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
NOVEMBER 6, 2025
4:00 P.M.

REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
NOVEMBER 13, 2025
5:30 P.M.

1. ROLL CALL
2. APPROVE THE MINUTES OF THE OCTOBER 9, 2025 MEETING
3. OPENING REMARKS

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

4. Docket No. 06-51-25 (R) 1070 Rosalie Ave.

( ) Approve
( ) Deny
( ) Defer

Lee Pozek
Architect
5222 Coldbrook Dr.
Mantua, OH 44255

Applicant proposes an addition on the north side of the home. (Page 5)

5. Docket No. 10-89-25 (R) 17879 Lake Rd.

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes design approval for the construction of an addition and detached garage. (Page 24)

NEW BUSINESS

SIGN REVIEW

6. Docket No. 11-94-25 18100 Sloane Ave.
Tesoro Gas Station

( ) Approve
( ) Deny
( ) Defer

Garry Potts
Professional Permits
58171 Dragonfly Ct.
Osceola, IN 46561

Applicant proposes the rebranding of a gas station. (Page 49)

7. Docket No. 11-95-25 15701 Detroit Ave.
Decent Shape Strength + Wellness Studio

( ) Approve
( ) Deny
( ) Defer

Brandon Hall
Decent Shape
1 Edgewater Square
Lakewood, OH 44107

Applicant proposes vinyl signage on the windows and door. (Page 64)

8. Docket No. 11-96-25 13320 Madison Ave.
Vital Bean Cafe

( ) Approve
( ) Deny
( ) Defer

Cory Kaschel
Vital Bean Cafe
13320 Madison Ave.
Lakewood, OH 44107

Applicant proposes vinyl graphics in the front window. (Page 79)

9. Docket No. 11-97-25 14414 Detroit Ave.

Marlowe Exchange Building

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes a comprehensive sign package. (Page 88)

ARCHITECTURAL BOARD OF REVIEW

10. Docket No. 11-98-25 (C) 18240 Detroit Ave.
Chelsea Apartments

( ) Approve
( ) Deny
( ) Defer

Adrian Elliott
Red Door Living
14555 Madison Ave., #102
Lakewood, OH 44107

Applicant proposes a living evergreen barrier to screen the Dumpster. (Page 94)

11. Docket No. 11-99-25 (C) 1375 Lakewood Ave.
Apartment Building

( ) Approve
( ) Deny
( ) Defer

Robert Potocar
Barbera Home Improvement
5376 Ridge Rd..
Parma, OH 44129

Applicant proposes to replace the flat roof with a different style. (Page 106)

12. Docket No. 11-100-25 (C) 17514 Northwood Ave.
St. James Corporate Building

( ) Approve
( ) Deny
( ) Defer

Sean Nugent
OCS LTD
17415 Northwood Ave., Suite 201
Lakewood, OH 44107

Applicant proposes the installation of canopies/awnings in a few locations on the property and building. (Page 136)

13. Docket No. 11-101-25 (R) 13406 Harlon Ave.

( ) Approve
( ) Deny

Duane Schreiner
Shannonwood Homes

( ) Defer

1635 Wood Rd.
Cleveland Hts., OH 44121

Applicant proposes demolition of an existing garage and replacement with a new one on a corner lot. (Page 151)

14. Docket No. 11-102-25 (R) 1321 Bunts Rd.

( ) Approve
( ) Deny
( ) Defer

Brian Limkemann
House to Homes Cleveland, LLC
34909 Timberview Dr.
Avon, OH 44011

Applicant proposes a rear addition, covered patio, and new garage on a corner lot. (Page 170)

15. Docket No. 11-103-25 (C) 13351-55 Madison Ave.
Northcoast Affordable Housing, LLC

( ) Approve
( ) Deny
( ) Defer

Thomas Leneghan
Westport Builders
3190 W. 63rd St.
Cleveland, OH 44102

Applicant proposes parking lot design. (Page 188)

16. Docket No. 11-104-25 (C) 1284 Cove Ave.
Apartment Building

( ) Approve
( ) Deny
( ) Defer

Jesse Houser
Residents First Property Management Corp.
P.O. Box 871
Pelham, NJ 03076

Applicant proposes approval for painting of a brick exterior without getting approval before painting. (Page 198)

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 •
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Application Cover Page

Docket No.: 06-51-25

Permit No.: BBS25-000050

Applicant Name: Lee Pozek, Architect

Project Address: 1070 Rosalie Ave.

Project Name: n/a

Project: Applicant proposes the construction of an addition on the north side of the home.

To whom it may concern, 5/20/2025

Please note that my wife, Yang Lu Alexander and I own the property located at 1070 Rosalie Ave in Lakewood, OH. We authorize Mr. Lee Pozek, Architect to submit/Present documents on our behalf for this project in the city of Lakewood, OH.

Thank you very much for your consideration.

Sincerely,

Michael Alexander

Michael B. Alexander
OWNER
1070 Rosalie Ave
Lakewood, OH 44107

Lee Pazek

LEE J. POZEK ARCHITECT
5222 Coldbrook Drive
Mantua, Ohio 44255
330-274-2889

FRONT ELEVATION (EAST)
SCALE 1/4"=1'-0"

PROPOSED ADDITION
ALEXANDER FAMILY
1070 ROSALIE AVE
LAKEWOOD, OHIO

10.22.25 ARB REV.
10-10-25

25002

1

DATA SHEET SITE

LOT SIZE (80'x103') 8240 SF

	REQ.	EXISTING	PROPOSED
FRONT SET BACK		26'	
REAR YARD	40'	37'	9'
SIDE YARD NORTH	5'	45'	5'
SIDE YARD SOUTH	10'	10.8	30' (GARAGE)
COMBINED SIDE YARD	15'	15.8	15.8'
LOT COVERAGE	35% MAX	12.8%	37.36%

LOT SIZE 8240 SF
BUILDING SIZE 2372.6 SF
FRONT PORCH (EXISTING) 206.0 SF

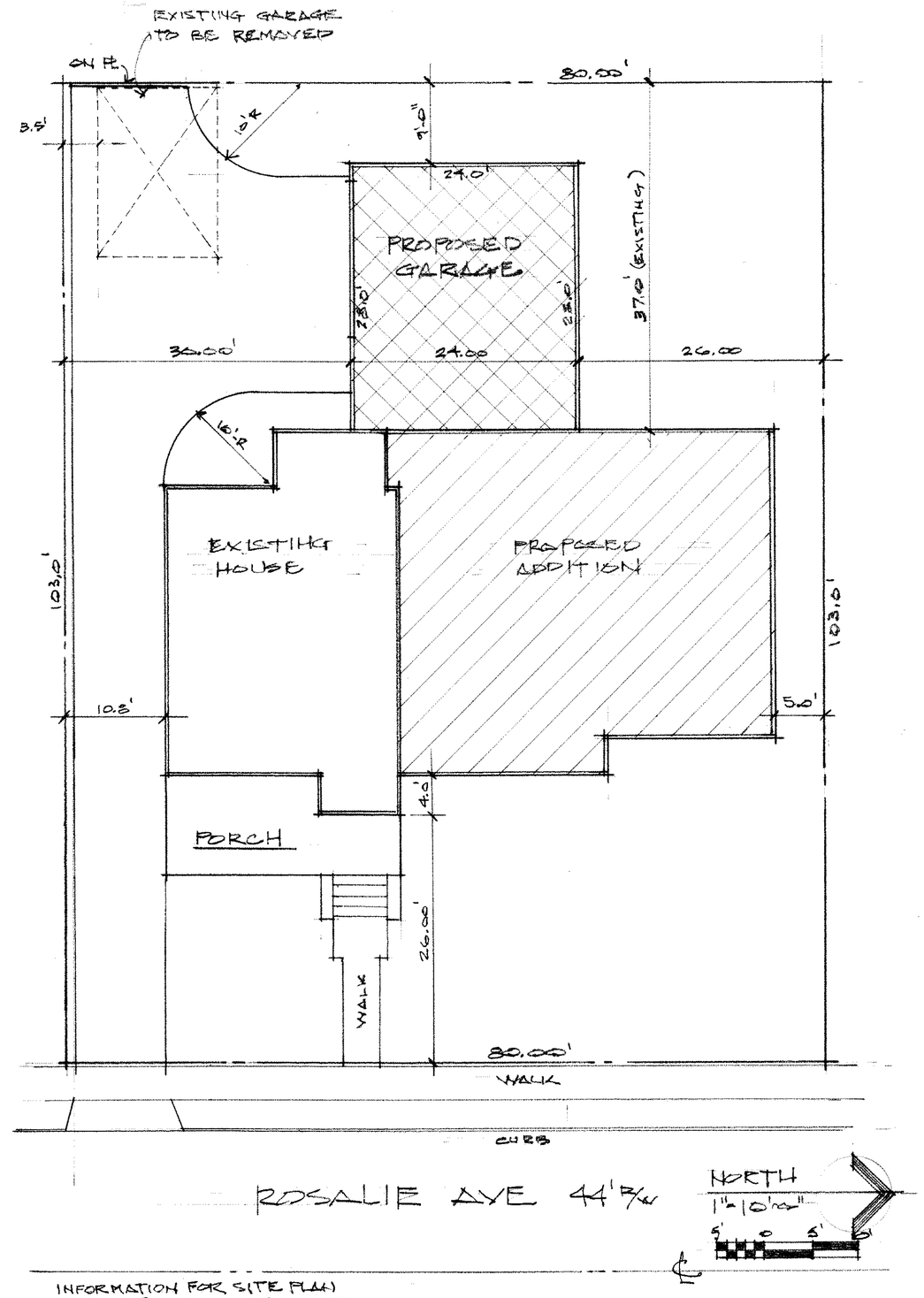
$\frac{3078.6}{8240} = 37.36\%$

REVISED 9-29-25

VARIANCE REQUEST FOR
ALEXANDER FAMILY
1070 ROSALIE AVE
LAKEWOOD, OHIO

LEE. J. POZEK ARCHITECT
5222 Coldbrook Drive
Mantua, Ohio 44255
330-274-2889
25002 9/2/25

2



INFORMATION FOR SITE PLAN TAKEN FROM SURVEY SUPPLIED BY OWNER, ASSUMED CORRECT TO BE VARIFIED IN FIELD.

VARIANCE REQUEST FOR
ALEXANDER FAMILY
1070 ROSALIE AVE
LAKEWOOD, OHIO

LEE J. POZEK ARCHITECT
5222 Coldbrook Drive
Mantua, Ohio 44255
330-274-2889
25002 9/2/25

1

LEE J. POZEK ARCHITECT
5222 Coldbrook Drive
Mantua, Ohio 44255
330-274-2889

FRONT ELEVATION (EAST)
SCALE 1/4"=1'-0"

PROPOSED ADDITION
ALEXANDER FAMILY
1070 ROSALIE AVE
LAKEWOOD, OHIO

10.22.25 ARB REV.
10-10-25

25002

1

LEE J. POZEK ARCHITECT
5222 Coldbrook Drive
Mantua, Ohio 44255
330-274-2889

RIGHT SIDE ELEVATION (NORTH)
SCALE 1/4"=1'0"

PROPOSED ADDITION
ALEXANDER FAMILY
1070 ROSALIE AVE
LAKEWOOD, OHIO

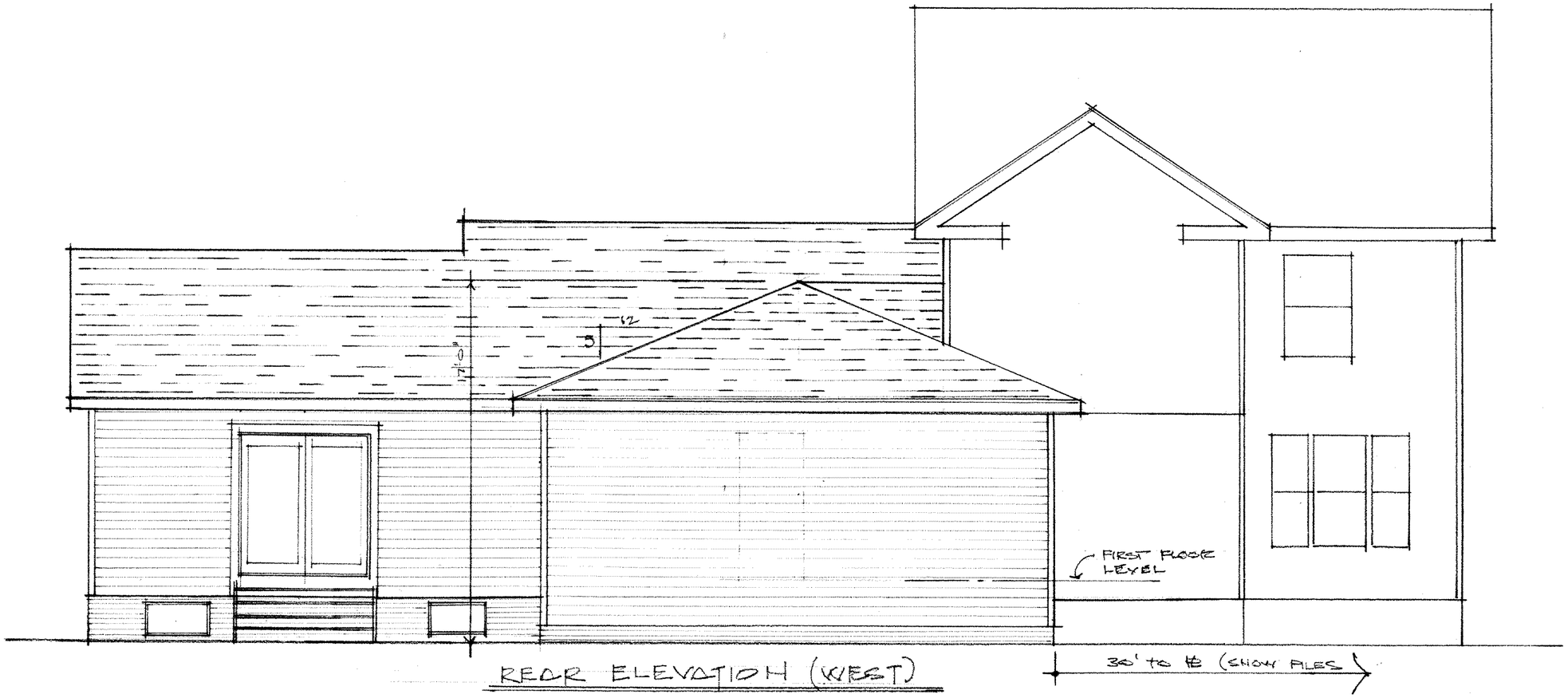
10.22.25 ARB PRELIM.
10-10-25

25002

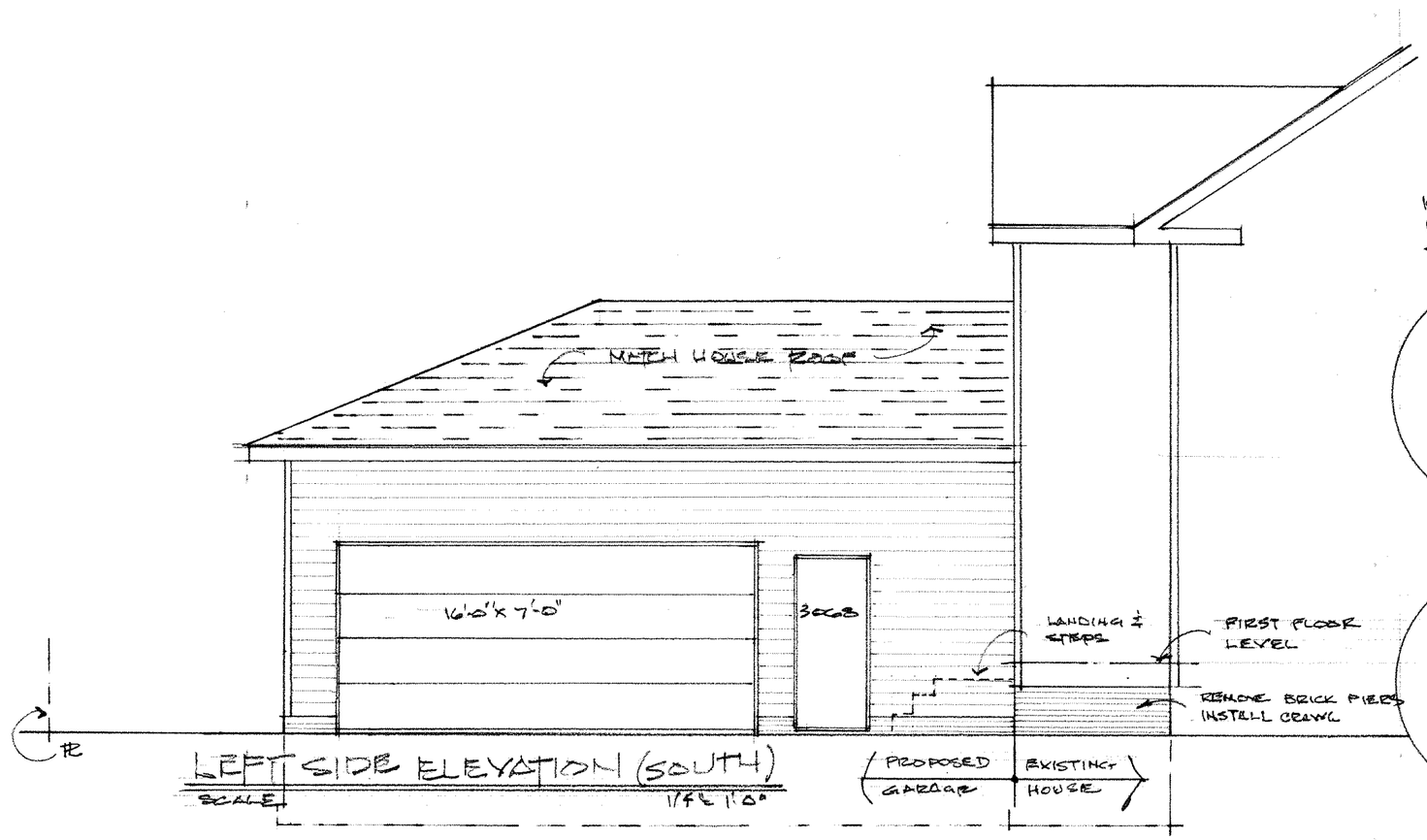
2

LEE J. POZEK ARCHITECT
5222 Coldbrook Drive
Mantua, Ohio 44255
330-274-2889

PROPOSED ADDITION
ALEXANDER FAMILY
1070 ROSALIE AVE
LAKEWOOD, OHIO



REAR ELEVATION (WEST)

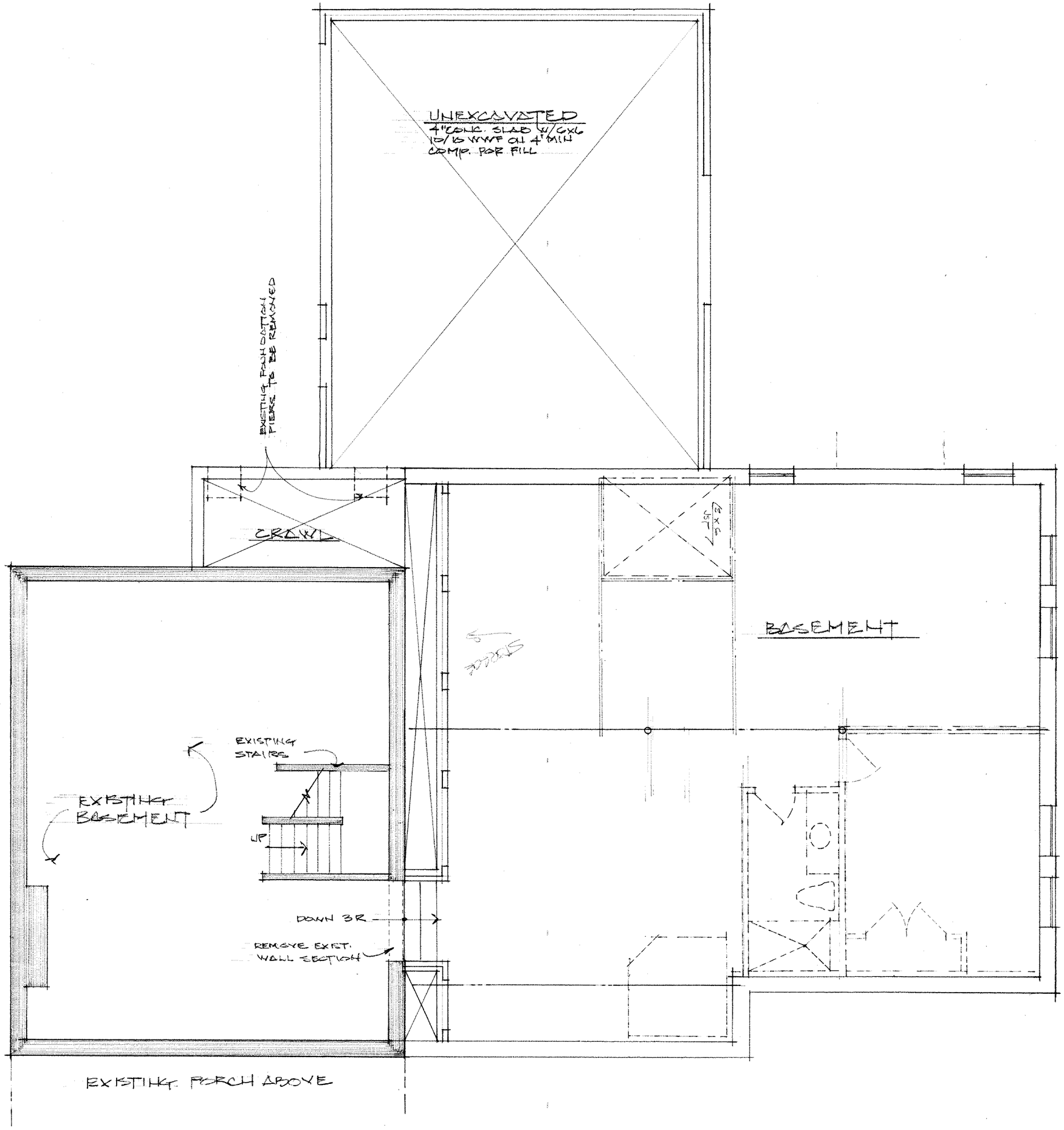


LEFT SIDE ELEVATION (SOUTH)
SCALE 1/4" = 1'-0"

10-22-25 ARB PREL
10-10-25
SEPT 7, 25

25002

3



LEE J. POZEK ARCHITECT
5222 Coldbrook Drive
Mantua, Ohio 44255
330-274-2889

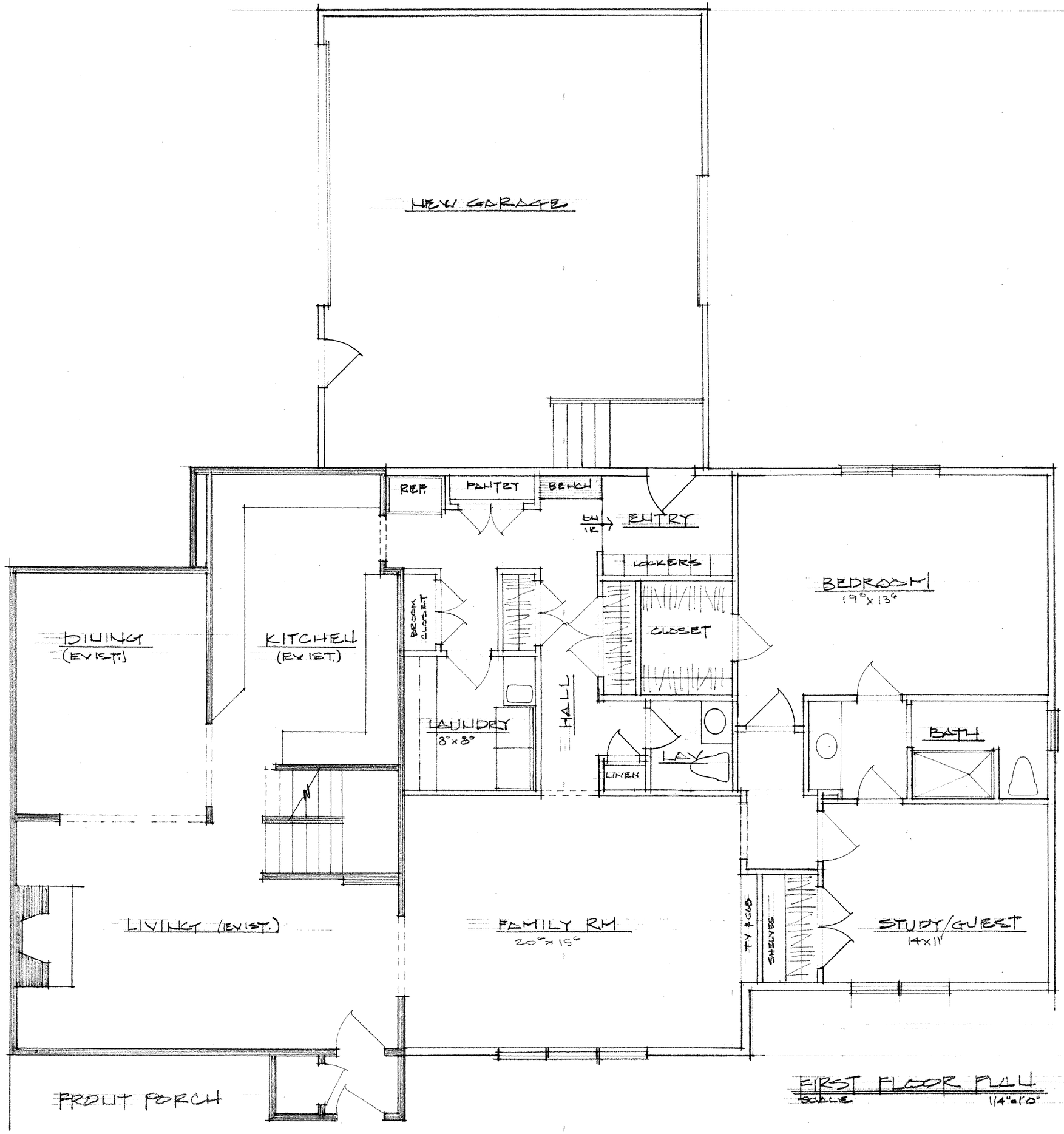
PROPOSED ADDITION
ALEXANDER FAMILY
1070 ROSALIE AVE
LAKEWOOD, OHIO

10.22.25 ARB PREL.
10-10-25

25002

4

LEE J. POZEK ARCHITECT
5222 Coldbrook Drive
Mantua, Ohio 44255
330-274-2889



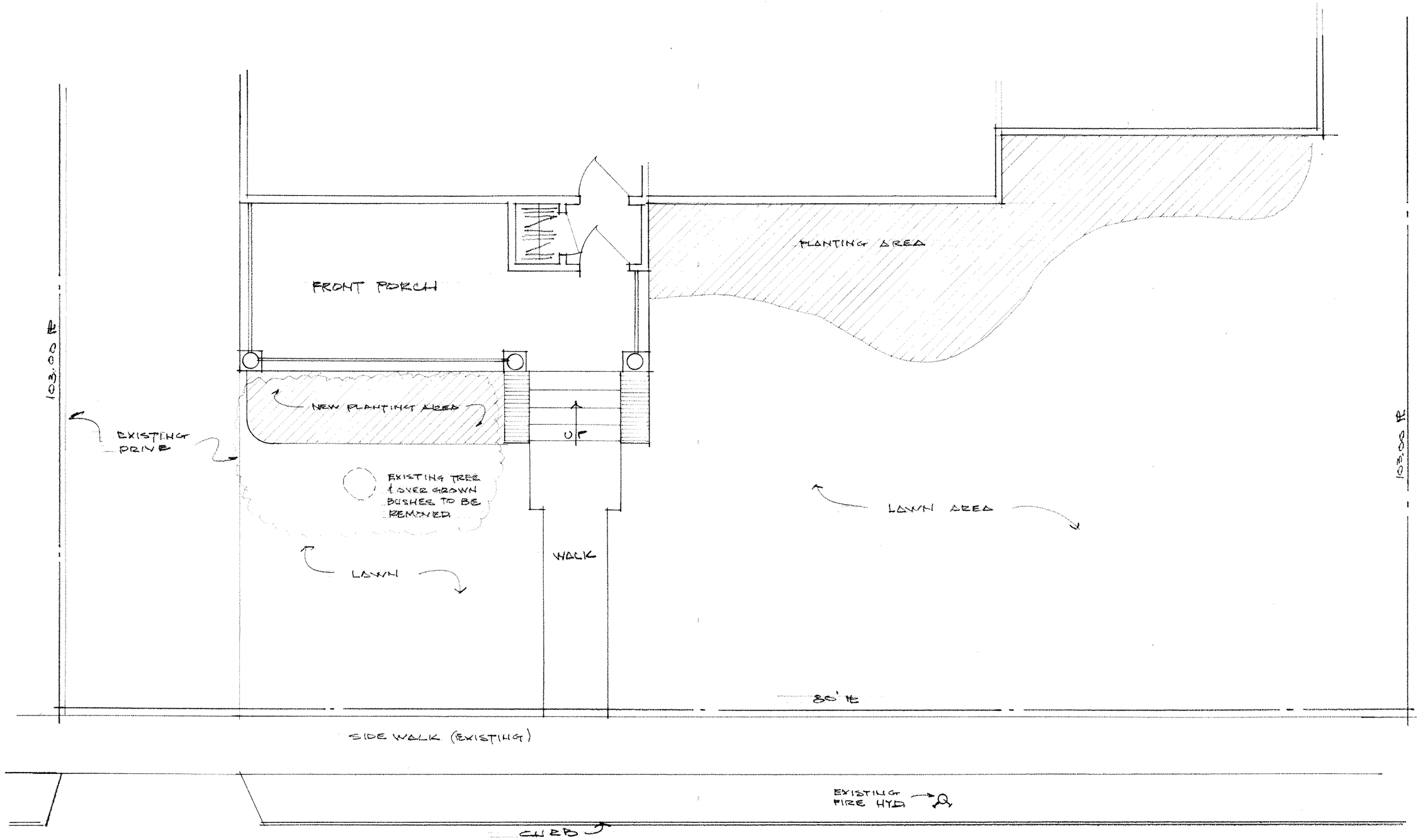
FIRST FLOOR PLAN
SCALE 1/4"=1'0"

PROPOSED ADDITION
& ALEXANDER FAMILY
1070 ROSALIE AVE
LAKEWOOD OHIO

10-22-25 ARB PREL.
10-10-25

25002

5



LANDSCAPE PLAN (PRELIMINARY)

SCALE 1/4" = 1'-0"

LEE J. POZEK ARCHITECT
5222 Coldbrook Drive
Mantua, Ohio 44255
330-274-2889

PROPOSED ADDITION
ALEXANDER FAMILY

1070 ROSALIE AVE
LAKEWOOD, OHIO

10.22.25 ARB PREL
10-10-25

25002

6

1A | ASCEND® 7" COMPOSITE PLANK

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STREAK Fighter Algae-Resistance*

Up to 130 mph wind warranty*

*See actual limited warranty for specific details and limitations at certainteed.com/warranty.

Because of their size, the swatches on this sample cannot accurately depict the color, clarity and variation of our actual blends. Before you buy, ask to see a full shingle. All colors may not be available. Consult your CertainTeed dealer for color availability. (2020)

WARNING: FOR LOW-VOLUME RAIN AND SALT-FOG AREAS – see warranty regarding the use of aluminum gutters in these areas.

Shown in Stonegate Gray

Made in USA

Colonial Slate | Gatehouse Slate | Stonegate Gray | Black Pearl | Brownstone | Georgian Brick | Sherwood Forest | Victorian Blue

Featured Color:
GEORGIAN BRICK

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Waterproofing shingle underlayment designed to prevent leakage due to water backup from ice dams or wind-driven rain.

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Characterized by clean lines, powerful performance, and streamlined options, the Marvin Essential collection makes it easier to achieve design and quality.

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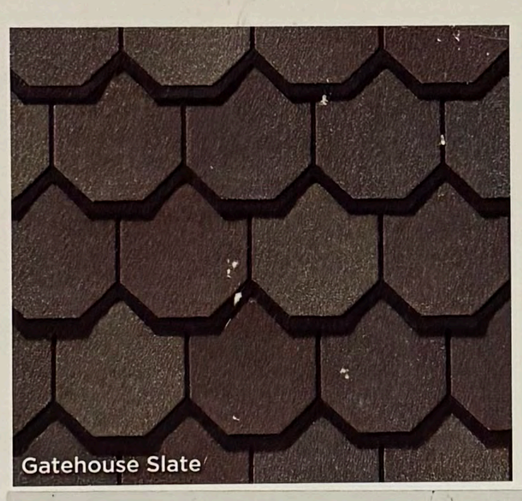
- 15-year 130 mph wind warranty*

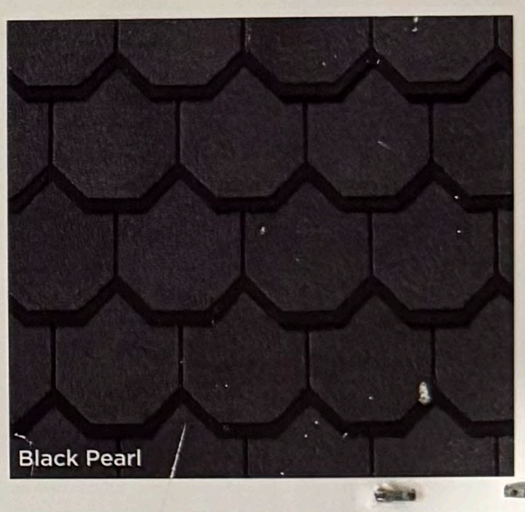
*See actual limited warranty for specific details and limitations at certainteed.com/warranty.

CARRIAGE HOUSE COLOR PALETTE

Colonial Slate


Gatehouse Slate

Stonegate Gray


Black Pearl

Brownstone

Georgian Brick

Sherwood Forest

Victorian Blue

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COMPOSITE CLADDING SYSTEM

ASCEND COMPOSITE CLADDING: NOT JUST DIFFERENT. **BETTER.**

		FIBER CEMENT/ ENGINEERED WOOD	VINYL SIDING	ASCEND
AESTHETICS	Tall profile/exposure	✓		✓
	Flat face	✓		✓
	Realistic woodgrain appearance	✓		✓
PERFORMANCE	Solid feel against wall	✓		✓
	Compatible with high-end trim options	✓		✓
	Lifetime warranty		✓	✓
	Moisture-resistant (no swelling)		✓	✓
	High-wind resistance with unexposed fasteners		✓	✓
	Low maintenance		✓	✓
EASE OF USE	Easy handling		✓	✓
	Ease of installation (self-aligning, one-person hang)		✓	✓
	No sealing, touch-up painting, joint flashing or caulking		✓	✓
	Less skill required (peace of mind)		✓	✓
	Enhanced safety (no special tools or respirators required)		✓	✓

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

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Application Cover Page

Docket No.: 10-89-25

Permit No.: BBS25-000092

Applicant Name: Mark H. Reinhold, Mark Reinhold Architects

Project Address: 17879 Lake Rd.

Project Name: n/a

Project: Applicant proposes design approval for the construction of an addition and detached garage.

GRAF / GOUNDER RESIDENCE

17879 LAKE ROAD, LAKEWOOD, OHIO 44107

GRAF / GOUNDER RESIDENCE

LIST OF DRAWINGS

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TYPICAL NOTES

CONSTRUCTION NOTES

PERMITS AND REGULATIONS:

CONTRACTORS ARE RESPONSIBLE
FOR SECURING ALL BUILDING PERMITS
AND REGISTRATIONS
REQUIRED BY LOCAL GOVERNING AUTHORITIES.

SUB-CONTRACTORS AND
CONTRACTORS SHALL MEET ALL LOCAL,
COUNTY, STATE AND FEDERAL
REGULATIONS BOF DEMOLITION,
SAFETY AND SANITARY PRECAUTIONS
DURING BUILDING OPERATIONS IN-
CLUDING "OHIO UTILITIES PROTEC-
TION SERVICE."

SURVEY, GRADING, AND SITE INFO:

ROUGH GRADE AROUND BUILDING SHALL
BE GRADED FO PITCH AWAY FROM THE
FOUNDATION WALLS AT MIN. 1/4" PER
FOOT FOR A MIN. DISTANCE OF 10
FEET FROM FOUNDATION WALLS
BEFORE TOP SOIL (FIN. GRADE) IS PLACED.

CONTRACTORS ARE TO COORDINATE WITH
OWNER FOR ACCESS TO SITE FOR
DELIVERY OF MATERIALS AND
EQUIPMENT, STORAGE OF MATERIALS,

NOTES APPLYING TO ALL CONTRACT DRAWINGS:

EACH CONTRACTOR SHALL CHECK AND
VERIFY ALL DIMENSIONS AT THE JOB
AND SHALL BE RESPONSIBLE FOR THE
PROPER FITTING OF HIS WORK THERE TO.

MATERIAL INDICATIONS, NOTES, AND ETC.
ARE TYPICAL FOR ALL CONTRACT
DRAWINGS UNLESS NOTED OTHERWISE.

ALL EXISTING MATERIALS, EQUIPMENT,
AND CONSTRUCTION ARE IDENTIFIED ON
DRAWINGS BY THE WORD "EXISTING" OR
"EXIST". UNLESS STATED OTHERWISE,
ALL NOTES REFERS TO NEW
MATERIALS, EQUIPMENT, AND CONSTRUCTION
INSTALLED UNDER EACH CONTRACT.

TYPICAL EXTERIOR WALL CONSTR. NOTES:

VAPOR BARRIER - 1.0 PERM OR LESS
PLACE V.B. BETWEEN INTERIOR FACE
OF STUDS AND BACK OF INTERIOR WALL
BOARD. MAKE SEAL TIGHT; NO BREAKS
OR LEAKS. 4 MIL VISQUEEN TYPICAL

BUILDING PAPER - AIR INFILTRATION
BARRIER OF SIMILAR TO "TYVEK" BY
DUPONT, PLACED OVER 5/8" EXT.
PLYWOOD SHEATHING.

1/2" SHEATHING BOARD - PERMEABLE
TYPE WITH MOISTURE RESISTANT
SEAL AND TAPE ALL JOINTS. @ BRICK ONLY

METAL TIES - EVERY 4-5 COURSES IN
HEIGHT AND 2'-0" HORIZONTALLY.@ STONE VENEER

R21 INSULATION - SHALL BE FIBERGLASS
INSULATION AS MFR. BY OWENS-CORNING
(OCF). TYPICALLY PLACED IN SIDE WALLS
BETWEEN WALL STUDS.
MAX PER WALL SECTION (R21 @ 2 X 6 WALL)

TYPICAL ROOFING NOTES:

GUTTERS AND DOWNSPOUTS - SHALL BE
ALUMINUM TO MATCH EXISTING, COLOR
BY GENERAL CONTRACTOR.

ASPHALT SHINGLES - ON 30# ROOFING
FELT TO SELF SEALING AND INSTAL-
LED PER MFG. RECOMMENDATIONS ON
5/8" EXTERIOR GRADE OSB or PLYWOOD DECK.

R-38 INSULATION - INSTALL BELOW
2X12 RAFTERS. HOLD 1" AIR SPACE MIN. NEXT
TO THE ROOF SHEATHING FOR
VENTILATION/CIRCULATION.
PROVIDE RAFT-R-MATE AS REQUIRED
IF FOAM INSULATION IS USED R-38 REQUIRED
NO RAFT-R-MATE AIR SPACE REQUIRED

RIGID VENT - TO BE VINYL
(DO NOT USE ALUM. RIGID VENT)

PROVIDE ROOF VENTS AS SHOWN ON DRAWINGS
FOR FALSE CEILING AREA INDICATED

PROVIDE CONTINUOUS SOFFIT
VENT PER DRAWINGS
AT ALL EAVES TYPICAL

INTERIOR GENERAL NOTES:

ALL WALLS AND CEILINGS TO BE DRYWALL
UNLESS OTHERWISE NOTED. FINISHES OF PAINT,
WALLPAPER, ETC. PER AGREEMENT
BETWEEN OWNER AND CONTRACTOR.

WATER RESISTANT DRYWALL TO BE USED ON
ALL WALLS AND CEILINGS OF BATHRM., TOILET,
UTILITY ROOM.

ALL CABINETRY (BASE WALL CABINETS,
COUNTER TOPS, ETC.) IN KITCHEN AND BATH;
AND ALL BUILT-IN KITCHEN EQUIPMENT,
SINKS, APPLIANCES; AND ALL BATHROOM
ACCESSORIES, PLUMBING FIXTURES, TRIM ETC.
PER AGREEMENT BETWEEN OWNER AND G.C.

COLOR, TRIM AND ACCESSORIES FOR FIXTURES
SHOWN IN BATH SHALL BE APPROVED BY
OWNER BEFORE ORDERING. BATH SHALL
SIT ON FLOOR UNDERLAYMENT AND BE
INSTALLED PER MFG. INSTRUCTIONS.

ALL INTERIOR WOOD TRIM INCLUDING BASE,
WINDOW, DOOR, ETC. AND WOOD TRIM FINISH
(PAINT, STAIN, ETC.) SHALL BE PER AGREE-
MENT BETWEEN OWNER AND CONTRACTOR.
DETAILS TO MATCH EXISTING 1ST FLOOR

ALL INTERIOR WOOD DOORS, TYPE, WIDTH,
QUALITY AND FINISH SHALL BE PER AGREE-
MENT BETWEEN OWNER AND CONTRACTOR
(INCLUDING TYPE, QUALITY AND FUNCTION
OF HARDWARE FOR EACH DOOR).

CONTRACTOR SHALL SUBMIT WRITTEN BREAK-
DOWNS OF MATERIAL HE/SHE INTENDS TO
FURNISH OWNER REGARDING DOORS AND TRIM.

WALL DRYWALL SHALL BE 1/2" THICK DRYWALL

CEILING DRYWALL TO BE 5/8" THICK DRYWALL.

STRUCTURAL NOTES:

VERIFY ALL "FIRST FLOOR" PLAN DIMENSIONS
WITH "FOUNDATION" PLAN DIMENSIONS BEFORE
STARTING ANY WORK.

PROVIDE DOUBLE FLOOR JOIST UNDER ALL
PARALLEL RUNNING BEARING PARTITIONS AND
ALL 2'-8" OR LONGER NON-BEARING PARTI-
TIONS RUNNING PARALLEL.

PROVIDE 32 X 48 MIN. SCUTTLE AT CRAWLSPACE
PER DETAILS AND LOCATIONS AS REQUIRED

ALL STRUCTURAL BUILT WOOD BEAMS SHALL
HAVE MIN. EXTREME FIBER STRESS (f) OF
1,600 PSI AND A MODULAS OF ELASTICITY
(E) OF 1,600,000.

ALL OTHER STRUCTURAL WOOD INCLUDING
WOOD JOISTS, RAFTERS, STUDS, ETC. SHALL
HAVE MIN. (f) OF 1,200 PSI AND (E) 1,600,000.

4X12 STRUCTURAL WOOD BEAM SHALL HAVE
MIN. (f) OF 1,800 PSI AND (E) OF 1,600,000.

ALL STEEL TO BE DETAILED, FABRICATED AND
ERECTED IN ACCORDANCE WITH THE LATEST
AISC AND AWS SPECIFICATIONS. ALL STEEL
SHALL BE ASTM A-36.

ALL STEEL TO BE THOROUGHLY CLEANED AND
PAINTED WITH ONE SHOP PRIME PAINT.

STRUCTURAL WOOD FRAMING:

1. DESIGN LOADS USED FOR CALCULATIONS

TYPICAL FLOOR LIVE LOAD -- 40 PSF
TYPICAL FLOOR DEAD LOADS - - 10 PSF

TOTAL FLOOR LOADS = 50 PSF
MINIMUM COMPLIANCE

2. ALL FLOOR JOISTS AND ROOF RAFTERS
(INCLUDING BUILT-UP BEAMS, LINTELS, ETC.)
TO BE SOUTHER YELLO PINE, SELECT STRUCT.
LUMBER NO. 2 OR BETTER; MIN. EXTREME
FIBER STRESS (f) OF 1,200 PSI; E = 1,500,000 PSI.

3. ALL STUDS, HEADERS, ETC. - MIN.
f = 500 PSI ; E = 1,200,000 PSI

4. ALL GLULAM RIDGE BEAMS SHALL BE
ARCHITECTURAL GRADE DOUGLAS FIR-
f = 2400 PSI AND E = 1,800,000 PSI

5. ALL STRUCTURAL FRAMING MEMBERS ARE
DESIGNED FOR 1/480 DEFLECTION.

6. ALL FRAMING LUMBER SHALL: BE DIMEN-
SIONAL LUMBER AND MEET ASTM D2555;
D245 AND (SPR) 16 STANDARDS; BEAR
AITC INSPECTION GRADE MARKINGS; BE
KILN-DRIED, NOT TO EXCEED 19%
MOISTURE CONTENT.

7. ALL KILN-DRIED LUMBER STORED OUTSIDE
MUST BE PROTECTED FROM GETTING WET.
PROTECT WITH TARPS. IF PLASTIC IS USED,
LEAVE ENOUGH ROOM AT BOTTOM OF PILE FOR
AIR FLOW.
DO NOT STORE LUMBER ON THE GROUND.
KEEP LUMBER OFF MUD AND GROUND WITH
SUPPORTS UNDER LUMBER. ~

STRUCTURAL STEEL AND ANCHOR BOLTS:

1. ALL STRUCTURAL STEEL BEAMS SHALL BE
NEW AND TYPE ASTM A36; SHALL COMPLY
WITH AISC STANDARDS. BEAMS ARE DE-
SIGNED TO 1/480 DEFLECTION. ANCHOR
BEAMS SECURELY TO MASONRY WALLS AND
PIERS (MIN. 15" INTO MASONRY) WITH
1/2" X 18" ANCHOR BOLTS.

2. ALL ANCHOR BOLTS (AB) SHALL BE 1/2"
X 18' WIT EITHER 2" WASHER AT HEAD
OF BOLT OR 1 1/2" BENT END. 12"
LONG AB MAY BE USED WHERE APPROVED
(SEE NOTE 3 BELOW).

3. WOOD SILL PLATES SHALL BE ANCHORED
TO MASONRY FOUNDATION WALLS IN THE
FOLLOWING MANNER: WITHIN 12" OF CORNERS
AND INTERMEDIATE INTERVALS NOT MORE
THAN 4 FEET. AB SHALL BE 1/2" X 18" AND
EMBEDDED MIN. 15" INTO MASONRY UNITS.
WHERE APPROVED BY ARCHITECT AND
ALLOWED BY LOCAL AUTHORITIES, AB MAY BE
EMBEDDED 8" INTO MASONRY.

4. MORTAR FOR ALL MASONRY WORK AND
GROUT SETTING BEDS: TYPE M OR S WITH
MIN. 1,800 PSI. TOP MASONRY COURSE UNDER
SILL PLATES SHALL BE FILLED WITH MORTAR
OR GROUT UNLESS DRAWINGS CALL FOR
A SOLID CMU.

TYPICAL FOUNDATION WALL AND GRADE NOTES:

FOOTING DRAIN TILE - WITH LOOSE STONE
OR GRAVEL FILL EXTEND MIN. 24" ABOVE
DRAIN TILE.
BACK FILL WITH GRAVEL TO
8" BELOW FINISHED GRADE

FOUNDATION WALL FLASHING - TYPE AND
INSTALLATION AS RECOMMENDED BY WASCO.
PROVIDE WEEP HOLES HORZONTALLY AT
2'-0" CENTERS IMMEDIATELY ABOVE
FLASHING.

FOUNDATION WALL - NO EXPOSED CONCRETE
BLOCK OR WATERPROOFING. ALL EXPOSED
MASONRY SHALL BE FACE BRICK.

FOR CRAWL SPACE FLOOR USE 3"
CONCRETE MUD SLAB ON 6 MILL "VISQUEEN"
V.P. ON WELL TAMPED POUROUS FILL.

PROVIDE THOMAS WATERPROOFING DAMTITE
FOUNDATION COATING AND DOW CORNING
FOUNDATION INSULATION AT FOUNDATION
AT EXTERIOR (OR APPROVED EQUAL) AND
THOROSEAL AT BASEMENT INTERIOR

PROVIDE 2" FOAM FOUNDATION INSULATION
BY DOW CORNING OR APPROVED EQUAL

SOIL AND FOOTING NOTES:

1. ALL CONCRETE FOOTINGS AND GRADE BEAMS
ARE DETAILED BY OTHERS BUT INCLUDED
IN PERMIT DRAWINGS BY THE OWNERS AND/ OR
GENERAL CONTRACTORS

2. SOIL BEARING CAPACITY SHALL BE
AS NOTED ON STRUCTURAL ENGINEERS PLANS

3. CONCRETE DESIGN FOR FOOTINGS SHALL
BE MINIMUM 3,000 PSI AT 28 DAYS.

4. CONCRETE DESIGN FOR INTERIOR FLOOR
SLABS SHALL BE MINIMUM 3,500 PSI
AT 28 DAYS.

TYPICAL FLOOR CONSTRUCTION NOTES:

JOIST HANGERS - FOR WOOD JOISTS SHALL
BE (SIMILAR TO JB212 JOIST HANGER BY
SIMPSON CO.) 18 GA. GALVANIZED STEEL AND
SHALL BE INSTALLED PER MFG. INSTRUCTIONS.

FIN. FLOOR AT OWNER'S OPTION - 3/4" T&G
PLYWOOD SUB FLOOR GLUED AND NAILED
TO FLOOR JOISTS.

FLOORING AND SHEATHING:

1. FLOORING SHALL BE 23/32" L-P INNER SEAL
OSB T&G STRUCT.-1 PANELS CONFORMING TO
STANDARDS OF APA STURD-I-FLOOR. FLOORING
SHALL BE GLUED AND NAILED.
TYPICAL 3/4" T-G PLYWOOD SUB-FLOOR
PER DRAWINGS TYPICAL

2. WALL AND ROOF SHEATHING SHALL BE 9/16"
L-P INNER-SEAL OSB STRUCTURAL EXP-1 PANELS
APA RATED. OR
TYPICAL 5/8" PLYWOOD AS NOTED
PER DRAWINGS TYPICAL

3. FLOORING AND SHEATHING INSTALLATION
SHALL COMPLY WITH APA "RESIDENTIAL AND
COMMERCIAL" DESIGN/CONSTRUCTION
GUIDE PROCEDURES.
PER DRAWINGS TYPICAL

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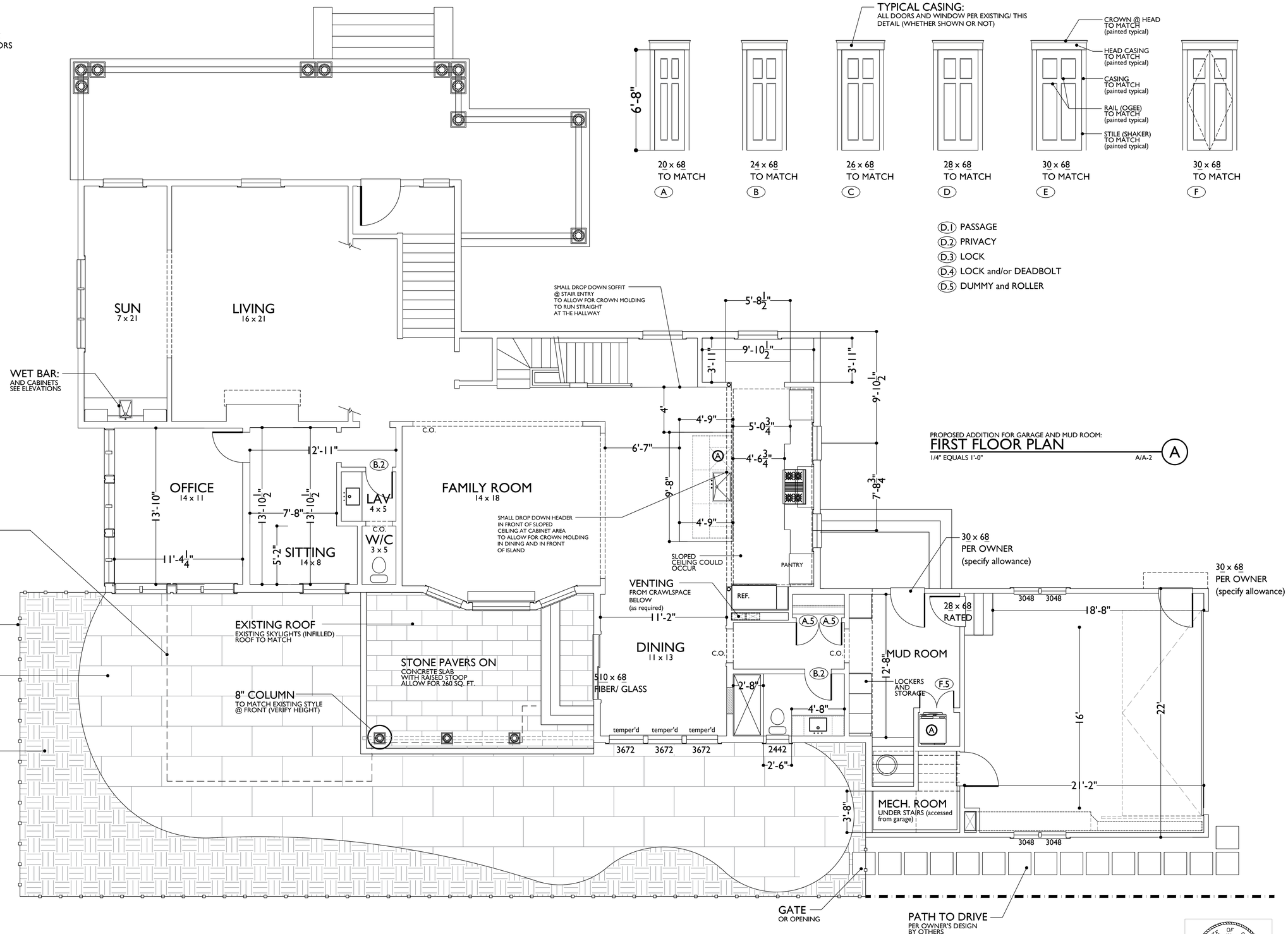
Ⓐ TYPICAL NOTES:
WATER HAMMER ARRESTORS REQUIRED @:
DISHWASHER
WASHER



PROPOSED ADDITION FOR GARAGE AND MUD ROOM:
FIRST FLOOR PLAN
1/4" EQUALS 1'-0" A/A-2 Ⓐ

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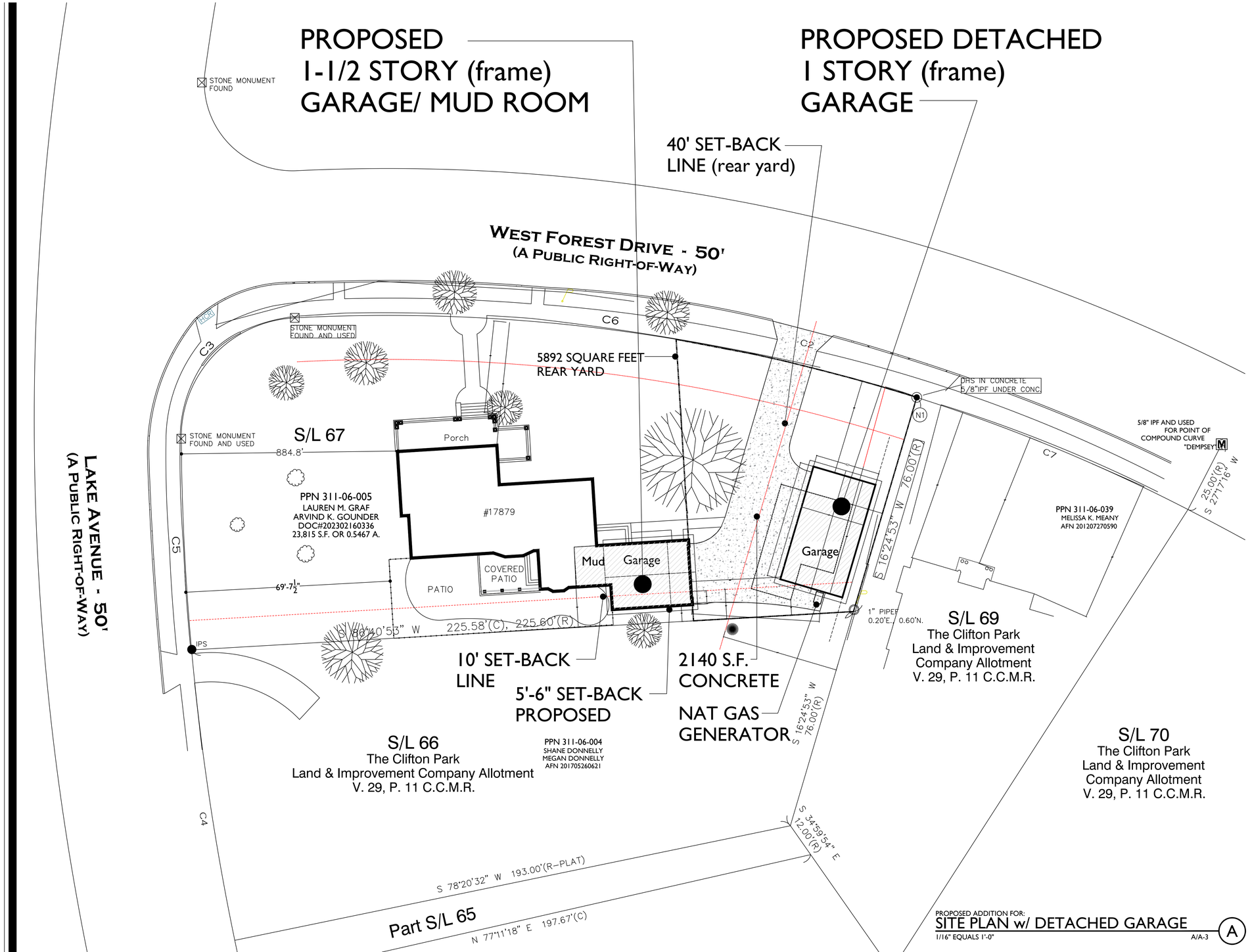
FLOOR PLAN A-2



R-1 60% LOT COVERAGE
40 FEET REAR YARD
MIN SIDE YARD 10'
MIN TOTAL SIDE YARD 25'

3690 SQUARE FEET
HOUSE /PORCHES
TOTAL FOOTPRINT

23815 SQUARE FEET
SITE AREA

2864 SQUARE FEET
HOUSE FOOTPRINT

880 SQUARE FEET
GARAGE FOOTPRINT

5892 SQUARE FEET
REAR YARD

880 S.F. / 5892 S.F.
14.9% TOTAL REAR YARD
LOT COVERAGE

880 S.F. + 3690 S.F.
4570 SQUARE FEET
TOTAL LOT COVERAGE

4570 S.F. / 23815 S.F.
19.2% TOTAL
LOT COVERAGE

TOTAL SET-BACK
36.9'

PROPOSED ADDITION FOR:
SITE PLAN w/ DETACHED GARAGE
1/16" EQUALS 1'-0"
A/A-3
A

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ARCHITECTURAL SITE PLAN A-3

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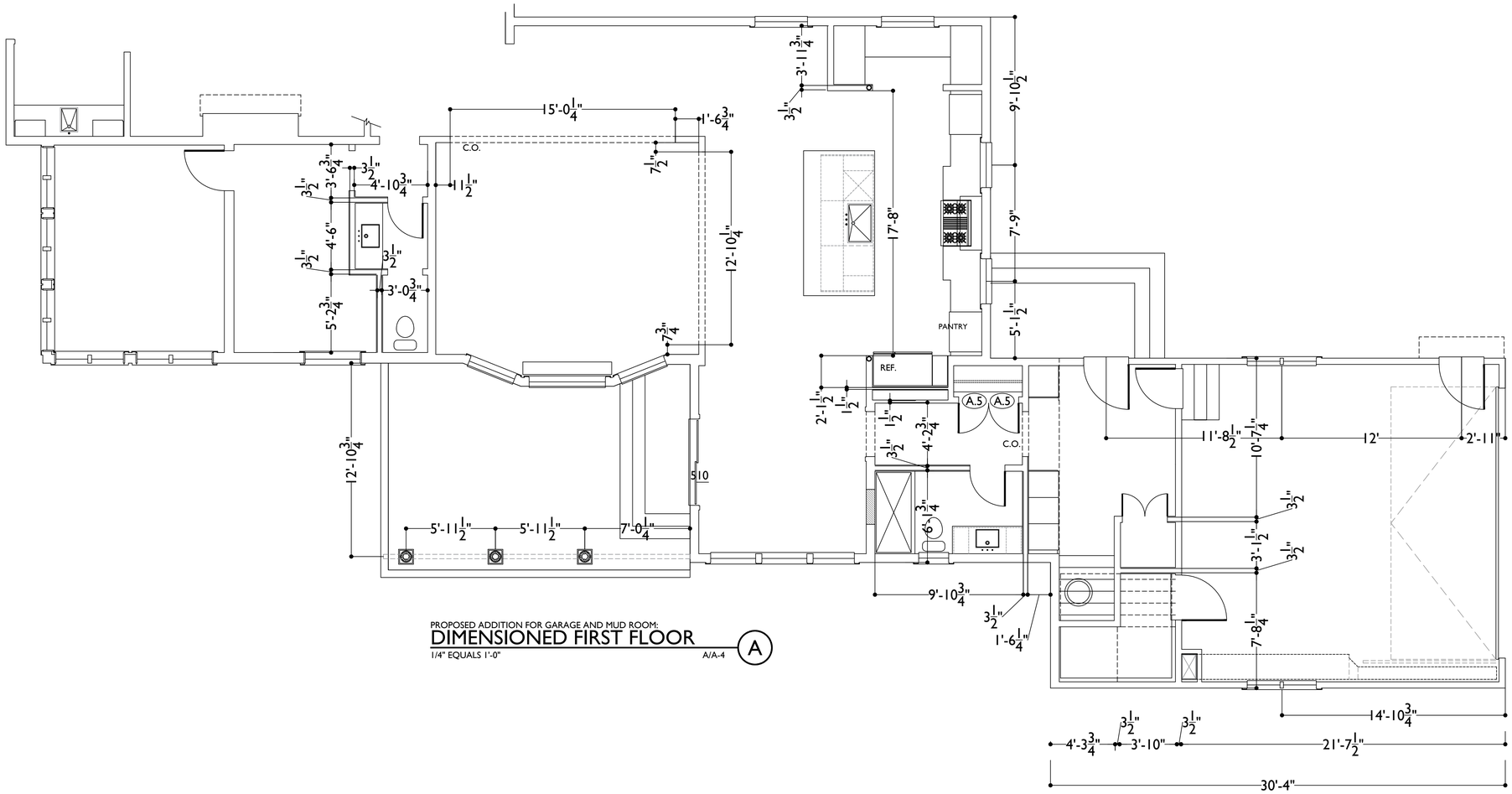

PROPOSED ADDITION FOR GARAGE AND MUD ROOM:

DIMENSIONED FIRST FLOOR

1/4" EQUALS 1'-0" A/A-4 (A)

