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

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

PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
ZOOM LINK: https://us06web.zoom.us/j/87342514021?pwd=cMkOjeyHppJ9kpPs0aw5SPNYmtirth.1
Meeting ID: 873 4251 4021
Passcode: 253909
October 1, 2026
4:00PM

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

1. ROLL CALL

Board Members	Staff
Chris Egervary	Amanda Cramer, Senior Planner
Nick Slaughterbeck	Justin Maskaluk, Building Dept.
Hanna Cohan Plessner-ABSENT	Jeffrey Crossman, First Asst. Law Director
Matthew Stevenson	
Ashley Matonis	

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

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE the September 10, 2026 meeting minutes. All the members voted yea; the motion passed.

3. OPENING REMARKS

Ms. Cramer read the opening remarks into the record.

SUMMARY APPROVALS

At the pre-review meeting, one item was Summary Approved (conditions are noted). A motion and a second are needed for approval of Docket No. 09-83-26.

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.

Conditions:
1) Existing signage needs to be removed, including east facing wall and window signage on second floor
2) Any masonry painting or alterations to the façade are not included in this approval and will need to be submitted to Board Secretary for administrative review, relating to previous ABR approval.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 09-83-26. All the members voted yea; the motion passed.

OLD BUSINESS

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.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to TABLE Docket No. 09-90-26. All the members voted yea; the motion passed.

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.

Dillon Connor, property owner, was present to discuss the appeal. Ms. Cramer discussed a letter drafted by Building Commissioner, Chris Parmelee. The Board discussed the stairs and how they are the same width throughout the home and that it would be very cumbersome and expensive to replace the stairs throughout as the width is only 2 1/2" off. The Board also stated that the window would meet egress requirements. Mr. Maskaluk explained the means of egress. Ms. Cramer discussed the Board of Building Standards processes. No public comment.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 10-92-26 and the variance with the following conditions:

1) The window offers a secondary egress
2) Smoke Detectors/Carbon Monoxide Detectors will be installed

All the members voted yea; the motion passed.

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.

Gary Pellegrino, Figurati Construction Group LLC, was present to discuss the signage plans. Mr. Pellegrino stated that this will be a new restaurant. He discussed the plans for a blade sign on the front and mentioned the font in the sign band that was discussed at pre-review. He also stated that there will be a blade sign at the rear that will replace and existing sign from the previous business. He stated he spoke with the bank manager about the rear sign to make sure it was ok with them. The Board asked about the door graphics that are presented. Mr. Pellegrino stated that the graphics are a frosted logo. The door graphics are within allowed requirements. Discussion was made on the blade signs and how the rear sign is the same as previous and the front is slightly smaller than previous, both within allowable space.
No public comment.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 10-98-26 with condition:

1) Reduce the font size of Public and House are 10" tall and bottom justified.

All the members voted yea; the motion passed.

8. 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.

Gary Pellegrino, Figurati Construction Group LLC, was present to discuss the plan. Mr. Pellegrino stated that this project was an exterior façade upgrade, exterior paint, and new light fixtures. He also stated that the windows on the second floor were old and needed replaced, so the plan is to replace them with dark framing and will match the proposed color scheme. There is no paint on the brick, however, the stucco has been painted in the past and is in bad shape. Mr. Pellegrino also discussed the industrial paint that will be used on the aluminum/ steel trim on the lower level so the lower windows match the new upper ones. He stated that he has used this paint many times in the past, on high end homes and buildings and it has held up well. The Board agreed that the paint scheme is much improved since pre-review. The Board stated their concern over the dark color of the bands on the upper level. Mr. Pellegrino discussed the possible tenants and how they will not rent there without any upgrades. The Board stated that colors should not be chosen because of the tenants' signage colors. The Board went on to discuss how the darker colors take away from the corner building. It should match the corner building. The Board also stated that the upper columns are so thick that the darker color just doesn't work well. The second floor should relate to the stone on the neighboring bank buildings. Mr. Pellegrino stated that they would like something impactful and that's the reason for the color choices. He stated that darker accent colors are common up and down the streets in Lakewood. Mr. Pellegrino questioned if they eliminated the dark horizontal bands on the second level, would that be approved? Ms. Cramer discussed the administrative approval option. The Board agrees that the first floor is good. Mr. Pellegrino discussed the importance of painting the columns and how they are trying to bridge the gap and trying to elevate the building.
No public comment.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 10-93-26 with condition:

1) Second floor is inverted from what is shown today
2) Submit final paint samples (lighter than Iron Ore) to Board Secretary for administrative approval

All the members voted yea; the motion passed.

9. 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.
A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to TABLE Docket No. 10-94-26.
All the members voted yea; the motion passed.

10. 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.

The applicant was not in attendance. Ms. Cramer noted the changes from the pre-review meeting. The Board felt the revisions met their standards from pre-review. A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 10-95-26 with condition:

1) Submit gutter and downspout details to Board Secretary for administrative approval.

All the members voted yea; the motion passed.

11. 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.
Abigail Maniet, Maniet Architects, was present to discuss the plans. She stated the windows were changed and the door was updated, the dormer was reduced to better match the house, per the recommendations from pre-review. The new detached garage will match the current home-influenced style and the vinyl siding on the rear will match the front. No public comment.
A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 10-96-26 as presented. All the members voted yea; the motion passed.

12. 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.
Patty Saragusa, Dover Home Remodelers, was present to discuss plans. She stated that the proposal includes the removal of a second floor open-air deck and a 10x10 rear addition that will be a laundry room and

mudroom. She went on to say that the materials used will complement the existing home. The Board stated that the addition is appropriate to the existing home. No public comment.
A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 10-97-26 with condition:

1) Submit exterior light spec to Board Secretary for administrative approval.

All the members voted yea; the motion passed.

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 ."

ADJOURN
A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck, to ADJOURN the meeting at 6:44pm. All the members voted yea; the motion passed.

Signature

11/12/26
Date

Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

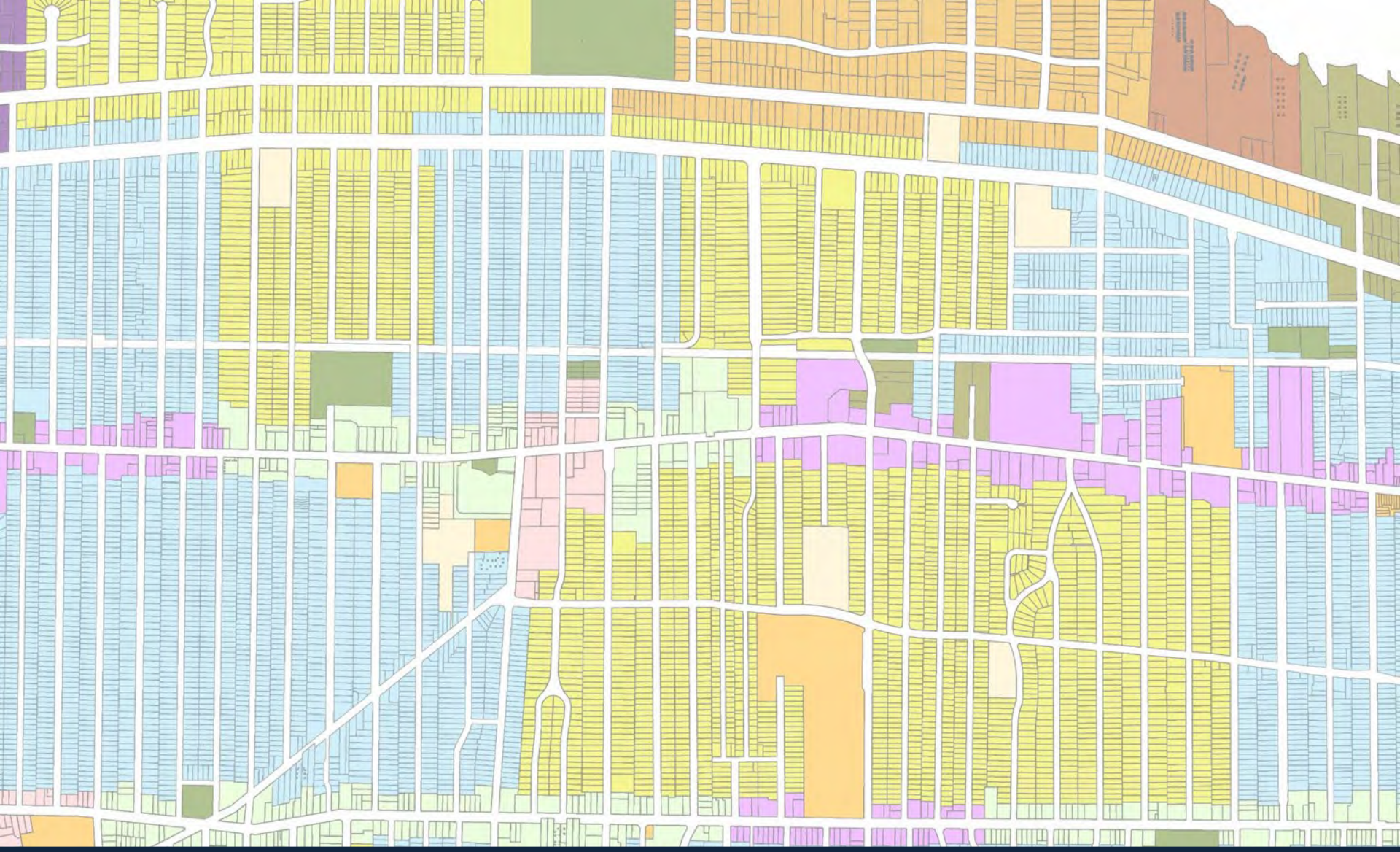
	PRINT NAME:	SIGN NAME:
1.	PATTI SKURCENSKA	
2.	DILLON CONNOR	
3.	Gary Pellegrino	
4.	Abigail Marlet	
5.		
6.		
7.		
8.		
9.		
10.		
11.		

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

FOR CITY USE ONLY

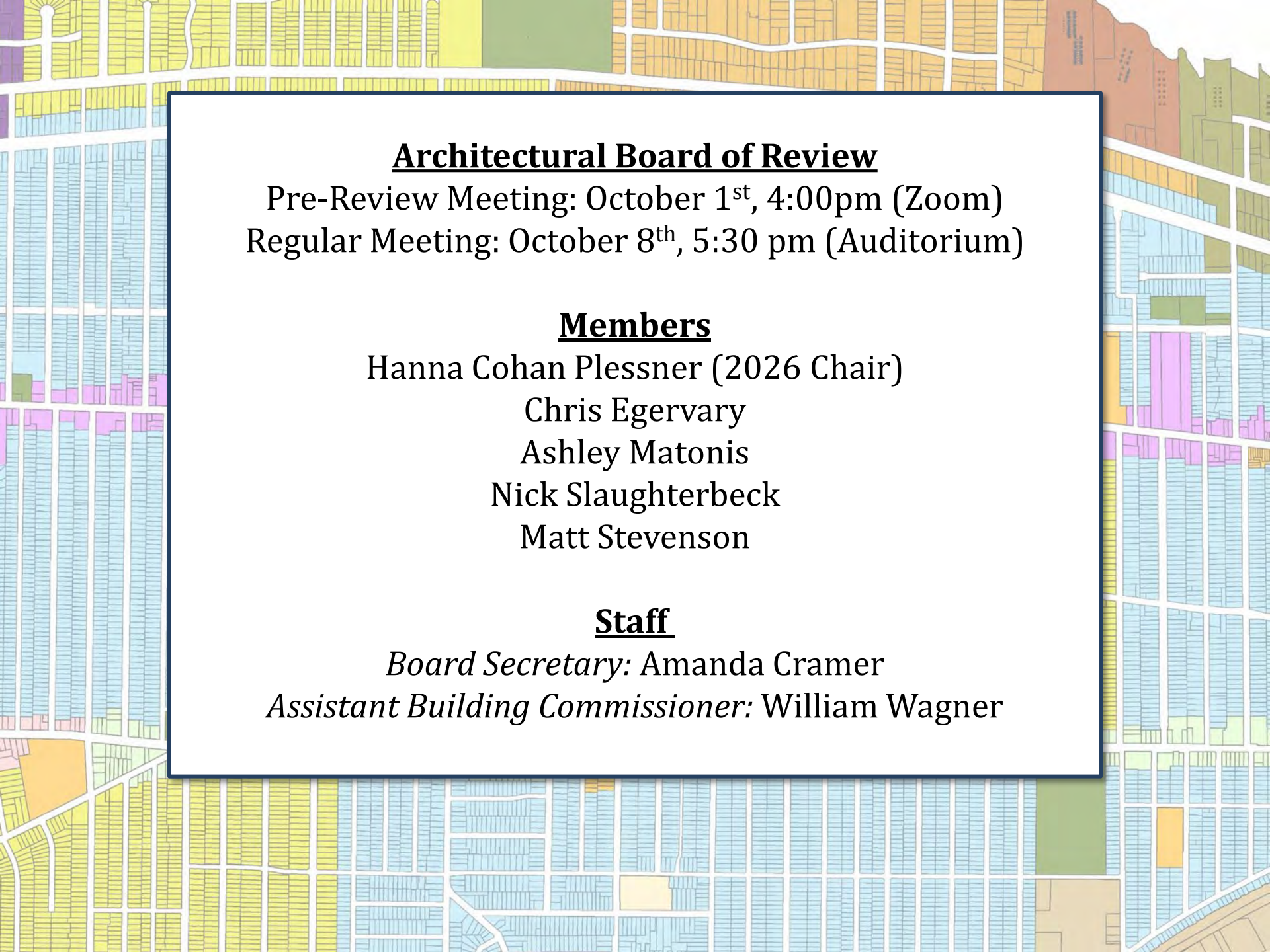
Lakewood Administrative Procedure: ■ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: THURSDAY, OCTOBER 8, 2026



Architectural Board of Review

October 2026



Architectural Board of Review

Pre-Review Meeting: October 1st, 4:00pm (Zoom)
Regular Meeting: October 8th, 5:30 pm (Auditorium)

Members

Hanna Cohan Plessner (2026 Chair)
Chris Egervary
Ashley Matonis
Nick Slaughterbeck
Matt Stevenson

Staff

Board Secretary: Amanda Cramer
Assistant Building Commissioner: William Wagner

Architectural Board of Review

October Agenda

1. Roll call
2. Approve minutes – September 2026 meeting
3. Opening Remarks
4. Old Business
5. Sign Review
6. New Business
7. Adjourn

1325.03 of the Lakewood Codified Ordinances: Purpose of ABR/BBS/Sign Review Board

- The purposes of the Architectural Board of Review are to protect the value, appearance and use of property on which buildings are constructed or altered, to maintain a high character of community development, to protect the public health, safety, convenience and welfare and to protect real estate within the City from impairment or destruction of value.
- Such purposes shall be accomplished by the Board by regulating, according to accepted and recognized architectural principles, the design, use of materials, finished grade lines, dimensions, orientation and location of all main and accessory buildings to be erected, moved, altered, remodeled or repaired, subject to the provisions of the Zoning and Building Codes and other applicable ordinances of the City, and shall take into consideration the Architectural Standards Workbook and any other design guidelines or standards, as recommended by the Administration or City Council and adopted by the Planning Commission pursuant to Part One, Title Five, Chapter 154 of the Codified Ordinances of the City of Lakewood, for use by the Board.
- In reviewing, regulating and approving building plans, the Board shall consider and take cognizance of the development of adjacent, contiguous and neighboring buildings and properties for the purpose of achieving safe, harmonious and integrated development of related properties.



Architectural Board of Review

Old Business – October 2026

Applicant proposes new comprehensive sign plan.

City Notes:

- ❑ Applicant proposes wall (43 SF), window (2 SF), rear blade (5 SF), and front blade (9 SF) signage
- ❑ Max allowed square footage: 67.5 SF total (36' storefront, double frontage),
- ❑ Total proposed square footage: 59 SF

Summary approval with conditions:

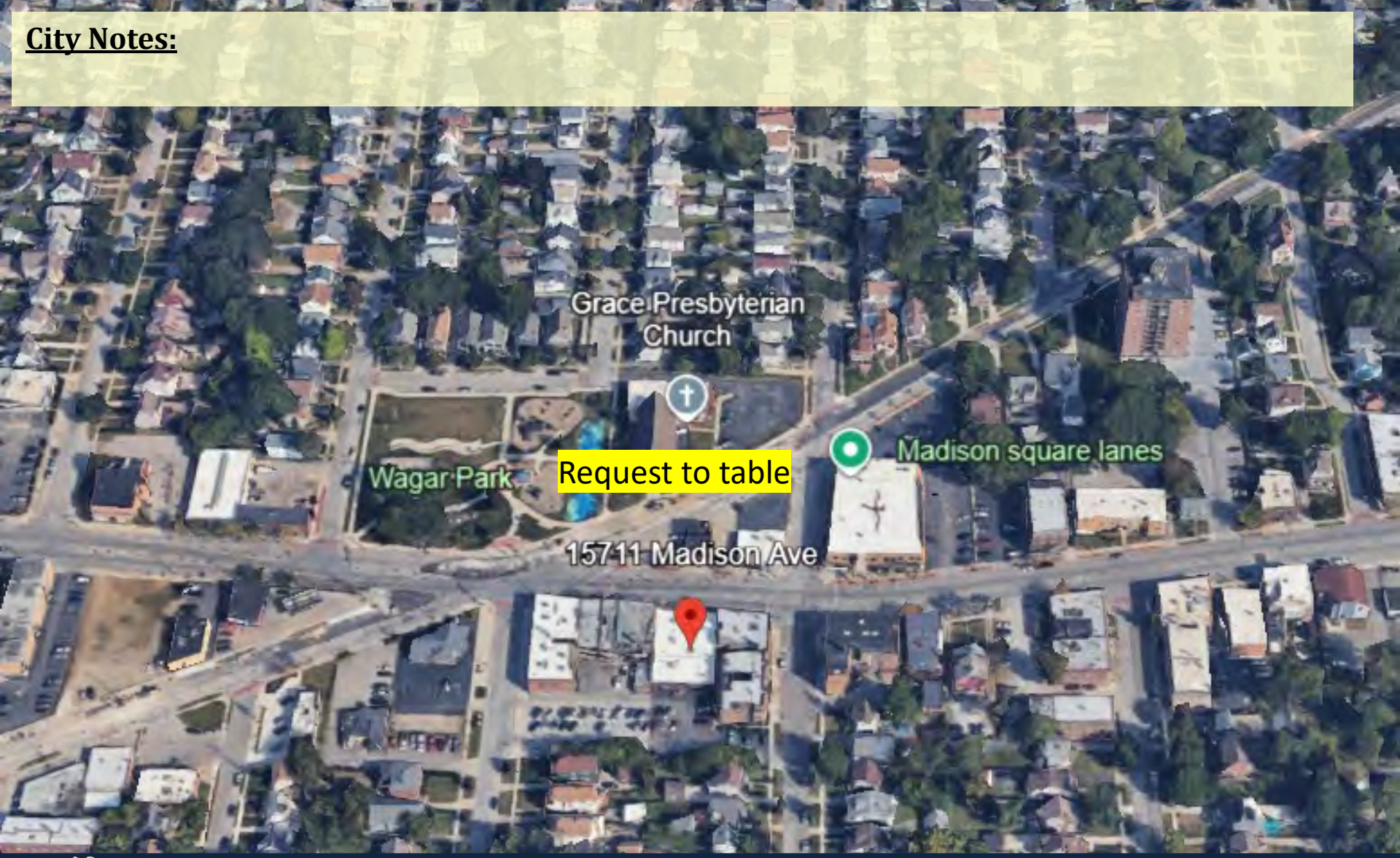
- Existing signage needs to be removed, including northeast facing wall and southeast facing window signage on second floor.
- Any masonry painting or alterations to the façade are not included in this approval and will need to be submitted to ABR Secretary for administrative review, relating to previous ABR approval.

