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

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

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

PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
ZOOM LINK: https://us06web.zoom.us/j/87342514021?pwd=cMkOjeyHppJ9kpPs0aw5SPNYmtirth.1
Meeting ID: 873 4251 4021
Passcode: 253909
OCTOBER 2, 2025
4:00 P.M.

REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
OCTOBER 9, 2025
5:30 P.M.

1. ROLL CALL

2. APPROVE THE MINUTES OF THE SEPTEMBER 11, 2025 MEETING

3. OPENING REMARKS

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

4. Docket No. 08-72-25 (C) 13815/13901 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 6)

5. **Docket No. 09-77-25** (C) **11730 Detroit Ave.**
North Coast Apartments

( ) Approve
( ) Deny
( ) Defer

Milan Milasinovic
Virginia Marti Inc.
11724 Detroit Ave
Lakewood, OH 44107

Applicant proposes exterior facade renovations. (Page 54)

NEW BUSINESS

SIGN REVIEW

6. **Docket No. 10-81-25** **17615 Detroit Ave.**
Petra Pizza

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes an illuminated business name and logo in the sign band. (Page 75)

7. **Docket No. 10-82-25** **13376 Madison Ave.**
High Hopes Barbershop

( ) Approve
( ) Deny
( ) Defer

Ricky Zaborowski
High Hopes Barbershop
13367 Madison Ave.
Lakewood, OH 44107

Applicant proposes a non-illuminated blade sign. (Page 79)

8. **Docket No. 10-83-25** **13427 Madison Ave.**
Toasted

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes a face-lit channel letter wall sign and vinyl decals on the door and window. (Page 85)

9. Docket No. 10-84-25 — 15729 Madison Ave.
The Wandering Lantern

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes a projecting sign and vinyl cutouts on window and door. (Page 89)

10. Docket No. 10-85-25 — 15000 Detroit Ave.
Battr

( ) Approve
( ) Deny
( ) Defer

Kathy Clarke
Ace Lighting Services
1260 Moore Rd..
Avon, OH 44011

Applicant proposes an illuminated blade and illuminated wall sign. (Page 94)

ARCHITECTURAL BOARD OF REVIEW

11. Docket No. 10-86-25 (R) — 1293 Mathews Ave.

( ) Approve
( ) Deny
( ) Defer

Stephanie Erin
1293 Mathews Ave.
Lakewood, OH 44107

Applicant proposes modifications and partial enclosing of an existing front porch. (Page 107)

12. Docket No. 10-87-25 (C) — 17514 Detroit Ave.
Sacred Hour Spa

( ) Approve
( ) Deny
( ) Defer

Tabitha Baker
Sacred Hour Spa
17514 Detroit Ave.
Lakewood, OH 44107

Applicant proposes to enclose the patio with canvas. (Page 115)

13. Docket No. 10-88-25 (R) — 1029 Homewood Dr..

( ) Approve

Greg Allen

( ) Deny
( ) Defer

Greg Allen Builders Inc.
3888 Long Rd.
Avon, OH 44011

Applicant proposes a front porch rebuild. (Page 120)

14. **Docket No. 10-89-25** (R) **17879 Lake Rd.**

( ) Approve
( ) Deny
( ) Defer

Mark H. Reinhold
Mark Reinhold Architects
1120 Forest Rd.
Lakewood, OH 44107

Applicant proposes design approval for the construction of an addition and detached garage. (Page 128)

15. **Docket No. 10-90-25** (R) **1176 Elbur Ave.**

( ) Approve
( ) Deny
( ) Defer

Brandon Young
Young Design Studio
1456 Clarence Ave.
Lakewood, OH 44107

Applicant proposes the demolition and rebuild of an existing roof to accommodate a third floor primary suite and dormers. (Page 156)

16. **Docket No. 10-91-25 A** (C) **11822 Detroit Ave.**
Easy Out

( ) Approve
( ) Deny
( ) Defer

Michael Holsman
Apex Pinnacle Services LLC
1750 E. 55th St.
South Euclid, OH 44121

Applicant proposes the installation of an awning with signage. (Page 164)

17. **Docket No. 10-91-25 S** **11822 Detroit Ave.**
Easy Out

( ) Approve
( ) Deny
( ) Defer

Michael Holsman
Apex Pinnacle Services LLC
1750 E. 55th St.
South Euclid, OH 44121

Applicant proposes an illuminated projecting sign in addition to door and window vinyl graphics. (Page 165)

BOARD OF BUILDING STANDARDS

18. Docket No. 10-92-25 (R) 2150 Arthur Ave.

( ) Approve
( ) Deny
( ) Defer

Daniel Hurst
Hurst Design Build Remodel
26185 Center Ridge Rd.
Westlake, OH 44145

The applicant has requested a hearing with the Board of Building Standards. Per the Division of Housing and Building, the documents have been reviewed in accordance with RCO 107. Approval cannot be granted per RCO 105.1, or the drawings are inadequate per RCO 107.4.1. This notice is an ADJUDICATION ORDER pursuant to RCO Section 109 of all items that are cited from the Ohio Residential Code. (Page 182)

ADJOURN

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

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

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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.

RDL
ARCHITECTS

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,

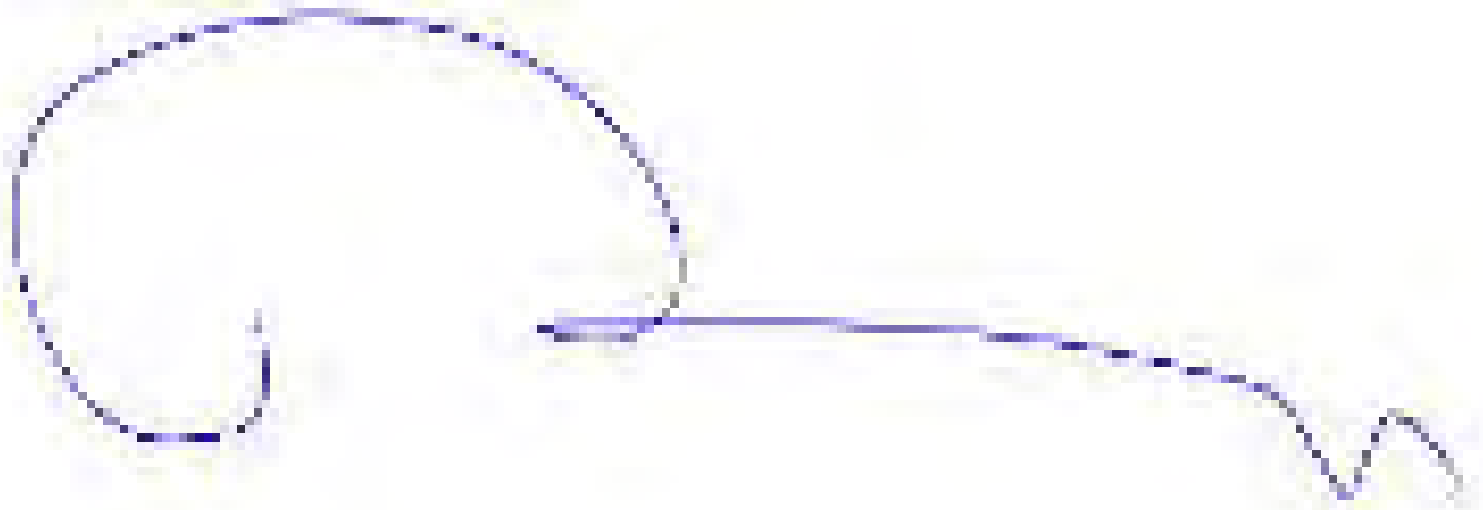
Attached you will find the resubmission documents for the View on Detroit East (VODE) project. This is a project that was previously reviewed by the commission and is being resubmitted with some façade modifications. To maintain clarity and consistency, sheets without noticeable changes were left as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



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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

Down to Earth
LANDSCAPING, INC.
12750 Broadway Ave Garfield Hts Ohio 44125
O-216-518-1804 F-216-518-1806

Re: **Lakewood Development Project**

Matt,

After reviewing the location, and imagery for a desired plant near the roadway that will grow to expected heights it is with our professional opinion, and the professional opinion of our nursery manager that we believe the 'Sea Green' Juniper species would be best suited for this location. The Sea Green Juniper is the heartiest of the Juniper species, often found in locations where other plant material would not be able to thrive, and is very salt and wind tolerant.

M. Maciak

Mark Maciak
Project Manager
216-518-1804

THE VIEW ON DETROIT EAST

LAKEWOOD, OHIO

MIXED USE COMMUNITY
DESIGN SUBMISSION

ABR SUBMITTAL
OCTOBER 2, 2025

ABR PRESENTATION
OCTOBER 2, 2025

DiGERONIMO DEVELOPMENT RDL ARCHITECTS

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

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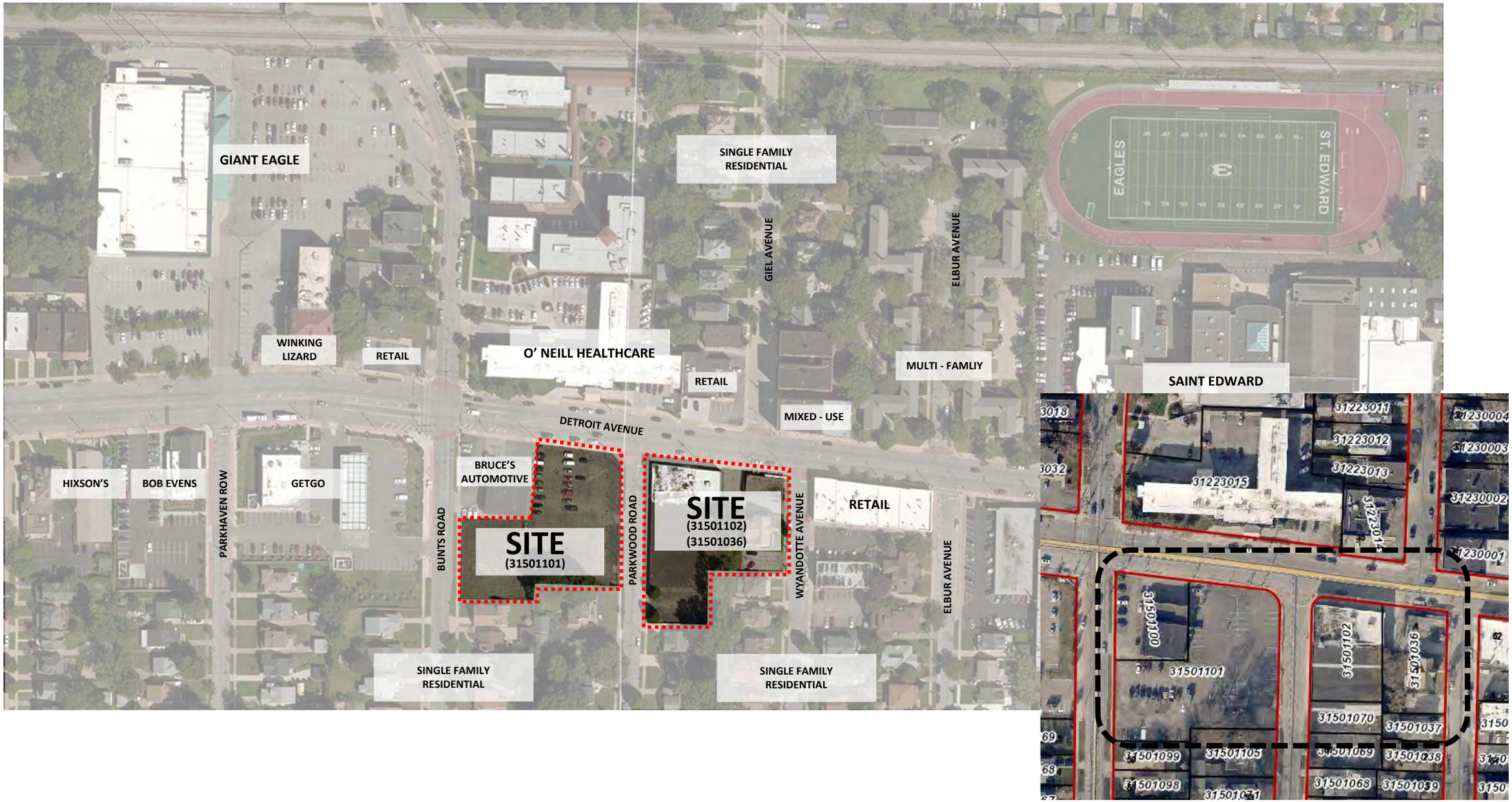
DiGERONIMO DEVELOPMENT RDL ARCHITECTS



10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | CONTEXT MAP

Not to Scale

N

DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

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14000 Detroit Ave 4

13900 Detroit Ave 5

13804 Detroit Ave 6

14018 Detroit Ave 3

13618 Detroit Ave 7

14013 Detroit Ave 2

13605-13621 Detroit Ave 9

13608 Detroit Ave 8

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | SITE CONTEXT IMAGERY

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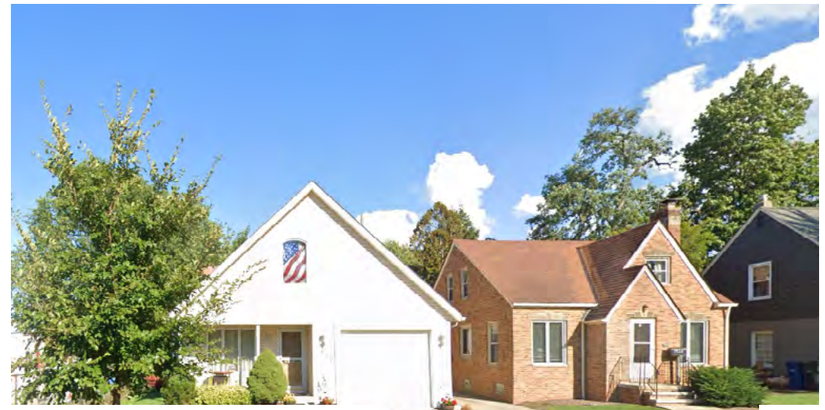
DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

W1430 & 1434 Bunts Rd 18



1429 Bunts Rd 17

1428 & 1432 Parkwood Rd 16

1427 & 1431 Parkhaven Row 20

1418 & 1422 Wyandotte Ave 14

1435 & 1441 Parkhaven Row 19

1431 & 1437 Parkwood Rd 15

1415 Wyandotte Ave 13

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | SITE CONTEXT IMAGERY

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DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

1427 Wyandotte Ave 12

1420 &1428 Elbur Ave 11

1414 Elbur Ave 10

13919 Detroit Ave 1

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | SITE CONTEXT IMAGERY

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DiGeronimo Development

RDL Architects

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | EXHIBIT C - CONTEXT INSPIRATION IMAGES

Not to Scale

N

DiGERONIMO DEVELOPMENT

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10.02.2025 RDL 25084R

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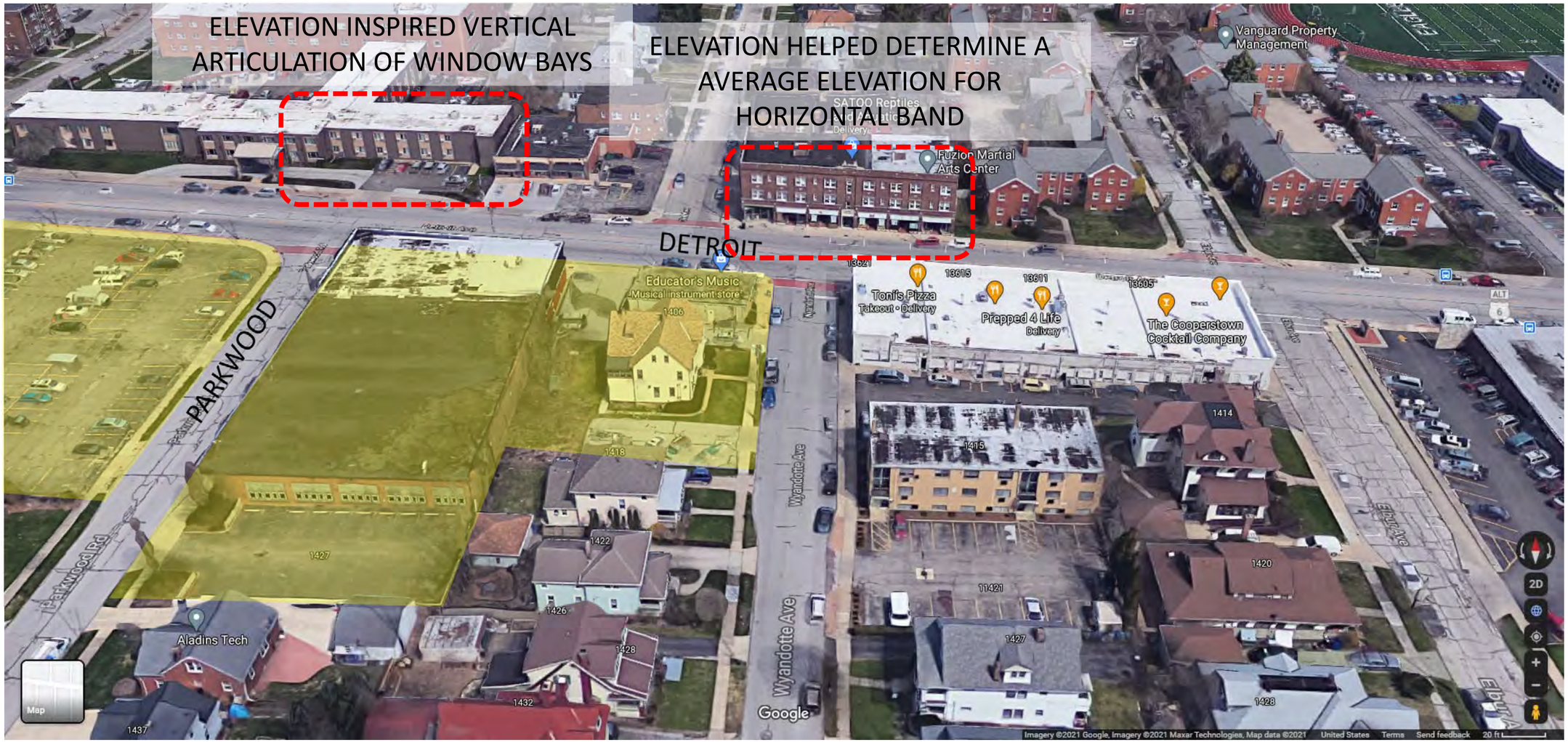

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THE VIEW | LAKEWOOD, OH | EXHIBIT C - CONTEXT INSPIRATION IMAGES

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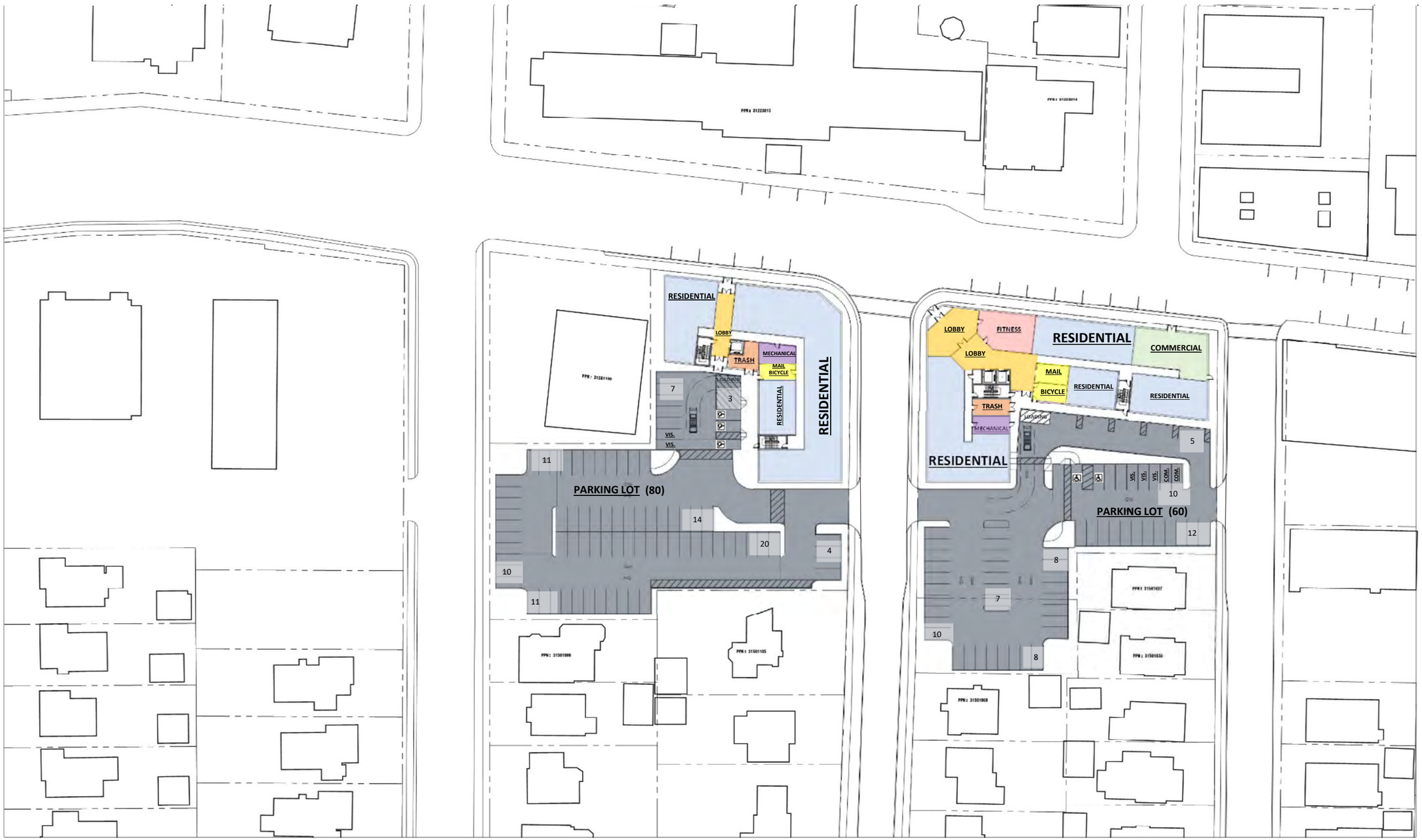

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | SITE PLAN

Not to Scale

N

DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

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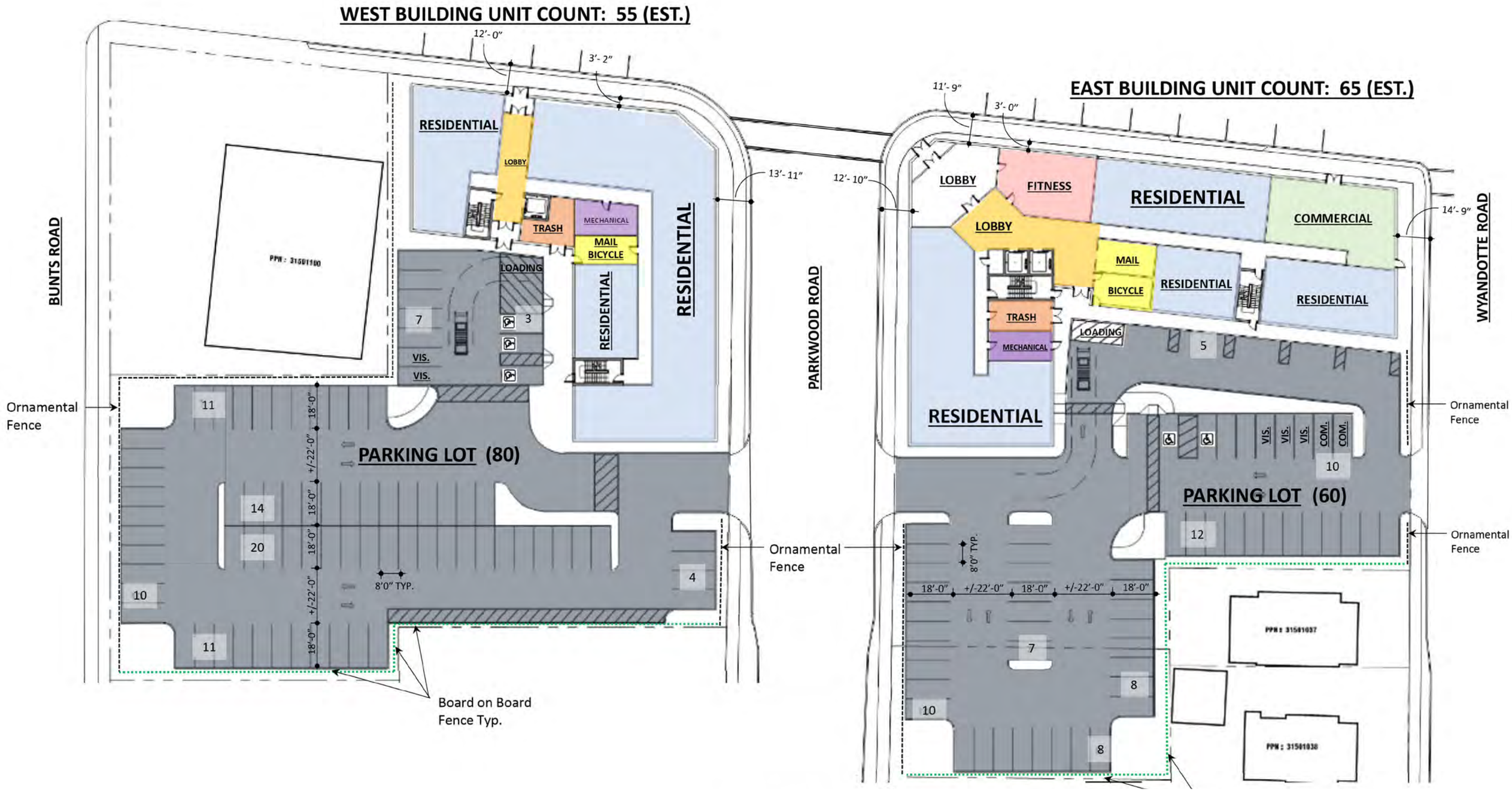

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | ENLARGED SITE PLAN

Not to Scale

N

DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

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10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | OVERALL LANDSCAPE PLAN

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DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

Steel Courtyard Park Bench

Bike Rack

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | WEST BUILDING LANDSCAPE PLAN

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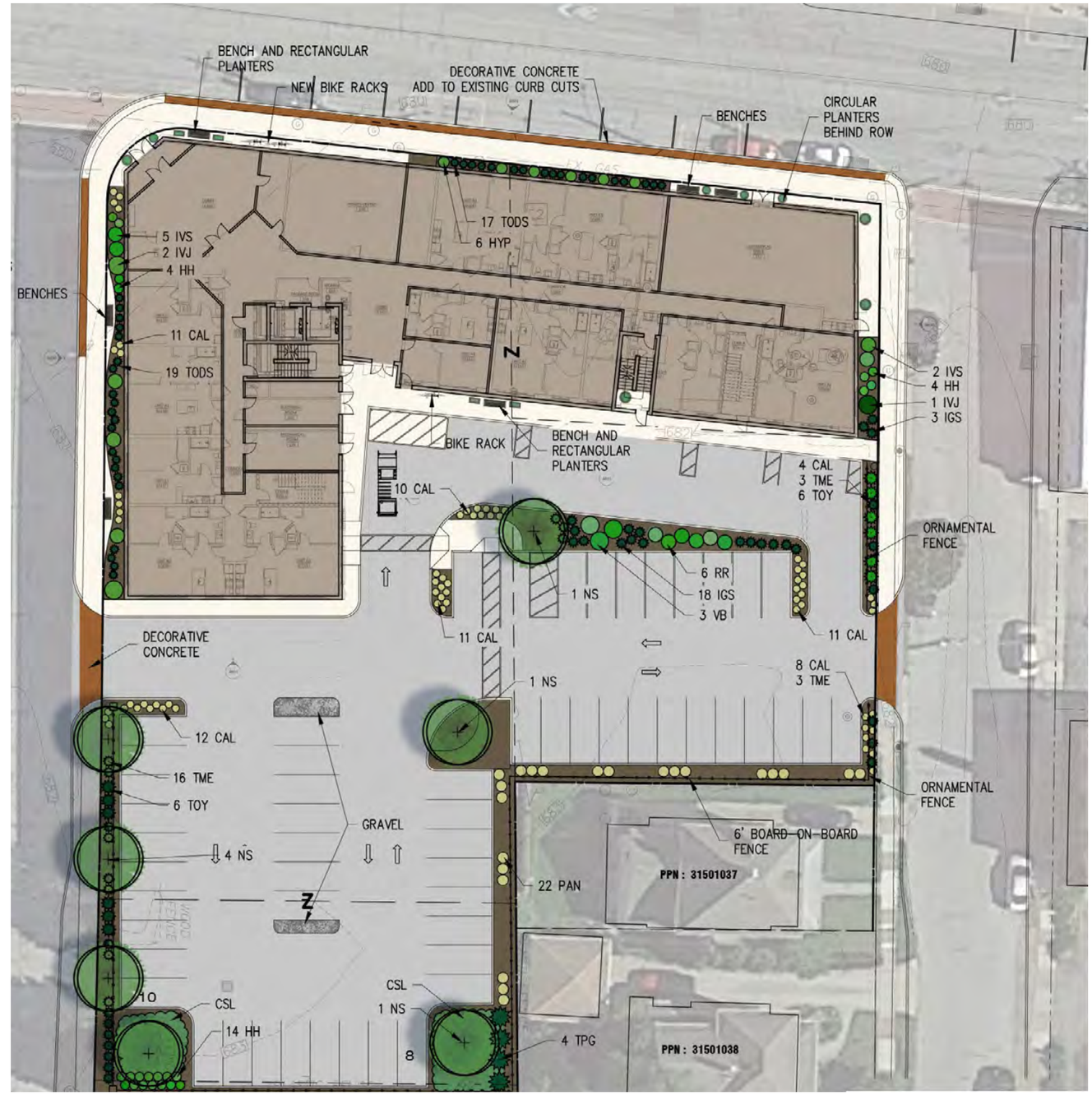
DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

Tournesol Planters - Urban Collection Color TBD



10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | EAST BUILDING LANDSCAPE PLAN

Not to Scale

N

DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

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Trees

AC - Serviceberry

NS - Blackgum

Groundcover

CSL - Scarlet Leader Cotoneaster

Perennials

RUD - Black-eyed Susans

Grasses

CAL - Karl Foerster Reed Grass

PAN - Red Rays Switch Grass

Shrubs

TODS- Degroot's Spire Arborvitae

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

TOY- Yellow Ribbon Arborvitae

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | PLANT PALETTE FOR LANDSCAPE PLANS

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DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

6' horizontal wood fence

HORIZONTAL WOOD FENCE ALONG BORDERS TO RESIDENTIAL LOTS

GETGO TO THE WEST

ORNAMENTAL FENCE ALONG STREETSCAPE

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | SITE FENCING

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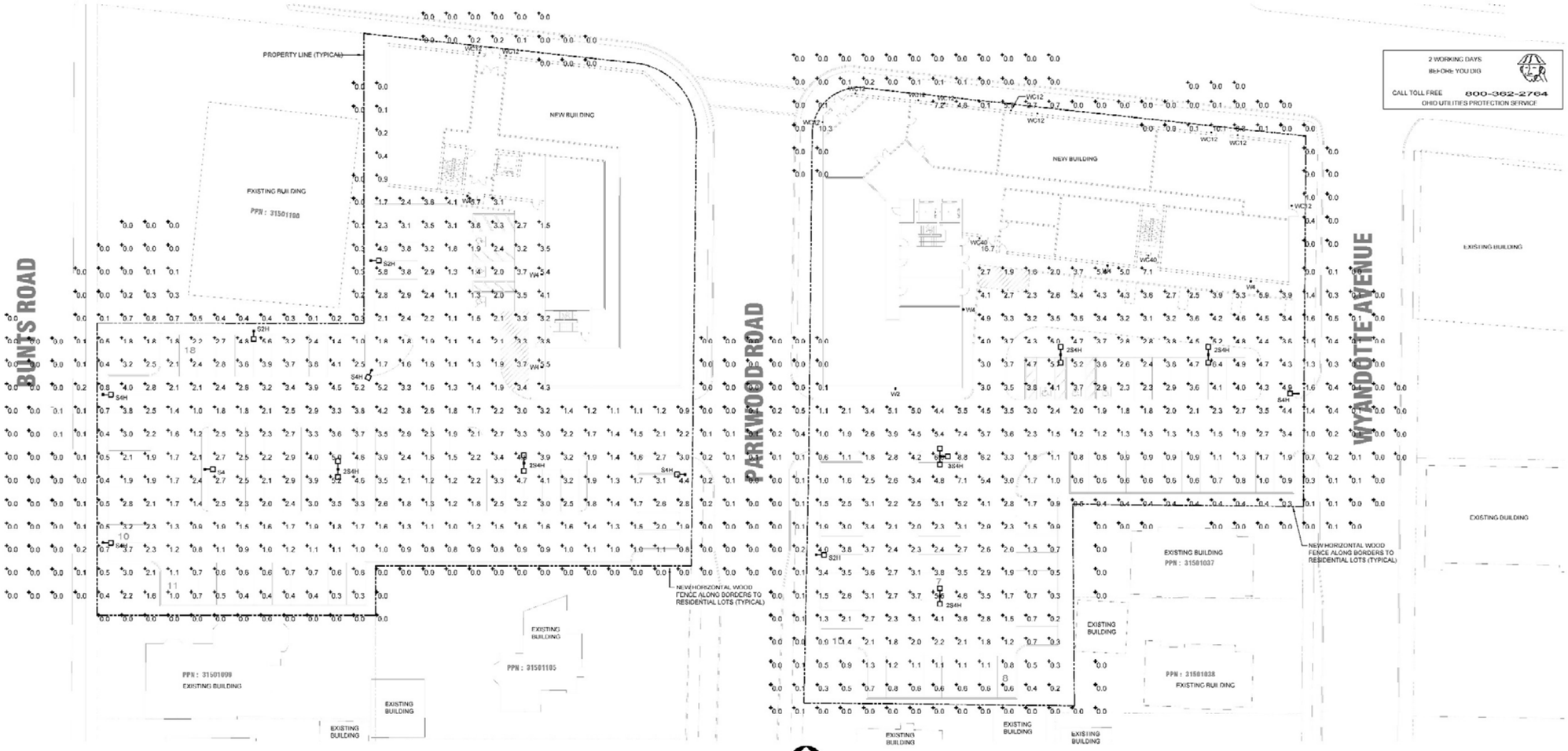
DiGeronimo Development

RDL Architects

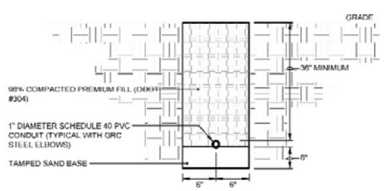


SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

ELECTRICAL SYMBOLS

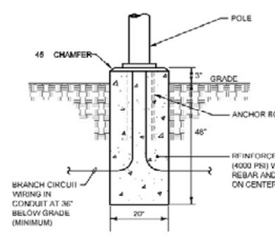
SITE LIGHTING PHOTOMETRIC CALCULATION POINT WITH ILLUMINATION LEVEL OF 0.5 FOOTCANDLES, OR AS INDICATED ON PHOTOMETRIC PLAN.



UNDERGROUND CONDUIT DETAIL

NO SCALE

NOTE: PROVIDE 6" CONCRETE COVER WHEN ROUTED BELOW DRIVES 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 ILLUMINATE 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 U.L. LISTED OR LABELED.

LUMINAIRE SCHEDULE

TYPE	LUMINAIRE WATTS	LUMINAIRE VOLTS	LAMP TYPE	DESCRIPTION	MOUNTING	MANUFACTURER	CATALOG NUMBER	REMARKS
S2H	56	120	LED 4000K 70CRI	LED AREA PEDESTRIAN POLE MOUNTED FIXTURE WITH 1050MA DRIVER, TYPE I SPILL CONTROL, 36" RISER AND HOUSE SIDE SHIELD. WAVELINX OUTDOOR CONTROL MODULE AND FINISH TO BE SELECTED BY ARCHITECT. *RE SHIELD SQUARE STEM HOLE*	15' POLE	MOGRAW EDISON	GPC-SA1-0-740-L-SL2-QM-FINISH-RSS-P07 / WOLG-7P-10A	(1) (2) EQUALS INCLUDE VISIONAIRE VSX ARRAY AND LEMAN MARTIN
S4	34	120	LED 4000K 70CRI	SAME AS TYPE S2H, EXCEPT WITH TYPE IV FORWARD THROW DISTRIBUTION AND NO HOUSE SIDE SHIELD	15' POLE	MOGRAW EDISON	GPC-SA1-0-740-L-SL4-QM-FINISH-P07 / WOLG-7P-10A	(1) (2) EQUALS INCLUDE VISIONAIRE VSX ARRAY AND LEMAN MARTIN
S4H	59	120	LED 4000K 70CRI	SAME AS TYPE S4, EXCEPT WITH TYPE IV SPILL DOWN HOUSE DISTRIBUTION, HOUSE SIDE SHIELD AND 1000MA DRIVER.	15' POLE	MOGRAW EDISON	GPC-SA1-0-740-L-SL4-QM-FINISH-RSS-P07 / WOLG-7P-10A	(1) (2) EQUALS INCLUDE VISIONAIRE VSX ARRAY AND LEMAN MARTIN
2S4H	118	120	LED 4000K 70CRI	SAME AS TYPE S4H, EXCEPT WITH TWO HEADS MOUNTED AT 180 DEGREES.	15' POLE	MOGRAW EDISON	GPC-SA1-0-740-L-SL4-QM-FINISH-RSS-P07 / WOLG-7P-10A	(1) (2) EQUALS INCLUDE VISIONAIRE VSX ARRAY AND LEMAN MARTIN
3S4H	177	120	LED 4000K 70CRI	SAME AS TYPE S4H, EXCEPT WITH THREE HEADS MOUNTED AT 90 DEGREES.	15' POLE	MOGRAW EDISON	GPC-SA1-0-740-L-SL4-QM-FINISH-RSS-P07 / WOLG-7P-10A	(1) (2) EQUALS INCLUDE VISIONAIRE VSX ARRAY AND LEMAN MARTIN
W2	34	120	LED 4000K 70CRI	WALL MOUNT PEDESTRIAN FIXTURE WITH 1050MA DRIVER, TYPE I SPILL CONTROL DISTRIBUTION. WAVELINX OUTDOOR CONTROL MODULE AND FINISH TO BE SELECTED BY ARCHITECT.	WALL MOUNT 12'-0" A.F.G.	MOGRAW EDISON	GPC-SA1A-740-U-SL2-FINISH-P07 / WOLG-7P-10A	(2) EQUALS INCLUDE VISIONAIRE VSX ARRAY AND LEMAN MARTIN
W4	34	120	LED 4000K 70CRI	SAME AS TYPE W2, EXCEPT WITH TYPE IV SPILL CONTROL DISTRIBUTION.	WALL MOUNT 12'-0" A.F.G.	MOGRAW EDISON	GPC-SA1A-740-U-SL4-FINISH-P07 / WOLG-7P-10A	(2) EQUALS INCLUDE VISIONAIRE VSX ARRAY AND LEMAN MARTIN
WC12	20	120	LED 4000K 70CRI	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	FCC8-9W-UNV-940-20L-FINISH-D12	
WC40	20	120	LED 4000K 70CRI	SAME AS TYPE WC12, EXCEPT WITH 40 DEGREE BEAM SPREAD.	WALL MOUNT 12'-0" A.F.G.	MOGRAW EDISON	FCC8-9W-UNV-940-20L-FINISH-D40	

LUMINAIRE SCHEDULE NOTES

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

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | SITE PHOTOMETRIC PLAN

Not to Scale

N

DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

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10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | SITE PERSPECTIVE

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Not to Scale

N

DiGeronimo Development

RDL Architects

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | RENDERING | EAST BUILDING RESIDENTIAL ENTRY

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DiGeronimo Development

RDL Architects

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | RENDERING | EAST BUILDING RESIDENTIAL ENTRY - EVENING

DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

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10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | RENDERING | DETROIT AVENUE OVERALL VIEW

DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

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10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | RENDERING | EAST BUILDING RETAIL CORNER VIEW

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DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | RENDERING | BACKSIDE OF EAST BUILDING

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DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | RENDERING | LOOKING NORTH ON PARKWOOD ROAD

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DiGeronimo Development

RDL Architects

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | RENDERING | WEST BUILDING CORNER VIEW

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DiGeronimo Development

RDL Architects

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | RENDERING | WEST BUILDING CORNER PLANTER

DiGERONIMO DEVELOPMENT

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10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | RENDERING | WEST BUILDING RESIDENTIAL ENTRY

DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

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10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | RENDERING | WEST BUILDING REAR RESIDENTIAL ENTRY

DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

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① PLANTING BED
Integrates into building, creates height and depth

② RAISED PLANTER
Integrates into building, creates height and depth

③ PLANTER BOX
Allow elevated boarder create height and depth from residential unit

④ TALL EVERGREEN
Visually obstructs view into the unit, provides screening

⑤ OPAQUE ROLLER SHADES

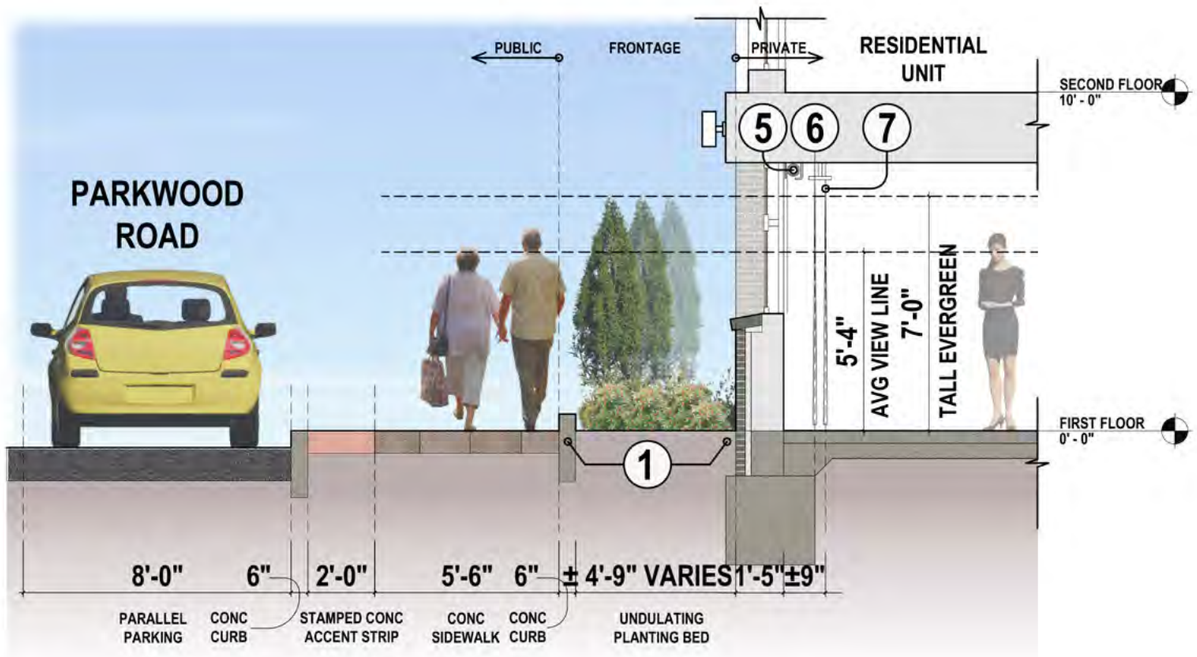
⑥ SHEER DRAPS
Obscures view while allowing light transmittance. tenant operated

⑦ OPAQUE DRAPS
Tenant operated shades which always control the level of light and sight to the unit

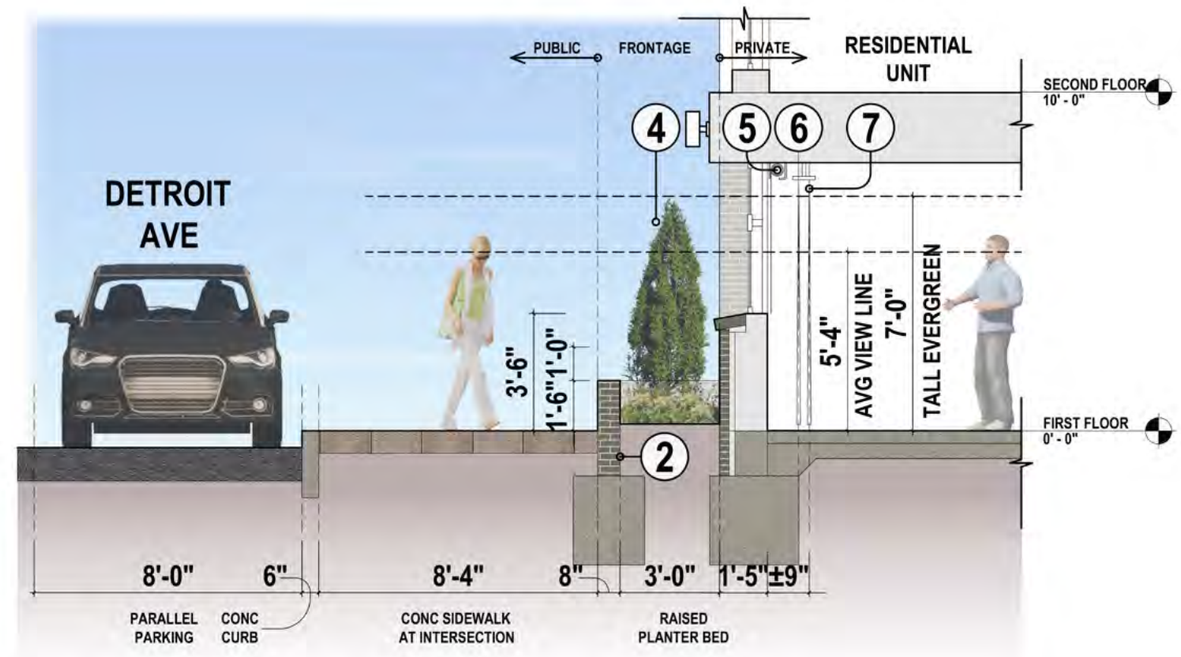
⑧ PRE FINISHED STEEL BENCH

⑨ CONCRETE PLANTER BOX
Visually obstructs view into the unit, provides screening

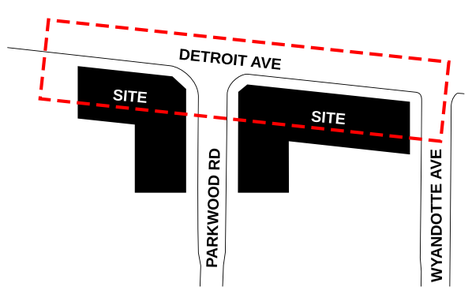
⑩ PRE FINISHED ALUMINUM STOREFRONT SYSTEM
Obscures view while allowing light transmittance. tenant operated

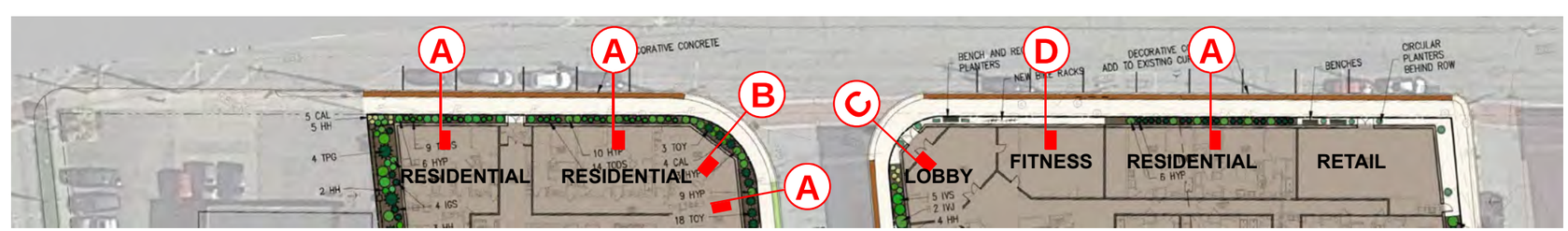


Ⓐ PLANTING ALONG PARKWOOD ROAD
UNDULATED PLANTING BEDS



Ⓑ PLANTING AT INTERSECTION CORNER
MASONRY RAISED PLANTING BED





10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | STREET SECTIONS

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DiGERONIMO DEVELOPMENT
RDL ARCHITECTS

① **PLANTING BED**
Integrates into building, creates height and depth

② **RAISED PLANTER**
Integrates into building, creates height and depth

③ **PLANTER BOX**
Allow elevated boarder create height and depth from residential unit

④ **TALL EVERGREEN**
Visually obstructs view into the unit, provides screening

⑤ **OPAQUE ROLLER SHADES**

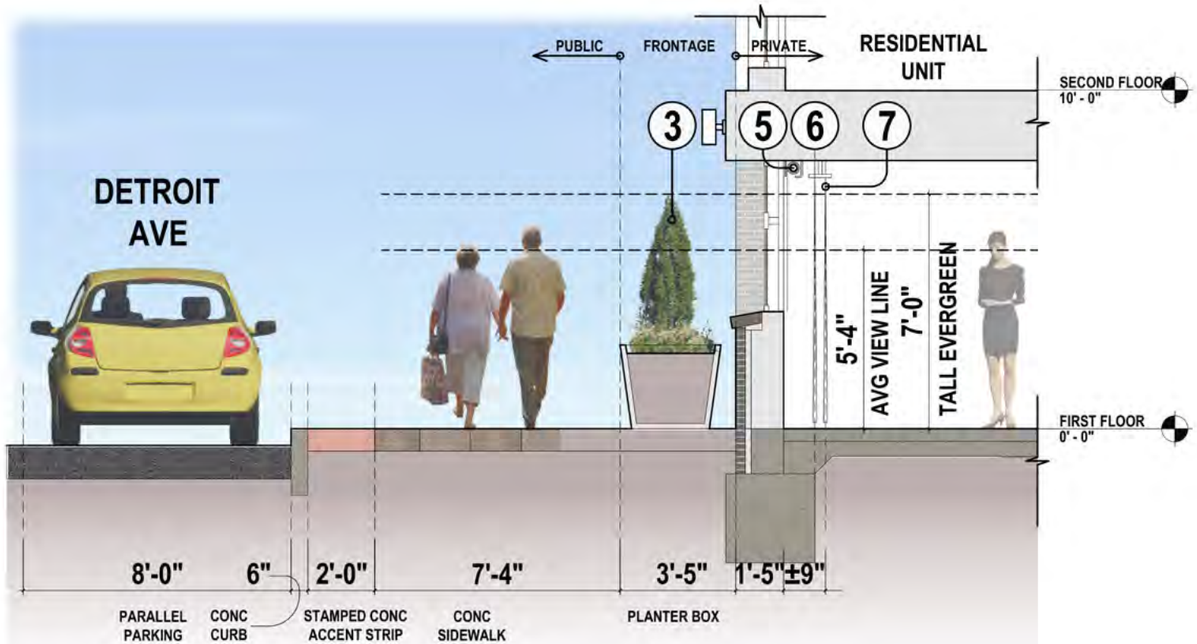
⑥ **SHEER DRAPS**
Obscures view while allowing light transmittance. tenant operated

⑦ **OPAQUE DRAPS**
Tenant operated shades which always control the level of light and sight to the unit

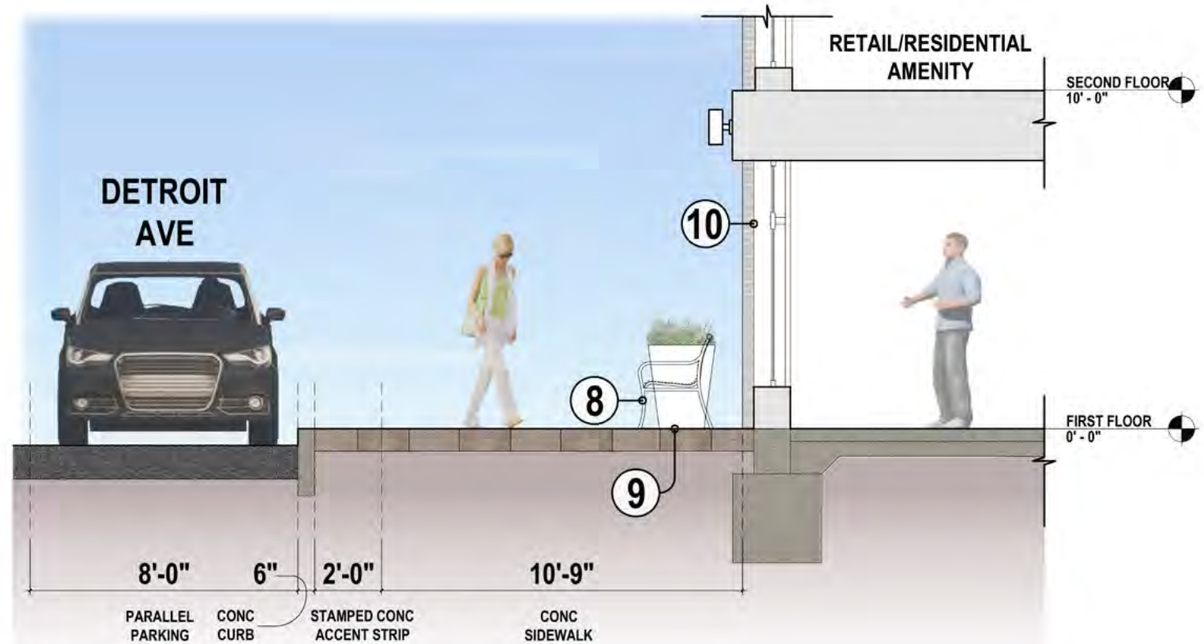
⑧ **PRE FINISHED STEEL BENCH**

⑨ **CONCRETE PLANTER BOX**
Visually obstructs view into the unit, provides screening

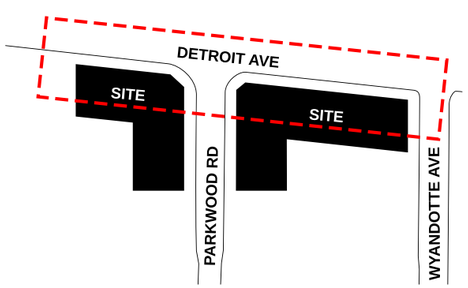
⑩ **PRE FINISHED ALUMINUM STOREFRONT SYSTEM**
Obscures view while allowing light transmittance. tenant operated

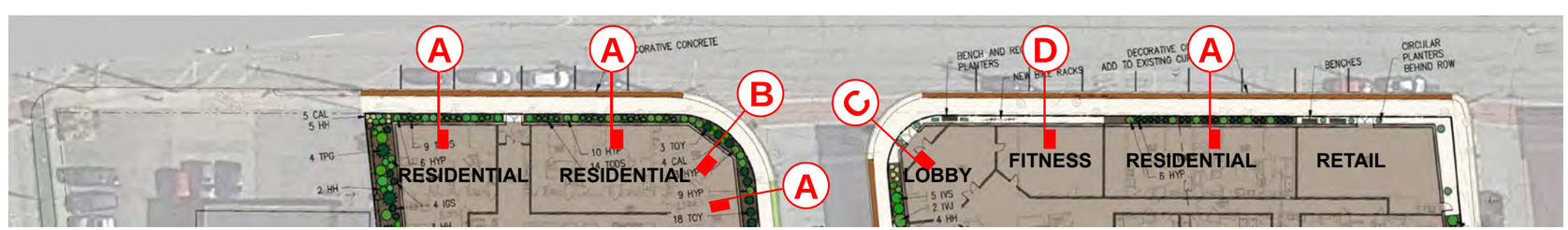


C **PLANTING AT DETROIT AVE**
MATEL PLANTER BOXES



D **PLANTING AT INTERSECTION CORNER**
CONC PLANTER BOXES WITH BENCHES AND BIKERACK





10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | STREET SECTIONS

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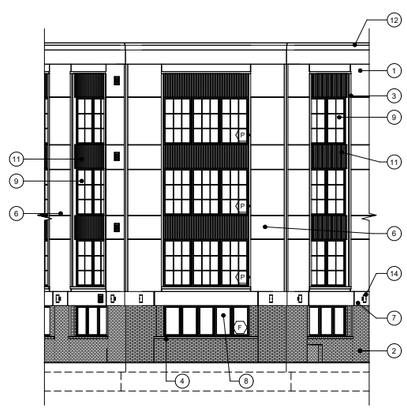
DiGERONIMO DEVELOPMENT
RDL ARCHITECTS

EXTERIOR MATERIALS SCHEDULE

NO.	ITEM / MATERIAL
1	FIBER CEMENT SIDING | JAMES HARDIE | ARTISAN SIDING V-GROOVE COLOR 1
2	MODULAR FACE BRICK VENEER | RUNNING BOND PATTERN BELDEN BRICK | BLACK DIAMOND VELOUR
3	4" FIBER CEMENT TRIM TOURNESOL | FINE GRAIN CHARCOAL
4	NORMAN FACE BRICK | SLOPED ROWLOCK SILL BELDEN BRICK | BLACK DIAMOND VELOUR
5	PREFINISHED ALUMINUM STOREFRONT SYSTEM | KAWNEER | TRIFAB VERSAGLAZE 451 | BLACK PERMAFLUOR WITH 1" CLEAR INSULATED GLAZING | GUARDIAN GLASS | SUNGUARD SN68 (#2) WITH IS20 (#4)
6	FIBER CEMENT PANEL | JAMES HARDIE | SMOOTH FINISH COLOR 2
7	PREFINISHED ALUMINUM COMPOSITE PANEL SYSTEM ARCONIC | COLORWELD500 | DEEP BLACK
8	PREFINISHED ALUMINUM CLAD WOOD WINDOW PELLA | ENDURACLAD | BLACK
9	PREFINISHED COMPOSITE FIBERGLASS WINDOW PELLA | IMPERVIA | BLACK
10	INSULATED HOLLOW METAL DOOR AND FRAME, FIELD PAINTED STEELCRAFT | SHERWIN WILLIAMS | SW6258 TRICORN BLACK
11	FIBER CEMENT PANEL AND TRIM OVERLAY | JAMES HARDIE | 2 1/2" TRIM SPACED EQUALLY COLOR 3
12	PREFINISHED STEEL COPING PAC-CLAD | PAC-TITE | ONYX (MATTE BLACK)
13	PREFINISHED STEEL CONDUCTOR HEAD, 8" x 6" AND DOWNSPOUT, 5 1/2" x 4 1/2" PAC-CLAD | PAC-TITE | ONYX (MATTE BLACK)
14	DOUBLE WALL SCONCE LIGHT FIXTURE WAC | DS-WD05 | BLACK | 5" TUBE | UP AND DOWN LIGHT
15	PREFINISHED ALUMINUM EXHAUST LOUVER RUSKIN | ELF6375DX | STATIONARY LOUVER | BLACK (89) TYPICAL OR CUSTOM COLOR TO MATCH ADJACENT FINISH
16	PRECAST CONCRETE BASE COLOR TO BE SELECTED FROM MANUFACTURER FULL LINE
17	MASONRY EXPANSION JOINT, VERIFY FINAL LOCATIONS WITH ARCHITECT CUSTOM COLOR TO MATCH ADJACENT MORTAR COLOR | MIAMICOLOR MORTAR | CHARCOAL BLACK (25-A)
18	PREFINISHED STEEL OVERFLOW SCUPPER, 8" x 6" PAC-CLAD | PAC-TITE | ONYX (MATTE BLACK)

4 A600 SOUTH ELEVATION
NTS

3 A600 EAST ELEVATION
NTS



2 A600 NORTHEAST ELEVATION
NTS

1 A600 NORTH ELEVATION
NTS

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | WEST BUILDING ELEVATIONS

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DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

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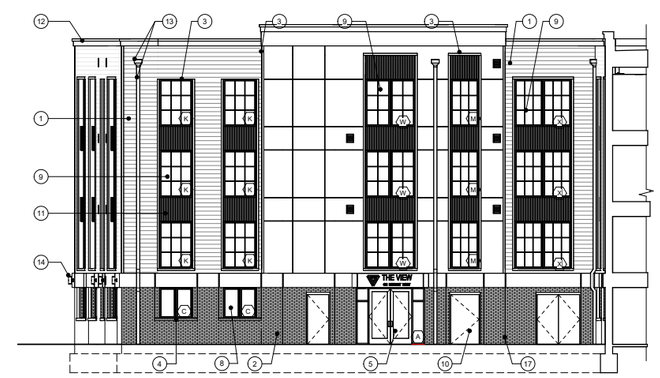
2 A601 WEST ELEVATION
NTS

3 A601 WEST ELEVATION
NTS



1 A601 SOUTH ELEVATION
NTS

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | WEST BUILDING ELEVATIONS

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DiGERONIMO DEVELOPMENT RDL ARCHITECTS

EXTERIOR MATERIALS SCHEDULE

NO.	ITEM / MATERIAL
1	FIBER CEMENT SIDING | JAMES HARDIE | ARTISAN SIDING V-GROOVE COLOR 1
2	MODULAR FACE BRICK VENEER | RUNNING BOND PATTERN BELDEN BRICK | BLACK DIAMOND VELOUR
3	4" FIBER CEMENT TRIM TOURNESOL | FINE GRAIN CHARCOAL
4	NORMAN FACE BRICK | SLOPED ROWLOCK SILL BELDEN BRICK | BLACK DIAMOND VELOUR
5	PREFINISHED ALUMINUM STOREFRONT SYSTEM | KAWNEER | TRIFAB VERSAGLAZE 451 | BLACK PERMAFLUOR WITH 1" CLEAR INSULATED GLAZING | GUARDIAN GLASS | SUNGUARD SN68 (#2) WITH IS20 (#4)
6	FIBER CEMENT PANEL | JAMES HARDIE | SMOOTH FINISH COLOR 2
7	PREFINISHED ALUMINUM COMPOSITE PANEL SYSTEM ARCONIC | COLORWELD500 | DEEP BLACK
8	PREFINISHED ALUMINUM CLAD WOOD WINDOW PELLA | ENDURACLAD | BLACK
9	PREFINISHED COMPOSITE FIBERGLASS WINDOW PELLA | IMPERVIA | BLACK
10	INSULATED HOLLOW METAL DOOR AND FRAME, FIELD PAINTED STEELCRAFT | SHERWIN WILLIAMS | SW6258 TRICORN BLACK
11	FIBER CEMENT PANEL AND TRIM OVERLAY | JAMES HARDIE | 2 1/2" TRIM SPACED EQUALLY COLOR 3
12	PREFINISHED STEEL COPING PAC-CLAD | PAC-TITE | ONYX (MATTE BLACK)
13	PREFINISHED STEEL CONDUCTOR HEAD, 8" x 6" AND DOWNSPOUT, 5 1/2" x 4 1/2" PAC-CLAD | PAC-TITE | ONYX (MATTE BLACK)
14	DOUBLE WALL SCONCE LIGHT FIXTURE WAC | DS-WD05 | BLACK | 5" TUBE | UP AND DOWN LIGHT
15	PREFINISHED ALUMINUM EXHAUST LOUVER RUSKIN | ELF6375DX | STATIONARY LOUVER | BLACK (89) TYPICAL OR CUSTOM COLOR TO MATCH ADJACENT FINISH
16	PRECAST CONCRETE BASE COLOR TO BE SELECTED FROM MANUFACTURER FULL LINE
17	MASONRY EXPANSION JOINT, VERIFY FINAL LOCATIONS WITH ARCHITECT CUSTOM COLOR TO MATCH ADJACENT MORTAR COLOR | MIAMICOLOR MORTAR | CHARCOAL BLACK (25-A)
18	PREFINISHED STEEL OVERFLOW SCUPPER, 8" x 6" PAC-CLAD | PAC-TITE | ONYX (MATTE BLACK)

4 A600 EAST ELEVATION
1/8" = 1'-0"

3 A600 WEST ELEVATION
1/8" = 1'-0"

2 A600 NORTHWEST ELEVATION
1/8" = 1'-0"

1 A600 NORTH ELEVATION
1/8" = 1'-0"

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | EAST BUILDING ELEVATIONS

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DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

EXTERIOR MATERIALS SCHEDULE

NO.	ITEM / MATERIAL
1	FIBER CEMENT SIDING | JAMES HARDIE | ARTISAN SIDING V-GROOVE COLOR 1
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6	FIBER CEMENT PANEL | JAMES HARDIE | SMOOTH FINISH COLOR 2
7	PREFINISHED ALUMINUM COMPOSITE PANEL SYSTEM ARCONIC | COLORWELD500 | DEEP BLACK
8	PREFINISHED ALUMINUM CLAD WOOD WINDOW PELLA | ENDURACLAD | BLACK
9	PREFINISHED COMPOSITE FIBERGLASS WINDOW PELLA | IMPERVIA | BLACK
10	INSULATED HOLLOW METAL DOOR AND FRAME, FIELD PAINTED STEELCRAFT | SHERWIN WILLIAMS | SW6258 TRICORN BLACK
11	FIBER CEMENT PANEL AND TRIM OVERLAY | JAMES HARDIE | 2 1/2" TRIM SPACED EQUALLY COLOR 3
12	PREFINISHED STEEL COPING PAC-CLAD | PAC-TITE | ONYX (MATTE BLACK)
13	PREFINISHED STEEL CONDUCTOR HEAD, 8" x 6" AND DOWNSPOUT, 5 1/2" x 4 1/2" PAC-CLAD | PAC-TITE | ONYX (MATTE BLACK)
14	DOUBLE WALL SCONCE LIGHT FIXTURE WAC | DS-WD05 | BLACK | 5" TUBE | UP AND DOWN LIGHT
15	PREFINISHED ALUMINUM EXHAUST LOUVER RUSKIN | ELF637SDX | STATIONARY LOUVER | BLACK (89) TYPICAL OR CUSTOM COLOR TO MATCH ADJACENT FINISH
16	PRECAST CONCRETE BASE COLOR TO BE SELECTED FROM MANUFACTURER FULL LINE
17	MASONRY EXPANSION JOINT, VERIFY FINAL LOCATIONS WITH ARCHITECT CUSTOM COLOR TO MATCH ADJACENT MORTAR COLOR | MIAMICOLOR MORTAR | CHARCOAL BLACK (25-A)
18	PREFINISHED STEEL OVERFLOW SCUPPER, 8" x 6" PAC-CLAD | PAC-TITE | ONYX (MATTE BLACK)

3 A601 EAST ELEVATION
1/8" = 1'-0"

2 A601 SOUTH ELEVATION
1/8" = 1'-0"

1 A601 SOUTH ELEVATION
1/8" = 1'-0"

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | EAST BUILDING ELEVATIONS

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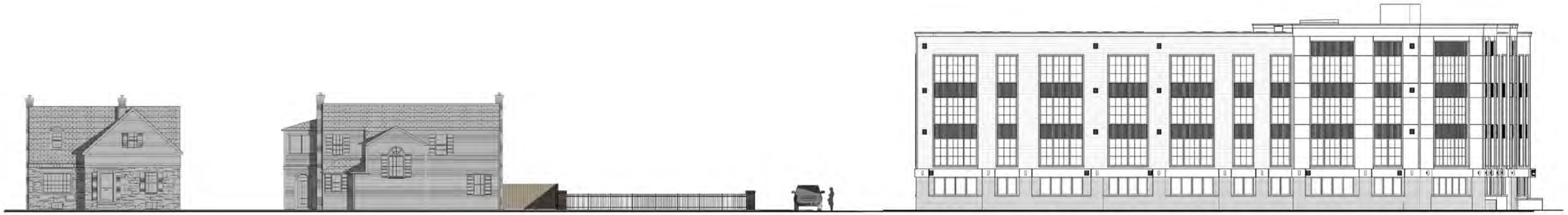
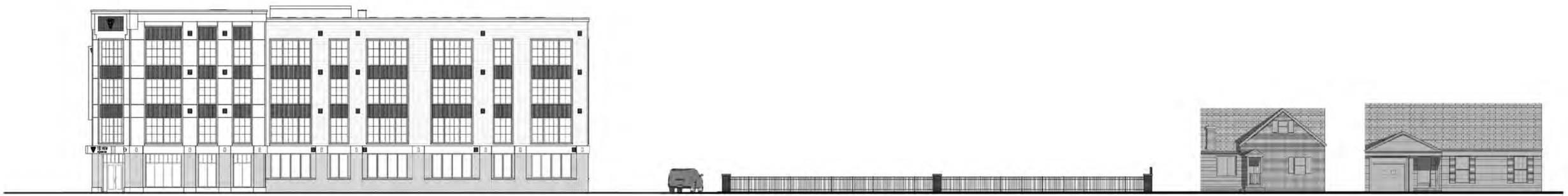
DiGERONIMO DEVELOPMENT

RDL ARCHITECTS



WEST BUILDING EAST ELEVATION – PARKWOOD RD.



