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
October 1, 2026
4:00PM

REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
October 8, 2026
5:30 P.M.

1. ROLL CALL

2. APPROVE THE MINUTES OF THE September 10, 2026 MEETING

3. OPENING REMARKS

OLD BUSINESS

SIGN REVIEW

4. 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.

ARCHITECTURAL BOARD OF REVIEW

5. 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.
Will be TABLED

BOARD OF BUILDING STANDARDS-APPEAL

6. Docket No. 10-92-26 (R) 1231 Lakeland Ave.

( ) Approve
( ) Deny
( ) Defer

Kasey Jones
476 Housel Craft Rd.
Bristolville, OH 44402

Applicant REQUESTS a variance for a stairwell for attic remodel, referencing RCO 311.7.1.

NEW BUSINESS

SIGN REVIEW

7. Docket No. 10-93-26 (C) 14810 Detroit Ave.
Sourwood Public House

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes new signage.

ARCHITECTURAL BOARD OF REVIEW

8. Docket No. 10-94-26 (R) 1332 Sloane Ave.

( ) Approve
( ) Deny
( ) Defer

Jonathon Bloomberg
1000 Gamma Dr.
Pittsburgh, PA 15238

Applicant proposes the construction of a garden shed/gazebo.

9. Docket No. 10-95-26 (R) 1525 Bunts Rd..

( ) Approve
( ) Deny
( ) Defer

Samuel A Daiquila AIA
AMSR LLC
1039 Forest Cliff Dr.
Lakewood, OH 44416

Applicant proposes the construction of a covered front porch.

10. **Docket No. 10-96-26** (R) **1320 Bunts Rd.**

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes the construction of a new garage, replacing existing garage.

11. **Docket No. 10-97-26** (R) **1520 Marlowe Ave.**

( ) Approve
( ) Deny
( ) Defer

Elizabeth Orr
Dover Home Remodelers
29341 Lorain Rd.
North Olmsted, OH 44070

Applicant proposes the construction of a rear 1 story addition.

12. **Docket No. 10-98-26** (C) **14810 Detroit Ave.**
Sourwood Public House

( ) Approve
( ) Deny
( ) Defer

Gary Pellegrino
Figurati Construction Group LLC
660 Hardwick Dr.
Aurora, OH 44202

Applicant proposes alterations to the facade.

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.: 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.

STOREFRONT ELEVATION

SIGN TYPE

SCALE

1/4"= 1'-0"

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

Proud Member Of:

WORLD SIGN ASSOCIATES

INTERNATIONAL SIGN ASSOCIATION

ORIGINAL ARTWORK, DESIGNS & LAYOUTS ARE THE SOLE PROPERTY OF BRADY SIGNS AND MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF BRADY SIGNS.

BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

ILLUMINATED WALL SIGN

A 43 SQ FT

FRONT VIEW

SIDE VIEW

Scope of Work

Furnish and install (1) face-lit building sign on the existing storefront elevation.
Letters and logo to be face-lit channel letters mounted to an extruded aluminum raceway painted to match the building.
Trim cap and letter returns to be standard black.

SIGN TYPE

Raceway Mounted
Channel Letters

SCALE

3/8″ = 1′-0″

COLOR PALLET

- WHITE
- SW 6447 EVERGREENS
- 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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INTERNATIONAL SIGN ASSOCIATION

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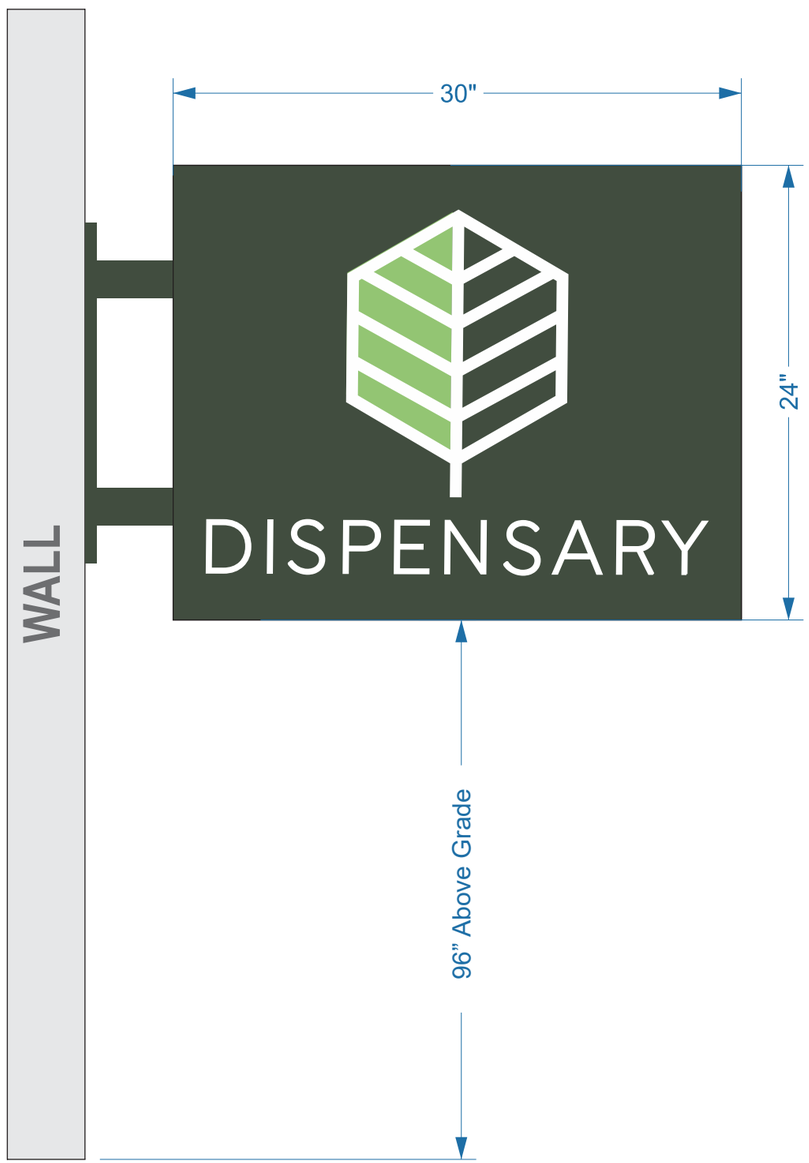
419-626-5112
www.bradysigns.com

REAR ENTRY BLADE SIGN

B **5 SQ FT**



PROPOSED SIGNAGE
SCALE: NTS

Scope of Work

Furnish and install (1) double-sided projecting blade sign. Cabinet and structure to be all aluminum construction.
Graphics to be flat vinyl applied on both sides of sign. Sign to be non-illuminated.

SIGN TYPE
Rear Entry Blade Sign

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

COLOR PALLET
- WHITE
- SW 6447 EVERGREENS
- 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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INTERNATIONAL SIGN ASSOCIATION
MICHIGAN SIGN ASSOCIATION

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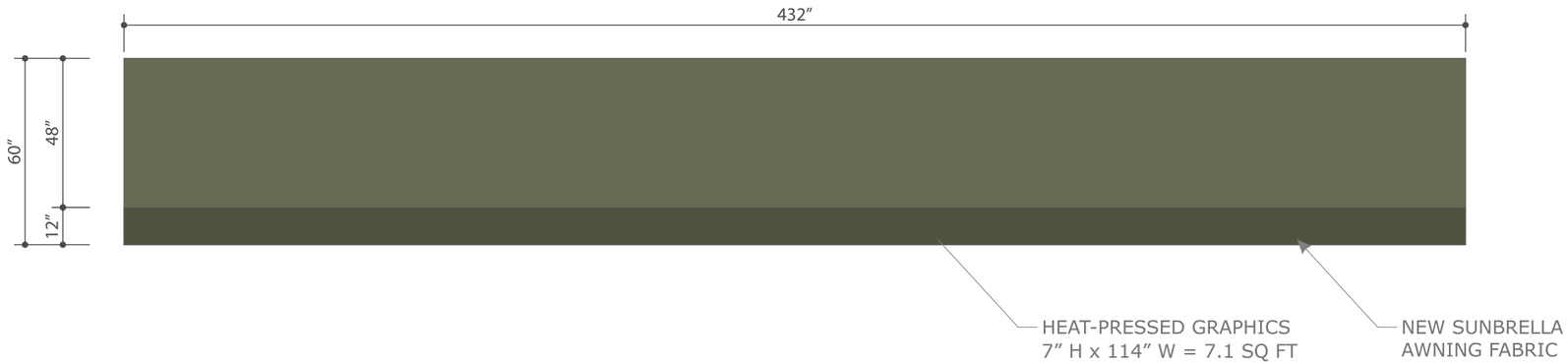
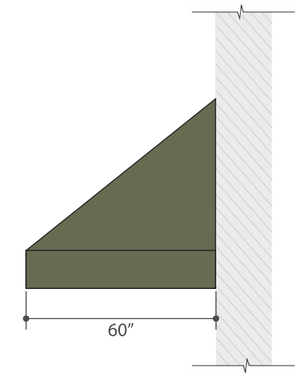
FRONT AWNING

C 0 SQ FT





SIDE VIEW

Scope of Work

Remove existing awning cover and replace with new Tempotest Chive canvas awning covering using existing frame system.

SIGN TYPE

Front Awning

SCALE

1/4″ = 1′-0″

COLOR PALLET

TEMPOTEST CHIVE FABRIC

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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INTERNATIONAL SIGN ASSOCIATION

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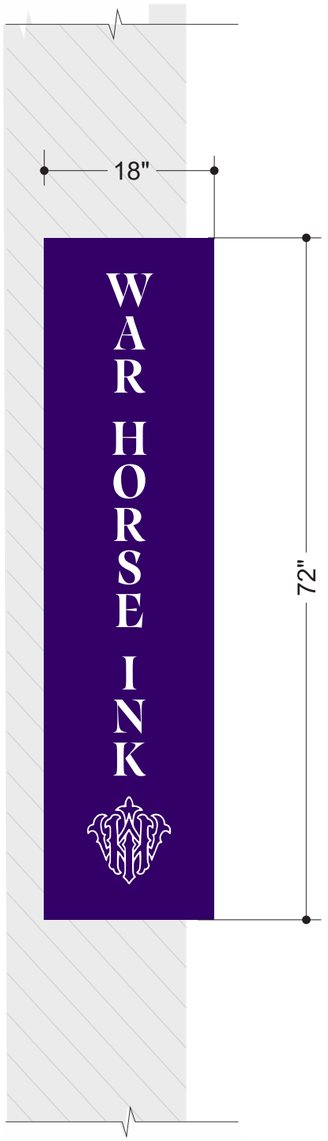
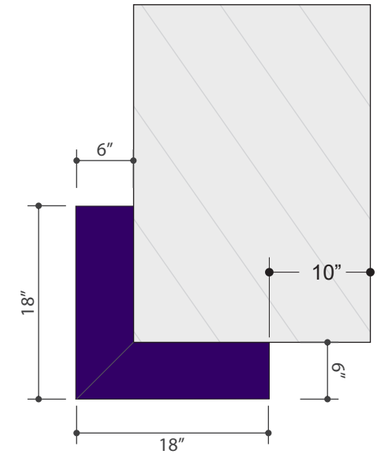
V-SHAPED ILLUMINATED BLADE

D 18 SQ FT (9 SQ FT PER SIDE)



FRONT VIEW



PLAN 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

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

SIGN TYPE
Blade Sign

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
Date

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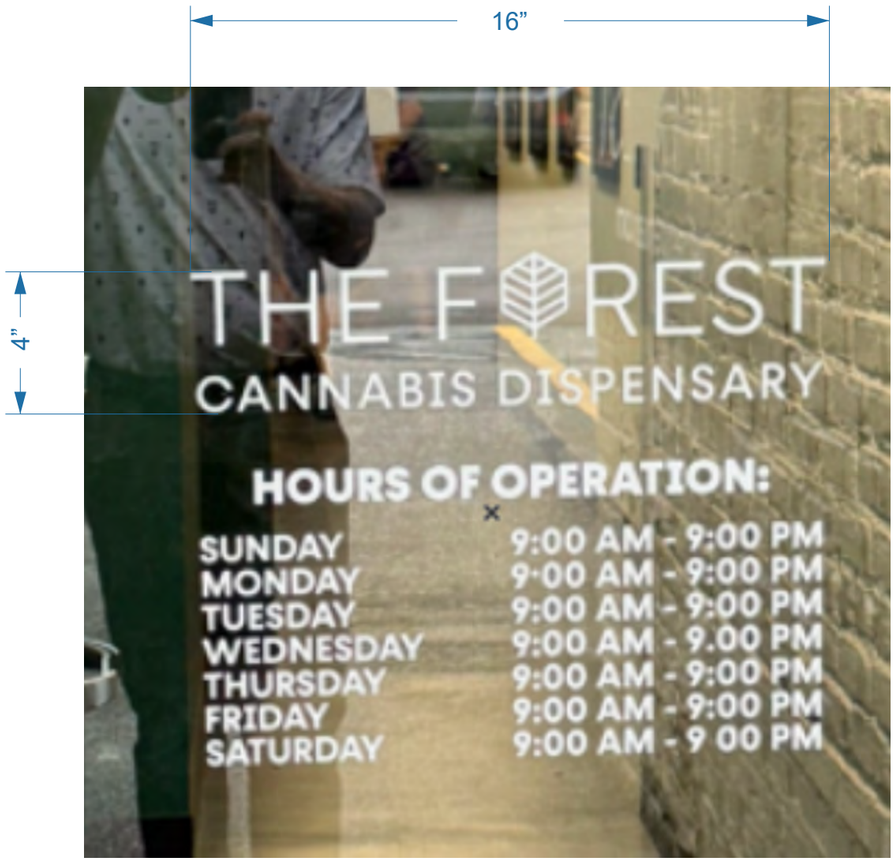
DOOR VINYL GRAPHICS

E 1 SQ FT (.5 SQ FT PER DOOR)



Scope of Work

Front and rear entry doors to include die-cut white vinyl on door glass.

SIGN TYPE
Door Vinyl Graphics

SCALE

COLOR PALLET

DATE
06/05/2026

FILENAME
Dwg75041A

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

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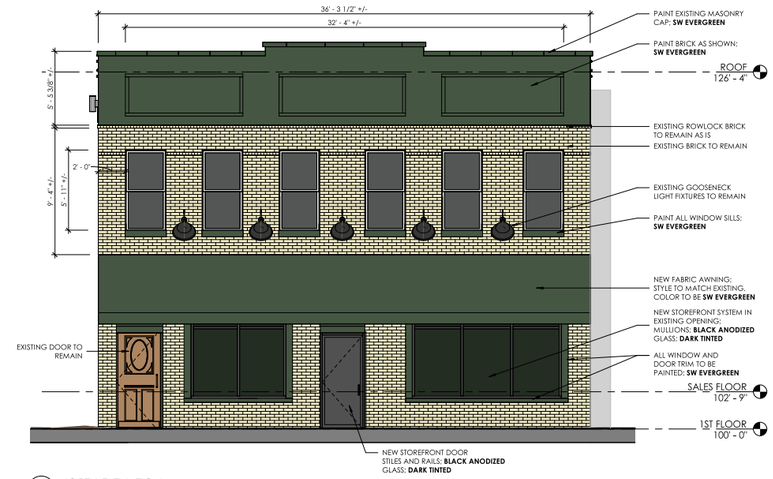
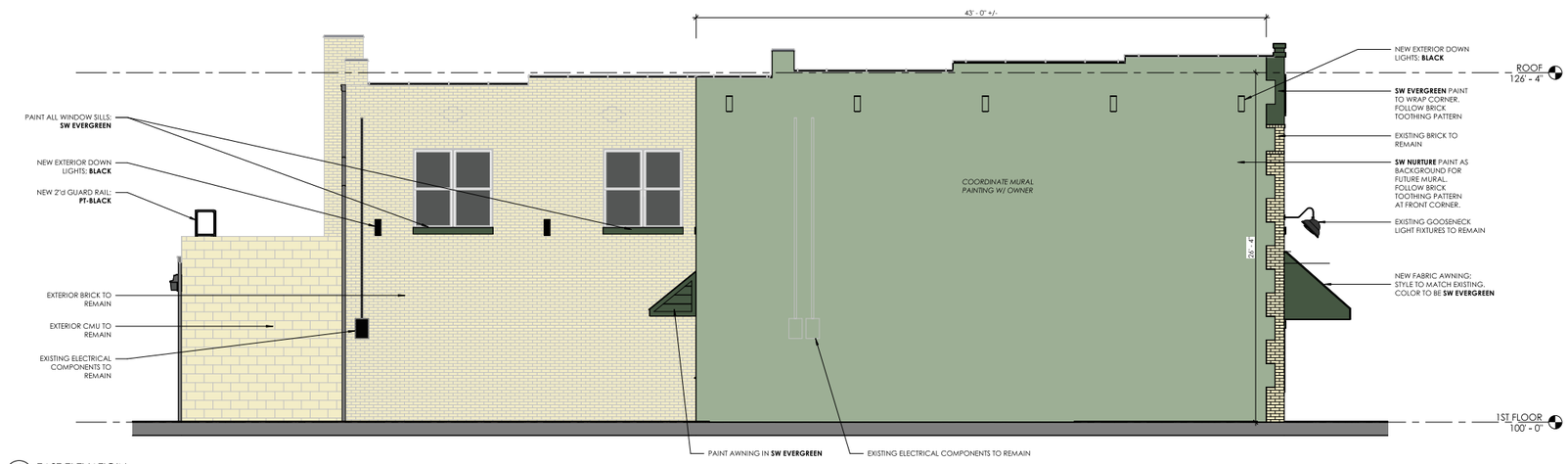
PAINTING DETAIL

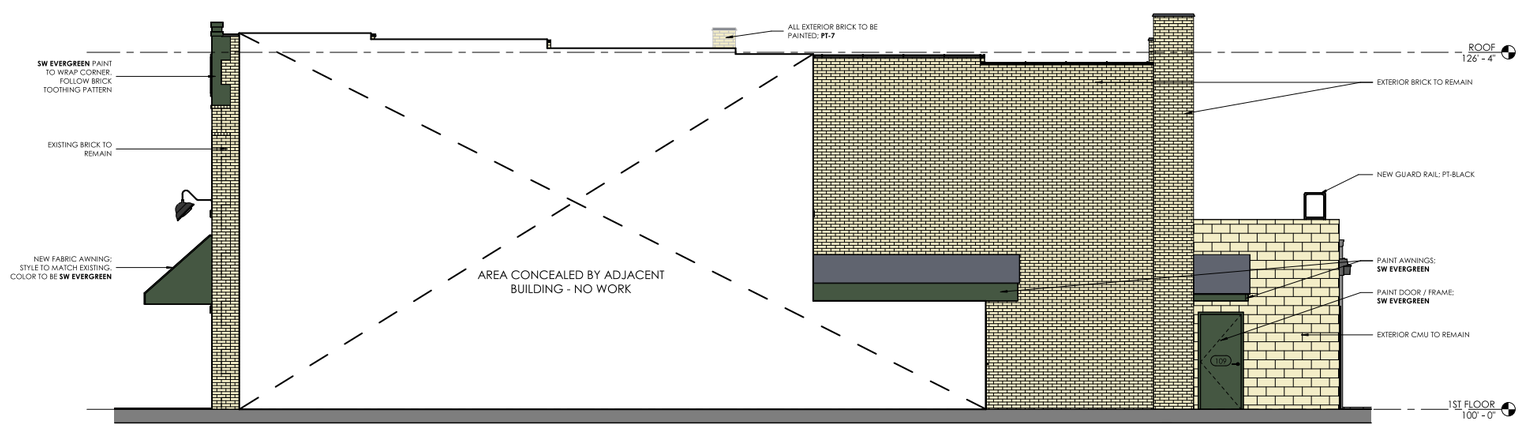
2 A200 SOUTH ELEVATION
1/4" = 1'-0"



1 A200 NORTH ELEVATION
1/4" = 1'-0"



4 A200 EAST ELEVATIOIN
1/4" = 1'-0"



3 A200 WEST ELEVATION
1/4" = 1'-0"

SIGN TYPE

Painting Detail

SCALE

NTS

COLOR PALLET

SW 6447 EVERGREENS

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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INTERNATIONAL SIGN ASSOCIATION
MISSOURI SIGN ASSOCIATION

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PAINTING DETAIL

SIGN TYPE

Painting Detail

SCALE

NTS

COLOR PALLET

SW 6447 EVERGREENS

DATE

06/05/2026

FILENAME

Dwg75041A

CUSTOMER / ADDRESS

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18605 Detroit Ave
Lakewood, OH 44107

CLIENT APPROVAL

Sign

Print

Title

Date

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SITE PLAN

A Front Elevation Illuminated Wall Sign

B Rear Elevation Non-Lit Blade Sign

C Front Elevation Awning

D Front Elevation Illuminated Blade

E Front and Rear Entry Door Graphics

SIGN TYPE

SCALE

NTS

COLOR PALLET

DATE

06/05/2026

FILENAME

Dwg75041A

CUSTOMER / ADDRESS

The Forest Dispensary
18605 Detroit Ave
Lakewood, OH 44107

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

P: (216) 529-6630
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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

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

September 8, 2026

RE: Amanda Cramer
City of Lakewood Planning and Zoning Department
12650 Detroit Avenue
Lakewood, OH 44107-2832

RE: Dr. Kilander – Lakewood Dental Assoc.
15711 Madison Ave, Suite 104
Lakewood, OH

To whom it may concern,

- Consider putting the black awning over the front door **RESPONSE: New brake metal awning has been provided for review, see sheet A2.2.**
- Provide photos of current conditions, showing how the façade is broken up by different depths **RESPONSE: Provided as required, see sheet A3.1.**
- Provide rough fencing detail that is being proposed on rear of roof (so you don't have to come back for that) **RESPONSE: Fence work to be completed at a later time.**
- Keep the canopy over the front entry door and lower the wall sconces on either side of the front entry door. It's very flat without all of the awnings and the canopies. **RESPONSE: Existing façade relief as shown (sheet A3.1) to be improved by addition of brake metal awning see sheet A2.2.**
- Are the vinyl window graphics shown on the last page being removed? **RESPONSE: No, existing vinyl graphics to remain as shown; see sheet A3.1, and proposed view SD1.1.**

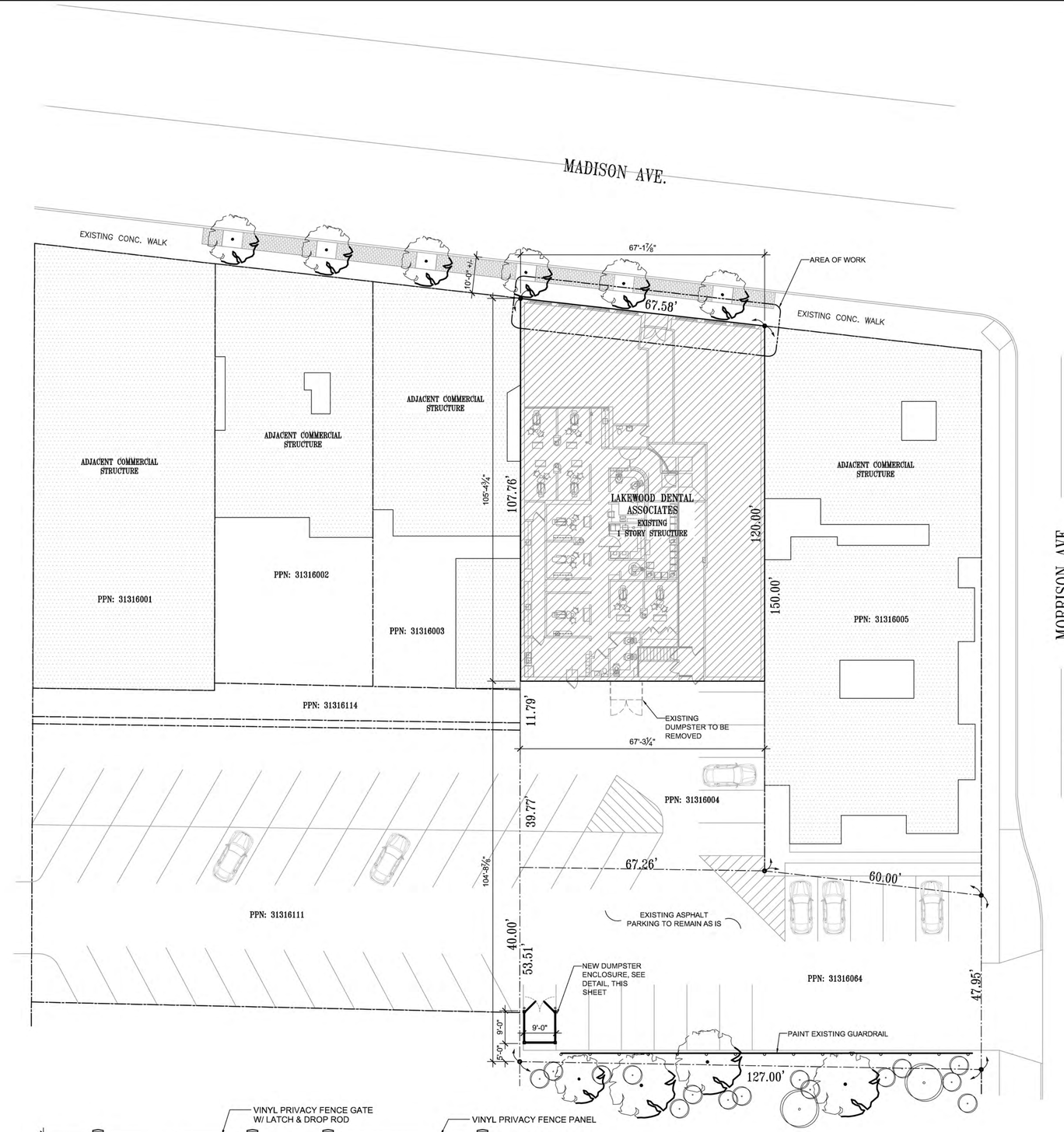
If you have any questions and/or concerns, please contact me at 216-403-9654.