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DIMENSIONED FLOOR PLANS A-4

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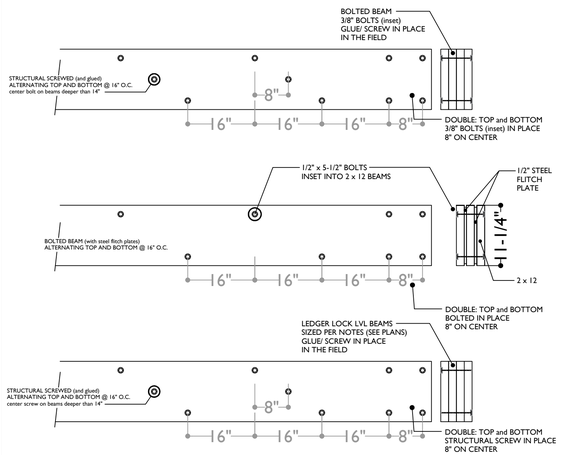
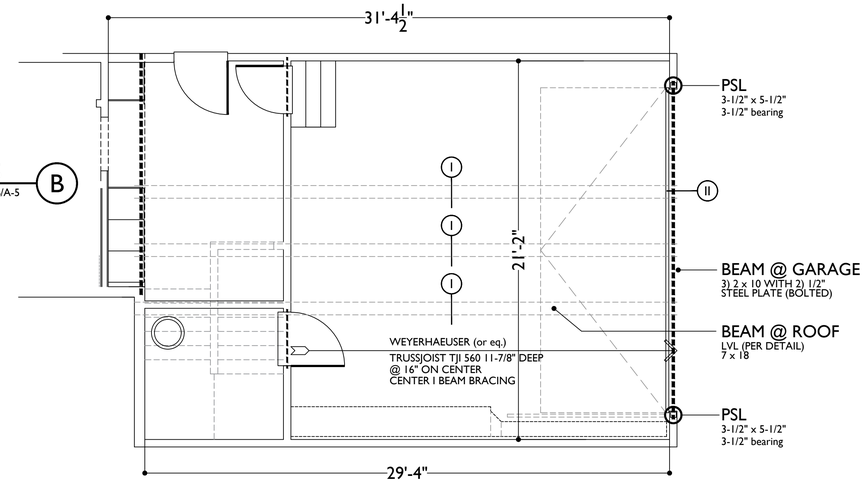


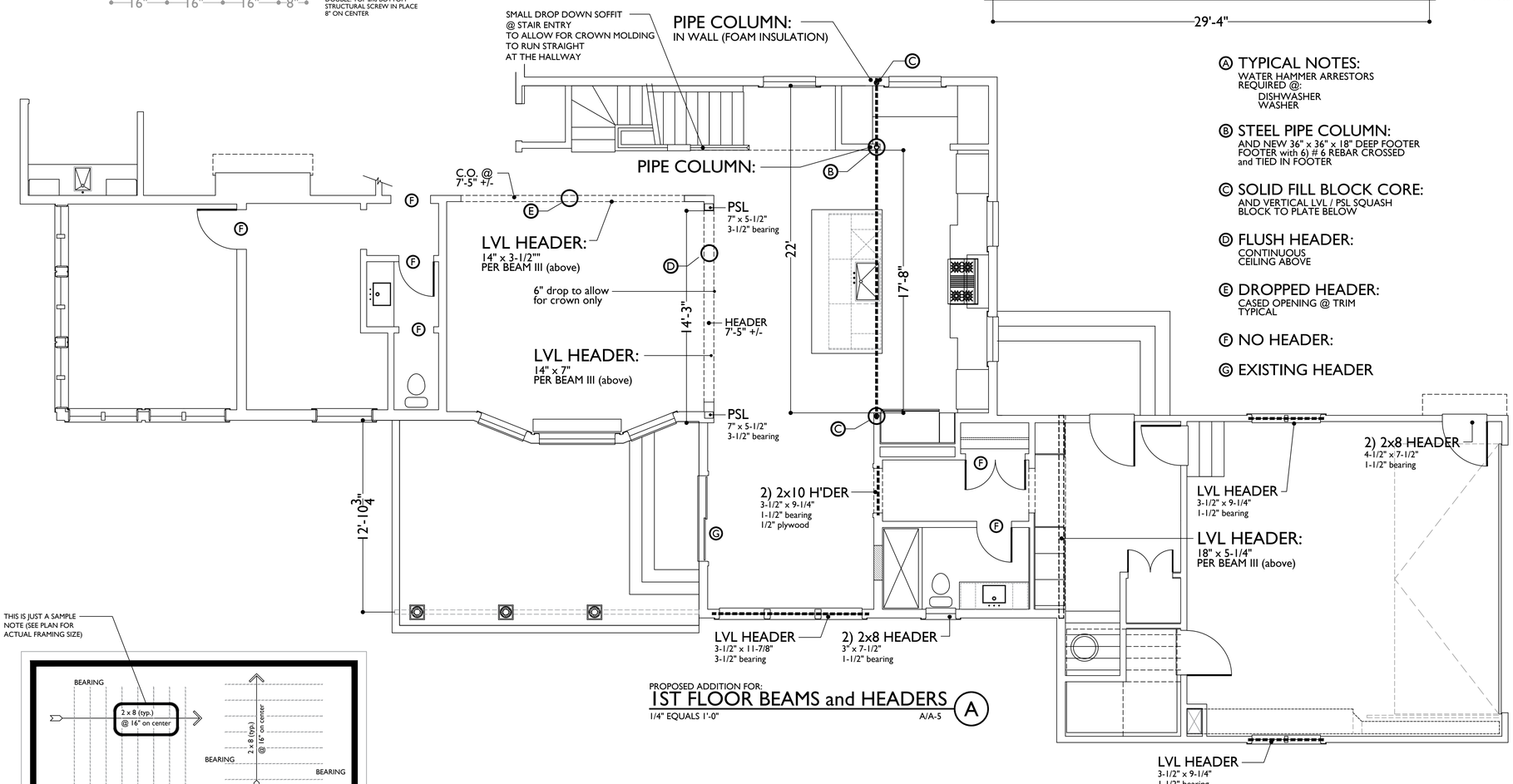
SCHEMATIC DESIGN FOR:
BEAM A
NOT TO SCALE
I

SCHEMATIC DESIGN FOR:
BEAM B
NOT TO SCALE
II

SCHEMATIC DESIGN FOR:
BEAM A
NOT TO SCALE
III

PROPOSED ADDITION FOR:
GARAGE BEAMS and HEADERS
1/4" EQUALS 1'-0" B/A-5
B





PROPOSED ADDITION FOR:
1ST FLOOR BEAMS and HEADERS
1/4" EQUALS 1'-0" A/A-5
A

Ⓐ TYPICAL NOTES:
WATER HAMMER ARRESTORS
REQUIRED @:
DISHWASHER
WASHER

Ⓑ STEEL PIPE COLUMN:
AND NEW 36" x 36" x 18" DEEP FOOTER
FOOTER with 6) # 6 REBAR CROSSED
and TIED IN FOOTER

Ⓒ SOLID FILL BLOCK CORE:
AND VERTICAL LVL / PSL SQUASH
BLOCK TO PLATE BELOW

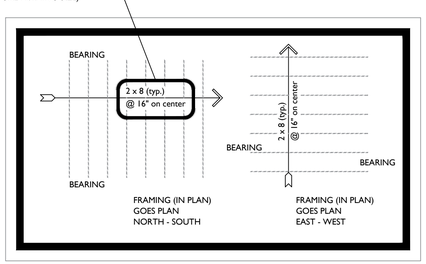
Ⓓ FLUSH HEADER:
CONTINUOUS
CEILING ABOVE

Ⓔ DROPPED HEADER:
CASED OPENING @ TRIM
TYPICAL

Ⓕ NO HEADER:

Ⓖ EXISTING HEADER

THIS IS JUST A SAMPLE
NOTE (SEE PLAN FOR
ACTUAL FRAMING SIZE)



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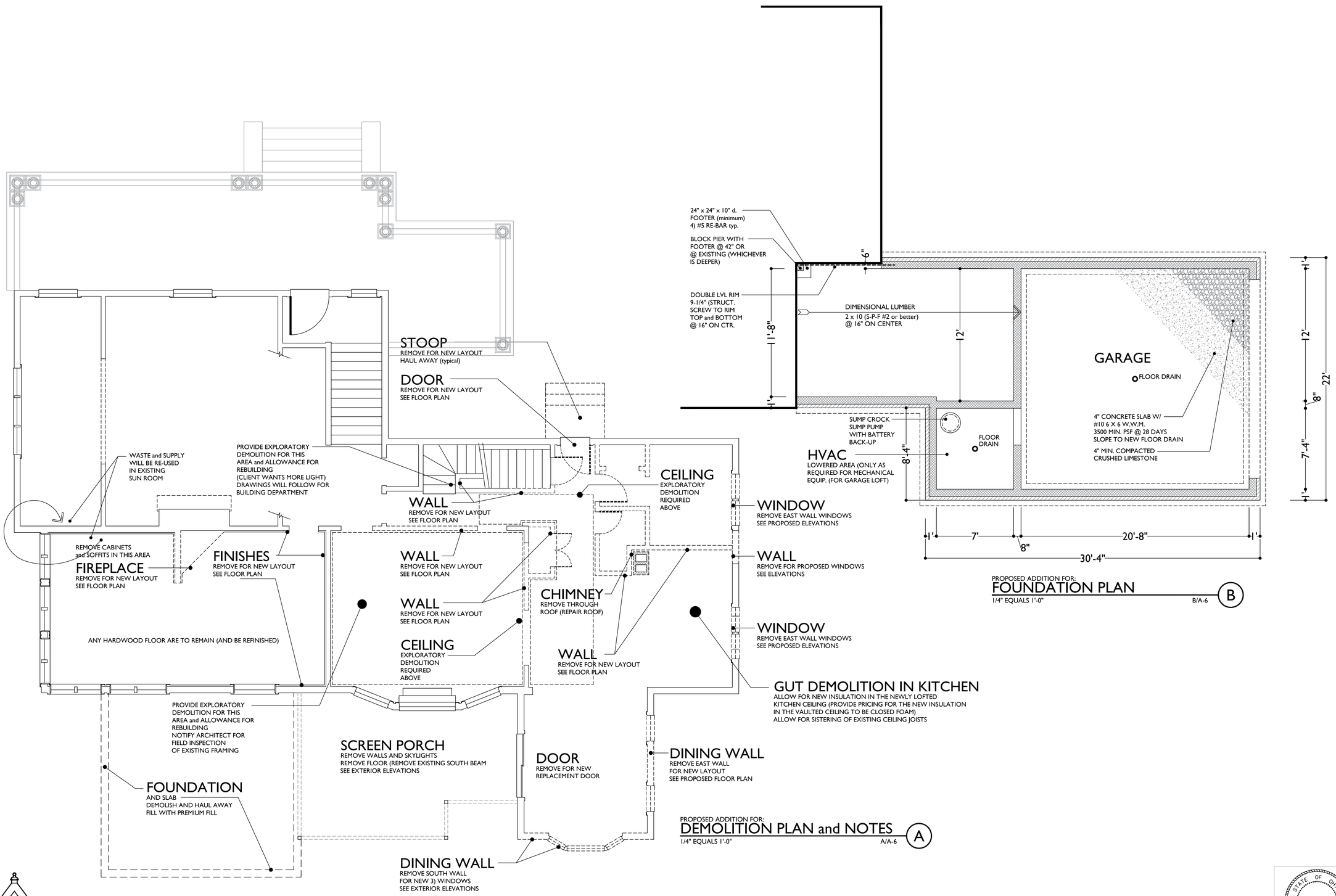
BEAMS and HEADERS A-5



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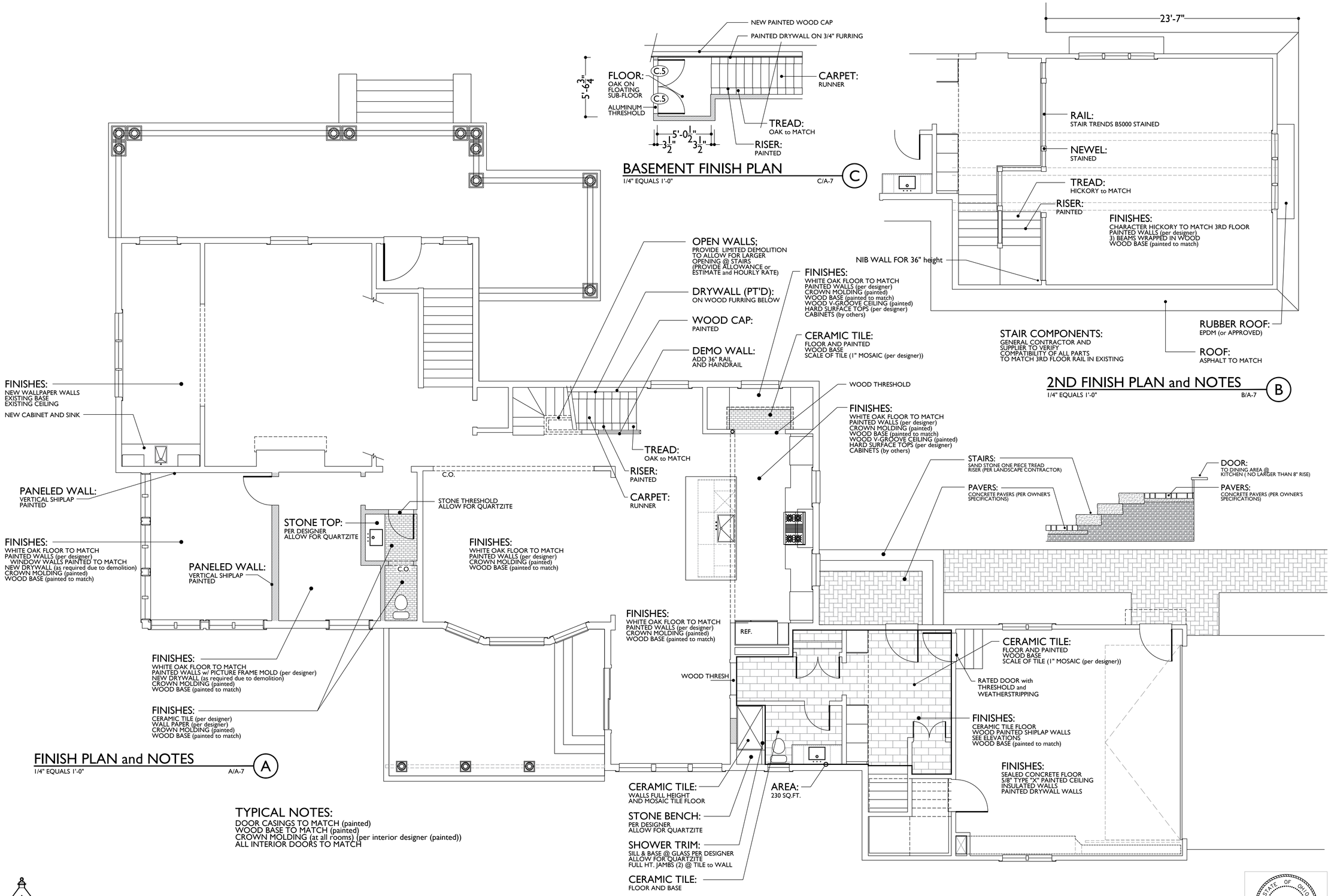
FOUNDATION and DEMOLITION A-6



TYPICAL NOTES:

DOOR CASINGS TO MATCH (painted)
WOOD BASE TO MATCH (painted)
CROWN MOLDING (at all rooms) (per interior designer (painted))
ALL INTERIOR DOORS TO MATCH

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INTERIOR FINISHES PLAN A-7

PROPOSED ADDITION FOR:

GARAGE AND MUD ROOM (J)

1/4" EQUALS 1'-0"

2ND FL. POWER and LIGHTING (B)

1/4" EQUALS 1'-0"

B/A-8

1ST FL. POWER and LIGHTING (A)

1/4" EQUALS 1'-0"

A/A-8

LOAD CALCULATIONS NOTE:

ELECTRICAL CONTRACTOR TO PROVIDE
LOAD CALCULATION TO THE CITY PRIOR TO
PERMIT PROCESS (PROVIDE WITH PERMIT APPLICATION)

PANEL NOTE:

ELECTRICAL CONTRACTOR TO PROVIDE
PANEL DRAWING AS REQUIRED WITH PERMIT.
PANEL TO BE LABELED PRIOR TO C/O

CIRCUITING NOTE:

ALL LIGHTING AND POWER IN EACH BATHROOM
TO BE ON IT'S OWN (SEPARATE) CIRCUIT
POWER and LIGHTING CAN BE ON A COMBINED CIRCUIT

RECEPTACLE NOTE:

OUTLETS SHOWN ARE GUIDELINE ONLY
MORE OUTLETS ARE REQUIRED BY THE FOLLOWING CODES
OUTLETS ARE REQUIRED TO BE NO MORE THAN 6 FEET APART
(MEASURED HORIZONTALLY ALONG FLOOR LINE.)
AT COUNTER AREAS:
OUTLETS ARE REQUIRED TO BE NO MORE THAN 24" APART
SEE CODES FOR EXCEPTIONS

LIGHTING NOTE:

NO LIGHTING ALLOWED WITHIN 8 VERTICAL FEET ABOVE TUB
NO LIGHTING ALLOWED WITHIN 2 FEET OF THE PERIMETER
OF THE TUB.

CARBON MONOXIDE DETECTOR NOTE:

ONE CO DETECTOR LOCATED OUTSIDE OF EACH
SLEEPING UNIT OR BEDROOM

ONE CO DETECTOR LOCATED OUTSIDE ENTRY TO GARAGE

ONE CO DETECTOR LOCATED IN ANY ROOM ABOVE THE GARAGE.

SMOKE ALARM NOTE:

ALL SMOKE ALARMS SHOWN ARE DUAL TECHNOLOGY
(BOTH IONIZATION and PHOTOELECTRIC)

ONE SMOKE ALARM WITHIN 10 FEET OF FIXED COOKING APPLIANCE
(ALARM LISTED FOR CLOSE PROXIMITY TO COOKING)

OR... ONE SMOKE ALARM WITHIN 20 FEET OF FIXED COOKING APPLIANCE
(WITH ALARM SILENCING MEANS OR PHOTOELECTRIC TECHNOLOGY ONLY)

ANY SECOND FLOOR ALARM MUST INCLUDE PHOTOELECTRIC TECHNOLOGY

BOTH FIRST AND SECOND FLOORS MUST INCLUDE BOTH TECHNOLOGIES
(PHOTOELECTRIC and IONIZATION)
COMBINATION OR SEPARATE TECHNOLOGIES MAY BE USED

UNLESS FINISHES ARE REQUIRED TO BE REMOVED
ALL ALARMS MUST BE INTER-CONNECTED
SUCH THAT ONE ACTUATION ALARMS/ ACTIVATES ALL OTHERS

UNLESS FINISHES ARE REQUIRED TO BE REMOVED
ALL ALARMS MUST BE POWERED BY BUILDING POWER (AND HAVE
BATTERY BACK-UP)

ARC-FAULT / CIRCUITING NOTE:

ALL 120-VOLT SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS
SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS,
FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS,
SUN ROOMS, RECREATIONAL ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS,
OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS
DESCRIBED IN 210.12(A)(1) THROUGH (6):
(1) A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER,
INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
(2) A LISTED BRANCH/FEEDER-TYPE AFCI INSTALLED AT THE ORIGIN OF THE BRANCH-CIRCUIT
IN COMBINATION WITH A LISTED OUTLET BRANCH-CIRCUIT TYPE ARC-FAULT CIRCUIT INTERRUPTER
INSTALLED AT THE FIRST OUTLET BOX ON THE BRANCH CIRCUIT. THE FIRST OUTLET BOX IN THE
BRANCH CIRCUIT SHALL BE MARKED TO INDICATE THAT IT IS THE FIRST OUTLET OF THE CIRCUIT.
(3) A LISTED SUPPLEMENTAL ARC PROTECTION CIRCUIT BREAKER INSTALLED AT THE ORIGIN OF THE
BRANCH CIRCUIT IN COMBINATION WITH A LISTED OUTLET BRANCH-CIRCUIT TYPE
ARC-FAULT CIRCUIT INTERRUPTER INSTALLED AT THE FIRST OUTLET BOX ON THE
BRANCH CIRCUIT WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
A. THE BRANCH-CIRCUIT WIRING SHALL BE CONTINUOUS FROM THE BRANCH-CIRCUIT OVERCURRENT
DEVICE TO THE OUTLET BRANCH-CIRCUIT ARC-FAULT CIRCUIT INTERRUPTER.
B. THE MAXIMUM LENGTH OF THE BRANCH-CIRCUIT WIRING FROM THE BRANCH-CIRCUIT
OVERCURRENT DEVICE TO THE FIRST OUTLET SHALL NOT EXCEED 15.2 M (50 FT.)
FOR A 14 AWG CONDUCTOR OR 21.3 M (70 FT.) FOR A 12 AWG CONDUCTOR.
C. THE FIRST OUTLET BOX IN THE BRANCH CIRCUIT SHALL BE MARKED
TO INDICATE THAT IT IS THE FIRST OUTLET OF THE CIRCUIT.
(4) A LISTED OUTLET BRANCH-CIRCUIT TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED AT THE
FIRST OUTLET ON THE BRANCH CIRCUIT IN COMBINATION WITH A LISTED BRANCH-CIRCUIT
OVERCURRENT PROTECTIVE DEVICE WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
A. THE BRANCH-CIRCUIT WIRING SHALL BE CONTINUOUS FROM THE BRANCH-CIRCUIT OVERCURRENT
DEVICE TO THE OUTLET BRANCH-CIRCUIT ARC-FAULT CIRCUIT INTERRUPTER.
B. THE MAXIMUM LENGTH OF THE BRANCH-CIRCUIT WIRING FROM THE BRANCH-CIRCUIT
OVERCURRENT DEVICE TO THE FIRST OUTLET SHALL NOT EXCEED 15.2 M (50 FT.)
FOR A 14 AWG CONDUCTOR OR 21.3 M (70 FT.) FOR A 12 AWG CONDUCTOR.
C. THE FIRST OUTLET BOX IN THE BRANCH CIRCUIT SHALL BE MARKED TO INDICATE THAT
IT IS THE FIRST OUTLET OF THE CIRCUIT.
D. THE OVERCURRENT DEVICE AND OUTLET COMBINATION OF THE BRANCH-CIRCUIT
BRANCH-CIRCUIT AFCI SHALL BE IDENTIFIED AS MEETING THE REQUIREMENTS FOR A SYSTEM
COMBINATION-TYPE AFCI AND SHALL BE LISTED AS SUCH.

ELECTRICAL NOTE:

ALL OUTLETS (OTHER THAN GFCI) WILL BE ARC-FAULT PROOF
ALL OUTLETS (OTHER THAN GFCI) WILL BE TAMPER PROOF
ALL LIGHTING IS LED OR COMPACT FLUORESCENT

ELECTRICAL NOTE:

PROVIDE CONVENIENCE OUTLET ADJACENT TO ELECTRICAL PANEL
PROVIDE CONVENIENCE GFCI OUTLET (IN WATER PROOF BOX)
ADJACENT TO AIR CONDITIONER CONDENSER.

LIGHTING CIRCUIT NOTE:

LIGHTING CIRCUIT TYPICAL (1)

TYPICAL LIGHTING WIRING TO MEET LOCAL AND NATIONAL
ELECTRICAL CODES
MINIMUM WIRING FOR LIGHTING CIRCUIT
TO BE 14/3 GROUNDED CIRCUIT

POWER CIRCUIT NOTE:

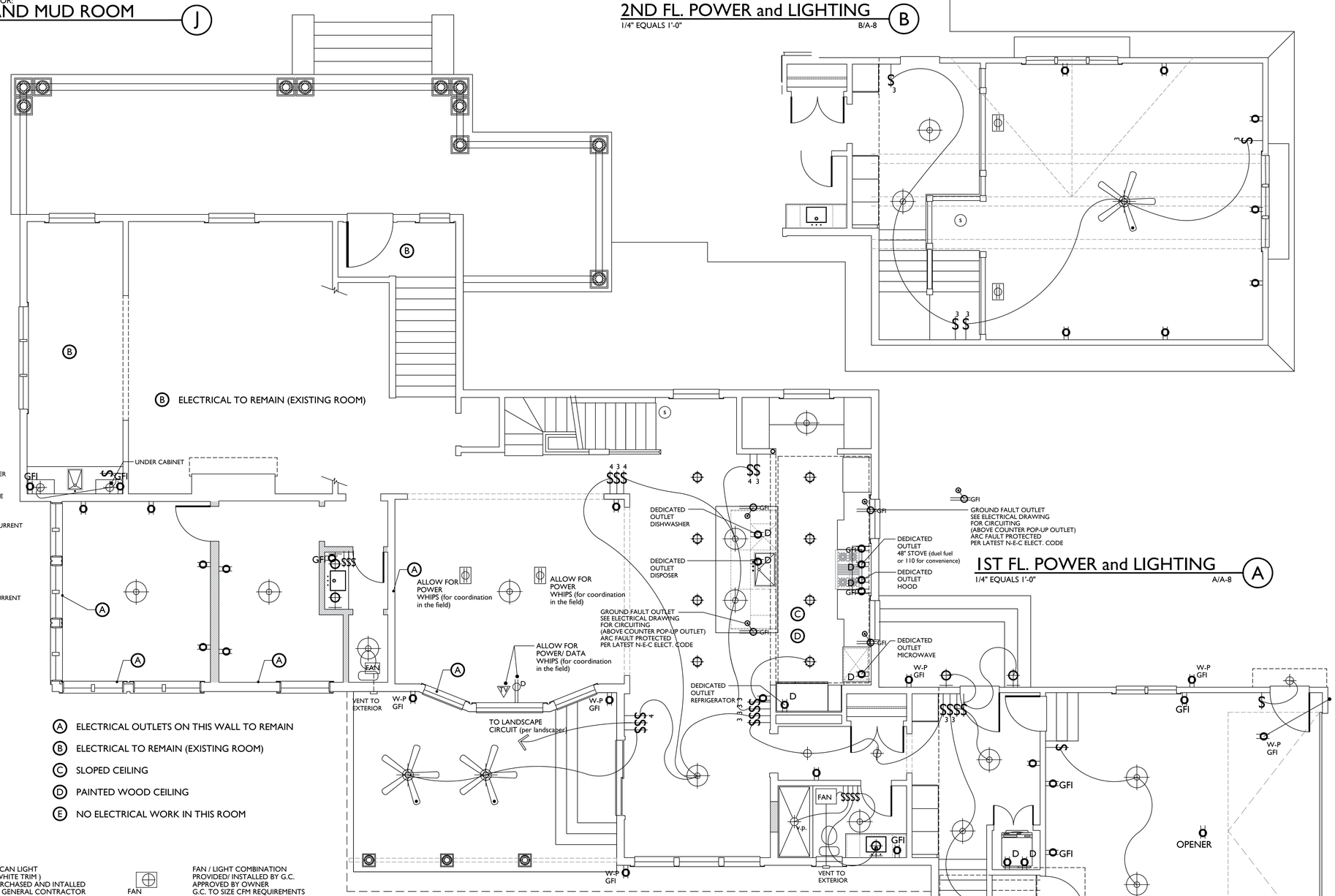
POWER CIRCUITS TYPICAL
PER CODE 20 AMP CIRCUIT
ON THIS PROJECT NOT TO EXCEED
8 NEW DUPLEX OUTLETS
TYPICAL POWER WIRING TO MEET LOCAL AND NATIONAL
ELECTRICAL CODES
MINIMUM WIRING FOR POWER CIRCUIT TO BE 12/3
GROUNDED CIRCUIT
NEW PANEL AND ELEC. PERMIT BY ELECTRICAL CONTRACTOR.

KITCHEN CIRCUIT NOTE:

DIVIDE KITCHEN CIRCUITING INTO
TWO DIFFERENT CIRCUITS

BATHROOM LIGHTING NOTE:

BATHROOM LIGHTING TO BE APPROVED FOR DAMP LOCATIONS
BATHROOM SHOWER LIGHTING APPROVED FOR WET LOCATIONS
BATHROOM FANS DUCTED TO THE EXTERIOR



(A) ELECTRICAL OUTLETS ON THIS WALL TO REMAIN

(B) ELECTRICAL TO REMAIN (EXISTING ROOM)

(C) SLOPED CEILING

(D) PAINTED WOOD CEILING

(E) NO ELECTRICAL WORK IN THIS ROOM

4" CAN LIGHT (WHITE TRIM) PURCHASED AND INTALLED BY GENERAL CONTRACTOR	FAN / LIGHT COMBINATION PROVIDED/ INSTALLED BY G.C. APPROVED BY OWNER G.C. TO SIZE CFM REQUIREMENTS		
FIXTURE BY OWNER INSTALLED BY GENERAL CONTRACTOR TOTAL WATTAGE: INFORMATION TO FOLIOW	EXHAUST FAN PROVIDED/ INSTALLED BY G.C. APPROVED BY OWNER G.C. TO SIZE CFM REQUIREMENTS		
4" CAN LIGHT (WHITE) WITH WATER PROOF VAPOR PROOF LENS PURCHASED AND INSTALLED BY GENERAL CONTRACTOR	SMOKE ALARM location confirmed by G.C.	DUPLEX FLOOR OUTLET SEE ELECTRICAL DRAWING FOR CIRCUITING FLOOR OUTLET	DEDICATED OUTLET SEE ELECTRICAL DRAWING FOR CIRCUITING (HEIGHT: typ. 18" aff)
FIXTURE BY OWNER INSTALLED BY GENERAL CONTRACTOR TOTAL WATTAGE: INFORMATION TO FOLIOW	DUPLEX OUTLET SEE ELECTRICAL DRAWING FOR CIRCUITING (HEIGHT: typ. 18" aff)	GROUND FAULT OUTLET SEE ELECTRICAL DRAWING FOR CIRCUITING (HEIGHT: typ. 18" aff)	LIGHT SWITCH SEE REFLECTED CEILING PLAN SEE ELECTRICAL DWGS FOR DTLS. (HEIGHT: typ. 48"aff)

LIGHT SWITCH 3 WAY OR 4 WAY SEE REFLECTED CEILING PLAN SEE ELECTRICAL DWGS FOR DTLS. (HEIGHT: typ. 48"aff)	GROUND FAULT OUTLET IN WATERPROOF OUTDOOR BOX WITH LID (HEIGHT: typ. 18" aff)

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STATE OF OHIO REINHOLD 10840 REGISTERED ARCHITECT

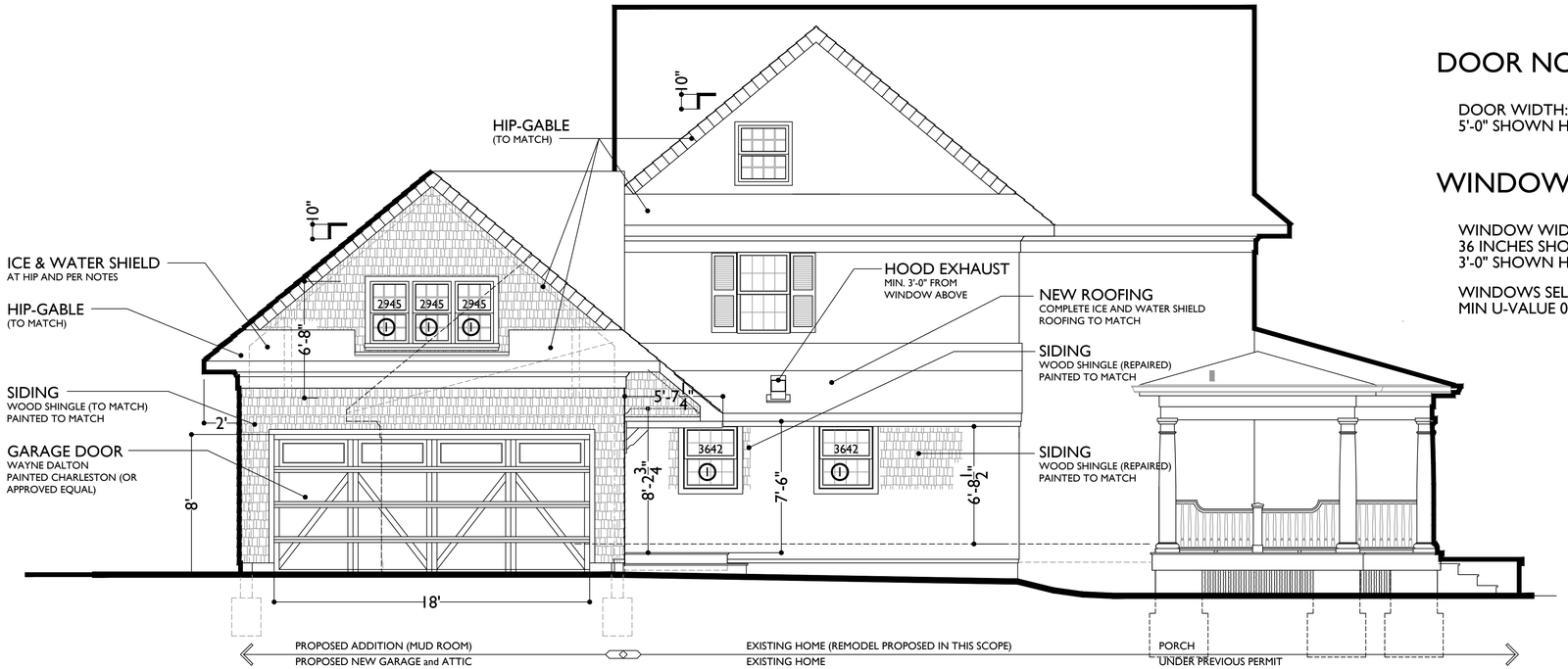
Mark Reinhold
Ohio # 10840
Expiration Date: 12/30/2025

SCALISH
08/14/2025
SCHEMATIC

GRAF / GOUNDER RESIDENCE

17879 LAKE ROAD, LAKEWOOD, OHIO 44107

POWER and LIGHTING A-8



PROPOSED GARAGE AND MUD ROOM
EAST ELEVATION
1/4" EQUALS 1'-0" A/A-9 (A)

DOOR NOTE:

DOOR WIDTH: FEET INCHES
5'-0" SHOWN HERE

FEET INCHES FEET INCHES
50 x 68
TO MATCH

DOOR HEIGHT: FEET INCHES
6'-8" SHOWN HERE

DOOR MATERIALS/ NOTES:

WINDOW NOTE: ALL WINDOWS GRIDS BETWEEN GLASS

WINDOW WIDTH: IN INCHES
36 INCHES SHOWN HERE
3'-0" SHOWN HERE

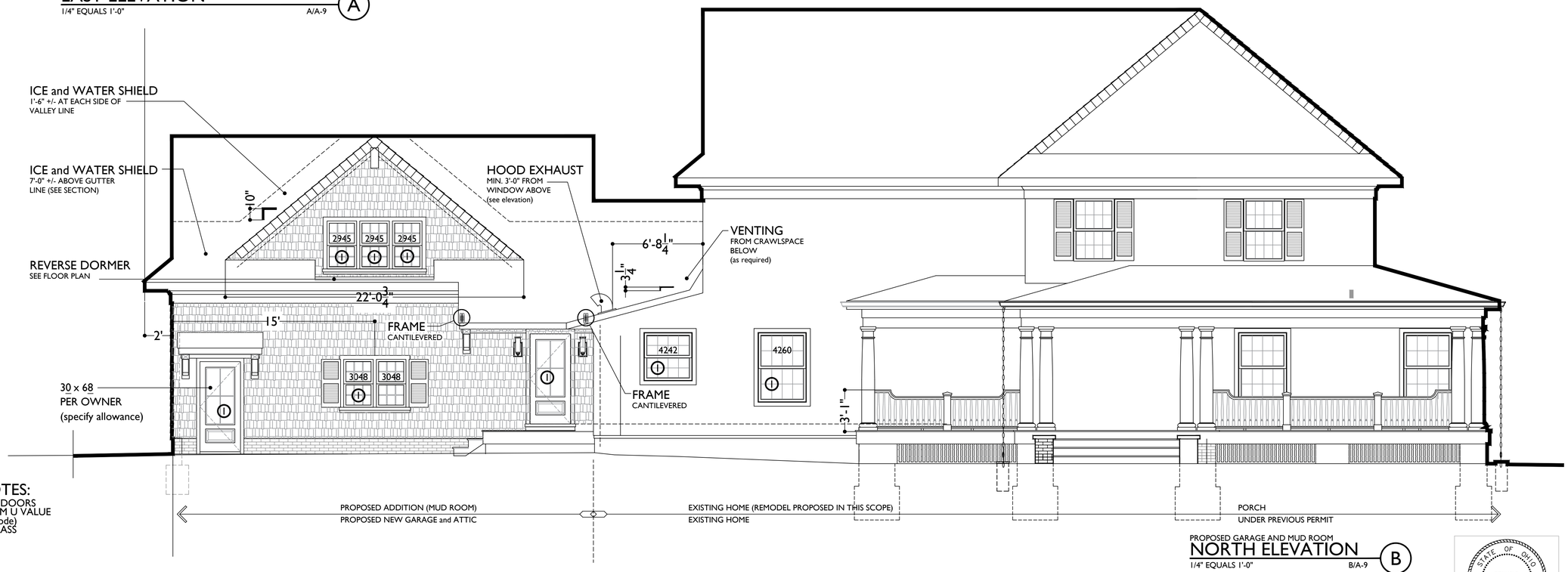
3654

WINDOW HEIGHT: IN INCHES
54 INCHES SHOWN HERE
4'-6" SHOWN HERE

WINDOWS SELECTED BY OWNERS
MIN U-VALUE 03.0 (typical)

3654
egress

MEETS OR EXCEEDS
REQUIREMENTS FOR
EGRESS WINDOWS



(1) TYPICAL NOTES:
ALL WINDOWS and DOORS
TO HAVE A MINIMUM U VALUE
OF 0.30 (typical per code)
GRIDS BETWEEN GLASS

PROPOSED GARAGE AND MUD ROOM
NORTH ELEVATION
1/4" EQUALS 1'-0" B/A-9 (B)

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SCALISH CONSTRUCTION
05/15/2025
DESIGN DEVELOPMENT

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10840
REGISTERED ARCHITECT
Mark Reinhold
Ohio # 10840
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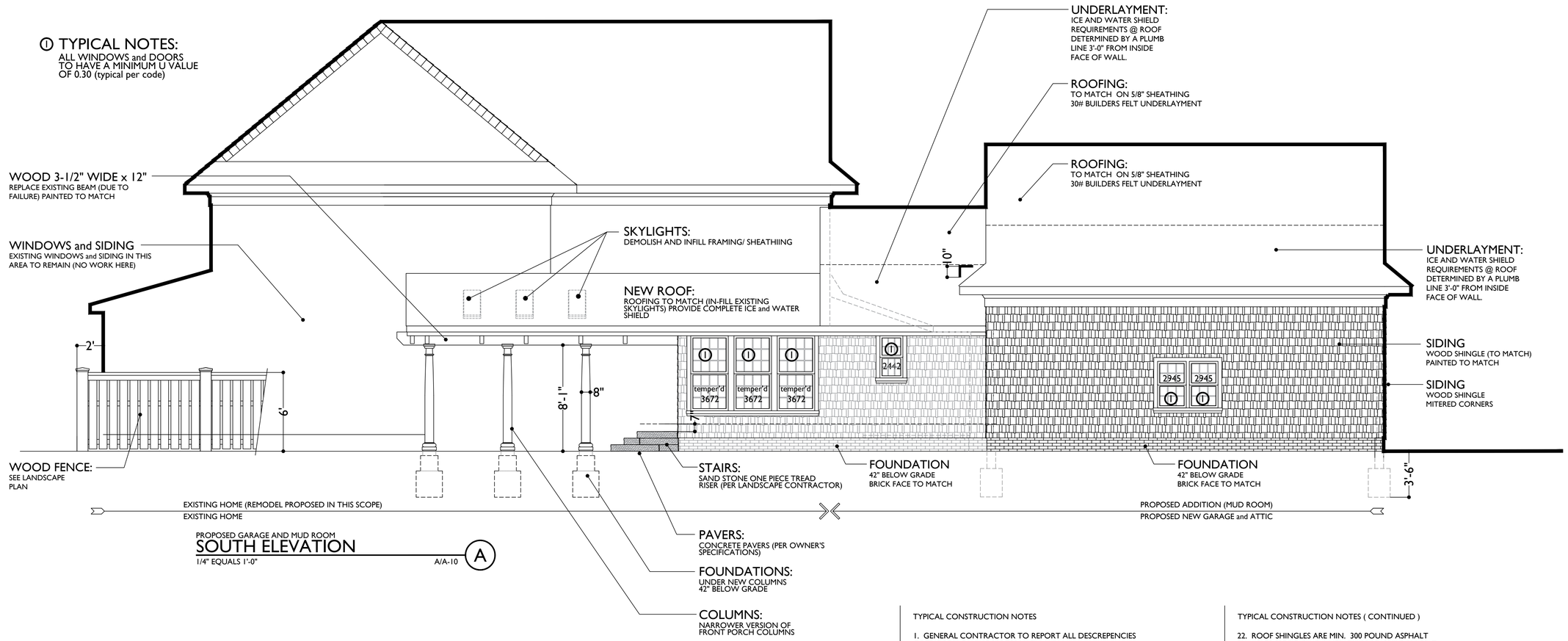
EXTERIOR ELEVATIONS A-9



PROPOSED GARAGE AND MUD ROOM

SOUTH ELEVATION

1/4" EQUALS 1'-0" A/A-10 (A)

TYPICAL CONSTRUCTION NOTES

1. GENERAL CONTRACTOR TO REPORT ALL DESCREPENCIES OF THE FOLLOWING NOTES WITH ANY CONFLICT IN THE CONTRACT DOCUMENTS
2. FOOTINGS ARE DETAILED ON ENGINEER'S DRAWINGS (PILES AND GRADE BEAMS)
3. ALL CRAWLSPACE FOUNDATIONS PER ENGINEER'S DRAWINGS
4. VENT ALL CRAWLSPACES PER CODE
5. ANCHOR SILL PLATE TO FOUNDATION @ 4' O.C. and 12" FROM CORNERS
6. PROVIDE SILL SEAL PER CODES
7. SILL PLATE TO BE 2 X 8 MIN. (PRESSURE TREATED)
8. SOLID BRIDGE ALL JOIST SPANS AT MID-SPAN MINIMUM.
9. WALL PLATE TO MATCH WALL THICKNESS TYP. NAIL TO RIM JOIST AT 8" O.C.
10. JOISTS SPANS ARE AS NOTED ON DRAWINGS
11. SUB-FLOOR TO BE 3/4" OSB TYPICAL
12. FINISH FLOOR PER OWNER'S SPEC
13. WALL STUDS TO BE @ 16" ON CENTER ALIGN ALL JOISTS, STUDS AND CEILING JOISTS WHERE POSSIBLE
14. TIE ALL TOP WALL PLATES TO STUDS AT CORNER WITH (1) SHEET MIN. PLYWOOD CONTINUOUS DIAGONAL BRACING
15. DOUBLE TOP PLATES TYP. TIE ALL TOP WALL PLATES TO PERPENDICULAR WALLS BY OVERLAPING ALTERNATE PLATES
16. PROVIDE SMOKE DECTECTORS PER LOCAL CODES
LOCATION: KITCHEN AREA QTY. 1
LOCATION: GARAGE ATTIC QTY. 1
LOCATION: _____ QTY._____
LOCATION: _____ QTY._____
LOCATION: _____ QTY._____
LOCATION: _____ QTY._____
LOCATION: _____ QTY._____
17. WALL INSULATION TO BE R-21, 5 1/2 " MIN. UNLESS NOTED
18. ROOF INSULATION TO BE R-38, 11 1/4 " MIN. UNLESS NOTED
19. FOR ROOF RAFTER SIZING SEE PLANS
20. G.C. TO PROVIDE CONTINUOUS SOFFIT VENT AT ADDITION G.C. TO PROVIDE CONTINUOUS RIDGE VENT
21. ROOF SHEATHING IS TYPICALLY 5/8" OSB or PLYWOOD

TYPICAL CONSTRUCTION NOTES (CONTINUED)

22. ROOF SHINGLES ARE MIN. 300 POUND ASPHALT SHINGLES SPEC'D BY OWNER ON 30 LB. BUILDERS FELT PROVIDE ICE AND WATER SHIELD AT VALLEYS AND EAVES
23. AT ROOF CONNECTION TO SIDE WALLS G.C. TO PROVIDE ALUMINUM STEP FLASHING TYP. AT ALL VALLEY(S) PLANNED AT ROOF G.C. TO PROVIDE ALUMINUM FLASHING TYP. OR MATCH EXISTING
24. G.C. TO SECURE SURVEYOR AS REQUIRED BY BUILDING DEPARTMENT
25. G.C. IS TO PROVIDE GUTTERS AND DOWNSPOUTS PER OWNER'S SPECIFICATIONS TO SPLASH BLOCK
26. SIDING IS PER ELEVATIONS G.C. IS TO PROVIDE TYVEK HOUSE WRAP OR 15 LB. FELT AT WALLS
27. SEE PLANS FOR LIGHT AND VENTILATION REQUIREMENTS
28. NEW CEILING HIEGHT IS 8'-0" MIN AT ASLL AREAS PER CODE
29. LIGHTING CIRCUIT TYPICAL (1) PER CODE 15 AMP CIRCUIT LIGHTING ON THIS PROJECT NOT TO EXCEED 1650w. TOTAL WATTAGE TYPICAL LIGHTING WIRING TO MEET LOCAL AND NATIONAL ELECTRICAL CODES MINIMUM WIRING FOR LIGHTING CIRCUIT TO BE 14/3 GROUNDED CIRCUIT
30. POWER CIRCUITS TYPICAL PER CODE 20 AMP CIRCUIT ON THIS PROJECT NOT TO EXCEED 8 NEW DUPLEX OUTLETS TYPICAL POWER WIRING TO MEET LOCAL AND NATIONAL ELECTRICAL CODES MINIMUM WIRING FOR POWER CIRCUIT TO BE 12/3 GROUNDED CIRCUIT NEW PANEL AND ELEC. PERMIT BY ELECTRICAL CONTRACTOR.
31. ELECTRICAL PANEL IS NEW 200 AMPS PER ELECTRICAL CONTRACTOR TO SUB-PANEL OR CIRCUIT PER CODE
32. STAIR RISERS NOT TO EXCEED 8"

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SCALISH CONSTRUCTION
DATE
05/15/2025
DESIGN DEVELOPMENT

STATE OF OHIO
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10840
REGISTERED ARCHITECT
Mark Reinhold
Ohio # 10840
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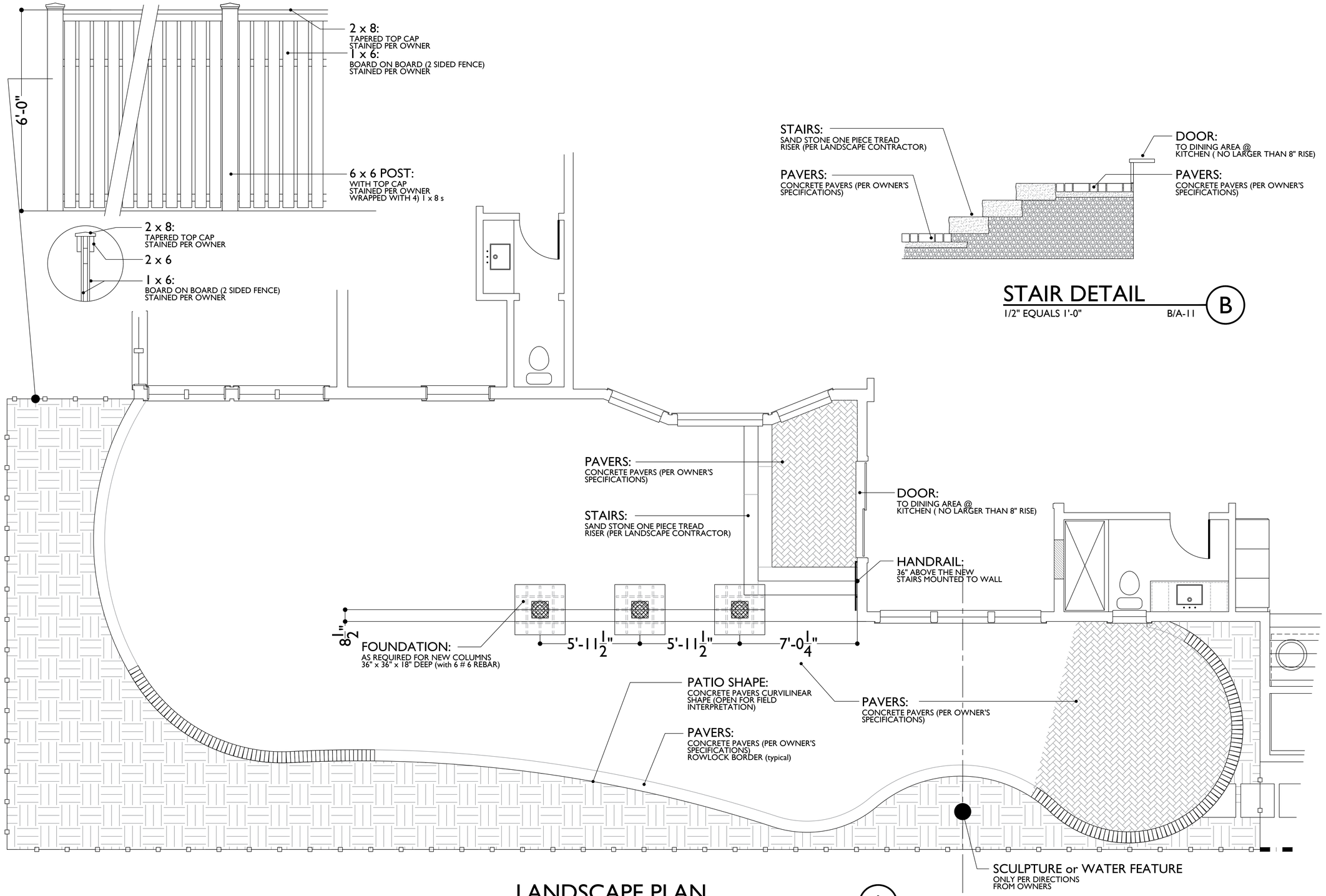
EXTERIOR ELEV, CONSTRUCTION NOTES A-10



STAIR DETAIL

1/2" EQUALS 1'-0" B/A-11 (B)

LANDSCAPE PLAN

3/8" EQUALS 1'-0" A/A-11 (A)

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CONSTRUCTION BY:
SCALISH CONSTRUCTION

DATE:
05/15/2025

PURPOSE:
DESIGN DEVELOPMENT

STATE OF OHIO
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REGISTERED ARCHITECT

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Ohio # 10840
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SCHEMATIC LANDSCAPE PLAN A-11

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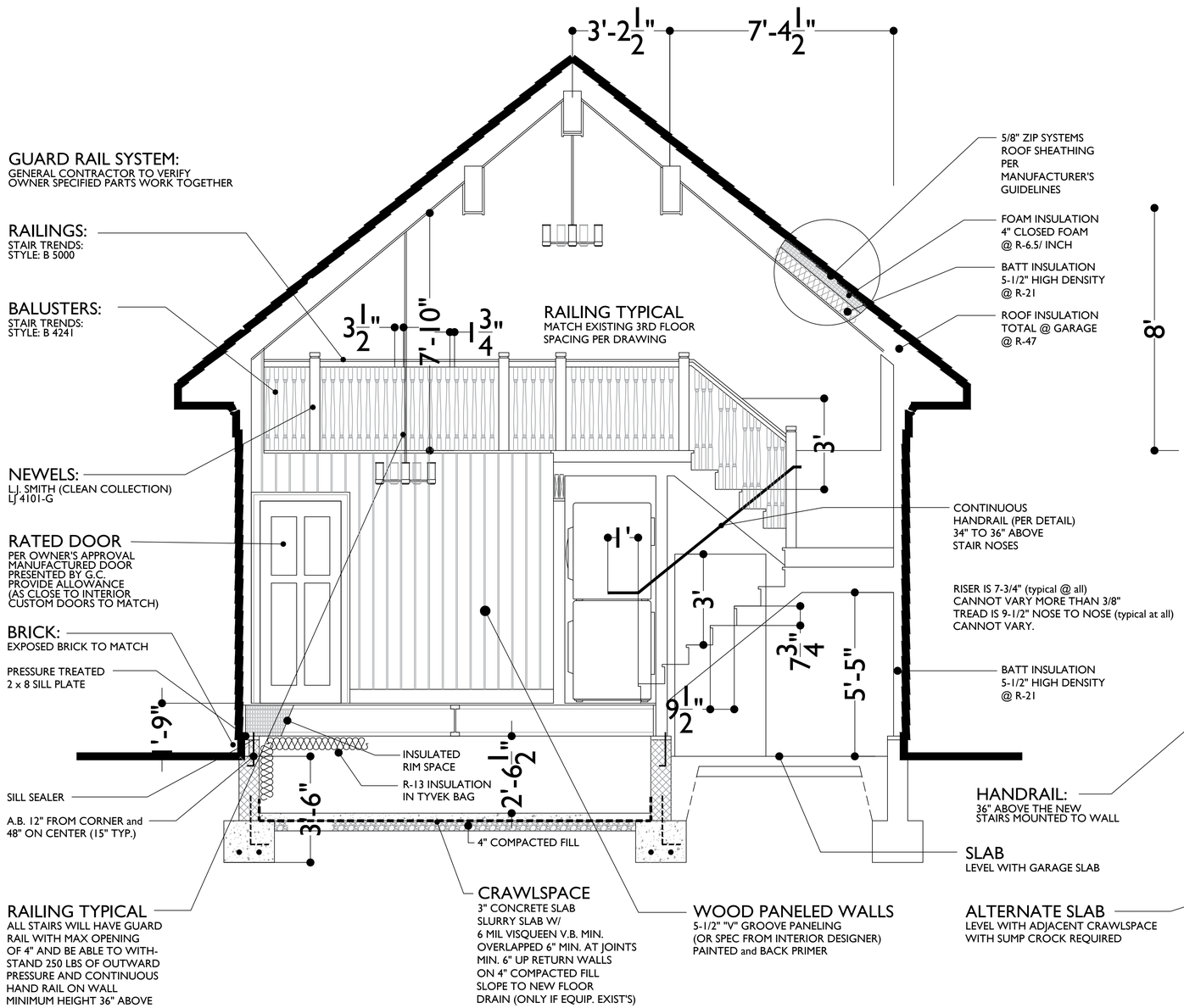
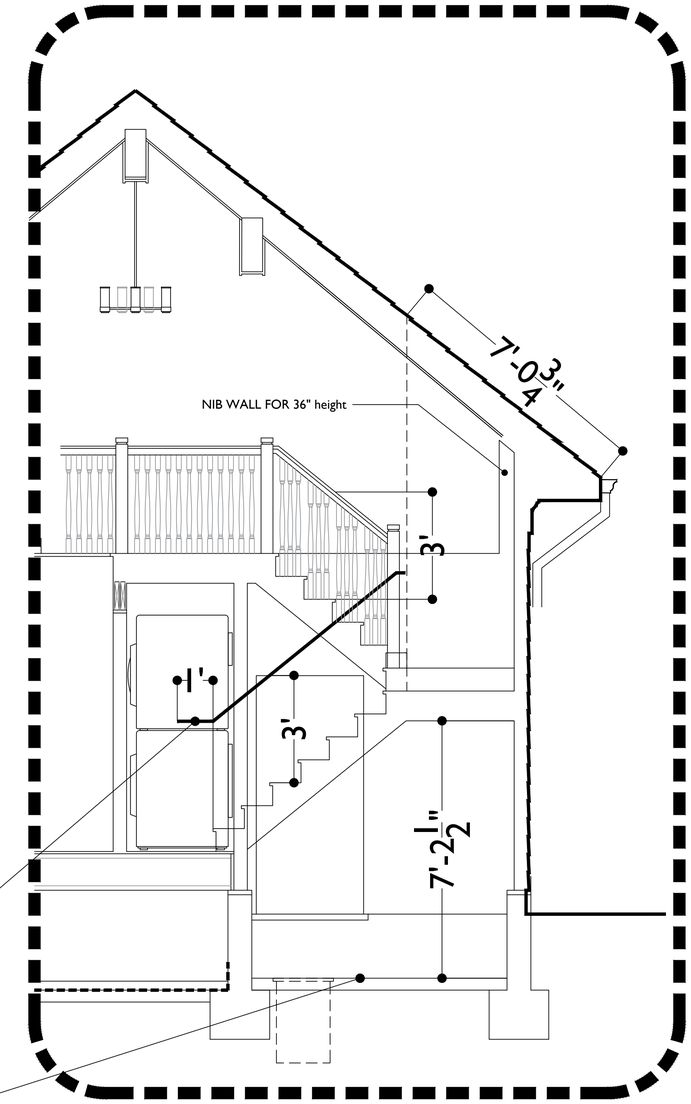


MUD ROOM
MUD ROOM LOFT AREA
1/2" EQUALS 1'-0" A/A-12 (A)



MUD ROOM
ALTERNATE HVAC FOUND'N
1/2" EQUALS 1'-0" B/A-12 (B)

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CONSTRUCTION MANAGER
SCALISH CONSTRUCTION
05/15/2025
REVISIONS:
DESIGN DEVELOPMENT

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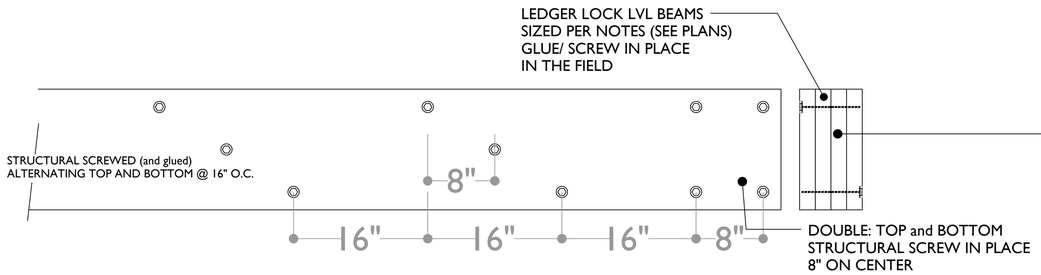
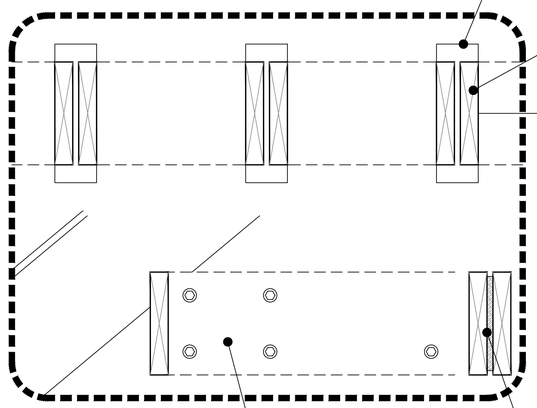
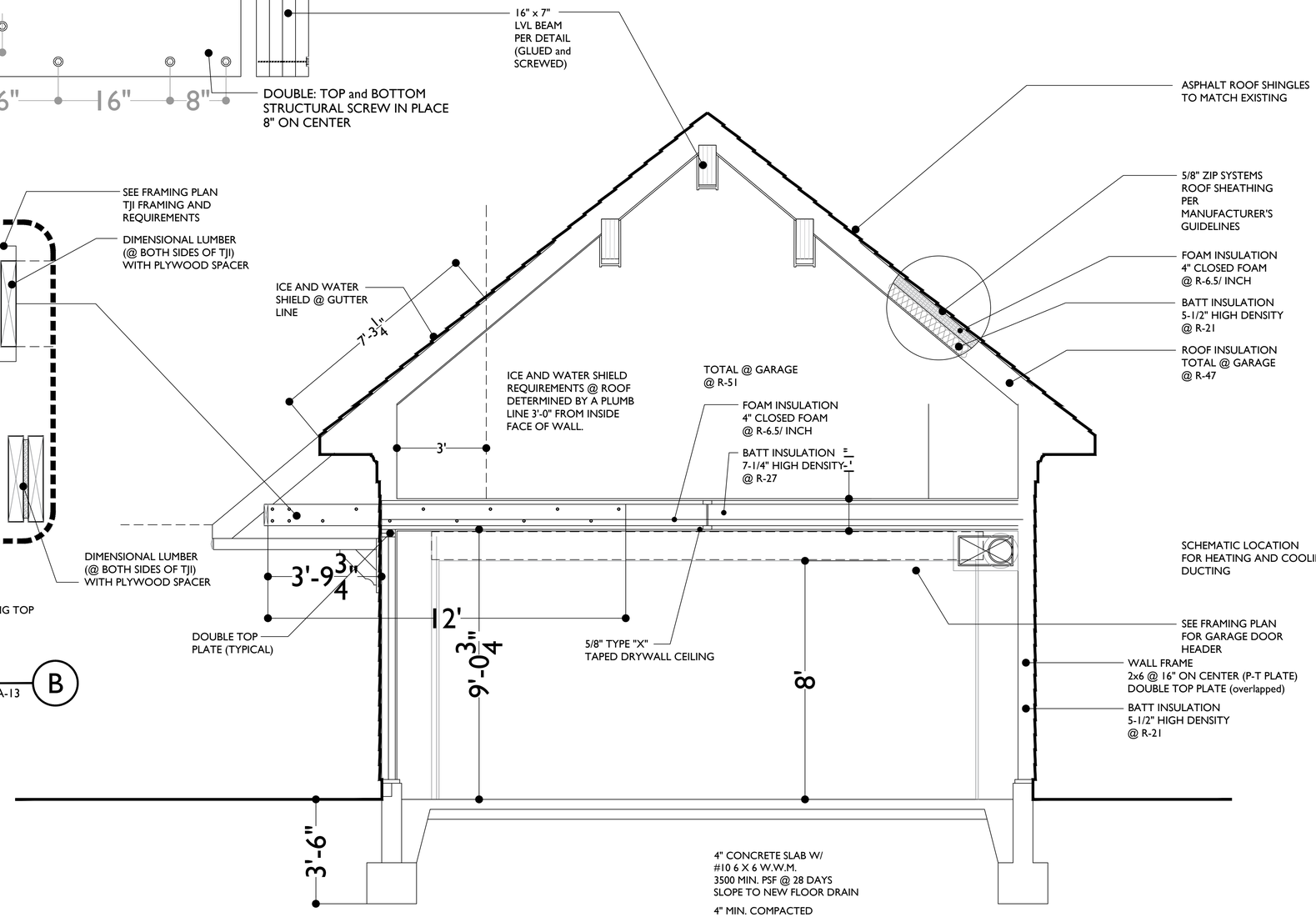
Mark Reinhold
Ohio # 10840
Expiration Date: 12/30/2025

CONSTRUCTION SECTIONS A-12



PROPOSED GARAGE
PORCH CANTILEVER DETAIL
3/4" EQUALS 1'-0" B/A-13 (B)





PROPOSED GARAGE
GARAGE/ GARAGE ATTIC SECT.
1/2" EQUALS 1'-0" A/A-13 (A)