EAST BUILDING WEST ELEVATION – PARKWOOD RD.

EAST BUILDING EAST ELEVATION – WYANDOTTE AVE.

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | CONTEXT ELEVATIONS

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DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

EAST AND WEST BUILDINGS NORTH ELEVATION – ALONG DETROIT AVE.

WEST BUILDING NORTH ELEVATION

EAST BUILDING NORTH ELEVATION

CONTEXT ELEVATIONS

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | CONTEXT ELEVATIONS

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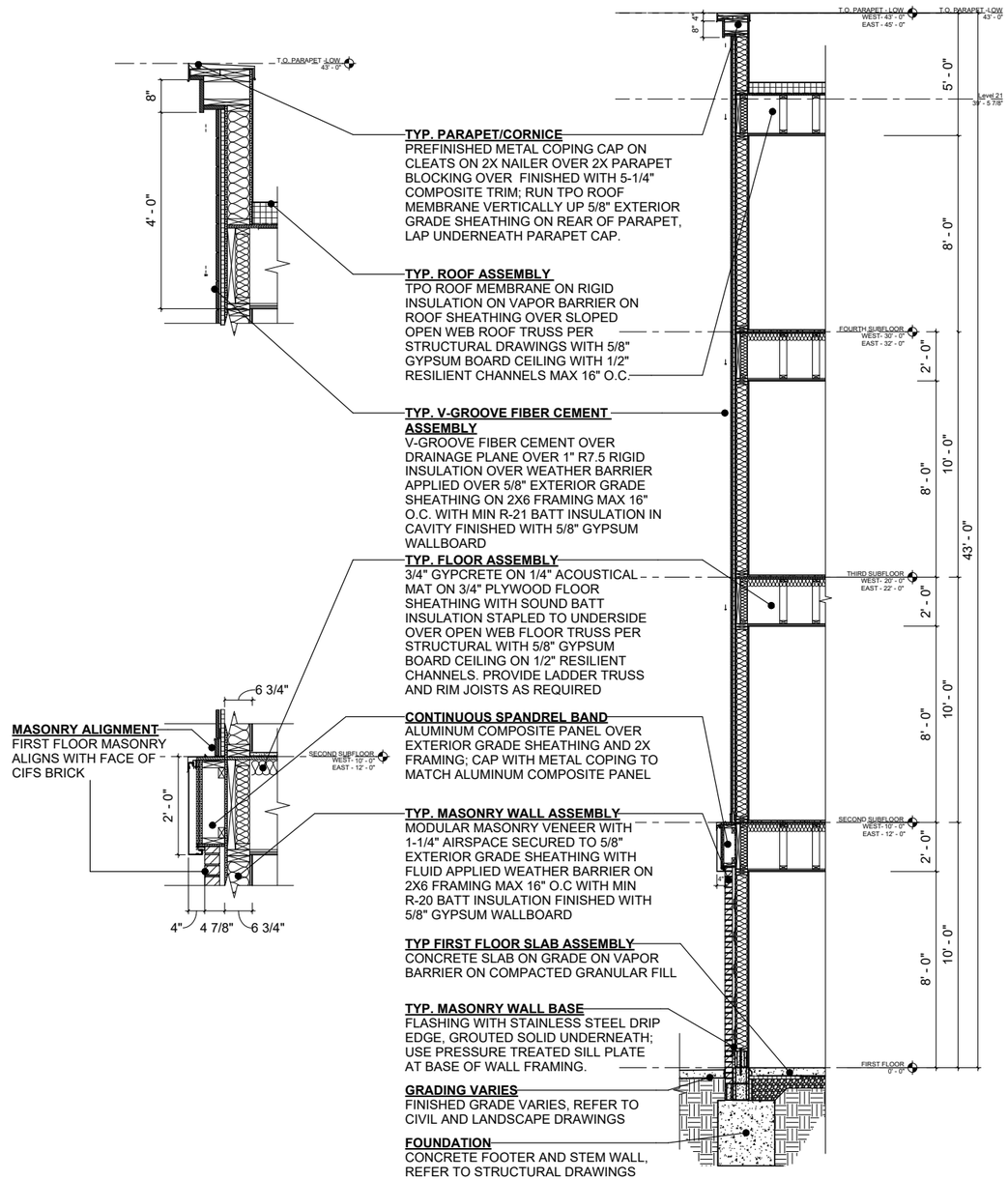
DiGERONIMO DEVELOPMENT RDL ARCHITECTS



3 A715 WEST BUILDING | TYP WALL SECTION @ PIER
NTS

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | V-GROOVE SIDING SECTION AND DETAILS

DiGERONIMO DEVELOPMENT RDL ARCHITECTS

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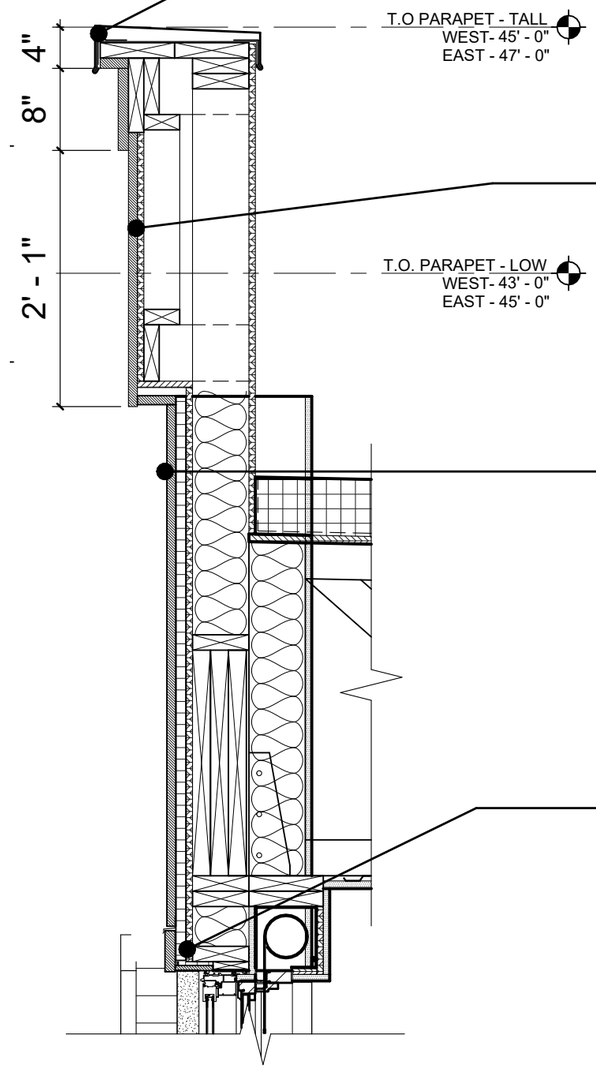

TYP. PARAPET/CORNICE
PREFINISHED METAL COPING CAP ON CLEATS ON 2X NAILER OVER 2X PARAPET BLOCKING OVER FINISHED WITH 5-1/4" COMPOSITE TRIM; RUN TPO ROOF MEMBRANE VERTICALLY UP 5/8" EXTERIOR GRADE SHEATHING ON REAR OF PARAPET, LAP UNDERNEATH PARAPET CAP.

TYP. TOP OF WALL FIBER CEMENT ASSEMBLY
CIFS BRICK MODULAR RUNNING BOND OVER 5/8" EXTERIOR GRADE SHEATHING ON 2X6 FRAMING MAX 16" O.C. WITH MIN R-13 BATT INSULATION OVER ROOF ASSEMBLY.

FIBER CEMENT PANEL ASSEMBLY
FIBER CEMENT PANEL OVER DRAINAGE PLANE OVER R7.5 RIGID INSULATION OVER WEATHER BARRIER APPLIED OVER 5/8" EXTERIOR GRADE SHEATHING ON 2X6 FRAMING MAX 16" O.C. WITH MIN R-21 BATT INSULATION IN CAVITY.

FIBER CEMENT TRIM
4" X 5/4 FIBER CEMENT PANEL TRIM TO WRAP CORNER AND RETURN TO WINDOW.

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | FIBER CEMENT PANEL DETAIL

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DiGERONIMO DEVELOPMENT RDL ARCHITECTS

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | FACADE RENDERING DETAIL

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DiGERONIMO DEVELOPMENT

RDL ARCHITECTS

SECONDARY MASONRY (2,4)
BELDEN BRICK | BLACK DIAMOND
VELOUR

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

HARDIE ARTISAN SIDING
V-GROOVE SIDING
FIBER-REINFORCED CEMENT

JAMES HARDIE
FIBER CEMENT PANEL
SMOOTH FINISH

HARDIE TRIM BATTEN BOARDS
VERTICAL PANEL INFILL
FIBER-REINFORCED CEMENT

PRE-FINISHED STEEL COPING (14)
PAC CLAD | PAC-TITE | ONYX (MATTE BLACK)

DRAINAGE SYSTEM (15,23)
PRE-FINISHED STEEL
PAC-CLAD | PAC-TITE | ONYX (MATTE BLACK)
DOWN SPOUTS, COLLECTION BOX, THRU WALL SCUPPER

HOLLOW METAL DOOR AND FRAME (12)
STEEL CRAFT | PRIMED AND FIELD PAINTED
SHERWIN WILLIAMS PAINT | SW 6258 TRICORN BLACK

PVC COPING BAND (13)
AZEK | TRADITIONAL SMOOTH, FIELD PAINTED
SHERWIN WILLIAMS HEAT RESISTANT PAINT
SW 6258 TRICORN BLACK

CLAD WOOD OPENINGS (8)
PRE-FINISHED ALUMINUM
PELLA | ENDURACLAD | BLACK
FIRST FLOOR WINDOWS

COMPOSITE OPENINGS (9)
FIBERGLASS
PELLA | IMPERVIA | BLACK
UPPER FLOOR WINDOWS

FABRIC AWNING (16)
SUNBRELLA | SHADE | BLACK
PRE-FINISHED BLACK ALUMINUM FRAME

EXHAUST LOUVER (18)
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)

V-GROOVE SIDING
SW 7010 – WHITE DUCK

V-GROOVE SIDING TRIM
SW 7074 - SOFTWARE

FIBER CEMENT PANEL
SW 7645 - THUNDER GRAY

FIBER CEMENT PANEL TRIM
SW 7076 – CYBERSPACE

VERTICAL PANEL INFILL
SW 7076 – CYBERSPACE

PRE-FINISHED ALUMINUM STOREFRONT SYSTEM (5)
KAWNEER | TRIFAB VERSAGLAZE 451 | BLACK PERMAFLUOR
GUARDIAN GLASS | CLEAR INSULATED GLAZING | SUNGUARD SN68 (#2) W/ IS20(#4)

PREFINISHED ALUMINUM COMPOSITE (6,7)
ARCONIC | COLORWELD500 | DEEP BLACK
DATUM BAND

CAST STONE (11)
INDIANA CAST STONE
SMOOTH CHARCOAL
WALL BASE
MATCH M ASONRY 2 GROUT

WALL RECESSES AT PRIMARY CORNERS (6A)
MASTERWALL | ROLLERSHIELD DRAINAGE CIFS
VERSATEX 0.5 TEXTURE (SMOOTH) | CUSTOM COLOR TO MATCH:
SW 6258 TRICORN BLACK

RIBBED SPANDREL PANEL AT PRIMARY CORNERS (26)
MASTERWALL | ROLLERSHIELD DRAINAGE CIFS
VERSATEX 0.5 TEXTURE (SMOOTH) | CUSTOM COLOR TO MATCH:
SW 6258 TRICORN BLACK

WALL RECESSES, TYPICAL (6B)
MASTERWALL | ROLLERSHIELD DRAINAGE CIFS
VERSATEX 0.5 TEXTURE (SMOOTH) | CUSTOM COLOR TO MATCH:
SW 7076 CYBERSPACE

RIBBED SPANDREL PANEL, TYPICAL (27)
MASTERWALL | ROLLERSHIELD DRAINAGE CIFS
VERSATEX 0.5 TEXTURE (SMOOTH) | CUSTOM COLOR TO MATCH:
SW 7076 CYBERSPACE

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | MATERIAL BOARD

DiGERONIMO DEVELOPMENT
RDL ARCHITECTS

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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

10.02.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | EXTERIOR LIGHTING

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DiGeronimo DEVELOPMENT RDL ARCHITECTS

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

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

Application Cover Page

Docket No.: 09-77-25

Permit No.: BBS25-000081

Applicant Name: Milan Misalinovic, Virginia Marti Inc.

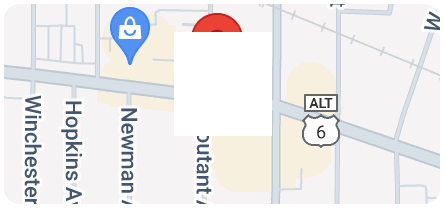
Project Address: 11730 Detroit Ave.

Project Name: North Coast Apartments

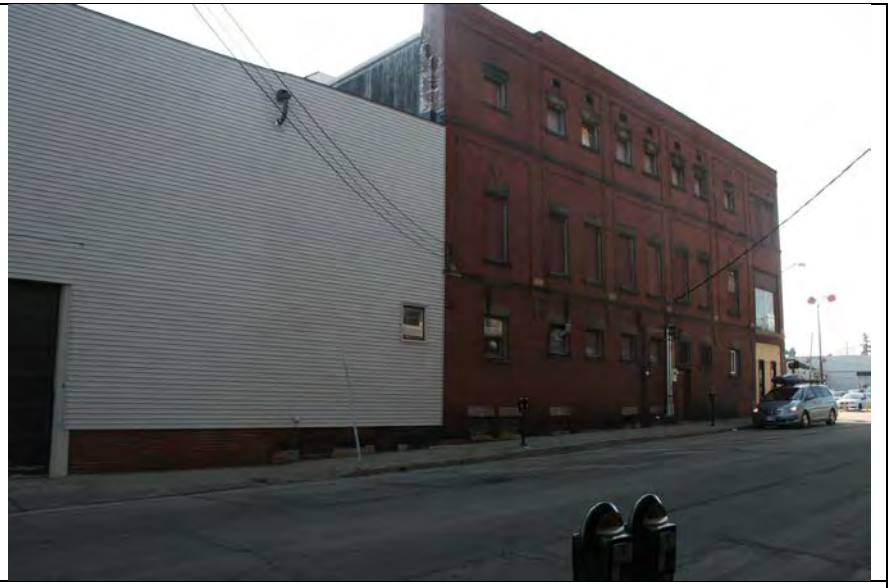
Project: Applicant proposes exterior facade renovations.

Google Maps 11728 US-6 ALT

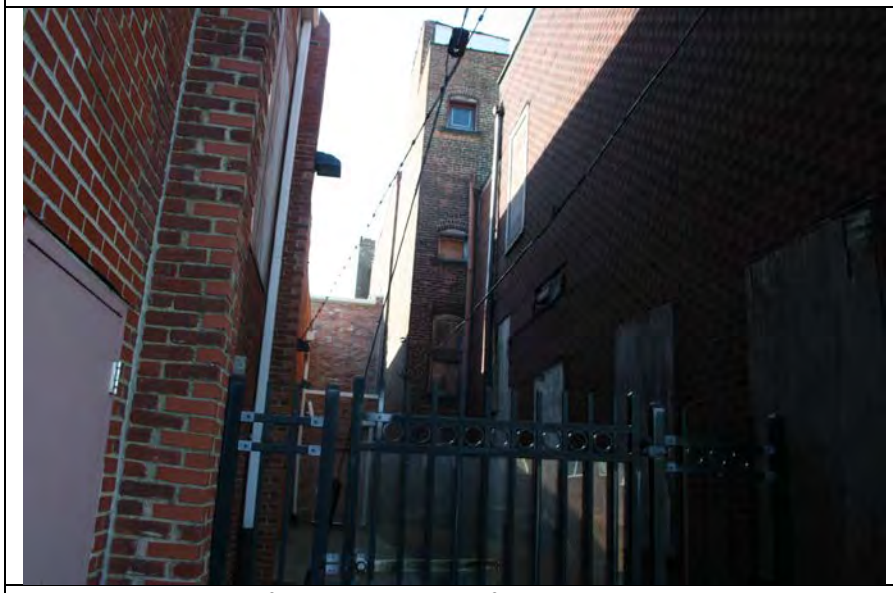
Image capture: Oct 2022 © 2024 Google



Photograph 1 – View of Subject Property looking north across Detroit Ave



Photograph 2 – View of western elevation of Subject Property, looking southeast.



Photograph 3 – View of eastern elevation of Property, looking south southwest.

Photograph 4 – View of rear of property, looking south.

Google Maps 11728 US-6 ALT

Image capture: Aug 2017 © 2024 Google

Parki
MUNICIPAL
PARKING
NO
PARKING

FREIDY

ENCROACHMENTS

1). SUBJECT SOUTHWEST BRICK BUILDING CORNER ENCROACHES 0.2' OVER HIRD AVENUE RIGHT OF WAY.

2). SUBJECT NORTHWEST CONCRETE BUILDING FOUNDATION ENCROACHES 0.6' OVER HIRD AVENUE RIGHT OF WAY.

3). SUBJECT SOUTHEASTERLY AND NORTHEASTERLY STUCCO BUILDING CORNERS ENCROACHES 0.2' OVER EASTERLY PROPERTY LINE.

HORIZONTAL AND VERTICAL DATUM

HORIZONTAL BASIS OF BEARINGS:
BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83 DATUM.

VERTICAL DATUM:
ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM.

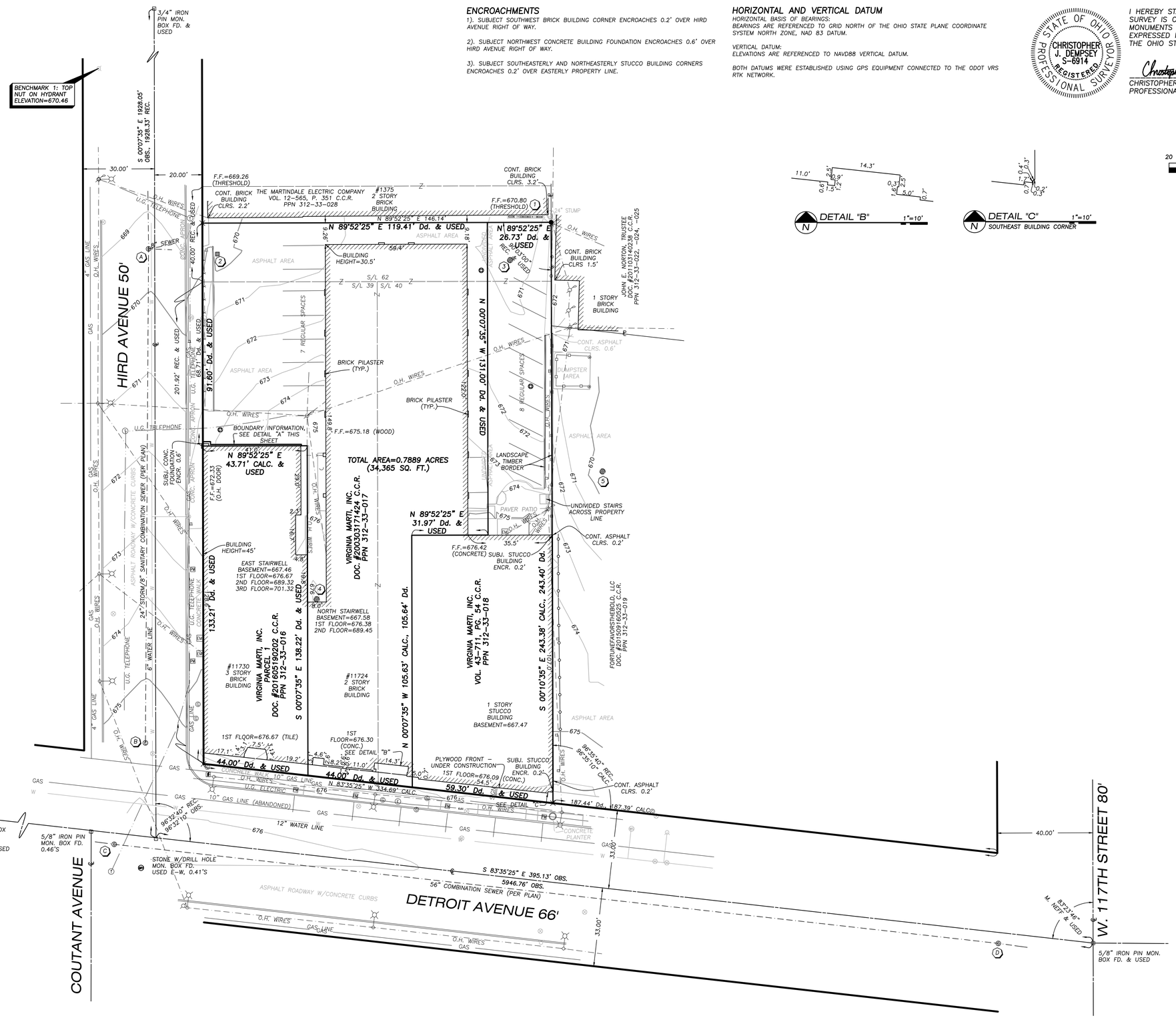
BOTH DATUMS WERE ESTABLISHED USING GPS EQUIPMENT CONNECTED TO THE ODOT VRS RTK NETWORK.

STATE OF OHIO
CHRISTOPHER J. DEMPSEY
S-6914
REGISTERED
PROFESSIONAL SURVEYOR

I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83 DATUM.

Christopher J. Dempsey
CHRISTOPHER J. DEMPSEY
PROFESSIONAL SURVEYOR NO. 6914

www.dempseysurvey.com
est. 62
DEMPSEY / SURVEYING / COMPANY
P 216/226/1130
F 216/226/1131
12815 DETROIT AVENUE
CLEVELAND, OH 44107-2835



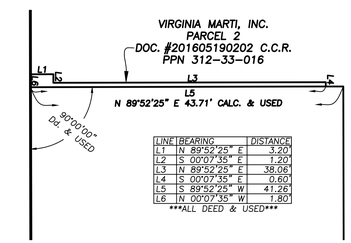
SCALE: 1" = 20'

ABBREVIATIONS

Dd. – DEED
MSD. – MEASURED
ACT. – ACTUAL
CALC. – CALCULATED
OBS. – OBSERVED
TD. – TURNED
FD. – FOUND
ENCR. – ENCROACHES
CLRS. – CLEARS
ASPH. – ASPHALT
CONC. – CONCRETE
SUBJ. – SUBJECT
CONT. – CONTIGUOUS
U.G. – UNDERGROUND
O.H. – OVERHEAD

LEGEND

SANITARY MANHOLE
STORM MANHOLE
COMBINATION MANHOLE
CATCH BASIN
CLEANOUT
MONITOR WELL
HYDRANT
WATER LINE VALVE
WATER SERVICE VALVE
WATER MANHOLE
WATER METER
UTILITY POLE
UTILITY POLE WITH TRANSFORMER
LIGHT POLE
STREET LIGHT ASSEMBLY
GUY ANCHOR
BOLLARD
CHAIN LINK FENCE
WOOD FENCE
GUARDRAIL
FLAG POLE
SPRINKLER CONTROL BOX
CROSSWALK PEDESTAL
GAS LINE MARKER
GAS VALVE
GAS METER
ELECTRIC GROUND TRANSFORMER
TELEPHONE MANHOLE
ELECTRIC MANHOLE
ELECTRIC METER
PULL BOX
TELEPHONE PEDESTAL
SIGN
DECIDUOUS TREE
CONIFEROUS TREE
DENOTES 5/8" IRON PIN SET WITH "DEMPSEY P.S. 6914" CAP (UNLESS OTHERWISE NOTED)
MAG NAIL SET



LINE	BEARING	DISTANCE
L1	N 89°52'25" E	3.20'
L2	S 00°07'35" E	1.20'
L3	N 89°52'25" E	38.06'
L4	S 00°07'35" E	0.60'
L5	S 89°52'25" W	41.26'
L6	N 00°07'35" W	1.80'

ALL DEED & USED

DETAIL "A" 1"=10'

EXISTING COMBINATION SEWER

(A) COMBINATION MANHOLE
RIM=669.51
FLOW LINE N&S=659.81
8" VCP INV. E=665.21
PVC INV. E=664.01

(B) COMBINATION MANHOLE
RIM=675.54
FLOW LINE N=667.39

(C) COMBINATION MANHOLE
RIM=676.22
56" INV. E&W=661.92

(D) COMBINATION MANHOLE
RIM=674.90
56" INV. E&W=659.75

EXISTING STORM SEWER

(1) TRENCH DRAIN
WEST RIM=670.66
EAST RIM=670.90
FILLED W/DEBRIS

(2) CATCH BASIN
RIM=669.59
FILLED W/DEBRIS

(3) CATCH BASIN
RIM=670.04
FILLED W/DEBRIS

(4) 6" YARD DRAIN
RIM=675.86
FILLED W/DEBRIS

(5) CATCH BASIN
RIM=669.08
FILLED W/DEBRIS

OHIO Utilities Protection SERVICE
Call Before You Dig
811 or 1.800.362.2764
REF. #B805900474
REF. #B805900476

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

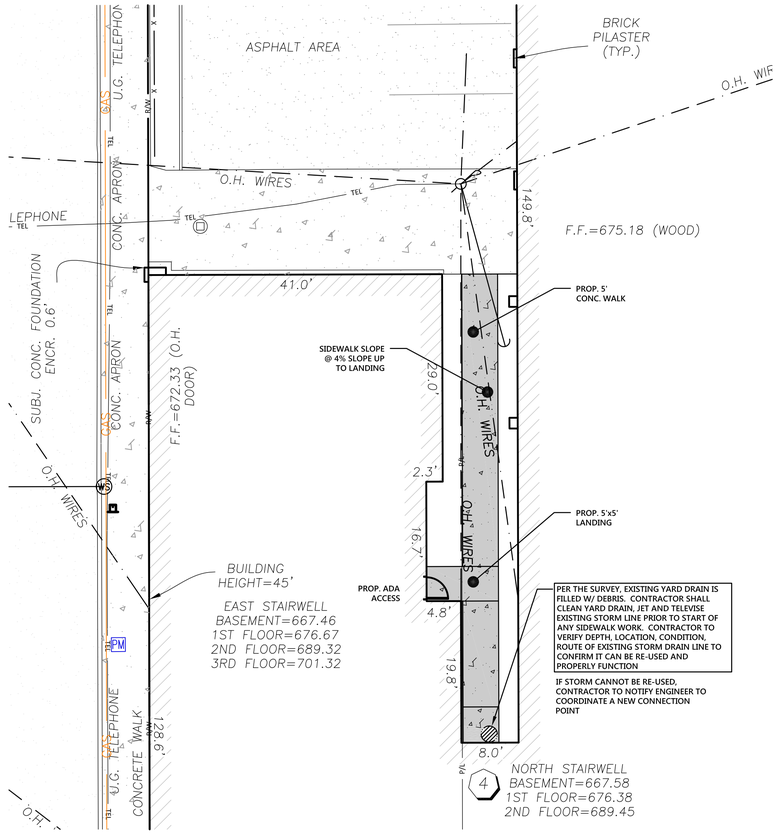
DEMPSEY / SURVEYING / COMPANY
P 216/226/1130
F 216/226/1131
12815 DETROIT AVENUE
CLEVELAND, OH 44107-2835
www.dempseysurvey.com
est. 62

TOPOGRAPHIC AND BOUNDARY SURVEY FOR VMCAD

SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND BEING A PART OF ORIGINAL ROCKPORT TOWNSHIP LOT NO. 61, SECTION NO. 21

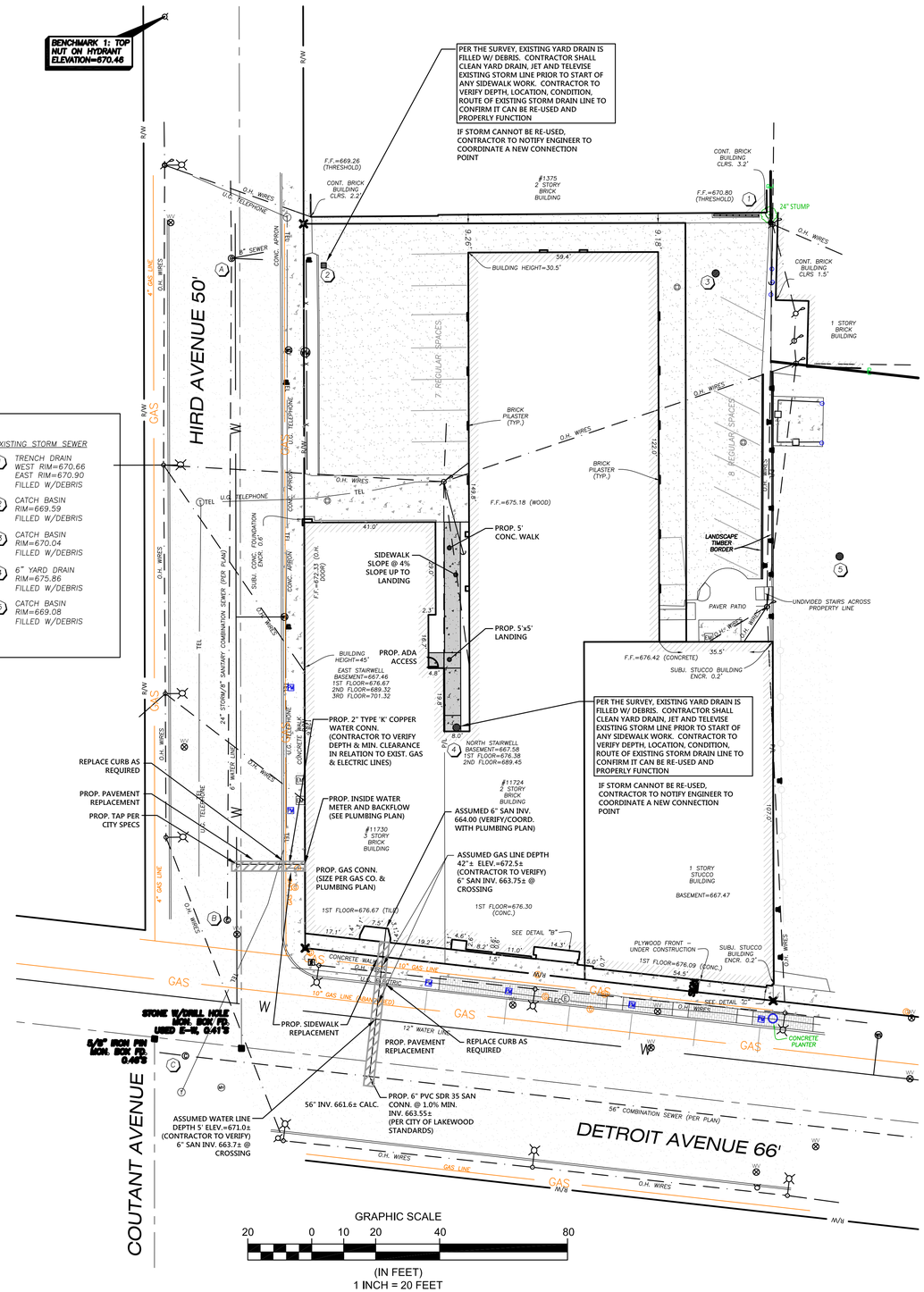
DATE	
REVISIONS	
HORZ. SCALE	1" = 20'
VERT. SCALE	NONE
DRAWN BY	MS
CHECKED BY	CJD
DATE OF MAP	MAR. 21, 2018
DATE OF FIELD SURVEY	MAR. 14, 2018
JOB NO.	9202
SHEET	1 OF 1

Drawing File: W:\9200-9299\9202\9202.dwg Mar 21, 2018 - 6:10pm



ENLARGED SIDEWALK PLAN
10 SCALE

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 INCH = 10 FEET



EXISTING COMBINATION SEWER

- (A) COMBINATION MANHOLE RIM=669.51 FLOW LINE N&S=659.81 8" VCP INV. E=665.21 PVC INV. E=664.01
- (B) COMBINATION MANHOLE RIM=675.54 FLOW LINE N=667.39
- (C) COMBINATION MANHOLE RIM=676.22 56" INV. E&W=661.92
- (D) COMBINATION MANHOLE RIM=674.90 56" INV. E&W=659.75

EXISTING STORM SEWER

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- (2) CATCH BASIN RIM=669.59 FILLED W/DEBRIS
- (3) CATCH BASIN RIM=670.04 FILLED W/DEBRIS
- (4) 6" YARD DRAIN RIM=675.86 FILLED W/DEBRIS
- (5) CATCH BASIN RIM=669.08 FILLED W/DEBRIS

811 O.U.P.S. REFERENCE
x-xxx-xxx-xxx
2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1
OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS
MUST BE CALLED DIRECT

EXISTING UNDERGROUND UTILITIES NOTE:
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NOTE: THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.

UTILITY CONNECTION NOTES:
- REMOVE EXISTING WATER CONNECTION & PLUG PER LAKEWOOD WATER DIVISION
- NEW DOWNSPOUTS TO CONNECT TO EXISTING STORM DRAINS. CONTRACTOR TO VERIFY LOCATIONS WITH FIELD CONDITIONS AND ARCH. PLANS.

SURVEY NOTE:
ALL EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THIS PLAN IS FROM A SURVEY PERFORMED BY CHRISTOPHER J. DEMPSEY (#6914), OF DEMPSEY SURVEYING COMPANY, DATED MARCH 21ST, 2018. POLARIS ENGINEERING & SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN.

REV. No.		DATE	BY

STATE OF OHIO PROFESSIONAL ENGINEER DUSTIN R. KEENEY 65515 REGISTERED

DATE: 11/7/18
SCALE: HOR. 1"=20'
VERT. 1"=00'
FOLDER: DWG/Proj. Eng.
FILENAME: Site Plan
TAB: 02-Demolition Plan
DRAWN: DRW

REIDY BROTHERS & FLANIGAN BUILDING RENOVATION
CITY OF LAKEWOOD - CUYAHOGA COUNTY - OHIO

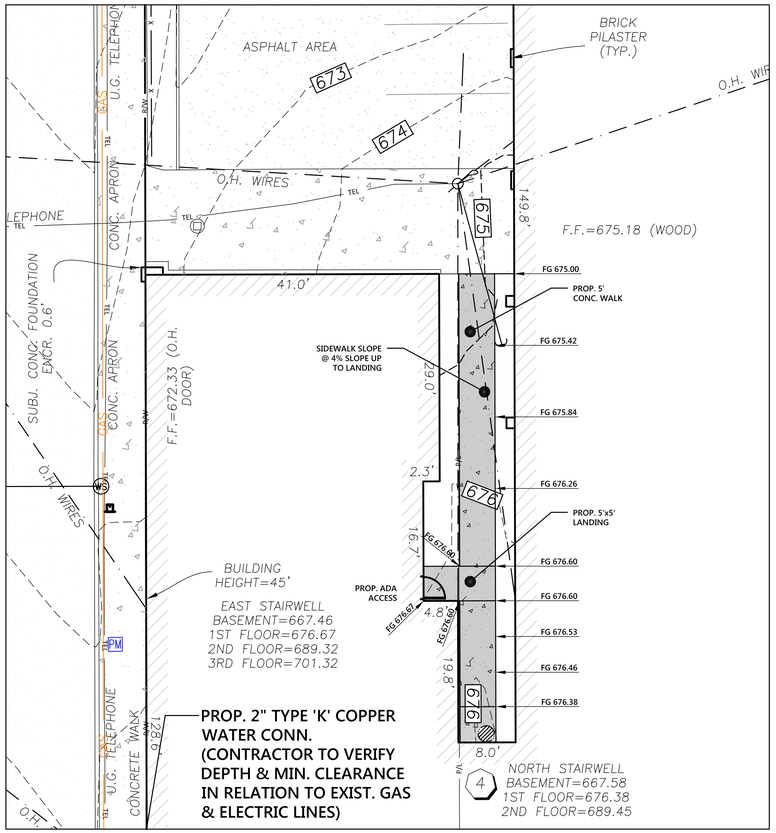
POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

polaris Engineering & Surveying

UTILITY PLAN

CONTRACT No.
18272

SHEET	OF
C2	C5



ENLARGED SIDEWALK PLAN
10 SCALE

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 INCH = 10 FEET

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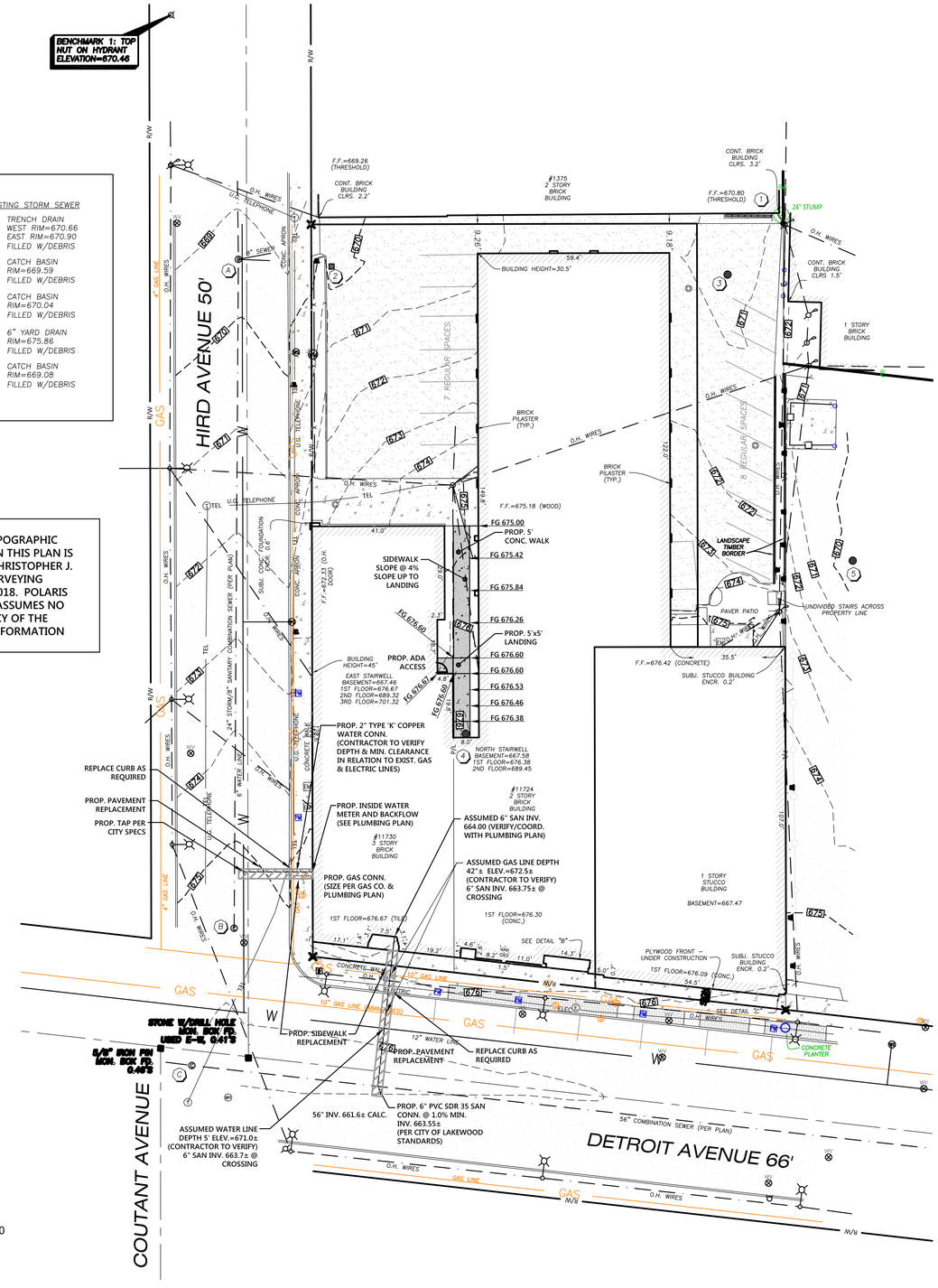

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET

O.U.P.S. REFERENCE
x-xxx-xxx-xxx
2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1
OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS
MUST BE CALLED DIRECT

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REV. No.		DATE	BY

STATE OF OHIO — DUSTIN R. KEENEY 65515 — REGISTERED PROFESSIONAL ENGINEER

DATE: 11/7/18
SCALE: HOR. 1"=20'
VERT. 1"=00'
FOLDER: DWG/Proj. Eng.
FILENAME: Site Plan
TAB: 04-Grading Plan
DRAWN: DRW

REIDY BROTHERS & FLANIGAN BUILDING RENOVATION
CITY OF LAKEWOOD - CUYAHOGA COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

polaris Engineering & Surveying

GRADING PLAN

CONTRACT No. 18272

SHEET	OF
C3	C5

Erosion and Sediment Control Schedule

General
Any sediment-laden groundwater encountered during construction shall be treated prior to discharge.

Ingress-Egress
A stone access drive complete with under lying geo-textilefabric (14 feet wide and 30 feet long x 10 inch thick) for ingress and egress at the site shall be installed if there is not already an existing access drive. This drive shall be the only entrance and exit to the site.

Silt Fence & Inlet Protection
All silt fence shall be installed prior to any earthwork activities at the site in the locations shown on the site plan as well as along the front of any lot that slopes towards the street. Place inlet protection on all existing or proposed locations indicated on plan.

Temporary Seeding
Disturbed areas of the site that are to remain idle for more than fourteen (14) days shall be properly seeded and straw mulched within seven (7) days of completion of initial grading. Temporary seeding and mulching of a thirty (30) foot strip of the entire front of the lot shall be maintained on the site once initial grading is complete.

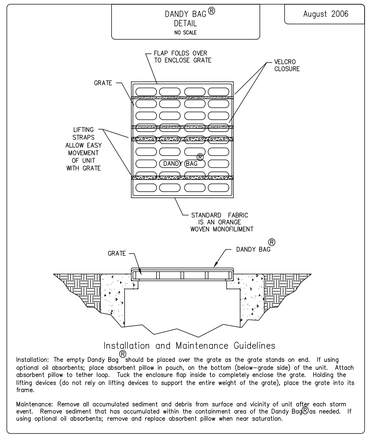
Stabilization of critical areas within fifty (50) feet of any stream or wetland shall be complete within two (2) days of the disturbance if the site is to remain inactive for longer than fourteen (14) days.

Mulching
Straw-mulch shall be applied at a rate of 1 bale per every ten (10) feet of curb, at a width of thirty (30) feet of the entire length of the lot. Wood chips may also be used but must be spread at a minimum depth of four inches over the thirty-foot width and must be accompanied by a properly installed silt fence.

Maintenance
Erosion and sediment controls shall be inspected every seven (7) days or within 24 hours of a 0.5" or greater rainfall event. Necessary repairs shall be made at this time.

Note:
All erosion and sediment control specifications, applications, and timetables are based on the descriptions and standards of The Ohio Department of Natural Resources Rainwater and Land Development Manual".

The specified erosion and sediment control standards are the general guidelines and shall not limit the right of the county to impose, at any time, additional, more stringent requirements. Nor shall the standards limit the right of the county to waive, in writing, individual requirements.



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- (5) CATCH BASIN RIM=669.08 FILLED W/DEBRIS

SWP3 Site Description

Previous Land Use:	Commercial
Development Type:	Redevelopment
Total Site Acreage	0.561 Ac.
Total Site Disturbance:	0.03 Ac.
Pre-Developed Impervious Area:	0.549 Ac. (98%)
Pre-Developed Pervious Area:	0.012 Ac. (2%)
Pre-Developed Curve Number	97
Post Developed Impervious Area:	0.547 Ac. (97%)
Post Developed Pervious Area:	0.014 Ac. (3%)
Post Developed Curve Number:	97
Predominant Soil(s) & Hydraulic Group(s):	UoB-Urban Land-Oshtemo (Group A)
First Receiving Water Body:	Unnamed Tributary
Subsequent Receiving Water Body:	x
Water Resources w/in 200' of Site:	x

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET

SURVEY NOTE:
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SWP3 LEGEND

- I.P. INLET PROTECTION
- 987 PROPOSED CONTOUR
- 987 EXISTING CONTOUR
- DISTURBANCE LIMITS
- SILT FENCE
- SOIL DELINEATION LINE
- TEMPORARY SEEDING
- MISC. BMP (Waste Disposal/Dumpster/Conc. Washout/Fuel Tanks)
- STONE CONSTRUCTION ENTRANCE
- ROCK CHANNEL PROTECTION

811 O.U.P.S. REFERENCE
x-xxx-xxx-xxx
2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1
OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS MUST BE CALLED DIRECT

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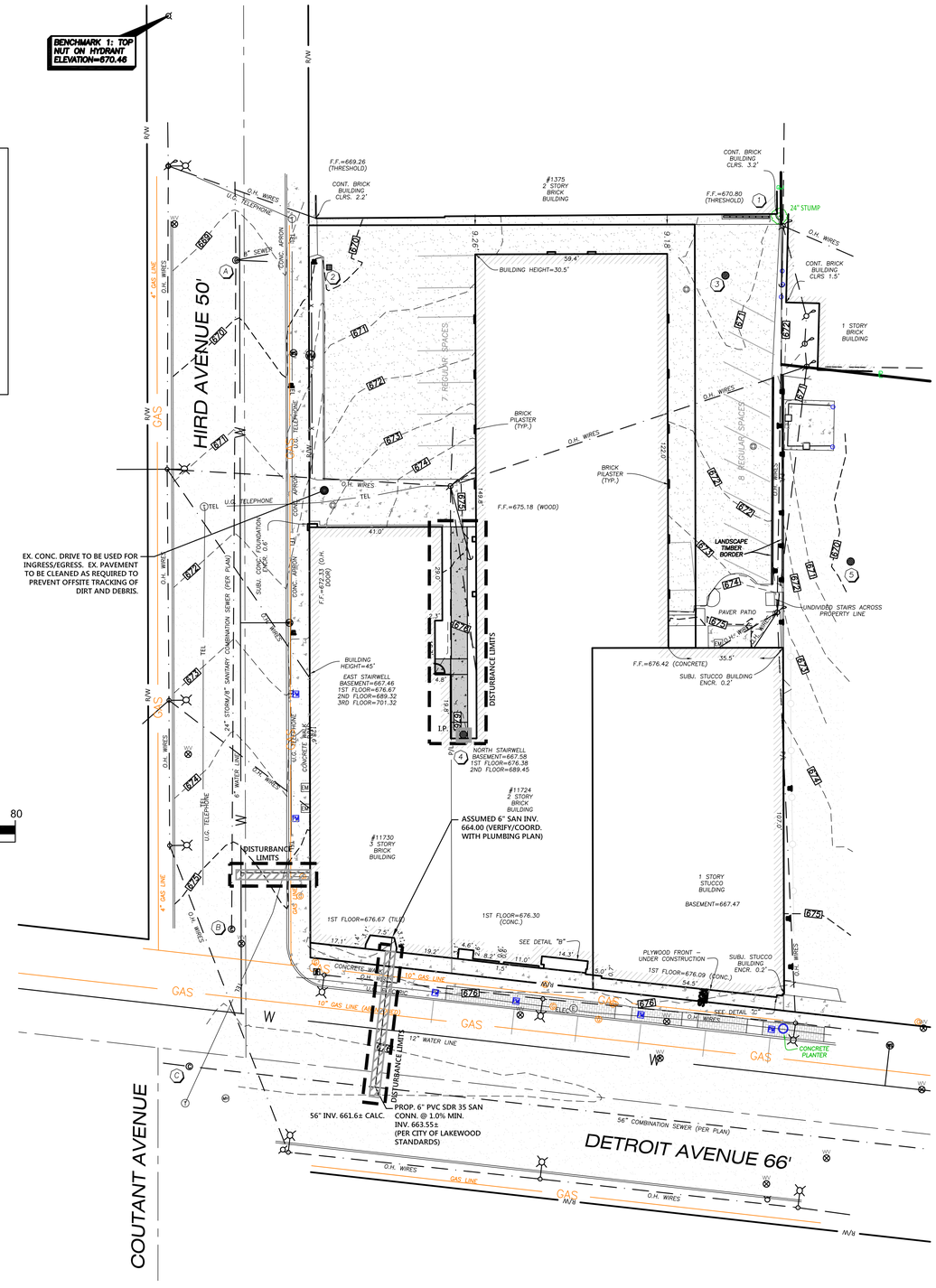


REV. No.		DATE	BY

STATE OF OHIO DUSTIN R. KEENEY 65515 REGISTERED PROFESSIONAL ENGINEER

DATE: 11/7/18
SCALE: HOR. 1"=20'
VERT. 1"=00'
FOLDER: DWG/Proj. Eng.
FILENAME: Site Plan
TAB: 05-SWP3 Plan
DRAWN: DRW

REIDY BROTHERS & FLANIGAN BUILDING RENOVATION

CITY OF LAKEWOOD - CUYAHOGA COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

polaris Engineering & Surveying

SWP3 PLAN

CONTRACT No.
18272

SHEET	OF
C4	C5

The North Coast Apartments

PROJECT The North Coast	**PROJECT NO.** L52052	**DRAWN BY** N/A	**ISSUE** Preliminary	**DESCRIPTION** Cover Page

LOOMIS COMPANIES

PROJECT
The North Coast

DRAWN BY
Loomis Companies

ISSUE
05/14/2025
Preliminary

RE-ISSUE

DESCRIPTION

Partial West
Exterior Elevation

LOOMIS COMPANIES

PROJECT
The North Coast

DRAWN BY
Loomis Companies

ISSUE
05/14/2025
Preliminary

RE-ISSUE

DESCRIPTION

North
Exterior Elevation

PROJECT
The North Coast

DRAWN BY
Loomis Companies

ISSUE
05/14/2025
Preliminary

RE-ISSUE

DESCRIPTION

East
Exterior Elevation

LOOMIS COMPANIES

PROJECT
The North Coast

DRAWN BY
Loomis Companies

ISSUE
05/14/2025
Preliminary

RE-ISSUE

DESCRIPTION

Front
Exterior Elevation

LOOMIS COMPANIES

PROJECT
The North Coast

DRAWN BY
Loomis Companies

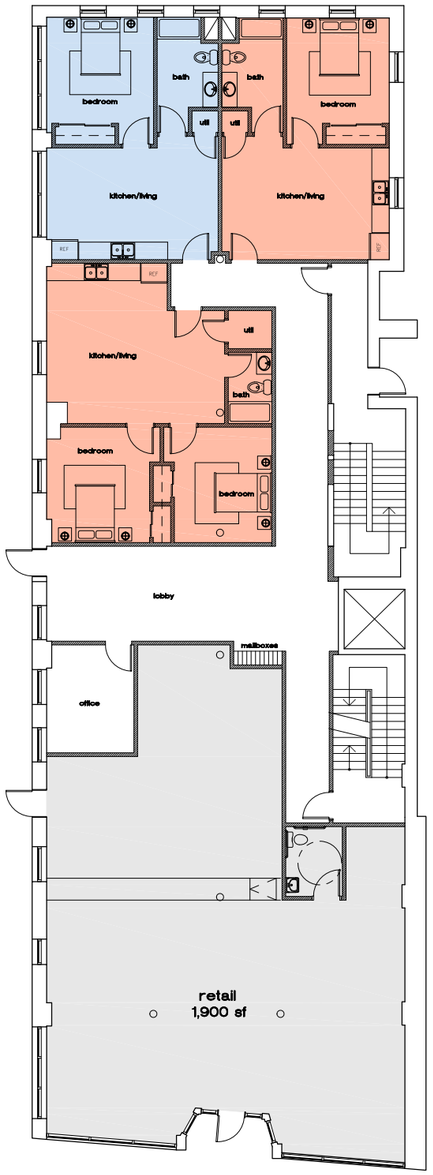
ISSUE

Preliminary

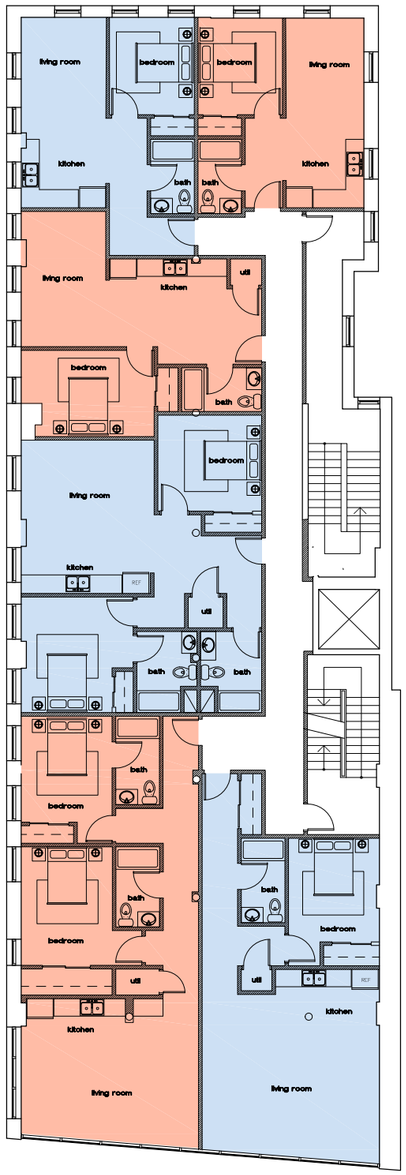
RE-ISSUE

DESCRIPTION

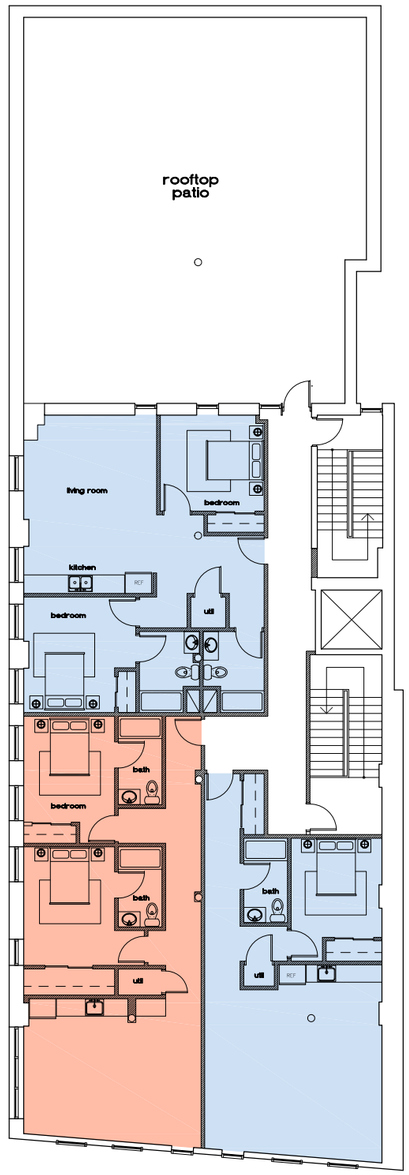
Exterior Elevation



ground floor



second floor



third floor

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

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

Application Cover Page

Docket No.: 10-81-25

Permit No.: BBS25-000087

Applicant Name: Shadi Almikdad, Neon & Signs

Project Address: 17615 Detroit Ave.