Respectfully,

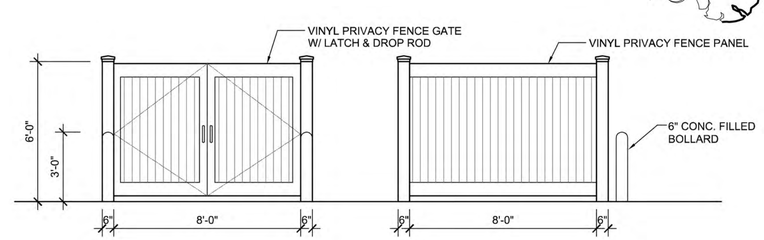
Leon S. Sampat, Architect
LS ARCHITECTS
22082 Lorain Road
Fairview Park, Ohio 44126

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

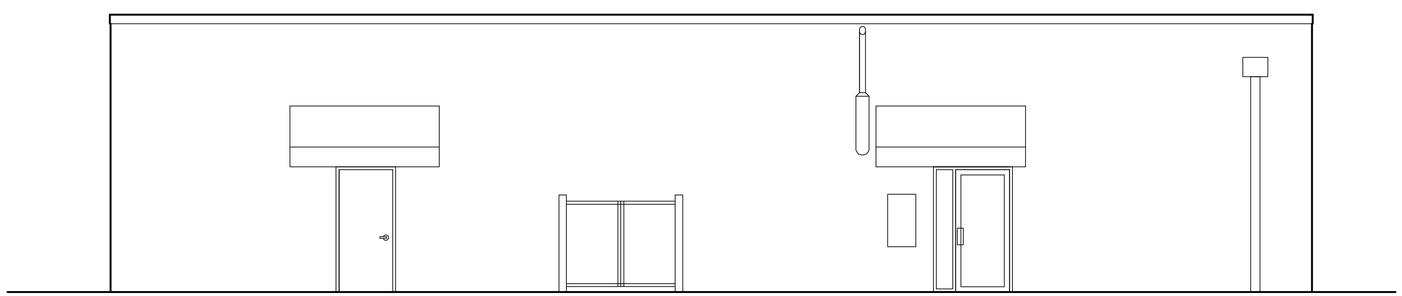
LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2025

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 1440-79-8837

NOT FOR CONSTRUCTION

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

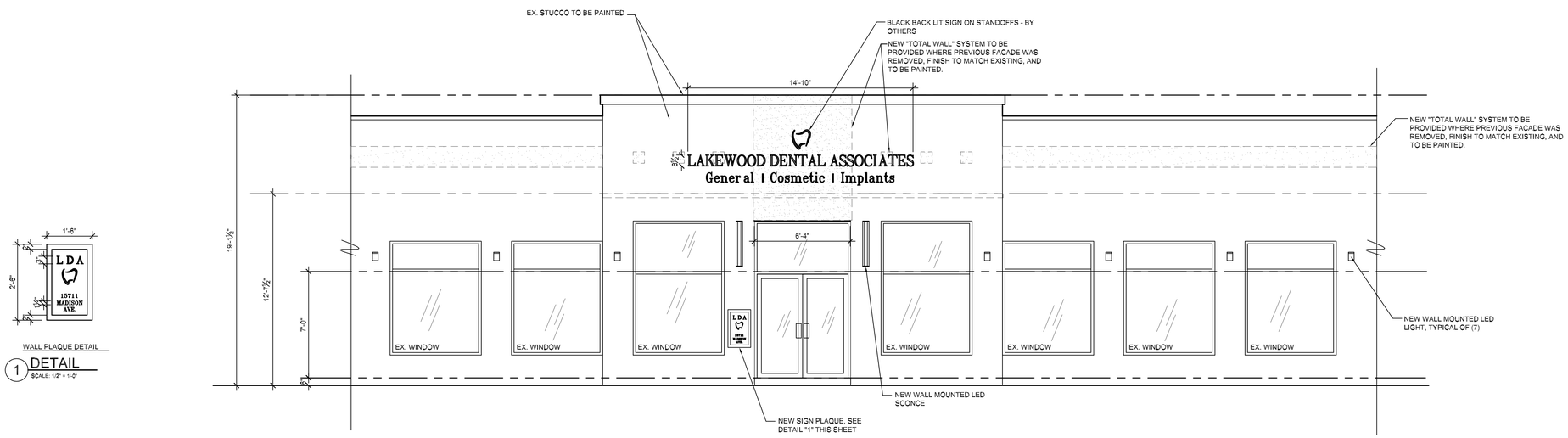
EXTERIOR ALTERATIONS FOR:
LAKEWOOD DENTAL ASSOC.
15711 MADISON AVE. SUITE 104
LAKEWOOD, OH

JOB NO: 25-112

DATE: 07.11.2025

ISSUE: REVIEW

SHEET:
A2.1



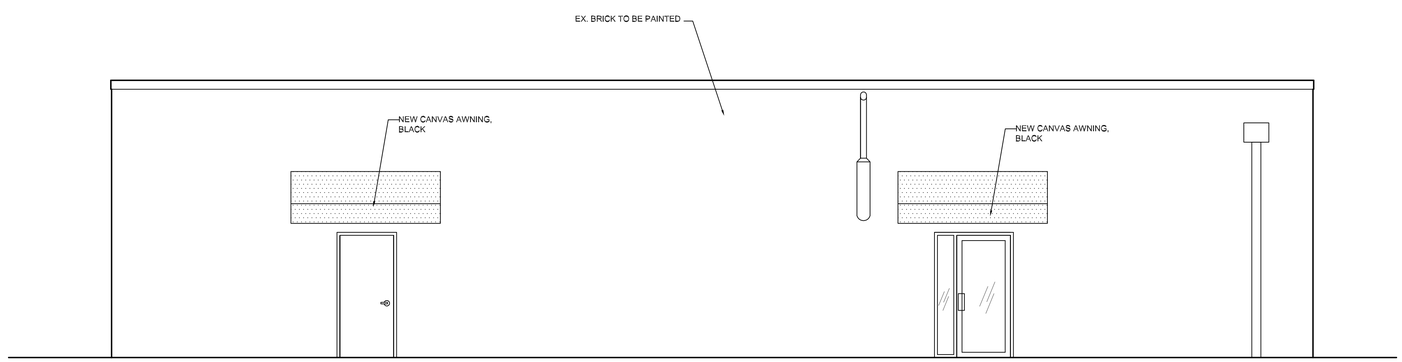
PROPOSED FRONT ELEVATION

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

WALL PLAQUE DETAIL

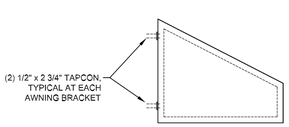
1 DETAIL

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



PROPOSED REAR ELEVATION

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



2 DETAIL

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

REV.	DATE

LS ARCHITECTS
22082 LORAN 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

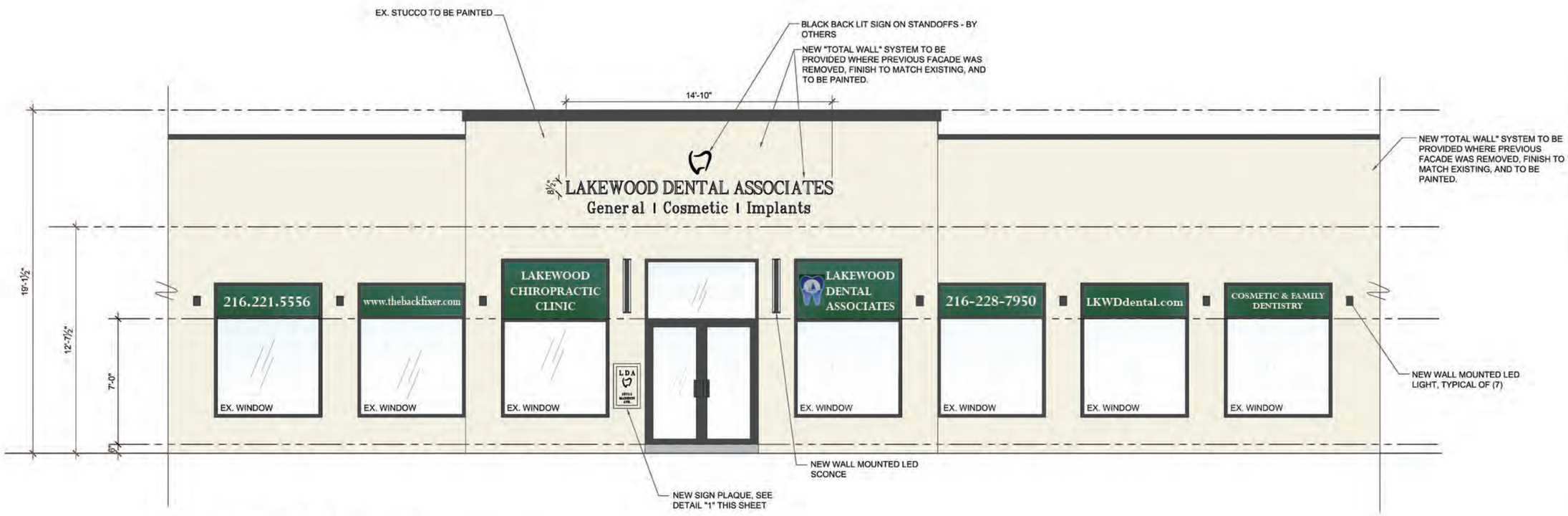
EXTERIOR ALTERATIONS FOR:
LAKEWOOD DENTAL ASSOC.
15711 MADISON AVE. SUITE 104
LAKEWOOD, OH

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 / 6.5 oz
Nos. 42 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: .021" – .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.

COMPLIES WITH THE BELOW AS OF 7/1/2020			
SCAQMD	YES	LADCO	YES
CARB SCM 2007	YES	AIM	YES
OTC PHASE II	YES	MPI	4Q, 113
OTC	YES		

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.

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 (ext. 2 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.totalwallcom

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

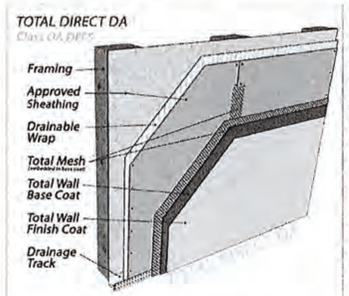
TOTAL WALL — SYSTEM SUMMARY

TOTAL DIRECT DA

Section 09220 Masterformat 2004 09-24-33

Total Wall EIFS and Stucco Systems

AMERICA'S EIFS AND STUCCO COMPANY!



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.

Form 1028
Revised 03/2015
Total Wall, Inc • PO Box 566, Rio, WI 53960 • (888) 702-9915 • Fax (888) 702-9916 • www.TotalWall.com

TOTAL WALL — PRODUCT DATA

T-2000 BASE COAT

888.702.9915 www.totalwallcom

Cementitious Base Coat For Total Wall Coating Systems

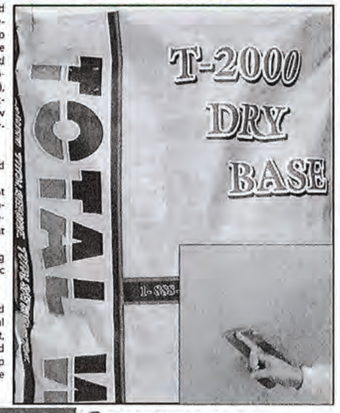
AMERICA'S EIFS AND STUCCO COMPANY!

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 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-8654 FAX 440-716-8637

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

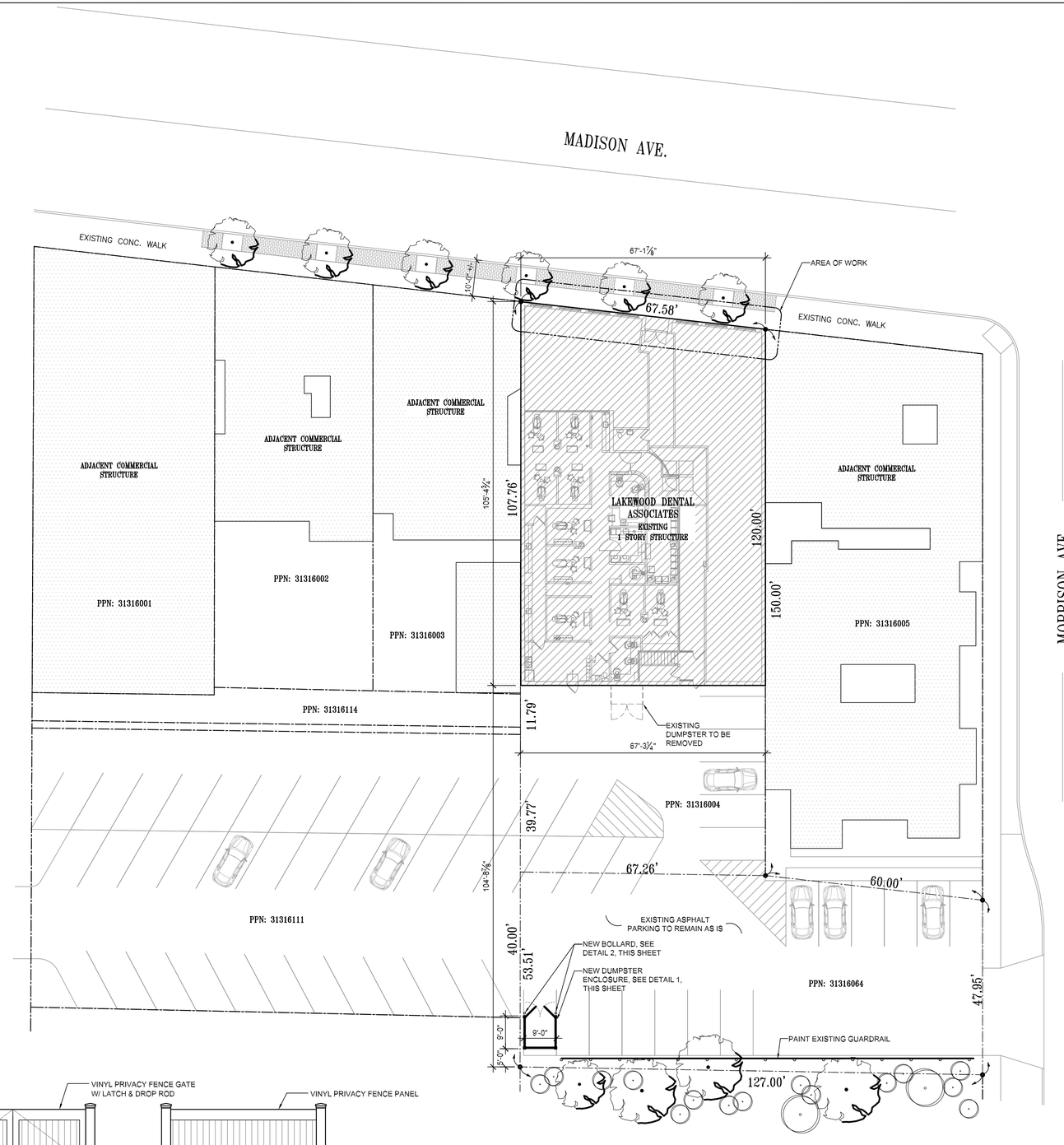
DATE: 08.28.2025

ISSUE: REVIEW

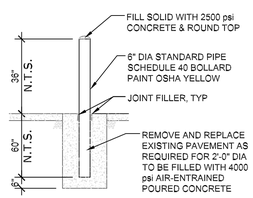
SHEET:
M.1

PROPOSED FRONT ELEVATION

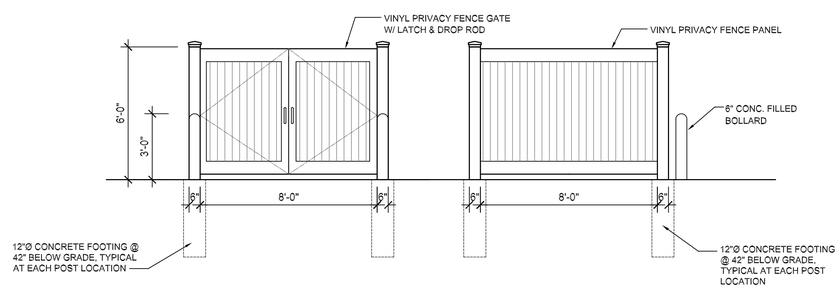
EXISTING FRONT ELEVATION



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



2 BOLLARD DETAIL
SCALE: NTS



1 VINYL TRASH ENCLOSURE DETAILS
SCALE: NTS

REV.	DATE

LS ARCHITECTS
22082 LORAIN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-9654 FAX 440-76-8837

STATE OF OHIO
LEON S. SAMPAT
13053
REGISTERED ARCHITECT

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

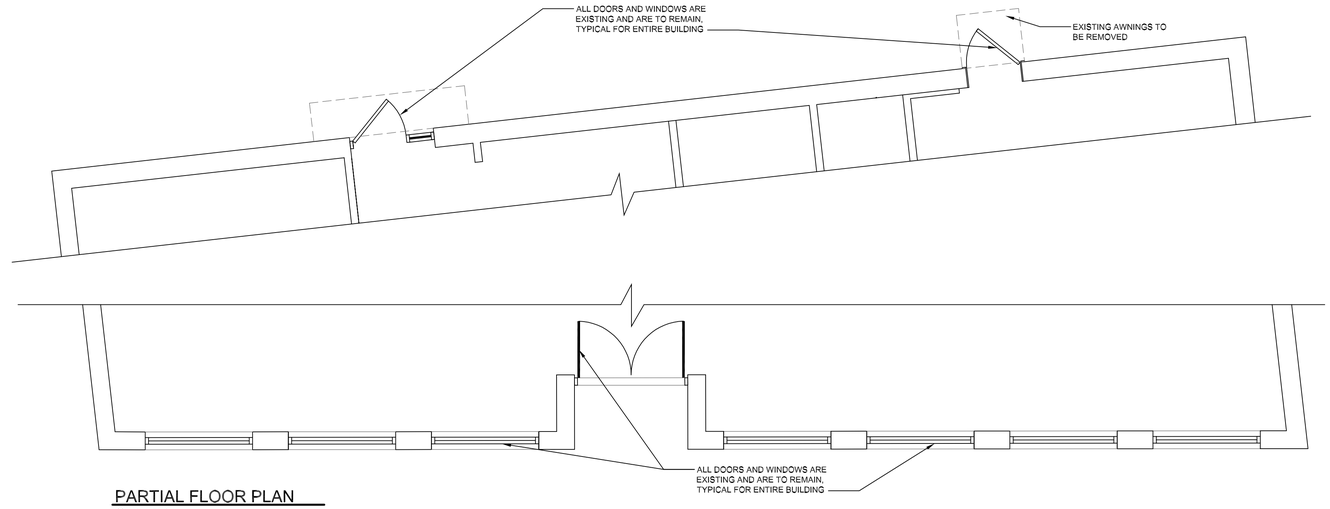
EXTERIOR ALTERATIONS FOR:
LAKEWOOD DENTAL ASSOC.
15711 MADISON AVE. SUITE 104
LAKEWOOD, OH

