



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

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • www.lakewoodoh.gov

Application Cover Page

Docket No.: 10-90-24

Permit No.: BBS24-000114

Applicant Name: Monica Fletcher, Brady Signs Company

Project Address: 17514 Detroit Ave.

Project Name: Sacred Hour Wellness Spa

Project: Applicant proposes an internally lit monument sign mounted on a quarry limestone base.



OWNER CONSENT FOR SIGN INSTALLATION & PERMITS

Business Name: SACRED HOUR SPAS
Job Site Address: 17514 Detroit Av
LAKWOOD, OH 44107
Date: 9/18/24
Customer Name: Tabitha Baker
Phone Number: 216-262-3155
Email Address: info@sacredhour.com

Relating to the above reference job and as of this date, I acknowledge that Brady Signs has my authorization to:

- Complete sign installation
- Apply for and receive permits on behalf of my business
- Other _____

Production of new signage will not commence until full permit approval is granted at which time the estimated lead time for project completion noted on the estimate will begin.

Customer Signature

TABITHA BAKER

Customer Name (printed)

SITE PLAN



**Proposed Monument Sign
Setback at 5' From Detroit Rd. ROW**



SIGN TYPE

Site Plan

SCALE

NTS

COLOR PALLET

DATE

9/17/2024

FILENAME

Dwg74081A

CUSTOMER / ADDRESS

Sacred Hour Wellness Spa
17514 Detroit Ave.
Lakewood, OH 44107

CLIENT APPROVAL

Sign _____

Print _____

Title _____

Date _____

Proud Member Of:



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



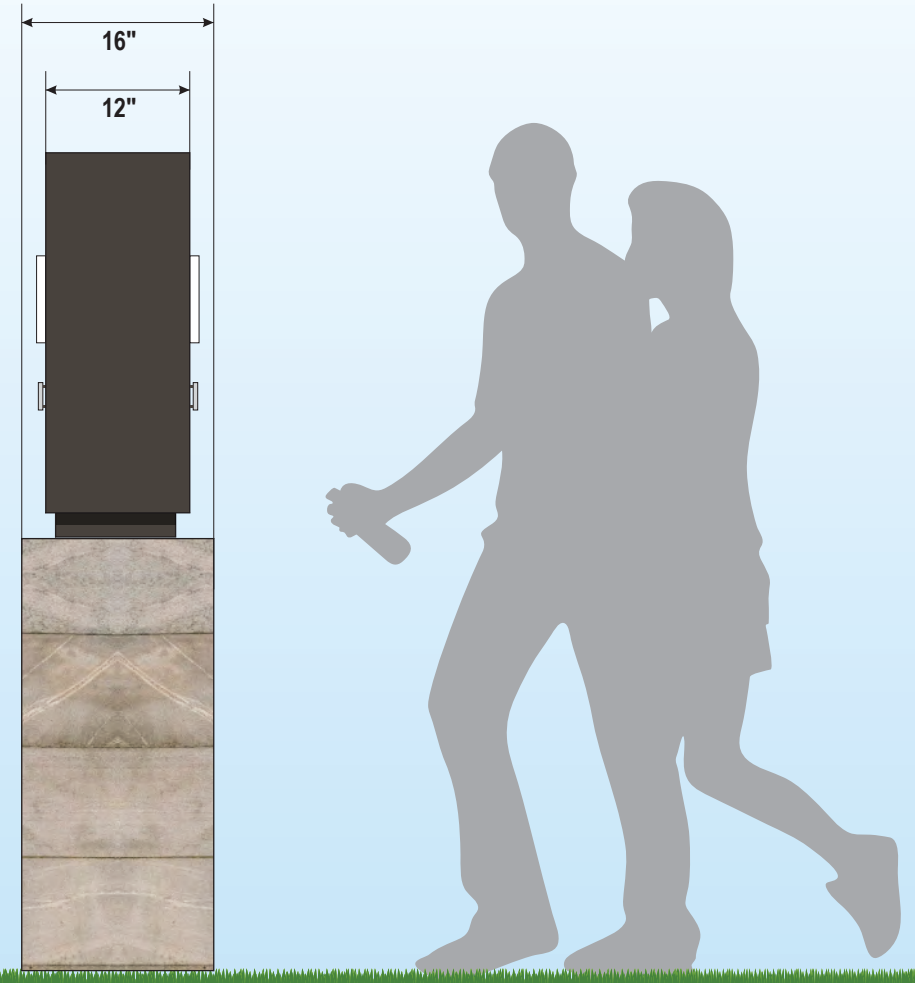
**BRADY
SIGNS**

1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.brady signs.com

MONUMENT SIGN



FACE VIEW



SIDE VIEW

SIGN TYPE

Monument Sign

SCALE

3/4" = 1'-0"

COLOR PALLET

- SW 7675 SEALSKIN
- MP BRUSHED ALUMINUM

DATE

9/17/2024

FILENAME

Dwg74081A

CUSTOMER / ADDRESS

Sacred Hour Wellness Spa
 17514 Detroit Ave.
 Lakewood, OH 44107

CLIENT APPROVAL

Sign _____

Print _____

Title _____

Date _____

Proud Member Of:

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BRADY SIGNS

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 Sandusky, OH 44870
 419-626-5112
 www.brady signs.com

MONUMENT SIGN



NIGHT VIEW

SIGN TYPE

Monument Sign

SCALE

3/4" = 1'-0"

COLOR PALLET

- SW 7675 SEALSKIN
- MP BRUSHED ALUMINUM

DATE

9/17/2024

FILENAME

Dwg74081A

CUSTOMER / ADDRESS

Sacred Hour Wellness Spa
17514 Detroit Ave.
Lakewood, OH 44107

CLIENT APPROVAL

Sign _____

Print _____

Title _____

Date _____

Proud Member Of:



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SIGNS**

1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.brady signs.com

MONUMENT SIGN



EXISTING BUILDING (PRE-RENOVATION) ALONG WITH LOCATION OF SIGN CONDITIONS

SIGN TYPE

Monument Sign

SCALE

3/4" = 1'-0"

COLOR PALLET

■ SW 7675 SEALSKIN
■ MP BRUSHED ALUMINUM

DATE

9/17/2024

FILENAME

Dwg74081A

CUSTOMER / ADDRESS

Sacred Hour Wellness Spa
17514 Detroit Ave.
Lakewood, OH 44107

CLIENT APPROVAL

Sign _____

Print _____

Title _____

Date _____

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SITE PLAN



**Proposed Monument Sign
Setback at 5' From Detroit Rd. ROW**



SIGN TYPE

Site Plan

SCALE

NTS

COLOR PALLET

DATE

9/17/2024

FILENAME

Dwg74081A

CUSTOMER / ADDRESS

Sacred Hour Wellness Spa
17514 Detroit Ave.
Lakewood, OH 44107

CLIENT APPROVAL

Sign _____

Print _____

Title _____

Date _____

Proud Member Of:



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Application Cover Page

Docket No.: 10-91-24

Permit No.: BBS24-000105

Applicant Name: James Reed, Beck Electric Company

Project Address: 1030 Roy Dr.

Project Name: n/a

Project: Applicant proposes to leave the sub electrical panel in the current location within a closet; the current panel needs to be replaced – pursuant to code section is NEC 110.26 (A). Property is in the R1M - Single, Medium Density district.

Handwritten signature in blue ink, possibly reading "Handwritten Signature".



7165 Ridgeview Dr. SE
Waynesburg, OH 44688

☎ 330.205.5505

BECKSERVICES.COM

David Westfall 1030 Roy Drive Lakewood Ohio 44107

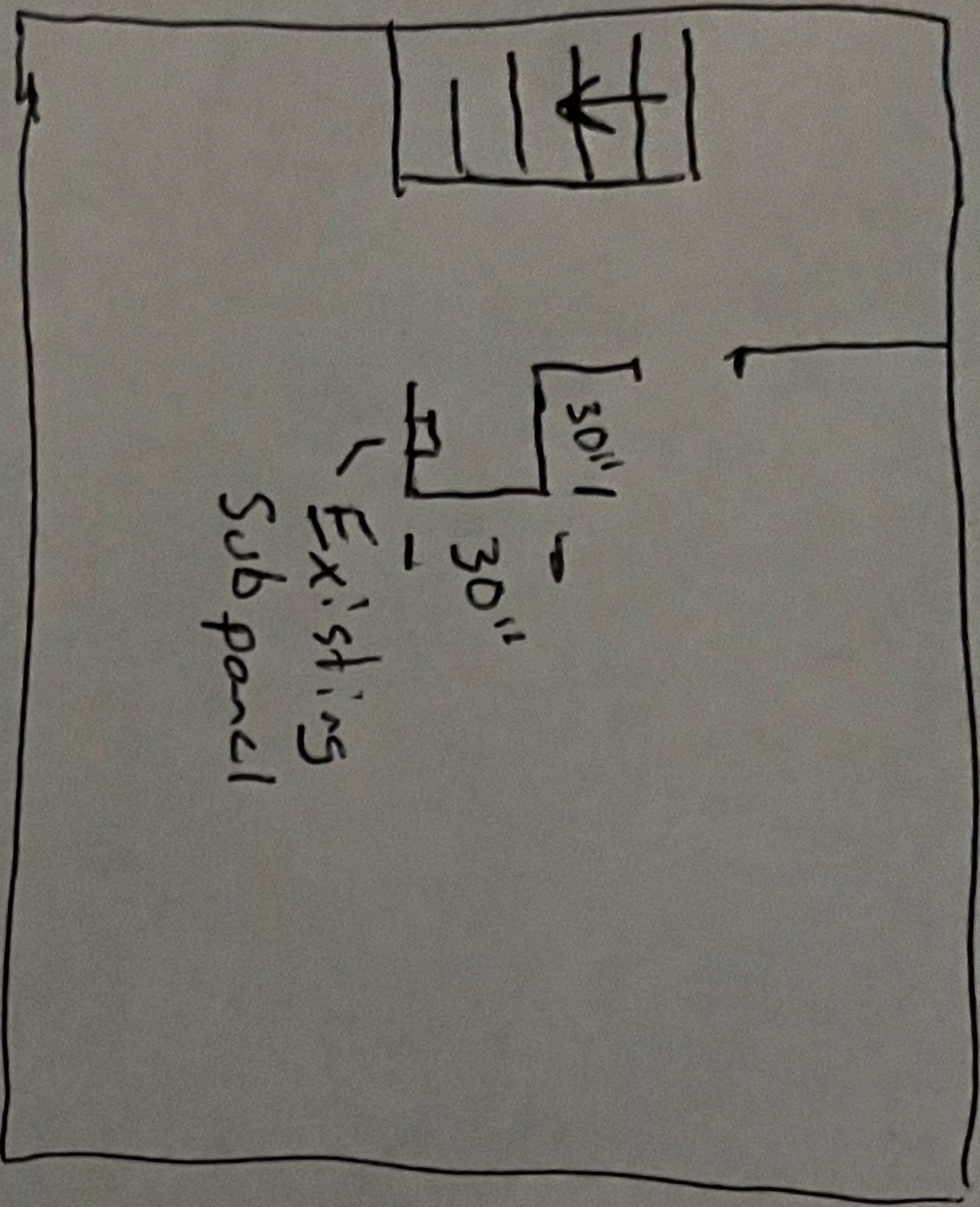
Scope of work

Replacing existing federal pacific panel with new siemens 125am main lug panel

Running new #2 ser from main panel to sub panel

Current panel is in a 30" X 30" closet we are just making sure when work is inspected that it is ok to leave the panel in its current location as homeowner does not want to relocate panel.

We will remove the bar so no clothes can hang in closet and make it a utility closet.

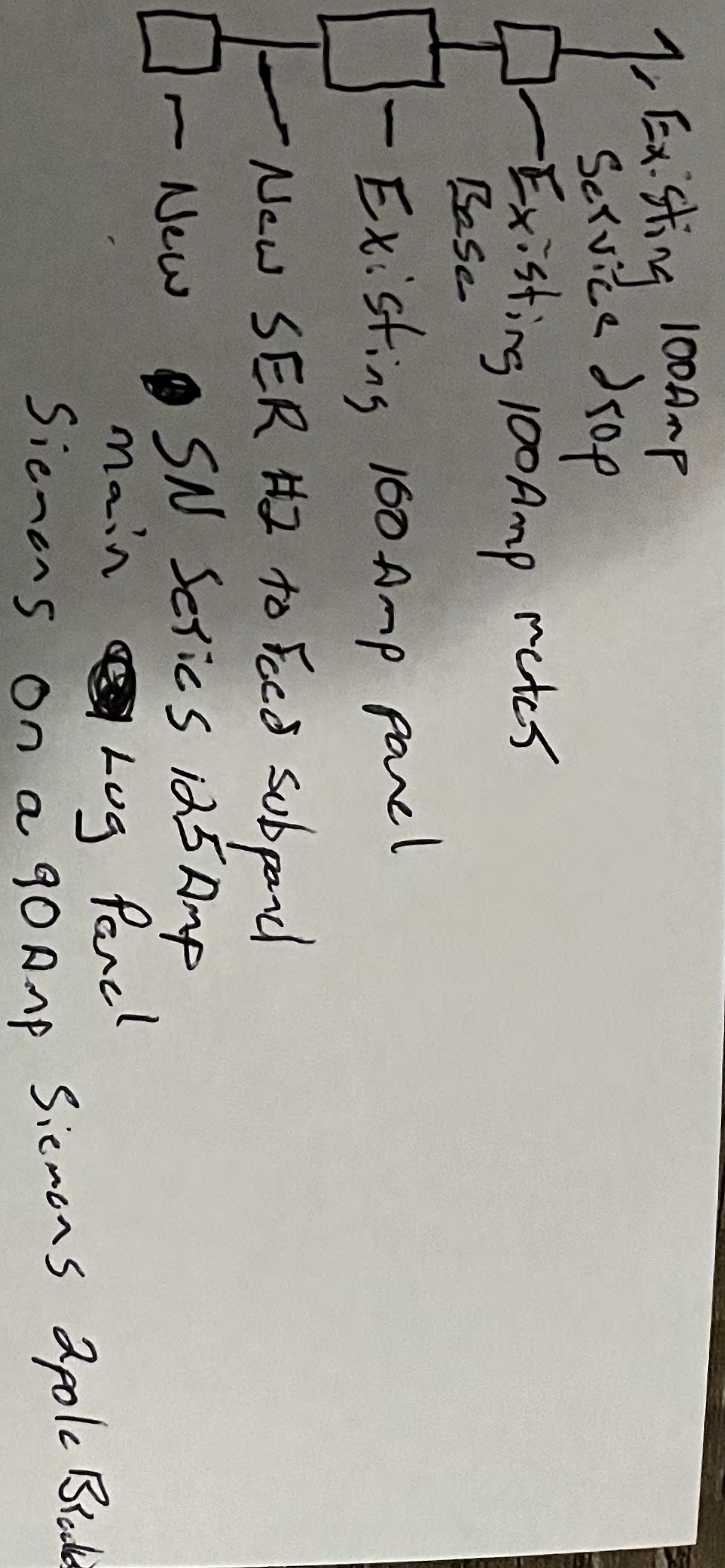


Davis Westfall

1030 Roy Drive

Lakewood, OH 44107

USA



TO: City Of Lakewood, OH

From: David L. Westfall at 1030 Roy Drive in Lakewood, OH 44107

Date: 9/16/2024

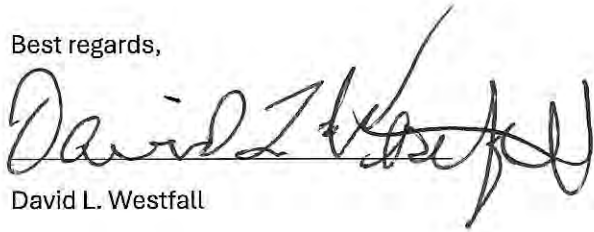
To whom it my concern:

I am working with James Reid at Beck Electric Company in Waynesburg, OH on a job to replace an electrical sub panel in my house that was determined to be a Federal Pacific sub-panel that is unsafe and needs to be removed immediately. For reasons that James will explain, I am requesting a variance to allow for the new panel go in the same location as the existing panel which is in a utility closet.

As the owner of the property at 1030 Roy Drive in Lakewood, Ohio, I give the building inspectors representing the City of Lakewood permission to enter my residence on request (my wife or I will be present) and review the electrical sub-panel if needed to facilitate the approval of the variance request.

Please reach out to me if there are any questions on this job.

Best regards,

A handwritten signature in black ink that reads "David L. Westfall". The signature is written in a cursive style with a horizontal line drawn through the middle of the letters.

David L. Westfall

1030 Roy Drive
Lakewood, OH 44107
Phone#: 216-577-7375
Email: prowest@yahoo.com

STAB-LOK
LOAD CENTER

| | |
|----|----|
| 1 | 2 |
| 3 | 4 |
| 5 | 6 |
| 7 | 8 |
| 9 | 10 |
| 11 | 12 |
| 13 | 14 |
| 15 | 16 |
| 17 | 18 |
| 19 | 20 |

● TO RESTORE SERVICE
MOVE HANDLE TO
"ON" POSITION

● FOR WIRING, SCREW
PAN FULLY DOWN

● TO REMOVE, RAISE
PAN UNTIL IT IS
DISENGAGED FROM
BRACKETS, SLIDE UP
AND LIFT OUT

● TO REPLACE,
REVERSE OPERATION

● WHEN BREAKER
TRIPS, HANDLE WILL
MOVE TO "OFF"
POSITION

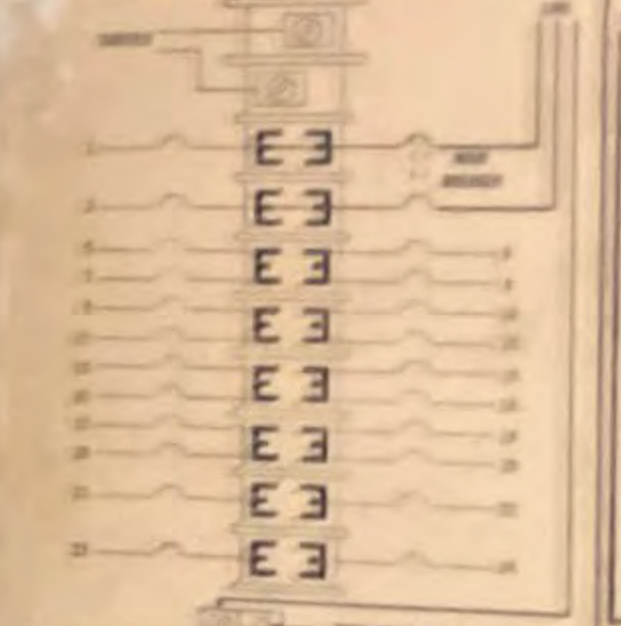
FEDERAL PACIFIC
ELECTRIC COMPANY
NEWARK, N. J.

CATALOG NO.

125 AMPS.
120/240 VOLTS A.C.
1 PHASE

BLACK -
TOGETHER

THE NUMBER OF BRANCH CIRCUITS
PER LEG MUST NOT EXCEED ONE-
TENTH OF THE CURRENT RATING
OF THE "MAIN" BREAKER.



WIRING DIAGRAM No. 1

When wiring as per above diagram,
attach adhesive MAIN marker.

- CIRCUIT DIS
- 1
 - 3
 - 5
 - 7
 - 9
 - 11
 - 13
 - 15
 - 17
 - 19
 - 21
 - 23

FEDERAL PACIFIC ELE
NEWARK, NEW

WARNING THE CIRCUIT BR
BEEN SELECTED TO
LOSS OF PROTECTION DO NOT
CIRCUIT BREAKER. IF CHA
QUALIFIED ELECTRICAL CONTRA
STALLED BY:

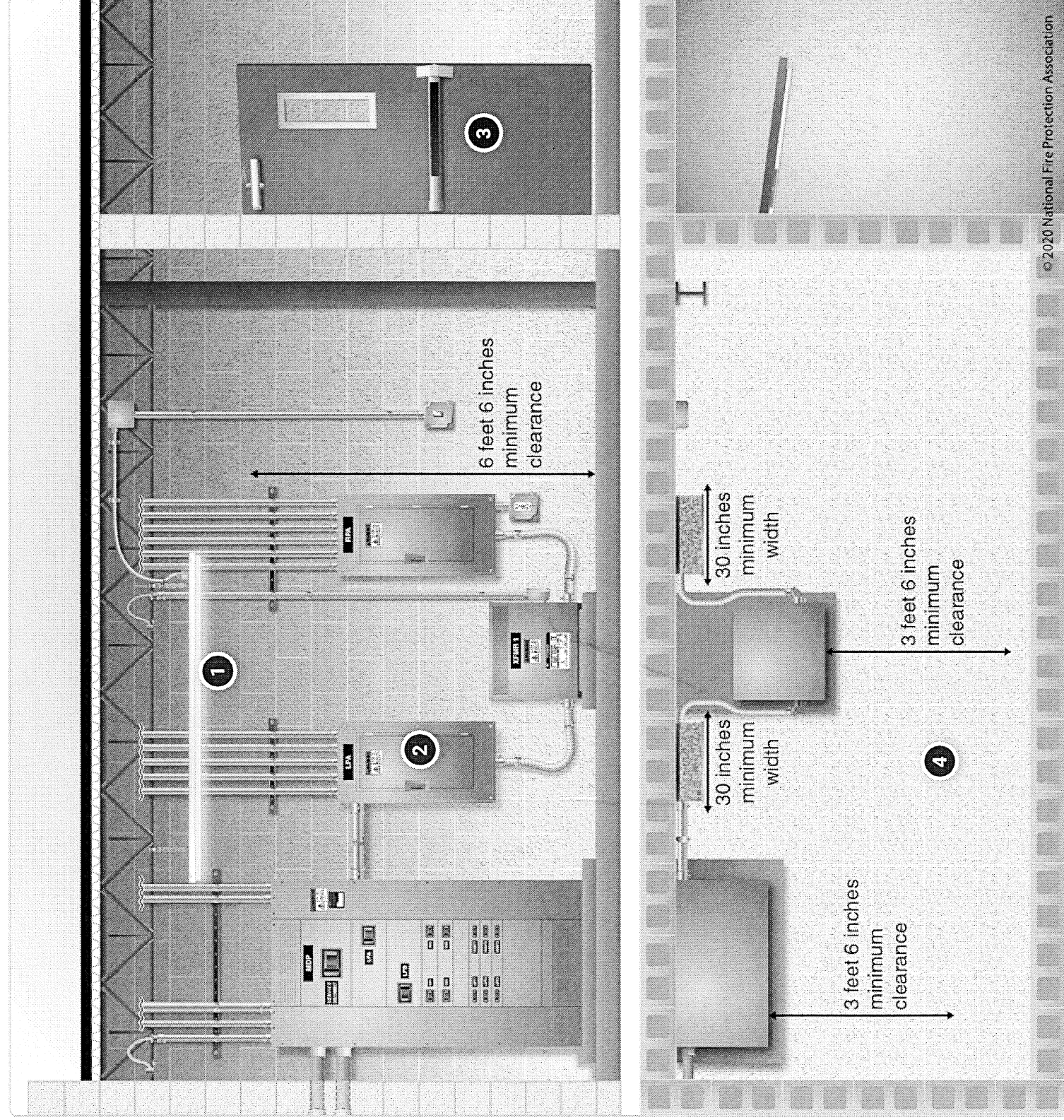


Back to Results

SITUATION

Electrical Room, 1000V or Less

This situation covers:



1 Electrical Room, 1000 V or Less

Illumination

2 Electrical Room, 1000 V or Less

Labeling and Marking

CP



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Application Cover Page

Docket No.: 10-92-24

Permit No.: BBS24-000099

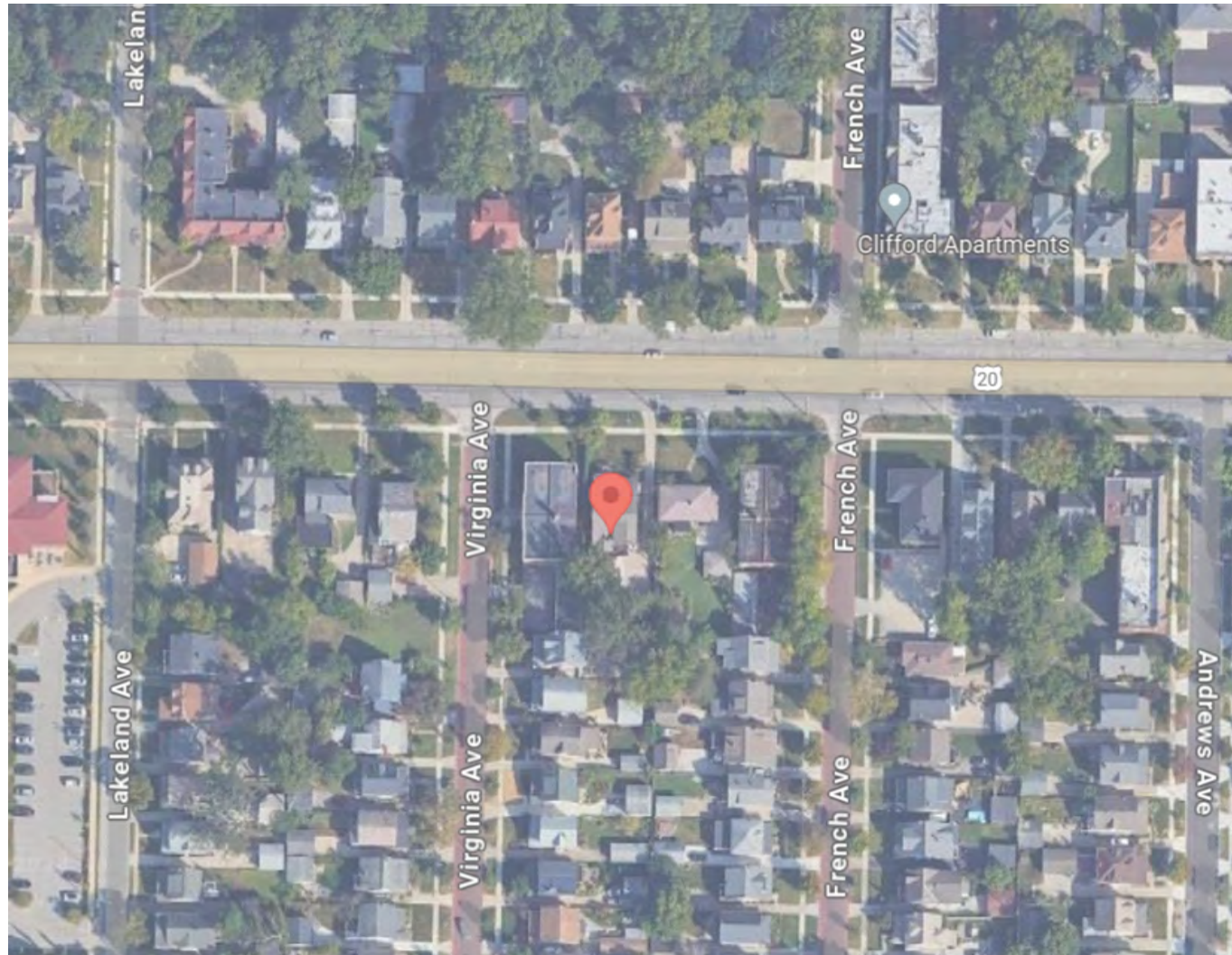
Applicant Name: David J. Maison, Maison A&D

Project Address: 15415 Clifton Blvd.

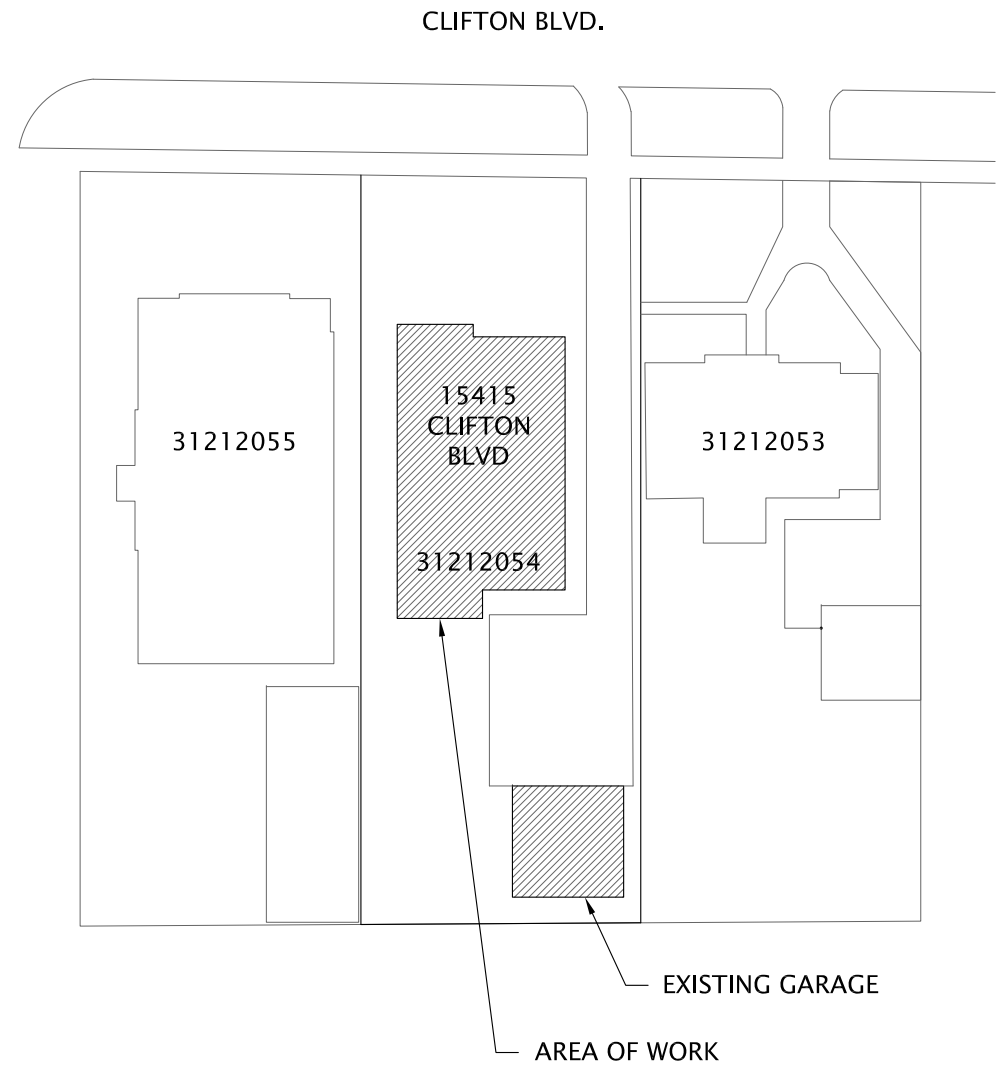
Project Name: n/a

Project: Applicant proposes exterior renovations to an existing home.

LOCATION MAP



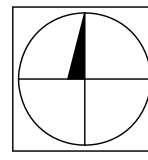
SITE MAP



01

LOCATION MAP

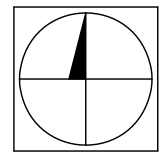
SCALE: N.T.S.



02

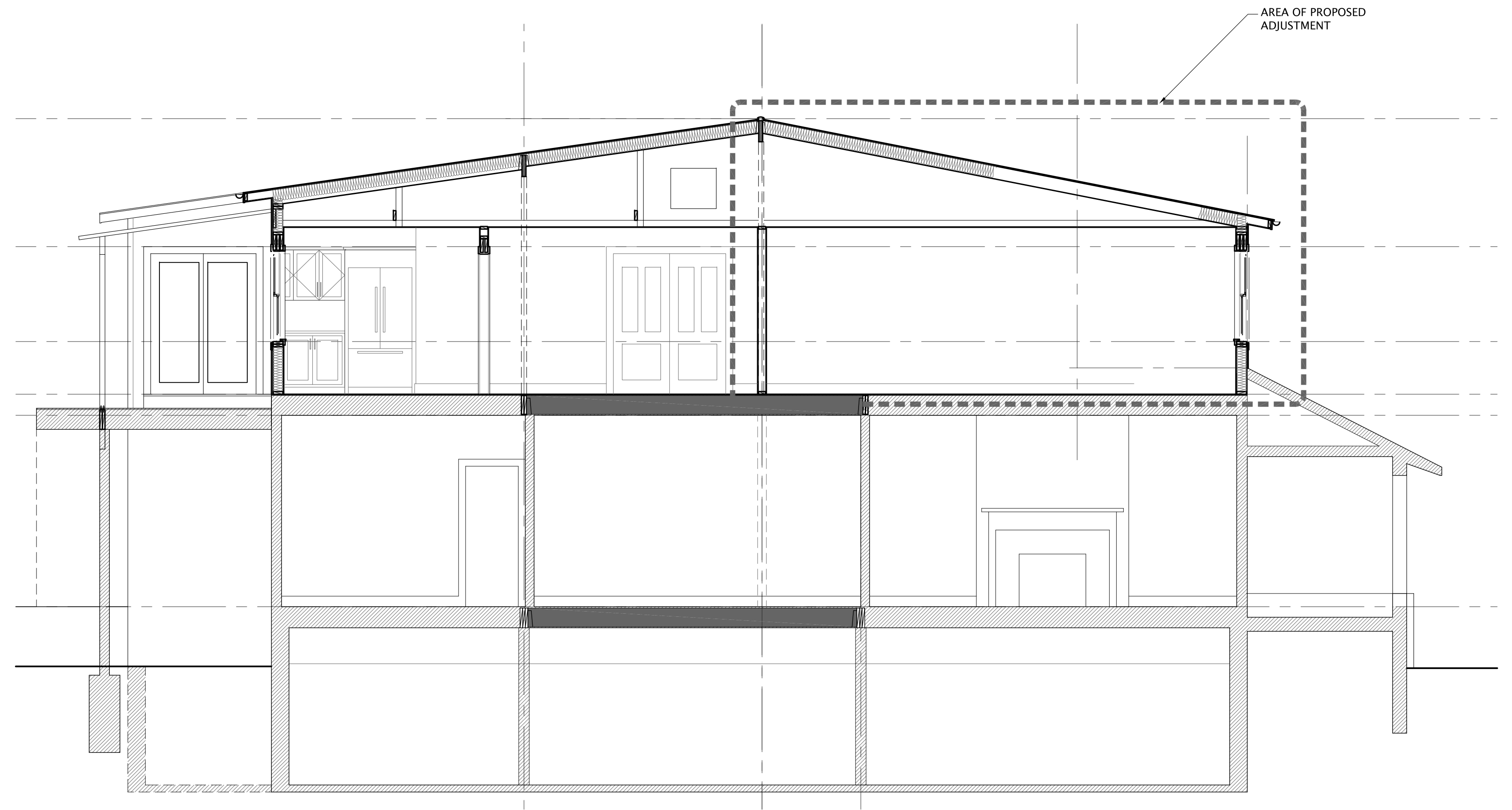
SITE MAP

SCALE: N.T.S.



GOMULA RESIDENCE

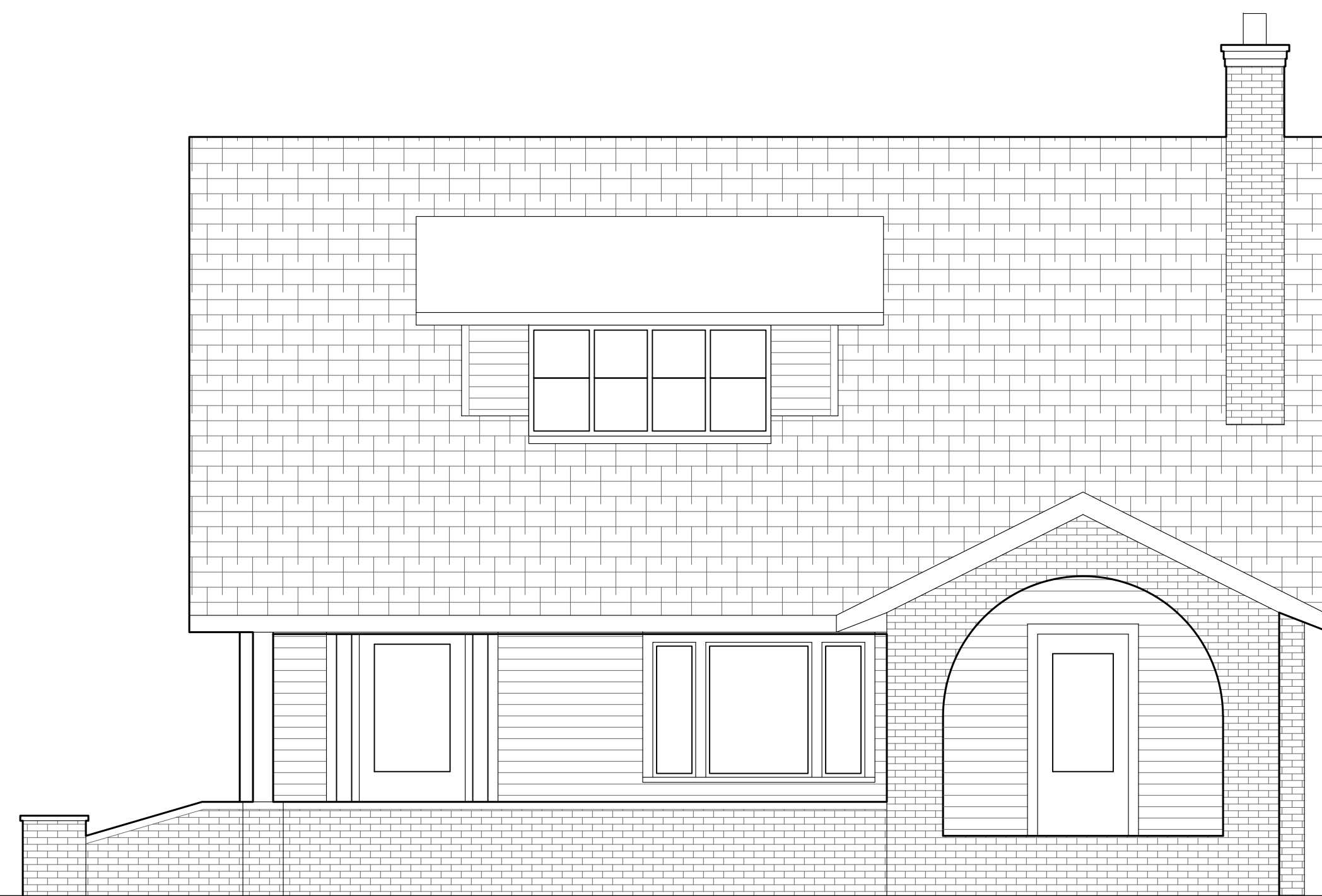
15415 CLIFTON BLVD. LAKEWOOD, OHIO



03

PROPOSED BUILDING SECTION

SCALE: 1/4" = 1' 2' 1' 0' 2'

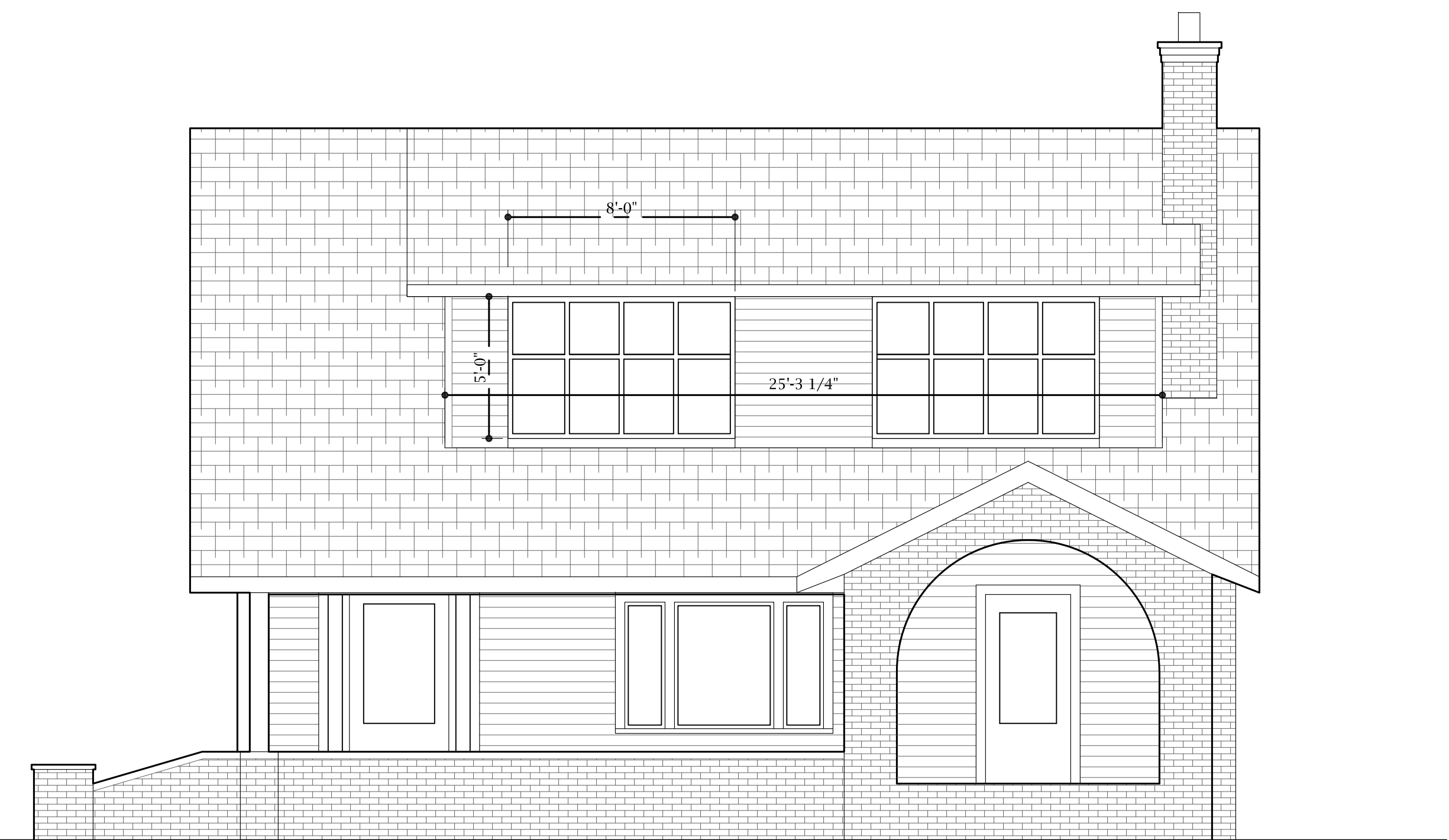


- existing front elevation -

02

EXISTING FRONT ELEVATION

SCALE: 1/4" = 1' 2' 1' 0' 2'

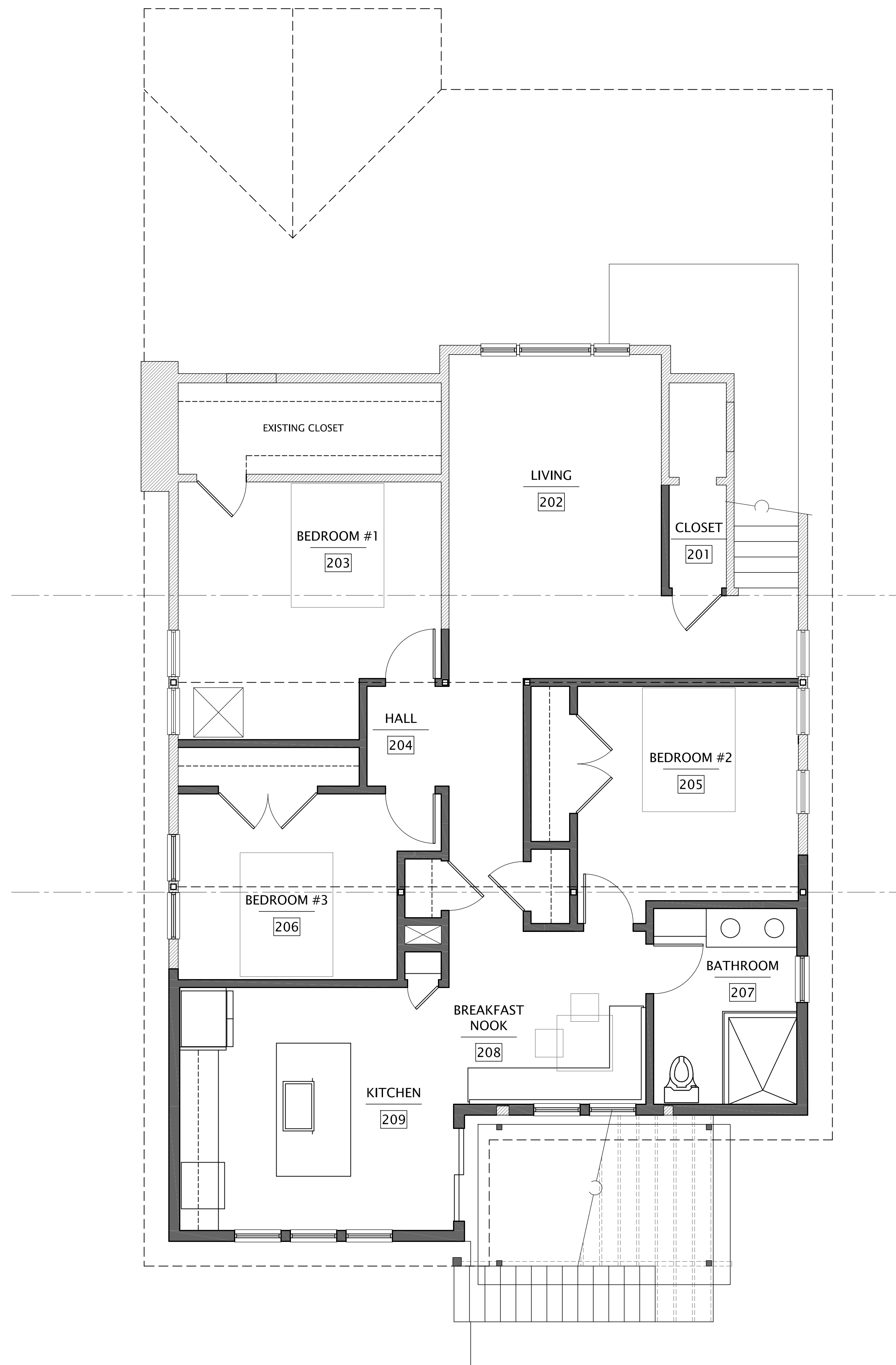


- proposed front elevation -

01

PROPOSED ELEVATION

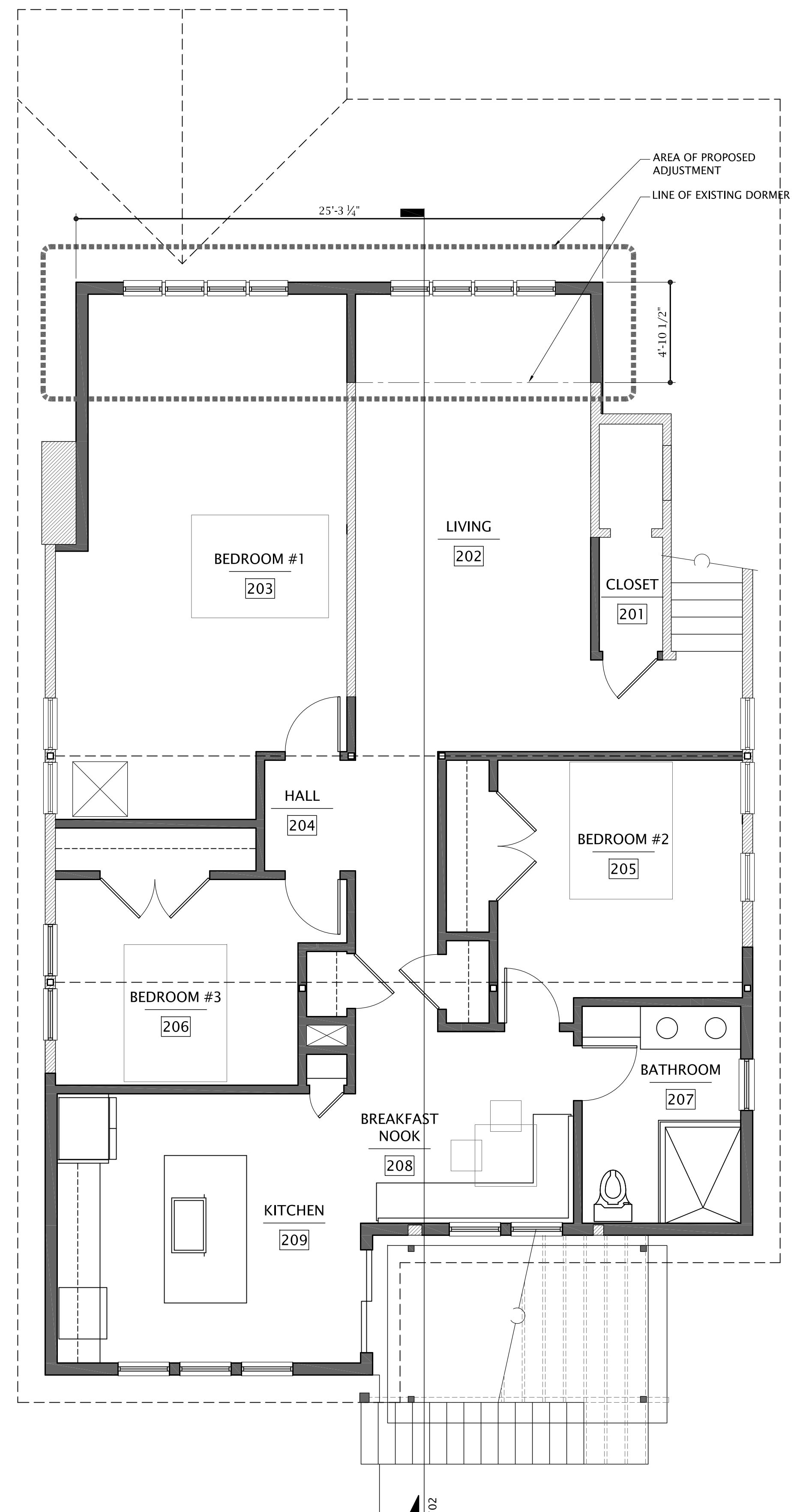
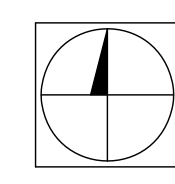
SCALE: 1/4" = 1' 2' 1' 0' 2'



02

APPROVED SECOND FLOOR PLAN

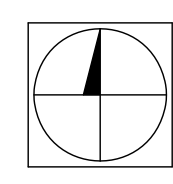
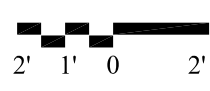
SCALE: 1/4" = 1'



01

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'





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Application Cover Page

Docket No.: 10-93-24

Permit No.: BBS24-000106

Applicant Name: Abigail Top

Project Address: 2206 Bunts Rd.

Project Name: n/a

Project: Applicant proposes seating affixed between porch columns in lieu of railings.

Angela



(H - 22 , W - 81)

One

(H-22, W-119)

Two



(H-22, W-45)

Three



(H-22, W-81)

Four

(H-18, W-80)

(H-18, W-80)

(H-18, W-80)



2209

(H-18, W-117)



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

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Application Cover Page

Docket No.: 10-94-24

Permit No.: BBS24-000109

Applicant Name: Anthony Zaatar, Excel Management LTD

Project Address: 11811 Lake Ave.

Project Name: The Envoy Apartments

Project: Applicant proposes new gates and fence for the parking lot.

024



Quote #1954

Sent on 08/28/2024

Phone (440) 366-0002

From Excel Management, LTD

12660 Avon Belden Rd , Grafton, OH, 44044

Grafton, Ohio 44044

Service Address 11811 Lake Avenue

Envoy HOA - Ethan

Lakewood, Ohio 44107

Lawrence Community Management

1507 Lear Industrial Pkwy.

Avon, Ohio 44011

| Product/Service | Description | Qty. | Unit Price | Total |
|-----------------|---|------|------------|------------|
| Misc - fencing | Install 6' high Fence for Dumpster Enclosures 1 set of 4' Double Swing Gates, 1 set of 8' Double Swing Gates Material to be Material to be Cedar dog ear boards | 1 | \$5,232.00 | \$5,232.00 |
| Misc - fencing | " WORK TO BE STARTED ON THE PROJECT ON OR ABOUT OCTOBER 14th PENDING WEATHER CONDITIONS AND APPROVAL OF PROJECT BY THE CITY OF LAKEWOOD." | 0 | \$0.00 | \$0.00 |

09/09/2024

Ethan Trifu - Agent

Date

Client Signature

Subtotal

\$5,232.00

Tax (6.5%)

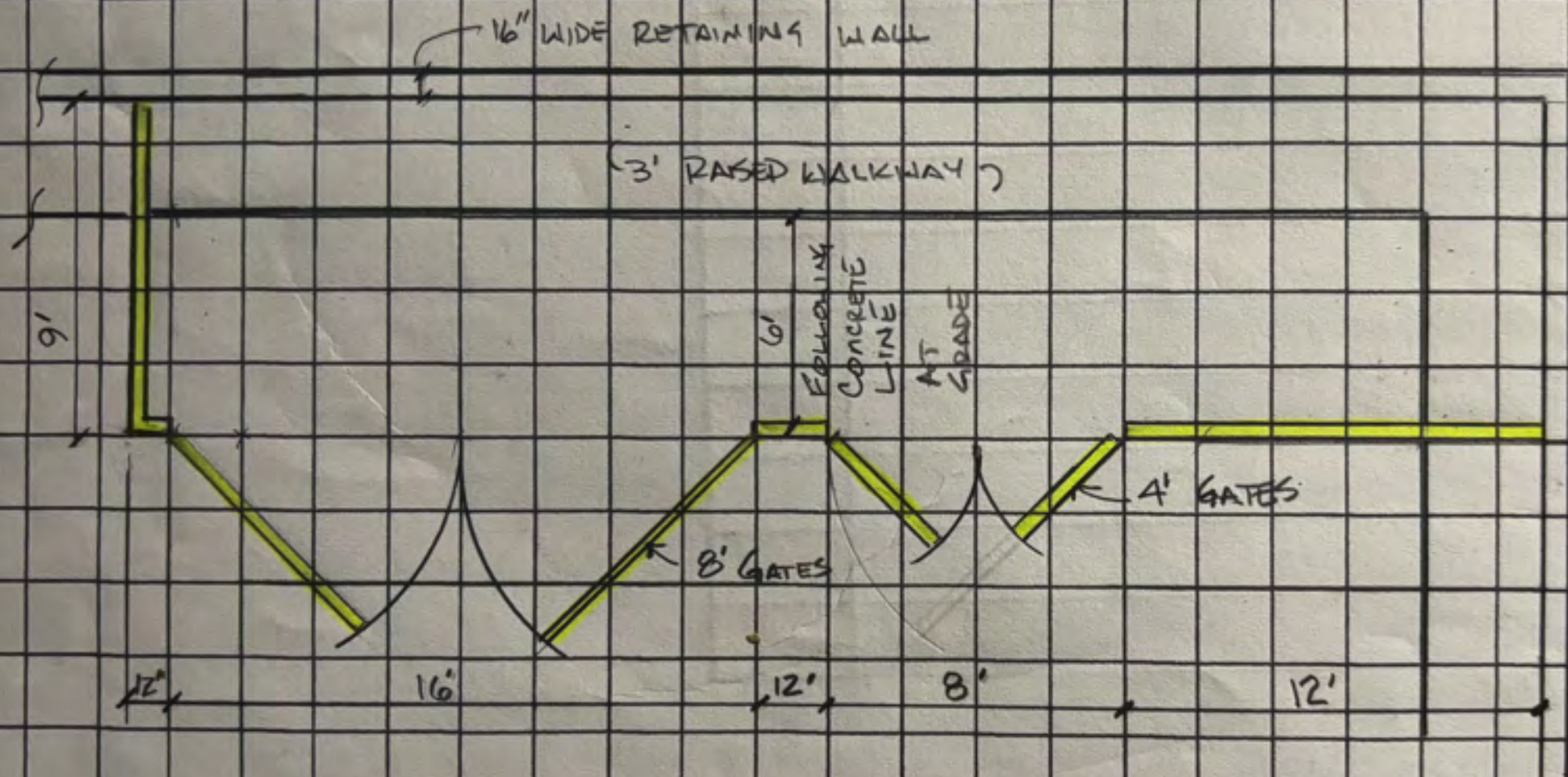
\$340.08

Total

\$5,572.08

This quote is valid for the next 30 days, after which values may be subject to change.

1181 LAKE AVE LAKEWOOD, OHIO 44107 (ENJOY)



PARKING LOT

INDICATES NEW FENCE AND GATES





RECYCLE ONLY
KIMBLE
800-201-0005
kimblecompanies.com

KIMBLE
800-201-0005
kimblecompanies.com

KIMBLE
800-201-0005
kimblecompanies.com



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 **RECYCLE ONLY**
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kimblecompanies.com

KIMBLE
800-201-0005
kimblecompanies.com









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Application Cover Page

Docket No.: 10-95-24

Permit No.: BBS24-000111

Applicant Name: Kayla Quinones, Excel Management LTD

Project Address: 1332 Sloane Ave.

Project Name: n/a

Project: Applicant proposes renovation and addition to an existing residence.

21

22

Kayla Quinones

From: Jon Bloomberg <jon.bloomberg11@gmail.com>
Sent: Tuesday, September 17, 2024 10:41 AM
To: Kayla Quinones
Cc: Laura Bloomberg; Analia Dimit; Scott Dimit; John Holtz
Subject: Re: Bloomberg Residence ARB Submission Consent
Attachments: image002.png

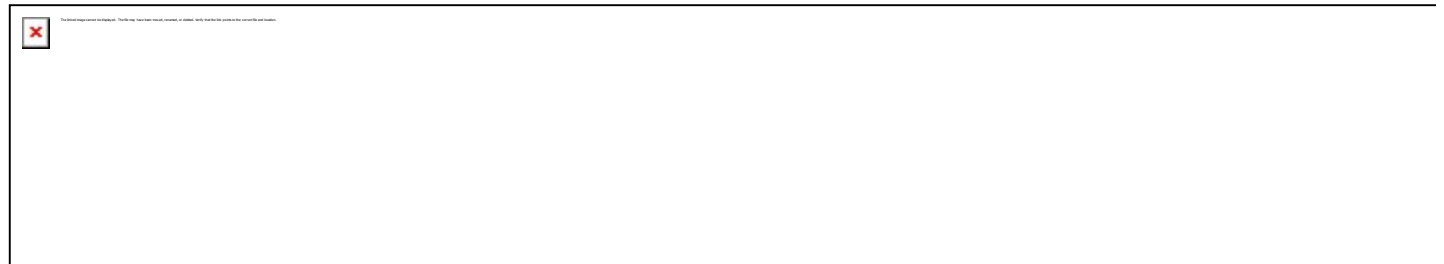
Thanks Kayla. We approve. Do you need anything else from us?

On Tue, Sep 17, 2024, 10:33 AM Kayla Quinones <kquinones@dimitarchitects.com> wrote:

Jon,

Good morning!

The online application for the ARB submission requires an “owner consent” file for authorization of property access:

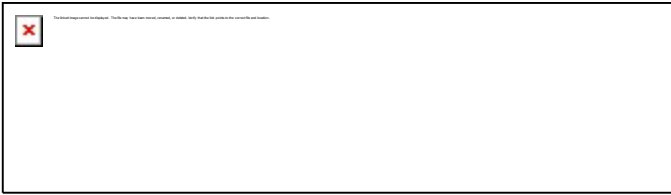


If you could respond to this email giving your consent, we will be able to PDF and submit that along with the application.

Thank you!

Kayla Quinones

Architectural Designer



Dimit Architects

[14725 Detroit Avenue, Suite 210](#)

[Lakewood, Ohio 44107](#)

p 216-221-9021 ext. 261

f 216-221-9031

[427 S. New York Avenue, Suite 203](#)

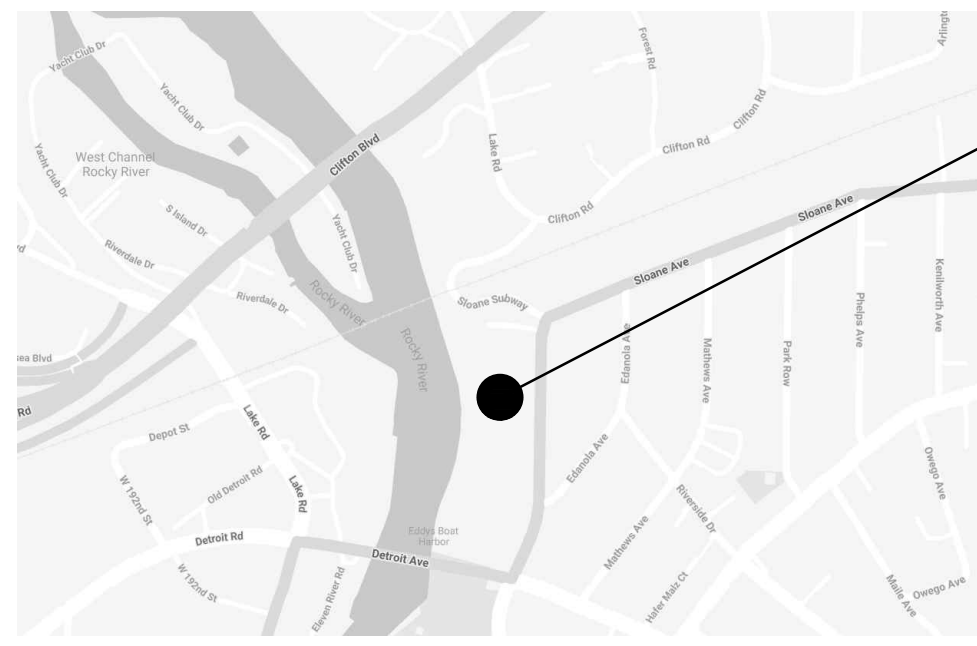
[Winter Park, Florida 32789](#)

p 407-379-5911

kquinones@dimitarchitects.com

www.dimitarchitects.com

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1332 SLOANE AVE,
LAKEWOOD, OH

A
AS-01
FLOOR PLAN
VICINITY MAP
SCALE: NTS



Seal

**NOT FOR
CONSTRUCTION**

| | | |
|-----------------|-----------|---------|
| Issue: | Date: | By: |
| PROGRESS UPDATE | 6/18/2024 | SMD |
| OWNER'S REVIEW | 6/21/2024 | SMD/AND |

**DIMIT
ARCHITECTS**
architecture + interiors + urban design

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Lakewood, Ohio 44107
216 • 221 • 9021 www.dimitarchitects.com

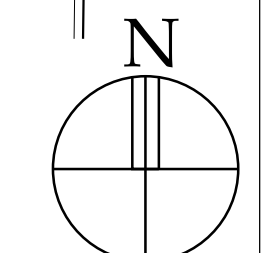
**Bloomberg
Residence**

1332 Sloane Ave,
Lakewood, Ohio 44107

Drawing Title
**ARCHITECTURAL
SITE PLAN**

| | |
|------------------------|-----------------|
| Date: | Project Number: |
| 09/17/2024 | 24-035 |
| Drawn by: | Drawing Number: |
| Checked by: SMD/AND | AS-01 |
| Approved: SMD | |

1
AS-01
FLOOR PLAN
ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"



ELEVATION KEY

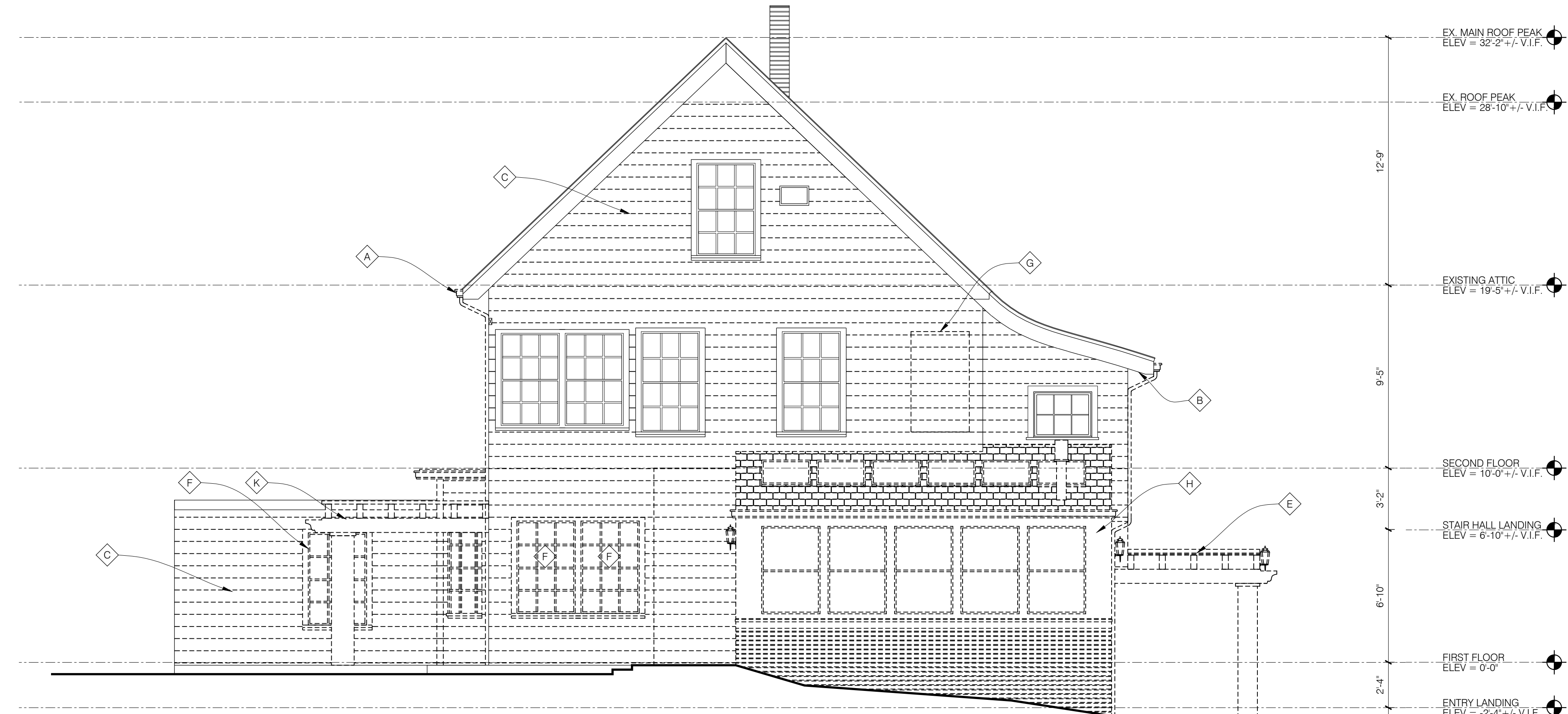
- □ □ AREA TO BE DEMOLISHED
- ⬠ KEYNOTE TAG

GENERAL DEMOLITION NOTES:

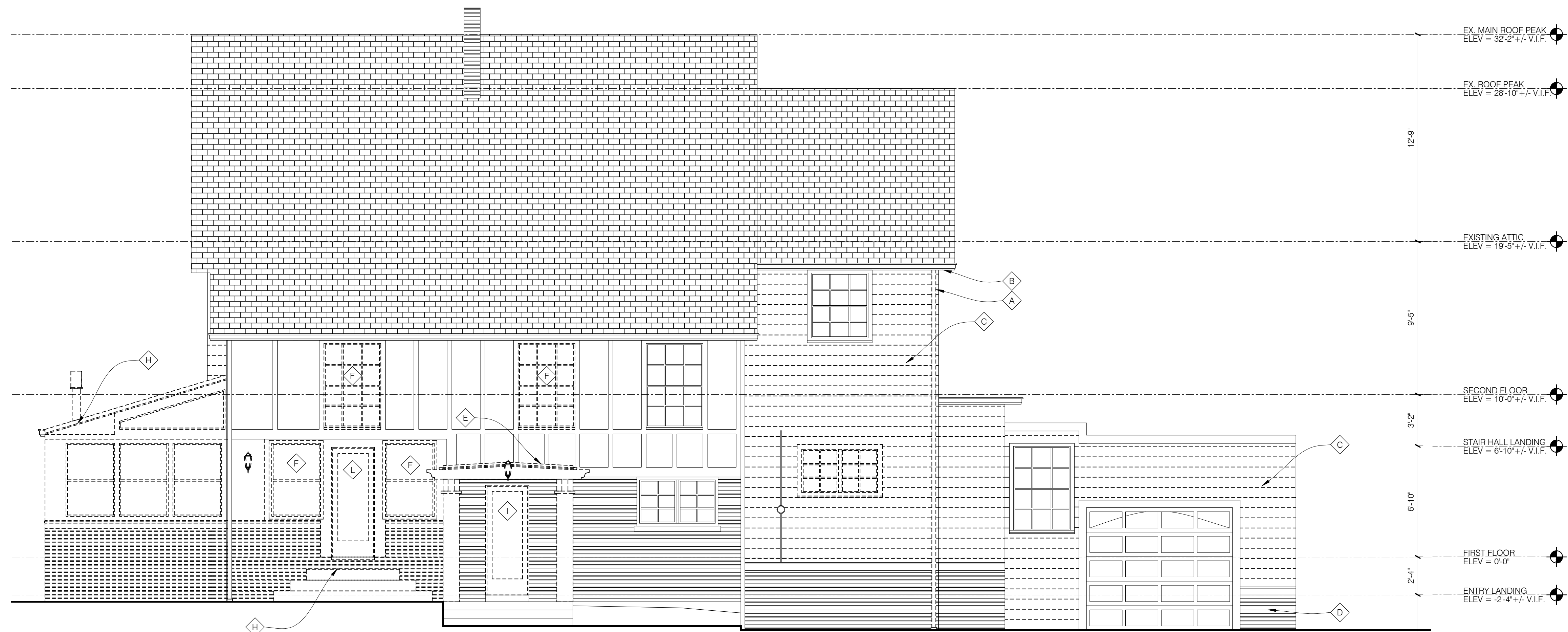
1. DEMOLITION SHALL NOT BE LIMITED TO THE ITEMS SPECIFICALLY SHOWN IN THE DRAWINGS. THE INTENT IS TO SHOW THE GENERAL SCOPE OF DEMOLITION REQUIRED TO PREPARE THE SPACES FOR NEW CONSTRUCTION.
2. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AS WELL AS ALL OSHA REGULATIONS TO PROTECT SAFETY OF WORKERS, PROPERTY, AND INSURE ENVIRONMENTAL PROTECTION.
3. CONTRACTOR TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES. CONTRACTOR TO PROVIDE SUFFICIENT TEMPORARY BRACING AND/OR SHORING OF EXISTING STRUCTURE AND ASSUME LIABILITY FOR ANY MOVEMENT, DAMAGE, OR INJURY RESULTING FROM THE DEMOLITION WORK REQUIRED.
4. CONTRACTOR TO REMOVE FROM THE SITE AND LEGALLY DISPOSE OF DAILY REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION ACTIVITIES. CONTRACTOR SHALL MAINTAIN A REFUSE DUMPSTER ON SITE IF NECESSARY. COORDINATE LOCATION WITH BUILDING OWNER. DEMOLITION SPACE SHALL BE LEFT BROOM-CLEAN AND READY TO RECEIVE NEW CONSTRUCTION.
5. REMOVE ALL ELECTRICAL, LIGHTING, TV CABLE, TELEPHONE WIRE AND OUTLET WIRING AND CONDUIT, PLUMBING PIPING, FIXTURES AND FIRE SUPPRESSION, AND MECHANICAL DUCTWORK THAT IS NOT INDICATED TO BE RE-USED IN THE MECHANICAL AND ELECTRICAL DOCUMENTS. COORDINATE UTILITY DISCONNECT WITH UTILITY COMPANY AND BUILDING OWNER.
6. CONTACT ARCHITECT AND/OR OWNER IF DEMOLITION OR REMOVAL OF ANY ITEM NOT SPECIFICALLY IDENTIFIED IS IN QUESTION. ANY RADON TESTING REQUIRED TO BE OWNER PROVIDED.
7. CONTRACTORS SHALL VISIT AND INSPECT EXISTING BUILDING SITE AND BECOME FAMILIAR WITH ALL CONDITIONS IN FIELD PRIOR TO SUBMITTING A BID FOR DEMOLITION WORK.
8. THE SCOPE OF REPAIRS IS NOT LIMITED TO THOSE INDICATED ON THIS DRAWING. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS & QUANTITIES AS WELL AS PROVIDING BASE BID QUANTITIES / PRICING ALONG WITH ADD/DEDUCT UNIT PRICING.

DEMOLITION KEYNOTES:

- ⬠ REMOVE GUTTERS AND DOWNSPOUTS. PREP TO RECEIVE NEW CONSTRUCTION.
- ⬠ REMOVE EXISTING SOFFITS AND FASCIAS. REPLACE ANY ROTTEN OR DAMAGED FASCIA AND SHEATHING AND SEAL ANY GAPS. PREP TO RECEIVE NEW CONSTRUCTION.
- ⬠ REMOVE EXISTING SIDING AND SHEATHING TO REPLACE WITH NEW.
- ⬠ CLEAN EXISTING BRICK VENEER. TUCKPOINT ANY DEFECTIVE MORTAR JOINTS AS NECESSARY.
- ⬠ REMOVE EXISTING COVERED FRONT PORCH. PREP TO RECEIVE NEW CONSTRUCTION.
- ⬠ REMOVE EXISTING WINDOW. PREP TO RECEIVE NEW CONSTRUCTION.
- ⬠ DEMOLISH WALL FOR NEW ROUGH WINDOW OPENING. PREP TO RECEIVE NEW CONSTRUCTION.
- ⬠ DEMOLISH ENTIRE ENCLOSED PATIO STRUCTURE AND STEPS.
- ⬠ REMOVE DOOR AND HARDWARE TO REPLACE WITH NEW DOOR AND DOORSWING.
- ⬠ EXISTING SHINGLE ROOF TO BE REMOVED AND REPLACED WITH NEW SHINGLES.
- ⬠ REMOVE EXISTING COVERED BACK PORCH.
- ⬠ REMOVE EXISTING DOOR.



2
D2-01
EXTERIOR ELEVATION
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1
D2-01
EXTERIOR ELEVATION
EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

| Issue: | Date: | By: |
|-----------------|-----------|---------|
| PROGRESS UPDATE | 6/18/2024 | SMD |
| OWNERS REVIEW | 6/21/2024 | SMD/AND |

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Bloomberg Residence

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Lakewood, Ohio 44107

Drawing Title
DEMOLITION EXTERIOR ELEVATIONS

| | |
|-------------|-----------------|
| Date: | Project Number: |
| 09/17/2024 | 24-035 |
| Drawn by: | Drawing Number: |
| Checked by: | D2-01 |
| SMD/AND | |
| Approved: | SMD |

ELEVATION KEY

□ □ □ AREA TO BE DEMOLISHED

⬠ KEYNOTE TAG

GENERAL DEMOLITION NOTES:

- DEMOLITION SHALL NOT BE LIMITED TO THE ITEMS SPECIFICALLY SHOWN IN THE DRAWINGS. THE INTENT IS TO SHOW THE GENERAL SCOPE OF DEMOLITION REQUIRED TO PREPARE THE SPACES FOR NEW CONSTRUCTION.
- CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AS WELL AS ALL OSHA REGULATIONS TO PROTECT SAFETY OF WORKERS, PROPERTY, AND INSURE ENVIRONMENTAL PROTECTION.
- CONTRACTOR TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES. CONTRACTOR TO PROVIDE SUFFICIENT TEMPORARY BRACING AND/OR SHORING OF EXISTING STRUCTURE AND ASSUME LIABILITY FOR ANY MOVEMENT, DAMAGE, OR INJURY RESULTING FROM THE DEMOLITION WORK REQUIRED.
- CONTRACTOR TO REMOVE FROM THE SITE AND LEGALLY DISPOSE OF DAILY REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION ACTIVITIES. CONTRACTOR SHALL MAINTAIN A REFUSE DUMPSTER ON SITE IF NECESSARY. COORDINATE LOCATION WITH BUILDING OWNER. DEMOLITION SPACE SHALL BE LEFT BROOM-CLEAN AND READY TO RECEIVE NEW CONSTRUCTION.
- REMOVE ALL ELECTRICAL, LIGHTING, TV CABLE, TELEPHONE WIRE AND OUTLET WIRING AND CONDUIT, PLUMBING PIPING, FIXTURES AND FIRE SUPPRESSION, AND MECHANICAL DUCTWORK THAT IS NOT INDICATED TO BE RE-USED IN THE MECHANICAL AND ELECTRICAL DOCUMENTS. COORDINATE UTILITY DISCONNECT WITH UTILITY COMPANY AND BUILDING OWNER.
- CONTACT ARCHITECT AND/OR OWNER IF DEMOLITION OR REMOVAL OF ANY ITEM NOT SPECIFICALLY IDENTIFIED IS IN QUESTION. ANY RADON TESTING REQUIRED TO BE OWNER PROVIDED.
- CONTRACTORS SHALL VISIT AND INSPECT EXISTING BUILDING SITE AND BECOME FAMILIAR WITH ALL CONDITIONS IN FIELD PRIOR TO SUBMITTING A BID FOR DEMOLITION WORK.
- THE SCOPE OF REPAIRS IS NOT LIMITED TO THOSE INDICATED ON THIS DRAWING. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS & QUANTITIES AS WELL AS PROVIDING BASE BID QUANTITIES / PRICING ALONG WITH ADD/DEDUCT UNIT PRICING.

DEMOLITION KEYNOTES:

- ⬠ REMOVE GUTTERS AND DOWNSPOUTS. PREP TO RECEIVE NEW CONSTRUCTION.
- ⬠ REMOVE EXISTING SOFFITS AND FASCIAS. REPLACE ANY ROTTEN OR DAMAGED FASCIA AND SHEATHING AND SEAL ANY GAPS. PREP TO RECEIVE NEW CONSTRUCTION.
- ⬠ REMOVE EXISTING SIDING AND SHEATHING TO REPLACE WITH NEW.
- ⬠ CLEAN EXISTING BRICK VENEER. TUCKPOINT ANY DEFECTIVE MORTAR JOINTS AS NECESSARY.
- ⬠ REMOVE EXISTING COVERED FRONT PORCH. PREP TO RECEIVE NEW CONSTRUCTION.
- ⬠ REMOVE EXISTING WINDOW. PREP TO RECEIVE NEW CONSTRUCTION.
- ⬠ DEMOLISH WALL FOR NEW ROUGH WINDOW OPENING. PREP TO RECEIVE NEW CONSTRUCTION.
- ⬠ DEMOLISH ENTIRE ENCLOSED PATIO STRUCTURE AND STEPS.
- ⬠ REMOVE DOOR AND HARDWARE TO REPLACE WITH NEW DOOR AND DOORSWING.
- ⬠ EXISTING SHINGLE ROOF TO BE REMOVED AND REPLACED WITH NEW SHINGLES.
- ⬠ REMOVE EXISTING COVERED BACK PORCH.
- ⬠ REMOVE EXISTING DOOR.

2 EXTERIOR ELEVATION NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION WEST ELEVATION
SCALE: 1/4" = 1'-0"

Seal

NOT FOR CONSTRUCTION

| Issue: | Date: | By: |
|-----------------|-----------|---------|
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| OWNERS REVIEW | 6/21/2024 | SMD/AND |

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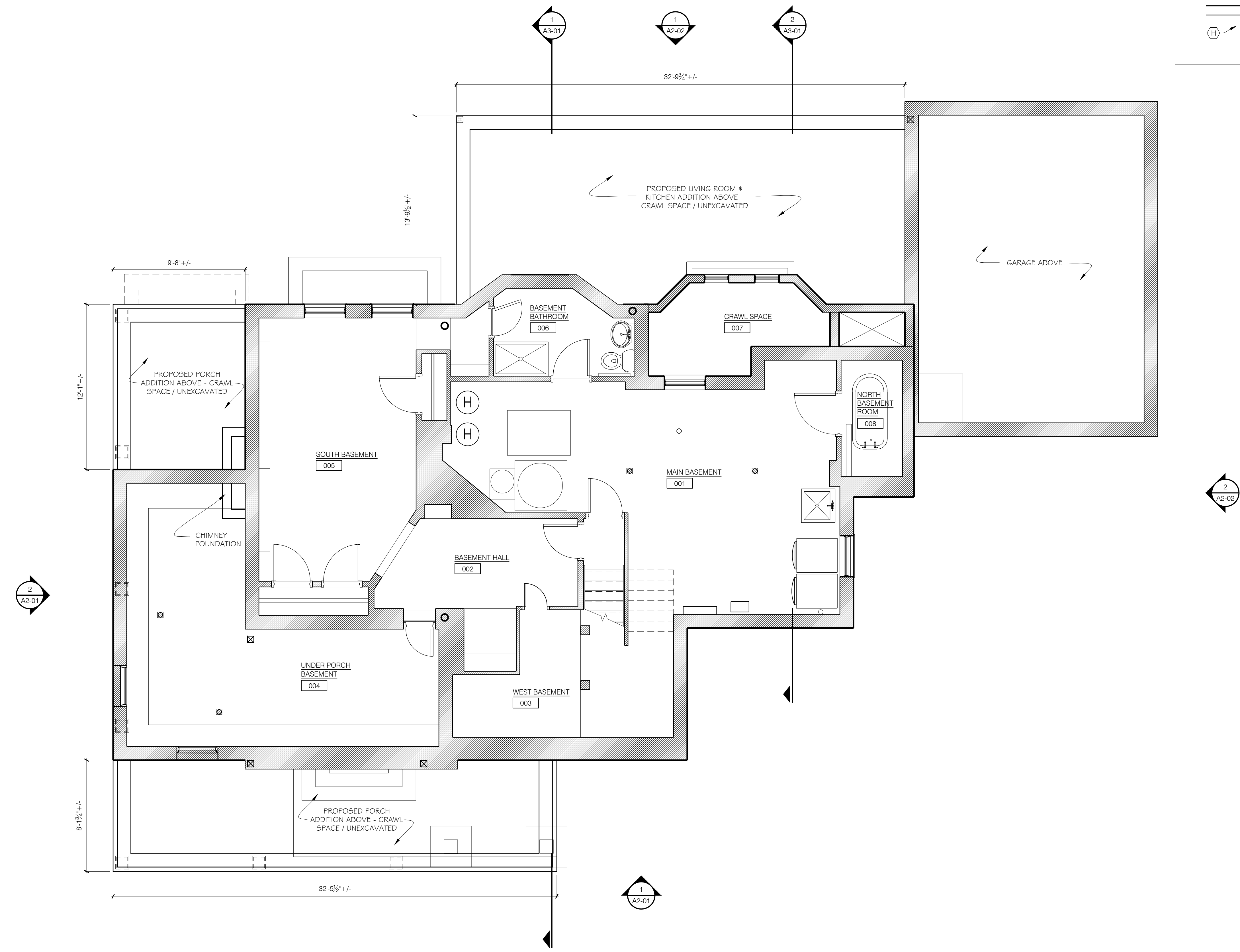
1332 Sloane Ave,
Lakewood, Ohio 44107

Drawing Title
DEMOLITION EXTERIOR ELEVATIONS

| Date: | Project Number: |
|-------------|-----------------|
| 09/17/2024 | 24-035 |
| Drawn by: | Drawing Number: |
| SMD/AND | D2-02 |
| Checked by: | |
| SMD | |

PLAN KEY

- AREA TO BE DEMOLISHED
- EXISTING CONSTRUCTION TO REMAIN
- NEW PARTITION
- KEYNOTE TAG



NOT FOR CONSTRUCTION

| Issue: | Date: | By: |
|-----------------|-----------|---------|
| PROGRESS UPDATE | 6/18/2024 | SMD |
| OWNERS REVIEW | 6/21/2024 | SMD/AND |

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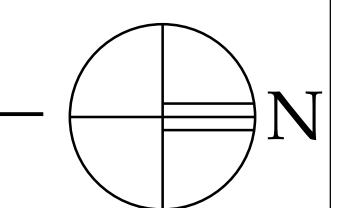
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Lakewood, Ohio 44107

Drawing Title
LOWER LEVEL FLOOR PLAN

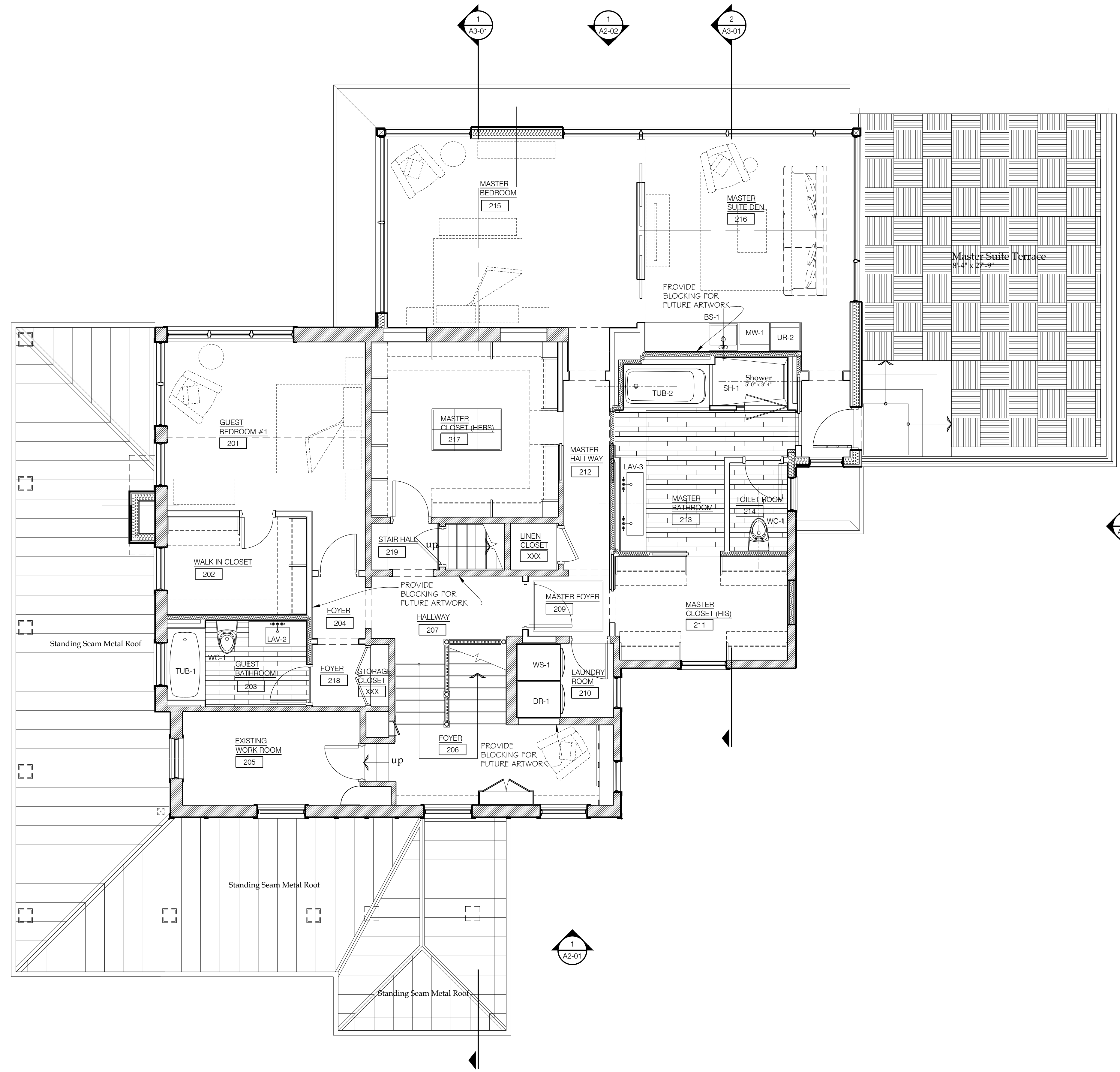
| | | | |
|-------------|------------|-----------------|--------|
| Date: | 09/17/2024 | Project Number: | 24-035 |
| Drawn by: | | Drawing Number: | A1-00 |
| Checked by: | SMD/AND | Approved: | SMD |

FLOOR PLAN
LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



PLAN KEY

- AREA TO BE DEMOLISHED
- EXISTING CONSTRUCTION TO REMAIN
- NEW PARTITION
- KEYNOTE TAG



NOT FOR CONSTRUCTION

| Issue: | Date: | By: |
|-----------------|-----------|---------|
| PROGRESS UPDATE | 6/18/2024 | SMD |
| OWNER'S REVIEW | 6/21/2024 | SMD/AND |

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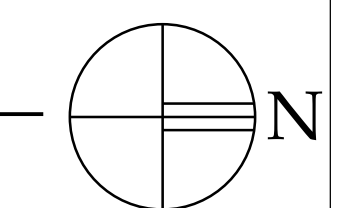
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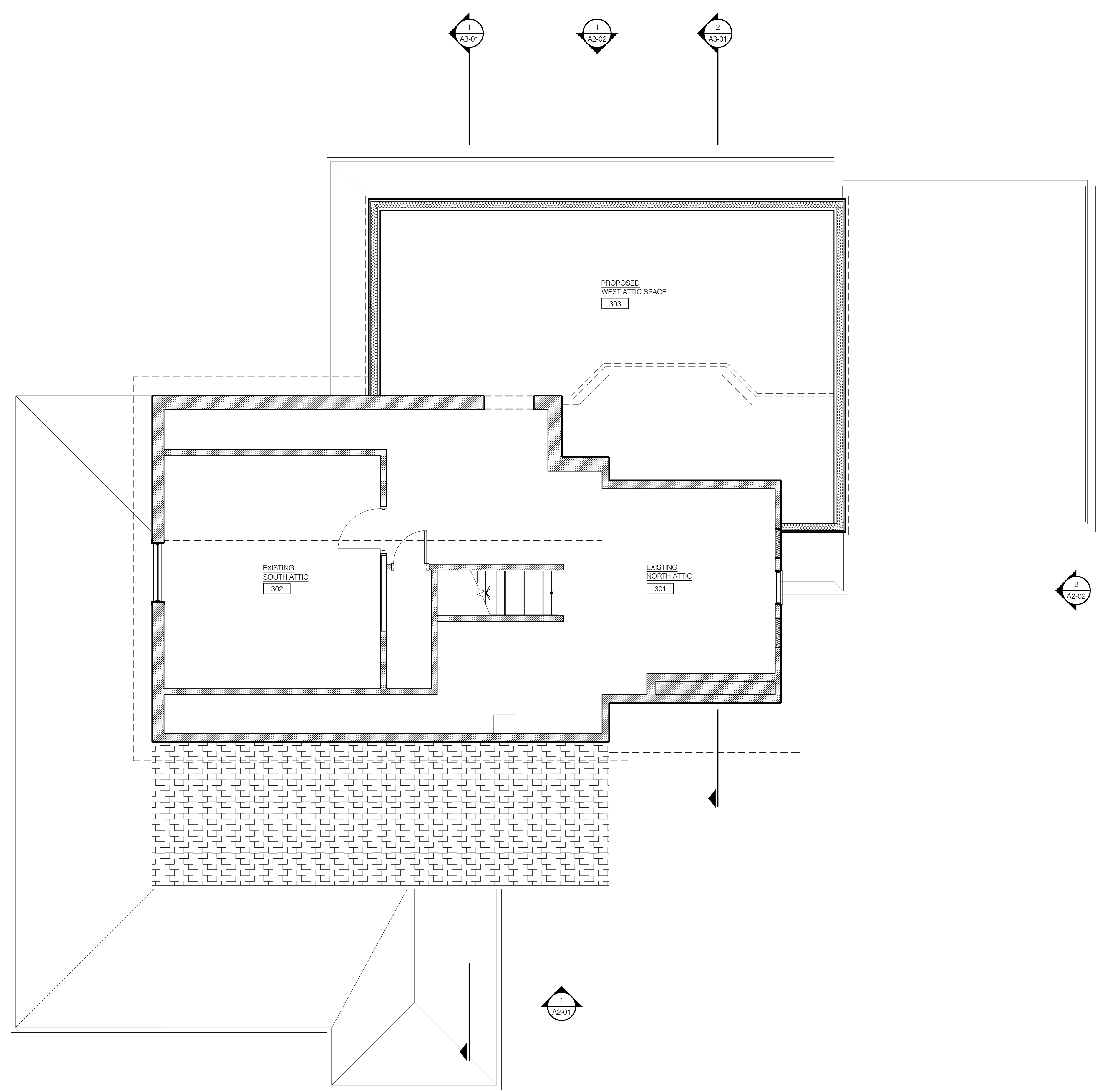
1332 Sloane Ave,
Lakewood, Ohio 44107

Drawing Title
SECOND LEVEL FLOOR PLAN

| Date: | Project Number: |
|-------------|-----------------|
| 09/17/2024 | 24-035 |
| Drawn by: | Drawing Number: |
| SMD/AND | A1-02 |
| Checked by: | |
| SMD | |

FLOOR PLAN
SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"





| PLAN KEY | |
|----------|---------------------------------|
| | AREA TO BE DEMOLISHED |
| | EXISTING CONSTRUCTION TO REMAIN |
| | NEW PARTITION |
| | KEYNOTE TAG |

NOT FOR CONSTRUCTION

| Issue: | Date: | By: |
|-----------------|-----------|---------|
| PROGRESS UPDATE | 6/18/2024 | SMD |
| OWNER'S REVIEW | 6/21/2024 | SMD/AND |

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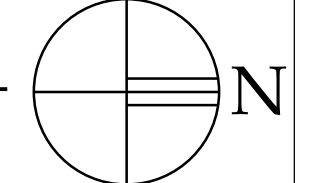
Bloomberg Residence

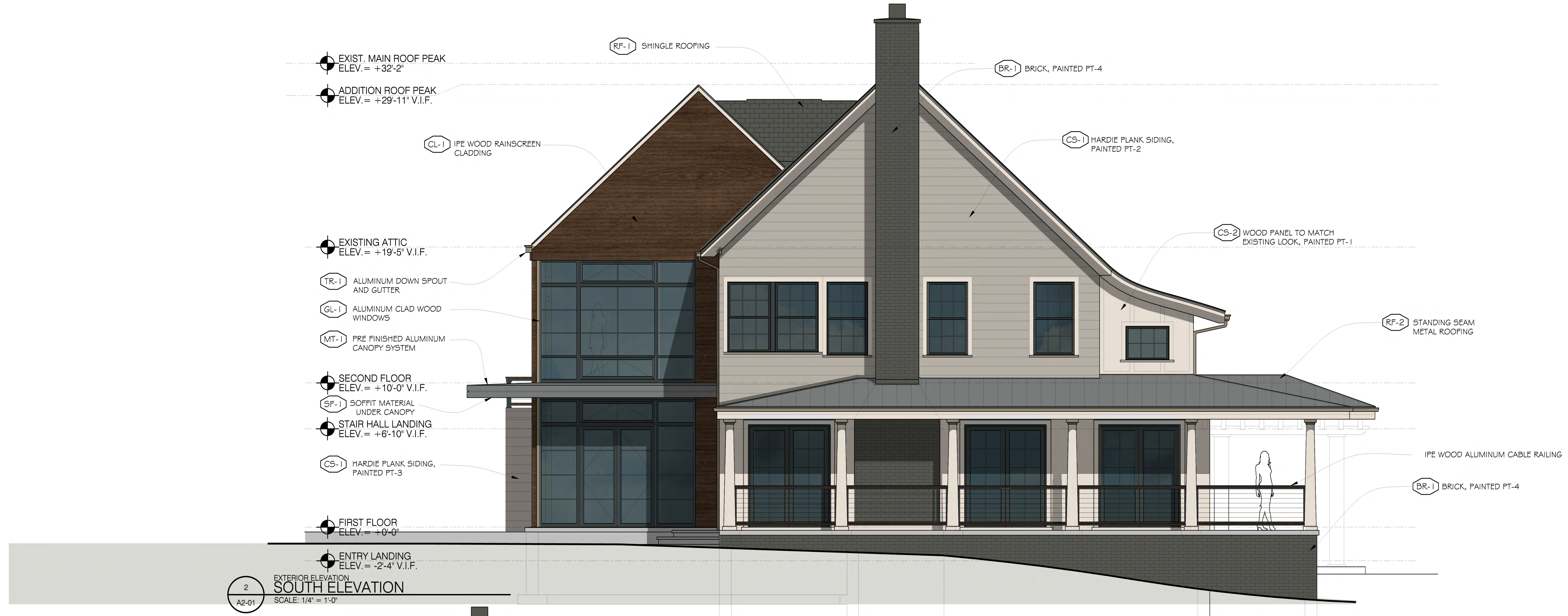
1332 Sloane Ave,
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Drawing Title
THIRD FLOOR PLAN

| | | | |
|-------------|------------|-----------------|--------|
| Date: | 09/17/2024 | Project Number: | 24-035 |
| Drawn by: | | Drawing Number: | A1-03 |
| Checked by: | SMD/AND | Approved: | SMD |

FLOOR PLAN
THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"





2
A2-01
EXTERIOR ELEVATION
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

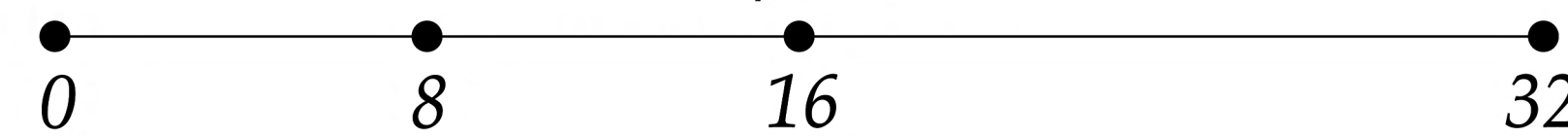


1
A2-01
EXTERIOR ELEVATION
EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Proposed Exterior Elevations

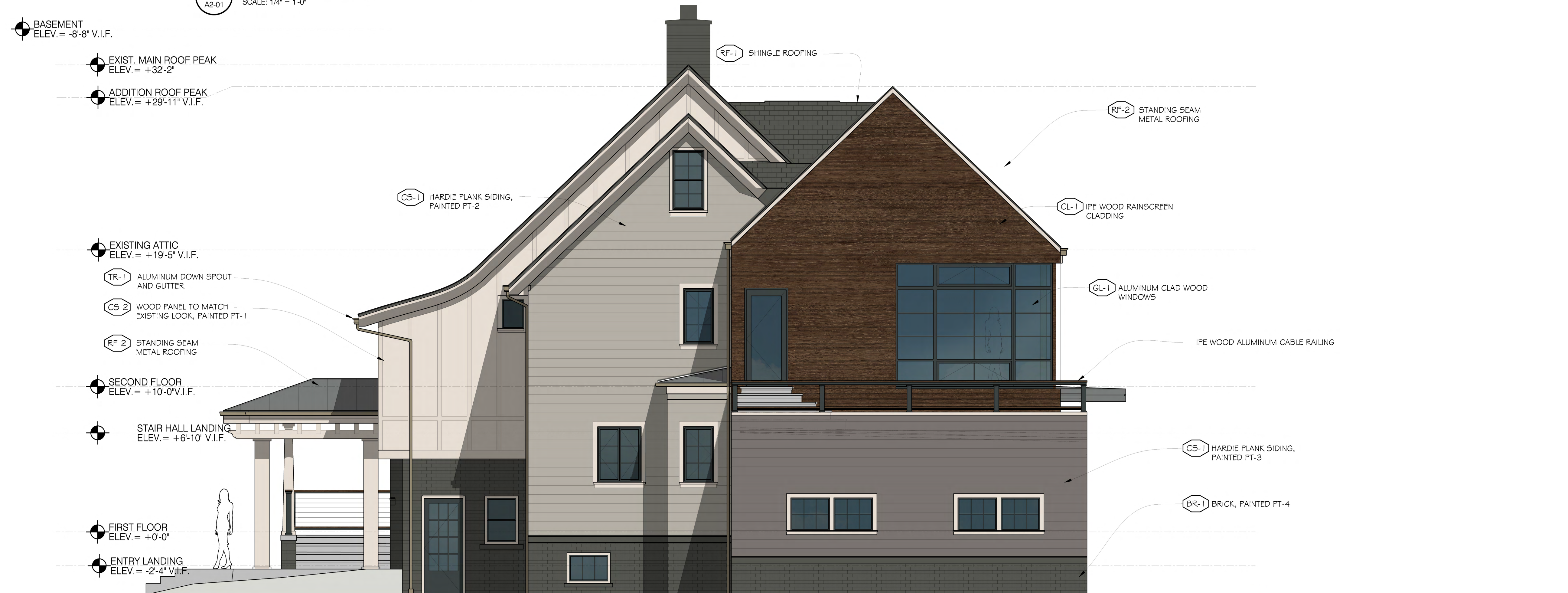
Scale: 1/4" = 1'-0"



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2 EXTERIOR ELEVATION
WEST ELEVATION
SCALE: 1/4" = 1'-0"

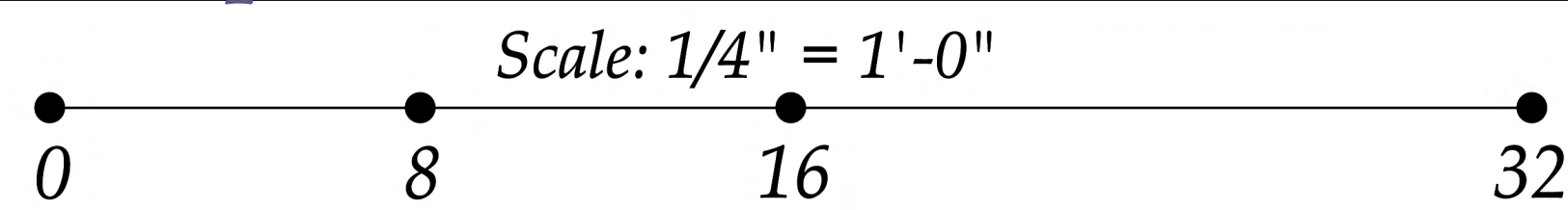


1 EXTERIOR ELEVATION
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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Proposed Exterior Elevations

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Seal

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| | | |
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| PROGRESS UPDATE | 6/18/2024 | SMD |
| OWNER'S REVIEW | 6/21/2024 | SMD/AND |

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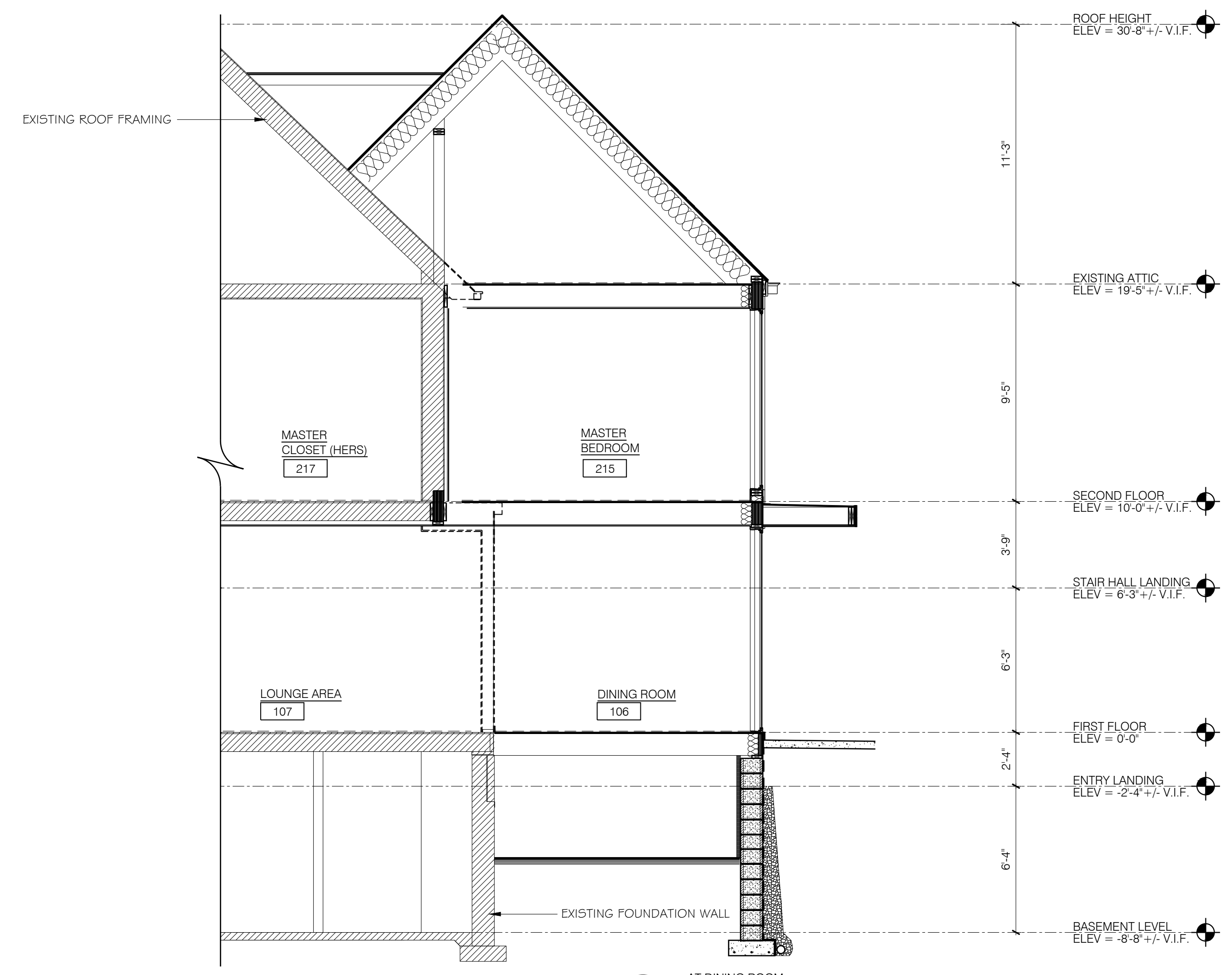
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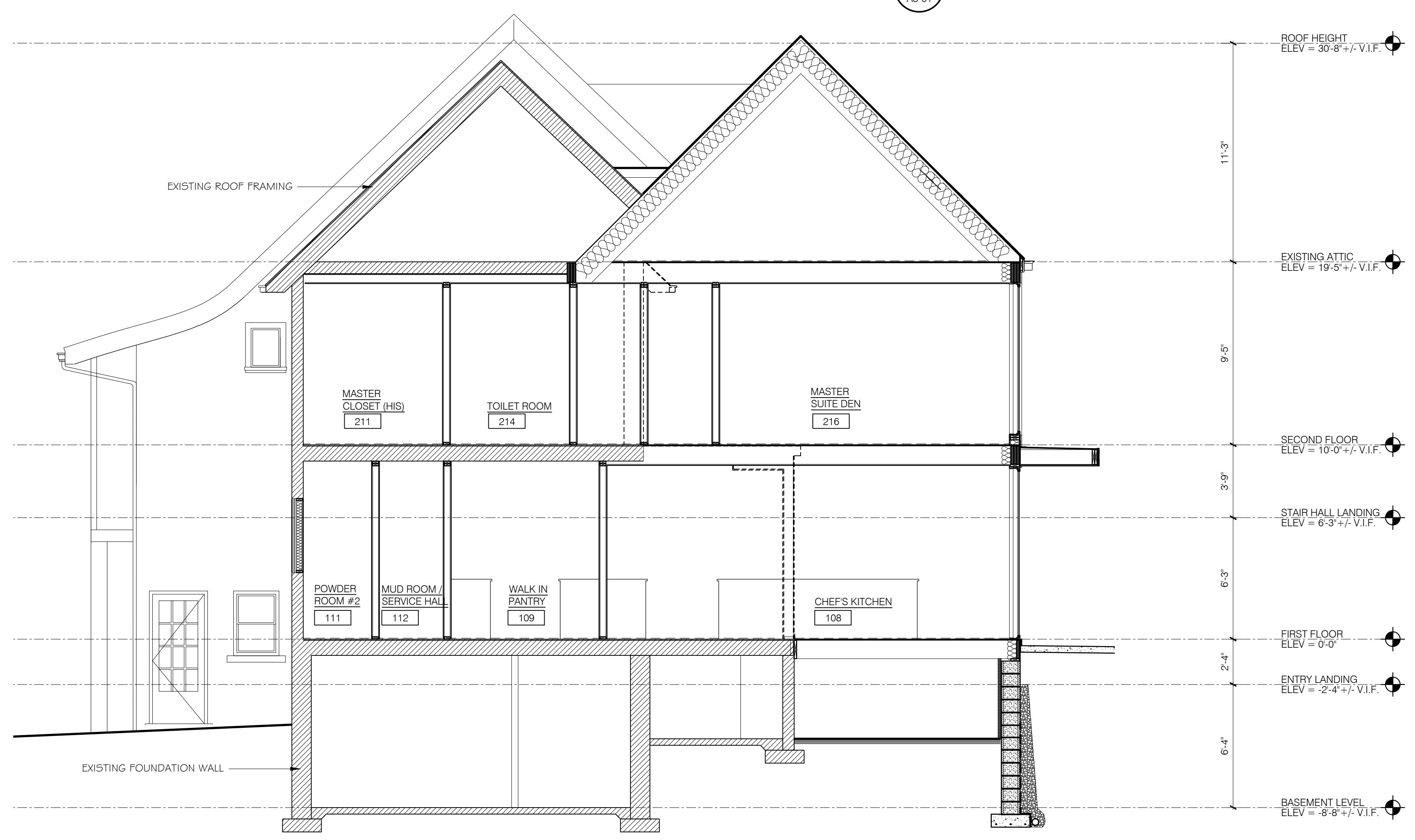
1332 Sloane Ave,
 Lakewood, Ohio 44107

Drawing Title
BUILDING SECTIONS

| | |
|-------------|-----------------|
| Date: | Project Number: |
| 09/17/2024 | 24-035 |
| Drawn by: | Drawing Number: |
| Checked by: | A3-01 |
| SMD/AND | |
| Approved: | |
| SMD | |



2
 AT DINING ROOM
BUILDING SECTION
 A3-01 SCALE: 1/4" = 1'-0"



1
 AT KITCHEN
BUILDING SECTION
 A3-01 SCALE: 1/4" = 1'-0"



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Existing Exterior Photos - West Facade



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Existing Exterior Photos - North Facade

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September 17th, 2024



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Existing Exterior Photos - East Facade



Bloomberg Residence
1332 Sloane Ave, Lakewood, Ohio 44107

Existing Exterior Photos - South Facade



Bloomberg Residence

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Proposed Exterior Perspective



Bloomberg Residence

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Proposed Exterior Perspective



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Proposed Exterior Perspective

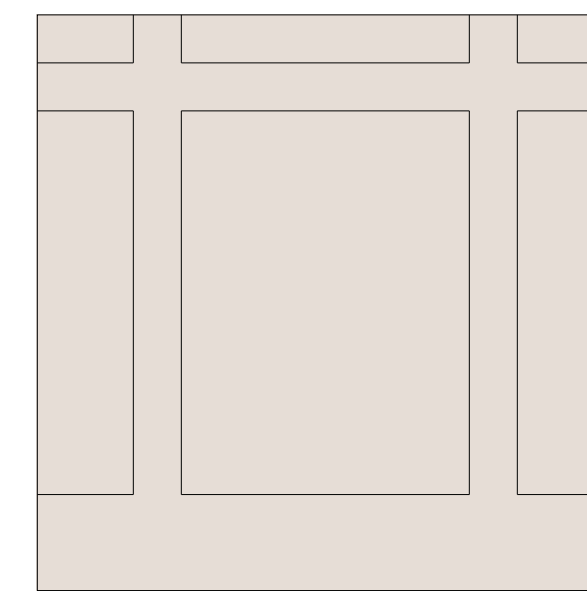
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September 17th, 2024

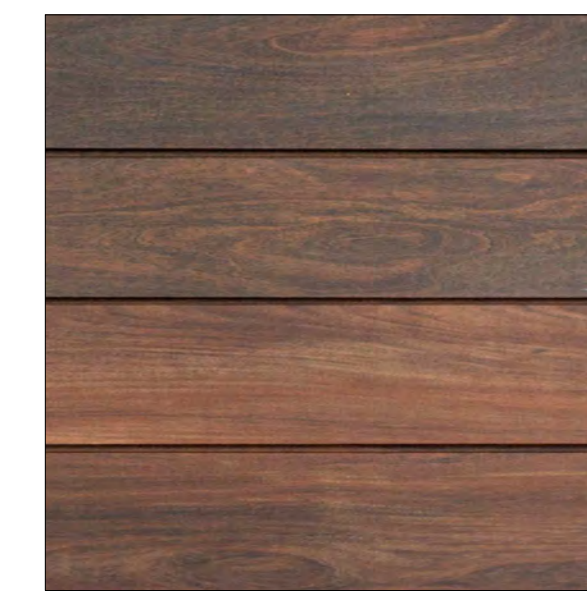


| EXTERIOR MATERIAL SCHEDULE - BLOOMBERG RESIDENCE | | | | | |
|--|------------------------------|---------------------------|--|-------------------------------------|---|
| DESIGNATION: | MATERIAL: | MANUFACTURER: | TYPE/STYLE: | COLOR: | NOTES: |
| CL-1 | IPE WOOD RAINSCREEN CLADDING | ADVANTAGE LUMBER OR EQUAL | CLOSED JOIST RAINSCREEN, 5/4x4 PROFILE | NATURAL, TO MATCH RENDERINGS | OVER FURRING STRIPS INSTALLED OVER LIQUID APPLIED WEATHER BARRIER, PROSOCCO OR EQUAL. CLADDING INSTALLED PER MANUFACTURE RECOMMENDATIONS. |
| CS-1 | CEMENT BOARD SIDING | HARDIE OR EQUAL | SMOOTH PLANK | PT-2 AND PT-3 | OVER FURRING STRIPS INSTALLED OVER LIQUID APPLIED WEATHER BARRIER, PROSOCCO OR EQUAL. CLADDING INSTALLED PER MANUFACTURE RECOMMENDATIONS. |
| CS-2 | CEMENT BOARD SIDING | HARDIE OR EQUAL | STUCCO PANEL | PT-1 | OVER FURRING STRIPS INSTALLED OVER LIQUID APPLIED WEATHER BARRIER, PROSOCCO OR EQUAL. CLADDING INSTALLED PER MANUFACTURE RECOMMENDATIONS. |
| SF-1 | CLADDING SOFFIT | GEOLAM OR EQUAL | VERTIGO TEAK | TEAK, TO MATCH RENDERINGS | OVER FURRING STRIPS INSTALLED OVER LIQUID APPLIED WEATHER BARRIER, PROSOCCO OR EQUAL. CLADDING INSTALLED PER MANUFACTURE RECOMMENDATIONS. |
| GL-1 | WOOD ALUMINUM CLAD WINDOW | ANDERSEN OR EQUAL | E-SERIES | DARK ASH | INSTALL WINDOW AND PROVIDE COMPATIBLE FLASHING TO ENSURE WARRANTIES ARE MET. MANUFACTURE TO PROVIDE EXTERIOR MULLION AND CORNER COVERS TO MATCH WINDOW FRAMES. |
| RF-1 | TPO MEMBRANE | FIRESTONE OR EQUAL | FULLY ADHERED OVER RIGID INSULATION OR COVER BOARD | LIGHT GRAY OR AS SELECTED BY OWNER | PROVIDE COVER BOARD AT ALL ROOF AREA THAT WILL BE OCCUPIED. PROVIDE COLOR SAMPLES FOR ARCHITECTS REVIEW. INSTALL PER ROOF MANUFACTURE REQUIREMENTS TO MEET WARRANTY. |
| RF-2 | STANDING SEAM METAL ROOF | CENTRIA OR EQUAL | STANDING SEAM ROOF SYSTEM | GRAY TO MATCH RENDERINGS | INSTALL PER MANUFACTURE REQUIREMENTS TO MEET WARRANTY. SUBMIT SAMPLES FOR APPROVAL. |
| DK-1 | COMPOSITE WOOD DECKING | TREX OR EQUAL | TBD | SPICED RUM OR TO MATCH IPE CLADDING | INSTALLED AT ROOF DECKS. DRIP-THRU APPLICATION, INSTALLED ON SLEEPERS OVER TPO ROOF MEMBRANE & COVER BOARD. INSTALL PER MANUFACTURE REQUIREMENTS AND IN COMPLIANCE WITH ROOFING REQUIREMENTS TO MAINTAIN ROOF WARRANTY. |
| TR-1 | ALUMINUM TRIM | TBD | MISCELLANIES ALUMINUM TRIM | TO MATCH MULLIONS | PRE-FINISHED, PRE-FORMED TRIM, GUTTERS, DOWNSPOUTS, PARAPET CAPS, FASCIA TRIM BOARD |

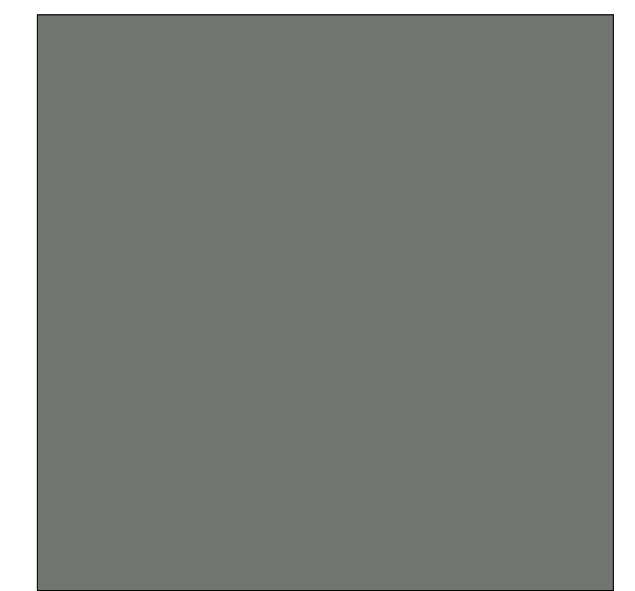
NOTE: - ALL EXTERIOR MATERIALS, PRODUCTS # TO BE INSTALLED PER MANUFACTURE'S DETAILS AND SPECIFICATION REQUIREMENTS TO ENSURE PRODUCT WARRANTIES ARE MET.
 - SUBSTITUTIONS TO BE INSTALLED PER MANUFACTURE'S DETAILS AND SPECIFICATION REQUIREMENTS TO ENSURE PRODUCT WARRANTIES ARE MET.
 - PROVIDE COLOR SAMPLES FOR OWNER AND ARCHITECT'S REVIEW AND APPROVAL.



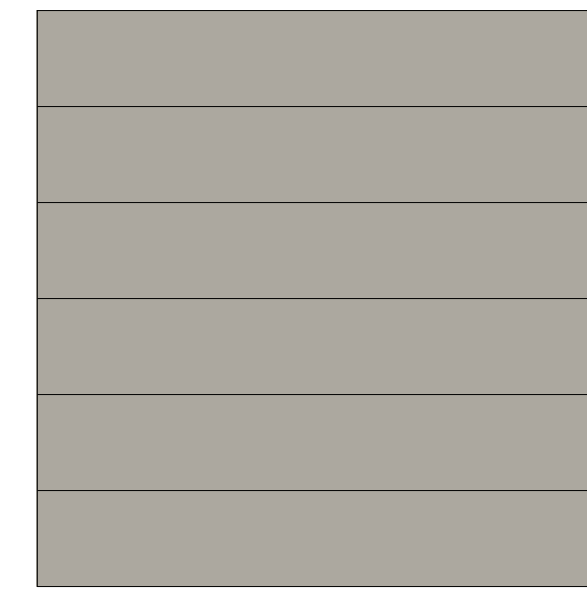
SIDING
SW6084 Modest White



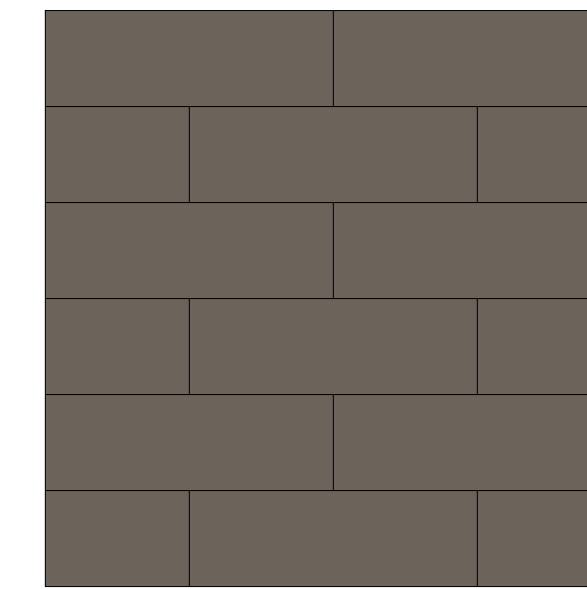
IPE RAINSCREEN
Natural Finish



METAL ROOF
181 Slate Gray



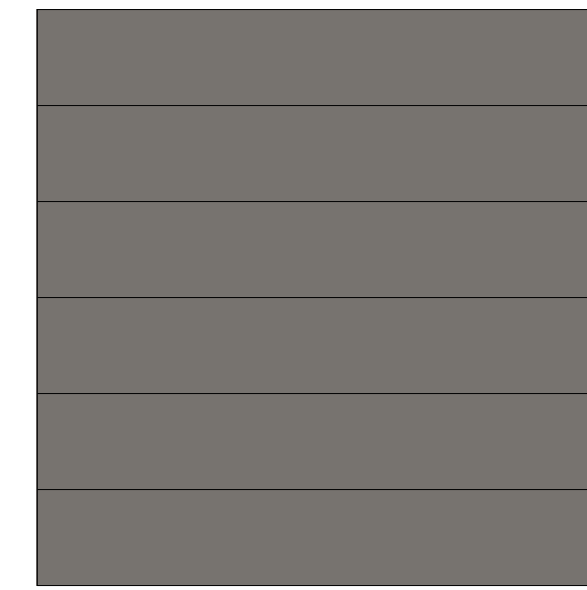
SIDING
SW7017 Dorian Gray



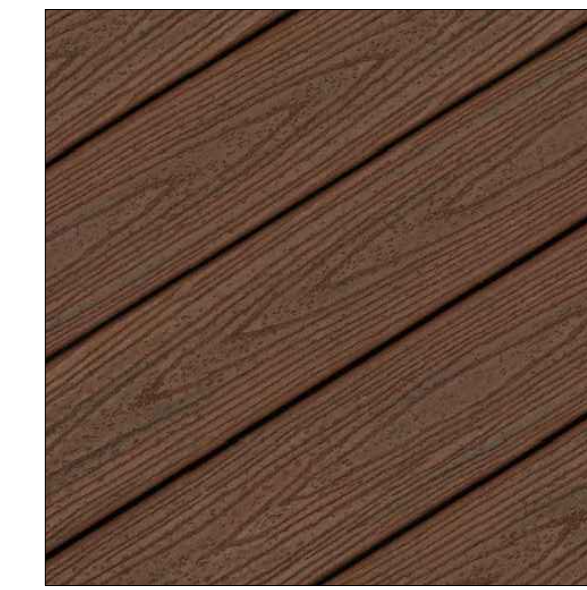
PAINTED BRICK
SW7074 Porpoise



WOOD SOFFIT
Teak



SIDING
SW7019 Gauntlet Gray



COMPOSITE DECKING
Spiced Rum



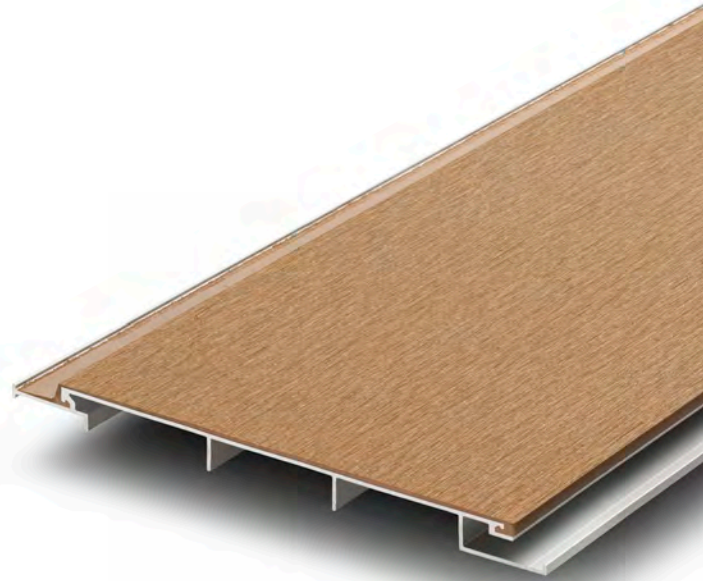
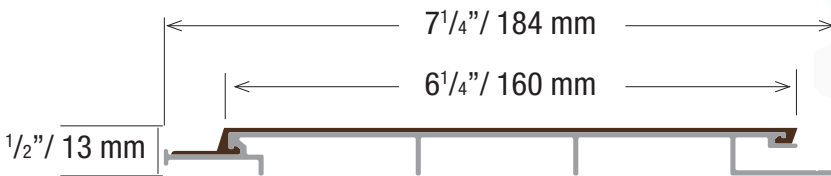
WOOD WINDOWS
Dark Ash

Vertigo 5010

Geolam[®]
Architectural Eco-Technology

Hybrid Aluminum/WPC Cladding/Soffit

Datasheet



*Technical information may change without warning.
Please ensure you that you reference our latest as shown on our website at www.usa.geolam.com*

Thickness: 1/2 in | 13 mm
Total width: 7 1/4 in | 184 mm
Usable width: 6 1/4 in | 160 mm
Section tolerances in mm: + 0.5 / - 2.0

Fire rating:
On request before order

Surfaces finish: Sanded

Profiles fastening and installation:
Check our website www.usa.geolam.com

Standard length: 12 ft | 3.66 m

Or order custom lengths from:
7 ft to 19 ft 8 in | 2.15 m to 6 m

Weight: 0.80 lb/ft | 1.19 kg/m

Secondary moment Ix (cm⁴): 0.56

Secondary moment Iy (cm⁴): 122.03

Section modulus Z+x (cm³): 0.68

Section modulus Z-x (cm³): 0.68

Section modulus Z+y (cm³): 13.47

Section modulus Z-y (cm³): 13.47

Core in anodized aluminum alloy:
A6063S-T5 Serie 6000

Coefficient of Thermal Expansion (20-100°C):
23.4 µm/m/°C


Modulus of Elasticity: 68.9 GPa

Max Tensile Strength: 186 Mpa

Carbon Footprint:
WPC : 1.54 kg CO₂ /Kg
Profile : 9.005 kg CO₂ /Kg

Sanding finish and/or shading may vary between runs

Non-combustible according to ASTM E136.

Standard Colors -  All standard colors stocked in the US, no minimum.



Teak



Moleskin



Rosewood



Ebony

Non-Standard Colors - 90 day lead time - Minimum order 5,000 lineal ft.



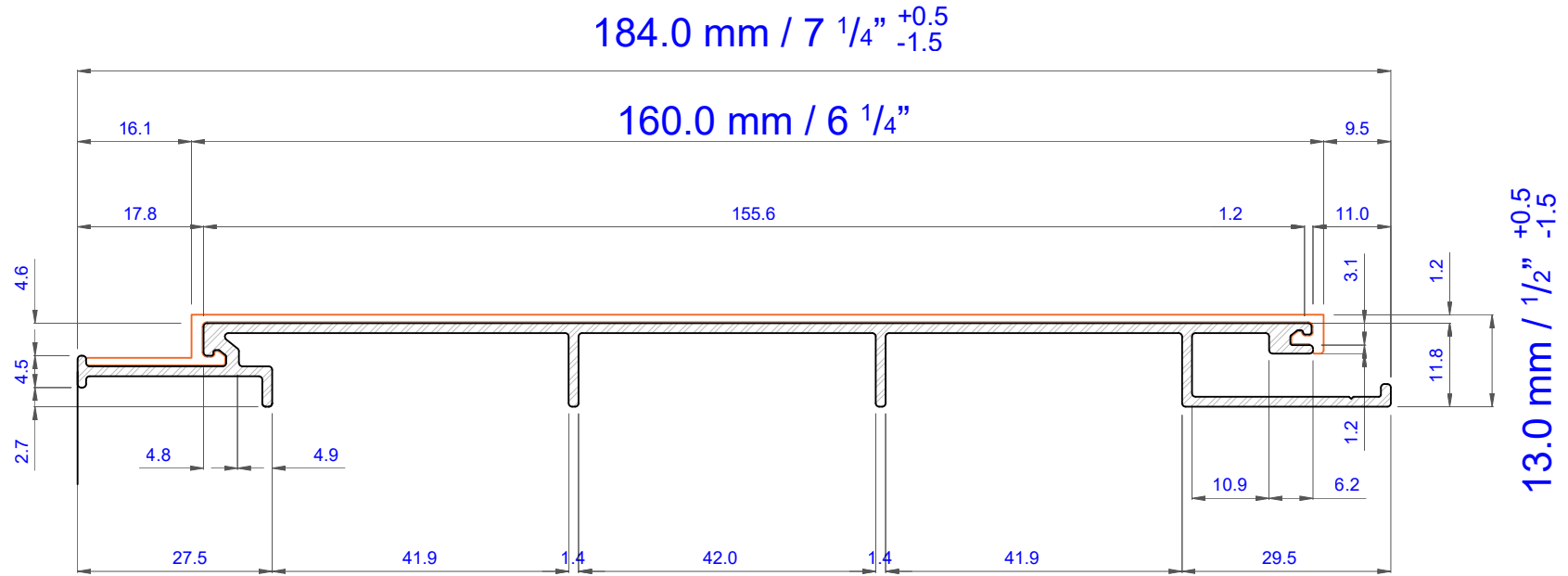
Blackwood



Bilinga

Custom Colors Available - Minimum order 6,000 lineal ft.

www.usa.geolam.com
Toll free: 1-877-627-3530
info@geolaminc.com



| | | | | | |
|---|--------|--|-------|-------------------------------|------------------------------------|
| Technical specifications, dimensions in mm | | Cross section coefficient Z+x (cm ³) | 0.68 | Wood hybrid system WHS | Type 1.0 |
| Weight (kg/ml) | 1.29 | Cross section coefficient Z-x (cm ³) | 1.60 | Vertigo 5010 | Geolam www.geolaminc.com |
| Cross section, secondary moment Ix (cm ⁴) | 0.56 | Cross section coefficient Z+y (cm ³) | 13.47 | | |
| Cross section, secondary moment Iy (cm ⁴) | 122.03 | Cross section coefficient Z-y (cm ³) | 12.85 | | |

SRS 3

STANDING SEAM METAL ROOF PANELS

TECHNICAL DATA SHEET

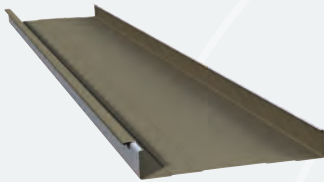


DESCRIPTION

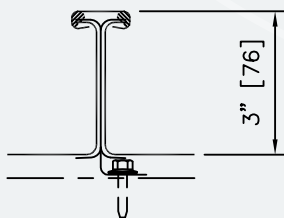
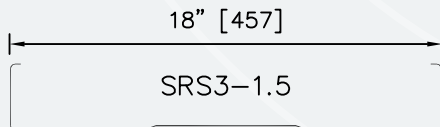
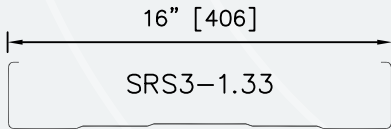
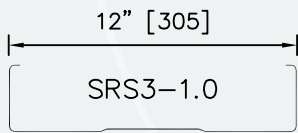
SRS Structural Standing Seam Roof Systems are designed as true standing seam roof systems which offer high performance structural features while attaining aesthetic lines required in architectural systems. They are designed as a weather tight low-slope system for roofing in both new construction and retrofit, and provide a low maintenance, long-lasting roof for any type of building. The SRS 3 panels employ a separate field applied or factory-caulked continuous batten which provides for installation in both directions. SRS 3 panels are non-directional, which enables them to be installed left to right, right to left, or from the middle of a roof in both directions. When directional finishes are used (Micas, Metallics, etc.) one direction of installation must be held.



12" PLANKED



18" PLANKED



SEAMED PANEL

GENERAL DESIGN OPTIONS

| SRS 3 | | |
|----------------------|--|--|
| | Galvanized ¹ (G90) (Standard) | Galvalume 50,000 psi (Optional) |
| PANEL HEIGHT | 3" [76.2mm] NOMINAL | 3" [76.2mm] NOMINAL |
| PANEL WIDTH | 12" [305mm], 16" [406mm], 18" [457mm] | 12" [305mm], 16" [406mm], 18" [457mm] |
| PANEL LENGTH | Factory-formed to 48 ft. [14.630m] 48 ft. [14.630m] to 60 ft. [18.288m]; with special transportation permit. Field-formed up to 220 ft. [67.056m] | Factory-formed to 48 ft. [14.630m] 48 ft. [14.630m] to 60 ft. [18.288m]; with special transportation permit. Field-formed up to 220 ft. [67.056m] |
| STIFFENING RIBS | Planked | Planked |
| FACTORY SIDE LAP | Mechanically seamed | Mechanically seamed |
| FACTORY END LAP | Factory notched and flared | Factory notched and flared |
| FACTORY SEALANT | Non-curing butyl (2 beads in batten) ⁵ | Non-curing butyl (2 beads in batten) ⁵ |
| GAGE | 20 [.91mm], 22 [.76mm], 24 [.60mm] (standard) 18 [1.19mm] (optional) | 20 [.91mm], 22 [.76mm], 24 [.60mm] (standard) 18 [1.19mm] (optional) |
| BATTEN ² | 20 [.91mm], 22 [.76mm], 24 [.60mm] | 20 [.91mm], 22 [.76mm], 24 [.60mm] |
| CLIPS | One-piece (Galvanized or Stainless steel) (standard) Two-piece clips ³ (optional) | One-piece (Galvanized or Stainless steel) (standard) Two-piece clips ³ (optional) |
| MINIMUM ROOF SLOPE | 1/2": 12" w/o endlaps 1:12 w/ endlaps | 1/2": 12" w/o endlaps 1:12 w/ endlaps |
| EXPOSED EXTERIOR | 1.0 mil PVDF, 1.6 mil Duragard, 2.4 mil Duragard Plus | 1.0 mil PVDF, 1.6 mil Duragard, 2.4 mil Duragard Plus |
| NON-EXPOSED INTERIOR | 0.5 mil primer/backer | 0.5 mil primer/backer |
| SURFACE FINISH | Smooth (standard) Embossed (optional) ⁴ | Smooth (standard) Embossed (optional) ⁴ |

1. Alternate base material, panel lengths and gages may also be available. Contact CENTRIA.

2. Battens are the same gage as panel except when panel is 18 [1.19mm] gage, batten must be 20 [.91mm] for 18 [1.19mm] gage panels.

3. Available for aluminum or COE projects.

4. Embossing is non-directional.

5. Field applied webbed mastic tape is optional and is required for weather-tight warranties and field roll formed SRS3.



"Oil Canning" is an inherent part of light gage cold-formed metal products, particularly those with broad flat areas. CENTRIA takes every precaution, as defined by MCA, to minimize the effects of oil canning. Lack of flatness or waviness due to oil canning is not sufficient cause for rejection of material.

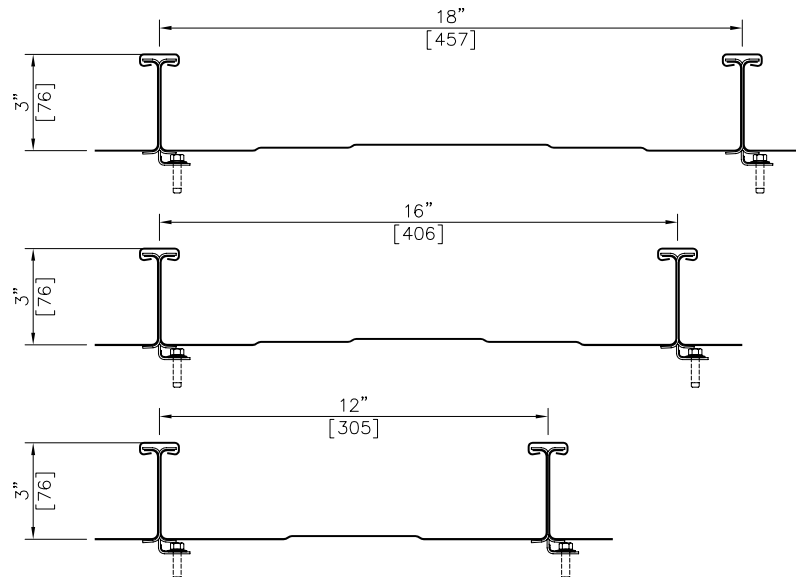
SRS 3 ROOF DESIGN FEATURES & BENEFITS

- May be installed over a variety of support substrates, including open framing, steel deck, or plywood deck
- Mechanically seamed side joint with a separate continuous batten
- Concealed clip system reduces roof penetrations and includes a built-in standoff to allow for thermal movement
- SRS 3 panels may be erected from left-to-right, right-to-left, or from the middle working both directions
- Field roll forming and curving capabilities allow for longer continuous panel lengths than can be shipped on trucks



STANDING SEAM SRS 3 TESTING

| TEST | CHARACTERISTIC | TEST METHOD | TEST TITLE | RESULTS |
|--|---------------------|--|--|---|
|  ENVIRONMENTAL | AIR LEAKAGE | ASTM E 1680 | Determines resistance to air leakage | 0.036 cfm/sf at 4.0 psf |
| | WATER PENETRATION | ASTM E 1646 | Determines resistance to water penetration by uniform static air pressure difference | No penetration at 12.0 psf |
| | STANDING WATER | ASTM E 2140 | Determines resistance to water penetration when submerged under standing water | No leakage with 8" of standing water for 24 hours |
|  STRUCTURAL | WIND LOADS | ASTM E 1592 & USACOE Uplift Test | Determines structural performance under uniform static air pressure difference | See load span tables |
| | IMPACT RESISTANCE | TAS 100, TAS 110, TAS 125 | Determines whether a product used as external protection to maintain a building envelope provides sufficient resistance tot windborne debris | Approved HVHZ; see FL16205 |
| | WIND UPLIFT RATINGS | UL 580 | Determines uplift resistance rating of roof assemblies | Class 90 for steel purlins, steel deck, and plywood constructions |
| FM 4471 | | Determines uplift resistance rating of roof assemblies | 1-90 for steel purlin and steel deck construction, 1-180 for steel purlin construction | |



NOTES

- For information on special applications, contact your local CENTRIA Sales Representative.
- Panel length tolerance is $\pm 1/4$ " [6mm].



PREMIUM HIGH-PERFORMANCE DECKING & FASCIA

Trex Transcend® decking and Trex® Fascia are wood thermoplastic composite lumber (WTCL) boards with an integrated shell that covers the boards on the top surface and sides. The integrated shell consists of a proprietary surface formulation that produces a natural, wood-like grain pattern finish. An alternative to naturally durable hardwood lumber, Transcend Decking and Fascia are ICC-ES SAVE-certified to be a minimum of 95.4% recycled content by weight.



DECKING

FASCIA



1" Grooved edge



1" Square edge



2" Square edge



8" or 12" Widths

| FEATURES | DECKING BOARDS | | FASCIA BOARDS | |
|------------------------------|------------------------|------------------------|----------------|----------------|
| | 1" x 6" | 2" x 6" | 8" | 12" |
| Actual Dimensions - Standard | .94" x 5.5" | 1.3" x 5.5" | .56" x 7.25" | .56" x 11.375" |
| Actual Dimensions - Metric | 24 mm x 140 mm | 33 mm x 140 mm | 14 mm x 184 mm | 14 mm x 288 mm |
| Available Lengths - Standard | 12', 16', 20' | 12', 16', 20' | 12' | 12' |
| Available Lengths - Metric | 365 cm, 487 cm, 609 cm | 365 cm, 487 cm, 609 cm | 365 cm | 365 cm |
| Grooved Edge | X | | | |
| Square Edge | X | X | X | X |
| Transcend Lineage* | X | | X | X |
| Transcend Tropicals | X | X | X | X |
| Transcend Earth Tones | X | | X | X |
| Weight per Lineal Foot | 2.4 lbs | 3.6 lbs | 2.0 lbs | 3.3 lbs |

*Transcend® Lineage™ square edge profiles are not available in 12' lengths

PHYSICAL & MECHANICAL PROPERTIES

| TEST | TEST METHOD | VALUE |
|-------------------------|-------------|---------------------------------|
| Flame Spread | ASTM E 84 | 70 |
| Thermal Expansion | ASTM D 1037 | 1.9 × 10 ⁻⁵ in/in/°F |
| Moisture Absorption | ASTM D 1037 | < 1% |
| Screw Head Pull-Through | ASTM D1761 | 161 lbf/screw* |
| Fungus Resistance | ASTM D1413 | Rating – no decay |
| Termite Resistance | AWPAE1-72 | Rating = 9.6 |

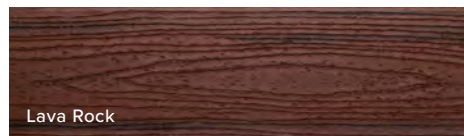
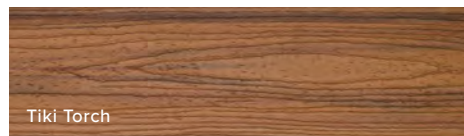
*Fastener used in testing: #8 x 2.5" HEADCOTE Stainless Steel Screw

COLORS

Lineage (neutral multi-tonal)



Tropicals (vibrant multi-tonal)



Earth Tones (monochromatic)



FASTENERS



Trex Hideaway® Hidden Fastening System

Self-gapping, glass-filled nylon fastener with 304 grade stainless steel, sharp point screw for wood framing.

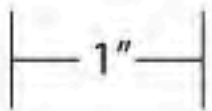
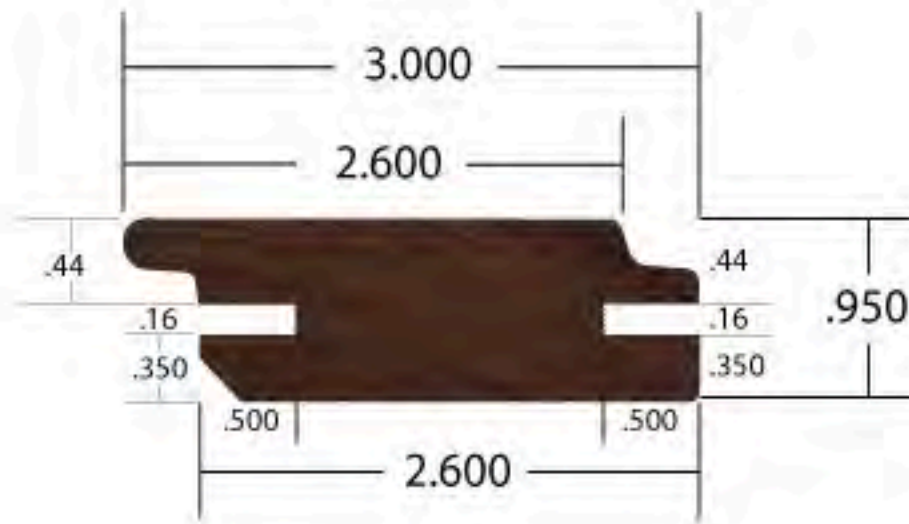
Other approved fasteners include, color-matched composite deck screw, matching composite plug with composite screw, color-coordinated fascia screw and uncoated stainless steel fascia screw.



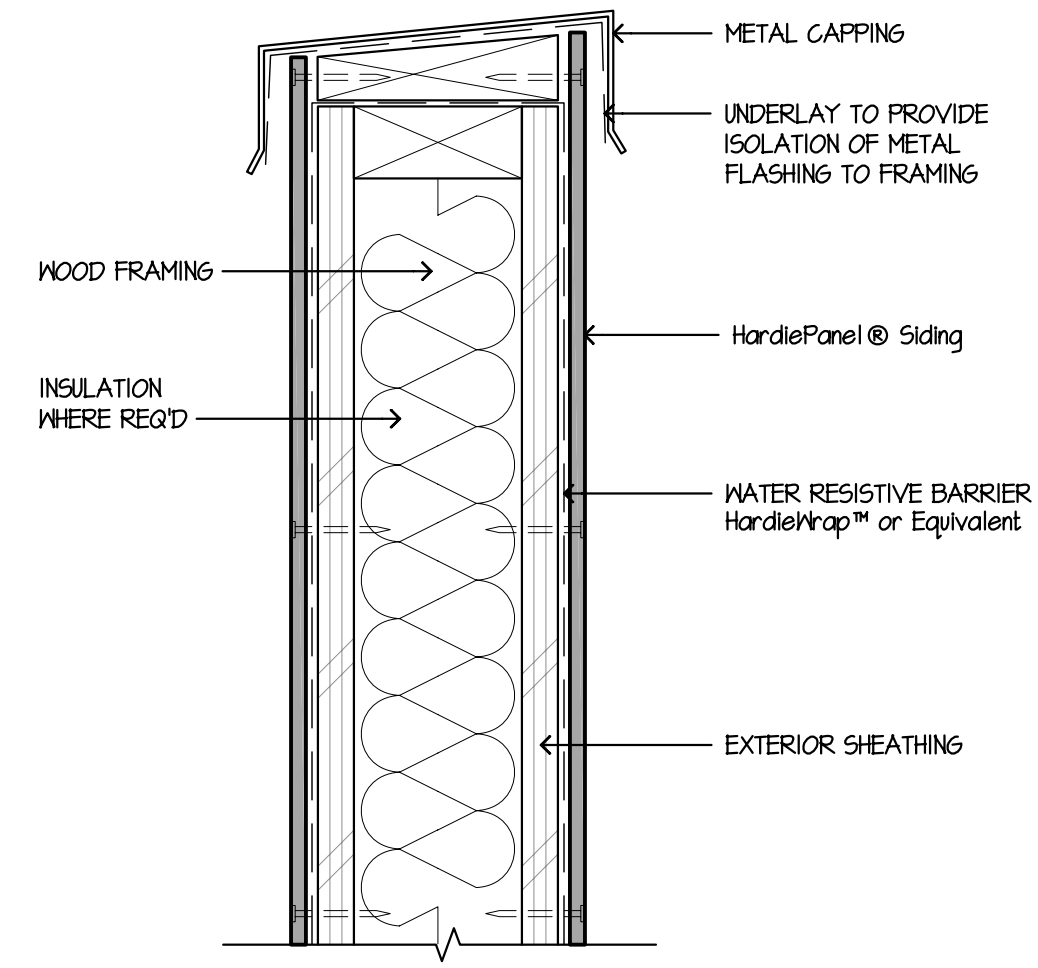
For a full list of approved fasteners, download our Installation Guide at [trex.com/literature](https://www.trex.com/literature)



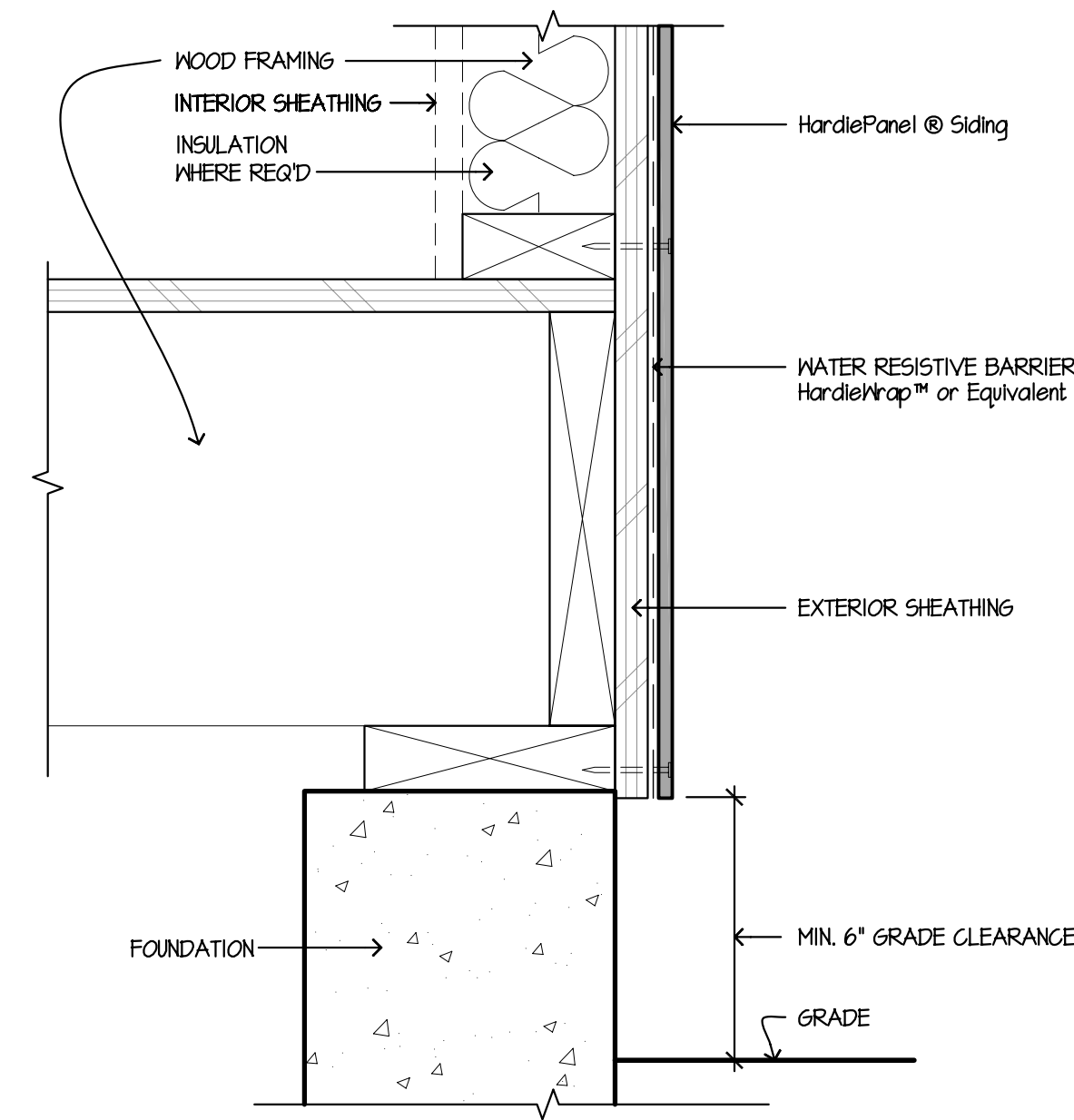
5/4 x 4 (rainscreen)



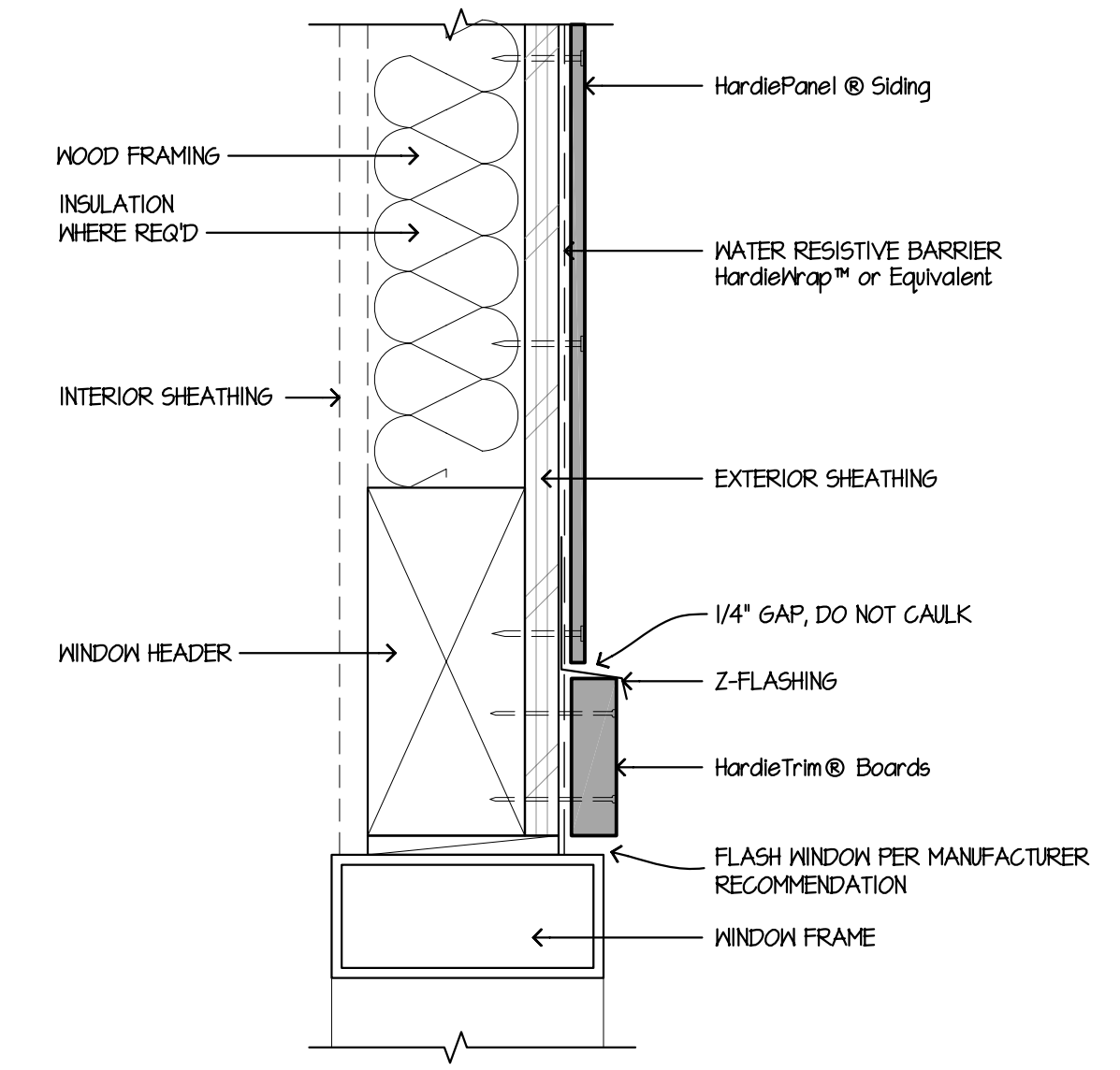
measurements in inches



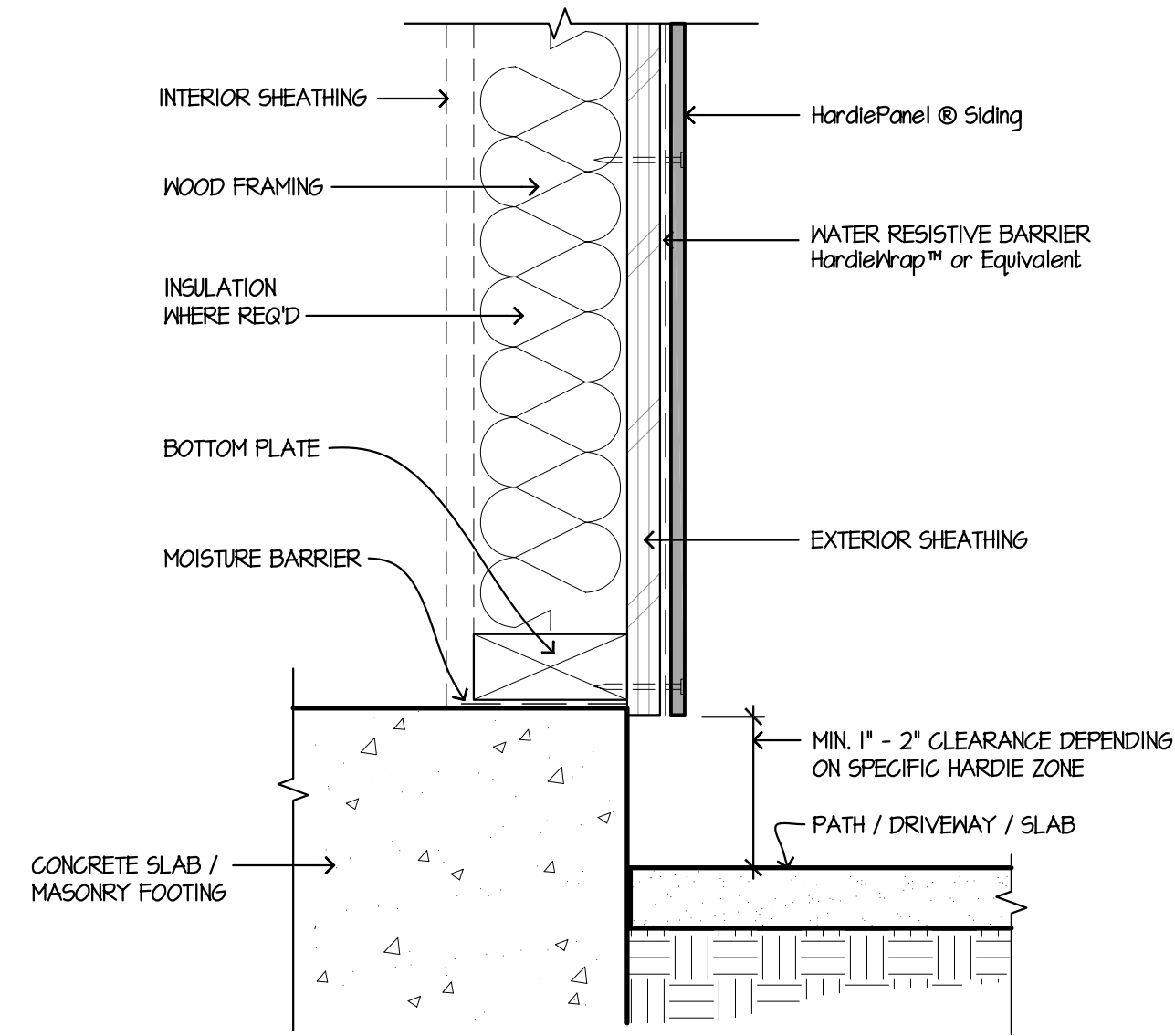
9 PARAPET
SCALE: 3/4"=1'-0"



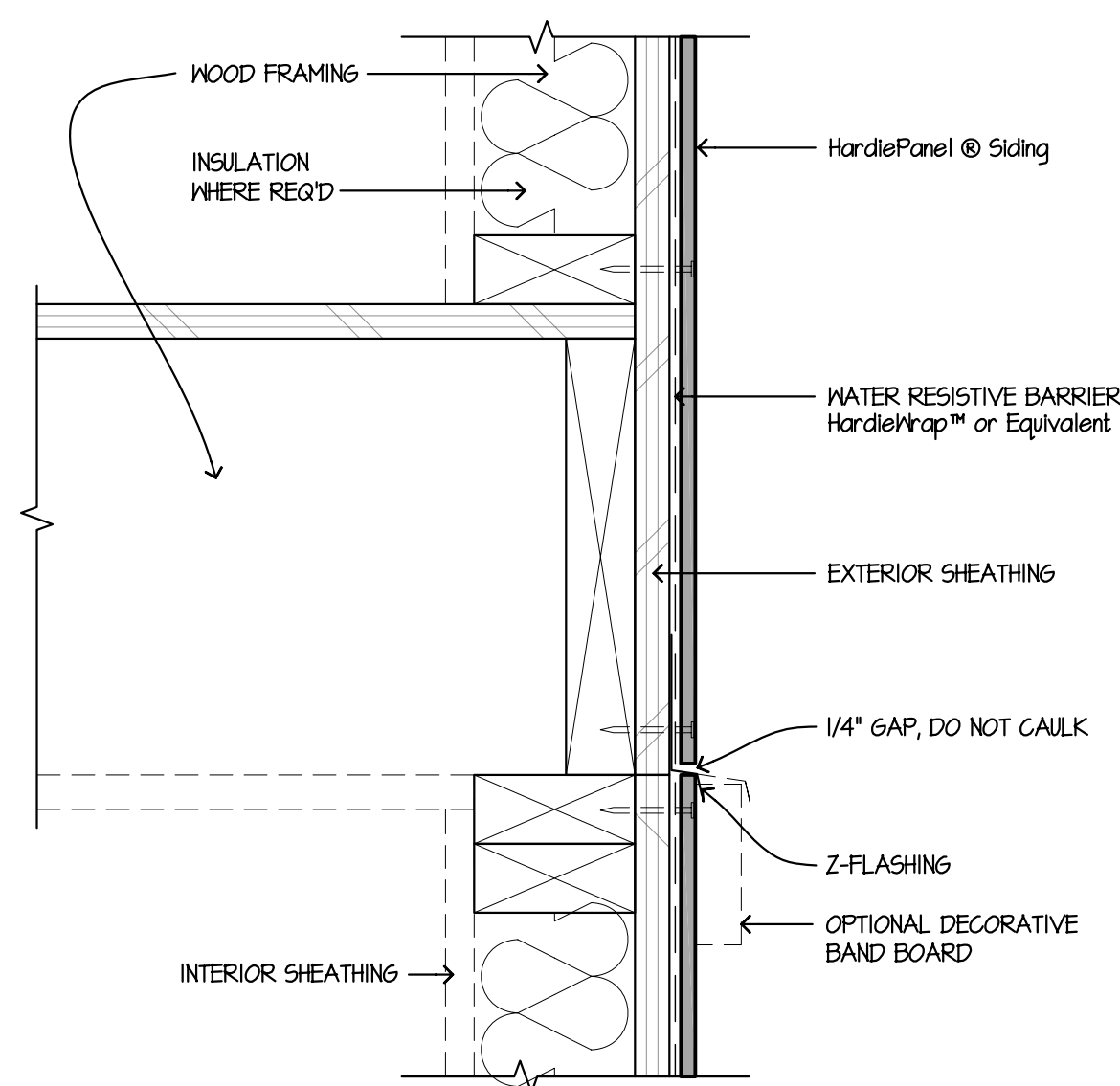
6 GRADE CLEARANCE
SCALE: 3/4"=1'-0"



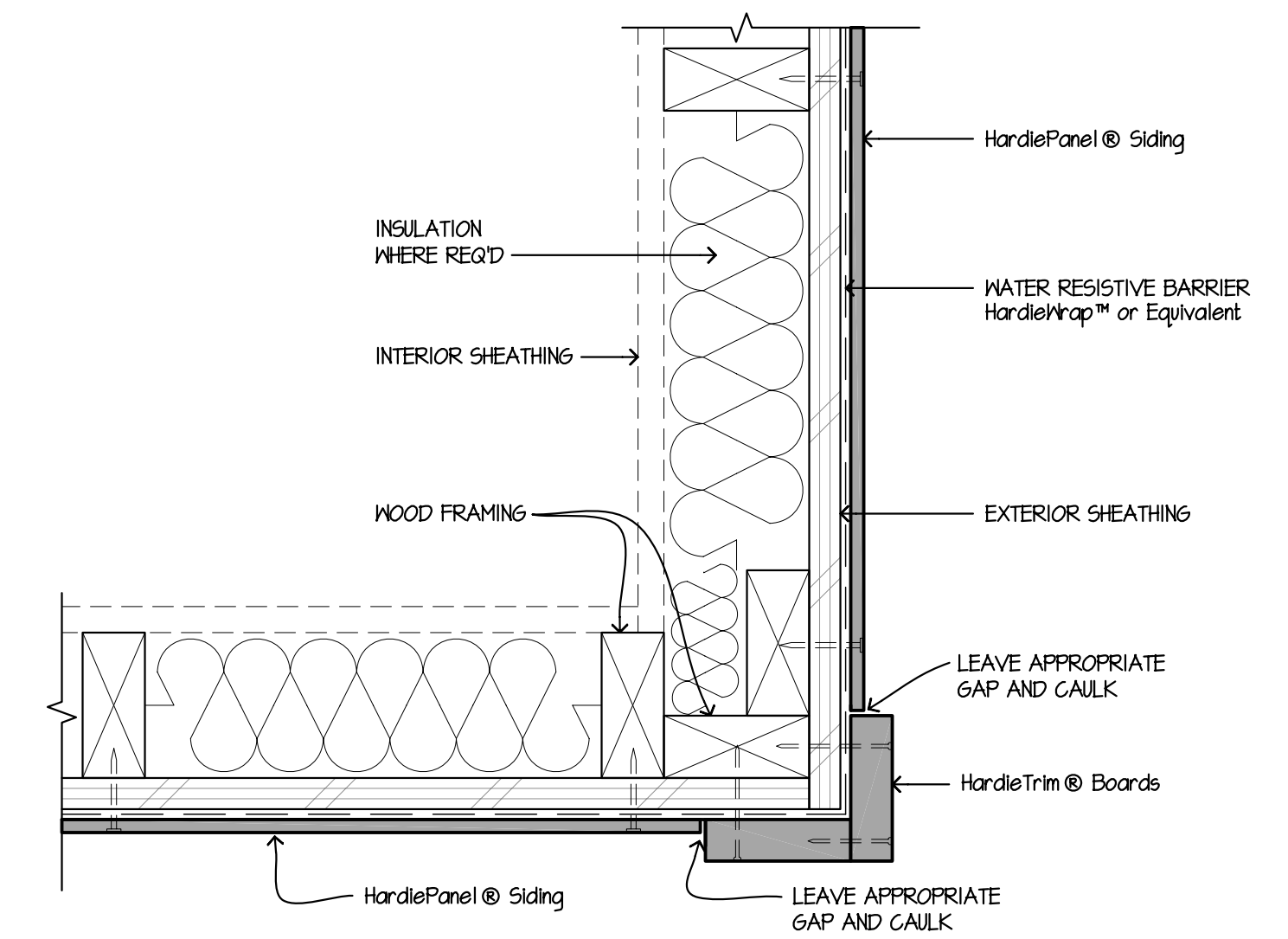
3 WINDOW/DOOR HEAD
SCALE: 3/4"=1'-0"



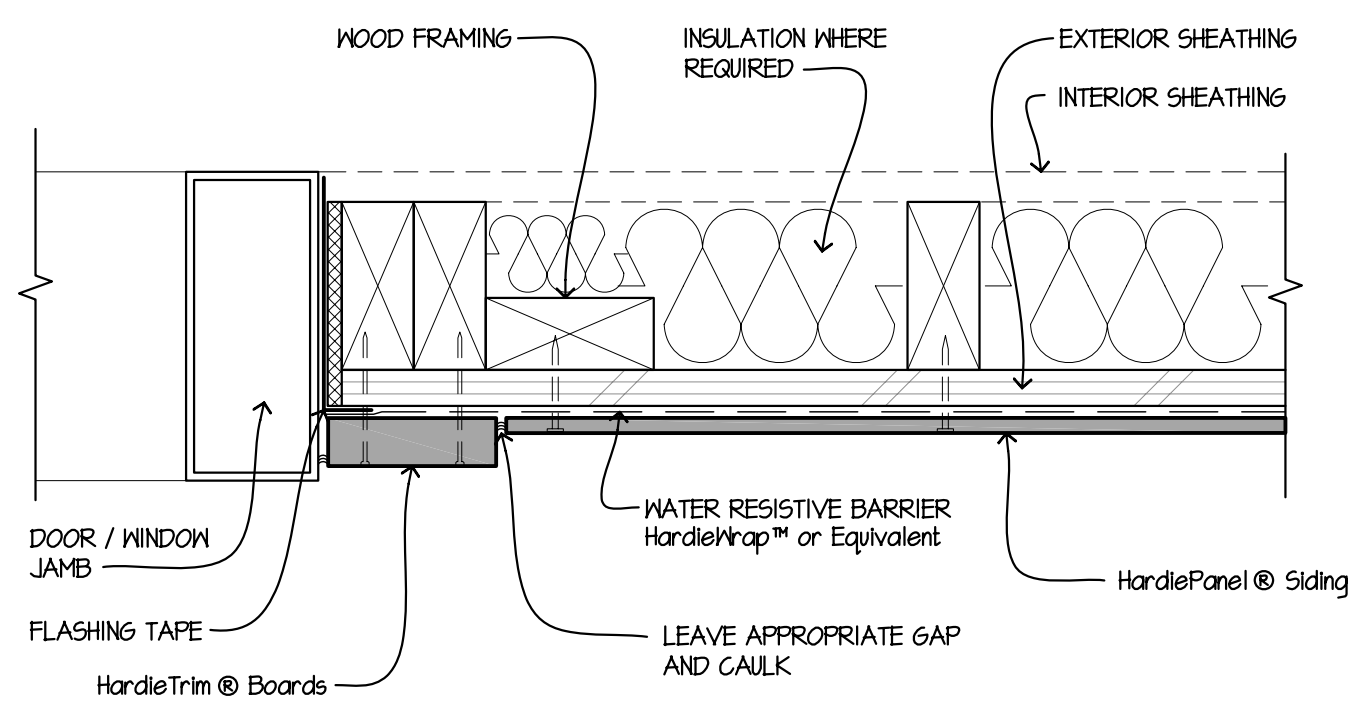
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
SCALE: 1/2"=1'-0"



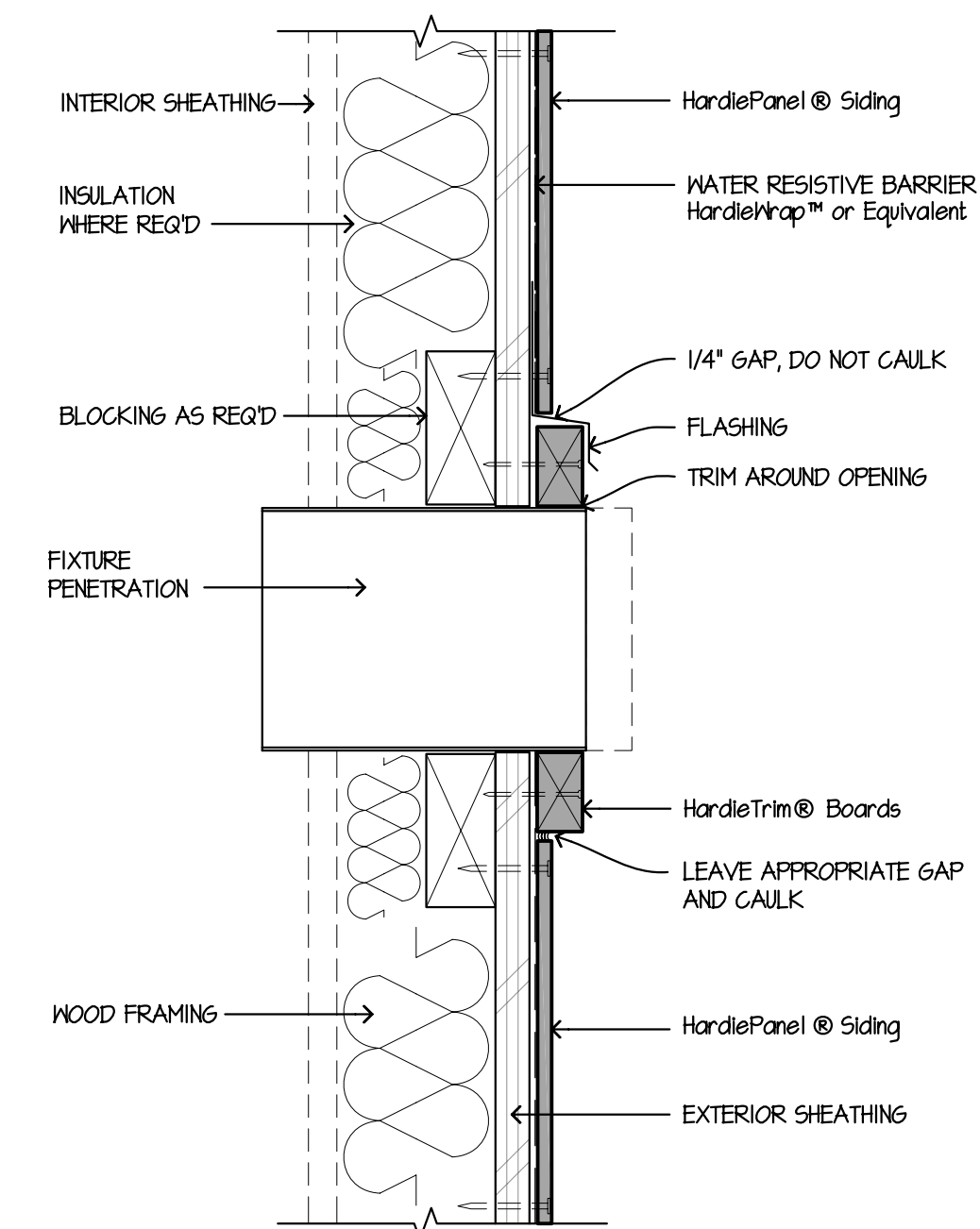
5 HORIZONTAL VIEW
SCALE: 3/4"=1'-0"



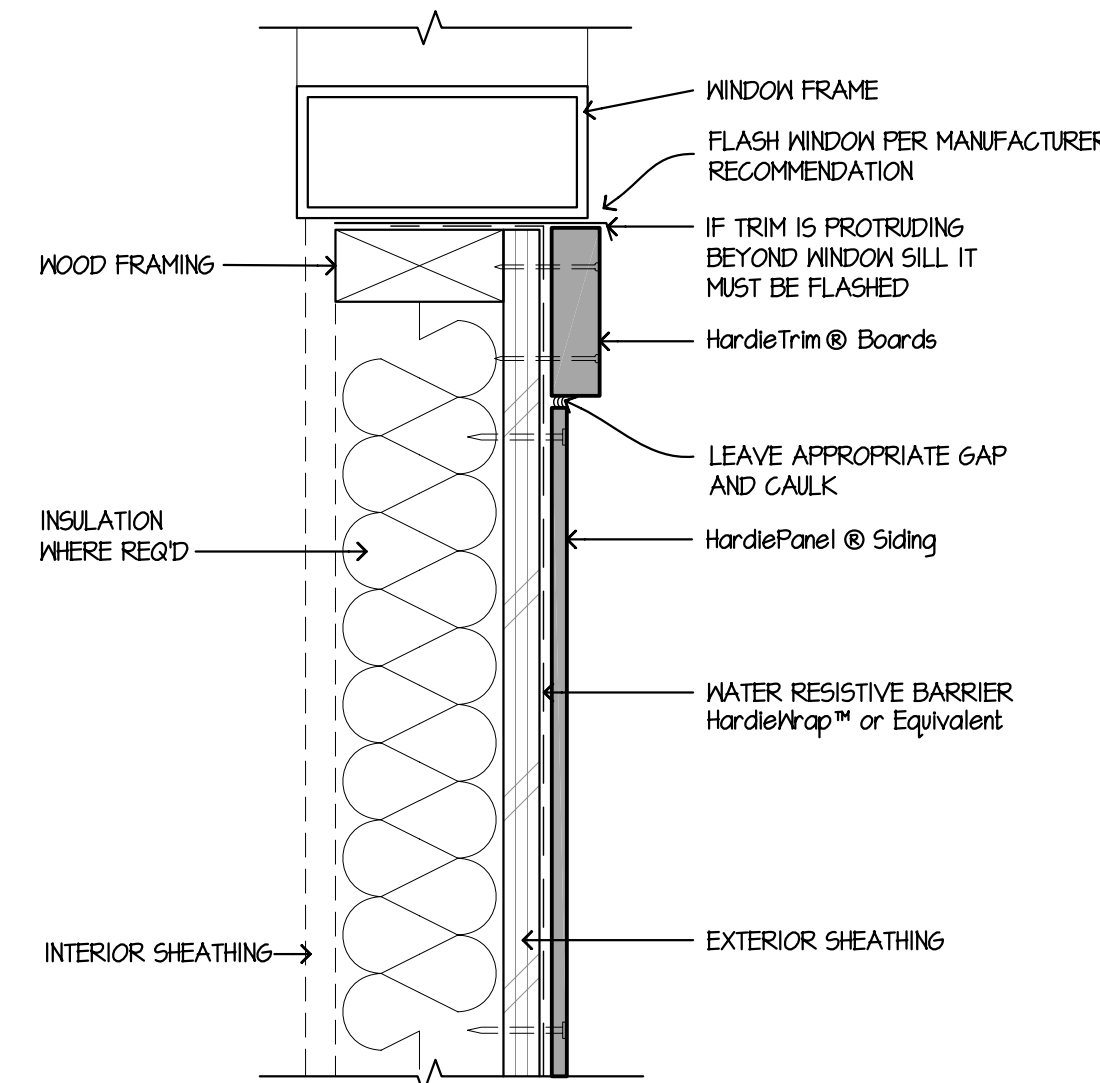
2 OUTSIDE CORNER
SCALE: 3/4"=1'-0"



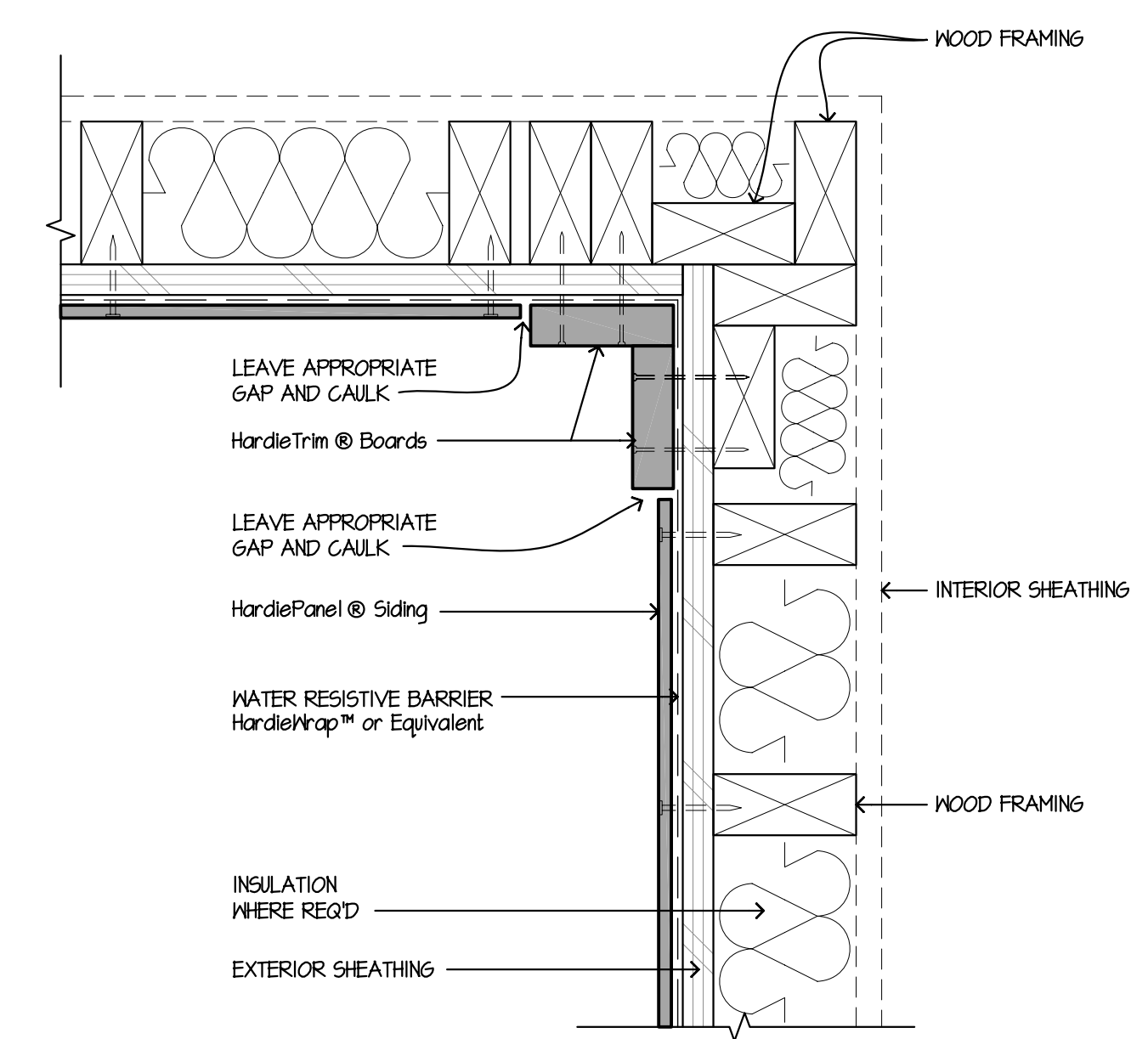
10 DOOR / WINDOW JAMB
SCALE: 3/4"=1'-0"



7 FIXTURE PENETRATION
SCALE: 3/4"=1'-0"



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



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

These drawings are published as an information guide only. These CAD drawings are intended as templates to assist the designer. They do not contain the full details required for construction and must be read in conjunction with the installation instructions on www.jameshardie.com. You should obtain architectural, engineering or other technical advice to assess the suitability of these drawings to the requirements of your particular project. James Hardie accepts no liability in respect to the use of these drawings. For faster specifications and complete installation instructions refer to appropriate documentation at www.jameshardie.com

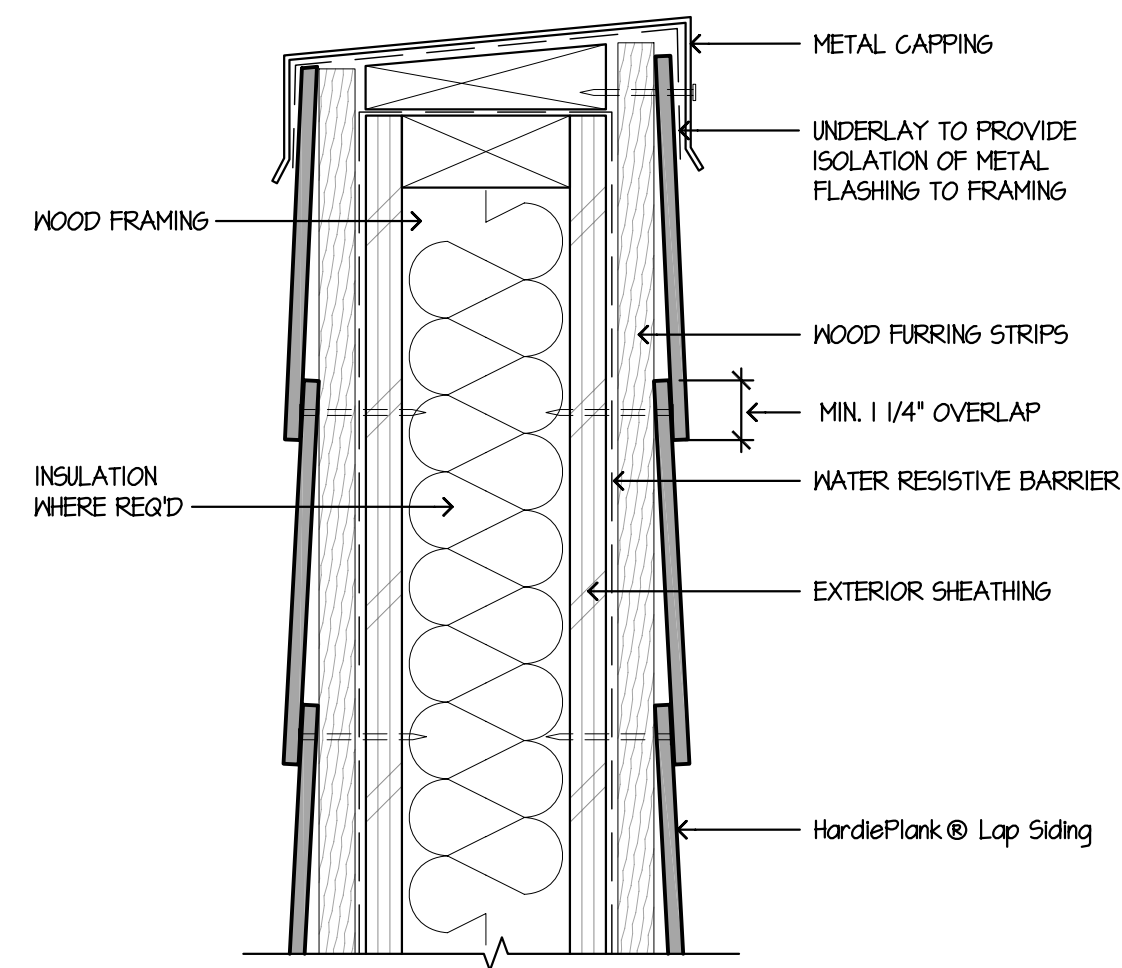


HardiePanel® Siding Details

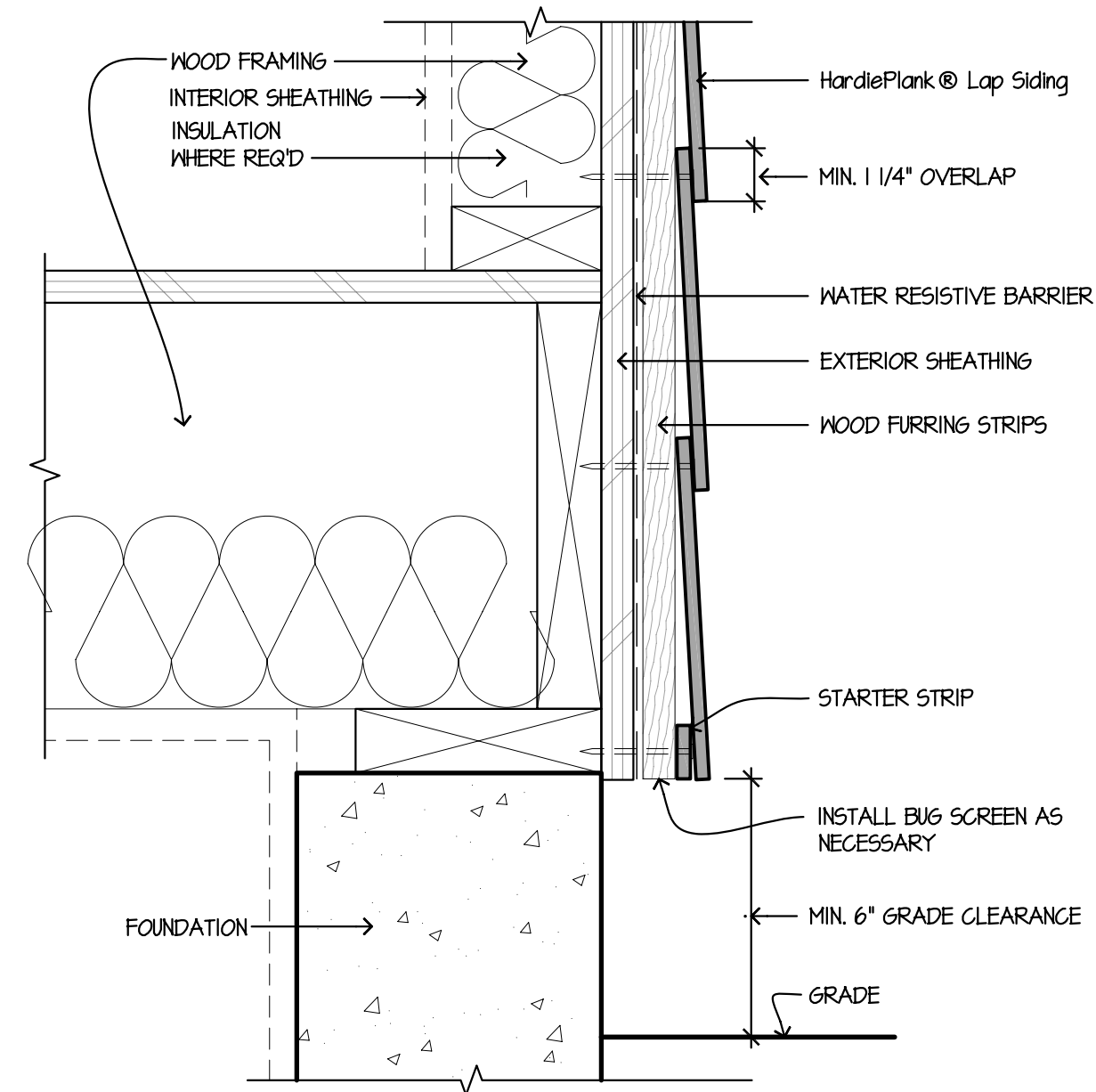
- Wood Framing
- OSB or Plywood Sheathing
- Shown with Siding Nails into Framing

| | |
|---------|---------------|
| DRAWN | JamesHardie |
| CHECKED | JH |
| DATE | March 1, 2010 |
| SCALE | AS NOTED |
| JOB NO. | - |
| SHEET | - |

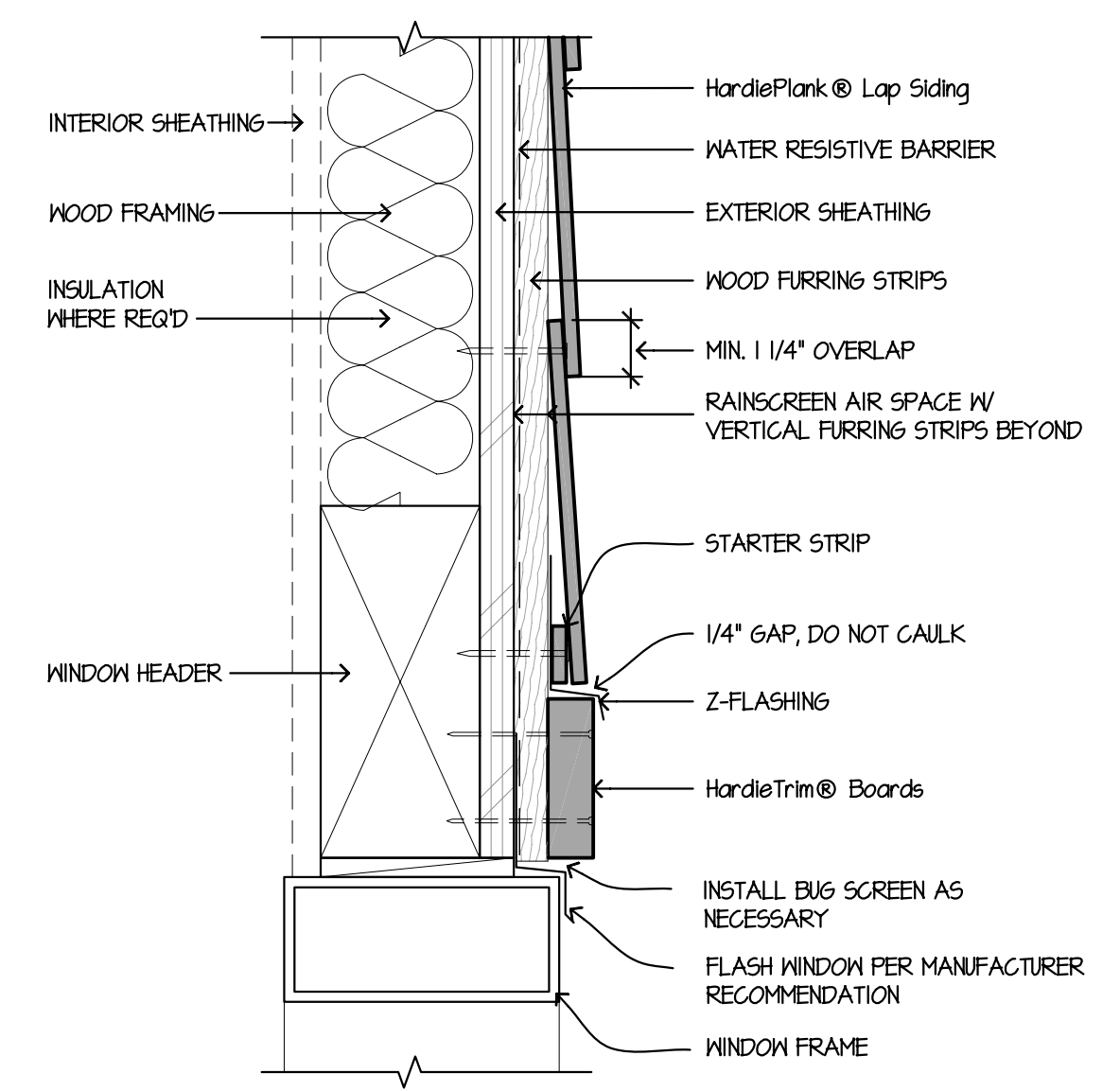
PANEL-1
© 2010 James Hardie Technology Limited



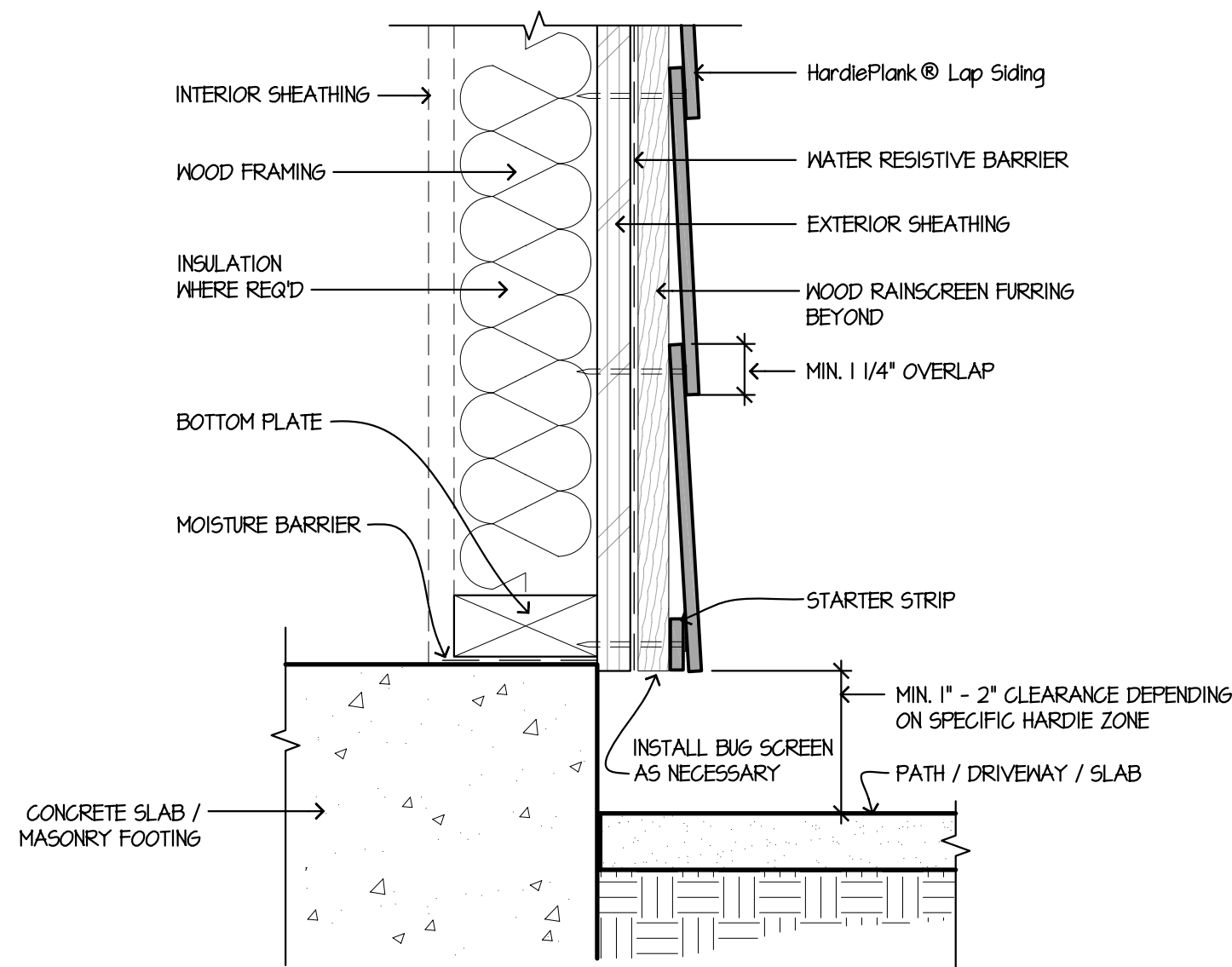
9 PARAPET - RAINSCREEN
SCALE: 3/4"=1'-0"



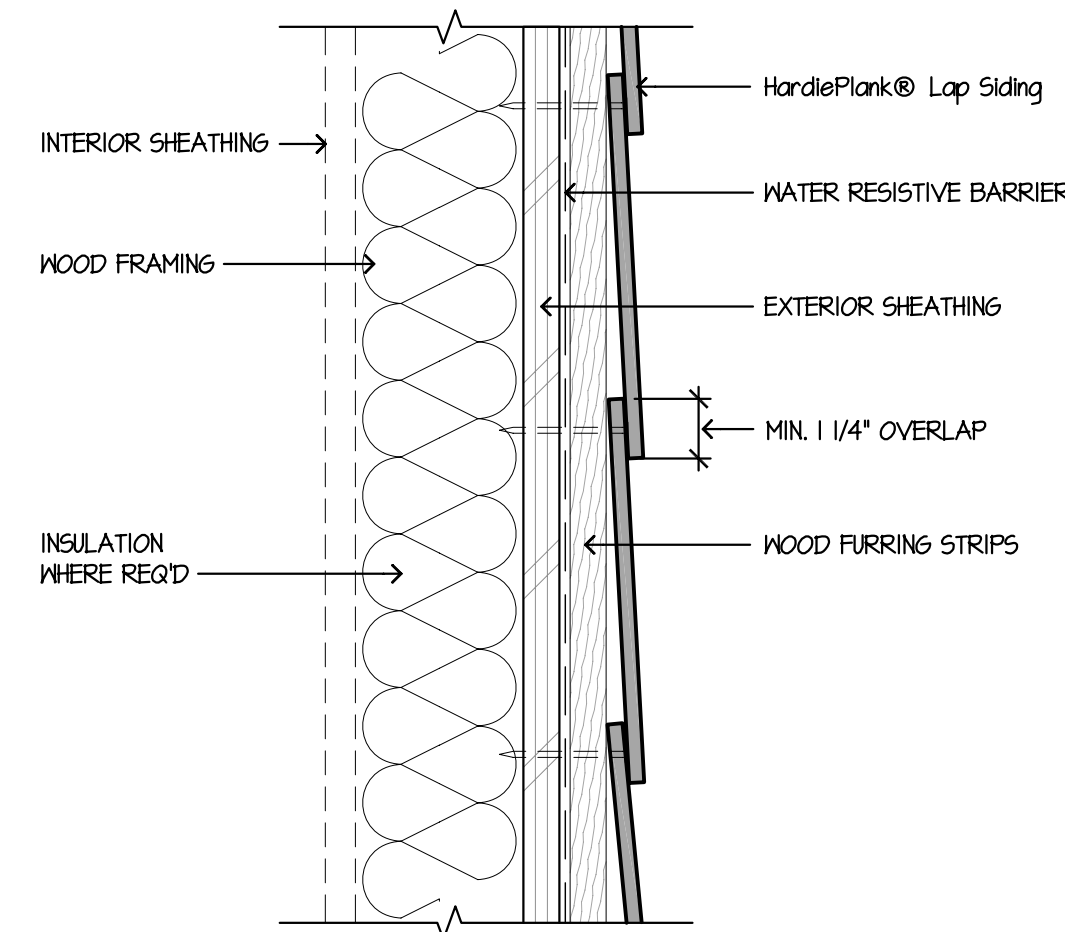
6 GRADE CLEARANCE - RAINSCREEN
SCALE: 3/4"=1'-0"



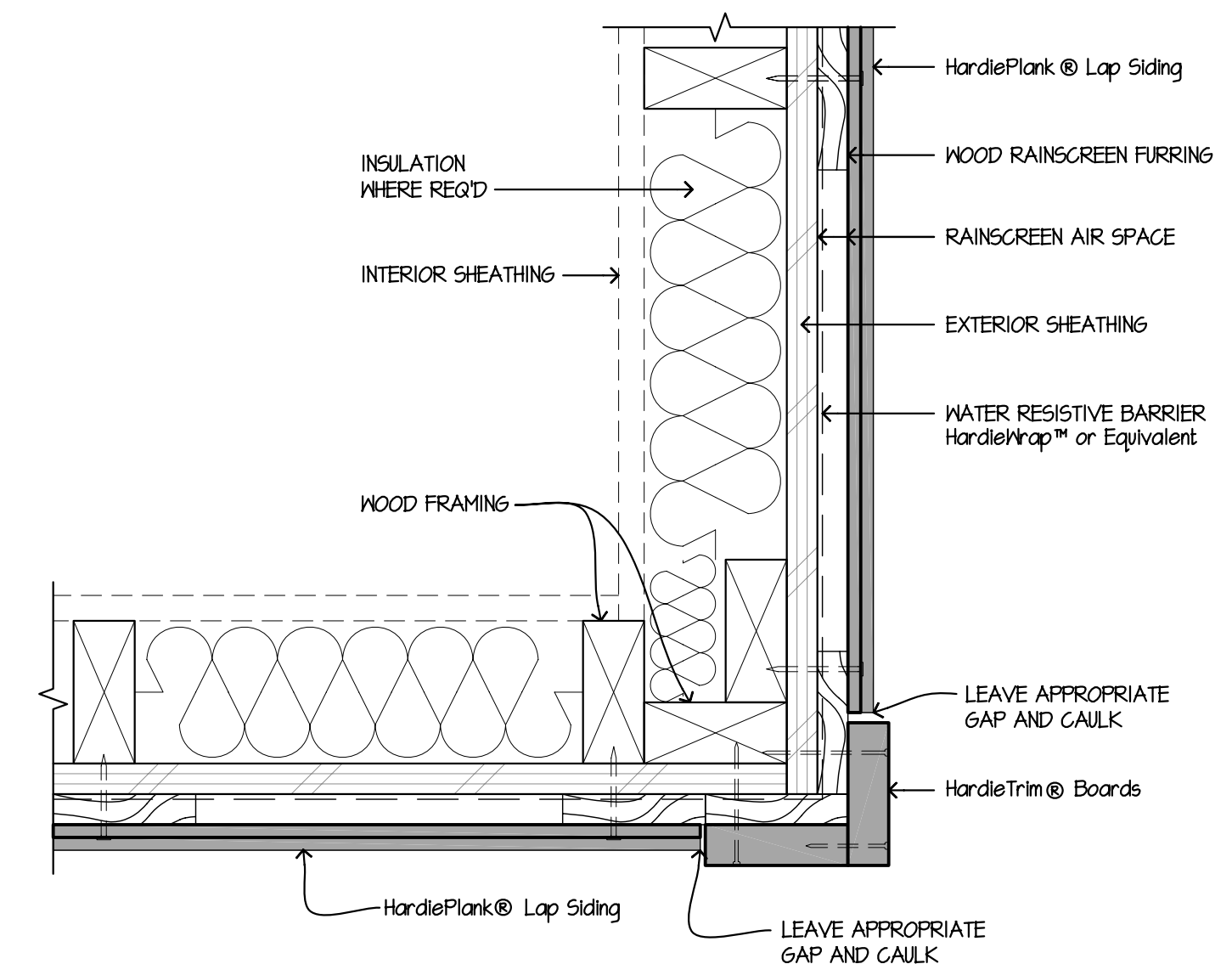
3 WINDOW/DOOR HEAD - RAINSCREEN
SCALE: 3/4"=1'-0"



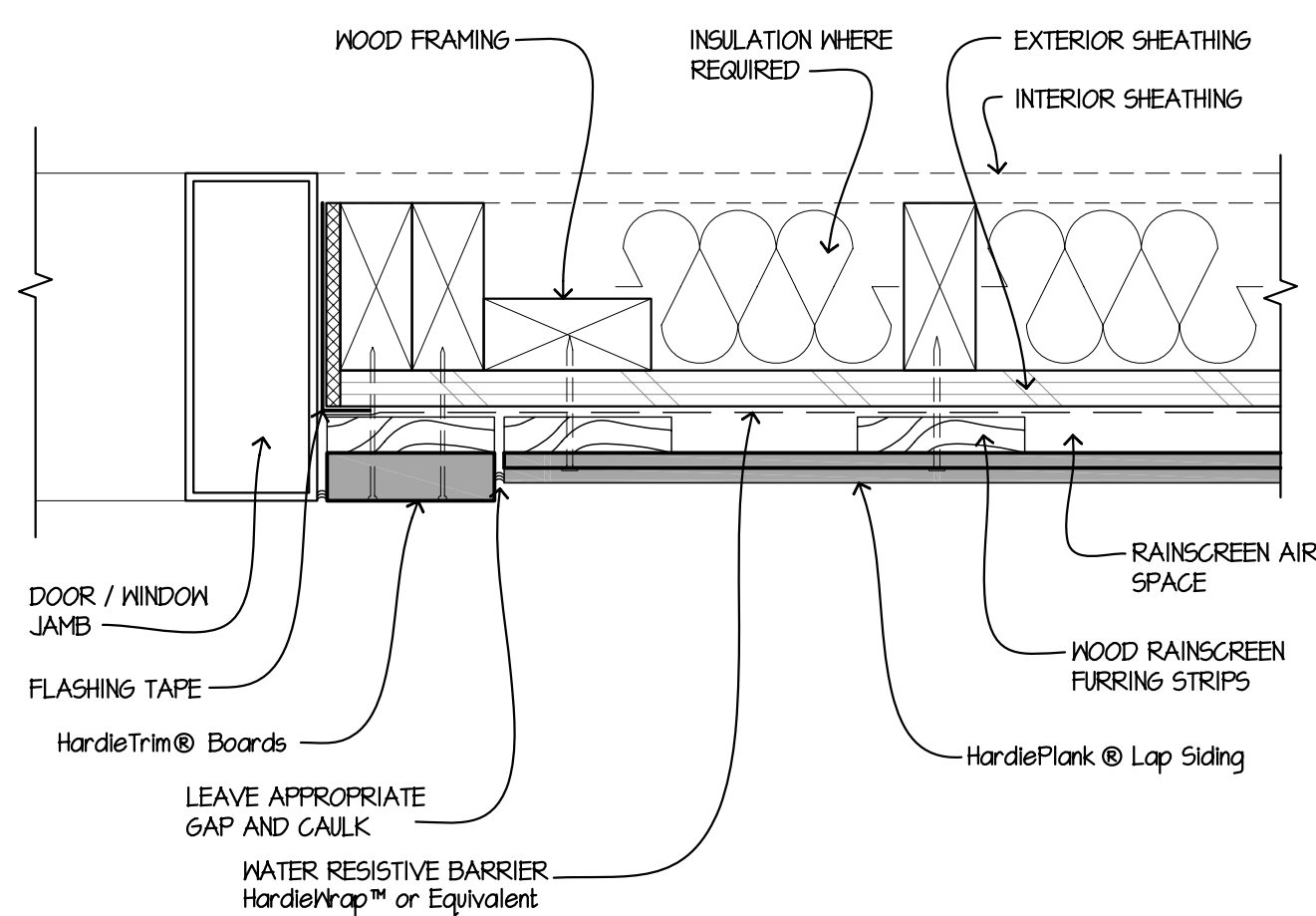
8 HARDSCAPE CLEARANCES, RAINSCREEN, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
SCALE: 1/2"=1'-0"



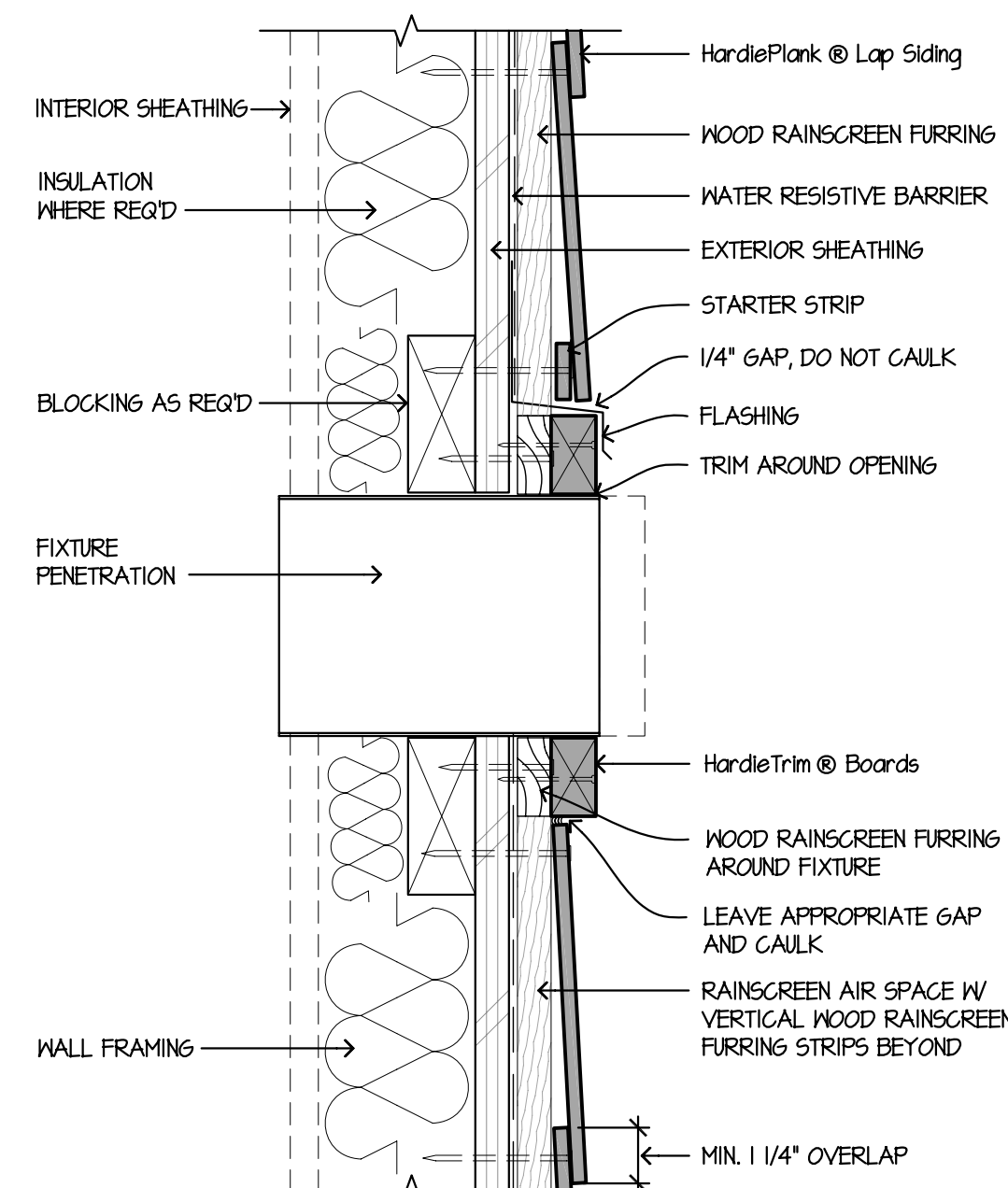
5 HORIZONTAL LAP VIEW - RAINSCREEN
SCALE: 3/4"=1'-0"



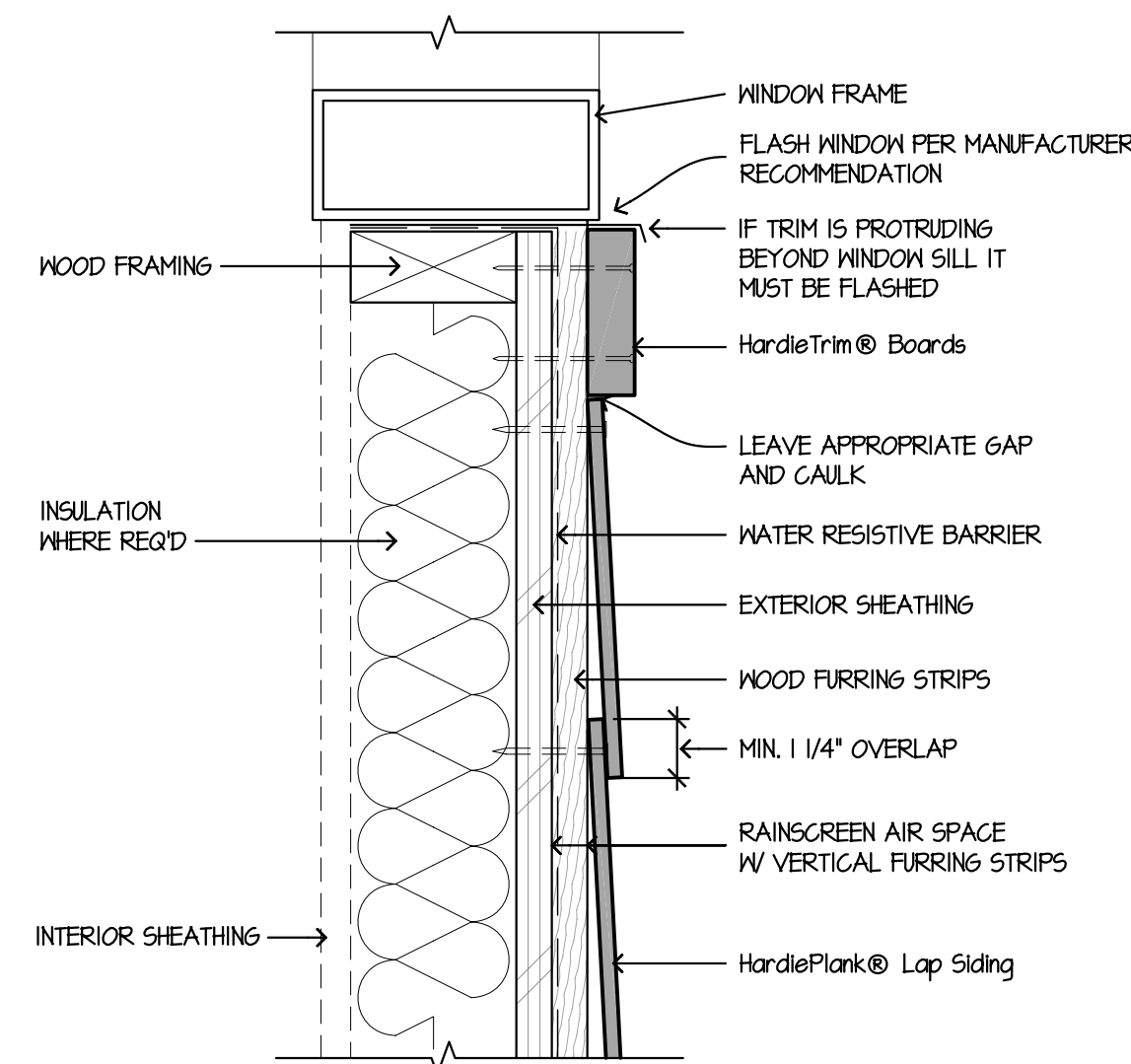
2 OUTSIDE CORNER - RAINSCREEN
SCALE: 3/4"=1'-0"



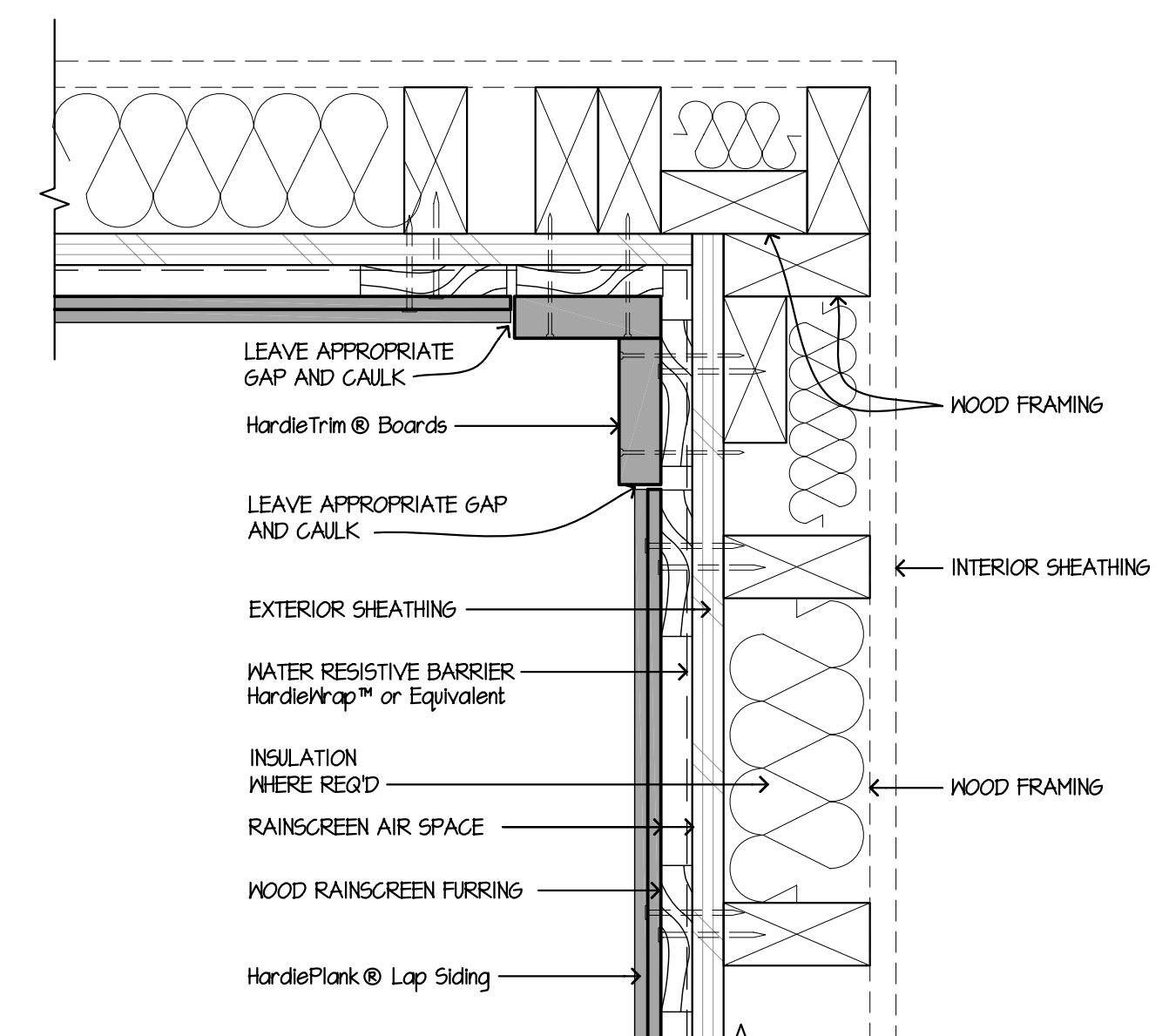
10 DOOR / WINDOW JAMB - RAINSCREEN
SCALE: 3/4"=1'-0"



7 FIXTURE PENETRATION - RAINSCREEN
SCALE: 3/4"=1'-0"



4 WINDOW SILL - RAINSCREEN
SCALE: 3/4"=1'-0"



1 INSIDE CORNER - RAINSCREEN
SCALE: 3/4"=1'-0"

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HardiePlank® Lap Siding Details

- Wood Framing with Wood Furring Strips
- OSB or Plywood Sheathing
- Shown with Siding Nails Blind Fastened into Framing

| | |
|---------|---------------|
| DRAWN | JamesHardie |
| CHECKED | JH |
| DATE | March 1, 2010 |
| SCALE | AS NOTED |
| JOB NO. | - |
| SHEET | - |



E12 Candelabra base bulbs required
(Bulbs not included)



D-1A

LyteCaster LED Downlights are ideal general purpose downlighting solution, providing comfortable, quality light. Available in new construction and remodeler frame with interchangeable light engine that is offered in two lumen packages. The downlight is wet location listed and comes in 3 standard option.

Complete unit = Housing + Downlight or Adjustable Light Engine + Trim (order each separately)

Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Qty: _____
 Notes: _____

Housing

example: L4R10AE1VB

| Series | Lumens | Installation (all with AirSeal IC) | Dimming | Version |
|---|-----------------------|---|-----------------------------------|--------------|
| L4R | | | | VB |
| L4R LyteCaster 4" downlight (for round and square configurations) | 06 650lm 10 1000lm | A New Construction w/ Screws AN New Construction w/ Nails R Remodeler | E1 Phase Control (ELV/TRIAC 120V) | VB Version B |
| | 06 650lm 10 1000lm | A New Construction w/ Screws AN New Construction w/ Nails R Remodeler | Z10U 0-10V (Universal 120-277V) | |

Downlight Light Engine

example: L4R10927VB

| Series | Lumens | CRI/CCT | Finishes | Version |
|--|-----------------------|--|---|--------------|
| L4R | | | | VB |
| L4R LyteCaster 4" round downlight (compatible with square trims) | 06 650lm 10 1000lm | 927 90 CRI / 2700K 930 90 CRI / 3000K 935 90 CRI / 3500K 940 90 CRI / 4000K 950 90 CRI / 5000K | — Specified with Trim below (for downlight models only) | VB Version B |

Adjustable Light Engine

example: L4RA10927WVB

| Series | Lumens | CRI/CCT | Finishes | Version |
|--|-----------------------|--|--|--------------|
| L4RA | | | W | VB |
| L4RA LyteCaster 4" round adjustable (trim is integrated) | 06 650lm 10 1000lm | 927 90 CRI / 2700K 930 90 CRI / 3000K 935 90 CRI / 3500K 940 90 CRI / 4000K 950 90 CRI / 5000K | W White Reflector / White Flange (integral to light engine for adjustable, do not specify Trim separately) | VB Version B |

Trim (for downlights only)

example: L4RDD

| Series | Style/Finish/Flange |
|---|--|
| L4R LyteCaster 4" round downlight L4S LyteCaster 4" square downlight | DD Open Downlight / Clear Diffuse / White Flange DW Open Downlight / White Finish / White Flange BW Baffle Downlight / White Finish / White Flange |

L4 LyteCaster LED 4"

Round & Square downlights and Round adjustables (650lm & 1000lm)

Features

- Housing:** UL listed for direct contact with thermal insulation. Airseal® housing minimizes air leakage to less than 2 CFM at 1.57PSF (or 75PA), which complies with the International Energy Conservation Code, and Washington State Energy Code (Section 502.4). This reduces heat loss and condensation in ceiling.
- Housing (new construction):** .026" galvanized steel. Access door for inspection of junction box.
- Housing (remodeler):** .032" aluminum. Integral retaining spring secures housing to ceilings up to 2" thick. Removable for access to junction box and ceiling plenum. 5½" maximum for use in 2"x6" joist construction and shallow plenum applications.
- Junction Box (new construction):** 2½"x5¾"x2" (27 cu. in) .032" galvanized steel. UL listed 90°C supply conductors. Rated for branch circuit wiring supplying connected luminaires (daisy chaining).
- Junction Box (remodeler):** 2½"x2½"x4¾" (29 cu in.) .031" galvanized steel. UL listed for 90°C supply conductors. Rated for branch circuit wiring supplying connected luminaires.
- Retaining clips:** Permits fast and easy installation of light engine/trim.
- Lower frame and top cover:** .026" galvanized steel. Accommodates ceilings up to 1" (25mm) thick. Deep integral lip is ¾" (9.5mm) with four notches at 90° apart to simplify alignment. Locks into position along length of mounting bars with locking screws.
- Driver – ELV /Triac:** 120V, 50/60Hz. RoHS compliant, Class 2 power supply. Complies with FCC rules per Title 47 Part 15 (Class B) for EMI /RFI (conducted & radiated). Class A sound rating.
- Driver – 0-10V:** 120/277V, 50/60Hz. RoHS compliant, Class 2 power supply. Complies with FCC rules per Title 47 Part 15 (Class A) for EMI /RFI (conducted & radiated). Class A sound rating.
- Mounting bars:** .059" galvanized steel. Bars pivot for easy attachment and wire-in below ceiling line. Bars extend to accommodate 16" (406mm) to 24" (610mm) O.C. joist spacing. Bars can accommodate 12" (305mm) O.C. joist spacing after a slight field modification (see Instruction sheet). Features integral self tapping phillips/square drive screws for secure attachment to wood or metal construction. Also available with integral nails. Attaches to T-bar ceilings without the need of accessories. Bars installed on shortest dimension of frame, but can be easily repositioned 90° from original position.
- Ceiling cutout:** 4¾" (111mm).

Dimming Compatibility

| | |
|--------------------|--------------------|
| SR1200ZTUNV | Philips Sunrise |
| IPE04, IP7 | Leviton Illumatech |
| 6615-P | Leviton Decora |
| DVLEV-303P | Lutron Diva |
| S-603P | Lutron Skylark |

See LED-DIM Specification Sheet for more.

Electronic dimming driver

Class 2 electronic LED Driver with less than 1 second start up.

RoHS compliant, suitable for damp locations. 120v 50/06Hz >.9 power factor. Sound rating Class "A" (<24dB). Complies with FCC CFR title 47 part 15 Class B for EMI/RFI Dimmable with standard electronic low voltage (ELV) & Triac dimmers Dims to less than or equal to 10% of relative high output.

ENERGY STAR®

0-10v (Z10) dimming is Energy Star qualified. Electronic low voltage (E) dimming is not Energy Star qualified.

Labels

cULus Listed Type I.C., frames are suitable for damp location and wet listed for use in covered ceilings. Trims are cULus suitable for damp location. Complies with Air Leakage. ENERGY STAR® certified.

Warranty



5 year limited warranty
Visit Signify.com/warranties for more information on Signify's standard 5-year limited warranty on complete luminaire systems.

Electrical specifications

Lifetime: Expected lifetime 50,000 hours and backed by a 5-year warranty. (see Signify.com/warranties for details)

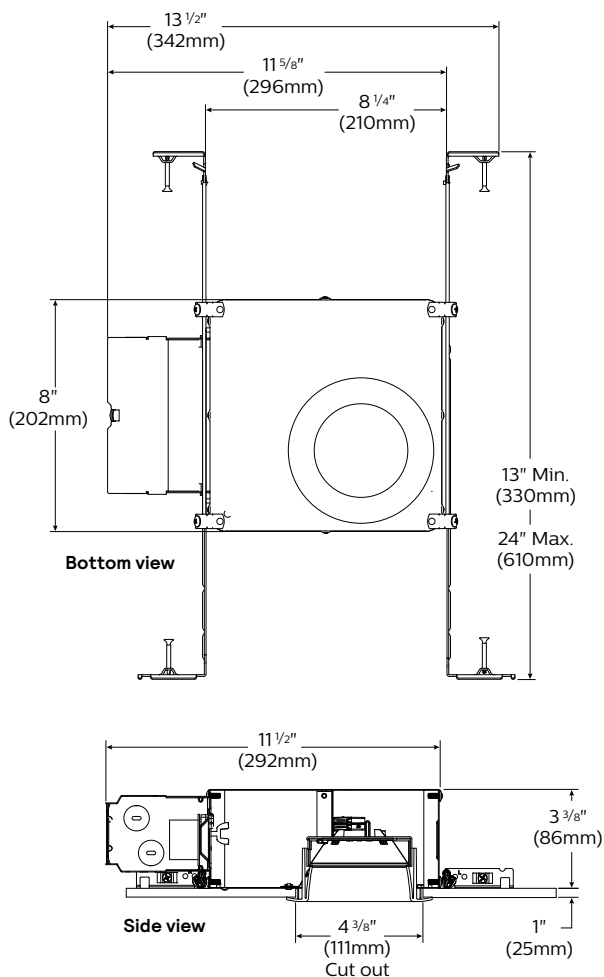
| Frame-in kit | Lumens | Input volts | Input freq. | Input current | LED drive current | Input power | LED power | THD Factor @ Max Load | Power Factor @ Max Load |
|--------------|--------|-------------|-------------|---------------|-------------------|-------------|-----------|-----------------------|-------------------------|
| L4R06_E1VB | 650 | 120V | 50/60Hz | 0.049A | 0.15A | 5.8W | 4.9W | <15% | >0.9 |
| L4R06_Z10UVB | | 120V | 50/60Hz | 0.050A | 0.15A | 6.0W | 4.9W | <15% | >0.9 |
| | | 277V | 50/60Hz | 0.022A | 0.15A | 6.1W | 4.9W | <15% | >0.9 |
| L4R10_E1VB | 1000 | 120V | 50/60Hz | 0.075A | 0.22A | 9.0W | 7.4W | <15% | >0.9 |
| L4R10_Z10UVB | 1000 | 120V | 50/60Hz | 0.073A | 0.22A | 8.8W | 7.4W | <10% | >0.9 |
| | | 277V | 50/60Hz | 0.032A | 0.22A | 9.0W | 7.4W | <10% | >0.9 |



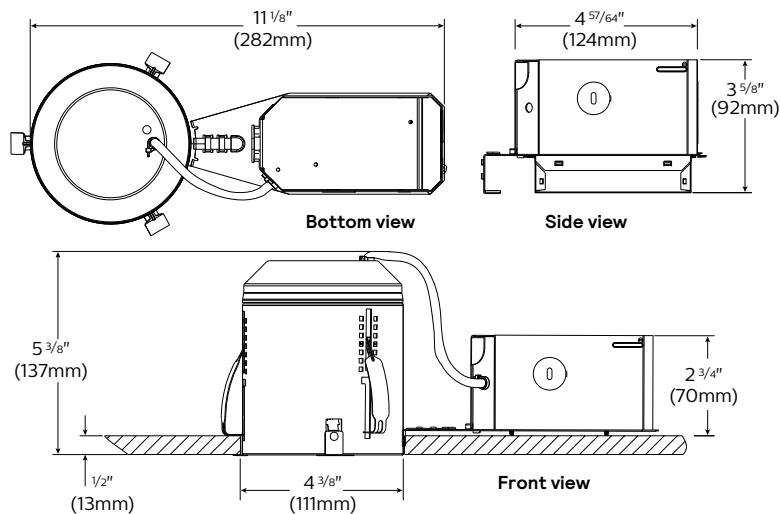
L4 LyteCaster LED 4"

Round & Square downlights and Round adjustables (650lm & 1000lm)

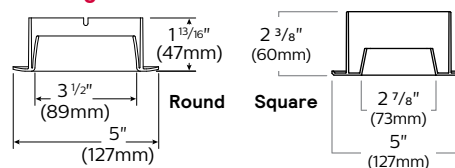
New construction housing



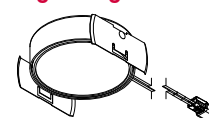
Remodeler housing



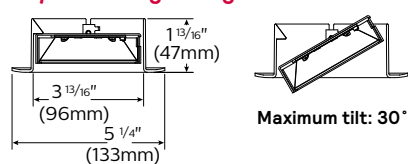
Downlight trim



Light engine



Adjustable light engine/trim



L4 LyteCaster LED 4"

Round & Square downlights and Round adjustables (650lm & 1000lm)



AccuRender Technology (CRI 90+)

The right light brings colors to life. Our new AccuRender technology helps ensure colors are rendered more accurately and consistently, while doing so as efficiently as CRI 80 products.



Standard CRI 80

Good color rendering and high efficacy



Standard CRI 90

Better color rendering and low efficacy



AccuRender

Best color rendering, color preference and high efficacy

Enjoy design flexibility

Full range of products and options:

- Available soon in across Lightolier portfolio for application flexibility
- Multiple color temperatures (CCTs) and lumen packages offered

Promote savings

High efficacy, with no penalty:

- Energy efficacy compares well to conventional 80 CRI
- Up to 25% more energy savings vs competitor 90 CRI¹
- Helps meet Title 24 requirements

Show your true colors

High color rendering:

- True to life colors to help energize your environment and render better flesh tones critical for healthcare hospitality and retail applications.
- R_a up to 94 CRI
- R₉ up to 67 CRI
- G_a up to 99 CRI
- C₉ up to 94 CRI
- R_f up to 92 TM-30
- R_{r,h1} up to 91 TM-30
- R_g up to 100 TM-30
- R_{cs,h1} up to -5% TM-30

Achieve color balance

Best in class color consistency:

- Promote aesthetic harmony in your space with ≤ 2 SDCM

L4 LyteCaster LED 4"

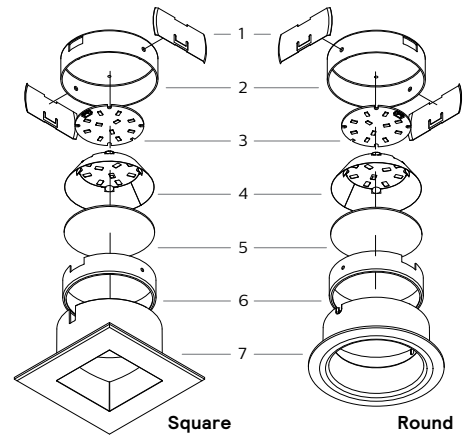
Round & Square downlights and Round adjustables (650lm & 1000lm)

Light Engine



Components

- 1. Retaining clips:** 29 gauge Stainless Steel, allows tool-less installation of light engine to trim.
- 2. Engine housing:** (0.05") thick powder coated aluminum provides integrated thermal management allowing for a low profile at less than 3-1/2" tall.
- 3. LED board:** High efficiency mid-flux LED's.
- 4. Mixing chamber:** 98% reflective, highly diffuse film.
- 5. Diffusion lens:** (0.06") thick acrylic opal lens provides an even source of illumination.
- 6. Retaining ring:** (0.04") thick powder coated aluminum, secures module components.
- 7. Reflector:** 30% glass reinforced injection molded polycarbonate is durable and provides a 70° cutoff to the source.



Trim & Finish options



Open Downlight
Clear Diffuse
White Flange
(DD)



Open Downlight
White Finish
White Flange
(DW)



Baffle Downlight
White Finish
White Flange
(BW)



White Reflector
White Flange
(adjustable)



Open Downlight
Clear Diffuse
White Flange
(DD)



Open Downlight
White Finish
White Flange
(DW)

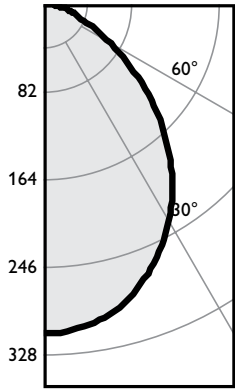


Baffle Downlight
White Finish
White Flange
(BW)

L4 LyteCaster LED 4"

Round & Square downlights and Round adjustables (650lm & 1000lm)

Round, 650lm engine, 90CRI / 3500K, 103lm/W at 6W



| Angle | Mean CP | Lumens |
|-------|---------|--------|
| 0 | 304 | |
| 5 | 302 | 29 |
| 10 | 296 | |
| 15 | 285 | 81 |
| 20 | 270 | |
| 25 | 251 | 119 |
| 30 | 230 | |
| 35 | 206 | 135 |
| 40 | 179 | |
| 45 | 151 | 125 |
| 50 | 121 | |
| 55 | 93 | 92 |
| 60 | 66 | |
| 65 | 46 | 50 |
| 70 | 33 | |
| 75 | 23 | 25 |
| 80 | 14 | |
| 85 | 6 | 7 |
| 90 | 0 | |

Single unit data

| Height to Lighted Plane | Initial Center Beam Foot-Candles | Beam Dia. (ft)* |
|-------------------------|----------------------------------|-----------------|
| 5' | 12 | 5.7' |
| 6' | 8 | 6.8' |
| 7' | 6 | 8.0' |
| 8' | 5 | 9.1' |
| 9' | 4 | 10.3' |

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

| Spacing on center | Initial Center Beam Foot-Candles | Watts per Sq. Ft. |
|-------------------|----------------------------------|-------------------|
| 5' | 26.0 | 0.27 |
| 6' | 17.0 | 0.18 |
| 7' | 12.0 | 0.13 |
| 8' | 10.0 | 0.11 |
| 9' | 8.0 | 0.08 |

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

| Ceiling | 80% | | | | 70% | | 50% | | 30% | | 0% | |
|-------------------|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | 70 | 50 | 30 | 10 | 50 | 10 | 50 | 10 | 50 | 10 | | |
| Wall | 70 | 50 | 30 | 10 | 50 | 10 | 50 | 10 | 50 | 10 | 0 | |
| RCR | Zonal cavity method - Effective floor reflectance = 20% | | | | | | | | | | | |
| Room Cavity Ratio | 0 | 119 | 119 | 119 | 119 | 116 | 116 | 111 | 111 | 106 | 106 | 100 |
| | 1 | 110 | 110 | 106 | 102 | 104 | 98 | 100 | 94 | 96 | 92 | 87 |
| | 2 | 102 | 102 | 94 | 88 | 93 | 82 | 89 | 80 | 86 | 79 | 75 |
| | 3 | 94 | 94 | 84 | 77 | 83 | 71 | 80 | 69 | 77 | 68 | 65 |
| | 4 | 87 | 87 | 76 | 68 | 74 | 61 | 72 | 60 | 70 | 60 | 57 |
| | 5 | 80 | 80 | 68 | 60 | 67 | 54 | 65 | 53 | 63 | 53 | 50 |
| | 6 | 74 | 74 | 62 | 54 | 61 | 48 | 60 | 47 | 58 | 47 | 45 |
| | 7 | 69 | 69 | 57 | 49 | 56 | 43 | 55 | 43 | 53 | 42 | 40 |
| | 8 | 65 | 65 | 52 | 44 | 51 | 39 | 50 | 38 | 49 | 38 | 36 |
| | 9 | 61 | 61 | 48 | 40 | 48 | 35 | 46 | 35 | 45 | 35 | 33 |
| | 10 | 57 | 57 | 45 | 37 | 44 | 32 | 43 | 32 | 42 | 32 | 30 |

Zonal lumens & percentages

| Zone | Lumens | %Luminaire |
|------|--------|------------|
| 0-30 | 224 | 35.6% |
| 0-40 | 353 | 56.1% |
| 0-60 | 551 | 87.6% |
| 0-90 | 629 | 100.0% |

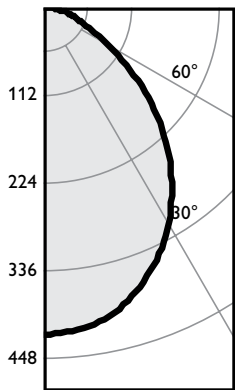
CRI and CCT adjustment factors

| |
|--------------------|
| 90CRI 2700K = 0.92 |
| 90CRI 3000K = 0.96 |
| 90CRI 3500K = 1.00 |
| 90CRI 4000K = 1.02 |
| 90CRI 5000K = 1.02 |

Housing:
L4R06AZ10UVB
Light Engine:
L4R06935VB
Trim:
L4RDW

Output lumens: 629lm
Input Watts: 6.1W
Spacing Crit.: 1.14
Beam Angle: 90°
Efficacy: 103.1lm/W
CCT: 3500K
CRI: 90
Report no: STMR-1151

Round, 1000lm engine, 90CRI / 3500K, 98lm/W at 9W



| Angle | Mean CP | Lumens |
|-------|---------|--------|
| 0 | 417 | |
| 5 | 414 | 39 |
| 10 | 407 | |
| 15 | 393 | 111 |
| 20 | 372 | |
| 25 | 347 | 160 |
| 30 | 318 | |
| 35 | 284 | 177 |
| 40 | 247 | |
| 45 | 208 | 160 |
| 50 | 168 | |
| 55 | 128 | 115 |
| 60 | 91 | |
| 65 | 63 | 64 |
| 70 | 45 | |
| 75 | 32 | 34 |
| 80 | 20 | |
| 85 | 8 | 9 |
| 90 | 0 | |

Single unit data

| Height to Lighted Plane | Initial Center Beam Foot-Candles | Beam Dia. (ft)* |
|-------------------------|----------------------------------|-----------------|
| 5' | 17 | 5.8' |
| 6' | 12 | 7.0' |
| 7' | 9 | 8.1' |
| 8' | 7 | 9.3' |
| 9' | 5 | 10.4' |

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

| Spacing on center | Initial Center Beam Foot-Candles | Watts per Sq. Ft. |
|-------------------|----------------------------------|-------------------|
| 5' | 36.0 | 0.39 |
| 6' | 24.0 | 0.26 |
| 7' | 17.0 | 0.18 |
| 8' | 14.0 | 0.15 |
| 9' | 11.0 | 0.12 |

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

| Ceiling | 80% | | | | 70% | | 50% | | 30% | | 0% | |
|-------------------|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | 70 | 50 | 30 | 10 | 50 | 10 | 50 | 10 | 50 | 10 | | |
| Wall | 70 | 50 | 30 | 10 | 50 | 10 | 50 | 10 | 50 | 10 | 0 | |
| RCR | Zonal cavity method - Effective floor reflectance = 20% | | | | | | | | | | | |
| Room Cavity Ratio | 0 | 119 | 119 | 119 | 119 | 116 | 116 | 111 | 111 | 106 | 106 | 100 |
| | 1 | 110 | 106 | 103 | 100 | 104 | 98 | 100 | 95 | 96 | 92 | 87 |
| | 2 | 102 | 94 | 88 | 83 | 93 | 82 | 89 | 81 | 86 | 79 | 75 |
| | 3 | 94 | 84 | 77 | 71 | 83 | 70 | 80 | 69 | 77 | 68 | 65 |
| | 4 | 86 | 75 | 67 | 61 | 74 | 61 | 72 | 60 | 69 | 59 | 56 |
| | 5 | 80 | 68 | 60 | 53 | 67 | 53 | 65 | 53 | 63 | 52 | 50 |
| | 6 | 74 | 61 | 53 | 47 | 61 | 47 | 59 | 47 | 57 | 46 | 44 |
| | 7 | 69 | 56 | 48 | 42 | 55 | 42 | 54 | 42 | 52 | 41 | 39 |
| | 8 | 64 | 51 | 43 | 38 | 51 | 38 | 49 | 37 | 48 | 37 | 35 |
| | 9 | 60 | 47 | 39 | 34 | 47 | 34 | 46 | 34 | 45 | 34 | 32 |
| | 10 | 56 | 44 | 36 | 31 | 43 | 31 | 42 | 31 | 41 | 31 | 29 |

Zonal lumens & percentages

| Zone | Lumens | %Luminaire |
|------|--------|------------|
| 0-30 | 224 | 35.6% |
| 0-40 | 353 | 56.1% |
| 0-60 | 551 | 87.6% |
| 0-90 | 629 | 100.0% |

CRI and CCT adjustment factors

| |
|--------------------|
| 90CRI 2700K = 0.92 |
| 90CRI 3000K = 0.96 |
| 90CRI 3500K = 1.00 |
| 90CRI 4000K = 1.02 |
| 90CRI 5000K = 1.02 |

Housing:
L4R10AE1VB
L4R10AZ10UVB
Light Engine:
L4R10935VB
Trim:
L4RDW

Output lumens: 869lm
Input Watts: 8.8W
Spacing Crit.: 1.16
Beam Angle: 90°
Efficacy: 98.3lm/W
CCT: 3500K
CRI: 90
Report no: STMR-1149.R

1. Correlated Color Temperature within specs as defined in ANSI_NEMA_ANSLG C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

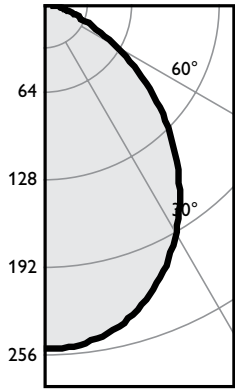
2. Wattage controlled to within +/- 5%.

Note: Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.

L4 LyteCaster LED 4"

Round & Square downlights and Round adjustables (650lm & 1000lm)

Square, 650lm engine, 90CRI / 3500K, 84lm/W at 6W



| Angle | Mean CP | Lumens |
|-------|---------|--------|
| 0 | 246 | |
| 5 | 244 | 23 |
| 10 | 240 | |
| 15 | 232 | 65 |
| 20 | 220 | |
| 25 | 205 | 94 |
| 30 | 188 | |
| 35 | 168 | 105 |
| 40 | 147 | |
| 45 | 125 | 96 |
| 50 | 101 | |
| 55 | 78 | 70 |
| 60 | 57 | |
| 65 | 38 | 38 |
| 70 | 24 | |
| 75 | 16 | 17 |
| 80 | 10 | |
| 85 | 4 | 5 |
| 90 | 0 | |

Single unit data

| Height to Lighted Plane | Initial Center Beam Foot-Candles | Beam Dia. (ft)* |
|-------------------------|----------------------------------|-----------------|
| 5' | 10 | 5.8' |
| 6' | 7 | 7.0' |
| 7' | 5 | 8.1' |
| 8' | 4 | 9.3' |
| 9' | 3 | 10.4' |

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

| Spacing on center | Initial Center Beam Foot-Candles | Watts per Sq. Ft. |
|-------------------|----------------------------------|-------------------|
| 5' | 22.0 | 0.27 |
| 6' | 14.0 | 0.18 |
| 7' | 10.0 | 0.13 |
| 8' | 8.0 | 0.11 |
| 9' | 7.0 | 0.08 |

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

| Ceiling | 80% | | | | 70% | | 50% | | 30% | | 0% | |
|-------------------|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | 70 | 50 | 30 | 10 | 50 | 10 | 50 | 10 | 50 | 10 | 0 | |
| Wall | 70 | 50 | 30 | 10 | 50 | 10 | 50 | 10 | 50 | 10 | 0 | |
| RCR | Zonal cavity method - Effective floor reflectance = 20% | | | | | | | | | | | |
| Room Cavity Ratio | 0 | 119 | 119 | 119 | 119 | 116 | 116 | 111 | 111 | 106 | 106 | 100 |
| | 1 | 110 | 110 | 106 | 102 | 104 | 98 | 100 | 94 | 96 | 92 | 87 |
| | 2 | 102 | 102 | 94 | 88 | 93 | 82 | 89 | 80 | 86 | 79 | 75 |
| | 3 | 94 | 94 | 84 | 77 | 83 | 71 | 80 | 69 | 77 | 68 | 65 |
| | 4 | 87 | 87 | 76 | 68 | 74 | 61 | 72 | 60 | 70 | 60 | 57 |
| | 5 | 80 | 80 | 68 | 60 | 67 | 54 | 65 | 53 | 63 | 53 | 50 |
| | 6 | 74 | 74 | 62 | 54 | 61 | 48 | 60 | 47 | 58 | 47 | 45 |
| | 7 | 69 | 69 | 57 | 49 | 56 | 43 | 55 | 43 | 53 | 42 | 40 |
| | 8 | 65 | 65 | 52 | 44 | 51 | 39 | 50 | 38 | 49 | 38 | 36 |
| | 9 | 61 | 61 | 48 | 40 | 48 | 35 | 46 | 35 | 45 | 35 | 33 |
| | 10 | 57 | 57 | 45 | 37 | 44 | 32 | 43 | 32 | 42 | 32 | 30 |

Zonal lumens & percentages

| Zone | Lumens | %Luminaire |
|------|--------|------------|
| 0-30 | 183 | 35.6% |
| 0-40 | 288 | 56.0% |
| 0-60 | 454 | 88.3% |
| 0-90 | 514 | 100.0% |

CRI and CCT adjustment factors

| |
|---------------------|
| 90CRI 2700K: = 0.92 |
| 90CRI 3000K: = 0.96 |
| 90CRI 3500K: = 1.00 |
| 90CRI 4000K: = 1.02 |
| 90CRI 5000K: = 1.02 |

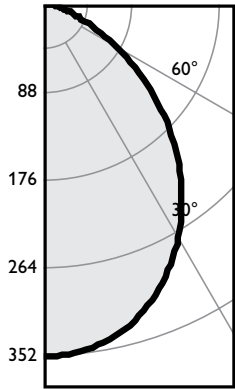
Housing:
L4R06AZ10UVB

Light Engine:
L4R06935VB

Trim:
L4SDW

Output lumens: 514 lm
Input Watts: 6.1W
Spacing Crit.: 1.16
Beam Angle: 90°
Efficacy: 84.3lm/W
CCT: 3500K
CRI: 90
Report no: STMR-1153

Square, 1000lm engine, 90CRI / 3500K, 82lm/W at 9W



| Angle | Mean CP | Lumens |
|-------|---------|--------|
| 0 | 348 | |
| 5 | 346 | 33 |
| 10 | 340 | |
| 15 | 329 | 92 |
| 20 | 312 | |
| 25 | 290 | 134 |
| 30 | 266 | |
| 35 | 238 | 148 |
| 40 | 207 | |
| 45 | 175 | 135 |
| 50 | 142 | |
| 55 | 110 | 98 |
| 60 | 79 | |
| 65 | 53 | 53 |
| 70 | 34 | |
| 75 | 23 | 24 |
| 80 | 14 | |
| 85 | 6 | 7 |
| 90 | 0 | |

Single unit data

| Height to Lighted Plane | Initial Center Beam Foot-Candles | Beam Dia. (ft)* |
|-------------------------|----------------------------------|-----------------|
| 5' | 14 | 5.8' |
| 6' | 10 | 7.0' |
| 7' | 7 | 8.1' |
| 8' | 5 | 9.3' |
| 9' | 4 | 10.4' |

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

| Spacing on center | Initial Center Beam Foot-Candles | Watts per Sq. Ft. |
|-------------------|----------------------------------|-------------------|
| 5' | 30.0 | 0.39 |
| 6' | 20.0 | 0.26 |
| 7' | 14.0 | 0.18 |
| 8' | 12.0 | 0.15 |
| 9' | 10.0 | 0.12 |

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

| Ceiling | 80% | | | | 70% | | 50% | | 30% | | 0% | |
|-------------------|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | 70 | 50 | 30 | 10 | 50 | 10 | 50 | 10 | 50 | 10 | 0 | |
| Wall | 70 | 50 | 30 | 10 | 50 | 10 | 50 | 10 | 50 | 10 | 0 | |
| RCR | Zonal cavity method - Effective floor reflectance = 20% | | | | | | | | | | | |
| Room Cavity Ratio | 0 | 119 | 119 | 119 | 119 | 116 | 116 | 111 | 111 | 106 | 106 | 100 |
| | 1 | 110 | 106 | 103 | 100 | 104 | 98 | 100 | 95 | 96 | 92 | 87 |
| | 2 | 102 | 94 | 88 | 83 | 93 | 82 | 89 | 81 | 86 | 79 | 75 |
| | 3 | 94 | 84 | 77 | 71 | 83 | 70 | 80 | 69 | 77 | 68 | 65 |
| | 4 | 86 | 75 | 67 | 61 | 74 | 61 | 72 | 60 | 69 | 59 | 56 |
| | 5 | 80 | 68 | 60 | 53 | 67 | 53 | 65 | 53 | 63 | 52 | 50 |
| | 6 | 74 | 61 | 53 | 47 | 61 | 47 | 59 | 47 | 57 | 46 | 44 |
| | 7 | 69 | 56 | 48 | 42 | 55 | 42 | 54 | 42 | 52 | 41 | 39 |
| | 8 | 64 | 51 | 43 | 38 | 51 | 38 | 49 | 37 | 48 | 37 | 35 |
| | 9 | 60 | 47 | 39 | 34 | 47 | 34 | 46 | 34 | 45 | 34 | 32 |
| | 10 | 56 | 44 | 36 | 31 | 43 | 31 | 42 | 31 | 41 | 31 | 29 |

Zonal lumens & percentages

| Zone | Lumens | %Luminaire |
|------|--------|------------|
| 0-30 | 259 | 35.8% |
| 0-40 | 407 | 56.2% |
| 0-60 | 640 | 88.4% |
| 0-90 | 724 | 100.0% |

CRI and CCT adjustment factors

| |
|---------------------|
| 90CRI 2700K: = 0.92 |
| 90CRI 3000K: = 0.96 |
| 90CRI 3500K: = 1.00 |
| 90CRI 4000K: = 1.02 |
| 90CRI 5000K: = 1.02 |

Housing:
L4R10AE1VB

Light Engine:
L4R10935VB

Trim:
L4SDW

Output lumens: 724 lm
Input Watts: 8.8W
Spacing Crit.: 1.16
Beam Angle: 90°
Efficacy: 82.3lm/W
CCT: 3500K
CRI: 90
Report no: STMR-1149.S

1. Correlated Color Temperature within specs as defined in ANSI_NEMA_ANSLG C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

2. Wattage controlled to within +/- 5%.

Note: Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.





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

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • www.lakewoodoh.gov

Application Cover Page

Docket No.: 10-96-24

Permit No.: BBS24-000112

Applicant Name: Stephen M. Schill, Schill Architecture

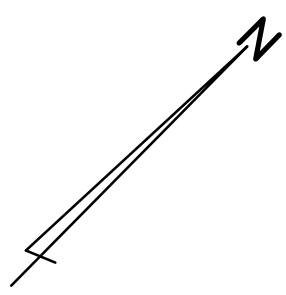
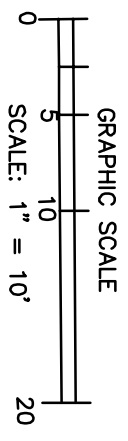
Project Address: 892 Beach Rd. (rear)

Project Name: n/a

Project: Applicant proposes demolition and construction of a new residence.

Steve Smith

L
A
G
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N



GRADING PLAN

OF
P.P.N. 311-02-027
 #892 BEACH ROAD
 PART OF

BLOCK "E" IN THE CLIFTON PARK LAND
 AND IMPROVEMENT COMPANYS
 ALLOTMENT NO. 2
 RECORDED IN VOL. 48, PG. 3
 PART OF

ORIGINAL ROCKPORT TOWNSHIP SEC. NO. 23
 NOW IN

THE CITY OF LAKEWOOD
 CUYAHOGA COUNTY, OHIO

FOR
SCHILL ARCHITECTURE
 1650 CROSSINGS PARKWAY, SUITE E
 WESTLAKE, OH 44145
 PHONE: 440-808-3483

BY
 THE HENRY G. REITZ ENGINEERING CO.
 #4214 ROCKY RIVER DRIVE, CLEVELAND, OHIO 44135
 PH: (216) 251-3033, EMAIL: REITZ@REITZENG.COM

BY: **PRES.**

JAMES T. SAYLER, REG. SURVEYOR NO. S-7425
 SCALE 1" = 10' JULY, 2024

P.P.N. 311-02-029
 NATALIE M. & KEITH M. HOLMES

EXISTING DWELLING

63.93' N45°27'15"E

BLDG.
ON LINE

EX. CONC. WALL

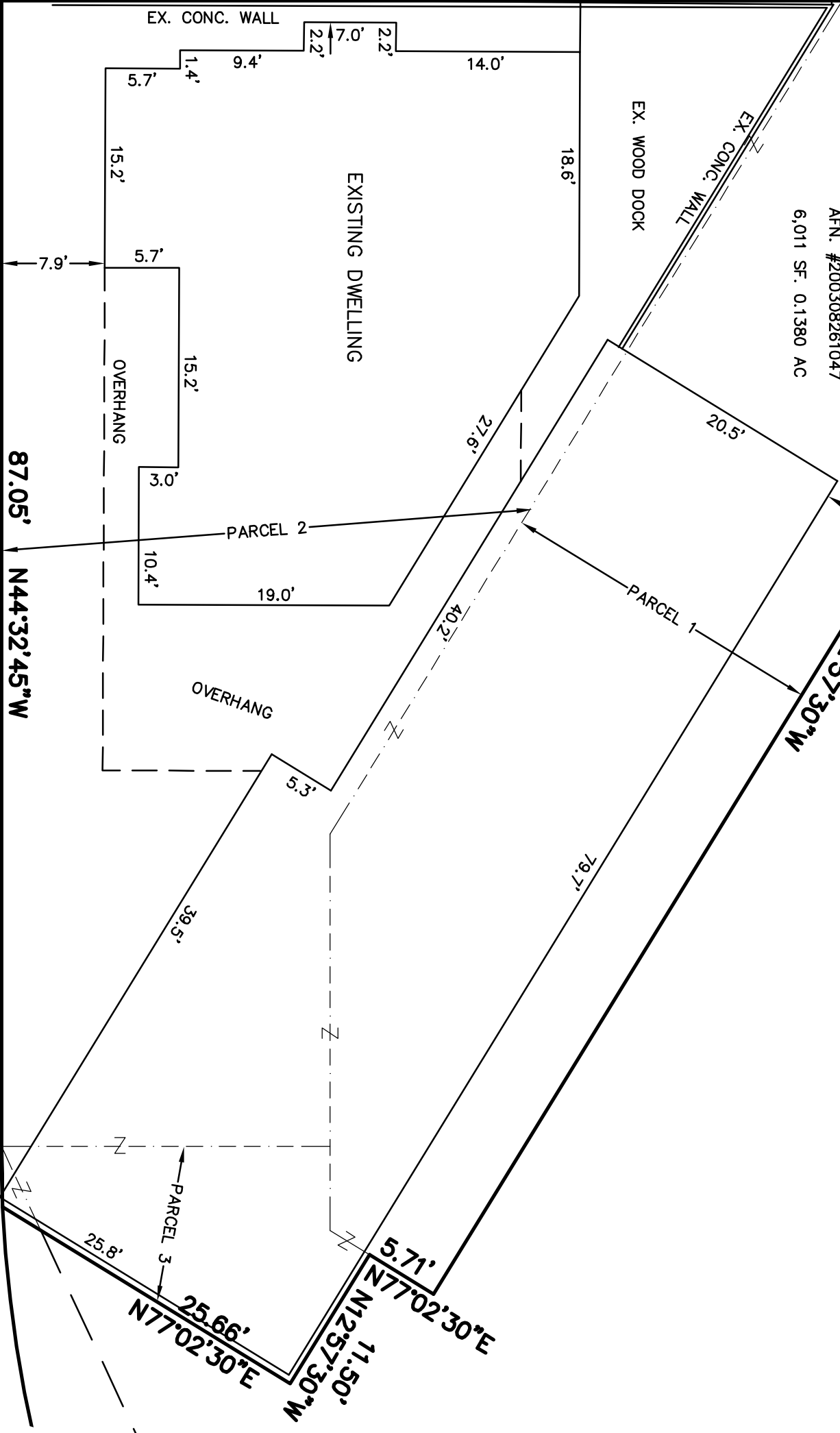
EX. WOOD DOCK

EX. CONC. WALL

P.P.N.
311-02-027
 BETTY V. & GEORGE W. ROZAKIS
 AFN. #200308261047
 6,011 SF. 0.1380 AC

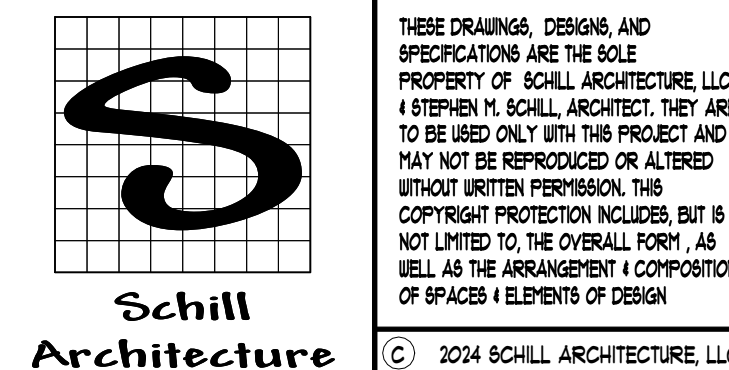
P.P.N. 311-02-026
 SUSAN M. LUTZ

BEACH ROAD



NOTES:

- UNDERGROUND INFORMATION REGARDING STORM & SANITARY CONNECTION, FOR TYPE, SIZE & ELEVATION TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION. EXISTING CONNECTIONS MUST BE INSPECTED AND APPROVED BY THEIR RESPECTIVE UTILITY COMPANY FOR USE.
- NO CLEAN OUTS WERE FOUND.
- PRIOR TO CONSTRUCTION, BASEMENT AND FOOTER ELEVATIONS ARE TO BE VERIFIED BY THE BUILDER/CONTRACTOR AND IF A DISCREPANCY EXISTS BETWEEN THE HOUSE PLANS AND THIS PLOT PLAN, THE CITY OF ROCKY RIVER AND THE HENRY G. REITZ ENGINEERING CO. SHALL BE NOTIFIED.
- ALL BACKFILL WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PREMIUM COMPACTED BACKFILL.



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SCHILL ARCHITECTURE, LLC
 TELEPHONE: 440.808.3483
 FACSIMILE: 440.808.3485
 WWW.SCHILLARCHITECTURE.COM

OFFICE ADDRESS:
 1650 CROSSINGS PARKWAY SUITE E
 WESTLAKE, OHIO 44145

DESIGN LOADS

| COMPONENT | LIVE LOAD | DEAD LOAD | TOTAL LOAD |
|---------------------------------|-------------|-----------|-------------|
| ATTIC (WALK UP STORAGE) | 30 P.S.F. | 5 P.S.F. | 45 P.S.F. |
| ATTIC (LIMITED STORAGE) | 20 P.S.F. | 5 P.S.F. | 35 P.S.F. |
| ATTIC (NO STORAGE) | 10 P.S.F. | 5 P.S.F. | 25 P.S.F. |
| DECKS | 40 P.S.F. | 5 P.S.F. | 55 P.S.F. |
| EXTERIOR BALCONIES | 60 P.S.F. | 5 P.S.F. | 75 P.S.F. |
| GUARDRAIL AND HANDRAILS | 200 P.S.F. | 5 P.S.F. | 205 P.S.F. |
| GUARDRAIL INFILL COMPONENTS | 50 P.S.F. | 5 P.S.F. | 65 P.S.F. |
| PASSENGER VEHICLE GARAGES | 50 P.S.F. | 5 P.S.F. | 65 P.S.F. |
| ROOFS OTHER THAN SLEEPING ROOMS | 40 P.S.F. | 5 P.S.F. | 55 P.S.F. |
| SLEEPING ROOMS | 30 P.S.F. | 5 P.S.F. | 45 P.S.F. |
| STAIRS | 40 P.S.F. | 5 P.S.F. | 55 P.S.F. |
| ROOFS | 25 P.S.F. | 5 P.S.F. | 40 P.S.F. |
| SNOW | 25 P.S.F. | N.A. | 25 P.S.F. |
| WIND | 15 M.P.H. | N.A. | 15 M.P.H. |
| SOIL BEARING | 2000 P.S.F. | N.A. | 2000 P.S.F. |

NOTES:
 1. ASSUMED SOIL BEARING CAPACITY IS 2000 P.S.F. A GEOTECHNICAL ENGINEER SHALL BE RETAINED AND THE ARCHITECT SHALL BE NOTIFIED AT ONCE IF UNUSUAL OR UNSTABLE SOIL CONDITIONS EXIST.
 2. NOTIFY ARCHITECT IF STONE OR TILE FLOORING IS TO BE USED.
 3. NOTIFY ARCHITECT IF ROOFING MATERIAL IS OTHER THAN ASPHALT SHINGLE.

MATERIAL SUMMARY

| SPACE | MATERIAL | HEIGHT |
|-------------|-------------------|--------|
| MAIN FLOOR | WOOD-2"x6"x12"x4" | 9' 0" |
| UPPER FLOOR | WOOD-2"x6"x12"x4" | 10' 0" |
| THIRD FLOOR | WOOD-2"x6"x12"x4" | 10' 0" |

AREA SUMMARY

| AREA | SIZE |
|--------------------------------|---------------------|
| UNFINISHED LOWER LEVEL | 0,000 SQ.FT. |
| FINISHED LOWER LEVEL | 0,000 SQ.FT. |
| MAIN LEVEL | 1,215 SQ.FT. |
| UPPER LEVEL | 2,041 SQ.FT. |
| UPPER LEVEL (VOLUME SPACE) | 0,000 SQ.FT. |
| THIRD FLOOR | 1,269 SQ.FT. |
| TOTAL HEATED AREA | 4,591 SQ.FT. |
| GARAGE | 1,042 SQ.FT. |
| ARRIVAL PORCH | 74 SQ.FT. |
| RIVER PORCH | 120 SQ.FT. |
| MAIN LEVEL COVERED REAR PORCH | 395 SQ.FT. |
| THIRD LEVEL COVERED REAR PORCH | 125 SQ.FT. |
| TOTAL AREA UNDER ROOF | 6,941 SQ.FT. |
| REAR PORCH (NOT COVERED) | 0,000 SQ.FT. |
| TOTAL PROJECT AREA | 6,941 SQ.FT. |

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ISSUED FOR AHS REVIEW 18 SEP 2024

| REV. NO. | DESCRIPTION | DATE |
|----------|-------------|------|
| | | |

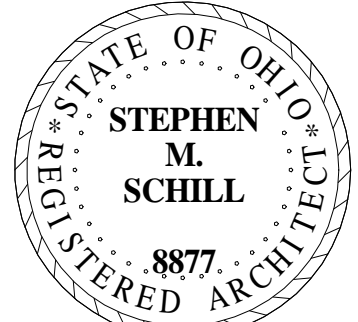
PROJECT: PRIVATE RESIDENCE:

LOCATION: 892 BEACH ROAD
 LAKEWOOD, OHIO 44101
 CUYAHOGA COUNTY
 PERMANENT PARCEL NUMBER: 311-02-021

CONCEPT PLAN

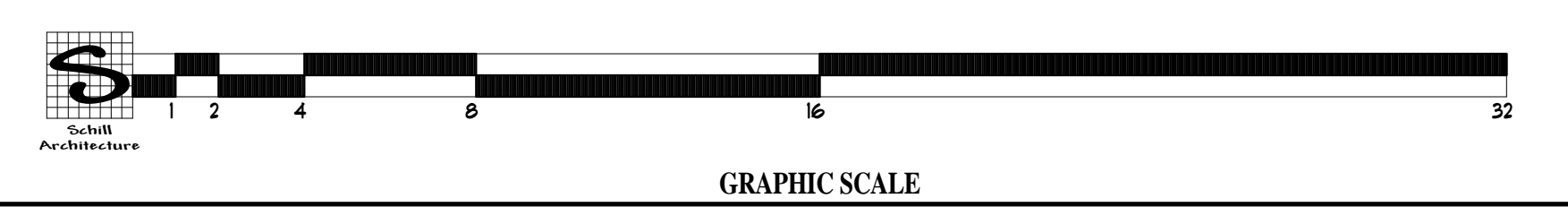
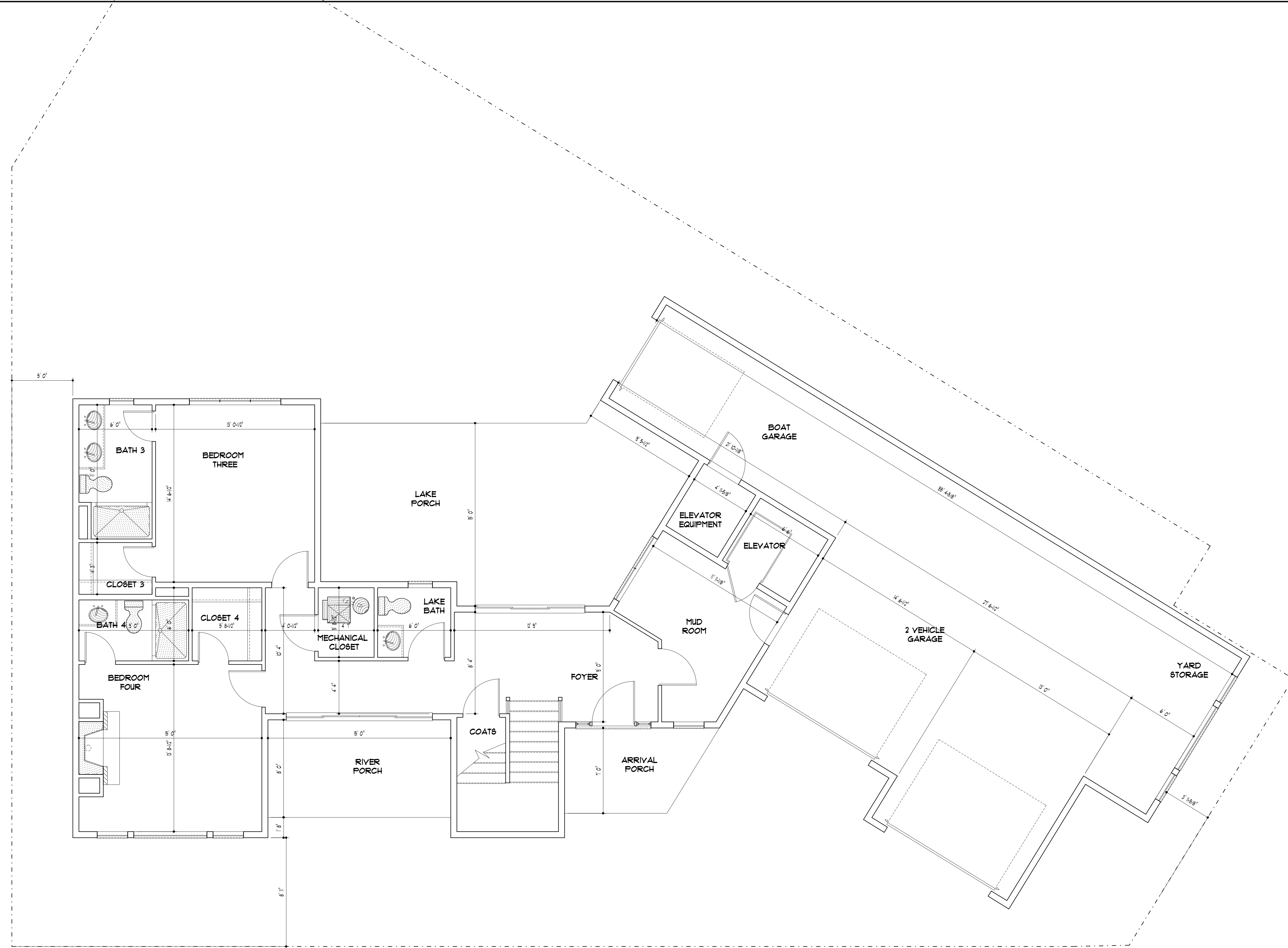
SCALE: AS NOTED JOB NUMBER: 24NITRAM

DATE: 01 JULY 2024
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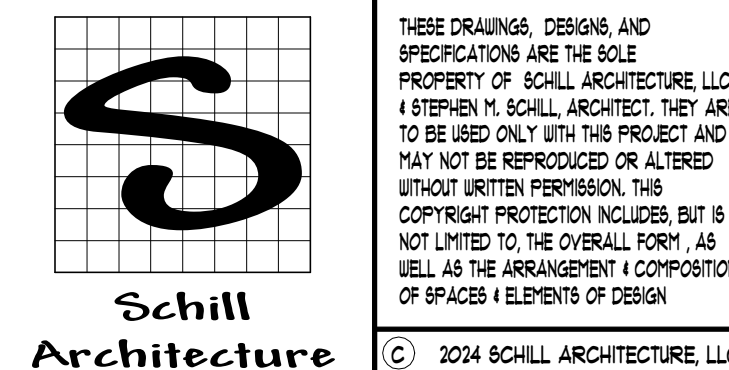
STEPHEN M. SCHILL LICENSE # 8877
 EXPIRATION DATE 03/31/2025 DRAWING NUMBER



MAIN FLOOR PLAN
 SCALE: 1/4" = 1' 0"
 ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2018 RESIDENTIAL CODE OF OHIO

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SCHILL ARCHITECTURE, LLC
 TELEPHONE: 440.808.3483
 FACSIMILE: 440.808.3485
 WWW.SCHILLARCHITECTURE.COM

OFFICE ADDRESS:
 1650 CROSSINGS PARKWAY SUITE E
 WESTLAKE, OHIO 44145

DESIGN LOADS

| COMPONENT | LIVE LOAD | DEAD LOAD | TOTAL LOAD |
|---------------------------------|-------------|-----------|-------------|
| ATTIC (WALK UP STORAGE) | 30 P.S.F. | 5 P.S.F. | 45 P.S.F. |
| ATTIC (LIMITED STORAGE) | 20 P.S.F. | 5 P.S.F. | 35 P.S.F. |
| ATTIC (NO STORAGE) | 10 P.S.F. | 5 P.S.F. | 25 P.S.F. |
| DECKS | 40 P.S.F. | 5 P.S.F. | 55 P.S.F. |
| EXTERIOR BALCONIES | 60 P.S.F. | 5 P.S.F. | 75 P.S.F. |
| GUARDRAIL AND HANDRAILS | 200 P.S.F. | 5 P.S.F. | 205 P.S.F. |
| GUARDRAIL INFILL COMPONENTS | 50 P.S.F. | 5 P.S.F. | 65 P.S.F. |
| PASSENGER VEHICLE GARAGES | 50 P.S.F. | 5 P.S.F. | 65 P.S.F. |
| ROOFS OTHER THAN SLEEPING ROOFS | 40 P.S.F. | 5 P.S.F. | 55 P.S.F. |
| SLEEPING ROOFS | 30 P.S.F. | 5 P.S.F. | 45 P.S.F. |
| STAIRS | 40 P.S.F. | 5 P.S.F. | 55 P.S.F. |
| ROOFS | 25 P.S.F. | 5 P.S.F. | 40 P.S.F. |
| SNOW | 25 P.S.F. | N.A. | 25 P.S.F. |
| WIND | 15 M.P.H. | N.A. | 15 M.P.H. |
| SOIL BEARING | 2000 P.S.F. | N.A. | 2000 P.S.F. |

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PROJECT: PRIVATE RESIDENCE:

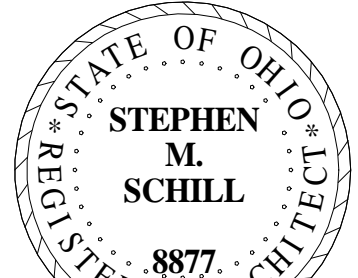
LOCATION: 892 BEACH ROAD
 LAKWOOD, OHIO 44101
 CUYAHOGA COUNTY
 PERMANENT PARCEL NUMBER: 311-02-021

CONCEPT PLAN

SCALE: AS NOTED JOB NUMBER: 24NITRAM

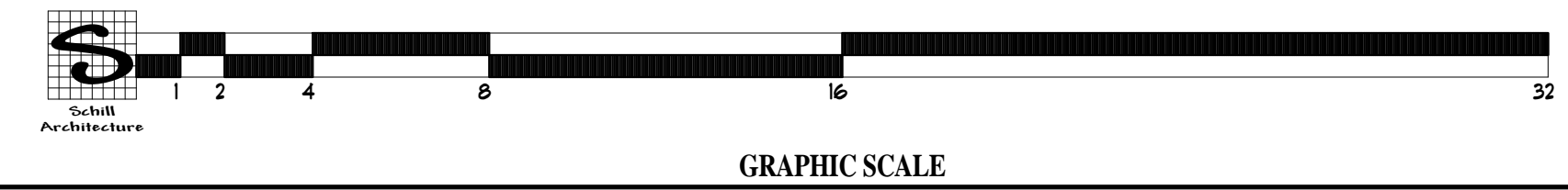
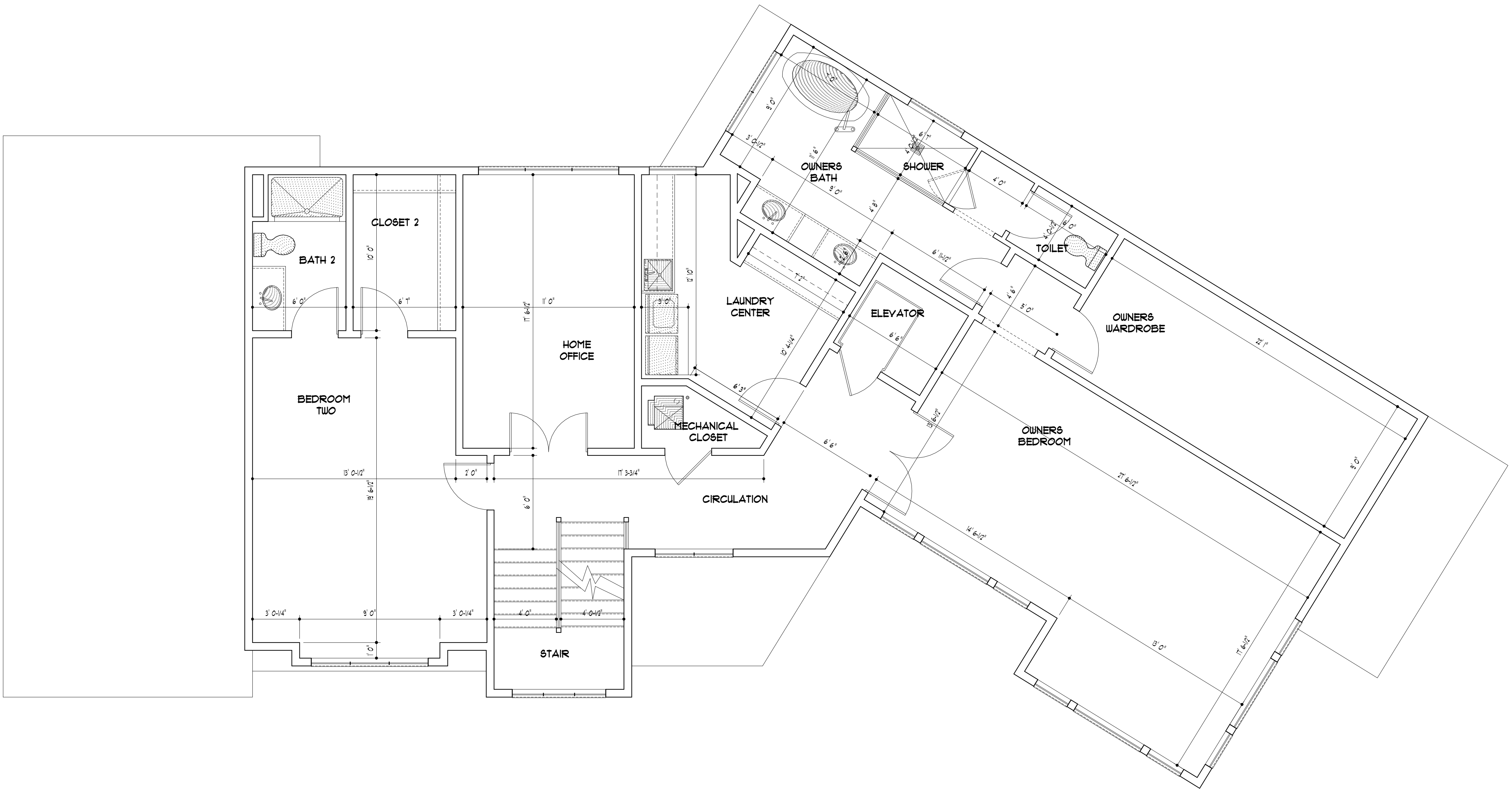
DATE: 01 JULY 2024

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A-2

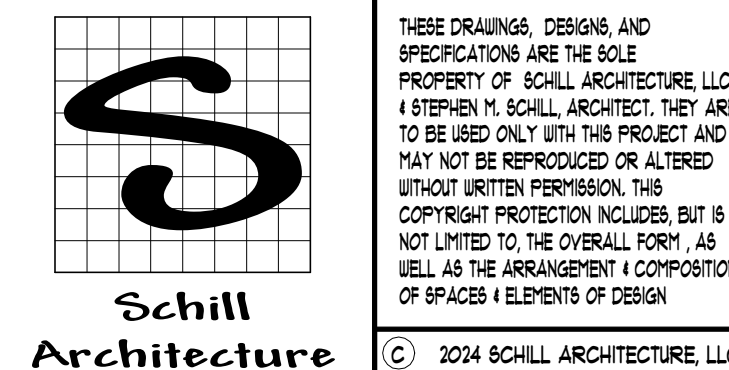
STEPHEN M. SCHILL LICENSE # 8877 EXPIRATION DATE 03/31/2025 DRAWING NUMBER



UPPER FLOOR PLAN
 SCALE: 1/4" = 1' 0"
 ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2018 RESIDENTIAL CODE OF OHIO

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PROJECT: **PRIVATE RESIDENCE:**

LOCATION: 892 BEACH ROAD
 LAKWOOD, OHIO 44101
 CUYAHOGA COUNTY
 PERMANENT PARCEL NUMBER: 311-02-021

CONCEPT PLAN

SCALE: AS NOTED

JOB NUMBER: 24NITRAM

DATE: 01 JULY 2024

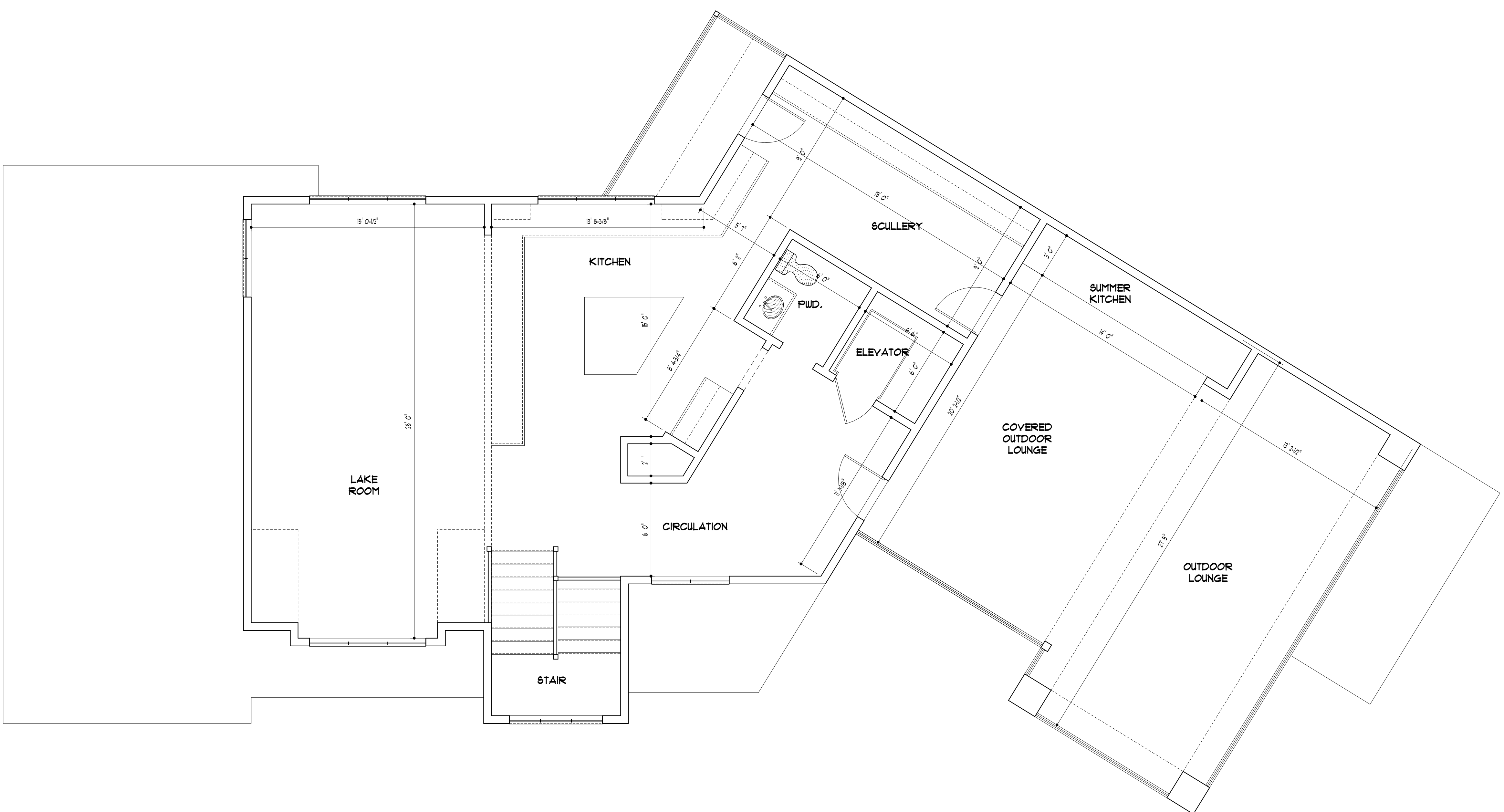
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STEPHEN M. SCHILL
 REGISTERED ARCHITECT
 8877

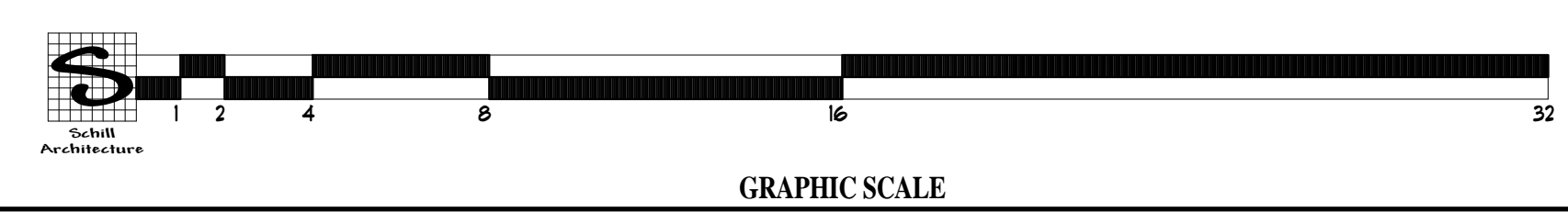
STEPHEN M. SCHILL LICENSE # 8871
 EXPIRATION DATE 03/31/2025

A-3

DRAWING NUMBER



NOTE: HIGH POINT OF ROOF = 34' 3"

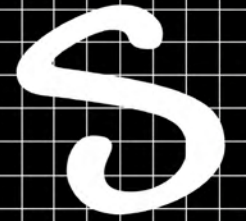


THIRD FLOOR PLAN
 SCALE: 1/4" = 1' 0"

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SCHILL ARCHITECTURE, LLC
1650 CROSSINGS PKWY.
SUITE E
WESTLAKE, OH 44145
440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXTERIOR
PERSPECTIVES

DRAWING SCALE
NTS

DATE:
09/18/24

DRAWING NUMBER:

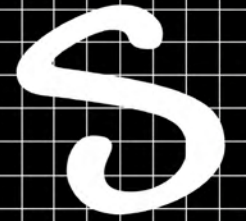
EP-1



EXTERIOR PERSPECTIVES

SCALE: NTS

NOTE: 3-D RENDERINGS ARE FOR AESTHETIC REFERENCE ONLY; REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR CONSTRUCTION DETAILS AND BASE ANY MATERIAL SELECTIONS OFF OF PHYSICAL SAMPLES.



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PROJECT:
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NTS

DATE:
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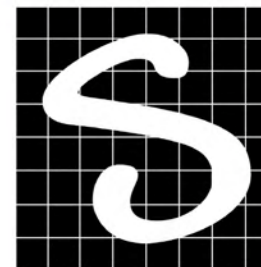
EP-2



EXTERIOR PERSPECTIVES

SCALE: NTS

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PROJECT:
PRIVATE
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DRAWING TITLE:
EXTERIOR
PERSPECTIVES

DRAWING SCALE
NTS

DATE:
09/18/24

DRAWING NUMBER:

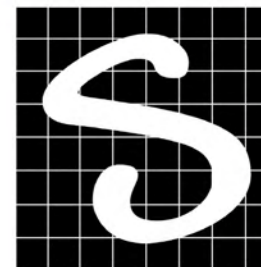
EP-3



EXTERIOR PERSPECTIVES

SCALE: NTS

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SUITE E
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PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXTERIOR
PERSPECTIVES

DRAWING SCALE
NTS

DATE:
09/18/24

DRAWING NUMBER:

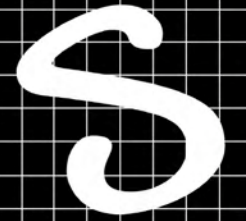
EP-4



EXTERIOR PERSPECTIVES

SCALE: NTS

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PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXTERIOR
PERSPECTIVES

DRAWING SCALE:
NTS

DATE:
09/18/24

DRAWING NUMBER:

EP-5



EXTERIOR PERSPECTIVES

SCALE: NTS

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EFIS OVERALL FIELD
STO COLOR ARCHITECTURAL
STO 16299



EFIS ACCENT PANELS
STO COLOR ARCHITECTURAL
STO 16279



RAKE/FASCIA/TRIM BOARD
JAMES HARDIE TRIM
SMOOTH MIDNIGHT BLACK



WINDOWS
MARVIN ELEVATE
GUNMETAL



STONE
HALQUIST
BILTMORE DIMENSIONAL



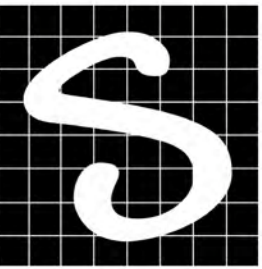
ROOFING
CERTAINTEED GRAND MANOR
BLACK PEARL



GARAGE DOORS
HAAS DOOR AMERICAN TRADITION
9221 CARBON BLACK



ENTRY DOOR
THERMA-TRU FIBERGLASS DOORS
OBSIDIAN



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WESTLAKE, OH 44145
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PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXTERIOR
MATERIAL
SELECTIONS

DRAWING SCALE
NTS

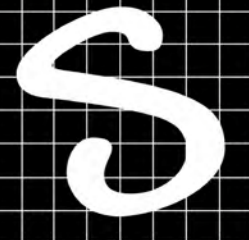
DATE:
09/18/24

DRAWING NUMBER:

EM-1

EXTERIOR MATERIAL SELECTIONS

SCALE: NTS



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1650 CROSSINGS PKWY.
SUITE E
WESTLAKE, OH 44145
440-808-3483
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PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXISTING SITE
IMAGES

DRAWING SCALE:
NTS

DATE:
09/18/24

DRAWING NUMBER:

EM-2

EXISTING SITE IMAGES

SCALE: NTS

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

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • www.lakewoodoh.gov

Application Cover Page

Docket No.: 10-97-24

Permit No.: BBS24-000115

Applicant Name: David Maddux, The Arcus Group Inc.

Project Address: 13455 Edgewater Dr.

Project Name: n/a

Project: Applicant proposes front and rear porch additions and garage addition.

From: jankarmancook@gmail.com
To: David Maddux
Subject: RE: 13455 Edgewater ARB Application

From: Jan Cook <jankarmancook@gmail.com>
Sent: Tuesday, September 18, 2024
To: Dave Maddux <dmaddux@arcus-group.com>
Subject: Re: 13455 Edgewater

Hi Dave,

Please include this in the ARB application.

I consent to have David Maddux and his associates at the Arcus Group, Inc. represent me at any City of Lakewood Architectural Board of Review meetings, in relation to my property at 13455 Edgewater Dr. I also give my permission to board members to enter my premises as needed as a part of my application review process.

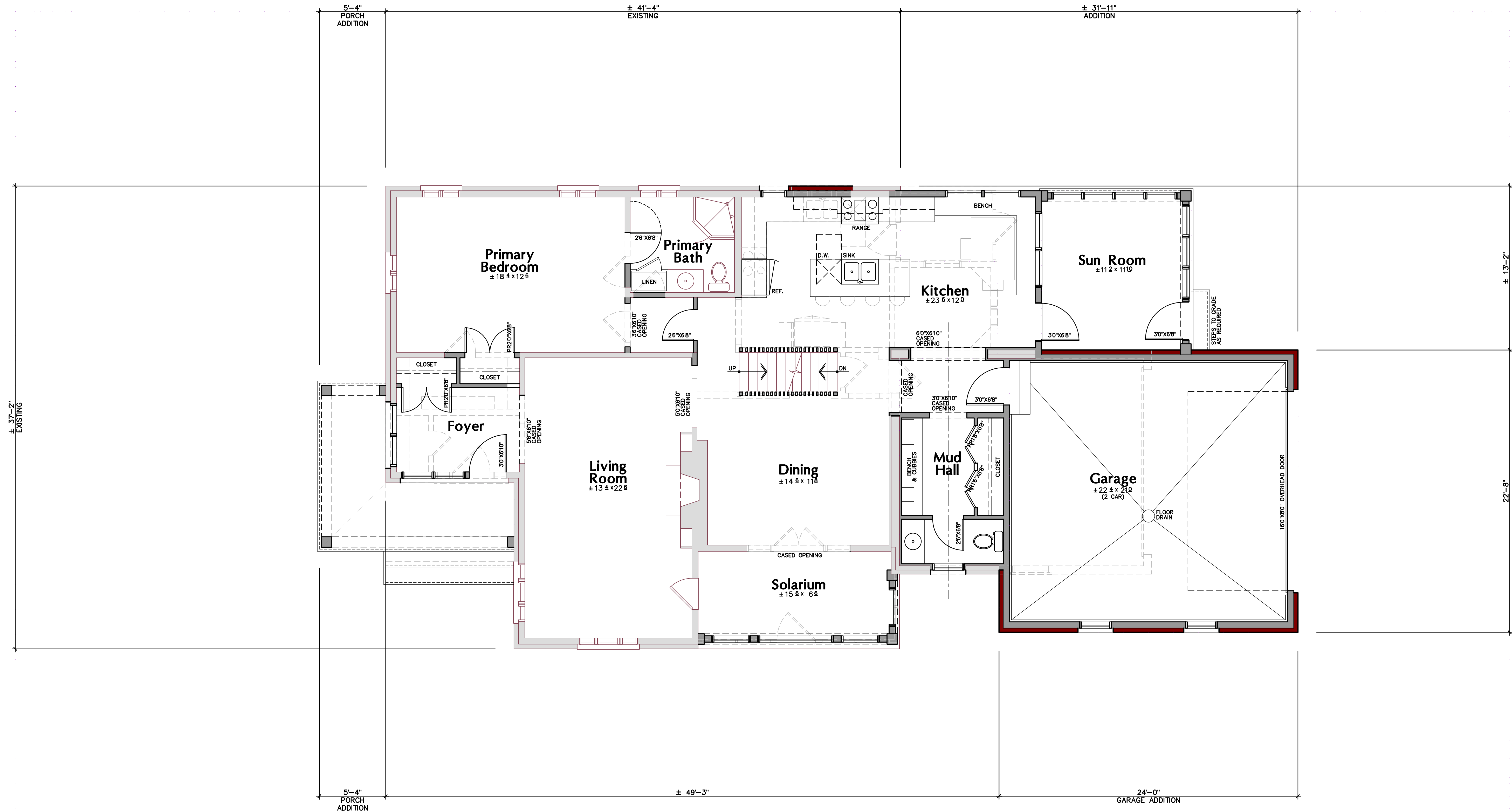
Thank you,

Jan Cook

216-272-4094

jankarmancook@gmail.com





First Floor Plan

SCALE 1/4" = 1'-0"

1,451 SQ. FT.- REMAINING EXISTING FIRST FLOOR
 245 SQ. FT.- FIRST FLOOR ADDITION

1,696 SQ. FT.- FIRST FLOOR (TOTAL)

527 SQ. FT.- GARAGE (NOT INCLUDED)
 153 SQ. FT.- SUN ROOM (NOT INCLUDED)

PRELIMINARY
 NOT FOR
 CONSTRUCTION

**Addition & Renovation for
 The Cook Residence**

13455 Edgewater Drive
 Lakewood Ohio

The Arcus Group, Inc.
 ARCHITECTS
 1244 Smith Court
 Rocky River, Ohio 44116
 Tel. 440.356.5530

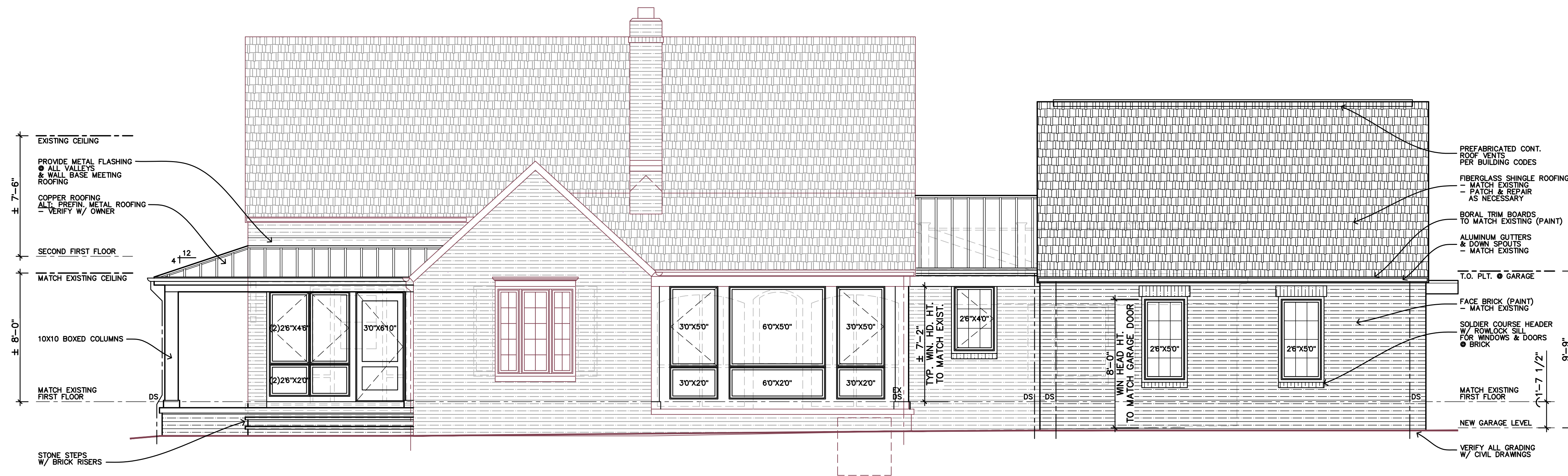
First Floor Plan

A-1

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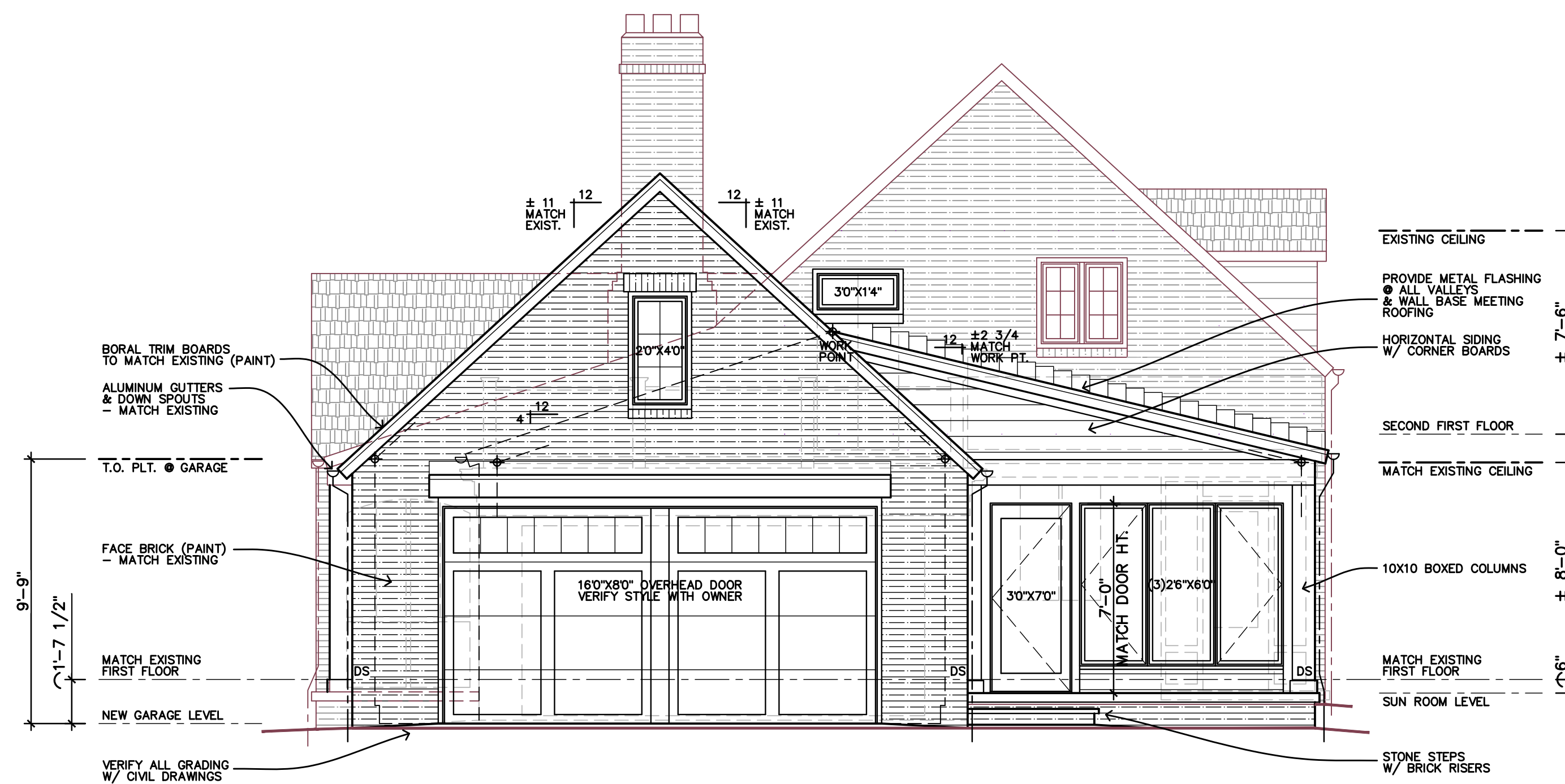
PROJECT NO.: 24-16
 DRAWN BY: BCK
 CHECKED BY: DTM

Preliminary
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Front Elevation

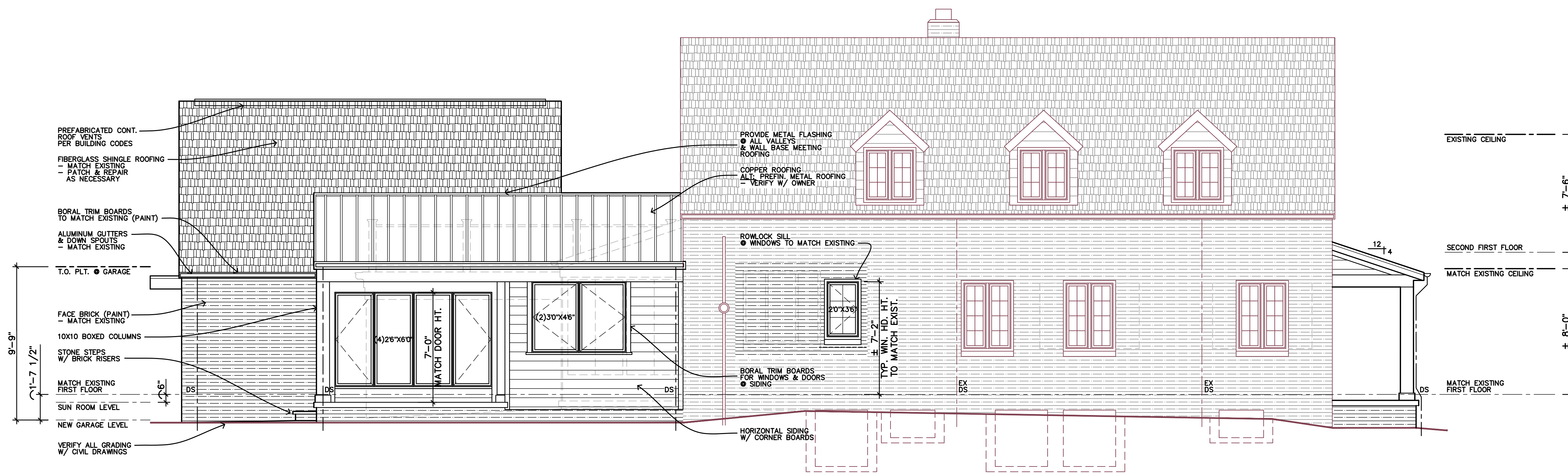
SCALE 1/4" = 1'-0"



Right Side Elevation

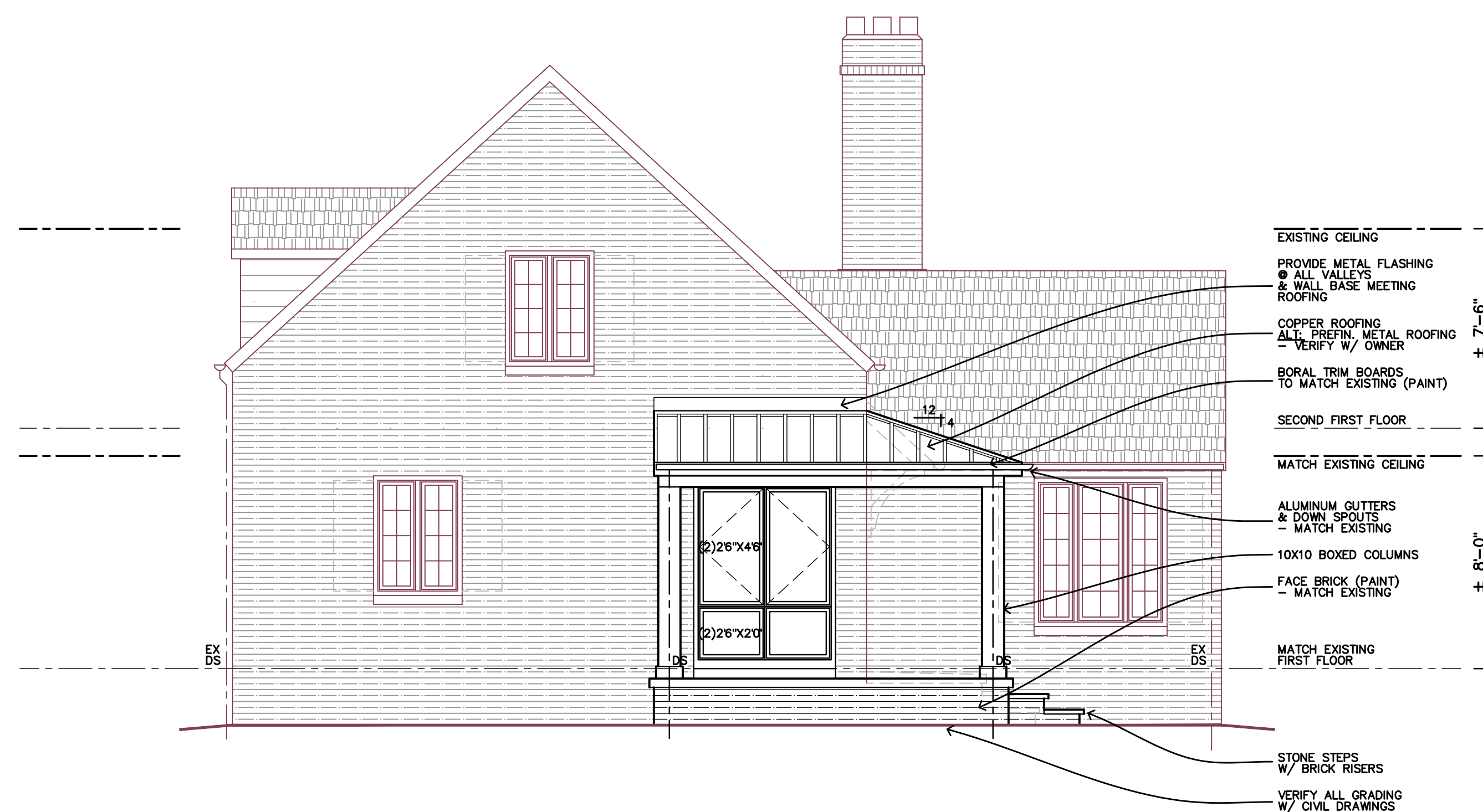
SCALE 1/4" = 1'-0"

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Rear Elevation

SCALE 1/4" = 1'-0"



Left Side Elevation

SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
9-18-24 REVIEW

**Addition & Renovation for
The Cook Residence**

13455 Edgewater Drive
Lakewood Ohio



The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5330

Elevations

A-3

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Application Cover Page

Docket No.: 10-98-24

Permit No.: BBS24-000120

Applicant Name: Susan Broadwater, Beegan Architectural Design

Project Address: Irene & Donald Ave.

Project Name: Donald Thoreau Development

Project: Applicant proposes final designs for a planned development consisting of ten townhouse units and one single-family house.



TMS Engineers, Inc.

Transportation Management Services

2112 Case Parkway South, #7 • Twinsburg, Ohio 44087

www.TMSEngineers.com

September 18, 2024

Mr. Adam Conen
Hilane Realty
111 S. Peoria Street
#607
Chicago, Illinois 60607

**Re: Proposed Residential Development
Lakewood, Ohio
Trip Generation Analysis**

TMS Engineers, Inc. has performed the following trip generation analysis for a proposed residential development in the City of Lakewood, Cuyahoga County, Ohio. The development site is located north of the Norfolk & Western Railroad and west of Thoreau Road (See **Location Map, Figure 1**).

The purpose of the trip generation analyses is to estimate the traffic that will be generated by the residential development. The site plan can be seen in **Figure 2**. The following are the results of our trip generation analysis.

SITE GENERATED TRAFFIC

Calculating future total driveway trips requires an estimate of the traffic generated by the proposed facility. The most widely accepted method of determining the amount of traffic that the proposed development will generate is to compare the proposed land use with existing facilities of the same use. The Institute of Transportation Engineers (ITE) has prepared a document titled “**Trip Generation Manual**”, which is a compilation of similar traffic generation studies to aide in making such a comparison. The most recent update of this manual is the 11TH edition and was utilized for this analysis.

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

- **1 Single Family Home (LU #210)**
- **10 Town Homes (LU #220)**

PROPOSED TRIP GENERATION CALCULATIONS

Trip generation calculations were performed utilizing data contained in the **Trip Generation Manual, 11TH Edition** and the methods outlined in the (ITE) **Trip Generation Handbook**. Based on the previously discussed trip generation analysis procedures, the table below shows the estimated site generated traffic during the AM and PM peak hours of the adjacent streets for the proposed residential development. A copy of the trip generation worksheets can be seen in **Appendix A**.

NEW TRIP GENERATION

| ITE TRIP GENERATION | | | TRIP ENDS | | | |
|------------------------|--------------------------------|-------|---|----|---|---|
| ITE CODE | DESCRIPTION | Homes | Weekday AM Peak Hour of Adjacent Streets (Enter/Exit) | | Weekday PM Peak Hour of Adjacent Streets (Enter/Exit) | |
| 210 | Single-Family Detached Housing | 1 | 0 | 1 | 1 | 0 |
| 220 | Multifamily Housing (Low-Rise) | 10 | 6 | 20 | 16 | 9 |
| TOTAL NEW TRIPS | | | 27 | | 26 | |

CONCLUSIONS

The previous table shows that the proposed residential development is expected to generate a total of 27 trips in the AM peak hour and 26 trips in the PM peak hour. It is our opinion that, when the anticipated changes in traffic volumes are at these levels, the traffic generated by the development should not have an impact on the surrounding street network system.

This opinion is based upon the fact that traffic impact studies are recommended to be performed by the **Institute of Transportation Engineers** whenever an increase in trips in any peak hour is greater than 100 trips per hour. This recommendation is made because this is the point where a change in roadway capacity may be found and mitigation may or may not be needed. The anticipated generated volumes from this development are less than daily variations in the current volumes on the local roadway network and should not be perceived by the traveling public.

Mr. Adam Conen
September 18, 2024
Page 3

The Ohio Department of Transportation concedes that traffic studies are only necessary when the resulting trip increase is more than 60 trips in either of the peak hours. This is stated in their **State Highway Access Management Manual**. Since the proposed residential development is expected to generate less than 60 trips, it is our professional opinion that the change in the amount of generated traffic will **not** have an impact on the surrounding roadway network nor require any further traffic analyses.

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

Very truly yours,

TMS Engineers, Inc.



Andrew J Pierson, P.E.
Senior Traffic Engineer



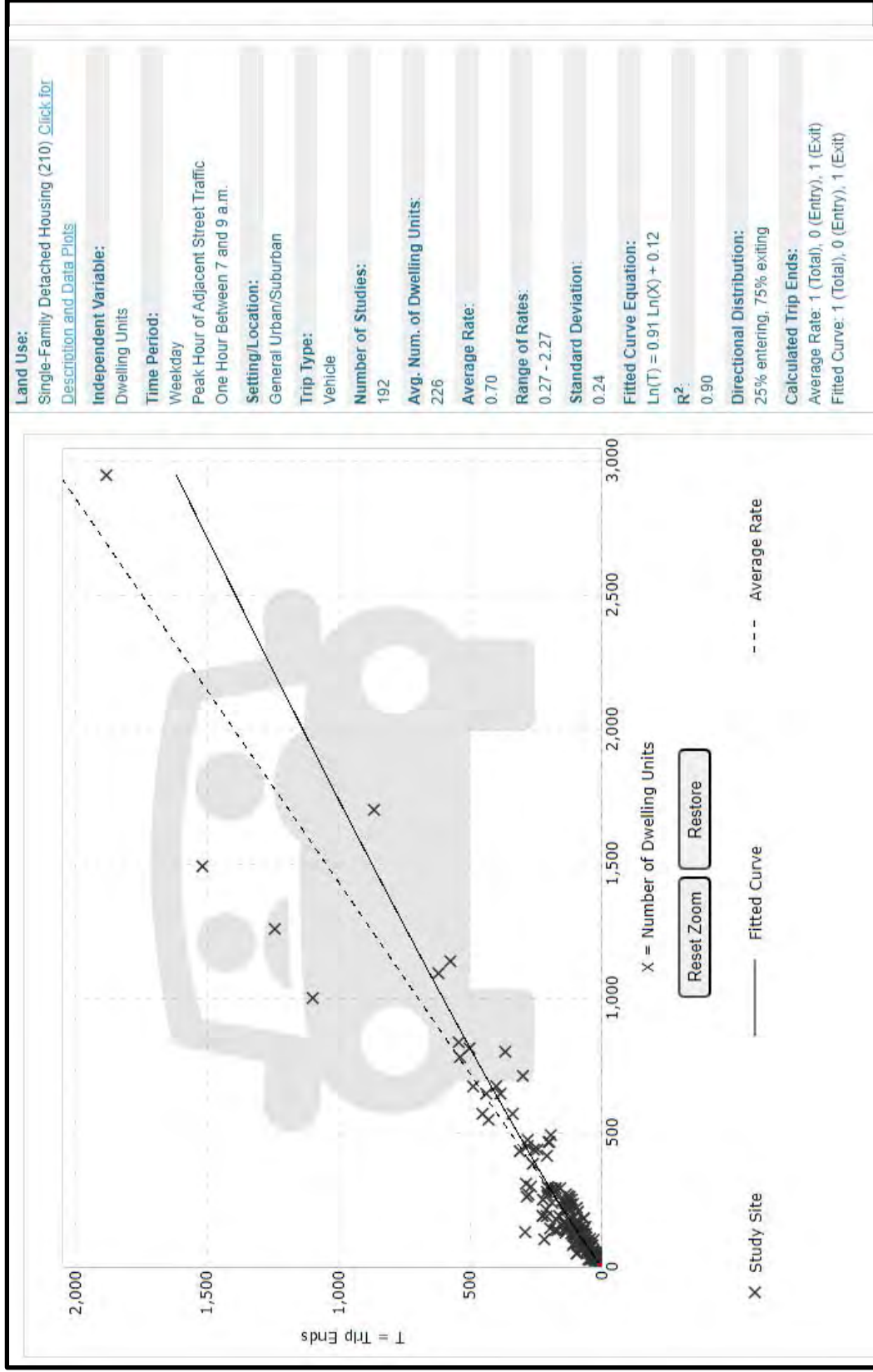




APPENDIX A
ITE TRAFFIC GENERATION WORKSHEETS

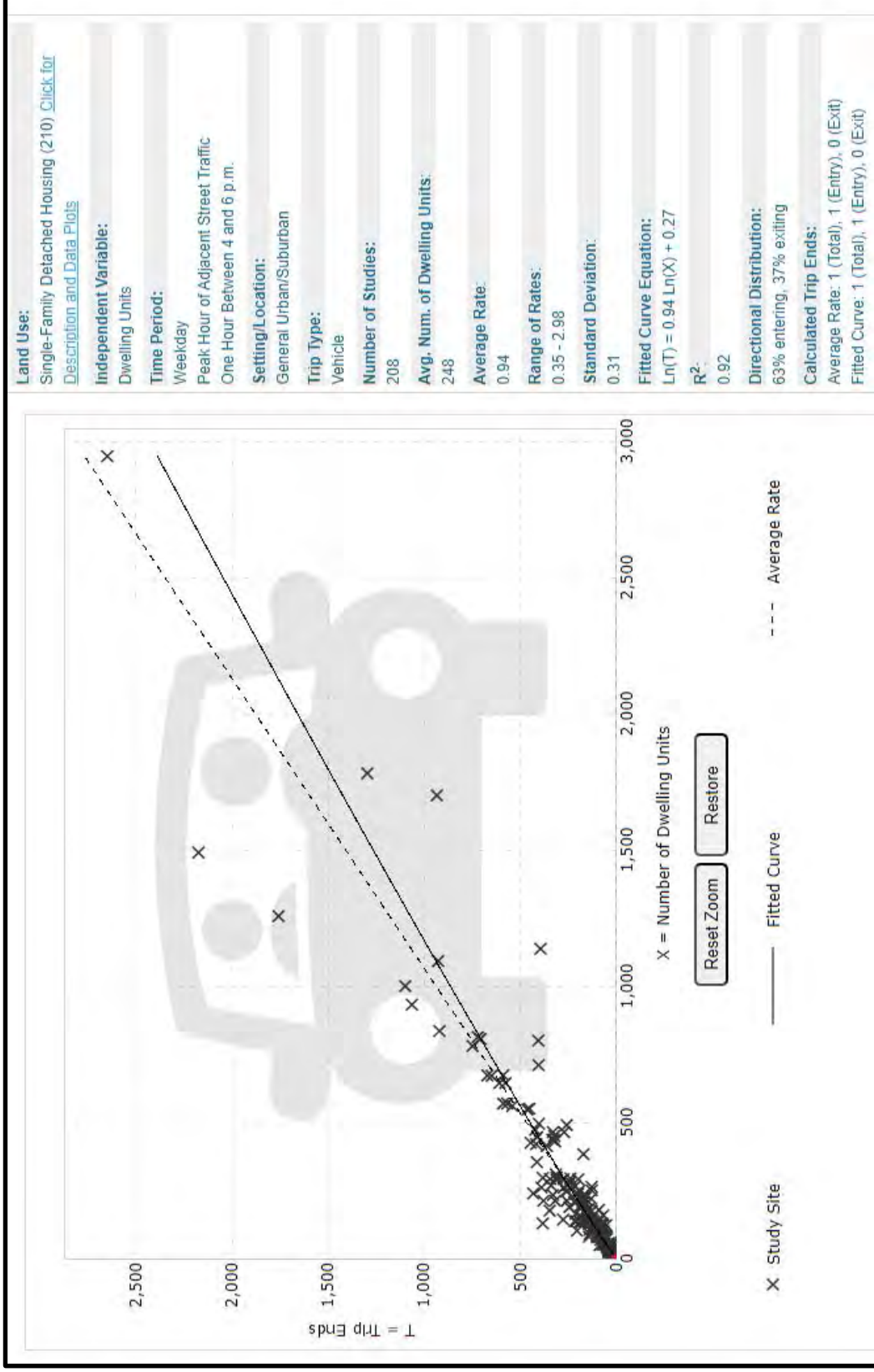
Single-Family Detached Housing
ITE Code #210
Size: 1 Home

WEEKDAY
Peak Hour of Adjacent Street Traffic: 7-9 AM



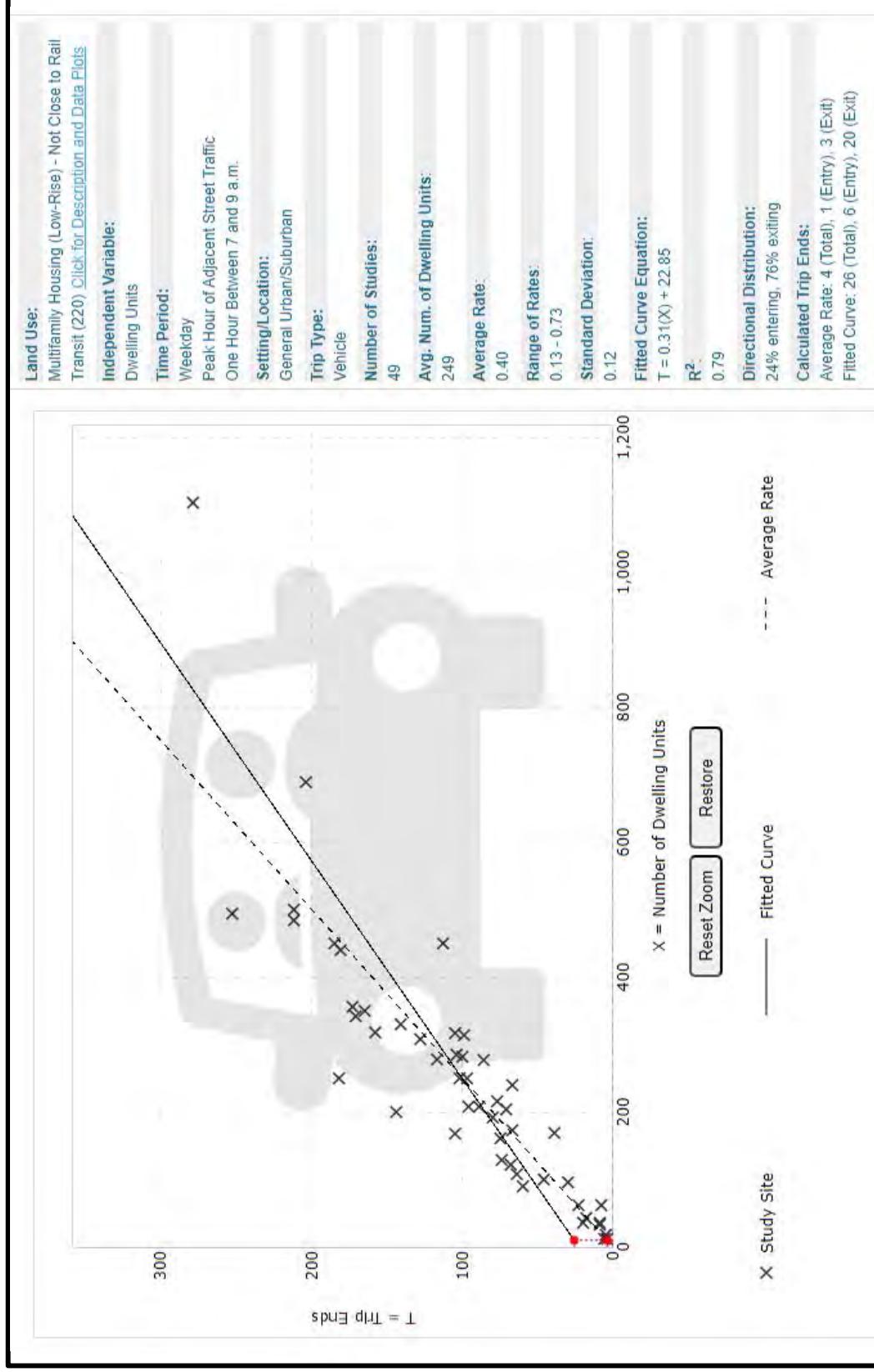
Single-Family Detached Housing
ITE Code #210
Size: 1 Home

WEEKDAY
Peak Hour of Adjacent Street Traffic: 4-6 PM



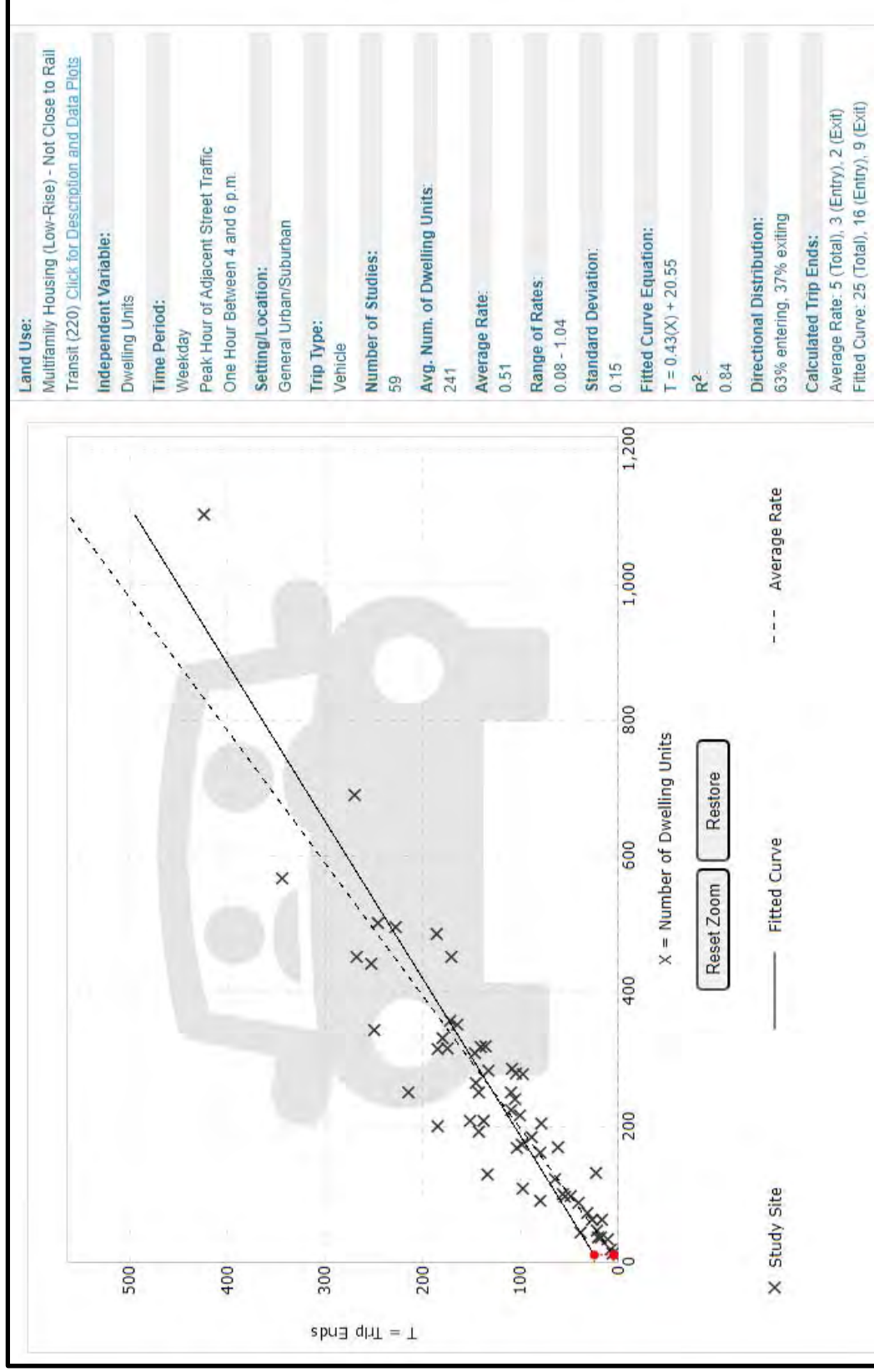
Multifamily Housing (Low-Rise)
ITE Code #220
Size: 10 Townhomes

WEEKDAY
Peak Hour of Adjacent Street Traffic: 7-9 AM



Multifamily Housing (Low-Rise)
ITE Code #220
Size: 10 Townhomes

WEEKDAY
Peak Hour of Adjacent Street Traffic: 4-6 PM



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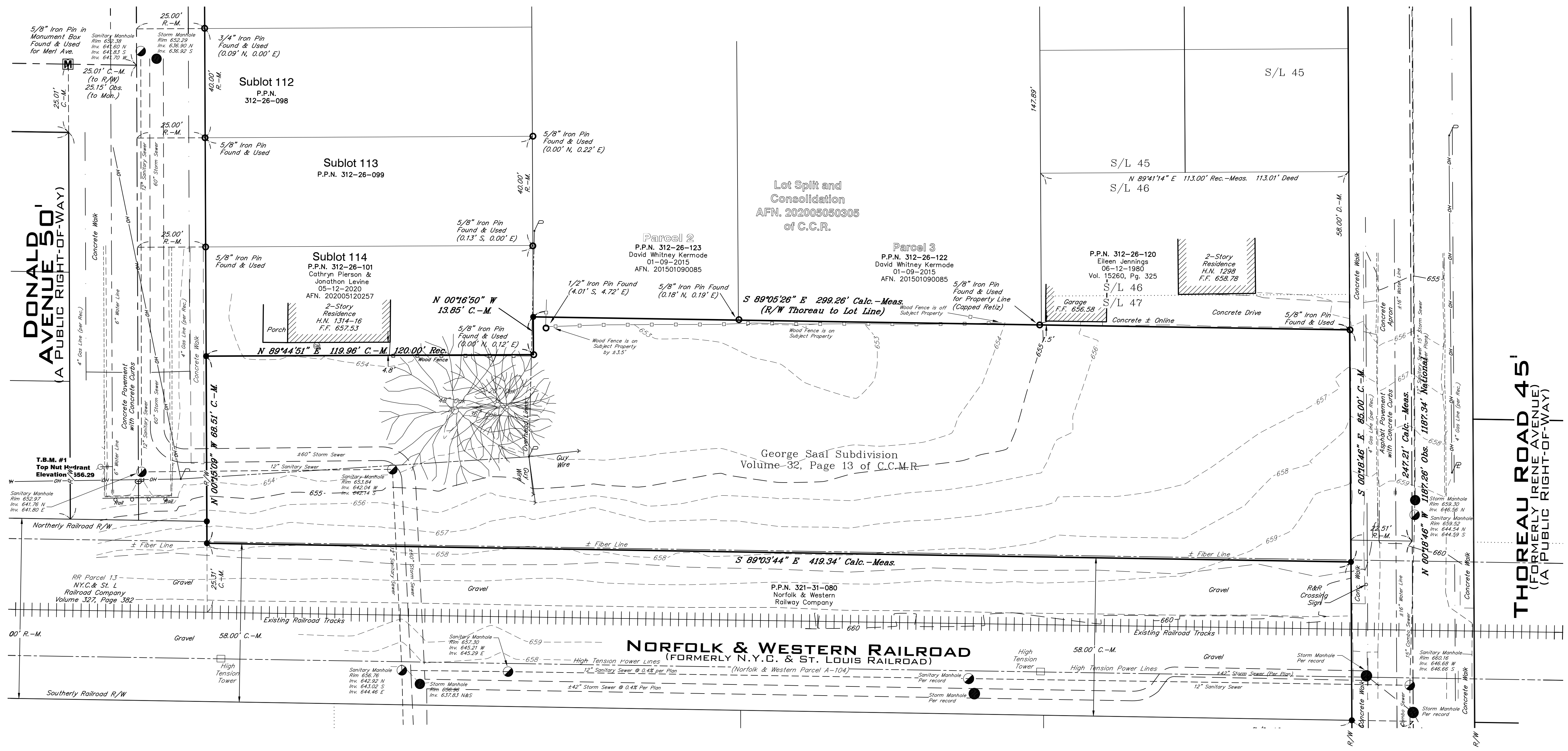
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**DONALD & THOREAU
DEVELOPMENT**
LAKEWOOD, OHIO
EXISTING CONDITIONS

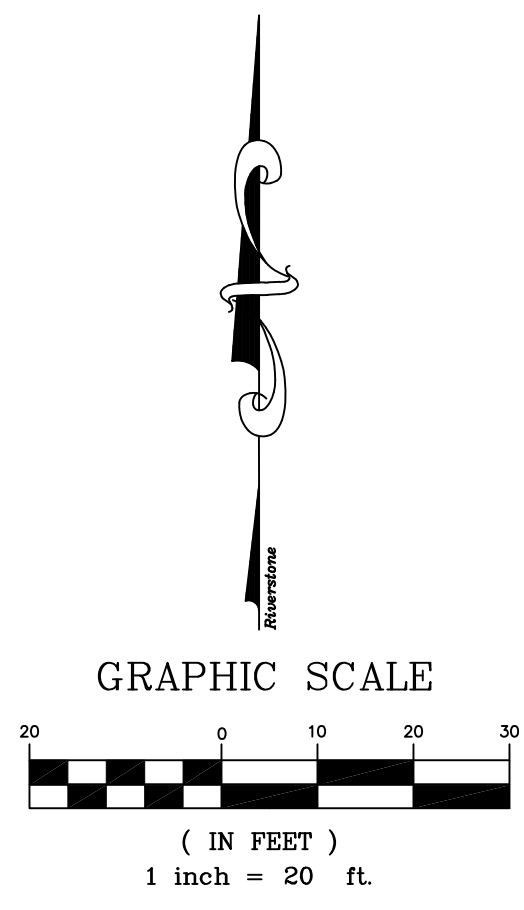
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| LEGEND | |
|---|--|
| <ul style="list-style-type: none"> Monument Box Found Iron Pin or Pipe Found 5/8" Iron Pin Set and Capped Riverstone Company Dudley PS6747 P.K. Nail Gas Meter Gas Valve Utility Pole Light Pole Guy Anchor & Line Telephone Box Electric Box Cable Box Bollard | <ul style="list-style-type: none"> Spot Elevation Tag Hydrant Water Service Valve Water Valve Water Meter Reducer Storm Manhole Sanitary Manhole Curb Inlet Catch Basin Round Curb Inlet Cleanout/Test Tee |
| <ul style="list-style-type: none"> Ex. Parcel line Original Sublot Line Original Lot Line Centerline Property Line Right-of-way Line Easement Line Railroad Tracks Gas Line Sanitary/Combination Sewer Storm Sewer Waterline Fence Line (Wooden) Fence Line (Chain-Link) Guardrail | <ul style="list-style-type: none"> Ac. Acres Adj. Adjacent Asp. Asphalt B.F. Basement Floor Calc./C. Calculated CB Catch Basin C.C.M.R. Cuyahoga County Map Records Centerline C.L.F. Chain-link Fence Clr. Clears Conc. Concrete Conn. Connection D.H. Drill Hole D.I.W.M. Ductile Iron Water Main Elec. Electric Encr. Encroaches Ex. Existing F.F. Finished Floor |
| | <ul style="list-style-type: none"> L.C.A. Limited Common Area Meas./M. Measured MH Manhole Obs. Observed Page P.P.N. Permanent Parcel Number P. Property Line Rec./R. Record R/W Right-of-way San. Sanitary S.F. Square Feet S/L Sublot Stm. Storm T.B.M. Temporary Bench Mark TBR To Be Removed Tele. Telephone T.F. Top Footer Vol. Volume Wat. Water |



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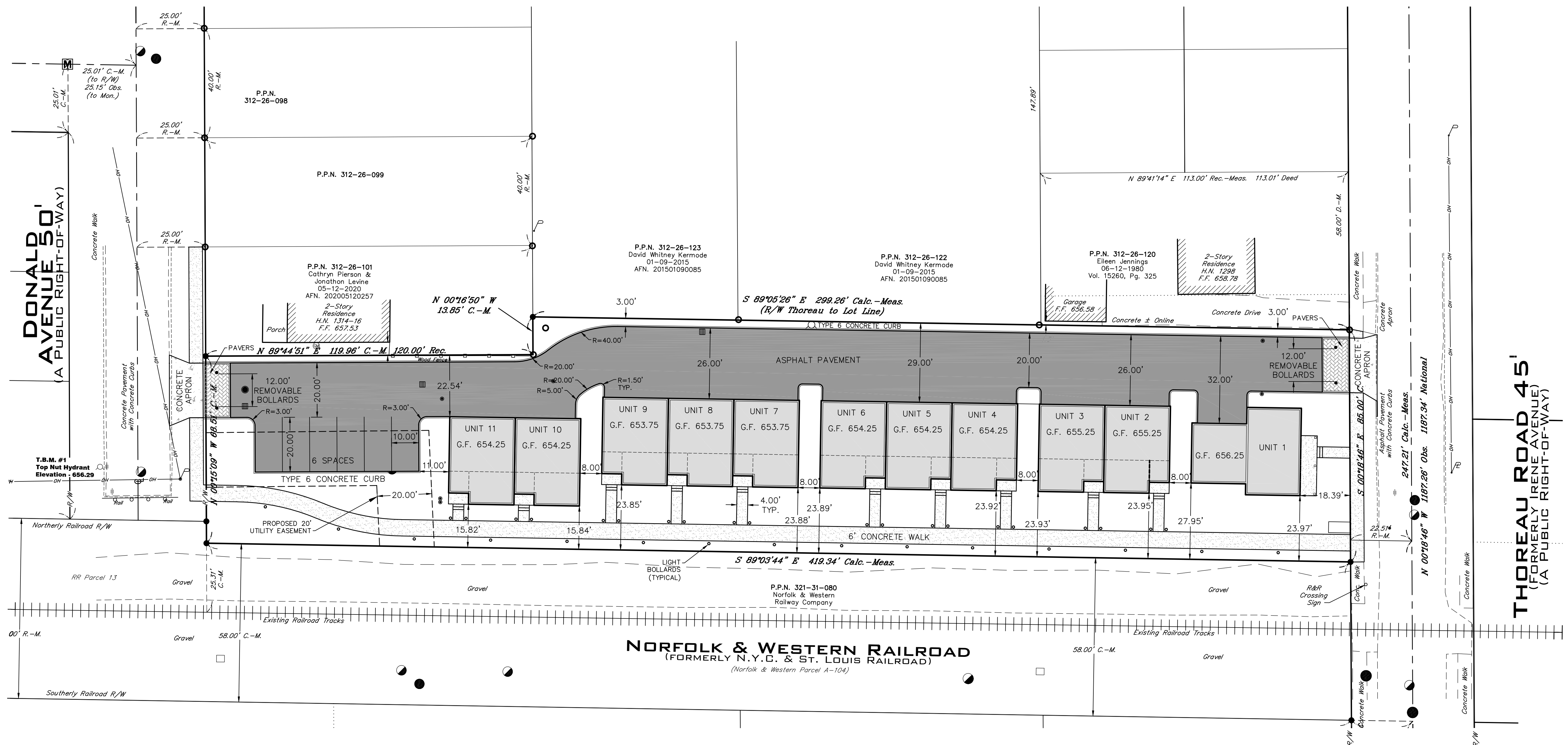
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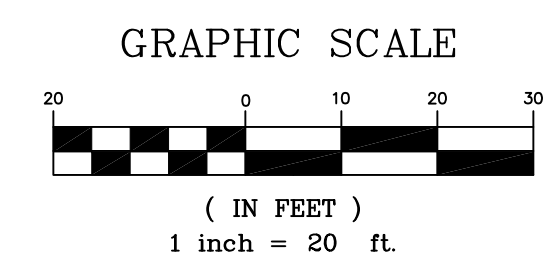


LEGEND

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PAVEMENT LEGEND:

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| ASPHALT PAVEMENT |
| REINFORCED CONCRETE PAVEMENT |
| CONCRETE WALKS |



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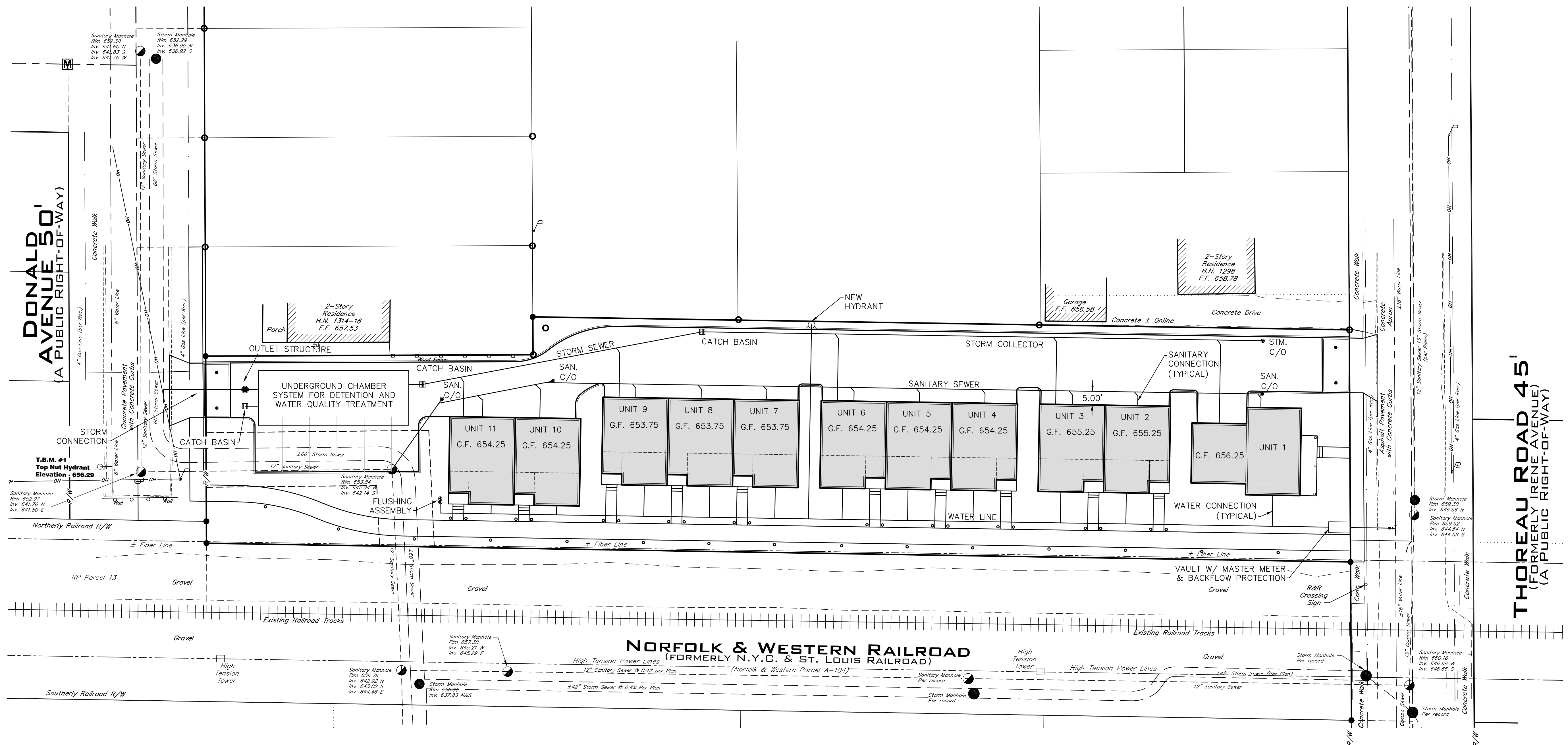
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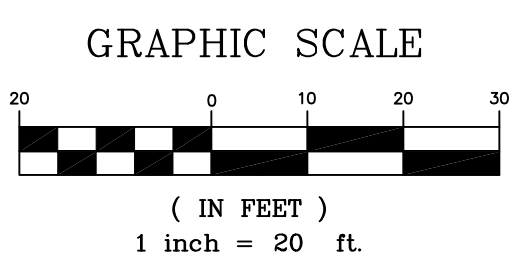
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LEGEND

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| <ul style="list-style-type: none"> ▣ = Monument Box Found ○ = Iron Pin or Pipe Found ● = 5/8" Iron Pin Set and Capped Riverstone Company Dudley PS6747 + = P.K. Nail ⊙ = Gas Meter △ = Gas Valve ⊕ = Utility Pole ⊖ = Light Pole ⊗ = Guy Anchor & Line ⊠ = Telephone Box ⊡ = Electric Box ⊢ = Cable Box ○ = Bollard | <ul style="list-style-type: none"> ○ = Spot Elevation Tag ⊕ = Hydrant ⊖ = Water Service Valve ⊗ = Water Valve ⊘ = Water Meter ⊙ = Reducer ⊚ = Storm Manhole ⊛ = Sanitary Manhole ⊜ = Curb Inlet ⊝ = Catch Basin ⊞ = Round Curb Inlet ⊟ = Cleanout/Test Tee | <ul style="list-style-type: none"> Ex. Parcel line Original Sublot Line Original Lot Line Centerline Property Line Right-of-way Line Easement Line Railroad Tracks Electric Line Gas Line Sanitary/Combination Sewer Storm Sewer Waterline Fence Line (Wooden) Fence Line (Chain-Link) Guardrail | <ul style="list-style-type: none"> Ac. Acres Adj. Adjacent Asp. Asphalt B.F. Basement Floor Calc./C. Calculated CB Catch Basin C.C.M.R. Cuyahoga County Map Records Centerline C.L.F. Chain-link Fence Clr. Clears Conc. Concrete Conn. Connection D.H. Drill Hole D.I.W.M. Ductile Iron Water Main Elec. Electric Encr. Encroaches Ex. Existing F.F. Finished Floor | <ul style="list-style-type: none"> L.C.A. Limited Common Area Meas./M. Measured MH Manhole Obs. Observed Pg. Page P.P.N. Permanent Parcel Number ℙ Property Line Rec./R. Record R/W Right-of-way San. Sanitary S.F. Square Feet S/L Sublot Stm. Storm T.B.M. Temporary Bench Mark TBR To Be Removed Tele. Telephone T.F. Top Footer Vol. Volume Wat. Water |
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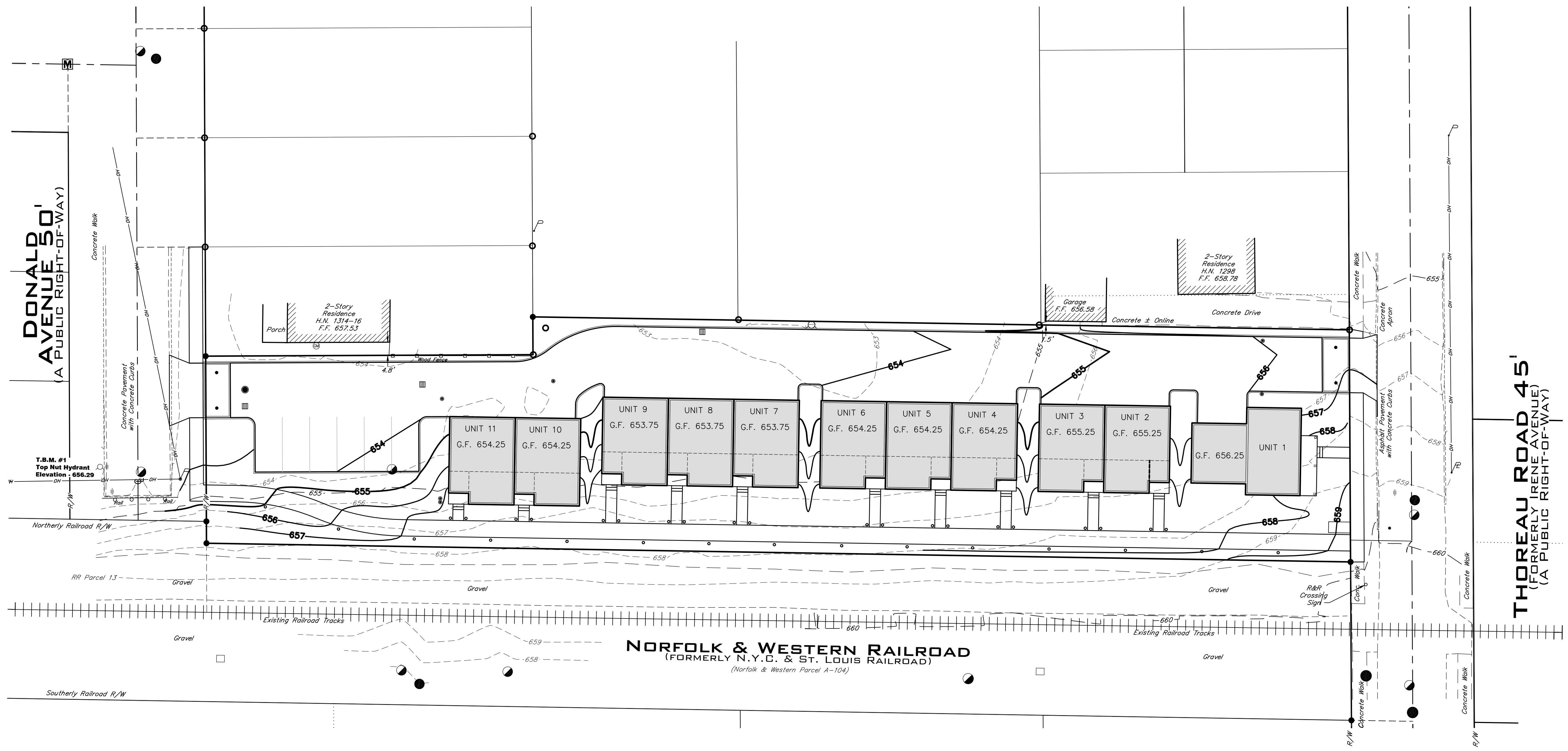
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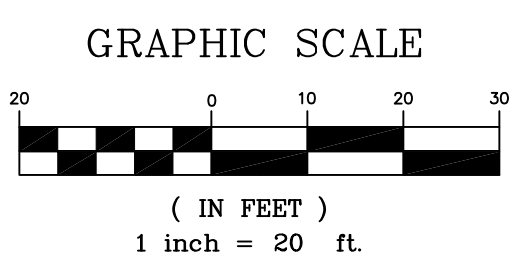
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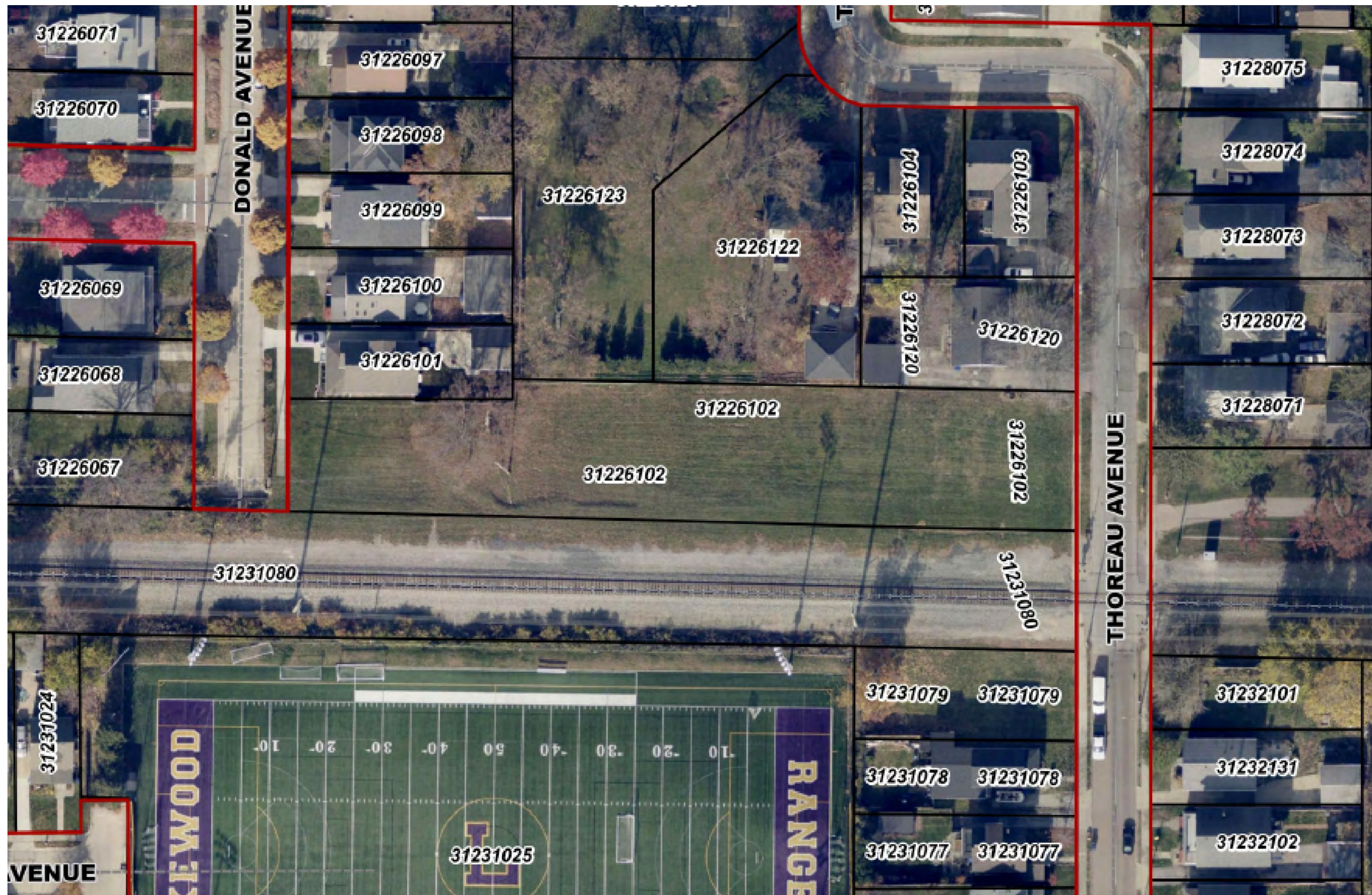
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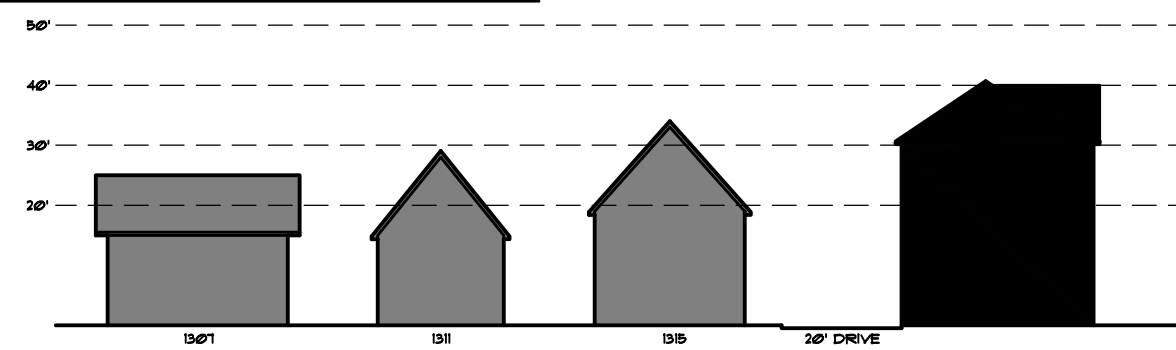
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N.T.S.



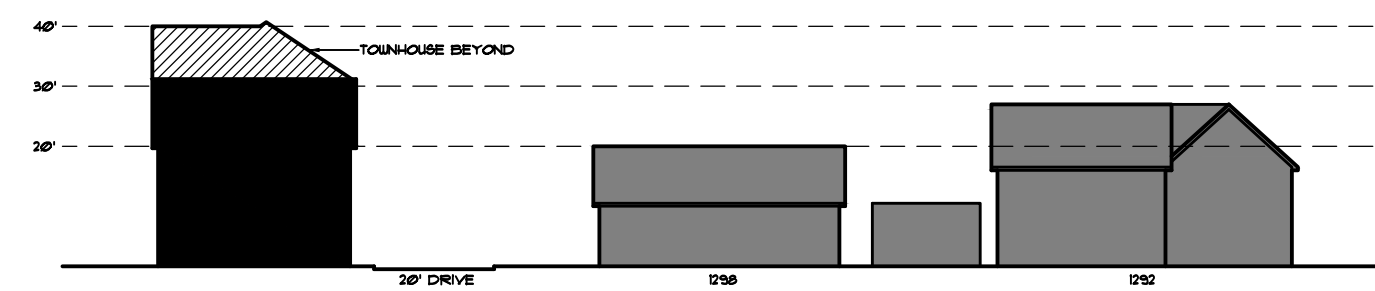
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N.T.S.



THOREAU TO SOUTH

N.T.S.



CONTEXT ELEVATIONS - THOREAU AVENUE

N.T.S.



THOREAU FROM NORTH

N.T.S.



VIEW TO WEST

N.T.S.



THOREAU TO NORTH

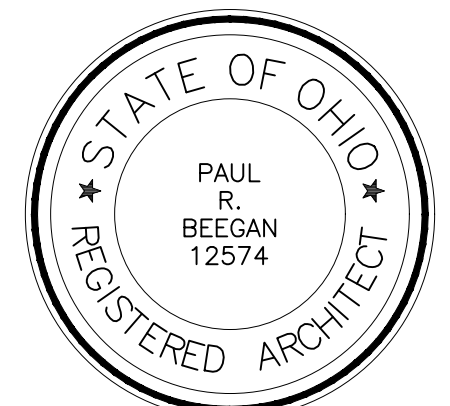
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ACROSS THOREAU

N.T.S.

| ISSUE | DATE | DESCRIPTION |
|-------|----------|-----------------------|
| 1 | 07.18.24 | abr & planning review |
| 2 | 08.07.24 | abr revisions |
| 3 | 09.18.24 | abr & planning reievw |



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

BEEGAN
ARCHITECTURAL DESIGN

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LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

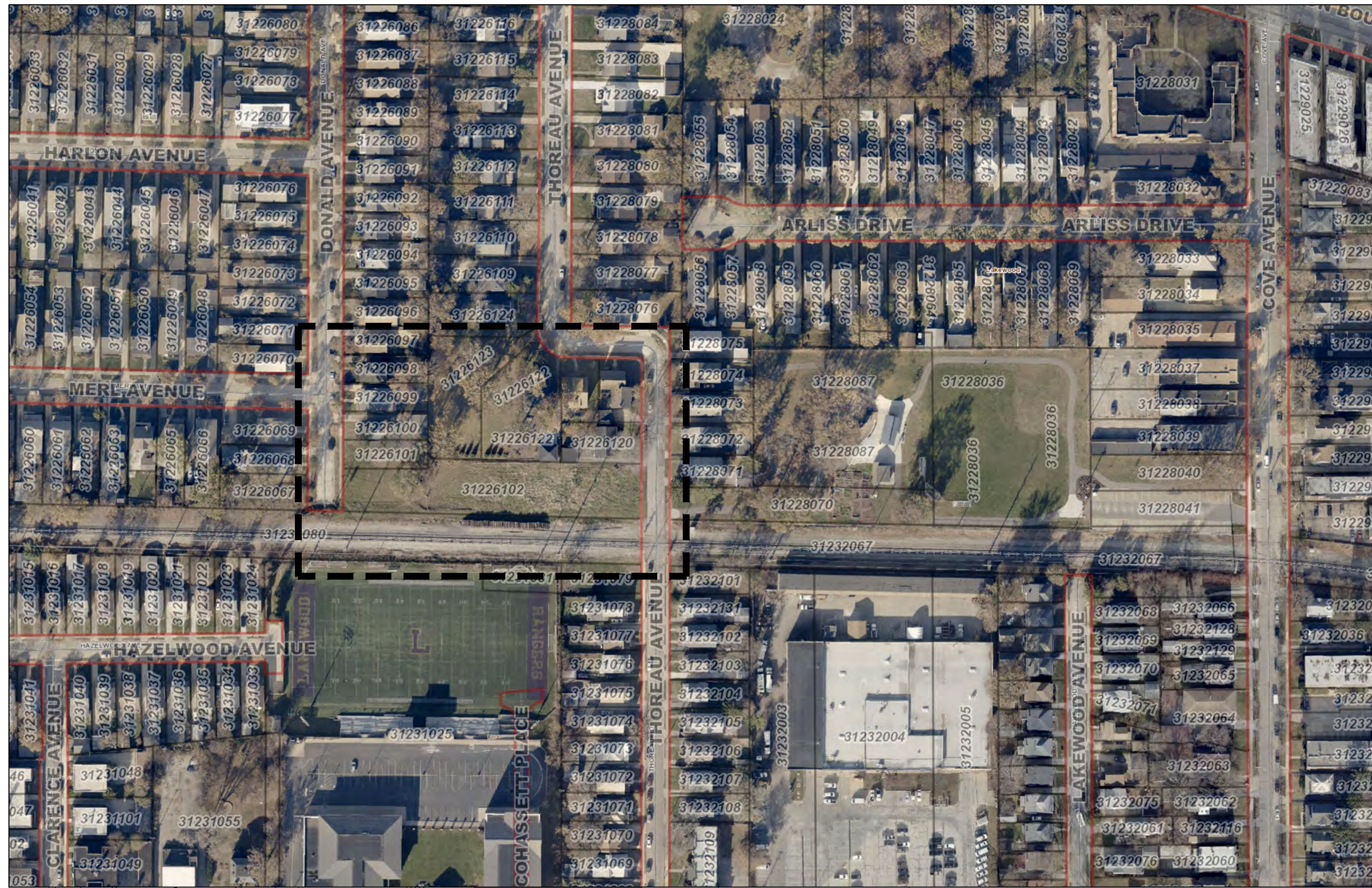
project no. 23-075

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**Donald & Thoreau
Development**

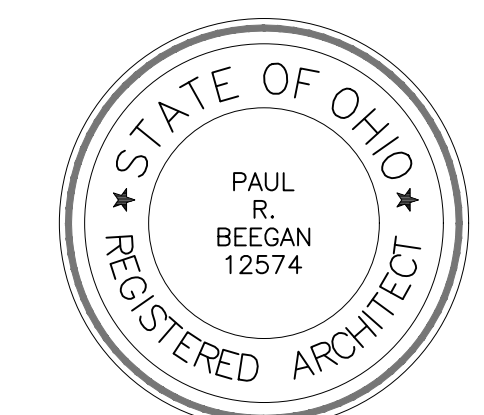
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lakewood, oh 44107

Site Context

A0



| ISSUE | DATE | DESCRIPTION |
|-------|----------|-----------------------|
| 1 | 05.20.24 | schematic design |
| 2 | 07.18.24 | abr & planning review |
| 3 | 08.07.24 | abr revisions |
| 4 | 09.18.24 | abr & planning review |



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Architectural Site Plan

A1



SKY PENCIL HOLLY



BLUE ARROW JUNIPER



LIMELIGHT HYDRANGEA

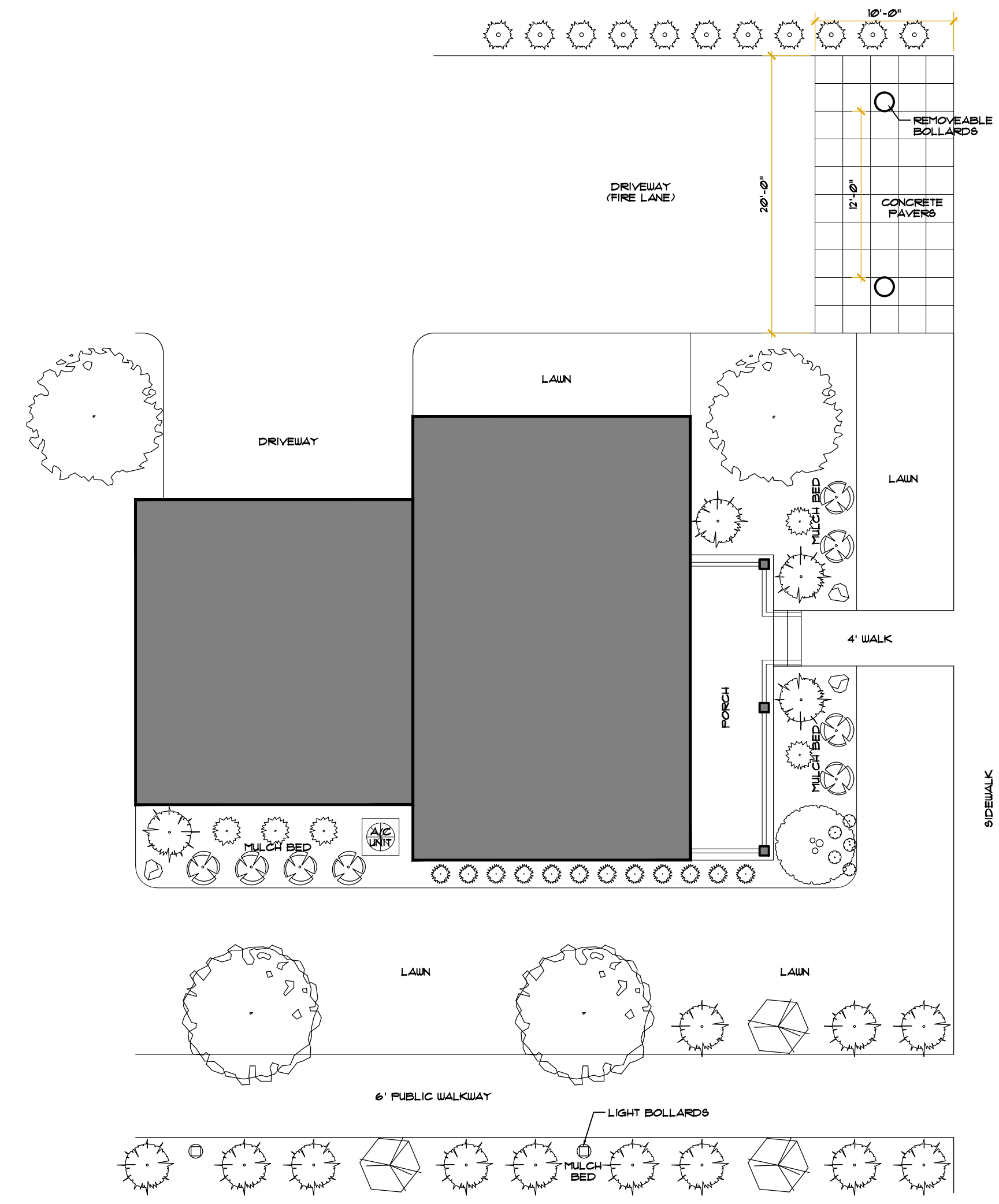


BOLLARDS

| LANDSCAPE TREE LEGEND | | | | |
|-----------------------|-------------------------|------------|----------------------------------|---------|
| SYMBOL | COMMON NAME | SIZE | BOTANICAL NAME | SPACING |
| | TRIDENT MAPLE | 25 GAL. | ACER BUERGERIANUM | 20' |
| | REDBUD | 25 GAL. | CERCIS CANADENSIS | 20' |
| | ROYAL PURPLE SMOKE TREE | MULTI-STEM | COTINUS COGGYGRIA 'ROYAL PURPLE' | 6'-8' |

| LANDSCAPE PLAN LEGEND | | | | |
|-----------------------|----------------------|--------|--|---------|
| SYMBOL | COMMON NAME | SIZE | BOTANICAL NAME | SPACING |
| | BLUE ARROW JUNIPER | 6' HT. | JUNIPERUS SCOPULORUM 'BLUE ARROW' | 4' |
| | DOUBLE KNOCKOUT ROSE | 5 GAL. | ROSA 'RADTKO' | 2' |
| | WINTER GEM BOXWOOD | 5 GAL. | BUXUS MICROPHYLLA VAR. JAPONICA WINTER GEM | 18" |
| | DWARF FOUNTAIN GRASS | 5 GAL. | PENNISETUM ALOPECUROIDES 'WAMELI' | 3'-4' |
| | SKY PENCIL HOLLY | 4' HT. | ILLEX CRENATA 'SKY PENCIL' | 3' |
| | LIMELIGHT HYDRANGEA | 3 GAL. | HYDRANGEA PANICULATA 'LIMELIGHT' | 4' |
| | ENGLISH LAVENDER | 1 GAL. | LAVANDULA ANGLUSTROLIA | 24" |

NOTE:
SEE FULL SITE PLAN FOR ADDITIONAL
LANDSCAPE DESIGN ELEMENTS.



DETAILED LANDSCAPE PLANS

1/8" = 1'-0"

1
A3/A3

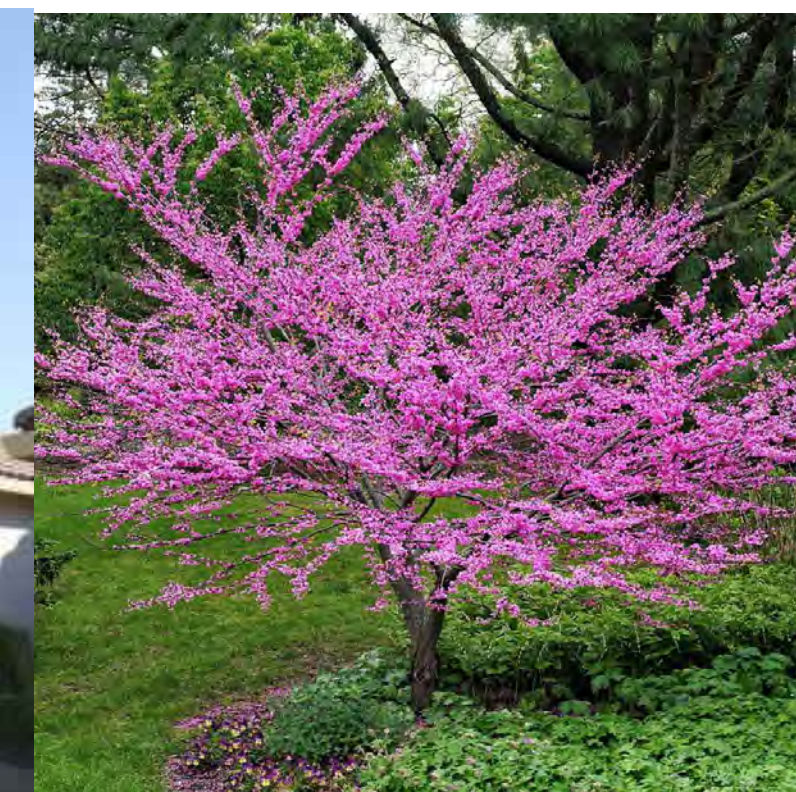
0 8' 16'
GRAPHIC SCALE (FEET)



TRIDENT MAPLE - FALL



TRIDENT MAPLE - SUMMER



REDBUD



ROYAL PURPLE SMOKE TREE



WINTER GEM BOXWOOD

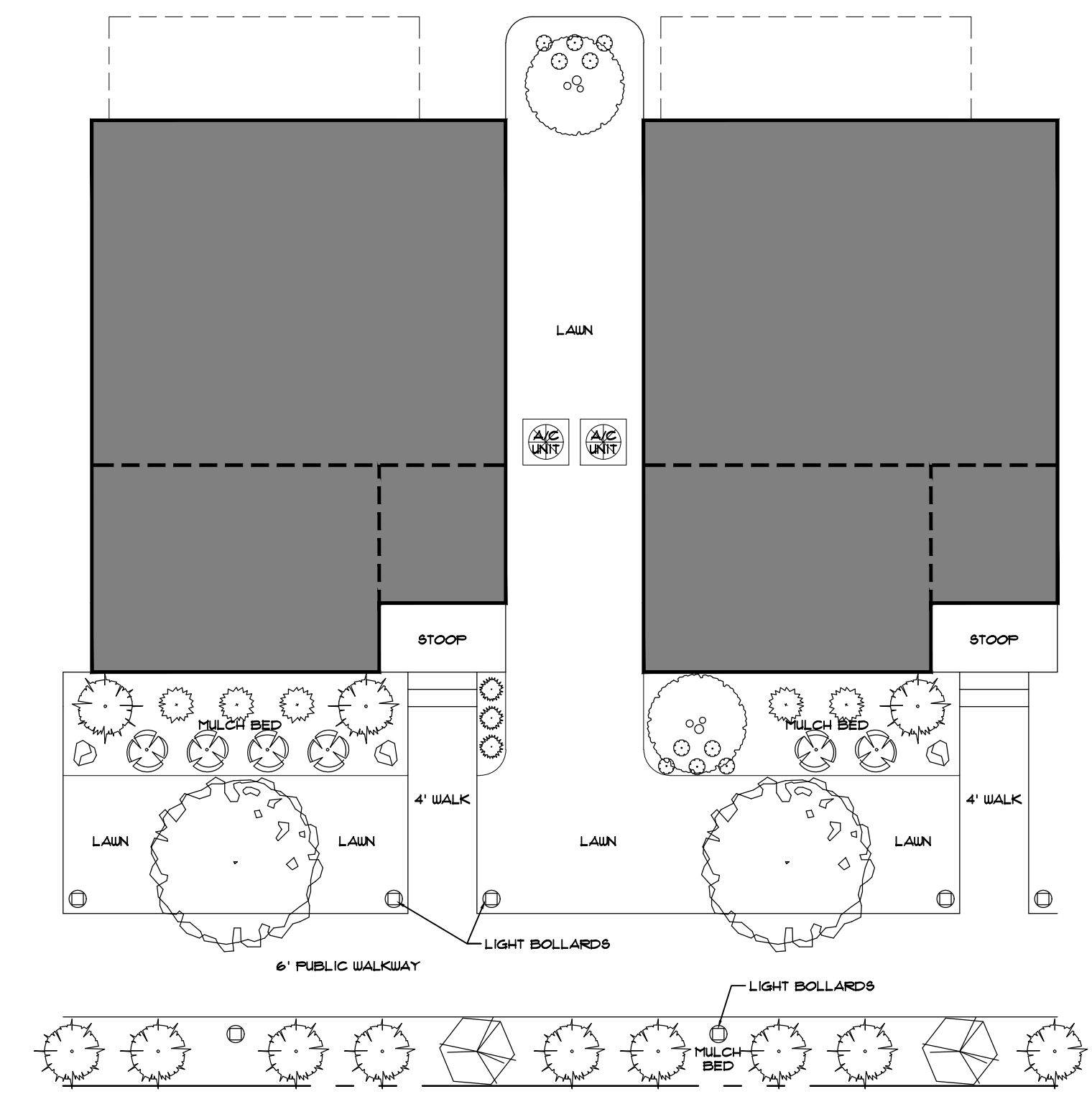


DOUBLE KNOCKOUT ROSE



ENGLISH LAVENDER

DWARF FOUNTAIN GRASS



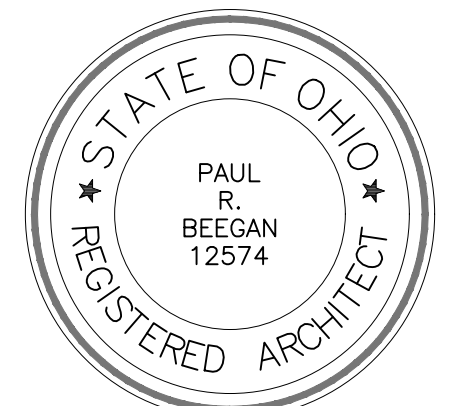
DETAILED LANDSCAPE PLANS

1/8" = 1'-0"

2
A3/A3

0 8' 16'
GRAPHIC SCALE (FEET)

| ISSUE | DATE | DESCRIPTION |
|-------|----------|-----------------------|
| 1 | 09.18.24 | abr & planning review |



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

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project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Architectural Site Plan

A3

| ISSUE | DATE | DESCRIPTION |
|-------|----------|-----------------------|
| 1 | 05.20.24 | schematic design |
| 2 | 07.18.24 | abr & planning review |
| 3 | 09.18.24 | abr & planning review |



VIEW AT EAST END
N.T.S.



VIEW TO WEST
N.T.S.



VIEW AT WEST END
N.T.S.



VIEW TO EAST
N.T.S.



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Development**

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Townhouses
Project Renderings

A4



VIEW ACROSS CENTER

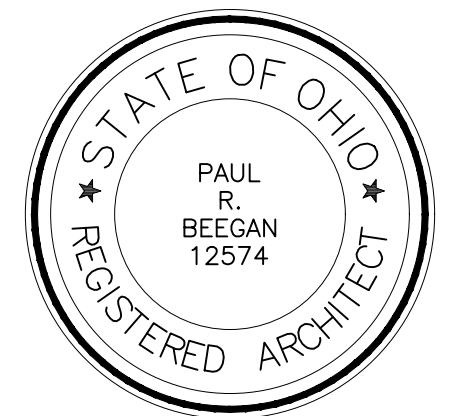
N.T.S.



VIEW ACROSS BACK CENTER

N.T.S.

| ISSUE | DATE | DESCRIPTION |
|-------|----------|-----------------------|
| 1 | 05.20.24 | schematic design |
| 2 | 07.18.24 | abr & planning review |
| 3 | 09.18.24 | abr & planning review |



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**Donald & Thoreau
Development**

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lakewood, oh 44107

Townhouses
Project Renderings

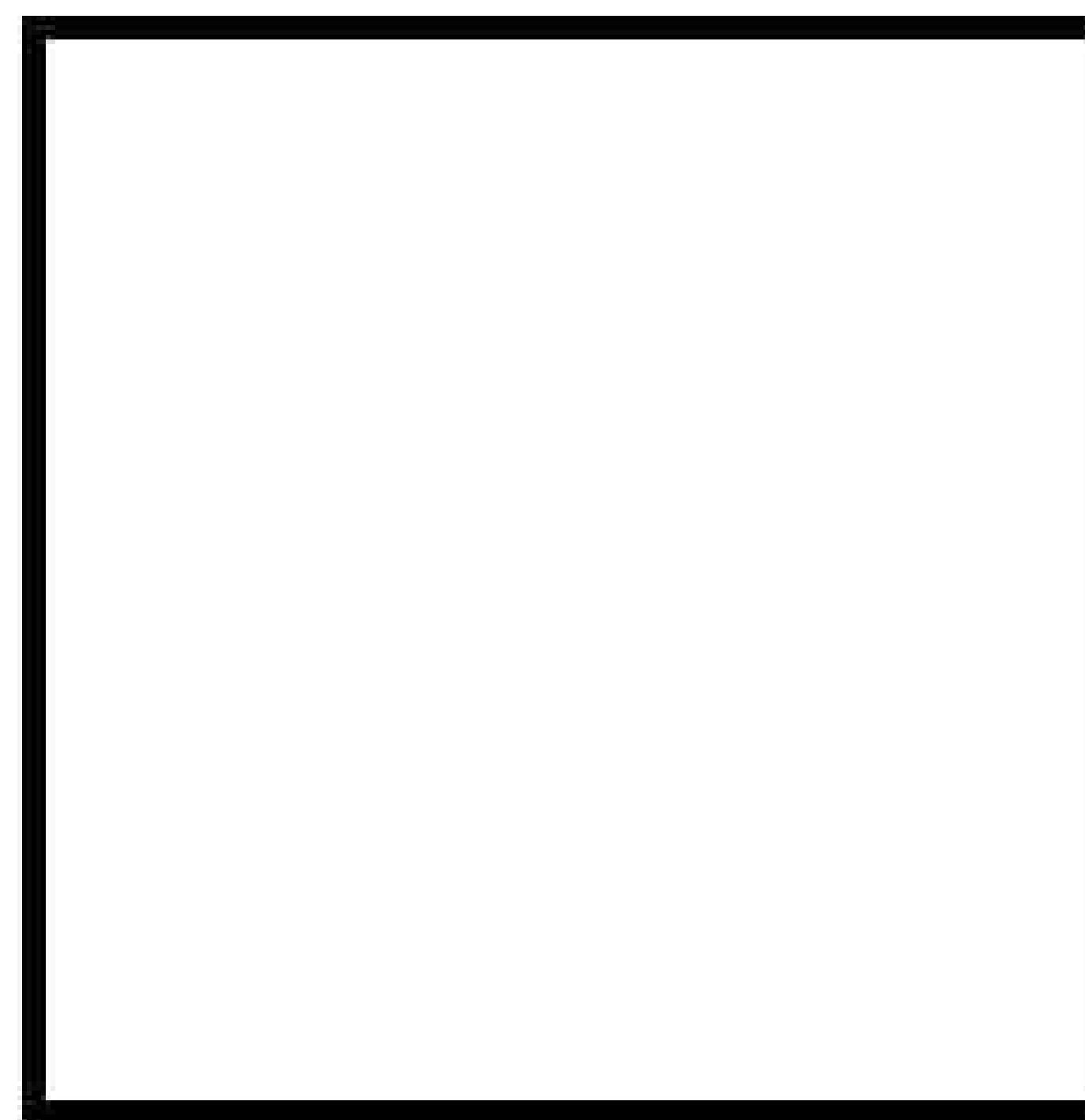
A5



VINYL SIDING



BOARD AND BATTEN



TRIM AND GARAGE DOOR

COMBINATION A

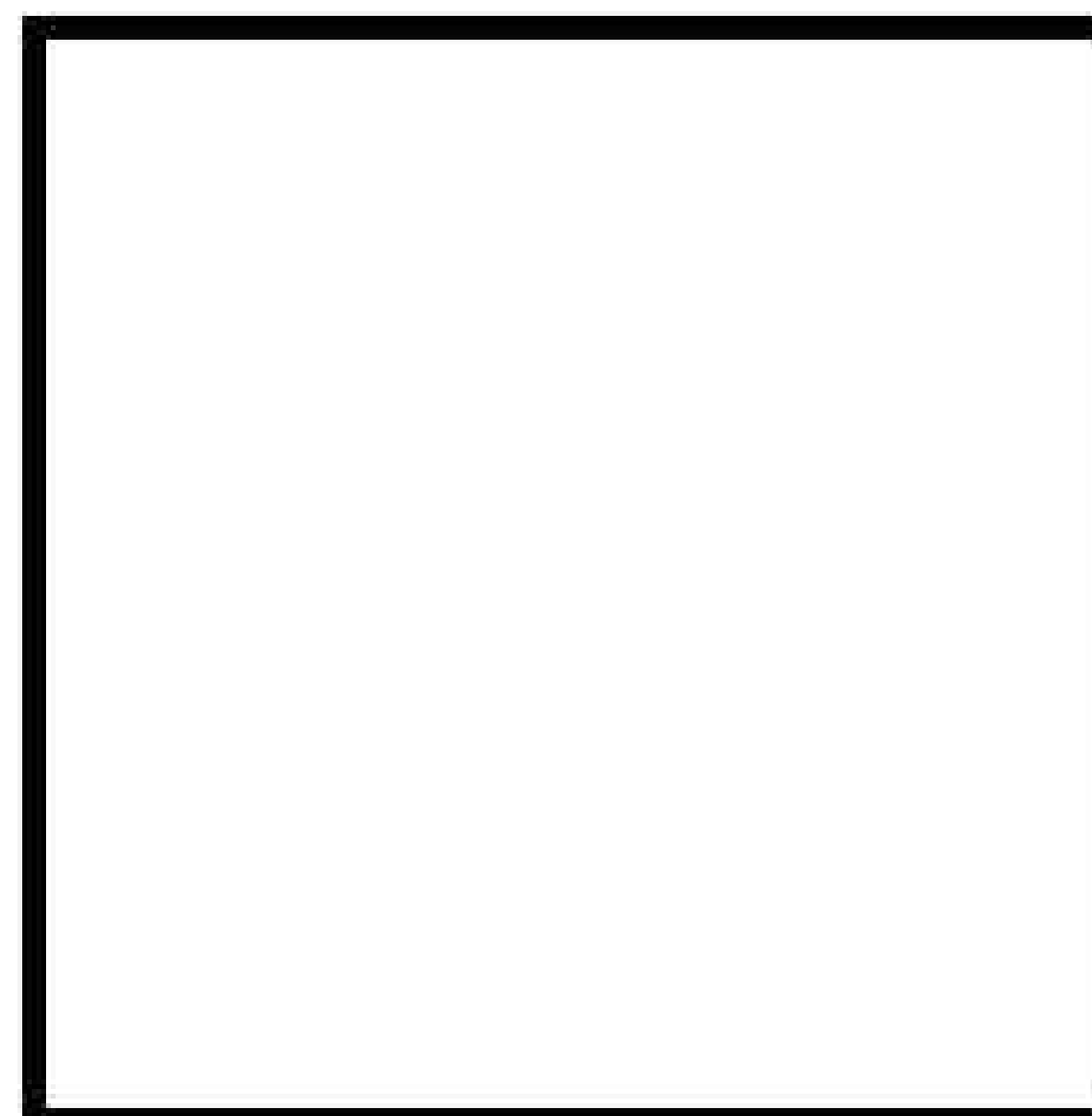
N.T.S.



VINYL SIDING



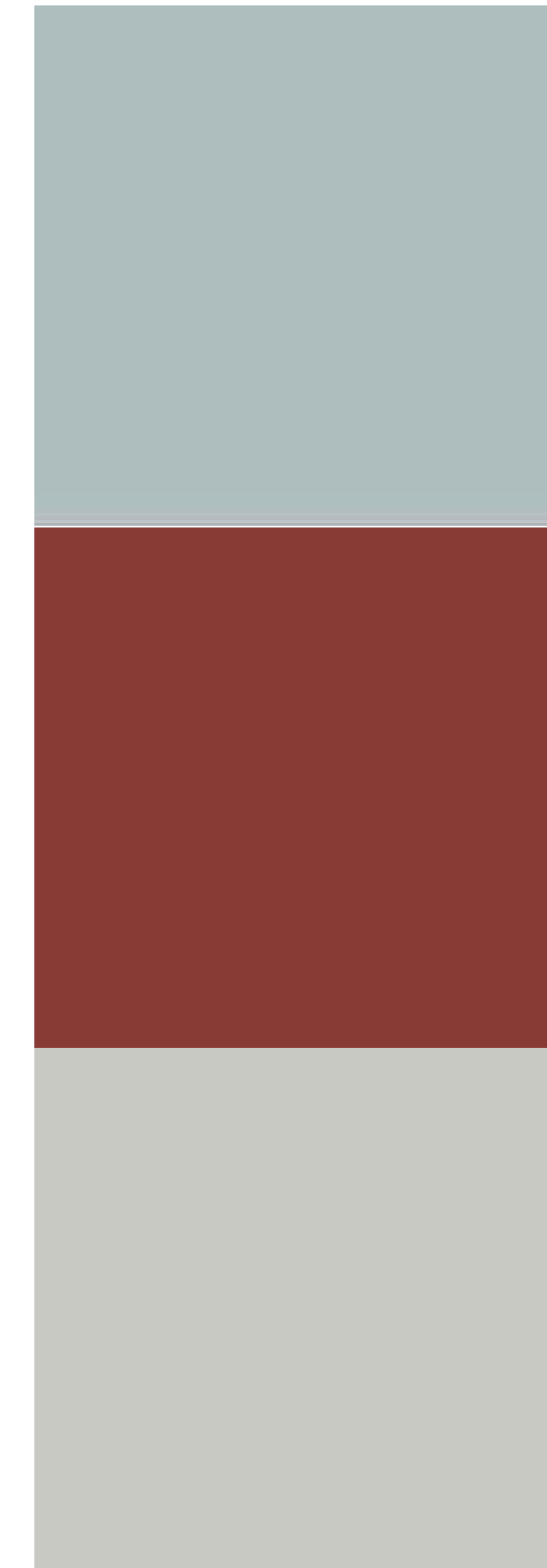
BOARD AND BATTEN



TRIM AND GARAGE DOOR

COMBINATION B

N.T.S.

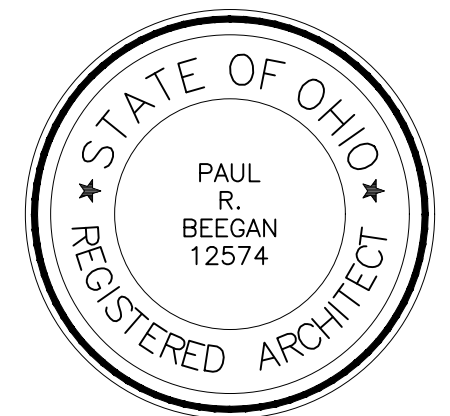


FRONT DOOR



FRONT AND BACK DOOR SCONCE

| ISSUE | DATE | DESCRIPTION |
|-------|----------|-----------------------|
| 1 | 08.07.24 | abr revisions |
| 2 | 09.18.24 | abr & planning review |



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Development**

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lakewood, oh 44107

Exterior Finishes

A6

| ISSUE | DATE | DESCRIPTION |
|-------|----------|-----------------------|
| 1 | 05.20.24 | schematic design |
| 2 | 07.18.24 | abr & planning review |
| 3 | 08.07.24 | abr revisions |
| 4 | 09.18.24 | abr & planning review |



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

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

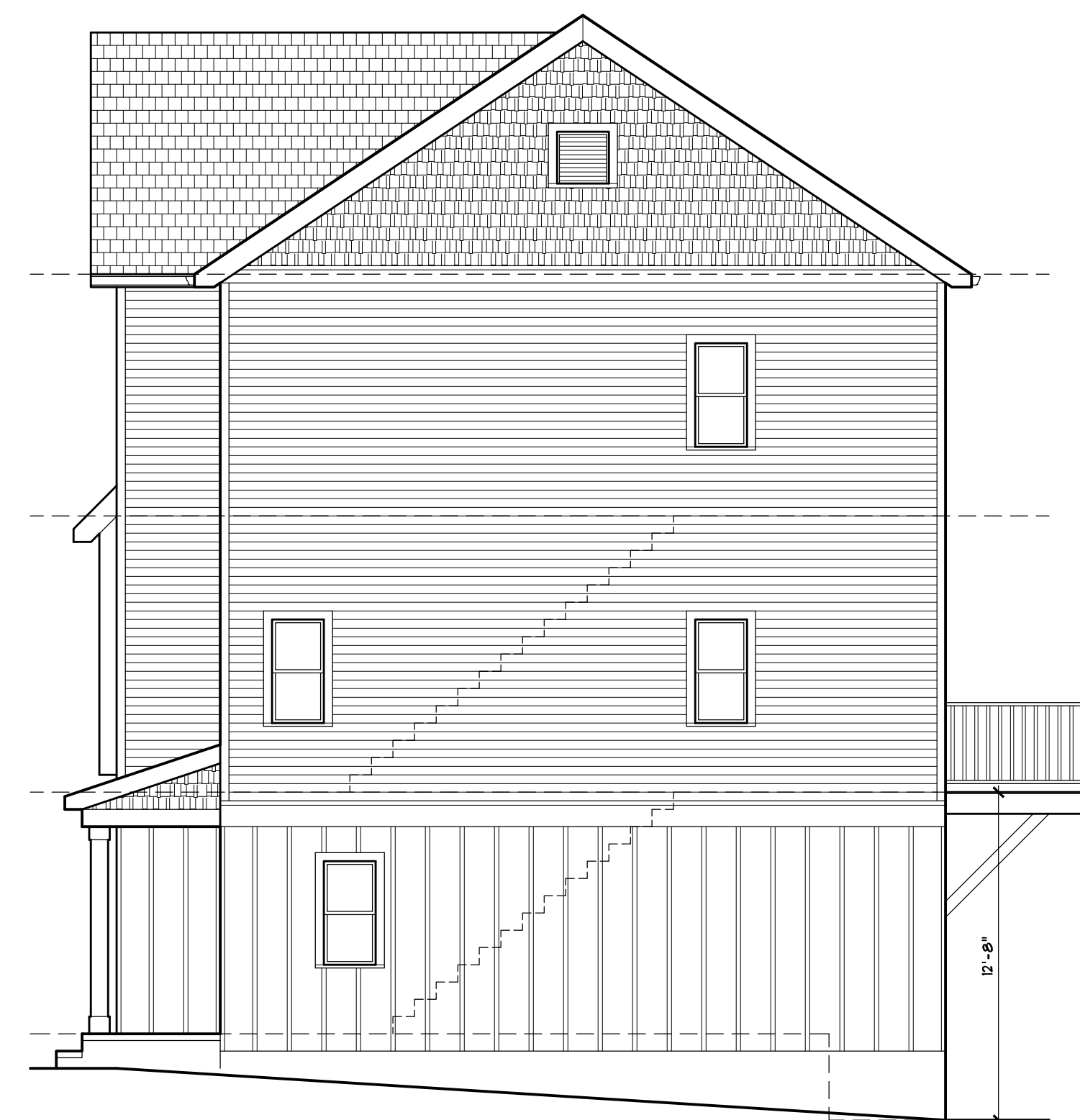


FRONT ELEVATION
1/4" = 1'-0"
A

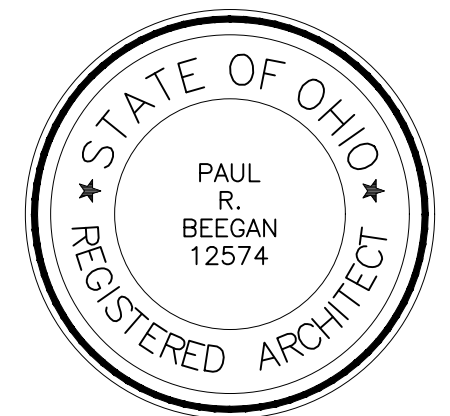


REAR ELEVATION
1/4" = 1'-0"
C

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



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



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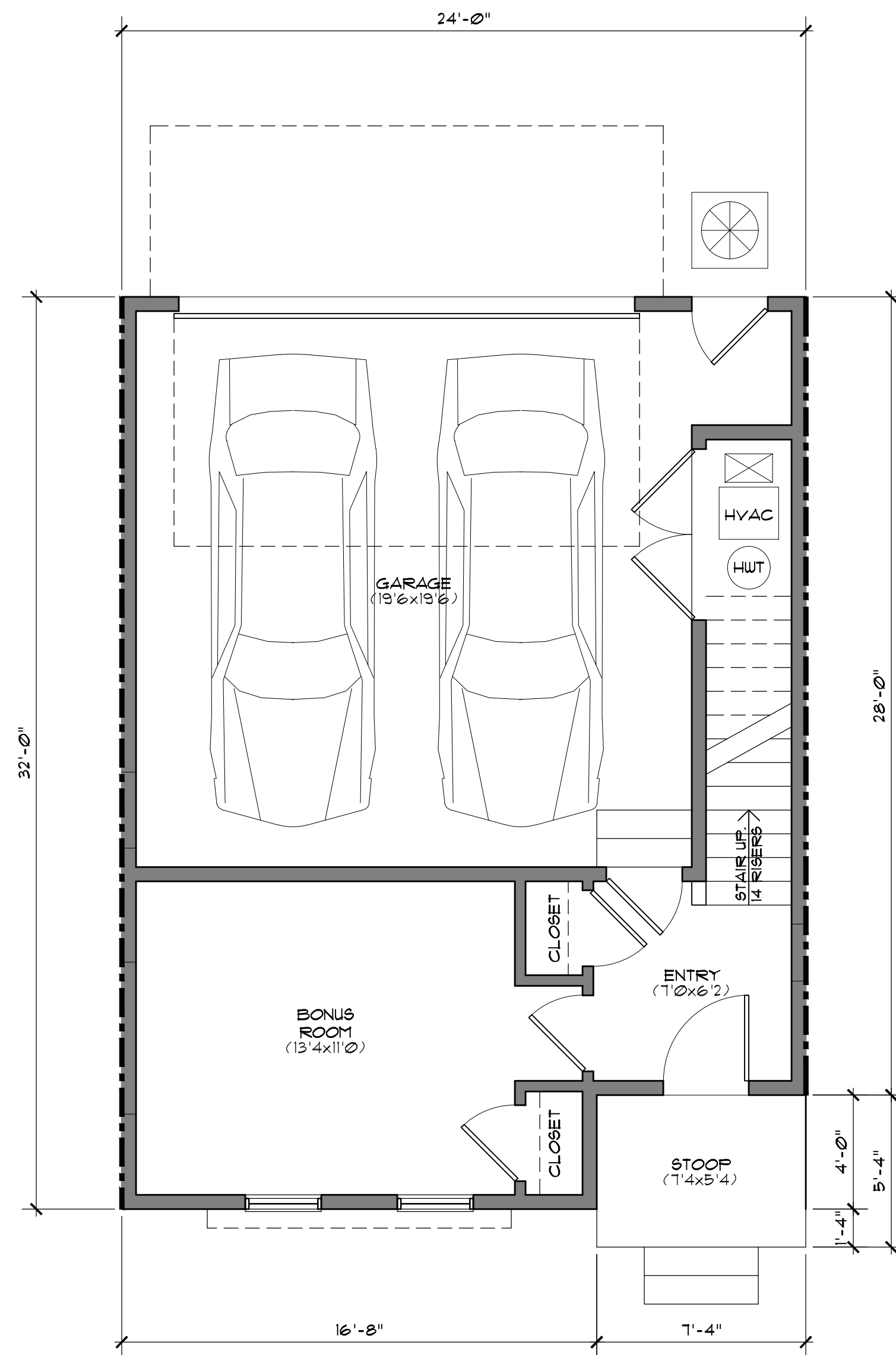
Hilane Realty
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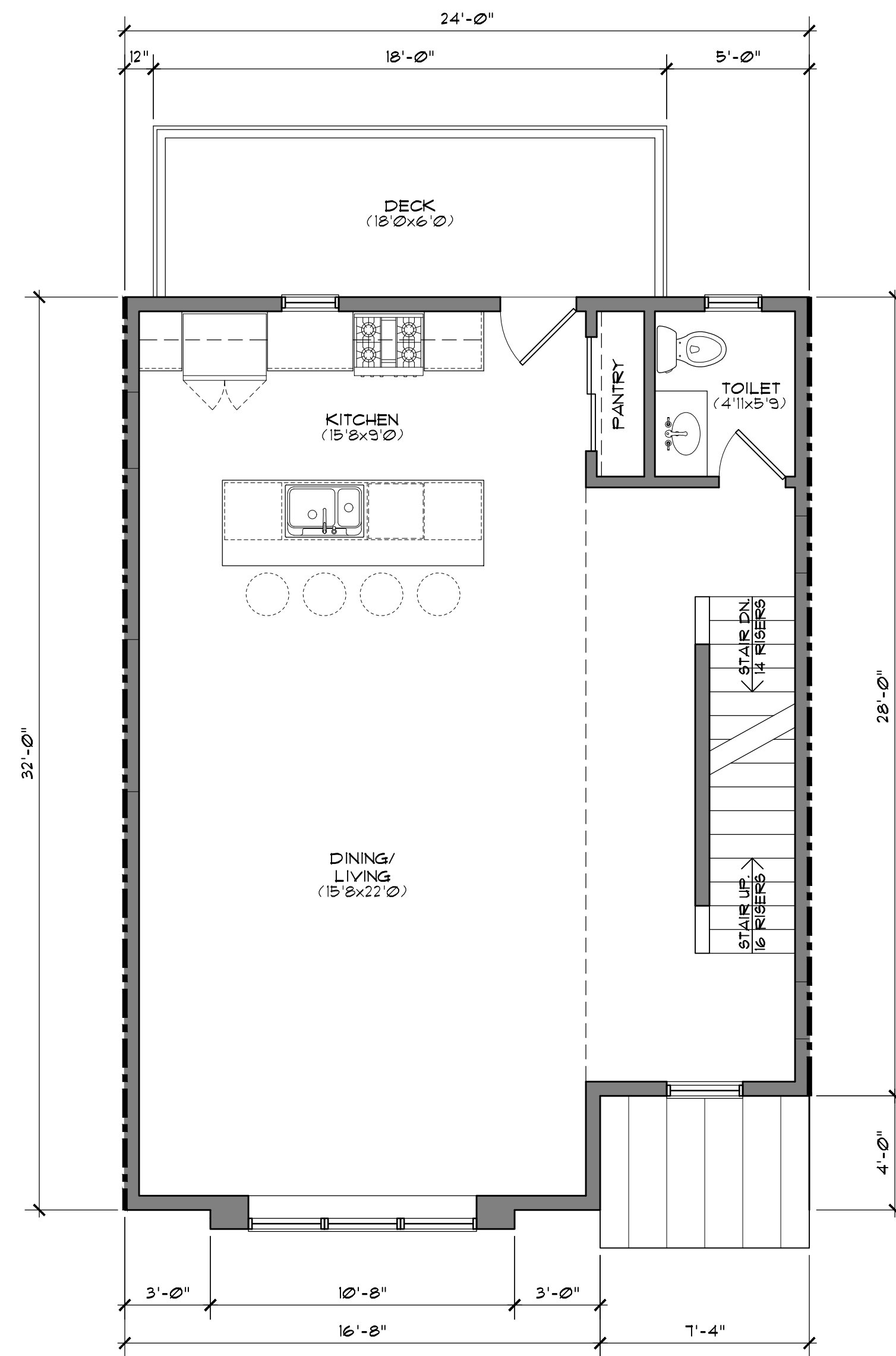
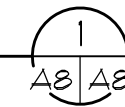
Townhouses
Exterior Elevations



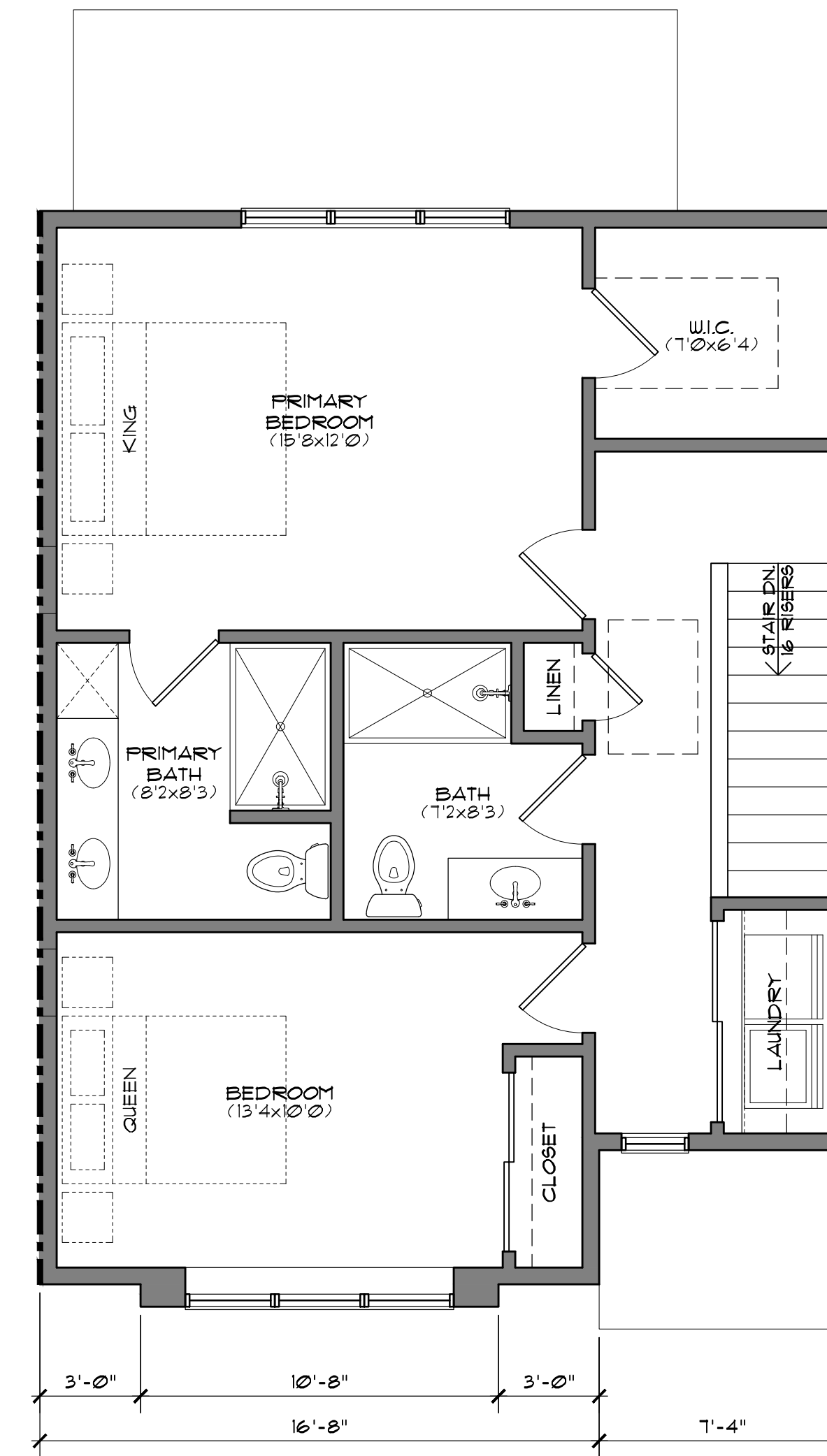
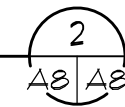
| ISSUE | DATE | DESCRIPTION |
|-------|----------|-----------------------|
| 1 | 05.20.24 | schematic design |
| 2 | 07.18.24 | abr & planning review |
| 3 | 09.18.24 | abr & planning review |



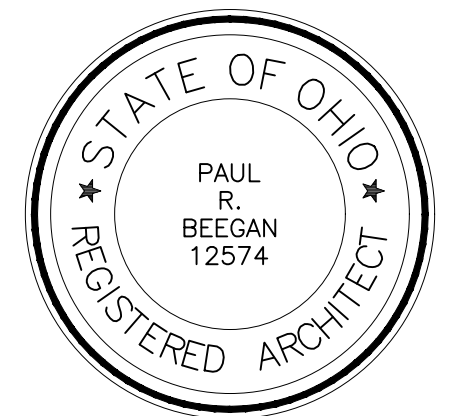
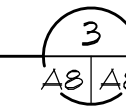
UNITS 7-10 AREA SUMMARY:
1ST FLOOR 259 GSF / 224 NSF
1ST FLOOR PLAN
1/4" = 1'-0"



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



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



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project no. 23-075

Hilane Realty
**Donald & Thoreau
Development**

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lakewood, oh 44107

Townhouses
Floor Plans

A8

| ISSUE | DATE | DESCRIPTION |
|-------|----------|-----------------------|
| 1 | 05.20.24 | schematic design |
| 2 | 07.18.24 | abr & planning review |
| 3 | 09.18.24 | abr & planning review |



FRONT ELEVATION
1/4" = 1'-0"
A
A9|A8

- TOP OF ROOF
ELEV. 31'-2"
- MEDIAN ROOF
ELEV. 25'-8"
- ROOF EAVE
ELEV. 20'-2"
- 2ND FLOOR
ELEV. 12'-0"
- 1ST FLOOR
ELEV. 2'-8"
- GRADE
ELEV. 0'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"
B
A9|A8

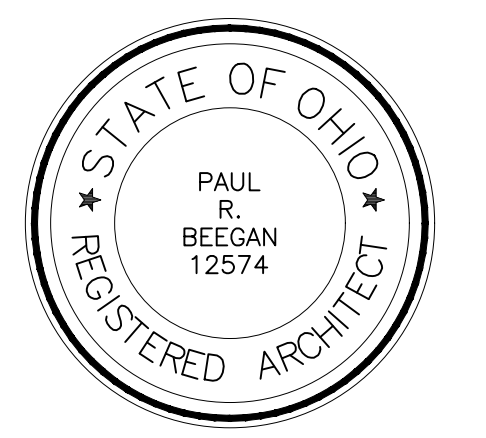


LEFT SIDE ELEVATION
1/4" = 1'-0"
C
A9|A8

- TOP OF ROOF
ELEV. 31'-2"
- MEDIAN ROOF
ELEV. 25'-8"
- ROOF EAVE
ELEV. 20'-2"
- 2ND FLOOR
ELEV. 12'-0"
- 1ST FLOOR
ELEV. 2'-8"
- GRADE
ELEV. 0'-0"



REAR ELEVATION
1/4" = 1'-0"
D
A9|A8



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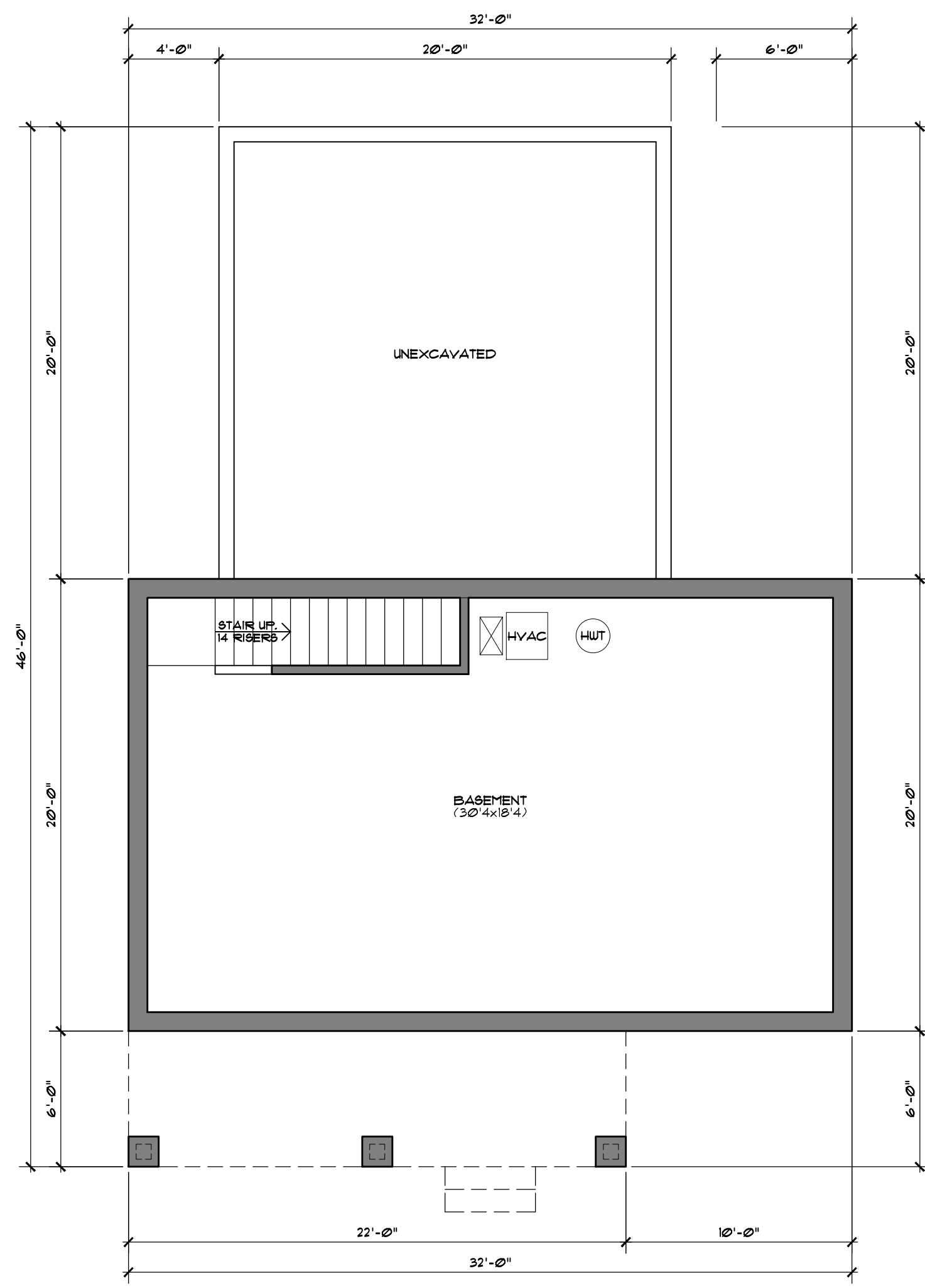
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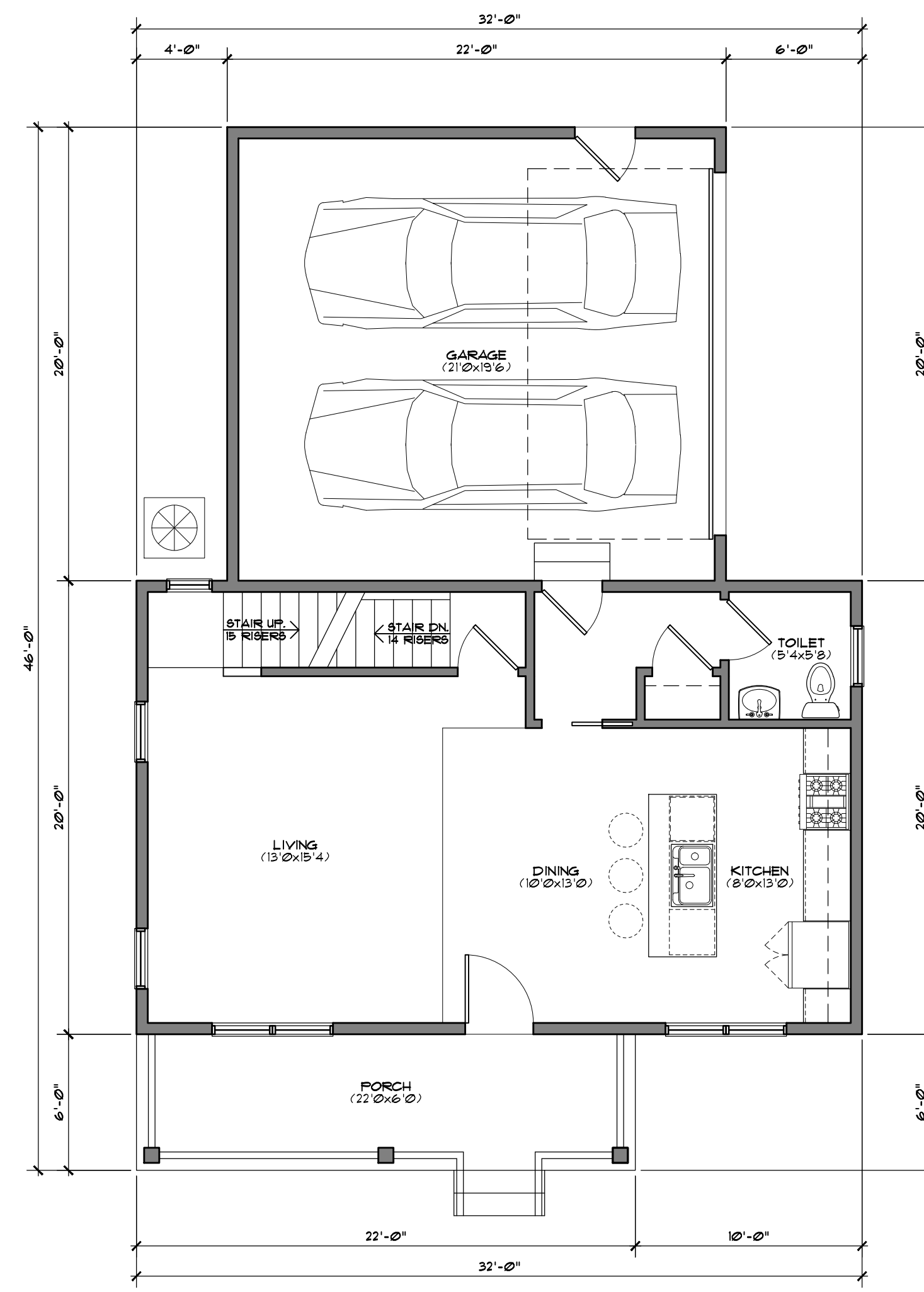
Single-Family House East
Exterior Elevations

A9

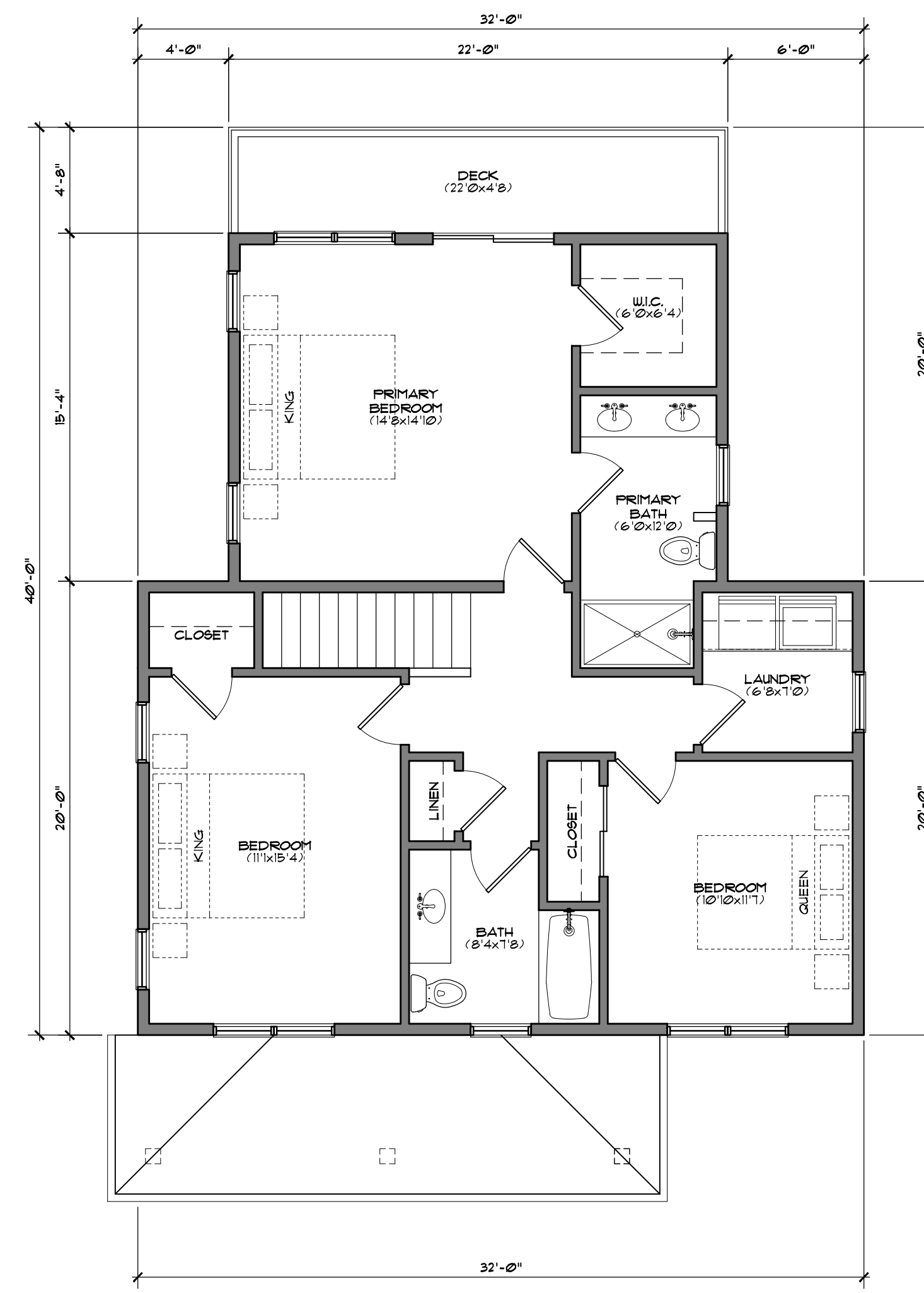
| ISSUE | DATE | DESCRIPTION |
|-------|----------|-----------------------|
| 1 | 05.20.24 | schematic design |
| 2 | 07.18.24 | abr & planning review |
| 3 | 09.18.24 | abr & planning review |



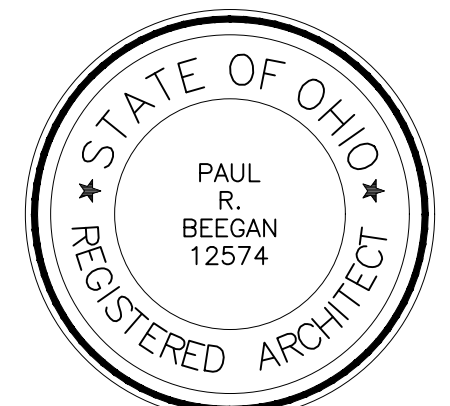
AREA SUMMARY:
BASEMENT 446 NSF
BASEMENT PLAN
1/4" = 1'-0"



AREA SUMMARY:
1ST FLOOR 640 GSF / 589 NSF
GARAGE 440 GSF
1ST FLOOR PLAN
1/4" = 1'-0"



AREA SUMMARY:
2ND FLOOR 811 GSF / 911 NSF
2ND FLOOR PLAN
1/4" = 1'-0"



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Single-Family House
Floor Plans

A10