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SCALLISH CONSTRUCTION
09/15/2025
DESIGN DEVELOPMENT

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Ohio # 10840
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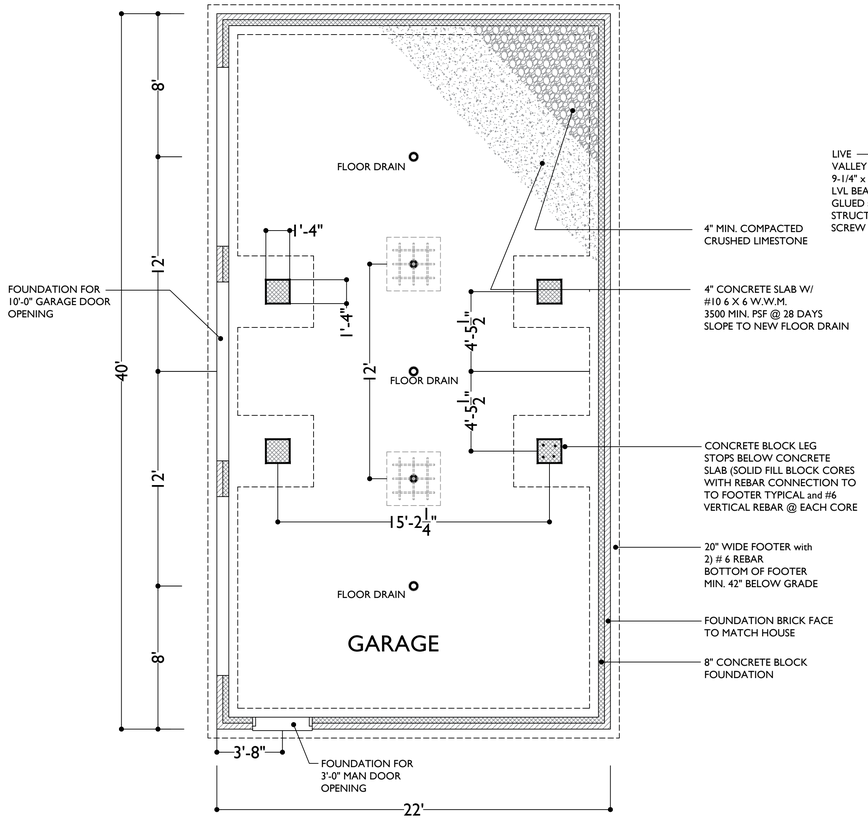
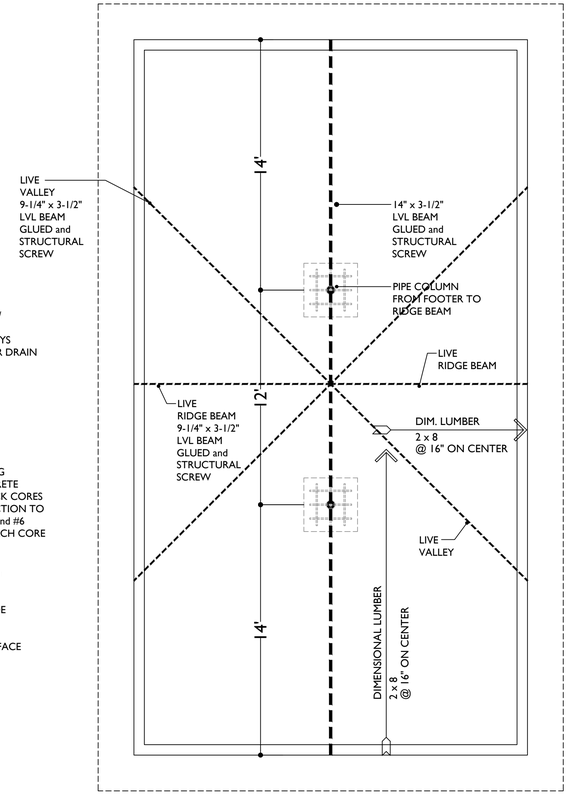
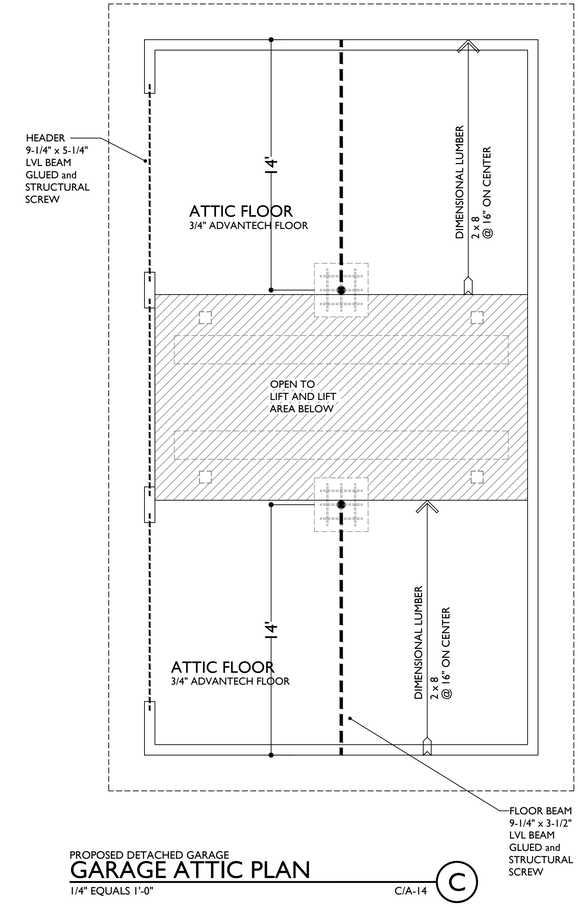
CONSTRUCTION SECTION A-13



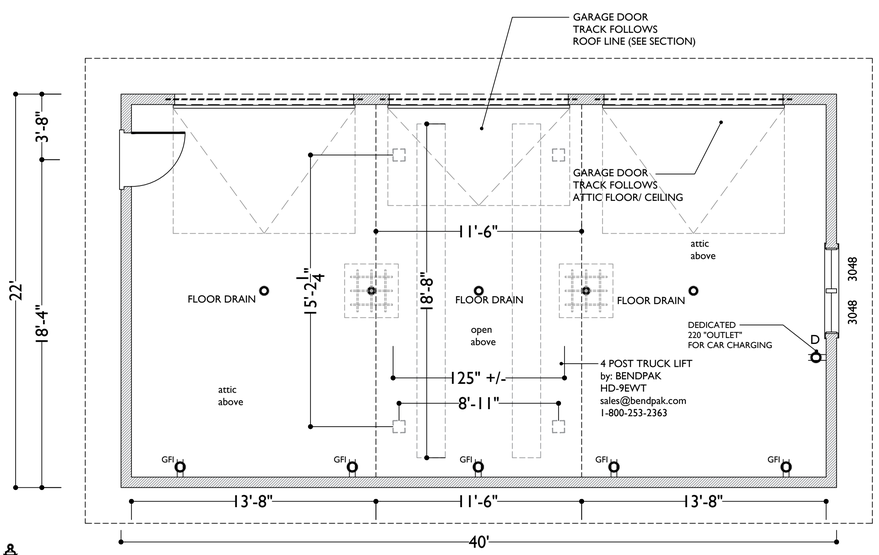
PROPOSED DETACHED GARAGE
GARAGE FOUNDATION
1/4" EQUALS 1'-0" A/A-14 (A)



PROPOSED DETACHED GARAGE
GARAGE ROOF PLAN
1/4" EQUALS 1'-0" B/A-14 (B)



PROPOSED DETACHED GARAGE
GARAGE ATTIC PLAN
1/4" EQUALS 1'-0" C/A-14 (C)



PROPOSED DETACHED GARAGE
DETACHED FLOOR PLAN
1/4" EQUALS 1'-0" D/A-14 (D)

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SCALISH CONSTRUCTION
05/15/2025
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Mark Reinhold
Ohio # 10840
Expiration Date: 12/30/2025

GRAF / GOUNDER RESIDENCE

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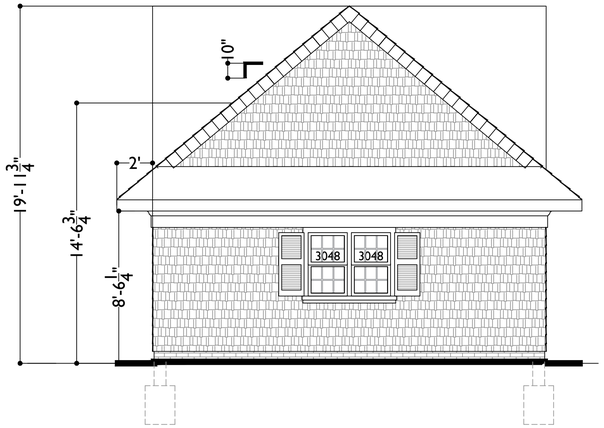
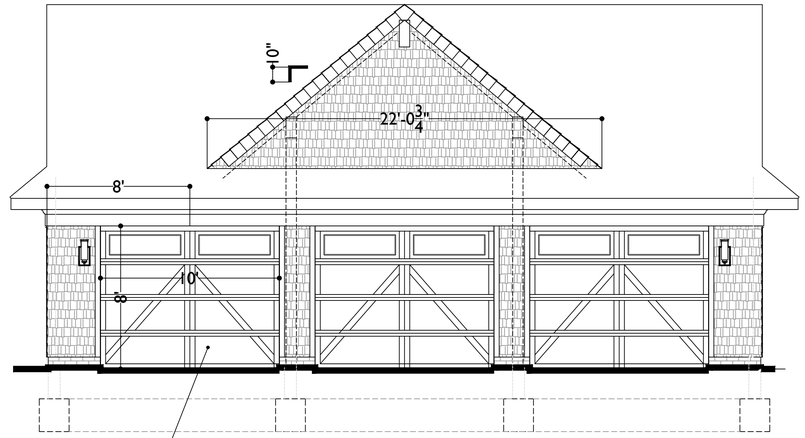
GARAGE PLANS A-14

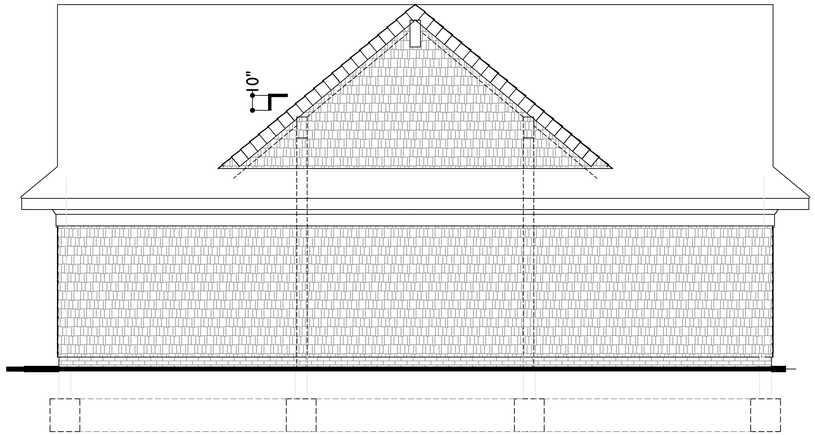


PROPOSED DETACHED GARAGE
NORTH ELEVATION (A)
1/4" EQUALS 1'-0"

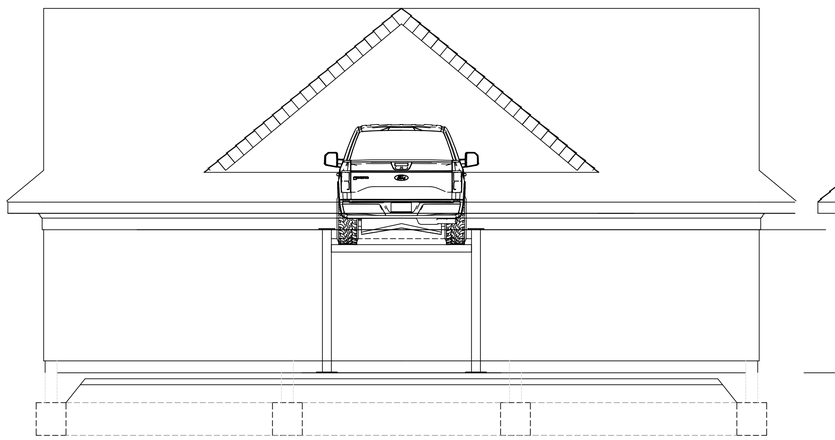


GARAGE DOOR
WAYNE DALTON
PAINTED CHARLESTON (OR
APPROVED EQUAL)

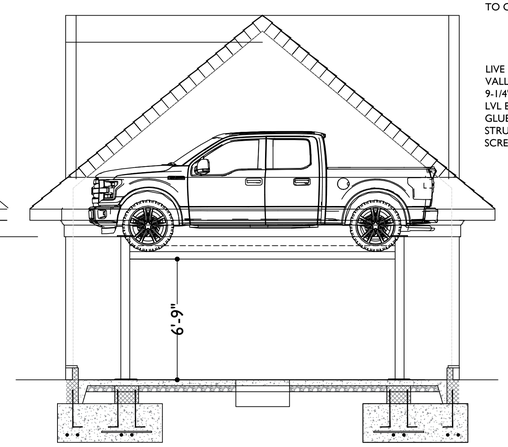
PROPOSED DETACHED GARAGE
WEST ELEVATION (B)
1/4" EQUALS 1'-0"



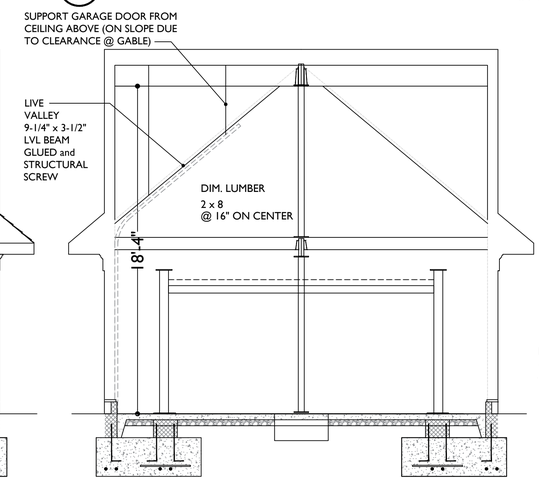
PROPOSED DETACHED GARAGE
EAST ELEVATION (C)
1/4" EQUALS 1'-0"



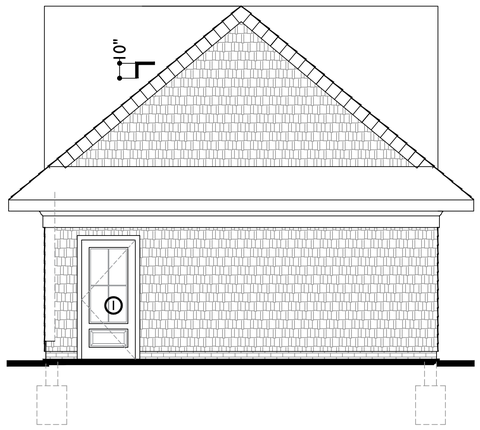
PROPOSED DETACHED GARAGE
CAR LIFT SCHEMATIC SECTION (D)
1/4" EQUALS 1'-0"



PROPOSED DETACHED GARAGE
CAR LIFT SCHEMATIC SECTION (E)
1/4" EQUALS 1'-0"



PROPOSED DETACHED GARAGE
CAR LIFT SCHEMATIC SECTION (F)
1/4" EQUALS 1'-0"



PROPOSED DETACHED GARAGE
NORTH and SOUTH ELEVATION (G)
1/4" EQUALS 1'-0"

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SCALLISH CONSTRUCTION
05/15/2025
REVISIONS:
DESIGN DEVELOPMENT

STATE OF OHIO
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Mark Reinhold
Ohio # 10840
Expiration Date: 12/30/2025

GRAF / GOUNDER RESIDENCE

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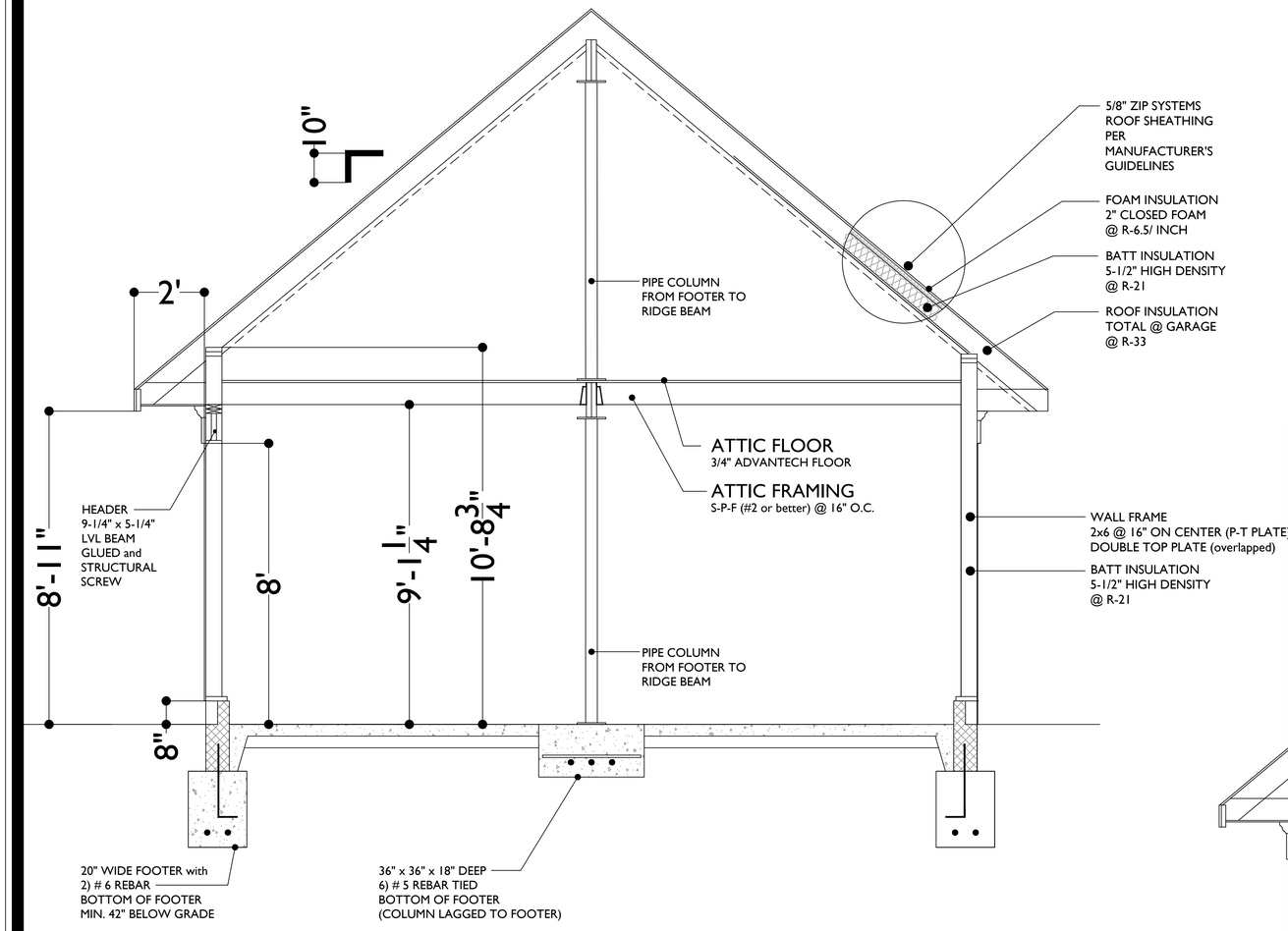
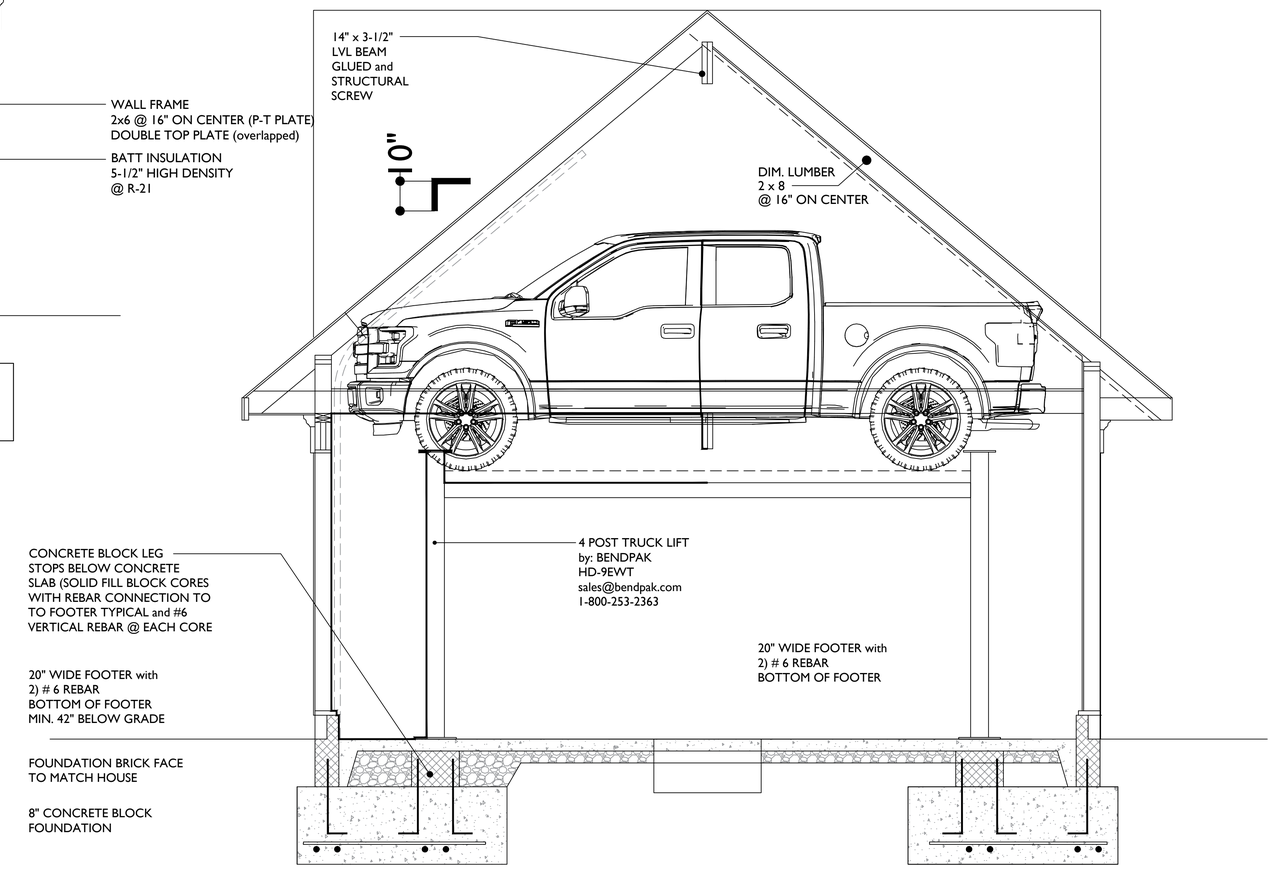
GARAGE ELEVATIONS and 1/4" SECTIONS A-15



GARAGE SECTION A

3/8" EQUALS 1'-0" A/A-11



GARAGE SECTION B

3/8" EQUALS 1'-0" A/A-11

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SCALED FOR CONSTRUCTION
05/15/2025
revisions
DESIGN DEVELOPMENT

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Mark Reinhold
Ohio # 10840
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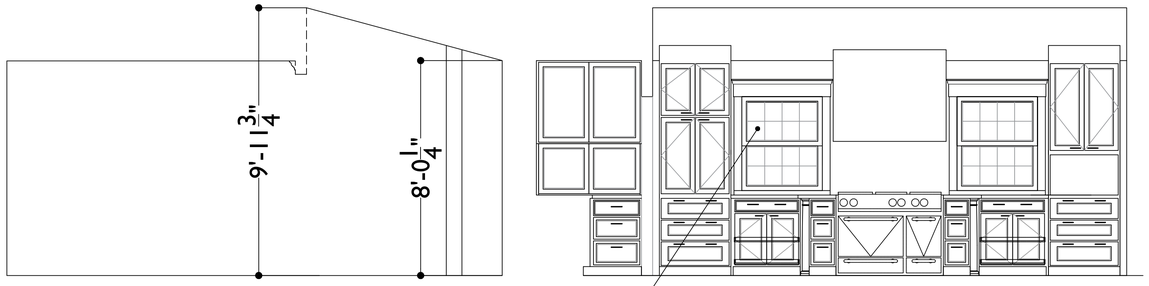
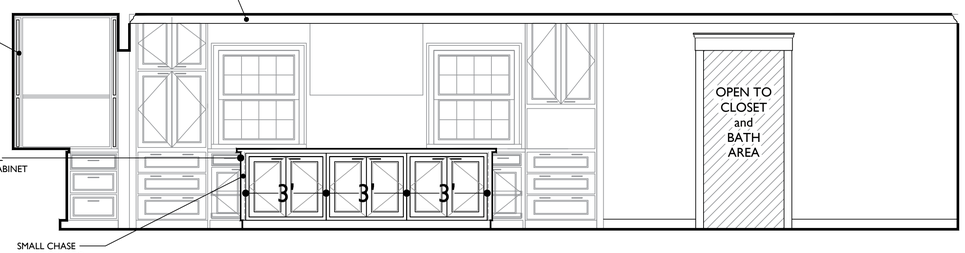
GARAGE SECTIONS A-16

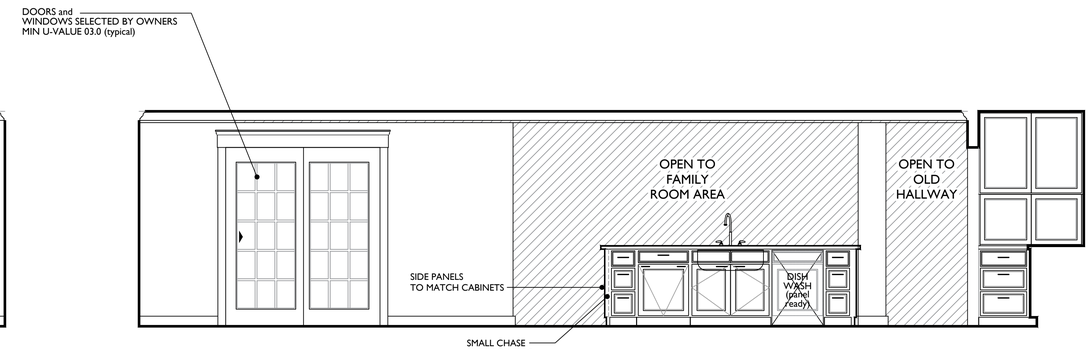


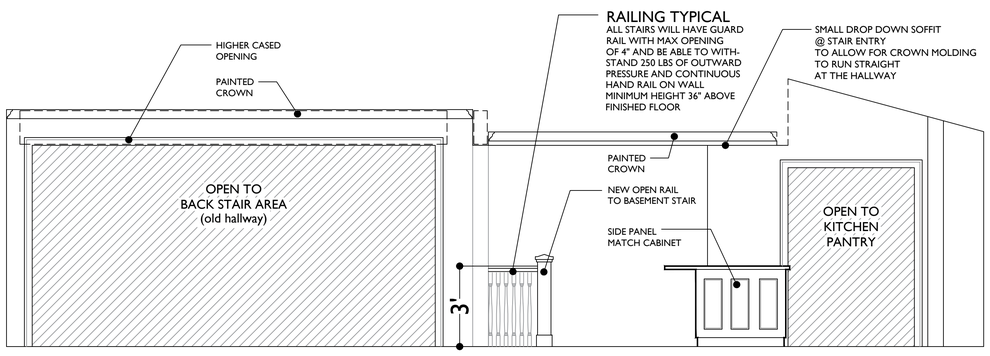
DOORS and
WINDOWS SELECTED BY OWNERS
MATCH GARAGE ATTIC SPACE

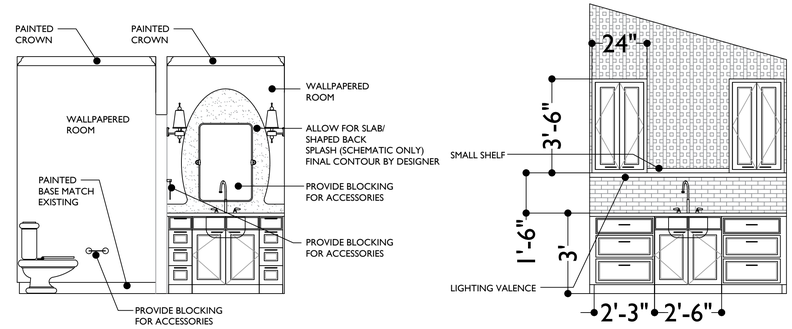
KITCHEN
ELEVATION towards garage
3/8" EQUALS 1'-0"

A/A-18 (A)









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CONSTRUCTION PERMIT
SCALISH CONSTRUCTION
DATE
05/15/2025
STATUS
DESIGN DEVELOPMENT

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Ohio # 10840
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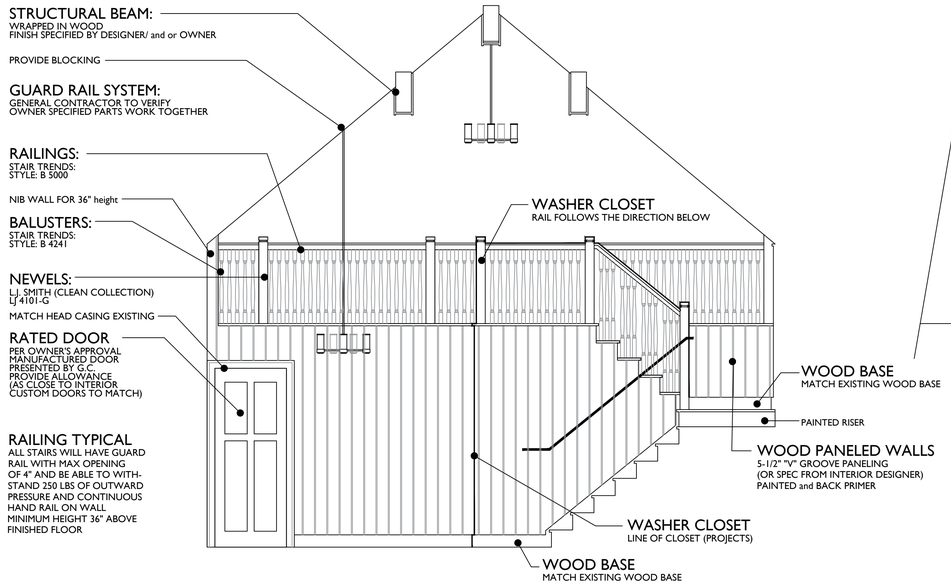
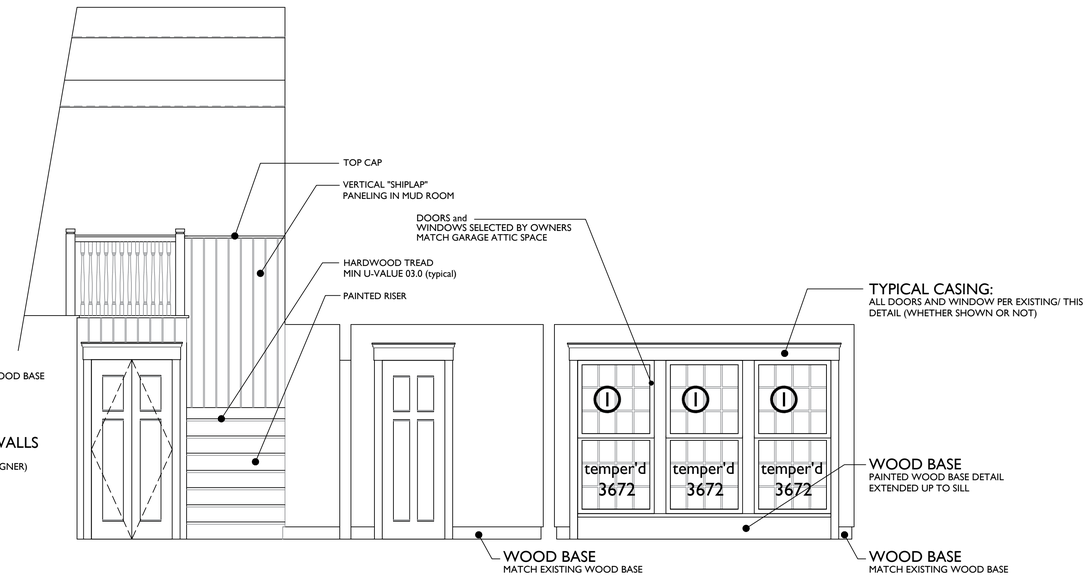
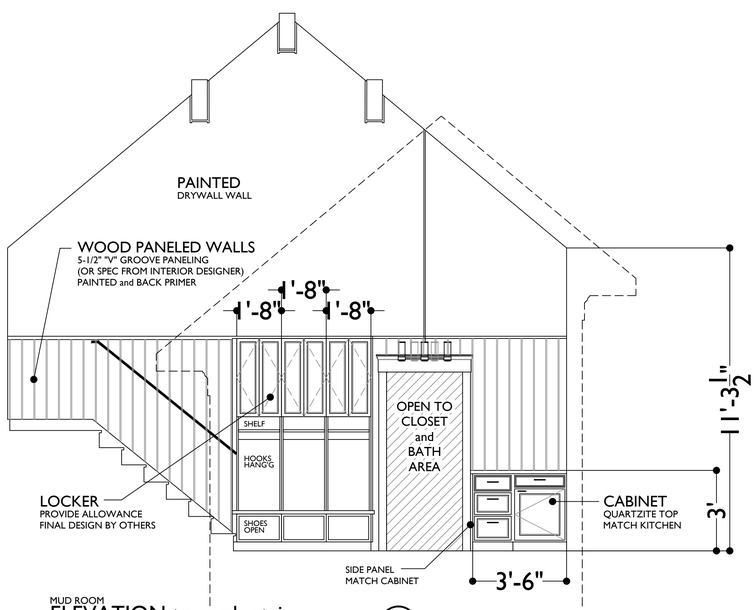
INTERIOR ELEVATIONS A-17



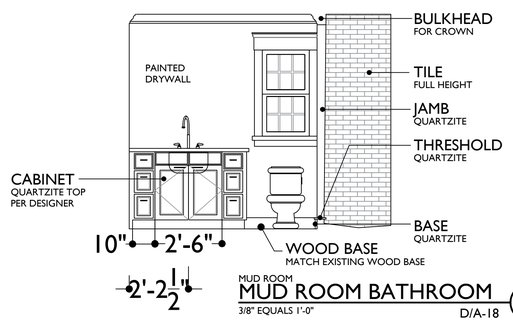
MUD ROOM
ELEVATION towards garage
3/8" EQUALS 1'-0" A/A-18 (A)



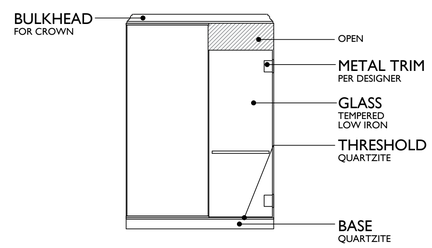
MUD ROOM
ELEVATION towards stair
3/8" EQUALS 1'-0" B/A-18 (B)



MUD ROOM
ELEVATION towards stair
3/8" EQUALS 1'-0" C/A-18 (C)



MUD ROOM
MUD ROOM BATHROOM
3/8" EQUALS 1'-0" D/A-18 (D)



MUD ROOM
MUD ROOM BATHROOM
3/8" EQUALS 1'-0" E/A-18 (E)

MARK REINHOLD architect
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

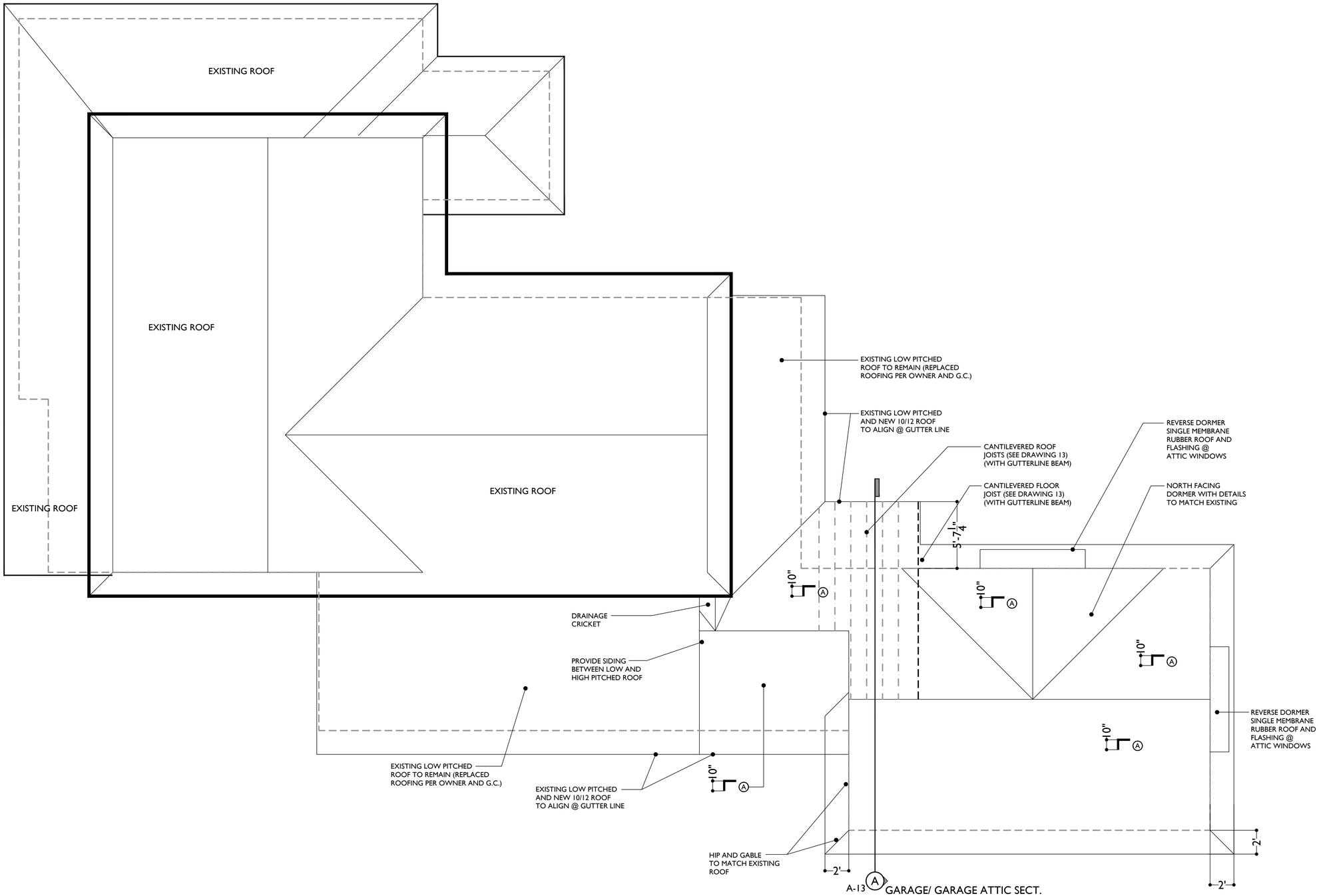
GRAF / GOUNDER RESIDENCE

17879 LAKE ROAD, LAKEWOOD, OHIO 44107

SCALISH CONSTRUCTION
05/15/2025
DESIGN DEVELOPMENT

STATE OF OHIO
REINHOLD
10840
REGISTERED ARCHITECT
Mark Reinhold
Ohio # 10840
Expiration Date: 12/30/2025

INTERIOR ELEVATIONS A-18



MARK REINHOLD architect

1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

SCALISH CONSTRUCTION

DATE
05/15/2025

REVISIONS

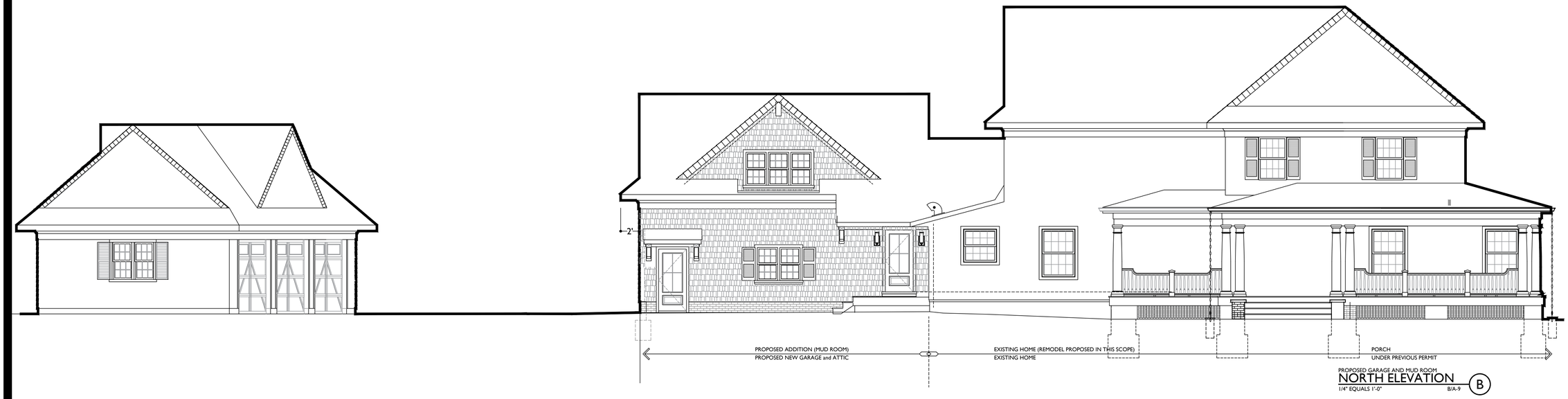
DESIGN DEVELOPMENT

STATE OF OHIO
REINHOLD
10840
REGISTERED ARCHITECT
Mark Reinhold
Ohio # 10840
Expiration Date: 12/30/2025

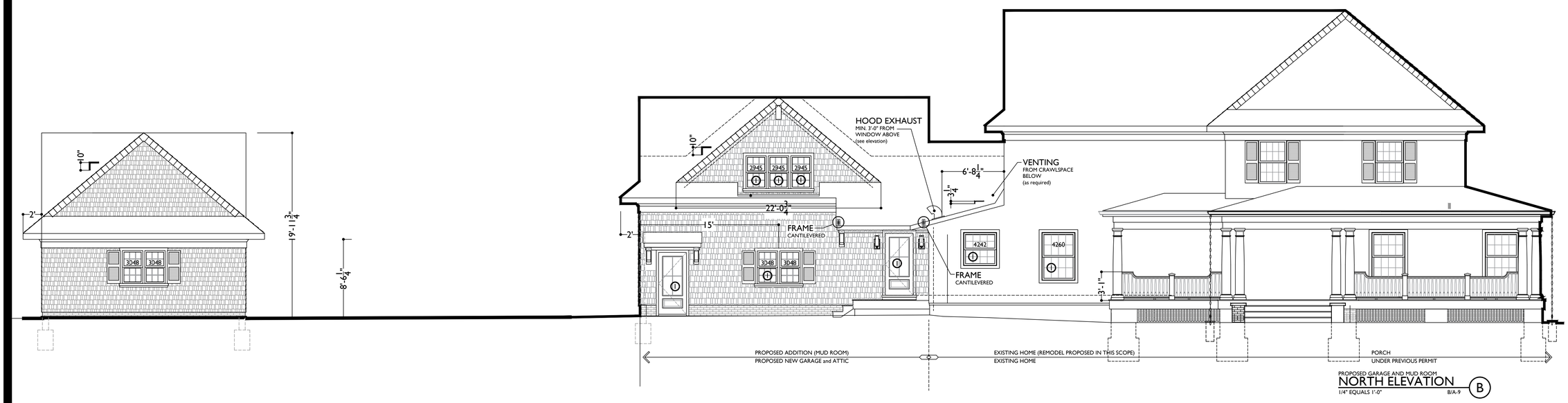
GRAF / GOUNDER RESIDENCE

17879 LAKE ROAD, LAKEWOOD, OHIO 44107

ROOF PLAN A-19



PROPOSED GARAGE AND MUD ROOM
NORTH ELEVATION (B)
1/4" EQUALS 1'-0" B/A-9



PROPOSED GARAGE AND MUD ROOM
NORTH ELEVATION (B)
1/4" EQUALS 1'-0" B/A-9

MARK REINHOLD architect
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

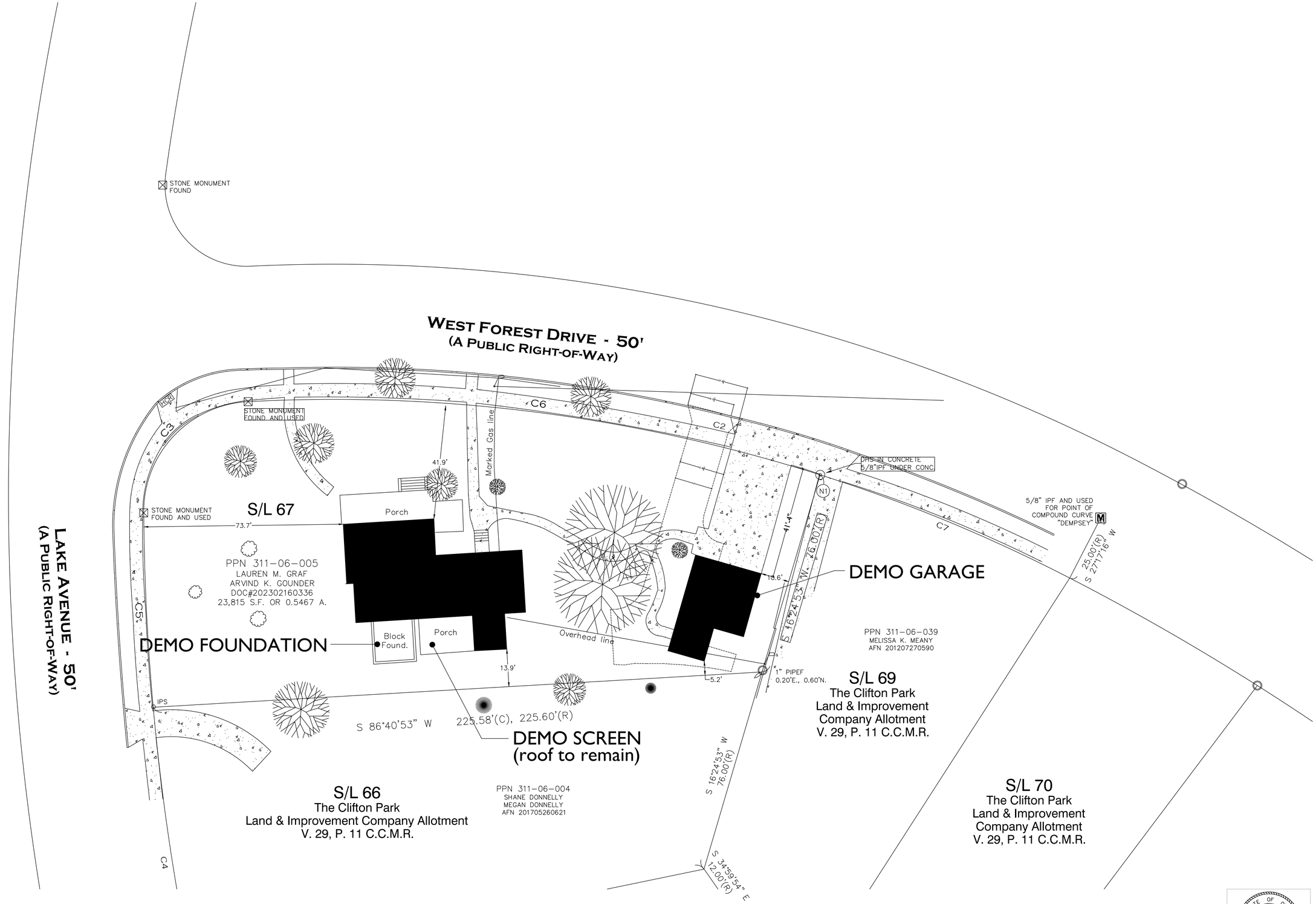
SCALISH CONSTRUCTION
05/15/2025
DESIGN DEVELOPMENT

STATE OF OHIO
REINHOLD
10840
REGISTERED ARCHITECT
Mark Reinhold
Ohio # 10840
Expiration Date: 12/30/2025

GRAF / GOUNDER RESIDENCE

17879 LAKE ROAD, LAKEWOOD, OHIO 44107

EXTERIOR ELEVATIONS A-9



MARK REINHOLD architect

1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

SCALISH CONSTRUCTION

05/15/2025

DESIGN DEVELOPMENT

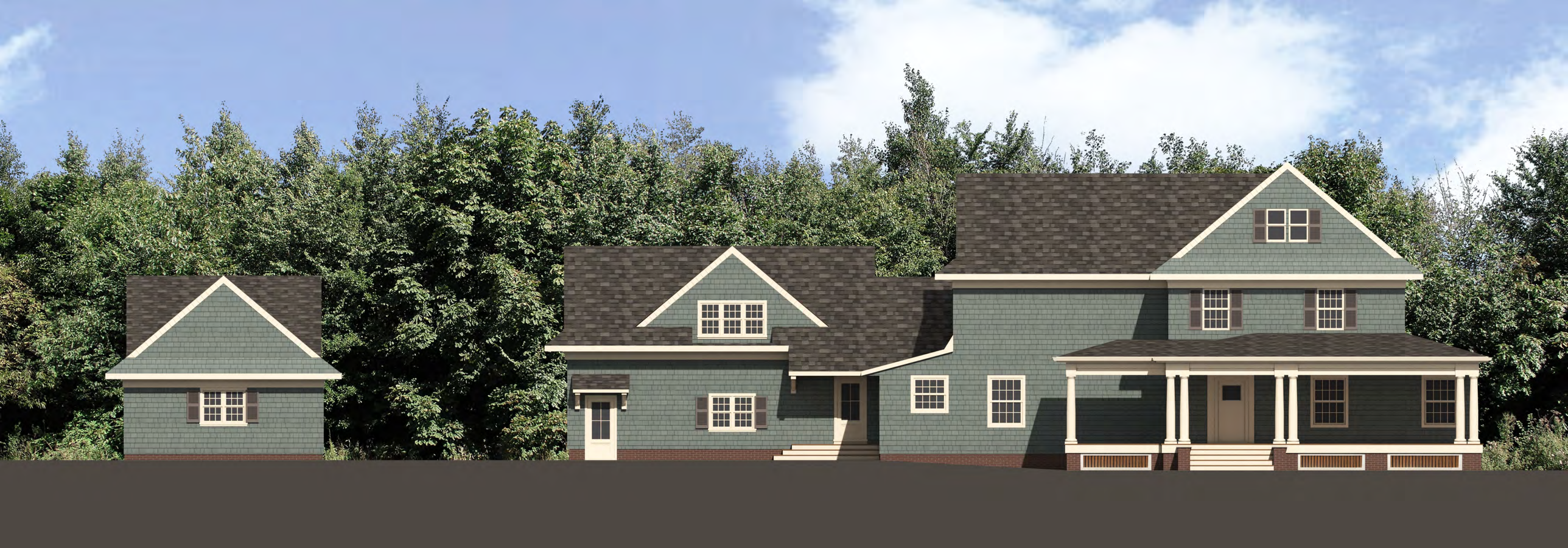
STATE OF OHIO
REINHOLD
10840
REGISTERED ARCHITECT

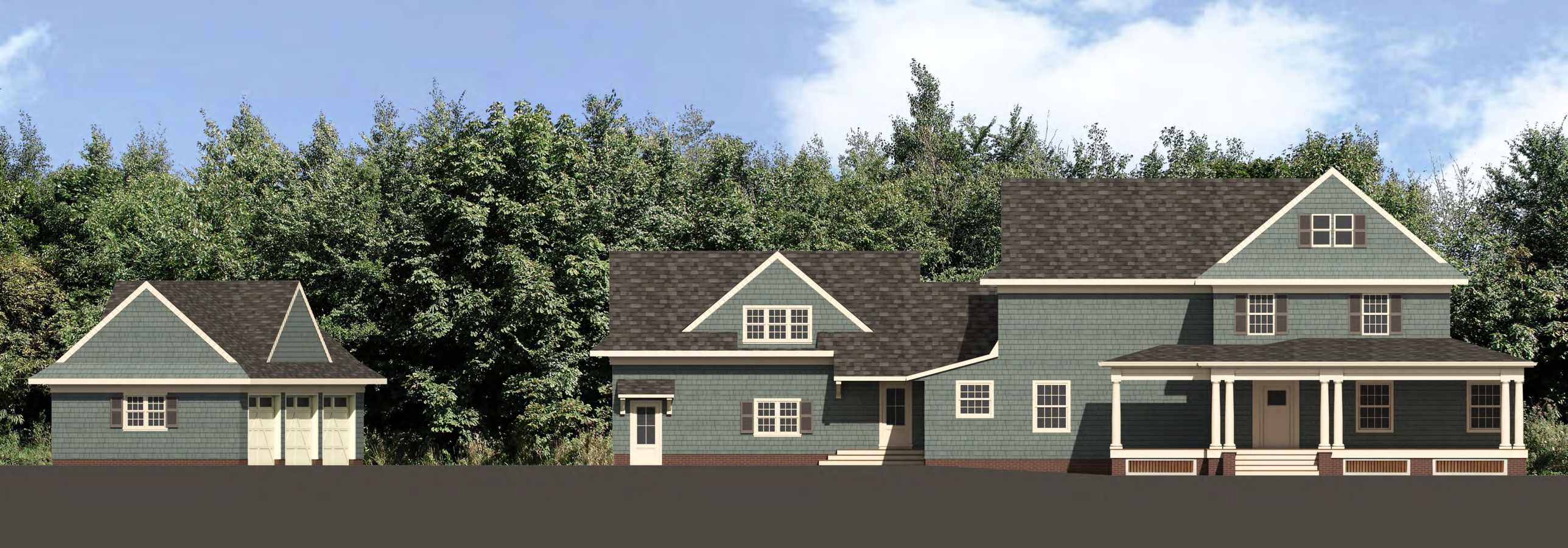
Mark Reinhold
Ohio # 10840
Expiration Date: 12/30/2025

GRAF / GOUNDER RESIDENCE

17879 LAKE ROAD, LAKEWOOD, OHIO 44107

ARCHITECTURAL SITE PLAN A-3





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.: 11-94-25

Permit No.: BBS25-000101

Applicant Name: Garry Potts, Professional Permits

Project Address: 18100 Sloane Ave.

Project Name: Tesoro Gas Station

Project: Applicant proposes the rebranding of a gas station.

July 23, 2025

Dan Garvey
18100 Sloane Ave
Lakewood, Ohio, 44107

Phone 216-221-9070

Email Garvey21@yahoo.com

RE: Tesoro Gas Station 18100 Sloane Ave, Lakewood, OH

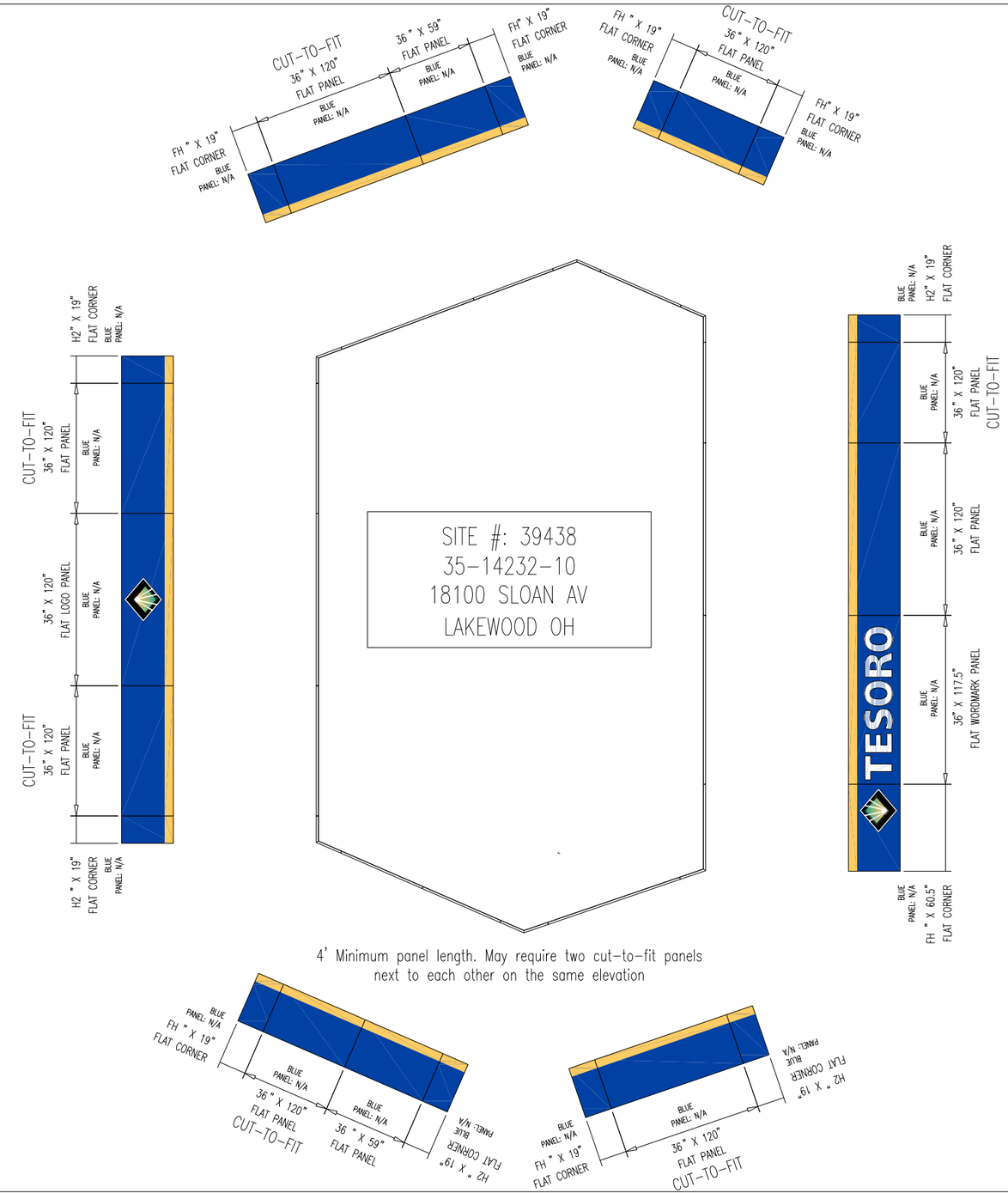
I, Dan Garvey, acknowledge National Imaging LLC and their agent, Professional Permits, to act on our behalf and execute all necessary municipal documents specific to the signage for the above-referenced properties. This authorization is limited to BAR applications, meeting representation, building and sign permit applications, and related documents.

If you have any questions, please feel free to contact me with any questions.

Sincerely,

Signed: Dan Garvey Date: 7/24/25

Appendix II



FEDERAL HEATH
SIGN COMPANY
1020-A PITTSBURGH DR., DELAWARE, OH 43015
(740) 368-4120

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Underwriters Laboratories Inc.

ELECTRICAL TO USE U.L. - 48 LISTED COMPONENTS AND MEET ALL N.E.C. STANDARDS

NO.	REVISION	DATE	BY
1	–	XX/XX/XX	–
2	–	XX/XX/XX	–
3	–	XX/XX/XX	–
4	–	XX/XX/XX	–
5	–	XX/XX/XX	–
6	–	XX/XX/XX	–
7	–	XX/XX/XX	–

TESORO

CANOPY PANEL LAYOUT

36" FASCIA 5.75" STRIPE 26" LOGO 19" LETTER

JOB NO: 35-14232-10	–
DRAWN BY: BR	DATE: 06/04/2025
DRAWING NO: 35-14232-TES	

SHEET NO: 1
OF: 1

TESORO
Brand Book

Requestor: DANIELLE SANDERS

Jobber: BECK SUPPLIERS, INC

Dealer: 39438

Site Address: 18100 SLOANE AVE, LAKEWOOD, (

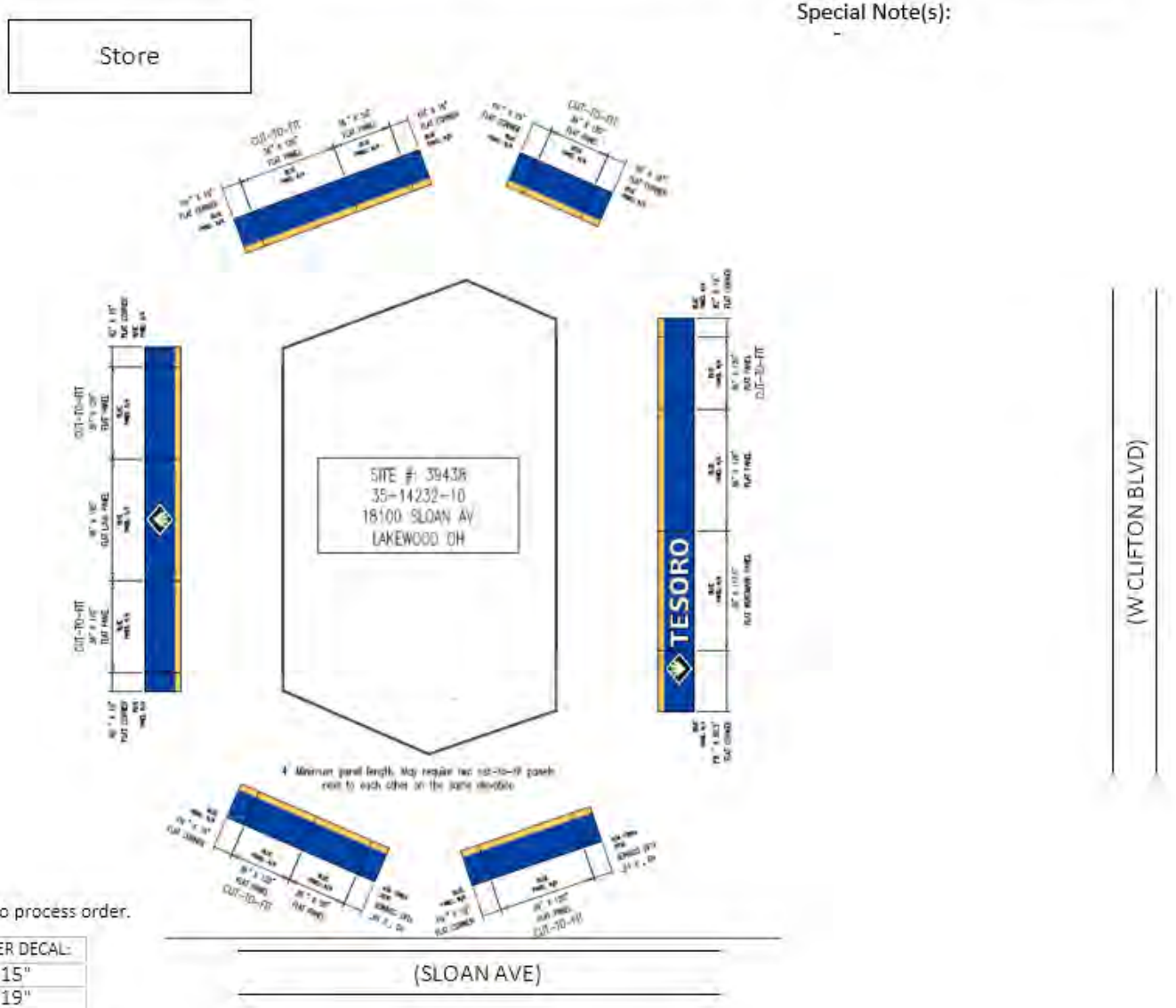
Canopy Layout

Approved by:

Date:

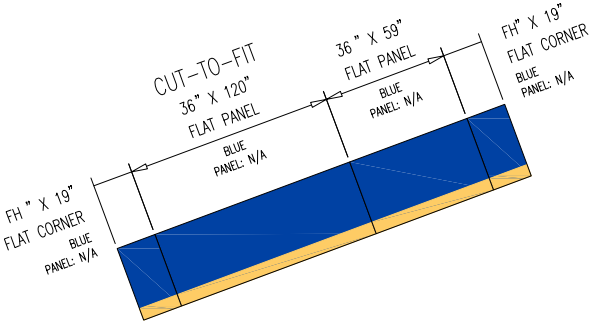
TESORO Plan View Fascia: **36"** Logo Decal: **26"** Letter Decal: **19"** ☐ Extension Kit ☐ Radius Kit

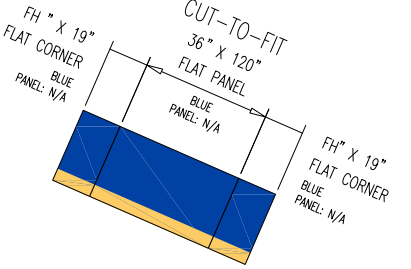
Special Note(s):
-

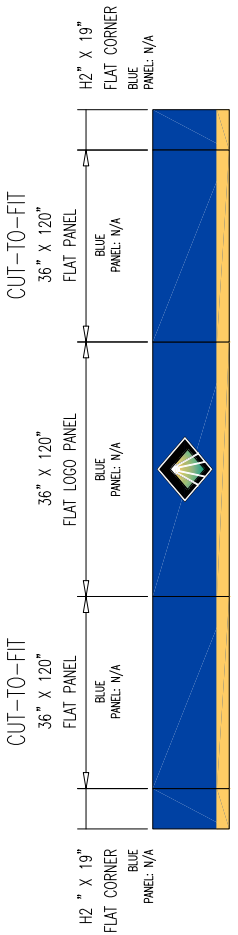


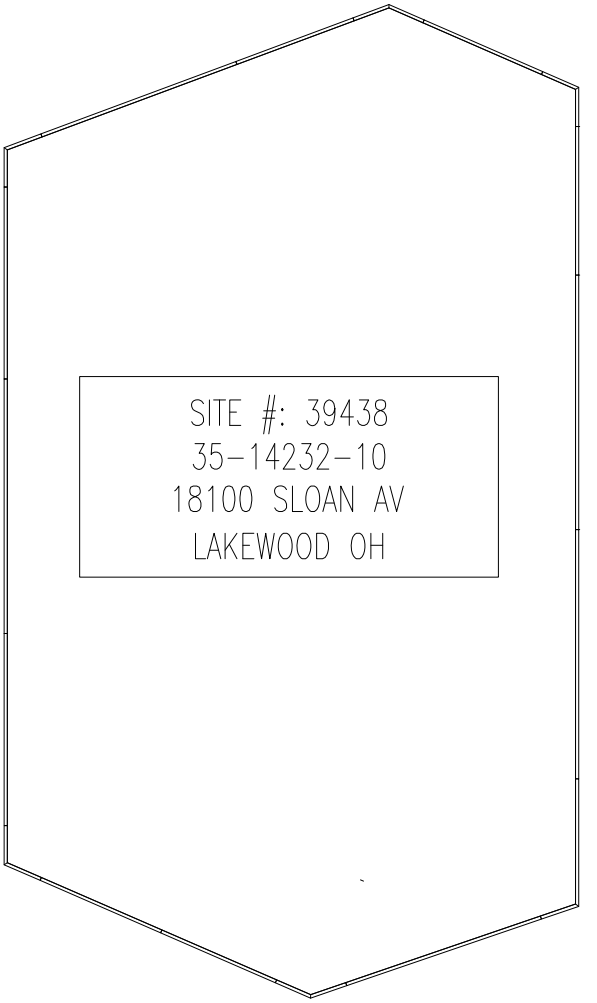
Layout must be approved and returned to process order.