JOB NO: 25-112

DATE: 08.28.2026

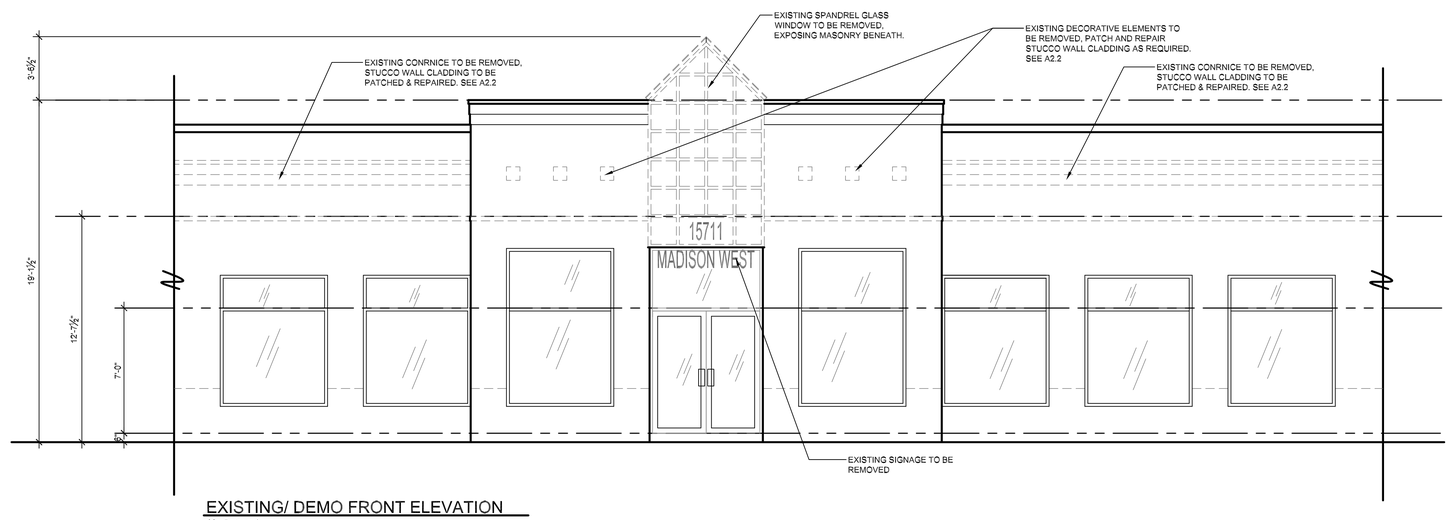
ISSUE: REVIEW

SHEET:
SD1.1



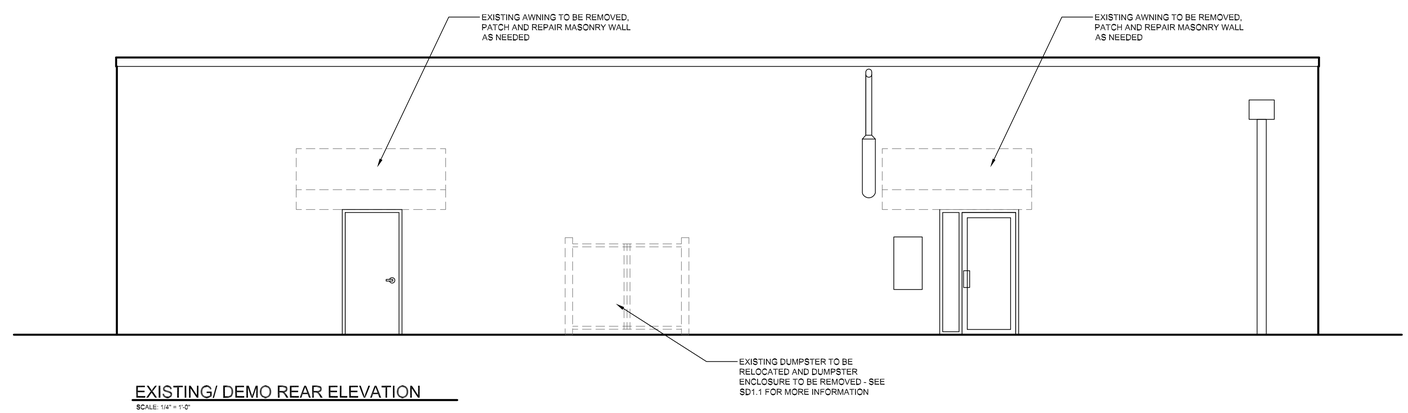
PARTIAL FLOOR PLAN

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



EXISTING/ DEMO FRONT ELEVATION

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



EXISTING/ DEMO REAR ELEVATION

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

REV.	DATE

LS ARCHITECTS
22082 LORAN 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

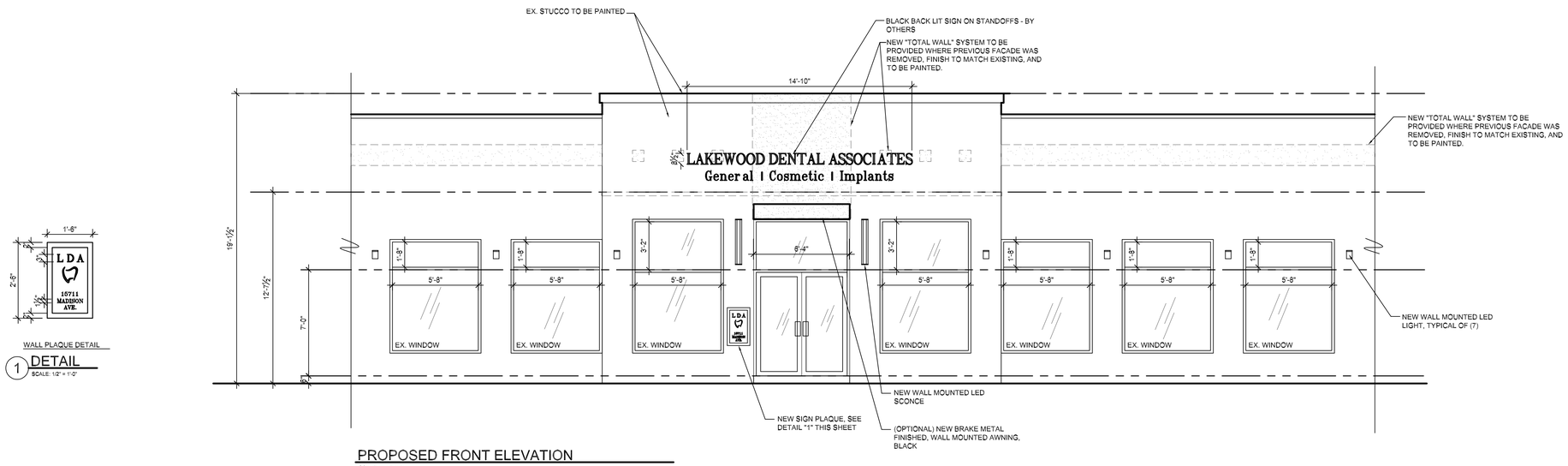
EXTERIOR ALTERATIONS FOR:
LAKEWOOD DENTAL ASSOC.
15711 MADISON AVE. SUITE 104
LAKEWOOD, OH

JOB NO: 25-112

DATE: 08.28.2026

ISSUE: REVIEW

SHEET:
A2.1



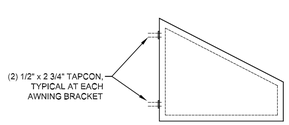
PROPOSED FRONT ELEVATION

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

WALL PLAQUE DETAIL

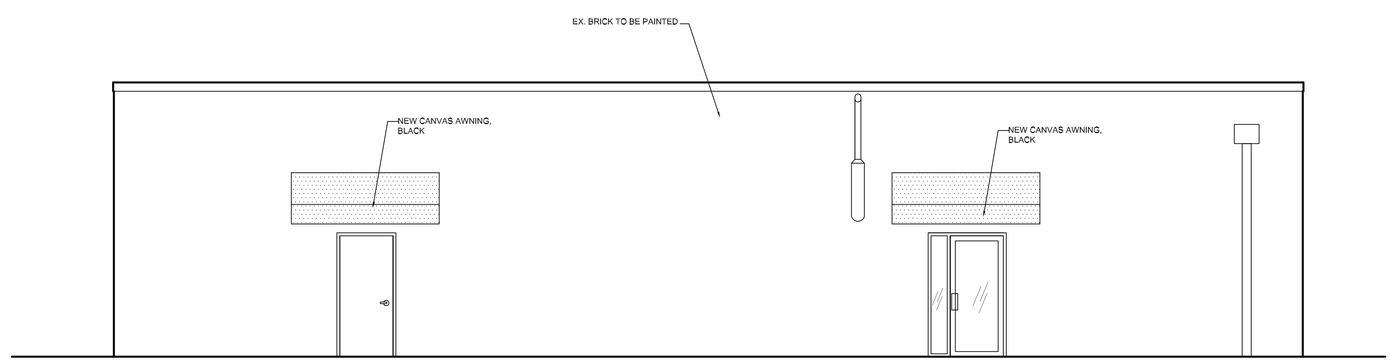
1 DETAIL

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



2 DETAIL

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



PROPOSED REAR ELEVATION

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

REV.	DATE

LS ARCHITECTS
22082 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-96554 FAX 440-76-8837

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: 08.28.2026

ISSUE: REVIEW

SHEET:
A2.2

NORTH ELEVATION (AS BUILT)
SCALE: NTS

-SOUTH ELEVATION AWNINGS (AS BUILT)
SCALE: NTS

NORTH -EAST VIEW (AS BUILT)
SCALE: NTS

NORTH -WEST VIEW (AS BUILT)
SCALE: NTS

REV.	DATE

LS ARCHITECTS
22082 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-96534 FAX 440-76-8837

STATE OF OHIO
LEON S. SAMPAT 13053
REGISTERED ARCHITECT

LEON S. SAMPAT
LICENSE# 13053
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EXTERIOR ALTERATIONS FOR:
LAKEWOOD DENTAL ASSOC.
15711 MADISON AVE. SUITE 104
LAKEWOOD, OH

JOB NO: 25-112

DATE: 08.28.2026

ISSUE: REVIEW

SHEET:
A3.1

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.

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PRODUCT SPECIFICATIONS:

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Nc. 67 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: .021" – .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
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COMPLIES WITH THE BELOW AS OF 7/1/2020			
SCAQMD	YES	LADCO	YES
CARB SCM 2007	YES	AIM	YES
OTC PHASE II	YES	MPI	4Q, 1Q
OTC	YES		

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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 Ext. 2 (U.S.A. only). ©2020 Behr Process Corporation, Santa Ana, CA 92705 U.S.A.

Revised 7/2020

TOTAL WALL

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- Does not create a vapor barrier
- Resists dirt pickup and is non-chalking
- Can be sprayed in lieu of trowel applied

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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

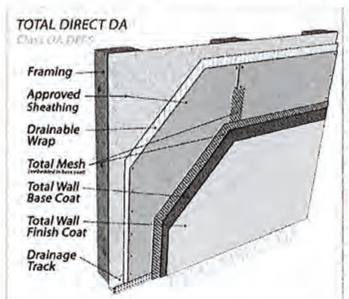
SYSTEM SUMMARY

TOTAL DIRECT DA

Section 09220 Masterformat 2004 09-24-33

Total Wall EIFS and Stucco Systems

AMERICA'S EIFS AND STUCCO COMPANY!



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.

Form 1028
Revised 03/2015
Total Wall, Inc • PO Box 366, Rio, WI 53960 • (888) 702-9915 • Fax (888) 702-9916 • www.TotalWall.com

TOTAL WALL

PRODUCT DATA

T-2000 BASE COAT

888.702.9915 www.totalwall.com

Cementitious Base Coat For Total Wall Coating Systems

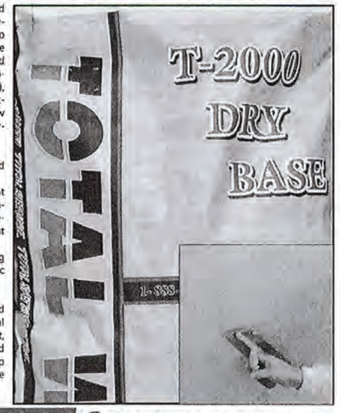
AMERICA'S EIFS AND STUCCO COMPANY!

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 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-8654 FAX 440-716-8637

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: 08.28.2028

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.: 10-93-26

Permit No.: BBS26-000084

Applicant Name: Kasey Jones

Project Address: 1231 Lakeland Ave.

Project Name:

Project: Applicant requests variance for a stairwell for an attic remodel, referencing RCO 311.7.1

CHRISTOPHER S. PARMELEE
BUILDING COMMISSIONER
216/529-6295

WILLIAM WAGNER
ASSISTANT BUILDING COMMISSIONER
216/529-6284

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

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

Adjudication Order

August 25, 2026

Kasey Jones
476 Housel Craft Rd
Bristolville, OH44402
kaseyjones411@gmail.com
Via: USPS and email

RE: ADJUDICATION ORDER 2026-122
Applicable Code: 2019 Ohio Residential Code
Project Description: Blank attic updated to living space
Project Address: 1231 LAKELAND AVE
PPN: 31132044
Occupancy: 2 Family Dwelling
Construction Type: 5B
Drawings Dated: 08/07/2026
Zoning District: R1H
Plan Review Case Number: RB26-000343
Status: Adjudicated

Dear Kasey Jones,

The documents have been reviewed in accordance with RCO 107. Approval cannot be granted per RCO 105.1 or the drawings are inadequate per RCO 107.4.1. This notice is an ADJUDICATION ORDER pursuant to RCO Section 109 of all items that are cited from the Ohio Residential Code. Please review the non-conformities below carefully.

You have the option of submitting revised drawings [RCO 107.6.1-1(1.1)] within 45 days, or you can FORMALLY appeal this decision and have a right to a hearing if you request to do so within thirty (30) days of this notice[RCO 107 .6.1-4). The following non-conformities are hereby transmitted per RCO 107.6.1.

1. Revise to show Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 31-1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are installed on both sides. (RCO 311.7.1)
   a) Plans show stairwell width at 2'-5"; Revise plans to show minimal 36" in stairwell or apply for variance.

Please revise the construction documents to show conformance with the above cited items and provide revised drawings for review within 45 days unless you decide to appeal as described below:

This notice is an adjudication order pursuant to Section 109 RCO of all items that are cited from the Ohio Residential Code. You have the right to appeal this decision within thirty (30) days of the mailing of this notice. The owner may at the appeal hearing be represented by counsel, present arguments or contentions orally or in writing, and present evidence and examine witnesses appearing for or against the owner. To request an appeal hearing of any or all items of the Ohio Residential Code, Submit application and $25 fee for local Board of Building Standards Appeals Committee. **NOTE - Your application becomes invalid six months from the above date of this letter unless you submit corrected documents or exercise your right to appeal as described above [R.C.O. 107.2.1].**

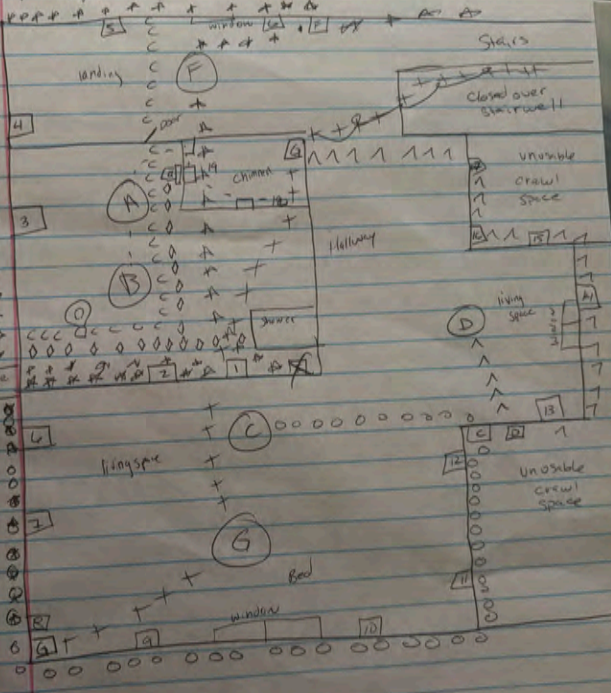
Applicable codes can be referenced online at https://codes.iccsafe.org/content/document/1411

Sincerely,

William Wagner
Assistant Building Commissioner

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

1.) ✱ - outlets 1-6 + light/fan F - 14-2 @ box F 14-3 for light F
2.) O - outlets 6-12 + light/fan C - 14-2
3.) A - outlets 17-13 + light/fan D - 14-2
4.) - outlets 18 & 19 + light/fan A + light B - 12-2
5.) + light G - 14-3



6.) ◊ - pipe for plumbing - Hot, cold + drain PVC + PEX
7.) C - pipe for ventilation - PVC

SUNSHINE BAY
MARLBOROUGH | NEW ZEALAND
SAUVIGNON BLANC

SUNSHINE BAY

EVERBILT
ICC-ES ESR-3431

EVERBILT

EVERBILT
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EVERBILT
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EVERBILT
ICC-ES ESR-3431

EVERBILT
ICC-ES ESR-3431
THE HOME DEPOT

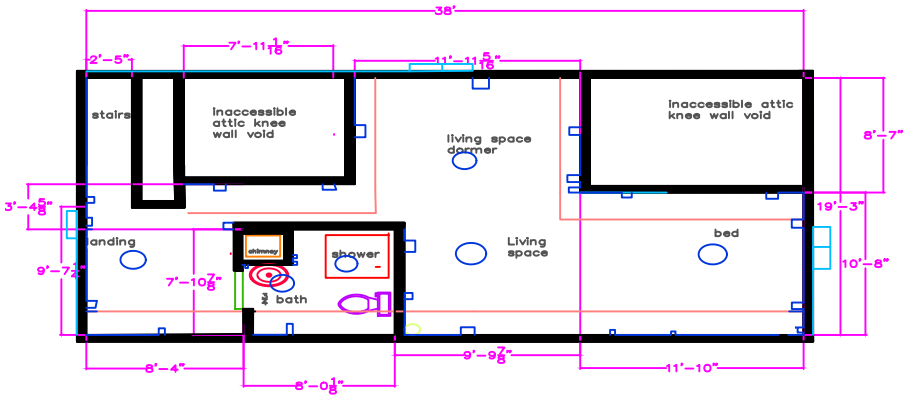
ICC-ES ESR-3431
MULTI

EVERBILT
ICC-ES ESR-3431
THE HOME DEPOT

EVERBILT
Little Giant
MULTI

SAUVIGNON BLANC

3rd floor addition for 2nd level tennats
no separate kitchen facilities of
independent metering will be added.



Supplies/ work to be done
–Studs and knee wall long the length
–Studs and full length wall along the bathroom and chimney
–R 30, and 38 insulation throughout
–Bathroom door is a sliding barn door (green on bathroom)
–1/2" dry wall throughout with 1/4" in the stair well
–flooring above sub floor
–paint

Electrical
5 lines of electrical ran from basement up walls
(1 line 12–2, 1 line 14–3, 3 line 14–2).
12–2 is dedicated to bathroom and will attach to a 20 amp branch circuit from basement breaker.

4 lights with ceiling fans in living space, 1 fan/light combo in bathroom, and 1 light in bathroom.Lights are represented by blue circles and switches blue boxes on wall s

Bathroom electrical line is 12–2 and is for bathroom only.
All outlets will be tamper resistant with GFCI outlets. 17 outlets are planned. See attached hand written notes for electrical wiring.

Mini splint to be wired and installed next year as a second project prior to summer

smoke detector and carbon monoxide detector:
indicated by pale yellow blocks to be wired into line star with 14–2 line. will replace lower level detectors with wireless technology kidde wireless interconnect AC hardwired

windows indicated by cyan were previously installed are double hung 24" wide and 41" tal they are 27" from ground. Plan is to replace at least one window with a casement to alot for appropriate emergency exit; will have fire ladder for exit from 3rd floor

Plumbing
Lav (Pedestal Sink): headspace 7'9"
Shower: Showerhead is 6.83ft (82")
Shower head space 7'9" (93")
shower pan 40"x40"
WC (toilet): Center 16" from back wall and 32" from knee wall space in front is 39" Head clearance 80"

Water:
1/2" HW and CW lines tied in to 2nd floor bathroom lines
– Run in Rolled Pex w/crimp rings
– 1/2" pex is ties into 3/4" water lines that are on 2nd floor access pannel w/ valvues to shut off all ustairs water
– 1/2" CW lines are run to w.c (indicated by purple WC
– 1/2" lines are run to lav (indicated by pink lave)
– 1/2" HW and CW lines are run to shower (indicated by red box) Shower valve installed handle handle at 40"
– 1/2" tees used to get to each fixture

Sanitary
–Cut into 4" cast iron stack
–tied into vertical stack with two 4"x4" transition bands (cast iorn x
PVC)
–Used 4"x3" pre san tee (horizontal branch)
– 3" san tee for W.C.
– reduced to 2" pipe (horizontal)
– 2" san tee runs horizontal for bathroom lav
–– lav goes up 1 1/2" tee
– Wet vented through lav
– vent goes up 2" to vent shower, lav, w.c.

Note:
Exterior Wall Thickness: 7" stucco century home
Interior Wall Thickness: 4.5 inches (stud +drywall)
No modifications to structural support made

Headspace for stairwell 80"
We will not be making any modifications to the stairwell except for cosmetic drywall, paint, and tread. We will use thinner 1/2" drywall to maintain head space and on currently unfinished walls of the stair well. The 29" stair well opening is consistent and continuous with the entire stairwell for this home. Updates cannot be met with out undue cost, burden, and altering the structural integrity of the entire home. Will be applying for variance exemption

peak ceiling height– 9'
with minimal collar ties placed 12" from roof peak with 2x4 wood pieces that are 25–32" long across 26 rafter pairs

Floor Joist are 2x6 boards placed every 15–16" with 29 boards placed the length of the floor. There is evidence of lateral bridging/blocking and sparse use of sister joints however they are not full length. We believe this is Southern Yellow Pine based on color and scent when cut. This allows for 10'9" for 30 PSI and 9'9" at 40 PSI

Landing: total sq ft– 79.17sqft
sq ft > 7'– 51.39sqft

Hallway: total sq ft –44.13sqft
sq ft > 7'– 16.15sqft

Bathroom: total sq ft– 59.98sqft
sq ft > 7'– 43.05sqft

Living Space Dormer: total sq ft– 72.66sqft
sq ft > 7'– 46.35sqft
(Dormer Already on home)

Living Space: total sq ft– 86.25sqft
sq ft > 7'– 50.25sqft

Bed: total sq ft– 125.24sqft
sq ft > 7'– 83.82sqft

Total: sqft–467.43sq ft @5ft ceiling ft or greater
291.01sq ft @7ft ceiling or greater
62.26% room >7ft ceiling

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planning@lakewoodoh.gov

Application Cover Page

Docket No.: 10-98-26

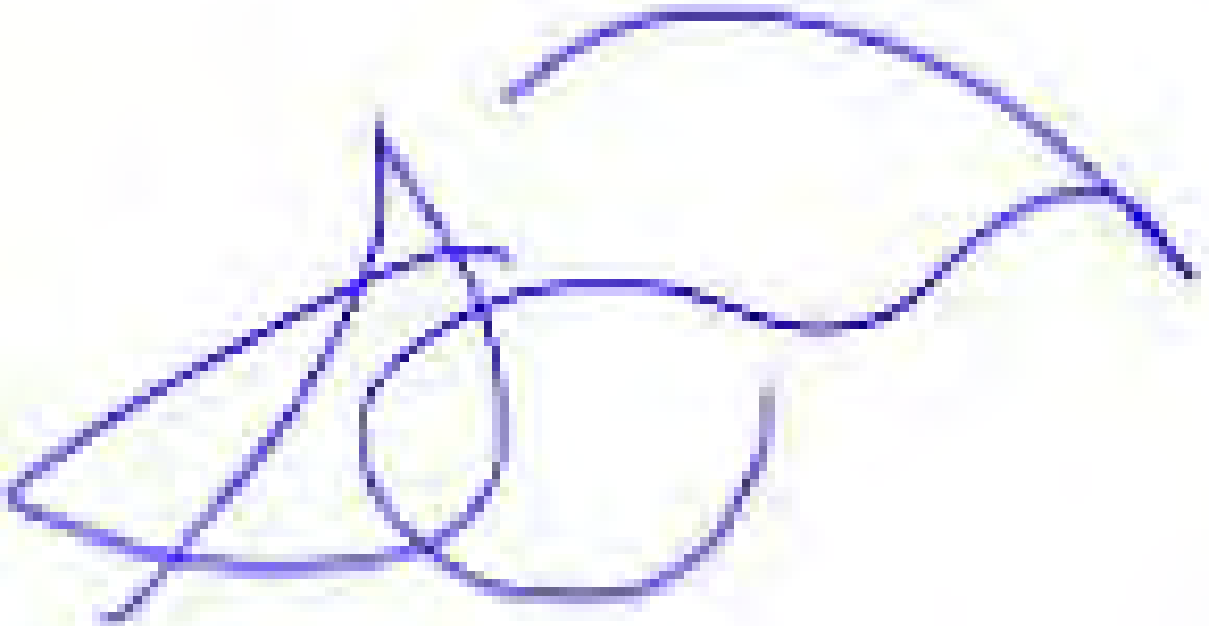
Permit No.: BBS26-000090

Applicant Name: Gary Pellegrino, Figurati Construction Group LLC

Project Address: 14810 Detroit Ave.