Docket No. 09-83-26 (18605 Detroit)

Comprehensive Sign Plan – The Forest Dispensary

Ryan Brady

City Notes:



Docket No. 09-90-26 (15711 Madison)

Alteration to previous approval – Lakewood Dental Associates

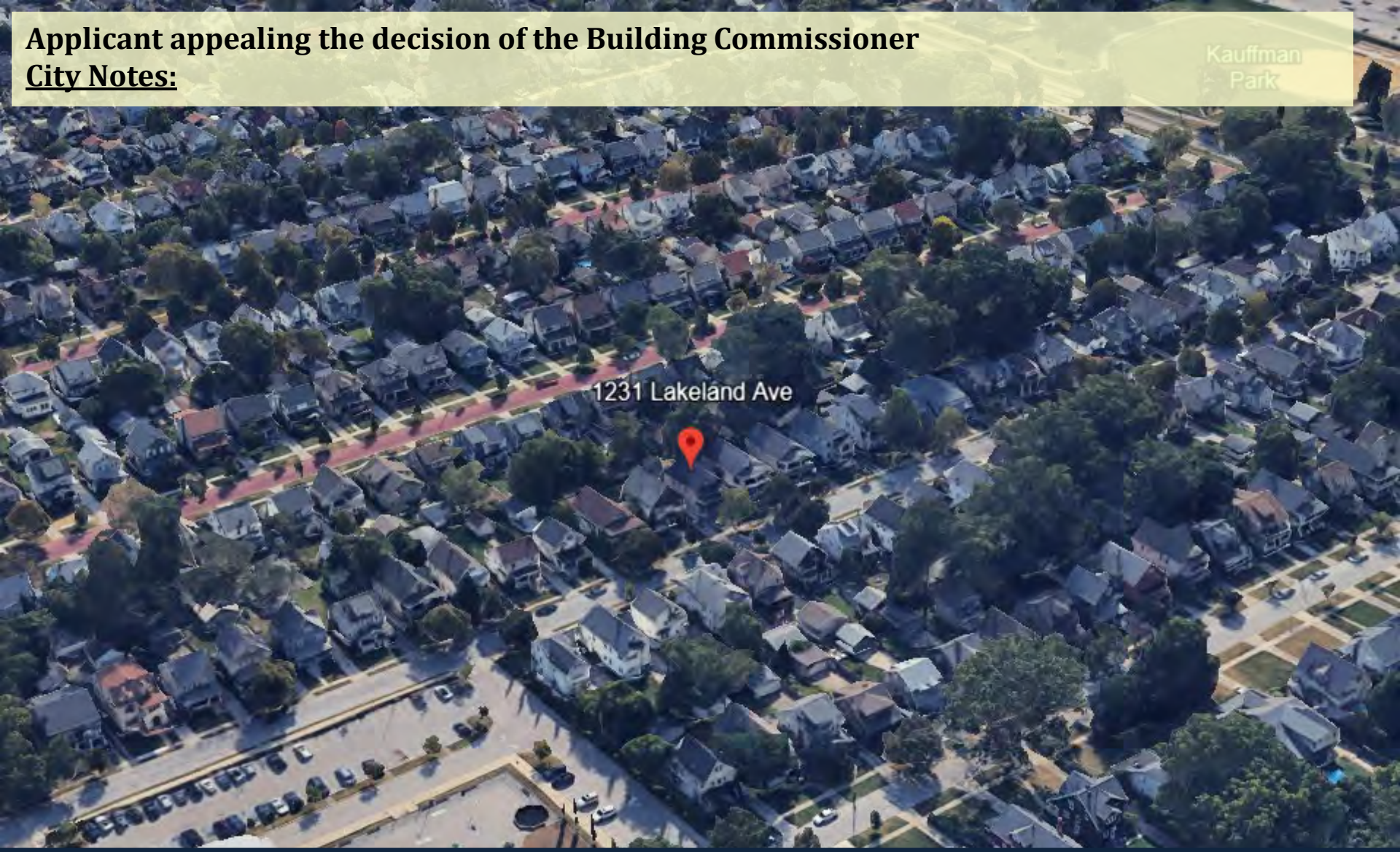
Leon Sampat



Architectural Board of Review

Board of Building Standards – October

Applicant appealing the decision of the Building Commissioner
City Notes:



Docket No. 10-92-26 (1231 Lakeland)

Appeal under RCO 311.7.1

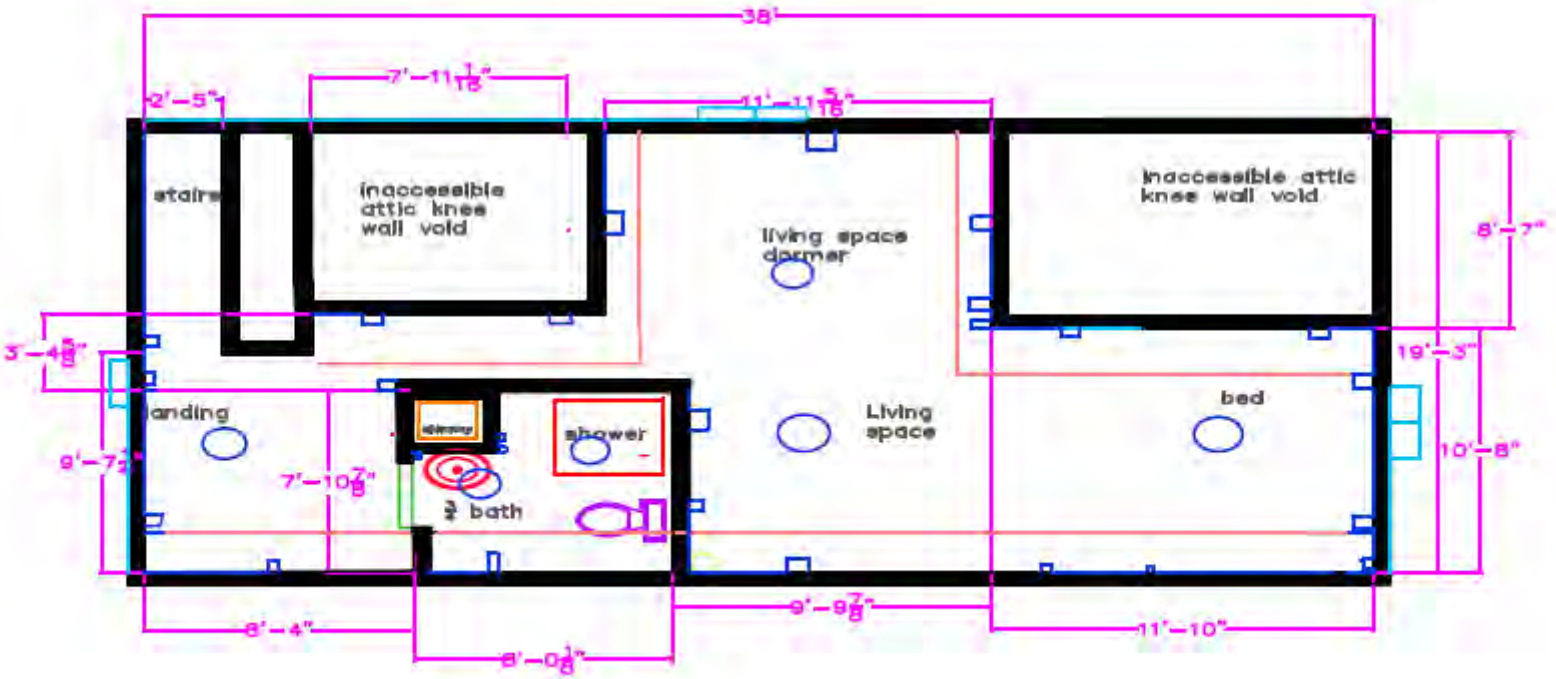
Kasey Jones

The proposed width for the existing stairwell is 29", 2 ½" less than the requirement of 31 ½" with one handrail installed on one side. The proposed use will change from an un-finished third floor to finished habitable area, not just storage. Important items to consider are the existing structure and the language inside RCO 113.4 *Additions or alterations to residential buildings shall conform with the requirements of the code for new construction and shall be approved by the residential building official. Additions or alterations shall not be made to an existing residential building or structure which will cause the existing residential building or structure to be in violation of any provisions of this code. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure.*

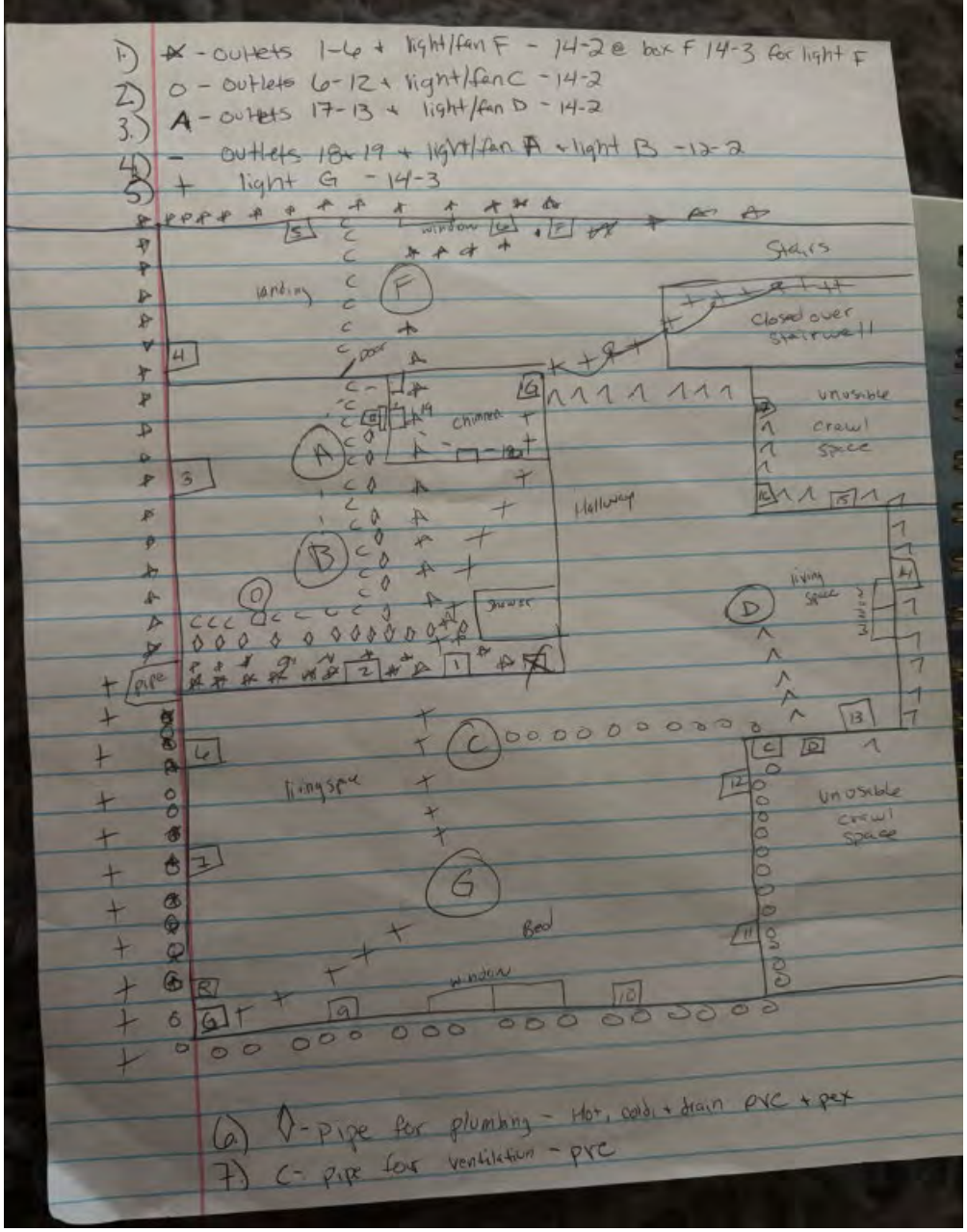
The reason 311.7.1 was called out on the plan review is the area will be used as living area, and the hazard of egress has changed. The area is no longer incidental unfinished storage. The Building Department, Residential Building Official, nor Building Official are granted authority to grant a variance on any state codes, that's why this matter is in front of the board. We have no say other than the existing staircase is not compliant with the intent of the code. However, I have provided a few takeaways to help you with your decision.

1) Manipulating the existing staircase could cause the alteration of existing bearing walls, impede egress paths elsewhere that were otherwise compliant, or be technically infeasible based on the construction method used during the original build.
2) If the variance was granted, additional safety measures could be conditions that the board would request for example, additional emergency escape and rescue openings in compliance with RCO 310.2.1, additional smoke alarms RCO 314, carbon monoxide alarms RCO 315 etc.

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



Docket No. 10-92-26 (1231 Lakeland)



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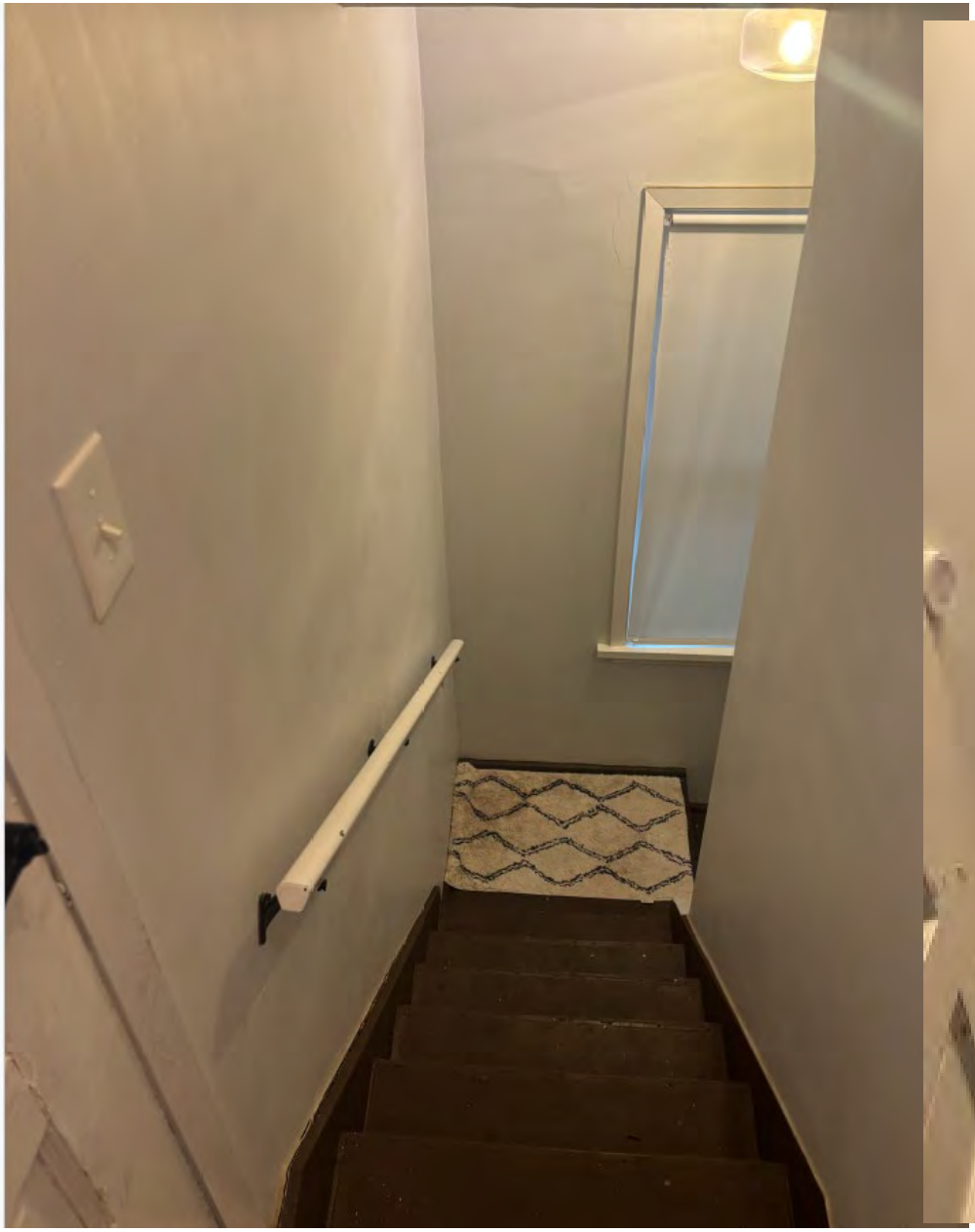
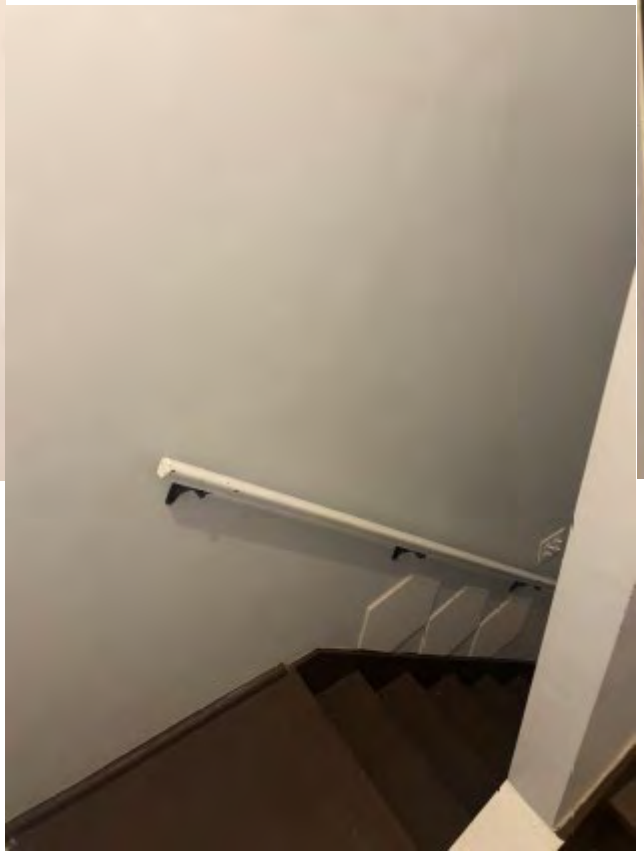




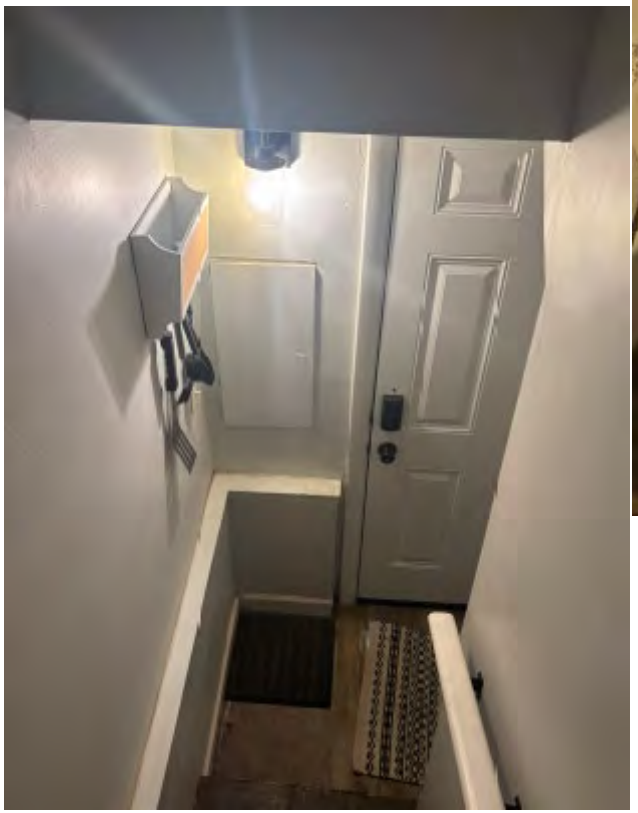
Docket No. 10-92-26 (1231 Lakeland)

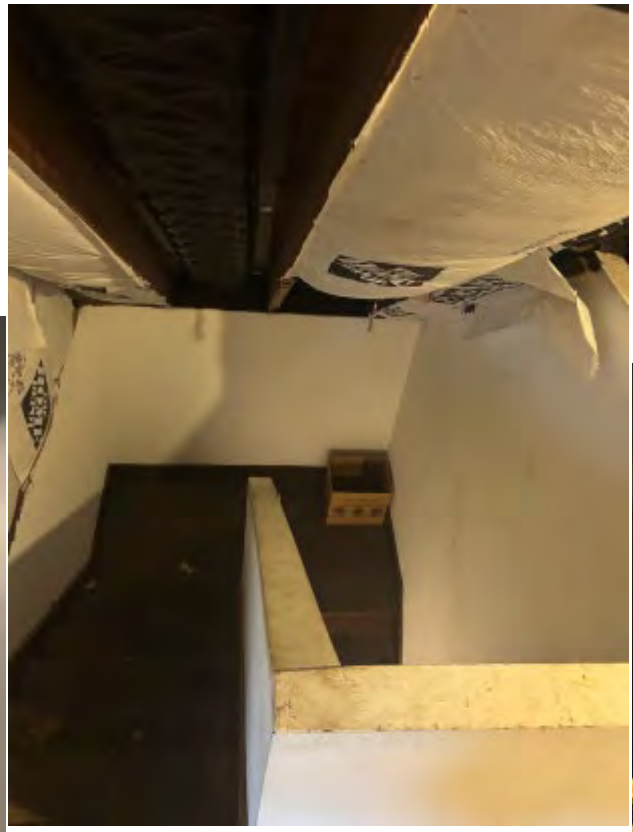






Docket No. 10-92-26 (1231 Lakeland)







Docket No. 10-92-26 (1231 Lakeland)







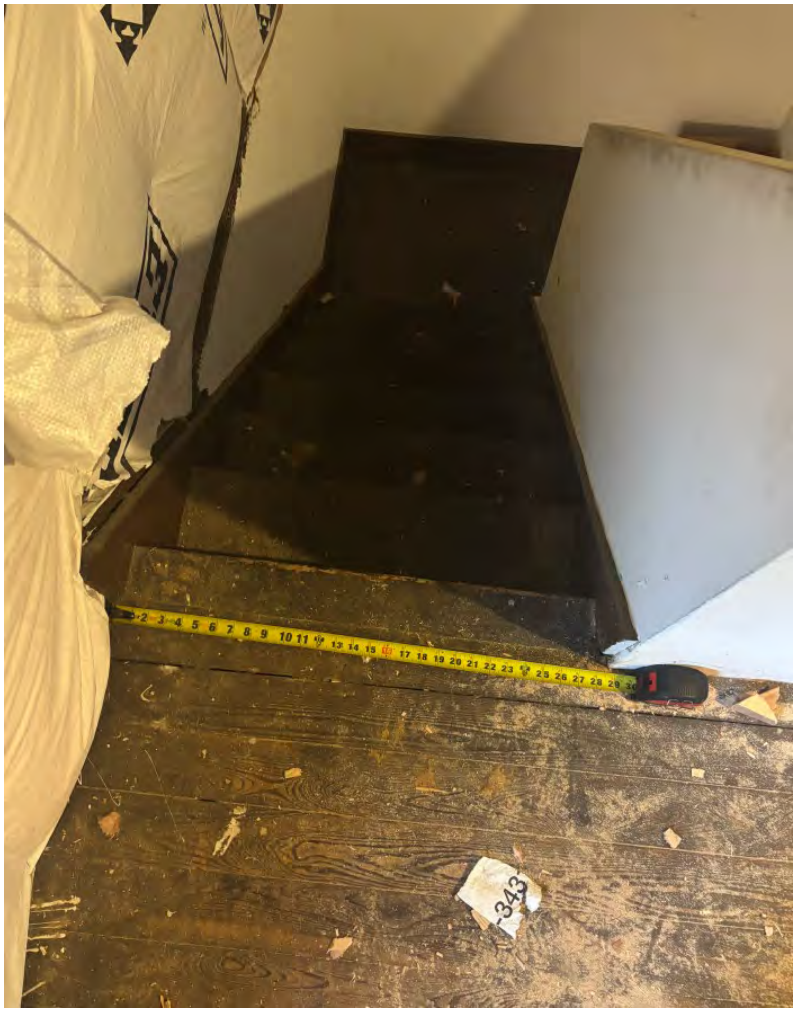
Docket No. 10-92-26 (1231 Lakeland)





Docket No. 10-92-26 (1231 Lakeland)





Docket No. 10-92-26 (1231 Lakeland)



Architectural Board of Review

Sign Review – October

Applicant proposes new signage.

City Notes:

- ❑ Applicant proposes wall (25 SF), blade front (18 SF), blade rear (10 SF) and window (42+3 SF) signage
- ❑ Max allowed square footage: 80 SF total (42' storefront, dual entrances), unknown window
- ❑ Total proposed square footage: 98 SF



Docket No. 10-93-26 (14810 Detroit)

Signage – Sourwood Public House

Shawn Warren



STORE FRONT
AS IS



ERIE deSign
Sign, Banner & Graphics
216-227-0043
www.eriedesign.com

CLIENT: Sourwood Public House
JOB #:
DATE:
ADDRESS: 14810 DETROIT
REVISION HISTORY:
DATE:
CHANGES MADE:
CLIENT SIGNATURE OF APPROVAL
DATE:

Docket No. 10-93-26 (14810 Detroit)



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:

Docket No. 10-93-26 (14810 Detroit)



Proposed Changes:

Stucco Accents to be painted SW Iron Ore

Primary Stucco to be painted SW Drift of Mist

Second floor windows to be replaced with 6 over 6 black frame windows in identical size and style (commercial rated.)

First floor aluminum window frames, metal roof and metal sign band Paint SW Tricorn Black.

Historic brick to be powerwashed and left unpainted.

Lights to be be replaced with new outdoor sconces.

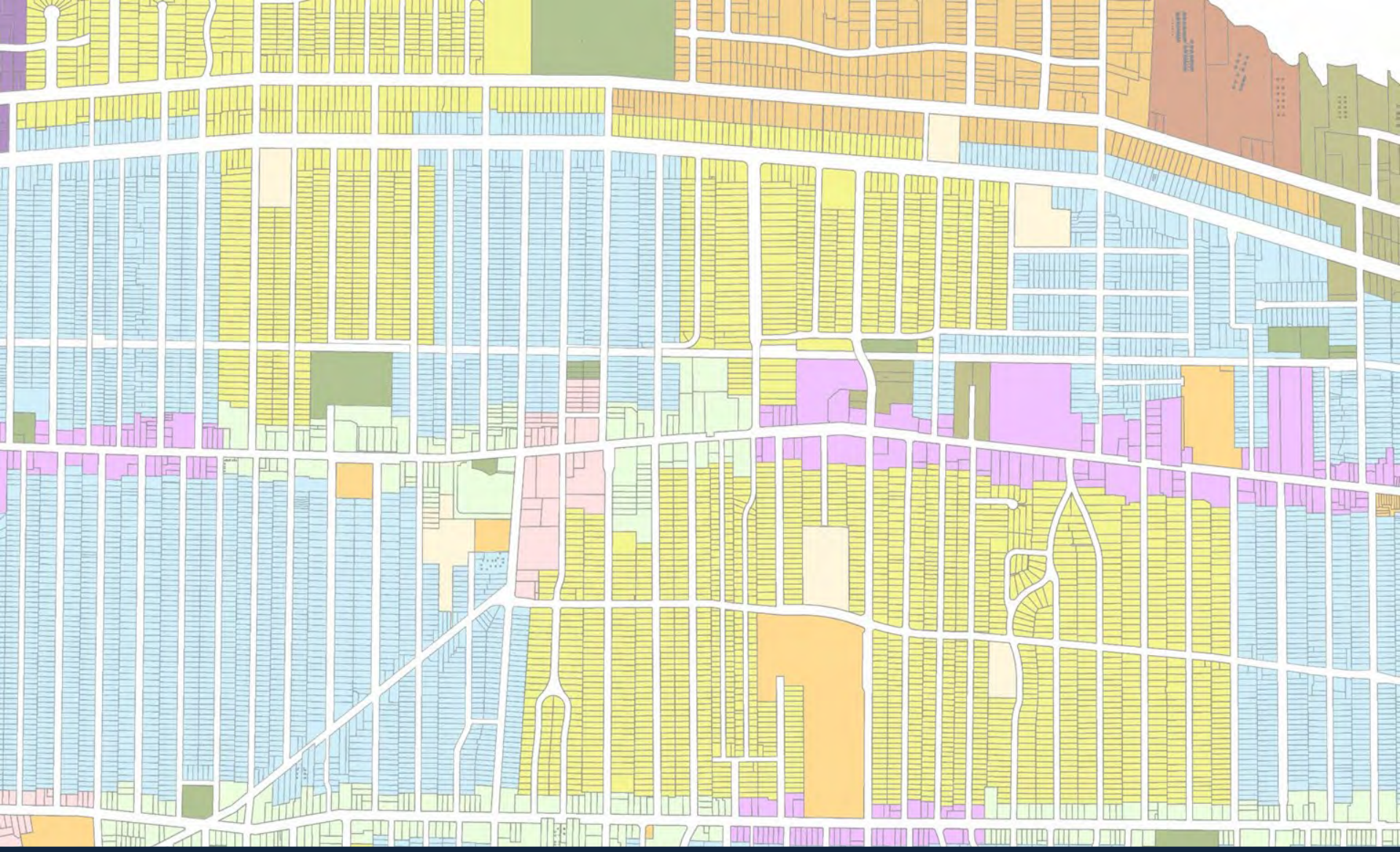


Interior door graphics
33"h x 82"w x 2 total
21 sq ea 42 sq ft total

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

CLIENT: Sourwood Public House
JOB #:
DATE:
ADDRESS: 14810 DETROIT
REVISION HISTORY:
DATE:
CHANGES MADE:
CLIENT SIGNATURE OF APPROVAL DATE:

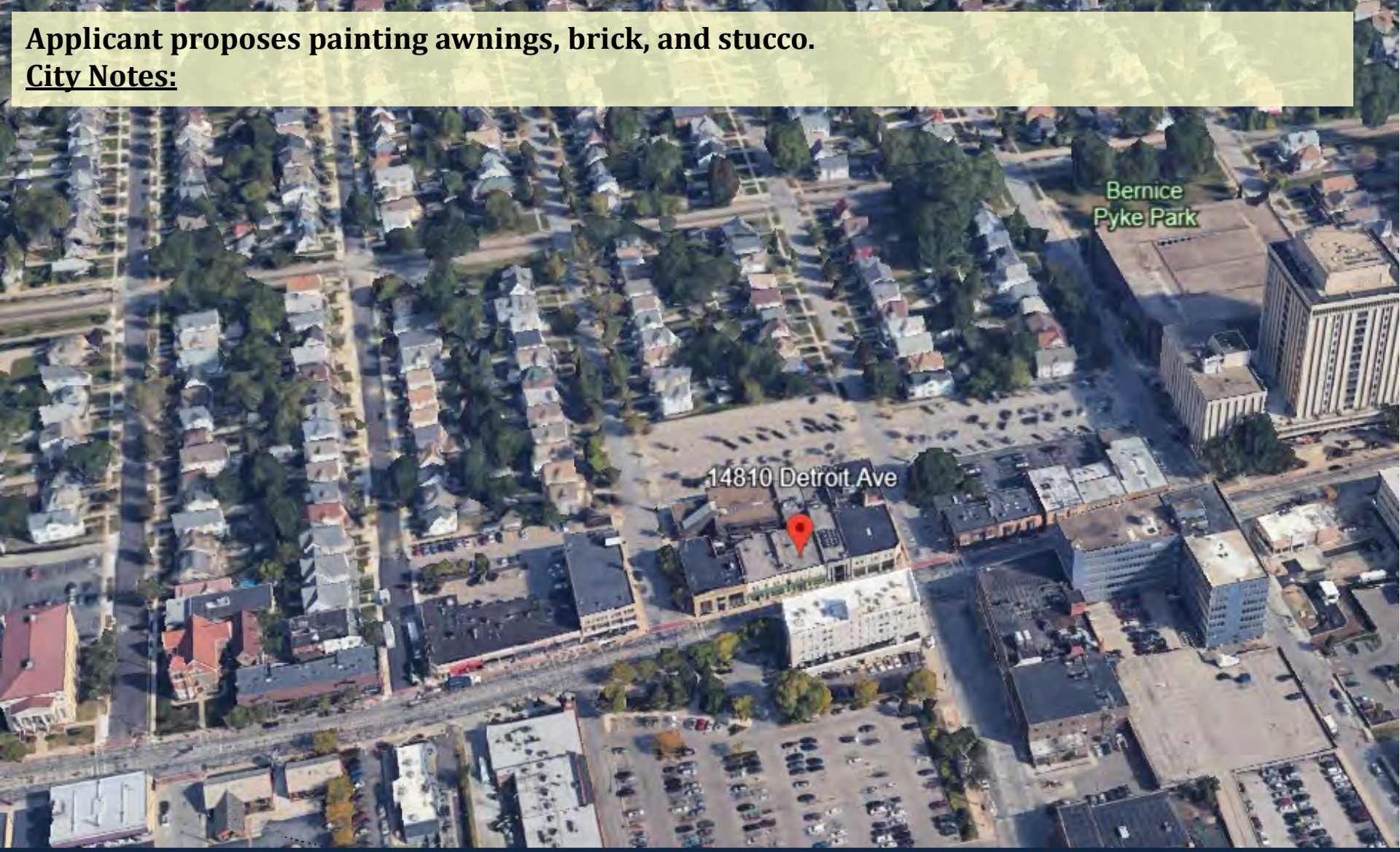
Docket No. 10-93-26 (14810 Detroit)



Architectural Board of Review

October 2026

Applicant proposes painting awnings, brick, and stucco.
<u>City Notes:</u>



Docket No. 10-98-26 (14810 Detroit)

Painting Masonry
Gary Pellegrino

Painting, staining, or covering, such as but not limited to stucco, of previously unpainted or uncovered masonry surfaces is not supported or recommended. There are several reasons for the basis of this recommendation and generally include:

a. Painting masonry results in regular, costly maintenance whereas natural masonry is low in maintenance work and cost;
b. b. Painting masonry can result in moisture being trapped in the wall system causing unintended damage to the masonry itself and the building;
c. c. For historic buildings or those located in a historic district, painting of masonry is not recommended by the Secretary of Interior's Standards for Historic Rehabilitation and such action may result in the loss of the historic designation of the building or district – including possibly preventing a building or district from being nominated; and
d. d. There are other alternatives to the painting of masonry.



Existing Building

The stucco on the second floor has been painted previously and is faded in multiple spots. The metal roof is also faded and chipping and the metal sign bands are beginning to rust.

Multiple windows on the second floor are badly damaged and in need of replacement.



Proposed Changes:

Stucco Accents to be painted SW Iron Ore

Primary Stucco to be painted SW Drift of Mist

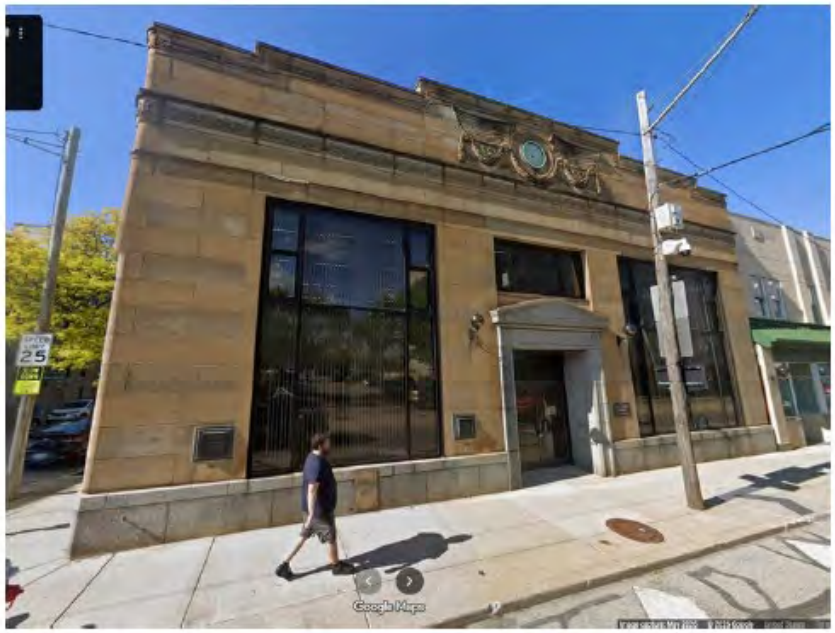
Second floor windows to be replaced with black frame windows with grids in identical size and style (commercial rated.)

First floor aluminum window frames, metal roof and metal sign band Paint SW Tricorn Black.

Historic brick to be powerwashed and left unpainted.

Lights to be be replaced with new outdoor sconces.

Pictures of adjacent properties





Pictures of other buildings on the street
with dark painted accents and trim





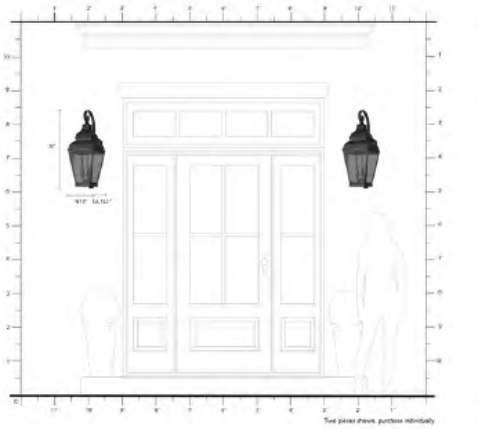

AT&T
SAUCED TAPROOM


THE EXCHANGE
BUY • SELL • TRADE
MUSIC
MOVIES
GAMES



Proposed Replacement Lights



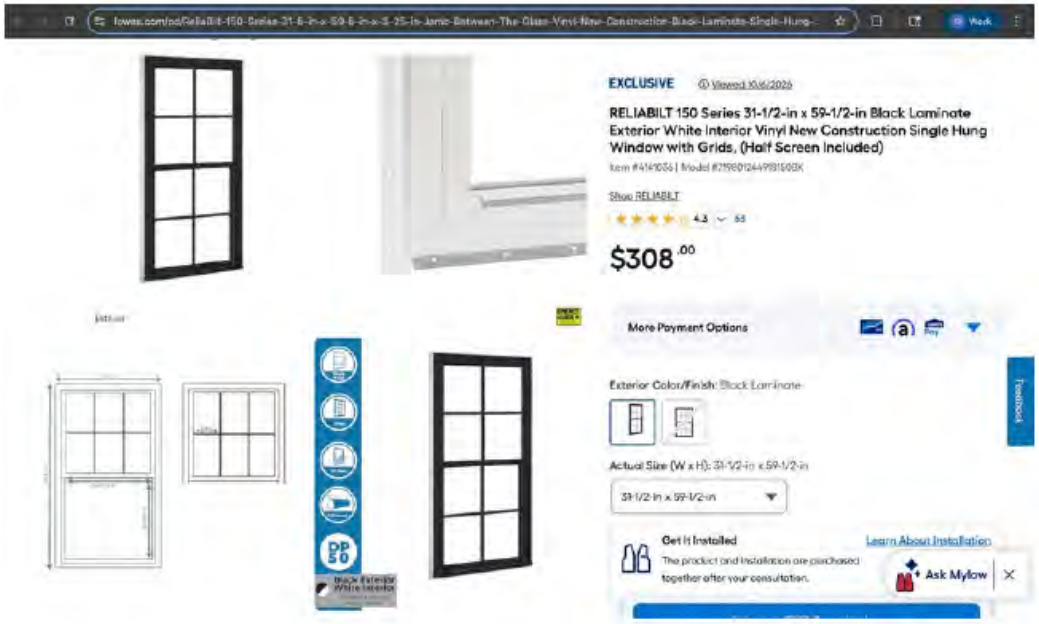




Close up of current lights.

27"

Proposed Replacement Windows



Material Choices:

Stucco to be painted using Sherwin-Williams Duration Exterior Acrylic Flat.
Cut Sheet Below.

Metal roof, roof flashing, metal sign bands, and aluminum storefronts to be painted using Sherwin-Williams Pro Industrial DTM Acrylic paint.
Cut Sheets below.

Second Floor Windows to be replaced using RELIABILT 150 Series Black Exterior, White Interior Vinyl New Construction Single Hung Window with Grids.

102.06B

Duration®

Exterior Acrylic Flat

K32-Series

SHERWIN WILLIAMS.

CHARACTERISTICS

Duration® Exterior Latex Coating is the result of advances in acrylic technology. **Duration** uses PermaLast® technology to provide you with the most durable and longest lasting coating available for protecting the outside of your home.

VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to a sound, stable vinyl substrate.

- Self-priming One Coat Protection
- Low temperature application down to 35° F.
- Easy application
- Excellent durability and hiding
- Resists Blistering and Peeling

Color: Most Colors

Coverage: 250-300 sq. ft. per gallon @ 5.3-6.4 mils wet, 2.2-2.7 mils dry, up to 7.0 mils wet: 3.0 mils dry

Drying Time, @ 50% RH:

	@35-45°F	@45°F+
Touch:	2 Hours	1 Hour
Recoat:	24-48 Hours	4 Hours

Drying and recoat times are temperature, humidity, and film thickness dependent.

Finish: 0-5 units @ 85°

Tinting with CCE only:

Base:	oz. per gallon	Strength
Ultrawhite	0-6	SherColor
Extra White	0-7	SherColor
Deep Base	4-14	SherColor
Ultradeep Base	10-14	SherColor
Light Yellow	4-14	SherColor

Extra White K32W00251
(may vary by color)

V.O.C.(less exempt solvents):
Less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	42 ±2%
Weight Solids:	58 ±2%
Weight per Gallon:	11.45 lbs
Flash Point:	N.A.
Vehicle Type:	Acrylic
Shelf Life:	36 months, unopened
WVP Perms (US)	20.86 grains/(hr ft² in Hg)

Mildew Resistant
This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 03/02/2026, Complies with :

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARBSCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Manufacturer Inventory	Yes
MPI®	#10

APPLICATION

When the air temperature is at 35°F (1.7°C), substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F (1.7°C) and at least 5° above the dew point. Avoid using if rain or snow is expected within 2-3 hours.
Do not apply at air or surface temperatures below 35°F (1.7°C) or when air or surface temperatures may drop below 35°F (1.7°C) within 48 hours.

No reduction needed.

Brush:
Use a nylon-polyester brush such as Purdy® Pro-Extra.

Roller:
Use a high quality 3/8-3/4 inch nap synthetic roller cover such as Purdy® Marathon®

For additional specific brushes and roller cover recommendations, please refer to our Brush and Roller Guide on the Sherwin-Williams website.

Spray - Airless:

Pressure	2000 p.s.i.
Tip	.015-.019 inch

APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection with **Duration** coating. On repaint work, apply one coat of **Duration** coating: on bare surfaces, apply two coats of **Duration**, allowing 4 hours drying between coats.

Do not paint in direct sun. Apply at temperatures above 35°F. During application at temperatures above 80°F, **Duration** sets up quickly. Some adjustment in your painting approach may be required. Paint from a dry area into the adjoining wet coating area. Dries to touch in 1 hour and is ready for service overnight.

On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

SPECIFICATIONS

Duration Exterior Acrylic Latex is self-priming on most surfaces. Apply 2 coats on new, bare substrates or 1 coat for repaint.

Use on these properly prepared surfaces:
Aluminum & Aluminum Siding[1]
Galvanized Steel[1]
Concrete Block
Split face Block
Cement Composition Siding/Panels
Stucco
Concrete
Plywood
Wood
***Vinyl Siding**

Surfaces with a pH greater than 9 must be primed with a high pH-resistant coating such as Loxon Concrete & Masonry Primer.

Standard latex primers cannot be used below 50°F. See specific primer label for that product's application limitations.

Concrete masonry units (CMU) - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, the first coat of **DURATION** may show some staining, but it will be trapped in the first coat. A second coat will uniform the appearance. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using **DURATION**.

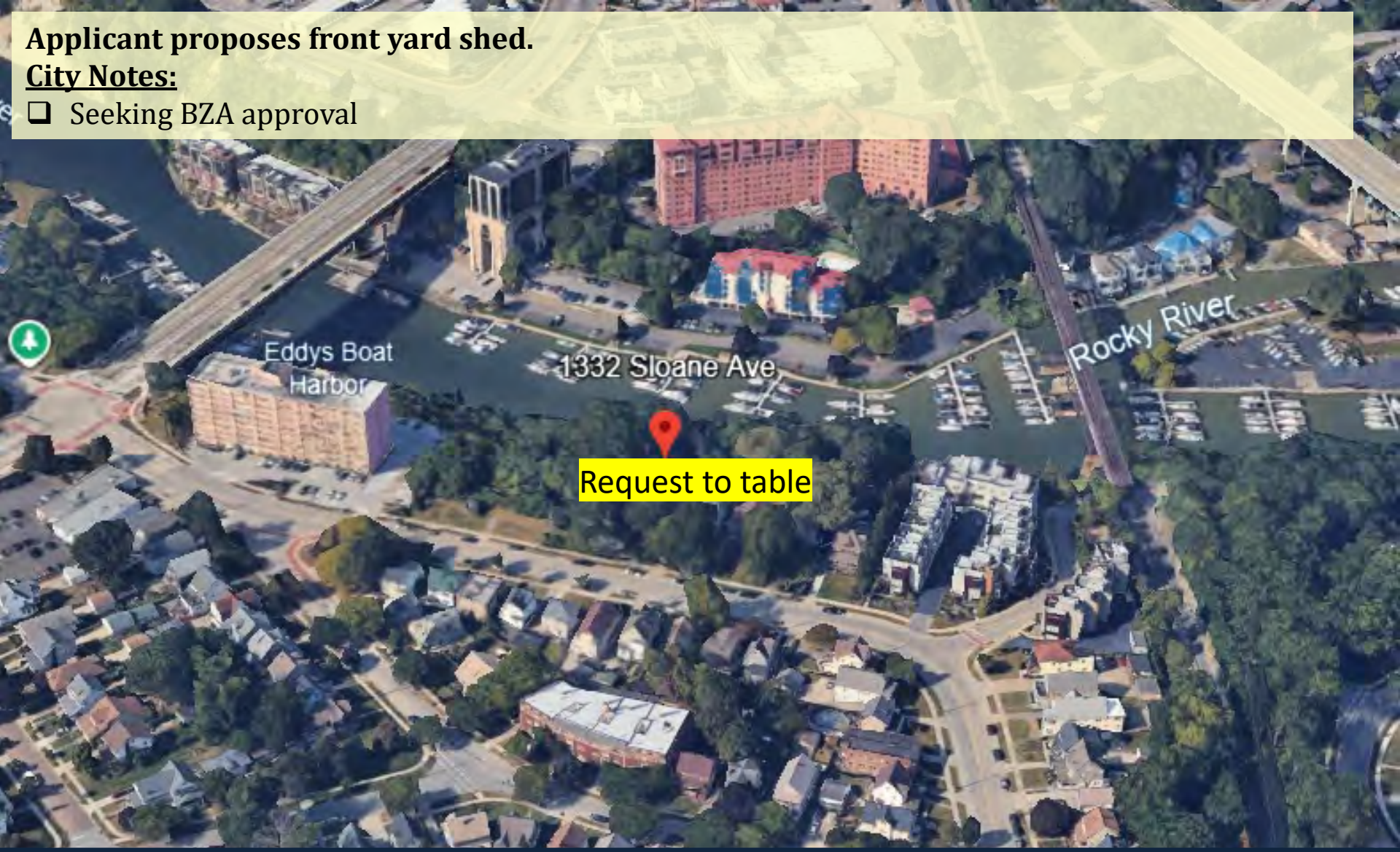
[1] On large expanses of metal siding, the air, surface, and material temperatures must be 50°F (10°C) or higher.

continued on back

Applicant proposes front yard shed.

City Notes:

- ❑ Seeking BZA approval



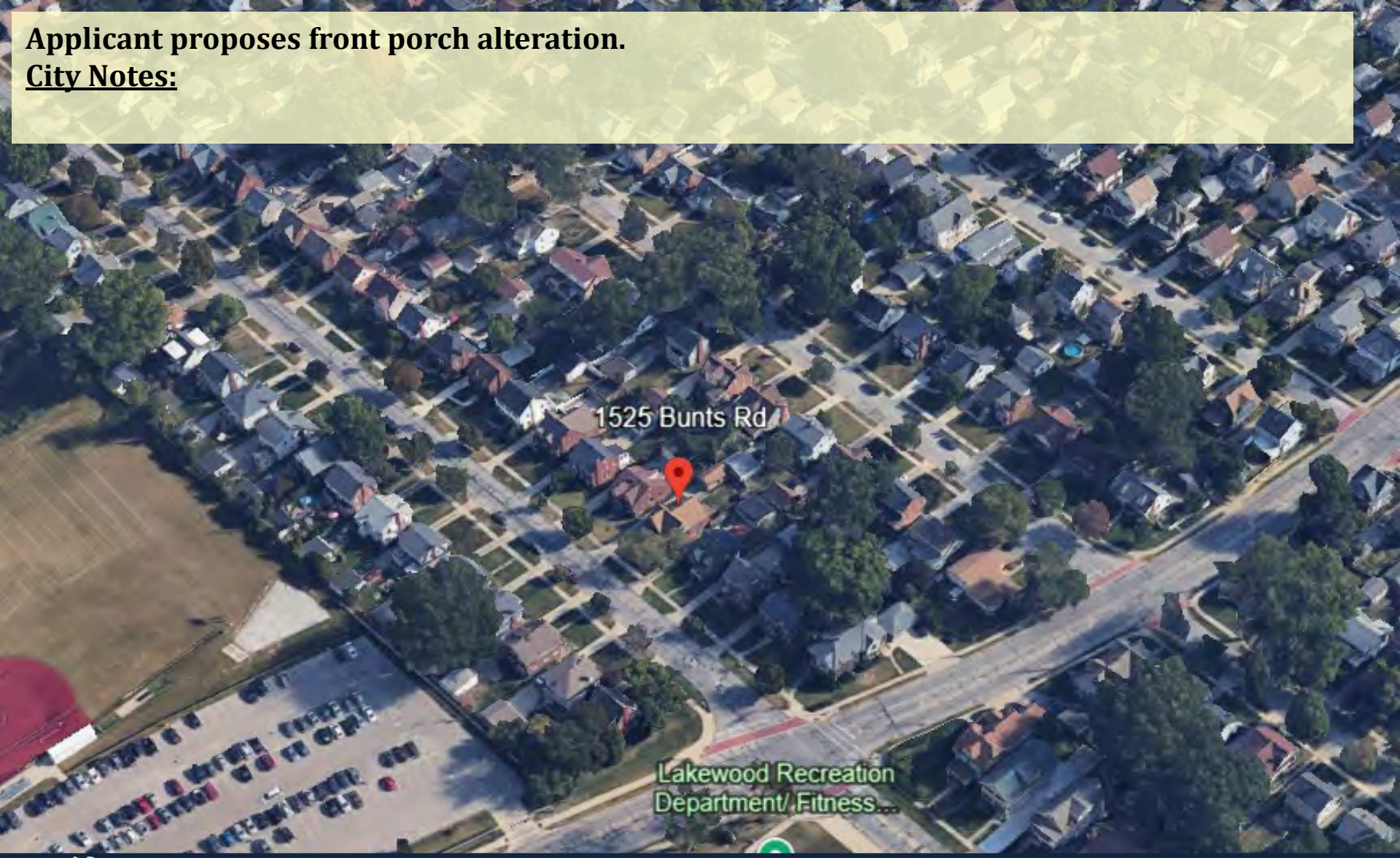
Docket No. 10-94-26 (1332 Sloane)

Front yard shed

Jonathon Bloomberg

Applicant proposes front porch alteration.

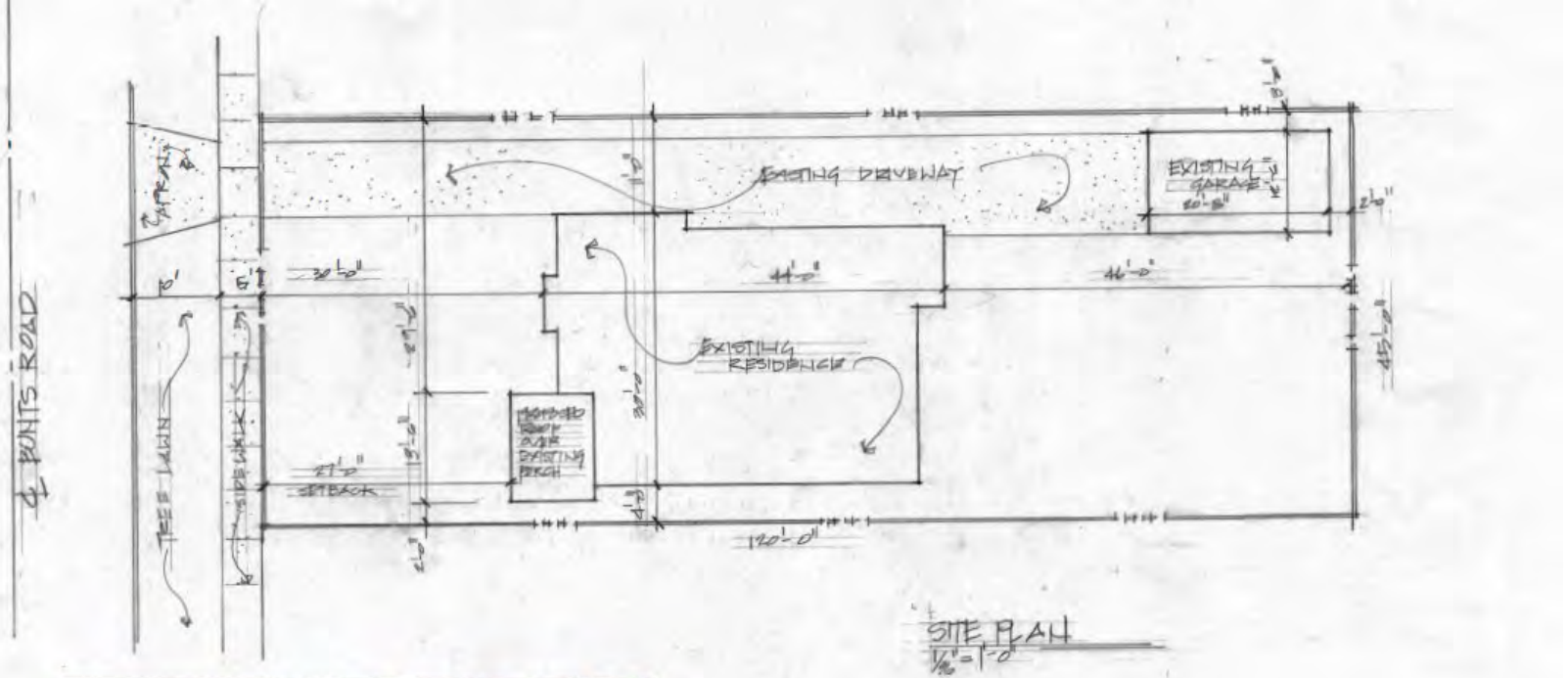
<u>City Notes:</u>



Docket No. 10-95-26 (1525 Bunts)

New Front Porch

Sam Diaquila



SITE PLAN
1/16"=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

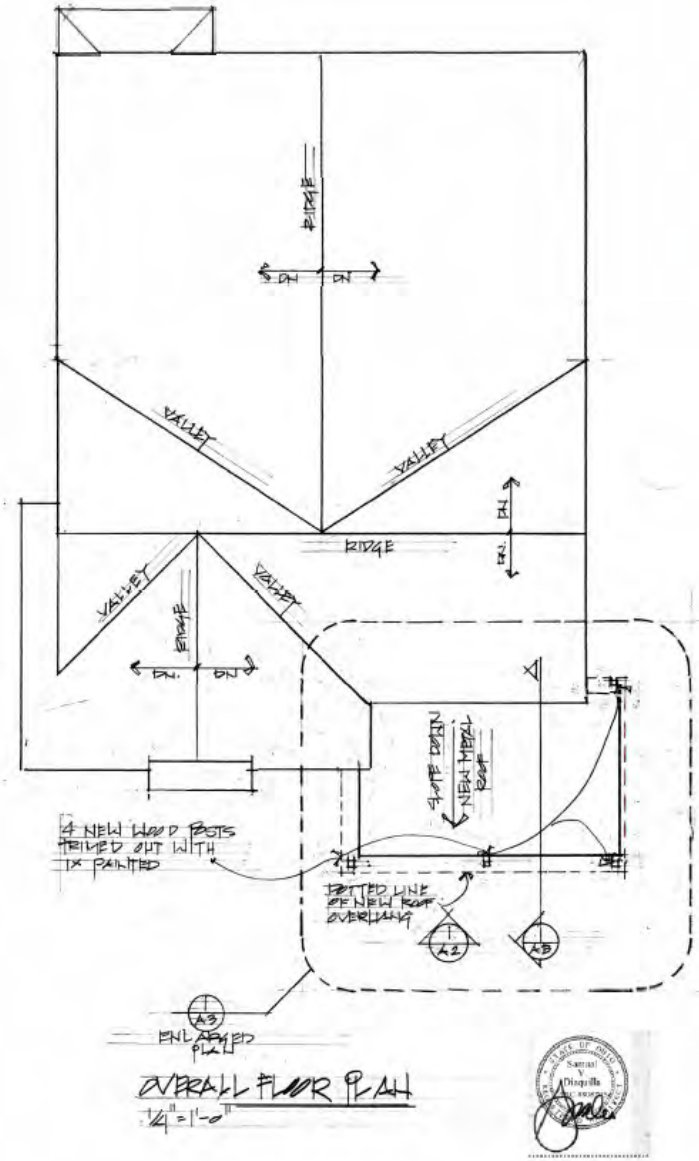
Revised 5 October 2026

STATE OF OHIO
Samual
V.
Diaquilla
REGISTERED ARCHITECT

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

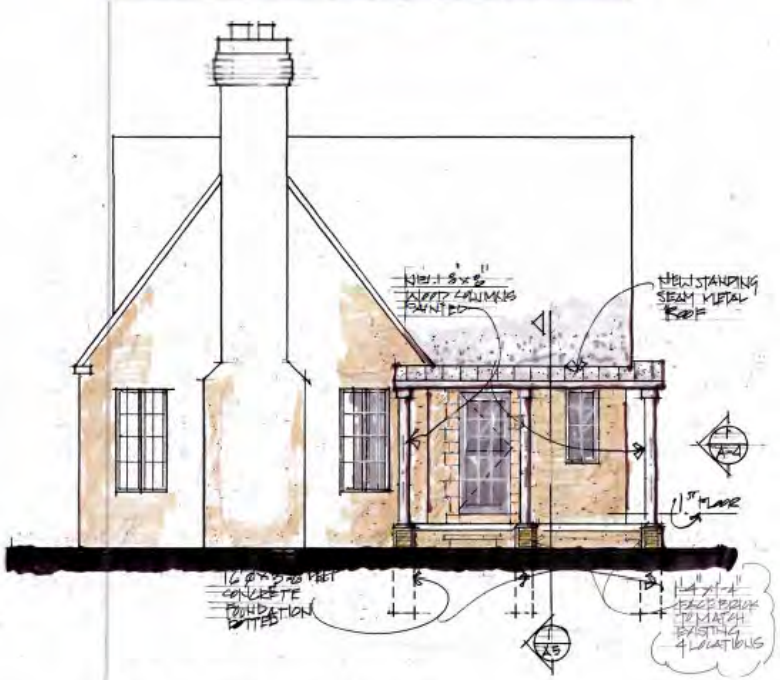
A-1



OVERALL FLOOR PLAN

1/4" = 1'-0"





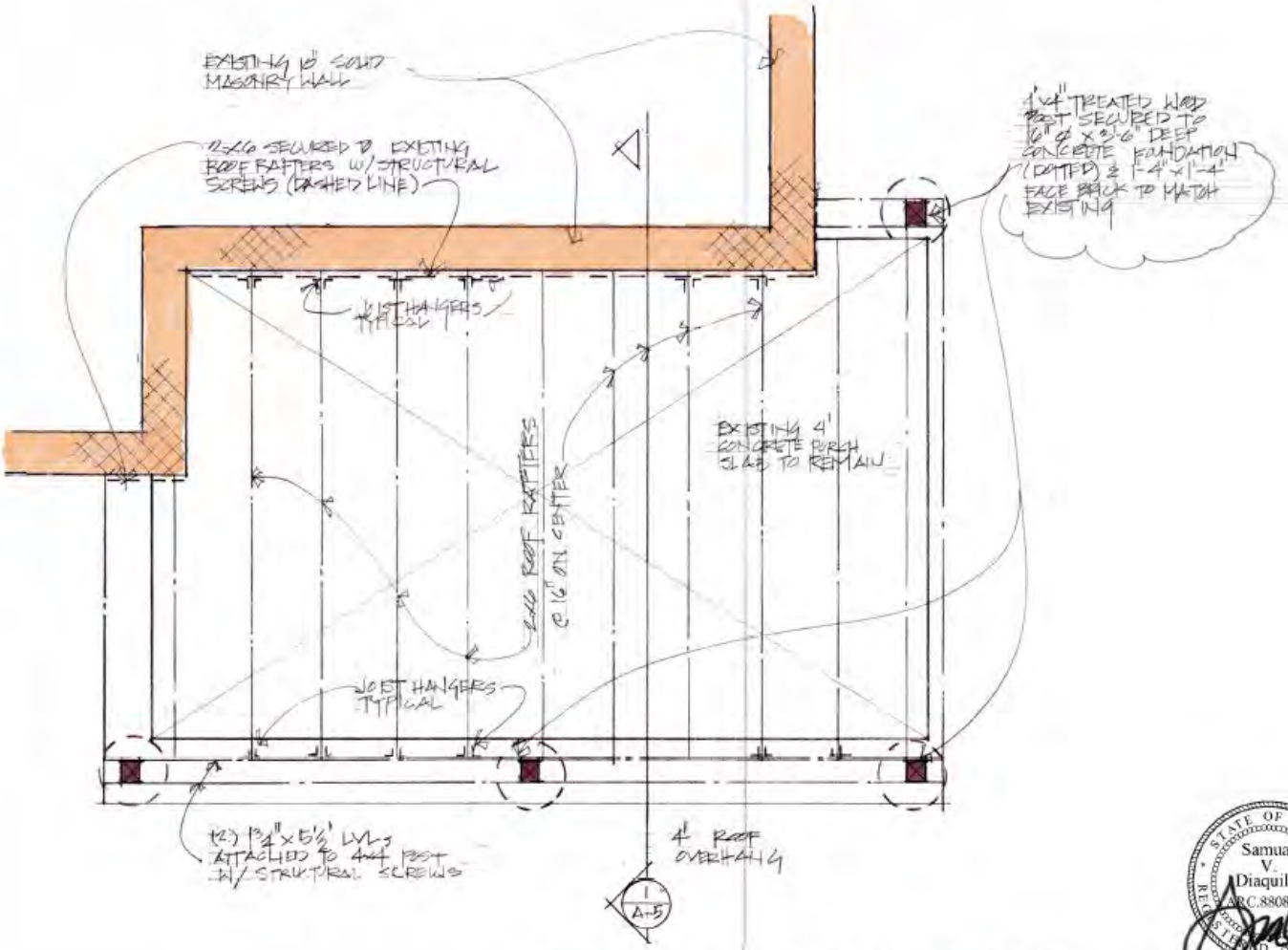
FRONT (WEST) ELEVATION

1/4" = 1'-0"

REVISED OCTOBER 2020

A-2

Docket No. 10-95-26 (1525 Bunts)



ENLARGED PORCH / ROOF FRAMING PLAN

3/4" = 1'-0"

STATE OF OHIO
Samual V. Diaquilla
REGISTERED ARCHITECT

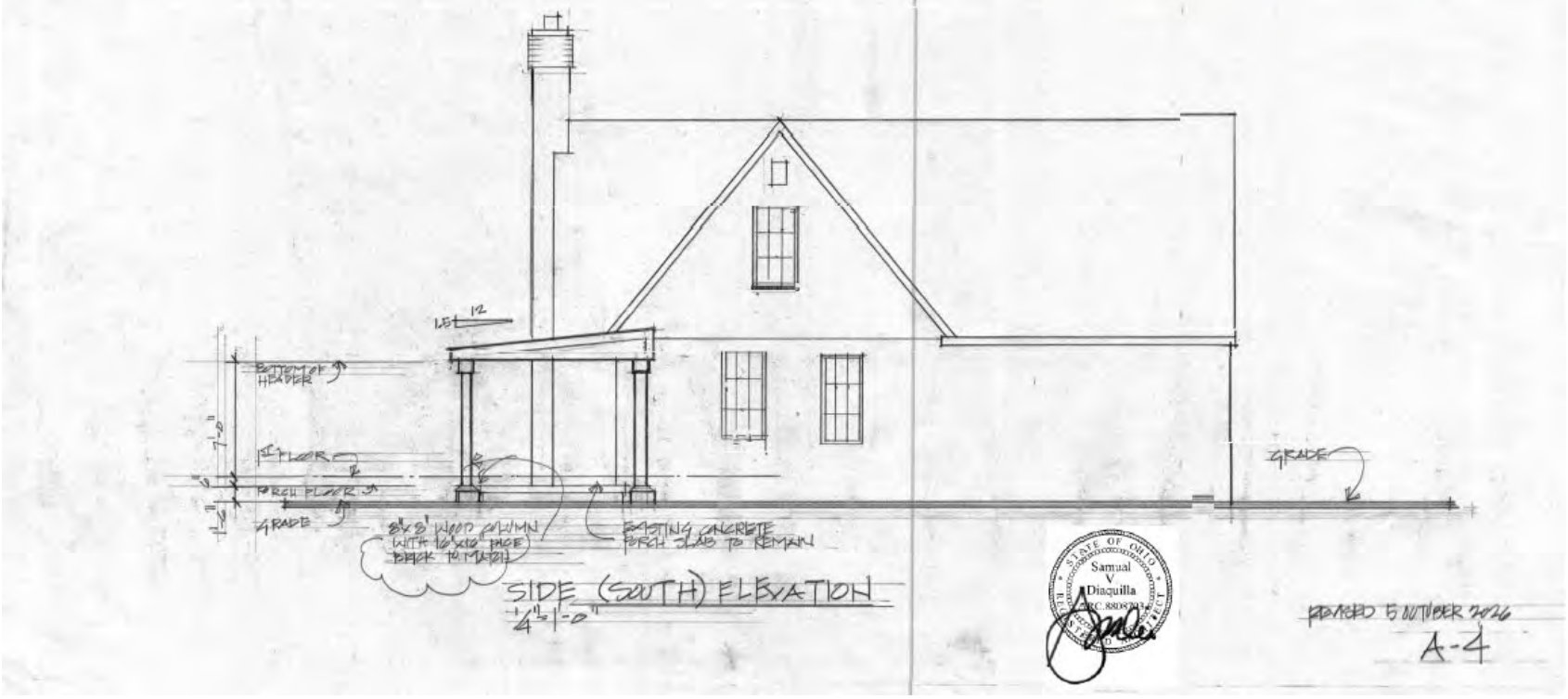
REVISED 5 OCTOBER 2026

A-3









Docket No. 10-95-26 (1525 Bunts)



FACE BRICK TO MATCH



"Fabral Horizon 16"" Panel - Galvalume Metal 26 GA Charcoal Grey (Limited Lifetime Warranty)

STANDING SEAM METAL ROOF

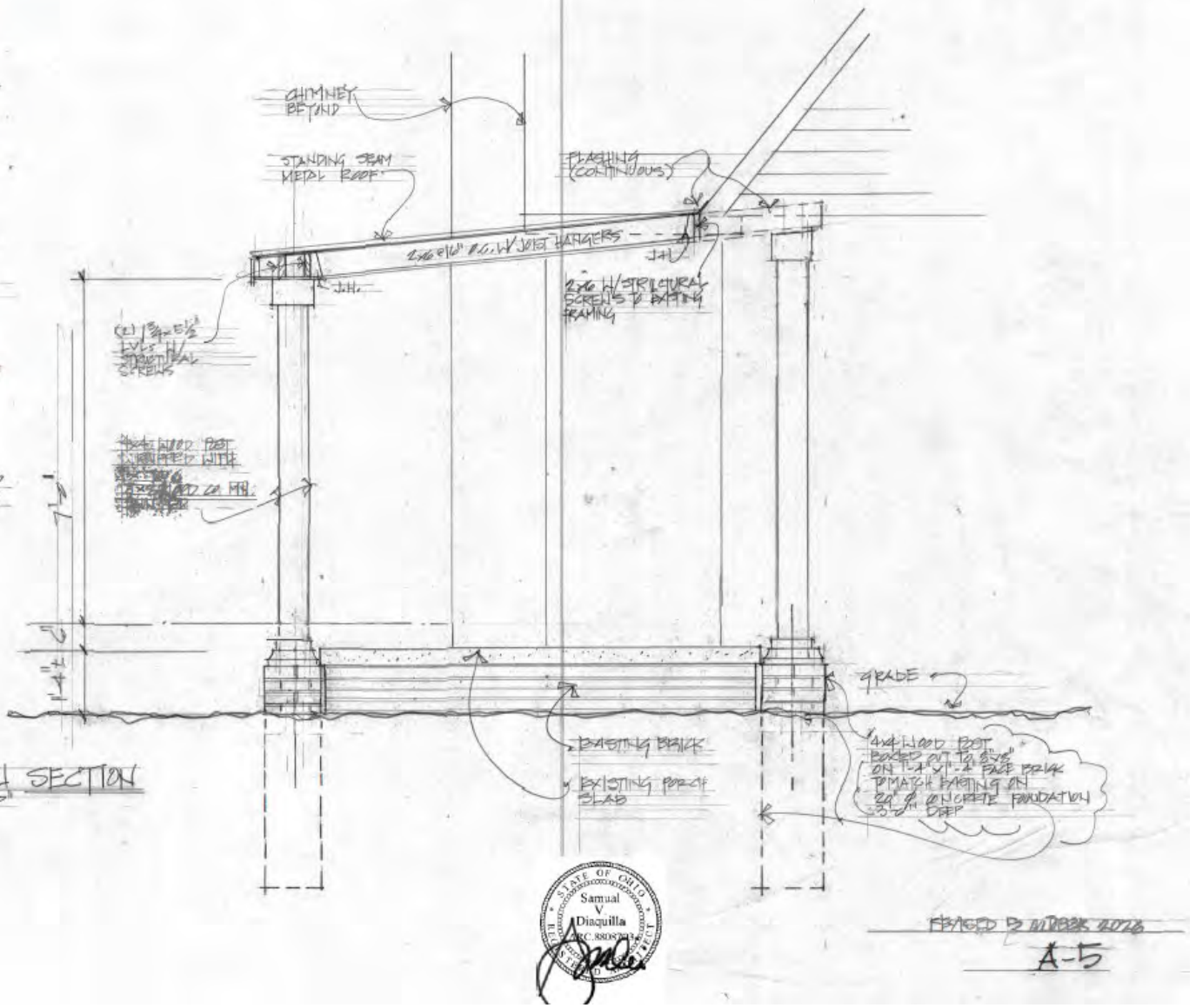




PORCH CEILING & TRIM/COLUMNS PAINTED TO MATCH EXISTING



SW2077 Tudor House Brown

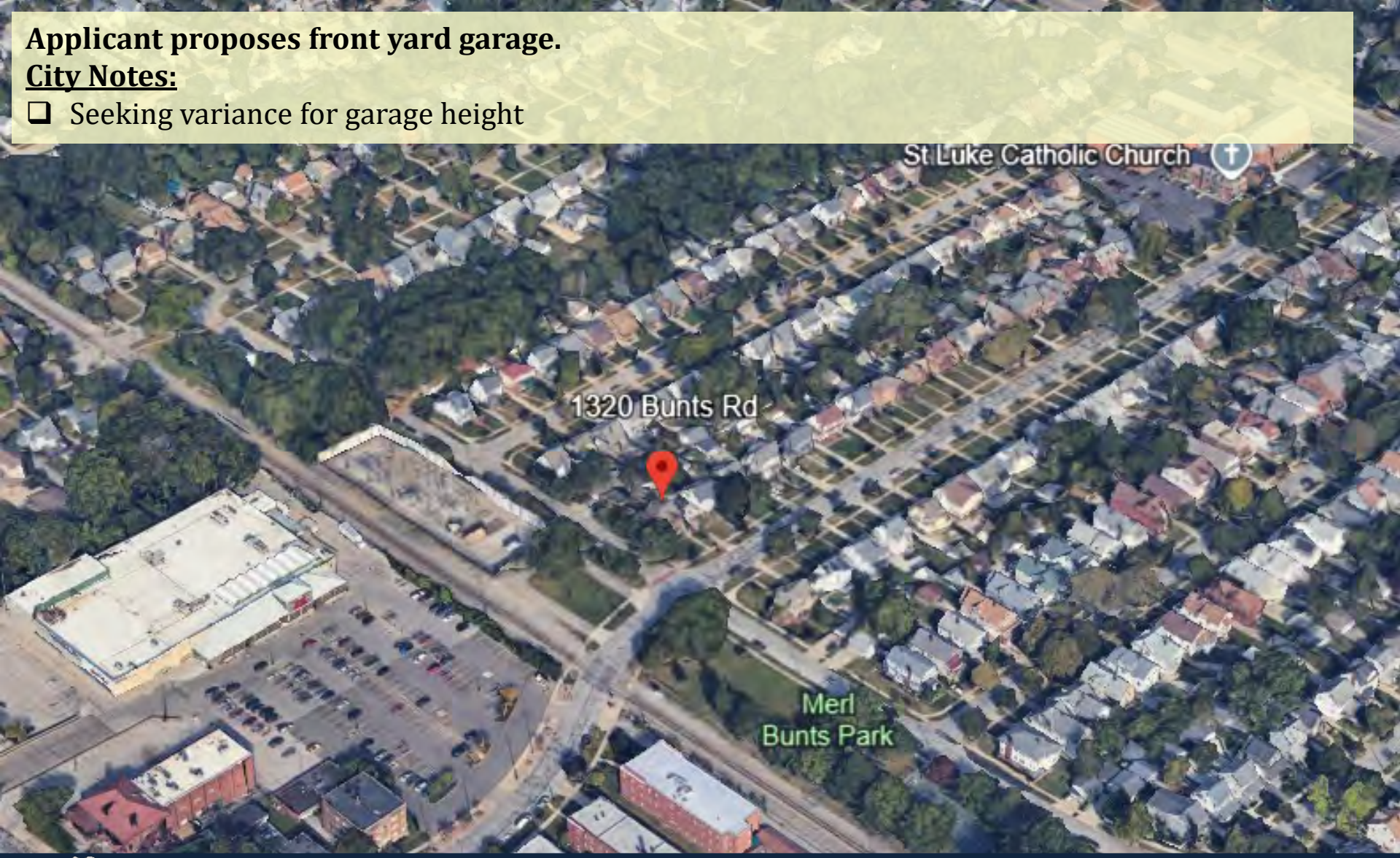


PORCH SECTION

Applicant proposes front yard garage.

City Notes:

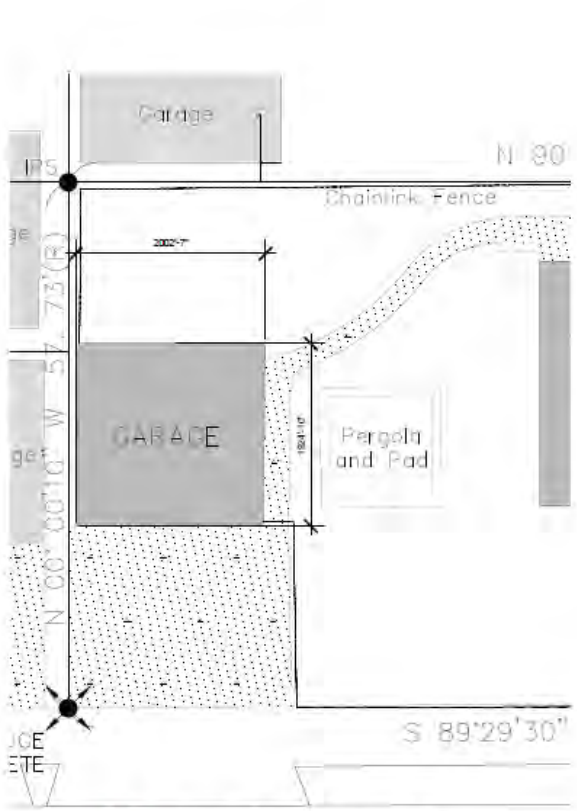
- ❑ Seeking variance for garage height



Docket No. 10-96-26 (1320 Bunts)

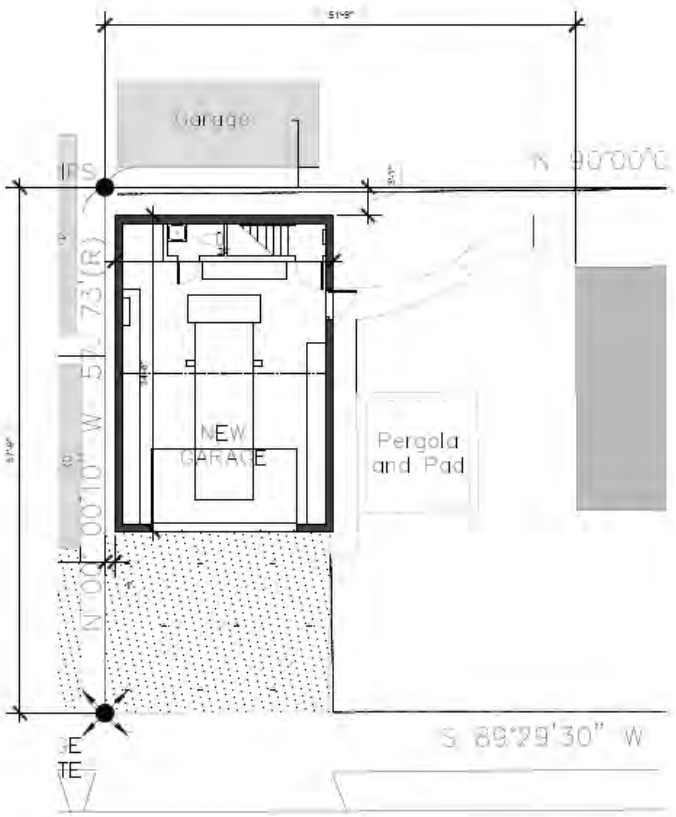
New Garage

David Maniet



MERL AVENUE

Site Plan Existing



Site Plan Proposed

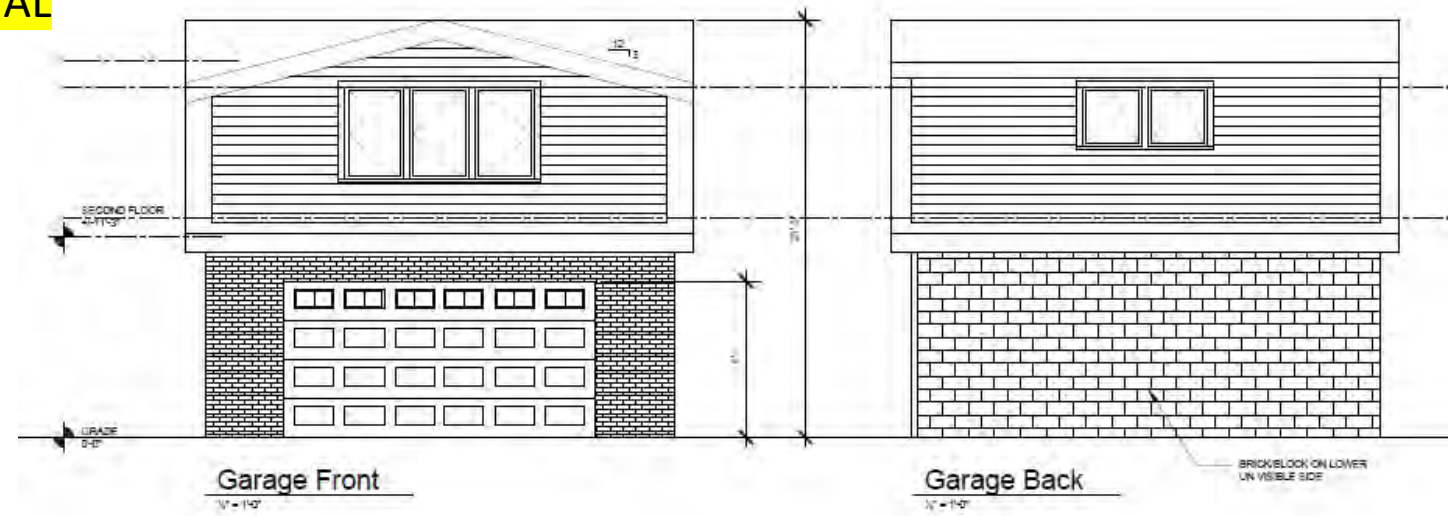
MA
MANIET ARCHITECTS
412.720.0424
DavidJManiet@gmail.com

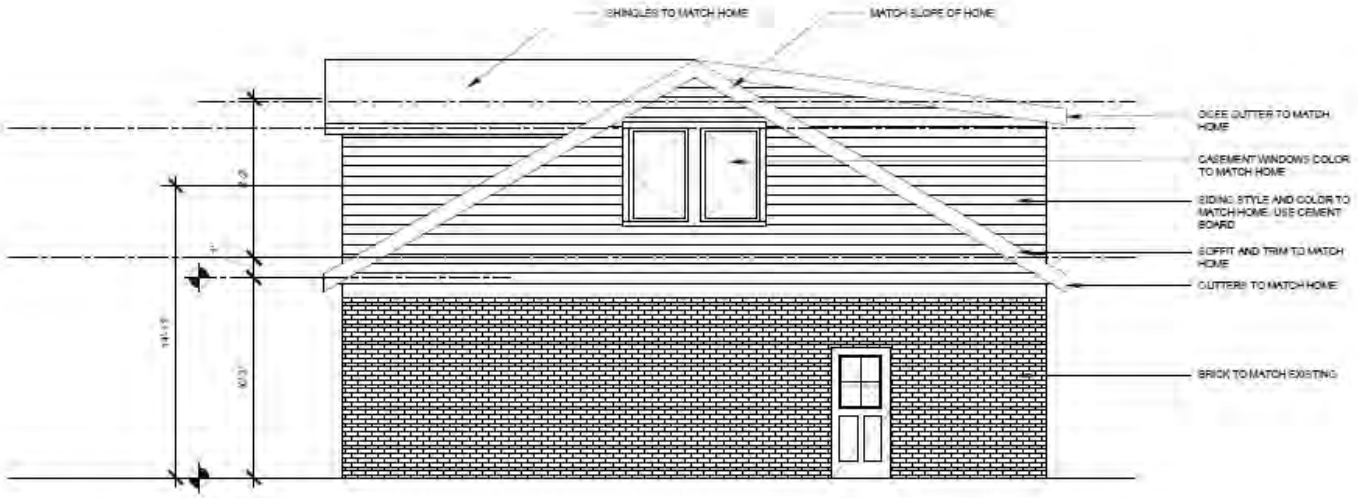
Name / Project Address
Burton Residence
1320 Bunts Road
Lakewood, OH 44107

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

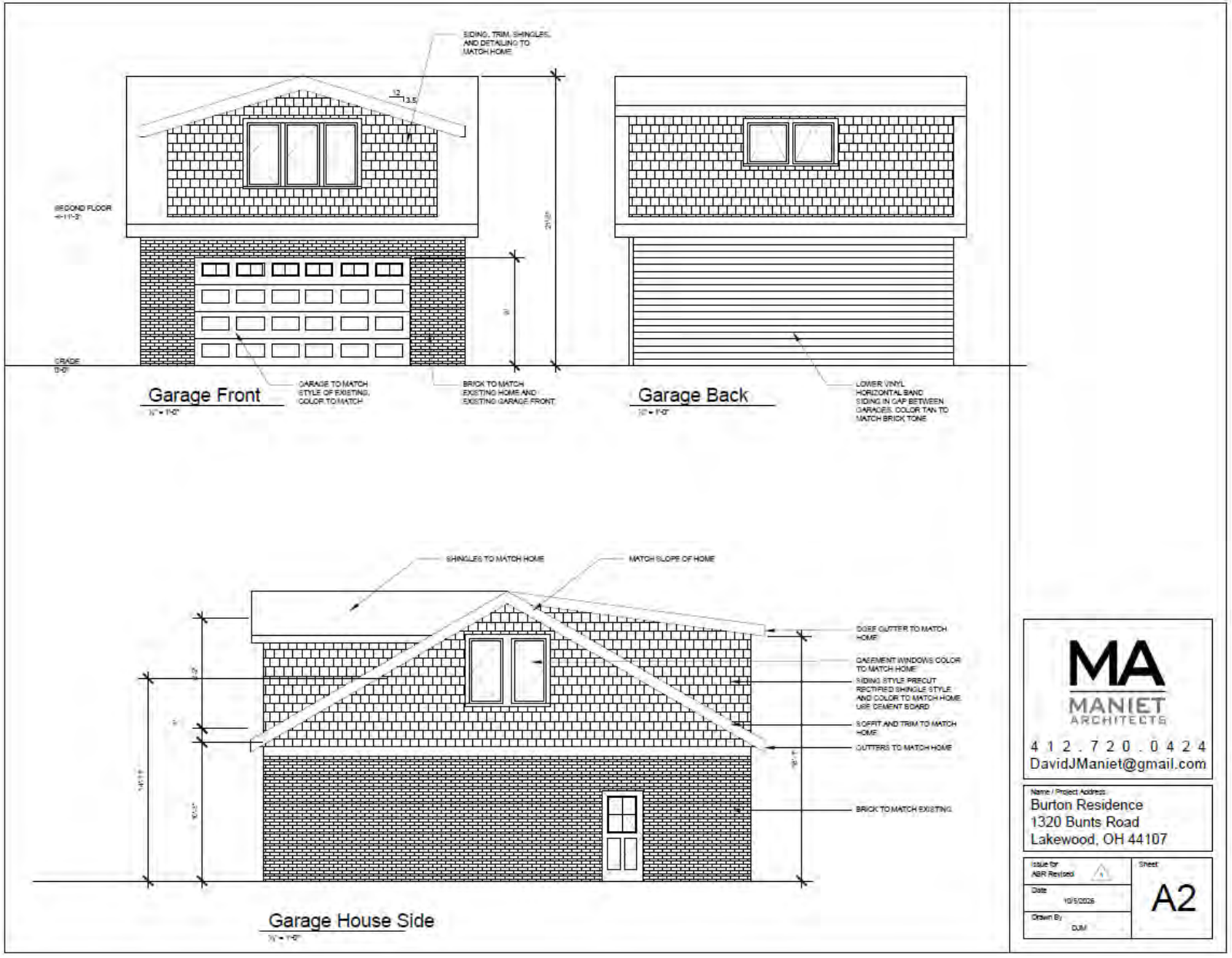
Docket No. 10-96-26 (1320 Bunts)

ORIGINAL





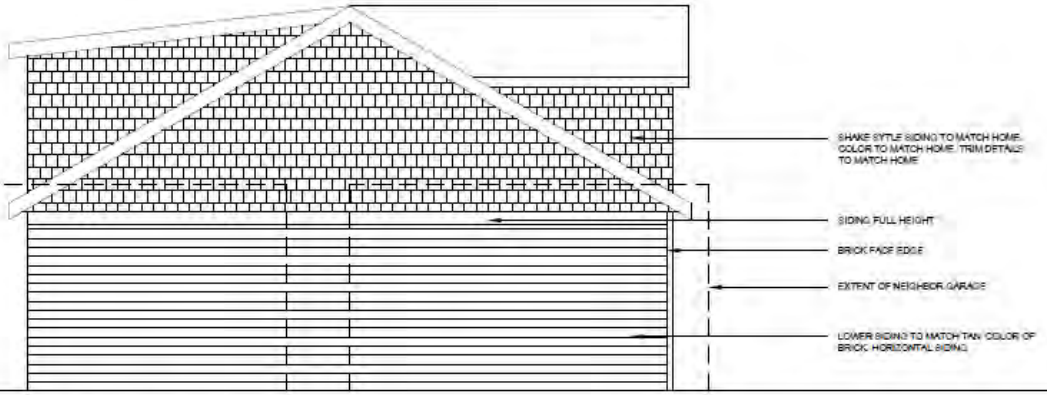
Docket No. 10-96-26 (1320 Bunts)



Docket No. 10-96-26 (1320 Bunts)



Garage Front Next to Home



Garage West Elevation

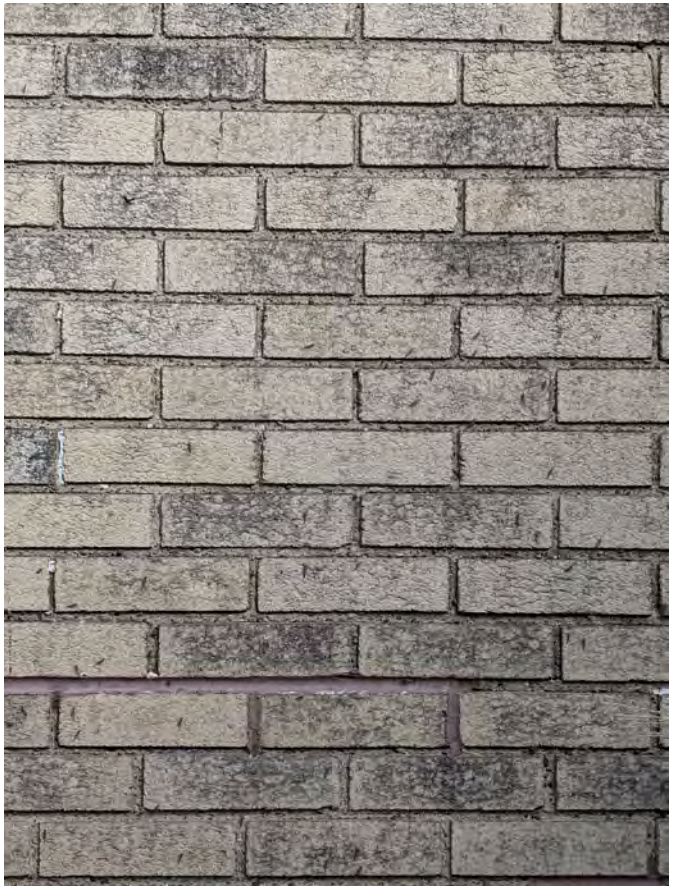
MA
MANIET
ARCHITECTS
412.720.0424
DavidJManiet@gmail.com

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

Issue for	Sheet
ABR Revised	A3
Date: 10/5/2026	
Drawn By: DJM	

Docket No. 10-96-26 (1320 Bunts)





Docket No. 10-96-26 (1320 Bunts)



Docket No. 10-96-26 (1320 Bunts)



Docket No. 10-96-26 (1320 Bunts)



Docket No. 10-96-26 (1320 Bunts)



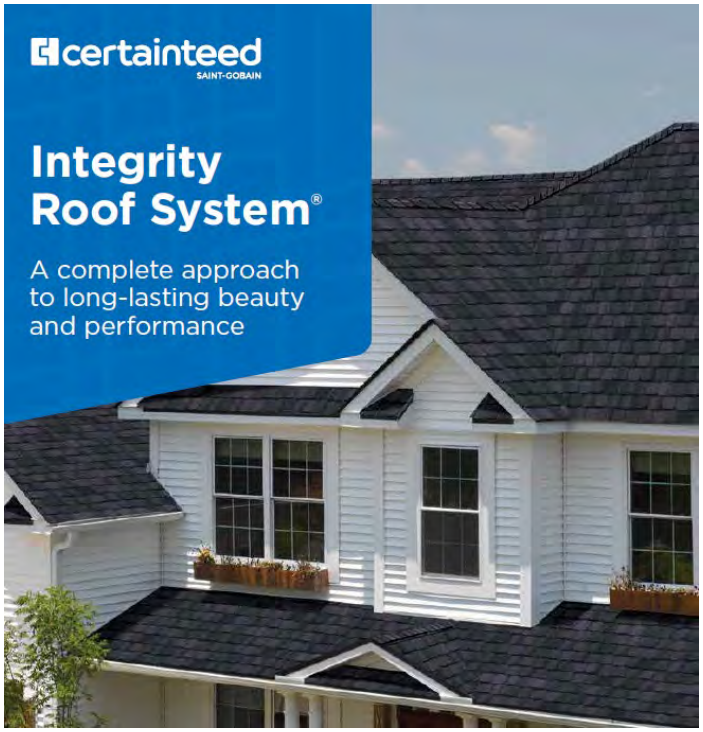
Docket No. 10-96-26 (1320 Bunts)



Pella® 250 Series VINYL

Innovative and enhanced security and privacy features for your customers peace of mind.

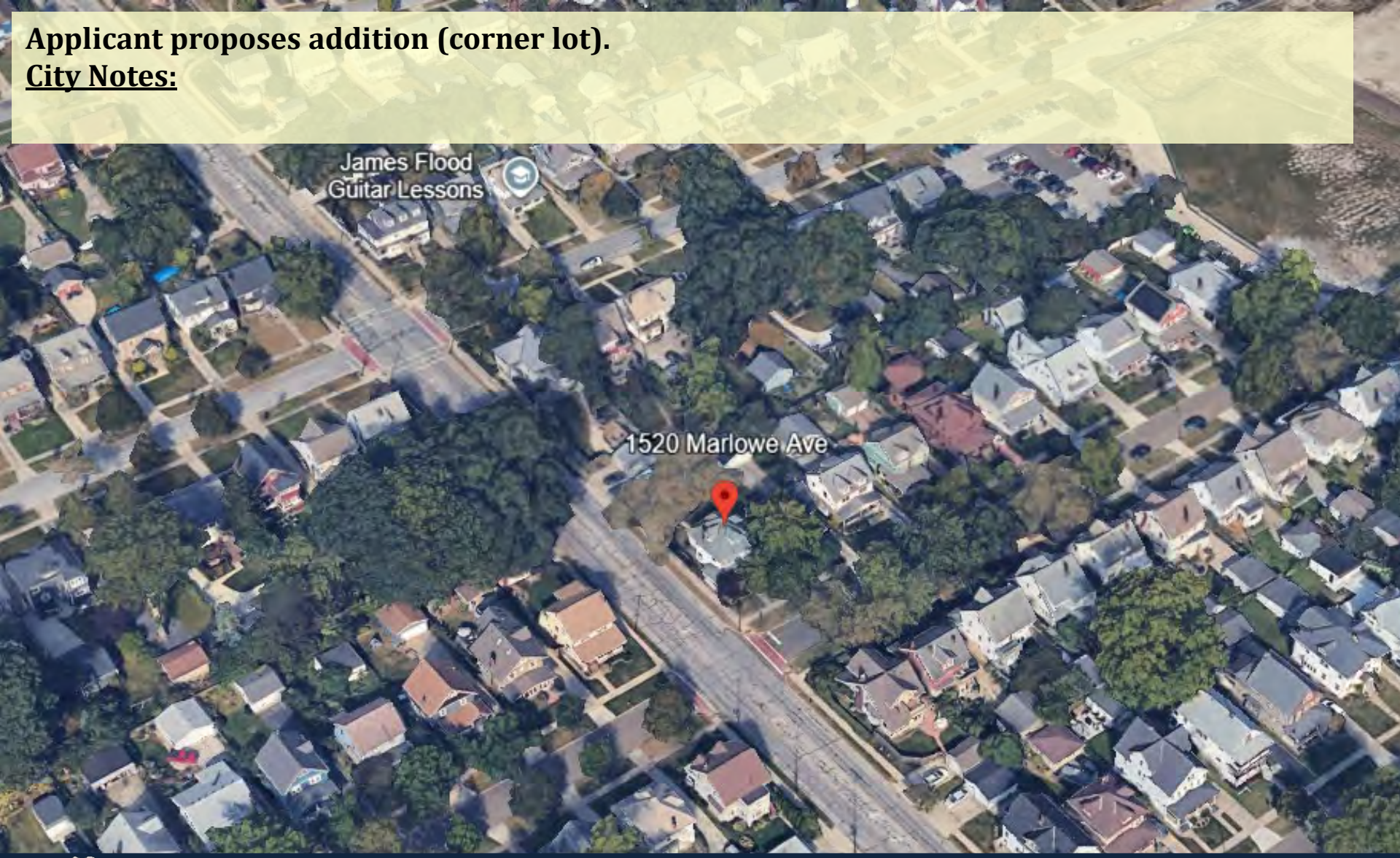




Docket No. 10-96-26 (1320 Bunts)

Applicant proposes addition (corner lot).

<u>City Notes:</u>



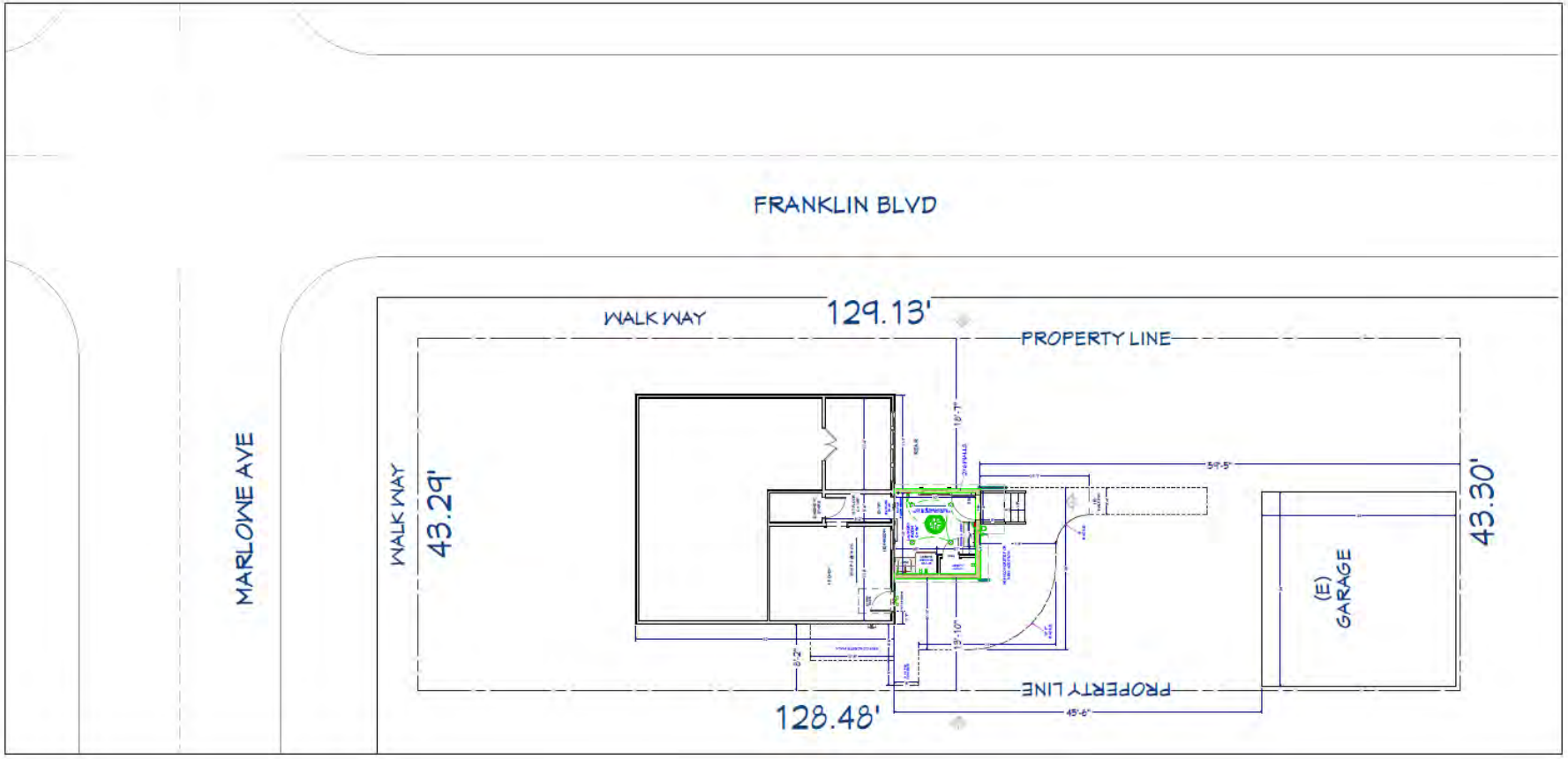
Docket No. 10-97-26 (1520 Marlowe)

Addition

Elizabeth Orr



Docket No. 10-97-26 (1520 Marlowe)



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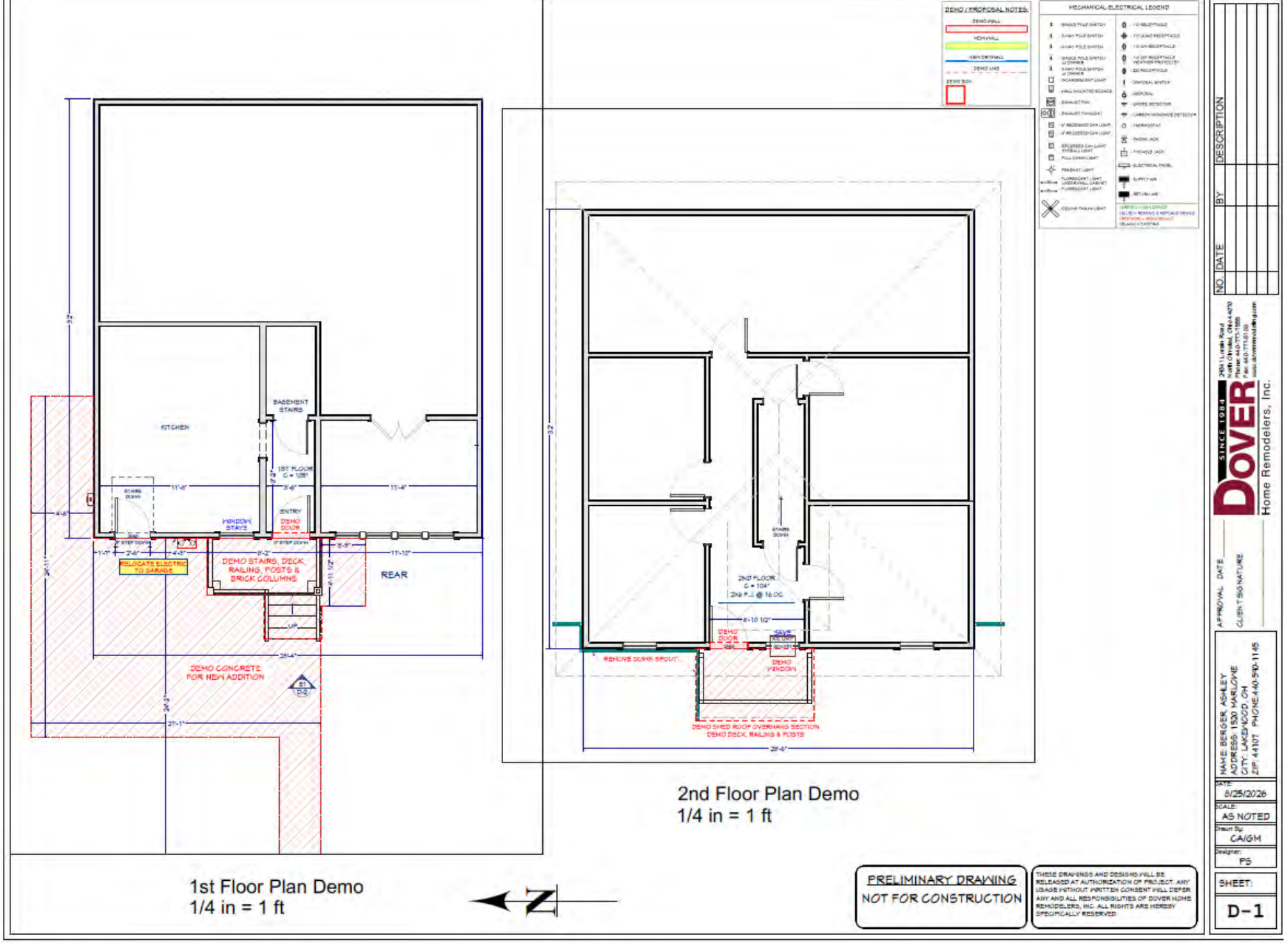

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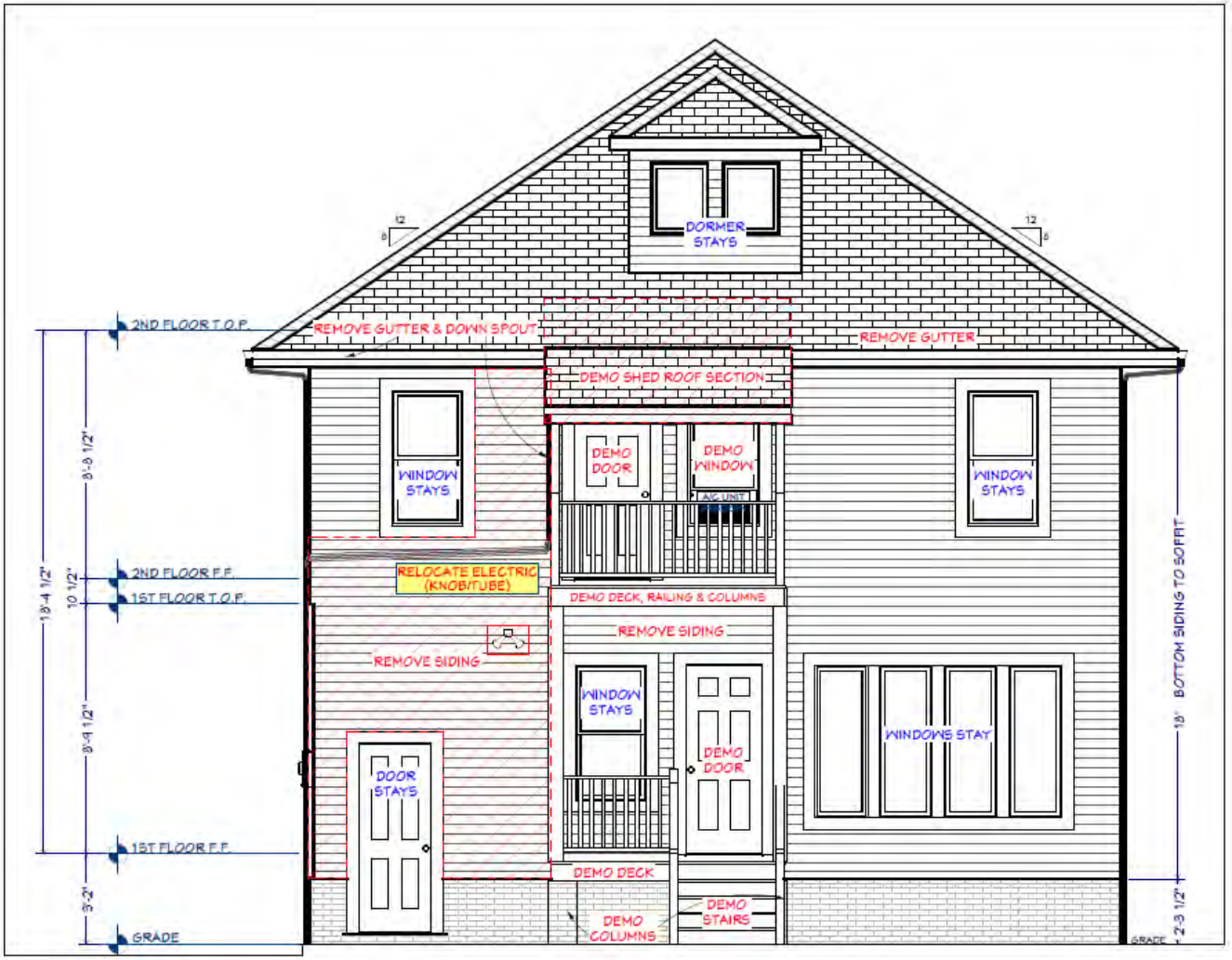
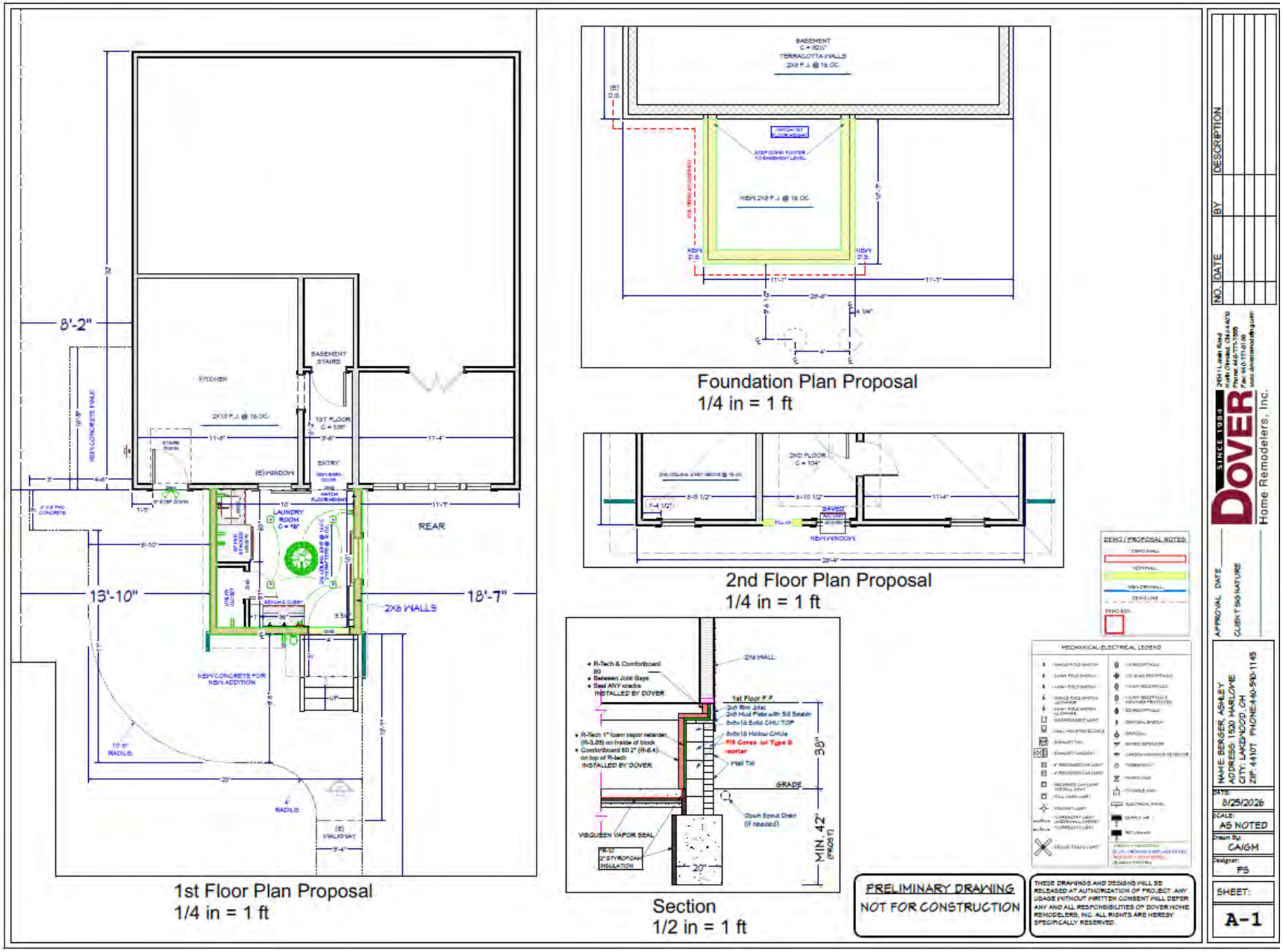


Rear Elevation Plan Demo
1/4 in = 1 ft

Docket No. 10-97-26 (1520 Marlowe)



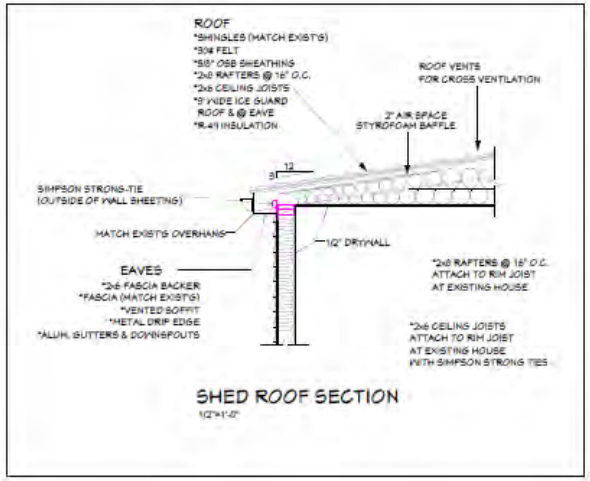
1st Floor Plan Proposal
1/4 in = 1 ft

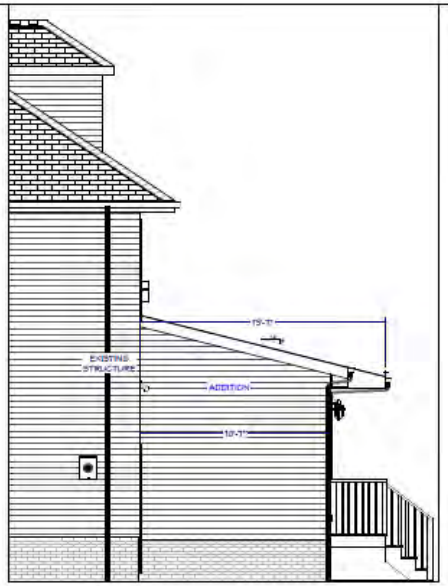
Foundation Plan Proposal
1/4 in = 1 ft

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

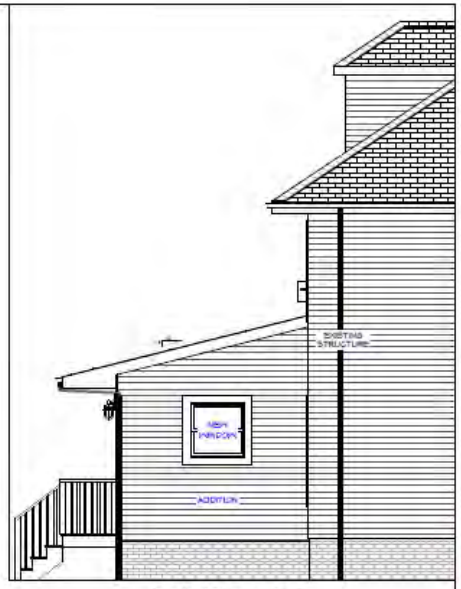
Section
1/2 in = 1 ft

Docket No. 10-97-26 (1520 Marlowe)





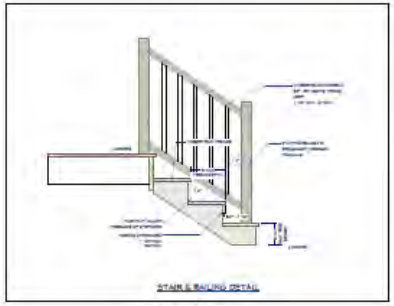
Right Elevation
1/4 in = 1 ft



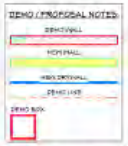
Left Elevation
1/4 in = 1 ft



Rear Elevation Plan Demo
1/4 in = 1 ft



Section
1/2 in = 1 ft





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

DOVER SINCE 1934
Home Remodelers, Inc.
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: CAIGM
Designer: PS
SHEET: A-2

Docket No. 10-97-26 (1520 Marlowe)

MATERIALS

ROOFING (MATCH EXISTING)

certainteed
SAINT-GOBAIN

Landmark® PRO

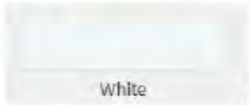


Max Def Pewter

SIDING (MATCH EXISTING)

NORANDEX

Woodsman Select Vinyl Siding



White 4"

BRICK TO MATCH EXISTING AT FOUNDATION



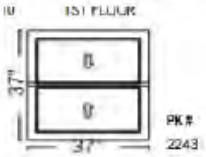
ANDERSON STORM DOOR

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

WINDOW

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



Viewed From Exterior

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", 7 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 0.26, VLT 0.53, CPD PEL-A-250-00065-00001, Performance Class R, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL16818, STC 26, OITC 22, Clear Opening Width 31.954, Clear Opening Height 13.969, Clear Opening Area 2.984485, 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



THERMATRU *Image is viewed from Exterior*

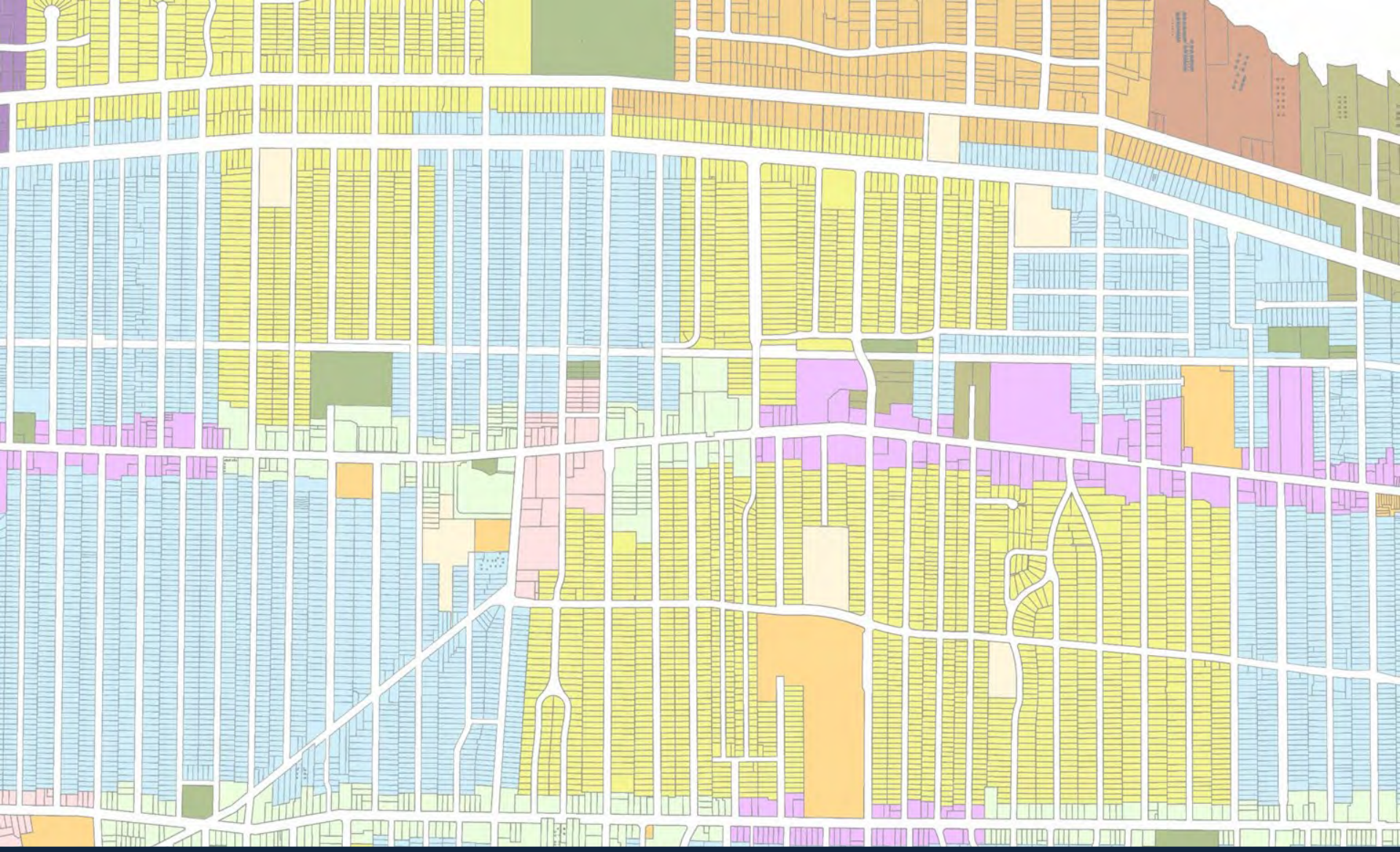
Item Description
3'0" x 6'8" S206 Half Lite 2 Panel Smooth-Star Fiberglass Door w/Clear Glass - Right Hand Inswing (Tru-Guard Composite Edge)
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 6-1/2" Spacing) w/Faceplate Lockset Latch Prep w/Standard Strike Prep w/Deadbolt 9206 Kwikset/Schlage / 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





Docket No. 10-97-26 (1520 Marlowe)





Architectural Board of Review

October 2026