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
September 3, 2026
4:00PM

REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
September 10, 2026
5:30 P.M.

1. ROLL CALL
2. APPROVE THE MINUTES OF THE August 13, 2026 MEETING
3. OPENING REMARKS

OLD BUSINESS

SIGN REVIEW

4. Docket No. 08-77-26 (C) 1392 Bonnieview Ave.
Rockhouse Barbershop & Shave Parlor

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes new signage.

ARCHITECTURAL BOARD OF REVIEW

5. Docket No. 08-82-26 (R) 864 Beach Rd.

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes improvements to the front elevation and third level outside terrace.
Will be TABLED by applicant.

BOARD OF BUILDING STANDARDS-APPEAL

6. Docket No. 08-78-26 (R) 17517 Hilliard Rd.

( ) Approve
( ) Deny
( ) Defer

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

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

NEW BUSINESS

SIGN REVIEW

7. Docket No. 09-83-26 (C) 18605 Detroit Ave.
The Forest Dispensary

( ) Approve
( ) Deny
( ) Defer

Ryan Brady
Brady Sign Company
1721 Hancock St.
Sandusky, OH 44870

Applicant proposes new signage.

8. Docket No. 09-84-26 (C) 14321 Detroit Ave.
Horizon Education Center

( ) Approve
( ) Deny
( ) Defer

Ryan Brady
Brady Sign Company
1721 Hancock St.
Sandusky, OH 44870

Applicant proposes new signage.

9. Docket No. 09-85-26 (C) 15701 Detroit Ave.

Decent Shape

( ) Approve
( ) Deny
( ) Defer

Brandon Hall
Decent Shape
1 Edgewater Square
Lakewood, OH 44107

Applicant proposes new signage.

10. Docket No. 09-86-26 (C) 16000 Detroit Ave.
Lakewood Detroit LLC

( ) Approve
( ) Deny
( ) Defer

Mark Conzelmann
Lakewood Detroit LLC
20033 Detroit Rd, North Ridge E
Rocky River, OH 44416

Applicant proposes new signage.

11. Docket No. 09-87-26 (C) 17004 Madison Ave.
Gathering Kitchen/Gingham Market

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes new signage.

12. Docket No. 09-88-26 (C) 15112 Detroit Ave.
Numa Studios

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes new signage.

13. Docket No. 09-89-26 (C) 17921 Detroit Ave.
Interiors by Madeline

( ) Approve

Madeline Beck

( ) Deny
( ) Defer

Interiors by Madeline.
17921 Detroit Ave.
Lakewood, OH 44107

Applicant proposes new signage.

ARCHITECTURAL BOARD OF REVIEW

14. Docket No. 09-90-26 (C) 15711 Madison Ave.
Lakewood Dental Associates

( ) Approve
( ) Deny
( ) Defer

Leon Sampat
LS Architects Inc
22082 Lorain Rd.
Fairview, OH 44126

Applicant proposes alterations to the facade.

15. Docket No. 09-91-26 (R) 13980 Lake Ave.

( ) Approve
( ) Deny
( ) Defer

David T Maddux
The Arcus Group
1244 Smith Ct.
Rocky River, OH 44416

Applicant proposes the construction of a new front porch over existing stoop.

ADJOURN

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

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

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planning@lakewoodoh.gov

Application Cover Page

Docket No.: 08-77-26

Permit No.: BBS26-000070

Applicant Name: Tommy Oravec, RockHouse Barbershop & Shave Parlor

Project Address: 1386 Bonnieview Ave.

Project Name: RockHouse Barbershop & Shave Parlor

Project: Applicant proposes new signage.

BONNIEVIEW
ANTIQUES
1392
ROCKHOUSE
BARBERSHOP
& SHAVE PARLOR
Est.
1957

The Velvet Tail
Vase To Vase
Florist
LESALSA Cleveland
Bonnieview Ave
Bonnieview Ave
Bonnieview Ave
Bonnieview Ave
Bonnieview Ave

Antiques
RETIREMENT
SALE
UP TO
50-70%
OFF

Rockhouse
BARBERSHOP

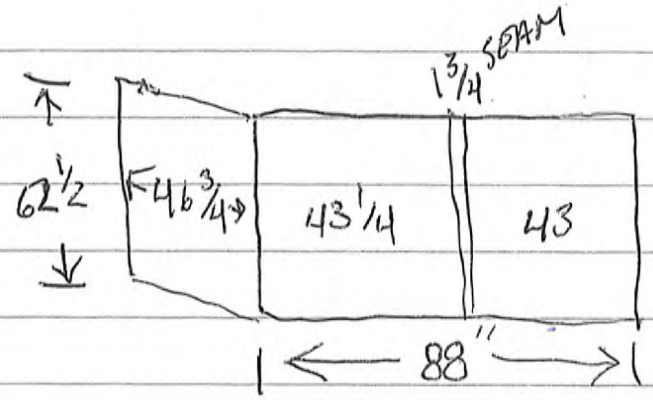
1392

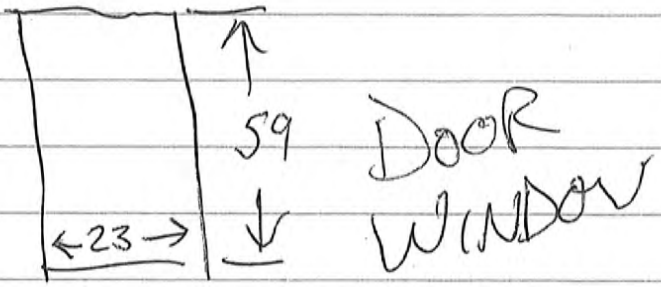
FOR RENT
419-677-3470

STORE
CLOSED

THE ILLUMINATING CO.

~~ACCT # [illegible]~~





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

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

Application Cover Page

Docket No.: 08-82-26

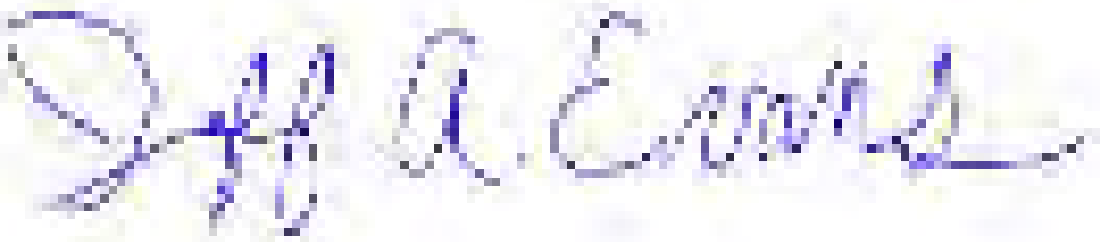
Permit No.: BBS26-000073

Applicant Name: Jeff Evans, Architect, Jeff A Evans

Project Address: 864 Beach Rd.

Project Name: N/A

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



864 Beach Rd External Inbox ×

Tad Sullivan 2:11 PM (9 minutes ago)

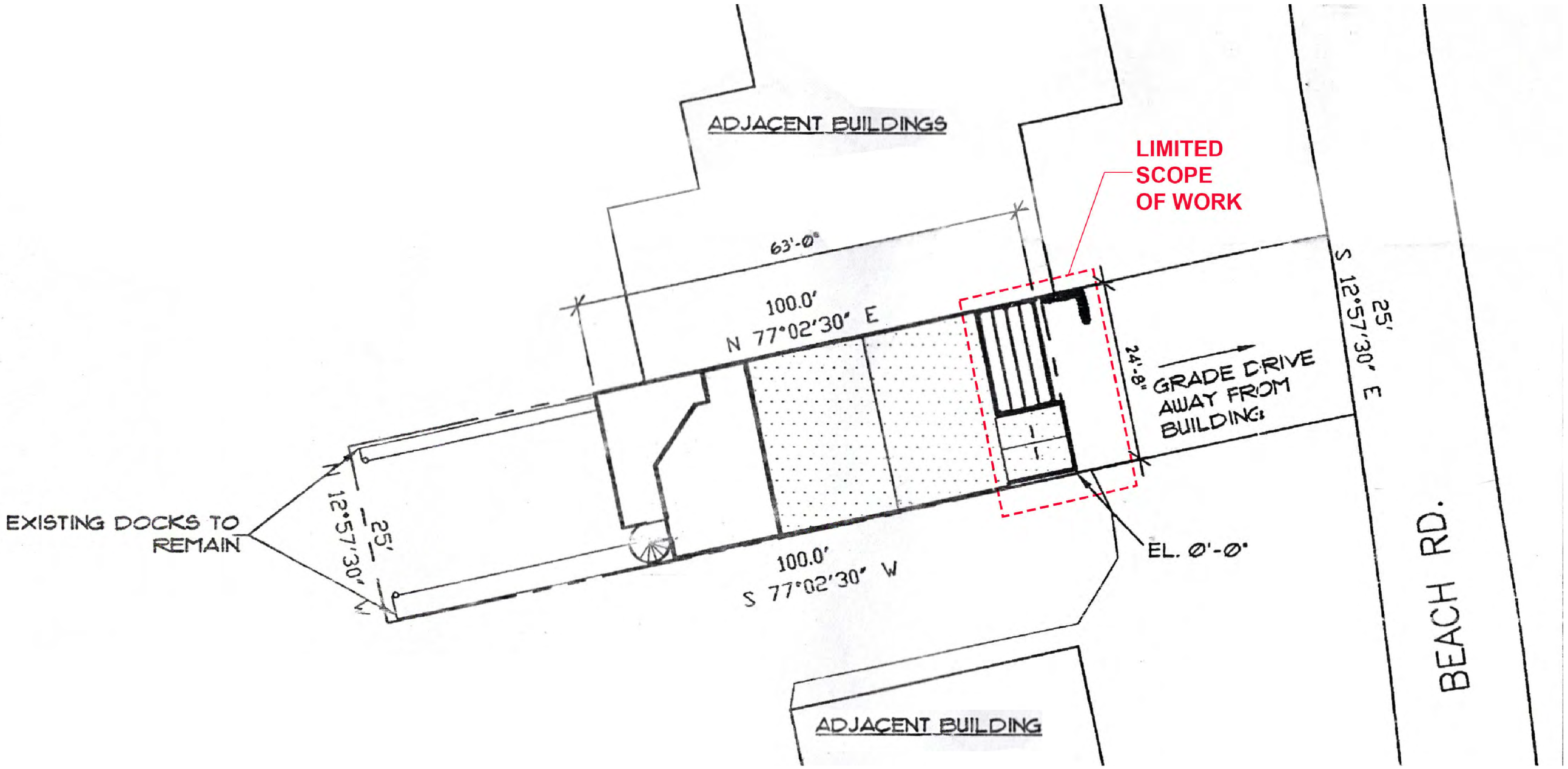
to me

To whom it may concern:

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

Thank you,
Edward and Nancy Sullivan
Sent from my iPhone

1 of 229
to Jeff Evans acting
equirements for

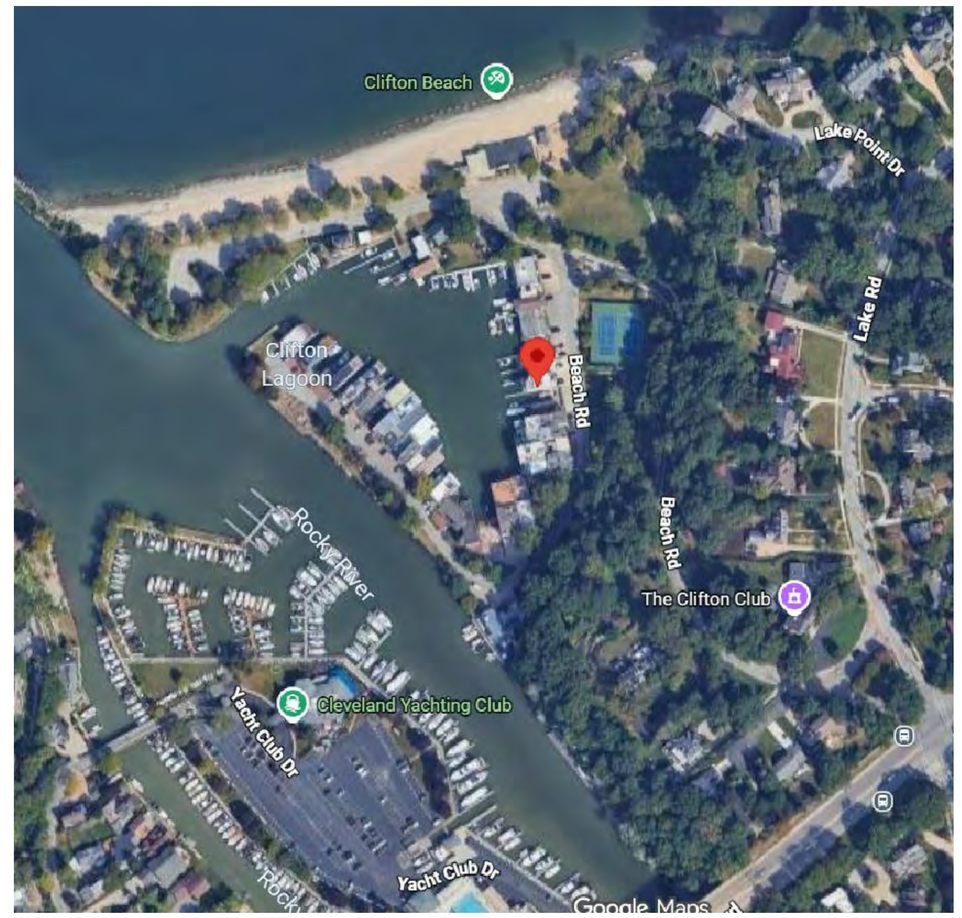


2 Site Plan
1"=10'-0"

0 5' 10' 20'

N

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



1 Vicinity Plan - Aerial View
NTS

JEFF A. EVANS
RESIDENTIAL DESIGN

CONTACT
1580 Rockland Ave.
Rocky River OH 44116

T:202.494.9573

PROJECT
SULLIVAN RESIDENCE
864 Beach Road
Lakewood, OH 44107

NOT FOR CONSTRUCTION

SHEET TITLE
Site Plan

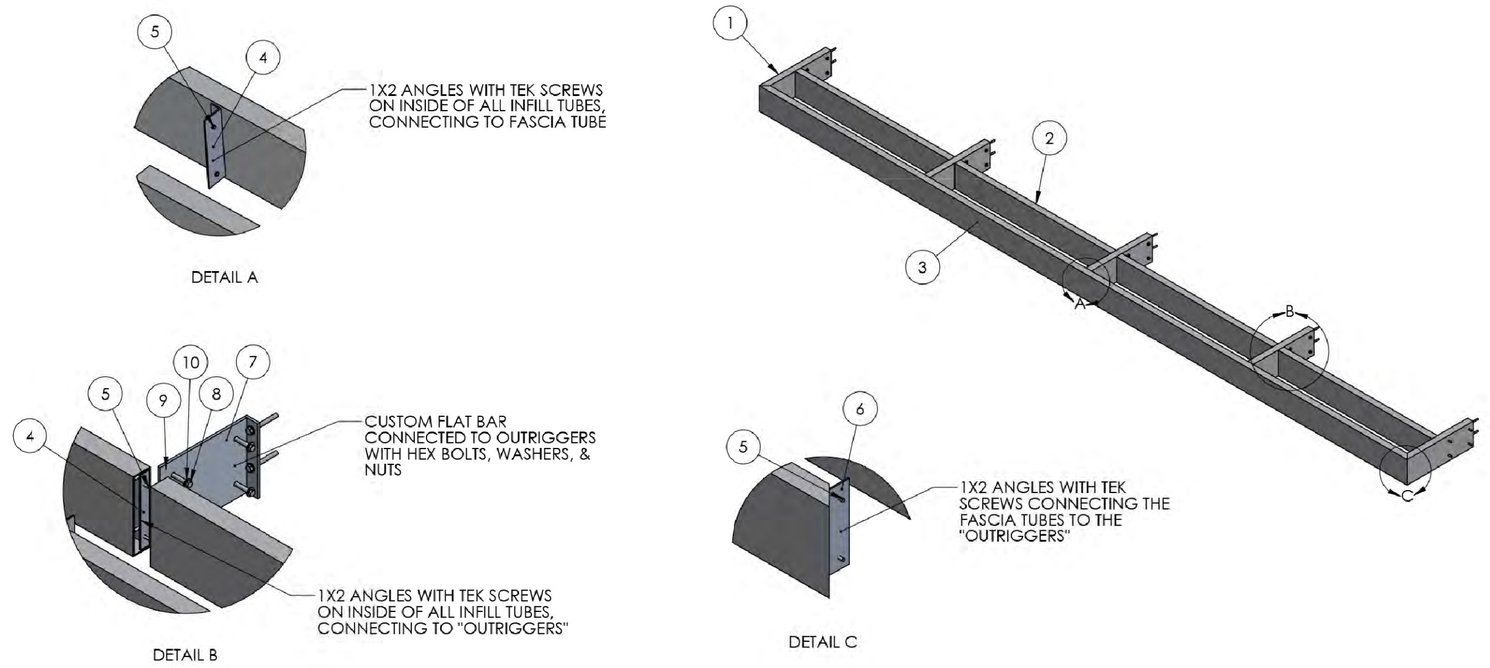
DATE	ISSUED FOR:
07/22/26	LAKEWOOD ABR

SCALE

SHEET NO.
SP-1.0

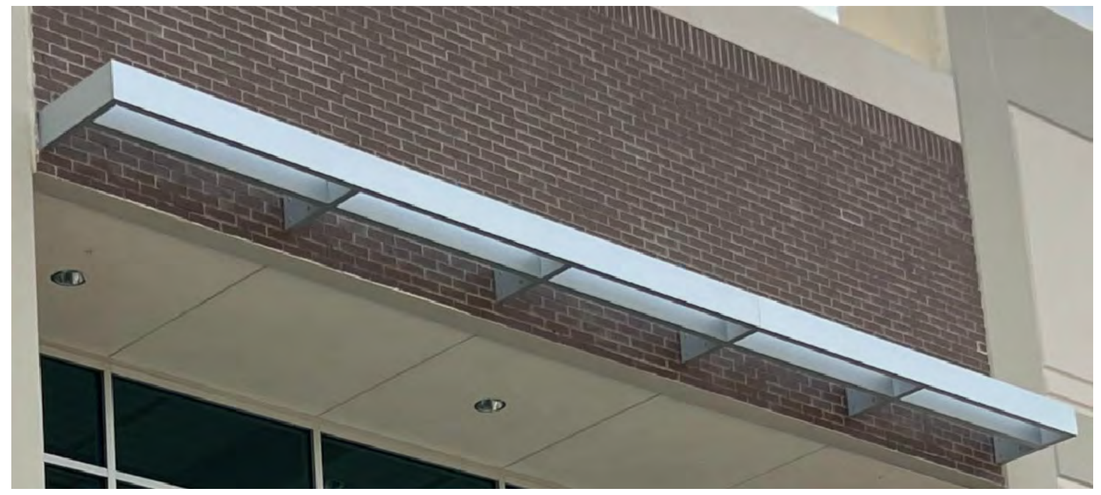
2" x 8" Trellis Frame w/ Concealed Angles

ITEM NO.	DESCRIPTION	MATERIAL
1	2" x 8" Tube Outriggers for TRL-0216	
2	2" x 8" Tube Infill for TRL-0216	
3	2" x 8" Fascia Tube for TRL-0179	
4	1" x 2" x 1/8" Alum Angle	6063-T5
5	#14 X 3/4" HWH Tek Screw	Zinc AC41A Alloy, As Cast
6	2" x 2" x 1/8" Alum Angle	6063-T5
7	10 1/4" x 1 1/2" x 1/4" Flat Bar	
8	3/8" X 3" Hex Bolt Zinc	Zinc AC41A Alloy, As Cast
9	3/8" Hex Nut Zinc	Zinc AC41A Alloy, As Cast
10	3/8" Flat Washer Zinc	Zinc AC41A Alloy, As Cast



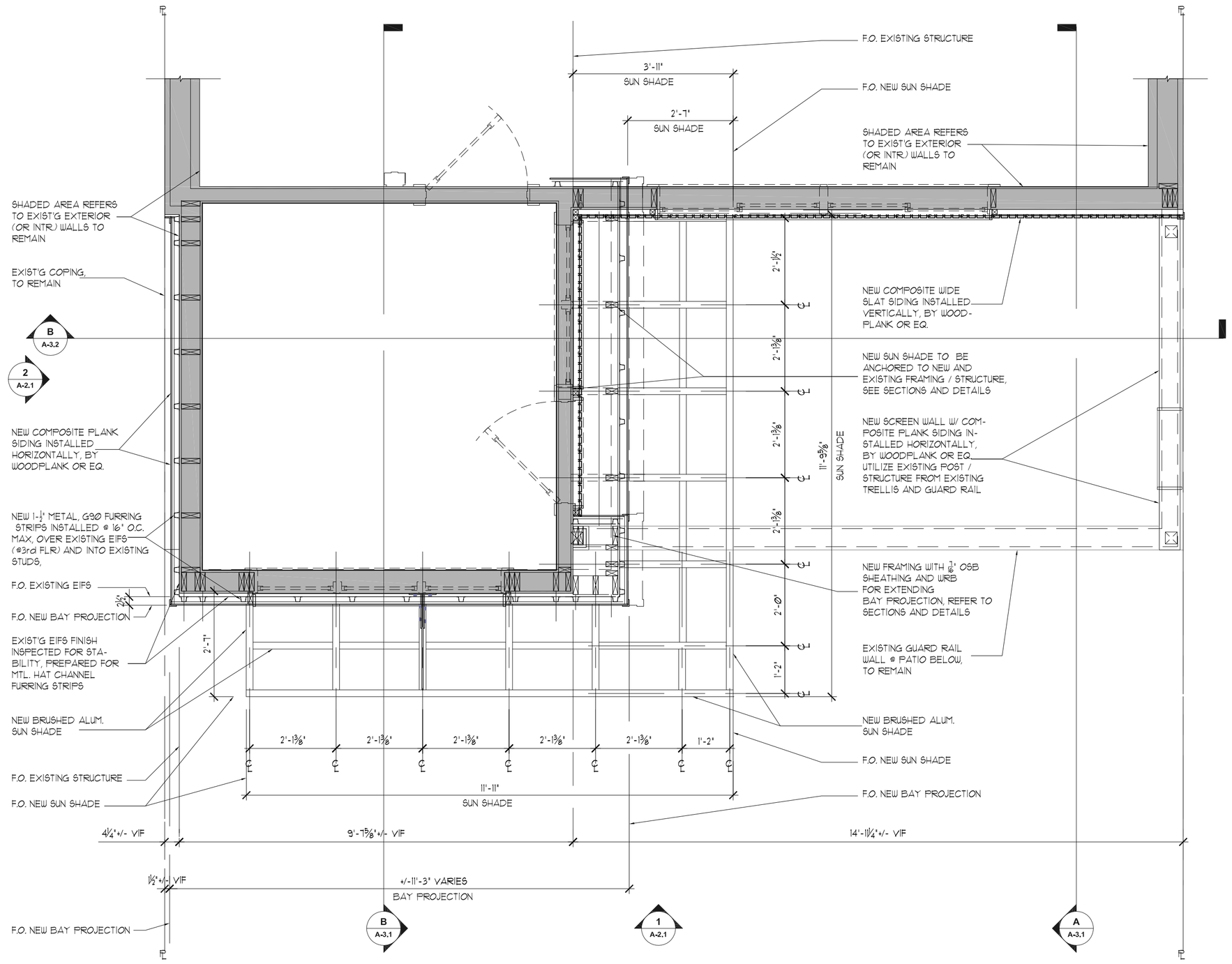
Sun Shade - Sample Parts & Connections

NTS



Sun Shade - Sample Photograph

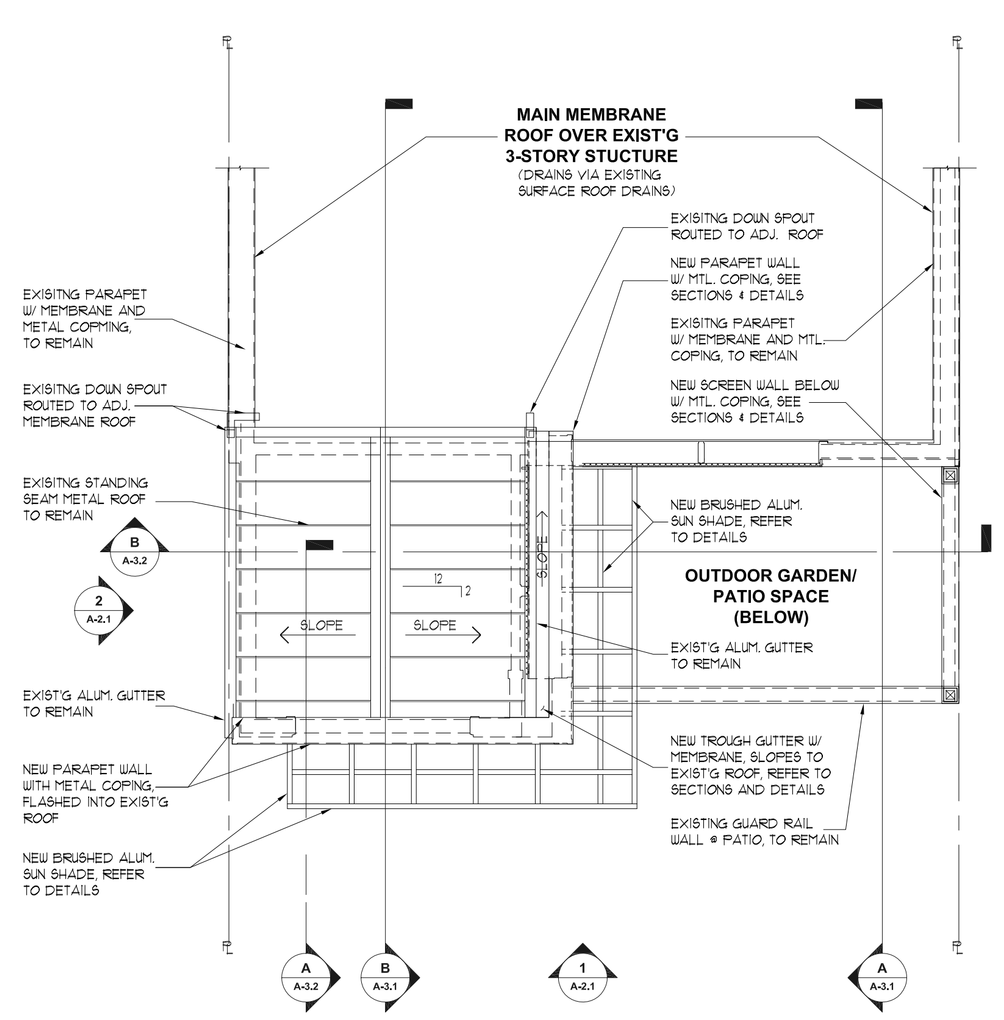
NTS



2 Sun Shade Plan - Proposed

1/2" = 1'-0"

PLAN NORTH N



1 Partial Roof Plan - Proposed

1/4" = 1'-0"

PLAN NORTH N

JEFF A. EVANS
RESIDENTIAL DESIGN

CONTACT

1580 Rockland Ave.
Rocky River OH 44116

T:202.494.9573

PROJECT

SULLIVAN RESIDENCE
864 Beach Road
Lakewood, OH 44107

NOT FOR CONSTRUCTION

SHEET TITLE

Plans
Roof & Sun Shade Plans

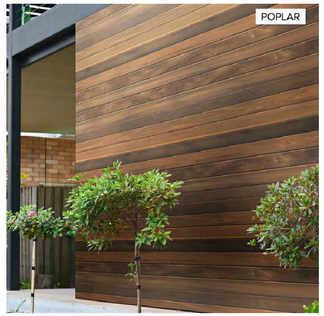
DATE	ISSUED FOR:
07/22/26	LAKEWOOD ABR

SCALE

1/4" = 1'-0"

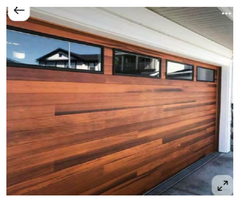
SHEET NO.