Project Name: Sourwood Public House

Project: Applicant proposes alterations to the façade.



14810 Detroit Ave
Share
14820 US-6 ALT
Lakewood, Ohio
Google Street View
May 2026
See more dates
14810
Detroit Ave
Google Maps
Image capture: May 2026
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Report a problem

SOURWOOD
PUBLIC
SOURWOOD PUBLIC HOUSE
est 1027
SOURWOOD
PUBLIC HOUSE
VALET

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planning@lakewoodoh.gov

Application Cover Page

Docket No.: 10-94-26

Permit No.: BBS26-000085

Applicant Name: Jonathon Bloomberg

Project Address: 1332 Sloane Ave.

Project Name: N/A

Project: Applicant proposes the construction of a garden shed/gazebo.

Information Related to Proposed Garden Shed/Gazebo
Submitted to Board of Zoning Appeals
1332 Sloane Ave.

(1) Whether there exist site conditions, such as narrowness, shallowness, or topography, unique to the property in question that are not applicable generally to other lands or structures in the same zoning district;
:
This is a unique property -- a single-family home in an MH district on a wider than normal lot with limited space in the back due to the steep river bluff. The main structure (house) is substantially back on the lot, much farther back than setback requirements would allow. Although the proposed project location may be considered a side yard, at 65 feet from the lot line, it is farther from the front property line than a typical setback requirement for a main structure. The project is planned for the south side of the lot, adjacent to a vacant lot that is poorly maintained and has been mostly allowed to grow wild. Although the structure will be used for garden storage, it is planned to look like a gazebo that integrates into the gardens and matches the architecture of the house. It will be located in the lowest point of the yard, with the floor of the structure well below street grade. We view this as an enhancement to our gardens, the house, and the neighborhood.
(2) Whether the property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether the property in question abuts a less restrictive zoning district;
:
As noted above, the property is in an MH district and the project abuts a lot that has been vacant for approximately 20 years that has been allowed to mostly go wild.
(3) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance(s);
:
The project is not necessary to preserve our property value, but we believe, once completed, it will enhance the value of the property.
(4) Whether the variance(s) is substantial;
:
No, we do not believe it is substantial based on the unique nature of our lot and the significant setback from the road.
(5) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);
:
No
(6) Whether the variance(s) would adversely affect the delivery of governmental services (e.g., water, sewer, refuse removal);
:
No
(7) Whether the property owner purchased the property with knowledge of the zoning restriction;
:
We were not aware that the area in question would subject to this restriction.
(8) Whether the property owner's predicament feasibly can be obviated through some method other than a variance(s); and
:
Not in any way that serves the purpose of the project.
(9) Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance(s).
:
Yes. As noted above, given the design and our intent to integrate it into our gardens, we view this as an aesthetic enhancement to the property. It is substantially back from the street, located adjacent to a vacant lot that mostly is not maintained.

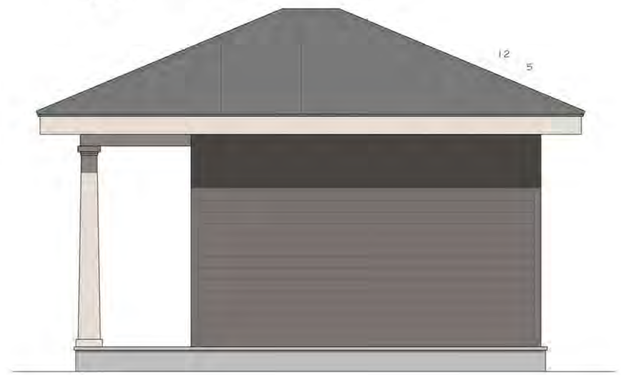
RECEIVED
By Kelly McCafferty at 8:25 am, Jul 15, 2026

RAS26-000078

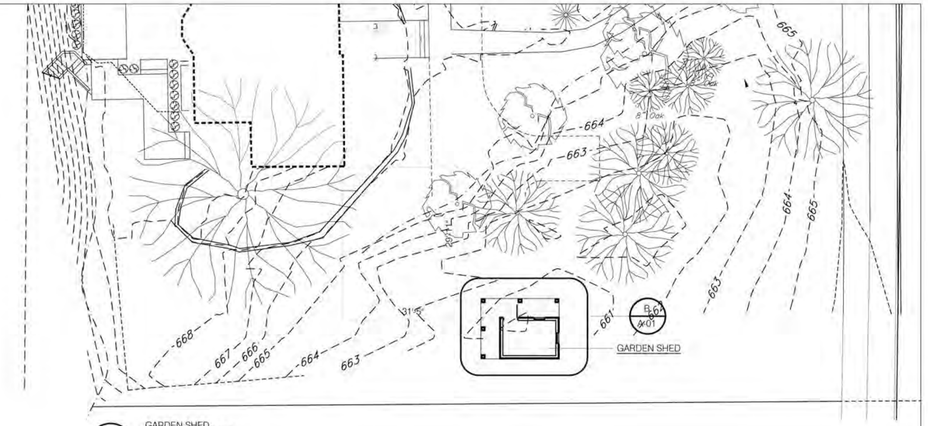
5 / A-01 GARDEN SHED
EAST ELEVATION
SCALE: 3/8" = 1'-0"

4 / A-01 GARDEN SHED
NORTH ELEVATION
SCALE: 3/8" = 1'-0"

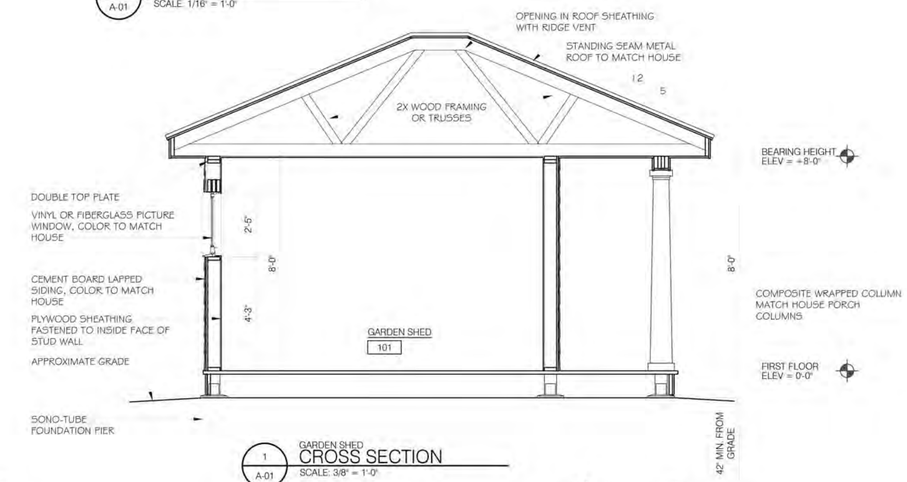
3 / A-01 GARDEN SHED
WEST ELEVATION
SCALE: 3/8" = 1'-0"



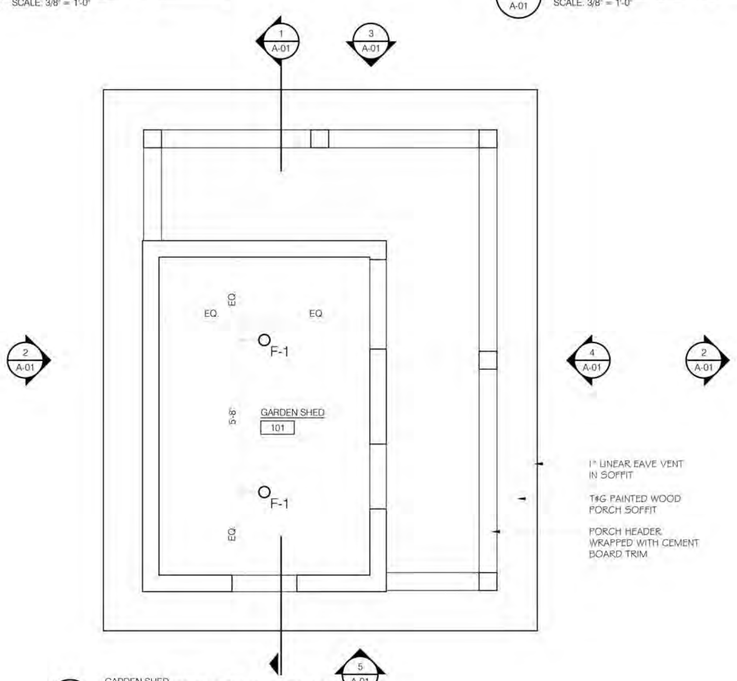
2 / A-01 GARDEN SHED
SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



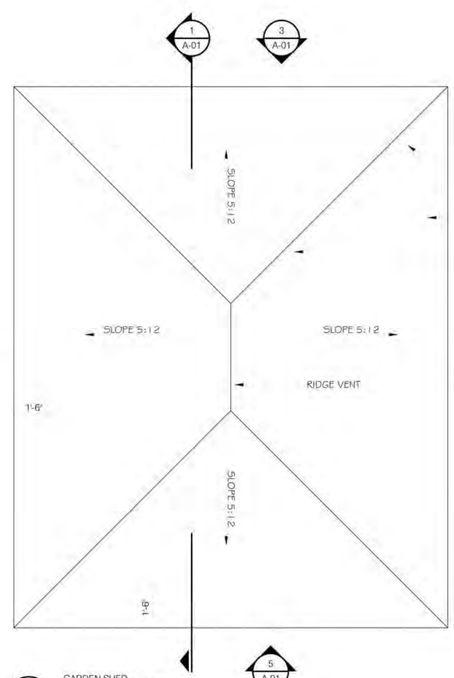
A / A-01 GARDEN SHED
SITE PLAN
SCALE: 1/16" = 1'-0"



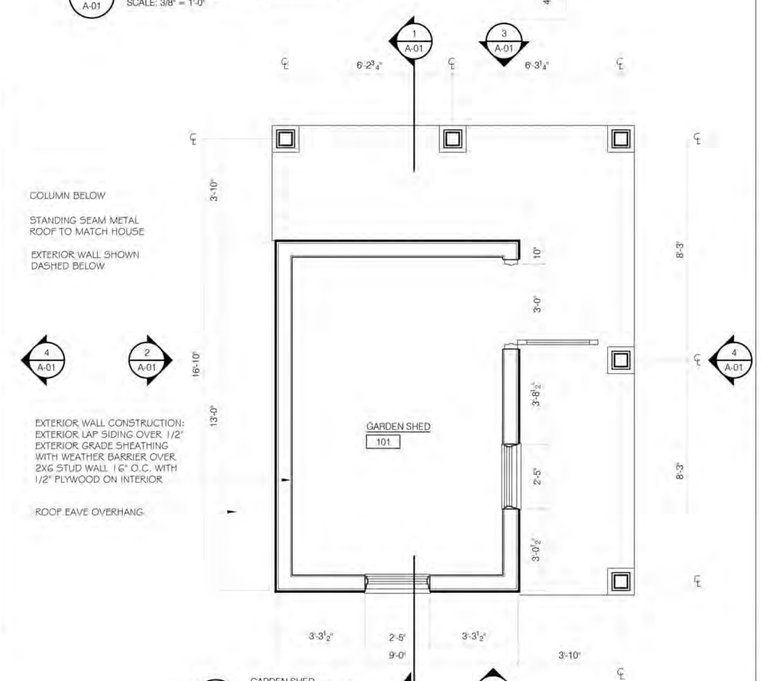
1 / A-01 GARDEN SHED
CROSS SECTION
SCALE: 3/8" = 1'-0"



D / A-01 GARDEN SHED
REFLECTED CEILING PLAN
SCALE: 3/8" = 1'-0"



C / A-01 GARDEN SHED
ROOF PLAN
SCALE: 3/8" = 1'-0"



B / A-01 GARDEN SHED
FLOOR PLAN
SCALE: 3/8" = 1'-0"

Seal

STATE OF OHIO
SCOTT M. DIMIT
13587
REGISTERED ARCHITECT

Issue:	Date:	By:
PROGRESS UPDATE	06/18/2024	SMD
OWNER'S REVIEW	06/21/2024	SMD/AND
OWNER'S REVIEW	10/18/2024	SMD/AND
PRICING / PROGRESS	10/25/2024	JMH
PERMIT SUBMISSION	12/06/2024	JMH
1 ADJUDICATION RESPONSE	01/07/2025	JMH
ISSUED FOR CONS.	01/24/2025	JMH
ISSUED WITH REVISIONS	03/14/2025	JMH
2 ISSUED WITH REVISIONS	04/10/2025	JMH/AND
3 ISSUED WITH UPDATES	06/02/2025	JMH/AND
ISSUED WITH CLARIFICATIONS	08/01/2025	AND
PORCH FRAMING CLARIFICATIONS	08/07/2025	JMH
TRIM COLOR	10/16/2025	JMH
GARDEN SHED	07/14/2026	JMH

DIMIT
ARCHITECTS
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14725 Detroit Avenue • Suite 210
Lakewood, Ohio 44107
216 • 221 • 9021 www.dimitarchitects.com

Bloomberg Residence

1332 Sloane Ave,
Lakewood, Ohio 44107

Drawing Title
GARDEN SHED

Date:	Project Number:
07/14/2026	24-035
Drawn by: SMD/AND/JH	Sheet Number: A-01
Checked by: SMD/AND	
Approved: SMD/AND	

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.: 10-95-26

Permit No.: BBS26-000086

Applicant Name: Samuel Diaquila, AIA

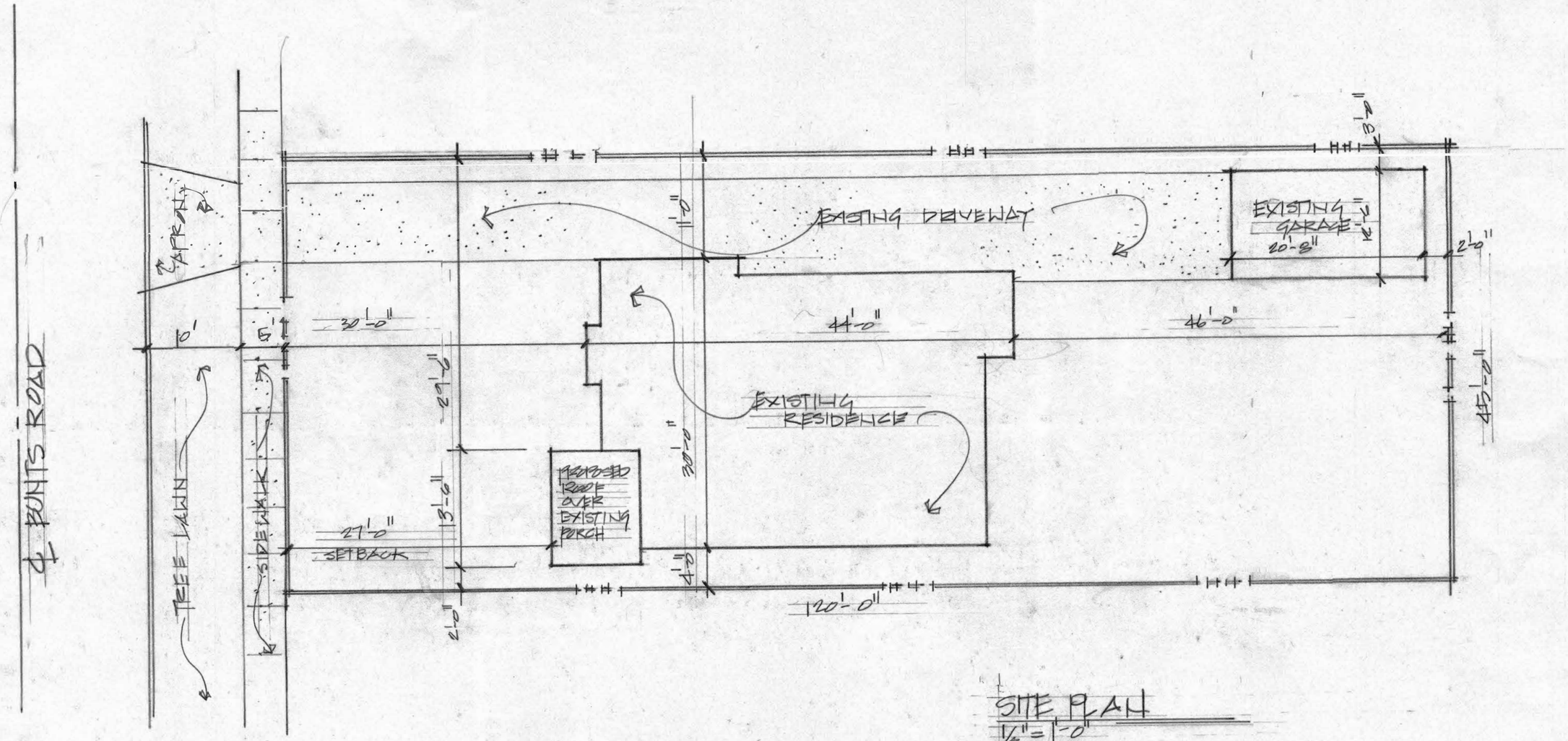
Project Address: 1525 Bunts Rd.

Project Name: N/A

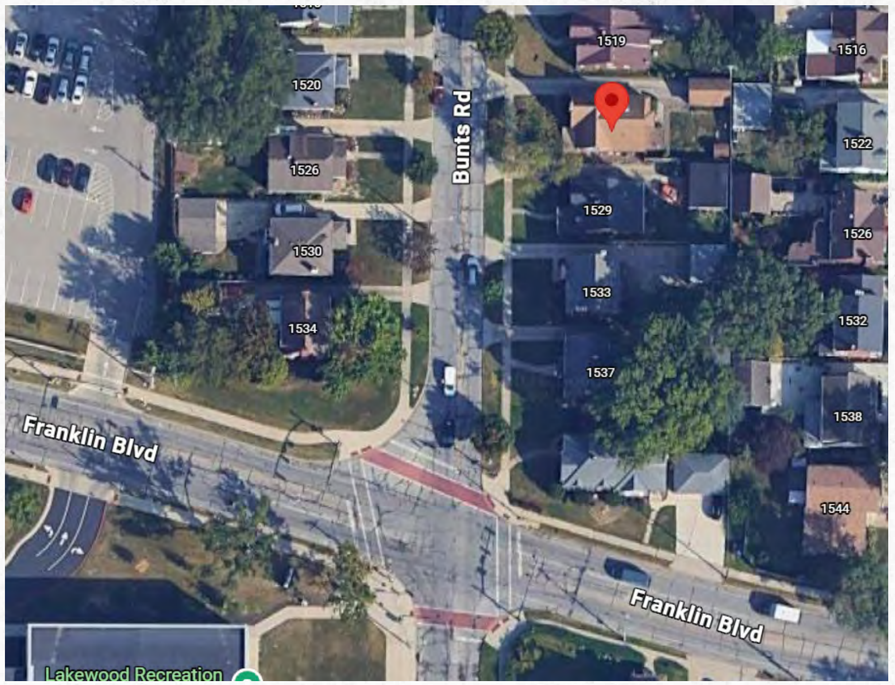
Project: Applicant proposes the construction of a covered front porch

Tang Ai Lum

Owner Consent



SITE PLAN
1/8" = 1'-0"



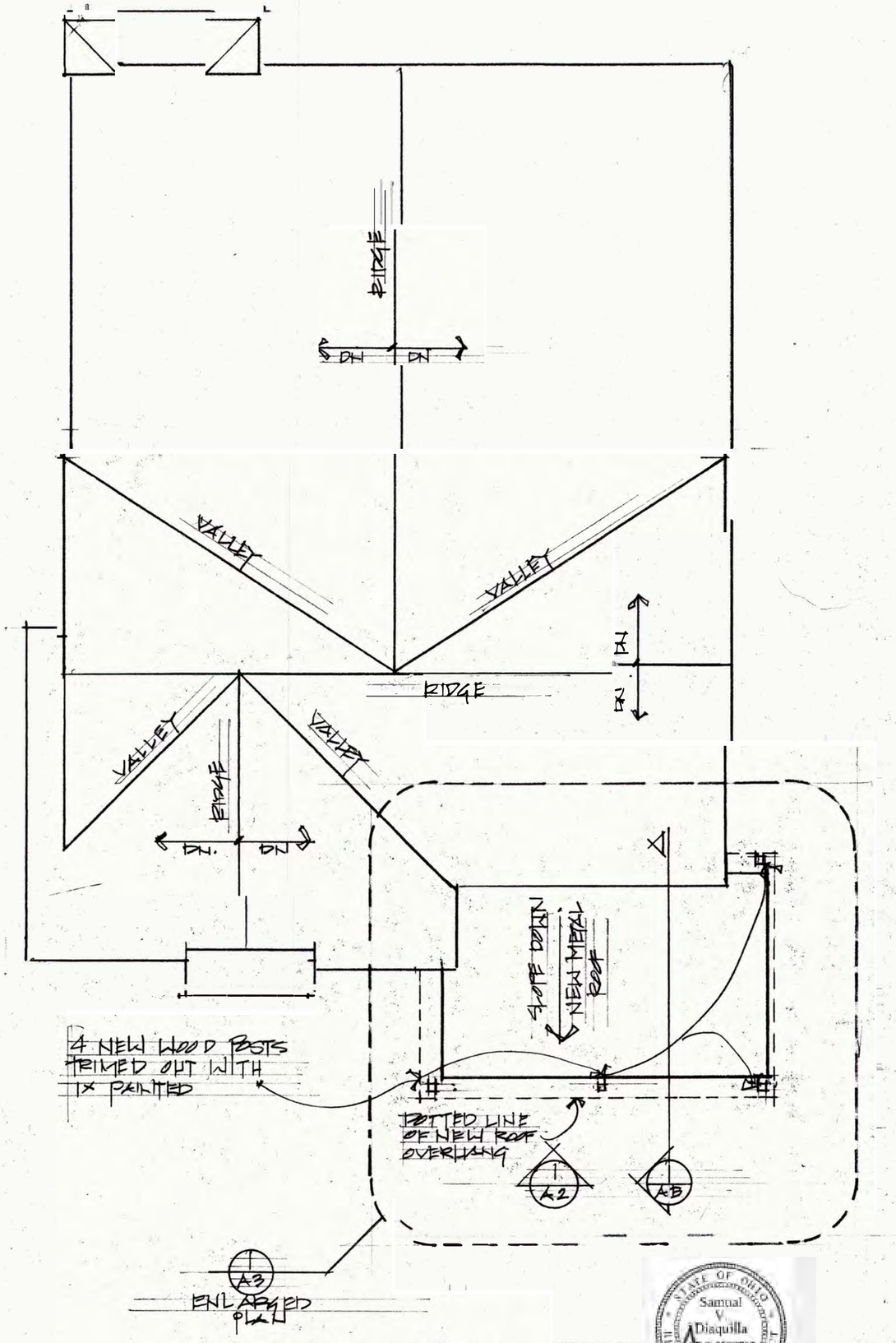
VICINITY MAP
N.T.S.