Project Name: Petra Pizza

Project: Applicant proposes an illuminated business name and logo in the sign band.

Surrounding sign

Neon signs
Eyad Ali
(216) 390-1234
10505 Berea Rd, Cleveland, OH 44102

BUSINESS NAME: **Petra pizza** ADDRESS: 17615 Detroit Ave

Building

Neon signs
Eyad Ali
(216) 390-1234
10505 Berea Rd, Cleveland, OH 44102

BUSINESS NAME: **Petra pizza** ADDRESS: 17615 Detroit Ave

16 ft long x 19 inches high

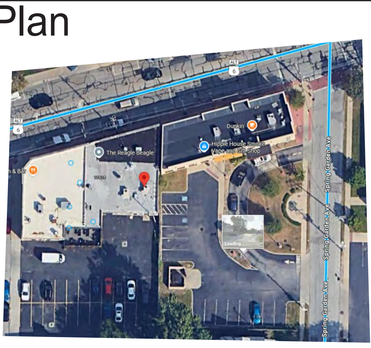
- **MATERIAL SPECIFICATIONS:**
- A routed PVC letter sign mounted on the front facial with black max-metal as shown .
- letters are a white none illuminated .
- Sign made out of white **1/2 PVC material .**
- powered by Led 150 watts transformer
- LAG Screws.
- circle cabinet sign 5.3" thick white returns white trim cap with digital graphics as shown in the drawing

Neon signs
Eyad Ali
(216) 390-1234
10505 Berea Rd, Cleveland, OH 44102

BUSINESS NAME: **Petra pizza** ADDRESS: 17615 Detroit Ave

Site Plan

South

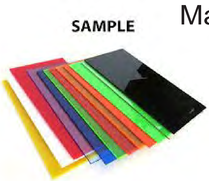


Neon signs
Eyad Ali
(216) 390-1234
10505 Berea Rd, Cleveland, OH 44102

BUSINESS NAME: **Petra pizza** ADDRESS: 17615 Detroit Ave

Materials

SAMPLE



16 ft long x 19 inches high

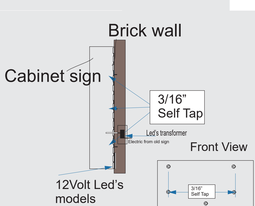
Neon signs
Eyad Ali
(216) 390-1234
10505 Berea Rd, Cleveland, OH 44102

BUSINESS NAME: **Petra pizza** ADDRESS: 17615 Detroit Ave

Install PVC Channel LETTER sign and circle cabinet

Side View
Install routed white PVC Channel LETTER sign

INSTALLATION
Side View for the circle cabinet



Neon signs
Eyad Ali
(216) 390-1234
10505 Berea Rd, Cleveland, OH 44102

BUSINESS NAME: **Petra pizza** ADDRESS: 17615 Detroit Ave

Surrounding sign

Neon signs
Eyad Ali
(216) 390-1234
10505 Berea Rd, Cleveland, OH 44102

BUSINESS NAME: **Petra pizza**

ADDRESS: 17615 Detroit Ave

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

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

Application Cover Page

Docket No.: 10-82-25

Permit No.: BBS25-000088

Applicant Name: Ricky Zaborowski, High Hopes Barbershop

Project Address: 13376 Madison Ave.

Project Name: High Hopes Barbershop

Project: Applicant proposes a non-illuminated blade sign.

COMMERCIAL PROPERTY REVITALIZATION PROGRAM

Property Owner Project Support Statement

I, Jim Miketo (Managing Member of Eagle II LLC), owner of 13367 Madison Avenue understand that my commercial/retail tenant High Hopes Barbershop has applied to the City's Commercial Property Revitalization Program and intends to complete the below repairs.

New signage

I am in support of this application and hereby acknowledge that all of the proposed repairs/renovations listed above (and any additional requirements as determined by the Building Commissioner) will require approval by the Architectural Board of Review as one of the components of the program.

Jim Miketo (Managing Member of Eagle II LLC)
Property Owner Print Name

Property Owner Signature

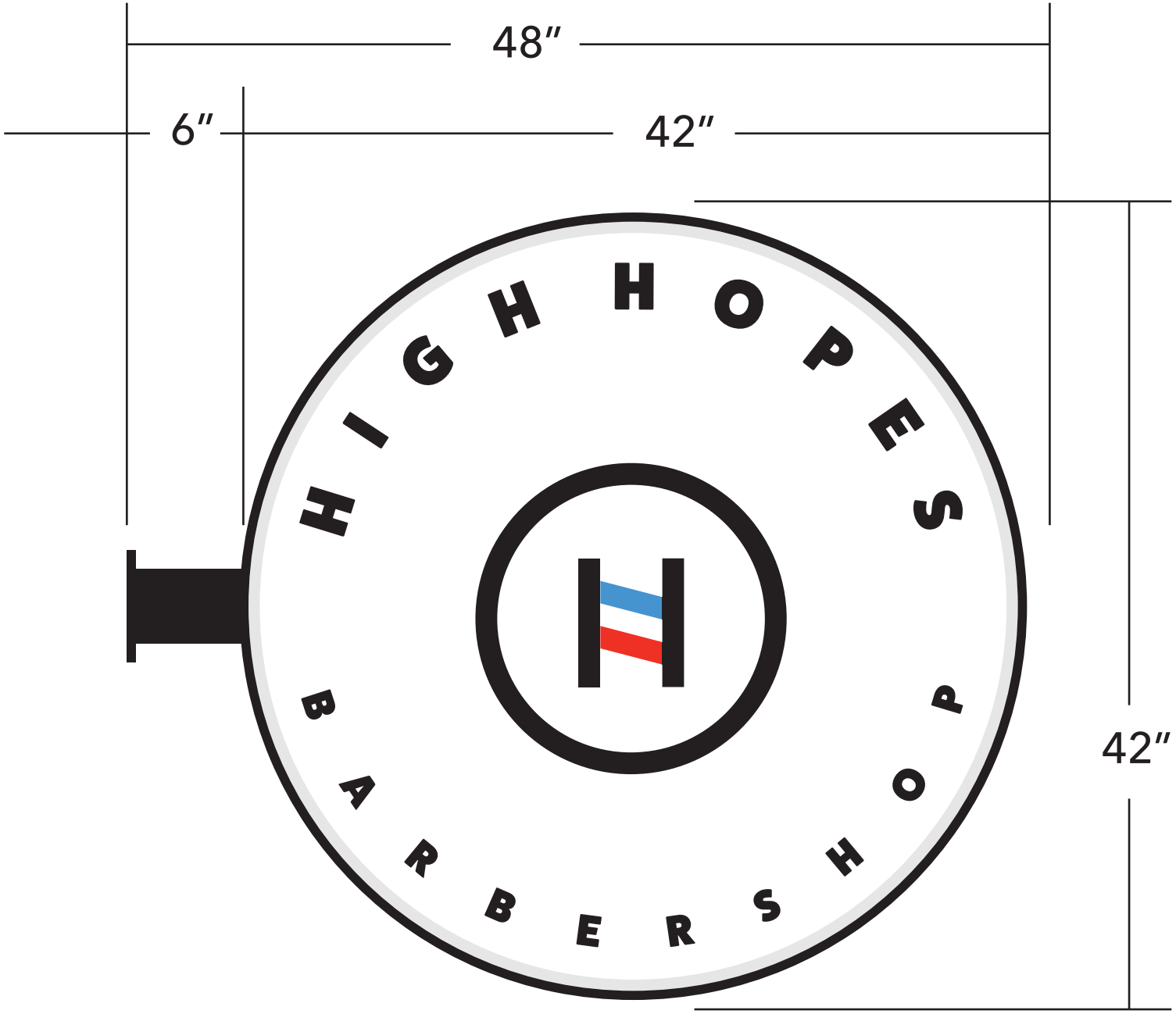
440-666-5836
Phone Number

jim@cledrummer.com
Email

Date: August 26, 2025

Note to Applicant: Please submit this completed document through your online account at https://www.citizenserve.com/Portal/PortalController

CHESTERLAND
UNITED STATES POSTAL SERVICE
UNITED STATES POSTAL SERVICE



13367 MADISON AVE.
LAKEWOOD, OH 44107

SCALE: 3/32″ = 1″

HIGH HOPES
BARBERSHOP
CHESTERLAND

Dynamic SIGN CO.

1202 ROWLEY AVE
CLEVELAND, OH 44109
216.781.1968 (Phone/Fax)
dynamicsign@sbcglobal.net

NAME	PHONE / FAX	INVOICE	DATE
HIGH NOPES BARBERSHOP			8/21/25

ADDRESS	ORDER SUMBITTED BY	P.O. #
13367 MADISON AVENUE	RICKY ZABOROWSKI	

	TOTAL INVOICE	SALES TAX	NET DUE
LAKEWOOD, OHIO	$2,100.00	$142.00	$2,242.00

QUOTE FOR (1) DOUBLE-SIDED, NON-ILLUMINATED ALUMINUM 42" ROUND EXTERIOR SIGN

	TOTALS
SIGN	$1,475.00
ON-SITE INSTALLATION	$300.00
ENGINEER SIGN OFF	$325.00
SALES TAX	$142.00
QUOTE TOTAL	$2,242.00

Thank You! Dean W. Guernsey

**All material is guaranteed to be as specified. All work is to be completed in a workman like manner according to standard practices.*
**Any alterations or deviation from the above specifications incurring extra costs will be added only upon clients' approval, and will be an extra charge over the estimate. All agreement contingent upon strikes, accidents, or delays beyond our control.*

ACCEPTANCE: The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified.

Please sign and return.

Signature

9/25/2025 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.: 10-83-25

Permit No.: BBS25-000094

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

Project Address: 13427 Madison Ave.

Project Name: Toasted

Project: Applicant proposes a face-lit channel letter wall sign and vinyl decals on the door and window.

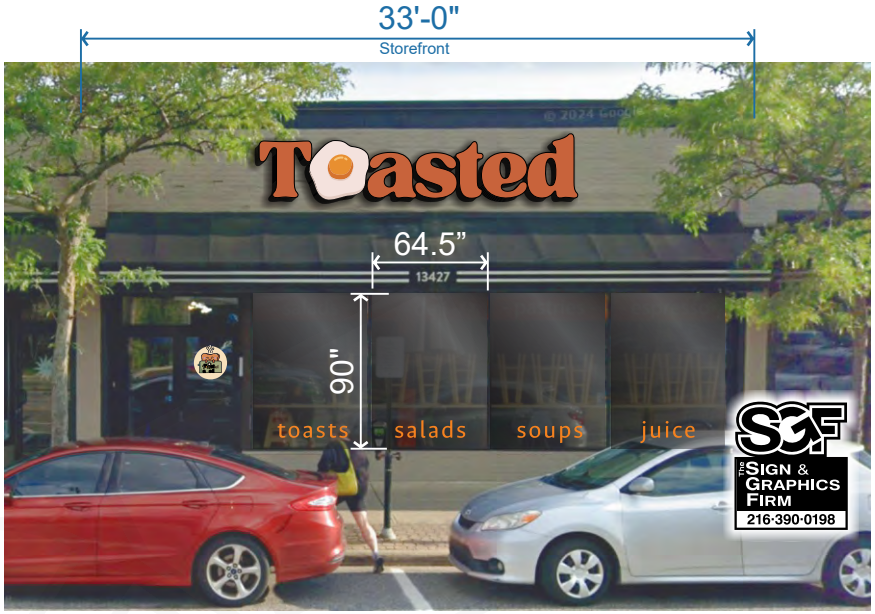
Signature of consent

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

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

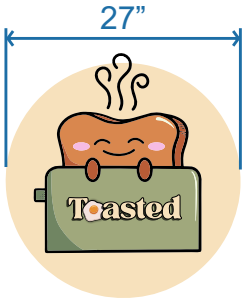
Before

After

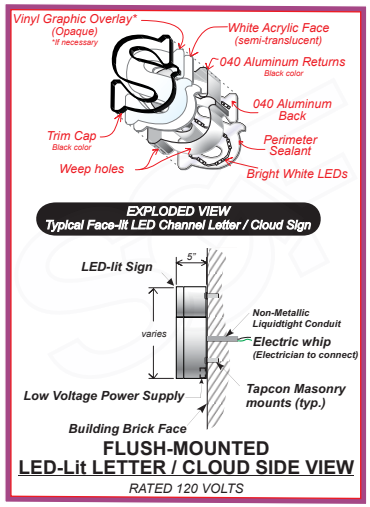


Proposed Face-Lit Channel Letter Wall Sign

(Surface-Mounted Flush to Wall)
45 Sq. Ft.



Proposed Door & Window Decals



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

NOTE: Renderings are approximate representations of final production.

1
9-16-25

ADDRESS:
13427 Madison Ave.
Lakewood, OH 44107

BUSINESS NAME:
Toasted

Steven Foster
216.390.0198
sgfoster09@gmail.com

The Sign & Graphics Firm

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

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

Application Cover Page

Docket No.: 10-84-25

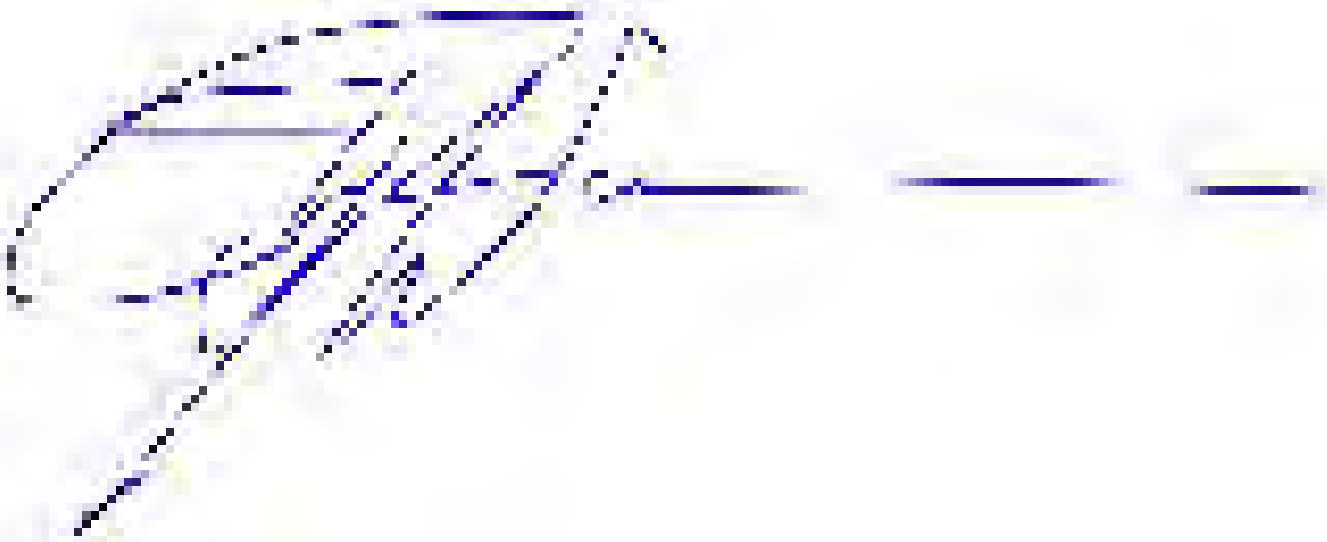
Permit No.: BBS25-000096

Applicant Name: Shawn Warren, Erie deSign

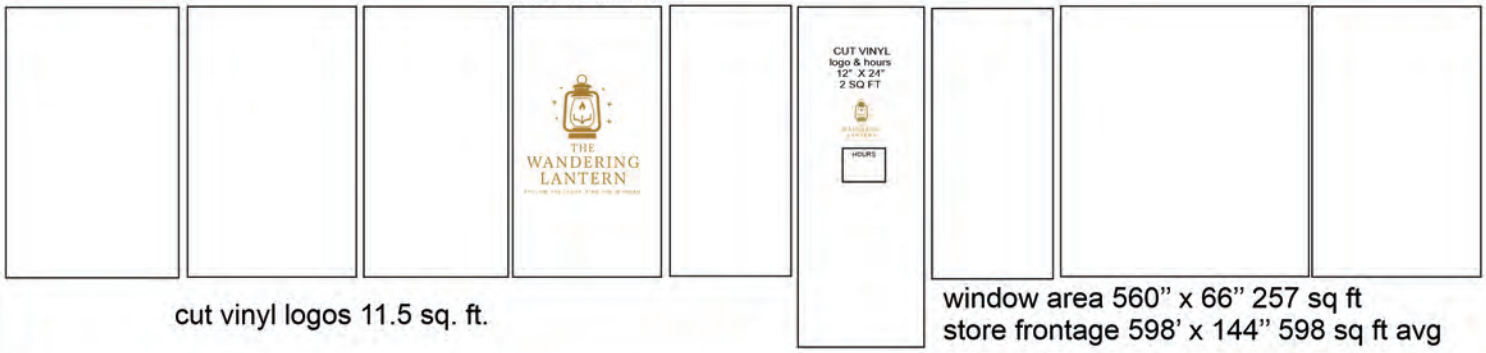
Project Address: 15729 Madison Ave.

Project Name: The Wandering Lantern

Project: Applicant proposes a projecting sign and vinyl cutouts on window and door.

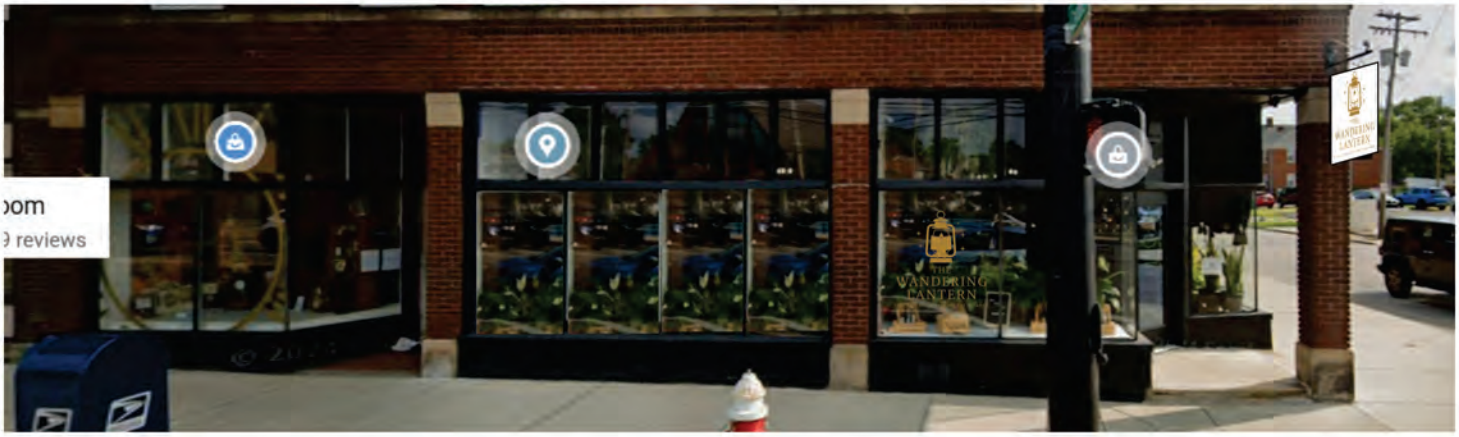


WHITE CUT VINYL
38 X 36" 9.5 SQ FT



cut vinyl logos 11.5 sq. ft.

window area 560" x 66" 257 sq ft
store frontage 598' x 144" 598 sq ft avg



MAXX METAL BLADE SIGN 1/4" THICK
2 SIDED MOUNTED ON EXISTING BRACKET
36" X 34" 8.5 SQFT X 2 SIDES = 17 SQ

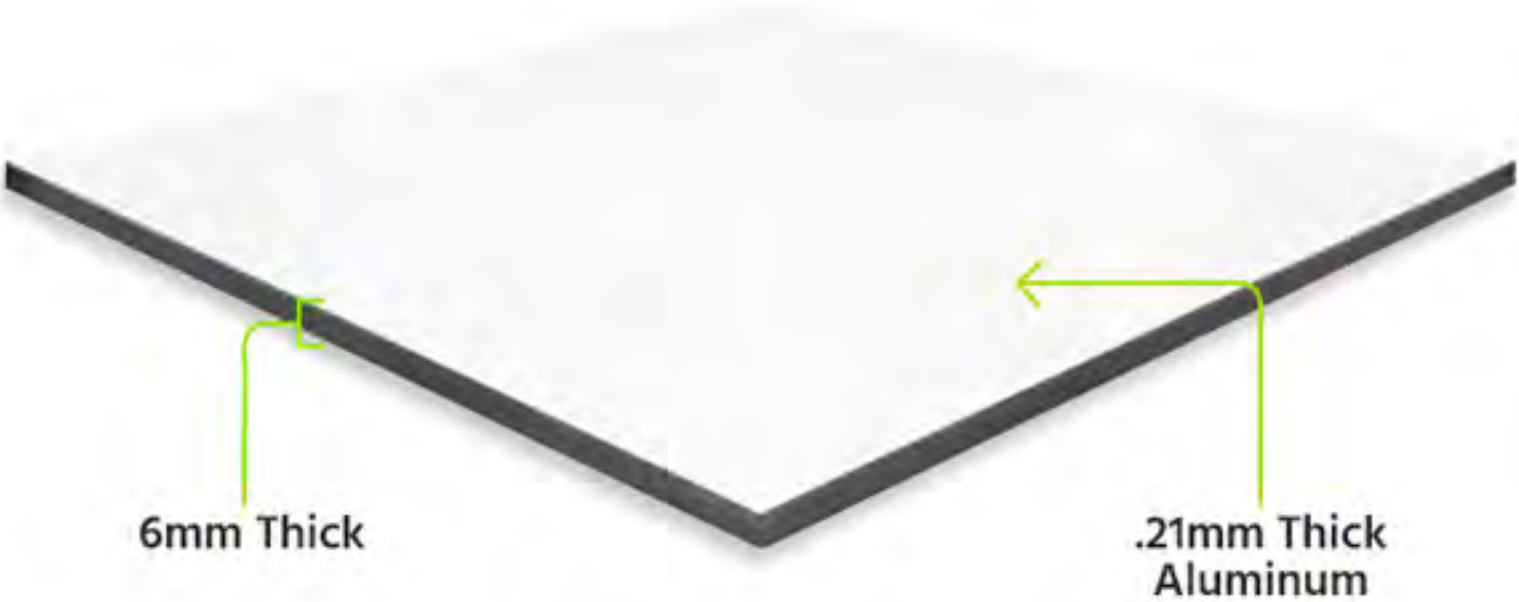
ERIE deSign
Signs, Banners & Graphics
216-227-0043
www.eriedesign.com

CLIENT:	JOB #:	DATE:
The Wandering Lantern	21407	9-15-25
ADDRESS: 15729 Madison	SALESPERSON/ DESIGNER:	DATE:

REVISION HISTORY:
DATE: CHANGES MADE:

CLIENT SIGNATURE OF APPROVAL DATE:

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


6mm Thick
.21mm Thick
Aluminum

Case #:

City of Lakewood Division of Housing and Building

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

Building Permit Application

PROJECT ADDRESS: The Wandering Lantern 15729 Madison Suite/Unit #

or **PERMANENT PARCEL NUMBER:** 31316001

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**

cut vinyl logos on windows 11.5 sq ft total
MAXX METAL BLADE SIGN 1/4" THICK
2 SIDED MOUNTED ON EXISTING BRACKET
36" X 34" 8.5 SQFT X 2 SIDES = 17 SQ

Building owner is Cerreta Interior (330) 309-0190.

PROPERTY OWNER NAME: Emily Mitchell Polci Phone: 878-7871847
Business Name (if applicable) The Wandering Lantern Email: emilymitchellpolci@gmail.com
Mailing Address: 15729 Madison City: LAKEWOOD, State: OH Zip: 44107

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

ARCHITECT/ENGINEER: Phone:
Mailing Address: City: State: Zip:

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

SIGNATURE OF CONTRACTOR / OWNER — DATE: 9-15-25

Anticipated Completion Date: 10-15-25

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

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

Application Cover Page

Docket No.: 10-85-25

Permit No.: BBS25-000099

Applicant Name: Kathy Clarke, Ace Lighting Services

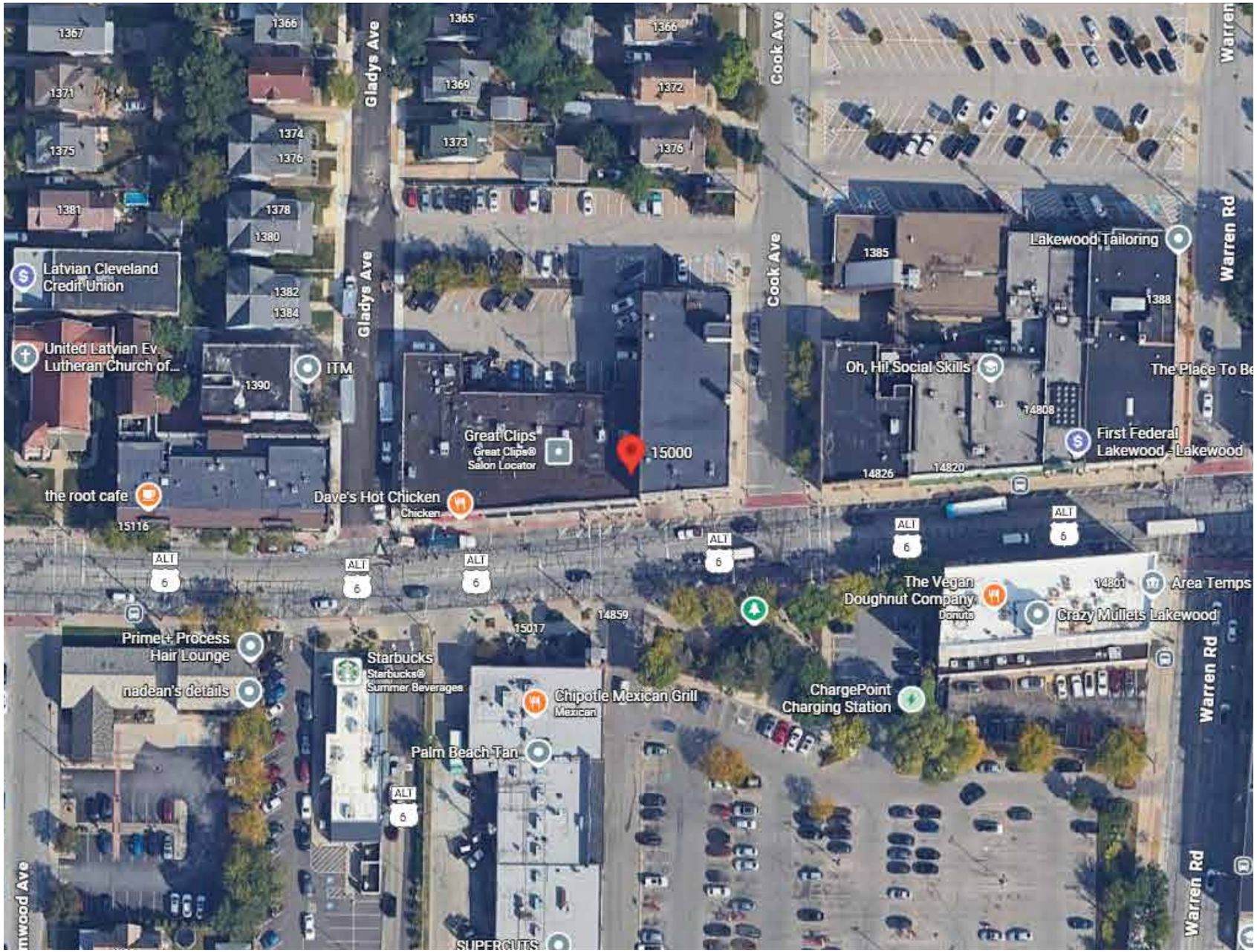
Project Address: 15000 Detroit Ave.

Project Name: Battr

Project: Applicant proposes an illuminated blade and illuminated wall sign.

Kathy Clark for owner

BATTR (LAKEWOOD)



SCOPE OF PROJECT

i. D/S illuminated custom blade sign

ii. Front-illuminated trimless channel letters on routed/backed up illuminated cabinet

i.

ii.

COLORS

Black

White

CMYK
18, 81, 75, 6

CMYK
37, 89, 84, 57

***ALL MEASUREMENTS & MATERIALS ARE APPROXIMATE FOR PURPOSES OF VISUALIZATION, AND ARE SUBJECT TO CHANGE IF NECESSARY.**

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BATTR 15000 DETROIT AVE, LAKEWOOD, OH 44107	VERSIONS V1: 08/18/25 V2: 09/12/25	DATE 09/12/25	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION OVERVIEW	PAGE NO. 1 OF 11

BLADE SIGN FRONT/BACK VIEW

MATERIALS

A 6” D center cabinet
- Aluminum returns, painted black
- 3/16” white acrylic faces w/ 1” black trim cap
- Black circle to be reverse-weeded opaque black vinyl
- Red rings to be digitally-printed translucent vinyl

B 3” D outer capsules
- Aluminum returns, painted black
- 3/16” white acrylic faces w/ 1” black trim cap
- Black background to be reverse-weeded opaque black vinyl
- Red drop shadows to be digitally-printed translucent vinyl

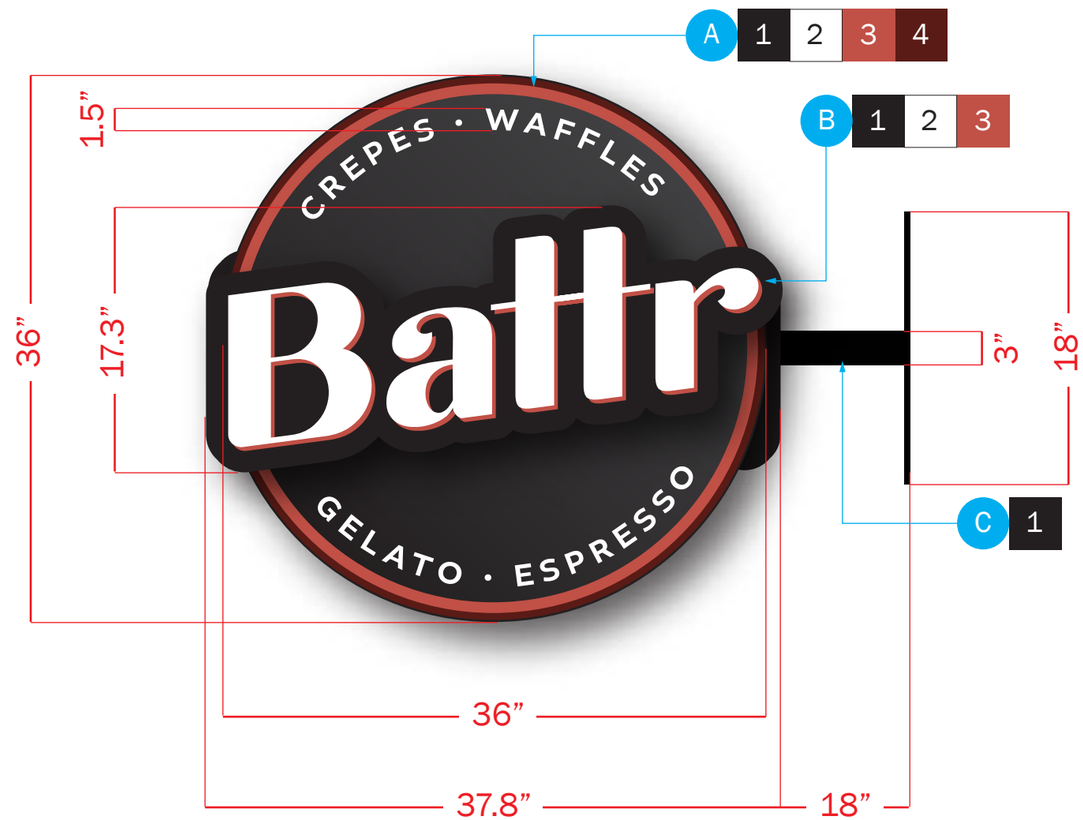
C 3” x 3” square aluminum mounting arm w/ 12” x 18” x 0.5” aluminum plate, painted black
- Through-bolted through wall

ELECTRICAL

Center cabinet & outer capsules to be internally-illuminated w/ white LEDs & 12V internal power supplies
- UL listed
- Electrical to be brought to point of install (at least 6 ft.)

COLORS/FINISHES

1	Black	3	CMYK 18, 81, 75, 6
2	White	4	CMYK 37, 89, 84, 57



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BATTR 15000 DETROIT AVE, LAKEWOOD, OH 44107	OVERALL DIMENSIONS 3’ - 1.8” W x 3’ - 0” H x 1’ - 0” D *(excluding mounting)* SQUARE FOOTAGE 9.5 ft.²	SCALE 1 : 10	DATE 09/12/25	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION BLADE SIGN FRONT/BACK VIEW	PAGE NO. 2 OF 11

MATERIALS

A 6” D center cabinet
- Aluminum returns, painted black
- 3/16” white acrylic faces w/ 1” black trim cap
- Black circle to be reverse-weeded opaque black vinyl
- Red rings to be digitally-printed translucent vinyl

B 3” D outer capsules
- Aluminum returns, painted black
- 3/16” white acrylic faces w/ 1” black trim cap
- Black background to be reverse-weeded opaque black vinyl
- Red drop shadows to be digitally-printed translucent vinyl

C 3” x 3” square aluminum mounting arm w/ 12” x 18” x 0.5” aluminum plate, painted black
- Through-bolted through wall

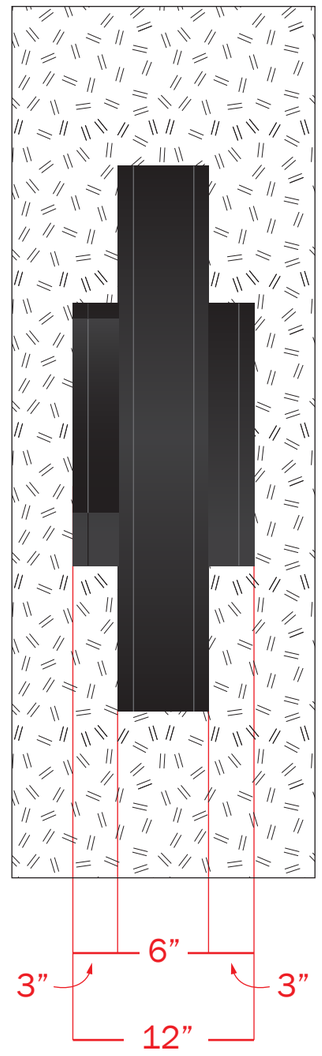
ELECTRICAL

Center cabinet & outer capsules to be internally-illuminated w/ white LEDs & 12V internal power supplies
- UL listed
- Electrical to be brought to point of install (at least 6 ft.)

COLORS/FINISHES

1	Black	3	CMYK 18, 81, 75, 6
2	White	4	CMYK 37, 89, 84, 57

DIRECT SIDE VIEW



ORTHOGRAPHIC VIEW

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BATTR **15000 DETROIT AVE, LAKEWOOD, OH 44107**	OVERALL DIMENSIONS **3’ - 1.8” W x 3’ - 0” H x 1’ - 0” D** *(excluding mounting)* SQUARE FOOTAGE **9.5 ft.²**	SCALE **1 : 10**	DATE **09/12/25**	PROJECT MANAGER **ANNA A.**	PAGE DESCRIPTION **BLADE SIGN SIDE VIEWS**	PAGE NO. **3 OF 11**

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	SCALE	DATE	PROJECT MANAGER	PAGE DESCRIPTION	PAGE NO.
BATTR 15000 DETROIT AVE, LAKEWOOD, OH 44107	AS NOTED	09/12/25	ANNA A.	BLADE SIGN EXISTING CONDITIONS	4 OF 11

BLADE SIGN - MOCK-UP ON SITE - DAY TIME

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BATTR 15000 DETROIT AVE, LAKEWOOD, OH 44107	OVERALL DIMENSIONS 3' - 1.8" W x 3' - 0" H x 1' - 0" D *(excluding mounting)* SQUARE FOOTAGE 9.5 ft.^{2}	SCALE AS NOTED	DATE 09/12/25	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION BLADE SIGN MOCK-UP ON SITE - DAY	PAGE NO. 5 OF 11

BLADE SIGN - MOCK-UP ON SITE - NIGHT TIME

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BATTR 15000 DETROIT AVE, LAKEWOOD, OH 44107	OVERALL DIMENSIONS 3' - 1.8" W x 3' - 0" H x 1' - 0" D *(excluding mounting)* SQUARE FOOTAGE 9.5 ft.^{2}	SCALE AS NOTED	DATE 09/12/25	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION BLADE SIGN MOCK-UP ON SITE - NIGHT	PAGE NO. 6 OF 11

WALL SIGN FRONT VIEW

MATERIALS

A 3” D single-sided cabinet
- Aluminum back & returns w/ routed aluminum face, all painted black
- “GELATO, ESPRESSO... etc.” copy routed/backed up w/ #2447 white acrylic
- Red “Battr” to be routed/backed routed/backed up w/ #2447 white acrylic w/ digitally-printed & laminated translucent vinyl graphics
- Cabinet internally-lit w/ house 7500K white LEDs & 12V remote power supplies
- Bolted flush to fascia (hardware by installer)

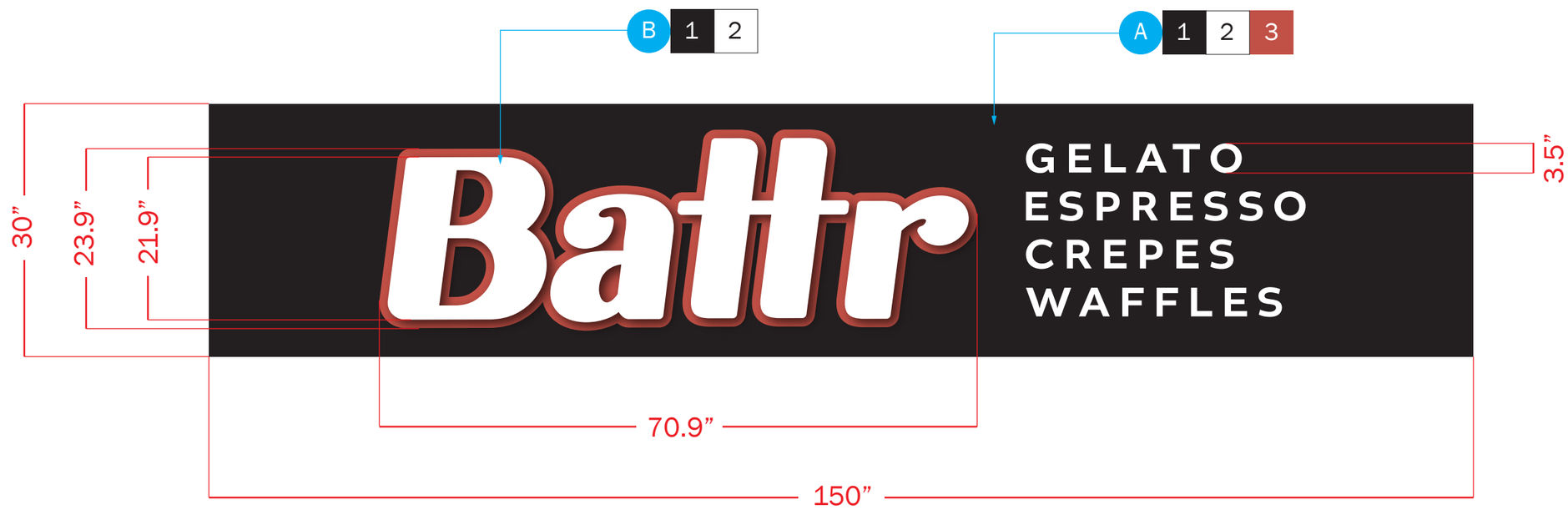
B 3” channel letters
- 1/2” #2447 white acrylic faces
- Std. .040 black aluminum returns
- Std. aluminum backs
- Mounted to backer cabinet w/ studs & 1.5” white spacers
- Front-lit w/ house 7500K white LEDs & 12V remote power supplies power supplies

ELECTRICAL

- UL listed
- Electrical to be brought to point of install (at least 6 ft.)

COLORS/FINISHES

1	Black	3	CMYK 18, 81, 75, 6
2	White		



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BATTR 15000 DETROIT AVE, LAKEWOOD, OH 44107	OVERALL DIMENSIONS 12’ - 6” W x 2’ - 6” H x 7.5” D SQUARE FOOTAGE 31.25 ft.^{2}	SCALE 1 : 15	DATE 09/12/25	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION WALL SIGN FRONT VIEW	PAGE NO. 7 OF 11

WALL SIGN FRONT VIEW

MATERIALS

A 3” D single-sided cabinet
- Aluminum back & returns w/ routed aluminum face, all painted black
- “GELATO, ESPRESSO... etc.” copy routed/backed up w/ #2447 white acrylic
- Red “Battr” to be routed/backed routed/backed up w/ #2447 white acrylic w/ digitally-printed & laminated translucent vinyl graphics
- Cabinet internally-lit w/ house 7500K white LEDs & 12V remote power supplies
- Bolted flush to fascia (hardware by installer)

B 3” channel letters
- 1/2” #2447 white acrylic faces
- Std. .040 black aluminum returns
- Std. aluminum backs
- Mounted to backer cabinet w/ studs & 1.5” white spacers
- Front-lit w/ house 7500K white LEDs & 12V remote power supplies power supplies

ELECTRICAL

- UL listed
- Electrical to be brought to point of install (at least 6 ft.)

COLORS/FINISHES

1	Black	3	CMYK 18, 81, 75, 6
2	White		

DIRECT SIDE VIEW

ORTHOGRAPHIC VIEW

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BATTR 15000 DETROIT AVE, LAKEWOOD, OH 44107	OVERALL DIMENSIONS 12’ - 6” W x 2’ - 6” H x 7.5” D SQUARE FOOTAGE 31.25 ft.^{2}	SCALE 1 : 15	DATE 09/12/25	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION WALL SIGN SIDE VIEWS	PAGE NO. 8 OF 11

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BATTR 15000 DETROIT AVE, LAKEWOOD, OH 44107	SCALE	DATE	PROJECT MANAGER	PAGE DESCRIPTION	PAGE NO.
	AS NOTED	09/12/25	ANNA A.	WALL SIGN EXISTING CONDITIONS	9 OF 11

WALL SIGN - MOCK-UP ON SITE - DAY TIME

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BATTR 15000 DETROIT AVE, LAKEWOOD, OH 44107	OVERALL DIMENSIONS 12’ - 6” W x 2’ - 6” H x 7.5” D SQUARE FOOTAGE 31.25 ft.^{2}	SCALE AS NOTED	DATE 09/12/25	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION WALL SIGN MOCK-UP ON SITE - DAY	PAGE NO. 10 OF 11

WALL SIGN - MOCK-UP ON SITE - NIGHT TIME

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BATTR 15000 DETROIT AVE, LAKEWOOD, OH 44107	OVERALL DIMENSIONS 12’ - 6” W x 2’ - 6” H x 7.5” D SQUARE FOOTAGE 31.25 ft.^{2}	SCALE AS NOTED	DATE 09/12/25	PROJECT MANAGER ANNA A.	PAGE DESCRIPTION WALL SIGN MOCK-UP ON SITE - NIGHT	PAGE NO. 11 OF 11

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

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

Application Cover Page

Docket No.: 10-86-25

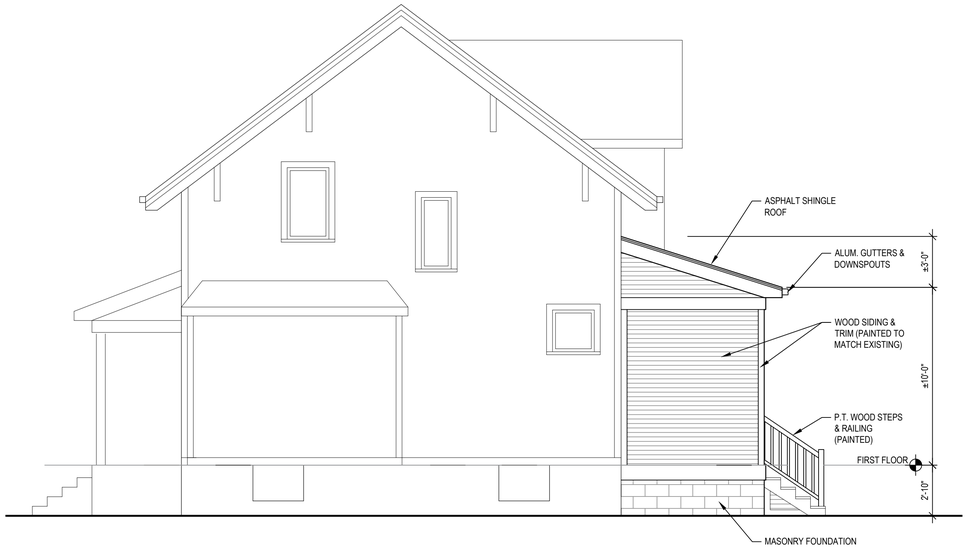
Permit No.: BBS25-000079

Applicant Name: Stephanie Erin

Project Address: 1293 Mathews Ave.

Project Name: n/a

Project: Applicant proposes modifications and partial enclosing of an existing front porch.

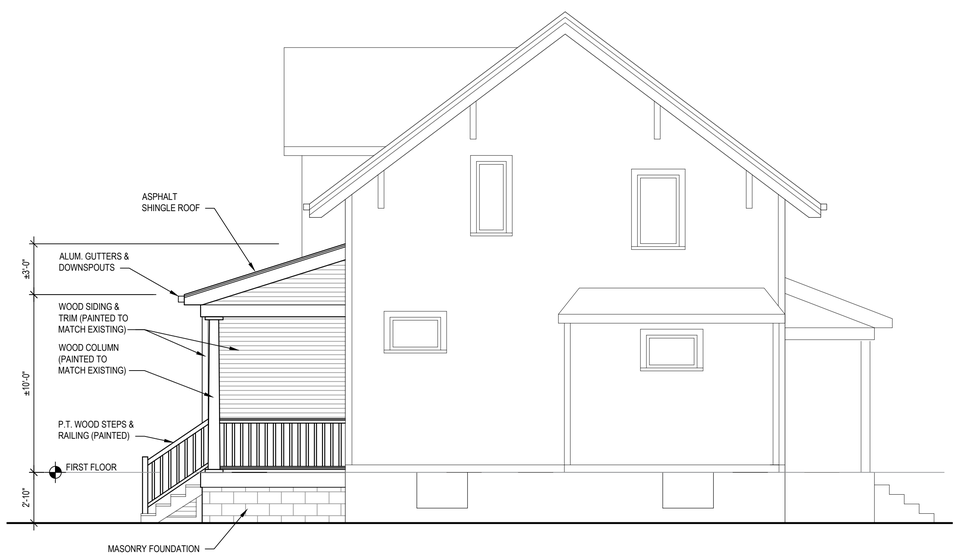


NORTH ELEVATION

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

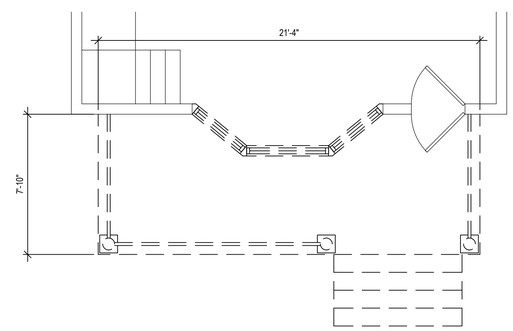
WEST ELEVATION

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



SOUTH ELEVATION

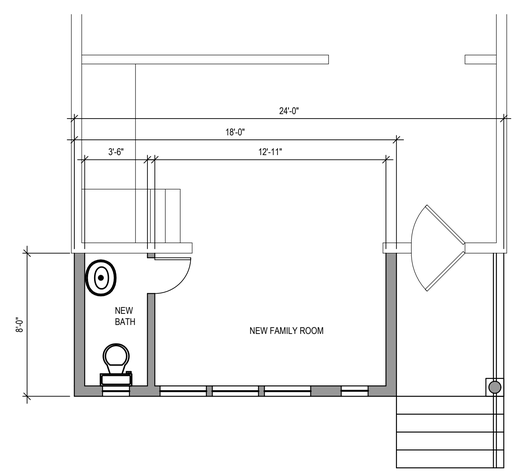
SCALE: 1/4" = 1'-0"



DEMO PLAN

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

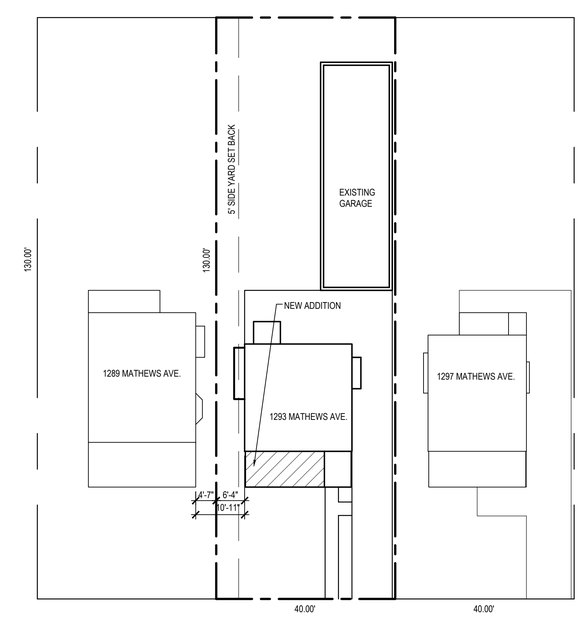
NORTH



FLOOR PLAN

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

NORTH



SITE PLAN

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

NORTH

ERIN RESIDENCE
HOUSE ADDITION

1293 MATHEWS DR.
LAKEWOOD, OH 44107

THESE DOCUMENTS CONTAIN INFORMATION PROPRIETARY TO MWK CONSULTING LLC. UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED TO UPON IN WRITING.

MWK CONSULTING, LLC
1471 WINTON AVE.
LAKEWOOD, OH 44107
(216) 244-0379
mkotanskyconsulting@gmail.com

REVISIONS

#	DATE	TYPE
1	08/08/25	ARB SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE 08/08/2025

JOB NO. 2515

A-1

SHEET NO.

1293 Mathews Ave.

South towards
1297 Mathews Ave.

North towards
1289 Mathews Ave.

Mathews Ave. contains a mix of single family, duplex, and multi-unit residences with varying architectural styles

Similar architectural precedent in Lakewood:

1238 Marlowe

2098 Carabel

17603 Franklin

1451 Rockway

17605 Franklin

2094 Carabel

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

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

Application Cover Page

Docket No.: 10-87-25

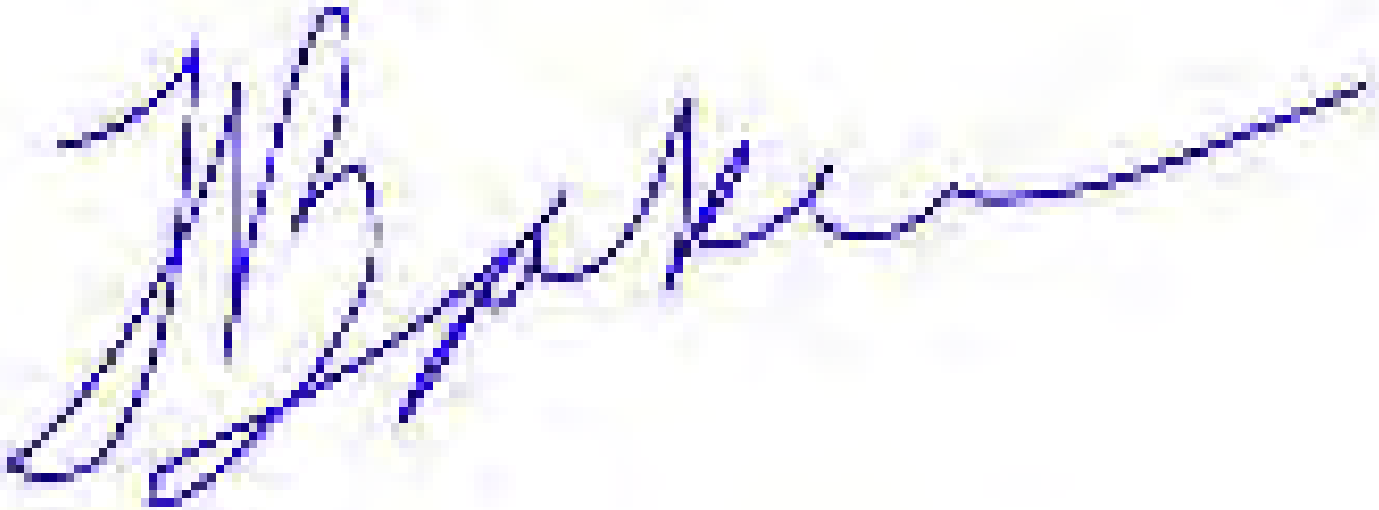
Permit No.: BBS25-000089

Applicant Name: Tabitha Baker, Sacred Hour Spa

Project Address: 17514 Detroit Ave.

Project Name: Sacred Hour Spa

Project: Applicant proposes to enclose the patio with canvas.



3' 7"
13' 7"

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

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

Application Cover Page

Docket No.: 10-88-25

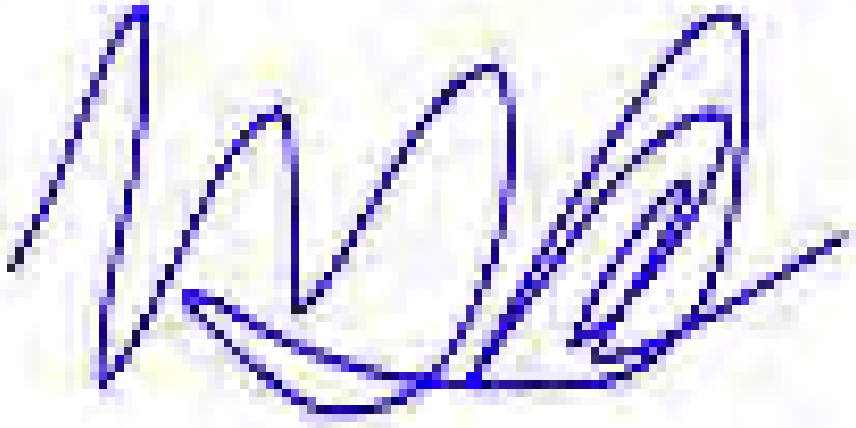
Permit No.: BBS25-000091

Applicant Name: Greg Allen, Greg Allen Builders, Inc.

Project Address: 1029 Homewood Dr.

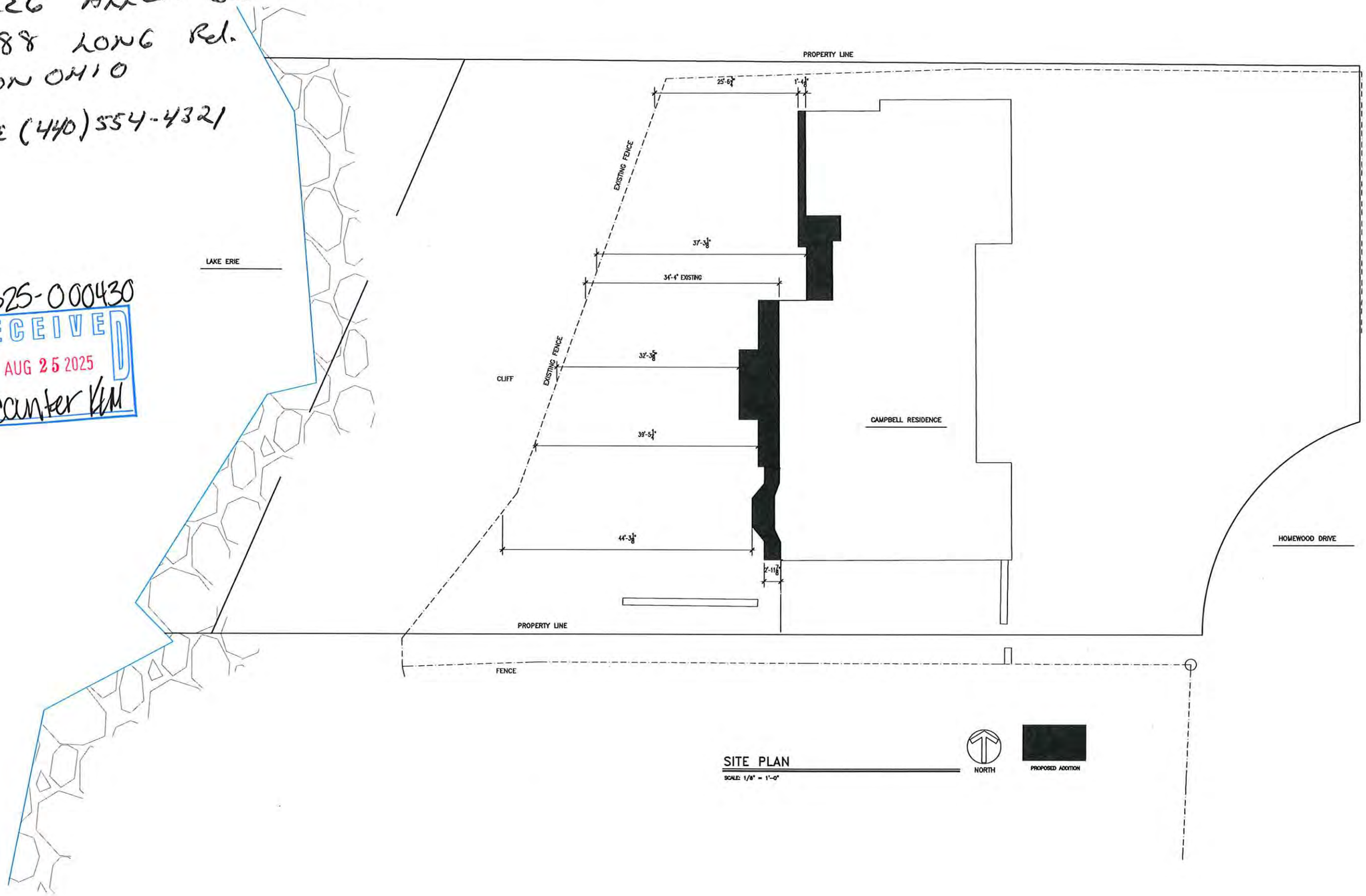
Project Name: n/a

Project: Applicant proposes a front porch rebuild.



GREG ALLEN BUILDERS
3888 LONG Rd.
AVON OHIO
MIKE (440) 554-4321

RB25-000430
RECEIVED
AUG 25 2025
By counter KM



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

STOCKMAN DESIGN
PRESERVE INSPIRE LIVE
1053 MAPLECLIFFE, LAKEWOOD, OHIO 44107
STOCKMANARCHITECTURE@GMAIL.COM
216.337.3680

CAMPBELL RESIDENCE
1029 Homewood
Lakewood, Ohio

Original Issue Date: 15AUG25

Revisions

No.	Date/Description

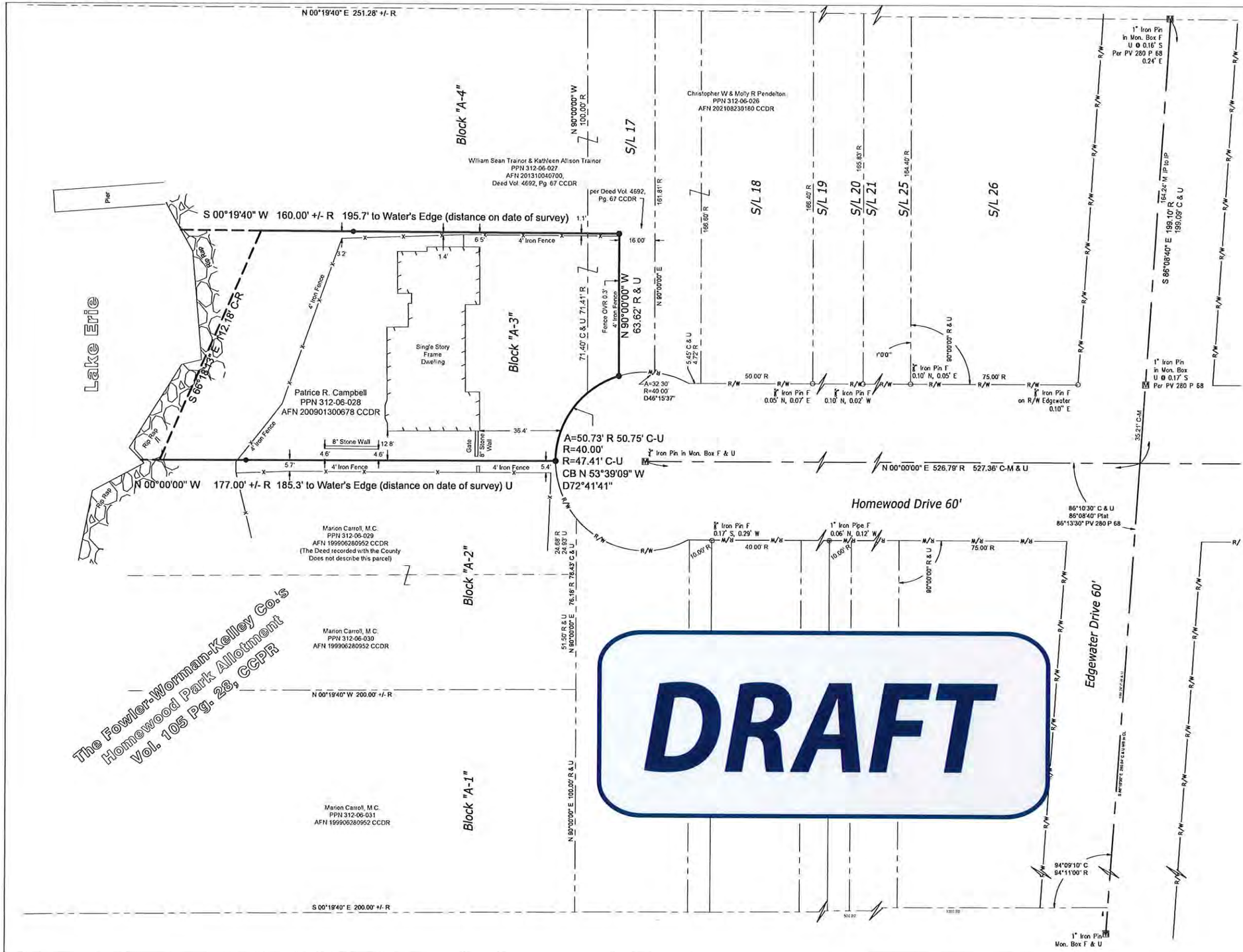
Authorized Use:
- ■ Design Development
- □ Progress
- □ Bidding
- □ Building Permit
- □ Construction
- □

Current Date: 15AUG25

Sheet Description: SITE PLAN

Job #: 2219

Drawing #: S-1



Known as Block A-3 and Part of Sublot 17 in Fowler-Worman-Kelley Co's
of a part of
Original Rockport Township Section 21
County of Cuyahoga, State of Ohio
as shown in Plat Volume 105, Page 28
of Cuyahoga County Plat Records

GRAPHIC SCALE

0 20 40

1 INCH = 20 FT.

Survey Legend

M	Measured	CCDR	Cuyahoga County Deed Records
F	Found	CCPR	Cuyahoga County Plat Records
U	Used	PPN	Permanent Parcel Number
R	Record	N	North
P	Plat	S	South
C	Calculated	E	East
M	Monument Box	W	West
	Capped Iron Pin Found	PL	Property Line
	Capped Iron Pin (CIP) Set		Existing Land Hook
	Iron Pin (IP) Found as Described		
	Iron Pipe (IPP) Found as Described		
	Centerline		
	Right of Way (ROW) Line		
	Record Property Line		
	Building Line		
	Fence Line		
	Lot Split Line		
	Rip Rap		

Surveyor's Notes & Basis of Bearings:

This map was prepared without the benefit of a Title Report and is not intended to reflect all easements, encumbrances, or other items affecting the title to the property shown hereon. Any submerged land leases have not been researched.

The basis of bearings for this survey, as shown, is the centerline of Homewood Drive and is to an assumed meridian used to denote angles only. Distances are in feet and decimal parts thereof. Unless shown otherwise, measurements to monuments found are rectangular measurements from property lines, right-of-way lines, centerlines or other as appropriate. CIP set are 5/8" x 30" rebar with yellow cap stamped Straub Surveying PS#7055. References used are listed hereon. This map was prepared from a survey performed by me or under my direction in July 2025, and meets the requirements defined in Chapter 4733-37 of the Ohio Revised Code; *Minimum Standards for Boundary Surveys*. This map is not valid unless signed and stamped by Surveyor.

References:

Cuyahoga County GIS,
Fowler-Worman-Kelley Company's Vol. 105, Pg. 28 CCPR
Heidelloff Lot Split Vol. 280, Pg. 68 CCPR
Lot Consolidation for Therber, Vol. 355, Pg. 71 CCPR
Subject Deed as shown
Adjoining deeds as shown

STRAUB SURVEYING, LLC
PROFESSIONAL LASER SCANNING AND SURVEYING SERVICES

17820 ENGLEWOOD DRIVE MIDDLEBURG HEIGHTS, OHIO 44130
PHONE: 440-333-1700 INFO@STRAUBSURVEYING.COM

Date of Survey: May, 2025
Field Book: 73 Pg. 65
Survey By: G Winters
Drawn By: J Wintersteller
Checked By: M Straub

Project No. 24-115
DWG: 24-115 Site Plan-1029 Homewood Dr-Campbell-Evans.dwg

Revisions

NO.	DATE	DESCRIPTION	BY
R0	8/13/25	Original Issue	MS

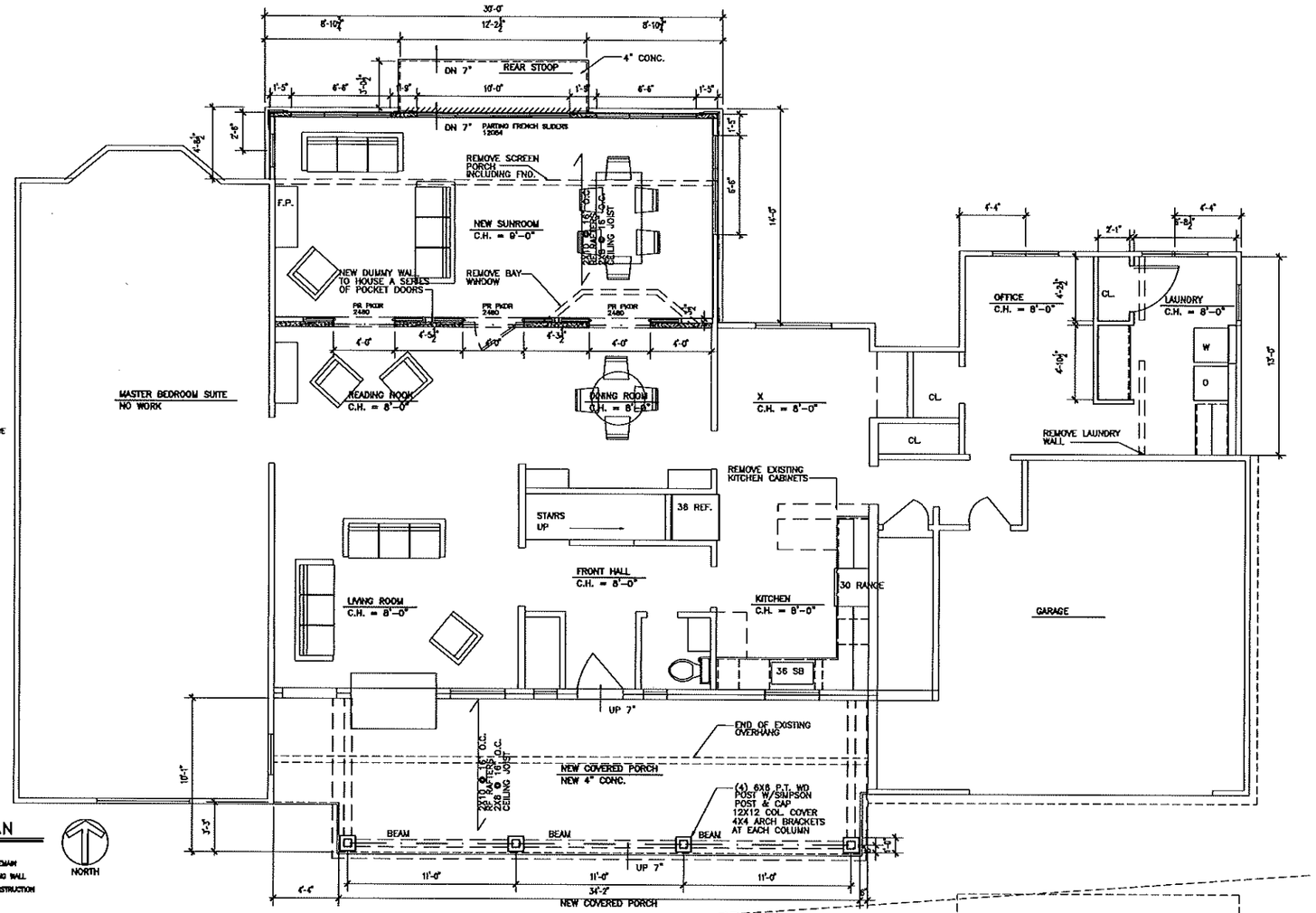
Boundary Survey
1029 Homewood Drive
Lakewood, Ohio

Prepared For
Patrice Campbell
1029 Homewood Drive
Lakeland, Ohio 44107

Sht. 1 of 1

PLAN NOTES

1. 2-2X4 WOOD STUDS AT ENDS OF ALL BEAM LOCATIONS UNLESS NOTED OTHERWISE
2. 1/2" GYP. BD. ALL WALLS (GREEN BD. IN BATHS) 5/8" GYP.BD. ALL CEILINGS.
3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE. (EXTERIOR STUDWALLS ARE 4".)
4. VERIFY STRUCTURE PRIOR TO DEMOLITION
5. ENERGY EFFICIENCY PATH – SECTIONS 1101.14-1104 IN RCO 2019, 1
   R-10 CRAWL SPACE WALLS
   R-20 WALLS (SPRAY FOAM CLOSED CELL)
   R-49 CEILING/ROOF
6. HEADERS NOT MARKED SHALL BE (2) 2X8.
7. CONTRACTOR TO INSTALL SOLID BLOCKING AT ALL POINT LOAD. ENSURE THAT ALL POINT LOADS BEAR ON SOLID FOUNDATION ALL FRAMING THAT FRAMES PERPENDICULAR TO BEAMS MUST BE SECURED WITH SIMPSON JOIST HANGERS.
8. PATCH TO MATCH WITH ADJ. MATERIALS.

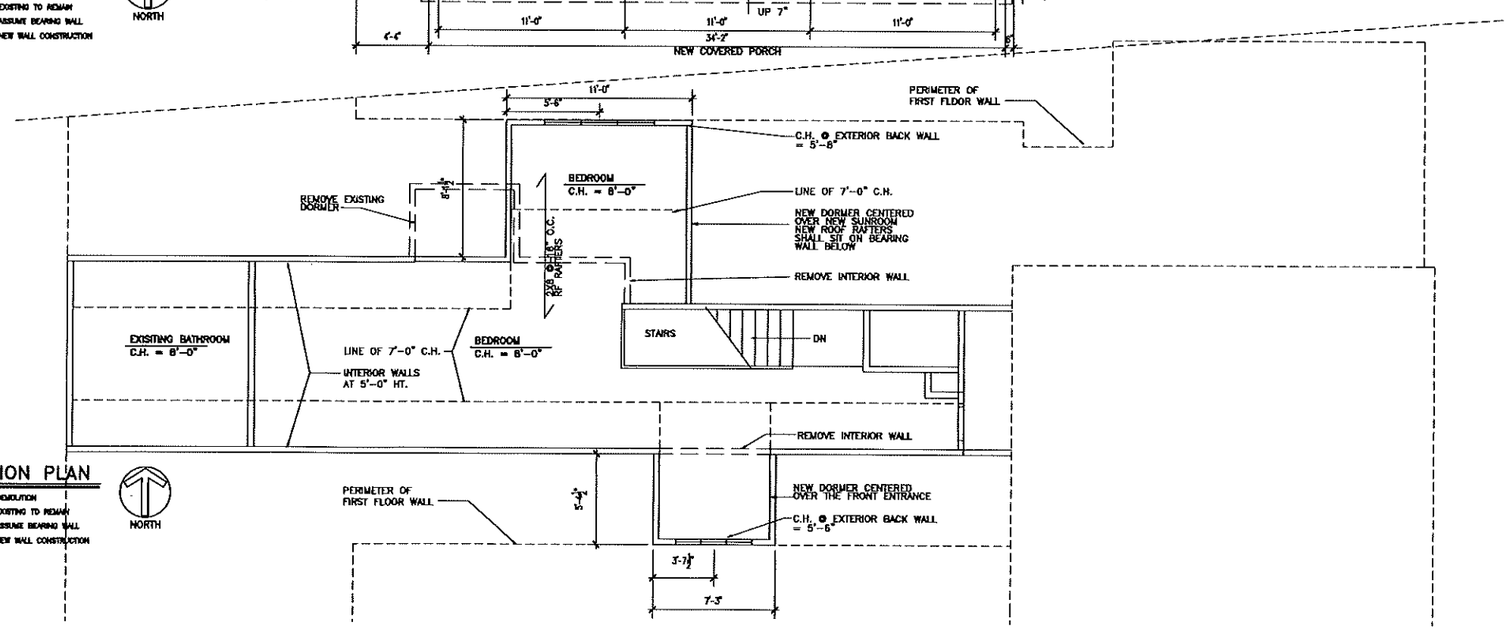


FIRST FLOOR CONSTRUCTION PLAN

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

DEMOLITION
EXISTING TO REMAIN
ABSUME BEARING WALL
NEW WALL CONSTRUCTION

NORTH



SECOND FLOOR CONSTRUCTION PLAN

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

DEMOLITION
EXISTING TO REMAIN
ABSUME BEARING WALL
NEW WALL CONSTRUCTION

NORTH

STOCKMAN DESIGN
PRESERVE INSPIRE LIVE
1053 MAPLECLIFFE, LAKEWOOD, OHIO 44107
STOCKMANARCHITECTURE@GMAIL.COM
216.337.3680

CAMPBELL RESIDENCE
1029 Homewood
Lakewood, Ohio

Original Issue Date: 05MAY25

Revisions

No.	Date/Description

Authorized Use:

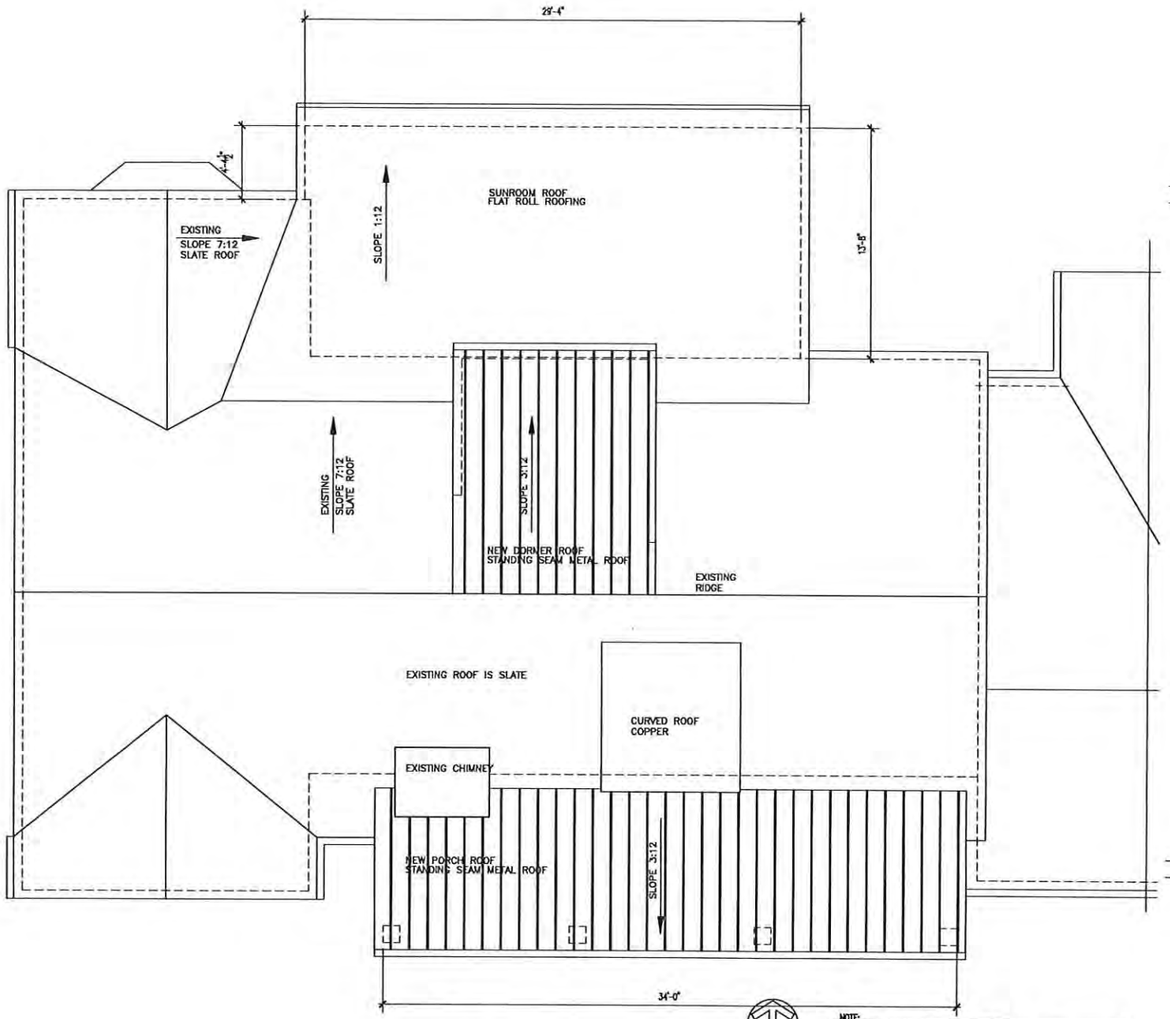
- ■ Design Development
- ☐ Progress
- ☐ Bidding
- ☐ Building Permit
- ☐ Construction
- ☐

Current Date: 05MAY25

Sheet Description: CONSTRUCTION PLAN FIRST & SECOND FL X

Job #: 2219

Drawing #: A-2

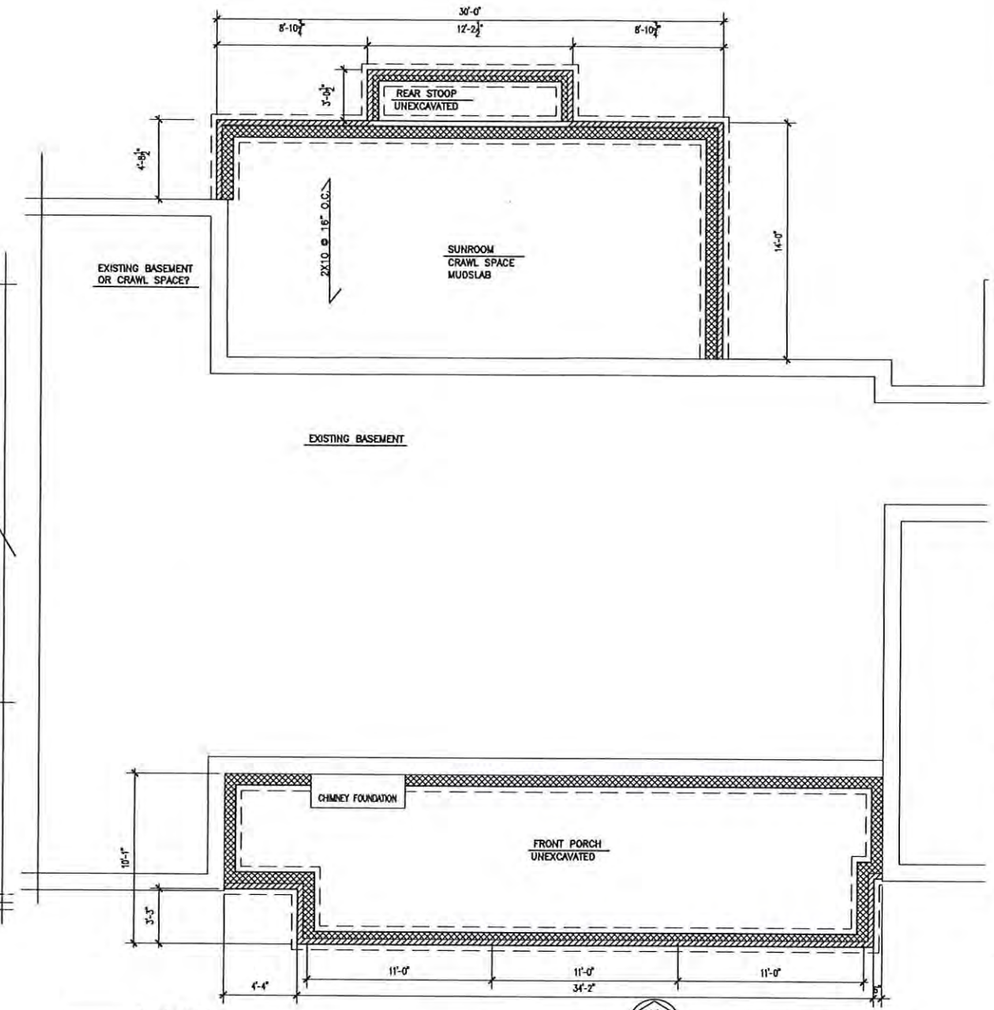


ROOF PLAN

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

NOTE:

1. RUN ICE GUARD UNDERLAYMENT UP FROM VALLEYS, AROUND ANY ROOF PENETRATIONS, AND 4'-0" FROM EDGE TYP. AND EXTEND 24" FROM WALLS EDGE.
2. ROLL ROOFING ON ROOF PITCH 1:12. CERTAINTEED – X
3. ALL FLASHING SHALL BE ALUMINUM COLOR BRONZE
4. HIGH HEAT ICE AND WATER SHIELD ENTIRE ROOF WHERE METAL ROOF IS INSTALLED.
5. STANDING SEAM METAL ROOF SHALL BE X COLOR.



FOUNDATION/BASEMENT PLAN

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

FIRST FLOOR FRAMING

GENERAL FOUNDATION PLAN NOTES:

1. CONTRACTOR TO COORDINATE ALL MECH. AND ELECTRICAL LOCATIONS @ BASEMENT.
2. DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS (TYP.)
3. TOP PLATE AT WALL CORNERS TO OVERLAP.
4. TIE DOWNSPOUTS INTO STORM DRAINS
5. x
6. x
7. INSTALL MIN. (2) BAYS SOLID BLOCKING @ 4'-0" O/C WHEN JOISTS RUN PARALLEL TO FOUNDATION WALLS.
8. MUDSLAB – 3" CONCRETE SLAB W/6X6 10/10 W.W.M. ON 6 MIL. V.B. ON 4" PREMIUM COMPACTED FILL ON UNDISTURBED EARTH
9. FLOOR SLAB – 4" CONCRETE SLAB W/6X6 10/10 W.W.M. ON 6 MIL. V.B. ON 4" PREMIUM COMPACTED FILL ON UNDISTURBED EARTH
10. GROUT SOLID MIN. 3 COURSES UNDER ALL BEAM, BRIDGING, AND PT LOAD LOCATIONS ALONG PERIMETER FOUNDATION.

STOCKMAN DESIGN
PRESERVE INSPIRE LIVE
1053 MAPLECLIFFE, LAKEWOOD, OHIO 44107
STOCKMANARCHITECTURE@GMAIL.COM
216.337.3680

CAMPBELL RESIDENCE
1029 Homewood
Lakewood, Ohio

Original Issue Date: 05MAY25

Revisions

No.	Date/Description

Authorized Use:

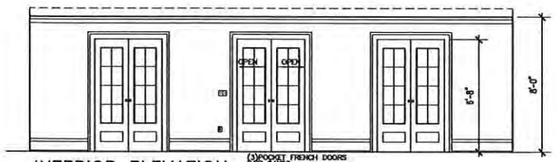
- ■ Design Development
- □ Progress
- □ Bidding
- □ Building Permit
- □ Construction
- □

Current Date: 05MAY25

Sheet Description: FOUNDATION PLAN BUILDING SECTION X

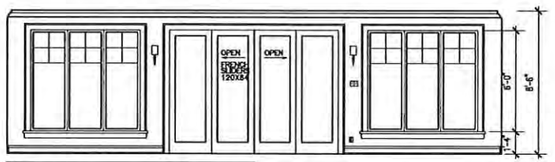
Job #: 2219

Drawing #: A–3

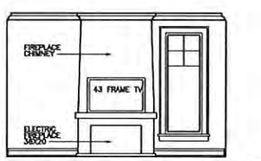


INTERIOR ELEVATION

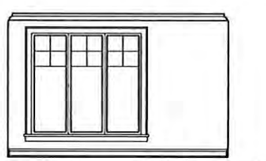
SCALE: 1/4" = 1'-0" LOOKING FROM EXISTING HOUSE



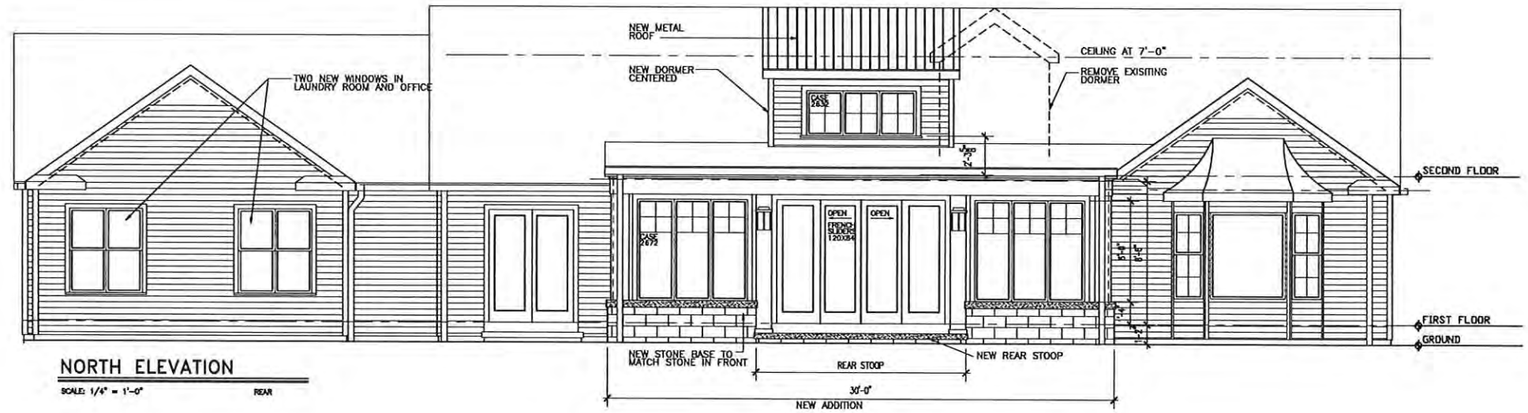
SCALE: 1/4" = 1'-0" SUNROOM NORTH INTERIOR



SCALE: 1/4" = 1'-0" SUNROOM WEST INTERIOR

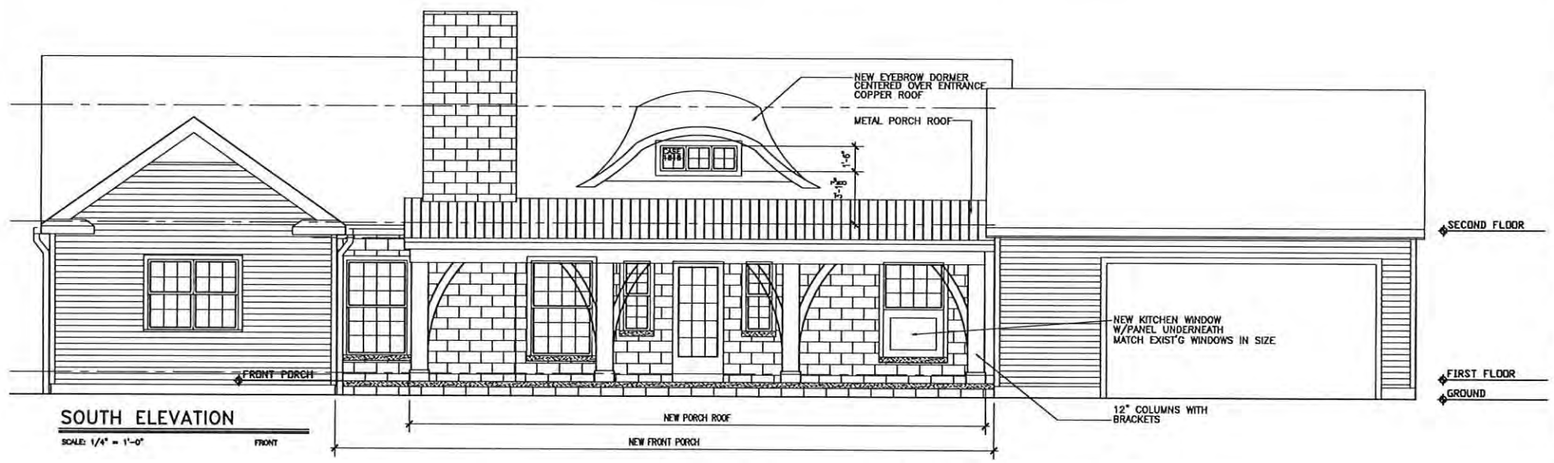


SCALE: 1/4" = 1'-0" SUNROOM EAST INTERIOR



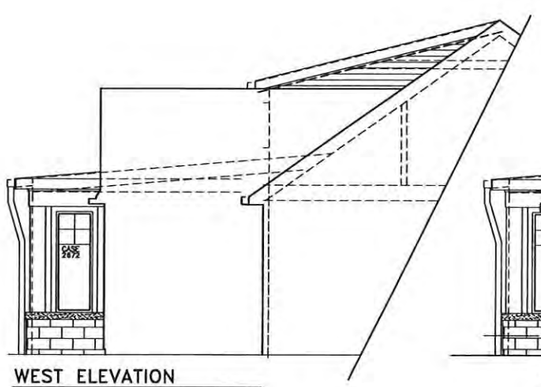
NORTH ELEVATION

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



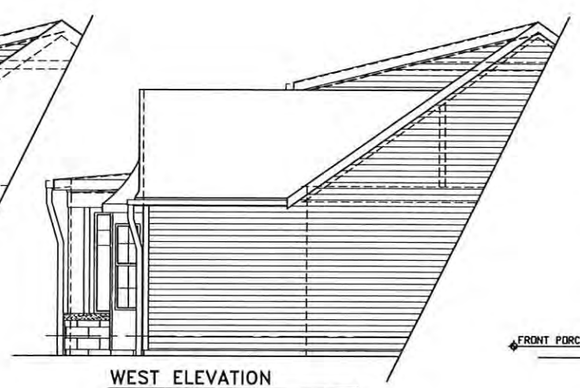
SOUTH ELEVATION

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



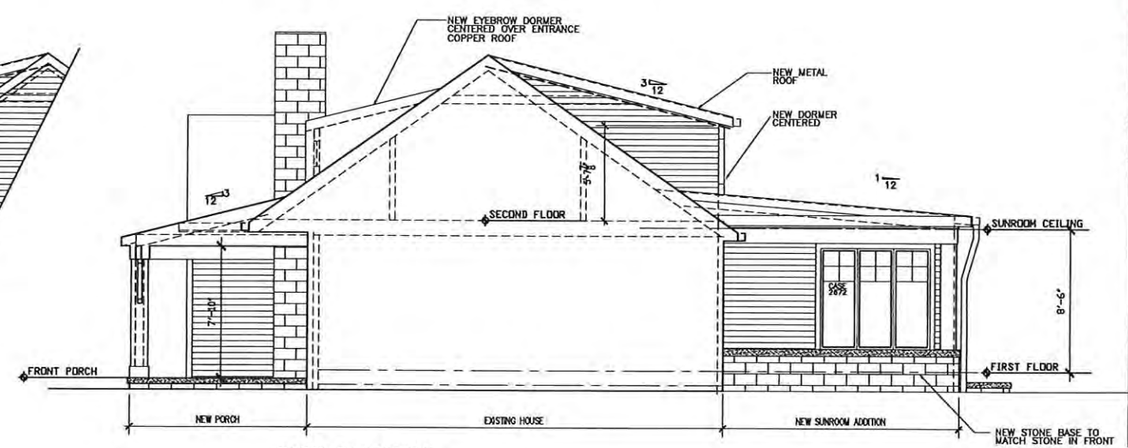
WEST ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

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

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STOCKMANARCHITECTURE@GMAIL.COM
216.337.3680

CAMPBELL RESIDENCE
1029 Homewood
Lakewood, Ohio

Original Issue Date: 04MAY25

Revisions

No.	Date/Description

Authorized Use:

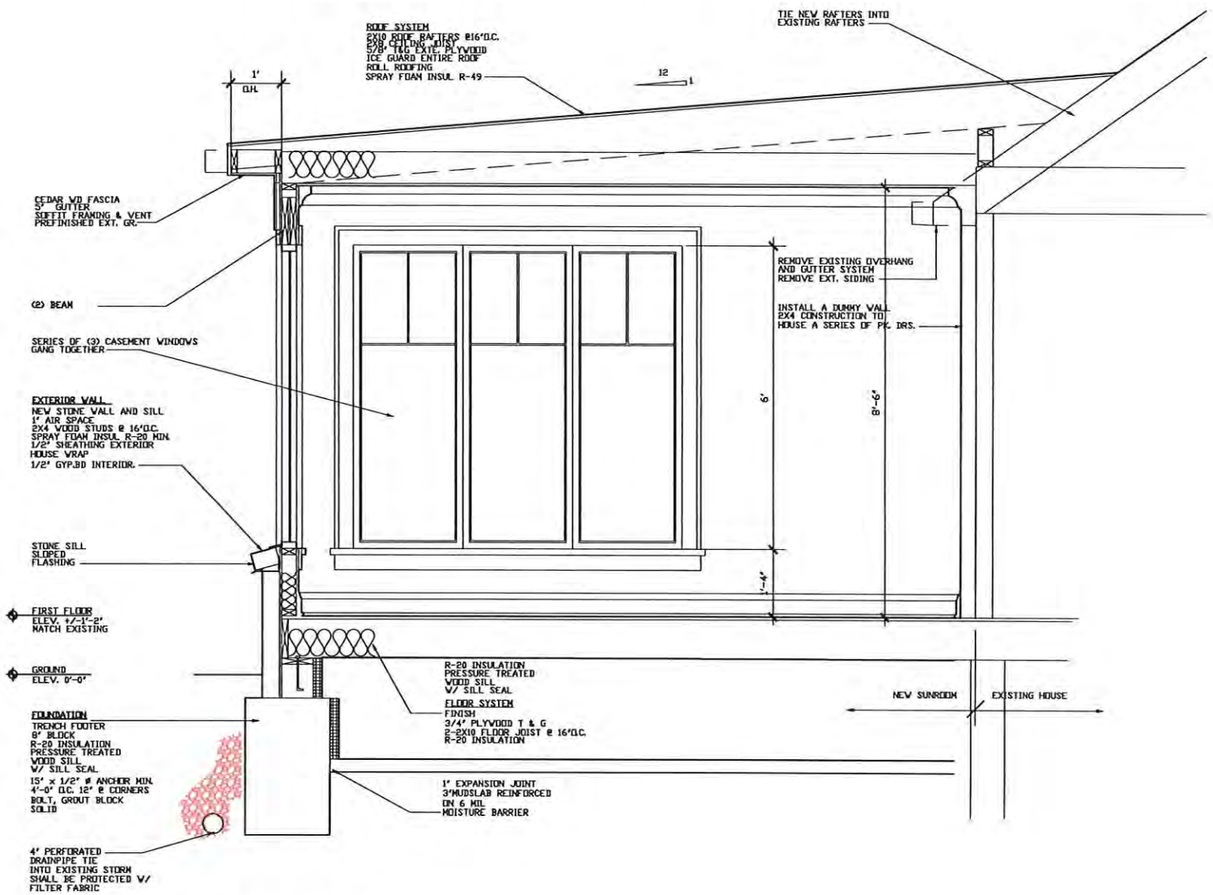
- ■ Design Development
- □ Progress
- □ Bidding
- □ Building Permit
- □ Construction
- □

Current Date: 04MAY25

Sheet Description: EXTERIOR ELEVATIONS X

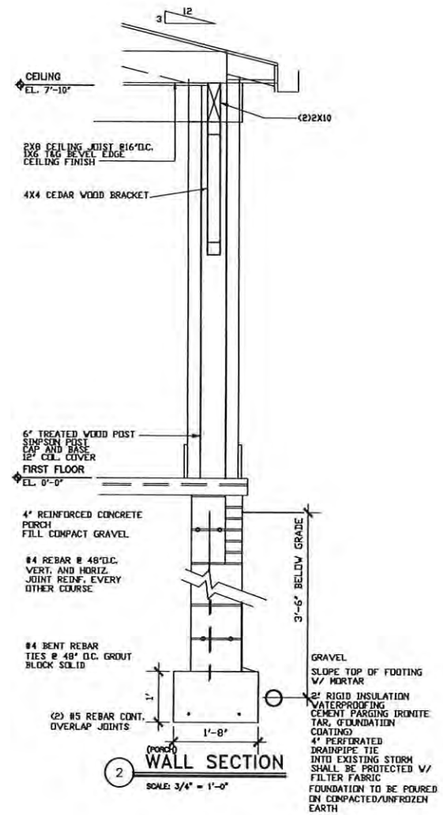
Job #: 2219

Drawing #: A-4



1 SECTION (SUNROOM)

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



2 WALL SECTION

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

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STOCKMANARCHITECTURE@GMAIL.COM
216.337.3680

CAMPBELL RESIDENCE
1029 Homewood
Lakewood, Ohio

Original Issue Date:
5MAY25

Revisions

No.	Date/Description

Authorized Use:

- ■ Design Development
- □ Progress
- □ Bidding
- □ Building Permit
- □ Construction
- □

Current Date:
05MAY25

Sheet Description:
SECTION X

Job #:
2219

Drawing #
A-5

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

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

Application Cover Page

Docket No.: 10-89-25

Permit No.: BBS25-000092

Applicant Name: Mark H. Reinhold, Mark Reinhold Architects

Project Address: 17879 Lake Rd.

Project Name: n/a

Project: Applicant proposes design approval for the construction of an addition and detached garage.

Letter of Authorization

September 16, 2025

The Architectural Board of Review

Lakewood, OH

To whom it may concern:

We, the owners of the property located at **17879 Lake Road, Lakewood, OH 44107**, hereby authorize **Mark Reinhold** to apply for the architectural review board on our behalf and represent us at the architectural review board's meeting. Thank you.

Sincerely,

(Lauren Graf)

(Arvind Gounder)

GRAF / GOUNDER RESIDENCE

17879 LAKE ROAD, LAKEWOOD, OHIO 44107

GRAF / GOUNDER RESIDENCE

LIST OF DRAWINGS

TITLE SHEET, SITE PLAN and GENERAL NOTES	A-1
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GARAGE LOFT FLOOR PLAN/ DIMENSIONED ADDITION PLAN	A-4
BEAM AND HEADER PLAN	A-5
FOUNDATION PLAN and DEMOLITION PLAN	A-6
INTERIOR FINISHES PLAN	A-7
POWER AND LIGHTING PLANS (FIRST and GARAGE LOFT)	A-8
EXTERIOR ELEVATIONS (EAST (side) and NORTH (front))	A-9
EXTERIOR ELEVATIONS (SOUTH (side yard (rear)))	A-10
SCHEMATIC LANDSCAPE PLAN	A-11
CONSTRUCTION SECTIONS	A-12
CONSTRUCTION SECTION	A-13
GARAGE PLANS, ROOF, ATTIC and FOUNDATION	A-14
GARAGE EXTERIOR ELEVATIONS and 1/4" SECTIONS	A-15
GARAGE CONSTRUCTION SECTIONS	A-16
INTERIOR ELEVATIONS	A-17
INTERIOR ELEVATIONS	A-18

TYPICAL NOTES

CONSTRUCTION NOTES

PERMITS AND REGULATIONS:

CONTRACTORS ARE RESPONSIBLE
FOR SECURING ALL BUILDING PERMITS
AND REGISTRATIONS
REQUIRED BY LOCAL GOVERNING AUTHORITIES.

SUB-CONTRACTORS AND
CONTRACTORS SHALL MEET ALL LOCAL,
COUNTY, STATE AND FEDERAL
REGULATIONS BOF DEMOLITION,
SAFETY AND SANITARY PRECAUTIONS
DURING BUILDING OPERATIONS IN-
CLUDING "OHIO UTILITIES PROTEC-
TION SERVICE."

SURVEY, GRADING, AND SITE INFO:

ROUGH GRADE AROUND BUILDING SHALL
BE GRADED FO PITCH AWAY FROM THE
FOUNDATION WALLS AT MIN. 1/4" PER
FOOT FOR A MIN. DISTANCE OF 10
FEET FROM FOUNDATION WALLS
BEFORE TOP SOIL (FIN. GRADE) IS PLACED.

CONTRACTORS ARE TO COORDINATE WITH
OWNER FOR ACCESS TO SITE FOR
DELIVERY OF MATERIALS AND
EQUIPMENT, STORAGE OF MATERIALS,

NOTES APPLYING TO ALL CONTRACT DRAWINGS:

EACH CONTRACTOR SHALL CHECK AND
VERIFY ALL DIMENSIONS AT THE JOB
AND SHALL BE RESPONSIBLE FOR THE
PROPER FITTING OF HIS WORK THERE TO.

MATERIAL INDICATIONS, NOTES, AND ETC.
ARE TYPICAL FOR ALL CONTRACT
DRAWINGS UNLESS NOTED OTHERWISE.

ALL EXISTING MATERIALS, EQUIPMENT,
AND CONSTRUCTION ARE IDENTIFIED ON
DRAWINGS BY THE WORD "EXISTING" OR
"EXIST". UNLESS STATED OTHERWISE,
ALL NOTES REFERS TO NEW
MATERIALS, EQUIPMENT, AND CONSTRUCTION
INSTALLED UNDER EACH CONTRACT.

TYPICAL EXTERIOR WALL CONSTR. NOTES:

VAPOR BARRIER - 1.0 PERM OR LESS
PLACE V.B. BETWEEN INTERIOR FACE
OF STUDS AND BACK OF INTERIOR WALL
BOARD. MAKE SEAL TIGHT; NO BREAKS
OR LEAKS. 4 MIL VISQUEEN TYPICAL

BUILDING PAPER - AIR INFILTRATION
BARRIER OF SIMILAR TO "TYVEK" BY
DUPONT, PLACED OVER 5/8" EXT.
PLYWOOD SHEATHING.

1/2" SHEATHING BOARD - PERMEABLE
TYPE WITH MOISTURE RESISTANT
SEAL AND TAPE ALL JOINTS. @ BRICK ONLY

METAL TIES - EVERY 4-5 COURSES IN
HEIGHT AND 2'-0" HORIZONTALLY.@ STONE VENEER

R21 INSULATION - SHALL BE FIBERGLASS
INSULATION AS MFR. BY OWENS-CORNING
(OCF). TYPICALLY PLACED IN SIDE WALLS
BETWEEN WALL STUDS.
MAX PER WALL SECTION (R21 @ 2 X 6 WALL)

TYPICAL ROOFING NOTES:

GUTTERS AND DOWNSPOUTS - SHALL BE
ALUMINUM TO MATCH EXISTING, COLOR
BY GENERAL CONTRACTOR.

ASPHALT SHINGLES - ON 30# ROOFING
FELT TO SELF SEALING AND INSTAL-
LED PER MFG. RECOMMENDATIONS ON
5/8" EXTERIOR GRADE OSB or PLYWOOD DECK.

R-38 INSULATION - INSTALL BELOW
2X12 RAFTERS. HOLD 1" AIR SPACE MIN. NEXT
TO THE ROOF SHEATHING FOR
VENTILATION/CIRCULATION.
PROVIDE RAFT-R-MATE AS REQUIRED
IF FOAM INSULATION IS USED R-38 REQUIRED
NO RAFT-R-MATE AIR SPACE REQUIRED

RIGID VENT - TO BE VINYL
(DO NOT USE ALUM. RIGID VENT)

PROVIDE ROOF VENTS AS SHOWN ON DRAWINGS
FOR FALSE CEILING AREA INDICATED

PROVIDE CONTINUOUS SOFFIT
VENT PER DRAWINGS
AT ALL EAVES TYPICAL

INTERIOR GENERAL NOTES:

ALL WALLS AND CEILINGS TO BE DRYWALL
UNLESS OTHERWISE NOTED. FINISHES OF PAINT,
WALLPAPER, ETC. PER AGREEMENT
BETWEEN OWNER AND CONTRACTOR.

WATER RESISTANT DRYWALL TO BE USED ON
ALL WALLS AND CEILINGS OF BATHRM., TOILET,
UTILITY ROOM.

ALL CABINETRY (BASE WALL CABINETS,
COUNTER TOPS, ETC.) IN KITCHEN AND BATH;
AND ALL BUILT-IN KITCHEN EQUIPMENT,
SINKS, APPLIANCES; AND ALL BATHROOM
ACCESSORIES, PLUMBING FIXTURES, TRIM ETC.
PER AGREEMENT BETWEEN OWNER AND G.C.

COLOR, TRIM AND ACCESSORIES FOR FIXTURES
SHOWN IN BATH SHALL BE APPROVED BY
OWNER BEFORE ORDERING. BATH SHALL
SIT ON FLOOR UNDERLAYMENT AND BE
INSTALLED PER MFG. INSTRUCTIONS.

ALL INTERIOR WOOD TRIM INCLUDING BASE,
WINDOW, DOOR, ETC. AND WOOD TRIM FINISH
(PAINT, STAIN, ETC.) SHALL BE PER AGREE-
MENT BETWEEN OWNER AND CONTRACTOR.
DETAILS TO MATCH EXISTING 1ST FLOOR

ALL INTERIOR WOOD DOORS, TYPE, WIDTH,
QUALITY AND FINISH SHALL BE PER AGREE-
MENT BETWEEN OWNER AND CONTRACTOR
(INCLUDING TYPE, QUALITY AND FUNCTION
OF HARDWARE FOR EACH DOOR).

CONTRACTOR SHALL SUBMIT WRITTEN BREAK-
DOWNS OF MATERIAL HE/SHE INTENDS TO
FURNISH OWNER REGARDING DOORS AND TRIM.

WALL DRYWALL SHALL BE 1/2" THICK DRYWALL

CEILING DRYWALL TO BE 5/8" THICK DRYWALL.

STRUCTURAL NOTES:

VERIFY ALL "FIRST FLOOR" PLAN DIMENSIONS
WITH "FOUNDATION" PLAN DIMENSIONS BEFORE
STARTING ANY WORK.

PROVIDE DOUBLE FLOOR JOIST UNDER ALL
PARALLEL RUNNING BEARING PARTITIONS AND
ALL 2'-8" OR LONGER NON-BEARING PARTI-
TIONS RUNNING PARALLEL.

PROVIDE 32 X 48 MIN. SCUTTLE AT CRAWLSPACE
PER DETAILS AND LOCATIONS AS REQUIRED

ALL STRUCTURAL BUILT WOOD BEAMS SHALL
HAVE MIN. EXTREME FIBER STRESS (f) OF
1,600 PSI AND A MODULAS OF ELASTICITY
(E) OF 1,600,000.

ALL OTHER STRUCTURAL WOOD INCLUDING
WOOD JOISTS, RAFTERS, STUDS, ETC. SHALL
HAVE MIN. (f) OF 1,200 PSI AND (E) 1,600,000.

4X12 STRUCTURAL WOOD BEAM SHALL HAVE
MIN. (f) OF 1,800 PSI AND (E) OF 1,600,000.

ALL STEEL TO BE DETAILED, FABRICATED AND
ERECTED IN ACCORDANCE WITH THE LATEST
AISC AND AWS SPECIFICATIONS. ALL STEEL
SHALL BE ASTM A-36.

ALL STEEL TO BE THOROUGHLY CLEANED AND
PAINTED WITH ONE SHOP PRIME PAINT.

STRUCTURAL WOOD FRAMING:

1. DESIGN LOADS USED FOR CALCULATIONS

TYPICAL FLOOR LIVE LOAD -- 40 PSF
TYPICAL FLOOR DEAD LOADS - - 10 PSF

TOTAL FLOOR LOADS = 50 PSF
MINIMUM COMPLIANCE

2. ALL FLOOR JOISTS AND ROOF RAFTERS
(INCLUDING BUILT-UP BEAMS, LINTELS, ETC.)
TO BE SOUTHER YELLO PINE, SELECT STRUCT.
LUMBER NO. 2 OR BETTER; MIN. EXTREME
FIBER STRESS (f) OF 1,200 PSI; E = 1,500,000 PSI.

3. ALL STUDS, HEADERS, ETC. - MIN.
f = 500 PSI ; E = 1,200,000 PSI

4. ALL GLULAM RIDGE BEAMS SHALL BE
ARCHITECTURAL GRADE DOUGLAS FIR-
f = 2400 PSI AND E = 1,800,000 PSI

5. ALL STRUCTURAL FRAMING MEMBERS ARE
DESIGNED FOR 1/480 DEFLECTION.

6. ALL FRAMING LUMBER SHALL: BE DIMEN-
SIONAL LUMBER AND MEET ASTM D2555;
D245 AND (SPR) 16 STANDARDS; BEAR
AITC INSPECTION GRADE MARKINGS; BE
KILN-DRIED, NOT TO EXCEED 19%
MOISTURE CONTENT.

7. ALL KILN-DRIED LUMBER STORED OUTSIDE
MUST BE PROTECTED FROM GETTING WET.
PROTECT WITH TARPS. IF PLASTIC IS USED,
LEAVE ENOUGH ROOM AT BOTTOM OF PILE FOR
AIR FLOW.
DO NOT STORE LUMBER ON THE GROUND.
KEEP LUMBER OFF MUD AND GROUND WITH
SUPPORTS UNDER LUMBER. ~

STRUCTURAL STEEL AND ANCHOR BOLTS:

1. ALL STRUCTURAL STEEL BEAMS SHALL BE
NEW AND TYPE ASTM A36; SHALL COMPLY
WITH AISC STANDARDS. BEAMS ARE DE-
SIGNED TO 1/480 DEFLECTION. ANCHOR
BEAMS SECURELY TO MASONRY WALLS AND
PIERS (MIN. 15" INTO MASONRY) WITH
1/2" X 18" ANCHOR BOLTS.

2. ALL ANCHOR BOLTS (AB) SHALL BE 1/2"
X 18' WIT EITHER 2" WASHER AT HEAD
OF BOLT OR 1 1/2" BENT END. 12"
LONG AB MAY BE USED WHERE APPROVED
(SEE NOTE 3 BELOW).

3. WOOD SILL PLATES SHALL BE ANCHORED
TO MASONRY FOUNDATION WALLS IN THE
FOLLOWING MANNER: WITHIN 12" OF CORNERS
AND INTERMEDIATE INTERVALS NOT MORE
THAN 4 FEET. AB SHALL BE 1/2" X 18" AND
EMBEDDED MIN. 15" INTO MASONRY UNITS.
WHERE APPROVED BY ARCHITECT AND
ALLOWED BY LOCAL AUTHORITIES, AB MAY BE
EMBEDDED 8" INTO MASONRY.

4. MORTAR FOR ALL MASONRY WORK AND
GROUT SETTING BEDS: TYPE M OR S WITH
MIN. 1,800 PSI. TOP MASONRY COURSE UNDER
SILL PLATES SHALL BE FILLED WITH MORTAR
OR GROUT UNLESS DRAWINGS CALL FOR
A SOLID CMU.

TYPICAL FOUNDATION WALL AND GRADE NOTES:

FOOTING DRAIN TILE - WITH LOOSE STONE
OR GRAVEL FILL EXTEND MIN. 24" ABOVE
DRAIN TILE.
BACK FILL WITH GRAVEL TO
8" BELOW FINISHED GRADE

FOUNDATION WALL FLASHING - TYPE AND
INSTALLATION AS RECOMMENDED BY WASCO.
PROVIDE WEEP HOLES HORZONTALLY AT
2'-0" CENTERS IMMEDIATELY ABOVE
FLASHING.

FOUNDATION WALL - NO EXPOSED CONCRETE
BLOCK OR WATERPROOFING. ALL EXPOSED
MASONRY SHALL BE FACE BRICK.

FOR CRAWL SPACE FLOOR USE 3"
CONCRETE MUD SLAB ON 6 MILL "VISQUEEN"
V.P. ON WELL TAMPED POUROUS FILL.

PROVIDE THOMAS WATERPROOFING DAMTITE
FOUNDATION COATING AND DOW CORNING
FOUNDATION INSULATION AT FOUNDATION
AT EXTERIOR (OR APPROVED EQUAL) AND
THOROSEAL AT BASEMENT INTERIOR

PROVIDE 2" FOAM FOUNDATION INSULATION
BY DOW CORNING OR APPROVED EQUAL

SOIL AND FOOTING NOTES:

1. ALL CONCRETE FOOTINGS AND GRADE BEAMS
ARE DETAILED BY OTHERS BUT INCLUDED
IN PERMIT DRAWINGS BY THE OWNERS AND/ OR
GENERAL CONTRACTORS

2. SOIL BEARING CAPACITY SHALL BE
AS NOTED ON STRUCTURAL ENGINEERS PLANS

3. CONCRETE DESIGN FOR FOOTINGS SHALL
BE MINIMUM 3,000 PSI AT 28 DAYS.

4. CONCRETE DESIGN FOR INTERIOR FLOOR
SLABS SHALL BE MINIMUM 3,500 PSI
AT 28 DAYS.

TYPICAL FLOOR CONSTRUCTION NOTES:

JOIST HANGERS - FOR WOOD JOISTS SHALL
BE (SIMILAR TO JB212 JOIST HANGER BY
SIMPSON CO.) 18 GA. GALVANIZED STEEL AND
SHALL BE INSTALLED PER MFG. INSTRUCTIONS.

FIN. FLOOR AT OWNER'S OPTION - 3/4" T&G
PLYWOOD SUB FLOOR GLUED AND NAILED
TO FLOOR JOISTS.

FLOORING AND SHEATHING:

1. FLOORING SHALL BE 23/32" L-P INNER SEAL
OSB T&G STRUCT.-1 PANELS CONFORMING TO
STANDARDS OF APA STURD-I-FLOOR. FLOORING
SHALL BE GLUED AND NAILED.
TYPICAL 3/4" T-G PLYWOOD SUB-FLOOR
PER DRAWINGS TYPICAL

2. WALL AND ROOF SHEATHING SHALL BE 9/16"
L-P INNER-SEAL OSB STRUCTURAL EXP-1 PANELS
APA RATED. OR
TYPICAL 5/8" PLYWOOD AS NOTED
PER DRAWINGS TYPICAL

3. FLOORING AND SHEATHING INSTALLATION
SHALL COMPLY WITH APA "RESIDENTIAL AND
COMMERCIAL" DESIGN/CONSTRUCTION
GUIDE PROCEDURES.
PER DRAWINGS TYPICAL

MARK REINHOLD architect

1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

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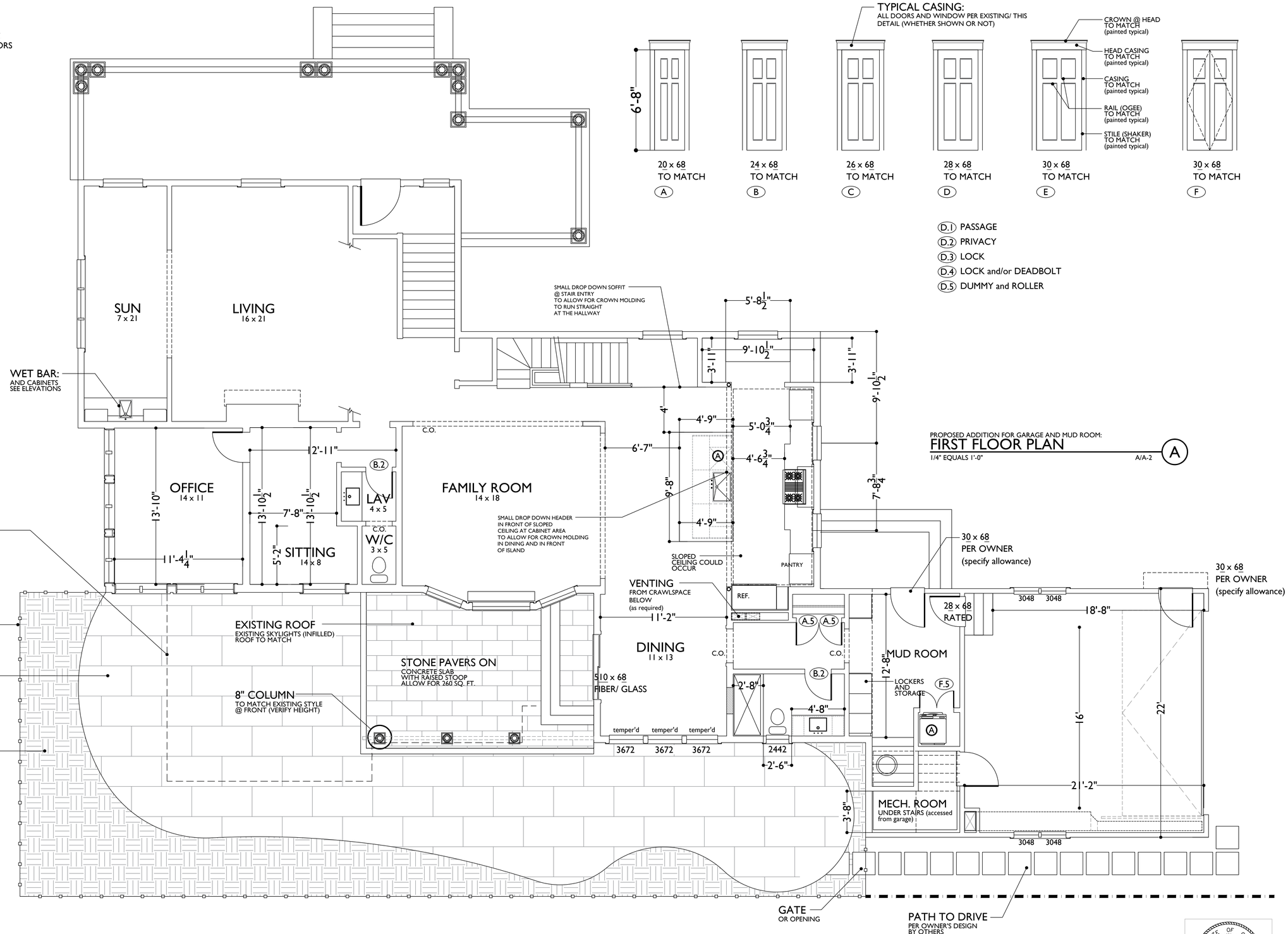
Ⓐ TYPICAL NOTES:
WATER HAMMER ARRESTORS REQUIRED @:
DISHWASHER
WASHER



PROPOSED ADDITION FOR GARAGE AND MUD ROOM:
FIRST FLOOR PLAN
1/4" EQUALS 1'-0" A/A-2 Ⓐ

MARK REINHOLD architect
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

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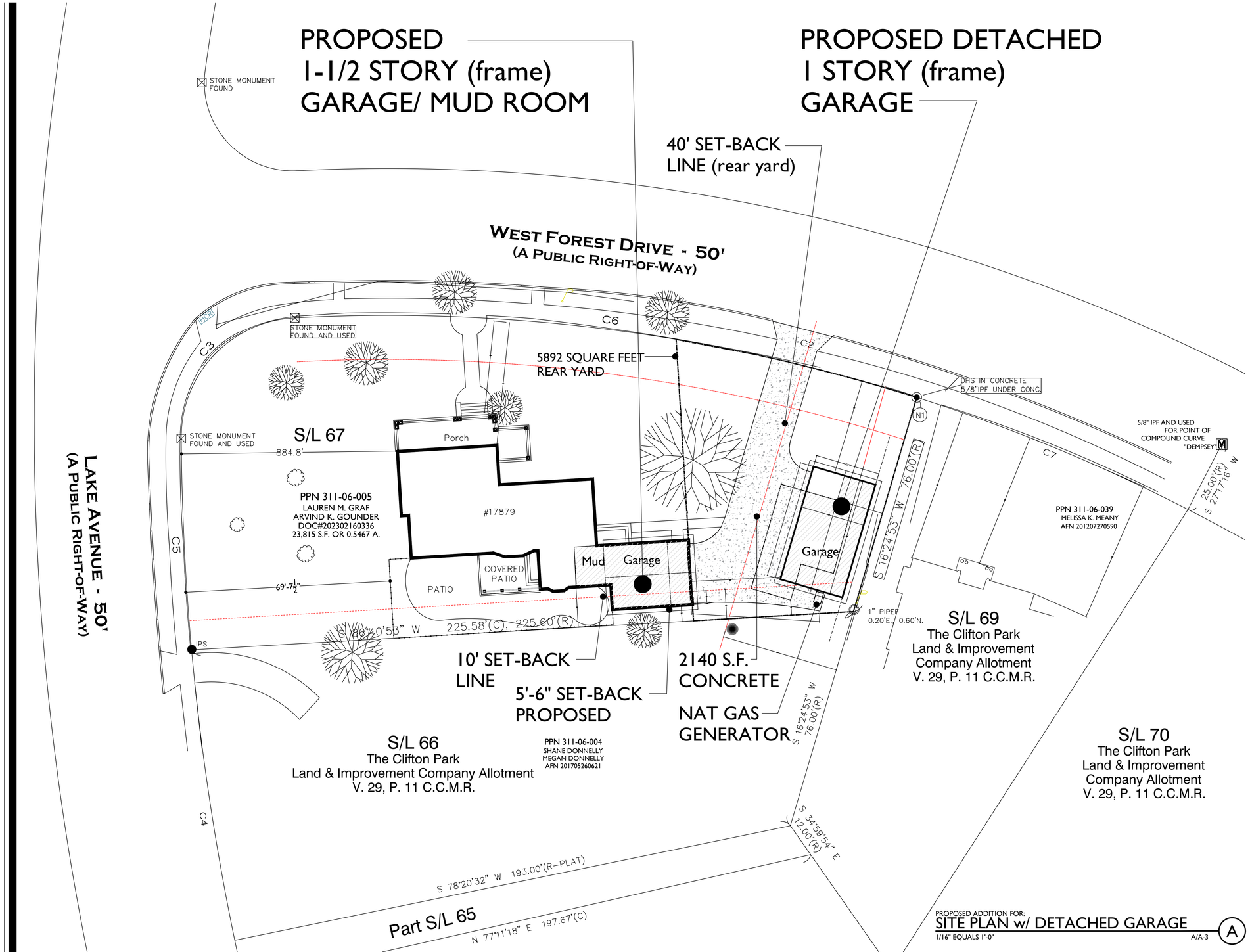
FLOOR PLAN A-2



R-1 60% LOT COVERAGE
40 FEET REAR YARD
MIN SIDE YARD 10'
MIN TOTAL SIDE YARD 25'

3690 SQUARE FEET
HOUSE /PORCHES
TOTAL FOOTPRINT

23815 SQUARE FEET
SITE AREA

2864 SQUARE FEET
HOUSE FOOTPRINT

880 SQUARE FEET
GARAGE FOOTPRINT

5892 SQUARE FEET
REAR YARD

880 S.F. / 5892 S.F.
14.9% TOTAL REAR YARD
LOT COVERAGE

880 S.F. + 3690 S.F.
4570 SQUARE FEET
TOTAL LOT COVERAGE

4570 S.F. / 23815 S.F.
19.2% TOTAL
LOT COVERAGE

TOTAL SET-BACK
36.9'

PROPOSED ADDITION FOR:
SITE PLAN w/ DETACHED GARAGE
1/16" EQUALS 1'-0"
A/A-3
A

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1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

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ARCHITECTURAL SITE PLAN A-3

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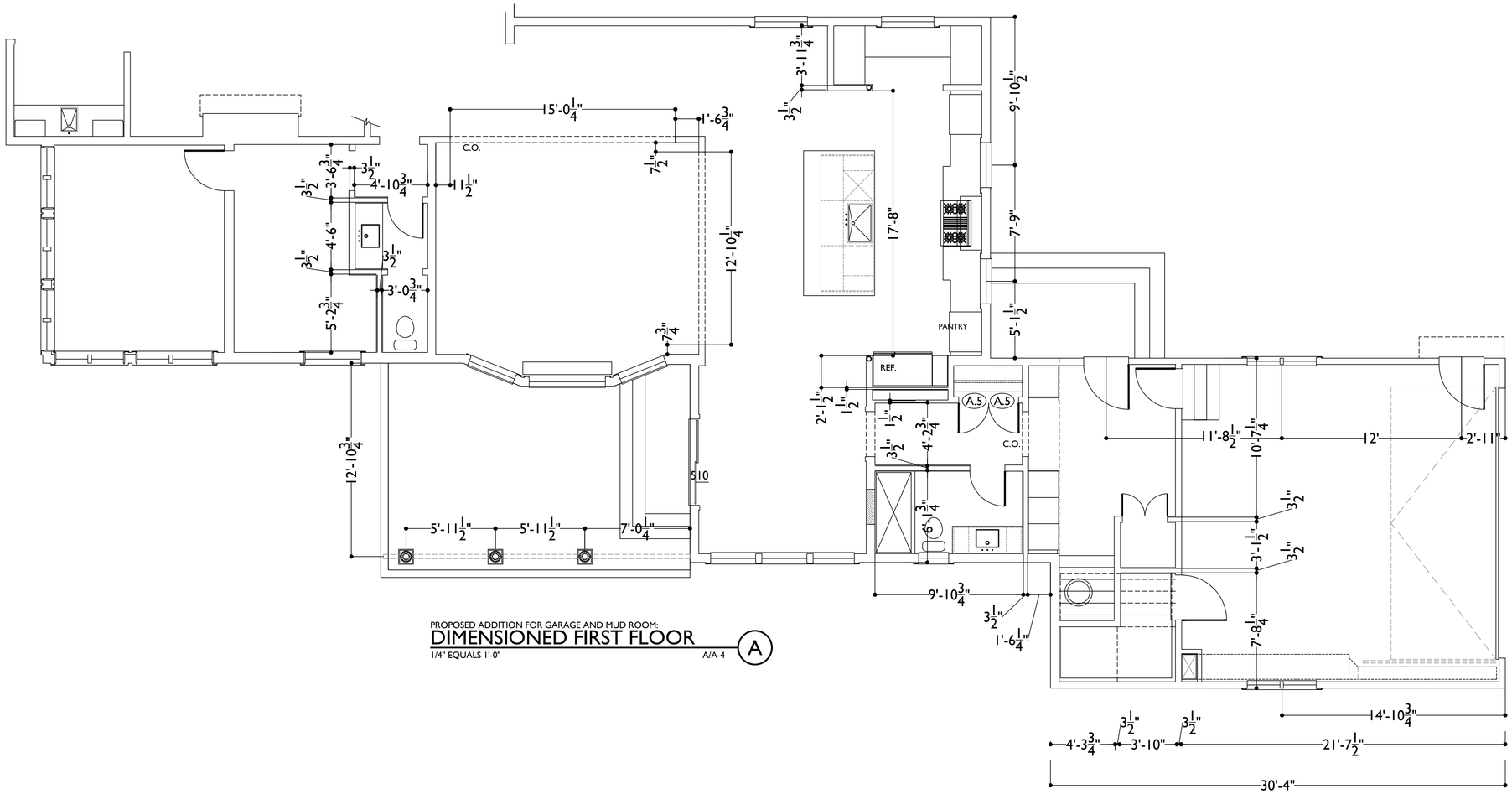

PROPOSED ADDITION FOR GARAGE AND MUD ROOM:

DIMENSIONED FIRST FLOOR

1/4" EQUALS 1'-0" A/A-4 (A)

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DIMENSIONED FLOOR PLANS A-4

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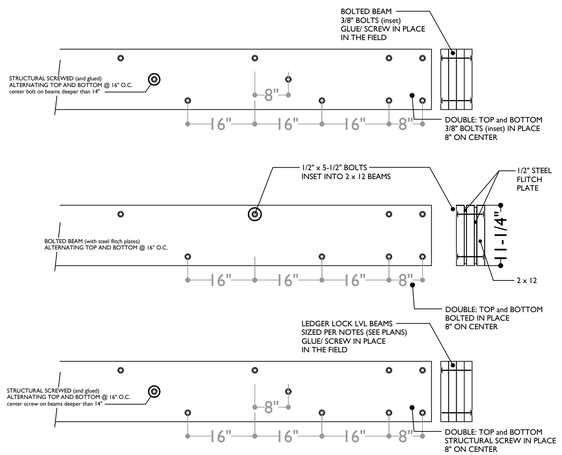
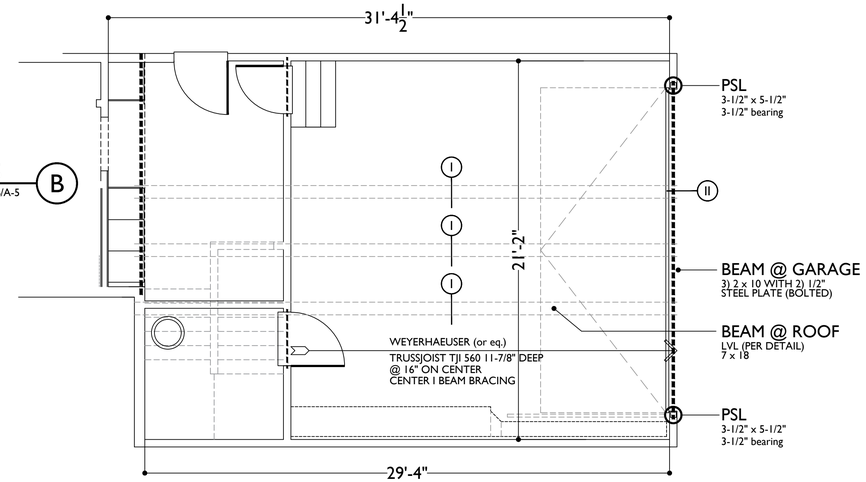


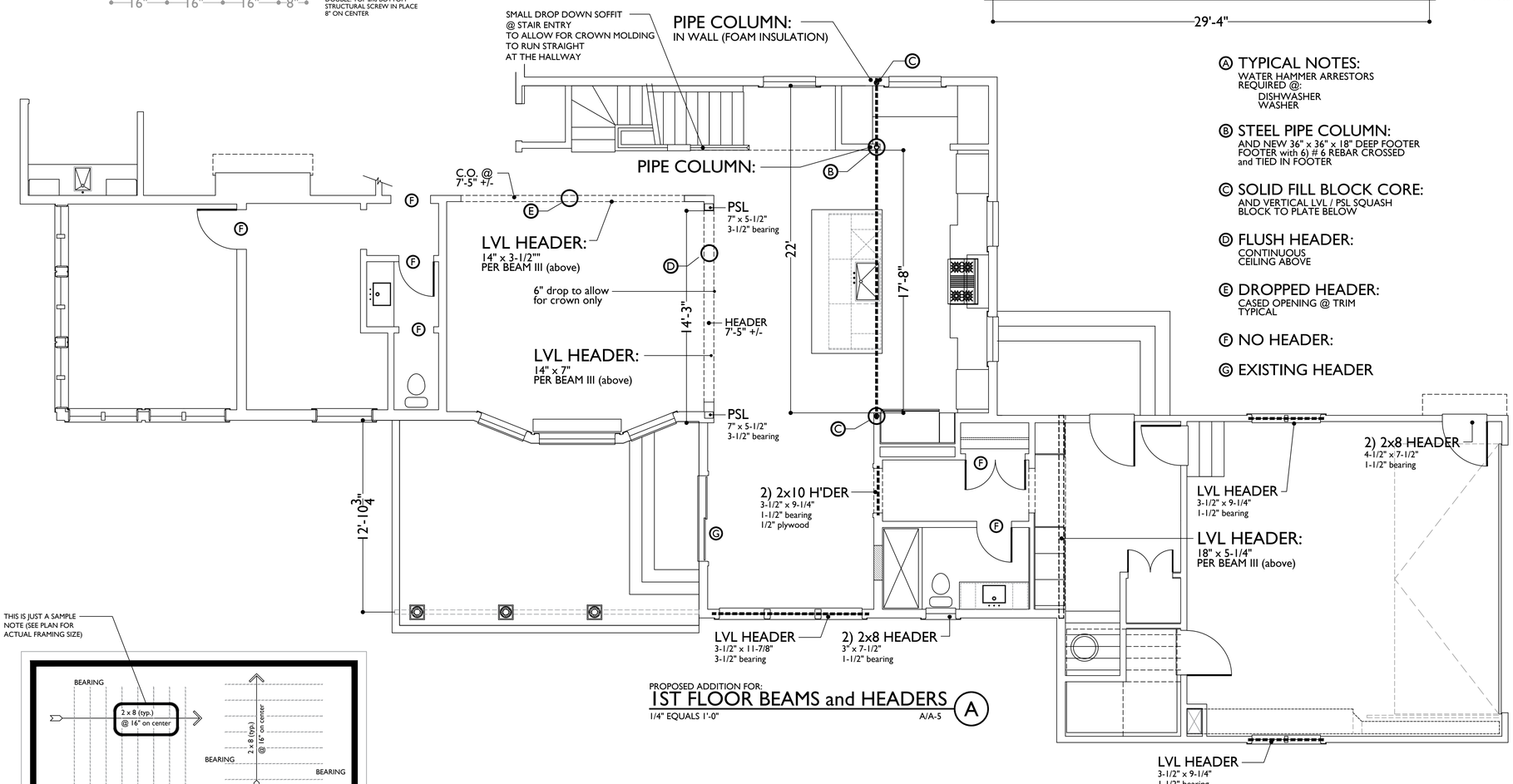
SCHEMATIC DESIGN FOR:
BEAM A
NOT TO SCALE
I

SCHEMATIC DESIGN FOR:
BEAM B
NOT TO SCALE
II

SCHEMATIC DESIGN FOR:
BEAM A
NOT TO SCALE
III

PROPOSED ADDITION FOR:
GARAGE BEAMS and HEADERS
1/4" EQUALS 1'-0" B/A-5
B





PROPOSED ADDITION FOR:
1ST FLOOR BEAMS and HEADERS
1/4" EQUALS 1'-0" A/A-5
A

Ⓐ TYPICAL NOTES:
WATER HAMMER ARRESTORS
REQUIRED @:
DISHWASHER
WASHER

Ⓑ STEEL PIPE COLUMN:
AND NEW 36" x 36" x 18" DEEP FOOTER
FOOTER with 6) # 6 REBAR CROSSED
and TIED IN FOOTER

Ⓒ SOLID FILL BLOCK CORE:
AND VERTICAL LVL / PSL SQUASH
BLOCK TO PLATE BELOW

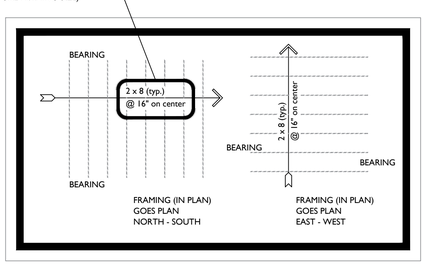
Ⓓ FLUSH HEADER:
CONTINUOUS
CEILING ABOVE

Ⓔ DROPPED HEADER:
CASED OPENING @ TRIM
TYPICAL

Ⓕ NO HEADER:

Ⓖ EXISTING HEADER

THIS IS JUST A SAMPLE
NOTE (SEE PLAN FOR
ACTUAL FRAMING SIZE)



MARK REINHOLD architect
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

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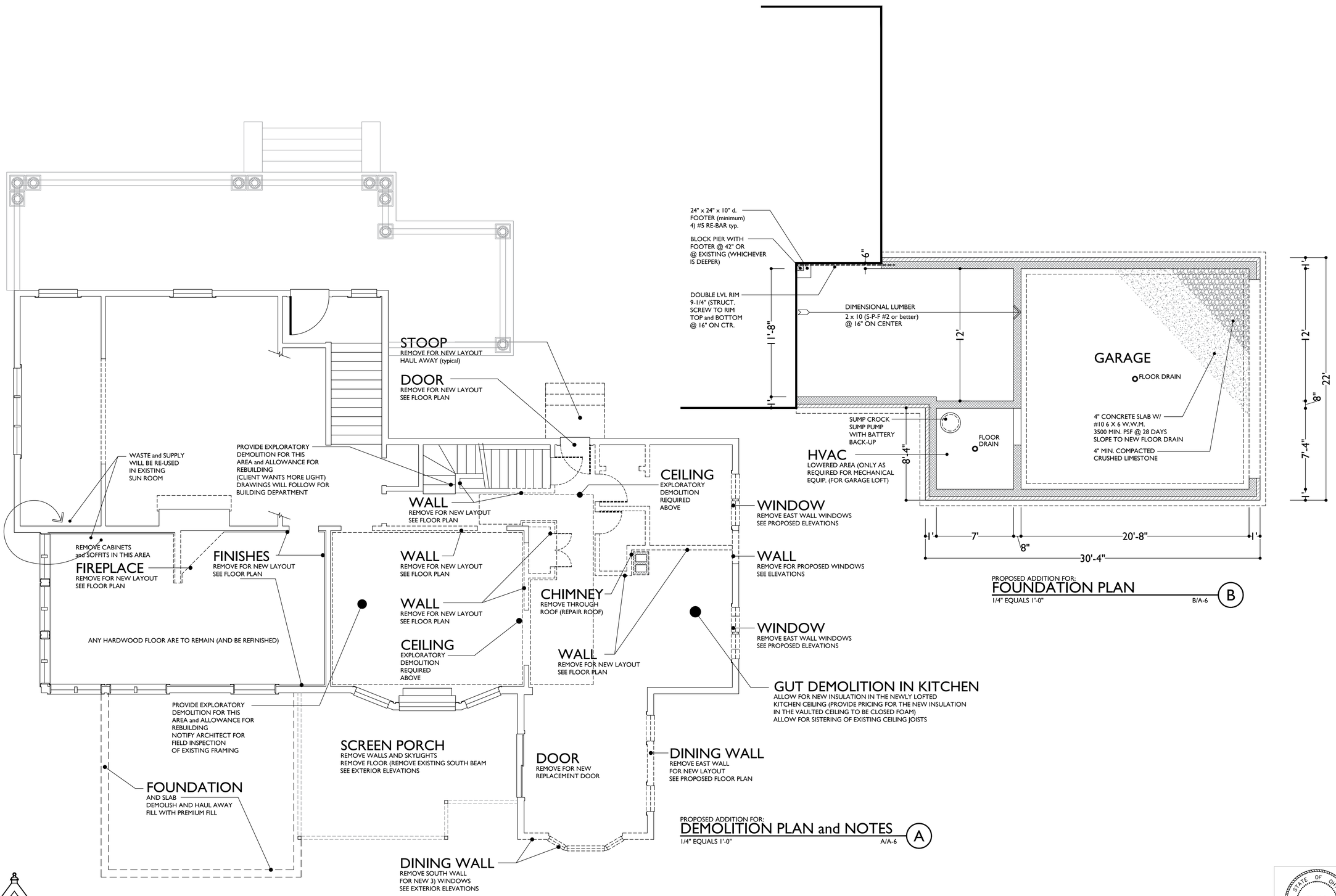
BEAMS and HEADERS A-5



MARK REINHOLD architect

1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

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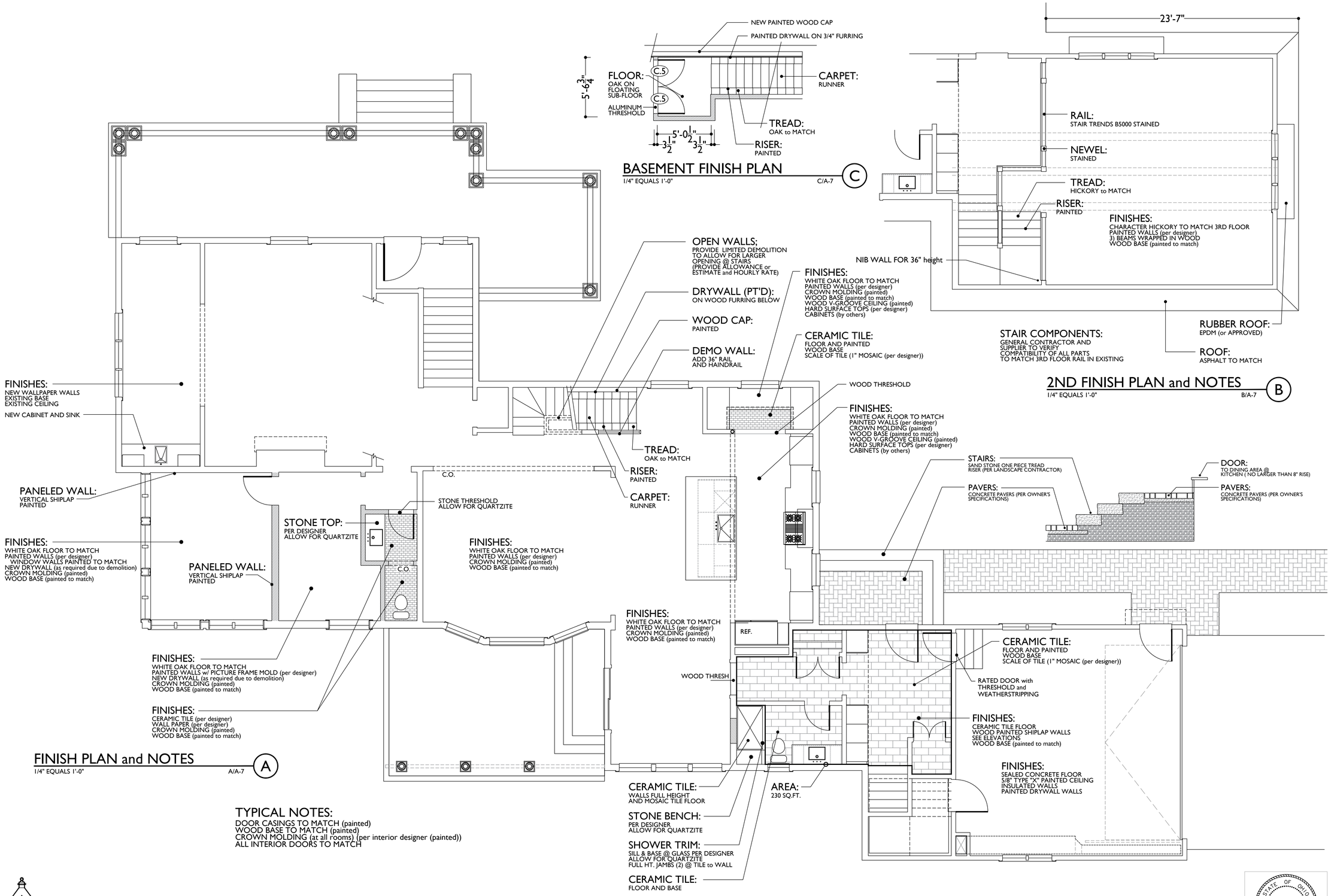
FOUNDATION and DEMOLITION A-6



TYPICAL NOTES:

DOOR CASINGS TO MATCH (painted)
WOOD BASE TO MATCH (painted)
CROWN MOLDING (at all rooms) (per interior designer (painted))
ALL INTERIOR DOORS TO MATCH

MARK REINHOLD architect

1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

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INTERIOR FINISHES PLAN A-7

PROPOSED ADDITION FOR:

GARAGE AND MUD ROOM (J)

1/4" EQUALS 1'-0"

2ND FL. POWER and LIGHTING (B)

1/4" EQUALS 1'-0"

B/A-8

1ST FL. POWER and LIGHTING (A)

1/4" EQUALS 1'-0"

A/A-8

LOAD CALCULATIONS NOTE:

ELECTRICAL CONTRACTOR TO PROVIDE
LOAD CALCULATION TO THE CITY PRIOR TO
PERMIT PROCESS (PROVIDE WITH PERMIT APPLICATION)

PANEL NOTE:

ELECTRICAL CONTRACTOR TO PROVIDE
PANEL DRAWING AS REQUIRED WITH PERMIT.
PANEL TO BE LABELED PRIOR TO C/O

CIRCUITING NOTE:

ALL LIGHTING AND POWER IN EACH BATHROOM
TO BE ON IT'S OWN (SEPARATE) CIRCUIT
POWER and LIGHTING CAN BE ON A COMBINED CIRCUIT

RECEPTACLE NOTE:

OUTLETS SHOWN ARE GUIDELINE ONLY
MORE OUTLETS ARE REQUIRED BY THE FOLLOWING CODES
OUTLETS ARE REQUIRED TO BE NO MORE THAN 6 FEET APART
(MEASURED HORIZONTALLY ALONG FLOOR LINE.)
AT COUNTER AREAS:
OUTLETS ARE REQUIRED TO BE NO MORE THAN 24" APART
SEE CODES FOR EXCEPTIONS

LIGHTING NOTE:

NO LIGHTING ALLOWED WITHIN 8 VERTICAL FEET ABOVE TUB
NO LIGHTING ALLOWED WITHIN 2 FEET OF THE PERIMETER
OF THE TUB.

CARBON MONOXIDE DETECTOR NOTE:

ONE CO DETECTOR LOCATED OUTSIDE OF EACH
SLEEPING UNIT OR BEDROOM

ONE CO DETECTOR LOCATED OUTSIDE ENTRY TO GARAGE

ONE CO DETECTOR LOCATED IN ANY ROOM ABOVE THE GARAGE.

SMOKE ALARM NOTE:

ALL SMOKE ALARMS SHOWN ARE DUAL TECHNOLOGY
(BOTH IONIZATION and PHOTOELECTRIC)

ONE SMOKE ALARM WITHIN 10 FEET OF FIXED COOKING APPLIANCE
(ALARM LISTED FOR CLOSE PROXIMITY TO COOKING)

OR... ONE SMOKE ALARM WITHIN 20 FEET OF FIXED COOKING APPLIANCE
(WITH ALARM SILENCING MEANS OR PHOTOELECTRIC TECHNOLOGY ONLY)

ANY SECOND FLOOR ALARM MUST INCLUDE PHOTOELECTRIC TECHNOLOGY

BOTH FIRST AND SECOND FLOORS MUST INCLUDE BOTH TECHNOLOGIES
(PHOTOELECTRIC and IONIZATION)
COMBINATION OR SEPARATE TECHNOLOGIES MAY BE USED

UNLESS FINISHES ARE REQUIRED TO BE REMOVED
ALL ALARMS MUST BE INTER-CONNECTED
SUCH THAT ONE ACTUATION ALARMS/ ACTIVATES ALL OTHERS

UNLESS FINISHES ARE REQUIRED TO BE REMOVED
ALL ALARMS MUST BE POWERED BY BUILDING POWER (AND HAVE
BATTERY BACK-UP)

ARC-FAULT / CIRCUITING NOTE:

ALL 120-VOLT SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS
SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS,
FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS,
SUN ROOMS, RECREATIONAL ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS,
OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS
DESCRIBED IN 210.12(A)(1) THROUGH (6):
(1) A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER,
INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
(2) A LISTED BRANCH/FEEDER-TYPE AFCI INSTALLED AT THE ORIGIN OF THE BRANCH-CIRCUIT
IN COMBINATION WITH A LISTED OUTLET BRANCH-CIRCUIT TYPE ARC-FAULT CIRCUIT INTERRUPTER
INSTALLED AT THE FIRST OUTLET BOX ON THE BRANCH CIRCUIT. THE FIRST OUTLET BOX IN THE
BRANCH CIRCUIT SHALL BE MARKED TO INDICATE THAT IT IS THE FIRST OUTLET OF THE CIRCUIT.
(3) A LISTED SUPPLEMENTAL ARC PROTECTION CIRCUIT BREAKER INSTALLED AT THE ORIGIN OF THE
BRANCH CIRCUIT IN COMBINATION WITH A LISTED OUTLET BRANCH-CIRCUIT TYPE
ARC-FAULT CIRCUIT INTERRUPTER INSTALLED AT THE FIRST OUTLET BOX ON THE
BRANCH CIRCUIT WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
A. THE BRANCH-CIRCUIT WIRING SHALL BE CONTINUOUS FROM THE BRANCH-CIRCUIT OVERCURRENT
DEVICE TO THE OUTLET BRANCH-CIRCUIT ARC-FAULT CIRCUIT INTERRUPTER.
B. THE MAXIMUM LENGTH OF THE BRANCH-CIRCUIT WIRING FROM THE BRANCH-CIRCUIT
OVERCURRENT DEVICE TO THE FIRST OUTLET SHALL NOT EXCEED 15.2 M (50 FT.)
FOR A 14 AWG CONDUCTOR OR 21.3 M (70 FT.) FOR A 12 AWG CONDUCTOR.
C. THE FIRST OUTLET BOX IN THE BRANCH CIRCUIT SHALL BE MARKED
TO INDICATE THAT IT IS THE FIRST OUTLET OF THE CIRCUIT.
(4) A LISTED OUTLET BRANCH-CIRCUIT TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED AT THE
FIRST OUTLET ON THE BRANCH CIRCUIT IN COMBINATION WITH A LISTED BRANCH-CIRCUIT
OVERCURRENT PROTECTIVE DEVICE WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
A. THE BRANCH-CIRCUIT WIRING SHALL BE CONTINUOUS FROM THE BRANCH-CIRCUIT OVERCURRENT
DEVICE TO THE OUTLET BRANCH-CIRCUIT ARC-FAULT CIRCUIT INTERRUPTER.
B. THE MAXIMUM LENGTH OF THE BRANCH-CIRCUIT WIRING FROM THE BRANCH-CIRCUIT
OVERCURRENT DEVICE TO THE FIRST OUTLET SHALL NOT EXCEED 15.2 M (50 FT.)
FOR A 14 AWG CONDUCTOR OR 21.3 M (70 FT.) FOR A 12 AWG CONDUCTOR.
C. THE FIRST OUTLET BOX IN THE BRANCH CIRCUIT SHALL BE MARKED TO INDICATE THAT
IT IS THE FIRST OUTLET OF THE CIRCUIT.
D. THE OVERCURRENT DEVICE AND OUTLET COMBINATION OF THE BRANCH-CIRCUIT
BRANCH-CIRCUIT AFCI SHALL BE IDENTIFIED AS MEETING THE REQUIREMENTS FOR A SYSTEM
COMBINATION-TYPE AFCI AND SHALL BE LISTED AS SUCH.

ELECTRICAL NOTE:

ALL OUTLETS (OTHER THAN GFCI) WILL BE ARC-FAULT PROOF
ALL OUTLETS (OTHER THAN GFCI) WILL BE TAMPER PROOF
ALL LIGHTING IS LED OR COMPACT FLUORESCENT

ELECTRICAL NOTE:

PROVIDE CONVENIENCE OUTLET ADJACENT TO ELECTRICAL PANEL
PROVIDE CONVENIENCE GFCI OUTLET (IN WATER PROOF BOX)
ADJACENT TO AIR CONDITIONER CONDENSER.

LIGHTING CIRCUIT NOTE:

LIGHTING CIRCUIT TYPICAL (1)

TYPICAL LIGHTING WIRING TO MEET LOCAL AND NATIONAL
ELECTRICAL CODES
MINIMUM WIRING FOR LIGHTING CIRCUIT
TO BE 14/3 GROUNDED CIRCUIT

POWER CIRCUIT NOTE:

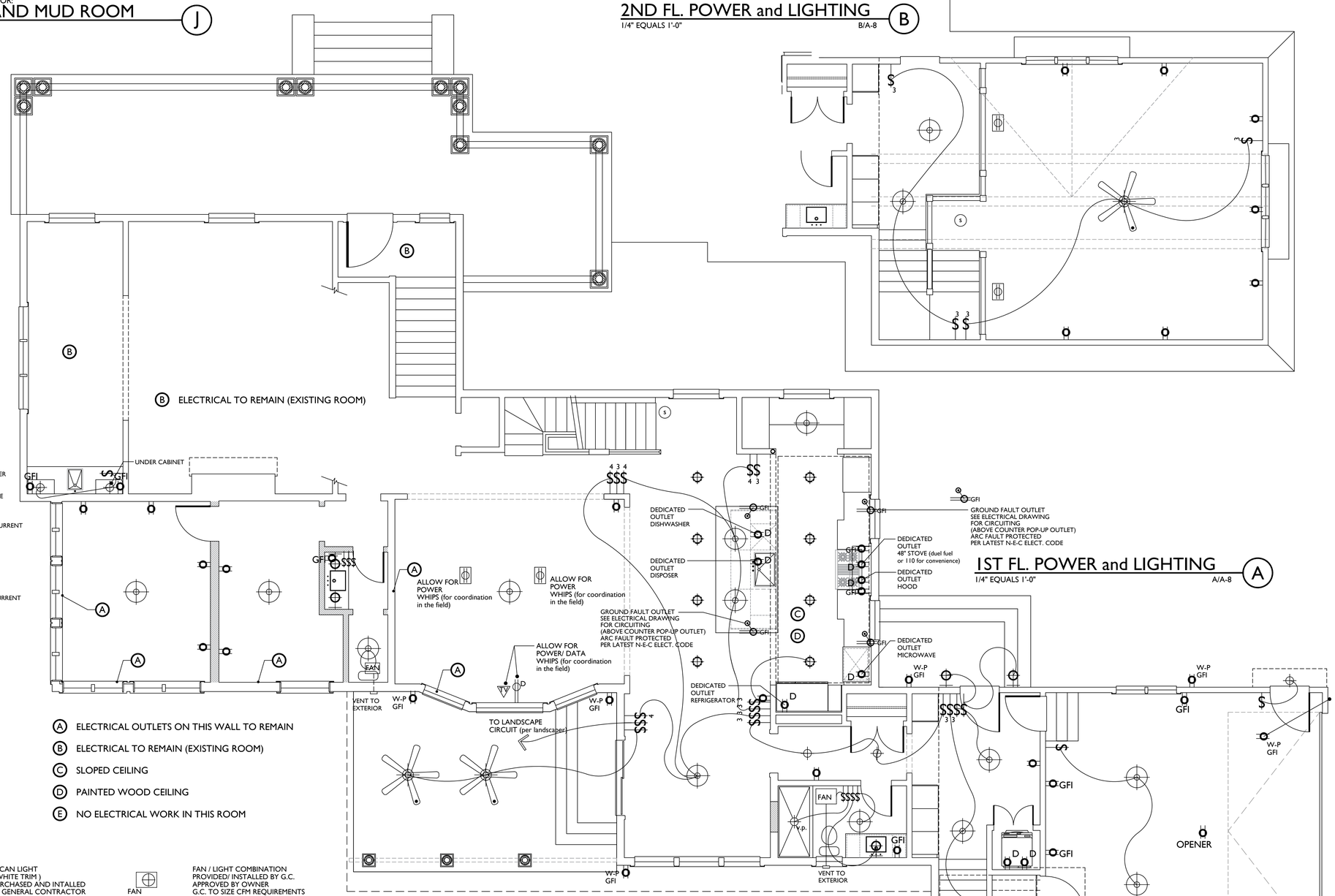
POWER CIRCUITS TYPICAL
PER CODE 20 AMP CIRCUIT
ON THIS PROJECT NOT TO EXCEED
8 NEW DUPLEX OUTLETS
TYPICAL POWER WIRING TO MEET LOCAL AND NATIONAL
ELECTRICAL CODES
MINIMUM WIRING FOR POWER CIRCUIT TO BE 12/3
GROUNDED CIRCUIT
NEW PANEL AND ELEC. PERMIT BY ELECTRICAL CONTRACTOR.

KITCHEN CIRCUIT NOTE:

DIVIDE KITCHEN CIRCUITING INTO
TWO DIFFERENT CIRCUITS

BATHROOM LIGHTING NOTE:

BATHROOM LIGHTING TO BE APPROVED FOR DAMP LOCATIONS
BATHROOM SHOWER LIGHTING APPROVED FOR WET LOCATIONS
BATHROOM FANS DUCTED TO THE EXTERIOR



(A) ELECTRICAL OUTLETS ON THIS WALL TO REMAIN

(B) ELECTRICAL TO REMAIN (EXISTING ROOM)

(C) SLOPED CEILING

(D) PAINTED WOOD CEILING

(E) NO ELECTRICAL WORK IN THIS ROOM

4" CAN LIGHT (WHITE TRIM) PURCHASED AND INTALLED BY GENERAL CONTRACTOR	FAN / LIGHT COMBINATION PROVIDED/ INSTALLED BY G.C. APPROVED BY OWNER G.C. TO SIZE CFM REQUIREMENTS		
FIXTURE BY OWNER INSTALLED BY GENERAL CONTRACTOR TOTAL WATTAGE: INFORMATION TO FOLIOW	EXHAUST FAN PROVIDED/ INSTALLED BY G.C. APPROVED BY OWNER G.C. TO SIZE CFM REQUIREMENTS		
4" CAN LIGHT (WHITE) WITH WATER PROOF VAPOR PROOF LENS PURCHASED AND INSTALLED BY GENERAL CONTRACTOR	SMOKE ALARM location confirmed by G.C.	DUPLEX FLOOR OUTLET SEE ELECTRICAL DRAWING FOR CIRCUITING FLOOR OUTLET	DEDICATED OUTLET SEE ELECTRICAL DRAWING FOR CIRCUITING (HEIGHT: typ. 18" aff)
FIXTURE BY OWNER INSTALLED BY GENERAL CONTRACTOR TOTAL WATTAGE: INFORMATION TO FOLIOW	DUPLEX OUTLET SEE ELECTRICAL DRAWING FOR CIRCUITING (HEIGHT: typ. 18" aff)	GROUND FAULT OUTLET SEE ELECTRICAL DRAWING FOR CIRCUITING (HEIGHT: typ. 18" aff)	LIGHT SWITCH SEE REFLECTED CEILING PLAN SEE ELECTRICAL DWGS FOR DTLS. (HEIGHT: typ. 48"aff)

LIGHT SWITCH 3 WAY OR 4 WAY SEE REFLECTED CEILING PLAN SEE ELECTRICAL DWGS FOR DTLS. (HEIGHT: typ. 48"aff)	GROUND FAULT OUTLET IN WATERPROOF OUTDOOR BOX WITH LID (HEIGHT: typ. 18" aff)

MARK REINHOLD architect

1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

STATE OF OHIO REINHOLD 10840 REGISTERED ARCHITECT

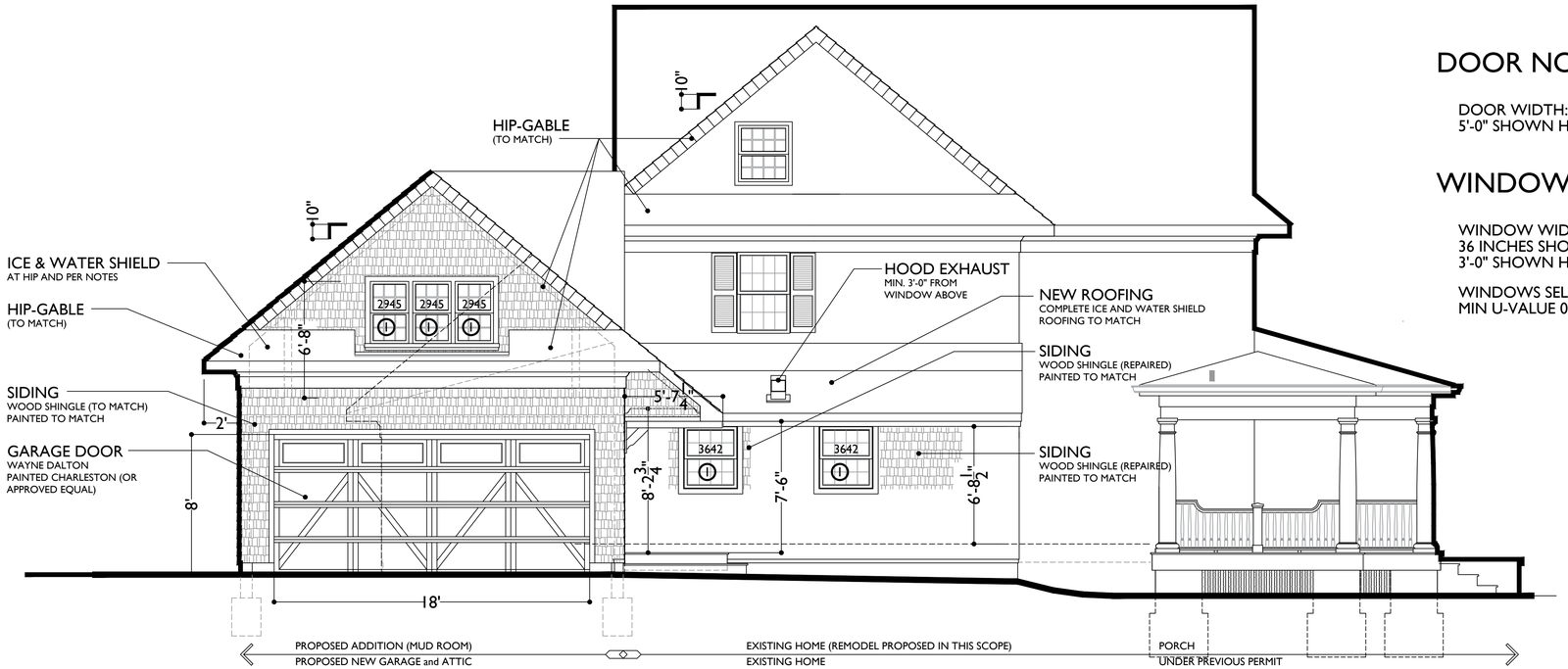
Mark Reinhold
Ohio # 10840
Expiration Date: 12/30/2025

SCALISH
08/14/2025
SCHEMATIC

GRAF / GOUNDER RESIDENCE

17879 LAKE ROAD, LAKEWOOD, OHIO 44107

POWER and LIGHTING A-8



PROPOSED GARAGE AND MUD ROOM
EAST ELEVATION
1/4" EQUALS 1'-0" A/A-9 (A)

DOOR NOTE:

DOOR WIDTH: FEET INCHES
5'-0" SHOWN HERE

FEET INCHES FEET INCHES
50 x 68
TO MATCH

DOOR HEIGHT: FEET INCHES
6'-8" SHOWN HERE

DOOR MATERIALS/ NOTES:

WINDOW NOTE: ALL WINDOWS GRIDS BETWEEN GLASS

WINDOW WIDTH: IN INCHES
36 INCHES SHOWN HERE
3'-0" SHOWN HERE

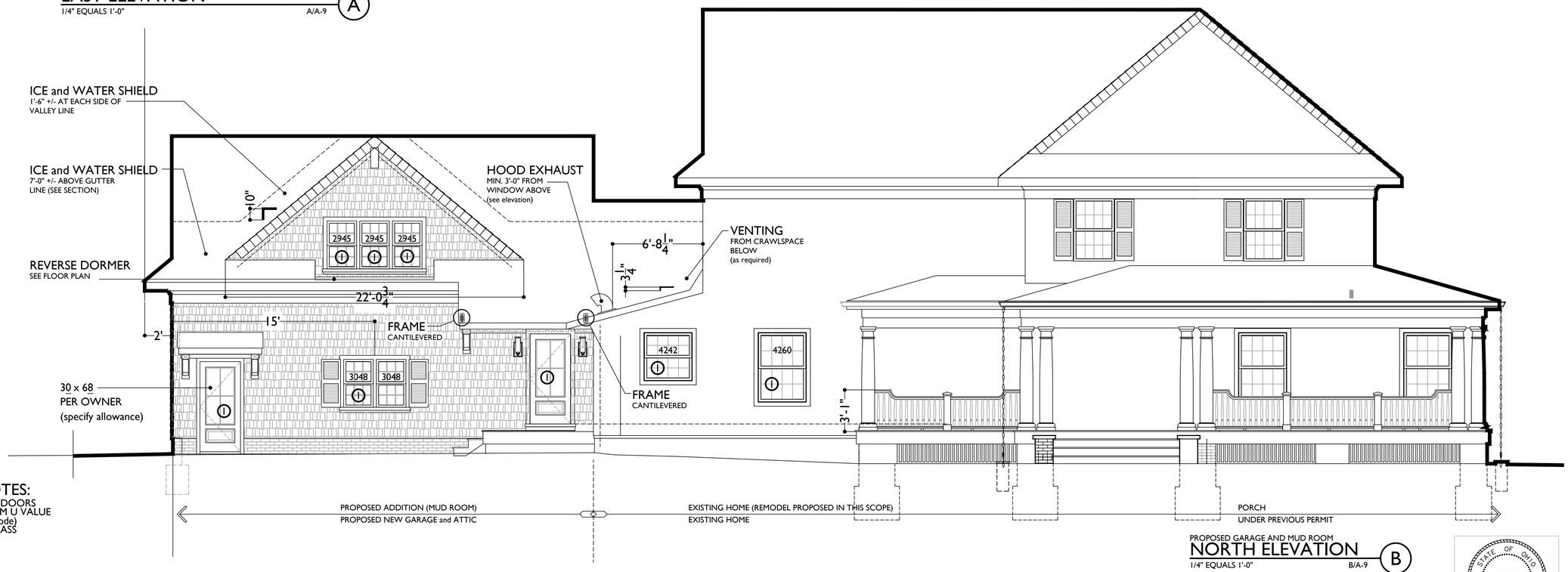
3654

WINDOW HEIGHT: IN INCHES
54 INCHES SHOWN HERE
4'-6" SHOWN HERE

WINDOWS SELECTED BY OWNERS
MIN U-VALUE 03.0 (typical)

3654
egress

MEETS OR EXCEEDS
REQUIREMENTS FOR
EGRESS WINDOWS



(1) TYPICAL NOTES:
ALL WINDOWS and DOORS
TO HAVE A MINIMUM U VALUE
OF 0.30 (typical per code)
GRIDS BETWEEN GLASS

PROPOSED GARAGE AND MUD ROOM
NORTH ELEVATION
1/4" EQUALS 1'-0" B/A-9 (B)

MARK REINHOLD architect
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

SCALISH CONSTRUCTION
05/15/2025
DESIGN DEVELOPMENT

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Ohio # 10840
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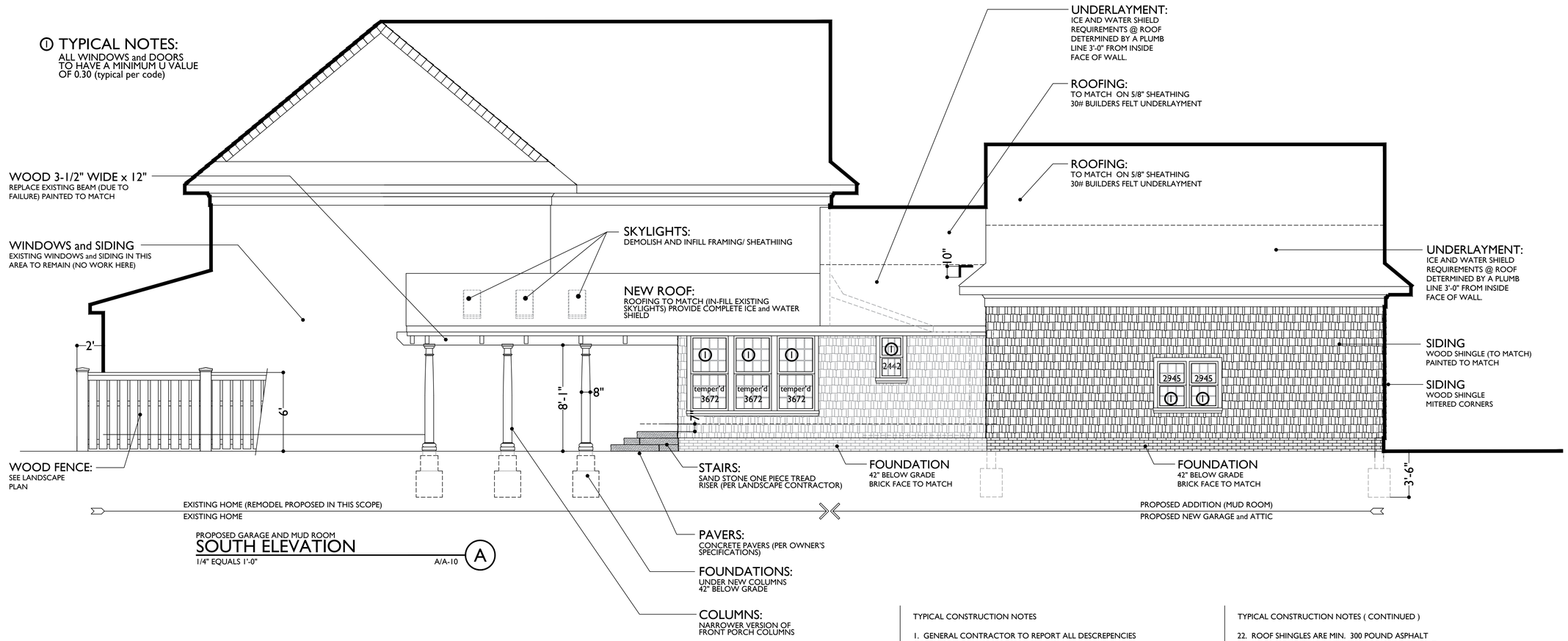
EXTERIOR ELEVATIONS A-9



PROPOSED GARAGE AND MUD ROOM

SOUTH ELEVATION

1/4" EQUALS 1'-0" A/A-10 (A)

TYPICAL CONSTRUCTION NOTES

1. GENERAL CONTRACTOR TO REPORT ALL DESCREPENCIES OF THE FOLLOWING NOTES WITH ANY CONFLICT IN THE CONTRACT DOCUMENTS
2. FOOTINGS ARE DETAILED ON ENGINEER'S DRAWINGS (PILES AND GRADE BEAMS)
3. ALL CRAWLSPACE FOUNDATIONS PER ENGINEER'S DRAWINGS
4. VENT ALL CRAWLSPACES PER CODE
5. ANCHOR SILL PLATE TO FOUNDATION @ 4' O.C. and 12" FROM CORNERS
6. PROVIDE SILL SEAL PER CODES
7. SILL PLATE TO BE 2 X 8 MIN. (PRESSURE TREATED)
8. SOLID BRIDGE ALL JOIST SPANS AT MID-SPAN MINIMUM.
9. WALL PLATE TO MATCH WALL THICKNESS TYP. NAIL TO RIM JOIST AT 8" O.C.
10. JOISTS SPANS ARE AS NOTED ON DRAWINGS
11. SUB-FLOOR TO BE 3/4" OSB TYPICAL
12. FINISH FLOOR PER OWNER'S SPEC
13. WALL STUDS TO BE @ 16" ON CENTER ALIGN ALL JOISTS, STUDS AND CEILING JOISTS WHERE POSSIBLE
14. TIE ALL TOP WALL PLATES TO STUDS AT CORNER WITH (1) SHEET MIN. PLYWOOD CONTINUOUS DIAGONAL BRACING
15. DOUBLE TOP PLATES TYP. TIE ALL TOP WALL PLATES TO PERPENDICULAR WALLS BY OVERLAPING ALTERNATE PLATES
16. PROVIDE SMOKE DECTECTORS PER LOCAL CODES
LOCATION: KITCHEN AREA QTY. 1
LOCATION: GARAGE ATTIC QTY. 1
LOCATION: _____ QTY._____
LOCATION: _____ QTY._____
LOCATION: _____ QTY._____
LOCATION: _____ QTY._____
LOCATION: _____ QTY._____
17. WALL INSULATION TO BE R-21, 5 1/2 " MIN. UNLESS NOTED
18. ROOF INSULATION TO BE R-38, 11 1/4 " MIN. UNLESS NOTED
19. FOR ROOF RAFTER SIZING SEE PLANS
20. G.C. TO PROVIDE CONTINUOUS SOFFIT VENT AT ADDITION G.C. TO PROVIDE CONTINUOUS RIDGE VENT
21. ROOF SHEATHING IS TYPICALLY 5/8" OSB or PLYWOOD

TYPICAL CONSTRUCTION NOTES (CONTINUED)

22. ROOF SHINGLES ARE MIN. 300 POUND ASPHALT SHINGLES SPEC'D BY OWNER ON 30 LB. BUILDERS FELT PROVIDE ICE AND WATER SHIELD AT VALLEYS AND EAVES
23. AT ROOF CONNECTION TO SIDE WALLS G.C. TO PROVIDE ALUMINUM STEP FLASHING TYP. AT ALL VALLEY(S) PLANNED AT ROOF G.C. TO PROVIDE ALUMINUM FLASHING TYP. OR MATCH EXISTING
24. G.C. TO SECURE SURVEYOR AS REQUIRED BY BUILDING DEPARTMENT
25. G.C. IS TO PROVIDE GUTTERS AND DOWNSPOUTS PER OWNER'S SPECIFICATIONS TO SPLASH BLOCK
26. SIDING IS PER ELEVATIONS G.C. IS TO PROVIDE TYVEK HOUSE WRAP OR 15 LB. FELT AT WALLS
27. SEE PLANS FOR LIGHT AND VENTILATION REQUIREMENTS
28. NEW CEILING HIEGHT IS 8'-0" MIN AT ASLL AREAS PER CODE
29. LIGHTING CIRCUIT TYPICAL (1) PER CODE 15 AMP CIRCUIT LIGHTING ON THIS PROJECT NOT TO EXCEED 1650w. TOTAL WATTAGE TYPICAL LIGHTING WIRING TO MEET LOCAL AND NATIONAL ELECTRICAL CODES MINIMUM WIRING FOR LIGHTING CIRCUIT TO BE 14/3 GROUNDED CIRCUIT
30. POWER CIRCUITS TYPICAL PER CODE 20 AMP CIRCUIT ON THIS PROJECT NOT TO EXCEED 8 NEW DUPLEX OUTLETS TYPICAL POWER WIRING TO MEET LOCAL AND NATIONAL ELECTRICAL CODES MINIMUM WIRING FOR POWER CIRCUIT TO BE 12/3 GROUNDED CIRCUIT NEW PANEL AND ELEC. PERMIT BY ELECTRICAL CONTRACTOR.
31. ELECTRICAL PANEL IS NEW 200 AMPS PER ELECTRICAL CONTRACTOR TO SUB-PANEL OR CIRCUIT PER CODE
32. STAIR RISERS NOT TO EXCEED 8"

MARK REINHOLD architect

1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

SCALISH CONSTRUCTION
DATE
05/15/2025
DESIGN DEVELOPMENT

STATE OF OHIO
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10840
REGISTERED ARCHITECT
Mark Reinhold
Ohio # 10840
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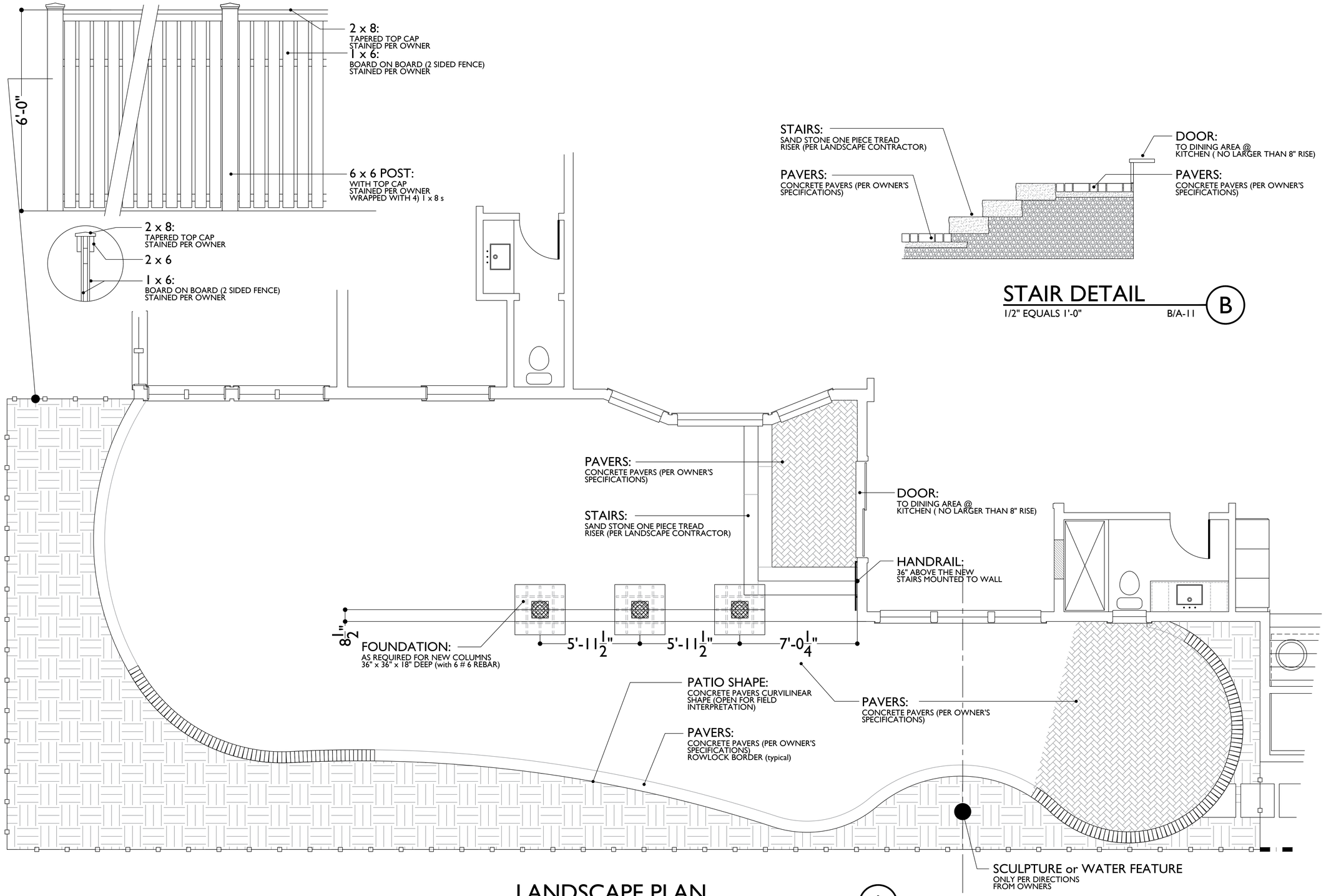
EXTERIOR ELEV, CONSTRUCTION NOTES A-10



STAIR DETAIL

1/2" EQUALS 1'-0" B/A-11 (B)

LANDSCAPE PLAN

3/8" EQUALS 1'-0" A/A-11 (A)

MARK REINHOLD architect

1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

CONSTRUCTION BY:
SCALISH CONSTRUCTION

DATE:
05/15/2025

PURPOSE:
DESIGN DEVELOPMENT

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Ohio # 10840
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SCHEMATIC LANDSCAPE PLAN A-11

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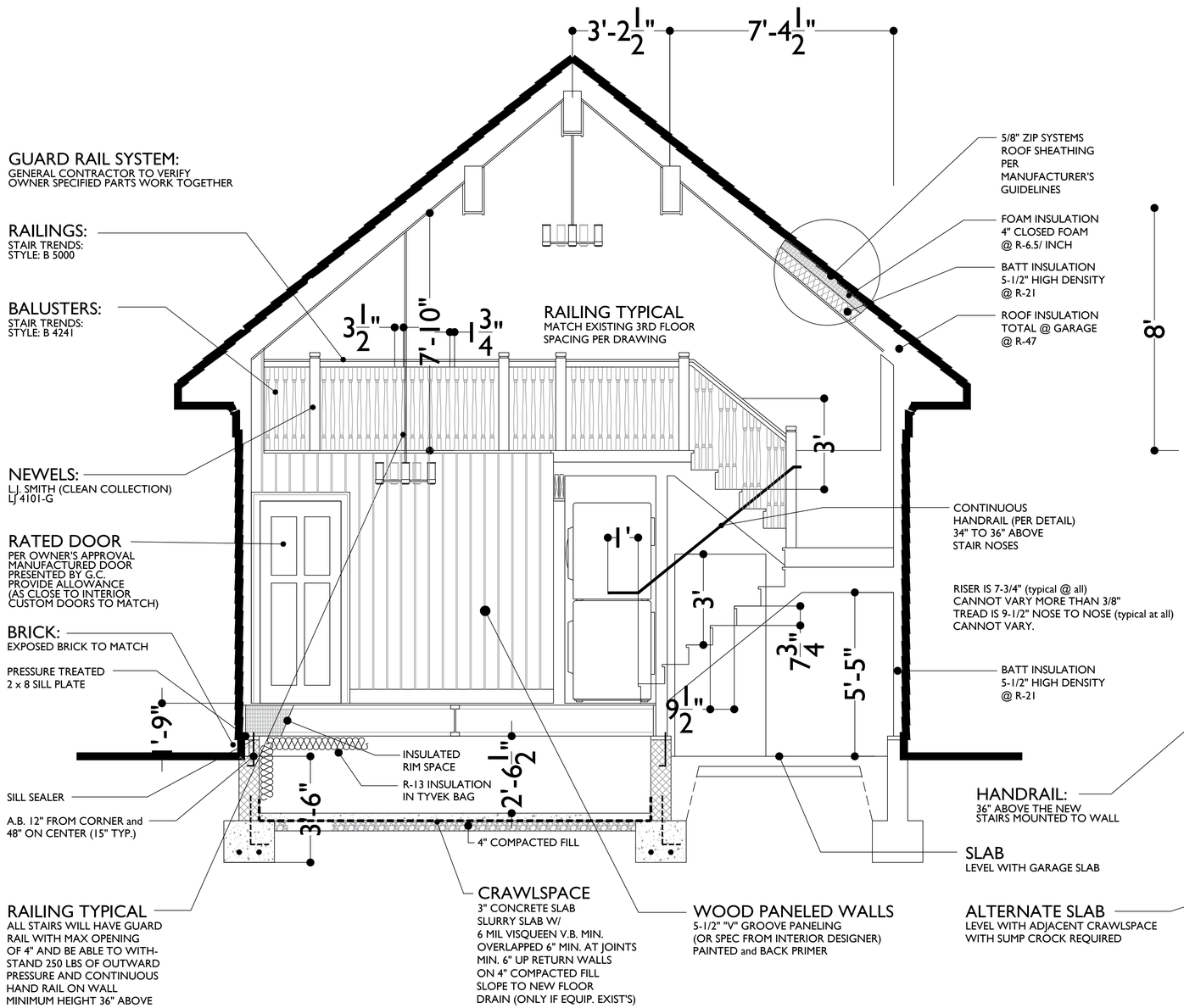
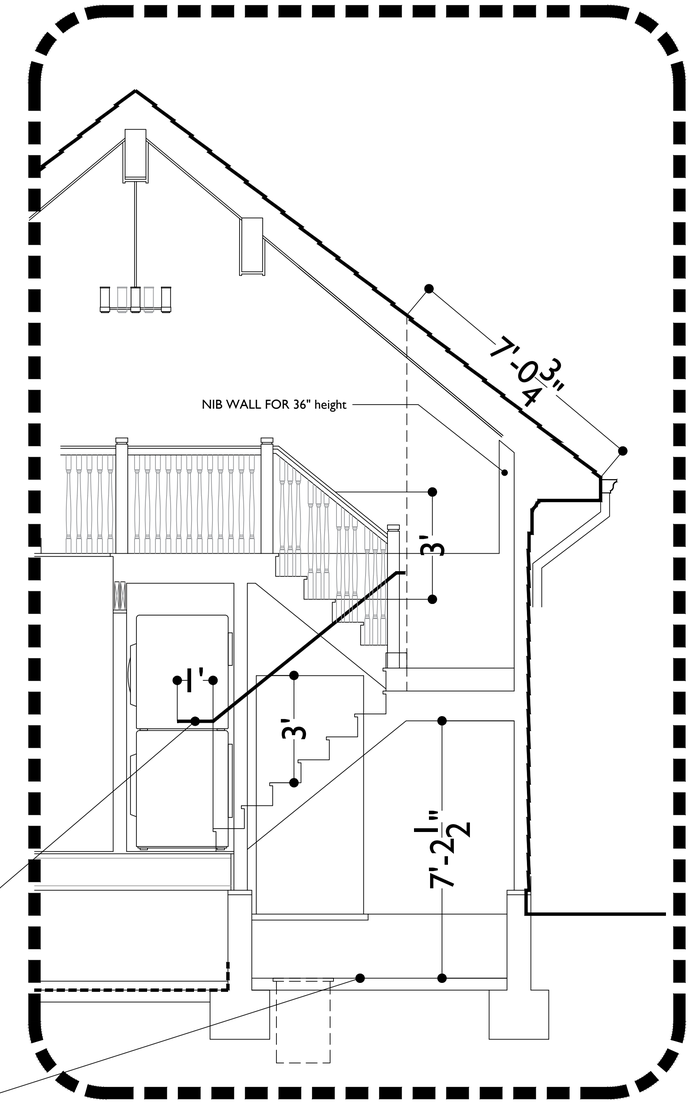


MUD ROOM
MUD ROOM LOFT AREA
1/2" EQUALS 1'-0" A/A-12 (A)



MUD ROOM
ALTERNATE HVAC FOUND'N
1/2" EQUALS 1'-0" B/A-12 (B)

MARK REINHOLD architect
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

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CONSTRUCTION MANAGER
SCALISH CONSTRUCTION
05/15/2025
REVISIONS:
DESIGN DEVELOPMENT

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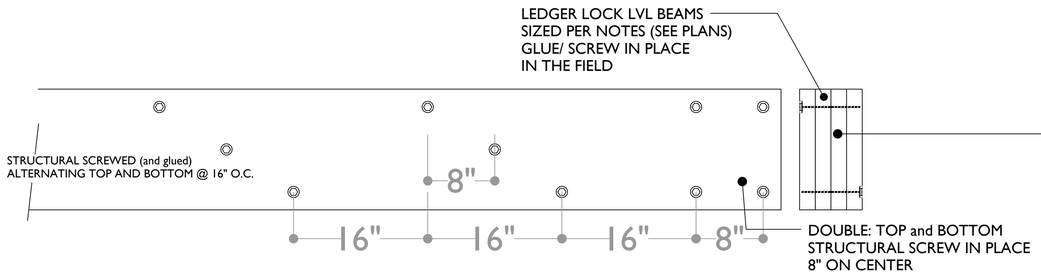
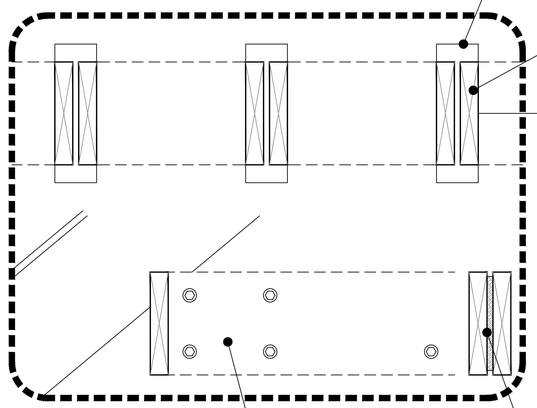
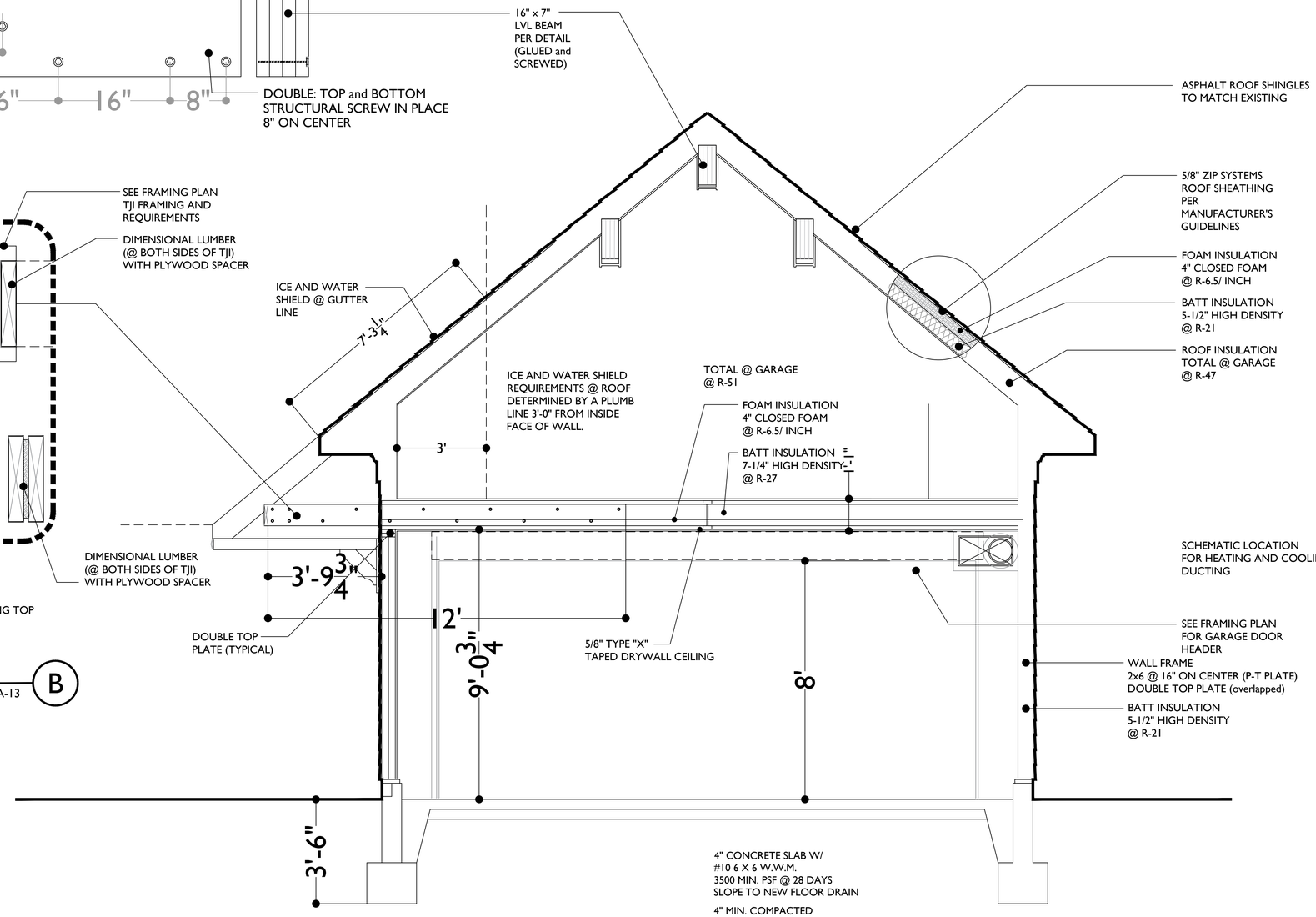
Mark Reinhold
Ohio # 10840
Expiration Date: 12/30/2025

CONSTRUCTION SECTIONS A-12



PROPOSED GARAGE
PORCH CANTILEVER DETAIL
3/4" EQUALS 1'-0" B/A-13 (B)





PROPOSED GARAGE
GARAGE/ GARAGE ATTIC SECT.
1/2" EQUALS 1'-0" A/A-13 (A)

MARK REINHOLD architect
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

SCALLISH CONSTRUCTION
09/15/2025
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Ohio # 10840
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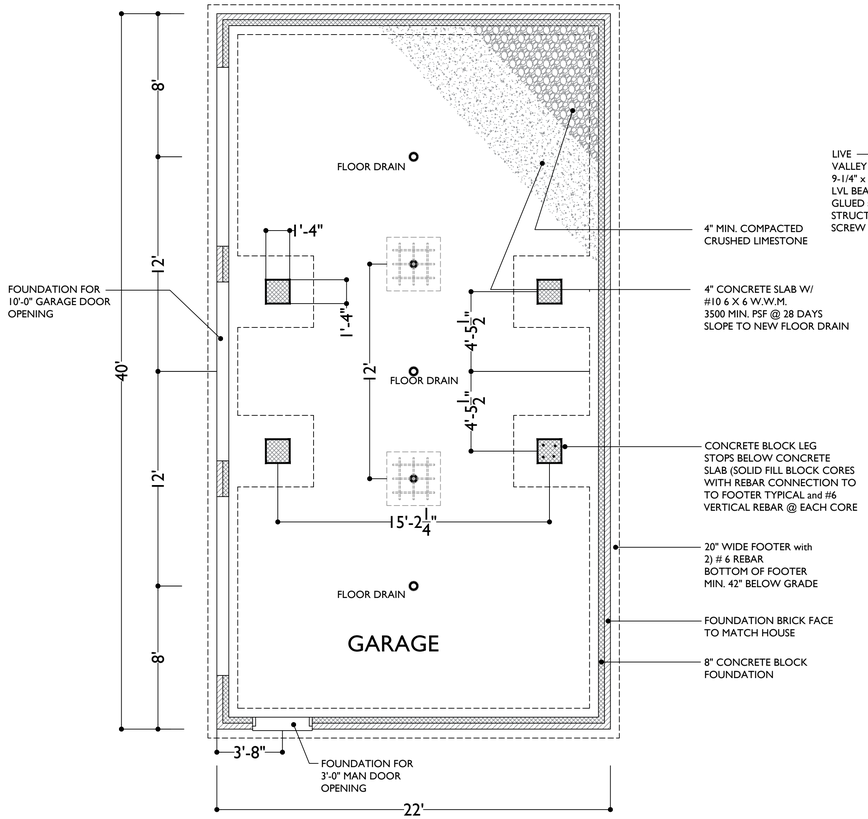
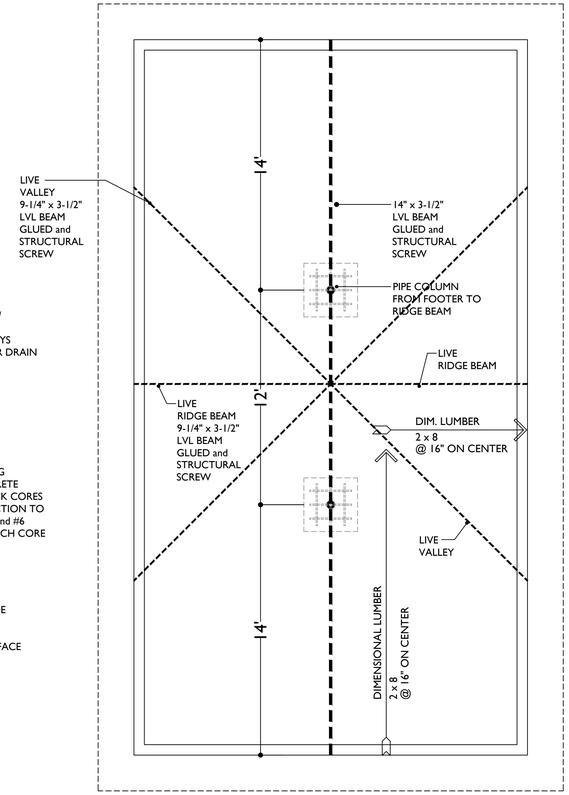
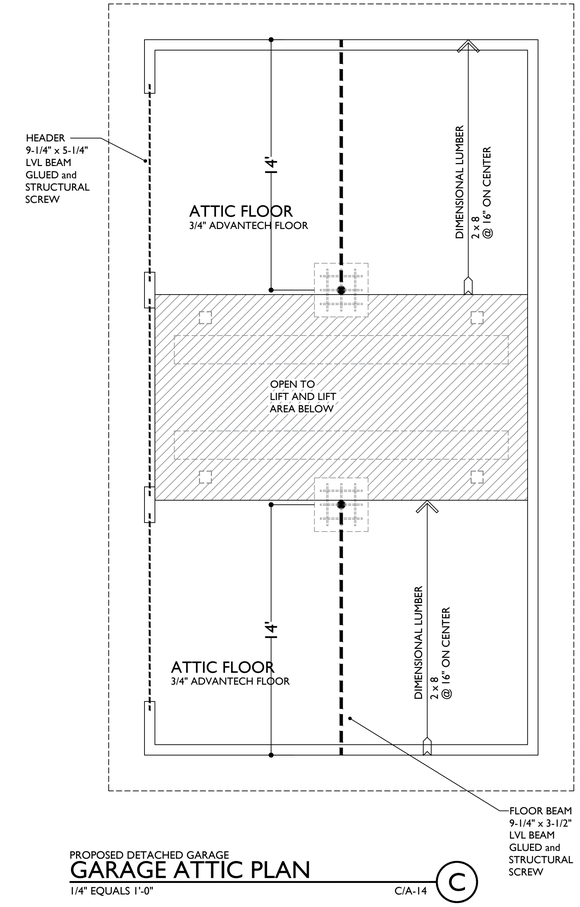
CONSTRUCTION SECTION A-13



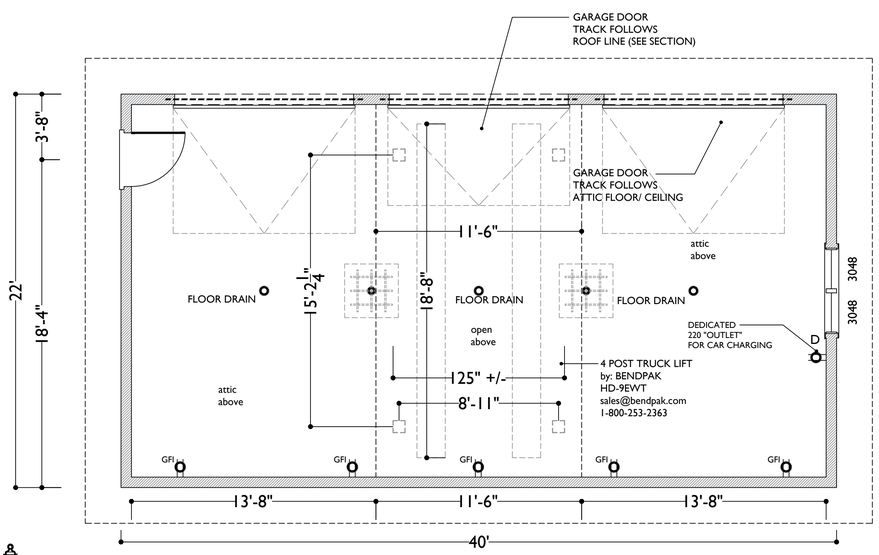
PROPOSED DETACHED GARAGE
GARAGE FOUNDATION
1/4" EQUALS 1'-0" A/A-14 (A)



PROPOSED DETACHED GARAGE
GARAGE ROOF PLAN
1/4" EQUALS 1'-0" B/A-14 (B)



PROPOSED DETACHED GARAGE
GARAGE ATTIC PLAN
1/4" EQUALS 1'-0" C/A-14 (C)



PROPOSED DETACHED GARAGE
DETACHED FLOOR PLAN
1/4" EQUALS 1'-0" D/A-14 (D)

MARK REINHOLD architect
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

SCALISH CONSTRUCTION
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Ohio # 10840
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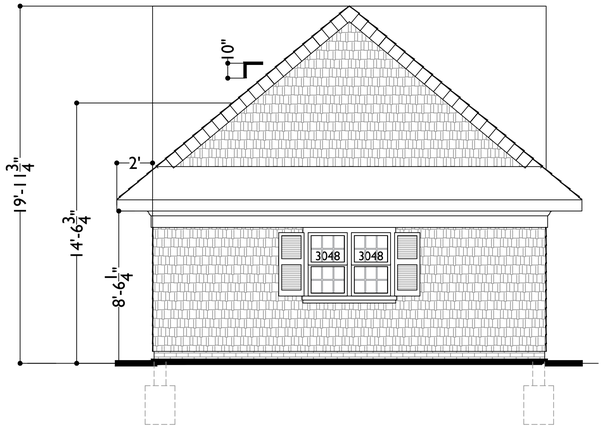
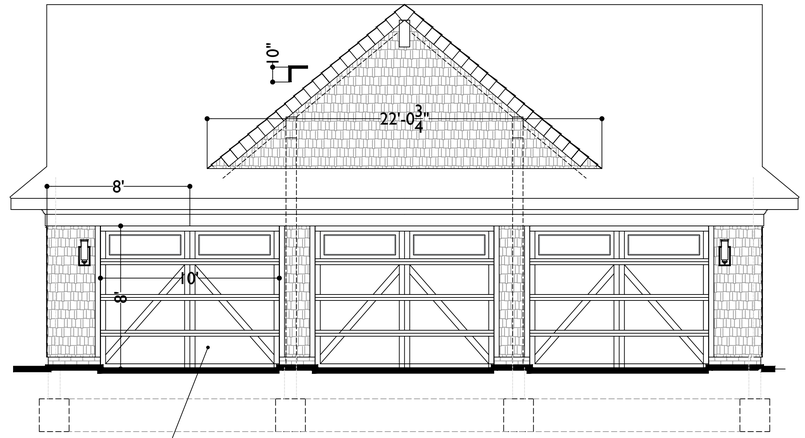
GARAGE PLANS A-14

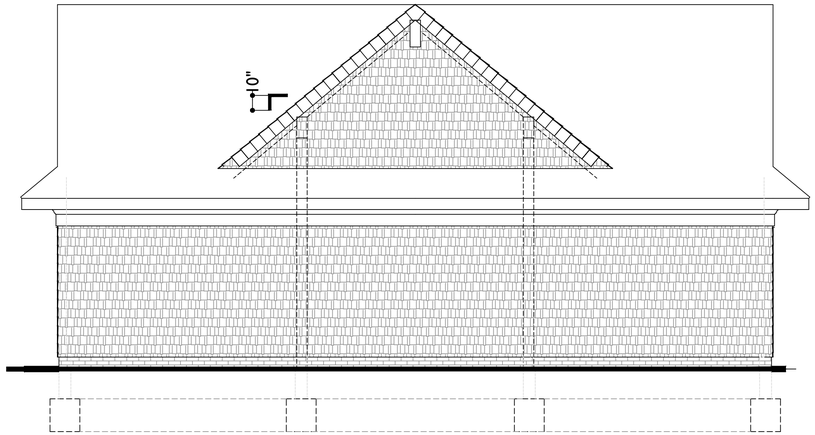


PROPOSED DETACHED GARAGE
NORTH ELEVATION (A)
1/4" EQUALS 1'-0"

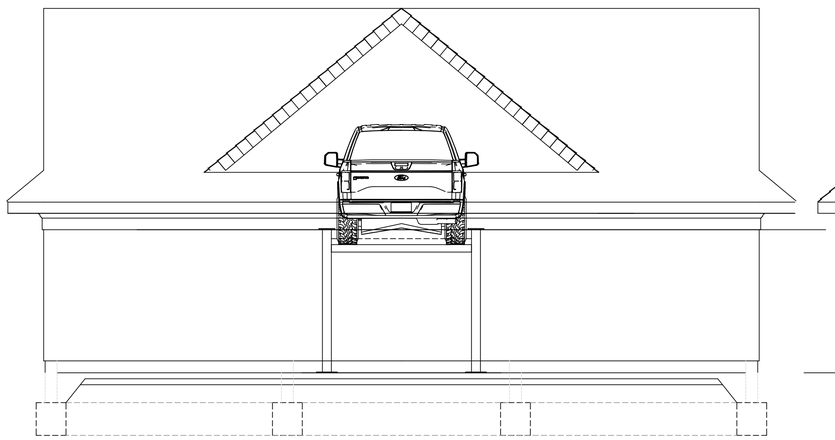


GARAGE DOOR
WAYNE DALTON
PAINTED CHARLESTON (OR
APPROVED EQUAL)

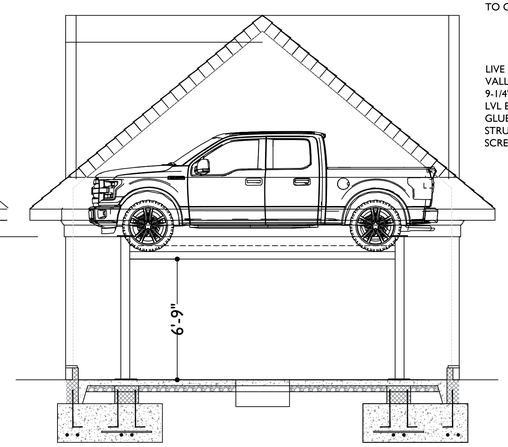
PROPOSED DETACHED GARAGE
WEST ELEVATION (B)
1/4" EQUALS 1'-0"



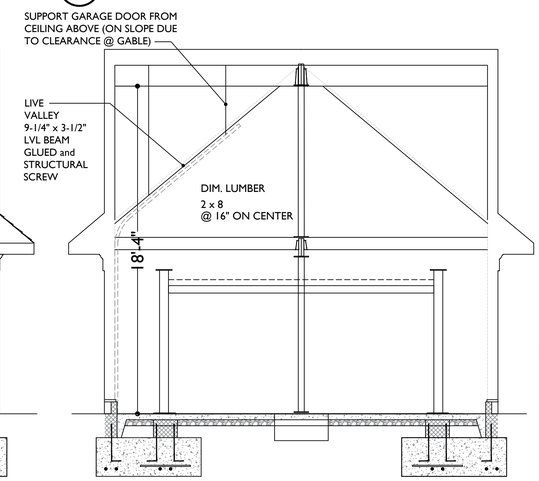
PROPOSED DETACHED GARAGE
EAST ELEVATION (C)
1/4" EQUALS 1'-0"



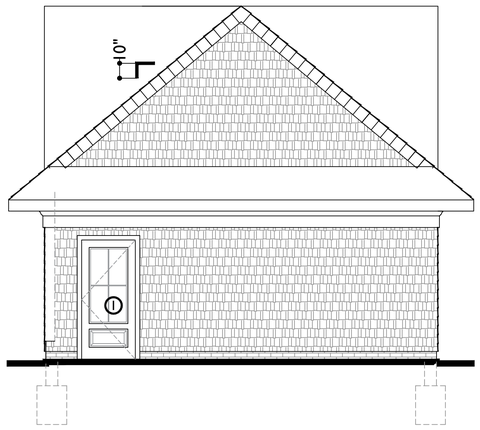
PROPOSED DETACHED GARAGE
CAR LIFT SCHEMATIC SECTION (D)
1/4" EQUALS 1'-0"



PROPOSED DETACHED GARAGE
CAR LIFT SCHEMATIC SECTION (E)
1/4" EQUALS 1'-0"



PROPOSED DETACHED GARAGE
CAR LIFT SCHEMATIC SECTION (F)
1/4" EQUALS 1'-0"



PROPOSED DETACHED GARAGE
NORTH and SOUTH ELEVATION (G)
1/4" EQUALS 1'-0"

MARK REINHOLD architect
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

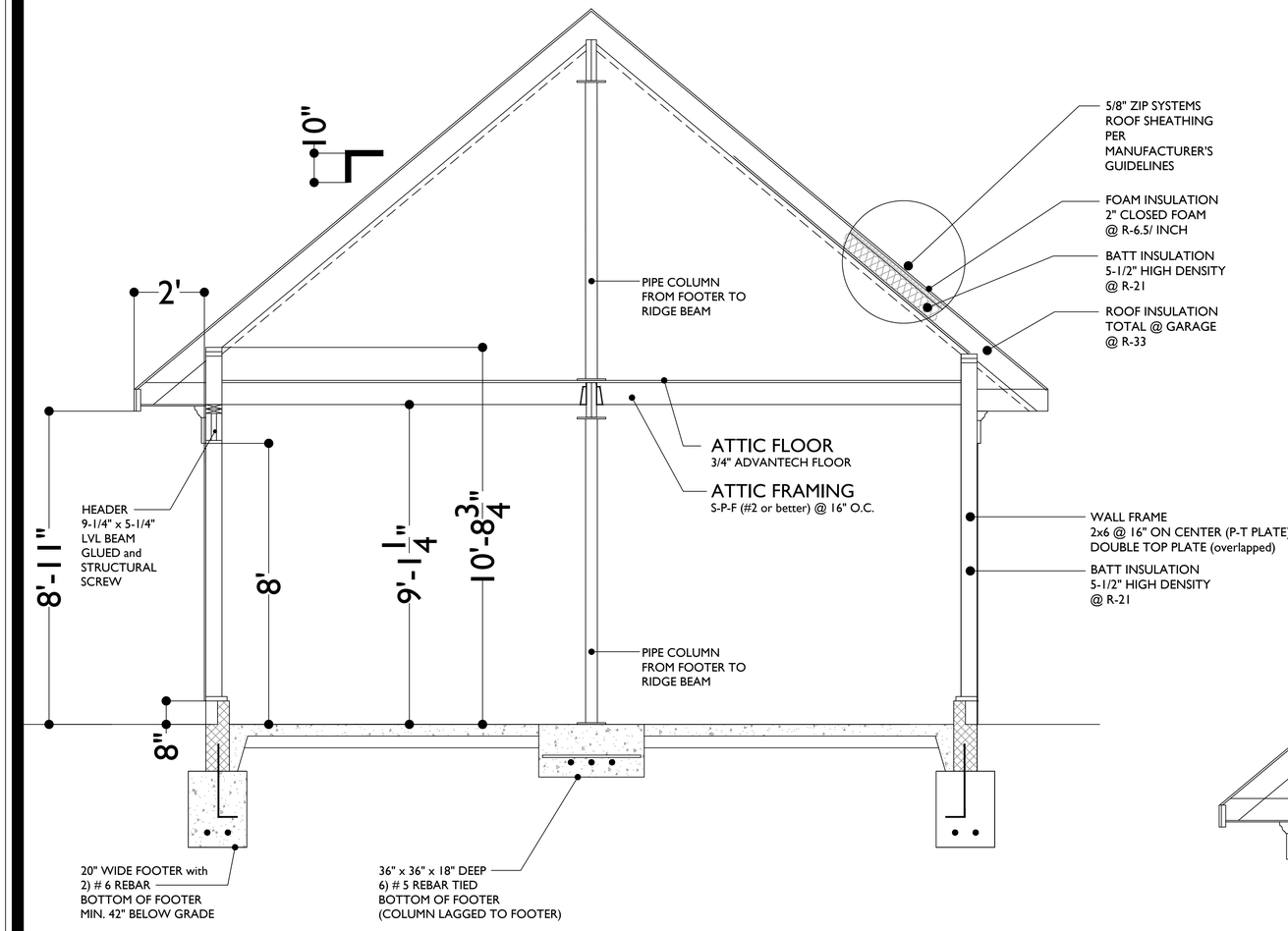
SCALLISH CONSTRUCTION
05/15/2025
REVISIONS:
DESIGN DEVELOPMENT

STATE OF OHIO
REINHOLD
10840
REGISTERED ARCHITECT
Mark Reinhold
Ohio # 10840
Expiration Date: 12/30/2025

GRAF / GOUNDER RESIDENCE

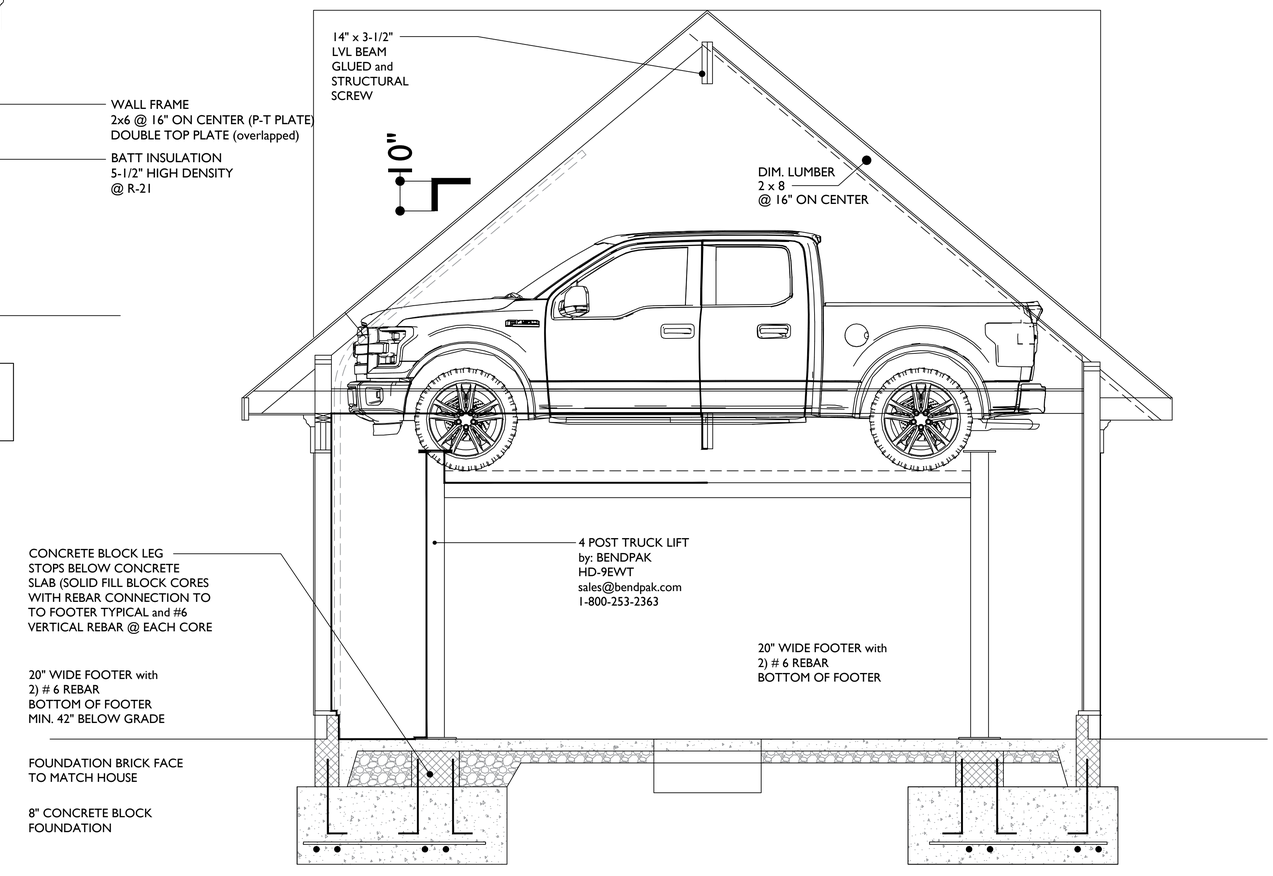
17879 LAKE ROAD, LAKEWOOD, OHIO 44107

GARAGE ELEVATIONS and 1/4" SECTIONS A-15



GARAGE SECTION A

3/8" EQUALS 1'-0" A/A-11



GARAGE SECTION B

3/8" EQUALS 1'-0" A/A-11

MARK REINHOLD architect

1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

SCALED FOR CONSTRUCTION
05/15/2025
revisions
DESIGN DEVELOPMENT

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Mark Reinhold
Ohio # 10840
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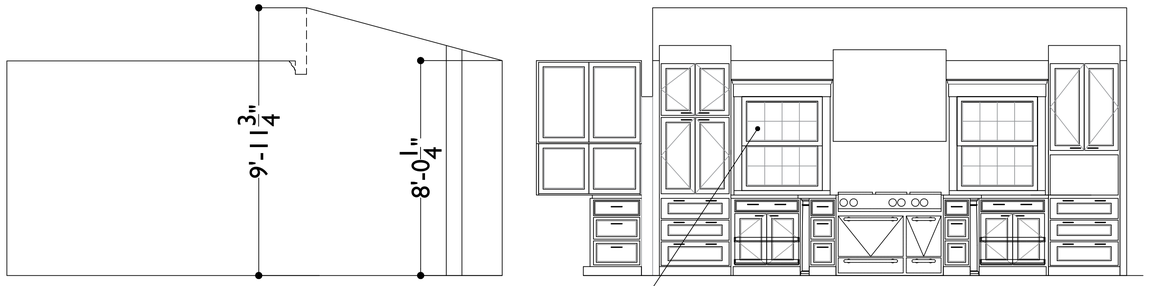
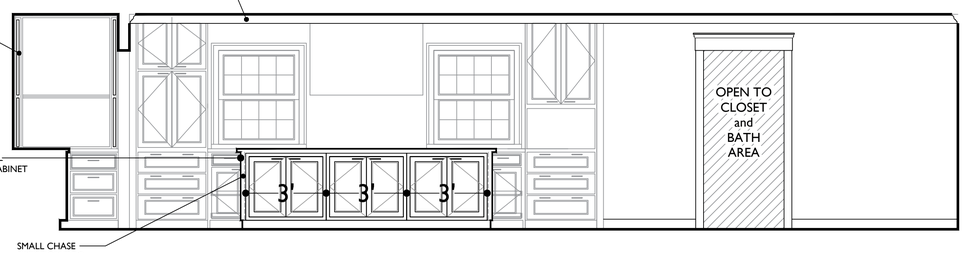
GARAGE SECTIONS A-16

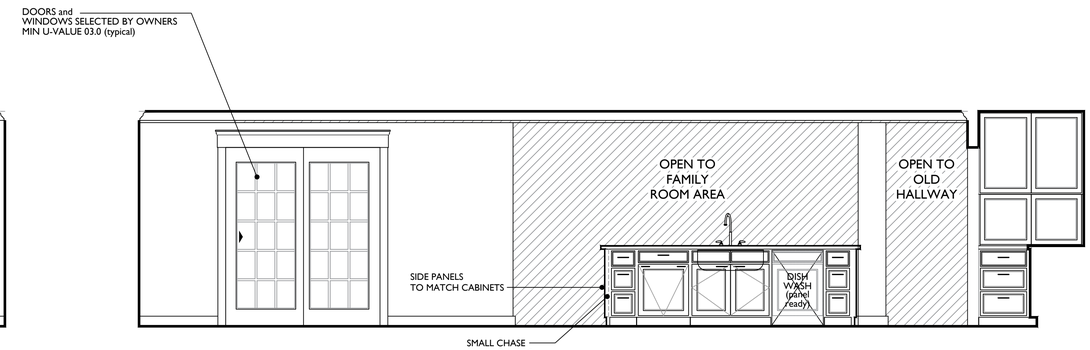


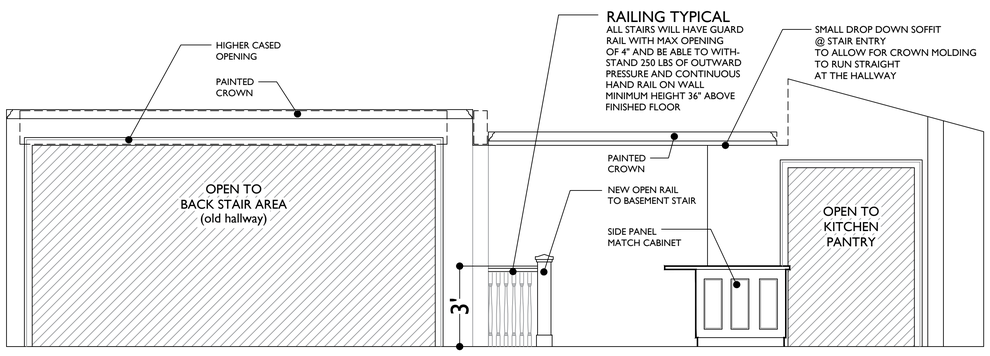
DOORS and
WINDOWS SELECTED BY OWNERS
MATCH GARAGE ATTIC SPACE

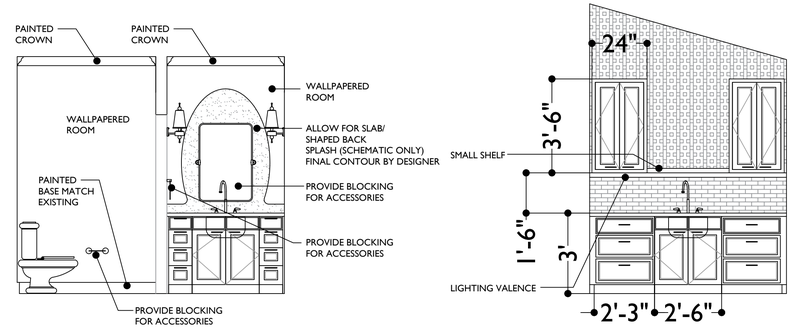
KITCHEN
ELEVATION towards garage
3/8" EQUALS 1'-0"

A/A-18 (A)









MARK REINHOLD architect

1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

CONSTRUCTION PERMIT
SCALISH CONSTRUCTION
DATE
05/15/2025
STATUS
DESIGN DEVELOPMENT

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Ohio # 10840
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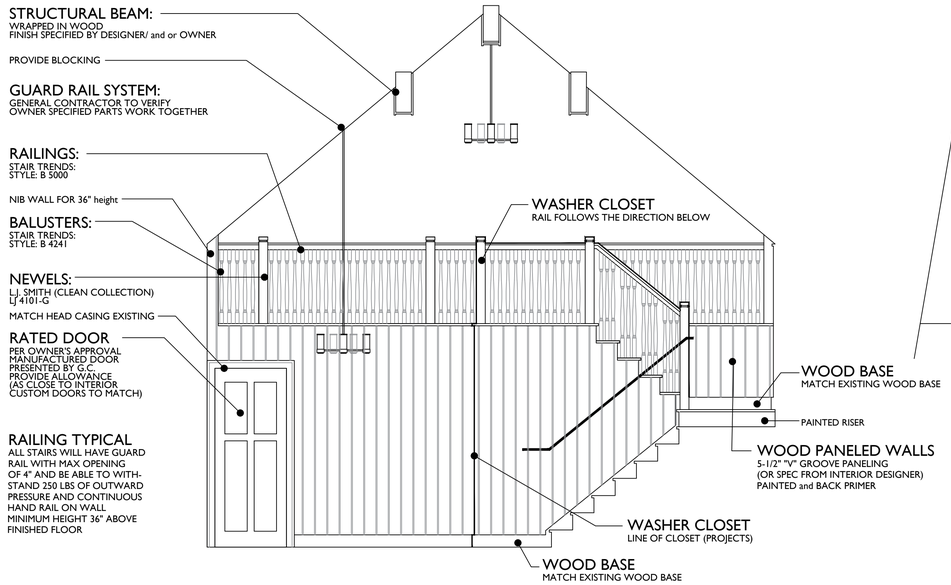
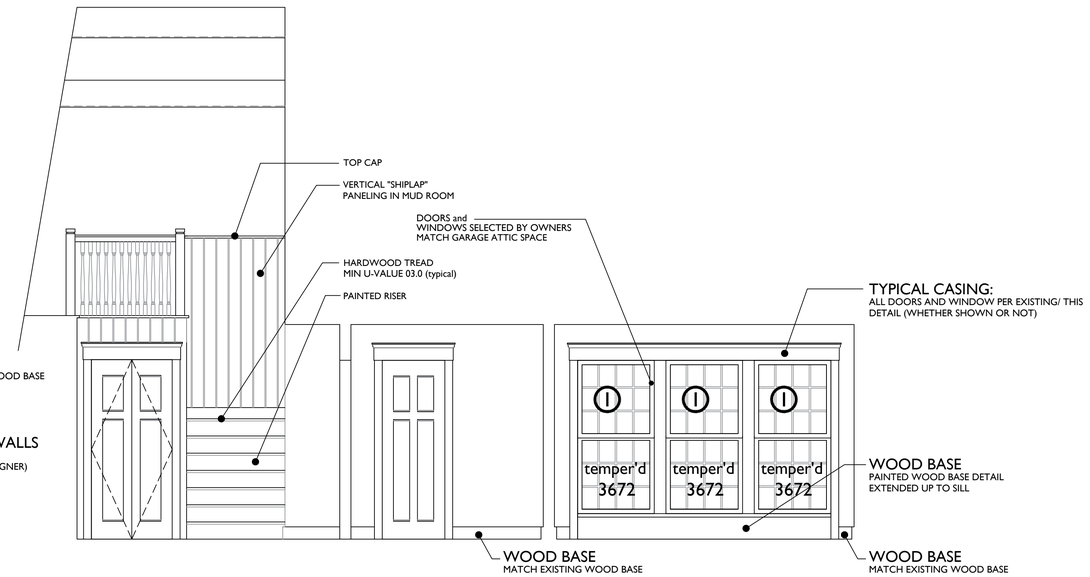
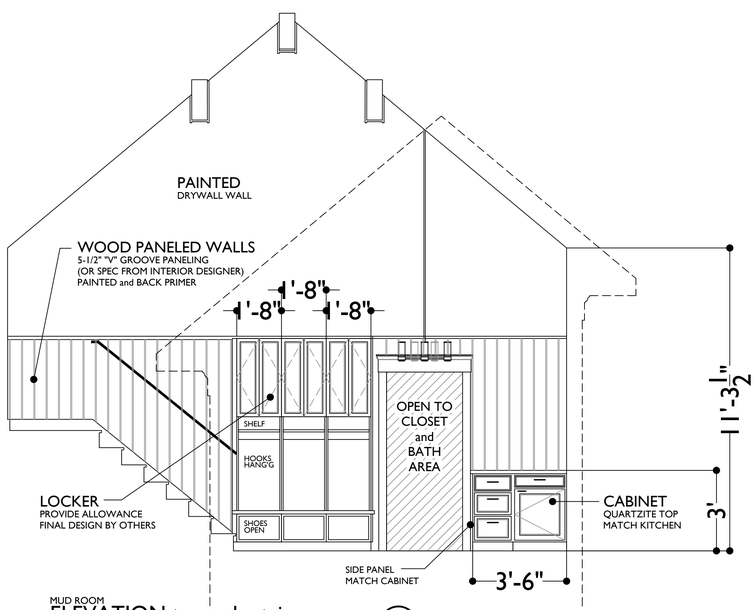
INTERIOR ELEVATIONS A-17



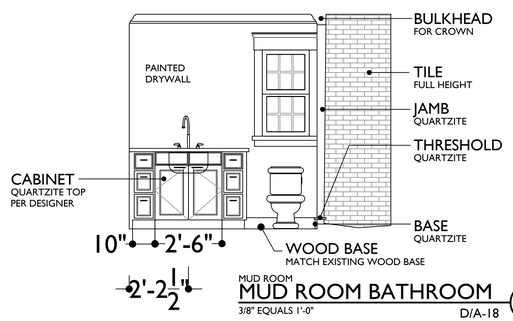
MUD ROOM
ELEVATION towards garage
3/8" EQUALS 1'-0" A/A-18 (A)



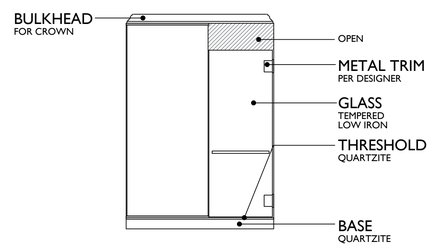
MUD ROOM
ELEVATION towards stair
3/8" EQUALS 1'-0" B/A-18 (B)



MUD ROOM
ELEVATION towards stair
3/8" EQUALS 1'-0" C/A-18 (C)



MUD ROOM
MUD ROOM BATHROOM
3/8" EQUALS 1'-0" D/A-18 (D)



MUD ROOM
MUD ROOM BATHROOM
3/8" EQUALS 1'-0" E/A-18 (E)

MARK REINHOLD architect
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

GRAF / GOUNDER RESIDENCE

17879 LAKE ROAD, LAKEWOOD, OHIO 44107

SCALISH CONSTRUCTION
05/15/2025
DESIGN DEVELOPMENT

STATE OF OHIO
REINHOLD
10840
REGISTERED ARCHITECT
Mark Reinhold
Ohio # 10840
Expiration Date: 12/30/2025

INTERIOR ELEVATIONS A-18

Ford
T052724

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

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

Application Cover Page

Docket No.: 10-90-25

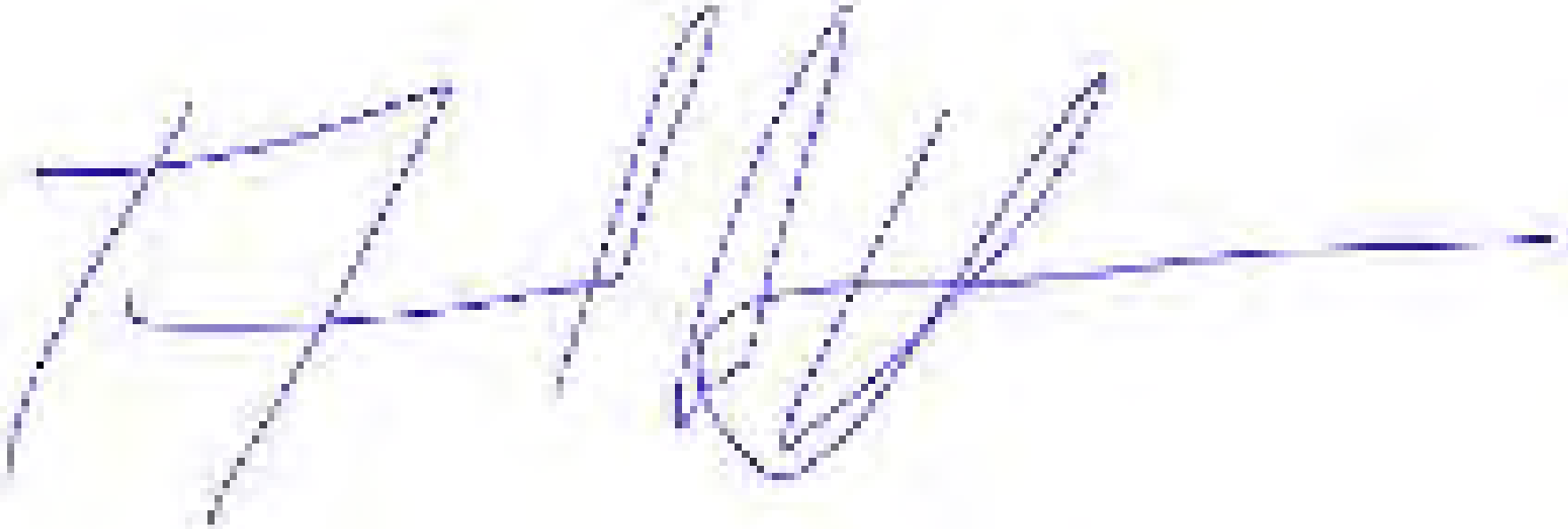
Permit No.: BBS25-000095

Applicant Name: Brandon Young, Young Design Studio

Project Address: 1176 Elbur Ave.

Project Name: n/a

Project: Applicant proposes the demolition and rebuild of an existing roof to accommodate a third floor primary suite and dormers.



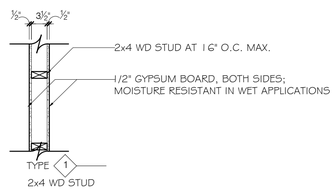
GENERAL NOTES:

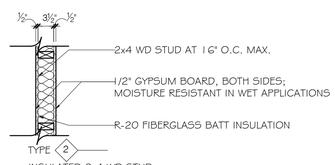
1. GENERAL CONTRACTOR & ALL SUBCONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS, EXAMINE THE ENTIRE SITE AND THE CONSTRCTION DOCUMENTS TO ENSURE THEIR KNOWLEDGE OF ALL RELEVANT EXISTING FIELD CONDITIONS AFFECTING THE SCOPE OF WORK PRIOR TO PRICING. ANY DESCREPANCIES OR CONFLICTS BETWEEN THE ARCHITECTURAL AND ENGINEERING DOCUMENTS AND FIELD CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT AND ENGINEER BEFORE INITIATING WORK.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ACCURATE FIELD MEASUREMENTS AND VERIFY ALL DIMENSIONS AND TO PROVIDE SHOP DRAWINGS TO ENSURE AN ACCURATE FIT. NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED BASED ON FAILURE TO IDENTIFY EXISTING FIELD CONDITIONS.
3. GENERAL CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISENSCIES OR OMMISSIONS THEY MAY DISCOVER PRIOR TO THE COMMENCING OF WORK WITH THE REQUEST FOR INFORMATION (RFI) FORM.
4. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. ALL DIMENSIONS ARE FROM FACE OF STUD (TYPICAL UNLESS OTHERWISE NOTED). - DO NOT SCALE.
5. ALL DOOR ROUGH OPENINGS ARE TO BE LOCATED 3" FROM NEAREST WALL AT HINGE SIDE (TYPICAL UNLESS OTHERWISE NOTED).

CONSTRUCTION NOTES

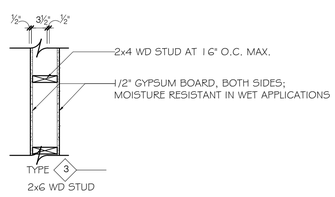
1. 2X6 EXTERIOR WALL CONSTRUCTION AND 2X4 INTERIOR PARTITION WALLS (UNLESS NOTED OTHERWISE)
2. MATCH WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)
3. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS, TUBS AND KITCHEN ISLANDS

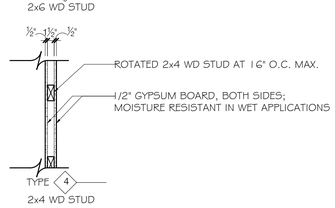
PARTITION TYPES:

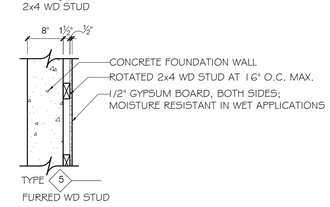


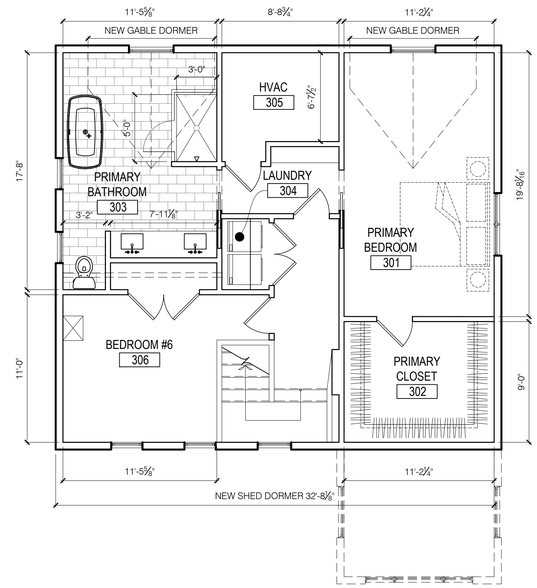


NOTE: ALL GYP. BD. TO BE TAPED AND MUDDED TO A LEVEL 4 FINISH, READY FOR NEW PAINT FINISH. SEE ELEVATIONS FOR BLOCKING REQUIREMENTS.

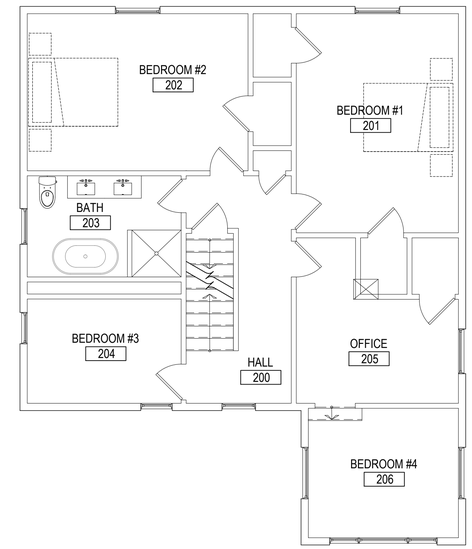




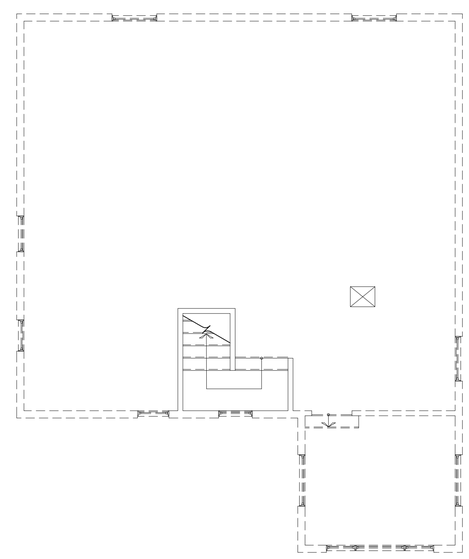




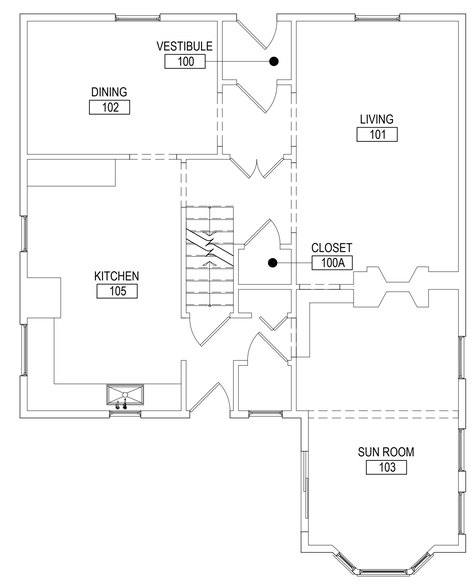
3 A1-01 PROPOSED
THIRD FLOOR / ATTIC PLAN
SCALE: 1/4" = 1'-0"



2 A1-01 EXISTING CONDITIONS
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 A1-01 EXISTING CONDITIONS
THIRD FLOOR / ATTIC PLAN
SCALE: 1/4" = 1'-0"



1 A1-01 EXISTING CONDITIONS
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Seal:

STATE OF OHIO — FOR REFERENCE ONLY — REGISTERED ARCHITECT

General Notes:

ISSUES:	DATE:
ABR	09-17-25

YOUNG DESIGN STUDIO
15614 Detroit Ave.
Lakewood, OH 44107
www.youngdesignstudio.com
p. 216.616.9212
Architecture | Interiors | Urban Design

Suguness Residence

1179 Elbur Ave.
Lakewood, Ohio 44107

Drawing Title:

FIRST FLOOR PLAN

Drawn by:	Date:
BEY	09-17-2025
Checked by:	Drawing Number:
Approved:	A1-01
Job Number:	

File Name:

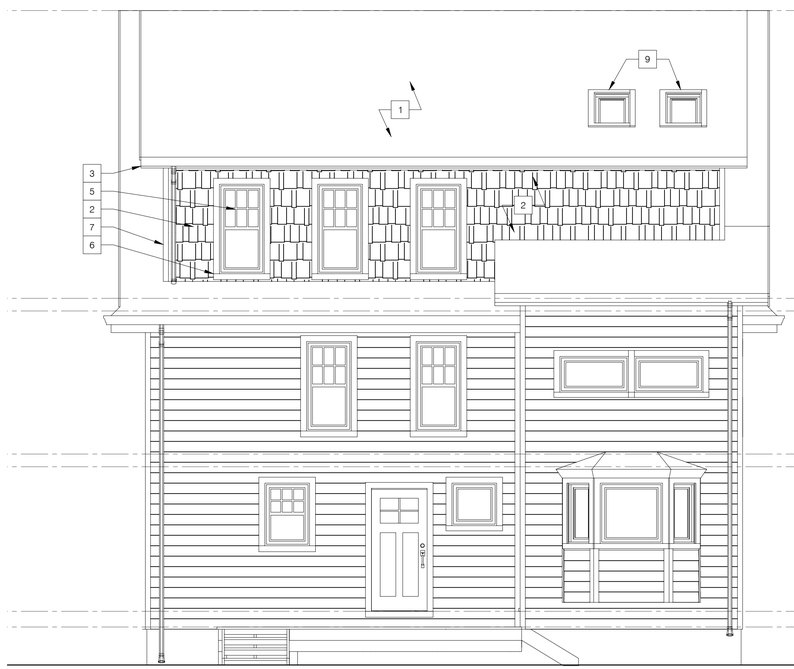
c:\volumes\ydsl\server\projects\25-024 - suguness residence - 1176 elbur ave lakewood\p101.dwg

4 A2-01 SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"
0 1 2 4

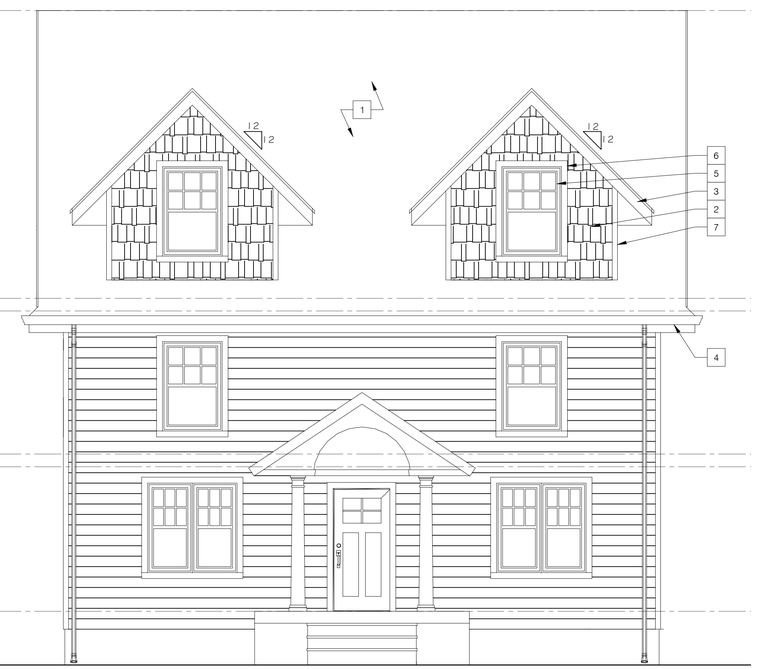
2 A2-01 NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"
0 1 2 4

ELEVATION KEYNOTES

1. NEW DIMENSIONAL ASPHALT SHINGLES TO MATCH EXISTING. COLOR TO BE SELECTED BY OWNER. MIN. 30-YEAR WARRANTY.
2. NEW VINYL SHAKER SHINGLE SIDING. COLOR TO BE SELECTED BY OWNER.
3. PAINTED ALUMINUM FASCIA TO MATCH EXISTING.
4. NEW DOWNSPOUTS AND GUTTERS TO MATCH EXISTING. TIE INTO EXISTING STORM DRAIN.
5. NEW WHITE VINYL WINDOW TO MATCH EXISTING.
6. ALUMINUM WINDOW TRIM TO MATCH EXISTING.
7. VINYL CORNER TRIM
8. EXISTING VINYL LAP SIDING TO REMAIN
9. NEW SKYLIGHT AS SELECTED BY OWNER.



3 A2-01 WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"
0 1 2 4



1 A2-01 EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"
0 1 2 4

Seal:

STATE OF OHIO
BRIAN E. YOUNG
REGISTERED ARCHITECT
FOR REFERENCE ONLY

General Notes:

ISSUES:	DATE:
ABR	09-17-25

YOUNG DESIGN STUDIO
15614 Detroit Ave.
Lakewood, OH 44107
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Suguness Residence

1179 Elbur Ave.
Lakewood, Ohio 44107

Drawing Title:

EXTERIOR ELEVATIONS AND WALL SECTION

Drawn by:	Date:
BEY	09-17-2025
Checked by:	Drawing Number:
Approved:	A2-01
Job Number:	

File Name:

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1176

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

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

Application Cover Page

Docket No.: 10-91-25 A

Permit No.: BBS25-000097

Applicant Name: Michael Holsman, Apex Pinnacle Services LLC

Project Address: 11822 Detroit Ave.

Project Name: Easy Out

Project: Applicant proposes the installation of an awning with signage.

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

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

Application Cover Page

Docket No.: 10-91-25 S

Permit No.: BBS25-000098

Applicant Name: Michael Holsman, Apex Pinnacle Services LLC

Project Address: 11822 Detroit Ave.

Project Name: Easy Out

Project: Applicant proposes an illuminated projecting sign in addition to door and window vinyl graphics.

BUILDINGS AND FOOD

Greg Rossi
Owner and Landlord
11824 DETROIT LLC
(330) 883-3900

Property :
11822 Detroit Avenue
Lakewood, OH 44107

Parcel # 31233012

For Business Tenant :
Easy Out
EASY OUT LLC
DBA : Easy Out
EIN : 393616864
LIQUOR PERMIT # : 1881686

Consent for Tenant to Apply for Storefront Signage and Awning Permit City of Lakewood

To the City of Lakewood,

As the property Owner and Landlord for this Tenant, EASY OUT LLC, I do approve this proposal for Permitting new Signage and Awning at 11822 Detroit Avenue, Lakewood, OH 44107.

I authorize the Tenant to apply for the Fabrication, Permitting, and Installation of the Sign and Awning designs being presented to the City of Lakewood, Building Department and Department of Planning and Development.

Tenant is authorized to attend any and all required Proposal Review hearings at the City of Lakewood for the process of Permitting in the City of Lakewood's various Departments.

Please contact me if you require further conversation on this matter,

Greg Rossi, Owner and Landlord
September 16, 2025

The Ohio Inn

4.4 ★★★★☆ (74) · $10–20

Bar · ♿

Temporarily closed

Overview | Reviews | About

Directions | Save | Nearby | Send to phone | Share

✓ Dogs allowed

11822 Detroit Ave, Lakewood, OH 44107

Temporarily closed

$10–20 per person
Reported by 9 people

theohioinnbar.com

(216) 226-6446

SHEET	DRAWN BY: ZS	CLIENT:
FS	ORD NO: 25-245-W	**EASY OUT** **11822 DETROIT AVE.** **LAKEWOOD, OH 44107**
1 OF 6	DATE: 9-16-25	
	REV: 0.0	

OHIO AWNING & MANUFACTURING COMPANY

5777 GRANT AVE.
CLEVELAND OHIO 44105
216-861-2400
OHIOAWNING.COM

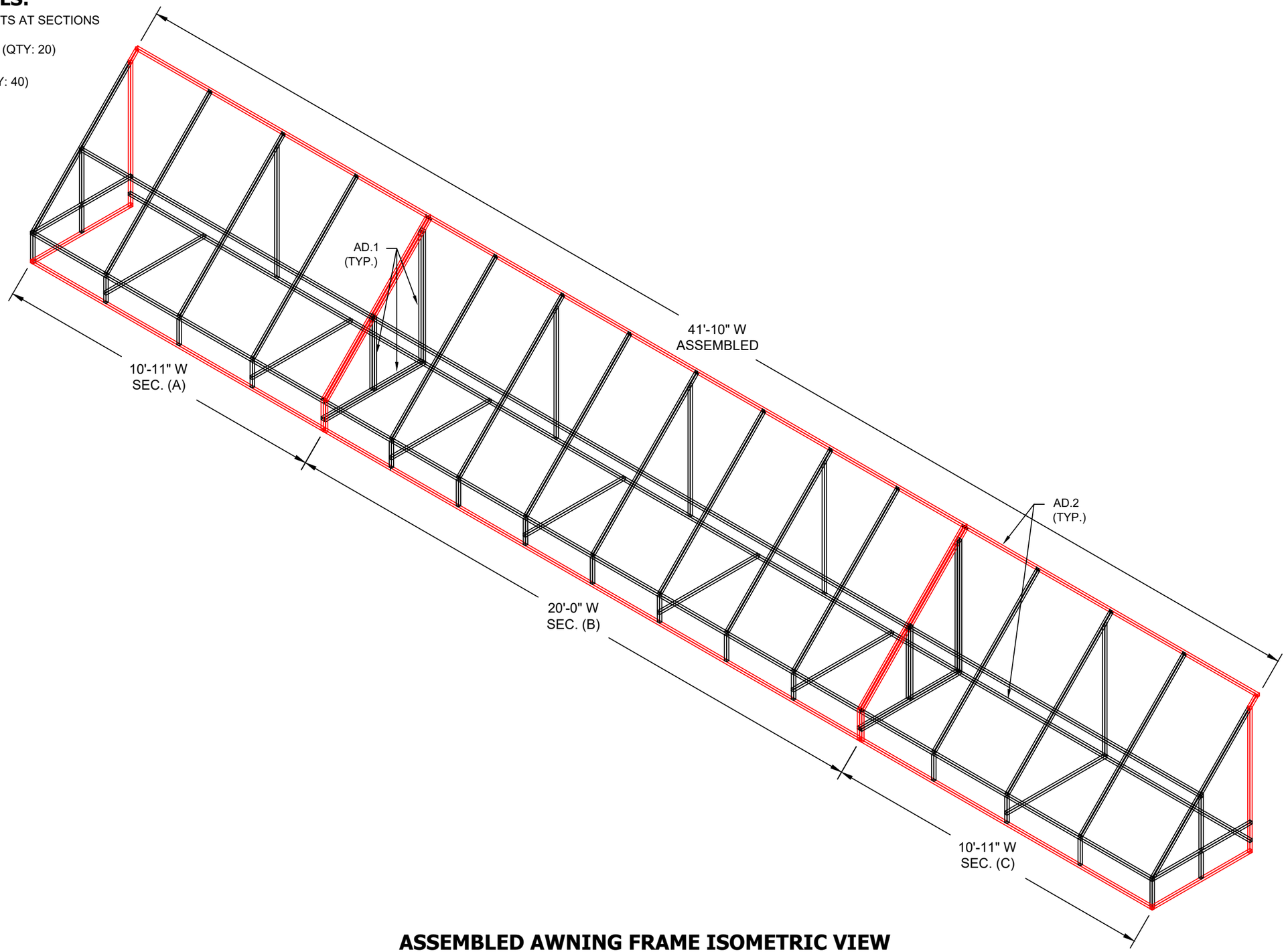
CELEBRATING 150 years

ASSEMBLED AWNING FRAME QTY: ONE (1)
41'-10"W x 5'-0"H x 4'-0"P

1" SQ. PLAIN MEMBERS
1" SQ. STAPLE MEMBERS

ATTACHMENT DETAILS:

- AD.1: $2\frac{1}{2}$"x $\frac{5}{16}$" THROUGH BOLTS AT SECTIONS (QTY: 12)
- AD.2: Z-BRACKETS @ WALL (QTY: 20)
  - -- 3"-4" LDT'S (QTY: 20)
  - -- $\frac{1}{4}$"x1" TEK SCREWS (QTY: 40)



ASSEMBLED AWNING FRAME ISOMETRIC VIEW

SHEET	DRAWN BY: ZS	CLIENT:
FS	ORD NO: 25-245-W	**EASY OUT** **11822 DETROIT AVE.** **LAKEWOOD, OH 44107**
3 OF 6	DATE: 9-16-25	
	REV: 0.0	

OHIO AWNING
& MANUFACTURING COMPANY
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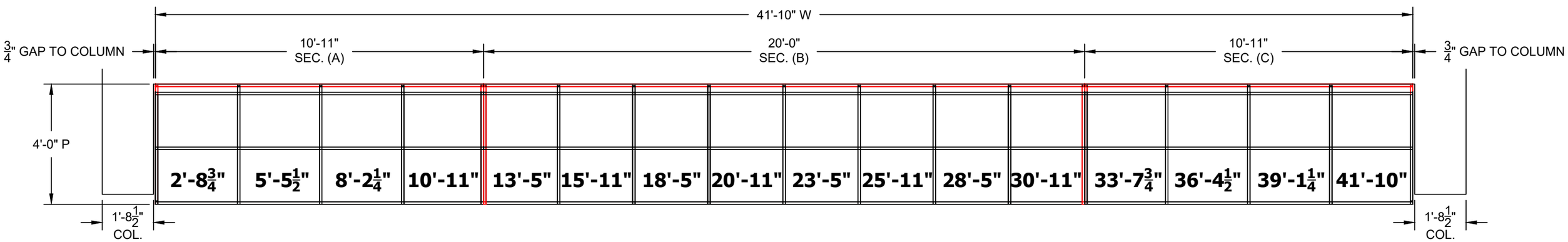
CLEVELAND OHIO 44105
216-861-2400
OHIOAWNING.COM
CELEBRATING 150 years

ASSEMBLED AWNING FRAME QTY: ONE (1)
41'-10"W x 5'-0"H x 4'-0"P

1" SQ. PLAIN MEMBERS
1" SQ. STAPLE MEMBERS

BUILDING SIDE



STREET SIDE

AASSEMBLED AWNING FRAME PLAN VIEW

SHEET	DRAWN BY: ZS	CLIENT:
FS	ORD NO: 25-245-W	**EASY OUT** **11822 DETROIT AVE.** **LAKEWOOD, OH 44107**
4 OF 6	DATE: 9-16-25	
	REV: 0.0	

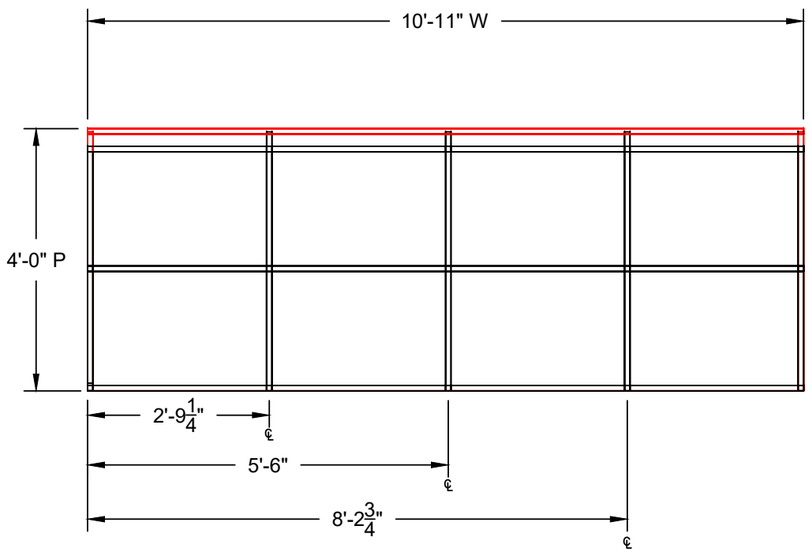
OHIO AWNING & MANUFACTURING COMPANY

5777 GRANT AVE.
CLEVELAND OHIO 44105
216-861-2400
OHIOAWNING.COM

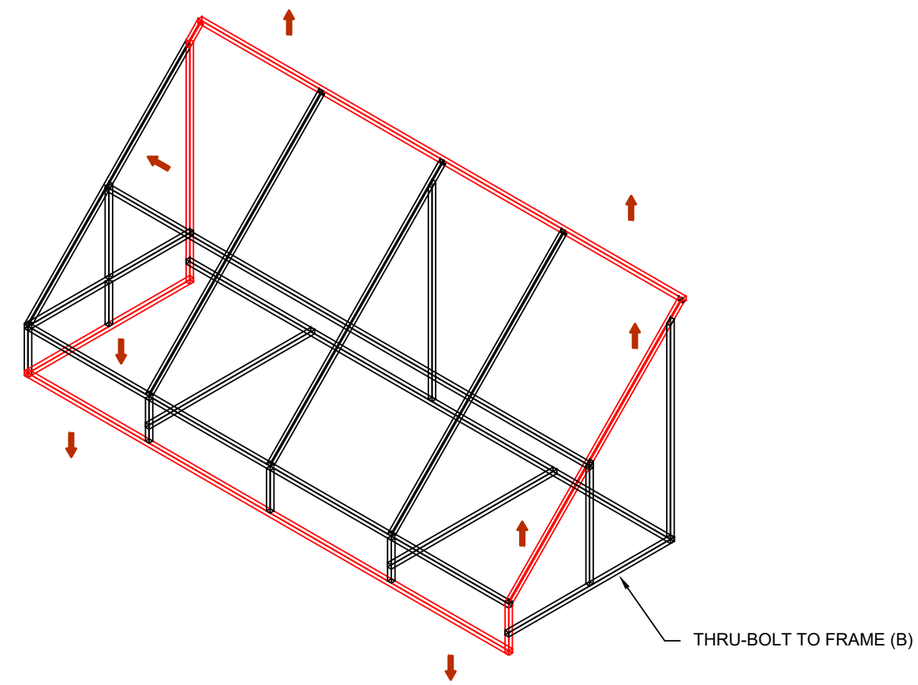
CELEBRATING 150 years

AWNING FRAME SEC. (A) QTY: ONE (1)
10'-11"W x 5'-0"H x 4'-0"P

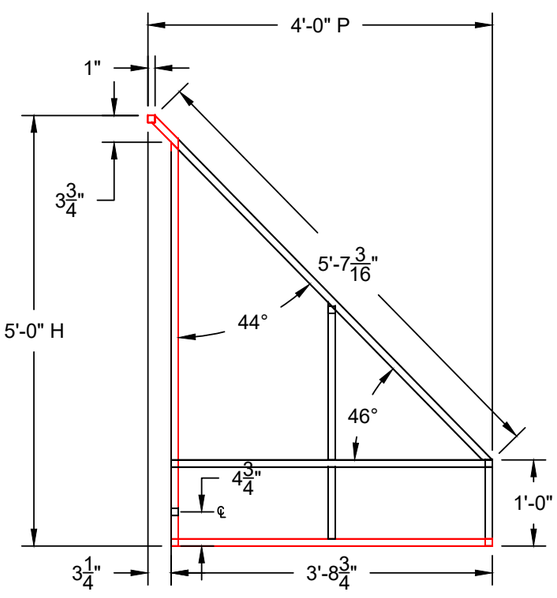
1" SQ. PLAIN MEMBERS
1" SQ. STAPLE MEMBERS



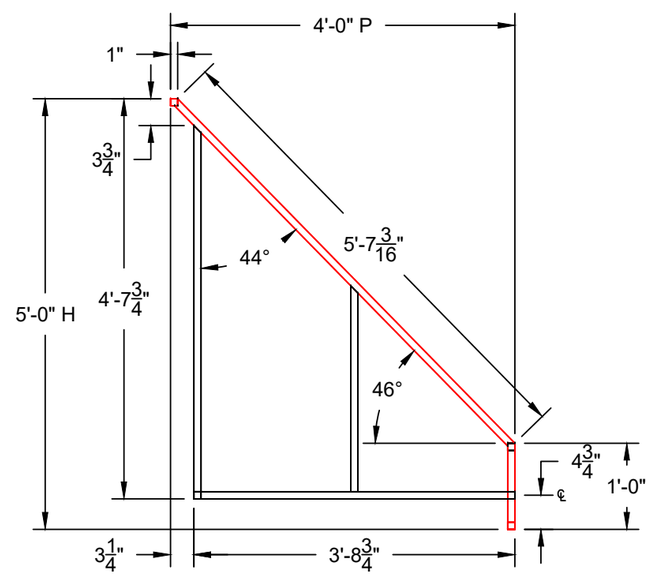
AWNING FRAME TOP VIEW



AWNING FRAME ISOMETRIC VIEW



AWNING FRAME LEFT END



AWNING FRAME RIGHT END

AWNING FRAME / FABRIC NOTES:

1. FRAMEWORK TO BE CONSTRUCTED OF WELDED 1" SQ. (0.090 WALL 6063-T6), ALUMINUM STAPLE CHANNEL TUBING.
2. FRAME HAS CLOSED LEFT / RIGHT ENDS.
3. FABRIC ATTACHMENT: STAPLE
4. FABRIC MFG / COLOR: TBD BURGUNDY ACRYLIC
5. POWDERCOAT COLOR: TBD
6. ALL DIMENSIONS ARE PRELIMINARY AND REQUIRE FIELD VERIFICATION, AT WHICH THEN ATTACHMENT DETAILS WILL BE PROVIDED. TILL THEN DETAILS ARE SUBJECT TO CHANGE.

SHEET	DRAWN BY:	CLIENT:
FS	ZS	**EASY OUT**
	ORD NO: 25-245-W	**11822 DETROIT AVE.**
	DATE: 9-16-25	**LAKEWOOD, OH 44107**
5 OF 6	REV: 0.0	

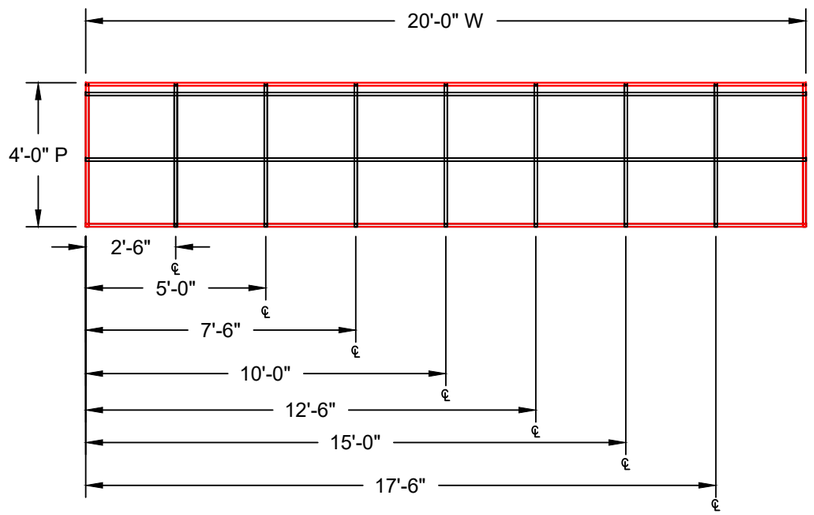
OHIO AWNING & MANUFACTURING COMPANY

5777 GRANT AVE.
CLEVELAND OHIO 44105
216-861-2400
OHIOAWNING.COM

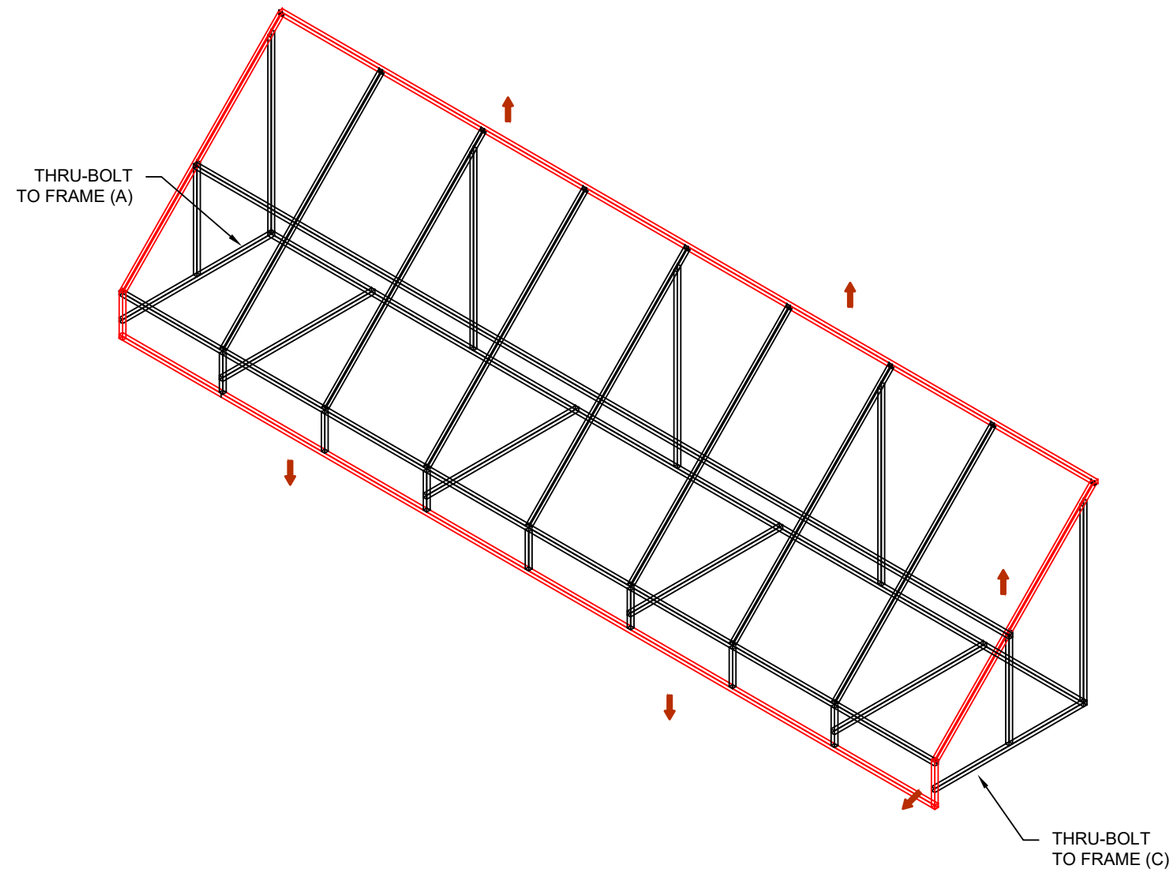
CELEBRATING 150 years

AWNING FRAME SEC. (B) QTY: ONE (1)
20'-0"W x 5'-0"H x 4'-0"P

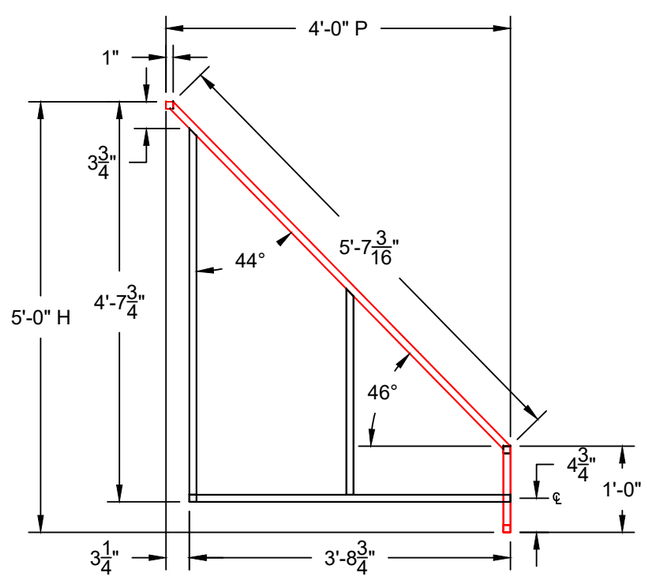
1" SQ. PLAIN MEMBERS
1" SQ. STAPLE MEMBERS



AWNING FRAME TOP VIEW



AWNING FRAME ISOMETRIC VIEW



AWNING FRAME ENDS

AWNING FRAME / FABRIC NOTES:

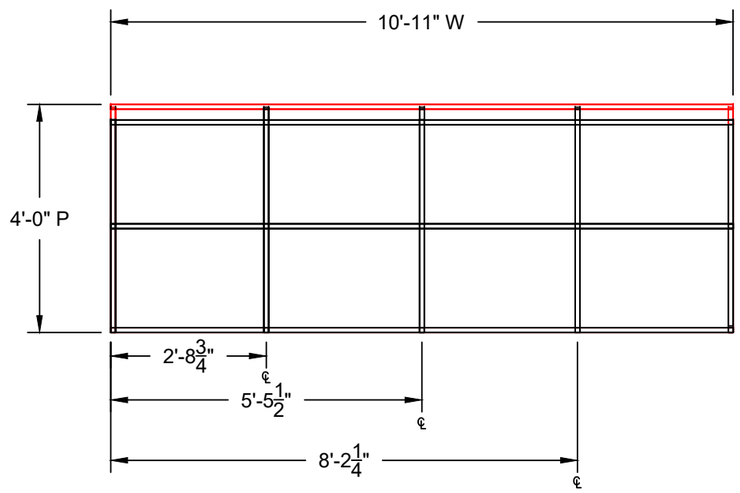
1. FRAMEWORK TO BE CONSTRUCTED OF WELDED 1" SQ. (0.090 WALL 6063-T6), ALUMINUM STAPLE CHANNEL TUBING.
2. FRAME HAS CLOSED LEFT / RIGHT ENDS.
3. FABRIC ATTACHMENT: STAPLE
4. FABRIC MFG / COLOR: TBD BURGUNDY ACRYLIC
5. POWDERCOAT COLOR: TBD
6. ALL DIMENSIONS ARE PRELIMINARY AND REQUIRE FIELD VERIFICATION, AT WHICH THEN ATTACHMENT DETAILS WILL BE PROVIDED. TILL THEN DETAILS ARE SUBJECT TO CHANGE.

SHEET	DRAWN BY: ZS	CLIENT:
FS	ORD NO: 25-245-W	**EASY OUT** **11822 DETROIT AVE.** **LAKEWOOD, OH 44107**
6 OF 6	DATE: 9-16-25	
	REV: 0.0	

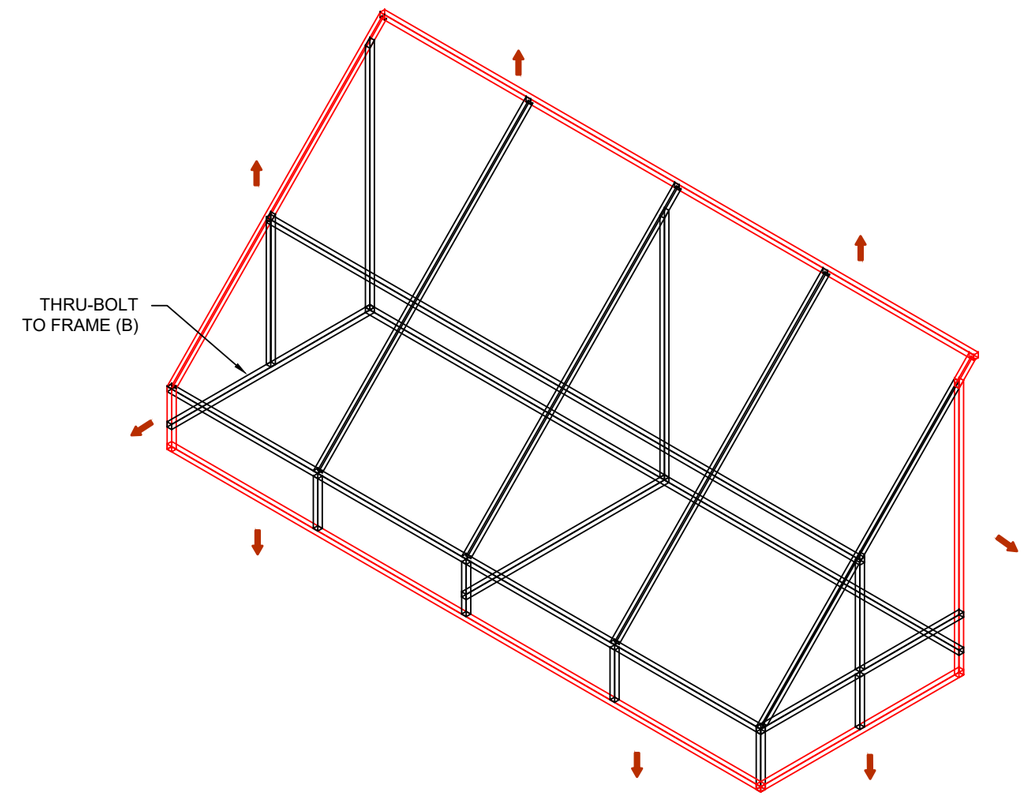
OHIO AWNING & MANUFACTURING COMPANY
5777 GRANT AVE.
CLEVELAND OHIO 44105
216-861-2400
OHIOAWNING.COM
CELEBRATING 150 years

AWNING FRAME SEC. (C) QTY: ONE (1)
10'-11"W x 5'-0"H x 4'-0"P

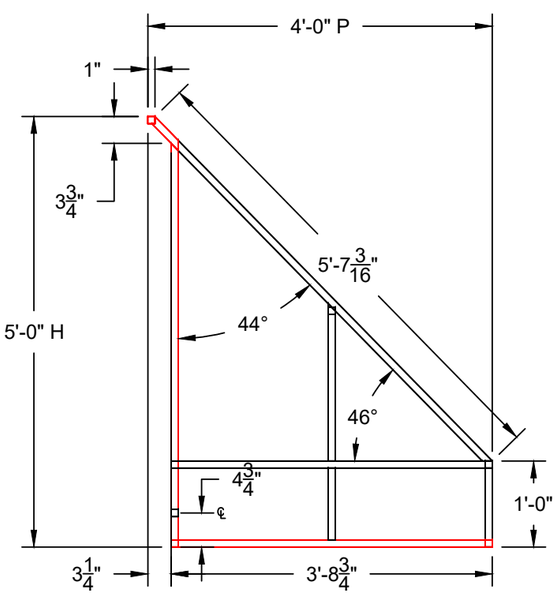
1" SQ. PLAIN MEMBERS
1" SQ. STAPLE MEMBERS



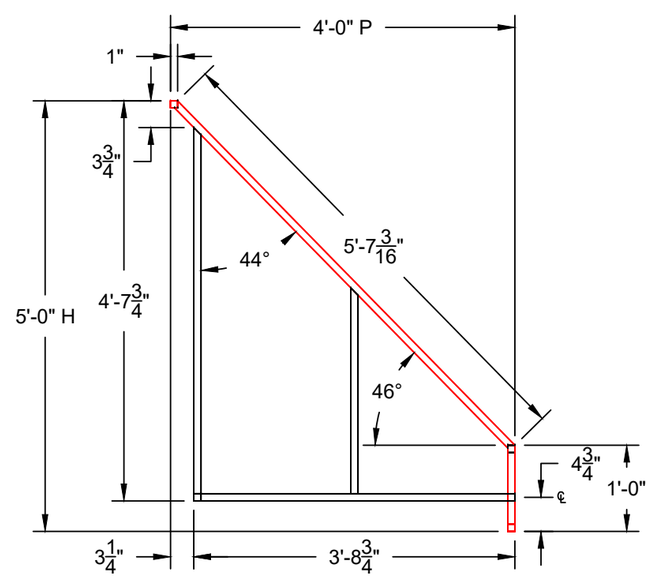
AWNING FRAME TOP VIEW



AWNING FRAME ISOMETRIC VIEW



AWNING FRAME RIGHT END



AWNING FRAME LEFT END

AWNING FRAME / FABRIC NOTES:

1. FRAMEWORK TO BE CONSTRUCTED OF WELDED 1" SQ. (0.090 WALL 6063-T6), ALUMINUM STAPLE CHANNEL TUBING.
2. FRAME HAS CLOSED LEFT / RIGHT ENDS.
3. FABRIC ATTACHMENT: STAPLE
4. FABRIC MFG / COLOR: TBD BURGUNDY ACRYLIC
5. POWDERCOAT COLOR: TBD
6. ALL DIMENSIONS ARE PRELIMINARY AND REQUIRE FIELD VERIFICATION, AT WHICH THEN ATTACHMENT DETAILS WILL BE PROVIDED. TILL THEN DETAILS ARE SUBJECT TO CHANGE.

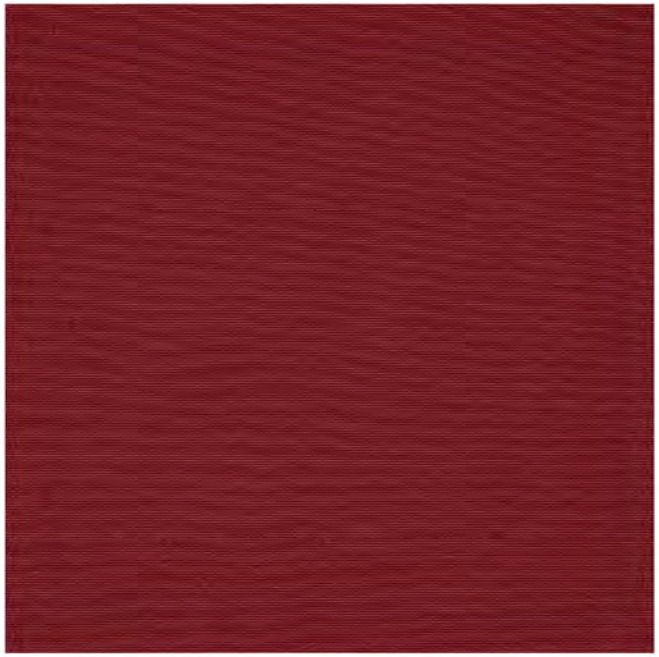
Awning Material

09/15/25

Jonathan Sin-Jin Satayathum
Vice President for Development
Buildings and Food
sinjin@buildings-food.com

Fabricated by :

Ohio Awning & Manufacturing Co.
5777 Grant Ave, Cleveland, OH 44105
Contact : William Morse
william@ohioawning.com
mobile : (216) 513-2401



Description

Sunbrella Burgundy 4631-0000 46-Inch Awning / Marine Fabric

Description

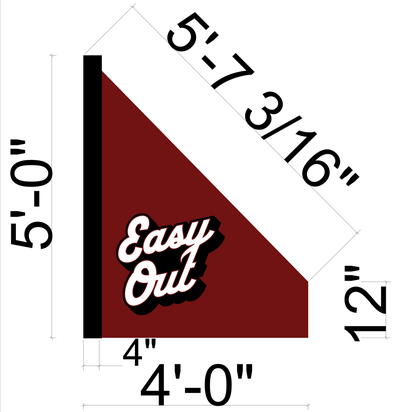
Sunbrella Burgundy 4631-0000 46-Inch Awning / Marine Fabric

Specifications

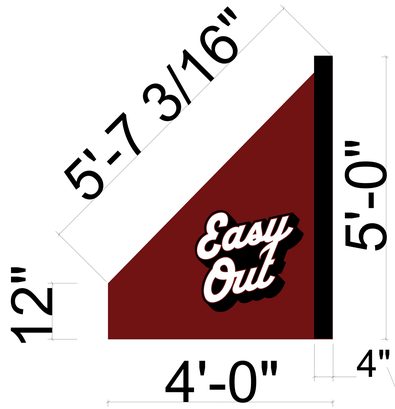
Brand	Sunbrella
Warranty	10 Year Limited Warranty
Fabric Design	Solids
Width	46 Inches (116.84 Cm)
Made With	100% Sunbrella Acrylic
Put Up	60 Yards
Performance	AATCC 42 Water Resistance: (Less Than Or Equals) 1.0-4.5 G, Heat Sealable, Mold - Mildew Resistant, U.V. Resistant
Finish Treatment	Non-PFOA Water Repellent And Stain Resistant
Flame Resistant Codes	Cal. TB 117-2013, UFAC - Class I
Weight	9 Oz./Sq. Yd.
Unit of Measure	Yard
Application / Use	Awnings / Canopies / Pergolas, Marine Tops / Covers, Biminis / T-Tops, Dodgers / Enclosures
Fabric Collection	Sunbrella Shade

EASY OUT - W-245-25

GRAPHIC BLANK



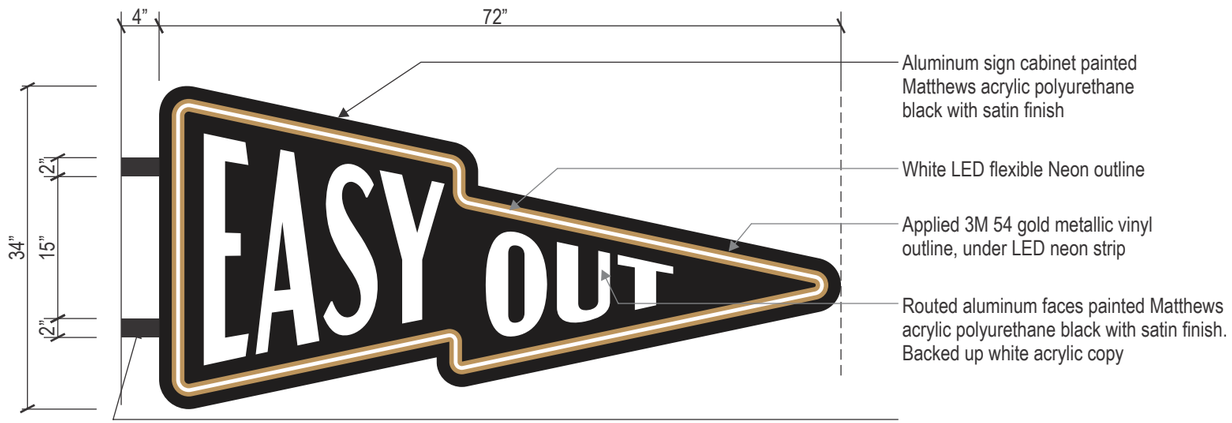
LEFT END



RIGHT END

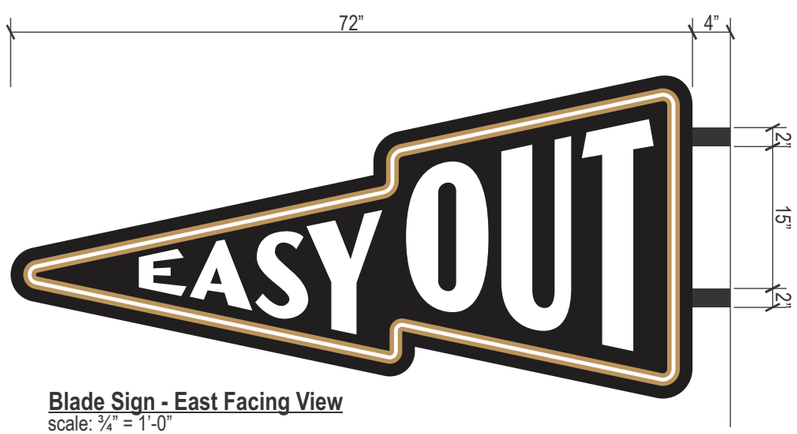
Hidden by brick inset

Plan View - Top
scale: ¾" = 1'-0"



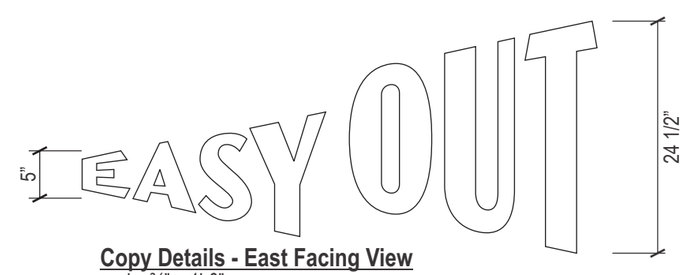
Blade Sign - West Facing View
scale: ¾" = 1'-0"

Plan View - Bottom
scale: ¾" = 1'-0"



Blade Sign - East Facing View
scale: ¾" = 1'-0"

Copy Details - West Facing View
scale: ¾" = 1'-0"



Copy Details - East Facing View
scale: ¾" = 1'-0"

APX
APEX PINNACLE SERVICES, LLC.
P.O. Box 603117 • Cleveland, OH 44103
1750 E. 55th St. • Cleveland, OH 44103
216-551-7900 • www.APX12.com

Client:	Original Date:	Project Manager:	Drawing Number:
	9/17/25	BH	25-210-00
Address:	Site Number:	Designer:	
11822 DetroitAve Lakewood, OH 44107	.	MH	
Page # 1 of 3	File Name: .cdr		

Revision	Date	Designer	Description	Revision	Date	Designer	
-01				-08			
-02				-09			
-03				-10			
-04				-11			
-05				-12			
-06				-13			
-07				-14			

Approval:
Signature:
Date:

This drawing and design is the exclusive property of Apex Pinnacle Services, LLC., and all rights to its use for reproduction are reserved by Apex Pinnacle Services, LLC.

STEYER
Easy Out
BAR OF CHAMPIONS
11820
Lakewood's
HOME TURF
EASY OUT
OPEN
7 DAYS A WEEK
2PM-CLOSE
PLEASE
ENTER
NEXT DOOR
EASY OUT
WINDOW 1: 52" X 53"
NEON SIGN
SIZE: 36 X 36"
WINDOW 1: 52" X 53"
VINYL GRAPHIC
SIZE: 36" X 37"
WINDOW 3: 52" X 53"
VINYL GRAPHIC
SIZE: 52" X 45"
DOOR 1: 30" X 75"
VINYL GRAPHIC
SIZE: 24" X 31"
WINDOW 4: 60" X 53"
VINYL GRAPHIC
SIZE: 30" X 42"
DOOR 2: 23" X 70"
VINYL GRAPHIC
SIZE: 20" X 33"
WINDOW 5: 60" X 53"
NEON SIGN
SIZE: 50" X 21"

50’0” +/-

SHEET	DRAWN BY:	CLIENT:
FS	ZS	**EASY OUT**
	ORD NO: 25-245-W	**11822 DETROIT AVE.**
	DATE: 9-16-25	**LAKEWOOD, OH 44107**
2 OF 6	REV: 0.0	

OHIO AWNING & MANUFACTURING COMPANY
5777 GRANT AVE.
CLEVELAND OHIO 44105
216-861-2400
OHIOAWNING.COM

CELEBRATING 150 years

ASSEMBLED AWNING FRAME QTY: ONE (1)
41'-10"W x 5'-0"H x 4'-0"P

ASSEMBLED AWNING FRAME ELEVATION RENDERING

STEYER
Easy Out
BAR OF CHAMPIONS
11820
Lakewood's
HOME TURF
EASY OUT
OPEN
7 DAYS A WEEK
2PM-CLOSE
EASYOUTBAR.COM
@EASYOUTBAR
2
LKWD
Easy Out
PLEASE
ENTER
NEXT DOOR
EASY OUT
WINDOW 1: 52" X 53"
NEON SIGN
SIZE: 36 X 36"
WINDOW 1: 52" X 53"
VINYL GRAPHIC
SIZE: 36" X 37"
WINDOW 3: 52" X 53"
VINYL GRAPHIC
SIZE: 32" X 45"
DOOR 1: 30" X 75"
VINYL GRAPHIC
SIZE: 24" X 31"
WINDOW 4: 60" X 53"
VINYL GRAPHIC
SIZE: 30" X 42"
DOOR 2: 23" X 70"
VINYL GRAPHIC
SIZE: 20" X 33"
WINDOW 5: 60" X 53"
NEON SIGN
SIZE: 50" X 21"

11872 US-6 ALT
Lakewood, Ohio

11818 US-6 ALT
Lakewood, Ohio

STEYER
THE OHIO INN
THE OHIO INN
BEER · COCKTAILS · FOOD
OPEN
KENO
THE OHIO INN
THE OHIO INN
HAPPY HOUR DAILY

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

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

Application Cover Page

Docket No.: 10-92-25

Permit No.: BBS25-000100

Applicant Name: Daniel Hurst, Hurst Design Build Remodel

Project Address: 2150 Arthur Ave.

Project Name: n/a

Project: Applicant has requested a hearing with the Board of Building Standards. Per the Division of Housing and Building, the documents have been reviewed in accordance with RCO 107. Approval cannot be granted per RCO 105.1, or the drawings are inadequate per RCO 107.4.1. This notice is an ADJUDICATION ORDER pursuant to RCO Section 109 of all items that are cited from the Ohio Residential Code.

CHRISTOPHER S. PARMELEE
BUILDING COMMISSIONER
216/529-6295

WILLIAM WAGNER
ASSISTANT BUILDING COMMISSIONER
216/529-6284

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

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

Adjudication Order

September 12, 2025

Hurst Design Build Remodel
26185 Center Ridge Rd
Westlake, OH44145-4015
mstutz@hurstremodel.com
Via: USPS and email

RE: ADJUDICATION ORDER 2024-105

Applicable Code: 2019 Ohio Residential Code

Project Description: Remodel 3rd floor attic space with new finishes and electrical, including bonus room and bathroom space.

Project Address: 2150 Arthur

PPN: 31415059

Occupancy: 1 Family

Construction Type: n/a

Drawings Dated: 08/19/2025

Zoning District: R1H

Plan Review Case Number: RB25-000436

Status: Adjudication

Dear Hurst Design Build Remodel,

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

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

1. Plans show a ceiling height of 6'-8". Revise plans to show the minimal ceiling height required as For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet (2134 mm). (RCO 305.1)
2. Plans show the sistering of 2nd floor ceiling joists in the attempt to create the needed 40 psf for living space and 30 psf for sleeping area. The sistering of 2"x6" joists with either 2"x6" wood members or stated 5-1/2" LVL's is not able to be approved as a perspective framing method. Revise plans to include information on the designed loads for the proposed framing method or consult with sealed design professional architect or engineer for the alternative engineered design.

3. Submit width, riser, tread and headroom clearance information for stairs from 2nd to 3rd floor. Stairs shall be minimum 36 inches wide. The maximum riser height shall be 8 1/4" and treads shall be 9" minimum. The minimum headroom clearance at stairs shall be 6'-8". (RCO 106.1.3)
4. Revise plans to show that Sleeping areas window have the minimal emergency escape and rescue opening with minimum opening area of 5.7 square feet with minimum opening height of 24 inches and width of 20 inches. The sill height of opening shall be nor more than 44-inches above the floor. (RCO 310.1.1, 310.2, 310.2.1, 310.2.2)
5. Demonstrate compliance with required ceiling height at 3rd floor bathroom. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. Shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the showerhead. (RCO 305.1 Exception 2)

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

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

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

Sincerely,

William Wagner
Assistant Building Commissioner

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

City of Lakewood Division of Housing and Building
12650 Detroit Avenue
Lakewood, Ohio 44107

September 17, 2025

RE: ADJUDICATION ORDER 2024-105
Applicable Code: 2019 Ohio Residential Code
Project Description: Remodel 3rd floor attic space with new finishes and electrical, including bonus room and bathroom space.
Project Address: 2150 Arthur
PPN: 31415059
Occupancy: 1 Family
Construction Type: n/a
Drawings Dated: 08/19/2025
Zoning District: R1H
Plan Review Case Number: RB25-000436
Status: Adjudication

Points of Adjudication Order and Narrative of Appeal:

1. Plans show a ceiling height of 6'-8". Revise plans to show the minimal ceiling height required as for rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet (2134 mm). (RCO 305.1)
    a. Minimum required width of a room is 7ft. and minimum room area is 70sq. ft- the attic space in question is over 5ft tall for 7ft wide with max height of 6ft 8in. at 20% of the required width, a difference of 30%, and 4 inches less than the code requirement.
    b. The space is intended for use by children who are currently under 9 years old and have plenty of headroom in the space. The adults in the family are also less than 6ft tall and have adequate area to stand and walk fully upright in the space.
    c. The space is currently partially finished, and in use by the owners. They would be making life safety improvements by improving the structural framing to code required load specifications for both the floor framing and the existing roof framing which are currently undersized, adding egress windows, and completing all finishes in the accessible space to eliminate any hazards of open attic areas for children.
    d. The existing space has very minimal insulation, and the renovated attic would be insulated to near new code levels, as we don't want to make the framing any thicker to reduce any headroom to get to full current required values, but values would be significantly more (triple) than is existing, which will have a very significant impact on energy usage for the house.
    e. The only way to increase ceiling height to code minimum levels would be to reframe the roof. This would require significant tear off and exposure of the interior to the elements with potential damage, likely needing the occupants to not be living there during the work especially with young children. The existing roof structure also has solar panels currently installed which would need to be removed and reinstalled. All these factors add significant expense that create a cost that does not make sense to invest in the neighborhood even if it was affordable to the owners which, it is not.

2. Plans show the sistering of 2nd floor ceiling joists in the attempt to create the needed 40psf for living space and 30psf for sleeping area. The sistering of 2"x6" joists with either 2"x6" wood members or stated 5-1/2" LVL's is not able to be approved as a perspective framing method. Revise plans to include information on the designed loads for the proposed framing method or consult with sealed design professional architect or engineer for the alternative engineered design.
    a. We would have no issue with this requirement, and the drawings can be stamped by a registered architect to certify the design of framing to meet the required loads.

3. Submit width, riser, tread and headroom clearance information for stairs from 2nd to 3rd floor. Stairs shall be minimum 36 inches wide. The maximum riser height shall be 8 1/4" and treads shall be 9" minimum. The minimum headroom clearance at stairs shall be 6'-8". (RCO 106.1.3)
    a. The existing stairs to the attic/3rd floor are over 36" wide and have compliant riser and runs. The headroom at the upper part of the stairs is approximately 5'-6" at the top of the steps and increases from that point. There is an existing dormer over the steps, but it was built without regard for headroom. It is an inconvenience, but not necessarily any danger as it is sloping up from that point.

4. Revise plans to show that Sleeping areas window have the minimal emergency escape and rescue opening with minimum opening area of 5.7 square feet with minimum opening height of 24 inches and width of 20 inches. The sill height of opening shall be no more than 44-inches above the floor. (RCO310.1.1, 310.2, 310.2.1, 310.2.2)
    a. We would have no issue with this requirement, as the plans specify new egress casement windows in the bonus room, replacing the existing windows that are not adequate for egress. New windows would be tempered glazing with the placement near the floor.

5. Demonstrate compliance with required ceiling height at 3rd floor bathroom. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. Shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the showerhead. (RCO 305.1 Exception 2)
    a. The new proposed attic bathroom is admittedly low headroom. The toilet is located in the highest portion of the roofline, but the shower is tucked in under the roof. The owners have no plans to make this the primary bathroom for the home but look forward to a bathroom that can be utilized by the children which would alleviate the current stresses of a single bathroom. A hosed shower head is being provided, and a shower chair can be installed in the stall for use by anyone who couldn't stand in the shower, but it would still be usable.

We were and are fully aware that the renovations do not meet current new construction requirements in the 2019 Ohio Residential Code. We reviewed the options with our client at the initial stages of the project to raise the roof and provide code compliant ceiling heights, but the costs and owner inconvenience were beyond what could be tolerated in both cases. Therefore, we proceeded to design a project that met the needs of the owner and their budget, making the best effort to use the existing space in the best manner to meet the clients' needs, and work within the framework of their existing home to make it more useable, structurally sound, with increased energy efficiency & safety for the occupants.

The work is not trying to meet new construction standards as it is a retrofit project to make the best use of the existing space the client has. The owners were and are using the space in its current configuration and just want to improve it. They are fully aware that the ceiling heights are not "normal" or even very usable for many adults, but that is not the purpose of the space.

The commercial code now has specific provisions for existing buildings that allow existing configurations to remain, dependent upon the scope of work, but in the case of this residential project where the plan is to improve the finishes and simply improve the existing conditions, retrofit a bathroom in the existing space, there should be some type of consideration given for a project as an adaptive reuse of an existing space, and not a strict adherence to the code requirements meant for "new " construction.

We offer the following excerpts from the 2019 Ohio Residential Code to offer code suggested opportunities to allow your building department to approve the plans as submitted:

101.4 Reasonable application.
The rules of the board and proceedings shall be liberally construed in order to promote its purpose. When the residential building official finds that the proposed design is a reasonable interpretation of the provisions of this code, it shall be approved. Materials, equipment and devices approved by the building officials pursuant to Section 114 shall be constructed and installed in accordance with such approval

We feel that the work is a reasonable reuse of the existing space and are hoping the plan review and board can see fit to provide a liberal, reasonable interpretation of the code requirements to provide a permit.

113.9 Historic buildings.
The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of residential structures, and change of occupancy shall not be mandatory for historic buildings where such residential buildings are judged by the residential building official not to constitute a distinct life safety hazard.

While not a registered or listed as a "historic" structure, the house is "old" and built long before current codes were developed, at a time when people just made things work with what they had. When built, they had room in the attic for limited use and used it, and our clients would like to keep using it and improve it, for continued use.

Thank you for your consideration,

Scott K. Kerik
Registered Architect #10095
Hurst Design Build Remodel
skerik@HurstRemodel.com
www.HurstRemodel.com
440-234-5656

DESIGN SERVICES AGREEMENT – PHASE 1

Hurst
DESIGN BUILD REMODEL

Our design and build services consist of three separate phases that will take you through the process of creating your new spaces. Each phase is unique in that each requires individual approval, and each phase has a different fee structure for the services provided.

Prepared For:
Rob & Bethany Gotschall
2150 Arthur Ave.
Lakewood, OH 44107

Discovery Design - Phase 1

Design starts with getting to know you and your home.
We perform an inspection of your home pertaining to the related areas of the project. Your lead designer will meet with you to understand your goals, priorities, and preferences. We then create As-Built drawings in CAD of the existing conditions and build the model of your home in the computer. Conceptual designs are created so you can see the space planning and visuals of what your home could look like. The purpose of this phase is to align your project goals with the design, scope of work and your target investment.

- Flat fee based on type of project. (See fee schedule in this document)

Detailed Design - Phase 2

In the Detail phase of Design, we perform other necessary verifications and inspections at your home "measuring twice and cutting once". The plans are fine-tuned with you, reviewing specifics, layout and electrical on the plans. Time to have some FUN! The design team will select and specify all the finish materials for your home for you or with you, whichever you prefer. This is the time to educate you on available options, ensuring you are making informed decisions. The products and specifications are all documented, and the plans and final cost estimates are finalized. The schedule is built with the production team based on the approved scope of work.

- Fee is 4% of the approved investment level from Discovery Phase 1.

Remodeling/Construction – Phase 3

This final phase takes place after the project is approved and the construction documents are accepted. We then go through the preparation for your project. All material items for the project are ordered and trades and labor resources allocated and secured. There is a pre-production meeting involving the Production and Design teams where details for the project are reviewed and the schedule is completed and ready to review with you. We prepare all schematic drawings and field drawings for the Production team. All necessary permits are secured. There is a "kick off" pre-construction planning meeting at your home discussing what you can expect.

- Fee structure is 10% deposit upon approval of the Remodel/Construction Agreement, and then draws based on project milestones throughout the project as progress payments. Anywhere from 4 to 12 draws.

Discovery Design Phase 1- Services

Some items described within this service may not be required or apply to the type of project that is being contemplated.

A. **Community Requirements:** Investigate and acquire all necessary information from the local communities pertaining to their permitting and approval processes that the project will need to go through.
   1. Identify deadline dates for submittals and meeting dates pertaining to the project. Architectural Board of Review, Variance Meetings, Zoning Review, Plan and Building Review.
   2. Communicate with government officials regarding the intended project and review local zoning and building ordinances that may affect the project.
      a. Lot coverages, building line setbacks, easements.
   3. Identify Homeowners' Association (HOA) requirements, if any, for the property.
   4. Obtain a site plan survey from the owner if available. If there is no site plan with the home positioned on the lot, then approximate dimensions will be taken from the home to the property lines or use satellite images of the property.

B. **Interview:** Our goal is to get to know you and your family and how you live in your home.
   1. We will provide you with a questionnaire in advance of our meeting that will help us understand your initial priorities, likes and dislikes, and preferences for your home.
   2. Planning basics guide pertaining to the type of projects that are being considered will be provided.
   3. We will set up and share idea books through websites, such as Houzz and Pinterest.
   4. We will review the types and levels of materials to be included in your project to allocate the correct budgets for finish materials.

C. **Home Site Inspection:** Our goal is to get to know your home. We will perform a visual inspection of the home and affected areas that pertain to the project. Depending on size and complexity of the project this can take anywhere from 2 to 16 man-hours.
   1. Obtain dimensions of all the existing conditions. Layout of walls, windows, doors, floor levels and approximate grade heights.
   2. Record, photograph and capture all interior and exterior areas of the existing home that pertains to the projects. Take 360 camera images.
   3. Identify and record the existing finishes on the interior and exterior of the home. The purpose is to match or compliment any existing finishes that will pertain to the new design.
   4. Evaluation of the building components and systems for the home. Understand how the home was originally built or possible modifications that have been made over time.
      a. Perform evaluation of the structure and framing members. What is load bearing and non-load bearing.
      b. Exterior Envelope and weatherization including, insulation, windows and doors, exterior cladding and trim, roof coverings, and masonry.
      c. Electrical Systems. Distribution panels, type of wiring, circuits, devices, and lighting.
      d. Plumbing Systems. Sanitary and venting lines, water supply piping.
      e. Mechanical Systems. Heating and Cooling and Hot Water Heating. Identify the Equipment type, size, age, and capacity. Ductwork locations and routing, and ventilation systems.
      f. Determine if the existing systems are adequate to accommodate the new project, alterations, or additions. Propose necessary modifications or replacement to the existing systems.
   5. Identify potential deficiencies or challenges that may be encountered for the project that will affect the intended design, the scope of work and budget. These are the items that may need to be addressed to do the project or achieve a certain design.

D. **Existing Conditions "As-Built" Drawings:** As-Built drawings are drawings that document the dimensions and existing conditions of the home and the affected areas.
   1. Build the model of those existing areas pertaining to the project and enter into the CAD program.
   2. Show layout of foundation, walls, roof, plumbing fixture locations, electrical layout, and any mechanicals.

E. **Conceptual Design:** Produce conceptual drawings of the proposed spaces showing layout and basic renderings. The concepts are not useable for construction, rather these will be used to illustrate the design intent based on the size, scope of work required and determination of project investment.

1. Review space planning, circulation, proper clearances, and furniture arrangement.
2. Present floor plan layouts and 3-D images of the proposed design.
3. In collaboration with the design team, review revisions to the design based on your feedback with the purpose of creating a design that will be in alignment with your goals.

F. Investment Report and Estimation: Prepare a report that outlines the scope of work based on the approved design and then perform estimation of costs. This is not a final cost estimate, the purpose is to establish the projects and design that would develop further in the Detail Design Phase 2.

1. Define the individual projects as separate phases and their scope of work.
2. Define options and alternatives to be considered for the project.

Goals, Investment and Scheduling

For us to be able to provide the best service for you and your home, it is important that we understand three parts of your project. A) Your goals for your home. B) Your investment level for your home. C) Your targeted completion and the timeline for your project.

A. Goals for Your Home: List the project(s) being considered for your home in summary.

- CREATE B.R. / SITTING ROOM / BATHROOM ON 3RD FLOOR

- ALT EITHER 2 DESIGN OPTIONS OR ADD DORMERS TO DESIGN #1

B. Investment into Your Home: It is important that we understand what level of investment you have established for your project. Our goal is to provide a design that is in alignment with what you want to invest in your home projects, so it is important that we understand your financial goals as well as the goals you have for your home.
Please check the boxes below that identify yourself as falling into one of these categories:

- ☒ I have not established a budget for my project yet and need help doing so.
  - ☐ I need assistance with financing/lending for my project and understanding what my options are to further help establish how much I can allocate to the project.
- ☐ I have established a budget range for my project. Hurst acknowledges that the owners' targeted investment for the project is $_____ to $_____ and agrees to make every reasonable effort to create a design that works within this range.
  - ☐ This budget I have established is not to be exceeded and I will not consider other options.
  - ☐ I have some flexibility and I am open to options that may exceed my targeted budget.

C. Targeted Timeframe for Your Project: Review the approximate timeframes in design, preparation, and production. The owners' target timeframe for the project is 12 MOS OUT OKAY
Hurst will "pencil-in" this timeframe in our production schedule. Meeting the targeted timeframe is dependent on many factors, such as timeliness of decisions, permitting process, resource allocation and material procurement. The exact timeframe for the project will be determined upon preparation of the project at the conclusion of Detail Design Phase 2.

Fee Schedule

A. Type of Projects: Discovery Phase 1 fees are a flat fee based on type of project, size, and complexity. The type of projects can be combined into multiple phases.

• Kitchen Small to Large	$1,500 to $3,000	• Addition Small to Large	$2,500 to $6,000
• Bathroom Hall to Master	$1,250 to $2,000	• Outdoor Living Space/Porch	$1,500 to $4,500
• Other Miscellaneous Areas	$1,250 to $4,000	• First or Second Floor Levels	$1,500 to $4,000

- Basement Finish/Lower Level $1,500 to $3,000
- Whole House Plan Multi Phase $2.50 per SF Home

B. Additional Fees: These are fees outside of design service that are dependent upon the community fees for applications and review and any additional professional services outside of the design services outlined in this agreement.

1. Site Survey by State Certified Professional Surveyor. Quoted.
2. Any Fees Associated with Submittal to the local governmental authority or Plan Review Submittal Fees, Variance Application Fees.
3. Design services where additional fees may be required, such as unrelated projects or areas of the home, other phases or projects not being considered as part of this agreement.

Deliverables and Outcomes

A. This is the beginning step in the design/build process, which is viewed as the foundation for your project to identify the design, scope of work and the related costs. The items that you receive at the conclusion of this step in the process are as follows:

1. Professional consultation and design services for your project.
2. Project Investment Report outlining the scope of work for the projects, options, and investment.
3. Project feasibility and design direction determined.

Terms and Conditions

1. Non-Refundable: All design fees, as outlined above, are payments for services rendered. All design fees are non-refundable should the client decide not to pursue construction with Hurst Design Build Remodel.
2. Hurst Design Build Remodel agrees to make every reasonable effort to produce a conceptual design that fits within the owners' specified targeted investment range for the project. Hurst cannot be held responsible to hold the cost within the listed range based on the many factors that can affect the costs of a project that may not be known at the time of this agreement, or if the owner changes or adds to the scope of work during the design process.
3. Inspection: If it is deemed necessary to create an access in walls, floors, or ceilings to investigate your home further; Hurst will obtain verbal authorization from the owner prior to commencement. Any accesses created as part of the inspection will not be repaired or replaced as a part of this agreement. Such repairs will be part of Phase 3 Remodeling/Construction Agreement.
4. Intellectual Property: All drawings and renderings produced, specifications, and cost analysis will remain the property of Hurst Design Build Remodel and are not intended for construction or use by others. This includes, but is not limited to, as-built drawings, concept drawings, detail drawings, sketches, specifications, or selections.
5. BuilderTrend Web Portal: This site is part of the service offered during the design, execution, and warranty period for your project. Hurst is the owner of the site and any information contained on the site. The use of the site will only be for the period during the design, production, and warranty periods for the project. Should the client decide not to pursue the project further with Hurst's services, or place the project on hold, client access will be removed, and the site will be de-activated and closed.
6. Dispute Resolution: In the event a dispute arises between the parties in this agreement, any claim for damages against Hurst Design Build Remodel arising from or related to services provided hereunder shall be limited to the amount of money received by Hurst Design Build Remodel pursuant to this agreement.
7. Right of Rescission: You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. To cancel, mail or email a written Notice of Cancellation to Hurst Design Build Remodel offices.

Acceptance

Compensation for the "Discovery Phase 1" of this agreement will be based on a flat fee of $ 2,500 These fees are due and payable upon acceptance of this agreement.

Hurst Design Build Remodel agrees to provide design services for the owner in accordance with the terms of this Agreement. It is mutually agreed that the terms and scope of work for the "Discovery Design Phase 1" are acceptable. Hurst Design Build Remodel is hereby authorized to proceed with the design services.

1-24-25 1-24-25

Client Signature and Date Client Signature and Date

1-24-25

Dennis A. Keller, CR
Project Consultant

"As the remodeler of choice in the Greater Cleveland area, we design and build the dreams for those who desire peace of mind, value creativity and innovation, and expect the highest quality remodeling experience".

GOTSCHALL RESIDENCE

General Notes

1. All work under this contract shall be subject to the RESIDENTIAL CODE OF OHIO For One-, Two- and Three-Family Dwellings, latest edition, and all municipal and local laws and regulations.

2. All sub-contractors shall furnish a certificate of adequate liability and workman's compensation insurance.

3. All products, equipment and materials shall be installed per manufacturer's recommendations and best construction methods and standards.

4. The Sub-contractors shall visit the Project Site and familiarize himself with existing conditions and shall carefully study and compare the Contract Documents with the existing conditions and report to Hurst Design Build Remodel any errors, discrepancies, inconsistencies or omissions, and materials, products, systems, procedures, and construction methods shown or specified which are incorrect, inadequate, obsolete, or unsuitable for actual field conditions discovered, or which The Sub-contractor would not warrant as required by The Contract Documents.

5. The drawings shall not be scaled, use the written dimensions only. In the event of discrepancies or errors, in the drawings, Hurst Design Build Remodel shall be the sole interpreter of the drawings and their intent.

6. The Contractor shall obtain and pay for all required permits, royalties, shipping charges, fees and licenses and shall arrange for all inspections necessary for the proper execution of the Work. Approval Certificates shall be posted in a prominent, central location and per local authority's requirements. All construction work and activities shall conform to all applicable codes and ordinances.

7. Hurst Design Build Remodel shall provide barricade, warning lights, signs, safety devices, temporary ties, bracing and wall shoring to protect general public and workers from hazardous conditions which may arise at the site as a result of the work.

8. Hurst Design Build Remodel and all sub-contractors shall keep the site orderly and clean at all times and shall remove all debris and leave the site broom-clean.

9. The use of these documents is restricted to the original project for which they have been prepared. Re-use or reproduction of these documents (whole or in part) for any other use is prohibited by Hurst Design Build Remodel. The drawings are instruments of service and remain the property of Hurst Design Build Remodel.

Structural Notes

Studs shall be 2 x 4 exterior and interior walls (unless noted otherwise) spaced 16" o.c., doubled at openings, framed solid at corners and angles for drywall. Inner trimmer/jack studs at all window/door openings, etc., shall be cut down to support the header over the opening and shall extend in one piece from header to bearing. Double jack studs for all openings over 8'-0" wide (or as noted on plans).

All bearing headers shall be minimum double 2 x 10's with 1/2" material between, glued and nailed, unless indicated otherwise on drawings.

Brace all rafters, roof and ceiling joists as required to prevent shifting, racking or other movement, both during construction and after completion of the project. Ceiling joists and flat roof joists shall be cross bridged at max. 8'-0" intervals. Brace all roof and floor trusses per fabricator's instructions during construction and permanently.

Rafters shall be doubled at both sides of all dormers, skylights and at roof valleys, unless noted otherwise on the plans. All headers between doubled rafters shall be supported with galvanized hangers.

All wood beams or headers shall be supported by solid studs, minimum same width as the beam, and shall be continuous from the bottom of the beam to a bearing beam or masonry foundation below. Include solid blocking and/or doubled band joists thru all floor systems, as may be required to transfer loading.

Connections shall be in accordance with the applicable building code as a minimum.

MATERIAL DESIGN STRESSES (Minimum)

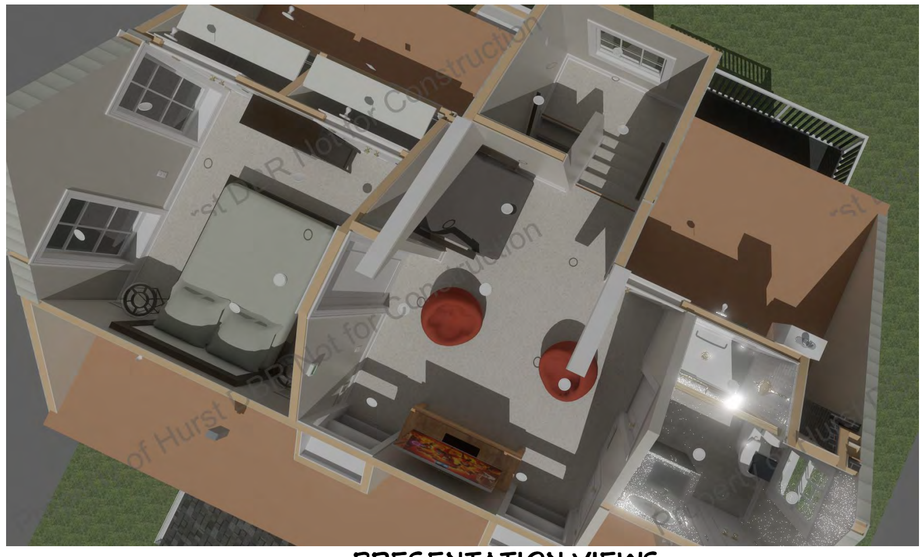
Framing Member	Fb(psi)	Fv(psi)	Fc(psi)	E(psi)
SAWN LUMBER				
Wood beams & headers	1000	130	1000	1,400,000
Wood joists	1000	130	1000	1,400,000
Wood studs/misc. framing	875	110	1000	1,400,000
Microllam (LVL)	3100	285	2510	2,100,000

See Drawings for special conditions and/or min. structural requirements
Concrete exterior: 4000 psi with 6% +/- 1% air entrainment.

Bolts: A307 unless noted otherwise

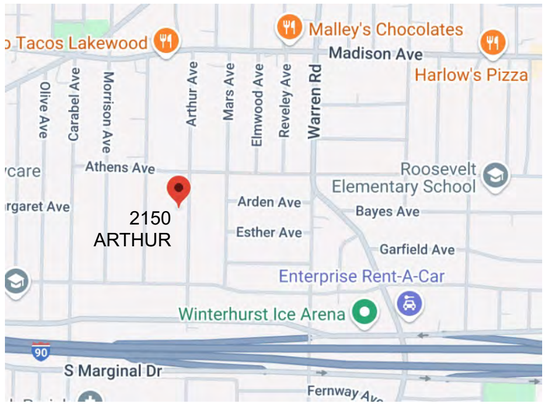
Soil bearing capacity: 2000 psf (assumed) material on firm undisturbed soil

NOTE: No specific information regarding soil bearing capacity has been furnished to Hurst Design-Build Remodeling. The Contractor shall verify bearing capacity and notify the Owner of any suspected or unusual soil conditions.



PRESENTATION VIEWS

Not to Scale



Vicinity Map

Not to Scale

Common Abbreviations

R/R = Remove & Replace
EX. = Existing
TYP. = Typical
U.N.O. = Unless noted otherwise
V.I.F. = Verify in field
R.O. = Rough opening
F.F. = Finished floor
L.B.P. = Load bearing point

Design Loads

1. Floor Live Loads:
   - First Floor: 40 psf
   - Second Floor: 30 psf
   - Floor Dead loads: 10 psf

2. Roof Live Loads (snow): 30 psf
   - Roof/Cl'g Dead loads: 12 psf
   - Total Roof Loads: 42 psf

Square Footage

Third Floor Remodel = 448 sq. ft.

Project Description

The Project Scope includes remodeling of the 3rd floor attic space with new finishes and electrical, including a bonus room and bathroom space.

Drawing Index

A-1 Index, Notes, Vicinity Map, & 3D'S
A-2 Ex/Demo Plans
A-3 New Plans & Interior Elevations
A-4 Attic Floor Framing Plan, Attic Framing Section
A-5 M.E.P. Plans

Job #	Print Date
8629-T2	8/19/2025

Design Info		
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Client Initials		

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www.HurstRemodel.com

Hurst DESIGN BUILD REMODEL

GOTSCHALL RESIDENCE

Bethany and Rob Gotschall
2150 Arthur Ave.
Lakewood, OH 44107

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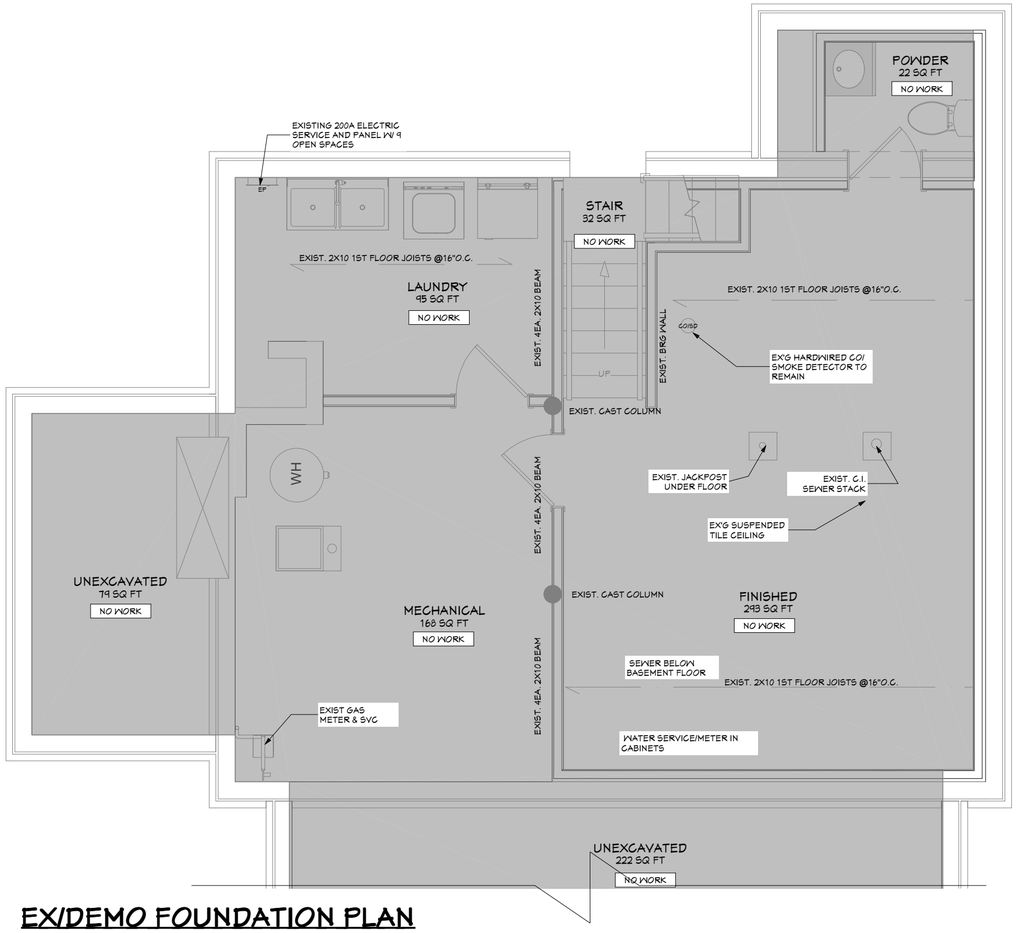
Client Signature:	P.C. Signature:
Date:	Date:

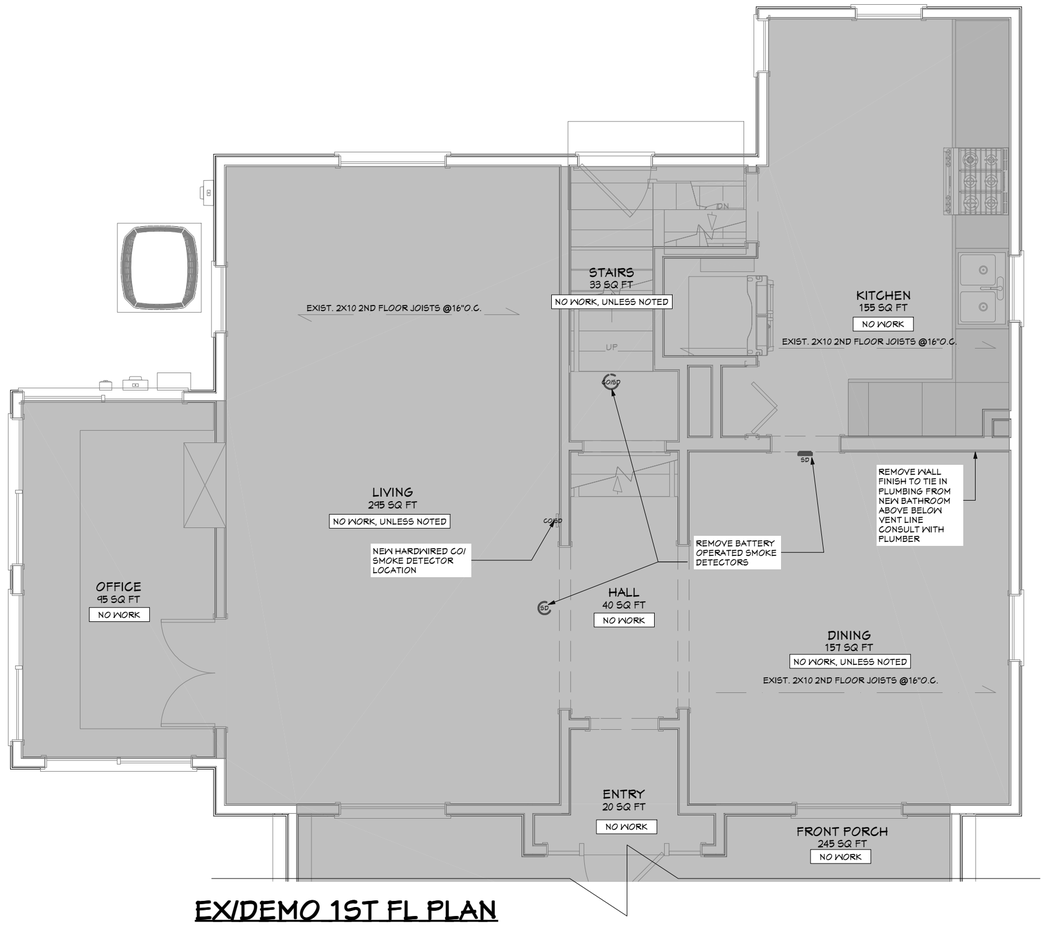
SHEET NO.

A-1



EX/DEMO FOUNDATION PLAN

1/4" = 1'-0"



EX/DEMO 1ST FL PLAN

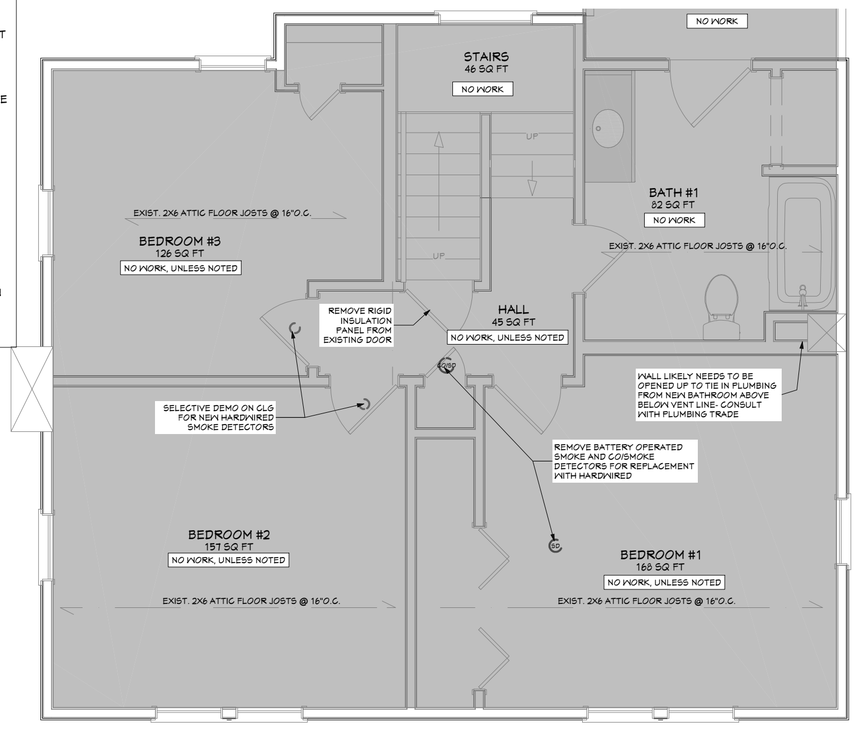
1/4" = 1'-0"

General Notes:Demolition

1. SALVAGE MATERIALS WHEN POSSIBLE, DONATE TO HABITAT FOR HUMANITY OR OTHER ORGANIZATION.
2. EXISTING ROOFING, SOLAR PANELS, SIDING, BRICK, SOFFITS, DOORS/WINDOWS TO REMAIN UNLESS OTHERWISE NOTED. ONLY REMOVE PORTIONS OF SIDING AS NEEDED FOR TIE-IN OF NEW WINDOWS, AS NOTED ON PLAN.
3. EXISTING INTERIOR DOOR AND HARDWARE TO REMAIN AT BASE OF STAIRS. REMOVE INSULATION BOARD FROM IT.
4. SAVE ALL STRINGERS, TREADS AND RISERS ON STAIRS (FROM 2ND TO 3RD FLOORS). REMOVE RAILING, STRINGER MOLDING, AND WALL CAP.
5. ALL WIRING, DEVICES, AND LIGHTING TO BE REMOVED ON 3RD FLOOR (ATTIC). ALL OTHER ELECTRICAL TO REMAIN ON OTHER FLOORS, UNLESS NOTED.

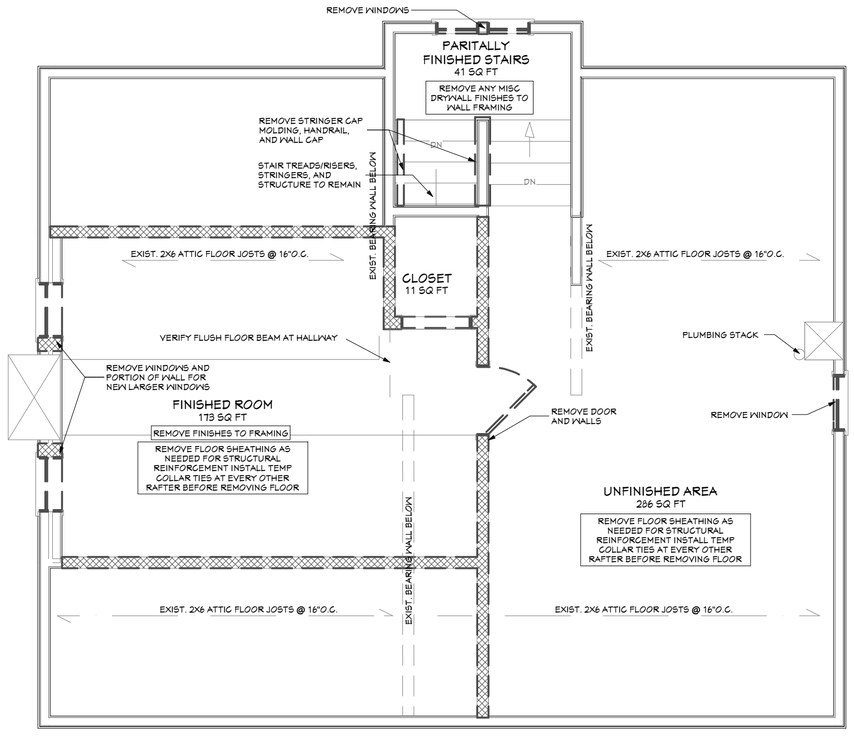
WALL LEGEND

	Object to be demolished
	Wall to be demolished
	Existing interior wall to remain
	Existing exterior wall to remain
	New 2x4 interior wall
	New 2x4 exterior wall
	Existing foundation wall w/ brick to remain
	New CMU foundation w/ brick veneer
	Existing poured concrete foundation wall
	New poured concrete foundation wall
	New handrail



EX/DEMO 2ND FL PLAN

1/4" = 1'-0"



EX/DEMO 3RD FL (ATTIC) PLAN

1/4" = 1'-0"

Job #	Print Date
8629-T2	8/19/2025
Design Info	
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detail	1.1	8.13.25
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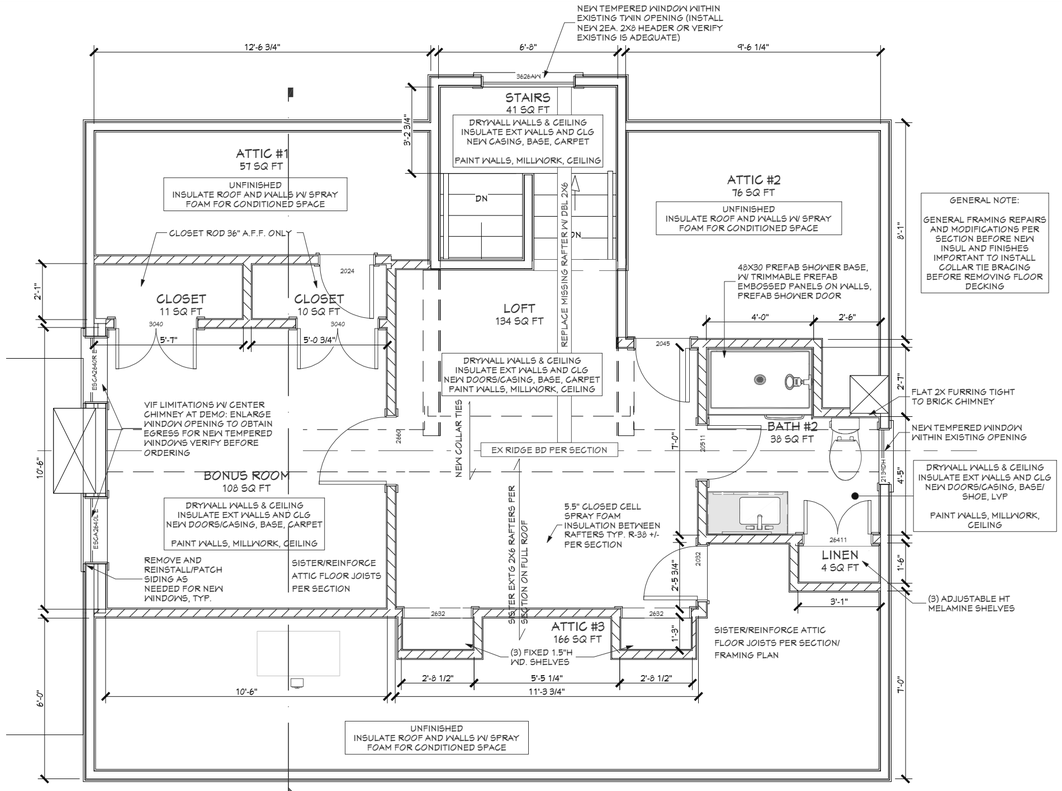
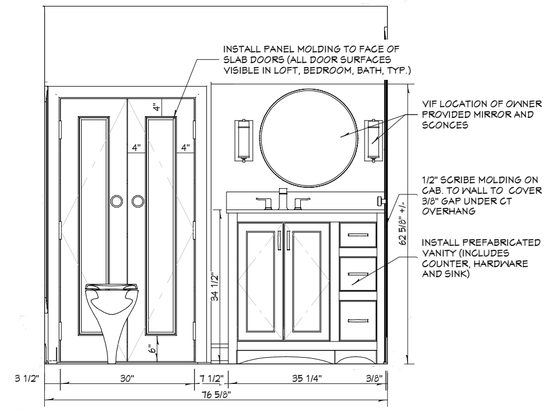
SHEET NO.

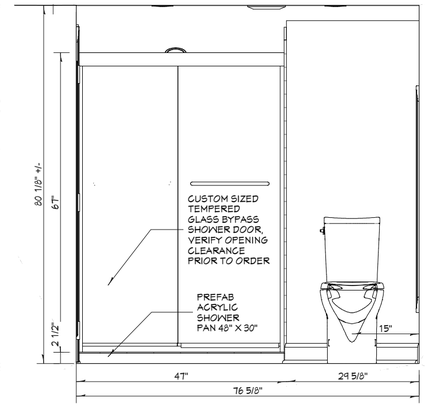
A-2



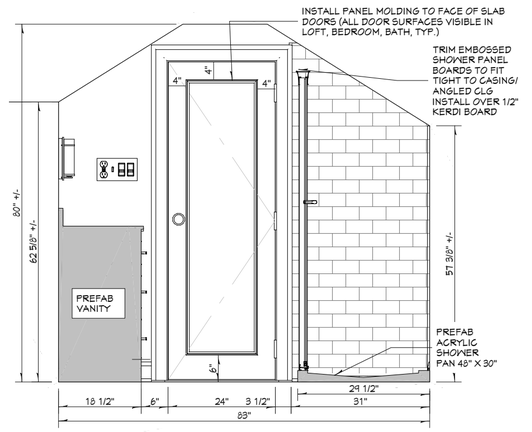
S1 **THIRD FLOOR PLAN**
1/4" = 1'-0"



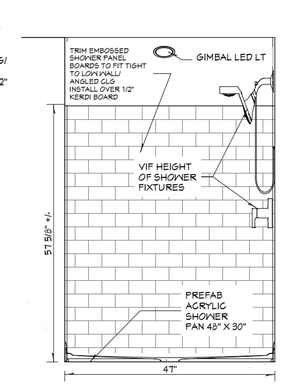
E1 **INTERIOR ELEVATION**
1/2" = 1'-0"



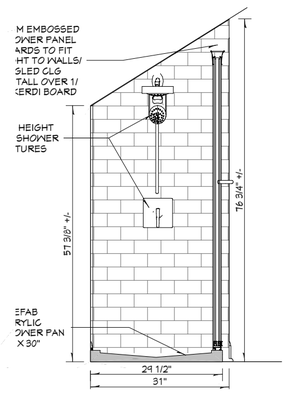
E2 **INTERIOR ELEVATION**
1/2" = 1'-0"



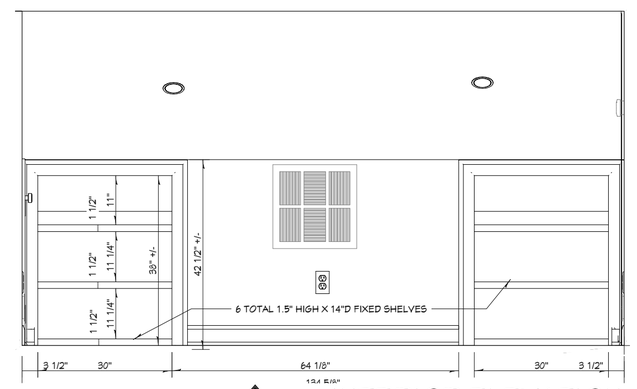
E3 **INTERIOR ELEVATION**
1/2" = 1'-0"



E4 **INT. ELEVATION**
1/2" = 1'-0"



E5 **INT. ELEVATION**
1/2" = 1'-0"



E6 **INTERIOR ELEVATION**
1/2" = 1'-0"

Framing Notes:

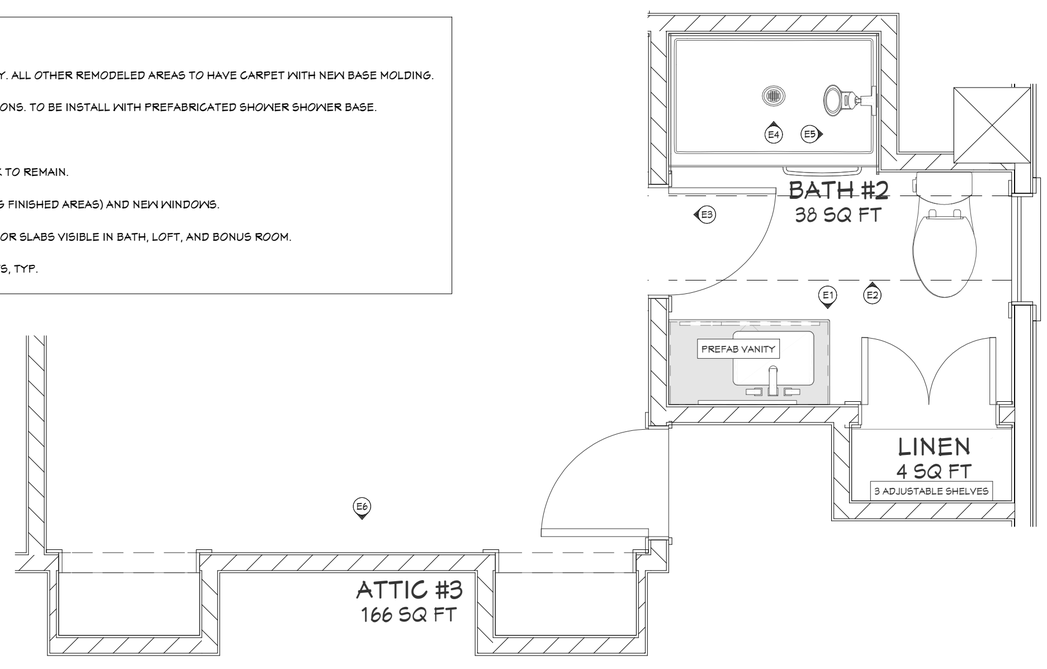
1. FRAME FOR NEW WINDOWS, DOORS, AND HEADERS AS NOTED ON PLANS.
2. FRAMING FOR NEW WALLS AS NOTED ON PLANS.
3. PROVIDE GENERAL FRAMING REPAIRS AND MODIFICATIONS FOR GENERAL SAFETY BEFORE NEW INSULATION AND FINISHES.
4. PROVIDE ALL NECESSARY BLOCKING BEHIND WALL MOUNTED ACCESSORIES, AND SHOWER DOORS.

Finish Notes:

1. NEW LVP FLOORING WITH NEW BASE AND SHOE MOLDING IN THE BATH ONLY. ALL OTHER REMODELED AREAS TO HAVE CARPET WITH NEW BASE MOLDING.
2. NEW EMBOSSED SHOWER WALL BOARDS ON SHOWER WALLS, PER ELEVATIONS. TO BE INSTALL WITH PREFABRICATED SHOWER SHOWER BASE.
3. INSTALL VANITY CABINET PER ELEVATIONS.
4. NEW MILLWORK IN REMODELED AREAS AS NOTED. NOTE SELECT MILLWORK TO REMAIN.
5. INSTALL NEW 2 PC CASING MOLDING AROUND ALL INTERIOR DOORS (FACING FINISHED AREAS) AND NEW WINDOWS.
6. APPLY NEW PICTURE FRAMED MOLDING ON INTERIOR DOORS ON FLUSH DOOR SLABS VISIBLE IN BATH, LOFT, AND BONUS ROOM.
7. TRIM DOWN HT OF SOLID CORE SLAB DOORS AS NEEDED FOR WALL HEIGHTS, TYP.

WALL LEGEND

	Object to be demolished
	Wall to be demolished
	Existing interior wall to remain
	Existing exterior wall to remain
	New 2x4 interior wall
	New 2x4 exterior wall
	Existing foundation wall w/ brick to remain
	New CMU foundation w/ brick veneer
	Existing poured concrete foundation wall
	New poured concrete foundation wall
	New handrail



P1 **ENLARGED PLAN**
1/2" = 1'-0"

Job #	Print Date
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Design Info	
Design Phase	D# / Date
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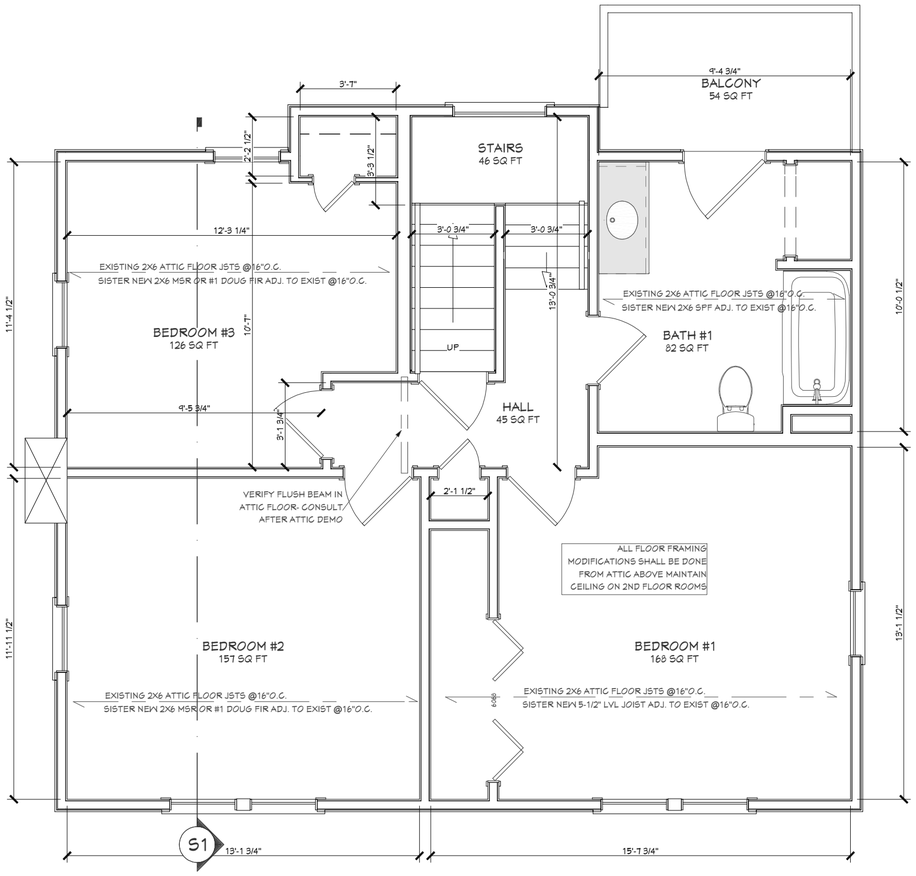
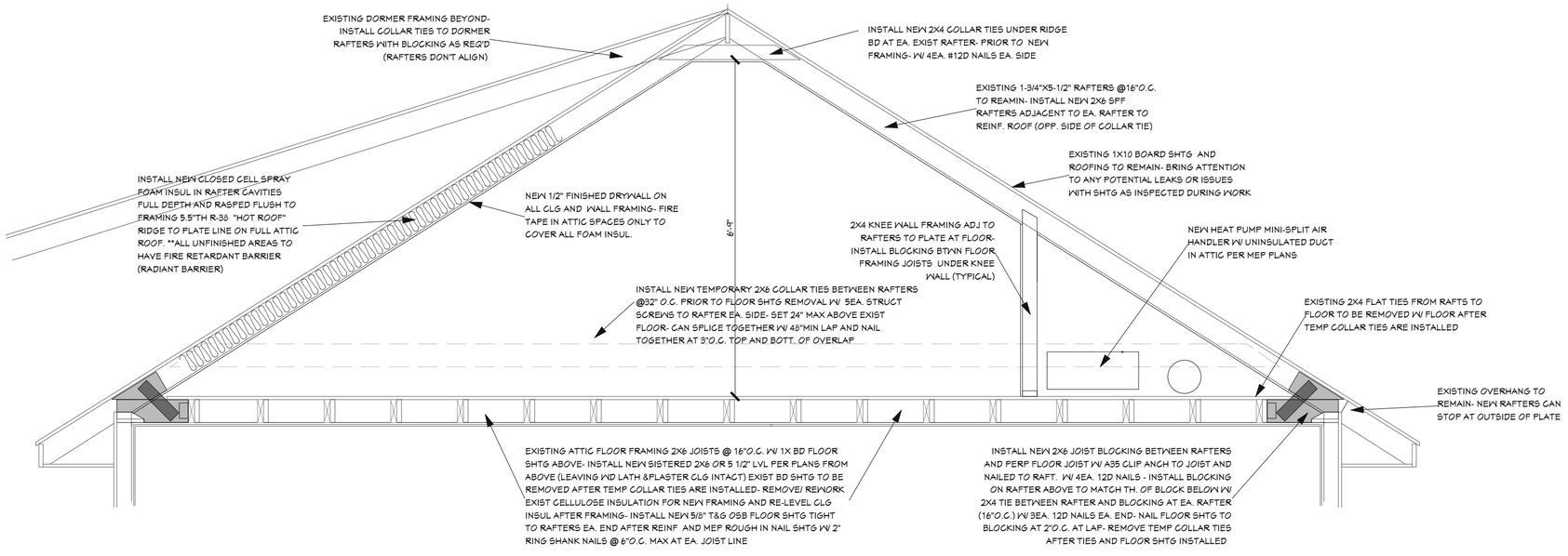
SHEET NO.
A-3



2ND FLOOR/ATTIC FRAMING PLAN
1/4" = 1'-0"

GIS SITE PLAN
NO SCALE



WALL LEGEND

	Object to be demolished
	Wall to be demolished
	Existing interior wall to remain
	Existing exterior wall to remain
	New 2x4 interior wall
	New 2x4 exterior wall
	Existing foundation wall w/ brick to remain
	New CMU foundation w/ brick veneer
	Existing poured concrete foundation wall
	New poured concrete foundation wall
	New handrail

S1 **ATTIC FRAMING SECTION**
1/2" = 1'-0"

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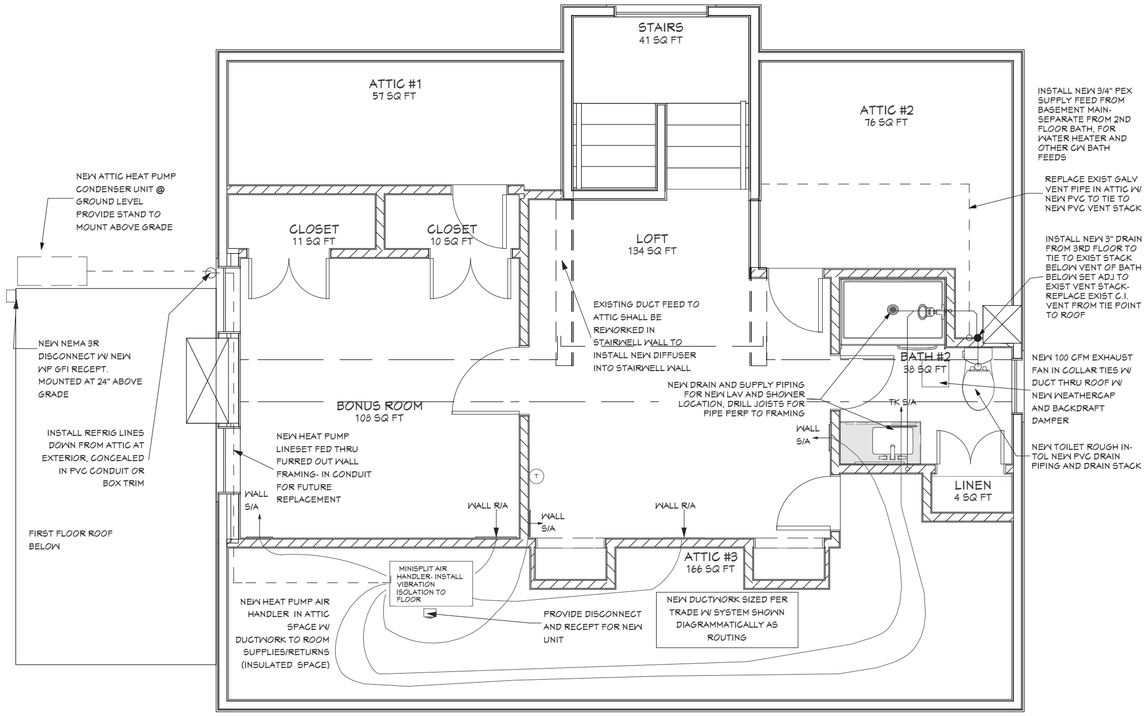
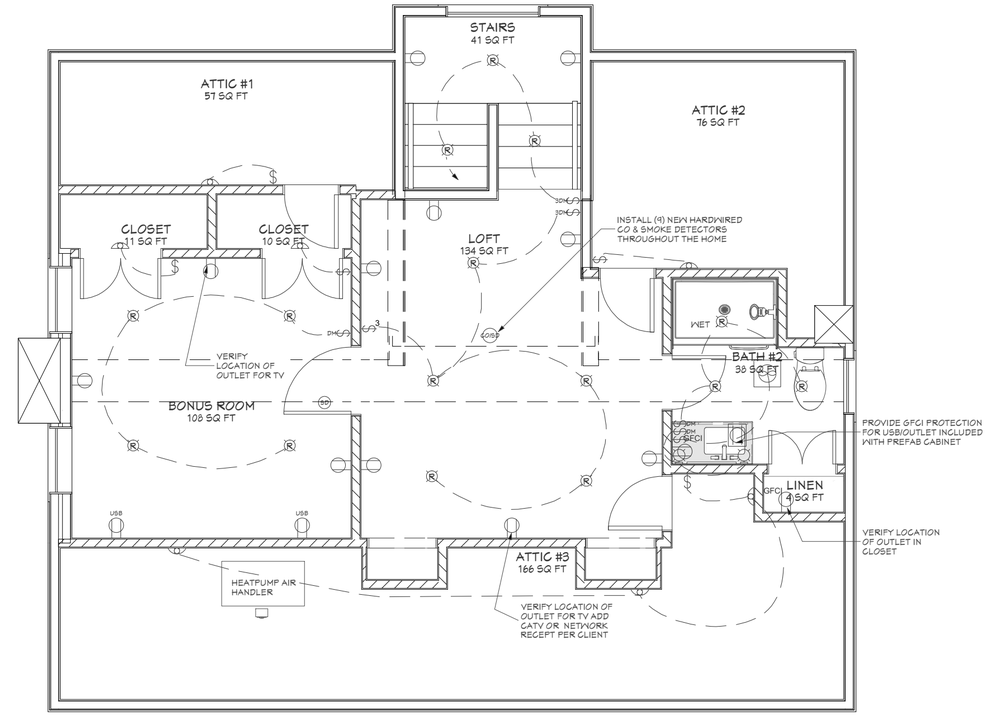
A-4



3RD FL MECH. & PLUMBING PLAN

1/4" = 1'-0"



3RD FL ELECTRICAL PLAN

1/4" = 1'-0"

Job #	Print Date
8629-T2	8/19/2025
Design Info	
Design Phase	D# / Date
detail	1.1 / 8.13.25
Designer	BD
Revision	# / Date
	# / #.#.##
Client Initials	

26185 Center Ridge Road
Westlake, Ohio 44145
440/234-5656 Tele, 440/234-5747 Fax
www.HurstRemodel.com

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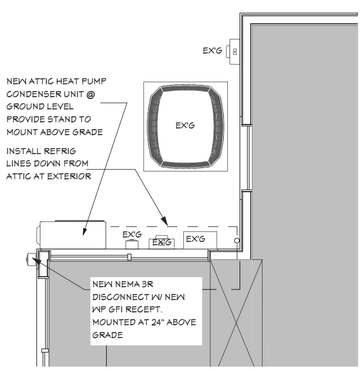


1ST FL PARTIAL MECH. PLAN

1/4" = 1'-0"

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
Flr S/A	Floor- Supply Air Register
TK S/A	Toekick- Supply Air Register
Wall S/A	Wall- Supply Air Register
BB S/A	Baseboard- Supply Air Register
Flr R/A	Floor- Return Air Register
Wall R/A	Wall- Return Air Register
Clg R/A	Ceiling- Return Air Register
	Exterior Exhaust Vent (Wall)
	Exterior Exhaust Vent Rectangular (Wall)
	Exterior Exhaust Vent Louvered (Wall)
	Mini Split (Wall Mounted)
	Furnace w/ AC Coil
	Furnace (Heat only)
	Geothermal Heat Pump
	Baseboard Radiator
	Radiator
	Wall Heater
	A/C Compressor Unit
	Mini Split A/C Compressor Unit
WH	Hot Water Heater
	Tankless Hot Water Heater

General Notes:Plumbing

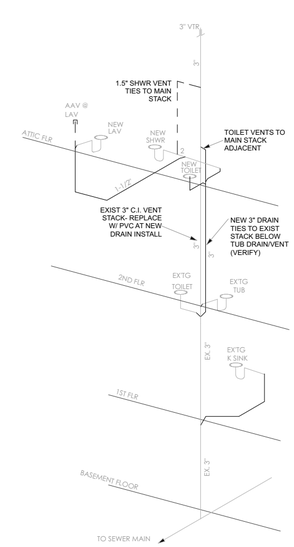
1 Plumbing shall be a fully operational system of hot and cold water. Provide and install all piping, soil, vents, drains, sewage removal and water supply systems to connect with appropriate water and sewage systems. All permits and inspections are to be obtained by the plumbing trade contractor as required by local building codes and the Uniform Plumbing Code.

2 Drainage system shall be Schedule 40 PVC pipe. All connections shall have PVC cement or appropriate joint compound and assembled tight for no leakage. Tie new or altered lines into the existing drainage system.

3 Install new copper, or PEX supply lines for each new fixture and tie into the existing lines. The type of water supply lines used will be determined by the plumber at time of install. The supply lines will be 1/2" or 3/4" in diameter depending on fixture requirements.

4 Install PVC traps, shut off valves and escutcheons at each fixture in Bath #2.

5 Existing water heater(s) to remain in basement. Install new tankless elect water heater in Attic for Bath #2.



PLUMBING ISOMETRIC

NOT TO SCALE

ELECTRICAL - DATA - LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Ceiling Fan/Light	HO	110V Receptacles: Hood Vent, Dedicated Circuit
	Ceiling Mounted Light Fixtures: Chandelier, Owner provided	RA	220V Receptacles: Electric Range, Dedicated Circuit
	Ceiling Mounted Light Fixtures: Pendant, Owner provided	CT	110V Receptacles:Cooktop, Dedicated Circuit
	Ceiling Mounted Light Fixtures: Surface, Owner provided	O	220V Receptacles: Oven, Dedicated Circuit
	Wall Mounted Light Fixtures: Vanity light/sconce, flush mounted, Owner provided	GW GW	110V Receptacles:Washer, Dedicated Circuit
	Ventilation Fan, Fan/Light. Fan/Light/Heat: Ceiling Mounted	CD	220V Receptacles: Dryer, Dedicated Circuit
	Ventilation Fan: Wall Mounted		110V Receptacles: Duplex, Ceiling mounted
	Recessed Light Fixtures: 6" round or square		110V Receptacles: Duplex, Floor mounted
	Recessed Light Fixtures: 6" w/ Moisture Lens		110V Receptacles: Junction Box
	Recessed Light Fixtures: 4"		110V Receptacles: blank/Dead Face
	Recessed Light Fixtures: 4" w/ Moisture Lens	WP	110V Receptacles: Weather Proof
	Cabinet Light Fixtures: In-cabinet	$	Switches: Single Pole
	Cabinet Light Fixtures: Under cabinet	$	Switches: 3-Way
	Fluorscent Light Fixtures	$	Switches: 4-Way
	Ceiling Mounted Light Exterior Fixtures: Surface, Owner provided	DM $	Switches: Dimmer
	Wall Mounted Light Fixtures: Exterior Lantern, flush mounted, Owner provided	GD $	Switches: Garbage Disposal, Air Switch
	110V Receptacles: Duplex	UC $	Switches: Under Counter/In-Cabinet
	110V Receptacles: Split Wired Circuit	FD $	Switches: Fan Dimmer
GFCI	110V Receptacles: GFCI	WP $	Switches: Weather Proof
GFCI	110V Receptacles: Island, GFCI		Wall Jacks: TV/Cable
R R	110V Receptacles: Refrigerator/Freezer Dedicated Circuit	CAT	Network Jack
DW DW	110V Receptacles: Dishwasher, Dedicated Circuit	EP	Electrical Breaker Panel
M M	110V Receptacles: Microwave, Dedicated Circuit	CO S	CO/Smoke Detectors: Ceiling Mounted, Wall Mounted
GD	110V Receptacles:Garbage Disposal, Dedicated Circuit	T	Thermostat
DB	Door Chime/Door Bell	T	Low Voltage Transformer

General Notes:Electrical

1. All new electrical work specified will comply with all applicable building codes, local, and National Electric Codes (NEC), utility requirements, and building restrictions.
2. All decorative light fixtures to be provided by owner and installed by Contractor. Verify in Field heights and locations of decorative lights with owner prior to installing.
3. The new electrical devices and fixtures will have new rough in boxes, wires, circuits and connections as required per the drawings. All new circuits will tie into the homes existing electrical system either at the electrical panel or in gang series with existing circuits unless otherwise noted.
4. All new smoke detectors will be hard-wired and interconnected to a dedicated circuit with battery back-up. See existing/demo plans for new smoke and co/smoke locations on 1st and 2nd floors.
5. All new circuits shall be arc fault rated, and new devices shall be tamper resistant
6. provide 3 new circuits for new general lighting and power in attic, with new circuits and breakers for new heat pump and water heater in existing main panel in basement. Verify new breaker sizes and wire sizes with new equipment provided. Route new wiring thru stairwell or as best determined by contractor

General Notes:Ventilation

1. Install ventilation duct system to accommodate the ventilation needs.
2. All duct locations and termination points will be determined and located at the installer's discretion to best accommodate the needs of the project.
3. Vent instant hot water heater
4. Vent Bath #2 exhaust fan through roof.

General Notes:Mechanical

1. Existing furnace in existing basement to remain.
2. Install new ducted minisplit system to the third floor living space. The blower unit will be located in the attic space. Ducts will be ran according to the locations in the drawings.The location of the exterior condensing unit will be located on the rear left side of the home . The until will be mounted to the wall with a bracket. A new electronic programmable thermostat with wi-fi connection will control the unit.
3. New registers as noted on plans in Remodeled area.

GOTSCHALL RESIDENCE

Bethany and Rob Gotschall
2150 Arthur Ave.
Lakewood, OH 44107

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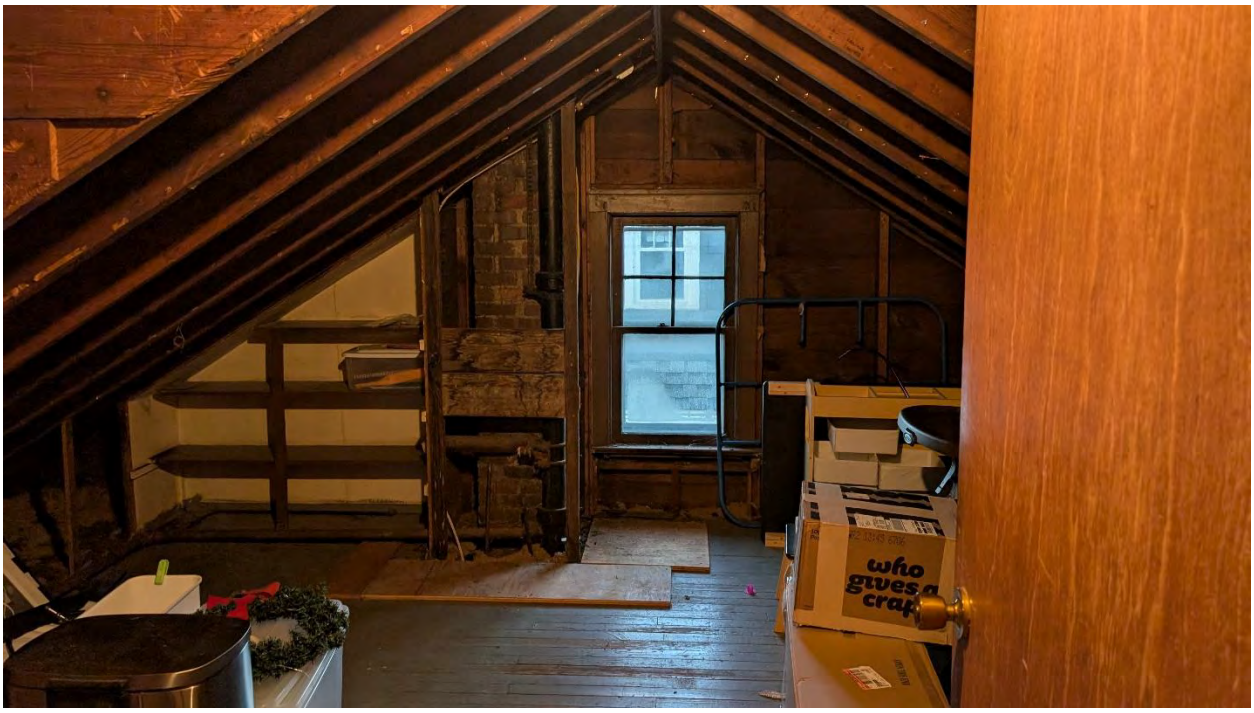
SHEET NO.

A-5

Gotschall House, 150 Arthur, Lakewood

Existing imagery for appeal review

Existing finished attic space 1



Existing unfinished attic space

Existing stairs to attic

Existing house from street

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440-234-5656