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

PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
EAST CONFERENCE ROOM
NOVEMBER 7, 2024
4:00 P.M.

REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
NOVEMBER 14, 2024
5:30 P.M.

1. **ROLL CALL**
2. **APPROVE THE MINUTES OF THE OCTOBER 10, 2024 MEETING**
3. **OPENING REMARKS**

OLD BUSINESS

SIGN REVIEW

4. **Docket No. 10-87-24** — **14587 Madison Ave.**
VCA Lakewood Animal Hospital

( ) Approve
( ) Deny
( ) Defer

Ambyr Shannon
Sign Vision Co.
1021 Claycraft Rd.
Gahanna, OH 43230

Applicant proposes reface and retrofit of existing monument sign, replacement/re-skinning of existing awning, and replacement of two non-illuminated reverse pan signs. (Page 5)

ARCHITECTURAL BOARD OF REVIEW

5. **Docket No. 10-96-24** **(R)** **892 Beach Rd. (Rear)**

( ) Approve
( ) Deny
( ) Defer

Stephen M. Schill
Schill Architecture
1650 Crossing Pkwy., Ste. E
Westlake, OH 44145

Applicant proposes the demolition and construction of a new residence. (Page 22)

6. **Docket No. 10-98-24** **(C)** **Irene & Donald Ave.**
Thoreau & Donald Development

( ) Approve
( ) Deny
( ) Defer

Susan Broadwater
Beegan Architectural Design
15703 Madison Ave.
Lakewood, OH 44107

Applicant proposes final designs for a planned development consisting of ten townhouse units and one single-family house. (Page 39)

NEW BUSINESS

SIGN REVIEW

7. Docket No. 11-99-24

15020 Detroit Ave.
Potbelly Sandwich Works

( ) Approve
( ) Deny
( ) Defer

Tonia Watkins
Watkins Lighting & Sign Mtc, Inc.
300 Karl St.
Berea, OH 44017

Applicant proposes internally illuminated blade signs, internally illuminated wall sign, and updated awnings. (Page 65)

8. Docket No. 11-100-24

18228 Sloane Ave.
HELP Foundation

( ) Approve
( ) Deny
( ) Defer

Ed Gonzales
Fastsigns
2755 Medina Rd.
Medina, OH 44256

Applicant proposes a wall sign. (Page 72)

9. Docket No. 11-101-24

18215 Detroit Ave.
Ab & Flow Pilates Studio

( ) Approve
( ) Deny
( ) Defer

Raymond Doyle
Fastsigns of North Olmsted
24181 Lorain Rd.
North Olmsted, OH 44070

Applicant proposes a non-illuminated wall sign and vinyl door/window graphics. (Page 88)

10. Docket No. 11-102-24

13000 Athens Ave.
The Screw Factory

( ) Approve
( ) Deny
( ) Defer

James Ptacek
Larsen Architects
12815 Detroit Ave.
Lakewood, OH 44107

Applicant proposes a Comprehensive Sign Package. (Page 96)

APPEAL TO THE BOARD OF BUILDING STANDARDS

11. Docket No. 11-103-24 **(R)** **1425 Elmwood Ave.**

( ) Approve
( ) Deny
( ) Defer

RaeLynn Kirk Laboy
1425 Elmwood Ave
Lakewood, OH 44107

Applicant is appealing the issuance of a permit for 1429 Elmwood to enter the property at 1425 Elmwood to perform work on the fence – pursuant to LCO 1311.02. Property is in a C2 - Commercial, Retail District. (Page 113)

ARCHITECTURAL BOARD OF REVIEW

12. Docket No. 11-104-24 **(C)** **16422 Madison Ave.**
Coffee Shop

( ) Approve
( ) Deny
( ) Defer

Adil Altaei
EA Construction Inc.
15118 Lanning Ave.
Lakewood, OH 44107

Applicant proposes clear story front windows. (Page 113)

13. Docket No. 11-105-24 (C) **15320 Detroit Ave.**
Tapster Cleveland

( ) Approve
( ) Deny
( ) Defer

Jordan Kay
Tapster Cleveland
15320 Detroit Ave.
Lakewood, OH 44107

Applicant proposes a shade system on west side of patio. (Page 121)

14. Docket No. 11-106-24 **(R)** **2248 Emily Ave.**

( ) Approve
( ) Deny
( ) Defer

Jaime Fuentes
2248 Emily Ave.
Lakewood, OH 44107

Applicant proposes an uncovered front deck. (Page 124)

15. Docket No. 11-107-24 **(R)** **17866 Lake Rd.**

( ) Approve
( ) Deny
( ) Defer

Kyle Beachy
S. Flynn Design + Build
4693 US 62
Millersburg, OH 44654

Applicant proposes a front porch modification. (Page 142)

16. Docket No. 11-108-24 (R) 12984 Lake Ave.

( ) Approve
( ) Deny
( ) Defer

Kayela Arrotta
12984 Lake Ave.
Lakewood, OH 44107

Applicant proposes a gate/fence, repairs, and modifications to a historic home. (Page 158)

17. Docket No. 11-109-24 (R) 1557 Waterbury Rd.

( ) Approve
( ) Deny
( ) Defer

Joseph Wiseman
1557 Waterbury Rd.
Lakewood, OH 44107

Applicant proposes the relocation of the side front porch steps to the front of the porch (brick stairs with sandstone steps). (Page168)

18. Docket No. 11-110-24 (R) 1616 Grace Ave.

( ) Approve
( ) Deny
( ) Defer

Courtney Smith
1616 Grace Ave.
Lakewood, OH 44107

Applicant proposes restoration of front porch railings to the original home using lap siding in place of balusters. (Page 185)

19. Docket No. 11-111-24 (R) 17892 Clifton Park Ln.

( ) Approve
( ) Deny
( ) Defer

Jill Brandt
Brandt Architecture
19440 Riverwood Ave.
Rocky River, OH 44116

Applicant proposes an addition and renovation to an existing house. (Page 199)

ADJOURN

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

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.: 10-87-24

Permit No.: BBS24-000103

Applicant Name: Ambyr Shannon, Sign Vision Co.

Project Address: 14587 Madison Ave.

Project Name: VCA Lakewood Animal Hospital

Project: Applicant proposes reface and retrofit of existing monument sign, replacement/re-skinning of existing awning, and replacement of two non-illuminated reverse pan signs.

DocuSign Envelope ID: 9F0FCEE6-600E-479B-88D0-9FED2CE1B457

Priscilla Ritchey
Property Manager, Real Estate
Phone: (310) 571-6500
Direct: (310) 571-6395
FAX: (310) 571-6396
Cell: (213) 219-7864
e-mail: priscilla.ritchey@vca.com

May 14, 2024

RCB Estates, LLC
5069 Park Drive
Vermilion, OH 44089

RE: AU4080: VCA Lakewood Animal Hospital – Signage Alteration; 14587 Madison Ave., Lakewood, OH 44107

Good afternoon,

Tenant intends to perform certain signage alterations within the Premises, as detailed in the attached signage plans prepared by Superior Electrical Advertising. Tenant hereby requests Landlord's approval to perform the signage alterations. The work will be built to conform to the requirements of the Lease and the local jurisdiction.

Please feel free to contact me directly if you have any questions or if anything more is needed. You may reach me at (310) 571-6395 or my e-mail address at priscilla.ritchey@vca.com. We are looking forward to commencing the work as soon as reasonably possible. Thank you very much.

Sincerely,

Priscilla Ritchey,
Property Manager, Real Estate

Landlord Consent:

RCB Estates, LLC

By: DocuSigned by: Dr. Robert Barney/kate
13CDF5EBE8B14BA...
Date: 6/12/2024

Docusign Envelope ID: 2B2B3CAD-8595-4F85-8A51-8BAB37369AFF

MAIN (216) 529-6270
FAX (216) 529-5930
building.permits@lakewoodoh.gov

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

Owner Acknowledgement of Property Lines

Date: 8/6/2024

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

Project address: 14587 Madison Ave Lakewood, OH 44107

Owner Name: Dr. Robert Barney

Owner Address: 5069 Park Drive Vermilion, OH 44089

Owner Phone #: 4408301725

Email Address: barneydvm@att.net

Project description: LAH sign

DocuSigned by:
Dr. Robert Barney
13CDF5EBE8B14BA...
Property Owner Signature

vca Lakewood animal hospital

14587 Madison Ave., Lakewood, OH 44107

240230-01

superior electrical advertising

1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867

www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

Scale: **AS NOTED**
T.A.: **3.50**

Design No.:
22-06-8521-03

Reg. No.: **232136**

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)
R02 9/12/24 pl update Sign B Option 1 & 2. release for engineering (4.00)
R03 10/22/24 cv Rev building signs to 55 sq. ft. total; Add rad. curve to top (3.00)

ELECTRIC SIGN

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

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

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SIGN SCHEDULE		
ID	DESCRIPTION	SQ FT
A	MONUMENT SIGN	28.33
B	WALL SIGNS (2)	27.5
C	AWNING SIGN	20.56
D	PARKING SIGNS	3.00

NORTH

0' 10' 20' 40'

1 PLOT PLAN

APPROX. SCALE: 1" = 30'-0"

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90813-1195
Phone: 562.495.3808
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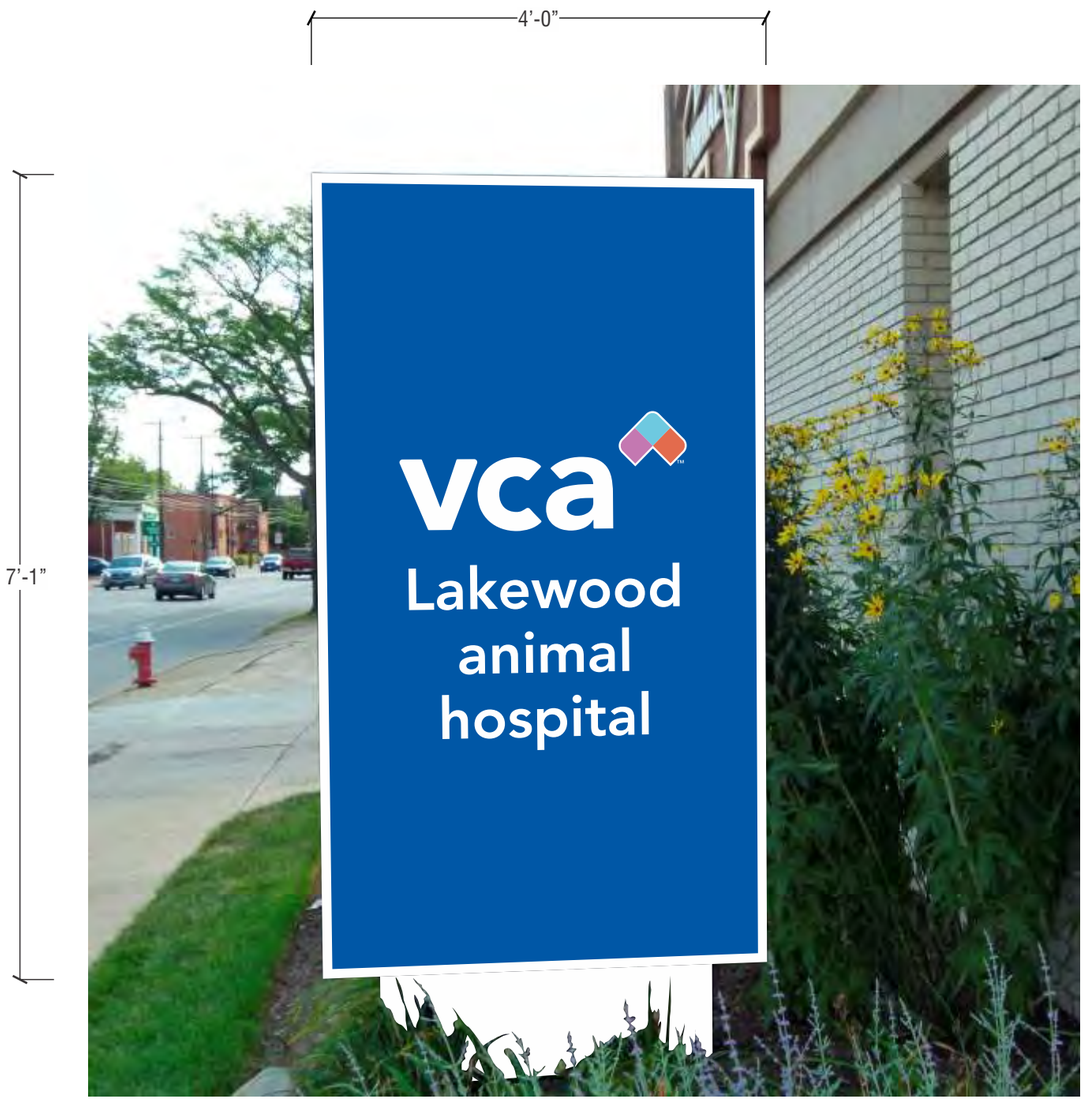
INSTALLATION (SCOPE OF WORK)

1. REMOVE EXISTING MONUMENT SIGN FACES AND REPLACE WITH NEW.
2. PAINT CABINET, RETAINER, & BASE WHITE. RETROFIT TO WHITE LED ILLUMINATION.
3. INSTALL 1/2" DEEP FCO ADDRESS NUMERALS TO STREET END OF MONUMENT.



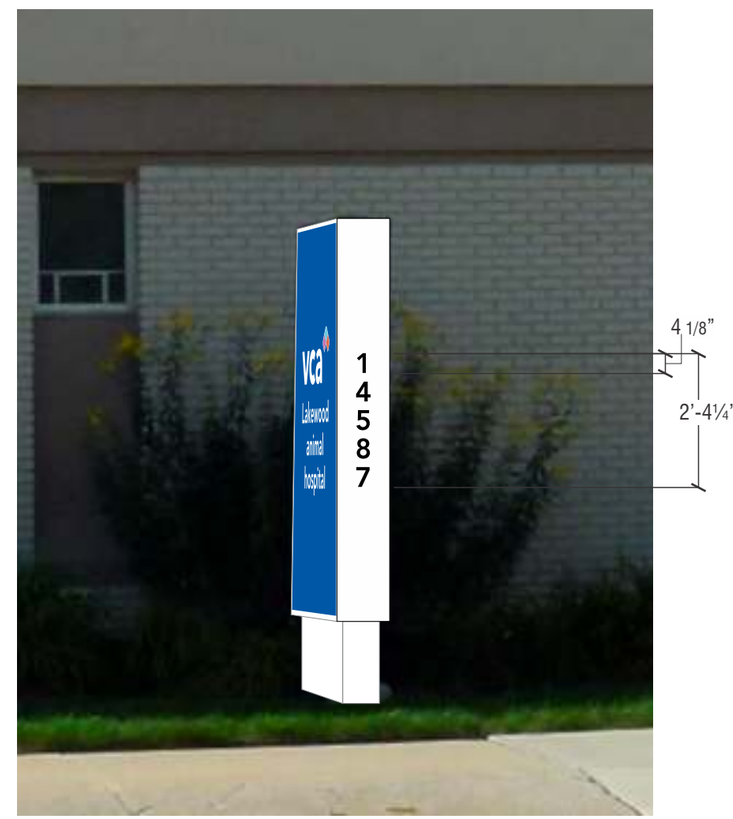
3 PROPOSED REFACE & RETROFIT OF EXISTING DOUBLE-FACED MONUMENT SIGN

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

A

1 EXISTING MONUMENT SIGN

SCALE: NTS



2 PROPOSED MONUMENT SIGN

APPROX. SCALE: 3/8" = 1'-0"

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Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867

www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

Scale: **AS NOTED** T.A.: **3.50**

Design No.: **22-06-8521-03**

Reg. No.: **232136**

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)
R02 9/12/24 pl update Sign B Option 1 & 2. release for engineering (4.00)
R03 10/22/24 cv Rev building signs to 55 sq. ft. total; Add rad. curve to top (3.00)

ELECTRIC SIGN

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

• CONSTRUCTION APPROVALS •

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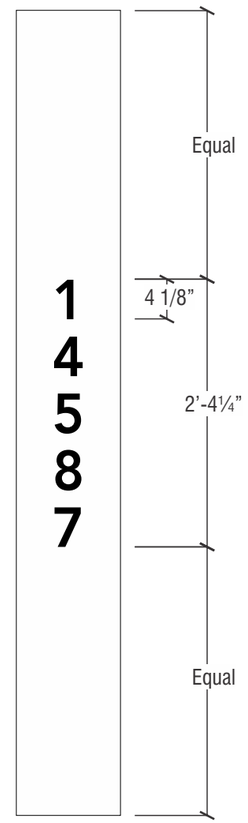
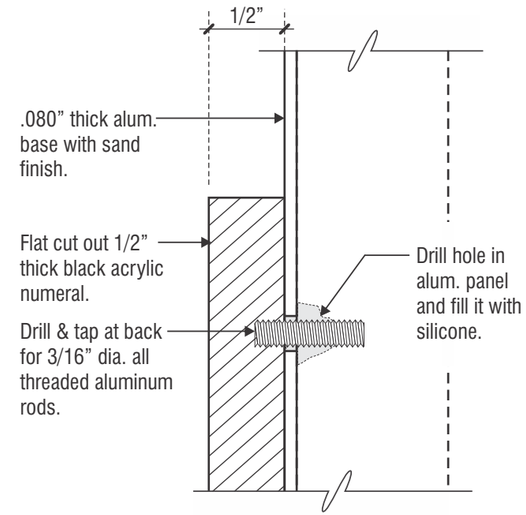
A **REFACE AND RETROFIT EXISTING MONUMENT** **28.33 SQ FT**

QUANTITY: TWO (2) FACES **SCALE: 3/4" = 1'-0"**



1 **STREET END VIEW**

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



2 **LETTER / ADDRESS SECTION DETAIL**

SCALE: 1:2 (HALF SIZE)

COLOR SCHEDULE	
	WHITE LEXAN FACE & PAINT
	3M 3630-167 BRIGHT BLUE VINYL TO MATCH PMS 2945C BLUE
	3M 3630-7382 VCA LIGHT BLUE VINYL TO MATCH PMS 637C (DW36487382X)
	3M 3630-9529 VCA LIGHT PURPLE VINYL TO MATCH PMS 2351C (DW36489529X)
	3M 3630-3107 VCA PEACH VINYL TO MATCH PMS 7416C (DW36483107X)

SPECIFICATIONS:

CABINET:	EXISTING ALUMINUM CABINET TO BE PAINTED WHITE
FACES:	WHITE LEXAN WITH FIRST SURFACE 3M VINYL GRAPHICS
COPY:	3M 3630-167 BRIGHT BLUE VINYL OVERLAY, WEEDED OUT TO SHOW THRU WHITE WITH 3M CLEAR PROTECTIVE LAMINATE OVER ENTIRE FACE
LOGO:	3M 3630-7382, 3630-9529, & 3630-3107 VINYL WITH CLEAR 3M PROTECTIVE LAMINATE
RETAINERS:	EXISTING 1" ALUMINUM TO BE PAINTED WHITE
ILLUMINATION:	RETROFIT WITH PRINCIPAL LED TAP OUT STIKS & USE EXISTING SOCKETS WITH NEW NEW POWER SUPPLIES
ADDRESS #S:	1/2" BLACK ACRYLIC, DRILL & TAPPED FOR STUD MOUNT
BASE:	EXISTING TO BE PAINTED WHITE

NOTE: **DIMENSIONS OKAY PER JOB CHECK**

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ELECTRIC SIGN

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

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

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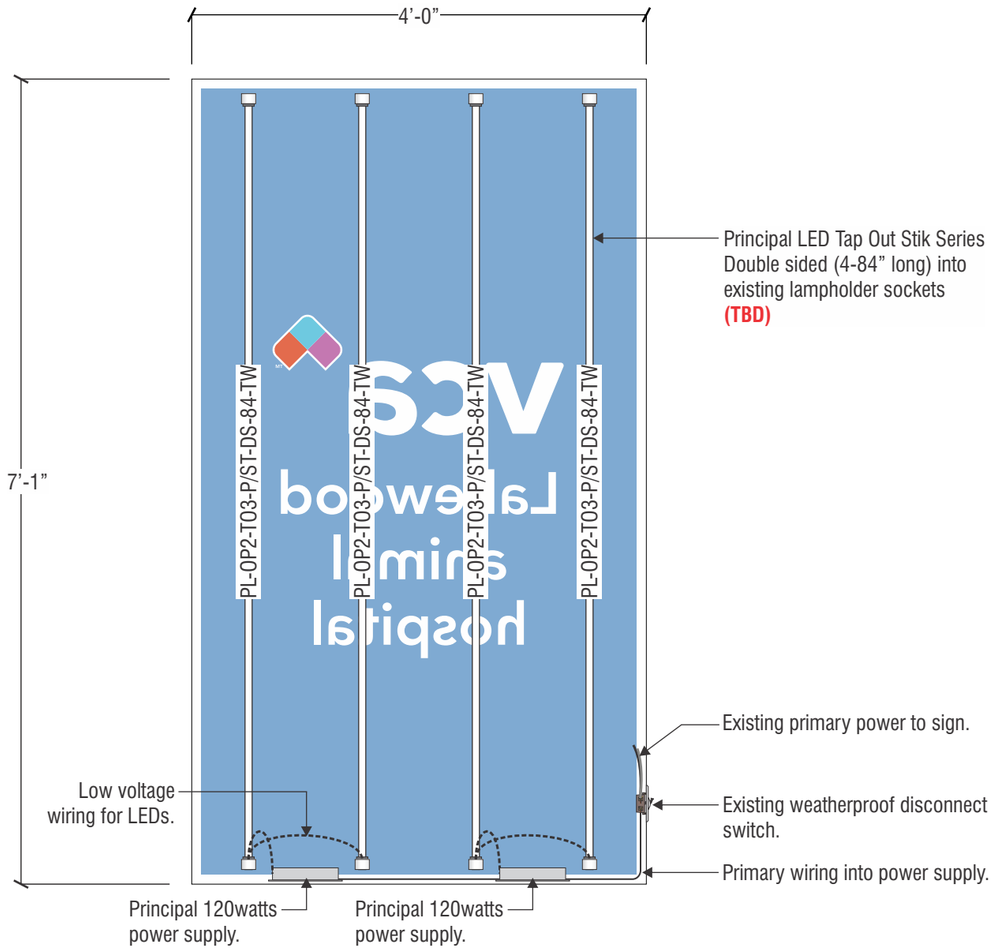

4 RETROFIT DETAIL

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

Note: The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

PARTS REMOVED

(4) FLUORESCENT LAMPS
(2) LAMP BALLAST

ELECTRICAL LOADING INFORMATION

(4) PRINCIPAL LED 84" DOUBLE SIDED TAP OUT STIK @ 42.24 WATT EA (168.96 WATTS TOTAL)
(2) PRINCIPAL 120W POWER SUPPLY @ 2.2 AMPS EACH

TOTAL LOAD: 4.4 AMPS AT 120 VOLTS
ONE (1) 20 AMP-120V DEDICATED CIRCUIT REQUIRED

KIT PARTS

(4) PRINCIPAL LED STIKS (UL #E341517) PL-OP2-T03-P/ST-DS-84-TW
(2) PRINCIPAL 120W POWER SUPPLY P-OH120-12-PL (UL #E341517)
(8') CLASS II WIRING

EASY RETROFIT ASSEMBLY

Note: Do not insert Stik into existing sockets until ballast has been disconnected from mains and removed.

Turn off power from main lines.

Cut power and secondary lines to the existing ballast and remove.

Remove old fluorescent lamps from existing lamp sockets.

Insert Stik into lamp socket. See depth chart to determine LED direction. Depth Chart can be found at P-LED.com

Using UL listed 12-18 gauge hook-up wire, connect gray wire (+) and white wire (-) to the 12V power unit using wire nuts.

Connect hook-up wire to the secondary output of the 12VDC Power Supply.

Markings for installation instructions

WARNINGS

Risk of fire or electrical shock. LED Retrofit Kit Installation requires knowledge of sign electrical systems. If not qualified, do not attempt installation. Contact a qualified electrician.

Risk of fire or electrical shock. Install this kit only in host signs that have been identified in the installation instructions and where the input rating of the retrofit kit does not exceed the input rating of the sign.

Risk of fire or electrical shock. Installation of this LED retrofit kit may involve drilling or punching of holes into the structure of the sign. Check for enclosed wiring and components to avoid damage to wiring and electrical parts.

Installer should examine all parts that are not intended to be replaced by the retrofit kit for damage and replace any damaged parts prior to installation of the retrofit kit.

To prevent wiring damage or abrasion, do not expose wiring to edges of sheet metal or other sharp objects.

Installers should not disconnect existing wires from lampholder terminals to make new connections at lampholder terminals. Instead installers should cut existing lampholder leads away from the lampholder and make new electrical connections to lampholder lead wires by employing applicable connectors.

Note: Do not make or alter any open holes in an enclosure of wiring or electrical components during kit installation.

Repair and seal any unused openings in the electrical enclosure. Openings greater than 12.7 mm (1/2 in) diameter require a metal patch secured by screws or rivets and caulked with non-harding caulk. Smaller openings may be sealed with non-harding caulk.

Warning: To avoid potential fire or shock hazard, do not use this retrofit kit with existing shunted bi-pin lampholders in the host sign. Note: Shunted lampholders are found only in fluorescent signs with Instant-Start ballasts. Instant-start ballasts can be identified by the words "Instant Start" or "I.S." marked on the ballast. This designation may be in the form of a statement pertaining to the ballast itself, or may be combined with the marking for the lamps with which the ballast is intended to be used, for example F40T12/IS. For more information, contact the LED retrofit kit manufacturer.

"This sign has been modified to operate LED lamps. Do not attempt to install or operate *lamps in this sign" shall be marked on the retrofitted sign where readily visible by the user during normal maintenance including relamping." *"shall be replaced by the original illumination type such as "fluorescent," "HID," etc. This marking shall be provided on a separate permanent label that is intended to remain in the applied position for the lifetime of the sign under conditions of normal use.

superior electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

Scale: **AS NOTED** T.A.: **3.50**

Design No.: **22-06-8521-03**

Reg. No.: **232136**

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UL CERTIFIED SAFETY US•CA E470334

RETROFIT SIGN CONVERSION LED KIT

FOR USE ONLY IN ACCORDANCE WITH KIT INSTRUCTIONS

SEE INSTALLATION INSTRUCTIONS FOR A LIST OF PARTS THAT FORM THE COMPLETE KIT

• CONSTRUCTION APPROVALS •
Acct. Mgr: Date:
Design: Date:
Mfg/QC: Date:

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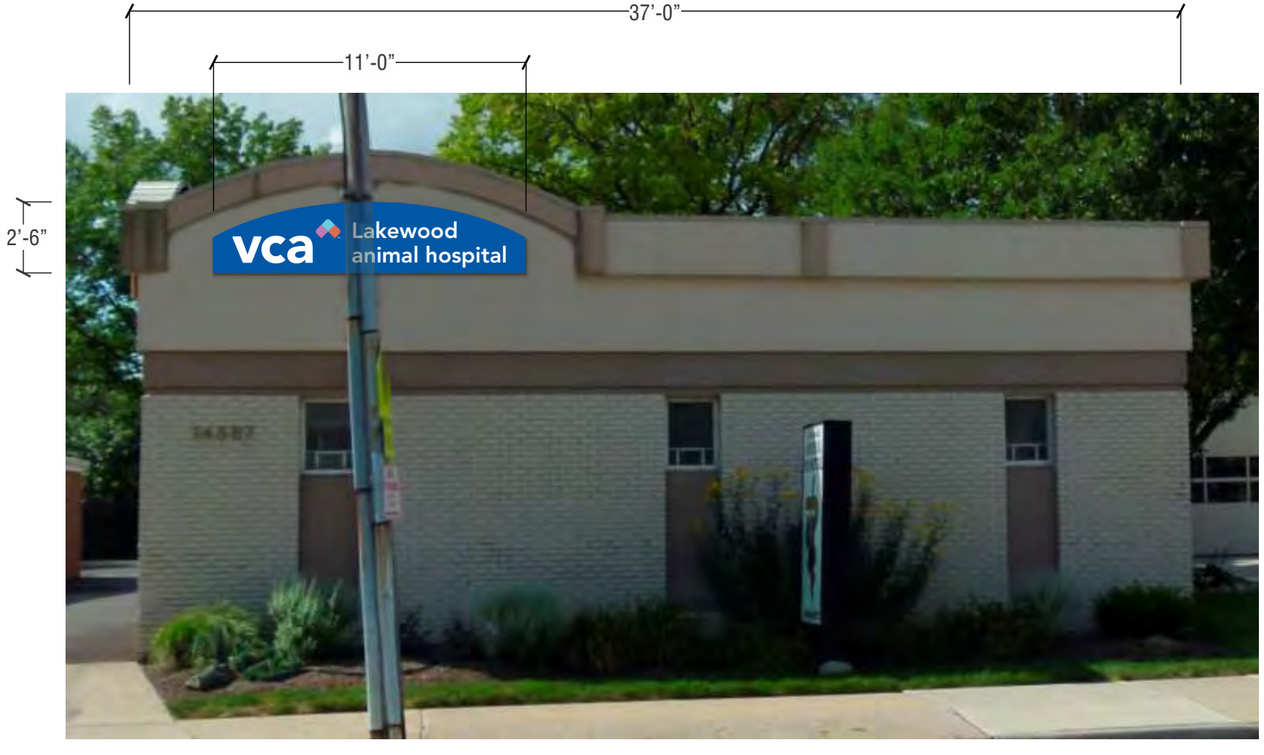
INSTALLATION (SCOPE OF WORK)

REMOVE EXISTING WALL SIGN AND REPLACE WITH NEW NON-ILLUMINATED REVERSE PAN SIGN

1 EXISTING WALL SIGN

SCALE: NTS



2 PROPOSED NEW NON-ILLUMINATED REVERSE PAN SIGN

SCALE: 3/16" = 1'-0"

B1

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ELECTRIC SIGN

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

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

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INSTALLATION (SCOPE OF WORK)

REMOVE EXISTING WALL SIGN AND REPLACE WITH NEW NON-ILLUMINATED REVERSE PAN SIGN

1 EXISTING WALL SIGN

SCALE: NTS

2 PROPOSED NEW NON-ILLUMINATED REVERSE PAN SIGN

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

B2

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Facsimile: 562.435.1867
www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

Scale: **AS NOTED** T.A.: **3.50**

Design No.: **22-06-8521-03**

Reg. No.: **232136**

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)
R02 9/12/24 pl update Sign B Option 1 & 2. release for engineering (4.00)
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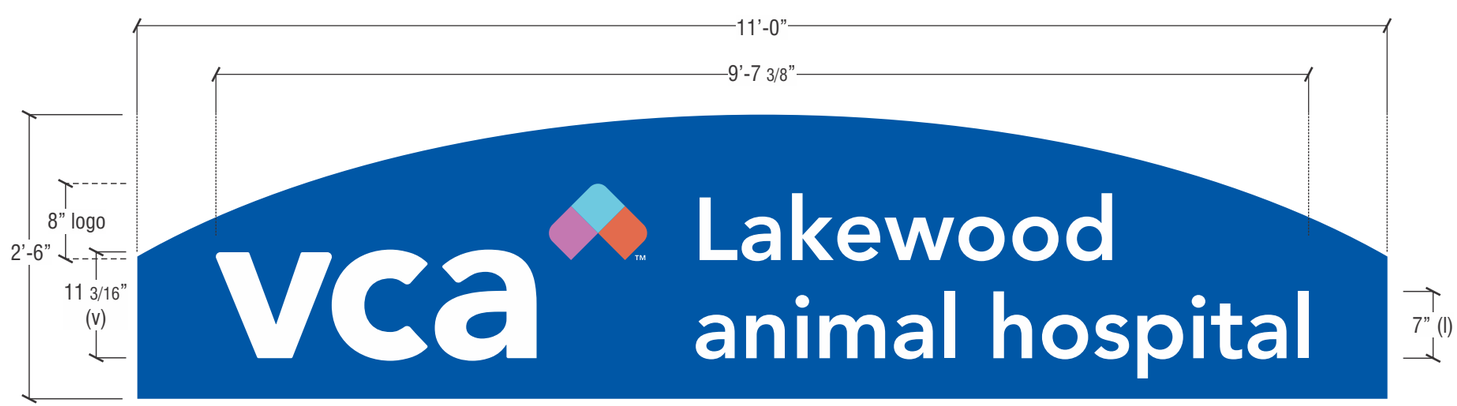
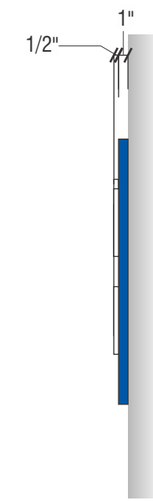


NON-STANDARD LAYOUT



B1	SINGLE FACE NON-ILLUMINATED REVERSE PAN SIGN	27.5 SQ FT
B2	QUANTITY: TWO (2) NEW SIGNS REQUIRED	SCALE: 3/4" = 1'-0"

1 RIGHT SIDE VIEW

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

SPECIFICATIONS:

BACKGROUND: 1" DEEP ALUMINUM WITH WELDED RETURNS
PAINTED TO MATCH PMS 2945 C BLUE WITH CLEAR COAT
COPY: 1/2" THICK WHITE ACRYLIC, DRILL & TAPPED FOR STUD MOUNT
LOGO: 1/2" THICK WHITE ACRYLIC WITH 3M 3630-7382, 3630-9529, & 3630-3107 VINYL WITH 3M CLEAR PROTECTIVE LAMINATE; DRILL & TAPPED FOR STUD MOUNT
RETURNS: 1" DEEP ALUMINUM PAINTED TO MATCH PMS 2945 C WITH CLEAR COAT
ILLUMINATION: NON-ILLUMINATED

NOTE: DIMENSIONS OK PER JOB CHECK

COLOR SCHEDULE	
	WHITE ACRYLIC
	3M 3630-167 BRIGHT BLUE VINYL TO MATCH PMS 2945C BLUE
	3M 3630-7382 VCA LIGHT BLUE VINYL TO MATCH PMS 637C (DW36487382X)
	3M 3630-9529 VCA LIGHT PURPLE VINYL TO MATCH PMS 2351C (DW36489529X)
	3M 3630-3107 VCA PEACH VINYL TO MATCH PMS 7416C (DW36483107X)

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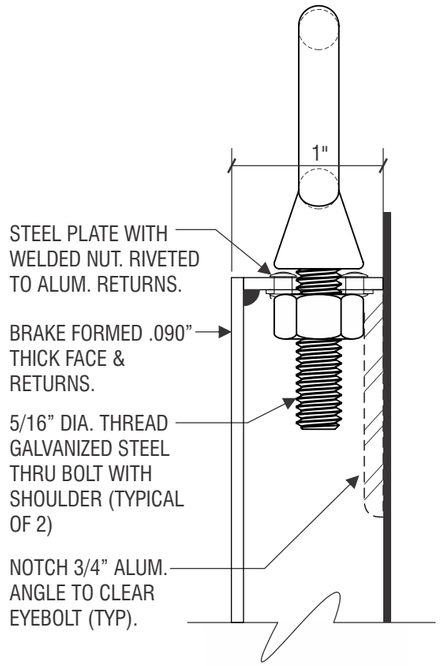
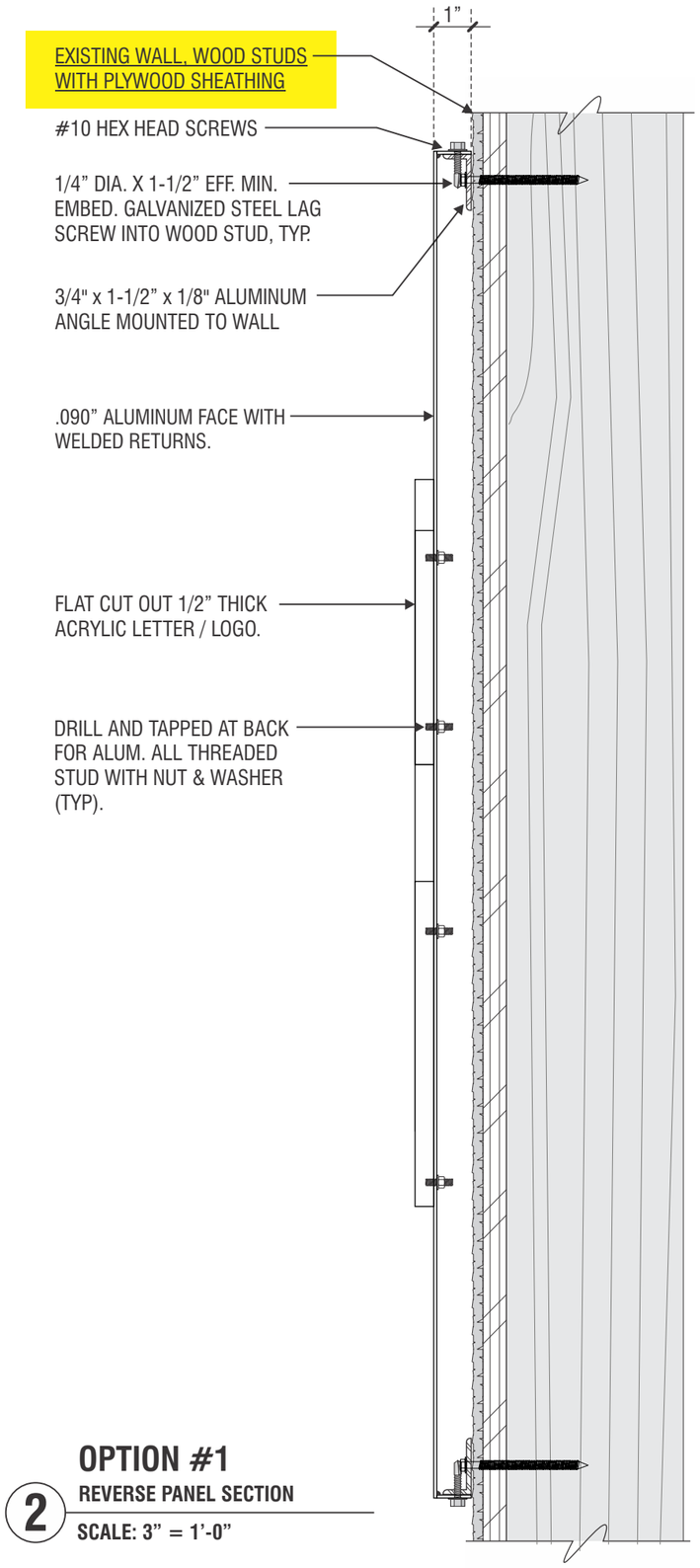


4 PICK SECTION DETAIL

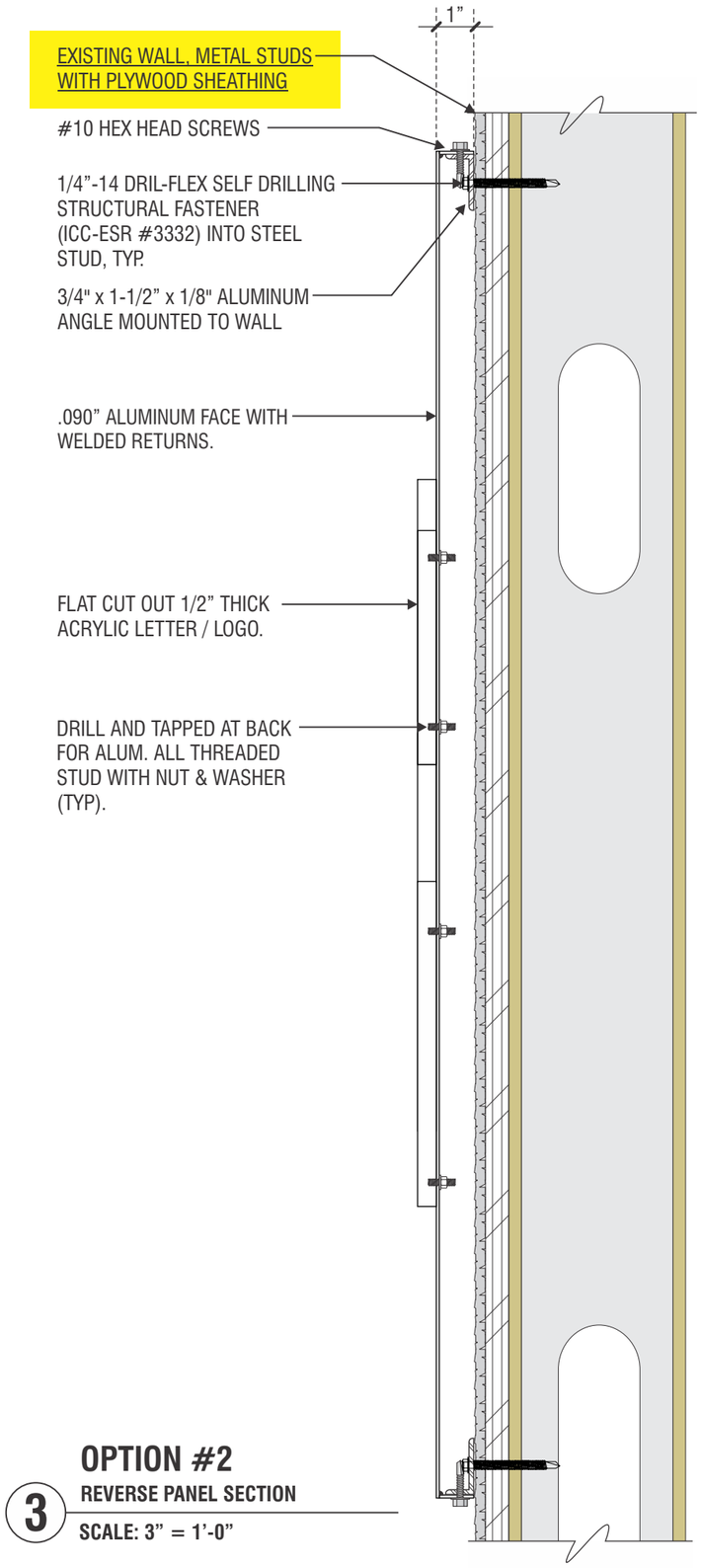
SCALE: HALF SIZE



2 OPTION #1

REVERSE PANEL SECTION

SCALE: 3" = 1'-0"



3 OPTION #2

REVERSE PANEL SECTION

SCALE: 3" = 1'-0"

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Account Manager:
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Scale: **AS NOTED** T.A.: **3.50**

Design No.: **22-06-8521-03**

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R1 7/21/22 pl rev. plan (1.50)
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INSTALLATION (SCOPE OF WORK)

1. REMOVE EXISTING AWNING.
2. RE-SKIN TO SUNBRELLA PACIFIC BLUE AWNING MATERIAL

10'-0"

4'-6"

2 PROPOSED AWNING RECOVER

APPROX. SCALE: 3/8" = 1'-0"

C

1 EXISTING AWNING SIGN

SCALE: NTS

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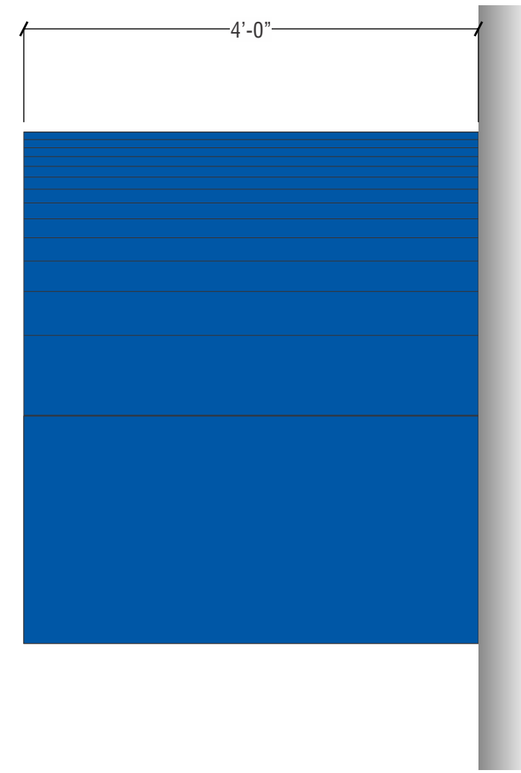

C **AWNING RECOVERING** **20.56 SQ FT**

QUANTITY: ONE (1) NEW AWNING COVERING **SCALE: 3/4" = 1'-0"**

SPECIFICATIONS:

FRAME:	EXISTING TO REMAIN AS IS
AWNING:	RE-SKIN WITH SUNBRELLA PACIFIC BLUE AWNING MATERIAL
COPY:	WHITE VINYL
LOGO:	3M 3630-7382, 3630-9529, & 3630-3107 VINYL WITH 3M CLEAR PROTECTIVE LAMINATE
FRAMEWORK:	EXISTING FRAMEWORK TO REMAIN AS IS
ILLUMINATION:	NON-ILLUMINATED

NOTE: **DIMENSIONS OKAY PER JOB CHECK**

COLOR SCHEDULE

	WHITE VINYL
	SUNBRELLA PACIFIC BLUE TO MATCH PMS 2945 C
	3M 3630-7382 VCA LIGHT BLUE VINYL TO MATCH PMS 637C (DW36487382X)
	3M 3630-9529 VCA LIGHT PURPLE VINYL TO MATCH PMS 2351C (DW36489529X)
	3M 3630-3107 VCA PEACH VINYL TO MATCH PMS 7416C (DW36483107X)

1 **SIDE VIEW**

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

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INSTALLATION (SCOPE OF WORK)

1. REMOVE EXISTING FENCE MOUNTED PARKING SIGN.
2. MANUFACTURE AND INSTALL (3) NEW S/F NON-ILLUMINATED PARKING SIGNS

2 PROPOSED PARKING SIGNS

APPROX. SCALE: 3" = 1'-0"

D1 D2 D3

1 EXISTING PARKING SIGNS

SCALE: NTS

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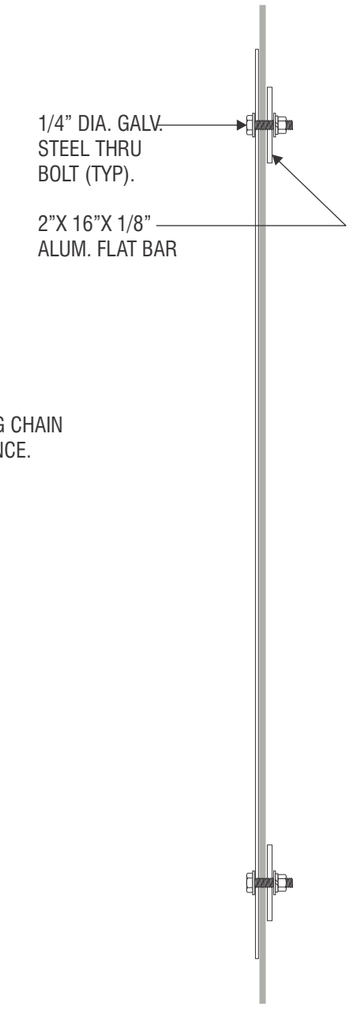

D1	D2	D3

SINGLE FACE PANEL MOUNTED ON CHAIN LINK FENCE — **3 SQ FT**

QUANTITY: THREE (3) NEW SIGN PANELS — **SCALE: 3" = 1'-0"**

1 SIDE VIEW

SCALE: 3" = 1'-0"

SPECIFICATIONS:

FACES:	PRE-FINISHED WHITE .080 ALUMINUM WITH 3M # 3630-167 BRIGHT BLUE VINYL & 3M CLEAR PROTECTIVE LAMINATE
COPY:	WEEDED OUT TO SHOW THRU WHITE
LOGO COLORS:	VINYL WITH DIGITAL PRINT TO MATCH WITH 3M CLEAR PROTECTIVE LAMINATE
ILLUMINATION:	NON-ILLUMINATED
MOUNTING:	GALVANIZED STEEL THRU BOLT WITH ALUMINUM FLAT BARS BEHIND CHAIN LINK FENCE

NOTE: **DIMENSIONS OKAY PER JOB CHECK**

COLOR SCHEDULE	
	ALUM PAINT WHITE
	3M 3630-167 BRIGHT BLUE VINYL TO MATCH PMS 2945C BLUE
	DIGITAL PRINT TO MATCH PMS 637C (DW36487382X)
	DIGITAL PRINT TO MATCH PMS 2351C (DW36489529X)
	DIGITAL PRINT TO MATCH PMS 7416C (DW36483107X)

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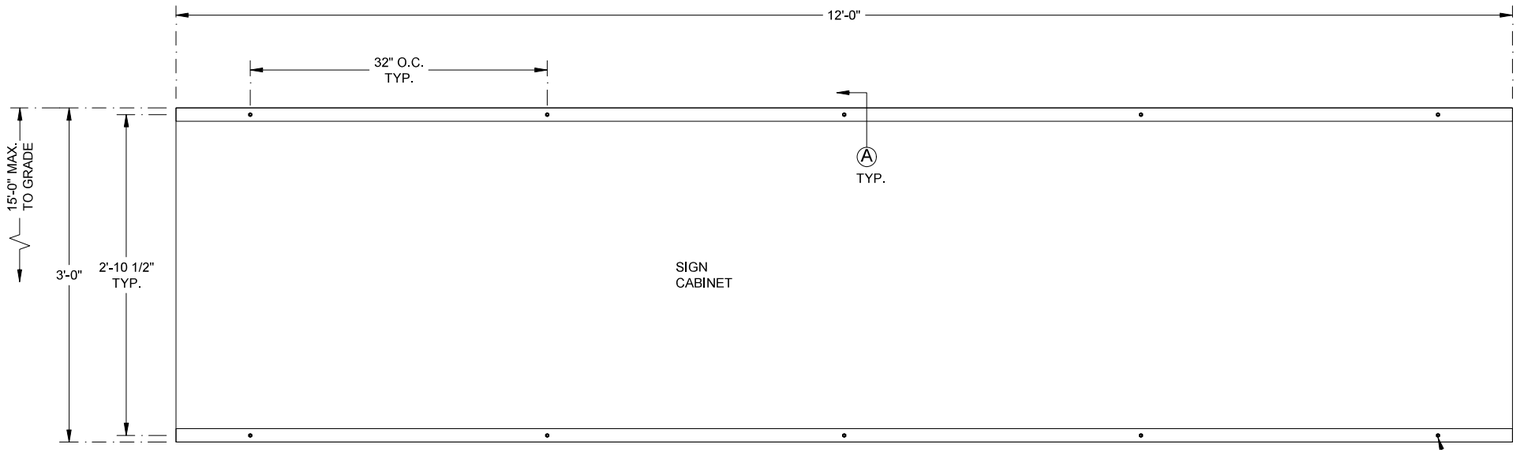
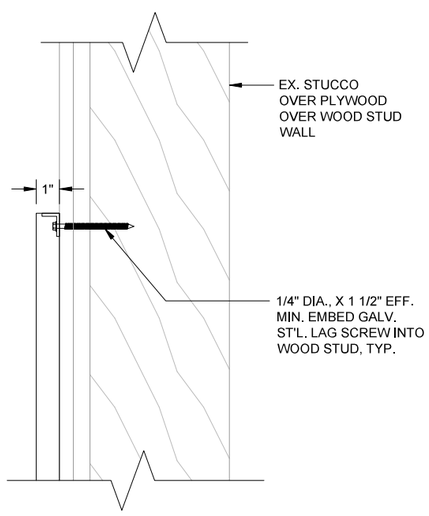
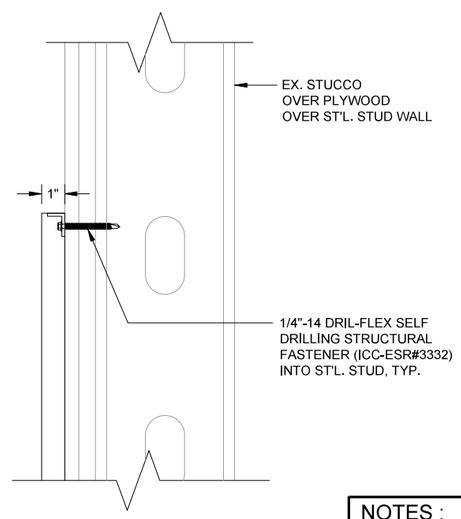


ELEVATION
N.T.S.

(OPTION 1)
1/4" DIA., X 1 1/2" EFF. MIN.
EMBED GALV. ST'L. LAG SCREW
INTO WOOD STUDS
OR
(OPTION 2)
1/4"-14 DRIL-FLEX SELF DRILLING
STRUCTURAL FASTENER
INTO ST'L STUDS
(ICC-ESR#3332), TYP.



A SECTION DETAIL
(OPTION 1) N.T.S.



A SECTION DETAIL
(OPTION 2) N.T.S.

Sign Design Based On 2024 OBC

Job #	1029_213224
Project	VCA #4080 - Lakewood Animal Hospital - Wall Sign
Job Location	14587 Madison Ave.
	Lakewood, OH

INPUT DATA

Exposure category (B, C or D)		=	C	
Risk Category		=	II	
Ultimate Design Windspeed	V_{ULT}	=	110	MPH
Topographic factor	K_{zt}	=	1	Flat
Height of the sign	h	=	15.00	FT
Vertical dimension (for wall, s = h)	s	=	3.00	FT
Horizontal dimension	B	=	12.00	FT
Dimension of return corner	L_r	=	0.08	FT

ANALYSIS

Velocity pressure

$q_z = 0.00256\ K_z K_{zt} K_d V^2 K_e$ = **22.38** PSF

where:

q_z = velocity pressure at height h. (Eq. 26.10-1 page. 268)

K_z = velocity pressure exposure coefficient = **0.85**

evaluated at height above gRnd. level, h (Tab. 26.10-1, page 268)

K_{zt} = wind directionality factor. (Tab. 26.6-1, page 266) = **0.85**

K_e = ground elevation factor, see (Tab. 26.9-1, page 268) = **1.00**

Wind Force Low Rise Buildings (Sec. 30.4.2 & 29.3)

Max horizontal wind pressure = $p = q_z GC_p$ = **22.42** PSF

GC_p = external pressure coefficients (Fig. 30.5-1, page 363) **1.00**

A_s = B s = the gross area = **36.0** FT^2

DESIGN SUMMARY

Allowable Stress Design Wind Factor =		**0.6**	
Design Wind Pressure =	**0.6 x p =**	**13.45**	PSF
Design Windforce, F =	**13.45 x As =**	**0.48**	KIPS

Sign Parameters:

Weight of cabinet, DL =	145	LBS
Vertical distance between anchors,y =	2.88	FT
h (return) =	0.08	FT
Offset from wall =	0.00	FT
Min. no. of top or bott. anchors =	5	NO.

(Option 1) or Design GALV.ST'L. LAG SCREW

Pull-out Req'd. USE A307

P = 61 | 1/4" DIA., x 1 1/2" EFF. MIN. EMBED | P = 338

Shear Req'd.

V = 18 | V = 112

Unity (per NDS Eqn.12.4-1): Total Force = 64 < Total Allowable = 291 **(OK!)**

(Option 2) Anchor Design DRIL-FLEX SELF DRILLING STRUCTURAL FASTENER

Pull-out Req'd. USE ICC-ESR#3332 *INTO ST'L. STUDS*

P = 61 | 1/4" - 14 | P = 131

Shear Req'd.

V = 18 | V = 377

Unity = (61 / 131) + (18 / 377) = 0.51 **< 1 (OK)**

STATE OF OHIO
TYLER I. JACOBS
E-79824
REGISTERED
PROFESSIONAL ENGINEER
09/17/2024

NOTICE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NOTES :

GENERAL :
- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
- COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
- PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
- SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
- ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL.
- ALL SIGN DIMENSIONS ON ELEVATION AND SECTIONS CAN BE ADJUSTED BY ± 1.0 IN EXCLUDING PLATES.

WELDING :
- WELD SIZES SHALL BE EQUAL TO THE THICKNESS OF THE THINNEST MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.

STEEL
DESIGN AND FABRICATION ACCORDING TO AWS D1.1. / D1.3 & D1.6
- AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.

ALUMINUM
DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10. FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2020 ALUMINUM DESIGN MANUAL.

STEEL :
DESIGN AND FABRICATION ACCORDING TO 2024 OBC
- PLATE, ANGLE, CHANNEL TEE: ASTM A36
- WIDE FLANGE: ASTM A992
- ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
- HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT.
- STAINLESS STEEL ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A276 T304 OR EQUIVALENT.
- ALL ANCHORS BOLTS SHOULD BE: ASTM F1554 OR ASTM F593 T304
- ALL STEEL MACHINED BOLTS SHOULD BE: ASTM A307 OR ASTM A449
- ALL STAINLESS STEEL MACHINED BOLTS SHOULD BE: ASTM F593 T304
- ALL BOLTS TO BE ZINC COATED: ASTM B633
- DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.

ALUMINUM :
DESIGN AND FABRICATION ACCORDING TO 2020 ALUM. DESIGN MANUAL
PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM
- ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.

ANCHORS :
- BRAND NAME APPROVED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

www.yjinc.com
P.O. BOX 802050
SANTA CLARITA, CA. 91380
TEL. (661)259-0700 FAX. (661)259-0900

SHEET TITLE:
VCA #4080 - LAKEWOOD ANIMAL HOSPITAL WALL SIGN

DRN BY: J.J.	DATE LAST REVISED: Sep 17, 2024	REV. NO.	REV. DATE	REVISED BY	PROJECT JOB # : 1029_213224_VCA #4080_Signage_Madison Ave_Lakewood_OH.dwg
CHK BY: T.J.	PROJ. START DATE: Sep. 16, 2024	1	–/–/–	—	PROJECT LOCATION : VCA #4080 - LAKEWOOD ANIMAL HOSPITAL, 14587 MADISON AVE., LAKEWOOD, OH
REV BY: T.J.	SCALE: AS SHOWN	2	–/–/–	—	SHEET # 1 OF 1
PLOTTED BY: Jessica	ON 9/17/2024 10:48:18 AM	3	–/–/–	—	

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

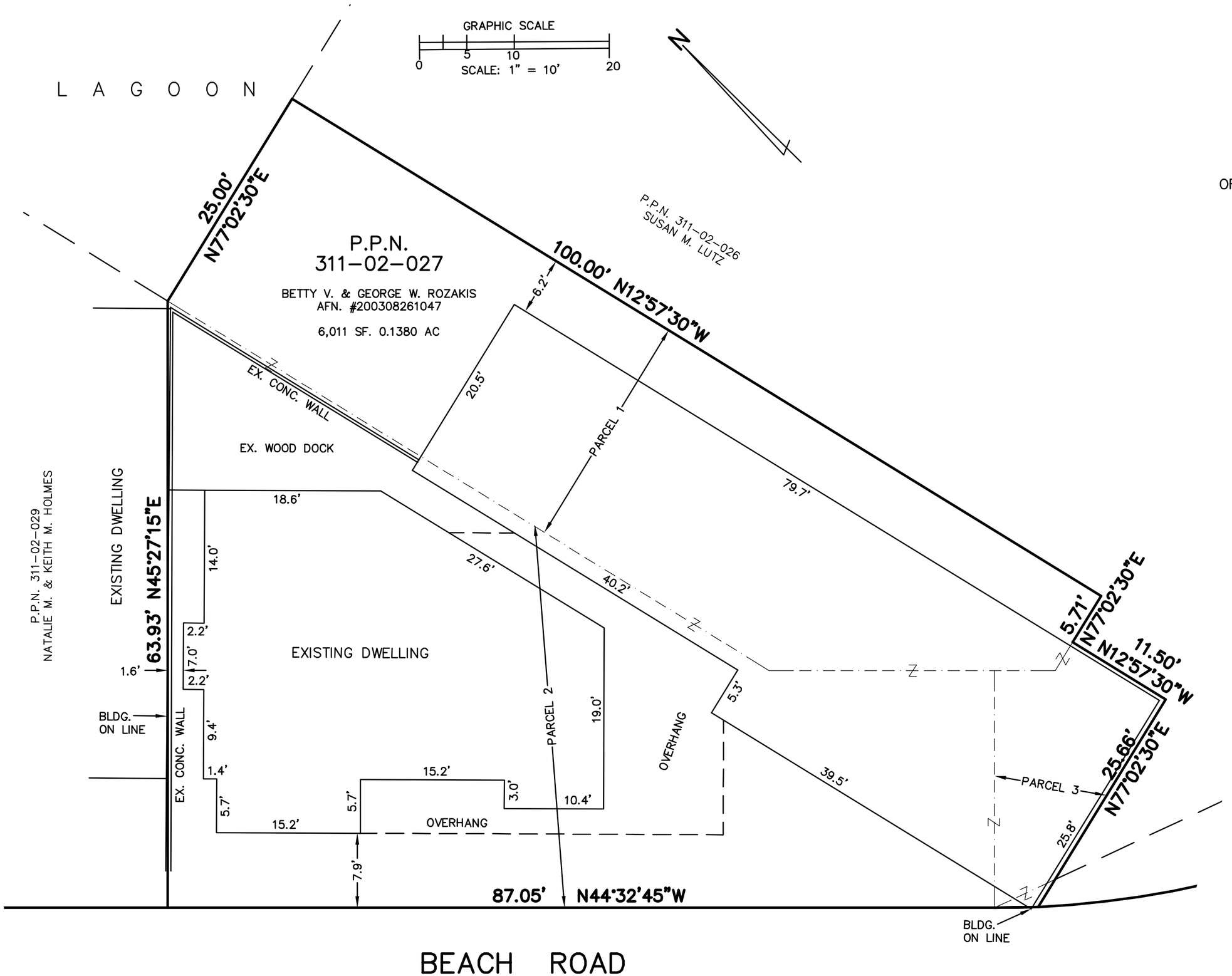
Applicant Name: Stephen M. Schill, Schill Architecture

Project Address: 892 Beach Rd. (rear)

Project Name: n/a

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

Sure, Sir!



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

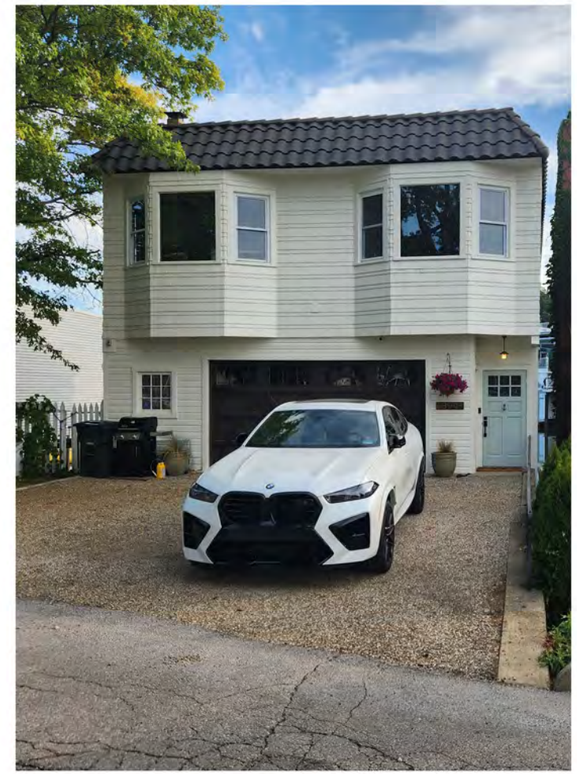
BY: PRES.

JAMES T. SAYLER, REG. SURVEYOR NO. S-7425

SCALE 1" = 10' JULY, 2024

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.



EXISTING ARCHITECTURAL STYLES IN THE CLIFTON LAGOONS

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.

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

PROJECT:
PRIVATE RESIDENCE

DRAWING TITLE:
EXISTING ARCHITECTURAL STYLES IN THE CLIFTON LAGOONS

DRAWING SCALE
NTS

DATE:
10/23/24

DRAWING NUMBER:
EM-3

EXISTING SITE IMAGES

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:
PRIVATE RESIDENCE

DRAWING TITLE:
EXISTING SITE IMAGES

DRAWING SCALE
NTS

DATE:
10/23/24

DRAWING NUMBER:
EM-2

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:
PRIVATE RESIDENCE

DRAWING TITLE:
EXTERIOR PERSPECTIVES

DRAWING SCALE
NTS

DATE:
10/23/24

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:
PRIVATE RESIDENCE

DRAWING TITLE:
EXTERIOR PERSPECTIVES

DRAWING SCALE
NTS

DATE:
10/23/24

DRAWING NUMBER:
EP-2

EXTERIOR PERSPECTIVES

SCALE: NTS

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PROJECT:
PRIVATE RESIDENCE

DRAWING TITLE:
EXTERIOR PERSPECTIVES

DRAWING SCALE
NTS

DATE:
10/23/24

DRAWING NUMBER:
EP-3

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:
PRIVATE RESIDENCE

DRAWING TITLE:
EXTERIOR PERSPECTIVES

DRAWING SCALE
NTS

DATE:
10/23/24

DRAWING NUMBER:
EP-4

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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WESTLAKE, OH 44145
440-808-3483
http://www.schillarchitecture.com/

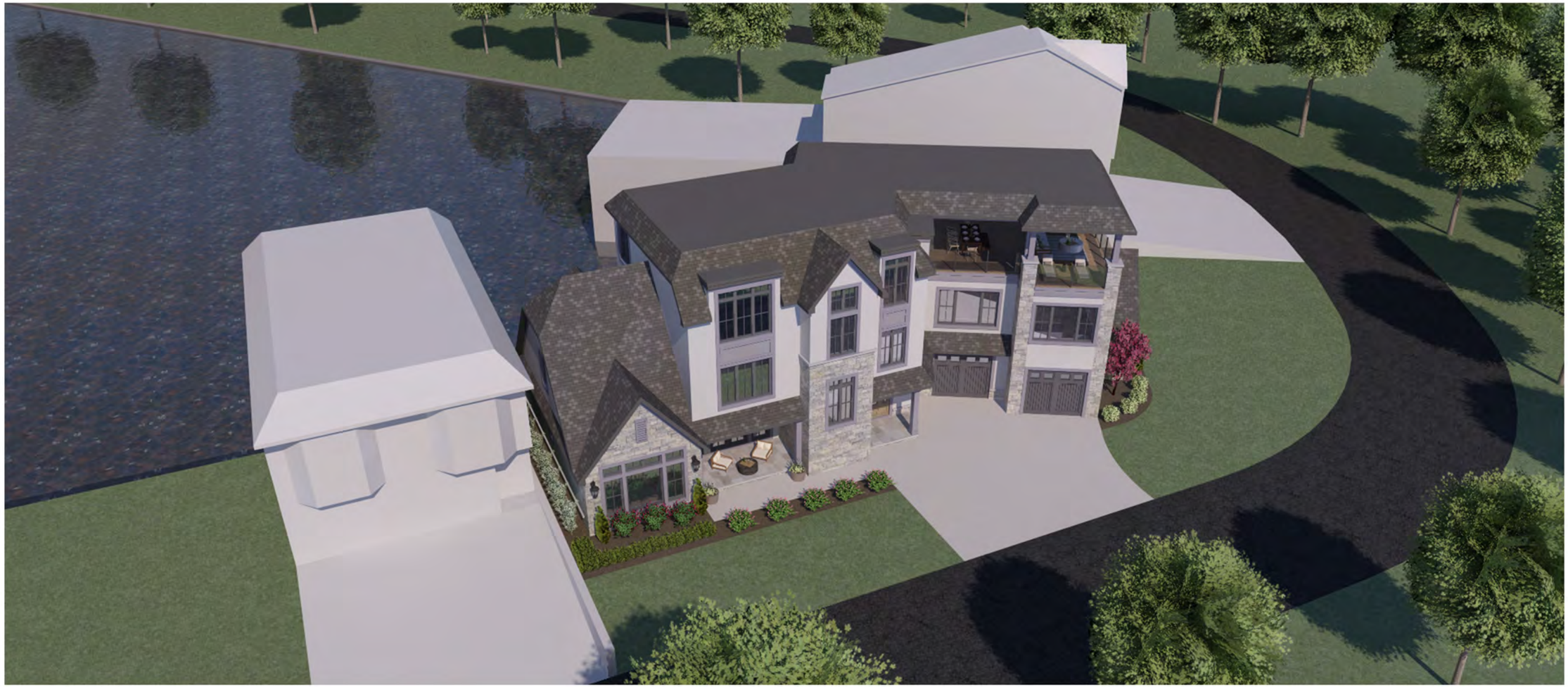
PROJECT:
PRIVATE RESIDENCE

DRAWING TITLE:
EXTERIOR PERSPECTIVES

DRAWING SCALE
NTS

DATE:
10/23/24

DRAWING NUMBER:
EP-5



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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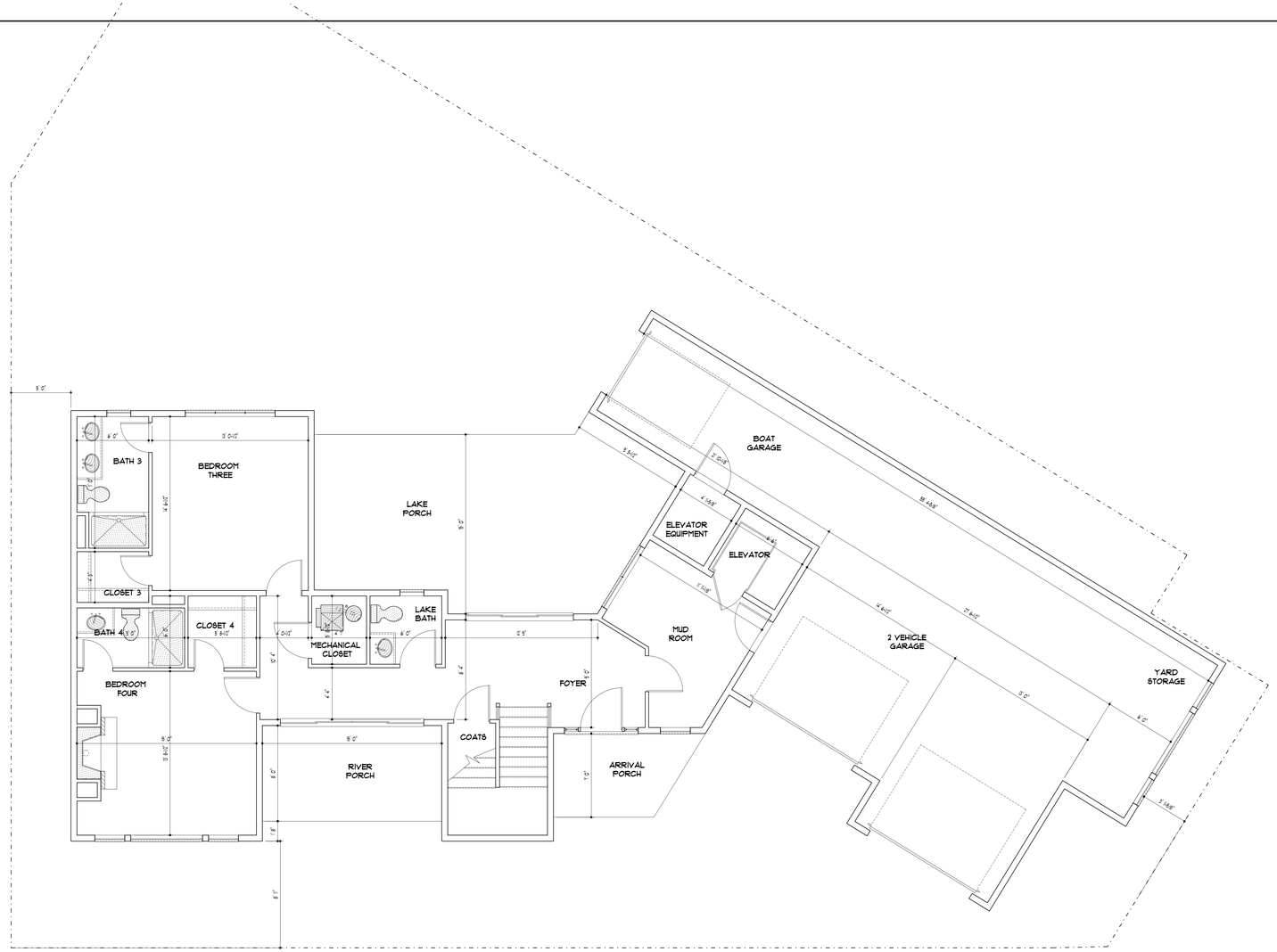
DRAWING TITLE:
EXTERIOR PERSPECTIVES

DRAWING SCALE
NTS

DATE:
10/23/24

DRAWING NUMBER:
EP-6



GRAPHIC SCALE

MAIN FLOOR PLAN

SCALE: 1/4" = 1' 0"

ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2019 RESIDENTIAL CODE OF OHIO

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OFFICE ADDRESS:
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WESTLAKE, OHIO 44145

DESIGN LOADS

COMPONENT	LIVE LOAD	DEAD LOAD	TOTAL LOAD
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ATTIC (LIMITED STORAGE)	20 P.S.F.	15 P.S.F.	35 P.S.F.
ATTIC (NO STORAGE)	10 P.S.F.	15 P.S.F.	25 P.S.F.
DECKS	40 P.S.F.	15 P.S.F.	55 P.S.F.
EXTERIOR BALCONIES	60 P.S.F.	15 P.S.F.	75 P.S.F.
GUARDRAIL AND HANDRAILS	200 P.S.F.	15 P.S.F.	215 P.S.F.
GUARDRAIL INFILL COMPONENTS	50 P.S.F.	15 P.S.F.	65 P.S.F.
PASSENGER VEHICLE GARAGES	50 P.S.F.	15 P.S.F.	65 P.S.F.
ROOMS (OTHER THAN SLEEPING ROOMS)	40 P.S.F.	15 P.S.F.	55 P.S.F.
SLEEPING ROOMS	30 P.S.F.	15 P.S.F.	45 P.S.F.
STAIRS	40 P.S.F.	15 P.S.F.	55 P.S.F.
ROOFS	25 P.S.F.	15 P.S.F.	40 P.S.F.
SNOW	25 P.S.F.	N.A.	25 P.S.F.
WIND	115 M.P.H.	N.A.	115 M.P.H.
SOIL BEARING	1,000 P.S.F.	N.A.	1,000 P.S.F.

NOTES:
1. ASSUMED SOIL BEARING CAPACITY IS 1,000 P.S.F. A GEOTECHNICAL ENGINEER SHALL BE RETAINED AND THE ARCHITECT SHALL BE NOTIFIED AT ONCE IF UNUSUAL OR UNSUITABLE 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"@16"x4"	9' 0"
UPPER FLOOR	WOOD-2"x6"@16"x4"	10' 0"
THIRD FLOOR	WOOD-2"x6"@16"x4"	10' 0"

AREA SUMMARY

AREA	SIZE
UNFINISHED LOWER LEVEL	0,000 SQ.FT.
FINISHED LOWER LEVEL	0,000 SQ.FT.
MAIN LEVEL	1,275 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	725 SQ.FT.
TOTAL AREA UNDER ROOF	6,947 SQ.FT.
REAR PORCH (NOT COVERED)	0,000 SQ.FT.
TOTAL PROJECT AREA	6,947 SQ.FT.

AREA CALCULATIONS ARE MADE FROM THE OUTSIDE FACE OF EXTERIOR WALLS. STAIRWELLS AND FIREPLACE AREAS ARE INCLUDED ONCE. GARAGES, OPEN SPACES, DECKS, PATIOS, AND EXTERIOR PORCHES ARE NOT INCLUDED IN THESE FIGURES. THEY ARE SUMMARIZED AS ADDITIONAL AREAS IN THIS TABLE

REV. NO.	DESCRIPTION	DATE
2		
1	ISSUED FOR ARB REVIEW	23 OCT 2024

PROJECT:
PRIVATE RESIDENCE:

LOCATION: 892 BEACH ROAD
LAKEWOOD, OHIO 44107
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 311-02-021

CONCEPT PLAN

SCALE: AS NOTED

JOB NUMBER: 24NITRAM

DATE: 01 JULY 2024

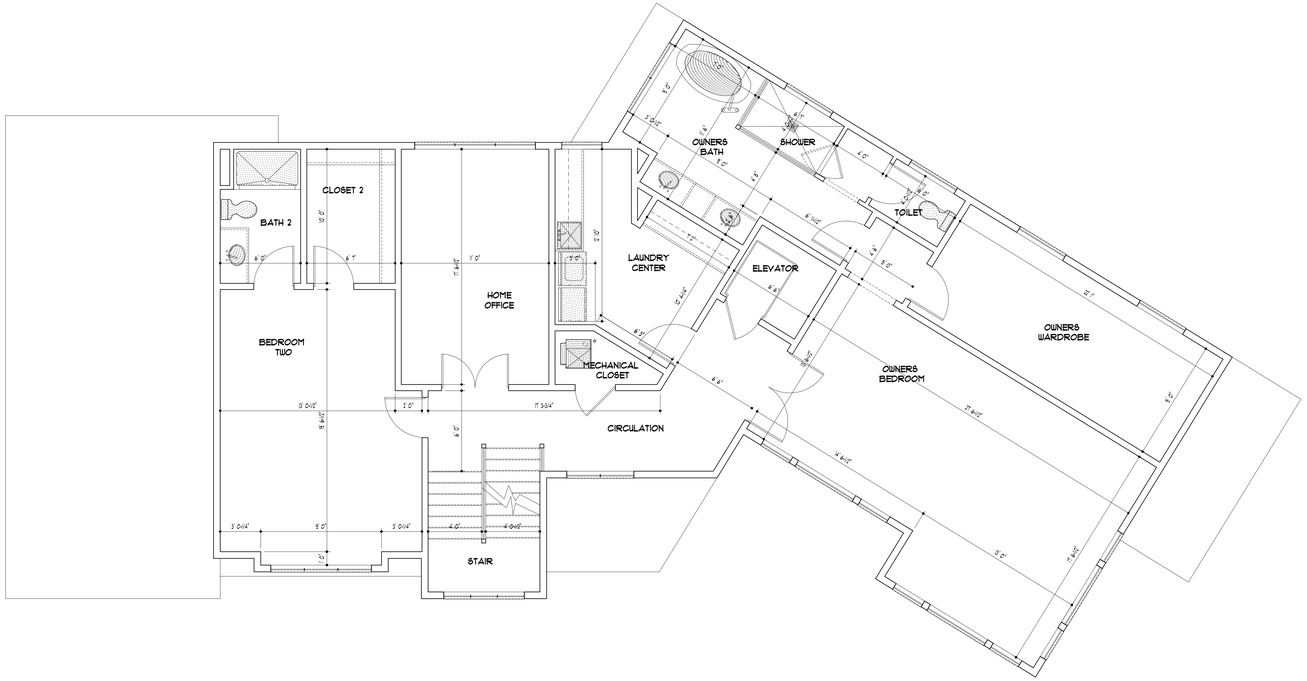
CAD FILE NAME: C:\ARCHIVES\CENTRAL\ARCHIVE\SCHILL\NITRAM\CONCEPT.DWG

STATE OF OHIO
STEPHEN M. SCHILL
8877
REGISTERED ARCHITECT

STEPHEN M. SCHILL, LICENSE # 8877
EXPIRATION DATE: 12/31/2025

A-1

DRAWING NUMBER



GRAPHIC SCALE

UPPER FLOOR PLAN

SCALE: 1/4" = 1' 0"

ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2019 RESIDENTIAL CODE OF OHIO

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WWW.SCHILLARCHITECTURE.COM

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

DESIGN LOADS

COMPONENT	LIVE LOAD	DEAD LOAD	TOTAL LOAD
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ATTIC (LIMITED STORAGE)	20 P.S.F.	15 P.S.F.	35 P.S.F.
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DECKS	40 P.S.F.	15 P.S.F.	55 P.S.F.
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GUARDRAIL AND HANDRAILS	200 P.S.F.	15 P.S.F.	215 P.S.F.
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ROOMS (OTHER THAN SLEEPING ROOMS)	40 P.S.F.	15 P.S.F.	55 P.S.F.
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STAIRS	40 P.S.F.	15 P.S.F.	55 P.S.F.
ROOFS	25 P.S.F.	15 P.S.F.	40 P.S.F.
SNOW	25 P.S.F.	N.A.	25 P.S.F.
WIND	115 M.P.H.	N.A.	115 M.P.H.
SOIL BEARING	1,000 P.S.F.	N.A.	1,000 P.S.F.

NOTES:
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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
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AREA SUMMARY

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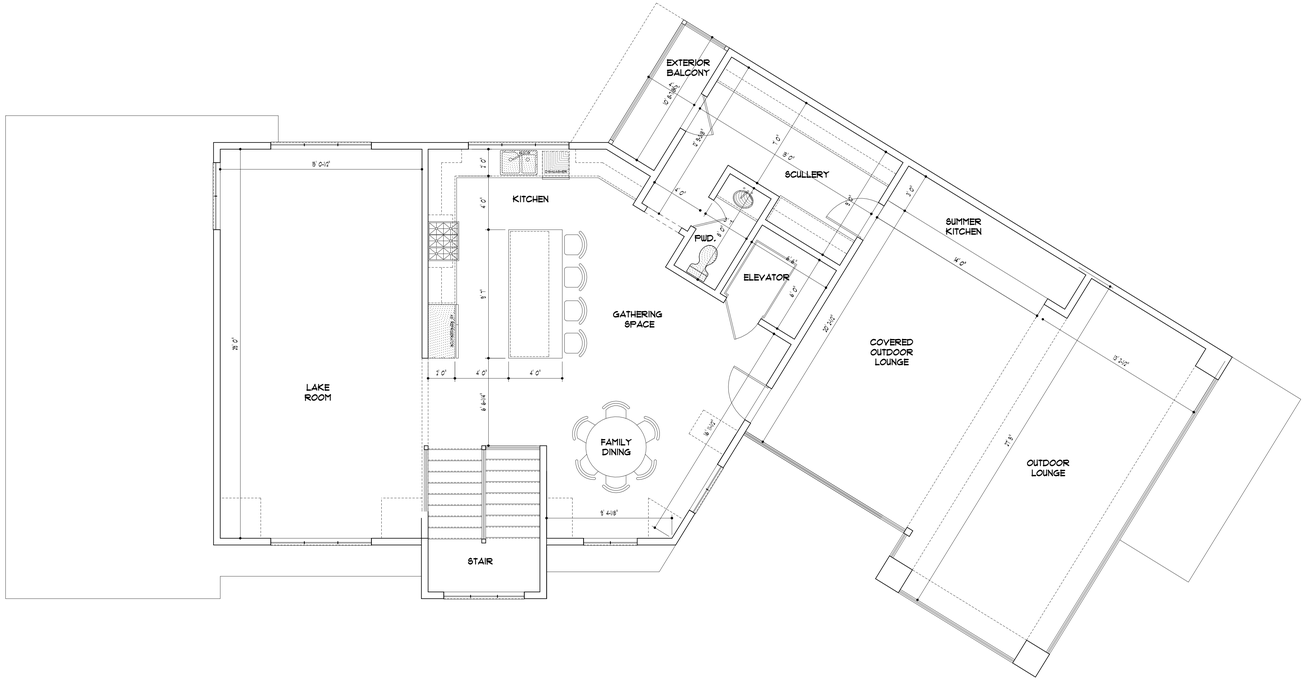
DRAWING NUMBER



GRAPHIC SCALE

1 2 4 8 16 32

THIRD FLOOR PLAN

SCALE: 1/4" = 1' 0"

ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2019 RESIDENTIAL CODE OF OHIO

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SLEEPING ROOMS	30 P.S.F.	15 P.S.F.	45 P.S.F.
STAIRS	40 P.S.F.	15 P.S.F.	55 P.S.F.
ROOFS	25 P.S.F.	15 P.S.F.	40 P.S.F.
SNOW	25 P.S.F.	N.A.	25 P.S.F.
WIND	115 M.P.H.	N.A.	115 M.P.H.
SOIL BEARING	1,000 P.S.F.	N.A.	1,000 P.S.F.

NOTES:
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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"@16"x4"	9' 0"
UPPER FLOOR	WOOD-2"x6"@16"x4"	10' 0"
THIRD FLOOR	WOOD-2"x6"@16"x4"	10' 0"

AREA SUMMARY

AREA	SIZE
UNFINISHED LOWER LEVEL	0,000 SQ.FT.
FINISHED LOWER LEVEL	0,000 SQ.FT.
MAIN LEVEL	1,275 SQ.FT.
UPPER LEVEL	2,047 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	725 SQ.FT.
TOTAL AREA UNDER ROOF	6,947 SQ.FT.
REAR PORCH (NOT COVERED)	0,000 SQ.FT.
TOTAL PROJECT AREA	6,947 SQ.FT.

AREA CALCULATIONS ARE MADE FROM THE OUTSIDE FACE OF EXTERIOR WALLS. STAIRWELLS AND FIREPLACE AREAS ARE INCLUDED ONCE. GARAGES, OPEN SPACES, DECKS, PATIOS, AND EXTERIOR PORCHES ARE NOT INCLUDED IN THESE FIGURES. THEY ARE SUMMARIZED AS ADDITIONAL AREAS IN THIS TABLE

REV. NO.	DESCRIPTION	DATE
2		
1	ISSUED FOR ARB REVIEW	23 OCT 2024

PROJECT:
PRIVATE RESIDENCE:

LOCATION: 892 BEACH ROAD
LAKEWOOD, OHIO 44107
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 311-02-021

THIRD FLOOR PLAN

SCALE: AS NOTED

JOB NUMBER: 24NITRAM

DATE: 01 JULY 2024

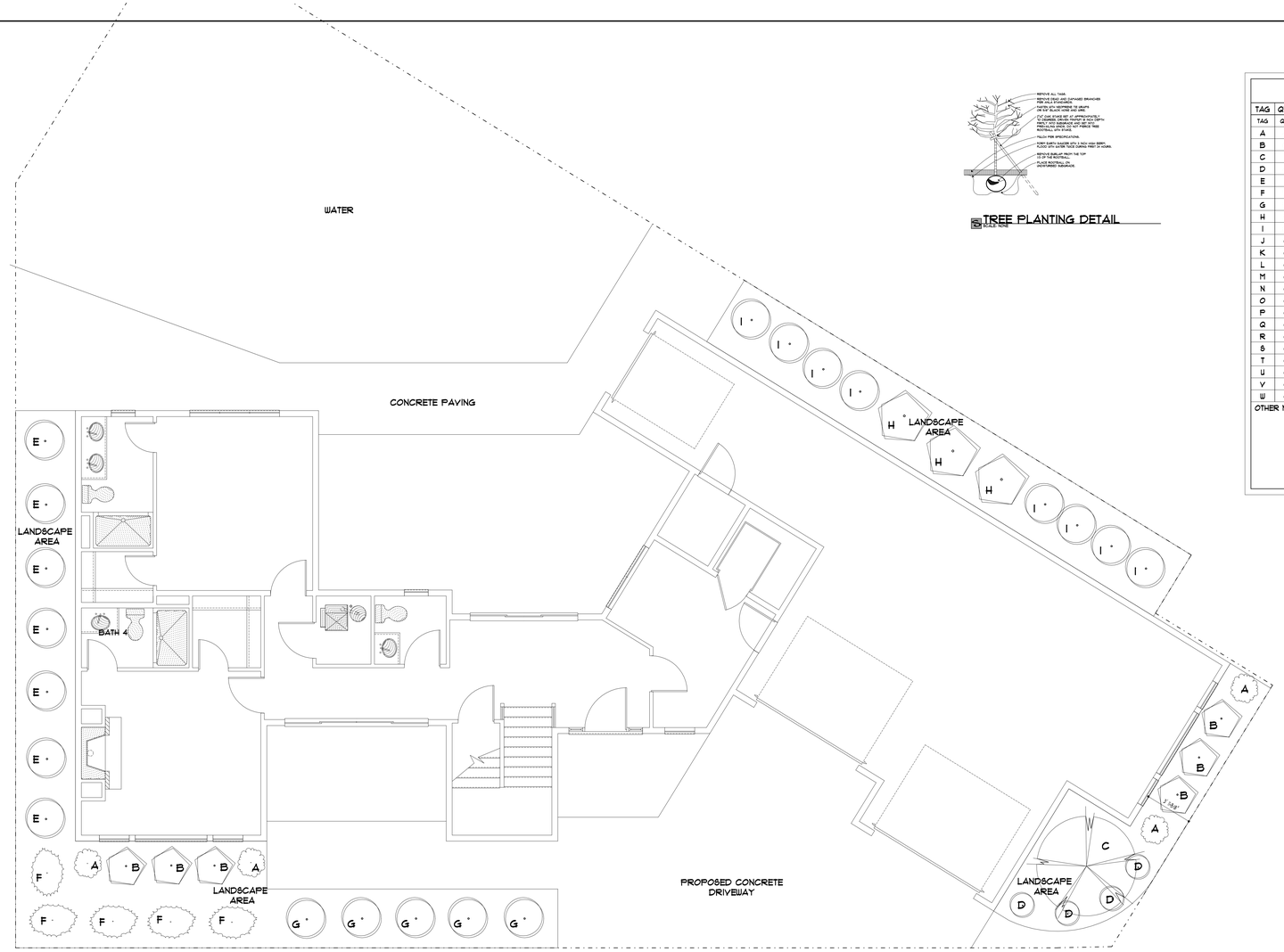
CAD FILE NAME: C:\ARCHIVES\CENTRAL\ARCHIVE\SCHILL\NITRAM\CONCEPT.DWG

STATE OF OHIO
STEPHEN M. SCHILL
8877
REGISTERED ARCHITECT

STEPHEN M. SCHILL, LICENSE # 8877
EXPIRATION DATE: 12/31/2025

A-3

DRAWING NUMBER



TREE PLANTING DETAIL
SCALE: NONE

PLANT LIST

TAG	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TAG	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	4	THUJA OCCIDENTALIS	EMERALD PETITE ARBORVITAE	6' TALL	NONE
B	6	AMELANCHIER CANDENSIS	ROSY GLOW BARBERRY	36"	NONE
C	1	ACER PALMATUM	EMPEROR JAPANESE MAPLE	12' TALL	NONE
D	4	BUXUS SEMERVIRUNS	COMMON BOXWOOD	36"	NONE
E	7	TAXUS X MEDIA "HICKSII"	HICKS YEW	8' TALL	NONE
F	5	JUNIPERIS SABINA	SAVIN JUNIPER	18" TALL	NONE
G	5	SPIRAEA	SPIREA	36"	NONE
H	3	RHODODENDRON	AZALEA	48"	NONE
I	8	PENNISETUM	FOUNTAIN GRASS	48"	NONE
J	0				
K	0				
L	0				
M	0				
N	0				
O	0				
P	0				
Q	0				
R	0				
S	0				
T	0				
U	0				
V	0				
W	0				

OTHER NOTES:

LANDSCAPE NOTES

ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF ANLA STANDARDS FOR NURSERY STOCK AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM INSTALLATION DATE.

LANDSCAPE CONTRACTOR IS TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND RECEIVE APPROVAL FROM G.C. OR ARCHITECT TO MAKE CHANGES IN PLANT LOCATIONS.

MINOR ADJUSTMENTS TO THE PLANT LOCATIONS ARE TO BE MADE IN THE CASE OF CONFLICTS WITH PROPOSED UTILITIES.

LANDSCAPE CONTRACTOR MUST CO-ORDINATE WITH G.C. AND OTHER SITE OPERATIONS.

PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.

BED EDGE SHALL BE SMOOTH , CONSISTENT, 4-1/2" DEEP AND HAND CUT. EDGES TO BE LOCATED BETWEEN ALL BEDS (AND TREES) AND LAWN AREAS.

G.C. IS RESPONSIBLE FOR FINISHED GRADES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND TO PROVIDE 4" OF AMENDED TOPSOIL FOR ALL PLANTING AREAS.

BEDS ARE TO BE GRADED SMOOTH AND FREE FROM SOIL CLODS AND STONES. ALL PLANTING BEDS AND TREE STANDING TREES TO BE MULCHED WITH 3" HARDWOOD MULCH.

PLANT QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. LANDSCAPE CONTACTOR IS RESPONSIBLE FOR HIS OWN " TAKE OFFS" IN ORDER TO COMPLETE THIS JOB.

ALL PLANTS SHALL BE REMOVED FROM CONTAINERS, CAGES, AND NON-BIODEGRADABLE MATERIAL. ALL TREES TO BE STAKED AND WRAPPED WITH ASPHALTIC WRINKLE KRAFT TREE WRAP.

PLANTINGS SHALL BE FERTILIZED UPON INSTALLATION. RECOMMENDED FERTILIZER SHALL BE MIXED WITH BACKFILL AT PRODUCT SPECIFIED RATE.

SEED IS TO BE: ATHLETIC FIELD MIXTURE (SCOTT'S SPORTSTURF OR EQUAL) APPLY AT A RATE OF 6# PER 1,000 SQ.FT.

HYDRO-MULCH SHALL BE USED TO PROTECT SEED FROM WASHING AWAY. ALL GRASS SEED SHALL BE SOWED NO LATER THAN OCTOBER 1ST.

ALL ORGANIC MATTER AND DEBRIS IS TO BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR LAWN AREAS AND BEDS SHALL BE FREE FROM STONES GREATER THAN 2".

THE LANDSCAPE CONTRACTOR IS TO COORDINATE WITH IRRIGATION CONTRACTOR, AND ALSO WITH G.C. REGARDING IRRIGATION INSTALLATION.

THE LANDSCAPE CONTRACTOR SHALL SUBMIT A ONE (1) YEAR MAINTENANCE CONTRACT FOR CONSIDERATION BY THE OWNER. THIS ITEM SHALL BE SEPERATE FROM THE INSTALLATION CONTRACT.

GRAPHIC SCALE
1 2 4 8 16 32

LANDSCAPE PLAN
SCALE: 1" = 20' 0"

ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2018 RESIDENTIAL CODE OF OHIO

PRELIMINARY Not For Construction
FOR REVIEW ONLY

THIS DRAWING IS A PRELIMINARY PLAN. IT IS INTENDED TO CONVEY GENERAL ARRANGEMENT OF SPACES AND CONCEPT ONLY. DIMENSIONS, WHETHER WRITTEN OR SCALED, ARE APPROXIMATE. ANY DIMENSION CAN CHANGE AT ANY TIME TO FACILITATE CONSTRUCTION NEEDS

Schill Architecture

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SCHILL ARCHITECTURE, LLC
TELEPHONE: 440.808.3483
FACSIMILE: 440.808.3483
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.	15 P.S.F.	45 P.S.F.
ATTIC (LIMITED STORAGE)	20 P.S.F.	15 P.S.F.	35 P.S.F.
ATTIC (NO STORAGE)	10 P.S.F.	15 P.S.F.	25 P.S.F.
DECKS	40 P.S.F.	15 P.S.F.	55 P.S.F.
EXTERIOR BALCONIES	60 P.S.F.	15 P.S.F.	75 P.S.F.
GUARDRAIL AND HANDRAILS	200 P.S.F.	15 P.S.F.	215 P.S.F.
GUARDRAIL INFILL COMPONENTS	50 P.S.F.	15 P.S.F.	65 P.S.F.
PASSENGER VEHICLE GARAGES	50 P.S.F.	15 P.S.F.	65 P.S.F.
ROOMS (OTHER THAN SLEEPING ROOMS)	40 P.S.F.	15 P.S.F.	55 P.S.F.
SLEEPING ROOMS	30 P.S.F.	15 P.S.F.	45 P.S.F.
STAIRS	40 P.S.F.	15 P.S.F.	55 P.S.F.
ROOFS	25 P.S.F.	15 P.S.F.	40 P.S.F.
SNOW	25 P.S.F.	N.A.	25 P.S.F.
WIND	115 M.P.H.	N.A.	115 M.P.H.
SOIL BEARING	1,000 P.S.F.	N.A.	1,000 P.S.F.

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2.		
1.	ISSUED FOR AHBR REVIEW	23 OCT 2024

PROJECT:
PRIVATE RESIDENCE:

LOCATION: 892 BEACH ROAD
LAKEWOOD, OHIO 44107
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 311-02-021

LANDSCAPE PLAN

SCALE: AS NOTED
JOB NUMBER: 24NITRAM
DATE: 01 JULY 2024
CAD FILE NAME: C:\ARCHIVES\CENTRAL\ARCHIVE\SCHILL\NITRAM\CONCEPT.DWG

STATE OF OHIO
STEPHEN M. SCHILL
8877
REGISTERED ARCHITECT

STEPHEN M. SCHILL, LICENSE # 8877
EXPIRATION DATE: 12/31/2025

L-1
DRAWING NUMBER

ANCHORAGE

LARGE WALL MOUNT LANTERN

1855DZ

Anchorage is an early American lantern design crafted of solid aluminum to reflect a bold yet refined silhouette. The Aged Zinc finish and clear glass complement the long clean lines, elegant arched carriage handle and sturdy knobs, resulting in a vintage style with classic charisma.

FINISH: Aged Zinc

GLASS: Clear

WIDTH: 11"

HEIGHT: 21.3"

DEPTH: 0

LIGHT SOURCE: Socketed

WATTAGE: 3-5w Cand. LED, 60w Equiv.

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

EFIS OVERALL FIELD
STO COLOR ARCHITECTURAL
STO 16286

EFIS WINDOW TRIM/ACCENT PANELS
STO COLOR ARCHITECTURAL
STO 16196

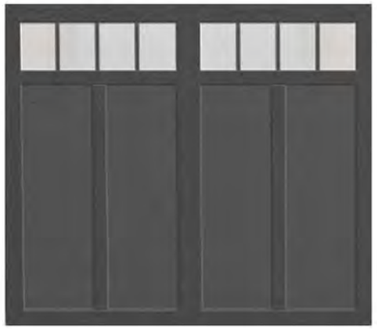
RAKE/FASCIA BOARD
JAMES HARDIE TRIM
SMOOTH PRIMED FOR PAINT
COLOR MATCH TO STO 16196

WINDOWS
MARVIN ELEVATE
GUNMETAL

STONE
HALQUIST
BILTMORE DIMENSIONAL

ROOFING
CERTAINTEED GRAND MANOR
GATEHOUSE SLATE

FRONT ENTRY DOOR
JELD-WEN FIBERGLASS DOORS
WARM TOFFEE



GARAGE DOORS
HAAS DOOR AMERICAN TRADITION
9221 CHARCOAL

EXTERIOR MATERIAL SELECTIONS

SCALE: NTS

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

PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXTERIOR
MATERIAL
SELECTIONS

DRAWING SCALE
NTS

DATE:
10/23/24

DRAWING NUMBER:
EM-1

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.: 10-98-24

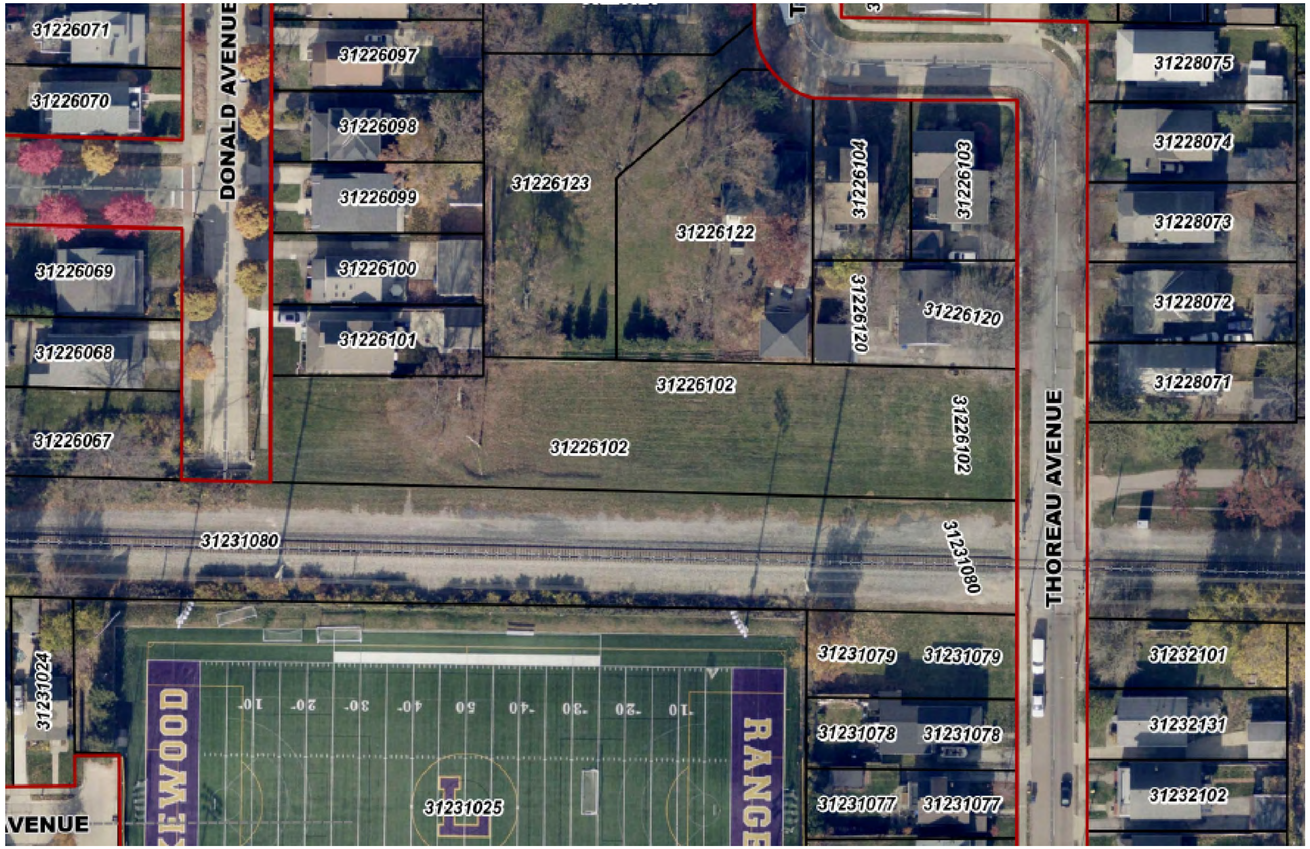
Permit No.: BBS24-000120

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.



ENLARGED AERIAL

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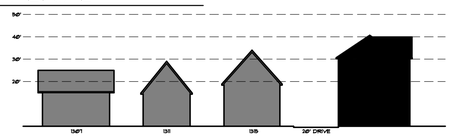

CONTEXT ELEVATIONS - DONALD AVENUE

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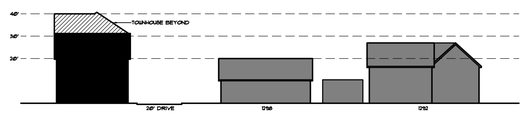
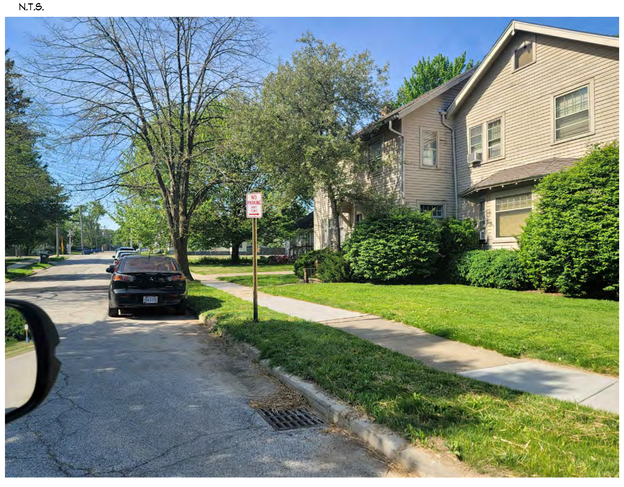


CONTEXT ELEVATIONS - THOREAU AVENUE

N.T.S.

THOREAU TO SOUTH

N.T.S.



THOREAU FROM NORTH

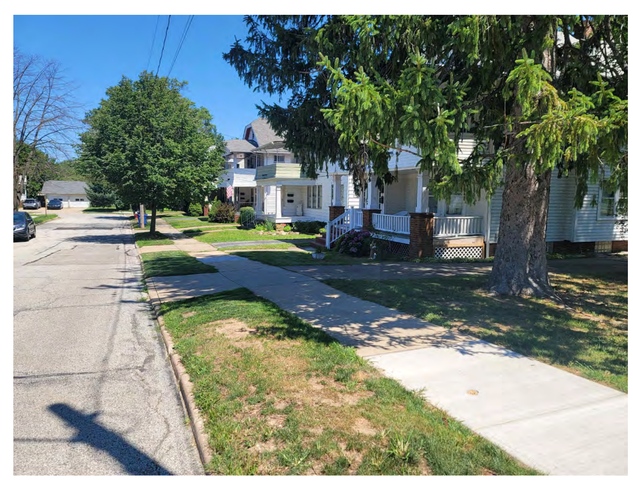
N.T.S.

VIEW TO WEST

N.T.S.

THOREAU TO NORTH

N.T.S.



ACROSS THOREAU

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
4	10.23.24	abr & planning review

STATE OF OHIO
PAUL R. BEEGAN 12574
REGISTERED ARCHITECT

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

BEEGAN
ARCHITECTURAL DESIGN

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

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau Development

ppn 312-26-102
lakewood, oh 44107

Site Context

A0

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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 reivew
5	10.23.24	abr & planning revisions

ARCHITECTURAL SITE PLAN
1" = 20'-0"

STATE OF OHIO
PAUL R. BEEGAN 12574
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Architectural Site Plan

A1

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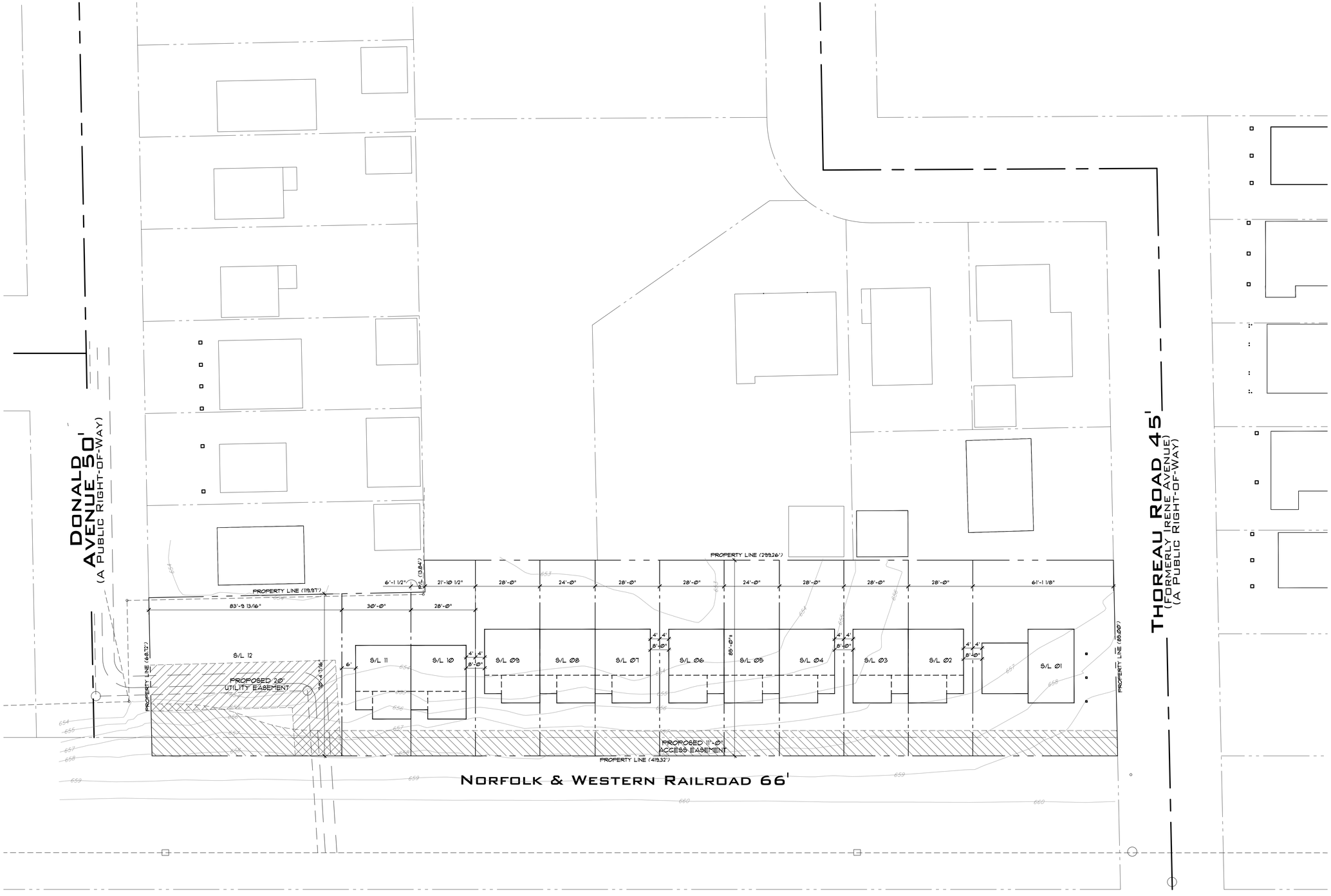

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lakewood, oh 44107

Preliminary Lot Split Plan

A2

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SKY PENCIL HOLLY

BLUE ARROW JUNIPER

LIMELIGHT HYDRANGEA

BOLLARDS

LANDSCAPE TREE LEGEND

SYMBOL	COMMON NAME	SIZE	BOTANICAL NAME	SPACING
	TRIDENT MAPLE	2.5 GAL.	ACER BUERGERIANUM	20'
	REDBUD	2.5 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 'HAMELN'	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 ANGUSTIFOLIA	24"

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

TRIDENT MAPLE - FALL

TRIDENT MAPLE - SUMMER

REDBUD

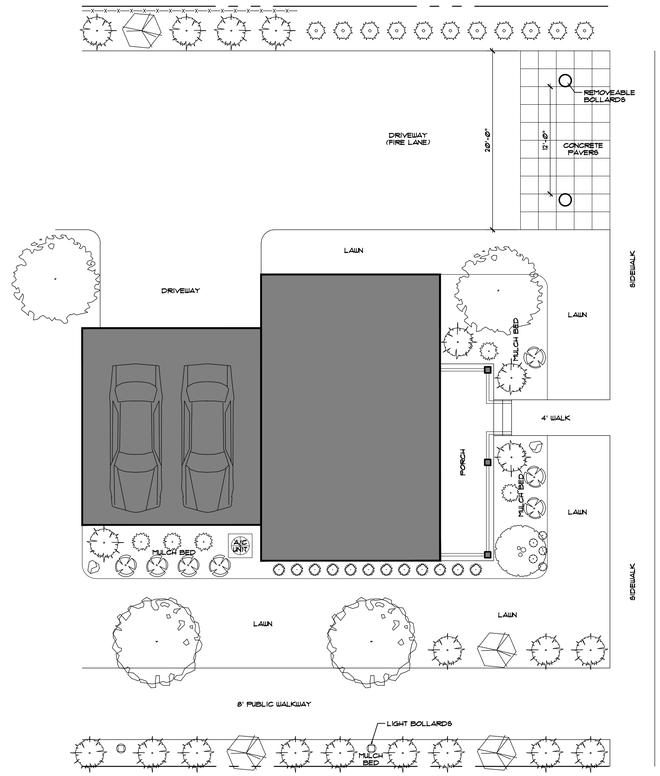
ROYAL PURPLE SMOKE TREE

WINTER GEM BOXWOOD

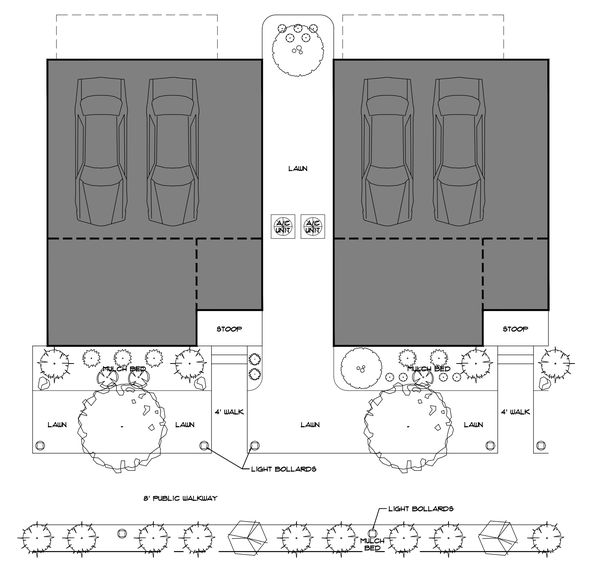
DOUBLE KNOCKOUT ROSE

ENGLISH LAVENDER

DWARF FOUNTAIN GRASS



DETAILED LANDSCAPE PLANS (1 / A3 | A3)
1/8" = 1'-0"
0 8' 16'
GRAPHIC SCALE (FEET)



DETAILED LANDSCAPE PLANS (2 / A3 | A3)
1/8" = 1'-0"
0 8' 16'
GRAPHIC SCALE (FEET)

ISSUE	DATE	DESCRIPTION
1	09.18.24	abr & planning review
2	10.23.24	abr & planning review

STATE OF OHIO
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project no. 23-075

Hilane Realty
Donald & Thoreau Development

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lakewood, oh 44107

Architectural Site Plan

A3

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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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project no. 23-075

Hilane Realty
Donald & Thoreau Development

ppn 312-26-102
lakewood, oh 44107

Townhouses
Project Renderings

A4

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VIEW ACROSS CENTER

N.T.S.

VIEW ACROSS BACK CENTER

N.T.S.

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REGISTERED ARCHITECT

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

BEEGAN
ARCHITECTURAL DESIGN

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

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau Development

ppn 312-26-102
lakewood, oh 44107

Townhouses
Project Renderings

A5

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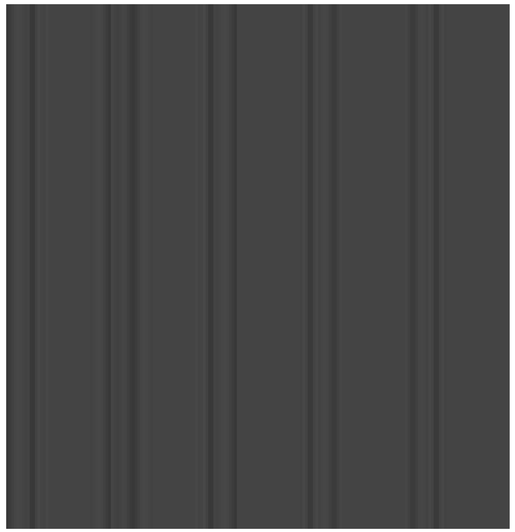
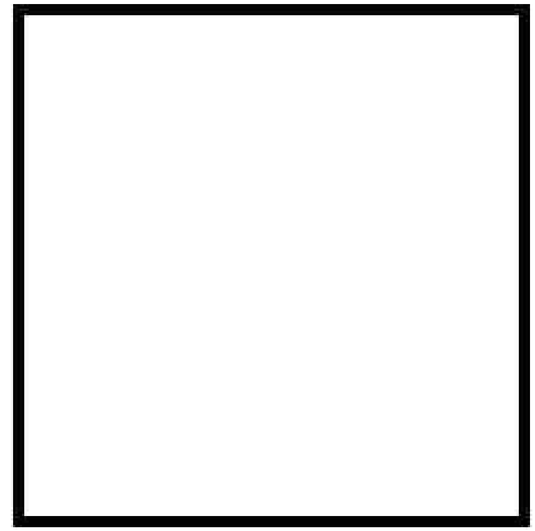
ISSUE	DATE	DESCRIPTION
1	08.07.24	abr revisions
2	09.18.24	abr & planning review
3	10.23.24	abr & planning review

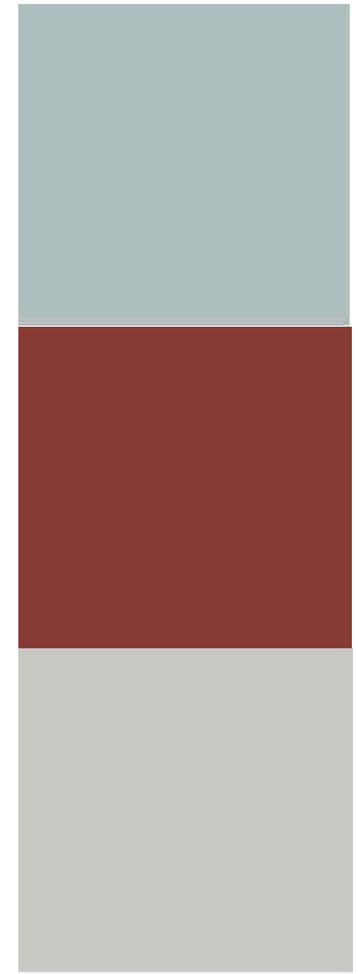
VINYL SIDING



BOARD AND BATTEN



TRIM AND GARAGE DOOR



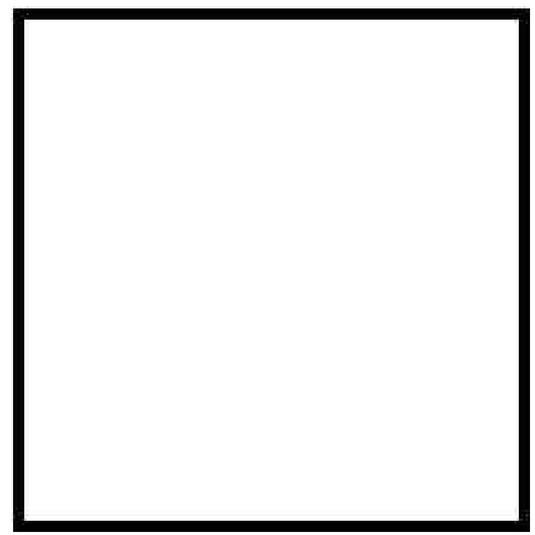
FRONT DOOR

COMBINATION A

N.T.S.

VINYL SIDING

BOARD AND BATTEN



TRIM AND GARAGE DOOR

FRONT AND BACK DOOR SCONCE

COMBINATION B

N.T.S.

STATE OF OHIO
PAUL R. BEEGAN 12574
REGISTERED ARCHITECT

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

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lakewood, oh 44107

Exterior Finishes

A6

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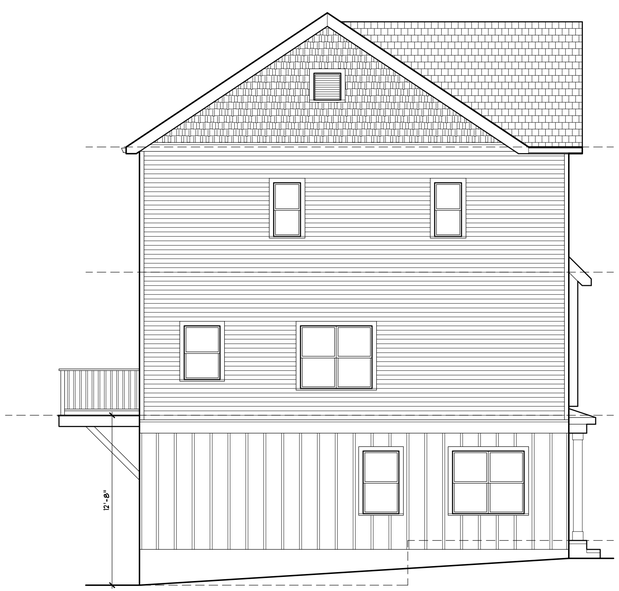

LEFT SIDE ELEVATION (B / A7.1)
3/16" = 1'-0"

FRONT ELEVATION (A / A7.1)
1/4" = 1'-0"

REAR ELEVATION (C / A7.1)
1/4" = 1'-0"

RIGHT SIDE ELEVATION (D / A7.1)
3/16" = 1'-0"

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planniung review
3	08.07.24	abr revisions
4	09.18.24	abr & planning review
5	10.23.24	abr & planning review

STATE OF OHIO
PAUL R. BEEGAN 12574
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Donald & Thoreau Development

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Townhouses
Exterior Elevations

A7

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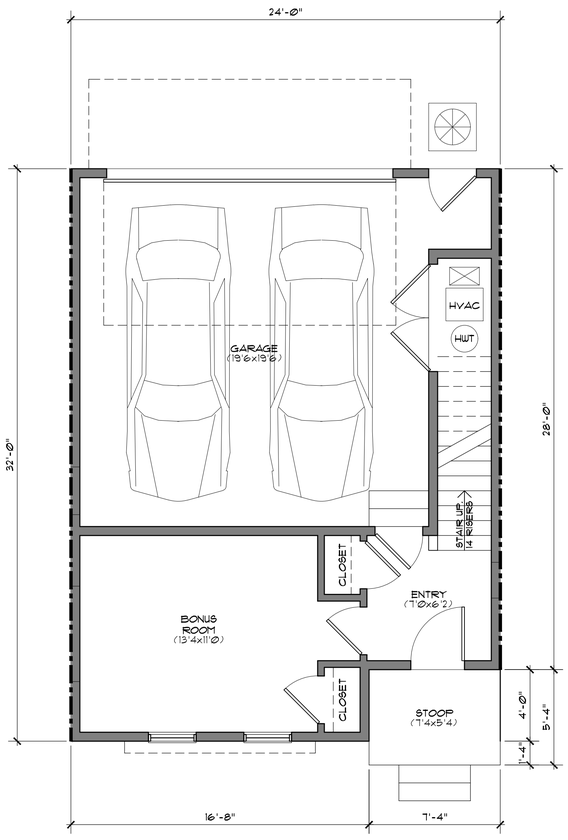
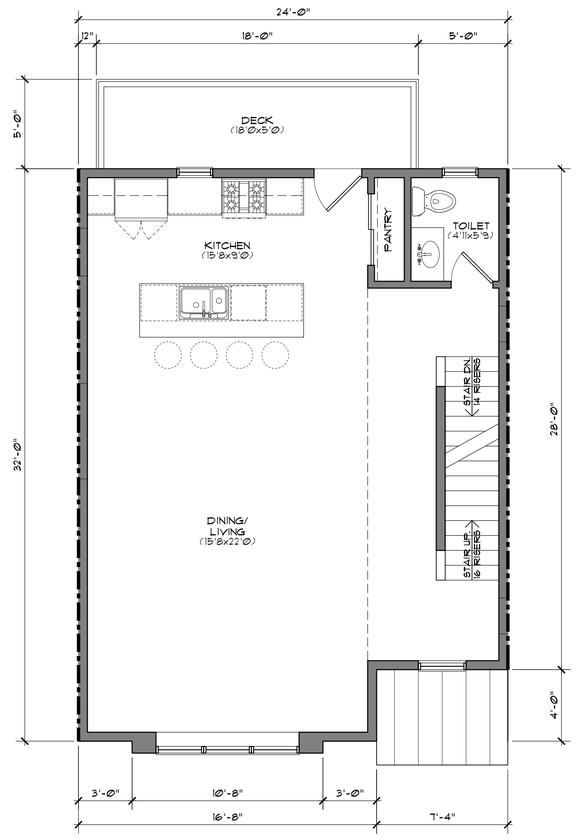
4	10.23.24	abr & planning review



UNITS #2-10 AREA SUMMARY:
1ST FLOOR 259 GSF / 224 NSF

1ST FLOOR PLAN (1 / A8 | A8)

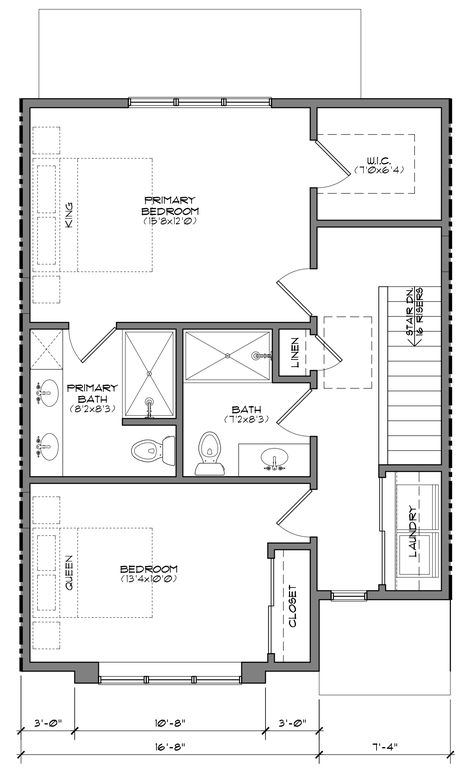
1/4" = 1'-0"



UNITS #2-10 AREA SUMMARY:
2ND FLOOR 739 GSF / 684 NSF

2ND FLOOR PLAN (2 / A8 | A8)

1/4" = 1'-0"



UNITS #2-10 AREA SUMMARY:
3RD FLOOR 739 GSF / 684 NSF

3RD FLOOR PLAN (3 / A8 | A8)

1/4" = 1'-0"

STATE OF OHIO
PAUL R. BEEGAN 12574
REGISTERED ARCHITECT

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

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project no. 23-075

Hilane Realty
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lakewood, oh 44107

Townhouses
Floor Plans

A8

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ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
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3	09.18.24	abr & planning review
4	10.23.24	abr & planning review

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

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

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

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

STATE OF OHIO
PAUL R. BEEGAN 12574
REGISTERED ARCHITECT

PAUL R. BEEGAN, 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

Single-Family House East
Exterior Elevations

A9

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ISSUE	DATE	DESCRIPTION
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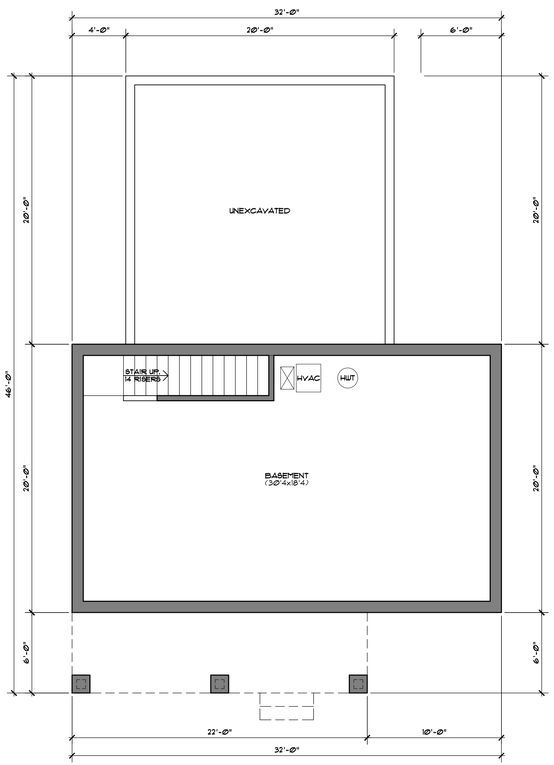
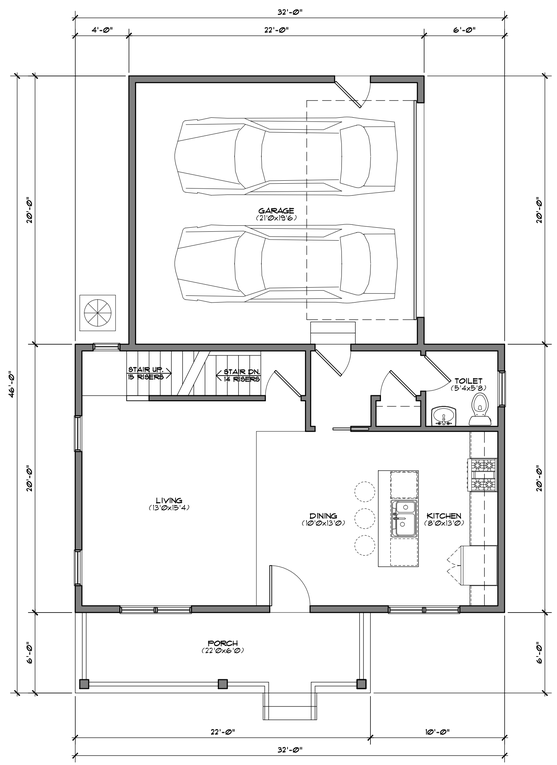
2	07.18.24	abr & planning review
3	09.18.24	abr & planning review
4	10.23.24	abr & planning review



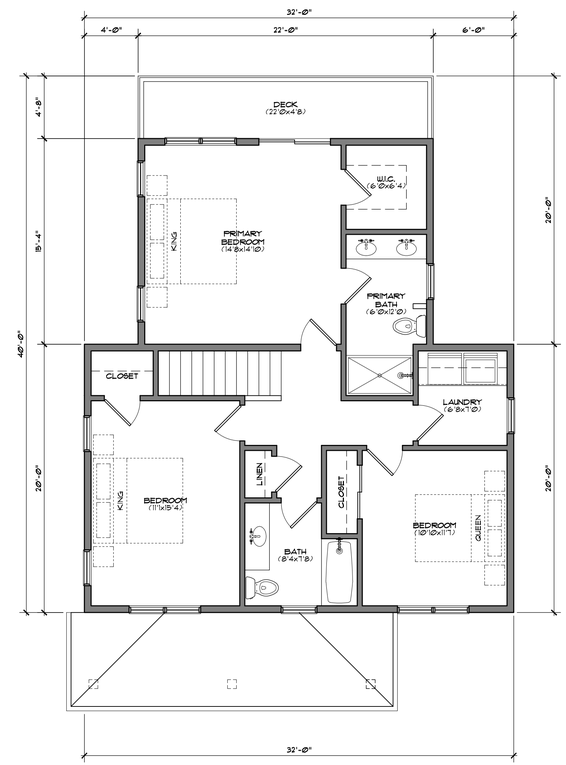
AREA SUMMARY:
BASEMENT 446 NSF

BASEMENT PLAN 0
1/4" = 1'-0" A10



AREA SUMMARY:
1ST FLOOR 640 GSF / 589 NSF
GARAGE 440 GSF

1ST FLOOR PLAN 1
1/4" = 1'-0" A10



AREA SUMMARY:
2ND FLOOR 911 GSF / 911 NSF

2ND FLOOR PLAN 2
1/4" = 1'-0" A10

STATE OF OHIO
PAUL R. BEEGAN 12574
REGISTERED ARCHITECT

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

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Donald & Thoreau Development

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lakewood, oh 44107

Single-Family House
Floor Plans

A10

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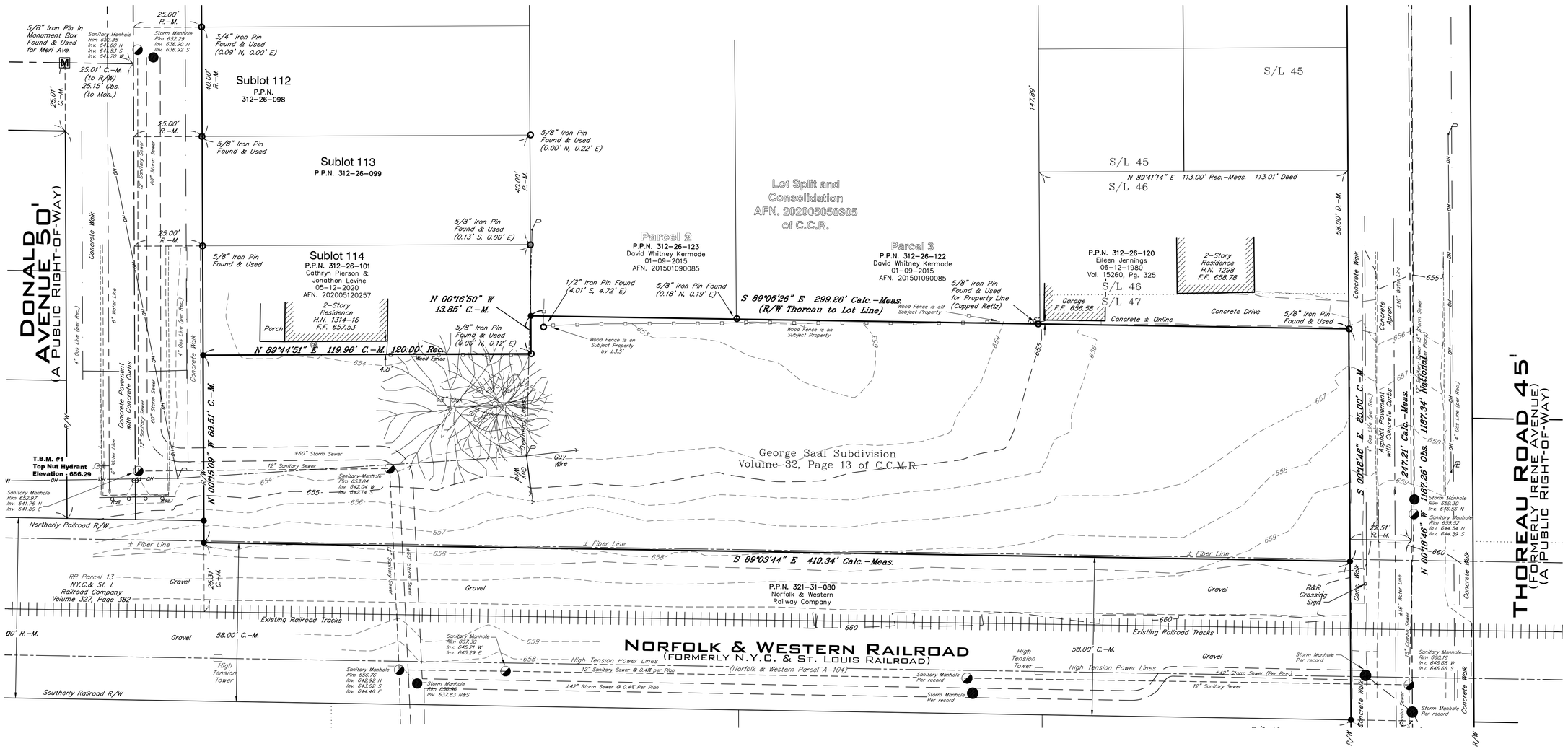

LEGEND

- M = 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
- Existing / PROPOSED = 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

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
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Fence Line (Wooden)
Fence Line (Chain-Link)
Guardrail

Ac.	Acres	L.C.A.	Limited Common Area
Adj.	Adjacent	Meas./M.	Measured
Asp.	Asphalt	MH	Manhole
B.F.	Basement Floor	Obs.	Observed
Calc./C.	Calculated	Pg.	Page
CB	Catch Basin	P.P.N.	Permanent Parcel Number
C.C.M.R.	Cuyahoga County Map Records	ℙ	Property Line
		Rec./R.	Record
℄	Centerline	R/W	Right-of-way
C.L.F.	Chain-link Fence	San.	Sanitary
Clr.	Clears	S.F.	Square Feet
Conc.	Concrete	S/L	Sublot
Conn.	Connection	Stm.	Storm
D.H.	Drill Hole	T.B.M.	Temporary Bench Mark
D.I.W.M.	Ductile Iron Water Main	TBR	To Be Removed
Elec	Electric	Tele	Telephone
Encr.	Encroaches	T.F.	Top Footer
Ex.	Existing	Vol.	Volume
F.F.	Finished Floor	Wat	Water

GRAPHIC SCALE

20 0 10 20 30

(IN FEET)
1 inch = 20 ft.

Preliminary Not for Construction

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE SUITE 100
CLEVELAND - OHIO - 44114
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2024-391

PLAN REVISIONS:

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-
DATE
NOT FOR CONSTRUCTION

DONALD & THOREAU DEVELOPEMENT

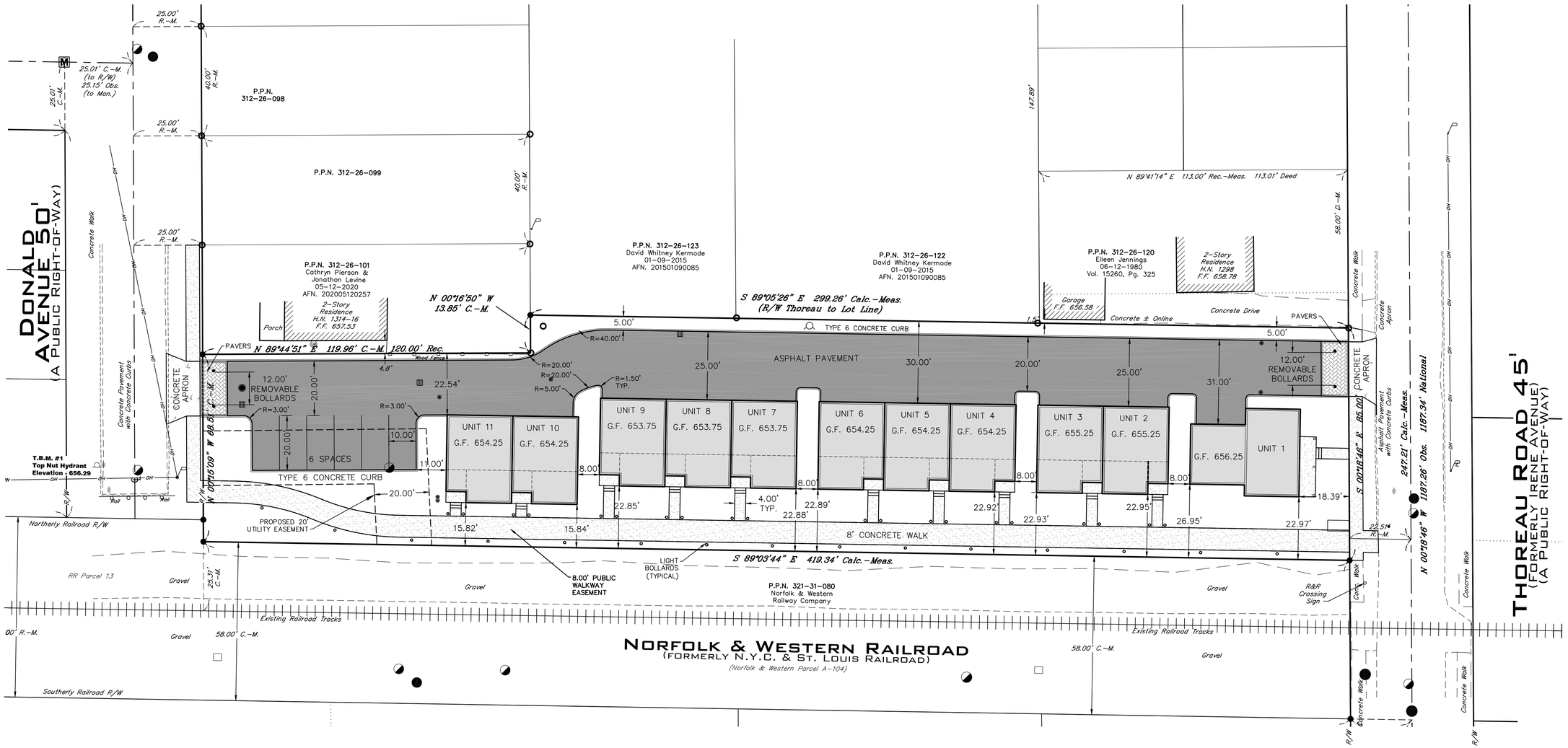
LAKEWOOD, OHIO

EXISTING CONDITIONS

Ohio Utilities Protection Service
Call 811 before you dig

OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
Call (614) 715-2984 or 811

C2.01



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Electric Line
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Fence Line (Chain-Link)
Guardrail

Ac.	Acres	L.C.A.	Limited Common Area
Adj.	Adjacent	Meas./M.	Measured
Asp.	Asphalt	MH	Manhole
B.F.	Basement Floor	Obs.	Observed
Calc./C.	Calculated	Pg.	Page
CB	Catch Basin	P.P.N.	Permanent Parcel Number
C.C.M.R.	Cuyahoga County Map Records	℄	Property Line
℄	Centerline	Rec./R.	Record
C.L.F.	Chain-link Fence	R/W	Right-of-way
Clr.	Clears	San.	Sanitary
Conc.	Concrete	S.F.	Square Feet
Conn.	Connection	S/L	Sublot
D.H.	Drill Hole	Stm.	Storm
D.I.W.M.	Ductile Iron Water Main	T.B.M.	Temporary Bench Mark
Elec	Electric	TBR	To Be Removed
Encr.	Encroaches	Tele	Telephone
Ex.	Existing	T.F.	Top Footer
F.F.	Finished Floor	Vol.	Volume
		Wat	Water

PAVEMENT LEGEND:

- ASPHALT PAVEMENT
- REINFORCED CONCRETE PAVEMENT
- CONCRETE WALKS

GRAPHIC SCALE

20 0 10 20 30

(IN FEET)
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Preliminary Not for Construction

RIVERSTONE
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CLEVELAND - OHIO - 44114
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2024-391

PLAN REVISIONS:

PAGE REVISIONS:

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-
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NOT FOR CONSTRUCTION

DONALD & THOREAU DEVELOPEMENT

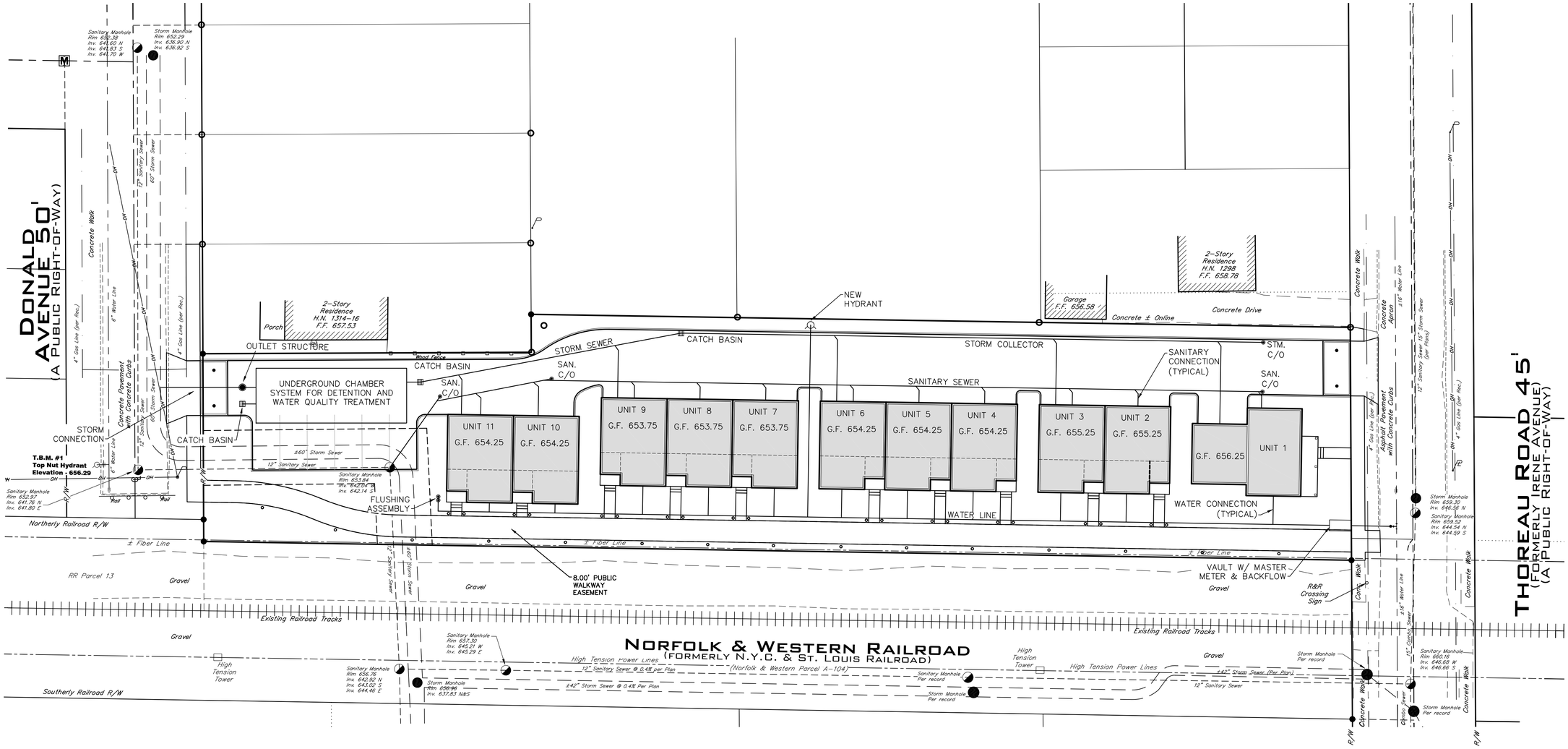
LAKEWOOD, OHIO

SITE PLAN

Ohio Utilities Protection Service
Call 811 before you dig

OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
Call (614) 715-2984 or 811

C3.01



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Calc./C.	Calculated	Pg.	Page
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2024-391

Plan Revisions:

Page Revisions:

Issued For:
-
DATE
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Donald & Thoreau Developement

Lakewood, Ohio

Utility Plan

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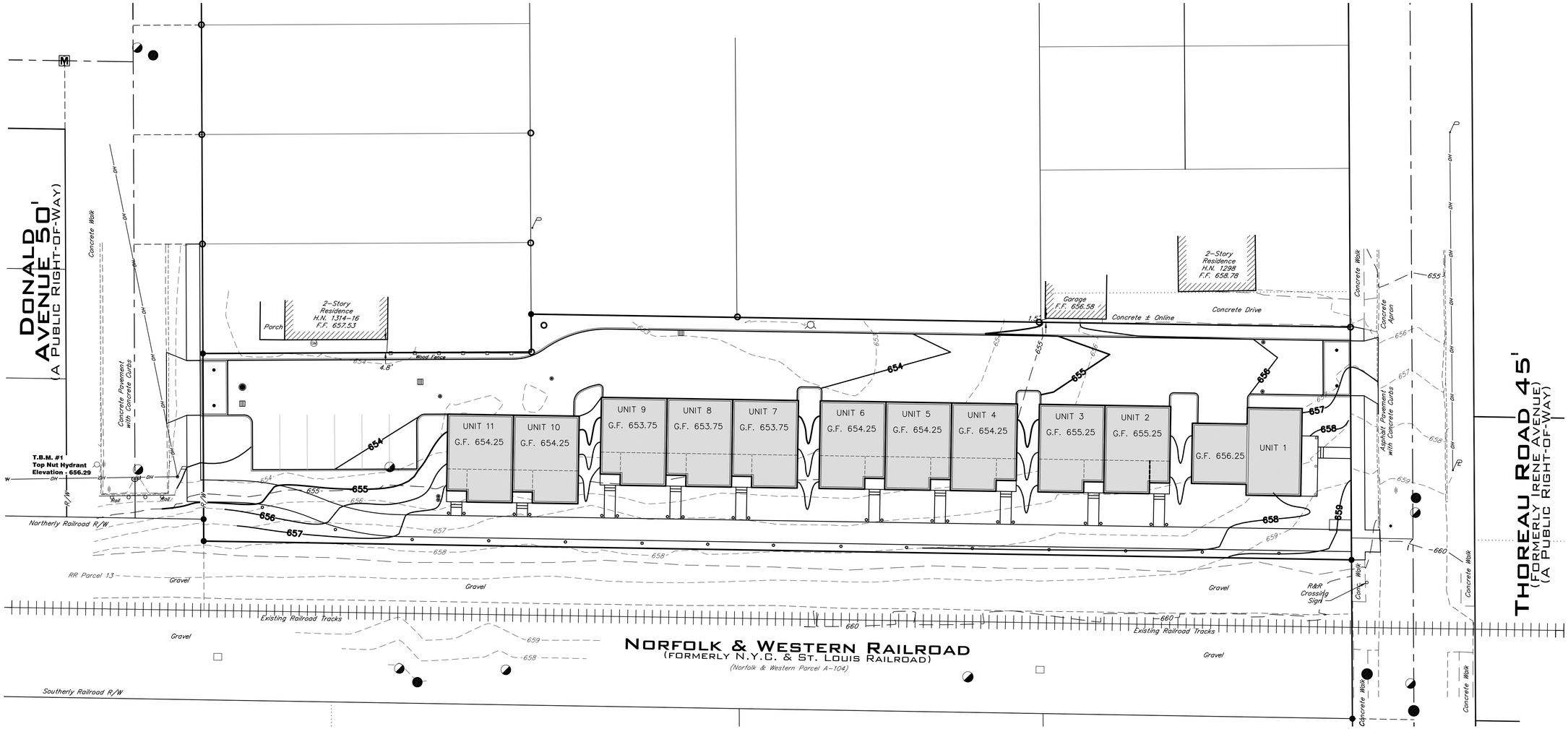
C4.01



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Elec	Electric	Tele	Telephone
Encr.	Encroaches	T.F.	Top Footer
Ex.	Existing	Vol.	Volume
F.F.	Finished Floor	Wat	Water

GRAPHIC SCALE
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(IN FEET)
1 inch = 20 ft.

Preliminary Not for Construction

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2024-391

Plan Revisions:

Page Revisions:

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-
DATE
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Donald & Thoreau Developement
Lakewood, Ohio

Grading Plan

Ohio Utilities Protection Service
Call 811 before you dig

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C5.01

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.

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

STATE OF OHIO
ANDREW
J.
PIERSON
E66690
REGISTERED
PROFESSIONAL ENGINEER

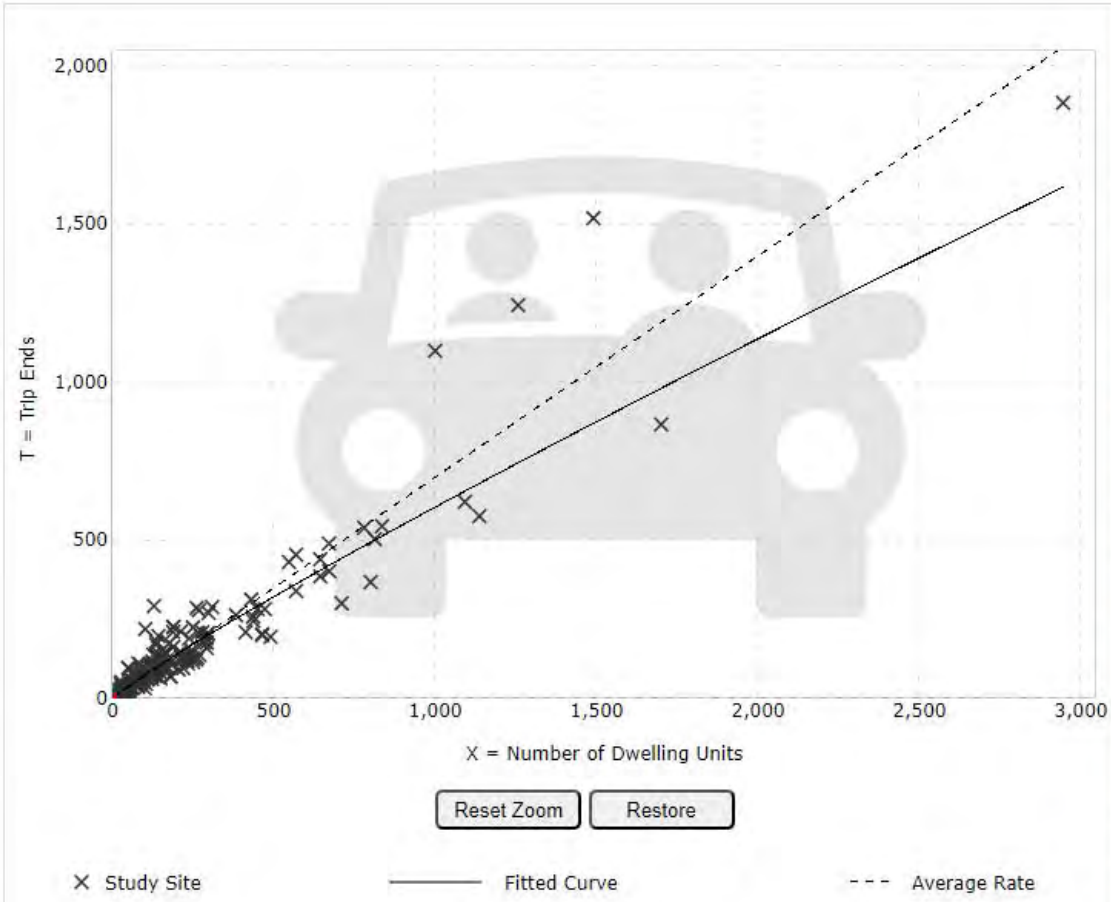
TMS Engineers, Inc. 2112 Case Parkway S., Unit 7, Twinsburg, Ohio 44087 www.TMSEngineers.com	**Residential Development Lakewood, Ohio Trip Generation Analysis**	**Location Map**	**NORTH** NOT TO SCALE	**Figure: 1** **Attachment**

TMS Engineers, Inc. 2112 Case Parkway S., Unit 7, Twinsburg, Ohio 44087 www.TMSEngineers.com	**Residential Development Lakewood, Ohio Trip Generation Analysis**	**Site Plan**	**NORTH** NOT TO SCALE	**Figure: 2** **Attachment**

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



Land Use:
Single-Family Detached Housing (210) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
192

Avg. Num. of Dwelling Units:
226

Average Rate:
0.70

Range of Rates:
0.27 - 2.27

Standard Deviation:
0.24

Fitted Curve Equation:
Ln(T) = 0.91 Ln(X) + 0.12

R^2:
0.90

Directional Distribution:
25% entering, 75% exiting

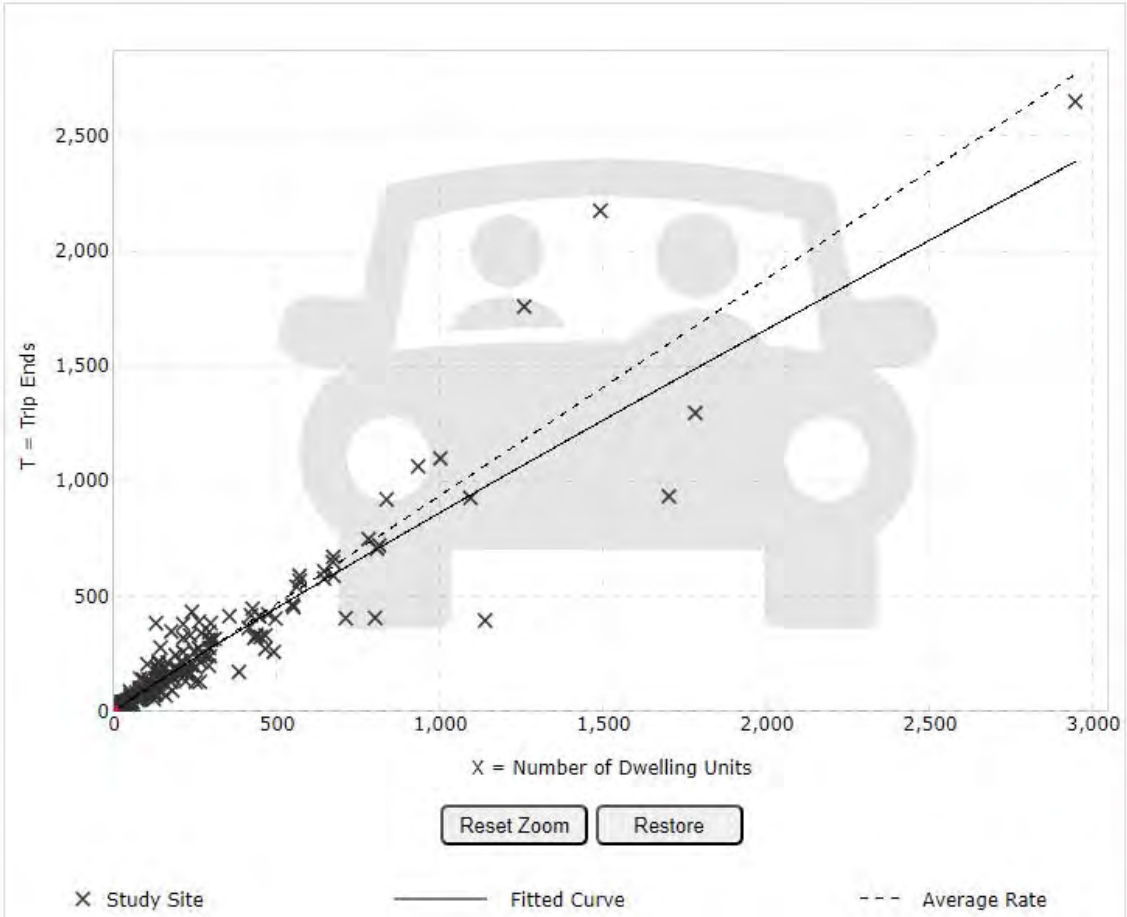
Calculated Trip Ends:
Average Rate: 1 (Total), 0 (Entry), 1 (Exit)
Fitted Curve: 1 (Total), 0 (Entry), 1 (Exit)

Source: Institute of Transportation Engineers, Trip Generation Manual, 11TH Editions, 2021

Date: 9/18/2024

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

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



Land Use:
Single-Family Detached Housing (210) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
208

Avg. Num. of Dwelling Units:
248

Average Rate:
0.94

Range of Rates:
0.35 - 2.98

Standard Deviation:
0.31

Fitted Curve Equation:
$Ln(T) = 0.94\ Ln(X) + 0.27$

R^2:
0.92

Directional Distribution:
63% entering, 37% exiting

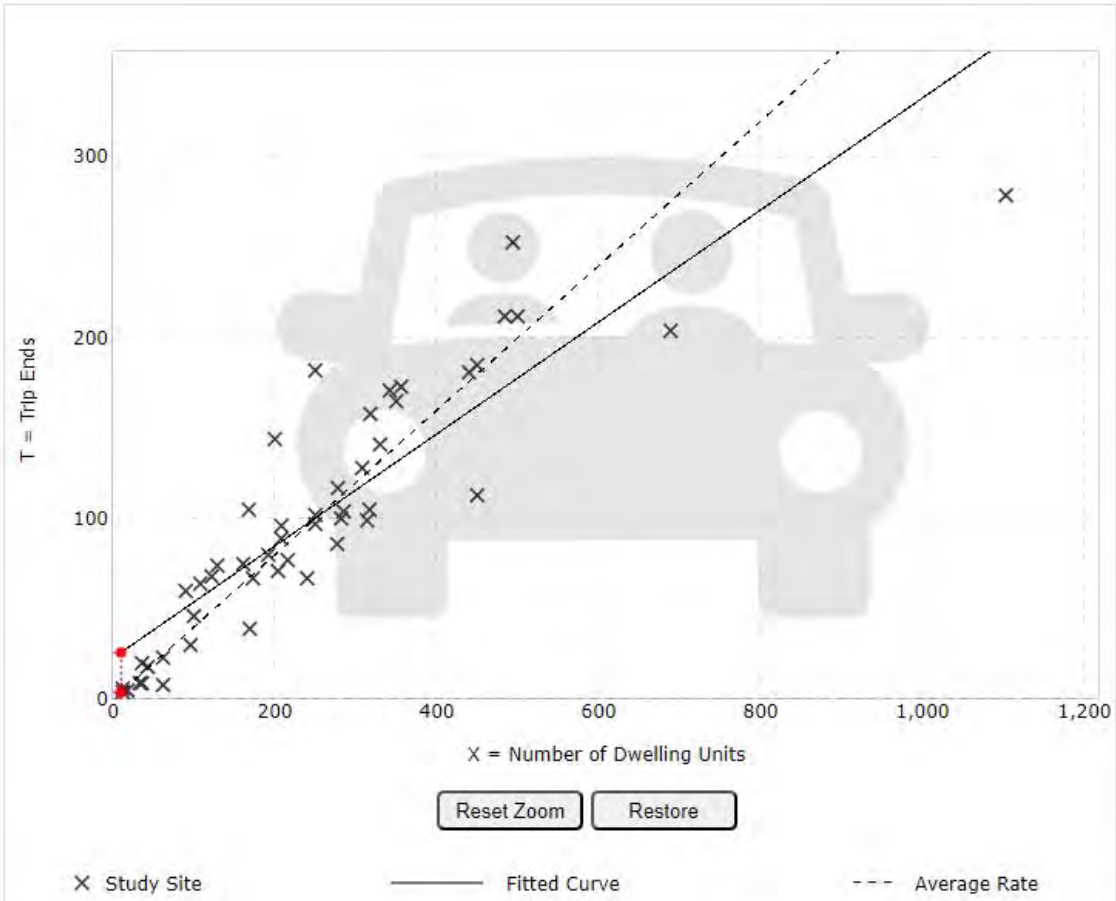
Calculated Trip Ends:
Average Rate: 1 (Total), 1 (Entry), 0 (Exit)
Fitted Curve: 1 (Total), 1 (Entry), 0 (Exit)

Source: Institute of Transportation Engineers, Trip Generation Manual, 11TH Editions, 2021

Date: 9/18/2024

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

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



Land Use:
Multifamily Housing (Low-Rise) - Not Close to Rail Transit (220) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
49

Avg. Num. of Dwelling Units:
249

Average Rate:
0.40

Range of Rates:
0.13 - 0.73

Standard Deviation:
0.12

Fitted Curve Equation:
$T = 0.31(X) + 22.85$

R^2:
0.79

Directional Distribution:
24% entering, 76% exiting

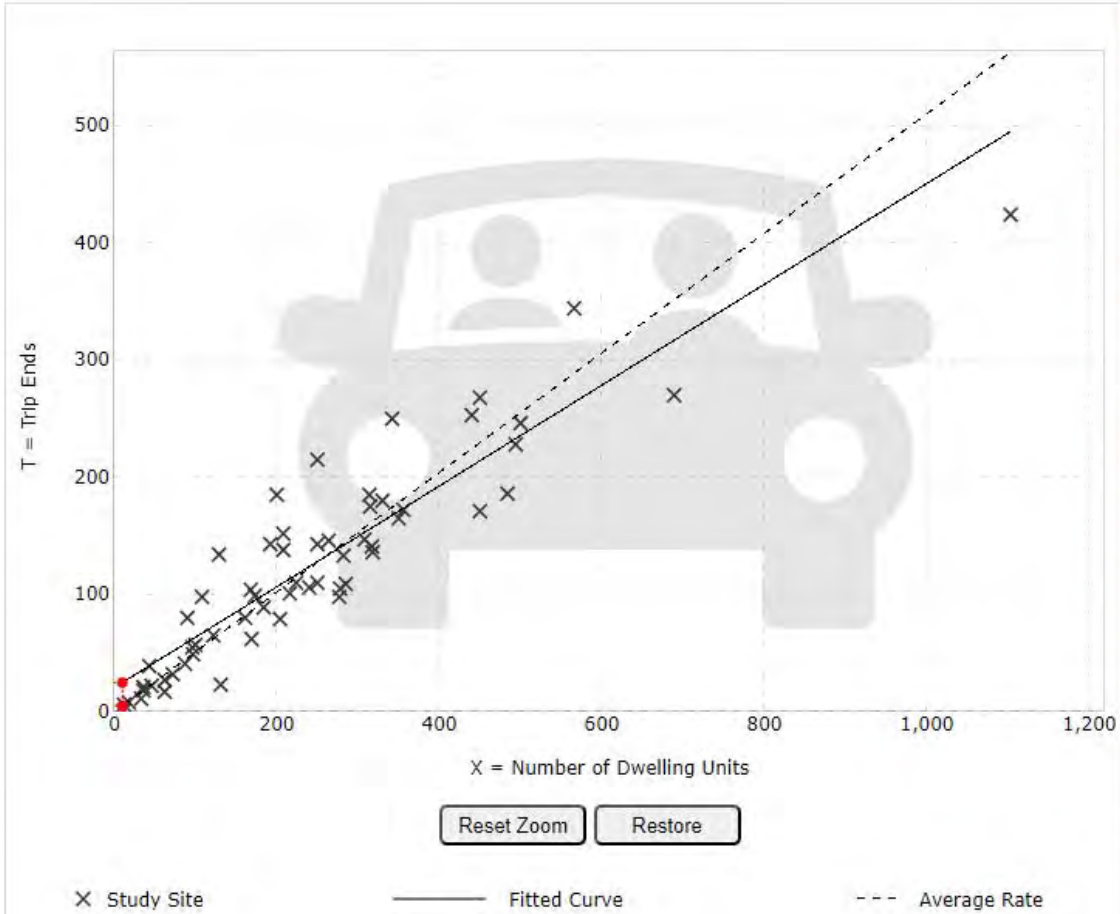
Calculated Trip Ends:
Average Rate: 4 (Total), 1 (Entry), 3 (Exit)
Fitted Curve: 26 (Total), 6 (Entry), 20 (Exit)

Source: Institute of Transportation Engineers, Trip Generation Manual, 11TH Editions, 2021

Date: 9/18/2024

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

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



Land Use:
Multifamily Housing (Low-Rise) - Not Close to Rail Transit (220) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
59

Avg. Num. of Dwelling Units:
241

Average Rate:
0.51

Range of Rates:
0.08 - 1.04

Standard Deviation:
0.15

Fitted Curve Equation:
$T = 0.43(X) + 20.55$

R^2:
0.84

Directional Distribution:
63% entering, 37% exiting

Calculated Trip Ends:
Average Rate: 5 (Total), 3 (Entry), 2 (Exit)
Fitted Curve: 25 (Total), 16 (Entry), 9 (Exit)

Source: Institute of Transportation Engineers, Trip Generation Manual, 11TH Editions, 2021

Date: 9/18/2024

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.: 11-99-24

Permit No.: BBS24-000119

Applicant Name: Tonia Watkins, Watkins Lighting & Sign Mtc, Inc.

Project Address: 15020 Detroit Ave.

Project Name: Potbelly Sandwich Works

Project: Applicant proposes internally illuminated blade signs, internally illuminated wall sign, and updated awnings.

LANDLORD AUTHORIZATION

Today's date 17 SEPT 24

RE: Store Name Potbelly___

Store Number_____

Store Address__15020 Detroit Ave Lakewood OH_____

To Whom It May Concern:

Please accept this as a Letter of Authorization providing ___National Awning and Sign__ and their contractors __Watkins Lighting____the authority to act on behalf of ____Potbelly___ in pursuit of upgrading our signage. This pertains to the following tasks in regard to signage for the _Potbelly_____:

- Obtain all necessary permits and variance approvals.
- Engineering.
- Removals, patching, and painting.
- Installation.
- Electrical work.
- Any additional work as per the job specifications.

Sincerely, (please print legibly)

JEFF Smith
Your name

Property Mgr.
Your title

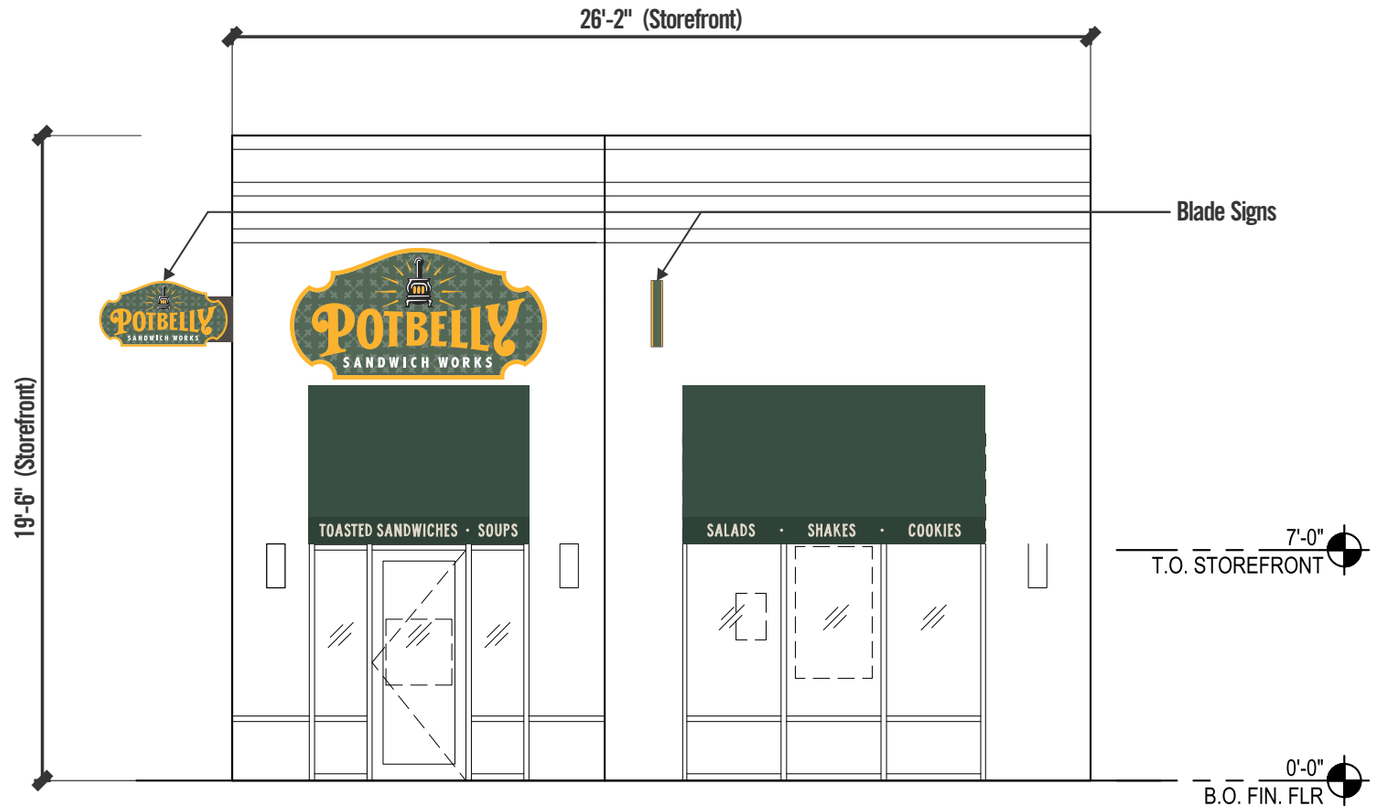
Wholesome Const.
Your company

30100 Chagrin Blvd. Pepper Pike, OH. 44124
Your Physical address

JSmith@EATWholesome.com
Your Email address

440-264-3539
Your Telephone number

_____
Your Fax number



Building Elevation - Front

Scale: 3/16"=1'-0"

City Code: Maximum sign face area = (W x 1.5) square feet, except that the total in all cases shall not exceed 100 square feet.

NAS NATIONAL AWNING & SIGN

Design No.:	24-0189r2
Date:	July 29, 2024
Sheet:	1 of 5
Location:	15020 Detroit Ave
City/State:	Lakewood, OH 44107

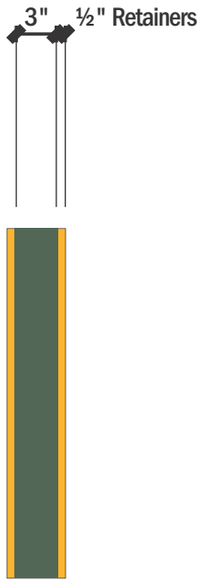
Contact Information:

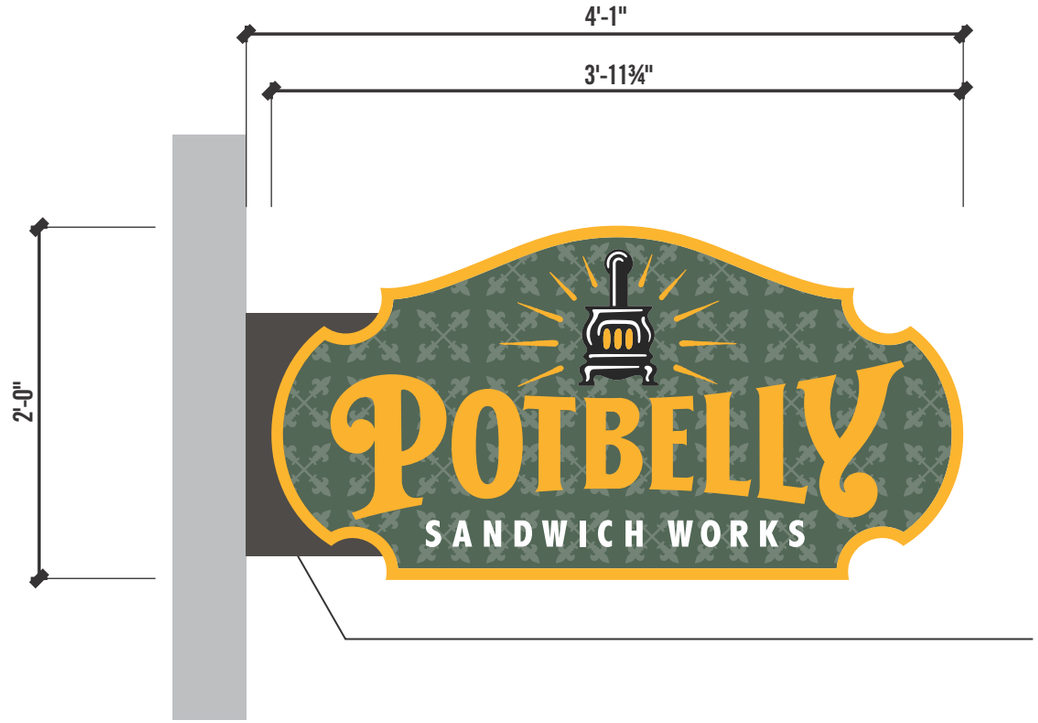
Salesman:	Todd Hefner
Designer:	Trent Schultz
P.817.625.4323	F.817.625.2123
www.awningandsign.com	

Revisions:

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

National Awning & Sign, LLC. does not accept responsibility for obtaining accurate code information for sign size allowance. This document is the property of **National Awning & Sign, LLC** and may not be copied or distributed w/o expressed written consent.



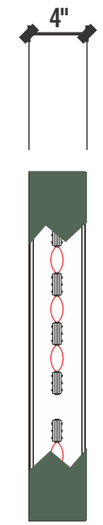


4" deep Fabricated aluminum filler painted to match PMS 1545C Brown

White Plexiglas with first surface applied translucent Vinyl Film "Stove" & "Heat rays" to be 3M 230-22 Black with show thru white highlight and 3M Translucent Sunflower yellow

Internally illuminated with White LED's

Fabricated 3" deep .125 sheet aluminum support cover sand, prime and paint Painted Brand Gray 2336 C (2" square aluminum support tubes top and bottom plated at wall mounted as required hardware concealed behind cover)



End View D/F Exterior Display Elevation Section

Scale: 1"=1'-0"

NAS NATIONAL AWNING & SIGN

Design No.:	**24-0189r2**	**Contact Information:**	
Date:	July 29, 2024	Salesman:	Todd Hefner
Sheet:	2 of 5	Designer:	Trent Schultz
Location:	15020 Detroit Ave	P.817.625.4323	F.817.625.2123
City/State:	Lakewood, OH 44107	www.awningandsign.com	

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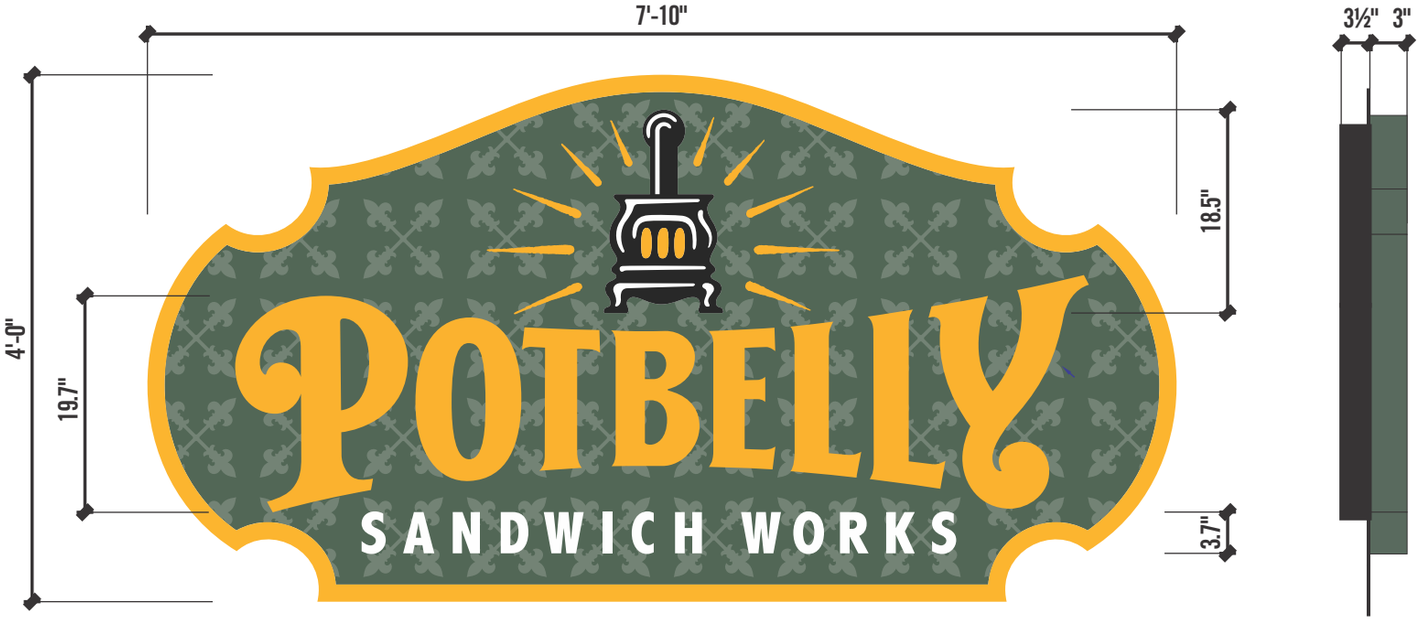
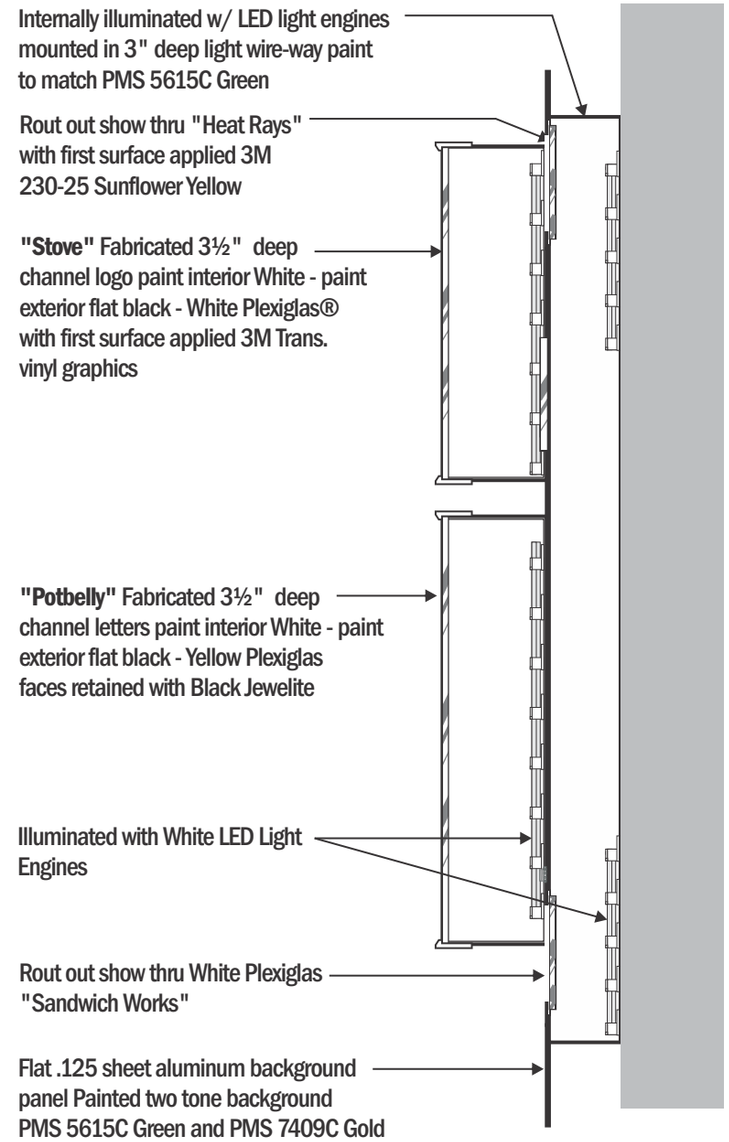


Single Face Display

Scale: 3/8"=1'-0"

32.3 sq ft



Details

Scale: 1½"=1'-0"

NAS NATIONAL AWNING & SIGN

Design No.:	**24-0189r2**
Date:	July 29, 2024
Sheet:	3 of 5
Location:	5020 Detroit Ave
City/State:	Lakewood, OH 44107

Contact Information:

Salesman:	Todd Hefner
Designer:	Trent Schultz
P.817.625.4323	F.817.625.2123
www.awningandsign.com	

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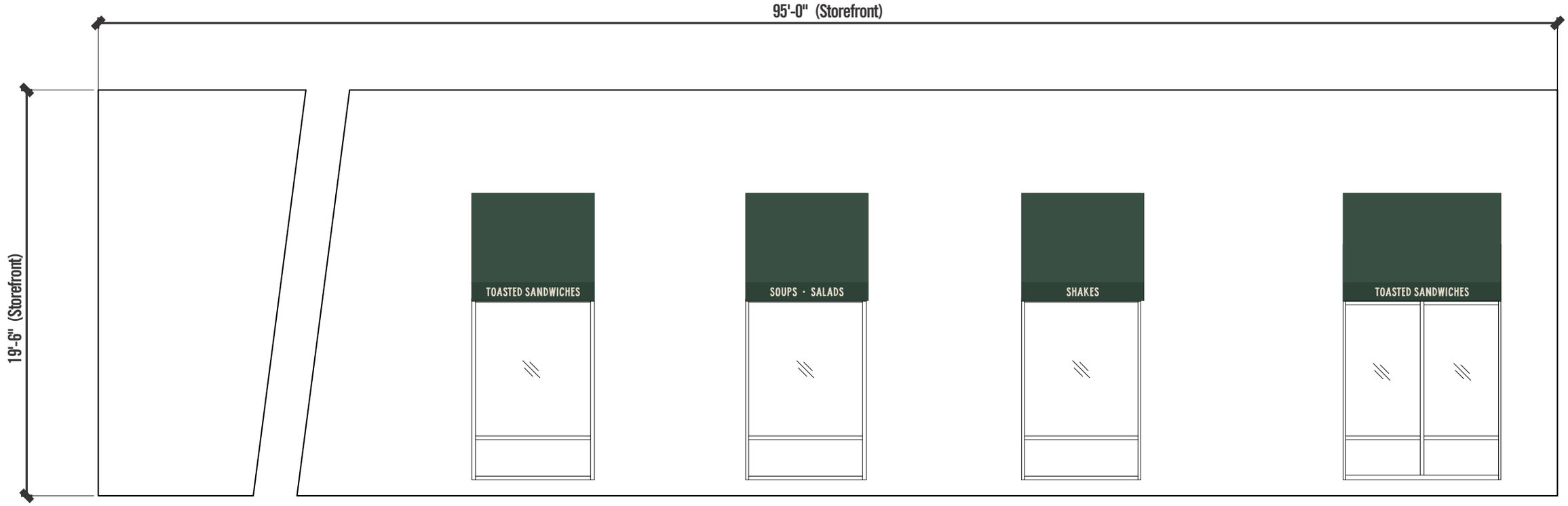

Building Elevation - Side

Scale: 3/16"=1'-0"

City Code: Maximum sign face area = (W x 1.5) square feet, except that the total in all cases shall not exceed 100 square feet.

NAS NATIONAL AWNING & SIGN

Design No.:	**24-0189r2**
Date:	July 29, 2024
Sheet:	4 of 5
Location:	5020 Detroit Ave
City/State:	Lakewood, OH 44107

Contact Information:

Salesman:	Todd Hefner
Designer:	Trent Schultz
P.817.625.4323	F.817.625.2123
www.awningandsign.com	

Revisions:

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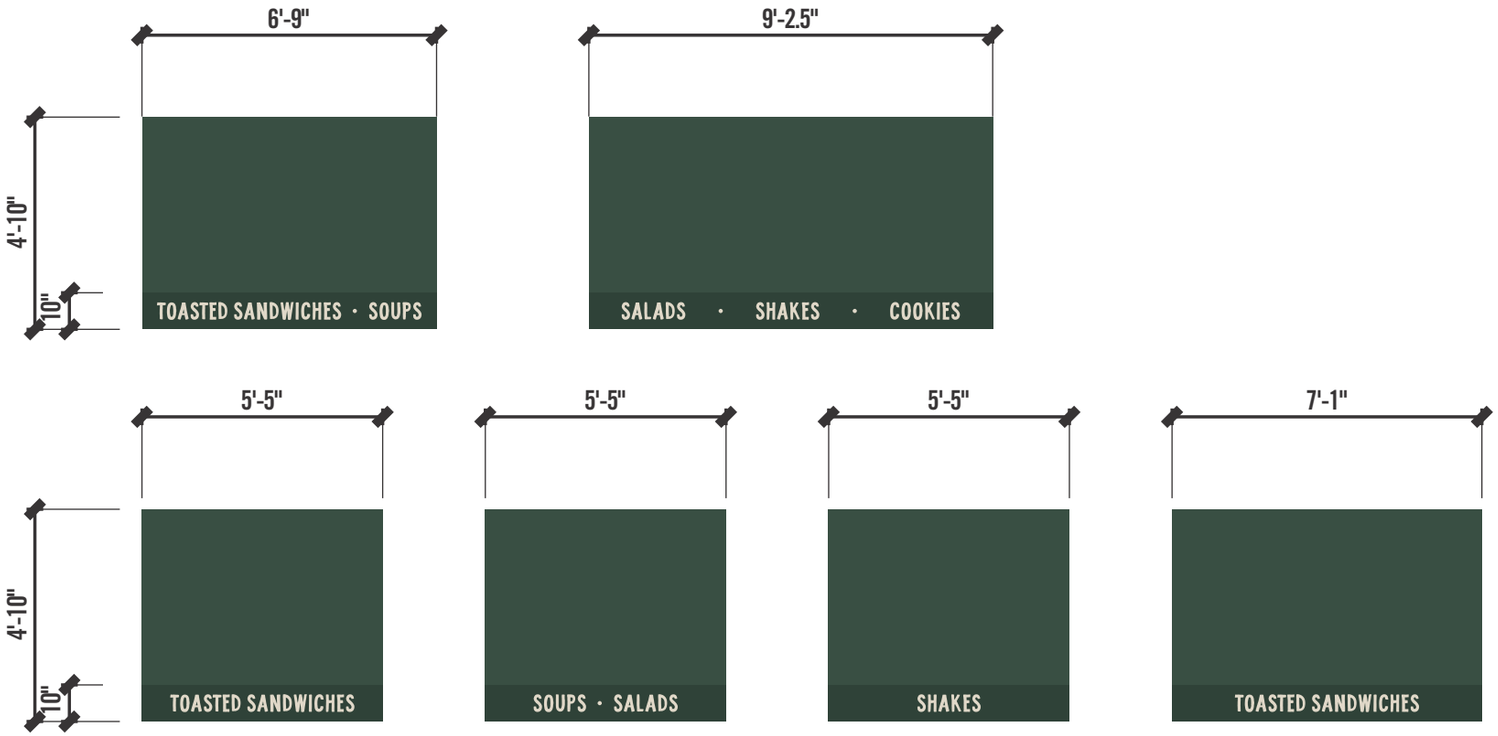

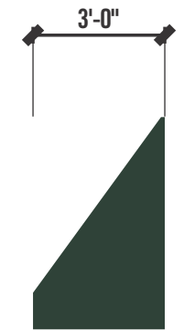

Awning Elevations

End View

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

Manufacture and install new awnings 1" square aluminum awning framing with natural finish

Recasens R-248 Hunter Green 47" - Copy to be hand painted 7527C Cream

Cream
Pantone 7527 C
HEX: E4DDCC
RGB: 228 221 204
CMYK: 14 13 16 0

NAS NATIONAL AWNING & SIGN

Design No.:	**24-0189r2**
Date:	July 29, 2024
Sheet:	5 of 5
Location:	5020 Detroit Ave
City/State:	Lakewood, OH 44107

Contact Information:

Salesman:	Todd Hefner
Designer:	Trent Schultz
P.817.625.4323	F.817.625.2123
www.awningandsign.com	

Revisions:

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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.: 11-100-24

Permit No.: BBS24-000121

Applicant Name: Ed Gonzales, Fastsigns

Project Address: 18228 Sloane Ave.

Project Name: HELP Foundation

Project: Applicant proposes a wall sign.

Dong Knop

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

To Whom it May Concern:

HELP Foundation has engaged the services of Ed Gonzales and Fast Signs to make and install the signage for our construction and remodel project at 18228 Sloane Avenue. His work includes applying for any needed permits and permissions for this job.

If you have any questions please contact me:
216-401-4738
dknoop@helpfoundationinc.org

Douglas J. Knoop
HELP Foundation
Chief Asset Officer

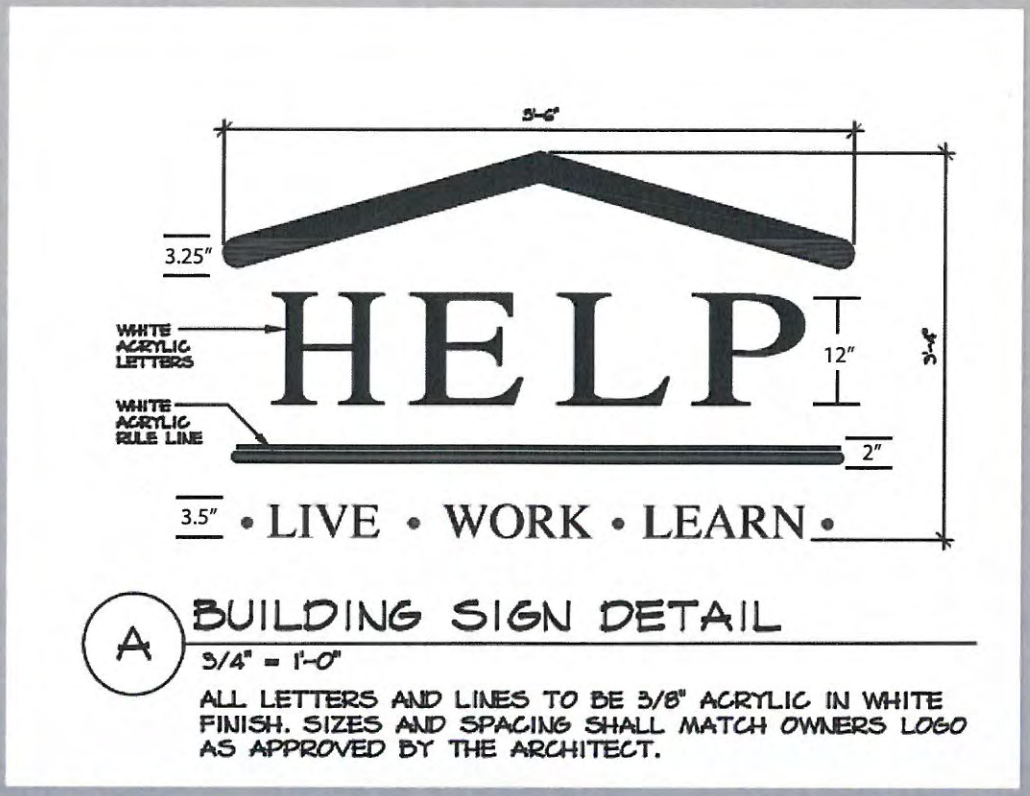
Exterior Foam Insulation Installed

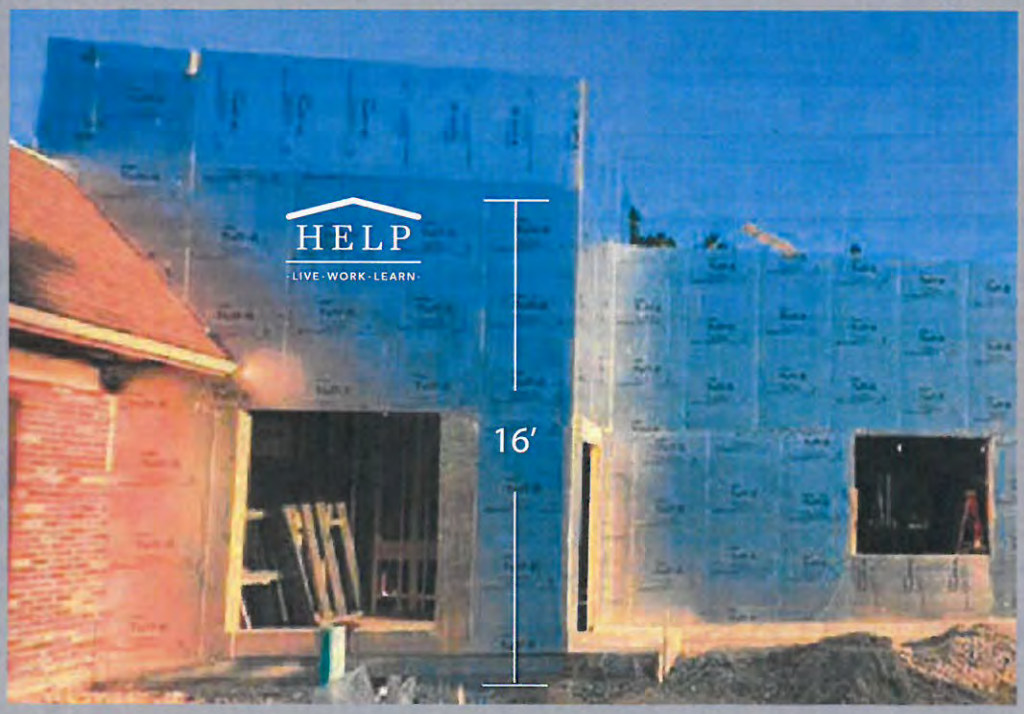
FASTSIGNS
More than fast. More than signs.™

Proof #1
Date: 9/24/2024
Consultant(s):
Ed G.

Customer:
Help Foundation
Order/Estimate #
19551

2755 Medina Road
Medina, OH 44256
Phone 330.952.2626
Fax 330.952.2629
2022@fastsigns.com





DESCRIPTION: Mfg & Install 3/8"White Acrylic Letters & Bars-3.25" Top Bar; 12"HELP; 2" Rule Line; 3.5" LIVE*WORK*LEARN* Flush stud mount install.

Sq. Ft. of Sign: 18.33
Building Front: 125 Ft.

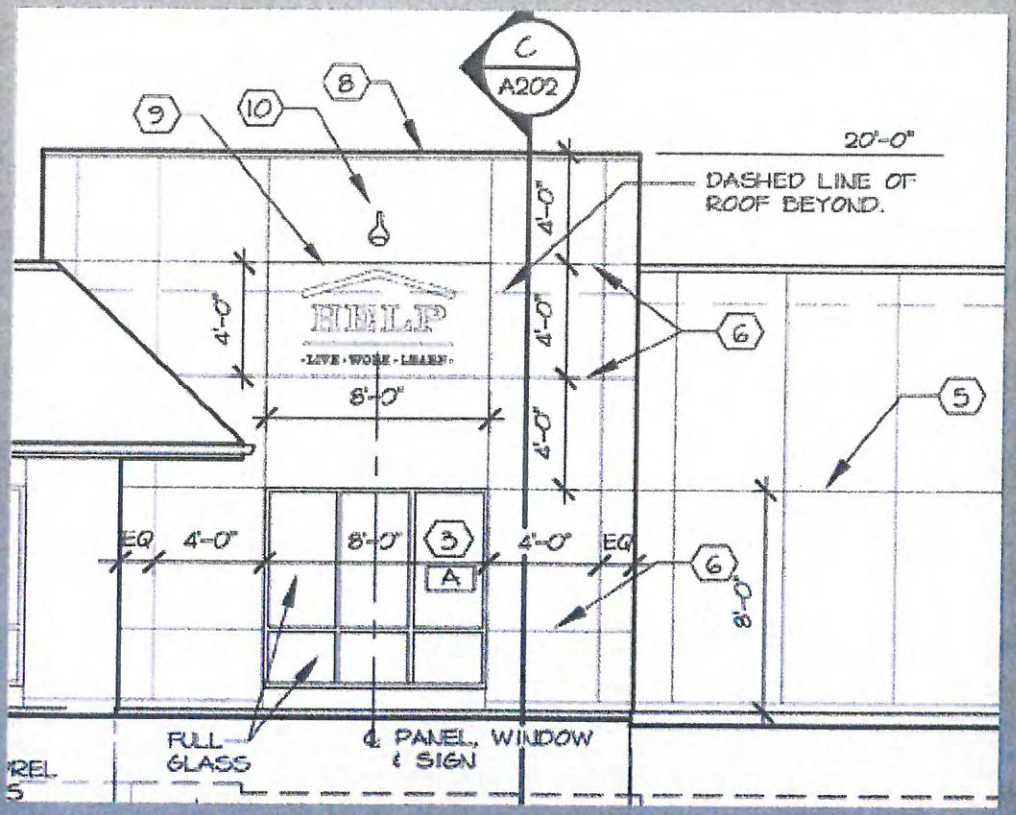
**Please Review Proof Carefully! Once Proof is Approved FASTSIGNS WILL NOT be Held Financially Responsible if Any Mistakes are on Finished Product.

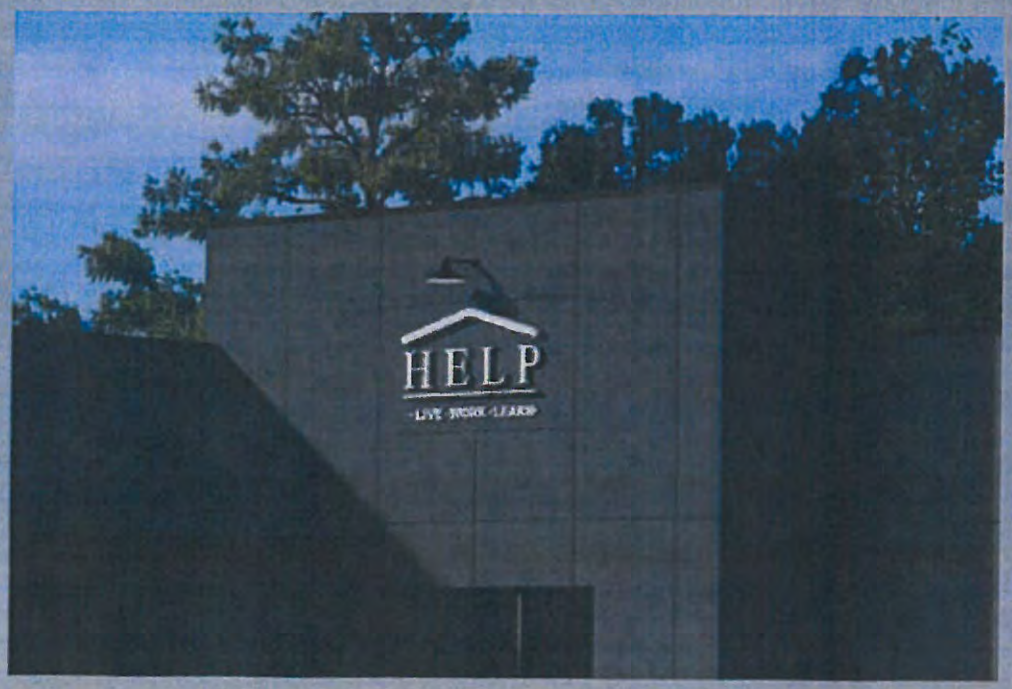
FASTSIGNS®
More than fast. More than signs.™

Proof #1
Date: 9/24/2024
Consultant(s):
Ed G.

Customer:
Help Foundation
Order/Estimate #
19551

2755 Medina Road
Medina, OH 44256
Phone 330.952.2626
Fax 330.952.2629
2022@fastsigns.com

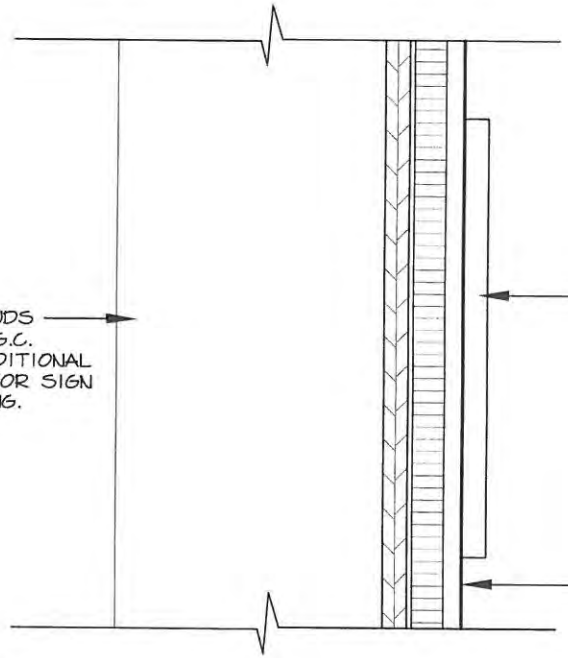




DESCRIPTION: Mfg & Install 3/8"White Acrylic Letters & Bars-3.25" Top Bar; 12"HELP; 2" Rule Line; 3.5" LIVE*WORK*LEARN*

**Please Review Proof Carefully! Once Proof is Approved FASTSIGNS WILL NOT be Held Financially Responsible if Any Mistakes are on Finished Product.

HELP FOUNDATION MOUNTING Details



NOTES:

1. G.C. TO COODRINATE SIGN ANCHORING CRITERIA/LOADING WITH SIGN PROVIDER PRIOR TO FRAMING FRONT ACCENT WALL. PROVIDE ADDITIONAL FRAMING/BLOCKING AS REQ'D.

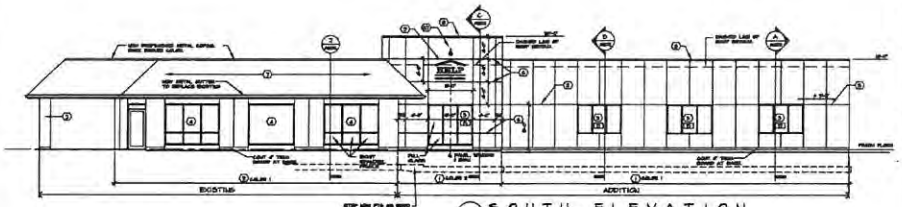
B SIGN LETTER MOUNTING DETAIL

3" = 1'-0"

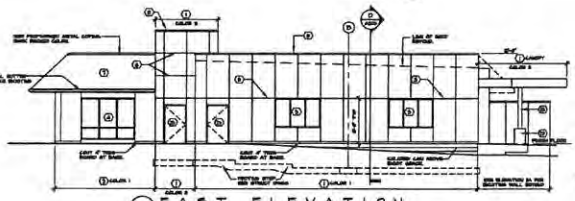
SCALED SITE PLAN

EXTERIOR MATERIAL/COLOR SELECTIONS

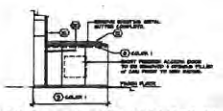
ITEM	MATERIAL - PRODUCT	COLOR
EXISTING BUILDING COLORS (MATERIAL TO REMAIN)		
WINDOWS & DOORS/FRAMES	ALUMINUM	DK BRONZE ANODIZED
ADDITION & REPLACEMENT		
COLORED FOUNDATION CAP	CMUS SMSL SMOOTH	BREYSTONE
EXTERIOR FIBER CEMENT SIDING AND TRIM	JAMES HARDIE PANEL	COBBLE STONE COLOR B
EXTERIOR FIBER CEMENT SIDING AND TRIM	JAMES HARDIE PANEL	ARED PEWTER COLOR B
EXT SIDING METAL TRIM	ALUMINUM TAMLYN	MATCH SIDING COLOR
WINDOWS	KAWNEER	DK BRONZE ANODIZED ALUM - CLEAR LOW E GLASS
MANSARD SHINGLES	CERTAINTEED FIBERGLASS	WEATHERED WOOD
METAL CORNICE & MANSARD	PREFINISHED METAL	DK BRONZE ANODIZED
METAL CORNICE & ACCENT WALL/ FREEZER WALL	PREFINISHED METAL	BOB PEWTER MATCH SIDING COLOR
MISC ROOF TRIM	PREFINISHED METAL	DK BRONZE ANODIZED
FASCIA	PREFINISHED METAL	DK BRONZE ANODIZED
GUTTERS	PREFINISHED METAL	DK BRONZE ANODIZED
DOWNSPOUTS	PREFINISHED METAL	BO HERBAMOUSE
EXTERIOR ENTRANCE DOORS	ALUMINUM	DK BRONZE ANODIZED
PAINTED HM DOORS/FRAMES	SHERWIN WILLIAMS	TO MATCH SIDING
PAINTED METAL COLUMNS & ENTRANCE CANOPY	SHERWIN WILLIAMS	TO MATCH SIDING COLOR B
EXTERIOR SOFFIT BELOW MANSARD	ALUMINUM	WHITE
CANOPY SOFFITS	AZEK BOARDBOARD	WHITE
EXTERIOR WALL & POLE MOUNTED LIGHT FIXTURES		DARK BRONZE



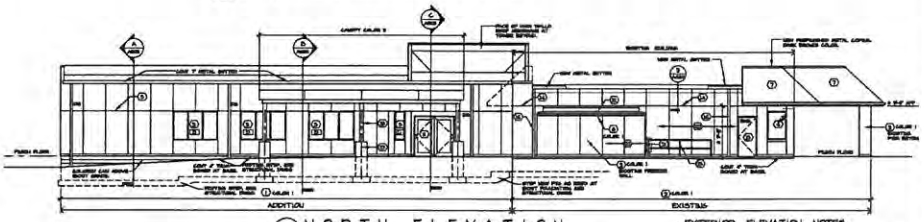
1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



2A EAST FREEZER ELEVATION
1/8" = 1'-0"

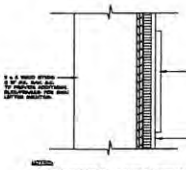


3 NORTH ELEVATION
1/8" = 1'-0"

4 WEST ELEVATION
1/8" = 1'-0"

A BUILDING SIGN DETAIL
3/4" = 1'-0"

ALL LETTERS AND LINES TO BE 3/8" ACRYLIC IN WHITE FINISH. SIZED AND SPACING SHALL MATCH CHASSES LOGO AS APPROVED BY THE ARCHITECT.



B SIGN LETTER MOUNTING DETAIL
3" = 1'-0"

ALTERNATE #2 - PRIMED FIBER CEMENT PANEL, SIDING & TRIM
PROVIDE JAMES HARDIE PRIMED FIBER CEMENT PANELS AND TRIM IN LIEU OF PRE-FINISHED PANELS AND TRIM. FACTORY PRIMED SIDING PANELS AND TRIM SHALL BE FIELD PAINTED COLORS TO MATCH PREFINISHED COLORS INDICATED ON SCHEDULE THIS SHEET. ALUM TRIM MOLDINGS, PREFINISHED OR PAINTED, TO MATCH SIDING PANEL COLORS. SEE SPECIFICATIONS FOR PAINT MATERIALS.

FIBER CEMENT SIDING - ALUMINUM TRIM SCHEDULE

◇	LOCATION	TAMLYN TRIM NUMBER	REMARKS
A	[illegible]	[illegible]	
B	[illegible]	[illegible]	
C	[illegible]	[illegible]	
D	[illegible]	[illegible]	
E	[illegible]	[illegible]	MATCH REVEAL
F	[illegible]	[illegible]	
G	[illegible]	[illegible]	
H	[illegible]	[illegible]	

GENERAL EXTERIOR NOTES

1. SEE PLANS FOR STOREFRONT/WINDOW LOCATIONS AND TYPES. SEE SHEET A201 FOR STOREFRONT SIZES, ELEVATIONS, DETAILS & SCHEDULE.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO THE STORM SEWERS. CONFIRM LOCATIONS OF STORM SEWERS WITH SITE CONTRACTOR.
3. ALL SCRIBED WALLS ARE FIBER CEMENT PANEL SIDING, U.O.N.

EXTERIOR ELEVATION NOTES

1. FIBER CEMENT PANEL SIDING OVER WOOD. ON 5/8 C.D. ON 1/2 PLYWOOD SHEATHING ON WOOD STUDS.
2. FIBER CEMENT SIDING ON 1 x 3 FURRING @ 16" O.C. OVER SHORT SHINGLES. MIN. MTL TRIM AT TOP, PROVIDE FLASHING @ TOP & BOTTOM, PERIMETER OF ALL OPENINGS, SIDING JOINTS AND CORNERS. COORD W/ OWNER CONTRACTOR.
3. NEW ALUMINUM STOREFRONT WINDOWS. SEE TYPES SHEET 301.
4. EXISTING ALUMINUM STOREFRONT WINDOWS.
5. HORIZONTAL JOINT W/ ALUM T BOLSTER BETWEEN PANELS @ 8'-0".
6. HORIZONTAL JOINT W/ ALUM T BOLSTER BETWEEN PANELS @ 8'-0" O.C.
7. EXISTING MANSARD ROOF W/ NEW PREFINISHED SHINGLES.
8. NEW PREFINISHED METAL CORNICE. COLOR B. U.O.N.
9. BUILDING SIGN WITH LOGO. INDIVIDUAL LETTERS. WHITE ACRYLIC ON FIBER CEMENT PANEL. SEE METAL TRIM SHEET.
10. LIGHT MOUNTED ABOVE SIGN. SEE ELECT DRAWINGS. VERIFY MOUNTING HT. W/ ARCHITECT PRIOR TO BOXING-U.
11. T NEW ALUMINUM DOORS WITH INSULATED GLASS. DARK BRONZE.
12. METAL FREEZER ROOF AND FLASHING TO REMAIN.
13. 6'-0" HIGH INSULATED METAL DOOR & STL FRAME PAINTED TO MATCH SIDING COLOR.
14. HORIZONTAL JOINT WITH ALUM T BOLSTER BETWEEN PANELS @ 48'-0" AND TO ALIGN W/ EXIST MANSARD.
15. PAINT EXIST METAL DOOR, FRAMES AND STEEL PIPE RAILING.
16. REMOVE AND REPLACE DG ON NEW SIDING & RECONNECT TO STORM.
17. PROVIDE ALUMINUM SPLASH GUARD AT BOTTOM OF MANSARD VALLEY ABOVE SERVICE DOOR.
18. PAINTED STEEL COLUMN. TYPICAL OF 3.
19. EXPOSED CONCRETE BARS AT COLUMN. TYPICAL OF 3.
20. EXISTING FREEZER SMALL ENTRY ALONG SIDING AND CONNECT TO DOWNSPOUT. PAINT TO MATCH SIDING.
21. NEW EXT NEW SIGNS AT PIPE RAILING ANCHORED AT SLIM WALL.
22. EXISTING WALL ATT ELECTRICAL BOXES, CONDUITS AND DEVICES AT FLOS AND FREEZER WALLS TO REMAIN. STOP FLASHING AT CONDUITS. EXTEND BOXES TO FACE OF NEW SIDING AS REQD. COORD W/ E.C.

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FOGLE/STENZEL ARCHITECTS, INC.

STATE OF OHIO
ERIC W. SCHAEFER
REGISTERED ARCHITECT
ERIC W SCHAEFER
EXPIRATION DATE 12/31/2025

HELP LAKEWOOD
ADDITION AND REMODELING
16225 SLOAN AVE., LAKEWOOD, OHIO 44107

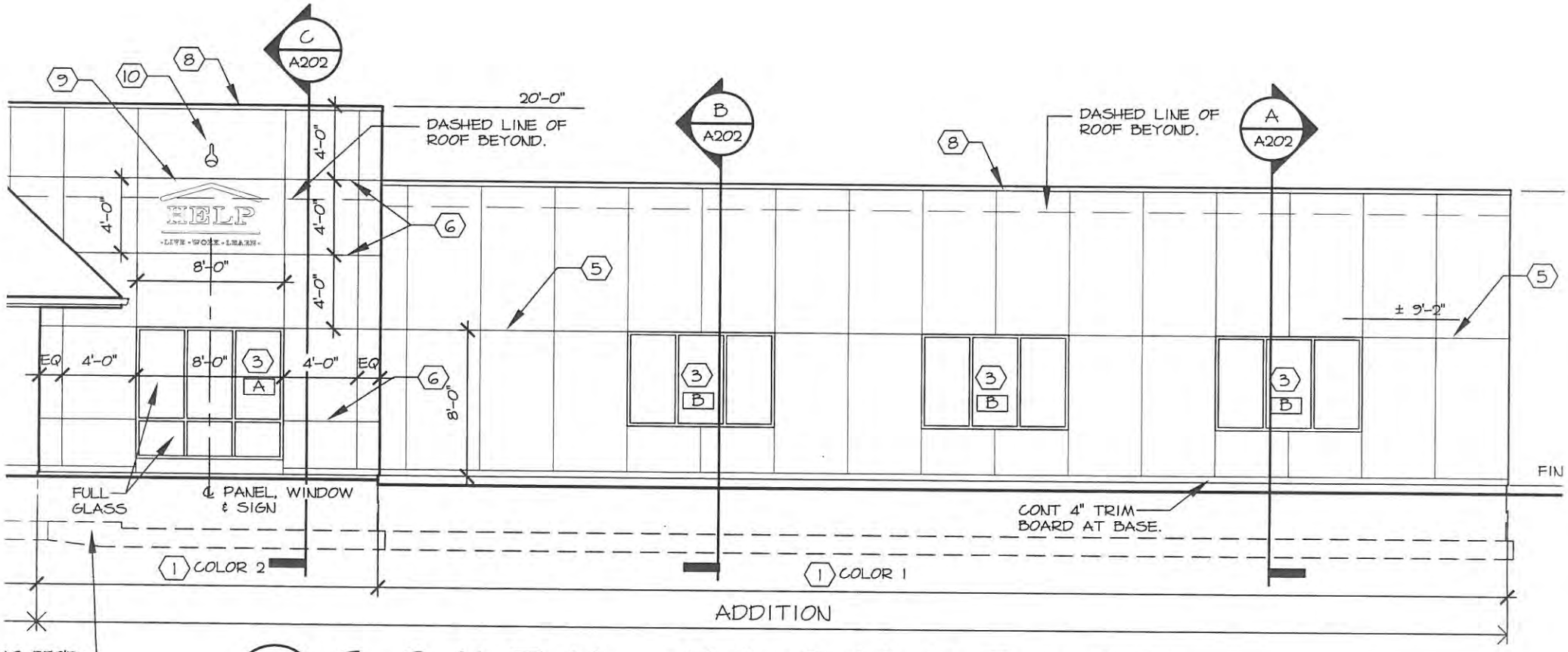
FOR:
HELP FOUNDATION, INC.
26900 EUCLID AVENUE, EUCLID, OHIO 44132

DATE
APRIL 22, 2024

ISSUED FOR/ REVISIONS	DATE
PERMIT/PERMITS	4-22-24

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A200



1 SOUTH ELEVATION

1/8" = 1'-0"

Location Address 18228 Sloan Ave. Lakewood, OH 44107
Parcel # 3111 6014 ~~3111 6109~~
LF of Bldg Front 125 feet
Sq ft of Signage 18.33

ARCHITECT RENDERING

Signage Submittal Requirements for the Architectural Board of Review/Board of Building Standards/Sign Review Board

- Provide material details
- Provide dimensions (show overall size of the actual sign and sign banner area)
- Provide dimensions of the storefront to calculate allowance.
- Provide dimensions of windows if including vinyl window signage (Allowed 15% of window square footage)
- Provide scaled elevations showing distance to grade, projection, and height. (Minimum height above grade for sidewalks is 8' and 16' above pavement for vehicular traffic per LCO §1329.05(1))
- Provide attachment/anchorage details (cannot be attached to unbraced parapet walls)
- Provide electrical details (cross-sections, grounding & bonding)

- Signs **not needed** to be seen by the Sign Review Board:
  - Signs less than 3 sq. ft. in area
  - Retrofit/replacement of existing signs – no change in size, location, or design
  - Re-covering of awnings
  - Temporary signs (banner type only)

****For more information and to submit an application to the Sign Review Board, visit:**
www.lakewoodoh.gov/board-of-building-standards-architectural-board-of-review

***Any required documentation not included in your application could necessitate a deferral to the next month's meeting.**

Stud Mount

Backs of letters and logos include hardware to receive threaded studs via drill or tap for mounting. Optional alignment for brick, blocks, or rails.

Duratex Cast Acrylic Product Overview

Dimensions

Standard Sizes						
Inches	37.4"x72.8"	39.4"x78.7"	48"x72"	48.4" x 84.6"	48"x96"	50"x98"
mm	950x1850	1000x2000	1220x1830	1230x2150	1220x2440	1290x2480

Large Sizes						
Inches	53.15"x78.7"	60.6" x 60.6"	64.6"x64.6"	74"x74"	62.2"x98"	74"x98"
mm	1350x2000	1540 x1540	1640x1640	1880x1880	1580x2490	1880x2490

Extra Large Sizes						
Inches	51.2" x 100"	50" x 120"	51.2"x122"	60"x 120"	80"x120"	
mm	1300x2540	1270x3050	1300x3100	1525x3050	2030x3050	

Thickness

Inches	0.06" - 2"	**mm**	1.5 - 50

Finishing

Clear, Opal, Transparent (tint), In-transparent (opaque/ matted), Fluorescent (Spotlight), Satin

Accessories

Acrylic Rod/ Square	Inches	mm
Length	47.25 – 78.74	1,200 – 2,000
Thickness	0.2 – 1.5	5 – 38
Acrylic Hinge	**Inches**	**mm**
Length	0.79, 1.18, 1.77	20, 30, 45
Acrylic Round Tube	**Inches**	**mm**
Length	78.74	2,000
In-Out Diameter		6x8; 8x10; 8x12; 16x20; 21x25; 26x30; 31x35; 36x40; 41x45; 46x50; 56x60

Acrylic Triangle/Corner	Inches	mm
Length	47.25 – 78.74	1,200 – 2,000
Thickness	0.12 – 0.31	3 - 8

Duratex Cast Acrylic Thickness Tolerance

Thickness	Standard Size	Large Size	Extra Large Size
3mm	10% Tolerance	14% Tolerance	17% Tolerance
4mm	8% Tolerance	12% Tolerance	14% Tolerance
5mm	6% Tolerance	10% Tolerance	12% Tolerance
6mm	6% Tolerance	10% Tolerance	12% Tolerance
8mm	5% Tolerance	8% Tolerance	10% Tolerance
10mm - 15mm	4% Tolerance	6% Tolerance	8% Tolerance
18mm - 50mm	4% Tolerance		

Duratex Cast Acrylic Chemical Features (Resistant Properties to Chemical Agents)

Sulfuric Acid	60°C	Stable to 60%
Hydrochloric Acid	60°C	Stable to 30%
Nitric Acid	60°C	Stable to 20%
Caustic Soda	60°C	Stable to 50%
Aqueous Ammonia	60°C	Stable to 18%
Acetic Acid	60°C	Dissolve
Ethyl Acetate		Dissolve
Toluene		Dissolve
Ethylene Dichloride		Dissolve
Benzene		Dissolve
Methyl Alcohol		Dissolve
Dimethylformamide		Dissolve
Acetone		Dissolve
Aniline		Dissolve

Duratex Cast Acrylic Average Physical Properties

Properties	Unit	
Specific Gravity (ASTM D792-60 T)		1.19
Hardness (ASTM D 785-62)		HNC – 96
Water Absorption (ASTM D570-63)	%	0.35
Tensile Strength: (ASTM D638-61T)		
Tensile strength at yield	Kg/cm^2	709
Tensile strength of break	Kg/cm^2	696
Tensile modulus	Kg/cm^2	29,532
Elongation at break	%	8
Bending Strength:		
Flexural Strength	Kg/cm^2	1,052
Flexural Modulus	Kg/cm^2	31,264
Impact Strength (ASTM D256-56)	Kg/cm^2	1.1
Shear Strength (ASTM D732-46)	Kg/cm^2	600 – 650
Transmittance: (ASTM S 1003-61)		
Full rays	%	93.3
Parallel rays	%	HAZE= 0.27
Specific Heat	Cal/g/°C	0.35
Heat Distortion Temperature (4.6kg/cm) (ASTM D648-56)	°C	100
Coefficient of Heat Conductivity	$Cal/s.cm^2$	4.5×10^{-4}
Coefficient of Linear Expansion (ASTM D696-44)	Cm/cm/°C	6.5×10^{-5}
Ultimate Temperature of Continuous Operation	°C	60 – 90
Flammability (ASTM D635-63)	Mm/ min	33
Surface Resistivity at 28°C	Ohm	$> 10^{16}$
Volume Resistivity (ASTM D257-61)	Ohm cm	$> 10^{15}$
Thermoforming Ranges	°C	140 – 180
Dielectric Strength (ASTM D149-64)	Kv/Mm	20

Duratex Cast Acrylic Fire Rating

Duratex Cast Acrylic burn with little smoke generation. Its combustions gases are non-toxic and noncorrosive. It is classed as:

- Classification E according to Euro Norm (DIN EN SO 11925: 2: 2002-07)
- B2, with no burning droplets, according to DIN 4102
- M4 (no droplets) according to NF 92500+
- Class 3 classification according to BS476 part 7
- Category TP (b) according to BS 2782, method 508A for thermoplastics material as defined by Building Regulations
- UL 94HB – (Underwriters Laboratory No. E514392)

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.: 11-101-24

Permit No.: BBS24-000126

Applicant Name: Raymond Doyle, Fastsigns of North Olmsted

Project Address: 18215 Detroit Ave.

Project Name: Ab & Flow Pilates Studio

Project: Applicant proposes a non-illuminated wall sign and vinyl door/window graphics.

Gmail

FASTSIGNS 141 <fastsigns.141@fastsigns.com>

Ab & Flow Permit Tenant Consent- Written and signed

2 messages

Marie DiStasio <marie.distasio@gmail.com> Wed, Oct 23, 2024 at 9:44 AM
To: FASTSIGNS 141 <fastsigns.141@fastsigns.com>

Hi,

Yes, I, Marie Dressler, agree to the following:
By signing below, I authorize members of the City's Building Department and Planning and Development Department access to the property for limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Zoning Appeals applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant.

Thank you very much,
Marie Dressler

Marie Dressler, Owner
815.272.1616
abandflow.com

[Quoted text hidden]

FASTSIGNS 141 <fastsigns.141@fastsigns.com> Wed, Oct 23, 2024 at 9:41 AM
To: Marie DiStasio <marie.distasio@gmail.com>

Hi again Marie, would you please respond affirmatively by email- as in yes, you give permission for :
By signing below, I authorize members of the City's Building Department and Planning and Development Department access to the property for limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Zoning Appeals applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant.
Thank you very much,
Kay Doyle| Owner
FASTSIGNS • 24181 Lorain Road • North Olmsted, Ohio
Ph: 440-979-0025 • Fax 440-979-0325 • Email: 141@fastsigns.com
Send A File **HOURS: Mon - Fri 8:30am-5:00pm**

Make Your Statement with custom signs and visual solutions.
ADA Now Made In-House

FASTSIGNS
Make Your Statement℠

Order/Estimate: 6900
Customer: Ab & Flow
Date: 10/21/2024
Proof Rev: 1

City: Lakewood
Max Size: N/A
Product: Multiple
3MM ACM Panel / Vinyl

FASTSIGNS of North Olmsted
24181 Lorain Rd
North Olmsted, Ohio 44070
Phone 440-979-0025
141@fastsigns.com

SITE PLAN

ADDRESS:
18215 DETROIT AVE.
LAKEWOOD, OHIO, 44107

FASTSIGNS
Make Your Statement℠

Order/Estimate: 6900
Customer: Ab & Flow
Date: 10/21/2024
Proof Rev: 1

City: Lakewood
Max Size: N/A
Product: Multiple
3MM ACM Panel / Vinyl

FASTSIGNS of North Olmsted
24181 Lorain Rd
North Olmsted, Ohio 44070
Phone 440-979-0025
141@fastsigns.com

FRONT ELEVATION

ADDRESS:
18215 DETROIT AVE.
LAKEWOOD, OHIO, 44107

FRONTAGE: 56 FEET

DARK BLUE BACKGROUND INDICATES GLASS

(SIGN 1 @ W:21" X H:21.2")

(SIGN 2 @ W:96" X H:27")

(SIGN 3 @ W:96" X H:48")

Description: Sign 1: Custom printed graphics, and contour cut to be ready to apply door vinyl. This is to be applied directly on the glass pane of the door.
Sign 2: Cut and weeded frosted vinyl. Which is not 100% opaque, and is applied directly to the glass pane of the window.
Sign 3: Custom printed graphics that are overlayed to a panel of 3MM aluminum composite material. Which will be screw mounted to the exterior brick wall.

Please review this proof carefully. It details every aspect of the sign construction and installation.
Following proof approval any alterations will constitute a change order and may be subject to additional charges.
Thank you. Production begins with permit approval from the governing jurisdiction.

FASTSIGNS
Make Your Statement℠

Order/Estimate: 6900
Customer: Ab & Flow
Date: 10/21/2024
Proof Rev: 1

City: Lakewood
Max Size: N/A
Product: Multiple
3MM ACM Panel / Vinyl

FASTSIGNS of North Olmsted
24181 Lorain Rd
North Olmsted, Ohio 44070
Phone 440-979-0025
141@fastsigns.com

SPECIFICATIONS | MOUNTING

ADDRESS:
18215 DETROIT AVE.
LAKEWOOD, OHIO, 44107

SIGN 1:

- OVERALL SIZE OF THE SIGN:
  - W: 21" X H:21.2"
- CUSTOM PRINTED & CUT GRAPHICS
- APPLIED DIRECTLY TO GLASS DOOR

SIGN 2:

- OVERALL SIZE OF THE SIGN:
  - W:96" X H:27"
- CUT & REVERSE WEEDED GRAPHICS OF FROSTED VINYL VINYL APPLIED DIRECTLY TO THE WINDOW (ON INSIDE)
- 2ND SURFACE WINDOW GRAPHIC

SIGN 3:

- OVERALL SIZE OF THE SIGN:
  - W:96" X H:48"
- 3MM ALUMINUM COMPOSITE WITH CUSTOM PRINTED VINYL OVERLAY
- SCREW MOUNTED TO EXTERIOR BRICK

SIGN SHOWN AT 50% OPACITY TO SHOW MOUNTING

6900 - 10/17/24 - SB - SAVE-2
SUBSTRATE: MP 1105 CAST VINYL
EPSON & PLOTTER
Finished Size W21" x H21.2" - Q=1
PRODUCTION: CAST MATTE LAMINATE & CONTOUR CUT
FINISHING: WEED & TAPE FOR INSTALL
PMS#: 333C | FONTS: NONE

Follow Up	PROOF		
	Designer	Date	Time
	SB		
	Proof Sent		
	Proof Approved		

PRODUCT 1

LOAD INSTRUCTIONS

DARK BACKGROUND INDICATES GLASS DOOR PANEL

6900 - 10/15/24 - SB - SAVE-1
SUBSTRATE: 3MM ACM - MPI 1105 CAST VINYL
EPSON
Finished Size W96" x H48" - Q=1
PRODUCTION: CAST MATTE LAMINATE & VINYL OVERLAY
3/16" MOUNTING HOLES
FINISHING: INSTALL TO BUILDING
PMS#: 333C | FONTS: NONE

Follow Up	PROOF		
	Designer	Date	Time
	SB		
	Proof Sent		
	Proof Approved		

PRODUCT 3

LOAD INSTRUCTIONS

ab & flow

PILATES STUDIO

6900 - 10/15/24 - SB - SAVE-1

SUBSTRATE: ASLON 302

PLOTTER

Finished Size W96" x H27" - Q=1

FINISHING: REVERSE WEED & TAPE FOR INSTALL

PMS#:NONE SPECIFIED | FONTS: NONE

2ND SURFACE

Follow Up	PROOF		
	Designer	Date	Time
	SB		
	Proof Sent		
	Proof Approved		

PRODUCT 6

LOAD INSTRUCTIONS

BLUE INDICATES GLASS

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.: 11-102-24

Permit No.: BBS24-000127

Applicant Name: James Ptacek, Larsen Architects

Project Address: 13000 Athens Ave.

Project Name: The Screw Factory

Project: Applicant proposes a Comprehensive Sign Package.

James Ptacek

From: David Ligas <david@athensmanage.com>
Sent: Wednesday, October 23, 2024 1:19 PM
To: James Ptacek; Mark Huebner
Cc: Rustam Muharamov
Subject: Submittal for Comprehensive Signage Package Review

Hey JP,
I'm emailing you authorizing you to make the submittal for the comprehensive signage package to the City of Lakewood on behalf of Athens Management LLC /Omni Lakewood Holdings LLC. Please let me know if you have any questions.

Best,

SCREW FACTORY
ScrewFactory.org

David Ligas
General Manager
Athens Management LLC

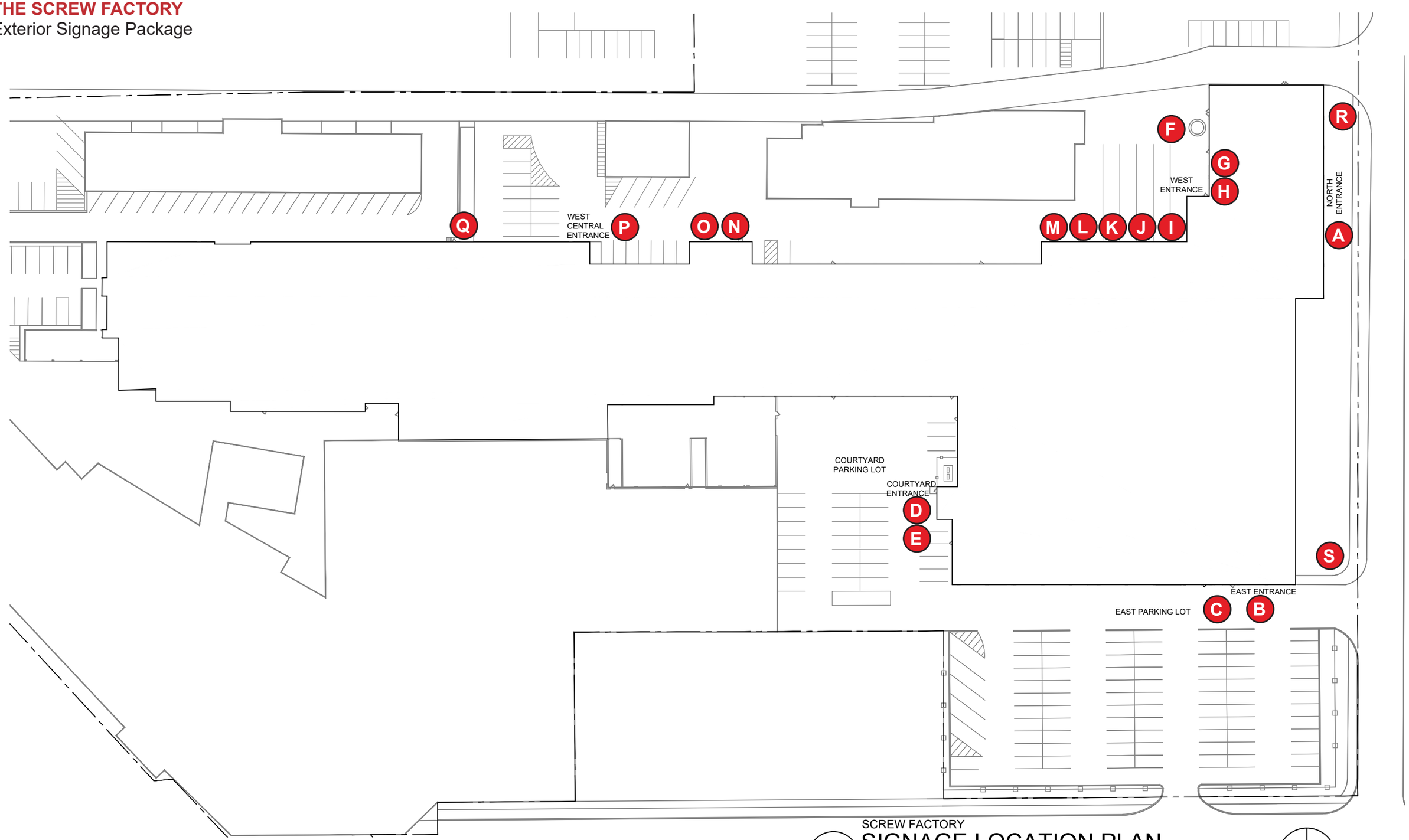
ATHENS MANAGEMENT
AthensManage.com

13000 Athens Ave Suite 101
Lakewood, OH 44107
Mobile: 330-703-1300
Email: david@athensmanage.com

THE SCREW FACTORY
Exterior Signage Package

LARSEN ARCHITECTS

THE SCREW FACTORY
Exterior Signage Package



SCREW FACTORY
A SIGNAGE LOCATION PLAN
SCALE: 1/64 = 1'-0"

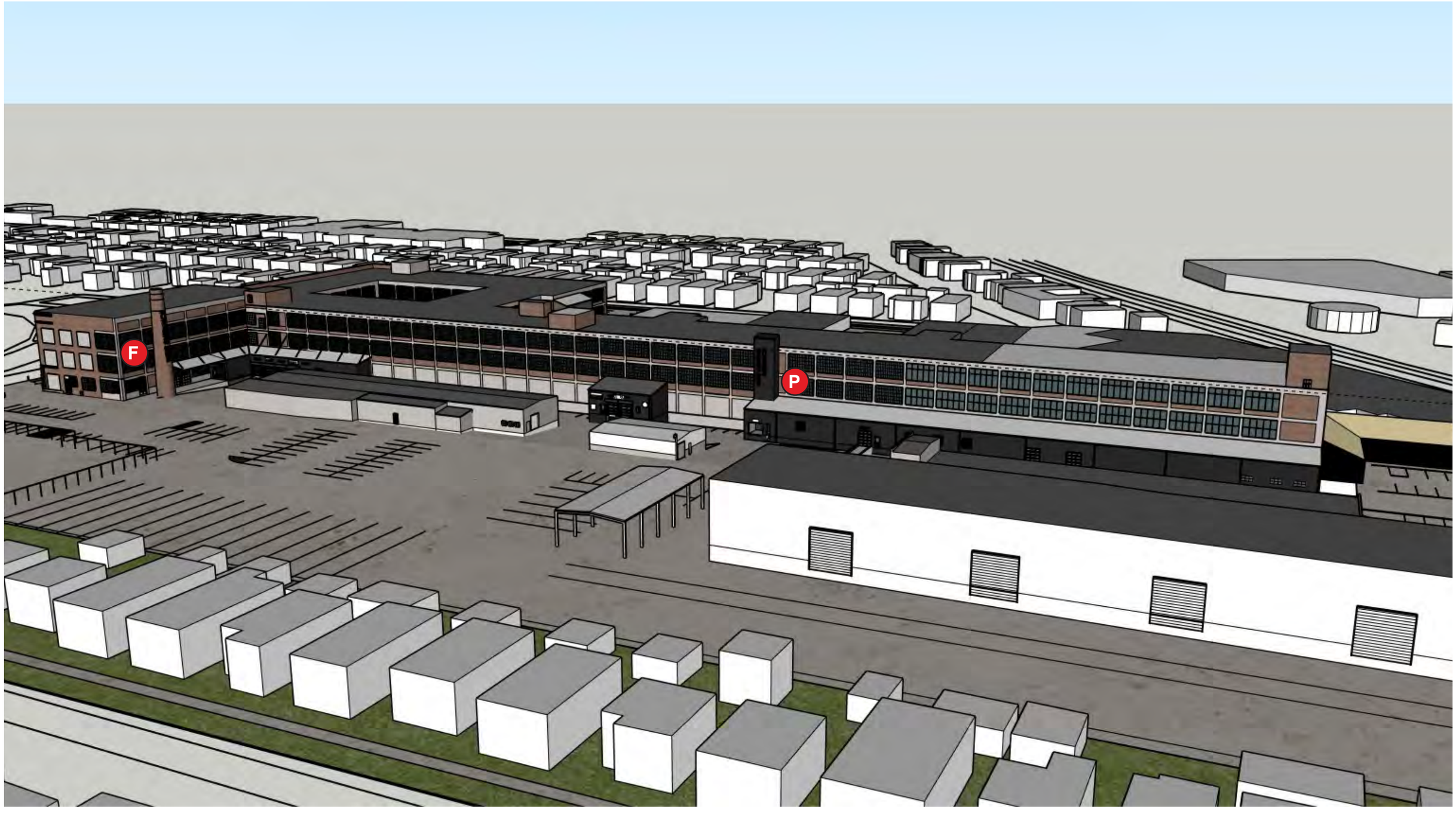
Project North

LARSEN ARCHITECTS

THE SCREW FACTORY
Exterior Signage Package

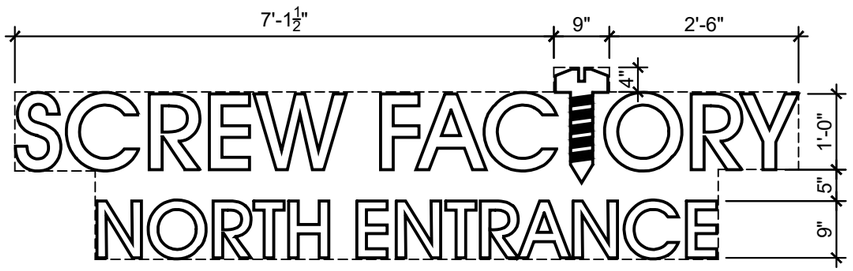
LARSEN ARCHITECTS

THE SCREW FACTORY
Exterior Signage Package



LARSEN ARCHITECTS

THE SCREW FACTORY
Exterior Signage Package

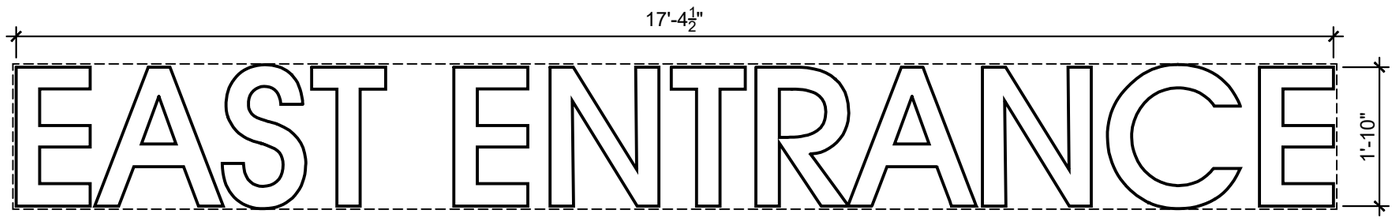


ILLUMINATED LED CHANNEL LETTERS
2" DEPTH, HEIGHT VARIES AS SHOWN
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

CUSTOM SCREW LOGO
1" DEEP, 1'-6" HIGH, 9" WIDE
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE / BLACK ACRYLIC FACE

20.6 SQUARE FEET

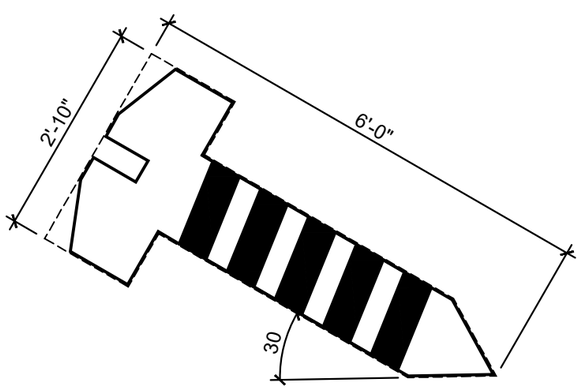
SCREW FACTORY EXTERIOR SIGNAGE
A NORTH ENTRANCE SIGN
SCALE: 1/2 = 1'-0"



ILLUMINATED LED CHANNEL LETTERS
4" DEEP, 1'-10" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

33.5 SQUARE FEET

SCREW FACTORY EXTERIOR SIGNAGE
B EAST ENTRANCE SIGN
SCALE: 1/2 = 1'-0"



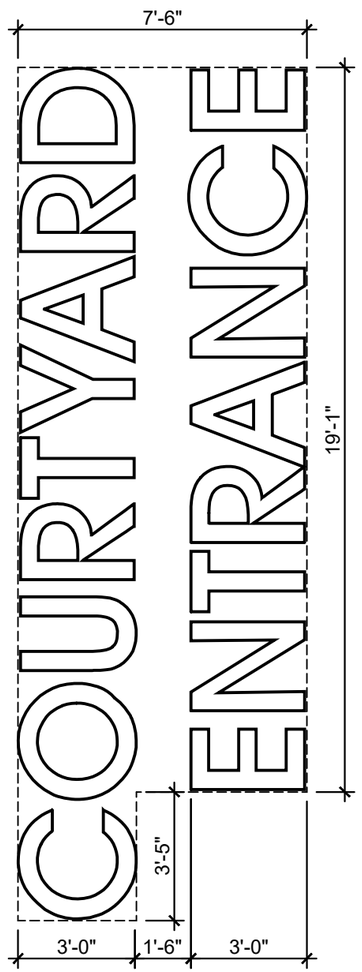
ILLUMINATED SCREW LOGO
1" DEEP, 6'-0" HIGH, 2'-10" WIDE
30 DEGREES
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE / BLACK ACRYLIC FACE

8.7 SQUARE FEET

SCREW FACTORY EXTERIOR SIGNAGE
C EAST SCREW SIGN
SCALE: 1/2 = 1'-0"

LARSEN ARCHITECTS

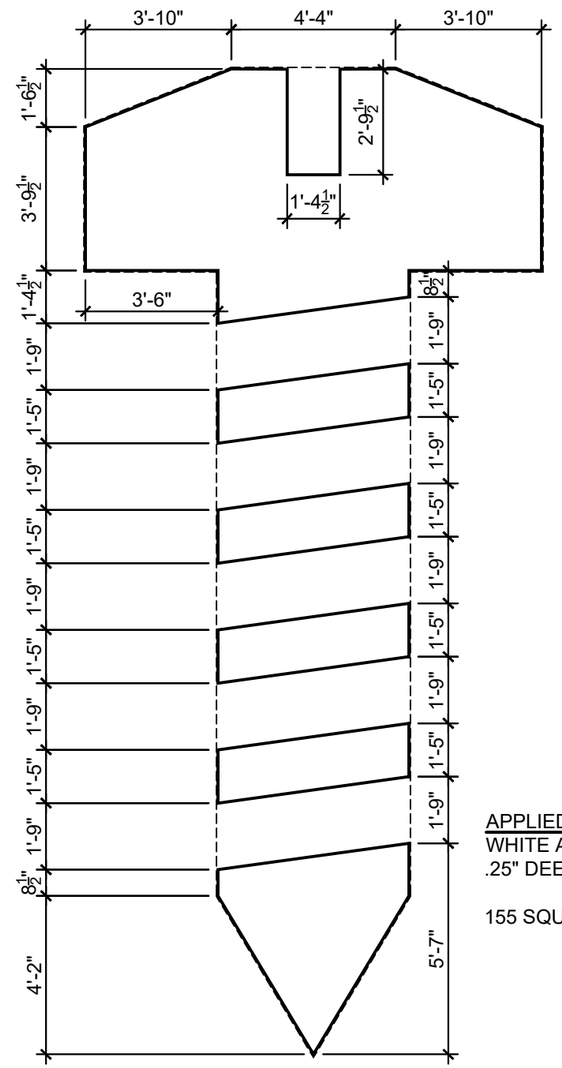
THE SCREW FACTORY
Exterior Signage Package



ILLUMINATED LED CHANNEL LETTERS
4" DEEP, 3'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

156.4 SQUARE FEET

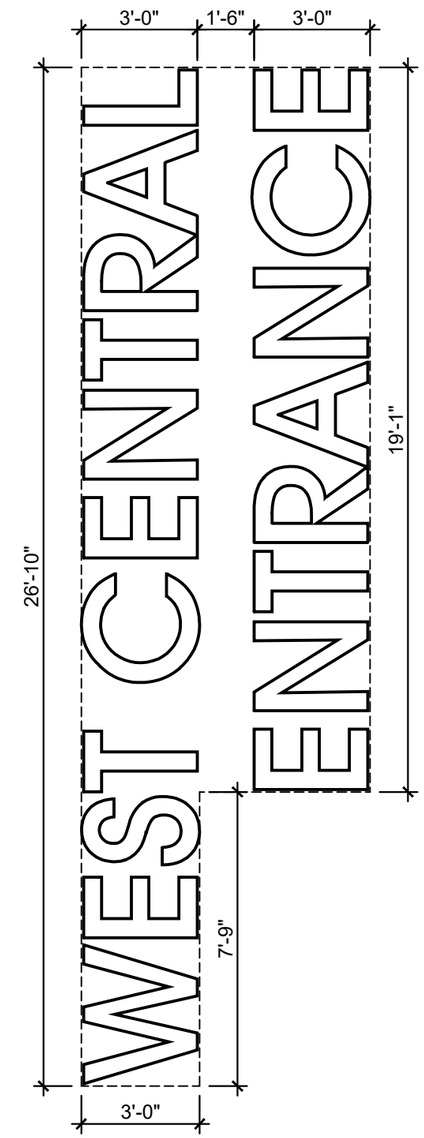
SCREW FACTORY EXTERIOR SIGNAGE
D COURTYARD SIGN
SCALE: 1/4 = 1'-0"



APPLIED SCREW SIGN
WHITE ACRYLIC OR WOOD
.25" DEEP, 26'-0" HIGH, 12'-0" WIDE

155 SQUARE FEET

SCREW FACTORY EXTERIOR SIGNAGE
E COURTYARD SCREW SIGN
SCALE: 1/4 = 1'-0"



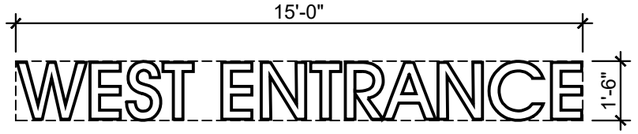
ILLUMINATED LED CHANNEL LETTERS
4" DEEP, 3'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

170 SQUARE FEET

SCREW FACTORY EXTERIOR SIGNAGE
P WEST CENTRAL SIGN
SCALE: 1/4 = 1'-0"

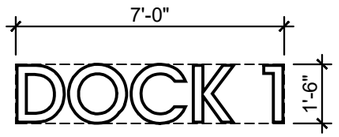
LARSEN ARCHITECTS

THE SCREW FACTORY
Exterior Signage Package



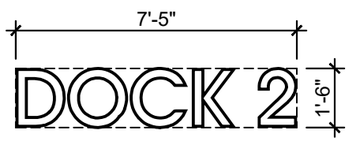
ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

SCREW FACTORY EXTERIOR SIGNAGE
G WEST ENTRANCE SIGN
SCALE: 1/4 = 1'-0"



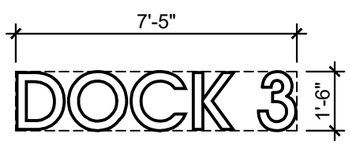
ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

SCREW FACTORY EXTERIOR SIGNAGE
I DOCK 1 SIGN
SCALE: 1/4 = 1'-0"



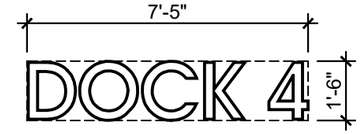
ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

SCREW FACTORY EXTERIOR SIGNAGE
J DOCK 2 SIGN
SCALE: 1/4 = 1'-0"



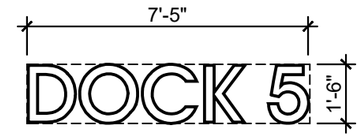
ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

SCREW FACTORY EXTERIOR SIGNAGE
K DOCK 3 SIGN
SCALE: 1/4 = 1'-0"



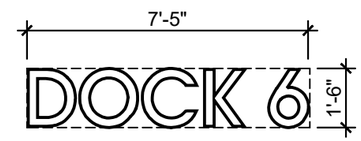
ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

SCREW FACTORY EXTERIOR SIGNAGE
L DOCK 4 SIGN
SCALE: 1/4 = 1'-0"



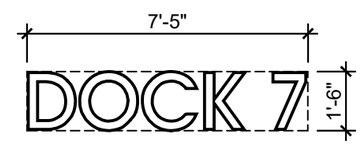
ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

SCREW FACTORY EXTERIOR SIGNAGE
M DOCK 5 SIGN
SCALE: 1/4 = 1'-0"



ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

SCREW FACTORY EXTERIOR SIGNAGE
N DOCK 6 SIGN
SCALE: 1/4 = 1'-0"

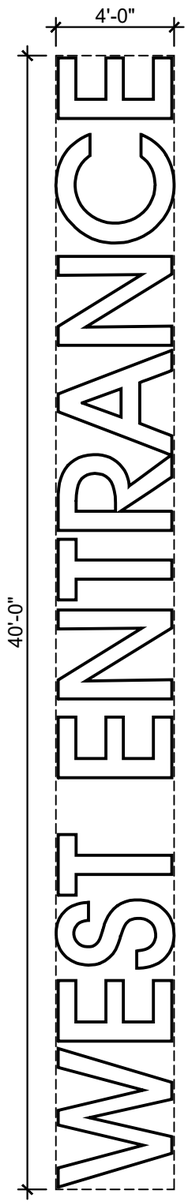


ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

SCREW FACTORY EXTERIOR SIGNAGE
O DOCK 7 SIGN
SCALE: 1/4 = 1'-0"

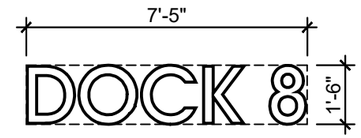
LARSEN ARCHITECTS

THE SCREW FACTORY
Exterior Signage Package



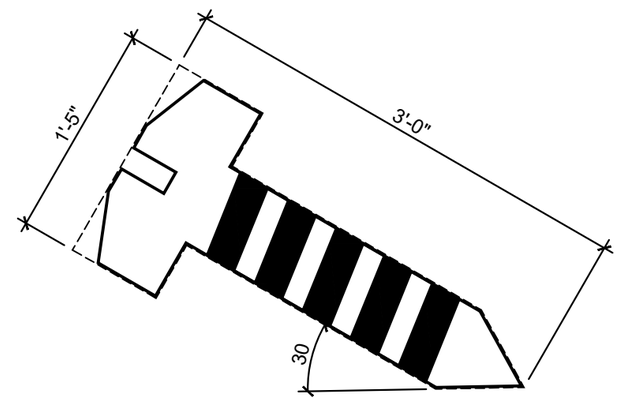
ILLUMINATED LED CHANNEL LETTERS
4" DEPTH, 4' HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

SCREW FACTORY EXTERIOR SIGNAGE
F
WEST ENTRANCE SIGN
SCALE: 1/4 = 1'-0"



ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

SCREW FACTORY EXTERIOR SIGNAGE
Q
DOCK 8 SIGN
SCALE: 1/4 = 1'-0"



ILLUMINATED SCREW LOGO
1" DEEP, 3'-0" HIGH, 1'-5" WIDE
30 DEGREES
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE / BLACK ACRYLIC FACE

2.2 SQUARE FEET

SCREW FACTORY EXTERIOR SIGNAGE
H
SCREW LOGO SIGN
SCALE: 1" = 1'-0"

LARSEN ARCHITECTS

THE SCREW FACTORY
Exterior Signage Package

LARSEN ARCHITECTS

THE SCREW FACTORY
Exterior Signage Package

LARSEN ARCHITECTS

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.: 11-103-24

Permit No.: BBS24-000118

Applicant Name: RaeLynn Kirk Laboy

Project Address: 1425 Elmwood Ave.

Project Name: n/a

Project: Applicant is appealing the issuance of a permit for 1429 Elmwood to enter the property at 1425 Elmwood to perform work on the fence – pursuant to LCO 1311.02. Property is in a C2 - Commercial, Retail District.

Aagfnstwlgoly

September 25, 2024

To whom it may concern,

My name is RaeLynn Kirk Laboy. I am the homeowner of 1425 Elmwood Ave where my neighbor Kevin Greeney at 1429 Elmwood Ave would like to obtain access to my back yard property to spray his fence.

He had sent a certified letter informing me of his intentions, and then had approached me to give me a date when I had refused his access.

Let me start off by saying, I am not unaware of his entitlement to access his fence, but I am also aware of my entitlement to my safety of my mental health, my property and myself. There are countless examples of a level of being bullied, harassed and made to be very uncomfortable by Mr. and Mrs. Greeney over the last 12 years of living here. I inherited the home in 2012, in which I lived for one year prior to owning it fully. My elderly great grandmother lived here for 70 years; my grandfather was raised here. The issue at hand started way before I took ownership and unfortunately due to the vendetta the Greeney's had towards my family, it carried down to me. Petty, unnecessary things over the last 10 years, at least, have caused me a great deal of anxiety and have made me and my children (17 and 9) very uncomfortable. About 8 years ago, in front of my children, Mr. Greeney threatened to take my head off with a baseball bat and laugh as he watched it roll down the street, and then his wife called me a C***. I was just getting home, unloading kids out of the car, I can't recall what caused them to be so irate, but the words he said to me will forever remain in my head. It has caused me severe anxiety so, yes, every time they approach me about something I get nervous and my fight or flight kicks in, and immediately become on edge.

Over the last few years, it has been one petty thing after another. They planted pricker bushes on the property line, which is my driveway side, so we can no longer get in and out of the passenger side of the vehicle at the bottom of the driveway. They don't maintain those shrubs unless we complain to the city, and he has threatened my husband not to touch them. They have 2 bird feeders on pully systems, one in the front and one in the back, exactly on the edge of the property line so the birds defecate all over our vehicles. Irrelevant to anyone else, but my husband has a 2009 Corvette we spent about $500 getting ceramic coated so, you can imagine our frustration with the feeders right where we park. Leading into also making mention that Mr. Greeney sprayed his property side of his fence with weatherproof sealant and got it all over my husband's Corvette, and we did file a police report, as this is the second time he has sprayed some sort of chemical on the car. In regard to the pricker bushes, Mr. Greeney had laid down some pretty big rocks, and they were so big, that they took up a lot of our property, the grass space to try to get out the passenger side. We had gotten approval to move them, as we had called the city and inquired about if we were allowed to move them. So, we did. My husband pushed them back a tad, so they weren't taking up too much of our grass, so we had room to get out of the car. Mr. Greeney came out and moved them back. We then moved again and put up little garden fencing instead, keeping it on our side. Mrs. Greeney then came off her porch, onto my property and got in my face, yelling and pointing in my

face. I told her to get out of my face and she said she didn't have to. The next day, the building inspector, Jessie Braun had showed up, as they had called her to complain we moved their rocks. This time, as I was standing outside with Jessie and Mrs. Greeney, Mr. Greeney then charged at me with what I thought was the intention to hit me. Jessie just stood there and said she wasn't here to be a mediator. I wanted to call the cops and have her as a witness, but she said she wasn't involved. We were originally in the process of agreeing to leave the rocks and there's more to life than to argue about rocks, but after that situation, I had asked if it was allowed for me to move them, as I was sick of them intimidating and bullying me. They have slandered my name to neighbors, talk about me loud enough to where parents walking to get their kids from Grant can hear, have told the neighborhood I'm the worst mother, they have refused to trim back any of their trees, bushes, etc and when we do it ourselves, they yell at us. My brother-in-law was murdered in 2021, Sean Acierno, we had a memorial cook out for him at my home. The morning of the cookout, as they saw us setting up our backyard for the gathering, Mr. Greeney ran out and sprayed the whole perimeter of the property, right where our stuff was set up, with the most foul-smelling spray. I had knocked on their door, because at first, I didn't know he sprayed anything, to tell him that I thought something had died under the porch, and she laughed at me and said no my husband sprayed deer repellent.

These are just a FEW examples of the things, petty things, Mr. and Mrs. Greeney have done over the years to make living next door to each other less than enjoyable. They both have bullied and intimated me for years, because they didn't like my grandfather? The stress, anxiety, depression and level of discomfort they have caused, is wrong.

My reason for explaining all these incidents, this is just a portion of what has happened, is to express my concerns about having him on my property. He and his wife have made me feel like I cannot trust them, they have caused me so much anxiety, the thought of them being in my yard makes me feel very uncomfortable. Mrs. Greeney took her frustration of me not allowing them on my property to social media on a public Lakewood site, where she has accused my grandfather of being the catalyst to the divide. My grandfather, Ray Cheiky, has been gone for 8 years, so basically admitting all these things they do, is to cause me grief because they didn't like my family?

Please take into consideration all my feelings, thoughts, what they have done to make this an unhappy living situation and my mental health and the way they have treated me for years, when giving him rights to my property.

Thank you for giving me the opportunity to express my concerns.

Respectfully,

RaeLynn Kirk Laboy

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.: 11-104-24

Permit No.: BBS24-000116

Applicant Name: Adil Altaei, EA Construction Inc.

Project Address: 16422 Madison Ave.

Project Name: Coffee Shop

Project: Applicant proposes clear story front windows.

16424 Madison Avenue, Lakewood, Ohio 44107

02 NOV 2024

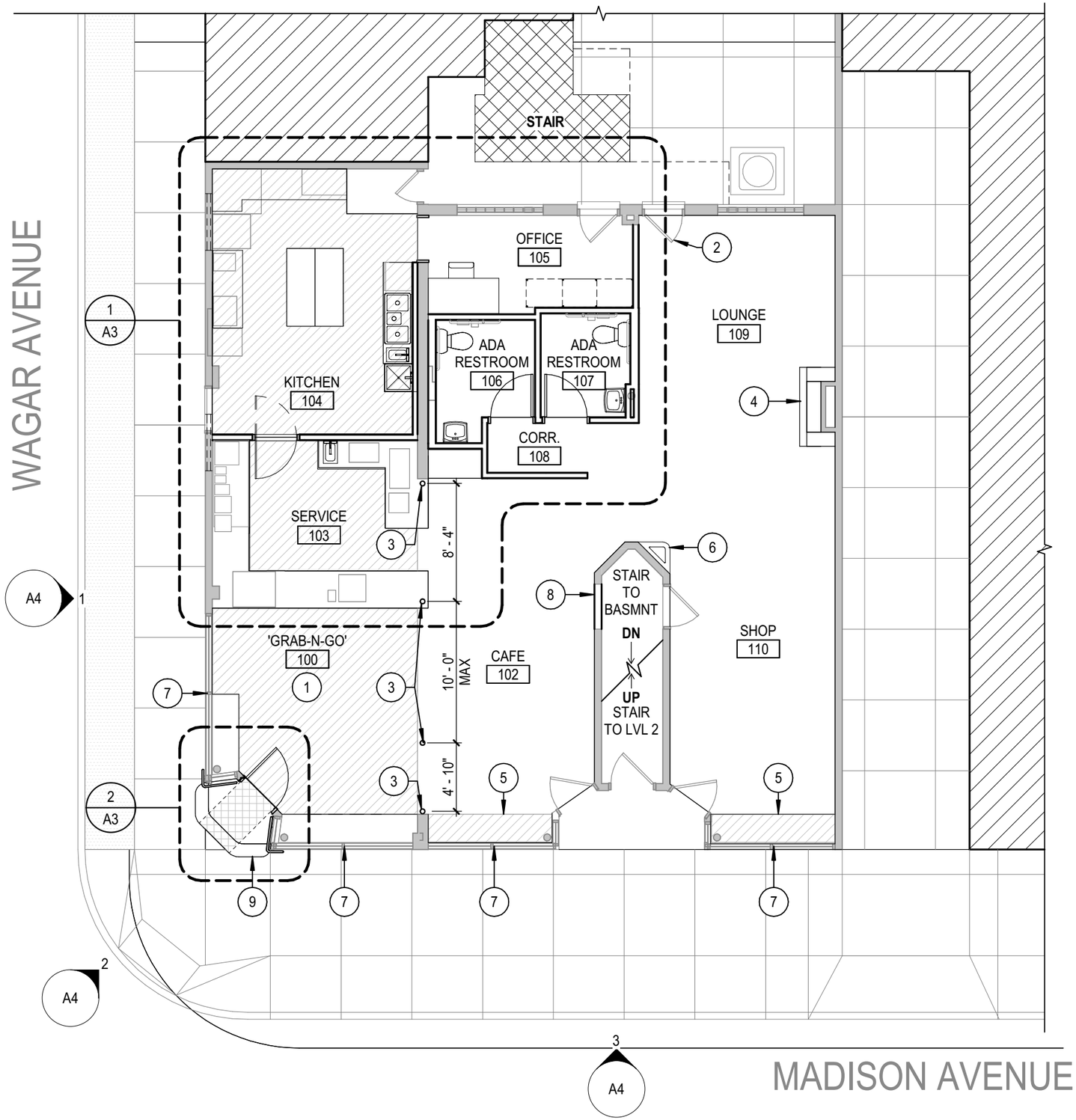
VIEW FROM MADISON AVE

VIEW FROM WAGAR AVE

VIEW FROM MADISON AVE & WAGAR AVE INTERSECTION

EXISTING CONDITIONS PHOTOS

02 NOV 2024



GENERAL NOTES

1. UNLESS NOTED OTHERWISE: CONSTRUCT ALL INTERIOR PARTITIONS TO FULL HEIGHT USING 2X FRAMING. ATTACH ONE LAYER OF 5/8" GYPSUM WALLBOARD TO EACH SIDE, OR TO ONE SIDE IN CASE OF FURRING WALLS. STANDARD STUD SIZE TO BE 2X4, SPACED AT 16 INCHES ON-CENTER. FOR WALLS CONTAINING PLUMBING, USE 2X6 STUDS INSTEAD. FILL ALL WALL CAVITIES WITH ACOUSTIC INSULATION.
2. FURNISH AND INSTALL FIRE-TREATED WOOD BLOCKING OR METAL BACKING PLATE IN PARTITIONS FOR THE PROPER ANCHORAGE OF ALL WALL ATTACHED ITEMS; I.E. TOILET ACCESSORIES, CASEWORK, MILLWORK, WALL-MOUNTED FIXTURES, AND OTHER WALL ATTACHED ITEMS.
3. SCRIBE GYPSUM WALL BOARD OF WALLS AND PARTITIONS TO IRREGULARITIES OF DECK ABOVE. SEAL TIGHTLY AROUND ALL PENETRATIONS.
4. ALL WALLS IN KITCHEN AREA TO RECEIVE FIBER REINFORCED PLASTIC

(#) SHEET NOTES

1 OVER-BUILD EXSTING FLOOR (WITHIN HATCHED REGION) +/-6 INCHES TO MATCH HEIGHT OF ADJACENT FLOOR STRUCTURE. PROVIDE 2X LUMBER SPACED 12" O.C. WITH 3/4" PLYWOOD SUBFLOOR. CONTRACTOR AND/OR CONTRACTOR'S STRUCTURAL ENGINEER TO CONFIRM THAT NEW FLOOR ASSEMBLY AND FINISHES DO NOT EXCEED THE ALLOWABLE DEAD LOAD CAPACITY OF EXISTING STRUCTURE PRIOR TO INSTALLATION.

2 -ALL DOORS EXISTING TO REMAIN UNLESS NOTED OTHERWISE

3 COLUMN TO SUPPORT NEW STEEL LINTEL. CONTRACTOR TO ENGAGE A LICENSED STRUCTURAL ENGINEER TO DESIGN AND PROVIDE DETAILS FOR THE NEW STEEL LINTEL AT THE BRICK WALL OPENING. STRUCTURAL ENGINEER'S DESIGN TO INCLUDE ALL NECESSARY CALCULATIONS, MATERIALS, AND INSTALLATION REQUIREMENTS TO ENSURE STRUCTURAL INTEGRITY.

4 WATER VAPOR FIREPLACE INSERT AND CUSTOM MILLWORK SURROUND. PROVIDE WATER LINE AS REQ'D PER MANUF. RECOMMENDATIONS

5 INFILL FLOOR AS REQUIRED TO MATCH ADJACENT FLOORING

6 MILLWORK WASTE RECEPTACLES

7 RESTOR CLERESTORY WINDOW TO LIKE NEW CONDITION

8 INFILL OPENING AS REQUIRED. PATCH, REPAIR AND PAINT SURFACE TO PROVIDE SMOOTH FINISH

9 CONCRETE STEP ENCROACHES INTO THE PUBLIC RIGHT-OF-WAY. ENCROACHMENT PERMIT APPROVAL REQUIRED FROM THE CITY BEFORE CONSTRUCTION

NORTH

0 5 10 20

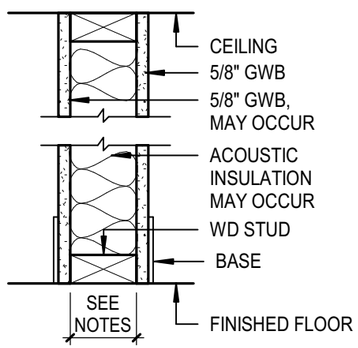
SCALE: 1/8" = 1'=0"

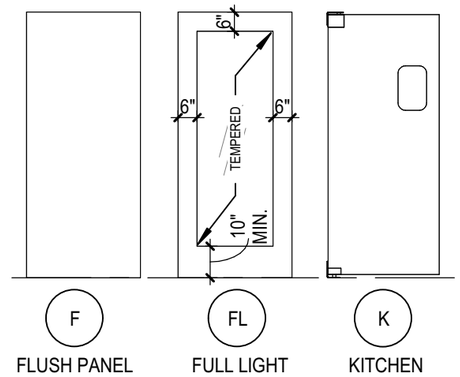
A1

02 NOV 2024

DOOR SCHEDULE

#	PANEL WIDTH	PANEL HEIGHT	PANEL TYPE	HARDWARE SET
001	3' - 0"	7' - 0"	FL	COMMERCIAL DOOR HARDWARE SET
002	3' - 0"	7' - 0"	K	NON-LOCKING DOUBLE ACTING SWING DOOR SET
003	3' - 0"	7' - 0"	F	PRIVACY SET W/O CLOSER
004	3' - 0"	7' - 0"	F	PRIVACY SET W/O CLOSER





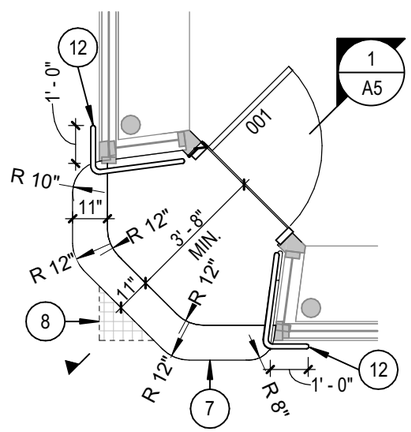
A — FULL HEIGHT PARTITION, 2X4 WD STUDS W/ ACOUSTIC INSULATION AND GWB BOTH SIDES

B — FULL HEIGHT PARTITION, 2X6 WD STUDS W/ ACOUSTIC INSULATION AND GWB BOTH SIDES

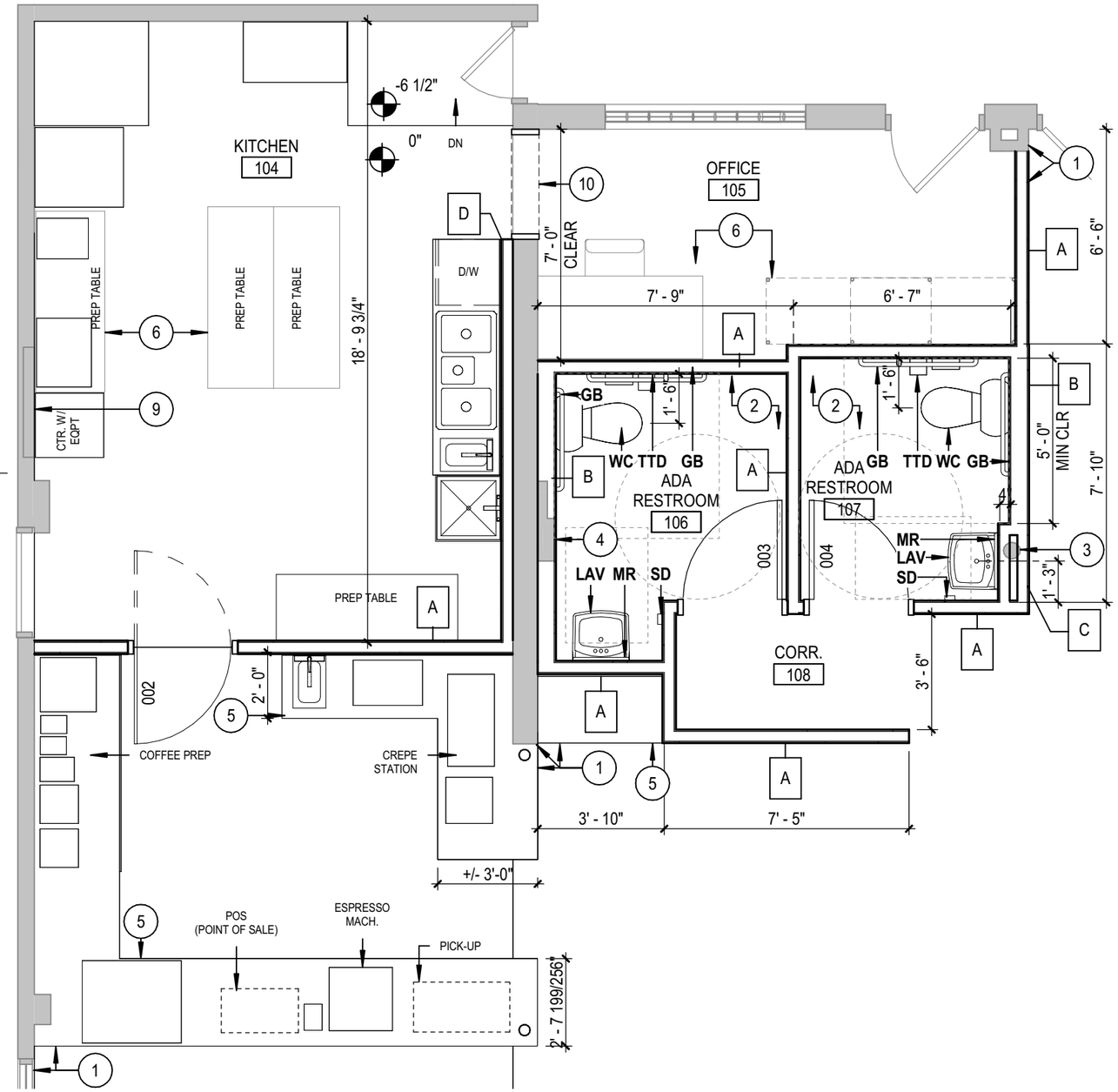
C — FULL HEIGHT PARTITION, 2X4 WD STUDS W/ GWB ONE SIDE AND ACOUSTIC INSULATION

D — FULL HEIGHT PARTITION, 2X4 WD STUDS W/ GWB ONE SIDE

3/A3 WALL TYPES
SCALE: 1 1/2" = 1'-0"



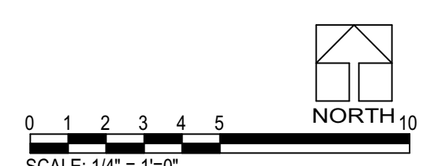
2/A3 ENLARGED ENTRY
SCALE: 1/4" = 1'-0"



1/A3 ENLARGED BACK-OF-HOUSE
SCALE: 1/4" = 1'-0"

SHEET NOTES

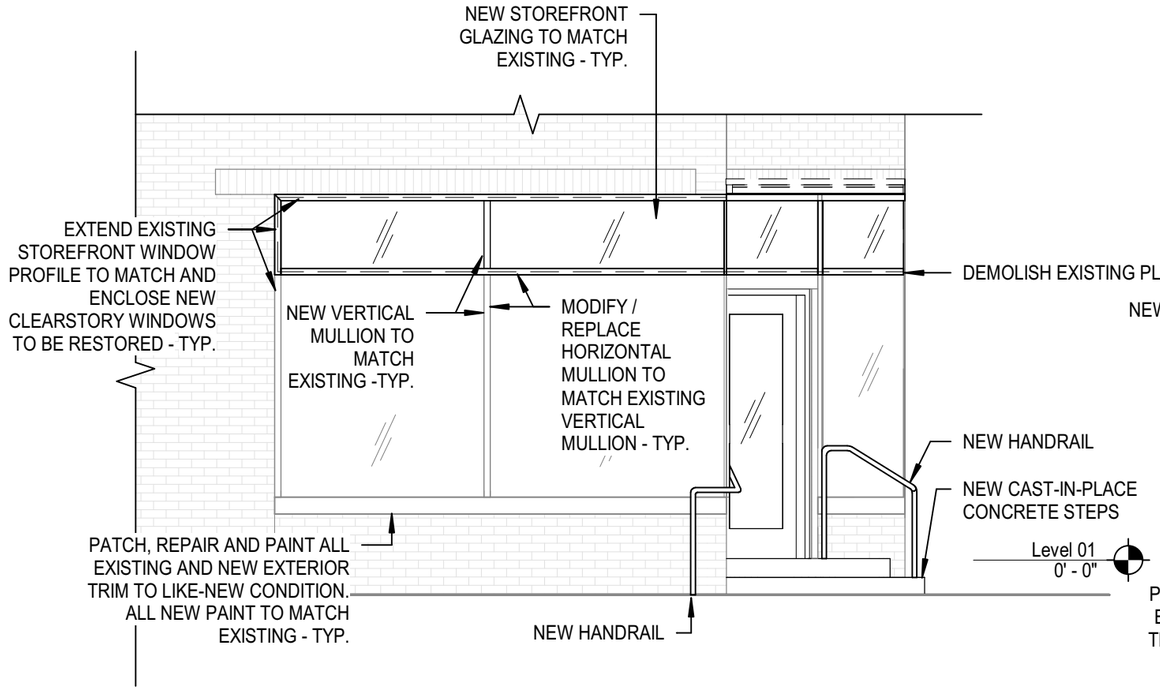
1 ALIGN
2 SEE SHEET C1 FOR ACCESSIBLE CLEARANCES AND MOUNTING HEIGHTS.
3 EXISTING COLUMN
4 PROVIDE FURRING OVER EXISTING WALL
5 36" HIGH (MAX.) SERVERY / COUNTER
6 FURNITURE SHOWN FOR REFERENCE ONLY
7 CAST-IN-PLACE CONCRETE STEPS AND LANDING. (2) EQUAL STEPS AT 7" RISE, MAX.
8 INFILL SIDEWALK TO MATCH ADJACENT
9 EXISTING DOOR TO REMAIN CLOSED AND LOCKED IN EXISTING POSITION. FURR OVER DOOR TO PROVIDE FLUSH SURFACE ON INTERIOR FACE OF KITCHEN WALL
10 LINTEL TO OCCUR ABOVE NEW MASONRY OPENING. SEE STRUCT DOCS, BY CONTRACTOR'S ENGINEER
12 1-1/2" DIA. METAL HANDRAIL, PAINTED TO MATCH PAINTED STOREFRONT SYSTEM



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

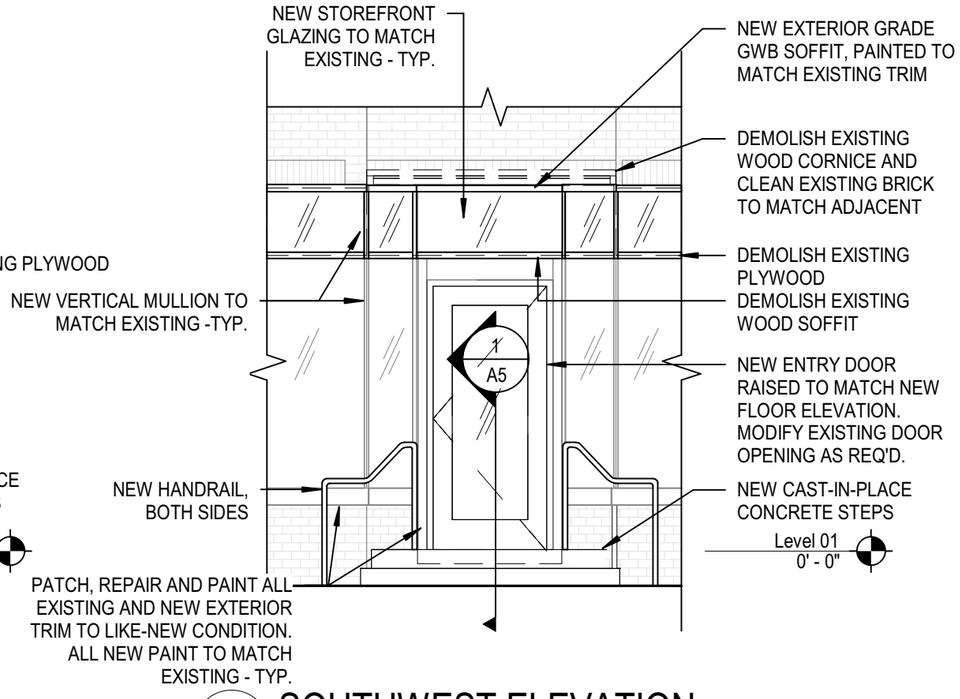
02 NOV 2024

A3



1 / A4 WEST ELEVATION

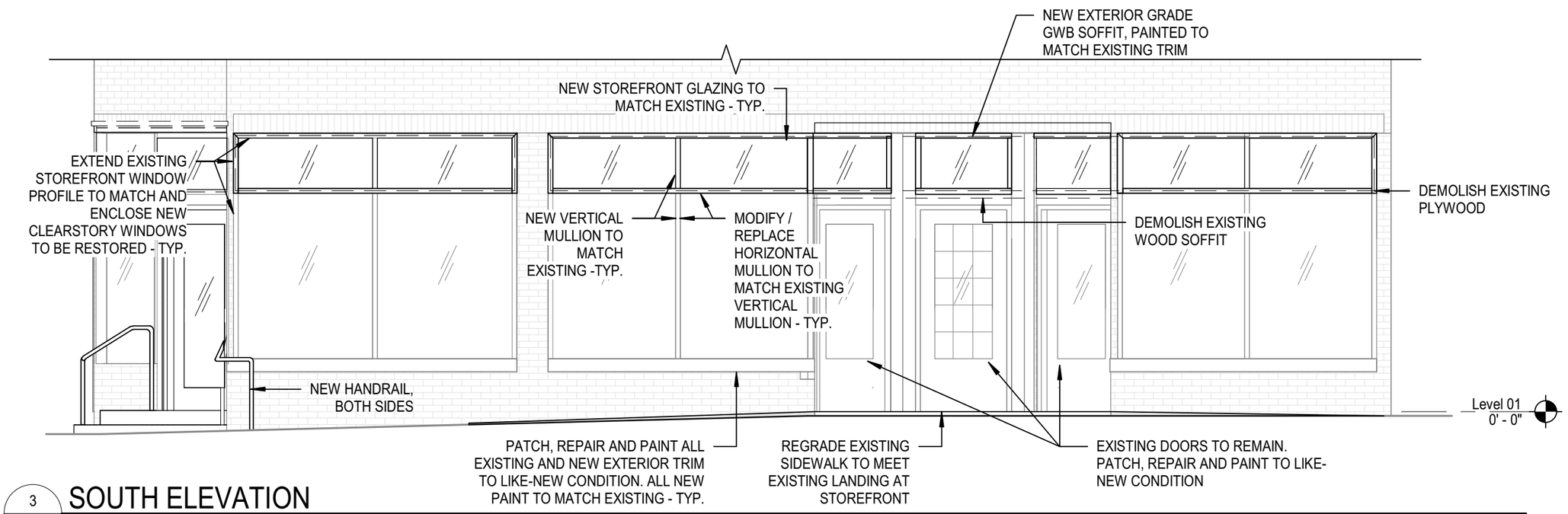
SCALE: 1/4" = 1'-0"



2 / A4 SOUTHWEST ELEVATION

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

EXISTING STOREFRONT REFERENCE PHOTO



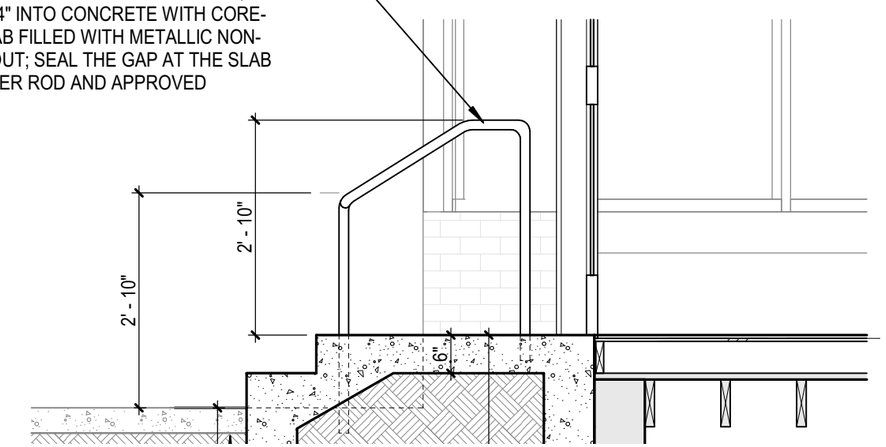
3 / A4 SOUTH ELEVATION

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

02 NOV 2024

A4

1-1/2" DIAMETER STEEL POST, PAINTED TO MATCH THE EXTERIOR GLAZING SYSTEM, EMBEDDED 4" INTO CONCRETE WITH CORE-DRILLED SLAB FILLED WITH METALLIC NON-SHRINK GROUT; SEAL THE GAP AT THE SLAB USING BACKER ROD AND APPROVED SEALER.



02 NOV 2024

A5

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.: 11-105-24

Permit No.: BBS24-000117

Applicant Name: Jordan Kay, Tapster Cleveland

Project Address: 15320 Detroit Ave.

Project Name: Tapster Cleveland

Project: Applicant proposes a shade system on west side of patio.

LRC-G LAKEWOOD LLC
1585 FREDERICK BOULEVARD
AKRON, OHIO 44320
330.253.6958

June 22, 2022

VIA E-MAIL: Jordan Kay
jordan@tapstercleveland.com

RE: OWNER CONSENT – KAY FAMILY VENTURES, LLC DBA TAPSTER – 15320 DETROIT AVENUE, LAKEWOOD OHIO 44107

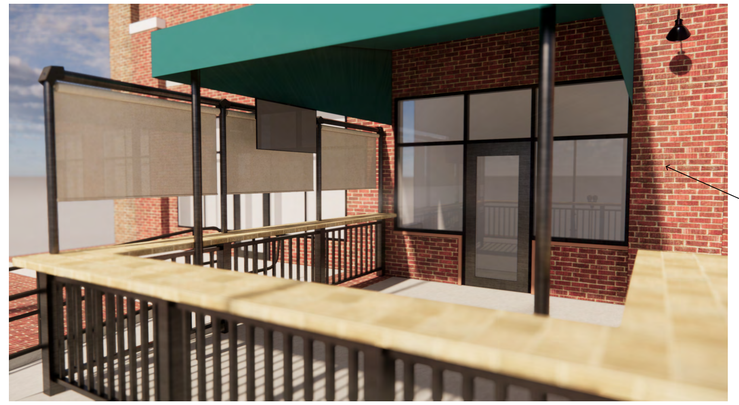
To Whom It May Concern:

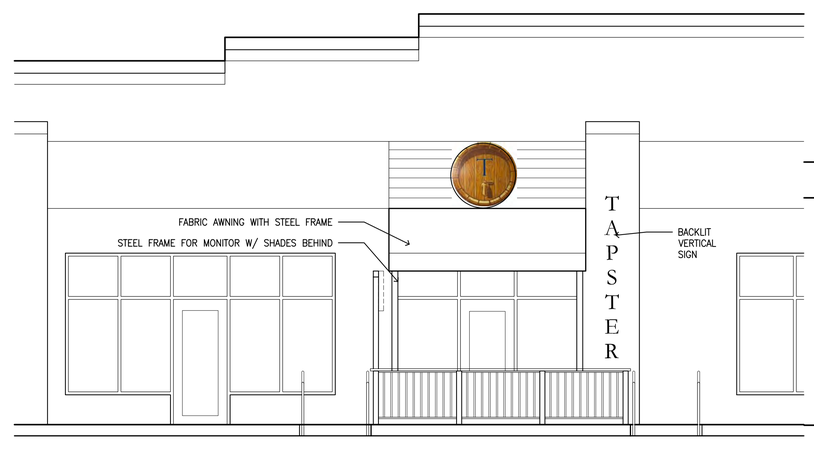
LRC-G Lakewood LLC hereby authorizes members of the City's Building Department and Planning and Development Department access to the property located at 15320 Detroit Avenue, Lakewood, Ohio 44107 for limited purposes of photographing and verifying location and dimension of the area affected by the Architectural Board of Zoning Appeals applications and requests.

Should you have any questions, please contact our office at 330-253-6958.

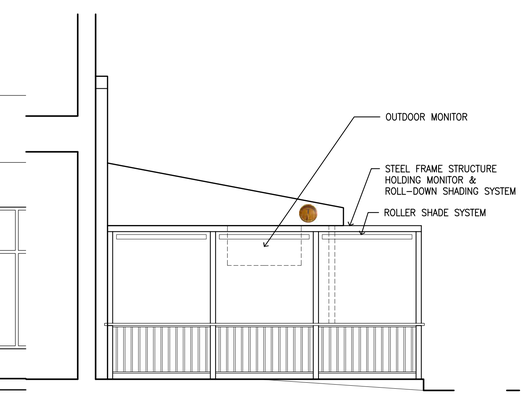
Sincerely,
LRC-G Lakewood LLC

Dennis Ferguson
Director of Operations





2 A210 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



1 A210 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

ISSUE DATE:	05.24.24
1 ADDENDUM #1	07.08.22
2 PLAN REVIEW	08.05.22

PRINTS FULL SCALE ON 24"X36" SHEET

STATE OF OHIO
JEFFERY D. FOSTER 13339
REGISTERED ARCHITECT

JEFFERY FOSTER, LICENSE 13339
EXPIRATION DATE: 12/31/25

TAPSTER - LAKEWOOD
BAR & LOUNGE TENANT IMPROVEMENTS
15320 DETROIT AVENUE
LAKEWOOD, OH 44107

PAYTO Architects
405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113 PHONE: (216) 241-6800 WWW.PAYTOARCHITECTS.COM

EXTERIOR ELEVATION & RENDERED VIEW

PA PROJECT NO.	2022-12
CURRENT DATE	05.24.24

A210

PERMIT & CONSTRUCTION DOCUMENTS

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ARCHITECTURAL REVIEW BOARD
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12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 11-106-24

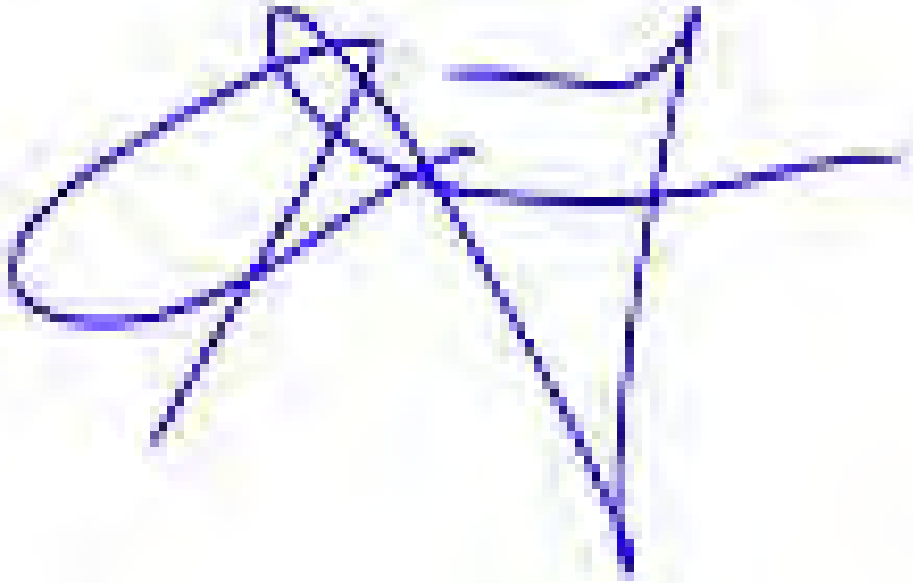
Permit No.: BBS24-000123

Applicant Name: Jaime Fuentes

Project Address: 2248 Emily Ave.

Project Name: n/a

Project: Applicant proposes an uncovered front deck.

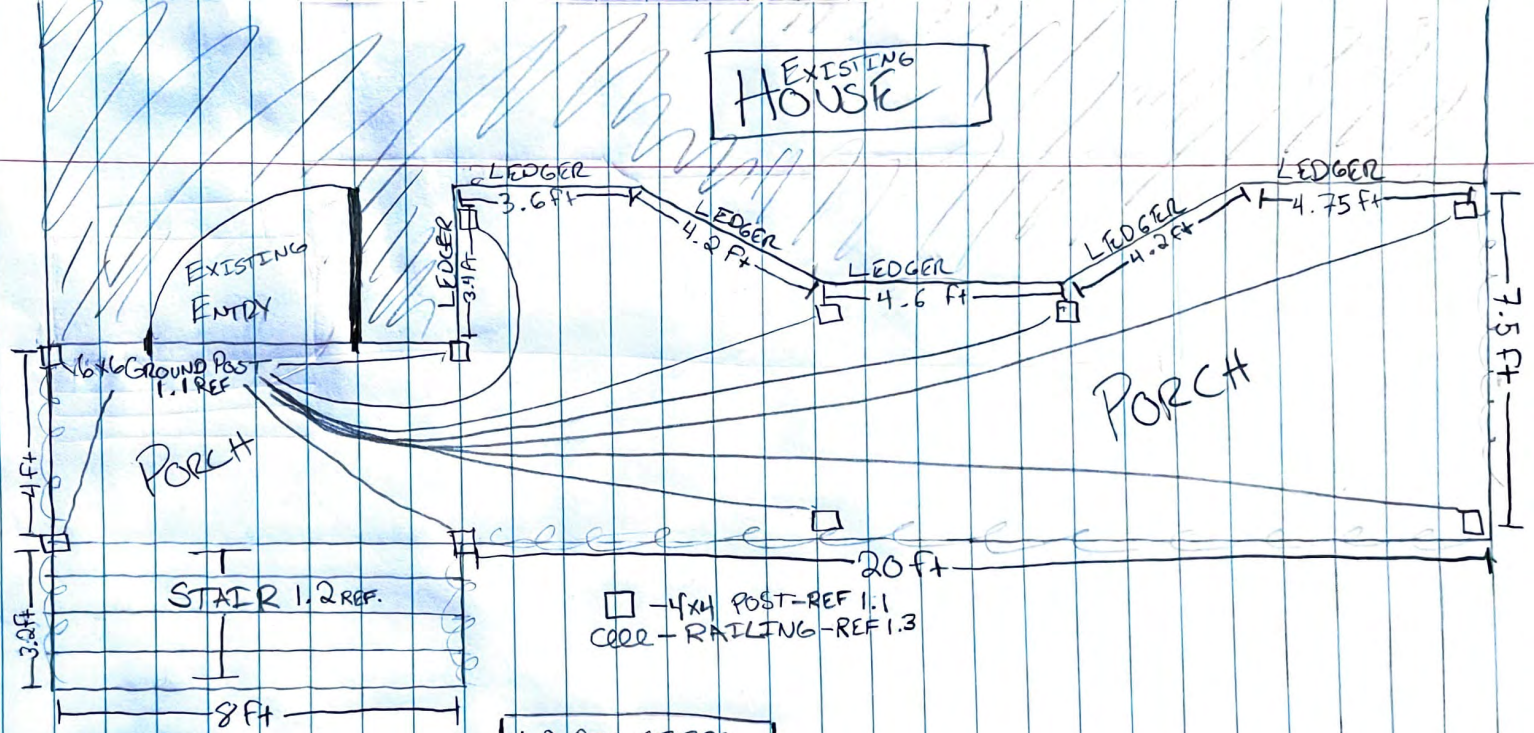


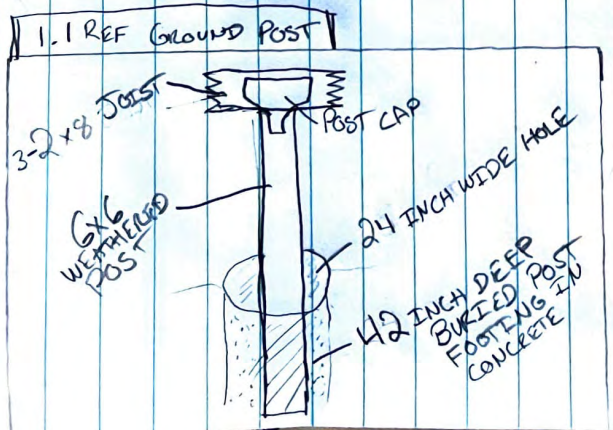
2248

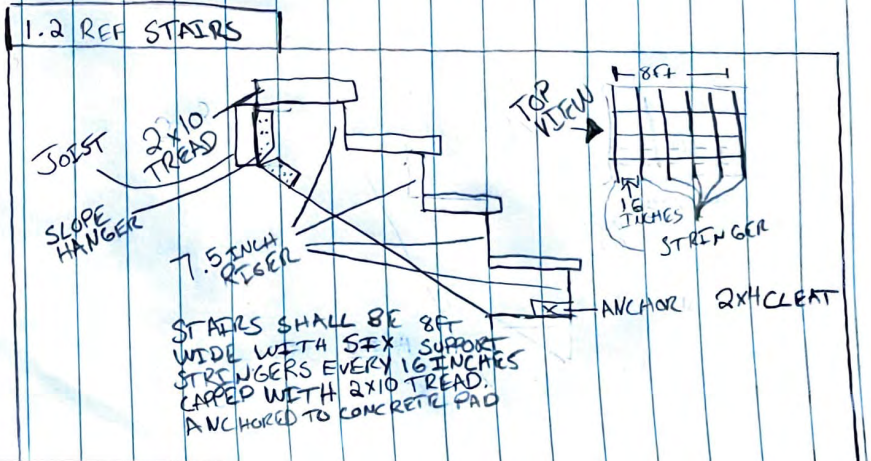
3306

FUENTES RESIDENCE

2248 EMERY AVE
LAKEWOOD, 44107 OH







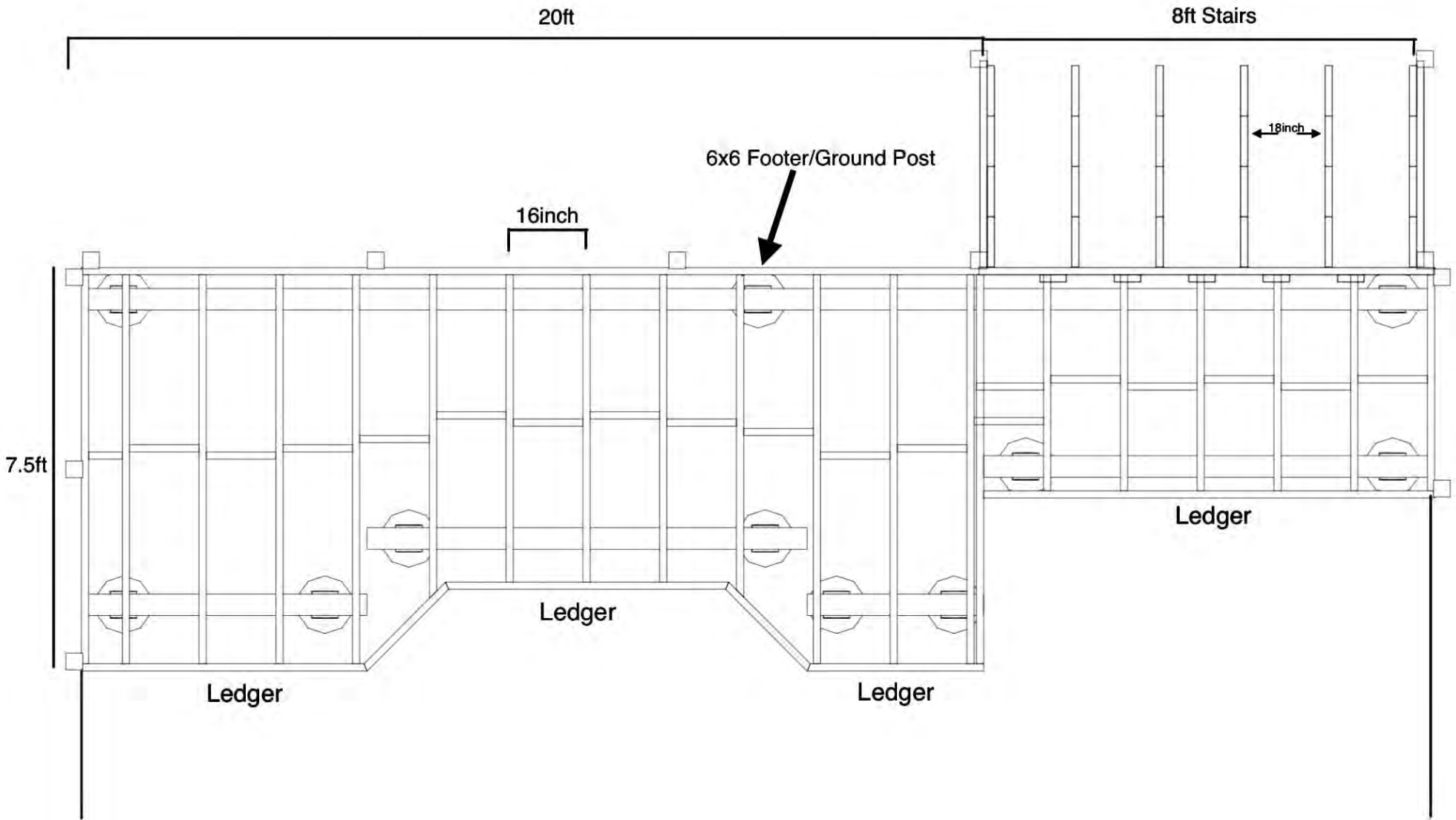

20ft
8ft Stairs
18inch
6x6 Footer/Ground Post
16inch
7.5ft
Ledger
Ledger
Ledger
Ledger

Figure 8A. Post-to-Beam Attachment Requirements.

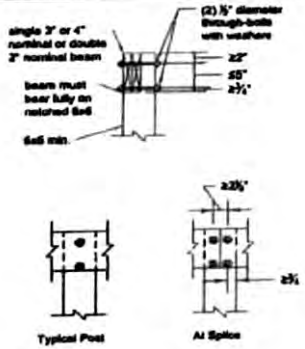
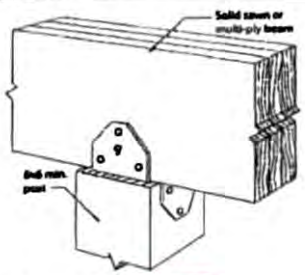


Figure 8B. Alternate *Approved* Post-to-Beam Post Cap Attachment.



SELECT (CIRCLE) 8A OR 8B

Figure 9. Prohibited Post-to-Beam Attachment Condition.

Note: Support of beams w/ fasteners only is prohibited. Bearing is required. See Figure 8A.

Figure 6. Joist-to-Beam Detail. SELECT (CIRCLE) ONE

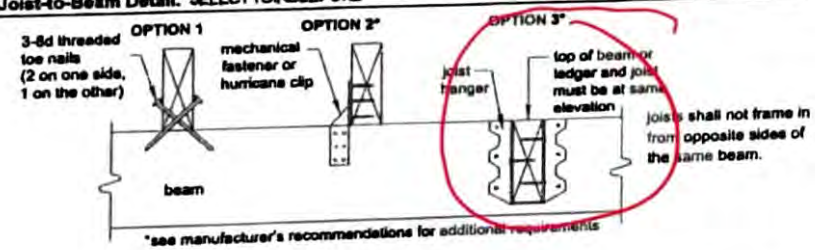


Figure 12. Typical Footing Options. SELECT (CIRCLE) ONE

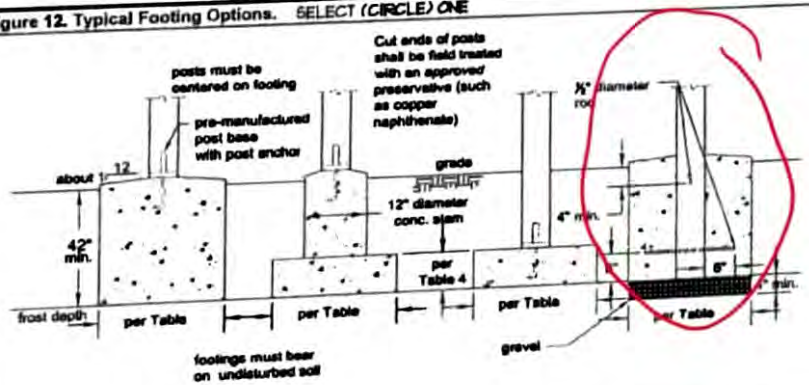


Figure 17. No Attachment to or Through Exterior Veneers (Brick, Masonry, Stone).

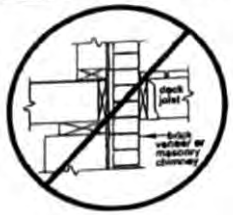


Table 5. Fastener Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger or Band or Rim Joist and a 2-Inch Nominal Solid-Sawn Spruce-Pine-Fir Band Joist or EWP Rim Joist.[1,2,3,5,6,8]

(Deck Live Load = 40 psf, Deck Dead Load = 10 psf)

Joist Span	Rim Joist or Band Joist	6'-0" and less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"	16'-1" to 18'-0"
Connection Details	On-Center Spacing of Fasteners							
½" diameter lag screw[1] with 15/32" maximum sheathing	1" EWP	24"	18"	14"	12"	10"	9"	8"
	1-1/8" EWP	28"	21"	16"	14"	12"	10"	9"
	1-¼" Lumber	30"	23"	18"	15"	13"	11"	10"
½" diameter bolt with 15/32" maximum sheathing	1" EWP	24"	18"	14"	12"	10"	9"	8"
	1-1/8" EWP	28"	21"	16"	14"	12"	10"	9"
	1-½" Lumber	36"	36"	34"	29"	24"	21"	19"
½" diameter bolt with 15/32" maximum sheathing and ½" stacked washers[7]	1-½" Lumber	36"	36"	29"	24"	21"	18"	16"

Figure 14. General Attachment of Ledger Board to Band Joist or Rim Joist.

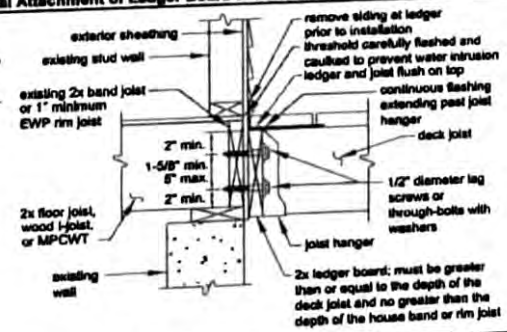
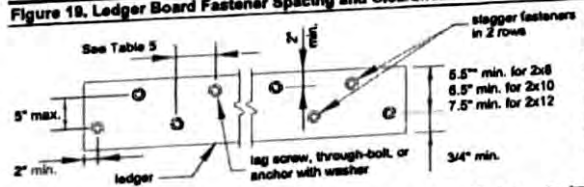


Figure 19. Ledger Board Fastener Spacing and Clearances.



See Figure 14 for rim joist fastener spacing

*Distance can be reduced to 4.5" if lag screws are used or bolt spacing is reduced to that of lag screws to attach 2x8 ledgers to 2x8 band joists (1/2" stacked washers not permitted)

SHEET 2 - FOOTING, BEAM, LEDGER

Figure 27. Tread and Riser Detail.

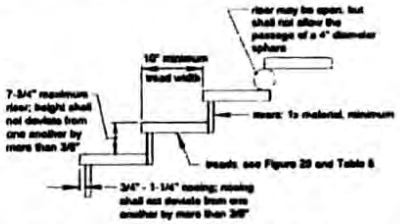
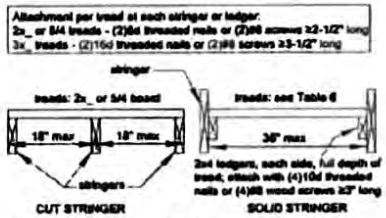


Figure 29. Tread Connection Requirements.



cut stringer shall have a minimum depth of 5"

Figure 31. Stair Stringer Attachment Detail.

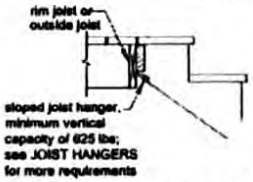
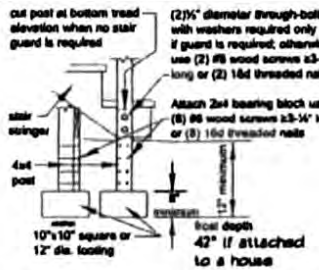


Figure 34. Stair Footing Detail.



Even if there is no guard at the stair, all stringers shall bear on a footing and post anchor.

Figure 4. Beam Assembly Details.

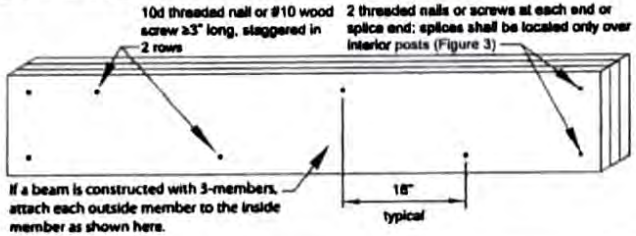


Figure 11. Rim Joist Connection Details.

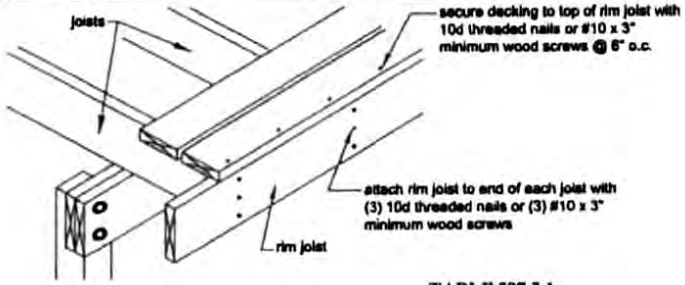


TABLE 507.3.1
MINIMUM FOOTING SIZE FOR DECKS

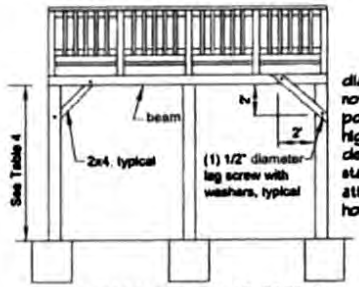
LIVE OR GROUND SNOW LOAD* (psf)	TRIBUTARY AREA (sq. ft.)	LOAD BEARING VALUE OF SOILS** (psf)								
		1500*			2000*			2500*		
		Side of a square footing (inches)	Diameter of a round footing (inches)	Thickness (inches)	Side of a square footing (inches)	Diameter of a round footing (inches)	Thickness (inches)	Side of a square footing (inches)	Diameter of a round footing (inches)	Thickness (inches)
40	20	12	14	6	12	14	6	12	14	6
	40	14	16	6	12	14	6	12	14	6
	60	17	19	6	15	17	6	13	15	6
	80	20	22	7	17	19	6	15	17	6
	100	22	25	8	19	21	6	17	19	6
	120	24	27	9	21	23	7	19	21	6
	140	26	29	10	22	25	8	20	23	7
	160	28	31	11	24	27	9	21	24	8

Table 6. Minimum Tread Size for Cut and Solid Stringers.[1]

Species	Cut Stringer	Solid Stringer
Southern Pine	2x4 or 5/4	2x8
Douglas Fir Larch, Hem-Fir, SPF[2]	2x4 or 5/4	2x8 or 3x4
Redwood, Western Cedars, Ponderosa Pine[3], Red Pine[3]	2x4 or 5/4	2x10 or 3x4

1. Assumes 300 lb concentrated load, L/264 deflection limit, No. 2 stress grade, and wet service conditions.
2. Incising assumed for Douglas fir-larch, hem-fir, and spruce-pine-fir.
3. Design values based on northern species with no incising assumed.

Figure 10. Diagonal Bracing.



diagonal bracing is not required on posts less than 2' high unless the deck is free standing and not attached to the house.

DIAGONAL BRACING PARALLEL TO BEAM

Note: Diagonal Bracing is prohibited on center posts.

Figure 21. Non-Ledger Deck - For Resisting Vertical Loads.

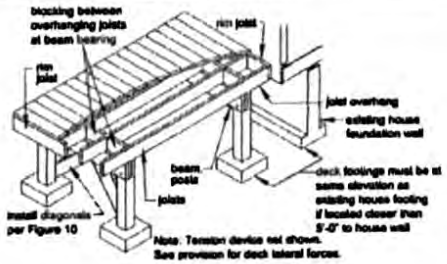
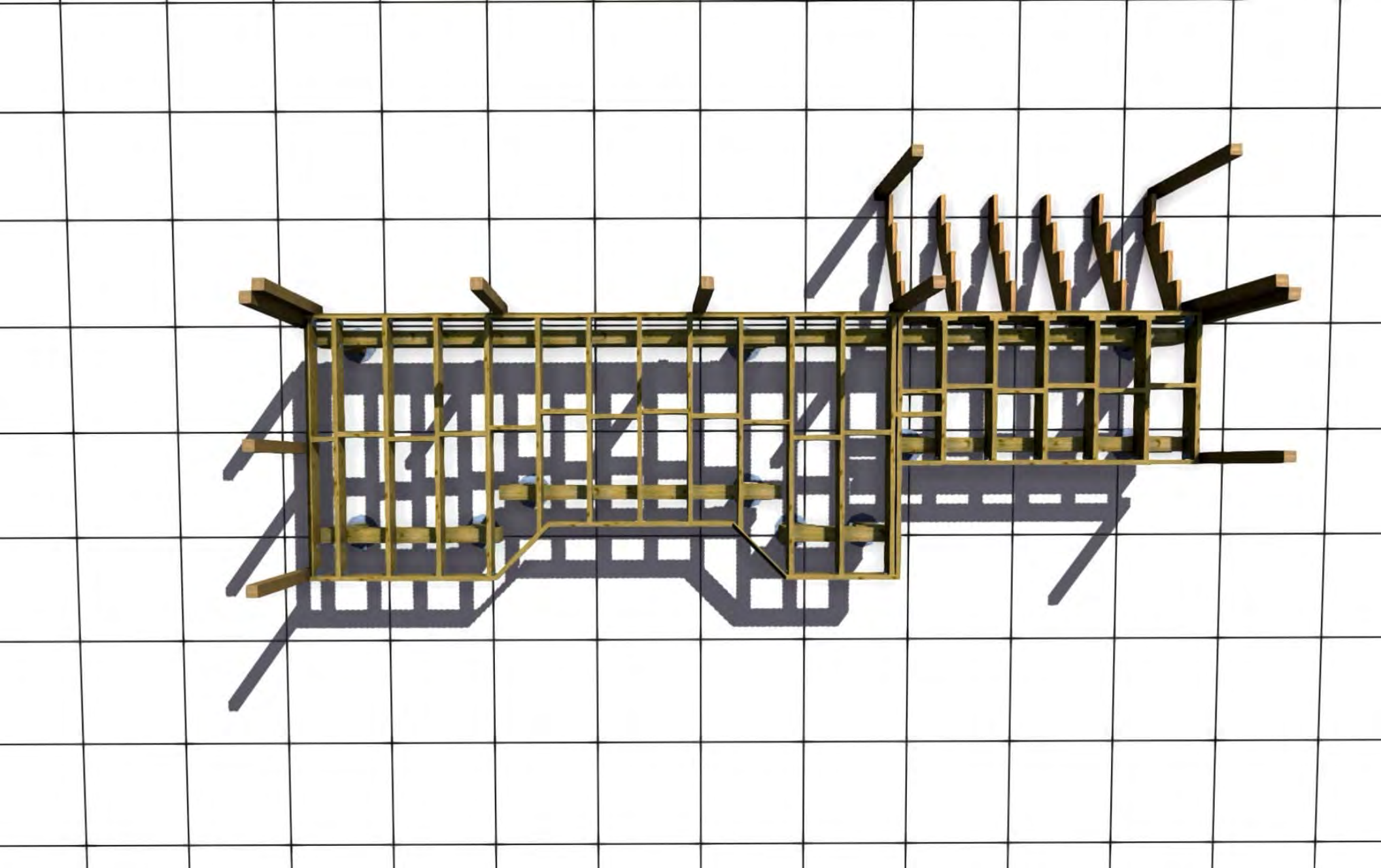


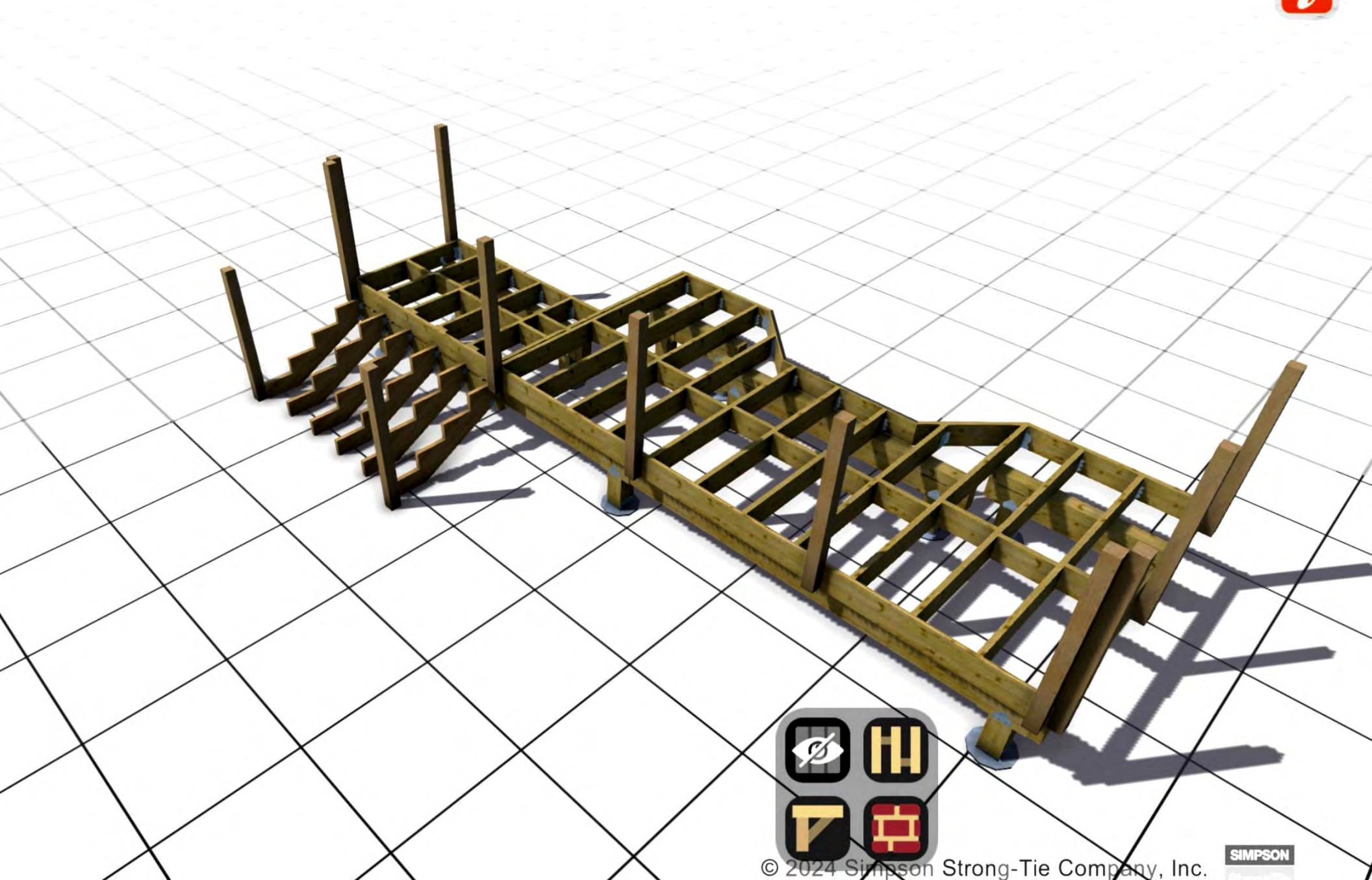
Figure 18. No Attachment to House Overhang with Ledger.

NOTES:

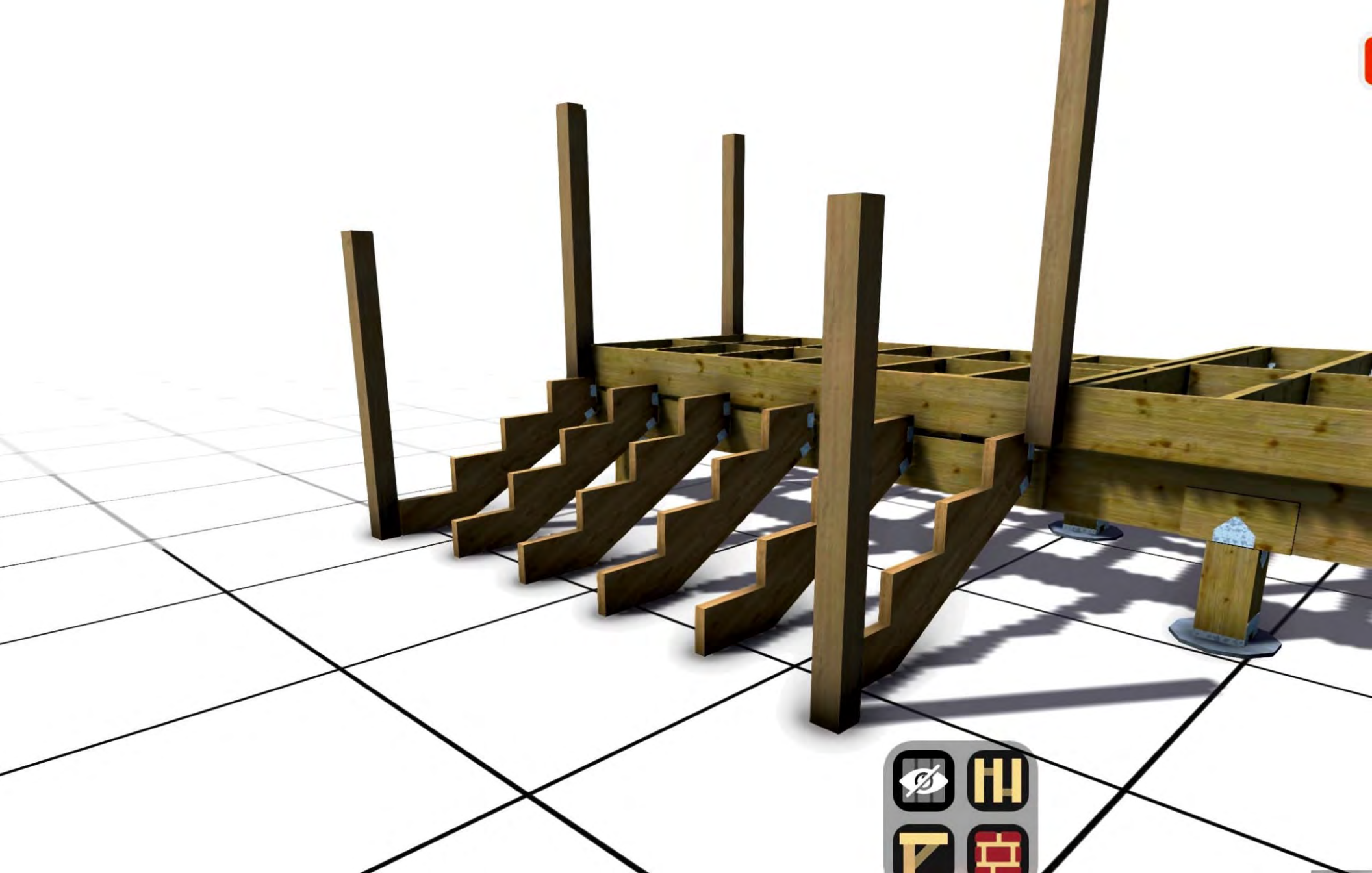
1. See Prescriptive Residential Wood Deck Construction Guide for more information.
2. All lumber shall be #2 or better pressure preservative treated, rated for ground contact as required.
3. Fasteners shall be ½" diameter bolts w/ washers or equivalent. Penetrate band joists ½" min.
4. Fasteners shall be hot dipped galvanized or stainless steel. See RCO 507.2.3.
5. Flashing shall be non-aluminum, .019" corrosion resistant metal or approved non-metal material.
6. Decking shall be 2" nominal lumber or span rated decking.
7. Ledgers shall be 2x8, min.
8. Pre-engineered guards, handrails, deck and metal connectors shall be installed in accordance with the manufacturer's recommendations.
9. Guards are required at any deck area 30" or more above the adjacent grade.
10. Handrails are required whenever there are 4 or more risers.
11. All risers shall be solid.

SHEET 1 - STAIRS, DETAILS, BRACING



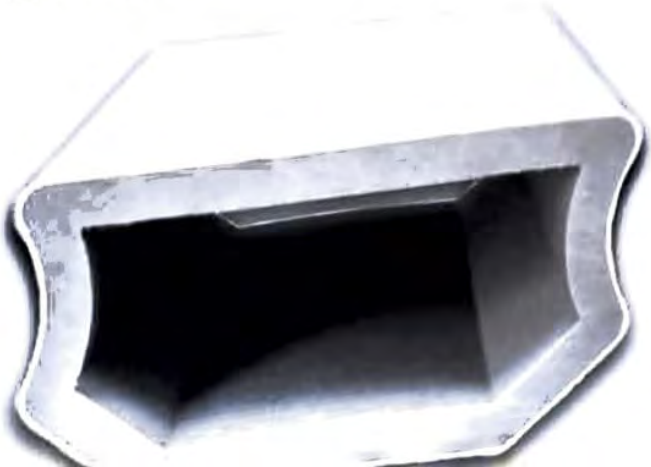


© 2024 Simpson Strong-Tie Company, Inc.



VERANDA™

COMPOSITE RAILING



Veranda Railing System

Veranda railing systems are designed to work with a number of different decking materials and surfaces. Before initiating any project, obtain a copy of your local building codes and understand them thoroughly. Local building code requirements will always supersede any and all suggested procedures and measurements in the following installation guideline.

Post sleeve over wood post

Use the Post Sleeve method to install railing directly to a wooden 4x4 deck post. This is ideal for new deck construction methods that attach the rim joist directly to the 4x4 deck support posts, where wood 4x4 deck support posts extend through the deck serving as rail posts, or in those code compliant applications where the use of existing 4x4 wooden rail posts is desired.

1. Ensure 4x4 wooden posts are code compliant and, where possible, spaced equally for the best looking applications. Wood 4x4 dimensions should be 3.5"x3.5".
2. Determine the desired height of post sleeve. Typically, the height is no less than 2" above top of the finished railing system. This ensures the proper placement of post caps that slide down over the top of the post sleeve.
3. Cut the post sleeve to the desired height.
4. The wood post should be approximately 1" shorter than the height of the post sleeve. Cut wood post as necessary.
5. After decking is installed, slide post sleeve over the wood 4x4 (Fig. 1).

RAILING INSTALLATION

The following instructions describe the installation of three types of railing sections: Line, Stair, and Angled

Note: Once posts and/or post sleeves are installed, ensure they are plumb and level. Prior to fastening any sections to the posts, install Base Cove Moulding for a finished look (Fig. 1). Base Cove Moulding may not be installed after sections are attached to posts.

Line Rail Installation

1. Measure the inside distance between properly installed, plumb posts.
2. Mark the rails for the inside distance between the posts. The distance from the end of the rail to the first baluster hole should be equal on both ends of the rail. Ensure that all screws will fasten into the rail and none fall into the routed baluster holes (Fig. 2,3).

Note: Minimum distance from post to first baluster hole 1 9/16".

3. Cut the top and bottom rail to fit tightly between the posts. The bottom rail is identified by the white "BOTTOM" sticker inside the profile.
4. Center the "L" bracket on the underside of the bottom rail (Fig. 2). Inset the "L" bracket 1/16" from the end of the rail. Mark the three hole locations on the rail. Predrill 1/8" hole at desired locations. Repeat for opposite end.
5. Secure the "L" bracket to the bottom rail using three #10 x 3/4" long screws. Repeat for opposite end. **DO NOT OVERTIGHTEN SCREWS.**
6. Center the "L" wing bracket on the underside of the top rail (Fig. 3). Inset the "L" wing bracket 1/16" from the end of the rail. Mark the three hole locations on the rail. Pre-drill 1/8" hole at desired locations. Repeat for opposite end.
8. Secure the "L" wing bracket to the top rail using three # 10 x 3/4" long screws. Repeat for opposite end. **DO NOT OVERTIGHTEN SCREWS.**
9. Ensure that the base cove moulding is in place at the bottom of the posts (Fig. 5).
10. Cut a crush block from an extra baluster to your desired length (min. 3" required length/height). Place the crush block on the deck surface midway between the posts (Fig. 5)
11. Place the bottom rail on the crush block between the posts. The baluster holes should be facing upward (Fig. 4). Level the bottom rail and center the rail ends on each post.
12. Mark the two "L" bracket hole locations on post. Pre-drill 1/8" holes at the desired locations. Repeat for opposite end.
13. Secure the bottom rail to the post using two #10 x 2" long screws. Repeat for opposite end. **DO NOT OVERTIGHTEN SCREWS.**

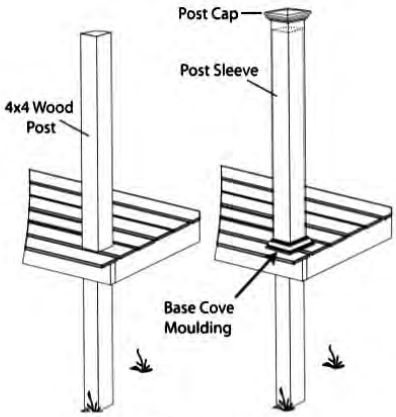


Figure 1

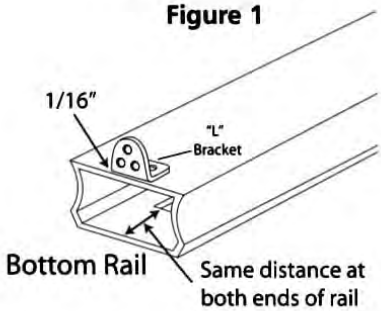


Figure 2

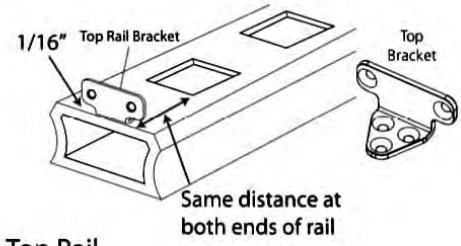


Figure 3

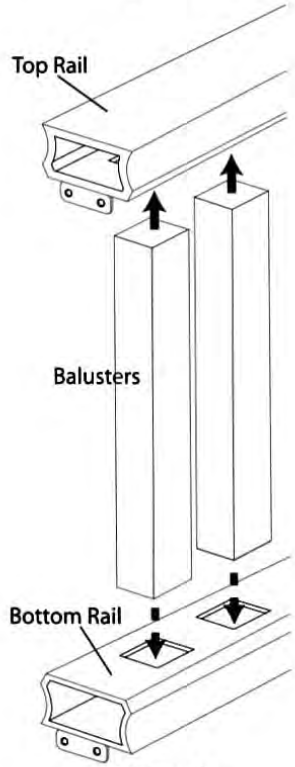


Figure 4

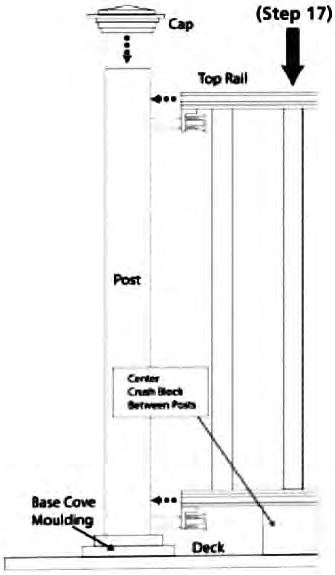


Figure 5

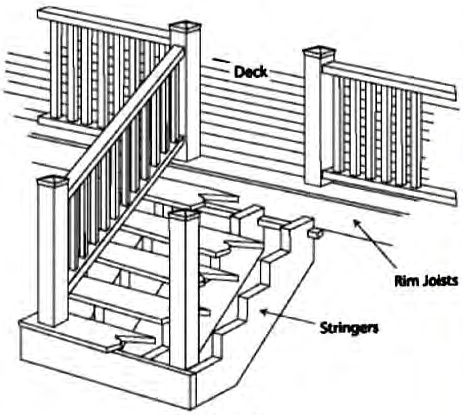


Figure 6

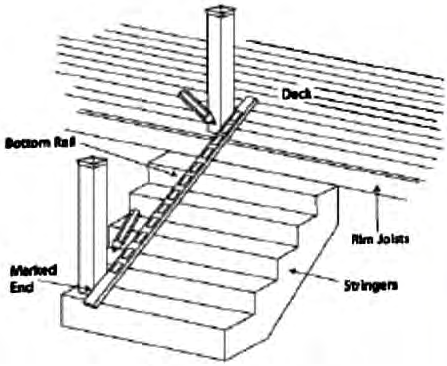


Figure 7

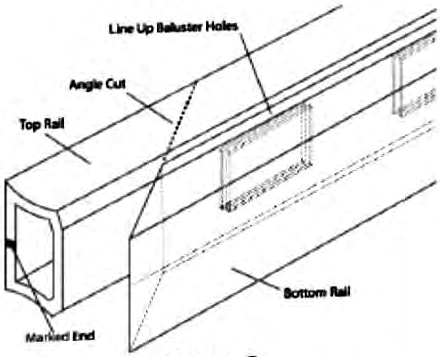


Figure 8

Note: A flexible shaft bit holder (not included) is helpful during this step.

14. Fully insert a baluster into each pre-routed hole in the bottom rail.
15. Position the top rail onto balusters and between the posts. The pre-routed holes in the top rail should be facing downward (Fig. 4).
16. Individually insert each baluster into the corresponding pre-routed hole in the top rail. Maintain the engagement of the baluster in the bottom rail.
17. Once all balusters are inserted in the top rail, gently push downward on top rail to ensure full engagement of balusters in top and bottom rail. (Fig. 5).
18. Center the ends of the top rail on the post. Mark the two "L" wing bracket hole locations on each post. Slightly pull the section toward the deck. Pre-drill 1/8" holes at the desired locations.
19. Reposition top rail between posts. Secure the top rail to the post using two #12 x 2" long screws. Repeat for the opposite end. **DO NOT OVERTIGHTEN SCREWS.**

Note: A flexible shaft bit holder (not included) is helpful during this step.

20. Using PVC cement, glue crush block to underside of bottom rail midway between the posts.
21. Mount and glue post caps on posts after all rail sections are installed.

Stair Rail Installation

Note: The stair systems are designed for the typical angles created by an approximate 7" rise/11" run with allowance for accepted variation in components. Building codes are very specific on allowable angles and widths. It is very important to consult with your local building code officials and plan your stair layout accordingly. Ensure that you leave adequate space for graspable hand rail if applicable. "Dry fitting" intermediate post placement will result in easier and better looking installations and may avoid placement of post mounting brackets in areas where screws cannot attach to the guardrail.

1. Position two line posts at top of stairway with the desired spacing and secure each post with the appropriate bracket (Fig. 6).
2. Install the outside stair stringers just wider than the posts' location. The posts mounted at the bottom of the stairs will be on the inside of the stringer and will line up directly with the posts at the top of the stairs.
3. Install each post at the bottom of each stair, using a wooden 4" x 4" or Surface Post Sleeve Mount.

Note: For stairs longer than six feet, it will be necessary to use multiple stair sections. The distance between posts, measured at an angle should not exceed 70 inches. Ensure all posts are plumb prior to final mounting.

Note: When installing the bottom post sleeves inside the stringers, additional support may be required for stair treads that butt into the post.

4. Identify the bottom rail by locating the white "BOTTOM" sticker inside the profile.
5. Lay bottom rail on stair with marked end (Fig. 8) at lower post. Center the rail between the posts so that the distance from the post to the first baluster hole is equal on both ends (Fig. 7).

Note: Minimum distance from post to first stair baluster hole is 2 1/4".

6. Mark angles on rail.
7. Cut the bottom rail to length. Ensure that the rail fits tightly between the posts.
8. Using bottom rail as a guide, line up top rail baluster holes with bottom rail baluster holes and with the "marked" ends together (Fig. 8). Mark the cut lines on the top rail.
9. Cut top rail to length.
10. Center the hinged bracket on the underside of the bottom rail (refer to Fig. 2). Inset the hinged bracket 1/16" from the end of the rail. Mark the three hole locations on the rail. Predrill 1/8" hole at desired locations. Repeat for opposite end.

11. Secure the hinged bracket to the bottom rail using three #12 x 3/4" long screws. Repeat for opposite end. **DO NOT OVERTIGHTEN SCREWS.**
12. Center the hinged bracket on the underside of the top rail (refer to Fig. 3). Inset the hinged bracket 1/16" from the end of the rail. Mark the three hole locations on the rail. Pre-drill 1/8" hole at desired locations. Repeat for opposite end. Secure the Hinged bracket to the top rail using three #12 x 3/4" long screws. Repeat for opposite end. **DO NOT OVERTIGHTEN SCREWS.**
13. Lay the bottom rail with baluster holes upward, onto a 1/4" wood spacer located between the posts (Fig. 9). This provides the rail spacing between the rail and stair treads and helps to stabilize the setup.
14. Using the hinged bracket as a template, swing the unsecured leg of the bracket downward so it touches the post. Mark the two hole locations at each end of rail on post.
15. Remove the bottom rail and pre-drill marked holes using a 1/8" drill bit.
16. Ensure that the base cove moulding is in place at the base of the posts (Fig. 9).
17. Replace the bottom rail on the 1/4 inch wood spacer located between posts.
18. Fully secure bottom rail to post using two #12 x 2" long screws. Repeat at opposite end. **DO NOT OVERTIGHTEN SCREWS.**
19. Fully insert ends of balusters into pre-routed holes on bottom rail.
20. Place top rail onto top end of balusters and between posts. Individually insert top end of each baluster into pre-routed holes of top rail (maintain baluster's engagement in bottom rail).
21. Once all balusters are inserted in the top rail, gently push downward on the top rail to ensure full engagement of balusters in top and bottom rail.
22. Center the top rail on each post and swing unsecured leg of hinged bracket downward so it touches the post.
23. Using the hinged bracket as a template, mark the two hole locations on each post.
24. Slightly pull assembled section toward staircase to gain access to holes. Predrill 1/8" holes at desired locations in each post.
25. Re-center the top rail on post. Secure top rail to post with two #12 x 2" long screws. Repeat for opposite end. **DO NOT OVERTIGHTEN SCREWS.**
26. Remove wooden spacer between bottom rail and stair treads.
27. Mount and glue post caps using PVC cement after all rail sections are installed.

Angle Rail Installation *(Available by Special Order)*
Rails up to 30 degrees may be mounted to the post face by using the In Line "L" Bracket. Rails should be cut at the appropriate angle to fit tight against post. Cutting rails greater than 30 degrees will result in a rail that does not fully fit on post. Angles greater than 30 degrees require the use of the Angle Mount Bracket (Sold Separately).

1. Determine the angle of your installation by using the supplied template (located on the back page of this booklet).
2. Cut the template out along the appropriate marked lines. (You may want to photocopy the template as a backup prior to cutting).
3. Identify the bottom rail by locating the white "BOTTOM" sticker inside the profile.
4. Position the template on the non-routed flat side of the top rail. Mark the proper cutting angle (Fig. 10).
5. Flip the template over and place the template on the non-routed flat side of the bottom rail (Fig. 10). Mark the proper cutting angle.
6. Prior to cutting, ensure baluster holes are equidistant from the end of rail to ensure proper vertical alignment.

Note: Minimum distance from post to first baluster hole 1 9/16".

7. Make angle cuts in top and bottom rails.
8. Align the angled brackets with the 90 degree cut in the railing. Inset the bracket 1/16" from rails end. Mark the three screw hole locations on both rails. Repeat at opposite end.
9. After fitting angles to posts, follow the Line Rail instructions (Steps 5 through 20) to complete the rail section installation.

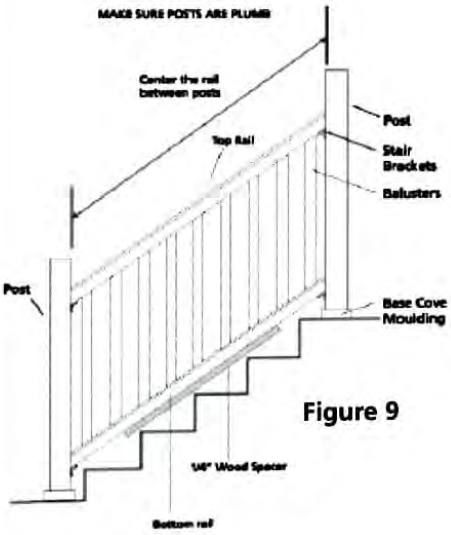


Figure 9

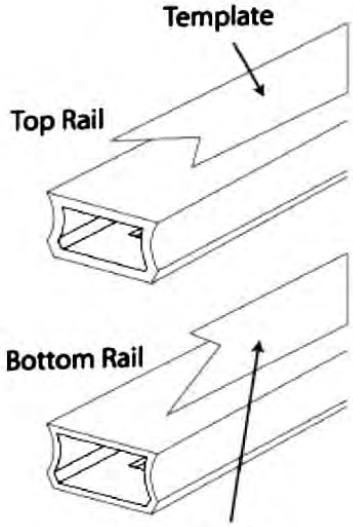


Figure 10 Flip template over prior to marking surface of bottom rail

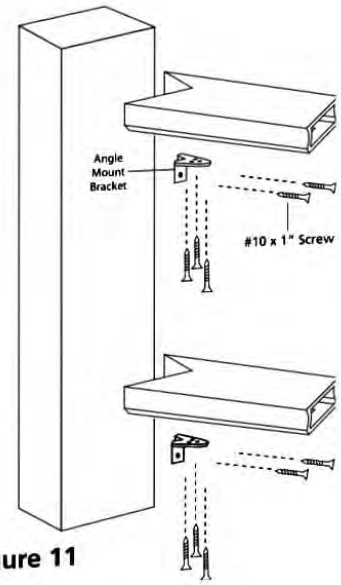
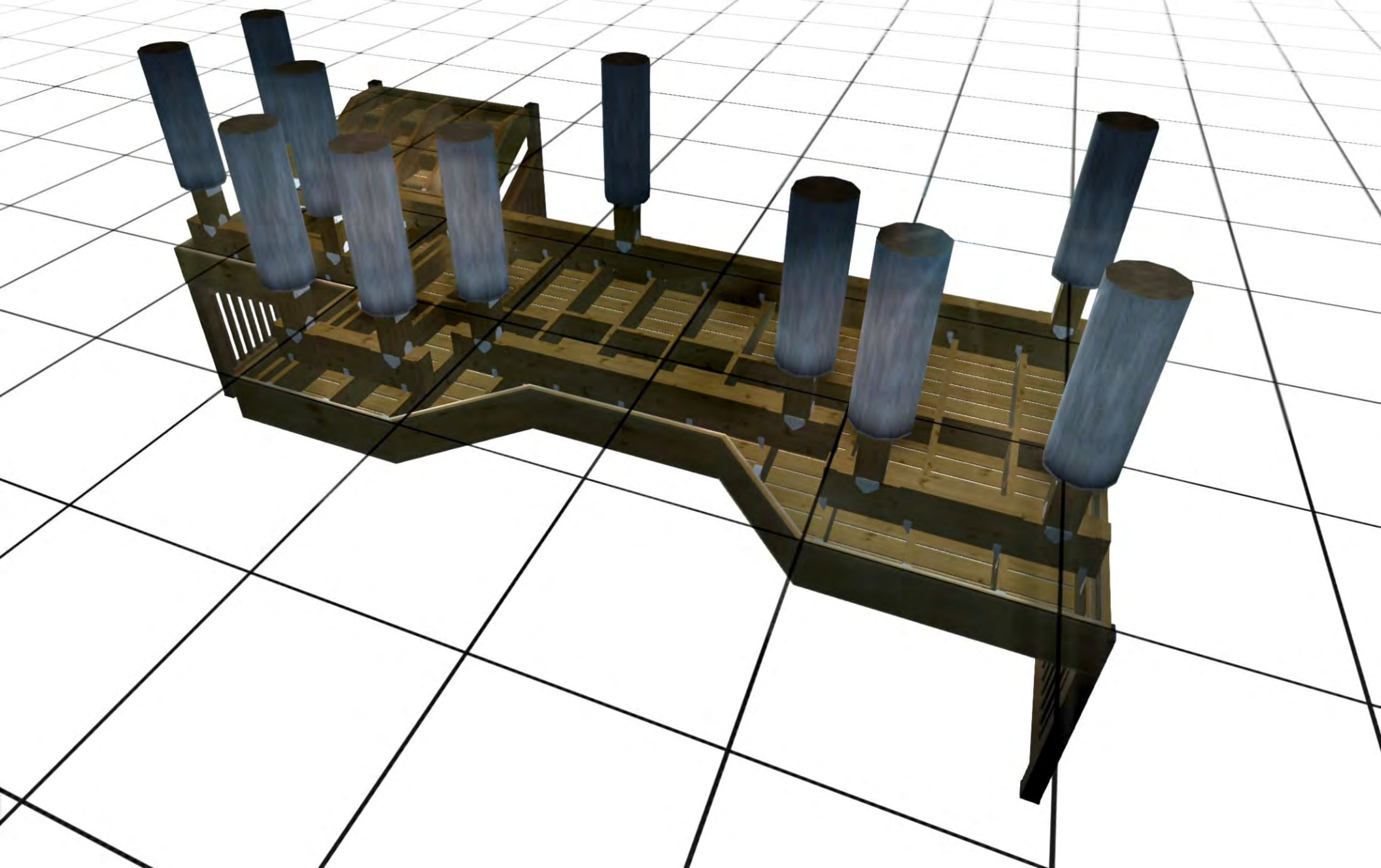


Figure 11



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Application Cover Page

Docket No.: 11-107-24

Permit No.: BBS24-000124

Applicant Name: Kyle Beachy, S. Flynn Design + Build

Project Address: 17866 Lake Rd.

Project Name: n/a

Project: Applicant proposes a front porch modification.

S.FLYNN DESIGN + BUILD

REVISED DESIGN PRESENTATION

CHAS & PATTI GEIGER

Index

03. Existing Exterior
04. Proposed Exterior
10. Proposed Interior Space Plan
11. Thank You
12. Approval Signature
13. Our Team

Existing Exterior

Proposed Exterior

the finer details:

- The roof is entirely covered in a standing seam roof in black metal
- White Azek material is on front windows, door trim, and post & beam wrap.
- Installing Andersen door and windows
- Leave existing curb cut for sidewalk and reroute new sidewalk to front door
- Install new sidewalk to driveway

the finer details:

- We are adding 3' to the front gable and adding staggered shakes in antique white & extended the roof with an additional soffit out the front and over toward your garage
- This gives you a 42 foot by 8 foot covered porch

Proposed Exterior

Proposed Exterior

Proposed Exterior

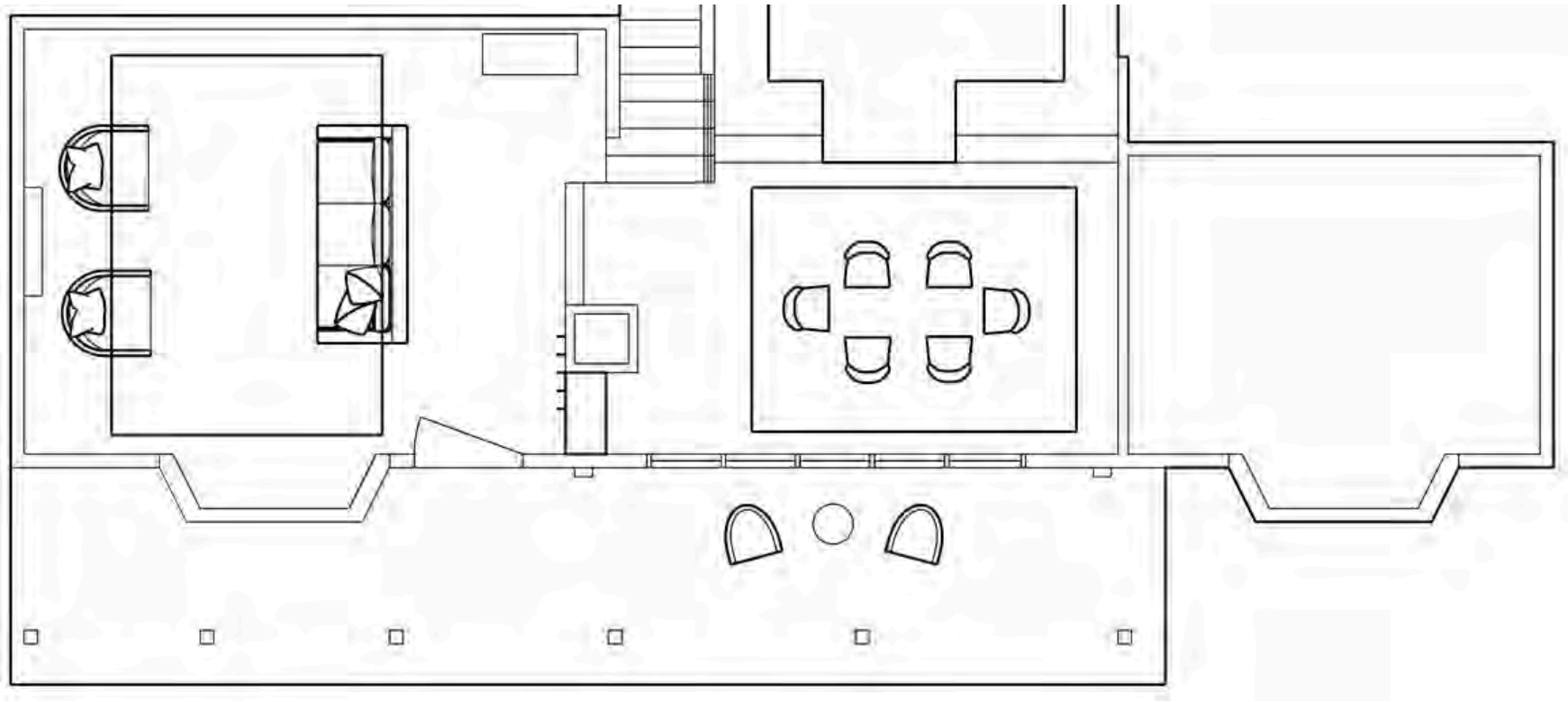
the finer details:

- This drawing shows your concrete extending out 2 feet more than your roof which makes it 10 feet of concrete out from the house.
- Total concrete space would roughly be a 44 foot by 10 foot slab

Proposed Exterior

Proposed Exterior

Proposed Interior Space Plan



From the entire team at S.Flynn Design + Build we want to thank you for partnering with us on your project. Your detailed feedback on this packet is a valuable part in our design process. We look forward to hearing your reflections and comments on the images we have shared.

THANK YOU

We are so excited to make these designs come to life! Please sign your name and date below as your approval of the design.

This is to control the aesthetics and make sure we all agree the design will not change past this point based on a client's aesthetic preferences. In remodels, designs might have to pivot and change due to budget or potential function issues that can be discovered mid construction. Those changes are within our system. Purely aesthetic changes are not.

Name Date

OUR TEAM

Kyle & Sadie Beachy

Principal Contractor
Principal Designer

KYLE.BEACHY@SFLYNN.COM

SADIE.BEACHY@SFLYNN.COM

(330) 403-3301

MEET OUR TEAM

Sadie Beachy
Principal + Creative Director

Kyle Beachy
Principal + Project Manager

Brooke Troyer
Lead Designer

Adrienne Flanders
Junior Designer

Kendra Short
Junior Designer

Carrie Yoder
Design Coordinator

Eden Hershberger
Administrative Assistant

Sam Kandel
Marketing Liaison

Lish Mast
Space Plan Coordinator

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Application Cover Page

Docket No.: 11-108-24

Permit No.: BBS24-000125

Applicant Name: Kayela Arrotta

Project Address: 12984 Lake Ave.

Project Name: n/a

Project: Applicant proposes a gate/fence, repairs, and modifications to a historic home.

Johanna Schwarz

From: Jennifer Swallow
Sent: Thursday, October 24, 2024 1:47 PM
To: Amanda L. Cramer
Cc: Johanna Schwarz; Sophia M. Jones; Michelle Nochta; Angela J. Byington
Subject: RE: 12984 Lake-ABR

We had a zoom meeting with them before we finalized the agreement and told them we would consent to them applying.

Jennifer Swallow-Murphy
Chief Assistant Law Director
City of Lakewood
(216) 529-6036
jennifer.swallow@lakewoodoh.gov

From: Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>
Sent: Thursday, October 24, 2024 12:58 PM
To: Jennifer Swallow <Jennifer.Swallow@lakewoodoh.gov>
Cc: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>; Sophia M. Jones <Sophia.Jones@lakewoodoh.gov>
Subject: 12984 Lake-ABR

Hi Jen,
12984 Lake buyers applied for ABR this month. They generally have to give owner's consent, but as far as I know, we didn't give it.

Do you see any issue with processing the application? We would hold off on building permits and such until closing.

Lake Cliff Repairs & Modifications

Driveway Gate: 6-foot black decorative metal driveway gate with “Lake Cliff” written in the middle (pictured below) to be added. Gate will be affixed to poles positioned behind the two opening columns of the rock wall at driveway entry. There will not be any part of the gate affixed to the historic rock wall.

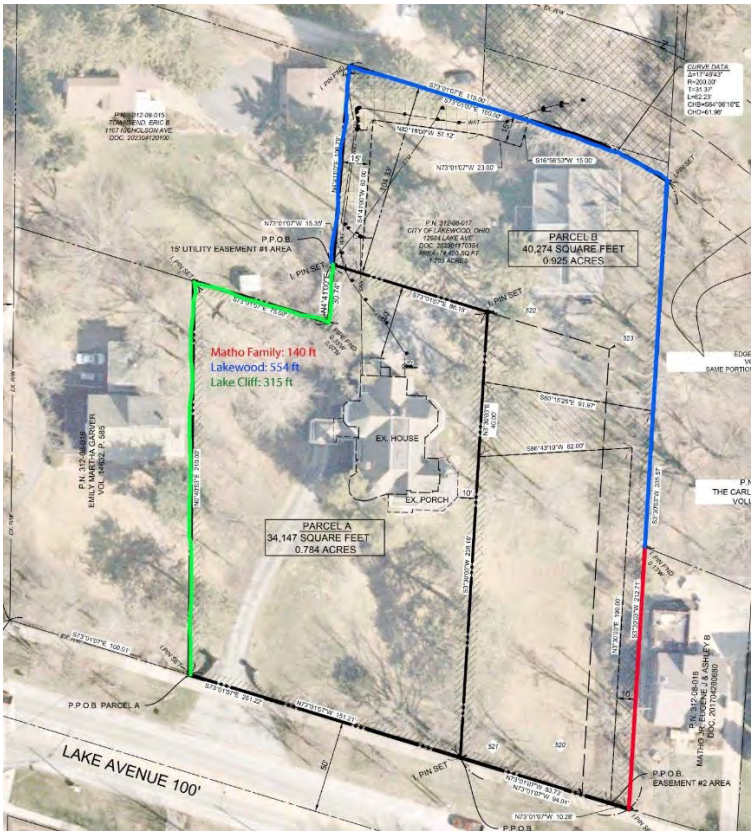
Gate Mockup (final version will center lettering):

Approximate location of driveway gate indicated via transparent outline:

Fence: 4-foot black decorative metal fence that matches general aesthetic of driveway gate. Sample material pictured below, but exact fencing not selected as it may vary between fencing companies. Fence will outline entirety of both parcels, as depicted below, pending City of Lakewood approval.

Sample fencing material:

Border of two parcels where fence will be installed:



Porch ceiling repair: Porch ceiling is damaged and needs complete replacement. Will replace with similar knotty pine shiplap material. The ceiling will be finished with a clear sealant to preserve original wood tone aesthetic. Ambient porch lighting will be added via soft-glow light strips that will trace the entire perimeter of the new ceiling.

Current Porch Damage:

Planned replacement material:

Outside Wall Sconces: Two outside wall sconces will be added to the sides of the front parlor window.

Exact Wall Sconce (x2):

Approximate location of wall scones to be added (red boxes):

Cameras: For security reasons, we plan to add two outside security cameras. These cameras will be placed in inconspicuous spots on the ceiling of the front porch. The cameras will be no larger than ~4 inches in diameter and will be similar to the picture below.

Tree Removal: Three large pine trees identified below will be removed to reduce potential damage to the house. Based on historical photographs, these trees are not original to the property and significantly obscure the view of the house.

Three trees outlined in red will be removed:

Slate Roof Repair: Roof flashings will be repaired and/or replaced, where necessary. Roof will be examined for any missing tiles and roof tiles will be replaced with similar shaped slate tiles in keeping with the original aesthetic of the roof.

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Application Cover Page

Docket No.: 11-109-24

Permit No.: BBS24-000128

Applicant Name: Joseph Wiseman

Project Address: 1557 Waterbury Rd.

Project Name: n/a

Project: Applicant proposes the relocation of the side front porch steps to the front of the porch (brick stairs with sandstone steps).

Joseph Wiesner

RB24-000586

OCT 17 2024

Portal

Hello,

We would like to propose adding brick steps to the front of our existing porch. Our home currently has stairs leading from the porch directly into the driveway. The stairs are very steep, with inconsistent rise and run that causes difficulty walking on them. We believe that removing those and adding stairs to the front of our porch will enhance the street appearance of our house and keep with Lakewood designs. We will be constructing the stairs from Belden Brick Tulip Reds Bark brick. This matches the brick our house is constructed from. We will be using sandstone treads on the stairs. We will also be installing a wing wall on the stairs made from the same brick. The stairs will be built on a 4" reinforced slab. A flagstone walkway will also be installed from the new stairs to the driveway.

Our house currently has an aluminum porch covering. As part of a separately submitted permit, we have a contractor that will be replacing the porch covering with a more traditional Lakewood-style porch that includes a new wood rooftop, columns and railings. Railings for the new brick stairs will be installed as part of that project, along with demolition of the old stairs leading to the driveway. The railing on the front of the house will also be replaced as part of the new porch top. We believe that these two projects combined will give our house a more traditional Lakewood look.

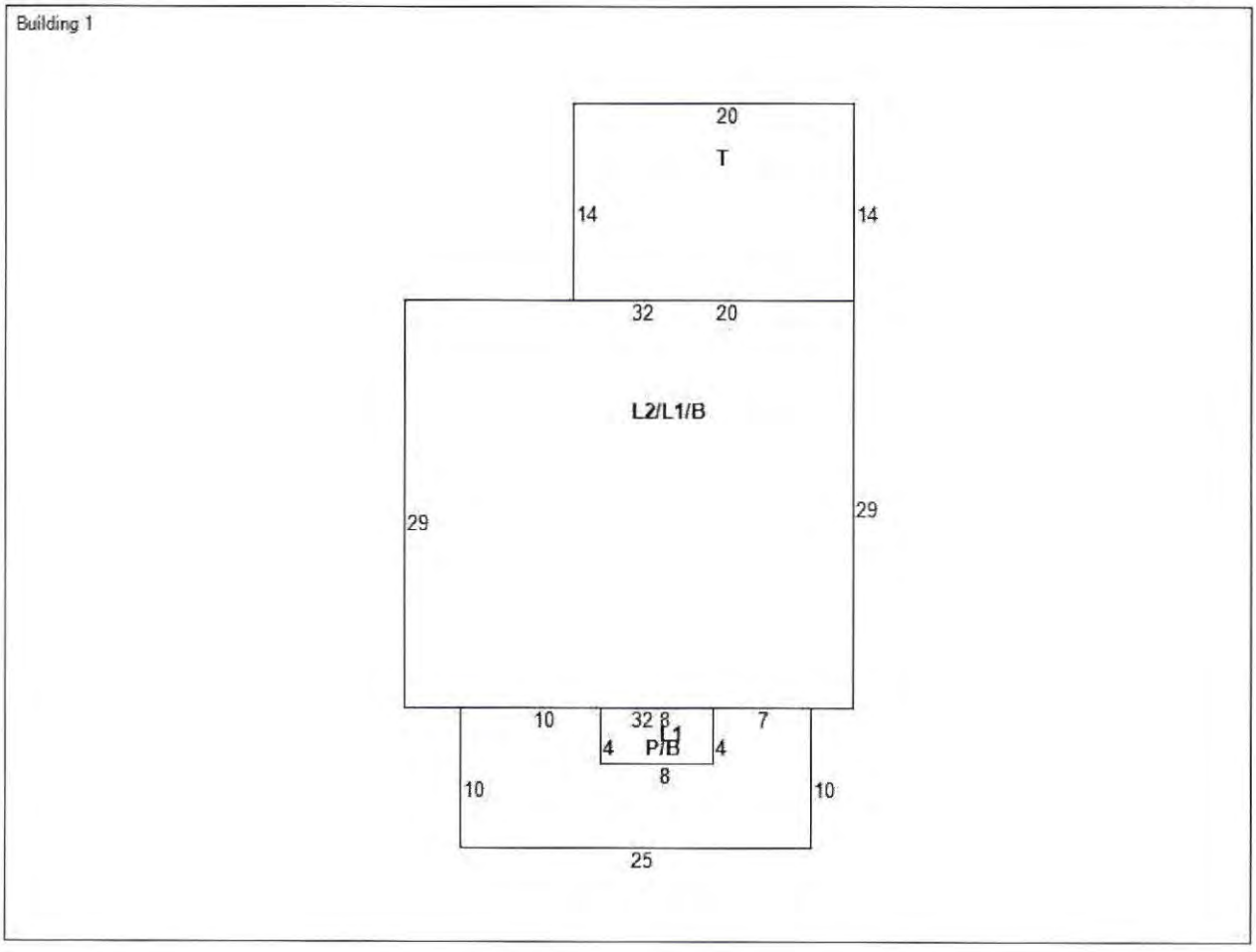
Thank you,

Joseph and Cynthia Wiseman

RB24-000586

OCT 17 2024
Portal

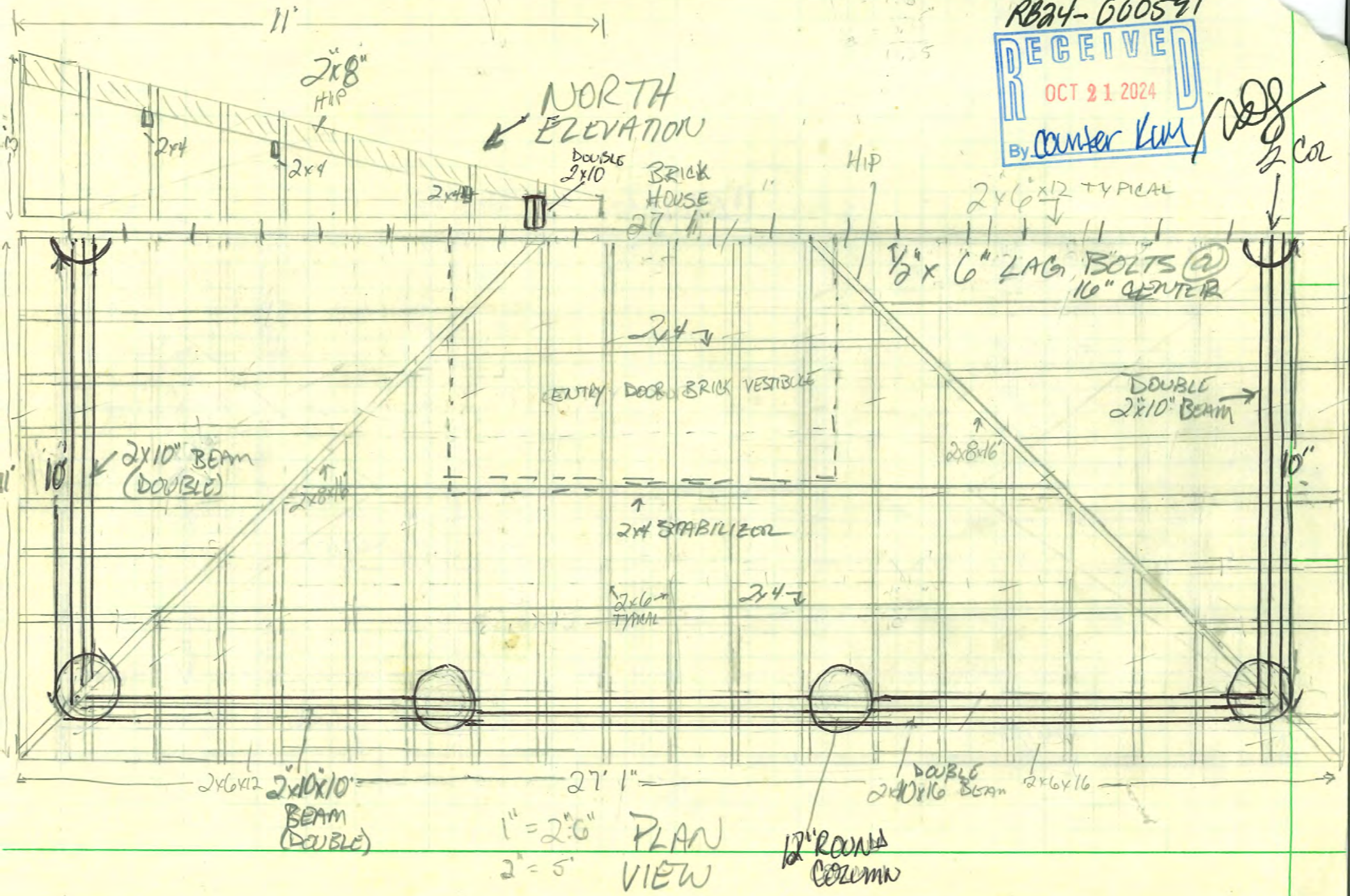
1557 Waterbury Schematic



JOE WISEMAN PORCH ROOF 1557 WATERBURY RD.

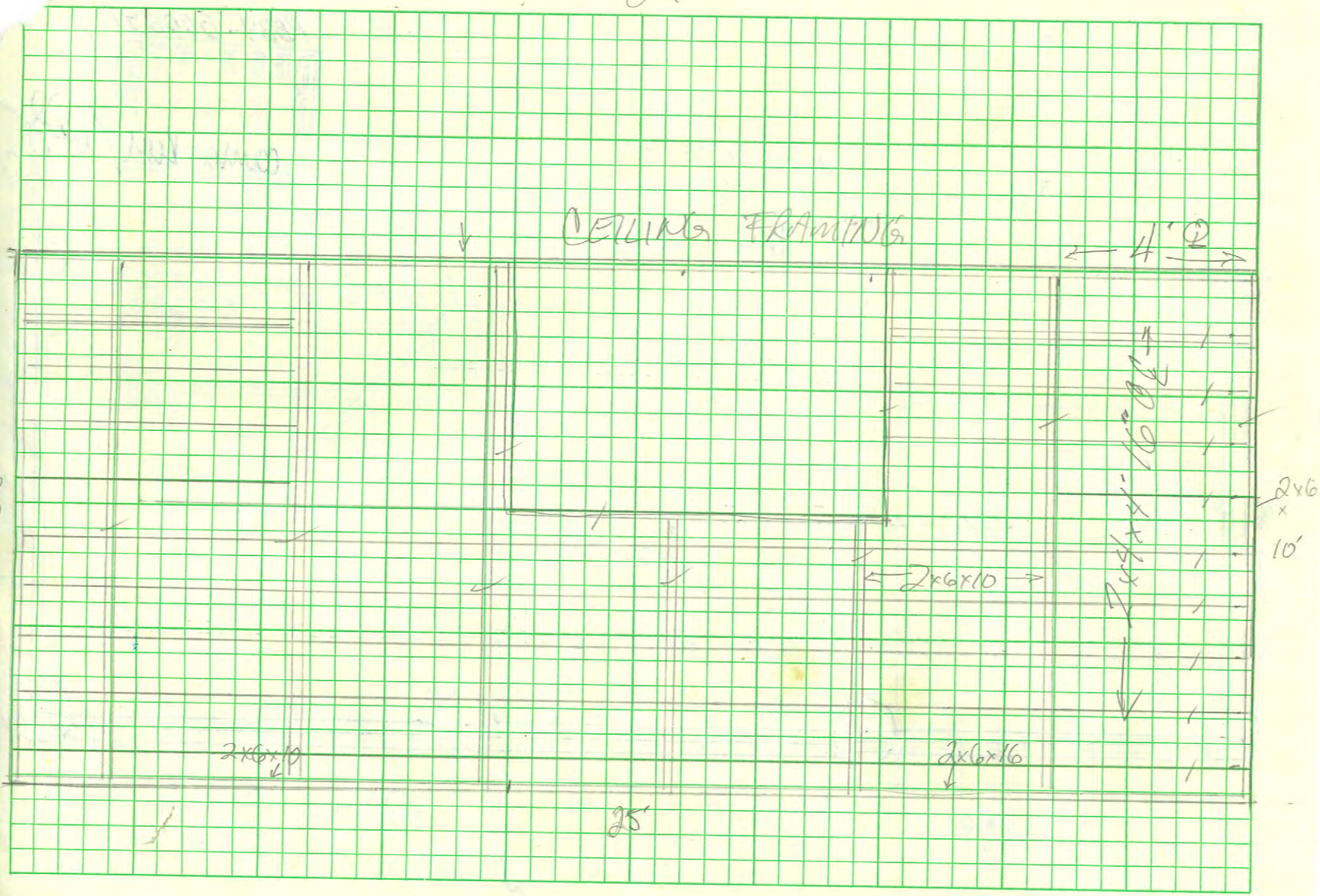
RB24-000591

RECEIVED
OCT 21 2024
By Counter Kim



1" = 2'-6"
2" = 5'

PLAN VIEW


CEILING FRAMING
4'
2x6x10
2x6x16
2x6x10
2x6x10
2x6x16
2x6
x
10'
25'

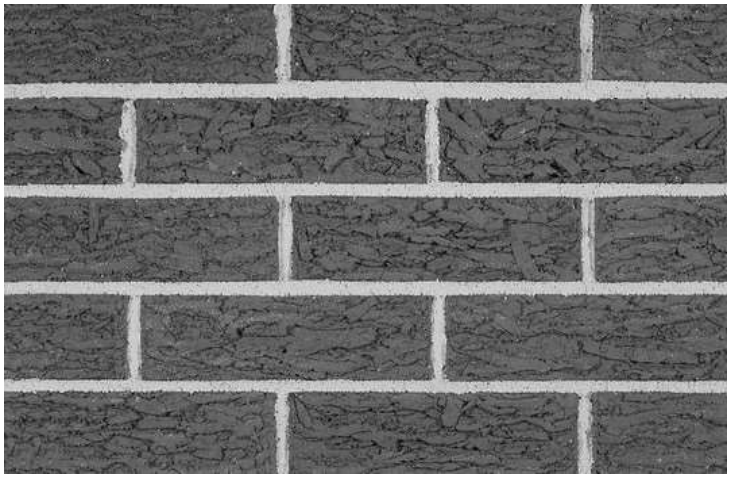
BELDEN
THE BELDEN BRICK COMPANY

TULIP REDS BARK

Type	Face
Color	Red
Texture	Bark
Plant	Plant 8
Manufacturing Method	Extruded

Sizes Specs

Tulip Reds Bark



Type	Face
Color	Red
Texture	Bark
Plant	Plant 8
Manufacturing Method	Extruded

Sizes

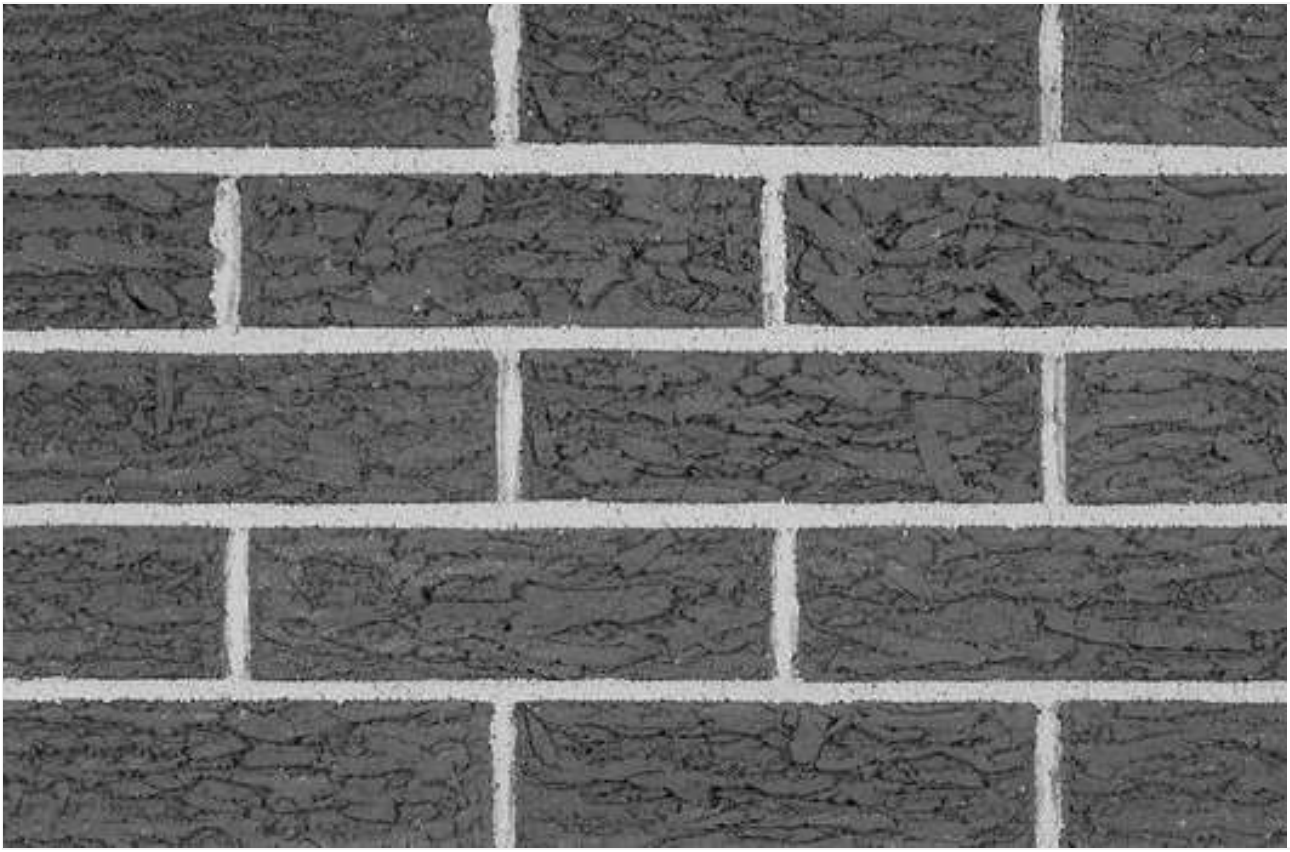
Sizes	Width	Height	Length	Unit/Sq Ft
Modular	3 5/8" | 92mm	2 1/4" | 57mm	7 5/8" | 194mm	6.86
Norman	3 5/8" | 92mm	2 1/4" | 57mm	11 5/8" | 295mm	4.57
Economo Modular	3 5/8" | 92mm	3 5/8" | 92mm	7 5/8" | 194mm	4.50

Specs

Standards / Value	FACE BRICK C216	FBS

Size	
Avg. Comp. (PSI)	15,300
Avg. 24 Hr. Cold Water Absor.	3.70
Avg. 5 Hr. Boil Absor.	5.30
Avg. Saturation Coeff.	0.69
Avg. Initial Rate Absor.	4.60
Test Report	Download
Cleaning Recommendation	Belden Brick recommends using 101 Lime Solvent® to clean this product. Alternatively, EaCo Chem NMD 80® can be used to clean any of our brick.

BELDEN
THE BELDEN BRICK COMPANY



TULIP REDS BARK

Type	Face
Color	Red
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Sizes	Width	Height	Length	Unit/Sq Ft
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Norman	3 5/8" | 92mm	2 1/4" | 57mm	11 5/8" | 295mm	4.57
Economo Modular	3 5/8" | 92mm	3 5/8" | 92mm	7 5/8" | 194mm	4.50

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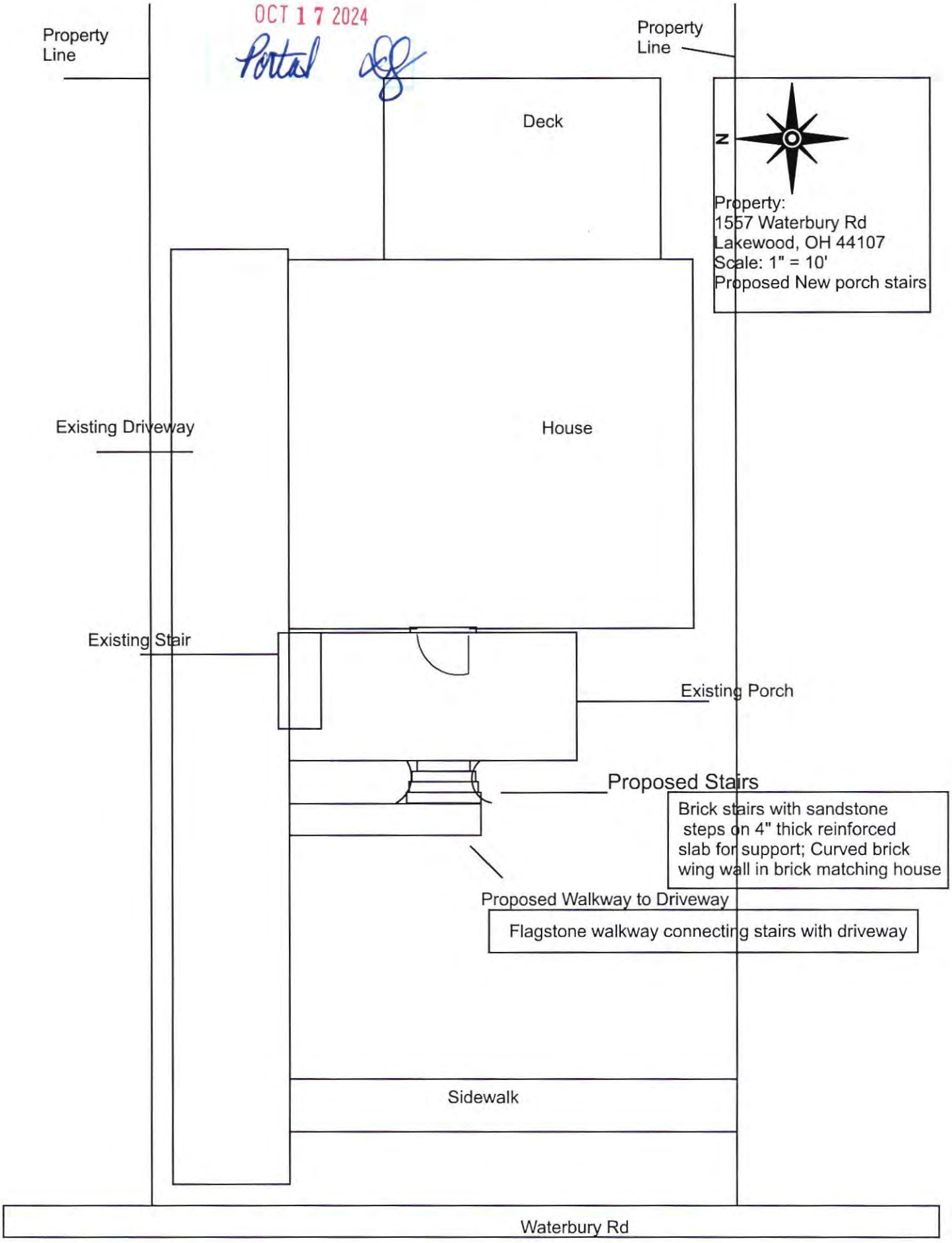
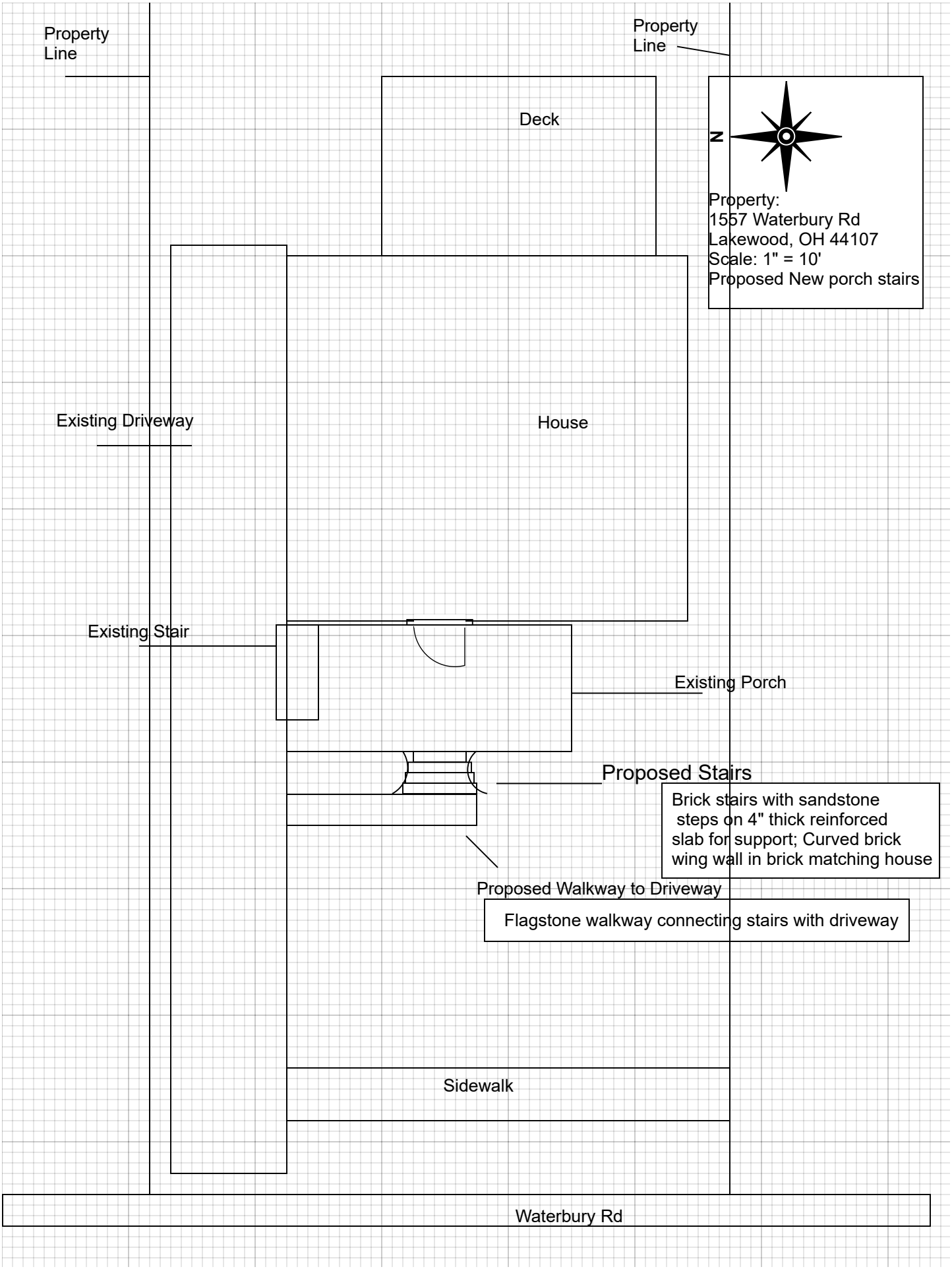
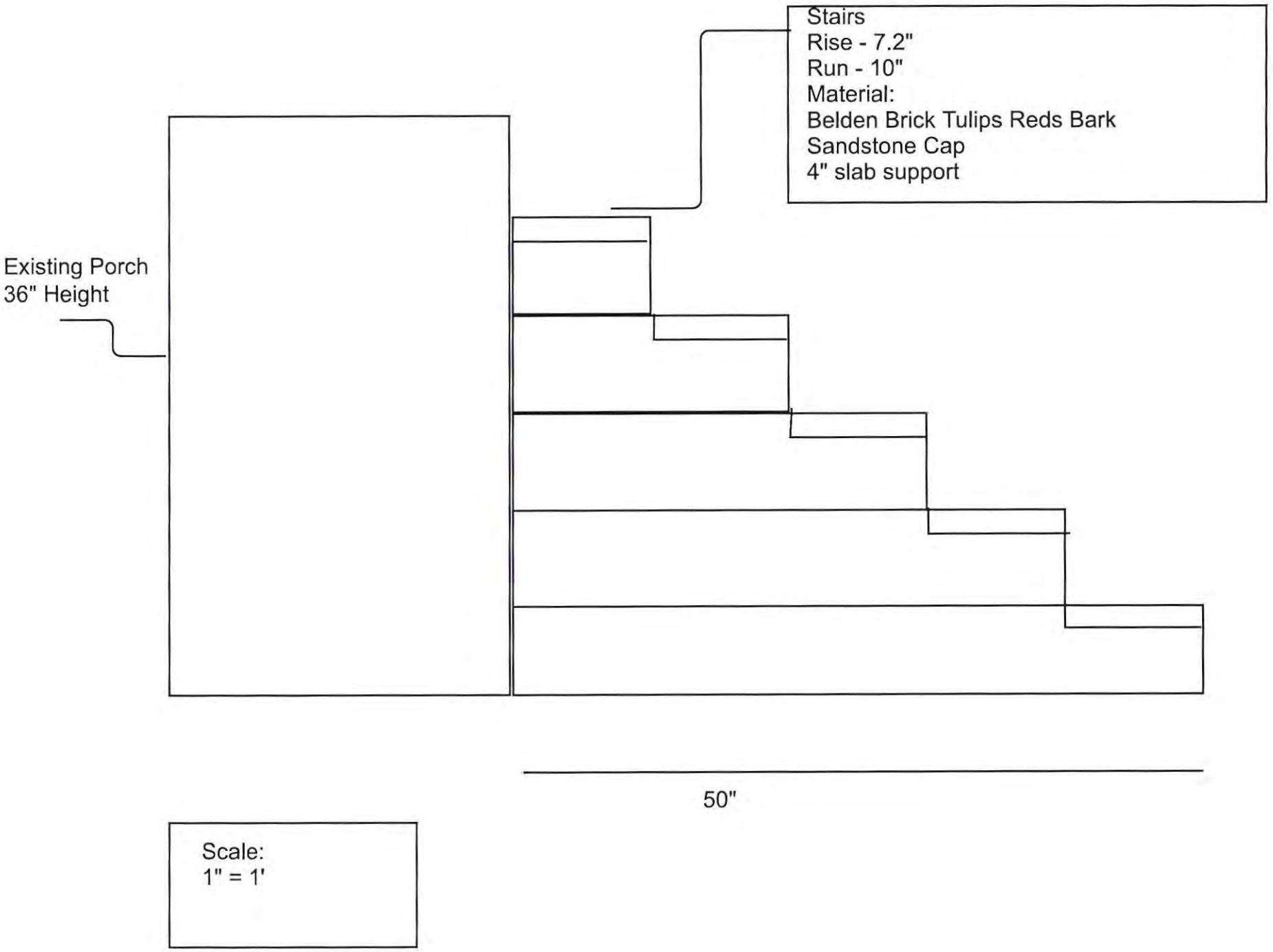
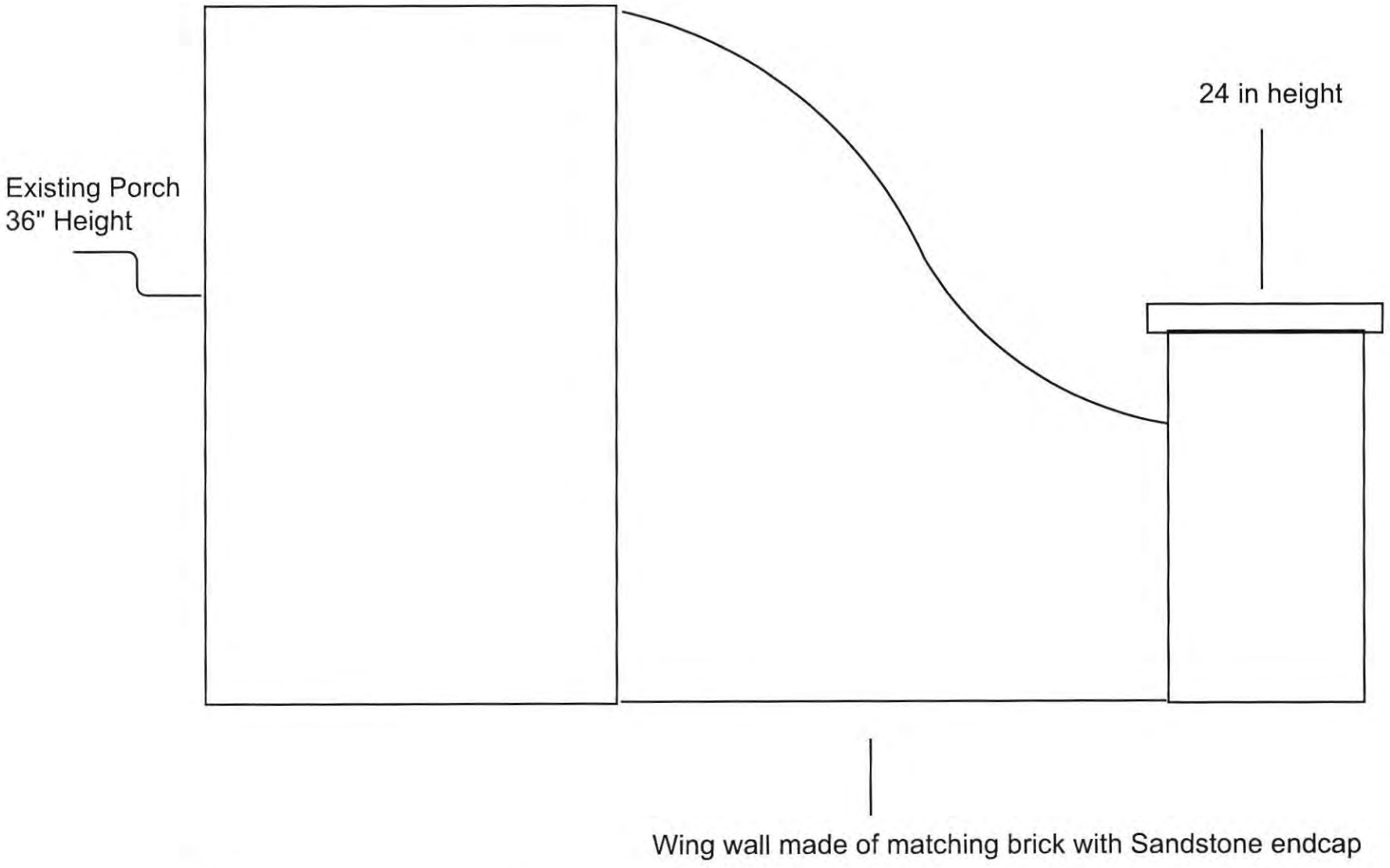
Portal




Property Line
Property Line
Deck
N
Property:
1557 Waterbury Rd
Lakewood, OH 44107
Scale: 1" = 10'
Proposed New porch stairs
Existing Driveway
House
Existing Stair
Existing Porch
Proposed Stairs
Brick stairs with sandstone steps on 4" thick reinforced slab for support; Curved brick wing wall in brick matching house
Proposed Walkway to Driveway
Flagstone walkway connecting stairs with driveway
Sidewalk
Waterbury Rd


Stairs
Rise - 7.2"
Run - 10"
Material:
Belden Brick Tulips Reds Bark
Sandstone Cap
4" slab support
Existing Porch
36" Height
50"
Scale:
1" = 1'


24 in height
Existing Porch
36" Height
Wing wall made of matching brick with Sandstone endcap

Scale:
1" = 1'

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Application Cover Page

Docket No.: 11-110-24

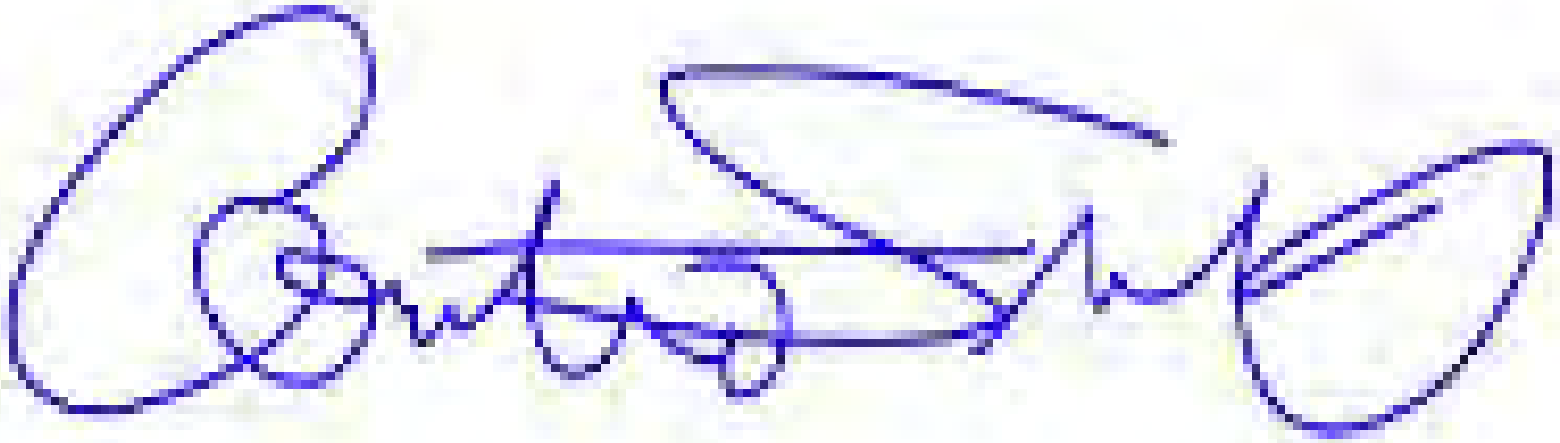
Permit No.: BBS24-000129

Applicant Name: Courtney Smith

Project Address: 1616 Grace Ave.

Project Name: n/a

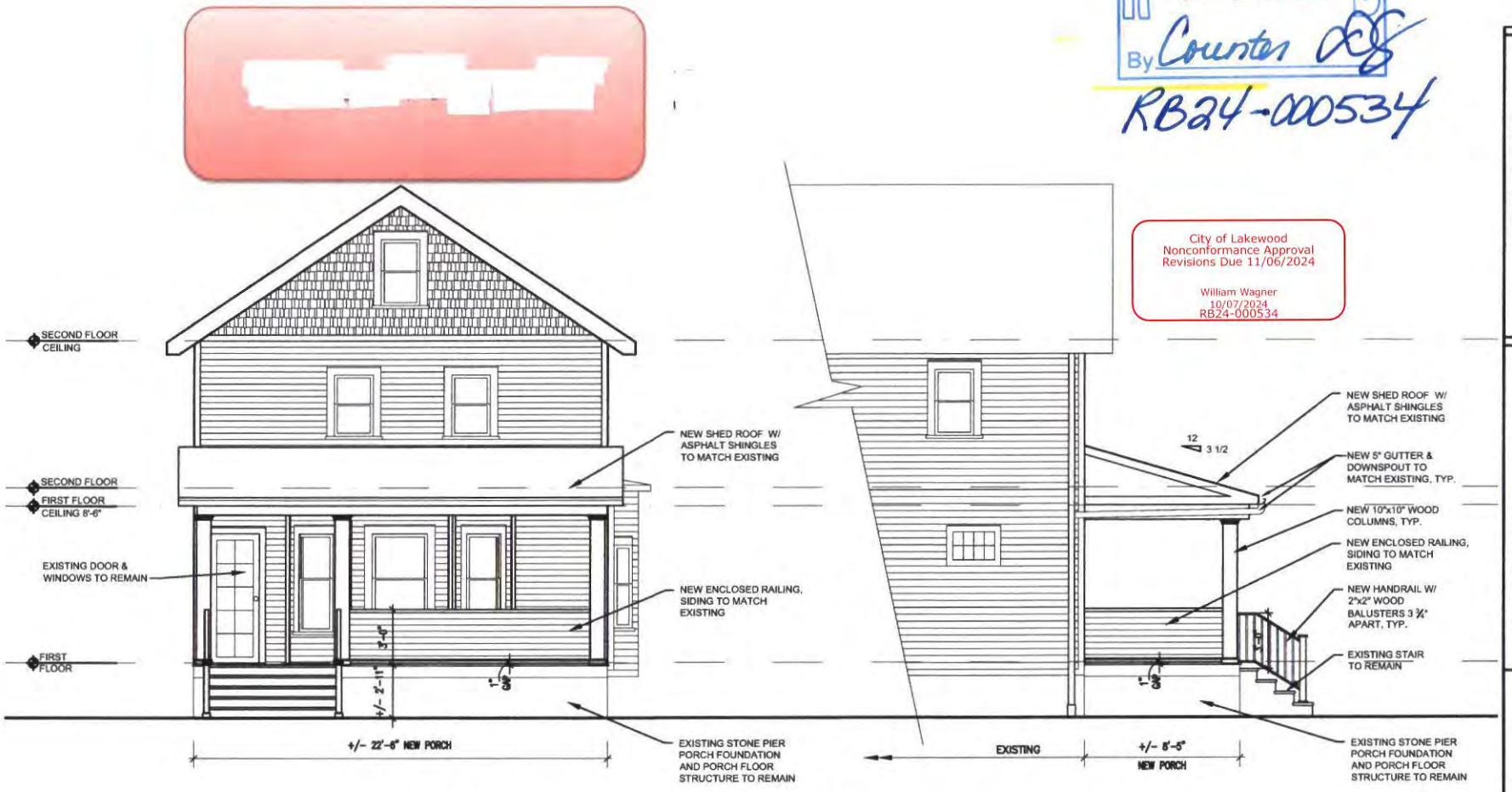
Project: Applicant proposes restoration of front porch railings to the original home using lap siding in place of balusters.



RECEIVED
SEP 23 2024
By Counter
RB24-000534

City of Lakewood
Nonconformance Approval
Revisions Due 11/06/2024

William Wagner
10/07/2024
RB24-000534



(A) EAST ELEVATION
SCALE: 3/16" = 1'-0"

(B) SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

ROBERT REIGHARD
1081 MAPLE CLIFF DRIVE
LAKEWOOD, OH 44107
PH 216.389.0807

THE SMITH RESIDENCE
1616 GRACE AVE.
LAKEWOOD, OH 44107

EXTERIOR ELEVATIONS

Job: SMITH02
Scale: 3/16" = 1'-0"
Date: 19 JUNE 2024
Sheet #: A3

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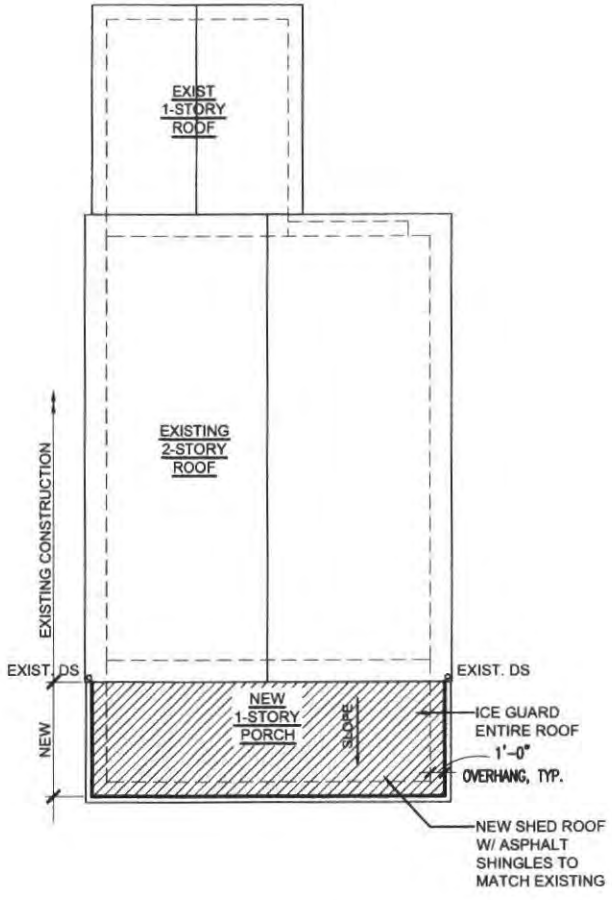
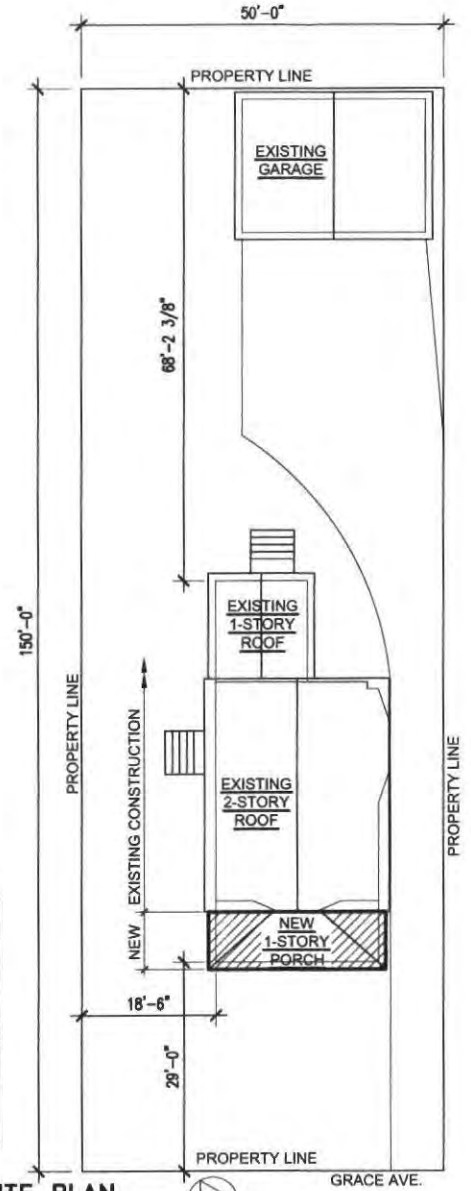


2 ROOF PLAN
SCALE: 1/8" = 1'-0"

N

% OF HOUSE TO YARD:	
SITE =	7,500.0 S.F.
EXISTING GARAGE =	468.7 S.F.
EXISTING HOUSE =	891.2S.F.
TOTAL S.F. =	1,359.9 S.F.
	= 18%

NOTE: EXISTING FOOTPRINT
IS NOT CHANGING



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

N

ROBERT REIGHARD
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LAKEWOOD, OH 44107
PH 216.389.0807

THE SMITH RESIDENCE
1616 GRACE AVE.
LAKEWOOD, OH 44107

SITE PLAN &
ROOF PLAN

Jn: SMITH02
Scale: VARIES
Date: 19 JUNE 2024
Sheet #
A1

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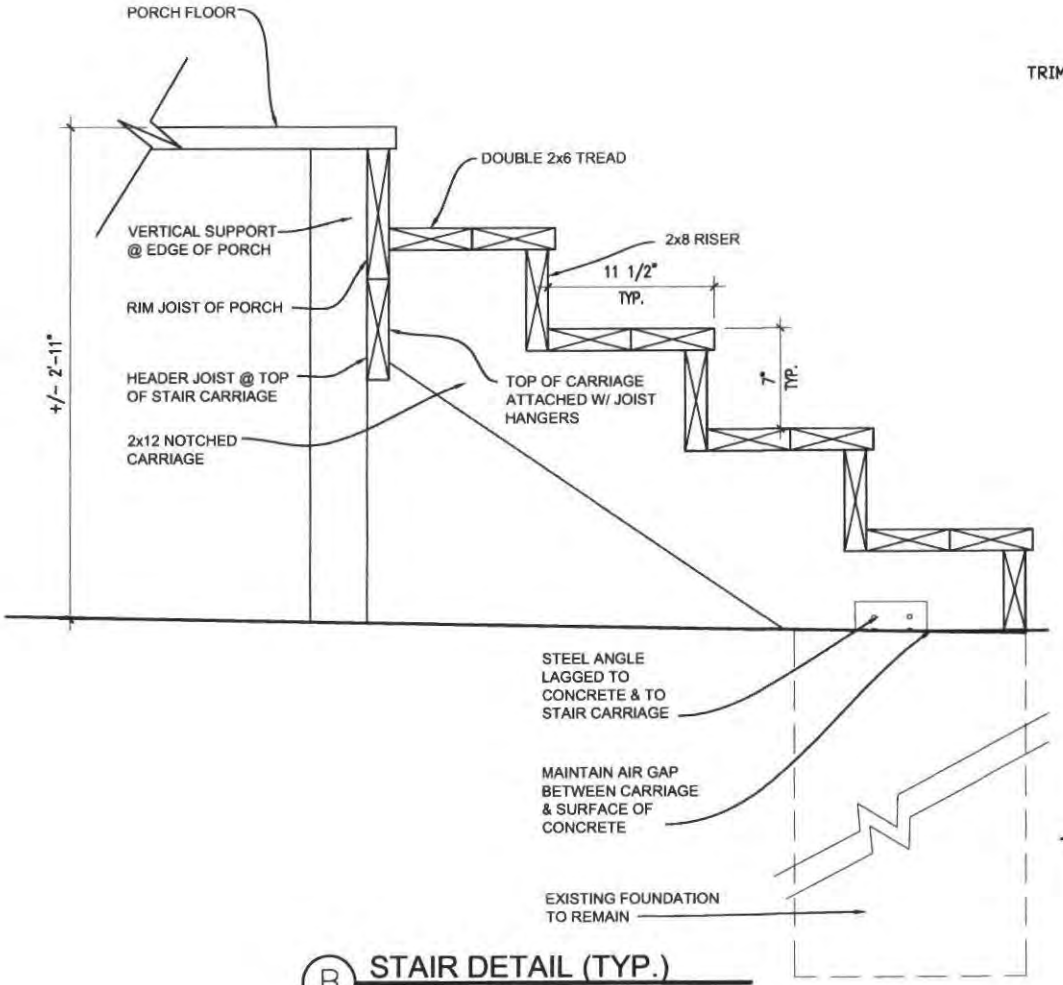
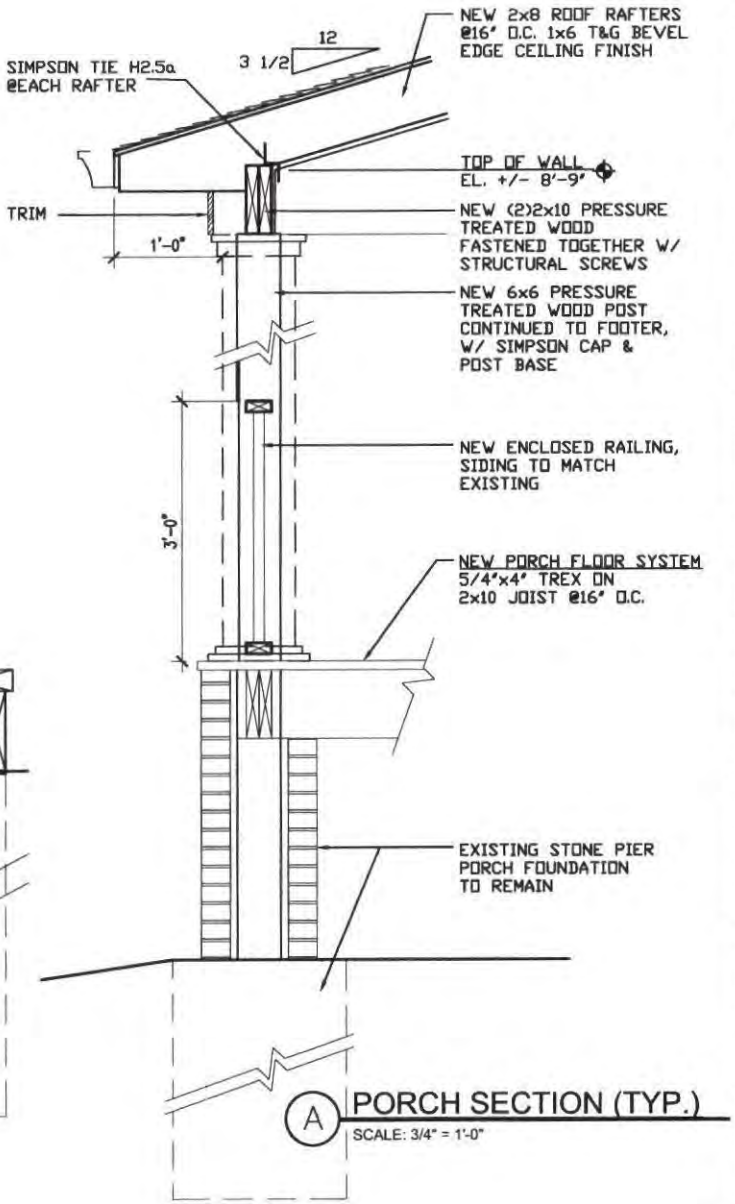


B STAIR DETAIL (TYP.)

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



A PORCH SECTION (TYP.)

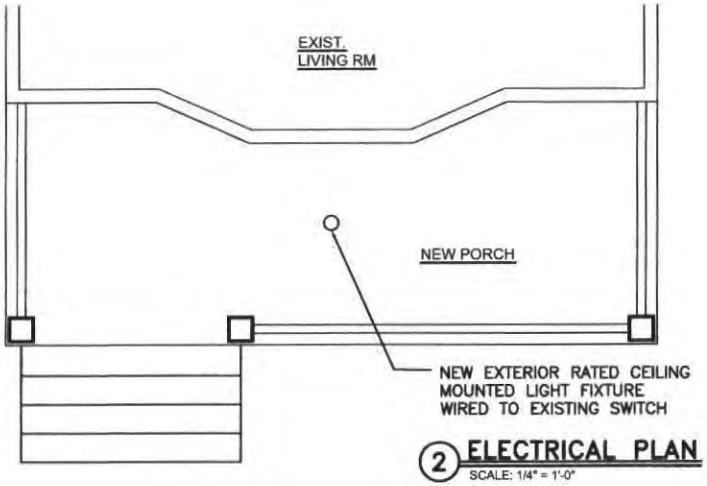
SCALE: 3/4" = 1'-0"

ROBERT REIGHARD
1081 MAPLE CLIFF DRIVE
LAKEWOOD, OH 44107
PH 216.389.0807

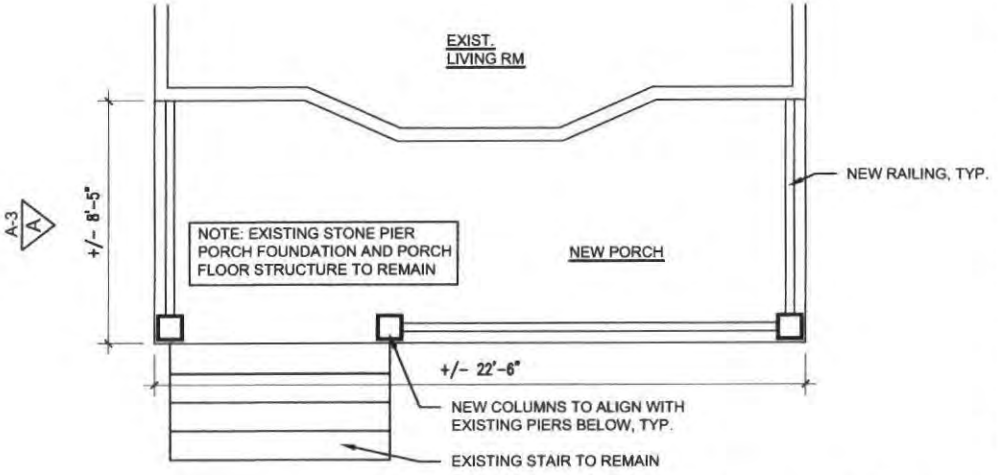
THE SMITH RESIDENCE
1616 GRACE AVE.
LAKEWOOD, OH 44107

SECTION & DETAIL

JN: SMITH02
Scale: VARIES
Date: 16 JULY 2024
Sheet #: A4



2 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



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

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THE SMITH RESIDENCE
1616 GRACE AVE.
LAKEWOOD, OH 44107

FLOOR PLAN &
ELECTRICAL PLAN

Job: SMITH02
Scale: 1/4" = 1'-0"
Date: 19 JUNE 2024
Sheet #
A2

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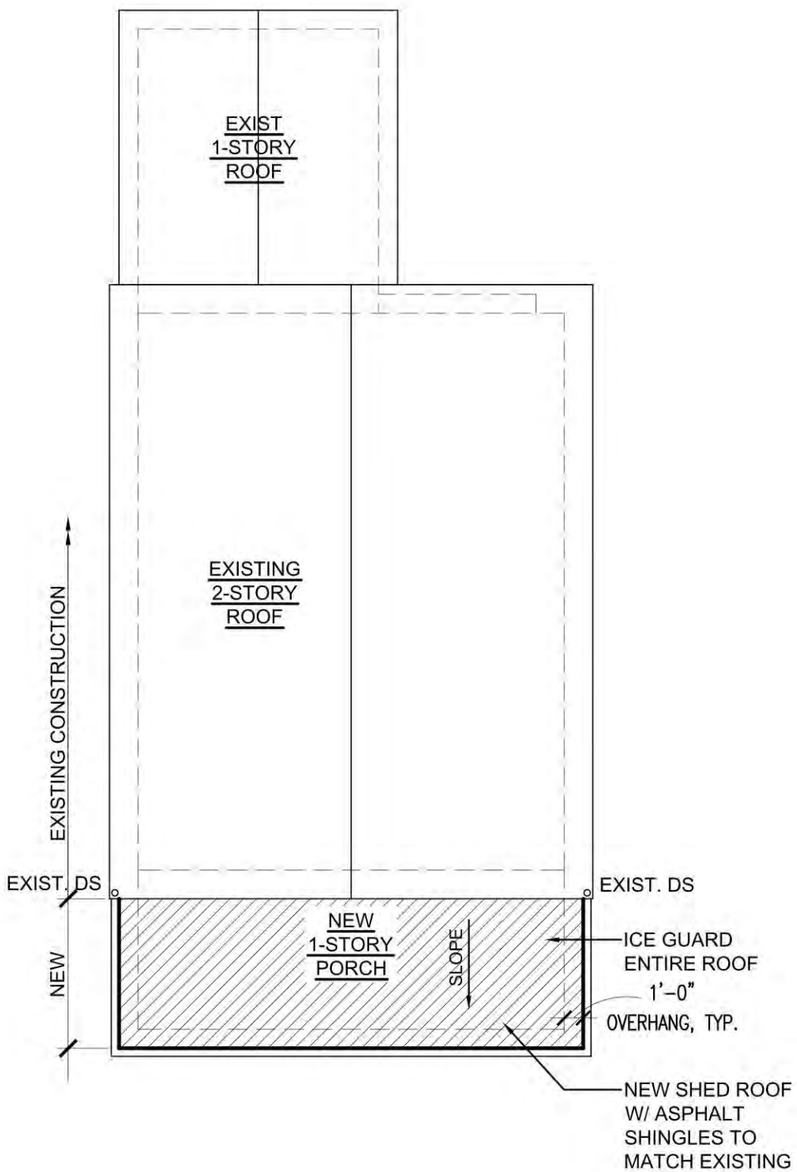
Phased Approval
*See Certificate of Plan approval
RB24-000534
William Wagner
10/24/2024



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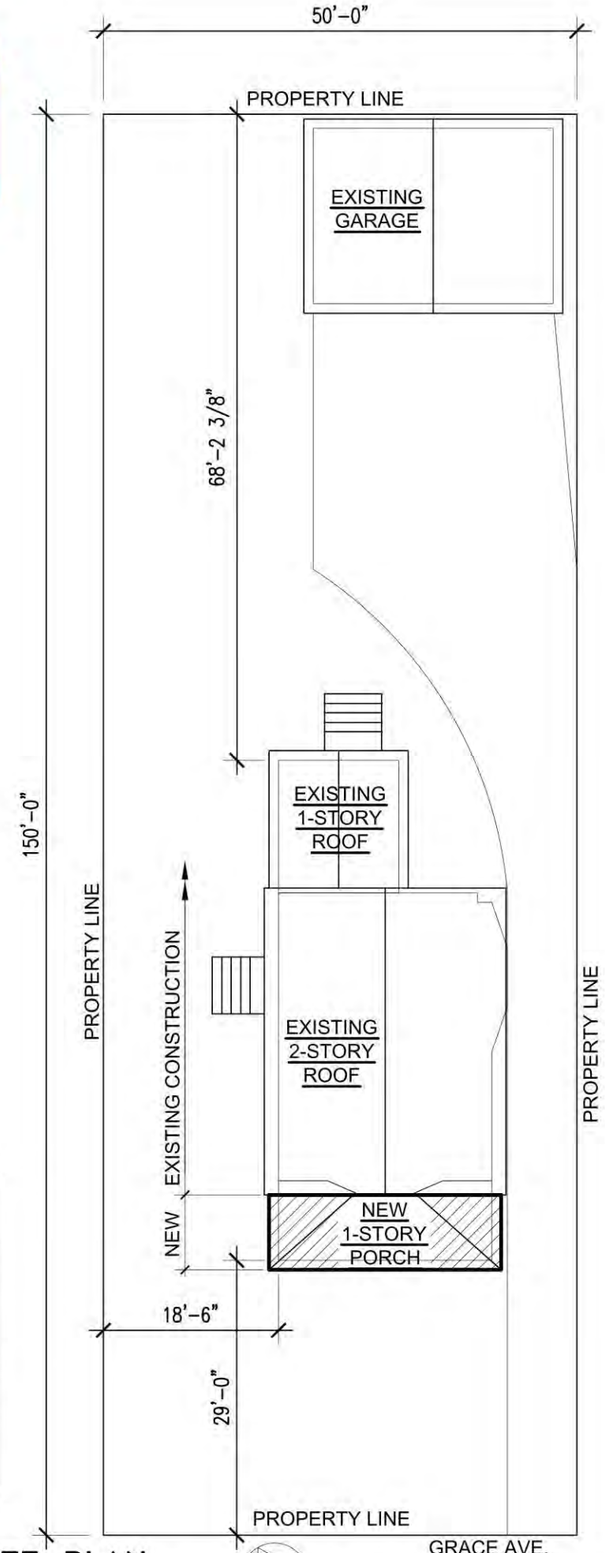

1 SITE PLAN
SCALE: 1/16" = 1'-0"
N

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THE SMITH RESIDENCE
1616 GRACE AVE.
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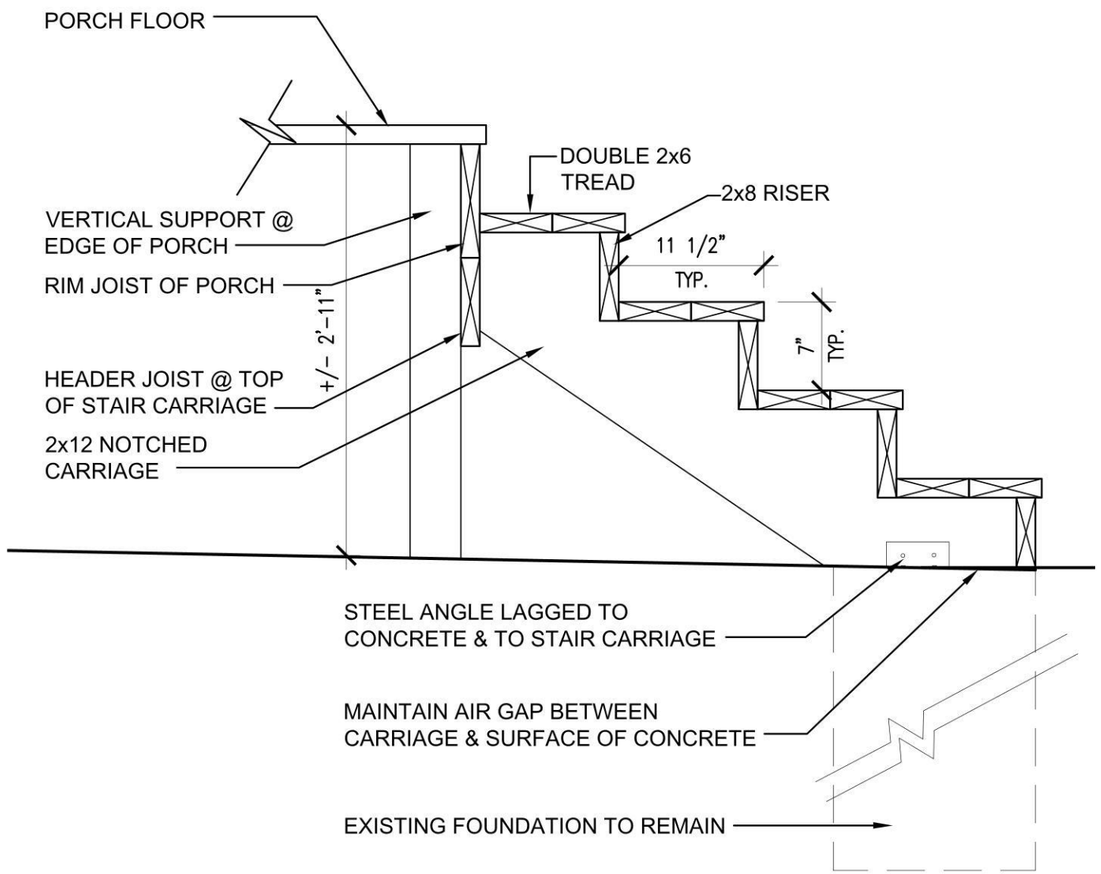
SITE PLAN &
ROOF PLAN

JN: SMITH02	
Scale VARIES	
Date:	
16 JULY 2024	PERMIT
21 OCT 2024	ADD 1
Sheet # A1	



A STAIR DETAIL (TYP.)

SCALE: 1" = 1'-0"

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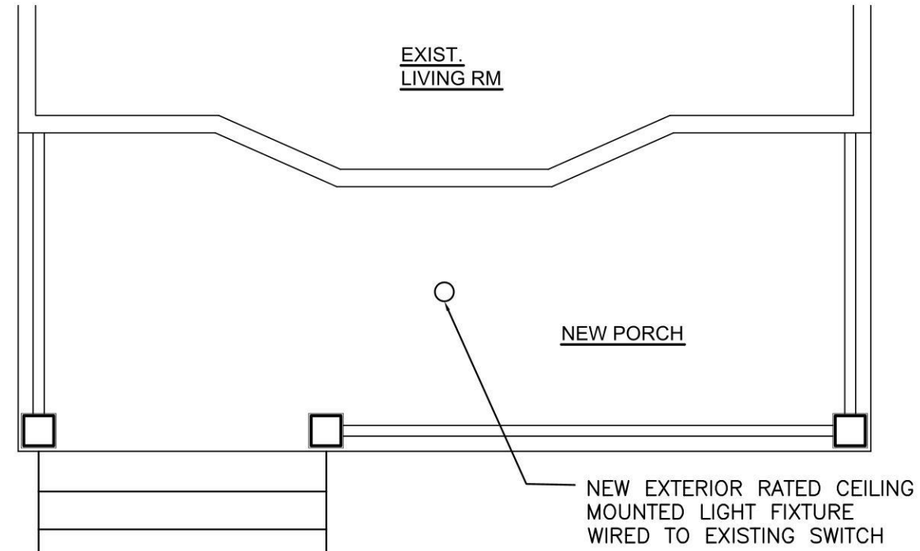
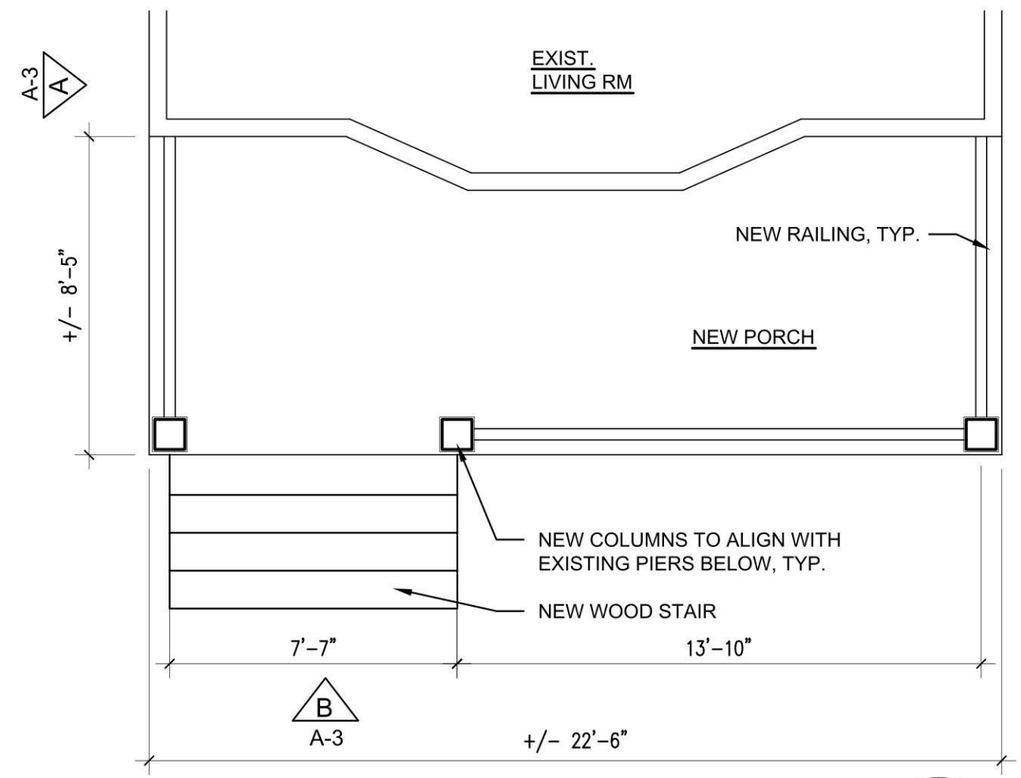


2 ELECTRICAL PLAN

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



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THE SMITH RESIDENCE
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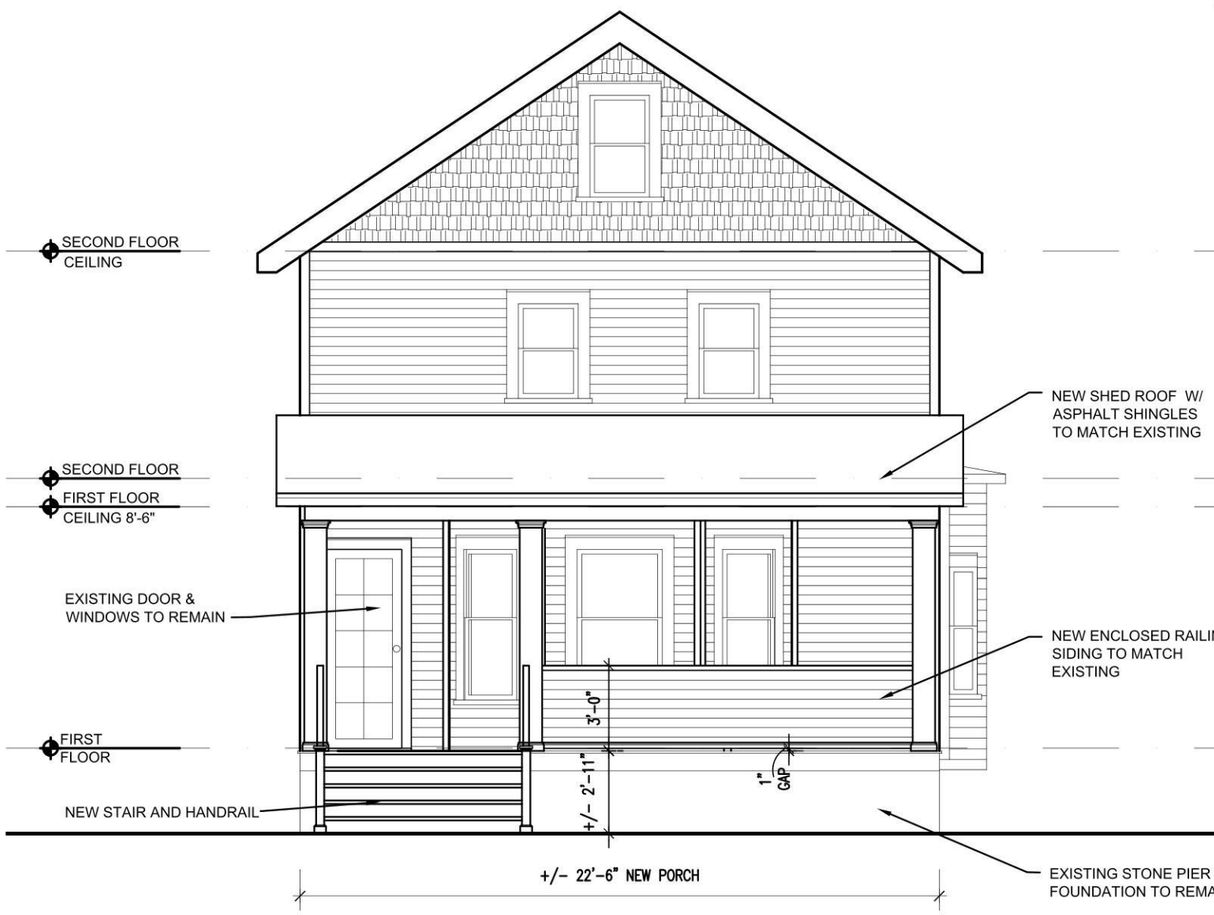
LAKEWOOD, OH 44107

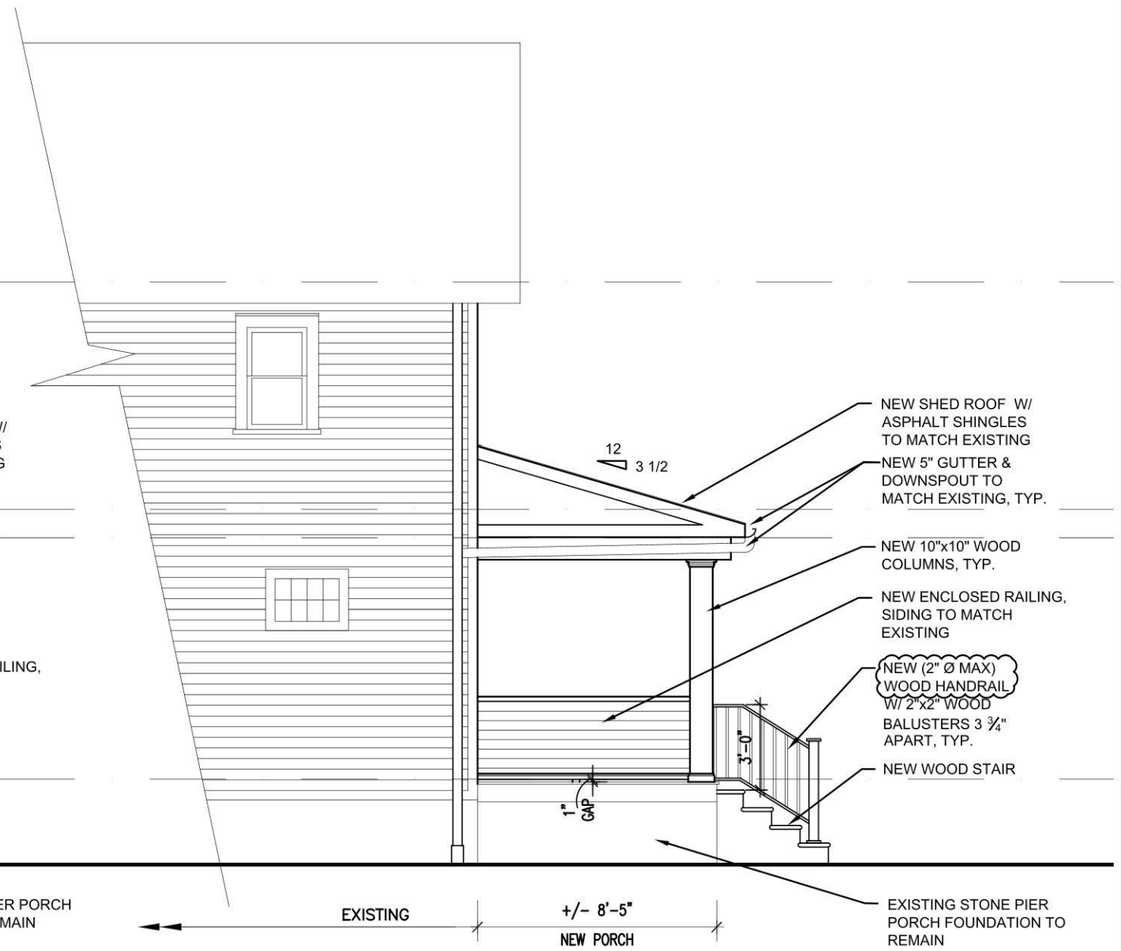
FLOOR PLAN & ELECTRICAL PLAN

JN:	SMITH02
Scale	VARIES
Date:	
16 JULY 2024	PERMIT
21 OCT 2024	ADD 1
Sheet #	A2



A EAST ELEVATION

SCALE: 3/16" = 1'-0"



B SOUTH ELEVATION

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1081 MAPLE CLIFF DRIVE
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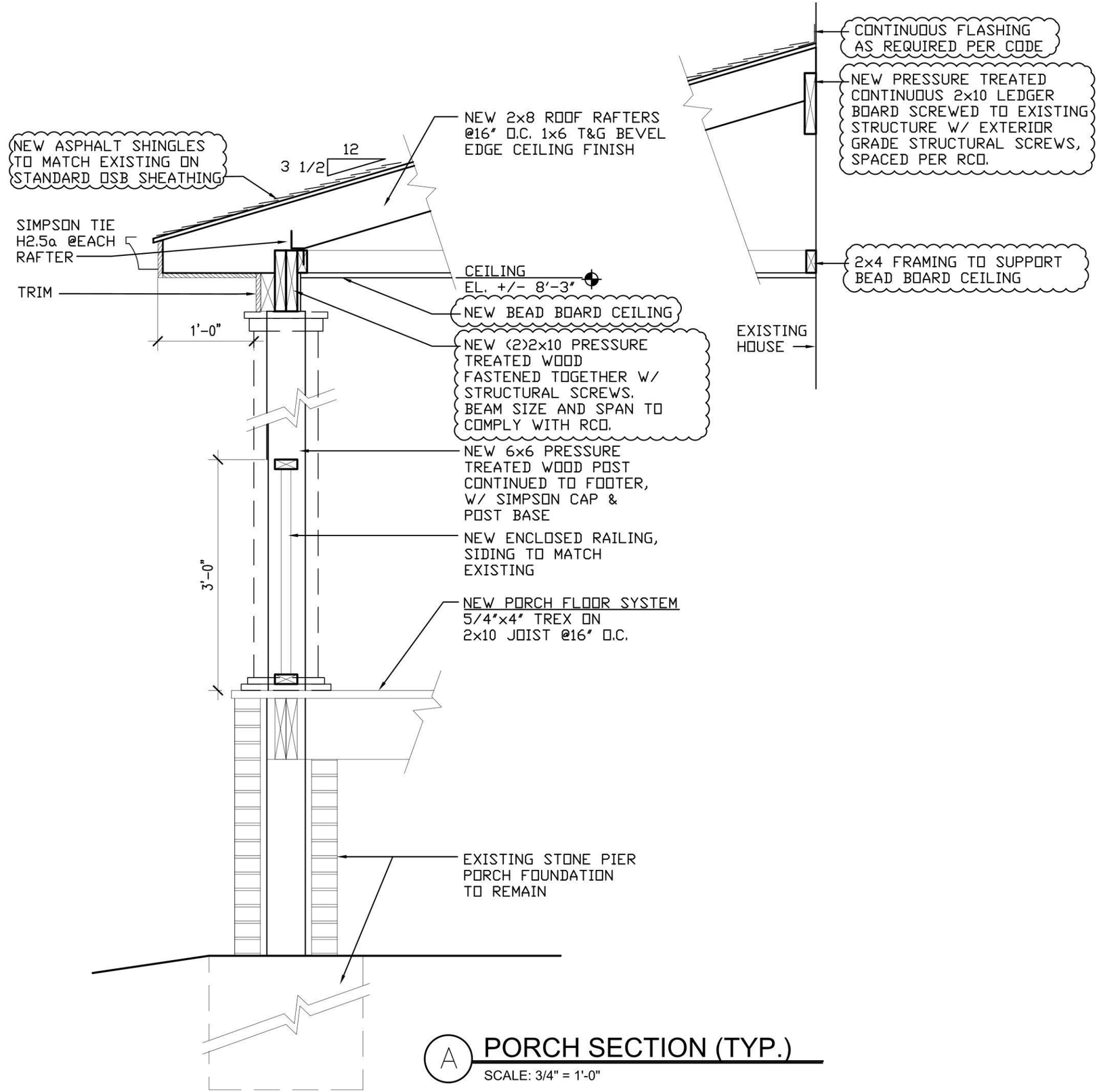
PH 216.389.0807

THE SMITH RESIDENCE
1616 GRACE AVE.
LAKEWOOD, OH 44107

EXTERIOR ELEVATIONS

JN: SMITH02
Scale: 3/16" = 1'-0"
Date: 16 JULY 2024 PERMIT
21 OCT 2024 ADD 1
Sheet # A3



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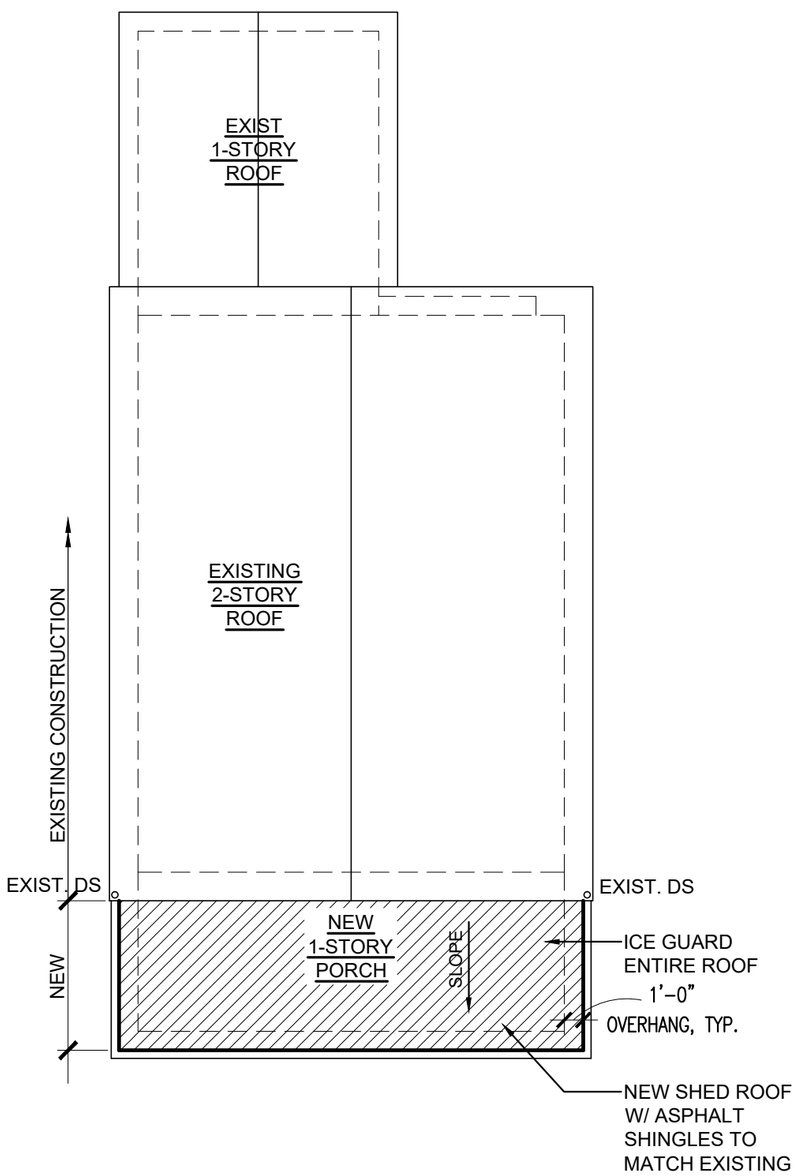
SECTION & DETAIL

JN: SMITH02	
Scale VARIES	
Date:	
16 JULY 2024	PERMIT
21 OCT 2024	ADD 1
Sheet # A4	



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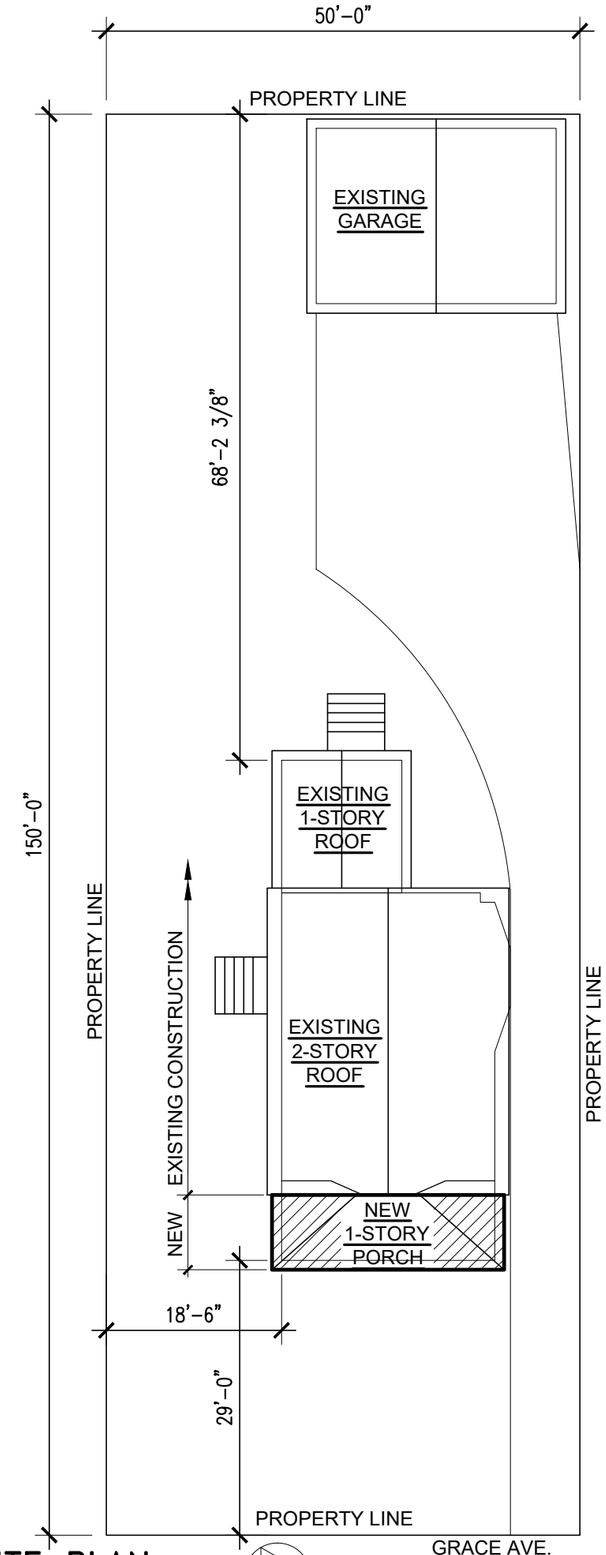

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SITE PLAN &
ROOF PLAN

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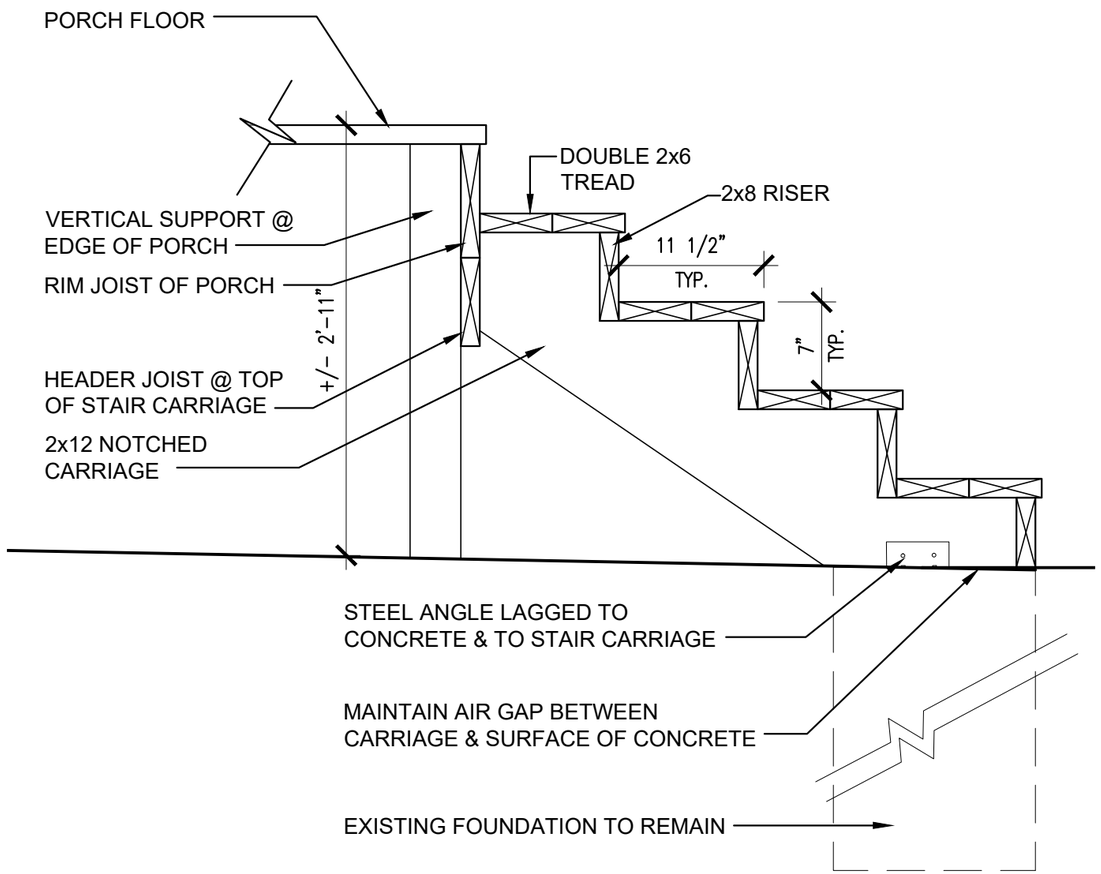

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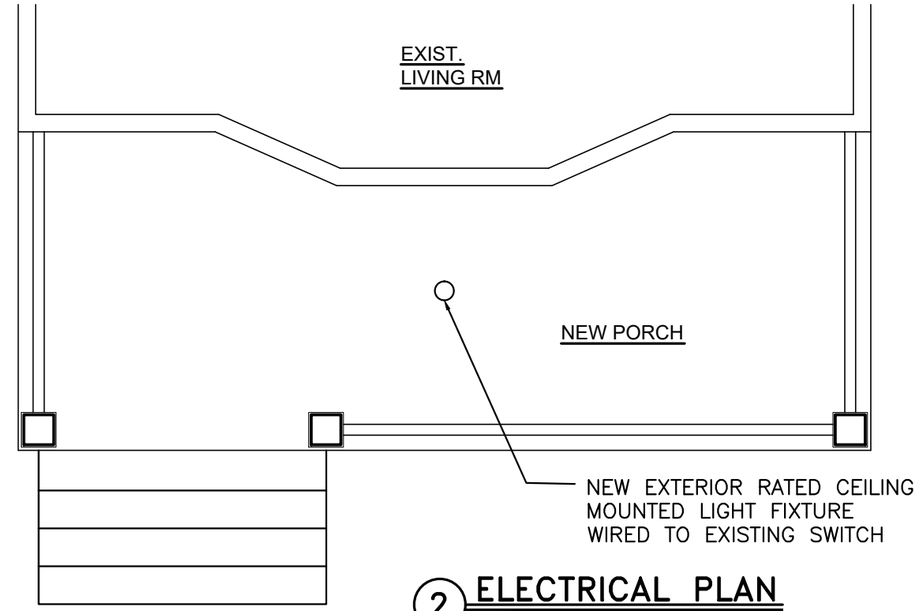
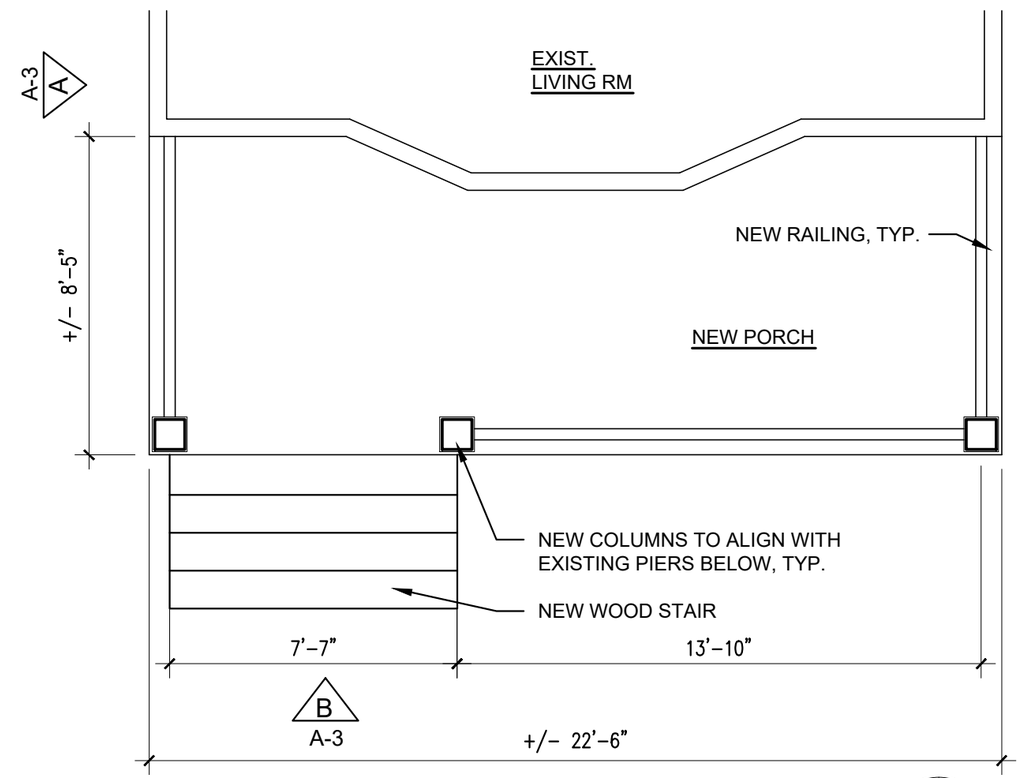


2 ELECTRICAL PLAN

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



1 FLOOR PLAN

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

N

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1081 MAPLE CLIFF DRIVE
LAKEWOOD, OH 44107
PH 216.389.0807

THE SMITH RESIDENCE
1616 GRACE AVE.
LAKEWOOD, OH 44107

FLOOR PLAN & ELECTRICAL PLAN

JN:	SMITH02
Scale	VARIES
Date:	
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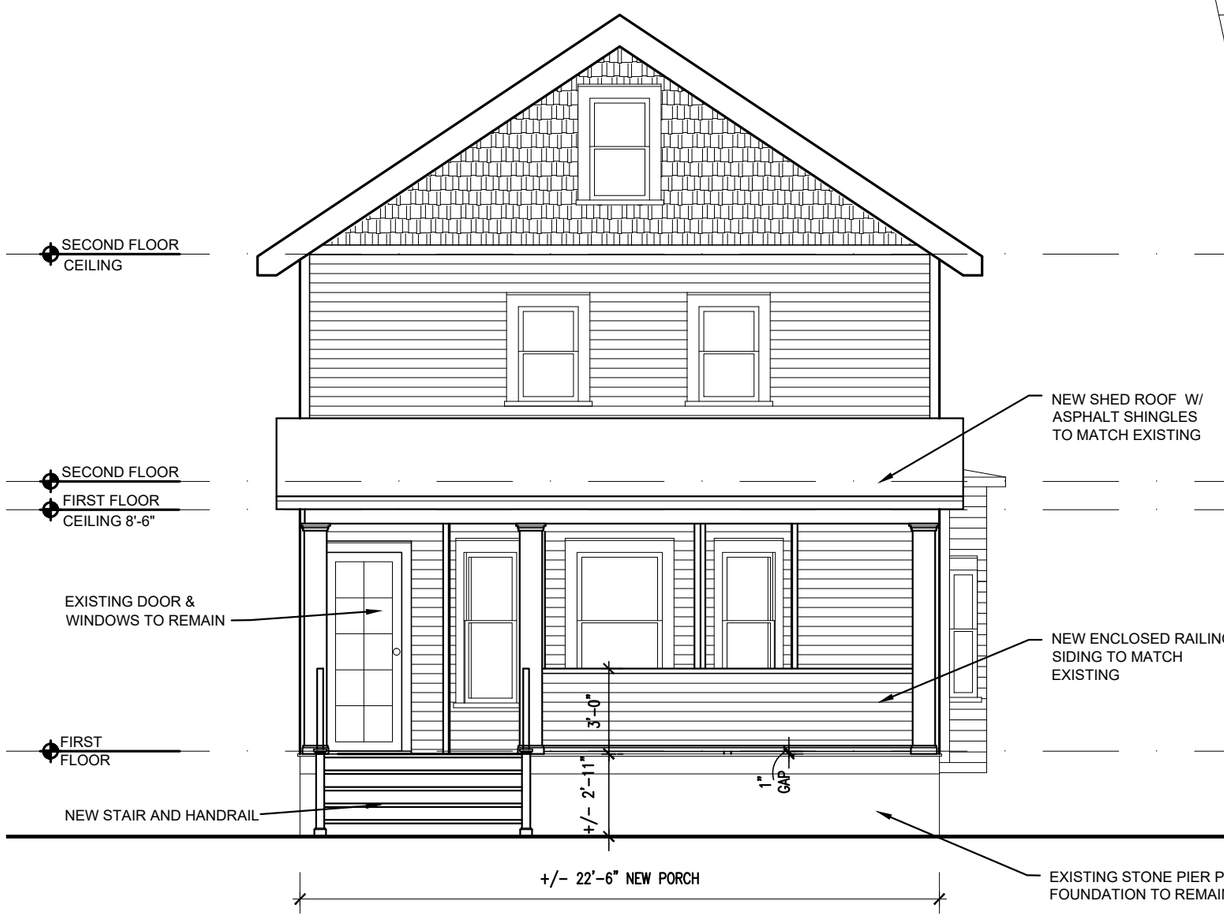

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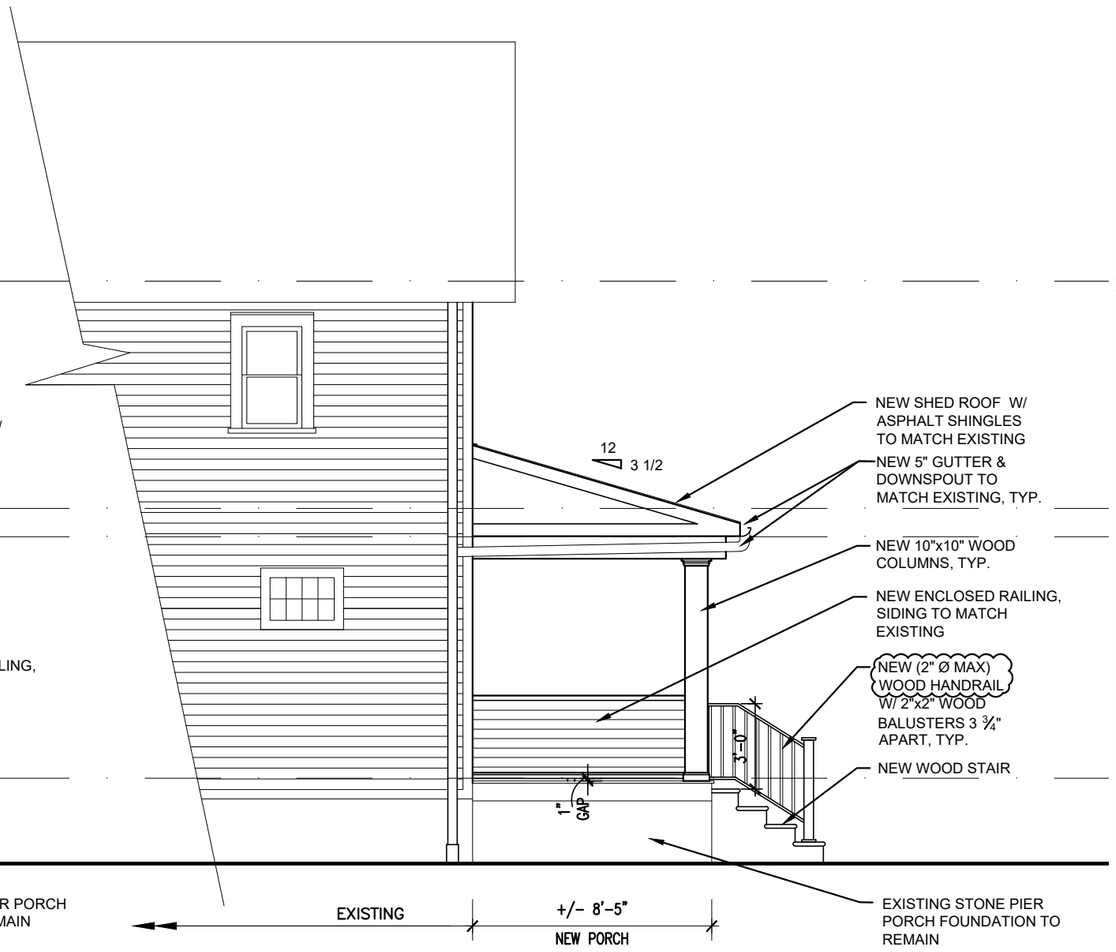

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EXTERIOR ELEVATIONS

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Scale 3/16" = 1'-0"	
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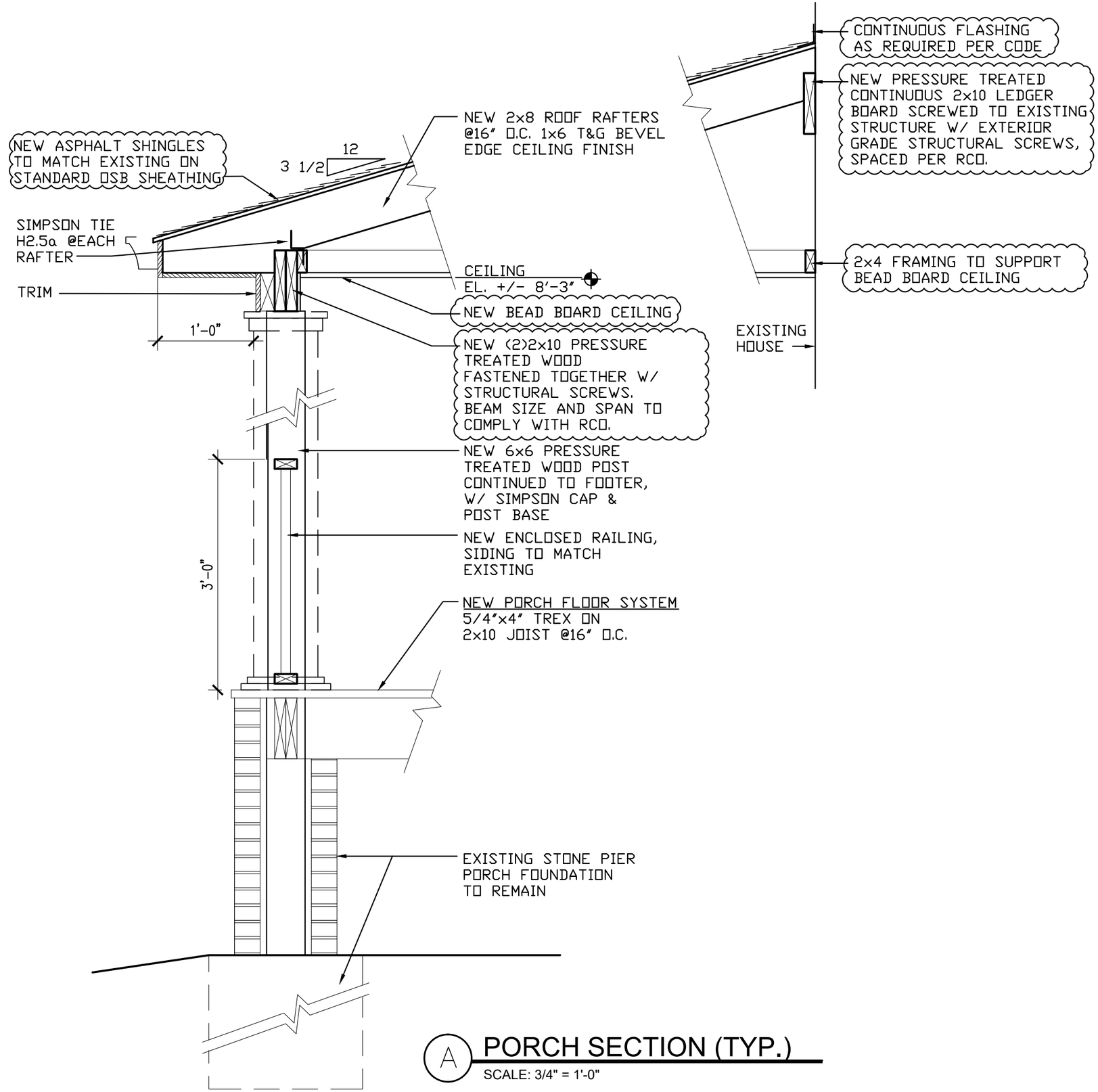

A PORCH SECTION (TYP.)

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

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THE SMITH RESIDENCE
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LAKEWOOD, OH 44107

SECTION & DETAIL

JN: SMITH02
Scale: VARIES
Date:

16 JULY 2024	PERMIT
21 OCT 2024	ADD 1

Sheet # A4

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.: 11-111-24

Permit No.: BBS24-000131

Applicant Name: Jill Brandt, Brandt Architecture

Project Address: 17892 Clifton Park Ln.

Project Name: n/a

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

BROADBENT RESIDENCE
17892 CLIFTON PARK LN.

GENERAL NOTES AND SPECIFICATION

GENERAL CONDITIONS
1. Materials and methods of construction shall comply with all applicable local, state and federal building codes.
Current issue code = RCO effective July 1, 2019.

2. Contractor to provide minimum 1 year warranty on material and labor as well as provide Owner with manufacturer's warranty where applicable.

3. All work shall be installed in compliance with manufacturers' recommended installation methods and limitations.

4. Work schedule shall be coordinated with Owner prior to the start of construction. This shall include but not be limited to the days and hours of operation, as well as estimated completion date.

5. Contractor shall be responsible for removal of debris from site at the completion of work.

6. Contractor responsible for verifying dimensions & locations of existing walls, stairs, ceiling heights etc.

7. Contractor responsible for verifying locations of existing utilities and roads.

8. Contractor shall ensure structural stability of existing building during construction. Contractor shall maintain integrity of structural, mechanical, plumbing and electrical systems of existing building where impacted by new work.

9. Contractor shall patch and repair areas impacted by new work. Finishes to match existing.

10. Contractor shall cap all electrical and plumbing lines disconnected by scope of work in these documents

11. If any unfavorable or unforeseen conditions are discovered, contractor shall bring them to Owner's attention prior to proceeding with work.

12. Base bid shall consist of manufacturers as noted on drawings and this specification. Any substitutions, i.e.; casework, windows, fixtures, hardware, siding, etc. recommended by Contractor shall be separately listed for Owner review. Substitutions shall include change in cost and schedule as well as product information or samples.

13. All submittals to be reviewed by Contractor prior to review by Owner. Submittals shall include but not be limited to cut sheets for hardware, equipment, plumbing and electrical fixtures, and color selections for finish materials.

EARTHWORK
1. Protect all adjacent structures, utilities, sidewalks, pavements and other facilities from damage caused by excavation, settlement, washout and any other hazards created by earthwork operations. Contractor is responsible for locating all utilities.

2. Unused excavated soil to be transported to on site location as designated by Owner.

3. Prevent surface water and ground water from entering excavations or flooding Project site and surrounding area.

4. Excavate to ensure footings and foundations bear on undisturbed soil. If soil is found to be insufficient bearing, Contractor shall notify Owner and Engineer prior to proceeding with work.

5. Backfill at foundations to within 12" of finish grade with #57 gravel fill.

6. Provide termite control methods per section 318 of RCO.

7. Utility trenches shall be excavated to provide uniform width and working clearance around utility line. Back fill w/ sand then soil.

8. At areas to receive concrete slab, install minimum 4" #57 limestone over compacted soil.

9. Contractor to finish grade site effected by work. Provide smooth transition between adjacent grades. Slope away from building Owner shall seed and landscape.

CONCRETE
1. Concrete slab at building shall be Portland Cement ASTM C 150 Type 1 cement. Concrete to have a minimum cement content of 564# / cu.yd., a maximum water to cement ratio of 0.53 and obtain a minimum strength of 4,000 psi at 28 days. (unless noted otherwise - u.n.o.)
2. All garage slabs and exterior slabs shall have a minimum strength of 4,000 psi.
3. All reinforcing steel shall conform with astm a615, 60 ksi yield.
4. Trowel finish for interior concrete and broom finish for exterior concrete. Comply with ASTM C 94 for mixing, delivery and testing.

5. All reinforcing steel, anchor bolts, plumbing & electrical sleeves shall be placed prior to pouring concrete.

6. Cut joints for all slabs on grade shall be a maximum of 12'-0" O.C. unless otherwise noted. All cuts shall be made 8 hours after placing concrete.

7. At all expansion joints, install backer rod and sealant.

FRAMING
1. All framing shall be Southern Yellow Pine species #2 grade or better.

2. LVL's shall be Boise Cascade 2.0E GP Lam LVL or equal.

3. Where multiple plies of LVL are used, beams shall be nailed with 3 rows of min. 3" 10d nails, 12" O.C. If three or more plies are used, beams shall be nailed on both sides, staggered. Follow manufacturer's recommendation for alternate fasteners.

4. Plywood shall be standard PS-1 and OSB shall be standard PS-2
5. All exposed lumber or lumber in contact with concrete or masonry shall be ppt (u.n.o).

6. All preservative pressure treated (ppt) lumber shall be southern pine #2.

7. Provide blocking at mid span of joists exceeding 2x12.

8. Provide bridging or lateral support between rafters and ceiling joists greater that 2x10 at point of bearing.

9. Any necessary holes or notching in load bearing studs shall be in accordance with section 602.6 of RCO.

10. Any necessary holes in load bearing top plates shall be in accordance with section 602.6 of the RCO. provide min. 16 ga. strap 1.5" wide and min. 16" long at notch.

11. Provide fire blocking at exterior walls between stories, at stairs, soffits, openings and vents between floors, at chimneys and other locations outlined in section 302.11 of the RCO.

12. Provide draftstopping in floor/ ceiling locations as outlined n section 302.12 of the RCO..

DOORS AND HARDWARE
1. Reuse exist. doors where practical.

2. Provide 2'-6"x 6'-8"x 1 3/8" solid core wood door unless otherwise noted on plan. Panel size and pattern selected by owner. Doors shall be primed and painted. Color selected by Owner. Door shall be hung level and true.

4. Interior & exterior doors & hardware to match exist. Where possible, new door hardware shall be by Schlage or approved equal. Style and finish selected by Owner.

WINDOWS
1. Windows shall be Pella 250 series vinyl windows with low e glass. Windows shall be casement with screens, traditional grilles and locks. Windows shall have brown finish to match existing. Alternates shall be Andersen, or Owner approved equal.

2. Exterior windows and sliding doors shall be tested by an independent laboratory and bear a label identifying manufacturer, performance characteristics and approved inspection agency to indicate compliance with AAMA/WDMA/CSA 101/I.S.2/A440.

3. Windows shall meet standards for wind design loads per section 301.2 of RCO.

EXTERIOR FINISHES
1. Horizontal siding to be JL Hardie "northwoods" 7" wood grained siding collection. Standard color to match existing house trim.

2. Horizontal siding to be JL Hardie 7" wood grained straight edge shake siding collection. Standard color to match existing house trim.

3. Roof shingles shall be GAF Timberline "Natural Shadow". Color and texture to be selected by Owner.

5. Install self sealing hip and ridge cap shingle matching the color of selected roof shingle.

6. Eave and ridge vents must supply open space for ventilation of not less than 1 to 150 of the area which they are ventilating. provide corrosion-resistant screening over openings as per the details and notes in these construction documents or contact the designer.

7. Provide #30 Roofing Underlayment

8. Provide ice & water shield minimum 5'-0" up from all eaves and valleys and 2'-0" up from walls where abutting roof. Install per manufacturer's recommendation.
9. Exposed flashing shall be pre- finished metal flashing 24 gauge hot-dip galvanized steel sheet, complying with ASTM A 653/A 653M, G90/Z275.

10. Concealed flashing shall be self-adhesive membrane type flashing.

11. Where applicable, flashing shall extend min. 6" up wall and behind vapor barrier to prevent water entry.

12. Flashing shall be installed in a shingle style or overlapping to prevent water entry.

13. At valleys Install eaves protection membrane at least 36 (914mm) inches wide and centered on the valley. Lap ends 6 inches (152mm) and seal.

14. Install 5" K style seamless aluminum gutters with 3" downspouts. Install all necessary endcaps, brackets, screws, elbow and joints. Install per manufacturer's recommendation. Gutter to be white, downspouts to match siding.

INSULATION
1. Provide batt or spray insulation as indicated in building & wall sections.

2.All insulation R values shall meet or exceed minimum standards outlined in RCO.

3. Acceptable manufacturers for batt insulation shall be Owens Corning, Certainteed, John's Manville or Owner approved equal.

INTERIOR FINISHES
1. Gypsum Board shall be ASTM C 36, regular 1/2" and 5/8" type "x" with tapered edges.
as indicated in drawings

2. Provide water resistant gypsum board in all wet rooms such as bathrooms and at kitchen counters.

3. Install "durorock" wall board where tile to be installed.

4. Provide in maximum lengths and widths to minimize joints and correspond with support system.

5. Gypsum board trim shall be galvanized or aluminum coated steel, rolled zinc, plastic, or paper faced galvanized stainless steel. Provide corner beads at outside corners and LC bead, j- shaped, on long exposed edges.

6. Joint treatment shall comply with ASTM C 475. Prefill open joints, beveled edges and any damaged surface areas. Tape and embed joints and fasteners to ASTM C 840 standards.

7. All wood trim, including but not limited to wood base, crown mould, window & door trim, to match existing size and profile.

8. Provide thresholds and reducer strips as needed with finish floor materials.

9. Provide smooth finish at walls and knock down finish at ceiling.

10. All gyp. bd. to be primed and painted.

11. Apply paint according to manufacturer's written instruction using applicators and techniques best suited for substrates and material applied. Provide smooth opaque surface of uniform finish, color, appearance and coverage. Cloudiness, spotting, laps, brush marks runs and other imperfections will not be accepted.

12. Provide the following finish system over interior gypsum board: Two finish coats of low luster acrylic - enamel finfish, over a primer. Primer shall be interior gypsum primer. Acceptable manufacturers shall be Benjamin Moore, Sherwin Williams.

13. All finish colors and materials to be selected by Owner.

14. Cabinetry design by others.

15. Provide allowance for hardwood flooring where indicated on these plans. Size and species to be selected by Owner.

16. Hardwood floors to be stained with 3 coats tinted oil base stain. Allow stain to fully dry. sand between coats.

19. Provide allowance for tile where noted on plan. Tile and grout selection by Owner.
Tile 1 master bath floor 12x12 ceramic
Tile 2 master bath shower 12x24 ceramic

20. Provide concrete substrates with dry-set or latex-portland cement mortar.

21. Trowel level, free of any bumps and protrusions.

22. Install tile under counters and equipment to provide complete floor covering without interruption.

23. Lay tile in grid pattern on floor and brick pattern on walls unless otherwise indicated verify layout with Owner prior to installation.

24. Accurately form intersections and evenly space joints.

25. Grout tile completely per grout manufacturer's recommendations. Clean tile after grouting

26. Toilet room accessories: mirror, soap, towel and toilet paper holders shall be provided by Owner and installed by contractor.

MECHANICAL, ELECTRICAL & PLUMBING
2. Provide new 100 amp sub panel electrical panel. Connect to to existing.
3. Provide new electrical wiring, outlets, junction boxes etc. throughout addition.

4. Coordinate light fixture locations with Owner. Coordinate switching with existing switch and fixture locations. Contractor shall walk through with Owner once framing is completed to confirm fixture locations.

5. All bath exhaust fans and dryer exhaust duct runs shall be vented out through exterior walls or up through the roof. Avoid venting at the front of house where possible. Do not vent through soffits into soffits or into attics. Provide a duct termination kit (energy efficient with screen) and roof flashing as required at the duct exterior outlet. Paint the exterior wall and roof penetrations to match the finished surface. The duct run shall be smooth metal with foil 'mastic' tape joints and clamps (no screws) and insulated or in an insulated cavity for the exterior outlet.

6. Plumbing systems to connect to existing domestic supply & wastelines. Contractor to notify Owner of any necessary upgrades in existing systems and include work in base bid.

7.Provide pipe protection for exterior plumbing line sand utilities per OPC 305.

8. Plumbing contractor to provide isometric of system upon request of the City prior to pulling permits.

9. Plumbing fixtures by Owner.Acceptable manufacturers shall be Moen, Kohler, Delta.
10.HVAC contractor to verify capacity of existing furnace. Notify owner of any unnecessary upgrades in base bid.

11. Provide HVAC to habitable areas impacted by this scope of work.

12. Connect to existing furnace.
Alternate: provide new furnace for addition.

12. Furnace and duct sizing and layout by mechanical contractor.

13. J Schedule provided by HVAC contractor.

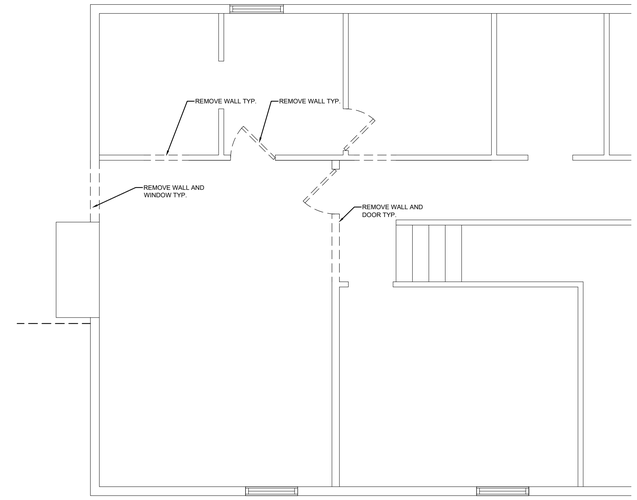
ENERGY EFFICIENCY REQUIREMENTS
This project shall comply with the RCO requirements for energy efficiency using the perscritive method outlined in sections 1101.14 - 1104 of the RCO.

BUILDING THERMAL ENVELOPE
1. Insulation R values shall be as follows:
   Walls: R=20
   Ceilings R=49 for new construction
      a. R=38 where insulation is installed over 100% of the area and extends over wall top plate
   Floor: R= 30
   Basement R=10 to depth of 10' below grade or basement floor.
   Slab R=10 at 2' from perimeter
   Window U=.30
   A permanent certificate shall be completed and posted by furnace listing R= values of all insulation components.
2. Where insulation extends over top plate in a vented attic, install an eave baffle. Baffles shall maintain an opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation.
3. Access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces.
4. Floor framing-cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking

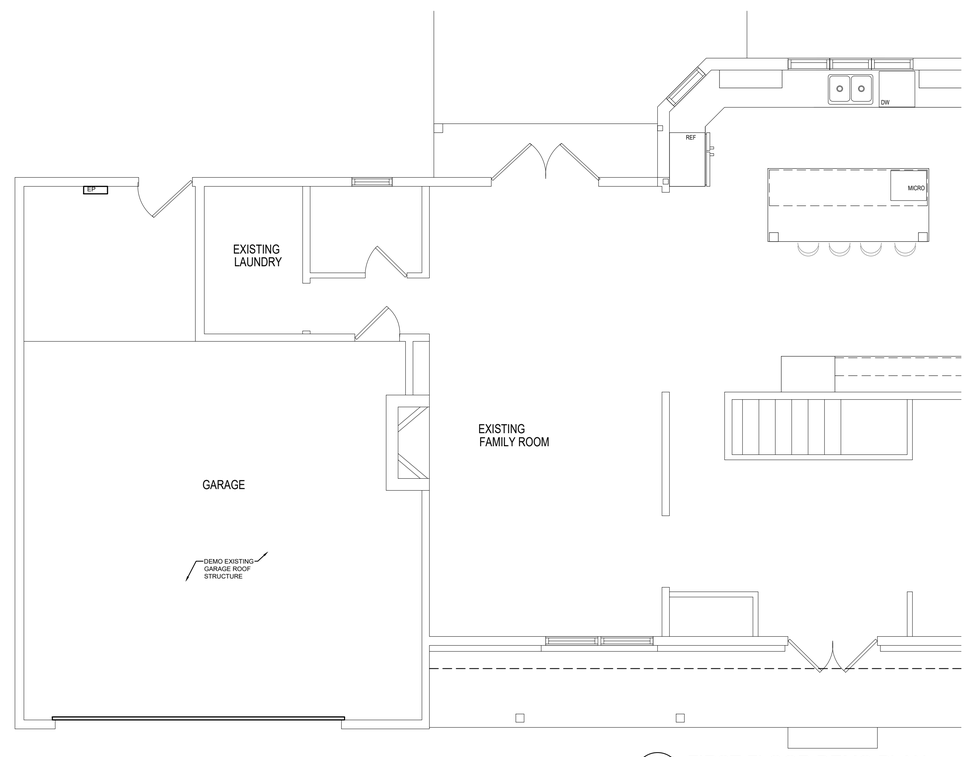
AIR LEAKAGE
1. The building thermal envelope shall be constructed to limit air leakage and comply with sections 1102.4 of the RCO.
2. Sealing methods between dissimilar materials shall allow for differential expansion and contraction.
3. The building or dwelling unit shall be tested and verified as having an air leakage rate of not more than five air changes per hour. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). A written report of the results of the test shall be signed by the party conducting the test and provided to the building official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.
4. Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. Recessed luminaires shall be IC-rated and labeled as having an air leakage rate of not greater than 2.0 cfm

SYSTEMS
1. Not less than one thermostat shall be provided for each separate heating and cooling system.
2. Supply and return ducts in attics shall be insulated to an R-value of not less than R-8 for ducts 3 inches (76 mm) in diameter and larger and not less than R-6 for ducts smaller than 3 inches (76 mm) in diameter.
3. Seal all ducts, air handlers and filter boxes. Joints and seams shall comply with Section 1601.4.1.
4. Ducts shall be pressure tested to determine air leakage per section 1103.3.3 of the RCO. Ducts can be tested at rough-in or post construction. A written report of the results of the test shall be signed by the party conducting the test and provided to the building official
5. Building cavities shall not be used as supply ducts.
6. Mechanical system piping capable of carrying fluids greater than 105°F (41°C) or less than 55°F (13°C) shall be insulated to an R-value of not less than R-3.

VENTILATION
1. The building shall be provided with ventilation that complies with the requirements of Section 1505
2. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
3. Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.



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



1 A-1 FIRST FLOOR DEMO PLAN
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12657
REGISTERED ARCHITECT

Jill L. Brandt
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TITLE PAGE

T-1

WALL TYPES

EXISTING 2X4 STUD WALL TO REMAIN. PROVIDE NEW INSULATION IN ALL EXTERIOR WALLS.

EXISTING 2X4 STUD WALL WITH SIDING & SHEATHING EXT. SIDE TO REMAIN. INSTALL R-13 KRAFT FACED BATT INSULATION, + 5/8" GYP. BD. INTERIOR SIDE

NEW INTERIOR PARTITION WALL: 2X4 STUDS 16" O.C. W/ 5/8" GYP. BD. EACH SIDE

NEW EXTERIOR WALL: 2X6 STUDS 16" O.C. W/ R+ 20 KRAFT FACED BATT INSUL + 5/8" OSB + TYVEK + SIDING. PROVIDE 5/8" GYP. BD. INTERIOR SIDE.

DIMENSIONAL NOTES:
1. INTERIOR DIMENSIONS ARE STUD TO STUD.
2. ALL WINDOW DIMENSIONS ARE TO CENTERLINE ON WINDOW UNIT. SEE WINDOW SCHEDULE FOR SIZES . COORDINATE WITH MANUFACTURER FOR ROUGH OPENING SIZES.
3. ALL DOOR DIMENSIONS ARE TO DOOR SIZE. COORDINATE WITH DOOR SCHEDULE.

FINISH NOTES:
1. PROVIDE 1/2" GYP BD AT ALL WALLS AND CEILING OF ADDITION.
2. IN ALL AREAS MODIFIED BY THIS SCOPE OF WORK PROVIDE BASE TRIM, DOOR & WINDOW CASING TO MATCH EXISTING.
3. PAINT ALL WALLS, CEILINGS AND TRIM IN AREAS IMPACTED BY SCOPE OF WORK. COLORS TO BE SELECTED BY OWNER.
4.PROVIDE NEW FLOORING AS INDICATED ON PLANS. PROVIDE TRANSITION STRIPS AT CHANGES IN MATERIAL.

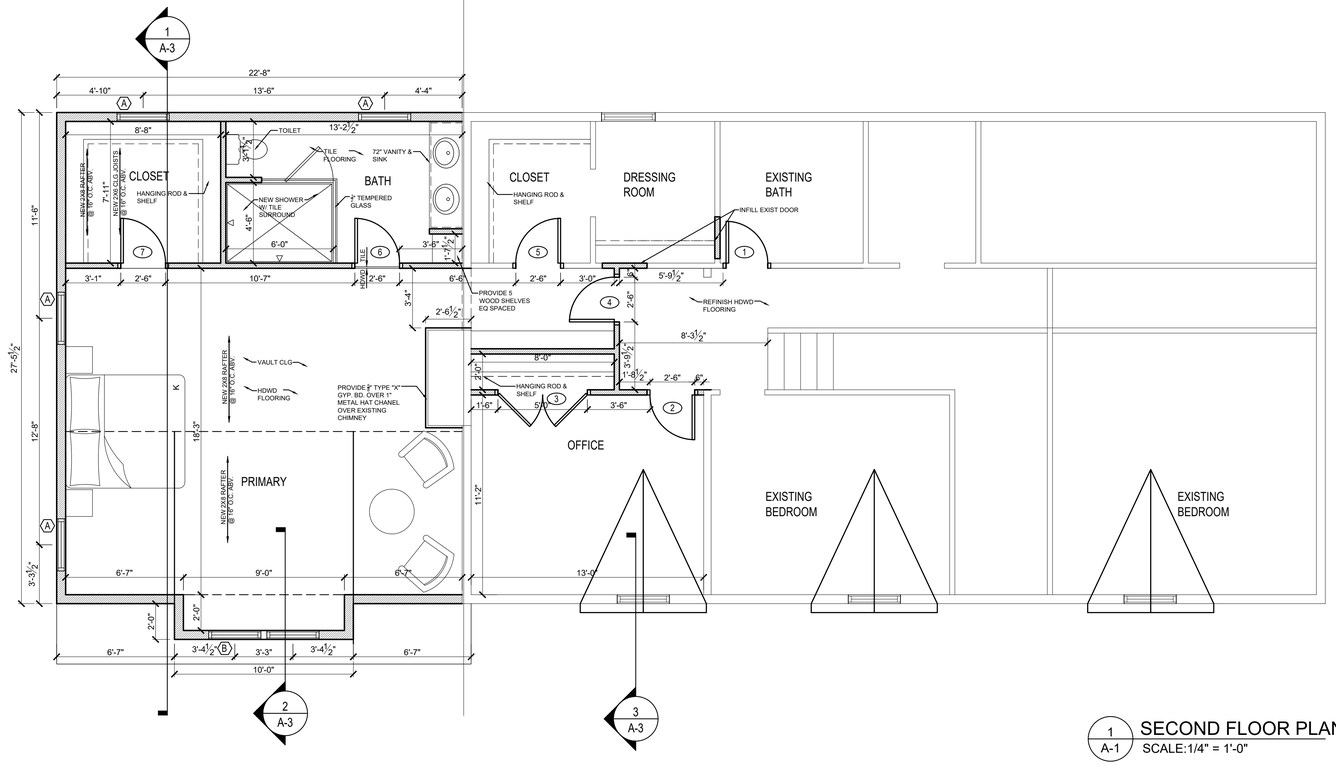
DOOR SCHEDULE

	DOOR					FRAME		HARDWARE					REMARKS
#	WIDTH	HEIGHT	THICK.	MAT'L	FINISH	MAT'L	FINISH	LOCKSET	HINGE	SILENCERS	KICKPLATE	HAND	
1	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	PRIVACY	BUTT	YES	-	LH	REUSE EXISTING
2	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	PRIVACY	BUTT	YES	-	LH	
3	(2) 2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	PASSAGE	BUTT	YES	-	RHRB ACTIVE	
4	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	PRIVACY	BUTT	YES	-	LH	
5	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	PASSAGE	BUTT	YES	-	RH	
6	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	PRIVACY	BUTT	YES	-	LH	
7	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	PASSAGE	BUTT	YES	-	LH	

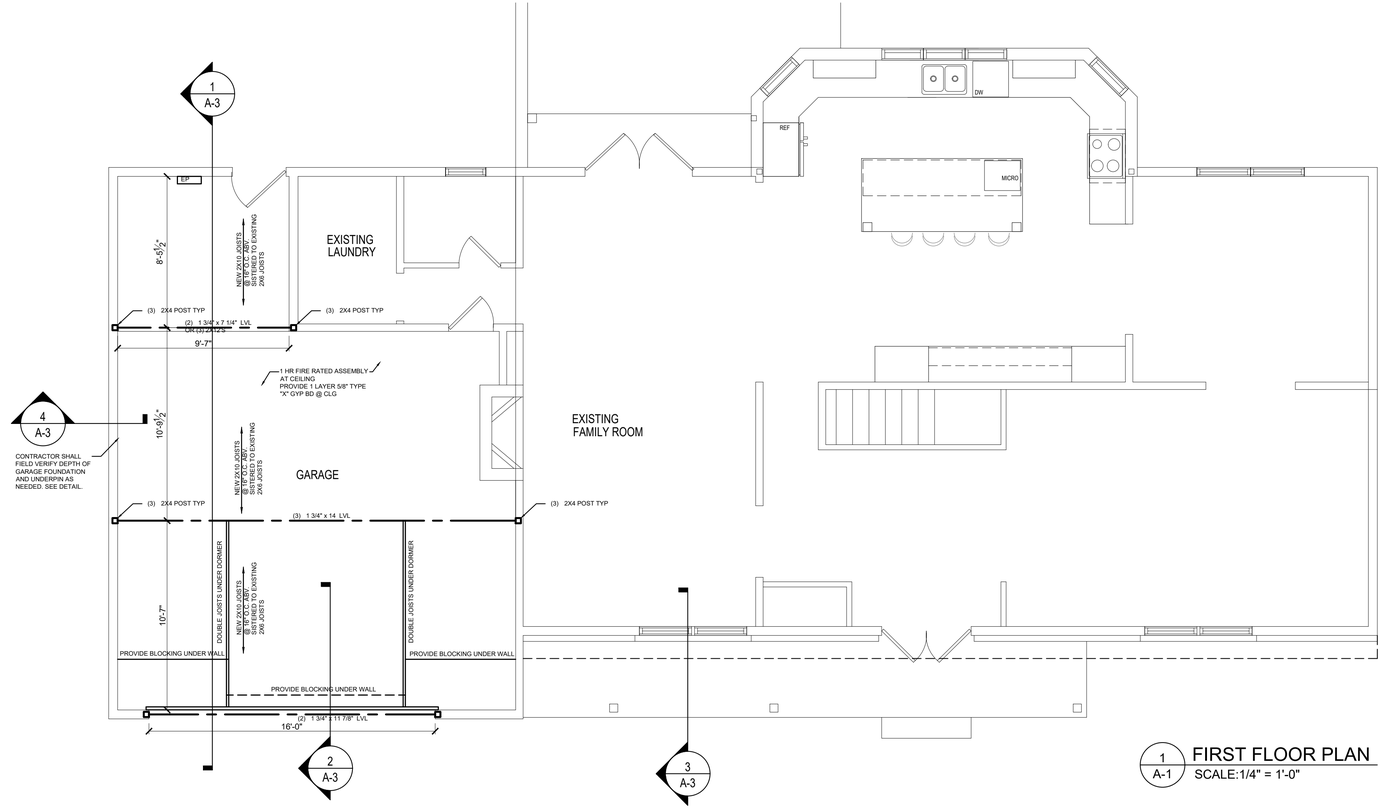
GENERAL NOTES:
1. INTERIOR DOORS SHALL BE SOLID CORE WOOD DOORS. PANEL DESIGN TO MATCH EXISTING. RE-USE EXISTING OR SALVAGED DOORS WHERE POSSIBLE. ACCEPTABLE MANUFACTURERS ARE ALGOMA, EGGERS, OR OWNER APPROVED EQUAL.
2. NEW DOORS TO BE PAINTED TO MATCH EXISTING.
3. ALL LOCKSETS AND LATCH SETS SHALL MATCH EXISTING STYLE . HANDLES SHALL BE MOUNTED WITH THE CENTERLINE 36" A.F.F. COORDINATE LOCKSET FUNCTION WITH OWNER. ALL HARDWARE FINISHES SHALL MATCH EXISTING.
4. ACCEPTABLE HARDWARE MANUFACTURERS ARE SCHLAGE OR OWNER APPROVED EQUAL
5.VERIFY THICKNESS OF ALL FINISH FLOOR MATERIALS TO PROVIDE 1/4" CLEARANCE AT ALL DOORS.
6. PROVIDE TEMPERED GLASS IN ALL LOCATIONS AS REQUIRED BY BUILDING CODE.

WINDOW SCHEDULE

#	QTY	UNIT SIZE W X H	MAT'L	FUNCTION	GLASS	REMARKS
A	4	36" X 60"	VINYL	DOUBLE HUNG		EGRESS
B	1	36" X 60"	VINYL	DOUBLE HUNG		DOUBLE EGRESS



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



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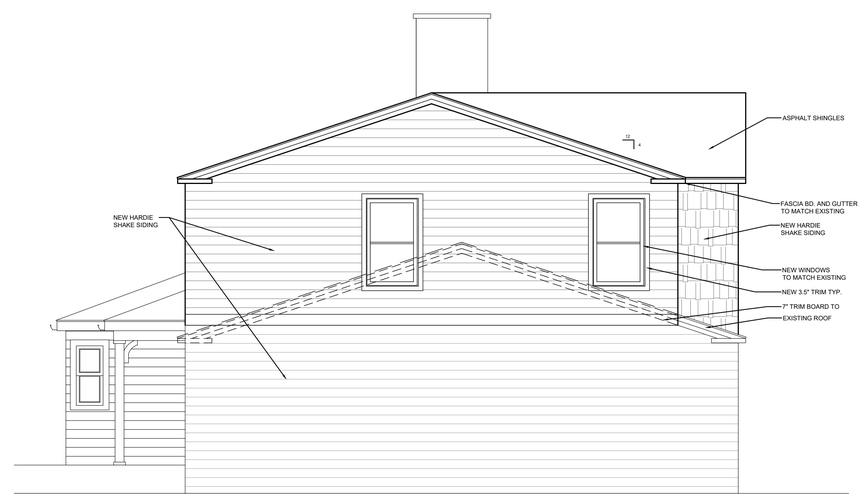
PLAN

A-1

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

2 / A-2 SOUTH ELEVATION
SCALE:1/4" = 1'-0"



3 / A-2 EAST ELEVATION
SCALE:1/4" = 1'-0"

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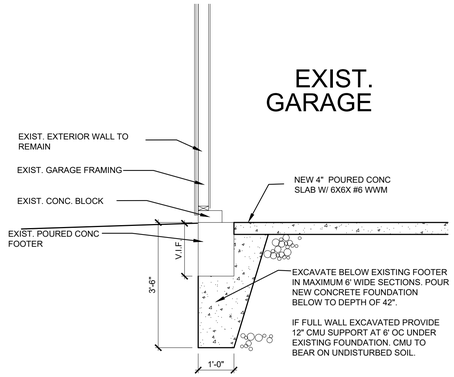
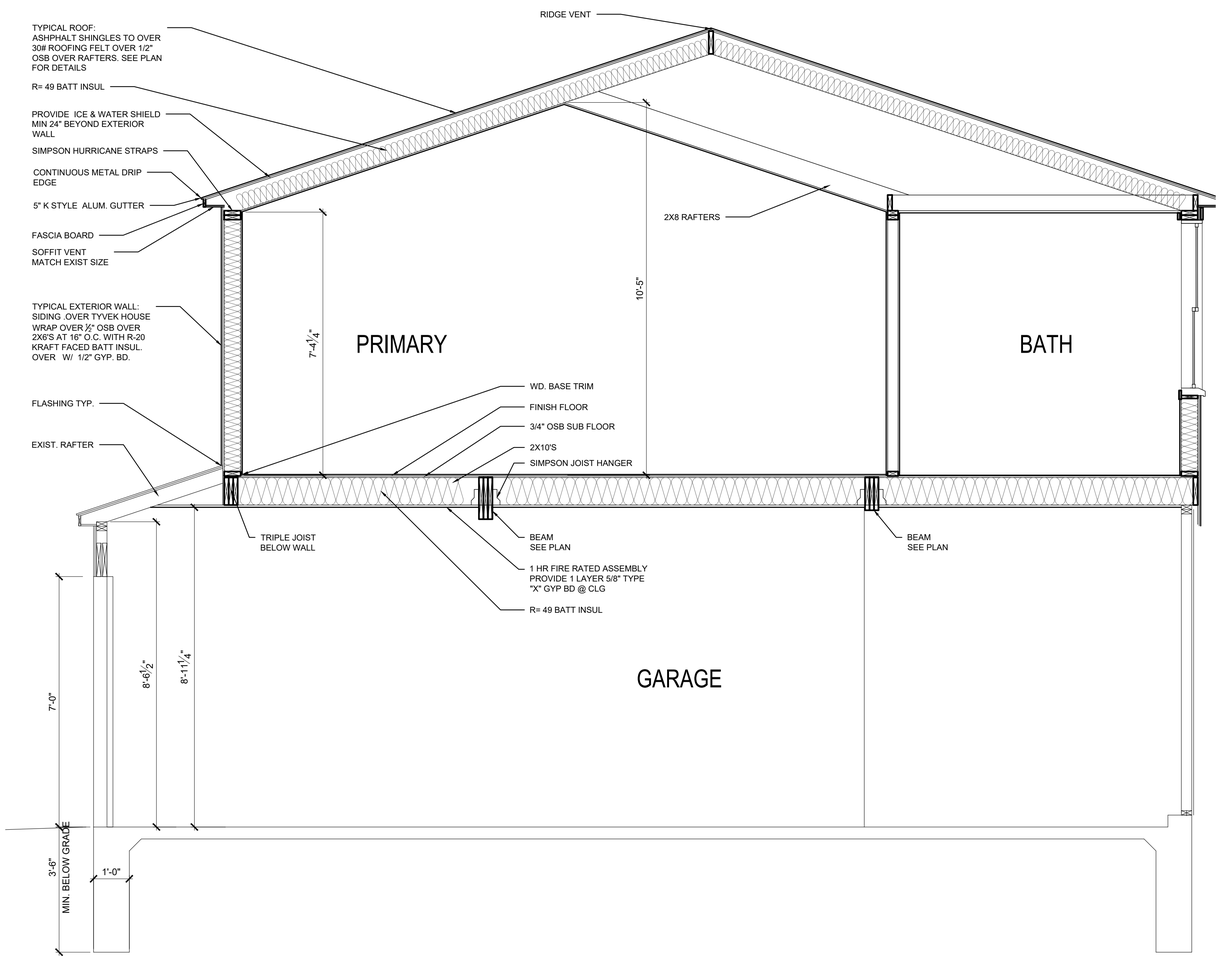
ELEVATIONS

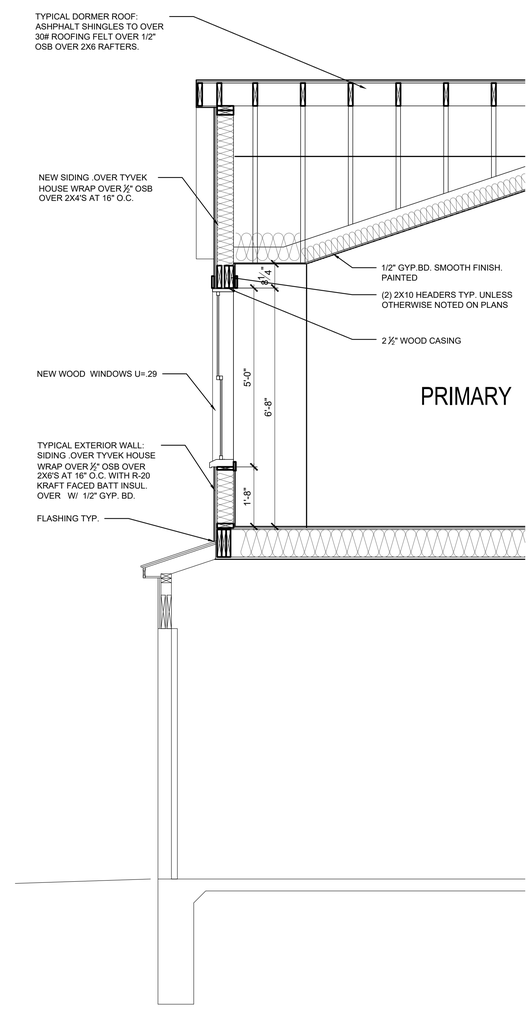
A-2



4 / A-3 UNDERPIN DETAIL
SCALE:1/2" = 1'-0"



1 / A-3 BUILDING SECTION
SCALE:1/2" = 1'-0"



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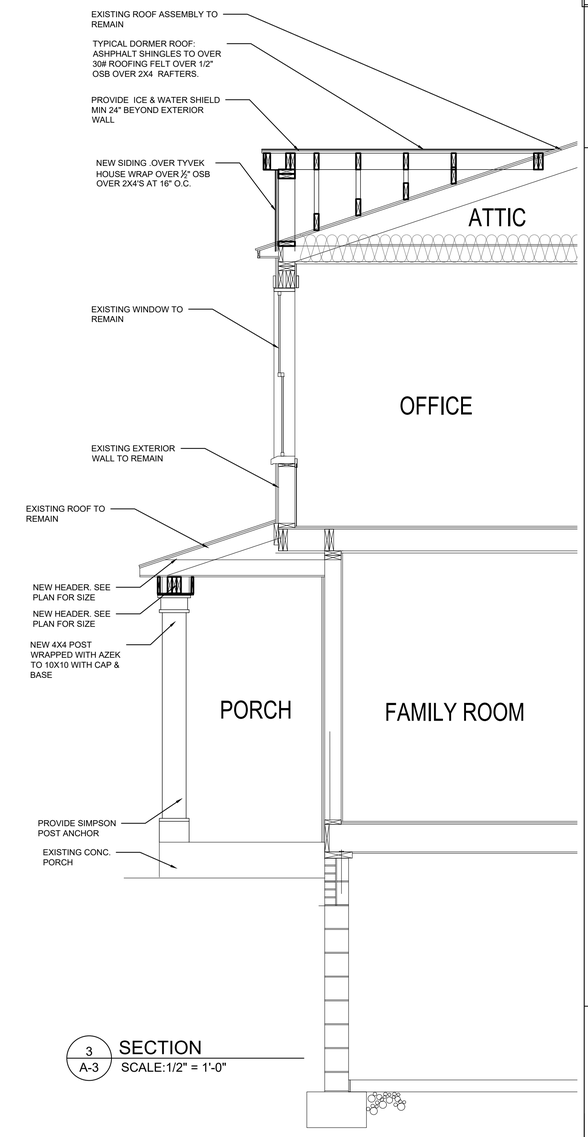

3 / A-3 SECTION
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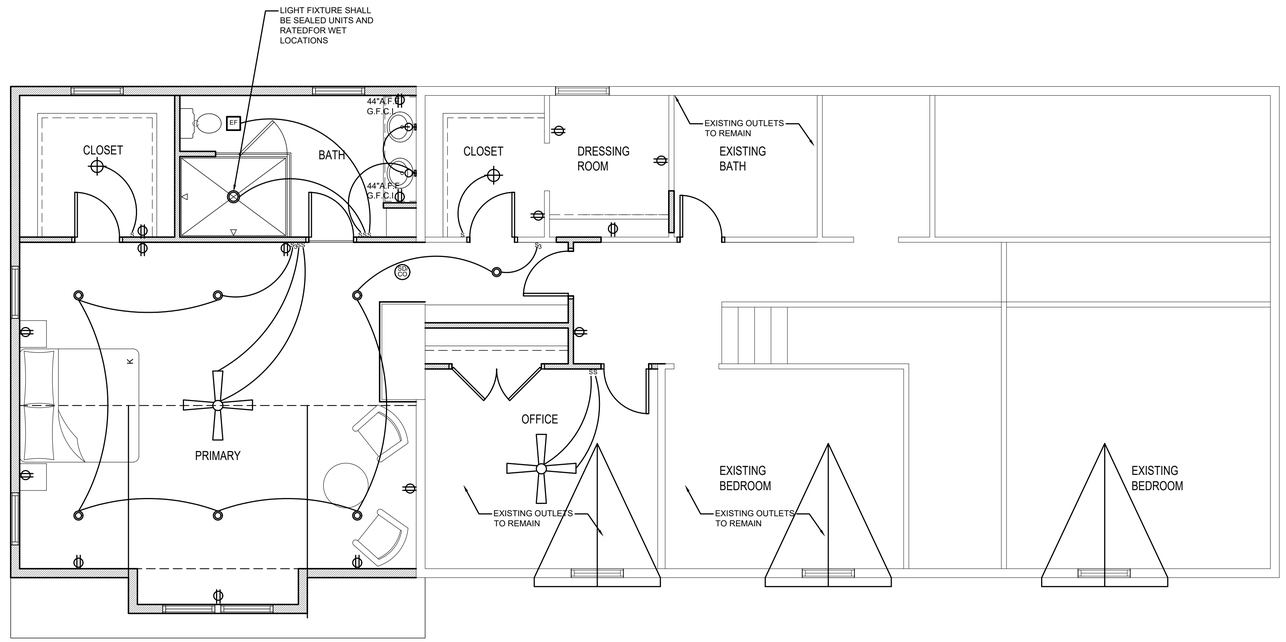
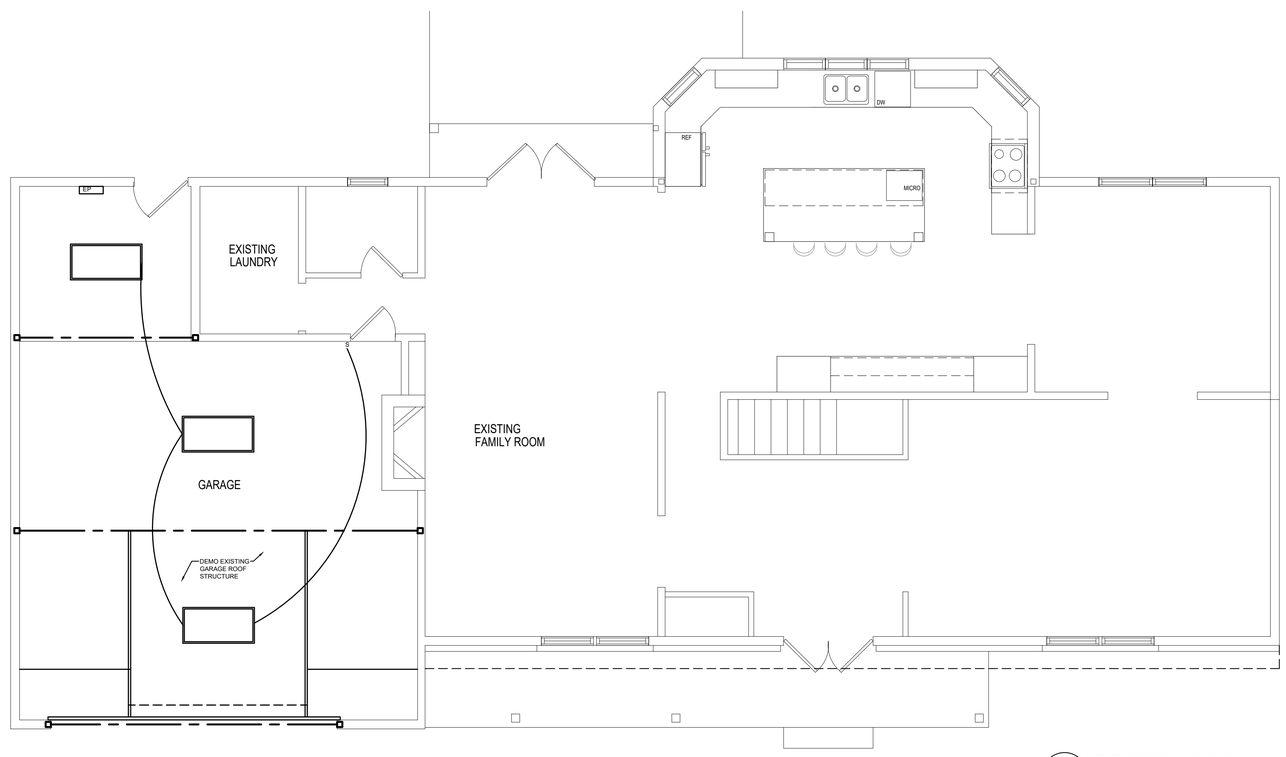
SECTIONS

A-3

SYMBOL	DESCRIPTION
	DUPLEX OUTLET
	DEDICATED APPLIANCE OUTLET
GFCI	GROUND FAULT CIRCUIT INTERRUPTER OUTLET
WP	WATER PROOF OUTLET
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	4" RECESSSED LIGHT FIXTURE
	UNDER CABINET LIGHT FIXTURE
	EXHAUST FAN VENT TO EXTERIOR
	COMBINATION EXHAUST FAN / LIGHT
	CEILING FAN/ LIGHT FIXTURE
SD	HARDWIRED SMOKE DETECTOR
SD CO	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR



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



2 E-1 FIRST FLOOR PLAN
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ELECTRICAL PLANS

E-1

Broadbent Residence

PROPOSED EXTERIOR MATERIAL PALETTE

SIDING

A B

(A) James Hardie Panel | Fiber Cement Horizontal Siding 7”| Cobble Stone
(B) James Hardie Shingle | Fiber Cement Straight Hardie Shingle | Cobble Stone

TRIM

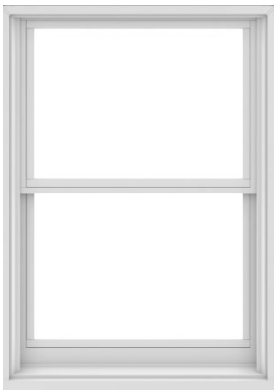
James Hardie smooth trim, white

SHINGLES

A

(A) CertainTeed Landmark Pro Shingles | Cobblestone Grey

WINDOWS



(A) Andersen 400 series double hung I white