DRAWN BY:
SAMUEL V. DIAQUILA, AIA
1039 FOREST CLIFF DRIVE
LAKEWOOD, OH 44107
440.401.3500 SAM@DIAQUILA.COM

INDEX TO DRAWINGS

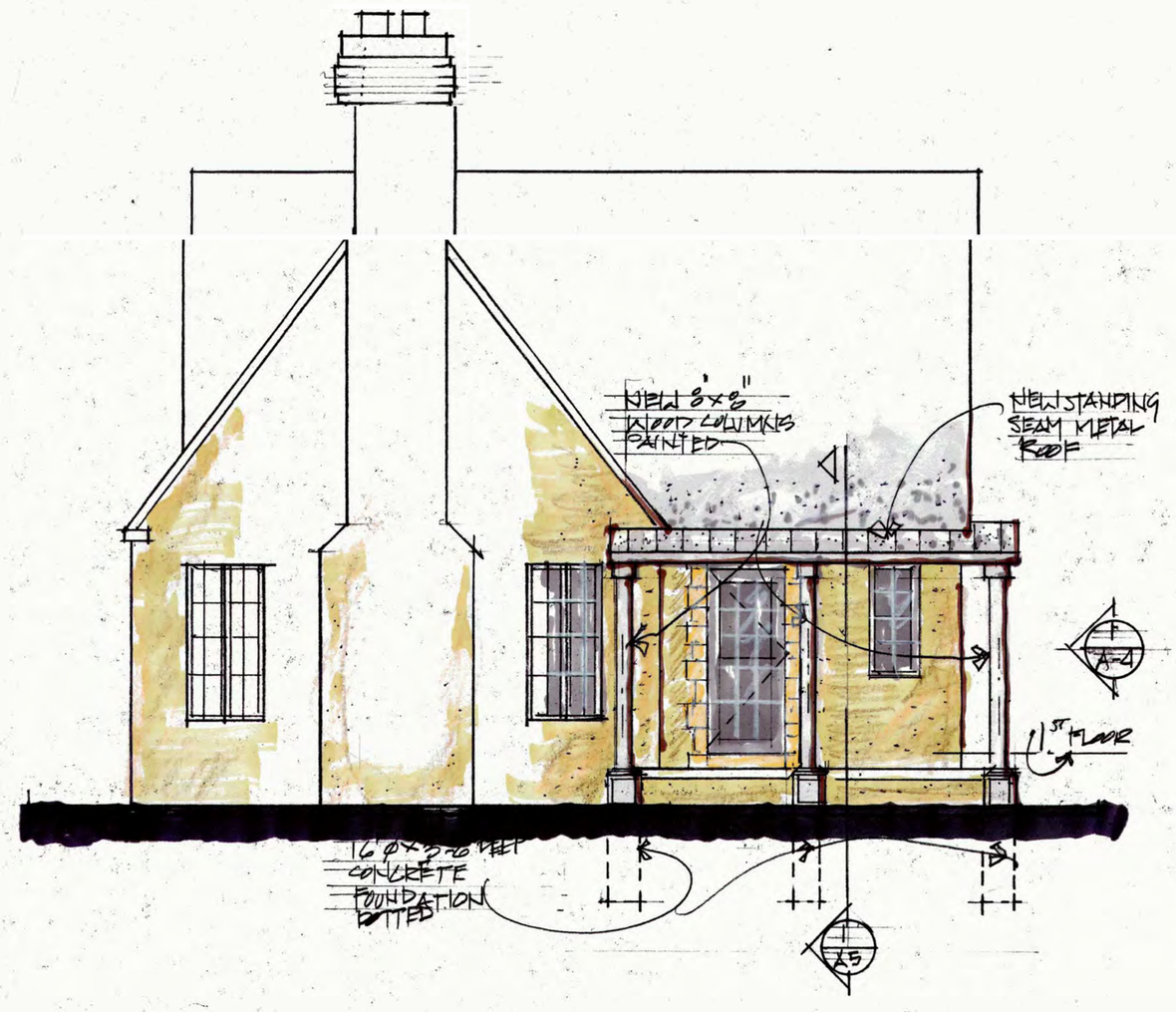
A-1 SITE PLAN / VICINITY MAP
A-2 OVERALL FLOOR PLAN
A-3 ENLARGED PORCH ROOF FRAMING
A-4 EXTERIOR ELEVATIONS
A-5 WALL SECTION

STATE OF OHIO
Samual V. Diaquilla
ARC.8808703
REGISTERED ARCHITECT



OVERALL FLOOR PLAN

1/4" = 1'-0"

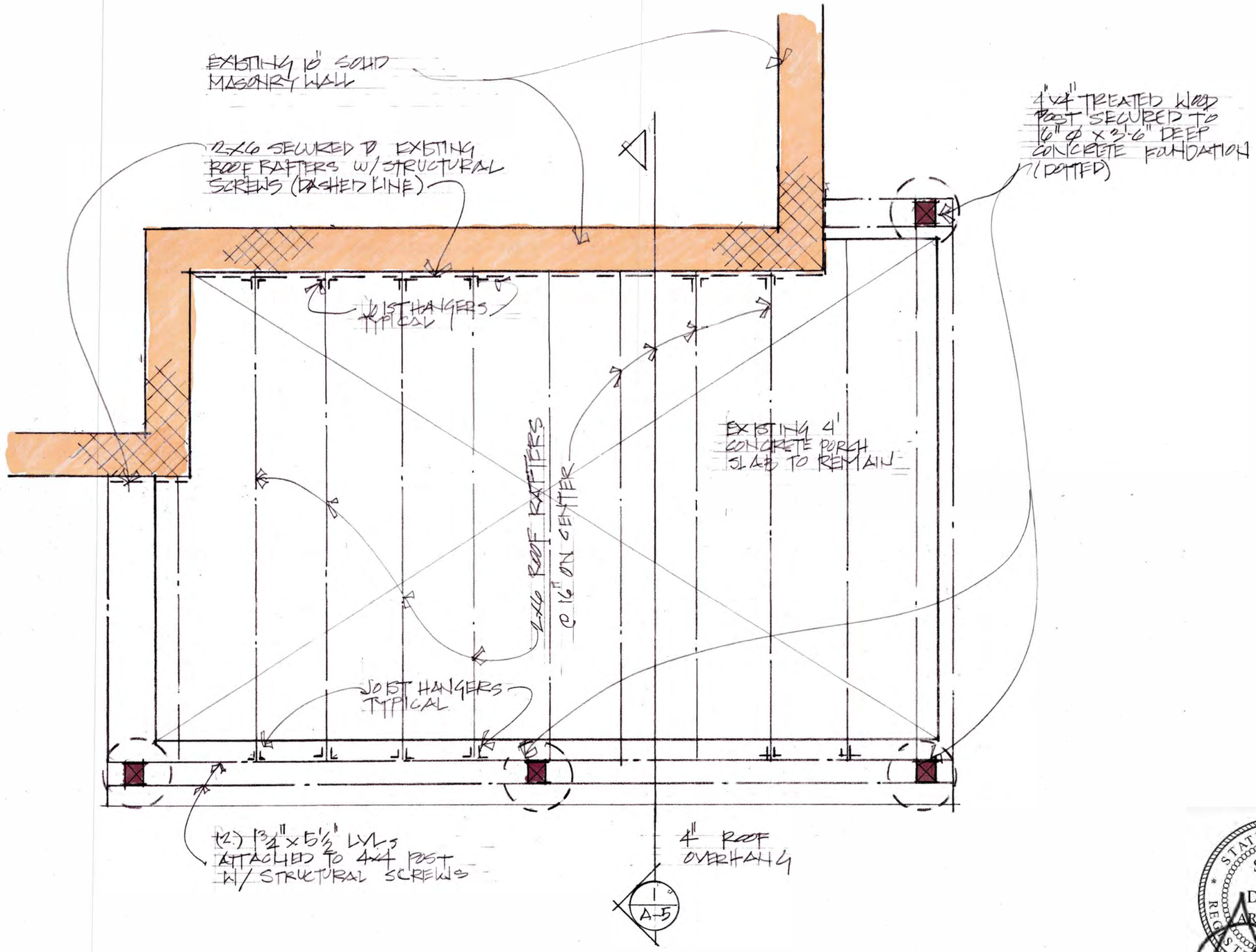


FRONT (WEST) ELEVATION

1/4" = 1'-0"

STATE OF OHIO
Samual V. Diaquilla
REG. 38057

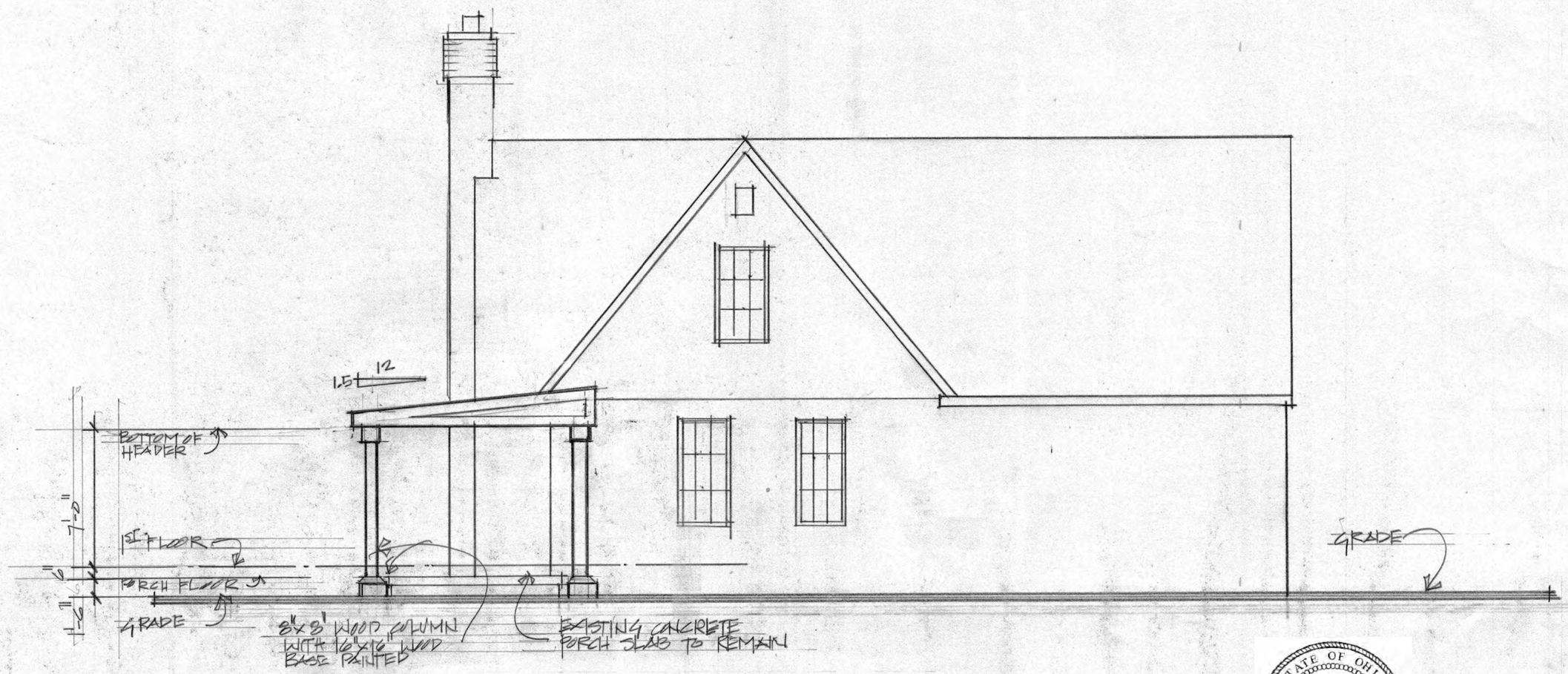
A-2



ENLARGED PORCH / ROOF FRAMING PLAN

3/4" = 1'-0"

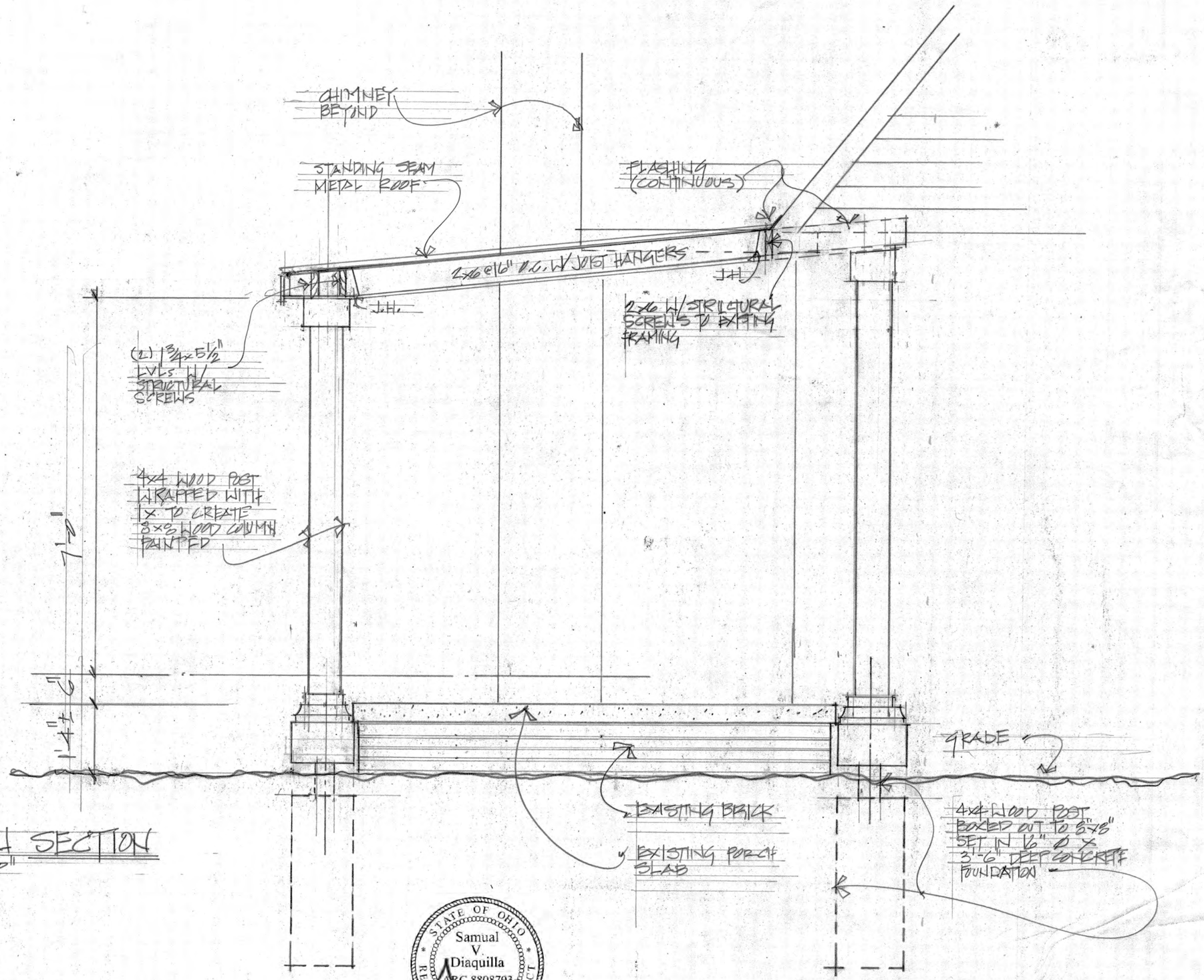
A-3



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

STATE OF OHIO
Samual V. Diaquilla
RC.8808703
REGISTERED ARCHITECT

A-4



PORCH SECTION
3/4" = 1'-0"

STATE OF OHIO
Samual V. Diaquilla
ARC.8808703
REGISTERED ARCHITECT

A-5

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

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

Application Cover Page

Docket No.: 10-96-26

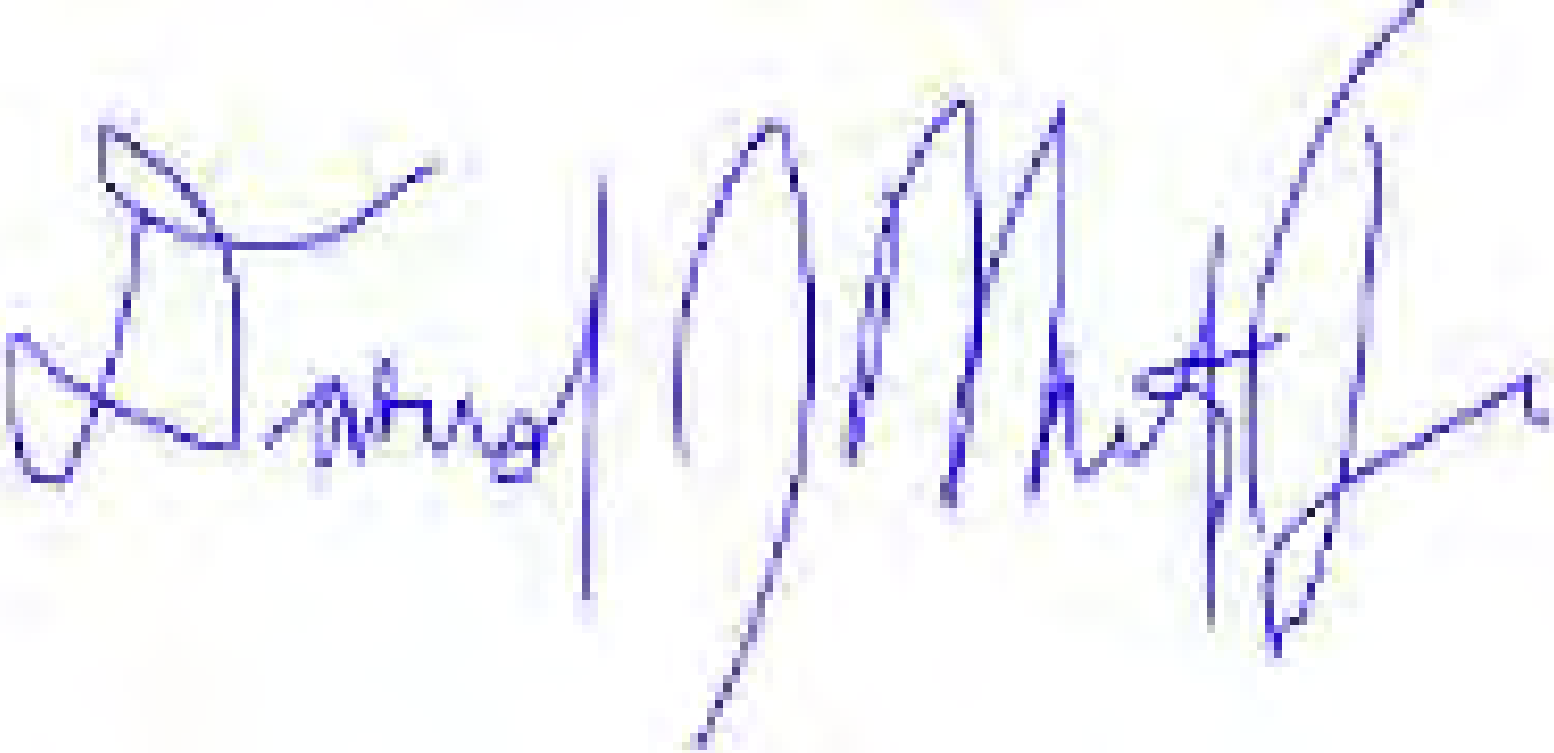
Permit No.: BBS26-000088

Applicant Name: David J Maniet, Maniet Architects

Project Address: 1320 Bunts Rd.

Project Name: N/A

Project: Applicant proposes the construction of a new garage, replacing an existing garage.



Gmail

David Maniet <djmoneit@gmail.com>

1320 Bunts Rd Project

Jeffrey and Mary Burton <jeffreymburton@yahoo.com> Tue, Jun 13, 2023 at 3:26 PM
To: David Maniet <davidjmaniet@gmail.com>

Dear Dave,

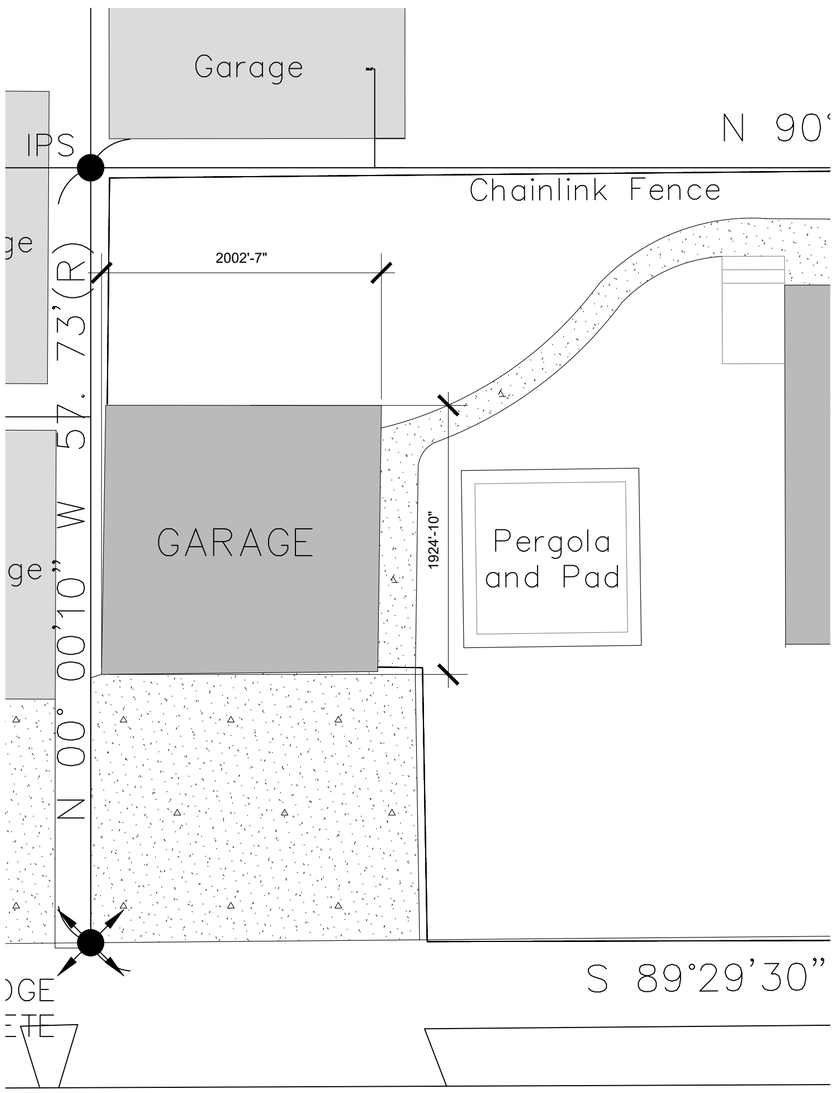
This letter serves as my authorization for Maneit Architects LLC to act as my agent during this home project.

