



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

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

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

PRE-REVIEW MEETING  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
EAST CONFERENCE ROOM  
AUGUST 7 2025  
4:00 P.M.

REVIEW MEETING  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
AUGUST 14, 2025  
5:30 P.M.

1. ROLL CALL
2. APPROVE THE MINUTES OF THE JULY 10, 2025 MEETING
3. OPENING REMARKS

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

- |                                  |     |                    |
|----------------------------------|-----|--------------------|
| 4. Docket No. 06-51-25           | (R) | 1070 Rosalie Ave.  |
| <input type="checkbox"/> Approve |     | Lee Pozek          |
| <input type="checkbox"/> Deny    |     | Architect          |
| <input type="checkbox"/> Defer   |     | 5222 Coldbrook Dr. |
|                                  |     | Mantua, OH 44255   |

Applicant proposes construction of an addition and attached garage on the north side of an existing residence. (Page 6)

RETURN FOR MODIFICATIONS

**SIGN REVIEW**

5. Docket No. 04-26-25

**14414 Detroit Ave.  
Ethlete Lab Academy**

- Approve
- Deny
- Defer

Abby Ayers  
Ethlete Lab Academy  
14414 Detroit Ave., Basement Unit  
Lakewood, OH 44107

Applicant proposes modifications to approval granted at the April 10, 2025 meeting. (Page 28)

**RETURN FOR MODIFICATIONS**

**ARCHITECTURAL BOARD OF REVIEW**

6. Docket No. 03-21-25

(R)

**15431 Edgewater Dr.**

- Approve
- Deny
- Defer

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

Applicant proposes modifications for an addition on the west side of the home that was approved at the March 13, 2025 meeting. (Page 36)

**NEW BUSINESS**

**SIGN REVIEW**

7. Docket No. 08-61-25

**12218 Madison Ave.  
Aura Beauty**

- Approve
- Deny
- Defer

Shadi Almikdad  
Neon & Signs  
10505 Berea Rd.  
Cleveland, OH 44102

Applicant proposes wall mounted illuminated led channel letters on raceway. (Page 77)

8. Docket No. 08-62-25

**13611 Detroit Ave.  
King Hibachi**

- Approve
- Deny

Lei Lin  
King Hibachi

Defer

13611 Detroit Ave  
Lakewood, OH 44107

Applicant proposes vinyl window graphics with logo. (Page 80)

**9. Docket No. 08-63-25**

**1616 W. 117<sup>th</sup> St.  
Fifth Third Bank**

Approve  
 Deny  
 Defer

John Benedict  
Brilliant Electric Sign Co., LTD  
4811 Van Epps Rd.  
Cleveland, OH 44131

Applicant proposes replacement signage on front and side of building. (Page 85)

**10. Docket No. 08-64-25**

**11820 Detroit Ave.  
Confidence Med-Spa**

Approve  
 Deny  
 Defer

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

Applicant proposes an illuminated double-sided blade sign. (Page 94)

**11. Docket No. 08-65-25**

**15620 Detroit Ave.  
Wovensmart**

Approve  
 Deny  
 Defer

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

Applicant proposes a non-illuminated double-sided blade sign and/or vinyl window graphics. (Page 99)

**12. Docket No. 08-66-25**

**13705 Madison Ave.  
Be & Blossom**

Approve  
 Deny  
 Defer

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

Applicant proposes a non-illuminated double-sided blade sign and vinyl window graphics. (Page 105)

13. Docket No. 08-67-25

15901 Hilliard Rd.  
CLE Smiles

- Approve
- Deny
- Defer

Nicole Cochran  
CLE Smiles by Dr. Niki  
15901 Hilliard Rd.  
Lakewood, OH 44107

Applicant proposes replacement of a monument sign with new base. (Page 108)

**ARCHITECTURAL BOARD OF REVIEW**

14. Docket No. 08-68-25

(C)

17510 Detroit Ave.  
St. James Church

- Approve
- Deny
- Defer

James McGinty  
1510 Waterbury Rd.  
Lakewood, OH 44107

Applicant proposes the installation of a flagpole on a locally designated historic property. (Page 111)

15. Docket No. 08-69-25

(C)

15711 Madison Ave.  
Lakewood Dental Associates

- Approve
- Deny
- Defer

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

Applicant proposes exterior alterations of facade. (Page 152)

16. Docket No. 08-70-25

(C)

14523-27 Madison Ave.  
Sarita a Restaurant

- Approve
- Deny
- Defer

Daniel Margulies  
Daniel Margulies Co. Inc.  
1210 Chase Ave.  
Lakewood, OH 44107

Applicant proposes additional awning on the front of the building. (Page 164)

17. Docket No. 08-71-25

(R)

1586 Lakeland Ave.

- Approve

Samuel Diaquila AIA

- Deny
- Defer

AMSR LLC  
1039 Forest Cliff Dr.  
Lakewood, OH 44107

Applicant proposes to rebuild a two-story front porch. (Page 171)

18. Docket No. 08-72-25

(C)

**13815 and 13901 Detroit Ave.  
The View on Detroit East**

- Approve
- Deny
- Defer

Ron Tannenbaum  
RDL Architects  
21111 Chagrin Blvd., Ste. 110  
Beachwood, OH 44122

Applicant proposes the review of a previously approved project for the construction of a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325. The project was approved at the May 13, 2021 meeting. (Page 181)

## 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)."*



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Application Cover Page

Docket No.: 06-51-25

Permit No.: BBS25-000050

Applicant Name: Lee Pozek, Architect

Project Address: 1070 Rosalie Ave.

Project Name: n/a

Project: Applicant proposes the construction of an addition and attached garage on the north side of an existing residence.

To Whom it may concern,

5/20/2025

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

Thank you very much for your consideration.

Sincerely,

Michael Alexander

Michael B. Alexander

OWNER

1070 Rosalie Ave.

Lakewood, OH 44107

Lee Pozak

City of Lakewood - Architectural Review Board - August 14th, 2025 5:30PM  
1070 Rosalie Avenue: Proposed addition with attached street facing garage

Dear ARB members,

Thank you all so much for your consideration related to my family's requested proposal for an addition to our home on Rosalie Avenue. As my wife and I stated at our initial ARB meeting back in June, 2025, we greatly appreciate your consideration of our project so that we are able to some day soon include my wife's parents at the home and we will be able to have 3 generations all living under one roof. If approved, the proposed project will allow my wife's parents to live with us in Lakewood, Ohio and provide an environment where our children and their grandparents can coexist all while allowing everyone at the home to still have their own space and most importantly, the elderly people residing at the home will be able to age in the home gracefully and without difficulty based on our thoughtful design.

Incorporated into the proposed floor plan is the major component of our attached garage. This aspect of the design is equally as important as the other living spaces throughout the home and the proposed addition because with the granting of this feature it will significantly limit unnecessary outdoor trips for the elderly residents of the home as well as limit snow removal down long, seemingly endless paved driveways in the winter months allowing residents the ease of growing older in the home for many years to come.

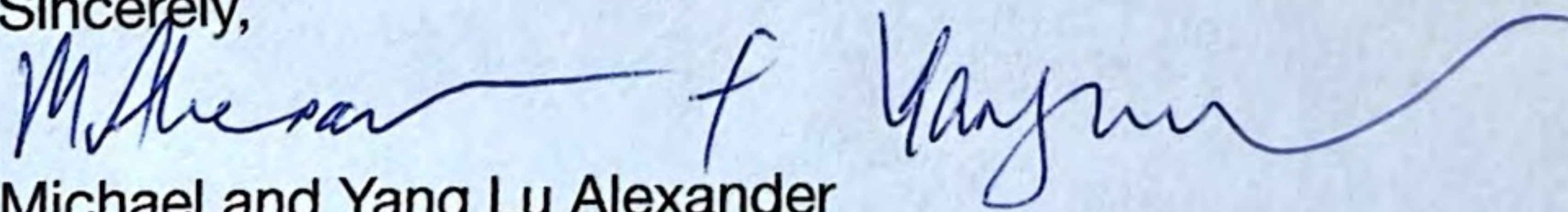
We have prepared a list of photos that show many other examples of existing attached street facing garages in Lakewood neighborhoods that are very similar to our proposal. Please see the submitted photos for examples of attached front facing garages in Lakewood, Ohio that are all located north of Clifton Blvd. and appear to have many of the same characteristics of our proposed attached garage addition.

It should be noted that the first two photos examples are located on streets (Leedale Avenue and Abbieshire Avenue) that are both just one street to the west and one street to the east of our Rosalie Avenue home. These 2 homes are significant comparable examples because these similar homes to ours allow for the same relative ease of arriving and departing the home without going outside into the elements and have limited paved areas with less snow removal in their driveways. These 2 attached garage examples should at least be noted for their comparability to our proposed attached garage.

We believe that the precedent demonstrated by these mid-block attached street facing garages of neighboring homes on identical streets located just one street to the west as well as one street to the east of our home is likely very good justification for approval of our proposed attached street facing garage plan. These examples, along with the many other existing attached street facing garage photos provided from locations throughout Lakewood also situated on similar streets that are all north of Clifton Blvd. should be deemed as significant evidence of our proposed project being acceptable to the Board.

Again, thank you all for your service to the City of Lakewood and your desire to maintain excellent design standards to keep our community beautiful and thriving for generations to come.

Sincerely,

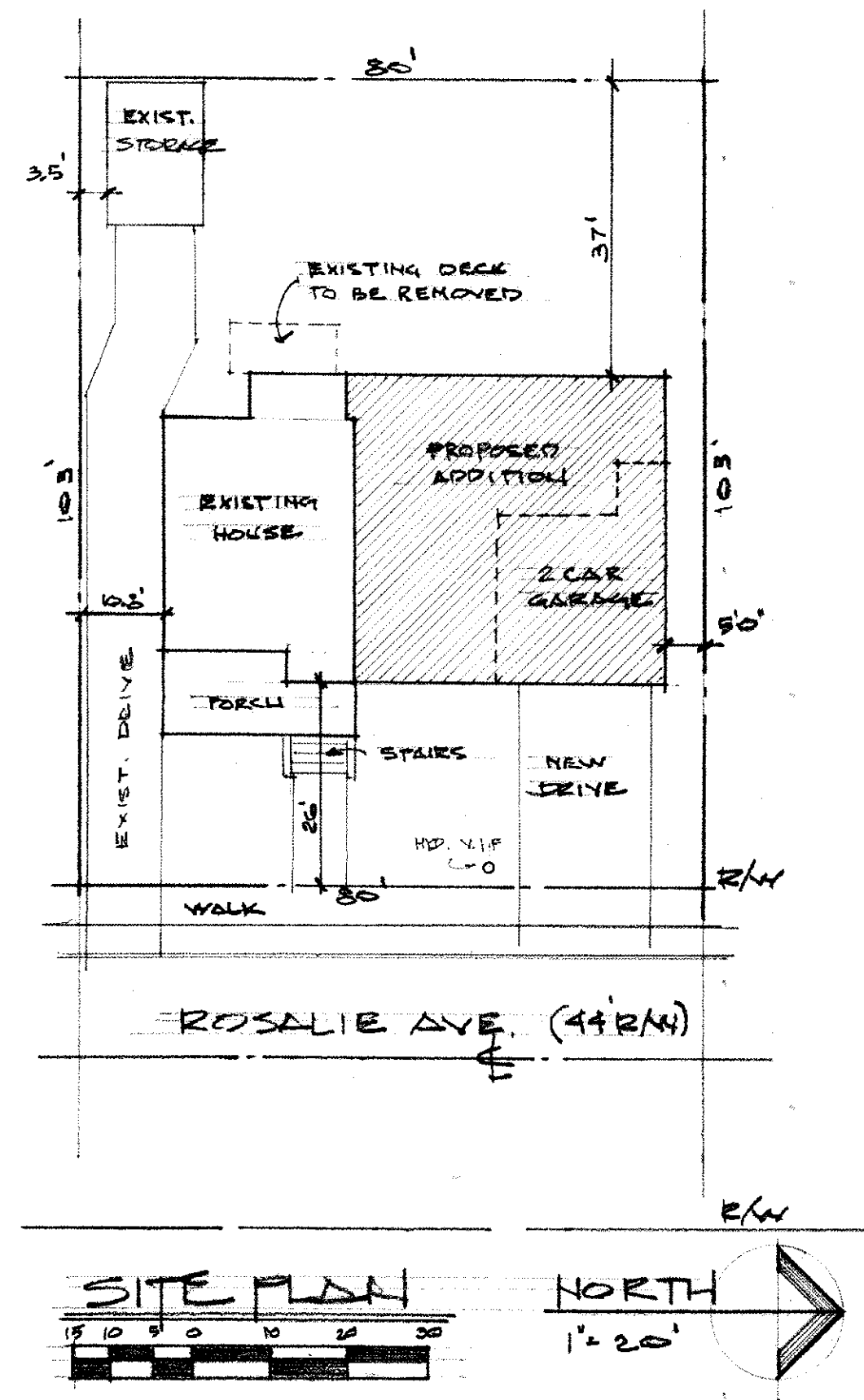


Michael and Yang Lu Alexander

Homeowners  
1070 Rosalie Avenue  
Lakewood, Ohio

**GENERAL NOTES:**

- All work to conform to local codes, building code, and codified ordinances of the village / city with jurisdiction.
- Contractor is responsible for obtaining all required permits and scheduling following inspections.
- Contractor to review the existing conditions and accept them as base bid. Review with the owners area of work; route of access; material storage location; limits of disruption and replacement of landscaping.
- Contractor to submit proposed schedule for start and completion of this project with his bid to the owner. Review hours of work, length of services interruption and areas of construction equipment storage.
- Contractor to remove all debris from site at completion of job and dispose of property as required.
- All work to be completed in craftsmanlike manner using new first quality materials installed with the manufacturer's specifications. Contractor to provide all required fasteners, couplings, connectors to complete project in proper manner.
- Contractor to notify architect of any change, error or newly discovered condition which conflict with the design. The architect will review and offer a solution, any work under taken without the architect's approval will be the sole responsibility of the contractor and done at his risk and expense.
- Contractor will select method of construction and assumes all risks in bracing, shoring, blocking and fencing to keep construction area and the existing site safe during construction.
- Contractor to review with the owners the selection of finish materials. The installation of all finishes requires the installer to fully review and accept the base materials and structure as adequate prior to finish installation. The performance of the selected finishes is solely the installer's responsibility.



MEC / DESCRIPTIVE METHOD

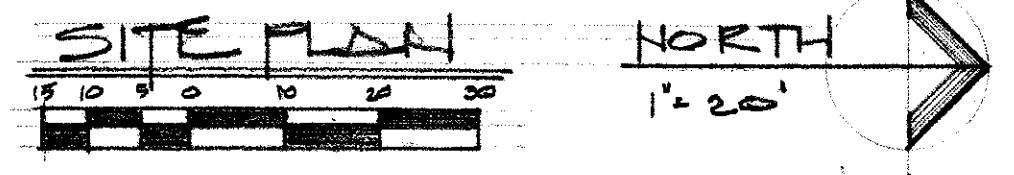
CLIMATE ZONE B

GLAZING	U 0.35	MAX
CEILINGS	R-3.8	MIN
WALLS	R-13	MIN
BASEMENT	R-10	MIN

HOUSE DATA	EXIST.	ADDITION
BASEMENT	720 SF	990 SF
FIRST FLOOR	824 SF	990 SF
SECOND FLOOR	792 SF	-
GARAGE	-	500 SF

LOT COVERAGE

LOT SIZE (103 X 80)	8240 SF	
EXIST. HOUSE W/PORCH	1041.3 SF	12.6%
ADDITION	990 SF	12.0%
TOTAL BLDG COVERAGE	2031.3 SF	24.6%



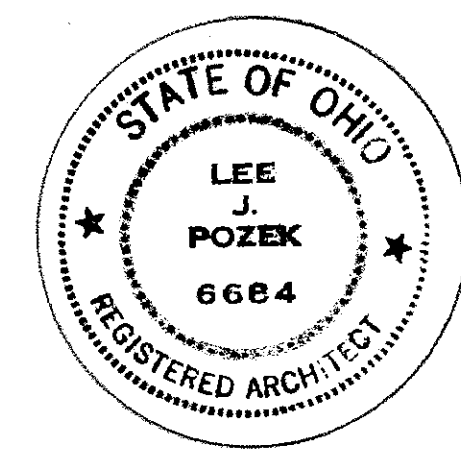
INFORMATION TAKE FROM SURVEY SUPPLIED BY OWN. ASSUMED CORRECT. CONTRACTOR TO VERIFY IN FIELD PRIOR TO START OF CONSTRUCTION.

- DRAWING INDEX
- 1 TITLE SHEET SITE PLAN
  - 2 EAST ELEVATION
  - 3 NORTH ELEVATION
  - 4 WEST ELEVATION CROSS SECTION
  - 5 FOUNDATION PLAN
  - 6 FLOOR PLAN
  - 7 SECTIONS DETAIL
  - 8 MECHANICAL PLANS
  - 9 LANDSCAPE PLAN - CONCEPTUAL

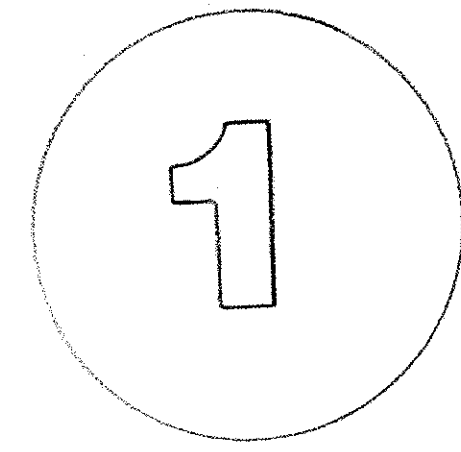
LEE J. POZEK ARCHITECT  
5222 Goldbrook Drive  
Mantua, Ohio 44255  
330-274-2889

PROPOSED ADDITION  
ALEXANDER FAMILY  
1070 ROSALIE AVE  
LAKEWOOD, OHIO

7-22-25 REY  
5-13-25 ADB

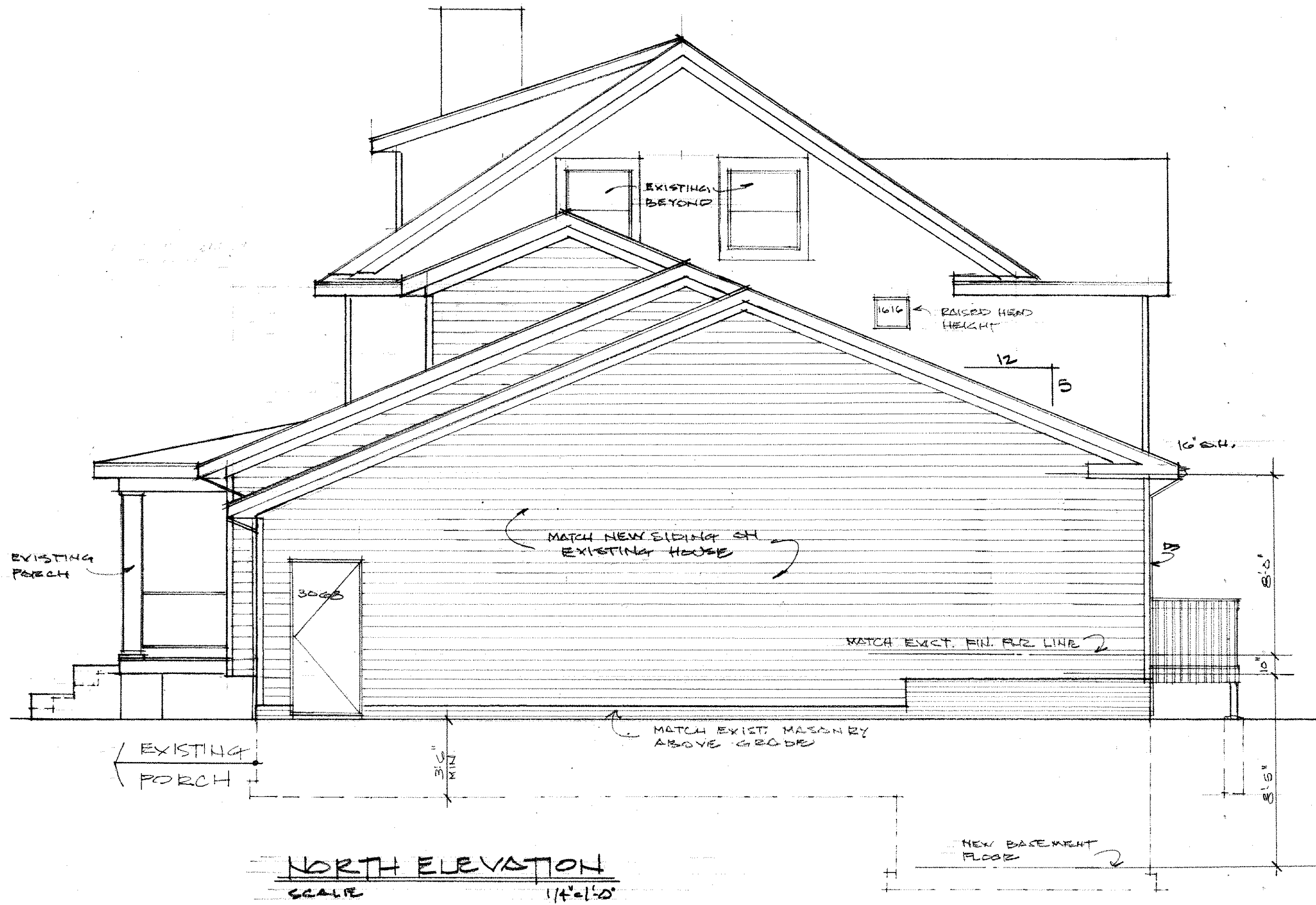


25002



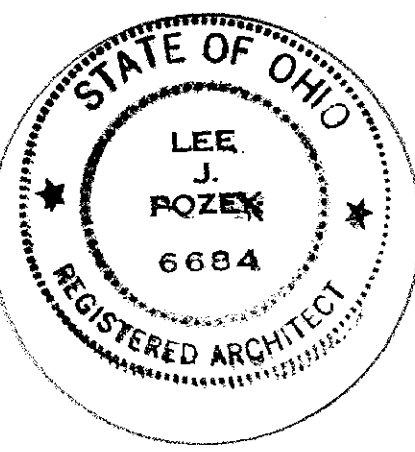


LEE J. POZEK ARCHITECT  
5222 Coldbrook Drive  
Mantua, Ohio 44255  
330-274-2889

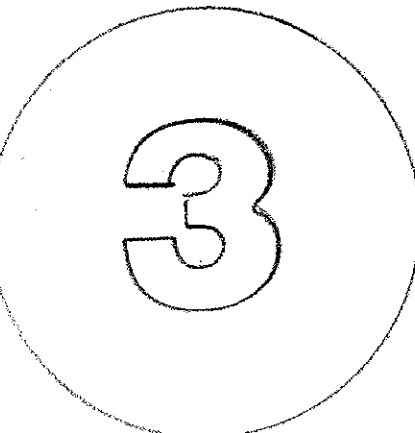


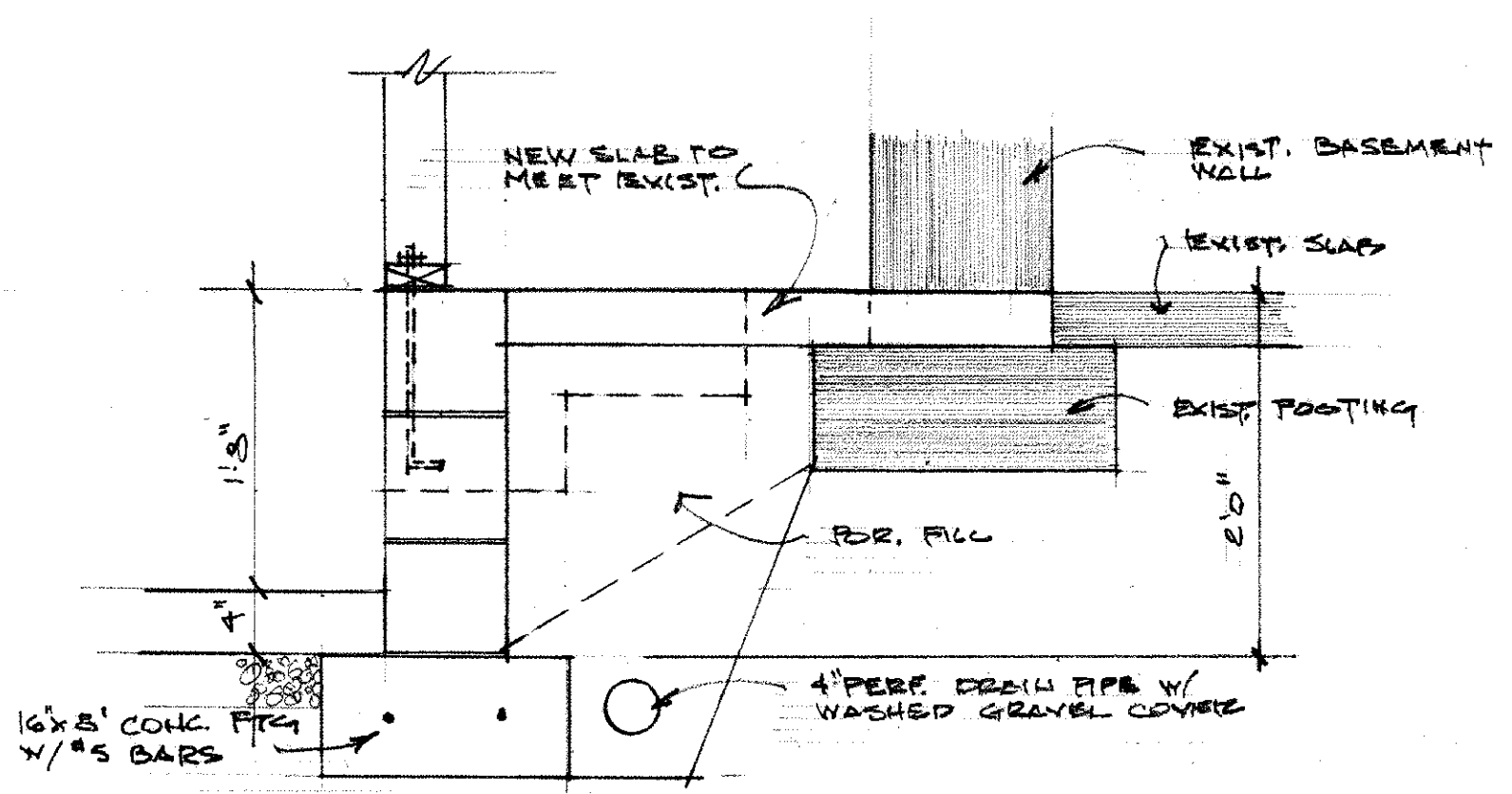
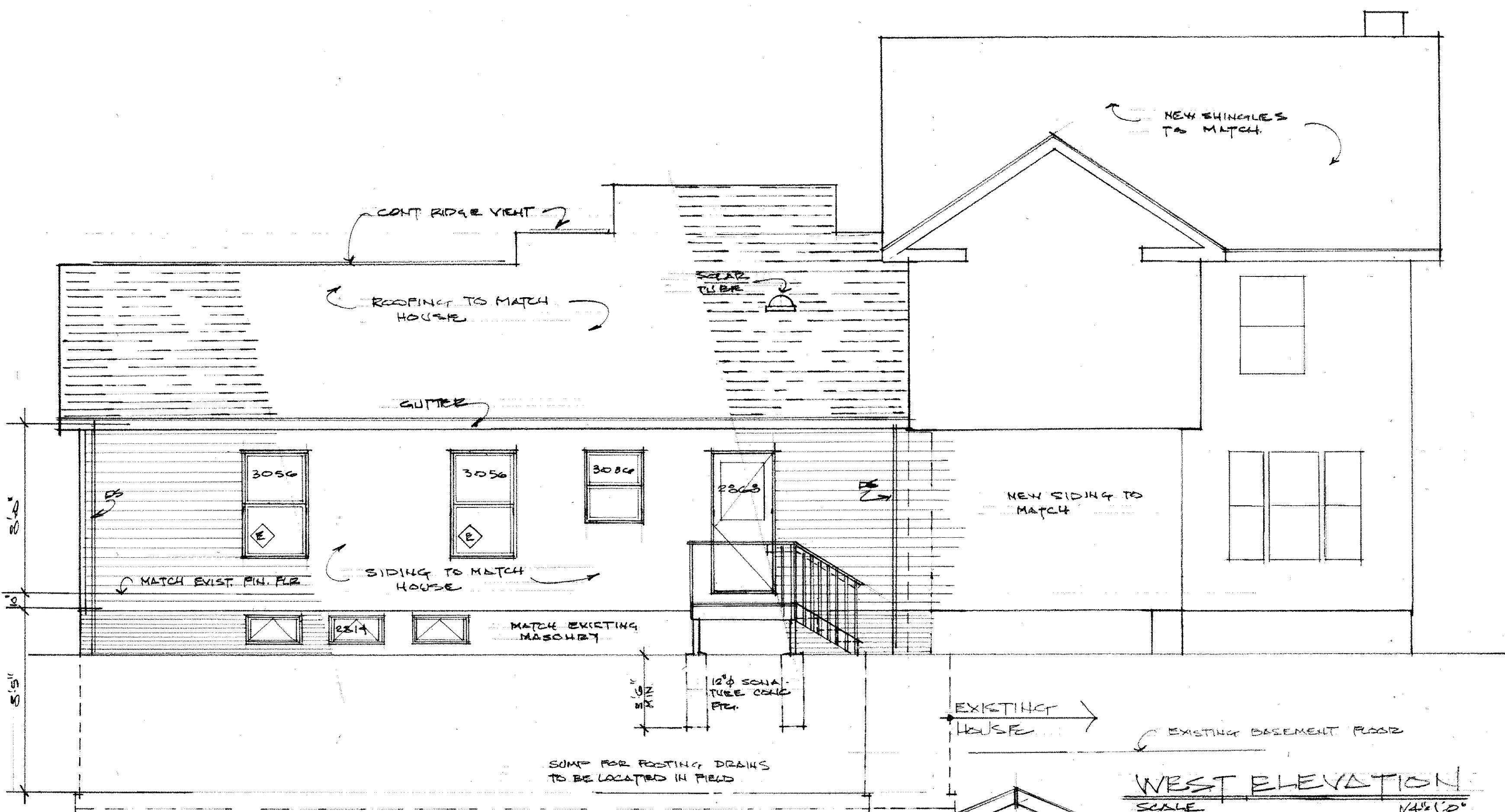
PROPOSED ADDITION  
ALEXANDER FAMILY  
1070 ROSALIE AVE  
LAKEWOOD, OHIO

7-22-25 REY  
5-18-25 AEB



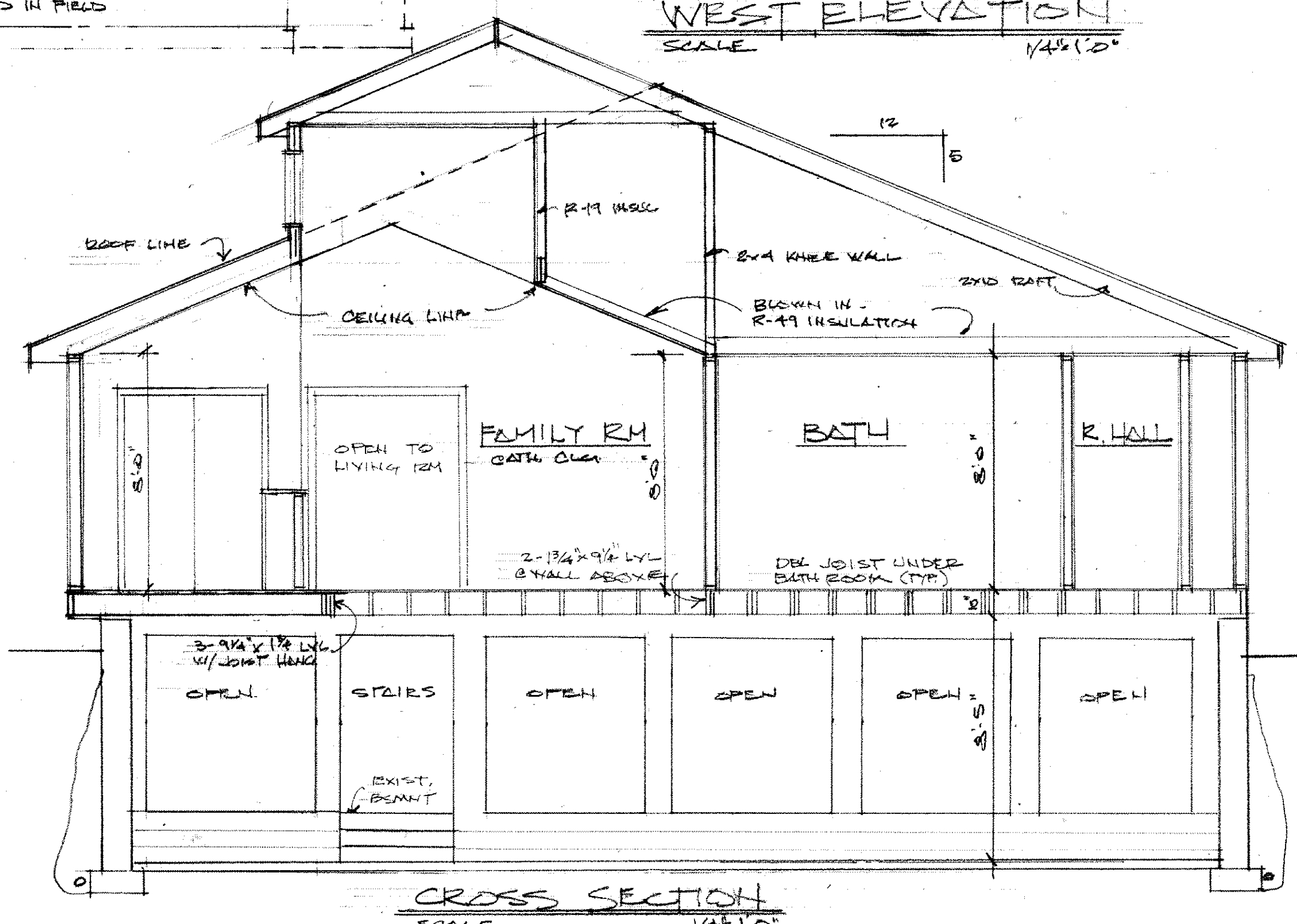
25002





**STEP DOWN DETAIL (BASEMENT)**  
 SCALE 1"=1'-0"

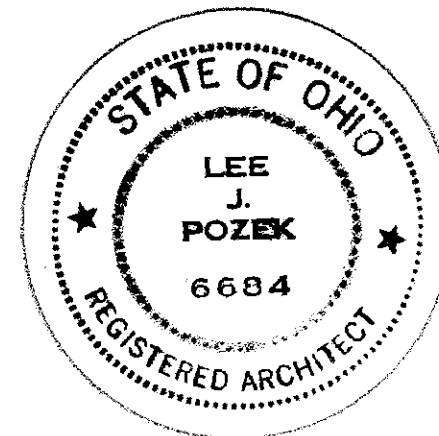
— NEW CONSTRUCTION  
 — EXISTING TO REMAIN



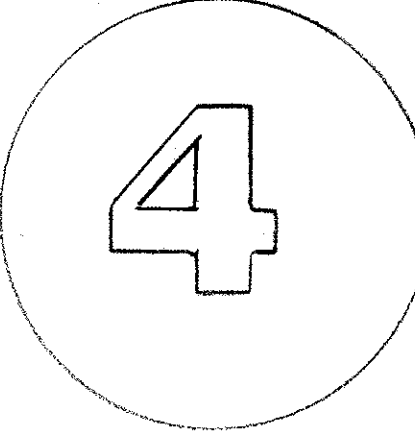
**CROSS SECTION**  
 SCALE 1/4"=1'-0"

PROPOSED ADDITION  
 ALEXANDER FAMILY  
 1070 ROSALIE AVE  
 LAKENOOD, OHIO

7-22-25 REV  
 5-18-25 DRB

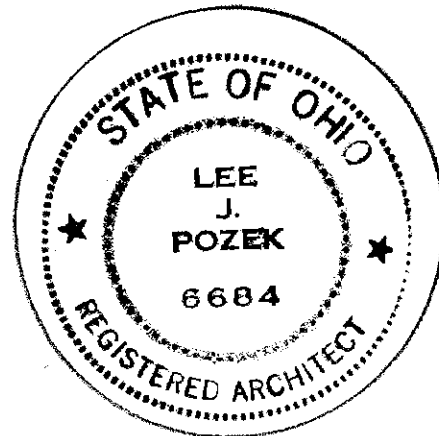


23002

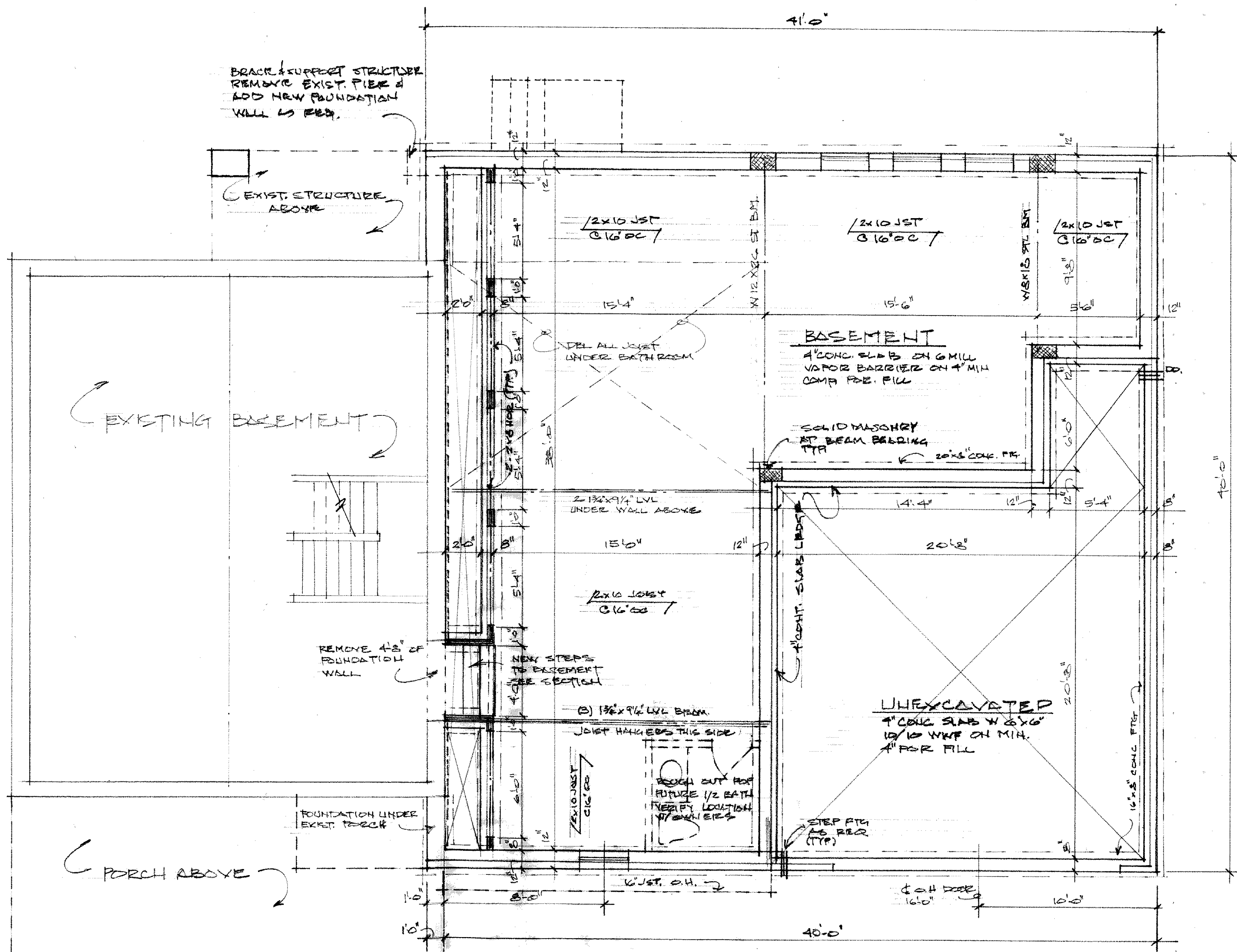
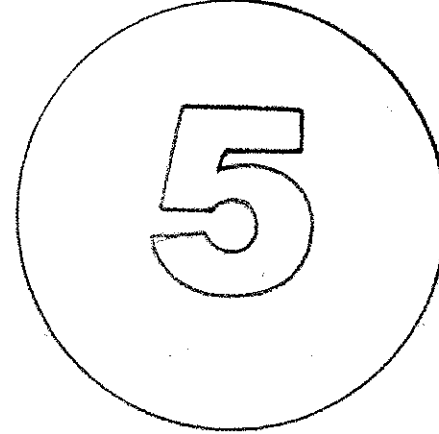


PROPOSED ADDITION  
 ALEXANDER FAMILY  
 1070 ROSALIE AVE  
 LAKEWOOD, OHIO

7-22-25 REX  
 5-13-25 ARB



25002



**FOUNDATION PLAN**  
 SCALE 1/4" = 1'-0"

**PLUMBING NOTE**

VERIFY W/OWNER LOCATION OF  
 SLIP HUMP FOR FOOTING DRAINS  
 PRIOR TO INSTALLATION.

**FOUNDATION NOTES:**

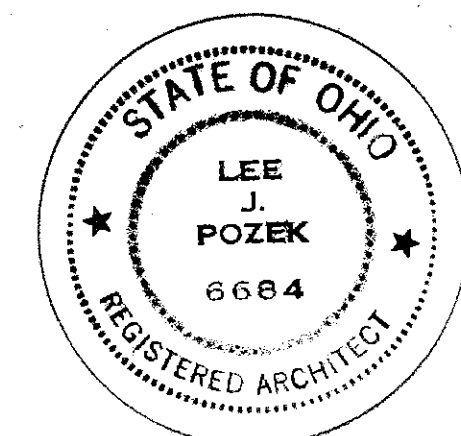
Foundation design assumes minimum 2500# PSF soil  
 bearing capacity on stable ground. This to be  
 field verified by excavating contractor.  
 All steel beams to rest on solid masonry pockets.

**CONCRETE NOTES:**

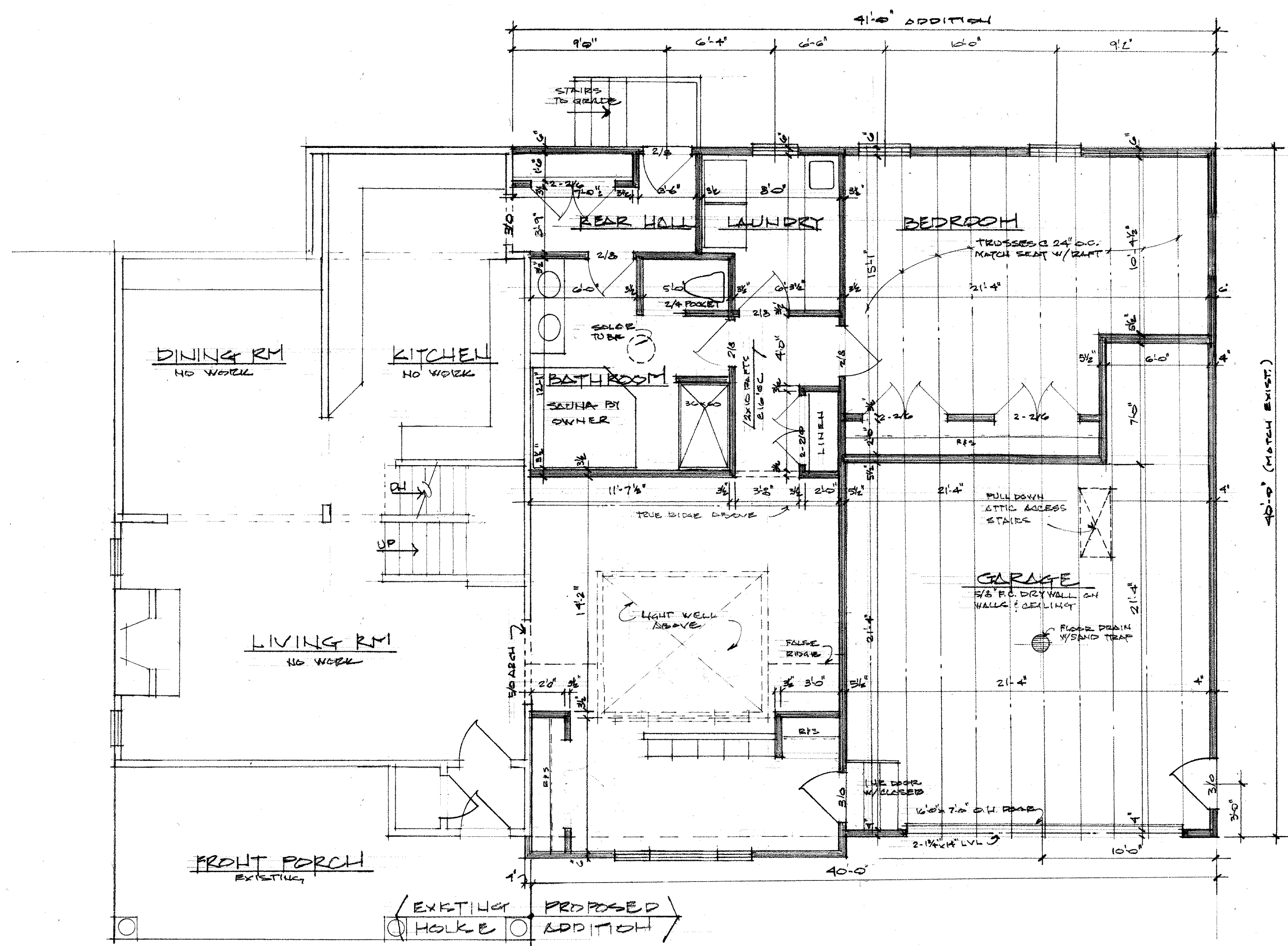
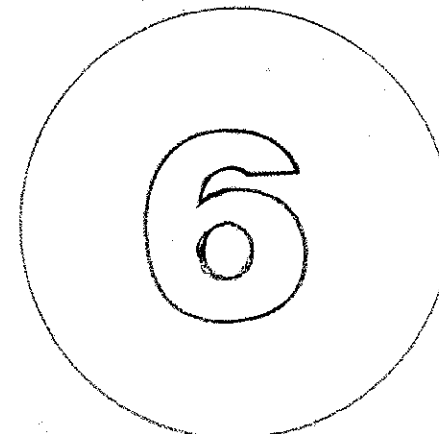
All concrete to be 4000 PSI in 28 days typical.  
 Control joints to be evenly spaced at a maximum 15'-0"  
 o. c. each way typical.  
 Air entrained 6% concrete for slabs exposed to weather.

PROPOSED ADDITION  
 ALEXANDER FAMILY  
 1070 ROSALIE AVE  
 LAKEWOOD, OHIO

7-22-25 REY  
 5-18-25 AEB  
 CAL 29, '25



23052



DINING RM  
NO WORK

KITCHEN  
NO WORK

LIVING RM  
NO WORK

FRONT PORCH  
EXISTING

REAR HALL

LAUNDRY

BED ROOM

BATHROOM  
SABHA BY OWNER

GARAGE  
5/8" F.C. DRY WALL ON WALLS & CEILING  
FLOOR DRAIN 1/2" SAND TRAP

40'-0" (MATCH EXIST.)

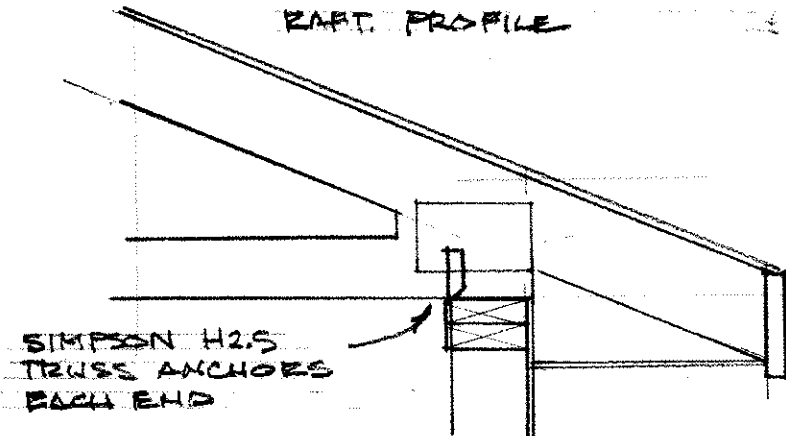
EXISTING PROPOSED  
 HOLK E ADDITION

EXISTING TO REMAIN  
 NEW CONSTRUCTION

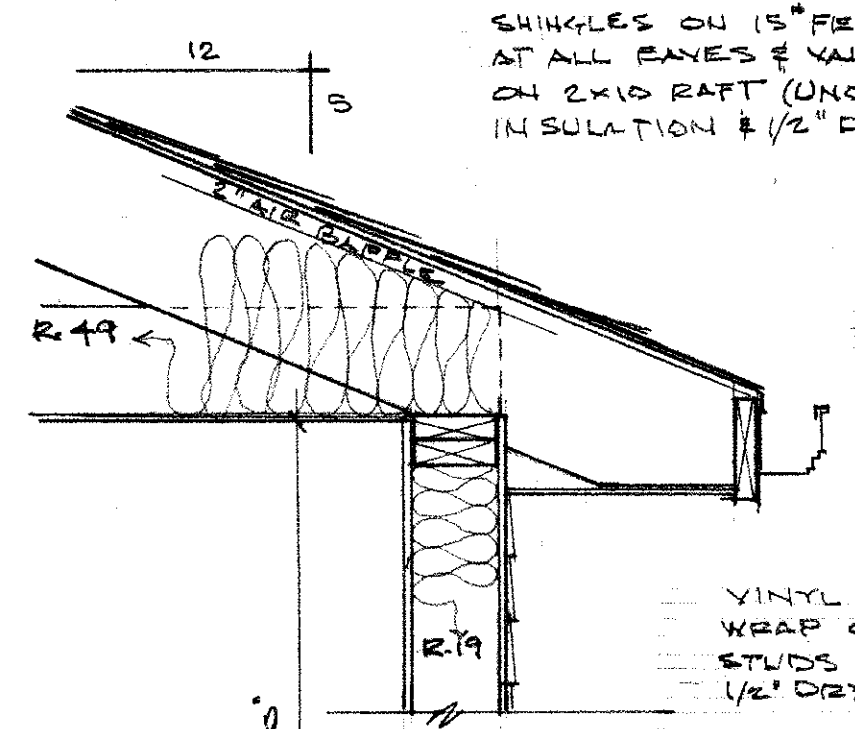
FRAMING NOTES

ALL FRAMING MATERIAL USED FOR STRUCTURAL FRAMING TO BE MINIMUM Fb 1200 PSI, KILN DRIED AND DIMENSIONALLY STABLE.

