



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

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

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

PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE

ZOOM LINK: <https://us06web.zoom.us/j/87342514021?pwd=cMkOjeyHppJ9kpPs0aw5SPNYmtirth.1>

Meeting ID: 873 4251 4021
Passcode: 253909
SEPTEMBER 4, 2025
4:00 P.M.

REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
SEPTEMBER 11, 2025
5:30 P.M.

1. ROLL CALL
2. APPROVE THE MINUTES OF THE AUGUST 14, 2025 MEETING
3. OPENING REMARKS

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

- | | | |
|----------------------------------|-----|--|
| 4. Docket No. 08-72-25 | (C) | 13815/13901 Detroit Ave.
The View on Detroit East |
| <input type="checkbox"/> Approve | | Ron Tannenbaum |
| <input type="checkbox"/> Deny | | RDL Architects |
| <input type="checkbox"/> Defer | | 21111 Chagrin Blvd., Ste. 110
Beachwood, OH 44122 |

Applicant proposes the review of a previously approved project for the construction of a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325. The project was approved at the May 13, 2021 meeting. (Page 5)

NEW BUSINESS

SIGN REVIEW

5. Docket No. 09-73-25

**15719 Madison Ave.
Black Sheep 216**

- () Approve
- () Deny
- () Defer

Dale Drummon
Black Sheep 216
15719 Madison Ave.
Lakewood, OH 44107

Applicant proposes signage in the sign band. (Page 73)

6. Docket No. 09-74-25

**15210 Madison Ave.
Leona's Custom Hats**

- () Approve
- () Deny
- () Defer

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

Applicant proposes white vinyl window decal signage. (Page 78)

7. Docket No. 09-75-25

**18630 Detroit Ave.
Berkshire Hathaway / Barr, Jones & Assocs.**

- () Approve
- () Deny
- () Defer

Jason Barr
Barr, Jones & Associates LLP
18630 Detroit Ave.
Lakewood, OH 44107

Applicant proposes front door and window signage. (Page 82)

ARCHITECTURAL BOARD OF REVIEW

8. Docket No. 09-76-25

(C)

**17710 Detroit Ave.
ADA Architects**

- () Approve
- () Deny
- () Defer

Nicholas Pengel
ADA Architects
17710 Detroit Ave.

Lakewood, OH 44107

Applicant proposes installation of a generator in the rear side yard facing Webb Rd. (Page 86)

9. Docket No. 09-77-25 (C) 11730 Detroit Ave.
North Coast Apartments
- () Approve Milan Milasinovic
() Deny Virginia Marti Inc.
() Defer 11724 Detroit Ave
Lakewood, OH 44107

Applicant proposes exterior facade renovations. (Page 96)

10. Docket No. 09-78-25 (R) 1457 St. Charles Ave.
- () Approve Brandon Young
() Deny Young Design Studio
() Defer 15614 Detroit Ave.
Lakewood, OH 44107

Applicant proposes design approval for the construction of a new home on a vacant lot. (Page 117)

11. Docket No. 09-79-25 (R) 17814 Riverside Dr.
- () Approve Brandon Young
() Deny Young Design Studio
() Defer 15614 Detroit Ave.
Lakewood, OH 44107

Applicant proposes to modify an existing front dormer, replace windows, and add a one-story addition on the rear of an existing single-family home. (Page 133)

12. Docket No. 09-80-25 (C) 14414 Detroit Ave.
Commercial Building
- () Approve David J. Maniet AIA
() Deny Maniet Architects
() Defer 1315 Bunts Rd.
Lakewood, OH 44107

Applicant proposes construction of a rooftop deck. (Page 154)

13. Docket No. 09-81-25 (R) 1664 Lauderdale Ave.

- () Approve
- () Deny
- () Defer

Keyshawn Jones
1664 Lauderdale Ave.
Lakewood, OH 44107

Applicant proposes to enclose the sides of an upper porch and finish with vinyl siding. (Page 171)

ADJOURN

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



City of Lakewood
Board of Building Standards •
Architectural Board of Review •
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Application Cover Page

Docket No.: 08-72-25

Permit No.: BBS25-000074 and BBS25-000076

Applicant Name: Ron Tannenbaum, RDL Architects

Project Address: 13815 and 13901 Detroit Ave.

Project Name: The View on Detroit East

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

July 23, 2025

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

Re: The View on Detroit East

Dear City of Lakewood Commission Members,

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

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

Respectfully,

Ron Tannenbaum



Sr. Project Manager
RDL Architects

cc: *File*
Recipients

DiGeronimo Development, LLC

5720 Independence Drive
Brecksville, OH 44141

7/23/25

City of Lakewood

Architectural Board of Review
12650 Detroit Avenue
Lakewood, OH 44107

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

To Whom It May Concern:

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

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

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

Sincerely,

Authorized Signatory



Mackenzie Makepeace

Managing Director - DiGeronimo Development, LLC
(216) 224-2967

mmakepeace@digeronimocompanies.com





THE VIEW

ON DETROIT EAST

THE VIEW ON DETROIT EAST LAKEWOOD, OHIO

MIXED USE COMMUNITY
DESIGN SUBMISSION

ABR PRESENTATION
AUGUST 29, 2025

08.29.2025 RDL 25084R

THE VIEW ON DETROIT EAST | LAKEWOOD, OH

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

DiGERONIMO **RDL**
DEVELOPMENT ARCHITECTS

LAKEWOOD ABR CHECKLIST

<input checked="" type="checkbox"/>	Site Plan
<input checked="" type="checkbox"/>	Photographs as needed
<input checked="" type="checkbox"/>	Floor plans with north arrow and scale
<input checked="" type="checkbox"/>	Elevations to scale
<input checked="" type="checkbox"/>	Sketch or Rendering
<input checked="" type="checkbox"/>	Product brochures and specs for colors and materials
<input checked="" type="checkbox"/>	Sufficient Detail

April 01, 2021 - Staff Comments

<input type="checkbox"/>	Provide material cut sheets/product specs for all proposed materials	Provided as Exhibit C
<input type="checkbox"/>	Provide additional wall sections through other areas of the building	Wall section is provided to describe floor to floor height and wall depth. No other wall sections are required or needed.
<input checked="" type="checkbox"/>	Consider breaking the horizontal band and continue the white brick down to grade	Provided as an option as Exhibit B
<input checked="" type="checkbox"/>	Provide photos of context inspiration	Provided previously submitted context images as Exhibit D
<input checked="" type="checkbox"/>	Provide a canopy on the entrance to the west building and recess the entrance doors	The entrance has been recessed +/-3'-0" from face of building. Canopy is not needed for shelter or visual queue
<input type="checkbox"/>	Consider signage relocation	We feel the signage is acceptable at its current location and is a place holder for further study during the completion of the design documentation.
<input type="checkbox"/>		
<input type="checkbox"/>	Building seems flat	We disagree

March 29, 2021 - Staff Comments

<input checked="" type="checkbox"/>	Extend brick pier detail from upper floors through the first floor	This is a minor detail. We have a sketch of what this looks like and can comply.
<input checked="" type="checkbox"/>	Provide brick / relief detailing on side and rear elevations	Currently in the design
<input checked="" type="checkbox"/>	Provide stamped concrete at existing curb cut at east buiding	Will comply
<input checked="" type="checkbox"/>	Provide accent material at all access points to parking lots	Accented concrete will be provided at sidewalk crossing parking lot entries
<input checked="" type="checkbox"/>	Relocate bike racks on Detroit closer the the building	Will comply
<input checked="" type="checkbox"/>	Step down wood fence at building lines	Will comply
<input type="checkbox"/>	Remove 4 light fixtures in parking lot area abutting residential lots.	Cannot comply, this will create areas within the parking lot that are not properly illuminated.

RESPONSES

March 11, 2021

<input checked="" type="checkbox"/>	Enlarge landscape / planting plans	provided
<input checked="" type="checkbox"/>	Provide planting schedule	provided
<input checked="" type="checkbox"/>	Provide brochures for siter amenities	provided
<input checked="" type="checkbox"/>	Consider other sites context with light placement	same as above
<input checked="" type="checkbox"/>	Provide actual photos of the site context	provided
<input checked="" type="checkbox"/>	Provide elevations and renderings of secondary facades	provided
<input checked="" type="checkbox"/>	Provide buffer at residential first floor units at streets	Physical barriers or pavement variations are used to push pedestrian traffic away from the building at residential units at street
<input checked="" type="checkbox"/>	Consider carrying the vertical articulation to grade	same as above
<input checked="" type="checkbox"/>	Provide wall sections	provided
<input checked="" type="checkbox"/>	Provide enlarged bay elevations	provided
<input checked="" type="checkbox"/>	Provide parapet detail, adjust break points of parapet	refer to current deisgn

March 5, 2021

<input checked="" type="checkbox"/>	How does project relate to Commercial District Design Guidelines?	Refer to the Commercial District Design Principles sheet
<input checked="" type="checkbox"/>	Return the end of the high parapets back into the roof	refer to current deisgn
<input checked="" type="checkbox"/>	Provide ceiling heights at first floor	provided
<input checked="" type="checkbox"/>	Where will mechanical equipment be located?	condensers on roof
<input checked="" type="checkbox"/>	Will mechanical equipment be screened?	no, but will not be visible at street level

February 12, 2021

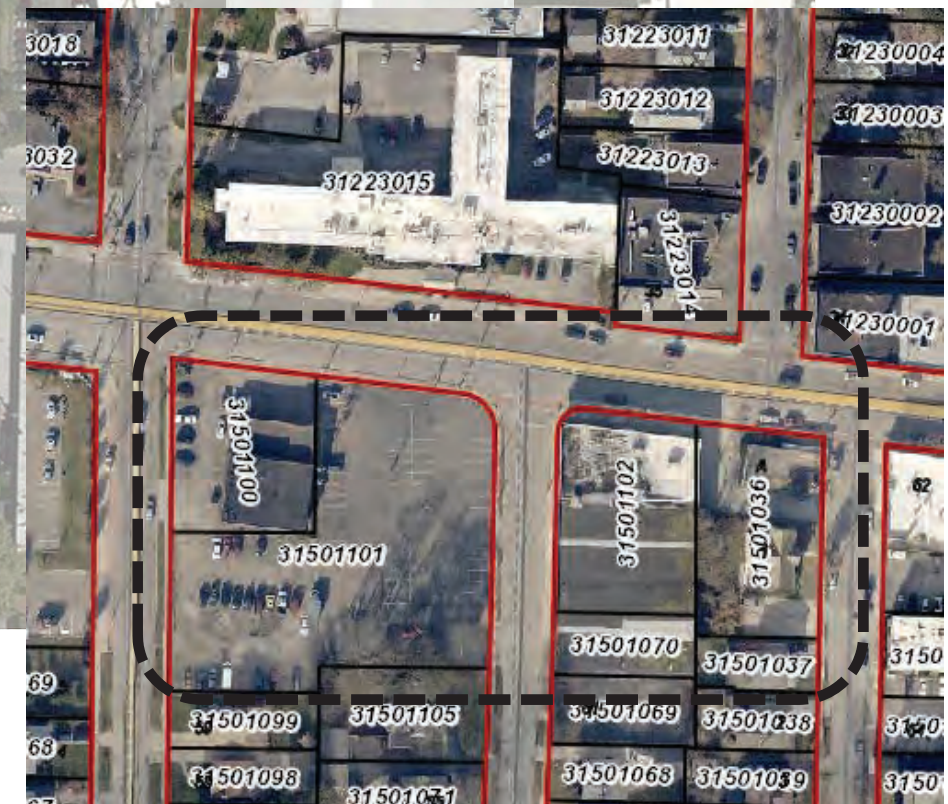
<input type="checkbox"/>	Address pedestrian crossing at Parkwood & Detroit	This is part of the city "right of way" and is a city issue to resolve.
<input checked="" type="checkbox"/>	How will retail be accessed from parking lot?	Parking for commercial space is not provided in parking lots
<input checked="" type="checkbox"/>	How will retail be accessed from Detroit?	Park on street and enter commercial space
<input checked="" type="checkbox"/>	Provide landscape buffer along streetscapes	Provided along Parkwood & Bunts
<input checked="" type="checkbox"/>	How will 3' buffer be designed along detroit?	
<input checked="" type="checkbox"/>	How will 3' buffer be designed along side streets?	
<input checked="" type="checkbox"/>	Recommend using city standards for bike racks	
<input type="checkbox"/>	Provide pedestrian circulation patterns for parking lot	Pedestrian circulation in parking lot will be similar to other Lakewood precidents. No defined path will be provided.
<input checked="" type="checkbox"/>	Show site context and on-street parking	provided
<input checked="" type="checkbox"/>	Denote visitor parking	provided
<input checked="" type="checkbox"/>	Address snow removal in parking lot	Snow will be pushed into landscape buffers throughout the parking lot
<input checked="" type="checkbox"/>	Provide a landscaping plan	provided
<input checked="" type="checkbox"/>	Verify parking dimensions meet required code	zoning code does not specify width and length of parking space
<input checked="" type="checkbox"/>	Confirm turning radius' in parking lot are adequate	confirmed

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

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



CONTEXT MAP
Not to Scale



GIS PARCEL MAP
Not to Scale





14000 Detroit Ave

4



13900 Detroit Ave

5



13804 Detroit Ave

6



14018 Detroit Ave

3



13618 Detroit Ave

7



14013 Detroit Ave

2



13605-13621 Detroit Ave

9



13608 Detroit Ave

8

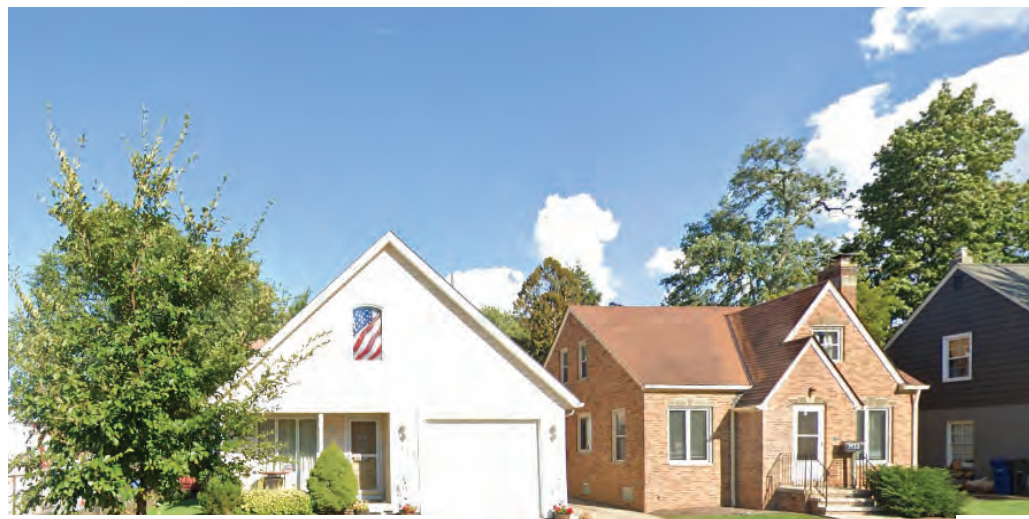
08.14.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | SITE CONTEXT IMAGERY

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W1430 & 1434 Bunts Rd 18



1429 Bunts Rd 17



1428 & 1432 Parkwood Rd 16



1427 & 1431 Parkhaven Row 20



1418 & 1422 Wyandotte Ave 14



1435 & 1441 Parkhaven Row 19



1431 & 1437 Parkwood Rd 15



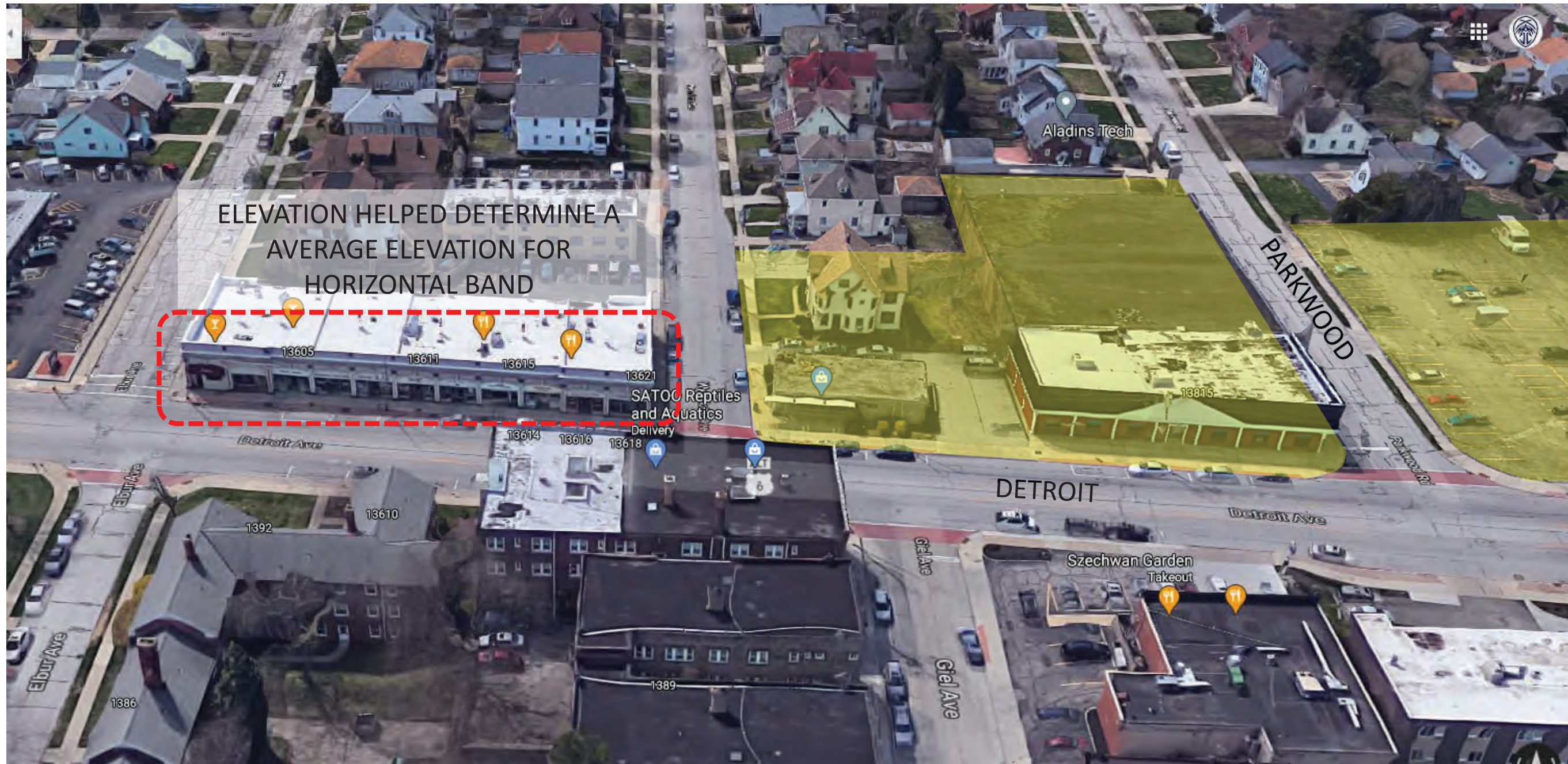
1415 Wyandotte Ave 13

08.14.2025 RDL 25084R

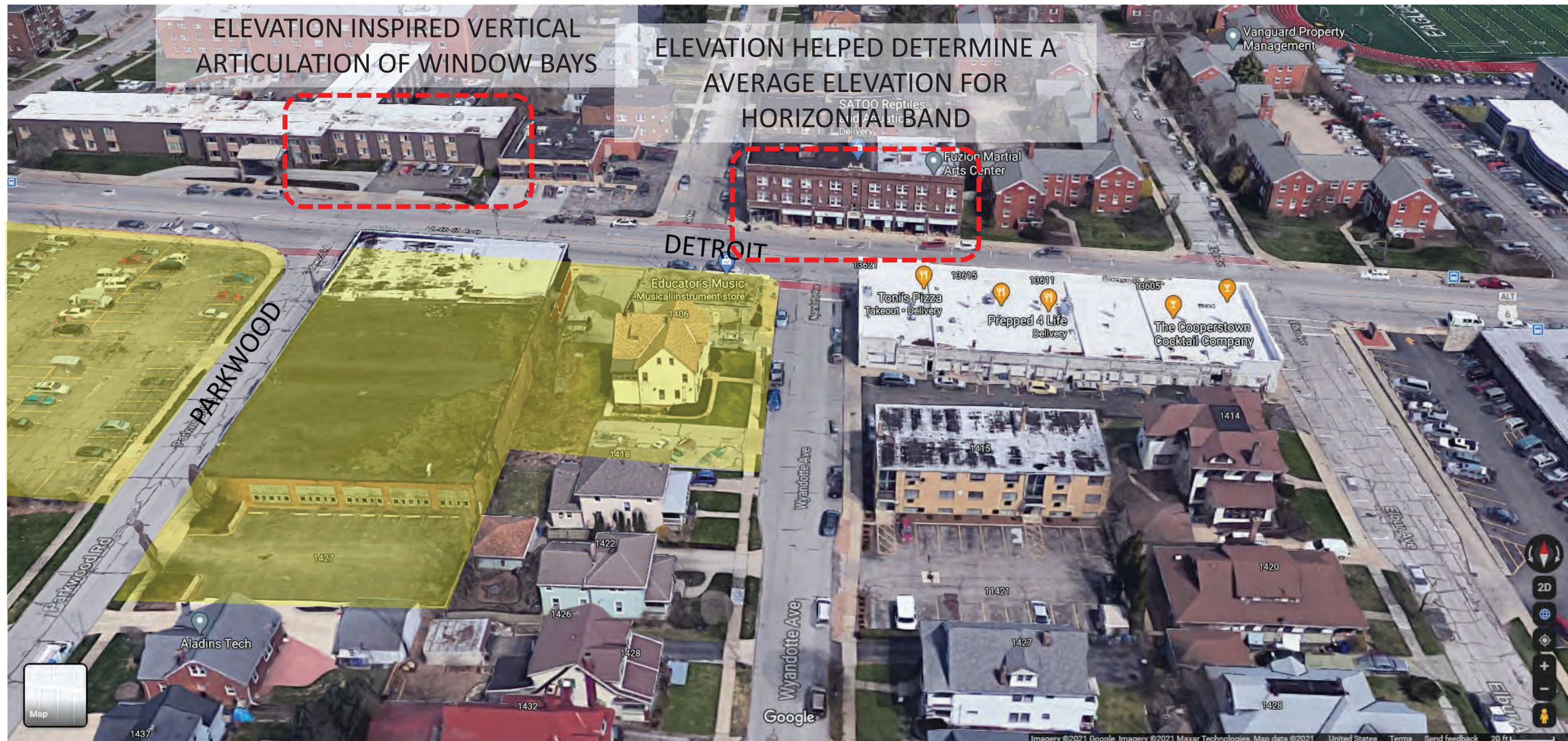
THE VIEW | LAKEWOOD, OH | SITE CONTEXT IMAGERY

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December 28, 2020

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

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

Dear Mr. Solove:

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

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

The following are the results of our trip generation analysis.

TRIP GENERATION

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

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

- **120 Residential Units**

Mr. Alex Solove
December 28, 2020
Page 2

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

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

PROPOSED TRIP GENERATION CALCULATIONS

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

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

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

CONCLUSIONS

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

Mr. Alex Solove
December 28, 2020
Page 3

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

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

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

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

Very truly yours,

TMS Engineers, Inc.

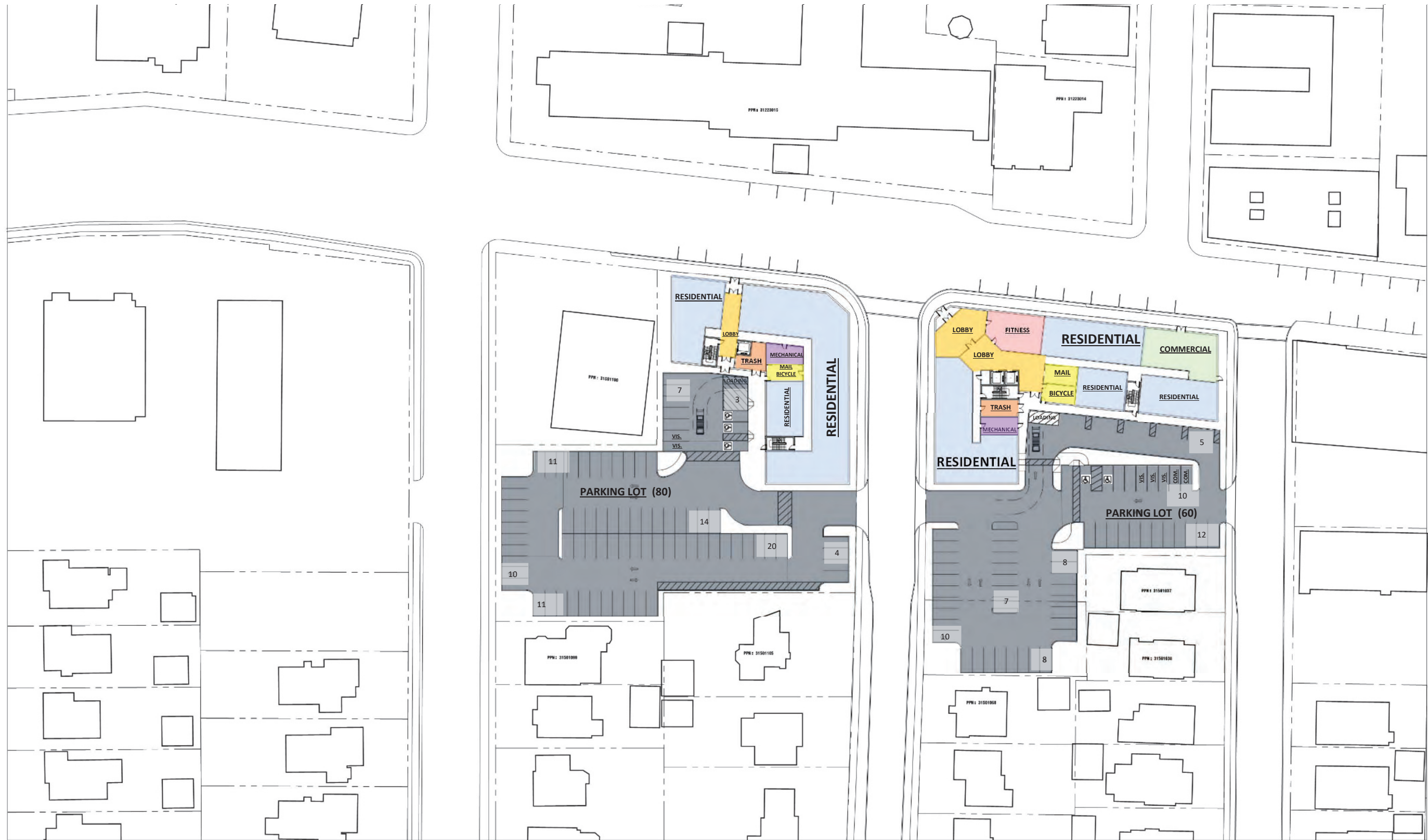
Andrew B. Comer, P.E.
Senior Traffic Engineer

attachments

Solove-Lakewood Tgen 122820.wpd

Trip Generation Analysis Letter

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

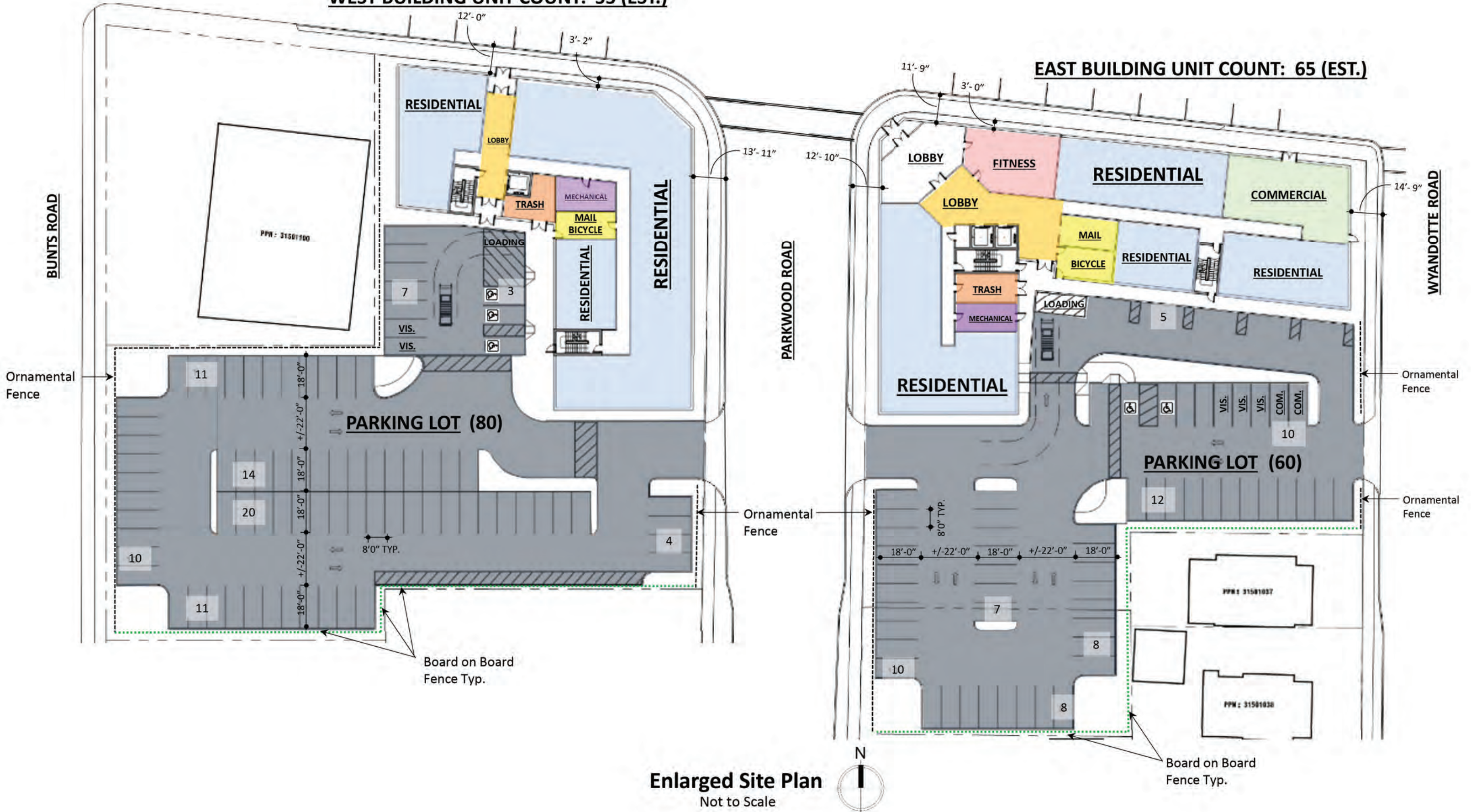


Site Plan
Not to Scale

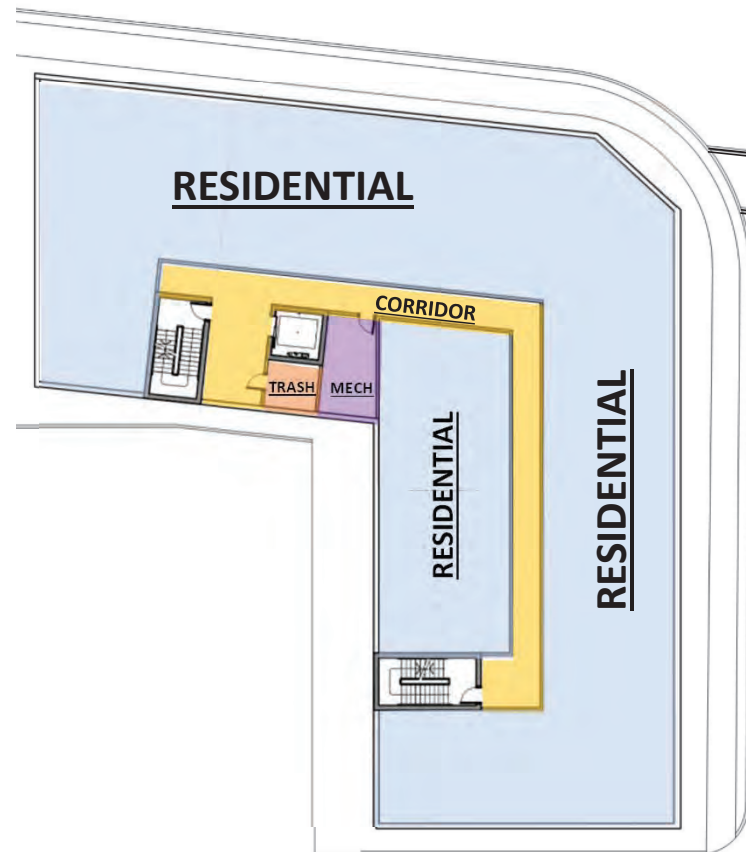


WEST BUILDING UNIT COUNT: 55 (EST.)

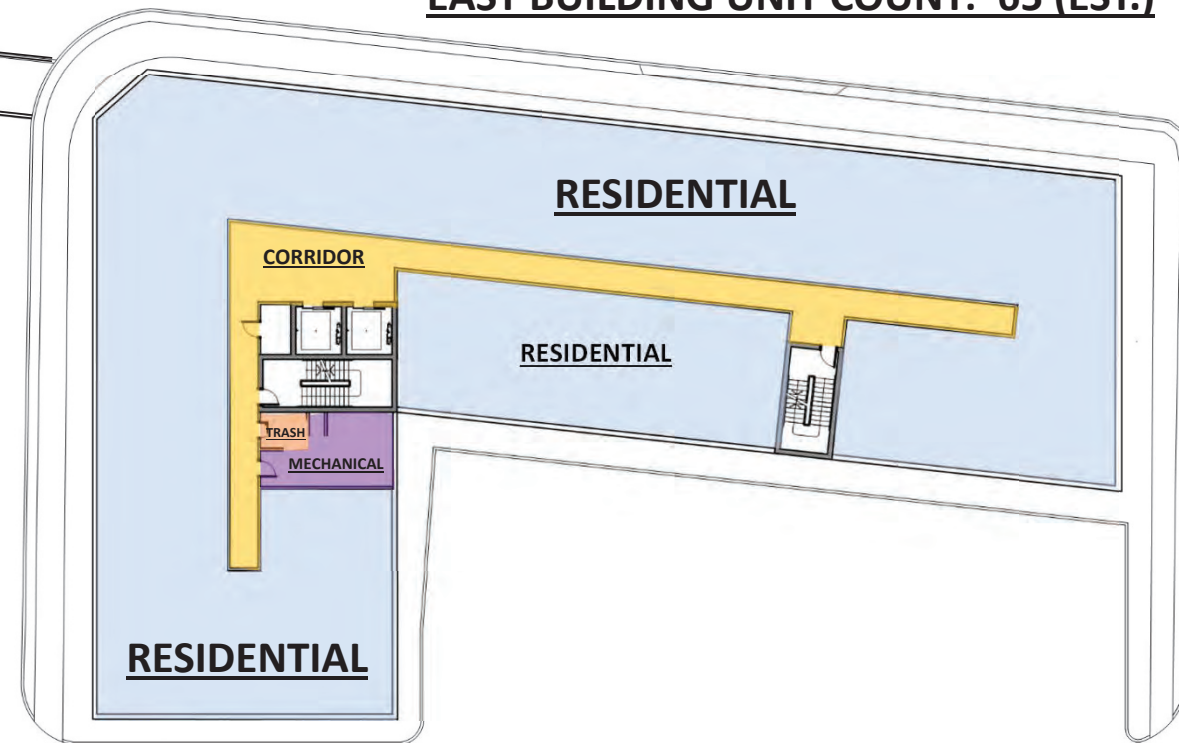
EAST BUILDING UNIT COUNT: 65 (EST.)



WEST BUILDING UNIT COUNT: 55 (EST.)



EAST BUILDING UNIT COUNT: 65 (EST.)



Enlarged Typical Upper Floor Plan
Not to Scale





Overall Landscape Plan
Not to Scale



Overall Landscape Plan

Steel Courtyard Park Bench



Bike Rack



West Building Landscape Plan

West Building Landscape Plan

Not to Scale



Tournesol Planters - Urban Collection Color TBD



East Building Landscape Plan

East Building Landscape Plan

Not to Scale



Trees



AC - Serviceberry



NS - Blackgum

Groundcover



CSL - Scarlet Leader Cotoneaster

Grasses



CAL - Karl Foerster Reed Grass



PAN - Red Rays Switch Grass

Shrubs



AM - Low Scape Hedger



HH - Hidcote St. Johnswort



HYP - Dwarf St. Johnswort



IGS - Shamrock Inkberry



IVJ & IVS - Winterberry



PF - Abbotswood Potentilla



RR - White Rugosa Rose



TME - Everlow Yew



TPG - Gelderland Arborvitae

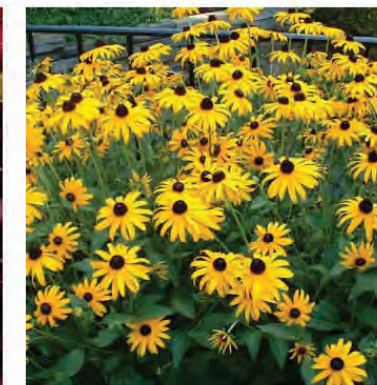


VB - Newport Viburnum

Perennials



HEL - Lenten Rose



RUD - Black-eyed Susans

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

Plant Palette

Plant Palette for Landscape Plans

Not to Scale





6' horizontal wood fence

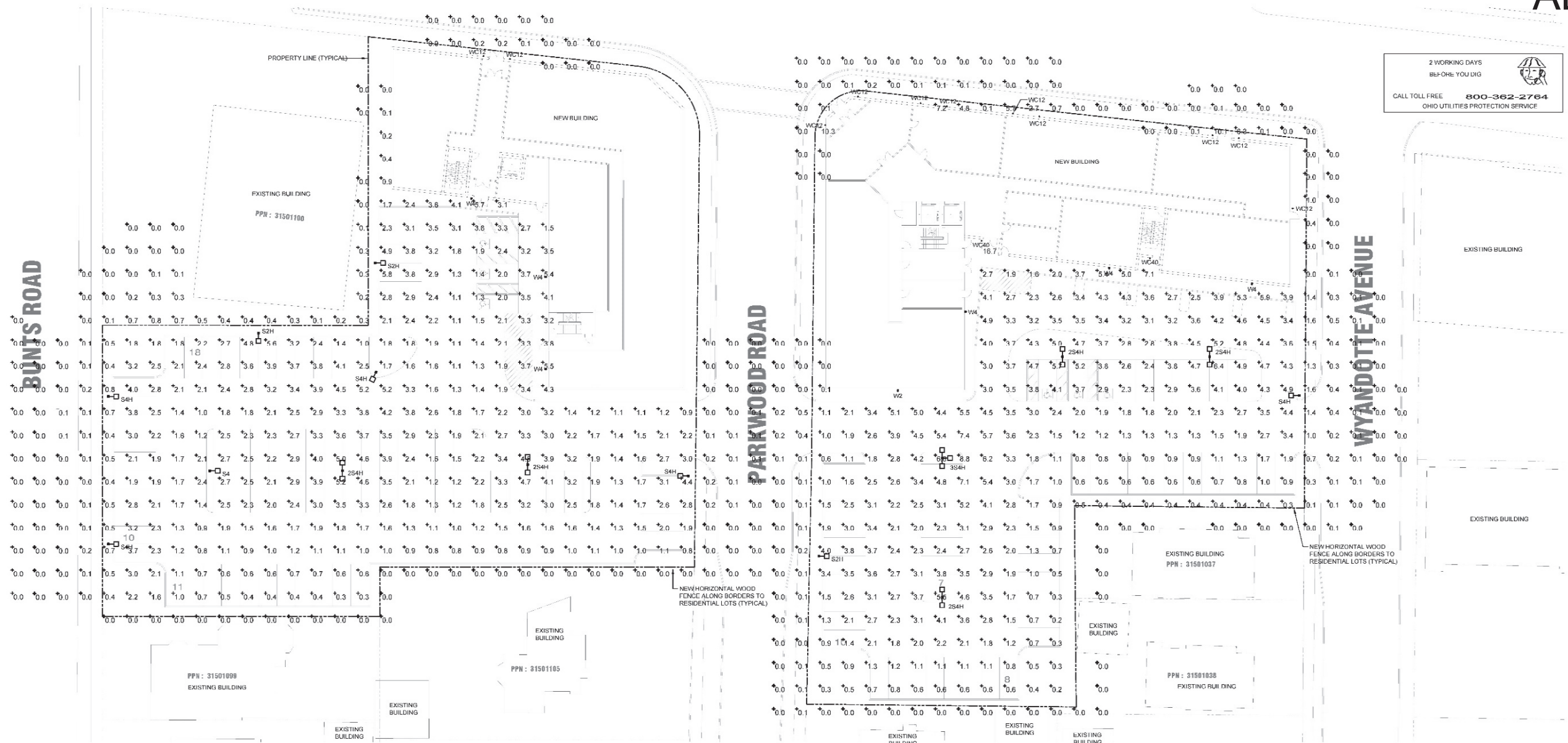
HORIZONTAL WOOD FENCE ALONG BORDERS TO RESIDENTIAL LOTS



ORNAMENTAL FENCE ALONG STREETScape

SITE FENCING

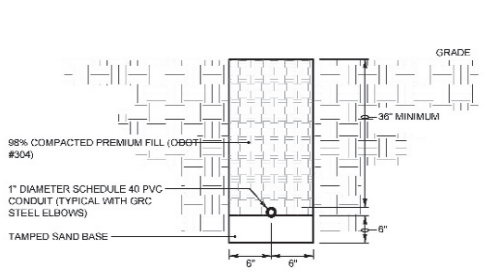
2 WORKING DAYS
 B-B-OR: YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE



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

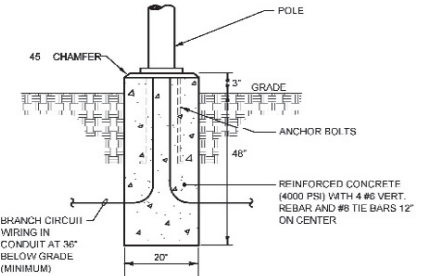
ELECTRICAL SYMBOLS

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



UNDERGROUND CONDUIT DETAIL
 NO SCALE

NOTE: PROVIDE 6" CONCRETE COVER WHEN ROUTED BELOW DRIVEWAYS AND PARKING AREAS.



LIGHTING POLE BASE DETAIL
 NO SCALE

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

GENERAL NOTES

- A. THE ELECTRICAL INSTALLATION MUST MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE STATE OR LOCAL CODES, AS INTERPRETED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- B. EXACT POLE BASE LOCATIONS AND UNDERGROUND CONDUIT/BANK ROUTINGS TO BE COORDINATED WITH CIVIL PLANS AND DETERMINED IN THE FIELD FOR COORDINATION WITH ALL OTHER UTILITIES.
- C. PROGRAM THE LIGHTING CONTROL PANEL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. FIXTURES MUST DIM LUMINAIRE AT DUSK, REDUCE TO 50% OUTPUT AT 11PM AND TURN OFF AT 11:00AM.
- D. MINIMUM SIZE OF OUTDOOR UNDERGROUND SCHEDULE 40 PVC CONDUIT SHALL BE 1". ALL UNDERGROUND CONDUIT SHALL BE DIRECTLY BURIED AT 36" BELOW GRADE. CONDUIT IS PERMITTED TO RISE TO SMALLER DEPTHS AT HAND HOLES AND SPLICE BOXES AS PERMITTED BY NEC ARTICLE 300.7.
- E. ALL WIRE SHALL BE 600 VOLT XHHW, 90 DEGREE INSULATED AND SHALL BE COPPER. MINIMUM SIZE OF OUTDOOR CONDUCTOR SHALL BE #10 AWG INCLUDING GROUNDING CONDUCTOR TO ACCOMMODATE VOLTAGE DROP. INCREASE BRANCH CIRCUIT WIRE SIZE TO #8 AWG WHEREVER BRANCH CIRCUIT RUN EXCEEDS 500'.
- F. ALL WIRING SHALL HAVE DEDICATED GROUNDING CONDUCTOR THAT SHALL BOND TO METAL POLES, ANCHOR BOLTS AND ALL METAL SUPPORTS FOR ELECTRICAL EQUIPMENT AND WIRING.
- G. ALL ELECTRICAL EQUIPMENT SHALL BE UL LISTED OR LABELED.

LUMINAIRE SCHEDULE							
TYPE	LUMINAIRE	LAMP TYPE	DESCRIPTION	QUANTITY	MANUFACTURER	CATALOG NUMBER	REMARKS
S211	58	120	LED 4000K (CCT) LED AREA PEDESTAL POLE MOUNTED FIXTURE WITH 1000MA DRIVER, TYPE I SHL CONTROL, 35' HRU AND HOUSE SHIELD. WAVELENGTH OUTDOOR CONTROL MODULE AND FINISH TO BE SH (H) BY ACH/ICI. 18" SQUARE SQUARE SHH - C2.	18	MOGRAW EDSON	GPC-SATC-740-L-SL2-QM-FINISH-18S-PR7 / WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISORARE VSK ARRAY AND LUMA-MARTIN
S4	34	120	SAME AS TYPE S211, EXCEPT WITH TYPE IV FORWARD T-BROW DISTRIBUTION AND NO HOUSE SHIELD.	18	MOGRAW EDSON	GPC-SATC-740-L-SL4-QM-FINISH-18S-PR7 / WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISORARE VSK ARRAY AND LUMA-MARTIN
S4H	39	120	SAME AS TYPE S4, EXCEPT WITH TYPE I SHL CONTROL, DISTRIBUTION, HOUSE SHIELD AND 1000MA DRIVER.	18	MOGRAW EDSON	GPC-SATC-740-L-SL4-QM-FINISH-18S-PR7 / WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISORARE VSK ARRAY AND LUMA-MARTIN
S4H	177	120	SAME AS TYPE S4H EXCEPT WITH THREE HEADS MOUNTED AT 90 DEGREES.	18	MOGRAW EDSON	GPC-SATC-740-L-SL4-QM-FINISH-18S-PR7 / WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISORARE VSK ARRAY AND LUMA-MARTIN
W2	34	120	WALL MOUNT PEDESTAL FIXTURE WITH 1000MA DRIVER, TYPE I SHL CONTROL, 28" TUBULON, WAVELENGTH OUTDOOR CONTROL MODULE AND FINISH TO BE SELECTED BY ARCHITECT.	12	MOGRAW EDSON	GPC-SATC-740-L-SL2-QM-FINISH-18S-PR7 / WOLC-7P-10A	(2) EQUALS INCLUDE VISORARE VSK ARRAY AND LUMA-MARTIN
W4	34	120	SAME AS TYPE W2, EXCEPT WITH TYPE IV SHL CONTROL.	12	MOGRAW EDSON	GPC-SATC-740-L-SL4-QM-FINISH-18S-PR7 / WOLC-7P-10A	(2) EQUALS INCLUDE VISORARE VSK ARRAY AND LUMA-MARTIN
WC12	20	120	WALL MOUNT CYLINDER DOWN LIGHT FIXTURE WITH 12 DEGREE BEAM SPREAD AND FINISH TO BE SELECTED BY ARCHITECT.	12	MOGRAW EDSON	FC02-09UNV-940-20L-FINISH-D2	
WC40	20	120	SAME AS TYPE WC12, EXCEPT WITH 40 DEGREE BEAM SPREAD.	12	MOGRAW EDSON	FC02-09UNV-940-20L-FINISH-D40	

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



Site Photometric Plan

Not to Scale



SITE PERSPECTIVE

NOT TO SCALE



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DEVELOPMENT

THE VIEW ON
DETROIT EAST
- WEST
BUILDING

13201 DETROIT AVENUE
LAKEWOOD, OH 44107

RDLA PROJECT # 25084

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3D SITE
PERSPECTIVE

SCALE

A602A

① PLANTING BED

Integrates into building, creates height and depth

③ RAILINGS SEE THROUGH

⑤ TALL EVERGREEN

Visually obstructs view into the unit, provides screening

⑦ SHEER DRAPS

Obscures view while allowing light transmittance. tenant operated

⑩ CONCRETE PLANTER BOX

Visually obstructs view into the unit, provides screening

② RAISED PLANTER

Integrates into building, creates height and depth

④ PLANTER BOX

Allow elevated boarder create height and depth from residential unit

⑥ OPAQUE ROLLER SHADES

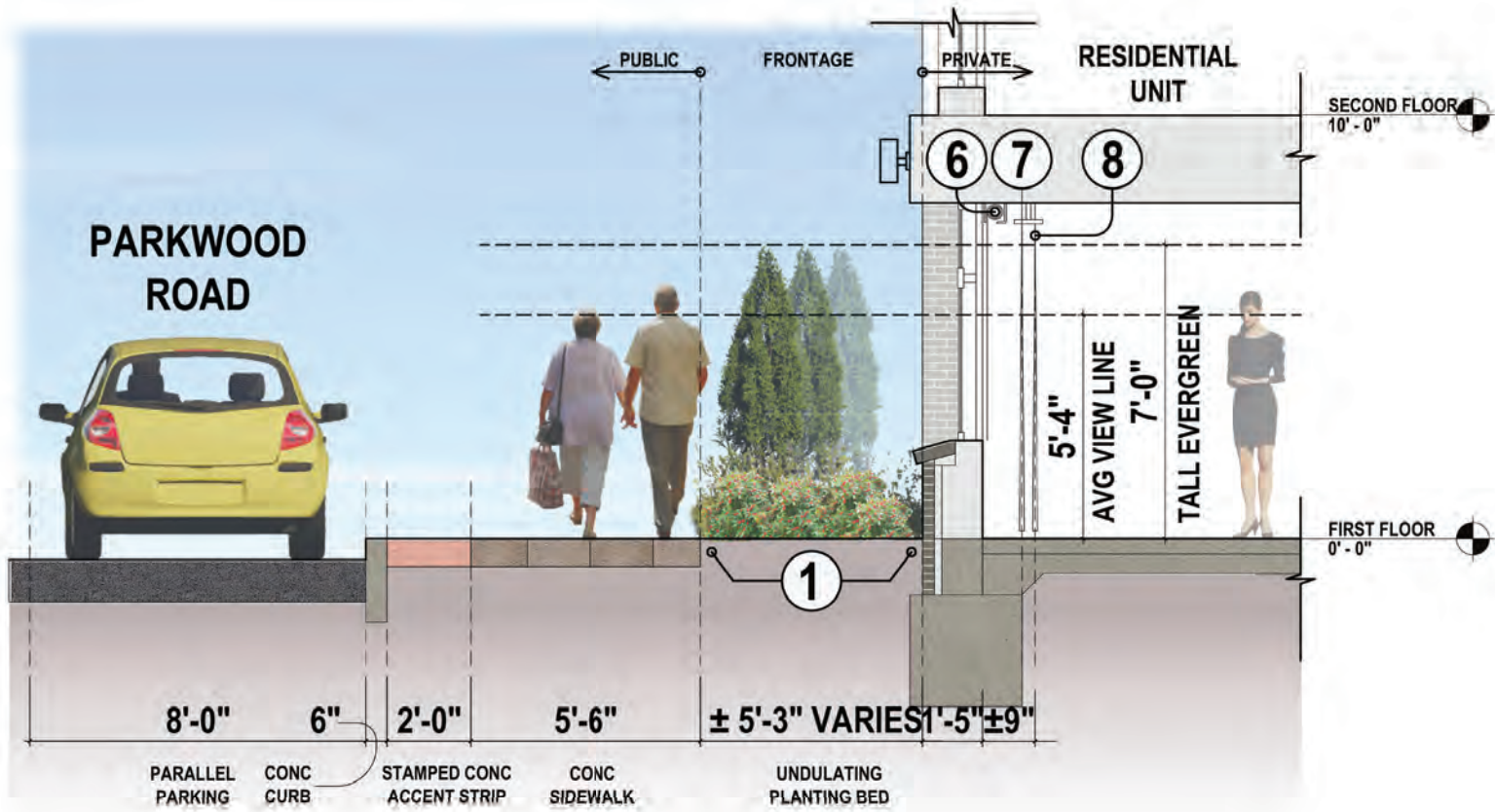
⑧ OPAQUE DRAPS

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

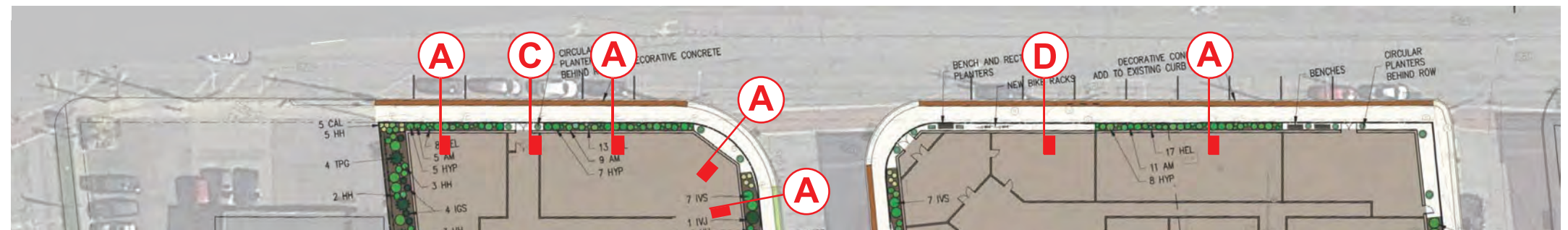
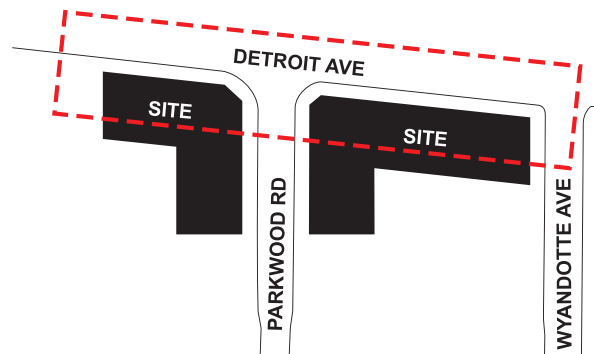
⑪ PRE FINISHED ALUMINUM STOREFRONT SYSTEM

Obscures view while allowing light transmittance. tenant operated

⑨ PRE FINISHED STEEL BENCH



A PLANTING ALONG PARKWOOD ROAD
UNDULATED PLANTING BEDS



08.29.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | DIAGRAM | STREET SECTIONS

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① PLANTING BED

Integrates into building, creates height and depth

② RAISED PLANTER

Integrates into building, creates height and depth

③ RAILINGS SEE THROUGH

④ PLANTER BOX

Allow elevated boarder create height and depth from residential unit

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Visually obstructs view into the unit, provides screening

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⑦ SHEER DRAPS

Obscures view while allowing light transmittance. tenant operated

⑧ OPAQUE DRAPS

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

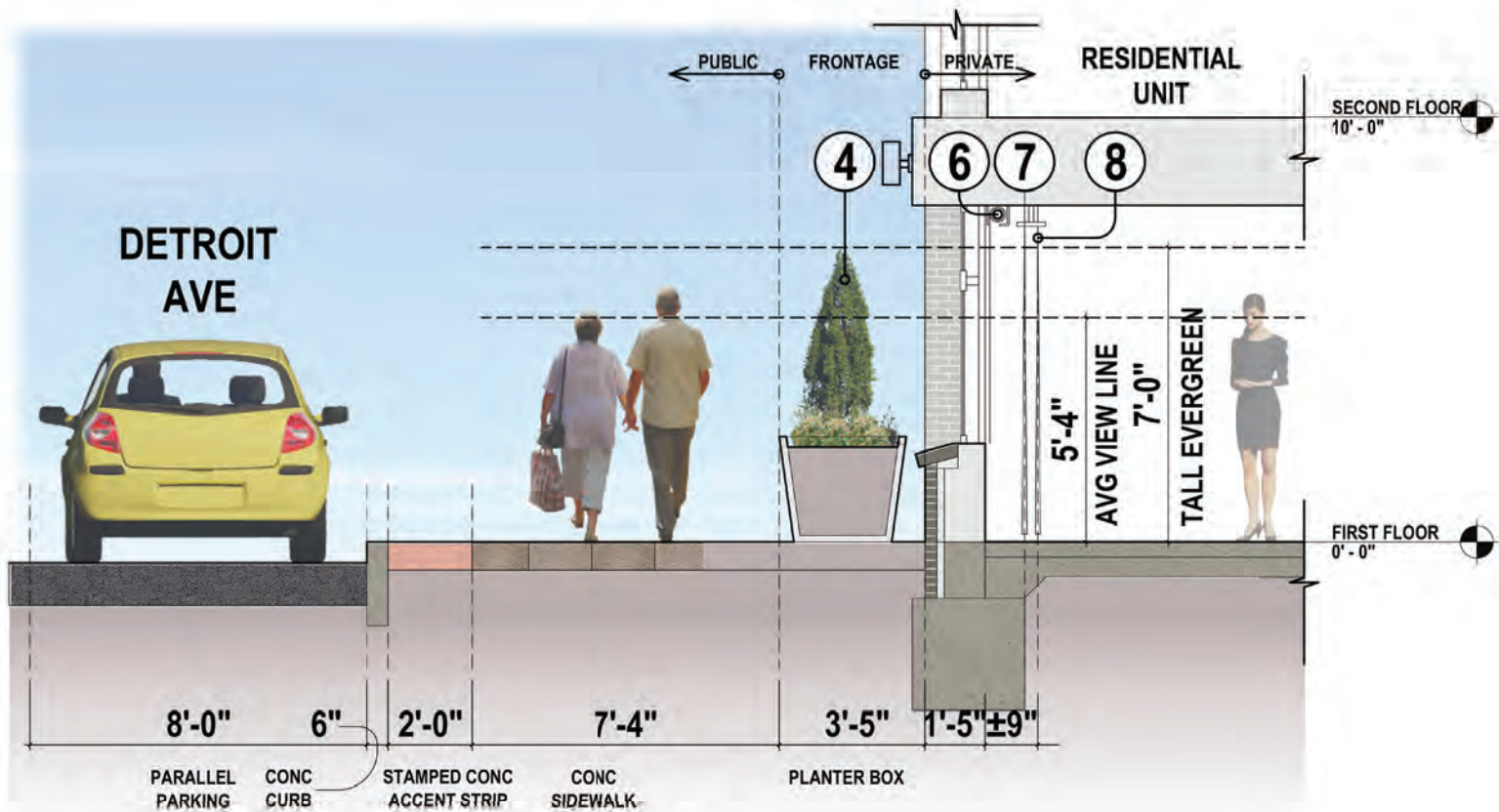
⑩ CONCRETE PLANTER BOX

Visually obstructs view into the unit, provides screening

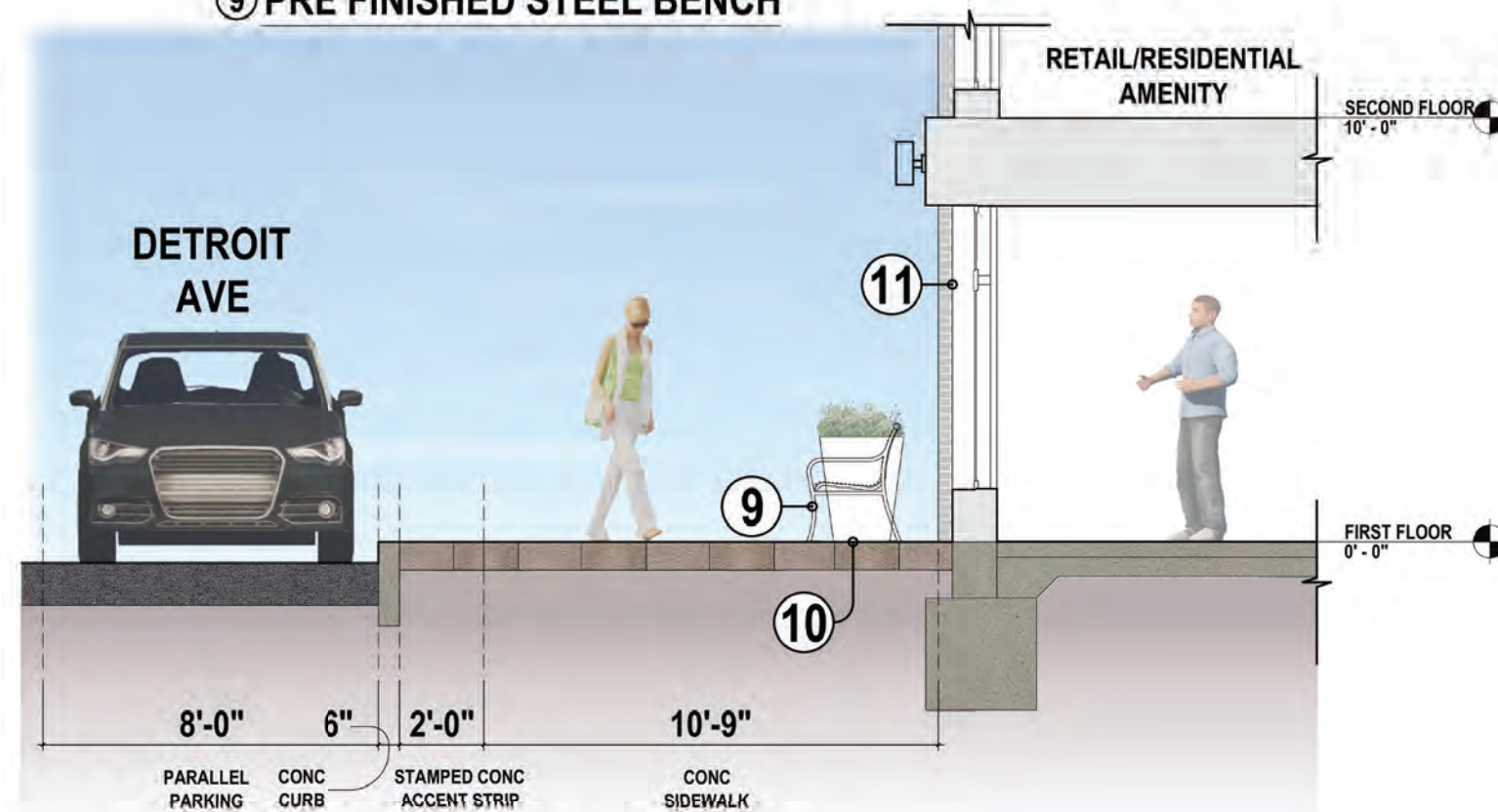
⑪ PRE FINISHED ALUMINUM STOREFRONT SYSTEM

Obscures view while allowing light transmittance. tenant operated

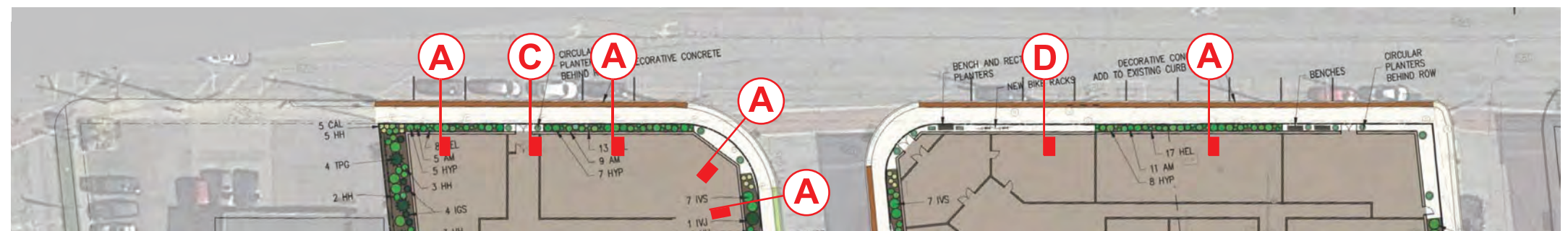
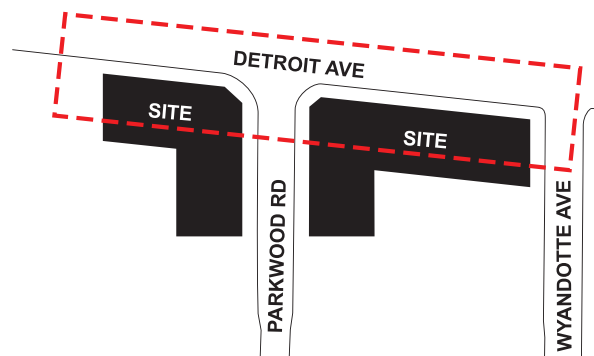
⑨ PRE FINISHED STEEL BENCH



C PLANTING AT DETROIT AVE
MATEL PLANTER BOXES



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



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

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

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08.29.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | RENDERING | DETROIT AVE OVERALL VIEW | ALT. PLANTING

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08.29.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | RENDERING | EAST BUILDING RESIDENTIAL ENTRY | ALT. PLANTING

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THE VIEW ON
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- EAST
BUILDING

13815 DETROIT AVENUE
LAKEWOOD, OH 44107



3 WEST ELEVATION - COLOR
NTS



1 NORTH ELEVATION - COLOR
NTS

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EXTERIOR
ELEVATIONS
COLOR

SCALE 3/8" = 1'-0"

A600A



4 EAST ELEVATION - COLOR
AS19A
NTS



1 SOUTH ELEVATION - COLOR
AS19A
NTS

ISSUE

EXTERIOR ELEVATIONS
COLOR

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



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THE VIEW ON
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- WEST
BUILDING

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3 EAST ELEVATION - PARKWOOD RD. - COLOR
NTS



1 NORTH ELEVATION - DETROIT AVE - COLOR
NTS

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EXTERIOR
ELEVATIONS -
COLOR

SCALE 3/8" = 1'-0"

A600A

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BUILDING

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1 SOUTH ELEVATION - COLOR
A601A NTS



2 WEST ELEVATION - COLOR
A601A NTS

KSJA PROJECT # 25584

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EXTERIOR ELEVATIONS - COLOR

SCALE 3/16" = 1'-0"

A601A



1 SOUTH ELEVATION - PARTIAL - COLOR
A602A NTS



1 NORTHEAST ELEVATION - COLOR
A602A NTS



2 WEST ELEVATION - PARTIAL - COLOR
A602A NTS

RDLA PROJECT #

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EXTERIOR
ELEVATIONS -
COLOR

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



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KSIA PROJECT #

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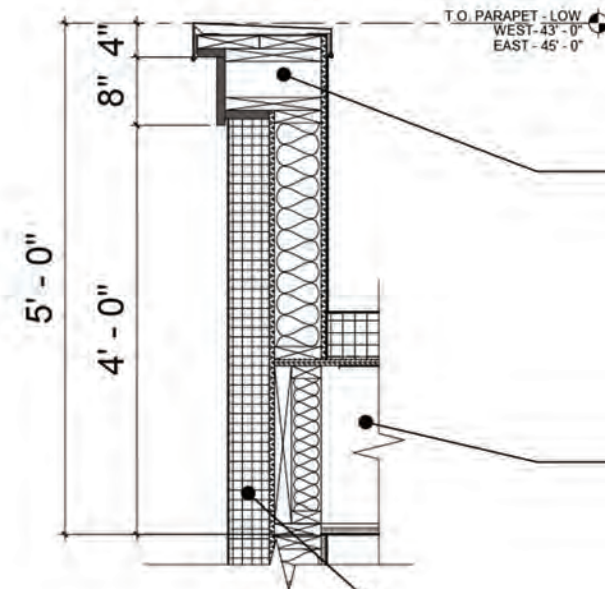
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3D VIEWS

SCALE

A602A

FACADE DEPTH STUDY ELEVATION



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

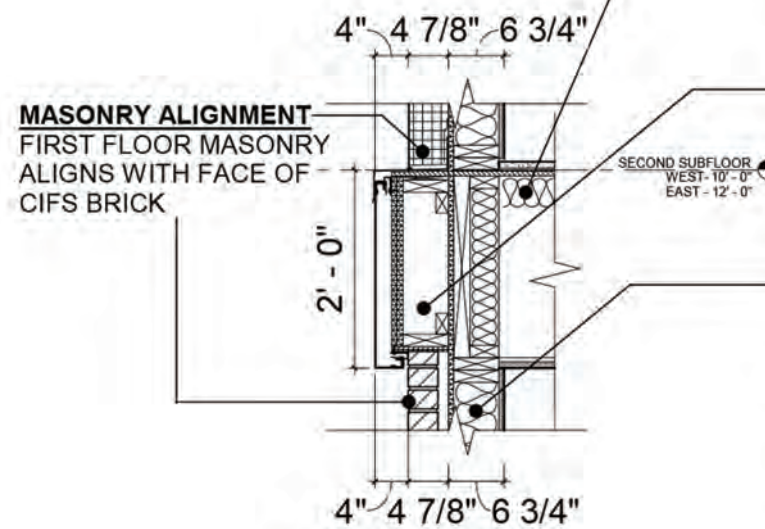
TYP. ROOF ASSEMBLY
 TPO ROOF MEMBRANE ON RIGID INSULATION ON VAPOR BARRIER ON ROOF SHEATHING OVER SLOPED OPEN WEB ROOF TRUSS PER STRUCTURAL DRAWINGS WITH 5/8" GYPSUM BOARD CEILING WITH 1/2" RESILIENT CHANNELS MAX 16" O.C.

TYP. CIFS BRICK PILASTER ASSEMBLY
 DRAINABLE CIFS BRICK MODULAR RUNNING BOND OVER FLUID APPLIED WEATHER BARRIER APPLIED OVER 5/8" EXTERIOR GRADE SHEATHING ON 2X6 FRAMING MAX 16" O.C. WITH MIN R-13 BATT INSULATION IN CAVITY FINISHED WITH 5/8" GYPSUM WALLBOARD

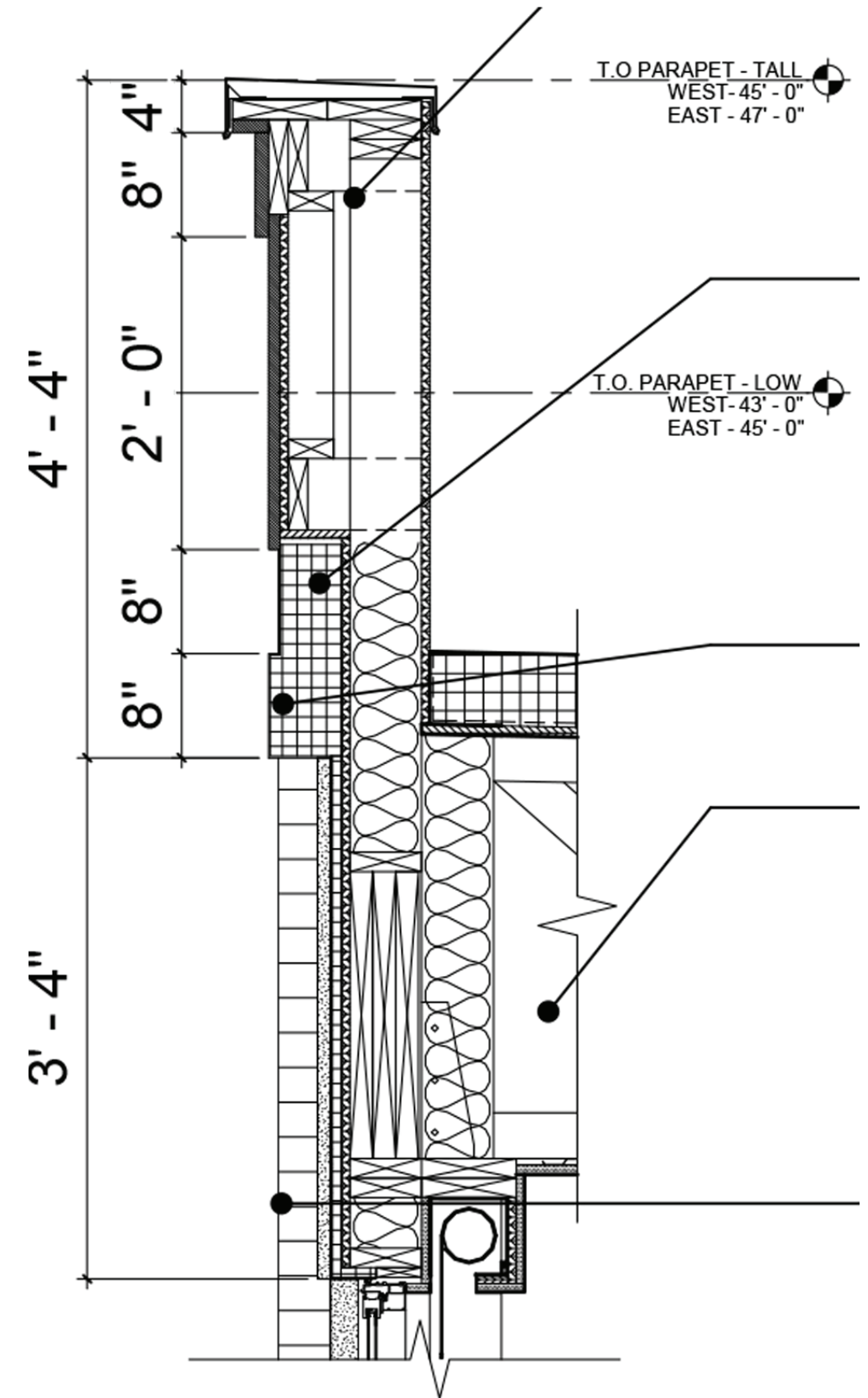
TYP. FLOOR ASSEMBLY
 3/4" GYPCRETE ON 1/4" ACOUSTICAL MAT ON 3/4" PLYWOOD FLOOR SHEATHING WITH SOUND BATT INSULATION STAPLED TO UNDERSIDE OVER OPEN WEB FLOOR TRUSS PER STRUCTURAL WITH 5/8" GYPSUM BOARD CEILING ON 1/2" RESILIENT CHANNELS. PROVIDE LADDER TRUSS AND RIM JOISTS AS REQUIRED

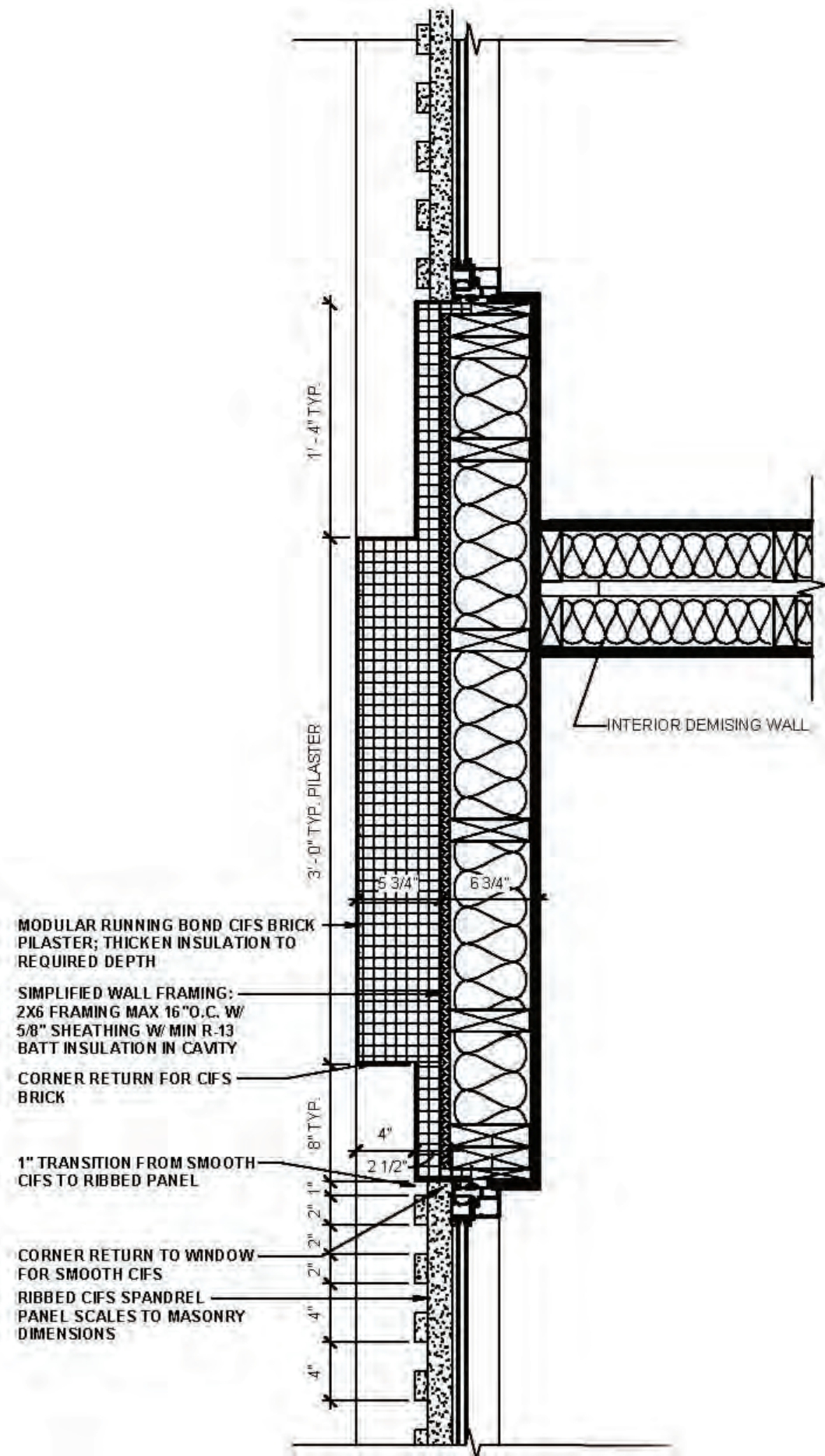
CONTINUOUS SPANDREL BAND
 ALUMINUM COMPOSITE PANEL OVER EXTERIOR GRADE SHEATHING AND 2X FRAMING; CAP WITH METAL COPING TO MATCH ALUMINUM COMPOSITE PANEL

TYP. MASONRY WALL ASSEMBLY
 MODULAR MASONRY VENEER WITH 1-1/4" AIRSPACE SECURED TO 5/8" EXTERIOR GRADE SHEATHING WITH FLUID APPLIED WEATHER BARRIER ON 2X6 FRAMING MAX 16" O.C WITH MIN R-20 BATT INSULATION FINISHED WITH 5/8" GYPSUM WALLBOARD



MASONRY ALIGNMENT
 FIRST FLOOR MASONRY ALIGNS WITH FACE OF CIFS BRICK





07.23.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | PLAN DETAIL THROUGH PILASTER

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Specification

Heavy gauge 5052 aluminum marine grade alloy
Fully welded on all seams
Powder coated finish inside and out
Includes movable rubber base feet

Available Options

Lift-n-level rubber shims
Custom sizes and colors
Outdoor and Indoor applications
Self-watering inserts and tanks
EZ FILL-TER™ bag system



Location

- Interior Exterior

Finish

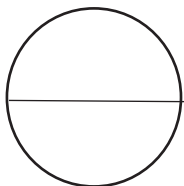
- Pewter Suede Bronze Matte Black
 Metallic Silver Gloss White Smoky Beige
- Custom Finish/Paint Name and Code # _____

Dimensions

- Qty ___ Small - 16L x 16W x 16H inches / 16 lbs
 Qty ___ Medium - 20L x 20W x 20H inches / 22 lbs
 Qty ___ Large - 24L x 24W x 24H inches / 28 lbs
 Qty ___ XL - 28L x 28W x 28H inches / 35 lbs
 Qty ___ *XXL - *36L x 36W x 36H inches / 60 lbs
 *Fabricated with 1" single return top lip rim
- Qty ___ Custom ___"L x ___"W x ___"H
 Qty ___ Custom ___"L x ___"W x ___"H
 Qty ___ Custom ___"L x ___"W x ___"H
 Qty ___ Custom ___"L x ___"W x ___"H

1/2" Dia. Drainage Holes

- Yes No TBD



PLANTERS

Modern Elite Cube Planter

PRIMARY MASONRY (CIFS BRICK)
MASTERWALL | ROLLERSHEILD DRAINAGE CIFS

1

MODULAR RUNNING BOND PATTERN |
GROUT | MAPAEI | 39 IVORY

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



SECONDARY MASONRY
BELDEN BRICK | BLACK DIAMOND VELOUR

2,4

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



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

5

PREFINISHED ALUMINUM COMPOSITE
ARCONIC | COLORWELD500 | DEEP BLACK
DATUM BAND

6,7

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

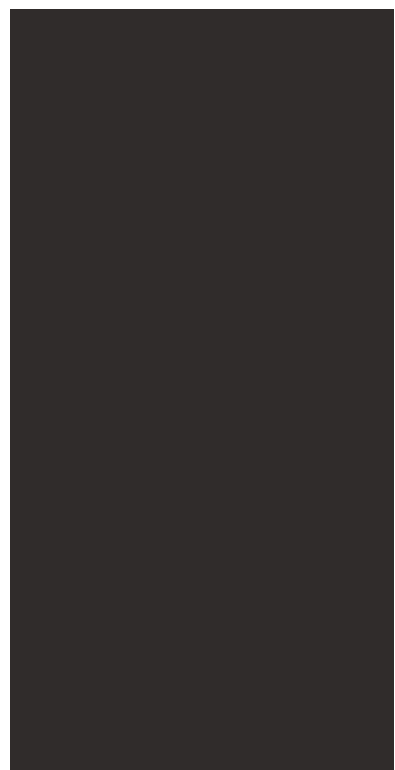
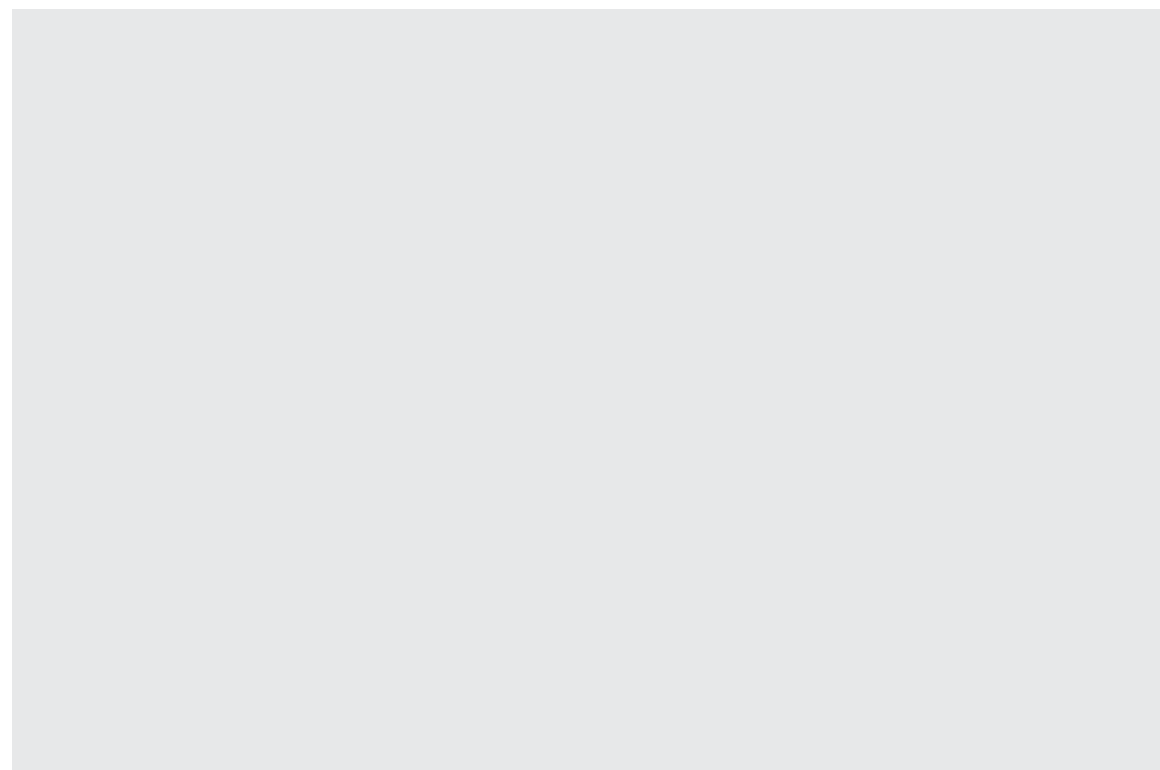
11

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

6A

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

26

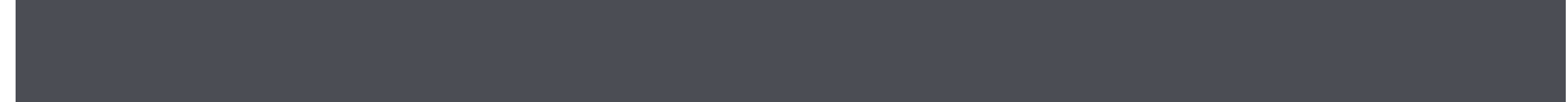


WALL RECESSES, TYPICAL
MASTERWALL | ROLLERSHIELD DRAINAGE CIFS
VERSATEX 0.5 TEXTURE (SMOOTH) | CUSTOM COLOR TO MATCH:
SW 7076 CYBERSPACE

6B

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

27



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

14

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

15,23

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

12

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

13

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

8

COMPOSITE OPENINGS
FIBERGLASS
PELLA | IMPERVIA | BLACK
UPPER FLOOR WINDOWS

9

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

16

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

18



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



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



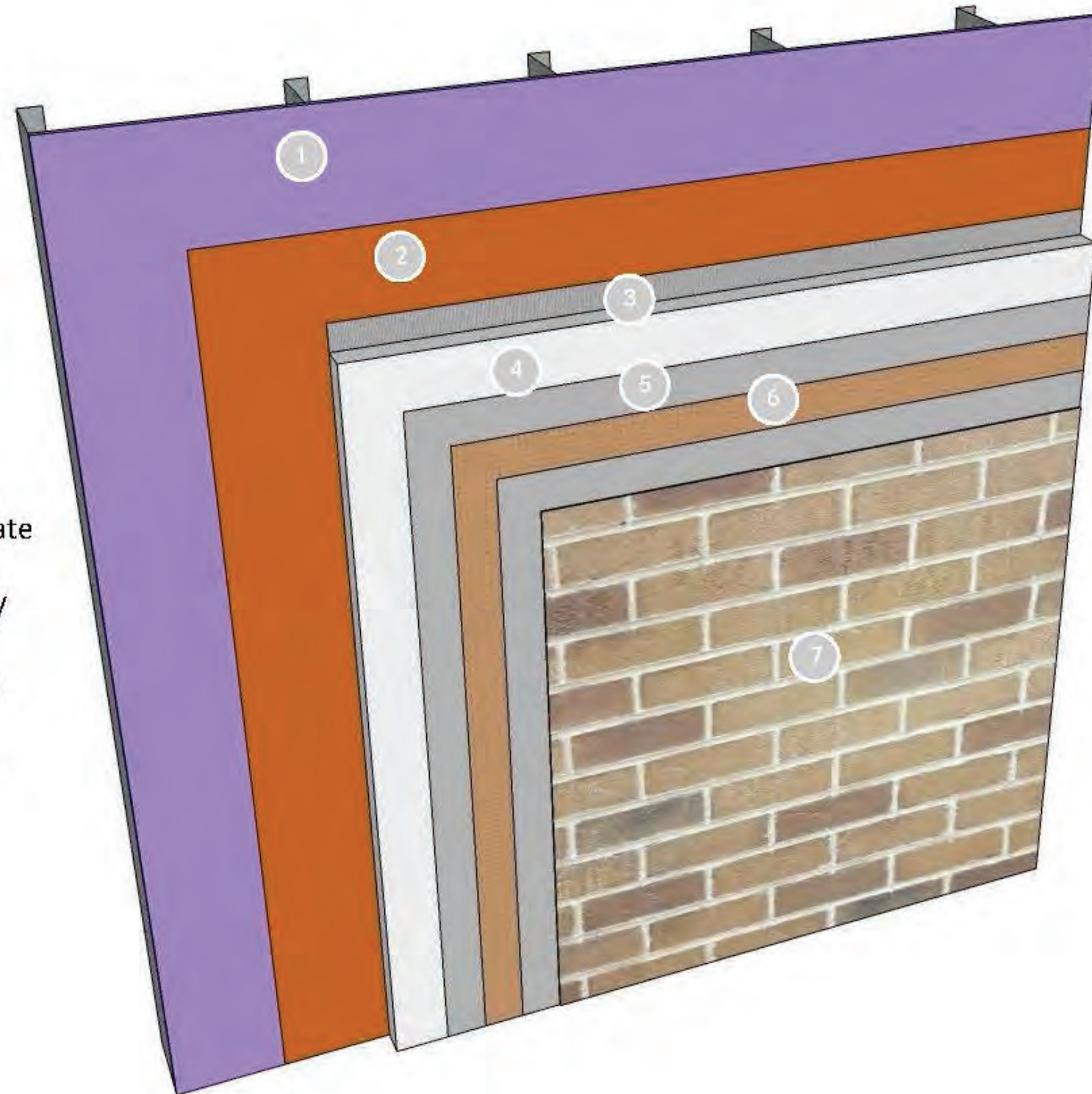
DOUBLE WALL SCONCE
WAC | DS-WD05 | BLACK
5" TUBE UP AND DOWN LIGHT



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



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



1. Framing and Approved Substrate (by others)
2. Rollershield Liquid-applied Air/Water Barrier (LAB)
3. Vertical notched adhesive and drainage channel
4. Master Wall Insulation Board
5. Master Wall Base Coat
6. Master Wall Mesh
7. CIFS® Brick Finish



Caramel CIFS® Brick and Light Smoke CIFS® Brick Mortar



Caramel CIFS® Brick with Missionside Accent and Light Smoke CIFS® Brick Mortar



_Greystone CIFS® Brick and Light Smoke CIFS® Brick Mortar



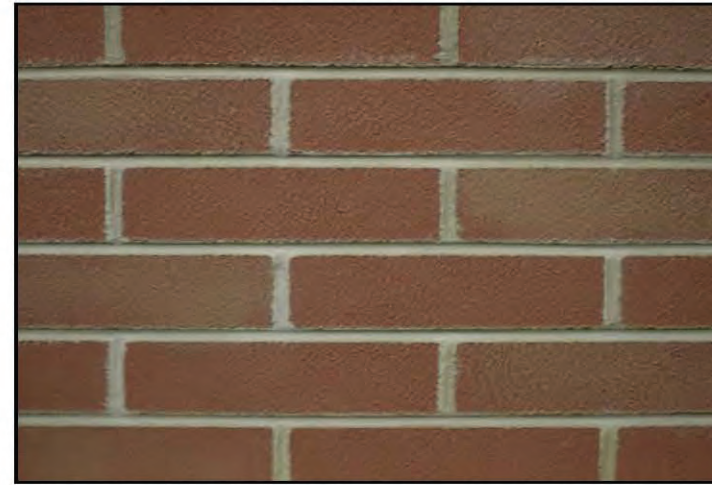
Lockhart CIFS® Brick and Light Pewter CIFS® Brick Mortar



Carbon CIFS® Brick and Light Smoke CIFS® Brick Mortar



Cordova CIFS® Brick with Covington and Smoky Tan Accents and Mist CIFS® Brick Mortar



Lockhart CIFS® Brick with North Hampton Accent and Light Smoke CIFS® Brick Mortar



Maple Ridge CIFS® Brick with Black Accent and Mist CIFS® Brick Mortar



Cordova CIFS® Brick with Earthtone Accent and Light Pewter CIFS® Brick Mortar



Cordova CIFS® Brick and Light Smoke CIFS® Brick Mortar



Maple Ridge CIFS® Brick with Carbon Accent and Light Smoke CIFS® Brick Mortar



Maple Ridge CIFS® Brick with Cordova Accent and Light Pewter CIFS® Brick Mortar



Maple Ridge CIFS® Brick and Light Smoke CIFS® Brick Mortar



Maple Ridge CIFS® Brick with Lockhart Accent and Light Smoke CIFS® Brick Mortar



North Hampton CIFS® Brick with Black and Almond Accents and Light Pewter CIFS® Brick Mortar



North Hampton CIFS® Brick and Light Pewter CIFS® Brick Mortar



Mineral Grey CIFS® Brick with Greystone and Almond Accents and Light Pewter CIFS® Brick Mortar



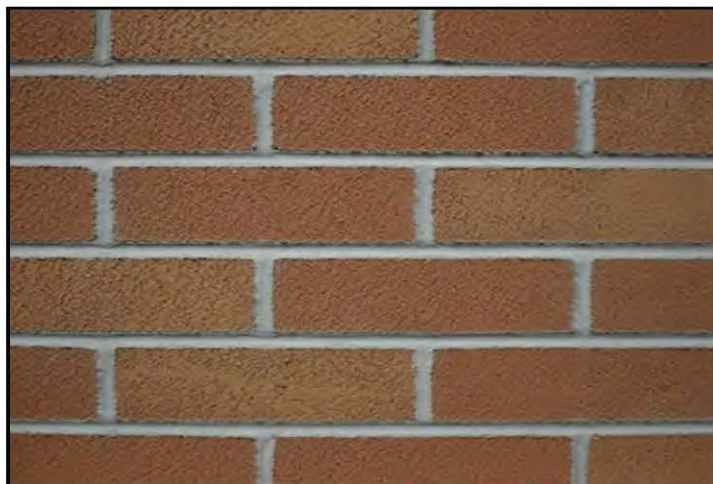
Mineral Grey CIFS® Brick and Light Smoke CIFS® Brick Mortar



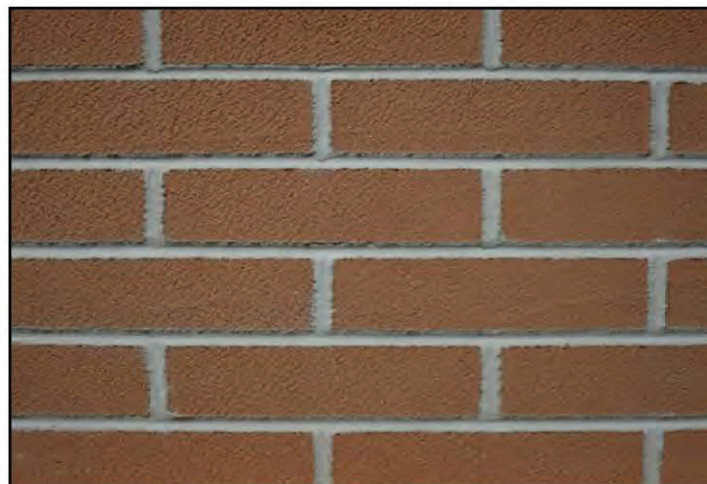
Sierra CIFS® Brick with Black Accent and Mist CIFS® Brick Mortar



Sierra CIFS® Brick and Light Smoke CIFS® Brick Mortar



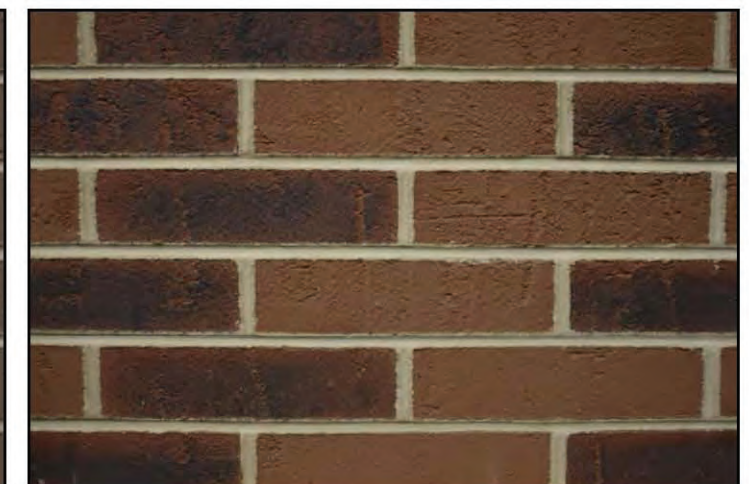
Mission Suede CIFS® Brick with Cajun Mist Accent and Mist CIFS® Brick Mortar



Mission Suede CIFS® Brick and Mist CIFS® Brick Mortar



Smoky Tan CIFS® Brick and Light Smoke CIFS® Brick Mortar



Vintage Tan CIFS® Brick with Cordova and Black Accents and Light Smoke CIFS® Brick Mortar



Vintage Tan CIFS® Brick with Earthtone Accent and Light Smoke CIFS® Brick Mortar



Vintage Tan CIFS® Brick and Light Smoke CIFS® Brick Mortar



Woodruff CIFS® Brick and Light Smoke CIFS® Brick Mortar



Woodruff CIFS® Brick with Smoky Tan Accent and Mist CIFS® Brick Mortar

CIFS® Brick Mortar Colors



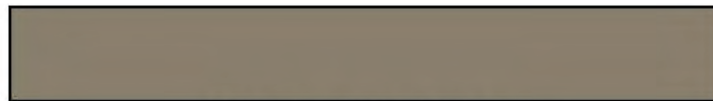
Light Buff CIFS® Brick Mortar



Light Smoke CIFS® Brick Mortar



Mist CIFS® Brick Mortar



Light Pewter CIFS® Brick Mortar



Vintage Tan CIFS® Brick with Earthtone Accent and Light Smoke CIFS® Brick Mortar



Vintage Tan CIFS® Brick and Light Smoke CIFS® Brick Mortar



Woodruff CIFS® Brick and Light Smoke CIFS® Brick Mortar



Woodruff CIFS® Brick with Smoky Tan Accent and Mist CIFS® Brick Mortar

CIFS® Brick Mortar Colors



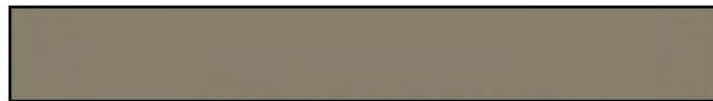
Light Buff CIFS® Brick Mortar



Light Smoke CIFS® Brick Mortar



Mist CIFS® Brick Mortar



Light Pewter CIFS® Brick Mortar

COLORS



CANNON DAWN | 985BST



CASTLE WALL | 930BST



CITADEL | 940BST



COUNTRY COTTAGE | 915BST



EARTHEN VESSEL | 935BST



GATEHOUSE | 910BST



HARBOR SIDE | 920BST



HERITAGE HOUSE | 965BST



HOMELAND | 950BST



PATRIOT RED | 970BST



PROVINCIAL PARK | 960BST



RIVERBANK | 900BST



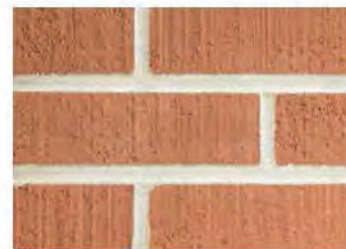
RUSTIC VILLA | 945BST



SCHOOL YARD | 925BST



TOWN SQUARE | 980BST



VALLEY FIELD | 975BST

BLENDS



CORINTH
(60% HERITAGE HOUSE FLASHED, 30%
HERITAGE HOUSE, 10% RIVERBANK)



GEORGETOWN
(60% HERITAGE HOUSE, 30% VALLEY FIELD,
10% RIVERBANK)



LITTLETON
(50% PROVINCIAL PARK, 50% COUNTRY
COTTAGE)



ROCKLAND
(60% PROVINCIAL PARK, 30% COUNTRY
COTTAGE, 10% RIVERBANK)

TEXTURES



SMOOTH



VELOUR



WIRE CUT



COARSE CUT

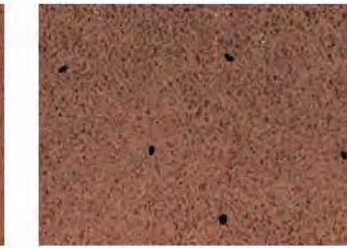
EFFECTS



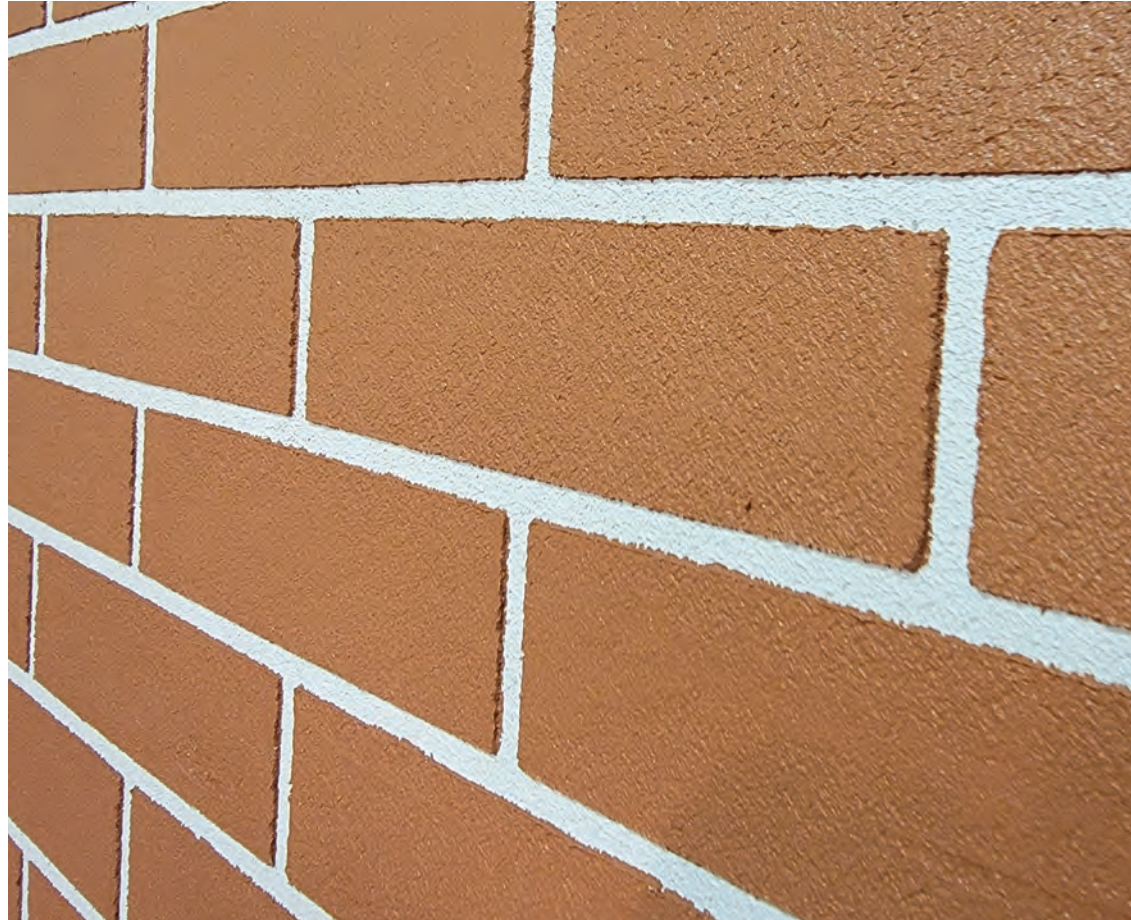
IRON SPOT



FLASHED



FLASHED WITH IRON SPOT



07.23.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | EIFS BRICK POORLY DONE

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



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hing

INDUSTRIAL HYGIENE PRACTICES. WASH
OR SMOKE WHEN USING. IF SWALLOWED, CALL
WITH WATER FOR SEVERAL MINUTES. REMOVE
MEDICAL ATTENTION. STORE AWAY FROM STRONG
RITY REQUIREMENTS. FOR ADDITIONAL FIRE,
P.COM/SAFETYINFO OR CALL 1-800-225-6119.

07.23.2025 RDL 25084R
THE VIEW | LAKEWOOD, OH | EIFS BRICK SAMPLE TO MATCH

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07.23.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | BUILT EXAMPLES

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DiGERONIMO RDL
DEVELOPMENT ARCHITECTS



07.23.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | BUILT EXAMPLES

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DiGERONIMO **RDL**
DEVELOPMENT ARCHITECTS



07.23.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | BUILT EXAMPLES

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DEVELOPMENT ARCHITECTS



08.29.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | RENDERING | DETROIT AVE OVERALL VIEW | ALTERNATE 1

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DiGERONIMO **RDL**
DEVELOPMENT ARCHITECTS

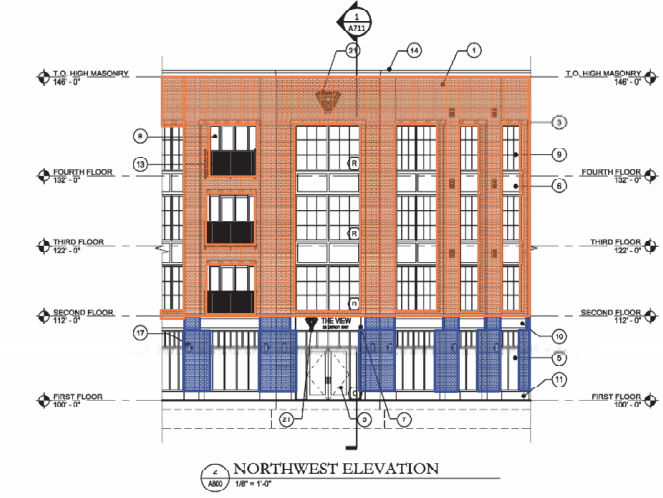


08.29.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | RENDERING | EAST BUILDING RESIDENTIAL ENTRY | ALTERNATE 1

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DEVELOPMENT ARCHITECTS

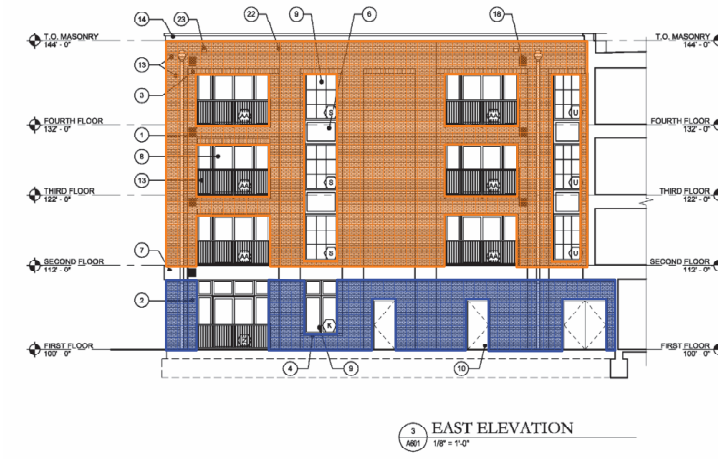


- 1 - Masonry Veneer
- 2 - Fiber Cement Siding
- 3 - EIFS
- 4 - Vinyl Siding

08.29.2025 RDL 25084R
 THE VIEW | LAKEWOOD, OH | ELEVATIONS | EAST BUILDING | ALTERNATE 1

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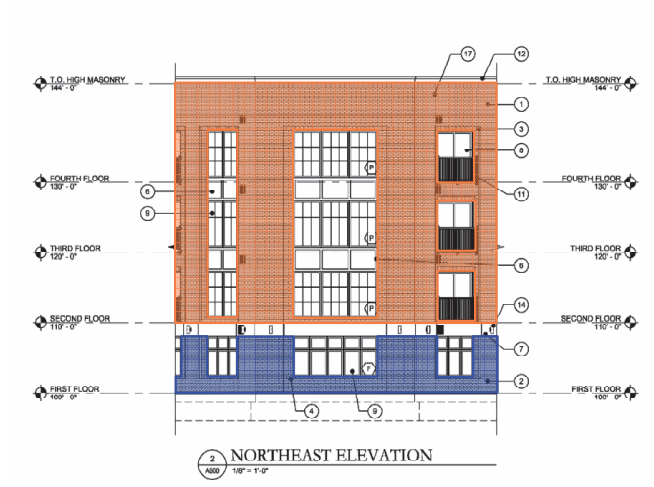


- 1 - Masonry Veneer
- 2 - Fiber Cement Siding
- 3 - EIFS
- 4 - Vinyl Siding

08.29.2025 RDL 25084R
 THE VIEW | LAKEWOOD, OH | ELEVATIONS | EAST BUILDING | ALTERNATE 1

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- 1 - Masonry Veneer
- 2 - Fiber Cement Siding
- 3 - EIFS
- 4 - Vinyl Siding

08.29.2025 RDL 25084R
 THE VIEW | LAKEWOOD, OH | ELEVATIONS | WEST BUILDING | ALTERNATE 1

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



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



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

- 1 - Masonry Veneer
- 2 - Fiber Cement Siding
- 3 - EIFS
- 4 - Vinyl Siding

08.29.2025 RDL 25084R
 THE VIEW | LAKEWOOD, OH | ELEVATIONS | WEST BUILDING | ALTERNATE 1

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08.29.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | RENDERING | DETROIT AVE OVERALL VIEW | ALTERNATE 2

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DiGERONIMO **RDL**
DEVELOPMENT ARCHITECTS

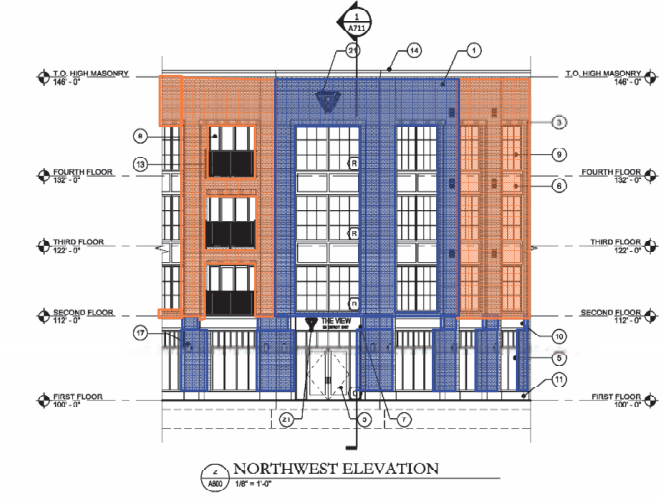


08.29.2025 RDL 25084R

THE VIEW | LAKEWOOD, OH | RENDERING | EAST BUILDING RESIDENTIAL ENTRY | ALTERNATE 2

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DiGERONIMO RDL
DEVELOPMENT ARCHITECTS

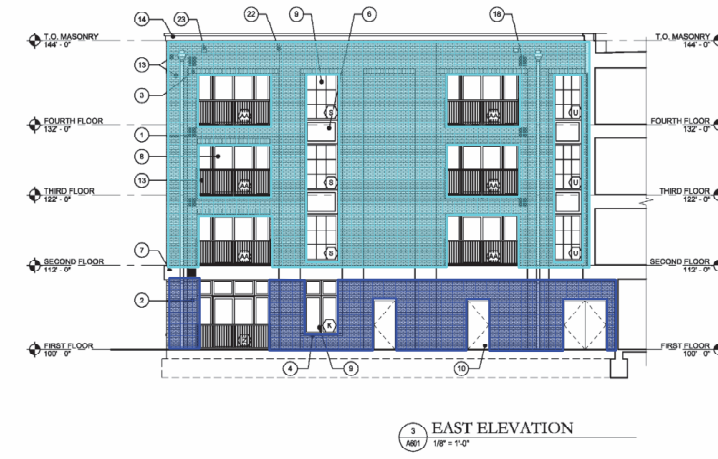


- 1 - Masonry Veneer
- 2 - Fiber Cement Siding
- 3 - EIFS
- 4 - Vinyl Siding

08.29.2025 RDL 25084R
 THE VIEW | LAKEWOOD, OH | ELEVATIONS | EAST BUILDING | ALTERNATE 2

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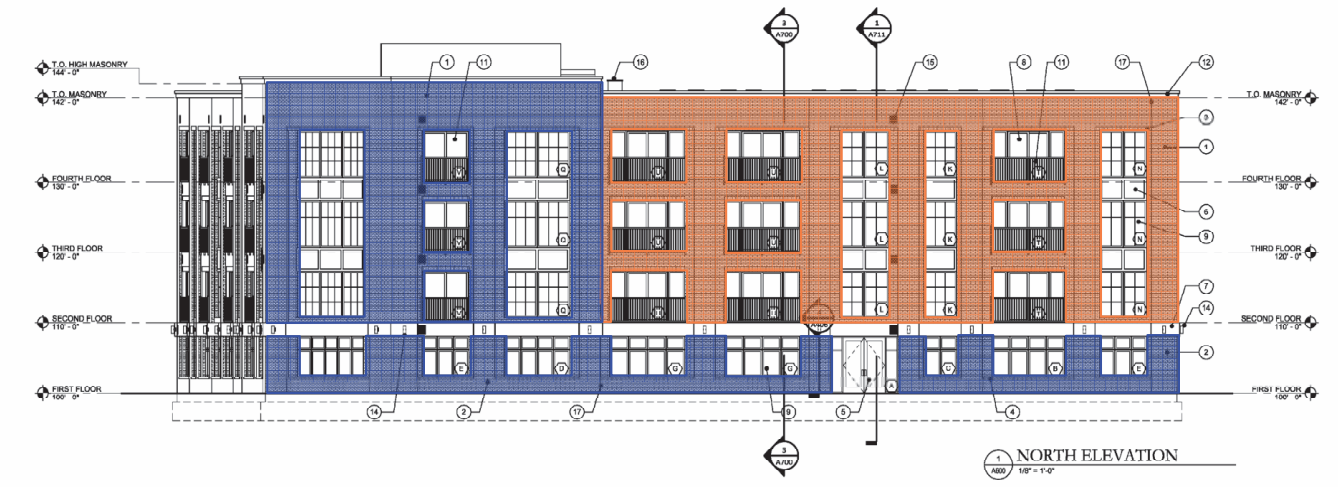
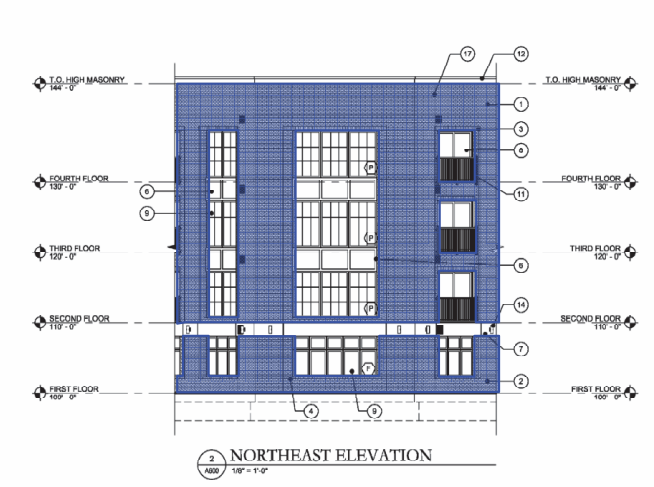
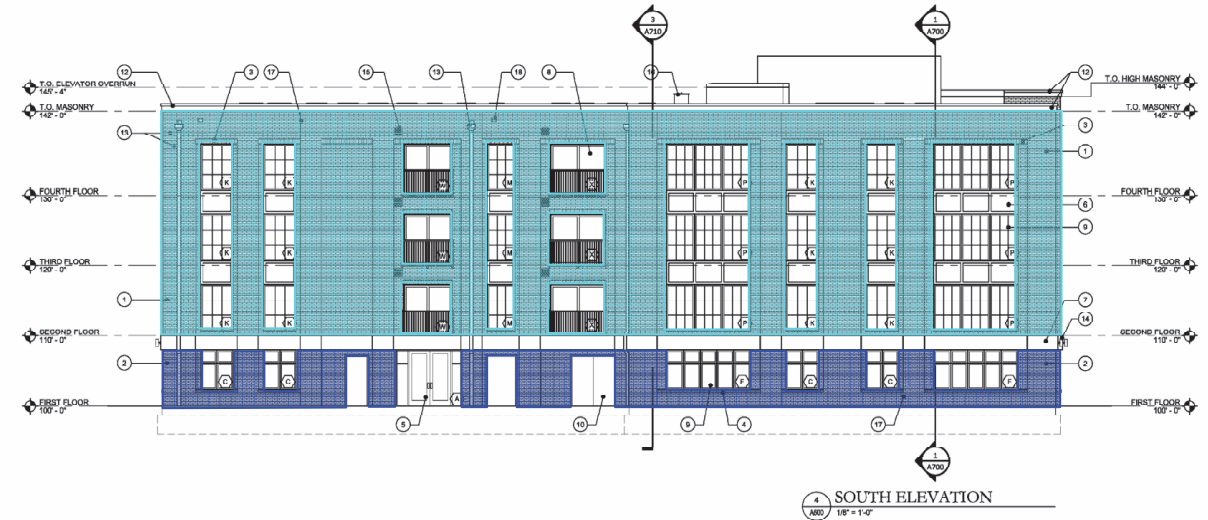


- 1 - Masonry Veneer
- 2 - Fiber Cement Siding
- 3 - EIFS
- 4 - Vinyl Siding

08.29.2025 RDL 25084R
 THE VIEW | LAKEWOOD, OH | ELEVATIONS | EAST BUILDING | ALTERNATE 2

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- 1 - Masonry Veneer
- 2 - Fiber Cement Siding
- 3 - EIFS
- 4 - Vinyl Siding

08.29.2025 RDL 25084R
 THE VIEW | LAKEWOOD, OH | ELEVATIONS | WEST BUILDING | ALTERNATE 2

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



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



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

- 1 - Masonry Veneer
- 2 - Fiber Cement Siding
- 3 - EIFS
- 4 - Vinyl Siding

08.29.2025 RDL 25084R
 THE VIEW | LAKEWOOD, OH | ELEVATIONS | WEST BUILDING | ALTERNATE 2

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

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

Application Cover Page

Docket No.: 09-73-25

Permit No.: BBS25-000077

Applicant Name: Dale Drummon

Project Address: 15719 Madison Ave.

Project Name: Black Sheep 216

Project: Applicant proposes signage in the sign band.



DRANGAN
PROPERTY MANAGEMENT LLC

Dale Drummond
Black Sheep 216
15719 Madison Ave Lakewood, Ohio 44107

Re: Authorization to Remove Existing Signage and Install New Signage

Dear Dale,

This letter serves as written authorization for you to remove the existing signage at 15719 Madison Ave in Lakewood, Ohio 44107 and install new signage for your business in its place.

Please note the following conditions:

1. All work must comply with applicable city codes, ordinances, and any required permits.
2. Any damage to the building caused during removal or installation must be repaired at your expense.
3. The design, size, and placement of the new signage must be consistent with the building's signage guidelines and/or previously approved plans.
4. All work must be performed in a safe and professional manner.

We appreciate your cooperation and look forward to seeing the updated signage.

Sincerely,

Nic Jones
Property Manager

Drangan Property Management LLC
440-829-8444 / Manager@dpmcle.com

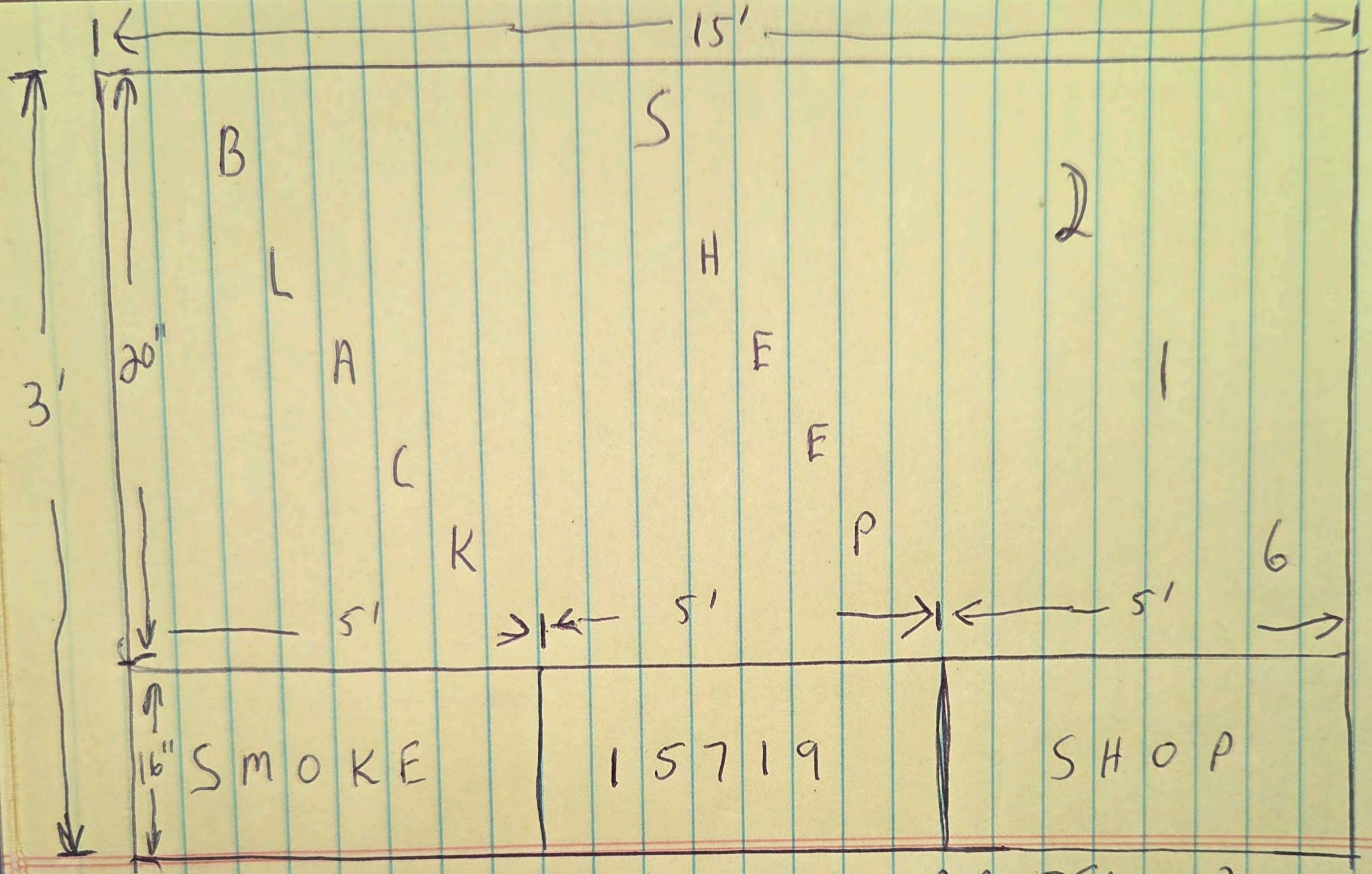
Mr. Smith

PATTON FOODS

15719

15719





TAKE DOWN CURRENT LETTERS & ~~NUMBERS~~ NUMBERS, REPAINT (Beige) AND PUT UP NEW 6" NUMBERS & LETTERS.



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

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

Application Cover Page

Docket No.: 09-74-25

Permit No.: BBS25-000080

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

Project Address: 15210 Madison Ave.

Project Name: Leona's Custom Hats

Project: Applicant proposes white vinyl window decal signage.

Signature of consent

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

A handwritten signature in black ink that reads "Steve Foster". The signature is written in a cursive, flowing style.

Steve Foster

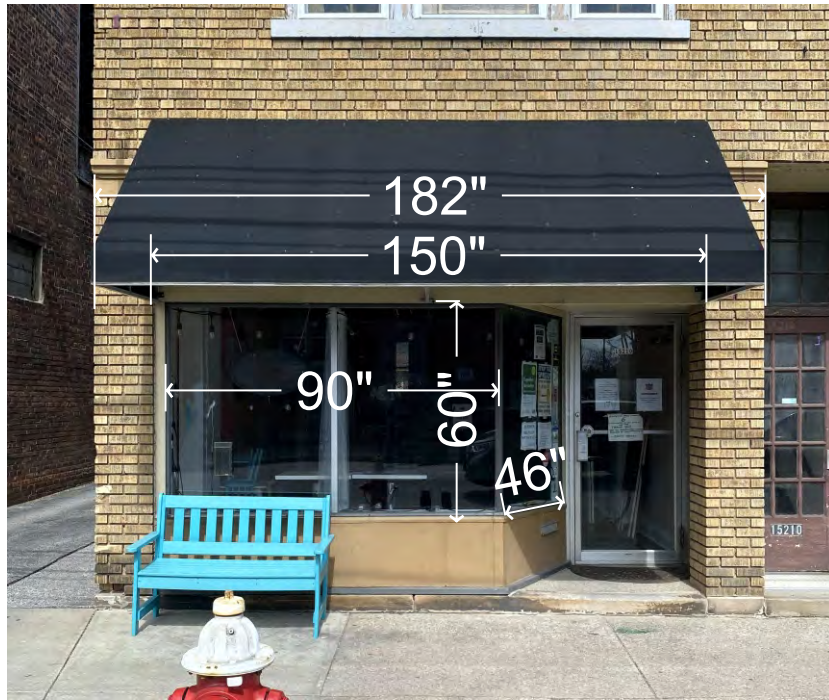
The Sign & Graphics Firm

(216) 390-0198



Armen Foster

Before



After



Proposed White Vinyl Window Decal

NOTE: Renderings are approximate representations of final production.

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

S&G SIGN & GRAPHICS FIRM
 Steven Foster
 216.390.0198
 sgfoster09@gmail.com

BUSINESS NAME:
Lakewood AF

ADDRESS:
 15210 Madison Ave.
 Lakewood, OH 44107

1
 08-19-25





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

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

Application Cover Page

Docket No.: 09-75-25

Permit No.: BBS25-000085

Applicant Name: Jason Barr; Bar, Jones & Associates LLP

Project Address: 18630 Detroit Ave.

Project Name: Berkshire Hathaway / Barr, Jones & Associates LLP

Project: Applicant proposes front door and window signage.



BARR, JONES & ASSOCIATES LLP

ATTORNEYS AT LAW

Jason F. Barr
Senior Partner

Andrew D. Jones
Senior Partner

Andrew P. Brasse
Partner

Meghan N. Brooks
Partner

Scott T. Martin
Senior Associate

Monica L. Welker
Senior Associate

Mitchell A. Stowers
Senior Associate

Kate A. Venable
Senior Associate

Michael E. Vest
Senior Associate

Tami M. Harmon
Senior Associate

Alexander J. Petraglia
Senior Associate

Jeffrey J. Wren
Associate

Hannah R. Park
Associate

Melissa K. Schindler
Associate

R. Emma Silsdorf
Associate

Nova R. Levante
Associate

Lawrence L. Levinson
Of Counsel

James F. Maus
Of Counsel

Columbus Office
150 E. Mound St., # 200
Columbus, Ohio 43215
[P] 614-702-2222
[F] 614-224-9144

Cleveland Office
6100 Oak Tree Blvd., #200
Independence, Ohio 44131
[P] 216-586-5437
[F] 216-367-5479

Cincinnati Office
810 Sycamore St., 4th Fl.
Cincinnati, Ohio 45202
[P] 513-729-9079
[F] 513-263-9101

Dayton Office
120 W. Second St., #313
Dayton, Ohio 45402
[P] 937-202-4222
[F] 937-660-6832

Akron Office
388 S. Main St., #440
Akron, Ohio 44311
[P] 330-906-5500
[F] 330-706-4753

August 20, 2025

Re: Door & Window Signage / Owner Consent

To Whom It May Concern:

My name is Jason F. Barr. I am the majority owner of the law firm of Barr, Jones & Associates LLP. Please allow this letter to serve as the business owner consent for our front door & window sign applications to be processed.

Sincerely,

/s/ **Jason Barr**

Jason F. Barr, Partner
jbarr@barrjoneslegal.com

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LUCIEN REALTY

18630



Barr, Jones & Associates LLP
— *Attorneys at Law* —

www.barrjoneslegal.com

FAMILY LAW | DOMESTIC RELATIONS



Barr, Jones & Associates LLP

Attorneys at Law

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

Application Cover Page

Docket No.: 09-76-25

Permit No.: BBS25-000078

Applicant Name: Nicholas Pengel, ADA Architects

Project Address: 17710 Detroit Ave.

Project Name: ADA Architects

Project: Applicant proposes installation of a generator in the rear side yard facing Webb Rd.

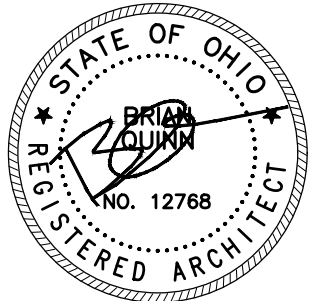
10

GENERAL NOTES

1. NO ADDITIONAL SITE CHANGES ARE REQUIRED, EXCEPT WHERE NOTED OTHERWISE ON ARCHITECTURAL FLOOR PLANS.

100 SERIES SITE PLAN KEY NOTES

- 100. NEW PAD MOUNTED GENERATOR.
- 101. NEW CONCRETE PAD.
- 102. EXISTING ASPHALT PAVING.
- 103. EXISTING CONCRETE SIDEWALK.
- 104. APPROXIMATE LOCATION OF EXISTING GUARDRAIL TO REMAIN.
- 105. APPROXIMATE LOCATION OF EXISTING GAS METER TO REMAIN.
- 106. APPROXIMATE LOCATION OF EXISTING CHAIN LINK FENCE TO REMAIN.
- 107. APPROXIMATE LOCATION OF EXISTING GAS HANDHOLE TO REMAIN.
- 108. APPROXIMATE LOCATION OF EXISTING PARKING STRIPING TO REMAIN.
- 109. APPROXIMATE LOCATION OF EXISTING UTILITY POLE TO REMAIN.
- 110. NEW 6"Ø STEEL PIPE BOLLARD.
- 111. APPROXIMATE LOCATION OF EXISTING LANDSCAPING.
- 112. APPROXIMATE LOCATION OF EXISTING WOOD FENCE TO REMAIN.
- 113. APPROXIMATE LOCATION OF EXISTING RETAINING WALL TO REMAIN.

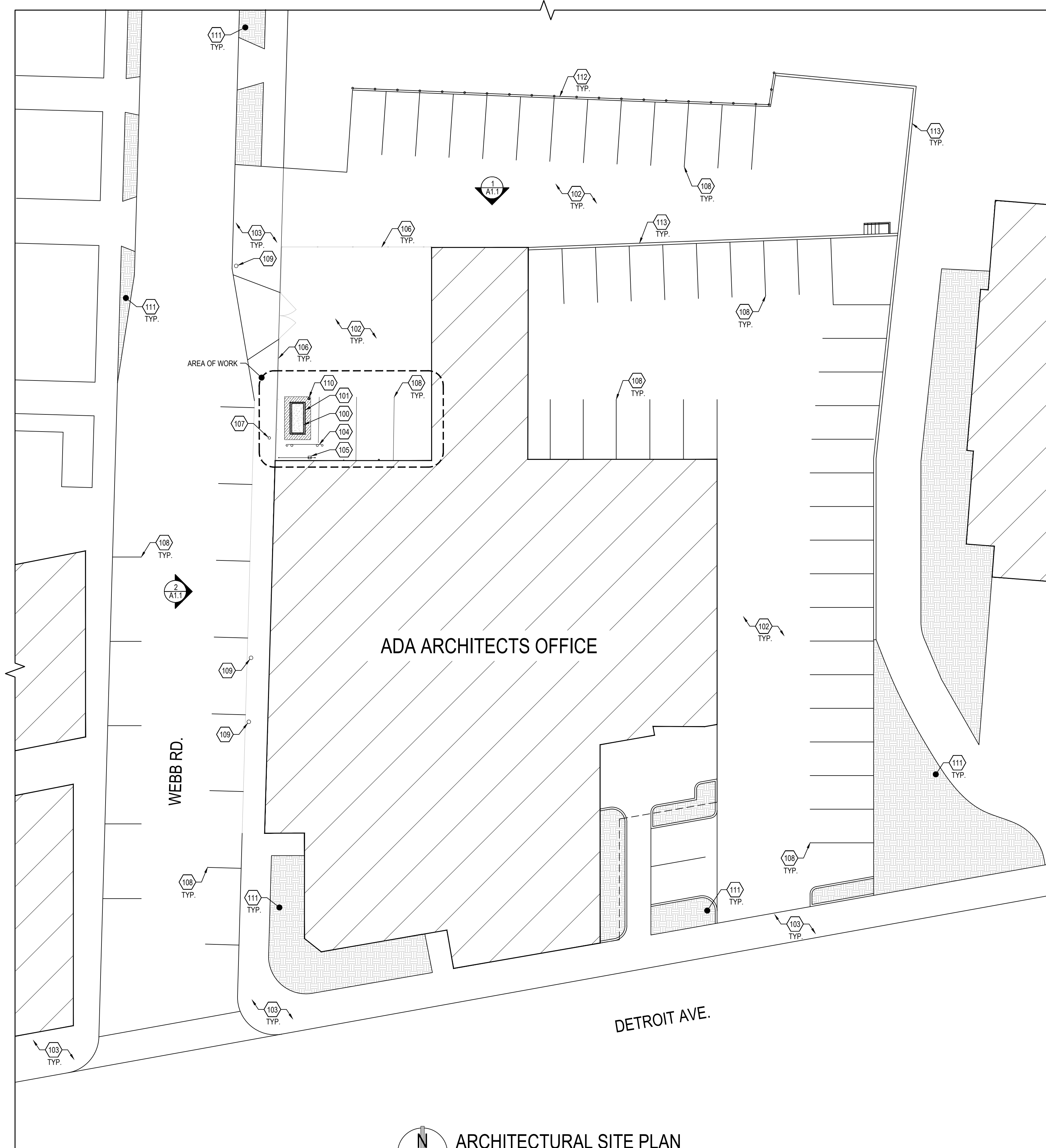


ADA ARCHITECTS
 17710 Detroit Avenue
 Lakewood, Ohio 44107
 Phone (216) 521-5134
 Fax (216) 521-4824
 www.adaarchitects.com

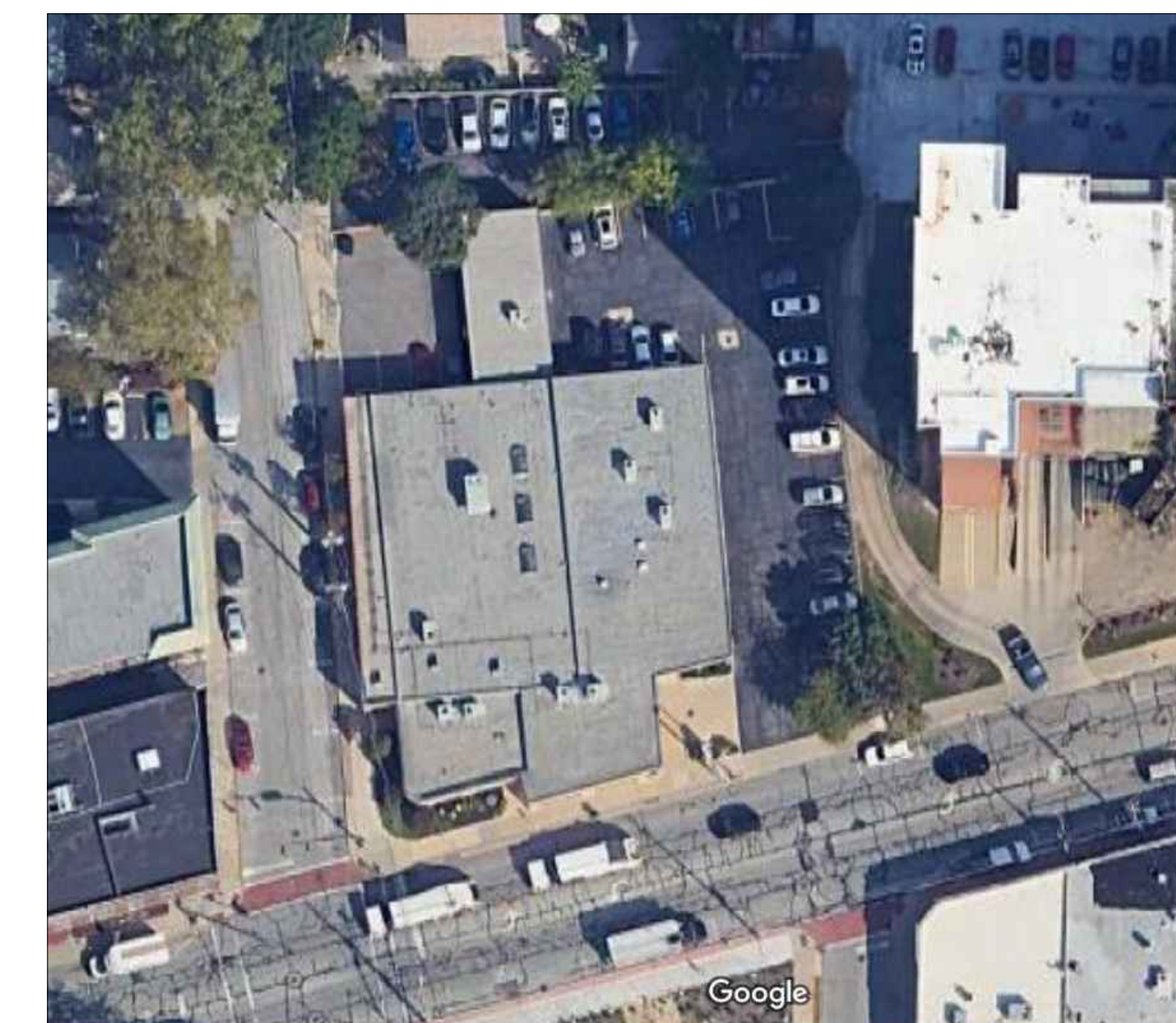
GENERATOR ADDITION

17710 DETROIT AVENUE
 LAKEWOOD, OH 44107

THESE DOCUMENTS CONTAIN INFORMATION PROPRIETARY TO ADA ARCHITECTS, INC.
 UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.



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



OVERALL SITE PLAN
 NOT TO SCALE

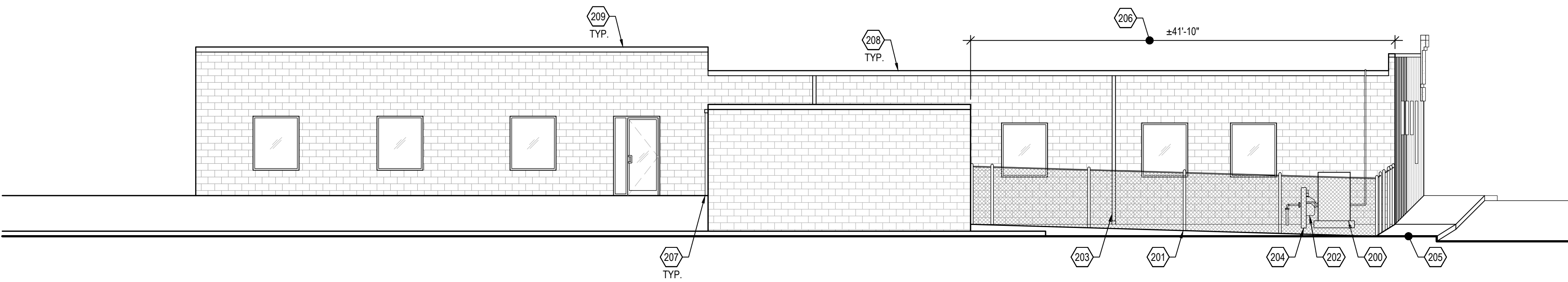
DO NOT SCALE THESE DRAWINGS

REVISIONS	
#	DATE
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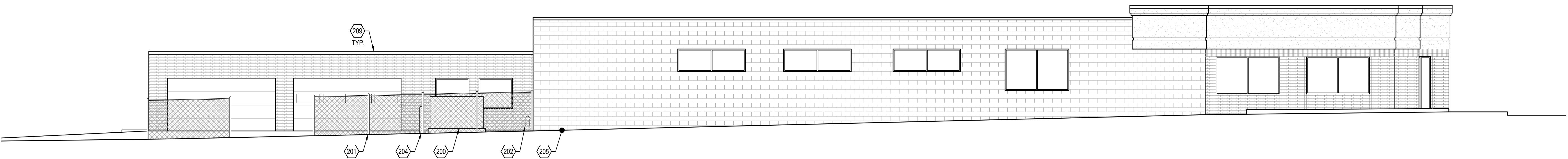
ARCHITECTURAL SITE PLAN
DATE 08/15/25
JOB NO. 25231
A1.0
SHEET NO.



PHOTO OF EXISTING WEST ELEVATION



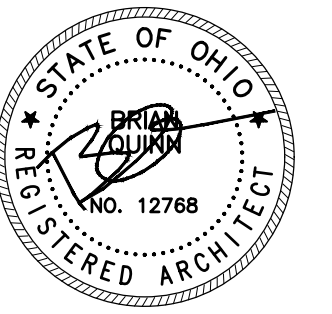
1 NORTH ELEVATION
A1.1 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A1.1 SCALE: 1/8" = 1'-0"

200 SERIES ELEVATION KEY NOTES

- 200. LOCATION OF NEW GENERATOR.
- 201. LOCATION OF EXISTING CHAIN LINK FENCE TO REMAIN.
- 202. LOCATION OF EXISTING GAS METER.
- 203. LOCATION OF NEW DOWNSPOUT.
- 204. LOCATION OF NEW 6" PIPE BOLLARD.
- 205. EXISTING CONCRETE WALK.
- 206. G.C. TO PATCH, REPAIR, AND RE-PAINT ELEVATION TO MATCH EXISTING. U.N.O. TYPICAL FOR EXTENTS OF HFT SPACE AS SHOWN.
- 207. LOCATION OF EXISTING DOWNSPOUT. G.C. TO CLEAN DOWNSPOUT OF ALL DEBRIS TO ENSURE PROPER DRAINAGE.
- 208. LOCATION OF EXISTING GUTTER. G.C. TO CLEAN GUTTER OF ALL DEBRIS TO ENSURE PROPER DRAINAGE.
- 209. EXISTING COPING TO REMAIN.



ADA
ARCHITECTS

Lakewood, Ohio 44107
17710 Detroit Avenue
Phone (216) 521-5134
Fax (216) 521-4824
www.adaarchitects.com

GENERATOR ADDITION

LAKWOOD, OH 44107

17710 DETROIT AVENUE

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DO NOT SCALE THESE DRAWINGS

REVISIONS

#	DATE	TYPE
1		
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EXTERIOR ELEVATIONS

DATE 08/15/25

JOB NO. 25231

A1.1

SHEET NO.

SG035 | 4.5L | 35 kW
INDUSTRIAL SPARK-IGNITED GENERATOR SET

EPA Certified Stationary

DEMAND RESPONSE READY

Standby Power Rating

35 kW, 44 kVA, 60 Hz

Demand Response Rating

35 kW, 44 kVA, 60 Hz

Prime Power Rating

32 kW, 39 kVA, 60 Hz

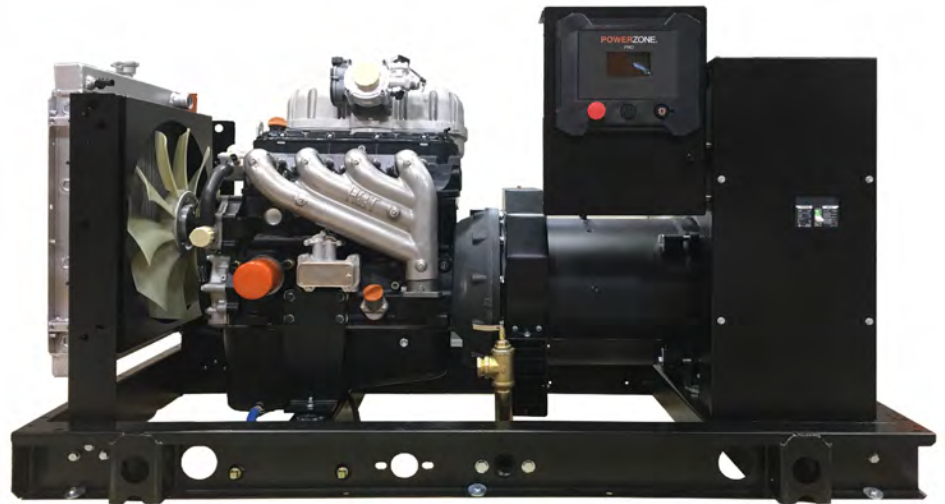


Image used for illustration purposes only



BTU of the generator at 100% is 368,000/HR, at 50% it is 252,000/HR.

Codes and Standards

Not all codes and standards apply to all configurations. Contact factory for details.

-   UL2200, UL6200, UL1236, UL489
-  CSA C22.2
-   BS5514 and DIN 6271
-  SAE J1349
-  NFPA 37, 70, 99, 110
-  NEC700, 701, 702, 708
-  ISO 3046, 7637, 8528, 9001
-  NEMA ICS10, MG1, 250, ICS6, AB1
-  ANSI C62.41
-   IBC 2009, CBC 2010, IBC 2012, ASCE 7-05, ASCE 7-10, ICC-ES AC-156 (2012)

Powering Ahead

Generac ensures superior quality by designing and manufacturing most of its generator components, such as alternators, enclosures, control systems and communications software. Generac also makes its own spark-ignited engines, and you'll find them on every Generac gaseous-fueled generator. We engineer and manufacture them from the block up — all at our facilities throughout Wisconsin. Applying natural gas and LP-fueled engines to generators requires advanced engineering expertise to ensure reliability, durability and necessary performance. By designing specifically for these dry, hotter-burning fuels, the engines last longer and require less maintenance. Building our own engines also means we control every step of the supply chain and delivery process, so you benefit from single-source responsibility.

Plus, Generac Industrial Power's distribution network provides all parts and service so you don't have to deal with third-party suppliers. It all leads to a positive owner experience and higher confidence level. Generac spark-ignited engines give you more options in commercial and industrial generator applications as well as extended run time from utility-supplied natural gas.

SG035 | 4.5L | 35 kW

INDUSTRIAL SPARK-IGNITED GENERATOR SET

EPA Certified Stationary

STANDARD FEATURES

DEMAND RESPONSE READY

ENGINE SYSTEM

- Oil Drain Extension
- Air Cleaner
- Level 1 Fan and Belt Guards (Open Set Only)
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil and Coolant
- Critical Silencer
- Oil Temperature Sender with Alarm
- Air Filter Restriction Indicator

Fuel System

- Fuel Line - NPT Connection
- Primary and Secondary Fuel Shutoff

Cooling System

- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- 50/50 Ethylene Glycol Antifreeze
- Radiator Drain Extension

Electrical System

- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor

ALTERNATOR SYSTEM

- UL2200 GENprotect™
- Class H Insulation Material
- 2/3 Pitch
- Skewed Stator
- Brushless Excitation
- Sealed Bearing
- Full Load Capacity Alternator

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby and Demand Response Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)

ENCLOSURE (If Selected)

- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuated Enclosures)
- Gasketed Doors
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat™ - Textured Polyester Powder Coat Paint

CONTROL SYSTEM



Power Zone® Pro Controller

- NFPA 110 Level 1 Compliant
- Engine Protective Functions
- Alternator Protective Functions
- Digital Engine Governor Control
- Digital Voltage Regulator
- Multiple Programmable Inputs and Outputs
- Remote Display Capability

- Remote Communication via Modbus® RTU, Modbus TCP/IP, and Ethernet 10/100
- Alarm and Event Logging with Real Time Stamping
- Expandable Analog and Digital Inputs and Outputs
- Remote Wireless Software Update Capable
- Wi-Fi®, Bluetooth®, BMS, and Remote Telemetry
- Built-In Programmable Logic Eliminates the Need for External Controllers Under Most Conditions
- Programmable I/O Channel Properties
- Built-In Diagnostics

Alarms and Warnings

- High/Low Oil Pressure
- High/Low Coolant Level
- High/Low Coolant Temperature
- Sender/Sensor Failure
- High/Low Oil Temperature
- Over Total kW
- Over/Under Speed
- Over/Under Voltage
- Over/Under Frequency
- Over Current
- High/Low Battery Voltage

- Battery Charger Current
- Phase to Phase and Phase to Neutral Short Circuits (I²T Algorithm)

4.3 Inch Color Touch Screen Display

- Resistive Color Touch Screen
- Easily Identifiable Icons
- Multi-Lingual
- On Screen Editable Parameters
- Key Function Monitoring
- Three Phase Voltage, Amperage, kW, kVA, and kVA_r
- Selectable Line to Line or Line to Neutral Measurements
- Frequency
- Engine Speed
- Engine Coolant Temperature
- Engine Oil Pressure
- Engine Oil Temperature
- Battery Voltage
- Hourmeter
- Warning and Alarm Indication
- Diagnostics
- Maintenance Events/Information

SG035 | 4.5L | 35 kW

INDUSTRIAL SPARK-IGNITED GENERATOR SET

EPA Certified Stationary

CONFIGURABLE OPTIONS

DEMAND RESPONSE READY

ENGINE SYSTEM

- Engine Coolant Heater
- Level 1 Fan and Belt Guards (Enclosed Units Only)
- Baseframe Cover/Rodent Guard
- Radiator Duct Adapter (Open Set Only)

FUEL SYSTEM

- Stainless Steel Flexible Fuel Lines

ELECTRICAL SYSTEM

- 10A UL Listed Battery Charger
- Battery Warmer

ALTERNATOR SYSTEM

- Alternator Upsizing
- Anti-Condensation Heater
- Tropical Coating

CIRCUIT BREAKER OPTIONS

- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- 3rd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breakers

GENERATOR SET

- Extended Factory Testing (3-Phase Only)
- 8 Position Load Center
- Spring Vibration Isolators
- Pad Vibration Isolators

ENCLOSURE

- Weather Protected Enclosure
- Level 1 Sound Attenuated
- Level 2 Sound Attenuated
- Level 2 Sound Attenuated with Motorized Dampers
- Steel Enclosure
- Aluminum Enclosure
- Up to 200 MPH Wind Load Rating (Contact Factory for Availability)
- AC/DC Enclosure Lighting Kit
- Enclosure Heaters (with Motorized Dampers Only)

CONTROL SYSTEM

- NFPA 110 Compliant 21-Light Remote Annunciator
- Remote Relay Assembly (8 or 16)
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- 10A Engine Run Relay
- Ground Fault Indication and Protection Functions
- 120V GFCI and 240V Outlets
- 100 dB Alarm Horn

WARRANTY (Standby Gensets Only)

- 2 Year Extended Limited Warranty
- 5 Year Limited Warranty
- 5 Year Extended Limited Warranty
- 7 Year Extended Limited Warranty
- 10 Year Extended Limited Warranty

ENGINEERED OPTIONS

CONTROL SYSTEM

- Spare Inputs (x4) / Outputs (x4)
- Battery Disconnect Switch

GENERATOR SET

- Special Testing
- Battery Box

SG035 | 4.5L | 35 kW

INDUSTRIAL SPARK-IGNITED GENERATOR SET

EPA Certified Stationary

APPLICATION AND ENGINEERING DATA

DEMAND RESPONSE READY

ENGINE SPECIFICATIONS

General

Make	Generac
Cylinder #	4
Type	In-Line
Displacement - in ³ (L)	275.0 (4.5)
Bore - in (mm)	4.5 (114.3)
Stroke - in (mm)	4.25 (107.95)
Compression Ratio	9.94:1
Intake Air Method	Naturally Aspirated
Number of Main Bearings	5
Connecting Rods	Forged Steel, Fractured Split, Bushingless
Cylinder Head	Cast Iron
Cylinder Liners	Cast Iron
Ignition	Coil Near Plug Solid State Inductive
Piston Type	Cast Aluminum Flat Top
Crankshaft Type	Forged Steel
Lifter Type	Hydraulic
Intake Valve Material	Stainless Steel
Exhaust Valve Material	Stainless Steel
Hardened Valve Seats	High Steel Iron Alloy

Engine Governing

Governor	Electronic
Frequency Regulation (Steady State)	±0.25%

Lubrication System

Oil Pump Type	Gear Driving
Oil Filter Type	Full-Flow Spin-On Cartridge
Crankcase Capacity - qt (L)	21 (20)

Cooling System

Cooling System Type	Pressurized Closed
Fan Type	Pusher
Fan Speed - RPM	2,100
Fan Diameter - in (mm)	20 (508)

Fuel System

Fuel Type	Natural Gas, Propane
Fuel Injection	Electronic
Fuel Shut Off	Generac
NG Operating Fuel Pressure - in H ₂ O (kPa)	5 - 14 (1.2 - 3.5)
LP Operating Fuel Pressure - in H ₂ O (kPa)	7 - 14 (1.7 - 3.5)

Engine Electrical System

System Voltage	12 VDC
Battery Charger Alternator	35 A
Battery Size	See Battery Index 0161970SBY
Battery Voltage	12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	K0035124Y21
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<5% (3-Phase Only)
Telephone Interference Factor (TIF)	<50

Standard Excitation	Synchronous Brushless
Bearings	Sealed Ball
Coupling	Direct via Flexible Disc
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Full Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	±0.25%

SG035 | 4.5L | 35 kW
INDUSTRIAL SPARK-IGNITED GENERATOR SET

EPA Certified Stationary

OPERATING DATA

DEMAND RESPONSE READY

POWER RATINGS

	Standby		Prime	
Single-Phase 120/240 VAC @1.0pf	35 kW/35 kVA	Amps: 146	32 kW/32 kVA	Amps: 131
Three-Phase 120/208 VAC @0.8pf	35 kW/44 kVA	Amps: 122	32 kW/39 kVA	Amps: 109
Three-Phase 120/240 VAC @0.8pf	35 kW/44 kVA	Amps: 105	32 kW/39 kVA	Amps: 95
Three-Phase 277/480 VAC @0.8pf	35 kW/44 kVA	Amps: 53	32 kW/39 kVA	Amps: 47
Three-Phase 346/600 VAC @0.8pf	35 kW/44 kVA	Amps: 42	32 kW/39 kVA	Amps: 38

MOTOR STARTING CAPABILITIES (skVA)

skVA vs. Voltage Dip			
277/480 VAC	30%	208/240 VAC	30%
K0035124Y21	61	K0035124Y21	46
K0060124Y21	124	K0060124Y21	95

FUEL CONSUMPTION RATES*

Natural Gas – scfh (m³/hr)			LP Vapor – scfh (m³/hr)		
Percent Load	Standby	Prime	Percent Load	Standby	Prime
25%	184 (5.2)	174 (4.9)	25%	98 (2.8)	94 (2.7)
50%	273 (7.7)	248 (7.0)	50%	129 (3.7)	120 (3.4)
75%	361 (10.2)	343 (9.7)	75%	159 (4.5)	155 (4.4)
100%	446 (12.6)	427 (12.1)	100%	191 (5.4)	184 (5.2)

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

	Standby	Prime
Air Flow (Fan Air Flow Across Radiator) - Open Set	scfm (m³/min)	3,511 (99.4)
Coolant Flow	gpm (Lpm)	37.7 (142.7)
Coolant System Capacity	gal (L)	3 (11.4)
Max. Operating Ambient Temperature	°F (°C)	122 (50)
Maximum Operating Ambient Temperature (Before Derate)	See Bulletin No. 0199270SSD	
Maximum Additional Radiator Backpressure	in H ₂ O (kPa)	0.5 (0.12)

COMBUSTION AIR REQUIREMENTS

	Standby	Prime
Flow at Rated Power - scfm (m³/min)	74 (2.1)	66.3 (1.9)

ENGINE

	Standby	Prime
Rated Engine Speed	RPM	1,800
Horsepower at Rated kW**	hp	54
Piston Speed	ft/min (m/min)	1,275 (389)
BMEP	psi (kPa)	88 (606)

EXHAUST

	Standby	Prime
Exhaust Flow (Rated Output)	scfm (m³/min)	214.2 (6.1)
Maximum Allowable Backpressure (Post Silencer)	inHg (kPa)	0.75 (2.54)
Exhaust Temperature (Rated Output)	°F (°C)	1,342 (728)

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

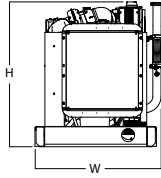
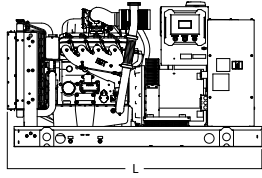
Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions.
 Please contact a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528, and DIN6271 standards.
 Standby - See Bulletin 0187500SSB
 Demand Response - See Bulletin 10000018250
 Prime - See Bulletin 0187510SSB

SG035 | 4.5L | 35 kW
INDUSTRIAL SPARK-IGNITED GENERATOR SET

EPA Certified Stationary

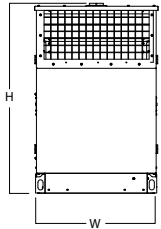
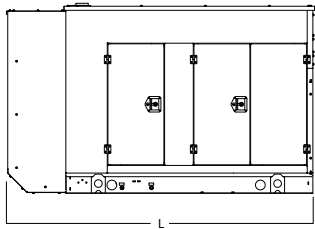
DIMENSIONS AND WEIGHTS*

DEMAND RESPONSE READY



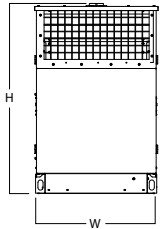
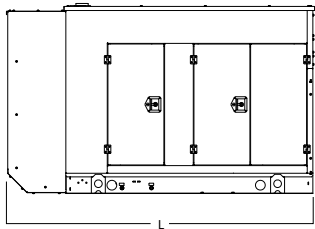
OPEN SET

L x W x H - in (mm)	78.1 (1,981) x 37.3 (946) x 44.4 (1,128)
Weight - lbs (kg)	1,675 - 1,748 (760 - 793)



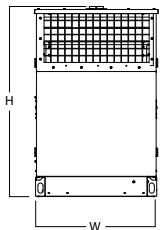
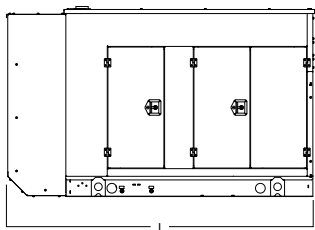
WEATHER PROTECTED ENCLOSURE

L x W x H - in (mm)	94.8 (2,409) x 38.0 (965) x 57.5 (1,461)
Weight - lbs (kg)	Steel: 2,160 - 2,233 (980 - 1,013) Aluminum: 1,894 - 1,965 (859 - 891)



LEVEL 1 SOUND ATTENUATED ENCLOSURE

L x W x H - in (mm)	94.8 (2,409) x 38.0 (965) x 57.5 (1,461)
Weight - lbs (kg)	Steel: 2,258 - 2,329 (1,024 - 1,056) Aluminum: 1,987 - 2,061 (901 - 935)



LEVEL 2 SOUND ATTENUATED ENCLOSURE

L x W x H - in (mm)	94.8 (2,409) x 38.0 (965) x 57.5 (1,461)
Weight - lbs (kg)	Steel: 2,341 - 2,414 (1,062 - 1,095) Aluminum: 2,071 - 2,144 (939 - 972)

* All measurements are approximate and for estimation purposes only.

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.



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

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

Application Cover Page

Docket No.: 09-77-25

Permit No.: BBS25-000081

Applicant Name: Milan Misalinovic, Virginia Marti Inc.

Project Address: 11730 Detroit Ave.

Project Name: North Coast Apartments

Project: Applicant proposes exterior facade renovations.



ENCROACHMENTS

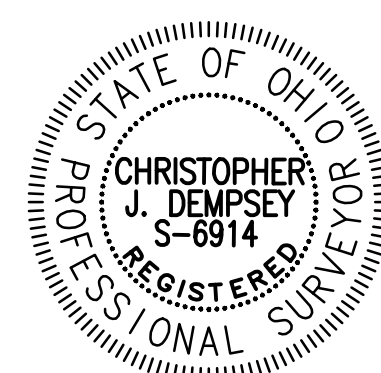
- 1) SUBJECT SOUTHWEST BRICK BUILDING CORNER ENCLOSES 0.2' OVER HIRD AVENUE RIGHT OF WAY.
- 2) SUBJECT NORTHWEST CONCRETE BUILDING FOUNDATION ENCLOSES 0.6' OVER HIRD AVENUE RIGHT OF WAY.
- 3) SUBJECT SOUTHEASTERLY AND NORTHEASTERLY STUCCO BUILDING CORNERS ENCLOSES 0.2' OVER EASTERLY PROPERTY LINE.

HORIZONTAL AND VERTICAL DATUM

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

VERTICAL DATUM:
ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM.

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

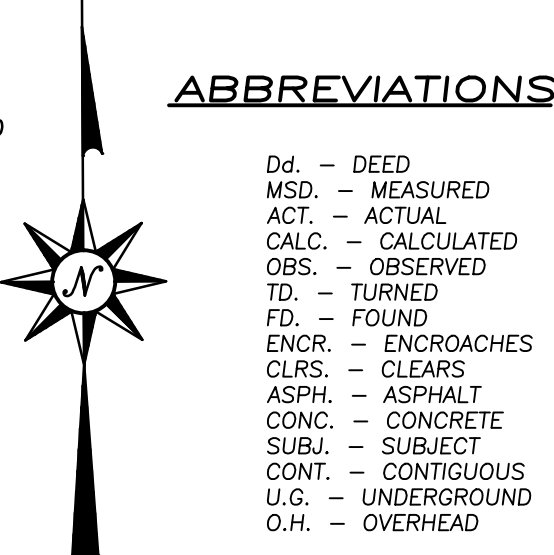
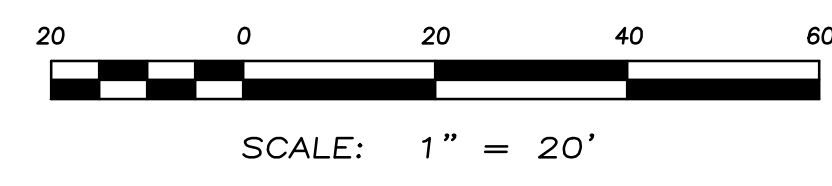
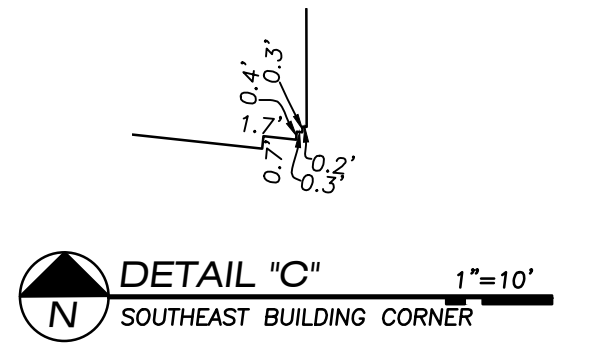
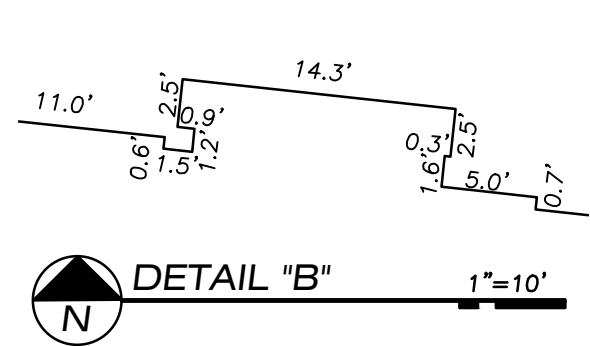
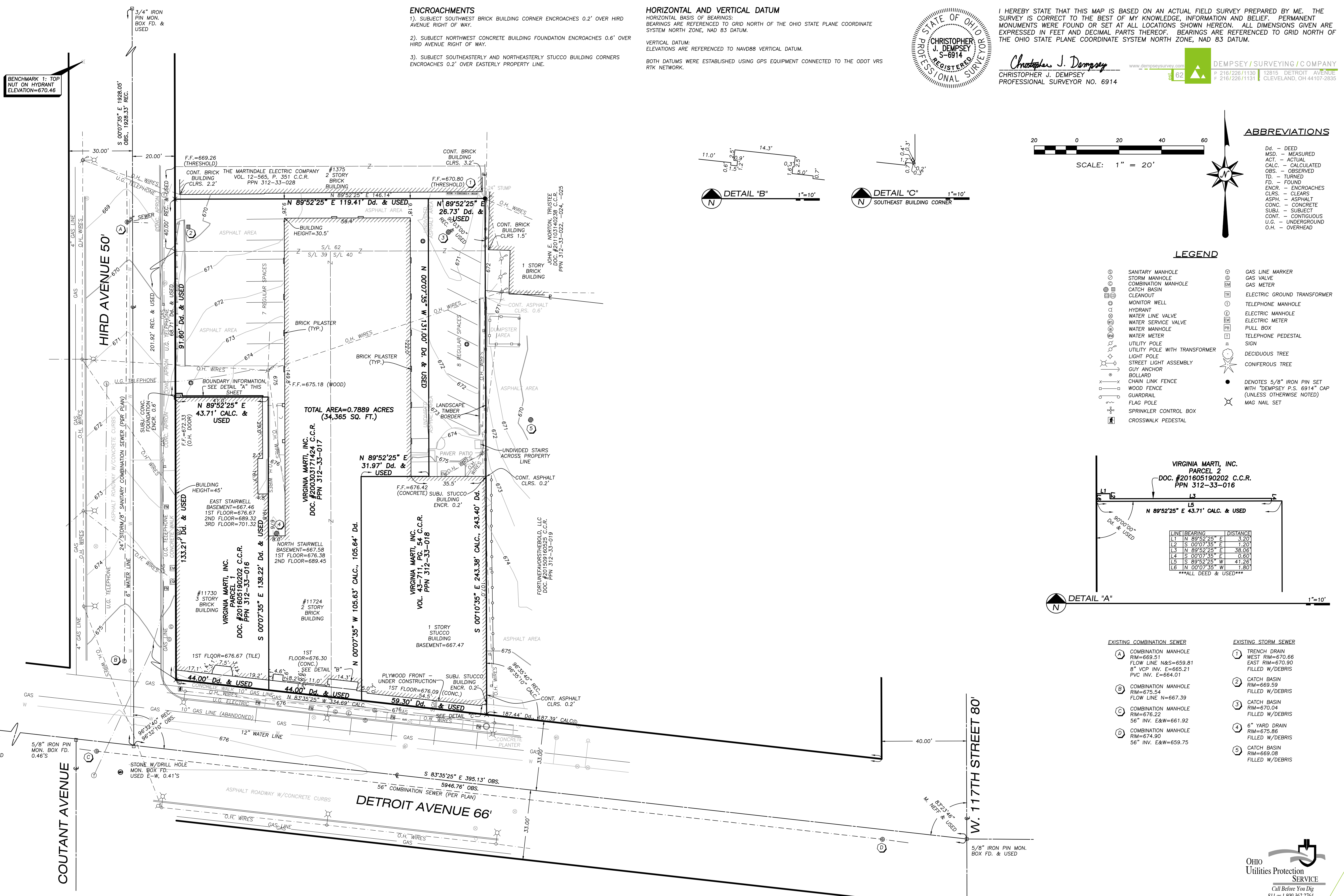


I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS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

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

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

DEMPSEY SURVEYING / COMPANY
12815 DETROIT AVENUE
CLEVELAND, OH 44107-2835
P 216/226/1130
F 216/226/1131

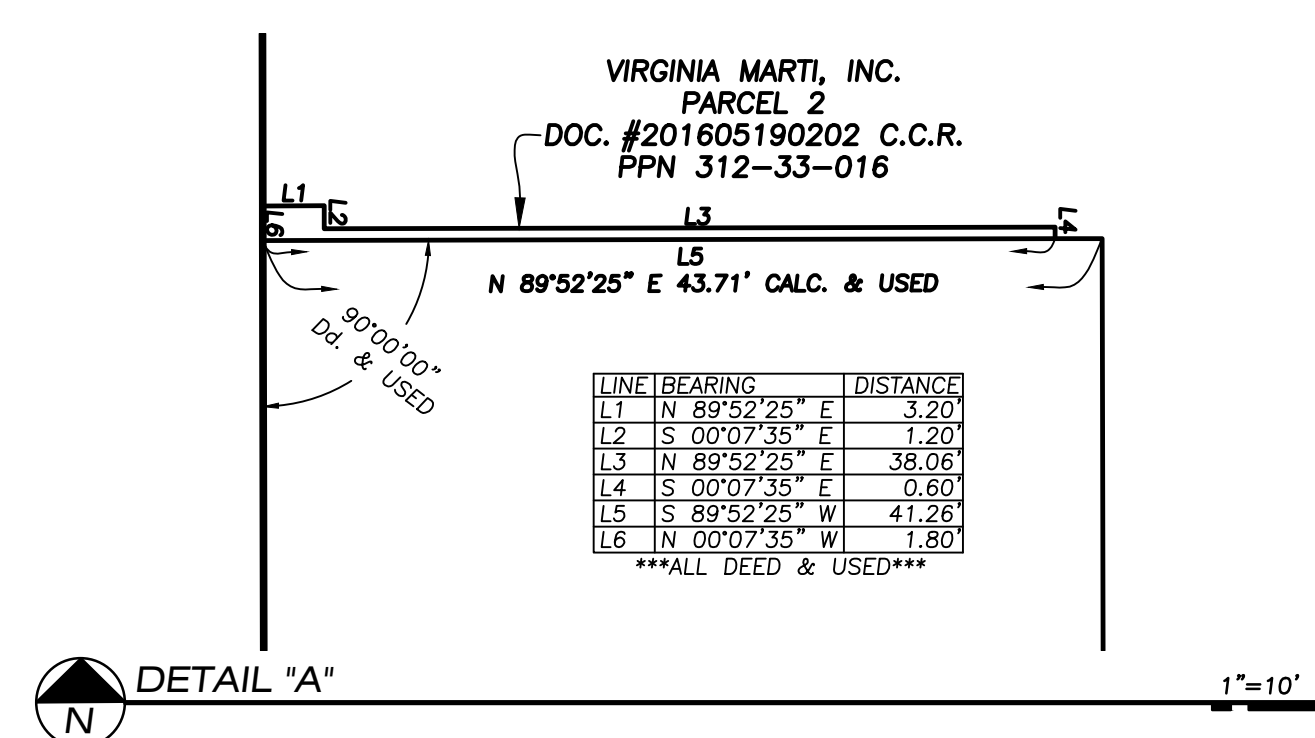


ABBREVIATIONS

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

LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- COMBINATION MANHOLE
- CATCH BASIN
- CLEANOUT
- MONITOR WELL
- HYDRANT
- WATER LINE VALVE
- WATER SERVICE VALVE
- WATER MANHOLE
- WATER METER
- UTILITY POLE
- UTILITY POLE WITH TRANSFORMER
- LIGHT POLE
- STREET LIGHT ASSEMBLY
- GUY ANCHOR
- BOLLARD
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- FLAG POLE
- SPRINKLER CONTROL BOX
- CROSSWALK PEDESTAL
- GAS LINE MARKER
- GAS VALVE
- GAS METER
- ELECTRIC GROUND TRANSFORMER
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- PULL BOX
- TELEPHONE PEDESTAL
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE



- EXISTING COMBINATION SEWER**
- A COMBINATION MANHOLE RIM=669.51 FLOW LINE N&S=659.81 8" VCP INV. E=665.21 PVC INV. E=664.01
 - B COMBINATION MANHOLE RIM=675.54 FLOW LINE N=667.39
 - C COMBINATION MANHOLE RIM=676.22 56" INV. E&W=661.92
 - D COMBINATION MANHOLE RIM=674.90 56" INV. E&W=659.75
- EXISTING STORM SEWER**
- 1 TRENCH DRAIN WEST RIM=670.66 EAST RIM=670.80 FILLED W/DEBRIS
 - 2 CATCH BASIN RIM=669.59 FILLED W/DEBRIS
 - 3 CATCH BASIN RIM=670.04 FILLED W/DEBRIS
 - 4 6" YARD DRAIN RIM=675.86 FILLED W/DEBRIS
 - 5 CATCH BASIN RIM=669.08 FILLED W/DEBRIS

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

REVISIONS	
DATE	
HORIZ. SCALE	1" = 20'
VERT. SCALE	NONE
DRAWN BY	MS
CHECKED BY	CJD
DATE OF MAP	MAR. 21, 2018
DATE OF FIELD SURVEY	MAR. 14, 2018
JOB NO.	9202
SHEET	11

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

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

Erosion and Sediment Control Schedule

General

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

Ingress-Egress

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

Silt Fence & Inlet Protection

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

Temporary Seeding

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

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

Mulching

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

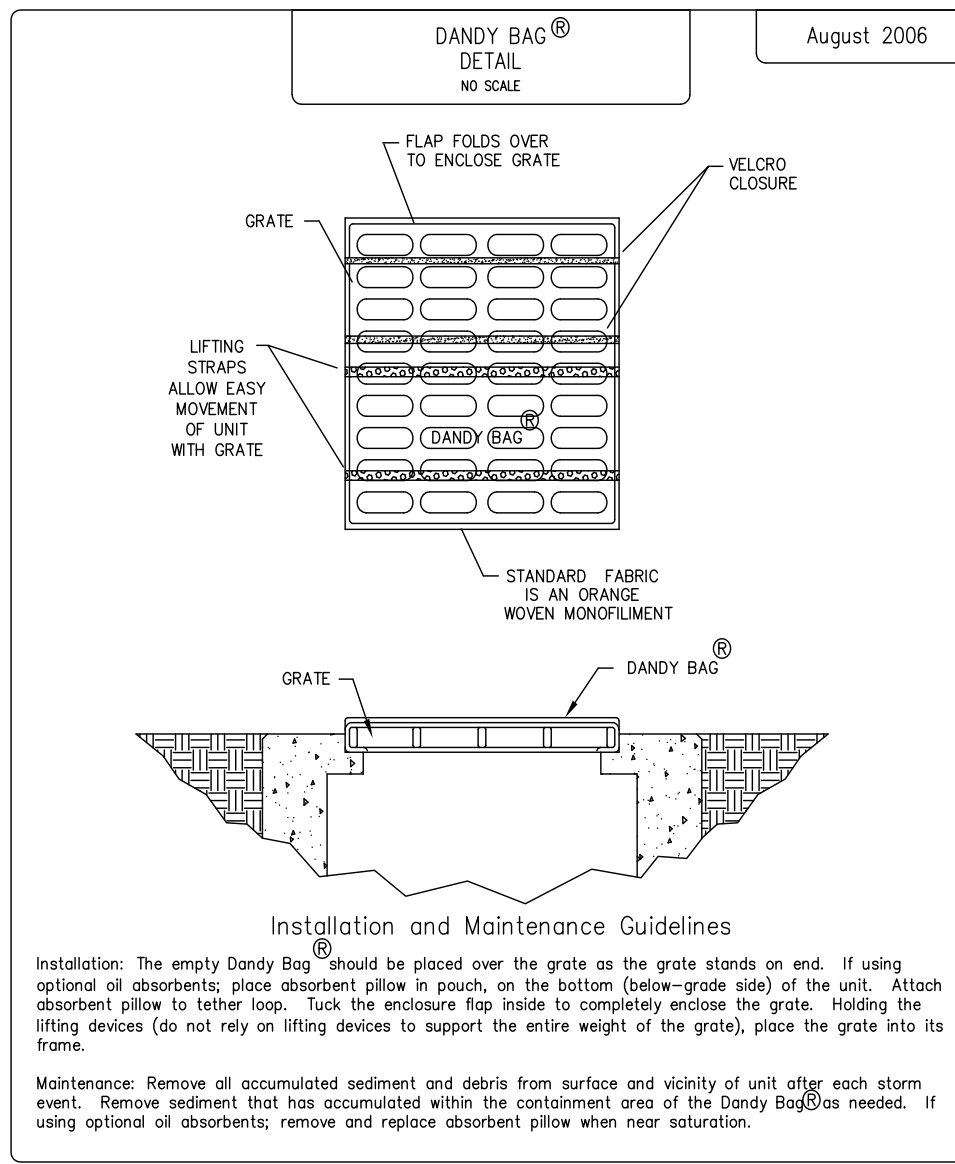
Maintenance

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

Note:

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

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

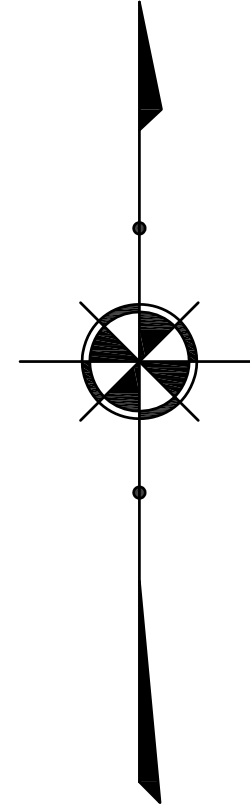


Installation and Maintenance Guidelines
 Installation: The empty Dandy Bag should be placed over the grate at the grate stands on end. If using optional all absorbent, place absorbent pillow in pouch, on the bottom (below-grade side) of the unit. Attach absorbent pillow to tether loop. Tuck the enclosure flap inside to completely enclose the grate. Holding the lifting devices (do not rely on lifting devices to support the entire weight of the grate), place the grate into its frame.
 Maintenance: Remove all accumulated sediment and debris from surface and vicinity of unit after each storm event. Remove sediment that has accumulated within the containment area of the Dandy Bag(s) as needed. If using optional all absorbents, remove and replace absorbent pillow when near saturation.

EXISTING COMBINATION SEWER		EXISTING STORM SEWER	
A	COMBINATION MANHOLE RIM=669.51 FLOW LINE M&S=659.81 8" VCP INV. E=665.21 PVC INV. E=664.01	1	TRENCH DRAIN WEST RIM=670.66 EAST RIM=670.90 FILLED W/DEBRIS
B	COMBINATION MANHOLE RIM=673.54 FLOW LINE N=667.39	2	CATCH BASIN RIM=669.59 FILLED W/DEBRIS
C	COMBINATION MANHOLE RIM=675.22 56" INV. E&W=661.92	3	CATCH BASIN RIM=670.04 FILLED W/DEBRIS
D	COMBINATION MANHOLE RIM=674.90 56" INV. E&W=659.75	4	6" YARD DRAIN RIM=675.86 FILLED W/DEBRIS
		5	CATCH BASIN RIM=669.08 FILLED W/DEBRIS

SWP3 Site Description

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



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

SWP3 LEGEND

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

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

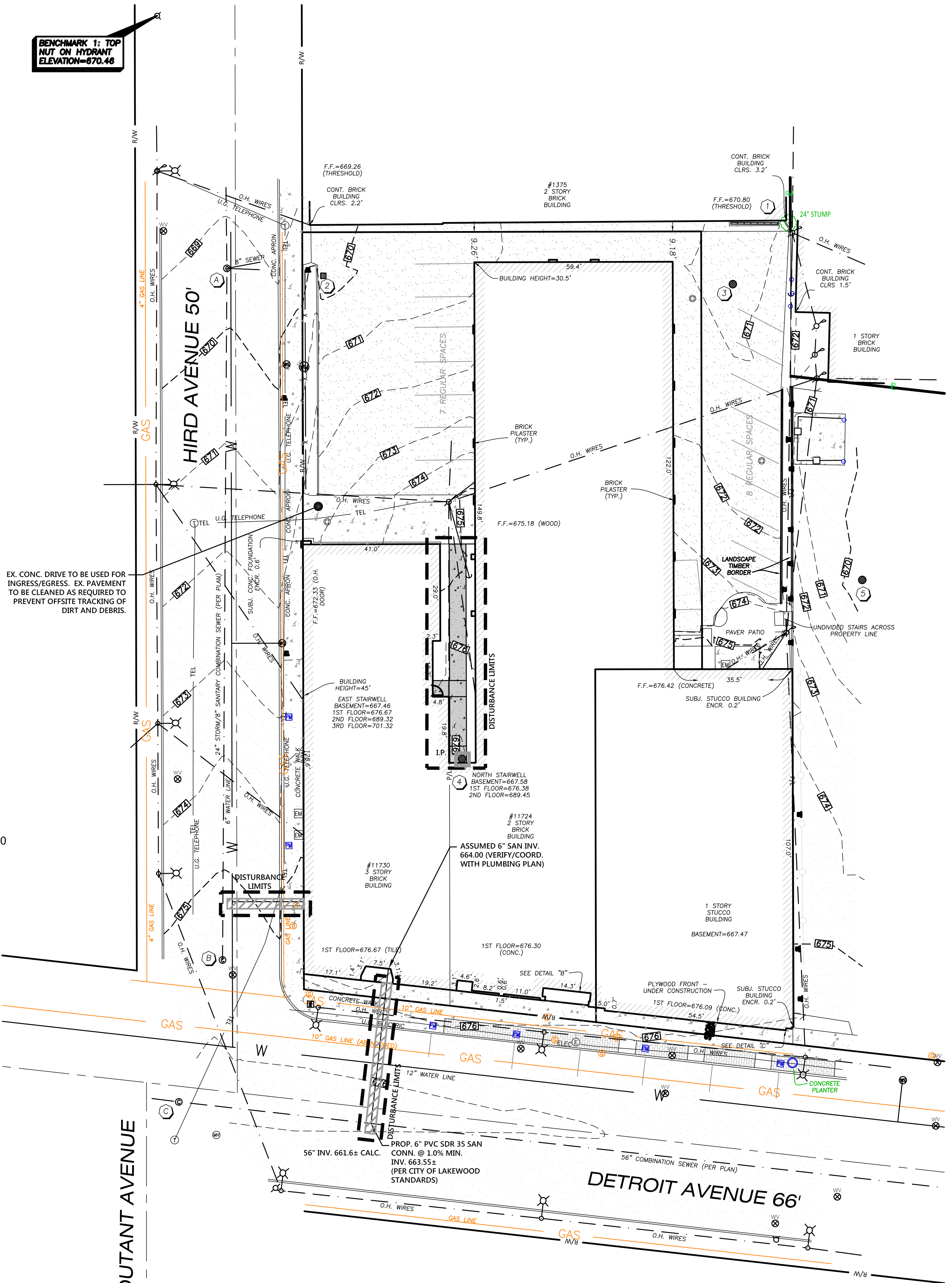
EXISTING UNDERGROUND UTILITIES NOTE:
 THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED HEREON. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED. WHERE PRACTICAL, HOWEVER, POLARIS ENGINEERING & SURVEYING, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

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

REV. No.	DATE	BY	DATE



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



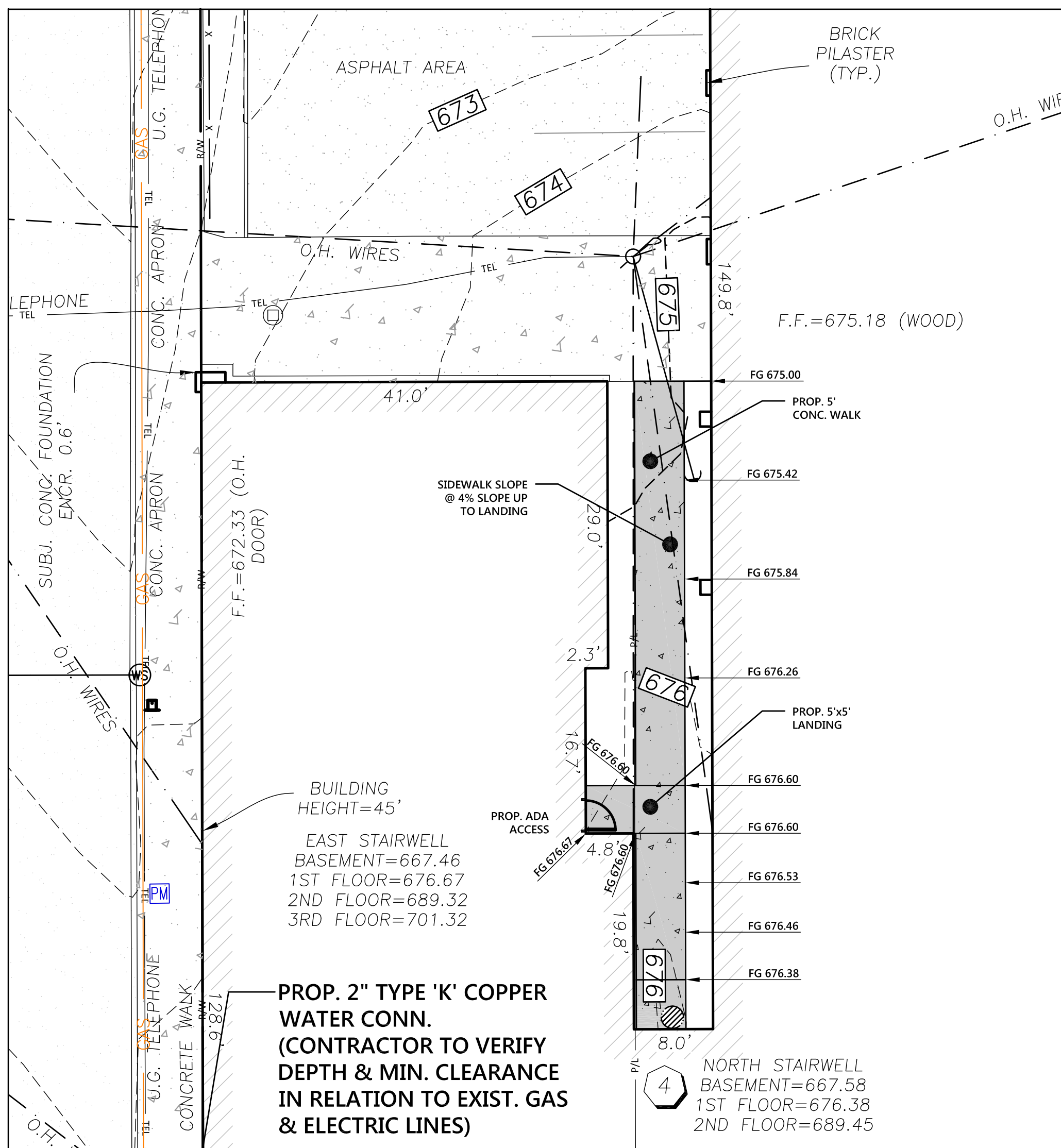
REIDY BROTHERS & FLANIGAN BUILDING RENOVATION
 CITY OF LAKEWOOD - CUYAHOGA COUNTY - OHIO

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

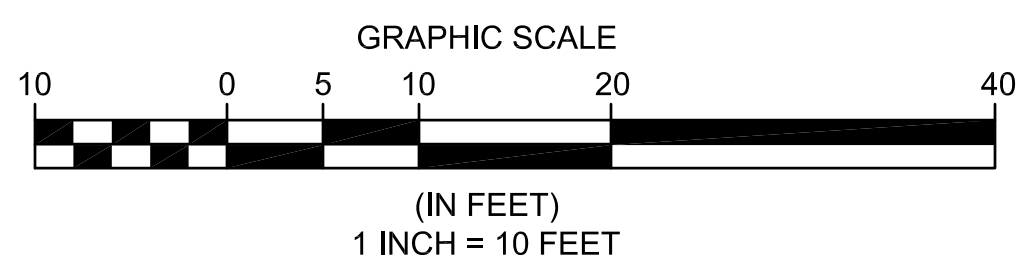


SWP3 PLAN

CONTRACT No.	
18272	
SHEET	OF
C4	C5



ENLARGED SIDEWALK PLAN
10 SCALE



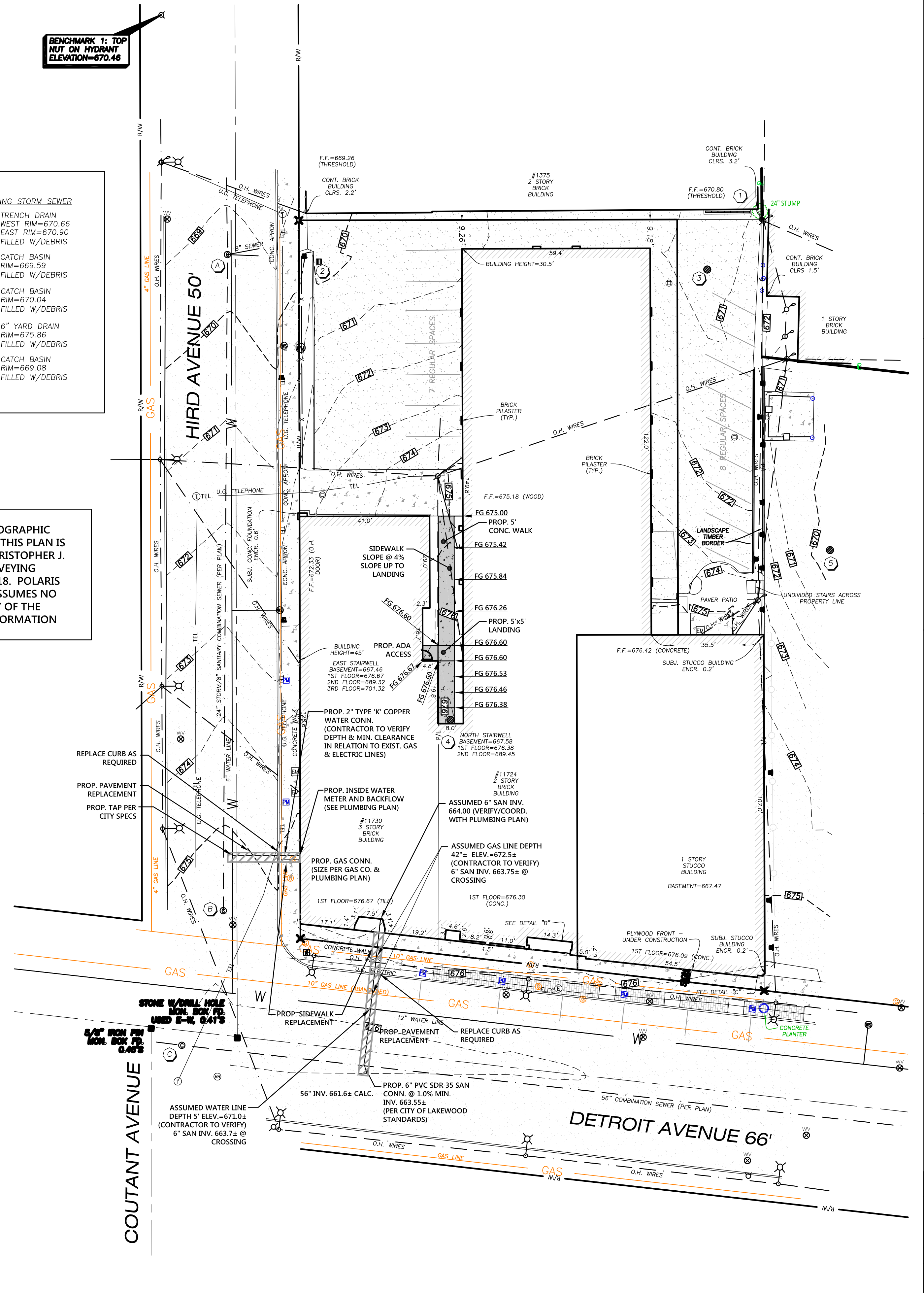
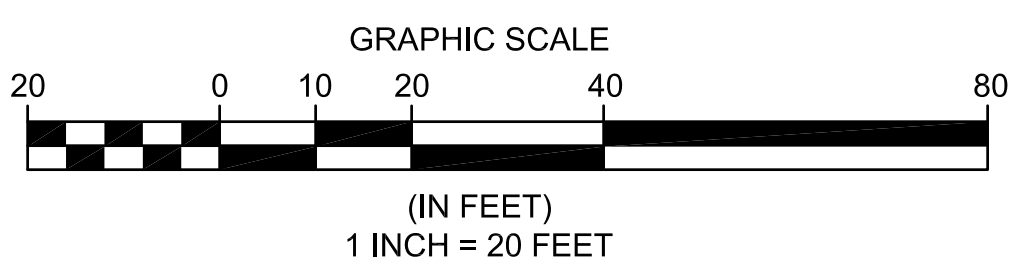
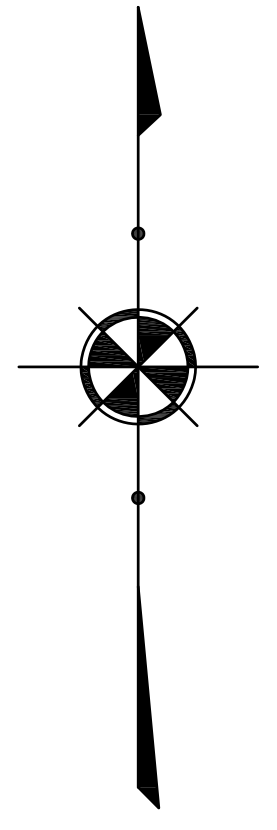
811 O.U.P.S. REFERENCE
X-XXXX-XXXX-XXXX
2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1
OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS
MUST BE CALLED DIRECT

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- | EXISTING COMBINATION SEWER | EXISTING STORM SEWER |
|--|---|
| ① COMBINATION MANHOLE
RIM=669.51
FLOW LINE N&S=659.81
8" VOR INV. E=665.21
PVC INV. E=664.01 | ① TRENCH DRAIN
WEST RIM=670.66
EAST RIM=670.90
FILLED W/DEBRIS |
| ② COMBINATION MANHOLE
RIM=675.54
FLOW LINE R=667.39 | ② CATCH BASIN
RIM=669.59
FILLED W/DEBRIS |
| ③ COMBINATION MANHOLE
RIM=676.22
56" INV. E&W=661.92 | ③ CATCH BASIN
RIM=670.04
FILLED W/DEBRIS |
| ④ COMBINATION MANHOLE
RIM=674.20
56" INV. E&W=659.75 | ④ 6" YARD DRAIN
RIM=675.86
FILLED W/DEBRIS |
| | ⑤ CATCH BASIN
RIM=669.08
FILLED W/DEBRIS |



REV. No.	DATE	BY	



DATE: 11/7/18
SCALE: HOR. 1"=20'
VERT. 1"=40'
FOLDER: DWG/Proj. Eng.
FILENAME: Site Plan
TAB: 04-Grading Plan
DRAWN: DRW

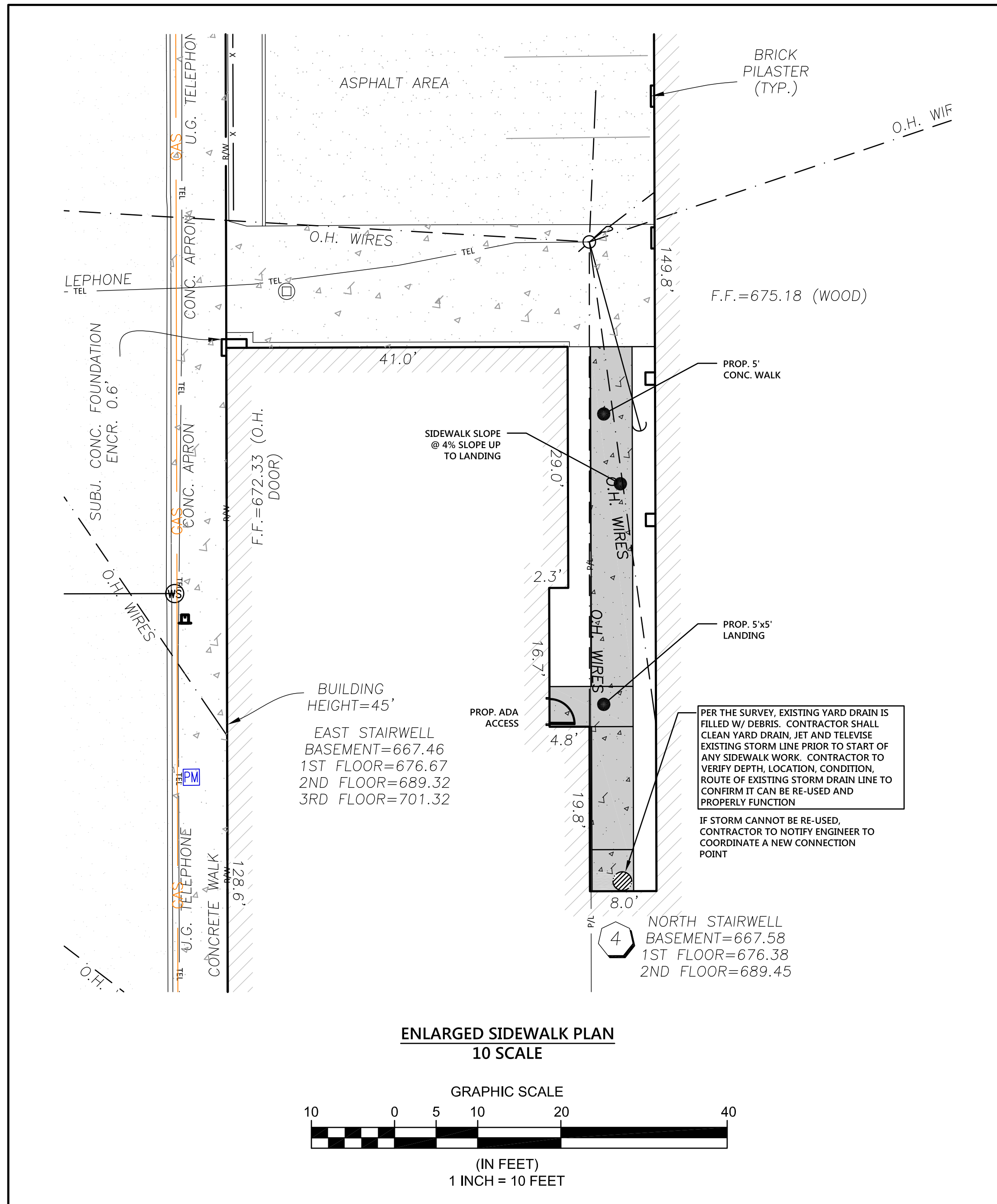
REIDY BROTHERS & FLANIGAN BUILDING RENOVATION
CITY OF LAKEWOOD - CUYAHOGA COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3732 (fax)
www.polaris-es.com



GRADING PLAN

CONTRACT No.	
18272	
SHEET	OF
C3	C5



811 O.U.P.S. REFERENCE
X-XXXX-XXXX-XXXX

2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1
OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS
MUST BE CALLED DIRECT

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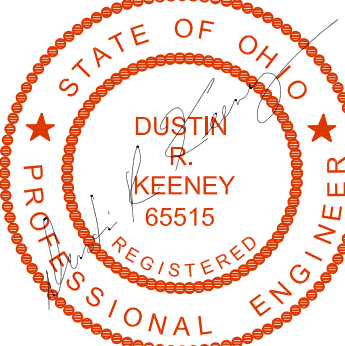
NOTE: THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.

UTILITY CONNECTION NOTES:

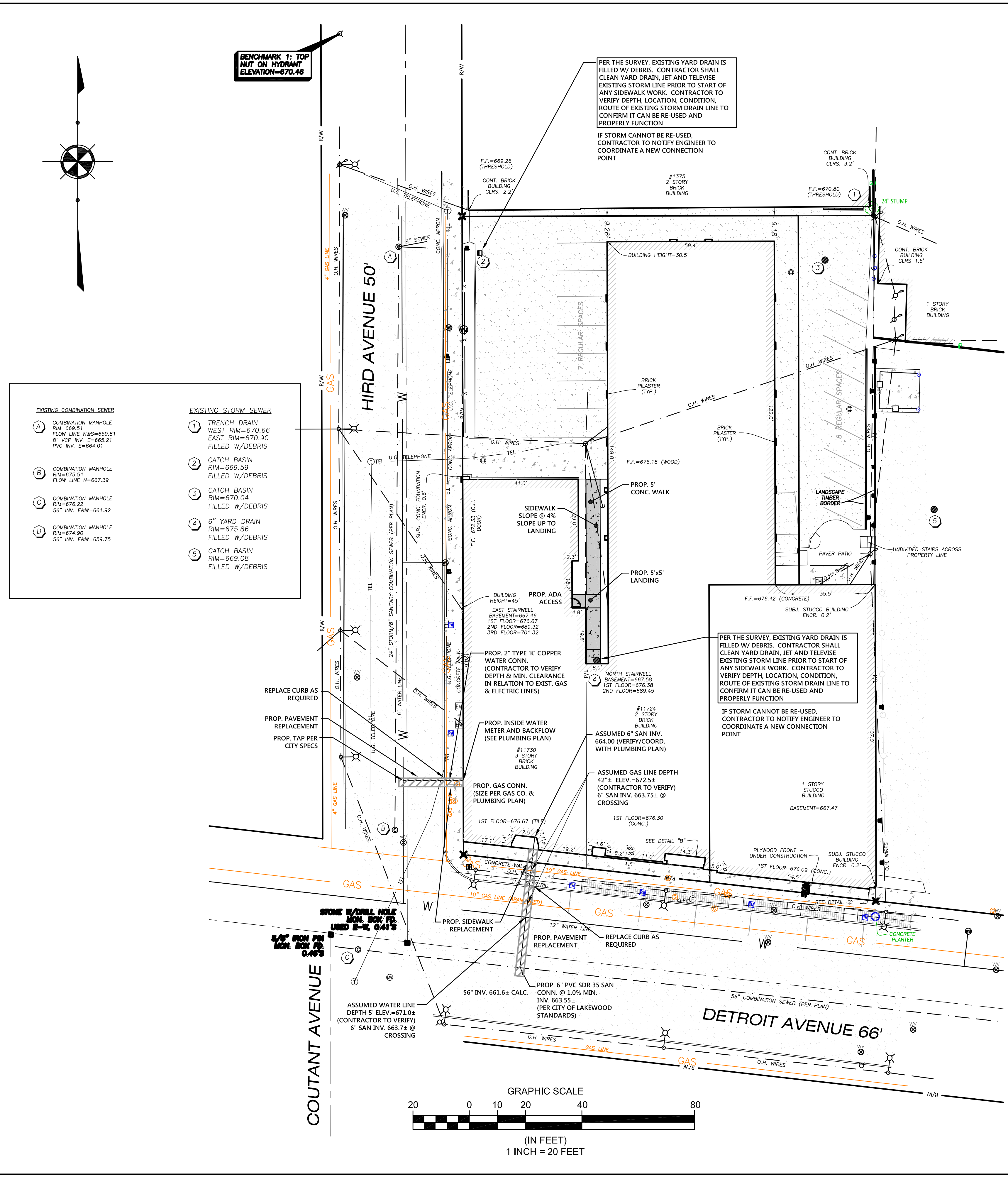
- REMOVE EXISTING WATER CONNECTION & PLUG PER LAKEWOOD WATER DIVISION
- NEW DOWNSPOUTS TO CONNECT TO EXISTING STORM DRAINS. CONTRACTOR TO VERIFY LOCATIONS WITH FIELD CONDITIONS AND ARCH. PLANS.

SURVEY NOTE:
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REV. No.	DATE	BY	DATE	BY



DATE:	11/7/18
SCALE: HOR.	1"=20'
SCALE: VERT.	1"=100'
FOLDER:	DWG/Proj. Eng.
FILENAME:	Site Plan
TAB:	02-Demolition Plan
DRAWN:	DRW




- | EXISTING COMBINATION SEWER | | EXISTING STORM SEWER | |
|----------------------------|--|----------------------|---|
| Ⓐ | COMBINATION MANHOLE
RIM=669.51
FLOW LINE N&S=659.81
8" VOP INV. E=665.21
PVC INV. E=664.01 | ① | TRENCH DRAIN
WEST RIM=670.66
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FILLED W/DEBRIS |
| Ⓑ | COMBINATION MANHOLE
RIM=675.54
FLOW LINE N=667.39 | ② | CATCH BASIN
RIM=669.59
FILLED W/DEBRIS |
| Ⓒ | COMBINATION MANHOLE
RIM=676.22
56" INV. E&W=661.92 | ③ | CATCH BASIN
RIM=670.04
FILLED W/DEBRIS |
| Ⓓ | COMBINATION MANHOLE
RIM=674.30
56" INV. E&W=659.75 | ④ | 6" YARD DRAIN
RIM=675.86
FILLED W/DEBRIS |
| | | ⑤ | CATCH BASIN
RIM=669.08
FILLED W/DEBRIS |

REIDY BROTHERS & FLANIGAN BUILDING RENOVATION

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(440) 944-4433 (440) 944-3722 (fax)
www.polaris-es.com



UTILITY PLAN

CONTRACT No.	
18272	
SHEET	OF
C2	C5

The North Coast Apartments

PROJECT
The North Coast

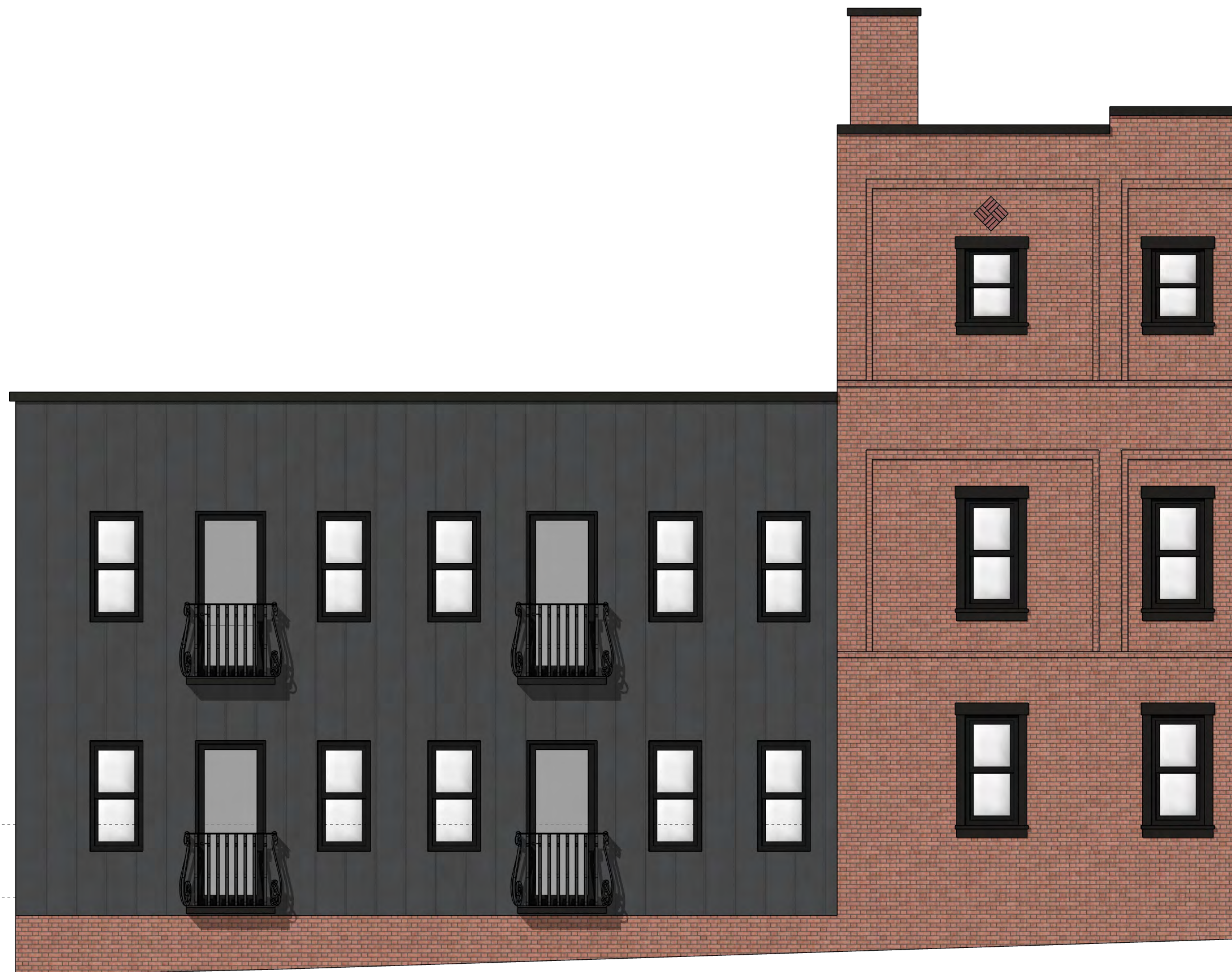
DRAWN BY
Loomis Companies

ISSUE
05/14/2025
Preliminary

RE-ISSUE

DESCRIPTION

Partial West
Exterior Elevation



PROJECT
The North Coast

DRAWN BY
Loomis Companies

ISSUE
05/14/2025
Preliminary

RE-ISSUE

DESCRIPTION

North
Exterior Elevation





PROJECT
The North Coast

DRAWN BY
Loomis Companies

ISSUE
05/14/2025
Preliminary

RE-ISSUE

DESCRIPTION

East
Exterior Elevation





PROJECT
The North Coast

DRAWN BY
Loomis Companies

ISSUE
05/14/2025
Preliminary

RE-ISSUE

DESCRIPTION

Front
Exterior Elevation

PROJECT
The North Coast

DRAWN BY
Loomis Companies

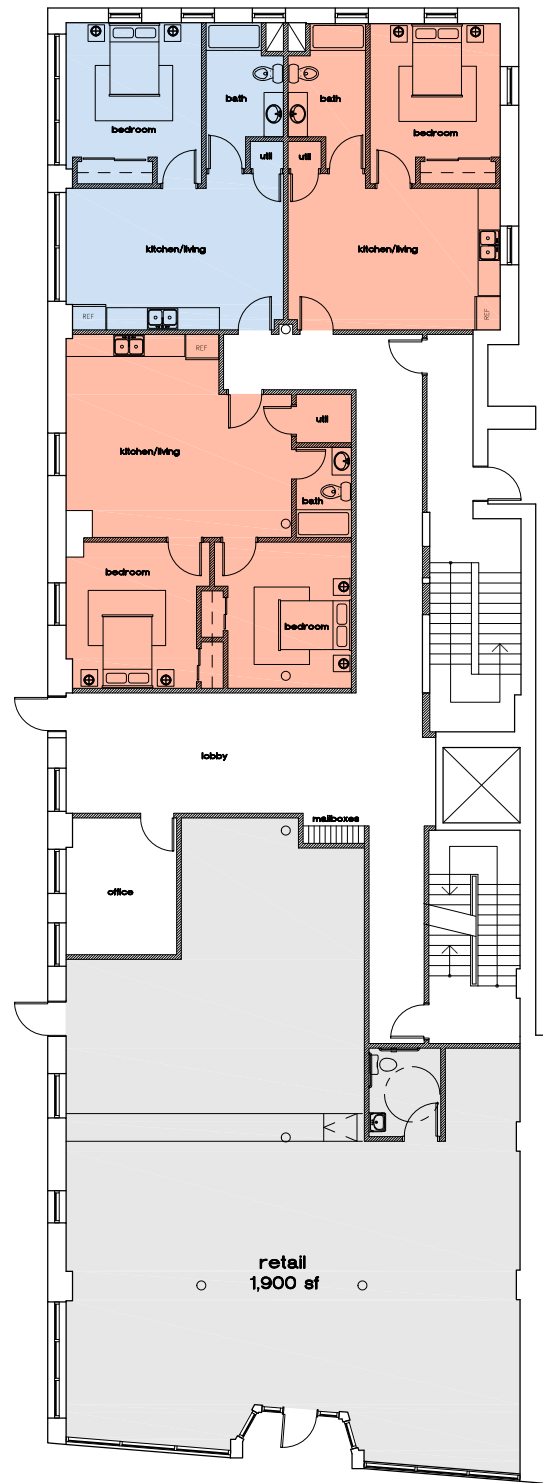
ISSUE
Preliminary

RE-ISSUE

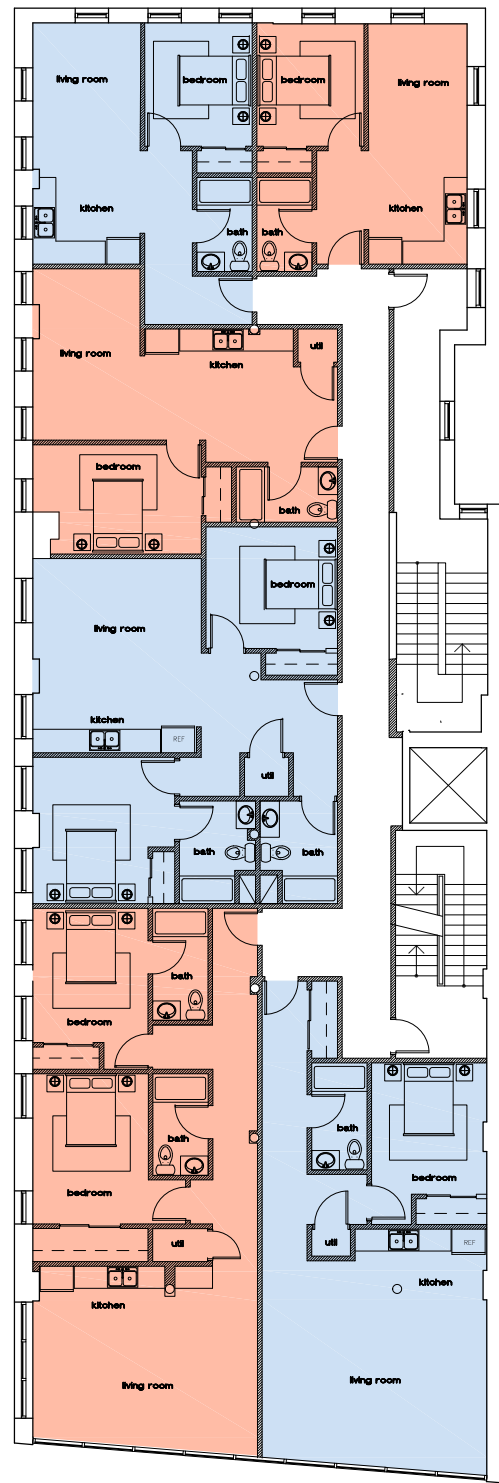
DESCRIPTION

Exterior Elevation

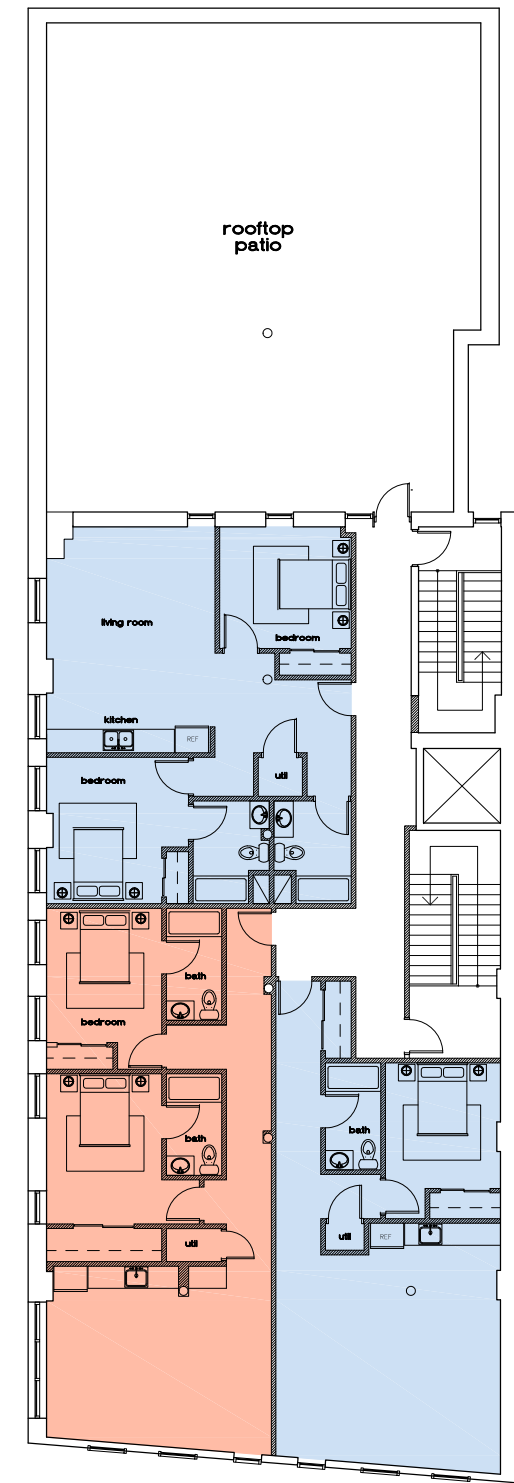




ground floor



second floor



third floor

NORTHCOAST APARTMENTS

11730 DETROIT AVE.
LAKEWOOD, OH

Lakewood, Ohio

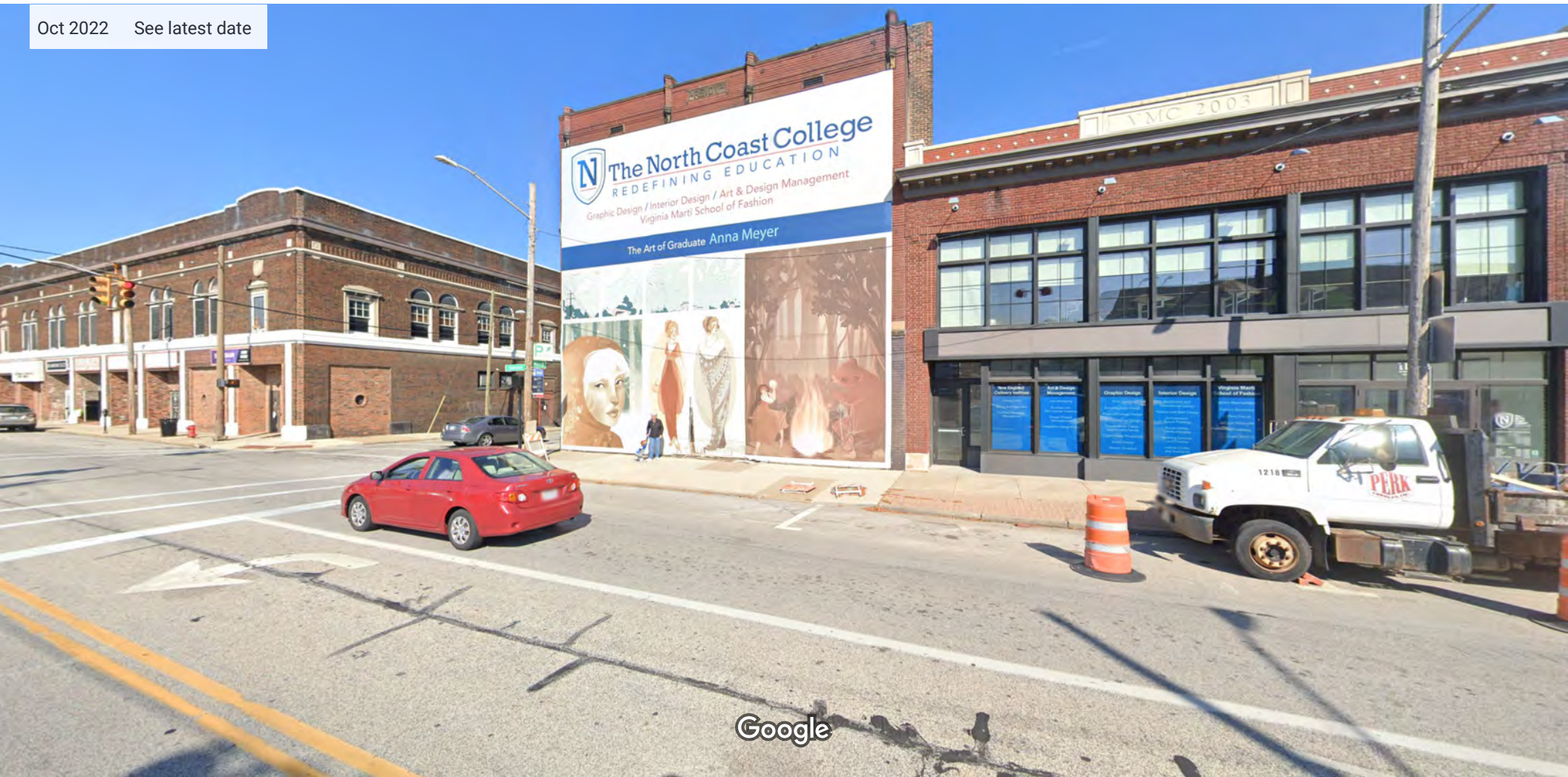
Google Street View

Aug 2017

See latest date

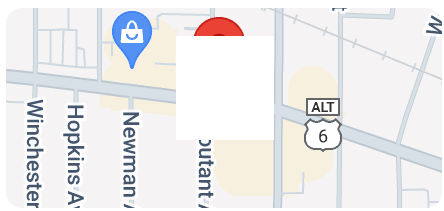


Oct 2022 See latest date



Google

Image capture: Oct 2022 © 2024 Google







Municipal
Parki

MUNICIPAL
PARKING
L. J. ...
Co.

NO
PARKING
AND
FINE





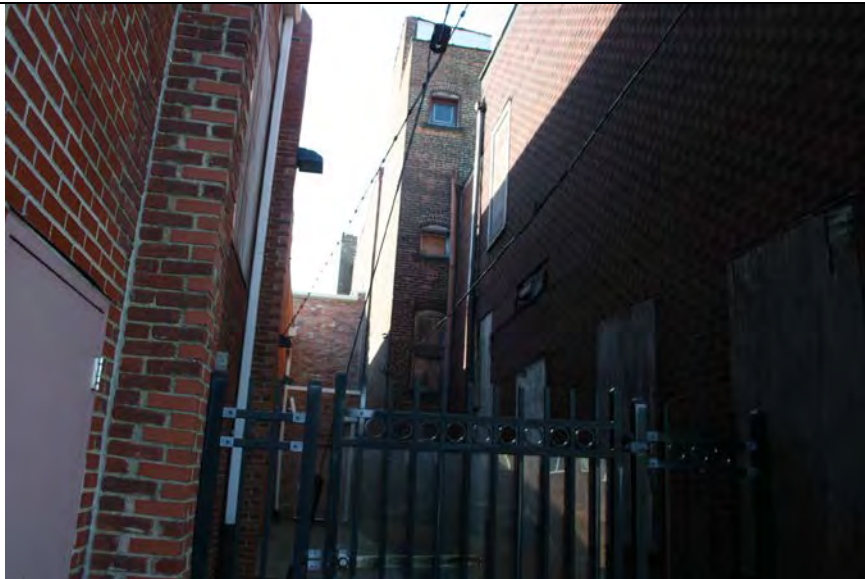




Photograph 1 – View of Subject Property looking north across Detroit Ave



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



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



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



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

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

Application Cover Page

Docket No.: 09-78-25

Permit No.: BBS25-000082

Applicant Name: Brandon Young, Young Design Studio

Project Address: 1457 St. Charles Ave.

Project Name: n/a

Project: Applicant proposes design approval for the construction of a new home on a vacant lot.





Front View 1

Morse Residence

1457 St. Charles Ave. Lakewood, Oh 44107





Front View 2

Morse Residence

1457 St. Charles Ave. Lakewood, Oh 44107





Front View 3

Morse Residence

1457 St. Charles Ave. Lakewood, Oh 44107





Rear View 1

Morse Residence

1457 St. Charles Ave. Lakewood, Oh 44107

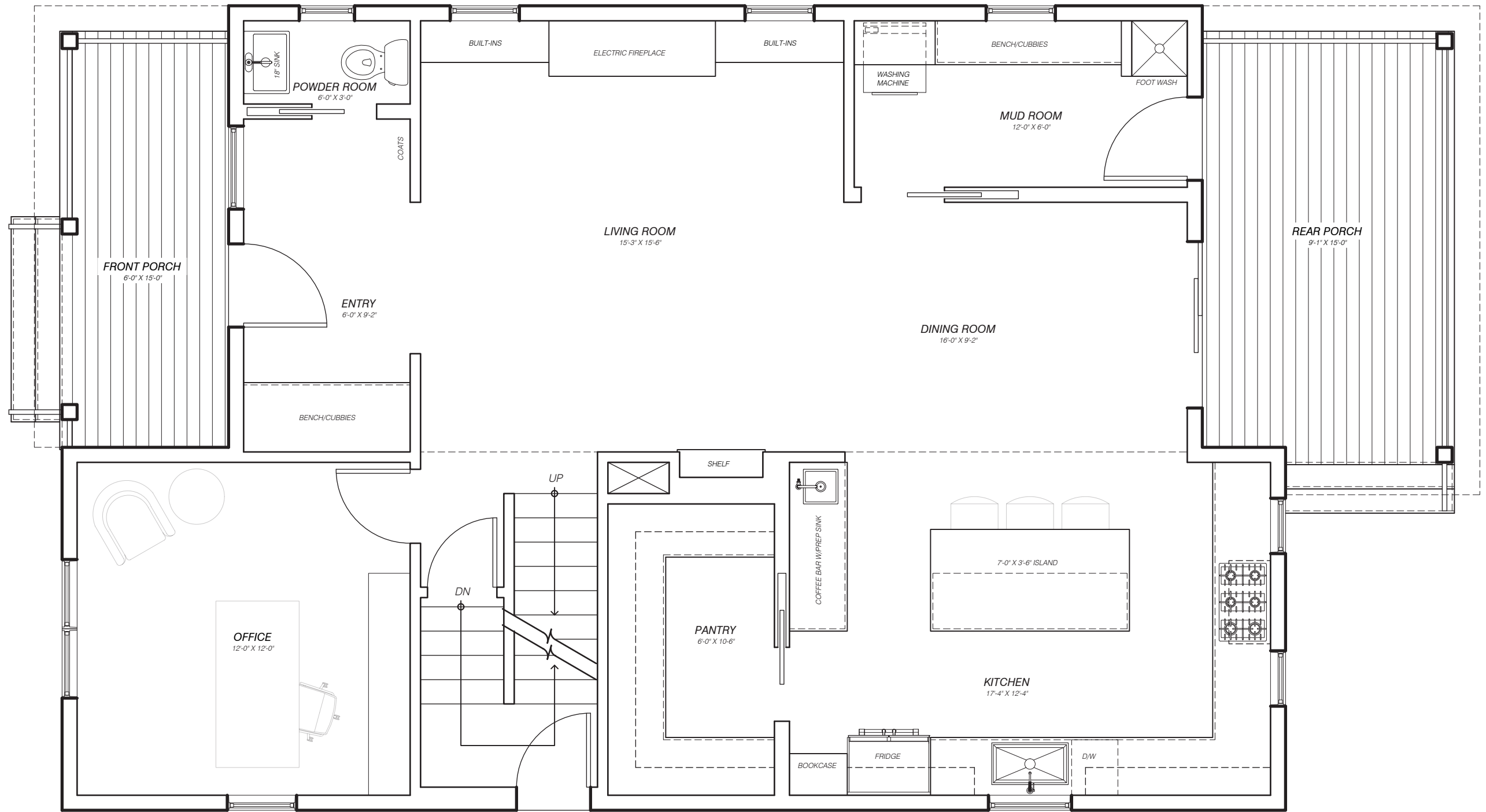


Rear View 2

Morse Residence

1457 St. Charles Ave. Lakewood, Oh 44107

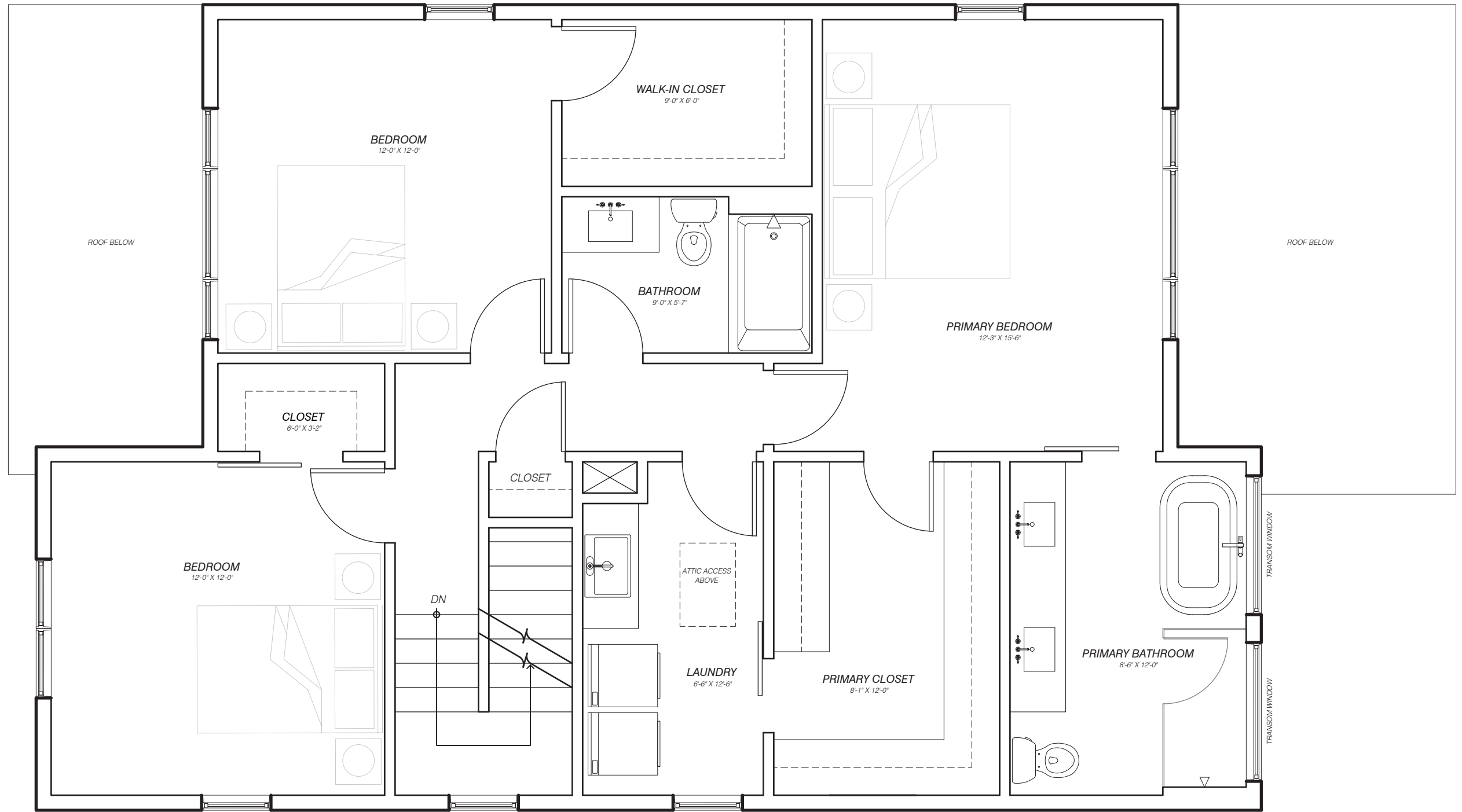




FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Proposed 1st Floor
Morse Residence
 1457 St. Charles Ave. Lakewood, Oh 44107

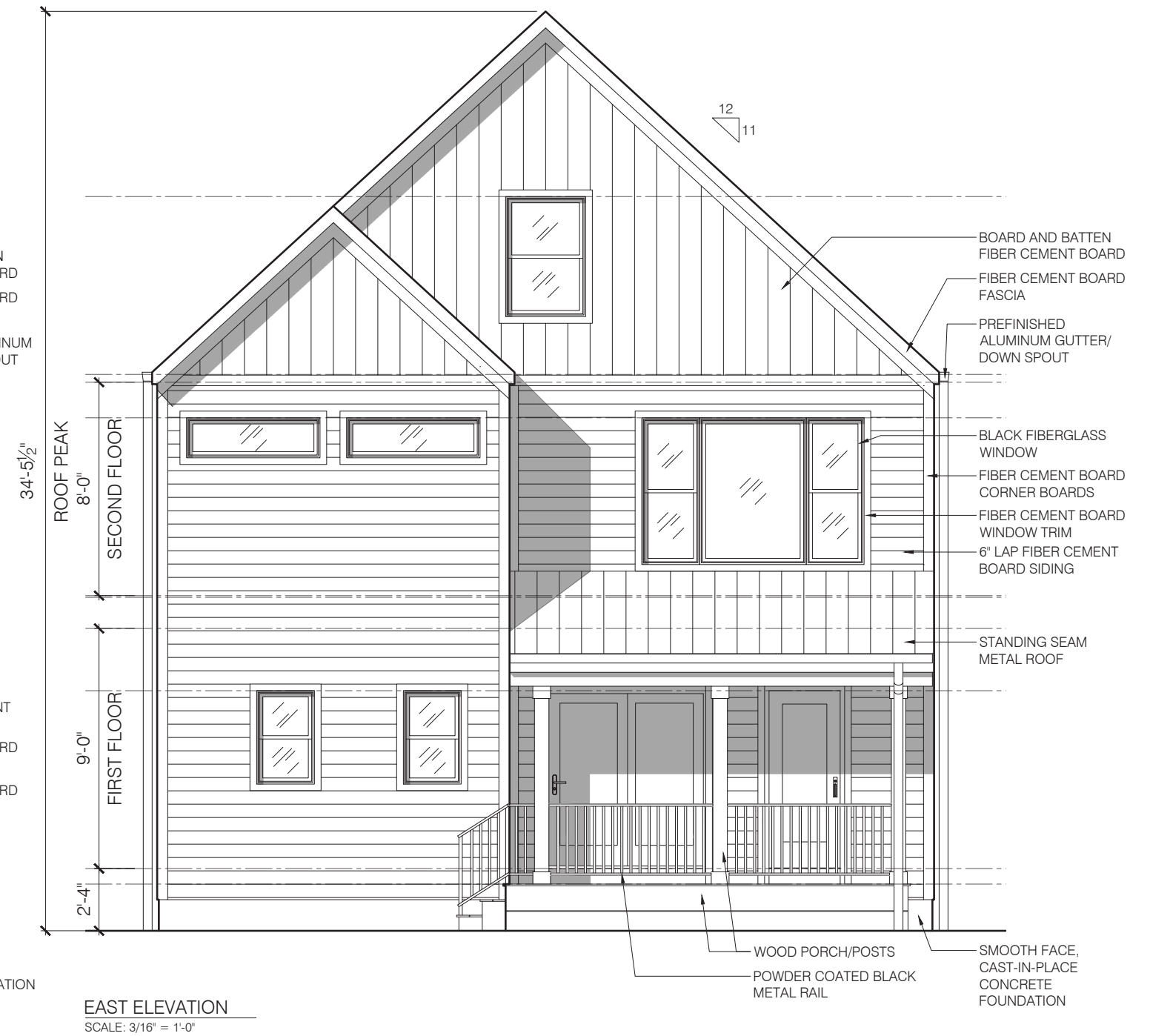
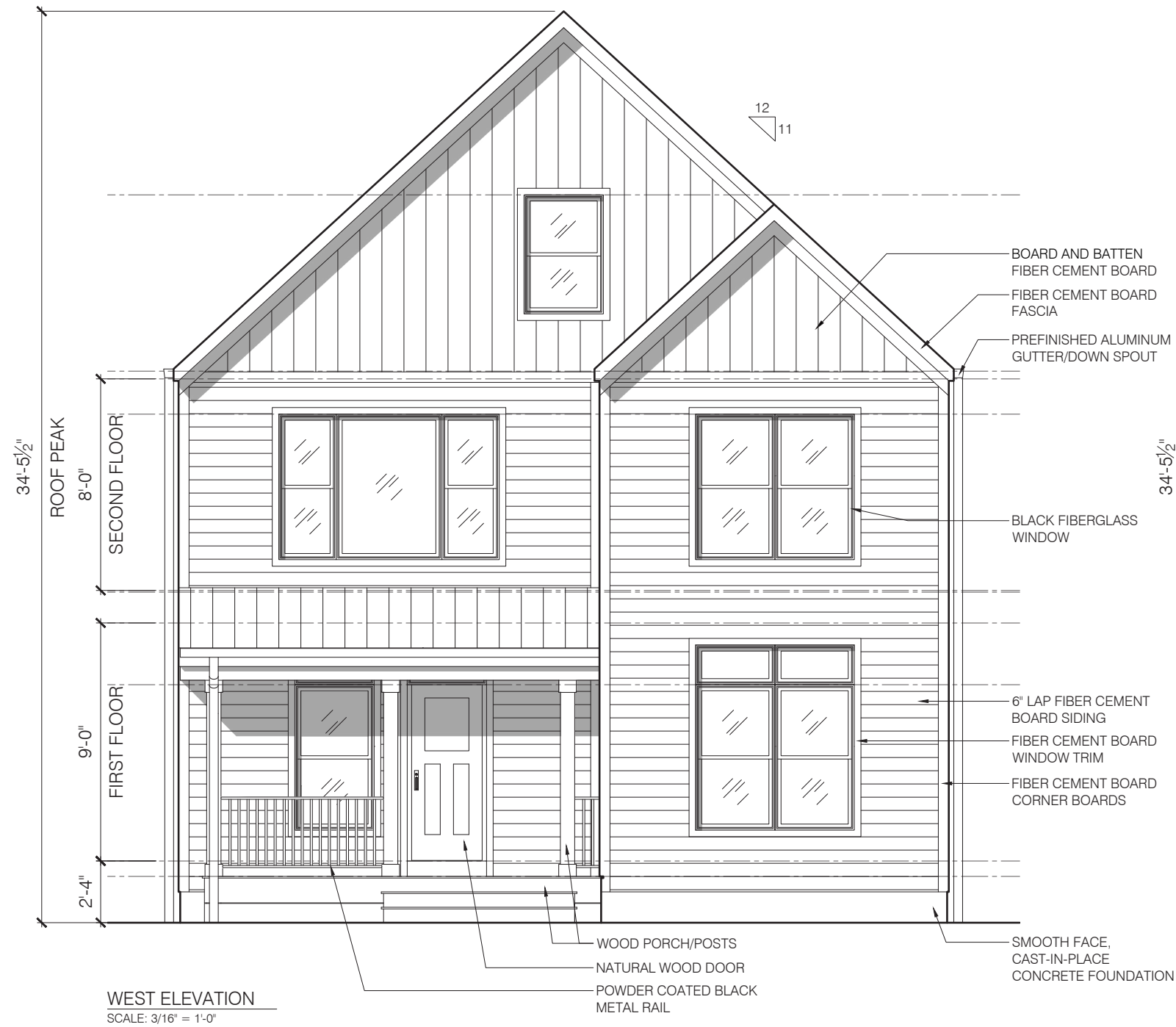




SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Proposed 2nd Floor
Morse Residence
 1457 St. Charles Ave. Lakewood, Oh 44107





Proposed Elevations

Morse Residence

1457 St. Charles Ave. Lakewood, Oh 44107





Proposed Elevations

Morse Residence

1457 St. Charles Ave. Lakewood, Oh 44107



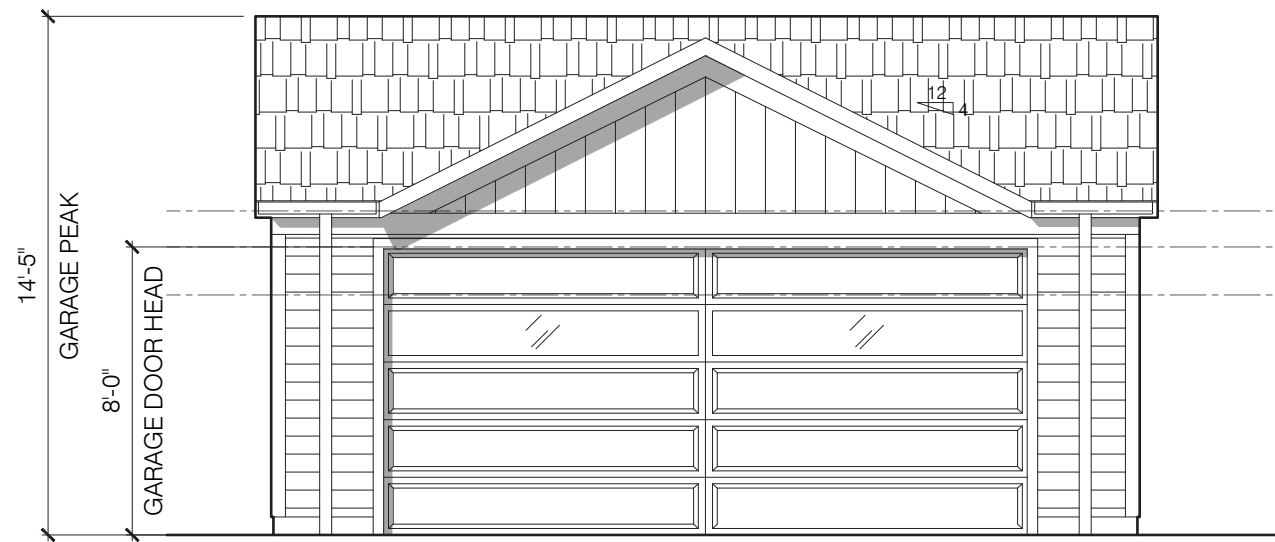


Proposed Elevations

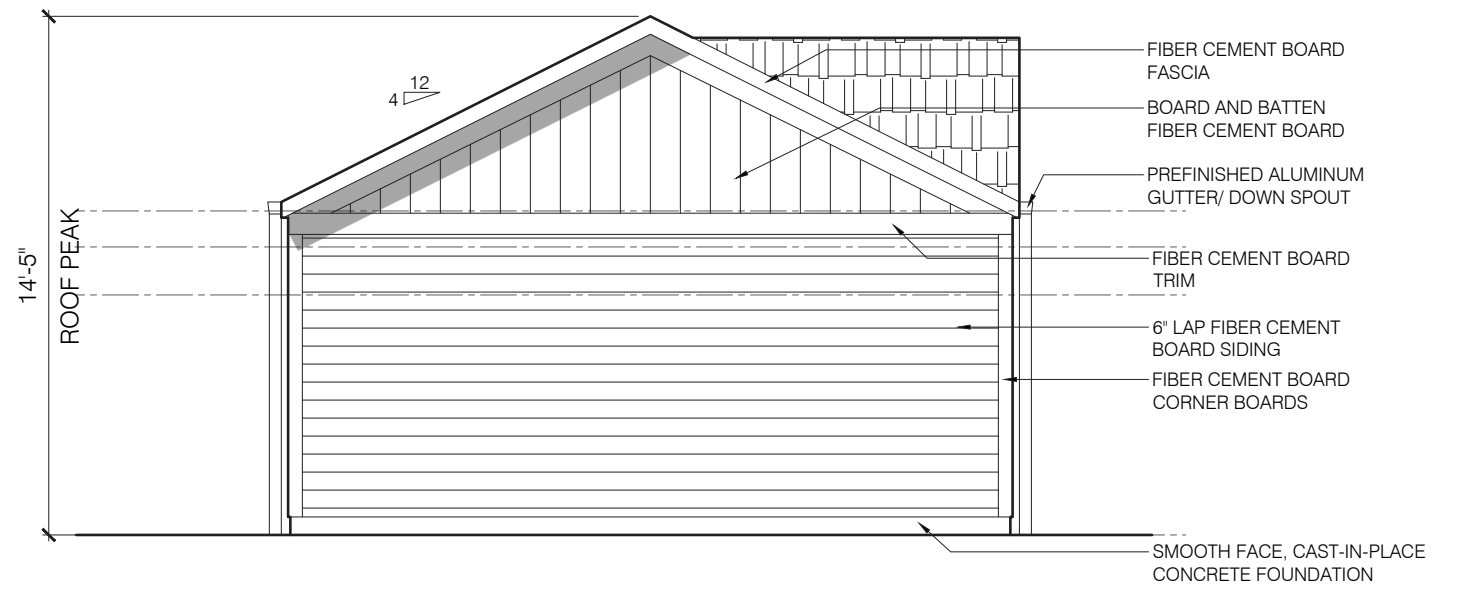
Morse Residence

1457 St. Charles Ave. Lakewood, Oh 44107

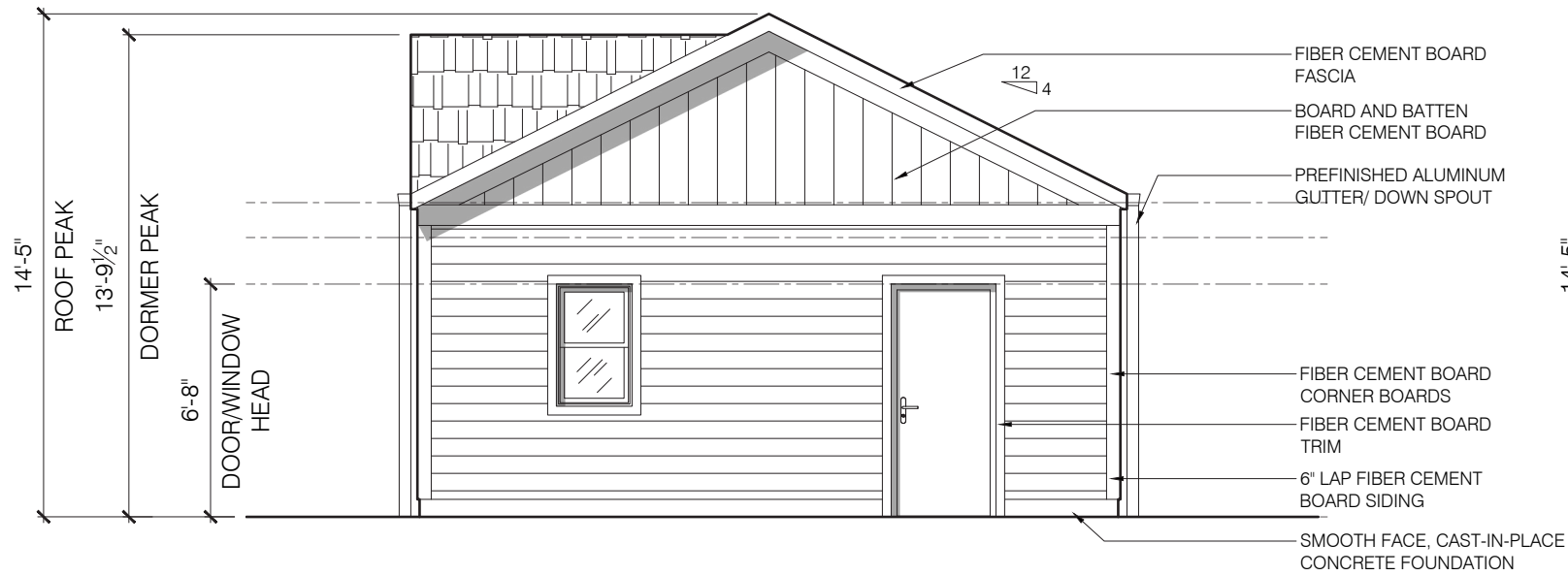




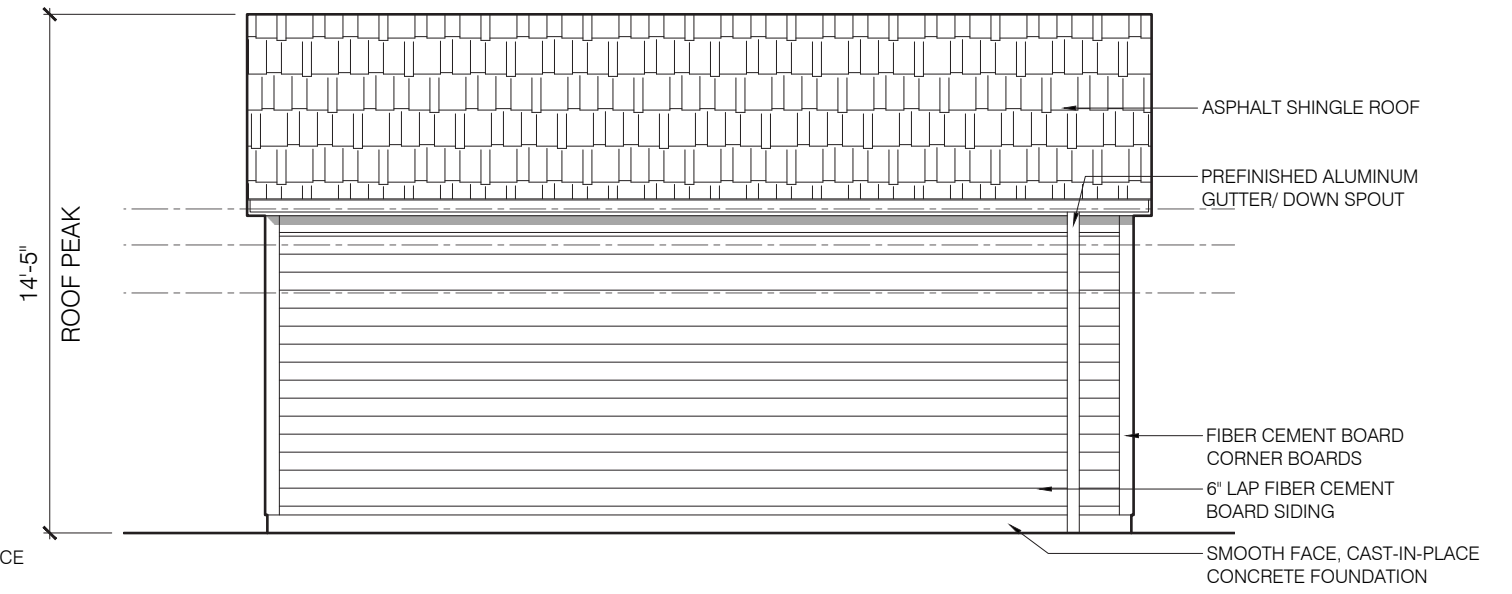
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

Proposed Elevations

Morse Residence

1457 St. Charles Ave. Lakewood, Oh 44107



Light Blue Color



Wood Post and Metal Roof



Front Door



Metal Rail



Dark Blue Color



Lap/Board + Batten Cladding

Materials

Morse Residence

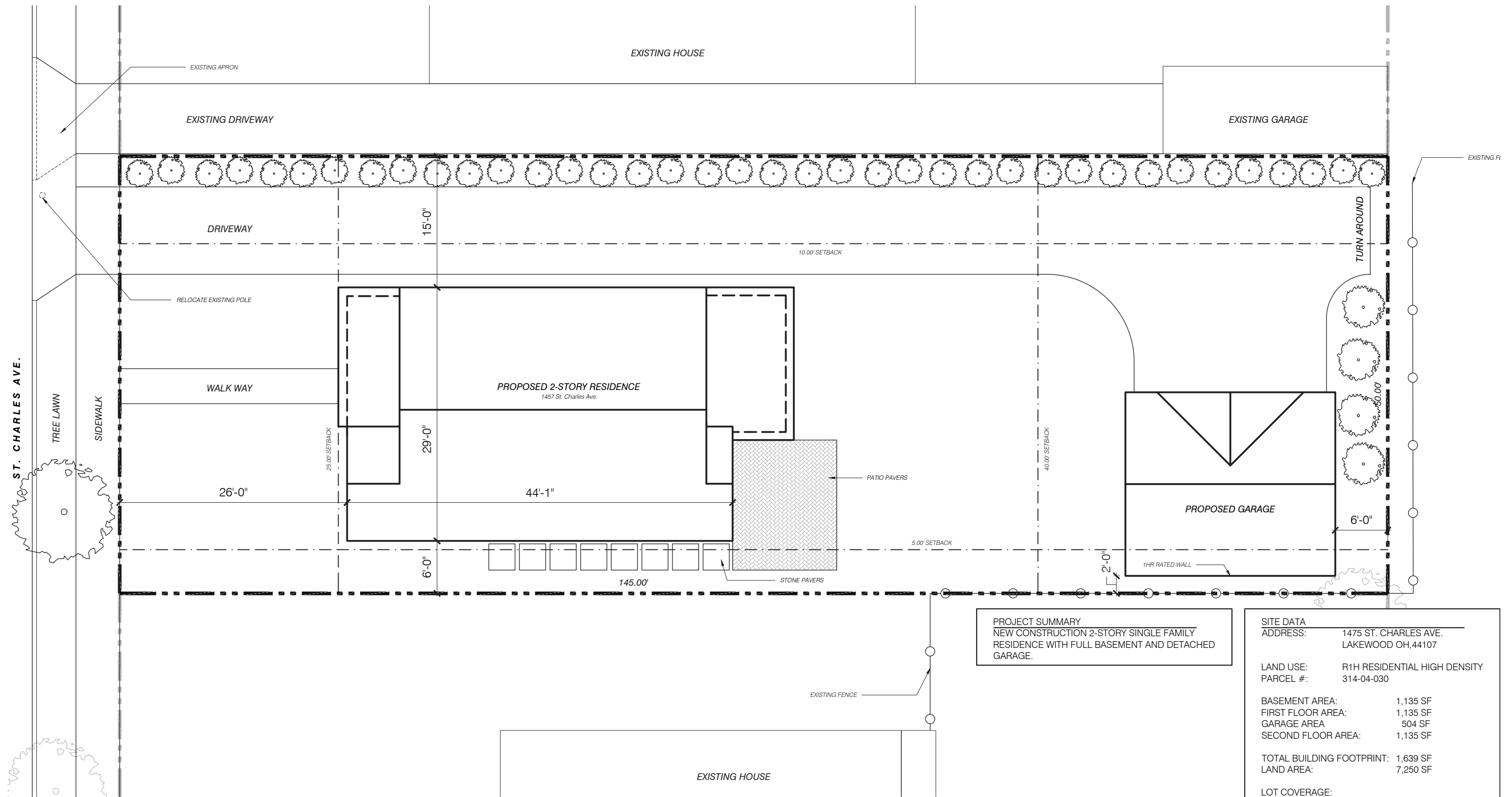
1457 St. Charles Ave. Lakewood, Oh 44107



Existing Site Photos

Morse Residence

1457 St. Charles Ave. Lakewood, Oh 44107



SITE PLAN
SCALE: 3/32" = 1'-0"

PROJECT SUMMARY
NEW CONSTRUCTION 2-STORY SINGLE FAMILY RESIDENCE WITH FULL BASEMENT AND DETACHED GARAGE.

SITE DATA	
ADDRESS:	1475 ST. CHARLES AVE. LAKEWOOD OH, 44107
LAND USE:	R1H RESIDENTIAL HIGH DENSITY
PARCEL #:	314-04-030
BASEMENT AREA:	1,135 SF
FIRST FLOOR AREA:	1,135 SF
GARAGE AREA:	504 SF
SECOND FLOOR AREA:	1,135 SF
TOTAL BUILDING FOOTPRINT:	1,639 SF
LAND AREA:	7,250 SF
LOT COVERAGE:	
ALLOWED:	35%
PROPOSED:	22.6%
ACCESSORY STRUCTURE:	
ALLOWED:	25%
PROPOSED:	14.3%

Proposed Site Plan
Morse Residence
1457 St. Charles Ave. Lakewood, Oh 44107





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Sign Review Board

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

Application Cover Page

Docket No.: 09-79-25

Permit No.: BBS25-000083

Applicant Name: Brandon Young, Young Design Studio

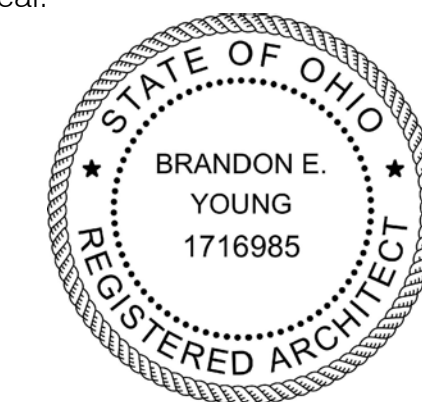
Project Address: 17814 Riverside Dr..

Project Name: n/a

Project: Applicant proposes to modify an existing front dormer, replace windows, and add a one-story addition on the rear of an existing single-family home.

Handwritten signature in blue ink, appearing to read "Z. M. J." or similar, with a large flourish on the right.

Seal:



General Notes:

ISSUES: DATE:

ABR SUBMISSION ° 08-19-25

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15614 Detroit Ave.
Lakewood, OH 44107

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Weisel Residence

17814 Riverside Dr.
Lakewood, OH, 44107

Drawing Title:

SITE PLAN

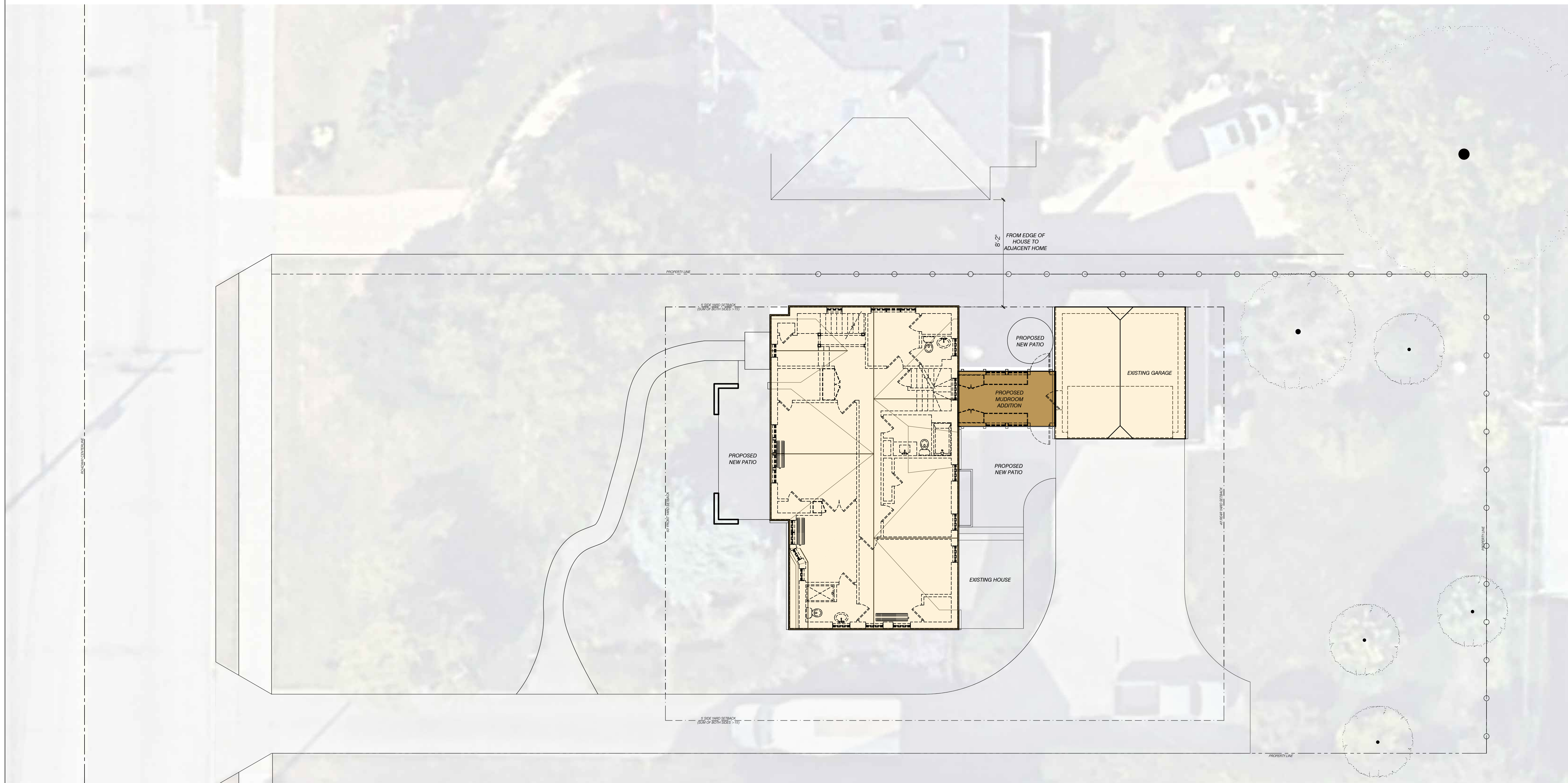
Drawn by: NKH Date: 08-19-2025

Checked by: Drawing Number:

Approved: AS-01

Job Number:

File Name:



1 SITE PLAN
AS-01 SCALE: 1/8" = 1'-0"



LOCATION OF PROPOSED MUDROOM



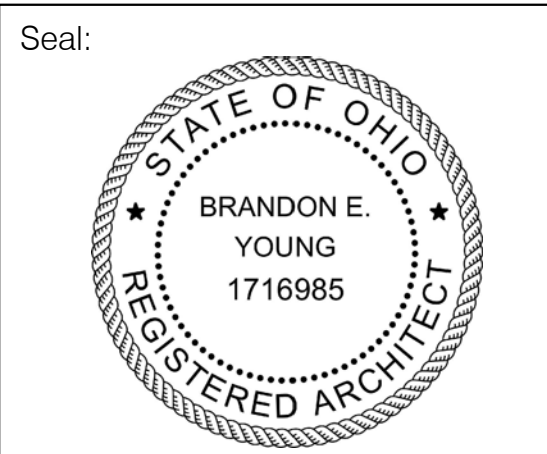
NORTH FACE OF EXISTING HOUSE



EXISTING HOUSE DORMER

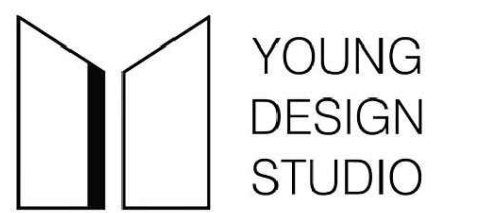


SOUTH FACE OF EXISTING HOUSE



General Notes:

ISSUES:	DATE:
ABR SUBMISSION	08-19-25
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YOUNG DESIGN STUDIO
 15614 Detroit Ave.
 Lakewood, OH 44107
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Weisel Residence

17814 Riverside Dr.
 Lakewood, OH, 44107

Drawing Title:

EXISTING PHOTOS

Drawn by: NKH Date: 08-19-2025

Checked by: Drawing Number:

Approved: **A0-02**

Job Number:

Home Addition for the Weisel Residence

17814 Riverside Dr.
Lakewood, OH 44107



Owner:
Chris & Anne Weisel
17814 Riverside Dr.
Lakewood, OH 44107

Prepared by:
Architect:
Young Design Studio LLC
15614 Detroit Ave.
Lakewood, OH 44107
330-620-3536

Contractor:
Ohio North Construction
3535 N Medina Line Rd
Richfield, OH 44286
330-551-2136

Structural Engineer:
Cramer Engineering LLC
Attn: Kyle Richardson
PO Box 5419
Fairlawn, OH 44334
330-962-0333

DRAWING INDEX

T1-01	COVER SHEET
A0-01	GENERAL NOTES
A0-02	EXISTING CONDITION PHOTOS
AS-01	ARCHITECTURAL SITE PLAN
A1-00	FOUNDATION PLAN
A1-01	CONSTRUCTION PLANS
A1-02	CONSTRUCTION PLANS
A1-03	ROOF PLAN
A3-01	DORMER DETAILS

ABBREVIATIONS

AC	AIR CONDITIONER	EA	EACH	ID	INTERIOR DIAMETER	QT	QUARRY TILE
AB	ANCHOR BOARD	EF	EACH FACE	INSU	INSULATION	RAD	RADIUS
ACP	ACOUSTIC CEILING PANEL	EL	ELEVATION	INV	INVERT	RW	RIGHT-OF-WAY
ACT	ACOUSTIC CEILING TILE	ELEC	ELECTRICAL	J	JANITOR	RD	ROOF DRAIN
ADJ	ADJUSTABLE	ENCL	ENCLOSURE	JB	JUNCTION BOX	REBAR	REINFORCING BARS
AFF	ABOVE FINISH FLOOR	EQ	EQUAL	JT	JOINT	RECT	RECTANGULAR
ALT	ALTERNATE	ETC	ETCETERA	LAM	LAMINATE	RENF	REINFORCEMENT
ALUM	ALUMINUM	EW	EACH WAY	LAV	LAVATORY	REP	REPRESENTATIVE
APPROX	APPROXIMATELY	EXST	EXISTING	LF	LINEAL FEET	REQD	REQUIRED
ARCH	ARCHITECTURAL	EJ	EXPANSION JOINT	LVL	LONG LEG L-VERTICAL	RM	ROOM
BLDG	BUILDING	EXT	EXTERIOR	LLM	LONG LEG HORIZONTAL	SM1	SEALERHARDENER
BLKG	BLOCKING	EW	ELECTRICAL WATER	LLV	LONG LEG VERTICAL	SC	SOLID CORE
BM	BEAM	CWL	COOLER	LMC	LINEAR METAL CEILING	SF	SQUARE FEET
BRG	BEARING	FD	FLOOR DRAIN	M	MIRROR	SM	SIMILAR
BRX	BRICK	FE	FIRE EXTINGUISHER	M	MANIT	SPEC	SPECIFICATION
BTM	BOTTOM	FEC	FIRE EXTINGUISHER CABINET	MATL	MATERIAL	SQ	SQUARE
BAR	BUILT UP ROOF	FH	FIRE HYDRANT	MAY	MAXIMUM	SS	STAINLESS STEEL
CC	CENTER-TO-CENTER	FHC	FIRE HOSE CABINET	MCH	MECHANICAL	STC	SOUND TRANSMISSION
CJ	CONTROL JOINT	FIN	FINISH	MFR	MANUFACTURER	STD	STANDARD
CL	CENTER LINE	FL	FLOOR	MNR	MANHOLE	STRUCT	STRUCTURAL
CKT	CIRCUIT	FLD DR	FOLDING DOOR	MN	MINIMUM	SUPPL	SUPPLEMENTARY
CLS	CEILING	FM	FACTORY MUTUAL	MO	MASONRY OPENING	SUSP	SUSPENDED
CLO	CLOSET	FR	FIRE RATED	MTD	MOUNTED	TEMP	TEMPERED
CMU	CONCRETE MASONRY UNIT	FTW	FIRE RETARDANT TREATED WOOD	MTL	METAL	TGS	TOP OF BEAM
COL	COLUMN	FSB	FOLDING SHOWER SEAT	N/A	NOT APPLICABLE	TAG	TONGUE-AND-GROOVE
CONC	CONCRETE	FT	FOOT	NIC	NOT IN CONTRACT	TB	TOILET BAR
CONF	CONFERENCE	FTG	FOOTING	NO	NUMBER	THR	THRESHOLD
CONSTR	CONSTRUCTION			NOM	NOMINAL	TJST	TOP OF JOIST
CONTR	CONTRACTOR			NTS	NOT TO SCALE	TKBD	TACKBOARD
CORR	CORRIDOR	GA	GAUGE	OC	ON CENTER	TOM	TOP OF MASONRY
CPT	CARPET	GALV	GALVANIZED	OD	OUTSIDE DIAMETER	TOS	TOP OF SLAB
CS	COURSE	GB	GRAB BAR	OPN	OPENING	TOT	TOP OF STEEL
CT	CERAMIC TILE	GC	GENERAL CONTRACTOR	OPPG	OPPOSITE	TTD	TOILET TISSUE DISPENSER
		GL	GLASS, GLAZING	ORD	OVERFLOW ROOF DRAIN	TYP	TYPICAL
		GYP BD	GYPSON BOARD	PARTN	PARTITION	V	VINYL
				PLB	PLUMBING	VCT	VINYL COMPOSITION TILE
				PL	PLATE	VERT	VERTICAL
				PLS	PLASTER	VEST	VESTIBULE
				PTD	PAINT (PRIMED FINISHED)	VT	VINYL TILE
				PFR	PAIR	W	WITH
				PRJ	PROJECT	WC	WATER CLOSET
				PT	PRESSURE TREATED	WD	WOOD
				PLYWD	PLYWOOD	WO	WITHOUT
						WR	WASTE RECEPTACLE
						WWF	WELDED WIRE FABRIC

DRAWING LEGEND

XXXXX	ROOM NAME		EARTH		WOOD-ROUGH
XXX	ROOM NUMBER		POROUS FILL		GYPSON WALLBOARD
XXX	DOOR NUMBER		CONCRETE		RIGID INSULATION
(X)	WINDOW TAG		CONCRETE MASONRY UNIT		BATT INSULATION
-X	WALL TYPE		BRICK		STEEL
	SHEET WHERE ELEVATION LOCATED				
	SECTION NUMBER				
	DETAIL NUMBER				
	SECTION/DETAIL NUMBER				

SQUARE FOOTAGE

GROSS AREAS
GARAGE AREA: 394 sf (exist)
FIRST FLOOR: 1,346 sf (exist)
FIRST FLOOR ADDITION: 125 sf
SECOND FLOOR: 1,346 sf (exist)
SECOND FLOOR ADDITION: 130 sf
TOTAL EXISTING: 2,692 sf (exist)
TOTAL ADDITION: 125 sf

ENERGY CODE

RESIDENTIAL CODE OF OHIO TABLE 1107.4.1	
INSULATION AND FENETRATION REQUIREMENTS	
EXTERIOR WALL INSULATION	R-20 MIN
CEILING INSULATION	R-38 MIN
FOUNDATION WALL INSULATION	R-10 MIN CONTINUOUS INSULATED SHEATHING OR R-13 MIN CAVITY INSULATION
FENETRATION	U-VALUE OF .35

Seal:



General Notes:

ISSUES: DATE:

ABR SUBMISSION	08-19-25



15614 Detroit Ave.
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Weisel Residence

17814 Riverside Dr.
Lakewood, OH, 44107

Drawing Title:

TITLE SHEET

Drawn by: NKH Date: 08-19-2025

Checked by:

Approved: T1-01

Job Number:

File Name:

Project General Notes

CODES, PERMITS, AND REGULATIONS

- CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.
- WORK SHALL COMPLY WITH APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY PUBLIC AUTHORITIES HAVING JURISDICTION. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN. REQUIREMENTS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE CURRENTLY APPLICABLE ORDINANCES OR PUBLICATIONS OF THE FOLLOWING:
 - OHIO BUILDING CODE (OBC), INTERNATIONAL BUILDING CODE ADOPTED WITH MODIFICATIONS
 - NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
 - AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 - OTHER APPLICABLE LOCAL AND MUNICIPAL CODES
- CONTRACTOR(S) ARE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION, INCLUDING JOB SITE SAFETY AND COMPLIANCE WITH OSHA REGULATIONS.
- CONTRACTOR(S) SHALL PROVIDE THE OWNER WITH A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, INCLUDING BUILDER'S RISK COVERAGE.
- UPON COMPLETION, THE OWNER IS RESPONSIBLE FOR POSTING ASSEMBLY AREA OCCUPANT LOADS ON A PLACARD AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL SUBMIT TO THE LOCAL AUTHORITY HAVING JURISDICTION, DETAILED PLANS PREPARED BY A STATE LICENSED CONTRACTOR, FOR FIRE PROTECTION SYSTEM WORK, AND ANY ADDITIONAL WORK REQUIRED FOR FIRE ALARM AND SMOKE DETECTOR INSTALLATIONS NOT ALREADY INCLUDED IN THESE DOCUMENTS.
- ACCESSIBILITY STANDARDS COMPLIANCE: THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY STANDARDS; THE CONTRACTOR SHALL VERIFY AND ENSURE THAT CONTROL LOCATIONS, CLEARANCES, SLOPE ANGLES, DIMENSIONS, AND DETAILS ARE CONSTRUCTED IN ACCORDANCE WITH THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS.

CONTRACT DOCUMENTS

- THE CONTRACT DOCUMENTS CONSIST OF THE DRAWINGS AND SPECIFICATIONS, ADDENDA AND CHANGE ORDERS ISSUED SUBSEQUENT TO CONTRACT AWARD.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.
- THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED BY THE OWNER, LANDLORD, OR TENANT FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
- COORDINATE WORK PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT IN WRITING FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING CURRENT CONTRACT DOCUMENTS PRIOR TO COMMENCEMENT OF WORK. USE ONLY THE MOST CURRENT SET OF CONTRACT DOCUMENTS FOR EXECUTION OF THE WORK.

SITE AND EXISTING CONDITIONS

- CONTRACTOR SHALL VISIT THE SITE OF WORK AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMITTING A PROPOSAL. CLAIMS FOR ADDITIONAL COMPENSATION DUE TO UNFAMILIARITY WITH EXISTING CONDITIONS WILL NOT BE CONSIDERED.
- THE DRAWINGS MAY ILLUSTRATE EXISTING CONDITIONS. LOCATIONS OF THESE CONDITIONS AND ASSOCIATED DIMENSIONS MAY NOT BE EXACT. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND MEASUREMENTS THAT MAY IMPACT THEIR WORK.
- CONTRACTOR SHALL COORDINATE SITE ACCESS, DELIVERIES, PARKING, SECURITY, MATERIAL STORAGE, AND DEBRIS REMOVAL WITH THE OWNER, AND WHEN APPLICABLE, THE LANDLORD, OWNER OR LANDLORD'S BUILDING POLICIES SHALL BE ADHERED TO AT ALL TIMES.
- EXISTING MATERIALS, EQUIPMENT AND CONSTRUCTION MAY BE IDENTIFIED ON THE DRAWINGS FOR CLARITY. UNLESS OTHERWISE IDENTIFIED, WORK, MATERIALS AND EQUIPMENT SHOWN ON THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO BE NEW.
- REVIEW BASE BUILDING TENANT CRITERIA GUIDELINES AND COMPLY WITH ALL BASE BUILDING REQUIREMENTS, PROCEDURES AND DESIGN CRITERIA WHEN INTERACTING WORK WITH BASE BUILDING COMPONENTS OUTSIDE SCOPE OF WORK.
- IN MULTI-TENANT BUILDINGS, THE BUILDING OWNER IS RESPONSIBLE FOR BUILDING CODE COMPLIANCE OUTSIDE OF THE PROJECT AREA INCLUDING PUBLIC CORRIDORS, STAIRWELLS, RESTROOMS AND ELEVATORS.
- VERIFY THE LOCATION AND TYPE OF ALL EQUIPMENT, DUCTWORK, DIFFUSERS, GRILLES, SPRINKLER HEADS, SPRINKLER PIPING, PLUMBING, ACCESS PANELS AND DOORS, AND BUILDING STRUCTURE. EXISTING UTILITIES AND SERVICES AND EQUIPMENT INSTALLATION AND SERVICE ACCESS. AVOID CONFLICTS WITH FINISHED AND VISIBLE WORK. LIGHT FIXTURE LOCATION SHALL BE VERIFIED OVER SUCH OTHER WORK INDICATED ABOVE REGARDLESS OF WORK SEQUENCE. REVIEW UNRESOLVED CONFLICTS WITH ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, AND LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCES WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTS SHALL BE CLOSE FITTING, NEAT AND WELL SCRIBED. FINISH WORK SHALL HAVE NO EXPOSED OR UNSIGHTLY APPEARANCES. MATERIALS SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE PROVISIONS FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
- ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS. NOTIFY THE ARCHITECT IF ANY CONCERNS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- PROVIDE PRODUCTS AND MATERIALS COMPLETE WITH ACCESSORIES, TRIM, FASTENERS AND CONNECTIONS, AND OTHER ITEMS AND WORK, NEEDED FOR A COMPLETE INSTALLATION, INTENDED USE, AND INDICATED EFFECT.
- ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICES AND MANUFACTURER'S INSTRUCTIONS. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR. THEY DO NOT ILLUSTRATE EVERY DETAILED CONNECTION.
- NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DRAWINGS AND THE

GENERAL COORDINATION

- COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS AND COMPLEMENTARY WORK AS REQUIRED BY ONE SHALL BE CONSIDERED AS REQUIRED BY ALL.
- IN THE EVENT OF CONFLICT BETWEEN INFORMATION IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REQUEST INTERPRETATION FROM THE ARCHITECT. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF LARGER SCOPE. IF, AT ANY TIME, THE CONTRACTOR OBSERVES AN ERROR IN A DRAWING OR SPECIFICATION, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS OR DRAWINGS AND MEASUREMENTS AT SITE, OR LACK OF DIMENSIONS OR OTHER INFORMATION, DO NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN RECEIVED FROM THE ARCHITECT. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR MODIFICATION OF ALL WORK SUBSEQUENTLY DETERMINED BY THE ARCHITECT TO BE IN ERROR.
- THE OWNER OF THIS PROJECT'S CONTRACT DOCUMENTS, SUCH STANDARDS, EXCEPT AS MODIFIED HEREIN, SHALL HAVE THE SAME FORCE AND EFFECT AS THOUGH INCLUDED IN THE CONTRACT DOCUMENTS.
- THE PROJECT SITE SHALL BE KEPT CLEAN AND ORDERLY. COORDINATE REGULAR DEBRIS REMOVAL WITH ALL TRADES. NO BURNING OF ANY MATERIALS IS PERMITTED.
- CLEAN AND PROTECT INSTALLED MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED TO PROTECT FROM DAMAGE OR DISCOLORATION. CLEAN ALL SURFACES UPON PROJECT COMPLETION, READY FOR OWNER'S OCCUPANCY. THIS CLEANING SHALL INCLUDE ALL SURFACES LOCATED WITH THE EDGE OF FINISHED OPENING FACE OF EXTERIOR GLAZING.
- MAKE ALL NECESSARY PROVISIONS FOR ITEMS AS INDICATED ON THE DRAWINGS TO PROTECT FROM DAMAGE OR DISCOLORATION. CLEAN ALL SURFACES UPON PROJECT COMPLETION, READY FOR OWNER'S OCCUPANCY. THIS CLEANING SHALL INCLUDE ALL SURFACES LOCATED WITH THE EDGE OF FINISHED OPENING FACE OF EXTERIOR GLAZING.
- COORDINATE PLACEMENT OF CONCEALED AND ABOVE CEILING WORK INCLUDING, BUT NOT LIMITED TO, EXISTING OR NEW MECHANICAL EQUIPMENT, DUCTWORK, DIFFUSERS, GRILLES, SPRINKLER HEADS, SPRINKLER PIPING, PLUMBING, ACCESS PANELS AND DOORS, AND BUILDING STRUCTURE. EXISTING UTILITIES AND SERVICES AND EQUIPMENT INSTALLATION AND SERVICE ACCESS. AVOID CONFLICTS WITH FINISHED AND VISIBLE WORK. LIGHT FIXTURE LOCATION SHALL BE VERIFIED OVER SUCH OTHER WORK INDICATED ABOVE REGARDLESS OF WORK SEQUENCE. REVIEW UNRESOLVED CONFLICTS WITH ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, AND LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCES WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTS SHALL BE CLOSE FITTING, NEAT AND WELL SCRIBED. FINISH WORK SHALL HAVE NO EXPOSED OR UNSIGHTLY APPEARANCES. MATERIALS SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE PROVISIONS FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
- ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS. NOTIFY THE ARCHITECT IF ANY CONCERNS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- PROVIDE PRODUCTS AND MATERIALS COMPLETE WITH ACCESSORIES, TRIM, FASTENERS AND CONNECTIONS, AND OTHER ITEMS AND WORK, NEEDED FOR A COMPLETE INSTALLATION, INTENDED USE, AND INDICATED EFFECT.
- ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICES AND MANUFACTURER'S INSTRUCTIONS. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR. THEY DO NOT ILLUSTRATE EVERY DETAILED CONNECTION.
- NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DRAWINGS AND THE

SPECIFICATIONS WILL BE ACCEPTABLE. ARCHITECT OR OWNER'S FAILURE TO DISCOVER OR NOTIFY CONTRACTOR OF DEFECTS AND DEFICIENCIES DURING CONSTRUCTION DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PROVIDING QUALITY AND PROGRESS OF WORK AS REQUIRED BY THE CONTRACT DOCUMENTS. DEFECTIVE WORK OBSERVED WITHIN REQUIRED TIME GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO INTENT OF CONTRACT. NO PAYMENT, WHETHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

- MATERIALS AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER, SYMBOL, TITLE OF A SPECIFICATION SUCH AS COMMERCIAL STANDARDS, FEDERAL SPECIFICATION, TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARDS, SHALL COMPLY WITH REQUIREMENTS IN THE LATEST EDITION OR REVISION THEREOF AND WITH ANY AMENDMENT OR SUPPLEMENTAL THERETO IN EFFECT ON DATE OF CONTRACT DOCUMENTS.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ITEMS THAT MAY CAUSE A CHANGE FROM THE DIMENSIONS SHOWN IN THE CONTRACT DOCUMENTS.
- DIMENSIONS INDICATED AS "HOLD" MUST BE MAINTAINED AND TAKE PRECEDENCE OVER OTHER DIMENSIONS. RESOLVE ANY DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS WITH THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- DIMENSIONS INDICATED AS "VERIFY" OR "V.I.F." SHALL BE CHECKED BY THE CONTRACTOR AT THE SITE AND REVIEWED WITH THE ARCHITECT IN THE EVENT OF DISCREPANCIES.
- DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISHED OPENING FOUR (4) INCHES FROM THE ADJACENT WALL UNLESS OTHERWISE INDICATED. ALL OTHER DOORS AND CASING OPENINGS SHALL BE CENTERED BETWEEN NEAREST ADJACENT WALL INTERSECTIONS, UNLESS OTHERWISE INDICATED.
- NO FINISHED FLOOR SLABS SHALL BE LEVELLED TO A TOLERANCE OF +/- 1/8" SLOPE IN 10 FEET. VERIFY SLOPE OF EXISTING SLABS AND REPORT ANY DEVIATIONS FROM ABOVE STATED TOLERANCE THAT MAY IMPACT NEW WORK TO THE ARCHITECT PRIOR TO COMMENCING THE WORK. ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL FOLLOW VARIATIONS IN FLOOR PLANES. PROVIDE FLOOR LEVELING TO MEET ACCEPTABLE TOLERANCES AS REQUIRED.
- COORDINATE AND REVIEW WITH ARCHITECT THE SIZE AND LOCATION OF ALL SLAB PENETRATIONS PRIOR TO WORK. SEAL PENETRATIONS AS SHOWN ON CONTRACT DOCUMENTS AND AS REQUIRED TO MAINTAIN FLOOR AND WALL FIRE RATINGS. MATERIALS USED SHALL COMPLY WITH UL AND ASTM STANDARDS AS APPLICABLE.
- PROVIDE DUCT SMOKE DETECTORS REQUIRED BY CODE, NFPA 72, AND AS SHOWN IN THE CONTRACT DOCUMENTS. CONNECT TO BUILDING FIRE ALARM SYSTEM. PROVIDE DEVICES COMPATIBLE WITH HVAC CONTROL SYSTEMS AND WITH LATEST FIRMWARE SUITABLE FOR THE SYSTEM.
- MATERIALS AND PRODUCTS SHALL BEAR UL LABELS WHERE REQUIRED AND MEET APPLICABLE NEMA STANDARDS.

DIMENSIONAL COORDINATION AND LAYOUT

- DO NOT SCALE DRAWINGS; USE WRITTEN DIMENSIONS. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, NOTIFY THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- HORIZONTAL DIMENSIONS ARE TO FINISHED FACE OF CONSTRUCTION, UNLESS OTHERWISE INDICATED.
- VERTICAL DIMENSIONS DESIGNATED AS "A.F.F." ARE MEASURED FROM TOP OF FINISHED FLOOR SLAB, UNLESS OTHERWISE INDICATED.
- DIMENSIONS SHALL NOT BE MODIFIED WITHOUT APPROVAL OF ARCHITECT.
- CONTRACTOR SHALL BE AWARE OF AND CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS. NO ALLOWANCE WILL BE MADE FOR FAILURE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES OR PROPOSED CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ITEMS THAT MAY CAUSE A CHANGE FROM THE DIMENSIONS SHOWN IN THE CONTRACT DOCUMENTS.
- DIMENSIONS INDICATED AS "HOLD" MUST BE MAINTAINED AND TAKE PRECEDENCE OVER OTHER DIMENSIONS. RESOLVE ANY DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS WITH THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- DIMENSIONS INDICATED AS "VERIFY" OR "V.I.F." SHALL BE CHECKED BY THE CONTRACTOR AT THE SITE AND REVIEWED WITH THE ARCHITECT IN THE EVENT OF DISCREPANCIES.
- DOORS AND CASING OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISHED OPENING FOUR (4) INCHES FROM THE ADJACENT WALL UNLESS OTHERWISE INDICATED. ALL OTHER DOORS AND CASING OPENINGS SHALL BE CENTERED BETWEEN NEAREST ADJACENT WALL INTERSECTIONS, UNLESS OTHERWISE INDICATED.
- NO FINISHED FLOOR SLABS SHALL BE LEVELLED TO A TOLERANCE OF +/- 1/8" SLOPE IN 10 FEET. VERIFY SLOPE OF EXISTING SLABS AND REPORT ANY DEVIATIONS FROM ABOVE STATED TOLERANCE THAT MAY IMPACT NEW WORK TO THE ARCHITECT PRIOR TO COMMENCING THE WORK. ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL FOLLOW VARIATIONS IN FLOOR PLANES. PROVIDE FLOOR LEVELING TO MEET ACCEPTABLE TOLERANCES AS REQUIRED.
- COORDINATE AND REVIEW WITH ARCHITECT THE SIZE AND LOCATION OF ALL SLAB PENETRATIONS PRIOR TO WORK. SEAL PENETRATIONS AS SHOWN ON CONTRACT DOCUMENTS AND AS REQUIRED TO MAINTAIN FLOOR AND WALL FIRE RATINGS. MATERIALS USED SHALL COMPLY WITH UL AND ASTM STANDARDS AS APPLICABLE.
- PROVIDE DUCT SMOKE DETECTORS REQUIRED BY CODE, NFPA 72, AND AS SHOWN IN THE CONTRACT DOCUMENTS. CONNECT TO BUILDING FIRE ALARM SYSTEM. PROVIDE DEVICES COMPATIBLE WITH HVAC CONTROL SYSTEMS AND WITH LATEST FIRMWARE SUITABLE FOR THE SYSTEM.
- MATERIALS AND PRODUCTS SHALL BEAR UL LABELS WHERE REQUIRED AND MEET APPLICABLE NEMA STANDARDS.

MECHANICAL, ELECTRICAL, FIRE PROTECTION, AND PLUMBING COORDINATION

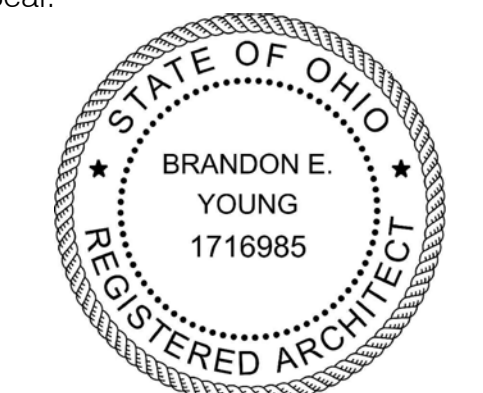
- EXISTING BUILDING MECHANICAL SYSTEMS ARE CONSIDERED SUFFICIENT FOR THIS PROJECT. CONTRACTOR SHALL VERIFY THE EXISTING CAPACITIES IN RELATION TO THE DESIGN SHOWN IN THE CONTRACT DOCUMENTS.
- CONTRACTORS FOR THESE TRADES SHALL VISIT THE SITE PRIOR TO WORK COMMENCEMENT AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS.
- ALL ROOMS AND INTERIOR SPACES SHALL HAVE SUITABLE HVAC SUPPLY AND RETURN CAPABILITIES. ADVISE THE ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE MECHANICAL SYSTEMS AND INSPECTION REPORTS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. ADHERE TO RECOMMENDATIONS OF UL, NFPA, FM AND ASHRAE IN ALL WORK.
- COORDINATE WORK TO ENSURE THAT MECHANICAL EQUIPMENT HAS ALL REQUIRED ELECTRICAL CONNECTIONS.
- EXISTING FIRE ALARM SYSTEMS SHALL BE RE-PROGRAMMED TO ACCOMMODATE NEW OR RELOCATED DEVICES.
- COORDINATE AND PROVIDE ROUGH-IN WORK FOR TELECOMMUNICATIONS, SECURITY SYSTEMS AND AUDIO-VISUAL SYSTEMS, INCLUDING BUT NOT LIMITED TO, WALL BOXES, JUNCTION BOXES, CONDUIT, BLOCKING AND BACKING, UNLESS SPECIFICALLY INDICATED TO BE PROVIDED BY OTHERS. COORDINATE WORK AND SITE ACCESS WITH OTHER CONTRACTORS PERFORMING WORK FOR OWNER.
- COORDINATE LIGHT FIXTURE LOCATIONS WITH ALL OTHER ABOVE CEILING WORK. LIGHT FIXTURE LOCATIONS TAKE PRECEDENCE OVER OTHER WORK. REVIEW UNRESOLVED CONFLICTS WITH ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- COORDINATE AND PROPERLY LOCATE LOCATIONS OF ELECTRICAL DEVICES, SWITCHES, CONTROLS, FIXTURES, AND OTHER DEVICES ON WALLS IN ACCORDANCE WITH INFORMATION SHOWN ON DRAWINGS. REVIEW QUESTIONABLE CONDITIONS WITH ARCHITECT BEFORE PROCEEDING WITH WORK. IMPROPERLY LOCATED ITEMS WILL BE REQUIRED TO BE RELOCATED AT CONTRACTOR EXPENSE.
- CONFIRM COLORS OF ALL ELECTRICAL DEVICES WITH ARCHITECT.
- COORDINATE AND REVIEW WITH ARCHITECT THE SIZE AND LOCATION OF ALL SLAB PENETRATIONS PRIOR TO WORK. SEAL PENETRATIONS AS SHOWN ON CONTRACT DOCUMENTS AND AS REQUIRED TO MAINTAIN FLOOR AND WALL FIRE RATINGS. MATERIALS USED SHALL COMPLY WITH UL AND ASTM STANDARDS AS APPLICABLE.
- PROVIDE DUCT SMOKE DETECTORS REQUIRED BY CODE, NFPA 72, AND AS SHOWN IN THE CONTRACT DOCUMENTS. CONNECT TO BUILDING FIRE ALARM SYSTEM. PROVIDE DEVICES COMPATIBLE WITH HVAC CONTROL SYSTEMS AND WITH LATEST FIRMWARE SUITABLE FOR THE SYSTEM.
- MATERIALS AND PRODUCTS SHALL BEAR UL LABELS WHERE REQUIRED AND MEET APPLICABLE NEMA STANDARDS.

MATERIALS AND SUBMITTALS

- ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE OR HAVE A LEAD-TIME INCONSISTENT WITH THE PROJECT SCHEDULE REQUIREMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. CONTRACTOR WILL BE LIABLE FOR ADDITIONAL COSTS, INCLUDING BUT NOT LIMITED TO, EXPEDITING DELIVERY AND TEMPORARY REPLACEMENT MATERIALS, FOR MATERIALS NOT ORDERED IN TIME, ORDERED INCORRECTLY, OR SUPPLIED INCORRECTLY.
- SPECIFIED MATERIALS AND PRODUCTS ESTABLISH STANDARDS FOR TYPE AND QUALITY FOR THE PROJECT. DO NOT CHANGE OR SUBSTITUTE MATERIALS AND PRODUCTS WITHOUT APPROVAL OF THE ARCHITECT. FORMS DESCRIBING POLICIES AND PROCEDURES FOR SUBSTITUTIONS ARE AVAILABLE FROM THE ARCHITECT. THESE PROCEDURES MUST BE FOLLOWED FOR CONSIDERATION OF ANY SUBSTITUTIONS. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED WITH SUFFICIENT TIME TO ALLOW FOR CONSIDERATION WITHOUT IMPACT TO THE PROJECT SCHEDULE. ARCHITECT MAY ACCEPT OR REJECT PROPOSED SUBSTITUTIONS AT THEIR DISCRETION.
- ONLY NEW ITEMS OF RECENT MANUFACTURE, OF STANDARD QUALITY, AND FREE FROM DEFECTS WILL BE PERMITTED ON THE WORK. REJECTED OR NON-CONFORMING ITEMS SHALL BE REMOVED IMMEDIATELY FROM THE WORK AND REPLACED WITH ITEMS OF THE REQUIRED QUALITY. FAILURE TO REMOVE REJECTED MATERIALS AND EQUIPMENT SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR QUALITY AND CHARACTER OF ITEMS USED NOR FROM ANY OTHER OBLIGATION IMPOSED BY THE CONTRACT.
- MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEM SHOP DRAWINGS AND LAYOUTS SHALL BE SUBMITTED TO ARCHITECT AS SOON AS POSSIBLE AFTER AWARD OF CONTRACT. NO CONSTRUCTION SHALL PROCEED UNTIL APPROVAL OF THESE SUBMITTALS. CONTRACTOR SHALL SUBMIT DRAWINGS IN SAME TIME FRAME FOR ARCHITECT TO REVIEW THESE DOCUMENTS FOR COORDINATION. CONTRACTOR SHALL SUBMIT MANUFACTURER'S SPECIFICATIONS, SHOP DRAWINGS, AND SAMPLES FOR REVIEW PRIOR TO ORDERING OR PROCEEDING WITH THE WORK. MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS ARE NOT REQUIRED TO BE SUBMITTED. HOWEVER, CONTRACTOR SHOULD OBTAIN, REVIEW AND FOLLOW SUCH INSTRUCTIONS, IF ANY OF THESE DOCUMENTS ARE CONTRARY TO THE CONTRACT DOCUMENT REQUIREMENTS. CONTRACTOR SHALL NOTIFY ARCHITECT, IN WRITING, IMMEDIATELY TO RESOLVE DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

- CONTRACTOR SHALL PREPARE A LIST OF PROPOSED SUBMITTALS FOR ARCHITECT'S REVIEW. ARCHITECT MAY ELECT TO WAIVE SUBMITTAL REQUIREMENTS FOR ITEMS ON THIS LIST. CONFIRM THE QUANTITY AND TYPE OF EACH SUBMITTAL THAT WILL BE REQUIRED FOR REVIEW.
- WHERE PRACTICABLE, PROVIDE SUBMITTALS IN ELECTRONIC FORMAT; PDF FORMAT DOCUMENTS ARE PREFERRED.
- SUBMITTALS SHALL BE REVIEWED AND COORDINATED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE ARCHITECT. SUBMITTALS SHALL BEAR A REVIEW STAMP, DATE AND SIGNATURE CONFIRMING THIS REVIEW AND CONTRACTORS' ACKNOWLEDGMENT OF RESPONSIBILITIES. SUBMITTALS NOT BEARING A CONTRACTOR REVIEW STAMP WILL BE RETURNED MARKED "NOT REVIEWED".
- ARCHITECT WILL NOT REVIEW SUBMITTALS NOT REQUIRED BY THE CONTRACT DOCUMENTS.
- SUBMITTALS SHALL BE TRANSMITTED TO THE ARCHITECT AS THEY ARE PREPARED. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DELAYS CAUSED BY THE RECEIPT OF A LARGE NUMBER OF SUBMITTALS IN SHORT TIME PERIOD.
- THE ARCHITECT IS ENTITLED TO RELY UPON THE CONTRACTOR'S REPRESENTATION THAT INFORMATION WITHIN THE SUBMITTAL IS CORRECT AND ACCURATE, AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- ARCHITECT'S REVIEW OF SUBMITTALS IS ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE PROJECT AND GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ACTION SHOWN IS SUBJECT TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CORRECTIONS OR COMMENTS, OR LACK THEREOF, ON A SUBMITTAL DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AT THE PROJECT SITE; MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION; COORDINATION OF THE WORK OF ALL TRADES; AND FOR PERFORMING ALL WORK IN A SAFE AND SATISFACTORY MANNER.
- WORKMANSHIP PRODUCTS USED FOR OTHER THAN FINISH OR TRIM, SUCH AS BLOCKING AND FRAMING IN WALLS, PLATFORMS, ABOVE CEILINGS, AND OTHER CONCEALED CONDITIONS, SHALL BE FIRE RETARDANT UNLESS OTHERWISE SPECIFIED. COMBUSTIBLE PRODUCTS ARE PERMITTED BY BUILDING CODE CONSTRUCTION TYPE CLASSIFICATION.

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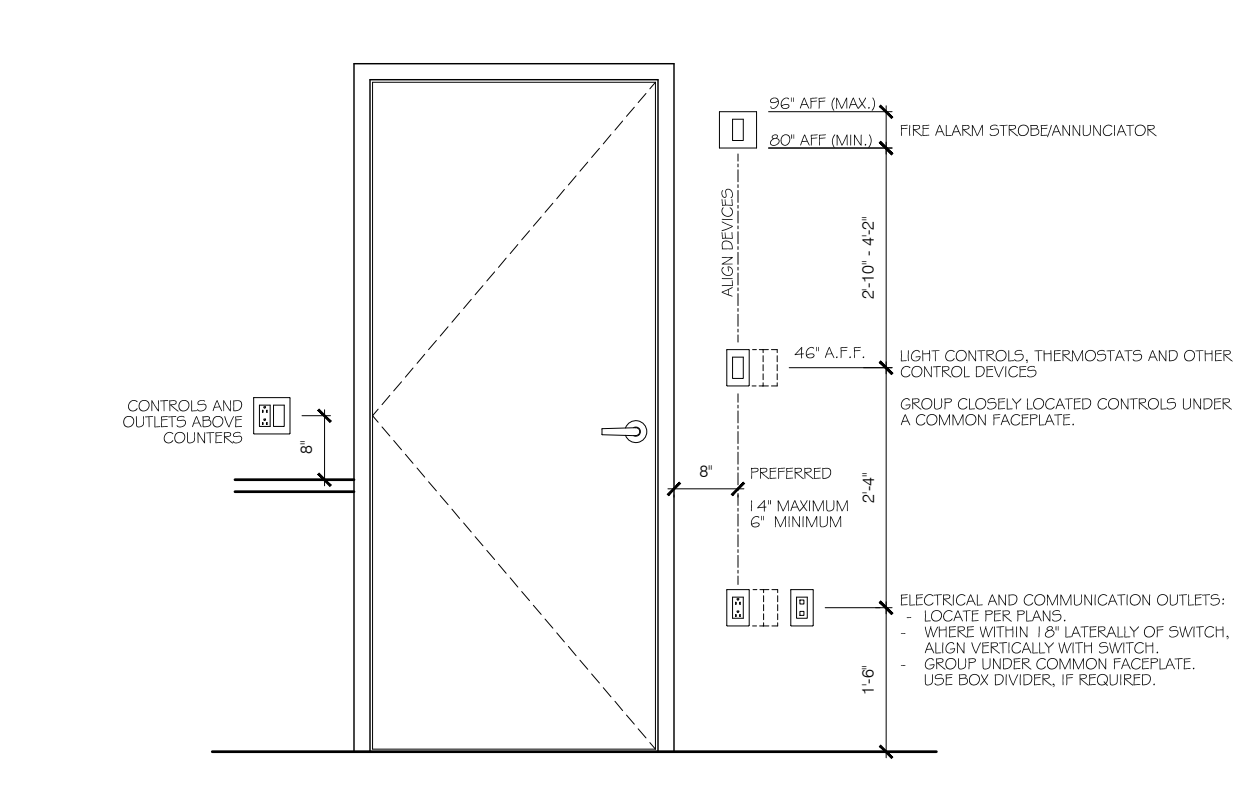


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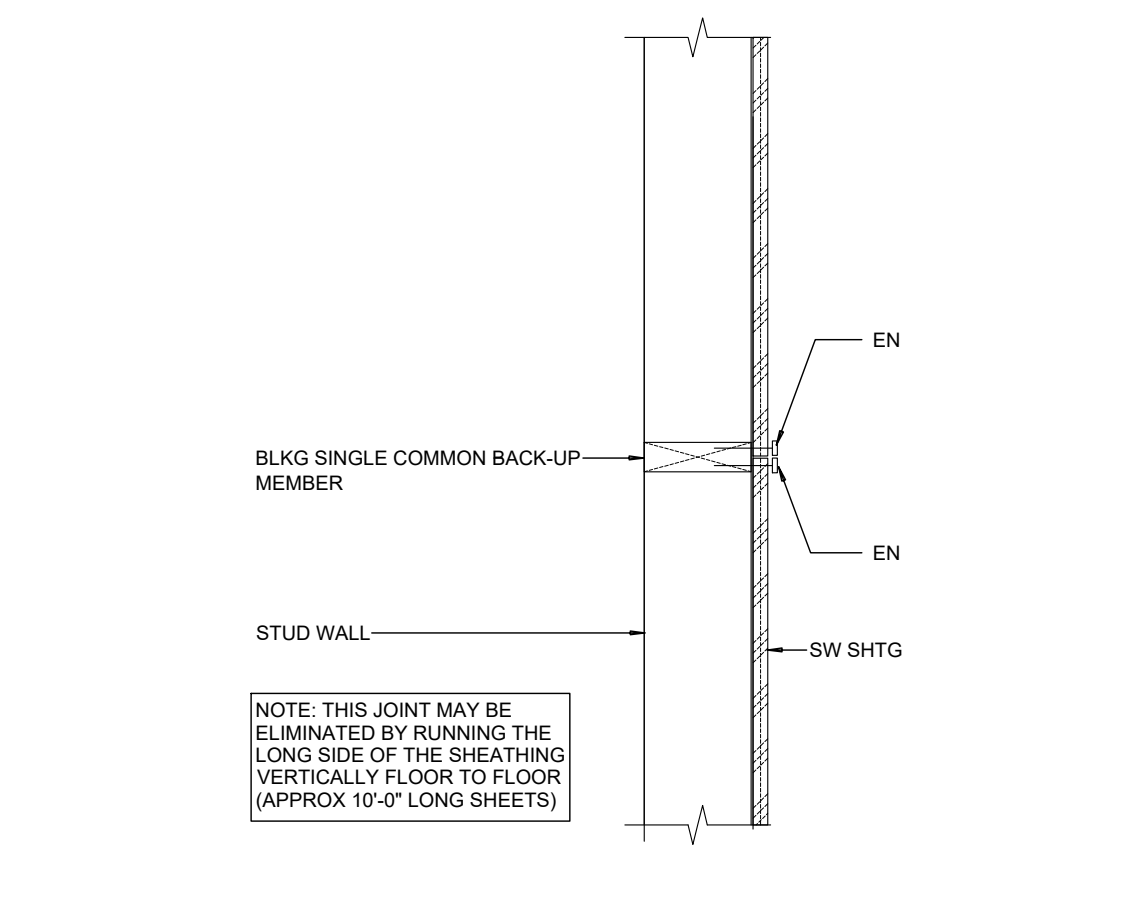
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Device Mounting Locations

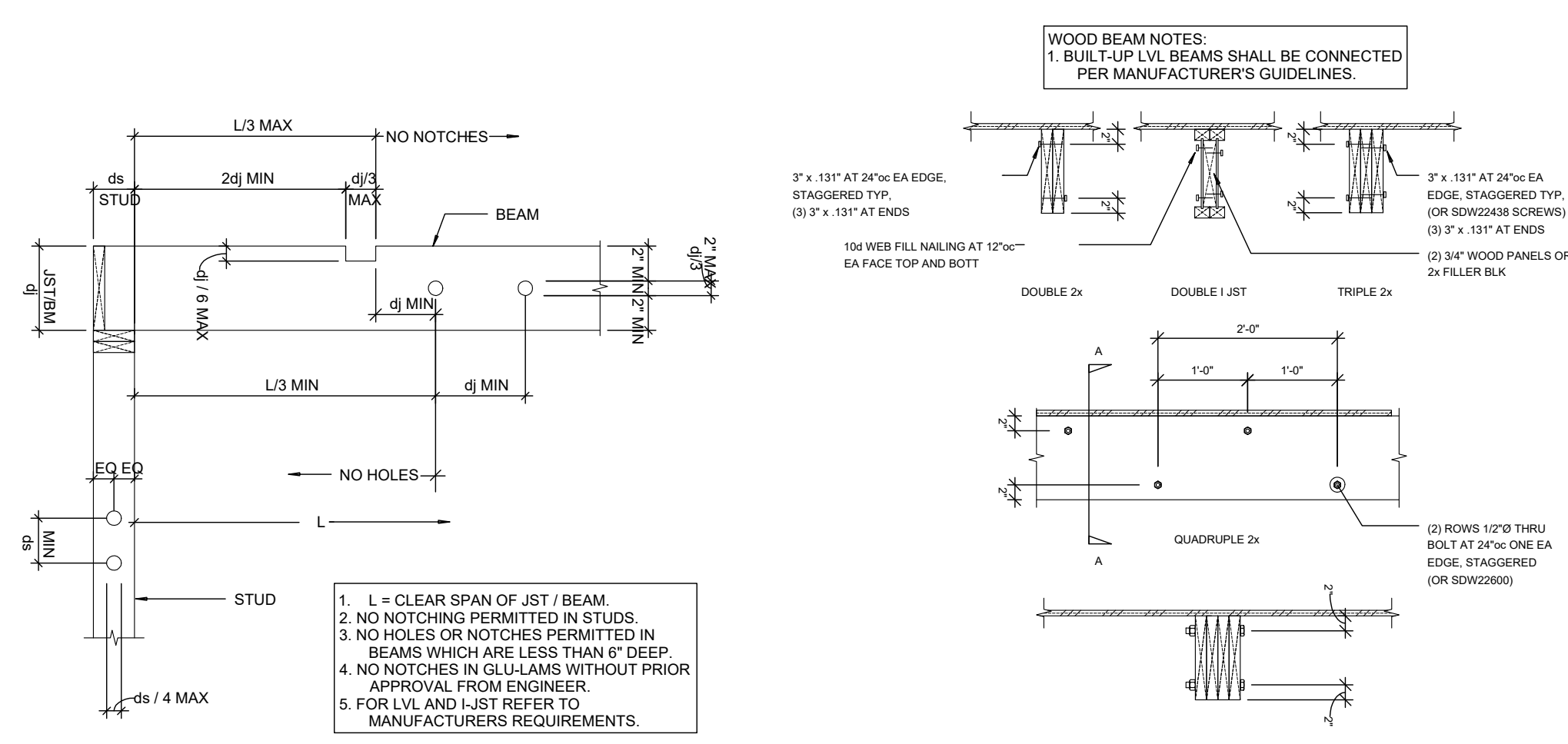


- WHERE DOOR DOES NOT OCCUR, LOCATE DEVICES WITHIN 6" TO 14" OF NEAREST WALL CORNER, EDGE OR OPENING AS SHOWN ABOVE, UNLESS OTHERWISE SHOWN AND DIMENSIONED ON DRAWINGS.
- UNLESS DIMENSIONED, ELECTRICAL DEVICE LOCATIONS SHOWN ON ELECTRICAL PLANS ARE CONSIDERED DIAGRAMMATIC. DEVICES SHOULD BE LOCATED IN ACCORDANCE WITH THIS DRAWING AND AS SHOWN ON ARCHITECTURAL ELEVATIONS. REVIEW ANY QUESTIONABLE LOCATIONS WITH ARCHITECT BEFORE INSTALLATION.
- VERIFY ALL DEVICE COLORS, INCLUDING ALARM DEVICES, WITH ARCHITECT.
- SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION AND DEVICE TYPES NOT SHOWN ABOVE.
- CONTROLS AND DEVICES ABOVE COUNTERS SHALL NOT EXCEED 44" A.F.F. COORDINATE WITH ARCHITECT FOR ANY LOCATIONS NOT FALLING WITHIN THIS RANGE.
- CONFIRM DIMENSIONS FOR OUTLETS FOR WALL MOUNTED AV DEVICES IF NOT INDICATED ON ELEVATIONS.
- DEVICE ROUGH-INS INSTALLED BUT NOT USED OR ABANDONED SHALL BE REMOVED AND FULLY PATCHED. BLANK COVER PLATES ARE NOT ACCEPTABLE.
- DEVICES NOT LOCATED IN ACCORDANCE WITH THIS DIAGRAM, SHOWN ON ELEVATIONS, OR AS COORDINATED WITH ARCHITECT WILL BE REQUIRED TO BE RELOCATED AT CONTRACTOR EXPENSE.
- ALIGN DEVICES VERTICALLY AS SHOWN IF THEY WOULD OTHERWISE FALL WITHIN 12" Laterally OF ONE ANOTHER.
- DEVICES TO BE LEVEL, PLUMB AND TRUE. COVERPLATES TO FIT FLUSH WITH WALL SURFACE.

TYPICAL SHEATHING JOINT NOT AT FLOORS



TYPICAL BUILT-UP 2x WOOD COLUMN CONNECTIONS



TYPICAL PERMITTED NOTCHES AND HOLES

TYPICAL BUILT-UP WOOD BEAM CONNECTIONS

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LOCATION OF PROPOSED MUDROOM



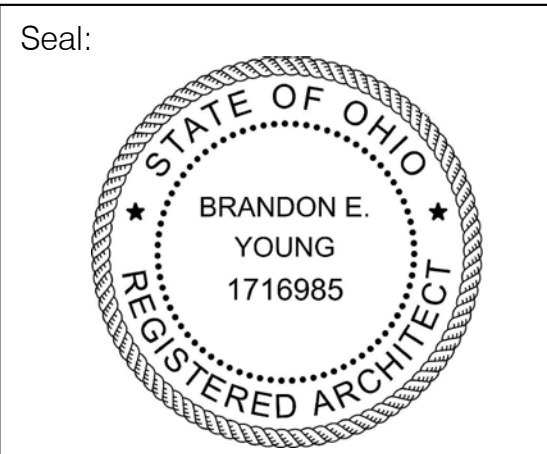
NORTH FACE OF EXISTING HOUSE



EXISTING HOUSE DORMER

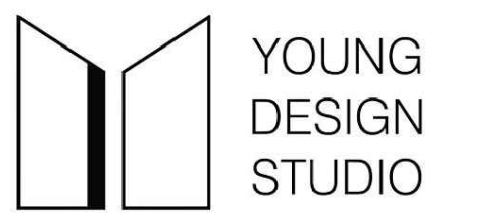


SOUTH FACE OF EXISTING HOUSE



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SITE PLAN

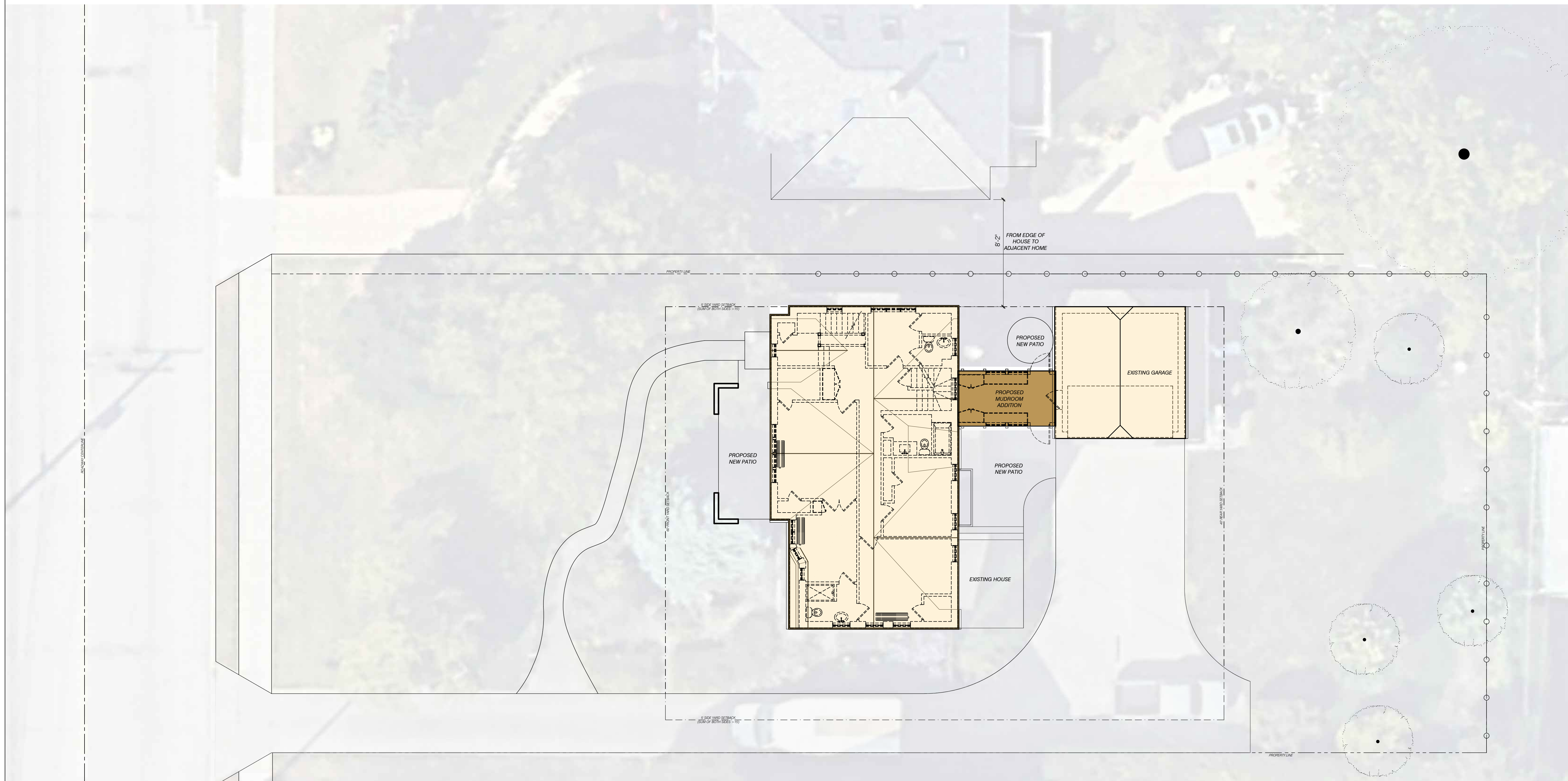
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1 SITE PLAN
AS-01 SCALE: 1/8" = 1'-0"

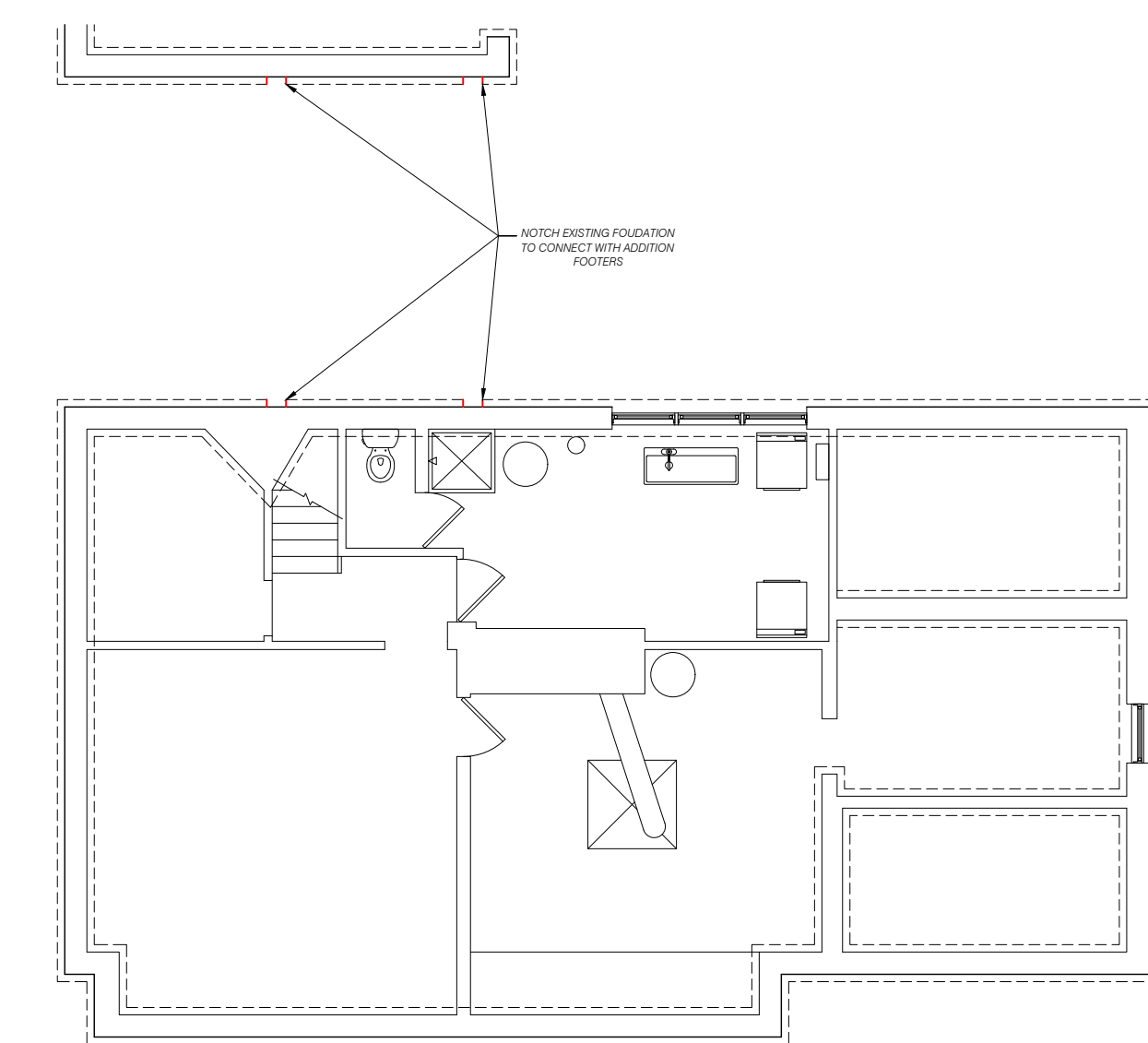
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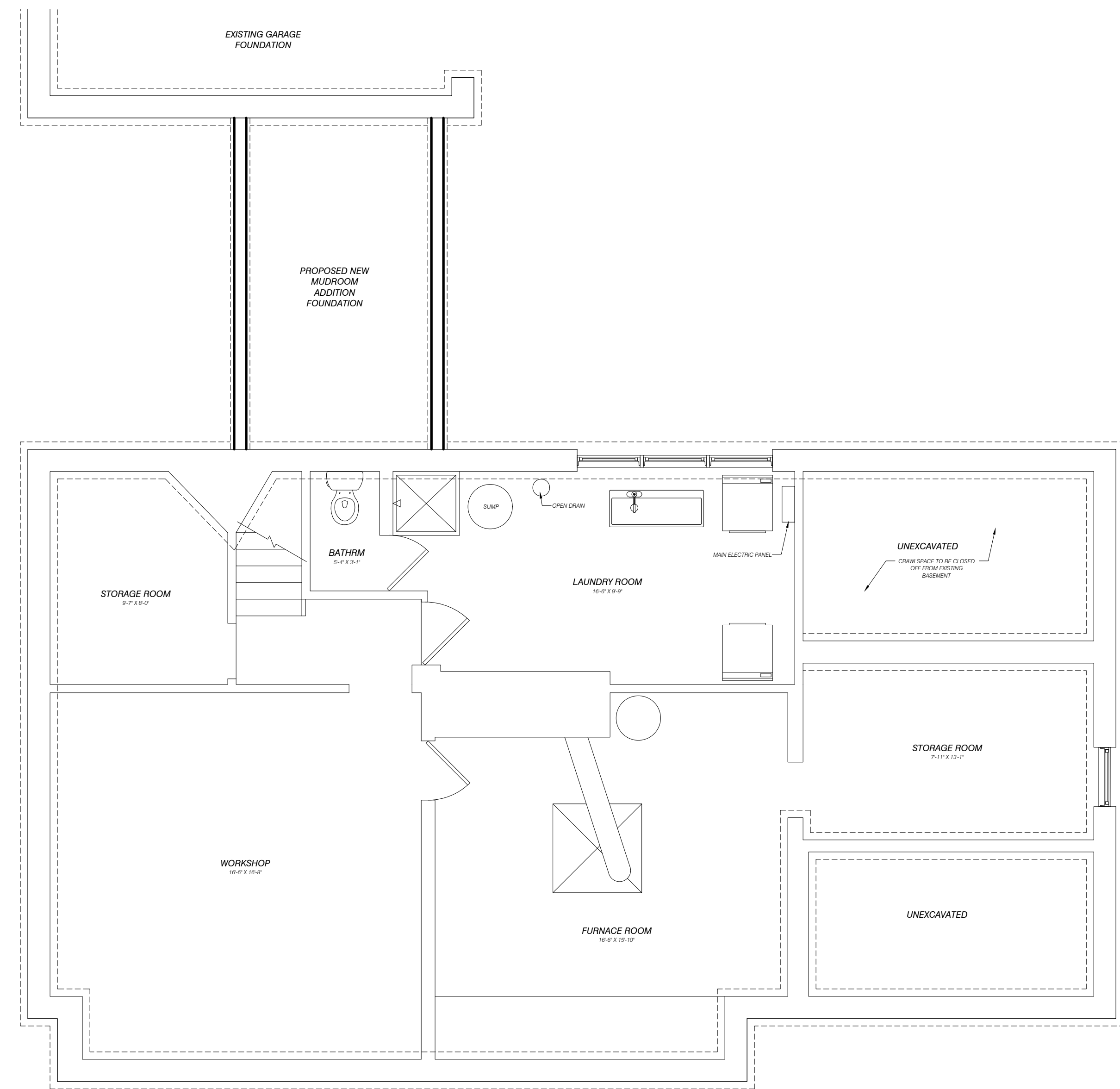
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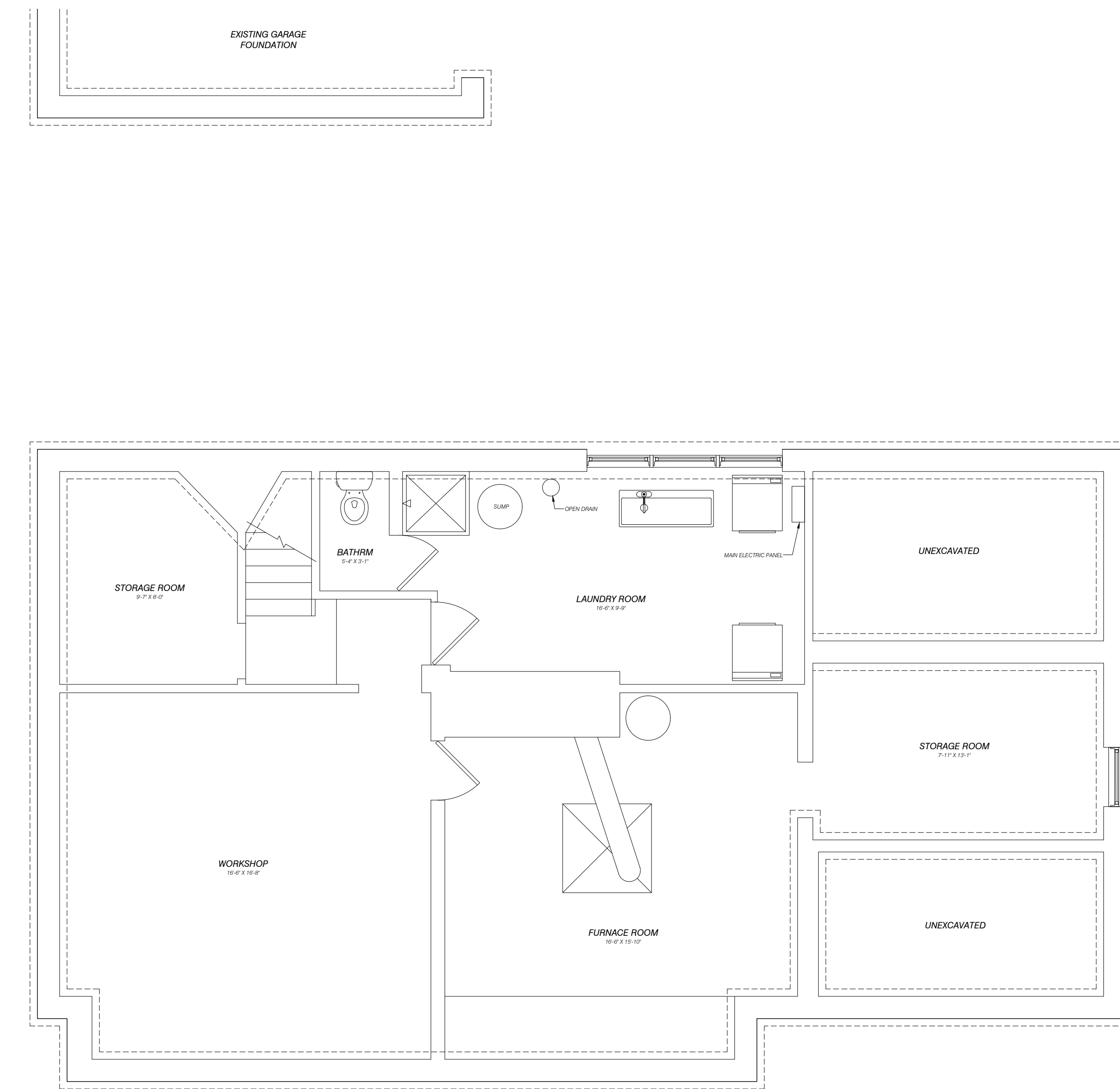
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3 BASEMENT FLOOR DEMO PLAN
 SCALE: 1/8" = 1'-0"



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



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

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BASEMENT FLOOR PLAN

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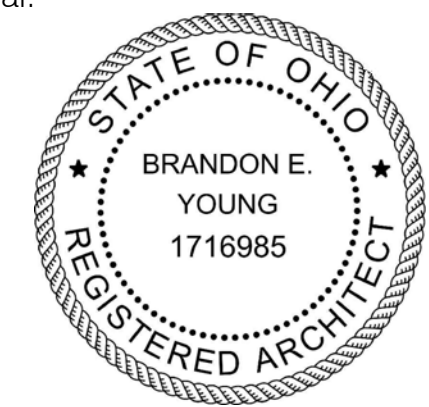
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FIRST FLOOR PLAN

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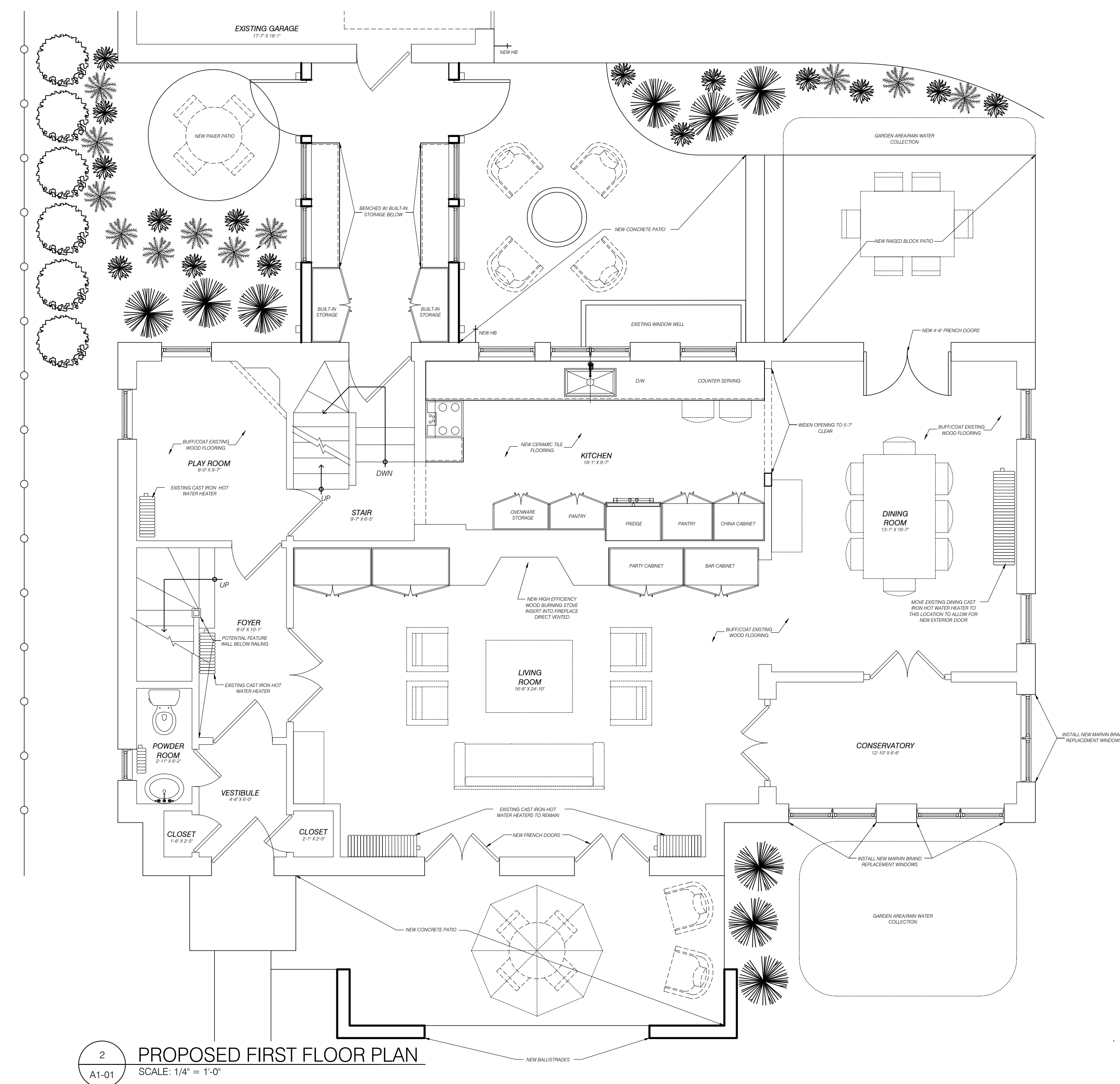
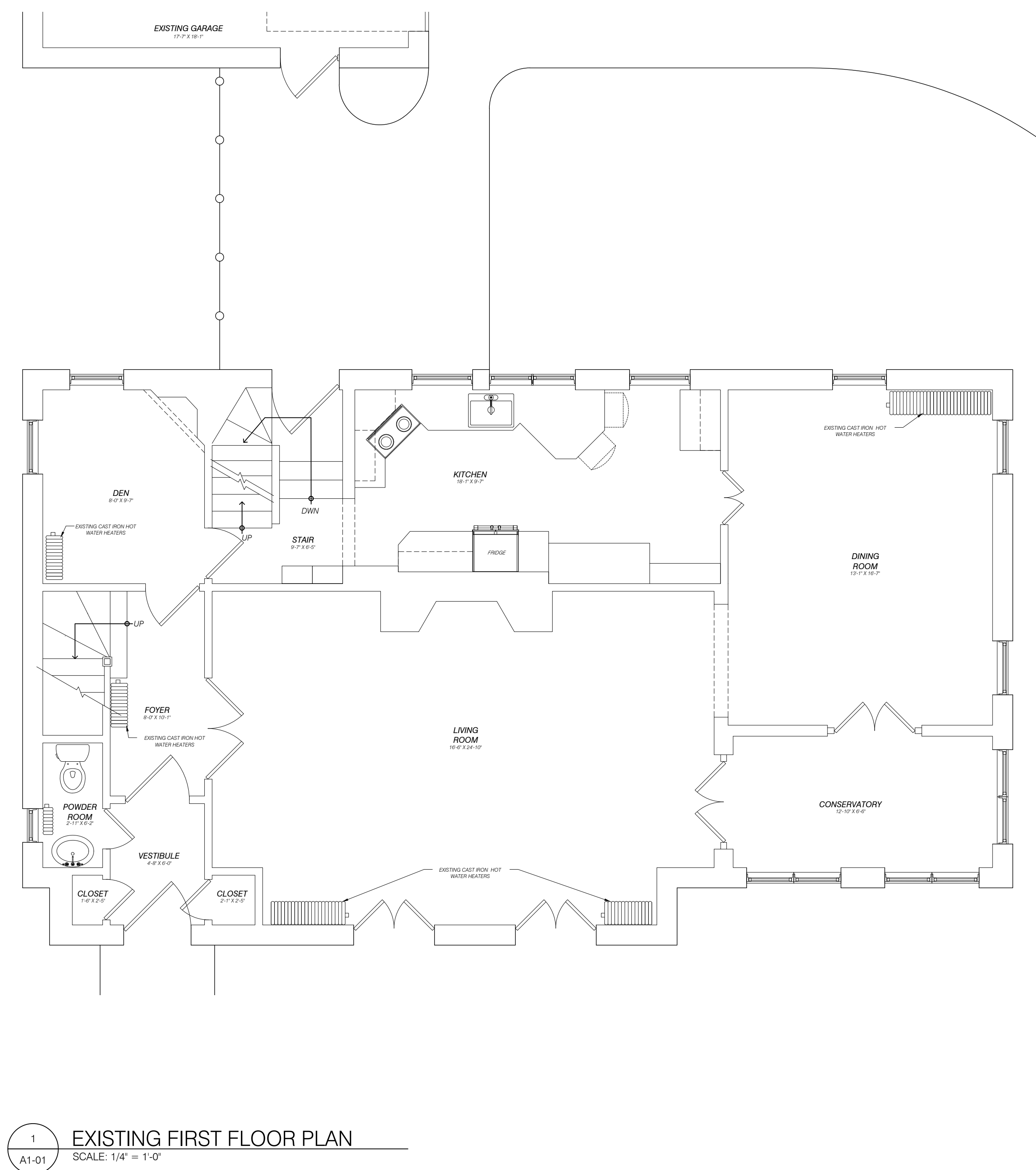
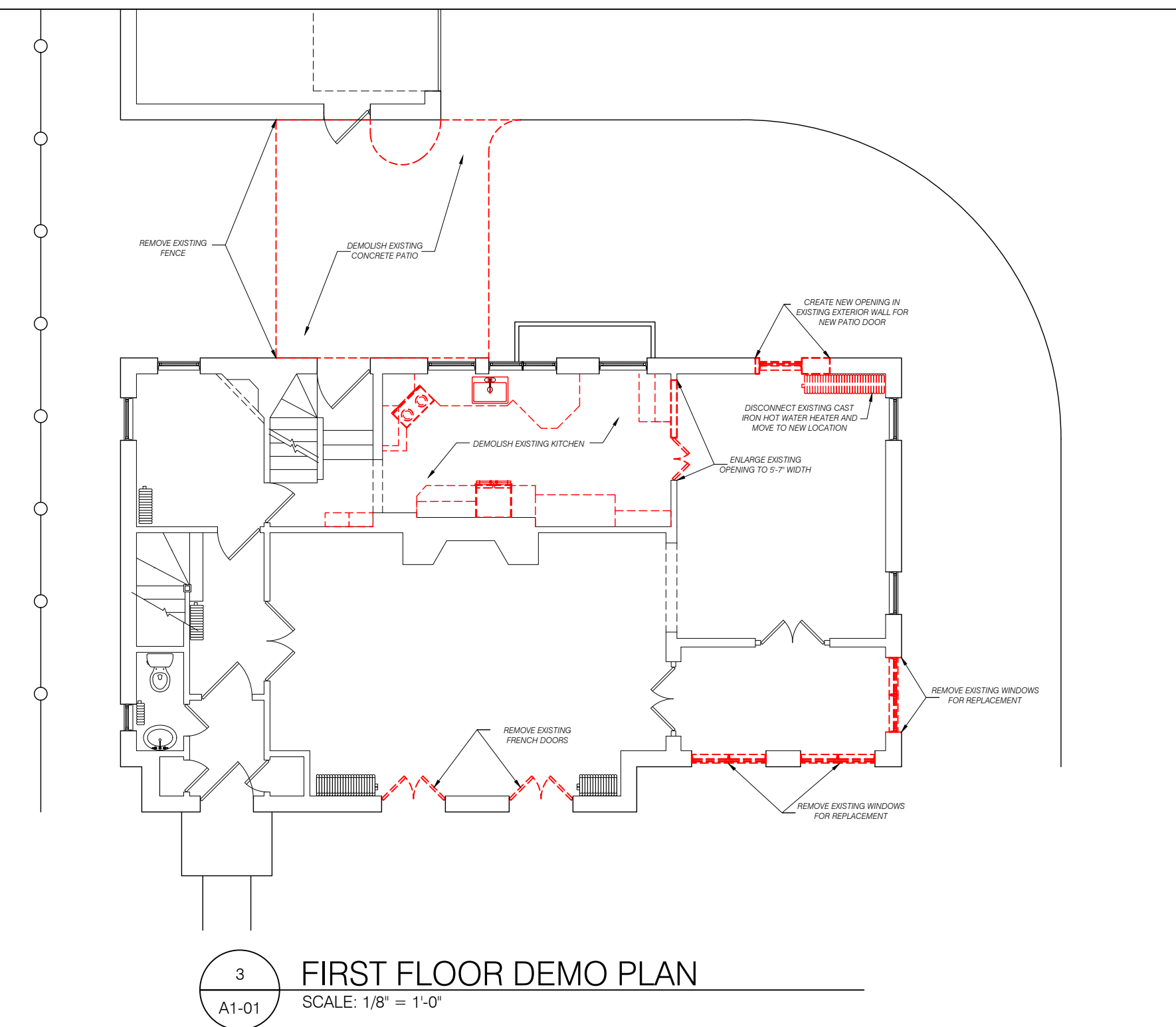
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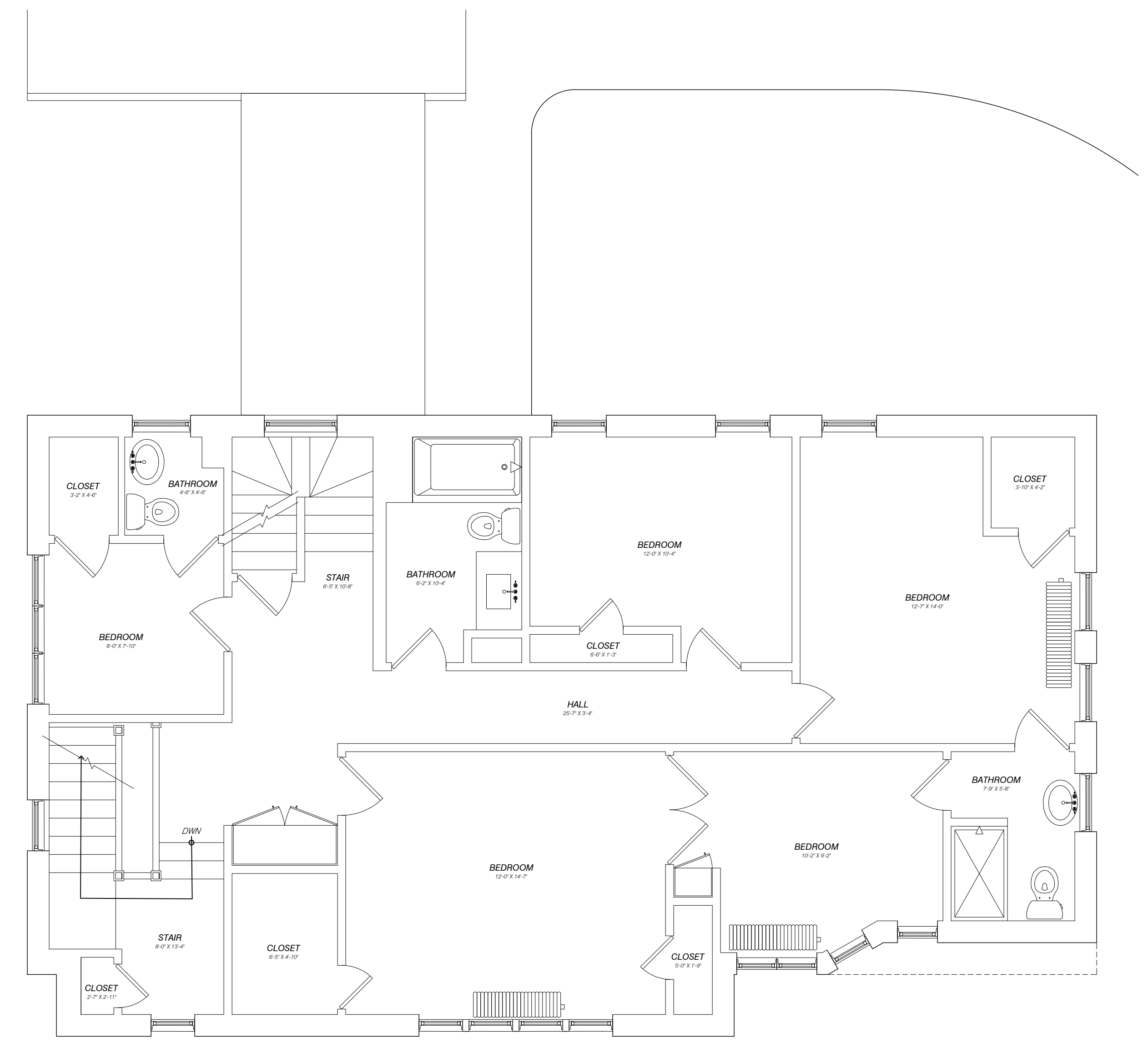
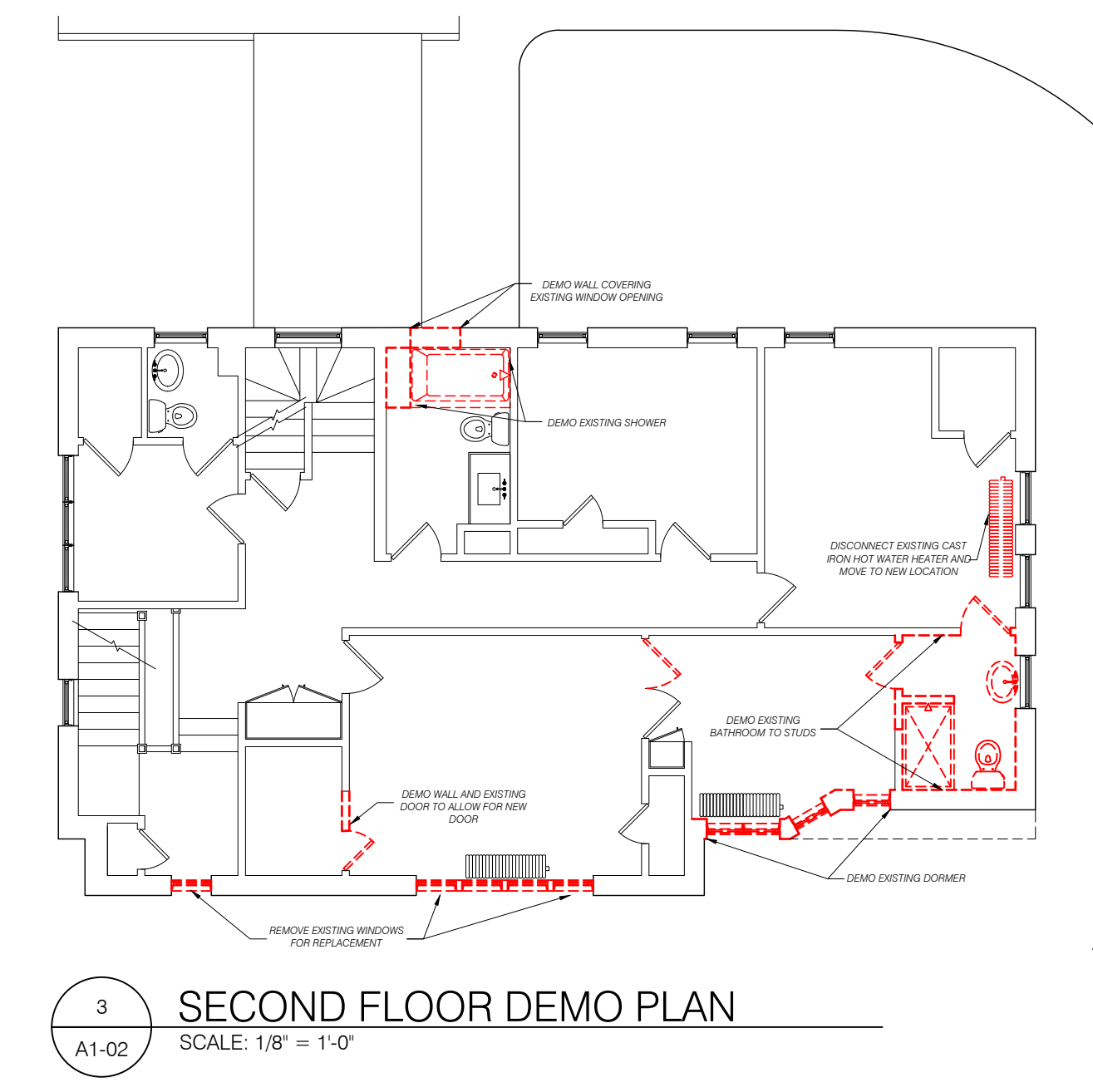
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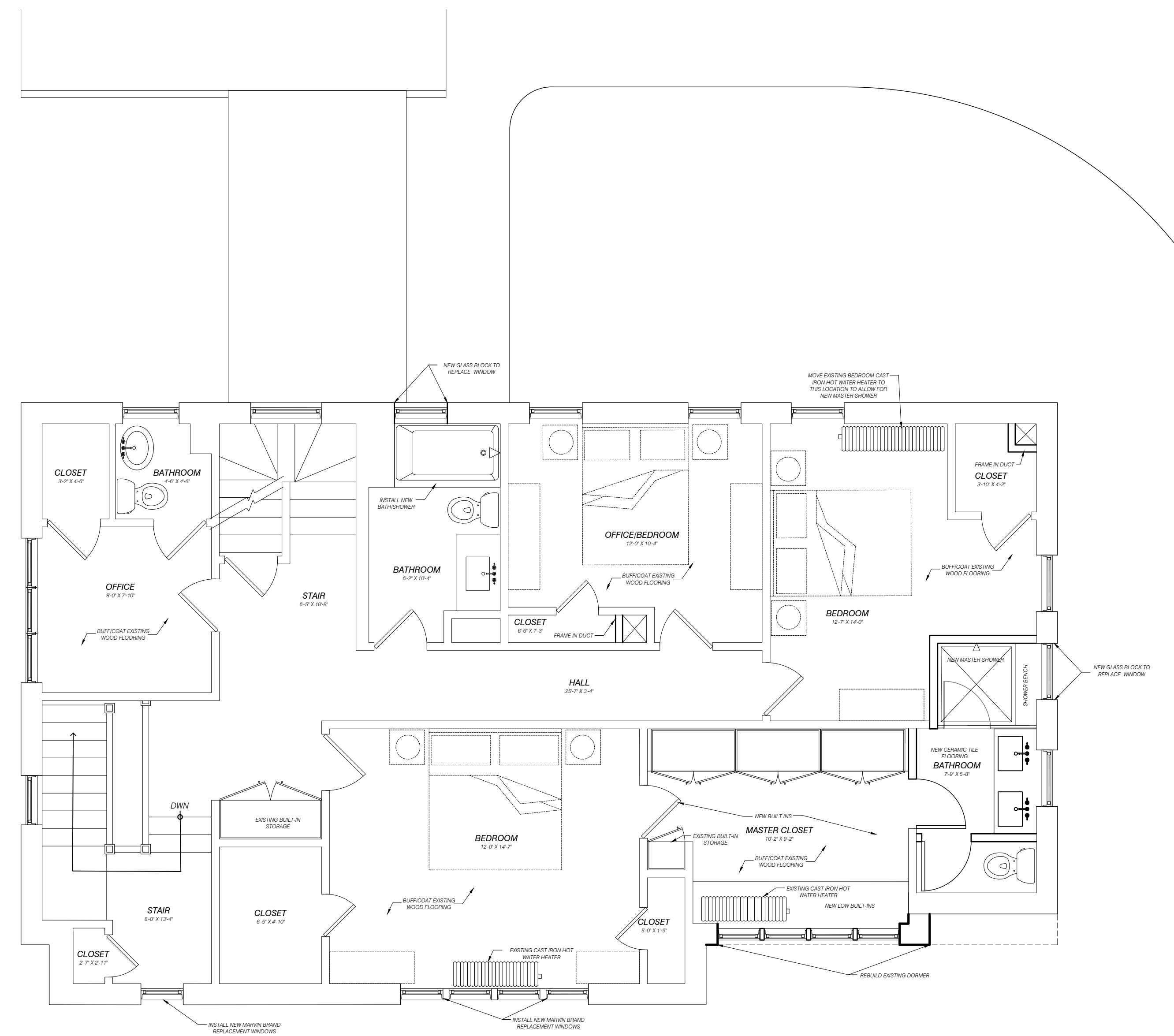
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Job Number:
 File Name:

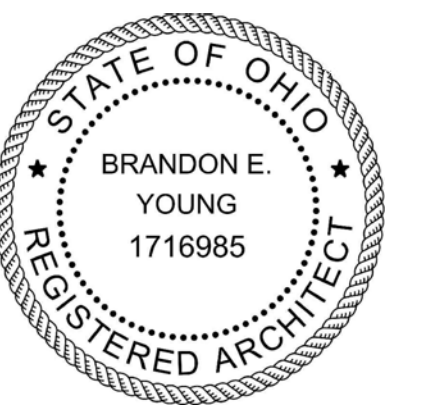


2 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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

Seal:



General Notes:

ISSUES:	DATE:
ABR SUBMISSION	08-19-25

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

Weisel Residence

17814 Riverside Dr.
Lakewood, OH, 44107

Drawing Title:

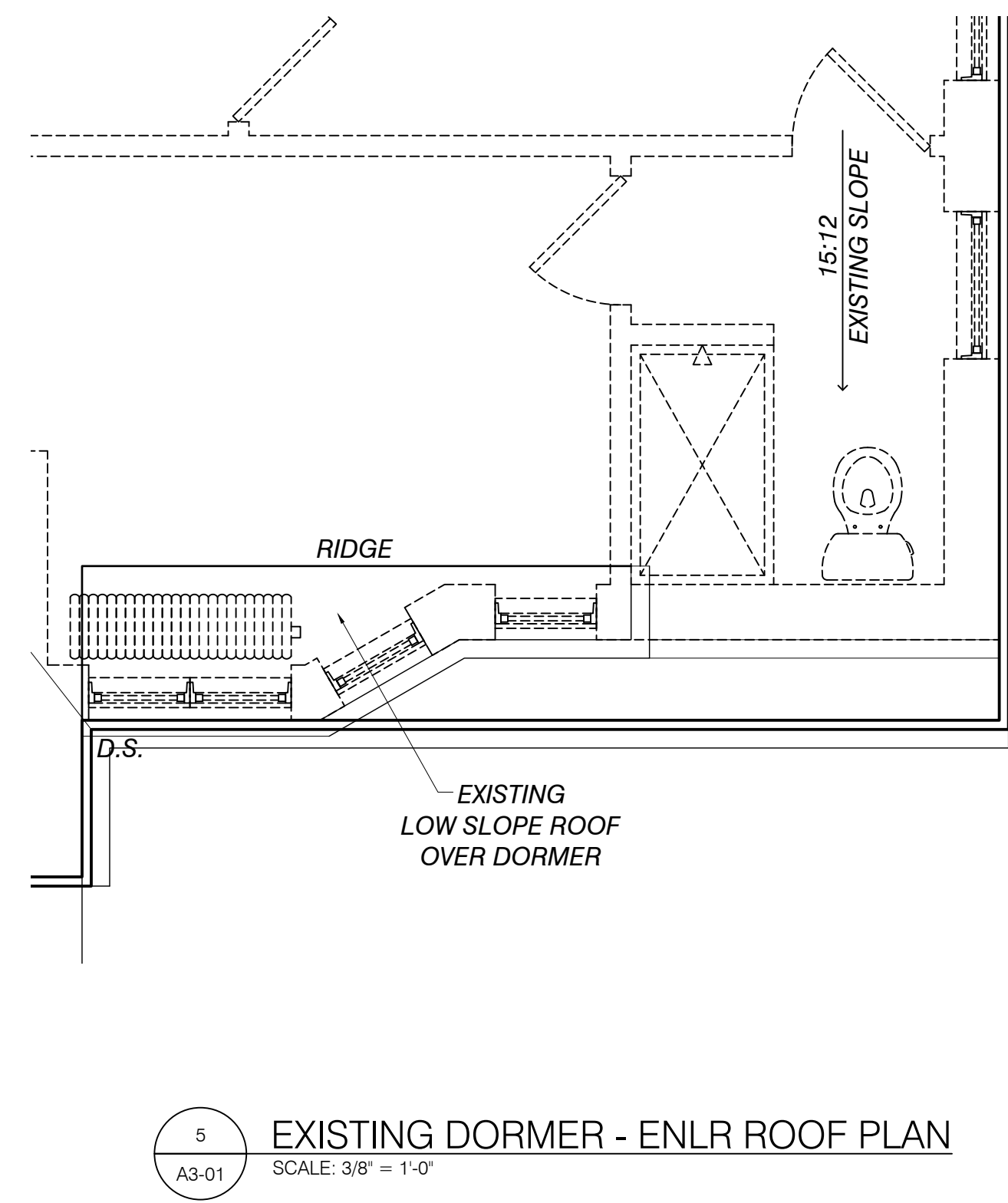
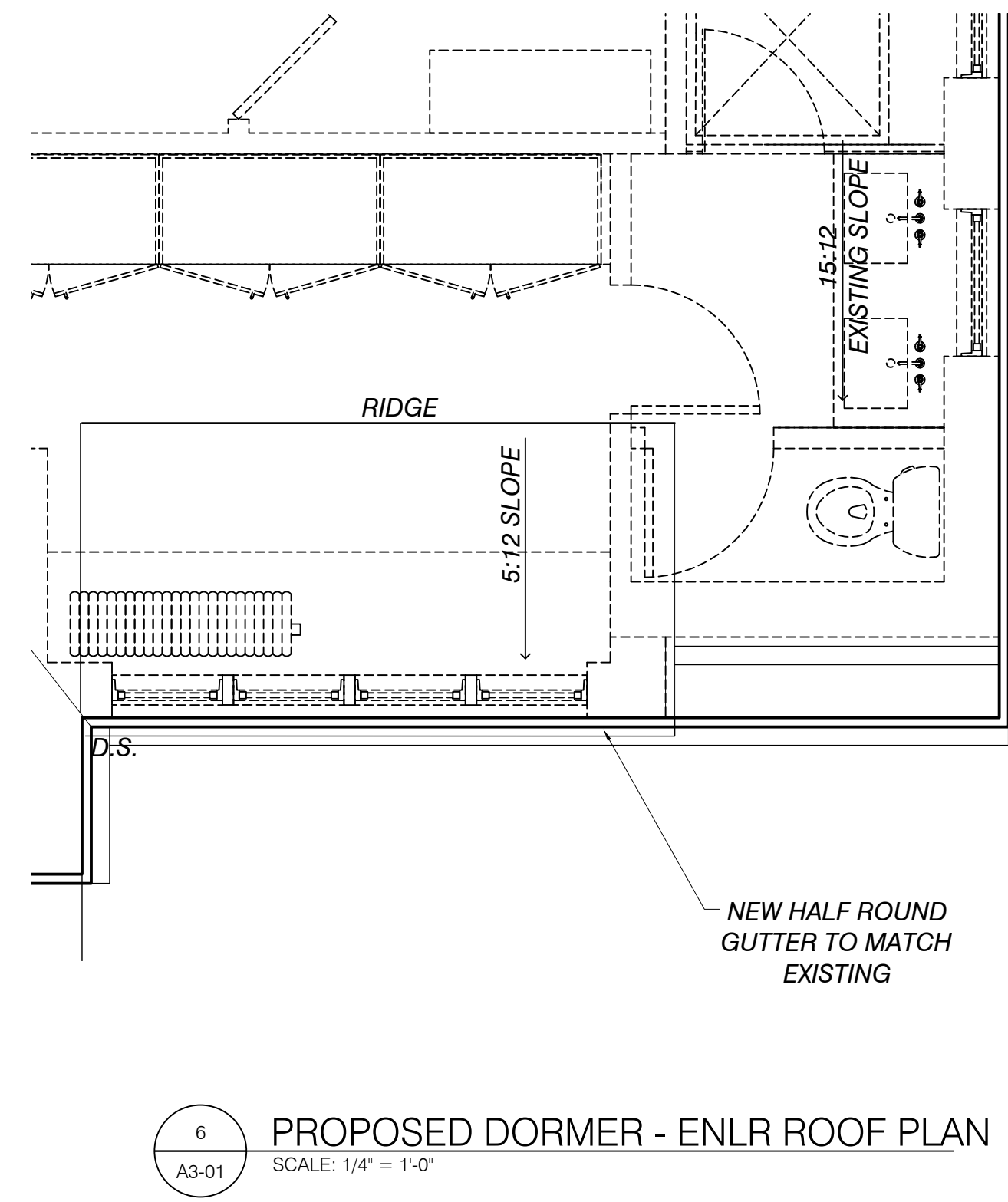
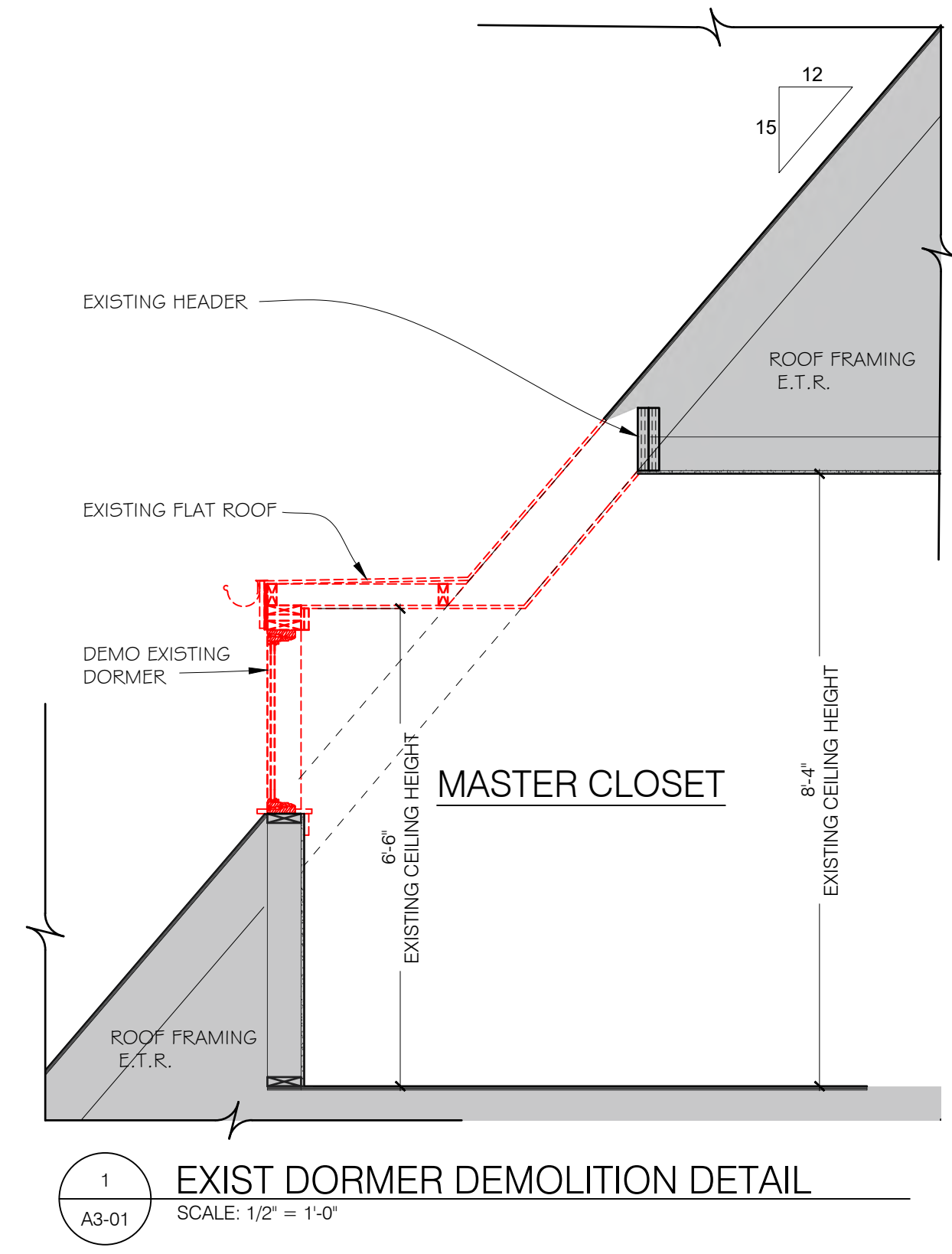
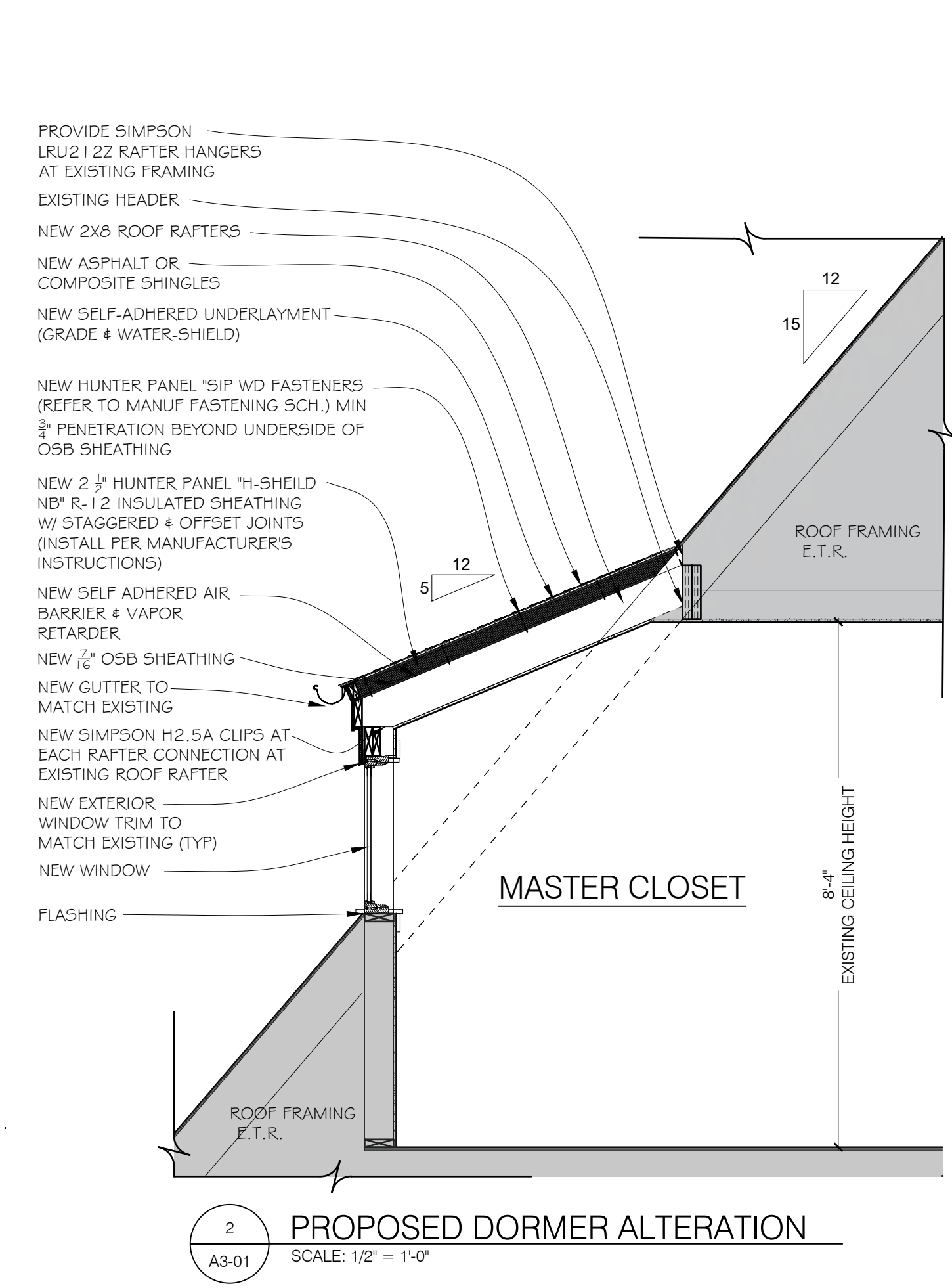
DORMER DETAILS

Drawn by: NKH Date: 08-19-2025

Checked by: Drawing Number:

Approved: **A3-01**

File Name:



GENERAL NOTES:

1. ALL EXISTING FRAMING AND STRUCTURAL CONDITIONS MUST BE VERIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. THIS DETAIL WAS DEVELOPED PRIOR TO ANY DEMOLITION AND ASSUMES EXISTING CONDITIONS THAT ARE TYPICAL OF THIS TYPE OF CONSTRUCTION FROM THIS TIME PERIOD. IT IS EXPECTED THAT FRAMING CONDITIONS AROUND THE EAVES AND RAKES WILL DIFFER FROM THIS PRELIMINARY DRAWING.
2. IF ROTTED WOODEN STRUCTURAL COMPONENTS ARE DISCOVERED DURING DEMOLITION, THE ROTTED COMPONENTS MUST BE REPLACED.
3. GUTTERS, DOWNSPOUTS, AND LEADERS MUST BE ADEQUATELY SIZED TO MANAGE STORMWATER RUNOFF FROM THE ROOF'S SURFACE, BASED ON THE ROOF'S SLOPE, LOCAL RAINFALL INTENSITY, AND RUNOFF COEFFICIENT OF THE ROOF COVERING MATERIAL.
4. DO NOT INSULATE THE WALL ASSEMBLIES WITHOUT FURTHER INVESTIGATION OF THE EXISTING CONDITIONS,
5. A MINIMUM OF 40% OF THE TOTAL R-VALUE OF THE ROOF ASSEMBLY MUST BE INSTALLED OUTBOARD AS EXTERIOR RIGID INSULATION FOR CONDENSATION CONTROL IN CLIMATE ZONE 5A. THIS IS ASSUMING THAT THE INDOOR ENVIRONMENT IS OPERATING AT 70°F AT 35% RELATIVE HUMIDITY. IF THE INTERIOR SPACE IS TO OPERATE BEYOND 40% RELATIVE HUMIDITY DURING THE WINTERTIME, THE AMOUNT OF EXTERIOR INSULATION MUST BE INCREASED.
6. NO INTERIOR CLASS I VAPOR RETARDERS SHOULD BE INSTALLED FROM THE RAFTER CAVITIES INWARDS.
7. LIGHT COLORED SHINGLES ARE RECOMMENDED TO REDUCE ROOF SURFACE TEMPERATURES TO PREVENT PREMATURE DEGRADATION.
8. ATMOSPHERICALLY VENTED COMBUSTION EQUIPMENT AND APPLIANCES, SUCH AS HOT WATER HEATERS, FURNACES, BOILERS, AND STOVES MUST BE REPLACED PRIOR TO AIR SEALING THE ROOF ASSEMBLY WITH DIRECT VENTED SYSTEMS OR SUPPLIED WITH ADEQUATE MAKE-UP AIR TO AVOID BACKDRAFTING CARBON MONOXIDE.

NOTE: LAP ICE AND WATERSHIELD OVER GUTTER FLANGE

(NEW) STRIP OF SELF-ADHERED UNDERLAYMENT (GRACE ICE & WATERSHIELD) BENEATH GUTTER FLANGE

(NEW) 2X NAILER

NOTE: LAP ICE AND WATERSHIELD OVER SUBFASCIA

(NEW) HALF ROUND HIGHBACK GUTTER SYSTEM W/ TOP FLANGE

NOTE: DRIP EDGE OR APRON IS NOT REQUIRED WITH HIGHBACK GUTTER SYSTEMS SINCE FLASHING IS INTEGRATED. PROVIDE A DRIP EDGE IF A TRADITIONALLY HUNG GUTTER IS PROVIDED, AND LAP ICE & WATERSHIELD OVER DRIP EDGE.

(NEW) ASPHALT OR COMPOSITE SHINGLES

(NEW) SELF-ADHERED UNDERLAYMENT (GRACE ICE & WATERSHIELD)

(NEW) HUNTER PANEL "SIP WD" FASTENERS (REFER TO MANUFACTURER'S FASTENING SCHEDULE) MIN. 3/4" PENETRATION BEYOND UNDERSIDE OF OSB SHEATHING

(NEW) 2 1/2" HUNTER PANEL "H-SHIELD NB" R-12 INSULATED SHEATHING W/ STAGGERED + OFFSET JOINTS (INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS)

(NEW) SELF-ADHERED AIR BARRIER + VAPOR RETARDER (GRACE ICE & WATERSHIELD)

(NEW) 7/16" OSB SHEATHING

CONDITIONED ATTIC

(NEW) R-19 BATT INSULATION OF CHOICE (UNFACED OR KRAFT FACED, NO FOIL FACED OR VINYL FACED BATTS)

(EXISTING) 2X6 RAFTERS @ 16" O.C. (VERIFY IN FIELD)

(NEW) SPRAY APPLIED MEMBRANE AROUND FOAM BLOCKING (PROCLIMA VISCONN)

(NEW) RIGID FOAM BLOCKING (XPS, EPS, GPS, POLYISO)

(NEW) BEAD OF COMPATIBLE CONSTRUCTION ADHESIVE AROUND BLOCKING

(EXISTING) ASSUMED 2X PLATE (VERIFY IN FIELD)

(EXISTING) SUBFLOOR (VERIFY IN FIELD)

(EXISTING) 2X CEILING JOISTS (VERIFY IN FIELD)

(NEW) 2X WEDGE (NAILER)

(NEW) CORNICE MOLDING TO BE DETERMINED COORDINATE PROFILE + MATERIAL W/ CLIENT)

(NEW) 2X SUBFASCIA

(NEW) SILANE/SILOXANE PENETRATING SEALER (PROSOCO SILOXANE PD)

(EXISTING) BRICK VENEER

(EXISTING) AIR GAP (VERIFY IN FIELD)

(EXISTING) ASSUMED TAR PAPER (VERIFY IN FIELD)

(EXISTING) ASSUMED BOARD SHEATHING (VERIFY IN FIELD)

(EXISTING) ASSUMED 2X4 DOUBLE TOP PLATE (VERIFY IN FIELD)

(EXISTING) ASSUMED LATH AND PLASTER (VERIFY IN FIELD)

(EXISTING) ASSUMED 2X4 STUDS @ 16" O.C. (VERIFY IN FIELD)

<h1 style="margin: 0;">ASIRI</h1> <h2 style="margin: 0;">DESIGNS</h2> <p style="margin: 0; font-size: small;">WHERE DESIGN MEETS BUILDING SCIENCE</p>	PROJECT ADDRESS:	
	17814 RIVERSIDE DRIVE LAKEWOOD, OH 4107	
SCALE: 3" = 1'-0"		DATE: 06/30/2025
PROJECT NAME: WEISEL RESIDENCE		REV #: REVISION DATE:
TITLE: STANDARD ROOF TO WALL DETAIL (ROOF ASSEMBLY CONVERSION)		

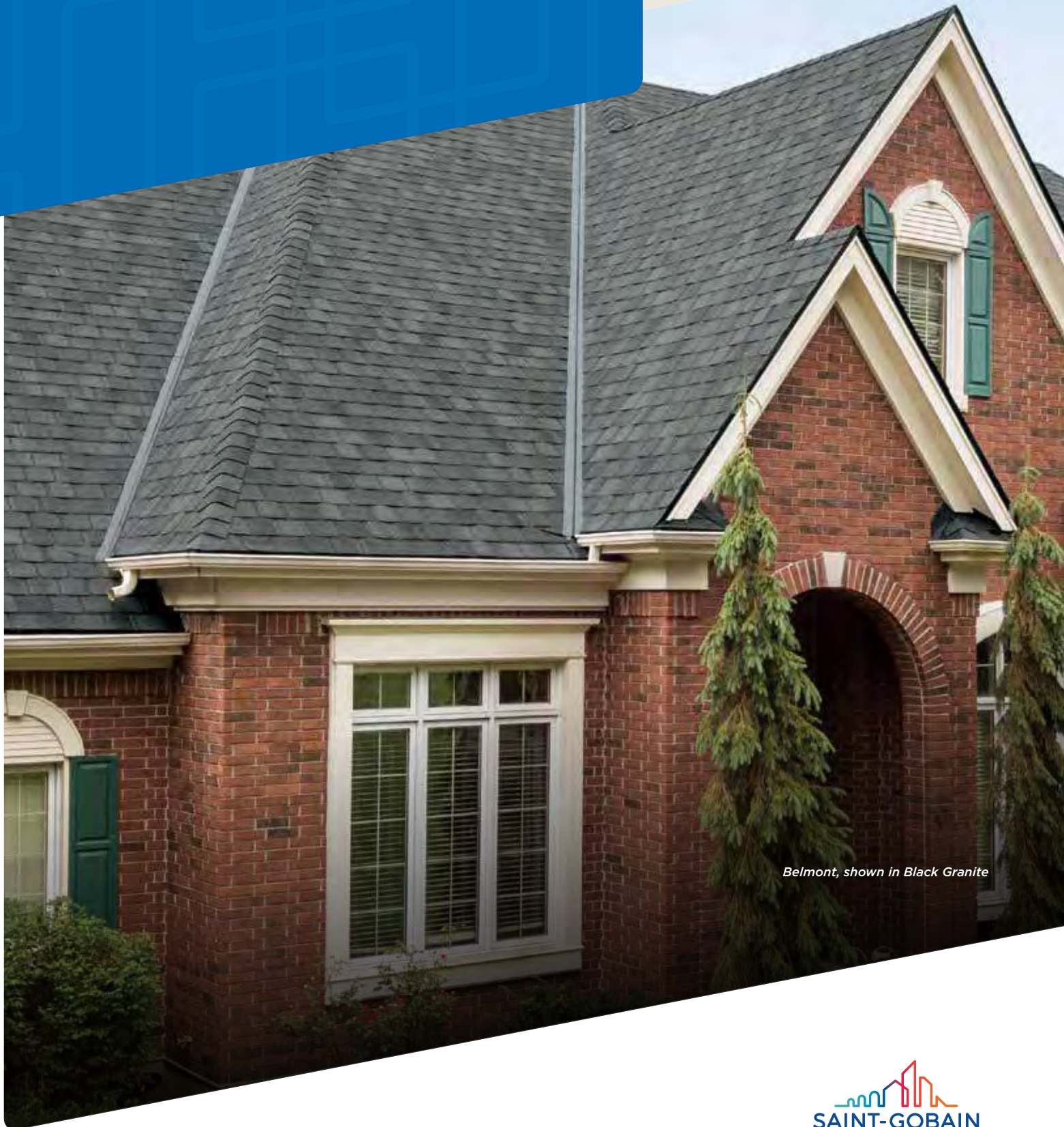
1.0 STANDARD ROOF TO WALL DETAIL

SCALE: 3" = 1'-0"

Belmont[®]

Luxury Roofing Shingles

 certainteed
SAINT-GOBAIN



Belmont, shown in Black Granite


SAINT-GOBAIN



NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.



Designed to inspire.

Engineered for strength.

The classic look of slate, masterfully replicated in high performing asphalt shingles.

Belmont® by CertainTeed puts luxury roofing well within your reach.

Ideal for homes with steep-sloped roofs where the aesthetic of slate is preferred. The color palette includes deep blacks and grays and rich browns highlighted by shades of ochre, all with depth-enhancing shadow lines that provide authentic dimensionality.

Unlike slate, Belmont is virtually maintenance free and is backed by a lifetime-limited warranty.



BELMONT COLOR PALETTE



Black Granite



Colonial Slate



Shenandoah



Performs beautifully.

BELMONT®

- Authentic depth & dimension of natural slate
- Dynamic color options
- All colors are available in an Impact Resistant version
- Superior resistance to fire and high winds



Scan code for more information



Stonegate Gray



Weathered Wood

Strength with Style

BELMONT®

- Class A fire resistance
- 110 MPH wind warranty, upgradable to 130 MPH
- Lifetime-limited warranty
- Class 3 impact resistant version (Belmont) or Class 4 impact resistant version (Belmont IR)



SPECIFICATIONS

- Dimensions (overall): 18" x 36"
- Shingles/square: 48
- Bundle/square: 4
- Coverage: 96 sq. ft.
- Weather exposure: average 8"

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA Standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance (non-IR version only): Please reference www.certainteed.com to determine approved products by manufacturing location

Impact Resistance:

- All colors available in a version that meets UL2218 Class 3 or Class 4



WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty - group-owned or commercial*
- 30-year **StreakFighter**® algae resistance warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistance warranty
- Wind warranty upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip & ridge required
- All colors are available in an Impact Resistant version

See actual warranty for specific details and limitations.

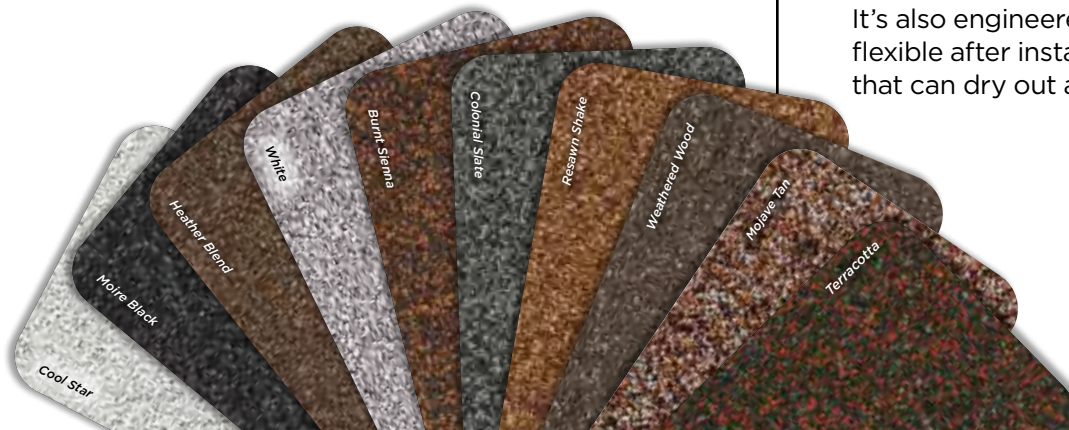


Add a Little Accent to Your Roof

For a stylish finishing touch to cap hips and ridges, use Cedar Crest® accessory—available in colors to match your Belmont shingles.

Color Companion Products for Low Slope Areas

With CertainTeed Flintlastic® SA, you can coordinate low slope areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in colors that complement some of the most popular CertainTeed shingles.



The Ultimate in Protection

StreakFighter®

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread. **StreakFighter's** granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with StreakFighter Technology

Ceramic coating

Copper layer

Mineral core

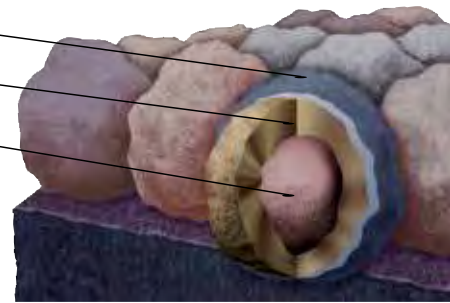


Diagram for illustrative purposes only.

CertaSeal®

Uplift Protection

CertaSeal® is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE



With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

OUR RECOMMENDATION FOR MAXIMUM PERFORMANCE*

- 1. Waterproofing Underlayment**
Grace Vycor Ice and Water Shield®
Grace Vycor Ice and Water Shield® HT
- 2. Water-Resistant Underlayment**
DiamondDeck®
- 3. Starter Shingles**
High-Performance Starter
- 4. Shingles**
Belmont®
- 5. Ventilation**
CertainTeed® Ridge Vent
CertainTeed® Rolled Ridge Vent
CertainTeed® Intake Vent
- 6. Hip & Ridge Caps**
Shangle® Ridge or Cedar Crest®

*There are other possible product combinations that create peace of mind and offer exceptional beauty. For a complete list of qualifying products, learn more at:

certainteed.com/roofing



CertainTeed

Ceilings • Gypsum • Insulation • Roofing • Siding • Trim

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

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

Application Cover Page

Docket No.: 09-80-25

Permit No.: BBS25-000084

Applicant Name: David J. Maniet, Maniet Architects

Project Address: 14414 Detroit Ave.

Project Name: Commercial Building

Project: Applicant proposes construction of a rooftop deck.



David Maniet <djmoneit@gmail.com>

ABR Agent - 14414 Detroit Ave - The Marlowe Building

Jim Miketo <jim@forestcityshuffle.com>
To: David Maniet <davidjmaniet@gmail.com>

Fri, Aug 8, 2025 at 3:50 PM

David,

I am consenting to you being my owners rep for the project at 14414 Detroit - The Marlowe Building.

Thank you
Jim Miketo

--
Jim Miketo
Forest City Shuffleboard Arena and Bar
(440) 666-5836
www.forestcityshuffle.com

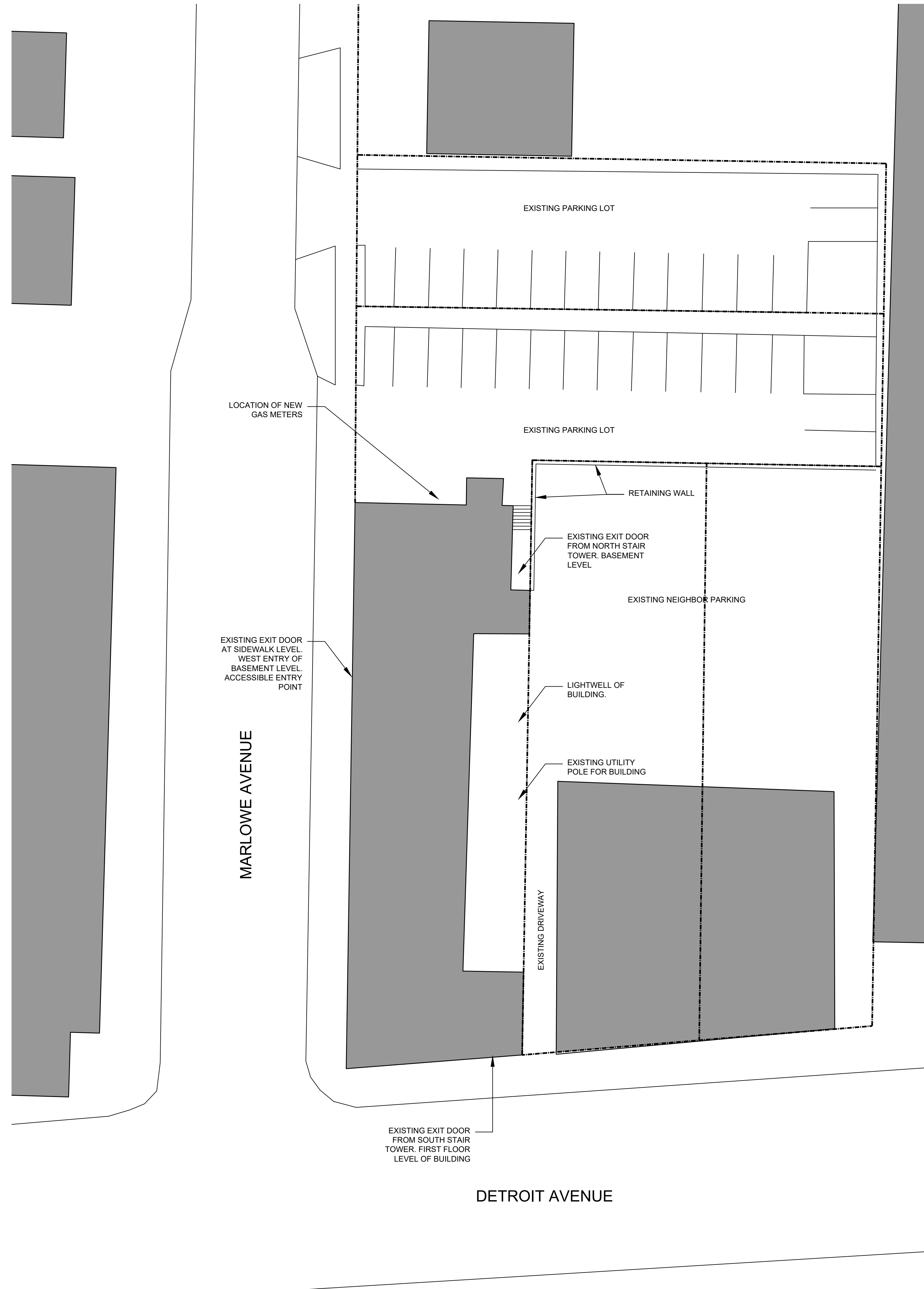
Handwritten text in blue ink, possibly a signature or a name, consisting of several stylized, connected characters.



Marlowe Elevation



Existing Accessible Roof



Site Plan
 $\frac{1}{8}'' = 1'-0''$

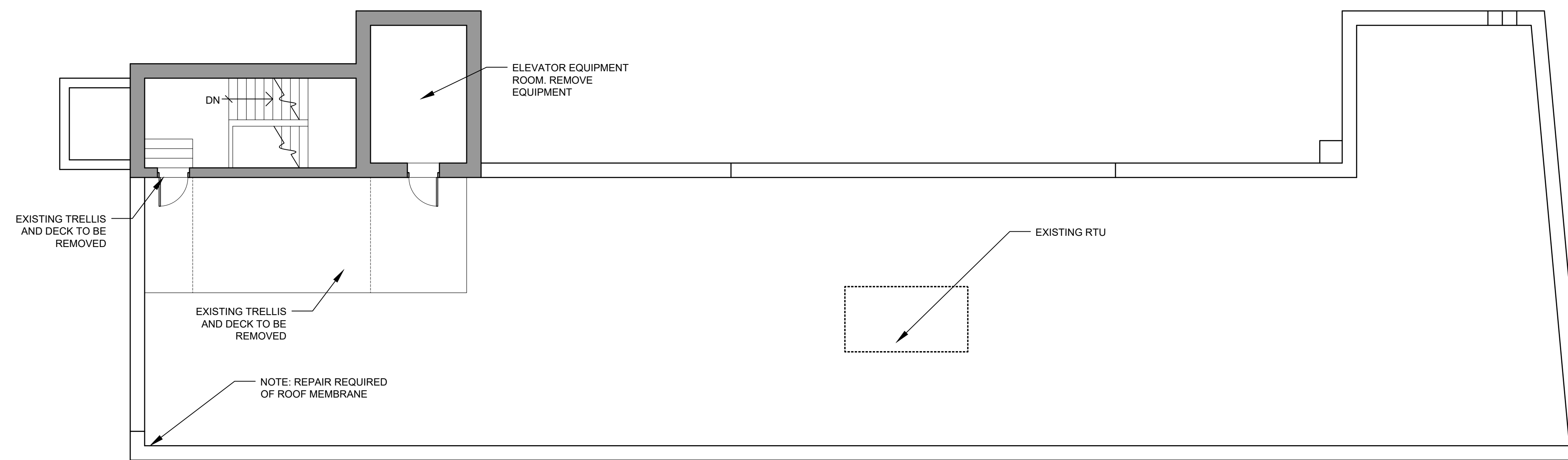
SITE PLAN NOTES:
 PROPERTY LINES LOCATED FROM CLIENT PROVIDED SURVEY AND CUYAHOGA COUNTY GIS DATA.
 NO CHANGES TO BUILDING FOOTPRINT. SITE PLAN FOR INFORMATIONAL PURPOSES ONLY



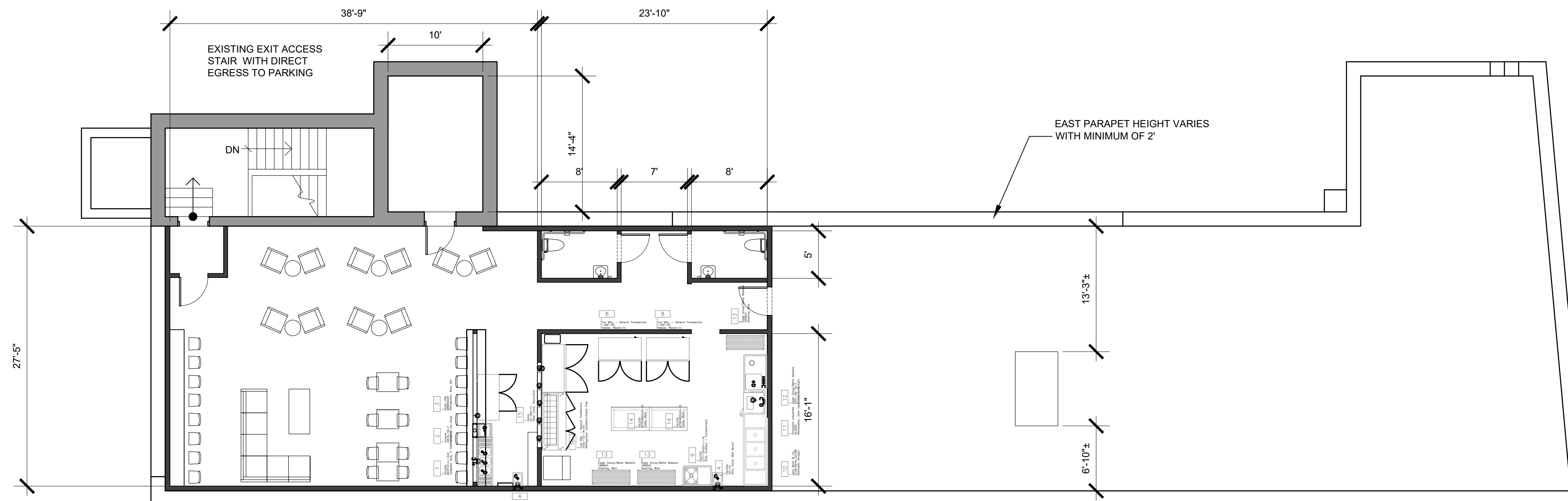
4 1 2 . 7 2 0 . 0 4 2 4
 DavidJManiet@gmail.com

Name / Project Address
 The Marlowe Building
 14414 Detroit Avenue
 Lakewood, Ohio 44107

Issue for Schematic Design	Sheet
Date 8/20/2025	R1
Drawn By DJM	



Existing Roof Floor Plan
 1/8" = 1'-0"



ROOF DECK - BAR 2000 SQFT
 B - BUSINESS - SMALL OCCUPANCY LESS THAN 50 /
 49 OCCUPANTS - SEATING PLAN AND STAFF

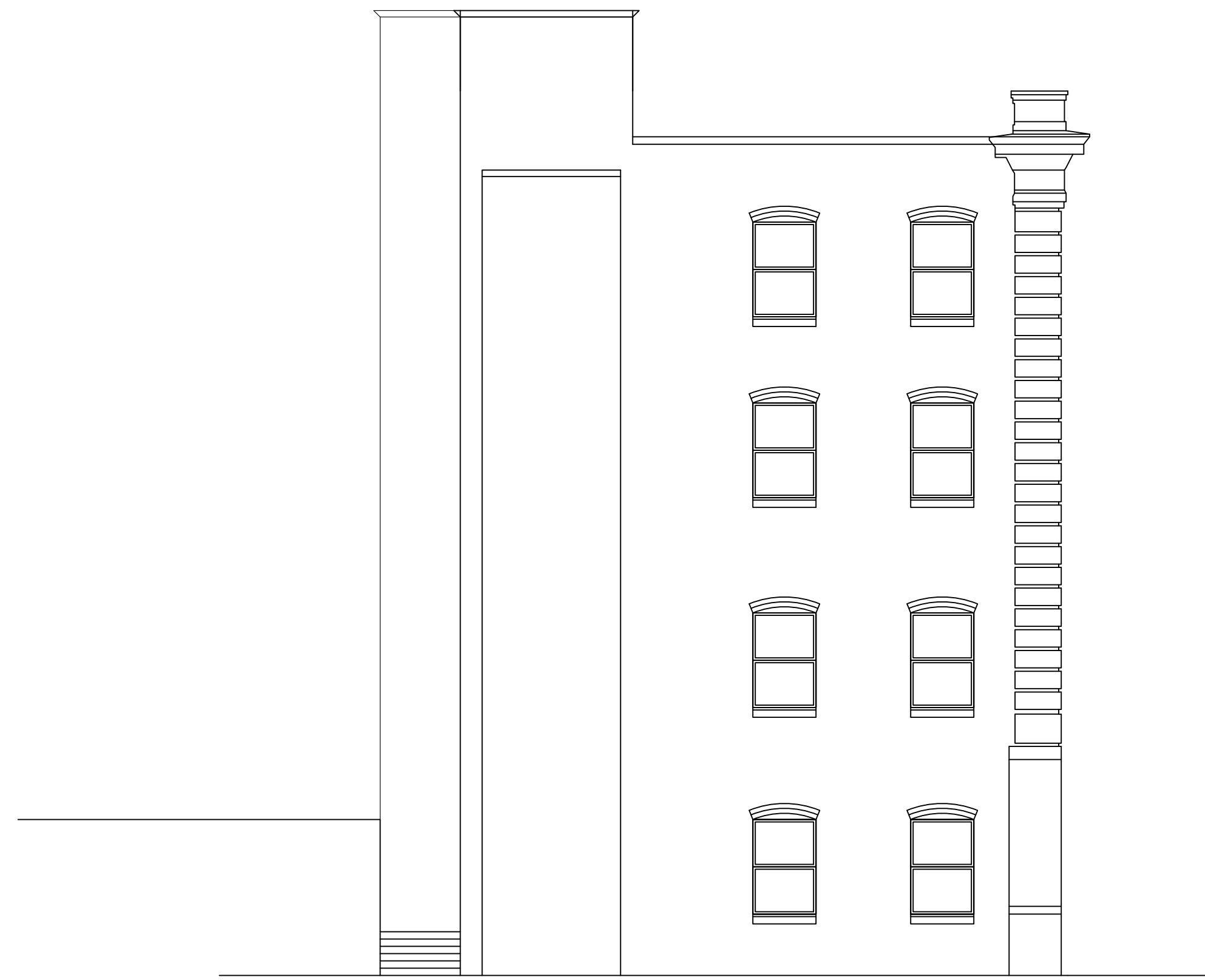
Proposed Roof Floor Plan
 1/8" = 1'-0"



4 1 2 . 7 2 0 . 0 4 2 4
 DavidJManiet@gmail.com

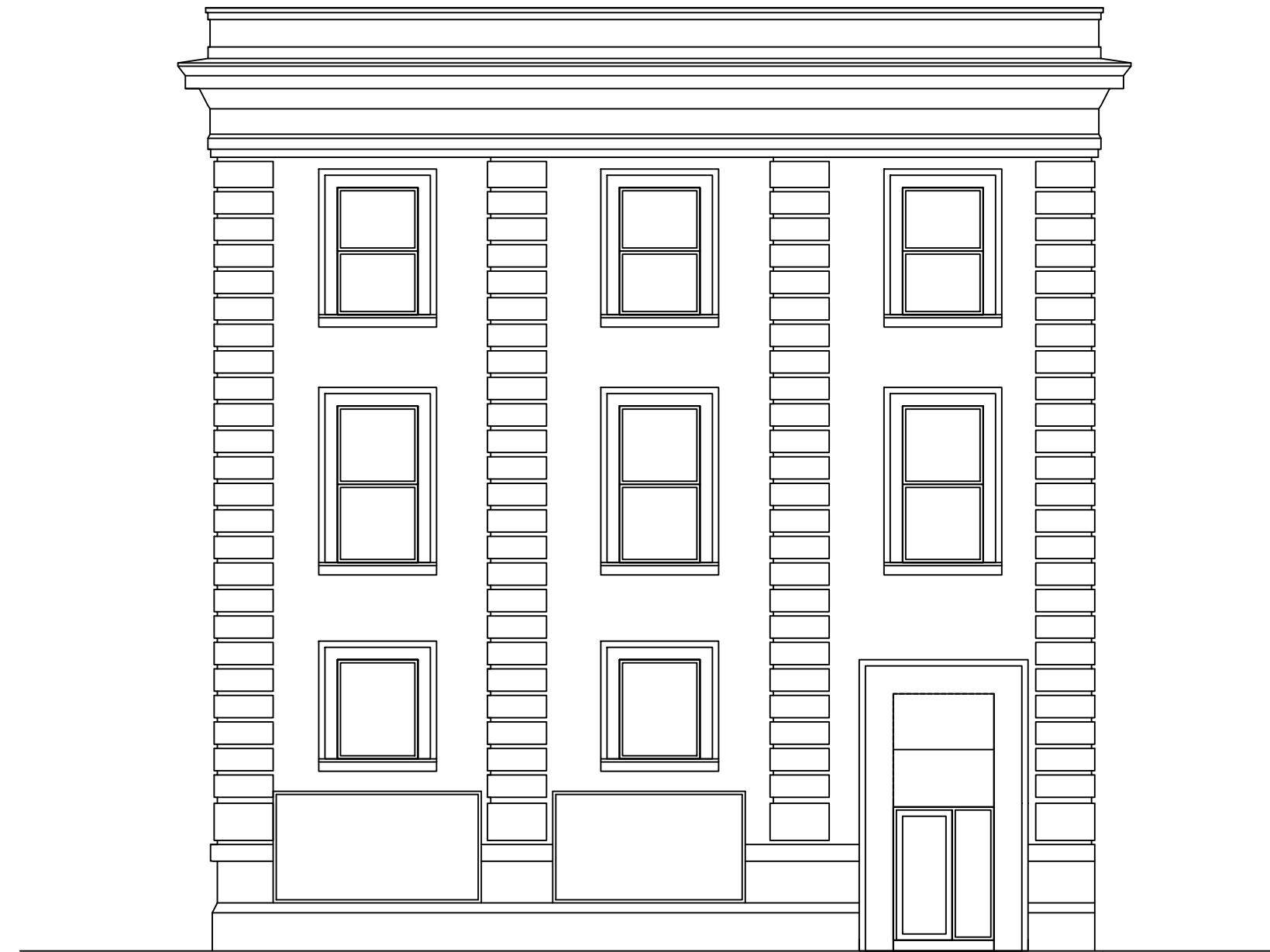
Name / Project Address
 The Marlowe Building
 14414 Detroit Avenue
 Lakewood, Ohio 44107

Issue for Schematic Design	Sheet
Date 8/20/2025	R2
Drawn By DJM	



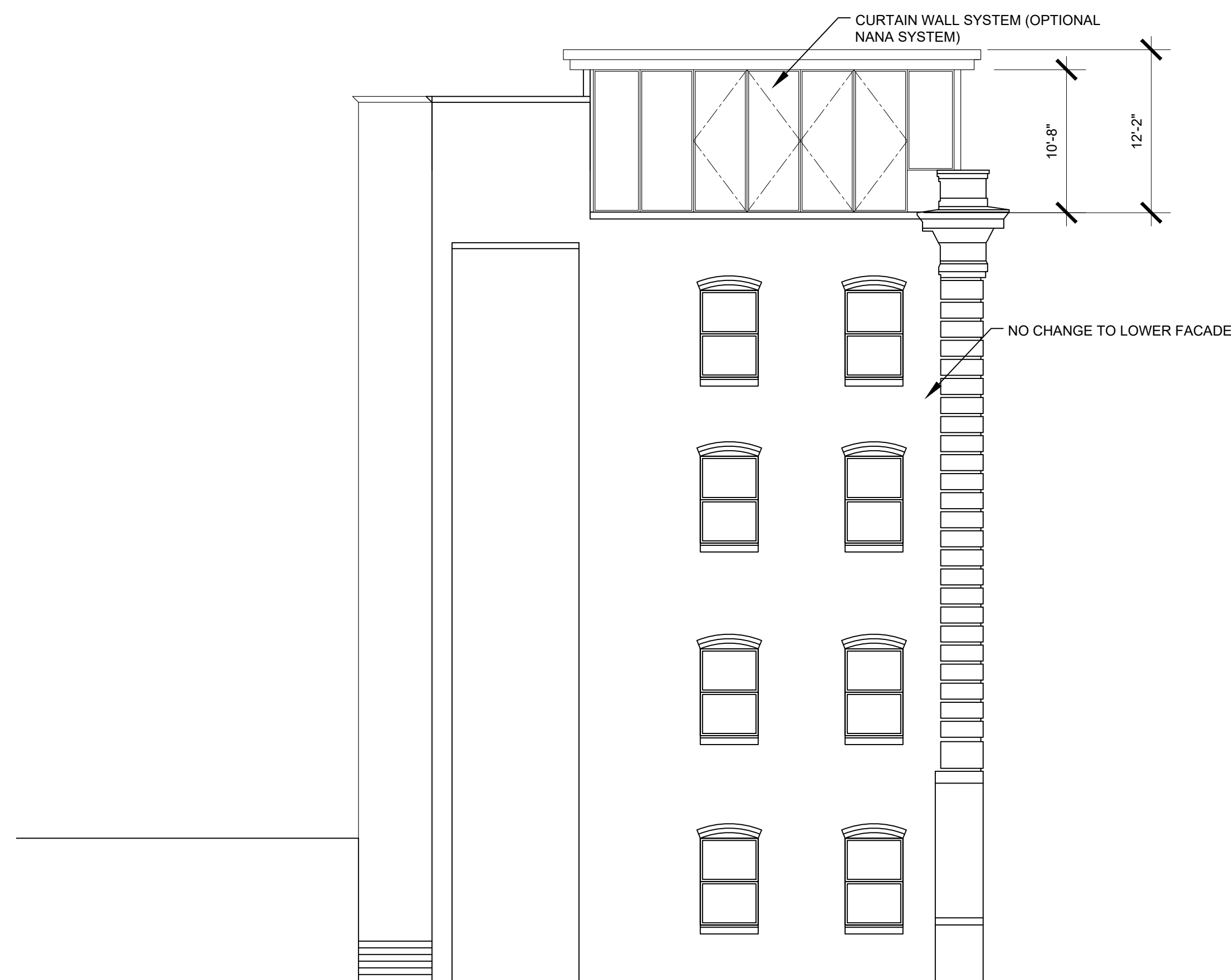
Existing North Elevation

1/8" = 1'-0"



Existing South Elevation (Detroit)

1/8" = 1'-0"



Proposed North Elevation

1/8" = 1'-0"



Proposed South Elevation (Detroit)

1/8" = 1'-0"

MA
MANIET
ARCHITECTS

4 1 2 . 7 2 0 . 0 4 2 4
DavidJManiet@gmail.com

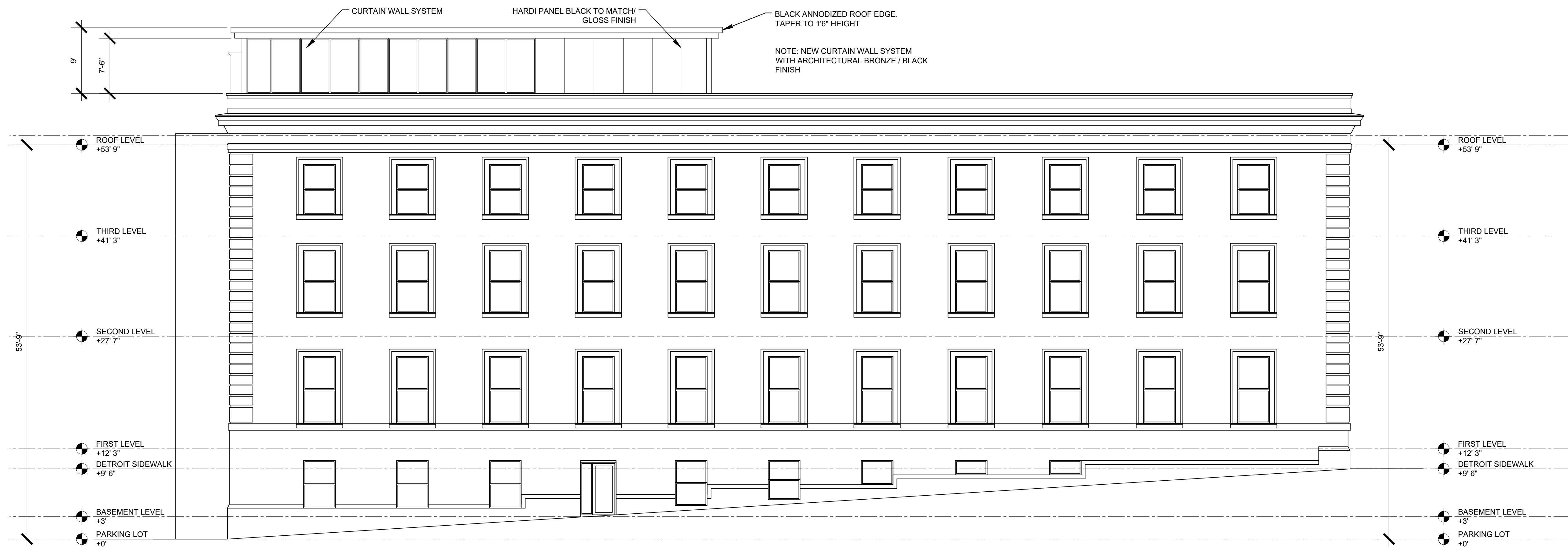
Name / Project Address
The Marlowe Building
14414 Detroit Avenue
Lakewood, Ohio 44107

Issue for Schematic Design	Sheet
Date 8/20/2025	R3
Drawn By DJM	



Existing Marlowe Avenue Elevation

1/8" = 1'-0"



Proposed Marlowe Avenue Elevation

1/8" = 1'-0"



4 1 2 . 7 2 0 . 0 4 2 4
DavidJManiet@gmail.com

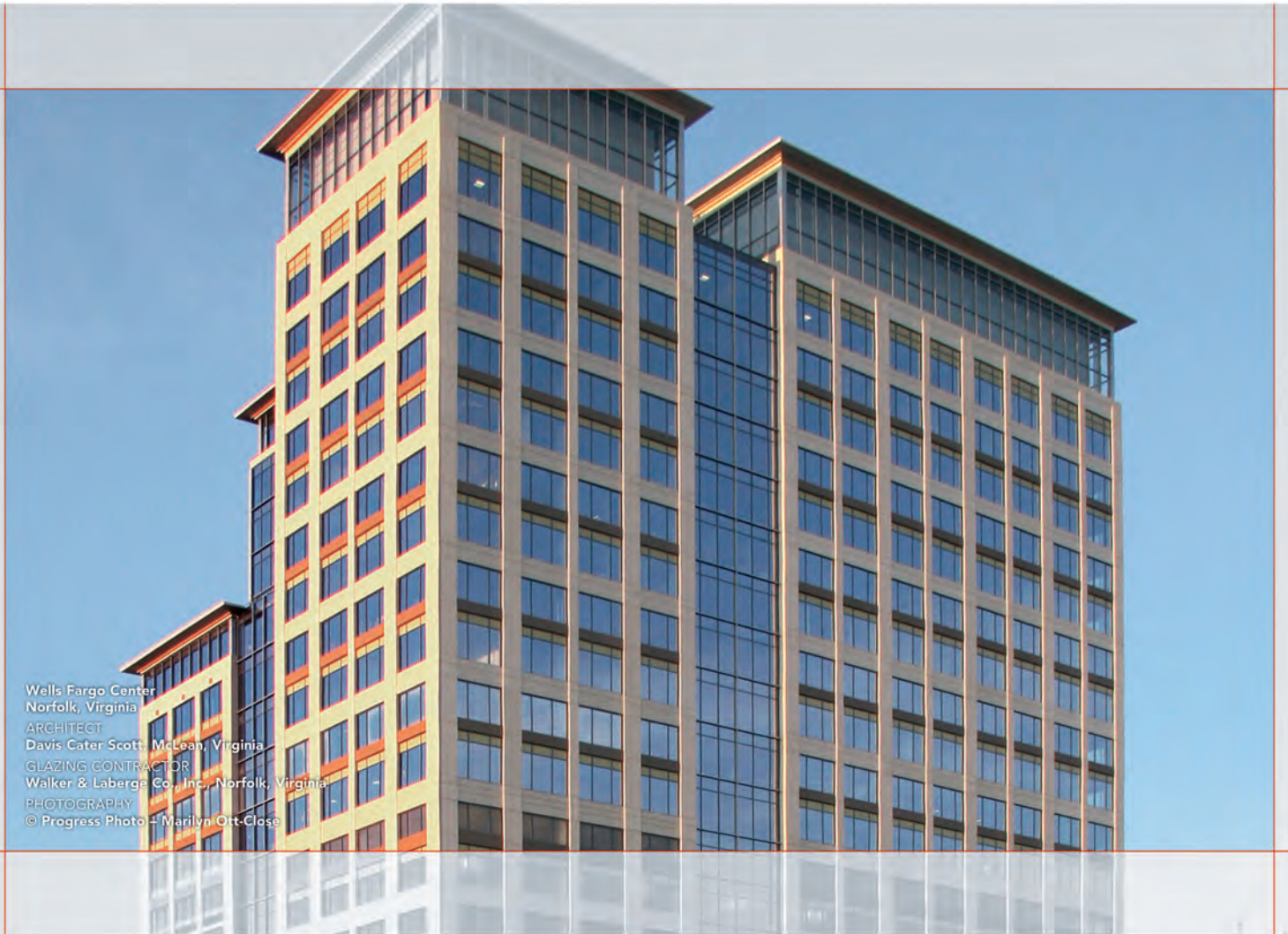
Name / Project Address
The Marlowe Building
14414 Detroit Avenue
Lakewood, Ohio 44107

Issue for Schematic Design	Sheet
Date 8/20/2025	R4
Drawn By DJM	

2250 IG (INSIDE GLAZED) CURTAIN WALL SYSTEM



Easily Installed and Affordable



Wells Fargo Center
Norfolk, Virginia
ARCHITECT
Davis Cater Scott, McLean, Virginia
GLAZING CONTRACTOR
Walker & Laberge Co., Inc., Norfolk, Virginia
PHOTOGRAPHY
© Progress Photo + Marilyn Ort-Close

Today's construction requires that architects balance desired aesthetics with the practical realities of performance and cost. Kawneer's dual-purpose 2250 IG (Inside Glazed) Curtain Wall System responds to these needs, offering new levels of quality, dependability and performance.

ECONOMY

Economically priced and easy to install, 2250 IG Curtain Wall System combines fabrication flexibility, labor and material savings as well as water condensation management in a single package. Inside glazing requires no scaffolding, saving construction time and reducing installation costs.

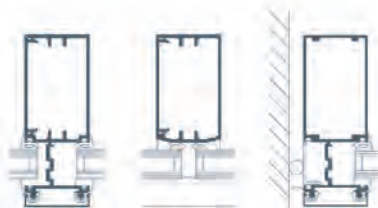
Simplified fabrication provides another advantage because 2250 IG Curtain Wall System is available in either stock lengths or fabricated, adding additional labor savings. For construction flexibility, the system accommodates shear block fabrication for curtain walls and Type A (vertical members run through) or Type B (head and sill members run through) screw spline fabrication for ribbon window applications.

PERFORMANCE

Keeping the elements at bay is a priority for 2250 IG Curtain Wall System, which features snap-on covers with a 1/2" (12.7 mm) projection, a high-performance rain screen that adds up to increased design options and lower costs. This zone-dammed, pressure-equalized system also offers dry glazing to provide a positive weather seal for high performance and not only helps protect the interior, but also adds life to the ribbon window and curtain wall system. Economical thermal isolation clips are used for improved thermal performance.

AESTHETICS

Designers appreciate the versatility 2250 IG Curtain Wall System offers. The narrow 2-1/4" (57.2 mm) profile maintains a clean, monumental appearance while meeting all GANA glazing standards. Designers can choose from three system depths: 4-1/2" (114.3 mm), 6" (152.4 mm) and 7-1/2" (190.5 mm). Shear block and screw spline fabrication, and the structural silicone glazed (SSG) option, provide additional design freedom. 2250 IG Curtain Wall System works with glass, granite and metal spandrel infills, and allows two-color design options in Kawneer anodized, standard and custom-painted finishes.



FOR THE FINISHING TOUCH

Permanodic™ anodized finishes are available in Class I and Class II in seven different color choices.

Painted finishes, including fluoropolymer, that meet or exceed AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

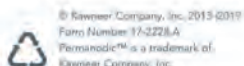
Solvent-free powder coatings add the green element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.



Granite Plaza
 Irving, Texas
 ARCHITECT
Croft Compton Architects, Dallas, Texas
 GLAZING CONTRACTOR
TEPCO Contract Glazing, Inc., Dallas, Texas
 PHOTOGRAPHY
 © Wes Thompson



Addison Circle One
 Dallas, Texas
 ARCHITECT
HKS, Dallas, Texas
 GLAZING CONTRACTOR
TEPCO Contract Glazing, Inc., Dallas, Texas
 PHOTOGRAPHY
 © Wes Thompson



Kawneer Company, Inc. 555 Guthridge Court 770.449.5555
 Technology Park / Atlanta Norcross, GA 30092 kawneer.com



ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

Hardie® Panel Siding

Give your home exterior a fresh look with vertical panel siding available in a range of styles and textures. When combined with Hardie® Trim Batten boards, you'll achieve the rustic board-and-batten look that defines the modern farmhouse.

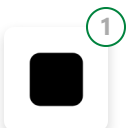
 Showing products for: 44192

Hardie® Panel

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Panel siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

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How can we help you get started on your home siding project?





Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Select your texture



Select Cedarmill®



Smooth

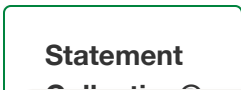


Stucco



Sierra 8

Select your color collection



Statement

Primed for

Did not find the color you're looking for? [Click here.](#)

Arctic White

Add sample to cart | Free

Visualize with Hardie™ Designer, powered by Hover® →

Hello! This is James Hardie's automated chat bot. How can we help you get started on your home siding project?



Why Choose Hardie® Panel?

Versatile Hardie® Panel is as strong as it is beautiful, providing lasting protection and value for your home.



Superior durability

Hardie® siding is noncombustible—it will not burn.* It resists damage from moisture and holds no appeal for pests like woodpeckers or termites.



Engineered for Climate®

Our fiber cement siding and trim products are formulated to offer superior performance based on your region's unique climate needs, and help protect against damage from weather extremes, hurricanes, winter storms and more.



Lasting value

Enjoy a low-maintenance exterior with a 30-year non-prorated limited, transferrable substrate warranty for lasting peace of mind and quality you can trust.

Hello! This is James Hardie's automated chat bot.
How can we help you get started on your home siding project?

1





Create unmatched curb appeal

ColorPlus® Technology finishes provide countless color options, such as Hardie's 2025 Color of the Year: Evening Blue, in an ultra-durable finish. Our factory-applied, baked-on color is cured between coats for superior color consistency, adhesion and durability.

Tech specs and documents

Learn everything you need to know about installing and caring for Hardie® Panel.

Specs: Select Cedarmill®



Specs: Smooth



Specs: Stucco



Specs: Sierra 8



How to Install Hardie® Panel

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1

From starter strips to correct gap length, it's important to know the basics for siding installation.

Watch video →



Browse Tech Docs Library

Quickly browse and gather all the docs you need for a successful install project, from CAD files to install instructions to safety sheets.

See docs for this product →

Download tech docs →

Explore more products

See how Hardie® products can help your home look beautiful for years to come.



Hardie® Plank ↗



Hardie® Shingle ↗



Hardie® Soffit ↗



Hardie® Trim Batten Boards ↗

Hello! This is James Hardie's automated chat bot.
How can we help you get started on your home siding project?



Start your renovation

Ready to take the next step? Find a local pro to help you execute your design vision with Hardie® siding.

[Find a local contractor](#)



**Hardie® siding complies with ASTM E136 as a noncombustible cladding. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames.*

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44192

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Performance

NanaWall opening glass walls meet or exceed applicable industry standards for air infiltration, water penetration, structural performance, forced entry, and extreme weather protection.

A NanaWall system protects from water and air infiltration, provides sound attenuation, and is energy efficient when closed.

Aesthetics

NanaWall opening glass walls are available in over 25 different configurations with many choices of finishes.

All panels of the NanaWall opening glass walls are on the same plane with a single track and feature narrow stiles and rails. The concealed engineering hardware adds to the clean lines of the sophisticated and refined aesthetics.

Support

Your NanaWall system is covered by a 10 year warranty on the rollers and on seal failure of the insulated glass. 5 years on all other aspects of the product and 10 years if installed by a NanaWall Certified Installer (except screens which always have a 1 year warranty. See Limited Warranty for full details).

NanaWall Certified Installers ensure your custom-made NanaWall is properly installed. Our customer service representatives and technical design team will help guide and provide you with the answers you need. Call (800) 873-5673.

Experience

The NanaWall team has over 30 years of experience solving challenging architectural and engineering issues in a wide variety of projects.

With over a million opening glass panels installed worldwide, rely on NanaWall's experience, unsurpassed durability, exceptional performance, and custom-tailored solutions for your project.

Images shown in this chart may or may not reflect the product within this quotation





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

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

Application Cover Page

Docket No.: 09-81-25

Permit No.: BBS25-000086

Applicant Name: Keyshawn Jones

Project Address: 1664 Lauderdale Ave.

Project Name: n/a

Project: Applicant proposes to enclose the sides of an upper porch and finish with vinyl siding.

Handwritten signature in blue ink, appearing to read "A. K. S." or similar, located on the left side of the page.



ZIP system

EVE

666

664

ADT



Double 4 in. x 24 in. Vinyl Siding in Wicker

★★★★☆ (17) Questions & Answers (20)