Thanks,
Jeffrey Burton
(216) 322-8219

DAWG POUND
LAKEWOOD OHIO
www.onelakewood.com

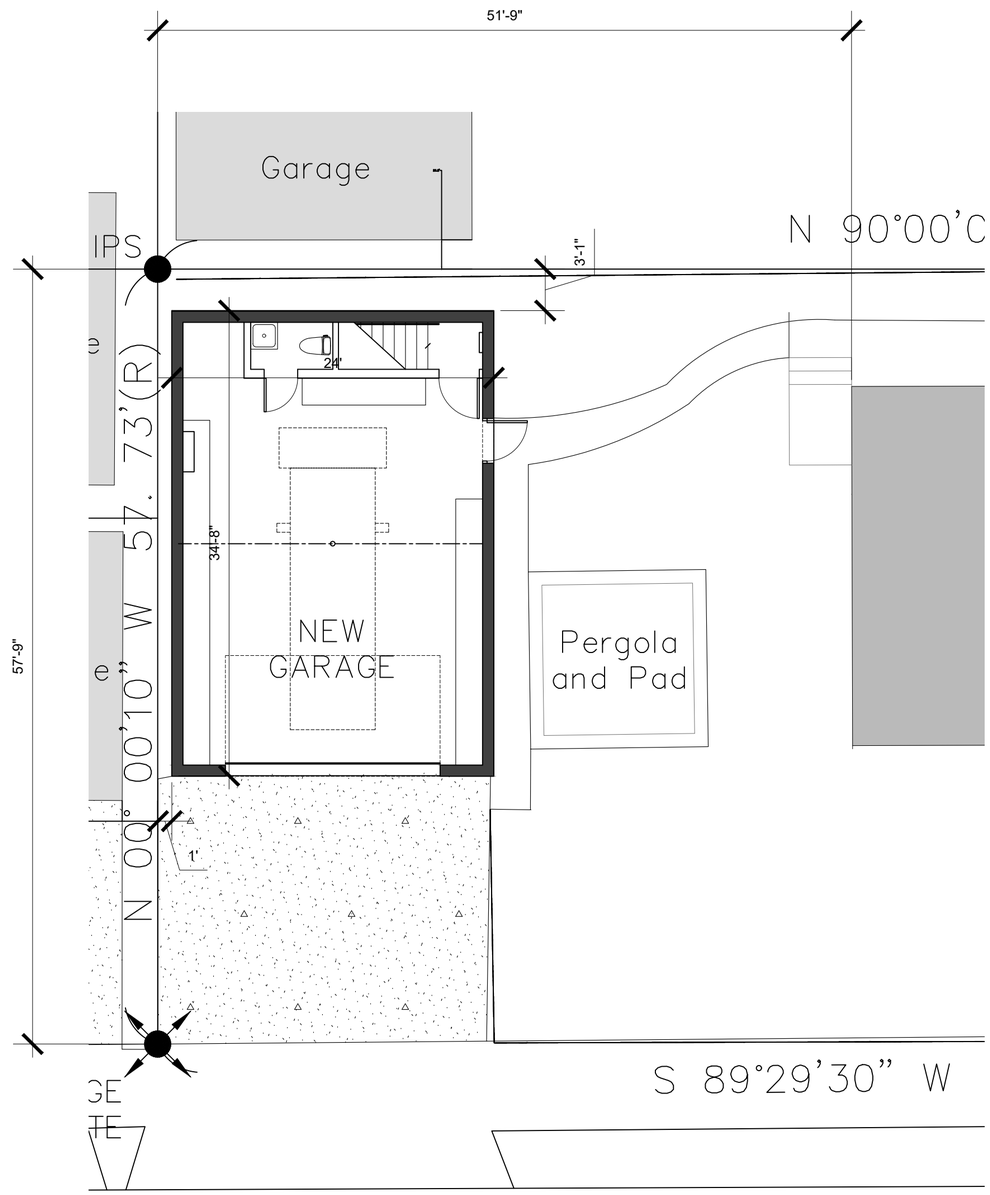
BURTON
JESUS IS COMING
NO
SEAT YOURSELF
CLEVELAND BROWNS

POUND
BEWARE OF THE DOG



Merl Avenue

Site Plan Existing
1/8" = 1'-0"

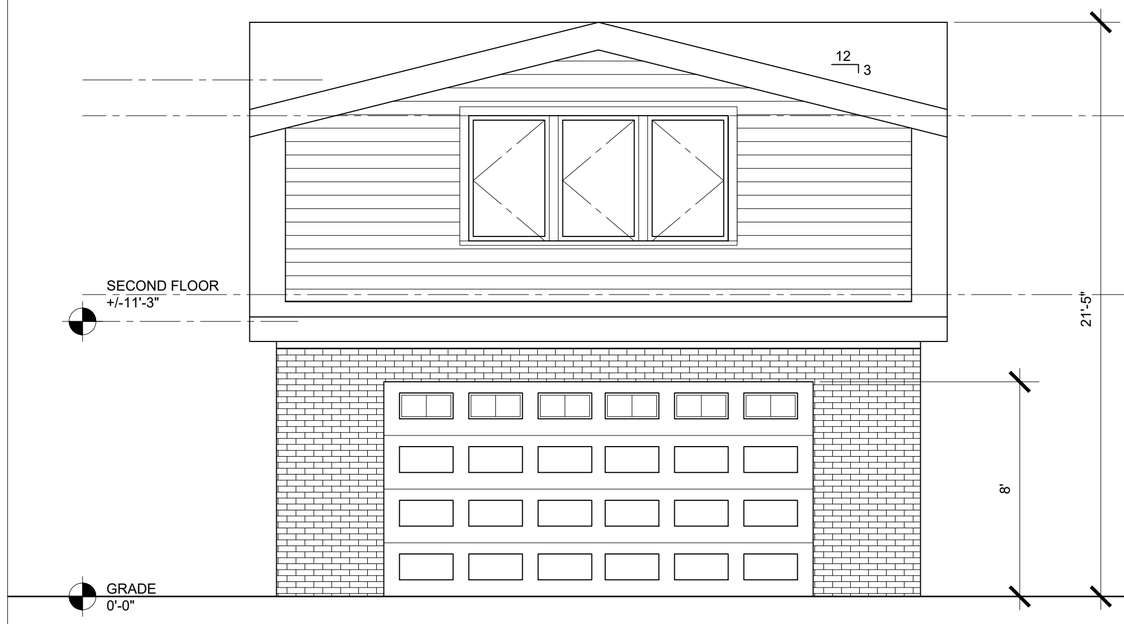


Site Plan Proposed
1/8" = 1'-0"

MA
MANIET
ARCHITECTS
412.720.0424
DavidJManiet@gmail.com

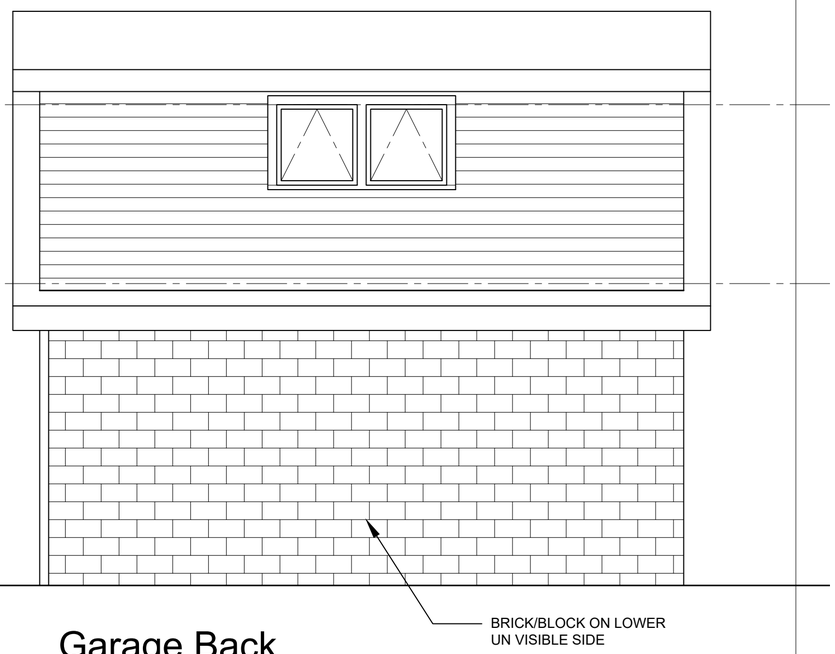
Name / Project Address
Burton Residence
1320 Bunts Road
Lakewood, OH 44107

Issue for Client Review 1	Sheet
Date 9/16/2026	A1
Drawn By DJM	



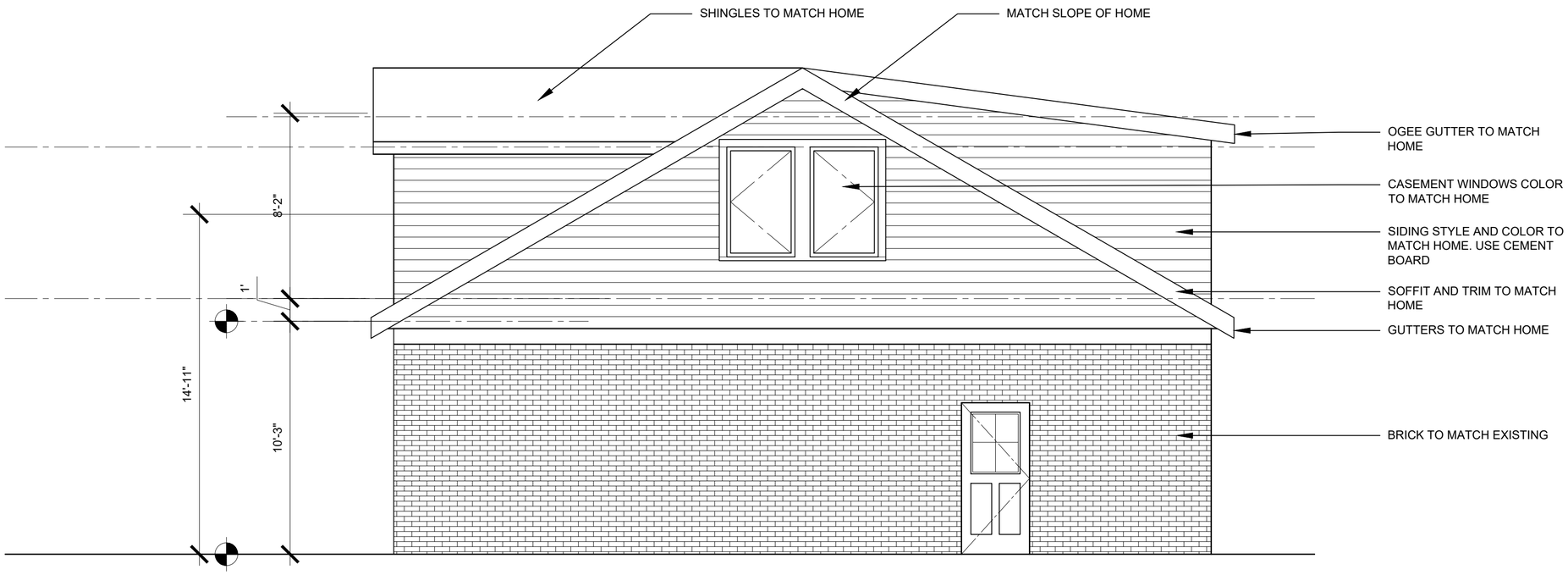
Garage Front

¼" = 1'-0"



Garage Back

¼" = 1'-0"



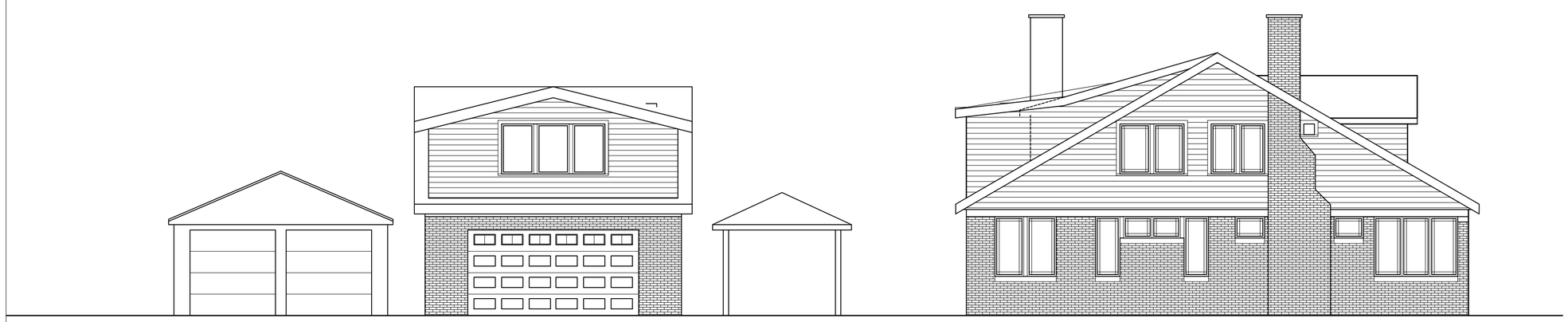
Garage House Side

¼" = 1'-0"

MA
MANIET
ARCHITECTS
412.720.0424
DavidJManiet@gmail.com

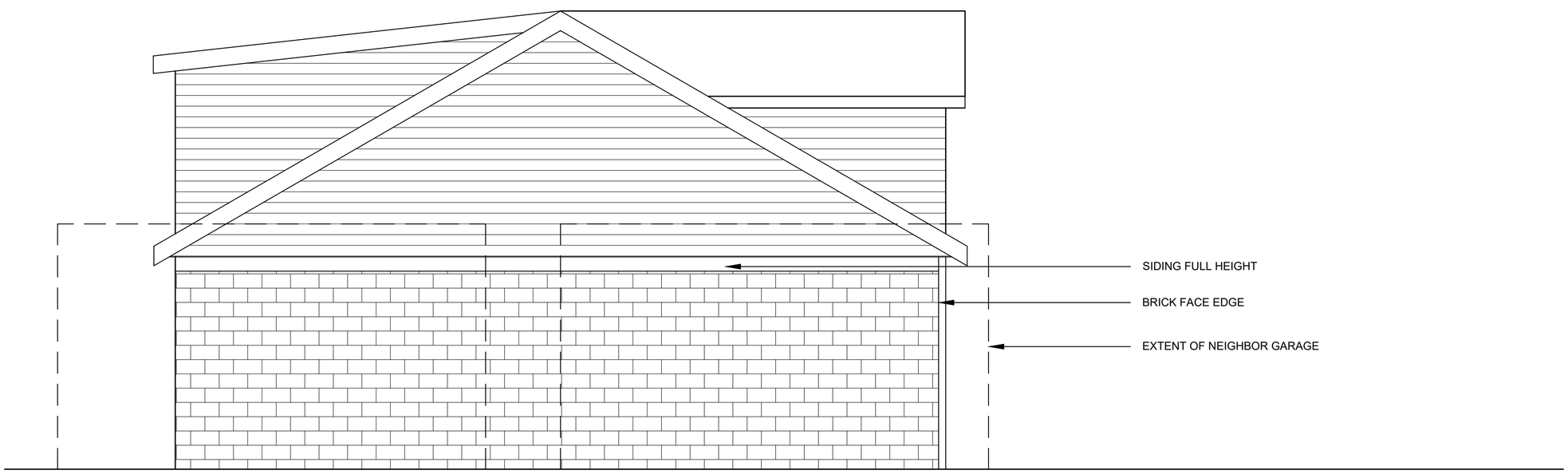
Name / Project Address
Burton Residence
1320 Bunts Road
Lakewood, OH 44107

Issue for Client Review 1	Sheet A2
Date 9/16/2026	
Drawn By DJM	



Garage Front Next to Home

1/8" = 1'-0"



Garage West Elevation

¼" = 1'-0"

MA
MANIET
ARCHITECTS

4 1 2 . 7 2 0 . 0 4 2 4
DavidJManiet@gmail.com

Name / Project Address
Burton Residence
1320 Bunts Road
Lakewood, OH 44107

Issue for Client Review 1	Sheet A3
Date 9/16/2026	
Drawn By DJM	

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.: 10-97-26

Permit No.: BBS26-000088

Applicant Name: Elizabeth Orr, Dover Home Remodelers Inc

Project Address: 1520 Marlowe Ave.

Project Name: N/A

Project: Applicant proposes the construction of a rear 1 story addition

Pavanraja

AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, _Ashley Berger_____, property owner of ____1520 Marlowe Lakewood Oh 44107_____, authorize my agent/contractor, **Dover Home Remodelers, Inc.**, to act on my behalf in presenting the proposed project to the **City of Lakewood Architectural Board of Review**.

Please see the attached signed contract for additional project details and authorization.

Home Remodelers
26824 Lorain Road
North Olmsted, OH 44070
Office 440.777.7555
Fax 440.777.8188
www.doverremodeling.com

SINCE 1984 DOVER Home Remodelers, Inc.

DOVER Floor & Tile Center

Dover Floor & Tile Center
26824 Lorain Road
North Olmsted, OH 44070
Office 440.423.TILE (8453)
Fax 440.777.8188
www.doverfloorandtile.com

==========

TERMS_OF_PAYMENT:

20%	Down payment
20%	Upon start of job
20%	Upon start of drywall
20%	Upon start of cabinet install
15%	Punch list including any unpaid change orders
5%	At completion of punch list

==========

THIS PROPOSAL WILL REMAIN VALID THROUGH ----------> 9/24/2026

SELECTIONS AND ALLOWANCES

1. To insure your job is completed in a timely fashion selections/decisions will be made by [redacted]
   If the above date is not met, we cannot insure that the job will be completed on time.
2. All contract allowances include material and sales tax.
3. If under stated allowance, credit will be reflected on final billing.
4. If allowance is exceeded, any additional monies must be paid directly to the supplier before that portion of work can begin.

TERMS OF CONTRACT AND NOTES

1. Dover is covered under three million dollars liability insurance and all workers are covered under Ohio Worker's Compensation.
2. All payments as set out in the schedule above, must be paid in a timely manner before Dover will go forward with the next phase of the project. In the event payment is not timely made and Dover gives the Customer a written notice that payment is overdue and the Customer fails to make that payment due within (10) days from the date of the written notice, Dover may terminate all work, may terminate the contract, and recover from the Customer payment for all work to date and any loss sustained, reasonable profit, and damages.
3. Change Orders are to be paid upon signature. Any unpaid Change Orders are due upon signature of Punch List.
4. Dover shall submit a Pre-Completion Punch List when work is 90% complete, as determined by Dover. Customer, agrees at this time to list items that are not complete. At this time Customer is required to pay all monies except for the percentage listed above under terms of payment. If not paid, Dover can not continue with the job until the above requirement is met. If the list is not returned to Dover within 3 days of submittal, it is understood by Customer and Dover that the job has been completed per the terms of this contract and payment is due immediately.
5. All work to be completed per the Registered Construction Standard and Home Owners Maintenance Guide Dated May, 1998. (Available upon request)
6. In the event of a discrepency between the Contract, Change Orders, and/ or drawings, contract and change orders shall take precedence over drawings.
7. Dover requests that all future meetings with their supervisory staff be held between 8:00 A.M. to 5:30 P.M. Monday through Friday and Saturday 8:00 A.M. to 12:00 P.M.
8. Customer understands that this contract is not binding on Dover until signed by office manager.

==========

THE ABOVE PRICES, SPECIFICATIONS, & TERMS PRINTED ON REVERSE SIDE ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

==========

YOU, THE BUYER, 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.

SALESPERSON Barnusa DATE 8/26/26 MANAGER_____ DATE_____

BUYER X [signature] DATE X 8/26/26

BUYER_____ DATE_____

NARI Remodeling Done Right. BBB Accredited Business houzz

Welcome

suncast

MATERIALS

ROOFING (MATCH EXISTING)

certainteed
SAINT-GOBAIN

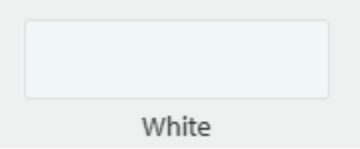
Landmark® PRO

Max Def Pewter

SIDING (MATCH EXISTING)

NORANDEX

Woodsman Select Vinyl Siding



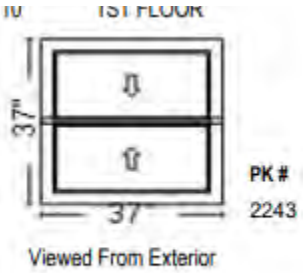
White

4”

BRICK TO MATCH EXISTING AT FOUNDATION

WINDOW

PELLA 250 SERIES (WHITE INTERIOR/WHITE EXTERIOR – DOUBLE HUNG)



1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 37 X 37
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware
Screen: Full Screen, InView™ , Shipped In Unit
Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.53, CPD PEL-A-290-00055-00001, Performance Class R, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL16813, STC 26, OITC 22, Clear Opening Width 31.954, Clear Opening Height 13.089, Clear Opening Area 2.904485, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Wrapping Information: Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 148".

DOOR

Image is viewed from Exterior!