NOTE:  
 PRE ENGINEERED TRUSS  
 W/ RAISED SEAT TO MATCH  
 RAFT. PROFILE



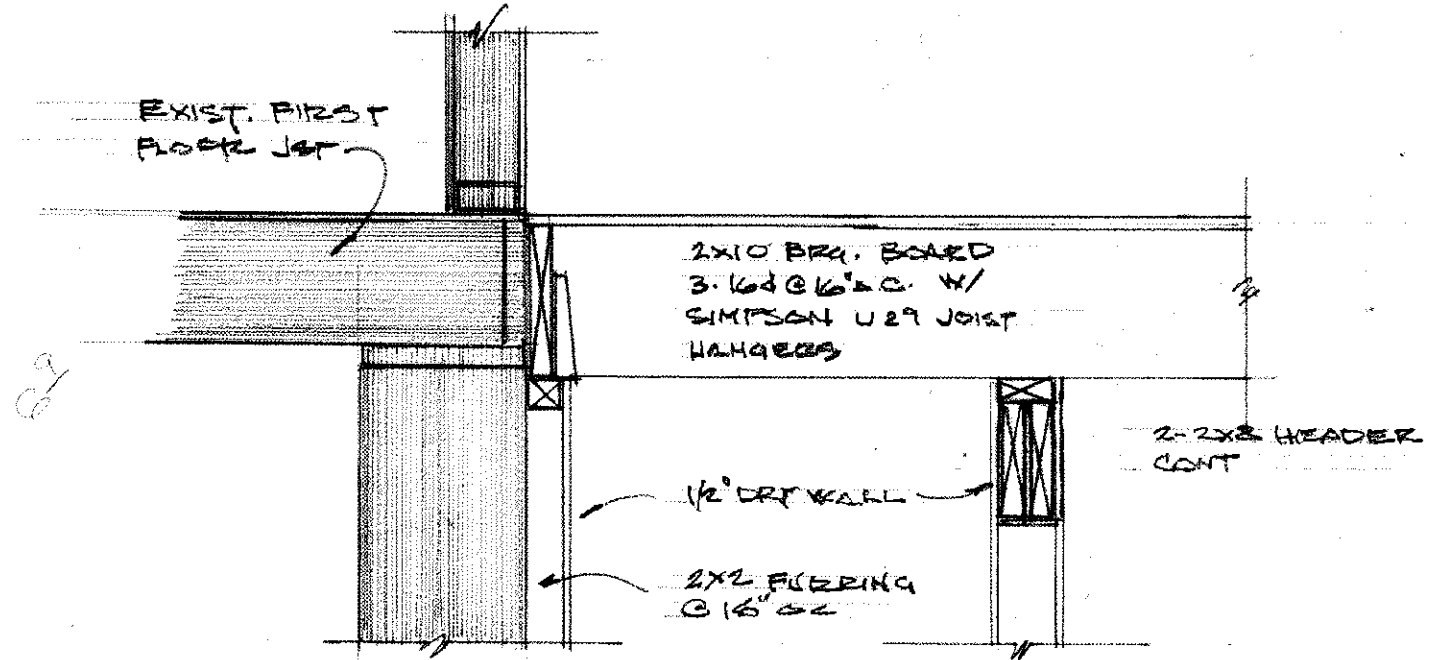
**TRUSS OPTION**  
 SCALE 1"=10"



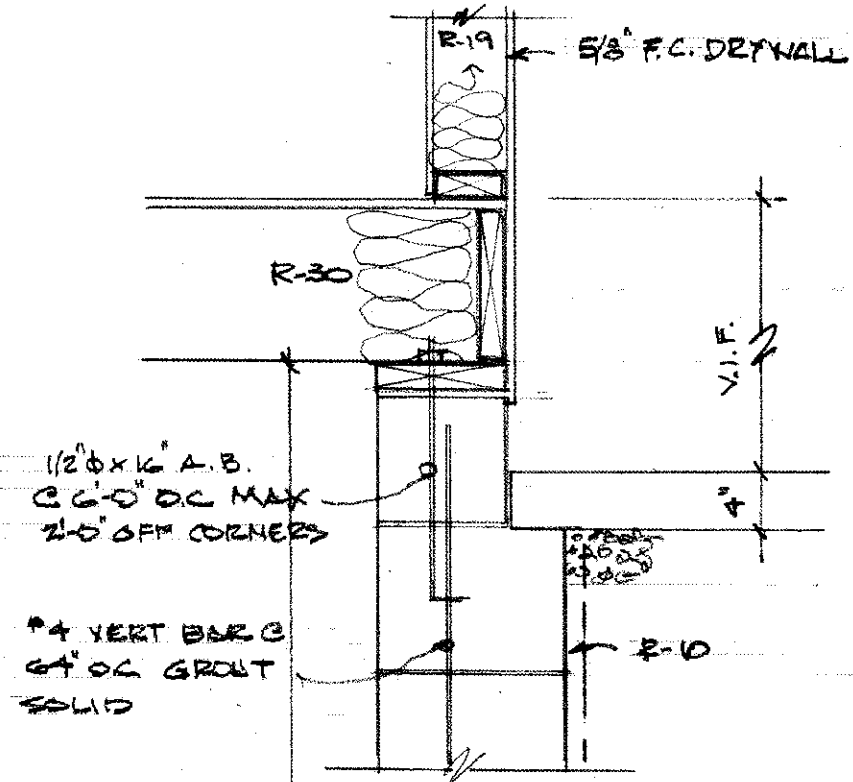
SHINGLES ON 15" FELTS - 36" ICE GUARD  
 AT ALL EAVES & VALLEYS - ON 1/2" OSB  
 ON 2x10 RAFT (UND) W/ R-19 BLOWN  
 INSULATION & 1/2" D.W. CEILING

DRIP EDGE FLASHING ON  
 WRAPPED 2x6 FACIA W/  
 5" CONT. ALUM. GUTTER  
 AND VENTED SOFFIT  
 SYSTEM.

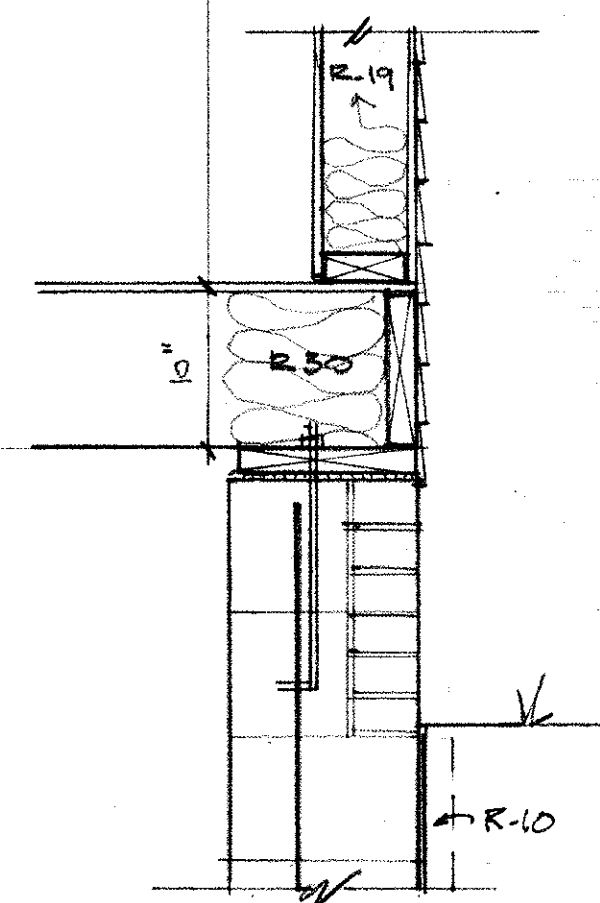
VINYL SIDING ON TYVEK  
 WRAP ON 1/2" OSB ON 2x6  
 STUDS W/ R-19 INSULATION  
 1/2" DRYWALL



**BASEMENT STEP DOWN**  
 SCALE 1/2"=1'-0"



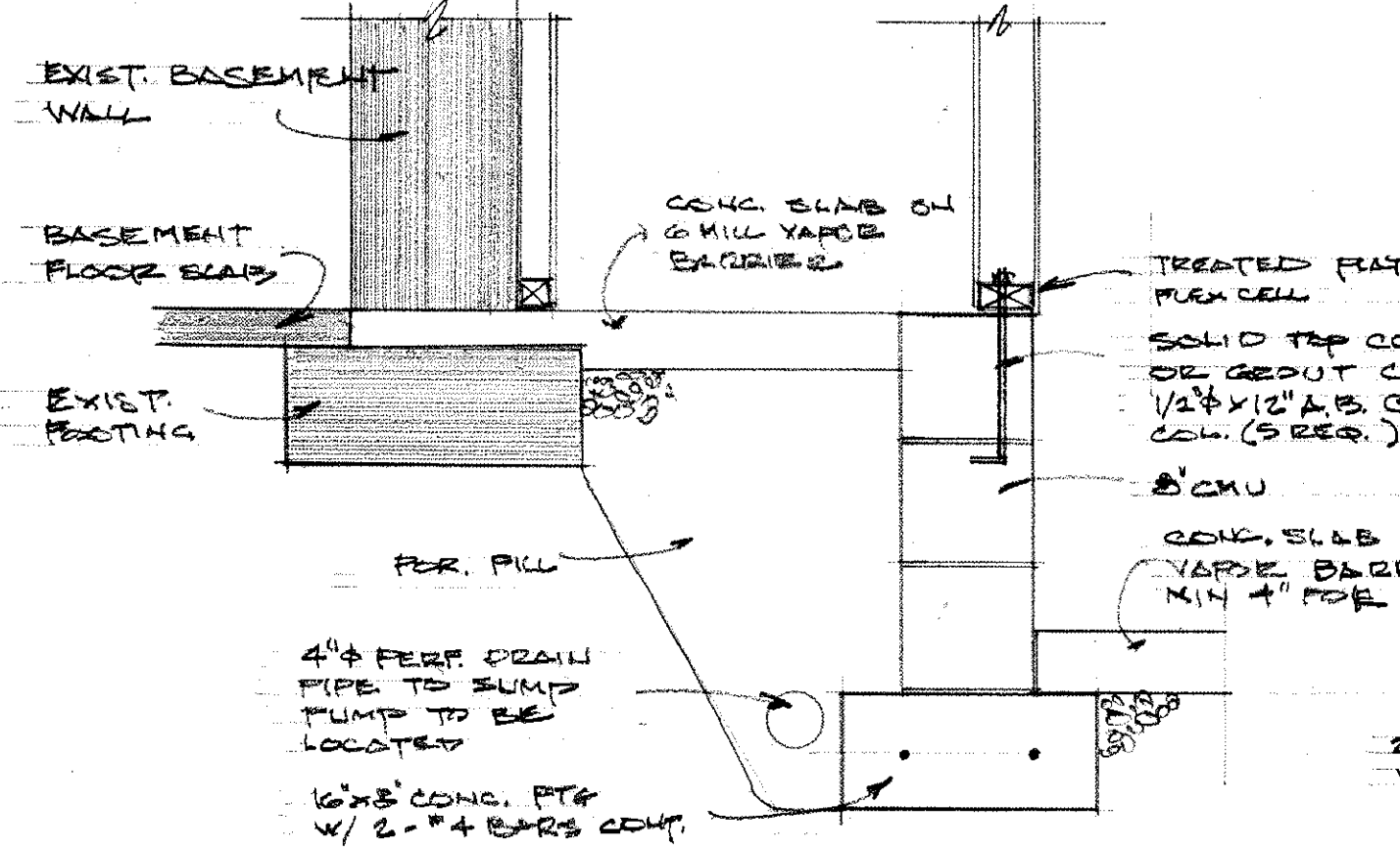
**GARAGE WALL**  
 SCALE 1"=1'-0"



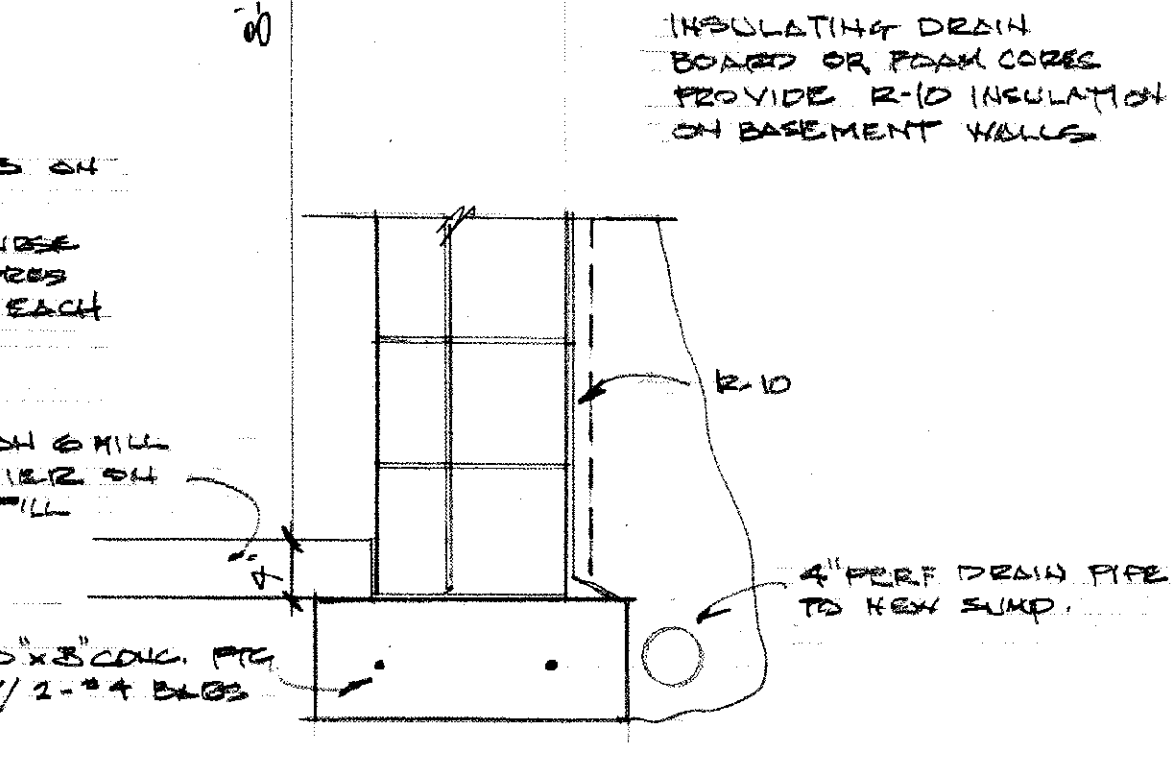
3/4" T&G STUD FLOOR ON  
 2x10 JOIST W/ R-30 BOX END  
 INSULATION ON 2x12 MUD SILL  
 W/ 1/2" FLEX CELL 1/2" x 16"  
 A.B. C.C.'S OR MAX (2'-0" OFF  
 CORNERS)

FACE BRICK ABOVE GRADE  
 TO MATCH EXISTING BRICK

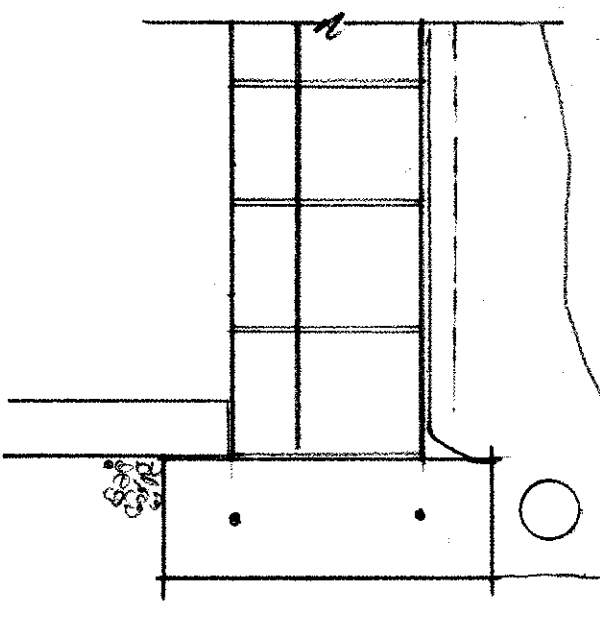
FINISH GRADE (TO REMAIN)



**BASEMENT WALL**  
 SCALE 1/2"=1'-0"



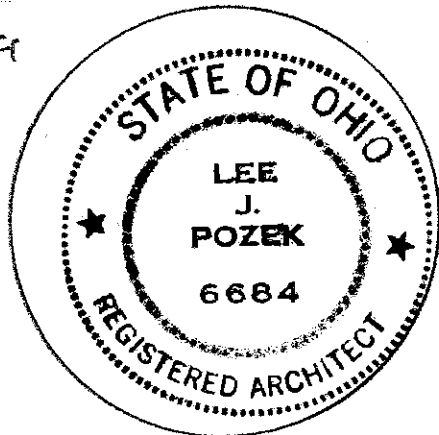
**GARAGE WALL**  
 SCALE 1"=1'-0"



**TYPICAL WALL SECTION**  
 SCALE 1/2"=1'-0"

PROPOSED ADDITION  
 ALEXANDER FAMILY  
 1070 ROSALIE AVE  
 LAKEWOOD, OHIO

7-22-25 REV  
 9-18-25 AEB

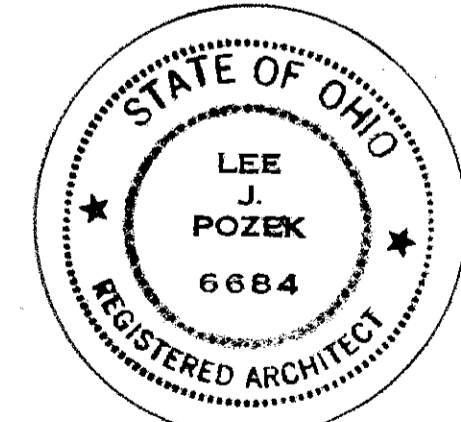


25002

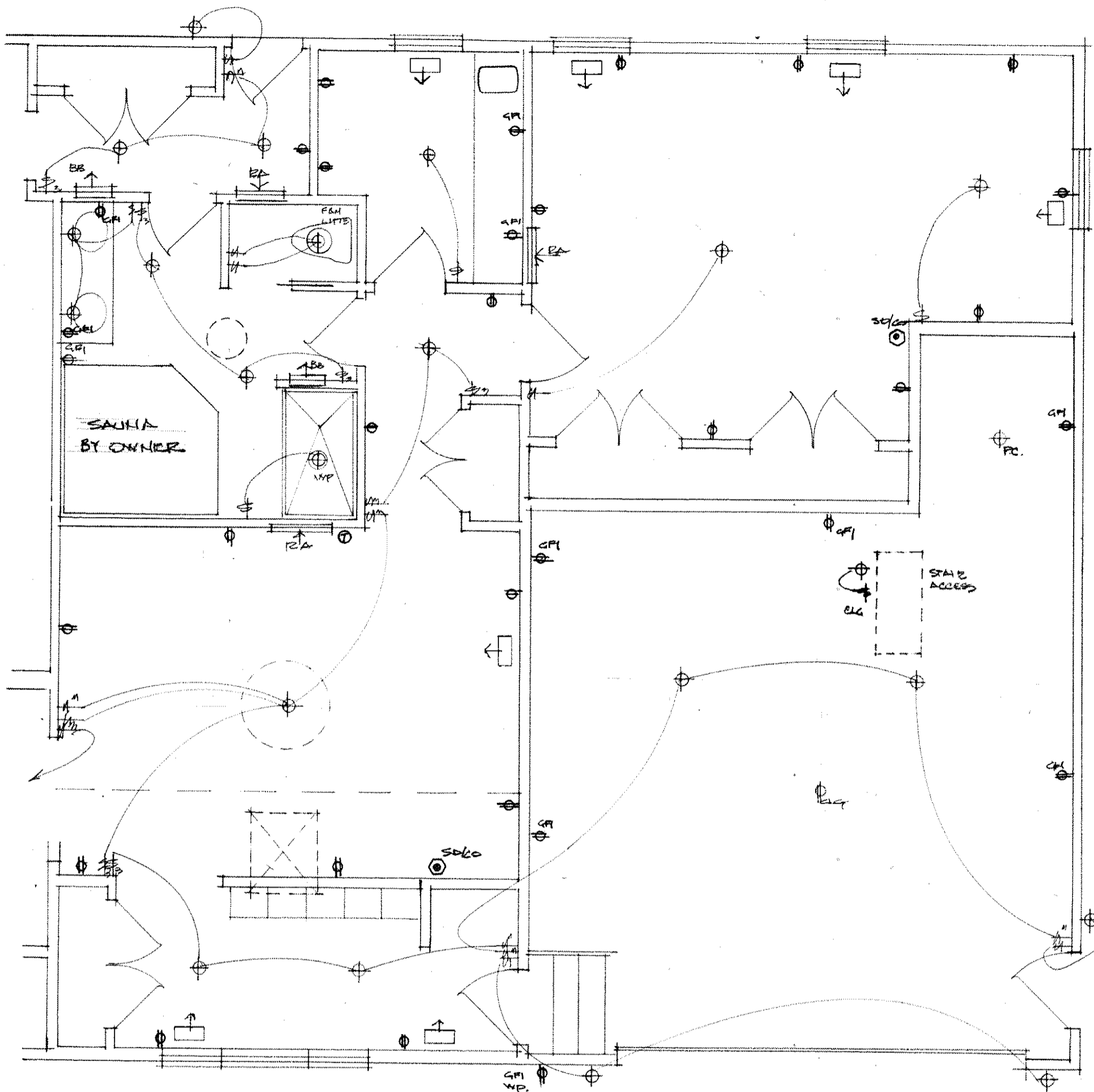
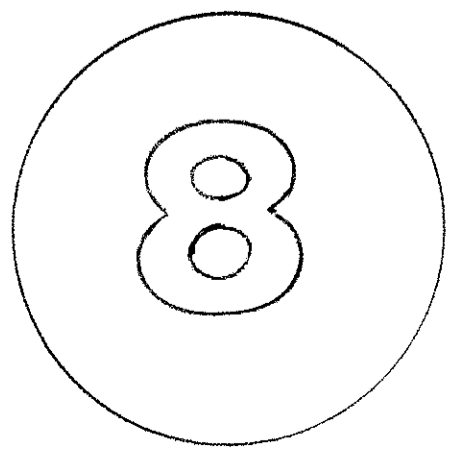


PROPOSED ADDITION  
 ALEXANDER FAMILY  
 1070 ROSALIE AVE  
 LAKEVIEW, OHIO

7-22-25 REV  
 5-13-25 ARB



25002



FIRST FLOOR MECHANICAL  
 SCALE 1/4" = 1'-0"

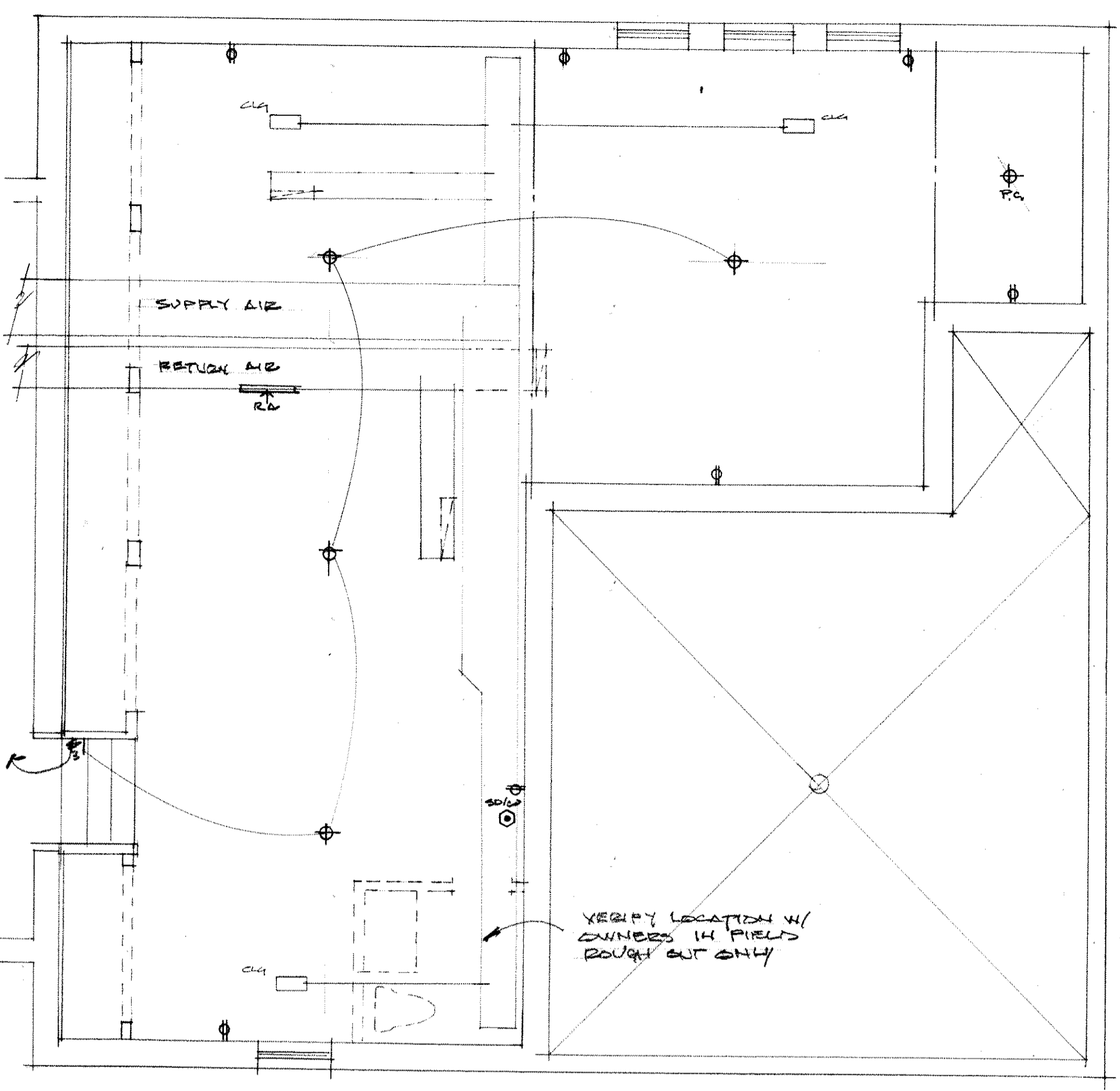
ELECTRICAL LEGEND

- ⊕ SINGLE POLE SWITCH
  - ⊕ THREE WAY SWITCH
  - ⊕ DUPLEX OUTLET (ARCH FAULT PROTECTED)
  - ⊕ LIGHT FIXTURE OUTLET
  - ⊕ GFI GROUND FAULT CIRCUIT INTERRUPTER
  - ⊕ WP WEATHER PROTECTED
- ALL WORK TO CONFORM TO NATIONAL ELECTRIC CODE AS REQ. CIRCUITS TO BE ARCH FAULT PROTECTED WHERE REQ. REVIEW FIXTURE LOCATIONS WITH OWNER PRIOR TO PULLING WIRE.
- REVIEW EXISTING SERVICE & USE SPACES AS NEEDED. UP GRADE SERVICE IF REQ. FIELD VERIFY AT BASE BLD. INSTALL S.B. PANEL IF REQ. V.V.F.

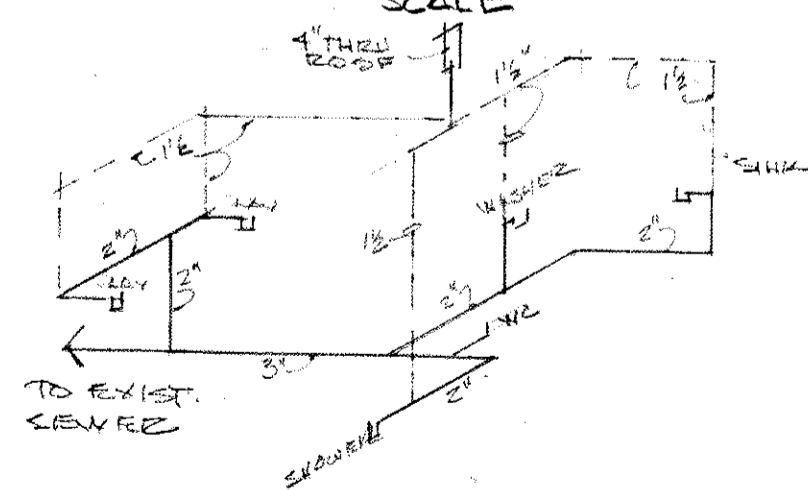
HYAC LEGEND

- ⊕ SUPPLY DIFFUSER 12"x3" THROAT W/ DAMPER
- ⊕ RETURN AIR GRILL (SIZES VARY)
- ⊕ THERMO STAT - AUTO SET BACK
- ⊕ SMOKE DETECTOR - CARBON MONOXIDE DETECTOR - HARD WIRED - INTERCONNECTED WITH BATTERY BACK UP.
- ⊕ CLG CEILING FIXTURE
- ⊕ BB BASE BOARD DIFFUSER
- ⊕ EF EXHAUST FAN - DUCTED DIRECT TO EXTERIOR

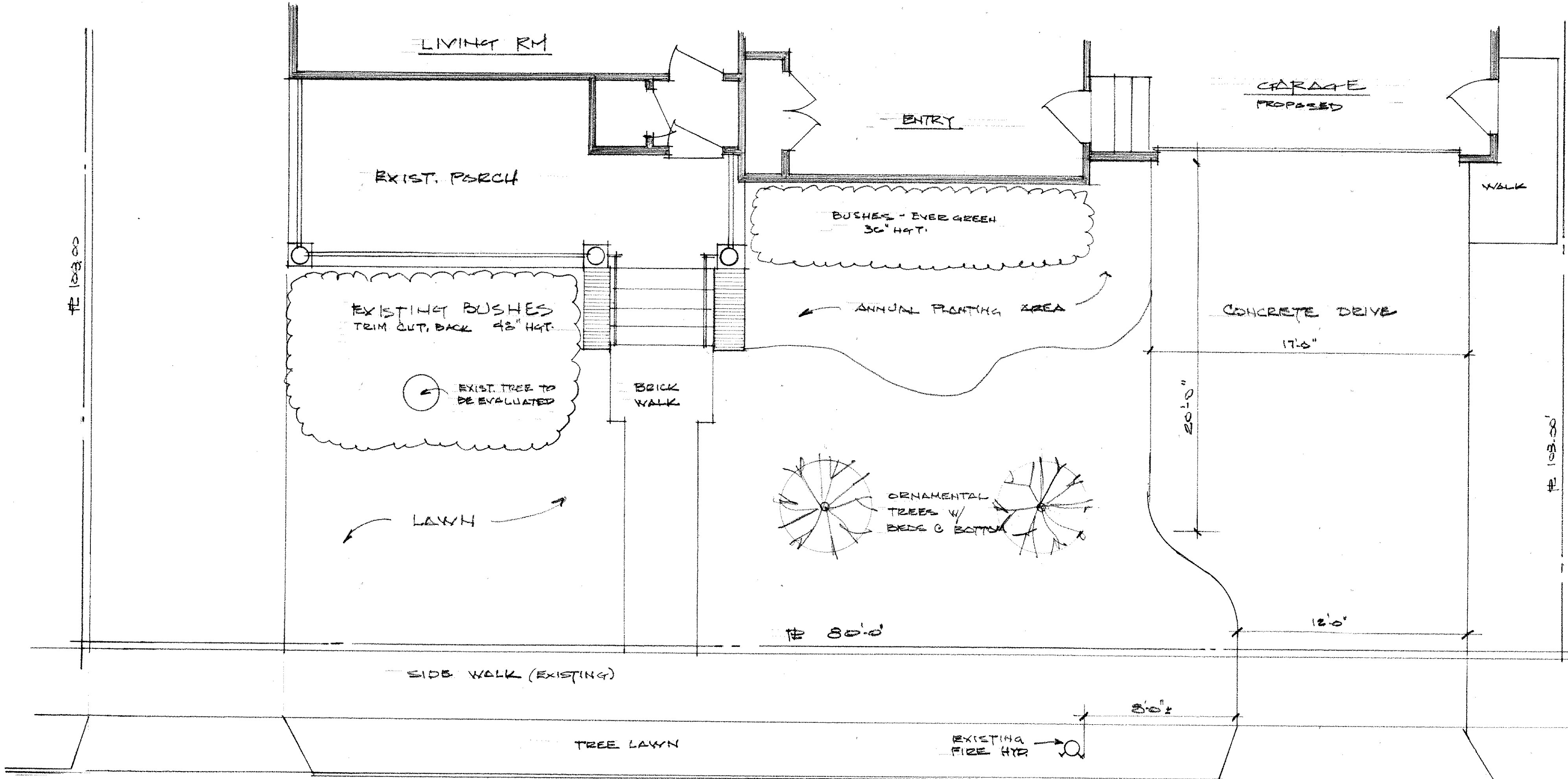
NOTE: EXTEND EXISTING DUCT WORK HYAC UNIT SIZED FOR THIS ADDITION.



BASEMENT MECHANICALS  
 SCALE 1/4" = 1'-0"



PLUMBING 50  
 N.T.S.



**NOTES**

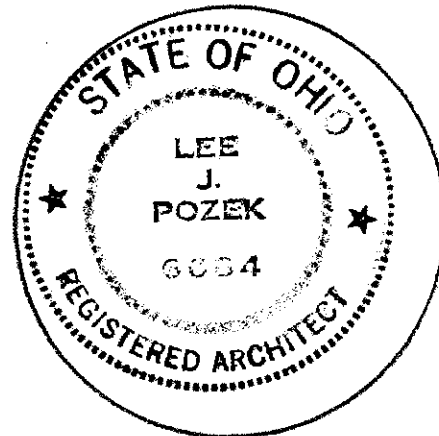
- FINAL LANDSCAPE DESIGN TO BE DEVOPED AFTER EXCAVATIONS & GRADING ARE COMPLETED.
- EXISTING VEGETATION TO BE EVALUATED AND PLANS FOR REPLACEMENT OR CARE SET AT THAT TIME.

**LANDSCAPE PLAN CONCEPTUAL**  
SCALE 1/4" = 1'-0"

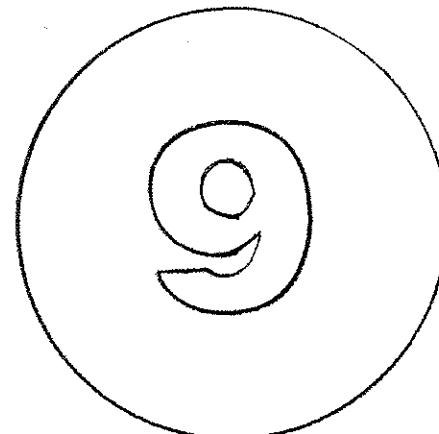
LEE J. POZEK ARCHITECT  
5222 Coldbrook Drive  
Mantua, Ohio 44255  
330-274-2889

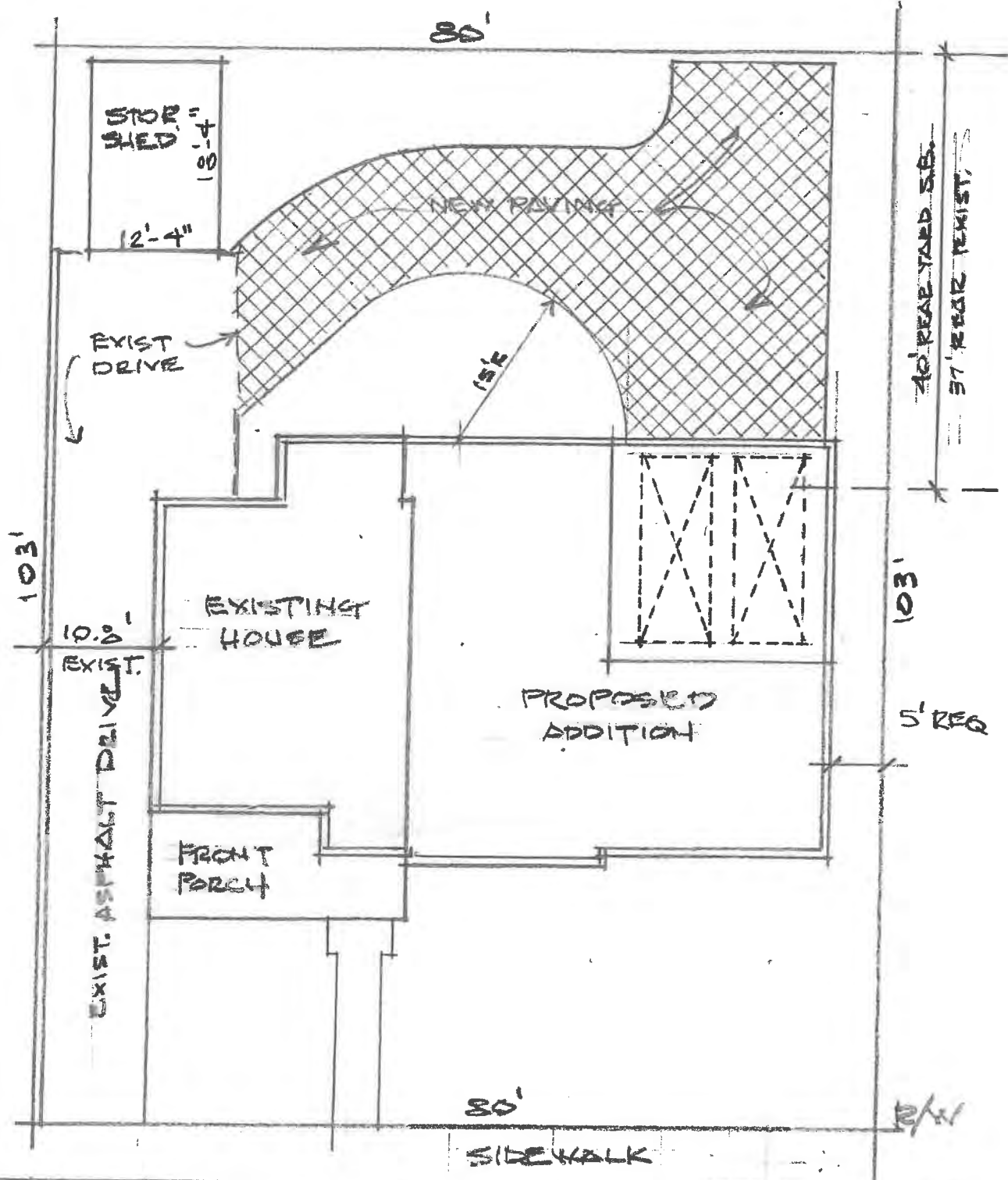
PROPOSED ADDITION  
ALEXANDER FAMILY  
1070 ROSALIE AVE  
LAKENOOD, OHIO

7-22-25 REV



25002





ROSALIE AVE 44'





NORTH NEIGHBOR



NORTH NEIGHBOR

ALEXANDER  
1070 ROSALIE

RESIDENCE  
LAKEWOOD



- FRONT ELEVATION



- DRIVE WAY

ALEXANDER RESIDENCE  
1070 ROSALIE HARBWOOD



WEST SIDE (REAR)



NORTH SIDE - ADDITION TO COVER

ALEXANDER RESIDENCE  
1070 ROSALIE LAKELAND



FRONT YARD (EXISTING)

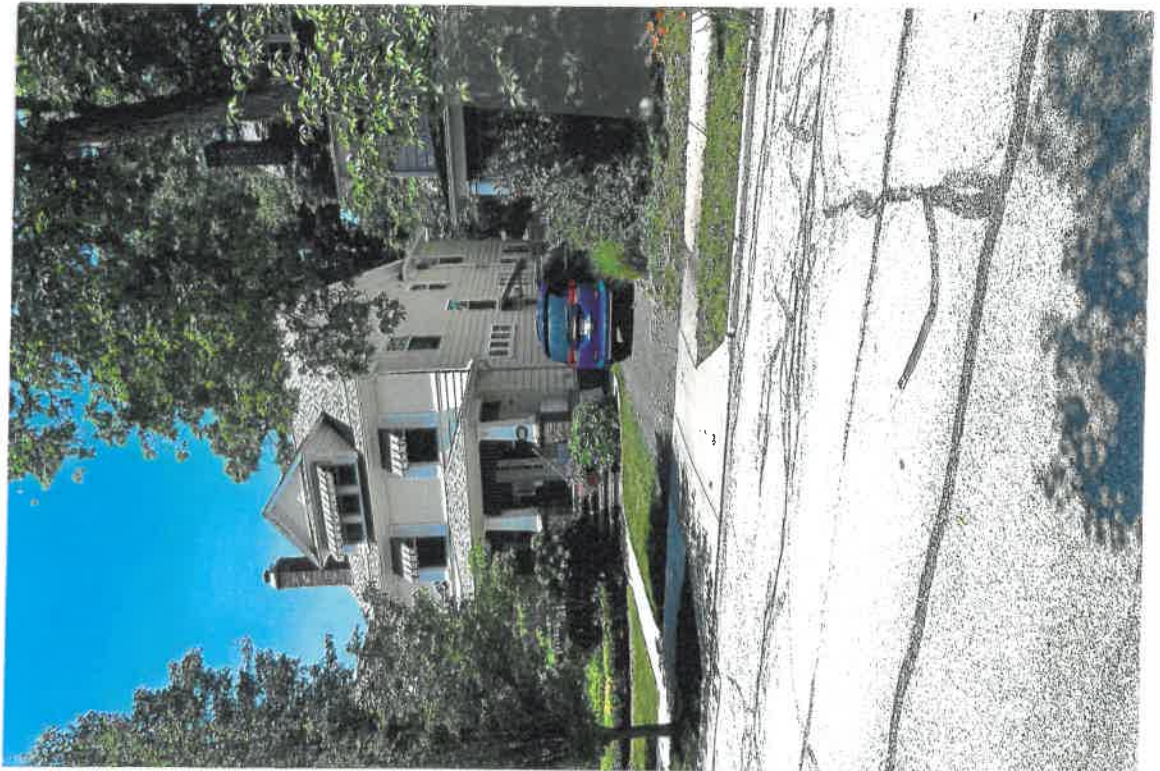


SOUTH SIDE

ALEXANDER RESIDENCE  
1070 ROSALIE LAKENWOOD

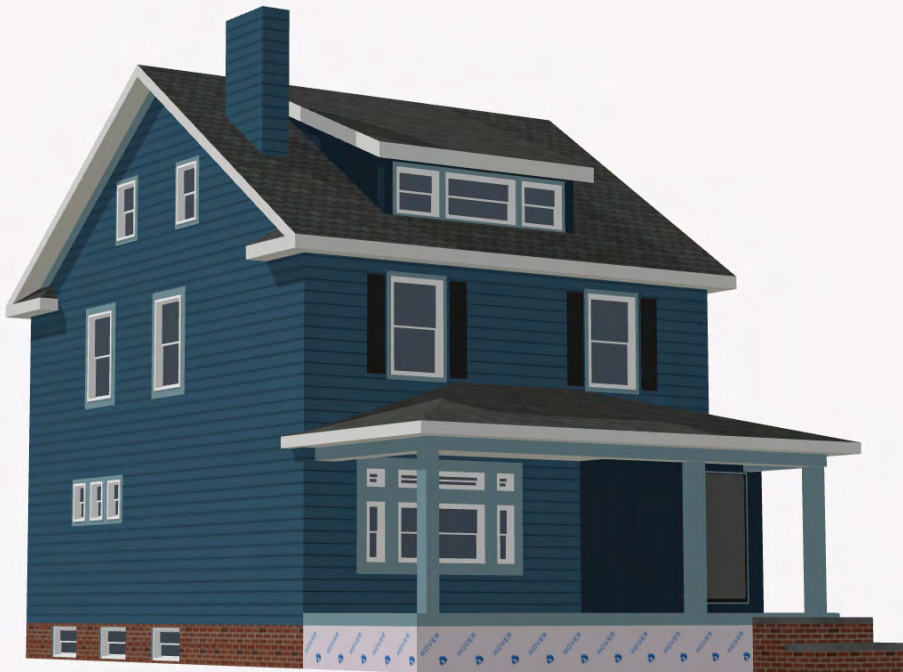


SOUTH SIDE NEIGHBOR



SOUTH SIDE NEIGHBOR

ALEXANDER RESIDENCE  
1070 ROSALIE LAKENOOD



3A

COMPLETE  
COLOR PALETTE



20 VIRTUALLY  
MAINTENANCE-FREE  
**ON-TREND COLORS.**



Glacier White



Almond



Monterey Sand



Pebble



Canyon Drift



Storm



Flagship Brown



Rustic Timber



Mountain Fern



Deep Moss



Cape Cod Gray



Sterling Gray



Ageless Slate



Charcoal Smoke



Cast Iron



Laguna Blue



Harbor Blue



Midnight Blue



Riviera Dusk



Fired Brick

MYSTIC BLUE - STANDARD COLOR  
NOT AVAILABLE IN XXL



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

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

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Application Cover Page

Docket No.: 04-26-25

Permit No.: BBS25-000054

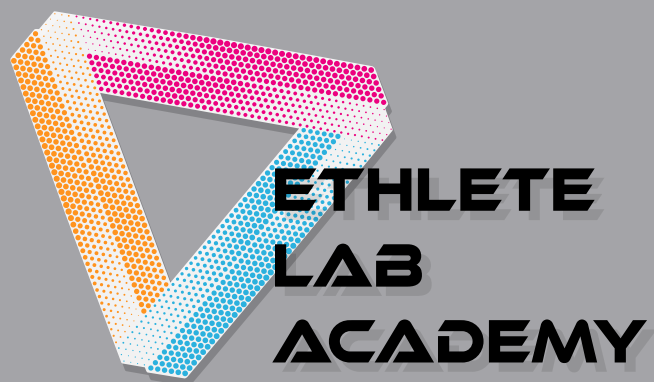
Applicant Name: Abby Ayers, Ethlete Lab Academy

Project Address: 14414 Detroit Ave.

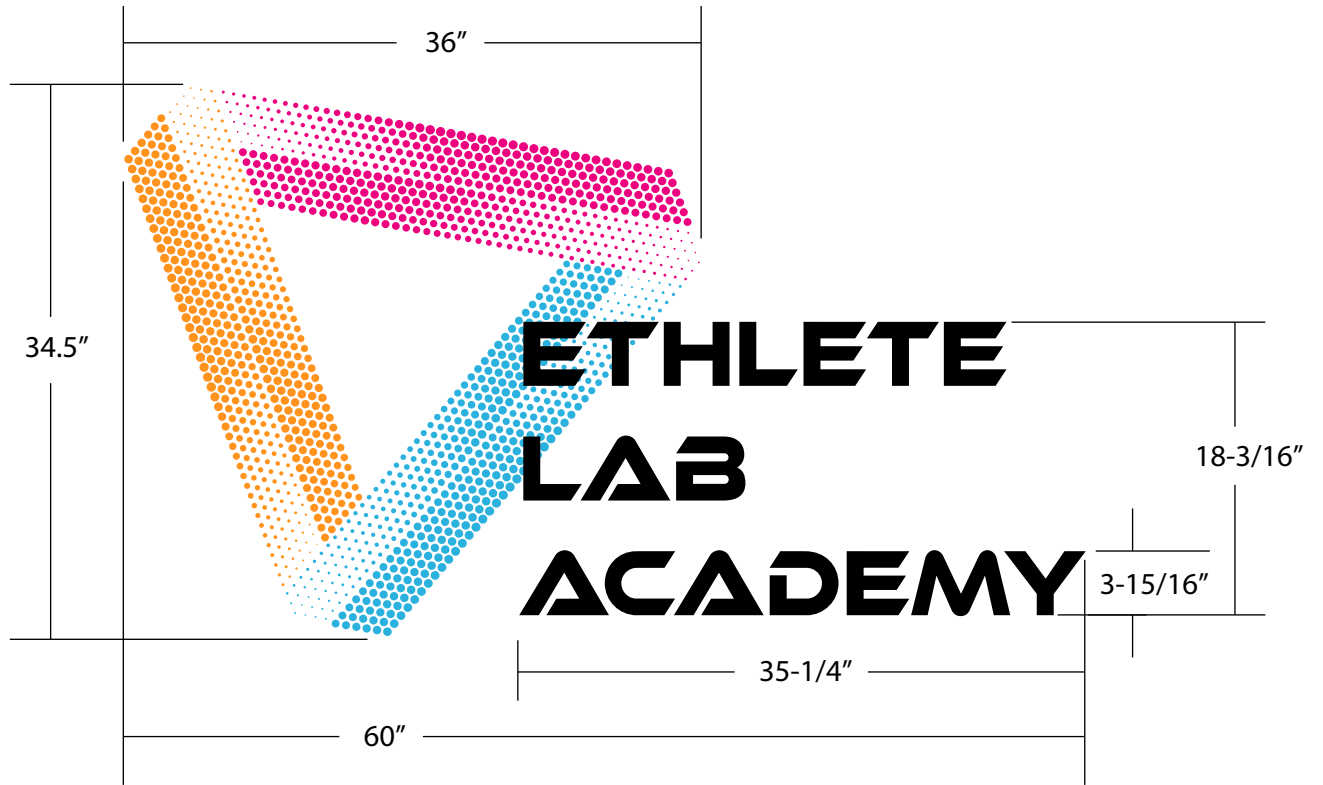
Project Name: Ethlete Lab Academy

Project: Applicant proposes modifications to approval granted at the April 10, 2025 meeting.

an



RECEPTION – COMP



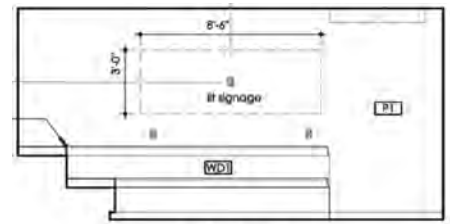
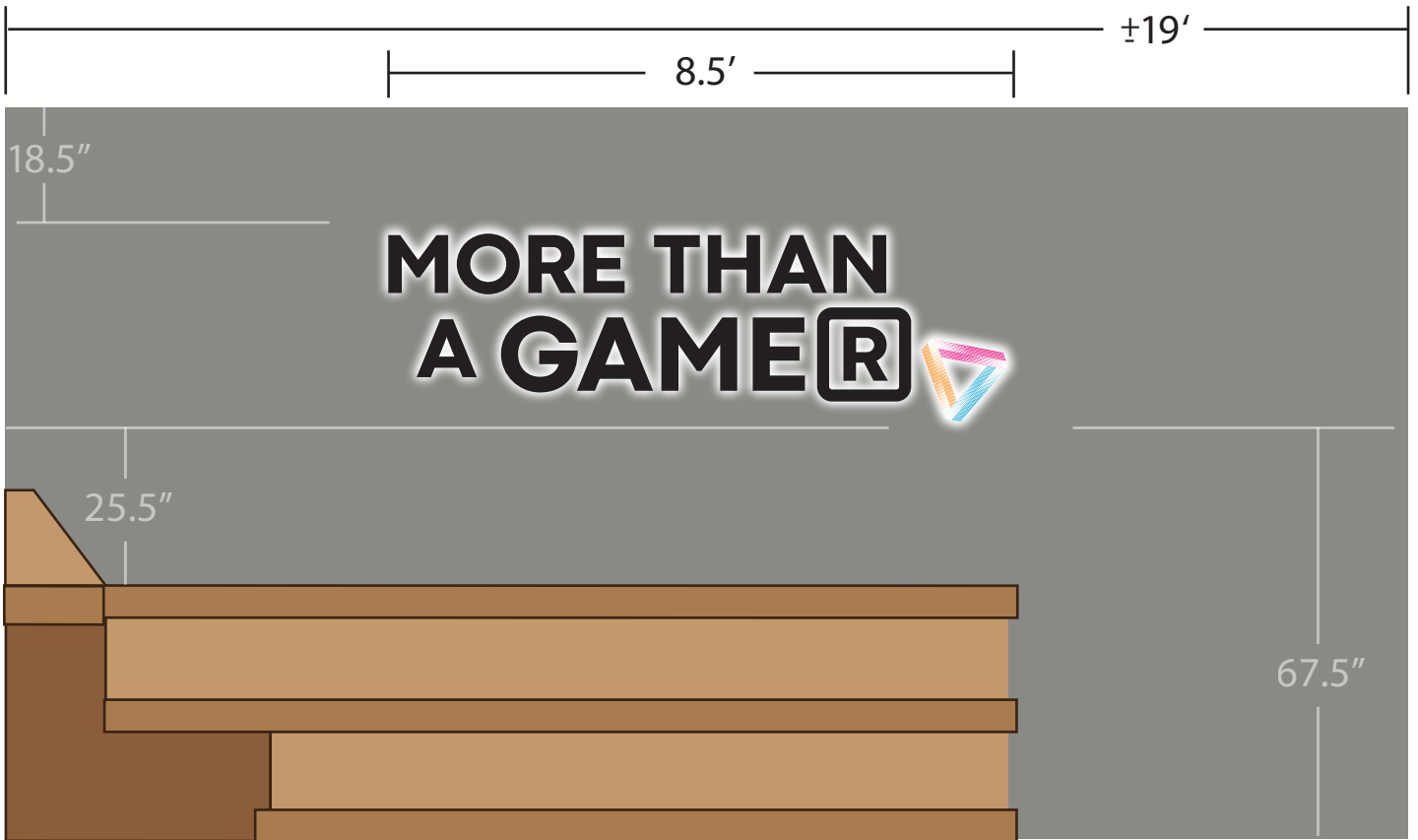
RECEPTION – SCALE



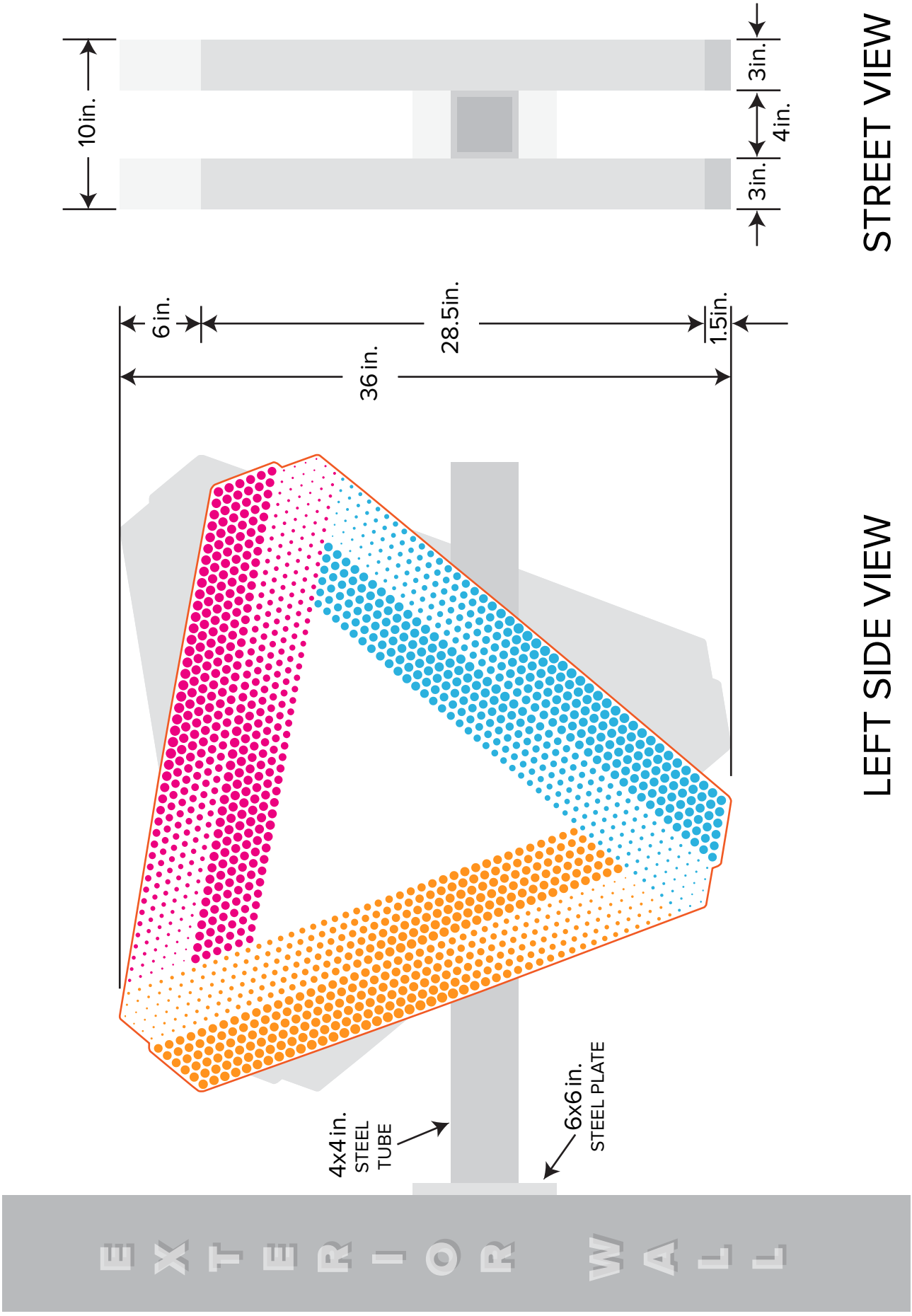
OUTSIDE WALL – COMP



OUTSIDE WALL – SCALE



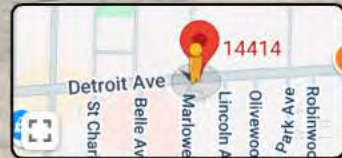
# BLADE SIGN





Marlowe

Detroit





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

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

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Application Cover Page

Docket No.: 03-21-25

Permit No.: BBS25-000070

Applicant Name: Mark Reinhold, Mark Reinhold Architect

Project Address: 15431 Edgewater Dr.