SD-0.2



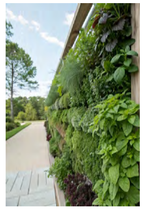
EXTERIOR CLADDING (Horizontal)

EXTERIOR CLADDING (Vertical)



GARAGE DOORS (Wood)

GARAGE DOORS (Glass)



SCREEN WALLS (Plants)

MISC. ENTRY

1 MASSING MODEL - Proposed
NTS

JEFF A. EVANS
RESIDENTIAL DESIGN

CONTACT

1580
Rockland
Ave.

Rocky River
OH 44116

T:202.494.9573

PROJECT

SULLIVAN RESIDENCE
864 Beach Road
Lakewood, OH
44107

NOT FOR CONSTRUCTION

SHEET TITLE

Schematic Design
Massing Model &
Materials / Products

DATE	ISSUED FOR:
07/22/26	LAKEWOOD ABR

SCALE

NTS

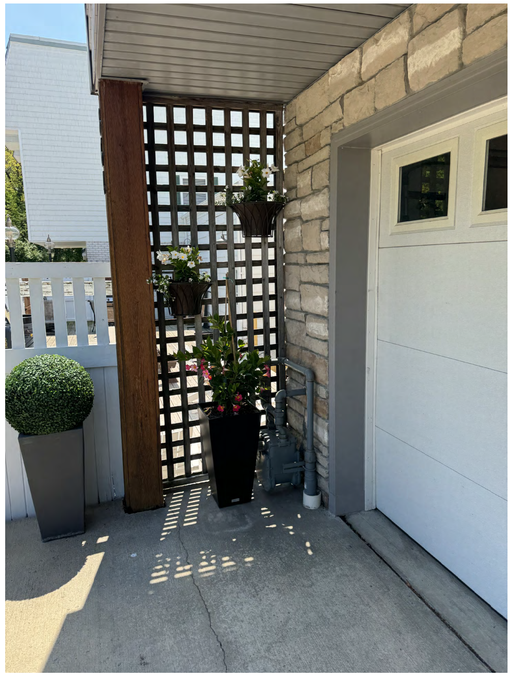
SHEET NO.

SD-0.1

View of front, from the NE

View of front entrance stoop

View of existing front entrance door



View of existing screen wall & garage door

View of front, from the SE

View of front, from the E

View of existing roof / trellis at front

View of existing patio / terrace space

JEFF A. EVANS
RESIDENTIAL DESIGN

CONTACT

1580
Rockland
Ave.

Rocky River
OH 44116

T:202.494.9573

PROJECT

SULLIVAN RESIDENCE
864 Beach Road
Lakewood, OH
44107

NOT FOR CONSTRUCTION

SHEET TITLE

Existing Conditions
Photographs

DATE	ISSUED FOR:
07/22/26	LAKEWOOD ABR

SCALE

SHEET NO.

PH-1.0

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

SULLIVAN RESIDENCE

864 Beach Road
Lakewood, OH
44107

DRAWING INDEX

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

JEFF A. EVANS
RESIDENTIAL DESIGN

CONTACT
1580 Rockland Ave.
Rocky River OH 44116

T:202.494.9573

PROJECT
SULLIVAN RESIDENCE
864 Beach Road
Lakewood, OH 44107

NOT FOR CONSTRUCTION

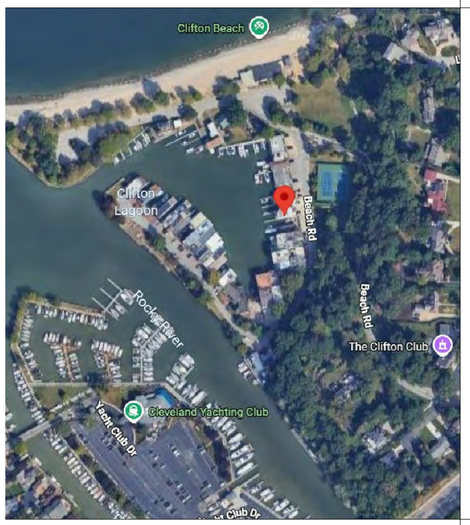
SHEET TITLE
Cover Sheet, Code Study Zoning & General Information

DATE	ISSUED FOR:
07/03/26	DESIGN DEV'T & PRICING

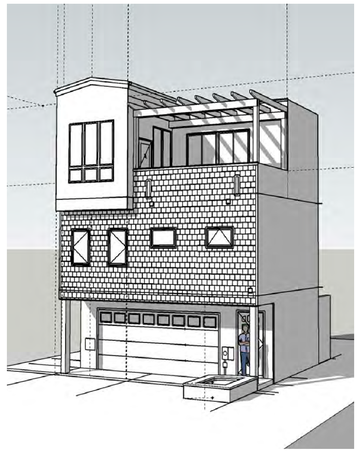
SCALE

SHEET NO.
C1

VACINITY MAP



FRONT ELEVATION / MASSING



EXISTING

PROPOSED

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

ZONING ANALYSIS

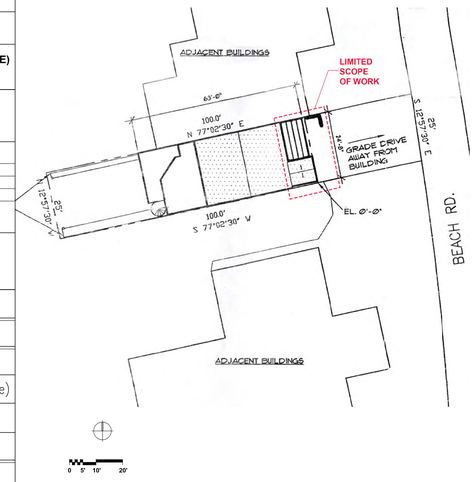
	ALLOWABLE	EXISTING	PROPOSED
ZONING:	-	R - LAGOON	NO CHANGE
BUILDING HT:	</= 3 STORY or 35'	(3) STORY 32'-9" (MEAN)	(3) STORY (W/ GARAGE) 33'-9" (MEAN)
MIN. LOT AREA:	2,400 GSF	2,500 GSF	2,500 (NO CHANGE)
MIN. LOT FRONTAGE:	25'-0"	25'-0"	25'-0" (NO CHANGE)
MIN. LOT WIDTH:	25'-0"	25'-0"	25'-0" (NO CHANGE)
SETBACKS:		ex.house / ex. garage	proposed
FRONT	BLDG MAP	NO CHANGE	NO CHANGE
REAR	NA (WATER)	NA (NO CHAGE)	NA (NO CHANE)
SIDE - NORTH	0'-0"	0'-0"	0'-0" (NO CHANGE)
- SOUTH	0'-0"	0'-0"	0'-0" (NO CHANGE)

SQUARE FOOTAGE

* NOTE: NO CHANGES TO ANY BUILDING AREA, ALL MODIFICATIONS ARE COSMETIC, APPLIED TO EXISTING STRUCTURE

	Existing	Proposed
Lot Area	2,500 GSF(.06 Ac)	2,500 GSF(.06 Ac)
Basement/	NA	NA
First Floor	1,575 GSF	* 1,575 GSF (w/garage)
Second Floor	X,XXX GSF	* X,XXX GSF
Third Floor	X,XXX GSF	* X,XXX GSF
Total House	X,XXX GSF	* X,XXX GSF

SITE PLAN



CODE STUDY

PROJECT NAME AND LOCATION:
Sullivan Residence
Lakewood, Ohio - Cuyahoga County

PROJECT DESCRIPTION:
(1) The Project is Primarily Cosmetic, New Exterior Finishes on the East Elevation and the Outdoor Terrace (3rd Flr)
(2) New Expanded Bay Projection at 2nd Floor (already exists at the 3rd Floor)
(3) New Sun Shade over existing 3rd Floor Windows, integrated with new Bay Projection
(4) New Garage Door & New Front Entrance Door
(5) Minimal Demolition required to complete the work outlined in numbers (1) thru (4) above. See Demo Plan and Elevation

APPLICABLE CODES:
Residential Building Code of Ohio (RCO 2019)
National Electric Code (NEC 2023)
Fire - Residential Code of Ohio (RCO 2019)

OCCUPANCY:
Residential R-2

CONSTRUCTION TYPE:
Type 5b (Vb), not sprinklered.

ZONING:
Existing Zoning is Single Family "A", no proposed change.
See Zoning Analysis This Sheet

DESIGN CRITERIA:
See Structural Notes S-1.0

GENERAL NOTES

1. ALL WORK SHAL BE PERFORMED IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH RBC 2019 & ALL APPLICABLE OHIO BLDG CODES.
2. SHOULD THE GENERAL CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, HE SHALL CONSULT WITH THE ARCHITECT BEFORE PROCEEDING WITHE THE WORK.
3. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS, THE GC SHALL BE RESPONSIBLE FOR VERIFYING IN THE FIELD ALL NECESSARY ROUGH, FINISH AND INSTALLATION DIMENSIONS FOR WINDOW AND DOOR FIXTURES, EQUIPMENT AND THE LIKE.
4. THE GC SHALL BE RESPONSIBLE FOR A THOROUGH CLEANUP OF THE JOBSITE, SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS, AND SHALL LEAVE THE SITE FREE AND CLEAR OF CONSTRUCTION MATERIALS AND EQUIP. UPON COMPLETION.
5. ALL STRUCTURES AND MATERIALS SCHEDULED FOR DEMOLITION SHALL BE REMOVED FROM THE SITE IN THEIR ENTIRETY, UNLESS NOTED OTHERWISE. ANY DAMAGE CAUSED TO EXISTING MATERIALS AND/OR STRUCTURAL ELEMENTS SHALL BE REPAIRED AND/OR REPLACED IN KIND BY THE CONTRACTOR. THE GC SHALL BE RESPONSIBLE FOR TEMPORARY BRACING OF EXISTING STRUCTURES WHERE STRUCTURAL E ELEMENTS ARE SCHEDULED TO BE REPLACED. SEE STRUCTURAL DWGS.
6. THE GC SHALL BE RESPONSIBLE FOR ALL SAFETY AND SECURITY PRECAUTIONS THROUGH-OUT THE DURATION OF THE CONSTRUCTION.
7. AFTER DEMOLITION/RENOVATION, EXISTING WALLS AND CEILINGS SHALL BE PATCHED AND FINISHED AS NECESSARY TO PROVIDE FLAT, SMOOTH SURFACES FOR FINISHING PER FINISH SCHEDULE.
8. DIMENSIONS GIVEN ON FLOOR PLANS ARE TO FACE OF FINISHED WALL (UNO) & SCHEDULES ARE NOMINAL UNO. CMU DIMENSIONS ARE NOMINAL UNO. GC AND MFG'S TO COORDINATE ALL DIMENSIONS CONCERNING DOORS, PANELS, WINDOWS, AND OTHER OPENING PRIOR TO FABRICATION AND CONSTRUCTION / INSTALLATION.
9. GC/SUBCONTRACTOR SHALL APPLY FOR AND SECURE ALL NECESSARY TRADE/OTHER PERMITS.
10. PROVIDE ½" PREMOULDED JOINTS BETWEEN CONCRETE SLABS AND WALLS.
11. NOT USED
12. ALL WOOD LESS THAN 8" FROM GRADE SHALL BE PRESSURE TREATED. ALL WOOD PLATES ON SLABS / CMU TO BE PRESSURE TREATED.
13. PROVIDE SOUND ATTENUATION AT MECHANICAL / UTILITY ROOM(S) AND BATHROOMS.
14. ALL EXTERIOR WOOD TO BE PRESSURE TREATED OR PAINTED WITH A MINIMUM OF TWO COATS OF PAINT. BACK PRIME ALL EXPOSED TRIM TO BE PAINTED, & SEAL ALL JOINTS W/ADEQUATE & APPROPRIATE CAULK FOR THE SITUATION.
15. NOT USED.
16. PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISH.
17. ALL GLASS 18" OR LESS FROM FLOOR LINE, OR HAZARDOUS AREAS TO BE TEMPERED GLASS.
18. SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND REQUIREMENTS.
19. MECH. VENTS TO BE METAL AND VENTED TO THE OUTSIDE. BATHROOMS ALSO TO BE VENTED TO THE OUTSIDE.
20. FLASHING TO BE PROVIDED AT ALL WINDOW AND DOOR HEADS. PROVIDE FLASHING AND/OR SEALANT AT ALL OPENINGS IN ROOF OR WALL TO PROVIDE A WEATHERTIGHT BUILDING.
21. PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR DOORS.
22. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE W/NEC AND ALL LOCAL CODES.
23. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE W/NEC AN ALL LOCAL CODES.

SYMBOLS

- EXIST'G WALL TO DEMO
- EXIST'G WALL TO REMAIN
- NEW WALL
- EARTH/COMPACT FILL
- POROUS FILL/GRAVEL
- CAST IN PLACE CONC
- CAST STONE
- CONC MASONRY UNIT
- BRICK
- MARBLE
- WOOD (DRESS)
- WOOD (ROUGH)
- PLYWOOD (LARGE SCALE)
- PLYWOOD (SMALL SCALE)
- GWB (L.S.)
- RIGID INSULATION
- BATT INSULATION
- INSUL. GLASS (L.S.)

- DETAIL (DTL. NO. / DWG. NO.)
- SECTION/ELEVATION (DTL. NO. / DWG. NO.)
- INTERIOR ELEV'S (DWG. NO. / ELEV. NO.)
- NORTH POINT
- COLUMN LINE
- ROOM NAME/# (RM.NAME 10)
- DOOR DESIGNATION (1)
- HT FIN CEIL'G AFF (C-1 +9'-0")
- WINDOW TYPE (A)
- PARTITION TYPE (2)
- ELEV, SECT'S/ELEV'S
- SPOT ELEV, PLANS
- DOUBLE DOOR
- SWINGING DOOR
- ALIGNMENT
- PLAN NOTE (D4)
- ITEMS HIDDEN (ABOVE/BELOW)

ABBREVIATIONS

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

GENERAL DEMOLITION NOTES

1. COORDINATE ALL DEMOLITION WITH NEW WORK.

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

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

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

5. REMOVE ALL ITEMS INDICATED U.N.O.

6. ITEMS NOT SPECIFICALLY INDICATED TO BE REMOVED SHALL REMAIN AND BE PROTECTED.

7. REMOVE WALLS, CEILINGS, FLOORS, FIXTURES, AND EQUIPMENT / APPLIANCES AS INDICATED ON THE DRAWINGS.

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

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

10. NOTE: THE SCOPE OF DEMOLITION WORK DOES INCLUDE NEW DOOR OPENINGS IN EXISTING LOAD BEARING WALLS. GC/FRAMING CONTRACTOR TO PROVIDE TEMP. SHORING AS REQUIRED FOR THE EXISTING LOAD BEARING WALLS, UNTIL NEW HEADERS AND JACK STUDS CAN BE INSTALLED. REFER TO GENERAL NOTES ON COVER SHEET C1, AND STRUCTURAL NOTES ON S-1.0

11. PROTECT ALL EXISTING ELEMENTS TO REMAIN FROM DAMAGE DURING DEMOLITION.

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

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

14. REMOVE ABANDONED MATERIALS, DEBRIS, AND UNUSED EQUIPMENT FROM SITE. COORDINATE WITH OWNER / DRAWINGS FOR ANY EXISTING DOORS, MATERIALS, EQUIPMENT OR APPLIANCES TO BE REUSED OR KEPT ON SITE.

15. LOCATE AND IDENTIFY ALL UTILITIES PRIOR TO DEMOLITION / CONSTRUCTION.

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

17. COORDINATE ALL SHUTDOWNS WITH OWNER.

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

19. ALL PLUMBING FIXTURES, PIPING AND ACCESSORIES SHOWN DASHED ARE TO BE REMOVED U.N.O.

20. GC / PLUMBING CONTRACTOR TO FIELD VERIFY ALL EXISTING PLUMBING LOCATIONS, SIZES, AND CONDITIONS PRIOR TO DEMOLITION.

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

22. PLUMBING CONTRACTOR TO MAINTAIN CONTINUITY OF PLUMBING SYSTEMS SERVING AREAS OUTSIDE THE S.O.W.

GENERAL PLAN NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING (RESIDENTIAL) CODES AND REGULATIONS.

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

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

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

5. CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, AND SAFETY PROCEDURES.

6. ALL DIMENSIONS ARE TO FINISH SURFACES U.N.O.

7. EXISTING CONDITIONS ARE BASED ON AVAILABLE INFORMATION AND MAY VARY. FIELD VERIFICATION IS REQUIRED.

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U.N.O. = UNLESS NOTED OTHERWISE

10. PATCH AND REPAIR ADJACENT SURFACES DISTURBED BY RENOVATION WORK, TO MATCH EXISTING.

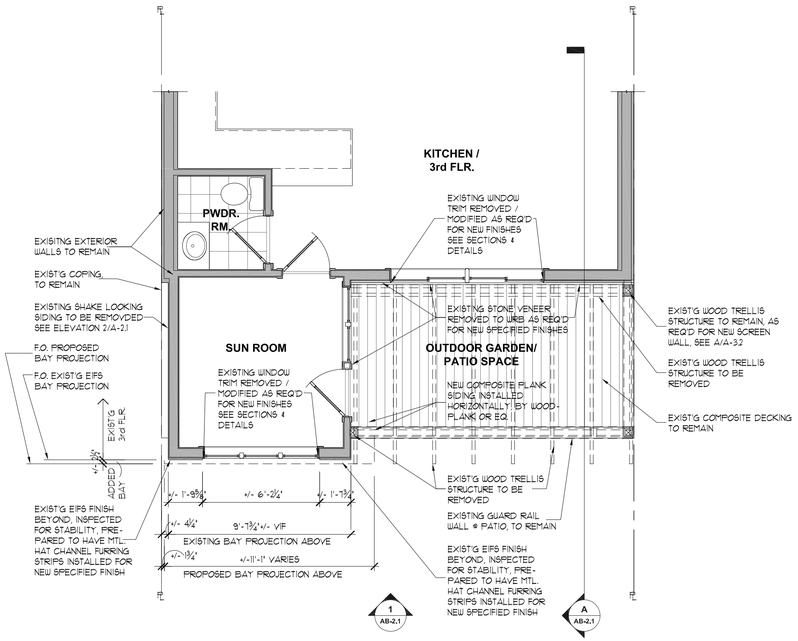
11. BASEMENT FLOOR IS CONCRETE FINISH.

12. CROSS HATCHING IN WALLS REPRESENTS MASONRY. DIAGONAL HATCH REPRESENTING BRICK AND DIAGONAL CROSS HATCH WHERE CONCRETE BLOCK IS ASSUMED.

13. MOST EXISTING INTERIOR WALLS ARE ASSUMED PLASTER ON LATH ON WOOD FRAMING (NO HATCHING ON PLANS).

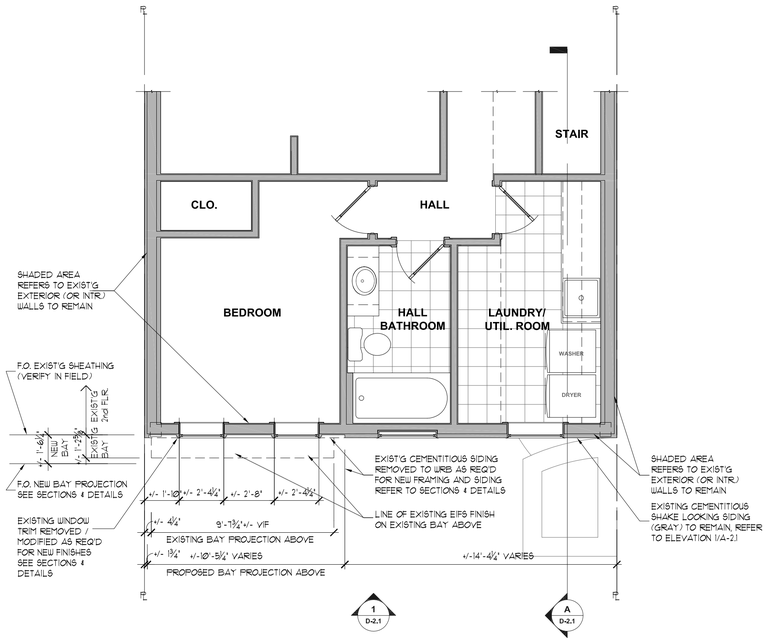
14. THE AREA GIVEN FOR EACH FLOOR IS TO THE OUTSIDE OF EXTERIOR WALLS (GSF). THE AREA FOR THE STAIRS IS COUNTED ON EACH FLOOR.

15. SOLID GRAY HATCHED WALLS / OTHER = EXISTING UNLESS NOTED OTHERWISE



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

PLAN NORTH N



2 Partial 2nd Floor Plan - Existing/Demolition
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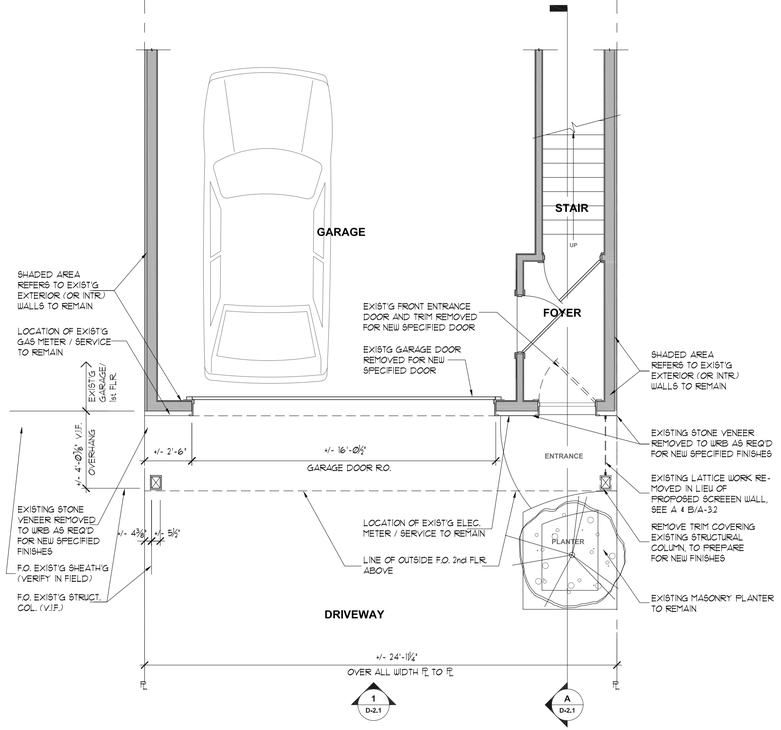
PLAN NORTH N



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

PLAN NORTH N

JEFF A. EVANS
RESIDENTIAL DESIGN

CONTACT

1580 Rockland Ave.
Rocky River OH 44116

T:202.494.9573

PROJECT

SULLIVAN RESIDENCE
864 Beach Road
Lakewood, OH 44107

NOT FOR CONSTRUCTION

SHEET TITLE

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

DATE	ISSUED FOR:
07/03/26	DESIGN DEV'T & PRICING

SCALE

1/4" = 1'-0"

SHEET NO.

D-1.1

GENERAL SECTION NOTES

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

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

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

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

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

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

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

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

9. CEILING HEIGHTS INDICATED ARE FINISH HEIGHTS.

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

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

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

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GENERAL ELEVATION NOTES

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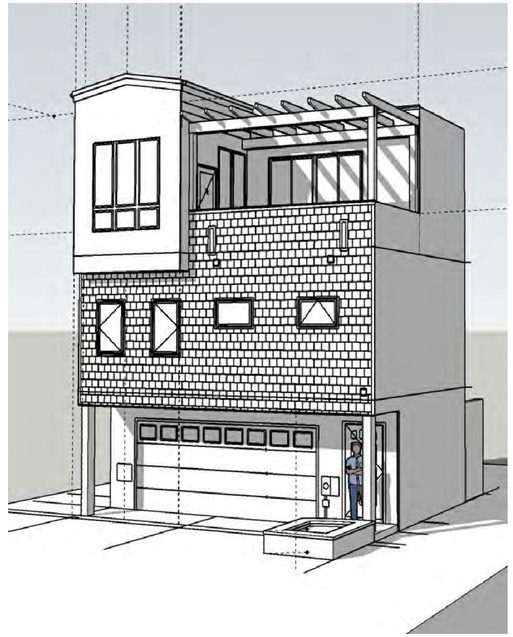
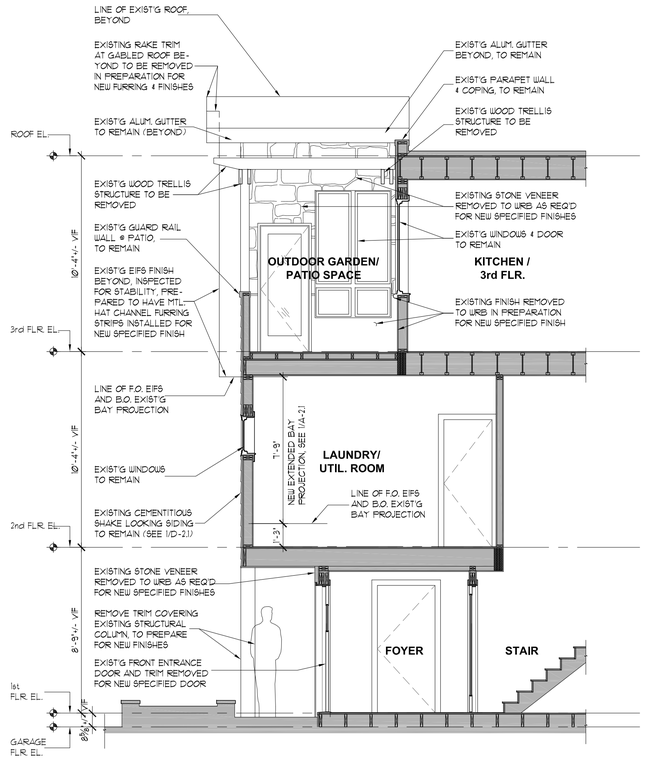


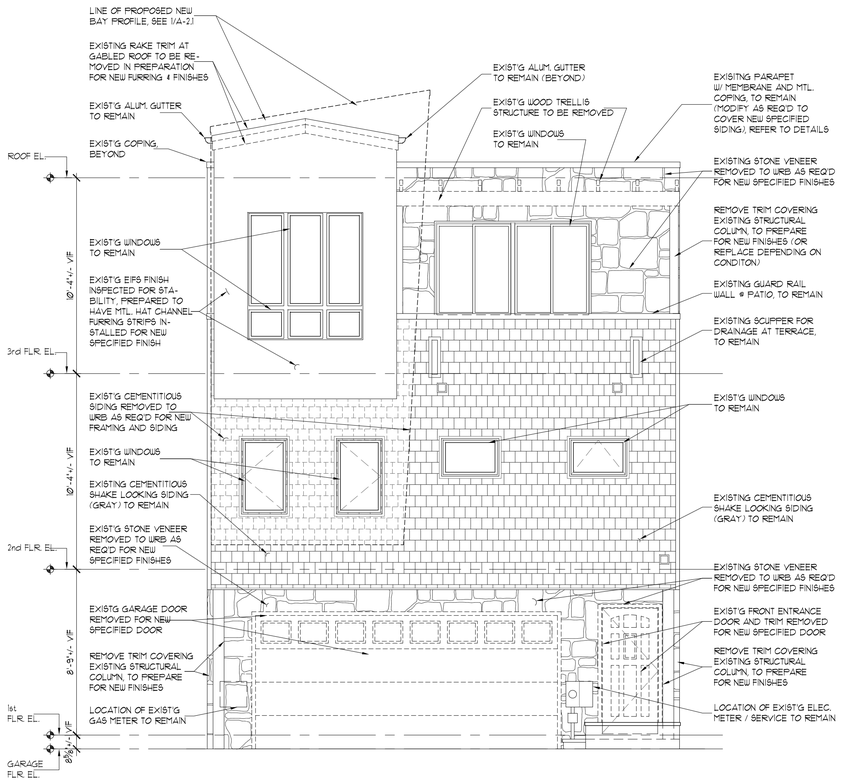
EXISTING MASSING MODEL

NTS



A Partial Building Section - Existing/Demolition

1/4" = 1'-0"



1 East Elevation - Existing/Demolition

1/4" = 1'-0"

East Elevation - Photo Existing Conditions

NTS

JEFF A. EVANS
RESIDENTIAL DESIGN

CONTACT

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T:202.494.9573

PROJECT

SULLIVAN RESIDENCE
864 Beach Road
Lakewood, OH
44107

NOT FOR CONSTRUCTION

SHEET TITLE

Demolition
East Elevation
Partial Building Section

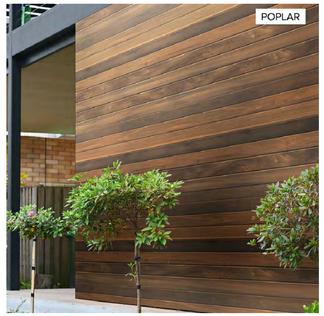
DATE	ISSUED FOR:
07/03/26	DESIGN DEV'T & PRICING

SCALE

1/4" = 1'-0"

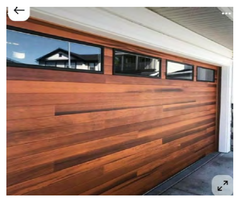
SHEET NO.