THERMATRU

Item Description
3' 0" x 6' 8" S206 Half Lite 2 Panel Smooth-Star Fiberglass Door w/Clear Glass - Right Hand Inswing (Tru-Guard Composite Edge)
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Faceplate Lockset Latch Prep w/Standard Strike Prep w/Deadbolt 9206 Kwikset/Schlage J Series – Standard 1" X 2-1/4" Strike Prep
Set of Standard - Zinc Dichromate Hinges
Primed Dura-Frame - 4-9/16" Jamb w/Dura-Frame Brickmould Exterior Trim (Applied) w/(1)Brass Adjustable Security Strike Plate (for Lockset only)
Bronze Compression Weatherstrip
Tru-Defense Composite Adj. w/Dark Cap - Mill Finish Sill
Shield System Packaging

ANDERSON STORM DOOR

RO Size = **Unit Size =**

8 Series Full View Retractable Insect Screen, 8RS 32 x 80, Storm Door, Left Hand, White, Single-Pane Clear Tempered Glass, Top Standard Bottom Simple Step Closer, Rapid Install 1, Antique Brass Traditional Hardware Trim Set

Drawing Index	
S-1	Site Plan
D-1	Floor Plan Demo
D-2	Elevation Plan Demo
A-1	Plan Proposal
A-2	Elevation Plan Proposal

BERGER RESIDENCE

ADDITION REMODEL PROJECT

1520 MARLOWE
LAKEWOOD, OH 44107

DEMO / PROPOSAL NOTES:

- DEMO WALL
- NEW WALL
- NEW DRYWALL
- DEMO LINE
- DEMO BOX

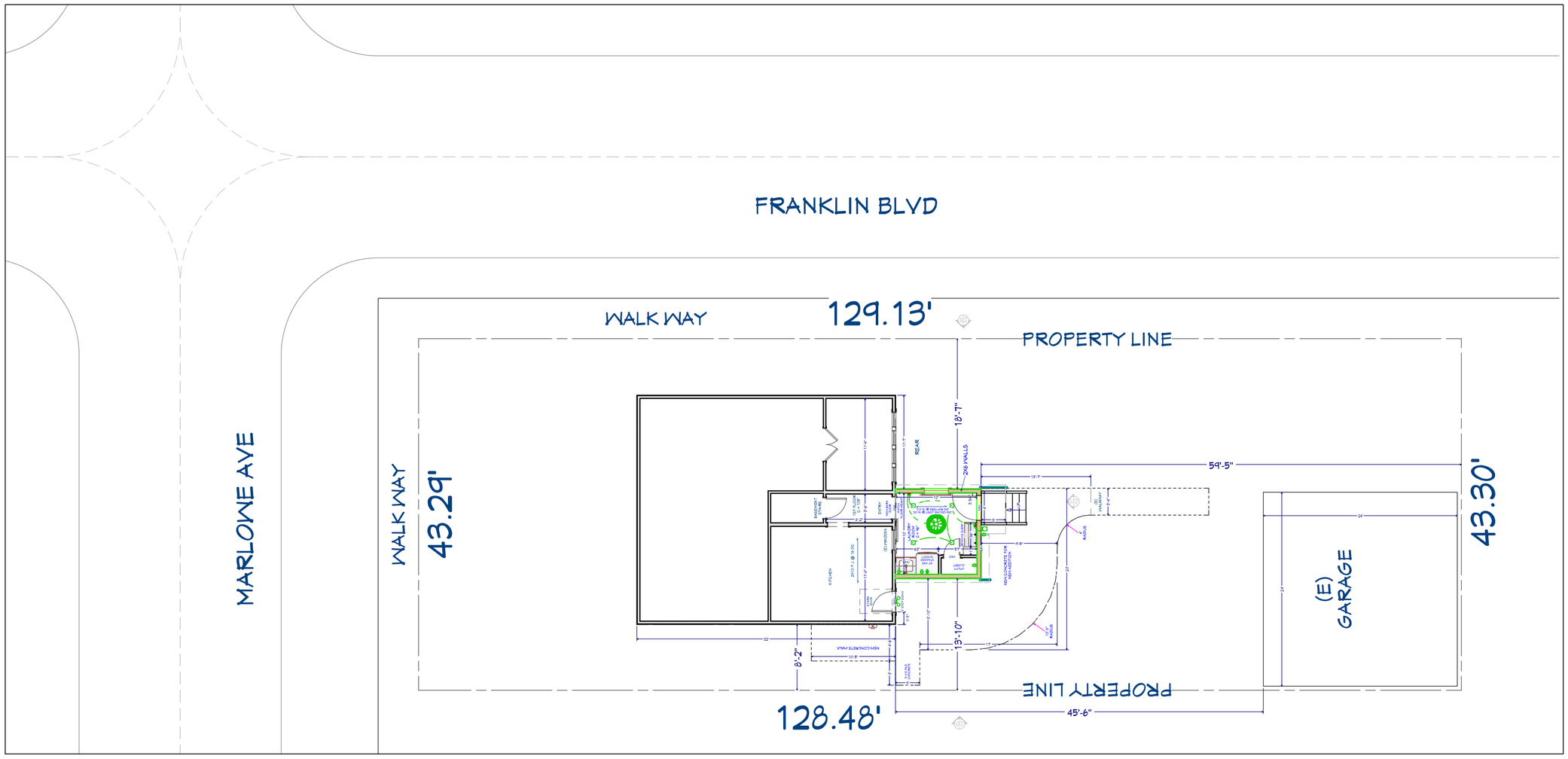
MECHANICAL-ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- 3-WAY POLE SWITCH
- 4-WAY POLE SWITCH
- SINGLE POLE SWITCH w/ DIMMER
- 3-WAY POLE SWITCH w/ DIMMER
- INCANDESCENT LIGHT
- WALL MOUNTED SCONCE
- EXHAUST FAN
- EXHAUST FAN/LIGHT
- 6" RECESSED CAN LIGHT
- 4" RECESSED CAN LIGHT
- RECESSED CAN LIGHT EYEBALL LIGHT
- PULL CHAIN LIGHT
- PENDANT LIGHT
- FLORESCENT LIGHT UNDER WALL CABINET
- FLORESCENT LIGHT
- CEILING FAN W/ LIGHT
- 110 RECEPTACLE
- 110 QUAD REGEPTACLE
- 110 GFI RECEPTACLE
- 110 GFI RECEPTACLE WEATHER PROTECTED
- 220 RECEPTACLE
- DISPOSAL SWITCH
- DISPOSAL
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- THERMOSTAT
- PHONE JACK
- TV/CABLE JACK
- ELECTRICAL PANEL
- SUPPLY AIR
- RETURN AIR

(GREEN) = NEW DEVICE
(BLUE) = REMOVE & REPLACE DEVICE
(RED BOX) = DEMO DEVICE
(BLACK) = EXISTING

N

SITE PLAN
1 in = 10 ft



PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

THESE DRAWINGS AND DESIGNS WILL BE RELEASED AT AUTHORIZATION OF PROJECT. ANY USAGE WITHOUT WRITTEN CONSENT WILL DEFER ANY AND ALL RESPONSIBILITIES OF DOVER HOME REMODELERS, INC. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

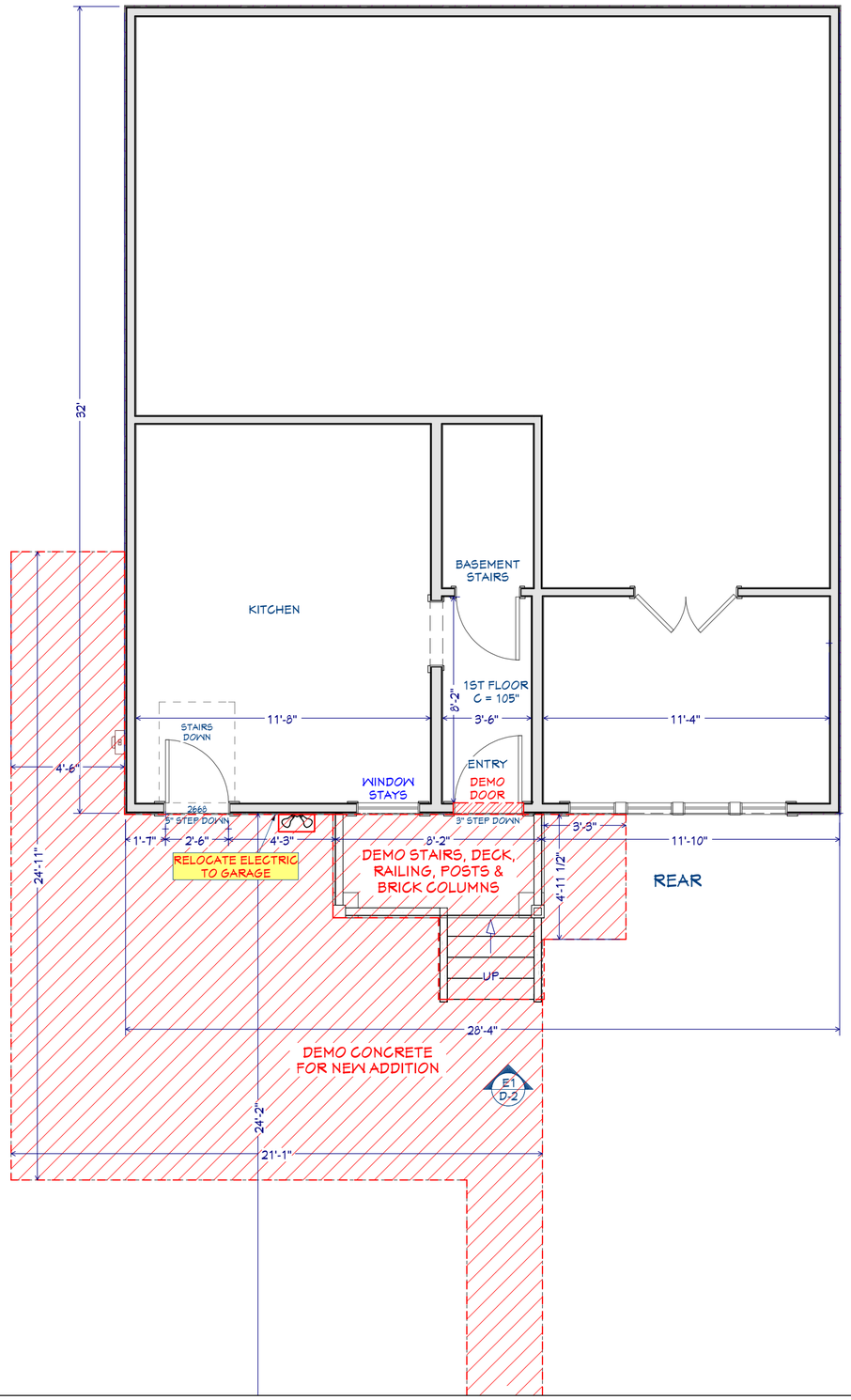
NO.	DATE	BY	DESCRIPTION

SINCE 1984
DOVER Home Remodelers, Inc.
24341 Lorain Road
North Olmsted, Ohio 44070
Phone: 440-777-1555
Fax: 440-777-8188
www.doveremodeling.com

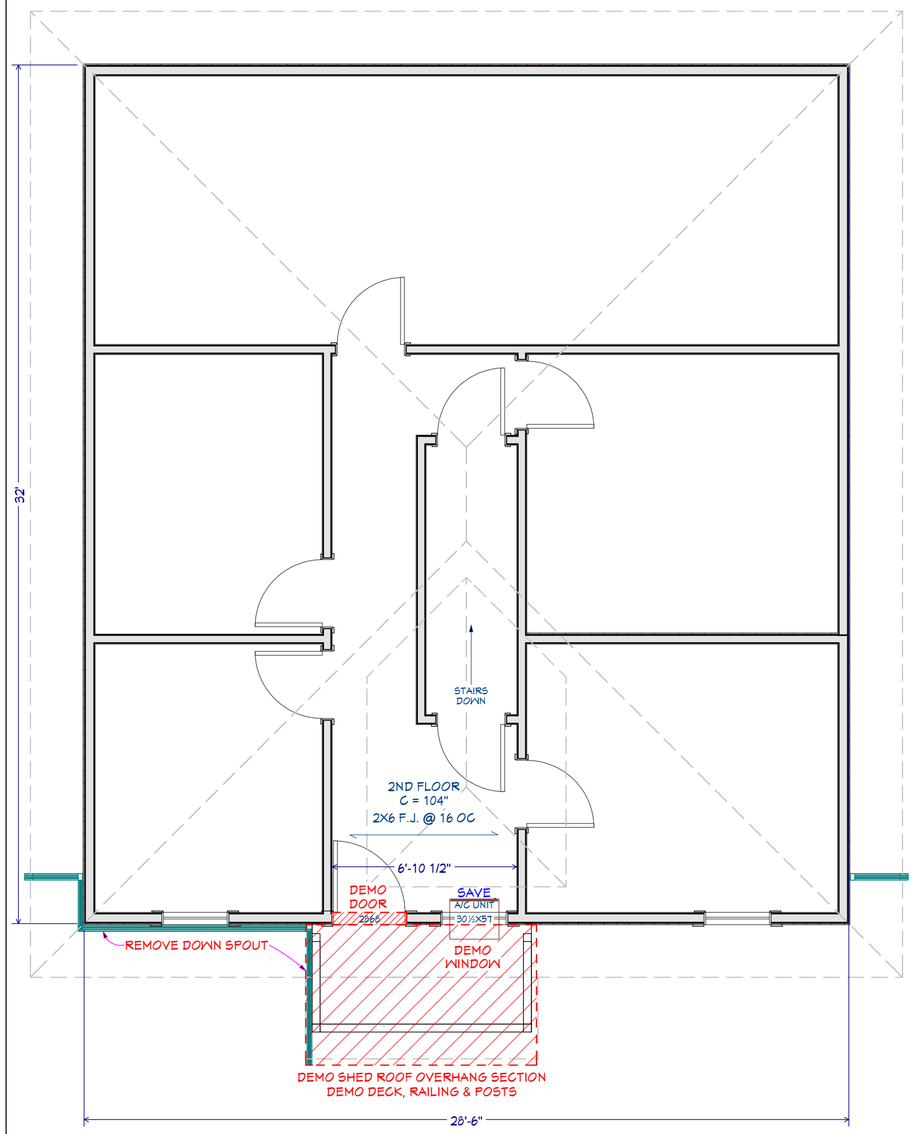
APPROVAL DATE
CLIENT SIGNATURE

NAME: BERGER, ASHLEY
ADDRESS: 1520 MARLOWE
CITY: LAKEWOOD, OH
ZIP: 44107 PHONE:440-590-1145

DATE: 8/25/2026
SCALE: AS NOTED
Drawn By: CA/GM
Designer: PS
SHEET: S-1



1st Floor Plan Demo
1/4 in = 1 ft



2nd Floor Plan Demo
1/4 in = 1 ft

DEMO / PROPOSAL NOTES:

- DEMO WALL
- NEW WALL
- NEW DRYWALL
- DEMO LINE
- DEMO BOX

MECHANICAL-ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- 3-WAY POLE SWITCH
- 4-WAY POLE SWITCH
- SINGLE POLE SWITCH W/ DIMMER
- 3-WAY POLE SWITCH W/ DIMMER
- INCANDESCENT LIGHT
- WALL MOUNTED SCONCE
- EXHAUST FAN
- EXHAUST FAN/LIGHT
- 6" RECESSED CAN LIGHT
- 4" RECESSED CAN LIGHT
- RECESSED CAN LIGHT EYEBALL LIGHT
- PULL CHAIN LIGHT
- PENDANT LIGHT
- FLORESCENT LIGHT UNDER WALL CABINET
- FLORESCENT LIGHT
- CEILING FAN W/ LIGHT
- 110 RECEPTACLE
- 110 QUAD RECEPTACLE
- 110 GFI RECEPTACLE
- 110 GFI RECEPTACLE WEATHER PROTECTED
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- DISPOSAL
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- THERMOSTAT
- PHONE JACK
- TV/CABLE JACK
- ELECTRICAL PANEL
- SUPPLY AIR
- RETURN AIR

(GREEN) = NEW DEVICE
(BLUE) = REMOVE & REPLACE DEVICE
(RED BOX) = DEMO DEVICE
(BLACK) = EXISTING

NO.	DATE	BY	DESCRIPTION

SINCE 1984 DOVER Home Remodelers, Inc.
24341 Lorain Road
North Olmsted, Ohio 44070
Phone: 440-777-1595
Fax: 440-777-8188
www.doveremodeling.com

APPROVAL DATE
CLIENT SIGNATURE

NAME: BERGER, ASHLEY
ADDRESS: 1520 MARLOWE
CITY: LAKEWOOD, OH
ZIP: 44107 PHONE:440-590-1145

DATE: 8/25/2026
SCALE: AS NOTED
Drawn By: CA/GM
Designer: PS
SHEET: D-1

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

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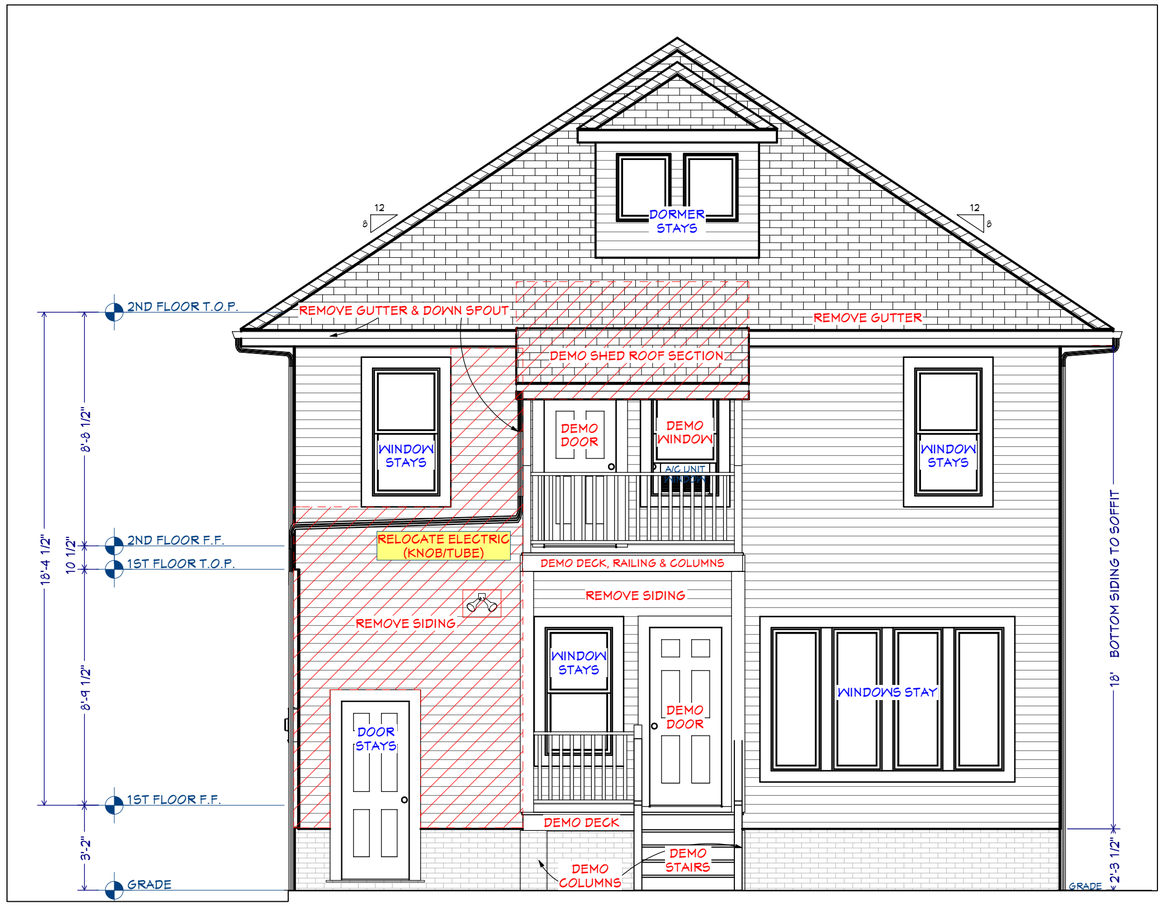

Rear Elevation Plan Demo
1/4 in = 1 ft

DEMO / PROPOSAL NOTES:

- DEMO WALL
- NEW WALL
- NEW DRYWALL
- DEMO LINE
- DEMO BOX

MECHANICAL-ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- 3-WAY POLE SWITCH
- 4-WAY POLE SWITCH
- SINGLE POLE SWITCH w/ DIMMER
- 3-WAY POLE SWITCH w/ DIMMER
- INCANDESCENT LIGHT
- WALL MOUNTED SCONCE
- EXHAUST FAN
- EXHAUST FAN/LIGHT
- 6" RECESSED CAN LIGHT
- 4" RECESSED CAN LIGHT
- RECESSED CAN LIGHT EYEBALL LIGHT
- PULL CHAIN LIGHT
- PENDANT LIGHT
- FLORESCENT LIGHT UNDER WALL CABINET
- FLORESCENT LIGHT
- CEILING FAN W/ LIGHT
- 110 RECEPTACLE
- 110 QUAD RECEPTACLE
- 110 GFI RECEPTACLE
- 110 GFI RECEPTACLE WEATHER PROTECTED
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- SMOKE DETECTOR
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- RETURN AIR

(GREEN) = NEW DEVICE
(BLUE) = REMOVE & REPLACE DEVICE
(RED BOX) = DEMO DEVICE
(BLACK) = EXISTING

NO.	DATE	BY	DESCRIPTION

SINCE 1984
DOVER Home Remodelers, Inc.
24341 Lorain Road
North Olmsted, Ohio 44070
Phone: 440-777-1595
Fax: 440-777-8188
www.doveremodeling.com

APPROVAL DATE _____
CLIENT SIGNATURE _____

NAME: BERGER, ASHLEY
ADDRESS: 1520 MARLOWE
CITY: LAKEWOOD, OH
ZIP: 44107 PHONE:440-590-1145

DATE: 8/25/2026
SCALE: AS NOTED
Drawn By: CA/GM
Designer: PS
SHEET: D-2

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

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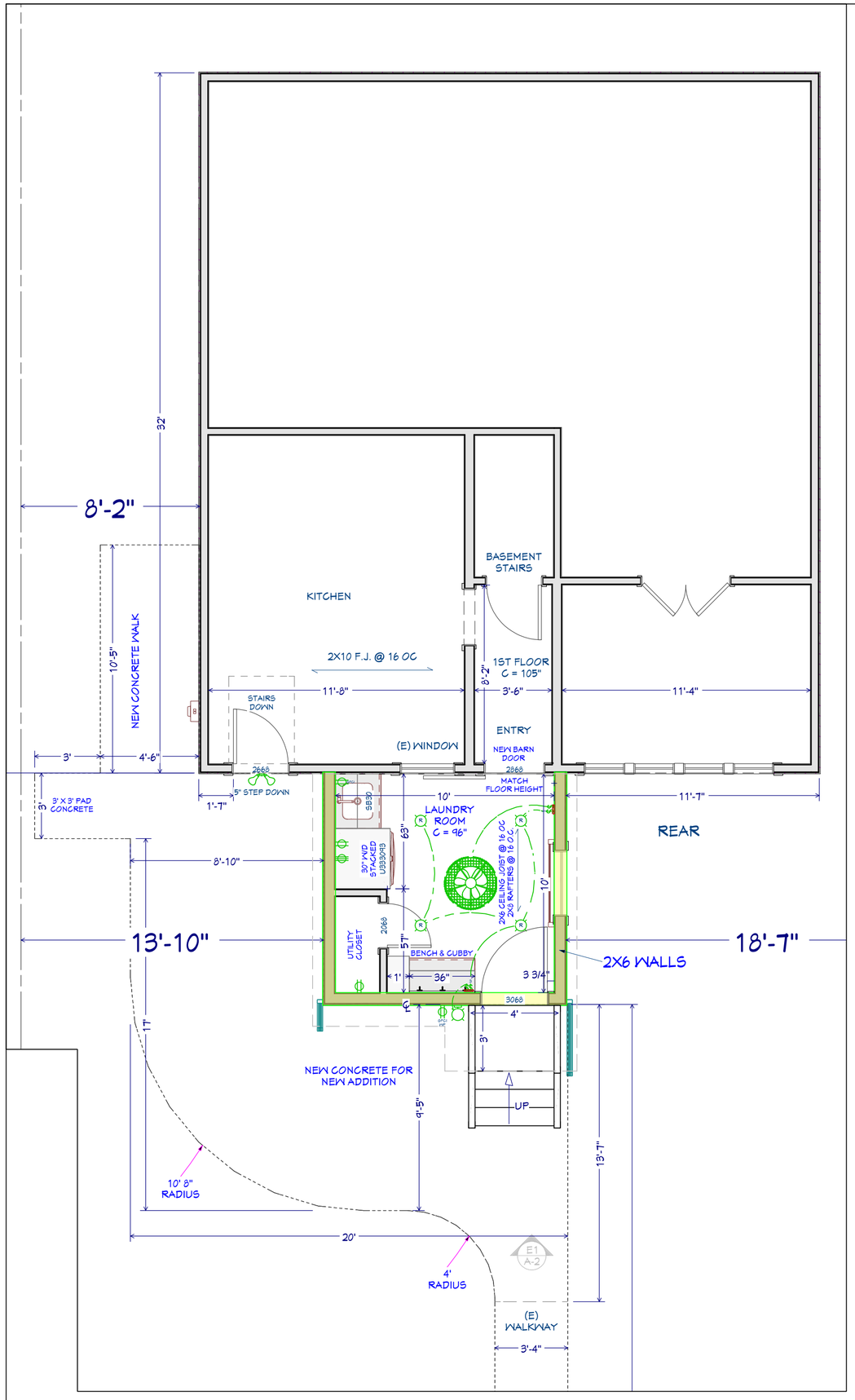
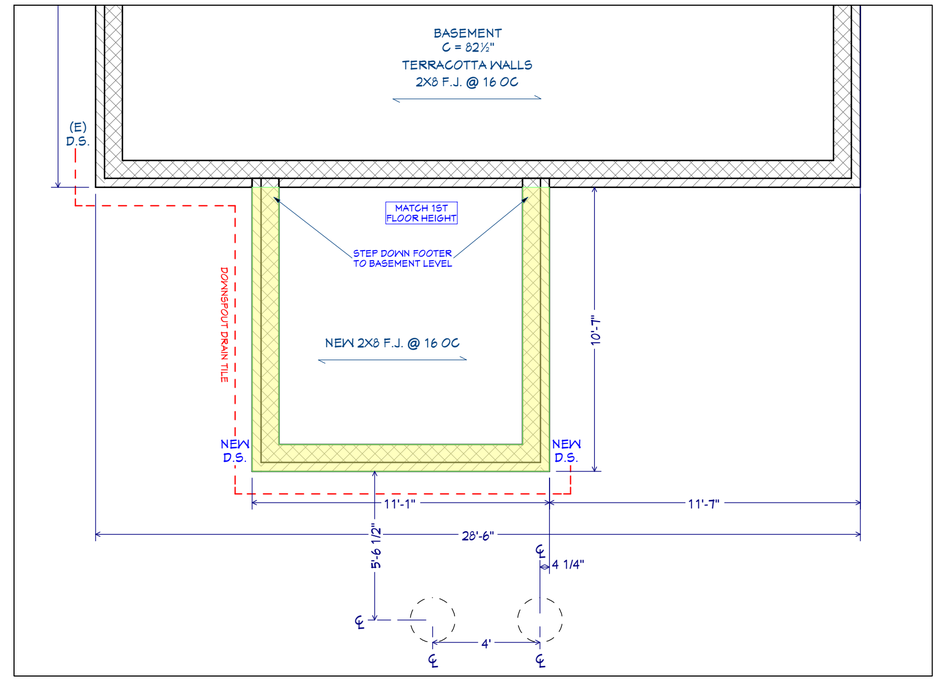
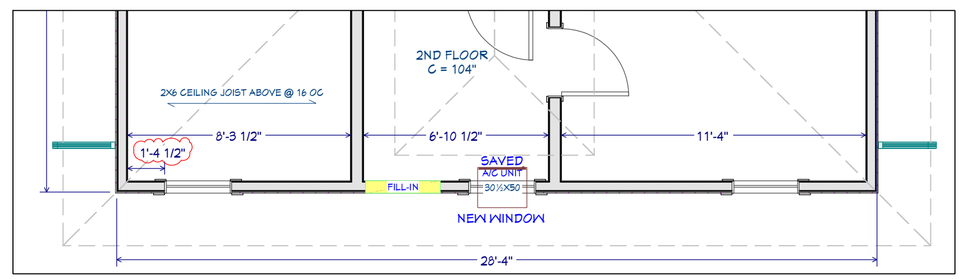