Project Name:

Project: Applicant proposes modifications for an addition of the west side of the home that was approved at the March 13, 2025 meeting.

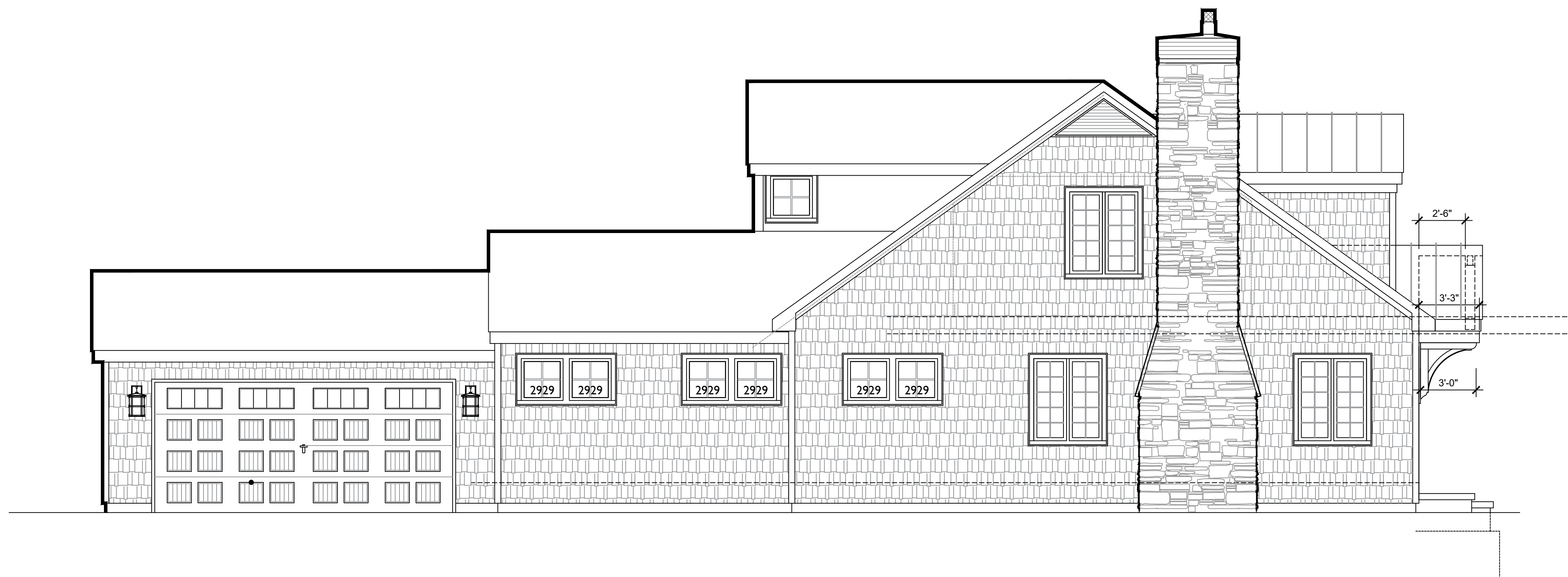
February 19, 2025

This letter allows Mark Reinhold to be the agent and apply for architectural review. We also allow Mark Reinhold to speak in our stead at review meetings as required.

David Williams

A handwritten signature in blue ink, appearing to read "D Williams", with a long horizontal flourish extending to the right.

Handwritten text in a cursive script, possibly a signature or a name, written in dark ink on a light background.



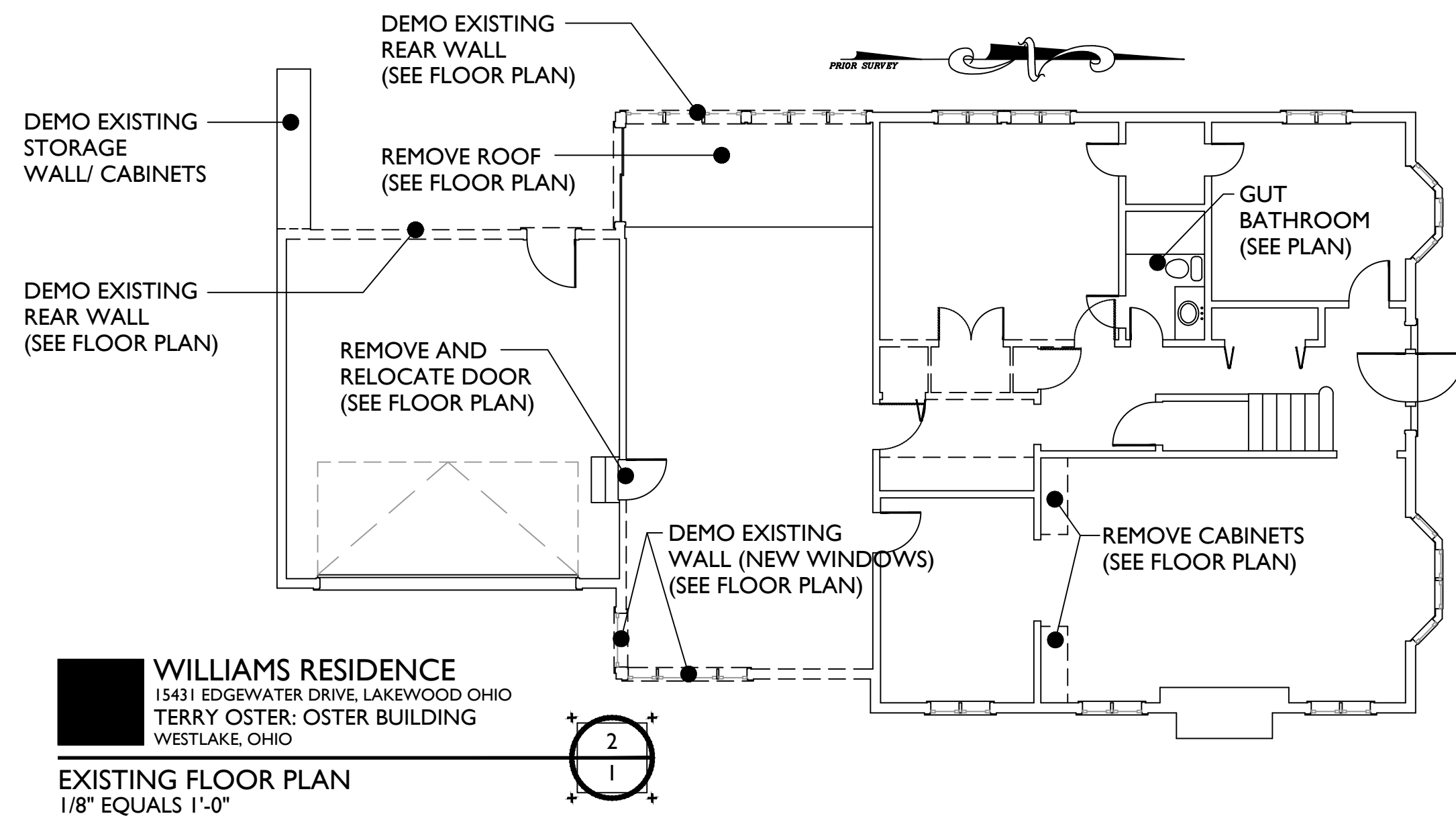


DAVID and MAE WILLIAMS RESIDENCE  
15431 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107

# WILLIAMS ABR REVIEW DRAWINGS

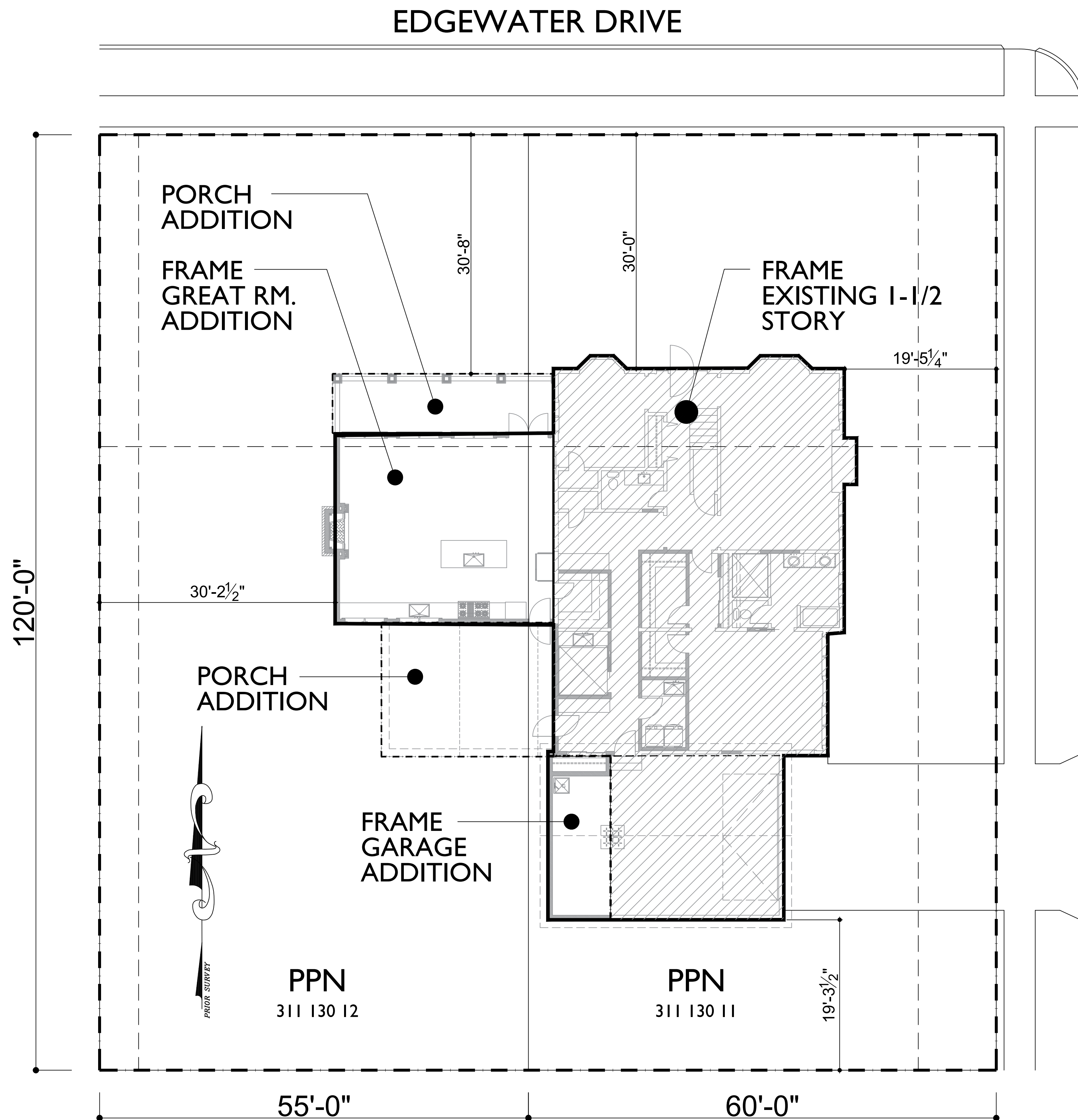
## LIST OF DRAWINGS

- TITLE SHEET, SITE PLAN 1
- FLOOR PLAN, FRONT ELEVATION 2
- EXTERIOR ELEVATIONS 3



WILLIAMS RESIDENCE  
15431 EDGEWATER DRIVE, LAKEWOOD OHIO  
TERRY OSTER: OSTER BUILDING  
WESTLAKE, OHIO  
EXISTING FLOOR PLAN  
1/8" EQUALS 1'-0"

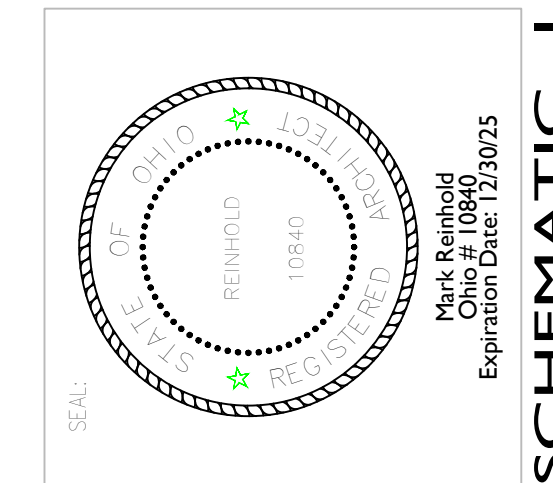
REMOVE ALL WINDOW FOR  
REPLACEMENT WINDOWS



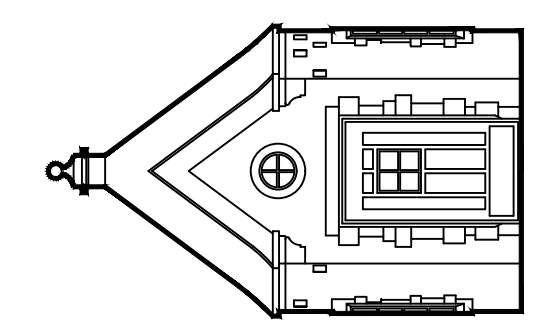
WILLIAMS RESIDENCE  
15431 EDGEWATER DRIVE, LAKEWOOD OHIO  
TERRY OSTER: OSTER BUILDING  
WESTLAKE, OHIO  
NORTH ELEVATION (FRONT)  
1/8" EQUALS 1'-0"

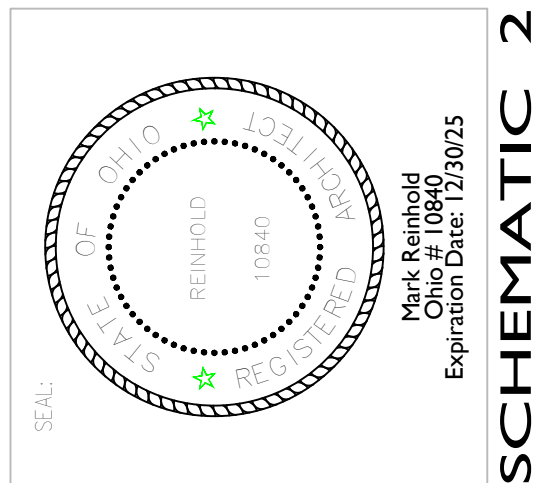
EDGEWATER DRIVE

CLIFFDALE AVENUE

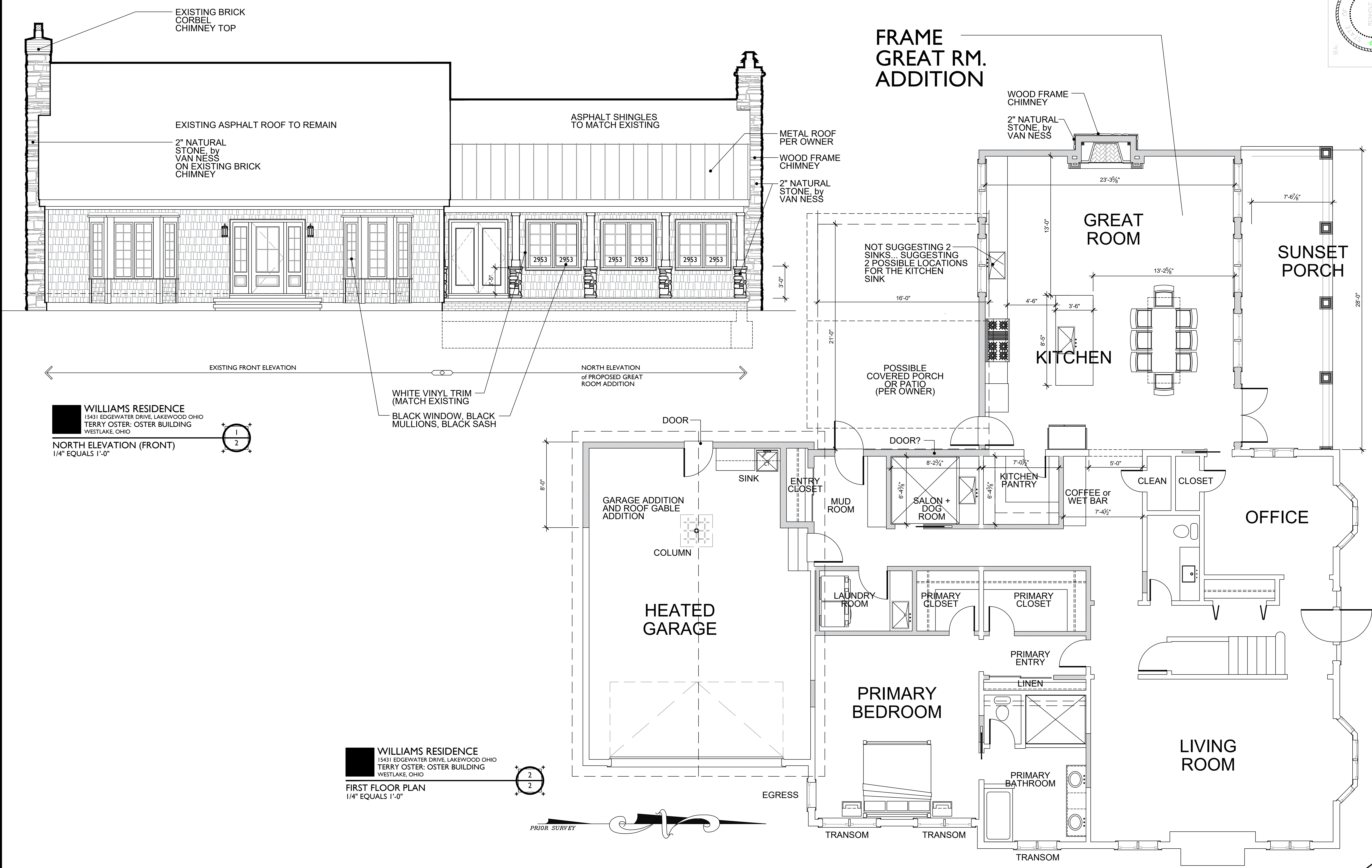


MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097  
 OSTER BUILDING  
 TERRY OSTER: OSTER BUILDING  
 WESTLAKE, OHIO  
 ABR REVIEW SCHEMATIC 1  
 DAVID and MAE WILLIAMS RESIDENCE 15431 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107





OSTER BUILDING  
02-19-2025  
Mark Reinhold  
Architect  
Expiration Date: 12/31/25  
ABR REVIEW



EXISTING BRICK CORBEL CHIMNEY TOP

EXISTING ASPHALT ROOF TO REMAIN

2" NATURAL STONE, by VAN NESS ON EXISTING BRICK CHIMNEY

ASPHALT SHINGLES TO MATCH EXISTING

METAL ROOF PER OWNER

WOOD FRAME CHIMNEY

2" NATURAL STONE, by VAN NESS

### FRAME GREAT RM. ADDITION

WOOD FRAME CHIMNEY

2" NATURAL STONE, by VAN NESS

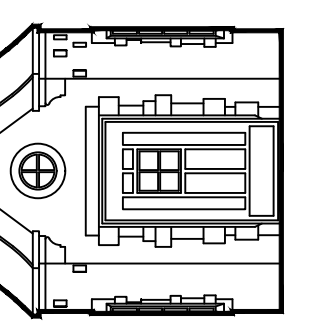
NOT SUGGESTING 2 SINKS... SUGGESTING 2 POSSIBLE LOCATIONS FOR THE KITCHEN SINK

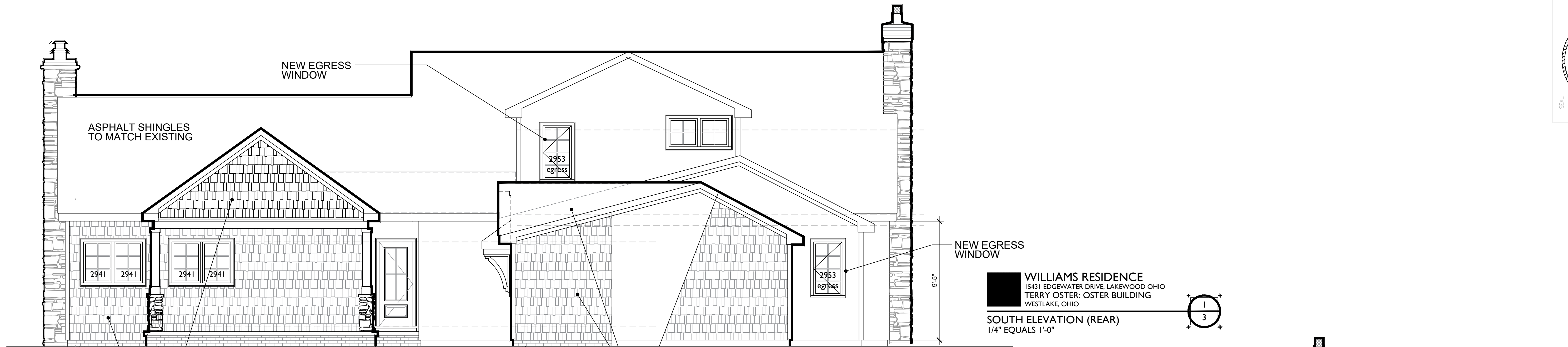
POSSIBLE COVERED PORCH OR PATIO (PER OWNER)

**WILLIAMS RESIDENCE**  
15431 EDGEWATER DRIVE, LAKEWOOD OHIO  
TERRY OSTER: OSTER BUILDING  
WESTLAKE, OHIO  
NORTH ELEVATION (FRONT)  
1/4" EQUALS 1'-0"

WHITE VINYL TRIM (MATCH EXISTING)  
BLACK WINDOW, BLACK MULLIONS, BLACK SASH

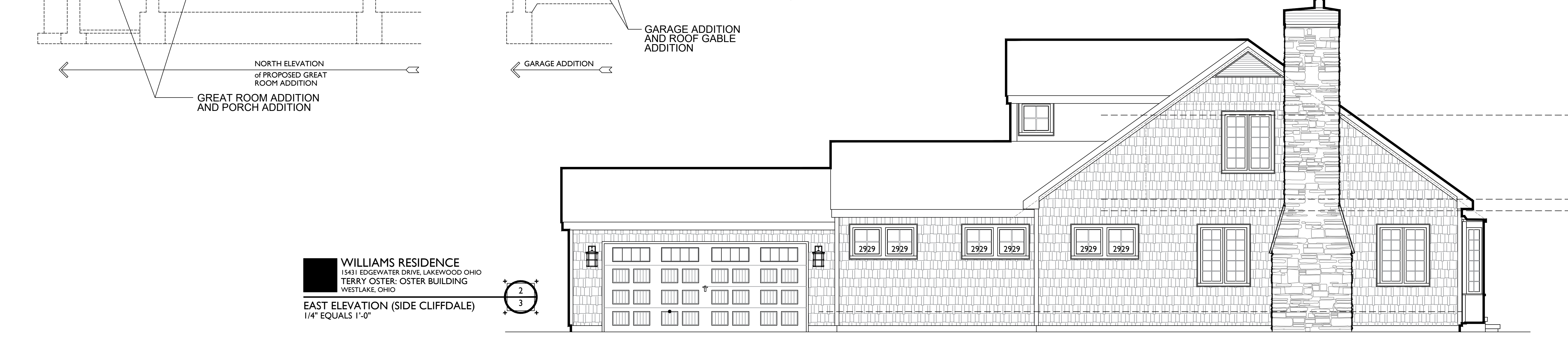
**WILLIAMS RESIDENCE**  
15431 EDGEWATER DRIVE, LAKEWOOD OHIO  
TERRY OSTER: OSTER BUILDING  
WESTLAKE, OHIO  
FIRST FLOOR PLAN  
1/4" EQUALS 1'-0"





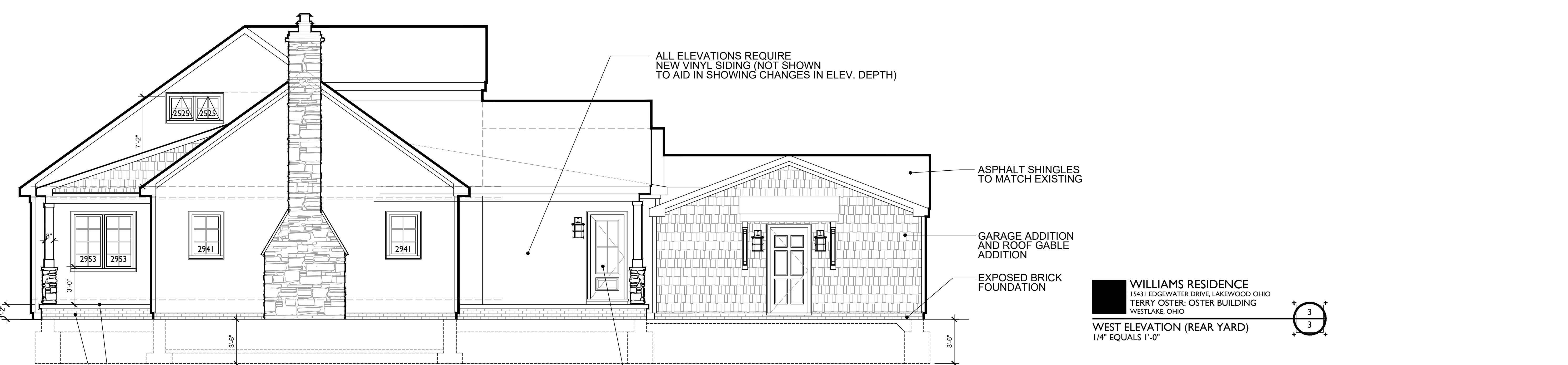
**WILLIAMS RESIDENCE**  
 15431 EDGEWATER DRIVE, LAKEWOOD OHIO  
 TERRY OSTER: OSTER BUILDING  
 WESTLAKE, OHIO

**SOUTH ELEVATION (REAR)**  
 1/4" EQUALS 1'-0"



**WILLIAMS RESIDENCE**  
 15431 EDGEWATER DRIVE, LAKEWOOD OHIO  
 TERRY OSTER: OSTER BUILDING  
 WESTLAKE, OHIO

**EAST ELEVATION (SIDE CLIFFDALE)**  
 1/4" EQUALS 1'-0"



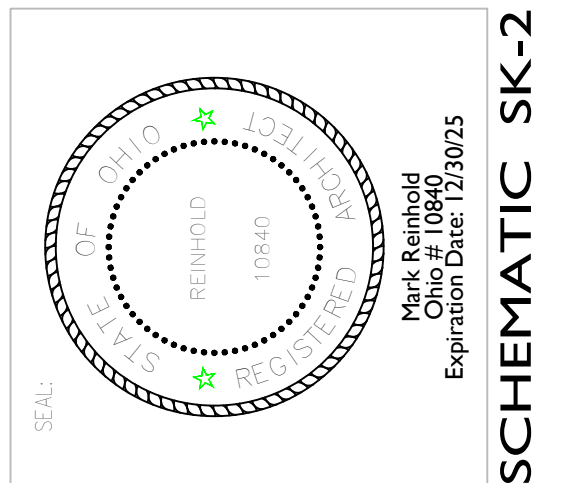
**WILLIAMS RESIDENCE**  
 15431 EDGEWATER DRIVE, LAKEWOOD OHIO  
 TERRY OSTER: OSTER BUILDING  
 WESTLAKE, OHIO

**WEST ELEVATION (REAR YARD)**  
 1/4" EQUALS 1'-0"



**NORTH ELEVATION**  
 of PROPOSED GREAT  
 ROOM ADDITION  
 AND PORCH ADDITION

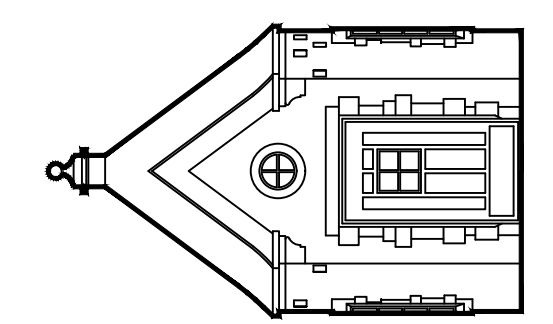
ALL ELEVATIONS REQUIRE  
 NEW VINYL SIDING (NOT SHOWN  
 TO AID IN SHOWING CHANGES IN ELEV. DEPTH)



MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097  
 TO BE DETERMINED  
 01-25-2025  
 SCHEMATIC

DAVID and MAE WILLIAMS RESIDENCE 15431 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107

SCHEMATIC SK-2













CertainTeed's Cedar



# SHADOW ROCK

PRODUCTS / STONE / SHADOW ROCK



## CRESCENT PEAK EASTERN

Dramatic in appearance with exceptional dimension

 certainteed

SAINT-GOBAIN

# Cedar Impressions<sup>®</sup>

Polymer Shingles and Shakes



Life happens here.<sup>™</sup>

  
SAINT-GOBAIN

# Capture the beautiful impressions of natural cedar.

The eight classic Cedar Impressions styles precisely recreate the timeless appeal of freshly sawn wood using authentic patterns and textures. Combined with the choice of 51 colors, the Cedar Impressions family of shingles and shakes offer exceptional beauty plus versatility to design your home to your distinctive taste.



On cover:


Siding: Cedar Impressions Individual 5" Sawmill Shingles in Driftwood Blend balanced mix.

Trim: Vinyl Carpentry® & Restoration Millwork®.



Siding: Cedar Impressions Double 7" Straight Edge  
Perfection Shingles in Espresso.

Trim: Vinyl Carpentry & Restoration Millwork.



Installing polymer siding is a smart investment, with **one of the highest returns** of any major home remodeling project when it's time to sell.

**94.7%**

Return on investment  
for polymer siding

Source: *Remodeling magazine*  
2023 Cost vs. Value Report



# Make a lasting impression on your home



Lifetime Limited Warranty



Reinforced Nail Slots



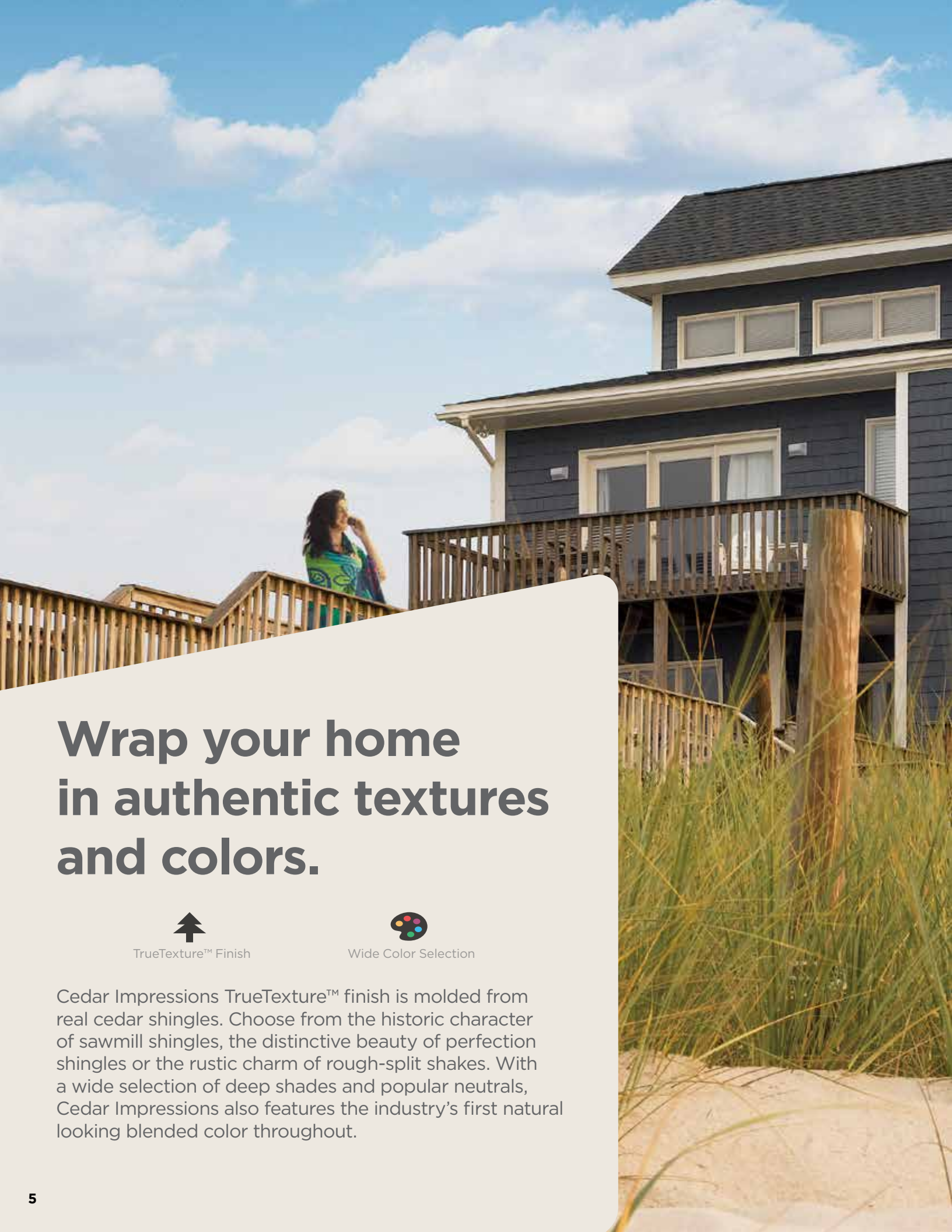
Wind Load Protection

Not all polymer sidings are equal. Cedar Impressions high performance features such as reinforced nail slots, Molded Perimeter Lock™ and HammerTapper™ ensure you enjoy the beauty and performance for many carefree years. In fact, CertainTeed, a building industry leader for over 100 years, offers a lifetime limited warranty on all Cedar Impressions products.



Siding: Cedar Impressions Double 7" Straight Edge Perfection Shingles in Herringbone.

Trim: Vinyl Carpentry® & Restoration Millwork®.



# Wrap your home in authentic textures and colors.



TrueTexture™ Finish



Wide Color Selection

Cedar Impressions TrueTexture™ finish is molded from real cedar shingles. Choose from the historic character of sawmill shingles, the distinctive beauty of perfection shingles or the rustic charm of rough-split shakes. With a wide selection of deep shades and popular neutrals, Cedar Impressions also features the industry's first natural looking blended color throughout.



Curb appeal is an **important consideration** for home buyers when it comes to home exteriors.

Good curb appeal can  
**add**  
**14%**  
to the value  
of your home

Source: *Journal of Real Estate Finance and Economics*

**Siding:** Cedar Impressions Double 7" Straight Edge Perfection Shingles in Pacific Blue.

**Trim:** Vinyl Carpentry® & Restoration Millwork®.

On average, **polymer siding saves time and money** when compared to maintaining other siding options or painted exteriors.\*



**\$5**

polymer siding /  
soap and water

VS



**\$3,500-  
5,000**

other siding / paint

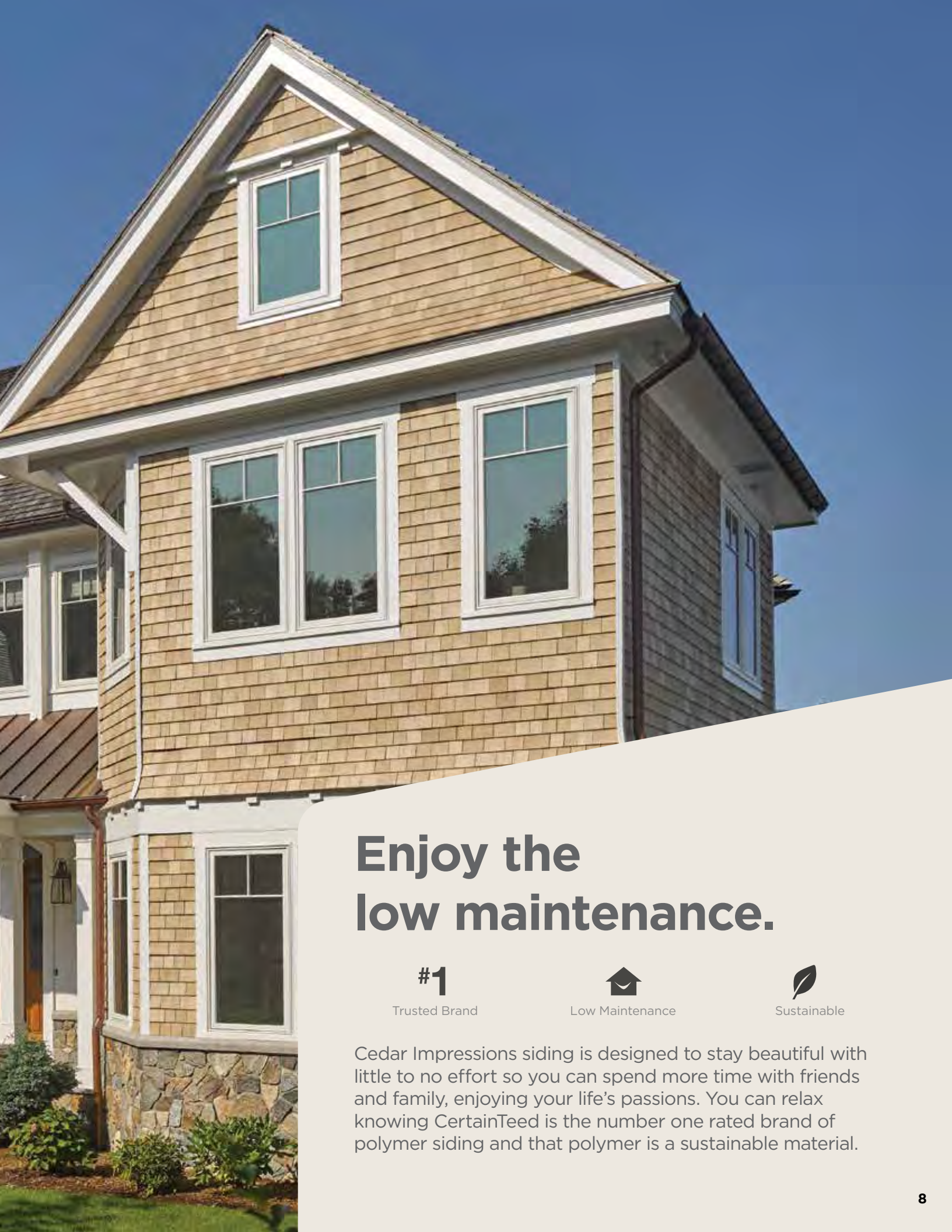
Source: [costhelper.com](http://costhelper.com)

*\*For 3000 sq. ft., multi-story home, professionally painted, with repainting every 8-10 years.*



Siding: Cedar Impressions Individual 5" Sawmill Shingles  
in Natural Blend balanced mix.

7 Trim: Restoration Millwork™



# Enjoy the low maintenance.

#1

Trusted Brand



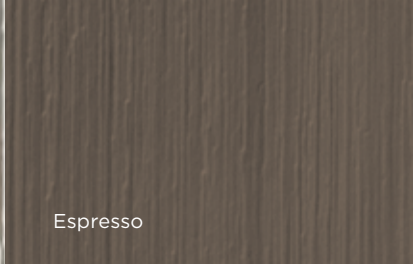

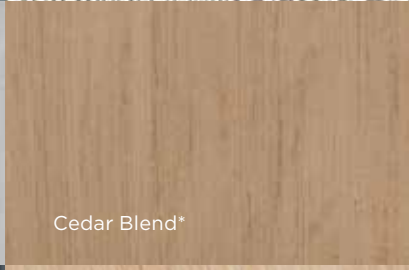
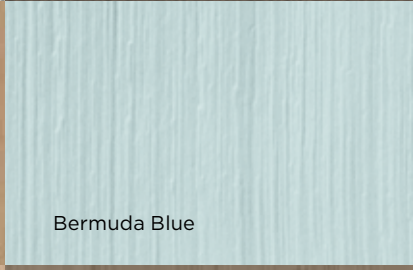




Low Maintenance




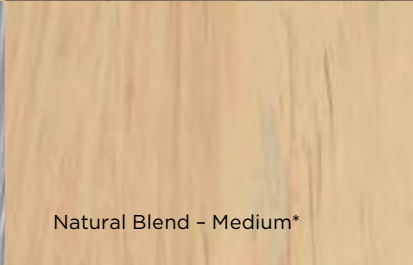

Sustainable

Cedar Impressions siding is designed to stay beautiful with little to no effort so you can spend more time with friends and family, enjoying your life's passions. You can relax knowing CertainTeed is the number one rated brand of polymer siding and that polymer is a sustainable material.



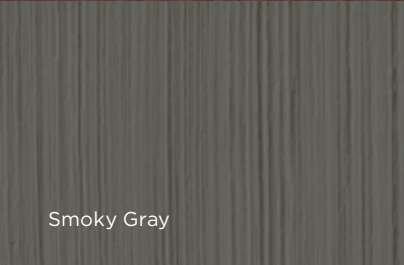

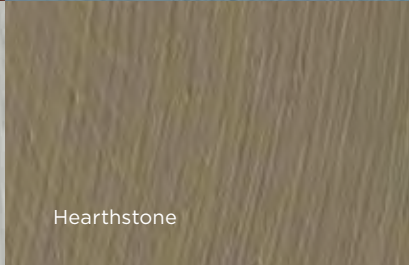

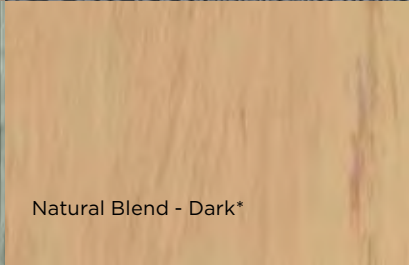
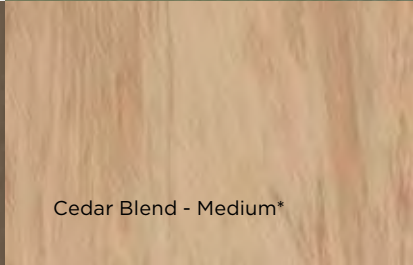
SparrowFlagstoneColonial WhiteEspressoSlateDriftwood Blend - Light\*Cedar Blend\*Bermuda BlueCypressDeep MineralCedar Blend - Light\*Rustic Blend\*

# 51 Colors.

CertainTeed is the industry color leader, that's why Cedar Impressions has such a wide color spectrum. Choose from subtle tones, deep shades or rich Ageless Cedar™ Color Blends\*, all with the highest color fade protection available anywhere. Color it your way. If you need help, check out page 23 for color tools to guide your decision making.

GraystoneNatural Blend - Medium\*Brownstone

\*Premium Colors

Wedgewood BlueMidnight BlueSmoky GraySterling GrayHearthstoneNatural ClayRustic Blend - Medium\*Charcoal GraySnowSpruceSeagrassNatural Blend - Dark\*Sable BrownCedar Blend - Medium\*

# CertainTeed's Cedar Impressions Colors

35 16 51

solids

Ageless Cedar™  
color blends

coordinating  
trim colors

## The Power of Color

Approximately 80% of what we absorb through the senses is visual, and color has the ability to distinctly influence our feelings and emotions in a unique way.

## Interior color decisions are easier than exterior color decisions

60%

consumers are highly confident in picking interior colors

40%

consumers are highly confident in picking exterior colors

## When making exterior color decisions...

50% say "I trust my own visual instincts, my #1 influence."

40% say "Magazines, TV shows and design websites are one of my biggest influences."

10% say "Neighbors, contractors, architects and other sources are influences."

## Today's intelligent homeowners

- Understand that colors must work with neighborhood style and architectural style of the home
- Want small "pops" of color to lend personality and exhibit their style
- Want color coordination with hardscapes and landscapes
- Want to stand out "tastefully"
- Seek a "cohesive character" for their home, **but are often perplexed on how to achieve it**

## Choosing your color should be fun,

not intimidating. See pages 23-24 for helpful guidelines.

Natural Blend - Light\*

Cedar Blend - Dark\*

Driftwood Blend - Dark\*

Desert Tan

Savannah Wicker

Rustic Blend - Light\*

Castle Stone

Natural Blend\*

Heritage Cream

Forest

Autumn Red

Herringbone

Mountain Cedar

Buckskin

Driftwood Blend - Medium\*

Driftwood Blend\*

Weathered Wood

Melrose

Rustic Blend - Dark\*

Tuxedo

Pacific Blue

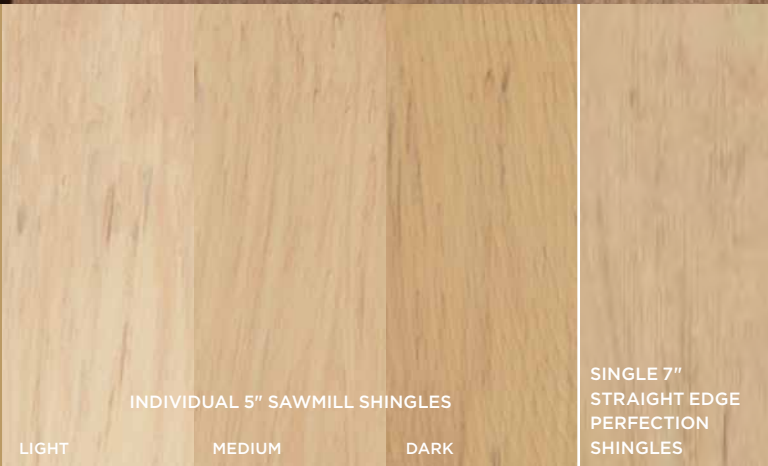
Granite Gray

# Ageless Cedar™

Make time stand still.

## FRESHLY CUT WHITE CEDAR

With the bright appearance of freshly cut white cedar, CertainTeed Natural Blend shingles are as close to nature as you can get.



LIGHT

MEDIUM

DARK

SINGLE 7"  
STRAIGHT EDGE  
PERFECTION  
SHINGLES

### Natural Blend

0 YEARS

1

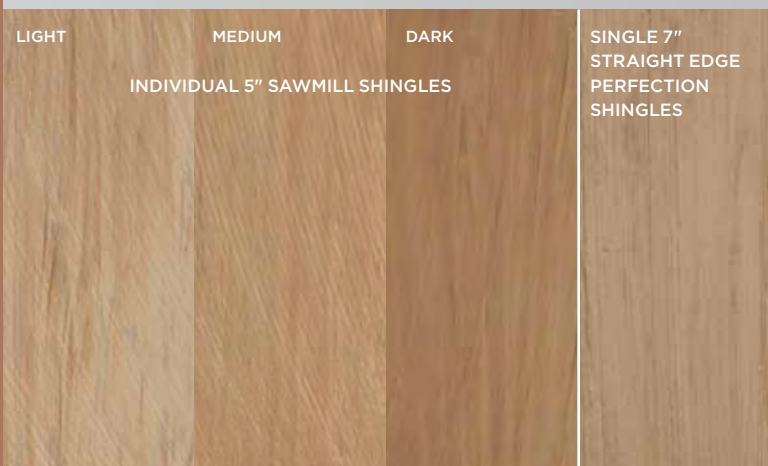
2

## FRESHLY CUT RED CEDAR

Through Ageless Cedar color technology, CertainTeed Cedar Blend shingles provides the deep, warm tones of freshly cut red cedar.



### Cedar Blend



LIGHT

MEDIUM

DARK

SINGLE 7"  
STRAIGHT EDGE  
PERFECTION  
SHINGLES

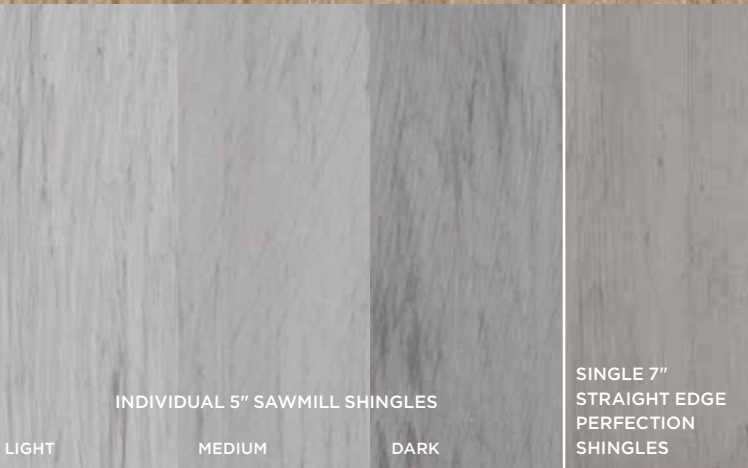
# 16 Color Blends\*

CertainTeed's innovative Ageless Cedar Color Blends capture the appearance of natural Eastern White Cedar and Western Red Cedar at various life stages. They also enable the selection of unique, random color patterns for one-of-a-kind exterior designs. CertainTeed's Ageless Cedar Color Blends make time stand still, assuring that the shades and patterns chosen today will remain fresh and beautiful for a lifetime.

\*Premium Colors

## AGED WHITE CEDAR

CertainTeed's Driftwood Blend shingles provide the look of aged white cedar at its most beautiful stage.



### Driftwood Blend

3

4+

## AGED RED CEDAR

CertainTeed Rustic Blend shingles capture the seasoned look of red cedar with a consistent weathering pattern that will not change over time.



### Rustic Blend



# Sawmill Shingles

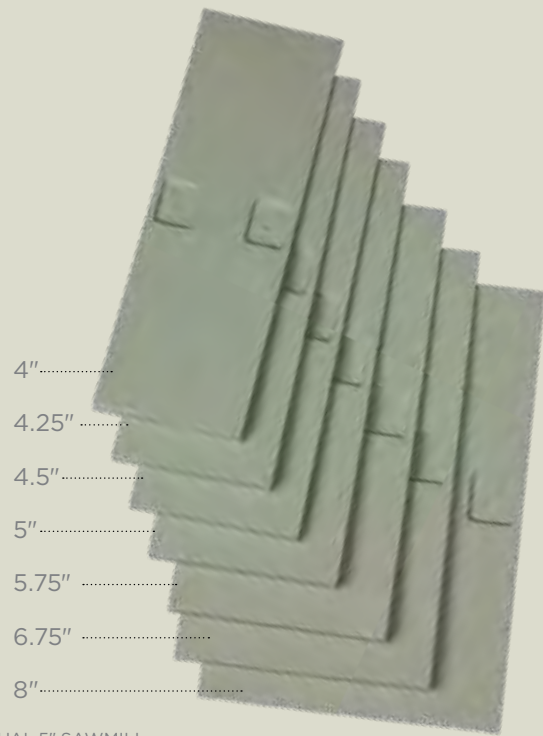
Cedar Impressions Sawmill Shingles have molded textures and patterns that replicate the effect of saw blades on real cedar. This texture is reminiscent of cedar cut at sawmills from the earliest years of European settlement throughout New England.



Sawmill Texture

## 7 Shingle widths

All Cedar Impressions Individual 5" Sawmill Shingles come in seven different widths which allow for random installation and one-of-a-kind designs.

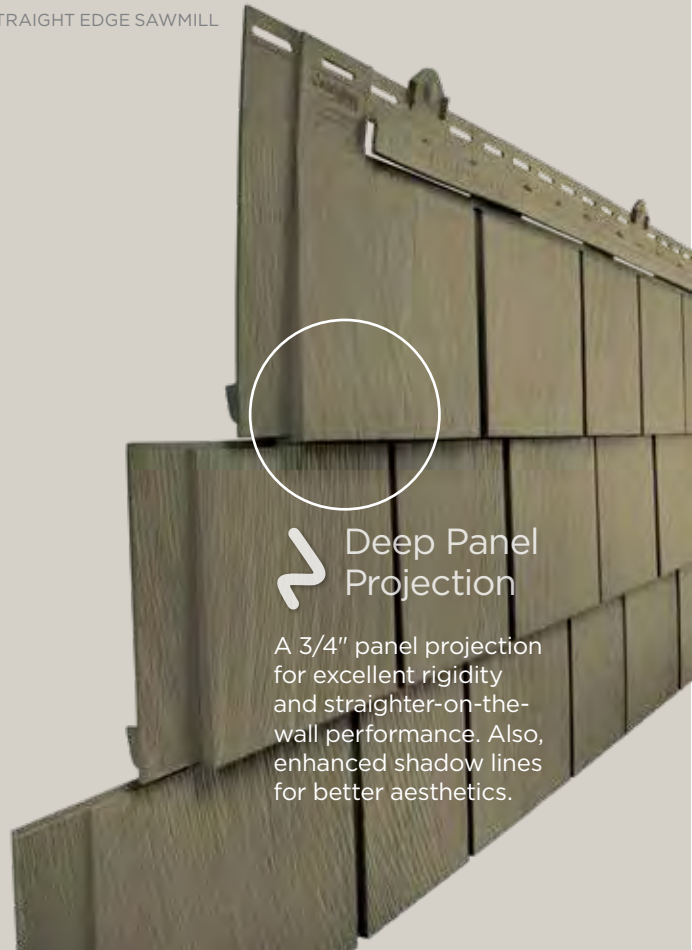


INDIVIDUAL 5" SAWMILL

Individual 5" Sawmill Shingles

Rustic Blend Balanced Mix

5" STRAIGHT EDGE SAWMILL



Deep Panel Projection

A 3/4" panel projection for excellent rigidity and straighter-on-the-wall performance. Also, enhanced shadow lines for better aesthetics.

Triple 5" Straight Edge Sawmill Shingles

Sterling Gray





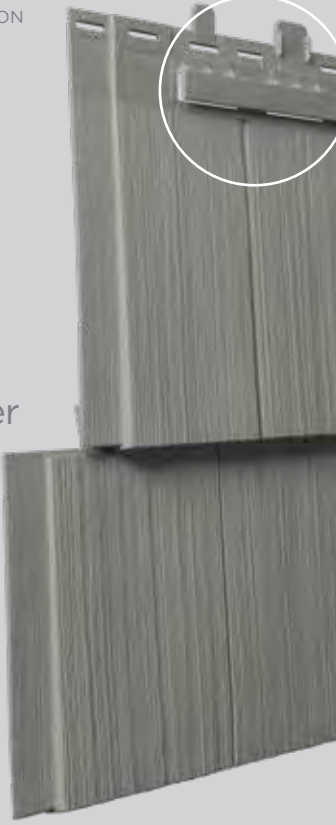
Siding: Cedar Impressions Individual 5" Sawmill Shingles  
in Cedar Blend balanced mix.


Trim: Restoration Millwork®.

# Perfection Shingles

Cedar Impressions Perfection Shingles reflects a style once reserved for the finest homes. Clean edges and smooth lines complement the quiet beauty of the natural wood textures. With a straight edge design, perfection shingles create a more refined look.

DOUBLE 7" STRAIGHT EDGE PERFECTION



 **Molded Perimeter Lock**

A full panel lock for a more secure and long-lasting installation


DOUBLE 7" STAGGERED EDGE PERFECTION




 **Fastener Indicators**

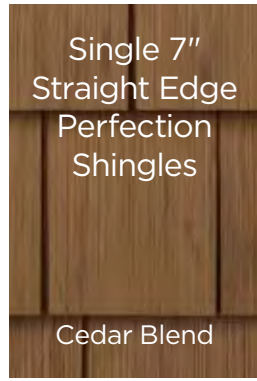
for easier and faster installation

SINGLE 7" STRAIGHT EDGE PERFECTION



 **Deep Panel Projection**

A 3/4" panel projection for excellent rigidity and straighter-on-the-wall performance. Also, enhanced shadow lines for better aesthetics.



- BR ME AR TUX SL ES
- SB SPA HS SPR F MB
- DEM PB WB FS SMG CG
- CS GG GST SG BB SEA
- CYP HB DT WW NC SW
- HC SN CW

- AR MC SB SPA HS
- SPR F PB FS CG
- GG GST SG SEA CYP
- HB DT NC SW HC
- CW

- NB DB CB RB SB
- HS PB FS CG GG
- SG SEA CYP NC SW
- CW

- AR PB CG SG CYP
- NC SW CW

- AR PB CG SG NC
- CW

- PB SG NC CW



Siding: Cedar Impressions Double 7" Straight Edge  
Perfection Shingles in Seagrass.

Trim: Vinyl Carpentry® & Restoration Millwork®.

# Rough-Split Shakes

Reminiscent of the days when cedar shakes were split by hand, Cedar Impressions Rough-Split Shakes dress a home in a rustic style that enhances a home's natural charm. The wood textures are deeper and more visible.

## 7" Straight Edge Rough-Split Shakes

Sable Brown

AR MC SB SPA HS SPR F PB FS CG GG SG NC SW BS CW

## 9" Staggered Rough-Split Shakes

Spruce

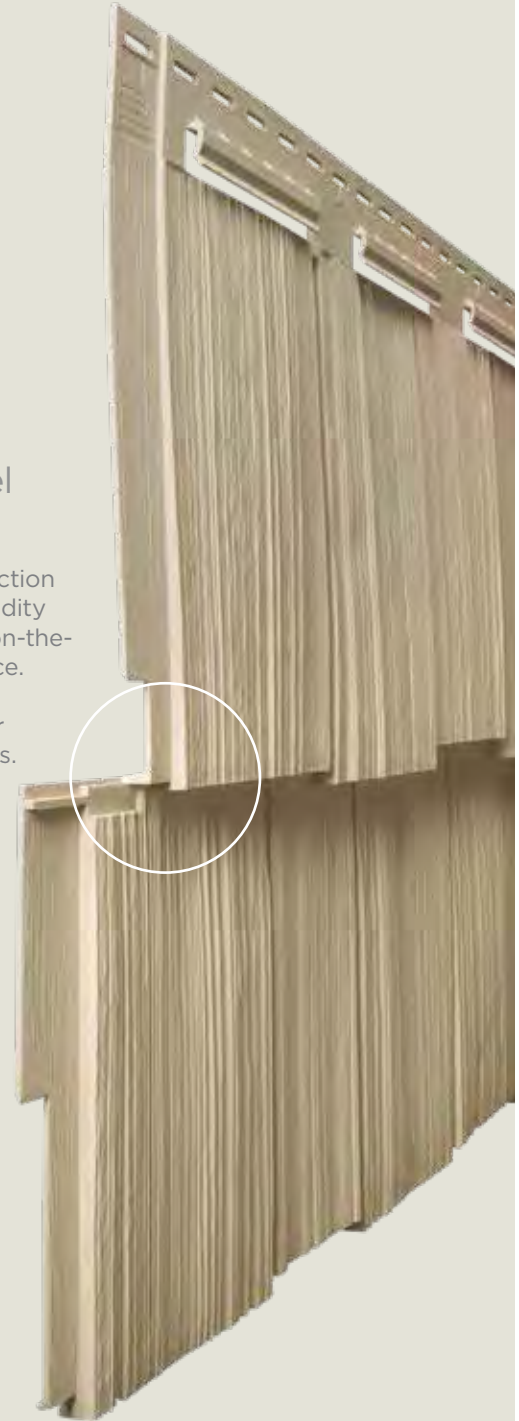
AR MC SB HS SPR F PB FS CG GG SG NC SW BS CW

## 9" STAGGERED ROUGH-SPLIT



### Deep Panel Projection

A 1" panel projection for excellent rigidity and straighter-on-the-wall performance. Also, enhanced shadow lines for better aesthetics.





Siding: Cedar Impressions Double 9" Staggered  
Rough-Split Shakes in Hearthstone.

Trim: Vinyl Carpentry® & Restoration Millwork®.

# Maximum character. Minimum care.



Low Maintenance



A home sided with natural cedar shingles has a character all its own. But, this character comes with a price for upkeep. Continual expenditures of time and money will be necessary as wood ages and weathers. With Cedar Impressions Shingles and Shakes maximum character is maintained with minimum care, retaining consistent color and resisting mold and mildew.

## Better than wood.

### REAL CEDAR SHINGLES WEATHER

A home's exterior walls will be affected by weather patterns coming from the north, south, east or west. This can cause cedar shingles to weather inconsistently from one side of a home to another.

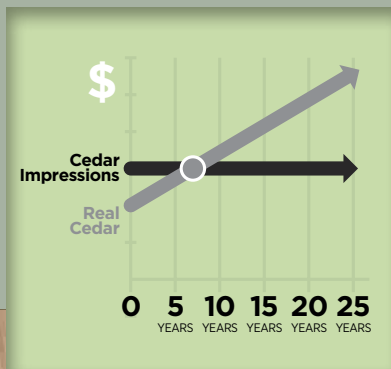
### REAL CEDAR SHINGLES REQUIRE MAINTENANCE

Real cedar shingles must be stained or bleached to prevent discoloration. These treatments will need to be repeated over time. Cedar Impressions stays beautiful and consistent in color on all sides of the home and without continual maintenance.



## Lower Cost

Natural cedar is one of the most expensive siding materials and is costly to maintain and repair. Cedar Impressions offers an alternative that requires very little maintenance, significantly reducing long-term costs.



## Higher Durability

Over time, the effects of weather and age can cause wood to split, warp, buckle, crack and rot. Cedar Impressions is engineered to retain its like-new appearance and outstanding durability for years to come.



## Pest-Free

Wood is a natural attraction for insects and other pests that can cause damage to cedar siding and become a nuisance around the home. Cedar Impressions offers a solution to this problem.



CEDAR IMPRESSIONS SHINGLES RETAIN  
CONSISTENT COLOR AND RESIST MOLD AND MILDEW.

# Cedar Impressions is better...

## ...for lasting quality.

The Cedar Impressions family of shingles and shakes is built to last. Extra thick siding panels have reinforced nail slots and molded locks to allow seamless and secure connections that withstand hurricane force winds. Ribs on the back of panels and shingles protect against warping, cupping or distortion. All Cedar Impressions products are manufactured from high-quality polymer materials in the U.S.A.



Reinforced nail slots for durability



CertiLock™ continuous hanger for secure connection



PanelThermometer™ to ensure precise installation

## ...for color availability.

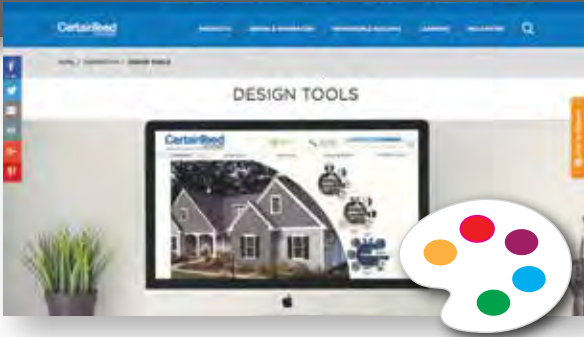
Product Type	Natural Blend*	Driftwood Blend*	Cedar Blend*	Rustic Blend*	Natural Blend - Light*	Natural Blend - Med.*	Natural Blend - Dark*	Driftwood Blend - L.*	Driftwood Blend - M.*	Driftwood Blend - D.*	Cedar Blend - Light*	Cedar Blend - Med.*	Cedar Blend - Dark*	Rustic Blend - Light*	Rustic Blend - Med.*	Rustic Blend - Dark*	Brownstone	Melrose	Autumn Red	Mountain Cedar	Tuxedo	Slate	
Individual 5" Sawmill Shingles					●	●	●	●	●	●	●	●	●	●	●								
T5" Sawmill Shingles																	●						●
D7" Straight Edge Perfection Shingles																	●	●				●	●
D7" Staggered Perfection Shingles																							
S7" Straight Edge Perfection Shingles	●	●	●	●																			
S6-1/3" Scallop Perfection Shapes																							
S6-1/3" Octagon Perfection Shapes																							
S6-1/3" Half-Cove Perfection Shapes																							
D7" Straight Edge Rough-Split Shakes																							
D9" Staggered Rough-Split Shakes																							

▶ Consistent variegated color throughout the panel  
 \*Premium Colors

Note: Colors throughout this brochure are simulated. Consult product samples before making final selection.



# We can help



**Color and Design Tools**  
colorview.certainteed.com

What is your color and design comfort level?

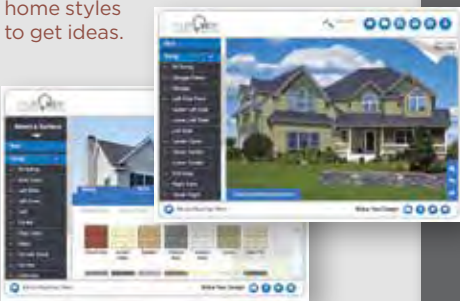
## NOVICE

You are not sure about colors and are not sure where to start.



### Online

Mix and match colors and styles on a wide variety of pre-populated home styles to get ideas.



## INTERMEDIATE

You understand color and enjoy experimenting with color combinations but aren't exactly sure which color direction you want to go.



### DIY

Immediately begin designing by uploading a project picture and quickly mix and match products on your own project.



## EXPERT

You already know what colors you want to use, but would like to see how the products available in your color theme will look together on your home.



### Pro

Have a photo of your home professionally masked in a few days so you can visualize in ColorView tool.



## ColorCoach™

Gives you a virtual swatchbook to get started.



# with your decisions.

## Want More Ideas?

### No Place Like Home Brochure

This brochure helps inspire ideas (pub. no. 04-00-78-US-EN).

Go online for the PDF version or call 800-782-8777 for the brochure.



**1** Look for color palette ideas in your surroundings, including landscaping, trees and gardens in your neighborhood and the larger area where you live. The colors you pick for your interior walls can also influence your exterior walls.



**2** You may be inspired by your neighbors' color schemes, but it is a good idea to avoid copying them exactly and best to create your own unique combination that sets your home apart. In most cases, you want your home to fit in but not clash with nearby buildings.



**3** You need to first consider the appearance of any features on the home that will remain unchanged and harmonize your siding color with them. This includes roofing, masonry, stone, stairways, doors, etc.



**4** If your home's architectural style is very distinct (Colonial, Greek Revival, etc.) you will get best results if your color selection and treatment complements its original design.

## Connect.



[facebook.com/CertainTeed](https://facebook.com/CertainTeed)



[youtube.com/certainteedsaintgobain](https://youtube.com/certainteedsaintgobain)



[instagram.com/certainteed](https://instagram.com/certainteed)



[certainteed.com/about-us/newsroom](https://certainteed.com/about-us/newsroom)

## Find a Professional.

The help of a qualified professional can ensure long-lasting performance on your siding installation. Visit [www.certainteed.com](http://www.certainteed.com) and simply click the "Find a Pro" button on the top of the home page. You can then search by zip code, product and distance from your home.

OR call:

**800-782-8777**





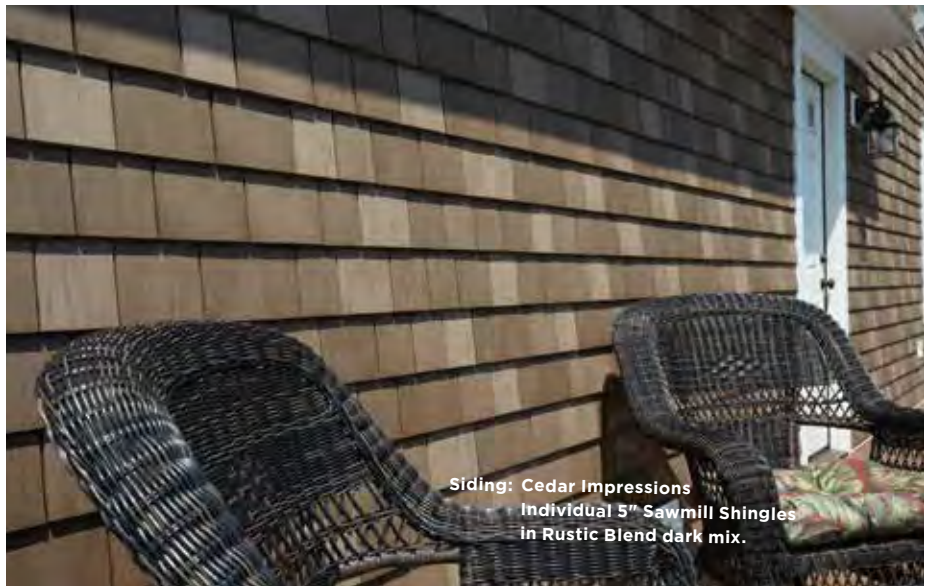
Siding: Cedar Impressions Double 9" Staggered Rough-Split Shakes in Spruce.



Siding: Cedar Impressions Double 7" Straight Edge Perfection Shingles in Flagstone.



Siding: Cedar Impressions Double 7" Straight Edge Rough-Split Shakes in Mountain Cedar and Restoration Classic™ Triple 3" in Cypress.



Siding: Cedar Impressions Individual 5" Sawmill Shingles in Rustic Blend dark mix.



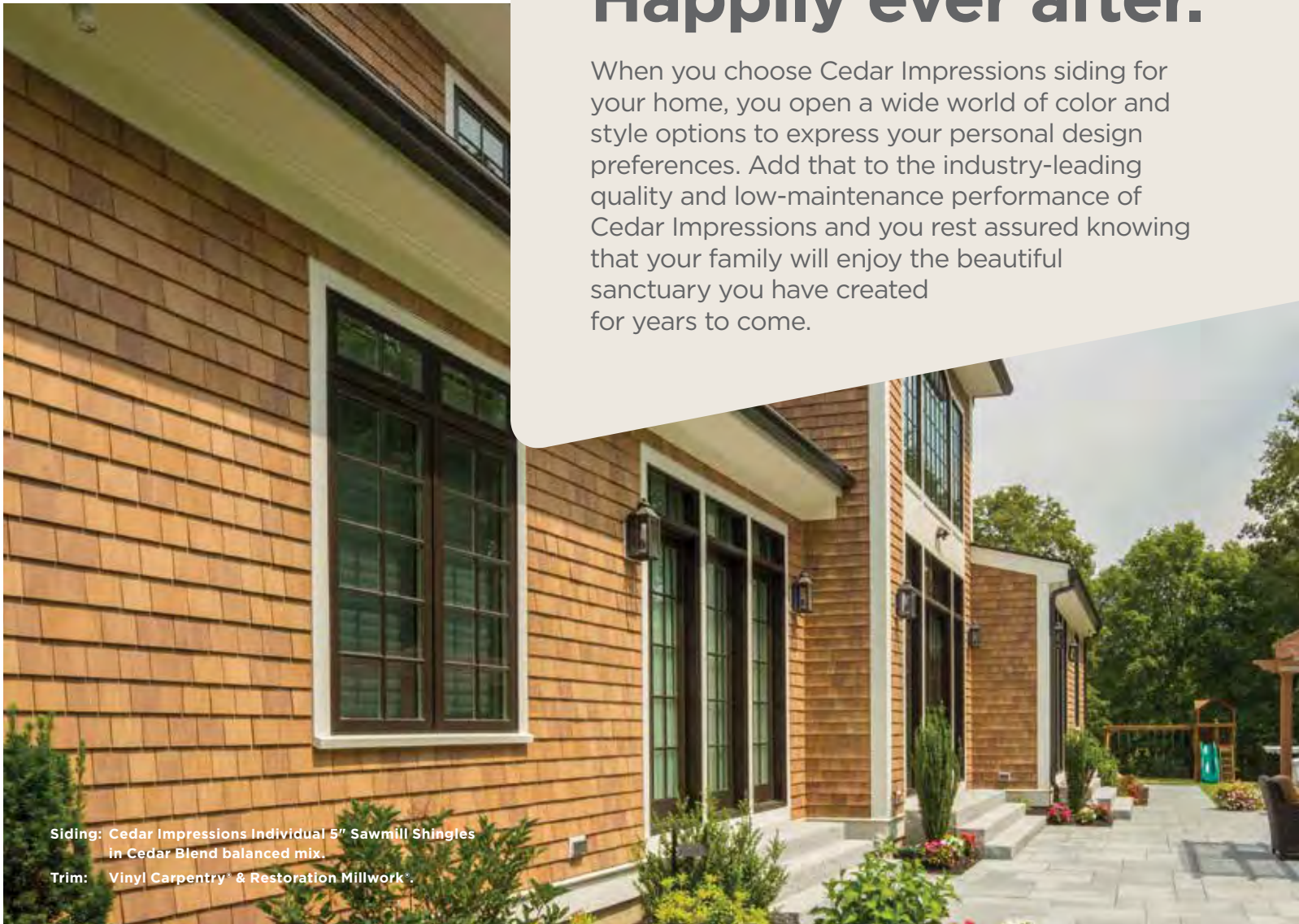
Siding: Cedar Impressions Double 7" Straight Edge Perfection Shingles and Single 6-1/3" Octagon Perfection Shapes in Charcoal Gray.



Siding: Cedar Impressions Triple 5" Sawmill Shingles in Sterling Gray.

## Happily ever after.

When you choose Cedar Impressions siding for your home, you open a wide world of color and style options to express your personal design preferences. Add that to the industry-leading quality and low-maintenance performance of Cedar Impressions and you rest assured knowing that your family will enjoy the beautiful sanctuary you have created for years to come.



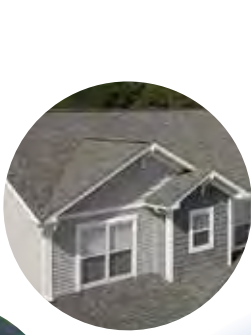
Siding: Cedar Impressions Individual 5" Sawmill Shingles in Cedar Blend balanced mix.

Trim: Vinyl Carpentry & Restoration Millwork.

# CertainTeed products are designed to work together and complement each other in color and style to give your home a beautiful finished look.

Polymer Shakes and Shingles

Roofing and  
Ventilation



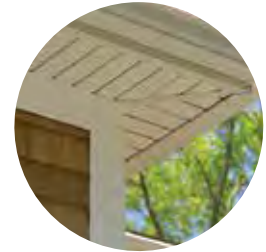
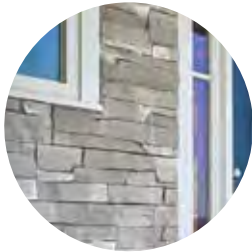
Vinyl Siding

Housewrap



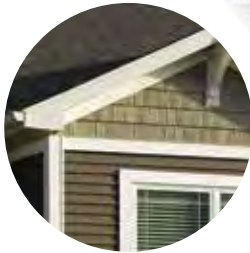
Insulated  
Siding

Stone



Vinyl &  
metal  
soffit

Vinyl  
Carpentry®  
Trim



PVC Exterior Trim  
and Beadboard



Composite Siding



Metal Siding



**CertainTeed**

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

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

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Application Cover Page

Docket No.: 08-61-25

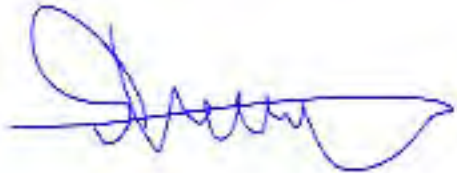
Permit No.: BBS25-000062

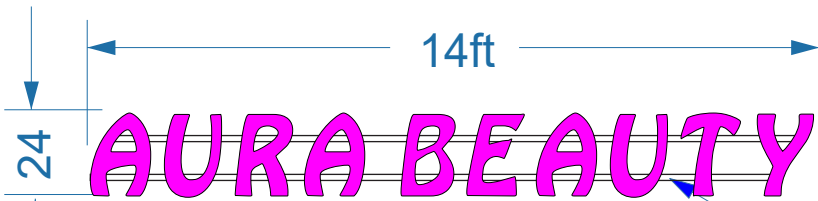
Applicant Name: Shadi Almikdad, Neon & Signs

Project Address: 12218 Madison Ave.

Project Name: Aura Beauty

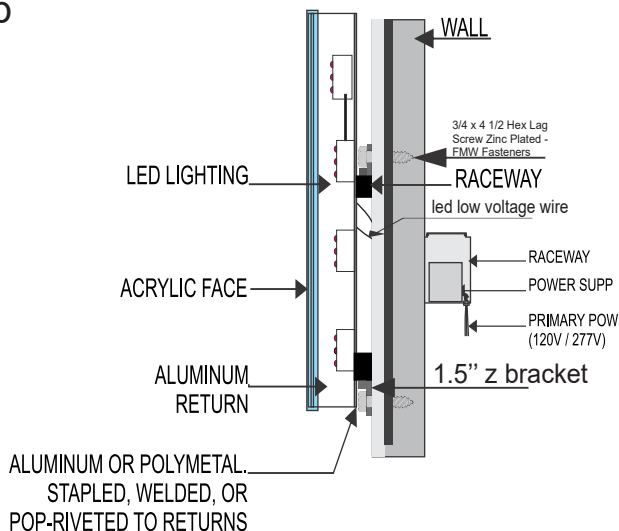
Project: Applicant proposes wall mounted illuminated led channel letters on raceway.





led channel letters sign  
 mounted on 1" x 1" raceway  
 letter to have pink faces with .75" white outline  
 1" black trim cap  
 5.5" returns  
 1/8" backs

1"x1" raceway painted  
 to match building color



TYPICAL MOUNTED LED CHANNEL LETTERS



12118 Madison ave  
 Lakewood oh 44107

	THIS SIGN SHALL REMAIN THE PROPERTY OF NEON & SIGNS UNTIL FULLY PAID FOR.	THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.
ALL INFORMATION CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND PROPRIETARY. IT IS THE SOLE PROPERTY OF NEON AND SIGNS AND IS NOT TO BE REPRODUCED BY ANYONE WITH OUT WRITTEN CONSENT FROM NEON AND SIGNS	SCALE: 1:16	DATE: 6.20.25
	SALES: Shadi Mikdad	



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

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

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Application Cover Page

Docket No.: 08-62-25

Permit No.: BBS25-000063

Applicant Name: Lei Lin, King Hibachi

Project Address: 13611 Detroit Ave.

Project Name: King Hibachi

Project: Applicant proposes vinyl window graphics with logo.

Le Lim



*King hibachi*

**216-785-9403**

**216-785-9423**

13611



*King hibachi*



**kinghibachilakewood.com**

**Feed ME!**



**13699-13601 Detroit Ave**

**Feed ME!**  
Catering

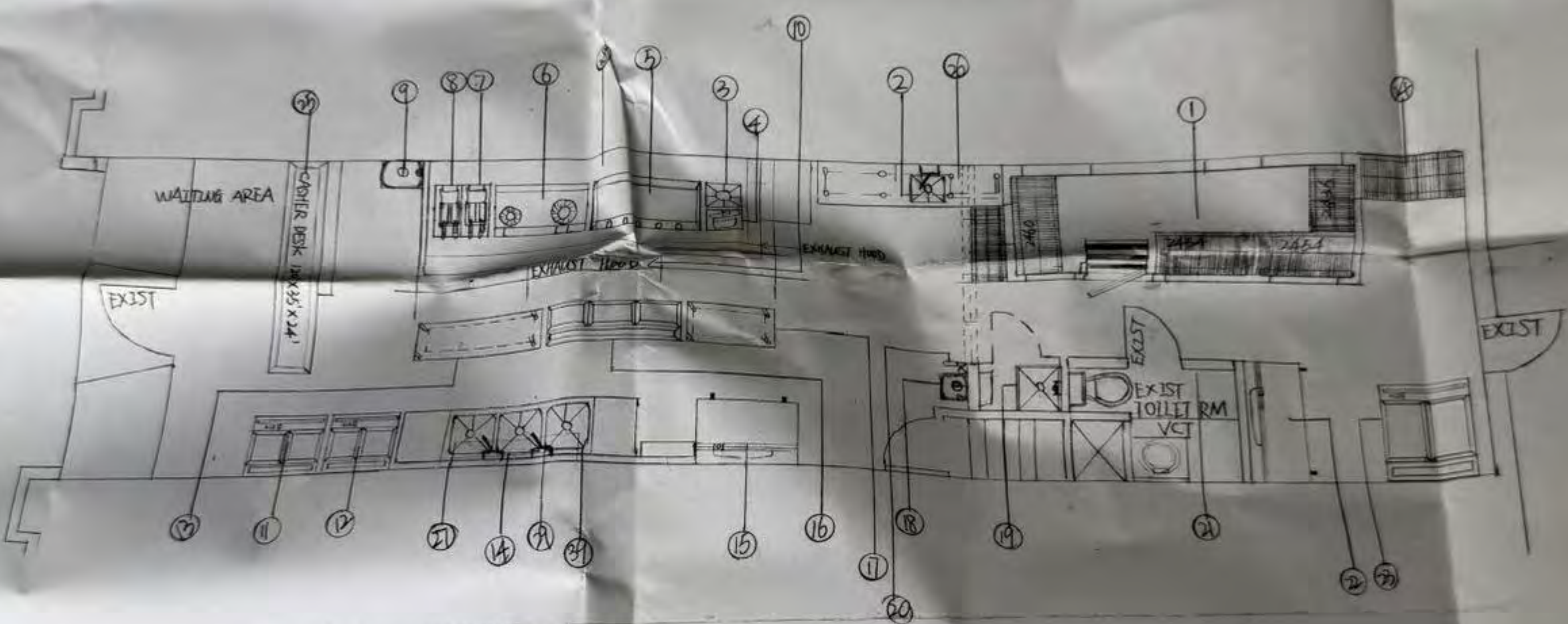
13601

(216) 228-7301  
www.feedme.bl



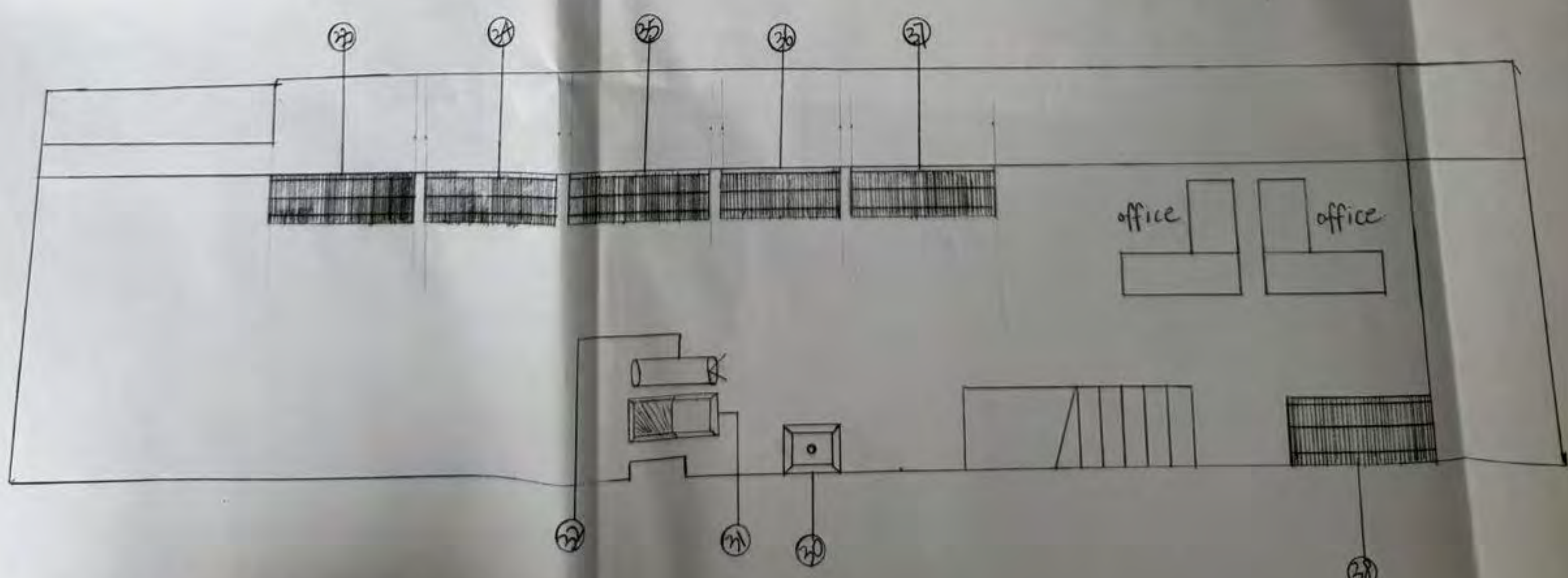
by owner  
 by owner  
 by owner  
 by owner

REFLECTED CEILING PLAN



by owner  
 by owner  
 by owner  
 by owner

NEW/DEMO FLOOR PLAN



EXISTING BASEMENT FLOOR PLAN



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

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planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 08-63-25

Permit No.: BBS25-000064

Applicant Name: John Benedict, Brilliant Electric Sign Co., LTD

Project Address: 1616 W. 117<sup>th</sup> St.

Project Name: Fifth Third Bank

Project: Applicant proposes replacement signage on front and side of building.

**Please return to:**  
Brilliant Electric Sign Co.  
4811 Van Epps Blvd.

Cleveland, Ohio 44131  
Tel: (216) 741-3800  
Fax: (216) 741-8733  
E-mail: [hcase@brilliantesign.com](mailto:hcase@brilliantesign.com)

### SIGNATURE AUTHORIZATION

I hereby authorize Brilliant Sign and/or their affiliate to sign my name to an application for a sign permit for or in connection with property owned by me located at:

**Fifth Third Bank - 1616 West 117<sup>th</sup> St, Lakewood, OH 44107**

Also, I further agree to comply with all conditions called for in said application and to abide by all other applicable codes, ordinance, and regulations.

**Business Name:** Fifth Third Bank Corp

**Signature of Business Representative:** Rhonda Moore

**Print Name:** Rhonda Moore

**Date:** 7/3/2025

**Signature of Property Owner:** Rhonda Moore

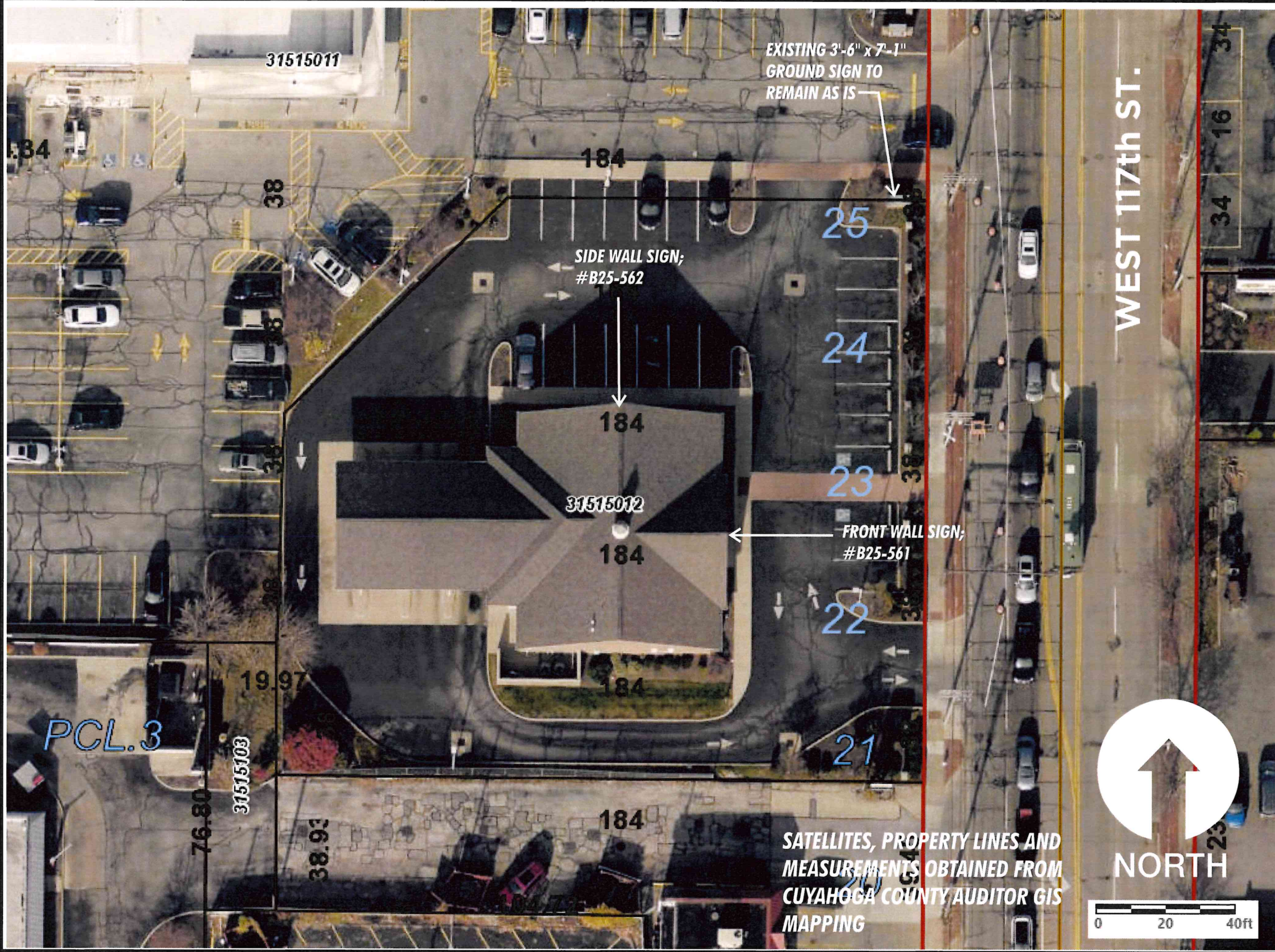
**Print Property Owner's Name:** Rhonda Moore

**Date:** 7/3/25

**Address:** 38 Fontain Square Plaza  
Cincinnati, Oh 45202

**Phone:** 330-329-5256 **Fax:** \_\_\_\_\_

John M. Banta



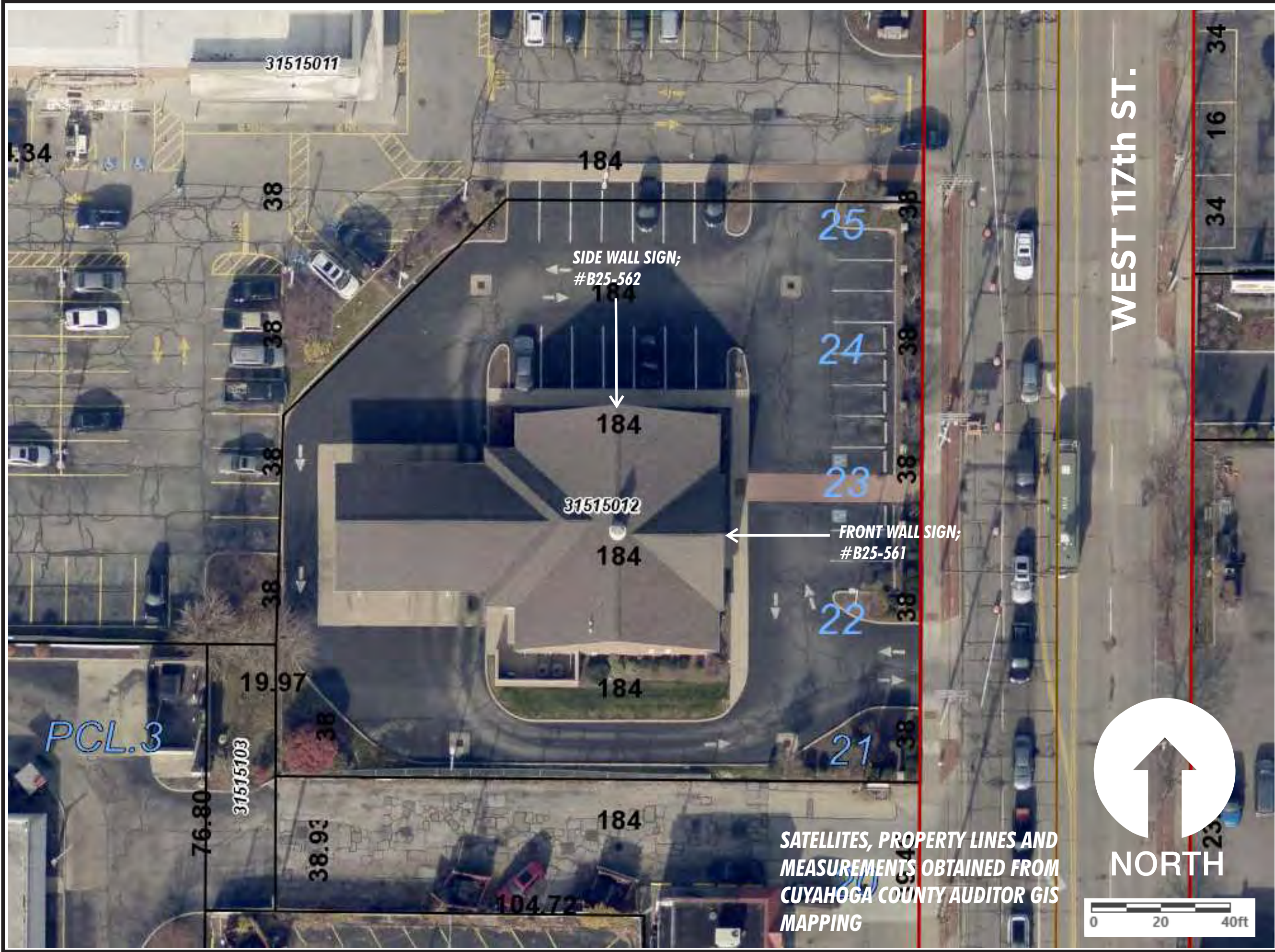
NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

**BES** **Brilliant Electric Sign Co., Ltd.**  
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

COMPANY NAME	Fifth Third Bank		SALESMAN	H	DATE	4-7-25	REVISION	DESIGN NO.
LOCATION	1616 West 117th St., Lakewood, Ohio		DESIGNER	DM	SCALE	SHOWN		B25-561 site lan
								COPYRIGHT © 2025
	FILE NAME: fifth third/1616 west 117th st							

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE. IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU, IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.





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COMPANY NAME	Fifth Third Bank		SALESMAN	H	DATE	4-7-25	REVISION	DESIGN NO.
LOCATION	1616 West 117th St., Lakewood, Ohio		DESIGNER	DM	SCALE	SHOWN		B25-561 site lan
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								FILE NAME: fifth third/1616 west 117th st



**EXISTING SIGNAGE**

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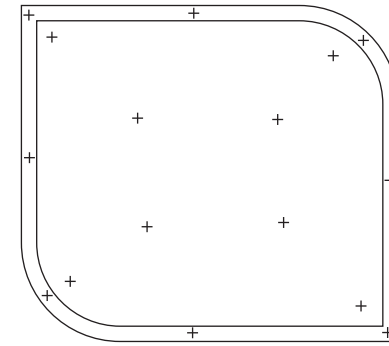
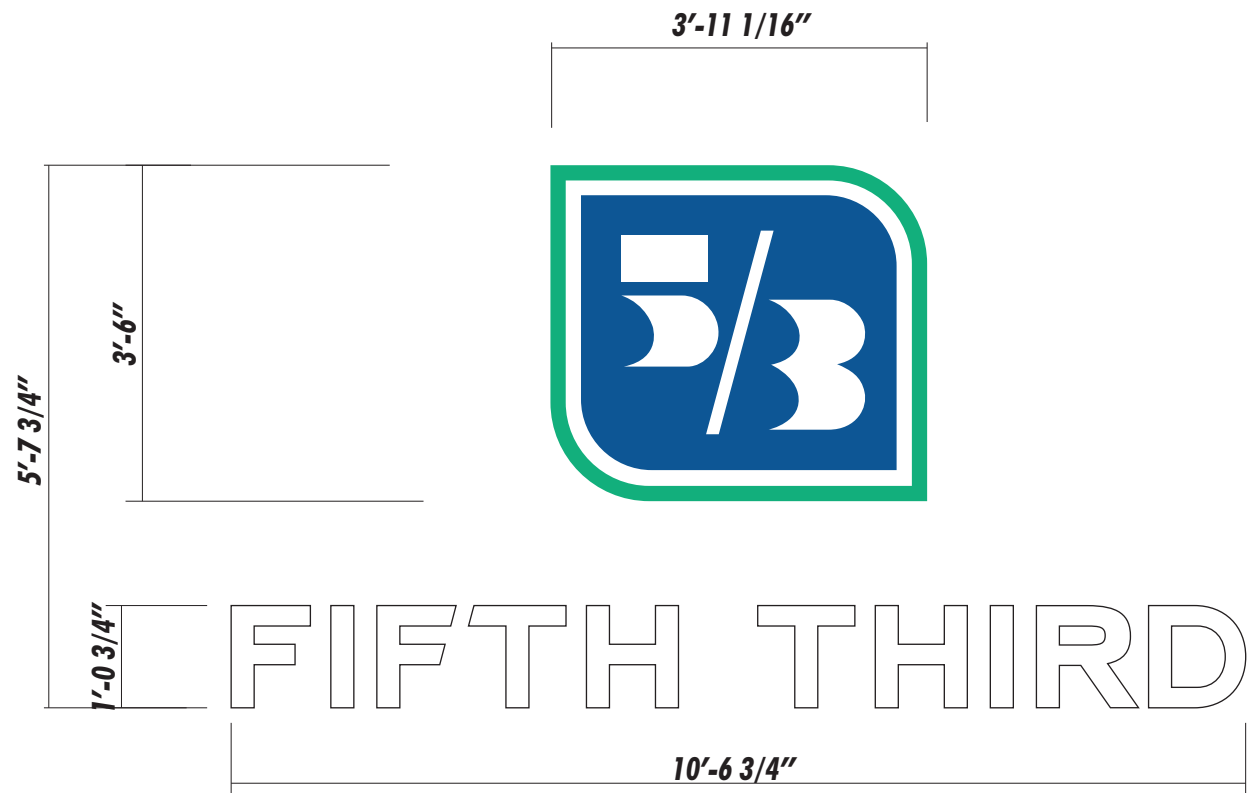


**Brilliant Electric Sign Co., Ltd.**

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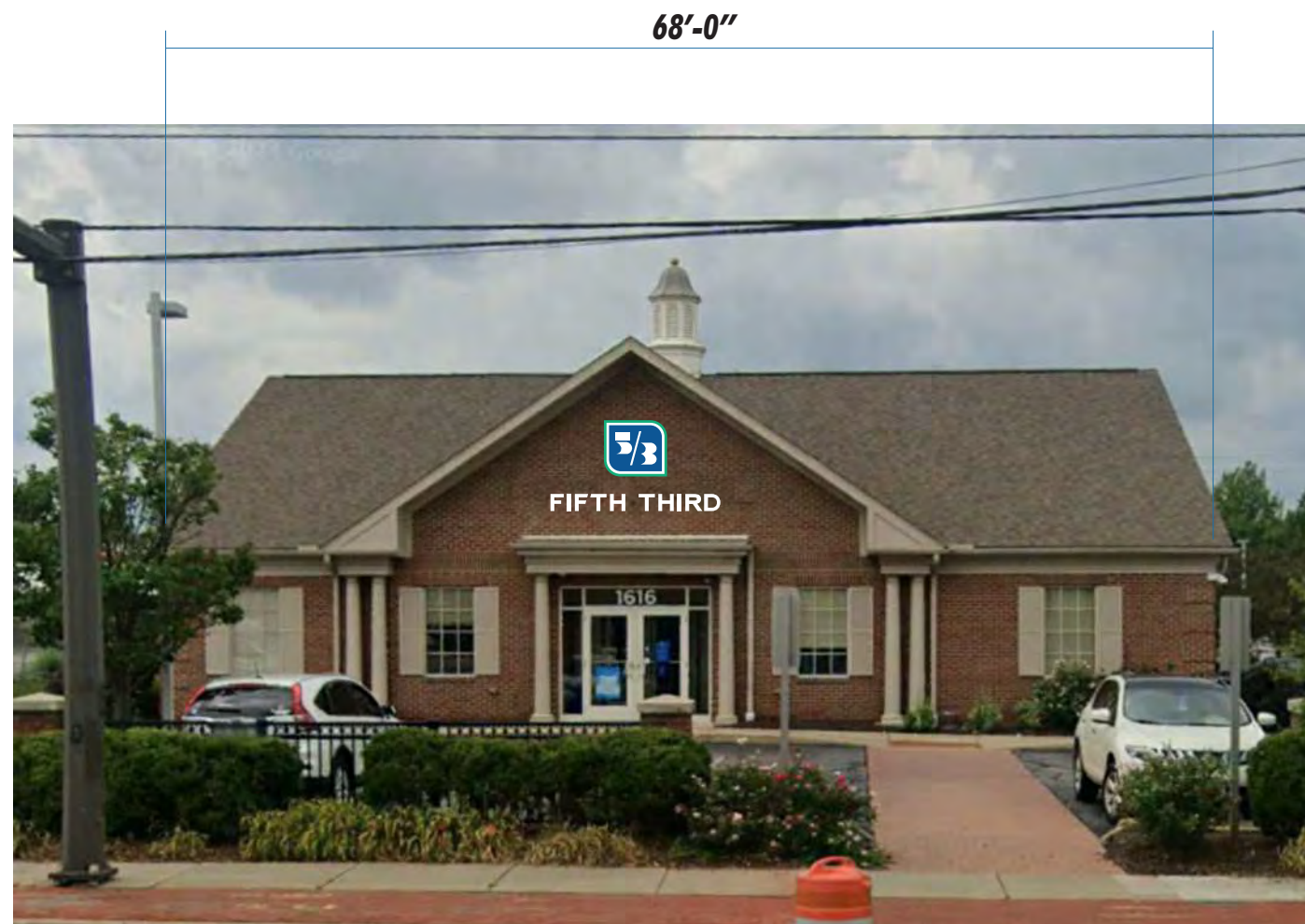
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COMPANY NAME	Fifth Third Bank		SALESMAN	H	DATE	4-7-25	REVISION	DESIGN NO.	B25-559
LOCATION	1616 West 117th St., Lakewood, Ohio		DESIGNER	DM	SCALE	NTS		COPYRIGHT ©	2025
	FILE NAME: fifth third/1616 west 117th st								



FIFTH THIRD

+ - represent approximate locations of 1/4" tap con masonry screws into brick fascia



### FRONT WALL SIGN

#### NOTES:

Remove and scrap existing neon logo and wings.  
 Manufacture & install one (1) set LED logo and letters with remote power supplies.  
 Shield logo to be two layers; lower layer to consist of green border, to be 3" deep, with trimless drop-in 1/2" white 2447 acrylic face. Face to have first surface applied 3630-146 Light Kelly Green vinyl, with returns painted green PMS 3405C. Center portion of shield to be 5" deep, with trimless drop-in white 7328 acrylic face. Face to have first surface applied 3630-047 Patriot Blue vinyl, with returns painted white. Center portion of shield to drop into green border, with 1/8" gap between elements.  
 Letters to be 3" deep, with trimless drop-in faces; faces to be white 7328 acrylic with returns painted Matthews Platinum to match PMS Cool Grey 11C.  
 All illumination provided by white LEDs.