D-2.1



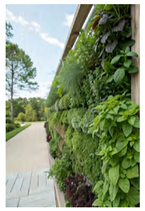
EXTERIOR CLADDING (Horizontal)

EXTERIOR CLADDING (Vertical)



GARAGE DOORS (Wood)

GARAGE DOORS (Glass)



SCREEN WALLS (Plants)

MISC. ENTRY

1 MASSING MODEL - Proposed
NTS

JEFF A. EVANS
RESIDENTIAL DESIGN

CONTACT

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Rockland
Ave.

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OH 44116

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PROJECT

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864 Beach Road
Lakewood, OH
44107

NOT FOR CONSTRUCTION

SHEET TITLE

Schematic Design
Massing Model &
Materials / Products

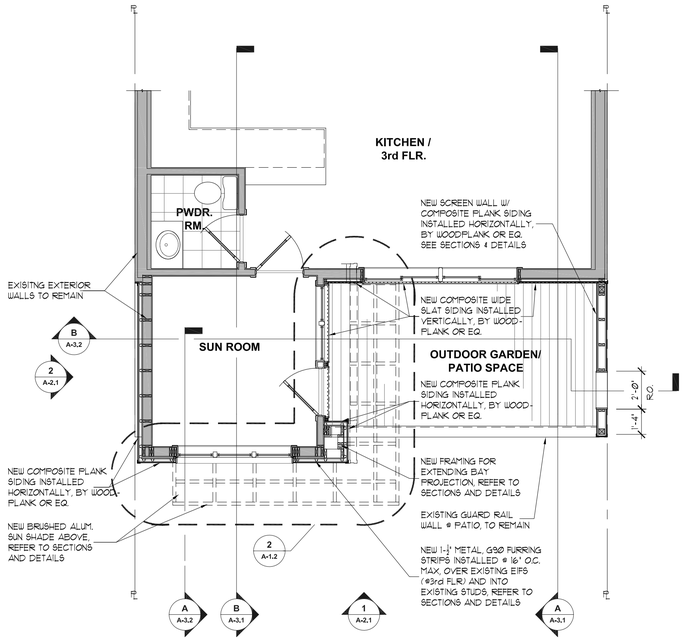
DATE	ISSUED FOR:
07/03/26	DESIGN DEV'T & PRICING

SCALE

NTS

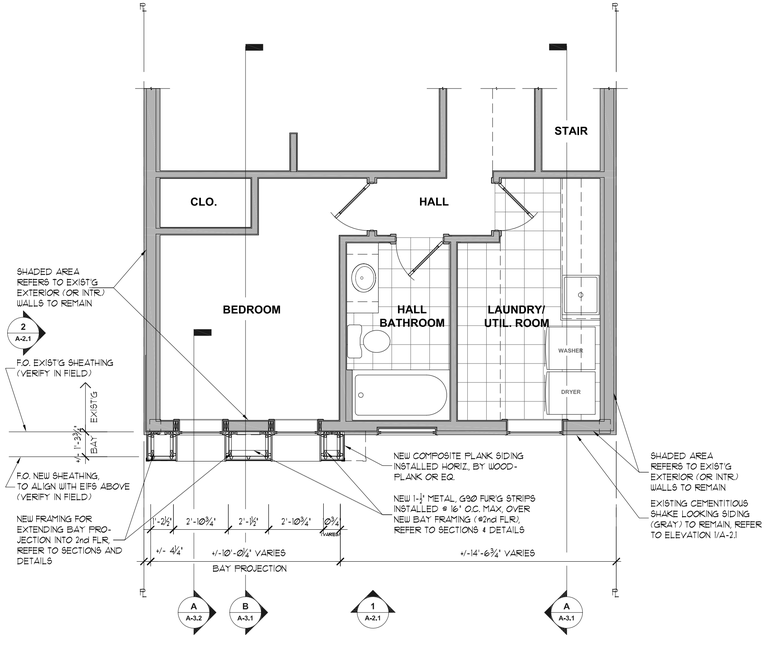
SHEET NO.

A-0.1



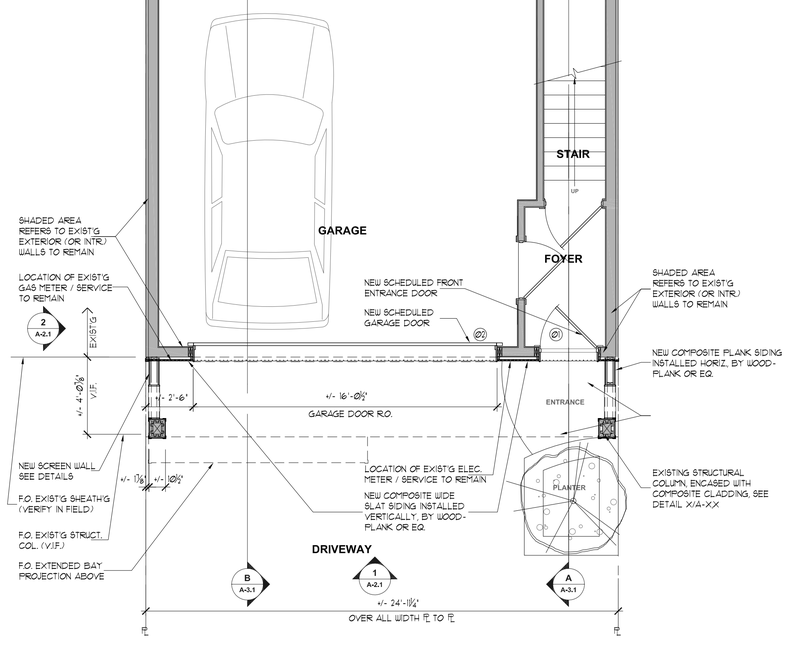
3 Partial 3rd Floor Plan - Proposed
1/4" = 1'-0"

PLAN NORTH N



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

PLAN NORTH N



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

PLAN NORTH N

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14. THE AREA GIVEN FOR EACH FLOOR IS TO THE OUTSIDE OF EXTERIOR WALLS (GSF). THE AREA FOR THE STAIRS IS COUNTED ON EACH FLOOR

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CONTACT

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PROJECT

SULLIVAN RESIDENCE
864 Beach Road
Lakewood, OH
44107

NOT FOR CONSTRUCTION

SHEET TITLE

Floor Plans
1st , 2nd & 3rd Floors

DATE	ISSUED FOR:
07/03/26	DESIGN DEV'T & PRICING

SCALE

1/4" = 1'-0"

SHEET NO.

A-1.1

GENERAL PLAN NOTES

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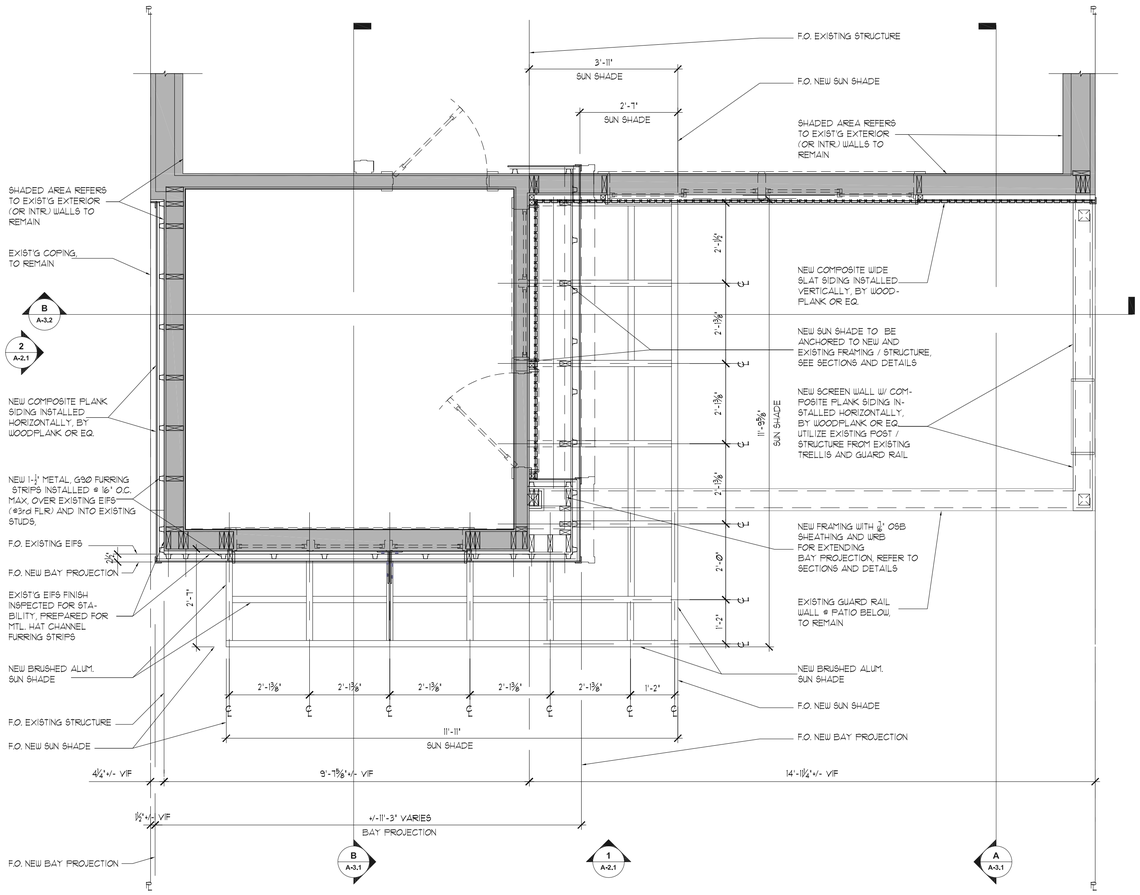
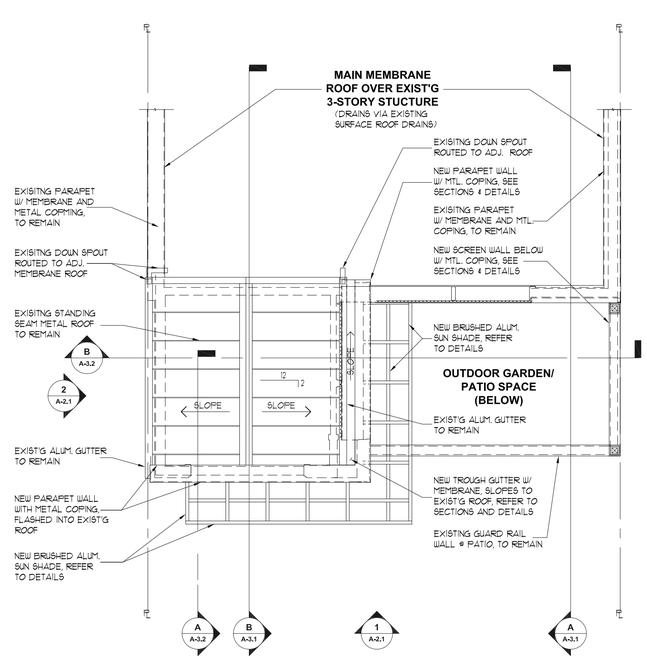


2 Sun Shade Plan - Proposed
1/2" = 1'-0"

PLAN NORTH N



1 Partial Roof Plan - Proposed
1/4" = 1'-0"

PLAN NORTH N

JEFF A. EVANS
RESIDENTIAL DESIGN

CONTACT

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Rocky River OH 44116

T:202.494.9573

PROJECT

SULLIVAN RESIDENCE
864 Beach Road
Lakewood, OH 44107

NOT FOR CONSTRUCTION

SHEET TITLE

Plans
Roof & Sun Shade Plans

DATE	ISSUED FOR:
07/03/26	DESIGN DEV'T & PRICING

SCALE

1/4" = 1'-0"

SHEET NO.

A-1.2

GENERAL ELEVATION NOTES

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

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

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

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

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

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

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

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

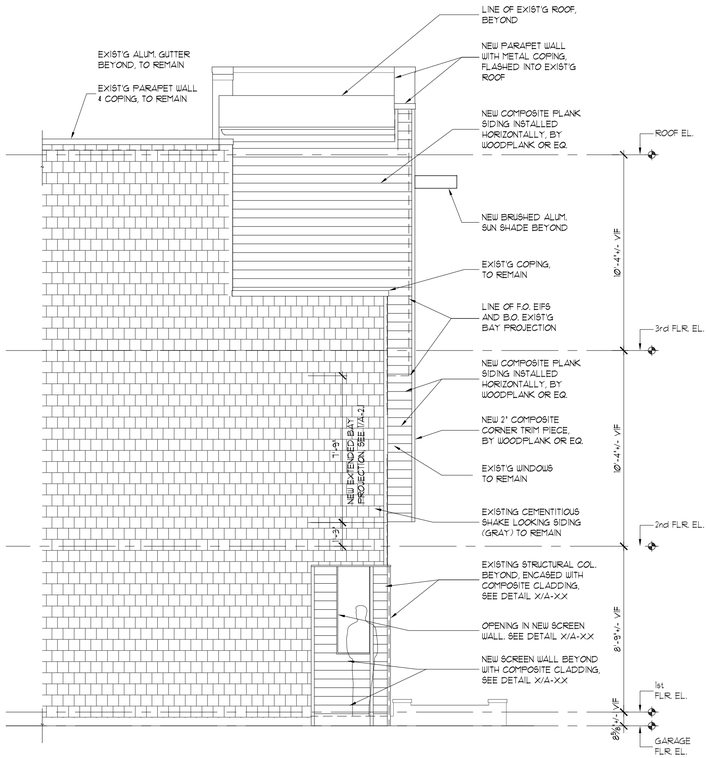
9. CEILING HEIGHTS INDICATED ARE FINISH HEIGHTS.

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

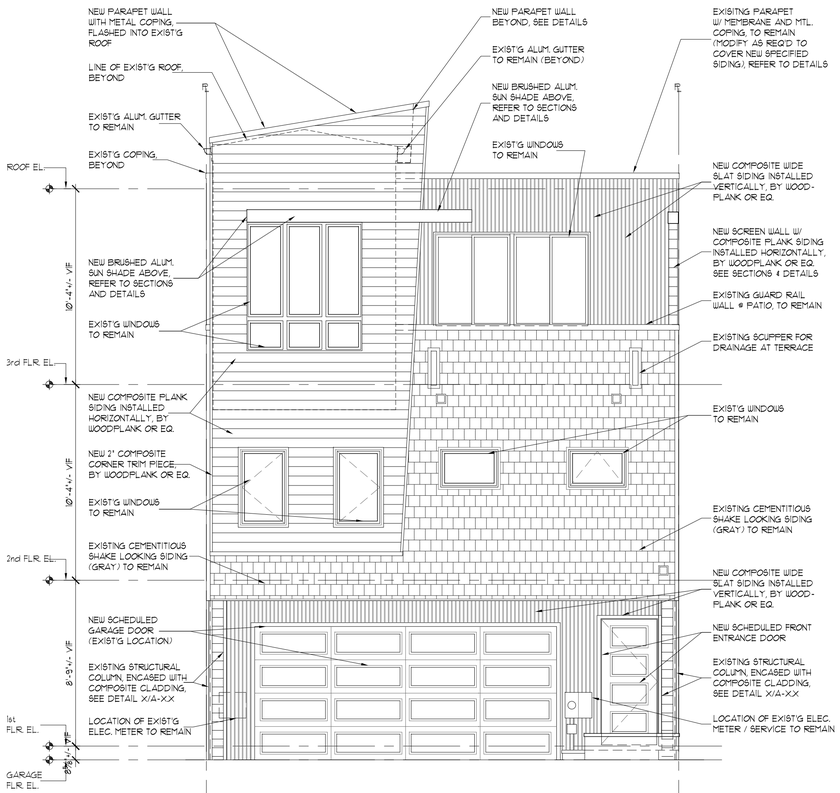
11. REFER TO WALL TYPES, WINDOW & DOOR SCHEDULES, AND FINISH SCHEDULE FOR DIMENSIONS REQUIRED FOR PARTICULAR FINISHES, ETC.

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

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



2 South Elevation - Proposed
1/4" = 1'-0"



1 East Elevation - Proposed
1/4" = 1'-0"

East Elevation - Photo
NTS

JEFF A. EVANS
RESIDENTIAL DESIGN

CONTACT

1580
Rockland
Ave.

Rocky River
OH 44116

T:202.494.9573

PROJECT

SULLIVAN RESIDENCE
864 Beach Road
Lakewood, OH
44107

NOT FOR CONSTRUCTION

SHEET TITLE

Elevations
East Elevation
South Elevation

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

SCALE

1/4" = 1'-0"

SHEET NO.

A-2.1

GENERAL SECTION NOTES

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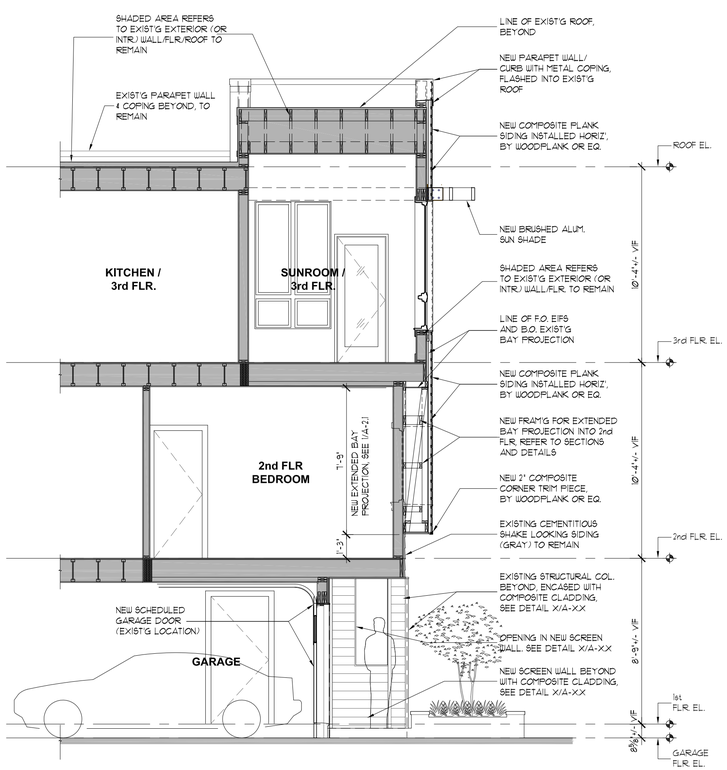
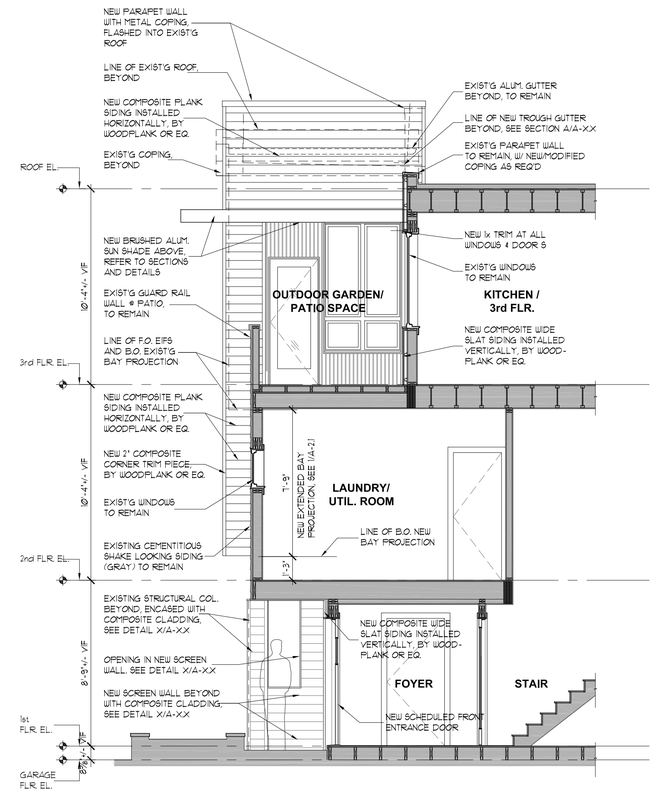


B Partial Building Section - Proposed

1/4" = 1'-0"



A Partial Building Section - Proposed

1/4" = 1'-0"

JEFF A. EVANS
RESIDENTIAL DESIGN

CONTACT

1580 Rockland Ave.
Rocky River OH 44116

T:202.494.9573

PROJECT

SULLIVAN RESIDENCE
864 Beach Road
Lakewood, OH
44107

NOT FOR CONSTRUCTION

SHEET TITLE

Building Sections

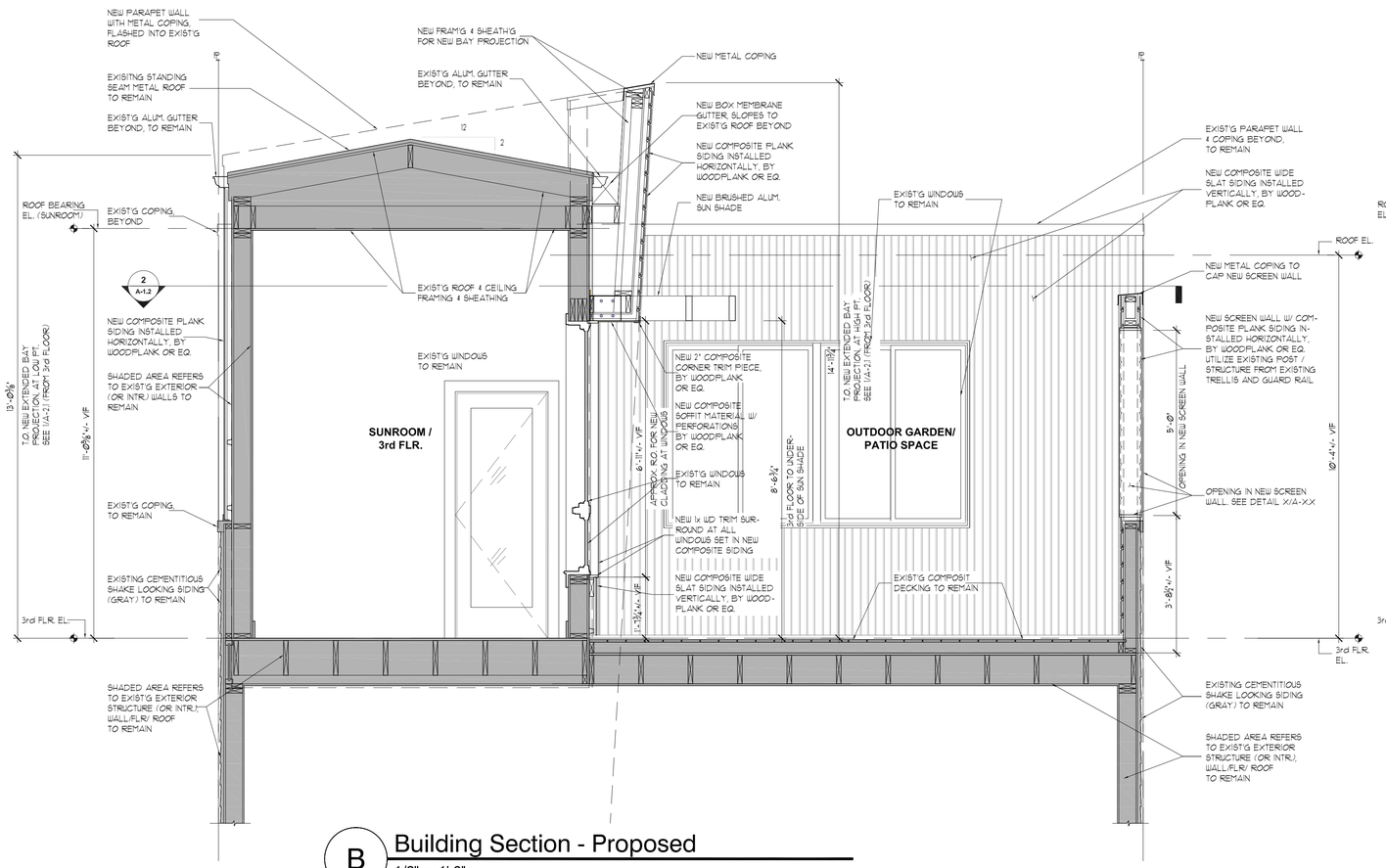
DATE	ISSUED FOR:
07/03/26	DESIGN DEVT & PRICING

SCALE

1/4" = 1'-0"

SHEET NO.

A-3.1



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

GENERAL SECTION NOTES

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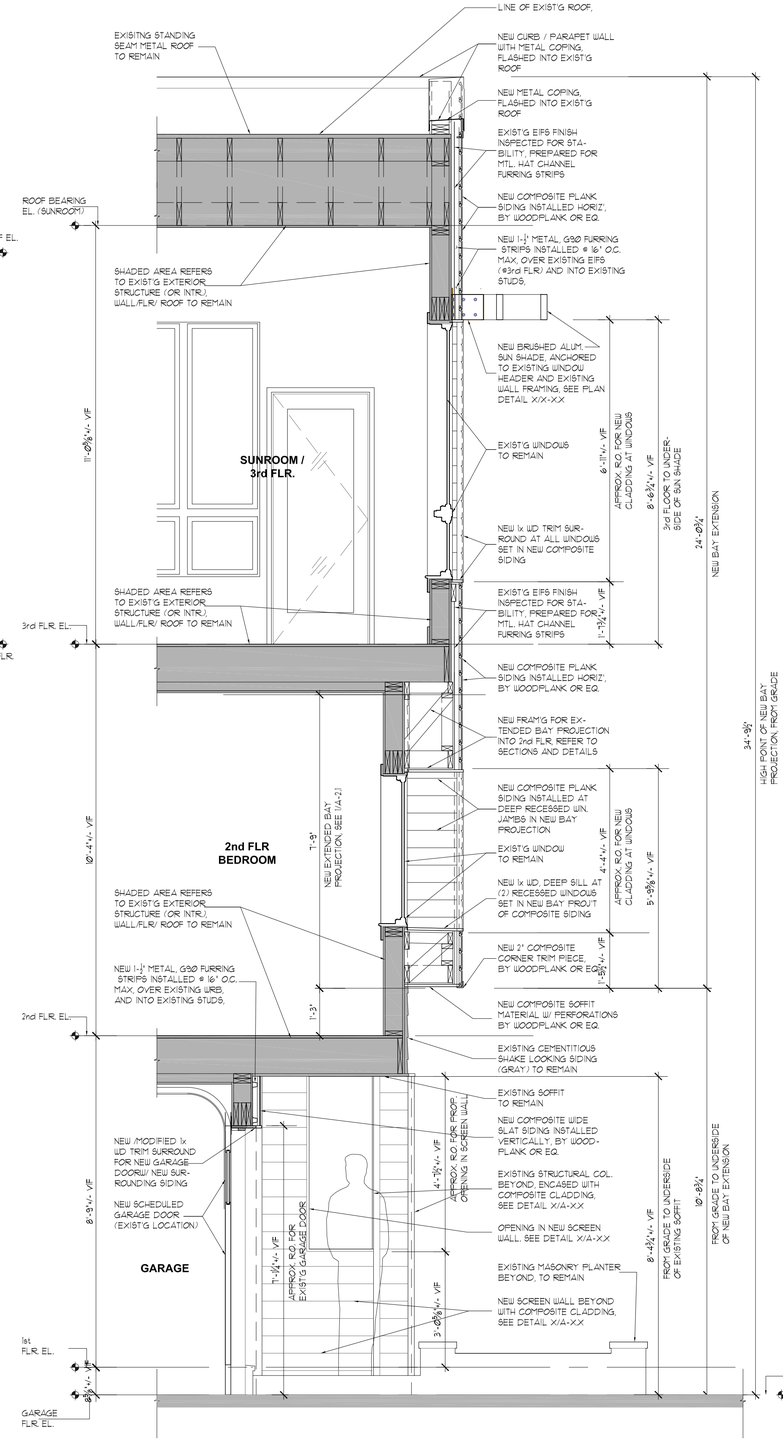


A Wall Section - Proposed
1/2" = 1'-0"

JEFF A. EVANS
RESIDENTIAL DESIGN

CONTACT
1580 Rockland Ave.
Rocky River OH 44116

T:202.494.9573

PROJECT
SULLIVAN RESIDENCE
864 Beach Road
Lakewood, OH 44107

NOT FOR CONSTRUCTION

SHEET TITLE
Detail Sections

DATE	ISSUED FOR:
07/03/26	DESIGN DEV'T & PRICING

SCALE
1/2" = 1'-0"

SHEET NO.
A-3.2

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

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

Application Cover Page

Docket No.: 08-78-26

Permit No.: BBS26-000064

Applicant Name: Cheyenne Knight, Trident Restoration LLC

Project Address: 17517 Hilliard Rd.

Project Name: N/A

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

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

CONTRACTOR
TRIDENT RESTORATION, LLC

Signature

Benjamin Jackson

Name

Estimator

Title

OWNER

Lisa Budinscak

Signature

Lisa Budinscak

Name

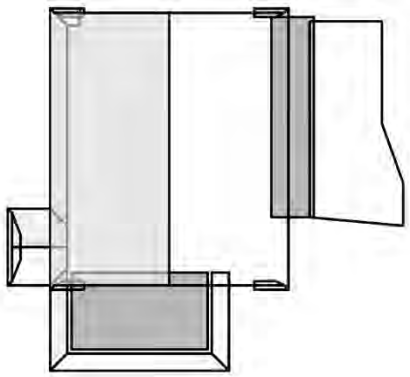
Owner

Title

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

INSULFOAM
WeatherAll PRO
INSULFOAM
WeatherAll PRO
INSULATION
INSULATION
SPEED LOCK

17517 Hilliard Rd, Lakewood, OH 44107



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

Report Details

Report:67490421

Roof/Wall Details

Total Roof Area =1,750 sq ft
Total Roof Facets =17
Predominant Pitch =7/12
Number of Stories >1
Total Ridges/Hips =53 ft
Total Valleys =6 ft
Total Rakes =96 ft
Total Eaves =229 ft
Estimated Attic = 1,326 sq ft
Total Wall Area = 2502.3 sq ft
Total Wall Facets = 30
Total Penetrations =8
Total Penetrations Perimeter = 32 ft
Total Penetrations Area = 10 sq ft
Total Siding Area = 2121.1 sq ft
Total Masonry Area = 381.2 sq ft

Report Contents

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EAGLEVIEW

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Measurements provided by EagleView

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Images

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

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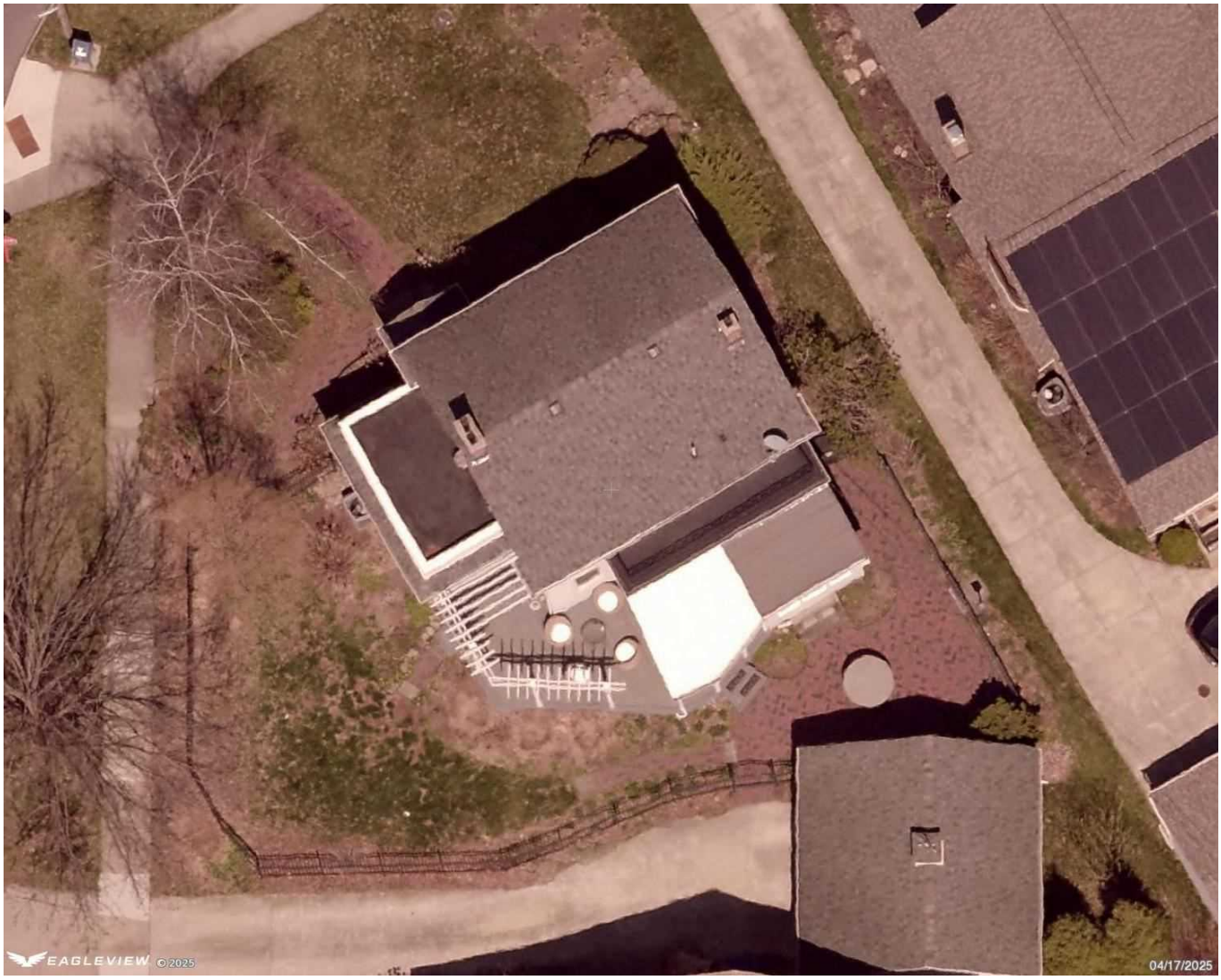

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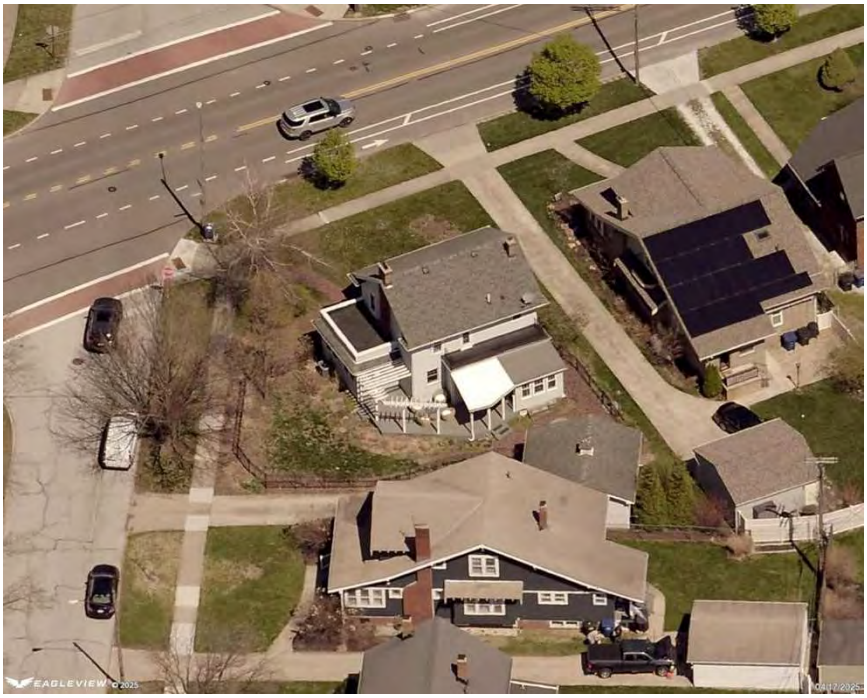
North Side

South Side



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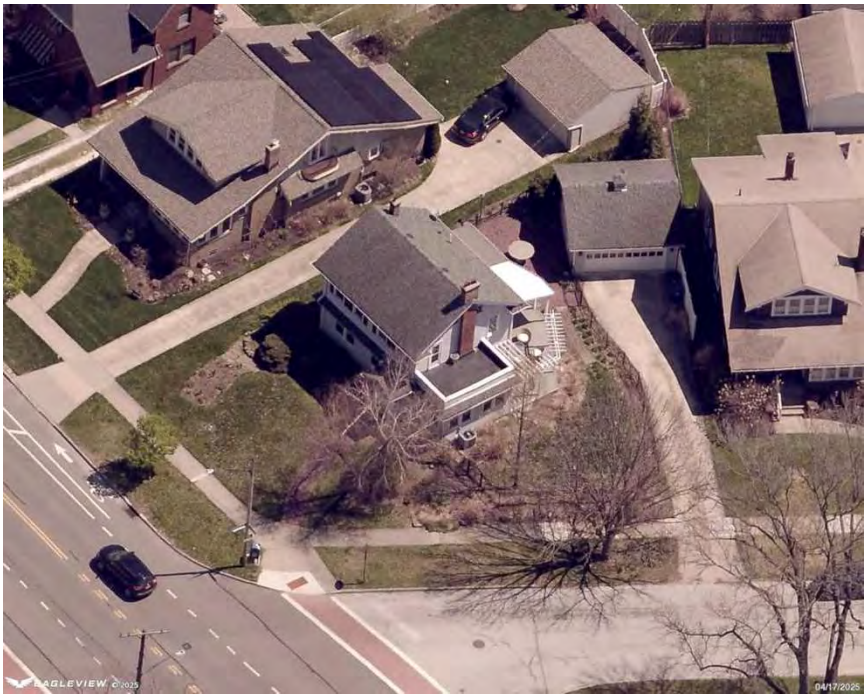
East Side

West Side



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Structure Number Labels

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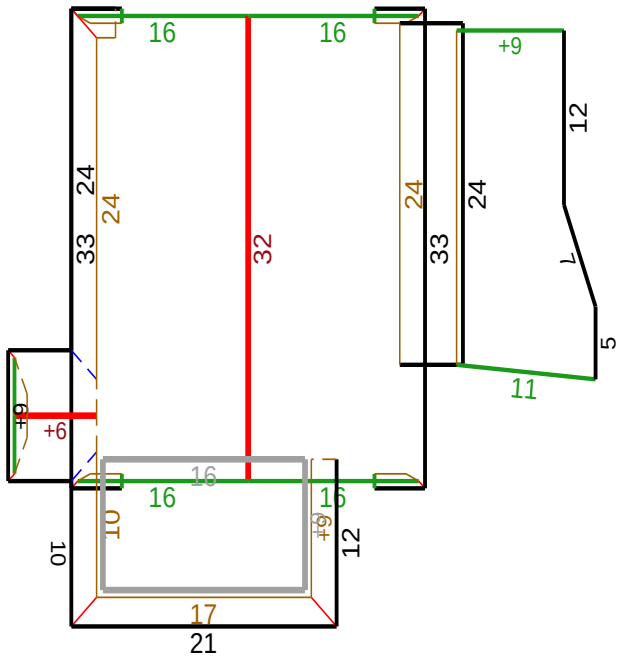
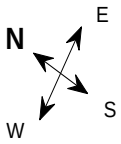
Length Diagram

Shaded areas should be verified

Total Line Lengths:

Ridges = 39 ft
Hips = 14 ft
Valleys = 6 ft
Rakes = 96 ft
Eaves = 229 ft
Flashing = 121 ft
Step flashing = 20 ft
Parapets = 50 ft





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

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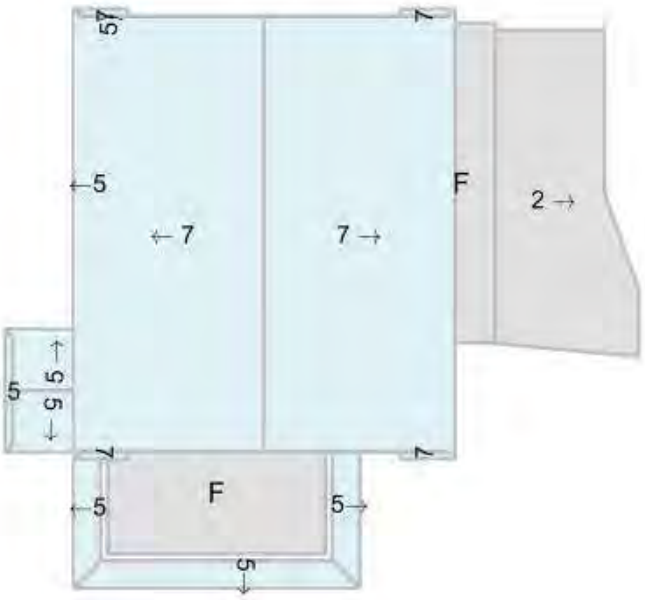
Pitch Diagram

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

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



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

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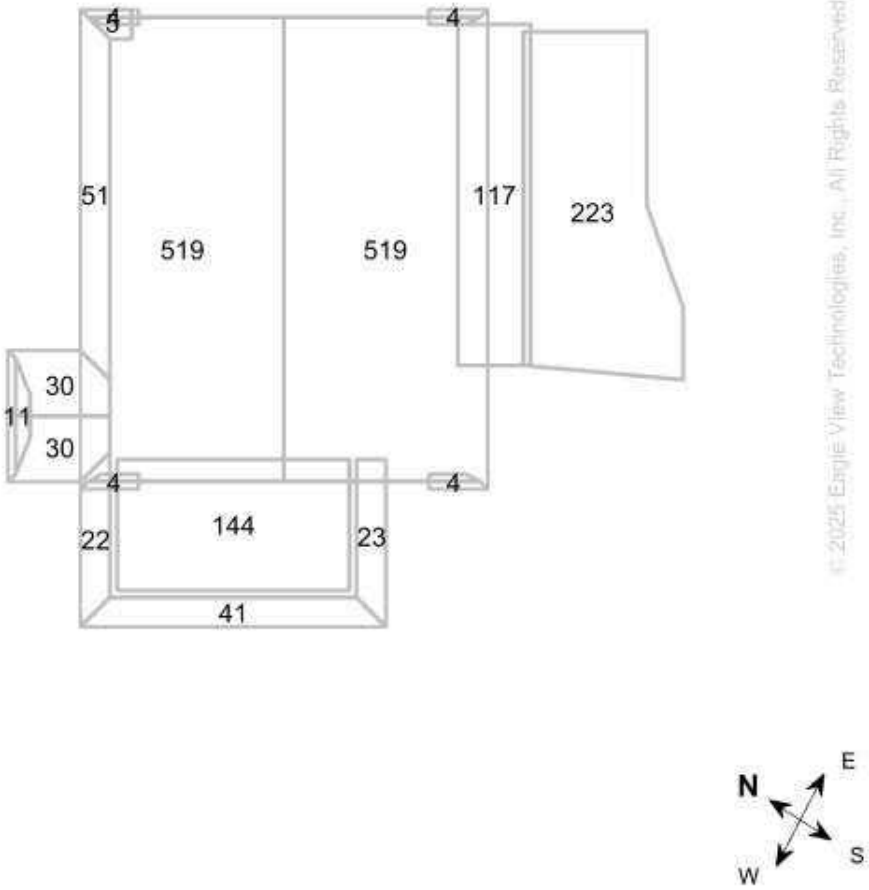
Area Diagram

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



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

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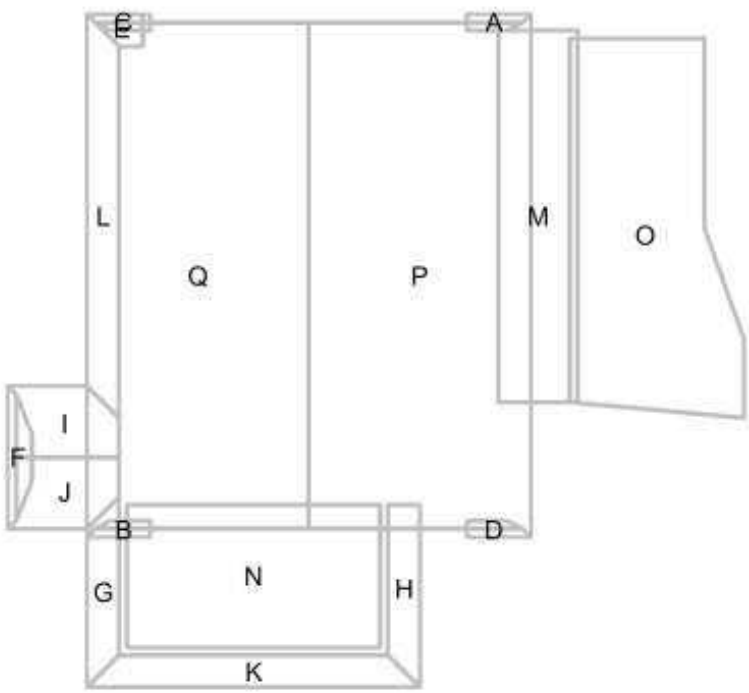
Notes Diagram

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



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

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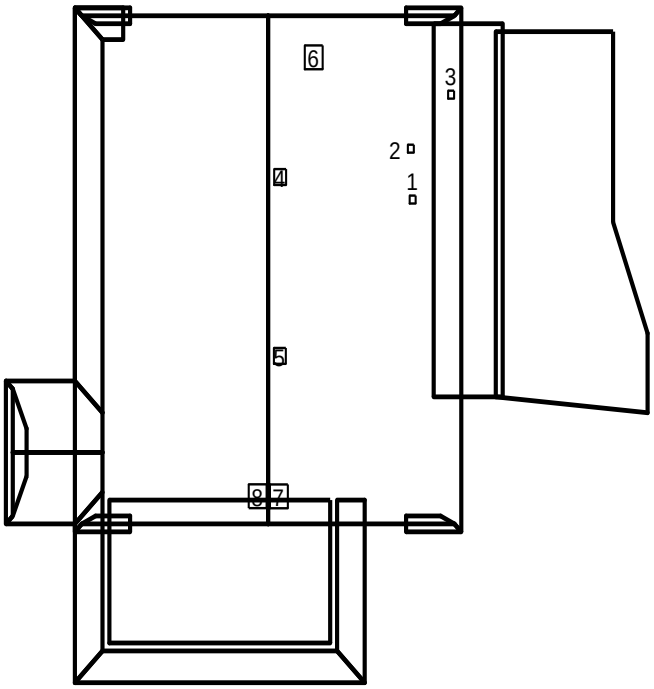
Penetrations Notes Diagram

Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 8
Total Penetrations Area = 10 sq ft
Total Penetrations Perimeter = 32 ft
Total Roof Area Less Penetrations = 1,740 sq ft



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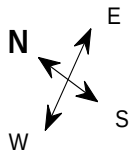

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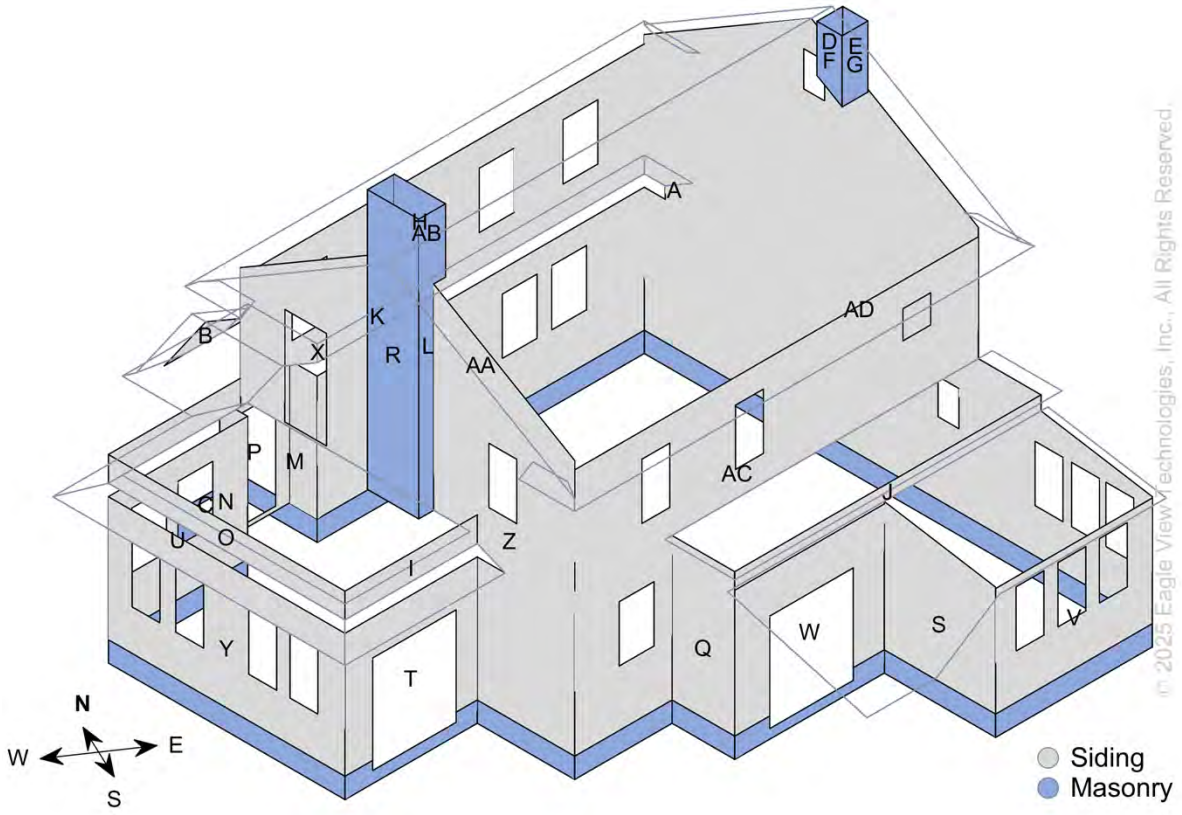
Wall Area Diagram

Total Wall Area = 2502.3 sq ft, with 30 facets. Total Wall Area with Windows and Doors = 2854.0 sq ft



North

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)
D	0.0	6.2
U	69.0	14.5
C	0.0	4.0
AA	169.1	34.1
K	0.0	23.9
P	23.5	0.0
AB	208.8	0.0
J	22.0	0.0
B	3.7	0.0
Total	496.1	82.7

East

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)
E	0.0	7.1
M	17.8	8.0
AD	607.3	52.9
H	0.0	14.8
Total	625.1	82.8

South

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)
G	0.0	8.2
T	46.3	10.0
V	64.0	16.3

West

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)
F	0.0	7.1
Y	119.2	24.6
N	17.8	8.0

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

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

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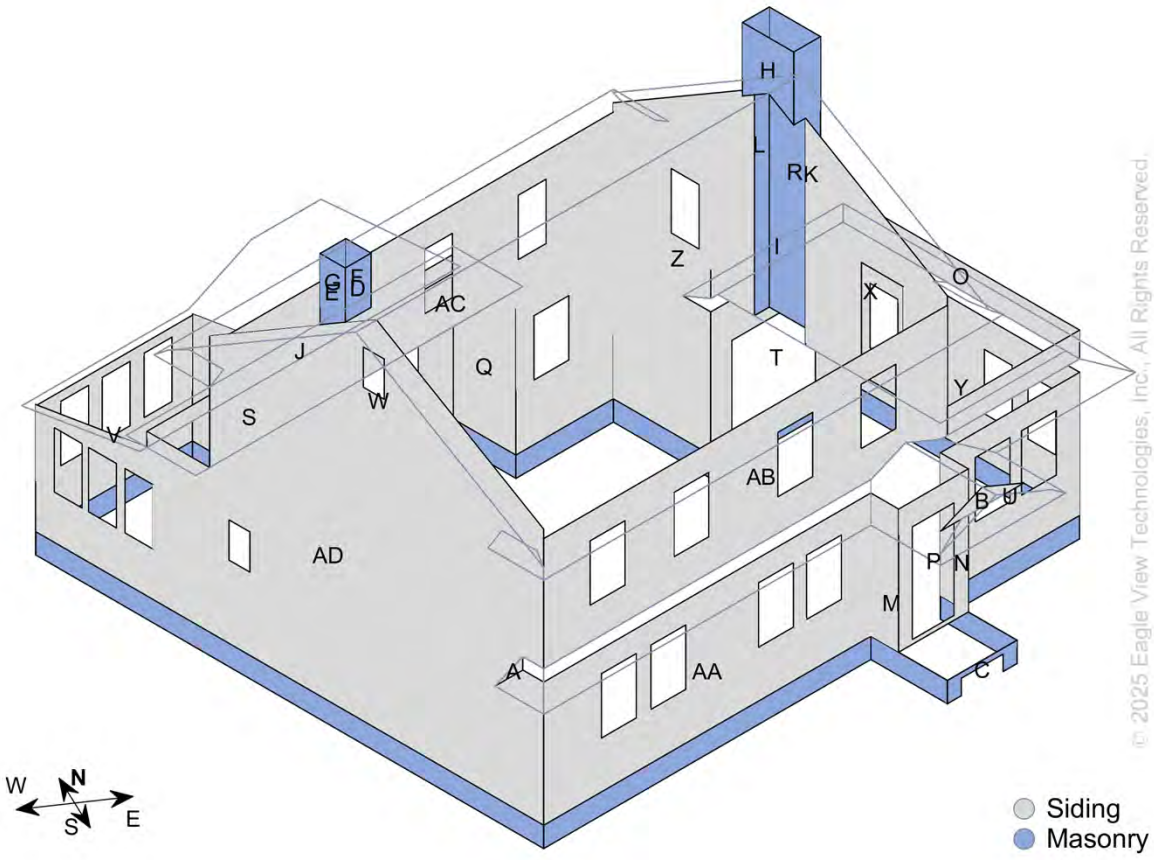
Alternate Wall View

Total Wall Area = 2502.3 sq ft, with 30 facets. Total Wall Area with Windows and Doors = 2854.0 sq ft



Note: Window & door measurements include trim.

North

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)
D	0.0	6.2
U	69.0	14.5
C	0.0	4.0
AA	169.1	34.1
K	0.0	23.9
P	23.5	0.0
AB	208.8	0.0
J	22.0	0.0
B	3.7	0.0
Total	496.1	82.7

East

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)
E	0.0	7.1
M	17.8	8.0
AD	607.3	52.9
H	0.0	14.8
Total	625.1	82.8

South

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)
G	0.0	8.2

West

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)
F	0.0	7.1

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

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

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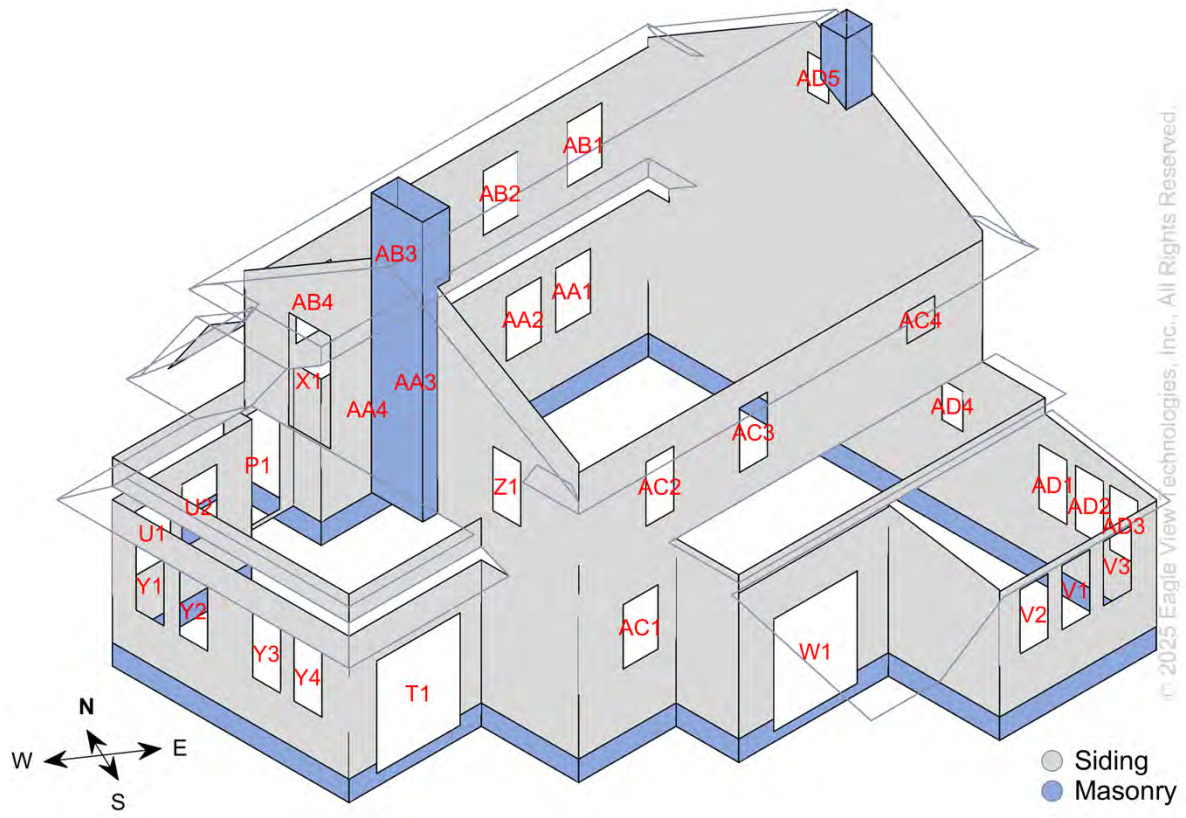
Window and Door Diagram

Total Window and Door Area = 351.6 sq ft, with 31 windows and doors Total Window and Door Perimeter = 415.0 ft



North

Window/Door	Area (ft²)	Perimeter (ft)	Dimensions W x H (ft)
P1	21.0	20.0	3.0 x 7.0
U1	10.0	13.0	2.5 x 4.0
U2	10.0	13.0	2.5 x 4.0
AA1	10.0	13.0	2.5 x 4.0
AA2	10.0	13.0	2.5 x 4.0
AA3	10.0	13.0	2.5 x 4.0
AA4	10.0	13.0	2.5 x 4.0
AB1	10.0	13.0	2.5 x 4.0
AB2	10.0	13.0	2.5 x 4.0
AB3	10.0	13.0	2.5 x 4.0
AB4	10.0	13.0	2.5 x 4.0
Total	121.0	150.0	n/a

East

Window/Door	Area (ft²)	Perimeter (ft)	Dimensions W x H (ft)
AD1	8.0	12.0	2.0 x 4.0
AD2	8.0	12.0	2.0 x 4.0
AD3	8.0	12.0	2.0 x 4.0
AD4	3.8	8.0	1.5 x 2.5
AD5	3.8	8.0	1.5 x 2.5
Total	31.6	52.0	n/a

South

Window/Door	Area (ft²)	Perimeter (ft)	Dimensions W x H (ft)
T1	42.0	26.0	6.0 x 7.0

West

Window/Door	Area (ft²)	Perimeter (ft)	Dimensions W x H (ft)
X1	21.0	20.0	3.0 x 7.0

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

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

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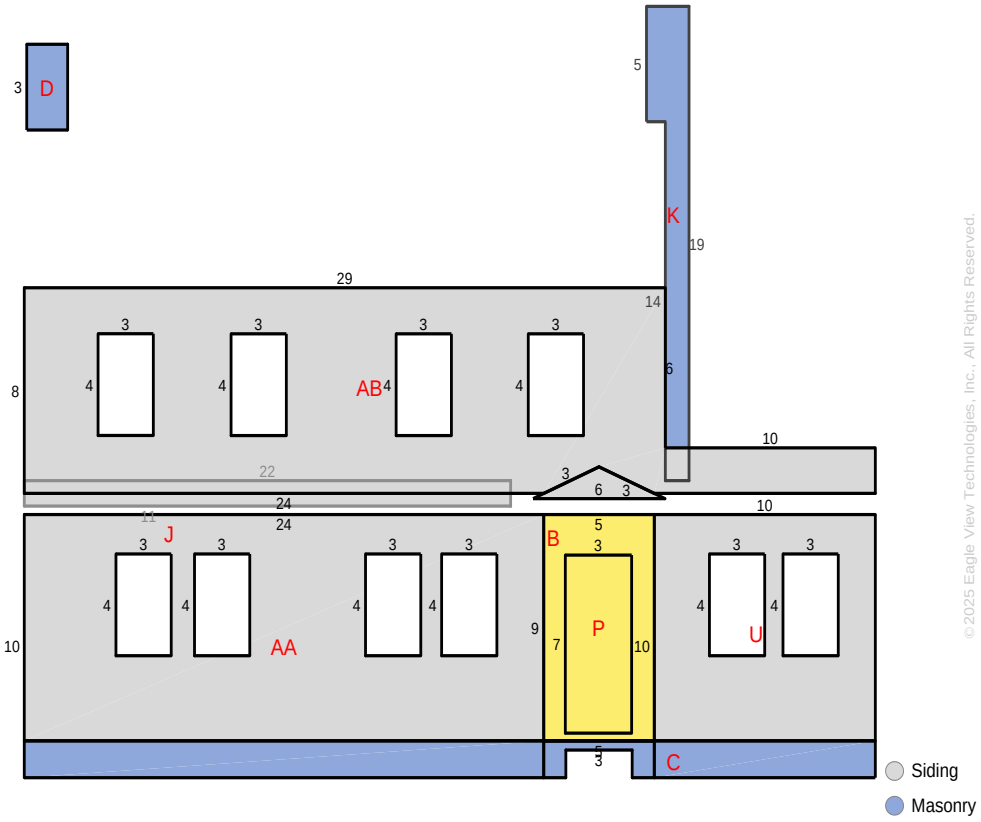
North Elevation Diagram



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

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

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

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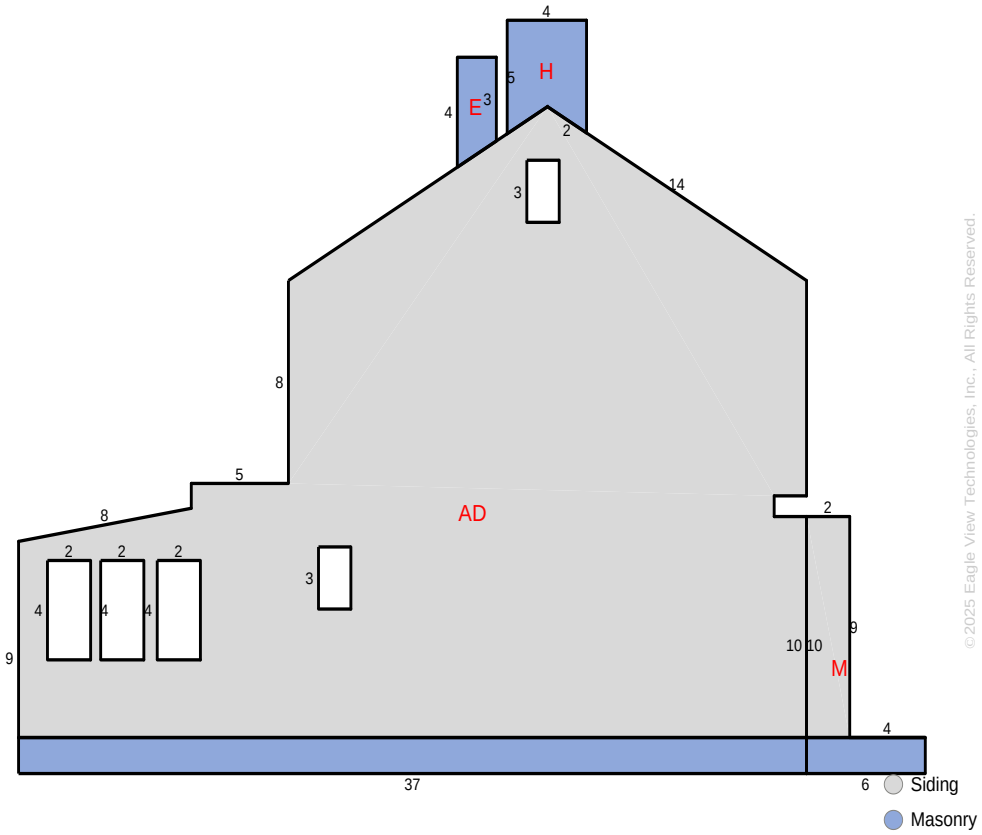
East Elevation Diagram



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Top of Siding Walls	=	45.9 ft
Bottom of Siding Walls	=	45.0 ft

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

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

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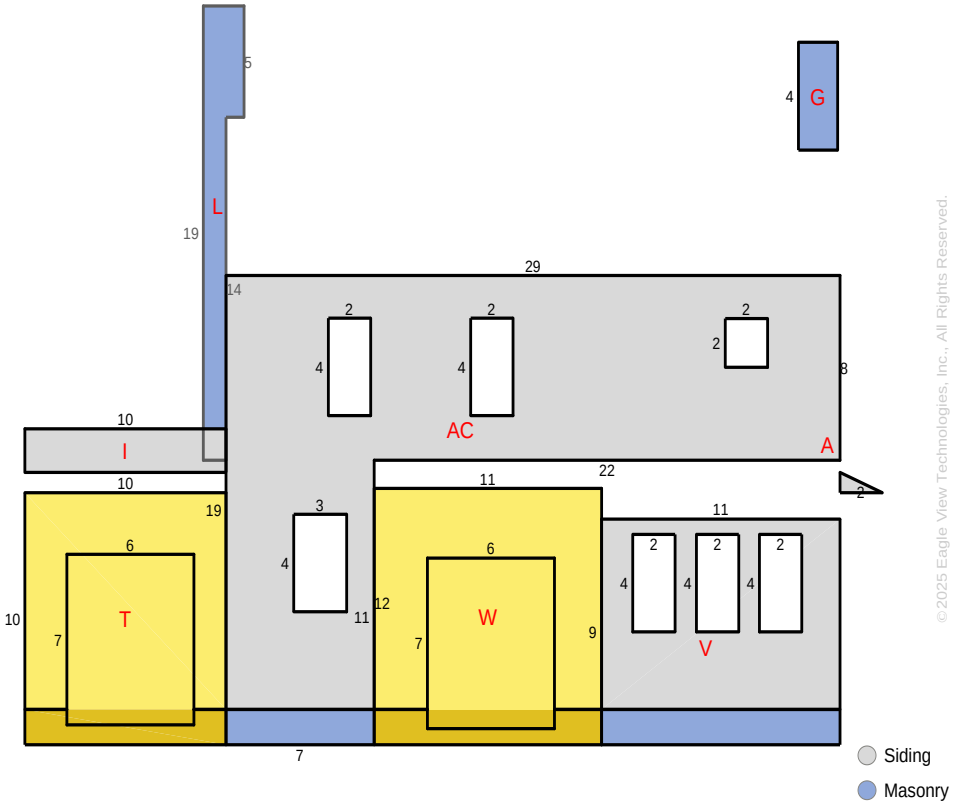
South Elevation Diagram



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

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

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

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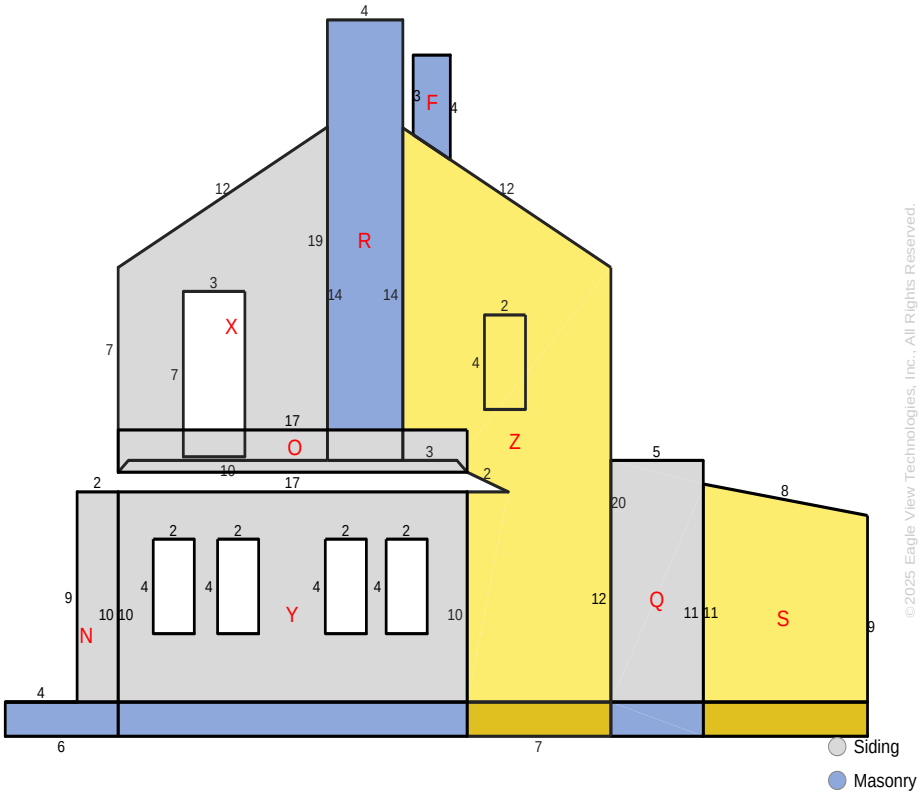
West Elevation Diagram



Top of Siding Walls	=	77.6 ft
Bottom of Siding Walls	=	74.9 ft

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

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

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

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Report Summary

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

All Structures

Areas per Pitch

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

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

Structure Complexity

Simple	Normal	Complex

Waste Calculation

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

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

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

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

Report Comments

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

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

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

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

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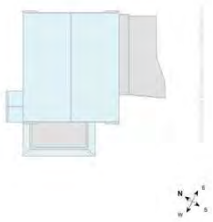
All Structures Totals



Total Roof Facets = 17
Total Penetrations = 8

Lengths, Areas and Pitches

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

Property Location

Longitude = -81.8182079
Latitude = 41.4733024

Notes

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

Parapet Wall Area Table

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

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

Online Maps

Online map of property
http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=17517+Hilliard+Rd,Lakewood,OH,44107
Directions from Trident Restoration to this property
http://maps.google.com/maps?f=d&source=s_d&saddr=2340+Shepler+Church+Ave.+SW,Canton,OH,44706&daddr=17517+Hilliard+Rd,Lakewood,OH,44107

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

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Wall Measurement Summary

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

All Structures

Wall Area Waste Calculations

Siding Material

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

Masonry Material

Waste %	0%	10%	11%	12%	13%	14%	15%	20%
Area (ft^2)	381	419	423	427	431	435	438	457
Squares	3.8	4.2	4.2	4.3	4.3	4.3	4.4	4.6

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

Total Lengths & Areas

Wall Area excluding Windows & Doors

Total = 2502.3 ft^2
Siding = 2121.1 ft^2
Masonry = 381.2 ft^2

General Totals

Wall Facets = 30
Windows & Doors = 31
Window and Door Area = 351.6 ft^2
Window & Door Perimeter = 415.0 ft
Fascia (Eaves + Rakes) = 325 ft
Top of Siding Walls = 306.1 ft
Bottom of Siding Walls = 302.3 ft

Property Location

Longitude	=	-81.8182079
Latitude	=	41.4733024

Corner Totals

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

Notes

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

Report Comments

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

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

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Facet Area (sq ft) Based Upon Pitch

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

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

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

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

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INSULFOAM
WeatherAll PRO
INSULATION
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Application Cover Page

Docket No.: 09-83-26

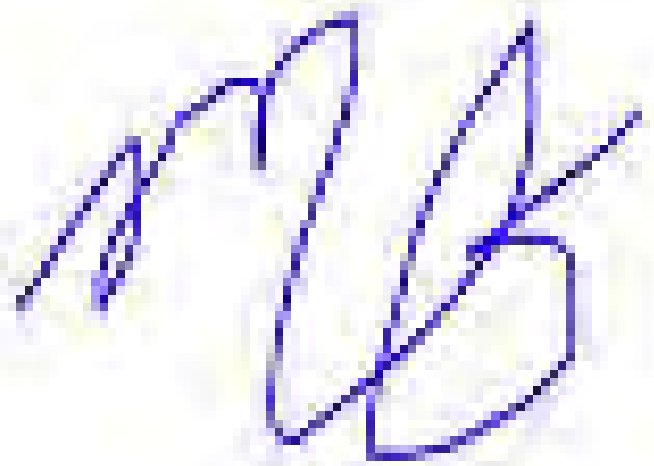
Permit No.: BBS26-000074

Applicant Name: Ryan Brady, Brady Sign Company

Project Address: 18605 Detroit Ave.

Project Name: The Forest Dispensary

Project: Applicant proposes new signage.



OWNER CONSENT FOR SIGN INSTALLATION & PERMITS

Business Name: The Forest

Job Site Address: 18605 Detroit Ave
Lakewood, OH 44107

Date: 7/27/2026

Customer Name: Joe Andulics

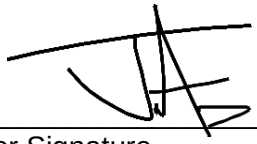
Phone Number: (440) 506-4410

Email Address: jandulics@standardwellness.com

Relating to the above reference job and as of this date, I acknowledge that Brady Signs has my authorization to:

- [X] Complete sign installation
- [X] Apply for and receive permits on behalf of my business
- [ ] Other _____

Production of new signage will not commence until full permit approval is granted at which time the estimated lead time for project completion noted on the estimate will begin.



Customer Signature

Joe Andulics
Customer Name (printed)

1721 Hancock Street • Sandusky, OH 44870
p: 419.626.5112 • f: 419.625.5985
BRADYSIGNS.COM

SITE PLAN

- **A** Front Elevation Illuminated Wall Sign
- **B** Rear Elevation Illuminated Wall Sign
- **C** Front Elevation Awning
- **D** Front Elevation Illuminated Blade

SIGN TYPE

SCALE

NTS

COLOR PALLET

DATE

06/05/2026

FILENAME

Dwg75041A

CUSTOMER / ADDRESS

The Forest Dispensary
18605 Detroit Ave
Lakewood, OH 44107

CLIENT APPROVAL

Sign

Print

Title

Date

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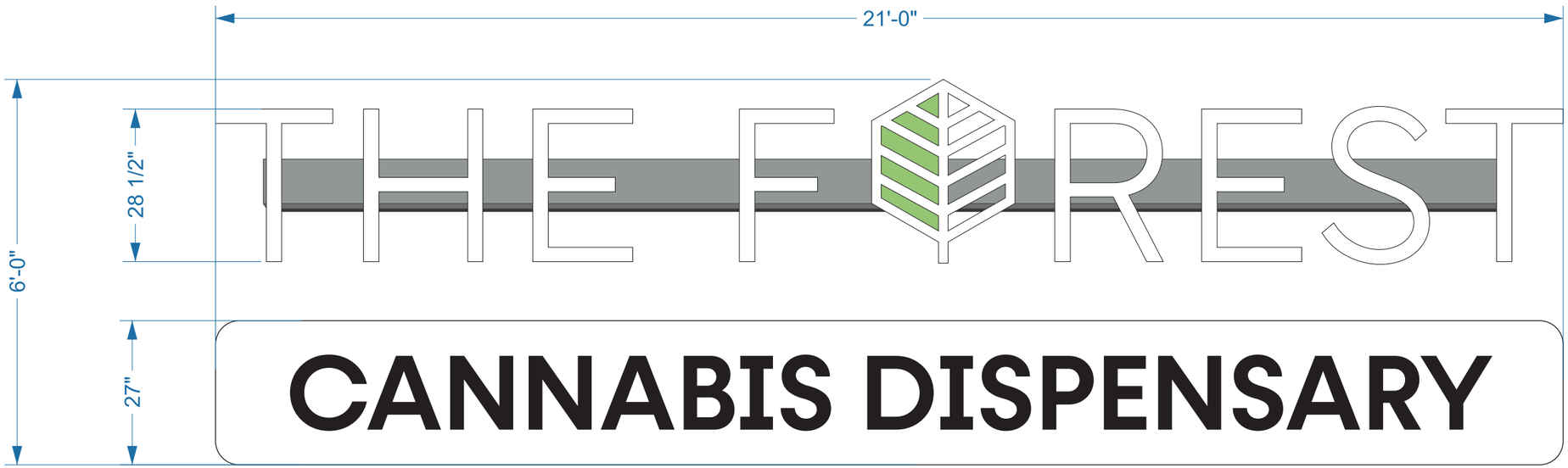
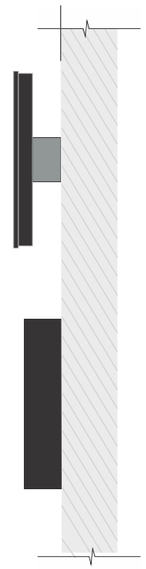
ILLUMINATED WALL SIGN

A



FRONT VIEW



SIDE VIEW

Scope of Work

Furnish and install (1) face-lit building sign on existing storefront elevation.
"The Forest" to be face-lit channel letters mounted to an extruded aluminum raceway. Trim cap and letter returns to be black.
"Cannabis Dispensary" cabinet to be aluminum cabinet with retainers and flat plastic face. Paint finish of cabinet/retainers to be satin.

SIGN TYPE

SCALE

1/2" = 1'-0"

COLOR PALLET

- WHITE
- OPAQUE MATTE BLACK VINYL
- FOREST LIGHT GREEN
- PAINT: COLOR TBD

DATE

06/05/2026

FILENAME

Dwg75041A

CUSTOMER / ADDRESS

The Forest Dispensary
18605 Detroit Ave
Lakewood, OH 44107

CLIENT APPROVAL

Sign

Print

Title

Date

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ILLUMINATED WALL SIGN

B

FRONT VIEW

SIDE VIEW

Scope of Work

Furnish and install (1) face-lit building sign on existing storefront elevation.
Cabinet to be extruded aluminum with retainers and flat plastic face. Paint finish of cabinet/retainers to be satin.
Face to be decorated with opaque matte black vinyl with white copy weeded out and translucent light green logo.

SIGN TYPE

SCALE

1/2" = 1'-0"

COLOR PALLET

- WHITE
- OPAQUE MATTE BLACK VINYL
- FOREST LIGHT GREEN

DATE

06/05/2026

FILENAME

Dwg75041A

CUSTOMER / ADDRESS

The Forest Dispensary
18605 Detroit Ave
Lakewood, OH 44107

CLIENT APPROVAL

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Print

Title

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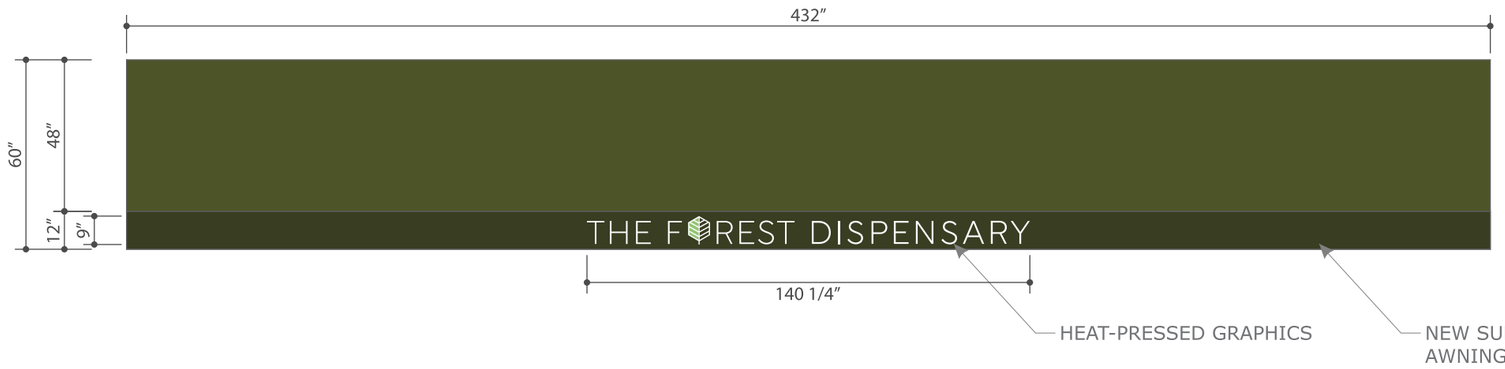
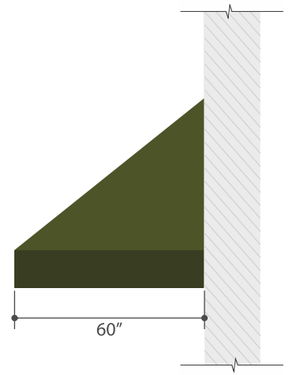
FRONT AWNING

C





SIDE VIEW

Scope of Work

Remove existing awning cover and replace with new Sunbrealla canvas covering using existing frame system.
Recovery includes heat pressed graphics applied to front valance of awning.

SIGN TYPE

SCALE

1/4″ = 1′-0″

COLOR PALLET

- TEMPOTEST CHIVE FABRIC
- WHITE
- FOREST LIGHT GREEN

DATE

06/05/2026

FILENAME

Dwg75041A

CUSTOMER / ADDRESS

The Forest Dispensary
18605 Detroit Ave
Lakewood, OH 44107

CLIENT APPROVAL

Sign

Print

Title

Date

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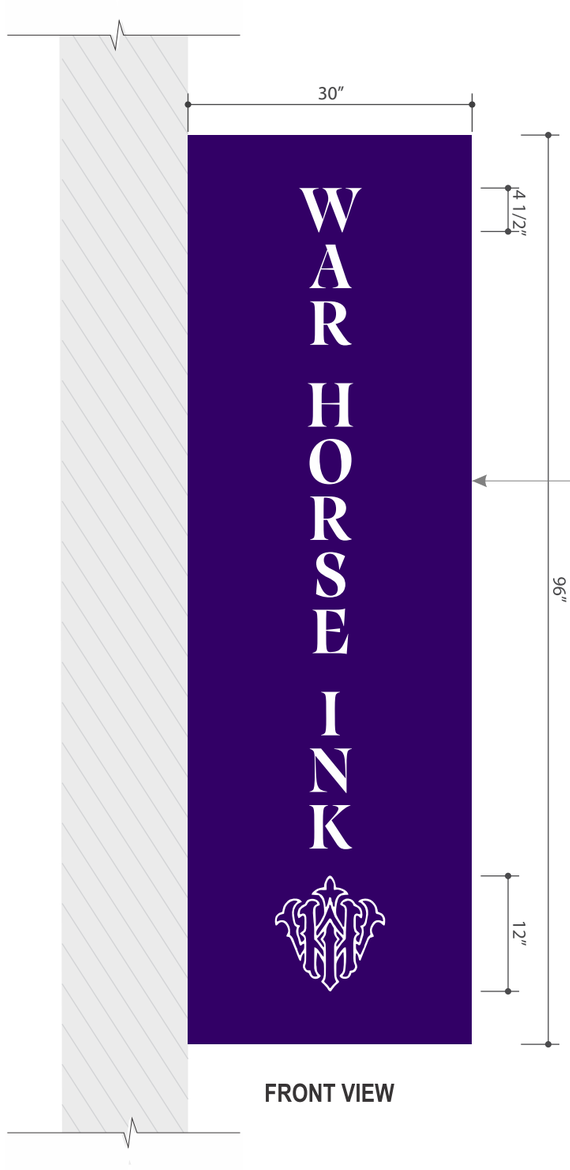
V-SHAPED ILLUMINATED BLADE

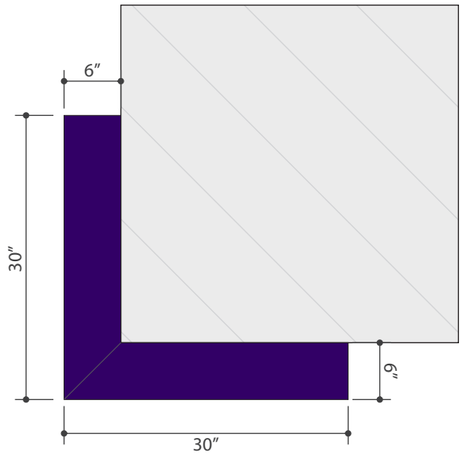
D



FRONT VIEW

V-SHAPED ALUMINUM BLADE SIGN:
-6″ DEEP CABINETS
-ALUMINUM CONSTRUCTION
-FACE ROUTED AND BACKED
WITH WHITE ACRYLIC COPY/GRAPHICS
-INTERNAL ILLUMINATION
WITH WHITE LEDs
-MOUNTED FLUSH TO WALL WITH FASTENERS
AS REQUIRED

*NOTE: VECTOR LOGO REQUIRED
PRIOR TO PRODUCTION*



PLAN VIEW

Scope of Work
Furnish and install (1) v-shaped illuminated blade sign.

SIGN TYPE

SCALE
3/4″ = 1′-0″

COLOR PALLET
PAINT: PURPLE COLOR TBD
ACRYLIC: WHITE

DATE
06/05/2026

FILENAME
Dwg75041A

CUSTOMER / ADDRESS
The Forest Dispensary
18605 Detroit Ave
Lakewood, OH 44107

CLIENT APPROVAL

Sign

Print

Title

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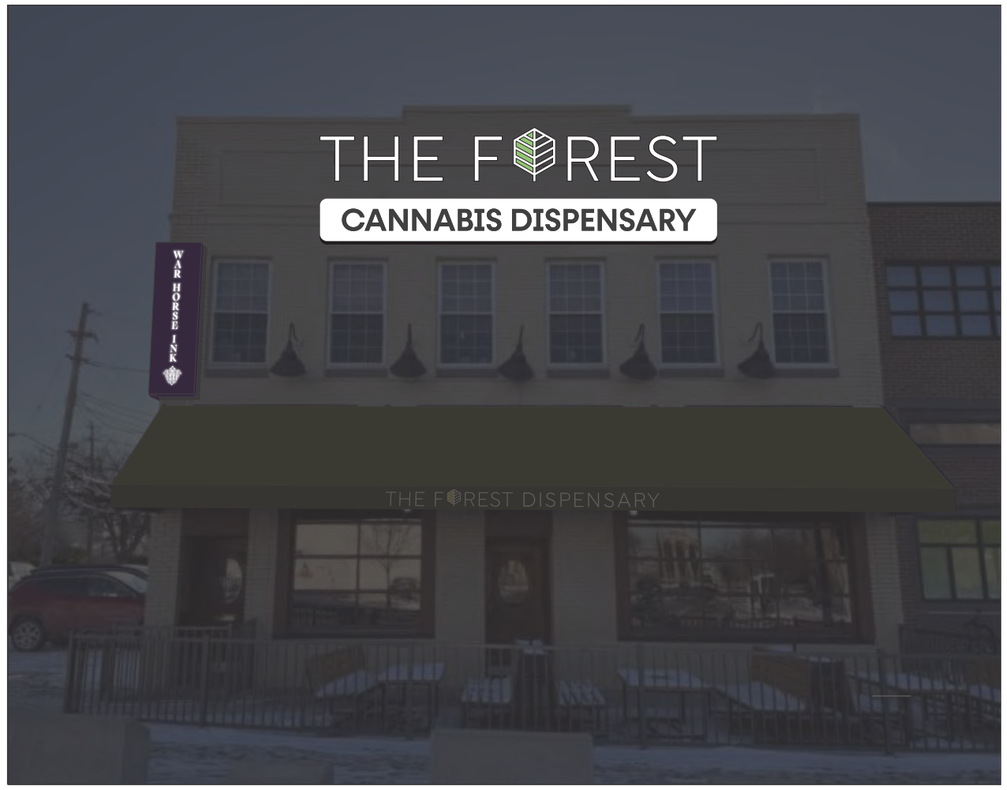
STOREFRONT ELEVATION

STOREFRONT ELEVATION - PROPOSED SIGNAGE



STOREFRONT ELEVATION - PROPOSED SIGNAGE - NIGHTTIME VIEW

SIGN TYPE

SCALE

1/8" = 1'-0"

COLOR PALLET

DATE

06/05/2026

FILENAME

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REAR ELEVATION

REAR ELEVATION - PROPOSED SIGNAGE

REAR ELEVATION - PROPOSED SIGNAGE - NIGHTTIME VIEW

SIGN TYPE

SCALE

1/8" = 1'-0"

COLOR PALLET

- WHITE
- OPAQUE MATTE BLACK VINYL
- FOREST LIGHT GREEN

DATE

06/05/2026

FILENAME

Dwg75041A

CUSTOMER / ADDRESS

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SITE PLAN

- **A** Front Elevation Illuminated Wall Sign
- **B** Rear Elevation Illuminated Wall Sign
- **C** Front Elevation Awning
- **D** Front Elevation Illuminated Blade

SIGN TYPE

SCALE

NTS

COLOR PALLET

DATE

06/05/2026

FILENAME

Dwg75041A

CUSTOMER / ADDRESS

The Forest Dispensary
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CLIENT APPROVAL

Sign

Print

Title

Date

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Application Cover Page

Docket No.: 09-84-26

Permit No.: BBS26-000075

Applicant Name: Ryan Brady, Brady Sign Company

Project Address: 14321 Detroit Ave.

Project Name: Horizon Education Center

Project: Applicant proposes new signage.

OWNER CONSENT FOR SIGN INSTALLATION & PERMITS

Business Name: Horizon Education Centers

Job Site Address: 14321 Detriot Ave.
Lakewood, OH 44107

Date: 07/28/2026

Customer Name: JD Smith, COO

Phone Number: 440-409-6886

Email Address: jdsmith@horizonohio.org

Relating to the above reference job and as of this date, I acknowledge that Brady Signs has my authorization to:

- ☑ Complete sign installation
- ☑ Apply for and receive permits on behalf of my business
- ☐ Other _____

Production of new signage will not commence until full permit approval is granted at which time the estimated lead time for project completion noted on the estimate will begin.

_____ JD Smith

Customer Signature | Customer Name (printed)

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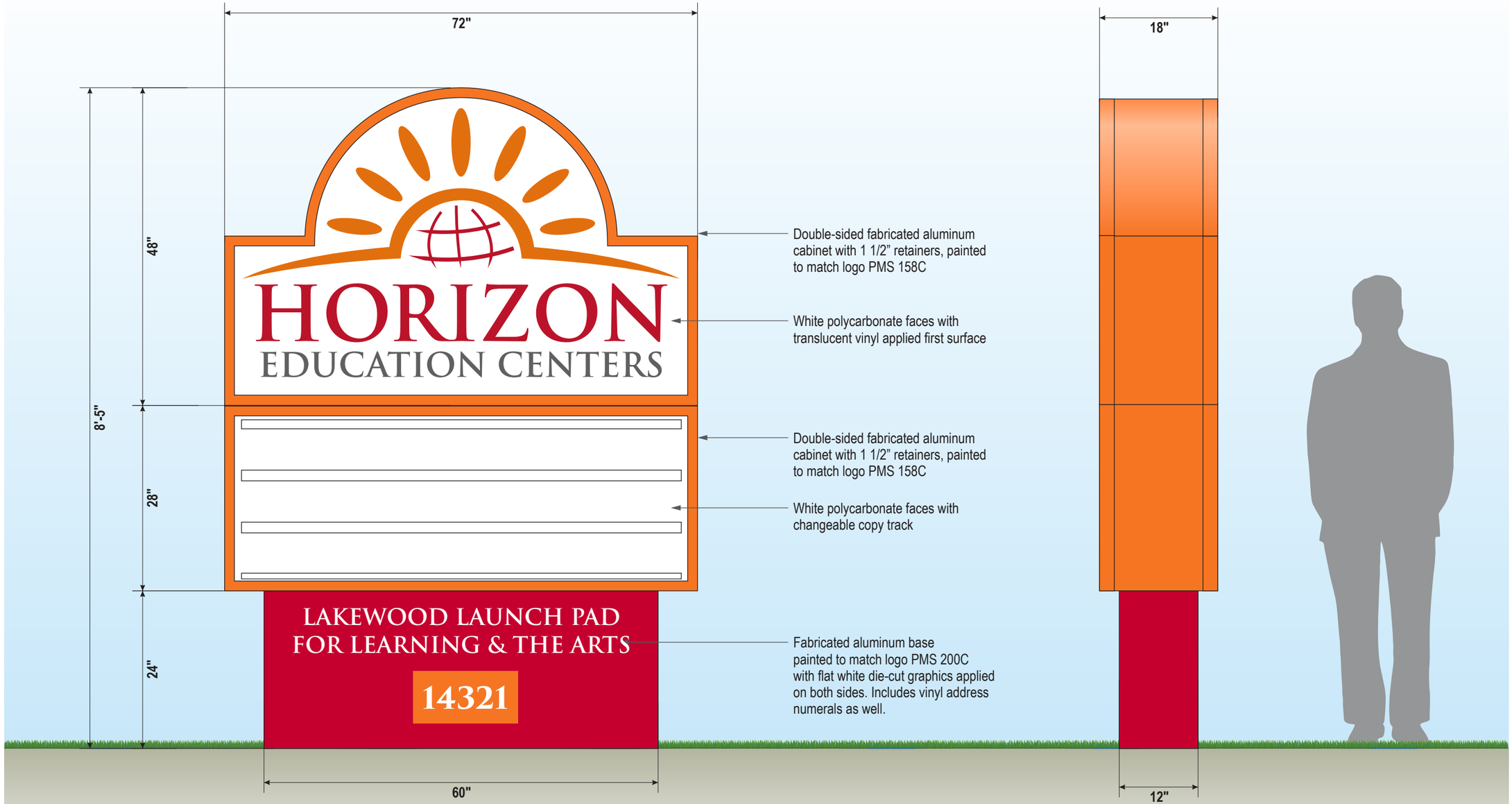
BRADYSIGNS.COM

MONUMENT SIGN



FRONT VIEW

SIDE VIEW

SIGN TYPE
LED Lit Monument Sign

SCALE
3/4" = 1'-0"

COLOR PALLET
- PMS 158C
- PMS 200C

DATE
07/16/2026

FILENAME
Dwg26519A

CUSTOMER / ADDRESS
Horizon Education Centers
14321 Detroit Ave.
Lakewood, OH 44107

CLIENT APPROVAL

Sign

Print

Title

Date

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SITE PLAN

A **PROPOSED MONUMENT SIGN**

SETBACK 5' FROM ROW

SIGN TYPE
Site Plan

SCALE
NTS

COLOR PALLET

DATE
07/16/2026

FILENAME
Dwg26519A

CUSTOMER / ADDRESS
Horizon Education Centers
14321 Detroit Ave.
Lakewood, OH 44107

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Sign

Print

Title

Date

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MONUMENT SIGN

EXISTING CONDITIONS

PROPOSED SIGNAGE

SIGN TYPE

LED Lit Monument Sign

SCALE

NTS

COLOR PALLET

PMS 158C

PMS 200C

DATE

07/16/2026

FILENAME

Dwg26519A

CUSTOMER / ADDRESS

Horizon Education Centers
14321 Detroit Ave.
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CLIENT APPROVAL

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SITE PLAN

A **PROPOSED MONUMENT SIGN**

SETBACK 5' FROM ROW

SIGN TYPE
Site Plan

SCALE
NTS

COLOR PALLET

DATE
07/16/2026

FILENAME
Dwg26519A

CUSTOMER / ADDRESS
Horizon Education Centers
14321 Detroit Ave.
Lakewood, OH 44107

CLIENT APPROVAL

Sign

Print

Title

Date

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Application Cover Page

Docket No.: 09-85-26

Permit No.: BBS26-000077

Applicant Name: Brandon Hall, Decent Shape

Project Address: 15701 Detroit Ave.

Project Name: Decent Shape

Project: Applicant proposes new signage.

15701

decent shape.

strength + wellness studio

train for life.

everyone deserves

BELLS OF STEEL

ALL ARE WELCOME

NO PARKING ANY TIME

MOCK-UP

INCLUSIVE STRENGTH TRAINING

15701

decent shape.

strength + wellness studio

train for life.

everyone deserves

ALL ARE WELCOME

NO PARKING ANY TIME

JM

Jim ›

Heading home for the evening

Yep. Looks like it’s estimated to be back up by 1130. There were two streets closed a few blocks west of Westwood

Good to know - thanks!

Today 1:42 PM

Hey Jim, do I have your consent to add this logo to one of the Detroit road facing awnings at decent shape?

Delivered

Consent granted. Looks great. Thanks

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

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planning@lakewoodoh.gov

Application Cover Page

Docket No.: 09-86-26

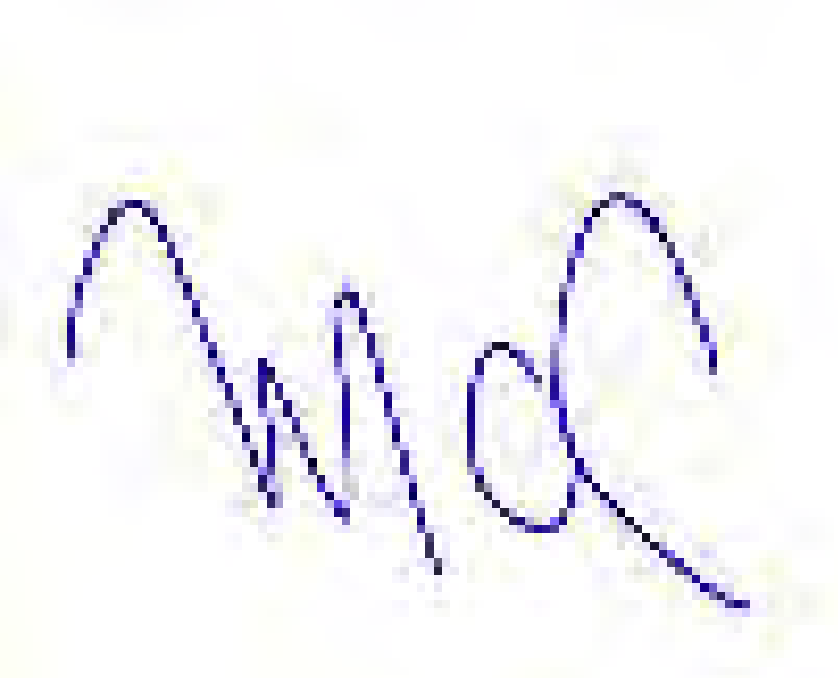
Permit No.: BBS26-000078

Applicant Name: Mark Conzelmann, Lakewood Detroit LLC

Project Address: 16000 Detroit Ave.

Project Name: Lakewood Detroit LLC

Project: Applicant proposes new signage.



ROSEWOOD PLA

ARMED FORC
CAREER CENT

AIR FORCE

ARMY

NAVY

TOTAL FOOT CARE

ENTRANCE

Lake Point Foot & Ankle Clinic

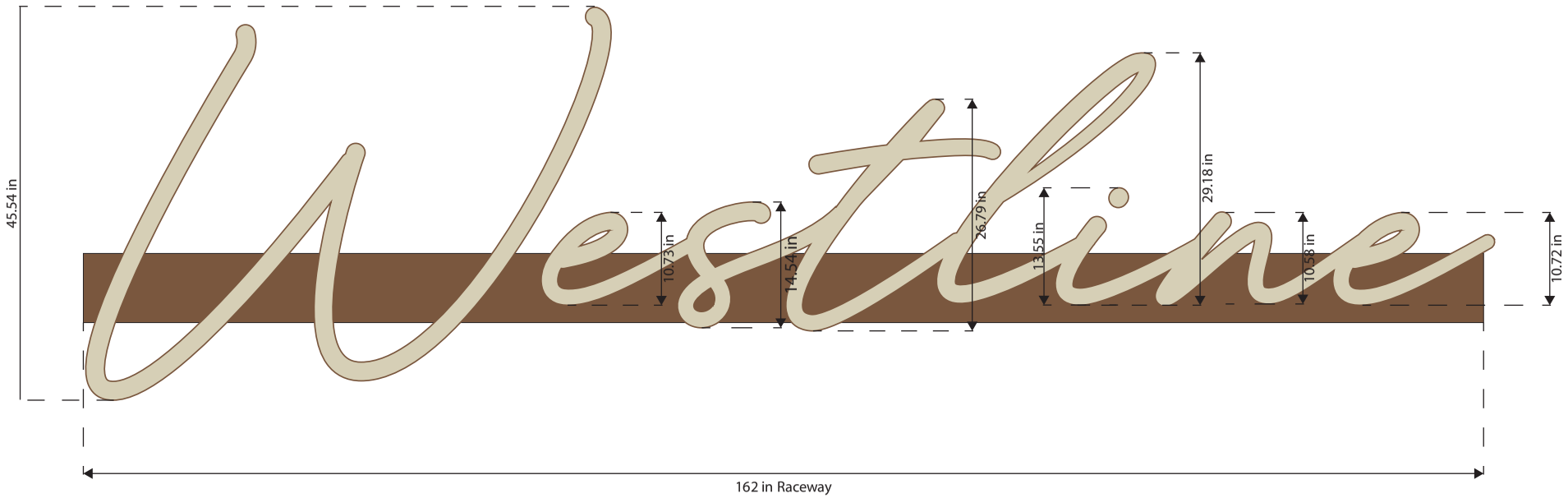
Cleveland Clinic

PARKING R REAR

Westline
16000
Westline
livewestline.com
SCHEDULE
A TOUR

Interwest Construction - Illuminated Letters

QTY 2 - illuminated letters on raceway



Internally Illuminated Channel Letters/Cabinets
3" Deep - .040 Aluminum Returns - Painted Black
1" Black Trimcap
.118" White Lexan Faces
White LED Modules
Bottom Mounted to Custom Painted 8" Raceways that contain 120W Power Supplies

Total text area: 163″ x 43.6″
Thinnest stroke: 1.74″

Details

Project Scope.
Job No. 37220-37221
Date. 8/4/25

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Interwest Construction - Illuminated Letters

North Entrance

Letters will be attached to raceway
anchored to front of canopy

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Details

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Job No. 37220-37221
Date. 8/4/25

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Interwest Construction - Illuminated Letters

South Entrance

Letters will be attached to raceway
anchored to front of canopy

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Details

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Job No. 37220-37221
Date. 8/4/25

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Application Cover Page

Docket No.: 09-87-26

Permit No.: BBS26-000079

Applicant Name: Steven Foster, The Sign & Graphics Firm LLC

Project Address: 17004 Madison Ave.

Project Name: Gathering kitchen/Gingham Market

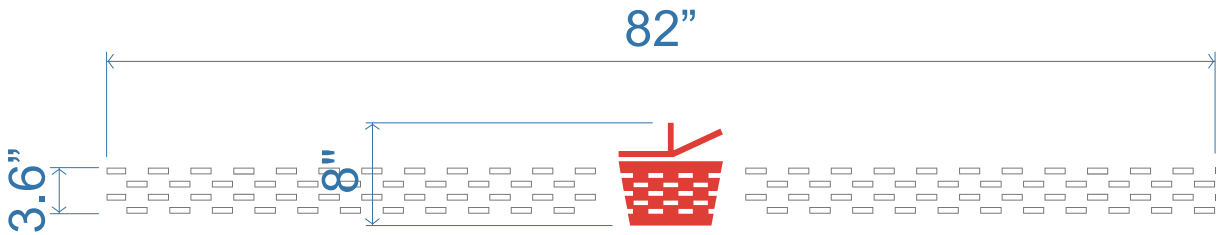
Project: Applicant proposes new signage.

Signature of consent

I hereby provide my signature for consent on behalf of the owner and tenant of said property for which I am submitting a sign application for review.

Steve Foster
The Sign & Graphics Firm
(216) 390-0198

PROPOSED



White/Red Vinyl Window Decals

White Vinyl Door Decal

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

***NOTE**: Renderings are approximate representations of final production.*

Steven Foster
216.390.0198
sgfoster09@gmail.com

BUSINESS NAME:
GINGHAM MARKET

ADDRESS:
17004 Madison Ave.
Lakewood, OH 44107

1
8/18/26

The SIGN & GRAPHICS FIRM

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.: 09-88-26

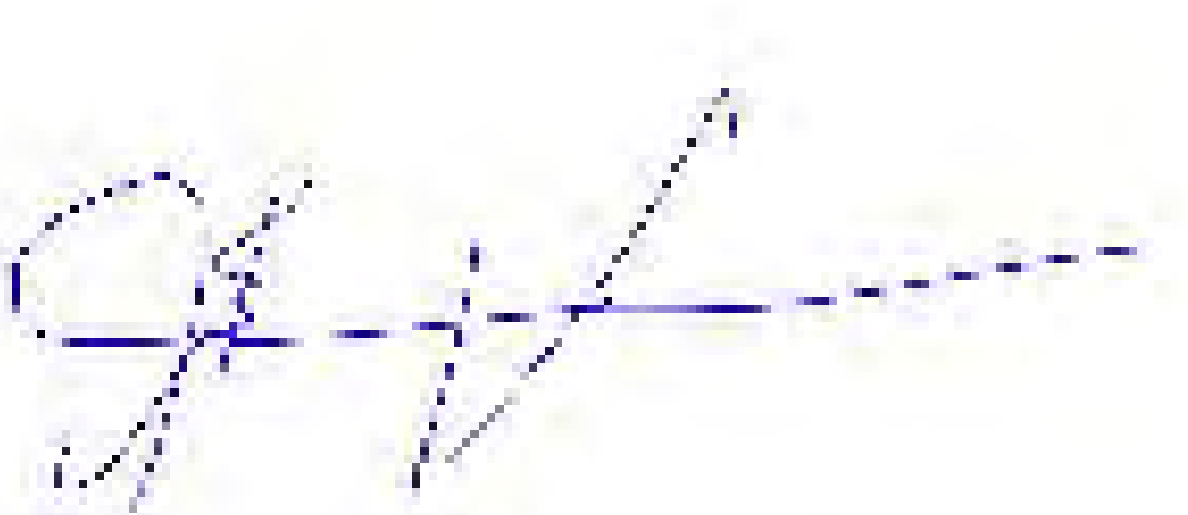
Permit No.: BBS26-000080

Applicant Name: Shawn Warren, Erie Design Co.

Project Address: 15112 Detroit Ave.

Project Name: Numa Studios

Project: Applicant proposes new signage.



Case #:

City of Lakewood Division of Housing and Building

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

Building Permit Application

PROJECT ADDRESS: The Wandering Lantern Numa Studios Suite/Unit #

or **PERMANENT PARCEL NUMBER:** 31214115

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

USE DESCRIPTION: *(1-Family, Retail, Restaurant, etc.)* ☐ Change of Use?

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

RELATED CASES: ☐ Correction Notice ☐ Plan Review ☐ A.B.R. Approval Case Number:

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

☐ New Primary Structure ☐ Addition ☐ Alteration ☐ Repair ☐ Equip. Replacement ☐ Commercial Sign
☐ Tent or Temporary ☐ Rear Deck ☐ Shed ☐ Pool ☐ Water Controlling ☐ Waterproofing
☐ Commercial Hood ☐ Fire Suppression ☐ Fire Alarm ☐ HVAC ☐ Refrigeration
☐ Demolition ☐ Paving ☐ Storm Sewer ☐ Other *(Please specify)*: Sign

VALUATION:** ***(cost of the work) $ **PROJECT SIZE:** *(in square feet)*

BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location) _____ **DRAIN** _____ **NO DRAIN**

Existing Blade sign - vinyl recover 30" h x 41"w
2 sided 10 sq x 2 = 20 sq. ft.

door logo 6" x 18" .75 sq ft Cut vinyl on glass door

PROPERTY OWNER NAME: MacKenzie Loesch Phone: 636-541-7407
Business Name (if applicable) Numa Studios Email: info@thenumastudio.com
Mailing Address: 15112 Detroit ave. City: LAKEWOOD, State: OH Zip: 44107

CONTRACTOR NAME: Erie design Shawn Warren Phone: 216-227-0043
License/Reg. No.: on file Email: eriedesign@ameritech.net
Mailing Address: 16504 Detroit Ave City: LAKEWOOD, State: OH Zip: 44107

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 — 8-17-26 DATE

Anticipated Completion Date: _____

EXISTING BLADE SIGN 30”H X 41”W

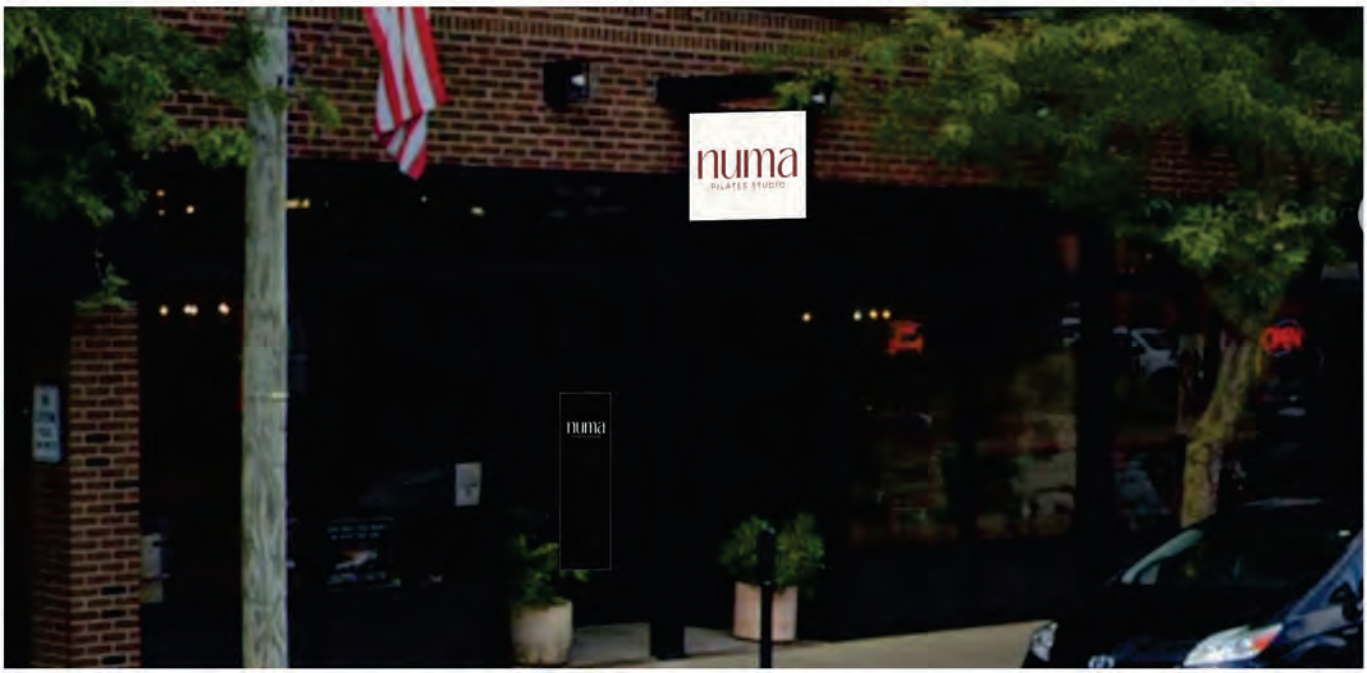
numa
PILATES STUDIO

6”H X 18”W .75 SQ. FT.

numa
PILATES STUDIO

TEXT 11”H X 35”W 2 SIDES
20 SQ. FT.

STORE FRONT 33’ w x 13” h 433 frontage windows 240 sq. ft



ERIE deSign
Signs, Banners & Graphics
216-227-0043
www.eriedesign.com

CLIENT:	JOB #:	DATE:
Numa Studios		8-17-26
ADDRESS:	SALESPERSON/ DESIGNER:	DATE:
15112 Detroit ave.		

REVISION HISTORY:

DATE:	CHANGES MADE:

CLIENT SIGNATURE OF APPROVAL DATE:

16504 Detroit Avenue Lakewood, Ohio 44107 216-227-0043

EXISTING BLADE SIGN 30”H X 41”W

numa
PILATES STUDIO

Store Front
As Is

6”H X 18”W .75 SQ. FT.

numa
PILATES STUDIO

TEXT 11”H X 35”W 2 SIDES
20 SQ. FT.

STORE FRONT 33’ w x 13” h 433 frontage windows 240 sq. ft

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CLIENT:	JOB #:	DATE:
Numa Studios		8-17-26
ADDRESS:	SALESPERSON/ DESIGNER:	DATE:
15112 Detroit ave.		

REVISION HISTORY:
DATE: CHANGES MADE:

CLIENT SIGNATURE OF APPROVAL DATE:

16504 Detroit Avenue Lakewood, Ohio 44107 216-227-0043

Thanks for sending this over! It looks great to us. Please send this over to the city and let us know when would be best for your team to come by to remove the prior tenants' signage. Our schedule is flexible!

Thanks,
MacKenzie

On Tue, Aug 18, 2026

6”H X 18”W .75 SQ. FT.

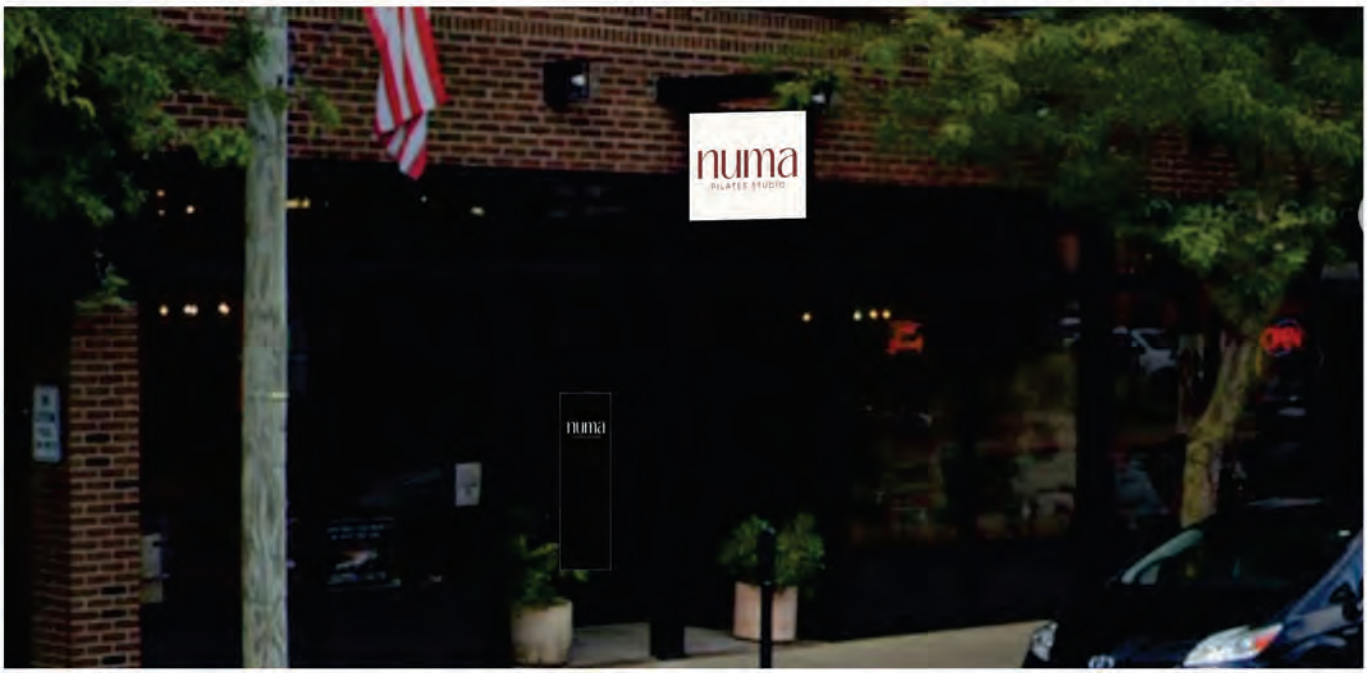
numa
PILATES STUDIO

EXISTING BLADE SIGN 30”H X 41”W

numa
PILATES STUDIO

TEXT 11”H X 35”W 2 SIDES
20 SQ. FT.

STORE FRONT 33’ w x 13” h 433 frontage windows 240 sq. ft



ERIE deSign
Signs, Banners & Graphics
216-227-0043
www.eriedesign.com

CLIENT:	JOB #:	DATE:
Numa Studios		8-17-26
ADDRESS:	SALESPERSON/ DESIGNER:	DATE:
15112 Detroit ave.		

REVISION HISTORY:
DATE: CHANGES MADE:

CLIENT SIGNATURE OF APPROVAL DATE:

16504 Detroit Avenue Lakewood, Ohio 44107 216-227-0043

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.: 09-89-26

Permit No.: BBS26-000082

Applicant Name: Madeline Beck, Interiors by Madeline

Project Address: 17921 Detroit Ave.

Project Name: Interiors By Madeline

Project: Applicant proposes new signage.

COMMERCIAL LEASE AGREEMENT

(Ohio – Lakewood Commercial Storefront)

This Commercial Lease Agreement ("Lease") is made and entered into on 6/4/2026, by and between:

Landlord: Margaret Gallagher
and

Tenant:Madeline Beck, Interiors By Madeline

The parties agree as follows:

---

1. LEASED PREMISES

Landlord leases to Tenant the commercial premises located at:

17921 Detroit Road, Lakewood, Ohio 44107

(the "Premises").

The Premises shall be used solely for lawful retail, office, or commercial purposes and for no other purpose without Landlord's prior written consent.

---

2. TERM

The Lease term shall begin on **July 1, 2026** ("Commencement Date") and shall continue for a period of 12 months, ending on June 30th 2027

---

3. RENT

Tenant agrees to pay Landlord rent in the amount of:

$850.00 per month

Rent shall be due on the **1st day of each month** and payable to:

Maggiegallagher57 by venmo

Security Deposit

Upon execution of this Lease, Tenant shall pay a security deposit in the amount of:

$850.00 Due June 30th

The security deposit shall secure Tenant's performance under this Lease.

Late Charges

If rent is not paid within five (5) days after the due date, Tenant shall pay a late fee of $75

---

4. UTILITIES

Tenant shall be responsible for payment of all utilities servicing the Premises including, electric, gas, internet, telephone, and trash services.

Landlord shall maintain water service unless separately metered.

---

5. USE OF PREMISES

Tenant shall:

- Use the Premises in a lawful manner;
- Comply with all applicable federal, state, county, and City of Lakewood regulations;
- Not create a nuisance or hazardous condition;
- Maintain the Premises in a clean and safe condition.

---

6. MAINTENANCE AND REPAIRS

Landlord Responsibilities

Landlord shall maintain:

- Structural components;
- Roof;
- Exterior walls;
- Common areas, if any;
- Building systems not caused by Tenant damage.

Tenant Responsibilities

Tenant shall maintain the interior of the Premises and repair any damage caused by Tenant, employees, customers, or invitees.

---

7. ALTERATIONS

Tenant shall not make structural changes or major alterations without Landlord's prior written consent. Any approved improvements shall comply with all Ohio building and permitting requirements.

---

8. INSURANCE

Tenant shall maintain commercial general liability insurance during the term of this Lease and shall provide proof of insurance within 30 days of start of lease term or renewal

---

9. ASSIGNMENT AND SUBLEASING

Tenant shall not assign this Lease or sublease any portion of the Premises without Landlord's prior written consent.

---

10. DEFAULT

Tenant shall be in default if Tenant:

- Fails to pay rent when due;
- Violates any material term of this Lease;
- Abandons the Premises; or
- Uses the Premises unlawfully.

Upon default, Landlord shall have all remedies available under Ohio law, including eviction and recovery of damages.

---

11. HOLDOVER

If Tenant remains in possession after expiration of the Lease without written consent, tenancy shall convert to a month-to-month tenancy at **150% of the prior monthly rent**.

---

12. COMPLIANCE WITH OHIO LAW

This Lease shall be governed by and interpreted under the laws of the State of Ohio and applicable ordinances of the City of Lakewood.

Venue for any legal action shall be in Cuyahoga County, Ohio.

---

13. NOTICES

All notices required under this Lease shall be in writing and delivered personally, by certified mail, or recognized overnight delivery service to the addresses listed above.

---

14. ENTIRE AGREEMENT

This Lease contains the entire agreement between the parties and may only be modified in writing signed by both parties.

SIGNATURES

LANDLORD

Name printed: _____
Signature: _____
Date: _____

TENANT

Name printed: Madeline Beck
Signature: Madeline Beck
Date: 6/12/2026

INTERIORS
BY MADELINE

17921
3'-2"
5'-0"
4-0
8-0
1'-9"
2'-0"

17921
2-0
3"
7-0
4-0
2.5"
2-0

FASTSIGNS
Make Your Statement

24181 Lorain Rd
North Olmsted, OH 44070
(440) 979-0025

INVOICE
141-9351

fastsigns.com/141

Payment Terms: Cash Customer

Created Date: 8/18/2026

DESCRIPTION: Window Graphics

Bill To: Interiors by Madeline
17921 Detroit Ave
Lakewood, OH 44107
US

Pickup At: FASTSIGNS of North Olmsted, OH
24181 Lorain Rd
North Olmsted, OH 44070
US

Ordered By: Makenna Arena
Email: makenna@interiorsbymadeline.com
Work Phone: (724) 977-7795

Salesperson: Kimberly McCarthy
Work Phone: 4409790025

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	**Side Windows**	2	[redacted]	[redacted]	[redacted]
1.1.1	**Vinyl - Calendered Intermediate -** **Part Qty:** 1 **Width:** 42.00" **Height:** 6.00"				
1.1.2	**Laminate - UV Matte 3 mil -** **Part Qty:** 1 **Width:** 42.00" **Height:** 6.00"				
2	**Door**	1	[redacted]	[redacted]	[redacted]
2.1.1	**Vinyl - Calendered Intermediate -** **Part Qty:** 1 **Width:** 17.00" **Height:** 14.00"				
2.1.2	**Laminate - UV Matte 3 mil -** **Part Qty:** 1 **Width:** 17.00" **Height:** 14.00"				
3	**Simple Graphics Setup**	1	[redacted]	[redacted]	[redacted]
3.1	**Graphic Design Fee -** - # of Hours: 0.25				
4	**Installation**	1	[redacted]	[redacted]	[redacted]
4.1	**Installation -** - # of Hours: 1				

Subtotal:	[redacted]
Taxable Amount:	[redacted]
Taxes:	[redacted]
Grand Total:	[redacted]
Amount Paid:	$0.00
BALANCE DUE:	[redacted]

Thank you for your business.
This FASTSIGNS location is independently owned and operated.

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.: 09-90-26

Permit No.: BBS26-000076

Applicant Name: Leon Sampat, LS Architects Inc

Project Address: 15711 Madison Ave.

Project Name: Lakewood Dental Associates

Project: Applicant proposes alterations to the facade

July 1, 2025

Lakewood Planning and Zoning Department
12650 Detroit Ave.
Lakewood, Ohio 44107

Re: Dr. Kilander / Lakewood Dental Assoc.
15711 Madison Ave. Suite 104
Lakewood, Ohio 44107

Dear sir/madam,
With this letter, I authorize you to recognize LS Architects, Inc. to act as my agent in all aspects in order to obtain a zoning/building permit from the City of Lakewood, for the property located at Dr. Kilander / Lakewood Dental Assoc. 15711 Madison Ave. Suite 104 Lakewood, Ohio 44107

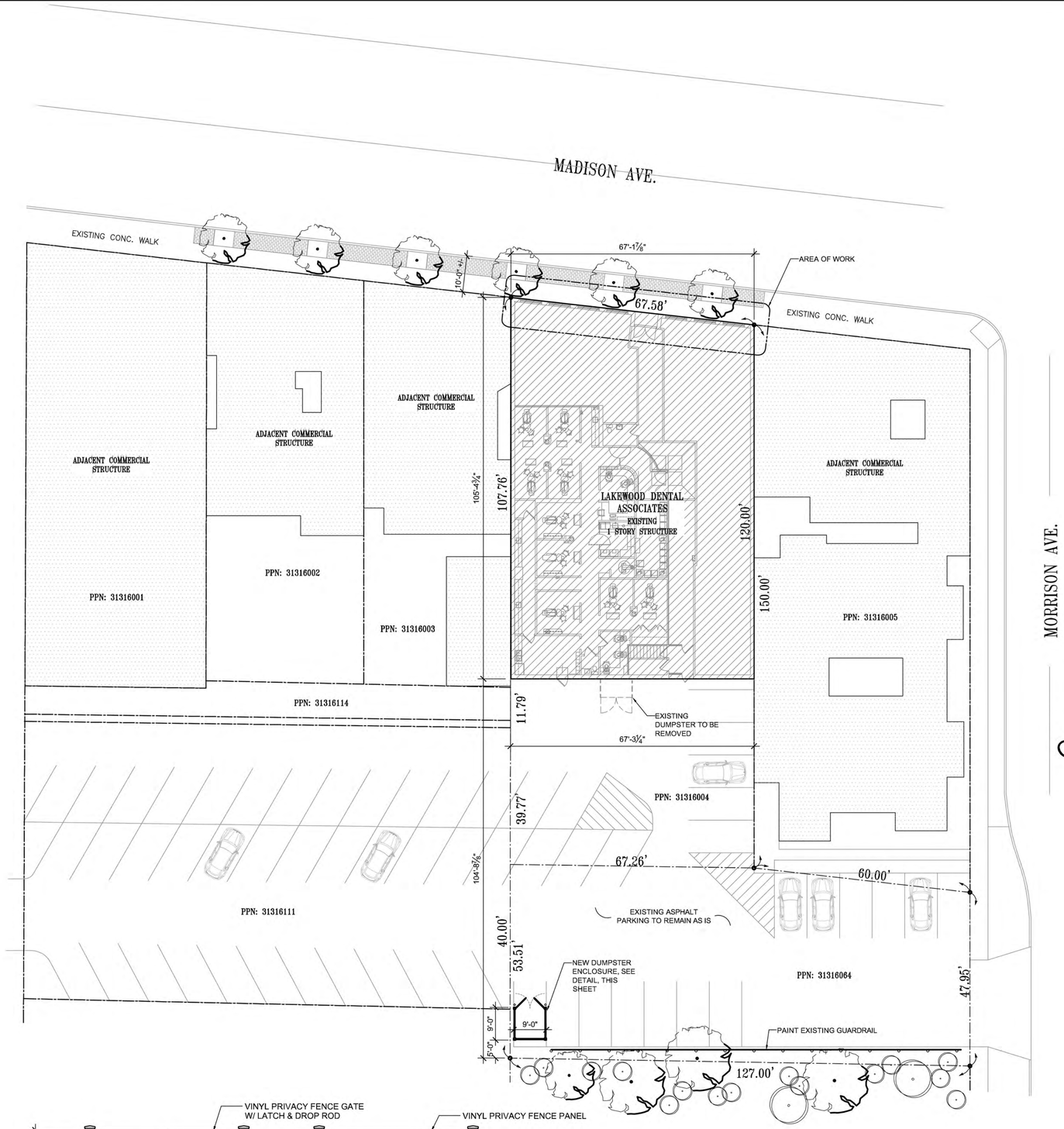
Connor kilander (Jul 1, 2025 17:03 EDT)

(Owners Signature) Date

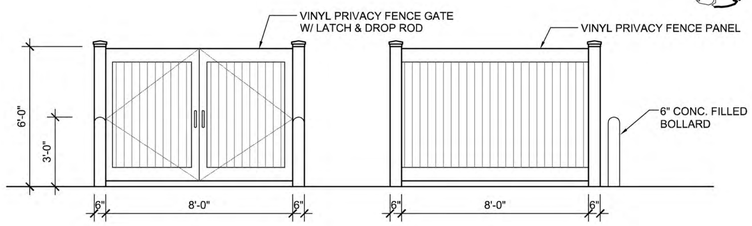
Owner:
15711 Madison Avenue LLC
15709 Madison Ave
Lakewood, Ohio 44107

PROPOSED FRONT ELEVATION

EXISTING FRONT ELEVATION



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



1 VINYL TRASH ENCLOSURE DETAILS
NTS

REV.	DATE

LS ARCHITECTS
22082 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-9654 FAX 440-716-8837

NOT FOR CONSTRUCTION

LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2025

EXTERIOR ALTERATIONS FOR:
LAKEWOOD DENTAL ASSOC.
15711 MADISON AVE. SUITE 104
LAKEWOOD, OH

JOB NO: 25-112

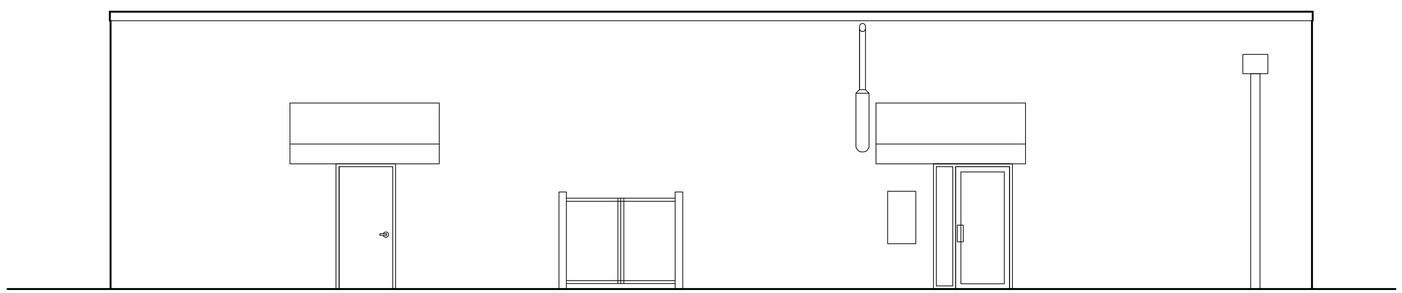
DATE: 07.11.2025

ISSUE: REVIEW

SHEET:
SD1.1

EXISTING FRONT ELEVATION

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



EXISTING REAR ELEVATION

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

REV.	DATE

LS ARCHITECTS
22082 LORAIN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-9854 FAX 440-716-8837

NOT FOR CONSTRUCTION

LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2025

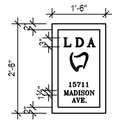
EXTERIOR ALTERATIONS FOR:
LAKEWOOD DENTAL ASSOC.
15711 MADISON AVE. SUITE 104
LAKEWOOD, OH

JOB NO: 25-112

DATE: 07.11.2025

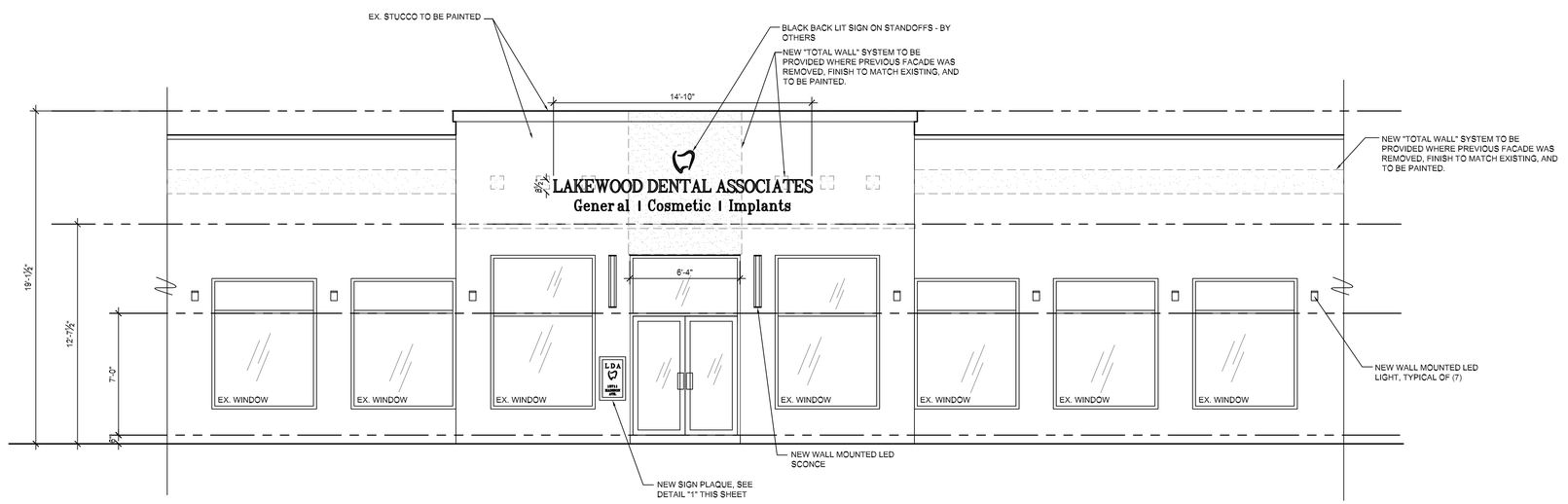
ISSUE: REVIEW

SHEET:
A2.1

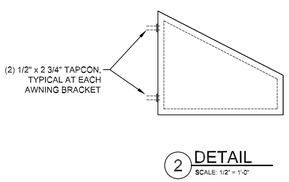


WALL PLAQUE DETAIL

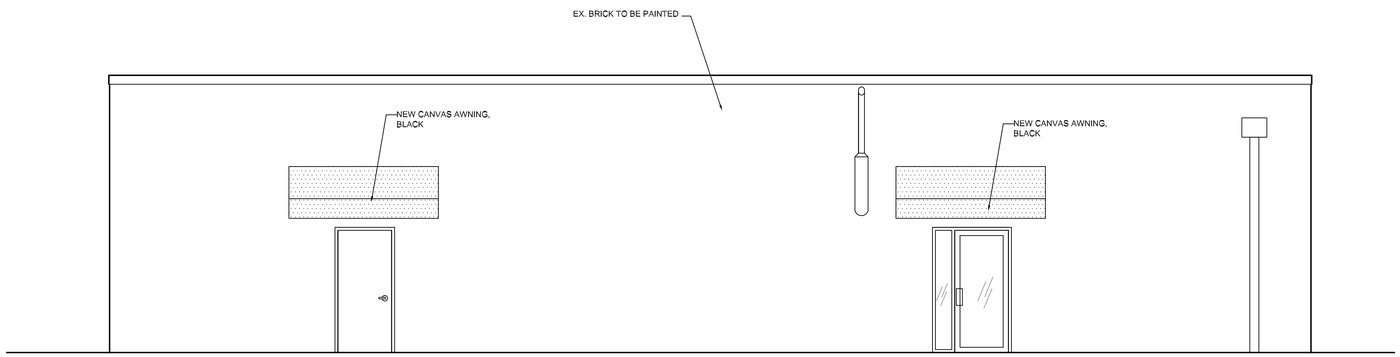
1 DETAIL
SCALE: 1/2" = 1'-0"



