

**AGENDA  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**

**PRE-REVIEW MEETING  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
EAST CONFERENCE ROOM  
AUGUST 1, 2024  
4:00 P.M.**

**REVIEW MEETING  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
AUGUST 8, 2024  
5:30 P.M.**

1. ROLL CALL
2. APPROVE THE MINUTES OF THE JULY 11, 2024 MEETING
3. OPENING REMARKS

**OLD BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

- |   |            |   |
|---|------------|---|
| <b>4. Docket No. 06-58-24</b>   | <b>(C)</b> | <b>Irene &amp; Donald Ave.<br/>Thoreau &amp; Donald Development</b>                             |
| <br><input type="checkbox"/> Approve<br><input type="checkbox"/> Deny<br><input type="checkbox"/> Defer |            | <br>Susan Broadwater<br>Beegan Architectural Design<br>15703 Madison Ave.<br>Lakewood, OH 44107 |

Applicant proposes a planned development consisting of seven townhouse units and three single-family houses. (Page 4)

**NEW BUSINESS**

**SIGN REVIEW**

- |   |   |
|---|---|
| <b>5. Docket No. 08-69-24</b>   | <b>17514 Detroit Ave.<br/>St. James Corporate College</b>                   |
| <br><input type="checkbox"/> Approve<br><input type="checkbox"/> Deny<br><input type="checkbox"/> Defer | <br>Mark Hannah<br>L3 Sign & Image/Dynamic Sign Co.<br>8059 Lewis Rd., #308 |

Berea, OH 44017

Applicant proposes the installation of a monument sign. (Page 13)

**6. Docket No. 08-70-24**

**11818 Madison Ave.  
RISE Dispensary**

- Approve
- Deny
- Defer

Iliana Kazandziev  
Agile Sign & Lighting Maintenance Inc.  
35280 Lakeland Blvd.  
Eastlake, OH 44095

Applicant proposes the installation of three new wall mounted signs. (Page 21)

**ARCHITECTURAL BOARD OF REVIEW**

**7. Docket No. 08-71-24**

**(R)**

**1464 Riverside Dr.**

- Approve
- Deny
- Defer

Gary Fischer  
Fischer & Associates Architects Inc.  
554 W. 9<sup>th</sup> St.  
Lorain, OH 44052

Applicant proposes the construction of a new home on a vacant lot. (Page 38)

**8. Docket No. 08-72-24**

**(R)**

**874 Beach Rd.**

- Approve
- Deny
- Defer

Daniel Margulies  
Daniel Margulies Co. Inc.  
14204 Detroit Ave.  
Lakewood, OH 44107

Applicant proposes renovation to the façade of an existing home. (Page 57)

**9. Docket No. 08-73-24**

**(R)**

**2358 Northland Ave.**

- Approve
- Deny
- Defer

Diane Bija  
New Creation Builders LLC.  
818 E. 73<sup>rd</sup> St.  
Cleveland, OH 44103

Applicant proposes a demolition and then construction of a new 22'x20' garage. (Page 62)

**10. Docket No. 08-74-24**

**(C)**

**16003 Detroit Ave.  
Huntington Bank**

- Approve
- Deny
- Defer

Joshua Gonsalves  
Vocon  
2142 Prospect Ave. E.  
Cleveland, OH 44115

Applicant proposes the construction of a new bank and parking lot. (Page 93)

**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](mailto:michelle.nochta@lakewoodoh.gov).”*



**BOARD OF BUILDING STANDARDS  
ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD**

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • [www.lakewoodoh.gov](http://www.lakewoodoh.gov)

## **Application Cover Page**

**Docket No.: 06-58-24**

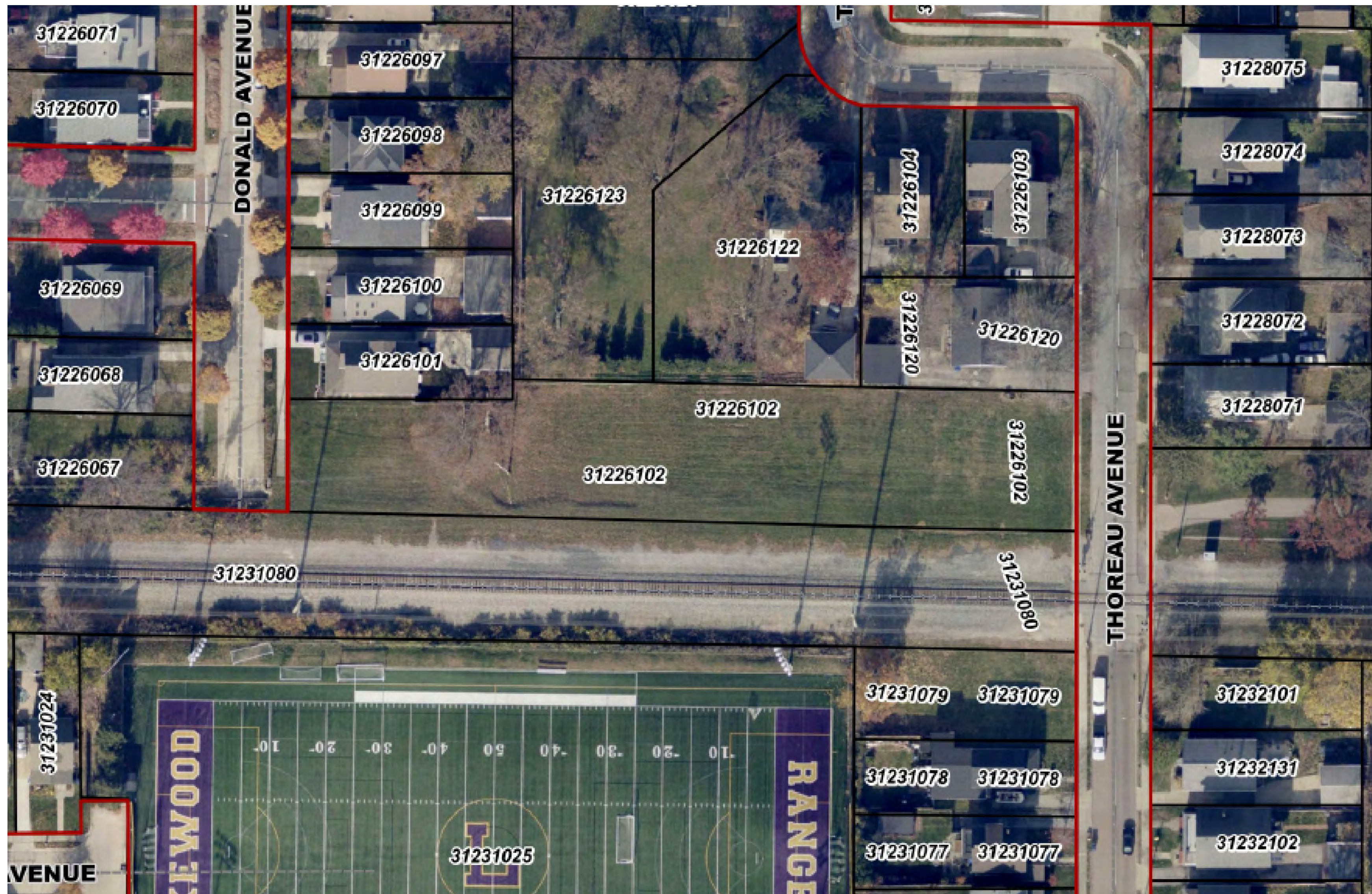
**Permit No.: BBS24-000063**

**Applicant Name: Susan Broadwater, Beegan Architectural Design**

**Project Address: Irene & Donald Ave.**

**Project Name: Donald & Thoreau Development**

**Project: Applicant proposes a planned development consisting of seven townhouse units and three single-family houses.**



ENLARGED AERIAL  
N.T.S.



VIEW TO WEST  
N.T.S.



THOREAU TO NORTH  
N.T.S.



THOREAU TO SOUTH  
N.T.S.

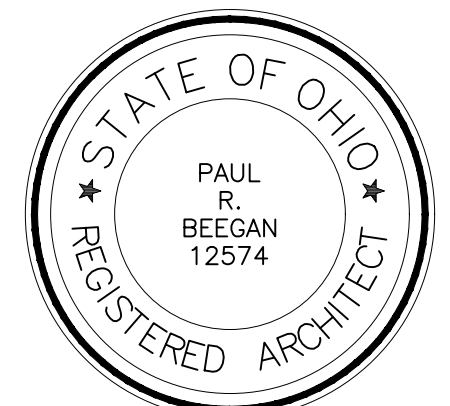


THOREAU FROM NORTH  
N.T.S.



ACROSS THOREAU  
N.T.S.

ISSUE	DATE	DESCRIPTION
1	07.18.24	abr & planning review



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

**BEEGAN**  
ARCHITECTURAL DESIGN

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

216.521.9000 PHONE  
216.916.4591 FAX  
PAUL@BEEGAN-AD.COM

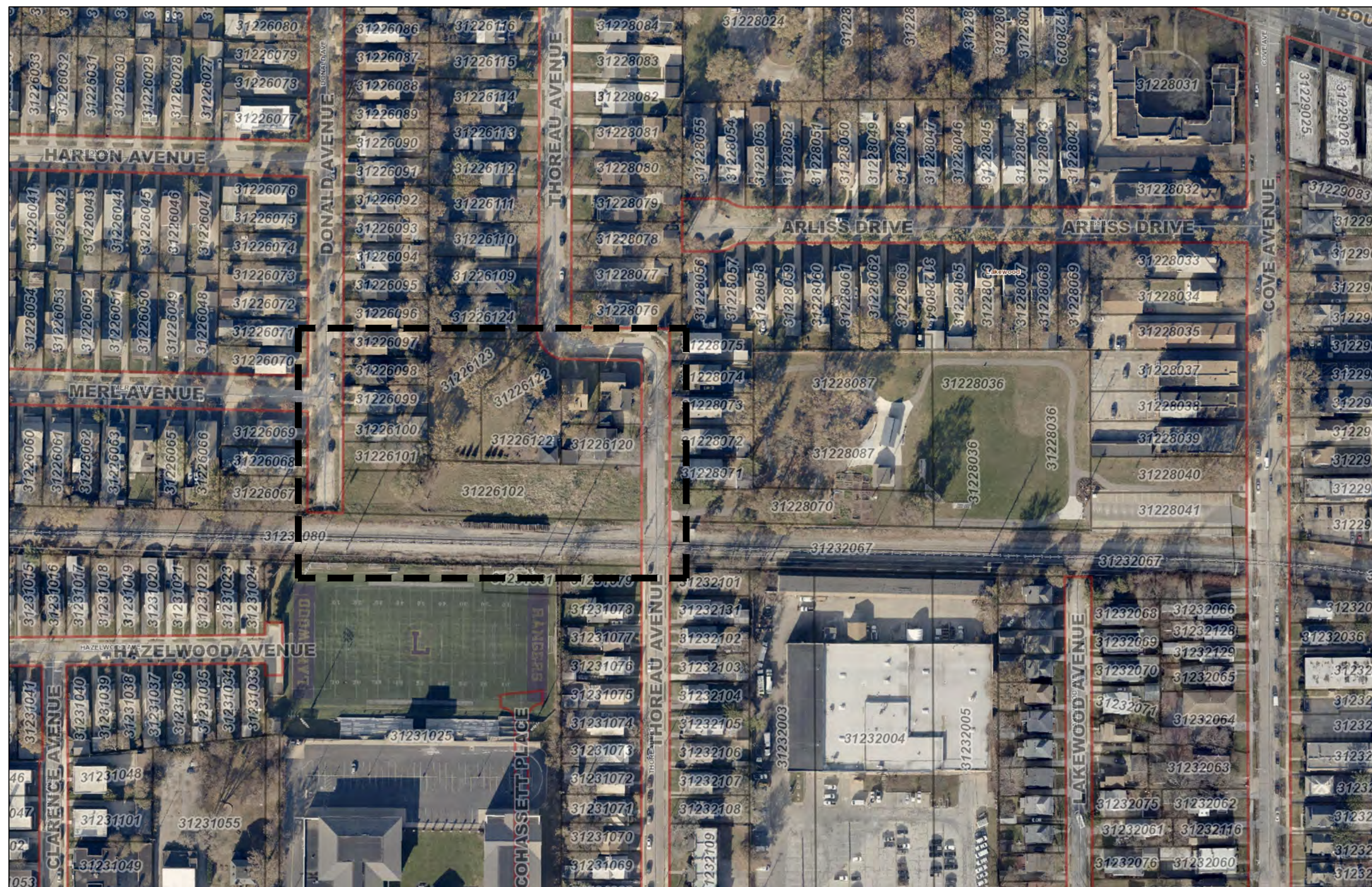
project no. 23-075

Hilane Realty  
**Donald & Thoreau  
Development**

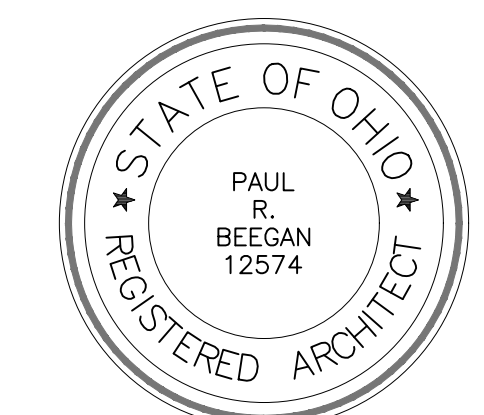
ppn 312-26-102  
lakewood, oh 44107

Site Context

**A0**



ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review



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

# BEEGAN

ARCHITECTURAL DESIGN

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

216.521.9000 PHONE  
216.916.4591 FAX  
PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty  
**Donald & Thoreau  
Development**

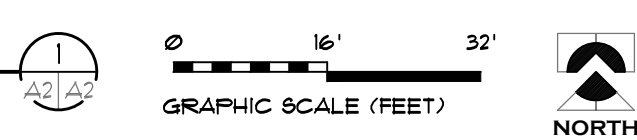
ppn 312-26-102  
lakewood, oh 44107

Architectural Site Plan

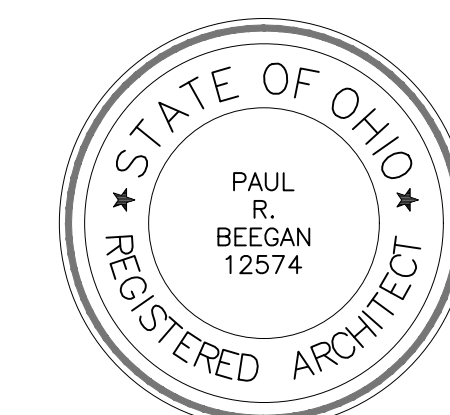
# A1



PROPOSED LOT SPLIT PLAN  
1" = 20'-0"



ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review



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

**BEEGAN**  
ARCHITECTURAL DESIGN

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LAKEWOOD, OHIO 44107  
WWW.BEEGAN-AD.COM

216.521.9000 PHONE  
216.916.4591 FAX  
PAUL@BEEGAN-AD.COM

project no. 23-075

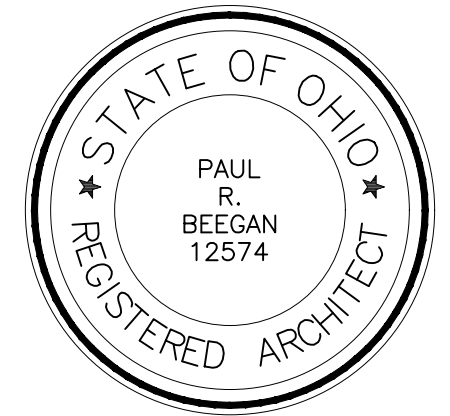
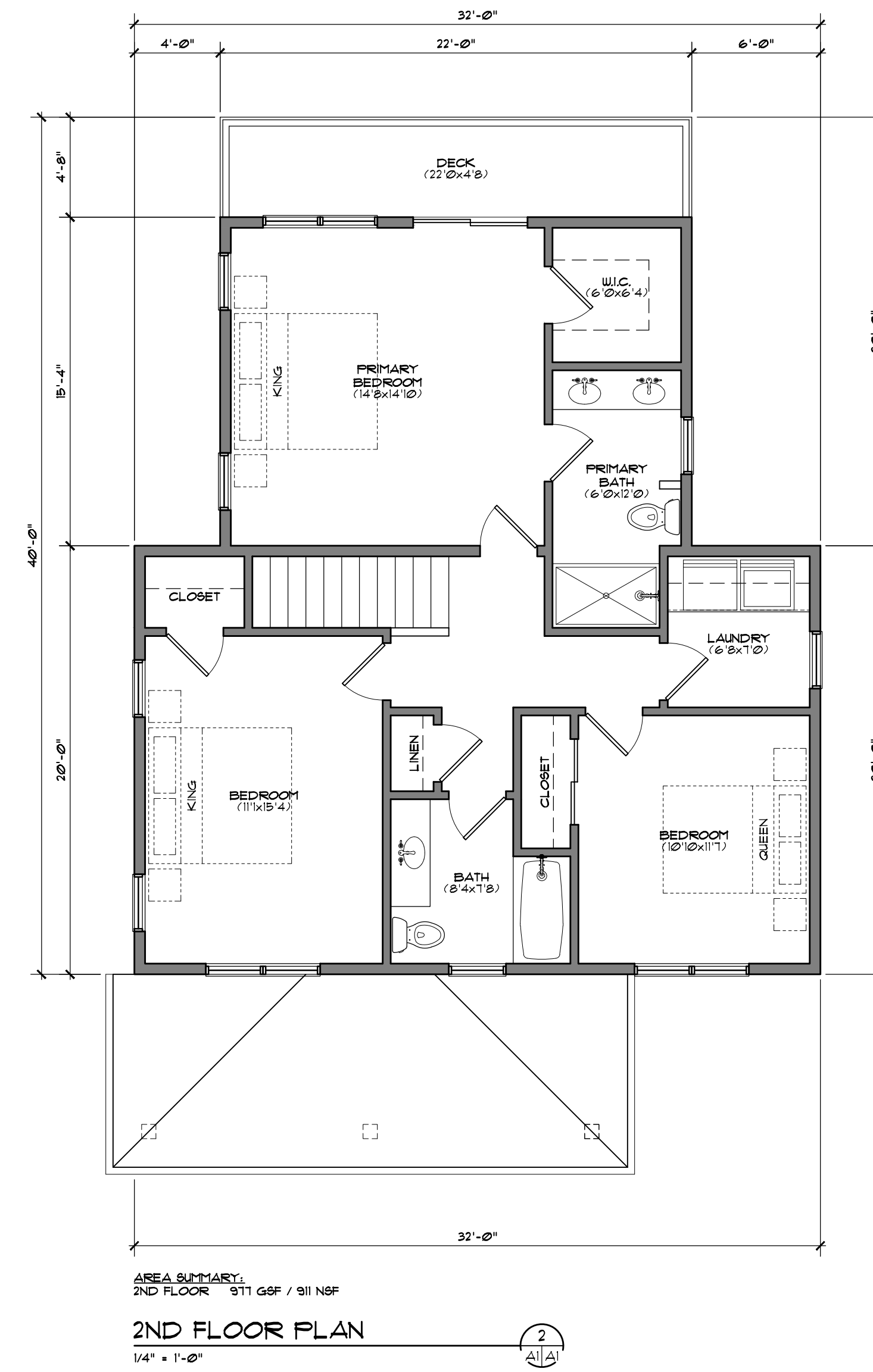
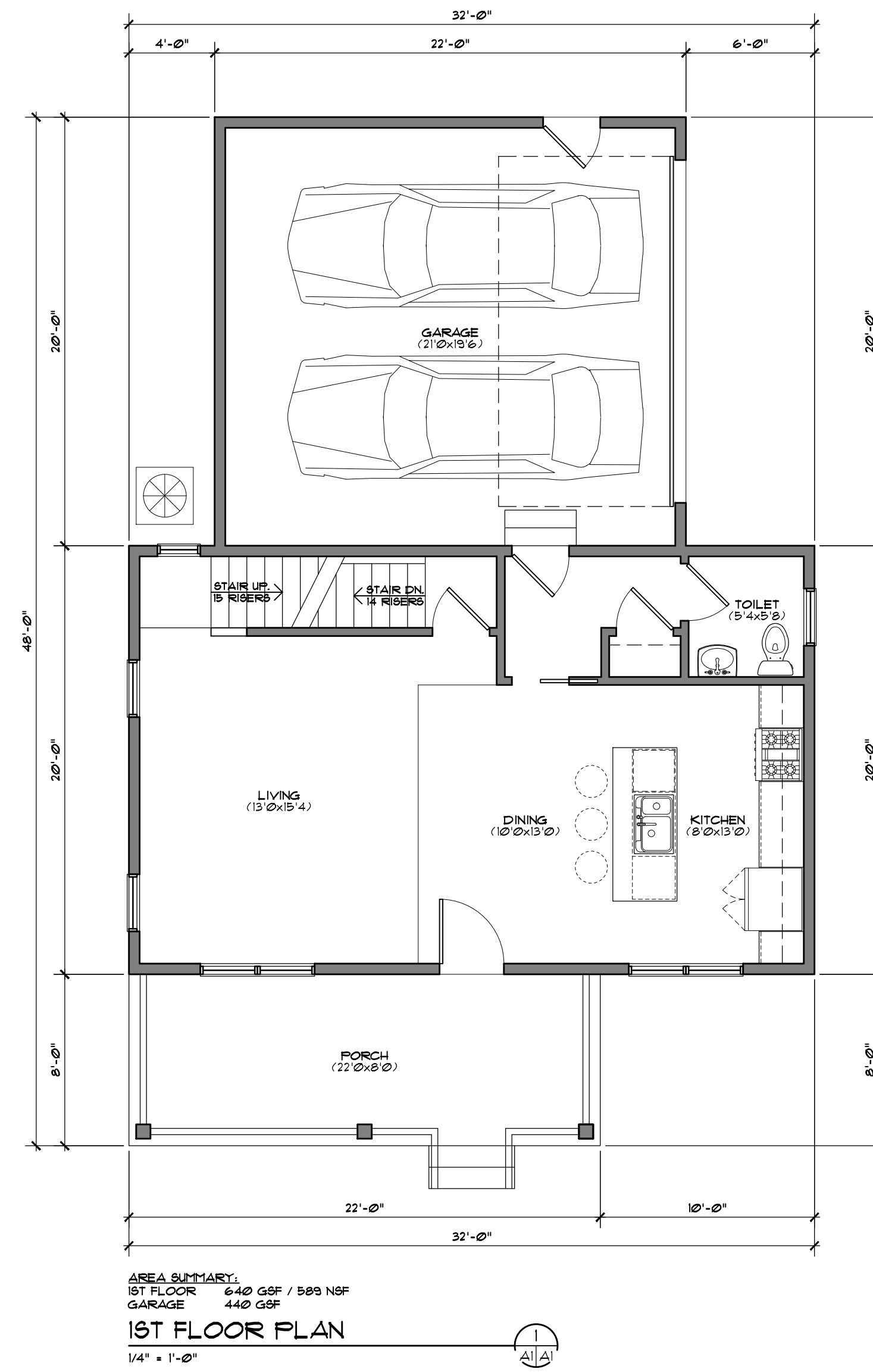
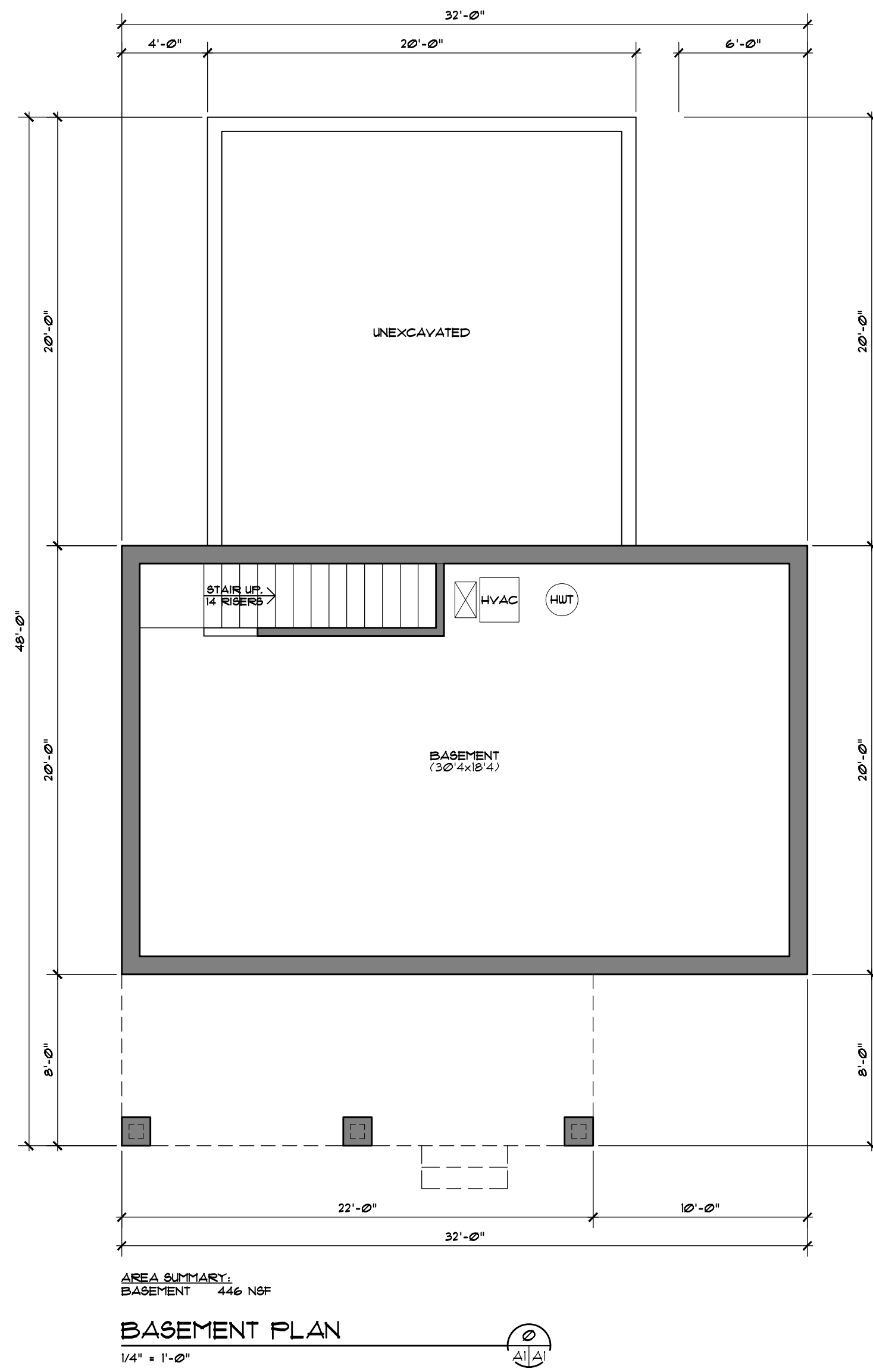
Hilane Realty  
**Donald & Thoreau  
Development**

ppn 312-26-102  
lakewood, oh 44107

Preliminary Lot Split Plan

**A2**

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review



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

# BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE  
LAKEWOOD, OHIO 44107  
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216.521.9000 PHONE  
216.916.4591 FAX  
PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty  
**Donald & Thoreau  
Development**

ppn 312-26-102  
lakewood, oh 44107

Single-Family House  
Floor Plans

# A3

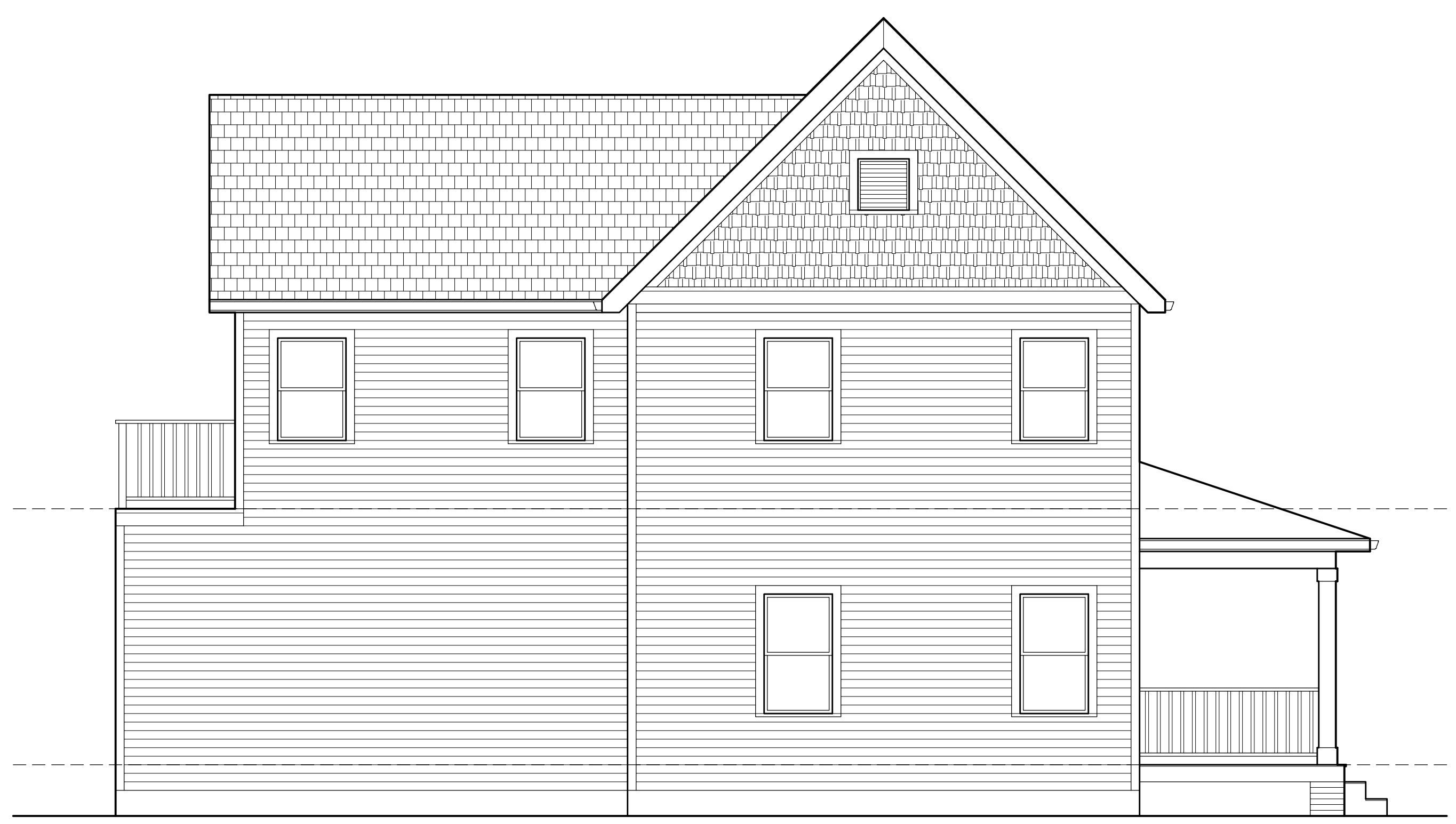
ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review



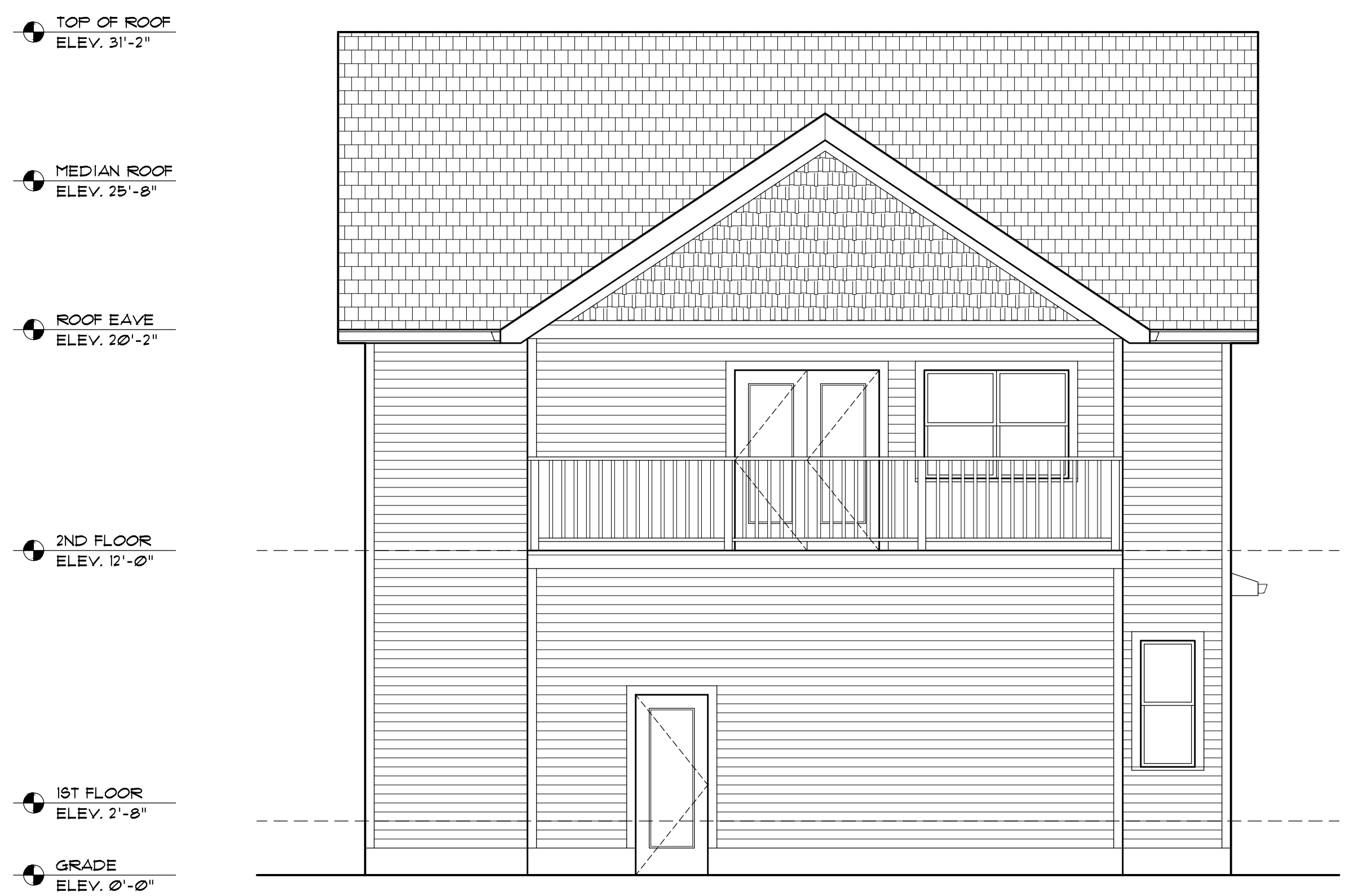
FRONT ELEVATION  
1/4" = 1'-0" A  
A1/A2



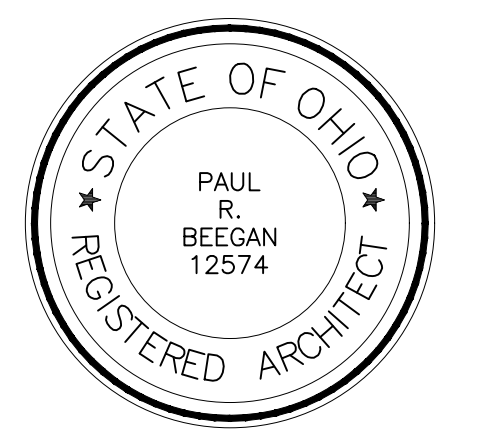
RIGHT SIDE ELEVATION  
1/4" = 1'-0" B  
A1/A2



LEFT SIDE ELEVATION  
1/4" = 1'-0" C  
A1/A2



REAR ELEVATION  
1/4" = 1'-0" D  
A1/A2



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

**BEEGAN**  
ARCHITECTURAL DESIGN

15703 MADISON AVENUE  
LAKEWOOD, OHIO 44107  
WWW.BEEGAN-AD.COM  
216.521.9000 PHONE  
216.916.4591 FAX  
PAUL@BEEGAN-AD.COM

project no. 23-075

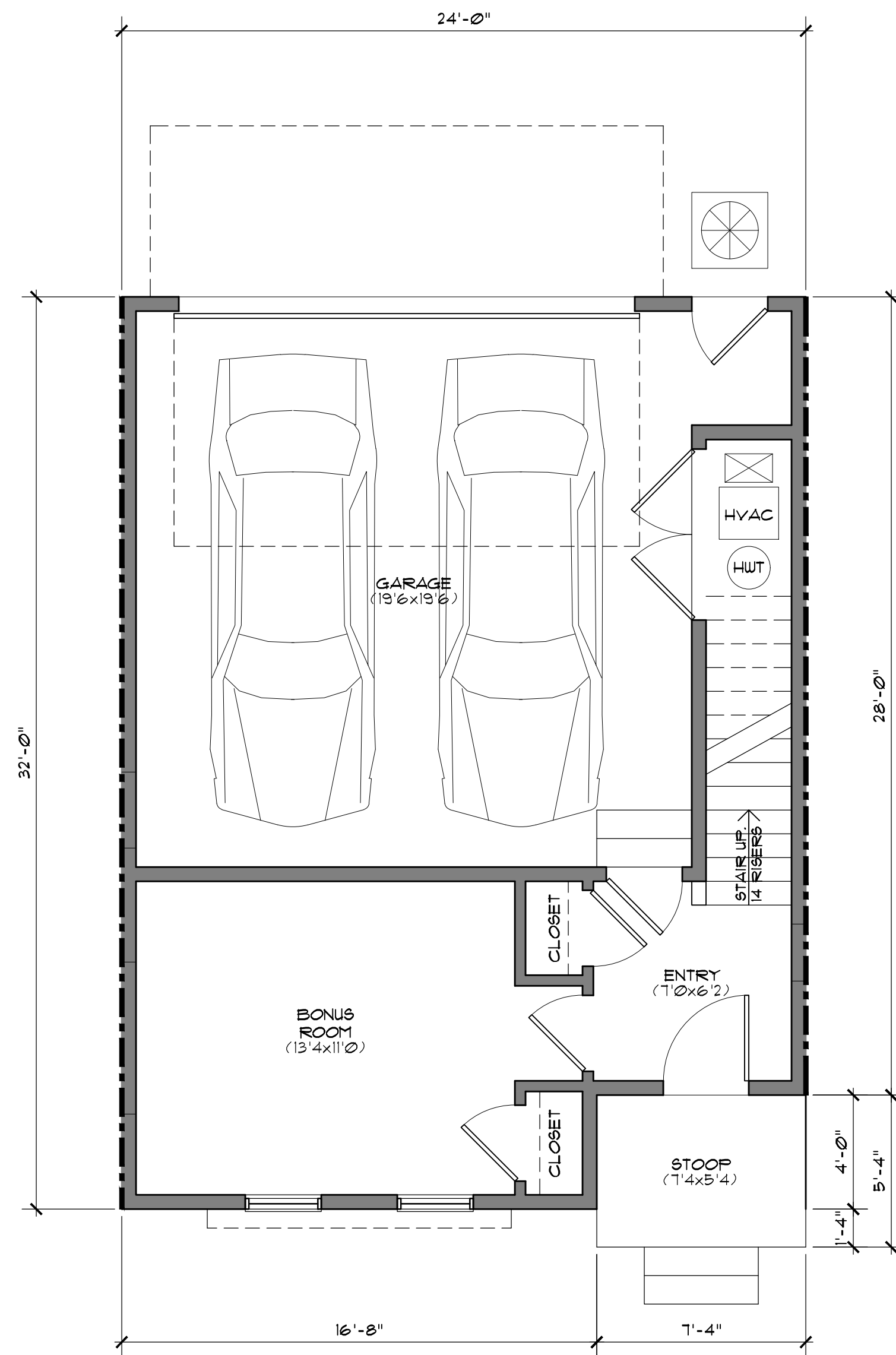
Hilane Realty  
**Donald & Thoreau  
Development**

ppn 312-26-102  
lakewood, oh 44107

Single-Family House East  
Exterior Elevations

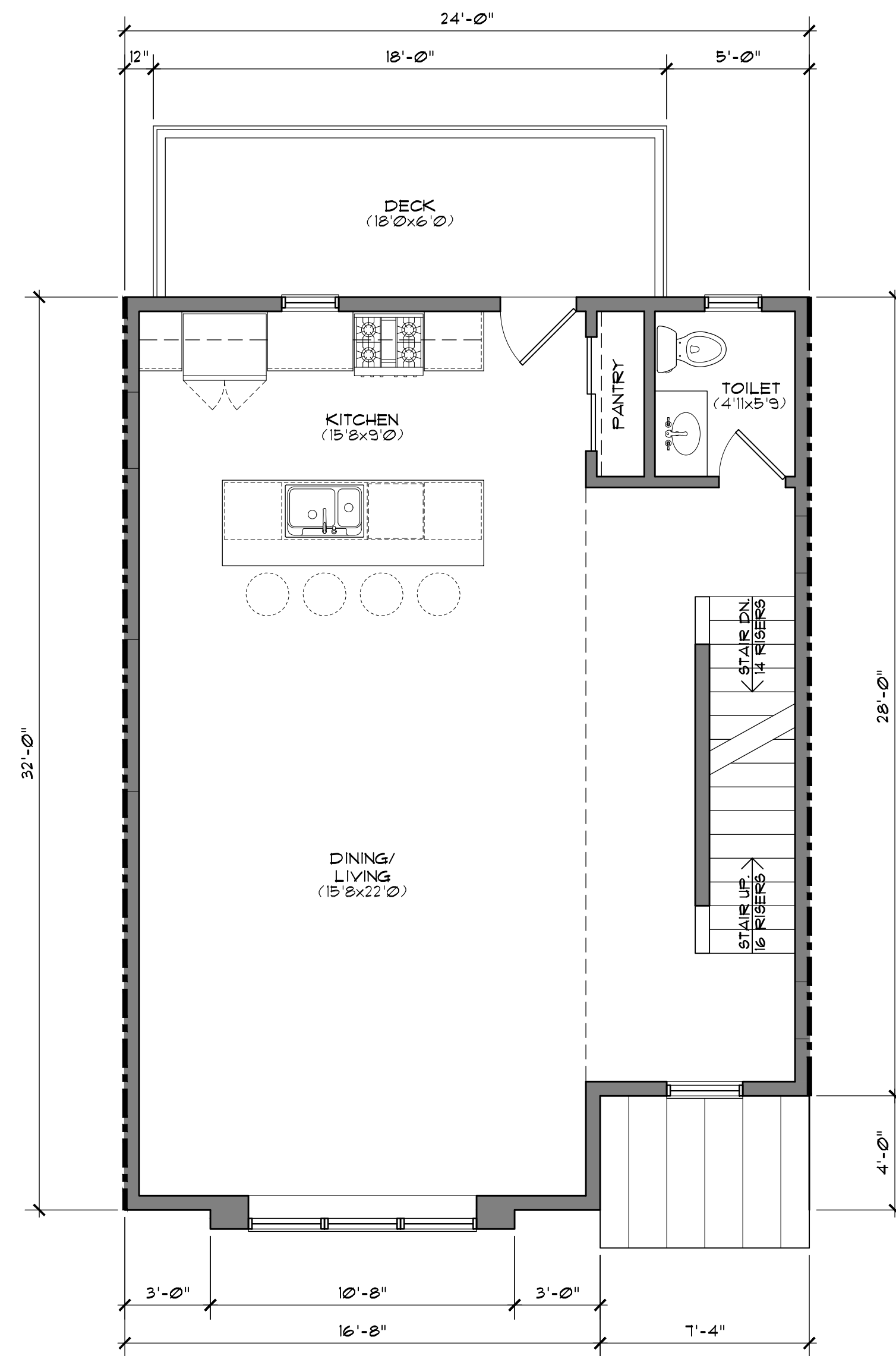
**A4**

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review



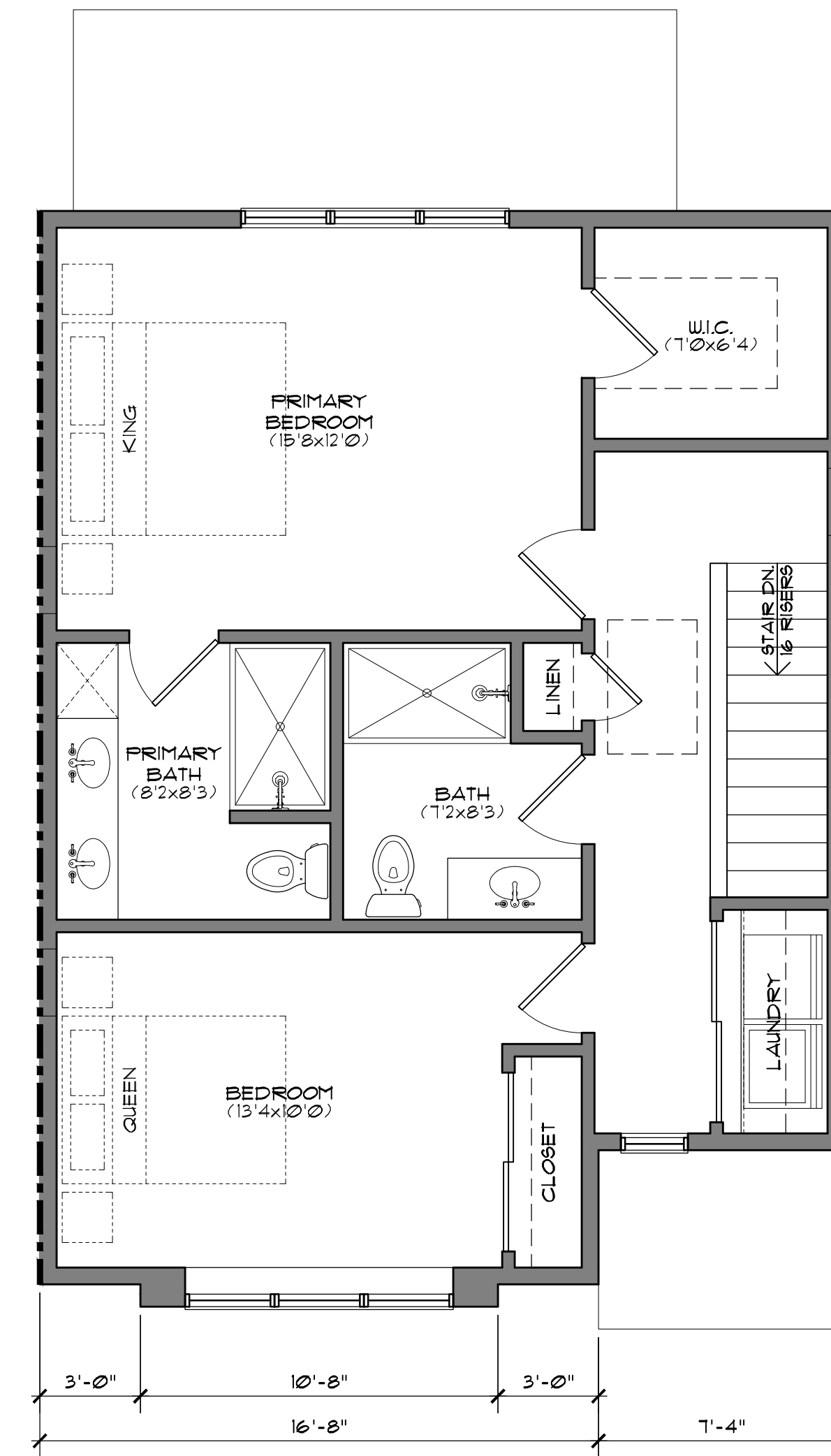
UNITS 7-10 AREA SUMMARY:  
1ST FLOOR 259 GSF / 224 NSF  
**1ST FLOOR PLAN**  
1/4" = 1'-0"

1  
A3/A3



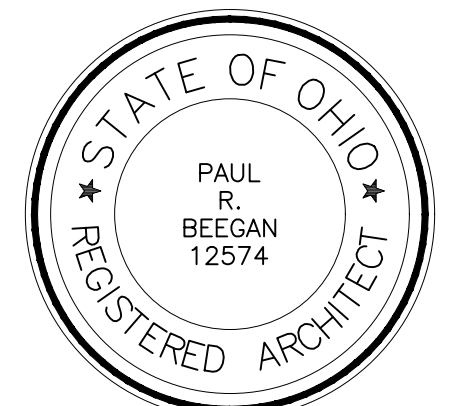
UNITS 7-10 AREA SUMMARY:  
2ND FLOOR 193 GSF / 684 NSF  
**2ND FLOOR PLAN**  
1/4" = 1'-0"

2  
A3/A3



UNITS 7-10 AREA SUMMARY:  
3RD FLOOR 193 GSF / 684 NSF  
**3RD FLOOR PLAN**  
1/4" = 1'-0"

3  
A3/A3



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

# BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE LAKEWOOD, OHIO 44107  
WWW.BEEGAN-AD.COM 216.521.9000 PHONE  
216.916.4591 FAX PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty  
**Donald & Thoreau  
Development**

ppn 312-26-102  
lakewood, oh 44107

Townhouses  
Floor Plans

# A5

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review



LEFT SIDE ELEVATION  
3/16" = 1'-0"  
B

- TOP OF ROOF  
ELEV. 40'-8"
- MEDIAN ROOF  
ELEV. 35'-8"
- ATTIC LEVEL  
ELEV. 30'-8"
- 3RD FLOOR  
ELEV. 21'-4"
- 2ND FLOOR  
ELEV. 10'-8"
- 1ST FLOOR  
ELEV. 1'-4"  
GRADE  
ELEV. 0'-0"

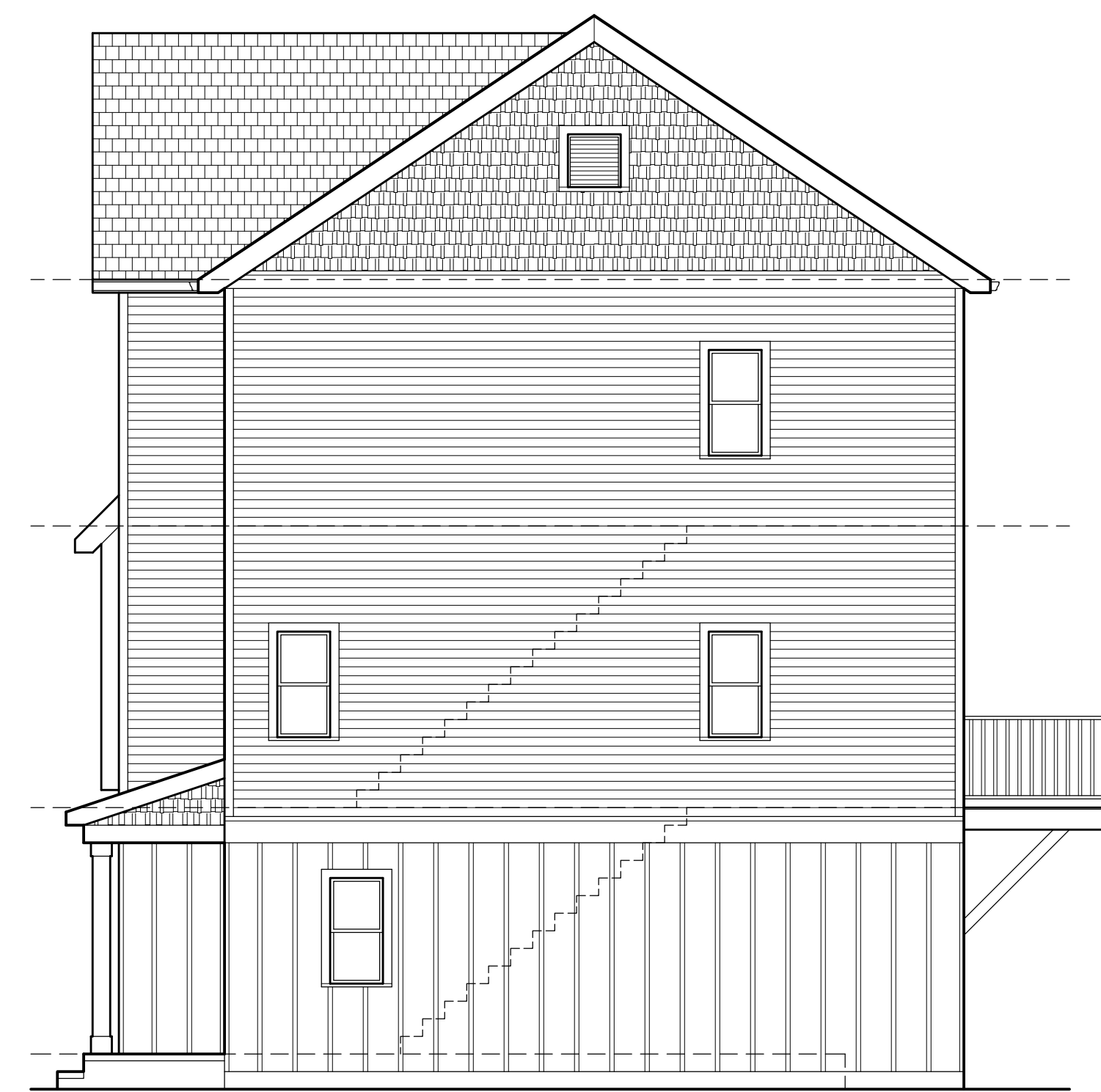


FRONT ELEVATION  
1/4" = 1'-0"  
A

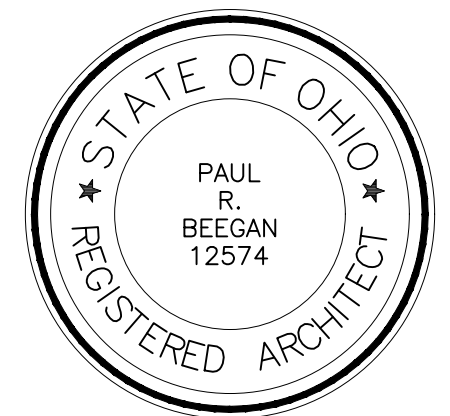


REAR ELEVATION  
1/4" = 1'-0"  
C

- TOP OF ROOF  
ELEV. 40'-8"
- MEDIAN ROOF  
ELEV. 35'-8"
- ATTIC LEVEL  
ELEV. 30'-8"
- 3RD FLOOR  
ELEV. 21'-4"
- 2ND FLOOR  
ELEV. 10'-8"
- 1ST FLOOR  
ELEV. 1'-4"  
GRADE  
ELEV. 0'-0"



RIGHT SIDE ELEVATION  
3/16" = 1'-0"  
D



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

# BEEGAN

ARCHITECTURAL DESIGN

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

216.521.9000 PHONE  
216.916.4591 FAX  
PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty  
Donald & Thoreau  
Development

ppn 312-26-102  
lakewood, oh 44107

Townhouses  
Exterior Elevations

# A6



VIEW AT EAST END  
N.T.S.



VIEW TO WEST  
N.T.S.

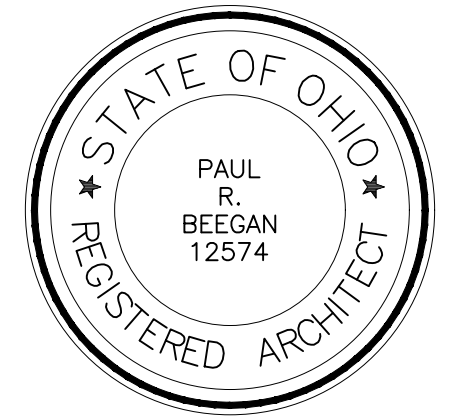


VIEW AT WEST END  
N.T.S.



VIEW ACROSS CENTER  
N.T.S.

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review



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

# BEEGAN

ARCHITECTURAL DESIGN

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

216.521.9000 PHONE  
216.916.4591 FAX  
PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty  
**Donald & Thoreau  
Development**

ppn 312-26-102  
lakewood, oh 44107

Townhouses  
Project Renderings

# A7



**BOARD OF BUILDING STANDARDS  
ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD**

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## **Application Cover Page**

**Docket No.: 08-69-24**

**Permit No.: BBS24-000079**

**Applicant Name: Mark Hannah, L3 Sign & Image/Dynamic Sign Co.**

**Project Address: 17514 Detroit Ave.**

**Project Name: St. James Corporate College**

**Project: Applicant proposes the installation of a monument sign.**

**STJS HOLDINGS LLC**  
**17415 Northwood Avenue Suite 200**  
**Lakewood, Ohio 44107**

June 27, 2024

To Whom it May Concern,

The owners of STJS Holdings LLC, hereby approve of the new signage proposed by L3 Signs and approve of L3 Signs handling the permit process on our behalf. Should you have any additional questions, please contact the undersigned at (440) 539-8055.

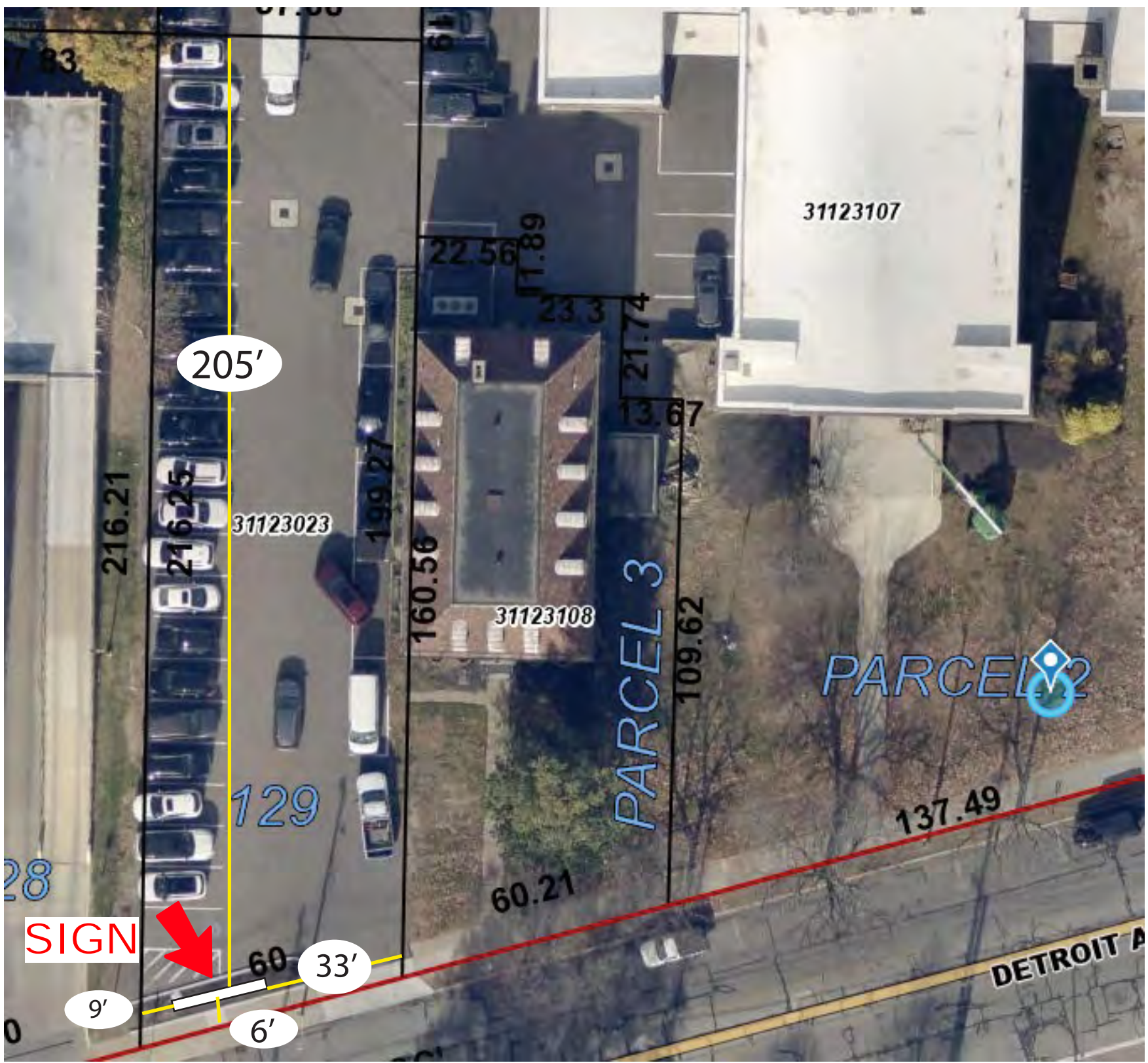
Sincerely,



Alexis S. Oster  
Partner/Member of STJS Holdings LLC  
Owners of 17415 Northwood Avenue, Lakewood Ohio 44107  
St. James Corporate Campus (Formerly St James School)



SIGN



205'

216.21

216.25

31123023

199.27

160.56

31123108

PARCEL 3

109.62

31123107

PARCEL 2

129

60.21

137.49

SIGN



9'

6'

33'

60

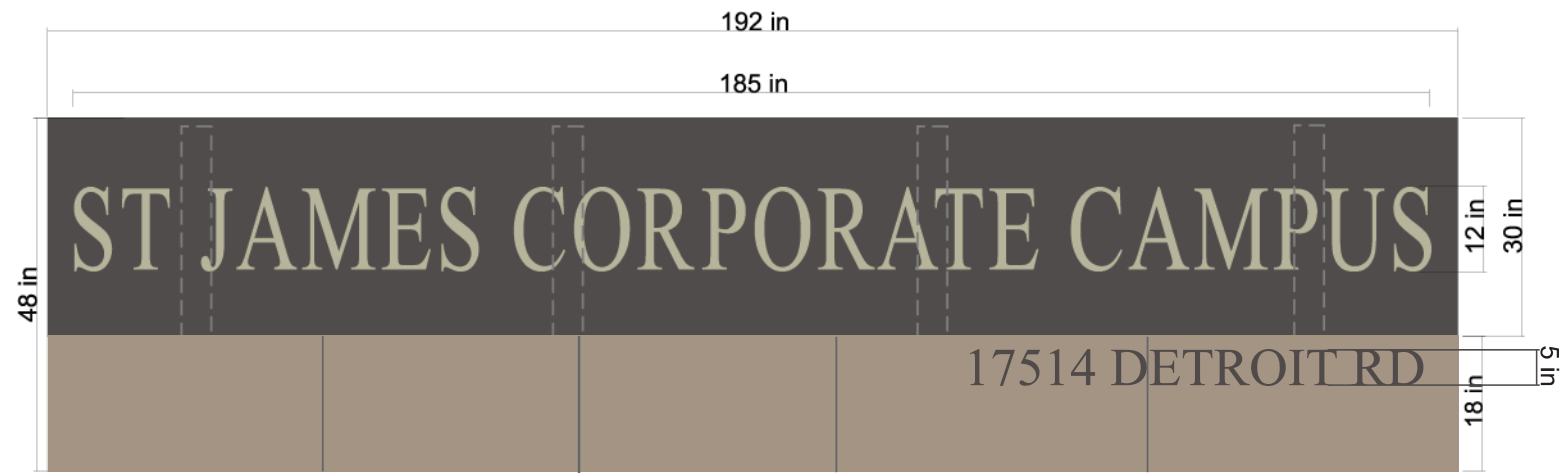
28

0

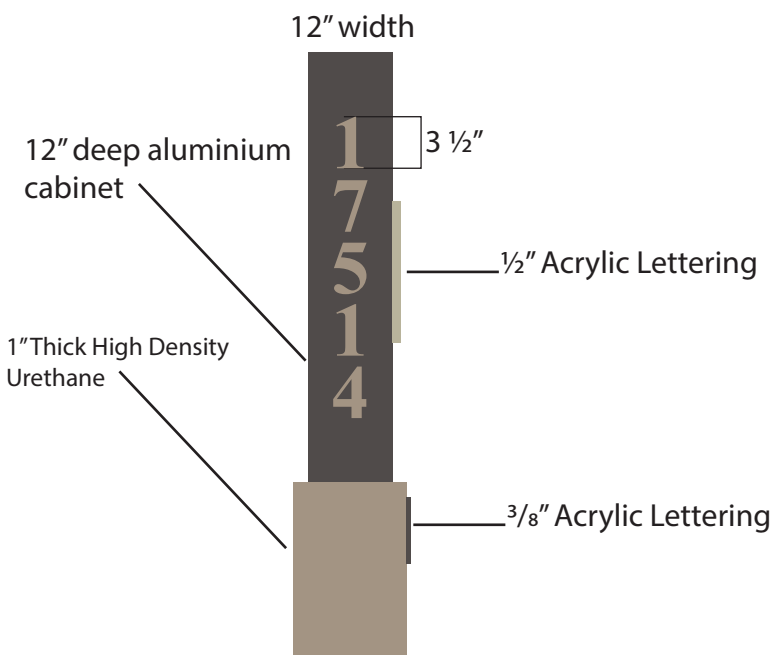
DETROIT A



16' x 4' Monument - 192" x 30" Aluminium cabinet w/ individually mounted acrylic lettering - 192" x 18" HDU base w/ individually mounted acrylic address



### Side View



Project: St James

Project Location: 17514 Detroit Rd, Lakewood OH

Client: Kaleigh Heller



212 Warden Ave.  
Elyria, OH  
44035

These are original designs or concepts and are the property of L3 Sign & Image and may not be shown to any individuals other than the addressee without the written consent of L3 Sign & Image. Should these designs be used in anyway other than as intended by the addressee, design changes will apply.

Client Signature:

Date Issued: 01/03/24 Revision Date: 05/16/24 Revision #:

CONDONMINUMS  
OF  
WATERBURY







**BOARD OF BUILDING STANDARDS  
ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD**

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## **Application Cover Page**

**Docket No.: 08-70-24**

**Permit No.: BBS24-000080**

**Applicant Name: Iliana Kazandziev, Agile Sign & Lighting Maintenance Inc.**

**Project Address: 11818 Madison Ave.**

**Project Name: RISE Dispensary**

**Project: Applicant proposes the installation of three new wall mounted signs.**

**From:** building.permits@lakewoodoh.gov  
**Sent:** 07/15/2024 - 09:10 AM  
**To:** ilianak@agilesign.com  
**CC:** Kevin.Kelley@lakewoodoh.gov  
**Subject:** Approval Certificate Email Correspondence

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Attachments:

PL-Approval Certificate-OBC.htm

S24-000036 - Plans with markups.pdf

Permit Number: S24-000036

Attached are your approved plans and certificate of plan approval. Once ABR approval is obtained your permit can be approved.



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

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

## CERTIFICATE OF PLAN APPROVAL

### APPLICATION NUMBER: S24-000036

**Project Address** 11818 MADISON AVE  
**Parcel Number** 31515104  
**Project Description** Install (1) set 16" channel letters with logo attached to 48" x 96" aluminum backer panel, (1) set of 72" non illuminated FCO's and (1) set 36" led illuminated flush mount channel letters on building addition.  
**Use Group** B  
**Construction Type** 2B  
**Approval Date** July 15, 2024  
**Drawings Dated** July 8, 2024  
**Submittal Code Cycle** 2024 OBC, 2024 OMC, 2024 OPC, 2023 NEC, 2021 IECC, 2009 & 2017 ICC-A117

#### OWNER

11818 MADISON AVE, LLC.  
325 W HURON ST STE 700  
CHICAGO, IL 60654

#### Conditions of Approval

- 1. Each commercial building and each commercial occupancy accessible to pedestrians shall be provided with at least one outlet in an accessible location at each entrance to each tenant space for sign or outline lighting system use. The outlet(s) shall be supplied by a branch circuit rated at least 20 amperes that supplies no other load. [NEC 600.5(A)]**
- 2. Each sign and outline lighting system, feeder conductors, or branch circuits supplying a sign, outline lighting system, or skeleton tubing shall be controlled by an externally operable switch or circuit breaker that opens all ungrounded conductors and controls no other load. Signs and outline lighting systems located within fountains shall have the disconnect located in accordance with 680.13. [NEC 600.6]**

This is to certify that the submitted construction documents are approved in conformance with Section 105 OBC, subject to the conditions specified above.

Christopher Parmelee

Building Commissioner

City of Lakewood  
12650 Detroit Avenue  
Lakewood, OH 44107-2832  
216.529.6295 (Phone)  
216.529.5930 (Fax)

Email: Christopher.Parmelee@lakewoodoh.net

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

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

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

**THIS DOCUMENT IS ONLY TO CERTIFY APPROVAL OF THE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH THE OHIO BUILDING CODE AND IS NOT A PERMIT TO START WORK. PERMITS MUST BE OBTAINED IN CONFORMANCE WITH THE CITY OF LAKEWOOD CODIFIED ORDINANCES.**

**RECEIVED**  
By Kelly McCafferty at 4:53 pm, Jul 08, 2024

S24-000036



# RISE DISPENSARY

**Store 1632  
Suite - 11818 MADISON AVENUE  
LAKEWOOD, OH 44107**

City of Lakewood  
Approved Plans  
S24-000036  
Christopher Parmelee  
07/15/2024



93 Industry Drive  
PO Box 349  
Versailles, KY 40383  
859.879.1199



Store 1632  
Suite -  
11818 MADISON AVENUE  
LAKEWOOD, OH 44107

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

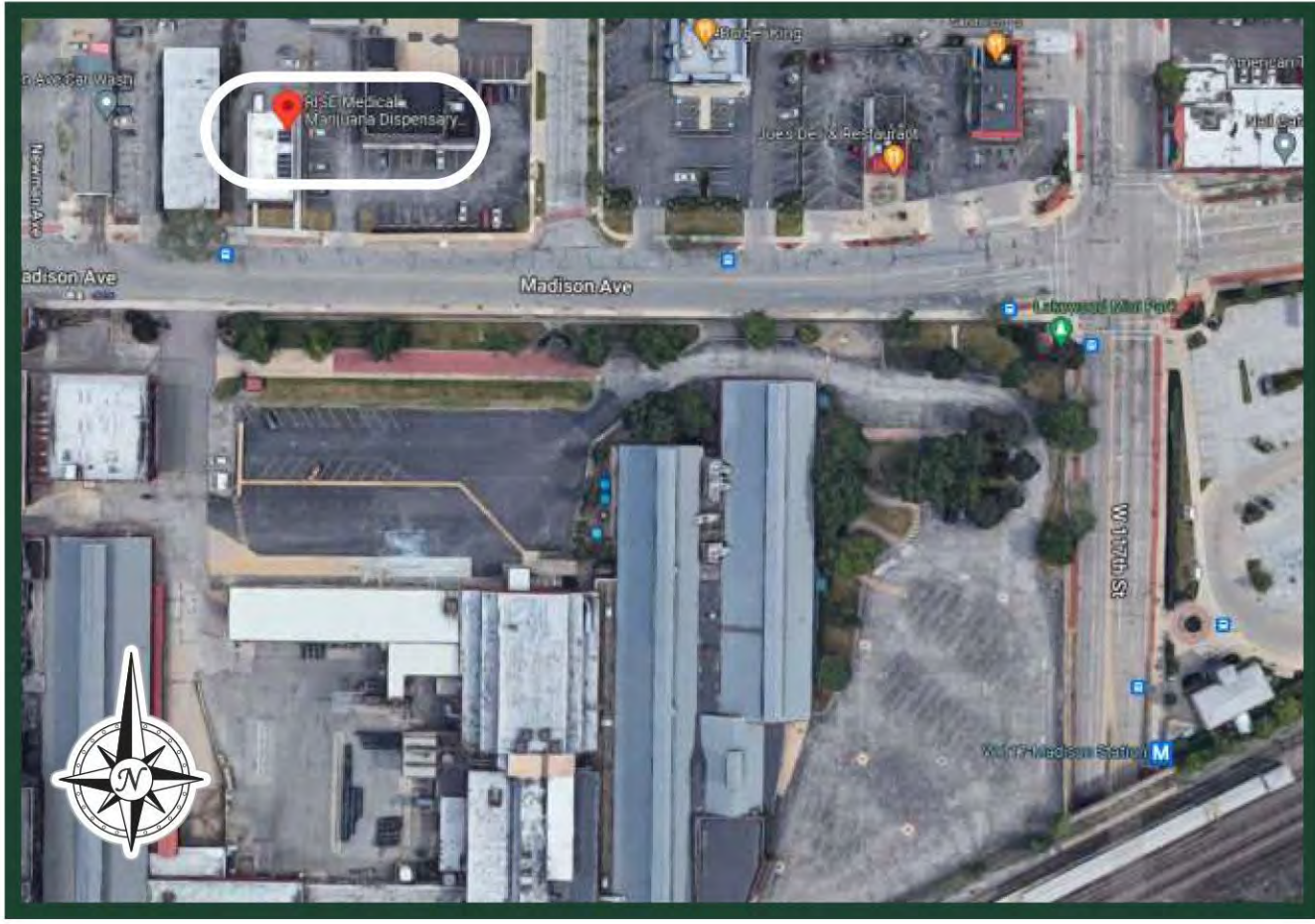
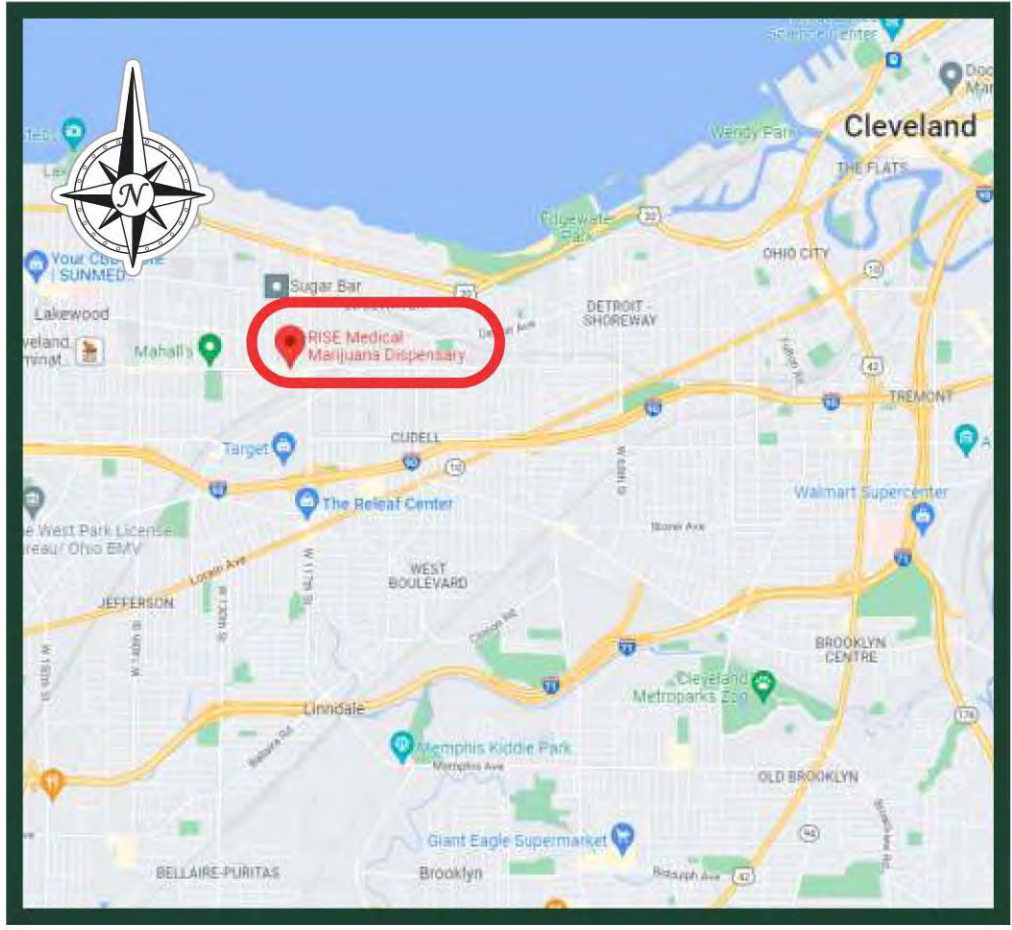
**RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!**



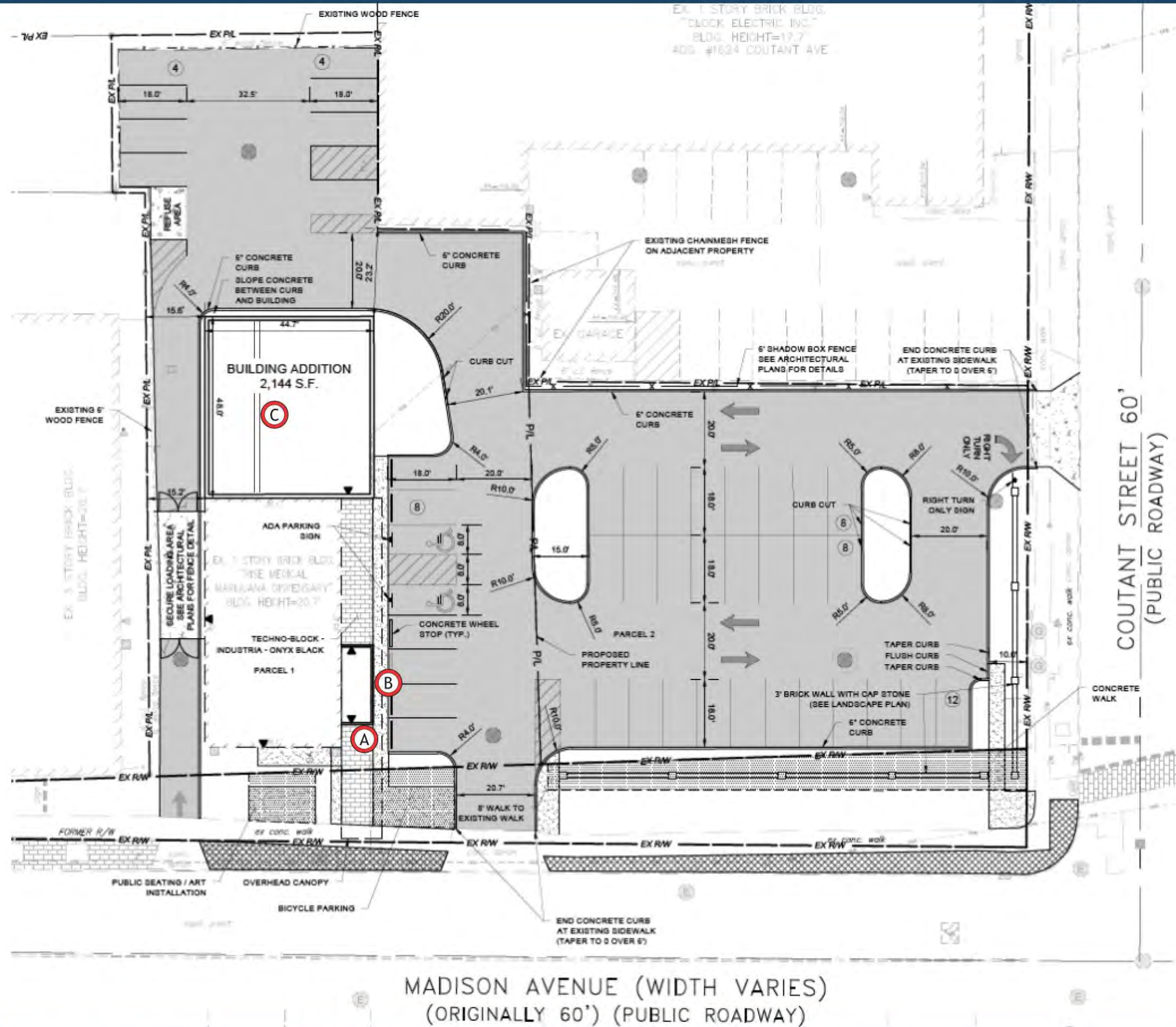
Submittal Date: 02/21/24  
Acct Rep: Angela Mulberry  
Designer: Jason Elmore

### REVISIONS

r1: 03/08/24	r7: _____
r2: 03/19/24	r8: _____
r3: _____	r9: _____
r4: _____	r10: _____
r5: _____	r11: _____
r6: _____	r12: _____



SITE PLAN



**A** RISE16FL CB96  
Qty - 1

**B** RISE icon72FCO  
Qty - 1

**C** RISE36FL cust  
Qty - 1

**D** RISE ATM BLD8 illum 1side  
Qty - 2



93 Industry Drive  
PO Box 349  
Versailles, KY 40383  
859.879.1199



Store 1632  
Suite -

11818 MADISON AVENUE  
LAKEWOOD, OH 44107

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**RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!**

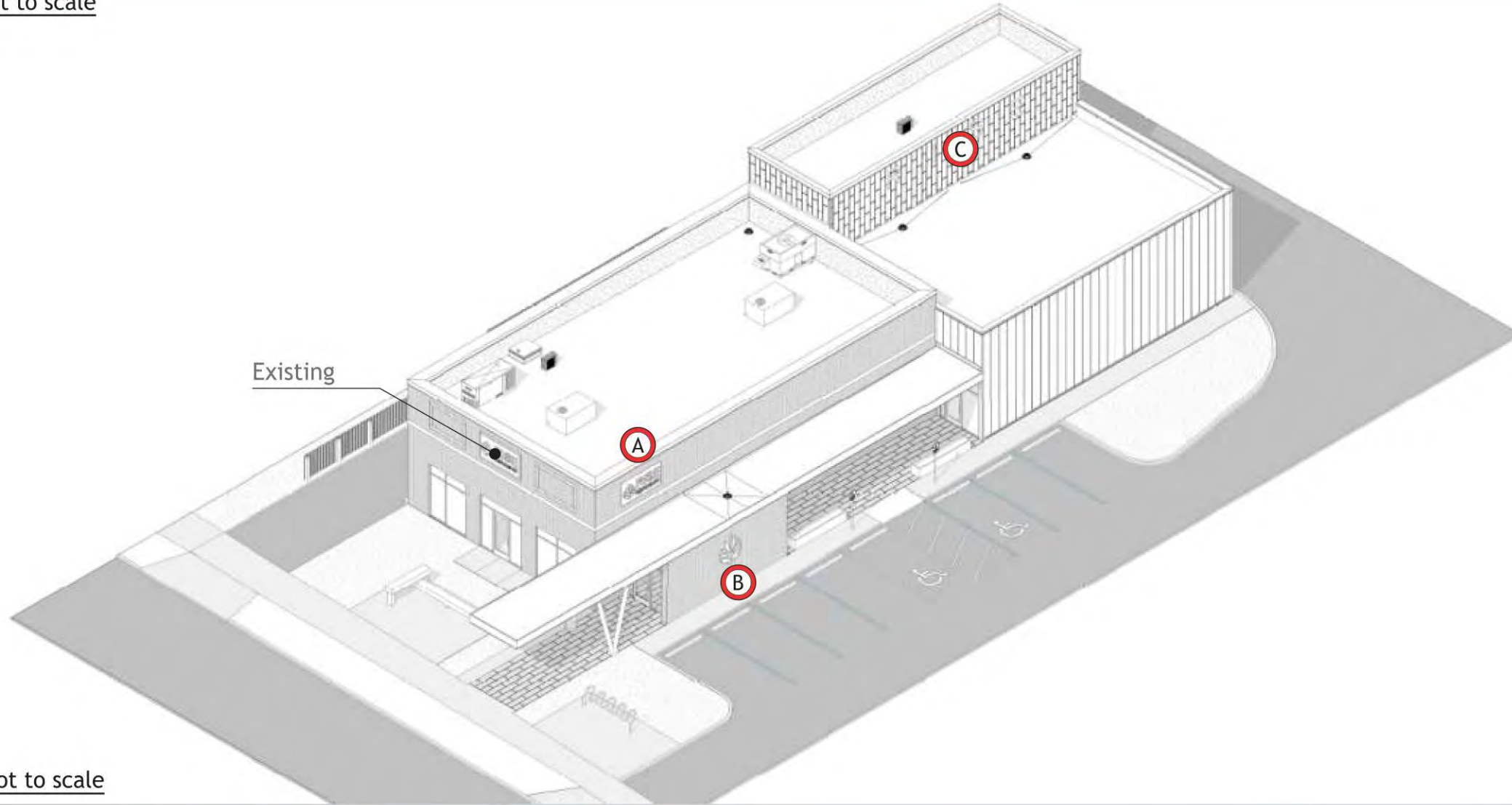


Submittal Date: 02/21/24  
Acct Rep: Angela Mulberry  
Designer: Jason Elmore

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r5: _____	r11: _____
r6: _____	r12: _____

ISOMETRIC - Not to scale



RENDERING - Not to scale



**Ruggles**  
SIGN

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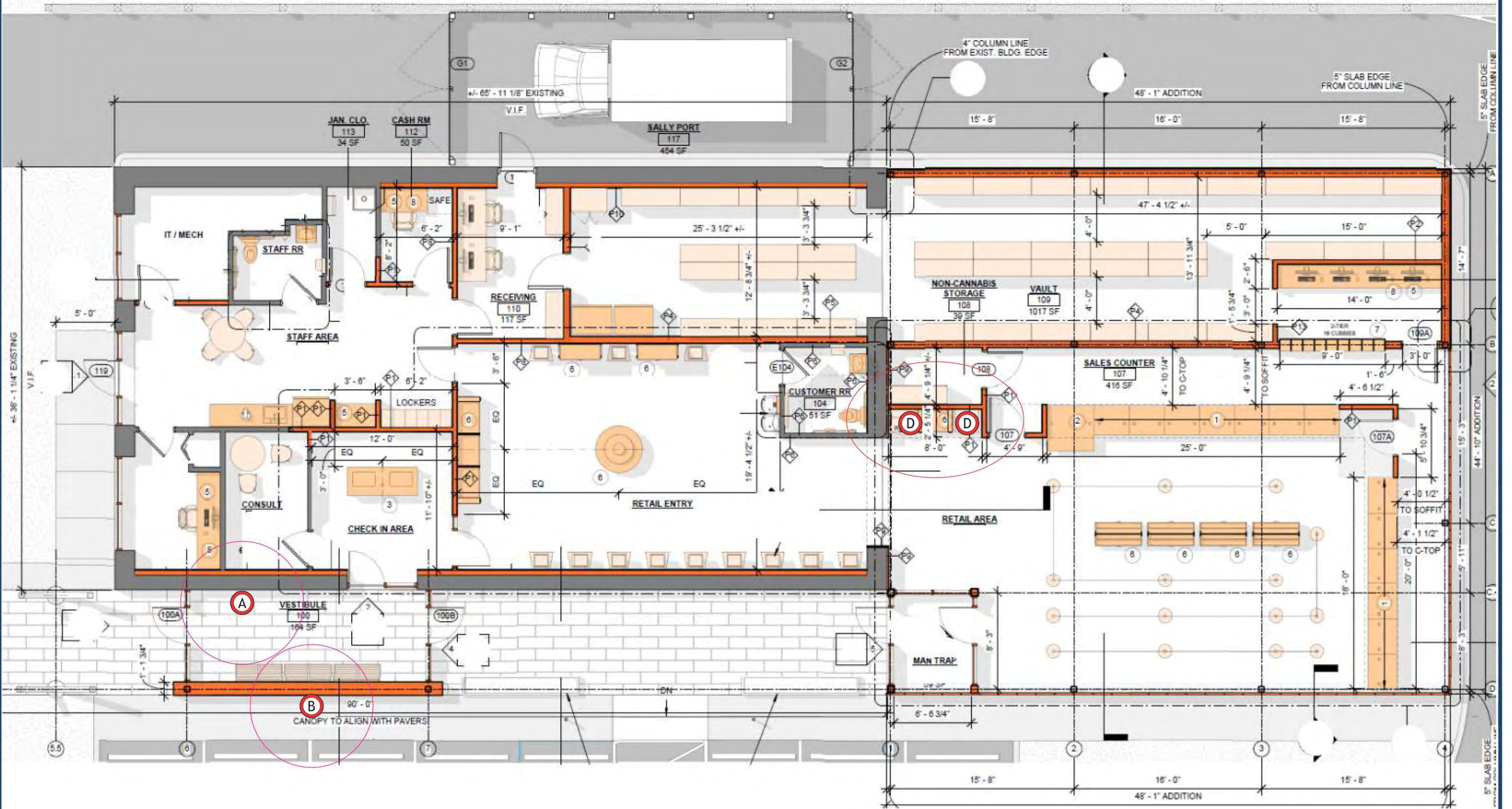


Submittal Date: 02/21/24  
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Designer: Jason Elmore

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PLAN VIEW



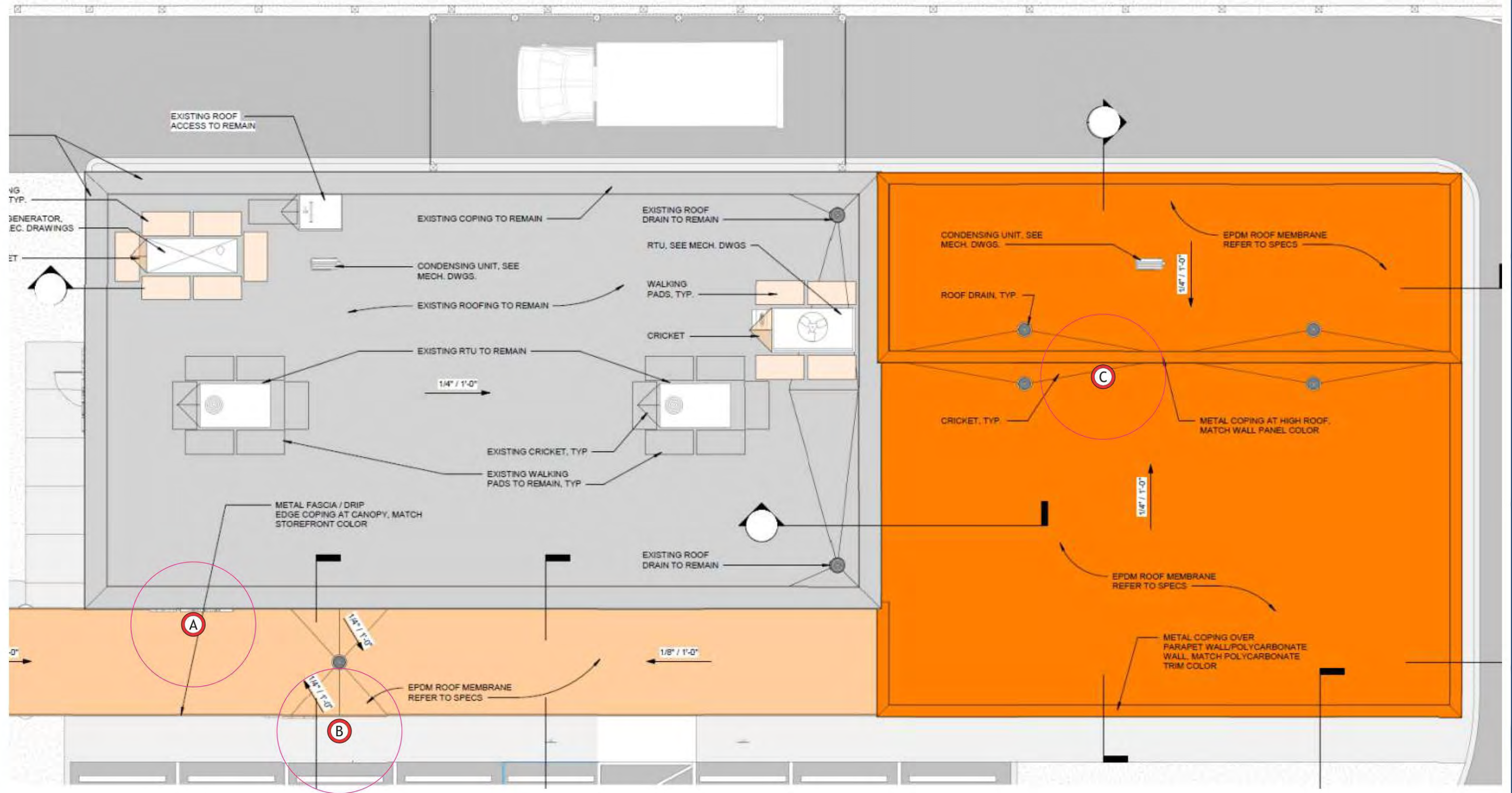
**A** RISE16FL CB96  
Qty - 1

**B** RISE icon72FCO  
Qty - 1

**C** RISE36FL cust  
Qty - 1

**D** RISE ATM BLD8 illum 1side  
Qty - 2

PLAN VIEW - ROOF



**A** RISE16FL CB96  
Qty - 1

**B** RISE icon72FCO  
Qty - 1

**C** RISE36FL cust  
Qty - 1

**D** RISE ATM BLD8 illum 1side  
Qty - 2

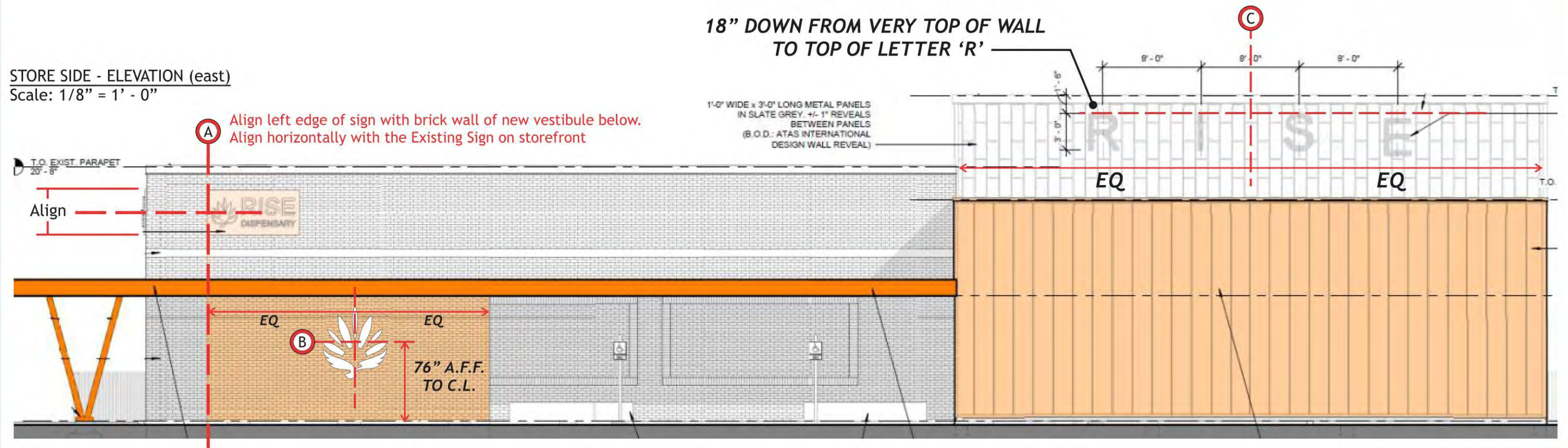
STOREFRONT - ELEVATION (south)

Scale: 1/8" = 1' - 0"



STORE SIDE - ELEVATION (east)

Scale: 1/8" = 1' - 0"



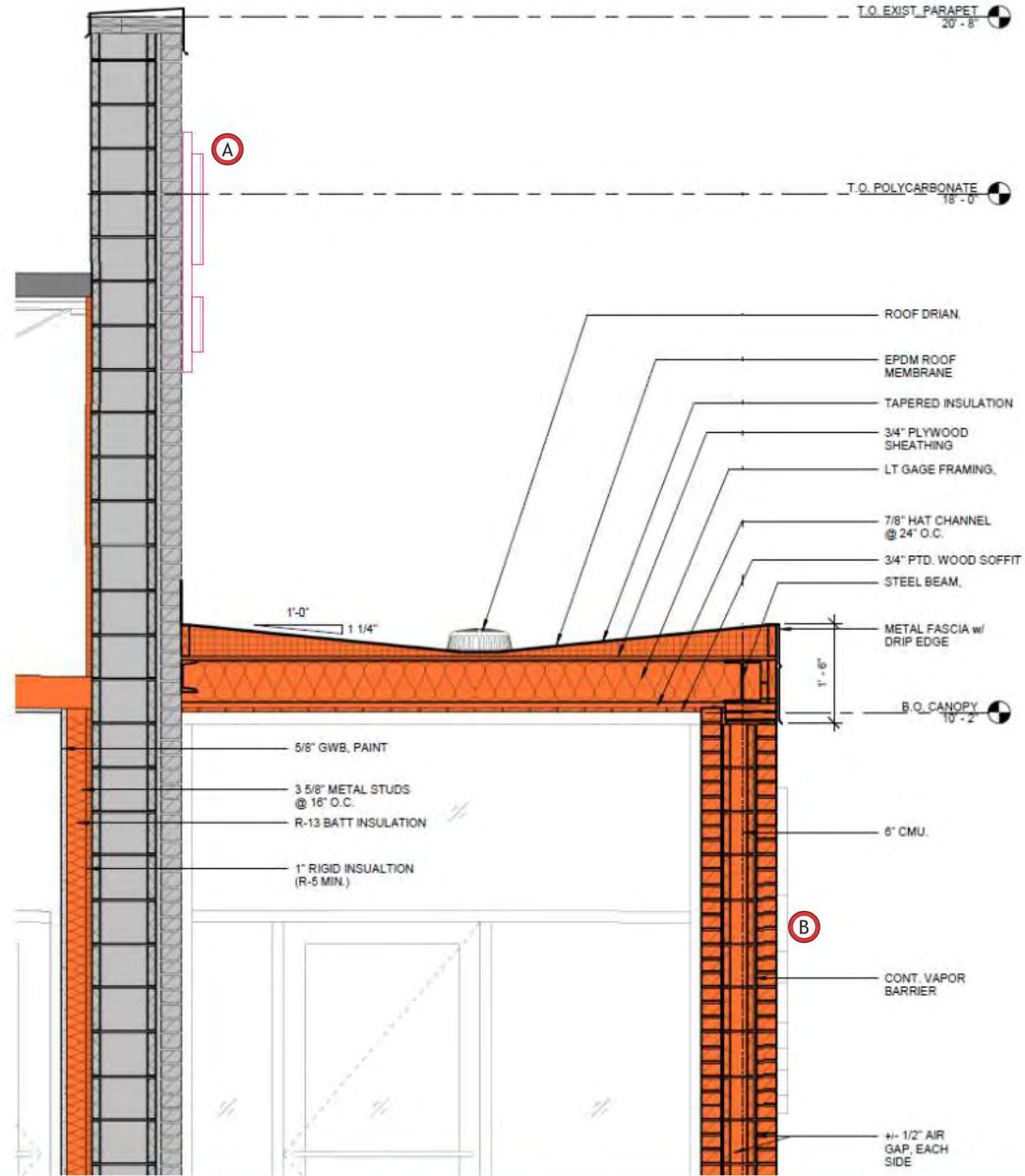
**A** RISE16FL CB96  
Qty - 1

**B** RISE icon72FCO  
Qty - 1

**C** RISE36FL cust  
Qty - 1

**D** RISE ATM BLD8 illum 1side  
Qty - 2

STOREFRONT SECTION



**A** RISE16FL CB96  
Qty - 1

**B** RISE icon72FCO  
Qty - 1

**C** RISE36FL cust  
Qty - 1

**D** RISE ATM BLD8 illum 1side  
Qty - 2



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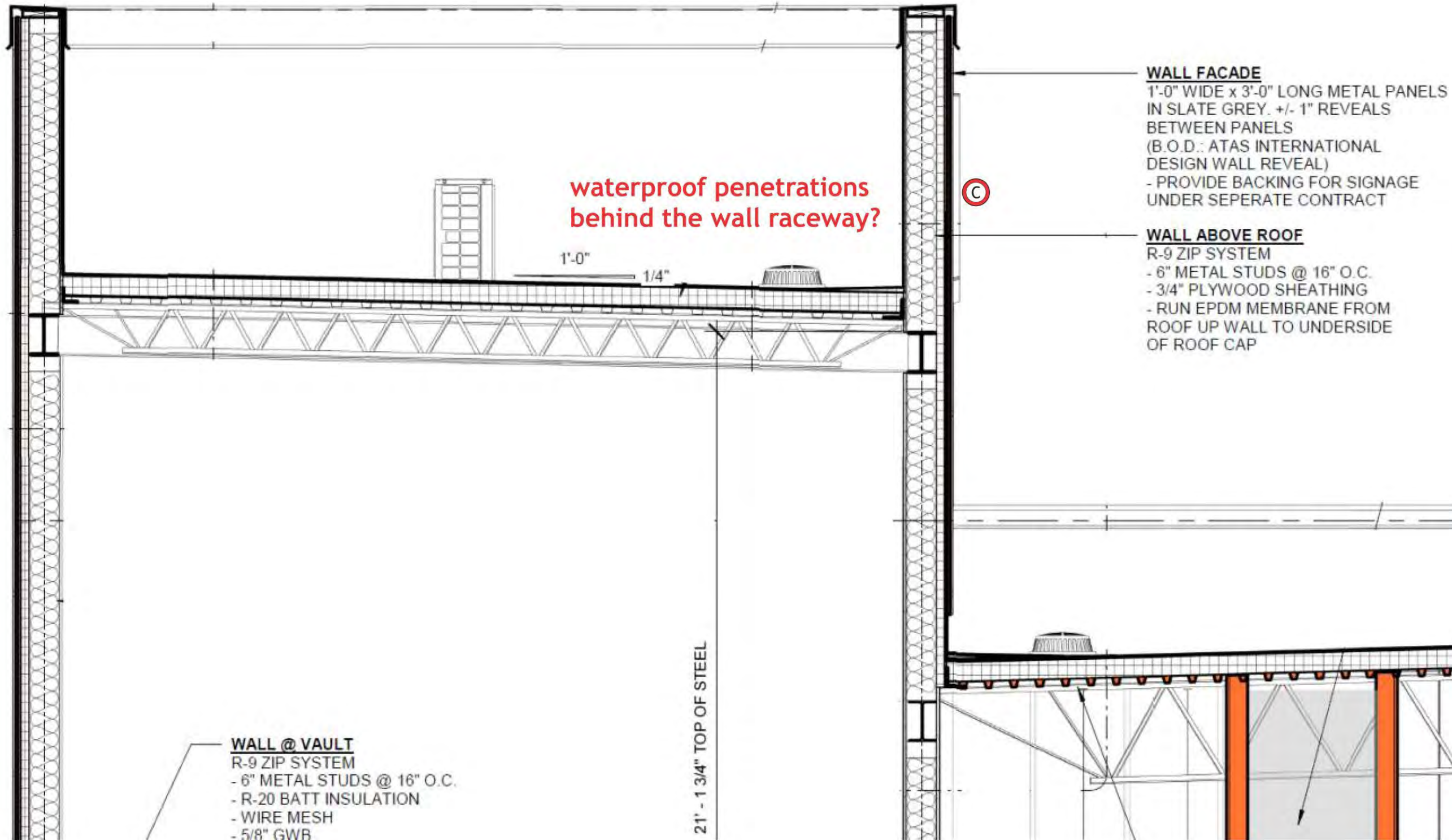


Submittal Date: 02/21/24  
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Designer: Jason Elmore

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ADDITION SECTION



**WALL FACADE**  
 1'-0" WIDE x 3'-0" LONG METAL PANELS  
 IN SLATE GREY. +/- 1" REVEALS  
 BETWEEN PANELS  
 (B.O.D.: ATAS INTERNATIONAL  
 DESIGN WALL REVEAL)  
 - PROVIDE BACKING FOR SIGNAGE  
 UNDER SEPERATE CONTRACT

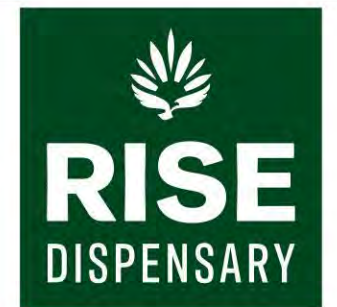
**WALL ABOVE ROOF**  
 R-9 ZIP SYSTEM  
 - 6" METAL STUDS @ 16" O.C.  
 - 3/4" PLYWOOD SHEATHING  
 - RUN EPDM MEMBRANE FROM  
 ROOF UP WALL TO UNDERSIDE  
 OF ROOF CAP

**WALL @ VAULT**  
 R-9 ZIP SYSTEM  
 - 6" METAL STUDS @ 16" O.C.  
 - R-20 BATT INSULATION  
 - WIRE MESH  
 - 5/8" GWR

21' - 1 3/4" TOP OF STEEL



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**A** RISE16FL CB96  
 Qty - 1

**B** RISE icon72FCO  
 Qty - 1

**C** RISE36FL cust  
 Qty - 1

**D** RISE ATM BLD8 illum 1side  
 Qty - 2

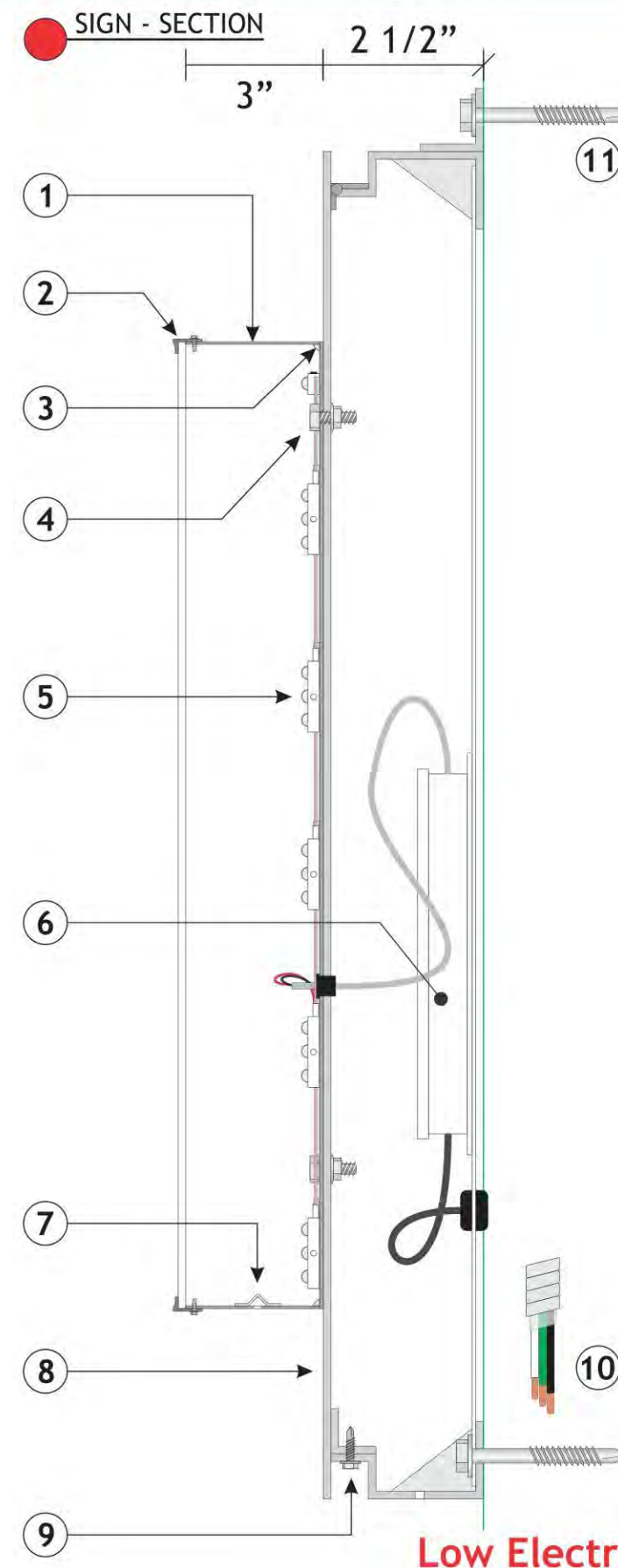
**A** ROUTED ILLUMINATED CABINET - ELEVATION  
Scale: 3/4" = 1' - 0"



**SIGN - DETAILS**

- 1 3" deep aluminum letters. All returns painted Pantone 3537 Leaf Green, satin finish. All interior surfaces of letters are high gloss white.
- 2 3/16" thick 7328 white acrylic letter faces with 3/4" white trim cap secured to letter return with #8 x 1/2" truss head fastener, color matched to trim cap.
- 3 Letter returns & backs are fully caulked around the entire perimeter, no light leaks.
- 4 Channel letters are bolt and nut attached to cabinet, min four per letter
- 5 bitro OpticsPRO Lite 5000K white led units to illuminate letters.
- 6 Internal 12v low voltage power supplies with primary and all secondary connections protected inside
- 7 Drain hole in bottom of letter return with light cover
- 8 2 1/2" aluminum cabinet with 1/8" thick aluminum hinged face to aid installation and service. All cabinet surfaces are painted Pantone 3537 Leaf Green, satin finish.
- 9 Face fastens to cabinet body with color matched, hidden screws in reveal
- 10 Electrical wiring to sign (by G.C. or electrician) will need to be a dedicated circuit with three isolated conductors consisting of a hot, neutral and ground, all going back to the main panel.
- 11 Sign secures to structure beyond facade with site specific fasteners, determined by installer. A factory painted 1 1/2" x 1 1/2" mounting angle will be used to secure the sign to the wall during installation. Several internal fasteners then added.

**Leaf Green**

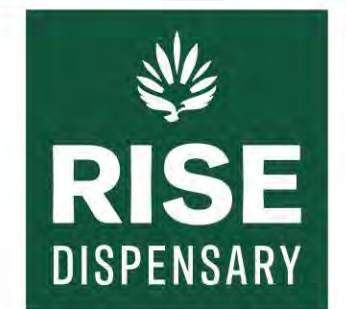


Power Requirements: 120V - 20AMP Circuit

RISE16FL CB96



93 Industry Drive  
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Submittal Date: 02/21/24  
Acct Rep: Angela Mulberry  
Designer: Jason Elmore

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**B** FLAT CUT OUT LETTERS - ELEVATION  
Scale: 3/4" = 1' - 0"

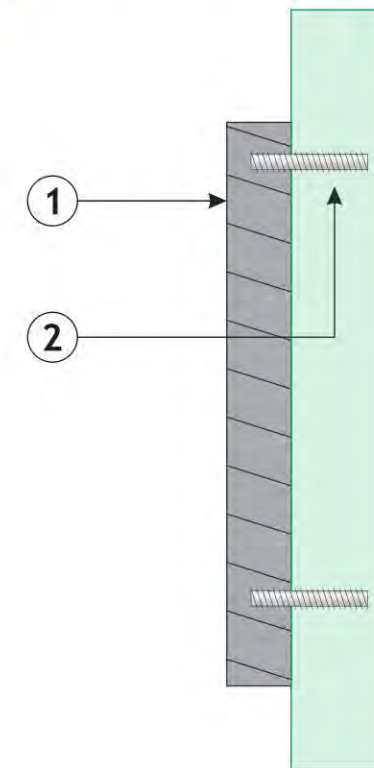


**SIGN - DETAILS**

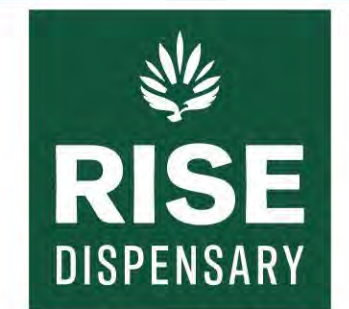
- 1 1/2" thick acrylic flat cut out letters painted Pantone 3537 Leaf Green, satin finish.
- 2 Copy mounts flush to facade with threaded studs and silicone.



**SIGN - SECTION**



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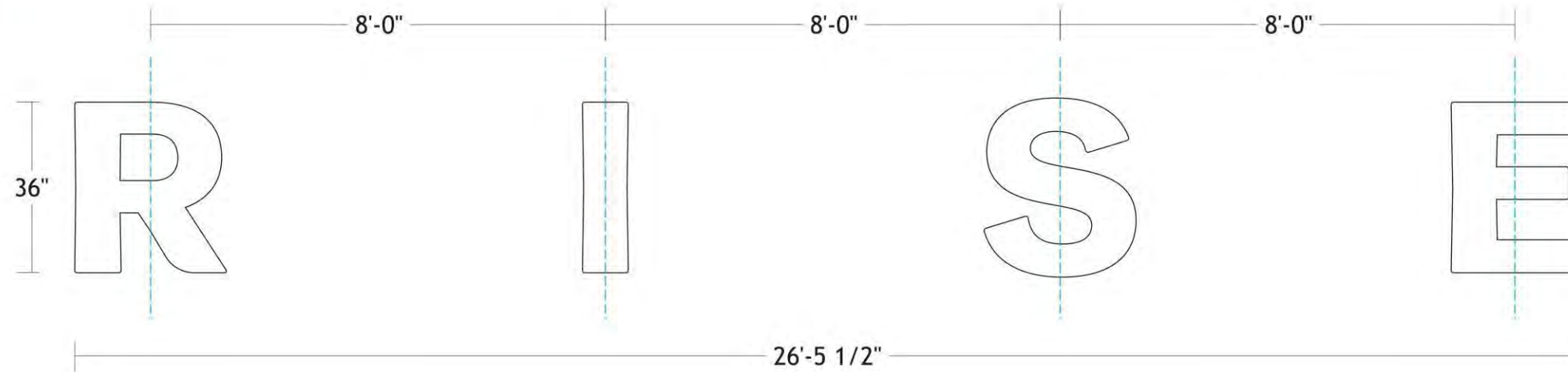


Submittal Date: 02/21/24  
Acct Rep: Angela Mulberry  
Designer: Jason Elmore

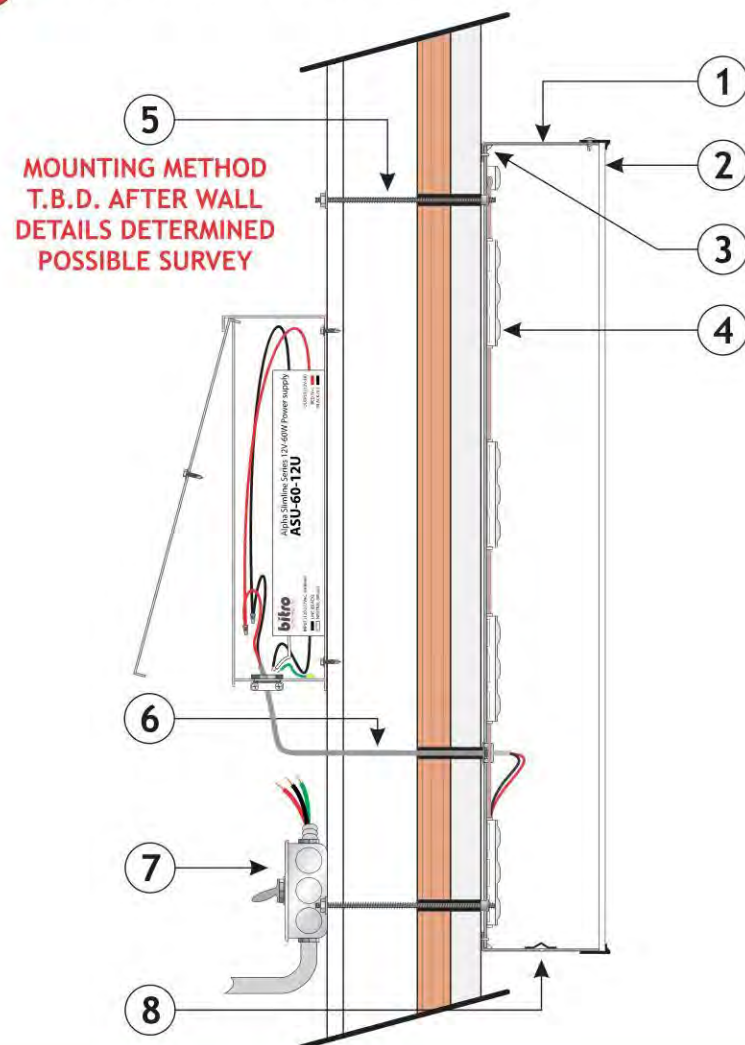
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**C** ILLUMINATED CHANNEL LETTERS - ELEVATION  
Scale: 3/8" = 1' - 0"



**FACE-LIT CHANNEL LETTER - SECTION**



**SIGN - DETAILS**

- 1 3" deep aluminum letters. All returns painted Pantone 3537 Leaf Green, satin finish. All interior surfaces of letters are high gloss white.
- 2 3/16" thick 7328 white acrylic letter faces with 3/4" white trim cap secured to letter return with #8 x 1/2" truss head fastener, color matched to trim cap.
- 3 Letter returns & faces are fully caulked to eliminate any light leaks
- 4 bitro OpticsPRO Lite 5000K white led units to illuminate letters.
- 5 Letters mount flush to storefront surface with 10-24 rivet nut, 3/16" all thread rod and 10-24 wiz nut fasteners behind wall. **MOUNTING METHOD T.B.D. AFTER WALL DETAILS DETERMINED POSSIBLE SURVEY**
- 6 Snap bushing for low voltage pass-thru to bitro Alpha Slimline 12V-60W Power Supply (ASU-60-12U) (120-277 volt) contained inside Paige Electric SNAP 2 box (980054C) Secondary connections must be as short as possible.
- 7 Dedicated primary sign circuit and disconnect provided by electrician
- 8 Weep holes with light blocks

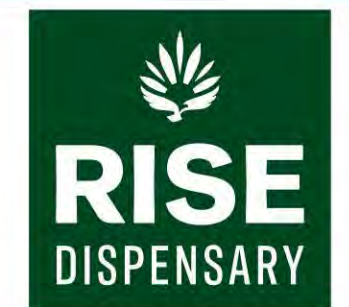


Power Requirements: 120V - 20AMP Circuit

RISE36FL cust



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**Ruggles**  
SIGN

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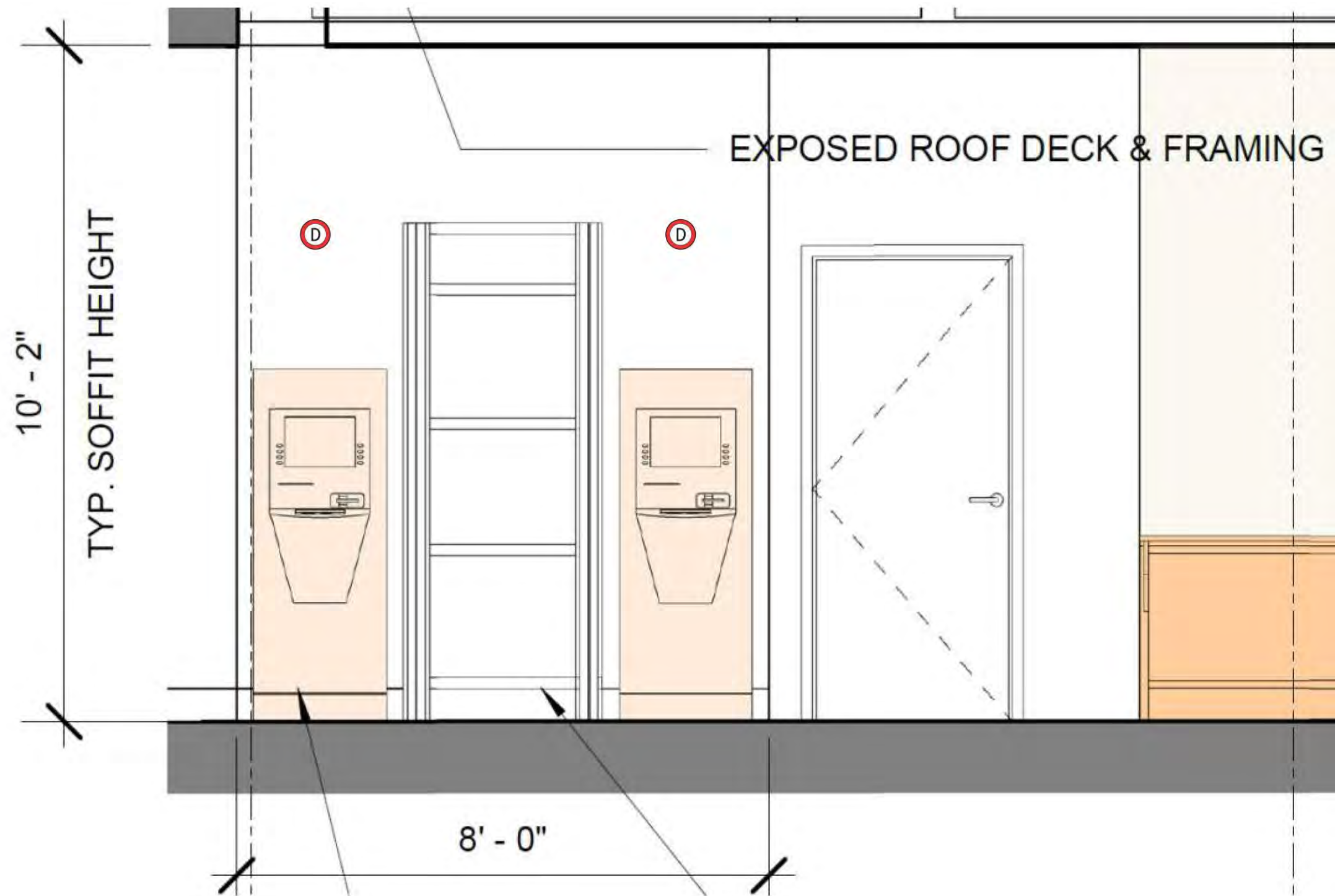
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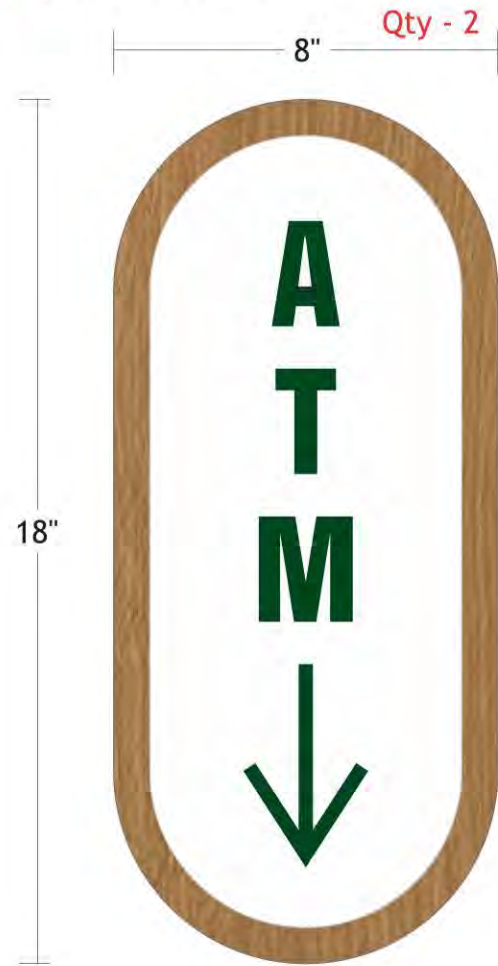
(A) RISE16FL CB96  
Qty - 1

(B) RISE icon72FCO  
Qty - 1

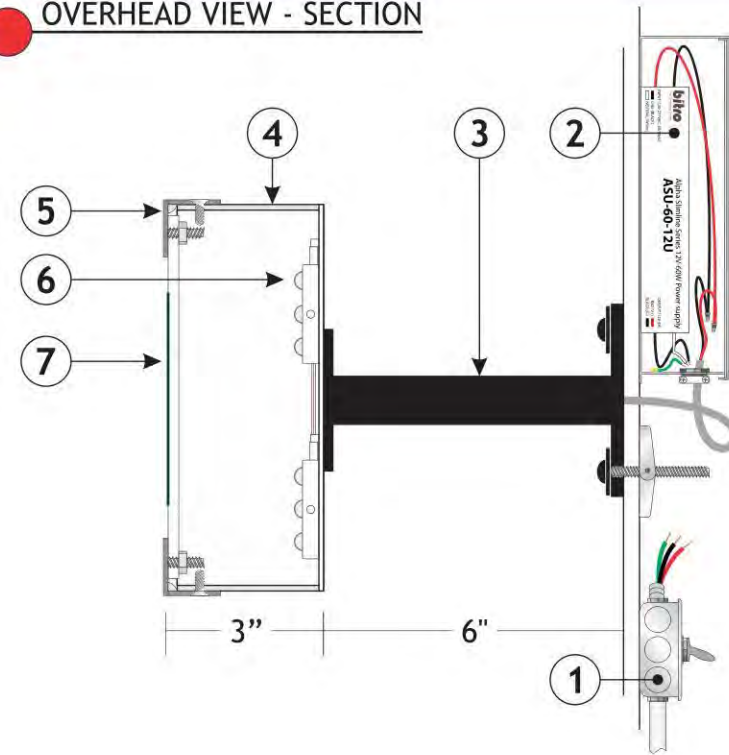
(C) RISE36FL cust  
Qty - 1

(D) RISE ATM BLD8 illum 1side  
Qty - 2

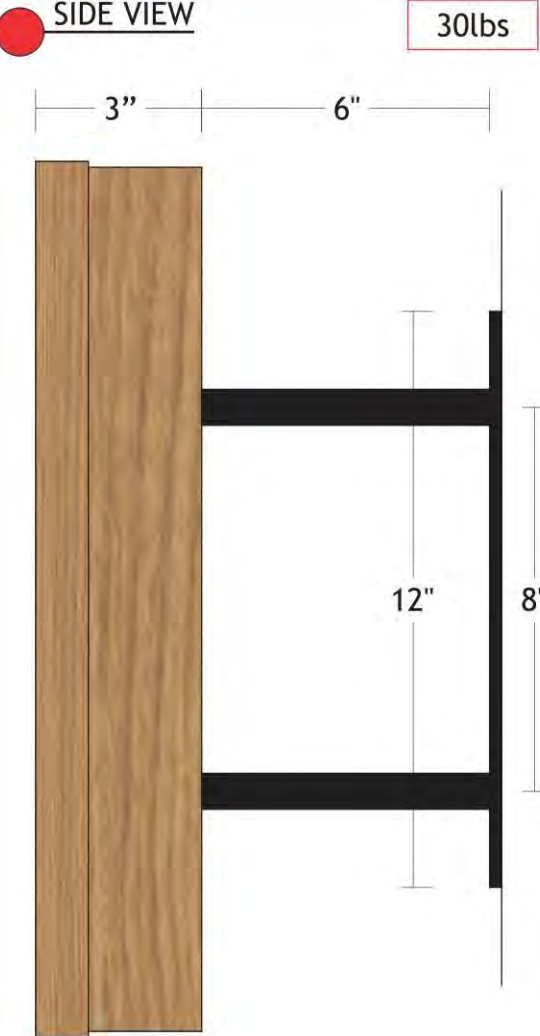
**D** PROJECTING ILLUMINATED CABINET - ELEVATION  
Scale: 3" = 1' - 0"



**OVERHEAD VIEW - SECTION**



**SIDE VIEW**



**SIGN - DETAILS**

- 1 Primary electrical source to junction box and service disconnect switch (by others) must be a dedicated circuit with three isolated conductors - consisting of a hot, neutral and ground all going back to the main panel
- 2 Low voltage wire to run through down tube/mounting plate to remote bitro ASU-60-12U LED driver 120-277v contained in Paige Snap 2 enclosure in ceiling above. Secondary connections must be as short as possible.
- 3 12" x 4" x 1/4" thick aluminum mounting plate welded to 1" x 1" aluminum down tube. Painted satin black. Four - high strength togglers for mounting cabinet to drywall.
- 4 3" deep aluminum, single sided illuminated cabinet with high gloss white finish inside. Exterior to be vinyl wrapped with wood grain Digital Print Vinyl to match Ontario Oak 1540 laminate.
- 5 1" x 1" fabricated aluminum face ring with pop welded studs to fasten faces. Face rings secure to cabinet body with countersink screws painted to match exterior color. Face ring to be vinyl wrapped with wood grain Digital Print Vinyl to match Ontario Oak 1540 laminate.
- 6 bitro OpticsPRO Lite 6500K white led units mounted to both sides of .040" white aluminum baffle.
- 7 3/16" thick 7328 white translucent face secured to backside of face ring. Translucent Pantone 3537 Leaf Green DPV graphics applied to face.

**Standard mounting heights for interior signage.**

If ceiling is @ 9' or above, the bottom of ATM sign will be 7' AFF.  
If ceiling is lower than 9', the top of ATM sign will be 4" from ceiling.

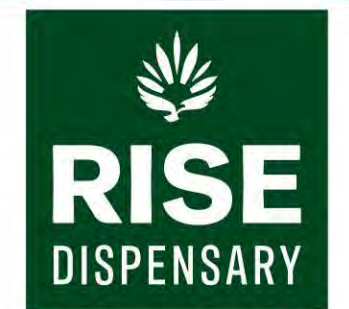


Power Requirements: 120V - 20AMP Circuit

RISE ATM BLD8 illum 1side



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**BOARD OF BUILDING STANDARDS  
ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD**

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • [www.lakewoodoh.gov](http://www.lakewoodoh.gov)

## **Application Cover Page**

**Docket No.: 08-71-24**

**Permit No.: BBS24-000065**

**Applicant Name: Gary Fischer, Fischer & Associates Architects Inc.**

**Project Address: 1464 Riverside Dr.**

**Project Name: n/a**

**Project: Applicant proposes the construction of a new home on a vacant lot.**



1464 Riverside Dr

# 1464 RIVERSIDE DRIVE

## (New House & Garage Addition)

1464 Riverside Drive – Lakewood, Ohio 44107

### GENERAL NOTES:

THE CONTRACTOR(S) WARRANTS THAT ALL CONSTRUCTION AND INSTALLATION WORK FOR THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF LOCAL, STATE & FEDERAL LAWS AND AUTHORITIES HAVING JURISDICTION.

GOVERNING CODE: LATEST (R.C.O. 2024 RESIDENTIAL BUILDING CODE INCLUDING AMENDMENTS GROUPS AND ALL APPLICABLE STATE & LOCAL APPLICABLE STATE OF OHIO AND LOCAL CODES AND ORDINANCES.

IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS. ANY VARIATIONS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONTRACT DOCUMENT DRAWINGS SHALL BE PRESENTED TO THE ARCHITECT PRIOR TO SUBMITTING ANY BID. NO EXTRAS OR CONSIDERATIONS WILL BE GIVEN FOR CONFLICTS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENT DRAWINGS.

ANY SUBSTITUTIONS, CHANGES OR DELETIONS OF MATERIALS, TECHNIQUES OR LOCATIONS SHALL BE PRESENTED TO THE ARCHITECT FOR APPROVAL PRIOR TO SUBMITTING ANY BID/S; OTHERWISE WORK SHALL BE BID AND CONSTRUCTED AS SHOWN IN THE CONTRACT CONSTRUCTION DOCUMENT DRAWINGS.

THE CONTRACT CONSTRUCTION DOCUMENTS ARE INTENDED TO BE EXPLANATORY. SHOULD ANY DISCREPANCIES COME ABOUT, OR ANY MISUNDERSTANDING/S APPEAR AS TO THE IMPORTANCE OF ANYTHING CONTAINED IN THE CONSTRUCTION DOCUMENT DRAWINGS, THE EXPLANATION FROM THE ARCHITECT SHALL BE FINAL AND BINDING UPON THE CONTRACTOR/S.

THE CONTRACT DOCUMENTS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED OR DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL WORK AND MATERIALS NORMALLY REQUIRED PER INDUSTRY STANDARDS TO COMPLETE THE WORK, ALTHOUGH NOT INDICATED SPECIFICALLY, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AS IF SHOWN ON THE CONSTRUCTION DOCUMENT DRAWINGS. FAILURE TO SHOW OR INDICATE MINUTE DETAILS SHALL NOT WARRANT OMISSION OF NECESSARY WORK FOR THE PROPER COMPLETION OF THE PROJECT.

VISUAL CONTACT WITH THESE CONSTRUCTION DOCUMENT DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REQUIREMENTS & RESTRICTIONS.

ALL INFORMATION RELATED TO EXISTING CONDITIONS HAS BEEN PROVIDED BY OWNER. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF ANY WORK.

USE WRITTEN DIMENSIONS ONLY (DO NOT SCALE DRAWINGS) DIMENSIONS INDICATED WITH A (+) MUST BE FIELD VERIFIED.

THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL MECHANICAL & ELECTRICAL INSTALLATIONS WITH THE STRUCTURAL SYSTEM TO ASSURE PROPER CLEARANCES CAN BE ACHIEVED PRIOR TO FINAL SELECTION AND FABRICATION OF ANY SYSTEMS.

REPORT ALL DISCREPANCIES OR CONFLICTS IN DIMENSIONS, CODE COMPLIANCE AND/OR OTHER TO ARCHITECT PRIOR TO PROCEEDING WITH THE PROJECT WORK OR ORDERING ANY MATERIALS.

IF CONDITIONS AT THE PROJECT JOB SITE ARE DIFFERENT THAN THOSE INDICATED IN THE CONTRACT CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITTEN FORM.

THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATING ROUGH OPENINGS AND DIMENSIONS IN THE FIELD FOR ALL TRADES.

DO NOT PROCEED WITH CHANGES TO THESE CONSTRUCTION DOCUMENTS BASED ON VERBAL INSTRUCTIONS. WRITTEN AUTHORIZATION BY THE ARCHITECT FOR CHANGES MUST BE RECEIVED PRIOR TO MAKING ANY CHANGES AND ORDERING MATERIALS.

IT IS EACH CONTRACTORS RESPONSIBILITY TO CHECK MODEL NUMBERS OF ALL COMPONENTS SPECIFIED FOR THIS PROJECT WITH DESCRIPTION OF PRODUCT FOR CONFORMANCE WITH DESIGN INTENT. NOTIFY ARCHITECT OF ANY DISCREPANCIES DISCOVERED PRIOR TO ORDERING OF MATERIALS.

PROVIDE PENETRATIONS, OPENINGS AND SLEEVES FOR MECHANICAL AND ELECTRICAL WORK AS REQUIRED BY THE CONSTRUCTION DOCUMENT DRAWINGS, OR IF NOT SHOWN, FOLLOW APPLICABLE INDUSTRY STANDARD.

### DEMOLITION:

PROVIDE ALL DEMOLITION AS INDICATED ON DRAWINGS AND AS REQUIRED TO COMPLETE THE WORK. PROVIDE REQUIRED TEMPORARY BRACING. SECURE ALL WORK TO REMAIN. ALL DEMOLITION IS SHOWN DASHED UNLESS OTHERWISE INDICATED. REF. DEMO. PLAN & NOTES/G-100.

PROVIDE ALL CUTTING AND PATCHING OF EXISTING FLOORS, WALLS AND CEILINGS AS REQUIRED TO ACCOMMODATE NEW LAYOUT, WHERE APPLICABLE. PATCH, AS REQUIRED AND INDICATED, TO MATCH EXISTING AND/OR NEW ADJACENT WALLS, FLOORS AND CEILINGS IN A MANOR TO ACHIEVE A SMOOTH EVEN AND UNIFORM APPEARANCE UNLESS OTHERWISE INDICATED.

### STRUCTURAL NOTES: (GENERAL)

1. THE STRUCTURE IS DESIGNED TO BE AND REMAIN SELF-SUPPORTING AND STABLE AFTER THE INDICATED PROJECT WORK IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDING/S AND ALL ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, SHEETING, GUYS AND TIE DOWNS WHICH MAY BE NECESSARY. ALL SUCH MATERIAL SHALL REMAIN THE CONTRACTORS PROPERTY AFTER THE PROJECT IS COMPLETED.

2. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE CONSTRUCTION DOCUMENTS CONFLICT WITH THE GENERAL STRUCTURAL NOTES, STRUCTURAL SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.

3. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

### DESIGN CRITERIA:

- DEAD LOAD 1ST. FLOOR – 10 PSF LIVE LOAD FLOOR – 40 PSF
- DEAD LOAD 2ND. FLOOR/PORCH – 10 PSF LIVE LOAD FLOOR – 30 PSF
- DEAD LOAD ROOF– 20 PSF LIVE LOAD ROOF– 25 PSF
- WIND LOAD 115 MPH EXPOSURE B
- GROUND SNOW LOAD – 30 PSF
- SEISMIC – SITE CLASSIFICATION (C) USE GROUP (1) DESIGN (A) (WIND LOAD GOVERNS)

### ROUGH CARPENTRY

- SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
  - NATIONAL DESIGN SPECIFICATION FOR WOOD & METAL FRAME CONSTRUCTION.
  - U.S. PRODUCT STANDARDS PS-1 FOR CONSTRUCTION & INDUSTRIAL PLYWOOD.
  - APA CONSTRUCTION GUIDE – RESIDENTIAL.
- CONNECTIONS:
  - PLYWOOD TO RAFTERS/JOISTS ROOFS & FLOORS – USE 8D NAILS @ 6" O.C. @ PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS.

- ALL CONNECTIONS OF STRUCTURAL BEAMS & RIDGE MEMBERS SHALL BE MADE UTILIZING HIGH STRENGTH (MIN. 14 GA.) HURRICANE STRENGTH, METAL FRAMING HANGERS/CONNECTORS WITH NAILING AT ALL HOLES.
- ANY LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE AND/OR MASONRY MUST BE TREATED. ALL FASTENERS MUST BE COMPATIBLE WITH SELECTED WOOD OR METAL TREATMENT MATERIAL UTILIZED USING HDC, OR SS WHERE APPLICABLE.
- CORNER BRACING TO BE METAL T STRIP DIAGONAL BRACING, SIMPSON TMB OR EQUAL. LOCATE AT ALL BUILDING CORNERS AND UNINTERRUPTED SPANS OF 8'-0" OR GREATER.
- ALL EXTERIOR DOOR AND WINDOW OPENINGS SHALL UTILIZE MIN. 3Ø 2"x6" HEADER WITH 2Ø 2"x6" JAMB BLOCKING EACH END OF OPENING UNLESS OTHERWISE INDICATED OR STRUCT. REQUIRED. ALL INTERIOR DOOR, DOORWAY, WINDOW AND PASS THRU OPENINGS SHALL UTILIZE MIN. 2Ø 2"x6" HEADER WITH 2Ø 2"x4" BLOCKING EACH END OF OPENING. TYPICAL UNLESS OTHERWISE INDICATED.
- ALL SOLID BLOCKING, (S.B.) AT EXTERIOR OPENINGS, BEARING POINTS AND EXTERIOR CORNERS AS REQUIRED AND SHOWN ON DRAWINGS SHALL BE 3Ø2" x 6", FOR INTERIOR 3Ø2x4 WALLS, STRUCT. SET ALL ON SOLID BEARING. SOLID BLOCKING AT BEARING POINTS HIDDEN IN WALLS SHALL HAVE 2x4 LATERAL BRACING TO NEXT STUDS Ø2'-0" O.C. HORIZONTAL.
- PROVIDE ALL NECESSARY MISCELLANEOUS BLOCKING AND FRAMING AS REQUIRED FOR PROPER INSTALLATION OF EQUIPMENT AND ACCESSORIES INCLUDING BUT NOT LIMITED TO WINDOWS, DOORS AND HARDWARE, CABINETS, COUNTERS AND KITCHEN, LAUNDRY ROOM AND ACCESSORIES.
- DOUBLE JOISTS UNDER PARTITIONS, AT FLOOR OPENINGS IN A MANOR TO AFFORD STRUCTURAL INTEGRITY.
- ALL NEW INTERIOR AND EXTERIOR STAIRS AND STEPS SHALL HAVE MAX. 8.25" RISERS AND MIN. 10" TREADS, TYP. U.O.N.. V.I.F. ALL ELEVATION CHANGES PRIOR TO START OF ANY WORK.
- ALL NEW EXTERIOR WALL INSULATION SHALL BE MIN. R-20. ALL NEW EXTERIOR ROOF INSULATION SHALL BE MIN R-49. FLOOR ABOVE BASEMENT SPACE SHALL BE R-30. TYP. IN A MANOR COMPLETE BUILDING ENVELOPE.
- WHERE BEAMS MAY END ON OPEN POCKET, PROVIDE BEAM ATTACHMENT BY WELDING OR BOLTED CLIP ANGLE EACH SIDE W/ NOT LESS THAN ONE ½" BEAM BOLT AND ONE ½" WALL ANCHOR PER ANGLE, AS REQUIRED FOR ADEQUATE STRUCT. SUPPORT, WHERE MAY BE APPLICABLE.

### FINISHES

- ALL FINISH MATERIALS AND COLORS, EXTERIOR AND INTERIOR, NOT SPECIFIED SHALL BE SELECTION BY OWNER.
- ALL WINDOWS ARE SHOWN WITH NOMINAL DESIGNATIONS. COORDINATE WITH OWNER FOR MANUF. AND ACCESSORIES.
- ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED OR ARCHITECT APPROVED EQUIVALENT. ANY SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FINAL SELECTION.

- ALL INTERIOR FLOOR FINISH SHALL BE SELECTION BY OWNER.
- ALL INTERIOR TRIM SHALL BE FINISH WOOD INCLUDING BUT NOT LIMITED TO BASE, DOOR TRIM AND WINDOW TRIM. SELECTION BY OWNER.
- ALL COUNTER TOPS SHALL BE PER OWNERS SELECTION.
- ALL KITCHEN & OTHER CABINETS/VANITIES SHALL BE FULL CUSTOM.
- ALL EXTERIOR WINDOWS AND DOORS SHALL BE INSUL. AS SELECTED BY OWNER
- ALL EXTERIOR FINISHES SHALL BE NEW TO REPLACE EXT'G. SELECTED BY OWNER INCLUDING BUT NOT LIMITED TO SIDING, TRIM, DECKING & ROOFING U.O.N..
- COORDINATE ALL WITH OWNER, U.O.N..

### SHOP DRAWINGS

MIN. 4 COPIES SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION FOR THE ITEMS LISTED BELOW INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- MASONRY UNITS, MORTAR, GROUT, REINFORCEMENT & ACCESSORIES
- WINDOWS, DOORS AND HARDWARE
- CABINETS & COUNTERS PER OWNERS SELECTION
- MECHANICAL & ELECTRICAL FIXTURES, EQUIPMENT & ACCESSORIES
- KITCHEN COUNTERS, CABINETS, FIXTURES & ACCESSORIES
- STAIRS, RAILING, GUARD & HAND RAILS.
- FLASHING, CAULKING & SEALANTS
- INTERIOR AND EXTERIOR TRIM/MOLDED MILLWORK
- EXTERIOR FINISHES.
- ROOFING, ROOFING MATERIALS, GUTTERS & DOWNSPOUTS
- FIRE PLACES, CHIMNEYS & ELEMENTS

### GENERAL CONSTRUCTION NOTES:

FIELD VERIFY ALL EXISTING CONDITIONS/DIMENSIONS PRIOR TO START OF WORK.

- NEW WET AREAS. USE MOISTURE RESISTANT G.W.B. AT ALL NEW WET WALLS ON THE SIDE OF THE WALL THAT RECEIVES A FIXTURE WITH A WATER HOOKUP.
- ALL DIMENSIONS REFERENCE FROM CONCRETE/MASONRY WALLS ARE FROM FACE OF MASONRY AND NOT FROM FURRED GDP. BD.
- BRACE ALL INTERIOR PARTITIONS TO STRUCT. OF ADJACENT WALLS, FLOOR BELOW, CEILING &/OR ROOF ABOVE CEILING AS REQUIRED TO PREVENT WALLS FROM FLEXING.
- ALL NEW DOOR & WINDOW HEADS SHALL BE AT 6"-8" A.F.F. U.O.N..
- ALL NEW DOOR OPENINGS ARE TO BE LOCATED 4" FROM THE INTERIOR CORNER OF THE WALL UNLESS INDICATED OTHERWISE.
- FRAMING CONTRACTORS SHALL PROVIDE SOLID BLOCKING CONCEALED IN WALLS AND ROUGH OPENINGS, AS REQUIRED, FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, CLOSET SHELVEING/RODS, BATHROOM FIXTURES & ACCESSORIES, ETC..
- CABINET/MILLWORK CONTRACTOR SHALL VERIFY ARCHITECTS OPENING DIMENSIONS FOR REFRIGERATORS, MICROWAVES, CABINETS, FURNITURE AND OTHER EQUIPMENT TO ENSURE ADEQUATE FIT, CLEARANCE AND VENTILATION.
- VERIFY ALL ROUGH OPENINGS OF ALL NEW DOORS AND WINDOWS WITH THE SELECTED MANUFACTURER'S REQUIREMENTS.
- IN AREAS WHERE EXISTING FLOORING MATERIALS ARE TO BE REMOVED. PREP FLOORS TO RECEIVE NEW FINISHES IN A MANOR TO MAINTAIN LEVEL UNIFORM TRANSITION.

### ENGINEERING COORDINATION

COORD. WITH FLOOR PLANS/A-100 FOR SCHEMATIC PLUMBING FIXTURE LOCATIONS. REFERENCE SPECS. & RISER DIAGRAMS /MPE-100.

PROVIDE H.V.A.C. ADDITIONS & ALTERATIONS AS REQUIRED TO ACCOMMODATE BUILDING RENOVATION LAYOUT. INSTALL PER SELECTED MANUF. SPECS. & INSTALLATION INSTRUCTIONS. COORD. WITH OWNER FOR NUMBER AND LOCATION OF ZONES. REF. MECHANICAL SPECS/MPE-100. FILED UNDER SEPARATE PERMIT.

COORDINATE WITH FLOOR PLANS/A-100 FOR SCHEMATIC ELECTRICAL FIXTURE LOCATIONS & ELECTRICAL ENGINEERING SPECS. & SCHEDULE/MPE-100.

ARCHITECT IS RESPONSIBLE FOR ARCHITECTURAL DESIGN AND DRAFTING ONLY. ALL INFORMATION SUPPLIED BY OWNER. VERIFY ALL DETAILS INCLUDING BUT NOT LIMITED TO SITE CONDITIONS, CITY UTILITY REQUIREMENTS & STANDARDS, AND STRUCTURAL LOADS AND BEARING (WHERE APPLICABLE).

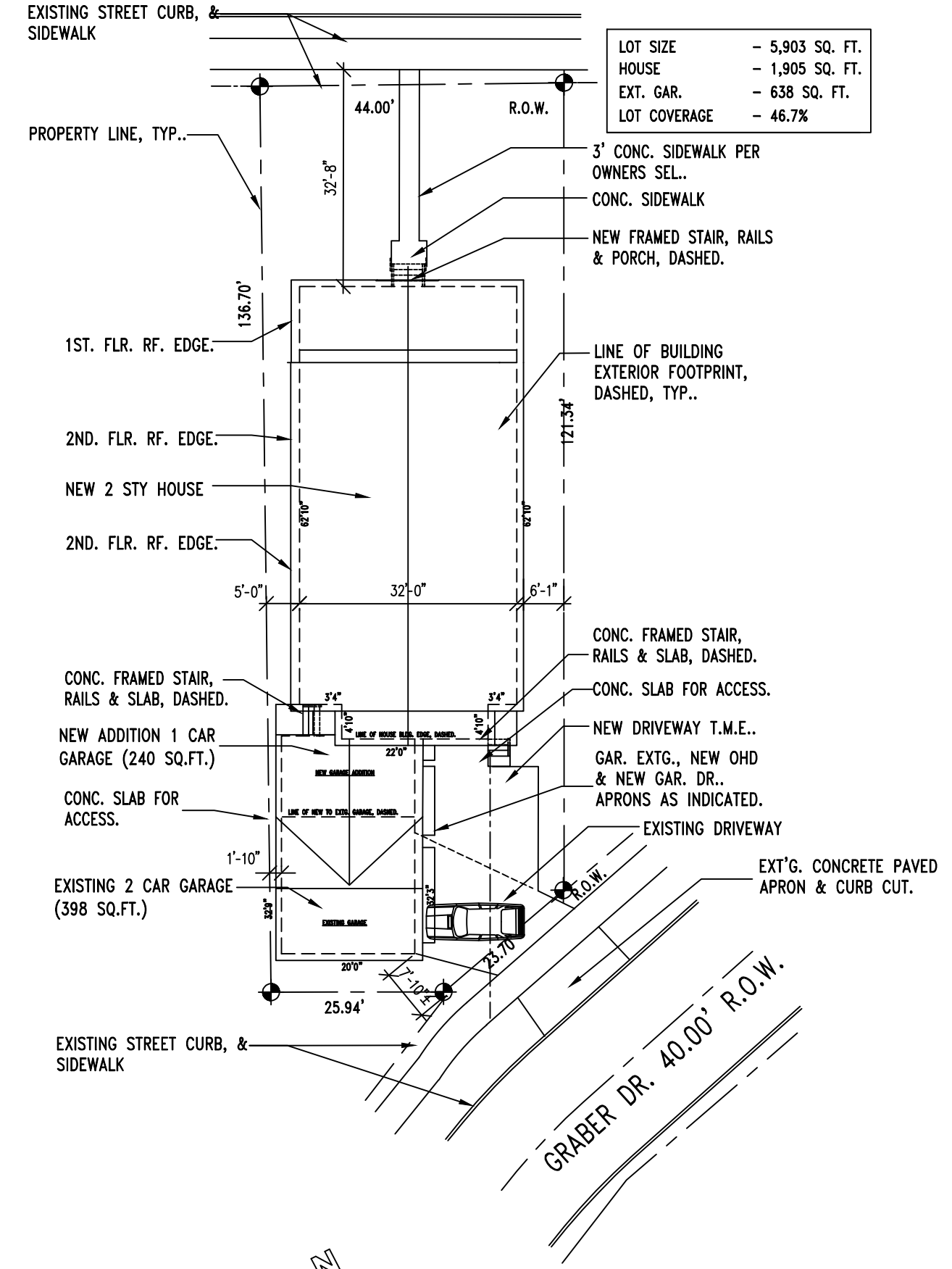
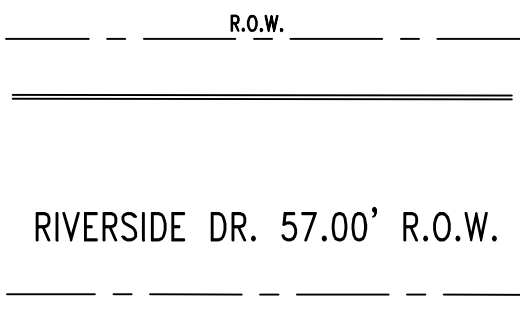
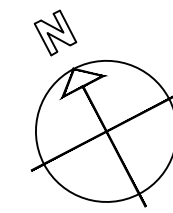
### GENERAL DEMOLITION NOTES: (WHERE APPLICABLE)

- ALL SAFEGUARDS FOR DEMOLITION SHALL FOLLOW O.B.C. CHAPTER 33.
- FIELD VERIFY ALL EXISTING CONDITIONS/DIMENSIONS PRIOR TO START OF WORK.
- ALL DEMOLITION DIMENSIONS ARE TO BE FIELD VERIFIED AND COORDINATED WITH FLOOR PLAN INFORMATION.
- COORDINATE ALL ASPECTS OF DEMOLITION WITH NEW FLOOR AND ENGINEERING PLANS, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DWGS.
- CONTRACTOR SHALL VISIT JOB SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS WHICH WILL AFFECT THE EXECUTION OF WORK. IF ADDITIONAL INTERPRETATION IS REQUIRED REGARDING THE SCOPE DEMOLITION INTENT, CONTACT THE ARCHITECT PRIOR TO START OF WORK. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR FAILURE TO OBTAIN THIS INFORMATION.
- PROVIDE ALL DEMOLITION AS INDICATED ON DRAWINGS AND AS REQUIRED TO COMPLETE THE RENOVATION WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTAINING FOLLOWING DURING WORK:
  - FIRE DETECTORS IN COMPLIANCE WITH LOCAL BUILDING CODE AND FIRE MARSHALL
  - DEBRIS DISPOSAL AND DUMPSTER
  - INTERIOR AND EXTERIOR DUST CONTROL/SANITARY SAFEGUARDS
  - EXISTING STRUCTURAL ELEMENTS
- PROVIDE SHORING/BRACING AS REQUIRED AT ALL AREAS OF DEMOLITION. STRUCTURE SHALL BE SELF-SUPPORTING AFTER DEMOLITION IS COMPLETE.
- INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, AND PERMITS NECESSARY FOR COMPLETION OF THE DEMOLITION WORK. PROVIDE PROTECTION FOR ALL ADJACENT AREAS BEFORE, DURING AND AFTER EXECUTION OF THE DEMOLITION WORK.
- PROVIDE ALL CUTTING OF EXISTING WALLS, FLOORS & CEILINGS AS REQUIRED TO ACCOMMODATE EXISTING BUILDING RENOVATION LAYOUT.
- CAP OFF OR DISCONNECT ALL UNUSED PLUMBING, HVAC & ELECTRICAL BEHIND WALLS, ABOVE CEILING OR UNDER FLOORS.
- CONTRACTOR SHALL ENSURE THAT ALL EXTERIOR OPENINGS ARE CLOSED OFF AS REQUIRED TO SECURE AGAINST INTRUSION, WEATHER, ETC. DURING ALL PHASES OF THE DEMOLITION WORK.
- CONTRACTOR SHALL GIVE OWNER FIRST RIGHT TO SALVAGE ANY AND ALL EXISTING ITEMS, EQUIPMENT, MATERIALS, ETC. ALL ITEMS TO BE SALVAGED BY THE OWNER SHALL BE CAREFULLY REMOVED AND STORED ON SITE BY THE CONTRACTOR FOR SALVAGE BY THE OWNER. ALL OTHER MATERIALS, EQUIPMENT AND DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE.
- IN THE REMOVAL OF ANY PART OF A DRAINAGE SYSTEM, DEAD ENDS SHALL BE PROHIBITED. CLEANOUT EXTENSIONS AND APPROVED FUTURE DRAINAGE SHALL NOT BE CONSIDERED AS DEAD ENDS PER OHIO PLUMBING CODE SECTION 704.5.
- COORDINATE UTILITY SERVICE OUTAGES WITH THE APPLICABLE LOCAL UTILITY COMPANIES.
- ALL ITEMS NOT INDICATED AS TO BE REMOVED OR RELOCATED SHALL REMAIN. PLEASE VERIFY WITH ARCHITECT PRIOR TO REMOVAL OF ANY ITEMS WHICH HAVE NOT BEEN IDENTIFIED ON ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWINGS.



### AERIAL SITE LOCATION MAP

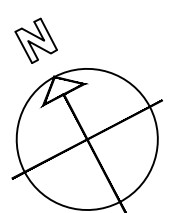
1" = 30'-0"



**SITE PLAN NOTES:**  
ARCHITECTURAL SITE PLAN IS DIAGRAMMATICAL, FOR REFERENCE ONLY AND SHOULD NOT BE CONSTRUED AS AN ACTUAL SURVEY.  
COORD. W/ LOCAL UTILITY COMPANIES FOR LOCATION OF ANY UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION. CALL (811)  
TIE ALL NEW BUILDING UTILITY LINES TO EXISTING AND OR NEW HOUSE UTILITIES. COORDINATE WITH ENGINEERING DRAWINGS, LOCAL RESPECTIVE UTILITY COMPANIES AND LOCAL APPLICABLE CITY FOR REQUIREMENTS AND STANDARDS.  
CONTRACTOR RESPONSIBLE FOR ALL UTILITY COORDINATION AND INSTALLATION.  
ALL LANDSCAPING AND LAWNS SHOWN ARE EXISTING IN NATURE. ANY LAWN AND LANDSCAPING INSTALLATION SHALL BE BY OTHERS FILED UNDER SEPARATE PERMIT, WHERE APPLICABLE.  
COORDINATE WITH CIVIL DRAWINGS BY SELECTED CIVIL ENGINEER FOR ALL SITE RELATED INFO. INCLUDING BUT NOT LIMITED TO PAVING AND GRADING, WHERE APPLICABLE.

### ARCHITECTURAL SITE PLAN

1" = 20'-0"



## FISCHER & ASSOCIATES



## ARCHITECTS INC.

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Lorain, Ohio 44052  
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E mail: andrea@fischerarch.com

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ISSUE:	DATE:
NEW HOUSE PLAN PRELIM	03/28/23
NEW HOUSE ELEVATIONS PROGRESS	03/30/23
NEW HOUSE ELEV. & F.L.R. PLANS PROGRESS	04/05/23
NEW HOUSE, GAR. ADT. FINAL REVIEW	04/10/23
NEW HOUSE, GAR. ADT. PROGRESS	04/11/23
FINAL REVIEW-PERMIT	04/17/23
REVISED REVIEW-PERMIT	04/03/24

Client Name/Project Name/Address

1464 Riverside Drive  
(NEW HOUSE & GARAGE ADDITION)  
1464 Riverside Drive  
Lakewood, Ohio 44107

Drawing Name  
COVER SHEET-GENERAL NOTES-  
ARCH. SITE PLAN-AERIAL SITE MAP

Fischer Project Number  
22.113  
SHEET #

G-100

Seal





NEW HOUSE PLAN PRELIM	03/28/23
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Drawing Name

FLOOR PLANS W/ GARAGE DEMOLITION-  
STRUCTURAL DETAILS

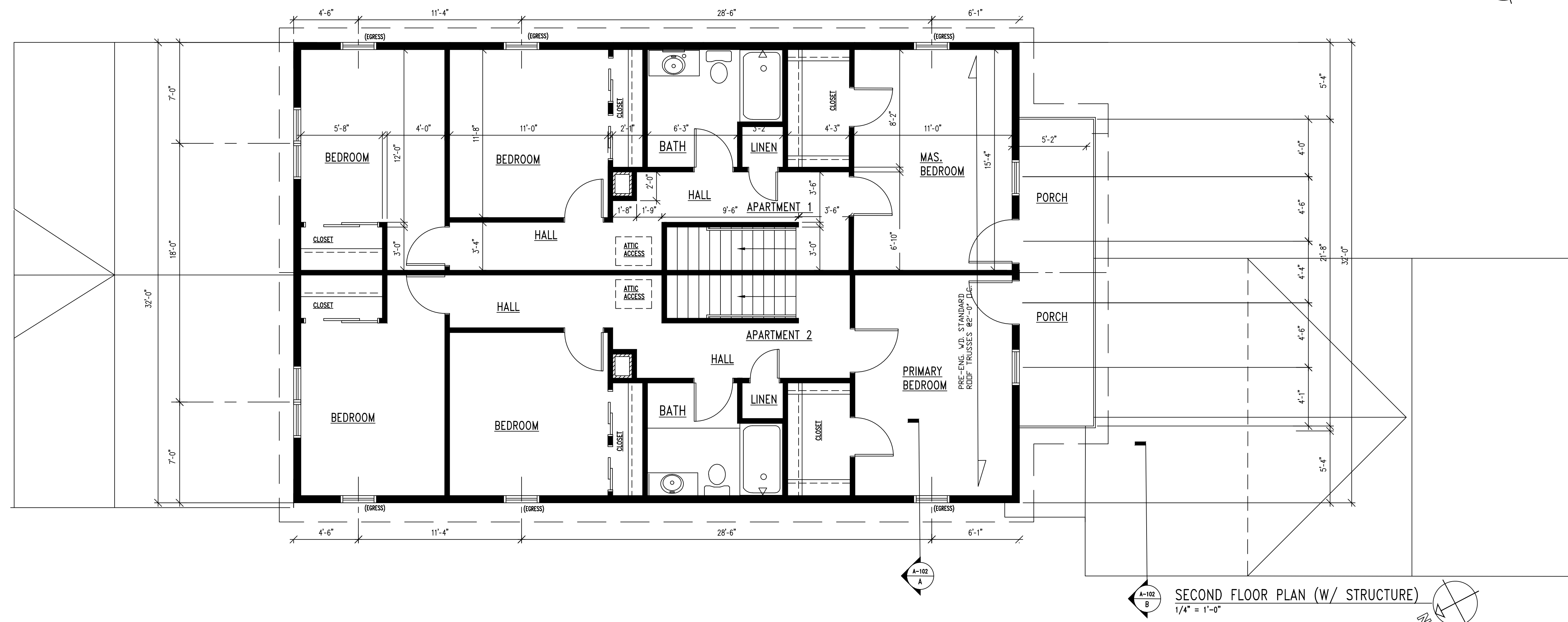
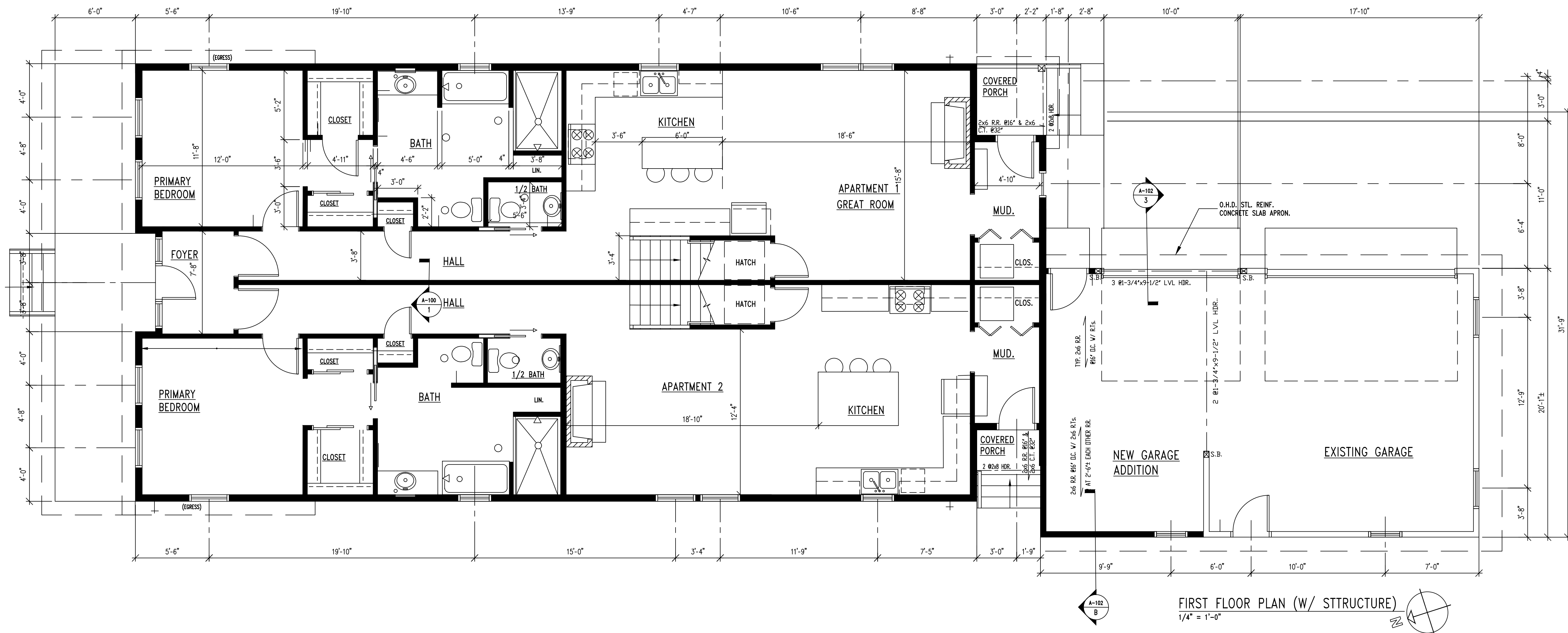
Fischer Project Number

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SHEET #

A-101

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Drawing Name

SECTIONS & DETAILS

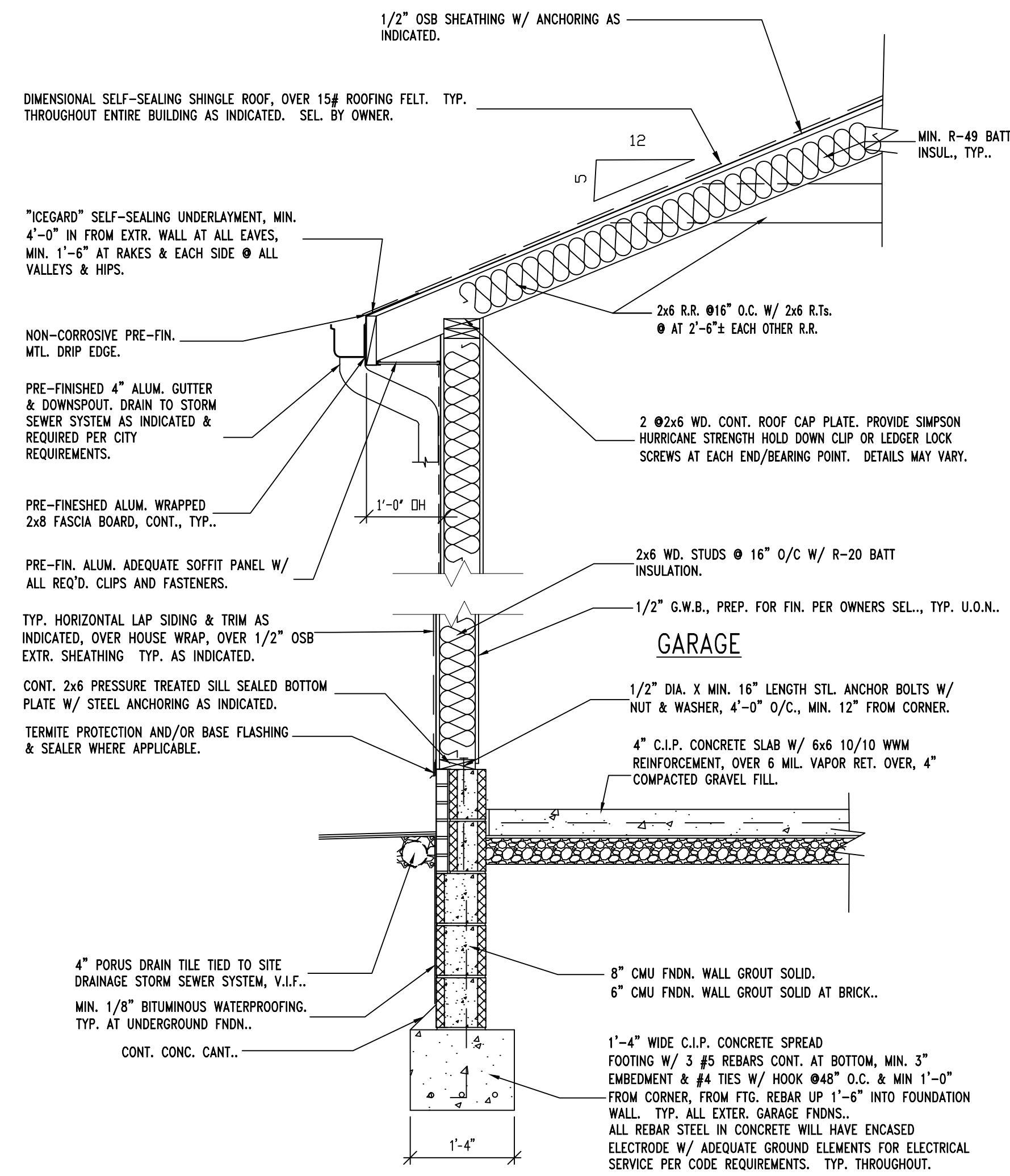
Fischer Project Number

22.113

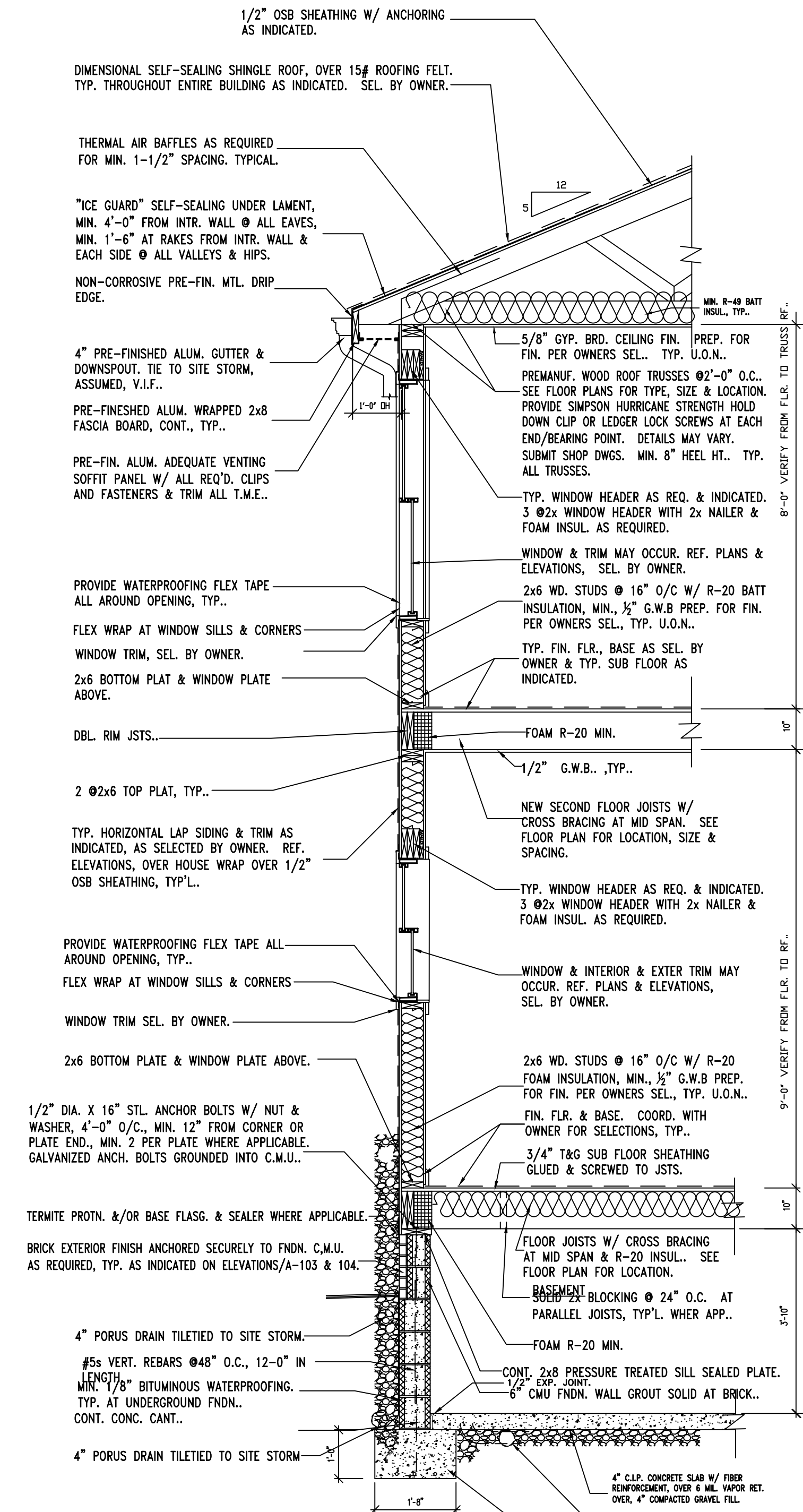
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A-102

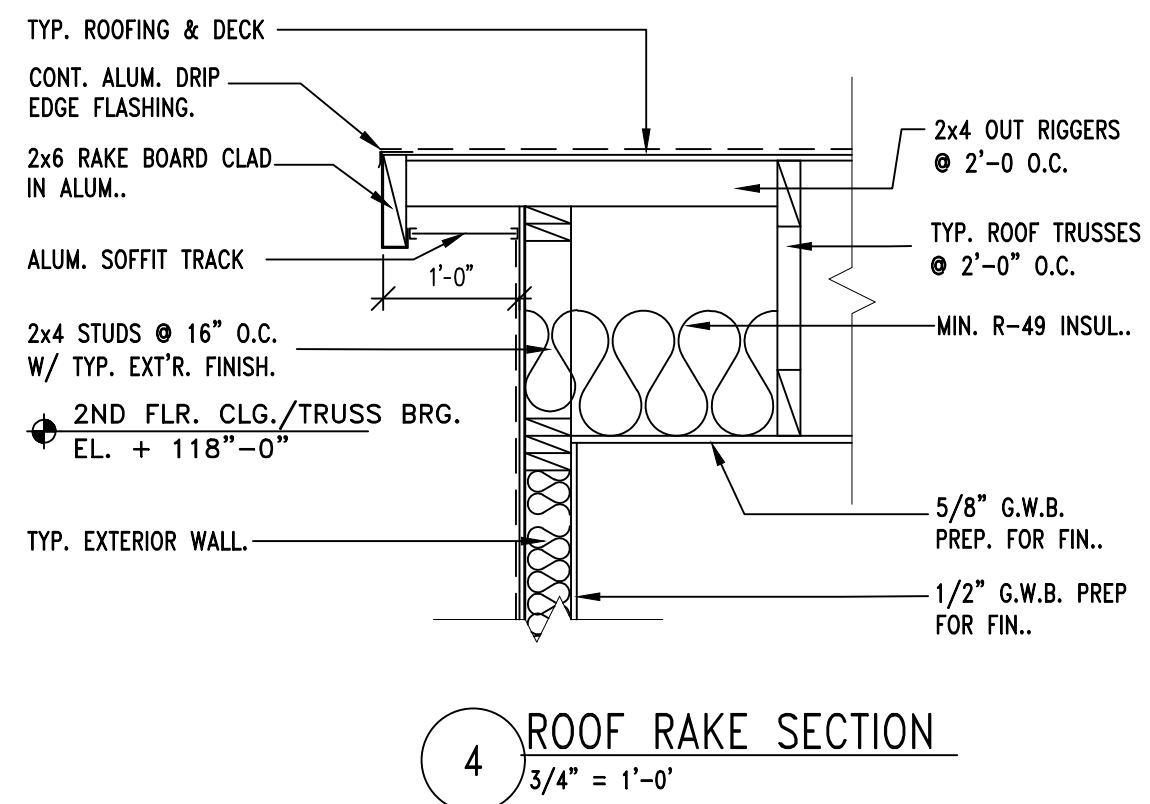
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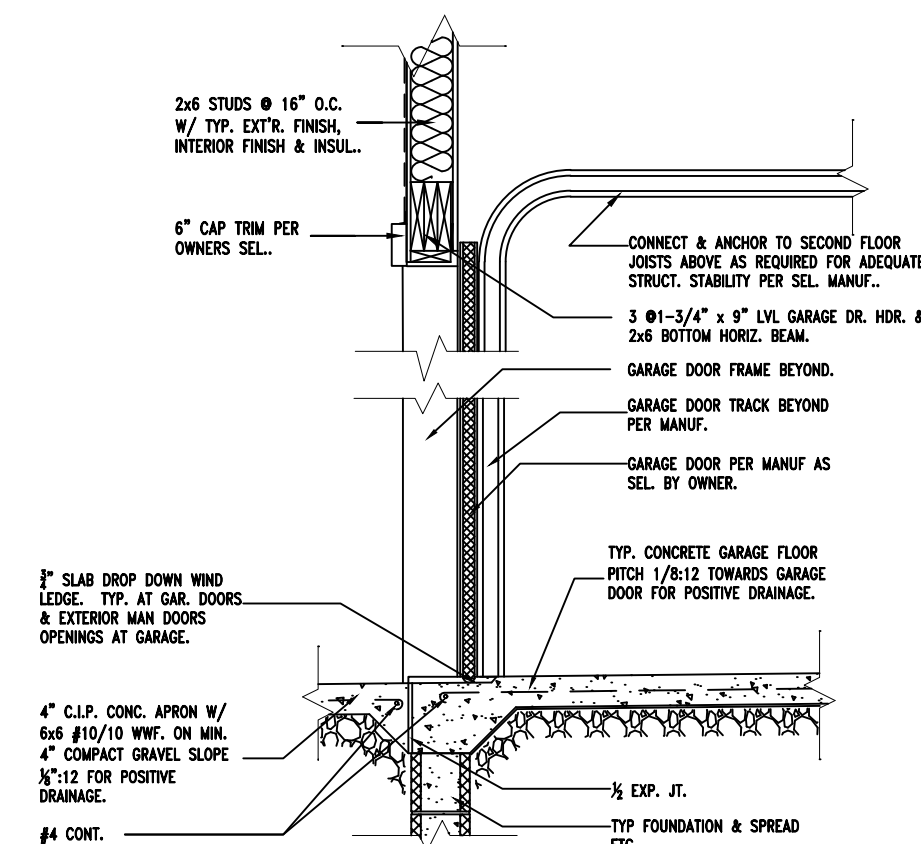
**B GARAGE WALL & FNDN. SECTION**  
3/4" = 1'-0"



**A BASEMENT, FIRST & SECOND FLOOR & ROOF SECTION**  
1/2" = 1'-0"

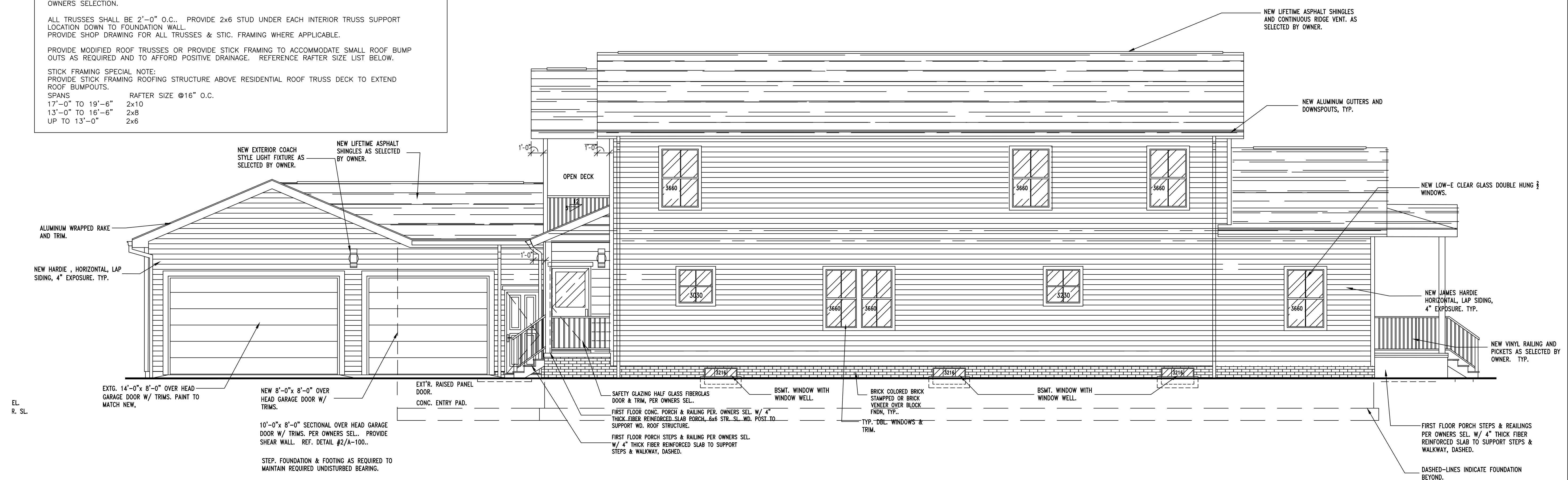


**4 ROOF RAKE SECTION**  
3/4" = 1'-0"



**3 GARAGE DOOR SECTION**  
1/2" = 1'-0"

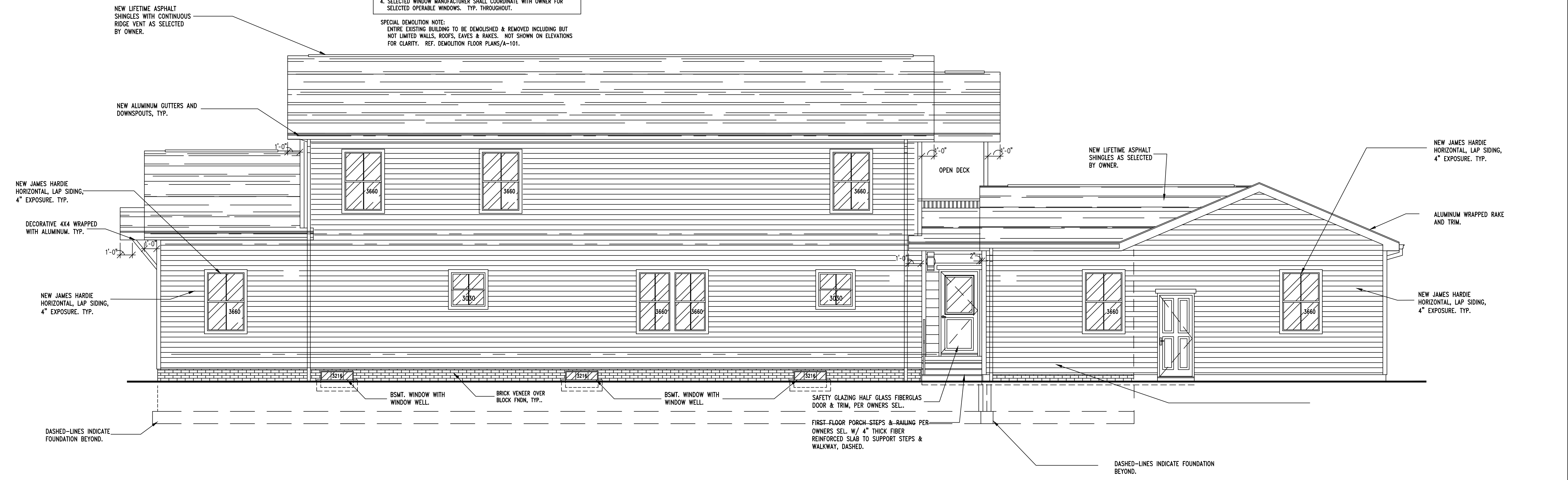
**SPECIAL ROOF STRUCTURE NOTES:**  
 ALL ROOF TRUSSES SHALL BE FLAT CEILING TRUSSES, MODIFIED ATTIC TRUSSES OR SCISSOR TRUSS PER OWNERS SELECTION.  
 ALL TRUSSES SHALL BE 2'-0" O.C.. PROVIDE 2x6 STUD UNDER EACH INTERIOR TRUSS SUPPORT LOCATION DOWN TO FOUNDATION WALL.  
 PROVIDE SHOP DRAWING FOR ALL TRUSSES & STIC. FRAMING WHERE APPLICABLE.  
 PROVIDE MODIFIED ROOF TRUSSES OR PROVIDE STICK FRAMING TO ACCOMMODATE SMALL ROOF BUMP OUTS AS REQUIRED AND TO AFFORD POSITIVE DRAINAGE. REFERENCE RAFTER SIZE LIST BELOW.  
 STICK FRAMING SPECIAL NOTE:  
 PROVIDE STICK FRAMING ROOFING STRUCTURE ABOVE RESIDENTIAL ROOF TRUSS DECK TO EXTEND ROOF BUMP OUTS.  
 SPANS RAFTER SIZE @16" O.C.  
 17'-0" TO 19'-6" 2x10  
 13'-0" TO 16'-6" 2x8  
 UP TO 13'-0" 2x6



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

**SPECIAL WINDOW NOTES:**  
 1. ALL EXTERIOR WINDOWS MUST BE INSULATED.  
 2. ALL WINDOW GLAZING 9'-0" SQ.FT. OR LARGER SHALL HAVE TEM. GLAZING.  
 3. SELECTED WINDOW MANUFACTURER MUST VERIFY ANY WINDOWS REQUIRING TEMP. GLAZING PER APPLICABLE OHIO RESIDENTIAL CODE REQUIREMENTS.  
 4. SELECTED WINDOW MANUFACTURER SHALL COORDINATE WITH OWNER FOR SELECTED OPERABLE WINDOWS. TYP. THROUGHOUT.

**SPECIAL DEMOLITION NOTE:**  
 ENTIRE EXISTING BUILDING TO BE DEMOLISHED & REMOVED INCLUDING BUT NOT LIMITED WALLS, ROOFS, EAVES & RAKES. NOT SHOWN ON ELEVATIONS FOR CLARITY. REF. DEMOLITION FLOOR PLANS/A-101.



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



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 1464 Riverside Drive  
 Lakewood, Ohio 44107

Drawing Name

ELEVATIONS

Fischer Project Number

22.113

SHEET #

A-103

Seal



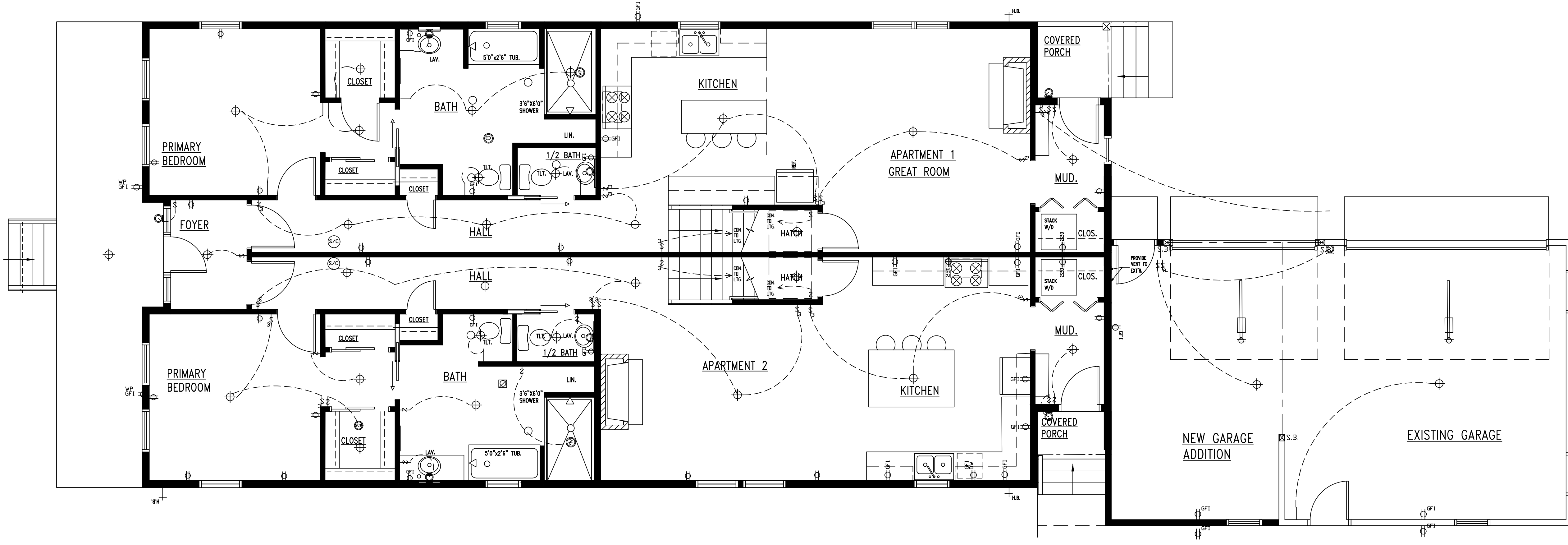


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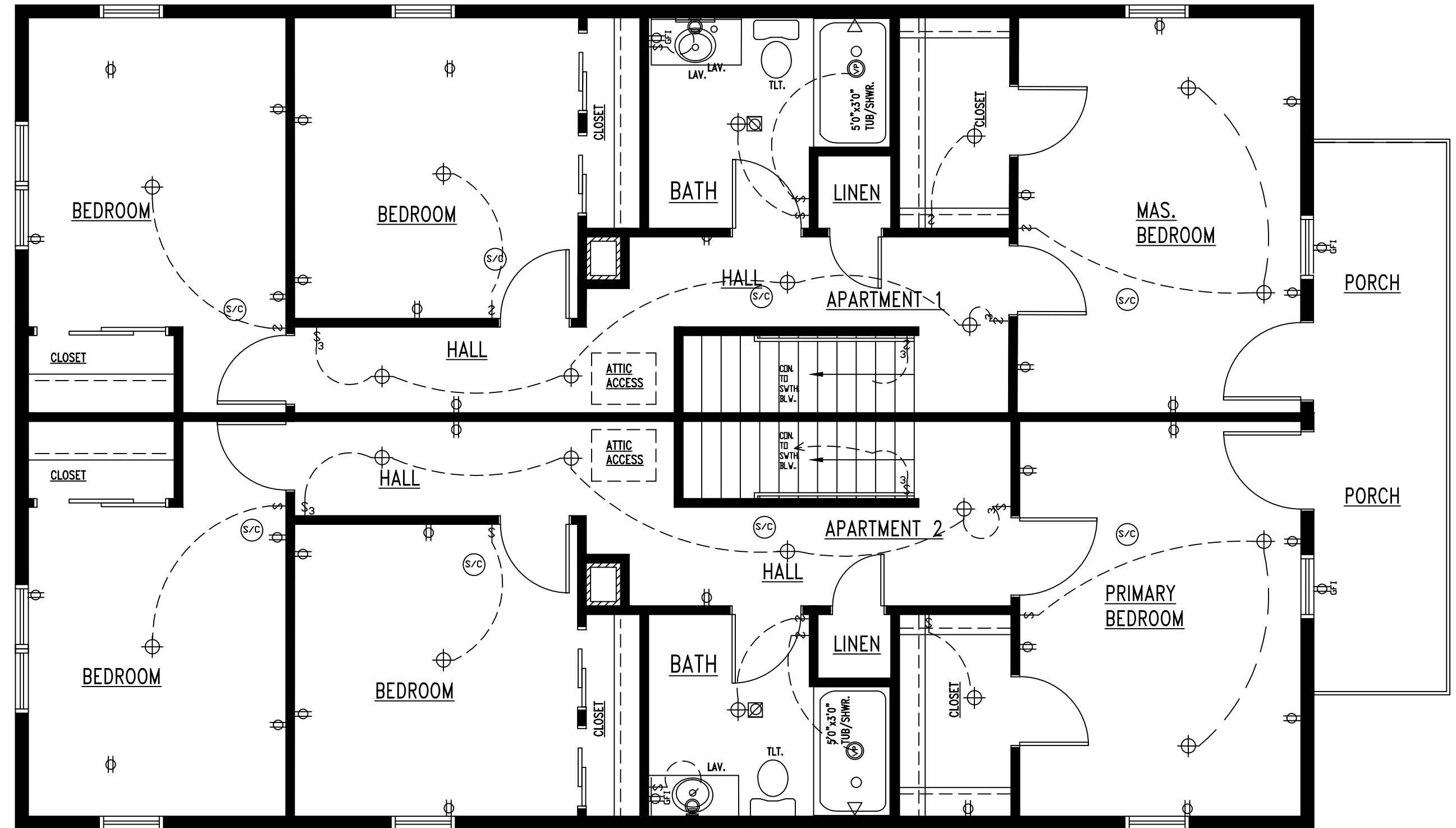
1464 Riverside Drive  
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1464 Riverside Drive  
Lakewood, Ohio 44107

MPE-100



FIRST FLOOR ELECTRICAL PLAN  
NO SCALE



SECOND FLOOR ELECTRICAL PLAN  
NO SCALE

ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
⊕	CEILING LIGHT
⊕	WALL MOUNT'D. WEATHER PROOF EXTERIOR LIGHT
⊕	CEILING FAN/LIGHT COMBO (F/L)
⊕	75 CFM EXHAUST FAN
⊕	VAPORPROOF LED
⊕	ELECTRIC PANEL
⊕	AFCI OUTLET
⊕	220V OUTLET
⊕	GFI OUTLET 83'-6" AFF. U.D.N.
⊕	WEATHERPROOF GFI OUTLET
⊕	LED SURFACE LIGHT
⊕	SWITCH
⊕	SWITCH 3-WAY
⊕	FAN SWITCH
⊕	COMBO SMOKE DETECTOR/ALARM & C/O DETECTOR/ALARM

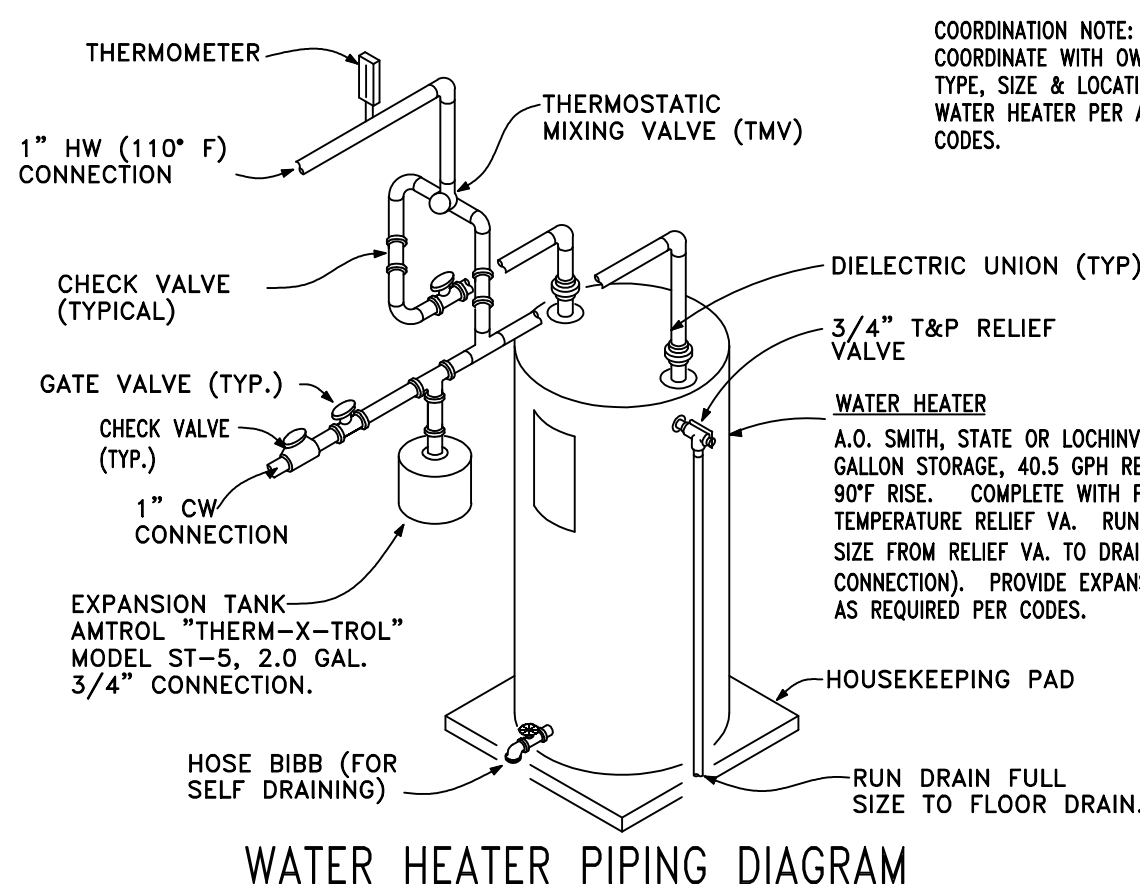
**SPECIAL FIXTURE NOTES:**  
ALL CEILING FANS TO BE WIRED FOR FAN & LIGHT EACH ON THEIR OWN SWITCHES.  
PROVIDE EXHAUST FAN & GRILL WITH 4" DUCT EXTENDED TO WALL OR ROOF EXTERIOR WITH PRESSURE ACTIVATED VENT. TYP. AT ALL EXHAUST FAN LOCATIONS INDICATED. ALL CEILING FANS TO BE WIRED FOR FAN & LIGHT EACH ON THEIR OWN SWITCHES.  
PROVIDE CEILING MTD. LIGHT FIXTURES & SWITCH AT A ATTIC ACCESS. COORD. EXACT AMOUNT LIGHTS. LOCATION WITH OWNER.  
ALL ELECTRICAL FIXTURES AND LOCATIONS SHOWN ON PLANS ARE SCHEMATIC IN NATURE. FINAL SELECTION AND LOCATIONS SHALL BE BY OWNER PER APPLICABLE CODES.  
ELECTRICAL CONTRACTOR SHALL PROVIDE CIRCUITING AND PANEL BALANCING DIAGRAMS TO BUILDING ELECTRICAL DEPARTMENT. ALL IN COMPLIANCE WITH N.E.C..  
ALL POWER OUTLETS SHALL BE ARC RESISTANT.  
ALL LIGHTS SHALL BE LED.  
COMBO SMOKE DETECTOR/ALARM & C/O DETECTOR/ALARMS SHALL BE INTERCONNECTED, HARDWIRED W/ BATTERY BACKUP. EACH OUTSIDE SLEEPING AREA SHALL INCLUDE PHOTO ELECTRIC TECH.  
ALL G.F.I. & WP GFI OUTLETS SHALL BE WATER & WEATHER PROTECTED AS REQUIRED PER APPLICABLE CODE COMPLIANCE.

**SPECIFICATIONS – ELECTRICAL WORK**

- THE GENERAL CONDITIONS OF THE CONTRACT, THE SUPPLEMENTARY CONDITIONS AND ALL THE SECTIONS OF DIVISION 1, TOGETHER WITH THE FOLLOWING SPECIFICATIONS ARE A PART OF THE CONTRACT FOR THE WORK COVERED HEREIN. PROVIDE AS-BUILT DRAWINGS. GUARANTEE ALL MATERIAL AND LABOR FOR ONE YEAR FROM DATE OF PROJECT ACCEPTANCE BY OWNER. REPAIR ALL DEFECTIVE MATERIAL AT NO CHARGE DURING GUARANTEE PERIOD.
- THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS. NO ADDITIONAL COMPENSATION SHALL BE AWARDED WHERE EXTRA LABOR OR MATERIAL ARE REQUIRED BECAUSE OF UNFAMILIARITY.  
ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. THE ELECTRICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED TO PERFORM THE ELECTRICAL WORK.  
THE DRAWINGS INDICATE DIAGRAMMATICALLY THE LOCATION OF ELECTRICAL DEVICES, EQUIPMENT AND FITTINGS, AND THE METHOD OF CONNECTION. THE DRAWINGS DO NOT INDICATE EVERY CONNECTION IN DETAIL OR ALL FITTINGS FOR A COMPLETE SYSTEM. MATERIAL OR LABOR WHICH IS NOT INDICATED ON THE DRAWINGS OR INCLUDED IN THE SPECIFICATIONS, BUT IS ABSOLUTELY NECESSARY TO COMPLETE THE WORK, SHALL BE PROVIDED.  
BRING CONFLICTS TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION BEFORE SIGNING THE CONTRACT OR PROCEEDING WITH THE WORK. FAILURE TO NOTIFY THE ARCHITECT IN WRITING WILL CAUSE THE ARCHITECT'S INTERPRETATION OF THE CONTRACT DOCUMENTS TO BE FINAL.  
THE ELECTRICAL CONTRACTOR SHALL REFER TO PLANS AND SPECIFICATIONS OF THE OTHER TRADES FOR ELECTRICAL WORK PERTAINING TO THE INSTALLATION OF OTHER TRADES. COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS TO RESOLVE INTERFERENCES WITHOUT ADDITIONAL COST TO THE OWNER.
- THE SCOPE OF WORK SHALL INCLUDE BUT NOT BE LIMITED TO WHERE APPLICABLE:
  - POWER BRANCH CIRCUIT PANELBOARDS, FEEDERS, CONDUIT, BRANCH CIRCUITS, OUTLETS AND WIRING.
  - LIGHTING FIXTURES, LAMPS, MOUNTING HARDWARE, CONDUIT & WIRING.
  - EMERGENCY LIGHTING INCLUDING TESTING.
  - ALL EXCAVATION, CONCRETE AND BACKFILL WORK; ALL CHANNELING, CONCRETE PATCHING WORK REQUIRED FOR ELECTRICAL WORK EXCLUSIVELY.
  - NECESSARY CABINETS AND PULL BOXES.
  - CONNECTION OF ALL HVAC AND PLUMBING EQUIPMENT PER MANUFACTURER'S DRAWINGS. REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS.
  - TEMPORARY CONSTRUCTION POWER AND LIGHTING TO ACCOMMODATE ALL TRADES.
  - GROUNDING OF ALL SYSTEMS AND EQUIPMENT.
- ALL EQUIPMENT AND MATERIAL SHALL BE NEW AND BEAR UL LABELS AND LISTINGS.
- SUBMIT 6 SETS OF SHOP DRAWINGS FOR ALL EQUIPMENT PRIOR TO ORDERING FOR THE PROJECT.
- COORDINATE WORK WITH THE OTHER TRADES FOR SPACE REQUIREMENTS, DISCREPANCIES OR CONFLICT OF WORK. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF THE ELECTRICAL WORK. VERIFY EXACT LOCATIONS OF DEVICES WITH ARCHITECT PRIOR TO ROUGH-IN.
- ROMEX MAY BE USED WHERE ALLOWED BY CODE. ANY CONDUIT SHALL BE E.M.T. WITH SET SCREW FITTINGS CEILING ABOVE GRADE. CONDUIT SUPPORTS, FASTENERS, ETC. SHALL BE GALVANIZED AND CORROSION RESISTANT. SUPPORT CONDUIT FROM BUILDING STRUCTURE ONLY. DO NOT USE CEILING HANGER WIRES THAT ARE PERFORATED METAL STRIPS. THIS IS NOT PERMITTED ON THIS PROJECT. CONDUITS INSTALLED BELOW GRADE OR FLOOR SLAB SHALL BE PVC SCHEDULE 40 WITH RGS-UL-6 TRANSITION PRIOR TO EXITING ABOVE GRADE. PROVIDE & INSTALL YELLOW MARKER TAPE IN ALL EXTERIOR CONDUIT TRENCHES, 12" BELOW GRADE. ABSOLUTELY NO PVC SHALL BE PERMITTED ABOVE FLOOR LINE WITHIN BUILDING. TYP. NW CABLE IS NOT PERMITTED ON THE PROJECT. OUTLET BOXES IN DRY LOCATIONS SHALL BE GALVANIZED STEEL TYPE, 1-1/2" DEEP MINIMUM. SINGLE OR GANG STYLE OF SIZE TO ACCOMMODATE DEVICES NOTED. BOXES SHALL BE EQUIPPED WITH PLASTER RINGS AS NECESSARY.
- ROMEX FOR HVAC AND PLUMBING EQUIPMENT CONNECTIONS SHALL BE LIQUID TIGHT FLEXIBLE METAL CONDUIT, 1/2" MINIMUM SIZE.
- FIRE STOP ALL FIRE RATED FLOOR AND WALL PENETRATIONS PER UL APPROVED METHOD, SUCH AS RTV FOAM (NON-DELETERIOUS), CONDUIT STUBS FOR TELEPHONE SHALL BE SEALED BY ELECTRICAL CONTRACTOR WITH RTV FOAM AFTER CABLE INSTALLATION BY RESPECTIVE CONTRACTORS. RACEWAY PASSING FROM THE INTERIOR TO THE EXTERIOR OF THE BUILDING SHALL BE FILLED WITH AN APPROVED MATERIAL TO PREVENT THE CIRCULATION OF WARM AIR TO A COLDER SECTION OF THE RACEWAY.
- ROMEX MAY BE USED WHERE ALLOWED BY CODE. WIRE SHALL HAVE SOLID OR STRANDED COPPER CONDUCTORS FOR #10 AND #12 WIRE AND STRANDED COPPER CONDUCTORS FOR WIRE #8 AND LARGER. WIRE SHALL HAVE 600VOLT THHN/THWN INSULATION. MINIMUM SIZE WIRE SHALL BE #12 AWG. TAG ALL CONDUCTORS AT TERMINATION BOXES WITH BRADY LABELS. TORQUE TERMINATION'S PER MANUFACTURER'S RECOMMENDATIONS.

COLOR CODE WIRING AS FOLLOWS: 240/120 VOLTS  
BLACK A WHITE N  
RED B GREEN G

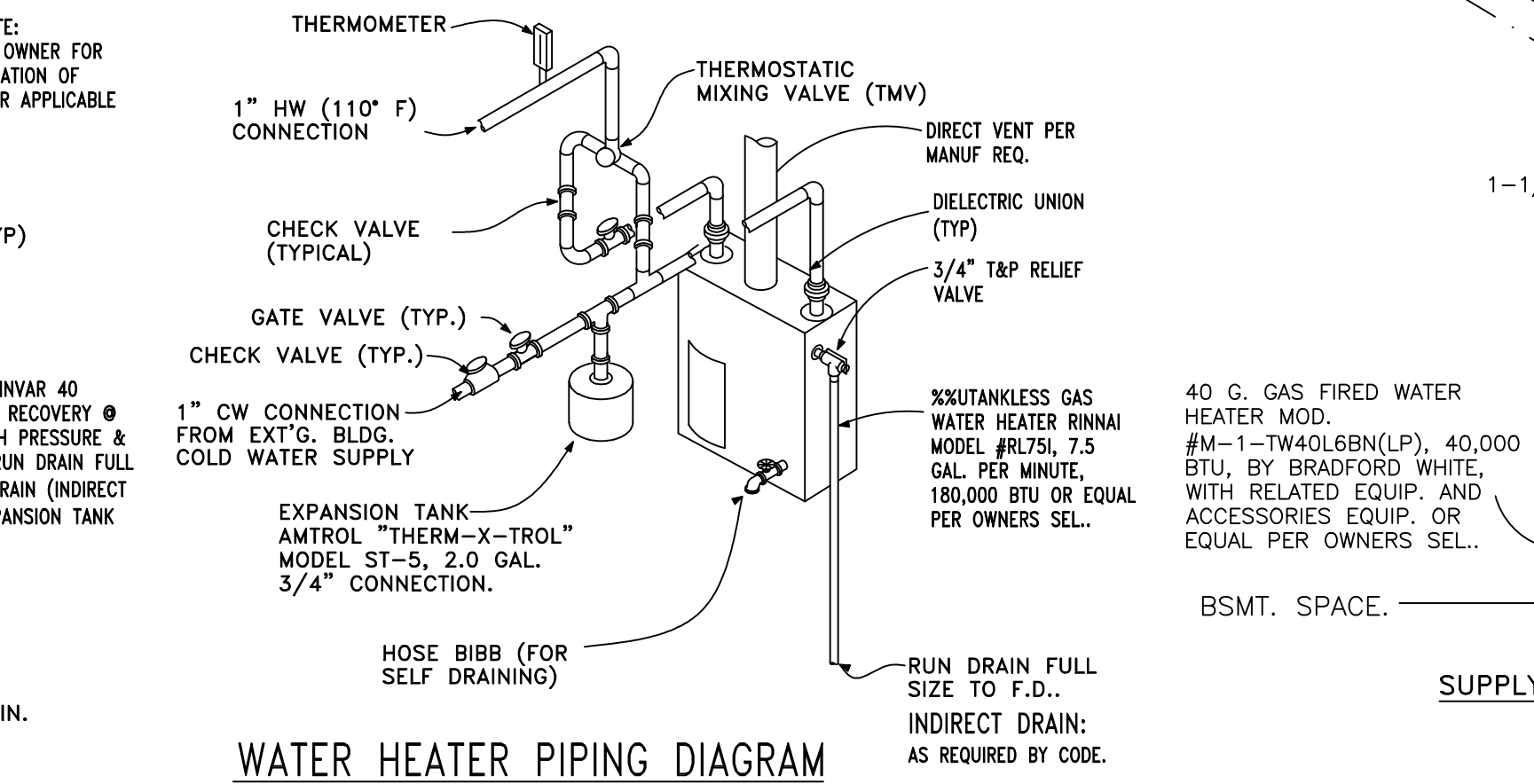
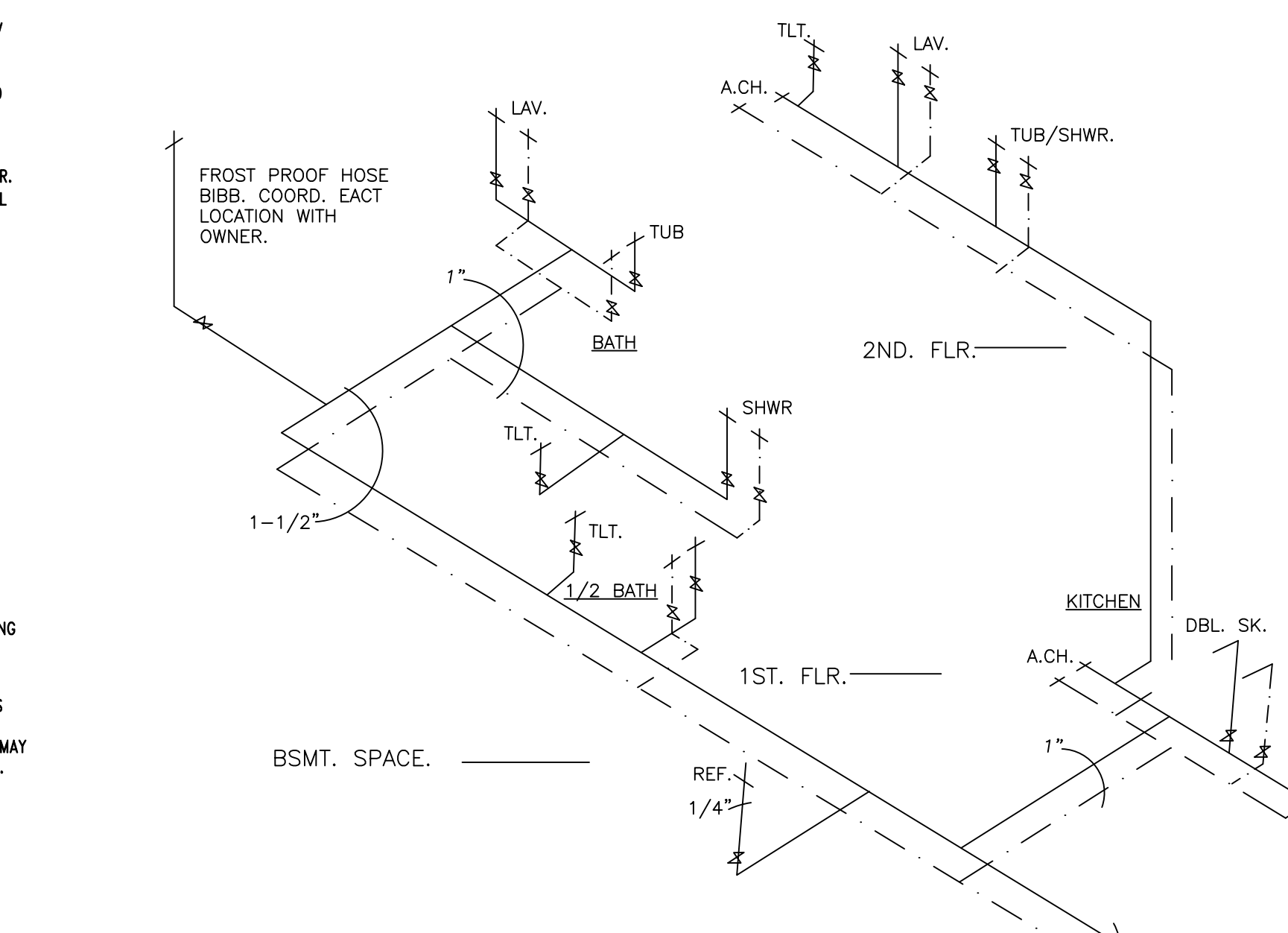
- PANEL DIRECTORIES SHALL BE TYPED. PROVIDE AND INSTALL ENGRAVED PHENOLIC NAME PLATES FOR MOTOR STARTERS, PANELBOARDS, SAFETY SWITCHES, ETC.
- TEST WIRING SYSTEMS FOR SHORTS AND GROUNDS PRIOR TO ENERGIZING CIRCUITS. CONNECT ALL HVAC EQUIPMENT PER APPROVED MANUFACTURER'S DRAWINGS.  
TEMPERATURE CONTROL WIRING, CONDUIT AND DEVICES SHALL BE FURNISHED AND INSTALLED BY HVAC CONTRACTOR. SEE MECHANICAL SPECIFICATIONS.
- ALL EQUIPMENT INSTALLED ON EXTERIOR SHALL BE WEATHERPROOF. EXTERIOR BUILDING DEVICES AND FIXTURES SHALL BE SECURED WITH STAINLESS STEEL SCREWS, PENETRATE ROOF, WHERE NECESSARY, WITH PATE CURBS. COORDINATE LOCATION WITH ARCHITECT AND ROOFING CONTRACTOR.
- VERIFY CEILING CONSTRUCTION WITH THE GENERAL CONTRACTOR & COORDINATE LIGHT FIXTURE MOUNTING WITH CEILING CONSTRUCTION. SUPPORT ALL RECESSED LIGHTING FIXTURES INDEPENDENTLY OF CEILING SUSPENSION SYSTEMS. INSTALL LIGHT FIXTURES TO PRECLUDE CONTACT WITH INSULATION MATERIAL.
- WIRING DEVICE COVER PLATES SHALL BE SMOOTH, HIGH IMPACT, NYLON, IVORY COLOR. WIRING DEVICES SHALL BE AS LISTED IN THE SYMBOL LEGEND ON THE DRAWINGS. THE WIRING DEVICES LISTED ARE INDICATED TO DEFINE THE TYPE AND QUALITY OF EQUIPMENT REQUIRED. THE ELECTRICAL CONTRACTOR MAY SUBMIT SIMILAR WIRING DEVICES AS MANUFACTURED BY COOPER WIRING DEVICES OR PASS & SEYMOUR.
- GROUNDING OF EQUIPMENT AND DEVICES SHALL COMPLY WITH N.E.C. ARTICLE 250 AND AUTHORITY HAVING JURISDICTION. PROVIDE AND INSTALL A SEPARATE EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS. PROVIDE GROUNDING OF FOUNDATION REINF. PER N.E.C. 250.52.
- THE ELECTRICAL CONTRACTOR IS CAUTIONED THAT THE BUILDING IS OCCUPIED AND WORK SHALL NOT INTERFERE WITH THE NORMAL OPERATION OF THE BUILDING AND ITS TENANTS. THE PROJECT SHALL BE MANNED AT ALL TIMES BY A COMPETENT FOREMAN.



**SPECIFICATIONS – MECHANICAL WORK**

- GENERAL
  - THE WORK SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR THE INSTALLATION OF H.V.A.C., AND PLUMBING SYSTEMS AS SHOWN ON DRAWINGS AND SPECIFIED HEREIN.
  - ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL AND STATE CODES AND ORDINANCES. MECHANICAL CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, LICENSES, INSPECTIONS, ETC., AS REQUIRED FOR COMPLETION OF ALL WORK.
  - MECHANICAL CONTRACTOR SHALL VISIT SITE BEFORE SUBMITTING HIS BID, AND NOTE THE WORK THAT WILL BE REQUIRED, AND THE NATURE OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. NO CLAIMS FOR "EXTRA" COMPENSATION DUE TO UNFAMILIARITY WITH EXISTING CONDITIONS AND/OR DESIGN DRAWINGS OR SPECIFICATIONS WILL BE CONSIDERED.
  - CUTTING AND PATCHING OF STRUCTURES AS REQUIRED FOR THE INSTALLATION OF WORK SHALL BE INCLUDED IN THIS CONTRACT.
  - MECHANICAL CONTRACTOR SHALL INCLUDE ALL EXCAVATION AND BACKFILLING REQUIRED FOR UNDERGROUND PIPING.
  - ALL MATERIALS USED FOR THIS WORK SHALL BE NEW AND BEAR U.L. LABEL WHEN REQUIRED.
  - MECHANICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL EQUIPMENT, MATERIALS AND HVAC DUCTWORK LAYOUT FOR APPROVAL PRIOR TO INSTALLATION.
  - ANY SUBSTITUTIONS OF MATERIALS OR EQUIPMENT SPECIFIED MUST BE APPROVED BY OWNER.
  - MECHANICAL CONTRACTOR SHALL GUARANTEE ALL WORK, INCLUDING MATERIAL AND WORKMANSHIP, FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE BY THE OWNER.
- PLUMBING & ACCESSORIES
  - SANITARY WASTE & VENT PIPING & FITTINGS SHALL BE PVC SCHEDULE 40 DRAINAGE PIPE AND FITTINGS WITH SOLVENT WELD JOINTS. PLASTIC PIPE IS NOT PERMITTED IN RETURN AIR CEILING PLENUMS. WASTE AND VENT PIPING IN RETURN AIR PLENUM AND WHERE PVC IS NOT ALLOWED SHALL BE "NO-HUB" CAST IRON STANDARD WEIGHT WITH CAST IRON FITTINGS.
  - DOMESTIC WATER: COPPER TYPE "L" HARD, WITH WROUGHT COPPER FITTINGS, 95-5 SOLDER JOINTS, 2" AND SMALLER UNDER FLOOR SHALL BE TYPE "K" SOFT COPPER.
  - VALVES: GATE - 2" AND SMALLER CRANE #428, GLOBE - 2" AND SMALLER CRANE #7, CHECK VALVE - 2" AND SMALLER CRANE #37, GAS COCK - CRANE #1228. EQUIVALENT VALVES BY POWELL OR FAIRBANKS ARE ACCEPTABLE.
  - HANGERS: INSULATED HANGERS - GRINNELL FIGURE 260. PROVIDE 18 GAUGE GALVANIZED STEEL SHIELD OVER INSULATION. UNINSULATED HANGERS - GRINNELL FIGURE 260, SPACED AT 10'-0" O.C. FOR PIPES 1-1/2" AND LARGER AND 6'-0" O.C. FOR PIPES 1-1/4" AND SMALLER.
  - SLEEVES: PROVIDE SLEEVES FOR ALL PIPES PASSING THROUGH WALLS AND FLOORS, SCHEDULE 40, MACHINE CUT PIPE. SLEEVE SIZE TO PROVIDE MINIMUM 1/4" CLEARANCE ON ALL SIDES. INSULATED AND NON-INSULATED PIPES, WITH ENDS OF SLEEVES PARTITION FACE. THE VOID BETWEEN SLEEVE AND PIPE SHALL BE SEALED WITH NON-COMBUSTIBLE MATERIAL TO MAINTAIN INTEGRITY OF FIRE RATING.
  - PLUMBING FIXTURES: FURNISH AND INSTALL PLUMBING FIXTURES COMPLETE WITH TRIM, HANGERS, CARRIERS, TRAPS, SUPPLIES, STOP VALVES, ANCHORS, AND SUPPORTS. EXPOSED TRIM SHALL BE CHROME PLATED. PROVIDE CHROME PLATED ESCUTCHEONS AT ALL PIPES PENETRATING WALLS. FAUCETS SHALL HAVE RENEWABLE SEATS AND DISCS. FLUSH VALVES SHALL HAVE STOPS, VACUUM BREAKERS AND METAL HANDLES. FIXTURES SHALL BE KOHLER, CRANE OR AMERICAN STANDARD.

- FLOOR DRAIN: JOSAM SERIES 3000-S WITH DOUBLE DRAINAGE FLANGE, SATIN BRONZE STRAINER AND TRAP PRIMER CONNECTION.
- CLEANOUT: FLUSH FLOOR TYPE JOSAM #5800 SATIN NIKALOY TOP AND MARKED "C.O." WALL CLEANOUTS SHALL BE JOSAM #5970 WITH SQUARE ACCESS COVER, POLISH NIKALOY FINISH.
- SHOCK ABSORBERS: PROVIDE AND INSTALL ON BRANCH WATER LINE TO EACH GROUP OF FIXTURES A FACTORY-BUILT SHOCK ABSORBER TO PREVENT WATER HAMMER. ZURN Z-17W, JOSAM OR J.R. SMITH.
- WALL HYDRANT: NON-FREEZE WALL HYDRANT SHALL BE ZURN Z-132T ANTI-SIPHON AND AUTOMATIC DRAINING.

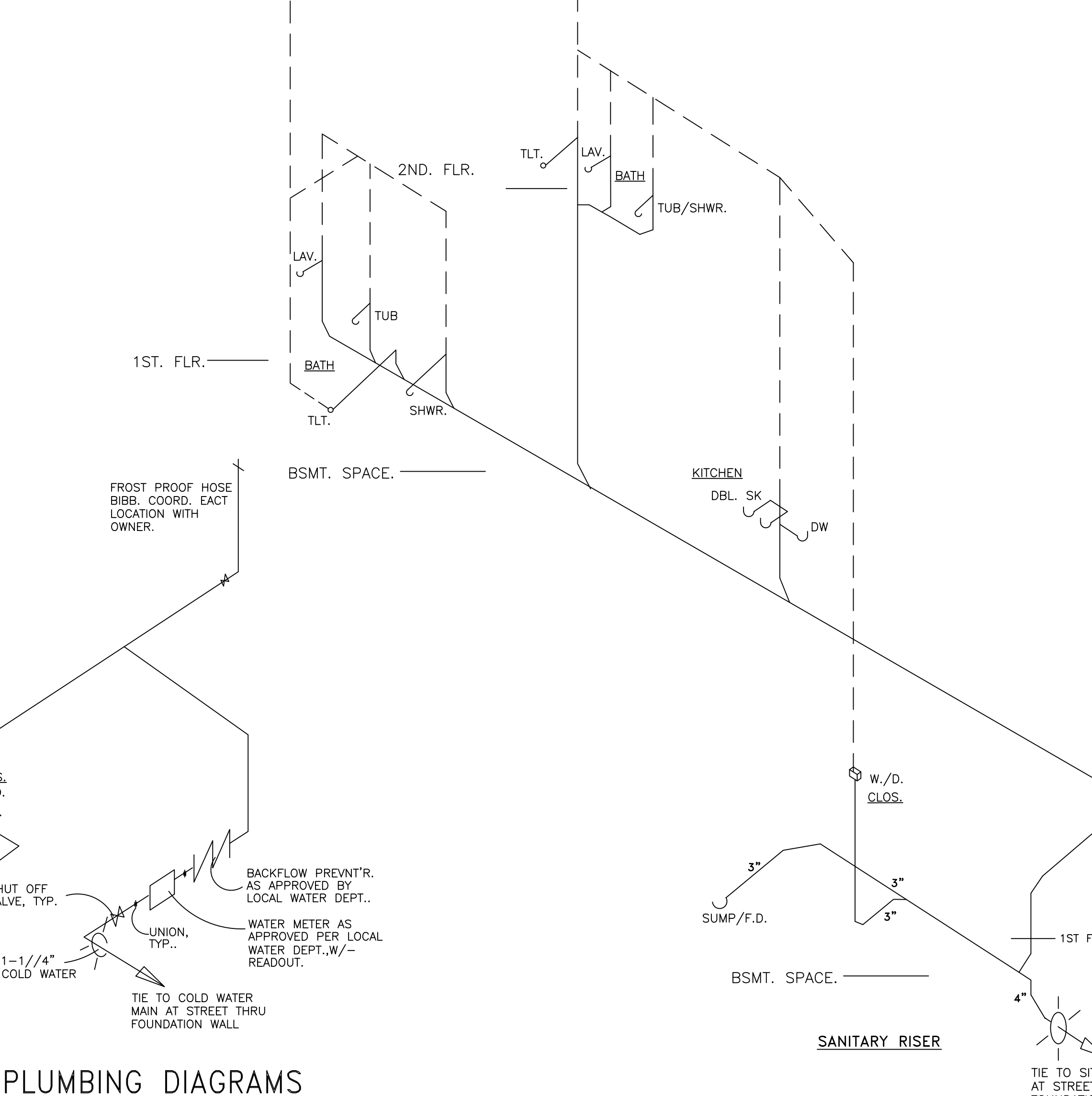


**SPECIFICATIONS – MECHANICAL WORK (CONTINUED)**

- TRAP PRIMER: PRECISION PLUMBING PRODUCTS, INC. MODEL "OREGON #1", ZURN OR JOSAM. UNIT SHALL BE ASSE APPROVED AND CAPABLE OF SERVING 1 TO 8 FLOOR DRAINS. INSTALL TRAP PRIMER WHERE SHOWN OR AS REQUIRED BY CODES. PRIMER SHALL BE ACCESSIBLE FOR SERVICE AND SHALL HAVE SHUT-OFF VALVE IN SUPPLY LINE FOR ISOLATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE TRAP PRIMER FOR ALL FLOOR DRAINS/SINKS SUBJECT TO EVAPORATION PER CODES.
- VENTS AND FLASHING: RUN 4" MINIMUM VENT UP THROUGH ROOF AND EXTEND MINIMUM 12" ABOVE ROOF AND PROVIDE FLASHING.
- DOMESTIC WATER SYSTEMS SHALL BE THOROUGHLY FLUSHED AND DISINFECTED BEFORE BEING PUT INTO SERVICE PER METHODS IN AWWA C651-86 PUBLICATION "A PROCEDURE FOR DISINFECTING WATER MAINS", OR AS REQUIRED BY GOVERNING CODE. THE CONTRACTOR SHALL SUBMIT WRITTEN STATEMENT CERTIFYING THAT SYSTEM HAS BEEN PROPERLY FLUSHED, PURGED AND DISINFECTED AND DATE WHEN WORK WAS PERFORMED.
- H.V.A.C. WORK:
  - SHEET METAL & ACCESSORIES:
    - ALL DUCTWORK SHALL BE MADE FROM GALVANIZED STEEL, WITH ALL CONSTRUCTION AND GAUGES CONFORMING TO ASHRAE AND SMACNA RECOMMENDATIONS. JOINTS IN SUPPLY RETURN, AND EXHAUST DUCTWORK SHALL BE SEALED WITH UNITED DUCT SEALANT OR HARD CAST TYPE. ALL ROUND DUCTWORK SHALL BE SPIRAL AS MANUFACTURED BY UNITED MCGILL CO., SEMCO, LINDBAR, OR AS APPROVED. ROUND DUCTWORK SHALL HAVE TELESCOPIC JOINTS SEALED WITH UNITED DUCT SEALER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
    - ALL SQUARE ELBOWS SHALL HAVE TURNING VANES, CURVED ELBOWS SHALL BE FULL RADII.
    - ALL DUCTS SHALL BE ISOLATED FROM FANS BY NEOPRENE FLEXIBLE CONNECTIONS.
    - FLEXIBLE DUCT SHALL BE LISTED BY U.L. AND CONFORM TO NFPA 90A. DUCT SHALL BE CLEVERLEX TYPE 129V, OR THERMAFLX.
    - SUPPLY AIR DIFFUSERS IN LAY-IN CEILING: TYPE A TITUS MODEL TMS & TYPE B MODEL TDC DIFFUSERS WITH OPPOSED BLADE VOLUME DAMPERS. CEILING DIFFUSERS MODEL SHALL BE OF SIZE AS SHOWN ON DRAWINGS. SUPPLY AIR REGISTER SHALL BE TITUS 90 RS DOUBLE DEFLECTION WITH OPPOSED BLADE VOLUME DAMPER. EXHAUST OR RETURN AIR REGISTERS, TITUS MODEL 350RL WITH OPPOSED BLADE DAMPER. RETURN TRANSFER AIR GRILLES - TITUS 350RL. ALL WITH BAKED ENAMEL OFF-WHITE FINISH.
  - ALSO PROVIDE COMBUSTION, VENTILATION & DILUTION AIR FOR FUEL BURNING APPLICATIONS. PROVIDE COMBUSTION AIR OPENINGS IN THE AREA/CONTAINING FURNACE AND WATER HEATER INCLUDING THE SPACE. OPENING SHALL BE 100 SQ. INCHES AS REQUIRED PER EQUIPMENT WITH II 1/2" OF TOP & BOTTOM OF ENCLOSURE. ALL AS REQUIRED PER SELECTED MANUFACTURER'S EQUIPMENT & APPLICABLE CODE (2407.5.3.1)
  - PROVIDE FIRE DAMPERS AS SHOWN & REQUIRED BY APPLICABLE CODES. FIRE DAMPERS SHALL BE U.L. LISTED & INSTALLED PER MANUFACTURER'S REQUIREMENTS - RUSKIN 180-2 STYLE "B", CLASS "A".
  - INSTALL VOLUME DAMPER IN EACH BRANCH TAKE-OFF AND TITUS #40-45 EXTRACTORS.
  - BALANCING DAMPER IN RECTANGULAR DUCT SHALL BE RUSKIN MODEL MD-35, ROUND DUCTS RUSKIN MODEL MD85-25.
- H.V.A.C. EQUIPMENT
  - EXISTING OR NEW SPLIT AIR CONDITIONING UNIT/S PER OWNER SELECTED & H.V.A.C. CONTRACTOR. UTILIZE EXT'G. OR PROVIDE NEW SPLIT AIR CONDITIONING SYSTEM/S, INCLUDING HIGH EFFICIENCY CONDENSING FURNACE WITH ELECTRONIC IGNITED GAS BURNER, FILTERS, DX-COOLING COIL AND REMOTE AIR COOLED CONDENSING UNIT AND ROOM THERMOSTAT WITH SUB-BASE. FOR PERFORMANCE SPECIFICATIONS, SEE DRAWINGS TO ACCOMMODATE NEW ADDITION & REVISIONS. EXACT LOCATION OF FURNACE & A/C ELEMENTS SHALL BE SELECTED BY OWNER PER APPLICABLE CODES.
  - EXHAUST FANS, ELECTRIC HEATERS AND ALL OTHER EQUIPMENT SEE SPECIFICATIONS AND REF. FLOOR PLAN DRAWINGS.

**SPECIFICATIONS – MECHANICAL WORK (CONTINUED)**

- AUTOMATIC TEMPERATURE CONTROLS
  - FURNISH AND INSTALL ELECTRONIC/ELECTRIC CONTROL SYSTEM TO PERFORM THE FUNCTIONS AS DESCRIBED UNDER THE "SEQUENCE OF OPERATION".
  - CONTRACTOR SHALL SUBMIT COMPLETE SYSTEM DESIGN DRAWINGS, SEQUENCE OF CONTROLS, CATALOG CUTS OF ALL CONTROL COMPONENTS AND WIRING DIAGRAM.
  - ALL LOW VOLTAGE CONTROL WIRING SHALL BE IN CONDUITS AND PANELS AND CONTROL WIRING SHALL CONFORM TO N.E.C. CODES AND OTHER CODES HAVING JURISDICTION.
  - ROOM THERMOSTAT (HEATING/COOLING) SHALL BE PROVIDED BY THE AIR CONDITIONING UNIT MANUFACTURER. THERMOSTAT SHALL BE ELECTRONIC PROGRAMMABLE MICRO PROCESSOR BASED AND SHALL INCLUDE SUB-BASE WITH FAN "ON-AUTO" AND SYSTEM "HEAT-COOL-AUTO-OFF" SWITCHES.
- SEQUENCE OF CONTROLS
  - ACU-1 Split System:
    - THE UNIT SHALL BE TURNED "ON" AND "OFF" FROM ROOM THERMOSTAT. FAN SHALL RUN CONTINUOUSLY WHEN BUILDING IS OCCUPIED AND OUTSIDE AIR DAMPER SHALL BE OPEN. ROOM THERMOSTAT SHALL MAINTAIN THE "SET" TEMPERATURE BY CONTROLLING THE GAS BURNER FOR HEATING OR REFRIGERATION CYCLE FOR COOLING. PROVIDE NIGHT SET BACK CONTROLS FOR WINTER MONTHS. DURING NIGHT SET BACK CONTROLS, GAS BURNER AND FAN SHALL CYCLE TO MAINTAIN "SET" TEMPERATURE AND OUTSIDE AIR DAMPER SHALL BE FULLY CLOSED.
    - IONIZATION TYPE SMOKE DETECTOR COMPLETE WITH DUCT SAMPLING CHAMBER SHALL BE LOCATED IN THE RETURN AIR DUCT OF AC UNITS SMOKE DETECTOR SHALL STOP THE FAN AND CLOSE THE OUTSIDE AIR DAMPER, SMOKE DETECTOR SHALL STOP THE FAN AND CLOSE THE OUTSIDE AIR DAMPER, IF IT SENSES PRODUCTS OF COMBUSTION IN THE AIR STREAM. THIS ITEM FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
    - EXHAUST FANS SHALL BE TURNED "ON" AND "OFF" THRU LOCAL LIGHT SWITCH.
  - INSULATION
    - INSULATION SHALL BE TESTED PER ASTM E-84 DESIGNATION AND SHALL MEET THE REQUIREMENTS OF FLAME SPREAD LESS THAN 25 AND SMOKE DEVELOPED LESS THAN 50.
    - DOMESTIC HOT AND COLD WATER PIPING SHALL BE INSULATED WITH ONE (1) INCH THICK FIBERGLASS 25 ASJ/SSL. PROVIDE VAPOR BARRIER JACKET FOR COLD WATER PIPING.
    - ALL SUPPLY AND RETURN AIR DUCTS SHALL BE INSULATED WITH ONE AND HALF (1-1/2") INCH FIBERGLASS BLANKET INSULATION WITH VAPOR BARRIER JACKET.
    - REFRIGERANT PIPING SHALL BE INSULATED WITH 1/2" ARMAFLEX INSULATION.
  - INSTALL INSULATION PER MANUFACTURER'S RECOMMENDATIONS.
  - TESTING AND AIR BALANCING
    - SANITARY SEWER AND GAS PIPING SHALL BE TESTED AS REQUIRED BY LOCAL PLUMBING CODES.
    - ALL WATER PIPING SHALL BE TESTED TO 125 PSIG HYDROSTATIC PRESSURE FOR SIX (6) HOURS BEFORE IT IS CONCEALED.
    - AIR BALANCING AND TESTING SHALL BE PERFORMED BY AN INDEPENDENT AGENCY THAT IS A MEMBER OF THE ASSOCIATED AIR BALANCE COUNCIL AND IN ACCORDANCE TO LATEST A.A.B.C. FORMS, COCHRAN AIR BALANCE, KARHE AIR BALANCE CO., OR PROFESSIONAL BALANCE CO. ARE APPROVED MEMBERS.
    - AIR DELIVERIES FOR ALL FANS, DIFFUSERS AND GRILLES SHALL BE ADJUSTED, BALANCED AND GUARANTEED TO THE AIR QUANTITIES SHOWN ON THE DRAWINGS.
    - FOR EACH AIR HANDLING OR FAN DEVICE, LIST MAKE AND MODEL NUMBER, MOTOR DATA, DESIGN AND FIELD TESTED CFM, RPM, SUCTION, DISCHARGE AND TOTAL STATIC PRESSURES, MOTOR AMPS, VOLTS, PERCENT OF LOAD, BHP, ETC. FOR EACH DIFFUSER, REGISTER, AND GRILLE, PROVIDE MODEL, MAKE, SIZE, LOCATION, FACE VELOCITY AND CFM.
    - SUBMIT FINAL DATA IN BOUND FORM WITH HARD COVER AFTER COMPLETION OF AIR BALANCING.
    - ALL AUTOMATIC TEMPERATURE CONTROLS SHALL BE ADJUSTED AND SET FOR PROPER OPERATION.



**ENGINEERING COORDINATION:**

- PLUMBING**
- PLUMBING SYSTEM IS EXISTING & NEW. MODIFY AS REQUIRED AND INDICATED TO ACCOMMODATE NEW LAYOUT WHERE APPLICABLE. NEW PLUMBING FIXTURES SELECTED BY OWNER.
- COORDINATE WITH FLOOR PLAN ENGINEERING DRAWINGS/MPE-100 FOR EXT'G. ALTERATIONS & NEW ADDITION SCHEMATIC PLUMBING, FIXTURE LOCATIONS AND INFORMATION. PLUMBING FIXTURE SELECTIONS BY OWNER PER APPLICABLE N.E.C. CODE.
- ANY PLUMBING WORK TO BE DONE BY LICENSED PLUMBING CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- PLUMBING CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DRAWINGS, PERMITS AND FEES REQUIRED BY LOCAL OR STATE OFFICIALS HAVING JURISDICTION.
- H. V. A. C.
- H.V.A.C. SYSTEM IS EXISTING AND OR NEW. TYPICAL U.O.N.. MODIFY AS REQUIRED TO ACCOMMODATE EXT'G. ALTERATIONS & NEW ADDITION LAYOUT. REF. FLOOR PLAN ENGINEERING DRAWINGS/MPE-100 FOR BUILDING LAYOUT. COORD. SYSTEM TYPE AND DETAILS WITH OWNER. SUBMIT SHOP DRAWINGS FILED UNDER SEPARATE PERMIT.
- UPGRADE & REBALANCE EXT'G. OR PROVIDE NEW SYSTEM AS REQUIRED TO ACCOMMODATE ALTERATIONS TO EXISTING & NEW ADDITION LAYOUT PER OWNERS SELECTION. INSTALL PER SELECTED MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. COORDINATE WITH OWNER FOR NUMBER AND LOCATION OF ZONES.
- ALL HEATING & AIR CONDITIONING WORK TO BE DONE BY LICENSED MECHANICAL CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE CODE AND ORDINANCES.
- MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DRAWINGS, PERMITS AND FEES REQUIRED BY LOCAL OR STATE OFFICIALS HAVING JURISDICTION.

- ELECTRICAL**
- ELECTRICAL SYSTEM IS EXISTING AND NEW. MODIFY AS REQUIRED AND INDICATED TO ACCOMMODATE NEW LAYOUT.
- COORDINATE WITH FLOOR PLAN ENGINEERING DRAWINGS/MPE-100 FOR EXT'G. ALTERATIONS & NEW ADDITION SCHEMATIC ELECTRICAL FIXTURE LOCATIONS AND INFORMATION. ELECTRICAL FIXTURE SELECTION BY OWNER PER APPLICABLE N.E.C. CODE.
- ALL ELECTRICAL WORK TO BE DONE BY LICENSED ELECTRICAL CONTRACTOR ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DRAWINGS, PERMITS AND FEES REQUIRED BY LOCAL OR STATE OFFICIALS HAVING JURISDICTION.
- SPECIAL**
- CAP OFF AND DISCONNECT ALL UNUSED PLUMBING, H.V.A.C. & ELECTRICAL BEHIND WALLS, IN CEILING OR UNDER FLOORS.
- CONNECT ALL NEW UTILITIES TO EXISTING AND OR NEW PROJECT SPACE BUILDING UTILITY SYSTEMS. UTILIZE EXISTING BUILDING UTILITIES WHERE POSSIBLE, CODE COMPLIANT AND COST EFFECTIVE.
- PLUMBING WORK NOTES:**
- PLUMBING SUPPLY LINES SHALL BE 1/2" U.O.N..
- PLUMBING VENT LINES SHALL BE 1 1/2" U.O.N..
- VENT ALL PLUMBING STACKS TO 3" V.T.R. U.O.N..
- VENT ALL WASTE PIPING UNDER SLABS SHALL 3" U.O.N..
- VENT ALL PLUMBING STACKS TO REAR ELEVATION ROOFS.
- SUPPLY PIPING: COPPER OR PEX MAY BE USED WHERE ALLOWED BY CODE.

FISCHER & ASSOCIATES



ARCHITECTS INC.

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E mail: andrea@fischerarch.com

Fischer & Associates	© 2021
ISSUE:	DATE:
NEW HOUSE PLAN PRELIM	03/28/23
NEW HOUSE ELEVATIONS PROGRESS	03/30/23
NEW HOUSE ELEVATIONS & F.L.R. PLANS PROGRESS	04/05/23
NEW HOUSE, GAR. ADT. FINAL REVIEW	04/10/23
NEW HOUSE, GAR. ADT. PROGRESS	04/11/23
FINAL REVIEW-PERMIT	04/17/23
REVISED REVIEW-PERMIT	04/03/24

Client Name/Project Name/Address

1464 Riverside Drive  
(NEW HOUSE & GARAGE ADDITION)  
1464 Riverside Drive  
Lakewood, Ohio 44107

Drawing Name  
ENGINEERING SPECS-PLUMBING DETAILS-  
NOTES-DETAILS

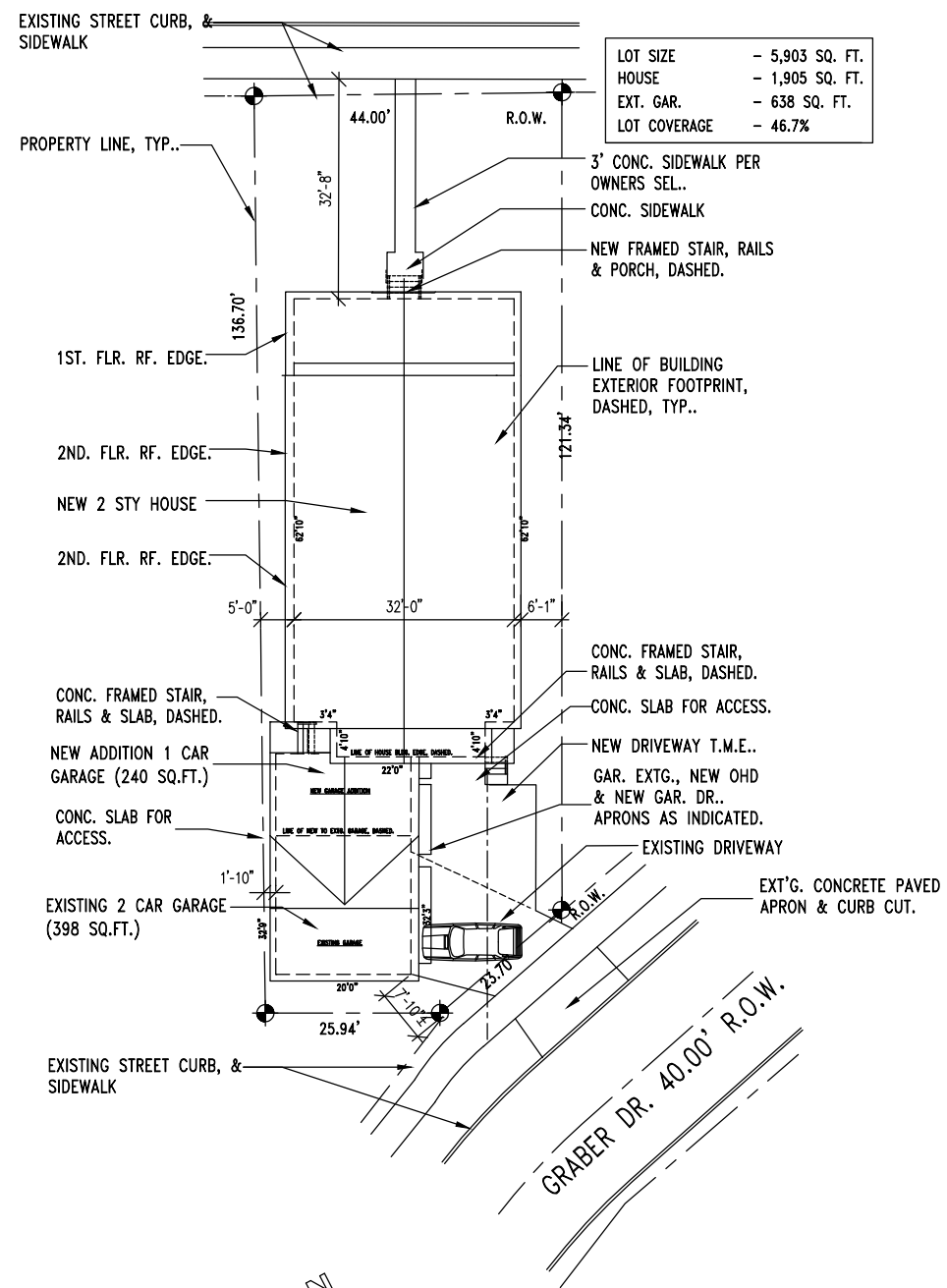
Fischer Project Number  
22.113  
SHEET #

MPE-101

Seal

R.O.W.  
 RIVERSIDE DR. 57.00' R.O.W.

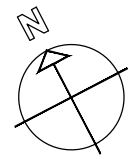
LOT SIZE	- 5,903 SQ. FT.
HOUSE	- 1,905 SQ. FT.
EXT. GAR.	- 638 SQ. FT.
LOT COVERAGE	- 46.7%



**SITE PLAN NOTES:**  
 ARCHITECTURAL SITE PLAN IS DIAGRAMMATICAL, FOR REFERENCE ONLY AND SHOULD NOT BE CONSTRUED AS AN ACTUAL SURVEY.  
 COORD. W/ LOCAL UTILITY COMPANIES FOR LOCATION OF ANY UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION. CALL (811)  
 TIE ALL NEW BUILDING UTILITY LINES TO EXISTING AND OR NEW HOUSE UTILITIES. COORDINATE WITH ENGINEERING DRAWINGS, LOCAL RESPECTIVE UTILITY COMPANIES AND LOCAL APPLICABLE CITY FOR REQUIREMENTS AND STANDARDS.  
 CONTRACTOR RESPONSIBLE FOR ALL UTILITY COORDINATION AND INSTALLATION.  
 ALL LANDSCAPING AND LAWNS SHOWN ARE EXISTING IN NATURE. ANY LAWN AND LANDSCAPING INSTALLATION SHALL BE BY OTHERS FILED UNDER SEPARATE PERMIT, WHERE APPLICABLE.  
 COORDINATE WITH CIVIL DRAWINGS BY SELECTED CIVIL ENGINEER FOR ALL SITE RELATED INFO. INCLUDING BUT NOT LIMITED TO PAVING AND GRADING., WHERE APPLICABLE.

Fredrickson Residence  
 1464 Riverside Drive  
 Lakewood, Ohio

ARCHITECTUAL SITE PLAN  
 1" = 20'-0"





1464 Riverside Dr



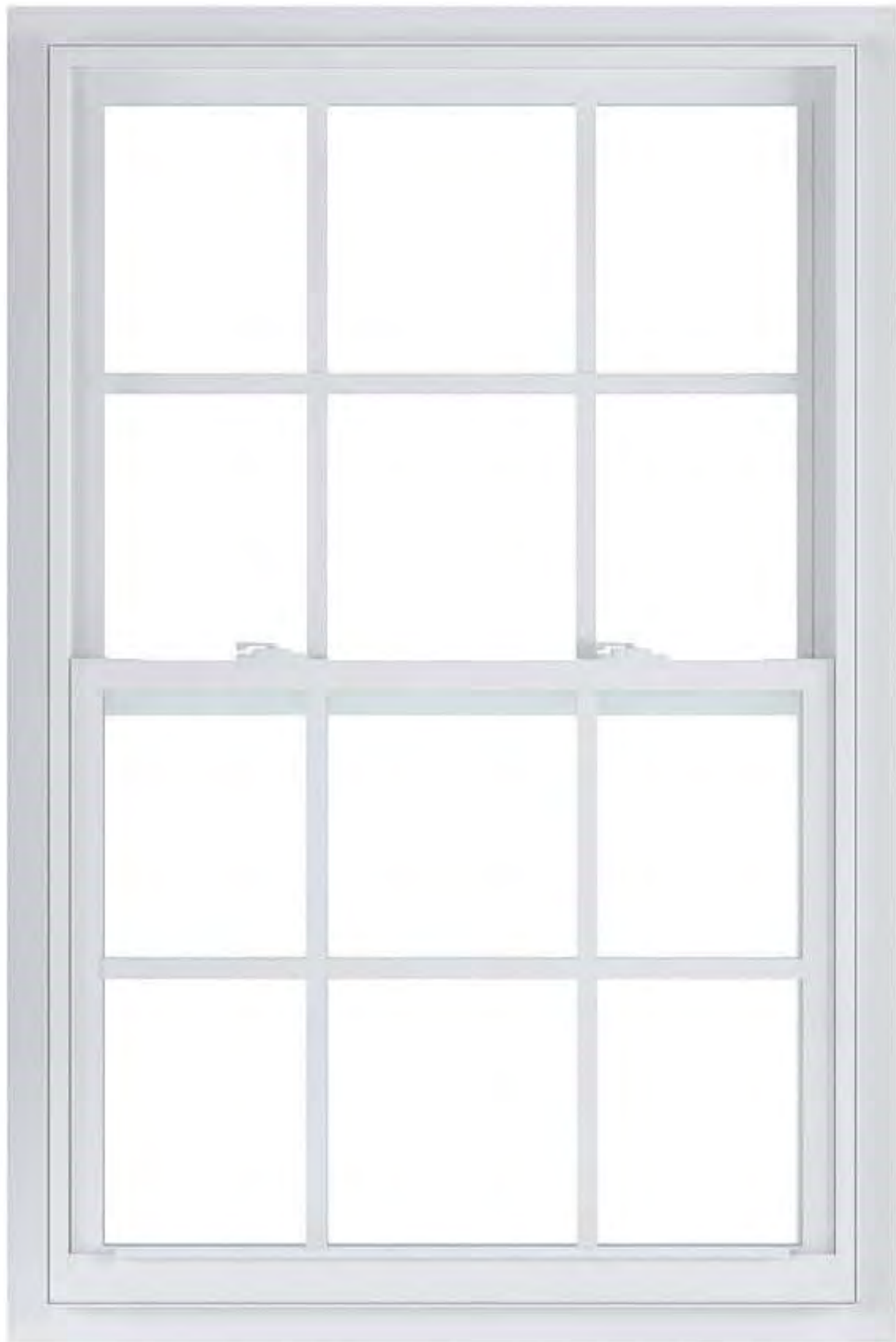














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ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD**

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## **Application Cover Page**

**Docket No.: 08-72-24**

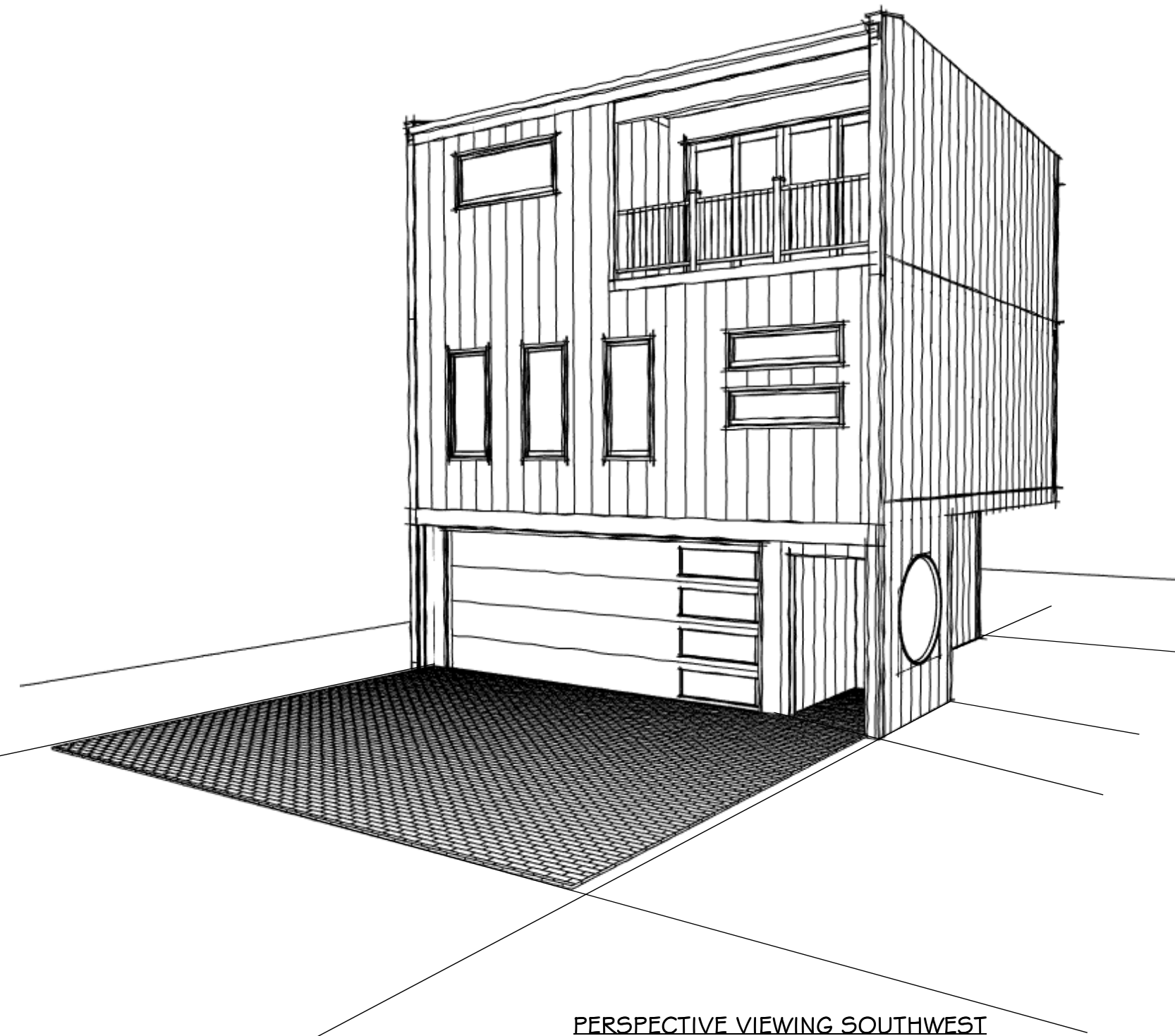
**Permit No.: BBS24-000082**

**Applicant Name: Daniel Margulies, Daniel Margulies Co. Inc.**

**Project Address: 874 Beach Rd.**

**Project Name: n/a**

**Project: Applicant proposes renovation to the façade of an existing home.**



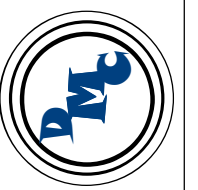
PERSPECTIVE VIEWING SOUTHWEST  
N.T.S.

EAST FACADE RENOVATION for:  
***THE GARVEY RESIDENCE***  
 874 BEACH RD.  
 LAKEWOOD, OHIO

<i>DRAWING INDEX</i>	
#	DESCRIPTION
1	COVER SHEET • DRAWING INDEX • PERSPECTIVE VIEWING SOUTHWEST
2	PARTIAL FIRST, SECOND and THIRD FLOORS • EAST ELEVATION
3	PERSPECTIVE VIEWING NORTHWEST
4	EXISTING CONDITION PHOTOGRAPHS

REV.

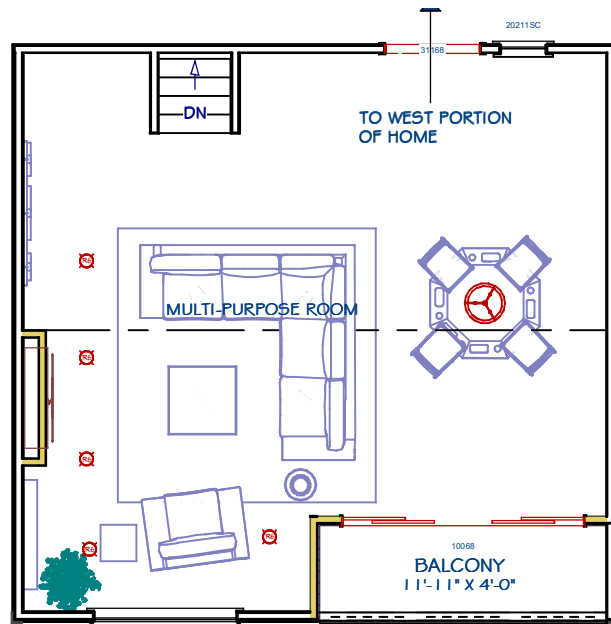
DESIGN: DANIEL MARGULIES COMPANY INC.  
 1210 CHASE AVENUE  
 LAKEWOOD, OHIO 44107  
 TEL: 440.356.0888  
 EMAIL: daniel@dmco.com



EAST FACADE RENOVATION for:  
***THE GARVEY RESIDENCE***  
 874 BEACH RD.  
 LAKEWOOD, OHIO

ISSUE DATE:  
 07.15.24: INITIAL  
 PRELIM. FOR  
 LAKEWOOD ARB

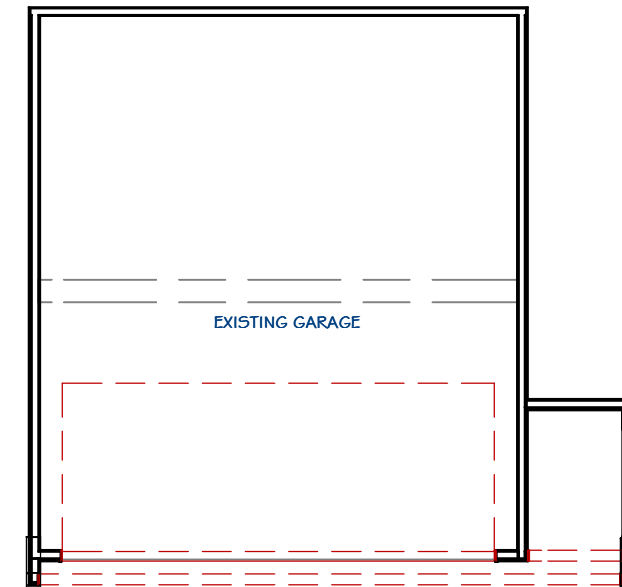
SHEET NO.  
 1



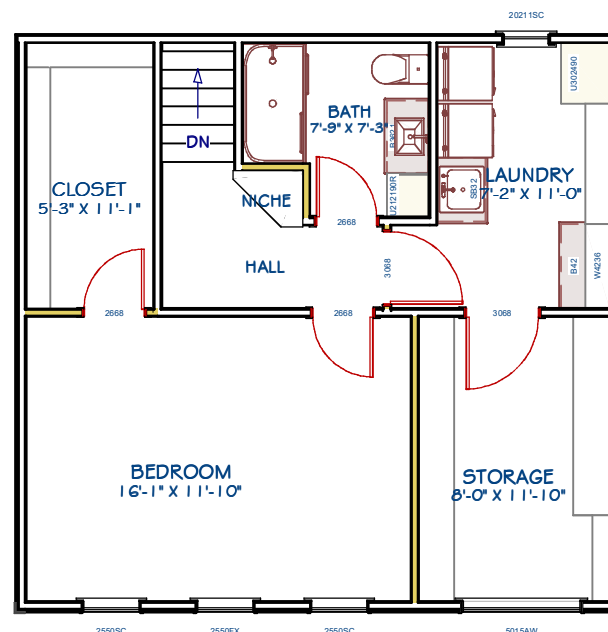
**PARTIAL THIRD FLOOR PLAN 3**  
 1/8" = 1'-0"



**EAST ELEVATION 3**  
 3/16" = 1'-0"

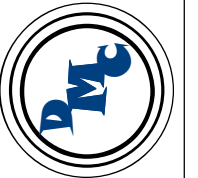


**PARTIAL FIRST FLOOR PLAN 3**  
 1/8" = 1'-0"



**PARTIAL SECOND FLOOR PLAN 3**  
 1/8" = 1'-0"

DESIGN: DANIEL MARGULIES COMPANY INC.  
 1210 CHASE AVENUE  
 LAKEWOOD, OHIO 44107  
 TEL: 440.356.0866  
 EMAIL: danet@dmccoxmail.com



EAST FACADE RENOVATION for:  
**THE GARVEY RESIDENCE**  
 874 BEACH RD.  
 LAKEWOOD, OHIO

ISSUE DATE:  
 07.15.24: INITIAL  
 PRELIM. FOR  
 LAKEWOOD ARB

SHEET NO.  
 2



PERSPECTIVE VIEWING NORTHWEST  
N.T.S.

EAST FACADE RENOVATION for:

***THE GARVEY RESIDENCE***  
874 BEACH RD.  
LAKEWOOD, OHIO



DESIGN: DANIEL MARGULIES COMPANY INC.  
1210 CHASE AVENUE  
LAKEWOOD, OHIO 44107  
TEL: 440.356.0888  
EMAIL: daniet@dmco.com

REV.

ISSUE DATE:  
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SHEET NO.  
3



EXISTING CONDITIONS PHOTO VIEWING NORTHWEST  
N.T.S.



EXISTING CONDITIONS PHOTO VIEWING WEST  
N.T.S.

REV.

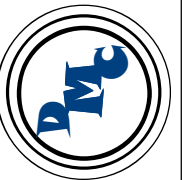
DESIGN: DANIEL MARGULIES COMPANY INC.

1210 CHASE AVENUE

LAKEWOOD, OHIO 44107

TEL: 440.356.0868

EMAIL: daniet@dmccompany.com



EAST FACADE RENOVATION for:  
***THE GARVEY RESIDENCE***

874 BEACH RD.

LAKEWOOD, OHIO

ISSUE DATE:  
07.15.24: INITIAL  
PRELIM. FOR  
LAKEWOOD ARB

SHEET NO.  
4



**BOARD OF BUILDING STANDARDS  
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## **Application Cover Page**

**Docket No.: 08-73-24**

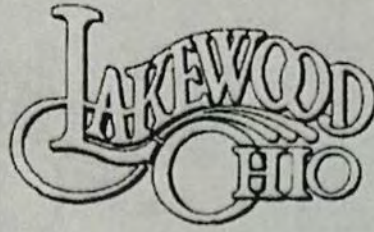
**Permit No.: BBS24-000084**

**Applicant Name: Diane Bija, New Creations Builders, LLC**

**Project Address: 2358 Northland Ave.**

**Project Name: n/a**

**Project: Applicant proposes a demolition and then construction of a new 22'X20' garage.**



MAIN (216) 529-6270  
FAX (216) 529-5930

[building\\_permits@lakewoodoh.gov](mailto:building_permits@lakewoodoh.gov)

DIVISION OF HOUSING AND BUILDING  
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107

Owner Acknowledgement of Property Lines

Date: MAY 15<sup>th</sup>/2024

I hereby acknowledge that property line location is the sole responsibility of the property owner. The location of the accessory structure or addition to a primary structure on the plot plan will be measured from a point that the homeowner deems as the property line. Lakewood assumes no responsibility for errors related to property line location. If there is a question regarding an existing property line, a licensed surveyor should be consulted to obtain a property line survey.

Project address: 2358 NORTHLAND AVE

Owner Name: MICHELLE & JEFFREY POWERS

Owner Address: 2358 NORTHLAND AVE

Owner Phone #: 216-571-6010

Email Address: Powers.Jeffrey89@yahoo.com

Project description: GARAGE REPLACEMENT

Property Owner Signature















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

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

## CERTIFICATE OF PLAN APPROVAL

### APPLICATION NUMBER: S24-000036

**Project Address** 11818 MADISON AVE  
**Parcel Number** 31515104  
**Project Description** Install (1) set 16" channel letters with logo attached to 48" x 96" aluminum backer panel, (1) set of 72" non illuminated FCO's and (1) set 36" led illuminated flush mount channel letters on building addition.  
**Use Group** B  
**Construction Type** 2B  
**Approval Date** July 15, 2024  
**Drawings Dated** July 8, 2024  
**Submittal Code Cycle** 2024 OBC, 2024 OMC, 2024 OPC, 2023 NEC, 2021 IECC, 2009 & 2017 ICC-A117

#### OWNER

11818 MADISON AVE, LLC.  
325 W HURON ST STE 700  
CHICAGO, IL 60654

#### Conditions of Approval

- 1. Each commercial building and each commercial occupancy accessible to pedestrians shall be provided with at least one outlet in an accessible location at each entrance to each tenant space for sign or outline lighting system use. The outlet(s) shall be supplied by a branch circuit rated at least 20 amperes that supplies no other load. [NEC 600.5(A)]**
- 2. Each sign and outline lighting system, feeder conductors, or branch circuits supplying a sign, outline lighting system, or skeleton tubing shall be controlled by an externally operable switch or circuit breaker that opens all ungrounded conductors and controls no other load. Signs and outline lighting systems located within fountains shall have the disconnect located in accordance with 680.13. [NEC 600.6]**

This is to certify that the submitted construction documents are approved in conformance with Section 105 OBC, subject to the conditions specified above.

Christopher Parmelee

Building Commissioner

City of Lakewood  
12650 Detroit Avenue  
Lakewood, OH 44107-2832  
216.529.6295 (Phone)  
216.529.5930 (Fax)

Email: Christopher.Parmelee@lakewoodoh.net

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

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

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

**THIS DOCUMENT IS ONLY TO CERTIFY APPROVAL OF THE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH THE OHIO BUILDING CODE AND IS NOT A PERMIT TO START WORK. PERMITS MUST BE OBTAINED IN CONFORMANCE WITH THE CITY OF LAKEWOOD CODIFIED ORDINANCES.**



DIVISION OF HOUSING AND BUILDING  
12650 DETROIT AVENUE LAKEWOOD, OHIO 44107  
PHONE (216) 529-6270 FAX (216) 529-5930  
Email: building.permits@lakewoodoh.gov

**Application for Residential Plan Approval**

For projects subject to the provisions of the Residential Code of Ohio, including detached one-, two-, and three-family dwellings and structures accessory to those dwellings except as indicated by RCO section 101.2, Scope.

**Project Building Location**

\*Street Address 2358 Northland  
\*Owner Occupied?  Y  N  
\*Owner Name Jeff Power  
\*Owner Phone Number 216 571 6016  
\*Owner Email none

**Project Information RCO 107.2**

(Check one that best describes the project)

**Basic Project Types:**

- New Home  Alteration
- Demolition of Principle Structure  Addition

**Miscellaneous Project Types:**

- Garage  Rear Deck  Front Porch
- Siding  Cabinets  Fixture Replacement
- Paving >100sf  Shed >120sf  Fence
- Swimming Pool  Waterproofing  Water Controlling

**Equipment Installation or Replacement:**

- Water Heater  Furnace or A/C  Boiler
- Electrical Panel  Solar Power  Solar Heating

**Project Extents:**

(Include total area and total cost including sub-trades)

\*Total Project Area (SF): 440  
\*Valuation (Project Cost): 21,655  
Residential Plan Review Fee: \$25.00

**\*Brief Project Description:**

Demo old Garage  
Build New Detached  
Garage

**Construction Documents:**

\*No. of Sets: 1  
\*Date on Plans: \_\_\_\_\_

**Application Information: RCO 107.2**

(Owner or designated representative)

\*Name Diane Bija  
\*Business Name New Creation Builders  
\*Street Address 218 E 73 ST  
\*City, State, Zip Cle OH 44103  
\*Phone Number 216 254 3527  
\*Email Address dsbija@gmail.com

**Registered Design Professional**

(Person primarily responsible for preparation of documents)

- Architect  Engineer  Certified Fire Protection System Designer  N/A

Name Contractor  
Firm or Business \_\_\_\_\_  
Certificate/Registration # \_\_\_\_\_  
Street Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Contact Person \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Email Address \_\_\_\_\_

**Certification: RCO 107.2**

(Owner or designated representative)

I certify that I am the building  Owner  Owner's Authorized Agent. All information contained in this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the address shown above. I consent to these plans being reviewed in the order of plans examination determined by the building official.

\*Signature Bija  
\*Print Name Bija  
\*Date of Application 5-15-24

**Building Department Use**

(To be completed by Building Department staff)

Case Number: RAS24-000034  
Date Received \_\_\_\_\_ By \_\_\_\_\_

Other Approvals Required: prior to permit issuance.

- Dye Test  Y  N  N/A
- Engineering  Y  N  N/A
- Planning  Y  N  N/A

**Plan Review Fees:**  
(Check all that apply)

- In House  Outside Plans Examiner  Stormwater Review



Case #: RAS24-000034

### Building Permit Application

City of Lakewood Division of Housing and Building

12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930

building.permits@lakewoodoh.gov

PROJECT ADDRESS: 2358 Northland Suite/Unit #

or PERMANENT PARCEL NUMBER:

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

Who is performing the work?  Homeowner OR  Contractor

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

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/Hot Tub  Water Controlling  Waterproofing
- Commercial Hood  Fire Suppression  Fire Alarm  Storm Sewer  Refrigeration
- Demolition  Paving  Drain  No Drain  Fence  New or  Existing
- Other (Please specify): Detached Garage 22x20

\*VALUATION: (cost of the work) \$ 21,650 \*PROJECT SIZE: (in square feet) 440

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

DRAIN IN WORKSPACE  NEW  REPLACEMENT  EXISTING

Demo old Garage Build New 22x20  
Detached Garage

PROPERTY OWNER NAME: Jeff Power \*Phone: 216 571 6010

Business Name (if applicable) \*Email: None

Mailing Address: 2358 Northland City: Lakewood State: OH Zip: 44107

CONTRACTOR CO. NAME: New Creation Builders \*Phone: 216 254-3527

CONTRACTOR NAME: Duane Bija Mike Cantrell Email: dsbija@gmail.com

Mailing Address: 818 E 73st City: Cler State: OH Zip: 44103

ARCHITECT/ENGINEER: Contractor 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.

Bija 5/15/24 Anticipated Completion Date: ASAP  
SIGNATURE OF CONTRACTOR / OWNER DATE



**Residential Design &  
Engineering Consultant**

**Paul A. Trimarchi, P.E.**

Residential Designer  
Structural Engineer  
Registered Professional Engineer, State of Ohio  
4399 E. Forest Glen Ln.  
Marblehead, OH 43440

cell (440) 539-0754  
home (440) 734-5597  
paultrimar@gmail.com



Date: 03/20/2024

Re: Shallow Foundation under Residential Code of Ohio

Pages: 3

The Ohio Residential Code (RCO) was revised effective July 1, 2019 to require frost protected footings on freestanding accessory structures 600 sq. ft. or less with 8' tall walls, or 400 sq. ft. or less with 10' tall walls, built with light frame construction.

Upon further review, the Ohio Board of Building Standards decided to reverse this decision via petition #19-03. The process will likely take until 2020 before it becomes effective.

- ~~[RCO 4031.4.4] The exemption of freestanding accessory structures such as garages 600 sq. ft. or less with 8' walls, or 400 sq. ft. or less with 10' walls built with light frame construction has been deleted. All accessory structures such as garages are required to have frost protected footings in accordance with sections of the RCO.~~
- **UPDATE:** Upon review, the Ohio Board of Building Standards has decided to bring back the shallow foundation exception via [OAC 4101:8-4-01] petition # 19-03. This is not an immediate process and will most likely be effective in 2020. Under [RCO 104.2.1] The building official shall render interpretations of this code and adopt policies and procedures to clarify the application of its provisions. For shallow foundations the Lakewood Residential Building Official will reference [RCO 301.1.1] allowing engineered design (shallow foundations) enforceable by the exceptions in code section [OBC 1809.5] of the Ohio Building Code. Shallow foundations for accessory structures with light frame construction under 600 sq. ft. or masonry accessory structures under 400 sq. ft. will not be required to have full depth footings.

Meanwhile, a building official can still allow engineered design (shallow foundations) for the above mentioned structures, per RCO 301.1.3 (see below.)

**301.1.3 Engineered design.** When a building of otherwise conventional construction contains structural elements exceeding the limits of Section 301 or otherwise not conforming to this code, these elements shall be designed in accordance with accepted engineering practice. The extent of such design need only demonstrate compliance of nonconventional elements with other applicable provisions and shall be compatible with the performance of the conventional framed system. Engineered design in accordance with the *Ohio* Building Code is permitted for all buildings and structures, and parts thereof, included in the scope of this code.

In this case, the engineered design would follow the accepted engineering practice represented in the (former) 2018 RCO 403.1.4.1 Exception 1 (which is currently suspended until 2020.)

**This memo certifies that New Creation Builders will be utilizing shallow footings, using an engineered design that conforms with 2018 RCO 403.1.4.1 Exception 1.**

(The specific engineered shallow footing design is described on Page 3 of this report.)

Very truly yours, Paul A. Trimarchi, P.E.



*Paul A. Trimarchi*

Paul A. Trimarchi 03/20/2024

By accepting, using, and paying for this report, client agrees to limit Engineer's Liability to the fee charged for this service.

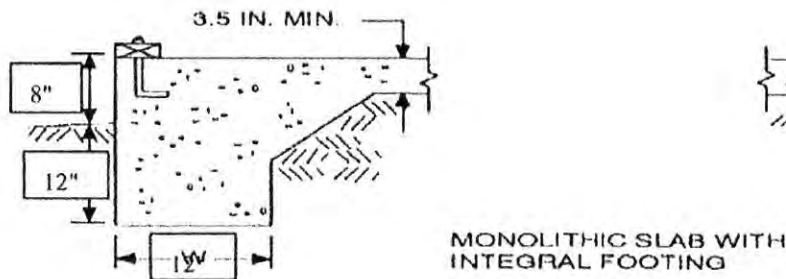
**403.1.1 Minimum size.** Minimum sizes for concrete and masonry footings shall be as set forth in Table 403.1 and Figure 403.1(1). The footing width, *W*, shall be based on the load-bearing value of the soil in accordance with Table 401.4.1. Spread footings shall be at least 6 inches (152 mm) in thickness, *T*. Footing projections, *P*, shall be at least 2 inches (51 mm) and shall not exceed the thickness of the footing. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table 401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section 403.2, and Figures 403.1(2) and 403.1(3).

**TABLE 403.1**  
**MINIMUM WIDTH OF CONCRETE, PRECAST OR MASONRY FOOTINGS (inches)<sup>a</sup>**

	LOAD-BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	4,000
<b>Conventional light-frame construction</b>				
1-story	12	12	12	12
2-story	15	12	12	12
3-story	23	17	12	12
<b>4-inch brick veneer over light frame or 8-inch hollow concrete masonry</b>				
1-story	12	12	12	12
2-story	21	16	12	12
3-story	32	24	16	12
<b>8-inch solid or fully grouted masonry</b>				
1-story	16	12	12	12
2-story	29	21	14	12
3-story	42	32	21	16

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479kPa.

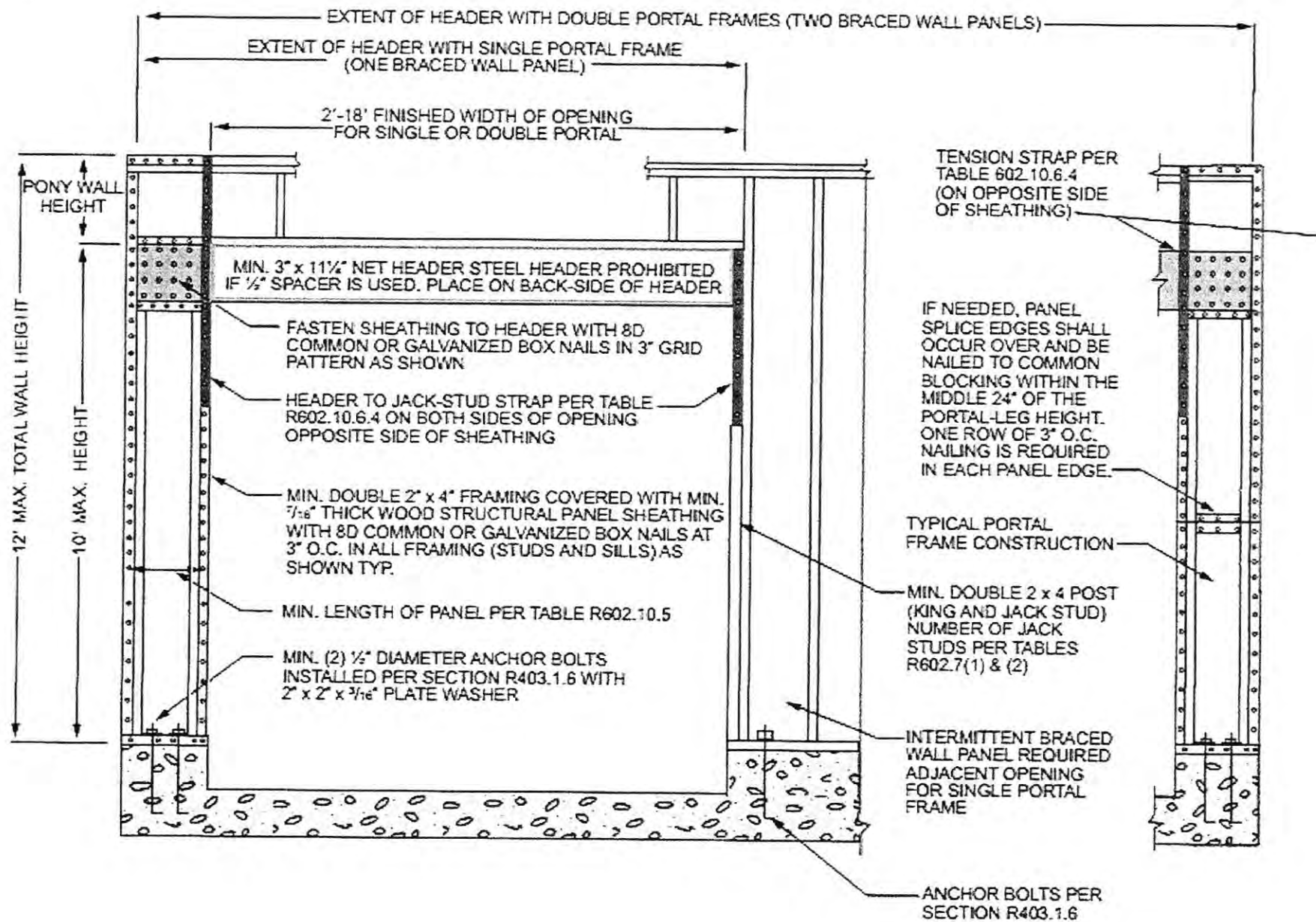
a. Where minimum footing width is 12 inches, use of a single wythe of solid or fully grouted 12-inch nominal concrete masonry units is permitted.



**(Engineered Design.)**

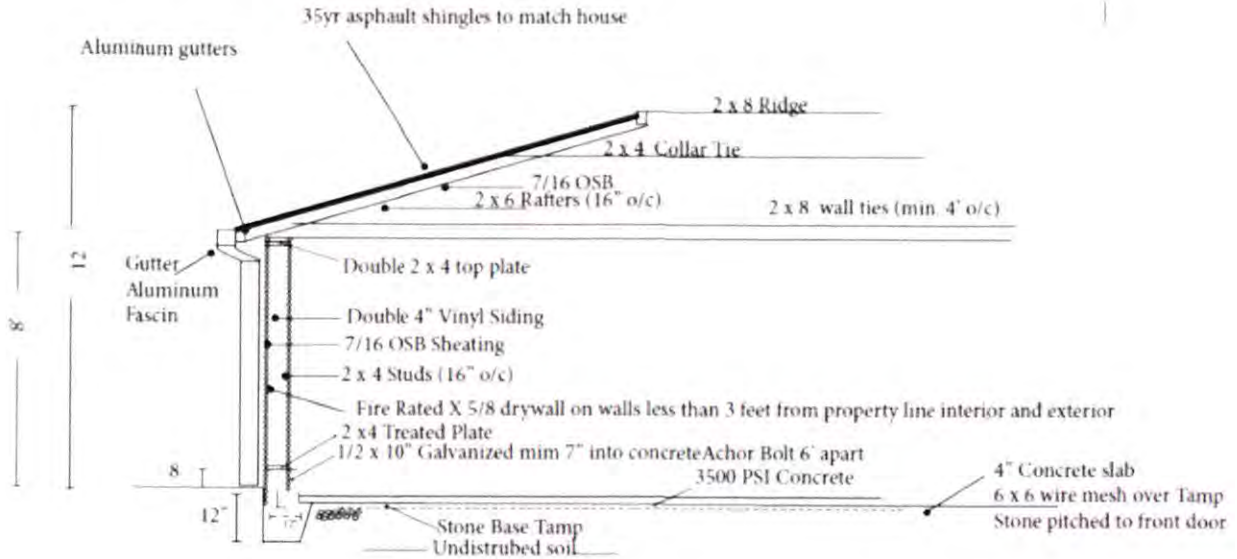
**Proposed Shallow Footing Detail for New Creation Builders Garage**

**(Conforms with Prior Rule 2018 RCO 403.1.4.1 Exception 1.)**



FRONT ELEVATION

## Construction Detail on 22' x 20' Detached Garage



**Fig. 1: Generic Garage Section Drawing**

Note 1: 2x6 Rafters @ 16" o.c. and 4/12 pitch are sufficient for garage exterior width up to 24'-0", assuming 25 psf live load (snow) and 10 psf dead load (1 layer of asphalt shingles, roofing felt, and 7/16" sheathing.) For 30 psf live load, they are sufficient for up to 23'-0" exterior width.

Note 2: 2x4 Collar Ties, when installed at 32" o.c. (min.) serve the purpose of preventing separation of rafters from ridge beam under high wind uplift conditions, as well as unbalanced snow loads.

Note 3: 2x8 Wall Ties (Rafter ties), when installed at 48" o.c. (min.) are structurally adequate to serve their purpose of preventing sag of the ridge beam and spreading of the exterior walls. The connection of rafter tie to the 2x6 rafter shall be made with a min. of (8) 16d nails on each end.



**Residential Design &  
Engineering Consultant**

**Paul A. Trimarchi, P.E.**

Residential Designer  
Structural Engineer  
Registered Professional Engineer, State of Ohio  
4399 E. Forest Glen Ln.  
Marblehead, OH 43440

cell (440) 539-0754  
home (440) 734-5597  
paultrimar@gmail.com

Date 5/15/2024

2358 NORTHLAND Client: New Creation Builder

Re: Analysis of Section Drawing titled "Construction Details On a 22' x 20' Garage."

The "Construction Details On a 22' x 20 Garage" (see Fig. 1), including foundation, are applicable to this 22' x 20' garage in Lakewood:

- 1) 2x6 Rafters @ 16" o.c. and 4/12 pitch are sufficient for garage exterior width up to 24'-0", assuming 25 psf live load (snow) and 10 psf dead load (1 layer of asphalt shingles, roofing felt, and 7/16" sheathing.) *For 30 psf live load, they are sufficient for up to 23'-0" exterior width.*
- 2) 2x4 Collar Ties, when installed at 32" o.c. (min.), serve the purpose of preventing separation of rafters from the ridge beam under high wind uplift conditions, as well as unbalanced snow loads.
- 3) 2x8 Wall Ties (Rafter ties), when installed at 48" o.c. (min.), are structurally adequate to serve their purpose of preventing sag of the ridge beam and spreading of the exterior walls. The connection of rafter tie to the 2x6 rafter shall be made with a min. of (8) 16d nails on each end.

This garage, built in conformance with the attached "Construction Details On a 22' x 20' Garage" and conforming to these three notes is in full compliance with the RCO (Residential Code of Ohio, 2019 with amendments.)

Very truly yours,  
Paul A. Trimarchi, P.E.

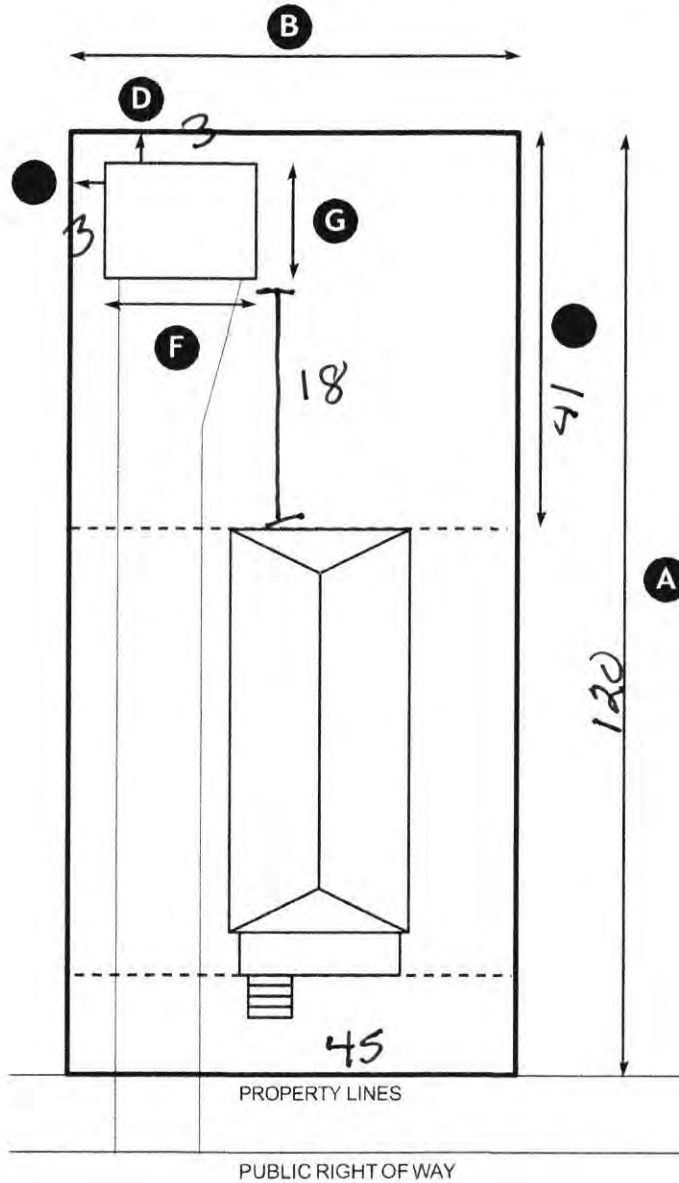


Paul A. Trimarchi 5/15/2024  
MY CURRENT LICENSE EXPIRES ON 12/31/2024

By accepting, using, and paying for this report, client agrees to limit Engineer's Liability to the fee charged for this service.

**DETACHED GARAGE PLACEMENT  
 PLACEMENT WORKSHEET (LEFT-HAND OPTION)**

PROPERTY ADDRESS: 2358 Northland



**ORIENTATION**

NORTH  
 (INDICATE DIRECTION)



**DETACHED GARAGE (IN FEET)**

<b>A</b>	LOT DEPTH	120
<b>B</b>	LOT WIDTH	45
<b>C</b>	REARYARDDEPTH	41
<b>D</b>	REARSETBACK	3
<b>E</b>	SIDE SETBACK	3
<b>F</b>	GARAGEWIDTH	22
<b>G</b>	GARAGE DEPTH	20
GARAGE AREA (WIDTH X DEPTH)		440 SF

**DRIVE WAY**

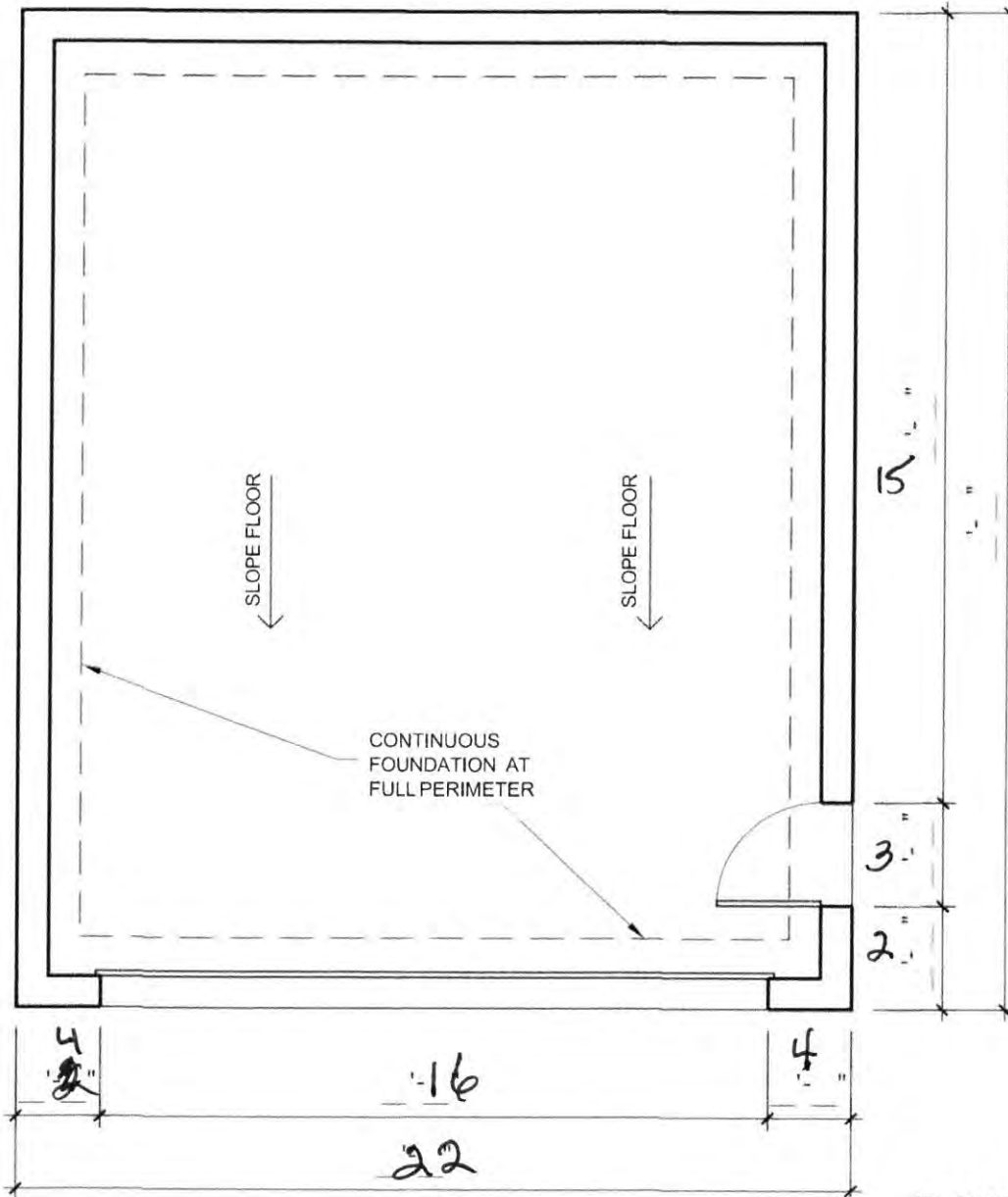
REPLACEMENT	Y / (N)
DRAIN	Y / (N)

**SITE PLAN**

THE CITY OF LAKEWOOD DIVISION OF HOUSING AND BUILDING  
 CANNOT DETERMINE PROPERTY LINES. PROPERTY LINES ARE THE  
 SOLE RESPONSIBILITY OF THE HOMEOWNER.

# DETACHED GARAGE PROTOTYPE FLOOR PLAN (LEFT-HAND OPTION)

PROPERTY ADDRESS: 2358 Northland

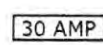


FLOOR PLAN


### ELECTRICAL SYMBOL LEGEND

 OHD 110V DUPLEX CEILING MOUNTED  
DOOR OPERATOR RECEPTACLE

 LIGHT SWITCH

 30 AMP SUB-PANEL WITH  
DISCONNECT RATING

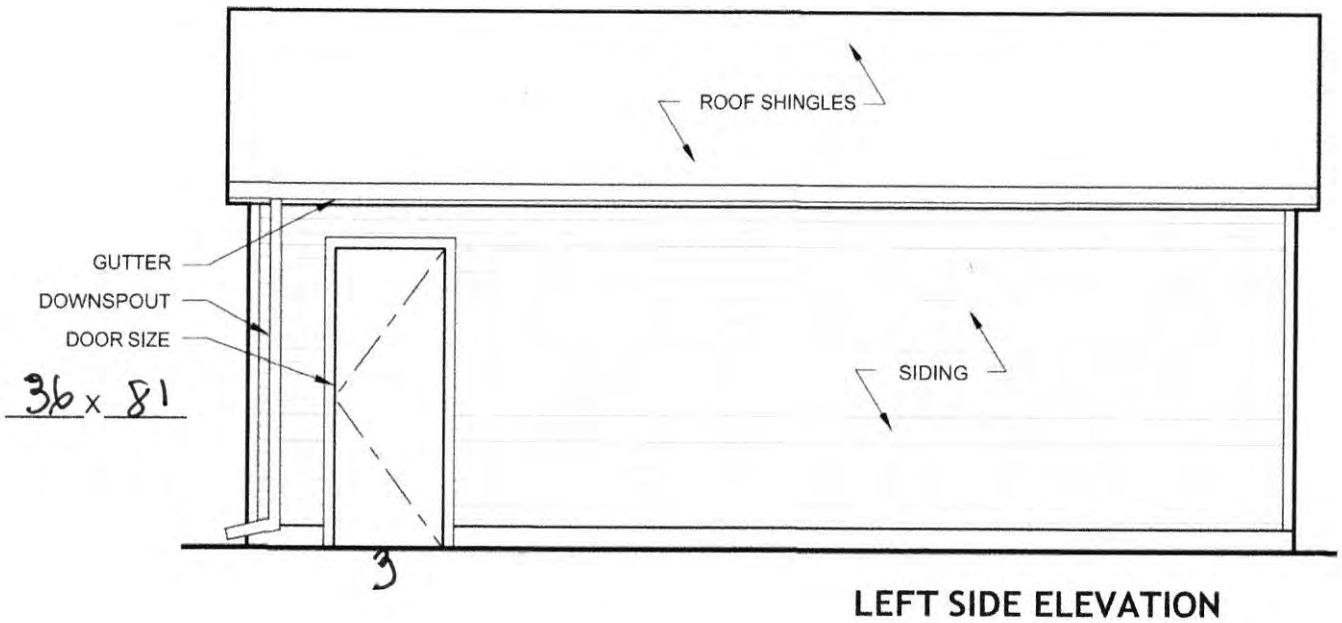
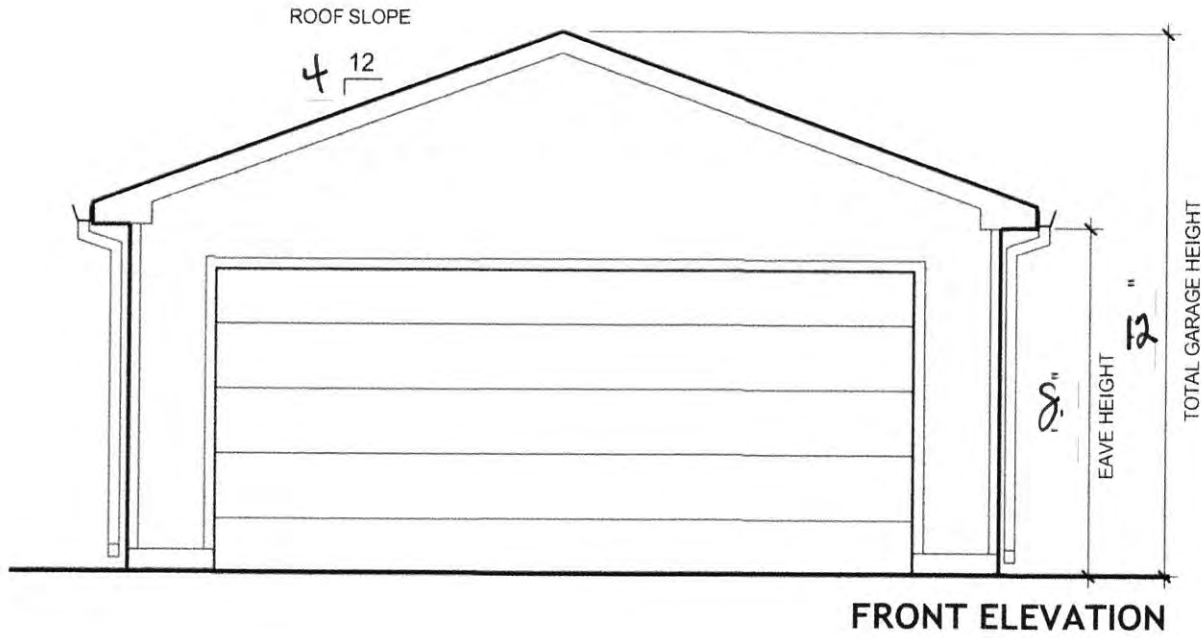
 GF 110V GFCI RECEPTACLE

 LIGHTS: RECESSED,  
SURFACE MOUNT,  
WALL MOUNT

*not doing elec*  
Garage Prototype - 9

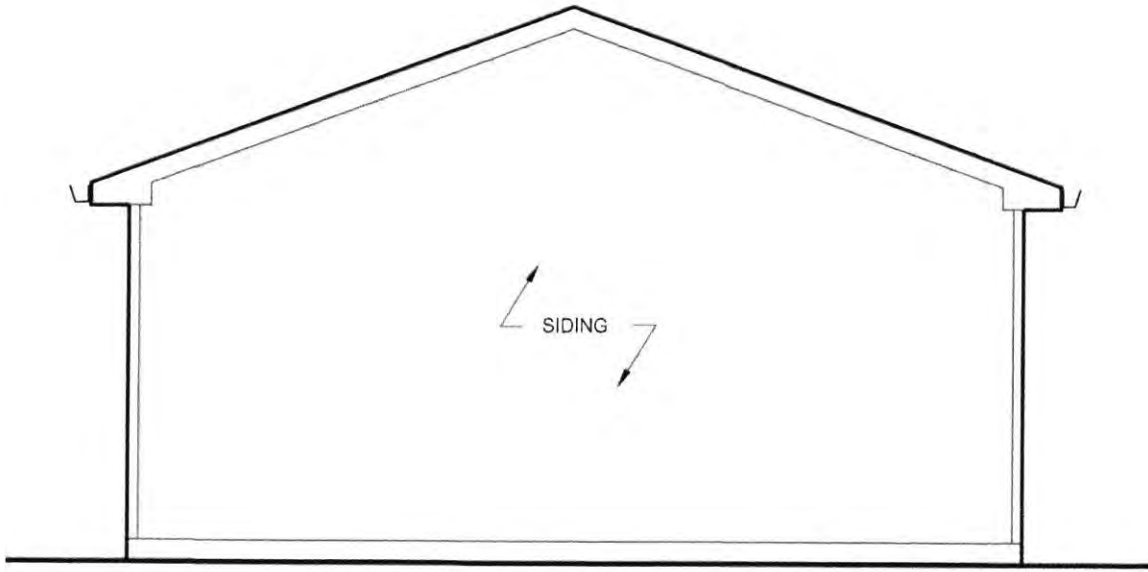
# DETACHED GARAGE PROTOTYPE ELEVATIONS (LEFT-HAND OPTION)

PROPERTY ADDRESS: 2358 Northland

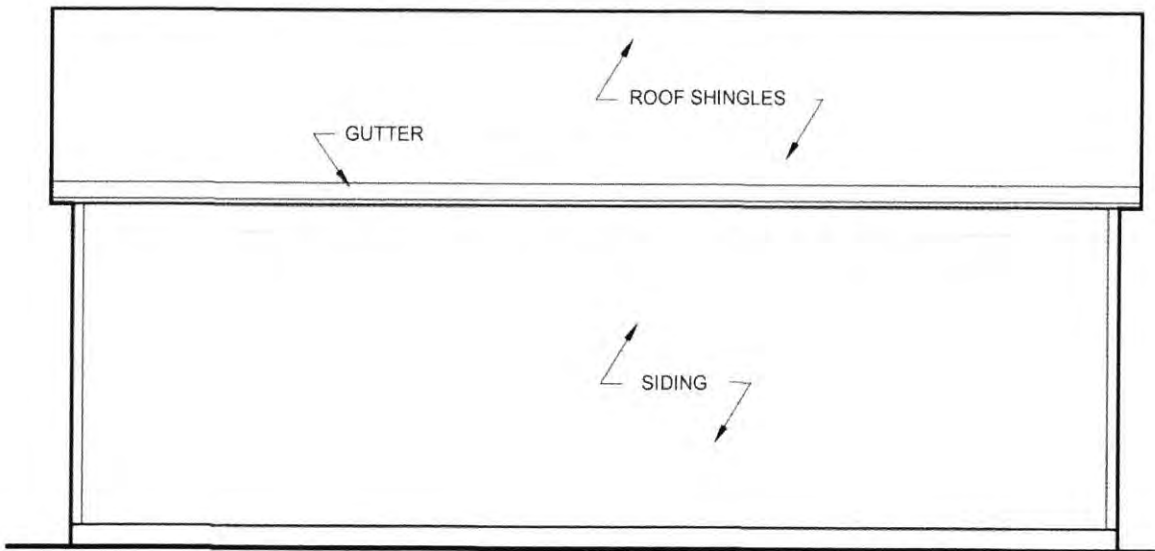


**DETACHED GARAGE PROTOTYPE  
ELEVATIONS (RIGHT- OR LEFT-HAND OPTION)**

PROPERTY ADDRESS: 2358 Northland



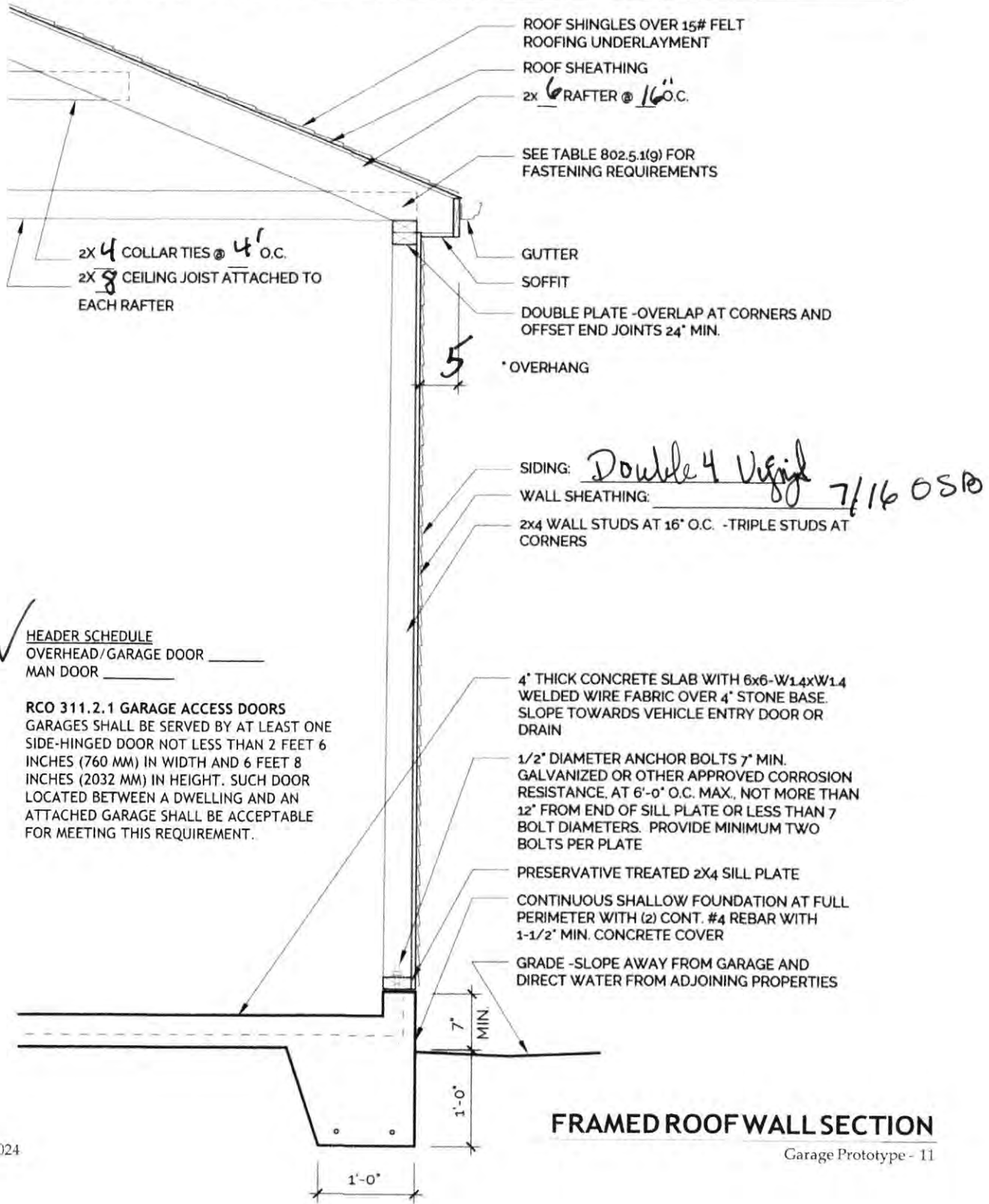
**REAR ELEVATION**



**SIDE ELEVATION**

# DETACHED GARAGE PROTOTYPE SECTIONS

PROPERTY ADDRESS: 2358 Northland



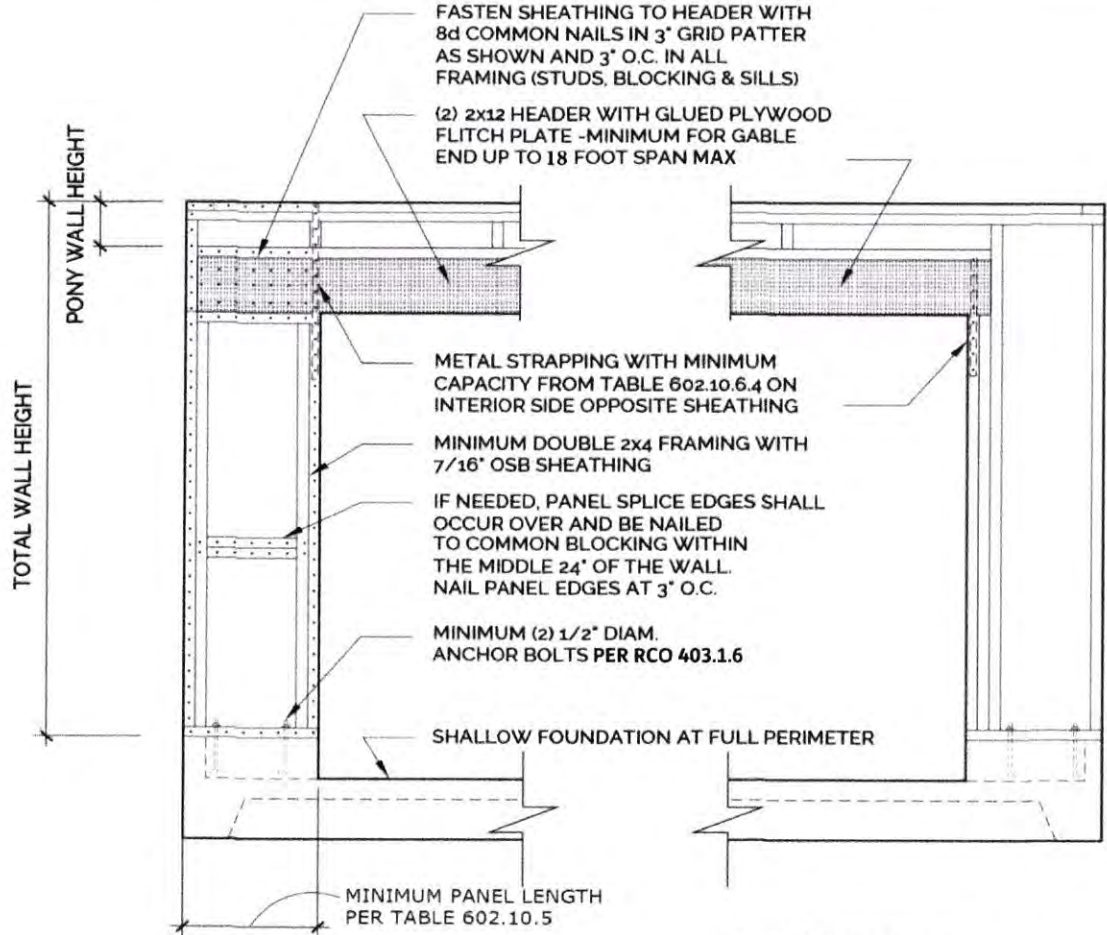
✓ HEADER SCHEDULE  
 OVERHEAD/GARAGE DOOR \_\_\_\_\_  
 MAN DOOR \_\_\_\_\_

**RCO 311.2.1 GARAGE ACCESS DOORS**  
 GARAGES SHALL BE SERVED BY AT LEAST ONE SIDE-HINGED DOOR NOT LESS THAN 2 FEET 6 INCHES (760 MM) IN WIDTH AND 6 FEET 8 INCHES (2032 MM) IN HEIGHT. SUCH DOOR LOCATED BETWEEN A DWELLING AND AN ATTACHED GARAGE SHALL BE ACCEPTABLE FOR MEETING THIS REQUIREMENT.

## FRAMED ROOF WALL SECTION

# DETACHED GARAGE PROTOTYPE PORTAL FRAME GARAGE (PFG) REQUIREMENTS

PROPERTY ADDRESS: 2358 Northland



RCO TABLE 602.10.5  
 PFG (PORTAL FRAME AT GARAGE) METHOD  
 MINIMUM LENGTH OF BRACED WALL PANELS

TOTAL WALL HEIGHT	MINIMUM LENGTH
8 ft	24'
9 ft	27'
10 ft	30'

RCO TABLE 602.10.6.4 [ABBREVIATED]  
 TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHOD PFH, PFG AND CS-PF BRACED WALL PANELS

2x4 STUD WALLS, 10 ft OR LESS AT 90 mph BASIC WIND SPEED, EXPOSURE B

MAXIMUM PONY WALL HEIGHT (ft)	MAXIMUM TOTAL WALL HEIGHT (ft)	TENSION STRAP CAPACITY (lb)
0	18	1000
	9	1000
1	16	1000
	18	1200
2	9	1000
	16	2025
	18	2400

**From:** Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>  
**Sent:** Thursday, May 23, 2024 4:10 PM  
**To:** William A. Wagner <William.Wagner@lakewoodoh.gov>; paultrimar@gmail.com; dsbija@gmail.com; newcreationbuilders@hotmail.com  
**Cc:** Charles Huber <Charles.Huber@lakewoodoh.gov>  
**Subject:** RE: Approval Certificate Email Correspondence

For the Architectural Board of Review, there is a step by step guide of what to prepare and submit for your application at this link: <https://www.lakewoodoh.gov/board-of-building-standards-architectural-board-of-review/>.

The actual application is linked here:

[https://www4.citizenserve.com/Portal/PortalController?Action=showDevelopmentApplications&ctzPagePrefix=Portal\\_&installationID=279&original\\_jid=0&original\\_contactID=0](https://www4.citizenserve.com/Portal/PortalController?Action=showDevelopmentApplications&ctzPagePrefix=Portal_&installationID=279&original_jid=0&original_contactID=0).

You will get a confirmation from Citizen Serve that your application has been submitted.

If you have any additional questions as you go through this process, do not hesitate to reach out. The deadline for the June meeting has passed, but the deadline for the July meeting is meeting is June 24, 2024 at noon.

**Amanda Cramer, AICP**

City Planner  
City of Lakewood  
Department of Planning & Development  
12650 Detroit Avenue  
Lakewood, Ohio 44107

(216) 529-6630 main  
(216) 529-7679 office  
[www.lakewoodoh.gov](http://www.lakewoodoh.gov)  
[Sign up for the City's e-Newsletter](#)



**From:** [william.wagner@lakewoodoh.gov](mailto:william.wagner@lakewoodoh.gov) <[william.wagner@lakewoodoh.gov](mailto:william.wagner@lakewoodoh.gov)>  
**Sent:** Thursday, May 23, 2024 2:07 PM  
**To:** [paultrimar@gmail.com](mailto:paultrimar@gmail.com); [dsbija@gmail.com](mailto:dsbija@gmail.com); [newcreationbuilders@hotmail.com](mailto:newcreationbuilders@hotmail.com)  
**Cc:** Amanda L. Cramer <[Amanda.Cramer@lakewoodoh.gov](mailto:Amanda.Cramer@lakewoodoh.gov)>; Charles Huber <[Charles.Huber@lakewoodoh.gov](mailto:Charles.Huber@lakewoodoh.gov)>  
**Subject:** Approval Certificate Email Correspondence

Permit Number: RAS24-000034

Attached is your electronic Certificate of Plan Approval and approved plans. This is not your permit. It is the responsibility of the contractor or owner/agent to provide documents at the time of inspection. The Certificate may contain conditions, these conditions shall be met. The Building Department WILL NOT print your construction documents.

The Certificate of Plan Approval and approved construction documents shall be kept on site at all times.

PLANS ARE APPROVED, PERMIT WILL BE ON HOLD PENDING SUBMISSIONS AND APPROVAL FROM ABR Cc'd ON THIS EMAIL IS AMANDA CRAMER YOUR CONTACT FOR APPLICATION AND SUBMISSIONS FOR ABR.

Thank You,  
Wm. Wagner  
216.529.6284



2358





2358





**BOARD OF BUILDING STANDARDS  
ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD**

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • [www.lakewoodoh.gov](http://www.lakewoodoh.gov)

## **Application Cover Page**

**Docket No.: 08-74-24**

**Permit No.: BBS24-000085**

**Applicant Name: Joshua Gonsalves, Vocon**

**Project Address: 16003 Detroit Ave.**

**Project Name: Huntington Bank**

**Project: Applicant proposes the construction of a new bank and parking lot.**

May 22, 2024

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

To Whom it May Concern:

I am writing to authorize Vocon to submit plans and specifications for the Architectural Board of Review and Planning Commission for the Project located on Parcel 311-33-001 and Parcel 313-25-002 on behalf of Lakewood Detroit LLC.

Sincerely,

Mark Conzelman  
NewBrook Partners

**newbrook**  
PARTNERS

  
THE KRUEGER GROUP

July 17, 2024

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**RE: Architectural Review Board / Planning Commission – Project Narrative**

**Project Name:** Huntington National Bank – Lakewood, OH

**Project Location:** 16003 Detroit Avenue

**Vocon Project No.** 230829.00

---

**16003 Detroit Avenue Retail Bank Development**

The new retail development located at 16003 Detroit Avenue is situated on a single site of 0.482 acres +/- (20,999 sf). The site is situated on the corner of Detroit Avenue and Orchard Grove Avenue to the east. The total project is approximately 3,100 gross square feet and will replace the currently vacant Buick Body Shop.

The new development's ground floor addresses the street and corner with a new retail bank designed to complement the adjacent commercial district.

**Design Approach: Enhancing Community Fabric in Lakewood, Ohio**

Within Lakewood, Ohio's Commercial District, there's an opportunity to integrate modern elements with historical context, aiming to create an urban environment that aligns with the community's values and aspirations. Our proposed development consists of a retail bank, intending to address this opportunity through a contextually sensitive and design quality.

Lakewood's Commercial District thrives on pedestrian activity, underscoring the importance of designing spaces conducive to human-scale interactions. The building prioritize pedestrian access, site continuity, and safety for customers and neighbors alike. The project prioritizes that ground floors are activated with engaging storefronts to foster vibrant pedestrian corridors.

**Contextual Integration and Adaptive Design:**

Lakewood's architectural heritage, characterized by a mix of historic and modern structures, presents an opportunity for our development. Extensive site analysis and contextual research guided us to respect the scale, materials, and character of the surrounding built environment while meeting contemporary urban needs. Our design approach integrates traditional materials like brick and metal panels, blending into the district's historic fabric, while introducing modern elements to enhance the urban experience.

**Parking and Mobility Solutions:**

Our design incorporates discreet parking solutions at the building and dedicated bicycle parking strategically located for accessibility and connectivity. We acknowledge that we are beyond our maximum parking allowance but intend to ask for an exemption based on providing additional green space, landscaping, and stormwater control.

**Quality of Design and Materiality:**

Our design framework prioritizes design excellence and material integrity. Through evaluation of proportions, material properties, construction techniques, and environmental performance, we selected high-quality materials that enhance the building's aesthetic appeal, durability, sustainability, and resilience. Well-crafted masonry facades with depth of materiality and details, accents, and detail elements showcase a richness in building form and texture, elevating the architectural expression, and enriching the urban fabric of Lakewood's Commercial District.

**Conclusion:**

The design for the proposed retail building in Lakewood reflects a thoughtful and strategic approach to urban design and placemaking. By leveraging design rigor, contextual understanding, and a commitment to excellence, our aim is to create a development that enhances the community fabric.

**Building Information Summary:**

**Huntington National Bank: 16003 Detroit Avenue**

Gross Retail Area: 3,100 sf +/-

Height: 20'-0"

Parking: 13



ALL FOOT CARE



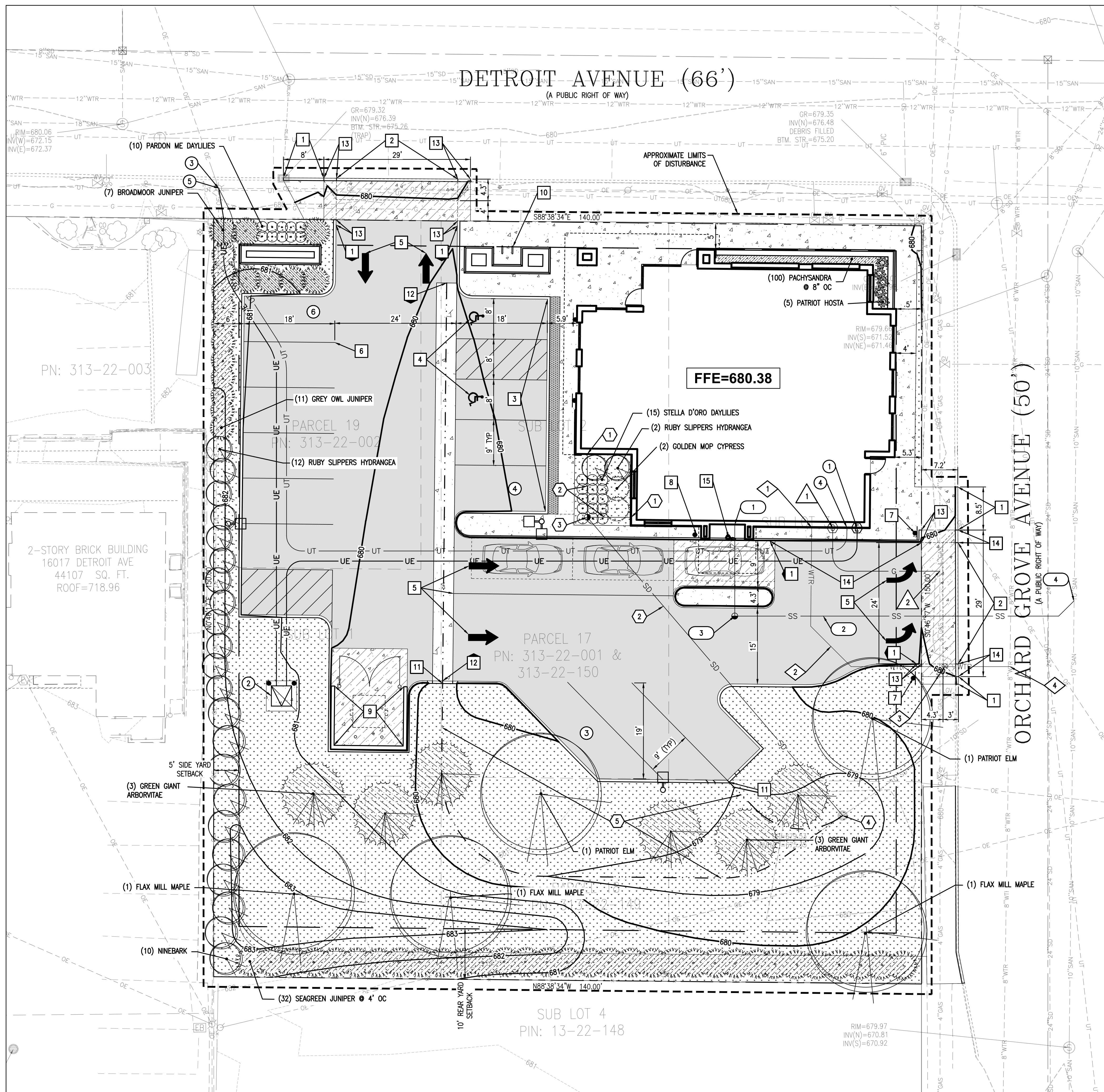
NO PARKING ANY TIME





Orchard Grove St





**SURVEY NOTES:**

1. TOPOGRAPHIC/BOUNDARY SURVEY PROVIDED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DATED JUNE 22, 2023.
2. BASIS OF BEARINGS: TBD.
3. DATUM: TBD.
4. BENCHMARK: TBD.
5. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAKEWOOD, OHIO STANDARDS AND SPECIFICATIONS.
2. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
3. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
4. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

**ACCESSIBILITY NOTES:**

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE LATEST OHIO ACCESSIBILITY CODE, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION.
2. RAMP SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%) AND RAMP SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MAXIMUM CROSS-SLOPE OF 2%.
3. RAMP EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES. BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72 INCHES.
4. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMP SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
5. ALL WALKS SHALL HAVE A MINIMUM 4 FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

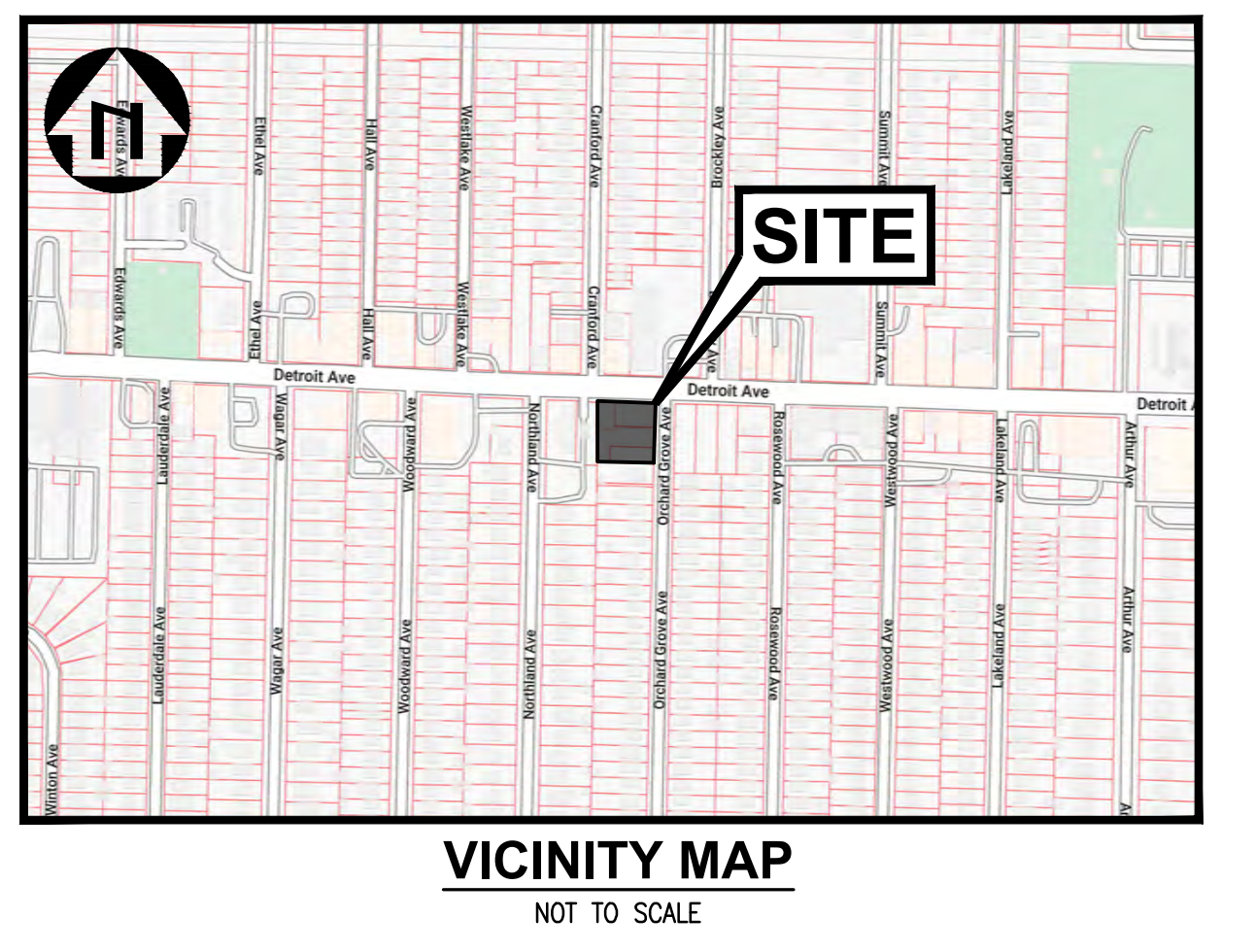
**UTILITY NOTES:**

1. EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AS-BUILT INFORMATION.
2. LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
3. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
4. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

**GENERAL LANDSCAPE REQUIREMENTS:**

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE NUMBER OF PLANT ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. ADVISE PROJECT MANAGER BEFORE ADJUSTMENTS ARE MADE.
4. TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE APPROVED AND BE HEALTHY AND VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISTURBING ROOTS, SUN SCALD, INJURIES, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT PEST EGGS, BORERS AND ALL FORMS OF INFESTATIONS OF OBJECTIONABLE DISFIGUREMENTS. PLANTS SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND CONFORM IN GENERAL TO REPRESENTATIVE SPECIES.
5. BALLED AND BURLAPPED OR CONTAINER TREES AND SHRUBS SHOULD BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF ADEQUATE SIZE AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, "AMERICAN STANDARD FOR NURSERY STOCK" WITH THE BALLS SECURELY WRAPPED.
6. ALL SHRUBS OCCURRING IN A CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH.
7. A MINIMUM OF 4" DEPTH OF TOPSOIL SHALL BE PLACED IN ALL BED AREAS BY LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS AND TREES WITH BACKFILL MIX OF ONE PART PEAT TO THREE PARTS TOPSOIL. A. ROCKHOUND ALL AREAS TO LOOSEN SOIL TO A DEPTH OF 6" AND REMOVE ROCKS AND WEEDS. AFTER TOPSOIL HAS BEEN SPREAD, ROCKHOUND AGAIN TO REMOVE ALL STONES AND LUMPS.
8. MULCH TREES AND SHRUBS WITH A MIN. 3" DEPTH OF SHREDDED HARDWOOD MULCH. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITH THE PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURE WALKS, CURBS, BUILDING OR OTHER PLANT BED LIMITS. KEEP MULCH A MIN. OF 1/2" BELOW ADJACENT PAVED SURFACES.
9. SEED ALL LAWN DISTURBED AREAS WITHIN THE PROJECT LIMITS AS NOTED ON THE CIVIL DRAWINGS, INCLUDING CUT TO PAVEMENT EDGES. REFER TO CIVIL DRAWINGS AND VERIFY EXTENT OF SEED WITH THE PROJECT MANAGER.
10. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM THE DATE OF ACCEPTANCE. PRIOR TO THE END OF THE WARRANTY PERIOD THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR OTHER PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	APPROXIMATE LIMIT OF DISTURBANCE	---
1	1-FOOT CONTOUR	1
5	5-FOOT CONTOUR	5
WTR	WATER LINE	WTR
SS	SANITARY SEWER LINE	SS
SD	STORM DRAIN LINE	SD
UE	OVERHEAD ELECTRIC LINE	UE
UT	UNDERGROUND ELECTRIC LINE	UT
UT	UNDERGROUND TELECOM LINE	UT
G	GAS LINE	G
○	TREE/SHRUB	○
□	FENCE	□
▲	SIGN/BOLLARD	▲
●	FIRE HYDRANT	●
○	WATER VALVE/CURB BOX	○
○	SEWER MANHOLE/CLEANOUT	○
○	STORM MANHOLE/CURB INLET/CATCH BASIN	○
○	STORM DOWNSPOUT	○
○	ELECTRICAL MANHOLE/METER/BOX	○
○	ELECTRICAL TRANSFORMER	○
○	TELECOM MANHOLE	○
○	GAS METER/VALVE	○
○	LIGHT POLE/YARD LIGHT	○
○	UTILITY POLE	○
○	PARKING COUNTER	○
○	DRAINAGE SWALE	○
□	STANDARD PCC PAVEMENT/SIDEWALK	□
□	HEAVY-DUTY PCC PAVEMENT	□
□	STANDARD AC PAVEMENT	□
□	LANDSCAPE AREA	□
□	SEE LANDSCAPE PLANS FOR DETAILS	□



**SITE INFORMATION:**

APN: 313-22-001, 313-22-002, 313-22-149 and 313-22-150  
 ZONING: C-3 (GENERAL BUSINESS DISTRICT)  
 FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE 'X' (UNSHADED) PER FIRM MAP NO. 3903500156F, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019. ZONE X IS DEFINED AS "AREA SUBJECT TO MINIMAL FLOODING"

SUMMARY:	EXISTING	PROPOSED
TOTAL PARCEL AREA	±20,999 SF (±0.482 ACRES)	
TOTAL DISTURBED AREA	±21,600 SF (±0.496 ACRES)	
PROPOSED BUILDING FOOTPRINT	±2,875 SF	
<b>DISTURBED AREA SUMMARY:</b>		
IMPERVIOUS AREA	±21,521 SF	±13,134 SF
PERVIOUS AREA	±81 SF	±8,468 SF
CHANGE IN IMPERVIOUS AREA		±8,387 SF DECREASE
<b>YARD SETBACKS:</b>		
FRONT (NORTH/EAST)	0'-5"	
SIDE (WEST)	5' (10' ABUTS RESIDENTIAL)	
REAR (SOUTH)	5' (10' ABUTS RESIDENTIAL)	
<b>PARKING SUMMARY:</b>		
STANDARD STALLS (9'x18')	11	3 (MAX 8)*
ADA STALLS (6'x18')	2	1
TOTAL	13	4
BICYCLE RACK	2	2**

\* MIN. 1 EACH FOR 1,000 SF. GFA; MAX. 2.5 FOR EACH 1,000 SF. GFA. (MIN 3 SPACES. MAX 8 SPACES FOR 2,875 SF.)  
 \*\* ONE BICYCLE PARKING SPACE PER 2,500 SF. SHALL BE PROVIDED FOR USES DEFINED AS RETAIL OR OFFICE.

**vocon.**  
 Cleveland, OH 44115  
 3142 Prospect Avenue  
 New York, NY 10036  
 Los Angeles, CA 90013  
 555 West 5th Street, 35th Floor  
 vocon.partners llc

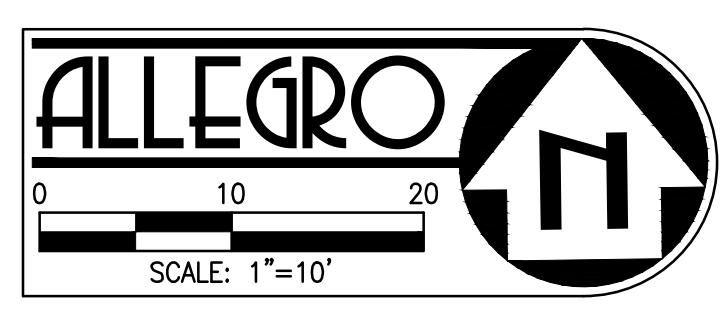
PROVIDED BY:  
**ALLEGRO CIVIL ENGINEERS**  
 ALLEGRO CIVIL ENGINEERS  
 4322 N. LINCOLN AVE. SUITE A  
 CHICAGO, IL 60625  
 872.271.9882  
 a@allegroeng.com

PROFESSIONAL SEAL:

PROPOSED COMMON IMPROVEMENTS FOR:  
**HUNTINGTON NATIONAL BANK LAKEWOOD OH**  
 16003 DETROIT AVE.  
 LAKEWOOD, OH 44107

JOB NUMBER: 2024-007-002  
**DRAWING RELEASE:**  
 No. Date Description  
 05.21.2024 ISSUE FOR CUP REVIEW  
 07.17.2024 ISSUE FOR ABR + PC REVIEW

SHEET TITLE:  
**SITE AND LANDSCAPE PLAN**  
 SHEET NUMBER:  
**C1.0**



**SANITARY SEWER KEY NOTES**

1. BUILDING POINT OF CONNECTION (SEWER). SEE MEP PLANS FOR CONTINUATION.
2. PROPOSED SANITARY SDR 35 PVC SEWER SERVICE PIPE. TRENCH AND BACKFILL PER CITY OF LAKEWOOD DETAIL W-1.
3. PROPOSED TWO-WAY CLEANOUT, PER CITY OF LAKEWOOD DETAIL S-4.
4. PROPOSED SANITARY SEWER LATERAL CONNECTION TO EXISTING 10" SANITARY SEWER MAIN, PER CITY OF LAKEWOOD DETAIL S-6.

**WATER KEY NOTES**

1. BUILDING POINT OF CONNECTION (WATER). SEE MEP PLANS FOR CONTINUATION.
2. PROPOSED WATER SERVICE. TRENCH AND BACKFILL PER CITY OF LAKEWOOD DETAIL W-1.
3. PROPOSED CURB BOX, PER CITY OF LAKEWOOD DETAIL W-3.
4. PROPOSED WATER LINE CONNECTION TO EXISTING 8" WATER MAIN, PER CITY OF LAKEWOOD DETAIL W-3.

**GAS SERVICE KEY NOTES**

1. BUILDING POINT OF CONNECTION (GAS). GAS METER MOUNTED TO SIDE OF BUILDING. SEE MEP PLANS FOR CONTINUATION.
2. CONNECT PROPOSED GAS SERVICE TO EXISTING GAS LINE.

**STORM DRAIN KEY NOTES**

1. PROPOSED BUILDING DOWNSPOUTS
2. PROPOSED STORM DRAIN LINE. TRENCH AND BACKFILL PER CITY OF LAKEWOOD DETAIL W-1.
3. PROPOSED TWO-WAY CLEANOUT
4. CONNECT TO EXISTING STRUCTURE. ADJUST RIM TO FINISHED GRADE. LOWER BY ±1'-2".
5. PROPOSED VEGETATIVE SWALE/BMP. LONGITUDINAL SLOPE = 1.0%

**DRY UTILITY KEY NOTES**

1. BUILDING POINT OF CONNECTION (ELECTRIC). ELECTRICAL METER MOUNTED TO SIDE OF BUILDING. SEE MEP PLANS FOR CONTINUATION.
2. PROPOSED ELECTRICAL TRANSFORMER ON PCC PAD WITH PROTECTIVE BOLLARDS.
3. PROPOSED CONNECTION POINT OF PRIMARY ELECTRICAL CONDUITS TO EXISTING UTILITY POLE. COORDINATE ROUTING AND POINT OF CONNECTION WITH POWER COMPANY PRIOR TO CONSTRUCTION.
4. BUILDING POINT OF CONNECTION (TELECOM).
5. CONNECT PROPOSED TELECOM LINE TO EXISTING UTILITY POLE. COORDINATE WITH UTILITY COMPANY PRIOR TO CONNECTION.

**SITE PLAN KEY NOTES**

1. PROPOSED "TYPE 6" PCC 6" TALL BARRIER CURB, PER CITY OF LAKEWOOD DETAIL P-8
2. PROPOSED COMMERCIAL DRIVEWAY ENTRANCE, PER CITY OF LAKEWOOD DETAIL P-2
3. PROPOSED FLUSH CURB WITH DETECTABLE WARNING TRUNCATED DOMES
4. PROPOSED ACCESSIBLE PARKING STALL WITH PCC WHEELSTOP, ACCESSIBLE LOADING AREA WITH PAVEMENT MARKINGS, AND SIGNAGE
5. PROPOSED PAVEMENT DIRECTIONAL ARROW AND/OR TEXT, TRAFFIC WHITE PAINT, MINIMUM TWO COATS. DIMENSIONS PER MUTCD STANDARDS (TYP)
6. PROPOSED 4" WIDE PARKING STALL STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS
7. PROPOSED "DO NOT ENTER" R5-1 SIGN.
8. PROPOSED BOLLARD
9. PROPOSED WALLED TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
10. PROPOSED BIKE RACK. SEE ARCHITECTURAL PLANS.
11. PROPOSED 4" WIDE CURB CUT FOR STORMWATER CONVEYANCE
12. PROPOSED 4" WIDE PCC VALLEY GUTTER
13. PROPOSED TRANSITIONAL (FULL HEIGHT TO FLUSH) CURB
14. PROPOSED SUBSTANDARD (<6" TALL) BARRIER CURB
15. PROPOSED DRIVE-UP VAT BANKING SERVICE. SEE ARCHITECTURAL PLANS.

**PLANT MATERIALS LIST**

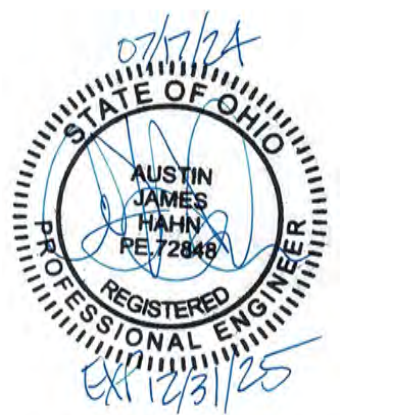
QTY	PLANT NAME	MIN INSTALLED SIZE	MATURE HT/SPREAD
<b>LARGE DECIDUOUS TREES</b>			
2	PATRIOT ELM - Ulmus x 'Patriot'	2-1/2" cal. B/B	50' / 40'
3	FLAX MILL MAPLE - Acer saccharum 'Mojeety'	2-1/2" cal. B/B	50' / 40'
<b>EVERGREEN TREES</b>			
6	GREEN GIANT ARBORVITAE - Thuja plicata x standishii 'Green Giant'	6" ht. B/B	40' / 15'
<b>SHRUBS</b>			
2	GOLDEN MOP CYPRESS - Chamaecyparis pisifera 'Golden Mop'	24" B/B or Cont.	3' / 4'
14	RUBY SLIPPERS HYDRANGEA - Hydrangea querc. 'Ruby Slippers'	24" B/B or Cont.	4' / 5'
32	SEAGREEN JUNIPER - Juniperus chinensis 'Sea Green'	24" B/B or Cont.	5' / 8'
7	BROADMOOR JUNIPER - Juniperus sabinia 'Broadmoor'	24" B/B or Cont.	3' / 5'
11	GREY OWL JUNIPER - Juniperus virginiana 'Grey Owl'	24" B/B or Cont.	3' / 6'
10	NINEBARK - Physocarpus opulifolius 'Seward'	# 5 cont. 24-30"	6' / 6'
<b>PERENNIALS</b>			
10	PARDON ME DAYLILIES - Hemerocallis x 'Pardon Me'	# 1 cont.	12" / 2'
15	STELLA D'ORO DAYLILIES - Hemerocallis x 'Stella d'Oro'	# 1 cont.	12" / 2'
5	PATRIOT HOSTA - Hosta x 'Patriot'	# 1 cont.	18" / 30"
100	PACHYSANDRA - Pachysandra terminalis 'Green Carpet'	2-1/4" pp/ft	4" / 8"

PROVIDED BY:



ALLEGRO CIVIL ENGINEERS  
4322 N. LINCOLN AVE. SUITE A  
CHICAGO, IL 60625  
872.270.3682  
aj@allegroeng.com

PROFESSIONAL SEAL:



PROPOSED COMMON IMPROVEMENTS FOR:

**HUNTINGTON NATIONAL BANK  
LAKEWOOD OH**

16003 DETROIT AVE.  
LAKEWOOD, OH 44107

JOB NUMBER: 2024-007-002

DRAWING RELEASE:

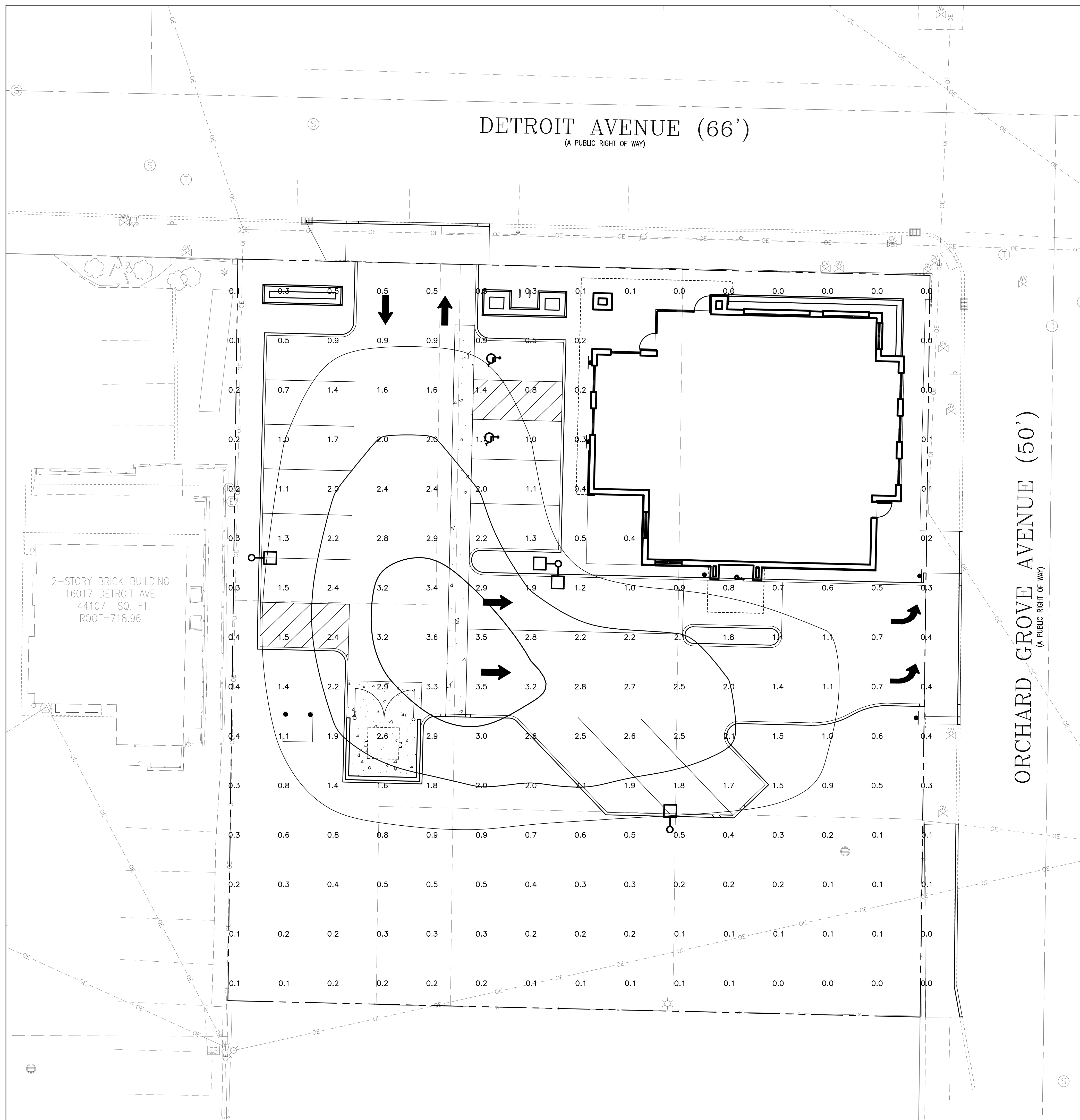
No.	Date	Description
05.21.2024		ISSUE FOR CUP REVIEW
07.17.2024		ISSUE FOR ABR + PC REVIEW

SHEET TITLE:

PHOTOMETRICS PLAN

SHEET NUMBER:

**C2.0**



**PROPOSED**

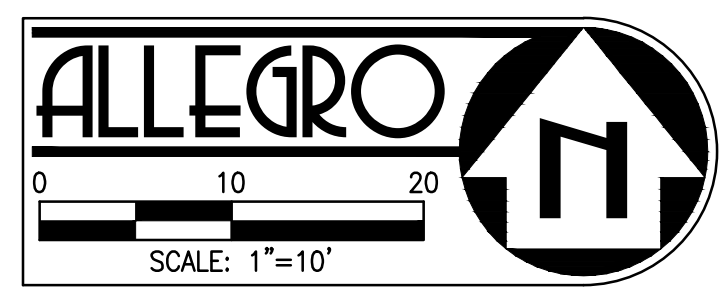
- APPROXIMATE LIMIT OF DISTURBANCE
- 1 --- 1-FOOT CONTOUR
- 5 --- 5-FOOT CONTOUR
- WTR --- WATER LINE
- SS --- SANITARY SEWER LINE
- SD --- STORM DRAIN LINE
- OE --- OVERHEAD ELECTRIC LINE
- UE --- UNDERGROUND ELECTRIC LINE
- UT --- UNDERGROUND TELECOM LINE
- G --- GAS LINE

**LEGEND**

- PROPERTY LINE
- TREE/SHRUB
- FENCE
- SIGN/BOLLARD
- FIRE HYDRANT
- WATER VALVE/CURB BOX
- SEWER MANHOLE/CLEANOUT
- STORM MANHOLE/CURB INLET/CATCH BASIN
- STORM DOWNSPOUT
- ELECTRICAL MANHOLE/METER/BOX
- ELECTRICAL TRANSFORMER
- TELECOM MANHOLE
- GAS METER/VALVE
- LIGHT POLE/YARD LIGHT
- UTILITY POLE
- PARKING COUNT
- DRAINAGE SWALE
- STANDARD PCC PAVEMENT/SIDEWALK
- HEAVY-DUTY PCC PAVEMENT
- STANDARD AC PAVEMENT
- LANDSCAPE AREA  
SEE LANDSCAPE PLANS FOR DETAILS

**EXISTING**

- 1 --- 1-FOOT CONTOUR
- 5 --- 5-FOOT CONTOUR
- WTR --- WATER LINE
- SAN --- SANITARY SEWER LINE
- SD --- STORM DRAIN LINE
- OE --- OVERHEAD ELECTRIC LINE
- UE --- UNDERGROUND ELECTRIC LINE
- UT --- UNDERGROUND TELECOM LINE
- G --- GAS LINE



**GENERAL PHOTOMETRIC SCHEDULE**

AVERAGE FOOT-CANDLES	1.01
MAXIMUM FOOT-CANDLES	3.6
MINIMUM FOOT-CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0
MINIMUM TO AVERAGE FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	302.61
MAXIMUM TO AVERAGE FC RATIO	3.57
AVERAGE TO MINIMUM FC RATIO	84.73
AVERAGE TO MAXIMUM FC RATIO	0.28

**LUMINAIRE SCHEDULE**

SYMBOL	QUANTITY	DESCRIPTION	WATTS	LUMENS	MOUNTING
☐	4	LITHONIA LIGHTING, DSX1 LED P1 40K 70CRI BLC3	50.9	5524	POLE



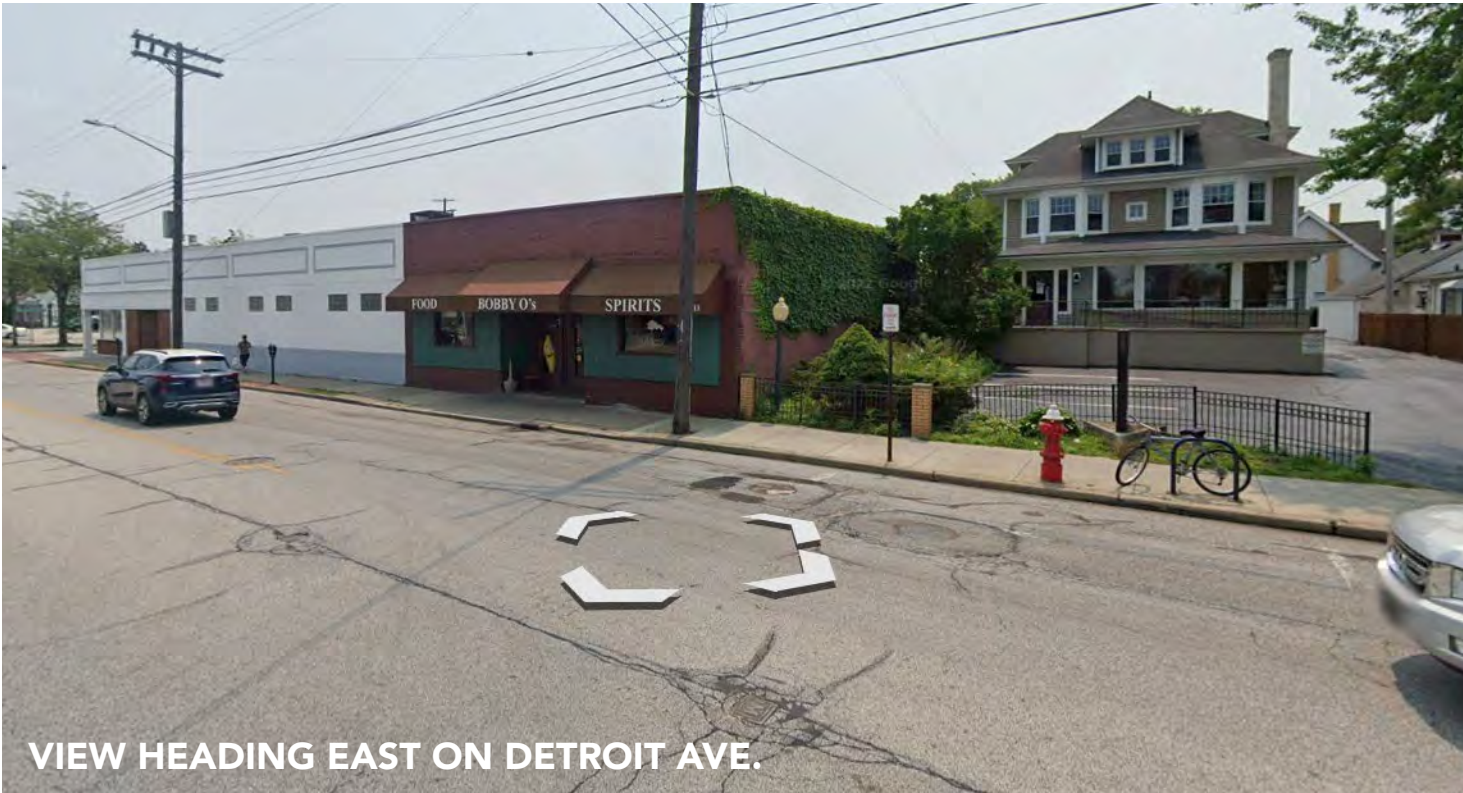
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**ARCHITECTURAL BOARD OF REVIEW  
& PLANNING COMMISSION SUBMISSION**

JULY 17, 2024

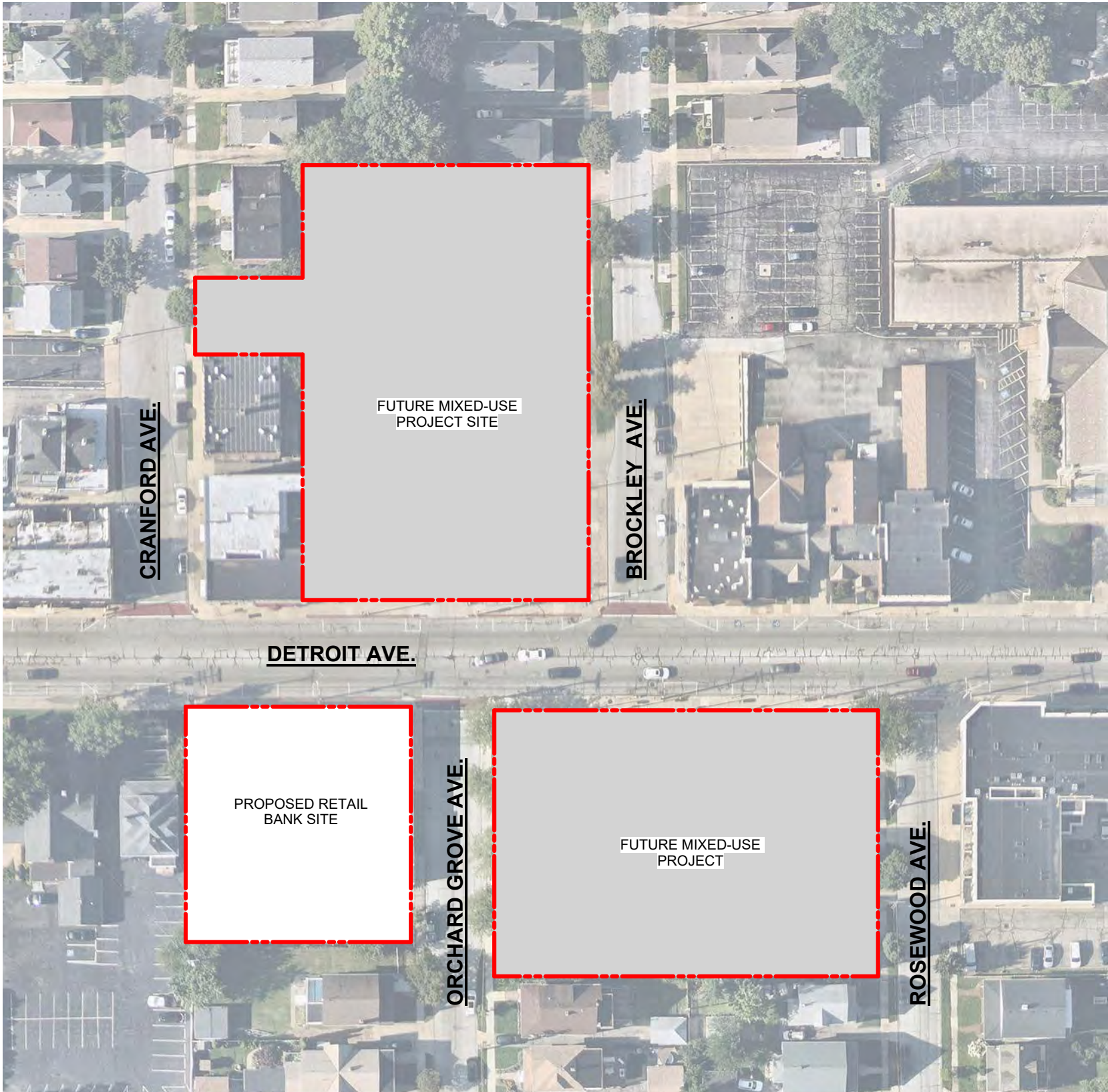
**HUNTINGTON NATIONAL BANK  
LAKEWOOD, OHIO**



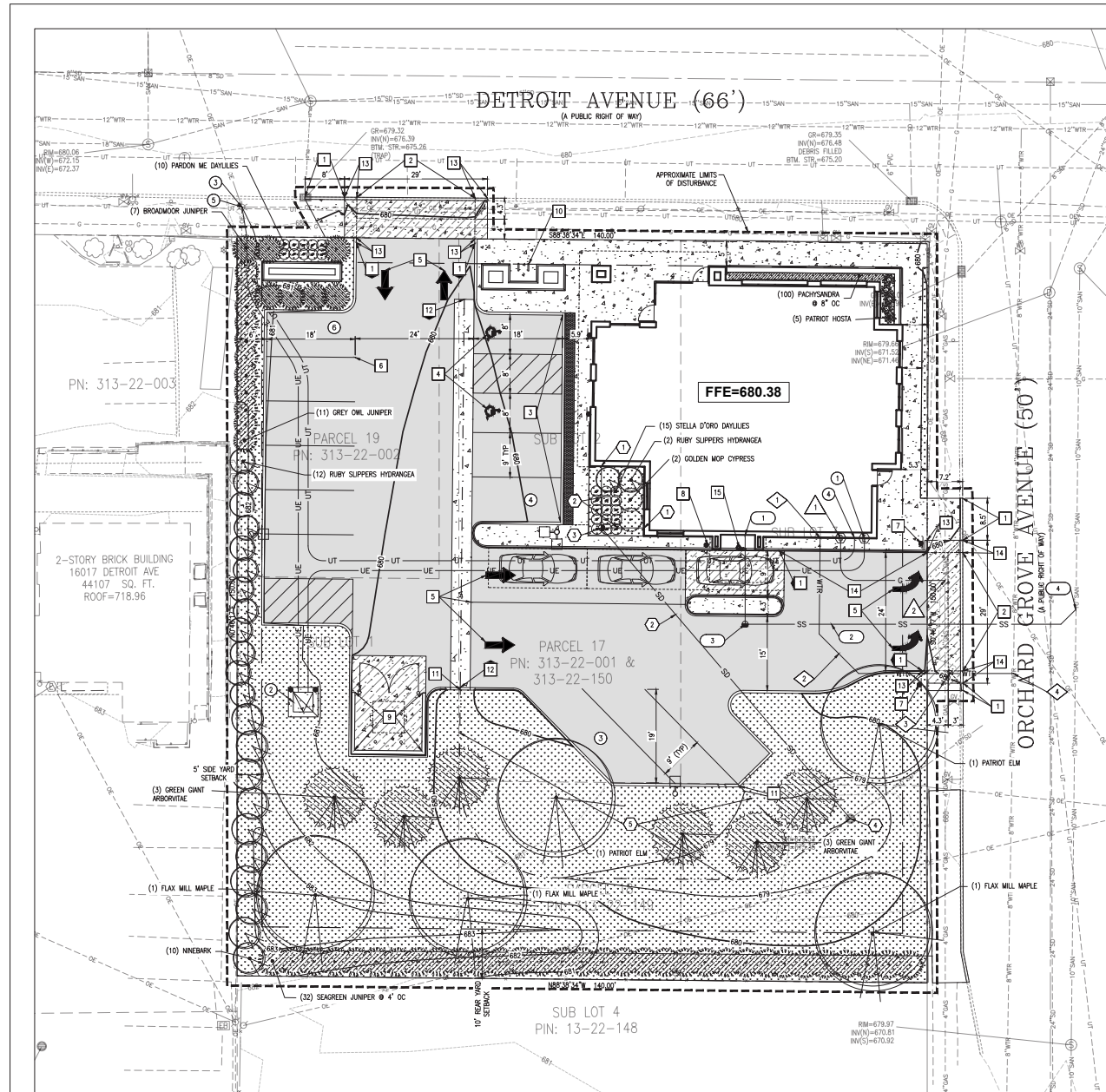


DESIGN DEVELOPMENT | Existing Conditions | Precedents Along Detroit Ave.





# DESIGN DEVELOPMENT | Proposed Design | Concept Site and Landscape Plan



### SURVEY NOTES:

1. TOPOGRAPHIC/BOUNDARY SURVEY PROVIDED BY LANGMUIR ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DATED JUNE 22, 2023.
2. BASIS OF BEARINGS: TMD.
3. DATUM: TMD.
4. BENCHMARK: TMD.
5. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

### GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAKEWOOD, OHIO COUNTY CODE, AND OHIO STANDARDS AND SPECIFICATIONS.
2. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ARBORES OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
3. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
4. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

### ACCESSIBILITY NOTES:

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE LATEST OHIO ACCESSIBILITY CODE, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA) LATEST EDITION.
2. RAMP SLOPE SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
3. RAMP SLOPE SHALL NOT EXCEED A RUNNING SLOPE OF 1:20 (5.00%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MAXIMUM CROSS-SLOPE OF 2%. RAMP SLOPES EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES. BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72 INCHES.
4. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMP SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
5. ALL WALKS SHALL HAVE A MINIMUM 4 FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

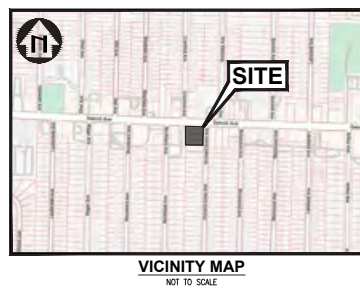
### UTILITY NOTES:

1. EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AS-BUILT INFORMATION.
2. LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
3. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ARBORES OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
4. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

### GENERAL LANDSCAPE REQUIREMENTS:

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT RETAIL PLANTING.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE NUMBER OF PLANT ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES. SITE OBSTRUCTIONS ADVISE PROJECT MANAGER BEFORE ADJUSTMENTS ARE MADE.
4. TREES AND SHRUBS SHALL BE NURSERY-GROWN UNLESS OTHERWISE APPROVED AND BE HEALTHY AND VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD, INJURIES, ABNORMALITIES OF THE BARK, PLANT DISEASES, INSECT PEST EGGS, BORERS AND ALL FORMS OF INFESTATIONS OF COLLECTIONABLE DEFORMATIONS. PLANTS SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERMEN'S STANDARDS AND CONFORM IN GENERAL TO REPRESENTATIVE SPECIES.
5. BALLED AND BURLAPPED OR CONTAINER TREES AND SHRUBS SHOULD BE DUG WITH FIRM NATURAL BALLS OF EARTH OF ADEQUATE SIZE AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERMEN, "AMERICAN STANDARD FOR NURSERY STOCK" WITH THE BALLS SECURELY WRAPPED.
6. ALL SHRUBS OCCURRING IN A CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH.
7. A MINIMUM OF 4" DEPTH OF TOPSOIL SHALL BE PLACED IN ALL BED AREAS BY LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS AND TREES WITH BACKFILL MIX OF ONE PART PEAT TO THREE PARTS TOPSOIL.
8. MULCH TREES AND SHRUBS WITH A MIN. 3" DEPTH OF SHREDED HARDWOOD MULCH. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITH THE PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURE - WALKS, CURBS, BUILDING OR OTHER PLANT BED LIMITS. KEEP MULCH A MIN. OF 4" BELOW ADJACENT PAVED SURFACES.
9. SEED ALL LAWN DISTURBED AREAS WITHIN THE PROJECT LIMITS AS NOTED ON THE CIVIL DRAWINGS INCLUDING OUT TO PAVEMENT EDGES. REFER TO CIVIL DRAWINGS AND TERRY EXTENT OF SEED WITH THE PROJECT MANAGER.
10. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM THE DATE OF ACCEPTANCE, PRIOR TO THE END OF THE WARRANTY PERIOD. THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR OTHER PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	APPROXIMATE LIMIT OF DISTURBANCE	---
---	1-FOOT CONTOUR	---
---	5-FOOT CONTOUR	---
---	WATER LINE	---
---	SANITARY SEWER LINE	---
---	STORM DRAIN LINE	---
---	OVERHEAD ELECTRIC LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND TELECOM LINE	---
---	GAS LINE	---
○	TREE/SHRUB	○
○	FENCE	○
○	SOIL/BOLLARD	○
○	FIRE HYDRANT	○
○	WATER VALVE/CURB BOX	○
○	SEWER MANHOLE/CLEANOUT	○
○	STORM MANHOLE/CURB INLET/CATCH BASIN	○
○	STORM DOWNSPOUT	○
○	ELECTRICAL MANHOLE/METER/BOX	○
○	ELECTRICAL TRANSFORMER	○
○	ONE METER VALVE	○
○	TELECOM MANHOLE	○
○	LIGHT POLE/PAVO LIGHT	○
○	UTILITY POLE	○
○	PARKING COUNT	○
○	DRAINAGE SWALE	○
○	STANDARD PCC PAVEMENT/SIDEWALK	○
○	HEAVY-DUTY PCC PAVEMENT	○
○	STANDARD AC PAVEMENT	○
○	LANDSCAPE AREA	○
○	SEE LANDSCAPE PLANS FOR DETAILS	○



### SITE INFORMATION:

APR: 313-22-001, 313-22-002, 313-22-149 and 313-22-150  
 ZONING: C-3 (GENERAL BUSINESS DISTRICT)  
 FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE 'X' (UNSHADDED) PER FIRM MAP NO. 380303002E, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019. ZONE 'X' IS DEFINED AS "AREA SUBJECT TO MINIMAL FLOODING"

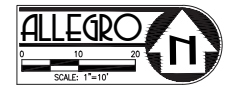
SUMMARY:	EXISTING	PROPOSED
TOTAL PARCEL AREA	232,099 SF (6.64 ACRES)	232,099 SF (6.64 ACRES)
TOTAL DISTURBED AREA	21,602 SF (0.62 ACRES)	22,875 SF (0.66 ACRES)
PROPOSED BUILDING FOOTPRINT		22,875 SF (0.66 ACRES)
DECLINED AREA SUMMARY:		
PERVIOUS AREA	223,213 SF	213,134 SF
PERVIOUS AREA CHANGE IN IMPERVIOUS AREA	8,81 SF	-8,848 SF
		-8,837 SF DECREASE

YARD SETBACKS:	PROVIDED	REQUIRED
FRONT (NORTH/EAST)	0'-5"	5' (10' ABUTS RESIDENTIAL)
SIDE (WEST)	5' (10' ABUTS RESIDENTIAL)	5' (10' ABUTS RESIDENTIAL)
REAR (SOUTH)	5' MIN.	5' MIN. (10' ABUTS RESIDENTIAL)

PARKING SUMMARY:	PROVIDED	REQUIRED
STANDARD STALLS (9'x18')	11	3 (MAX 8'x)
ADA STALLS (8'x18')	2	1
TOTAL	13	4

BIKE RACK: 2

\* MIN. 1 EACH FOR 1,000 SF. GFA; MAX. 2.5 FOR EACH 1,000 SF. GFA. (MIN 3 SPACES, MAX 8 SPACES FOR 2,875 SF.)  
 \*\* ONE BIKE RACK SPACE PER 2,500 SF. SHALL BE PROVIDED FOR USES DEFINED AS RETAIL OR OFFICE.



### SANITARY SEWER KEY NOTES

1. BUILDING POINT OF CONNECTION (SEWER). SEE MEP PLANS FOR CONTINUATION.
2. PROPOSED SANITARY SEWER 30" PVC SEWER SERVICE PIPE. TRENCH AND BACKFILL PER CITY OF LAKEWOOD DETAIL W-1.
3. PROPOSED TWO-WAY CLEANOUT, PER CITY OF LAKEWOOD DETAIL S-4.
4. PROPOSED SANITARY SEWER LATERAL CONNECTION TO EXISTING 10" SANITARY SEWER MAIN, PER CITY OF LAKEWOOD DETAIL S-6.

### WATER KEY NOTES

1. BUILDING POINT OF CONNECTION (WATER). SEE MEP PLANS FOR CONTINUATION.
2. PROPOSED WATER SERVICE. TRENCH AND BACKFILL PER CITY OF LAKEWOOD DETAIL W-1.
3. PROPOSED CURB BOX, PER CITY OF LAKEWOOD DETAIL W-3.
4. PROPOSED WATER LINE CONNECTION TO EXISTING 6" WATER MAIN, PER CITY OF LAKEWOOD DETAIL W-3.

### GAS SERVICE KEY NOTES

1. BUILDING POINT OF CONNECTION (GAS). GAS METER MOUNTED TO SIDE OF BUILDING. SEE MEP PLANS FOR CONTINUATION.
2. CONNECT PROPOSED GAS SERVICE TO EXISTING GAS LINE.

### STORM DRAIN KEY NOTES

1. PROPOSED BUILDING DOWNSPOUTS
2. PROPOSED COMMERCIAL DRIVEWAY ENTRANCE, PER CITY OF LAKEWOOD DETAIL P-2
3. PROPOSED TWO-WAY CLEANOUT
4. CONNECT TO EXISTING STRUCTURE. ADJUST RM TO FINISHED GRADE. LOWER BY 2'-2".
5. PROPOSED VEGETATIVE SWALE/BMP. LONGITUDINAL SLOPE = 10%

### DRY UTILITY KEY NOTES

1. BUILDING POINT OF CONNECTION (ELECTRIC). ELECTRICAL METER MOUNTED TO SIDE OF BUILDING. SEE MEP PLANS FOR CONTINUATION.
2. PROPOSED ELECTRICAL TRANSFORMER ON PCC PAD WITH PROTECTIVE BOLLARDS.
3. PROPOSED CONNECTION POINT OF PRIMARY ELECTRICAL CONDUITS TO EXISTING UTILITY POLE. COORDINATE ROUTING AND POINT OF CONNECTION WITH POWER COMPANY PRIOR TO CONSTRUCTION.
4. BUILDING POINT OF CONNECTION (TELECOM).
5. CONNECT PROPOSED TELECOM LINE TO EXISTING UTILITY POLE. COORDINATE WITH UTILITY COMPANY PRIOR TO CONNECTION.

### SITE PLAN KEY NOTES

1. PROPOSED "TYPE 6" PCC 6" TALL BARRIER CURB, PER CITY OF LAKEWOOD DETAIL P-2
2. PROPOSED COMMERCIAL DRIVEWAY ENTRANCE, PER CITY OF LAKEWOOD DETAIL P-2
3. PROPOSED FLUSH CURB WITH DETECTABLE WARNING TRUNCATED DOMES
4. PROPOSED ACCESSIBLE PARKING STALL WITH PCC WHEELSTOP, ACCESSIBLE LOADING AREA WITH PAVEMENT MARKINGS, AND SIGNAGE
5. PROPOSED PAVEMENT DIRECTIONAL ARROW AND/OR TEXT, TRAFFIC WHITE PAINT, MINIMUM TWO COATS. DIMENSIONS PER MUTCD STANDARDS (707)
6. PROPOSED 4" WIDE PARKING STALL STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS
7. PROPOSED "DO NOT ENTER" 45-1 SIGN
8. PROPOSED BOLLARD
9. PROPOSED WALLED TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
10. PROPOSED BIKE RACK. SEE ARCHITECTURAL PLANS.
11. PROPOSED 4" WIDE CURB CUT FOR STORMWATER CONVEYANCE
12. PROPOSED 4" WIDE PCC VALLEY GUTTER
13. PROPOSED TRANSITIONAL (FULL HEIGHT TO FLUSH) CURB
14. PROPOSED SUBSTANDARD (<6" TALL) BARRIER CURB
15. PROPOSED DRIVE-UP VAV BANKING SERVICE. SEE ARCHITECTURAL PLANS.

### PLANT MATERIALS LIST

QTY	PLANT NAME	MIN INSTALLED SIZE	NATURE
1	LARGE DECIDUOUS TREES		NATURE
2	1 PATRIOT ELM - Ulmus x 'Patriot'	2-1/2" cal. 8/8	50' / 40'
3	1 FLAX MILL MAPLE - Acer saccharum 'Majesty'	2-1/2" cal. 8/8	50' / 40'
4	EVERGREEN TREES		
6	1 GREEN GIGANT ARBOREVITAE - Thuja plicata x standard 'Green Giant'	6" H. 8/8	40' / 15'
7	SHRUBS		
8	1 GOLDEN MOP CYPRESS - Chamaecyparis platensis 'Golden Mop'	24" 8/8 or Cont.	3' / 4'
14	1 RUBR SLIPPER HYDRANGEA - Hydrangea querc. 'Ruby Slippers'	24" 8/8 or Cont.	4' / 5'
32	1 SEAGREEN JUNIPER - Juniperus chinensis 'Sea Green'	24" 8/8 or Cont.	5' / 6'
7	1 BROADMOOR JUNIPER - Juniperus sibirica 'Broadmoor'	24" 8/8 or Cont.	3' / 5'
11	1 GREY OWL JUNIPER - Juniperus virginiana 'Grey Owl'	24" 8/8 or Cont.	3' / 4'
10	1 NINEBARB - Physocarpus opulifolius 'Seward'	1/2" cal. 24-30"	6' / 6'
PERENNIALS			
10	1 PAVON ME DWAYLES - Hemerocallis x 'Pavon Me'	# 1 cont.	12" / 2'
15	1 STELLA D'ORO DWAYLES - Hemerocallis x 'Stella d'Oro'	# 1 cont.	12" / 2'
5	1 PATRIOT HOSTA - Hosta x 'Patriot'	# 1 cont.	18" / 30"
100	1 PACHYSANDRA - Pachysandra terminalis 'Green Carpet'	2-1/4" sp/flat	4' / 6"



ALLEGRO CIVIL ENGINEERS  
 4332 N. LINCOLN AVE. SUITE A  
 CHICAGO, IL 60625  
 872.270.3682  
 a@allegroeng.com



PROPOSED COMMON IMPROVEMENTS FOR:  
**HUNTINGTON NATIONAL BANK LAKEWOOD OH**  
 16003 DETROIT AVE.  
 LAKEWOOD, OH 44107

JOB NUMBER: 2024-007-002

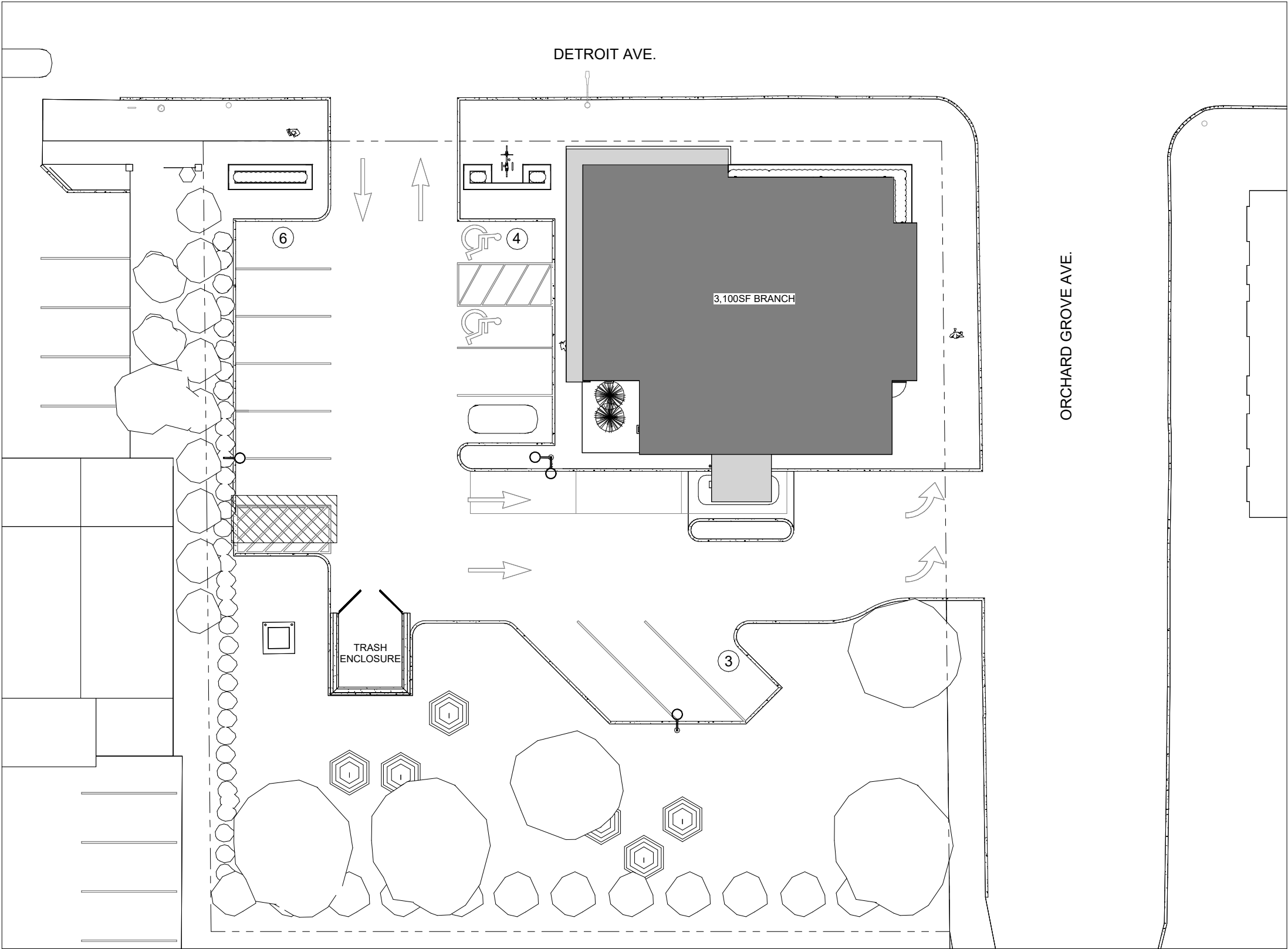
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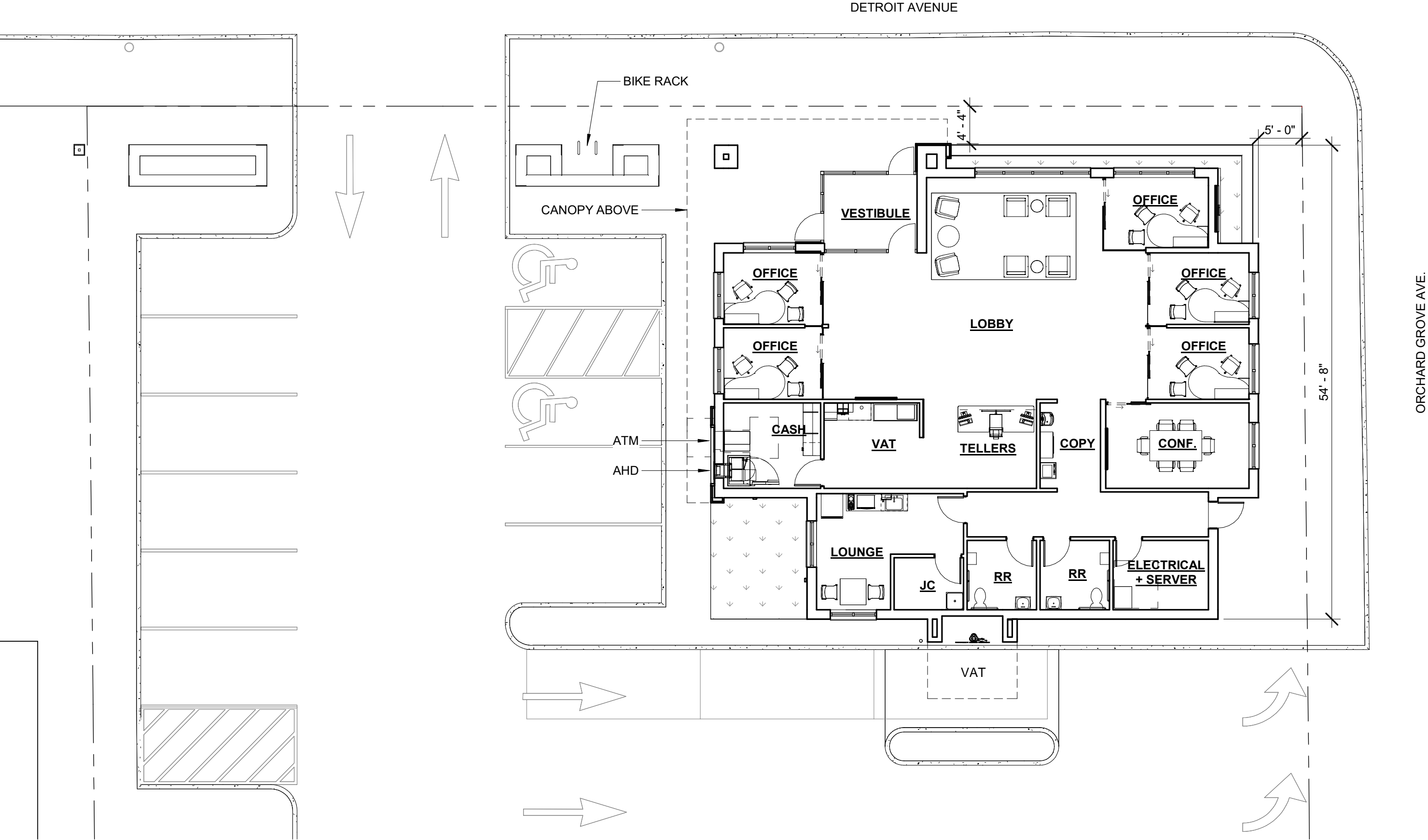
No.	Date	Description
09/21/2024	09/21/2024	ISSUE FOR CIP REVIEW
07/17/2024	07/17/2024	ISSUE FOR ABR + PC REVIEW

SHEET TITLE:  
**SITE AND LANDSCAPE PLAN**

SHEET NUMBER:  
**C1.0**





















**NORTH PRESENTATION ELEVATION - FROM DETROIT AVE.**



**WEST PRESENTATION ELEVATION - FROM PARKING LOT**



EAST PRESENTATION ELEVATION - FROM ORCHARD GROVE



SOUTH PRESENTATION ELEVATION - FROM PARKING LOT



**NORTH ELEVATION - DETROIT AVE.**



**1** ENDICOTT BRICK  
 COLOR: MANGANESE IRON-SPOT VELOUR  
 GROUT: DARK GRAY  
 STYLE: RUNNING BOND



**2** BELDEN BRICK COMPANY  
 COLOR: GLACIER WHITE VELOUR  
 GROUT: TO MATCH BRICK  
 STYLE: RUNNING BOND



**3** MAPES FLAT FASCIA CANOPY  
 COLOR: CUSTOM  
 OUTRAGEOUS GREEN  
 DIMENSIONS: 8" J PROFILE



**4** KAWNEER STOREFRONT SYSTEM  
 COLOR: CHARCOAL



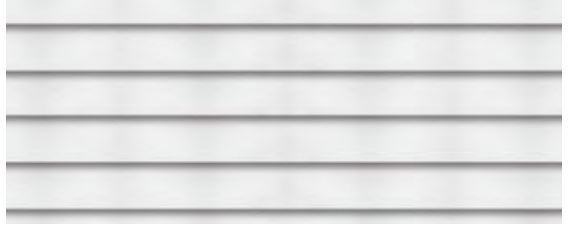
**5** ROCKCAST  
 COLOR: CRYSTAL WHITE



**6** ALUCOBOND METAL PANEL SYSTEM  
 COLOR: CUSTOM  
 OUTRAGEOUS GREEN

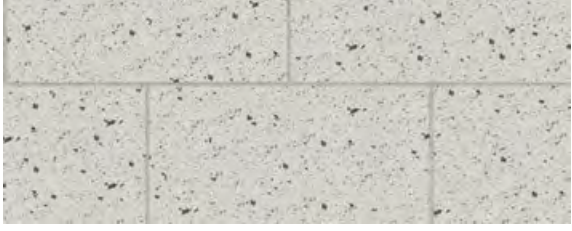


**7** ALUCOBOND METAL PANEL SYSTEM  
 COLOR: CUSTOM  
 GREYMOOR RGB



**8** NU-VUE CURBSPLUS MECHANICAL SCREEN  
 COLOR: WARM WHITE  
 GREYMOOR RGB

\*NOT VISIBLE FROM GROUND



**9** TRENWYTH ARCH. MASONRY - TRENDSTONE  
 COLOR: ALMOND BARK  
 DIMENSIONS: 8"X 16"

vocon.

**LET YOUR  
SPACES SPEAK.**

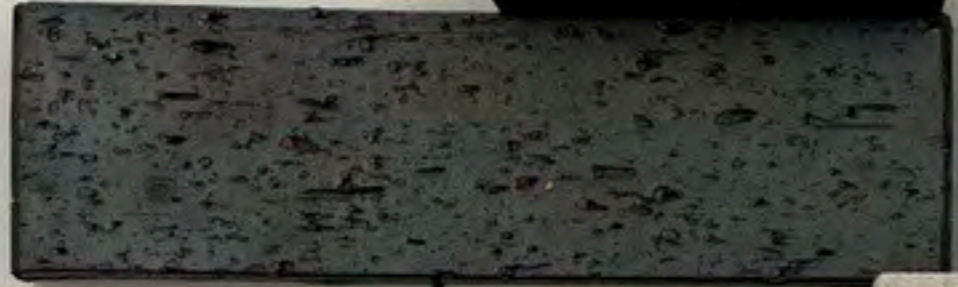
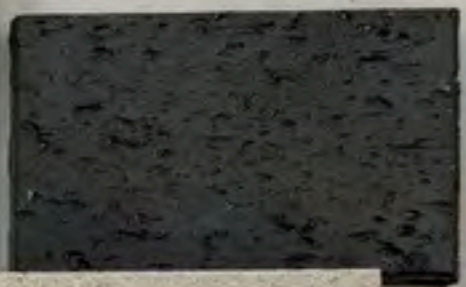
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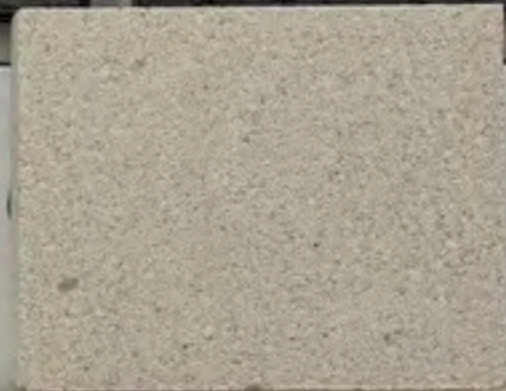


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