RATED 120 VOLTS

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

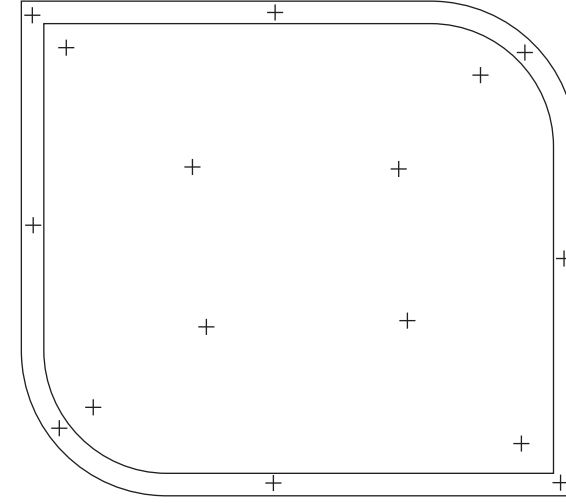
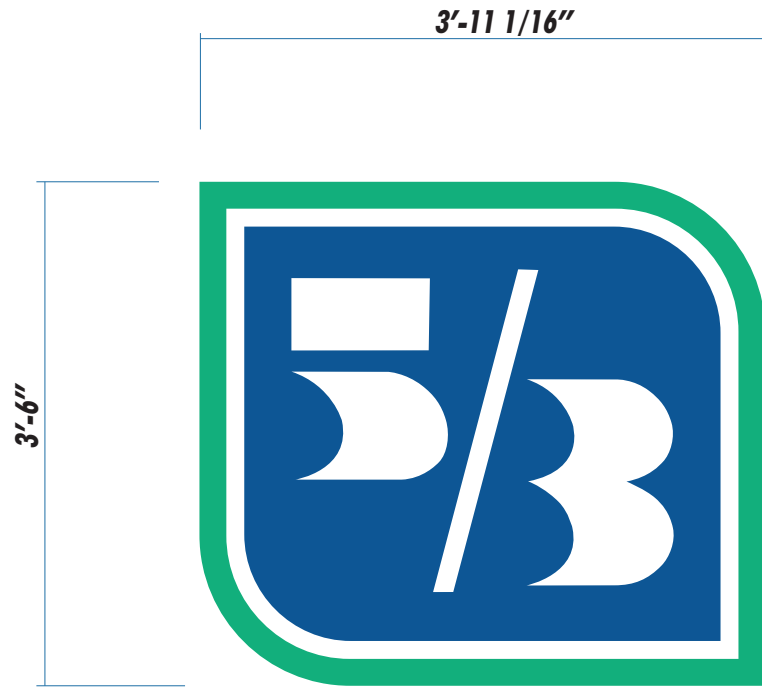


**Brilliant Electric Sign Co., Ltd.**

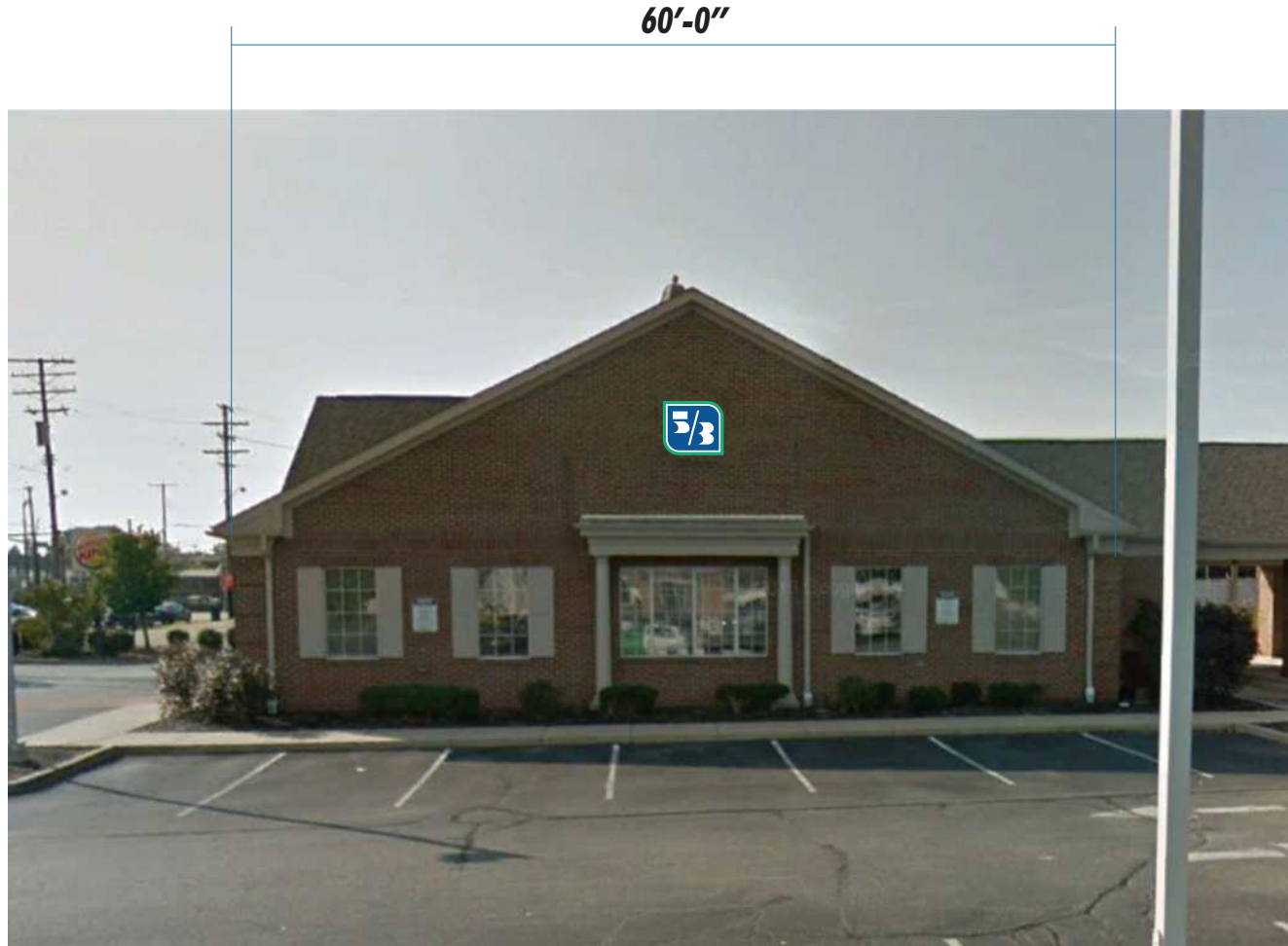
4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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COMPANY NAME	Fifth Third Bank		SALESMAN	H	DATE	4-7-25	REVISION	DESIGN NO.	B25-561	
LOCATION	1616 West 117th St., Lakewood, Ohio		DESIGNER	DM	SCALE	1./2" = 1'-0"		COPYRIGHT ©	2025	
									FILE NAME	Wfifth third/1616 west 117th st



+ - represent approximate locations of 1/4" tap con masonry screws into brick fascia



PROPOSED RIGHT SIDE

**SIDE WALL SIGN**

**NOTES:**  
 Remove and scrap one (1) existing neon logo and wings.  
 Manufacture and install one (1) LED logo with remote power supplies.  
 Shield logo to be two layers; lower layer to consist of green border, to be 3" deep, with trimless drop-in 1/2" white 2447 acrylic face. Face to have first surface applied 3630-146 Light Kelly Green vinyl, with returns painted green PMS 3405C. Center portion of shield to be 5" deep, with trimless drop-in white 7328 acrylic face. Face to have first surface applied 3630-047 Patriot Blue vinyl, with returns painted white. Center portion of shield to drop into green border, with 1/8" gap between elements.  
 All illumination provided by white LEDs.

**RATED 120 VOLTS**

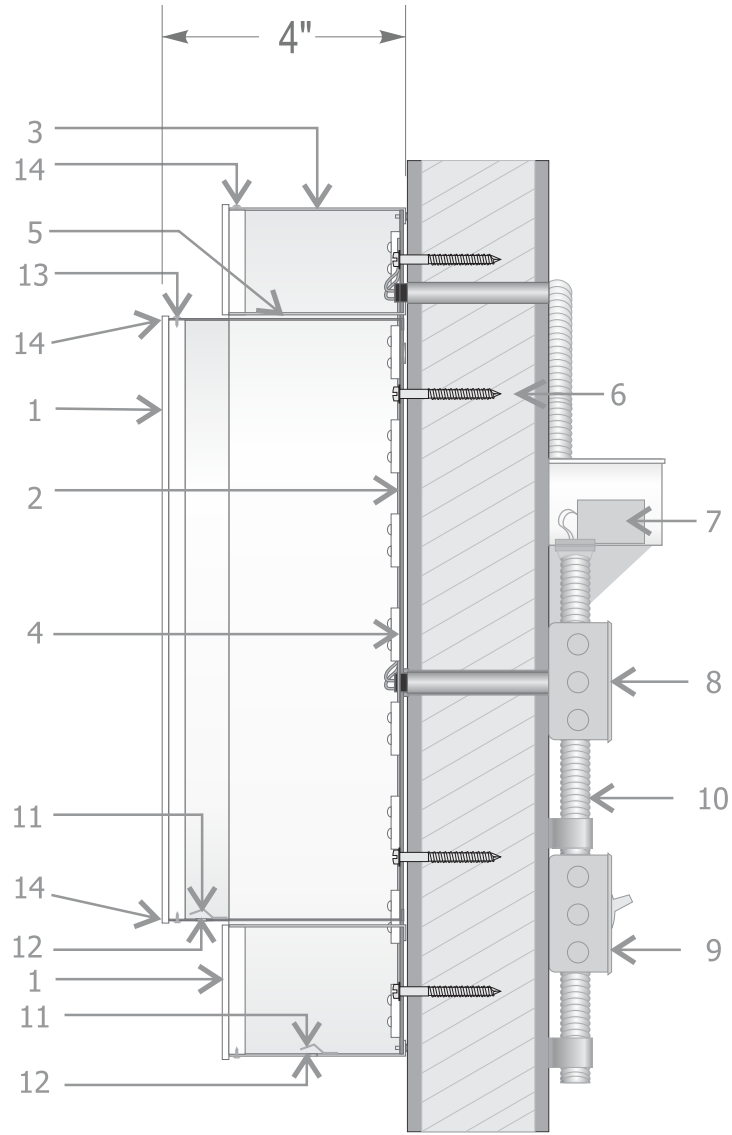
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**Brilliant Electric Sign Co., Ltd.**  
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800



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COMPANY NAME	Fifth Third Bank		SALESMAN	H	DATE	4-7-25	REVISION	DESIGN NO.	B25-562	
LOCATION	1616 West 117th St., Lakewood, Ohio		DESIGNER	DM	SCALE	3/4" = 1'-0"		COPYRIGHT ©	2025	
									FILE NAME	Wfifth third/1616 west 117th st

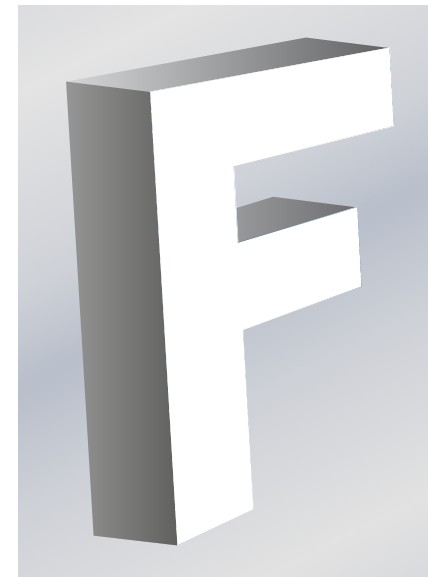
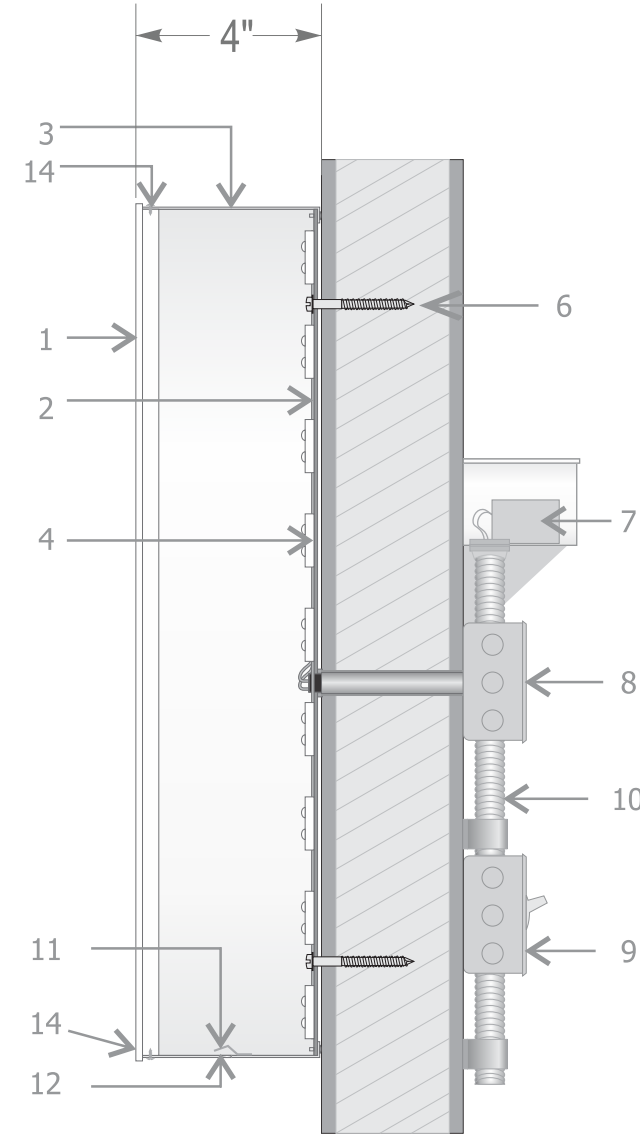


- |    |  |
|----|--|
| 1  | .5" acrylic   .125" exposed edge                                   |
| 2  | backs to be .080" logo   .063" letters pre-finished white aluminum |
| 3  | 2 7/8" returns to be .063" logo   .040" letters aluminum           |
| 4  | illumination to be provided by LED.                                |
| 5  | .125" gap between returns of two elements                          |
| 6  | 1/4" tap-con masonry screws into brick fascia                      |
| 7  | power supply   |
| 8  | junction box   |
| 9  | listed disconnect switch   |
| 10 | primary power source   |
| 11 | weep hole cover to be white pre-finished aluminum                  |
| 12 | weep hole  |
| 13 | 3 7/8" returns to be .063" aluminum                                |
| 14 | screw through return into acrylic shoulder                         |

**ELECTRICAL NOTES**

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600 .5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

**ELECTRICAL GENERAL NOTES:**  
 ~BESCO to label the 20amp circuit / circuit breaker(s) in the load center powering the signage / timer device as required (OBC 3107.6). The existing load center and associated wiring provided to the sign location performed by others. Existing load center approved when original Certificate of Occupancy was issued.



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

**BESCO**  
**Brilliant Electric Sign Co., Ltd.**  
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING. CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE, IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

COMPANY NAME	Fifth Third Bank		SALESMAN	H	DATE	4-7-25	REVISION	DESIGN NO.	B25-561 cons	
LOCATION	1616 West 117th St., Lakewood, Ohio		DESIGNER	DM	SCALE	NTS		COPYRIGHT ©	2025	
									FILE NAME	Fifth third/1616 west 117th st



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

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

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Application Cover Page

Docket No.: 08-64-25

Permit No.: BBS25-000065

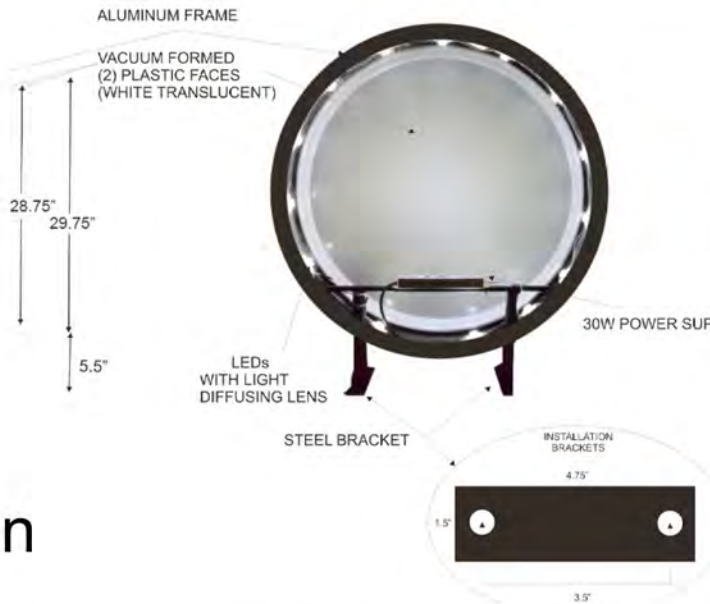
Applicant Name: Shawn Warren, Erie deSign Co. Inc.

Project Address: 11820 Detroit Ave.

Project Name: Confidence Med-Spa

Project: Applicant proposes an illuminated double-sided blade sign.

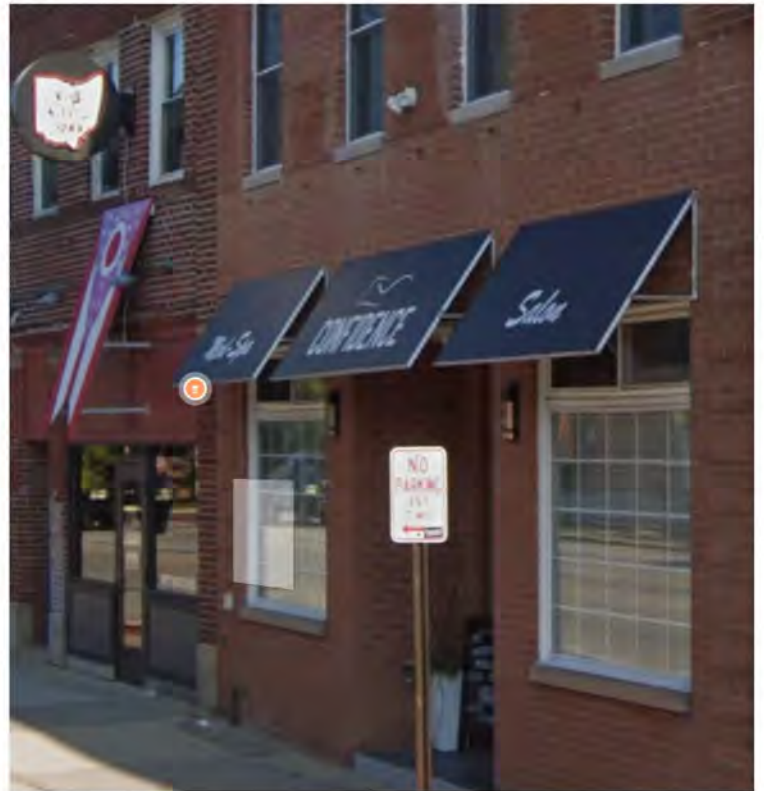




33" 2 sided 12 sq. ft.

Location as is

Current logos 1) 2' x 6' -2) 1' x 4.5' = 21 sq



Building 35' w

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

**CLIENT:**  
 Confidence Med Spa

**JOB #:**

**DATE:**  
 5 3 25

**ADDRESS:**  
 11820 Detroit ave.

**SALESPERSON/ DESIGNER:**      **DATE:**

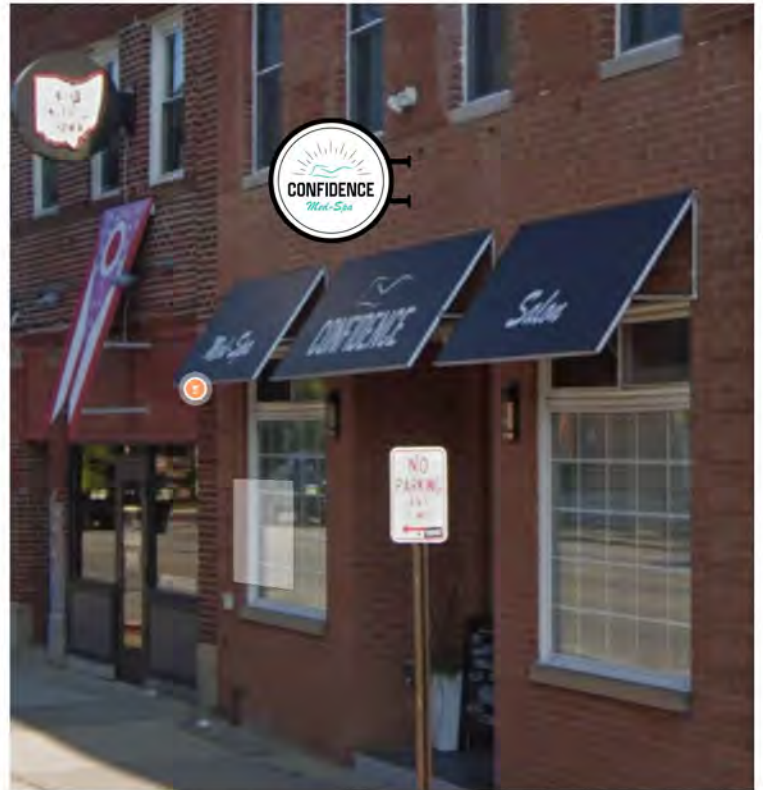
REVISION HISTORY:		CHANGES MADE:	
DATE:			

**CLIENT SIGNATURE OF APPROVAL**      **DATE:**



33" 2 sided 12 sq. ft.

Current logos 1) 2' x 6' -2) 1' x 4.5' = 21 sq



Building 35' w

<b>CLIENT:</b> Confidence Med Spa		<b>JOB #:</b>	<b>DATE:</b> 5 3 25
<b>ADDRESS:</b> 11820 Detroit ave.		<b>SALESPERSON/ DESIGNER:</b> <b>DATE:</b>	
<b>REVISION HISTORY:</b>		<b>CHANGES MADE:</b>	
<b>DATE:</b>			
			<b>CLIENT SIGNATURE OF APPROVAL      DATE:</b>



Case #: \_\_\_\_\_

**City of Lakewood Division of Housing and Building**  
12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930  
[Building.permits@lakewoodoh.net](mailto:Building.permits@lakewoodoh.net)

## Building Permit Application

**PROJECT ADDRESS:** 11820 Detroit ave. Suite/Unit # \_\_\_\_\_

or **PERMANENT PARCEL NUMBER:** 31233013

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

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

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

**RELATED CASES:**  Correction Notice  Plan Review  A.B.R. Approval Case Number: \_\_\_\_\_

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

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

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

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

Aluminum/acrylic faces 33" h x 33"  
Bolted to brick mortar with 4 3" lag and shield  
Led Interior lighting connected to existing power supply.

**PROPERTY OWNER NAME:** Victoria Heimann Phone: 440-789-5708

Business Name (if applicable) Confidence Med Spa Email: confidencebyvictoria@gmail.com

Mailing Address: 11820 Detroit Ave City: LAKEWOOD, State: OH Zip: 44107

**CONTRACTOR NAME:** Erie design Shawn Warren Phone: 216-227-0043

License/Reg. No.: on file Email: eriedesign@ameritech.net

Mailing Address: 16504 Detroit Ave City: LAKEWOOD, State: OH Zip: 44107

**ARCHITECT/ENGINEER:** Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

  
**SIGNATURE OF CONTRACTOR / OWNER**

8-09-24  
**DATE**

Anticipated Completion Date: 9-15-24



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

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

---

Application Cover Page

Docket No.: 08-65-25

Permit No.: BBS25-000066

Applicant Name: Shawn Warren, Erie deSign Co. Inc.

Project Address: 15620 Detroit Ave.

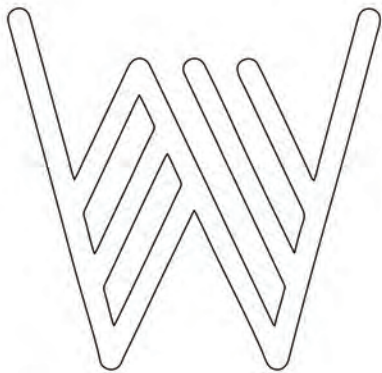
Project Name: Wovensmart

Project: Applicant proposes a non-illuminated double-sided blade sign and/or vinyl window graphics.





42W X 42H" vinyl graphic on window 12.5 sq on 80 sq window



As is now

WOVENSMART

<b>CLIENT:</b> WOVENSMART		<b>JOB #:</b> 	<b>DATE:</b> 
<b>ADDRESS:</b> 15620 Detroit Ave			
<b>REVISION HISTORY:</b> DATE:		<b>CHANGES MADE:</b>	
		<b>CLIENT SIGNATURE OF APPROVAL DATE:</b>	



32W X 32H" dia 7.1 sq total 2 sides 14.2 sq ft 2" THICK



# Option 1

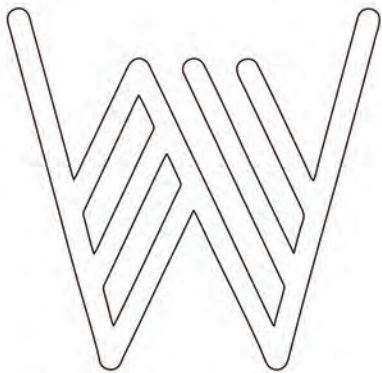
MOUNTED WITH:  
3" LAG BOLTS WITH SLEEVES  
IN TO BRICK MORTAR ON CORNER PILLAR

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

CLIENT: <b>WOVENSMART</b>		JOB #:	DATE:
ADDRESS: 15620 Detroit Ave			
REVISION HISTORY: DATE:		CHANGES MADE:	
		CLIENT SIGNATURE OF APPROVAL DATE:	



42W X 42H" vinyl graphic on window 12.5 sq on 80 sq window



Option 2

WOVENSMAART

<b>CLIENT:</b> WOVENSMAART		<b>JOB #:</b> 	<b>DATE:</b> 
<b>ADDRESS:</b> 15620 Detroit Ave			
<b>REVISION HISTORY:</b> <b>DATE:</b>		<b>CHANGES MADE:</b>	
		<b>CLIENT SIGNATURE OF APPROVAL DATE:</b>	



Case #:

City of Lakewood Division of Housing and Building  
12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930  
Building.permits@lakewoodoh.net

## Building Permit Application

PROJECT ADDRESS: 15620 Detroit Ave. Suite/Unit #  
or PERMANENT PARCEL NUMBER: 31133020

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

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

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

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

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

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

\*VALUATION: (cost of the work) \$ PROJECT SIZE: (in square feet) 16 sq

BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location) \_\_\_\_\_ DRAIN \_\_\_\_\_ NO DRAIN

\*BLADE SIGN 32" DIA 6SQ. FT. PER SIDE 12 SQ. TOTAL \*WINDOW GRAPHICS CUT VINYL  
42" X 42" 12.5 SQ. FT

# Option 1

# Option 2

PROPERTY OWNER NAME: Renee Martinez Phone: 216-716-9770

Business Name (if applicable) **Wovensmart** Email: renee@wovensmart.com

Mailing Address: 15620 Detroit Ave City: Lakewood State: Oh Zip: 44107

CONTRACTOR NAME: Erie Design Phone: 216-227-0043

License/Reg. No.: on file Email: orders@eriedesign.com

Mailing Address: 16504 Detroit Ave City: Lakewood State: Oh Zip: 44107

ARCHITECT/ENGINEER: Phone:

Mailing Address: City: State: Zip:

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

SIGNATURE OF CONTRACTOR / OWNER

7-10-25

DATE

Anticipated Completion Date: \_\_\_\_\_



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

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

---

Application Cover Page

Docket No.: 08-66-25

Permit No.: BBS25-000068

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

Project Address: 13705 Madison Ave.

Project Name: Be& Blossom

Project: Applicant proposes a non-illuminated double-sided blade sign and vinyl window graphics.

Signature of consent

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

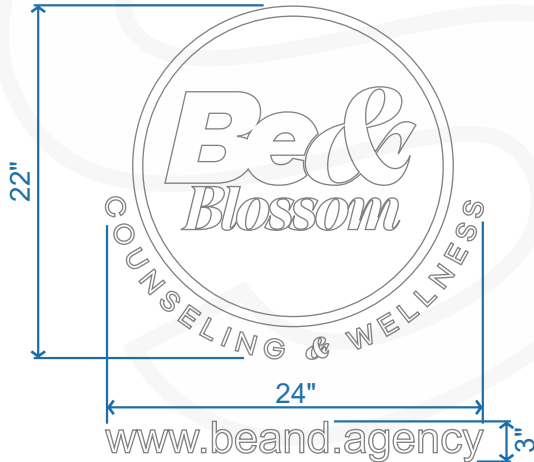
A handwritten signature in black ink that reads "Steve Foster". The signature is written in a cursive style with a large, sweeping "S" and "F".

Steve Foster

*The Sign & Graphics Firm*

(216) 390-0198





White Vinyl Window Decals



Double-sided Hanging Sign  
(non-illuminated)

NOTE: Renderings are approximate representations of final production.

**Steven Foster**  
216.390.0198  
sgfoster09@gmail.com

**THE SIGN & GRAPHICS FIRM**

**BUSINESS NAME:**  
Be & Blossom

**ADDRESS:**  
13705 Madison Ave, #7  
Lakewood, OH 44107

**1**  
7-22-25

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





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

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

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Application Cover Page

Docket No.: 08-67-25

Permit No.: BBS25-000069

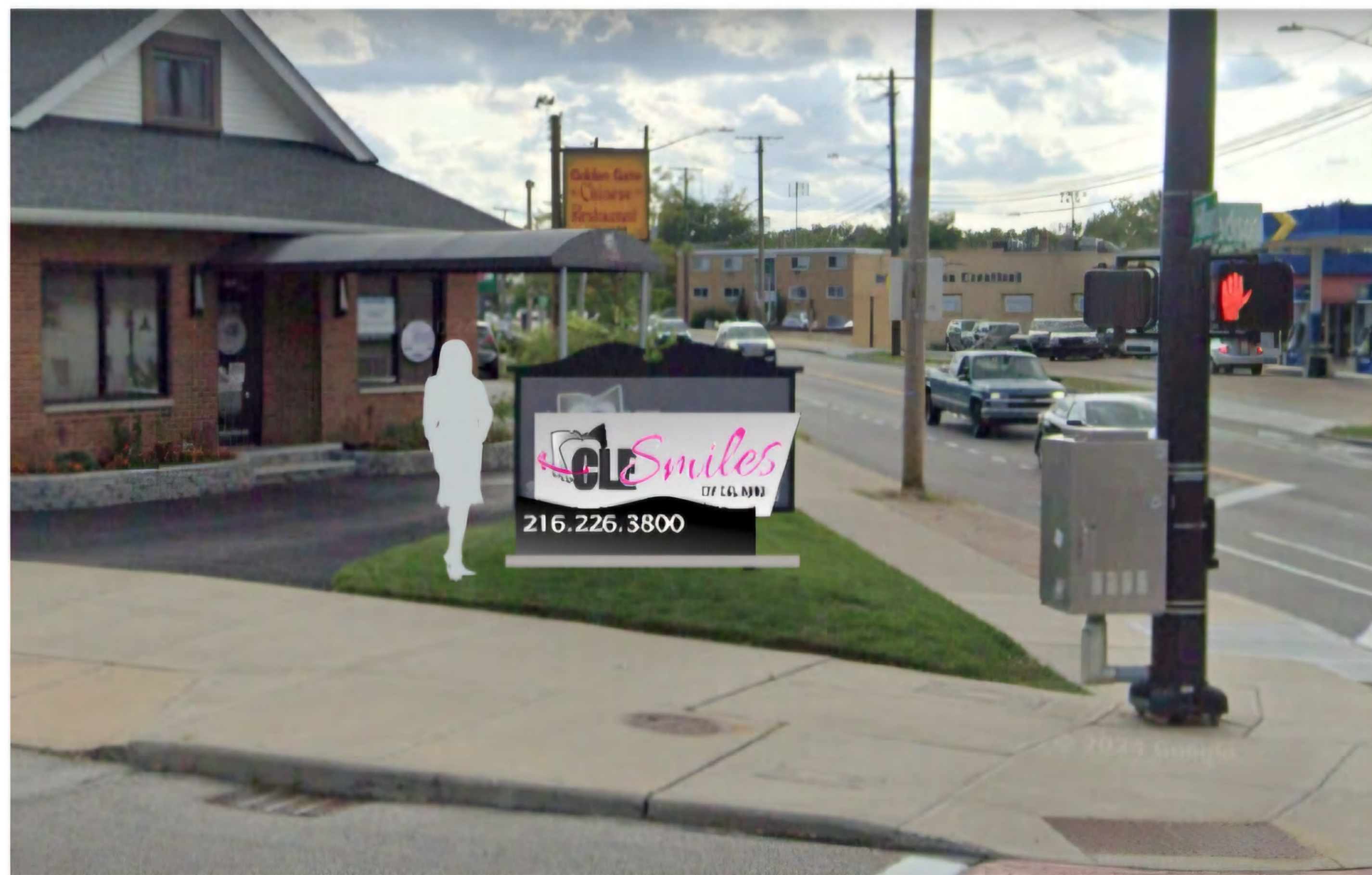
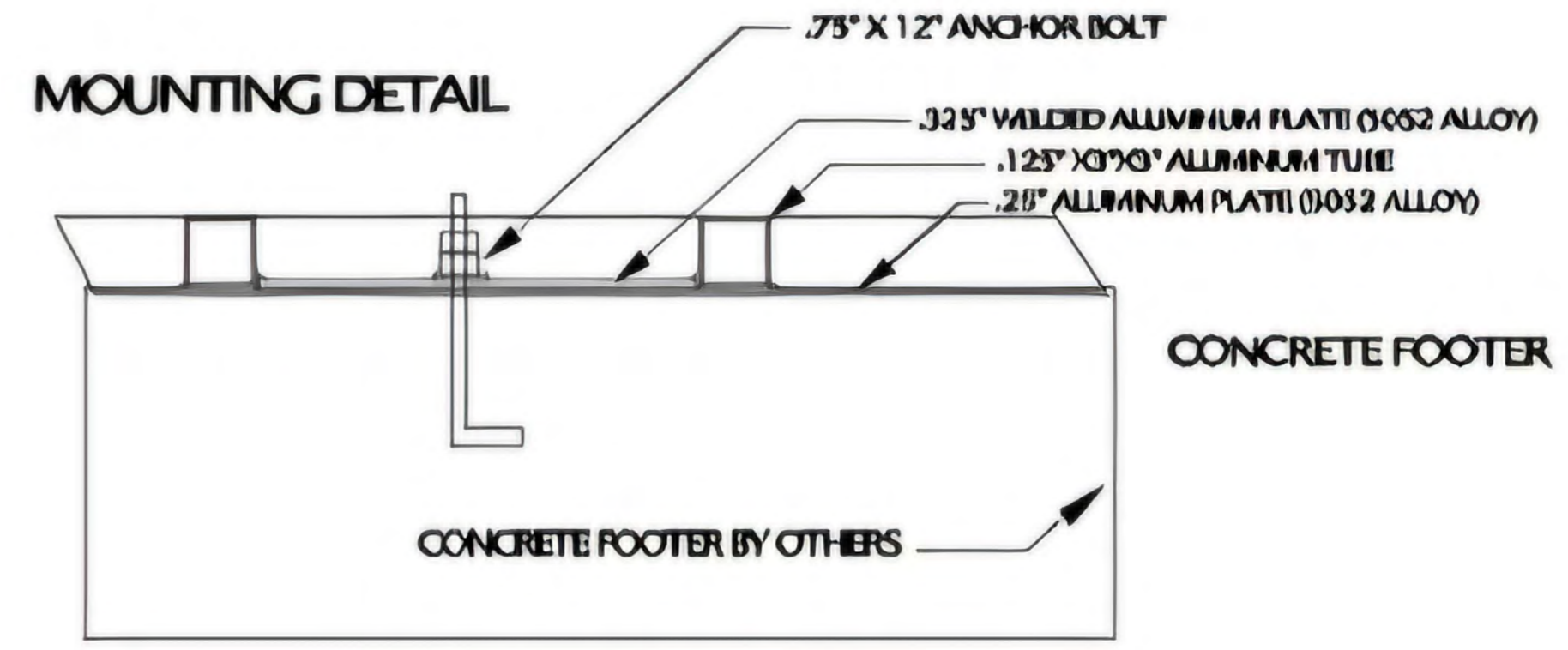
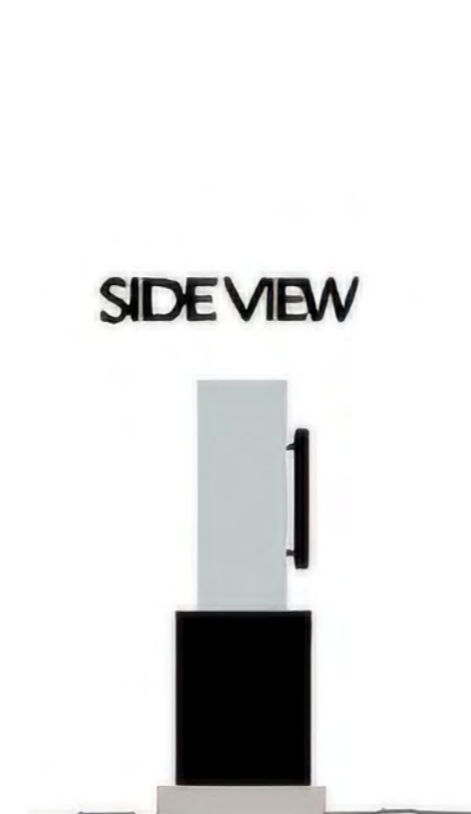
Applicant Name: Nicole Cochran, CLE Smiles by Dr. Niki

Project Address: 15901 Hilliard Rd.

Project Name: CLE Smiles

Project: Applicant proposes replacement of a monument sign with new base.





**MONUMENT SIGN : \$9823.00** NOTE: PRICES ARE FROM 2019

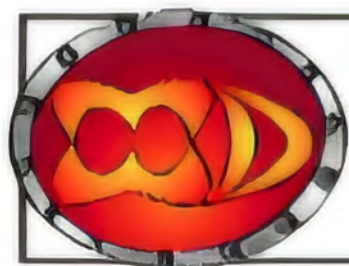
- INSTALLATION ON CONCRETE FOOTING DONE BY OTHERS
- INCLUDES ALL WHITE LED LIGHTS

**CRATE AND SHIPPING : \$1120.00** NOTE: PRICES ARE FROM 2019

- INCLUDES CRATE WITH SIGN BOLTED IN SECURE
- SIGN TOP IS REMOVABLE FOR LIFTING

**ADDITIONAL BUDGETING COSTS:** NOTE: PRICES ARE BUDGET ESTIMATES AND SUBJECT TO CHANGE

- ENGINEERING AND DESIGN DOCUMENTS - \$1000
- EXCAVATION AND CONCRETE FOOTER - \$3000
- BOLT SIGN DOWN TO CONCRETE BASE - \$800
- ELECTRICAL TIE-IN - \$400



MARCUS MICHAEL DESIGNS  
LLC  
610-264-4410

CLE SMILES  
CLEAVLAND, OHIO

MONUMENT SIGN PROPOSAL  
REVISION 1.0  
3-26-2025



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

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planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 08-68-25

Permit No.: BBS25-000067

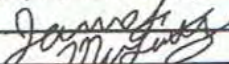
Applicant Name: James McGinty

Project Address: 17510 Detroit Ave.


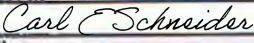
Project Name: St. James Church

Project: Applicant proposes the installation of a flagpole on a locally designated historic property.

Caution: Using an Adobe or other PDF reader to insert a "signature" can cause this entire document's contents to be locked preventing future edits; make sure you save a copy if any signatures will be inserted digitally.

<b>Candidate's Promise*</b>		<i>Sign below before you seek the other approvals for your proposal.</i>
On my honor as a Scout, I have read this entire workbook, including the "Message to Scouts and Parents or Guardians" on page 4. I promise to be the leader of this project, and to do my best to carry it out for the maximum benefit to the religious institution, school, or community I have chose as beneficiary.		
Signed 	Date July 3, 2025	

\* Remember: Do not begin any work on your project, or raise any money, or obtain any materials, until your project has been approved.

<b>Unit Leader Approval*</b>	<b>Unit Committee Approval*</b>
I have reviewed this proposal and discussed it with the candidate. I believe it provides impact worthy of an Eagle Scout service project, and will involve planning, development and leadership. I am comfortable the Scout understands what to do, and how to lead the effort. I will see that the project is monitored, and that adults or others present will not overshadow them.	This Eagle Scout candidate is a Life Scout, and registered in our unit. I have reviewed this proposal, I am comfortable the project is feasible, and I will do everything I can see that our unit measures up to the level of support we have agreed to provide (if any). I certify that I have been authorized by our unit committee to provide its approval for this proposal.
Signed  Date 7/8/2025	Signed  Date 7/10/2025
Name (Printed) Eric V. Augustine	Name (Printed) Carl E Schneider

<b>Beneficiary Approval*</b>	<b>Council or District Approval</b>
This service project will provide significant benefit, and we will do all we can to see it through. We realize funding on our part is not required, but we have informed the Scout of the financial support (if any) to which we have agreed. We understand any fund raising the Scout conducts will be in our name and that funds left over will come to us if we are allowed to accept them. We will provide receipts to donors as required.	I have read topics 9.0.2.0 through 9.0.2.15, regarding the Eagle Scout service project, in the <i>Guide to Advancement</i> , No. 33088. I agree on my honor to apply the procedures as written, and in compliance with the policy on "Unauthorized Changes to Advancement." Accordingly, I approve this proposal. I will encourage the candidate to prepare a project plan and share it with the designated project coach.
Our Eagle Candidate has provided us a copy of "Navigating the Eagle Scout Service Project Information for Project Beneficiaries." Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	 72475
Signed  Date 7-8-2025	
Name (Printed) Mr. Kevin P. Elbar	Name (Printed)







\* While it makes sense to obtain approvals in the order they appear, there shall be no required sequence for the order of obtaining those approvals marked with an asterisk (\*). Council or district approval, however, must come after the others.

## McGinty\_J Proposal Page H

Final Audit Report 2025-07-10

Created: 2025-07-10  
By: Eric Augustine (EVAUGUSTINE@SBCGLOBAL.NET)  
Status: Signed  
Transaction ID: CBUJHBCAABAAluJEGRCYE-006uZ35q1QRndHkF6h

### "McGinty\_J Proposal Page H" History

-  Document created by Eric Augustine (EVAUGUSTINE@SBCGLOBAL.NET)  
2025-07-10 - 2:45:43 PM GMT - IP address: 104.62.47.48
-  Document emailed to gopcarl@gmail.com for signature  
2025-07-10 - 2:48:54 PM GMT
-  Email viewed by gopcarl@gmail.com  
2025-07-10 - 2:48:59 PM GMT - IP address: 66.249.80.204
-  Signer gopcarl@gmail.com entered name at signing as Carl Schneider  
2025-07-10 - 3:01:51 PM GMT - IP address: 192.24.25.108
-  Document e-signed by Carl Schneider (gopcarl@gmail.com)  
Signature Date: 2025-07-10 - 3:01:53 PM GMT - Time Source: server - IP address: 192.24.25.108
-  Agreement completed.  
2025-07-10 - 3:01:53 PM GMT

PMK





CUYAHOGA COUNTY FISCAL OFFICER  
 311-23-022 *Paul Chumbea* 1/8/2022 11:05:06 AM  
 Hoban Edw F Bishop Of Cleve Tax Dist. 3180  
 Plat LUC: 6100 EX:  
 Sale Amt: \$ 0.00 LAND: 640,100  
 Conv. Fee: \$ 0.00 BLDG: 2,280,100  
 PUBLIC TOTAL: 2,920,200  
 \*1067041J\*

CUYAHOGA COUNTY  
 OFFICE OF FISCAL OFFICERS - 1  
 LPLAT 1/8/2022 11:05:06 AM  
 202201060278

LOT SPLIT

FOR  
 17514 DETROIT ROAD

KNOWN AS BEING PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 23, AND ALL OF THE PARCEL MARKED "RESERVED" IN THE NORTHWOOD PARK SUBDIVISION AS SHOWN IN PLAT VOLUME 29, PAGE 27 OF CUYAHOGA COUNTY MAP RECORDS, NOW SITUATED IN THE

CITY OF LAKEWOOD  
 COUNTY OF CUYAHOGA - STATE OF OHIO

**McSteen**  
 LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092  
 Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

*Matthew A. Hildebrandt* 12/13/21  
 MATTHEW A. HILDEBRANDT REG. PROF. SURV. NO. 8617



JOB NO.: 21-257  
 FIELD DATE: NOVEMBER 3, 2021  
 SURVEY DATE: DECEMBER 10, 2021  
 DRAWN BY: HKS

OWNERS ACCEPTANCE

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

*Edward C. Malesic* Most Reverend Edward C. Malesic  
 SIGNATURE PRINT NAME

NOTARY PUBLIC

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

*Kevin T. Burke*  
 NOTARY PUBLIC MY COMMISSION EXPIRES



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

LINE DATA

LINE	BEARING	DISTANCE
L1	S 74°32'03" W	60.21' CALC. & USED
L2	N 0°33'33" E	160.56' CALC. & USED
L3	N 88°46'36" W	22.56' CALC. & USED
L4	N 1°13'24" E	11.89' CALC. & USED
L5	N 88°46'36" W	23.30' CALC. & USED
L6	N 1°13'24" E	21.74' CALC. & USED
L7	N 88°46'36" W	13.67' CALC. & USED
L8	N 0°33'33" E	23.42' CALC. & USED
L9	S 0°33'39" W	20.00' REC. & USED
L10	N 0°33'39" E	34.33' CALC. & USED
L11	N 0°33'33" E	34.33' CALC. & USED
L12	S 74°32'03" W	60.01' CALC. & USED (60.00' REC.)
L13	N 0°18'20" E	33.95' OBS. & USED

WEST CLIFTON BOULEVARD (SR-237)(100')

CANNON STREET (40')

GRANGER AVENUE (60')

NORTHWOOD AVENUE (40')

THE NORTHWOOD PARK SUBDIVISION  
 VOLUME 29, PAGE 27 C.C.M.R.

THE NORTHWOOD PARK SUBDIVISION  
 VOLUME 29, PAGE 27 C.C.M.R.

PARCEL 1  
 0.7386 ACRE  
 32,175 SQ. FT.

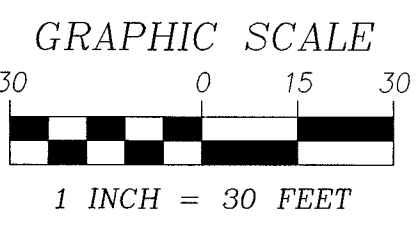
PPN 311-23-022  
 EDWARD F. HOBAN, BISHOP OF CLEVELAND  
 VOL. 6063, PG. 528 C.C.D.R.  
 1.8369 ACRES

PARCEL 2  
 0.9107 ACRE  
 39,669 SQ. FT.

PARCEL 3  
 0.1876 ACRE  
 8,173 SQ. FT.

LEGEND

- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- MONUMENT BOX FOUND AS NOTED
- EMPTY MONUMENT BOX FOUND
- PIPE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- OBS. OBSERVED DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- C.C.M.R. CUYAHOGA COUNTY MAP RECORDS
- C.C.D.R. CUYAHOGA COUNTY DEED RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION



BASIS OF BEARING

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (5401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

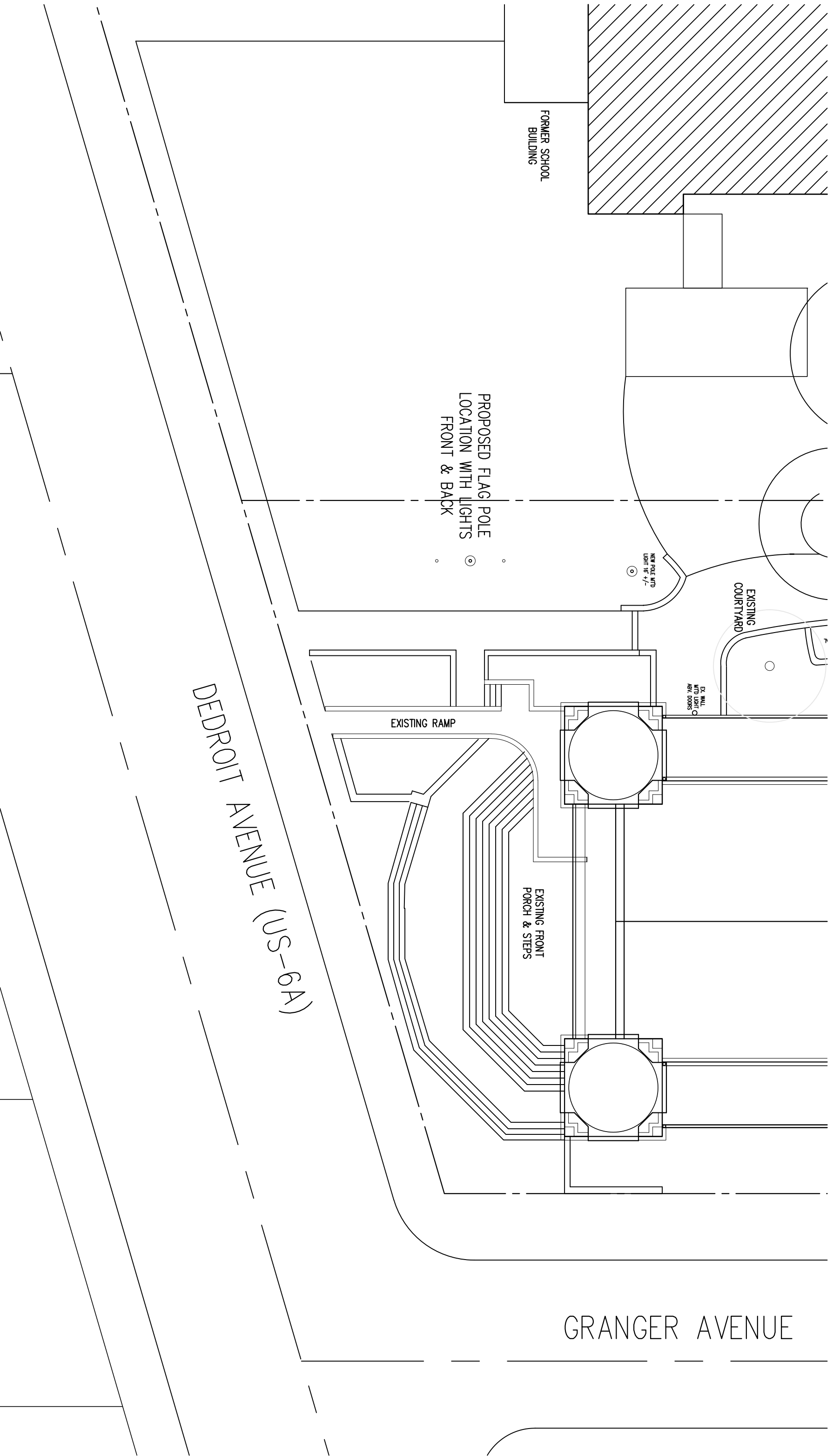
24" x 36"  
 This Survey Plat complies with the Cuyahoga County Transfer and Conveyance Standards and is hereby approved.  
 Plat Vol. \_\_\_\_\_ Pg. \_\_\_\_\_  
 T.M. \_\_\_\_\_  
 SS \_\_\_\_\_  
 Agent  
 JAN. 6, 2022

APPROVALS

CITY ENGINEER  
 THIS LOT SPLIT HAS BEEN APPROVED BY THE CITY ENGINEER OF THE CITY OF LAKEWOOD ON THIS 3rd DAY OF JAN, 2022  
*[Signature]*  
 CITY ENGINEER

PLANNING COMMISSION  
 THIS LOT SPLIT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD ON THIS 6th DAY OF MAY, 2021.  
*[Signature]*  
 Katelyn Z. Milius  
 SECRETARY OF PLANNING COMMISSION



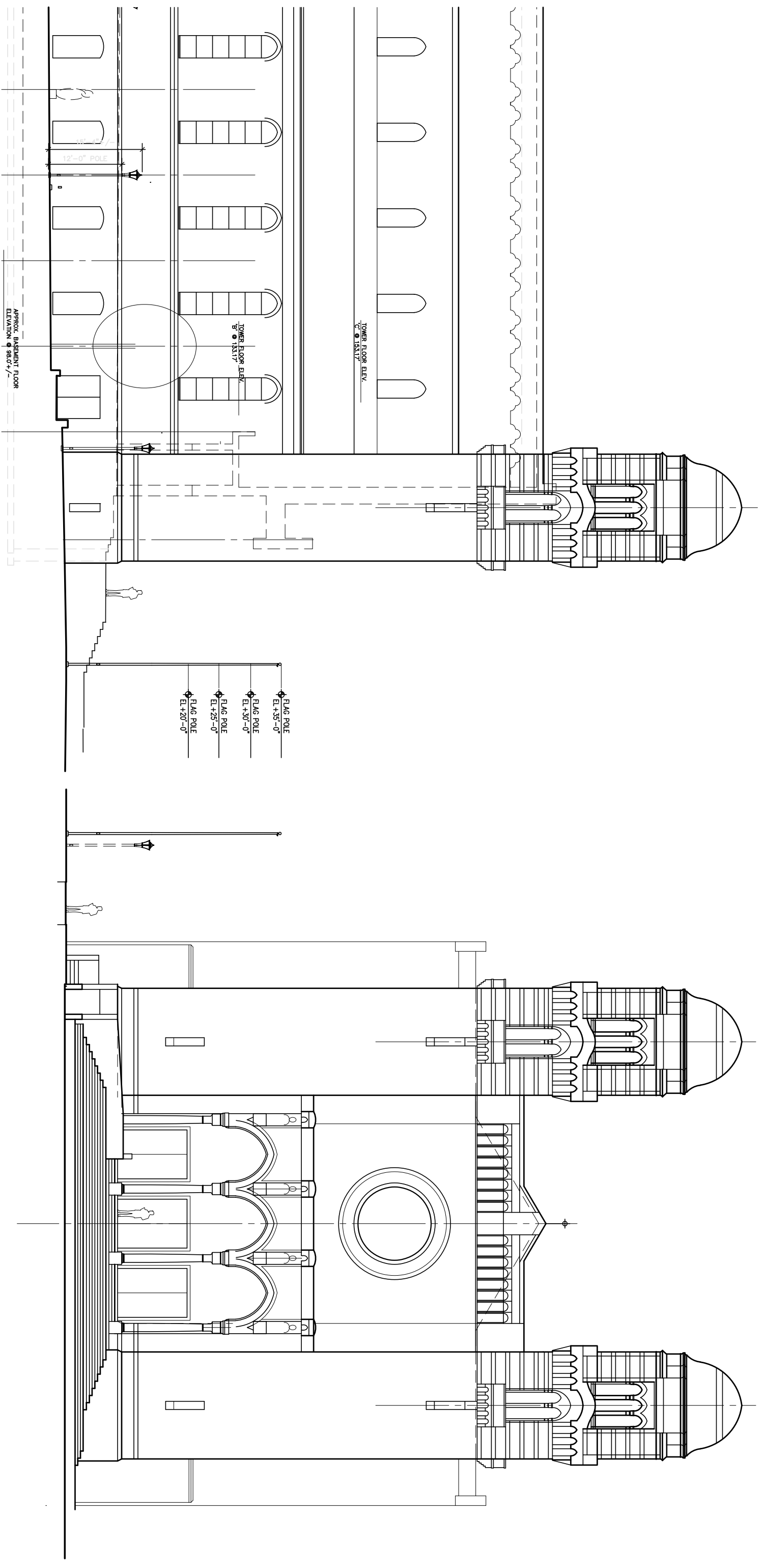


# Site Plan

Saint James Church

Scale 1" = 16'-0"