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



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



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

REV.	DATE

LS ARCHITECTS
22082 LORAIN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-9654 FAX 440-716-8837

STATE OF OHIO ☆ LEON S. SAMPAT 13053 ☆ REGISTERED ARCHITECT

LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2025

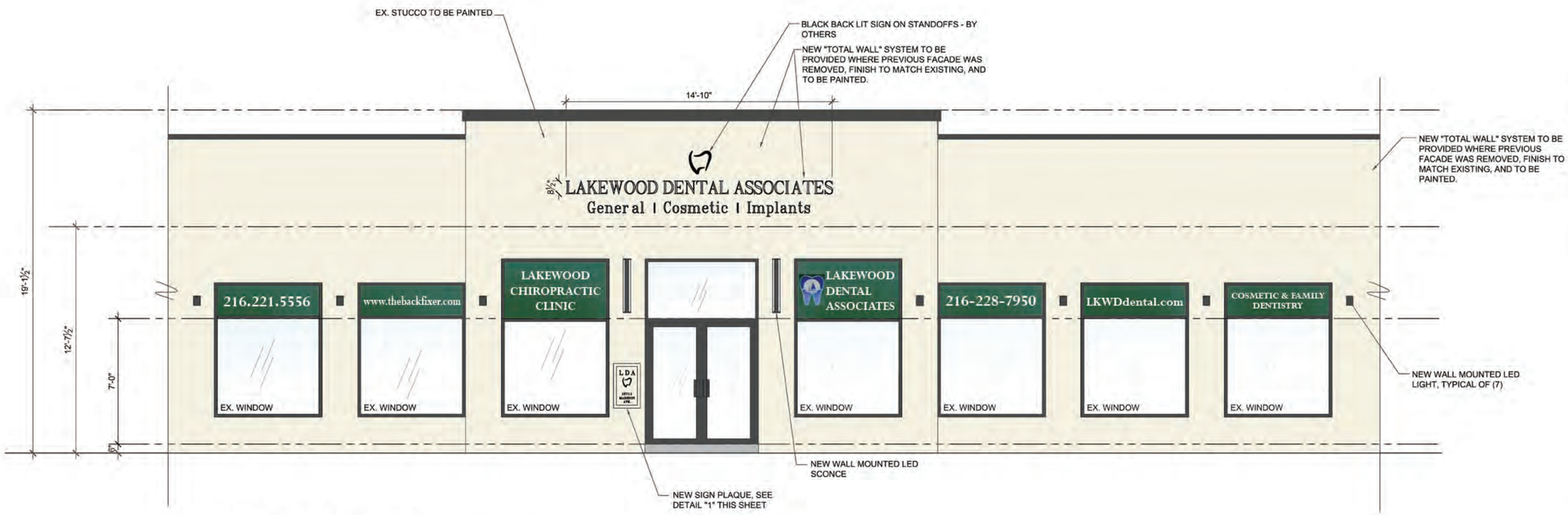
EXTERIOR ALTERATIONS FOR:
LAKEWOOD DENTAL ASSOC.
15711 MADISON AVE. SUITE 104
LAKEWOOD, OH

JOB NO: 25-112

DATE: 08.28.2025

ISSUE: REVIEW

SHEET:
A2.2



PROPOSED FRONT ELEVATION

SCALE: NTS

TECHNICAL DATA SHEET

BEHR PREMIUM SPECIALTY COATINGS

EXTERIOR ELASTOMERIC MASONRY, STUCCO & BRICK PAINT

NO. 68 WHITE

PRODUCT INFORMATION

BEHR PREMIUM® Elastomeric Masonry, Stucco & Brick Paint is a high-build 100% acrylic coating designed to expand and contract, bridging hairline cracks in exterior, vertical masonry surfaces. This waterproofing coating is extremely durable and is mildew resistant. It withstands 98 mph wind-driven rain. It has superior elasticity and elongation properties, stretching up to 600%, while providing excellent color retention and a breathable film. It is recommended for use on stucco, masonry, concrete, concrete block or brick as well as adjacent wood and metal surfaces.

RECOMMENDED USES:

Ideal for properly prepared coated and uncoated substrates such as:

- Concrete
- Concrete Block/CMU
- Fiber Cement
- Stucco
- EIFS
- Brick

PRODUCT SPECIFICATIONS:

Tint Bases/Max Tint Load:
No. 68 White 124 fl oz / 6.1 oz
No. 4 Deep Base 116 fl oz / 14 fl oz

Sheen: 0 – 5 @ 85°

Resin Type: 100% Acrylic

Weight per Gallon: 11.3 lb

% Solids by Volume: 44% ± 2%

% Solids by Weight: 61% ± 2%

VOC: < 50 g/L

Flash Point: N/A

Viscosity: 120 – 135 KU

Recommended Film Thickness:
Wet: 21.3 mils / Dry: 10.2 mils @ 75 sq ft/gal
Wet: 12.8 mils / Dry: 6.1 mils @ 125 sq ft/gal

Coverage: 75 – 125 sq ft/gal depending on application method and substrate porosity. Does not include the loss of material from spraying.

APPLICATION:

Brush: Nylon/polyester

Roller: 3/4" – 1 ¼" nap roller cover, depending on surface texture

Airless Spray:
Tip: .025" – .029"
Filter: 50 mesh

Thinning: DO NOT THIN. Product is formulated for use at package consistency.

Dry Time: @ 77° & 50% RH
To Touch: 4 – 6 hours
To Recoat: 24 hours
Full Cure: 2 weeks
Longer dry time may be required in cooler temperatures and higher humidity.

SURFACE PREPARATION:

All surfaces must be clean, free of dust, chalk, oil, grease, wax, polish, mold and mildew stains, loose and peeling paint, rust, and all other foreign substances.

Masonry: All masonry surfaces must be cured at least 30 days before painting. The pH must be 10 or lower prior to coating. Smooth masonry may require an adequate profile for adhesion. Use a cleaner to remove loose aggregate and debris.

Wood: Remove mill glaze with sandpaper or use a product such as BEHR PREMIUM® All-in-One Wood Cleaner No. 63 to open the pores of the wood and follow all label instructions. For severe stains caused by mold, mildew, algae and fungus, apply a mildew stain removing product. Set nails and fill holes, scratches, and gouges with the appropriate wood filler and let dry completely. Remove all dust with a wiping cloth. Fill all gaps with a 100% acrylic, siliconized, paintable caulking and allow to dry completely. Patched and filled surfaces should be sanded smooth and dusted clean prior to coating.

Steel: Minimum surface preparation is Hand Tool Cleaning in accordance with SSPC-SP2. Remove all oil and grease from the surface with a solvent in accordance with SSPC-SP1. For optimal performance, use Commercial Blast Cleaning in accordance with SSPC-SP6. Prime the area with a rust-inhibitive primer such as BEHR Interior/Exterior Metal Primer No. 435 the same day as cleaned.

Galvanized Steel: Solvent clean new galvanized metal in accordance with SSPC-SP1 to remove oil and grease from the surface. Pre-treat with a phosphoric acid solution or a commercially-available etching solution. Galvanized metal that has been passivated with chromates or silicates may require brush blasting in accordance with SSPC-SP16 to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning in accordance with SSPC-SP2. Prime the area with BEHR Interior/Exterior Metal Primer No. 435 or BEHR Interior/Exterior Multi-Surface Stain Blocking Primer/Sealer No. 436 the same day as cleaned.

COMPLIES WITH THE BELOW AS OF 7/1/2020			
SCAQMD	YES	LADCO	YES
CARB SCM 2007	YES	AIM	YES
OTC PHASE II	YES	MPI	40, 113
OTC	YES		

Shop-Primed Steel: As there is potential for many forms of contamination during storage and transport, a thorough cleaning is always recommended for shop-primed surfaces. Paint exposed areas, i.e., where shop primer is abraded, with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces. Note: Assess the integrity of the shop primer prior to application of subsequent coatings. Review all coatings intended for the project and confirm the compatibility between shop and field-applied coatings.

Aluminum: Remove all oil and grease from the surface with a solvent in accordance with SSPC-SP1. Prime the area with BEHR Interior/Exterior Metal Primer No. 435 or BEHR Interior/Exterior Multi-Surface Stain-Blocking Primer/Sealer No. 436 the same day as cleaned.

Stain-Blocking: After priming, test for stain bleed-through by applying the topcoat to a small section. If the stain bleeds through the topcoat, apply a second coat of primer and test again before top-coating the entire area. If bleeding continues, a longer dry time of the primer may be needed before top-coating.

Previously Painted Surfaces: Remove all loose and peeling paint and all other foreign substances. Clean any dirt and grease by scrubbing the surface with a detergent and water solution, followed by a thorough rinsing with clean water. Set nails and fill holes, scratches, and gouges with the appropriate wood filler and let dry completely. Remove all dust with a tack or wiping cloth. Fill all gaps with a 100% acrylic, siliconized, paintable caulking, and allow to completely dry prior to coating.

Glossy Surfaces: For maximum adhesion, sand the surface thoroughly to provide a rough surface before coating.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Center at 1-800-424-LEAD or log on to www.epa.gov/lead.

This information is provided "as is" and no representations or warranties, either express or implied, of merchantability, fitness for a particular purpose or of any other nature are made with respect to this information or to any product referred to in this information. For SDS or to consult with a Behr Paint Company representative, call 1-800-854-0133 (in U.S.A. only). ©2020 Behr Process Corporation, Santa Ana, CA 92705 U.S.A.

Revised 7/2020

TOTAL WALL

PRODUCT DATA

TOTAL JOURNEYMAN FINISH COAT

888.702.9915
www.totalwall.com

ACRYLIC FINISH COAT

AMERICA'S EIFS AND STUCCO COMPANY!

Total Journeyman Acrylic Finish is a high quality trowel grade textured coating material. Total Journeyman Acrylic Finish is pre-colored, pre-textured and ready to trowel on directly out of the pail. The seven standard textures available are:

Shot Blast Coarse - a deep sand blast texture;

Shot Blast Medium - a rich sandblast texture;

Shot Blast Fine - a porous limestone texture;

Swirl Ultra Coarse - a deep open swirl pattern;

Swirl Coarse - a medium open swirl pattern;

Swirl Fine - a light swirl pattern;

Freestyle - produces a variety of patterns;

Total Journeyman Acrylic Finish provides a weatherproof, attractive flat finish that is designed for permanent flexibility, excellent adhesion and long term durability.

Features

- Meets VOC, VOS requirements
- 100% acrylic water-based coating
- Provides a long-lasting finish
- Does not create a vapor barrier
- Resists dirt pickup and is non-chalking
- Can be sprayed in lieu of trowel applied

Coverage

Texture	Coverage
Shot Blast Medium	100 - 120 sq.ft. / pail
Swirl Ultra Coarse	90 - 120 sq.ft. / pail
Shot Blast Coarse	70 - 100 sq.ft. / pail
Swirl Coarse	130 - 160 sq.ft. / pail
Swirl Fine	140 - 160 sq.ft. / pail
Freestyle	80 - 140 sq.ft. / pail
Shot Blast Fine	140 - 170 sq.ft. / pail

TOTAL WALL

SYSTEM SUMMARY

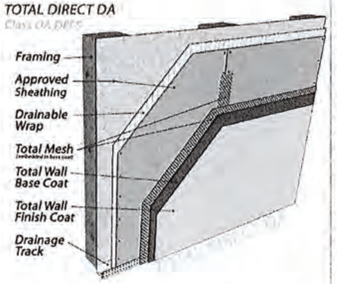
TOTAL DIRECT DA

Section 09220
Masterformat 2004 06-24-13

Total Wall EIFS and Stucco Systems

AMERICA'S EIFS AND STUCCO COMPANY!

TOTAL DIRECT DA
Class PA DEFS



The ***Total Direct DA*** system is a moisture drainable system that uses a thin stucco veneer applied directly over an approved sheathing. When applied to CMU or Poured Concrete a Drainable Wrap or Reinforcing Mesh is not necessary.

It is used in both commercial and residential applications.

This system is eligible for a Total Wall system warranty when installed by a Total Wall qualified applicator.

Layer 1- Framing and Sub-sheathing Both Metal and wood are acceptable framings. Sheathing substrate shall be Cement Board, Poured Concrete and CMU are also acceptable substrates.

Layer 2- Moisture Barrier (Not required for CMU and poured concrete).
Approved moisture barriers are Tyvek Stucco Wrap, RainDrop, Weather Trek, Vortec Drainage Barrier, and Total Stop RA or as otherwise approved by Total Wall in writing.

Layer 3- Approved Sheathing or CMU and poured concrete
Approved sheathing for areas that are exposed to the elements must be cement board, such as Durock, PermaBase or as otherwise approved by Total Wall in writing. For areas that are protected such as a soffit or portico, a siliconized core gypsum board is also acceptable, including DensGlass, Fiberock, GlasRoc, EXP sheathing or as otherwise approved by Total Wall in writing.

Layer 4- Base Coat and Reinforcing Mesh
Approved base coats are T-2000 Base Coat, Total EZ Base NCB (Non-Cement Base), Tuff II and Total Foam N' Base Coat ES. Total Wall 4-oz standard mesh is used with this system. Mesh is optional with CMU and poured concrete substrates.

Layer 5- Finish Coat (Optional when Tuff II is used)
Total Wall 100% acrylic based, synthetic finishes are very high quality and are available in Premier and Journeyman grades, in eight different textures. Total Wall pre-mixed synthetic finishes can be tinted to match virtually any color.

TOTAL WALL

PRODUCT DATA

T-2000 BASE COAT

888.702.9915
www.totalwall.com

Cementitious Base Coat For Total Wall Coating Systems

AMERICA'S EIFS AND STUCCO COMPANY!

Total Wall T-2000 Soft Coat Base and Adhesive is a dry powder that is designed to be mixed with water to produce the base coat and adhesive for the soft coat Exterior Insulated and Finish System (EIFS), Direct-Applied Exterior Finish Systems (DEFS), Insulated Concrete Form Construction (ICF), and application over raw masonry and approved coated surfaces.

Total Wall T-2000 Soft Coat Base and Adhesive serves two functions:

1. It produces the adhesive that will bond rigid polystyrene insulation board to raw masonry, exterior gypsum, Dens Glass or cement board substrates.
2. It produces the base coating that embeds the reinforcing fabric over the face of rigid polystyrene.

Total Wall T-2000 Soft Coat Base and Adhesive is also available as a Total Wall Journeyman Series product, which is formulated for enhanced workability and designed to help the experienced plasterer increase jobsite production.

Features

- Functions As A Base Coat & Adhesive
- Bonds Foam To A Variety Of Substrates
- Extremely High Impact Resistance
- Fire and Mildew Resistant
- Pre-Formulated, Just Add Water

Coverage

Estimated Coverage per 50 LB bag of mix:

80 - 100 square feet/bag as a base coat.

30 - 40 square feet/bag as adhesive and base coat

REV.	DATE

LS ARCHITECTS
22082 LORAIN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-8654 FAX 440-716-8837

STATE OF OHIO · LEON S. SAMPAT 13053 · REGISTERED ARCHITECT

LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2025

EXTERIOR ALTERATIONS FOR:
LAKEWOOD DENTAL ASSOC.
15711 MADISON AVE. SUITE 104
LAKEWOOD, OH

JOB NO: 25-112

DATE: 08.28.2025

ISSUE: REVIEW

SHEET:
M.1

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.: 09-91-26

Permit No.: BBS26-000083

Applicant Name: David T Maddux, The Arcus Group Inc

Project Address: 13980 Lake Ave.

Project Name: n/a

Project: Applicant proposes the construction of a new front porch over existing stoop

From: scott@richardsondesign.com

To: Dmaddux@Arcus-group.com

Subject: RE: 13980 Lake ARB Application

From: Scott Richardson scott@richardsondesign.com
Sent: Tuesday, August 26, 2026
To: Dave Maddux <dmaddux@arcus-group.com>
Subject: Re: 13980 Lake

Hi Dave,

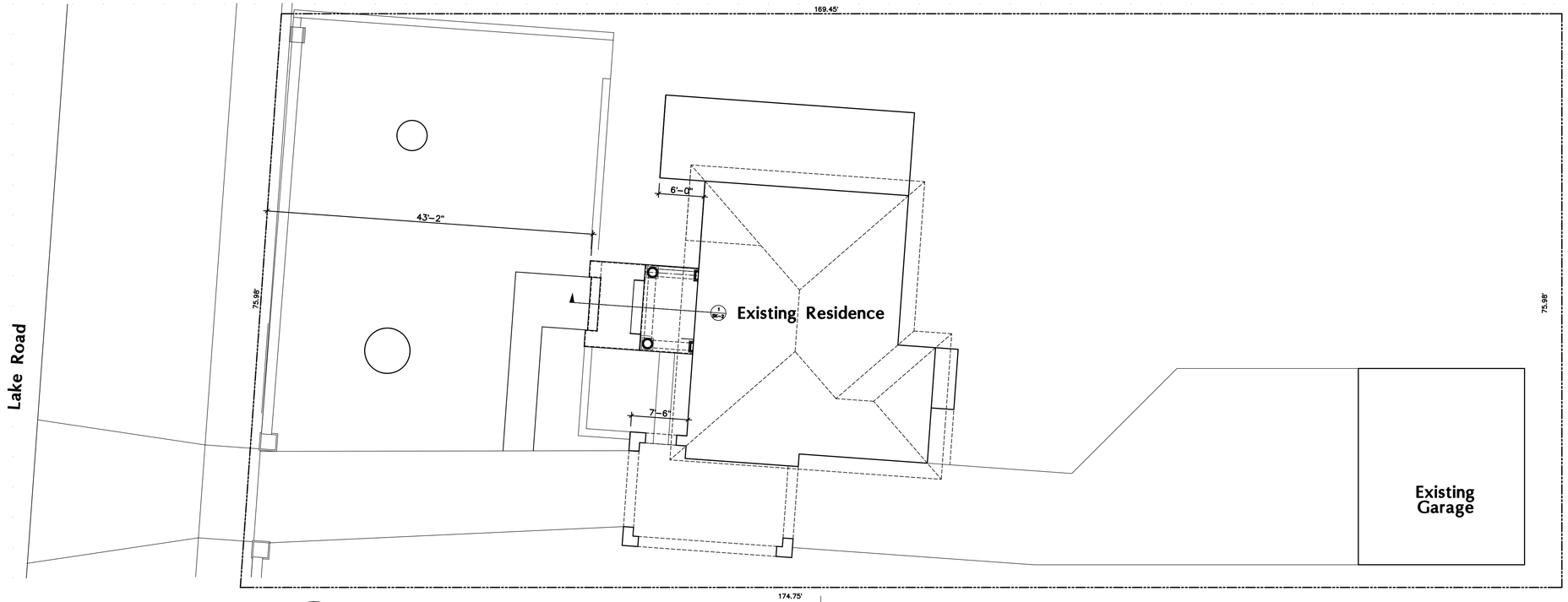
Please include this in the ARB application.

I consent to have David Maddux and his associates at the Arcus Group, Inc. represent me at any City of Lakewood Architectural Board of Review meetings, in relation to my property at 13980 Lake . I also give my permission to board members to enter my premises as needed as a part of my application review process.

Thank you,

Scott Richardson

216-470-0880



1 SK-1

Site Plan

SCALE 1/8" = 1'-0"

NORTH

Existing Photo

ISSUE:
6-15-26 REVIEW
8-24-26 REVIEW

Front Stoop Rebuild
The Richardson Residence

13980 Lake Road
Lakewood Ohio

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

Site Plan
Stoop Section

Sk-1

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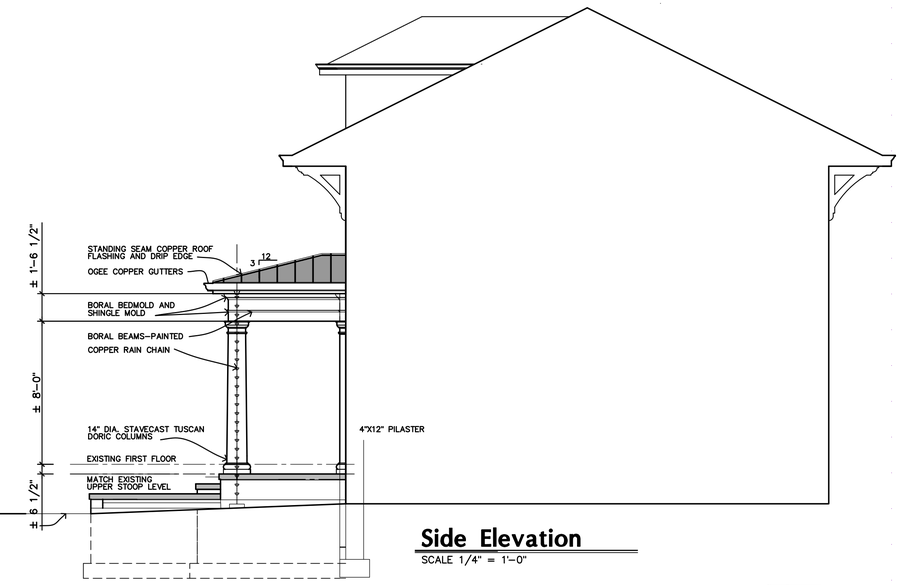
PROJECT NO:
DRAWN BY: dm
CHECKED BY: dm

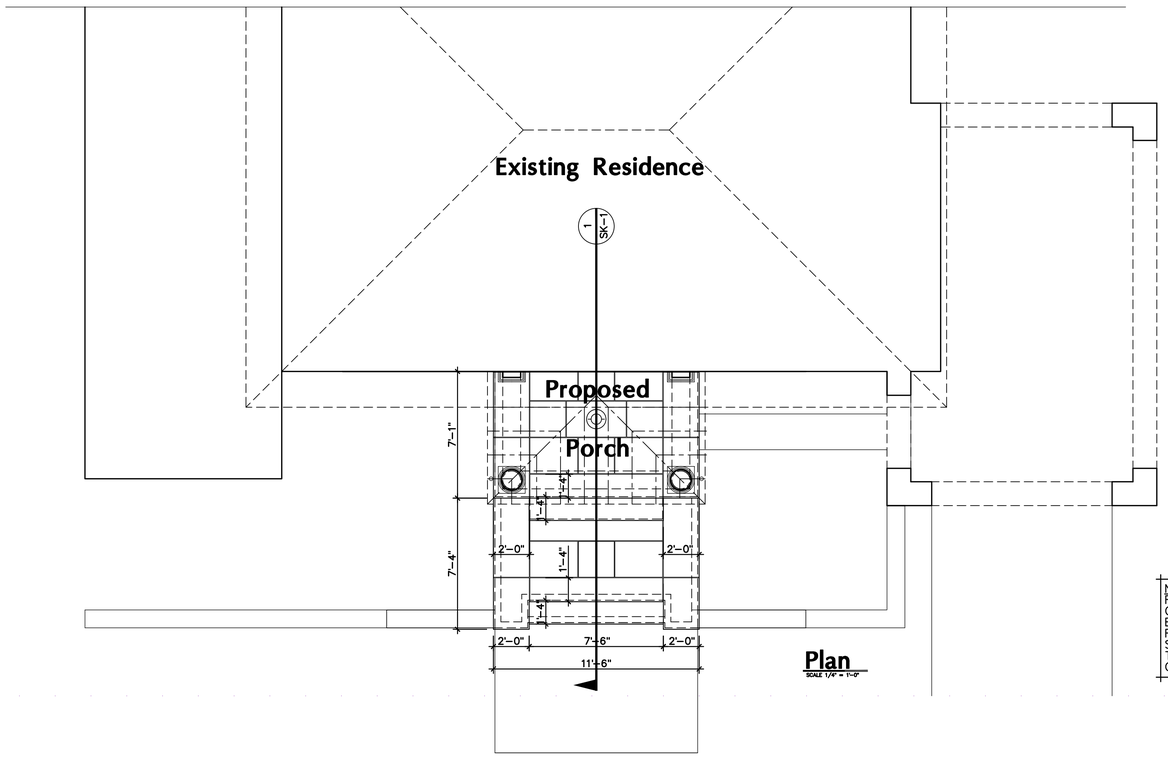
Front Elevation

SCALE 1/4" = 1'-0"



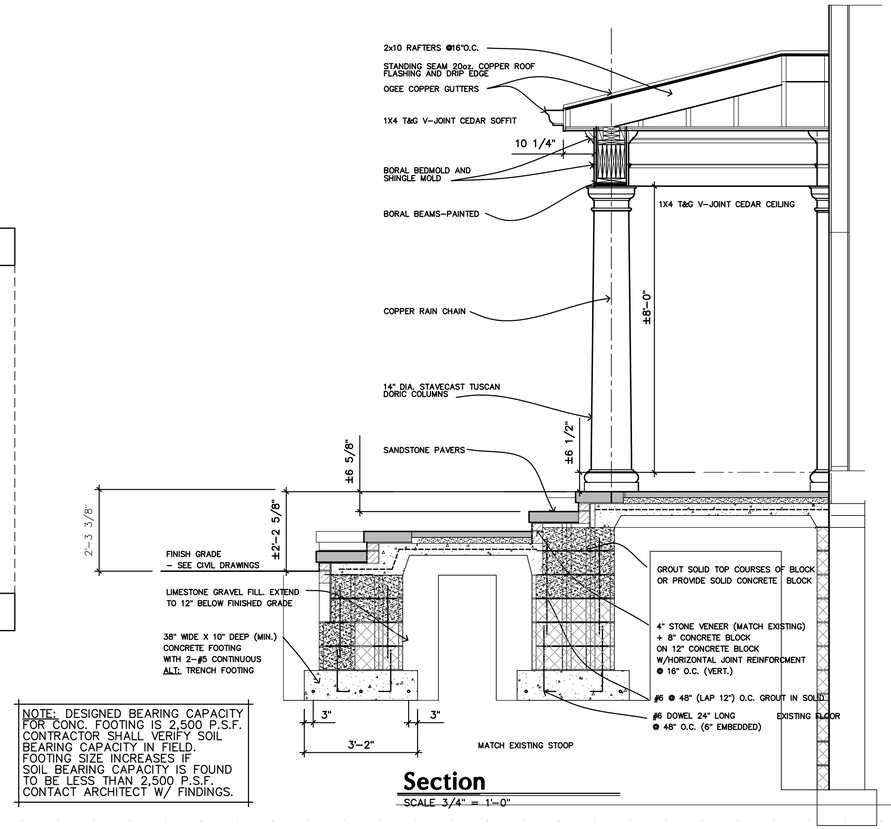
Side Elevation

SCALE 1/4" = 1'-0"



Plan

SCALE 1/4" = 1'-0"



NOTE: DESIGNED BEARING CAPACITY FOR CONC. FOOTING IS 2,500 P.S.F. CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY IN FIELD. FOOTING SIZE INCREASES IF SOIL BEARING CAPACITY IS FOUND TO BE LESS THAN 2,500 P.S.F. CONTACT ARCHITECT W/ FINDINGS.

Section

SCALE 3/4" = 1'-0"

ISSUE:
6-15-26 REVIEW
8-24-26 REVIEW

Proposed Front Porch
The Richardson Residence

13980 Lake Road
Lakewood Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5930

Floor Plan
Elevations
Section

Sk-2

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PROJECT NO:
DRAWN BY: dm
CHECKED BY: dm