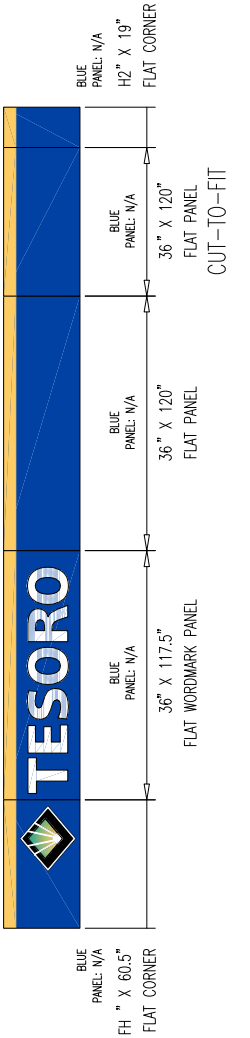
FASCIA HEIGHT:	LOGO DECAL:	LETTER DECAL:
24" – 35"	20"	15"
36" – 42"	26"	19"
43" – 48"	34"	25"



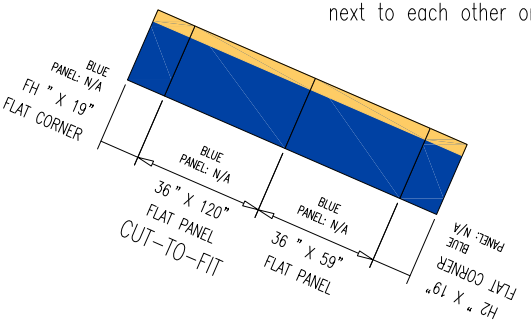


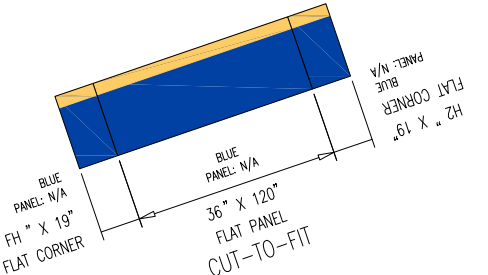






4' Minimum panel length. May require two cut-to-fit panels next to each other on the same elevation

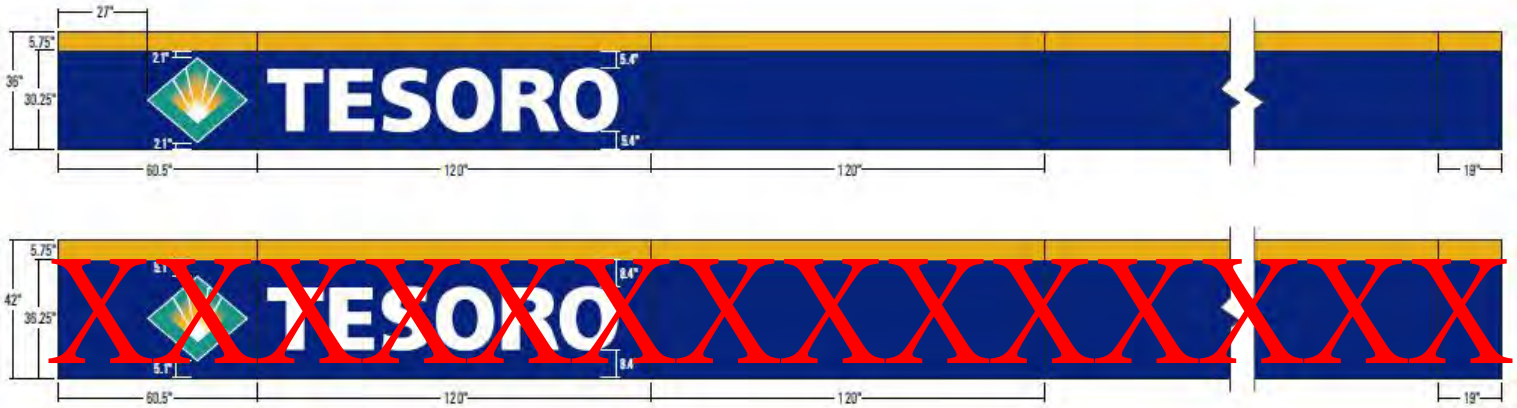




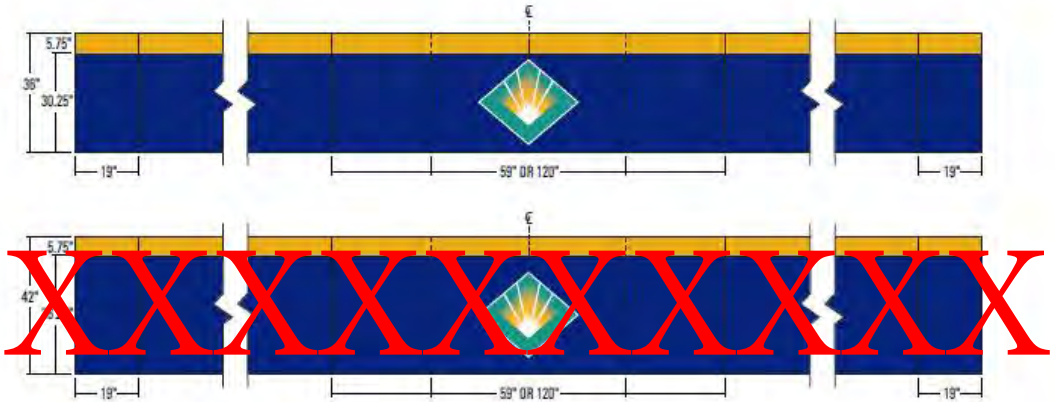
Canopy Details

TESORO 36"-42" Fascia Guidelines

ACM: FLAT FASCIA: 36"- 42" STRIPE: 5.75"



A FRONT ELEVATION – FASCIA 36"- 42" – LEFT JUSTIFIED
SCALE: 1:40



B SIDE ELEVATIONS – FASCIA 36"- 42"
SCALE: 1:40

C LOGO SIZE & SPACING FOR 36"- 42" FASCIA
SCALE: 1:25

Dispenser Layout

Color Specs

01

Tesoro Blue

Material / Color Match
Pantone 286 C Match
3M Film - 3630-157
ACM - Special Match Color

Paint Spec

Sherwin Williams
RAL5002

Color Usage on Site
Canopy Fascia, Dispenser, Blade Sign, MID Panels, Store Fascia

03

Tesoro White

Material / Color Match
Pantone 11-0601 TCX Bright White

Paint Spec

Sherwin Williams
SW7006 Extra White
Satin Finish

Color Usage on Site
Canopy Columns, Site Poles, Dispenser, MID, Store Walls, Vinyl on Blade Signs, Store Sign Graphics

03A

Tesoro Canopy Deck White

Material / Color Match
Pantone 11-0601 TCX Bright White

Paint Spec

Sherwin Williams
SW7005 Pure White
Satin Finish

Color Usage on Site
Under Canopy Deck

06

Tesoro Dark Gray

Material / Color Match
Pantone Cool Gray 10 C

Paint Spec

Sherwin Williams
SW7068 Grizzle Gray
Satin Finish

Color Usage on Site
Canopy Island Curbs, Bollards

10

Tesoro Black

Material / Color Match
Black 6 C Match

Paint Spec

Sherwin Williams
SW6258 Tricorn Black
Satin Finish

Color Usage on Site
Diesel Columns, Diesel Canopy Deck

Approved Vendors

Canopy fascia, channel letters, column cladding, lane identifiers, dispenser valance, risers, bezel, lower door, and island equipment

MarathonQuotes@federalheath.com

Blair Boyd
Email: bboyd@federalheath.com
Phone: 903-589-2163

Danielle Sanders
Email: dsanders@federalheath.com
Phone: 903-589-3089

Jalyn Stone
Email: jstone@federalheath.com
Phone: 903-589-3090

Renee Smith
Email: rsmith@federalheath.com
Phone: 903-589-2156

Price signs, high rise signs, and electronic message centers

MarathonBrands@Everbrite.com

Josh Scott
Email: jscott@everbrite.com
Phone: 414-529-7274

Brianna Snell
Email: bsnell@everbrite.com
Phone: 414-529-7214

Adam Mikels
Email: amikels@everbrite.com
Phone: 414-529-7287

Keisa Stewart
Email: kstewart@everbrite.com
Phone: 414-529-7177

Ricardo Gibbs
Email: rgibbs@everbrite.com
Phone: 414-427-2606

Steve Lowe
Email: slowe@everbrite.com
Phone: 414-529-7652

Detailed Information

Standard Windload
Retainer Type: Hinged
Existing Cab: 57.75"H X 98.25"W
Retainer Quantity: 2
Retainer Size: 57.375"H X 97.875"W
Retainer VO: 53.375"H X 93.875"W
Area: 39 SQ FT
Retainer Color: Sky White

Detail 1: Logo
VO: 53.375"H X 44"W
Tesoro Logo Flat Face
Color Specifications:
Digitally Printed

Detail 2: Priceline
VO: 53.375"H X 47.875"W
Digit Type: Lumidigit 4 (Flat Faces)
Priceline 1: Red 16", Stacked
---
1 - 20 Amp Circuit(s) @120V Required
LEDs Total Draw: 1 Amps@120V

Est. Crated Weight: 410 pounds
Crate HxLxW: 71x105x21"
Freight Class: 175

Everbrite

DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.
These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: Tesoro		Description:
Project No: PP524822A	Scale: N/A	
Date: 06/17/2025	Drawn By: BF	
Location & Site No: 18100 Sloane Ave, Lakewood, OH, 44107-3108		Version:1

Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.

Please read carefully, check appropriate box and fax back to Everbrite:

- ❑ Sketch OK as is
- ❑ New Sketch Required

LANDLORD SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

MARATHON
MARATHON
self serve
Clothes & Shoes
CLIFF TOWERS MARATHON
MARATHON
OPEN

MARATHON
self serve
West Clifton

MARATHON
Gasolines with
STP
Additives
REGULAR
2.99 9

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

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F: (216) 529-5907
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Application Cover Page

Docket No.: 11-95-25

Permit No.: BBS25-000105

Applicant Name: Brandon Hall, Decent Shape

Project Address: 15701 Detroit Ave.

Project Name: Decent Shape Strength + Wellness Studio

Project: Applicant proposes vinyl signage on the windows and door.

15701 Detroit Ave Signage - Decent Shape Inbox x

Jim Miketo
to me

Hi,

I approve of all of Decent Shape's updated awnings and window graphics.

Thanks,
Jim Miketo, Landlord and Property Owner of 15701 Detroit Ave

Text 2.8” h plus descenders

(.com is the widest line to determine height for all text)

Cost $240 installed plus tax for all

*Permits are not included if needed

strong body.

sound mind.

decent shape.

strength + wellness studio

thedecentshape.com

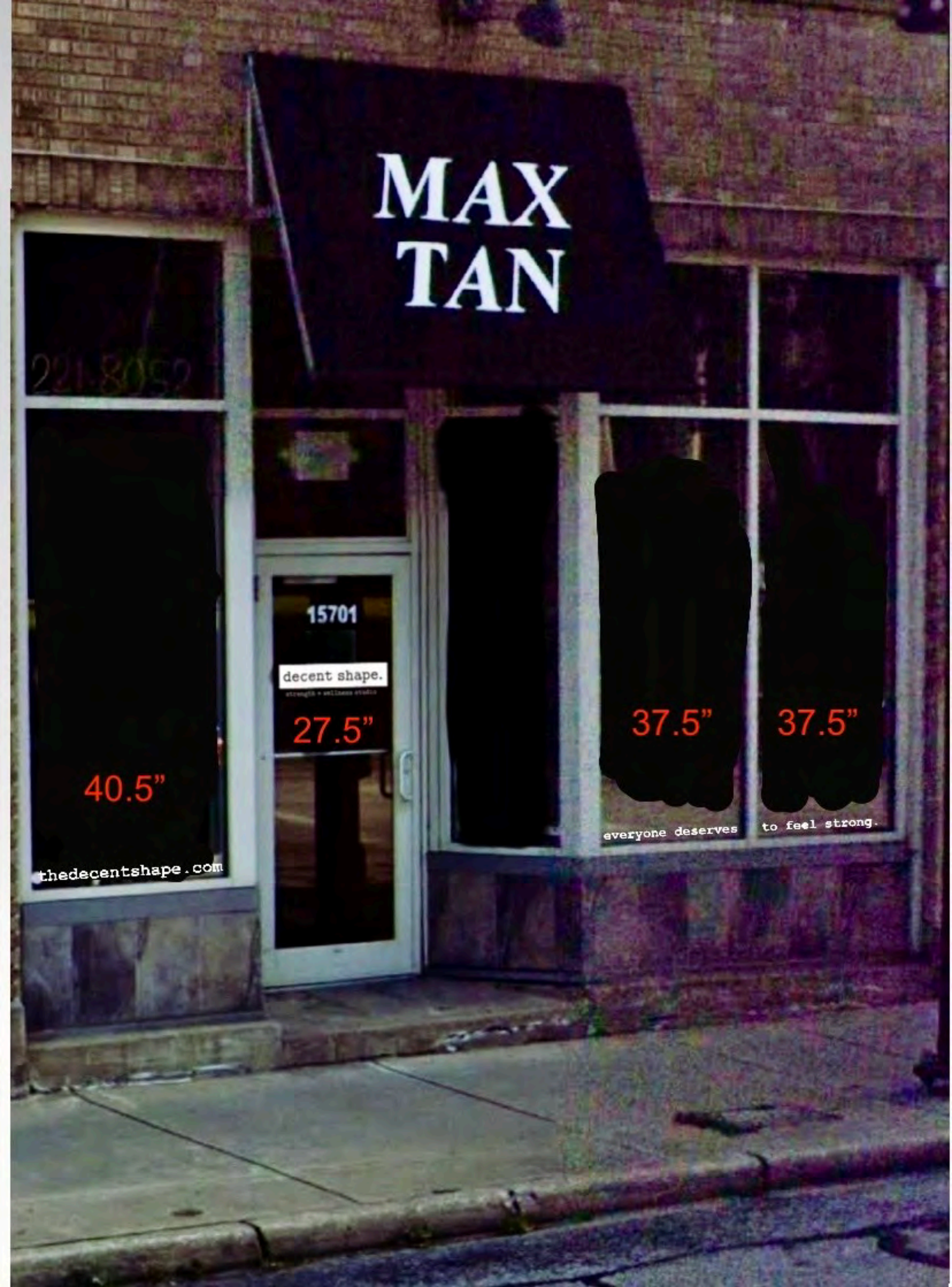
@decent.shape

train for life.

everyone deserves

to feel strong.

41”
strong body.
41”
sound mind.
© 2024 Google


MAX
TAN
15701
decent shape.
27.5”
40.5”
thedecentshape.com
37.5”
37.5”
everyone deserves
to feel strong.

MAX
TAN
40.5”
15701
decent shape.
27.5”
40.5”
train for life.
@decent.shape

strong body.

Detroit
NO TURN ON RED
sound mind.

thedecentshape.com
decent s
strength + wellne
Westwood
Summit
REP

15701
decent shape.
strength + wellness studio

@decent.shape

15701
train for life.

everyone deserves

to feel strong.
SHOW
UP
WITH
JO

Window 1 Text: strong body.

Window 2 Text: sound mind.

Window 3 Text: @decent.shape *(would love to add the little instagram logo next to it if possible!)*

Window 4 Text: train for life.

Window 5 Text: thedecentshape.com

Window 6 Text: everyone deserves

Window 7 Text: to feel strong.

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.: 11-96-25

Permit No.: BBS25-000110

Applicant Name: Cory Kaschel, Vital Bean Cafe

Project Address: 13320 Madison Ave.

Project Name: Vital Bean Cafe

Project: Applicant proposes vinyl graphics in the front window.

COMMERCIAL LEASE AGREEMENT
(State of Ohio – Simple Gross Form)

This Commercial Lease Agreement ("Lease") is made and entered into as of _June 9, 2025_____, 2025 (the "Effective Date"), by and between TRAINOO LLC, an Ohio limited liability company ("Landlord"), and _____, an Ohio _____ (individually and collectively, "Tenant").

Landlord and Tenant agree as follows:

1. PREMISES
   Landlord leases to Tenant and Tenant rents from Landlord approximately 1,000 rentable square feet known as **Storefront East** in the building located at 13322 Madison Avenue, Lakewood, Ohio 44107 (the "Premises"), as outlined on Exhibit A.

2. TERM
   2.1 **Length.** Five (5) years commencing on the "Rent Commencement Date" (defined below) and expiring five (5) years thereafter (the "Term").
   2.2 **Delivery.** Landlord shall deliver the Premises in broom-clean condition with all Building systems serving the Premises in working order ("Delivery Date"). Target Delivery Date is June 15, 2025, but the actual Delivery Date is the date the Lease is fully executed and keys delivered.
   2.3 **Rent Commencement.** Base Rent begins sixty (60) days after the Delivery Date.

3. USE
   The Premises shall be used solely as a retail coffee shop operating under the name "Vital Bean Café" and for no other purpose without Landlord’s prior written consent (not to be unreasonably withheld).

4. RENT
   4.1 **Base Rent.** Tenant shall pay Landlord gross monthly Base Rent as follows:

Lease Year	Monthly Base Rent
1	$1,500.00
2	$1,545.00 (3 % increase)
3	$1,591.35 (3 % increase)

4	$1,639.09 (3 % increase)
5	$1,688.26 (3 % increase)

Rent is due on or before the first day of each calendar month without offset or deduction.
4.2 **Base-Year Stop.** Landlord shall pay building insurance, real estate taxes, common-area maintenance, and water/sewer through the 2025 calendar year ("Base Year"). Tenant shall reimburse Landlord for Tenant's proportionate share of increases **(only for water and sewer)** in such expenses above the Base Year.

5. SECURITY DEPOSIT
   Upon signing, Tenant shall deposit with Landlord **Two Thousand Five Hundred Dollars ($2,500.00)** as security for Tenant's obligations. Landlord may apply the deposit toward unpaid sums or damages; any balance will be returned within thirty (30) days after Tenant vacates and cures all defaults.

6. LANDLORD'S WORK; HVAC
   6.1 **HVAC Installation.** Landlord will make commercially reasonable efforts to replace the existing Reznor heater with a mini-split HVAC system prior to the Rent Commencement Date, subject to permitting and availability of equipment. **Tenant acknowledges that such installation work may extend for a reasonable period after the Delivery Date, and Landlord shall complete it as soon as reasonably practicable.** If installation proves infeasible in Landlord's reasonable judgment, Landlord may install a comparable heating and cooling solution providing similar capacity.
   6.2 **Condition.** Other than the work in Section 6.1, Landlord is not obligated to perform any additional work.

7. TENANT'S WORK
   Tenant, at its sole cost, will design, permit, and construct all interior finishes, furniture, fixtures, equipment, and trade dress necessary for its business, in compliance with applicable codes. Plans must be submitted to Landlord for reasonable approval prior to commencement. Tenant shall obtain lien waivers from all contractors.

8. MAINTENANCE & REPAIRS
   8.1 **Landlord.** Landlord shall maintain the roof, exterior walls, structural elements, and Building systems outside the Premises.
   8.2 **Tenant.** Tenant shall keep the interior of the Premises, including the HVAC equipment serving the Premises, in clean, safe condition and perform all routine maintenance and filter replacements per manufacturer's guidelines.

9. UTILITIES

9.1 **Transfer & Responsibility.** Immediately upon execution of this Lease, Tenant shall establish utility accounts for **both electric and gas** in Tenant's own name and thereafter pay all charges directly to the utility providers.

9.2 **Water/Sewer.** Water and sewer service is provided by Landlord during the Term, subject to Section 4.2 (Base-Year Stop).

9.3 **Interruption.** Temporary interruption of utilities not caused by Landlord's gross negligence shall not constitute a constructive eviction or entitle Tenant to abatement.

10. INSURANCE

10.1 **Tenant Coverage.** Tenant shall, at its expense, maintain (i) commercial general liability insurance with limits not less than $1,000,000 per occurrence and $2,000,000 aggregate, naming Landlord as additional insured, and (ii) property insurance covering Tenant's personal property and improvements.

10.2 **Certificates.** Certificates evidencing coverage shall be delivered to Landlord prior to occupancy and upon renewal.

11. SIGNAGE

Tenant may install storefront signage, at its cost, subject to (i) Landlord's reasonable aesthetic approval, and (ii) obtaining any required city permits or approvals.

12. ASSIGNMENT & SUBLETTING

Tenant may sublease or assign this Lease with Landlord's prior written consent, which shall not be unreasonably withheld, conditioned, or delayed. Any assignment must be to a party of equal or better financial strength and for a use consistent with Section 3.

13. DEFAULT & REMEDIES

If Tenant fails to pay rent within ten (10) days after written notice or otherwise defaults and fails to cure within thirty (30) days (or promptly commence cure of a non-monetary default), Landlord may terminate the Lease, recover the Premises, and pursue all remedies at law or in equity.

14. INDEMNITY

Tenant shall indemnify, defend, and hold Landlord harmless from all claims arising from Tenant's use of the Premises or breach of the Lease, except to the extent caused by Landlord's gross negligence or willful misconduct.

15. QUIET ENJOYMENT

Provided Tenant is not in default, Tenant shall peacefully enjoy the Premises without interference from Landlord or parties claiming through Landlord.

16. GOVERNING LAW
This Lease shall be governed by and construed in accordance with the laws of the State of Ohio.

17. ENTIRE AGREEMENT
This Lease constitutes the entire agreement between the parties and may be amended only in writing signed by both Landlord and Tenant.

18. NOTICES
All notices shall be in writing and deemed given when delivered in person, by certified mail (return receipt requested), or by nationally recognized overnight courier to the addresses below, or such other addresses as either party designates in writing.

19. MISCELLANEOUS
19.1 **Successors.** This Lease binds and benefits the parties and their respective successors and permitted assigns.
19.2 **Severability.** If any provision is held invalid, the remainder of the Lease shall remain in effect.
19.3 **Counterparts.** This Lease may be executed in counterparts, each constituting an original.

IN WITNESS WHEREOF, the parties have executed this Lease as of the Effective Date.

LANDLORD: Trainoo LLC TENANT:

By: _____ G. Hayek ____ By: _____

Name: ___George Hayek_____ Name: _____
Title: _____Landlord_____ Title: _____
Date: _____June, 9, 2025_____ Date: _____

Exhibit A – Floor Plan (**Storefront East –** approx. 1,000 RSF)

(Attach drawing)

Material: Vinyl

Size of front window: 8′1″ x 6′6″

Size of vinyl decal: 3″ x 4″

223

S

Special Vinyls Unit

Share your name and photo?
Cory Kaschel

Share

Ok I think we can use it now.

That looks great!

Thank you.
I know you have a lot going on. Have you decided placement and what you want it to say?

223

S

Special Vinyls Unit

Share your name and photo?
Cory Kaschel

Share

Ok! Thank you

VITAL BEAN
COFFEE

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

Application Cover Page

Docket No.: 11-97-25

Permit No.: BBS25-000116

Applicant Name: David J. Maniet AIA, Maniet Architects

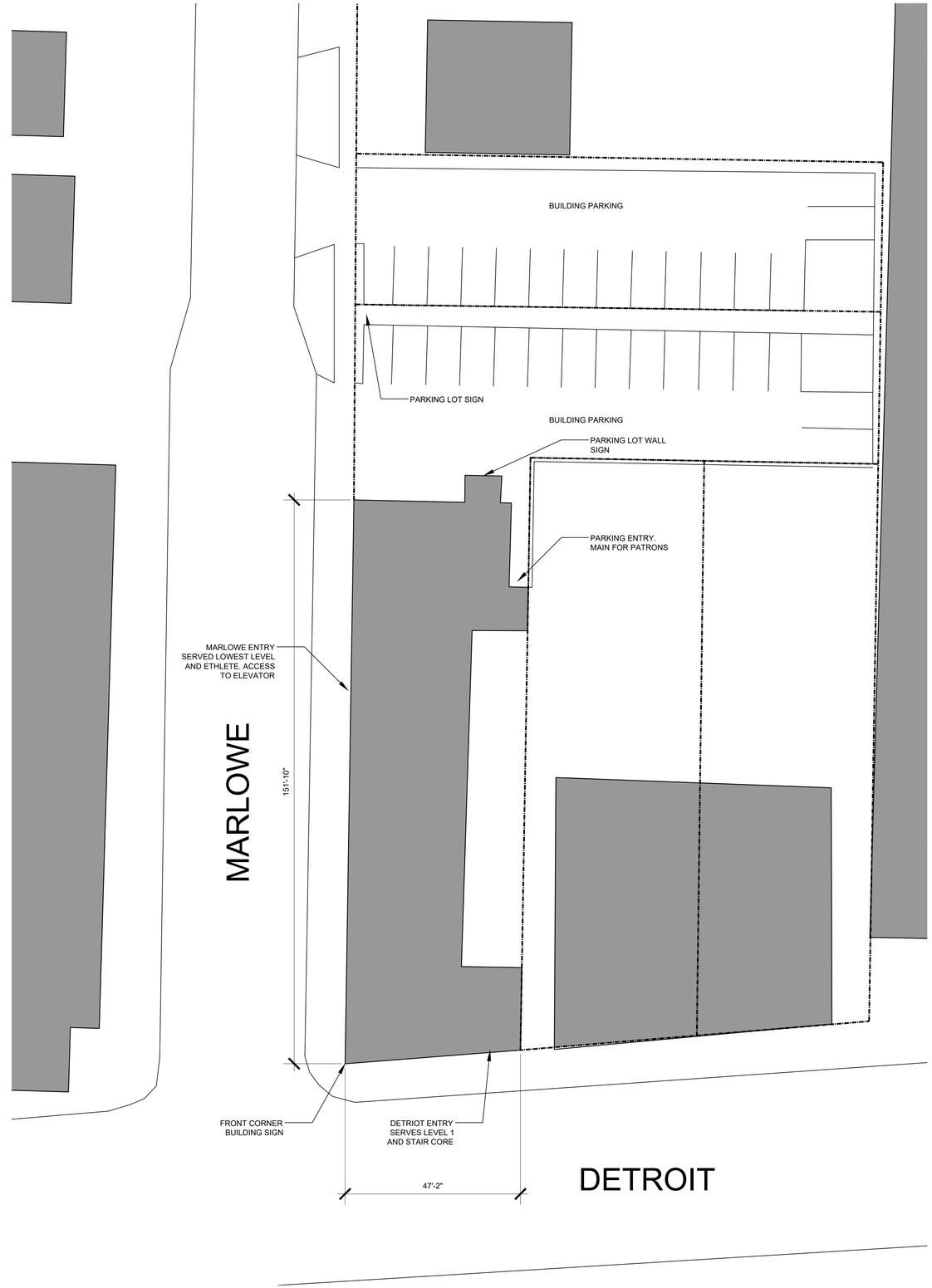
Project Address: 14414 Detroit Ave.

Project Name: Marlowe Exchange Building

Project: Applicant proposes a comprehensive sign package.

Front Photo Existing

Rear Photo Existing



Site Plan

7/16" = 1'-0"

SITE PLAN NOTES:

PROPERTY LINES LOCATED FROM CLIENT PROVIDED SURVEY AND CUYAHOGA COUNTY GIS DATA.

NO CHANGES TO BUILDING FOOTPRINT. SITE PLAN FOR INFORMATIONAL PURPOSES ONLY

MA
MANIET ARCHITECTS
4 1 2 . 7 2 0 . 0 4 2 4
DavidJManiet@gmail.com

Name / Project Address
The Marlowe Building
14414 Detroit Avenue
Lakewood, Ohio 44107

Issue for Sign Review	Sheet S1
Date 11/2/2025	
Drawn By DJM	

Parking Area Wall Sign

Building Identification Sign - 6'8" x 3'6" - 23.33 sqft
Tenant Blocks - 1'x2' - 2sqft x 10 = 20sqft
Metal with vinyl letters

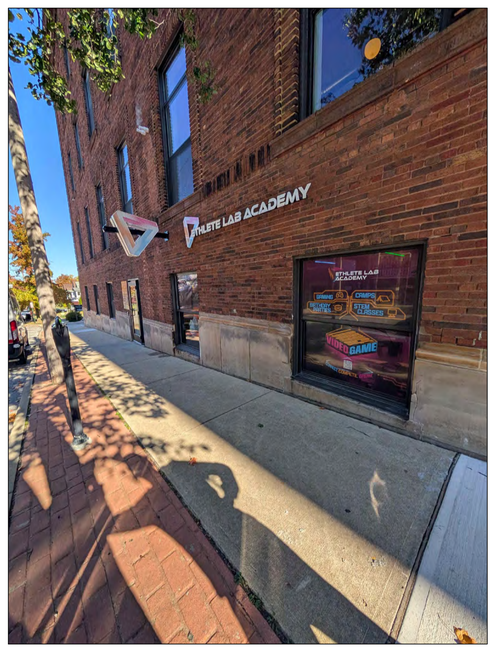
Parking Lot Wayfinding Sign

Parking Lot Sign - 4'x3' = 12sqft (each side)
3' Posts off grade
3" sq posts
Metal with Vinyl Letters

Parking Lot Wayfinding Sign

Marlowe Building Entry Door

Building Directory - 3'6"x 2'6" - 8.75sqft
Door Sign - 2'x1' = 2sqft



Ethlete Signage

Previously approved. Shift location away from door
Bracket - 3'x3' = 9sqft each side
Wall - 2'x10' = 20sqt

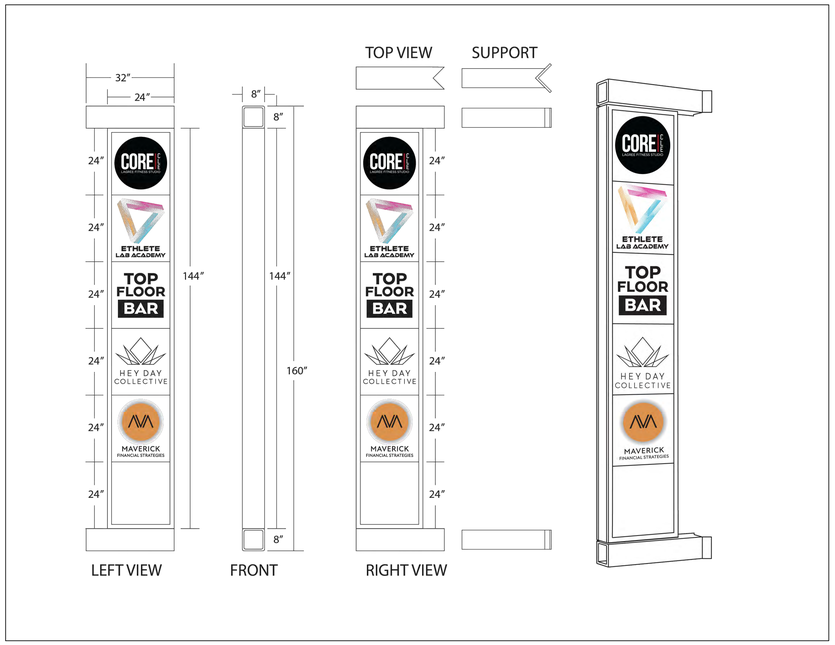
Detroit Building Entry Sign

Building Directory - 1'10"x3'6" - 6.5sqft

MA
MANIET
ARCHITECTS
4 1 2 . 7 2 0 . 0 4 2 4
DavidJManiet@gmail.com

Name / Project Address
The Marlowe Building
14414 Detroit Avenue
Lakewood, Ohio 44107

Issue for	Sheet
Sign Review	S2
Date 11/2/2025	
Drawn By DJM	

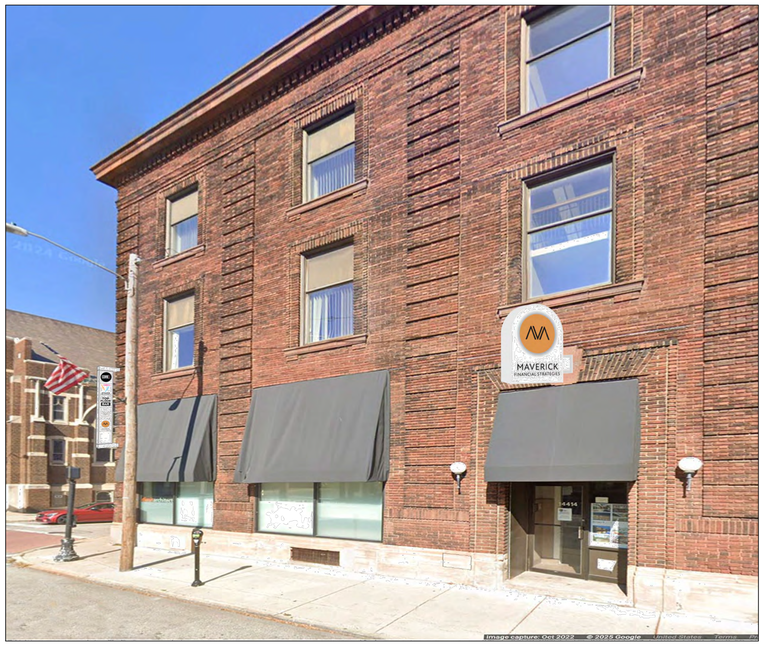


Building Directory Blade

Building Identification Sign - 12' x 2' - 24 sqft each side
White for visual - Signage to be black to match the building

Marlowe Building Entry Door - Maverick

Blade Sign - 3' x 3'6" = 10.5sqft each side



Front Signs

Corner building directory sign to align with second floor windows
Maverick Sign to center on keystone
Front Tenant window vinyl along top face of tenant windows - White vinyl 8" tall across 20' windows
Business name and contact#

Signage Summary - Comprehensive Sign Plan

Parking Lot Directory	43.3 sqft
Lot Sign	12 sqft each side
Marlowe Door	10.75 sqft
Ethlete	20 sqft(Wall)
	9 sqft(Blade each side)
Detroit Door	6.5 sqft
Maverick Blade	10.5 sqft each side
Maverick Window	13 sqft
Building Blade	24 sqft each side

MA
MANIET ARCHITECTS
4 1 2 . 7 2 0 . 0 4 2 4
DavidJManiet@gmail.com

Name / Project Address
The Marlowe Building
14414 Detroit Avenue
Lakewood, Ohio 44107

Issue for Sign Review	Sheet S3
Date 11/2/2025	
Drawn By DJM	

THE
MARLOWE
EXCHANGE
EST. 2025
HEYDAY COLLECTIVE 301
jessica constantine PHOTOGRAPHY 203
INTERIORS BY MADELINE 201
CORE CLE 103
LAGREE FITNESS STUDIO
MAVERICK FINANCIAL STRATEGIES 101
ATHLETE LAB ACADEMY LL
REPUBLIC SERVICES
440-458-5191
RepublicServices.com

THE
MARLOWE
EXCHANGE
EST. 2025
PARKING

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Architectural Board of Review •
Sign Review Board

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planning@lakewoodoh.gov

Application Cover Page

Docket No.: 11-98-25

Permit No.: BBS25-000103

Applicant Name: Adrian Elliott, Red Door Living

Project Address: 18240 Detroit Ave.

Project Name: Chelsea Apartments

Project: Applicant proposes a living evergreen barrier to screen the Dumpster.

Madam Gupta

RED DOOR LIVING

216-221-2763
adrien@reddoorliving1.com

14555 Madison Ave.,
Suite 102
Lakwood, Ohio 44107

October 1, 2025

Architectural Board of Review

RE: approval of a compact hedge of live evergreen vegetative barrier by the trash dumpster for the CHELSEA APARTMENT BUILDING AT 18240 DETROIT.

We are requesting approval to install planters containing 3 arborvitae or cypress trees along the Phelps side of our dumpster. Additionally, we would plant 3 arborvitae or cypress trees in the area adjacent to the entry drive off of Phelps. See site plan. Davey Tree recommends both species for pots in our growing zone.

Our dumpster is 200' from Detroit and 26' from the sidewalk in front of Phelps. Screening the view from Phelps is more relevant. Our neighbors view of the dumpster is block by a board on board fence they erected.

We believe this is a better solution than building an enclosure for a few reasons.

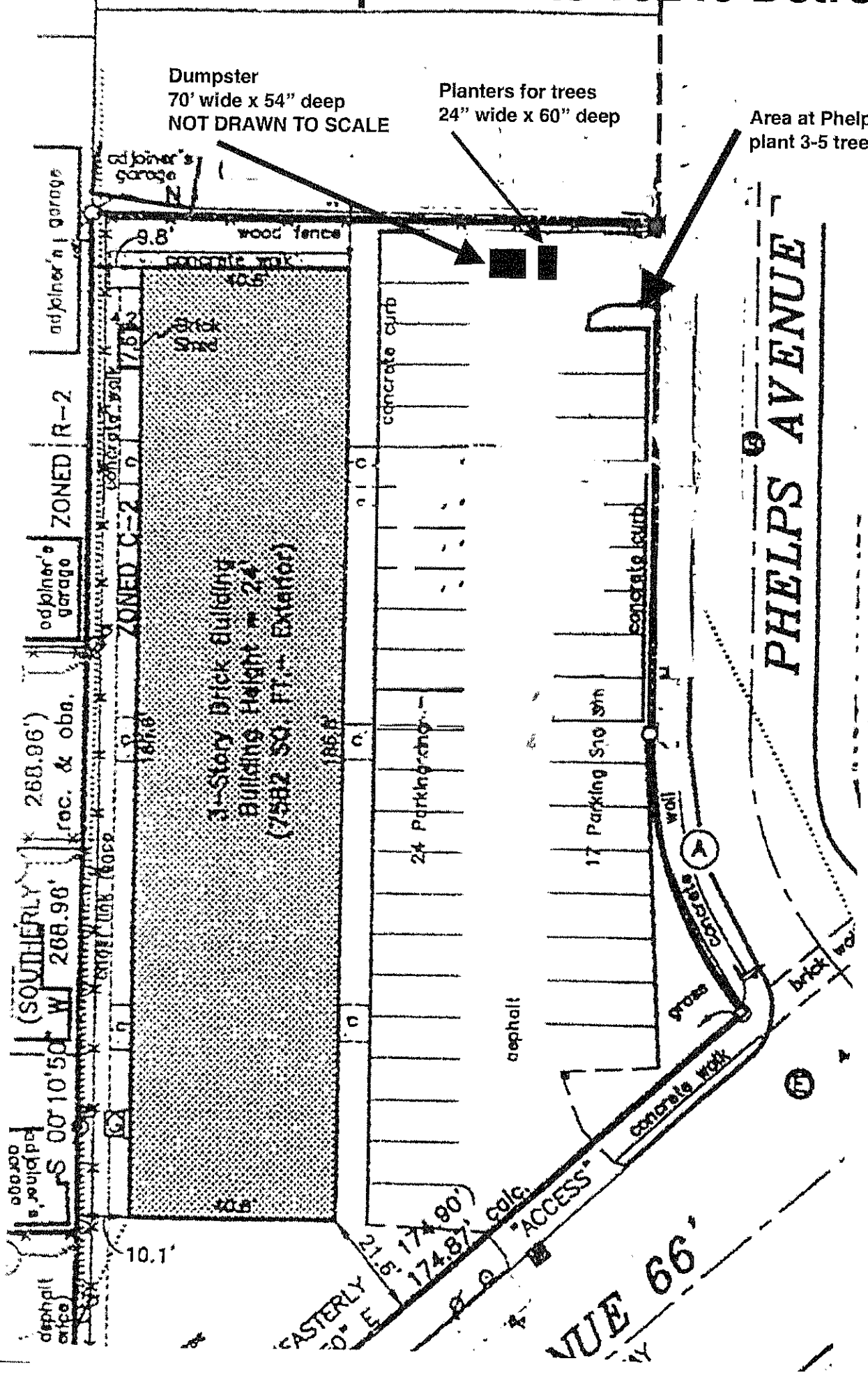
- Residents do not like to touch the gates to get to the dumpster and often leave bags outside of the enclosure or try to throw the trash bags up and over the fence which creates a mess and attracts rodents.
- The opening and closing of the gates for the trash vehicles leads to broken gates, gates left ajar and a general run down appearance. See our attachment of examples.
- Adding greenery to our parking lot area will be a visual enhancement as opposed to a board on board enclosure.

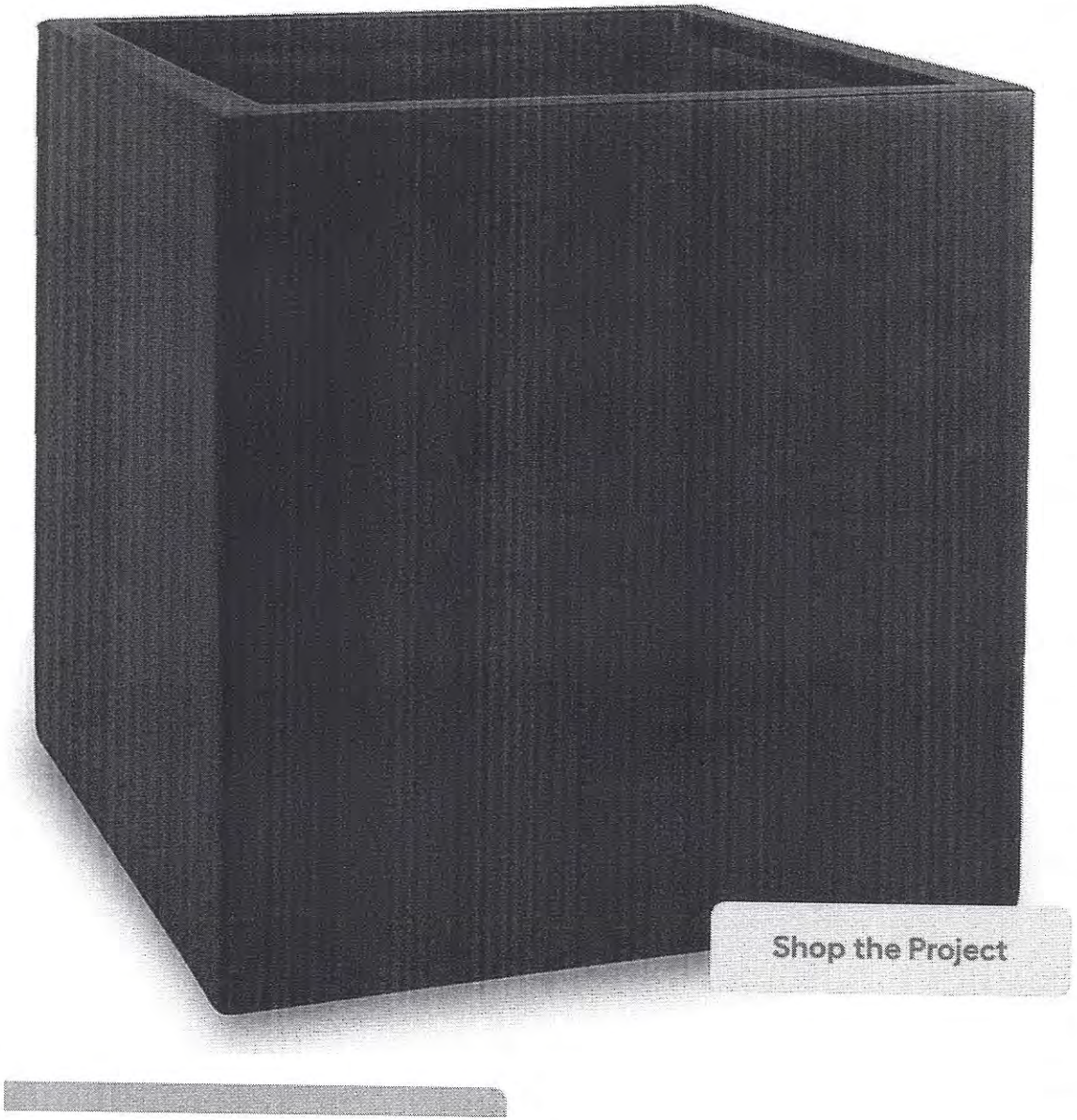
Also attached are examples of the many trash dumpsters around Lakewood that have no enclosure. Are all of these locations being cited to build enclosures? Last year we were required to install back flo preventers on all of our buildings costing over $25k - I understand that was a requirement for everyone. Are trash enclosures a requirement for everyone?

Sincerely yours,

Adrien Elliott

Chelsea Apartments 18240 Detroit





Vasesource Square 23.75-in W x 24.0-in L Black Mixed/Composite Indoor/Outdoor Planter

Item #2464178 | Model #CUBE24BL

4 4

$402.80 When you choose 5% savings on eligible purchases every day. Learn How

OR

$71/mo Sugg with 6 month Learn How

Lowe's Pay Buy Now, Pay Later
$36.30 with 12 monthly payments. **Learn How**

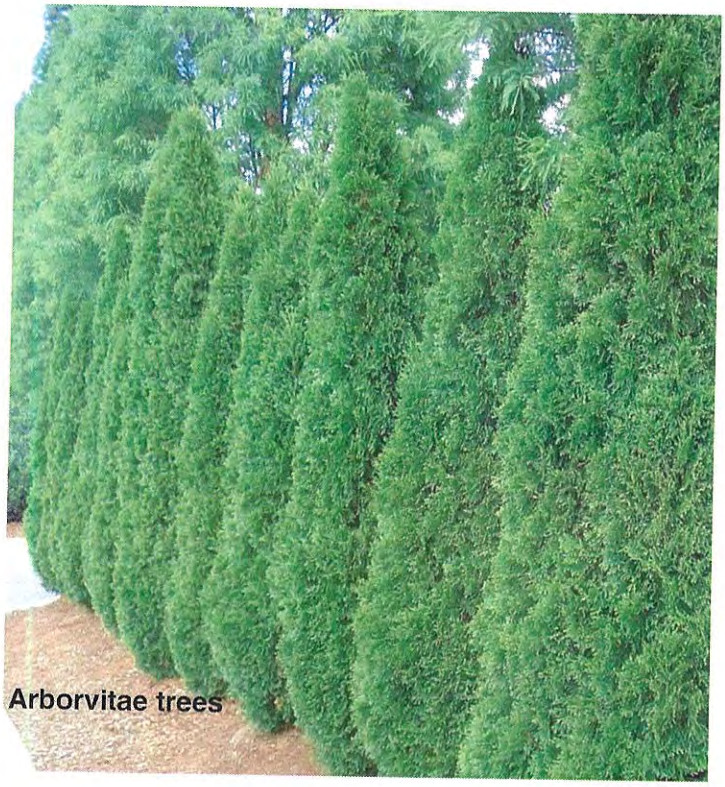
Manufacturer Color/Finish: Black

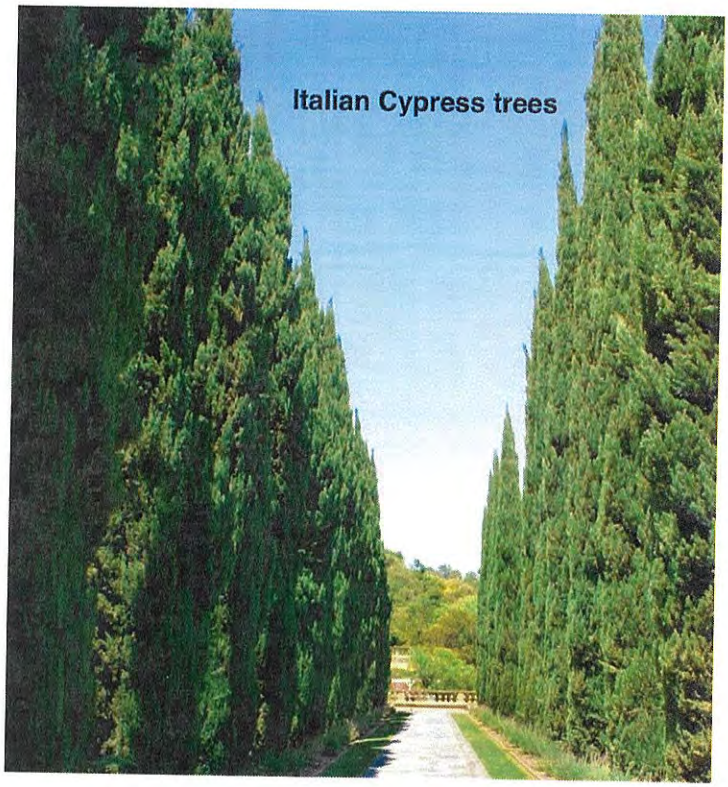
Material samples

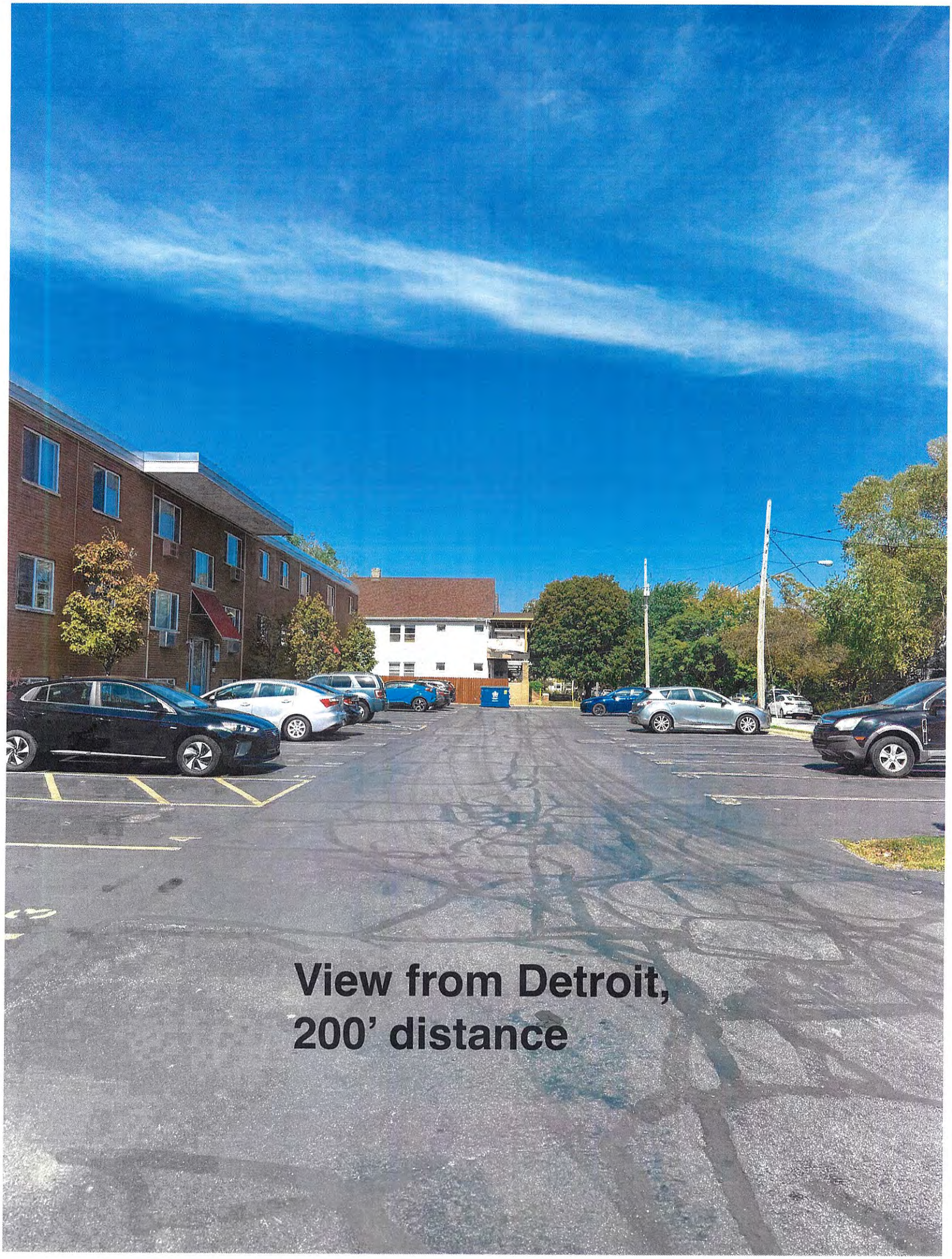
Width (Inches): 23.75

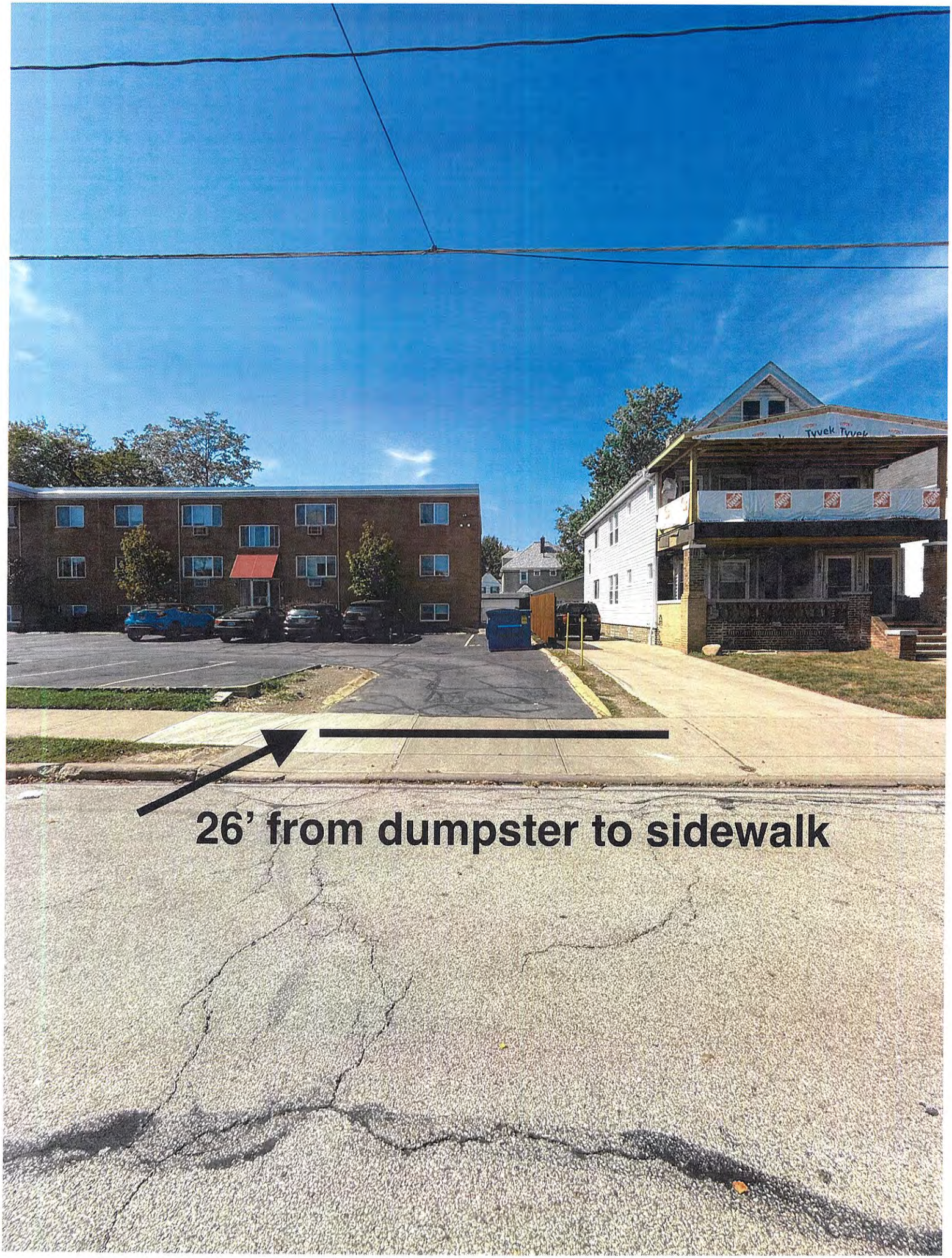
11.75 | 15.75 | 19.75 | 23.75

Height (Inches): 24

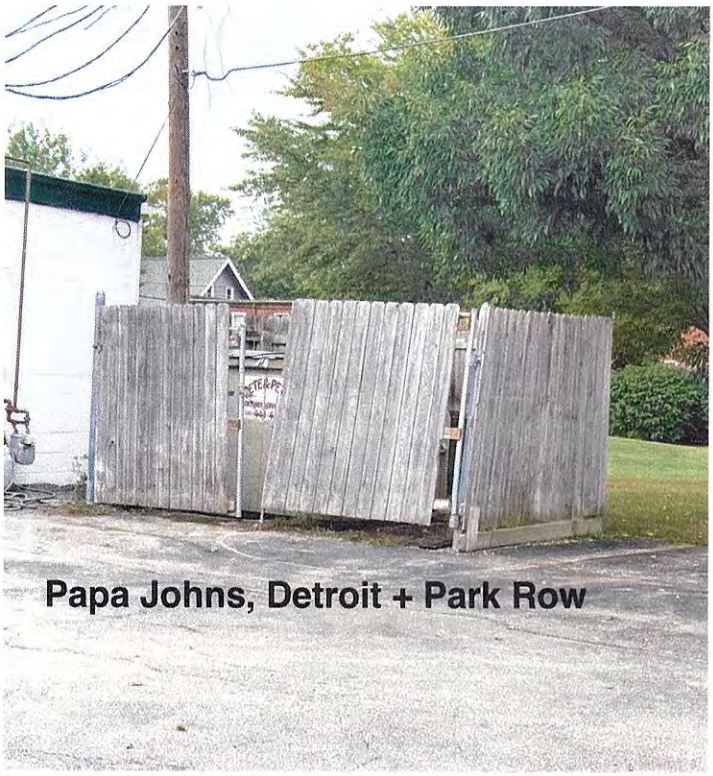

Arborvitae trees


Italian Cypress trees


View from Detroit,
200' distance


Tyvek Tyvek
26' from dumpster to sidewalk

INTEGRITY
REALITY
REPUBLIC
SERVICES
440-458-5191
RepublicServices.com

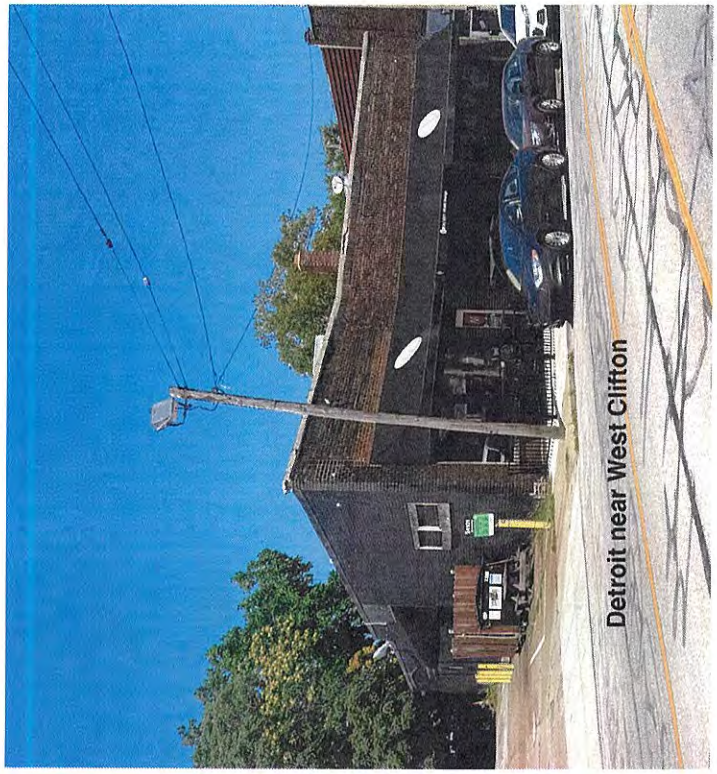


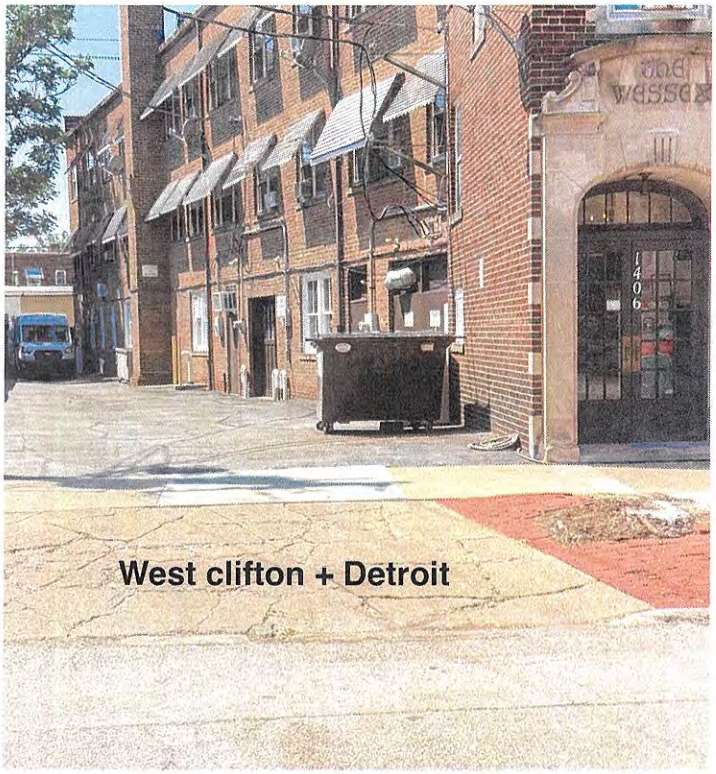
Papa Johns, Detroit + Park Row

Cilantro, Detroit + Park Row

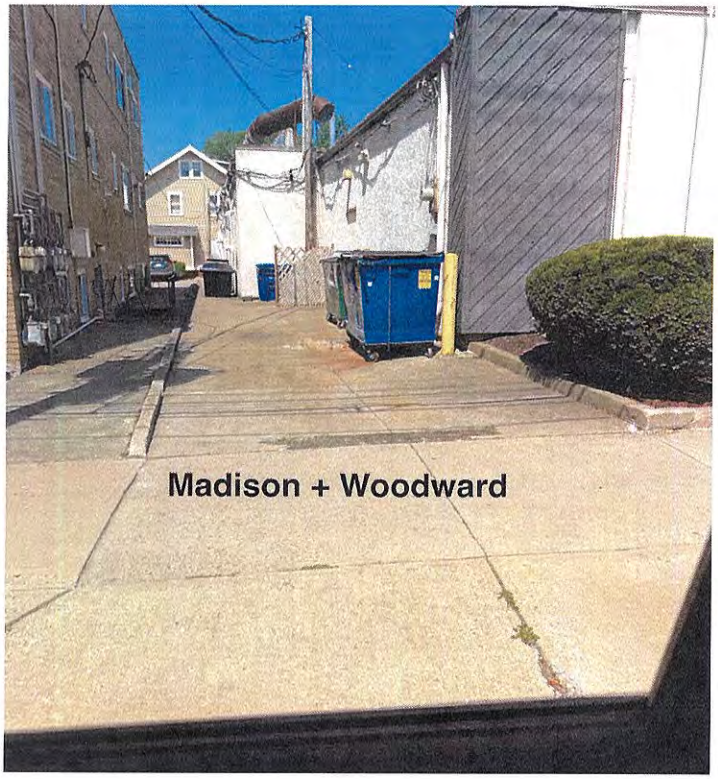
Mercury Lounge

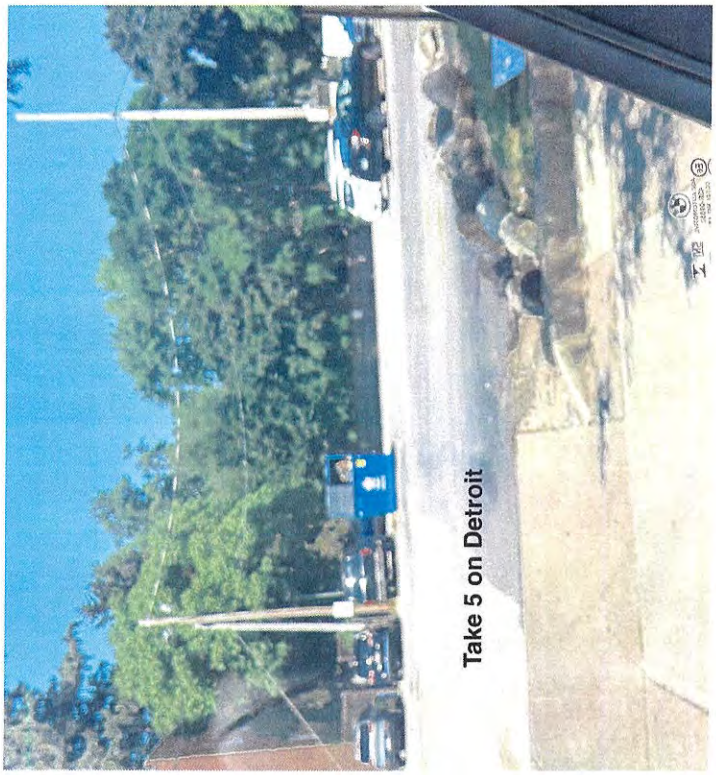
Hungry Howie, Detroit

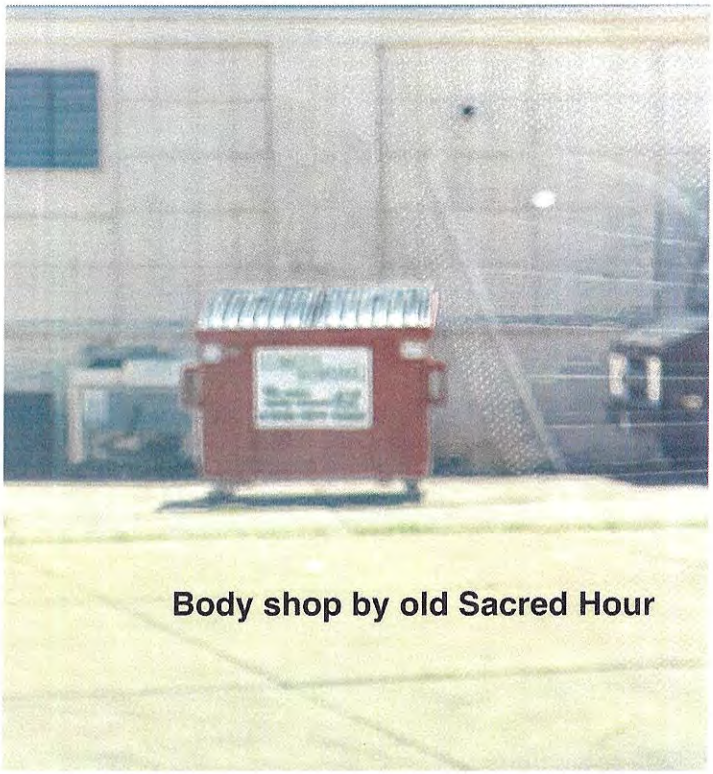

Detroit near West Clifton


West clifton + Detroit

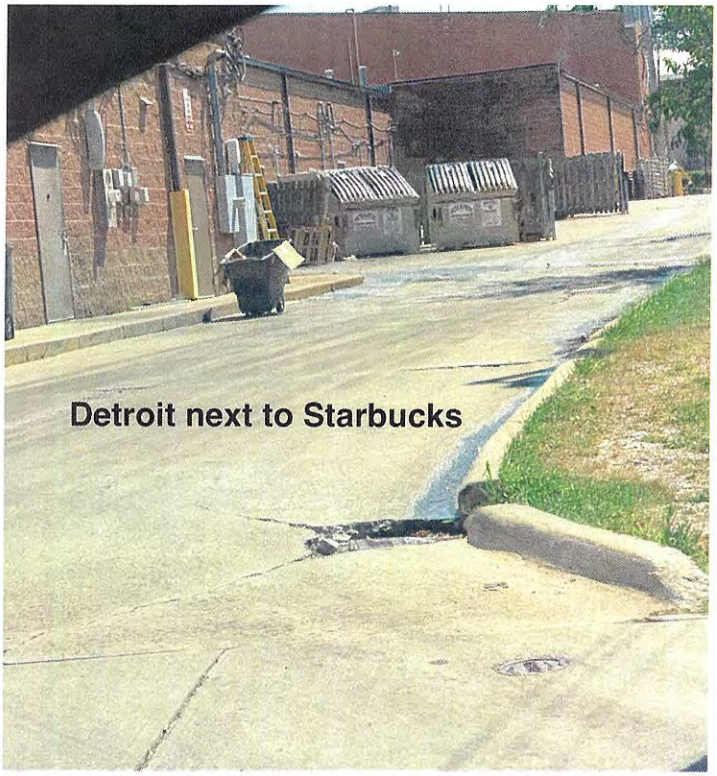
MADISON HOUSE
APARTMENTS


Madison + Woodward


Take 5 on Detroit


Body shop by old Sacred Hour

NO
PARKING
ANY
TIME
Westlake + Detroit


Detroit next to Starbucks

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planning@lakewoodoh.gov

Application Cover Page

Docket No.: 11-99-25

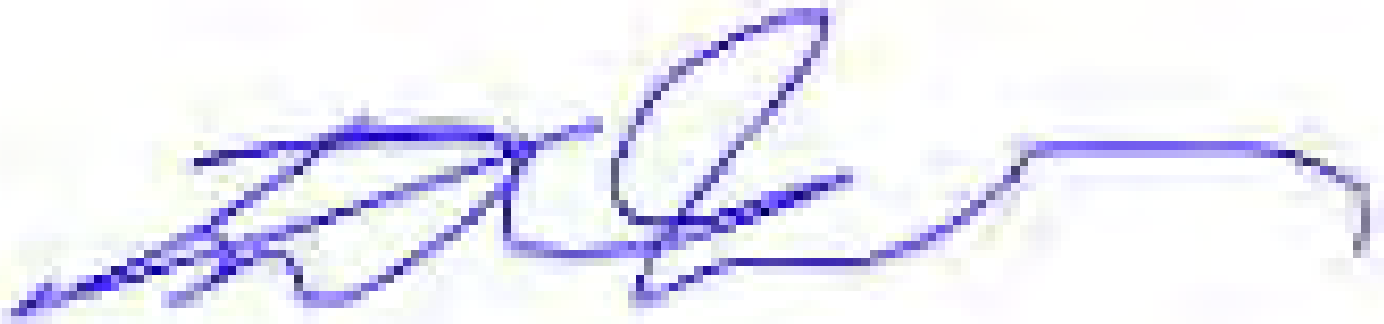
Permit No.: BBS25-000107

Applicant Name: Robert Potocar, Barbera Home Improvement

Project Address: 1375 Lakewood Ave.

Project Name: Apartment Building

Project: Applicant proposes to replace the flat roof with a different style.



GENERAL NOTES:

1. THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL STATE & LOCAL BUILDING CODES
2. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE OWNER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)
3. PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS

BRACED WALL PANEL NOTES:

B.P. BRACED WALL PANEL - 3'-6" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD

I.B.P. INTERIOR BRACED WALL PANEL - 1/2" GYP. BD PER R602.10.5(5), 1/2 HPD EACH SIDE w/ 4 d TYPE S OR W SCREWS PER ASTM C1002 @ 7" o/c @ ALL SUPPORTS

A.B.P. ALTERNATE BRACED WALL PANEL - 2'-0" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1000# MIN. HOLD DOWN EACH END **PANEL#22 OR STD**

P.F.H. PORTAL FRAME W/ HOLD DOWNS BRACED WALL PANEL - 16' MAX. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD 3" o/c AT MID SPAN BRACING & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1000# MIN. HOLDOWN EACH END **PANEL#23 OR STD**

GENERAL STEEL NOTES:

ANCHOR BOLTS:
ASTM 307, GRADE A
PROVIDE WITH STANDARD WASHERS AND NUTS.
GALVANIZE BOLTS WHERE NOTED ON DRAWINGS ACCORDING TO ASTM A153, CLASS C. OVERTAP NUTS TO CLASS 2A FIT BEFORE GALVANIZING, ACCORDING TO ASTM A563
PROVIDE BEVELED WASHERS AT BOLT HEADS OR NUTS BEARING ON SLOPING SURFACES.

DOOR AND WINDOW NOTES:

1. EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH
2. ALL HALF-THRU DOORS SHALL BE SOLID CORE
3. INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR TO ORDERING

GENERAL WOOD TRUSS NOTES:

1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP
2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. NOR DRAWING PANELS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD IN DIMENSION STG. TO ENSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL
6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER
7. ALL ROOF FRAMING 24" O.C.
8. ALL NON-ROOF PITCHED 5:12
9. PROVIDE 1" MIN. AIR GAP AT EAVES W/ INSULATION BAFFLES TYP. AT ALL TRUSS BAYS
10. PROVIDE CONT. RIDGE VENT
11. ALL OVERHANGS 12"

NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER	TOE NAIL (3)-8d
BRIDGING TO JOIST	TOE NAIL EA. END (2)-8d
SOLE PLATE TO JOIST OR BLKG	FACE NAIL 16d @ 16" OC
STUD TO SOLE PLATE	TOE NAIL (4)-8d, END NAIL (2) 16d
TOP PLATE TO STUD	END NAIL (2)-16d
DOUBLE STUDS	FACE NAIL 16d @ 24" OC
DOUBLE TOP PLATES	FACE NAIL 16d @ 16" OC
CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC ALONG EA. EDGE
BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER	16d @ 16" OC ALONG EA. EDGE
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL (2)-16d
CEILING JOISTS TO PLATE	TOE NAIL (3)-8d
CONTINUOUS HEADER TO STUD	TOE NAIL (4)-8d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL (3)-16d
CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL (3)-16d
RAFTER TO PLATE	TOE NAIL (3)-16d
1" BRACE TO EACH STUD AND PLATE	FACE NAIL (2)-8d
BUILT-UP CORNER STUDS	16d @ 24" OC
2" PLANKS	(2)-16d @ EA END
1/2" PLYWOOD ROOF AND WALL SHEATHING	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
3/4" PLYWOOD SUBFLOOR	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
2x MULTIPLE JOISTS - STAGGER @ 19" OC. PNCI @ EA. END ON SPLICE (3) OR FEWER	16d NAILS
(4) OR MORE	1/2" DIA H.S. W/ STANDARD NUT AND WASHERS

FRAMING NOTES:

1. PROVIDE DOUBLE JOISTS UNDER ALL WALLS RUNNING PARALLEL TO JOISTS
2. PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS
3. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. 1510, R602.13
4. PROVIDE POSITIVE CONECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT

ABBREVIATION NOTES:

1. AHJ = Authority Having Jurisdiction
2. CWH = Concrete Washing Area
3. F&I - Furnish & Install
4. FFE = Furniture Fixtures & Equipment
5. GC = General Contractor
6. LF = Linear Feet
7. MAGAP = Match As Closely As Possible
8. M.E.P. = Mechanical (HVAC), Electrical, Plumbing
9. N.C. = Not In Contract (OTB = Over The Rose)
10. PM = Project Manager
11. SF = Square Feet
12. SS = STAINLESS STEEL
13. T&M = Time & Material
14. TBD = To Be Determined
15. TR = Pressure Treated Lumber
16. UNC = Unacceptable
17. U.I. = Unacceptable Inches
18. UNO = Unless Noted Otherwise
19. WP = Weatherproof
20. WPGFCI = Weatherproof GFCI Receptacle
21. AC = Cooling Condensing
22. OTR = Cooling To Remain

EXTERIOR FINISH NOTES:

1. ROOFING TO BE ASPHALT SHINGLES OVER 15# FELT ON 5/8 OSB SHEATHING
2. NEW GUTTERS AND DOWNSPOUTS TO MATCH AND TIE INTO EXISTING AS IS POSSIBLE OR NOTED OTHERWISE.

3D RENDERING FINISH NOTES:

1. RENDERINGS ARE NOT TO SCALE. ALL RENDERINGS ARE FOR ARTISTIC DEPICTION AND REFERENCE ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS
2. FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO APPLICATION

STRUCT. WOOD CONSTRUCTION:

STRUCTURAL SAWN LUMBER
DESIGN VALUES FOR SAWN LUMBER, SIZES 2" THICK & 5" AND WIDER

DFL NO 2 DESIGN VALUES:	SPF NO 2 DESIGN VALUES:
Fbx 1,342 PSI (SINGLE)	Fbx 1,104 PSI (SINGLE)
E = 1,600,000 PSI	E = 1,400,000 PSI
Fc= 625 PSI (PERPENDICULAR TO GRAIN)	Fc= 425 PSI (PERPENDICULAR TO GRAIN)
HEM FIR NO 2 DESIGN VALUES:	SOUTHERN PINE NO 2 DESIGN VALUES:
Fbx 1,278 PSI (SINGLE)	Fbx 1,250 PSI (SINGLE)
E = 1,300,000 PSI	E = 1,600,000 PSI
Fc= 405 PSI (PERPENDICULAR TO GRAIN)	Fc= 565 PSI (PERPENDICULAR TO GRAIN)

TYPICAL FRAMING SHALL BE SPF

LONG SPAN JOIST SHALL BE SPRUCE PINE FIR OR DOUGLAS FIR-LARCH PINE NO. 2 OR BETTER

ALLOWABLE STRESSES FOR SAWN LUMBER SHALL BE IN ACCORDANCE WITH THE EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PLUS SUPPLEMENT, "DESIGN VALUES FOR WOOD CONSTRUCTION" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
DETAIL, FABRICATE AND ERECT STRUCTURAL WOOD IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STANDARDS AND SPECIFICATIONS, THE PROJECT MANUAL AND THESE DRAWINGS.
ALL LUMBER CONNECTORS SHALL HAVE ICC APPROVAL
ALL WOOD USED FOR SILL PLATES, SLEEPERS AND RAILINGS SHALL BE TREATED LUMBER
ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED
ALL SILL PLATES SHALL BE FULL WIDTH OF CONCRETE FOUNDATION OR WALL
REPAIR/REPLACE ALL FRAMING DAMAGED BY MECHANICAL SYSTEMS
ALL WOOD PLATES SHALL BE ANCHORED TO FOUNDATION WALL WITH 1/2" DIA x 16" LONG ANCHOR BOLTS @ 6'-0" O.C. MAXIMUM AND 12" FROM ALL CORNERS- MINIMUM
ALL FABRICATION AND ERECTION PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
DO NOT DRILL OVERSIZE HOLE FOR MORTS WITHOUT ARCHITECTS APPROVAL
ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY
ALL WINDOW AND DOOR HEADERS IN WOOD FRAMED WALLS TO BE 2 2x12's W/1/2" PLYWOOD BASE UNLESS OTHERWISE N

GENERAL PROJECT DATA

- ALL CODES MOVING OVER DWELLING
- RESIDENTIAL BUILDING CODE OF OHIO 1, 2 & 3 FAMILY RESIDENCE
- LOCAL CODES AND ORD MANDED (VERIFY)

USE GROUP CLASSIFICATION: RESIDENTIAL SINGLE-FAMILY

CONSTRUCTION CLASSIFICATION: WOOD FRAME, TYPE 5B, UN-PROTECTED
CLIMATIC AND DEOGRAPHIC DESIGN CRITERIA (301.2)
GROUND SNOW LOAD: 20 PSF

WIND DESIGN SPEED: 115 MPH

WIND EXPOSURE CATEGORY: EXPOSURE B (301.2.1.4)
WIND DESIGN TOPOGRAPHIC EFFECTS: NO
SEISMIC DESIGN CATEGORY: B
SUBJECT TO DAMAGE FROM WEATHERING: SEVERE
SUBJECT TO DAMAGE FROM FROST LINE DEPTH: 42 INCHES
SUBJECT TO DAMAGE FROM TERMITE: MODERATE TO HEAVY
WINTER DESIGN TEMP: 5 DEG
HEATING DEGREE DAYS: 6,351
DEGREES NORTH LATITUDE: 41 DEG 20 MIN
ICE BARRIER UNDERLAYMENT REQUIRED: YES
AIR FREEZING INDEX: 1700
WEATHERING PROBABILITY FOR CONCRETE: SEVERE

301.3 ALLOWABLE STORY HEIGHT (AS PERMITTED BY SECTION 611 TABLED PLUS FLOOR FRAMING HEIGHT)
301.4 DEAD LOADS: THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD WITH CONSIDERATION FOR THE DEAD LOAD OF FIXED SERVICE EQUIPMENT

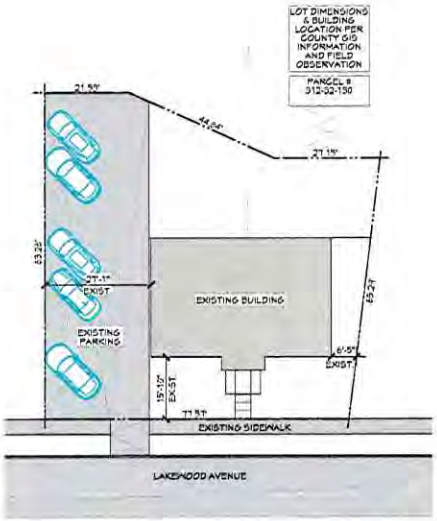
THE FOLLOWING ARE USED FOR TYPICAL DEAD LOADS:
FLOOR JOISTS: 10 PSF
CEILING JOISTS: 10 PSF
ROOF RAFTERS: 20 PSF

LIVE LOADS (301.5)
ATTICS WITHOUT STORAGE: 10
BALCONIES (EXTERIOR) AND DECKS: 40
GUARDRAILS AND HANDRAILS: 200
GUARDRAIL IN-FILL COMPONENTS: 50
ROOMS OTHER THAN SLEEPING ROOM: 40
SLEEPING ROOMS: 30
STAIRS: 40

ROOF LOADS (301.6)
SLOPES UP TO 12:12: 14 PSF
SLOPES @ 12:12: 12 PSF

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS:
RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS: L/180
INTERIOR WALLS AND PARTITIONS: H/180
FLOORS AND PLASTERED CEILINGS: L/360
ALL OTHER STRUCTURAL MEMBERS: L/240
EXTERIOR WALLS - WITH BRITTLE FINISHES: L/120
UNTIES SUPPORTING MASONRY VENEER WALLS: L/600

DEFERRED SUBMITTALS
DEFERRED SUBMITTALS TO BE DESIGNED UNDER THE SUPERVISION OF AN ENGINEER LICENSED IN THE STATE OF OHIO
- ENGINEERED TRUSS DRAWINGS
- ELECTRICAL SYSTEM DRAWINGS
- MECHANICAL SYSTEM DRAWINGS
- NOTARIZED SOIL TESTING LETTER OF EXCAVATING COMPANY ON SITE



SITE PLAN
SCALE: 1" = 15'-0"

DRAWING INDEX

A-1	- GENERAL CONSTRUCTION NOTES - BASELINE STRUCTURAL CRITERIA - SITE PLAN
A-2	- DEMO PLAN
A-3	- EXISTING ELEVATIONS
A-4	- PROPOSED ROOF PLAN - SCHEMATIC ROOF FRAMING PLAN
A-5	- PROPOSED ELEVATIONS
A-6	- WALL SECTIONS - TRUSS TIE DETAIL
A-7	- EXISTING CONDITIONS & PROPOSED RENDERED PHOTOS

PROJECT SQUARE FOOTAGES

(EXISTING)

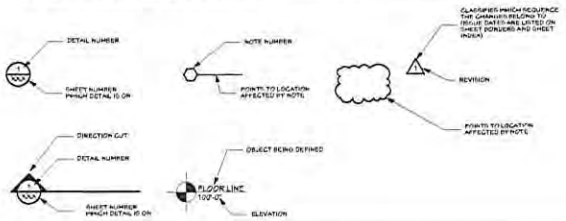
TOTAL LOT AREA	- 6,189 SQ.FT.
FIRST FLOOR LIVING AREA	- 1,419 SQ.FT.
SECOND FLOOR LIVING AREA	- 1,419 SQ.FT.
THIRD FLOOR LIVING AREA	- 1,419 SQ.FT.
TOTAL LIVING AREA	- 4,257 SQ.FT.

SCOPE OF WORK

(ROOF REPLACEMENT FOR EXISTING SINGLE FAMILY)

1. REMOVAL OF EXISTING FLAT ROOF AND AFFECTED EXISTING CEILING
2. INSTALLATION OF NEW ROOF ASSEMBLY INCLUDING NEW WOOD TRUSSES WITH 6:12 SLOPE FINISHED WITH ARCHITECTURAL ASPHALT SHINGLES, UNDERLAYMENT AND ASSOCIATED FLASHING, GUTTERS AND DOWNSPOUT.
3. INSTALLATION OF NEW CEILING ON AFFECTED AREAS, TO BE VERIFY IN FIELD

SYMBOLS LEGEND



CB25-000116
RECEIVED
OCT 06 2025
By Counter Kim

PLANS & DETAILS THIS PAGE:
GENERAL CONSTRUCTION NOTES
BASELINE STRUCTURAL CRITERIA
SITE PLAN

REVODEL FOR:
1375 LAKEWOOD AVENUE,
LAKEWOOD, OH

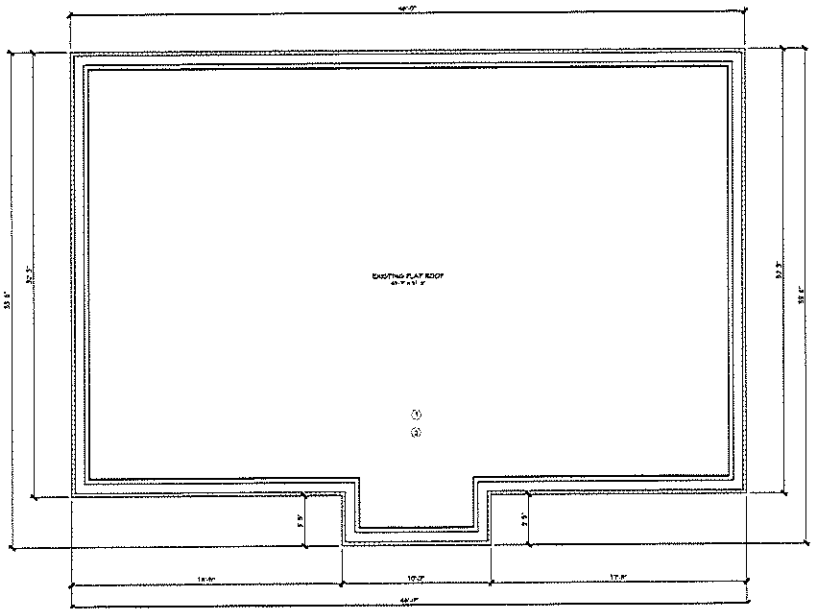
GV DESIGN SERVICES
12401 Rockside Rd. #
Cleveland, OH 25611
(216)219-2455 gsertel@gvdesingdesign.com

Revision Table	
Number	Date

DATE:
10/1/2025

SCALE:

SHEET:
A-1



NOTE SCHEDULE	
1	DEMO FLAT ROOF
2	REMOVE EXISTING GROUND FLOOR CEILING

EXISTING FLAT ROOF DEMO PLAN

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

PLANS & DETAILS THIS PAGE:
FLAT ROOF DEMO PLAN

REVISED FOR:
1375 LAKEWOOD AVENUE,
LAKEWOOD, OH

CONSULTING & DESIGN SERVICES
12401 Rockside Rd #
25611, Cleveland, OH
(216) 215-2469 gabriel@gvdesignservices.com

REVISION TABLE		
NUMBER		DATE

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10/1/2025

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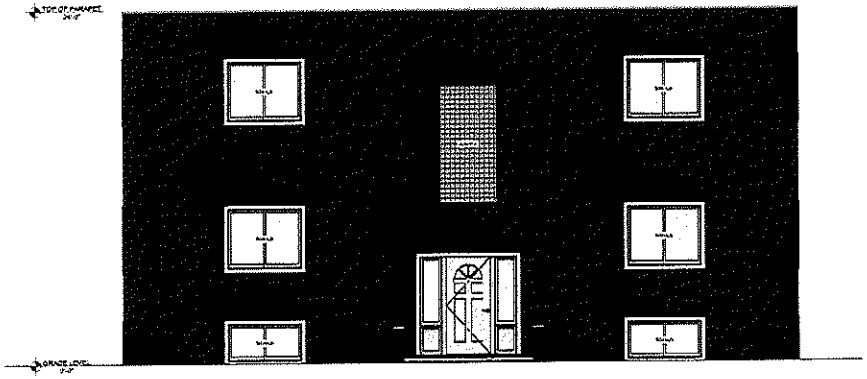
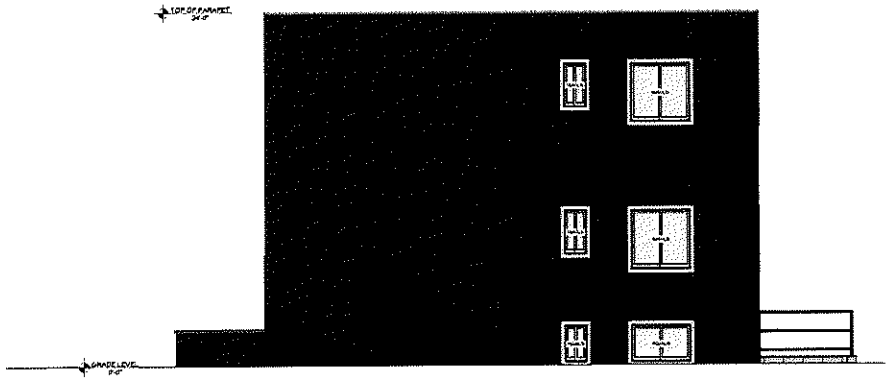
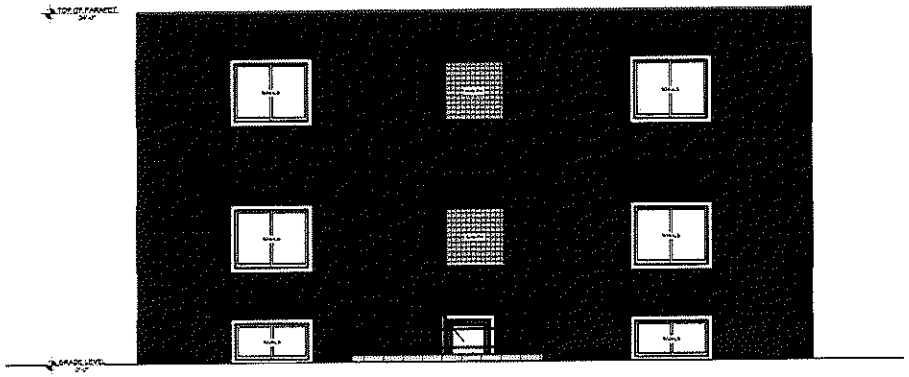
A-2



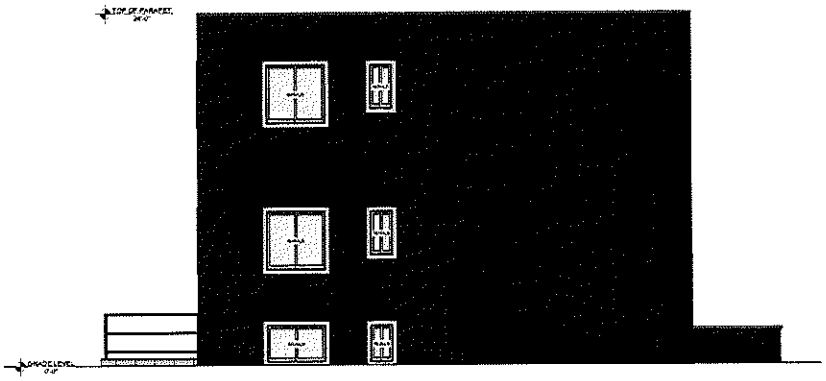
FRONT/WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

PLANS & DETAILS THIS PAGE:
EXISTING ELEVATIONS

REMODEL FOR:
1375 LAKEWOOD AVENUE,
LAKEWOOD, OH

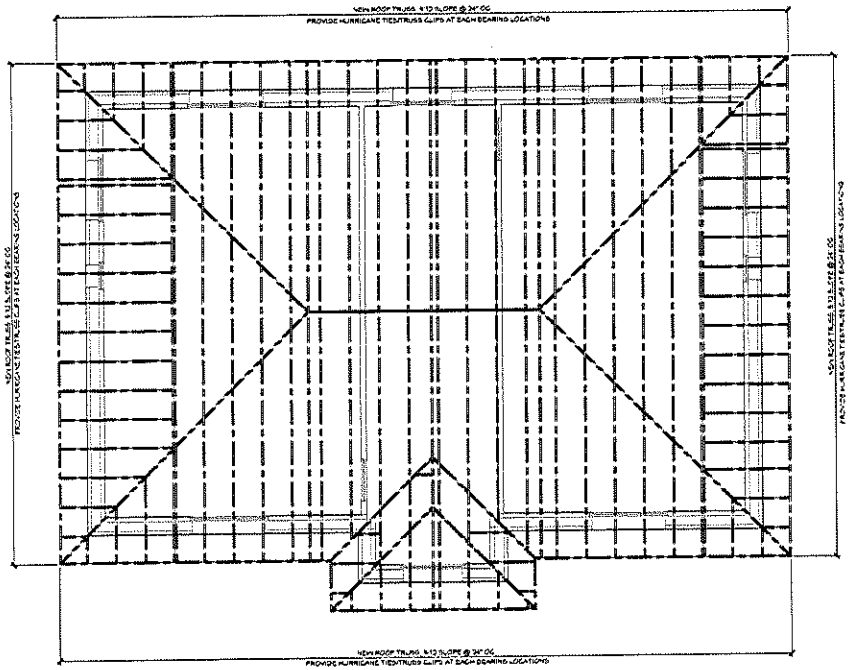
GV ARCHITECTURE & DESIGN SERVICES
12401 Rockside Rd #
25611, Cleveland, OH
(216)-212-2463 general@gvdesigns.com

Revision Number	Type	Date

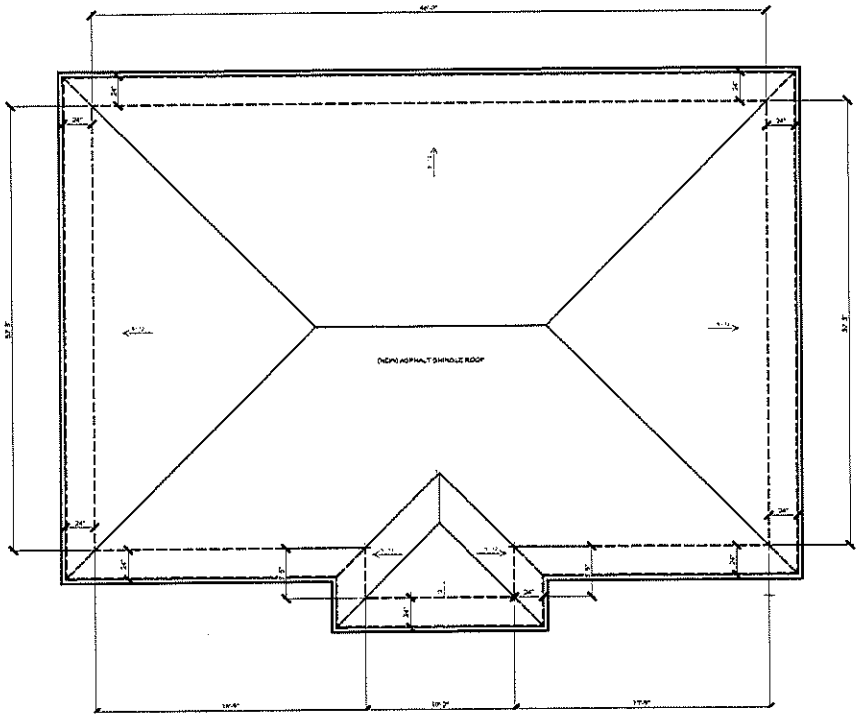
DATE:
10/1/2025

SCALE:

SHEET:
A-3



SCHEMATIC ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



PROPOSED PITCHED ROOF PLAN
SCALE: 1/4" = 1'-0"

PLANS & DETAILS THIS PAGE:
FLAT ROOF DEMO PLAN
PROPOSED ROOF PLAN

REMODEL FOR:
1375 LAKEWOOD AVENUE,
LAKEWOOD, OH

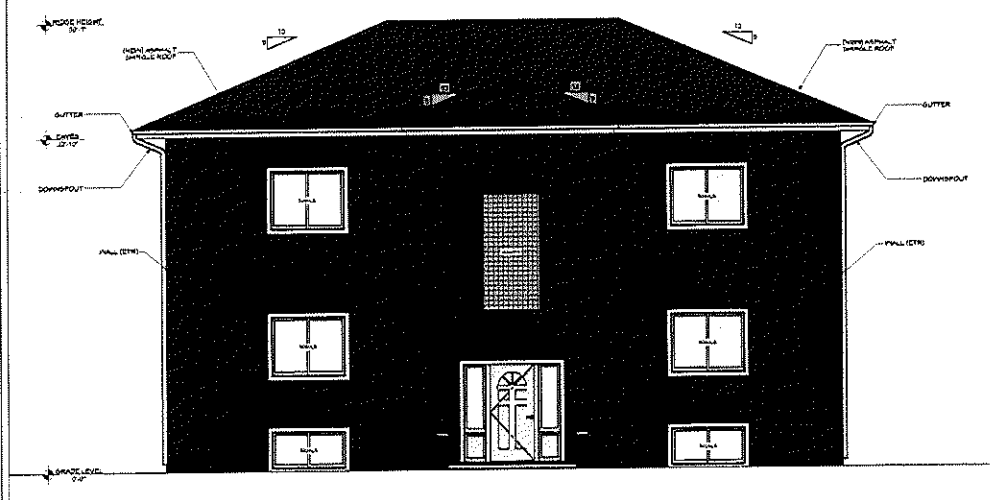
GV Consulting & Design Services
12401 Rockside Rd. #
28611, Cleveland, OH
(216)210-2413 gerard@gvdesigndesign.com

Revision	Date

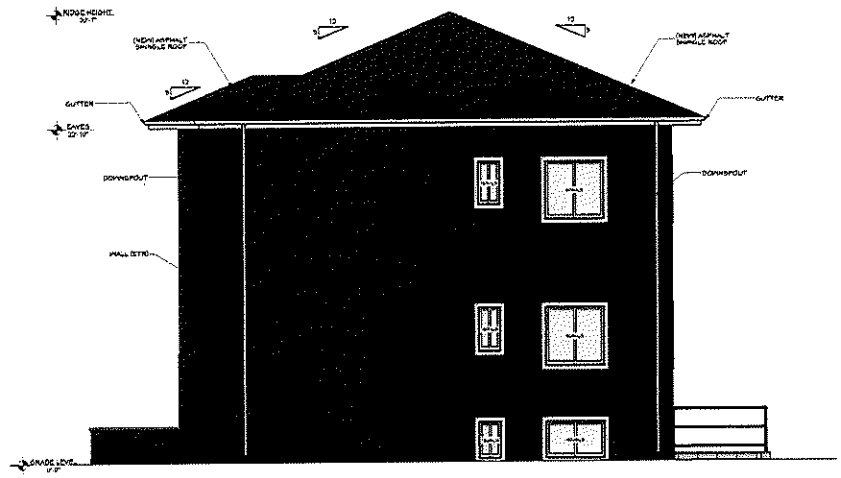
DATE: 10/1/2025

SCALE:

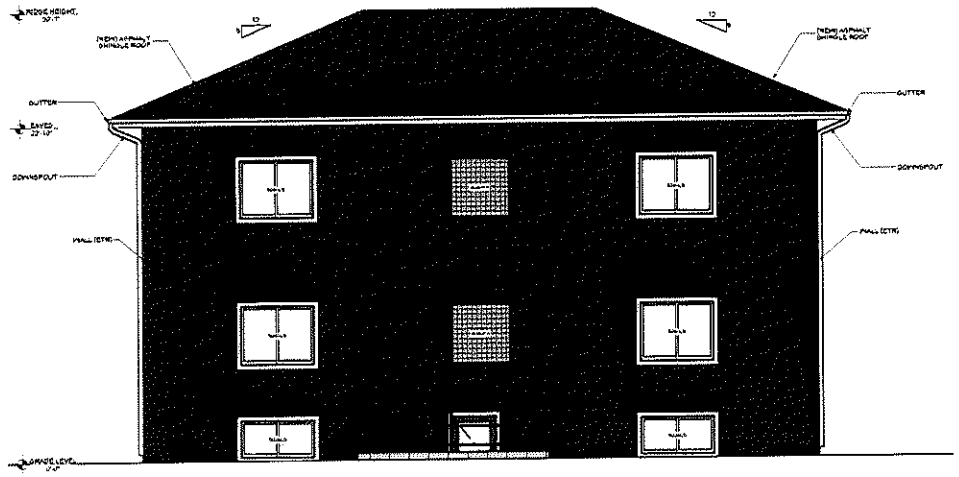
SHEET: A-4



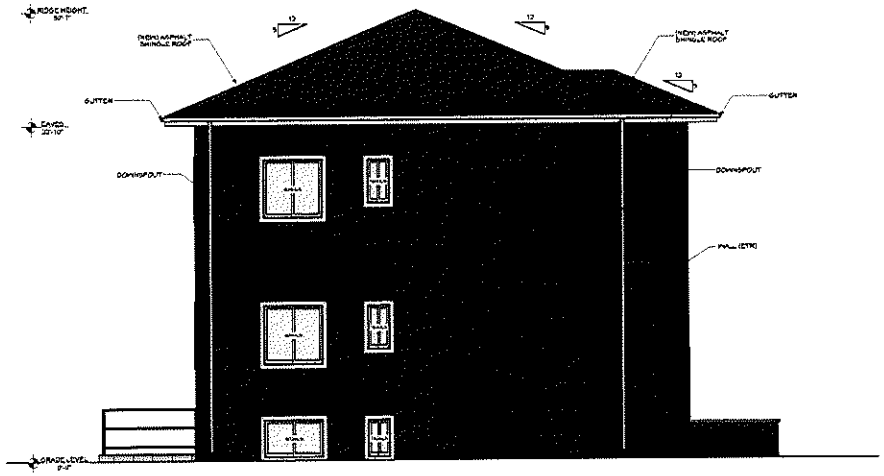
PROPOSED FRONT/WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

PLANS & DETAILS THIS PAGE:
PROPOSED ELEVATIONS

RE-MODEL FOR:
1375 LAKEWOOD AVENUE,
LAKEWOOD, OH

GV DESIGN SERVICES
12401 Rockside Rd. #
25611, Cleveland, OH
(216)-213-2483 gabriel@gvdesigndesign.com

Revision #	Date

DATE:
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SCALE:

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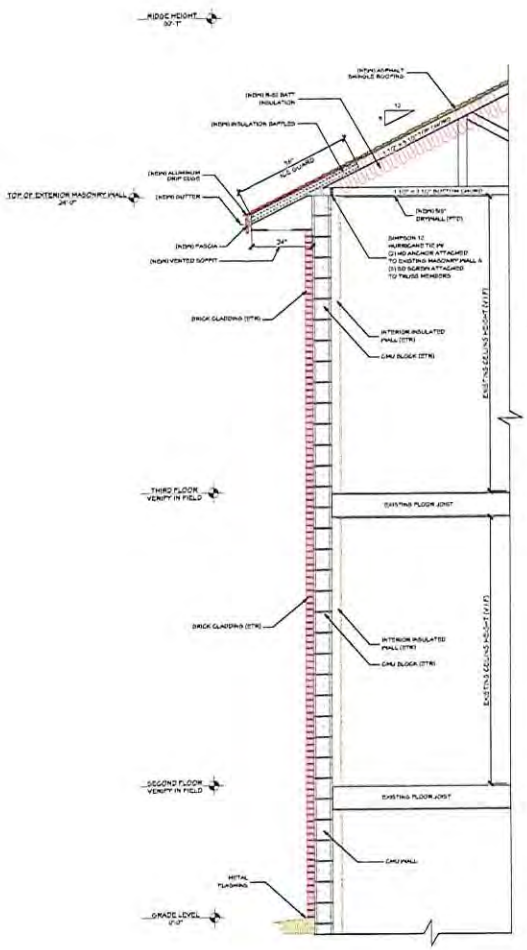
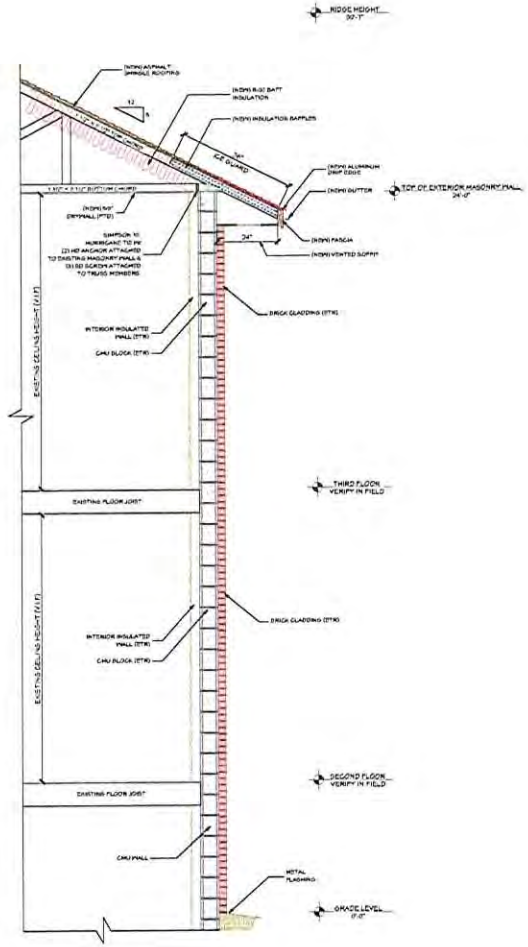
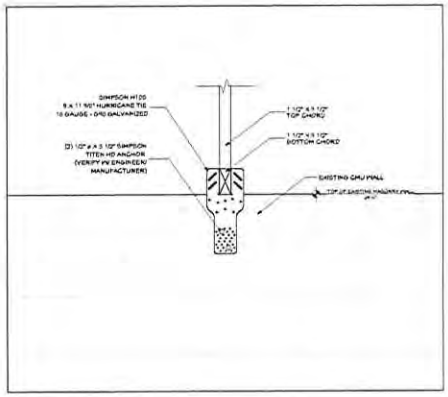
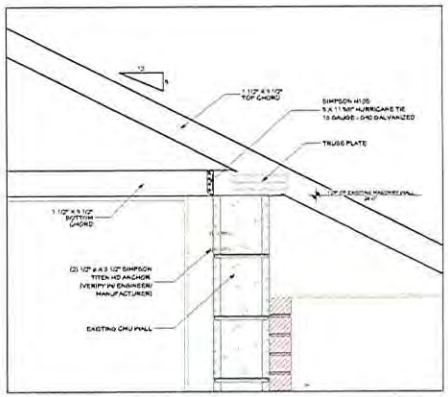
A-5



WALL SECTION
SCALE : 1 1/2" = 1'-0"







HURRICANE TIE FASTENERS
TIE TO TRUSS MEMBER
- USE (3) SD #14 x 1 1/2" SIMPSON SD SCREW
TIE TO MASONRY
- USE (2) 1/2" x x 3 1/2" SIMPSON TITEN HD ANCHOR

VERIFY WITH ENGINEER/MANUFACTURER

TRUSS TIE DETAIL
SCALE : 1 1/2" = 1'-0"

PLANS & DETAILS THIS PAGE:
WALL SECTION
TRUSS TO MASONRY WALL TIE DETAIL

REMODEL FOR
1375 LAKEWOOD AVENUE,
LAKEWOOD, OH

GV DRAFTING & DESIGN SERVICES
12401 Rockside Rd. #
25611, Cleveland, OH
(216)213-2463 gdavid@gvdraftingdesign.com

Revision Number	Revision Date

DATE:
10/1/2025

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A-6

EXISTING CONDITION PHOTOS
SCALE: NOT TO SCALE

PROPOSED RENDERED PHOTOS
SCALE: NOT TO SCALE

PLANS & DETAILS THIS PAGE:
EXISTING CONDITION
PROPOSED PHOTOS

REMODEL FOR:
1375 LAKEWOOD AVENUE,
LAKEWOOD, OH

GV Drafting & Design Services
12401 Rockside Rd. # 25611, Cleveland, OH
(216) 273-2463 gavriel@gvdraftingdesign.com

Revision Number	Revision Date

DATE:
10/1/2025

SCALE:

SHEET:
A-7

CARTER Lumber

Newton Falls Component Plant
3747 State Rd 5
Newton Falls, OH 44444

Phone #:330-872-6474

Builder: Carter - Middlefield

Model: Template

THE PLACEMENT PLAN NOTES:

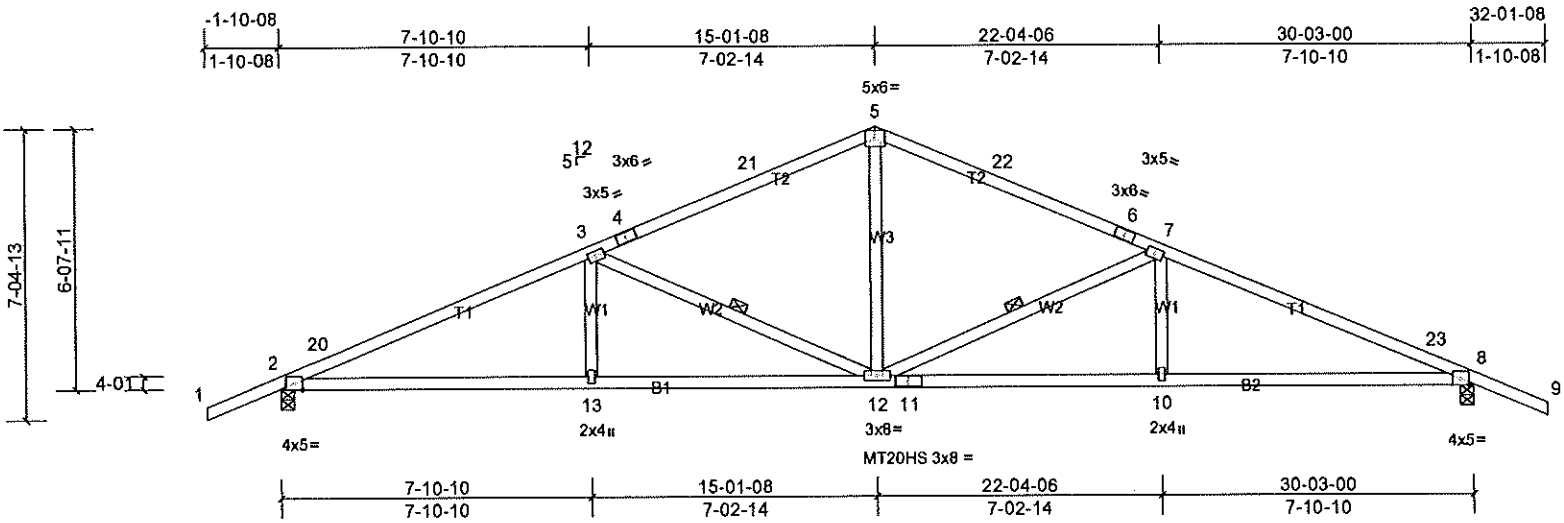
1. The Placement Plan is a diagram for truss installation. It is not an engineered drawing and has not been reviewed by an engineer. The Owner/Building Designer is responsible for obtaining an engineer's review if one is required by the local jurisdiction.
2. The responsibilities of the Owner, Contractor, Building Designer, Component Designer and Component Manufacturer shall be as set forth in ANSI/TPI 1. Capitalized terms shall be as defined in ANSI/TP 1 unless otherwise indicated.
3. Each Component is designed as an individual component utilizing information provided by others. The Owner/Building Designer is responsible for reviewing all Component Submittal Packages and individual Component Design Drawings for compliance with the Construction Documents and compatibility with the overall Building design.
4. Contractor will not proceed with component installation until the Owner/Building Designer has reviewed the Component Submittal Package. Questions on the suitability of any Component will be resolved by the Building Designer.
5. The Building Designer and Contractor are responsible for all temporary and permanent bracing.
6. The Placement Plan assumes the building is dimensionally correct, structurally sound, and in a suitable condition to support each Component during installation and thereafter, including but not limited to installation of all bearing points. Proper design and construction of all structural components, including foundations, headers, beams, walls and columns are the responsibility of the Owner, Building Designer and Contractor.
7. Do not cut, drill, or modify any Component without first consulting the Component Manufacturer or Building Designer. Damaged Components shall not be installed unless directed by the Building Designer or approved by the Component Manufacturer.
8. Components must be handled and installed following all applicable safety standards and best practices, including but not limited to BCSI, OSHA, TPI and local codes. Failure to properly handle, brace or otherwise install Component can result in serious injury or death.

General Notes:

** CUTTING OR DRILLING OF COMPONENTS SHOULD NOT BE DONE WITHOUT CONTACTING COM

JT.

Job	Truss	Truss Type	Qty	Ply	1375 Lakewood-Roof
25100101-A	A1	Common	2	1	Job Reference (optional)



Scale = 1:58.8

Loading	(psf)	Spacing	2-00-00	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.91	Vert(LL)	-0.19	12	>999	360	MT20	197/144
Snow (Pf)	30.0	Lumber DOL	1.15	BC	0.98	Vert(CT)	-0.35	13-16	>999	240	MT20HS	148/108
TCDL	10.0	Rep Stress Incr	YES	WB	0.37	Horz(CT)	0.13	8	n/a	n/a		
BCLL	0.0	Code	IRC2018/TPI2014	Matrix-MS								
BCDL	10.0										Weight: 108 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SPF 1650F 1.5E
BOT CHORD 2x4 SPF No.2
WEBS 2x4 SPF No.2

BRACING
TOP CHORD Structural wood sheathing directly applied.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.
WEBS 1 Row at midpt 7-12, 3-12

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

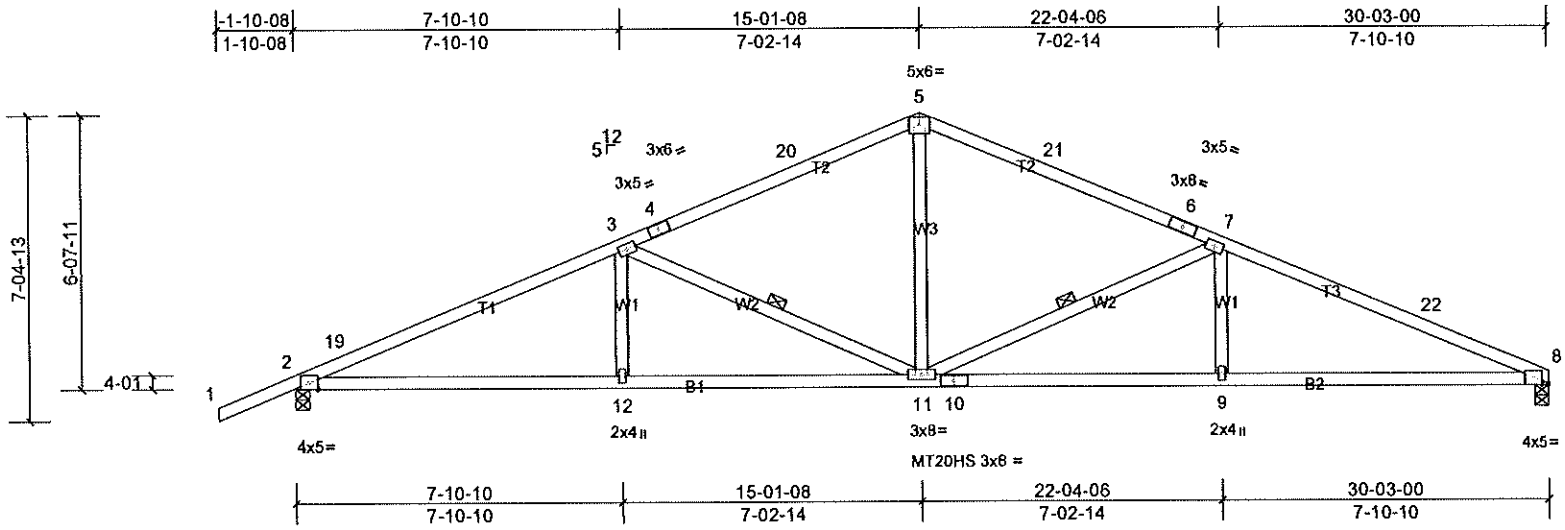
REACTIONS (lb/size) 2=1663/4-00, (min. 2-10), 8=1662/4-00, (min. 2-10)
Max Horiz 2=-88 (LC 15)
Max Uplift 2=-40 (LC 14), 8=-40 (LC 15)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-20=-3114/0, 3-20=-3091/30, 3-4=-2099/53, 4-21=-1974/69, 5-21=-1969/83, 5-22=-1969/83, 6-22=-1974/69, 6-7=-2099/53, 7-23=-3091/30, 8-23=-3114/0
BOT CHORD 2-13=-29/2793, 12-13=-29/2793, 11-12=0/2793, 10-11=0/2793, 8-10=0/2793
WEBS 5-12=0/1007, 7-12=-1219/113, 7-10=0/319, 3-12=-1219/113, 3-13=0/319

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Ke=1.00; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) -1-10-8 to 1-1-13, Interior (1) 1-1-13 to 12-1-3, Exterior(2R) 12-1-3 to 18-1-13, Interior (1) 18-1-13 to 29-1-3, Exterior(2E) 29-1-3 to 32-1-8 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pf=30.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
4) Unbalanced snow loads have been considered for this design.
5) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
6) All plates are MT20 plates unless otherwise indicated.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 40 lb uplift at joint 2 and 40 lb uplift at joint 8.
9) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	1375 Lakewood-Roof
25100101-A	A2	Common	7	1	Job Reference (optional)



Scale = 1:56

Plate Offsets (X, Y): [8:1-14,Edge]

Loading	(psf)	Spacing	2-00-00	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.91	Vert(LL)	-0.21	9-18	>999	360	MT20	197/144
Snow (Pf)	30.0	Lumber DOL	1.15	BC	0.98	Vert(CT)	-0.38	9-16	>950	240	MT20HS	148/108
TCDL	10.0	Rep Stress Incr	YES	WB	0.38	Horz(CT)	0.13	8	n/a	n/a		
BCLL	0.0	Code	IRC2018/TPI2014	Matrix-MS								
BCDL	10.0										Weight: 106 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SPF 1650F 1.5E
BOT CHORD 2x4 SPF No.2 *Except* B2:2x4 SPF 1650F 1.5E
WEBS 2x4 SPF No.2

REACTIONS (lb/size) 2=1667/4-00, (min. 2-10), 8=1508/4-00, (min. 2-06)
Max Horiz 2=97 (LC 14)
Max Uplift 2=-40 (LC 14), 8=-16 (LC 15)

BRACING
TOP CHORD Structural wood sheathing directly applied.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing, Except:
2-2-0 oc bracing: 2-12.
WEBS 1 Row at midpt 7-11, 3-11

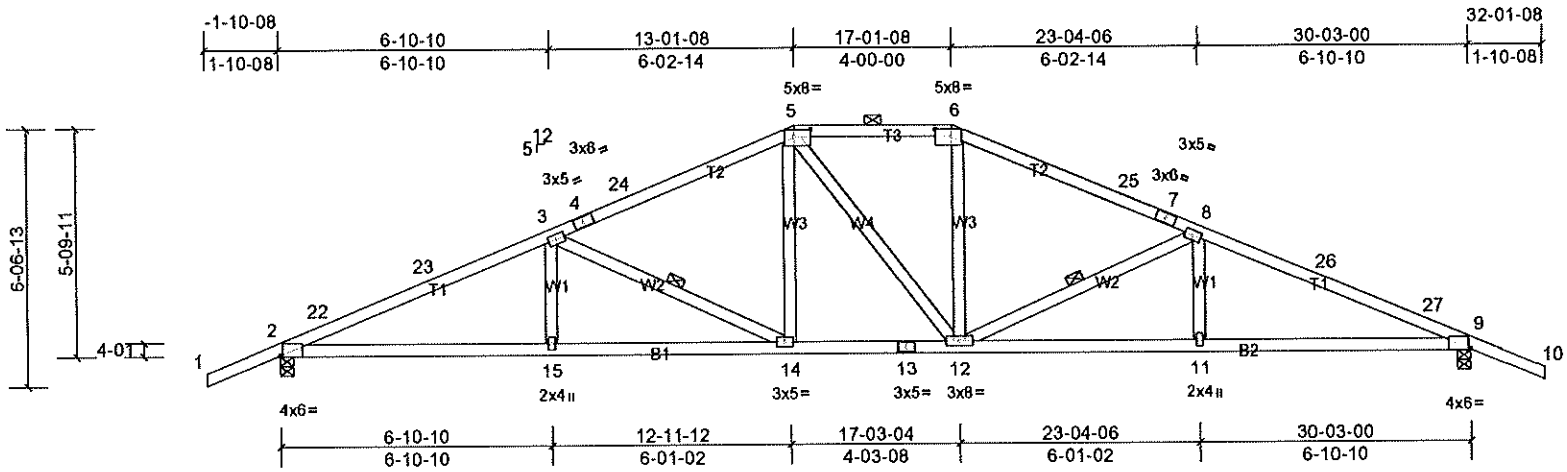
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-19=-3120/4, 3-19=-3097/38, 3-4=-2109/61, 4-20=-1985/77, 5-20=-1980/91, 5-21=-1981/91, 6-21=-1985/77, 6-7=-2110/61, 7-22=-3054/57, 8-22=-3134/35
BOT CHORD 2-12=-38/2799, 11-12=-38/2799, 10-11=0/2836, 9-10=0/2836, 8-9=0/2636
WEBS 5-11=0/1018, 7-11=-1255/120, 7-9=0/324, 3-11=-1220/113, 3-12=0/320

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Ke=1.00; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) -1-10-8 to 1-1-13, Interior (1) 1-1-13 to 12-1-3, Exterior(2R) 12-1-3 to 18-1-13, Interior (1) 18-1-13 to 27-2-11, Exterior(2E) 27-2-11 to 30-3-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pf=30.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
4) Unbalanced snow loads have been considered for this design.
5) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
6) All plates are MT20 plates unless otherwise indicated.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 40 lb uplift at joint 2 and 16 lb uplift at joint 8.
9) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	1375 Lakewood-Roof
25100101-A	A3	Hip	2	1	Job Reference (optional)



Scale = 1:59

Plate Offsets (X, Y): [2:0-10,Edge], [5:5-00,2-04], [6:5-00,2-04], [9:0-10,Edge]

Loading	(psf)	Spacing	2-00-00	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.81	Vert(LL)	-0.28	12-14	>999	360	MT20	197/144
Snow (Pf)	30.0	Lumber DOL	1.15	BC	0.82	Vert(CT)	-0.41	14-15	>894	240		
TCDL	10.0	Rep Stress Incr	YES	WB	0.31	Horz(CT)	0.16	9	n/a	n/a		
BCLL	0.0	Code	IRC2018/TPI2014	Matrix-MS								
BCDL	10.0										Weight: 116 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SPF 1650F 1.5E *Except* T3:2x4 SPF No.2
BOT CHORD 2x4 SPF 1650F 1.5E
WEBS 2x4 SPF No.2

REACTIONS (lb/size) 2=1663/4-00, (min. 3-09), 9=1663/4-00, (min. 3-09)
Max Horiz 2=78 (LC 14)
Max Uplift 2=-29 (LC 14), 9=-29 (LC 15)
Max Grav 2=2281 (LC 41), 9=2281 (LC 41)

BRACING
TOP CHORD Structural wood sheathing directly applied or 2-5-6 oc purlins, except
2-0-0 oc purlins (3-4-8 max.): 5-6.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS 1 Row at midpt 3-14, 8-12

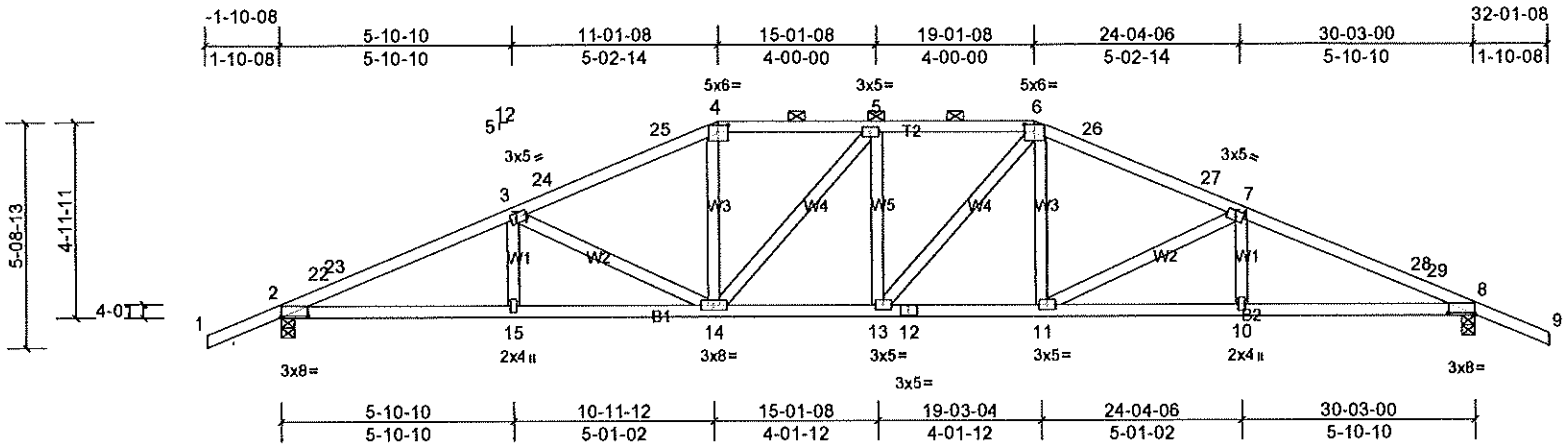
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-22=-4216/0, 22-23=-4192/0, 3-23=-4060/24, 3-4=-2967/46, 4-24=-2927/52, 5-24=-2792/72, 5-6=-2559/87, 6-25=-2793/72, 7-25=-2928/52, 7-8=-2968/46, 8-26=-4059/24, 26-27=-4191/0, 9-27=-4215/0
BOT CHORD 2-15=0/3769, 14-15=0/3769, 13-14=0/2557, 12-13=0/2557, 11-12=0/3768, 9-11=0/3768
WEBS 3-15=0/277, 3-14=-1323/94, 5-14=0/665, 5-12=-259/262, 6-12=0/666, 8-12=-1321/94, 8-11=0/276

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Ke=1.00; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) -1-10-8 to 1-1-13, Interior (1) 1-1-13 to 8-10-3, Exterior(2R) 8-10-3 to 21-4-13, Interior (1) 21-4-13 to 29-1-3, Exterior(2E) 29-1-3 to 32-1-8 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pf=30.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
4) Unbalanced snow loads have been considered for this design.
5) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
6) Provide adequate drainage to prevent water ponding.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 29 lb uplift at joint 2 and 29 lb uplift at joint 9.
9) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
10) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	1375 Lakewood-Roof
25100101-A	A4	Hip	2	1	Job Reference (optional)



Scale = 1:58.8

Plate Offsets (X, Y): [2:8-00,0-06], [4:3-00,2-04], [6:3-00,2-04], [8:8-00,0-06]

Loading	(psf)	Spacing	2-00-00	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.74	Vert(LL)	-0.25	13	>999	360	MT20	197/144
Snow (Pf)	30.0	Lumber DOL	1.15	BC	0.96	Vert(CT)	-0.39	11-13	>928	240		
TCDL	10.0	Rep Stress Incr	YES	WB	0.59	Horz(CT)	0.15	8	n/a	n/a		
BCLL	0.0	Code	IRC2018/TPI2014	Matrix-MS								
BCDL	10.0										Weight: 121 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
WEBS 2x4 SPF No.2

REACTIONS (lb/size) 2=1663/4-00, (min. 3-05), 8=1663/4-00, (min. 3-05)
Max Horiz 2=-67 (LC 15)
Max Uplift 2=-16 (LC 14), 8=-16 (LC 15)
Max Grav 2=2103 (LC 41), 8=2103 (LC 41)

BRACING
TOP CHORD Structural wood sheathing directly applied or 2-2-10 oc purlins, except
2-0-0 oc purlins (3-4-13 max.): 4-6.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.

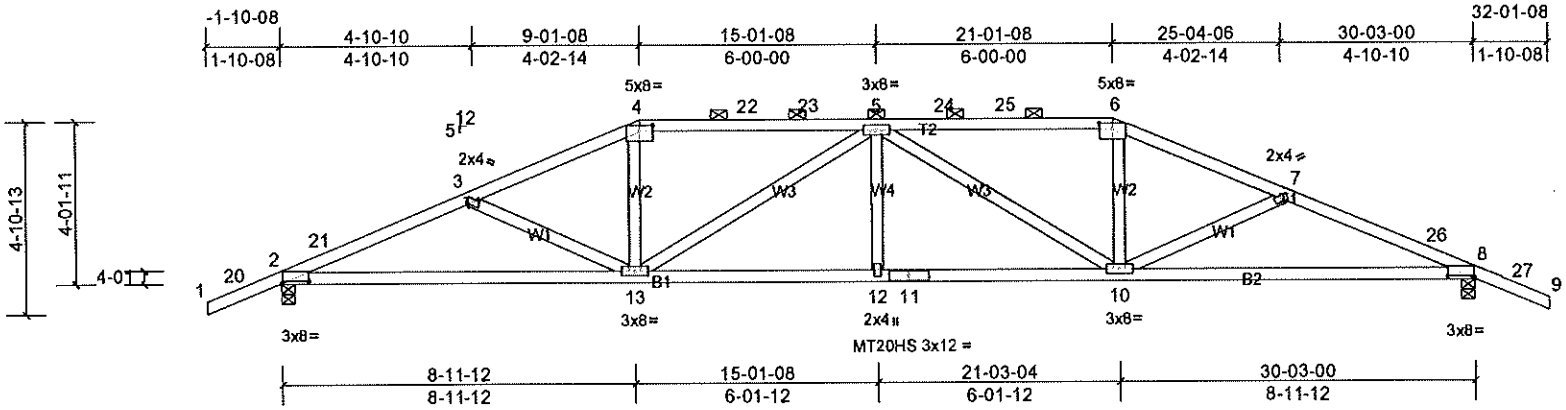
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-22=-3849/13, 22-23=-3824/15, 3-23=-3734/37, 3-24=-2846/58, 24-25=-2701/69, 4-25=-2651/80, 4-5=-2471/92, 5-6=-2549/97, 6-26=-2651/80, 26-27=-2700/69, 7-27=-2845/58, 7-28=-3734/37, 28-29=-3825/15, 8-29=-3849/13
BOT CHORD 2-15=0/3447, 14-15=0/3447, 13-14=0/2549, 12-13=0/2473, 11-12=0/2473, 10-11=0/3447, 8-10=0/3447
WEBS 3-14=-1064/78, 4-14=0/654, 6-11=0/565, 7-11=-1065/78, 6-13=-54/487, 5-13=-300/115, 5-14=-494/55

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Ke=1.00; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) -1-10-8 to 1-1-13, Interior (1) 1-1-13 to 6-10-3, Exterior(2R) 6-10-3 to 23-4-13, Interior (1) 23-4-13 to 29-1-3, Exterior(2E) 29-1-3 to 32-1-8 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.80 plate grip DOL=1.60
3) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pf=30.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
4) Unbalanced snow loads have been considered for this design.
5) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
6) Provide adequate drainage to prevent water ponding.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 16 lb uplift at joint 2 and 16 lb uplift at joint 8.
9) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
10) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	1375 Lakewood-Roof
25100101-A	A5	Hip	2	1	Job Reference (optional)



Scale = 1:58.7

Plate Offsets (X, Y): [2:8-04,0-10], [4:4-00,1-13], [6:4-00,1-13], [8:8-04,0-10]

Loading	(psf)	Spacing	2-00-00	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.76	Vert(LL)	-0.28	12	>999	360	MT20	197/144
Snow (Pf)	30.0	Lumber DOL	1.15	BC	0.96	Vert(CT)	-0.44	12-13	>827	240	MT20HS	148/108
TCDL	10.0	Rep Stress Incr	YES	WB	0.83	Horz(CT)	0.15	8	n/a	n/a		
BCLL	0.0	Code	IRC2018/TPI2014	Matrix-MS								
BCDL	10.0										Weight: 114 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SPF No.2 *Except* T2:2x4 SPF 1650F 1.5E
BOT CHORD 2x4 SPF No.2
WEBS 2x4 SPF No.2

REACTIONS (lb/size) 2=1663/4-00, (min. 3-00), 8=1663/4-00, (min. 3-00)
Max Horiz 2=57 (LC 14)
Max Uplift 2=-30 (LC 10), 8=-30 (LC 11)
Max Grav 2=1926 (LC 41), 8=1926 (LC 41)

BRACING
TOP CHORD Structural wood sheathing directly applied or 2-9-10 oc purlins, except
2-0-0 oc purlins (3-4-0 max.): 4-6.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.

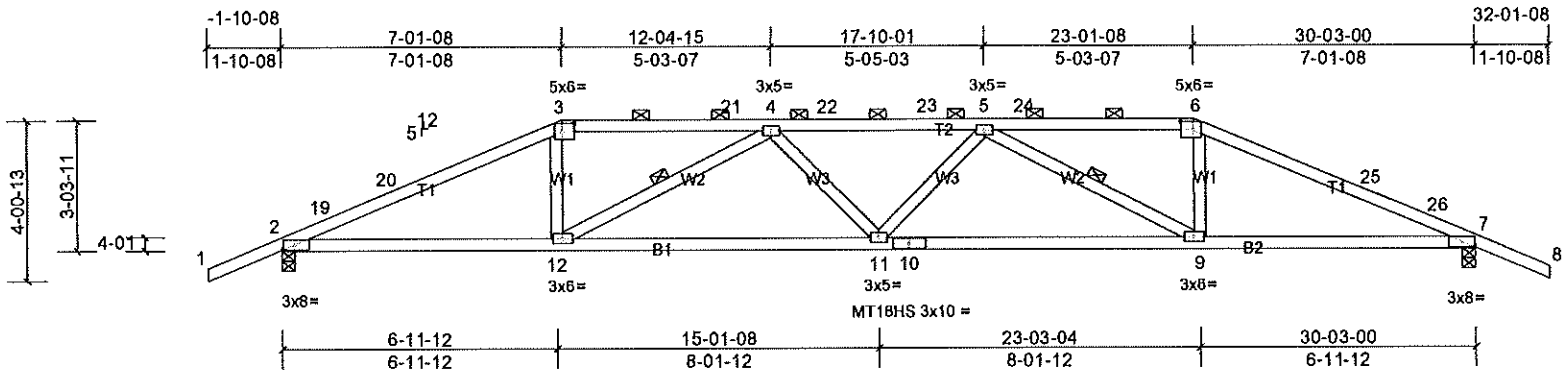
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-21=-3451/51, 3-21=-3366/68, 3-4=-3019/50, 4-22=-2735/66, 22-23=-2735/66, 5-23=-2735/66, 5-24=-2735/66, 24-25=-2735/66, 6-25=-2735/66, 6-7=-3019/50, 7-26=-3366/68, 8-26=-3451/51
BOT CHORD 2-13=0/3107, 12-13=-2/3516, 11-12=-2/3516, 10-11=-2/3516, 8-10=0/3107
WEBS 3-13=-759/104, 4-13=0/730, 5-13=-922/55, 5-10=-922/55, 6-10=0/730, 7-10=-759/105

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Ke=1.00; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) -1-10-8 to 1-1-13, Interior (1) 1-1-13 to 4-8-7, Exterior(2R) 4-8-7 to 13-4-13, Interior (1) 13-4-13 to 16-10-3, Exterior(2R) 16-10-3 to 25-6-9, Interior (1) 25-6-9 to 29-1-3, Exterior(2E) 29-1-3 to 32-1-8 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pf=30.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
4) Unbalanced snow loads have been considered for this design.
5) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
6) Provide adequate drainage to prevent water ponding.
7) All plates are MT20 plates unless otherwise indicated.
8) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 30 lb uplift at joint 2 and 30 lb uplift at joint 8.
10) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
11) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	1375 Lakewood-Roof
25100101-A	A6	Hip	2	1	Job Reference (optional)



Scale = 1:58.7

Plate Offsets (X, Y): [2:3-10,Edge], [3:3-12,2-08], [6:3-12,2-08], [7:3-10,Edge]

Loading	(psf)	Spacing	2-00-00	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.94	Vert(LL)	-0.41	11	>881	360	MT20	197/144
Snow (Pf)	30.0	Lumber DOL	1.15	BC	0.85	Vert(CT)	-0.62	11-12	>585	240	MT18HS	197/144
TCDL	10.0	Rep Stress Incr	YES	WB	0.35	Horz(CT)	0.18	7	n/a	n/a		
BCLL	0.0	Code	IRC2018/TPI2014	Matrix-MS								
BCDL	10.0										Weight: 111 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SP 2400F 2.0E *Except* T2:2x4 SPF No.2
BOT CHORD 2x4 SPF 1650F 1.5E
WEBS 2x4 SPF No.2

REACTIONS (lb/size) 2=1663/4-00, (min. 2-12), 7=1663/4-00, (min. 2-12)
Max Horiz 2=-47 (LC 15)
Max Uplift 2=-47 (LC 10), 7=-47 (LC 11)
Max Grav 2=1748 (LC 41), 7=1748 (LC 41)

BRACING
TOP CHORD Structural wood sheathing directly applied or 2-11-6 oc purlins, except
2-0-0 oc purlins (2-1-9 max.): 3-6.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS 1 Row at midpt 4-12, 5-9

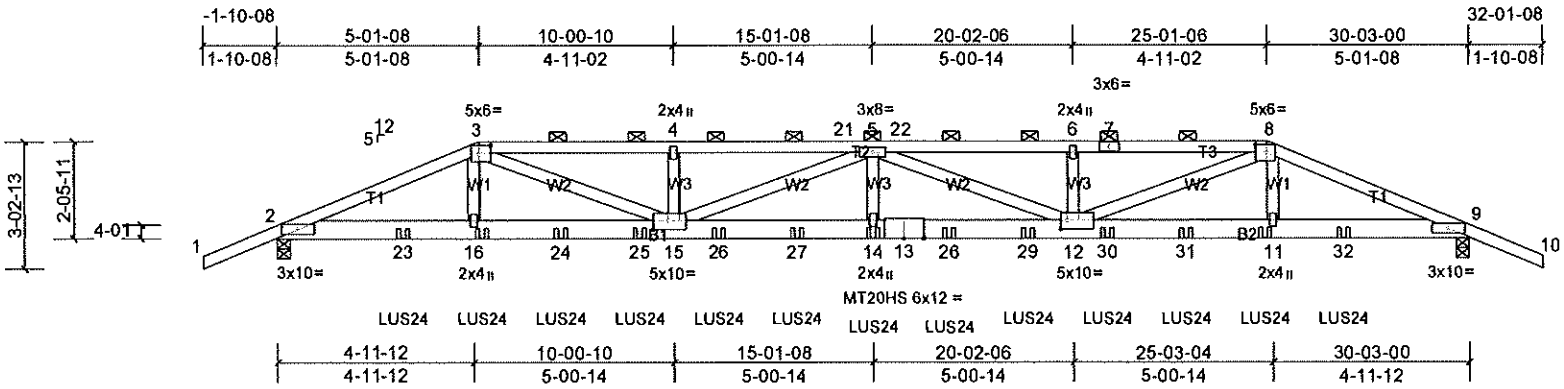
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-19=-3637/25, 19-20=-3627/28, 3-20=-3593/55, 3-21=-3268/65, 4-21=-3268/65, 4-22=-4776/95, 22-23=-4776/95, 5-23=-4776/95, 5-24=-3268/65, 6-24=-3268/65, 6-25=-3593/55, 25-26=-3627/28, 7-26=-3637/25
BOT CHORD 2-12=0/3315, 11-12=-73/4703, 10-11=-72/4703, 9-10=-72/4703, 7-9=0/3315
WEBS 3-12=0/956, 6-9=0/956, 4-12=-1641/89, 5-9=-1641/89

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Ke=1.00; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) -1-10-8 to 1-1-13, Interior (1) 1-1-13 to 2-10-3, Exterior(2R) 2-10-3 to 11-4-13, Interior (1) 11-4-13 to 18-10-3, Exterior(2R) 18-10-3 to 27-4-13, Interior (1) 27-4-13 to 29-1-3, Exterior(2E) 29-1-3 to 32-1-8 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-18; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pf=30.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
4) Unbalanced snow loads have been considered for this design.
5) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
6) Provide adequate drainage to prevent water ponding.
7) All plates are MT20 plates unless otherwise indicated.
8) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 47 lb uplift at joint 2 and 47 lb uplift at joint 7.
10) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
11) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	1375 Lakewood-Roof
25100101-A	A7	Hip Girder	2	2	Job Reference (optional)



Scale = 1:58.9

Plate Offsets (X, Y): [3:3-06,2-04], [8:3-06,2-04], [12:2-00,2-12], [15:4-06,2-12]

Loading	(psf)	Spacing	2-00-00	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.72	Vert(LL)	-0.61	14	>591	360	MT20	244/190
Snow (Pf)	30.0	Lumber DOL	1.15	BC	0.57	Vert(CT)	-0.85	14	>428	240	MT20HS	187/143
TCDL	10.0	Rep Stress Incr	NO	WB	0.66	Horz(CT)	0.13	9	n/a	n/a		
BCLL	0.0	Code	IRC2018/TPI2014	Matrix-MS								
BCDL	10.0										Weight: 302 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SPF No.2 *Except* T2,T3:2x4 SP 2400F 2.0E
BOT CHORD 2x6 SP 2400F 2.0E
WEBS 2x4 SPF No.2

REACTIONS (lb/size) 2=3631/4-00, (min. 3-00), 9=3631/4-00, (min. 3-00)
Max Horiz 2=36 (LC 16)
Max Uplift 2=-234 (LC 8), 9=-234 (LC 9)
Max Grav 2=3805 (LC 36), 9=3805 (LC 36)

BRACING
TOP CHORD Structural wood sheathing directly applied or 3-7-14 oc purlins, except
2-0-0 oc purlins (4-0-12 max.): 3-6.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-9251/517, 3-4=-13434/775, 4-21=-13434/775, 5-21=-13434/775, 5-22=-13434/776, 6-22=-13434/776, 6-7=-13434/776, 7-8=-13434/776, 8-9=-9251/517
BOT CHORD 2-23=-428/8521, 16-23=-428/8521, 16-24=-427/8449, 24-25=-427/8449, 15-25=-427/8449, 15-26=-838/15370, 26-27=-838/15370, 14-27=-838/15370, 13-14=-838/15370, 13-28=-638/15370, 28-29=-838/15370, 12-29=-838/15370, 12-30=-431/8449, 30-31=-431/8449, 11-31=-431/8449, 11-32=-433/8521, 9-32=-433/8521
WEBS 3-16=-23/1074, 3-15=-321/5418, 4-15=-644/95, 5-15=-2096/124, 5-14=-11/945, 5-12=-2096/125, 6-12=-644/95, 8-12=-321/5418, 8-11=-23/1074

NOTES
1) 2-ply truss to be connected together with 10d (0.131"x3") nails as follows:
Top chords connected as follows: 2x4 - 1 row at 6-00 oc.
Bottom chords connected as follows: 2x6 - 2 rows staggered at 9-00 oc.
Web connected as follows: 2x4 - 1 row at 9-00 oc.
2) All loads are considered equally applied to all plies, except if noted as front (F) or back (B) face in the LOAD CASE(S) section. Ply to ply connections have been provided to distribute only loads noted as (F) or (B), unless otherwise indicated.
3) Unbalanced roof live loads have been considered for this design.
4) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Ke=1.00; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone; cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
5) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pf=30.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
6) Unbalanced snow loads have been considered for this design.
7) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
8) Provide adequate drainage to prevent water ponding.
9) All plates are MT20 plates unless otherwise indicated.
10) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 234 lb uplift at joint 2 and 234 lb uplift at joint 9.
12) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
13) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
14) Use Simpson Strong-Tie LUS24 (4-10d Girder, 2-10d Truss, Single Ply Girder) or equivalent spaced at 2-0-0 oc max. starting at 3-2-4 from the left end to 27-0-12 to connect truss(es) JB1 (1 ply 2x4 SPF), JA1 (1 ply 2x4 SPF), JB1 (1 ply 2x4 SPF) to front face of bottom chord.

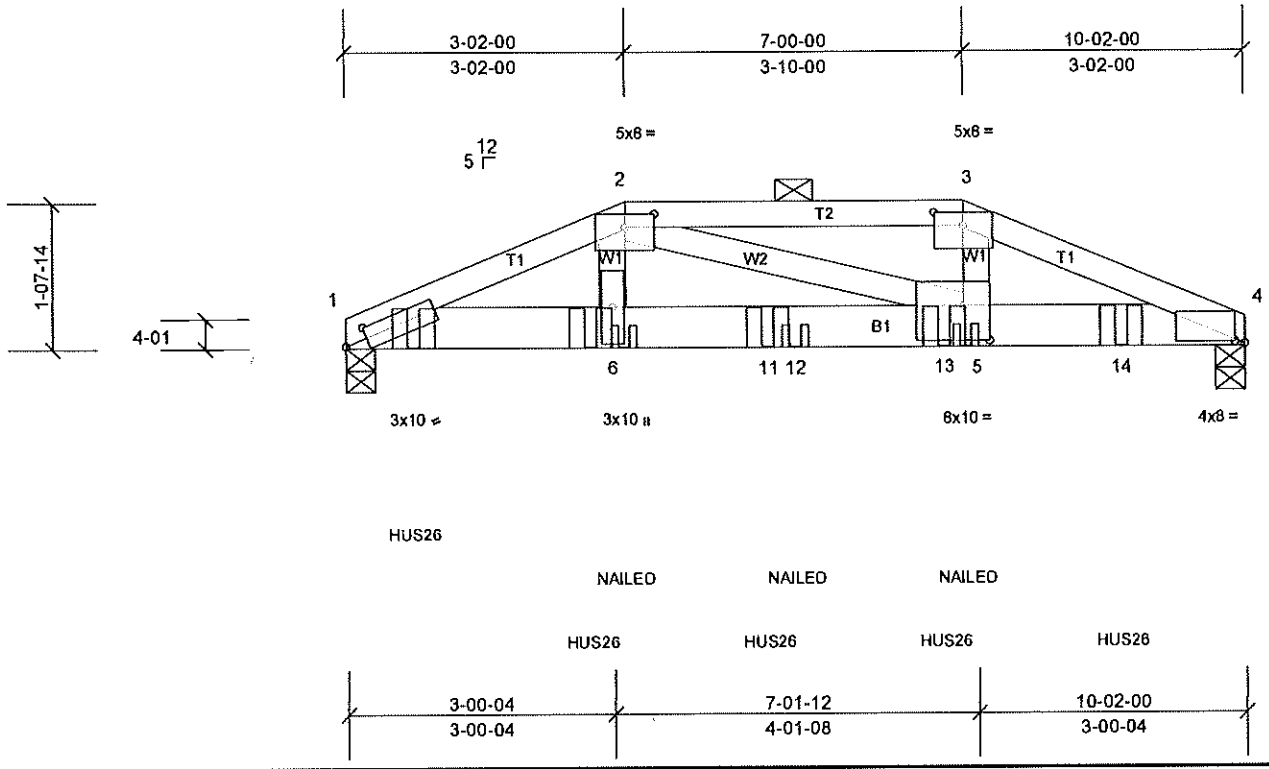
Continued on page 2

15) Fill all nail holes where hanger is in contact with lumber.

LOAD CASE(S) Standard

1) Dead + Snow (balanced): Lumber Increase=1.15, Plate Increase=1.15
   Uniform Loads (lb/ft)
   Vert: 1-3=-80, 3-8=-80, 8-10=-80, 2-9=-20
   Concentrated Loads (lb)
   Vert: 16=-284, 14=-284, 11=-284, 23=-406, 24=-284, 25=-284, 26=-284, 27=-284, 28=-284, 29=-284, 30=-284, 31=-284, 32=-406

Job	Truss	Truss Type	Qty	Ply	1375 Lakewood-Roof
25100101-A	B2	Hip Girder	1	2	Job Reference (optional)



Scale = 1:26.2

Plate Offsets (X, Y): [1:3-01,1-08], [2:4-00,1-13], [3:4-00,1-13], [4:1-05,0-04], [5:3-08,4-12]

Loading	(psf)	Spacing	2-00-00	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.66	Vert(LL)	-0.12	5-6	>999	360	MT20	197/144
Snow (Pf)	30.0	Lumber DOL	1.15	BC	0.63	Vert(CT)	-0.19	5-6	>629	240		
TCDL	10.0	Rep Stress Incr	NO	WB	0.44	Horz(CT)	0.04	4	n/a	n/a		
BCLL	0.0	Code	IRC2018/TPI2014	Matrix-MS								
BCDL	10.0										Weight: 85 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x6 SP 2400F 2.0E
WEBS 2x4 SPF No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 3-5-10 oc purlins, except
2-0-0 oc purlins (3-8-8 max.): 2-3.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 1=4573/4-00, (min. 3-10), 4=4259/4-00, (min. 3-06)
Max Horiz 1=16 (LC 57)
Max Uplift 1=-95 (LC 8), 4=-89 (LC 9)
Max Grav 1=4654 (LC 18), 4=4340 (LC 19)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=-9690/234, 2-3=-8172/208, 3-4=-9274/223
BOT CHORD 1-6=-196/8902, 6-11=-191/8503, 11-12=-191/8503, 12-13=-191/8503, 5-13=-191/8503, 5-14=-185/8540, 4-14=-185/8540
WEBS 2-6=-56/3562, 2-5=-459/33, 3-5=-49/3318

NOTES
1) 2-ply truss to be connected together with 10d (0.131"x3") nails as follows:
Top chords connected as follows: 2x4 - 2 rows staggered at 6-00 oc.
Bottom chords connected as follows: 2x6 - 2 rows staggered at 5-00 oc.
Web connected as follows: 2x4 - 1 row at 9-00 oc.
2) All loads are considered equally applied to all plies, except if noted as front (F) or back (B) face in the LOAD CASE(S) section. Ply to ply connections have been provided to distribute only loads noted as (F) or (B), unless otherwise indicated.
3) Unbalanced roof live loads have been considered for this design.
4) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Ke=1.00; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone; cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
5) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pf=30.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
6) Unbalanced snow loads have been considered for this design.
7) Provide adequate drainage to prevent water ponding.
8) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 95 lb uplift at joint 1 and 89 lb uplift at joint 4.
10) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
11) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
12) Use Simpson Strong-Tie HUS26 (14-16d Girder, 4-16d Truss, Single Ply Girder) or equivalent spaced at 2-0-0 oc max. starting at 0-9-4 from the left end to 8-9-4 to connect truss(es) A2 (1 ply 2x4 SPF) to back face of bottom chord.
13) Fill all nail holes where hanger is in contact with lumber.
14) "NAILED" indicates 3-10d (0.148"x3") or 3-12d (0.148"x3.25") toe-nails per NDS guidlines.

LOAD CASE(S) Standard
1) Dead + Snow (balanced): Lumber Increase=1.15, Plate Increase=1.15
Uniform Loads (lb/ft)

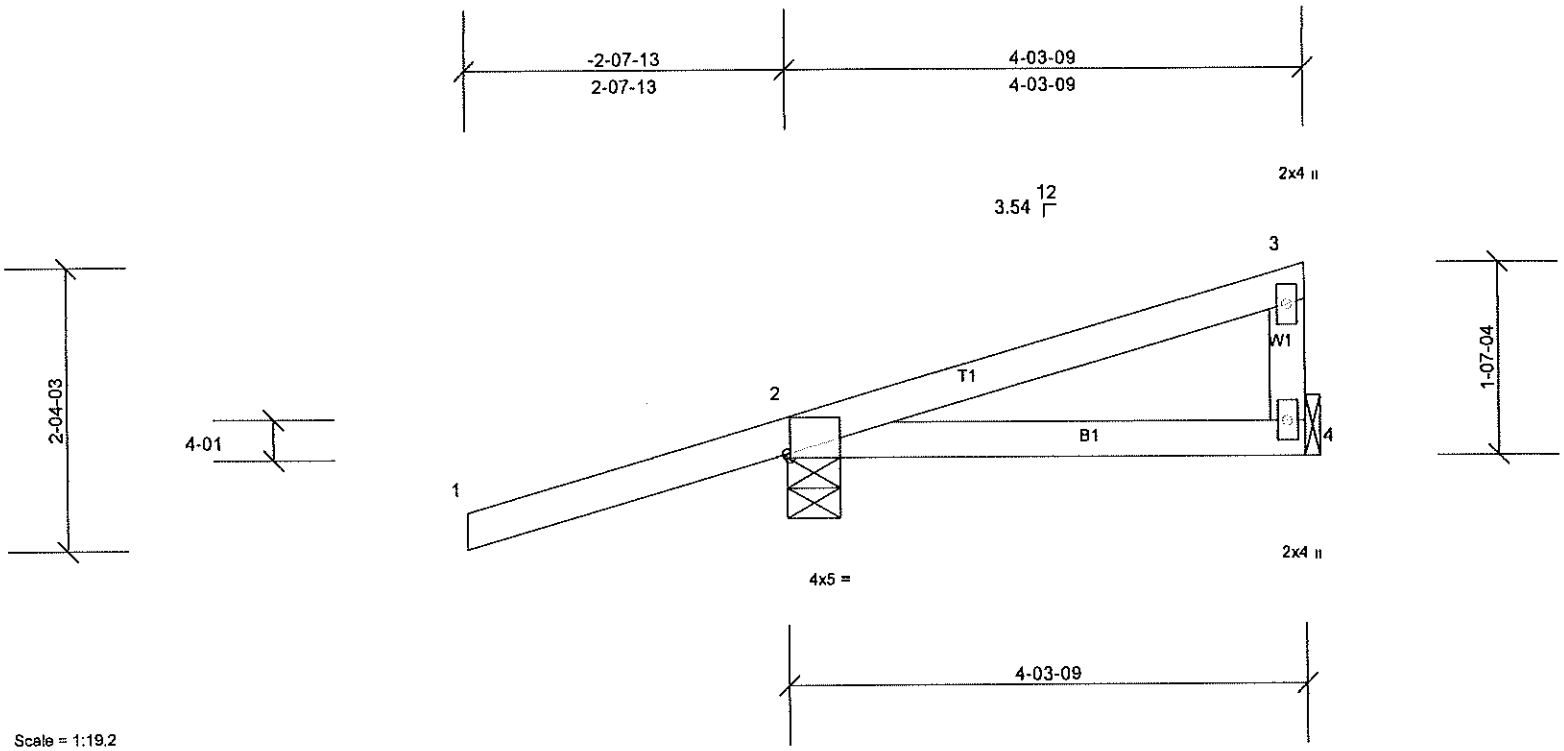
Continued on page 2

Vert: 1-2=-80, 2-3=-80, 3-4=-80, 1-4=-20

Concentrated Loads (lb)

Vert: 6=-1812, 8=-1490, 11=-1468, 12=-125, 13=-1812, 14=-1468

Job	Truss	Truss Type	Qty	Ply	1375 Lakewood-Roof
25100101-A	CJ1	Diagonal Hip Girder	4	1	Job Reference (optional)



Scale = 1:19.2

Plate Offsets (X, Y): [2:0-04,Edge]

Loading	(psf)	Spacing	2-00-00	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.90	Vert(LL)	0.05	4-7	>999	360	MT20	197/144
Snow (Pf)	30.0	Lumber DOL	1.15	BC	0.39	Vert(CT)	0.04	4-7	>999	240		
TCDL	10.0	Rep Stress Incr	NO	WB	0.00	Horz(CT)	0.00	2	n/a	n/a		
BCLL	0.0	Code	IRC2018/TPI2014	Matrix-MP								
BCDL	10.0										Weight: 14 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SPF 1650F 1.5E
BOT CHORD 2x4 SPF No.2
WEBS 2x4 SPF No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 4-3-9 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

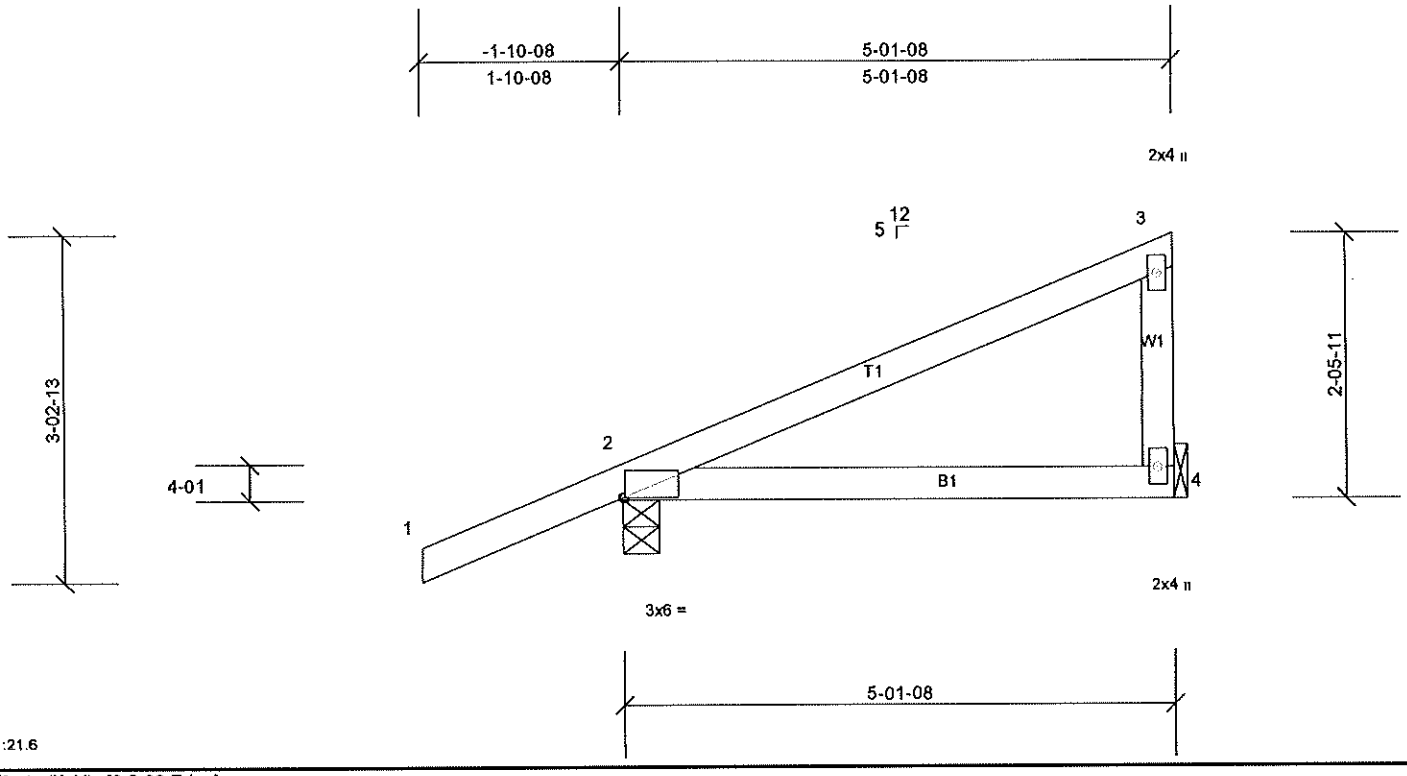
REACTIONS (lb/size) 2=487/5-05, (min. 1-08), 4=140/ Mechanical, (min. 1-08)
Max Horiz 2=50 (LC 11)
Max Uplift 2=-101 (LC 8), 4=-36 (LC 18)
Max Grav 2=670 (LC 19), 4=180 (LC 19)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-128/556
BOT CHORD 2-4=-565/119

NOTES
1) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Ke=1.00; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone; cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
2) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pf=30.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
3) Unbalanced snow loads have been considered for this design.
4) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) Refer to girder(s) for truss to truss connections.
7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 36 lb uplift at joint 4 and 101 lb uplift at joint 2.
8) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	1375 Lakewood-Roof
25100101-A	JA1	Jack-Closed	22	1	Job Reference (optional)



Scale = 1:21.6

Plate Offsets (X, Y): [2:0-02,Edge]

Loading	(psf)	Spacing	2-00-00	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.49	Vert(LL)	-0.04	4-7	>999	360	MT20	197/144
Snow (Pf)	30.0	Lumber DOL	1.15	BC	0.29	Vert(CT)	-0.07	4-7	>807	240		
TCDL	10.0	Rep Stress Incr	YES	WB	0.00	Horz(CT)	0.00	2	n/a	n/a		
BCLL	0.0	Code	IRC2018/TPI2014	Matrix-MP								
BCDL	10.0										Weight: 17 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
WEBS 2x4 SPF No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 5-1-8 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

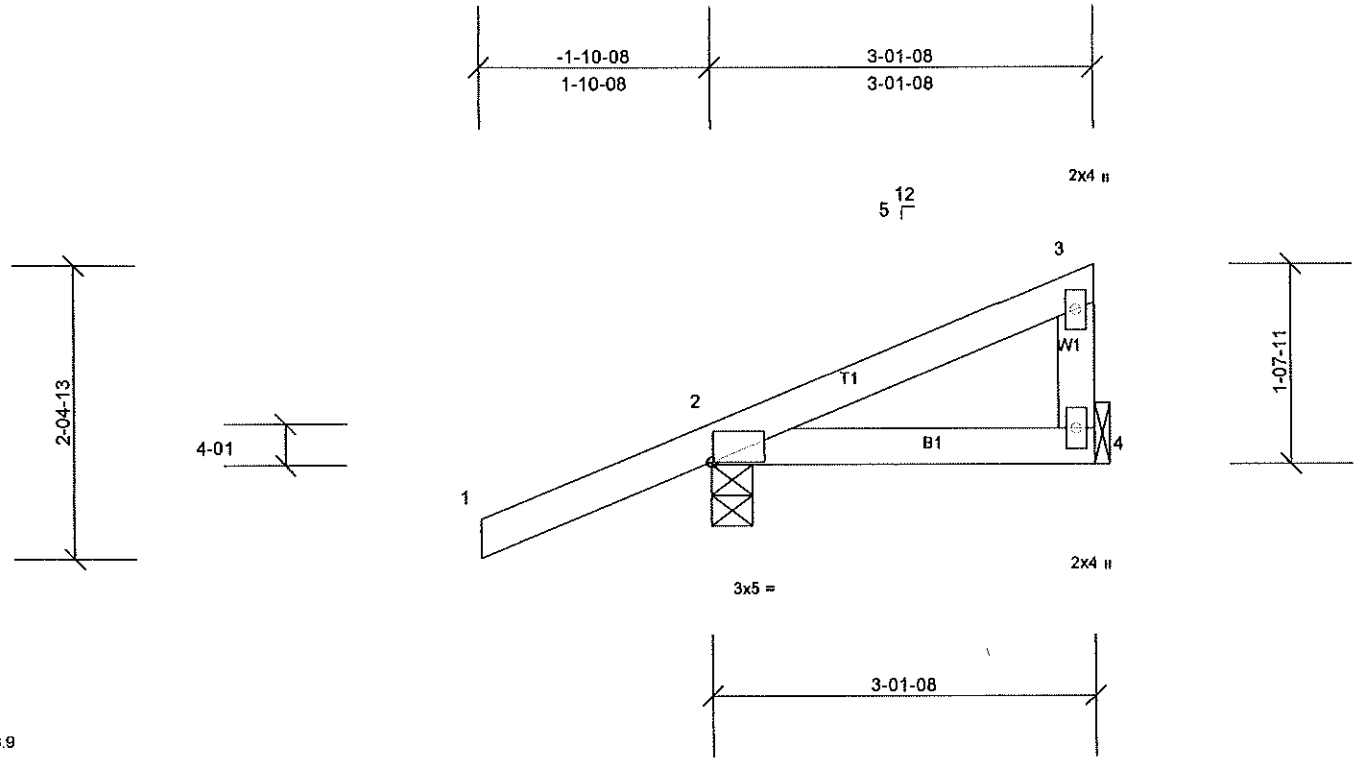
REACTIONS (lb/size) 2=427/4-00, (min. 1-08), 4=221/ Mechanical, (min. 1-08)
Max Horiz 2=76 (LC 13)
Max Uplift 2=-34 (LC 14), 4=-12 (LC 14)
Max Grav 2=612 (LC 21), 4=304 (LC 21)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
BOT CHORD 2-4=-259/84

NOTES
1) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Ke=1.00; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pf=30.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
3) Unbalanced snow loads have been considered for this design.
4) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) Refer to girder(s) for truss to truss connections.
7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 12 lb uplift at joint 4 and 34 lb uplift at joint 2.
8) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	1375 Lakewood-Roof
25100101-A	JA2	Jack-Closed	4	1	Job Reference (optional)



Scale = 1:18.9

Plate Offsets (X, Y): [2:0-02,Edge]

Loading	(psf)	Spacing	2-00-00	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.48	Vert(LL)	0.01	4-7	>999	360	MT20	197/144
Snow (Pf)	30.0	Lumber DOL	1.15	BC	0.17	Vert(CT)	0.01	4-7	>999	240		
TCDL	10.0	Rep Stress Incr	YES	WB	0.00	Horz(CT)	0.00	2	n/a	n/a		
BCLL	0.0	Code	IRC2018/TPI2014	Matrix-MP								
BCDL	10.0										Weight: 11 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
WEBS 2x4 SPF No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 3-1-8 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

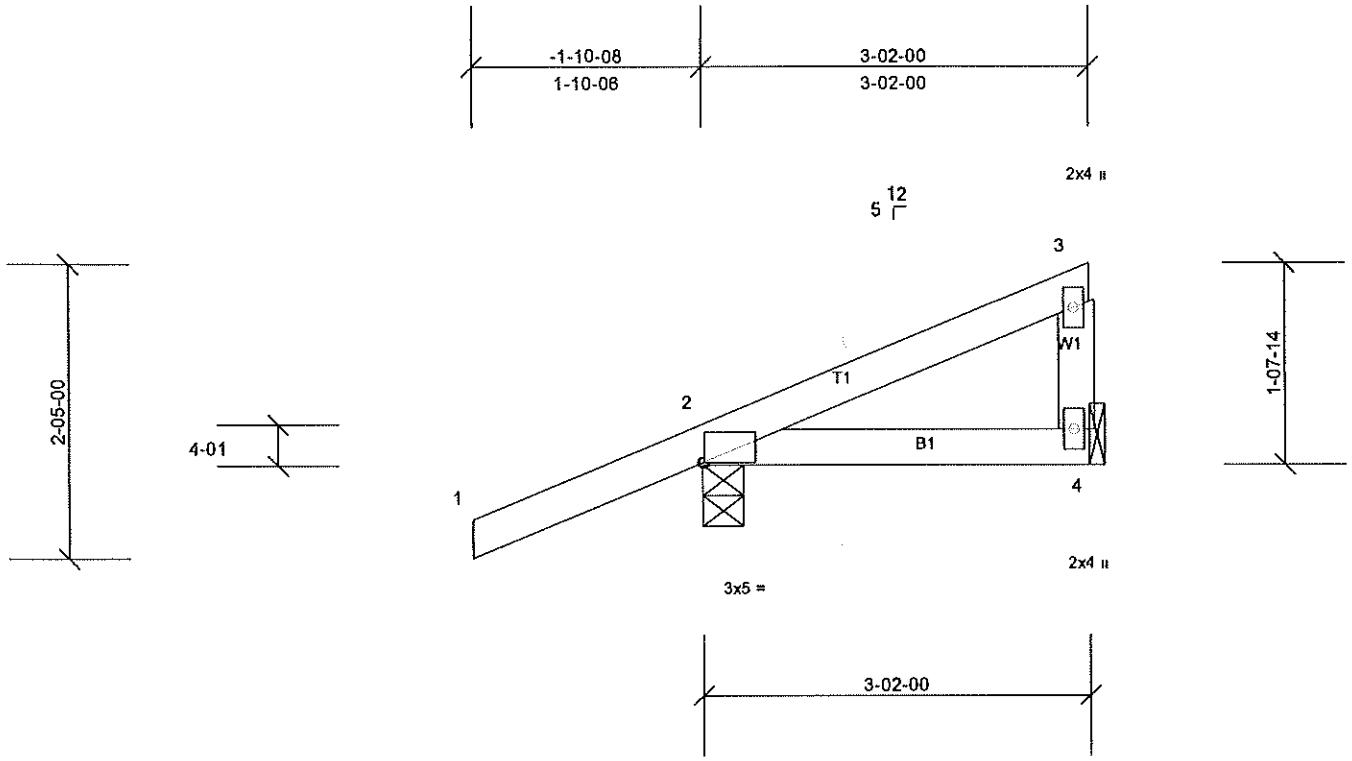
REACTIONS (lb/size) 2=346/4-00, (min. 1-08), 4=102/ Mechanical, (min. 1-08)
Max Horiz 2=50 (LC 13)
Max Uplift 2=-41 (LC 10), 4=-23 (LC 20)
Max Grav 2=499 (LC 21), 4=137 (LC 21)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
BOT CHORD 2-4=-263/92

NOTES
1) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Ke=1.00; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pf=30.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
3) Unbalanced snow loads have been considered for this design.
4) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) Refer to girder(s) for truss to truss connections.
7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 23 lb uplift at joint 4 and 41 lb uplift at joint 2.
8) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	1375 Lakewood-Roof
25100101-A	JA3	Jack-Closed	3	1	Job Reference (optional)



Scale = 1:19

Plate Offsets (X, Y): [2:0-02,Edge]

Loading	(psf)	Spacing	2-00-00	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.46	Vert(LL)	0.01	4-7	>999	360	MT20	197/144
Snow (Pf)	30.0	Lumber DOL	1.15	BC	0.17	Vert(CT)	0.01	4-7	>999	240		
TCDL	10.0	Rep Stress Incr	YES	WB	0.02	Horz(CT)	0.00	2	n/a	n/a		
BCLL	0.0	Code	IRC2018/TPI2014	Matrix-MP								
BCDL	10.0										Weight: 11 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
WEBS 2x4 SPF No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 3-2-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

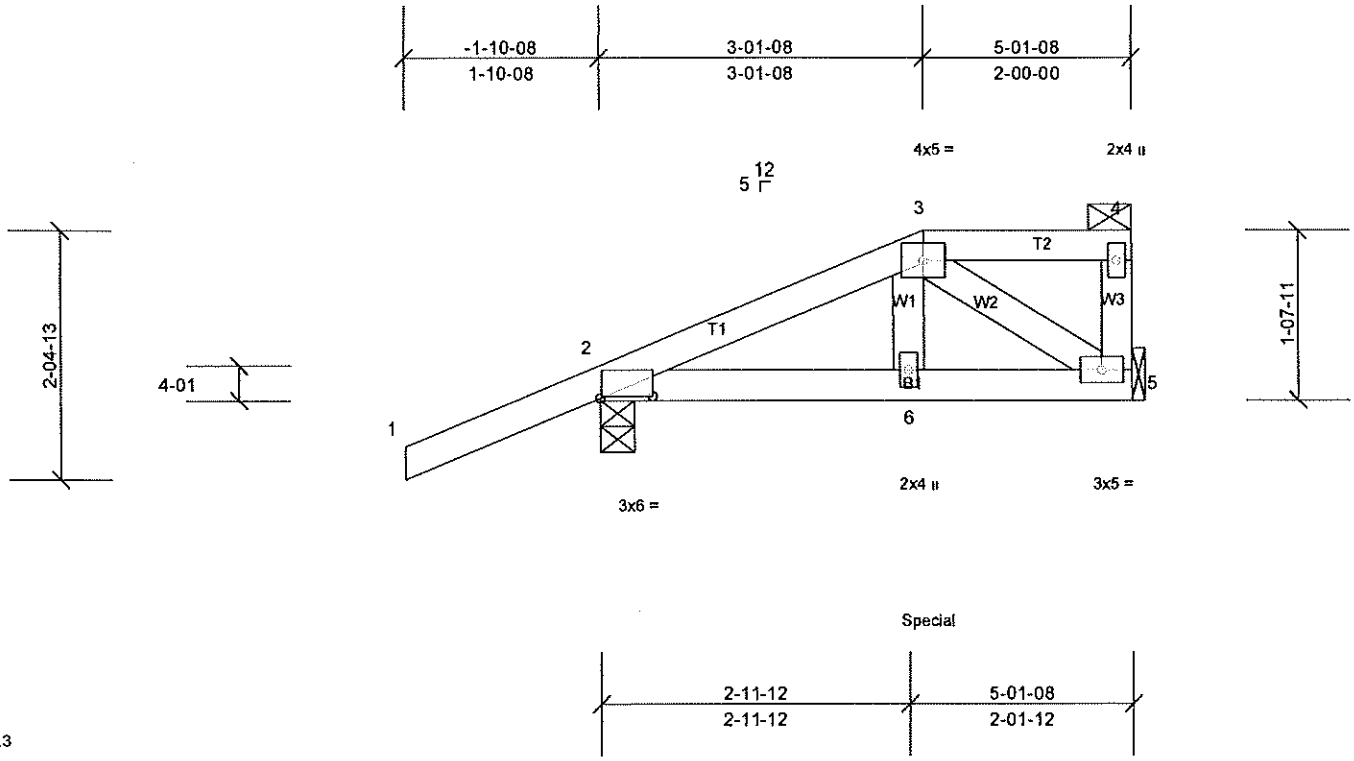
REACTIONS (lb/size) 2=349/4-00, (min. 1-08), 4=107/ Mechanical, (min. 1-08)
Max Horiz 2=56 (LC 14)
Max Uplift 2=-36 (LC 10), 4=-19 (LC 20)
Max Grav 2=505 (LC 21), 4=145 (LC 21)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
BOT CHORD 2-4=-263/81

NOTES
1) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Ke=1.00; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pf=30.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
3) Unbalanced snow loads have been considered for this design.
4) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) Refer to girder(s) for truss to truss connections.
7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 36 lb uplift at joint 2 and 19 lb uplift at joint 4.
8) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	1375 Lakewood-Roof
25100101-A	JB1	Jack-Closed Girder	4	1	Job Reference (optional)



Scale = 1:22.3

Plate Offsets (X, Y): [2:6-02,0-04]

Loading	(psf)	Spacing	2-00-00	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.55	Vert(LL)	0.01	6-9	>999	360	MT20	197/144
Snow (Pf)	30.0	Lumber DOL	1.15	BC	0.21	Vert(CT)	-0.01	6-9	>999	240		
TCDL	10.0	Rep Stress Incr	NO	WB	0.08	Horz(CT)	0.00	5	n/a	n/a		
BCLL	0.0	Code	IRC2018/TPI2014	Matrix-MP								
BCDL	10.0										Weight: 19 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
WEBS 2x4 SPF No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 5-1-8 oc purlins, except end verticals, and 2-0-0 oc purlins: 3-4.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 2=535/4-00, (min. 1-08), 5=381/ Mechanical, (min. 1-08)
Max Horiz 2=53 (LC 11)
Max Uplift 2=-48 (LC 8), 5=-24 (LC 9)
Max Grav 2=725 (LC 34), 5=426 (LC 33)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-542/214
BOT CHORD 2-6=-242/433, 5-6=-31/399
WEBS 3-6=0/311, 3-5=-494/29

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Ke=1.00; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone; cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pf=30.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
4) Unbalanced snow loads have been considered for this design.
5) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
6) Provide adequate drainage to prevent water ponding.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) Refer to girder(s) for truss to truss connections.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 48 lb uplift at joint 2 and 24 lb uplift at joint 5.
10) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
11) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
12) Hanger(s) or other connection device(s) shall be provided sufficient to support concentrated load(s) 268 lb down and 30 lb up at 3-1-8 on bottom chord. The design/selection of such connection device(s) is the responsibility of others.

LOAD CASE(S) Standard
1) Dead + Snow (balanced): Lumber Increase=1.15, Plate Increase=1.15
Uniform Loads (lb/ft)
Vert: 1-3=-80, 3-4=-80, 5-7=-20
Concentrated Loads (lb)
Vert: 6=-268

Estimate

Carter Components - Newton Falls
3747 State Route 5
Newton Falls OH 44444
Phone: (330) 872-6474 FAX: (330) 872-6475

Quote In:	10/6/2025	Job Number:	25100101
Quote Sent:		Customer Acct #:	
Price Expires On:	11/05/2025	Job Category:	Roof
Ship Before:	12/05/2025	Sales Rep:	Crist Hostetler-70
Order Date:		Sch. Delivery	
Estimator:	Mark Mahoney	Customer P.O. #	
Truss Rep:	Mark Mahoney		

SOLD TO: Carter - Middlefield

SHIP TO: Template

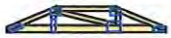
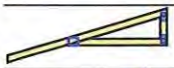
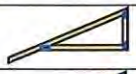
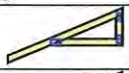
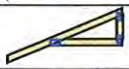
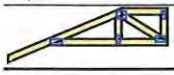
Job Name: 1375 Lakewood Roof
Lot:
Subdiv:
Model: Template
Delivery Area
Job Notes:

Hangers

Roof Trusses

QTY	TYPE	MANUFACTURER	SIZE	LENGTH	NOTE
5	Hanger	Simpson	HUS26		
26	Hanger	Simpson	LUS24		
Total: Roof Trusses					

Roof Trusses

DIAGRAM	QTY PLY	PITCH	LABEL	Height Shipping (Alternate)	Base Span SPAN	LUMBER	OVERHANG LEFT	OVERHANG RIGHT	CANTILEVER LEFT	CANTILEVER RIGHT	STUB LEFT	STUB RIGHT
	2	5 /12	A1	7-04-13	30-03-00	2 x 4	1-10-08	1-10-08	-	-	-	-
	7	5 /12	A2	7-04-13 (6-11-15)	30-03-00	2 x 4	1-10-08		-	-	-	-
	2	5 /12	A3	6-06-13	30-03-00	2 x 4	1-10-08	1-10-08	-	-	-	-
	2	5 /12	A4	5-08-13	30-03-00	2 x 4	1-10-08	1-10-08	-	-	-	-
	2	5 /12	A5	4-10-13	30-03-00	2 x 4	1-10-08	1-10-08	-	-	-	-
	2	5 /12	A6	4-00-13	30-03-00	2 x 4	1-10-08	1-10-08	-	-	-	-
	2 2-ply	5 /12	A7	3-02-13	30-03-00	2 x 4 2 x 6	1-10-08	1-10-08	-	-	-	-
	1 2-ply	5 /12	B2	1-07-14	10-02-00	2 x 4 2 x 6			0-00	-	-	-
	4	3.54 /12	CJ1	2-04-03 (1-06-07)	4-03-09	2 x 4	2-07-13		-	0-00	-	-
	22	5 /12	JA1	3-02-13 (2-03-06)	5-01-08	2 x 4	1-10-08		-	-	-	-
	4	5 /12	JA2	2-04-13 (1-06-02)	3-01-08	2 x 4	1-10-08		0-00	-	-	-
	3	5 /12	JA3	2-05-00 (1-06-06)	3-02-00	2 x 4	1-10-08		-	-	-	-
	4	5 /12	JB1	2-04-13 (1-10-02)	5-01-08	2 x 4	1-10-08		0-00	-	-	-
	60				757.35							

Temporary and permanent bracing by others.

This Quote is only good for 30 days and may be withdrawn without notice. This material price Quote is based on current prices for materials and is subject to adjustment if those prices increase due to tariffs or duties or any law, regulation, or tax applicable to the materials covered by this Quote. If any tariff or duty or any law, regulation, or tax is changed or imposed that increases Carter's cost to procure the quoted materials, Carter reserves the right to adjust the pricing. Carter is not required to notify customer of any increase in material prices but will do so upon written request. This Quote is also subject to a price escalator that will allow Carter to pass through to customer any price increases due to tariff, duty, law, regulation or tax that is imposed on the quoted products once customer accepts the Quote or places an order.

Delivery	Include
Sub-Total	$4,000.0
6.75% (6.75%)	$270.0
Grand Total	$4,270.0

NOTES:

Accepted by Seller

BY: _____

TITLE: _____

DATE OF ACCEPTANCE: _____

Accepted by Buyer

PURCHASER: _____

BY: _____ TITLE: _____

ADDRESS: _____

_____

PHONE: _____ DATE: _____

City of Lakewood CB25-000116
Department of Housing and Building

City of Lakewood, Ohio
12650 Detroit Ave.
Lakewood, OH 44107
(216) 529-6270
building.permits@lakewoodoh.gov

RECEIVED
OCT 06 2025
By Counter KUM

APPLICATION FOR COMMERCIAL PLAN APPROVAL

(For projects subject to the provisions of the Ohio Building Code Section 107.2)
ALL INFORMATION MUST BE PROVIDED AND LEGIBLE

Project Location [OBC 107.2-2]:

Street Address: 1375 LAKEWOOD AVE
Floor Number: _____ Suite: _____
Is this building in the floodplain? ☐ Yes ☒ No

Project Information [OBC 107.2-1]:
(Project Use and Occupancy [OBC 107.2-3])

Project Type (check all that apply):
☐ New Building ☒ Alteration ☐ Addition ☐ Repair
☐ Fence, pool, paving, landscaping, shed, tent, other ☐ Sign

Project Scope (check all that apply):
☐ Demolition ☒ General Building ☐ Mechanical (HVAC)
☐ Electrical ☐ Plumbing ☐ Fire Protection (see below)
☐ Site Work over 8,000 sq. ft.

Describe the (proposed) use (e.g.: Restaurant, boutique, office, etc.):
APT. BUILDING

Occupancy class [OBC Chapter 3]: 6
If Mixed Use [OBC 508.1] **check one:**
☐ Separated ☐ Non-separated ☐ Accessory only

Construction Type [OBC Chapter 6]: _____

Total Project Work Area: 2,530 **Sq. Ft.**

Total cost of construction (valuation): $ 10·15,000 EST

Describe the project:
ADDING A HIP ROOF TO THE APARTMENT BUILDING

Fire Protection Systems [OBC 106.1.1.1]
(Indicate all that apply as "E" for Existing, "N" for New, or NA if none)

Building Sprinkler System E
Limited Area Sprinkler System ___
In-Rack Sprinkler System ___
Demand at Riser Base _____ psi
Kitchen Hood Suppression ___
Fire Alarm System E
Fire Detection System E
Smoke Detection System E

Required Construction Documents [OBC Section 106]

3 sets required for Building Department plus
1 set for Fire Department Review (if applicable)
1 (Civil) set for Engineering Review (if applicable)
Date on Plans: _____

Applicant Information [OBC 107.2-5]
(Building Owner or Representative)

Name: ROBERT POYOCAN
Business Name: BARBERA HOME IMPROVEMENT
Mailing Address: 5376 RIDGE RD
City/State/Zip Code: PARMA, OH 44129
Phone Number: 440-610-0926
For Best Service Provide Email Address:
SBRENNON56@GMAIL.COM

Registered Design Professional [OBC 106.2.1]

☒ Architect ☐ Engineer
☐ Certified Fire Protection System Designer ☐ N/A

Name: GABRIEL
Firm or Business: GV DRAFTING & DESIGN
Certificate or Registration Number: _____
Mailing Address: 12401 ROCKSIDE RD #25671
City/State/Zip Code: CLEVELAND, OH
Contact Name: GABRIEL
Contact Phone: 216-278-2468
For Best Service Provide Email Address:

Certification [OBC 107.2.5]

I certify that I am the building ☐ Owner ☒ Owner's Authorized Agent

All information provided on this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the mailing address above. I consent to these plans being reviewed in the order of plans examination determined by the building official.

Signature: S. B
Printed Name: SHANE BRENNON
Date of Application: 10/6/2025

Ohio Existing Building Code Compliance Path
Choose One (Existing Buildings Only)

Prescriptive Compliance Path: ☒
Alteration Level 1: ☐
Alteration Level 2: ☐
Alteration Level 3: ☐
Performance Compliance Method: ☐

It is the applicant's responsibility to select a path above, advising the Building Official on the compliance path selected. [OEBC 101.3]

City of Lakewood
Department of Housing and Building

Case #: CB25-000116

RECEIVED
OCT 06 2025
By Carter Kim

Building Permit Application

12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930
building.permits@lakewoodoh.gov

PROJECT ADDRESS: 1375 LAKEWOOD AVE Suite/Unit #

or **PERMANENT PARCEL NUMBER:**

PROPERTY CLASSIFICATION: ☐ 1, 2 or 3 Family OR ☒ Commercial (*includes multifamily and condominiums*)

Who is performing the work? ☐ Homeowner OR ☒ Contractor

PERMIT TYPE: ☒ Building ☐ *Plumbing ☐ *Mechanical ☐ *Electrical *(complete reverse side)*

SCOPE OF PERMIT *(Check all that apply)*:

☐New Primary Structure ☐Addition ☒Alteration ☐Repair ☐Equip. Replacement ☐Commercial Sign
☐Tent or Temporary ☐Rear Deck ☐Shed ☐Pool/Hot Tub ☐Water Controlling ☐Waterproofing
☐Commercial Hood ☐Fire Suppression ☐Fire Alarm ☐Storm Sewer ☐Refrigeration
☐Demolition ☐Paving ☐Drain ☐No Drain ☐Fence ☐New or ☐Existing

☒Other *(Please specify)*: ADDING A HIP ROOF

☐Generator Manufacturer _____ Model _____ No. of BTU's _____

***VALUATION:** *(cost of the work)* $ 10-15,000 EST ***PROJECT SIZE:** *(in square feet)* 2,530

BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location)

DRAIN IN WORKSPACE (☐ NEW ☐ REPLACEMENT ☐ EXISTING)

ADDING A HIP ROOF TO AN EXSISTING FLAT ROOF ON A 6 UNIT APARTMENT BUILDING

PROPERTY OWNER NAME: ROBERT POTOCAR *Phone: 440-364-6823
Business Name (if applicable) *Email: R.POTOCAR@GMAIL.COM
Mailing Address: 5376 RIDGE RD. City: PARMA State: OH Zip: 44129

CONTRACTOR CO. NAME: *Phone: 216-570-8885
CONTRACTOR NAME: MIKE MILLER *Email:
Mailing Address: 5376 RIDGE RD City: PARMA State: OH Zip: 44129

ARCHITECT/ENGINEER: Phone:
Mailing Address: City: State: Zip:

I hereby certify all information contained in this application is true, accurate and complete to the best of my knowledge. Furthermore, I am the property owner of record; or an authorized representative of the contractor registered with the city of Lakewood listed above and authorized by the property owner to perform the work described. I am primarily responsible for the work described and agree to abide by the applicable provisions of law and building codes adopted by the state of Ohio and the City of Lakewood. All subcontractors working under my direction shall be registered with the City of Lakewood. Perpetuation of fraud or misrepresentation including contractors or property owners obtaining permits on behalf of an unregistered contractor is a violation of LCO §1306.69 and punishable by fines, jail time and revocation of contractor registration.

SIGNATURE OF CONTRACTOR / OWNER 10/6/25 DATE **Anticipated Completion Date:** _____

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.: 11-100-25

Permit No.: BBS25-000111

Applicant Name: Sean Nugent, OCS LTD

Project Address: 17415 Northwood Ave.

Project Name: St. James Corporate Building

Project: Applicant proposes the installation of canopies/awnings in a few locations on the property and building.

202201060278

LOT SPLIT

17514 DETROIT ROAD

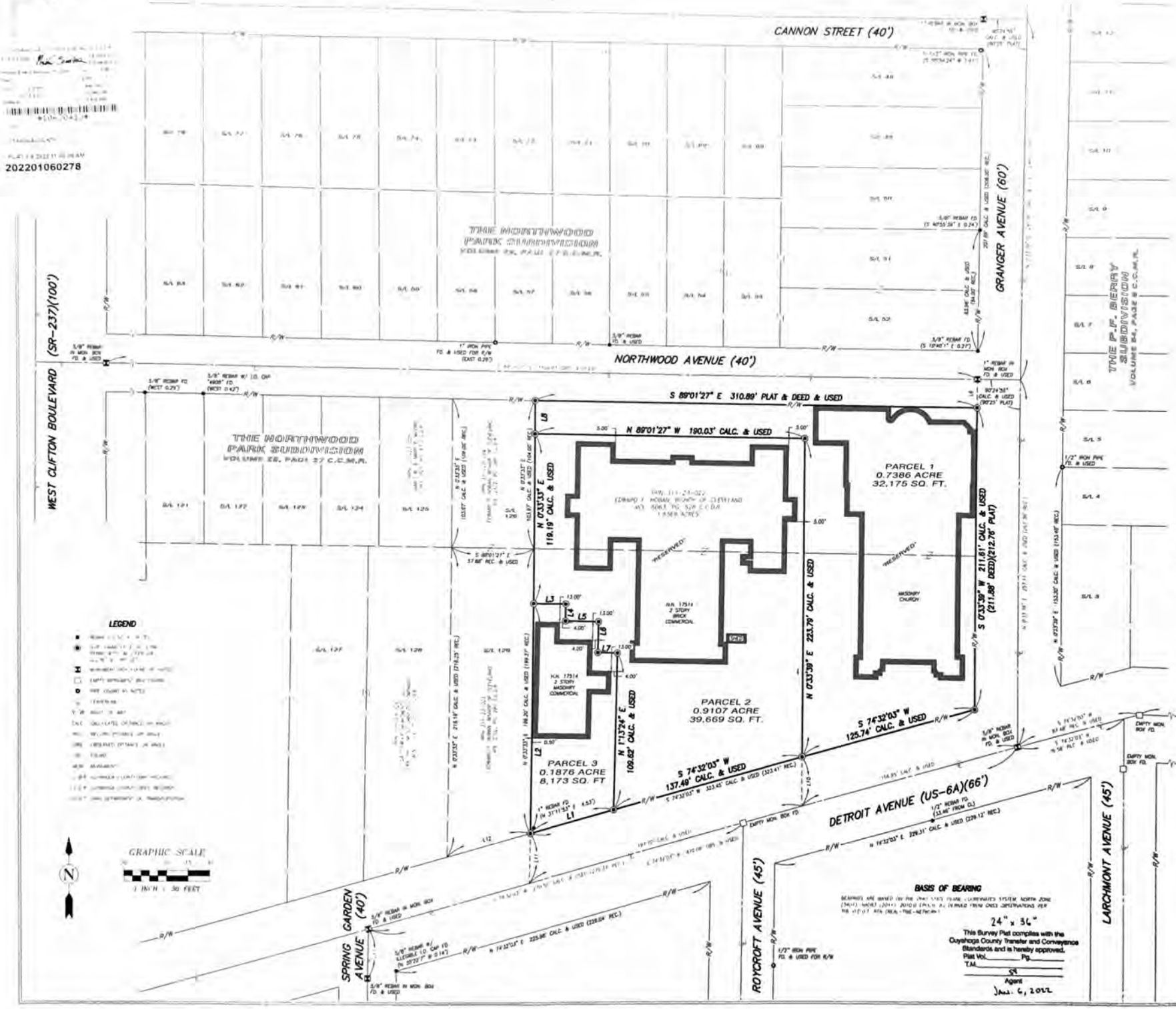
CITY OF LAKEWOOD
COUNTY OF CUYAHOGA – STATE OF OHIO

McSteen
LAND SURVEYORS
1411 East 286th Street Wickliffe, OH 44092
Phone 440 581 5800 www.mcsteen.com

12/13/21

JOB NO. 21-297
FIELD DATE NOVEMBER 1, 2021
SURVEY DATE DECEMBER 10, 2021
DRAWN BY MHS

STATE OF OHIO
MATTHEW A. HILDEBRANDT
S-8817
REGISTERED
PROFESSIONAL SURVEYOR



LEGEND

LINE DATA

LINE	BEARING	DISTANCE
L1	S 74°32'03" W	60.21' CALC. & USED
L2	N 0°33'33" E	160.56' CALC. & USED
L3	N 88°48'38" W	22.56' CALC. & USED
L4	N 1°13'24" E	11.89' CALC. & USED
L5	N 88°48'38" W	23.30' CALC. & USED
L6	N 1°13'24" E	21.74' CALC. & USED
L7	N 88°48'38" W	13.67' CALC. & USED
L8	N 0°33'33" E	23.42' CALC. & USED
L9	S 0°33'39" W	20.00' REC. & USED
L10	N 0°33'39" E	34.33' CAL. & USED
L11	N 0°33'33" E	34.33' CALC. & USED
L12	S 74°32'03" W	80.01' CALC. & USED (80.00' REC.)
L13	N 0°18'20" E	33.85' OBS. & USED

OWNERS ACCEPTANCE

I, THE OWNER OF CLEVELAND, OWNER OF THE LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AS SHOWN HEREON.

Most Reverend Edward C. Malesic
SIGNATURE — PRINT NAME

NOTARY PUBLIC

COUNTY OF CUYAHOGA
STATE OF OHIO

BE IT AN, BE A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED EDWARD CHARLES MALESIC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland OHIO, THIS 20th DAY OF December 2021

NOTARY PUBLIC — MY COMMISSION EXPIRES

NOTARIAL SEAL STATE OF OHIO

KEVIN T. BURKE, Atty.
NOTARY PUBLIC • STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

APPROVALS

CITY ENGINEER
THIS LOT SPLIT HAS BEEN APPROVED BY THE CITY ENGINEER OF THE CITY OF LAKEWOOD ON THIS 5 ND DAY OF JAN 2022

CITY ENGINEER

PLANNING COMMISSION
THIS LOT SPLIT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD ON THIS 6th DAY OF MAY 2021

CHAIRMAN OF PLANNING COMMISSION

Katelyn J. Milius
SECRETARY OF PLANNING COMMISSION

BASIS OF BEARING

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM NORTH ZONE (NAD83) WHERE (2011) AVERAGE EPOCH IS ESTIMATED FROM GPS2 OBSERVATIONS PER THE DETROIT AVE (RIGHT-OF-WAY) MONUMENTS.

24" x 36"

This Survey Plat complies with the Cuyahoga County Transfer and Conveyance Standards and is hereby approved.
Plat Vol. ____ Pg. ____
T.M. ____
Agent
Jan. 6, 2022

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICERS - 1
LPLAT 1/6/2022 11:05:06 AM
202201060278

PLAT DATA SHEET

Plat Title: Lot Split for

17514 Detroit Road (Edward Hoban, Edward Malesic now the Bishop of Cleveland)

Plat Type: Lot Split

Municipality: Lakewood

Township: Original Rockport Township Section No. 23

Parent Parcel Numbers: 311-23-022 , _____ , _____ , _____ ,

_____ , _____ , _____ , _____ , _____ ,

_____ , _____ , _____ , _____ , _____ ,

Number of New parcels created: 3

Number of deeds filed with plat: 0

Plat Size: 24" x 36"

Date Filed: 1/6/2021

Recorder's Fee: _____

CUYAHOGA COUNTY FISCAL OFFICER
311-23-022 1/6/2022 11
N-01062022-2
Hoban Edw F Bishop Of Cleve Tax Dist. 3180
Plat LUC: 5100 EX:
Sale Amt: $ 0.00 LAND: 640,100
Conv. Fee: $ 0.00 BLDG: 2,290,100
PUBLIC TOTAL: 2,930,200
1067041J

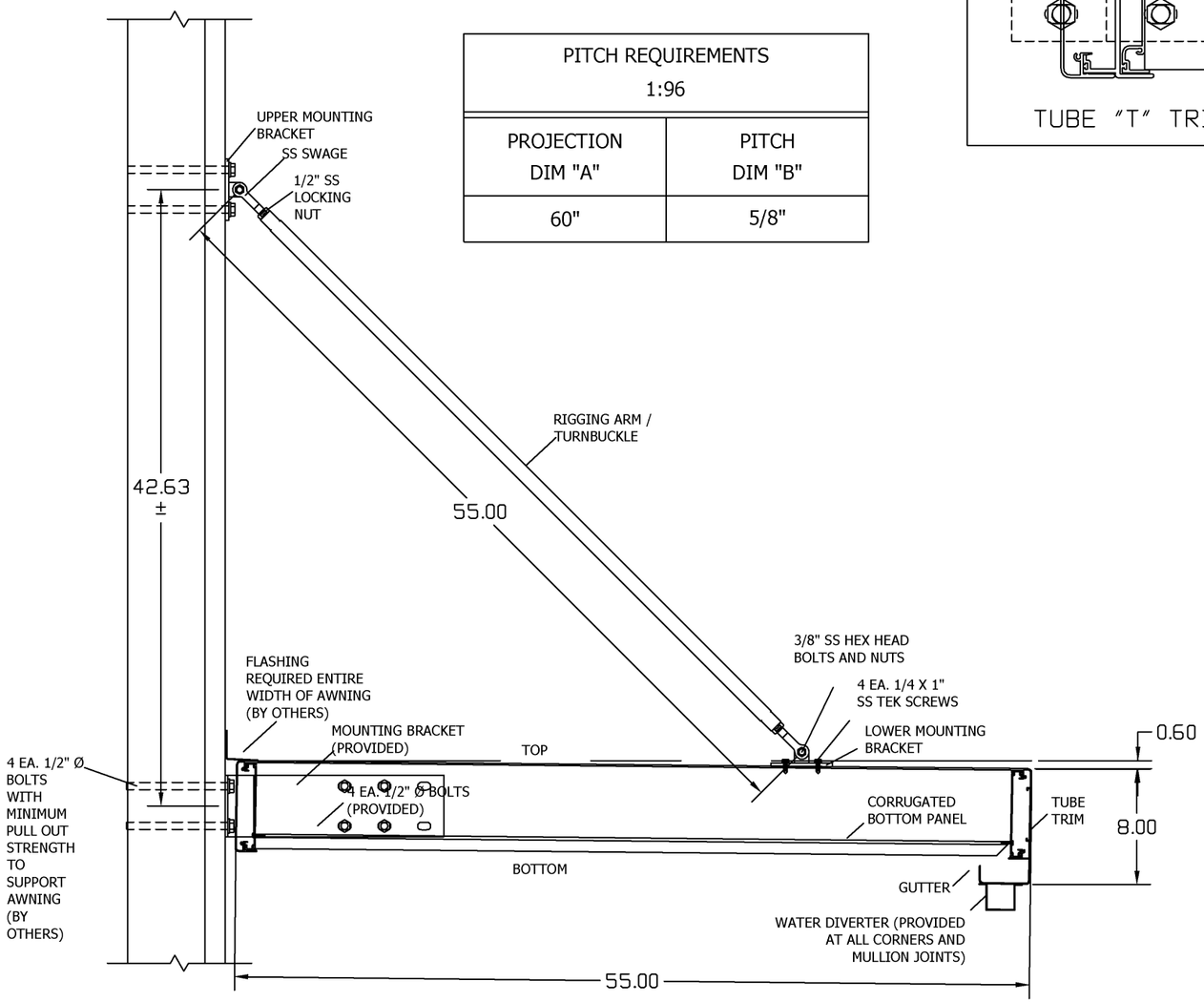
New Parcels

New Parcel Numbers are subject to change

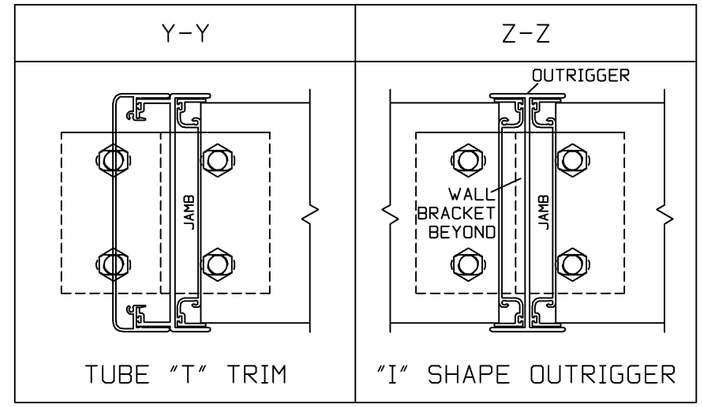
Parcel Name/Sublot:	Proposed Permanent Parcel Number:
PARCEL 1 (Hoban)	311-23-106
PARCEL 2 (Hoban)	311-23-107
PARCEL 3 (Hoban)	311-23-108

FINISH: KYNAR 2, CUSTOM COLOR

PITCH REQUIREMENTS 1:96	
PROJECTION DIM "A"	PITCH DIM "B"
60"	5/8"



SECTION A-A
SCALE 1:10



NOTES:

1. LOUVERS SHOWN ARE DESIGNED TO MEET 30 LBS./SQ. FT. WIND LOADING (APPROXIMATELY 100 MPH)

2. LOUVER PANELS SHIP LOOSE

3. OUTRIGGERS ARE FINISHED TO MATCH LOUVERS & SHIP LOOSE

4. ALL TUBE "T" TRIM PIECES ARE FINISHED TO MATCH LOUVERS & SHIP LOOSE

5. MOUNTING BRACKETS ARE FINISHED TO MATCH LOUVERS & SHIP LOOSE

LEGEND	
O.W.	ORDER WIDTH
E.L.W.	EXACT LOUVER WIDTH
O.H.	ORDER HEIGHT
M.B.C.	MOUNTING BRACKET CENTER

ARCHITECTURAL LOUVERS WILL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE ACTUAL SITE CONDITIONS IF NOT NOTED ON THESE DRAWINGS PRIOR TO FAB.

DESIGN REVIEW AND APPROVAL

RELEASE FOR FABRICATION WILL NOT COMMENCE UNTIL THIS SECTION HAS BEEN COMPLETED BY THE AUTHORIZED DESIGN PROFESSIONAL AND RETURNED TO ARCHITECTURAL LOUVERS.

☐ APPROVED ☐ APPROVED AS NOTED

☐ REVISE AND RESUBMIT ☐ REJECT - RESUBMIT

BY: _____ DATE: _____

FIELD VERIFICATION OF QTY, SIZE, AND CONDITIONS

SUBMITTALS REFLECT ARCHITECTURAL LOUVERS BEST INTERPRETATION OF THE CONTRACT DOCUMENTS PROVIDED. ALL QUANTITIES, SIZES, AND MOUNTING CONDITIONS. FABRICATION WILL NOT COMMENCE UNTIL THIS SECTION HAS BEEN COMPLETED BY THE AUTHORIZED FIELD REPRESENTATIVE AND RETURNED. ANY ANY DEVIATIONS FROM OUR INTERPRETATION OF THE CONTRACT MUST BE NOTED AND FORWARDED TO ARHITECTURAL LOUVERS PRIOR TO FABRICATION.

BY: _____ DATE: _____

DEVIATIONS FROM STANDARD CONSTRUCTION

1. NONE
2.
3.
4.

PROJECT: ST JAMES ENTRANCE CANOPY

ARCHITECT:

CUSTOMER: ONE CONSTRUCTIVE SERVICES LTD

THIS DRAWING AND THE INFORMATION CONTAINED WITHIN IT ARE THE PROPERTY OF ARCHITECTURAL LOUVERS AND CANNOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF ARCHITECTURAL LOUVERS.

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

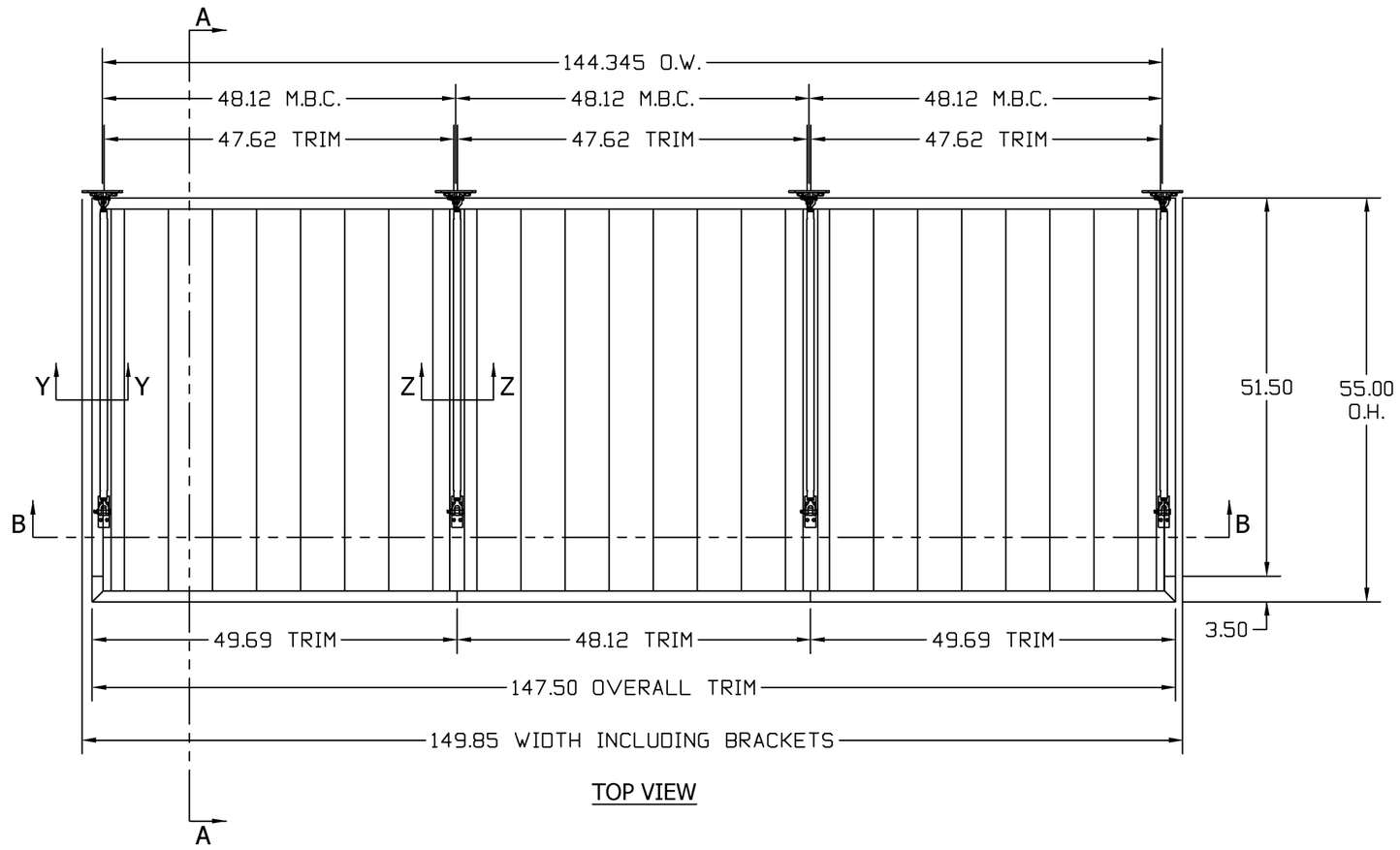
REV	DESCRIPTION	DATE	APPR

DRAWING TYPE: SUBMITTAL

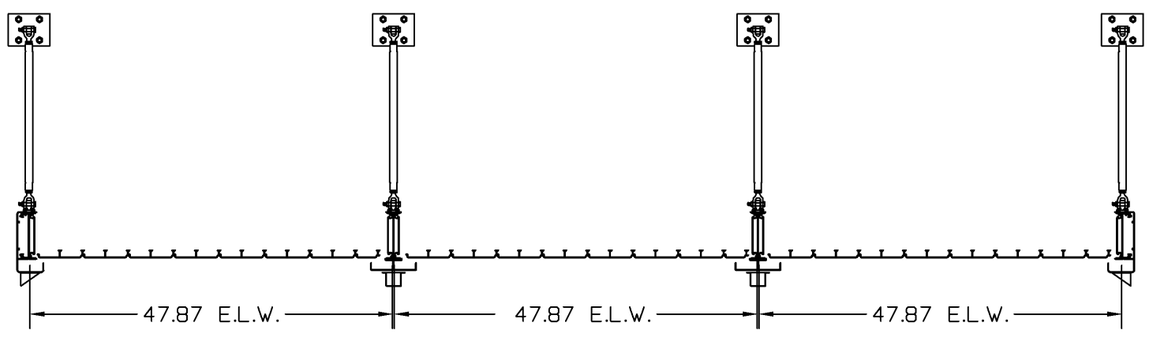
DRAWN BY: CW
APPROVED BY: SM
DRAWING TITLE: H8CV SPECS DETAILS

SALES REP: SP
SCALE: 1:10
SHT. NO.: 1 OF NO. SHTS.: 2

DATE DRAWN: 10/08/25
DRAWING NO.: 0925007
REV.: 0



TOP VIEW



SECTION B-B

LEGEND	
O.W.	ORDER WIDTH
E.L.W.	EXACT LOUVER WIDTH
O.H.	ORDER HEIGHT
M.B.C.	MOUNTING BRACKET CENTER

ARCHITECTURAL LOUVERS WILL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE ACTUAL SITE CONDITIONS IF NOT NOTED ON THESE DRAWINGS PRIOR TO FAB.

DESIGN REVIEW AND APPROVAL

RELEASE FOR FABRICATION WILL NOT COMMENCE UNTIL THIS SECTION HAS BEEN COMPLETED BY THE AUTHORIZED DESIGN PROFESSIONAL AND RETURNED TO ARCHITECTURAL LOUVERS.

☐ APPROVED ☐ APPROVED AS NOTED

☐ REVISE AND RESUBMIT ☐ REJECT - RESUBMIT

BY: _____ DATE: _____

FIELD VERIFICATION OF QTY, SIZE, AND CONDITIONS

SUBMITTALS REFLECT ARCHITECTURAL LOUVERS BEST INTERPRETATION OF THE CONTRACT DOCUMENTS PROVIDED. ALL QUANTITIES, SIZES, AND MOUNTING CONDITIONS. FABRICATION WILL NOT COMMENCE UNTIL THIS SECTION HAS BEEN COMPLETED BY THE AUTHORIZED FIELD REPRESENTATIVE AND RETURNED. ANY ANY DEVIATIONS FROM OUR INTERPRETATION OF THE CONTRACT MUST BE NOTED AND FORWARDED TO ARHITECTURAL LOUVERS PRIOR TO FABRICATION.

BY: _____ DATE: _____

DEVIATIONS FROM STANDARD CONSTRUCTION

1. NONE
2.
3.
4.

PROJECT: ST JAMES ENTRANCE CANOPY

ARCHITECT:

CUSTOMER: ONE CONSTRUCTIVE SERVICES LTD

THIS DRAWING AND THE INFORMATION CONTAINED WITHIN IT ARE THE PROPERTY OF ARCHITECTURAL LOUVERS AND CANNOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF ARCHITECTURAL LOUVERS.

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

REV	DESCRIPTION	DATE	APPR

DRAWING TYPE: SUBMITTAL

DRAWN BY: CW

APPROVED BY: SM

DRAWING TITLE: H8CV SPECS DETAILS

SALES REP: SP

SCALE: 1:20

SHT. NO.: 2 OF NO. SHTS.: 2

DATE DRAWN: 10/08/25

DRAWING NO.: 0925007

REV.: 0

RESERVED

RESERVED
RESERVED
RESERVED

28"
LOUVER / CANOPY
140"
CANOPY 140" WIDE
48" PROJECTION

OSTER S

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.: 11-101-25

Permit No.: BBS25-000112

Applicant Name: Duane Schreiner, Shannonwood Homes

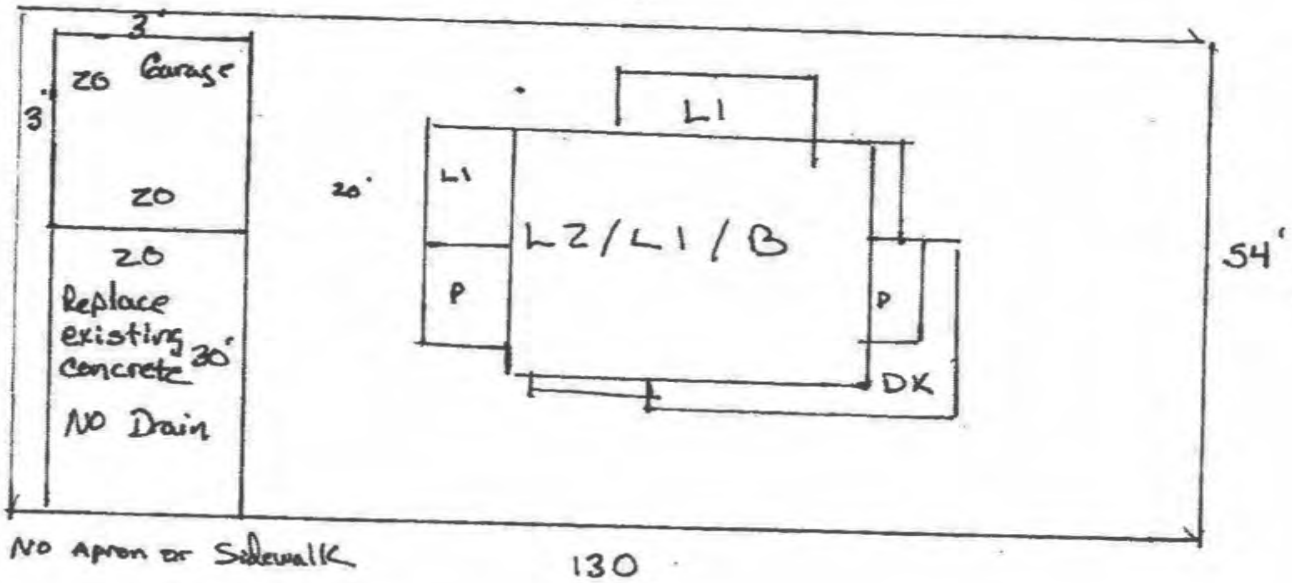
Project Address: 13406 Harlon Ave.

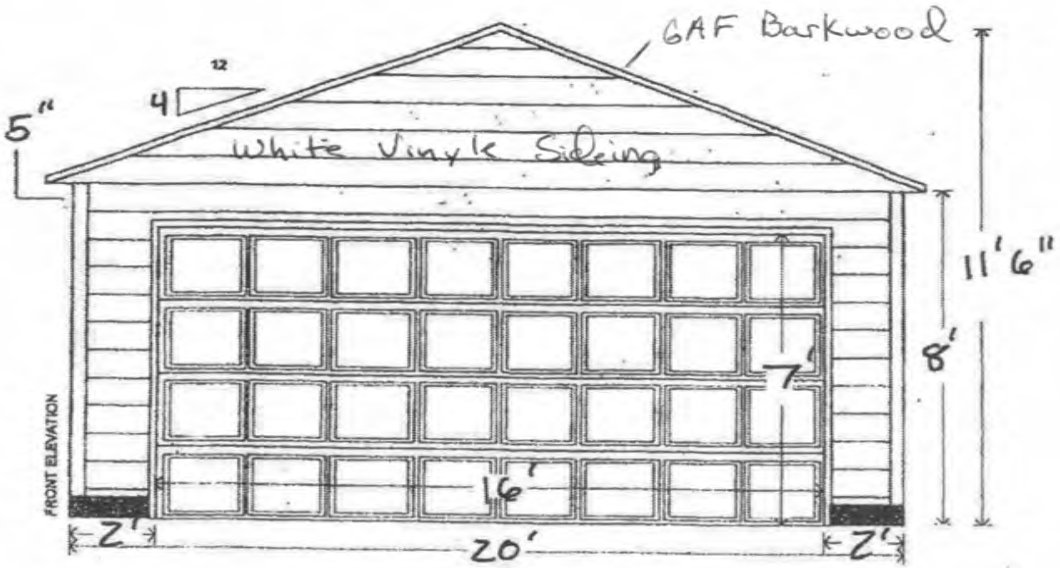
Project Name: n/a

Project: Applicant proposes demolition of an existing garage and replacement with a new one on a corner lot.

95

Jill Dickie
13406 Harlon Ave
Lakewood OH 44107
330 328 0928





Duane Schreiner
Owner

Shannonwood Homes

Building our reputation one home at a time

1635 Wood Rd.
Cleveland Hts., OH 44121
330.780.6952
duaneschreiner2@gmail.com

SPECIFICATIONS

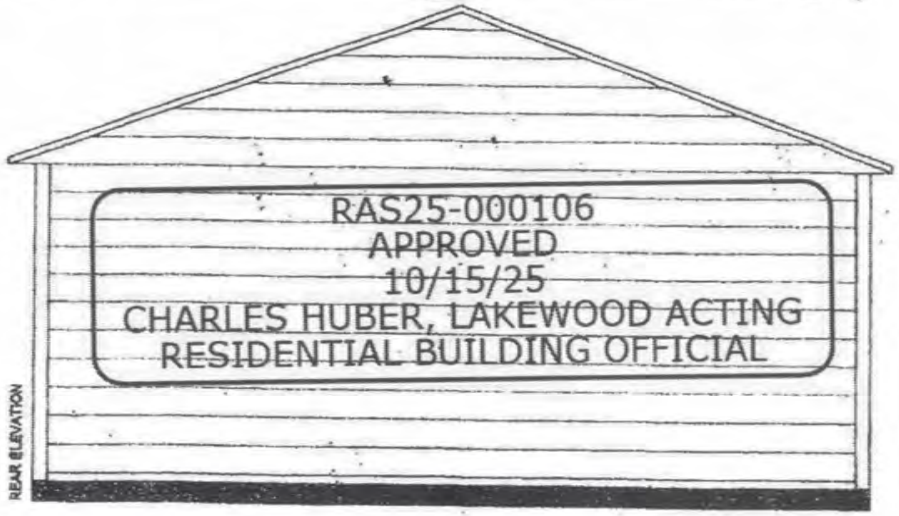
SIDING: Vinyle · DBL 5" white

TRIM: White Aluminum

OH DOOR: 16'x 7' white

GUTTERS & D/S: 5" white

DISCHARGED TO: splash



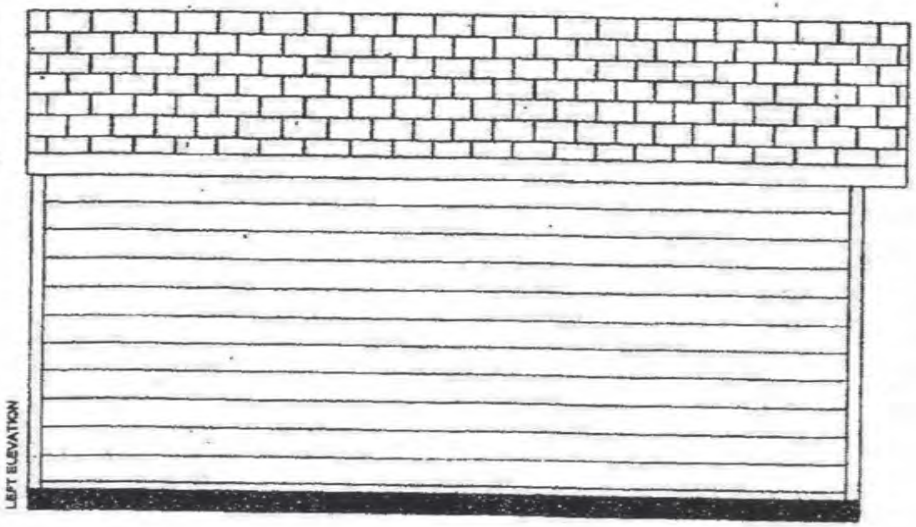
RAS25-000106
APPROVED
10/15/25
CHARLES HUBER, LAKEWOOD ACTING
RESIDENTIAL BUILDING OFFICIAL

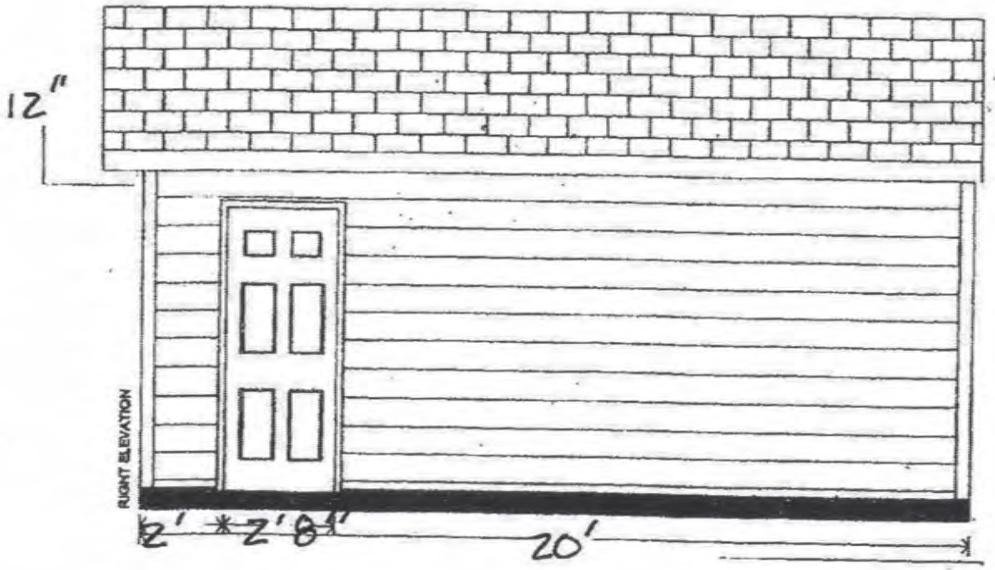
RAS25-000106
RECEIVED
OCT 02 2025
By Counter Kim

MICHAEL GERSON
DBA SHANNONWOOD HOMES LLC.
1635 WOOD RD.
CLEVELAND HEIGHTS, OHIO 44121
216-215-2319

20' x 20' GABLE GARAGE
4 /12 ROOF PITCH
SCALE: 1/4" = 1'-0"

HOMEOWNER
Jill Dickie
13406 Harlan Ave
Lakewood OH 44107
330-328-0928





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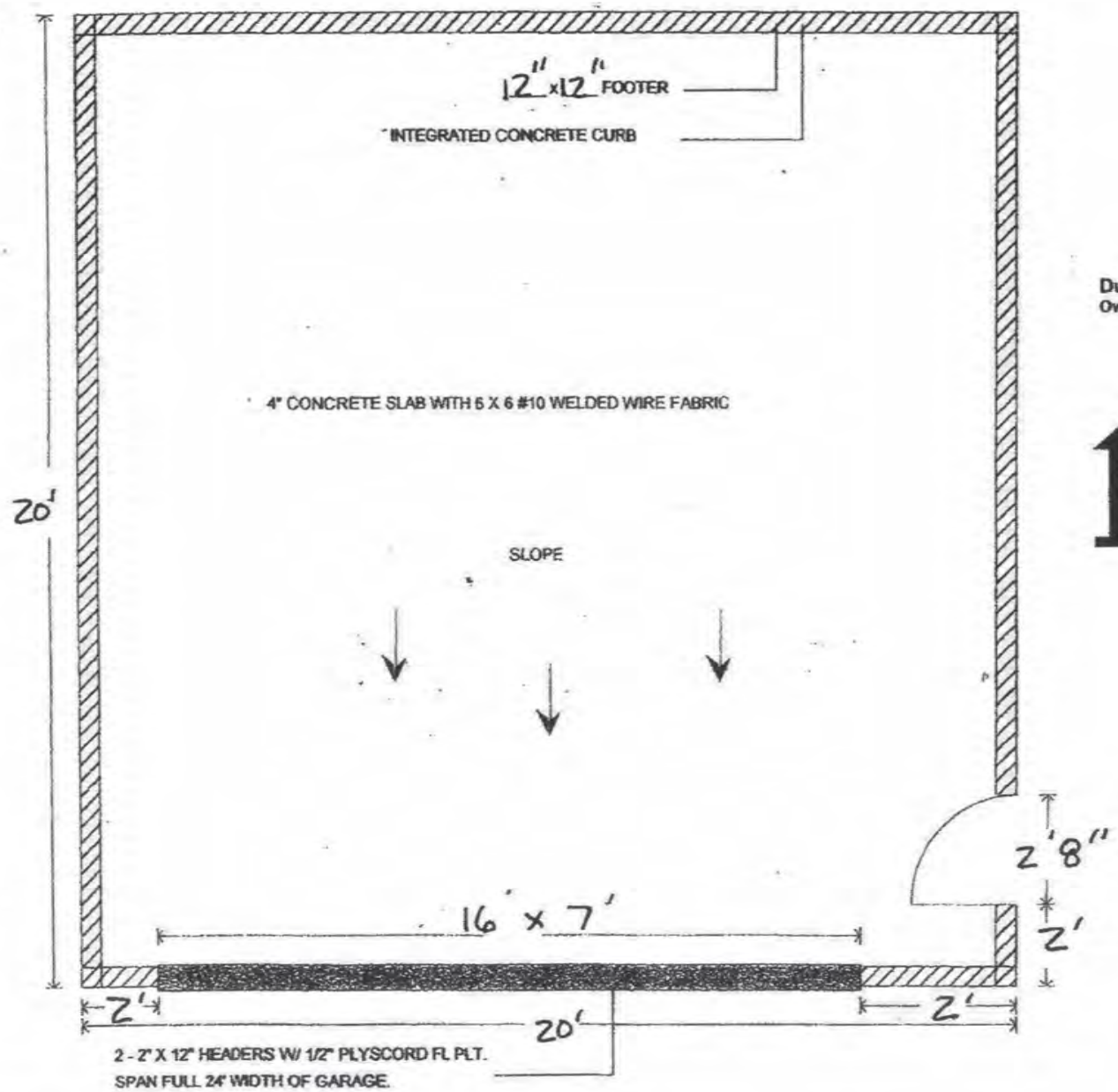
330.780.6952
duaneschreiner2@gmail.com



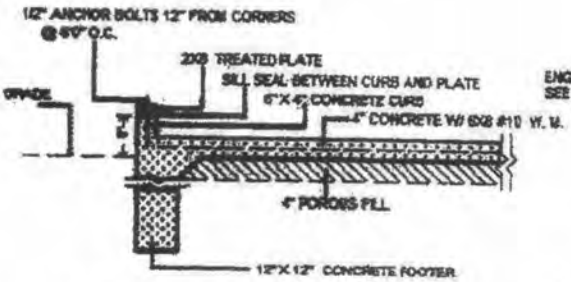
FLOOR PLAN
SCALE: 1/4" = 1'-0"

Duane Schreiner
Owner

Shannonwood Homes
Building our reputation one home at a time

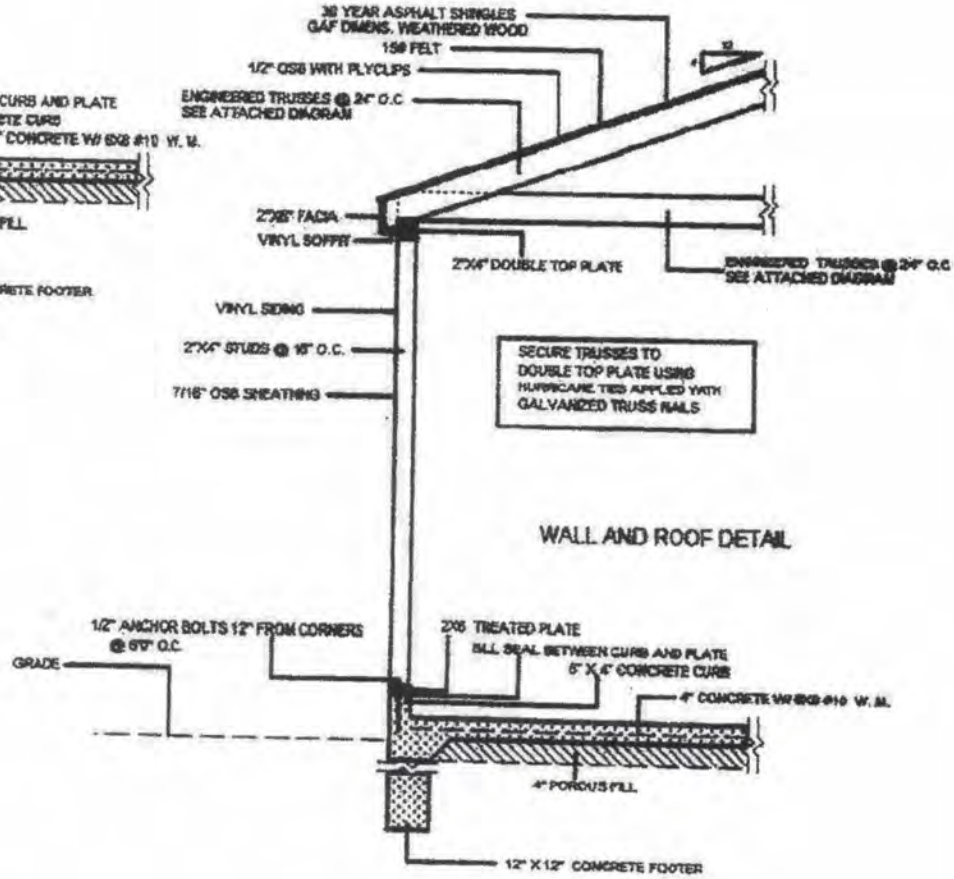
1635 Wood Rd.
Cleveland Hts., OH 44121
330.780.6952
duaneschreiner2@gmail.com

20' x 20' GABLE GARAGE
4/12 ROOF PITCH



SLAB AND FOOTER SECTION

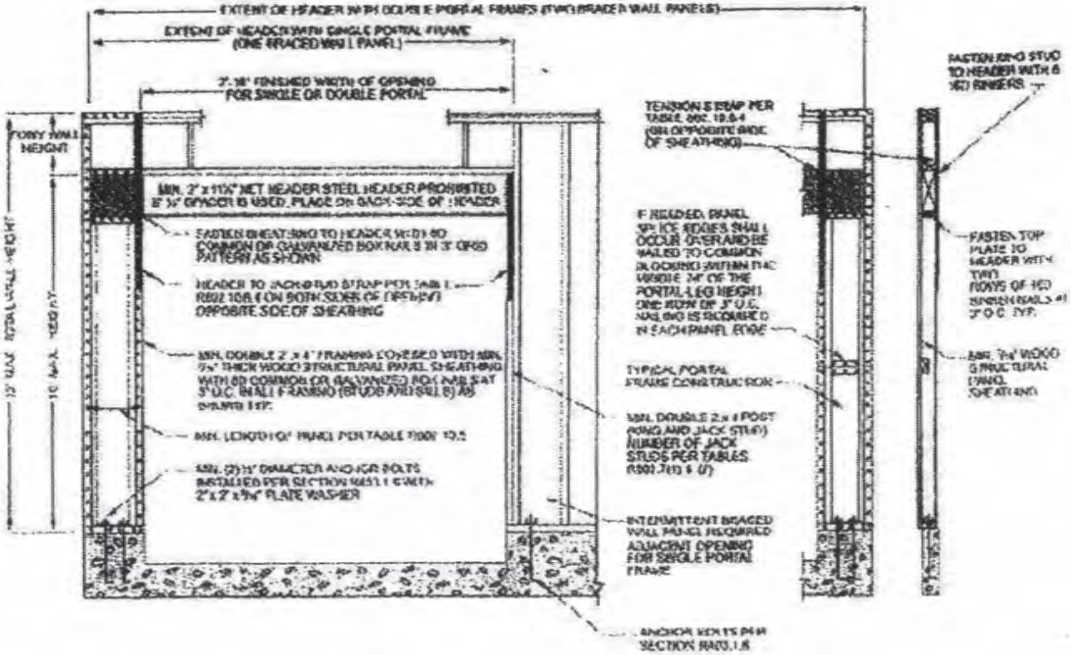
SCALE = 1:24



WALL AND ROOF DETAIL

R602.10.6.3 Method PFG: Portal frame at garage door openings in Seismic Design Categories A, B and C.

Where supporting a roof or one story and a roof, a Method PFG *braced wall panel* constructed in accordance with Figure R602.10.6.3 shall be permitted on either side of garage door openings.



FRONT ELEVATION SECTION

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.3
METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

2019 Residential Code of Ohio

Categories Ohio

About this Title

This is a integrated code based on the 2018 International Residential Code®.

MY COPY.

DE DANSCO ENGINEERING, LLC

5924 Fortune Place
Apollo Beach, FL 33572

COMPONENT DESIGN DRAWINGS AND DETAILS

Prepared for: STARK TRUSS - CANTON			Job Number: Q58448	
[redacted]	CLEVELAND LUMBER 2'OC STOCK			
[redacted]	05/12/2025	[redacted] 119918-W1	[redacted]	2
[redacted]	Village of Madison Lake County, OH			
[redacted] GENERAL TRUSS ENGINEERING CRITERIA AND DESIGN LOADS (Individual truss design drawings will report special loading conditions if unique to they exist)				
Design Code IRC-2018/TPI2014	Roof Load (PSF): 40		Floor Load (PSF): REFER TO TDD	
Wind Standard: ASCE7-16	Wind Speed (MPH): 115	Exposure Cat.: C	Bldg. Enclosure: Partially Enclosed	

STATE OF OHIO
PRZEMYSLAW CIOLKO
E-87692
REGISTERED
PROFESSIONAL ENGINEER

Przemyslaw Ciolko, P.E.
Ohio Reg. #87692
COA: 02356

1. **The component design drawing(s) attached have been prepared by Dansco Engineering, LLC under my direct supervision and control based on the parameters specified in the Construction Documents as conveyed by the Component Manufacturer.**
2. **The seal on these drawings indicates acceptance of professional engineering responsibility solely for the individual truss components to resist the design loads indicated. The suitability and use of this component for any specific building is the responsibility of the building designer, per ANSI/TPI 1, Chapter 2.**

Warning I—Verify design parameters and read notes before use.
These designs are based only upon parameters shown and are for individual building components to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is the responsibility of building designer – not truss designer or truss engineer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to ensure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult ANSI/TPI 1 *National Design Standard for Metal Plate Connected Wood Truss Construction* and the latest edition of BCSI Guide to *Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses* from Truss Plate Institute.

Q58448 - 2' OC STOCK

Customer: CLEVELAND LUMBER

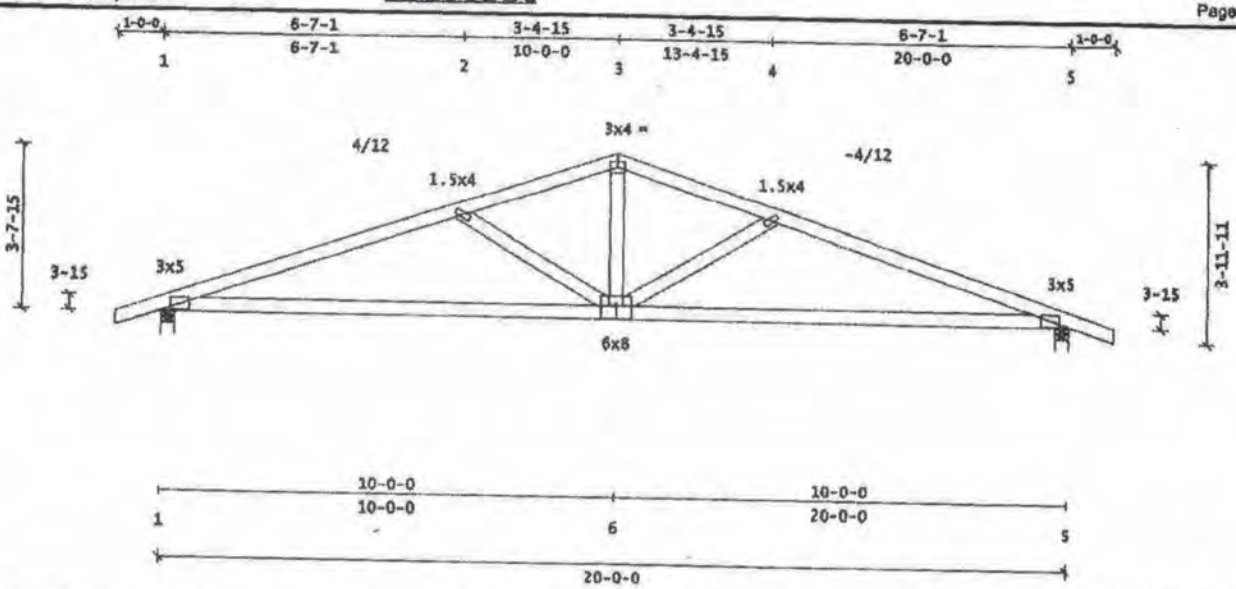
Qty: 30 Truss: 20'

Stark Truss Canton

330-478-2181

Truss Mfr. Contact: Dan|Wilson

SID:
TID: Q58448
Date: 05 / 09 / 25
Page: 1 of 1



Truss Height = 64.4 lb

Code/Design: IRC-2018/TPI-2014

PSF	Live	Dead		Dur Factors		
TC	20.0	10.0		Live	Wind	Snow
BC	0.0	10.0	Lum	1.15	1.60	1.15
Total		40.0	Plt	1.15	1.60	1.15

Spacing: 2-00-00 o.c. Plies: 1
Repetitive Member Increase: Yes
Green Lumber: No Wet Service: No
Fab Tolerance: 20% Creep (Kcr) = 2.0
OH Soffit Load: 2.0 psf

----------Snow Load Specs----------
ASCE7-16 Ground Snow(Pg) = 20.0 psf
Risk Category: II (Is = 1.00)
Terrain Category: C
Roof Exposure: Partially Exposed
Thermal Condition: All Others(1.0)
Unobstructed Slippery Roof: No
Low-Slope Minimums(Pfmin): No
Unbalanced Snow Loads: Yes
Rain Surcharge: No Ice Dam Chk: Yes
Lu(max) = 20-00-00

----------Wind Load Specs----------
ASCE7-16 Wind Speed(V) = 115 mph
Risk Cat: II Exposure Cat: C
Bldg Dims: L = 0.0 ft B = 0.0 ft
M.R.H(h)= 25.0ft Kzt = 1.0 Ke = 1.00
Bldg Enclosure: Enclosed
Wind DL(psf): TC = 6.0 BC = 6.0
End Vertical Exposed: L = Yes R = Yes
Wind Uplift Reporting: ASCE7 MWFRS
C&C End Zone: 4-00-00

-------Additional Design Checks------

10 psf Non-Concurrent BCLL:	Yes
20 psf BC Limited Storage:	Yes
200 lb BC Accessible Ceiling:	No
300 lb TC Maintenance Load:	No
2000 lb TC Safe Load:	No
300 lb TC/BC Person Loading:	No

Material Summary

TC	2x4	SPF	#2
BC	2x4	SPF	#2
Webs	2x4	SPF	Stud

Member Forces Summary

Max CSI in TC PANEL	1 - 2	0.48
Max CSI in BC PANEL	1 - 6	0.87
Max CSI in Web	6 - 3	0.29

...Mem...		Ten	Comp	.CSI.
TC	OH- 1	28	0	0.09
	1- 2	347	1713	0.48
	2- 3	239	1327	0.30
	3- 4	239	1327	0.30
	4- 5	347	1713	0.48
	5-OH	28	0	0.09
BC	1- 6	1583	261	0.87
	5- 6	1583	261	0.87
Web	2- 6	187	463	0.18
	3- 6	674	74	0.29
	4- 6	187	463	0.18

Reaction Summary

----------Reaction Summary(Lbs)----------

Jnt	--X-Loc-	React	-Up-	--Width-	-Reqd	-Mat	PSI
1	01-12	864	162	03-08	01-08	SPF	531
5	19-10-04	863	162	03-08	01-08	SPF	531

Max Horiz = -32 / +32 at Joint 1

Loads Summary

User-defined unbalanced Top Chord Live Loads (TCLL) occurring at 10-00-00 are based on 1.00 full and 0.00 reduced load factors.

See Loadcase Report for load combinations and additional details.

Notes

Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees. Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints. Lumber and plating have been applied symmetrically.

Deflection Summary

Truss	Span	Limit	Actual(in)	Location
Vert LL		L/360	L/999(-0.18)	6- 5
Vert DL		L/180	L/999(-0.22)	6- 5
Vert CR		L/240	L/501(-0.40)	6- 5
Horz LL		0.75in	(0.03)	@Jt 5
Horz CR		1.25in	(0.06)	@Jt 5
Ohng CR		2L/240	2L/999(-0.00)	1- 1
Ohng CR		2L/240	2L/999(-0.00)	5- 5

Bracing Data Summary

----------Bracing Data----------
Chords; continuous except where shown
Web Bracing -- None

Plate offsets (X, Y):

(None unless indicated below)
Jnt6(0,-00-08)

STATE OF OHIO
PRZEMYSLAW CIOLKO
E-67692
REGISTERED
PROFESSIONAL ENGINEER

NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a '-18' which indicates an 18 gauge plate, or "S# 18", which indicates a high tension 18 gauge plate

Dansco Engineering, LLC
COA: 02356
Date: 05/12/2025
DE Job# 119918-W1

Q58448 - 2' OC STOCK | Qty: 30 | Truss: 20'GE

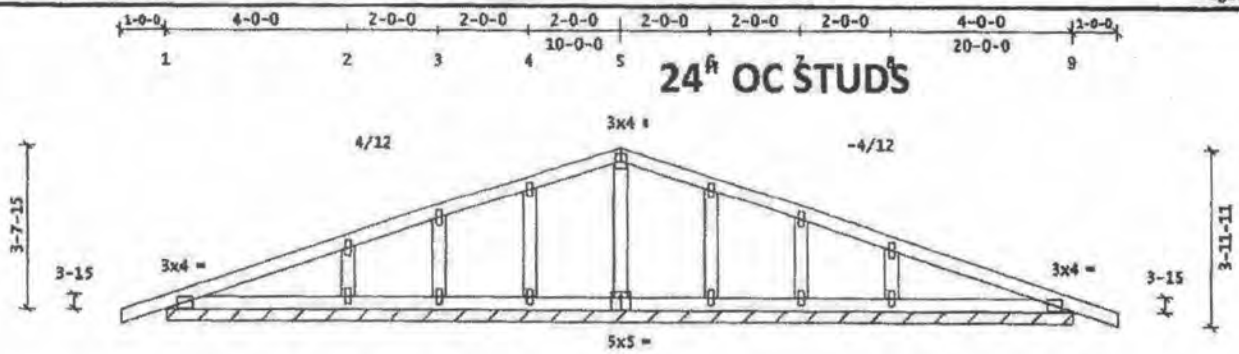
Customer: CLEVELAND LUMBER

Truss Mfr. Contact: Dan Wilson

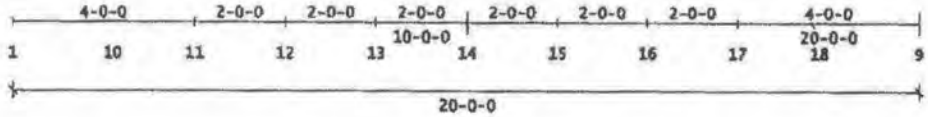
Stark Truss Canton

330-478-2181

SID:
TID: Q58448
Date: 05 / 09 / 25
Page: 1 of 1



Typical plate: 1.5x4



Truss Weight = 70.0 lb

Code/Design: IRC-2018/TPI-2014

PSF	Live	Dead	Dur Factors		
			Live	Wind	Snow
TC	20.0	10.0			
BC	0.0	10.0	Lum 1.15	1.60	1.15
Total		40.0	Plt 1.15	1.60	1.15

Spacing: 2-00-00 o.c. Plies: 1
Repetitive Member Increase: Yes
Green Lumber: No Wet Service: No
Fab Tolerance: 20% Creep (Kcr) = 2.0
OH Soffit Load: 2.0 psf

----------Snow Load Specs----------
ASCE7-16 Ground Snow(Pg) = 20.0 psf
Risk Category: II (Is = 1.00)
Terrain Category: C
Roof Exposure: Partially Exposed
Thermal Condition: All Others(1.0)
Unobstructed Slippery Roof: No
Low-Slope Minimums(Pfmin): No
Unbalanced Snow Loads: Yes
Rain Surcharge: No Ice Dam Chk: Yes
Lu(max) = 20-00-00

----------Wind Load Specs----------
ASCE7-16 Wind Speed(V) = 115 mph
Risk Cat: II Exposure Cat: C
Bldg Dims: L = 0.0 ft B = 0.0 ft
M.R.H(h)= 25.0ft Kzt = 1.0 Ke = 1.00
Bldg Enclosure: Enclosed
Wind DL(psf): TC = 6.0 BC = 6.0
End Vertical Exposed: L = Yes R = Yes
Wind Uplift Reporting: ASCE7 MWFRS
C&C End Zone: 4-00-00

-------Additional Design Checks------

10 psf Non-Concurrent BCLL:	Yes
20 psf BC Limited Storage:	Yes
200 lb BC Accessible Ceiling:	No
300 lb TC Maintenance Load:	No
2000 lb TC Safe Load:	No
300 lb TC/BC Person Loading:	No

Material Summary

TC	2x4	SPF	#2
BC	2x4	SPF	#2
Webs	2x4	SPF	Stud

Member Forces Summary

Max CSI in TC PANEL	1 - 1	0.09
Max CSI in BC PANEL	1 - 10	0.05
Max CSI in Web	11 - 2	0.04

...Mem...		Ten	Comp	.CSI.
TC	1- 5	28	0	0.09
	5- 9	28	0	0.09
BC	1-14	31	13	0.05
	9-14	45	13	0.05
Web	2-11	89	182	0.04
	3-12	51	130	0.03
	4-13	62	154	0.04
	5-14	0	97	0.03
	6-15	62	154	0.04
	7-16	51	130	0.03
	8-17	89	182	0.04

Reaction Summary

Max Horiz = -32 / +32 at Joint 14
Reactions not shown: down < 400 and up < 150

----- Reaction Summary (plf) -----

Jnt-Jnt	React -Up-	--Width-
1- 9	86	16 20-00-00

Loads Summary

User-defined unbalanced Top Chord Live Loads (TCLL) occurring at 10-00-00 are based on 1.00 full and 0.00 reduced load factors.

See Loadcase Report for load combinations and additional details.

Notes

If this truss is exposed to wind load perpendicular to the plane of the truss, gable studs must be braced according to the Construction Documents, BCSI-B3, or a gable stud bracing detail matching the design wind speed shown. Lateral bracing of the truss itself to resist out-of-plane wind load must be in accordance with the Construction Documents.
The maximum rake overhang length is 12.0".
Gable requires 7/16" OSB sheathing on front from 0-00-00 to 20-00-00; connection details to be provided by the Building Designer.
Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees.
Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.
Lumber and plating have been applied symmetrically.

Deflection Summary

Truss	Span	Limit	Actual(in)	Location
Vert LL		L/360	L/999(0.00)	18- 9
Vert DL		L/180	L/999(-0.00)	18- 9
Vert CR		L/240	L/999(0.00)	18- 9
Horz LL		0.75in	(0.00)	@Jt 9
Horz CR		1.25in	(0.00)	@Jt 9
Ohng CR		2L/240	2L/999(-0.00)	1- 1
Ohng CR		2L/240	2L/999(-0.00)	9- 9

Bracing Data Summary

----------Bracing Data----------
Chords; continuous except where shown
Web Bracing -- None

Plate offsets (X, Y):

(None unless indicated below)
Jnt14(0,-01-00)

STATE OF OHIO
PRZEMYSLAW CIOLKO
E-87692
REGISTERED
PROFESSIONAL ENGINEER

NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "S# 18", which indicates a high tension 18 gauge plate

Dansco Engineering, LLC
COA: 02356
Date: 05/12/2025
DE Job# 119918-W1

CHRISTOPHER S. PARMELEE
BUILDING COMMISSIONER
216/529-6295

WILLIAM WAGNER
ASSISTANT BUILDING COMMISSIONER
216/529-6284

MARK D. JEWITT
PROPERTY MAINTENANCE SUPERVISOR
216/529-6291

DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107 • 216/529-6270 •FAX 216/529-5930
Website: Lakewoodoh.gov

CERTIFICATE OF PLAN APPROVAL
APPLICATION NUMBER: RAS25-000106

Property Address	13406 HARLON AVE
Parcel Number	31225006
Project Description	New garage build per plans.
Approval Date	October 15, 2025

CONTRACTOR/APPLICANT

Duane Schreiner
Shannonwood Homes
1635 Wood Rd
Cleveland Heights OH 44121-1743
Via E-mail: duaneschreiner2@gmail.com

BUILDING OWNER

Jill L Dickie PhD Trustee
13406 Harlon Ave
Lakewood OH 44107-2706
jdickie@uakron.edu

Michael Pascoe Esq
1219 Cook Ave
Lakewood OH 44107-2503
mpascoe54@gmail.com

Conditions of Approval

1. Building Permit will be held in abeyance pending application to and approval by Lakewood Architectural Board of Review (ABR) [Lakewood Codified Ordinances (LCO) Part Thirteen, Title Three, Chapter 1325]. Deadline's 10/22/25 for the 11/6&13/25 meetings. ABR Secretary's Amanda Cramer, City Planner, Lakewood Planning & Development Dept, ph 216-529-7679, e-mail Amanda.Cramer@lakewoodoh.gov
2. Drawings include Wall and Roof Detail showing walls are vinyl siding on 7/16" thick oriented strand board (OSB) sheathing on 2X4 studs @ 16" O.C. Provide No. 15 asphalt felt ASTM D226 Type 1 or other approved water-resistive barrier over studs or sheathing (RCO 703.2).

This approval certifies that submitted construction documents are approved in conformance with Section 105 of the Residential Code of Ohio, subject to the conditions specified above.

William Wagner
Assistant Building Commissioner

City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107-2832
216-529-6284
building.permits@lakewoodoh.gov

This certificate and one set of approved drawings, manufacturers' installation instructions and product information shall be kept at the work site and available for use by inspectors.

If work specified in this plan approval is not commenced within twelve (12) months of the approval date it shall expire. One extension shall be granted for an additional twelve-month period if requested by the owner at least ten days in advance of the expiration of the approval.

If substantive changes to the building are contemplated during construction, those changes must be submitted to the residential building official for review and approval prior to those changes being executed.

THIS DOCUMENT IS ONLY TO CERTIFY APPROVAL OF THE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH THE RESIDENTIAL CODE OF OHIO AND IS NOT A PERMIT TO START WORK. PERMITS MUST BE OBTAINED IN CONFORMANCE WITH THE LAKEWOOD CODE OF ORDINANCES BASED UPON THIS PLAN APPROVAL.

RAS25-000106, 13406 Harlon Ave

1 message

Charles Huber <Charles.Huber@lakewoodoh.gov> Wed, Oct 15, 2025 at 1:59 PM
To: duaneschreiner2@gmail.com <duaneschreiner2@gmail.com>
Cc: jdickie@uakron.edu <jdickie@uakron.edu>, mpascoe54@gmail.com <mpascoe54@gmail.com>, mpascoe@hahnlaw.com <mpascoe@hahnlaw.com>, Mark Jewitt <Mark.Jewitt@lakewoodoh.gov>, Mike Reilley <Mike.Reilley@lakewoodoh.gov>, Myriam A. Miranda <Myriam.Miranda@lakewoodoh.gov>, Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>

1. Reference Mike Reilley Correction Notice 12/20/24 (attached). Your drawings with my Approval marking and Certificate of Plan Approval are both attached. Hardcopy of that drawing set and the certificate are required during inspections. However, the Building Permit's being held in abeyance pending your application to and approval from Lakewood's Architectural Board of Review (ABR) (Lakewood Codified Ordinances Part Thirteen, Title Three, Chapter 1325).
2. Deadline's 10/22/25 noon to apply to be considered at the ABR meetings 11/6&13/25. The actual application to ABR is linked here: https://www4.citizenserve.com/Portal/PortalController?Action=showDevelopmentApplications&ctzPagePrefix=Portal_&installationID=279&original_iid=0&original_contactID=0. Click Apply to Architectural Board of Review. There is a $25 fee. The information we ask you include can be found at this link: https://www.lakewoodoh.gov/board-of-building-standards-architectural-board-of-review/. You will get a confirmation from Lakewood's Citizen Serve computer system that your application has been submitted. If you did not get a confirmation, the application was not submitted. ABR Secretary's Amanda Cramer, City Planner, Lakewood Planning & Development Dept, pg 216-529-7679, e-mail Amanda.Cramer@lakewoodoh.gov She'll send meeting instructions to you most likely the week after the meeting deadline.

Charles Huber

Acting Residential Building Official

City of Lakewood, Ohio

12650 Detroit Ave.

Lakewood, OH 44107-2832

(216) 529-6689

Charles.Huber@lakewoodoh.gov

3 attachments

- **File 24-006709 Rilley Correction Notice 12-20-24.html**
  59 KB
- **RAS25-000106 - Plans with Approval marking.pdf**
  3.4 MB
- **RAS25-000106 CoPA.html**
  10 KB

Michael Gerson
dba Shannonwood Homes LLC
1635 Wood Rd.
Cleveland Hts. Ohio 44121
330.780.6952

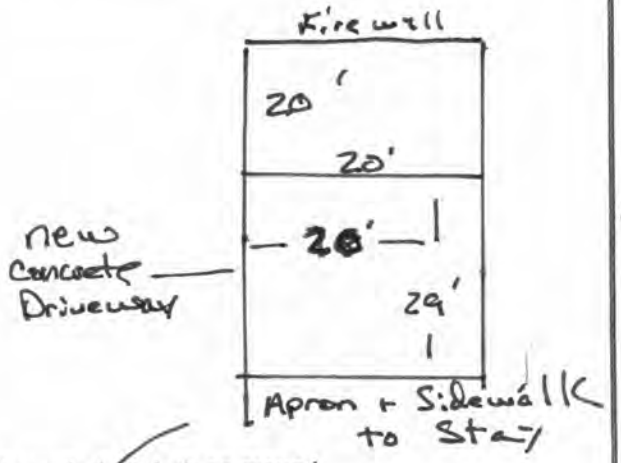
jdickie@uakron.edu.

Name Jill Dickie
Date 7/23/2021
Address 13406 Harlan
City Lakewood
Phone 330 328 0928
400 SF
Size and Style of Garage 20' x 20' Gable ✓ Reverse ___
Wreck and Remove old Garage if Present 18.6 x 19
Footers 12" x 12"
Curb 6" Apron ___

* DBL SUMMIT SIDING
* SHINGLE COLOR BARKWOOD

Driveway-See attached Drawing with 6x6x10 concrete wire 6-1/2 sack mix. Square footage ___
4" Concrete Pad with 6x6x10 concrete wire
Garage to be built with:
2x 6 Treated Plate
2x4 studs 8 ' high 16" on center
Double top plate
(2) 2x12 with ½" plywood flitch plate over garage door
7/16" OSB on walls 1/2 OSB WALLS
32" fiberglass six panel service door RH ✓ LH ___
Vinyl Siding Color DBL 5" Other ___
All door openings/soffits/rakes covered in aluminum coil stock
16' x 7' Anderson uninsulated steel garage door
½ horsepower garage door operator with (2) transmitters
2x4 truss system 24" o.c. or 2x6 Rafters 16"o.c. with 32" o.c. tie rafters
Overhangs 12" Front 1½ Back 5" Sides Roof Pitch 4/12
OSB Plywood on roof 5/8" OSB WALLS
Metal Drip Edge to gutter
15#felt with GAF Lifetime Shingle Color match
Continuous gutter White w/Downpout attached to: ___ storm sewer ___ drywell ✓ splash on ground
Electrical Package:Underground feed from breaker box, one space provided by customer/arc fault breaker/outlet for garage door operator/porcelain light fixture/(2)GFI/light above garage door and at side service door/switches / does not reflect installation of specialty fixtures provided by owner.
Permits and Plans Included
Landscaping not included

* Fire wall Back wall



Cost of Project 37,300

Acceptance [signature] Date 8/19/25

$ 1,000 due upon Acceptance
$ 16,650 due upon Start of Concrete
$ 16,650 due upon Start of Carpentry
$ 1,000 due upon Completion

Garage $30,000
Driveway $7,300

*Any unforeseen circumstances will be handled as a change order Contract can be cancelled up to five days after signing. Contractor does not provide fill dirt, topsoil, or seeding around work site and driveway. Only garage debris from existing garage and debris from building new garage will be removed from yard. No personal items will be removed from yard. Landscaping not included. Contractor provides rough grade. Contractor does not guarantee against cracks, pitting or spalding of new or existing concrete We are not responsible for the removal and the reinstallation of fences One year warranty on the garage construction We are not responsible for any tree cutting or trimming, tree roots, or removal from yard of tree debris. All special order garage doors are the responsibility of the home owner. Model garage at 1635 Wood Rd. Cleveland Hts. Ohio. Call for appointment 216.215.2319. Any conflicts will be mediated through arbitration with the Better Business Bureau.

Michael Gerson DBA Shannonwood Homes
1635 Wood Rd.
Cleveland Heights, Ohio 44121
330-780-6952

CONCRETE FORM

MIKE 216-338-6564

JOB NAME: JILL DICKIE

JOB ADDRESS: 13406 HARLOW

PHONE: LAKEWOOD 330-328-0928

SEE ATTACHED CONTRACT FOR PAYMENT TERMS

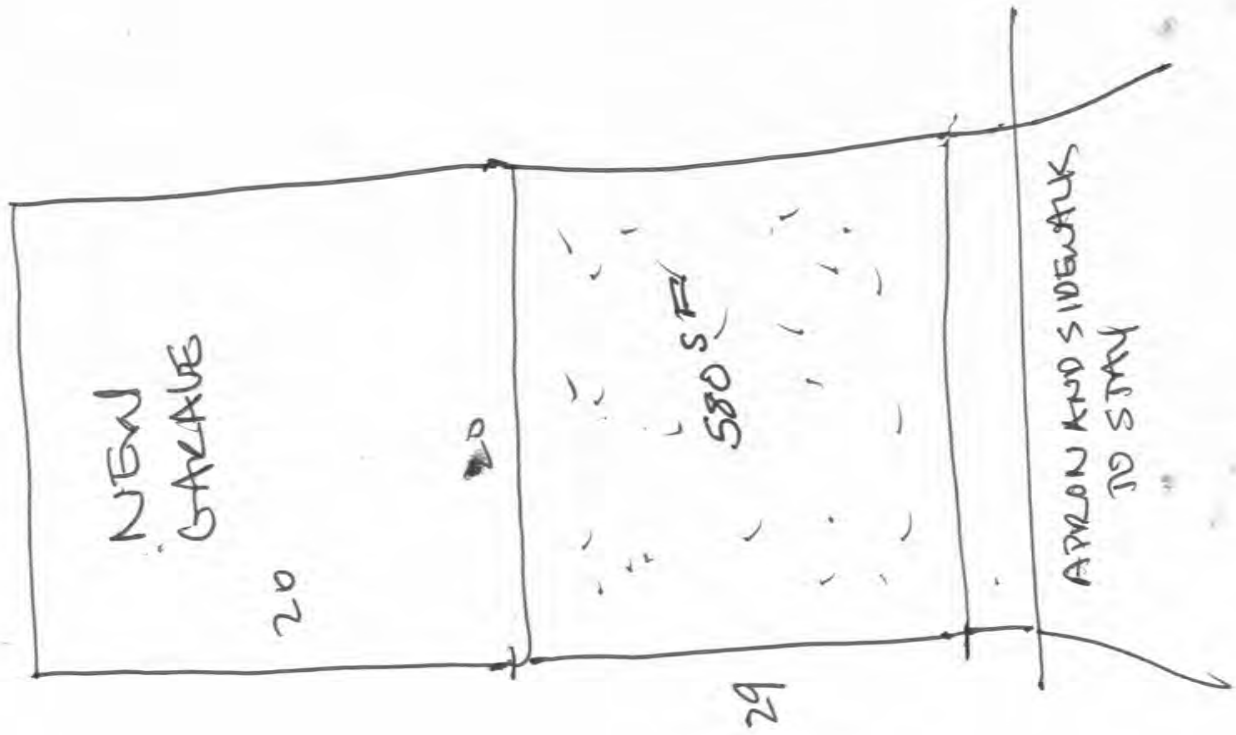
COMPLETE CONCRETE SKETCH (Fill in dimensions – not necessarily to scale)

This Concrete form is an integral part of your sales contract.

This specifies in full the complete agreement of the concrete work to be done by the contractor. Any material or labor supplied in addition will be extra and charged for at current market prices. There is **NO** guarantee either expressed or implied against concrete cracking, chipping, scaling or peeling.

Cracking can occur in concrete slabs, driveways and walkways as a result of uneven settlement of the soil or expansion/contraction caused by heating/cooling cycles. Expansion joints are intended to allow for the expansion. Control joints are intended to allow for controlled cracking. Welded wire fabric is used to minimize the size of the cracks, should they occur.

Back-filling and planting of grass around all concrete is the responsibility of the customer and should be done as soon as possible. SHANNONWOOD HOMES recommends that the customer apply concrete sealer to all concrete. **DO NOT** use chemical de-icers or salt on concrete.



Each of the undersigned customers agrees to all the terms and conditions of this agreement and acknowledge receipt of a completed copy.

MICHAEL GERSON DBA SHANNONWOOD HOMES

By: _____ Date: _____

Customer: _____ Date: 8/15/25

Customer: _____ Date: _____

Shannonwood Homes is not responsible for any cracking, pitting, or chipping of existing concrete or asphalt walkways or driveways.

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.: 11-102-25

Permit No.: BBS25-000113

Applicant Name: Brian Limkem, House to Homes Cleveland, LLC

Project Address: 1321 Bunts Rd.

Project Name: n/a

Project: Applicant proposes a rear addition, covered patio, and a new garage on a corner lot.

Project Summary

This family needs more space and enjoys outdoor living, so we propose to add two 450 square foot floors of living area onto the house to create a large, modern kitchen and second floor primary suite.

The existing garage has reached the end of its useful life, so that will be replaced as well. New electric service will be run to the garage to handle a future EV charger.

To cater to their outdoor living needs, a large patio will take space between the garage and house and a roof will be constructed to connect those two structures. This creates a breezeway for daily use as well as a wonderful covered outdoor living area. A hot tub is planned for the SE corner of the patio / house.

Exterior finishes will match the existing fiber cement siding / paint color and roofing shingles as closely as possible.

House to Home
Design & Remodel

REVISION TABLE		
DATE	REVISED BY	DESCRIPTION

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V-1	Site Plan
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A1-03	Floor Plans Overlay
A1-04	Garage and Covered Patio
A2-01	Elevations
A9-01	Exterior Renderings
I-1	First Floor Renderings
I-2	Second Floor Renderings

PROJECT INFORMATION

The Westerhs

1321 Bunts
Lakewood. OH
44107

NOTES

- Scale valid for Arch D (24"x36")
- Dimensions to be field-verified

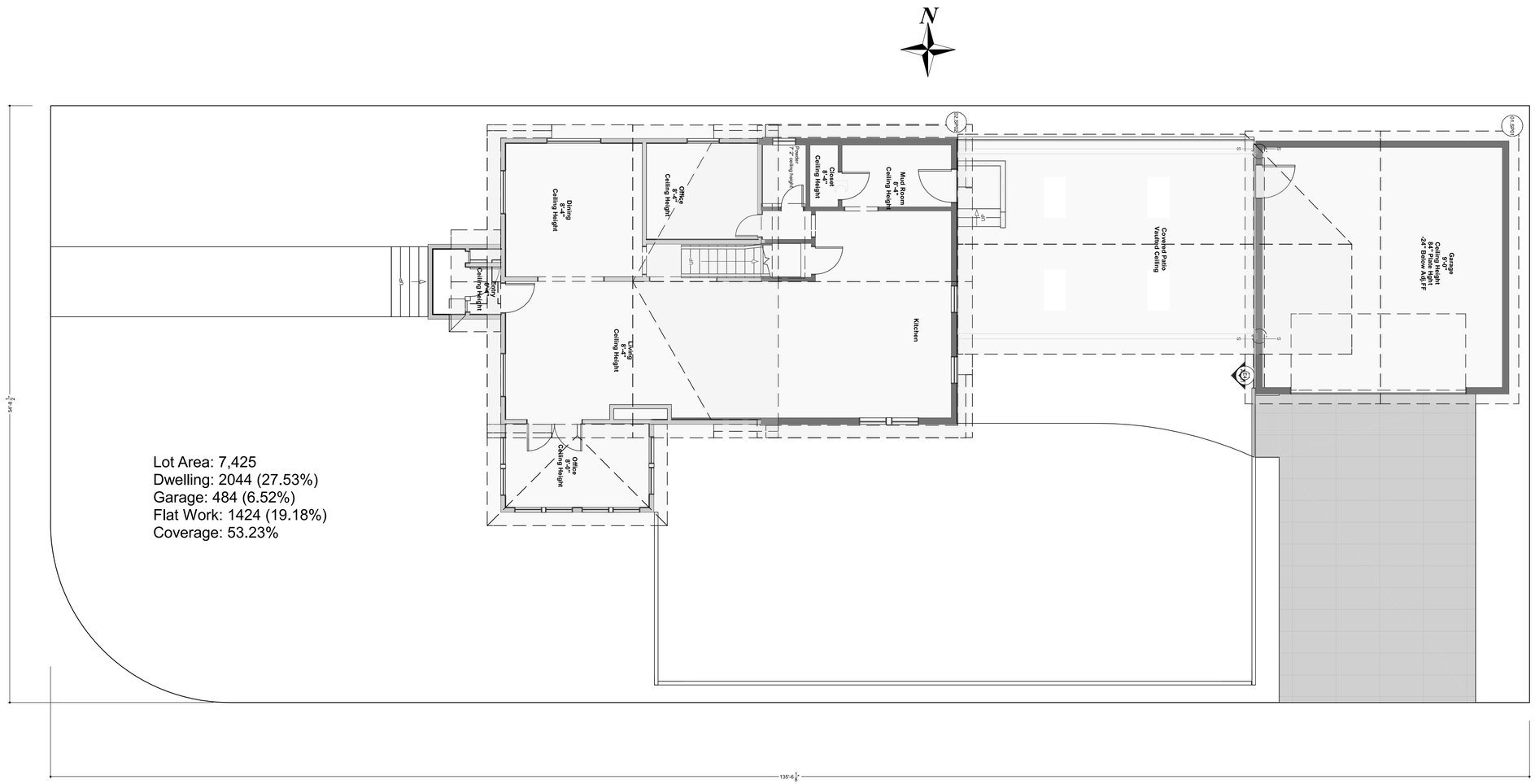
DRAWING TITLE

Project Overview

DRAWING DATE

* DATE *

G-1



Site Plan Note Schedule	
Note 1	NE Garage Corner stays at same location as existing garage
Note 2	Existing fence will get shortened but location to remain the same

SITE PLAN
3/16 IN = 1 FT

House to Home
Design & Remodel

REVISION TABLE			
MARK	DESCRIPTION	REVISED BY	DATE

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A2-01	Elevations
A9-01	Exterior Renderings
I-1	First Floor Renderings
I-2	Second Floor Renderings

PROJECT INFORMATION

The Westerhs

1321 Bunts
Lakewood. OH
44107

NOTES

- Scale valid for Arch D (24"x36")
- Dimensions to be field-verified

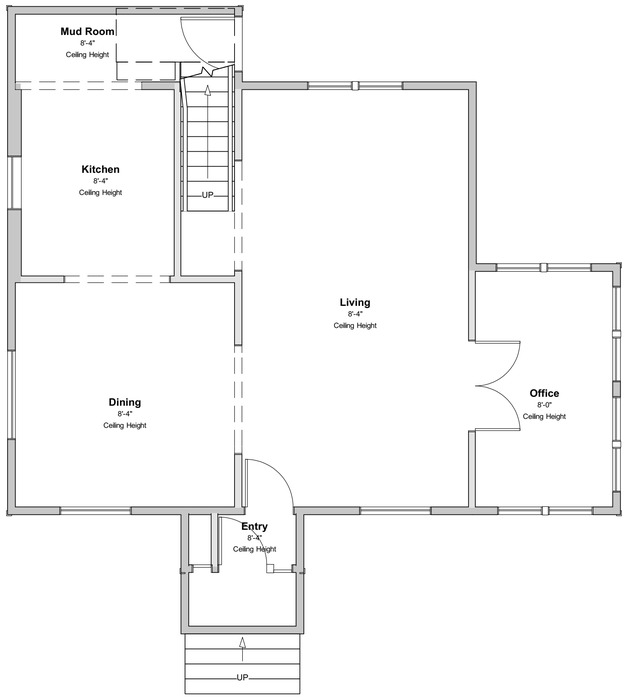
DRAWING TITLE

Site Plan

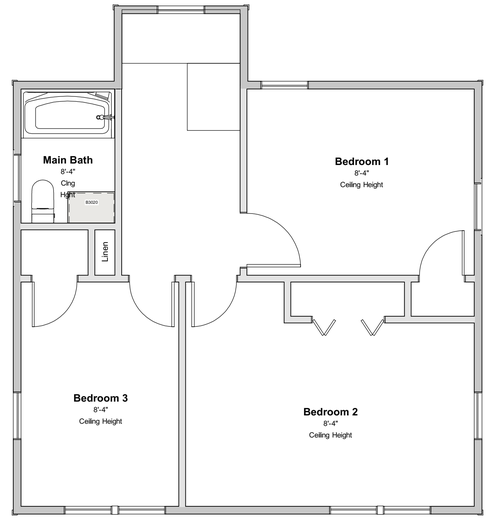
DRAWING DATE

* DATE *

V-1



AS-BUILT - 1ST FLOOR
1/4 IN = 1 FT



AS-BUILT - 2ND FLOOR
1/4 IN = 1 FT

House to Home
Design & Remodel

REVISION TABLE

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A1-04	Garage and Covered Patio
A2-01	Elevations
A9-01	Exterior Renderings
I-1	First Floor Renderings
I-2	Second Floor Renderings

PROJECT INFORMATION

The Westerhs

1321 Bunts
Lakewood. OH
44107

NOTES

- Scale valid for Arch D (24"x36")
- Dimensions to be field-verified

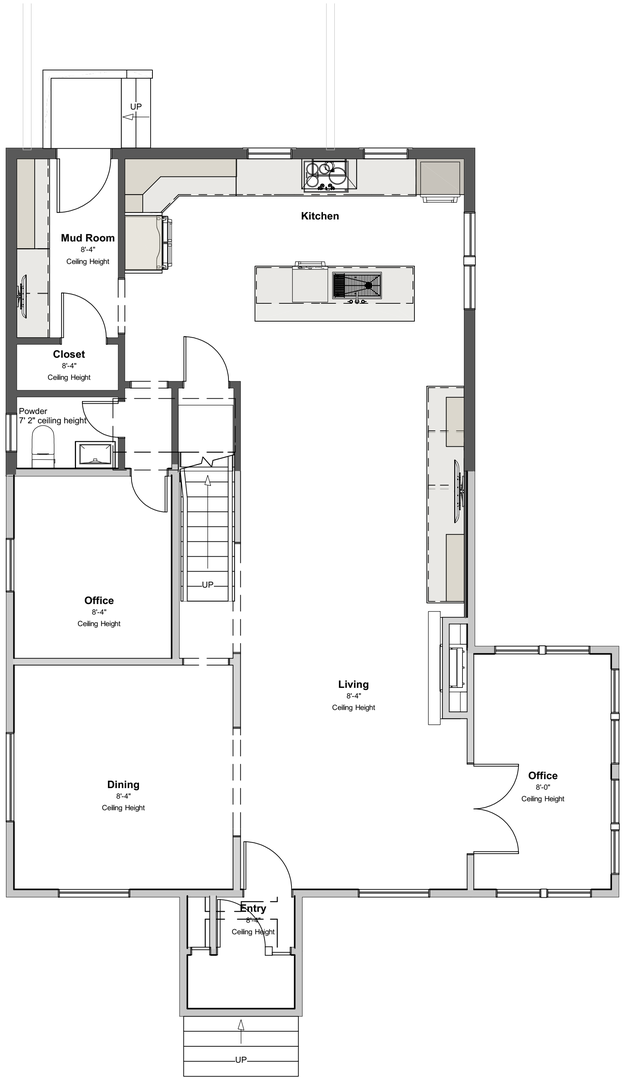
DRAWING TITLE

Floor Plans
- AS-BUILT

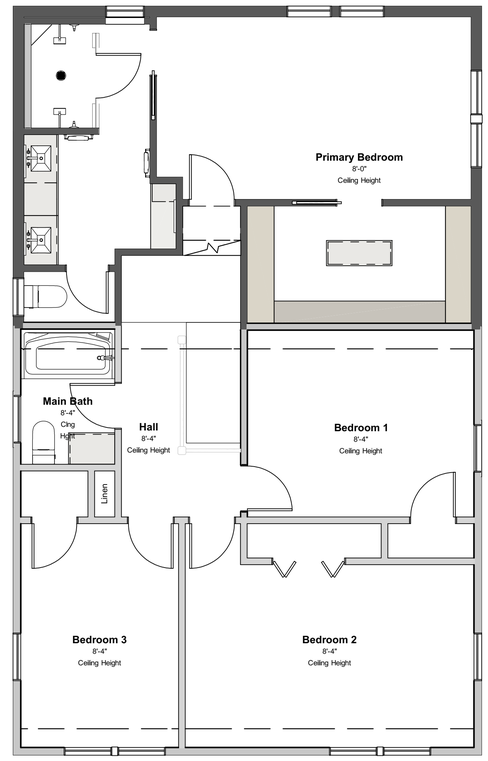
DRAWING DATE

* DATE *

A1-01



FIRST FLOOR
1/4 IN = 1 FT



SECOND FLOOR
1/4 IN = 1 FT

House to Home
Design & Remodel

REVISION TABLE

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A2-01	Elevations
A9-01	Exterior Renderings
I-1	First Floor Renderings
I-2	Second Floor Renderings

PROJECT INFORMATION

The Westerhs

1321 Bunts
Lakewood. OH
44107

NOTES

- Scale valid for Arch D (24"x36")
- Dimensions to be field-verified

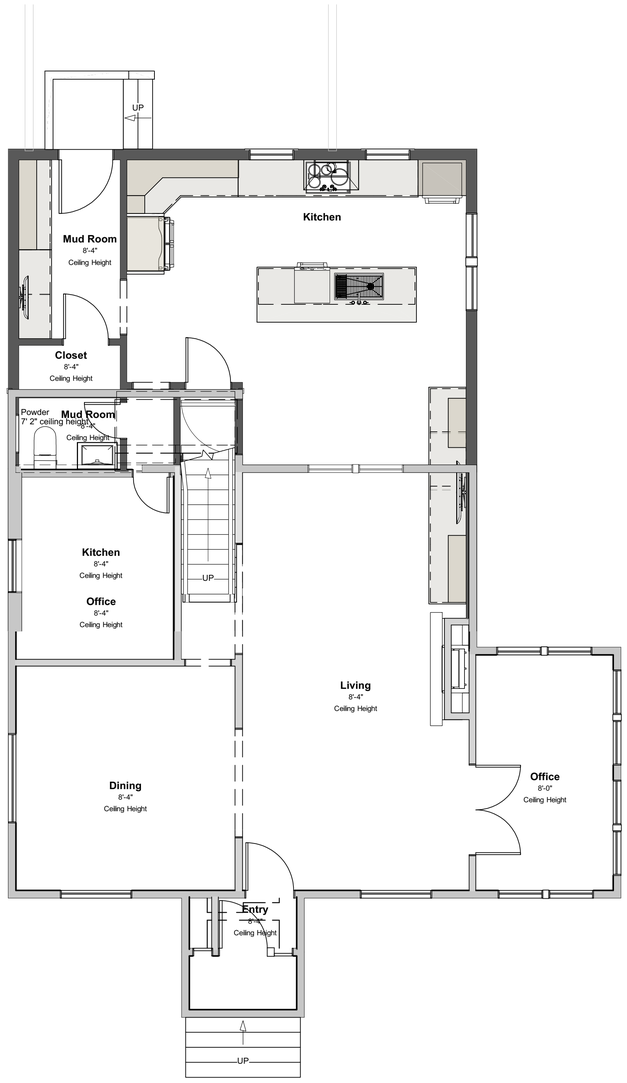
DRAWING TITLE

Floor Plans

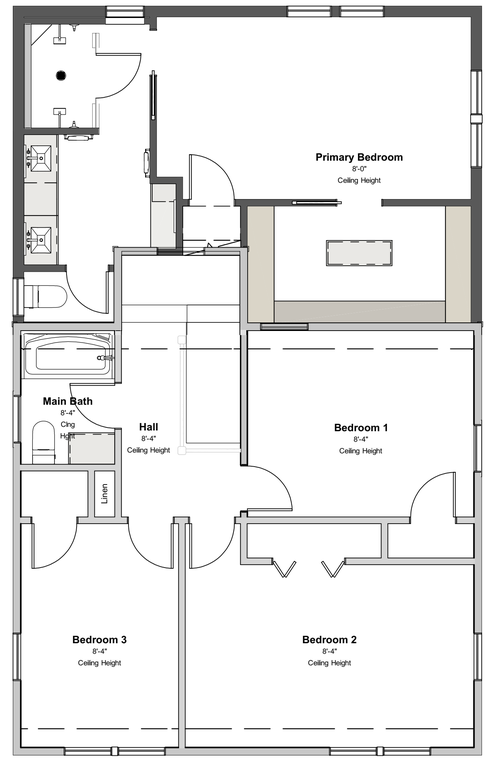
DRAWING DATE

* DATE *

A1-02



FIRST FLOOR OVERLAY
1/4 IN = 1 FT



SECOND FLOOR
1/4 IN = 1 FT

House to Home
Design & Remodel

REVISION TABLE

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A2-01	Elevations
A9-01	Exterior Renderings
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I-2	Second Floor Renderings

PROJECT INFORMATION

The Westerhs

1321 Bunts
Lakewood. OH
44107

NOTES

- Scale valid for Arch D (24"x36")
- Dimensions to be field-verified

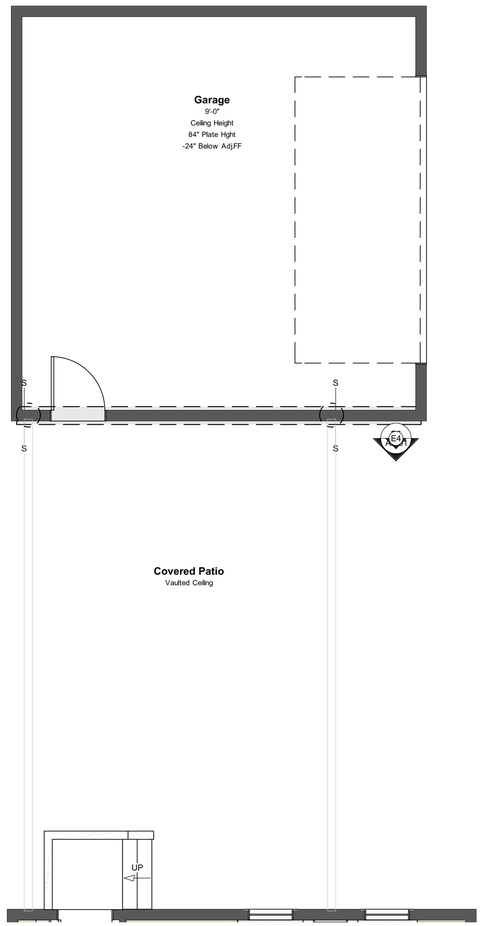
DRAWING TITLE

Floor Plans
Overlay

DRAWING DATE

* DATE *

A1-03



GARAGE & COVERED PATIO
1/4 IN = 1 FT

House to Home
Design & Remodel

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A2-01	Elevations
A9-01	Exterior Renderings
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PROJECT INFORMATION

The Westerhs

1321 Bunts
Lakewood. OH
44107

NOTES

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DRAWING TITLE

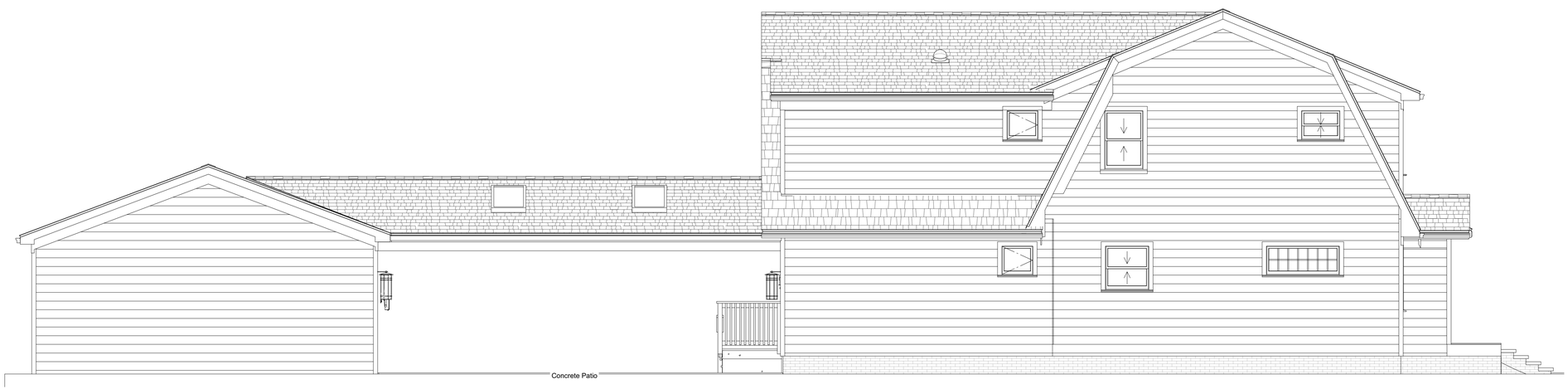
Garage and Covered Patio

DRAWING DATE

* DATE *

A1-04

E1 SOUTH ELEVATION
1/4 IN = 1 FT



E3 NORTH ELEVATION
1/4 IN = 1 FT

E5 EAST ELEVATION
1/4 IN = 1 FT

House to Home
Design & Remodel

REVISION TABLE		
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A2-01	Elevations
A9-01	Exterior Renderings
I-1	First Floor Renderings
I-2	Second Floor Renderings

PROJECT INFORMATION

The Westerhs

1321 Bunts
Lakewood. OH
44107

NOTES

- Scale valid for Arch D (24"x36")
- Dimensions to be field-verified

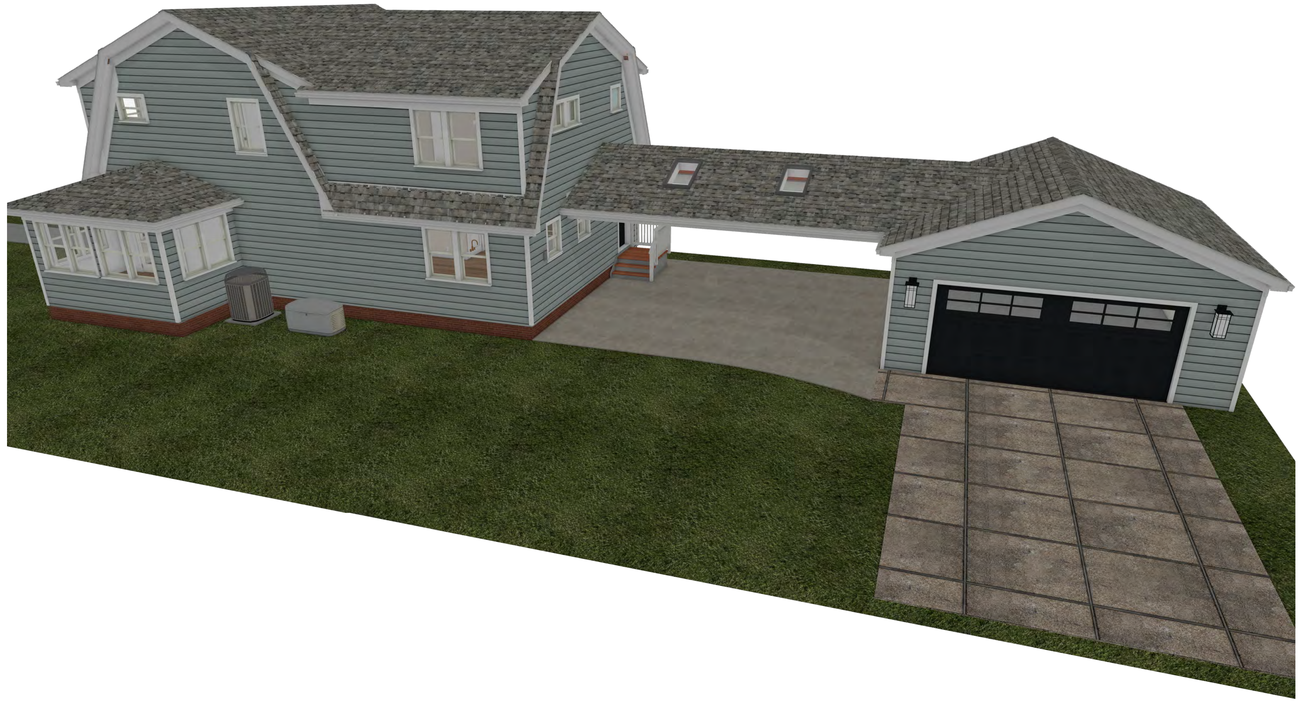
DRAWING TITLE

Elevations

DRAWING DATE

* DATE *

A2-01



C10 SW RENDERING

C11 NE RENDERING

House to Home
Design & Remodel

REVISION TABLE

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A9-01	Exterior Renderings
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PROJECT INFORMATION

The Westerhs

1321 Bunts
Lakewood. OH
44107

NOTES

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- Dimensions to be field-verified

DRAWING TITLE

Exterior Renderings

DRAWING DATE

* DATE *

A9-01

C12 KITCHEN RENDERING

House to Home
Design & Remodel

REVISION TABLE

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A2-01	Elevations
A9-01	Exterior Renderings
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I-2	Second Floor Renderings

PROJECT INFORMATION

The Westerhs

1321 Bunts
Lakewood. OH
44107

NOTES

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- Dimensions to be field-verified

DRAWING TITLE

First Floor Renderings

DRAWING DATE

* DATE *

I-1

C13 PRIMARY BATH RENDERING

House to Home
Design & Remodel

REVISION TABLE

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A9-01	Exterior Renderings
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PROJECT INFORMATION

The Westerhs

1321 Bunts
Lakewood. OH
44107

NOTES

- Scale valid for Arch D (24"x36")
- Dimensions to be field-verified

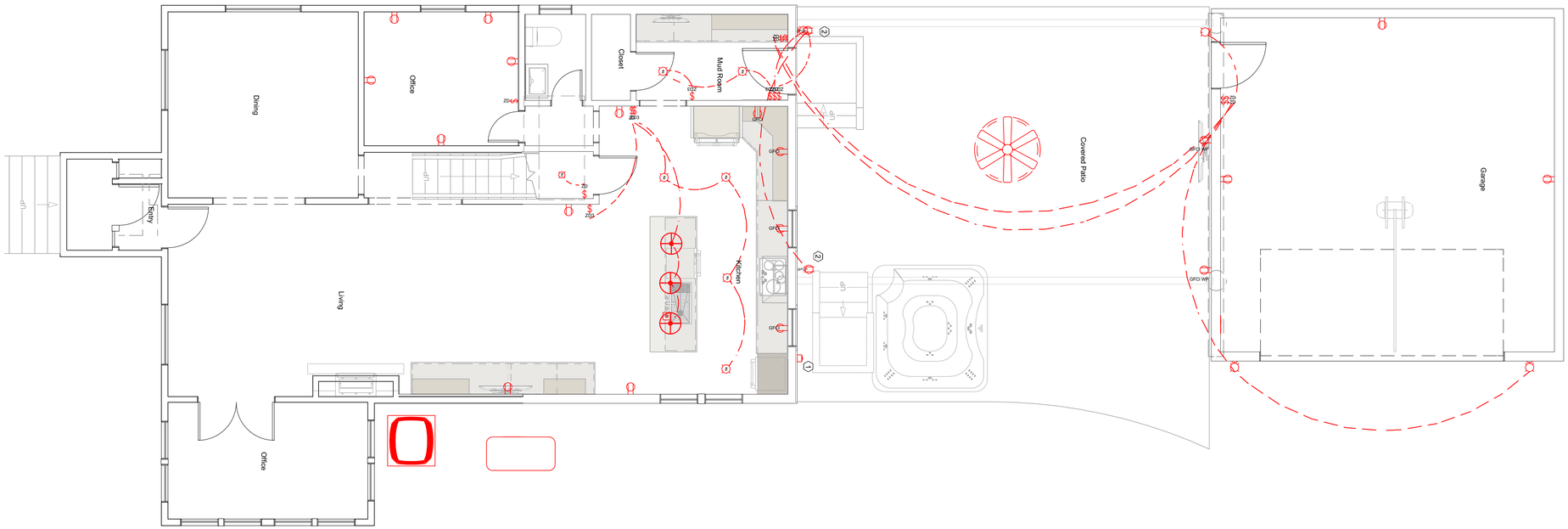
DRAWING TITLE

Second Floor Renderings

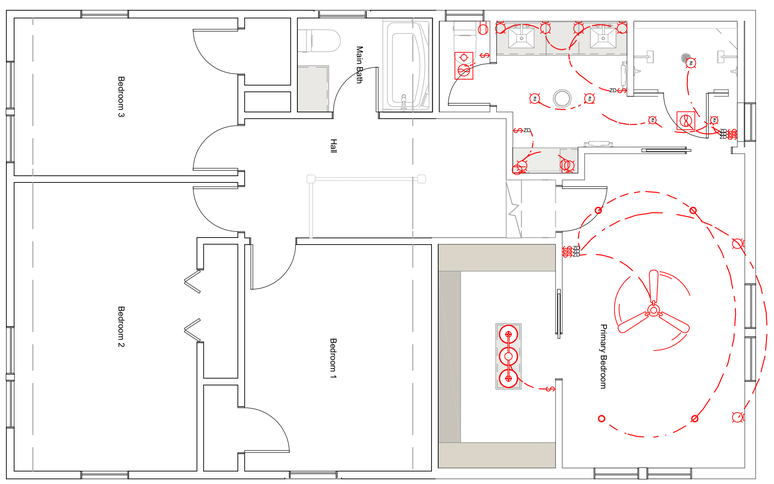
DRAWING DATE

* DATE *

I-2



FIRST FLOOR
1/4 IN = 1 FT



SECOND FLOOR
1/4 IN = 1 FT

House to Home
Design & Remodel

REVISION TABLE

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PROJECT INFORMATION

The Westerhs

1321 Bunts
Lakewood. OH
44107

NOTES

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DRAWING TITLE

Electrical Plan

DRAWING DATE

* DATE *

E1-01

Approved by Stephanie Westerh on Sep 22, 2025 **Approved**

House to Home
Design & Remodel

House to Home Design & Remodel

Stephanie Westerh
Cell: +19376895965

Job Address:
1321 Bunts Rd
Lakewood, OH 44107

Print Date: 10-22-2025

Proposal for Westerh Addition

TOP

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.: 11-103-25

Permit No.: BBS25-000114

Applicant Name: Thomas Leneghan, Westport Builders

Project Address: 13351-55 Madison Ave.

Project Name: Northcoast Affordable Housing, LLC

Project: Applicant proposes parking lot design.

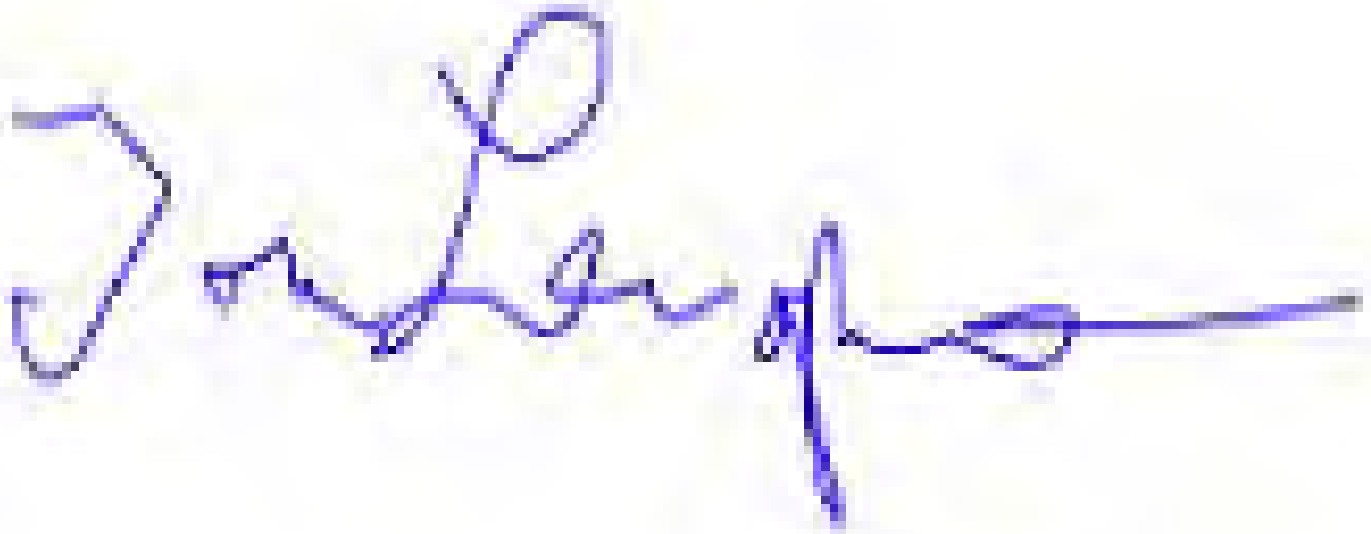
October 22, 2025

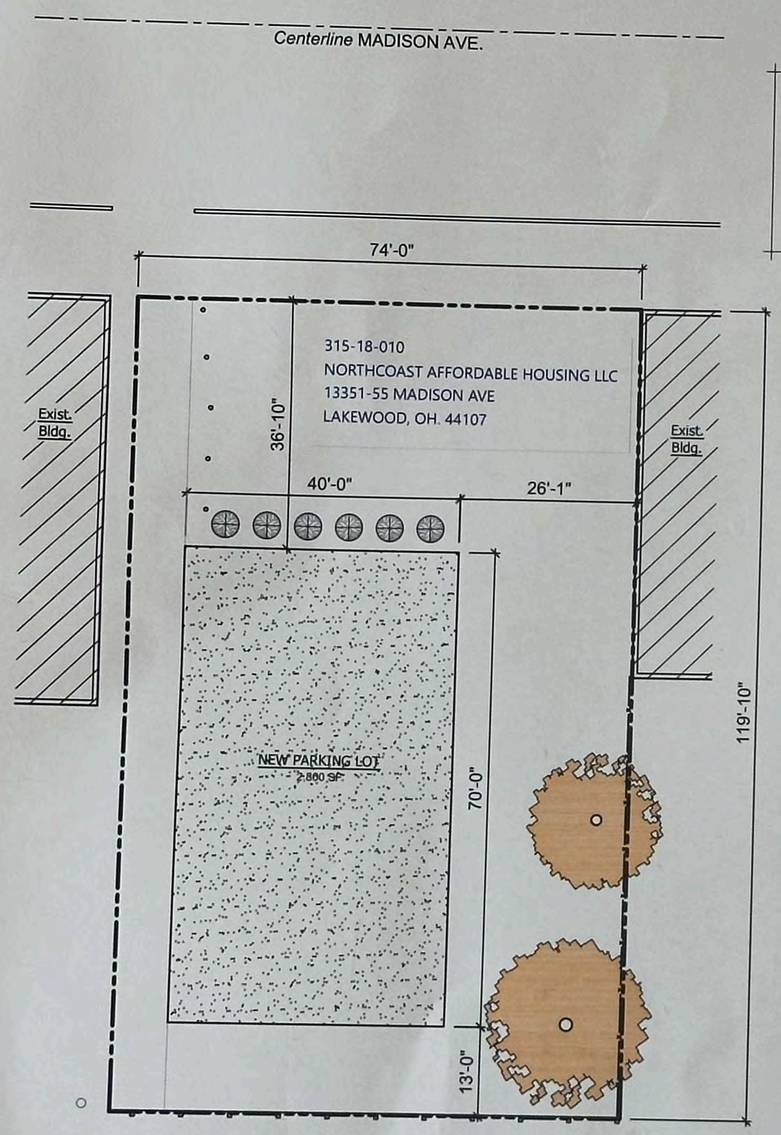
To whom it may concern,

My agent Ellen Grevey has my permission to submit this application for a parking lot on Parcel 315-18-010, at 13351-55 MADISON AVE., Lakewood, Ohio 44107.

Sincerely,

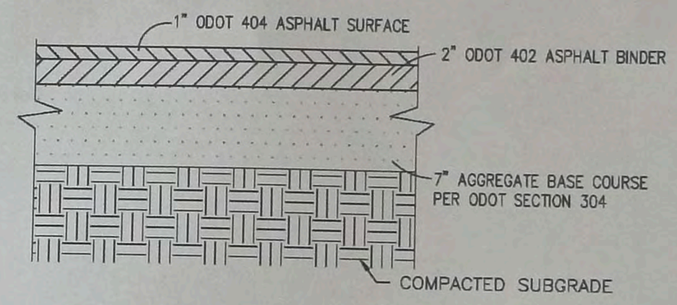
Thomas Leneghan, Owner
NORTHCOAST AFFORDABLE HOUSING LLC
216.324.7400



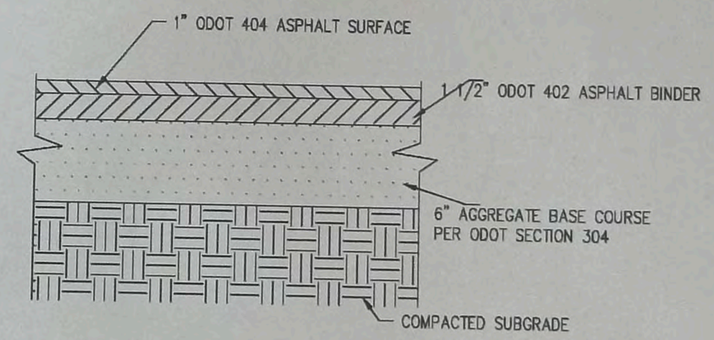


(6) NEW EVERGREENS:
FOR IN FRONT OF THE PARKING LOT
NORWAY SPRUCE or
SERBIAN SPRUCE or
CANAAN FIR [*best*] - 6 1/2 - 7' at time of planting

Alternate:
EASTERN HEMLOCKS - 6 1/2 - 7' at time of planting



HEAVY DUTY SECTION



LIGHT DUTY SECTION

ASPHALT PAVEMENT SECTIONS

NOT TO SCALE

Plan and Permit Approval 08/05/2025	
OWNER REVIEW 07/02/2025	
Revision/Issue /Date	

Stamp
STATE OF OHIO
NEIL A. SAFRAN
11380
REGISTERED ARCHITECT

NEIL A. SAFRAN License #11380
Expiration Date 12/31/2025

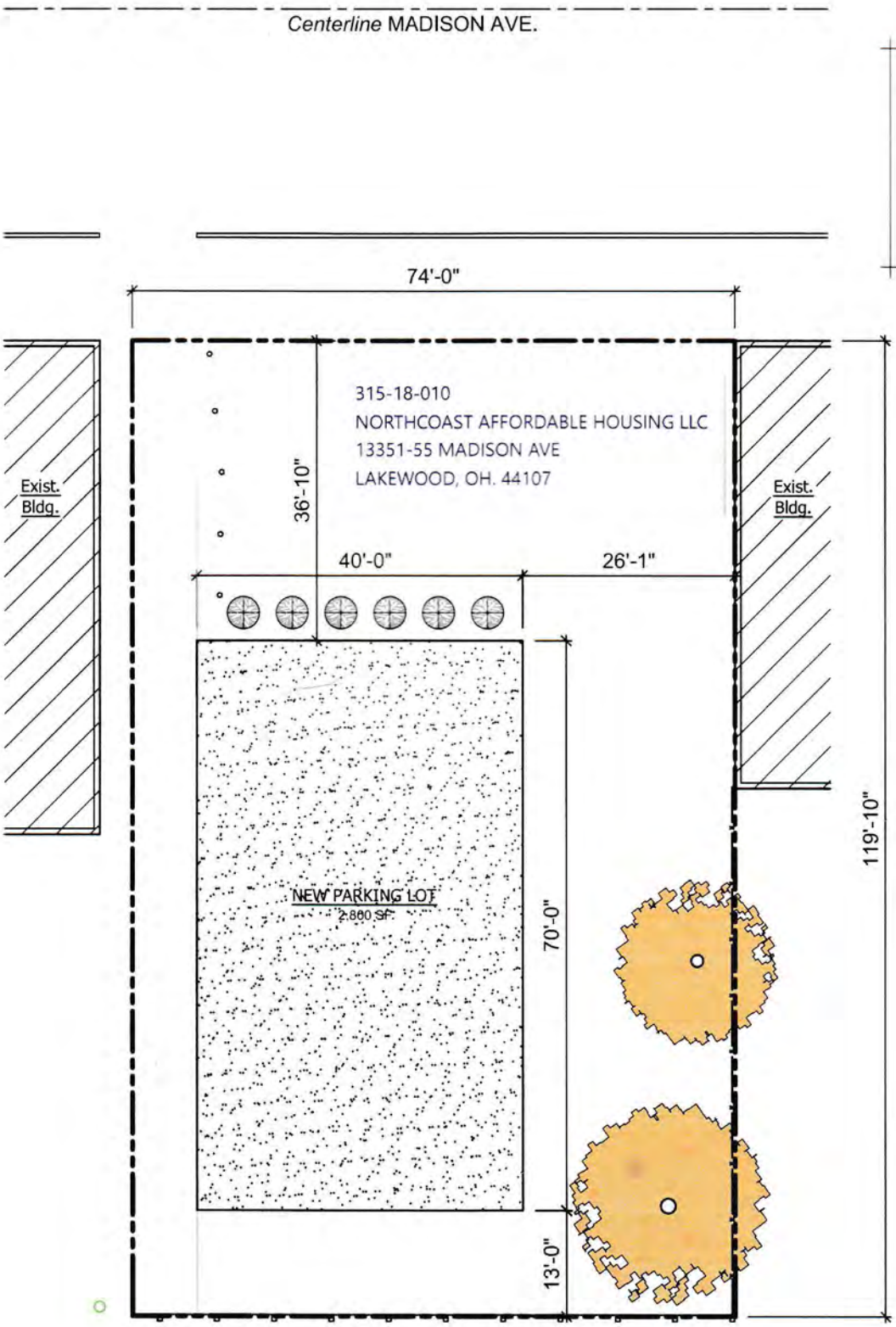
Planning Commission
Plan and Permit Approval FOR:
Proposed Parking Lot
13351 MADISON AVENUE
LAKEWOOD, OHIO

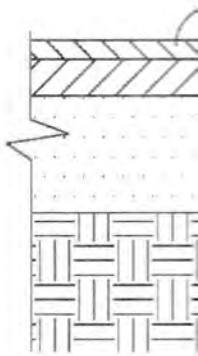
Safran Studio ARCHITECTURE
NEIL A. SAFRAN - ARCHITECT
10489 KERWICK COURT, REMINDERVILLE, OHIO 44202
Ph. (330) 998-6367 SAFRANSTUDIO@aol.com

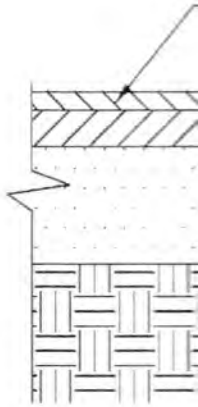
PARKING LOT
*SITE PLAN
*APPROXIMATE SCALE 1" = 20'-0"

*NOTE, CONDITIONS SHOWN ARE BASED ON FIELD MEASUIRMENTS AND CUYAHOGA COUNTY LAND RECORDS. NOT AN ACTUAL LAND SURVEY.

Safran Studio Job # 2025 - 18	Sheet S-P
Sheet Contents Parking Lot Site Plan	
Scale approx. Scale 1" =20'-0"	







(6) NEW EVE
FOR IN FRON
NORWAY SP
SERBIAN SP
CANAAN FIR

Alternate:
EASTERN HE

ASP
NOT TO

PARKING LOT

* SITE PLAN

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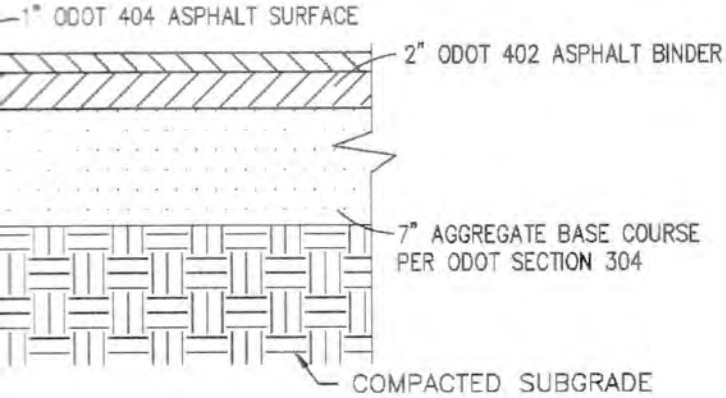
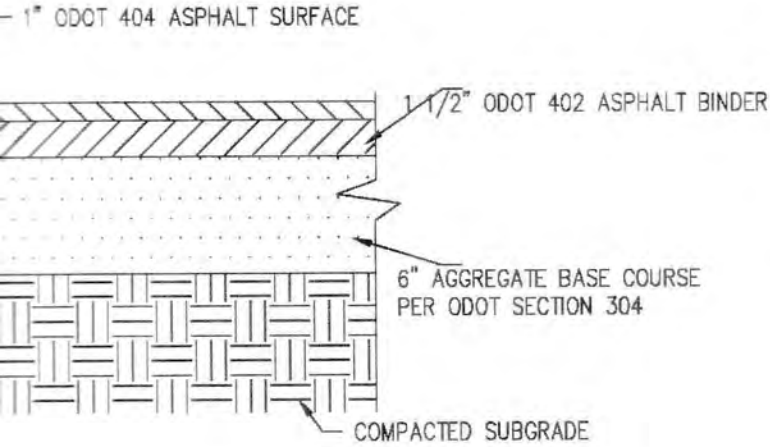
RGREENS:
T OF THE PARKING LOT
RUCE or
RUCE or
best] - 6 1/2 - 7' at time of planting

MLOCKS - 6 1/2 - 7' at time of planting



HEAVY DUTY SECTION



LIGHT DUTY SECTION

HALT PAVEMENT SECTIONS

SCALE

E BASED ON
OGA COUNTY
AND SURVEY.

Plan and Permit Approval 08/05/2025	
OWNER REVIEW 07/02/2025	
Revision/Issue /Date	

Stamp
STATE OF OHIO
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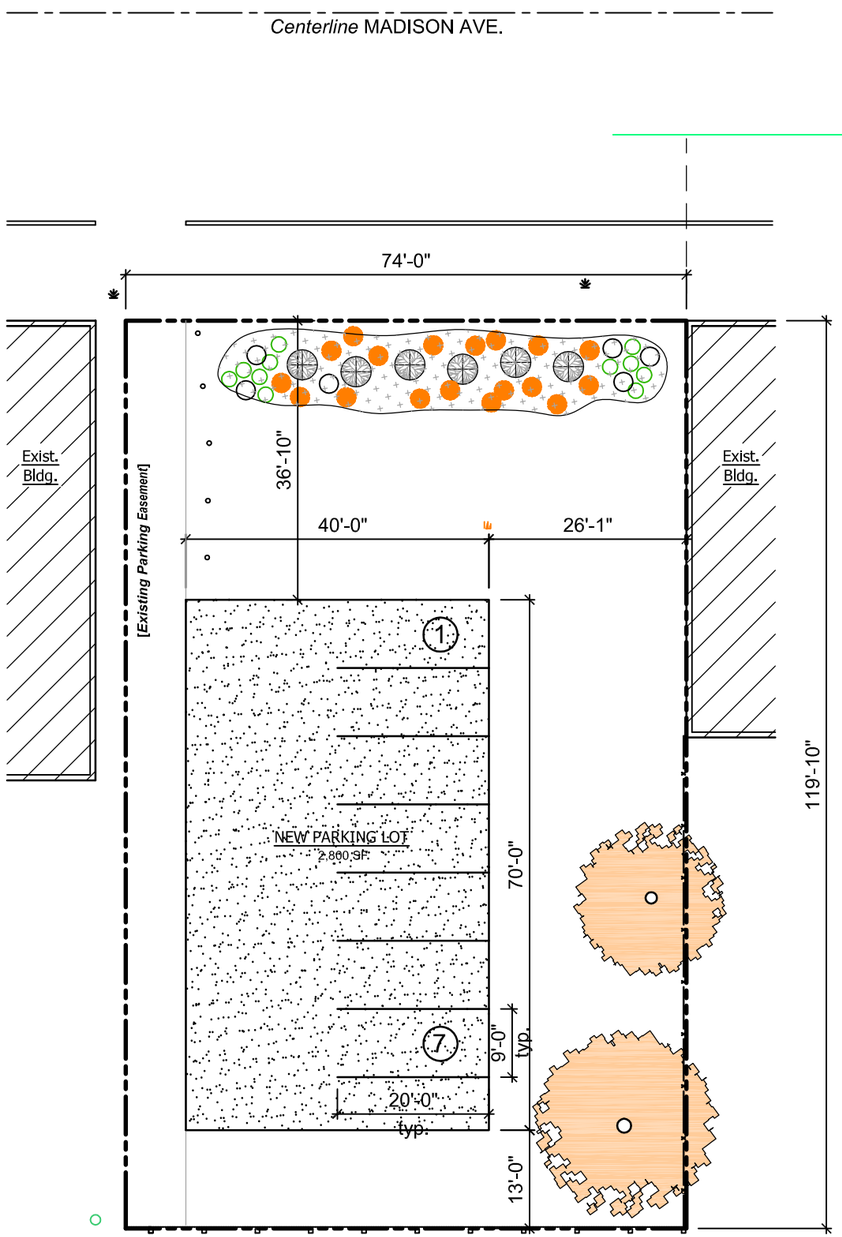

(6) NEW EVERGREENS:
FOR IN FRONT OF THE PARKING LOT
NORWAY SPRUCE or
SERBIAN SPRUCE or
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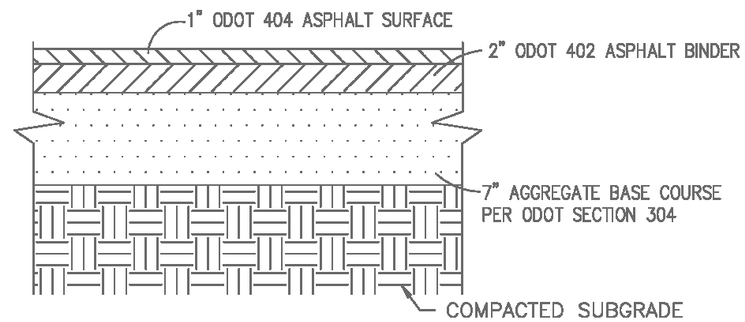
Alternate:
EASTERN HEMLOCKS - 6 1/2 - 7' at time of planting

NEW 10' WIDE LANDSCAPE BORDER / BERM
PLANTINGS TO BE PENSTEMON DIGITALIS (FOXGLOVE BEARDTONGUE) AND JOE - PYE WEED. (EUPATORIUM MACULATUM) IN ADDITION TO THE TOTAL OF (6) NEW EVERGREEN TREES SHOWN,



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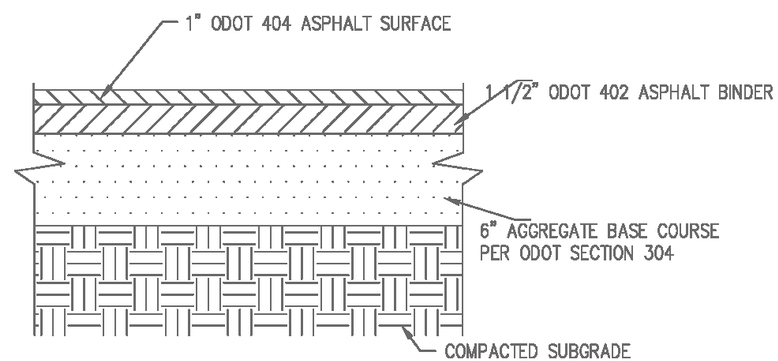

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315-18-010
NORTHCOAST AFFORDABLE HOUSING LLC
13351-55 MADISON AVE
LAKEWOOD, OH. 44107

Revision/Issue /Date
Plan and Permit Approval 10/27/2025
Plan and Permit Approval 09/02/2025
OWNER REVIEW 07/02/2025

Stamp: STATE OF OHIO — NEIL A. SAFRAN — 11380 — REGISTERED ARCHITECT

NEIL A. SAFRAN License #11380
Expiration Date 12/31/2025

PROGRESS
Not For Construction

Planning Commission
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LAKEWOOD, OHIO

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Ph. (330) 998-6367 SAFRANSTUDIO@aol.com

Safran Studio Job # 2025 - 18
Sheet Contents: Parking Lot Site Plan
Scale: approx. Scale 1" =20'-0"
Sheet: S-p1

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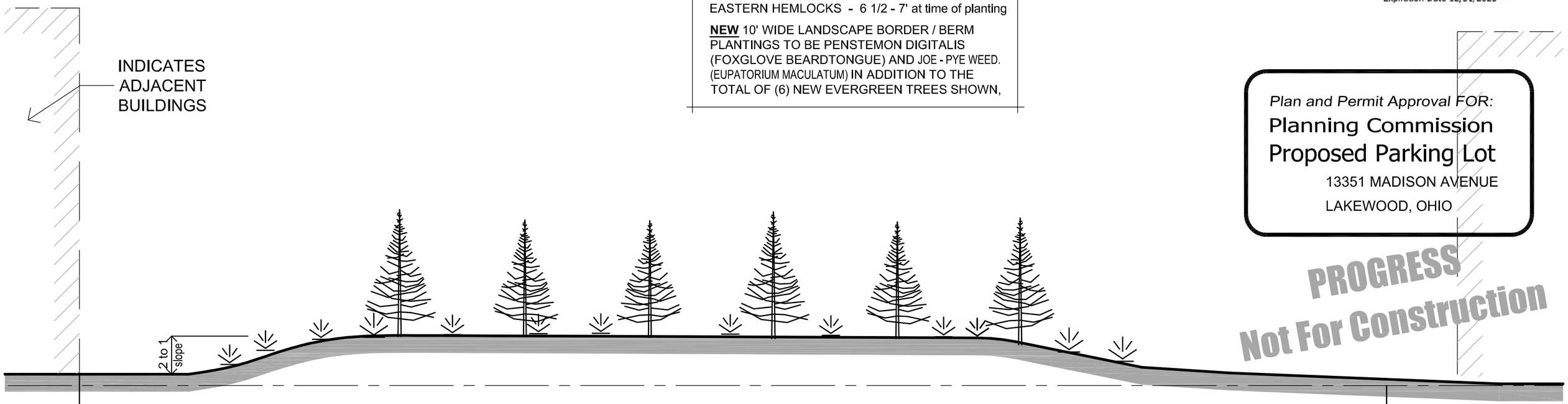

DIAGRAMMATIC

Landscape Border [*street*] Elevation

Approximate Scale 3/16" = 1'-0"

Revision/Issue /Date
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Safran Studio Job #
2025 - 18

Sheet Contents
Parking Lot Site Plan

Scale
approx. Scale 1" =20'-0"

Sheet
S-p2

Madison Ave

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.: 11-104-25

Permit No.: BBS25-000115

Applicant Name: Jesse Houser, Residents First Property Management Corp.

Project Address: 1284 Cove Ave.

Project Name: Apartment Building

Project: Applicant proposes approval for painting of a brick exterior without getting approval before painting.

Authorization for Business Conduct

I hereby approve the following individuals to act on my behalf regarding business conduct for the City of Lakewood:

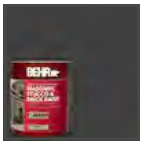
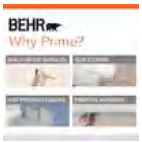
1.	Jesse Houser
2.	Jasmine Scruggs
3.	Alex Galvan
4.	James Mitchell

Owner Signature: Michael Ketchen
Michael Ketchen (Oct 13, 2025 15:12:16 EDT)

Date: 23/10/25

Internet # 302144021 Model # 27201 UPC Code # 0400123795072 Store SKU # 942674

Hover Image to Zoom

BEHR

1 gal. #1350 Ultra Pure Black Flat Interior/Exterior Masonry, Stucco and Brick Paint

4.4 (2248) Questions & Answers (870)

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1

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