July 10, 2024

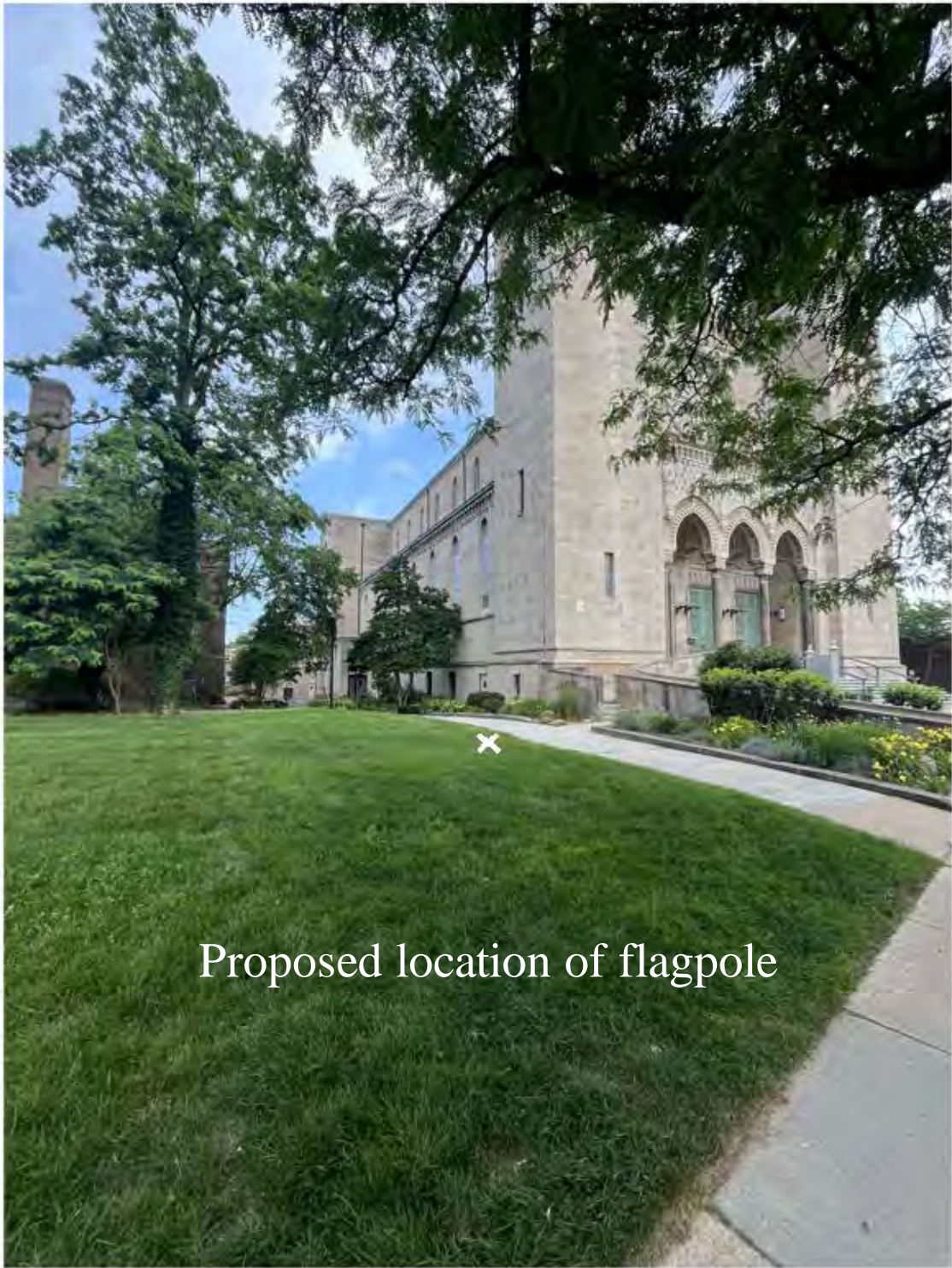


# West and South Elevations

Saint James Church

Scale 1" = 16'-0"

July 10, 2025

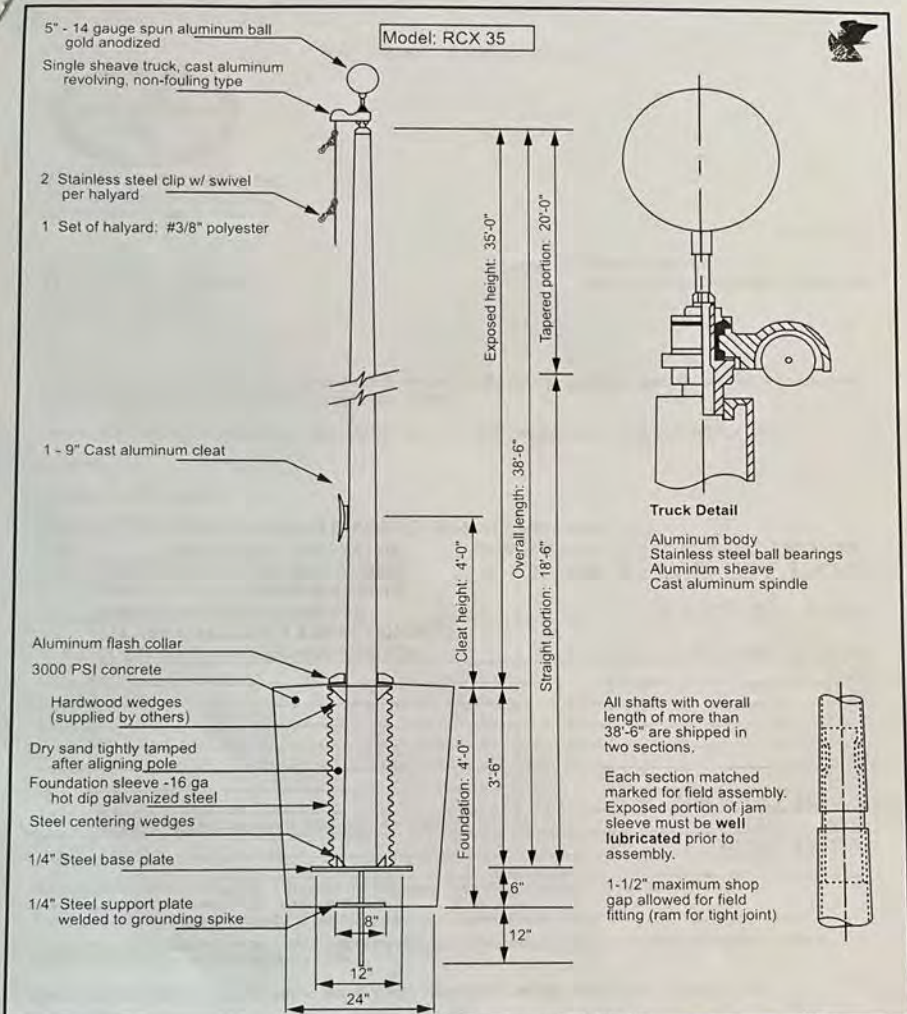


Proposed location of flagpole









Project:	Ground set tapered aluminum flagpole ALLOY: 6063T8	Rocket Enterprise, Inc.	Date:
Location:	Exposed height: 35'-0" Overall height: 38'-6"		Revision:
Architect:	Ship in 1 section Butt diameter: 5"	30660 Ryan Road	
Contractor:	Top diameter: 3" Wall thickness: .156"	Warren, MI 48092	
Customer:	Finish:		Job:





CUYAHOGA COUNTY FISCAL OFFICER  
 311-23-022 *Paul Chubb* 1/8/2022 11  
 Hoban Edw F Bishop Of Cleve Tax Dist. 3180  
 Plat LUC: \$100 EX:  
 Sale Amt: \$ 0.00 LAND: 640.100  
 Conv. Fee: \$ 0.00 BLDG: 2,280.100  
 PUBLIC TOTAL: 2,920.200  
 \*1067041J\*

CUYAHOGA COUNTY  
 OFFICE OF FISCAL OFFICERS - 1  
 LPLAT 1/8/2022 11:05:06 AM  
 202201060278

LOT SPLIT

FOR  
 17514 DETROIT ROAD

KNOWN AS BEING PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 23, AND ALL OF THE PARCEL MARKED "RESERVED" IN THE NORTHWOOD PARK SUBDIVISION AS SHOWN IN PLAT VOLUME 29, PAGE 27 OF CUYAHOGA COUNTY MAP RECORDS, NOW SITUATED IN THE

CITY OF LAKEWOOD  
 COUNTY OF CUYAHOGA - STATE OF OHIO

**McSteen**  
 LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092  
 Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

*Matthew A. Hildebrandt* 12/13/21  
 MATTHEW A. HILDEBRANDT REG. PROF. SURV. NO. 8617



JOB NO.: 21-257  
 FIELD DATE: NOVEMBER 3, 2021  
 SURVEY DATE: DECEMBER 10, 2021  
 DRAWN BY: HKS

OWNERS ACCEPTANCE

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

*Edward C. Malesic* Most Reverend Edward C. Malesic  
 SIGNATURE PRINT NAME

NOTARY PUBLIC

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

*Kevin T. Burke*  
 NOTARY PUBLIC MY COMMISSION EXPIRES



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

LINE DATA

LINE	BEARING	DISTANCE
L1	S 74°32'03" W	60.21' CALC. & USED
L2	N 0°33'33" E	160.56' CALC. & USED
L3	N 88°46'36" W	22.56' CALC. & USED
L4	N 1°13'24" E	11.89' CALC. & USED
L5	N 88°46'36" W	23.30' CALC. & USED
L6	N 1°13'24" E	21.74' CALC. & USED
L7	N 88°46'36" W	13.67' CALC. & USED
L8	N 0°33'33" E	23.42' CALC. & USED
L9	S 0°33'39" W	20.00' REC. & USED
L10	N 0°33'39" E	34.33' CALC. & USED
L11	N 0°33'33" E	34.33' CALC. & USED
L12	S 74°32'03" W	60.01' CALC. & USED (60.00' REC.)
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WEST CLIFTON BOULEVARD (SR-237)(100')

CANNON STREET (40')

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THE NORTHWOOD PARK SUBDIVISION  
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 32,175 SQ. FT.

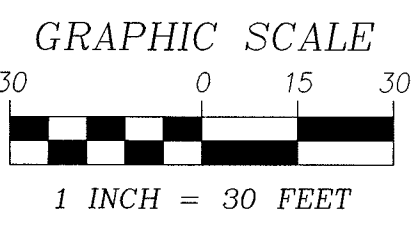
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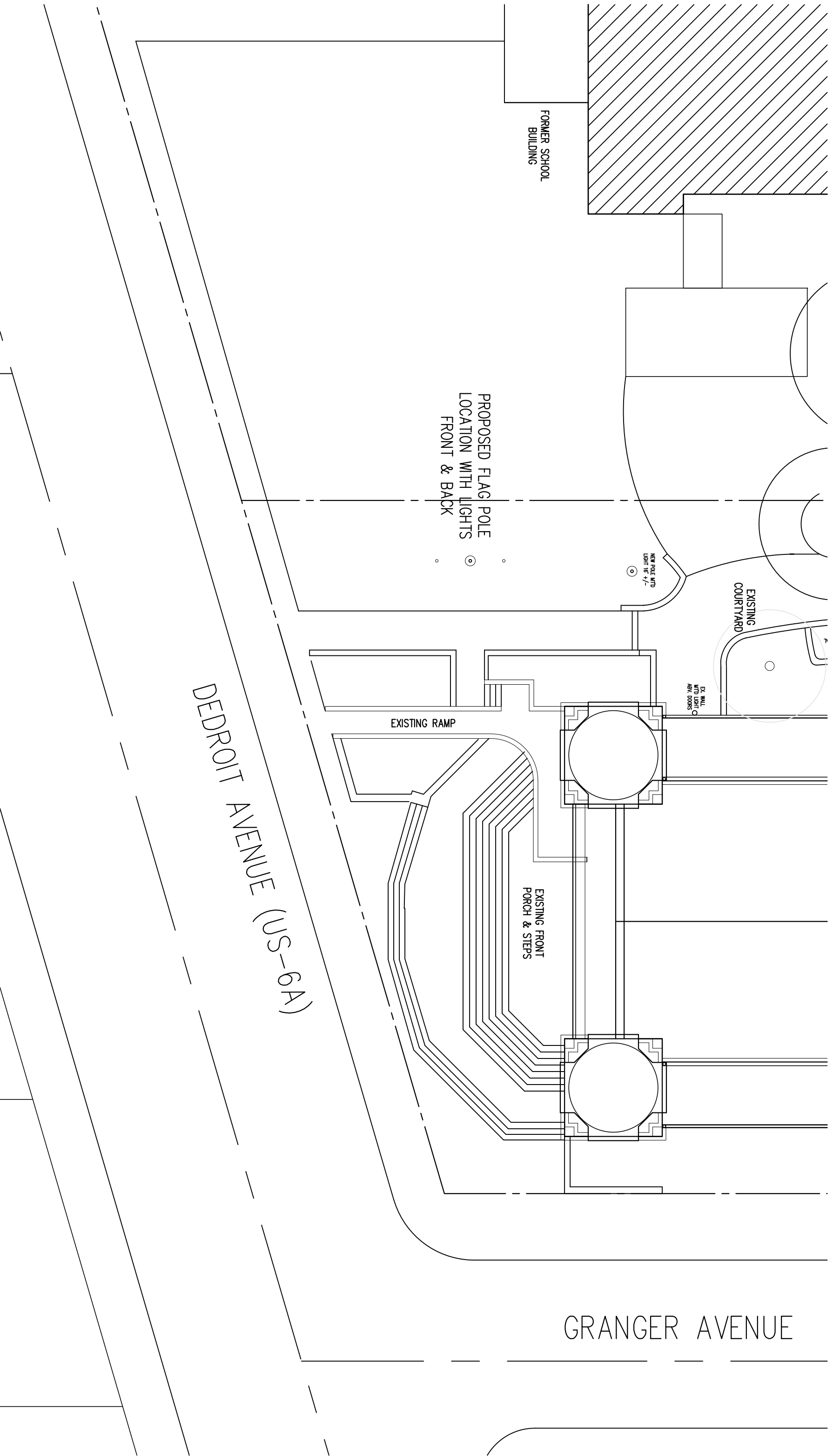
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 SS  
 Agent  
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*[Signature]*  
 Katelyn Z. Milius  
 SECRETARY OF PLANNING COMMISSION





FORMER SCHOOL BUILDING

PROPOSED FLAG POLE LOCATION WITH LIGHTS FRONT & BACK

EXISTING COURTYARD

EX. WALL AND LIGHT C. ABL. DOORS

EXISTING RAMP

EXISTING FRONT PORCH & STEPS

DETROIT AVENUE (US-6A)

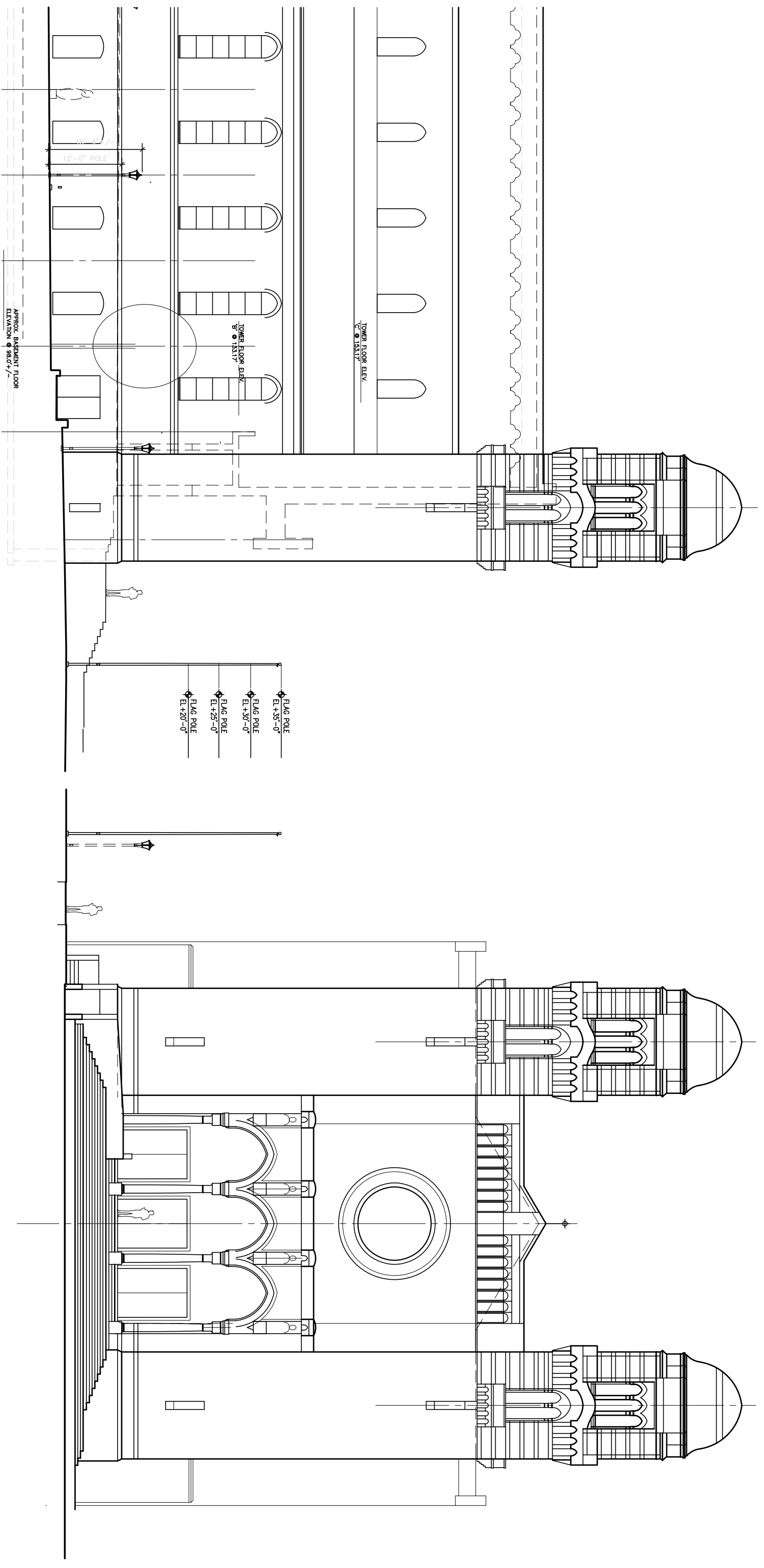
GRANGER AVENUE

Site Plan

Saint James Church

Scale 1" = 16'-0"

July 10, 2024

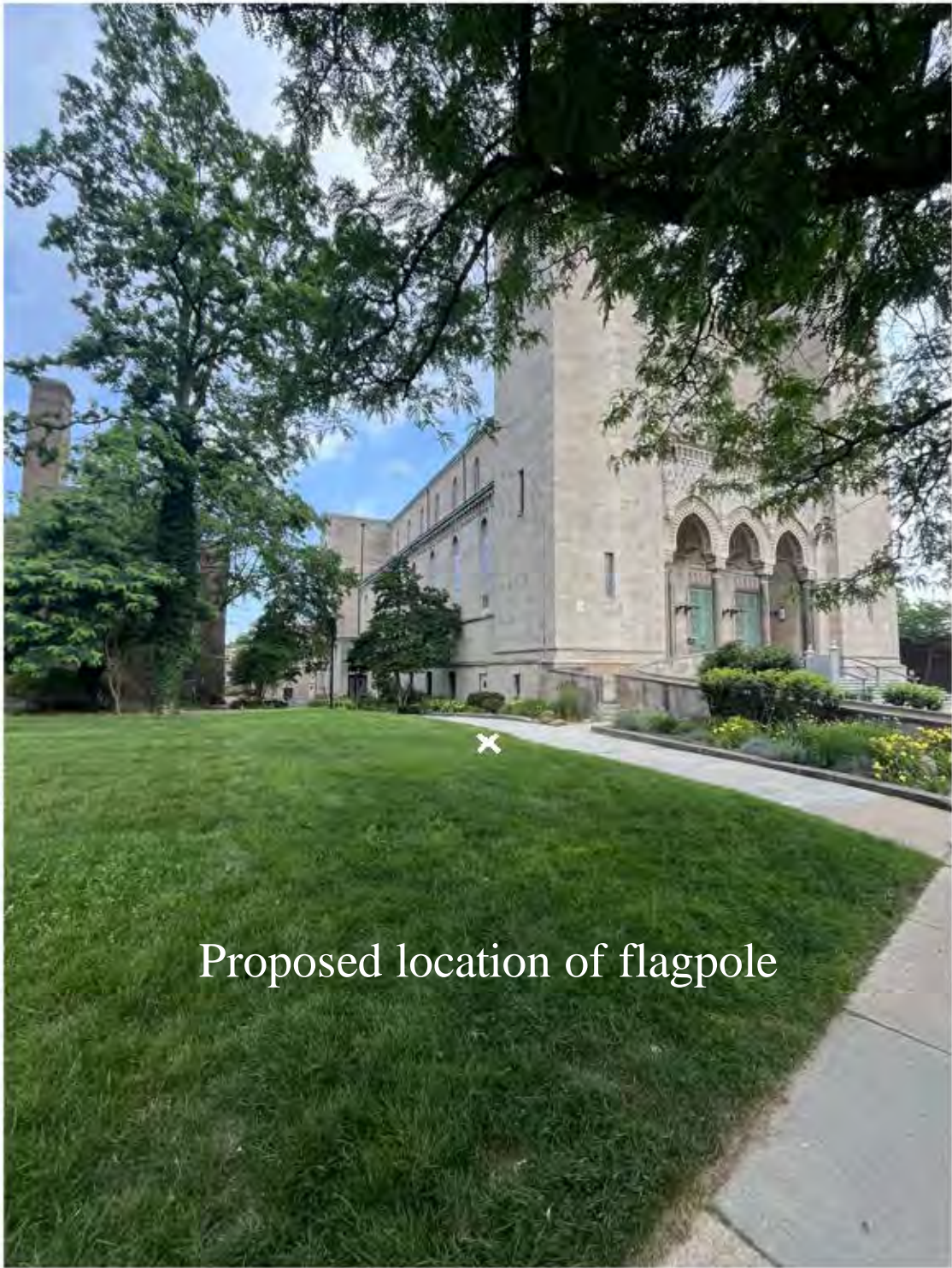


# West and South Elevations

Saint James Church

Scale 1" = 16'-0"

July 10, 2025

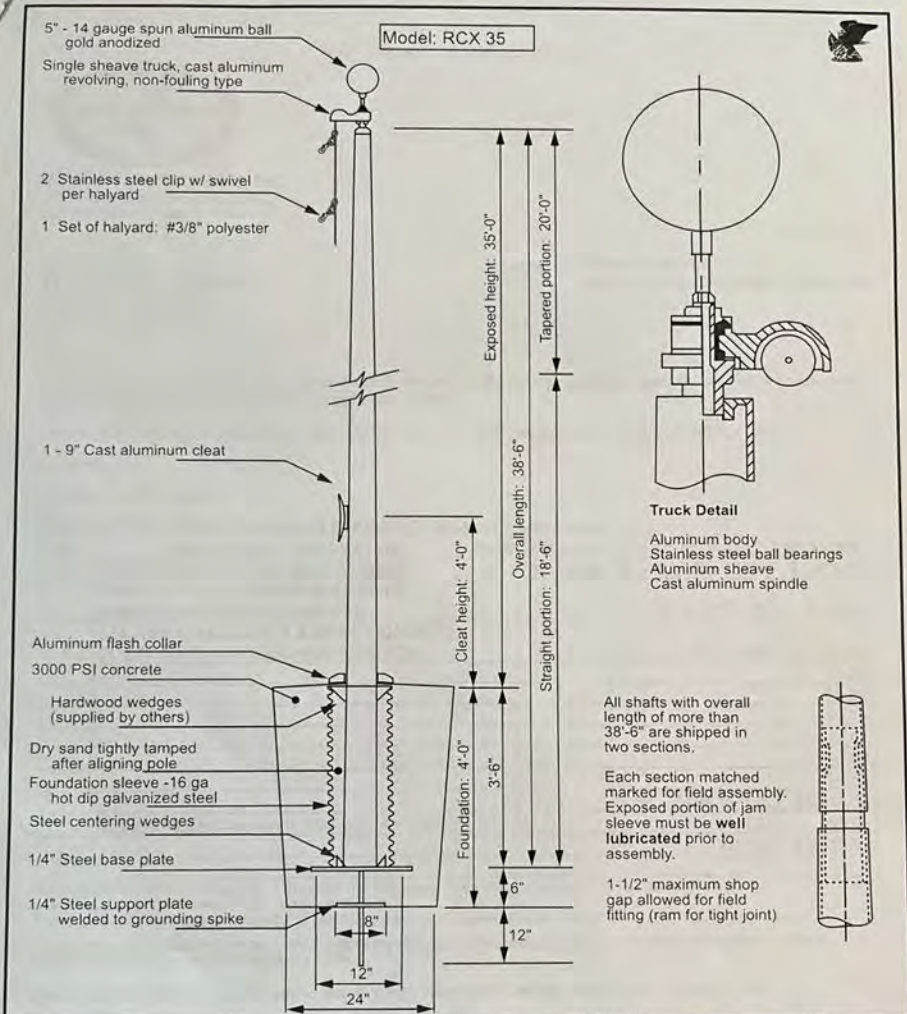


Proposed location of flagpole

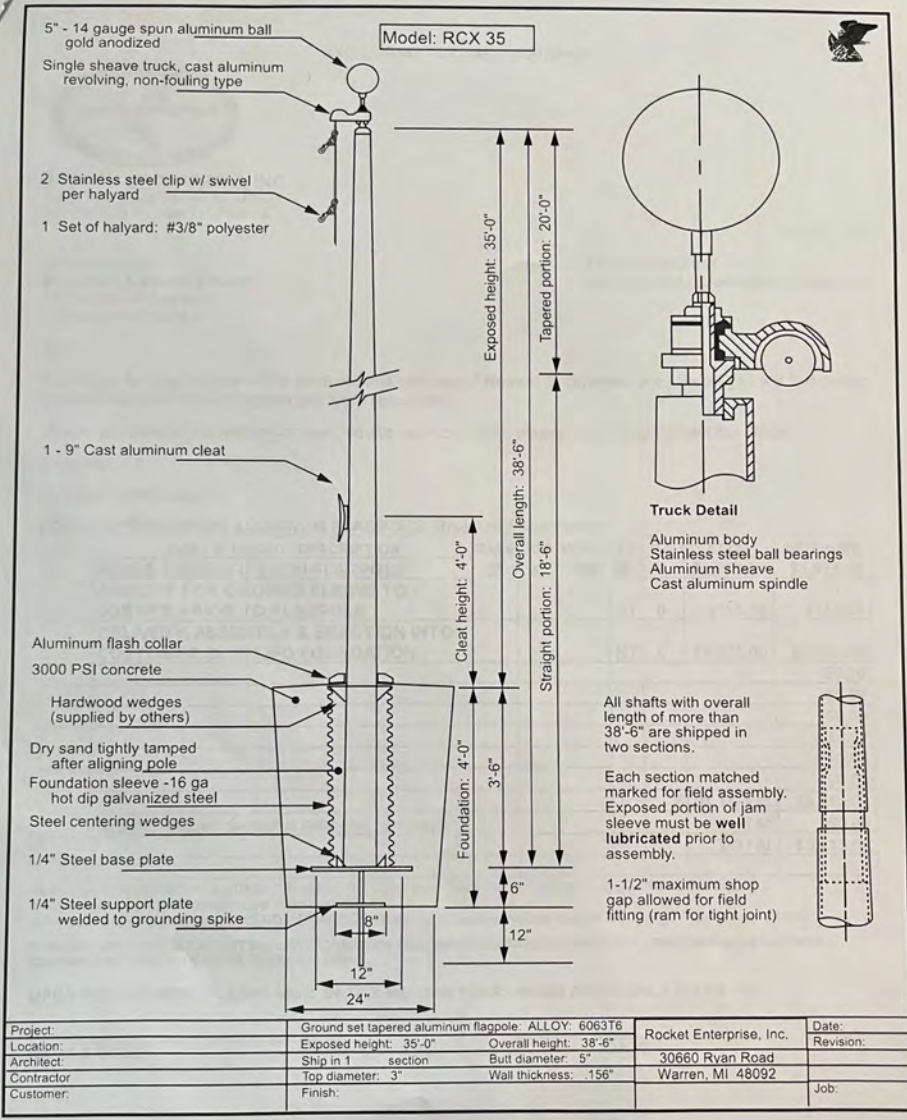








Project:	Ground set tapered aluminum flagpole ALLOY: 6063T8	Rocket Enterprise, Inc.	Date:
Location:	Exposed height: 35'-0" Overall height: 38'-6"		Revision:
Architect:	Ship in 1 section Butt diameter: 5"	30660 Ryan Road	
Contractor:	Top diameter: 3" Wall thickness: .156"	Warren, MI 48092	
Customer:	Finish:		Job:

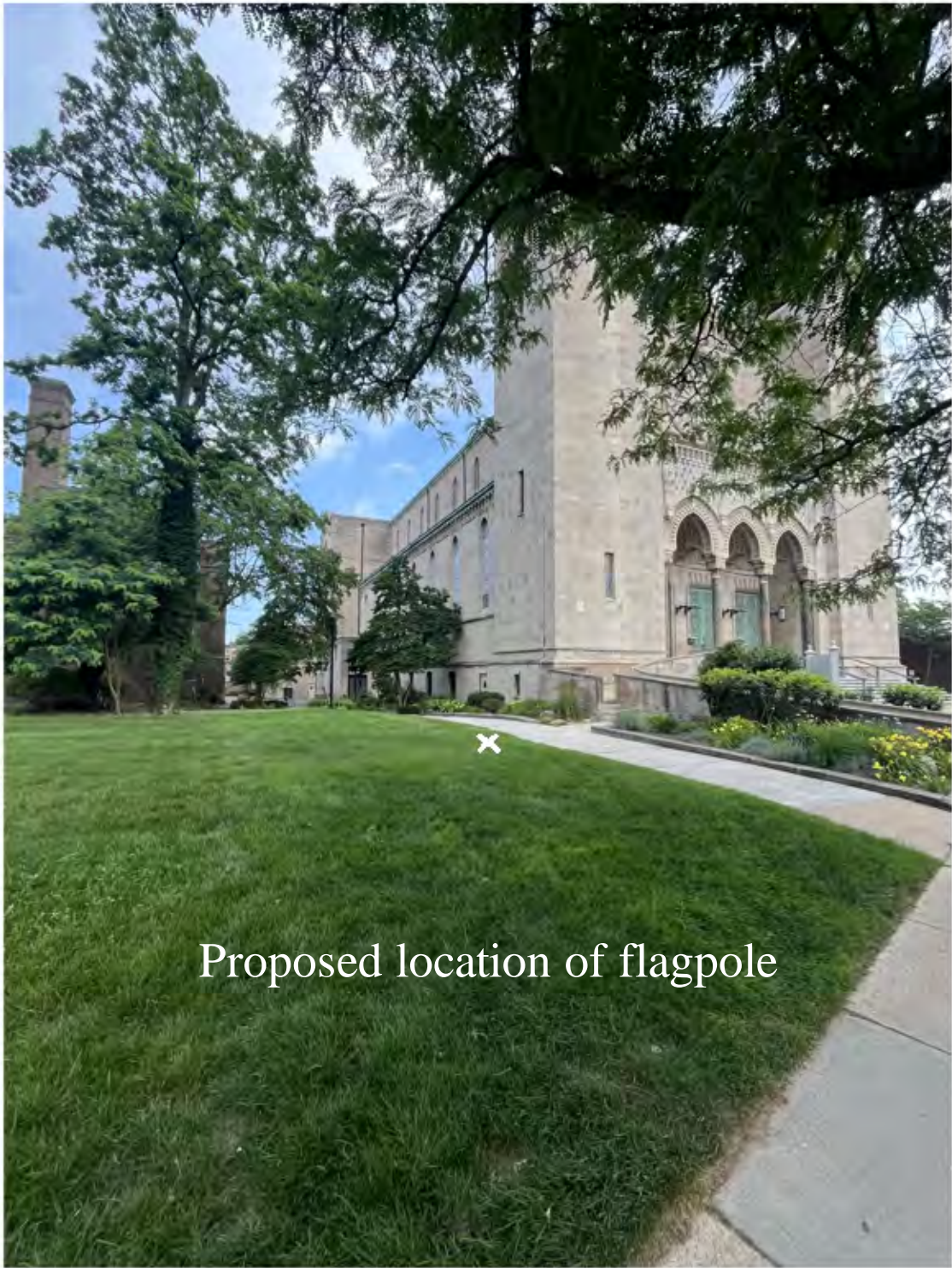


Project:	Ground set tapered aluminum flagpole: ALLOY: 6063T6	Rocket Enterprise, Inc.	Date:
Location:	Exposed height: 35'-0" Overall height: 38'-6"	30660 Ryan Road	Revision:
Architect:	Ship in 1 section Butt diameter: 5"	Warren, MI 48092	
Contractor:	Top diameter: 3" Wall thickness: .156"		
Customer:	Finish:		Job:









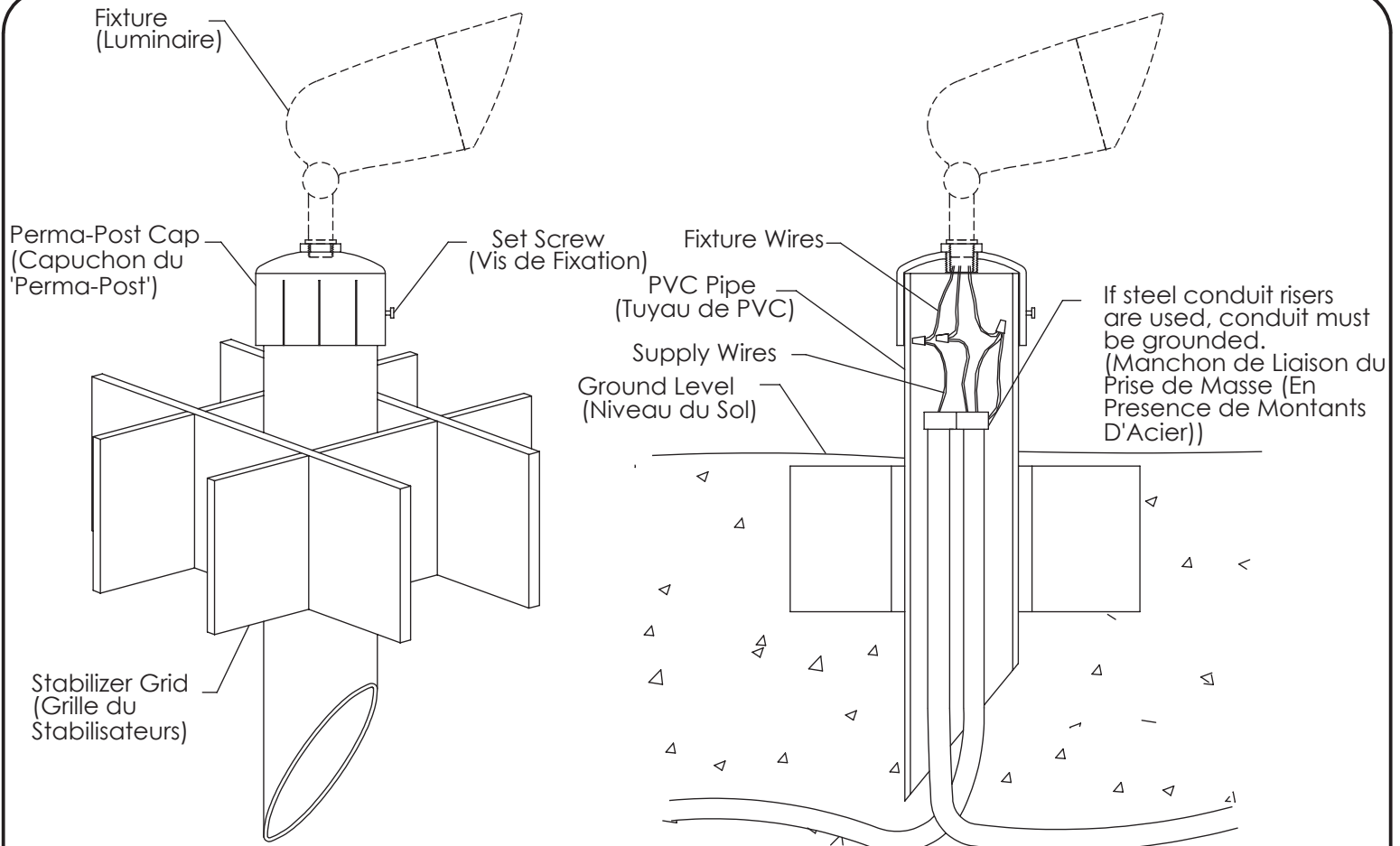
Proposed location of flagpole







## INSTALLATION INSTRUCTIONS: FOR S3 MOUNTING STAKE



READ THESE INSTRUCTIONS CAREFULLY BEFORE INSTALLING FIXTURE.

This fixture is intended for installation in accordance with the National Electrical Code and local code specifications. Failure to adhere to these codes and instructions may result in serious injury and/or damage to the fixture and will void the warranty. These instructions cover most installation applications. For any special applications not covered, please contact your distributor for assistance.



This fixture is intended for installation in accordance with the National Electrical Code and local code specifications. Failure to adhere to these codes and instructions may result in serious injury and/or damage to the ballast and void the warranty. These instructions do not purport to cover all details or variations in equipment, nor to provide for every possible contingency related to installation, operation, maintenance, or mounting situation. Should specific problems occur that are not addressed by these instructions, contact your Sales Representative or distributor for assistance. Retain these instructions for future reference.

INSTALLATION INSTRUCTIONS:

1. Excavate for the conduit runs and the Perma-post.
2. Install the conduit.
3. Slide the stabilizer grid onto the PVC pipe as shown in the illustration and secure with the two short screws supplied. Discard the long screw.
4. Place the post over the conduit as shown in the illustration.
5. Backfill against mounting post.
6. Install the fixture onto the cap. The fixture must be U.L. listed "Suitable for wet locations."
7. Pull the supply wires through the conduit.
8. Connect supply wires to fixture wires with wire nuts. (not supplied) Connect white wire to white wire, black wire to black wire, and all of the ground wires together. If rigid steel conduit risers are used, conduit must be grounded.
9. Install the fixture and cap onto the top of the post and tighten the set screw.
10. You are now ready to turn on the power.

LAKESWOOD  
MUNICIPAL DEPARTMENTS  
AND MUNICIPAL COURT





1920

EMERSON JUNIOR HIGH SCHOOL

4

108



1921

HORACE MANN  
JUNIOR HIGH SCHOOL

5



ST CLEMENTS CATHOLIC CHURCH





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

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

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Application Cover Page

Docket No.: 08-69-25

Permit No.: BBS25-000071

Applicant Name: Leon S. Sampat, LS Architects Inc.

Project Address: 15711 Madison Ave.

Project Name: Lakewood Dental Associates

Project: Applicant proposes exterior alterations of facade.


July 1, 2025

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

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

Dear sir/madam,

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

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

---

(Owners Signature)

Date

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

2

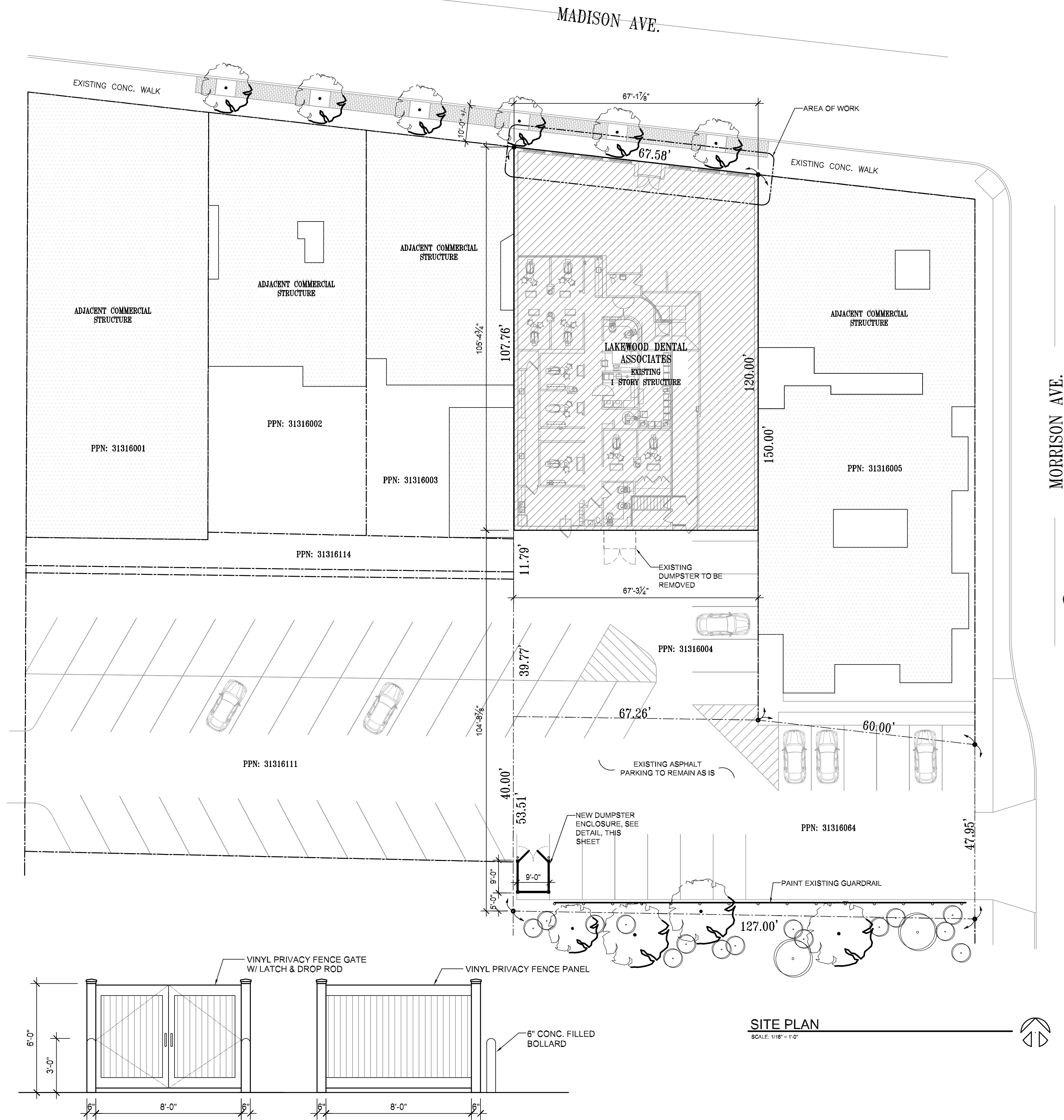
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PROPOSED FRONT ELEVATION



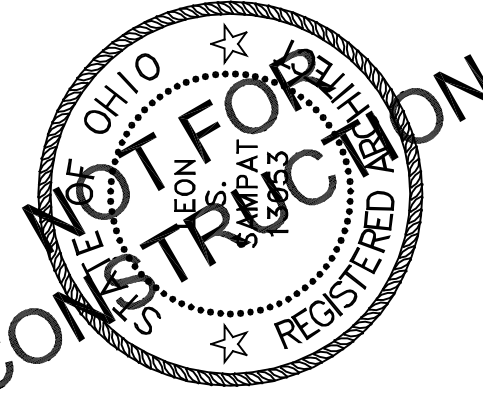
EXISTING FRONT ELEVATION



1 VINYL TRASH ENCLOSURE DETAILS  
NTS

REV.	DATE

**LS ARCHITECTS**  
 22082 LORAN ROAD  
 FAIRVIEW PARK, OH 44126  
 PHONE 26-403-8854 FAX 440-76-8857



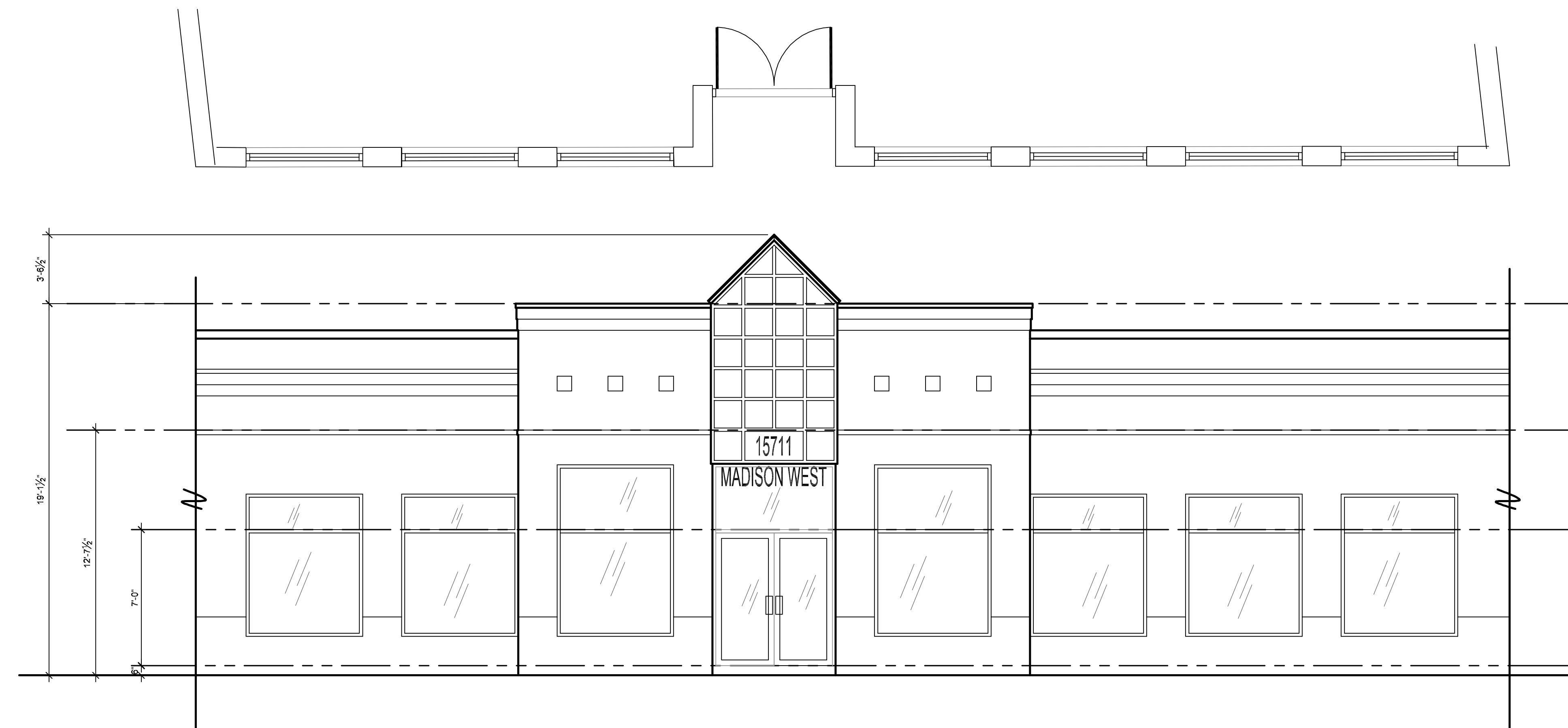
LEON S. SAMPAT  
 LICENSE # 15053  
 EXPIRATION DATE 12/31/2025

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

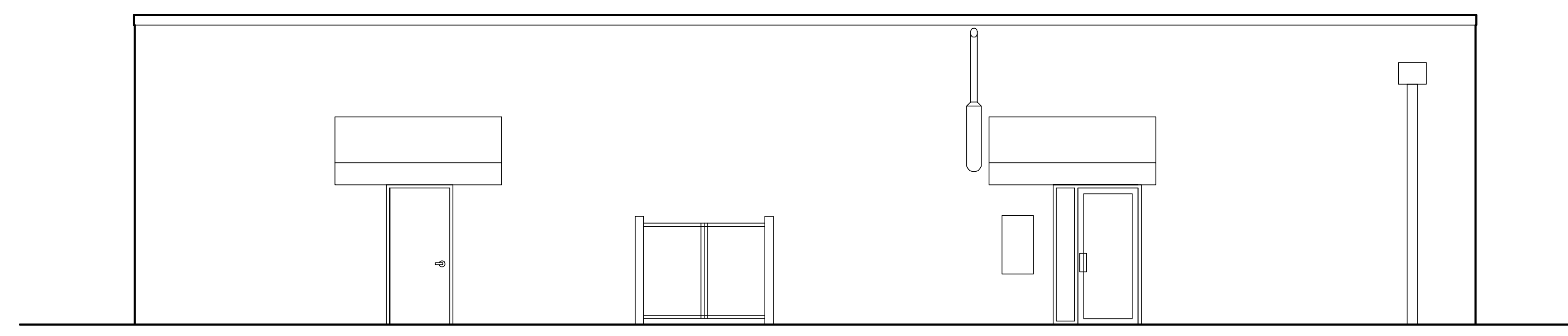
JOB NO: 25-112  
 DATE: 07.11.2025  
 ISSUE: REVIEW

SHEET:  
**SD1.1**

REV.	DATE

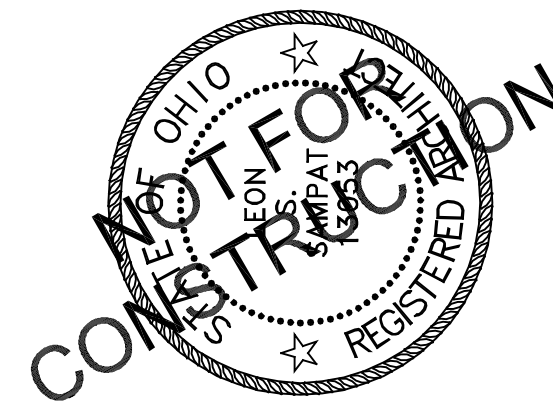


**EXISTING FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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

**LS ARCHITECTS**  
22082 LORAN ROAD  
FAIRVIEW PARK, OHIO 44126  
PHONE 26-403-8854 FAX 440-76-8887



LEON S. SAMPAT  
LICENSE# 15053  
EXPIRATION DATE 12/31/2025

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

JOB NO: 25-112  
DATE: 07.11.2025  
ISSUE: REVIEW  
SHEET:  
**A2.1**



REV.	DATE



**PROPOSED FRONT ELEVATION**

NTS



EXISTING STUCCO WALL FINISH

PAINT: "LINEN" BY RESTORATION HARDWARE



SUNBRELLA CANVAS AWNING "BLACK"



36" WALL MOUNTED LED SCONCE, "REVELS" BY WAC LIGHTING



WALL MOUNTED LED UPLIGHT, "TUBE" BY WAC LIGHTING

**LS ARCHITECTS**  
 22082 LORAN ROAD  
 FAIRVIEW PARK, OHIO 44126  
 PHONE 28-403-8854 FAX 440-76-8887



LEON S. SAMPAT  
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 EXPIRATION DATE 12/31/2025

EXTERIOR ALTERATIONS FOR:  
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 15711 MADISON AVE. SUITE 104  
 LAKWOOD, OH

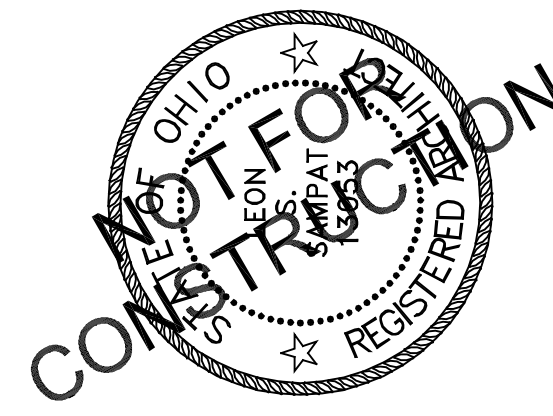
JOB NO: 25-112  
 DATE: 07.11.2025  
 ISSUE: REVIEW  
 SHEET:

**M.1**

REV.	DATE



**LS ARCHITECTS**  
 22082 LORAN ROAD  
 FAIRVIEW PARK, OH 44126  
 PHONE 26-403-8854 FAX 440-76-8887



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

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

JOB NO: 25-112  
 DATE: 07.11.2025  
 ISSUE: REVIEW

SHEET:  
**R1.1**



REV.	DATE

**LS ARCHITECTS**  
 28082 LORAN ROAD  
 FAIRVIEW PARK, OH 44126  
 PHONE 26-403-8854 FAX 440-76-8887



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

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

JOB NO: 25-112  
 DATE: 07.11.2025  
 ISSUE: REVIEW

SHEET:  
**R1.2**



REV.	DATE

**LS ARCHITECTS**  
 28082 LORAN ROAD  
 FAIRVIEW PARK, OH 44126  
 PHONE 26-403-8654 FAX 440-76-8687



LEON S. SAMPAT  
 LICENSE # 19053  
 EXPIRATION DATE 12/31/2025

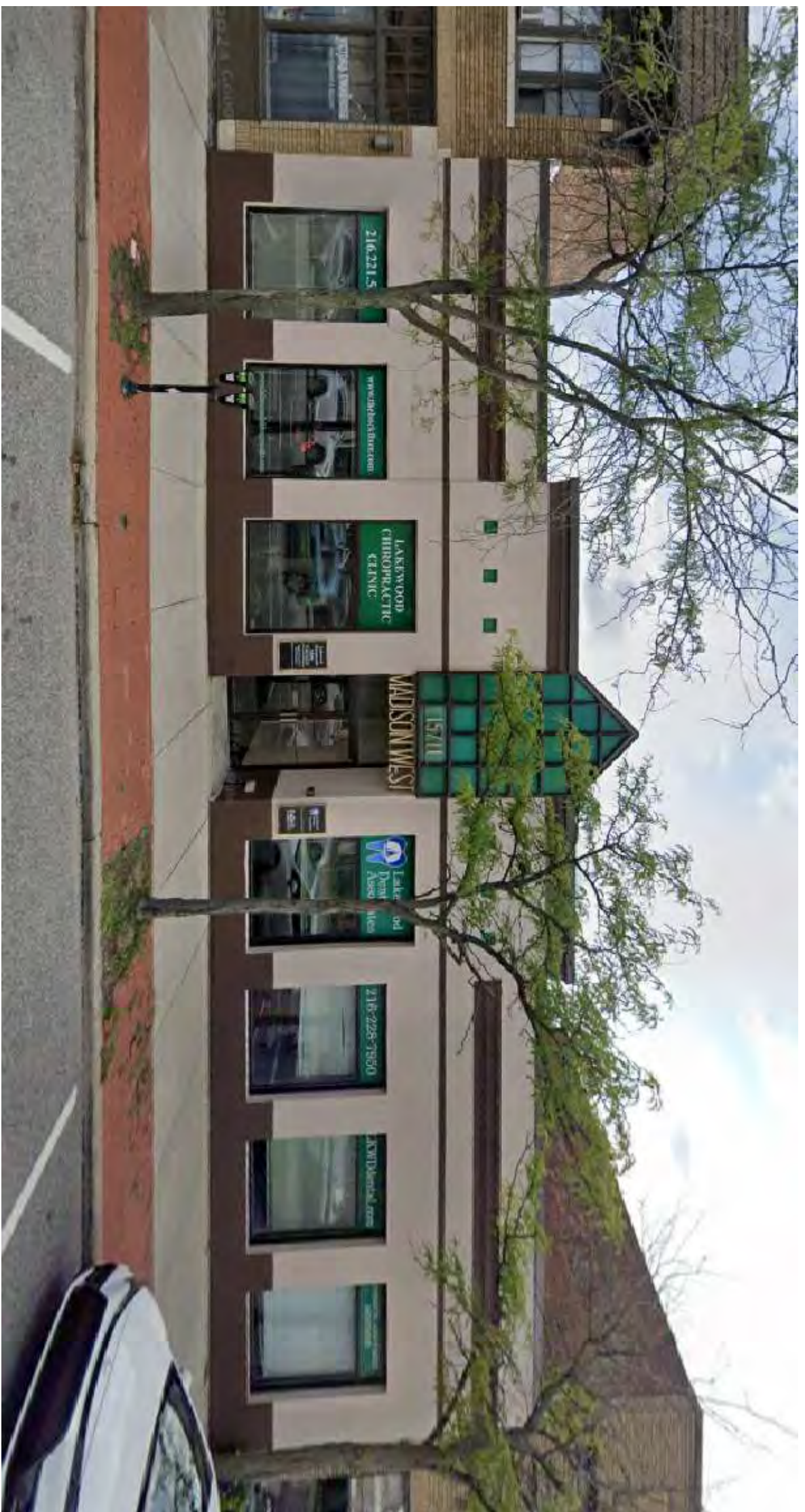
EXTERIOR ALTERATIONS FOR:  
**LAKEWOOD DENTAL ASSOC.**  
 15711 MADISON AVE. SUITE 104  
 LAKEWOOD, OH

JOB NO: 25-112  
 DATE: 07.11.2025  
 ISSUE: REVIEW

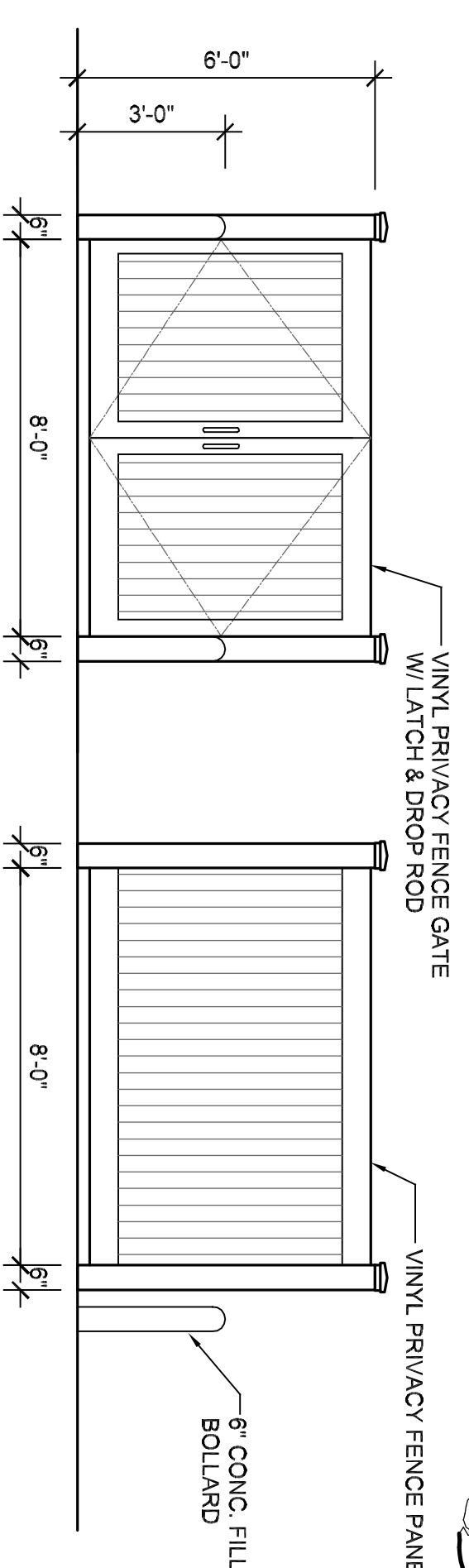
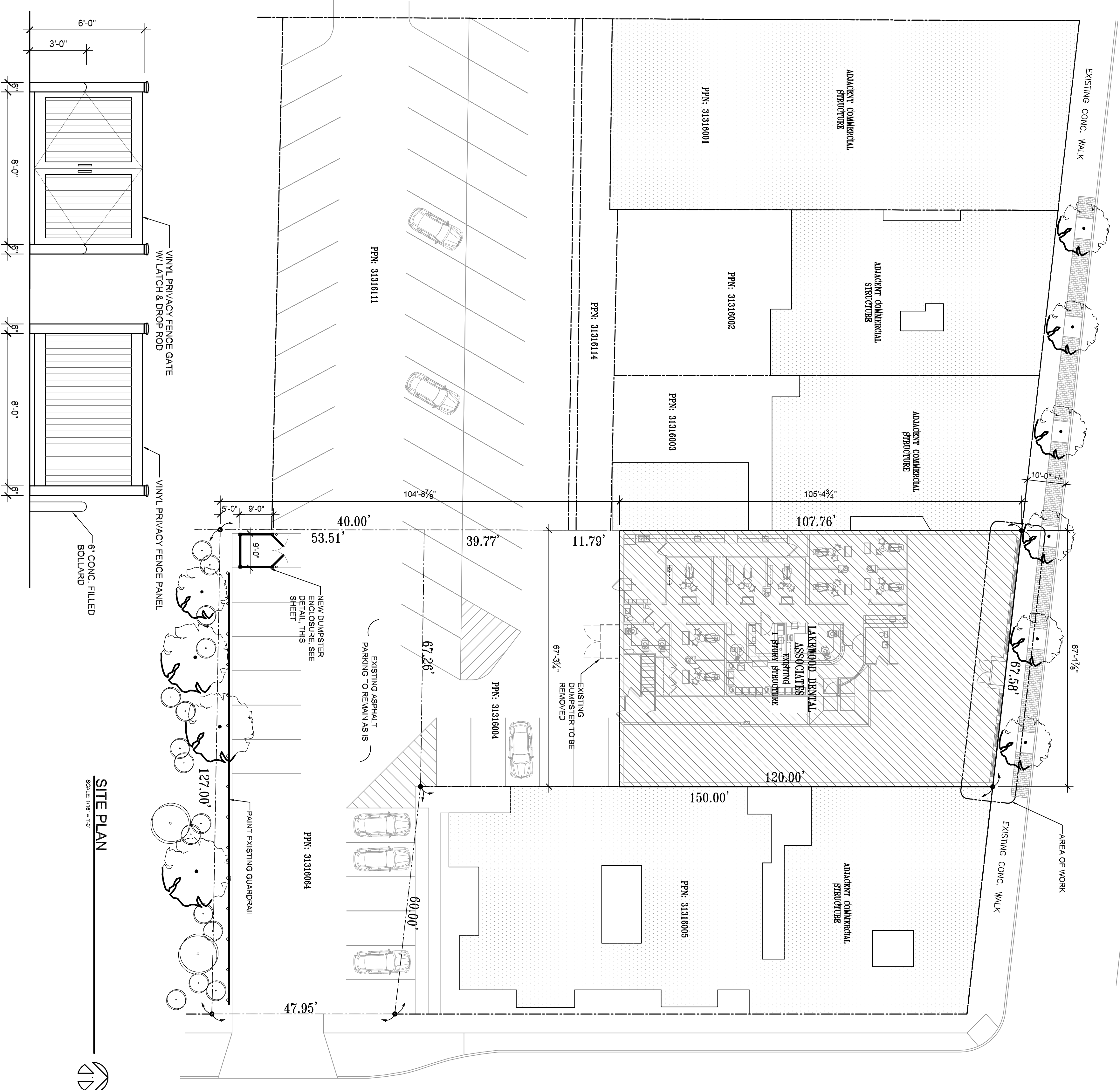
SHEET:  
**R1.3**



PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



1 VINYL TRASH ENCLOSURE DETAILS

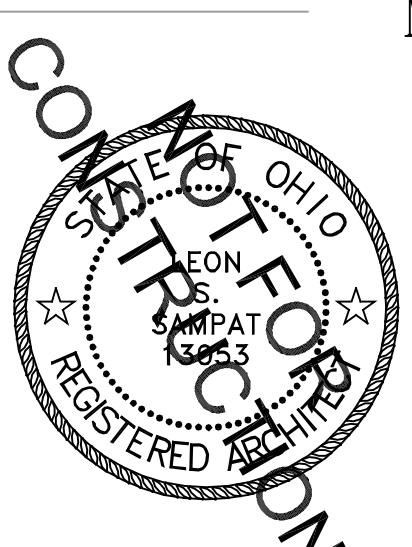
SITE PLAN  
SCALE: 1/8" = 1'-0"

MADISON AVE.

MORRISON AVE.

REV.	DATE

**LS ARCHITECTS**  
 22082 LORAN ROAD  
 FAIRVIEW PARK, OH 44126  
 PHONE 26-403-8654 FAX: 440-716-8837



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

LEON S. SKAPRAT  
 EXPIRES 03/31/2025

JOB NO: 25-112  
 DATE: 07-11-2025  
 ISSUE REVIEW  
 SHEET: **SD1.1**

REV.	DATE



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NTS



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PAINT: "LINEN" BY RESTORATION HARDWARE



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JOB NO: 25-112  
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 SHEET:

**M.1**



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Board of Building Standards •  
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planning@lakewoodoh.gov

---

Application Cover Page

Docket No.: 08-70-25

Permit No.: BBS25-000072

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

Project Address: 14523-27 Madison Ave.

Project Name: Sarita a Restaurant

Project: Applicant proposes additional awning on the front of the building.

7.23.25

City of Lakewood  
Architectural Board of Review  
12650 Detroit Ave.  
Lakewood, Ohio 44107

To whom it may concern.

This letter is to grant permission for Board members to access the Sarita restaurant property at 14523-27 Madison Ave.

Sincerely,

*Anthony Romano*

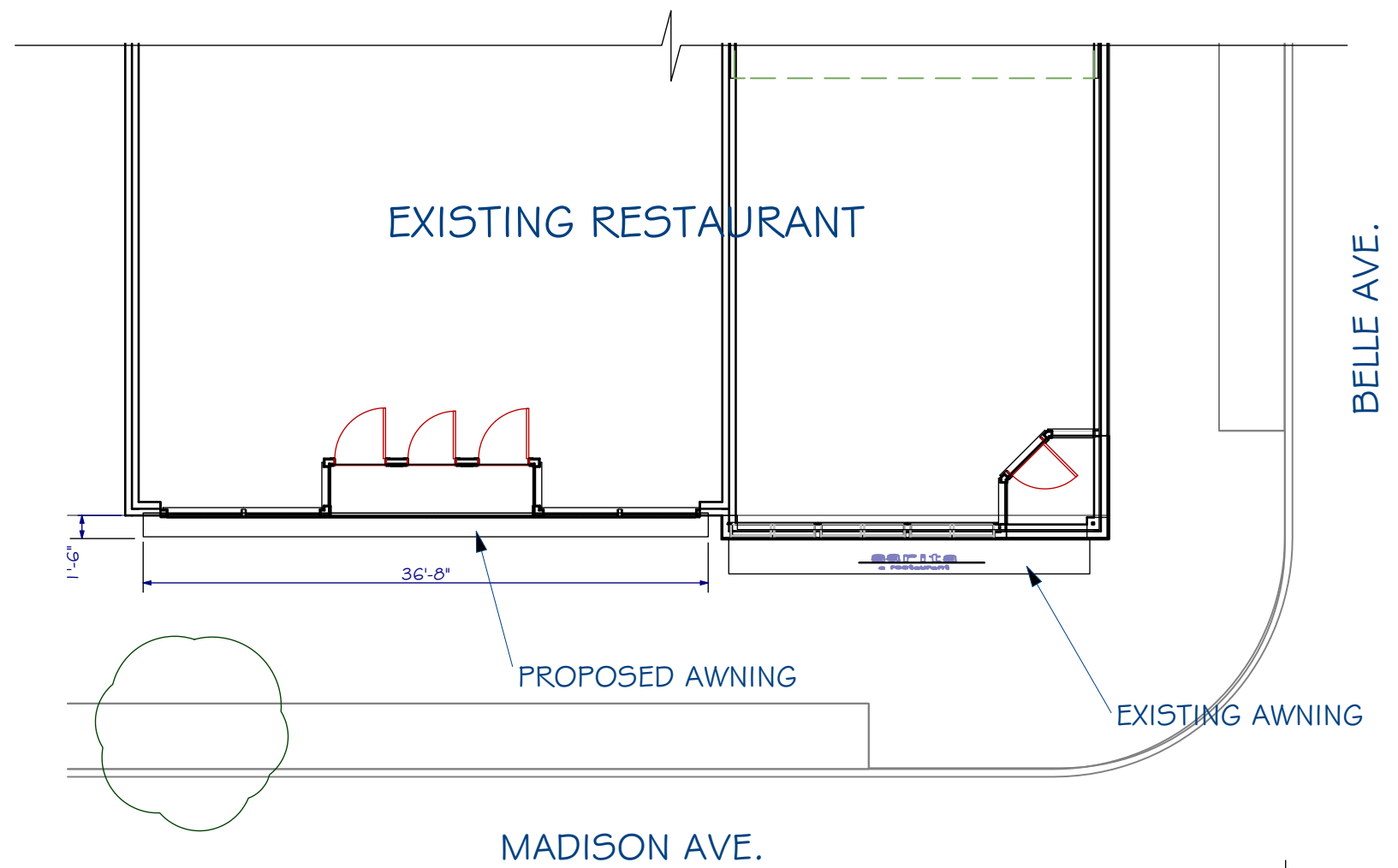
Rudolf Meyuhes

PROPOSED AWNING (ALL MATERIALS TO MATCH EXISTING AWNING)

EXISTING AWNING



NORTH ELEVATION  
1/8" = 1'-0"



PARTIAL FLOOR PLAN  
3/32" = 1'-0"

PROPOSED AWNING for:  
**SARITA A RESTAURANT**  
14523 MADISON AVENUE  
LAKEWOOD, OHIO

DRAWING INDEX	
#	DESCRIPTION
1	COVER SHEET • DRAWING INDEX • PARTIAL FLOOR PLAN • NORTH ELEVATION
2	PERSPECTIVE VIEWING SOUTHWEST
3	PERSPECTIVE VIEWING SOUTHEAST
4	EXISTING CONDITIONS PHOTOGRAPHS

DESIGN: DANIEL MARGULIES COMPANY INC.  
1210 CHASE AVENUE  
LAKEWOOD, OHIO 44107  
TEL: 216-978-9237  
EMAIL: daniel@dmc.ohio.com



PROPOSED AWNING for:  
**SARITA A RESTAURANT**  
14523 MADISON AVENUE  
LAKEWOOD, OHIO

ISSUE DATE  
07.23.25: FOR  
LAKEWOOD  
ARCHITECTURAL  
REVIEW BOARD

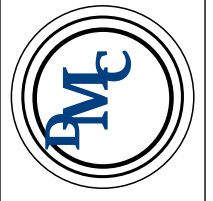


PROPOSED NEW AWNING

PERSPECTIVE VIEWING SOUTHWEST  
N.T.S.

REV.

DESIGN: DANIEL MARGULIES COMPANY INC.  
1210 CHASE AVENUE  
LAKEWOOD, OHIO 44107  
TEL: 216:978.9237  
EMAIL: daniel@dmc.ohiocoxmail.com



PROPOSED AWNING for:  
**SARITA A RESTAURANT**  
14523 MADISON AVENUE  
LAKEWOOD, OHIO

ISSUE DATE  
07.23.25: FOR  
LAKEWOOD  
ARCHITECTURAL  
REVIEW BOARD  
SHEET NO.  
2 of 4

DESIGN: DANIEL MARGULIES COMPANY INC.  
1210 CHASE AVENUE  
LAKEWOOD, OHIO 44107  
TEL: 216-978-9237  
EMAIL: daniel@dmc.ohiocoxmail.com



PROPOSED AWNING for:  
**SARITA A RESTAURANT**  
14523 MADISON AVENUE  
LAKEWOOD, OHIO

ISSUE DATE  
07.23.25: FOR  
LAKEWOOD  
ARCHITECTURAL  
REVIEW BOARD

PROPOSE NEW AWNING



PERSPECTIVE VIEWING SOUTHEAST  
N.T.S.



EXISTING CONDITIONS PHOTO VIEWING SOUTH  
N.T.S.



EXISTING CONDITIONS PHOTO VIEWING SOUTHEAST  
N.T.S.

DESIGN: DANIEL MARGULIES COMPANY INC.  
1210 CHASE AVENUE  
LAKEWOOD, OHIO 44107  
TEL: 216-978-9237  
EMAIL: daniel@dmc.ohiocoxmail.com



PROPOSED AWNING for:  
**SARITA A RESTAURANT**  
14523 MADISON AVENUE  
LAKEWOOD, OHIO

ISSUE DATE  
07.23.25: FOR  
LAKEWOOD  
ARCHITECTURAL  
REVIEW BOARD

SHEET NO.

4 of 4

REV.



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

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

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Application Cover Page

Docket No.: 08-71-25

Permit No.: BBS25-000073

Applicant Name: Samuel Diaquila AIA

Project Address: 1586 Lakeland Ave.

Project Name: n/a

Project: Applicant proposes to rebuild a two-story front porch.

## Owner Consent

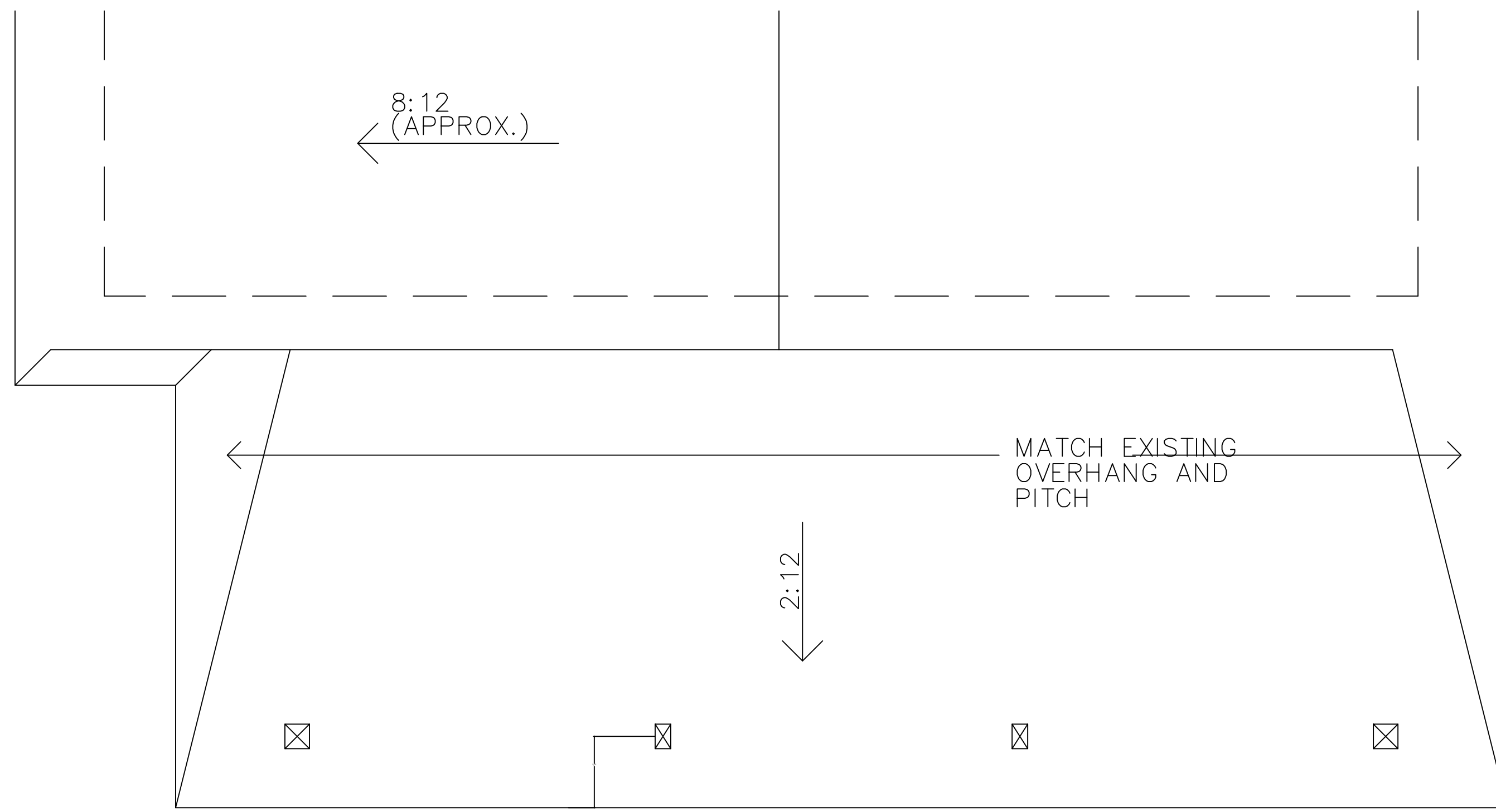
## Tenant Consent

Dez



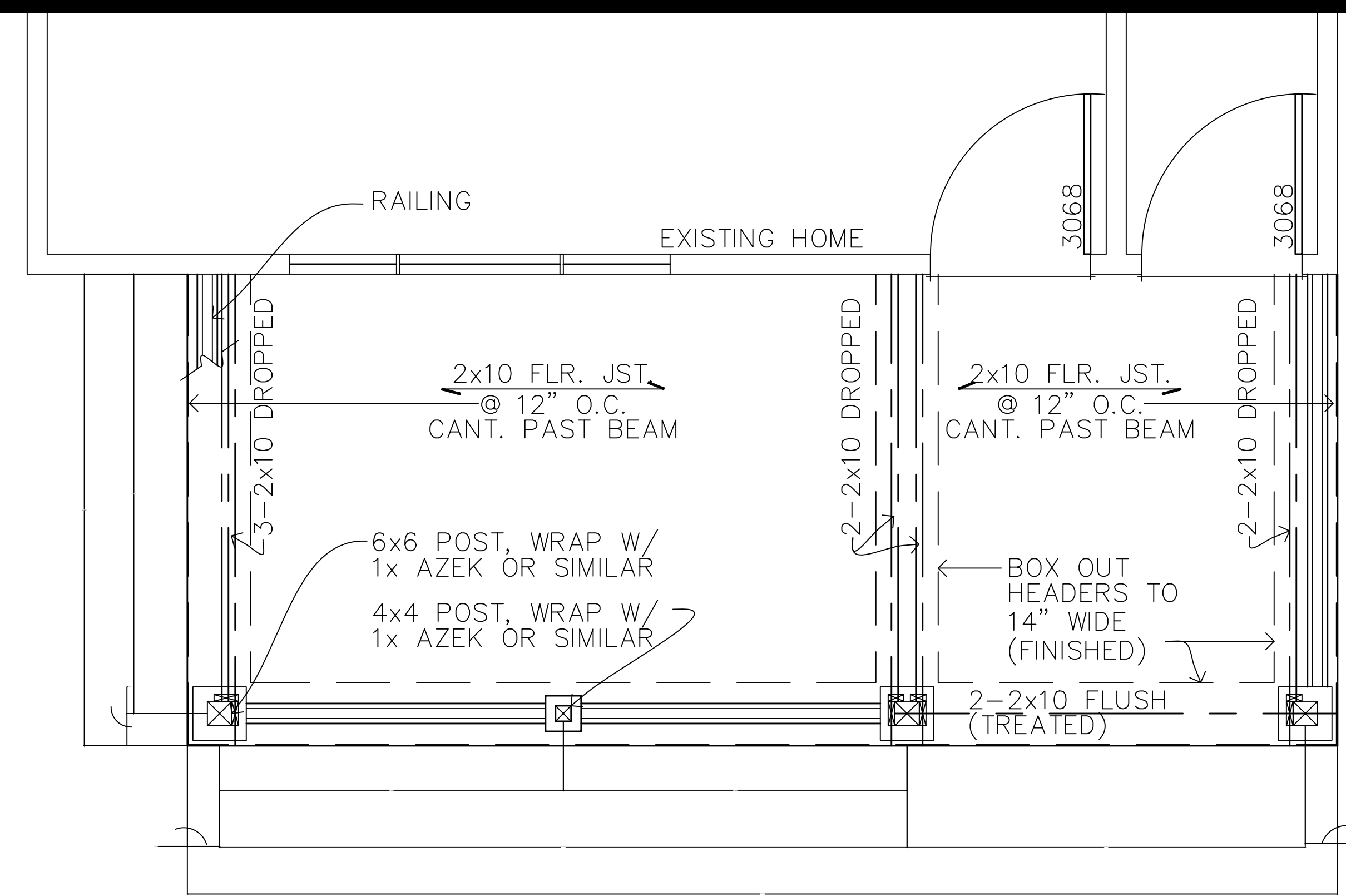






**NEW PORCH - ROOF PLAN**

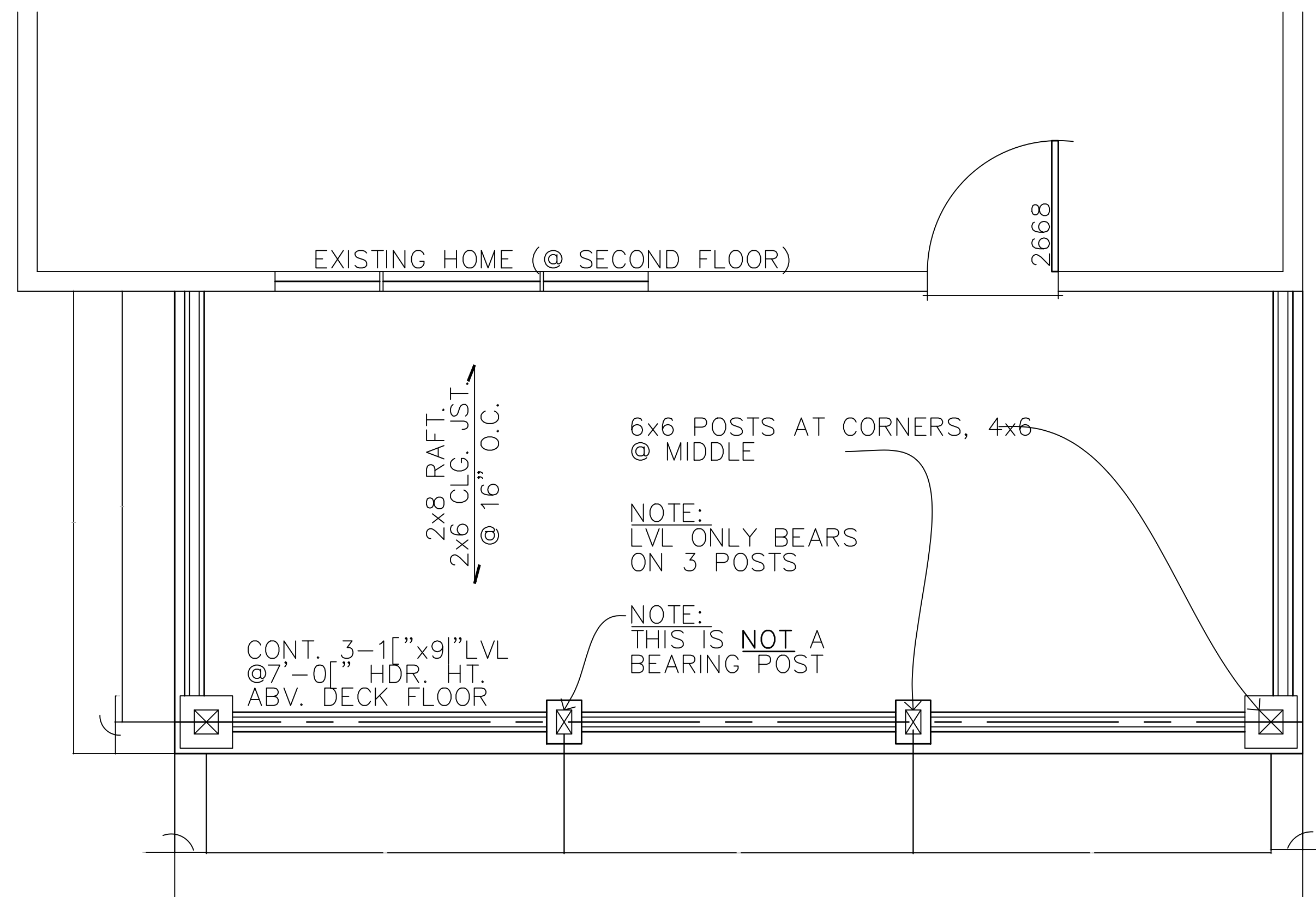
ADJUST BIRD'S MOUTH AS NEEDED TO LINE UP GUTTER BOARD WITH EXISTING



NOTE:  
OUTSIDE EDGE 2x10s AT EACH POST TO CANTILEVER PAST POST (TO CARRY FLOOR JOIST AT FRONT EDGE OF PORCH). THEY WILL BEAR ON 2x6s AT SIDES OF POST. THE REMAINING 2x10s TO BEAR ON 2x's AT BACK SIDE OF POSTS

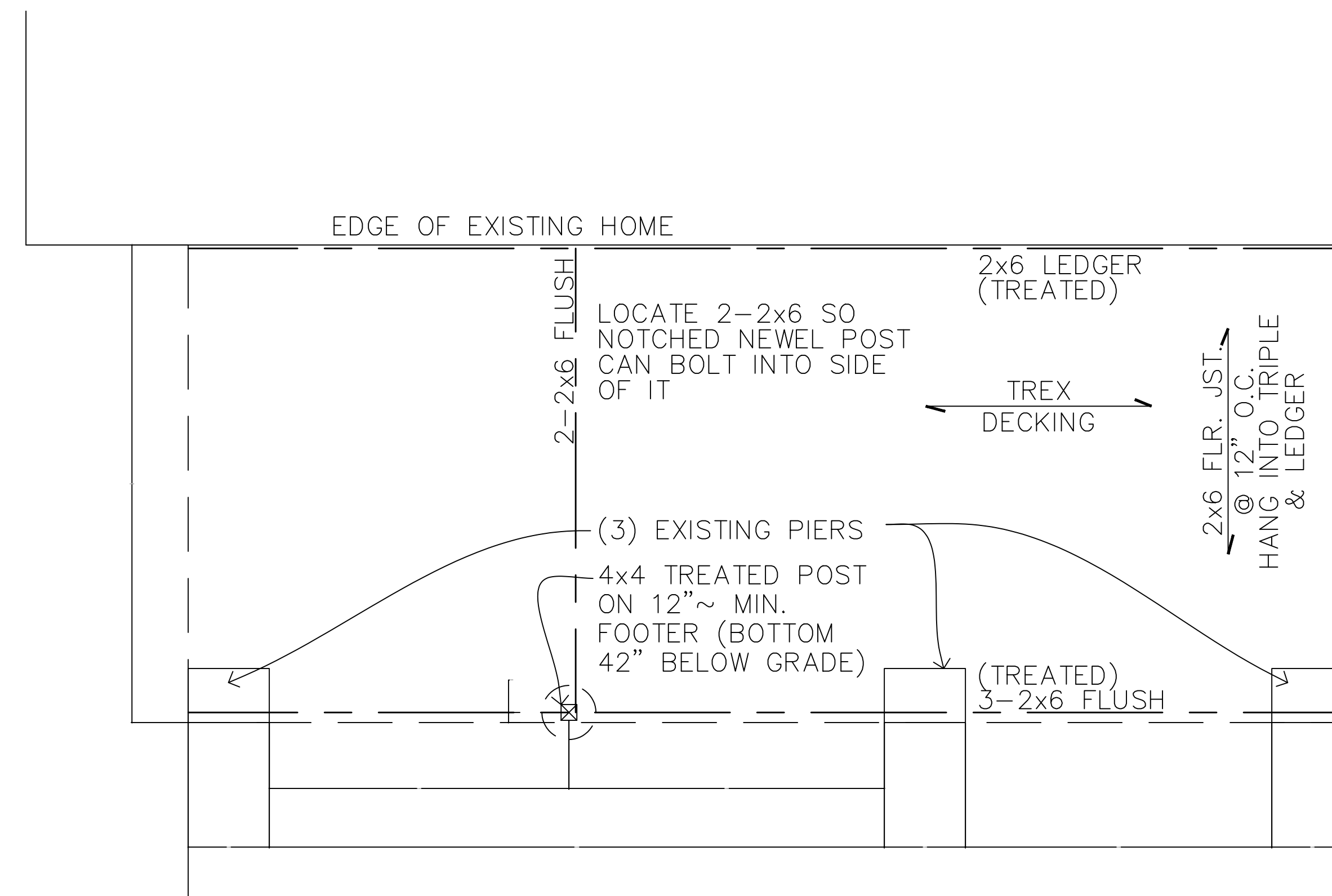
**NEW PORCH - FIRST FLOOR PLAN**

THIS FLOOR TO FINISH AT 8" ABOVE TOP STEP (SHOULD BE APPROX. 1" BELOW FIRST FLOOR)



**NEW PORCH - SECOND FLOOR PLAN**

THIS FLOOR TO FINISH AT 8" ABOVE TOP STEP (SHOULD BE APPROX. 1" BELOW FIRST FLOOR)



(2) 4x4 TREATED POSTS ON 12"~ MIN. FOOTER, FIELD LOCATE AS CLOSE TO EDGE OF LAST STEP AS POSSIBLE (BOTTOM 42" BELOW GRADE)

**NEW PORCH - FOOTERS & LOWER LEVEL DECK FRAMING**

THIS FLOOR TO FINISH AT 8" ABOVE TOP STEP (SHOULD BE APPROX. 1" BELOW FIRST FLOOR)

**Storh Residence Front Porch**

1586 Lakeland Ave.  
Lakewood, Ohio 44107

**Samuel V. Diaquila, AIA CSI**

OHIO REG ARCH #8808703  
1039 Forest Cliff Drive, Lakewood, OH 44107  
T: 440.409.3500  
E: sam@diaquila.com

NO.	DESCRIPTION	DATE

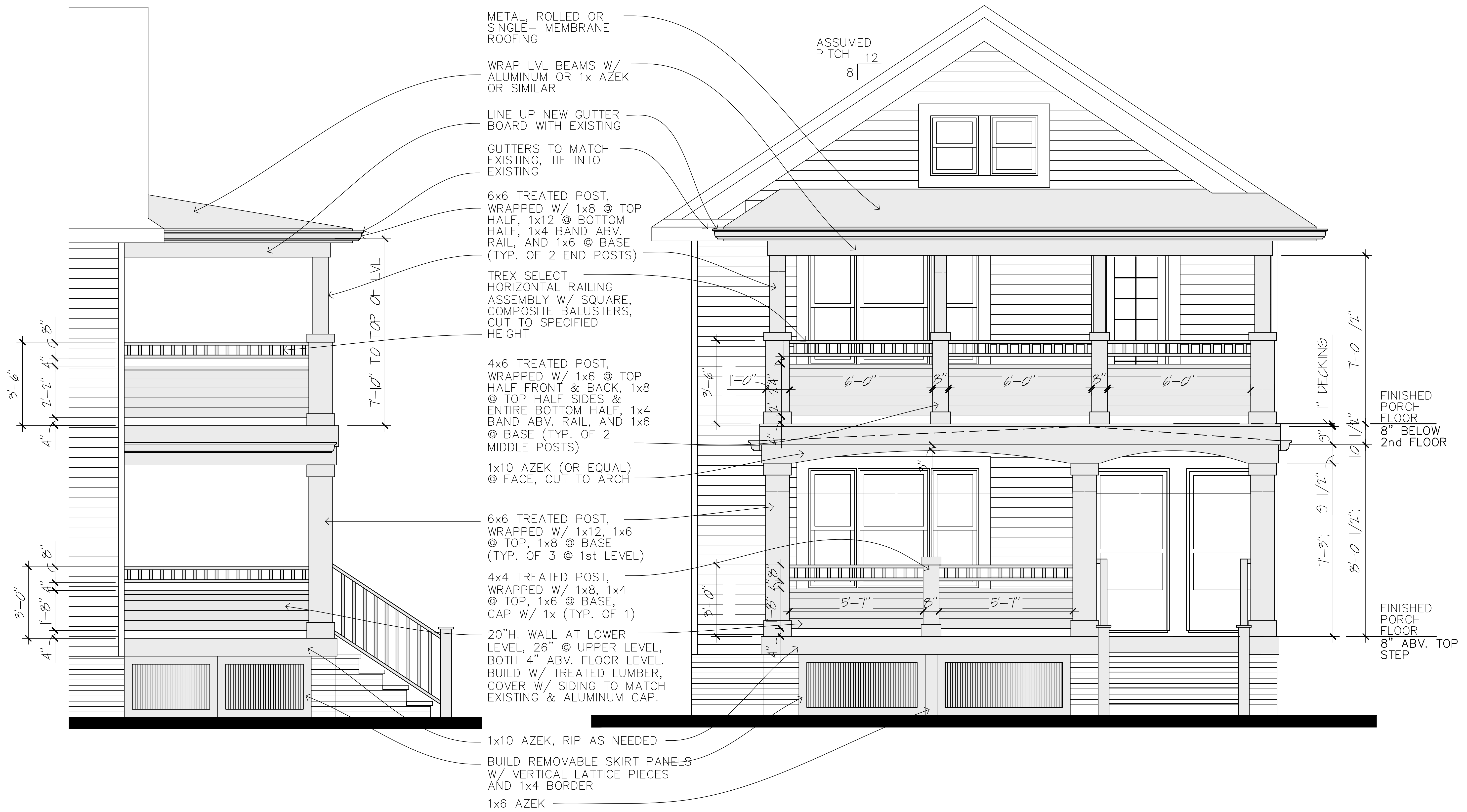
JUL 23, 2015

**REVISIONS**



DRAWING NO.:

**A-1**



PROPOSED LEFT SIDE ELEVATION  
SCALE: 1/2"=1'-0"

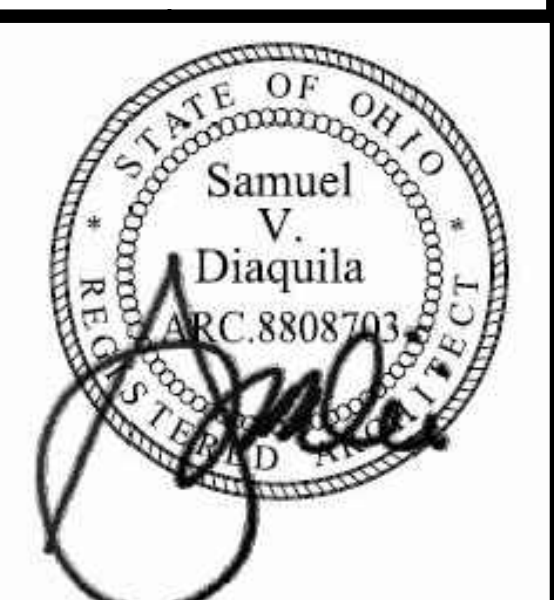
PROPOSED FRONT ELEVATION  
SCALE: 1/2"=1'-0"

**Storh Residence Front Porch**  
1586 Lakeland Ave.  
Lakewood, Ohio 44107

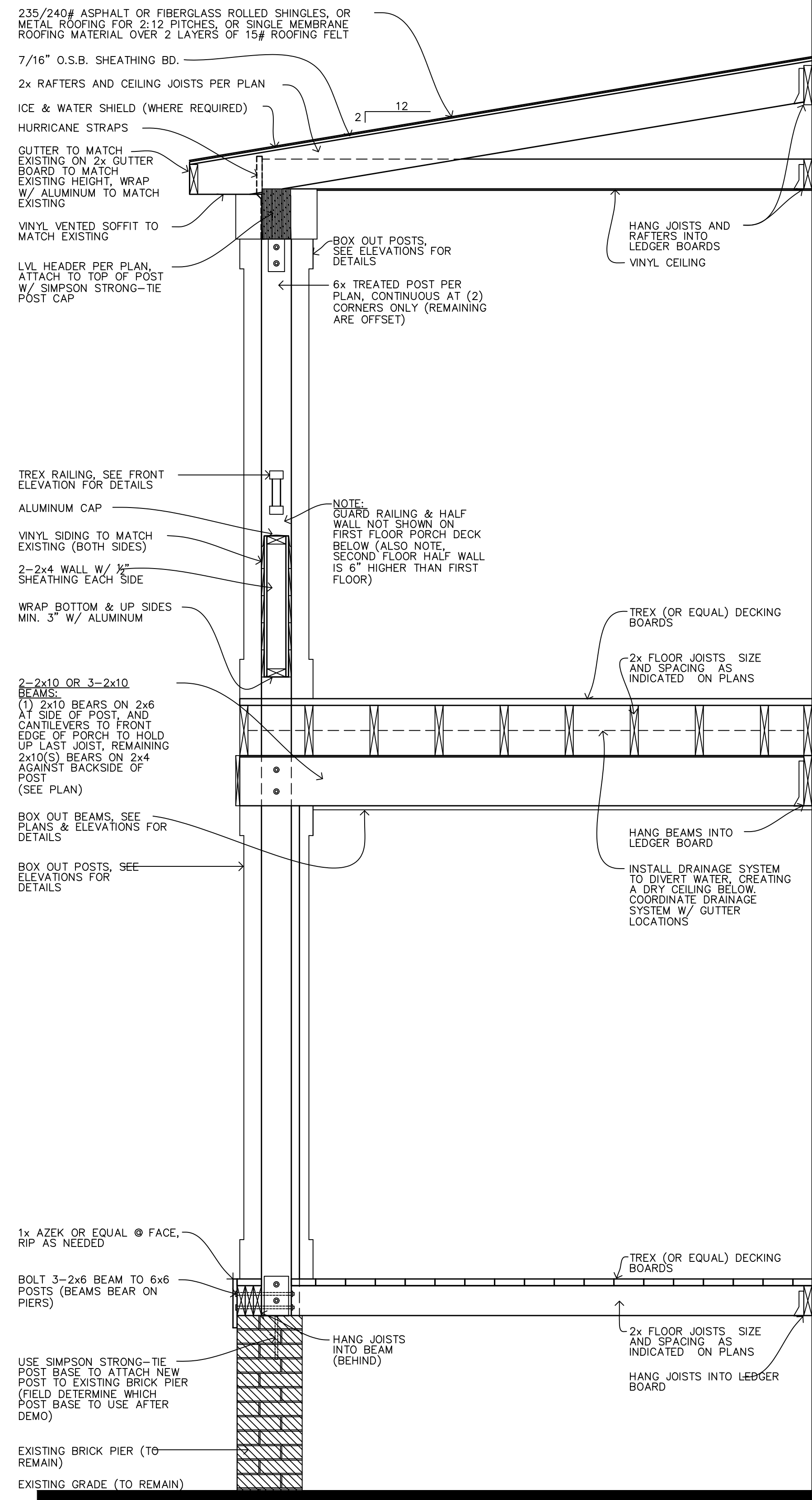
**Samuel V. Diaquila, AIA CSI**  
OHIO REG ARCH #8808703  
1039 Forest Cliff Drive, Lakewood, OH 44107  
T: 440.409.3500  
E: sam@diaquila.com

JUL 23, 2015

NO.	DESCRIPTION	DATE
REVISIONS		



DRAWING NO.:  
**A-2**



SECTION  
SCALE: 3/4"=1'-0"

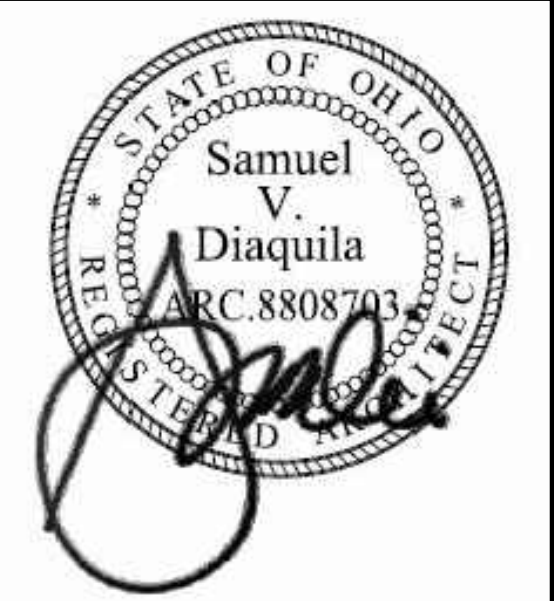
**Storh Residence Front Porch**  
1586 Lakeland Ave.  
Lakewood, Ohio 44107

**Samuel V. Diaquila, AIA CSI**  
OHIO REG ARCH #8808703  
1039 Forest Cliff Drive, Lakewood, OH 44107  
T: 440.409.3500  
E: sam@diaquila.com

JUL 23, 2015

NO.	DESCRIPTION	DATE
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REVISIONS



DRAWING NO.:

**A-3**



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

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

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Application Cover Page

Docket No.: 08-72-25

Permit No.: BBS25-000074 and BBS25-000076

Applicant Name: Ron Tannenbaum, RDL Architects

Project Address: 13815 and 13901 Detroit Ave.

Project Name: The View on Detroit East

Project: Applicant proposes the review of a previously approved project for the construction of a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325. The project was approved at the May 13, 2021 meeting.

July 23, 2025

To Lakewood BBS/ARB  
12650 Detroit Avenue  
Lakewood, Ohio 44107

Re: The View on Detroit East

Dear City of Lakewood Commission Members,

Attached you will find the resubmission documents for the View on Detroit East (VODE) project. This is a project that was previously reviewed by the commission and is being resubmitted with some façade modifications. To maintain clarity and consistency, sheets without noticeable changes were left as presented previously, and sheets with modifications are noted on the table of contents.

Please let us know if you have any questions or concerns.

Respectfully,

**Ron Tannenbaum**



Sr. Project Manager  
**RDL Architects**

cc: *File*  
*Recipients*

DiGeronimo Development, LLC

5720 Independence Drive  
Brecksville, OH 44141

7/23/25

**City of Lakewood**

Architectural Board of Review  
12650 Detroit Avenue  
Lakewood, OH 44107

**RE: Authorization for RDL Architects to Submit ABR Application on Behalf of DiGeronimo Development, LLC**

To Whom It May Concern:

DiGeronimo Development, LLC, located at 5720 Independence Drive, Brecksville, OH 44141, hereby grants permission to RDL Architects, located at 21111 Chagrin Blvd., Suite 110, Beachwood, OH 44122, to act on our behalf in submitting an application to the Architectural Board of Review (ABR) for the City of Lakewood.

This authorization allows RDL Architects to complete and submit all necessary materials, represent our interests, and correspond with City officials regarding the ABR process for the project under DiGeronimo Development's ownership.

Should you require any additional information or confirmation, please do not hesitate to contact us directly.

Sincerely,

**Authorized Signatory**



Mackenzie Makepeace

Managing Director - DiGeronimo Development, LLC

(216) 224-2967

[mmakepeace@digeronimocompanies.com](mailto:mmakepeace@digeronimocompanies.com)





**THE VIEW ON DETROIT EAST**  
LAKEWOOD, OHIO

MIXED USE COMMUNITY  
DESIGN SUBMISSION

ABR SUBMITTAL  
JULY 23, 2025

07.23.2025 RDL 25084R  
THE VIEW ON DETROIT EAST | LAKEWOOD, OH

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.

PAGE 01 COVER SHEET (UPDATED)  
PAGE 02 TABLE OF CONTENTS (UPDATED)  
PAGE 03 ABR SUBMITTAL REQUIREMENTS & COMMENTS CHECKLIST  
PAGE 04 ABR SUBMITTAL REQUIREMENTS & COMMENTS CHECKLIST  
PAGE 05 LAKEWOOD COMMERCIAL DISTRICT DESIGN PRINCIPLES  
PAGE 06 CONTEXT MAP  
PAGE 07 TRAFFIC ANALYSIS  
PAGE 08 SITE PLAN  
PAGE 09 ENLARGED SITE PLAN  
PAGE 10 TYPICAL UPPER LEVEL FLOOR PLANS  
PAGE 11 OVERALL LANDSCAPE PLAN  
PAGE 12 ENLARGED WESTERN SITE LANDSCAPE PLAN  
PAGE 13 ENLARGED EASTERN SITE LANDSCAPING PLAN  
PAGE 14 PLANTING PALETTE  
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PAGE 17 SITE PERSPECTIVE (UPDATED)  
PAGE 18 RENDERING (UPDATED)  
PAGE 19 RENDERING (UPDATED)  
PAGE 20 RENDERING (UPDATED)  
~~PAGE 21 NIGHT RENDERING~~  
~~PAGE 22 CONTEXT RENDERING~~  
~~PAGE 23 CONTEXT RENDERING~~  
~~PAGE 24 CONTEXT ELEVATIONS~~  
~~PAGE 25 CONTEXT ELEVATIONS~~  
~~PAGE 26 WALL SECTION~~  
~~PAGE 27 WALL SECTION~~

## EXHIBITS

PAGE 1A EXHIBIT A - CONSTRUCTION DOCUMENT ELEVATIONS (UPDATED)  
PAGE 2A EXHIBIT A - CONSTRUCTION DOCUMENT ELEVATIONS (UPDATED)  
PAGE 3A EXHIBIT A - CONSTRUCTION DOCUMENT ELEVATIONS (UPDATED)  
PAGE 4A EXHIBIT A - CONSTRUCTION DOCUMENT ELEVATIONS (UPDATED)  
~~EXHIBIT B - ALTERNATE ELEVATIONS WITH CONTINUOUS  
CAST STONE BAND~~  
PAGE 1C EXHIBIT C - LOCAL CONTEXT INSPIRATION IMAGES  
PAGE 2C EXHIBIT C - LOCAL CONTEXT INSPIRATION IMAGES  
PAGE 3C EXHIBIT C - LOCAL CONTEXT INSPIRATION IMAGES  
PAGE 4C EXHIBIT C - LOCAL CONTEXT INSPIRATION IMAGES  
PAGE 1D EXHIBIT D - FAÇADE DEPTH STUDY ELEVATION (UPDATED)  
PAGE 2D EXHIBIT D - ELEVATION DETAIL (INCLUDED WITH PREVIOUS PAGE)  
PAGE 5 EXHIBIT E - MATERIAL BOARD (NEW PAGE)

LAKEWOOD ABR CHECKLIST		RESPONSES	
<input checked="" type="checkbox"/>	Site Plan		
<input checked="" type="checkbox"/>	Photographs as needed		
<input checked="" type="checkbox"/>	Floor plans with north arrow and scale		
<input checked="" type="checkbox"/>	Elevations to scale		
<input checked="" type="checkbox"/>	Sketch or Rendering		
<input checked="" type="checkbox"/>	Product brochures and specs for colors and materials		
<input checked="" type="checkbox"/>	Sufficient Detail		
<b>April 01, 2021 - Staff Comments</b>			
<input type="checkbox"/>	Provide material cut sheets/product specs for all proposed materials	Provided as Exhibit C	
<input type="checkbox"/>	Provide additional wall sections through other areas of the building	Wall section is provided to describe floor to floor height and wall depth. No other wall sections are required or needed.	
<input checked="" type="checkbox"/>	Consider breaking the horizontal band and continue the white brick down to grade	Provided as an option as Exhibit B	
<input checked="" type="checkbox"/>	Provide photos of context inspiration	Provided previously submitted context images as Exhibit D	
<input checked="" type="checkbox"/>	Provide a canopy on the entrance to the west building and recess the entrance doors	The entrance has been recessed +/-3'-0" from face of building. Canopy is not needed for shelter or visual queue	
<input type="checkbox"/>	Consider signage relocation	We feel the signage is acceptable at its current location and is a place holder for further study during the completion of the design documentation.	
<input type="checkbox"/>			
<input type="checkbox"/>	Building seems flat	We disagree	
<b>March 29, 2021 - Staff Comments</b>			
<input checked="" type="checkbox"/>	Extend brick pier detail from upper floors through the first floor	This is a minor detail. We have a sketch of what this looks like and can comply.	
<input checked="" type="checkbox"/>	Provide brick / relief detailing on side and rear elevations	Currently in the design	
<input checked="" type="checkbox"/>	Provide stamped concrete at existing curb cut at east buiding	Will comply	
<input checked="" type="checkbox"/>	Provide accent material at all access points to parking lots	Accented concrete will be provided at sidewalk crossing parking lot entries	
<input checked="" type="checkbox"/>	Relocate bike racks on Detroit closer the the building	Will comply	
<input checked="" type="checkbox"/>	Step down wood fence at building lines	Will comply	
<input type="checkbox"/>	Remove 4 light fixtures in parking lot area abutting residential lots.	Cannot comply, this will create areas within the parking lot that are not properly illuminated.	
<b>March 11, 2021</b>			
<input checked="" type="checkbox"/>	Enlarge landscape / planting plans		provided
<input checked="" type="checkbox"/>	Provide planting schedule		provided
<input checked="" type="checkbox"/>	Provide brochures for siter amenities		provided
<input checked="" type="checkbox"/>	Consider other sites context with light placement		same as above
<input checked="" type="checkbox"/>	Provide actual photos of the site context		provided
<input checked="" type="checkbox"/>	Provide elevations and renderings of secondary facades		provided
<input checked="" type="checkbox"/>	Provide buffer at residential first floor units at streets		Physical barriers or pavement variations are used to push pedestrian traffic away from the building at residential units at street
<input checked="" type="checkbox"/>	Consider carrying the vertical articulation to grade		same as above
<input checked="" type="checkbox"/>	Provide wall sections		provided
<input checked="" type="checkbox"/>	Provide enlarged bay elevations		provided
<input checked="" type="checkbox"/>	Provide parapet detail, adjust break points of parapet		refer to current deisgn
<b>March 5, 2021</b>			
<input checked="" type="checkbox"/>	How does project relate to Commercial District Design Guidelines?		Refer to the Commercial District Design Principles sheet
<input checked="" type="checkbox"/>	Return the end of the high parapets back into the roof		refer to current deisgn
<input checked="" type="checkbox"/>	Provide ceiling heights at first floor		provided
<input checked="" type="checkbox"/>	Where will mechanical equipment be located?		condensers on roof
<input checked="" type="checkbox"/>	Will mechanical equipment be screened?		no, but will not be visible at street level
<b>February 12, 2021</b>			
<input type="checkbox"/>	Address pedestrian crossing at Parkwood & Detroit		This is part of the city "right of way" and is a city issue to resolve.
<input checked="" type="checkbox"/>	How will retail be accessed from parking lot?		Parking for commercial space is not provided in parking lots
<input checked="" type="checkbox"/>	How will retail be accessed from Detroit?		Park on street and enter commercial space
<input checked="" type="checkbox"/>	Provide landscape buffer along streetscapes		Provided along Parkwood & Bunts
<input checked="" type="checkbox"/>	How will 3' buffer be designed along detroit?		
<input checked="" type="checkbox"/>	How will 3' buffer be designed along side streets?		
<input checked="" type="checkbox"/>	Recommend using city standards for bike racks		
<input type="checkbox"/>	Provide pedestrian circulation patterns for parking lot		Pedestrian circulation in parking lot will be similar to other Lakewood precidents. No defined path will be provided.
<input checked="" type="checkbox"/>	Show site context and on-street parking		provided
<input checked="" type="checkbox"/>	Denote visitor parking		provided
<input checked="" type="checkbox"/>	Address snow removal in parking lot		Snow will be pushed into landscape buffers throughout the parking lot
<input checked="" type="checkbox"/>	Provide a landscaping plan		provided
<input checked="" type="checkbox"/>	Verify parking dimensions meet required code		zoning code does not specify width and length of parking space
<input checked="" type="checkbox"/>	Confirm turning radius' in parking lot are adequate		confirmed

●	Define corners and how elevations change when approaching residential areas	Corners along Detroit are well defined
●	Study adjacent buildings for horizontal context lines	Refer to elevations and Commercial District Design Principles sheet
●	Better define residential vs commercial space	Building articulation clearly defines residential vs commercial
●	Consider increasing the floor height of the residential space as a buffer / privacy	Floor to ceiling height on first floor of East Building increased
●	Better define articulations	Articulations are more defined and provide depth to the elevations
	Further explore material choices to influence massing	Material are as represented in the submittal
●	Recommend using full brick	Project is using full face brick
	Explore different fence materials at residential borders	current design is per city zoning requirements
●	Consider additional landscaping buffer at fences	Refer to landscape plan and planting schedule
●	Cable railing may not be effective in creating differentiation	Refer to revised product brochure
●	How will first floor windows be treated for privacy	Window treatments will be provided
●	Consider additional details at parapet coping	Current design show parapet detailing
●	Remove proximity slide from submittal	deleted
●	Provide elevations showing neighborhood context	provided
●	Recommend creating heirarchy between the 2 buildings	East - Alpha, West - Beta
●	Provide provisions for delivery services	Current site plans show delivery access
February 5, 2021		
●	Consider context of building at 13605-21 Detroit	Inspiration has been derived from this area, refer to Commercial District Design Principles sheet
●	Provide unit breakdown for each building	West - 55, East 65
●	Locate trash enclosure	Trash is kept interior until pickup.
●	Pedestrian safety when crossing between parking lots	Parking in the west lot, pedestrians will have to walk to the corner of Detroit & Parkwood, cross the street and access the other building
January 27, 2021		
●	Designs of VODE and VODW should not be twins	Designs are different and independent

<b>Commercial District Design Principles</b>	
<b>Pedestrian First</b>	
<input checked="" type="checkbox"/>	First floor level has a separate aesthetic from floors 2-4 to accentuate the pedestrian level
<input checked="" type="checkbox"/>	Main entrances and retail entrances are recessed & articulated to for natural wayfinding
<input checked="" type="checkbox"/>	Transparencies are greater for retail environment with respect to residential to augment the pedestrian / retail experience
<input checked="" type="checkbox"/>	Physical barriers or pavement variations are used to push pedestrian traffic away from the building at residential units at street
<b>Activity at the Street</b>	
<input checked="" type="checkbox"/>	Minimum street setback are honored
<input checked="" type="checkbox"/>	Retail defined by separate & isolated entrance
<input checked="" type="checkbox"/>	Retail defined by larger viewing window systems
<input checked="" type="checkbox"/>	Differentiation of window articulation at street with respect to Retail vs Residential
<b>Minimize Parking</b>	
<input checked="" type="checkbox"/>	Parking is at the rear of the building and not visible from Detroit Avenue
<input checked="" type="checkbox"/>	Tenant access directly from rear parking lots
<input checked="" type="checkbox"/>	Minimize parking lot light bleed onto adjacent lots
<input checked="" type="checkbox"/>	Provide beautification of parking lots with ornamental fence and landscaping along streets and within lots
<b>Compatible with Lakewood Commercial Fabric</b>	
<input checked="" type="checkbox"/>	Current design borrows inspiration from local building for vertical articulation of window bays
<input checked="" type="checkbox"/>	Current design embraces design hints of other Neo / Stripped Classicism buildings in Lakewood
<input checked="" type="checkbox"/>	Developing horizontal articulation that blends to a mean elevation with that of adjacent urban fabric
<input checked="" type="checkbox"/>	Using materials that have already been reviewed and approved by Lakewood ABR



**CONTEXT MAP**  
Not to Scale




**GIS PARCEL MAP**  
Not to Scale





December 28, 2020

Mr. Alex Solove  
 Jerome Solove Development, Inc.  
 470 Olde Worthington Road  
 Suite 200  
 Westerville, Ohio 43082

**Re: The View on Detroit East  
 Lakewood, Ohio  
 Trip Generation Analysis**

Dear Mr. Solove:

TMS Engineers, Inc. has performed the following trip generation analysis for The View on Detroit East, a proposed residential development in the City of Lakewood, Cuyahoga County, Ohio. The development site is located along the south side of Detroit Avenue between Bunts Road to the west and Wyandotte Avenue to the east (see **Location Map, Figure 1**).

The purpose of the trip generation analyses is to estimate the traffic that will be generated by the proposed residential development. The proposed site plan for The View on Detroit East development can be seen in **Figure 2**.

The following are the results of our trip generation analysis.

**TRIP GENERATION**

Calculating future total driveway trips requires an estimate of the traffic generated by the proposed development. The most widely accepted method of determining the amount of traffic that the proposed development will generate is to compare the proposed land use with existing facilities of the same use. The Institute of Transportation Engineers (ITE) has prepared a manual titled "**Trip Generation Manual**", which is a compilation of similar traffic generation studies to aide in making such a comparison. The most recent update of this manual is the 10<sup>TH</sup> edition and was utilized for this analysis.

The proposed development is expected to consist of the following land use:

- **120 Residential Units**

Mr. Alex Solove  
 December 28, 2020  
 Page 2

The following table details the development land use from the site plan (**Figure 2**) and the corresponding ITE land use that will be used to forecast the site generated traffic volumes for the expected conditions:

ITE LAND USE CODE				
SITE PLAN DESCRIPTION	SIZE	LAND USE	ITE CODE	ITE DESCRIPTION
Residential Units	120 Units	Residential	221	Multifamily Housing (Mid-Rise)

**PROPOSED TRIP GENERATION CALCULATIONS**

Trip generation calculations were performed utilizing data contained in the **Trip Generation Manual** and the methods outlined in the (ITE) **Trip Generation Handbook**.

Based on the previously discussed trip generation analysis procedures, the table below shows the estimated site generated traffic during the AM and PM peak hours for the proposed The View on Detroit East development considering the number of dwelling units. A copy of the trip generation worksheet can be found attached to this letter.

NEW TRIP GENERATION - THE VIEW ON DETROIT EAST						
ITE TRIP GENERATION			TRIP ENDS			
ITE CODE	DESCRIPTION	SIZE (Units)	Weekday AM Peak Hour Between 7-9 AM (Enter/Exit)		Weekday PM Peak Hour Between 4-6 PM (Enter/Exit)	
221	Multifamily Housing (Mid-Rise)	120	11	30	32	21
<b>TOTAL NEW TRIPS</b>			<b>41</b>		<b>53</b>	

**CONCLUSIONS**

The previous table shows that the proposed residential development is expected to generate a total of 41 trips in the AM peak hour and 53 trips in the PM peak hour.

Mr. Alex Solove  
 December 28, 2020  
 Page 3

It is our opinion that, when the anticipated changes in traffic volumes are at these levels, the traffic generated by the proposed residential development should not have an impact on the surrounding roadway network based on the following guidance:

- The **Institute of Transportation Engineers (ITE)** recommends that a Traffic Impact Study (TIS) be performed whenever an increase in trips in any peak hour is greater than 100 trips per hour. This recommendation is made because this is the point where a change in roadway capacity may be found and mitigation may or may not be needed.
- The Ohio Department of Transportation (ODOT) **State Highway Access Management Manual** states that a Traffic Analysis (TA) is required for any development that adds 60-200 trips and a Traffic Impact Study (TIS) is required for any development that adds more than 200 trips in an hour. ODOT does not require further analysis when the volume of trips added to the adjacent street is determined to be below 60 trips in an hour. Site generated traffic less than 60 trips in an hour is typically less than the daily variations in the existing volumes on the adjacent street network and should not be perceived by the traveling public.

Since the proposed development is expected to generate less than 60 trips during both the AM and PM peak hours, it is our professional opinion that the amount of site generated traffic will **not** have an impact on the adjacent roadway network nor require additional traffic analyses.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

**TMS Engineers, Inc.**

Andrew B. Comer, P.E.  
 Senior Traffic Engineer

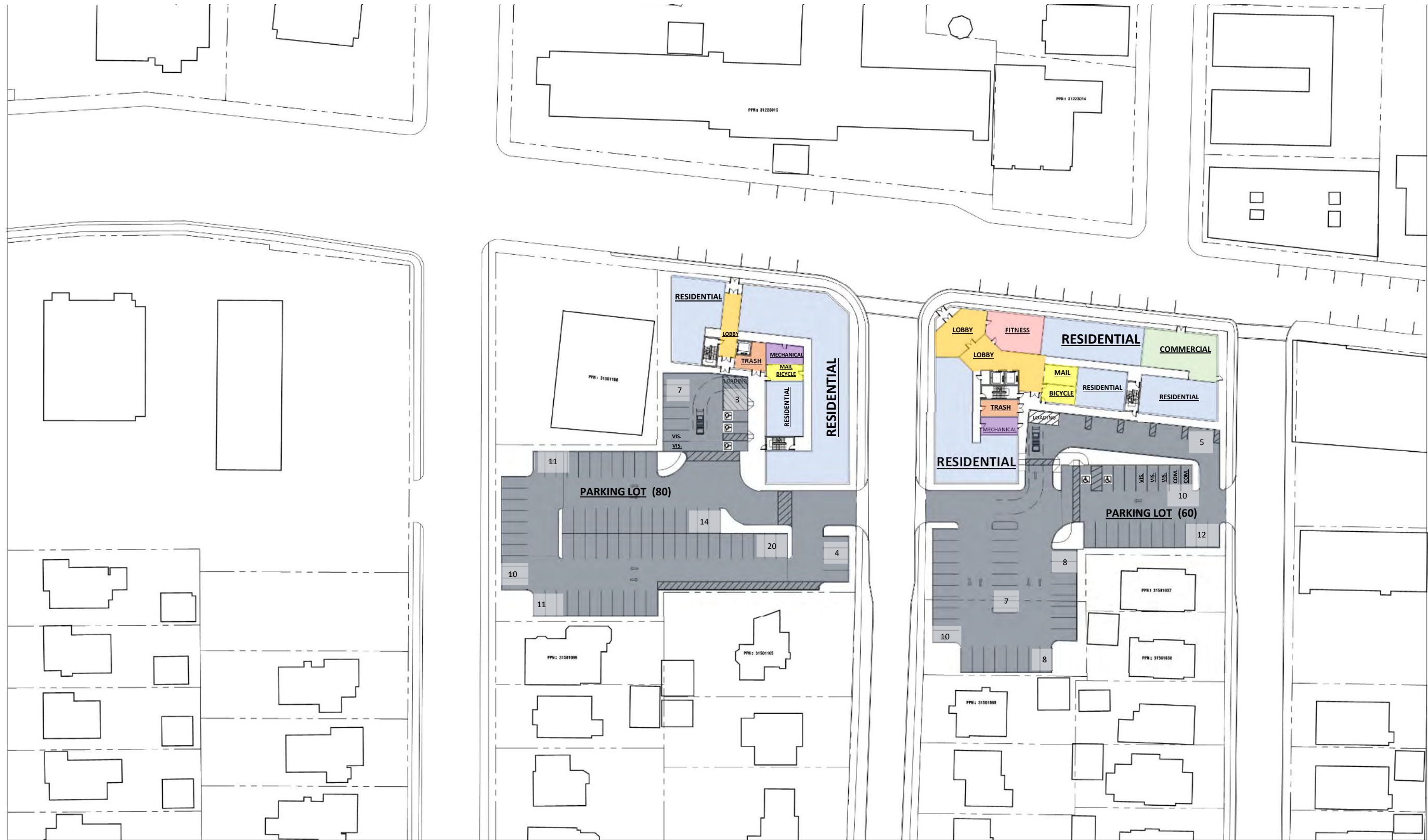
attachments

Solove-Lakewood Tgen 122820.wpd

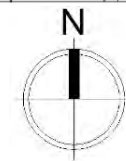
**Trip Generation Analysis Letter**

**The View on Detroit East**  
 LAKEWOOD, OH  
 MBC Job No. 21014-11



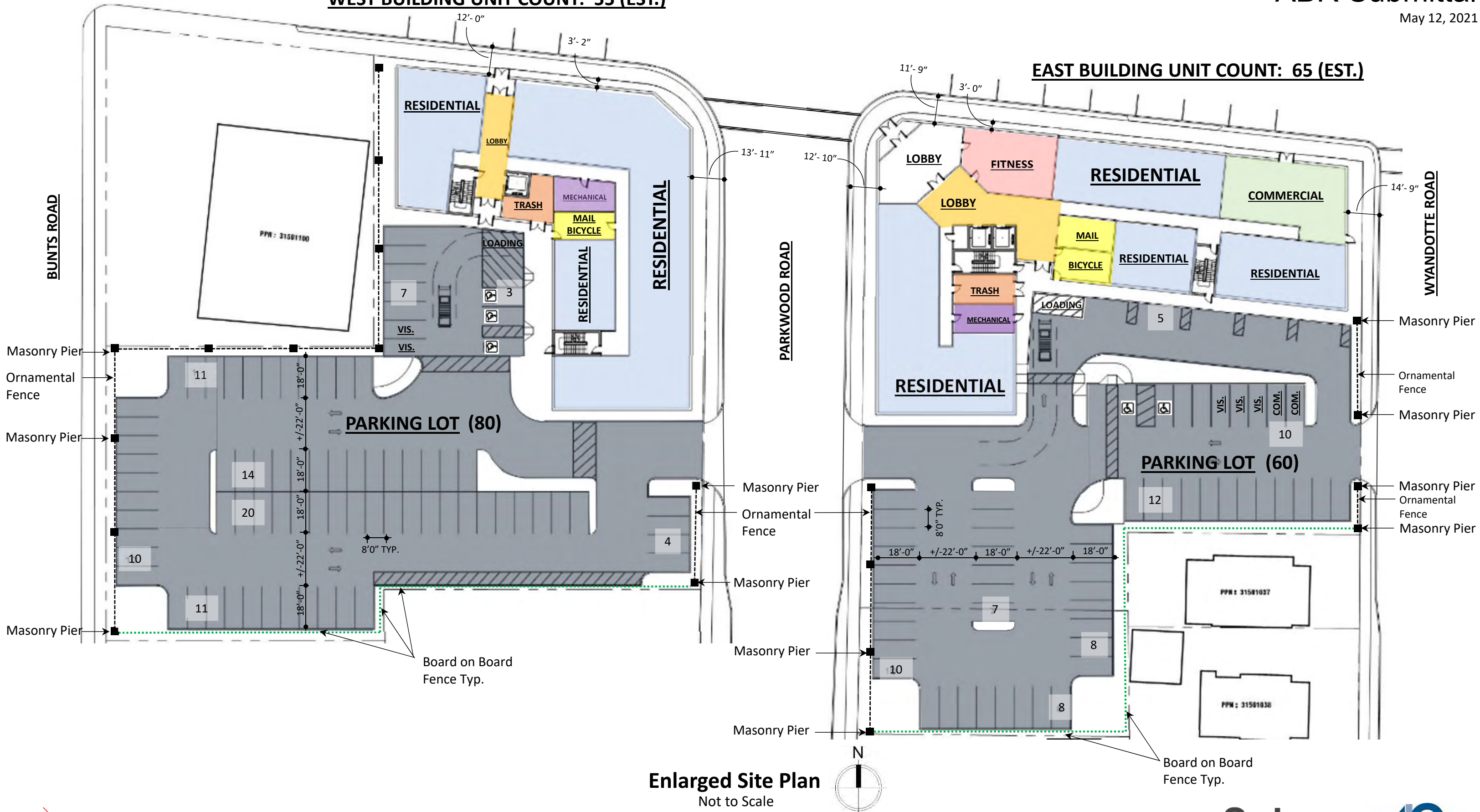


Site Plan  
Not to Scale

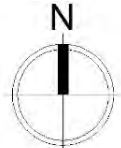


**WEST BUILDING UNIT COUNT: 55 (EST.)**

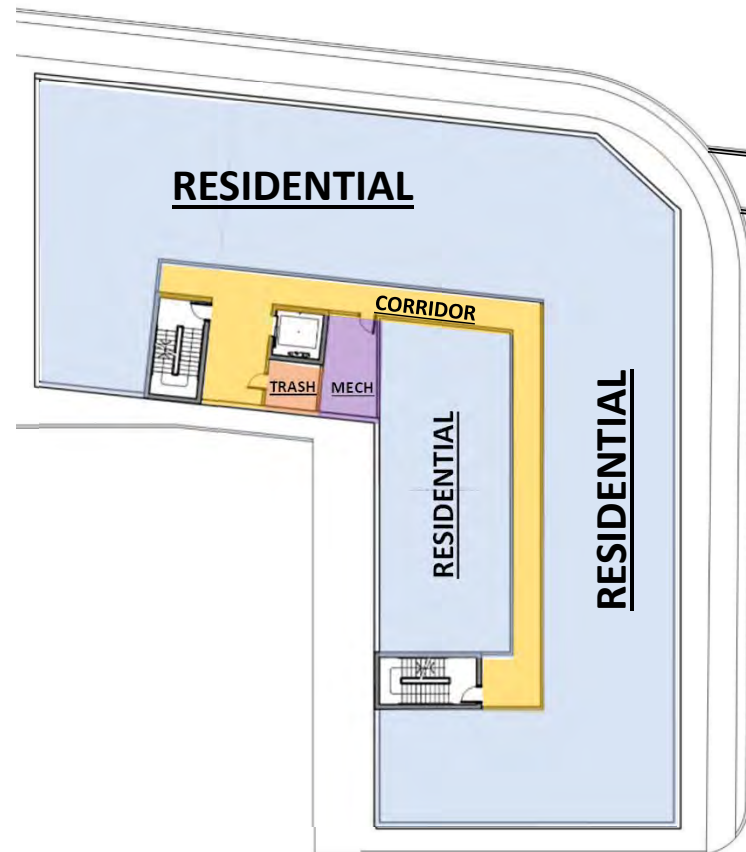
**EAST BUILDING UNIT COUNT: 65 (EST.)**



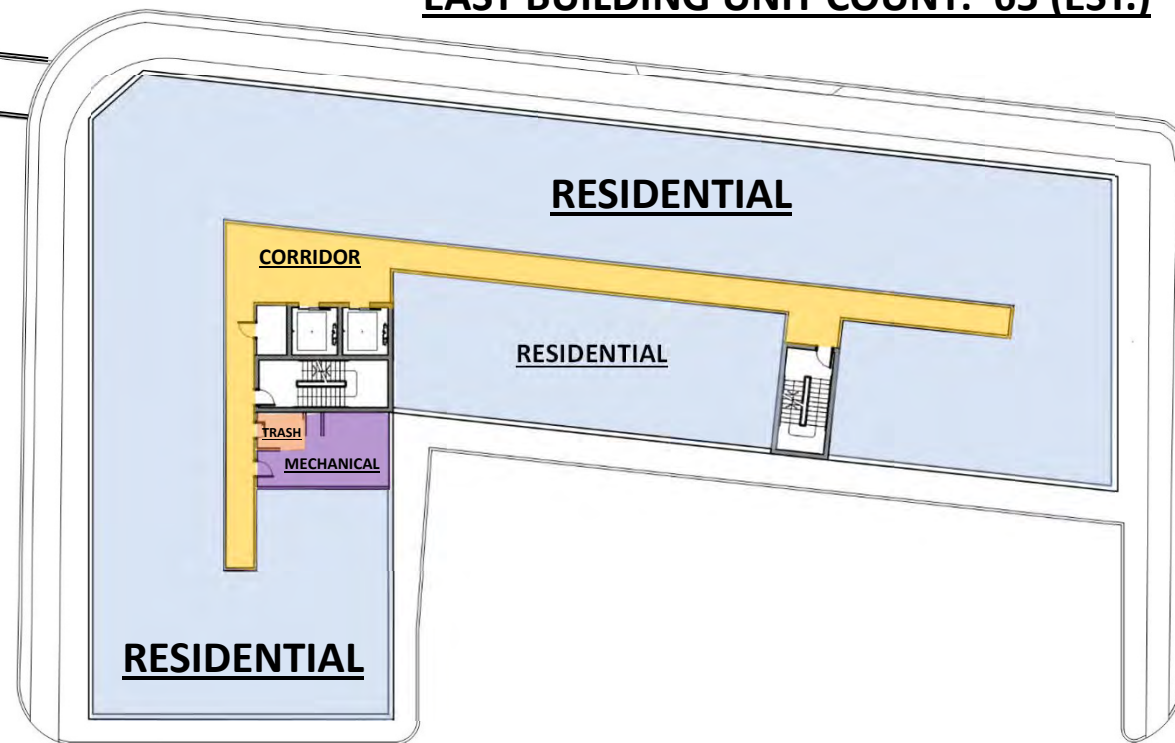
**Enlarged Site Plan**  
Not to Scale



**WEST BUILDING UNIT COUNT: 55 (EST.)**



**EAST BUILDING UNIT COUNT: 65 (EST.)**



**Enlarged Typical Upper Floor Plan**  
Not to Scale





**DERU**landscape architecture  
812 Huron Road E, #411 Cleveland, OH 44115 | 216.466.4355

Overall Landscape Plan

**Overall Landscape Plan**

Not to Scale



**The View on Detroit East**  
LAKEWOOD, OH  
MBC Job No. 21014-11

Steel Courtyard Park Bench



Bike Rack



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West Building Landscape Plan

West Building Landscape Plan

Not to Scale



Tournesol Planters - Urban Collection Color TBD



DERUlandscape architecture  
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East Building Landscape Plan

East Building Landscape Plan

Not to Scale



Trees



AC - Serviceberry



NS - Blackgum

Groundcover



CSL - Scarlet Leader Cotoneaster

Grasses



CAL - Karl Foerster Reed Grass



PAN - Red Rays Switch Grass

Shrubs



AM - Low Scape Hedger



HH - Hidcote St. Johnswort



HYP - Dwarf St. Johnswort



IGS - Shamrock Inkberry



IVJ & IVS - Winterberry



PF - Abbotswood Potentilla



RR - White Rugosa Rose



TME - Everlow Yew



TPG - Gelderland Arborvitae



VB - Newport Viburnum

Perennials



HEL - Lenten Rose



RUD - Black-eyed Susans

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Plant Palette

Plant Palette for Landscape Plans

Not to Scale





6' horizontal wood fence

HORIZONTAL WOOD FENCE ALONG BORDERS TO RESIDENTIAL LOTS



UAF-200 FLAT TOP Residential & Commercial (rescomfences.html) / UAF-200 Flat Top



ORNAMENTAL FENCE ALONG STREETScape

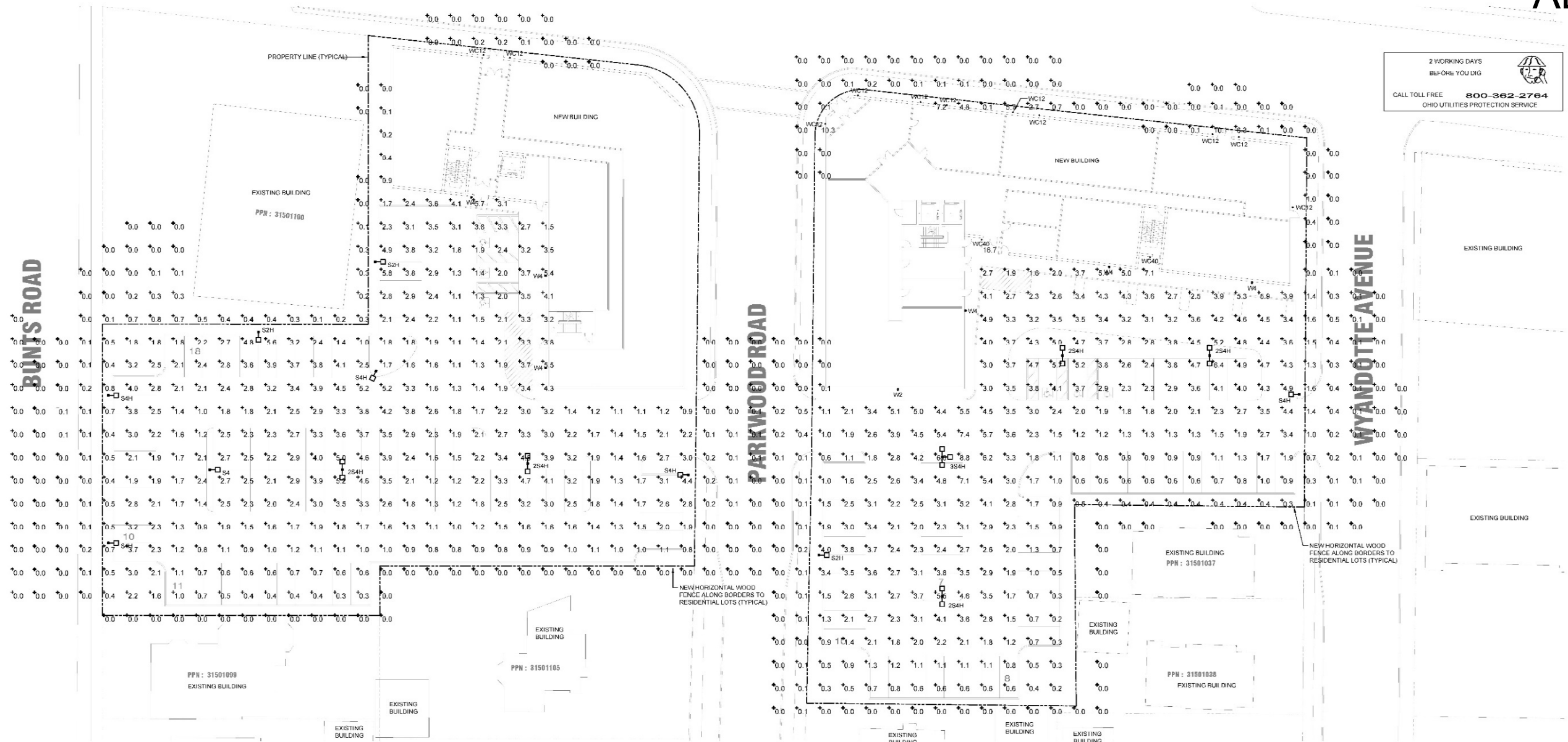


GETGO TO THE WEST

SITE FENCING

The View on Detroit East  
LAKEWOOD, OH  
MBC Job No. 21014-11

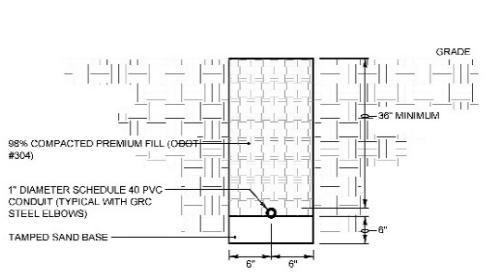
2 WORKING DAYS  
 BEFORE YOU DIG  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE



**SITE PHOTOMETRIC PLAN**  
 SCALE: 1" = 20'-0"

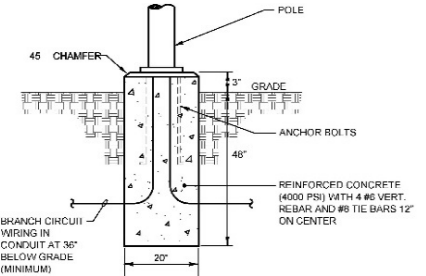
**ELECTRICAL SYMBOLS**

SITE LIGHTING PHOTOMETRIC CALCULATION POINT WITH ILLUMINATION LEVEL OF 0.5 FOOT-CANDELES, OR AS INDICATED ON PHOTOMETRIC PLAN.



**UNDERGROUND CONDUIT DETAIL**  
 NO SCALE

NOTE: PROVIDE 6" CONCRETE COVER WHEN ROUTED R/O DRIVWAYS AND PARKING AREAS.



**LIGHTING POLE BASE DETAIL**  
 NO SCALE

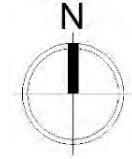
NOTE: POSITION EDGE OF BASE AT 12" MINIMUM FROM ADJACENT SIDEWALK.

**GENERAL NOTES**

- A. THE ELECTRICAL INSTALLATION MUST MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE STATE OR LOCAL CODES, AS INTERPRETED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- B. EXACT POLE BASE LOCATIONS AND UNDERGROUND CONDUIT/DUCT BANK ROUTINGS TO BE COORDINATED WITH CIVIL PLANS AND DETERMINED IN THE FIELD FOR COORDINATION WITH ALL OTHER UTILITIES.
- C. PROGRAM THE LIGHTING CONTROL PANEL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. FIXTURES MUST BE LUMINAIR AT DUSK, REDUCE TO 50% OUTPUT AT 11PM AND TURN OFF AT DAWN.
- D. MINIMUM SIZE OF OUTDOOR UNDERGROUND SCHEDULE 40 PVC CONDUIT SHALL BE 1". ALL UNDERGROUND CONDUIT SHALL BE DIRECTLY BURIED AT 36" BELOW GRADE. CONDUIT IS PERMITTED TO RISE TO SHALLOWER DEPTHS AT HAND HOLES AND SPLICE BOXES AS PERMITTED BY NEC ARTICLE 300.7.
- E. ALL WIRE SHALL BE 600 VOLT XHHW, 90 DEGREE INSULATED AND SHALL BE COPPER. MINIMUM SIZE OF OUTDOOR CONDUCTOR SHALL BE #10 AWG INCLUDING GROUNDING CONDUCTOR TO ACCOMMODATE VOLTAGE DROP. INCREASE BRANCH CIRCUIT WIRE SIZE TO #8 AWG WHEREVER BRANCH CIRCUIT RUN EXCEEDS 500'.  
 F. ALL WIRING SHALL HAVE DEDICATED GROUNDING CONDUCTOR THAT SHALL BOND TO METAL POLES, ANCHOR BOLTS AND ALL METAL SUPPORTS FOR ELECTRICAL EQUIPMENT AND WIRING.
- G. ALL ELECTRICAL EQUIPMENT SHALL BE UL LISTED OR LABELED.

LUMINAIRE SCHEDULE							
TYPE	LUMINAIRE WATTS	LAMP TYPE VOLTS	DESCRIPTION	MOUNTING	MANUFACTURER	CATALOG NUMBER	REMARKS
S211	59	120	LED AREA PEDESTAL POLE MOUNTED FIXTURE WITH 1000MA DRIVER, TYPE S4H CONTROL, 35 DEGREE BEAM SPREAD, SHIELD WAVING OUTDOOR CONTROL MODULE AND FINISH TO BE SHIMMER BY ARCHITECT. 18" SHIMMER SQUARE SHIMMER CONTROL.	18" POLE	MOGRAW EDISON	GPC-SATC-740-L-SL2-QM-FINISH-18S-PR7 / WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONARY VSK ARRAY AND LUMINAIR MOUNTING
S4	34	120	SAME AS TYPE S211, EXCEPT WITH TYPE IV FORWARD T-R-ROW DISTRIBUTION AND 10 DEGREE BEAM SPREAD.	18" POLE	MOGRAW EDISON	GPC-SATC-740-L-SL4-QM-FINISH-18S-PR7 / WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONARY VSK ARRAY AND LUMINAIR MOUNTING
S4H	59	120	SAME AS TYPE S4, EXCEPT WITH TYPE IV SHIELD CONTROL DISTRIBUTION, 10 DEGREE BEAM SPREAD AND 1000MA DRIVER.	18" POLE	MOGRAW EDISON	GPC-SATC-740-L-SL4-QM-FINISH-18S-PR7 / WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONARY VSK ARRAY AND LUMINAIR MOUNTING
S4H1	118	120	SAME AS TYPE S4H, EXCEPT WITH TWO HEADS MOUNTED AT 90 DEGREES.	18" POLE	MOGRAW EDISON	GPC-SATC-740-L-SL4-QM-FINISH-18S-PR7 / WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONARY VSK ARRAY AND LUMINAIR MOUNTING
W2	34	120	SAME AS TYPE S4H, EXCEPT WITH THREE HEADS MOUNTED AT 90 DEGREES.	18" POLE	MOGRAW EDISON	GPC-SATC-740-L-SL4-QM-FINISH-18S-PR7 / WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONARY VSK ARRAY AND LUMINAIR MOUNTING
W4	34	120	SAME AS TYPE W2, EXCEPT WITH TYPE IV SHIELD CONTROL DISTRIBUTION, 10 DEGREE BEAM SPREAD AND 1000MA DRIVER.	WALL MOUNT 12'-0" A-F-G	MOGRAW EDISON	GPC-SATC-740-L-SL4-QM-FINISH-18S-PR7 / WOLC-7P-10A	(2) EQUALS INCLUDE VISIONARY VSK ARRAY AND LUMINAIR MOUNTING
WC12	20	120	WALL MOUNT CYLINDER DOWN LIGHT FIXTURE WITH 12 DEGREE BEAM SPREAD AND FINISH TO BE SELECTED BY ARCHITECT.	WALL MOUNT 12'-0" A-F-G	MOGRAW EDISON	PC02-09-LV-940-20L-FINISH-D7-2	
WC40	20	120	SAME AS TYPE WC12, EXCEPT WITH 40 DEGREE BEAM SPREAD.	WALL MOUNT 12'-0" A-F-G	MOGRAW EDISON	PC02-09-LV-940-20L-FINISH-D40	

**LUMINAIRE SCHEDULE NOTES**  
 1. STEEL POLE WALL THICKNESS SHALL BE DETERMINED BY POLE MANUFACTURER.  
 2. PROVIDE COOPER WAVELINK CONTROLLER IN NEARBY BUILDING. PROGRAM TO DIM FIXTURES TO 50% OUTPUT AT 11PM.



**Site Photometric Plan**

Not to Scale





07.23.2025 RDL 25084R

## THE VIEW ON DETROIT EAST | LAKEWOOD, OH | RENDERING

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.

**DiGERONIMO**  
DEVELOPMENT

**RDL**  
ARCHITECTS



07.23.2025 RDL 25084R

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DEVELOPMENT

**RDL**  
ARCHITECTS



07.23.2025 RDL 25084R

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**DiGERONIMO**  
DEVELOPMENT

**RDL**  
ARCHITECTS



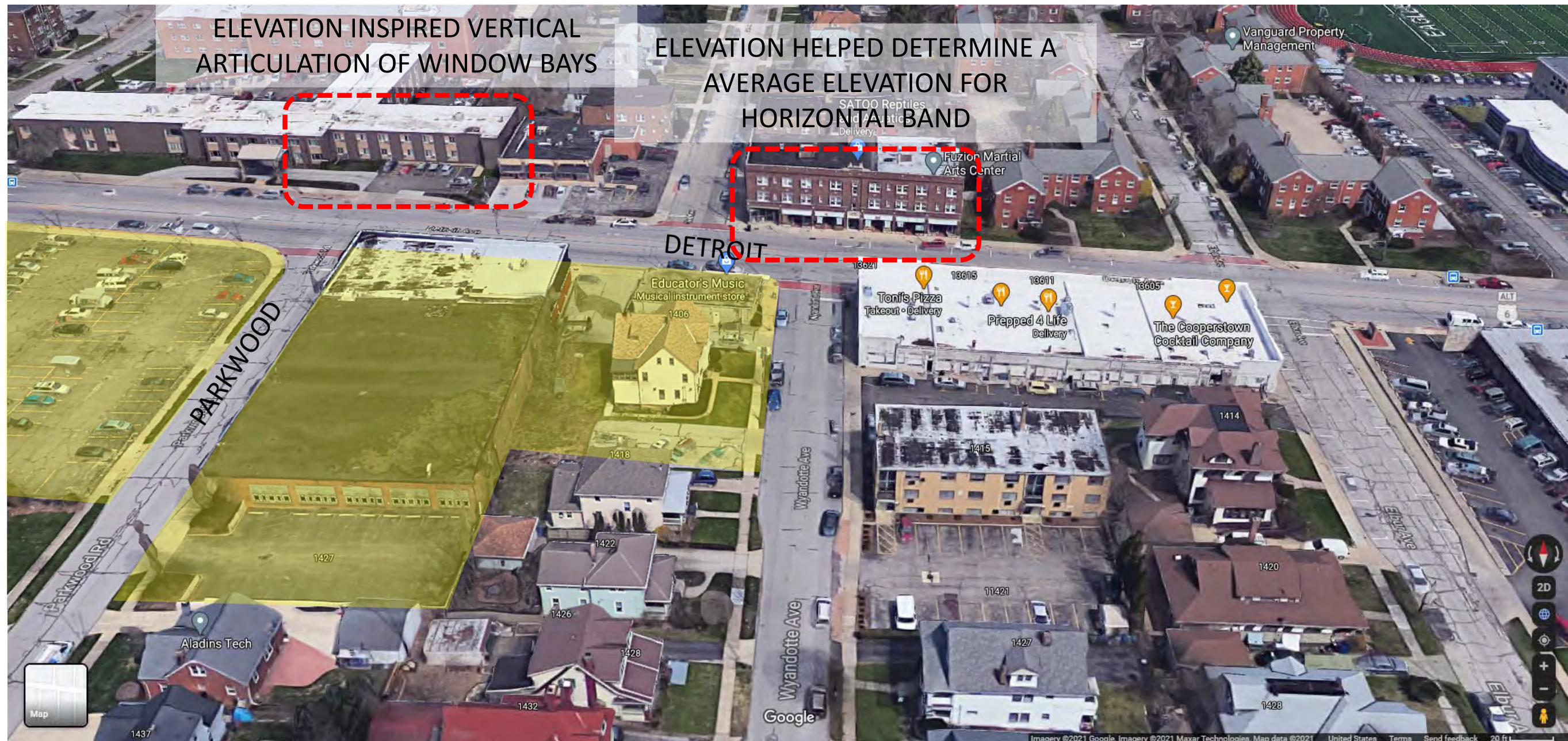
















**PRIMARY MASONRY (CIFS BRICK)**  
 MASTERWALL | ROLLERSHEILD DRAINAGE CIFS

1

MODULAR RUNNING BOND PATTERN |  
 GROUT | MAPAEI | 39 IVORY

(SAMPLE IMAGE IS REFERENCE MASONRY TO BE REPLICATED BY CIFS)



**SECONDARY MASONRY**  
 BELDEN BRICK | BLACK DIAMOND VELOUR

2,4

MODULAR RUNNING BOND | NORMAN ROWLOCK SILL  
 (FIELD PAINT METAL LINTELS TO MATCH MASONRY)  
 GROUT | MIAMICOLOR MORTAR | CHARCOAL BLACK (25-A)



**PRE-FINISHED ALUMINUM STOREFRONT SYSTEM**  
 KAWNEER | TRIFAB VERSAGLAZE 451 | BLACK PERMAFLUOR  
 GUARDIAN GLASS | CLEAR INSULATED GLAZING | SUNGUARD SN68 (#2) W/ IS20 (#4)

5

**PREFINISHED ALUMINUM COMPOSITE**  
 ARCONIC | COLORWELD500 | DEEP BLACK  
 DATUM BAND

6,7

**CAST STONE**  
 INDIANA CAST STONE  
 SMOOTH CHARCOAL  
 WALL BASE  
 MATCH MASONRY 2 GROUT

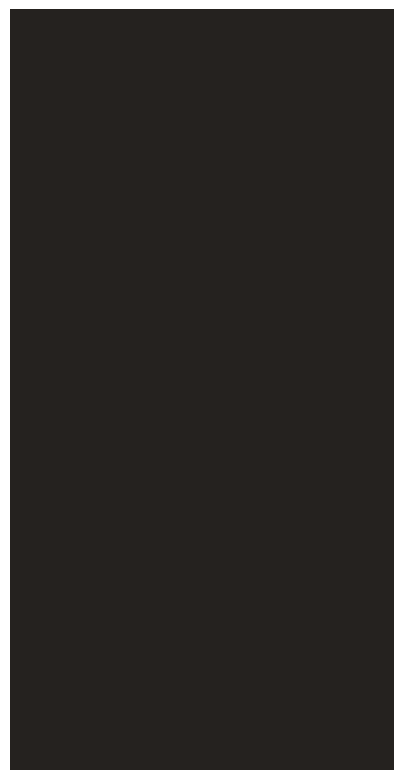
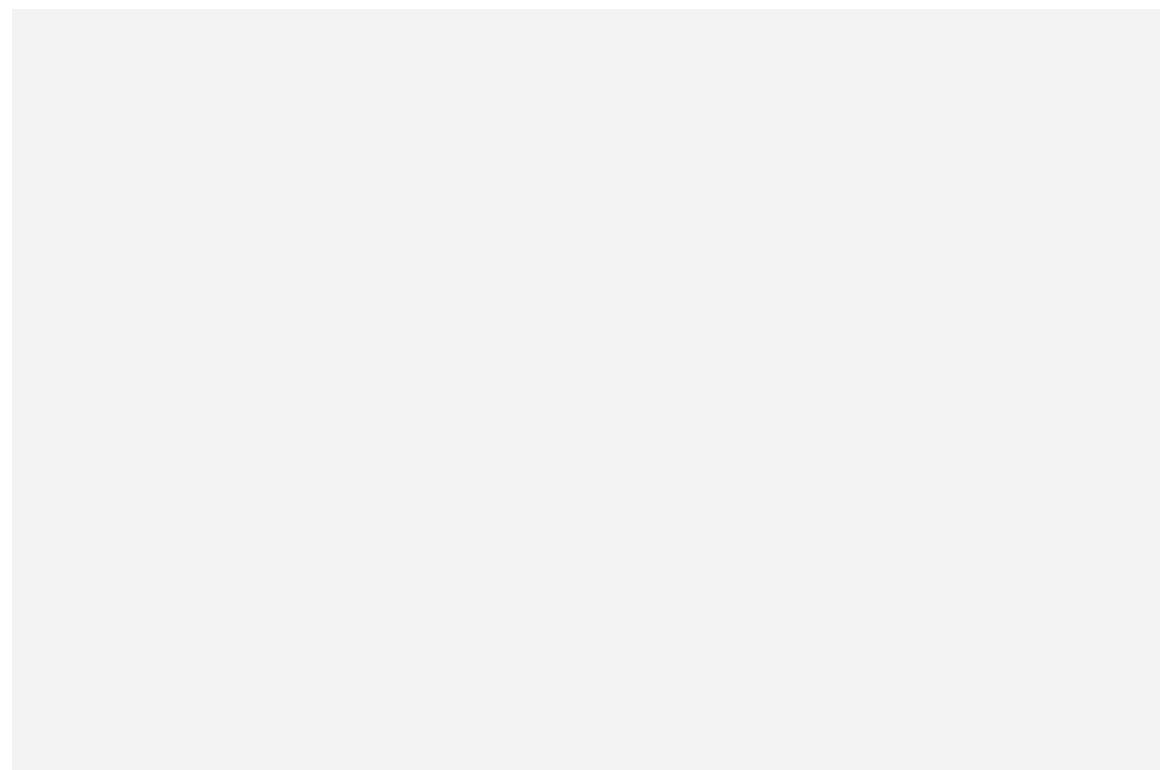
11

**WALL RECESSES AT PRIMARY CORNERS**  
 MASTERWALL | ROLLERSHIELD DRAINAGE CIFS  
 VERSATEX 0.5 TEXTURE (SMOOTH) | CUSTOM COLOR TO MATCH:  
 SW 6258 TRICORN BLACK

6A

**RIBBED SPANDREL PANEL AT PRIMARY CORNERS**  
 MASTERWALL | ROLLERSHIELD DRAINAGE CIFS  
 VERSATEX 0.5 TEXTURE (SMOOTH) | CUSTOM COLOR TO MATCH:  
 SW 6258 TRICORN BLACK

26

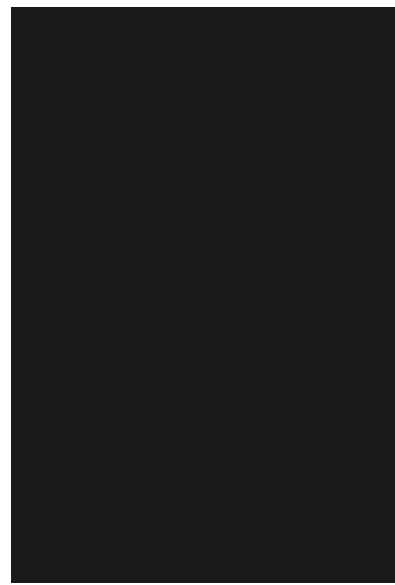
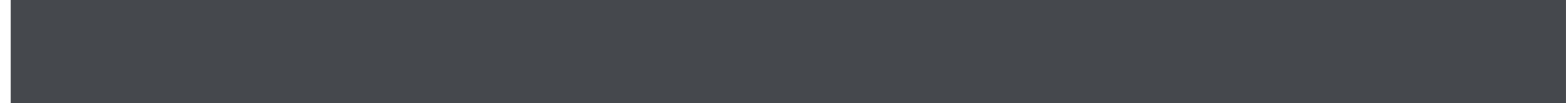


**WALL RECESSES, TYPICAL**  
 MASTERWALL | ROLLERSHIELD DRAINAGE CIFS  
 VERSATEX 0.5 TEXTURE (SMOOTH) | CUSTOM COLOR TO MATCH:  
 SW 7076 CYBERSPACE

6B

**RIBBED SPANDREL PANEL, TYPICAL**  
 MASTERWALL | ROLLERSHIELD DRAINAGE CIFS  
 VERSATEX 0.5 TEXTURE (SMOOTH) | CUSTOM COLOR TO MATCH:  
 SW 7076 CYBERSPACE

27



**PRE-FINISHED STEEL COPING**  
 PAC CLAD | PAC-TITE | ONYX (MATTE BLACK)

14

**DRAINAGE SYSTEM**  
 PRE-FINISHED STEEL  
 PAC-CLAD | PAC-TITE | ONYX (MATTE BLACK)  
 DOWN SPOUTS, COLLECTION BOX, THRU WALL SCUPPER

15,23



**HOLLOW METAL DOOR AND FRAME**  
 STEEL CRAFT | PRIMED AND FIELD PAINTED  
 SHERWIN WILLIAMS PAINT | SW 6258 TRICORN BLACK

12

**PVC COPING BAND**  
 AZEK | TRADITIONAL SMOOTH, FIELD PAINTED  
 SHERWIN WILLIAMS HEAT RESISTANT PAINT  
 SW 6258 TRICORN BLACK

13

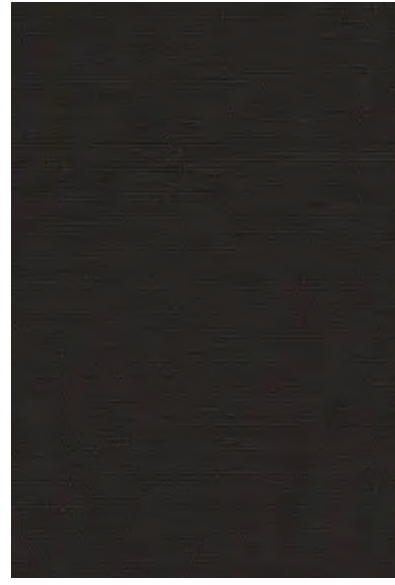


**CLAD WOOD OPENINGS**  
 PRE-FINISHED ALUMINUM  
 PELLA | ENDURACLAD | BLACK  
 FIRST FLOOR WINDOWS

8

**COMPOSITE OPENINGS**  
 FIBERGLASS  
 PELLA | IMPERVIA | BLACK  
 UPPER FLOOR WINDOWS

9



**FABRIC AWNING**  
 SUNBRELLA | SHADE | BLACK  
 PRE-FINISHED BLACK ALUMINUM FRAME

16



**EXHAUST LOUVER**  
 PRE-FINISHED ALUMINUM  
 RUSKIN | ELF6375DX | STATIONARY LOUVER  
 FINISH AT COMPOSITE PANEL: BLACK (89)  
 FINISH AT PRIMARY BRICK: COLOR TO MATCH MASONRY  
 (OR CUSTOM COLOR TO MATCH ADJACENT FINISH)

18



**SITE LIGHTING**  
 MCGRAW-EDISON | GPC GALLEON  
 PEDESTRIAN COMPANION | BLACK



**EMERGENCY LIGHTING**  
 LITHONIA LIGHTING | ELA QWP | BLACK  
 4-1/2" REMOTE SINGLE HEAD ADJUSTABLE



**DOUBLE WALL SCONCE**  
 WAC | DS-WD05 | BLACK  
 5" TUBE UP AND DOWN LIGHT



**REAR LIGHTING**  
 LUMARK | AXCENT | BLACK  
 8" FULL CUTOFF WALL MOUNT



**CANOPY LIGHTING**  
 GOTHAM | EVO 4 | BLACK  
 4" ROUND DOWN LIGHT