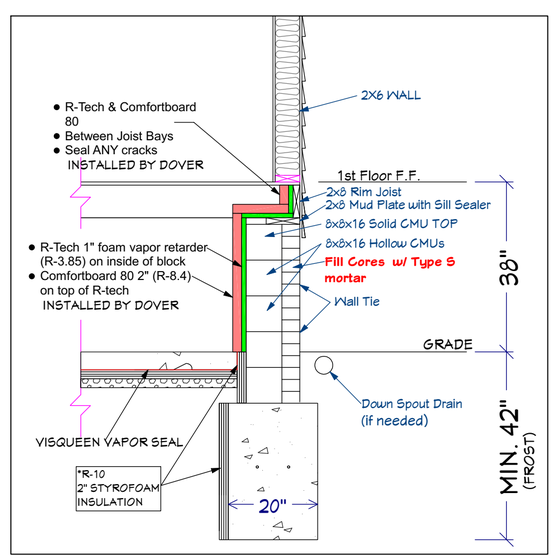
1st Floor Plan Proposal
1/4 in = 1 ft



Foundation Plan Proposal
1/4 in = 1 ft



2nd Floor Plan Proposal
1/4 in = 1 ft



Section
1/2 in = 1 ft

DEMO / PROPOSAL NOTES:

- DEMO WALL
- NEW WALL
- NEW DRYWALL
- DEMO LINE
- DEMO BOX

MECHANICAL-ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- 3-WAY POLE SWITCH
- 4-WAY POLE SWITCH
- SINGLE POLE SWITCH w/ DIMMER
- 3-WAY POLE SWITCH w/ DIMMER
- INCANDESCENT LIGHT
- WALL MOUNTED SCONCE
- EXHAUST FAN
- EXHAUST FAN/LIGHT
- 6" RECESSED CAN LIGHT
- 4" RECESSED CAN LIGHT
- RECESSED CAN LIGHT EYEBALL LIGHT
- PULL CHAIN LIGHT
- PENDANT LIGHT
- FLORESCENT LIGHT UNDER WALL CABINET
- FLORESCENT LIGHT
- CEILING FAN W/ LIGHT
- 110 RECEPTACLE
- 110 QUAD RECEPTACLE
- 110 GFI RECEPTACLE
- 110 GFI RECEPTACLE WEATHER PROTECTED
- 220 RECEPTACLE
- DISPOSAL SWITCH
- DISPOSAL
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- THERMOSTAT
- PHONE JACK
- TVICABLE JACK
- ELECTRICAL PANEL
- SUPPLY AIR
- RETURN AIR

(GREEN) = NEW DEVICE
(BLUE) = REMOVE & REPLACE DEVICE
(RED BOX) = DEMO DEVICE
(BLACK) = EXISTING

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

THESE DRAWINGS AND DESIGNS WILL BE RELEASED AT AUTHORIZATION OF PROJECT. ANY USAGE WITHOUT WRITTEN CONSENT WILL DEFER ANY AND ALL RESPONSIBILITIES OF DOVER HOME REMODELERS, INC. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

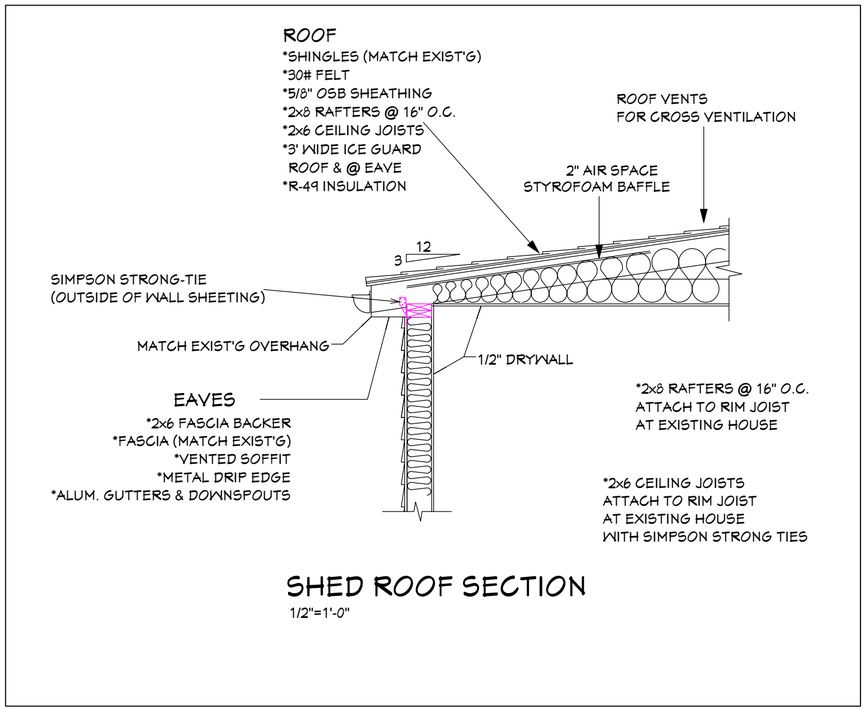
NO.	DATE	BY	DESCRIPTION

SINCE 1984
DOVER
Home Remodelers, Inc.
24341 Lorain Road
North Olmsted, Ohio 44070
Phone: 440-777-1555
Fax: 440-777-8188
www.doveremodeling.com

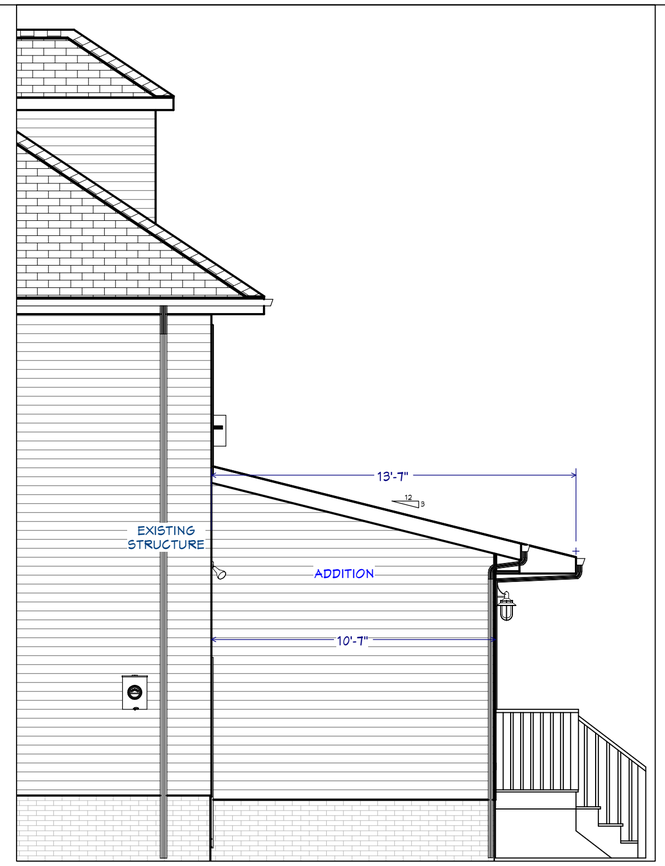
APPROVAL DATE
CLIENT SIGNATURE

NAME: BERGER, ASHLEY
ADDRESS: 1520 MARLOWE
CITY: LAKEWOOD, OH
ZIP: 44107 PHONE:440-590-1145

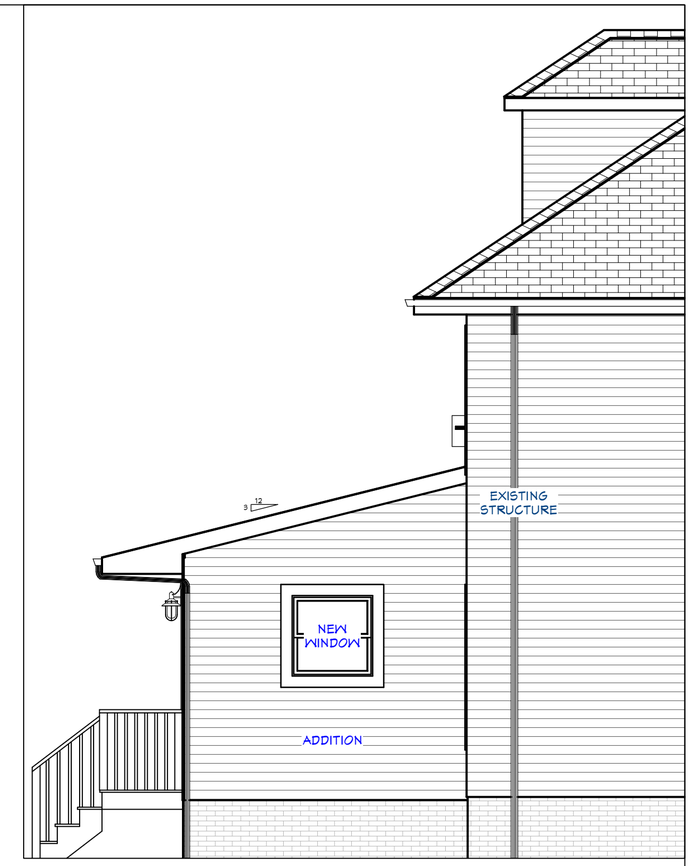
DATE: 8/25/2026
SCALE: AS NOTED
Drawn By: CA/GM
Designer: PS
SHEET: A-1



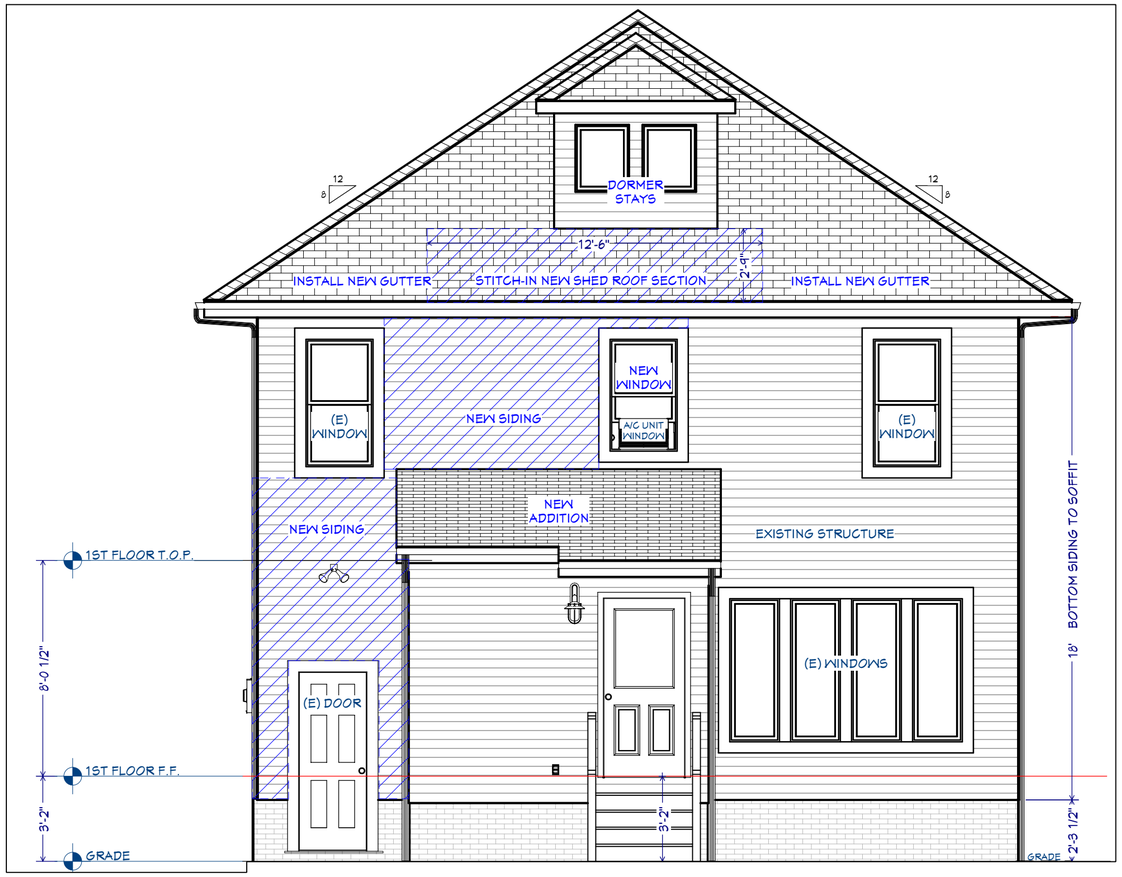
SHED ROOF SECTION
1/2"=1'-0"



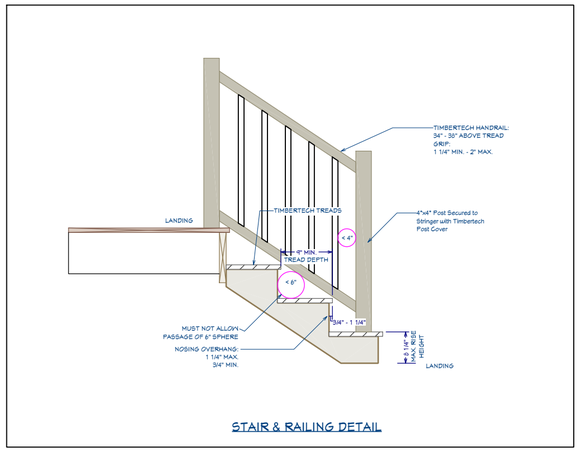
Right Elevation
1/4 in = 1 ft



Left Elevation
1/4 in = 1 ft



Rear Elevation Plan Demo
1/4 in = 1 ft



Section
1/2 in = 1 ft

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www.doveremodeling.com

APPROVAL DATE
CLIENT SIGNATURE

NAME: BERGER, ASHLEY
ADDRESS: 1520 MARLONE
CITY: LAKEWOOD, OH
ZIP: 44107 PHONE:440-590-1145

DATE: 8/25/2026
SCALE: AS NOTED
Drawn By: CA/GM
Designer: PS

SHEET: A-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.: 10-93-26

Permit No.: BBS26-000091

Applicant Name: Shawn Warren, Erie Design Co Inc

Project Address: 14810 Detroit Ave.

Project Name: Sourwood Public House

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: 14810 Detroit Ave. 31217030 Suite/Unit #

or **PERMANENT PARCEL NUMBER:**

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)*: Signs

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

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

Front	48"w x 53"h 2 sided Text Line 10"h x 43" w line 2- 8.7"h x 43" w Sign Sq. ft. 18 x 2 = 36 total 6 Total 3" bolts and sleeve into fascia	Interior window cling privacy prints 33"h x 42"w x 12 total 10 sq ea 120 sq ft total	Back	36"w x 39"h 2 sided Text Line 1- 7"h x 32.5" w Line 2- 2"h x 24.5" w Sign Sq. ft. 10 x 2 = 20 total	1) 24"W X 30"H BY BACK DOOR TEXT 6 SQ

1)SOURWOOD 14"h x 120"w HALO TEXT MOUNTED TO SURFACE TEXT 12 SQ
2) PUBIC & HOUSE 14"h x 66"w HALO TEXT MOUNTED TO SURFACE TEXT 6.5 SQ X 2

2 door logos 1 FRONT 1 BACK
12" X 18"
1.5 SQ EA = 3 SQ

PROPERTY OWNER NAME: Leo Hines Phone: 513-258-4637
Business Name (if applicable) Sourwood Public House Email: leo@publichouseltd.com
Mailing Address: 14810 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.

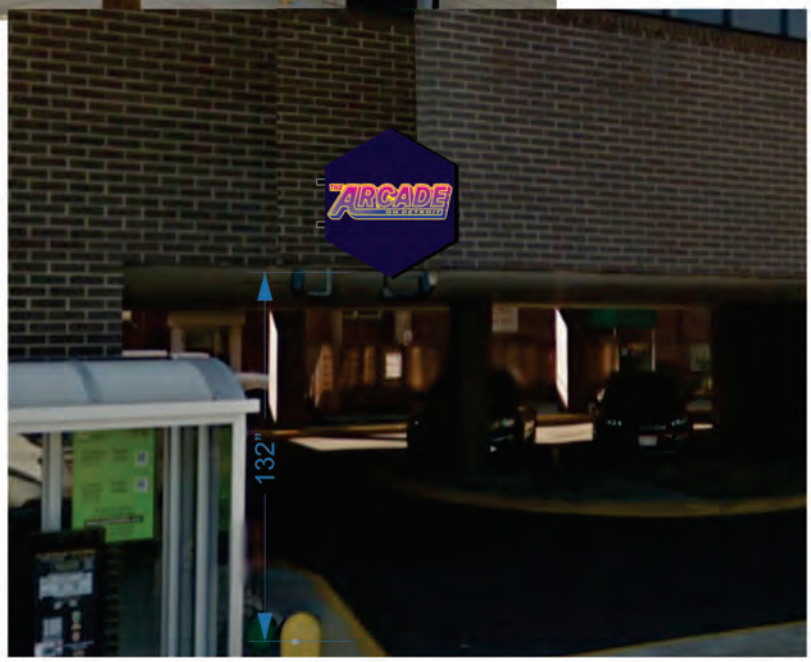
SIGNATURE OF CONTRACTOR / OWNER — DATE: 9-16-26

Anticipated Completion Date: 9-16-26

Illuminated
Acrylic Reveal

MAXX METAL

STORE FRONT
AS IS



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

CLIENT:	JOB #:	DATE:
Sourwood Public House		

ADDRESS:	
14810 DETROIT	

REVISION HISTORY:

DATE:	CHANGES MADE:

CLIENT SIGNATURE OF APPROVAL DATE:

Interior window cling privacy prints
33”h x 42”w x 12 total
10 sq ea 120 sq ft total

Hi Shawn,

This is great! Just a couple notes.

1. In the front, there are 3 sections of the green facade to attach the letters to. So Sourwood, Public and House will all be in their own space.
2. In the back, I just want to make sure we have something on the actual building as well as the sign visible to the parking area.

Thank you,

ERIE deSign
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www.eriedesign.com

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Sourwood Public House		

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14810 DETROIT	

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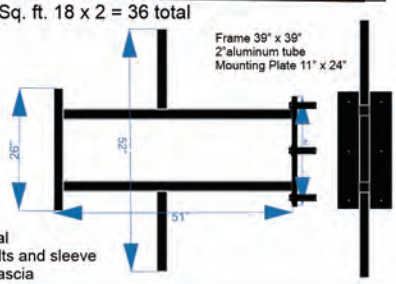
ADDRESS:	
14810 DETROIT	

REVISION HISTORY:

DATE:	CHANGES MADE:

CLIENT SIGNATURE OF APPROVAL DATE:

48"w x 53"h 2 sided
Text Line 10"h x 43" w
line 2- 8.7"h x 43" w
Sign Sq. ft. 18 x 2 = 36 total



6 Total
3" bolts and sleeve
into fascia

14"h x 66"w HALO TEXT MOUNTED TO SURFACE

PUBLIC

space 18" x 156"
TEXT 6.5 SQ

14"h x 120"w HALO TEXT MOUNTED TO SURFACE

SOURWOOD

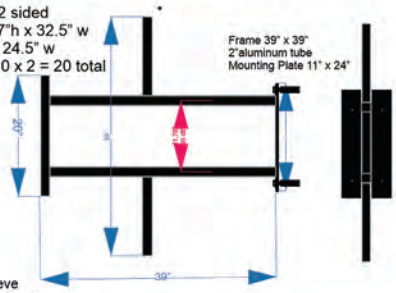
space 18" x 168"
TEXT 12 SQ

14"h x 66"w HALO TEXT MOUNTED TO SURFACE

HOUSE

space 18" x 168"
TEXT 6.5 SQ

36"w x 39"h 2 sided
Text Line 1- 7"h x 32.5" w
Line 2- 2"h x 24.5" w
Sign Sq. ft. 10 x 2 = 20 total



4 Total
3" bolts and sleeve
into brick mortar fascia

24"W X 30"H
BY BACK DOOR
TEXT 6 SQ

SOURWOOD
PUBLIC HOUSE
SOUTHERN CUISINE • GLOBALLY INSPIRED

2 door logos
12" X 18" 1.5 SQ EA = 3 SQ

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

CLIENT:	JOB #:	DATE:
Sourwood Public House		

ADDRESS:	
14810 DETROIT	

REVISION HISTORY:

DATE:	CHANGES MADE:

CLIENT SIGNATURE OF APPROVAL DATE: