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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

MARCH 5, 2026

4:00PM

REVIEW MEETING  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE

AUDITORIUM  
MARCH 12, 2026

5:30 P.M.

1. ROLL CALL
2. APPROVE THE MINUTES OF THE FEBRUARY 12, 2026 MEETING
3. OPENING REMARKS

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

- |                        |     |   |
|------------------------|-----|---|
| 4. Docket No. 09-77-25 | (R) | 11730 Detroit Ave.<br>Northcoast Apartments |
| ( ) Approve            |     | Milan Milasinovic                           |
| ( ) Deny               |     | Virginia Marti, Inc                         |
| ( ) Defer              |     | 11724 Detroit Ave.<br>Lakewood, OH 44107    |

Applicant proposes exterior façade renovations .

- |                        |     |                    |
|------------------------|-----|--------------------|
| 5. Docket No. 01-07-26 | (C) | 15501 Madison Ave. |
|------------------------|-----|--------------------|

**Vital Pilates & Wellness**

- Approve
- Deny
- Defer

Jake Szaraz  
MJM Building Standards  
14819 Lake Ave.  
Lakewood, OH 44107

Applicant proposes a second floor addition.

**6. Docket No. 02-16-26 (C)**

**1374 W.117<sup>th</sup> St.  
Norton Industries**

- Approve
- Deny
- Defer

Jeffrey Foster  
1220 W.6<sup>th</sup> St. STE 405  
Cleveland, OH 44113

Applicant proposes a storefront renovation.

**7. Docket No. 02-18-26 (R)**

**1337 Edanola (Edanola & Riverside)**

- Approve
- Deny
- Defer

Timothy Bennett  
Bennett Builders and Remodelers, LLC  
27899 Clemens Rd.  
Westlake, OH 44145

Applicant proposes construction of a new single family home.

**RETURN FOR MODIFICATIONS**

**8. Docket No. 11-150-21 (C)**

**17801 Detroit Ave.  
Beck Center for the Arts**

- Approve
- Deny
- Defer

David Craun  
Bialosky Cleveland  
6115 Carnegie Ave.  
Cleveland, OH 44103

Applicant proposes alterations to previously approved pocket park, BBS21-000185.

**NEW BUSINESS**  
**SIGN REVIEW**

9. Docket No. 03-20-26 (C) 13326 Madison Ave  
Tabitha In Motion

Approve  
 Deny  
 Defer

Tabitha Miner  
Tabitha In Motion  
13326 Madison Ave.  
Lakewood, OH 44104

Applicant proposes new signage.

10. Docket No. 03-21-26 (C) 13381 Madison Ave.  
Cleveland Curiosities

Approve  
 Deny  
 Defer

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

Applicant proposes new signage.

11. Docket No. 03-22-26 (C) 17301 Madison Ave.  
Lakewood Massotherapy

Approve  
 Deny  
 Defer

Steven Foster  
The Sign & Graphics Firm, LLC  
14837 Detroit Ave., STE 195  
Lakewood, OH 44312

Applicant proposes new signage.

12. Docket No. 03-23-26 (C) 14718 Detroit Rd.  
Speed Trap Racing

Approve  
 Deny  
 Defer

Steven Foster  
The Sign & Graphics Firm, LLC  
14837 Detroit Ave., STE 195  
Lakewood, OH 44312

Applicant proposes new signage on front and rear of building.

13. Docket No. 03-24-26 (C) 13429 Detroit Ave.  
Bring on the Butter

Approve  
 Deny

Scott Lewis  
Bring on the Butter, Inc

Defer

1547 Belle Ave.  
Lakewood, OH 44312

Applicant proposes new awning lettering.

**ARCHITECTURAL BOARD OF REVIEW**

**14. Docket No. 03-25-26**

**(R)**

**1285 St. Charles Ave.**

Approve

Deny

Defer

Imad Nader  
N&G Holdings  
3139 Forest Lake Dr.  
Westlake, OH 44145

Applicant proposes alteration to the front facade.

**15. Docket No. 03-26-26**

**(C)**

**1382 Arthur Ave. Rear  
Seventh Day Adventist Church**

Approve

Deny

Defer

Michael Horton  
Harper & Horton Architects  
812 Huron Rd E STE 301  
Cleveland, OH 44115

Applicant proposes an addition and renovation.

**16. Docket No. 03-27-26**

**(R)**

**1486 Hopkins Ave.**

Approve

Deny

Defer

Anthony Asimou  
Asimou Architects  
7540 Old Mill Rd.  
Gates Mills, OH 44040

Applicant proposes construction of a new home.

**17. Docket No. 03-28-26**

**(R)**

**Marlowe Ave.**

Approve

Deny

Defer

Frank Camardo  
Greenlight Building Company, LLC  
1787 West 32<sup>nd</sup> St.  
Cleveland, OH 44113

Applicant proposes construction of a 16 unit townhouse project, a minor modification to an existing planned development.

## ADJOURN

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



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

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

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Application Cover Page

Docket No.: 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.



Lakewood, Ohio

Google Street View

Aug 2017

See latest date

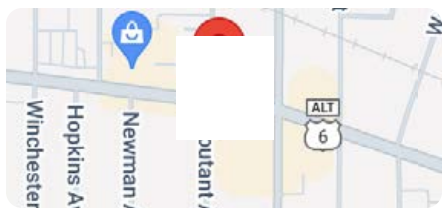


Oct 2022 See latest date



Google

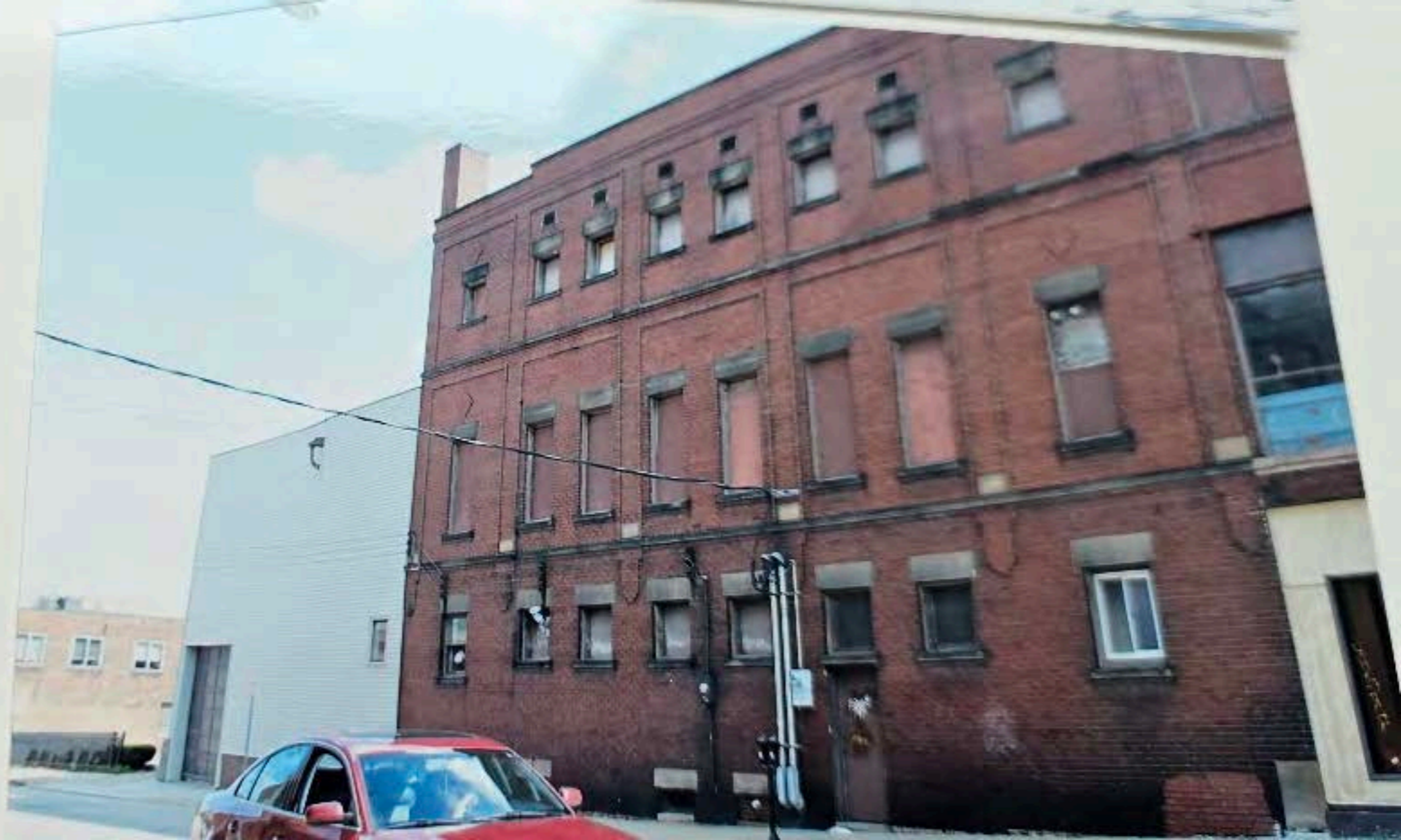
Image capture: Oct 2022 © 2024 Google













# The North Coast Apartments



**PROJECT**  
The North Coast

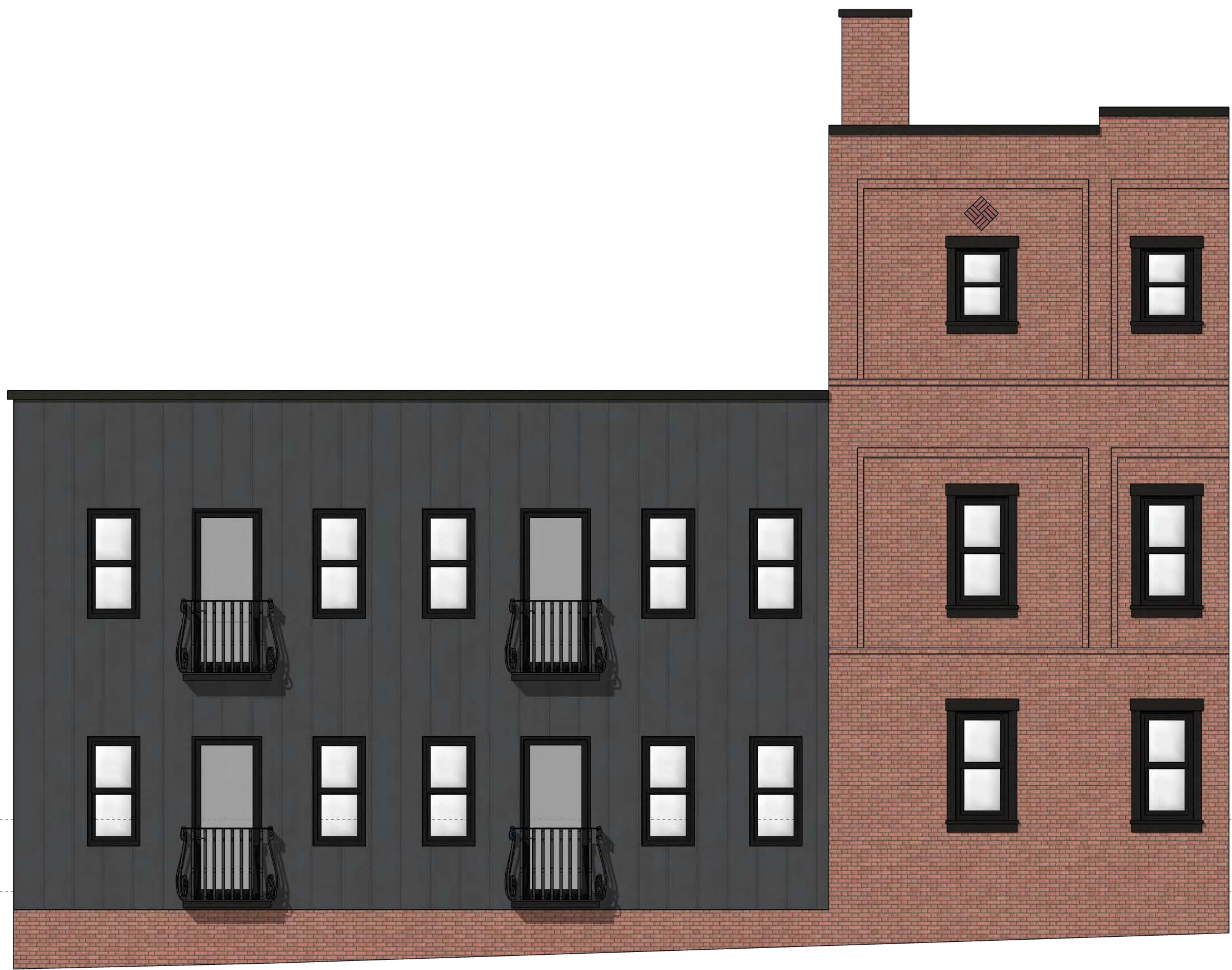
**DRAWN BY**  
Loomis Companies

**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

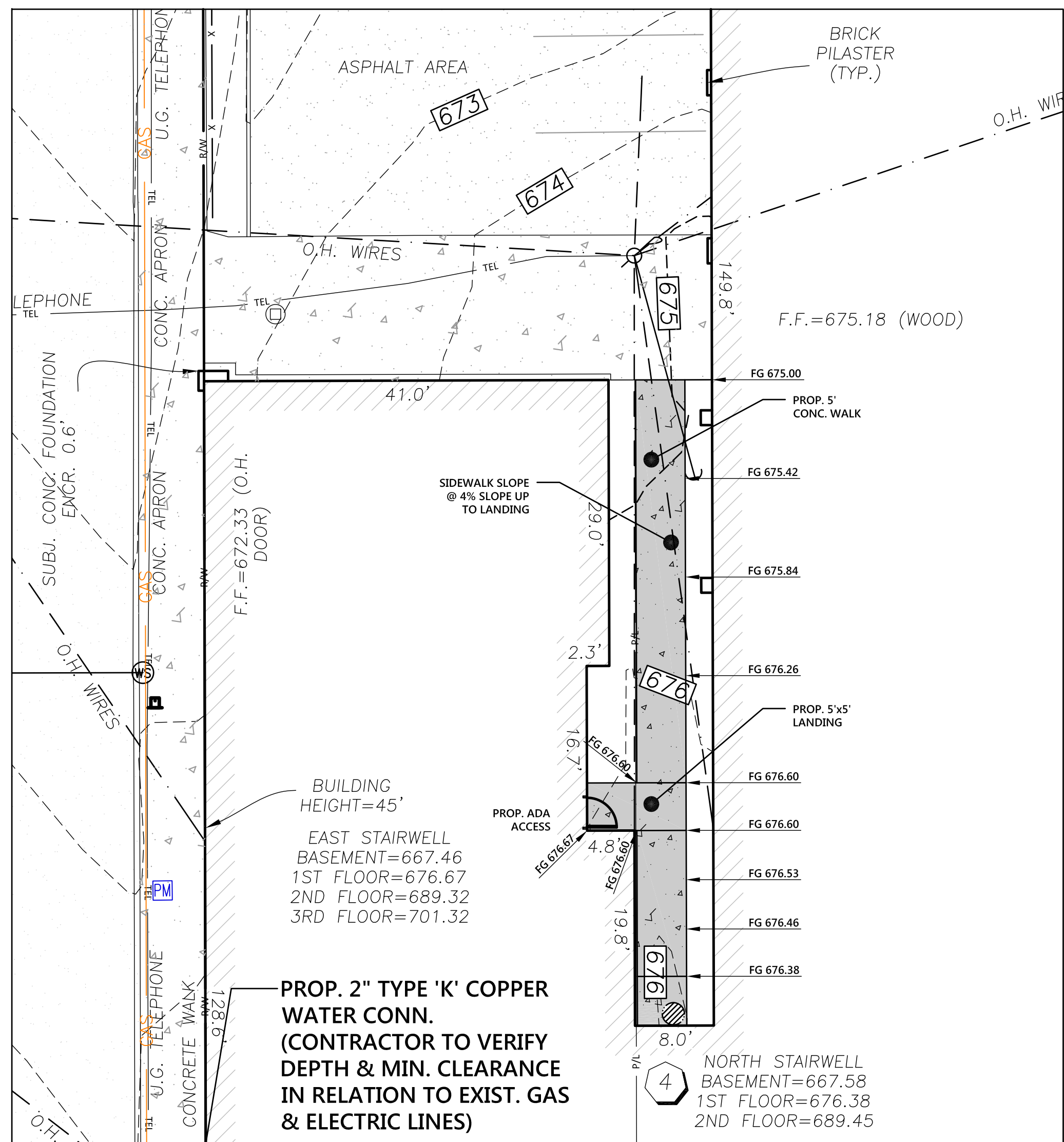
**ISSUE**  
Preliminary

**RE-ISSUE**

**DESCRIPTION**

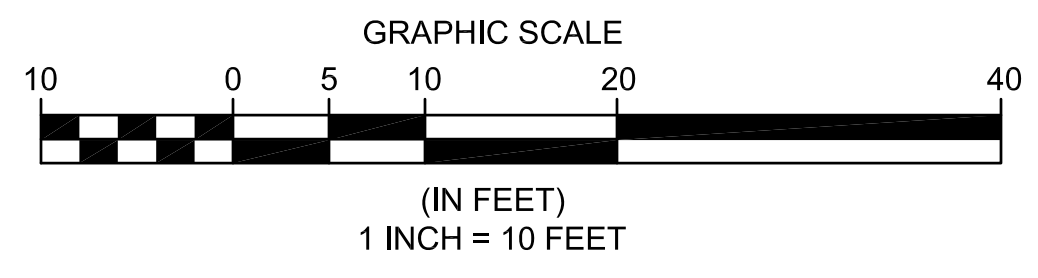
Exterior Elevation





**PROP. 2" TYPE 'K' COPPER WATER CONN.**  
 (CONTRACTOR TO VERIFY DEPTH & MIN. CLEARANCE IN RELATION TO EXIST. GAS & ELECTRIC LINES)

**ENLARGED SIDEWALK PLAN**  
 10 SCALE



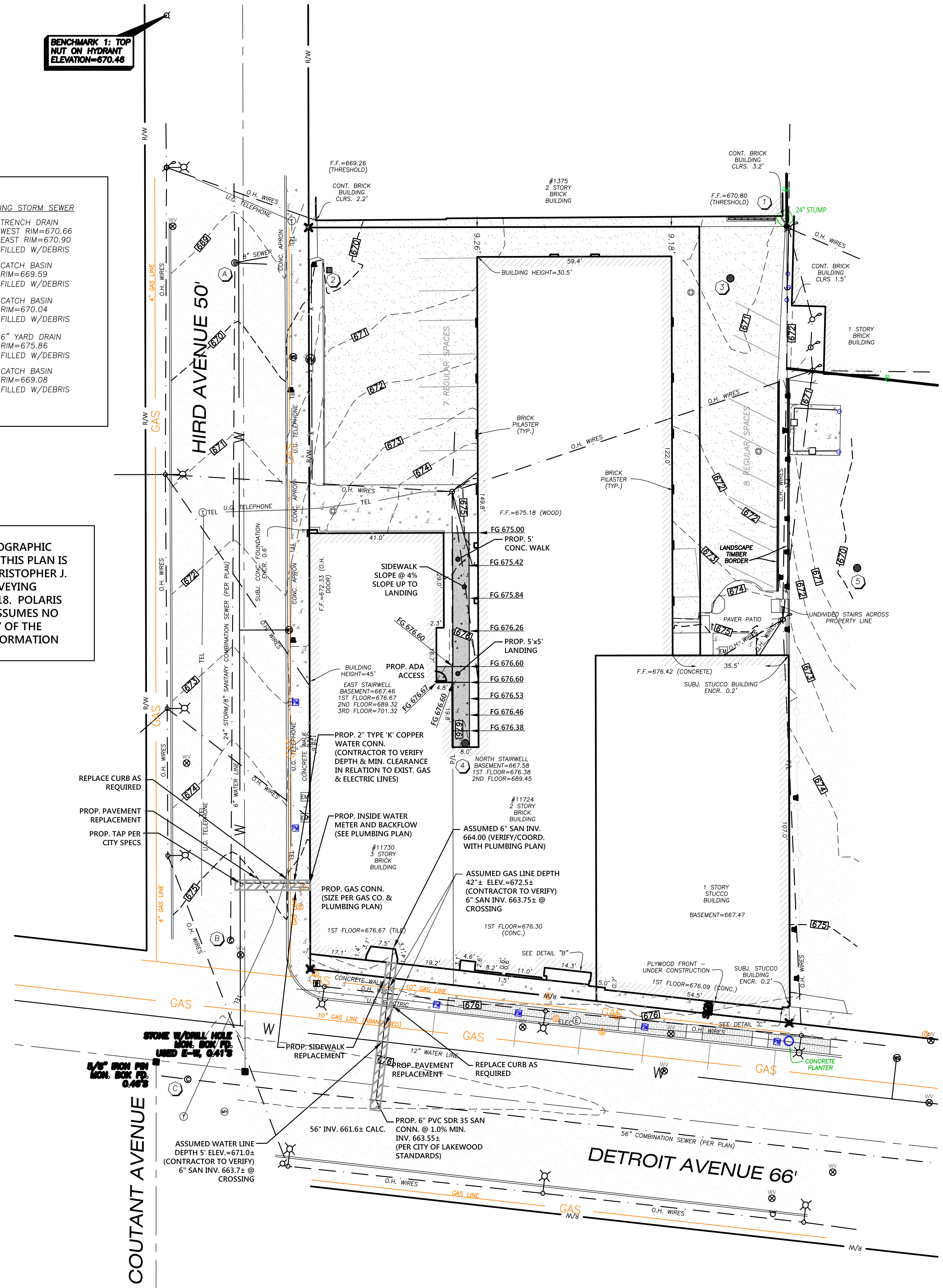
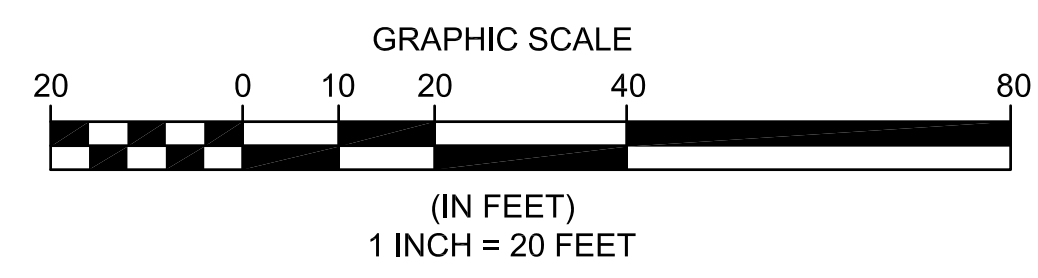
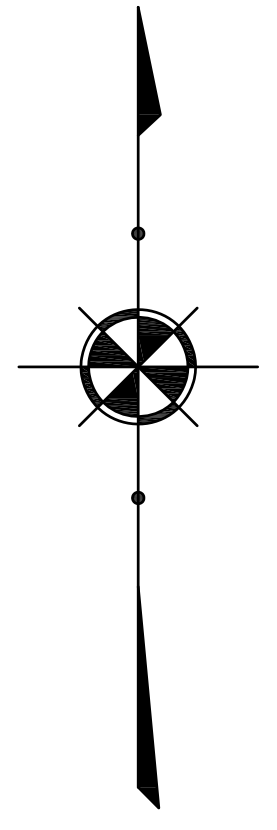
**811** O.U.P.S. REFERENCE  
 X-XXXX-XXXX-XXXX  
 2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1  
 OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS MUST BE CALLED DIRECT

**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.

- | EXISTING COMBINATION SEWER  | EXISTING STORM SEWER   |
|---|--|
| <ul style="list-style-type: none"> <li>A COMBINATION MANHOLE RIM=669.21 FLOW LINE N&amp;S=659.81 8" VOR INV. E=665.21 PVC INV. E=664.01</li> <li>B COMBINATION MANHOLE RIM=675.54 FLOW LINE R=667.39</li> <li>C COMBINATION MANHOLE RIM=676.22 56" INV. E&amp;W=661.92</li> <li>D COMBINATION MANHOLE RIM=674.20 56" INV. E&amp;W=659.75</li> </ul> | <ul style="list-style-type: none"> <li>1 TRENCH DRAIN WEST RIM=670.66 EAST RIM=670.90 FILLED W/DEBRIS</li> <li>2 CATCH BASIN RIM=669.59 FILLED W/DEBRIS</li> <li>3 CATCH BASIN RIM=670.04 FILLED W/DEBRIS</li> <li>4 6" YARD DRAIN RIM=675.86 FILLED W/DEBRIS</li> <li>5 CATCH BASIN RIM=669.08 FILLED W/DEBRIS</li> </ul> |

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



REV. No.	DATE	BY



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

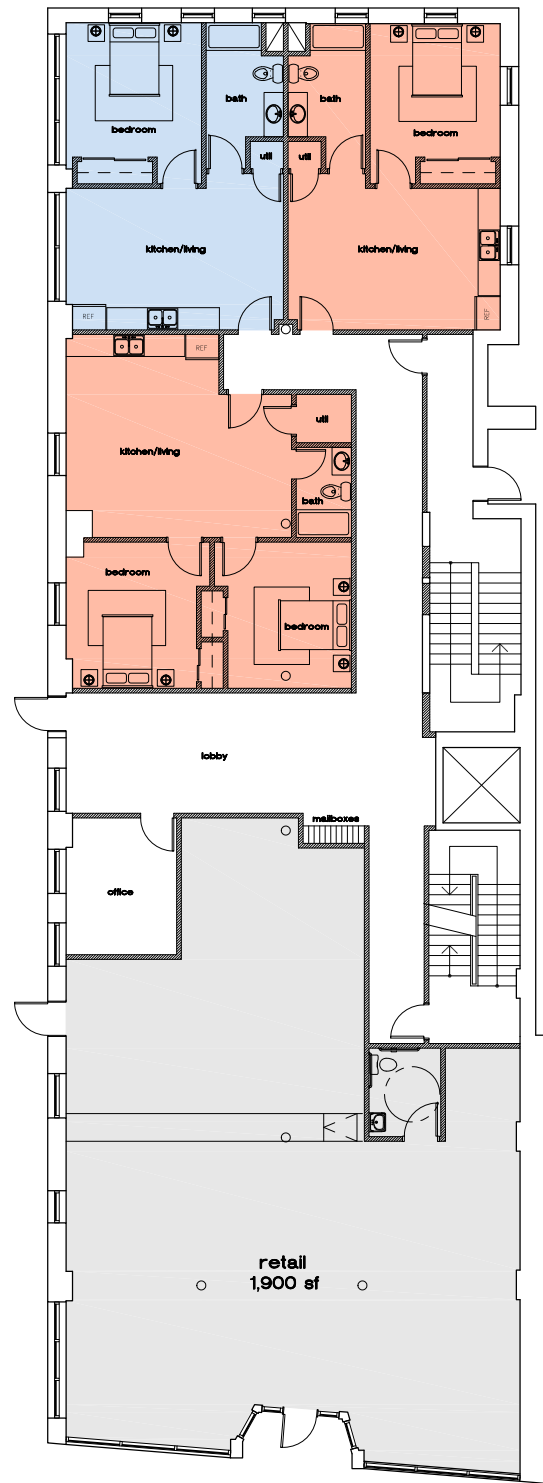
**REIDY BROTHERS & FLANIGAN BUILDING RENOVATION**  
 CITY OF LAKEWOOD - CUYAHOGA COUNTY - OHIO

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

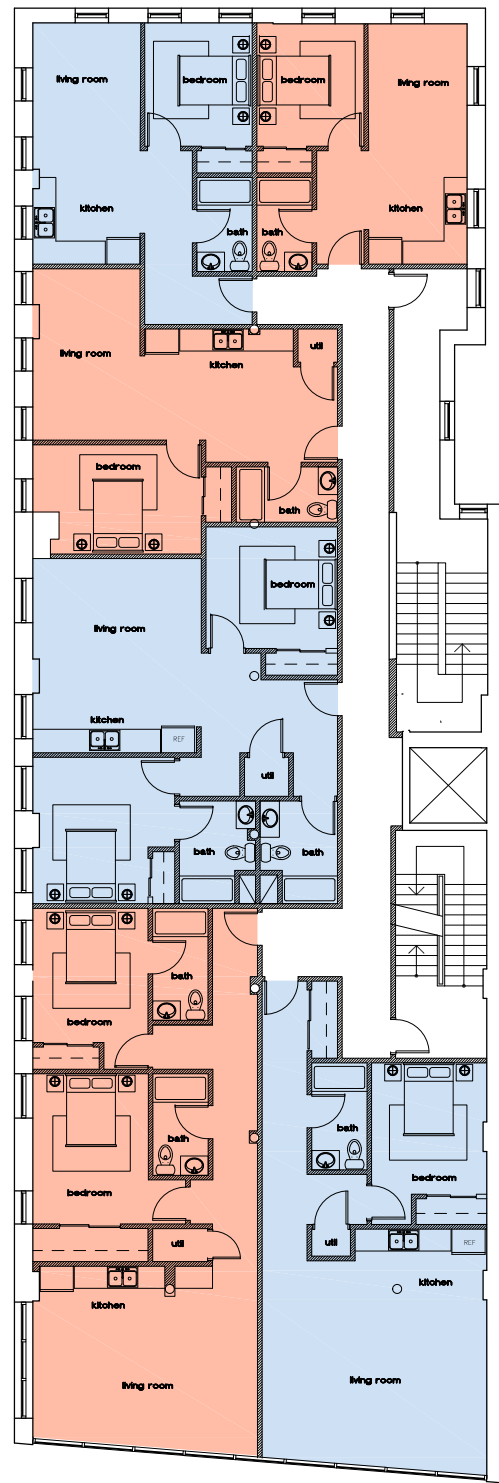


**GRADING PLAN**

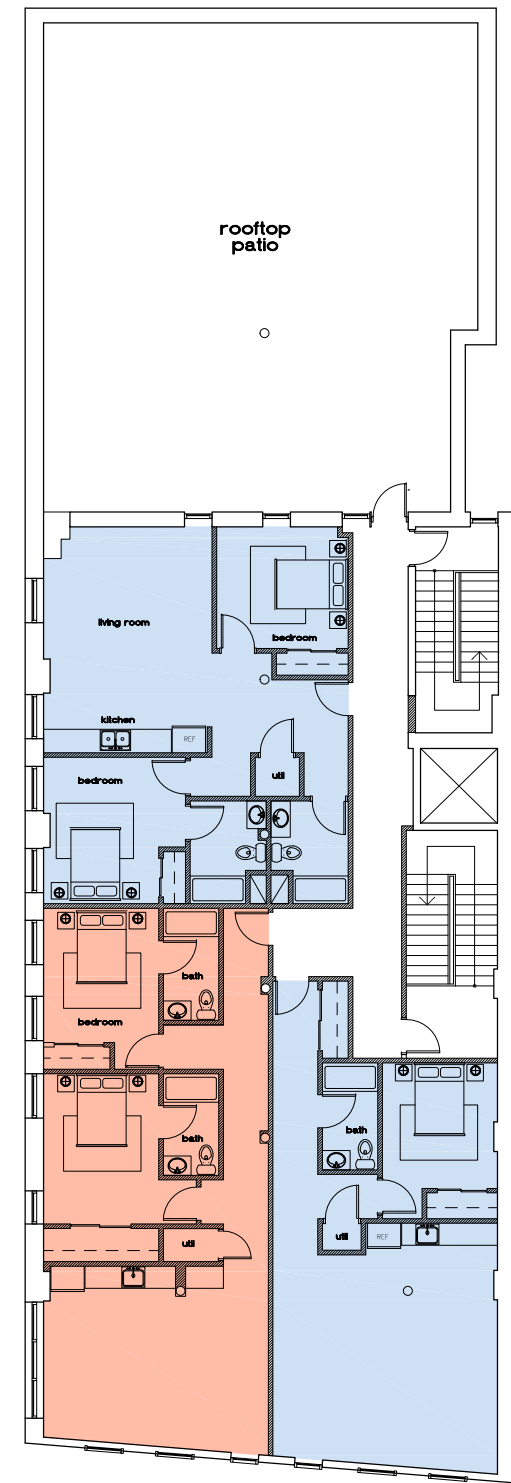
CONTRACT No.	
18272	
SHEET	OF
C3	C5



ground floor



second floor



third floor

**NORTHCOAST APARTMENTS**

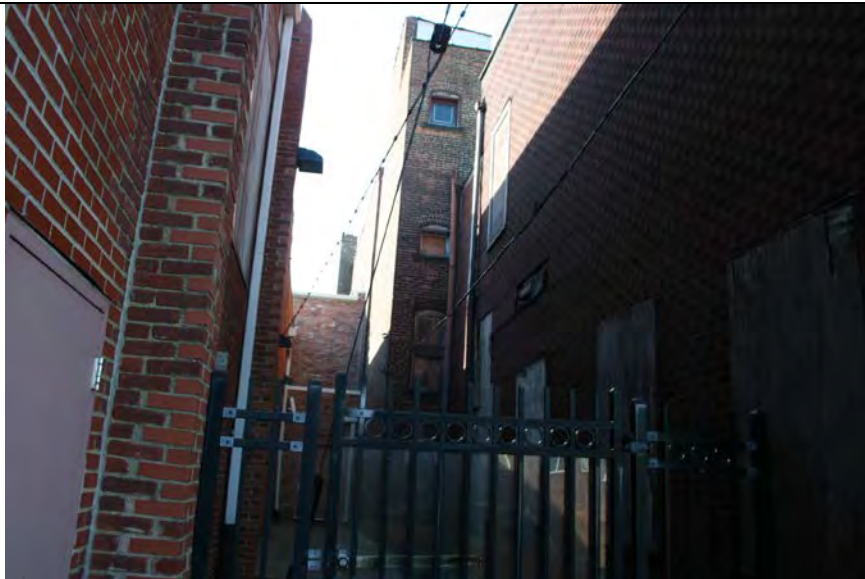
11730 DETROIT AVE.  
LAKEWOOD, OH



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.

**ENCROACHMENTS**

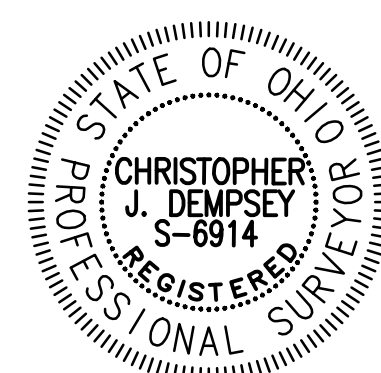
- 1) SUBJECT SOUTHWEST BRICK BUILDING CORNER ENCLOSES 0.2' OVER HIRD AVENUE RIGHT OF WAY.
- 2) SUBJECT NORTHWEST CONCRETE BUILDING FOUNDATION ENCLOSES 0.6' OVER HIRD AVENUE RIGHT OF WAY.
- 3) SUBJECT SOUTHEASTERLY AND NORTHEASTERLY STUCCO BUILDING CORNERS ENCLOSES 0.2' OVER EASTERLY PROPERTY LINE.

**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.

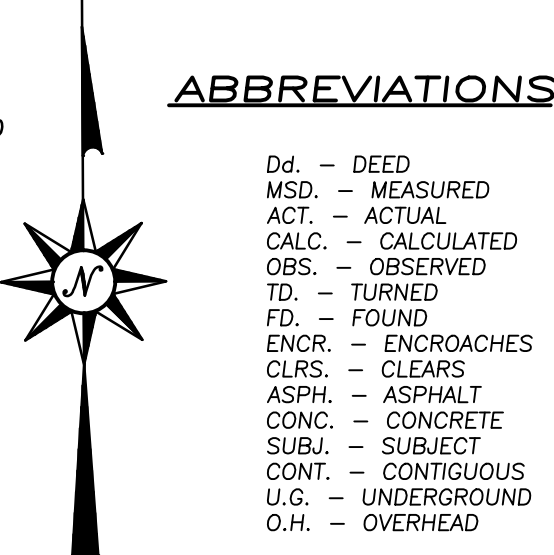
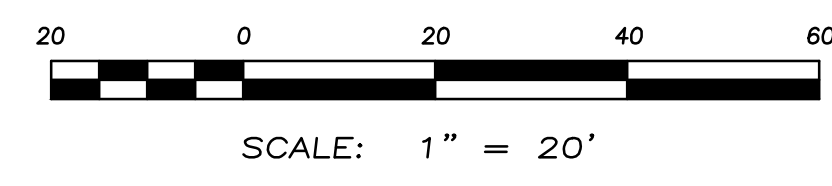
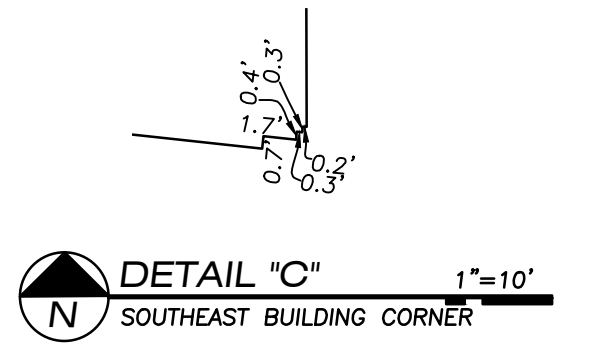
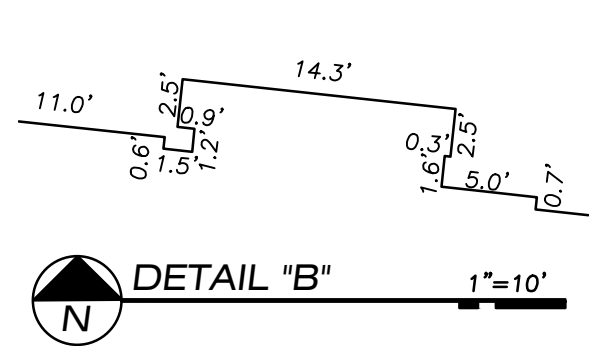
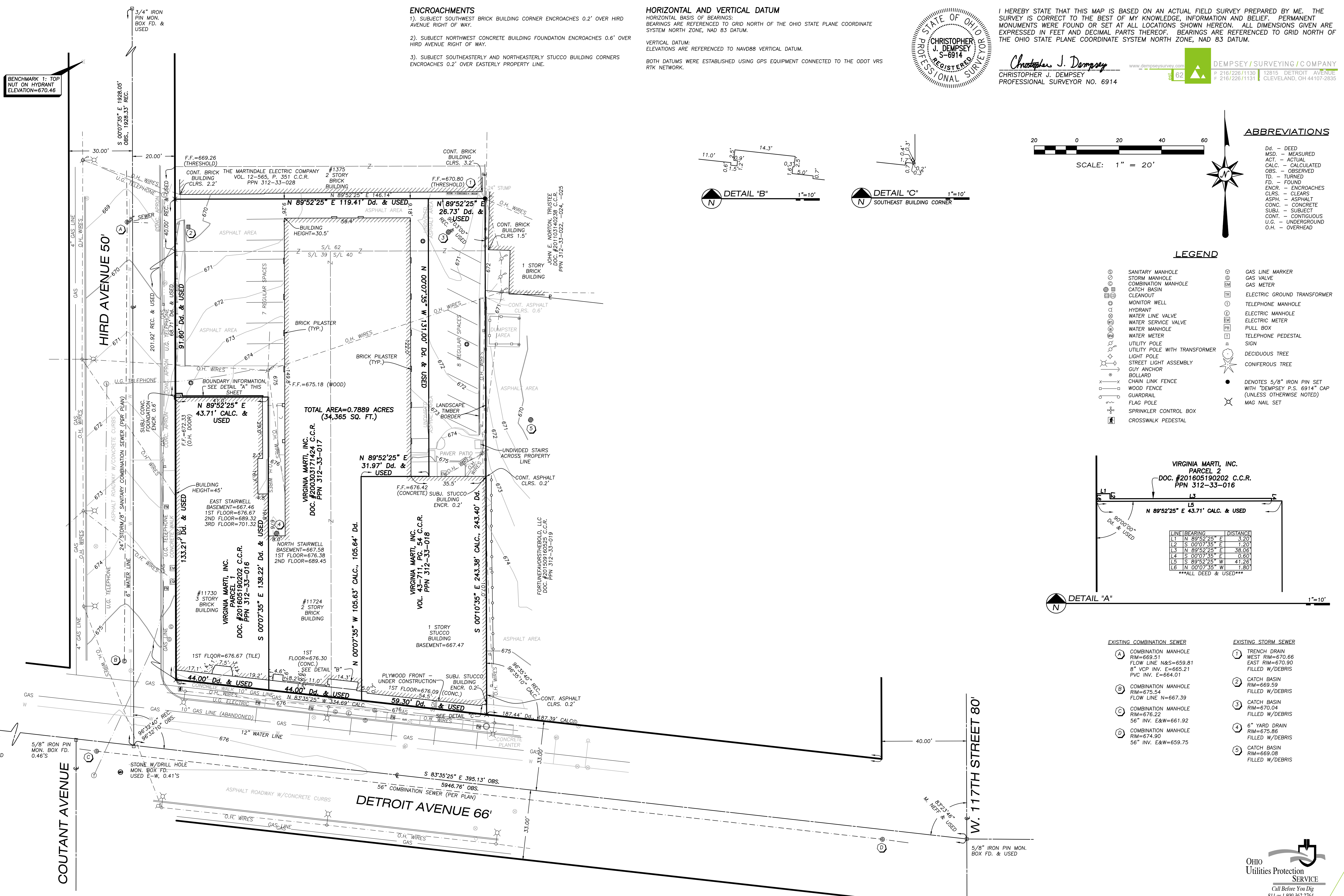


I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS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

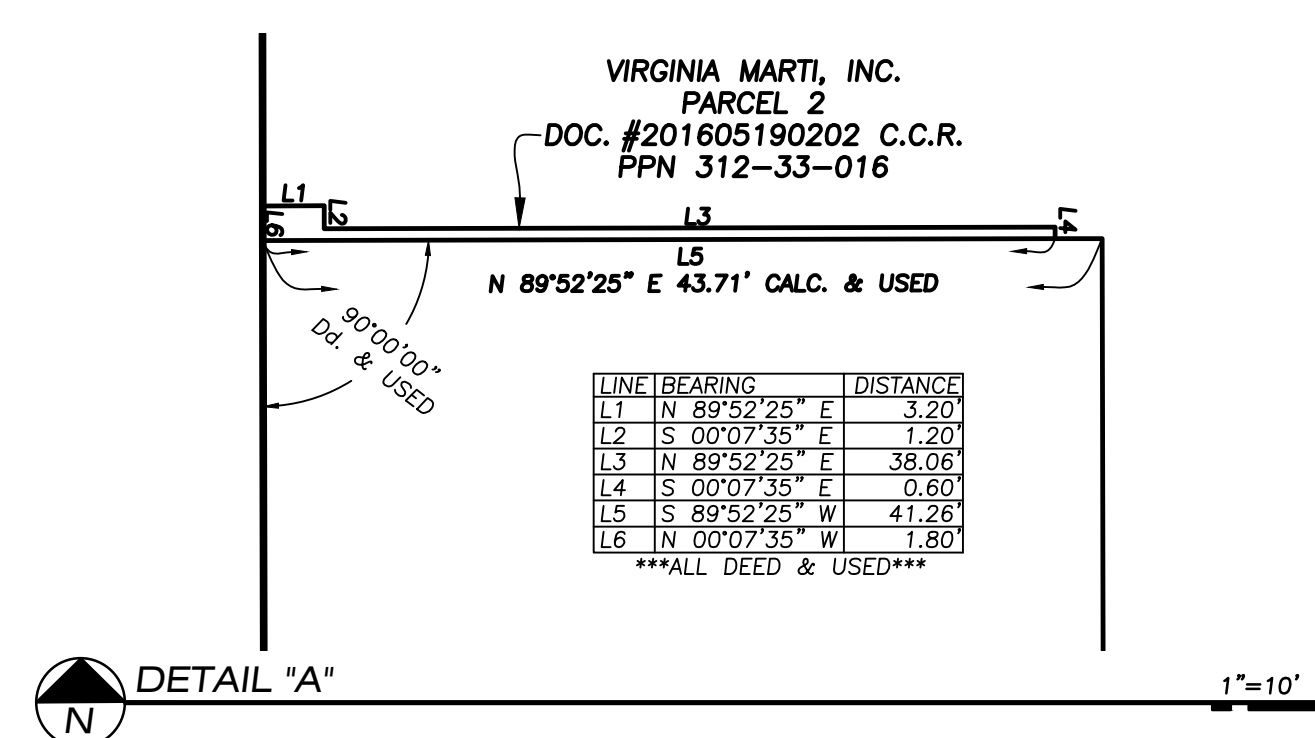


**ABBREVIATIONS**

- 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	EXISTING STORM SEWER
(A) COMBINATION MANHOLE RIM=669.51 FLOW LINE N&S=659.81 8" VCP INV. E=665.21 PVC INV. E=664.01	(1) TRENCH DRAIN RIM=670.66 EAST RIM=670.80 FILLED W/DEBRIS
(B) COMBINATION MANHOLE RIM=675.54 FLOW LINE N=667.39	(2) CATCH BASIN RIM=669.59 FILLED W/DEBRIS
(C) COMBINATION MANHOLE RIM=676.22 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

**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.

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

DATE	REVISIONS
	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

**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.

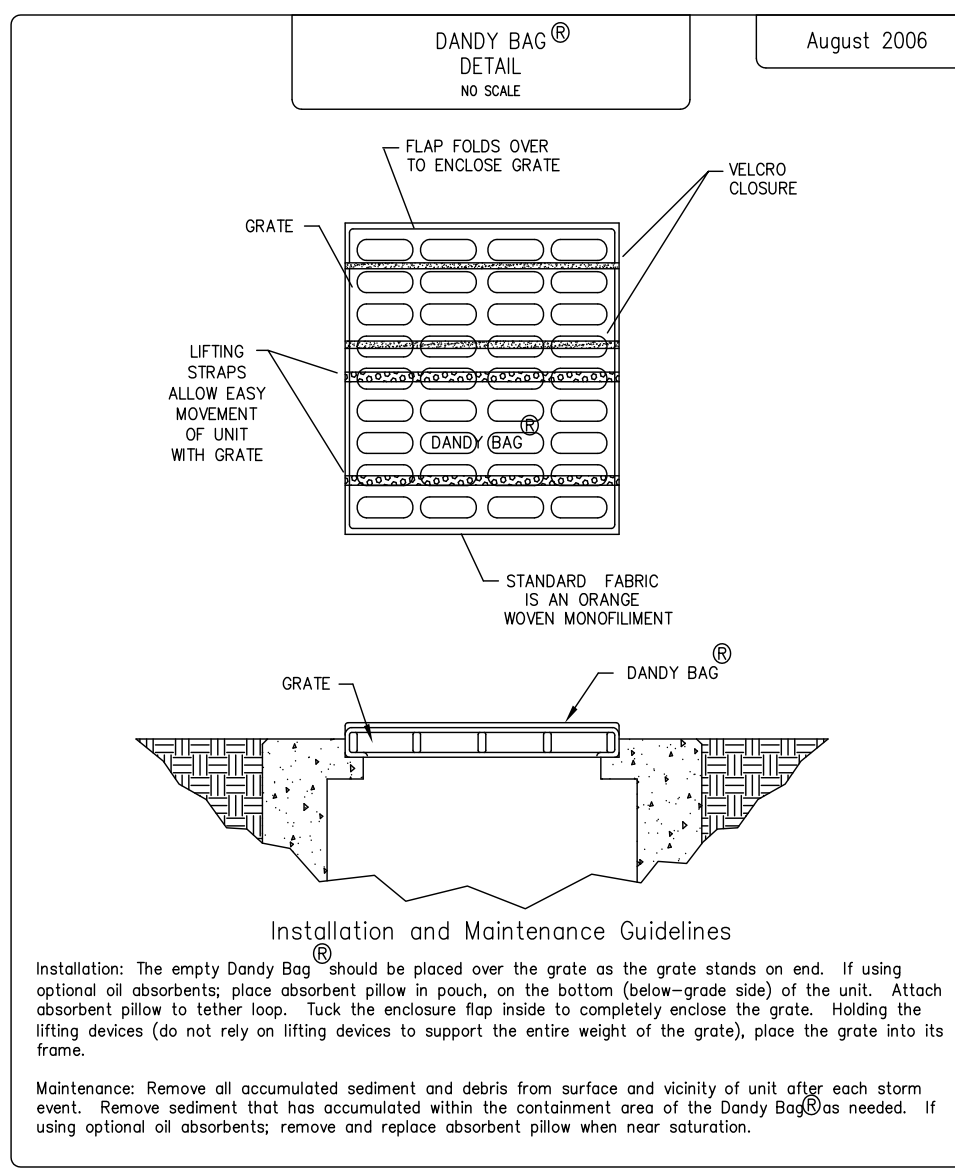
**Stabilization of critical areas within fifty (50) feet of any stream or wetland shall be complete within two (2) days of the disturbance if the site is to remain inactive for longer than fourteen (14) days.**

**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.



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=675.54 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

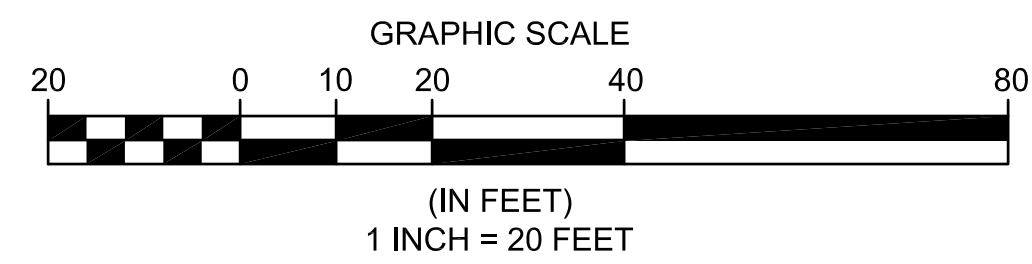
**SWP3 Site Description**

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**

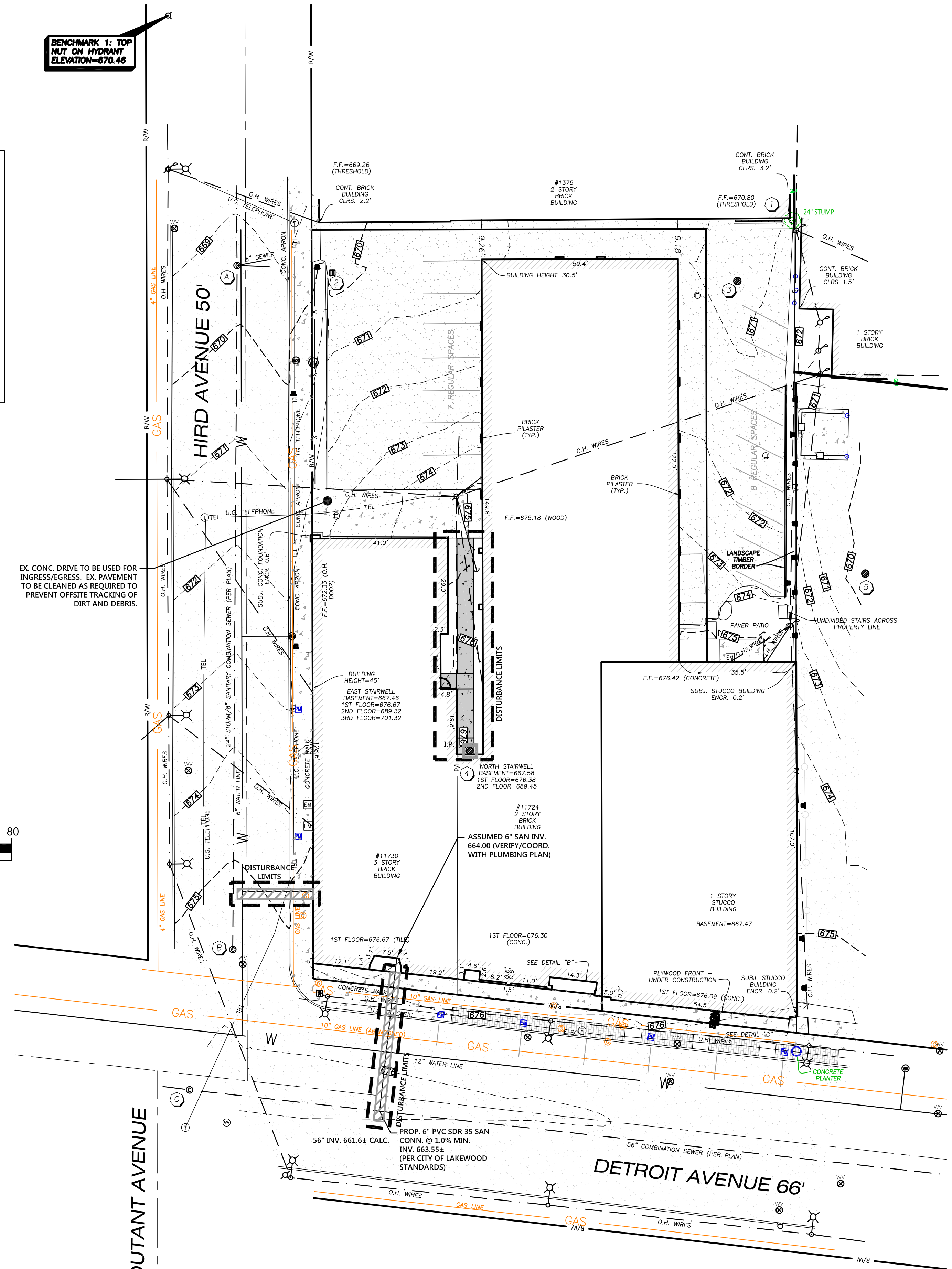
	I.P.	INLET PROTECTION		TEMPORARY SEEDING
	987	PROPOSED CONTOUR		MISC. BMP (Waste Disposal/Dumpster/Conc. Washout/Fuel Tanks)
	987	EXISTING CONTOUR		STONE CONSTRUCTION ENTRANCE
		DISTURBANCE LIMITS		ROCK CHANNEL PROTECTION
		SILT FENCE		
		SOIL DELINEATION LINE		



**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	BY

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

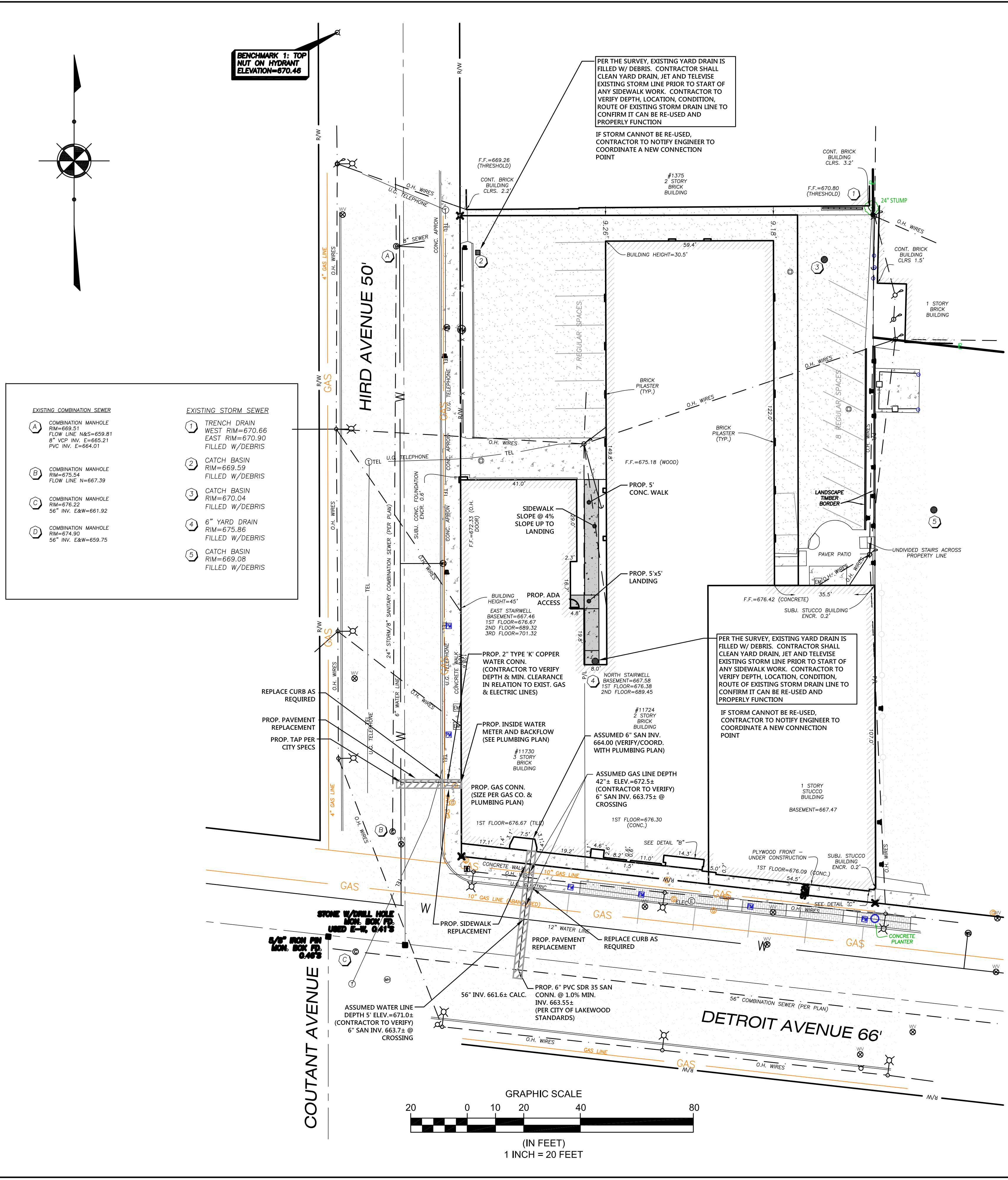
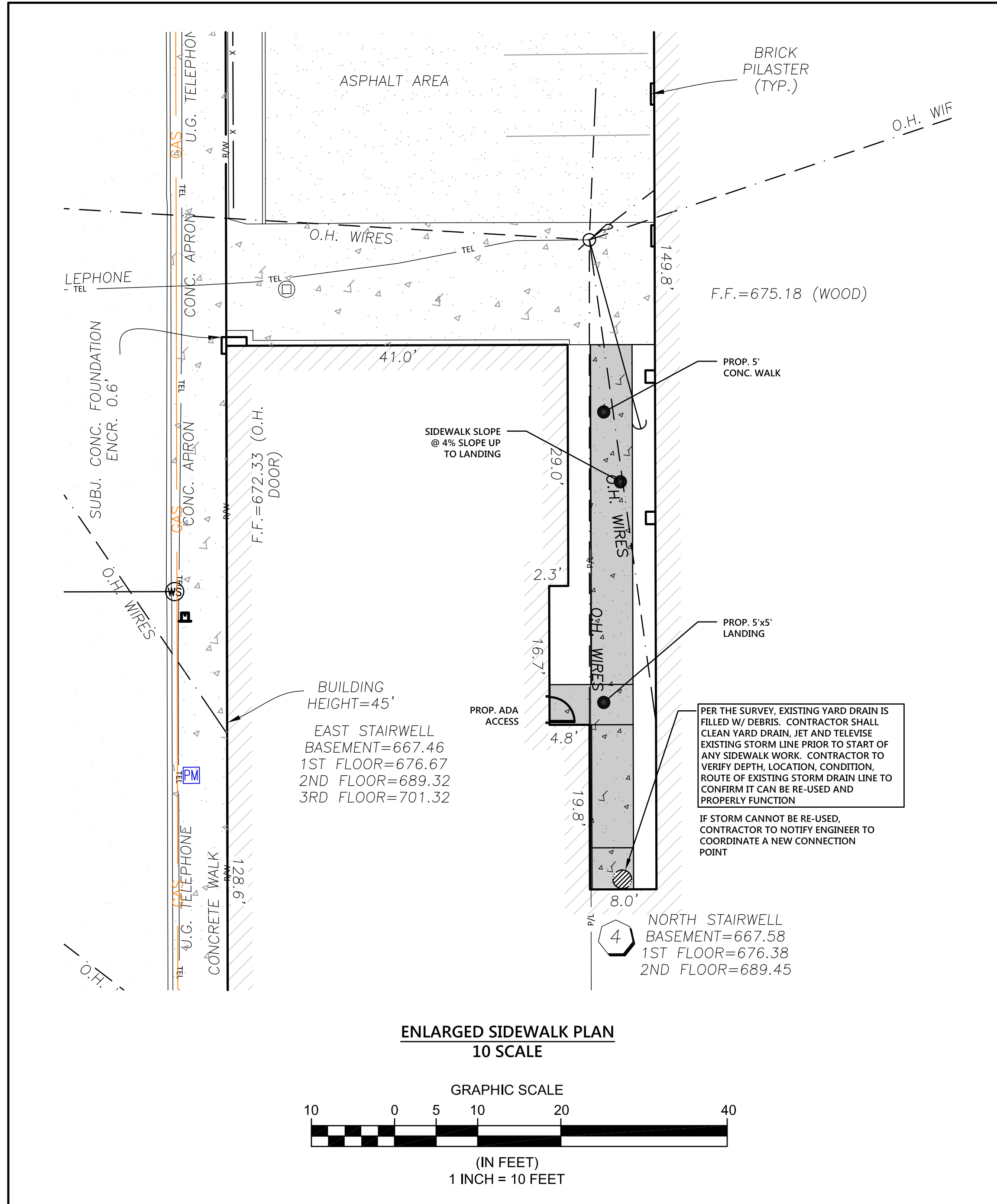
**REIDY BROTHERS & FLANIGAN BUILDING RENOVATION**  
CITY OF LAKEWOOD - CUYAHOGA COUNTY - OHIO

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



**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

**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.

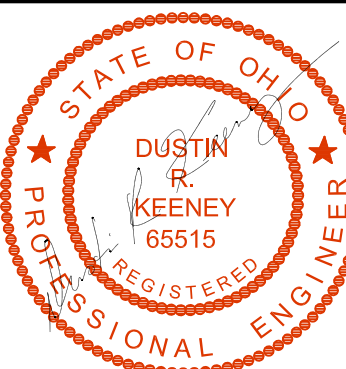
**UTILITY CONNECTION NOTES:**

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

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

REV. No.	DATE	BY	DATE	BY

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



**REIDY BROTHERS & FLANIGAN BUILDING RENOVATION**

CITY OF LAKEWOOD - CUYAHOGA COUNTY - OHIO

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



**UTILITY PLAN**

CONTRACT No.	
18272	
SHEET	OF
C2	C5



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

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

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Application Cover Page

Docket No.: 01-07-26

Permit No.: BBS25-000134

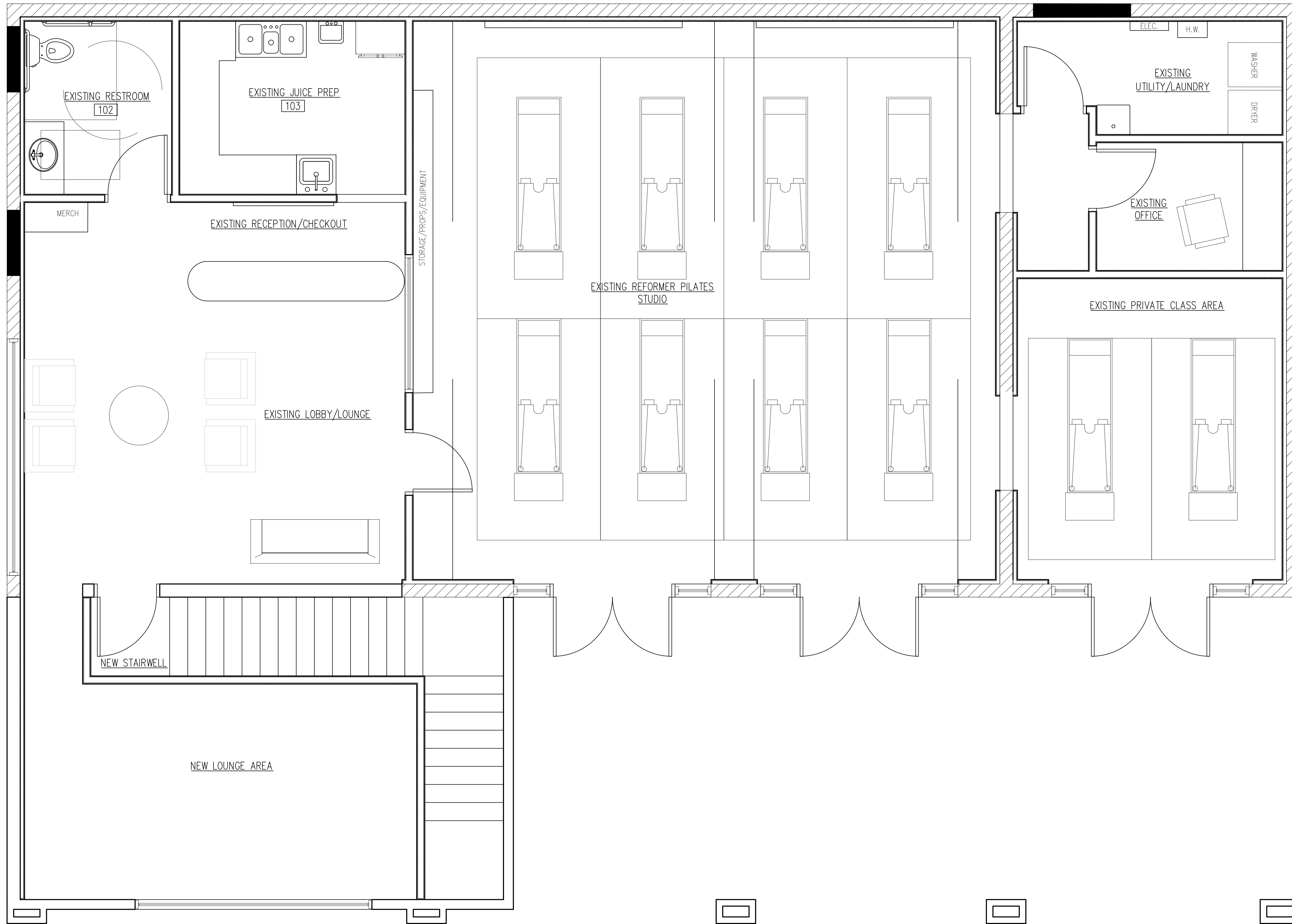
Applicant Name: Jake Szaraz, MJM Building Standards

Project Address: 15501 Madison Ave.

Project Name: Vital Pilates & Wellness

Project: Applicant proposes a second floor addition.

Handwritten signature in blue ink, appearing to read "A. J. ...".



# FIRST FLOOR PLAN

3/8" = 1'-0"



MJM BUILDING STANDARDS INC.

A Project for:

VITAL PILATES ADDITION

15501 MADISON AVE.  
LAKEWOOD OH 44107



No.	Description	Date

Project No.:  
 Drawn By: JS  
 Scale: AS NOTED  
 Sheet Name:

FIRST FLOOR

Sheet Number:  
**A1.01**

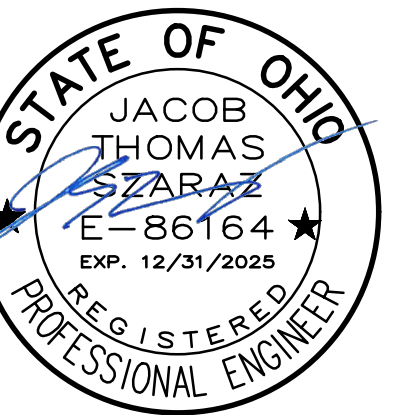


MJM BUILDING STANDARDS INC.

A Project for:

VITAL PILATES ADDITION

15501 MADISON AVE.  
LAKEWOOD OH 44107

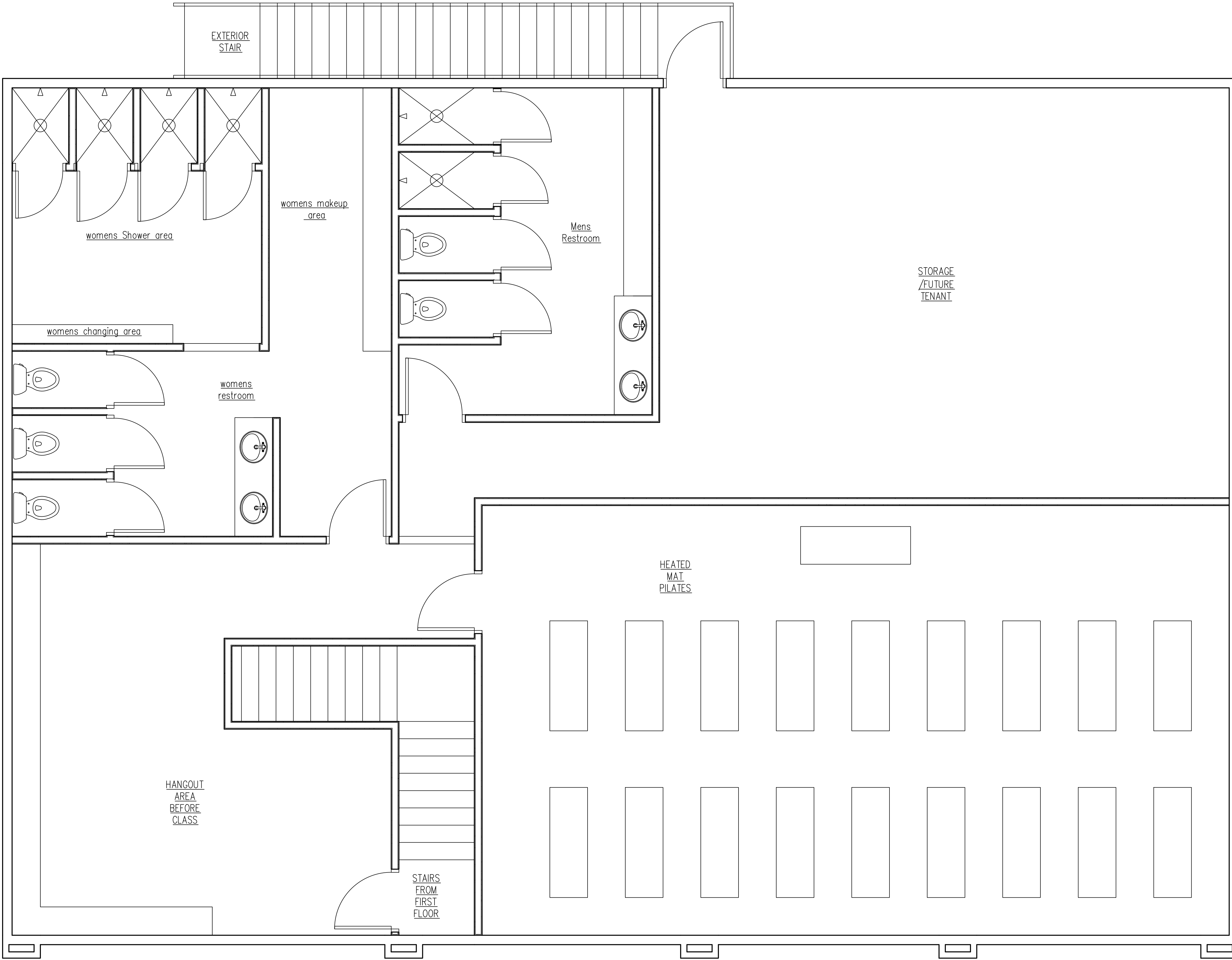


No.	Description	Date

Project No.:  
 Drawn By: JS  
 Scale: AS NOTED  
 Sheet Name:

SECOND FLOOR

Sheet Number:  
**A1.02**



# SECOND FLOOR PLAN

3/8" = 1'-0"

Vital  
Pilates & Wellness Bar



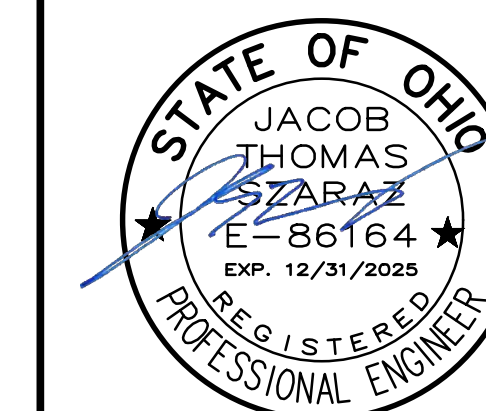


MJM BUILDING STANDARDS INC.

A Project for:

VITAL PILATES ADDITION

15501 MADISON AVE.  
LAKEWOOD OH 44107



No.	Description	Date
	Revised for ARB Comments	1-20-2026
	Revised for ARB Comments	2-18-2026

Project No.:  
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 Scale: AS NOTED  
 Sheet Name:

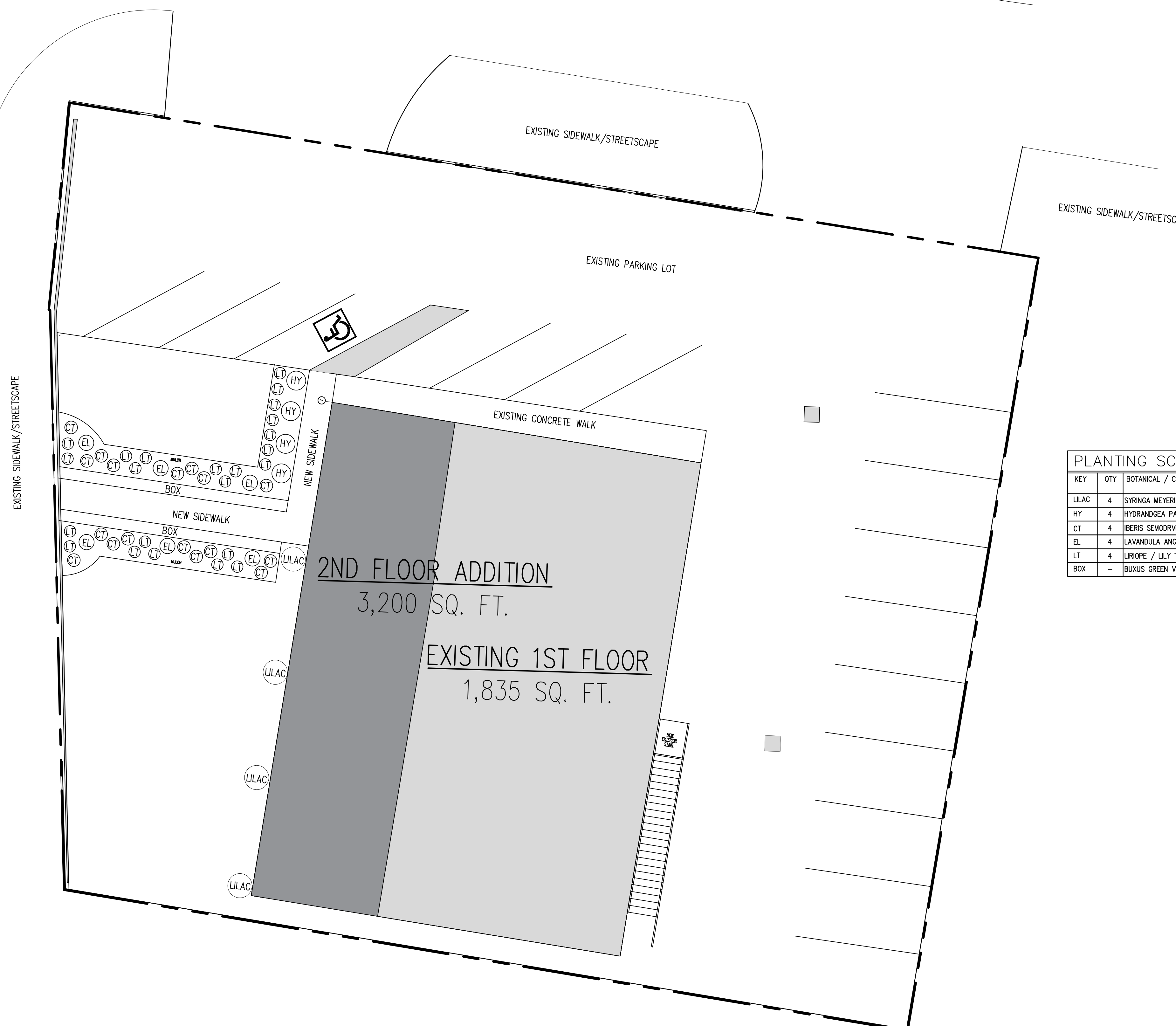
SITE PLAN

Sheet Number:  
SP1.01

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MADISON AVE

ARTHUR AVE.



PLANTING SCHEDULE

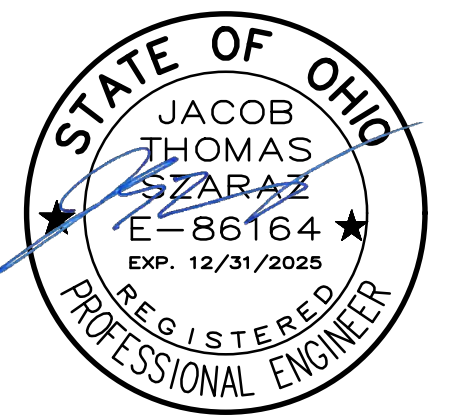
KEY	QTY	BOTANICAL / COMMON NAME	SIZE
LILAC	4	SYRINGA MEYERI PALIBIN / DWARF KOREAN LILAC	4'-6" HEIGHT / 3'-6" WIDE
HY	4	HYDRANGEA PANICULATA IVOBO / BOBO HYDRANGEA	2'-3" HEIGHT / 2'-3" WIDE
CT	4	IBERIS SEMODRVIRENS / CANDYTUFT	6"-12" HEIGHT / 12"-24" WIDE
EL	4	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	1'-3" HEIGHT / 2'-3" WIDE
LT	4	LIRIOPE / LILY TURF	10"-18" HEIGHT / 12"-24" WIDE
BOX	-	BUXUS GREEN VELVET / BOXWOOD HEDGE	10"-18" HEIGHT / 12"-24" WIDE

 **LANDSCAPE PLAN**  
 1/8" = 1'-0"

A Project for:

VITAL PILATES ADDITION

15501 MADISON AVE.  
LAKEWOOD OH 44107

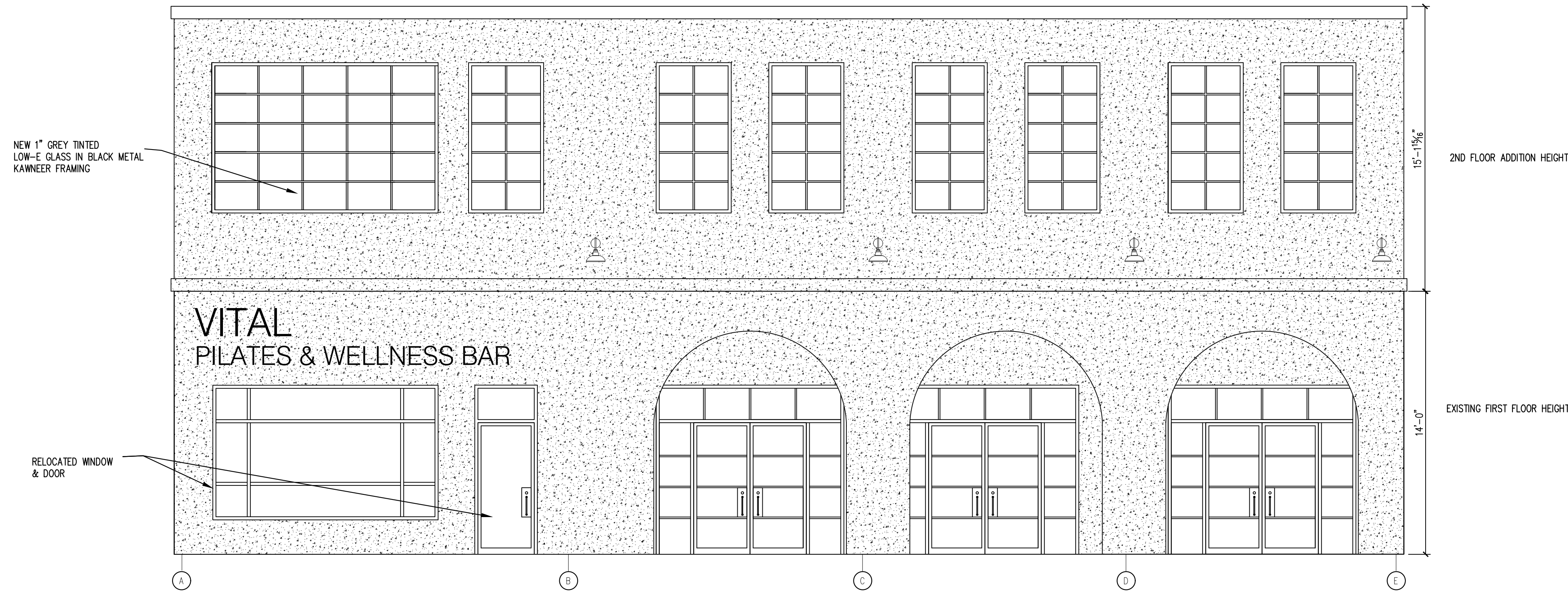


No.	Description	Date
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	Revised for ARB Comments	2-6-2026
	Revised for ARB Comments	2-18-2026

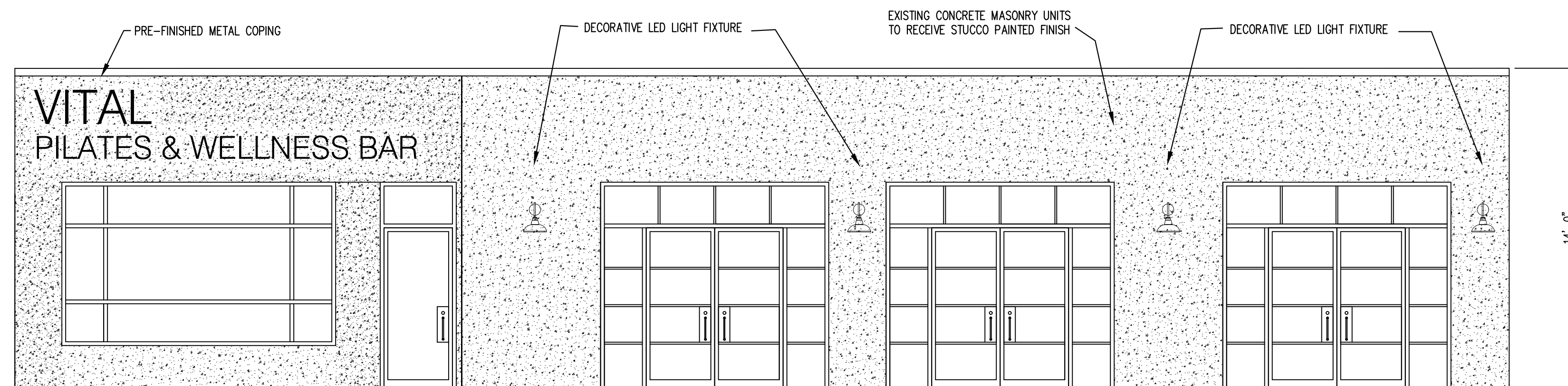
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Drawn By: JS  
Scale: AS NOTED  
Sheet Name:

SOUTH ELEVATIONS

Sheet Number:  
**A2.01**  
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**SOUTH ELEVATION**  
1/4" = 1'-0"

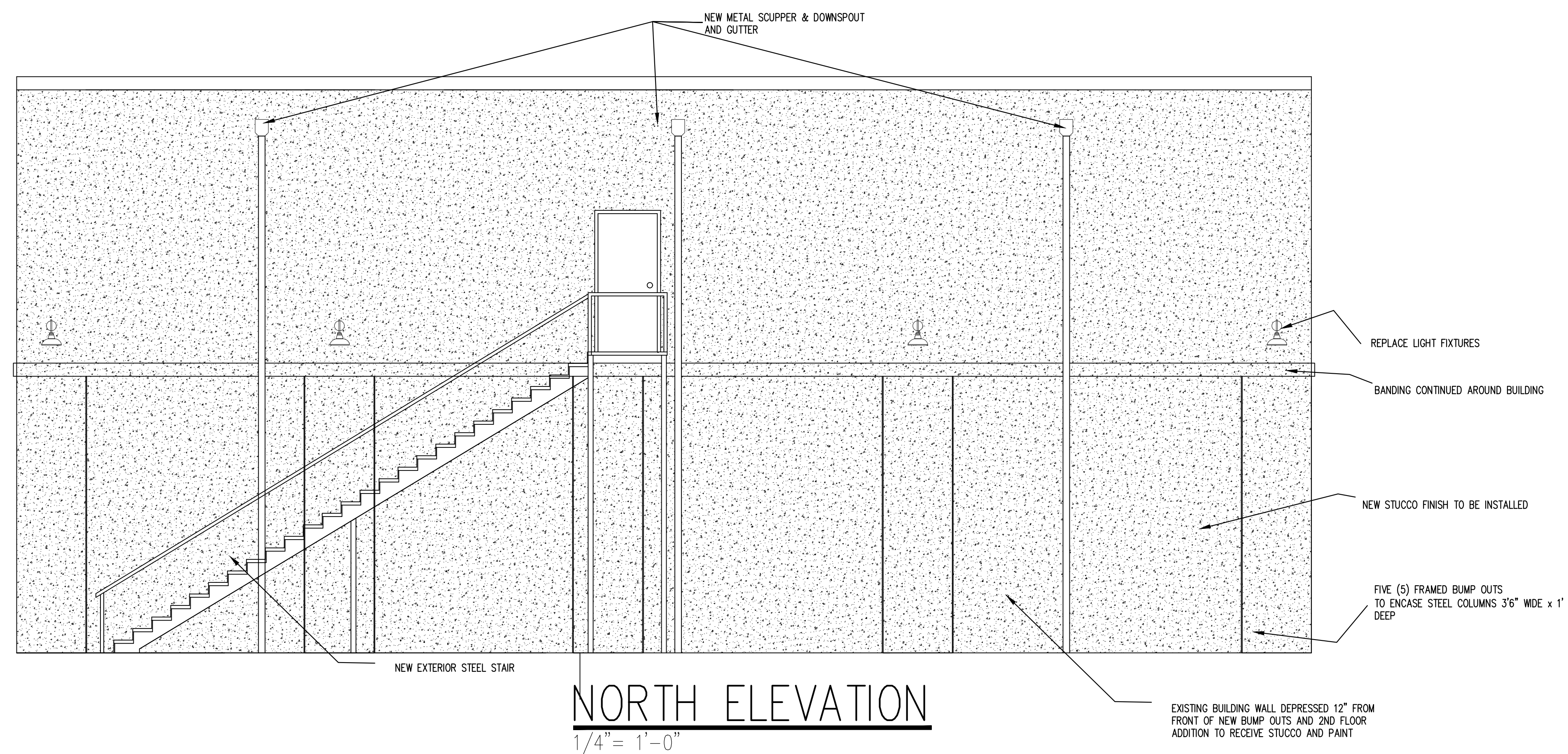


**EXISTING SOUTH ELEVATION**  
1/4" = 1'-0"

A Project for:

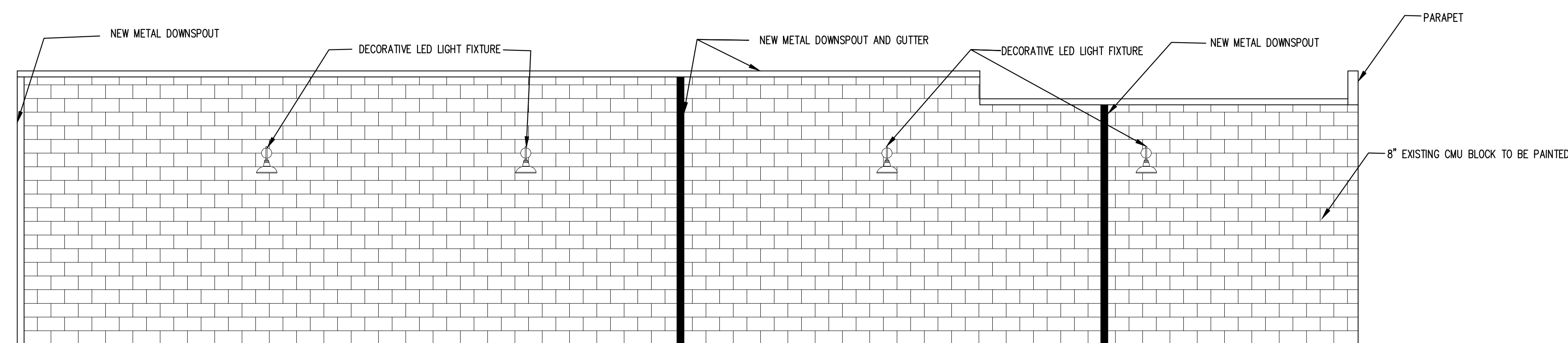
VITAL PILATES ADDITION

15501 MADISON AVE.  
LAKEWOOD OH 44107



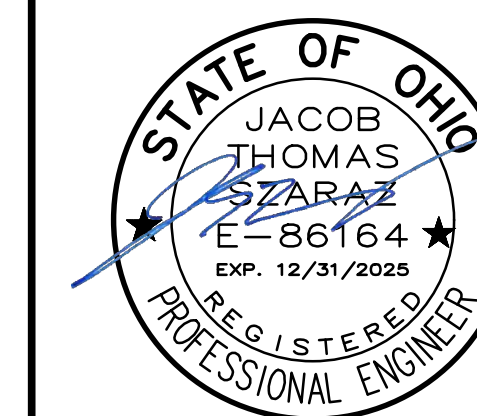
**NORTH ELEVATION**

1/4" = 1'-0"



**EXISTING NORTH ELEVATION**

1/4" = 1'-0"



No.	Description	Date
	Revised for ARB Comments	1-20-2026
	Revised for ARB Comments	2-06-2026
	Revised for ARB Comments	2-18-2026

Project No.:  
Drawn By: JS  
Scale: AS NOTED  
Sheet Name:

NORTH ELEVATIONS

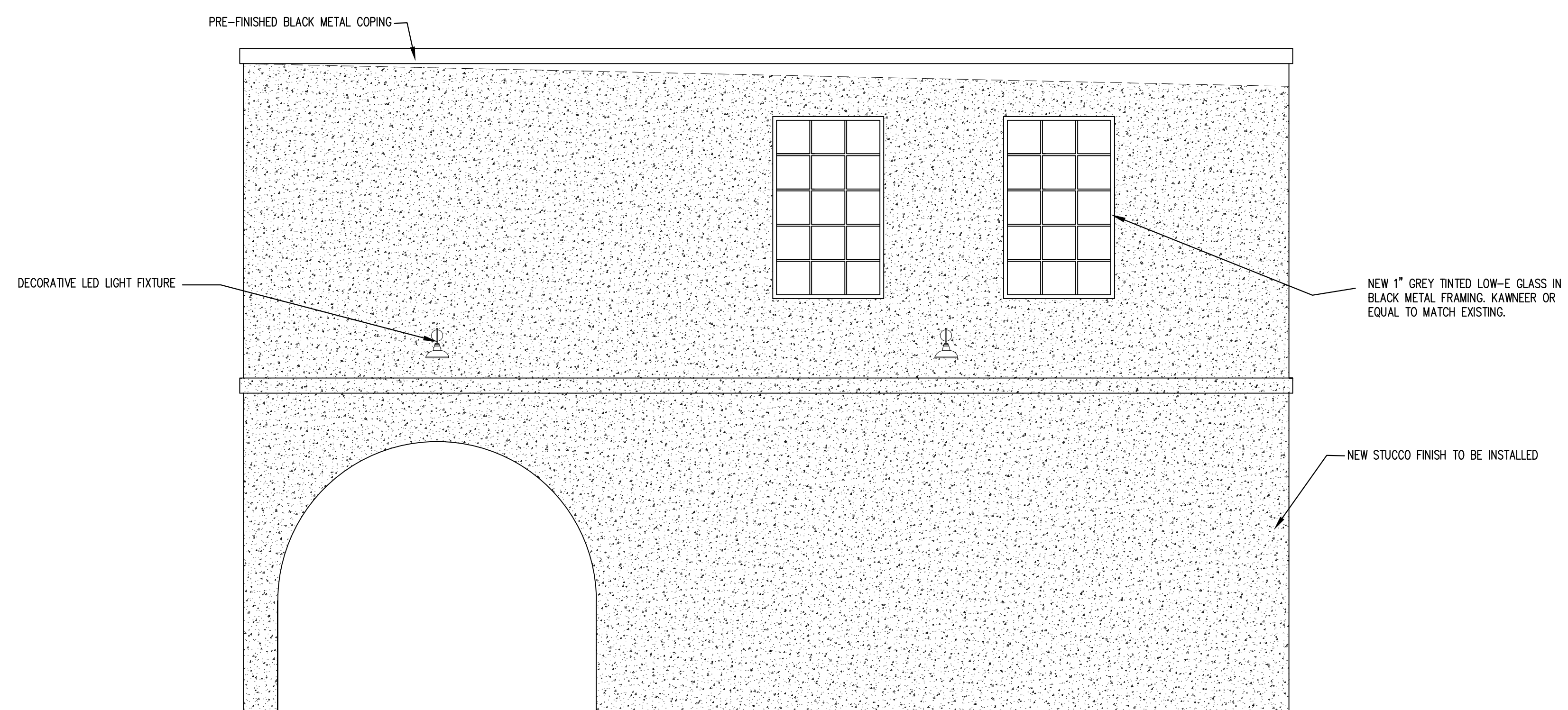
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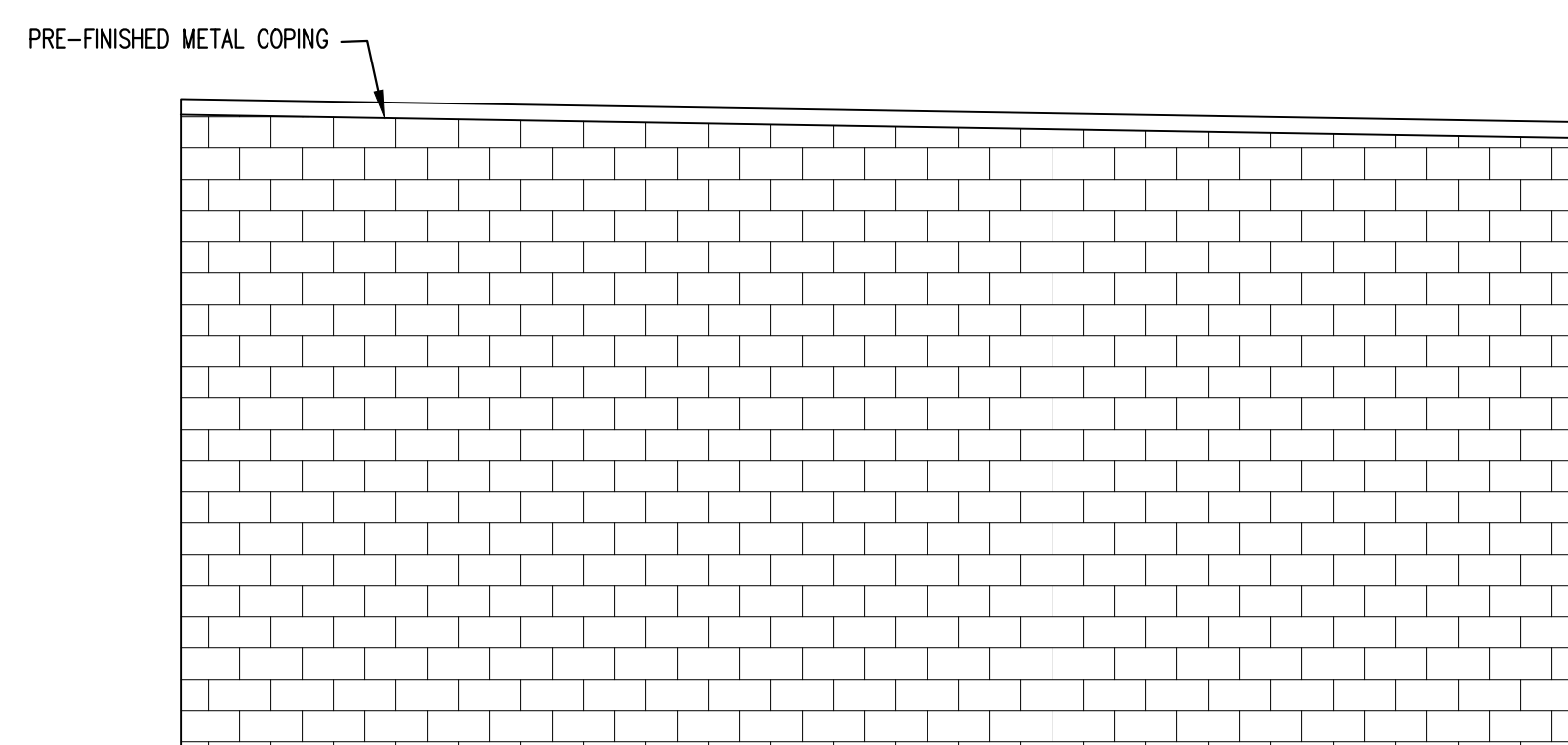
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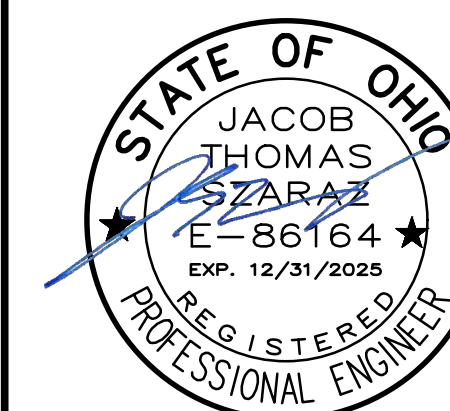
VITAL PILATES ADDITION  
15501 MADISON AVE.  
LAKEWOOD OH 44107



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



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



No.	Description	Date
	Revised for ARB Comments	1-20-2025
	Revised for ARB Comments	2-6-2025
	Revised for ARB Comments	2-18-2025

Project No.:  
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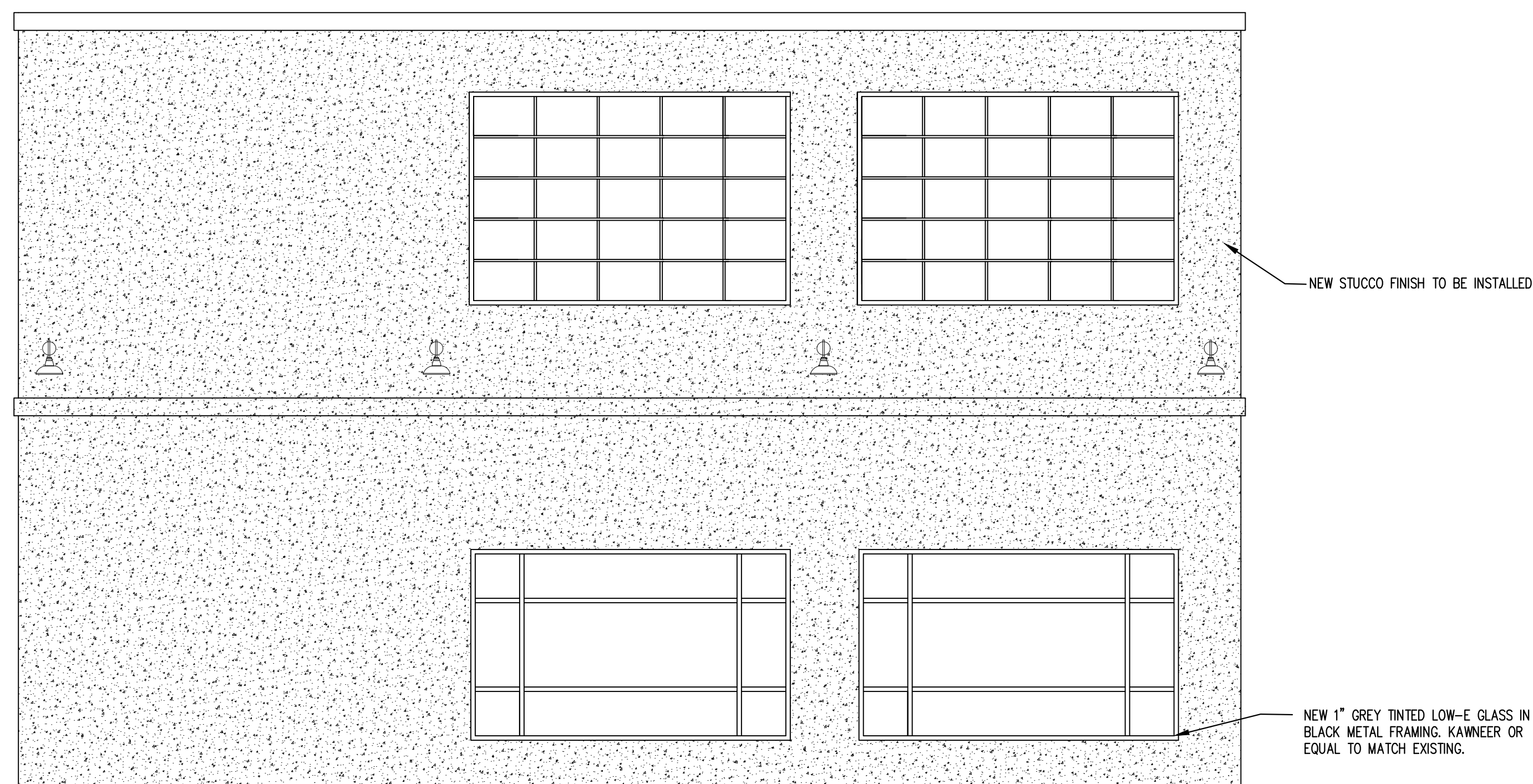
WEST ELEVATIONS

Sheet Number:  
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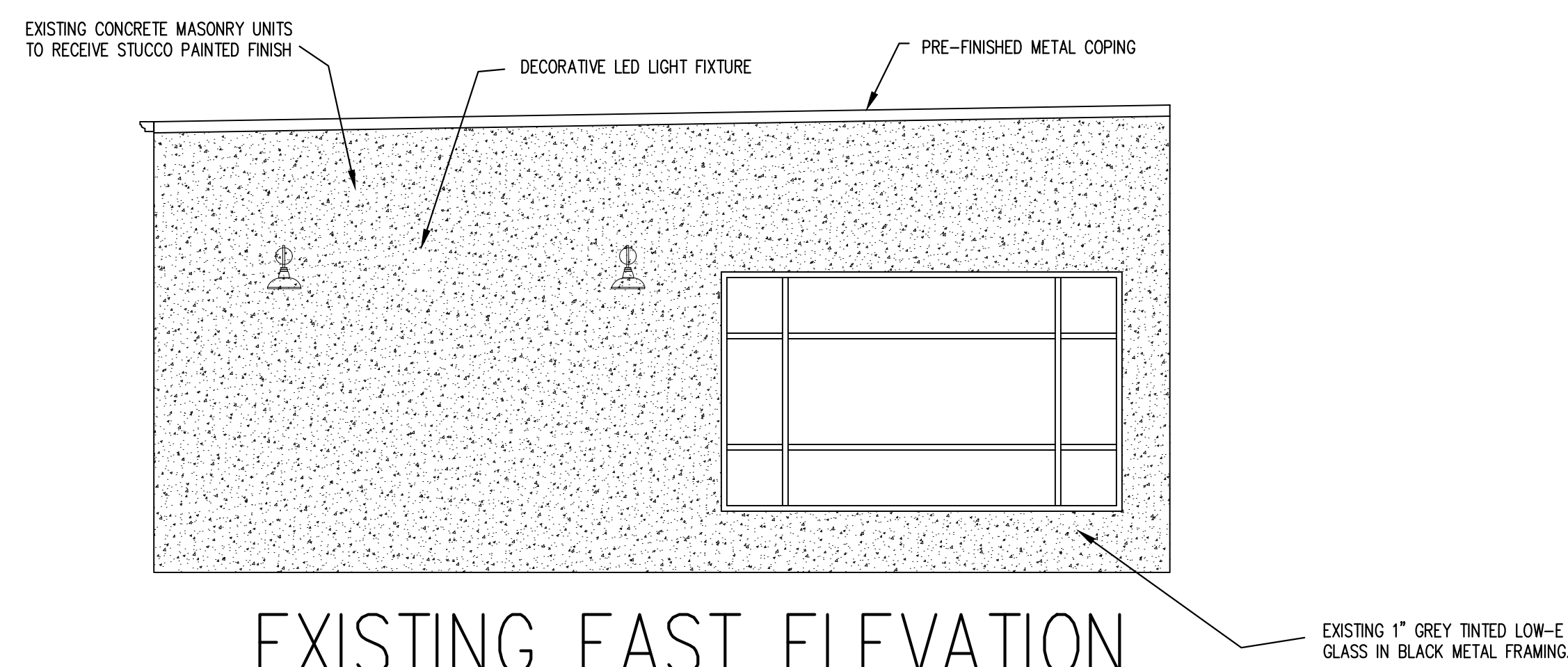
VITAL PILATES ADDITION

15501 MADISON AVE.  
LAKEWOOD OH 44107



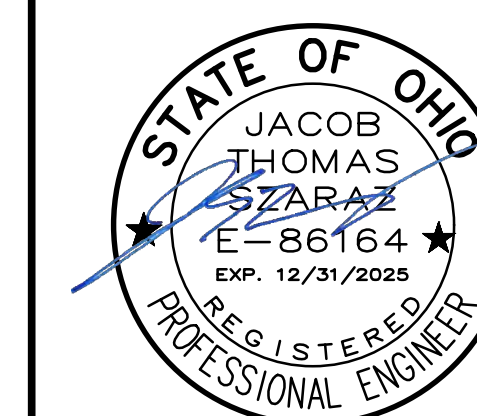
**EAST ELEVATION**

1/4" = 1'-0"



**EXISTING EAST ELEVATION**

1/4" = 1'-0"



No.	Description	Date
	Revised for ARB Comments	1-20-2026
	Revised for ARB Comments	2-18-2026

Project No.:  
Drawn By: JS  
Scale: AS NOTED  
Sheet Name:

EAST ELEVATIONS

Sheet Number:  
**A2.04**  
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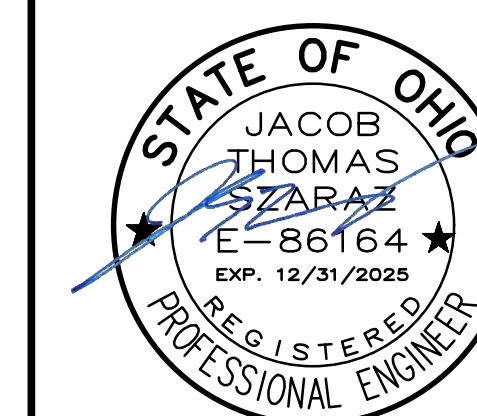


MJM BUILDING STANDARDS INC.

A Project for:

VITAL PILATES ADDITION

15501 MADISON AVE.  
LAKEWOOD OH 44107



No.	Description	Date
	Revised for ARB Comments	1-20-2026
	Revised for ARB Comments	2-18-2026

Project No.:  
 Drawn By: JS  
 Scale: AS NOTED  
 Sheet Name:

SITE PLAN

Sheet Number:  
**SP1.01**

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**ARCHITECTURAL SITE PLAN**  
 3/32" = 1'-0"

MADISON AVE

ARTHUR AVE.

2ND FLOOR ADDITION  
3,200 SQ. FT.

EXISTING 1ST FLOOR  
1,835 SQ. FT.

EXISTING SIDEWALK/STREETSCAPE

NEW SIDEWALK

EXISTING GRASS

EXISTING CONCRETE WALK

EXISTING SIDEWALK/STREETSCAPE

EXISTING PARKING LOT

EXISTING SIDEWALK/STREETSCAPE



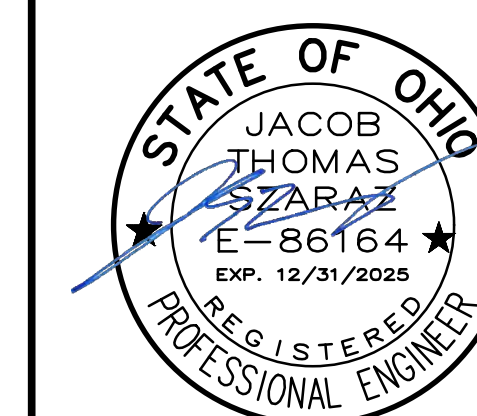


MJM BUILDING STANDARDS INC.

A Project for:

VITAL PILATES ADDITION

15501 MADISON AVE.  
LAKEWOOD OH 44107

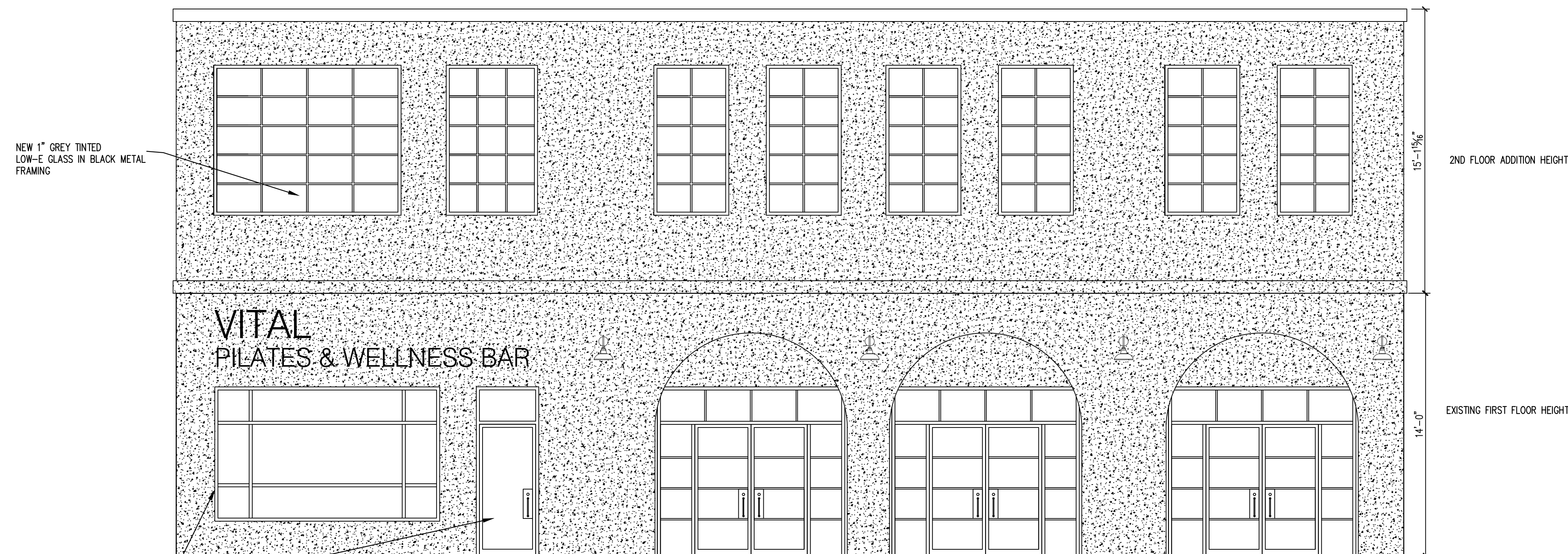


No.	Description	Date
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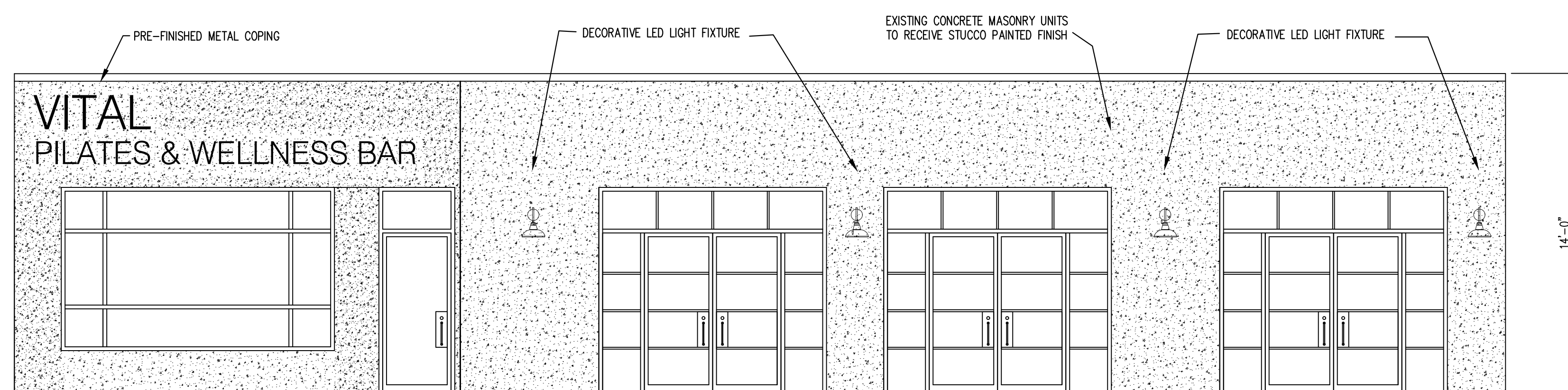
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 Scale: AS NOTED  
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SOUTH ELEVATIONS

Sheet Number:  
**A2.01**  
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**SOUTH ELEVATION**  
 1/4" = 1'-0"

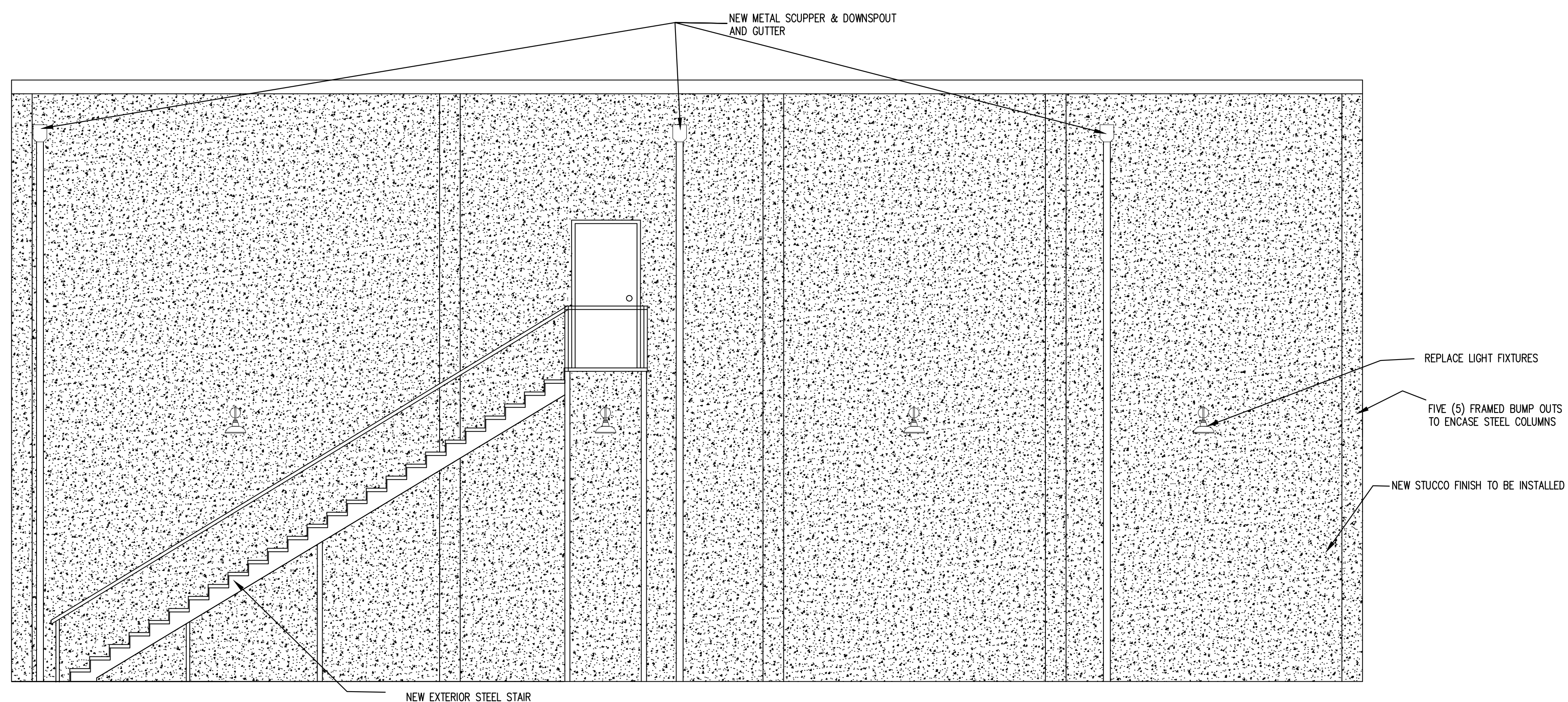


**EXISTING SOUTH ELEVATION**  
 1/4" = 1'-0"

A Project for:

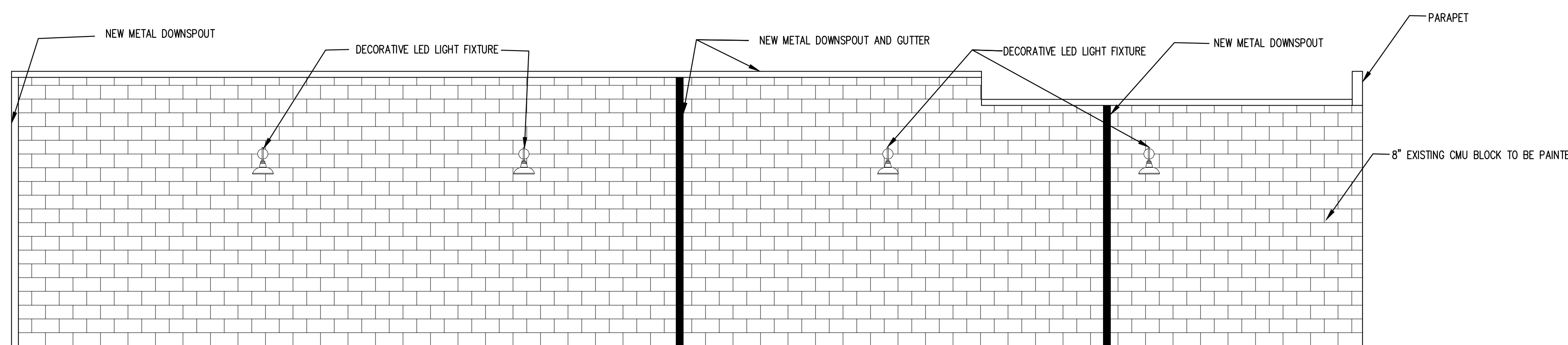
VITAL PILATES ADDITION

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LAKEWOOD OH 44107



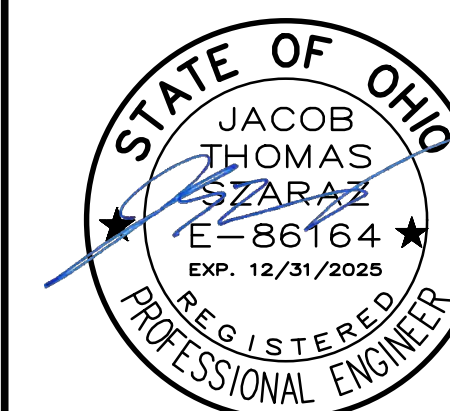
**NORTH ELEVATION**

1/4" = 1'-0"



**EXISTING NORTH ELEVATION**

1/4" = 1'-0"



No.	Description	Date
	Revised for ARB Comments	1-20-2026
	Revised for ARB Comments	2-06-2026

Project No.:  
Drawn By: JS  
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Sheet Name:

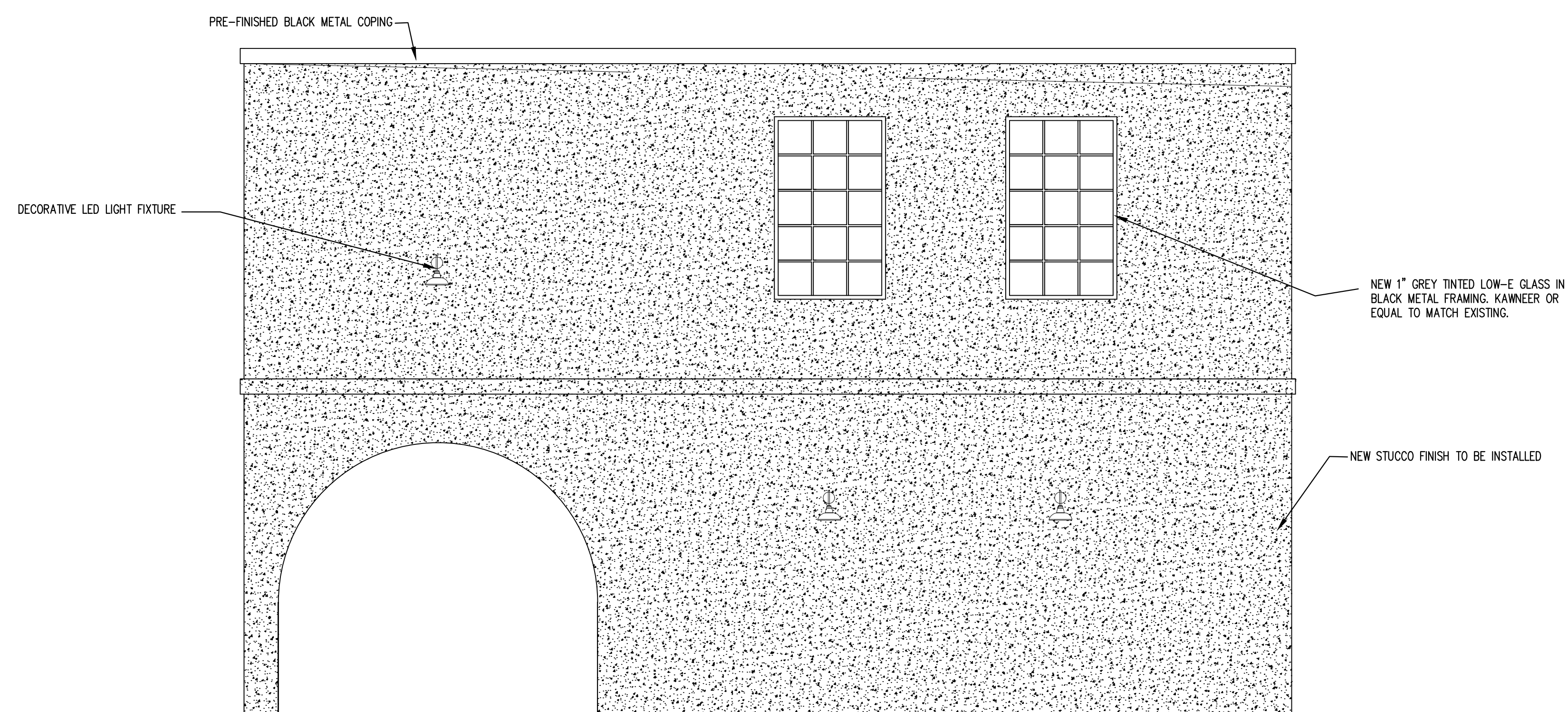
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Sheet Number:  
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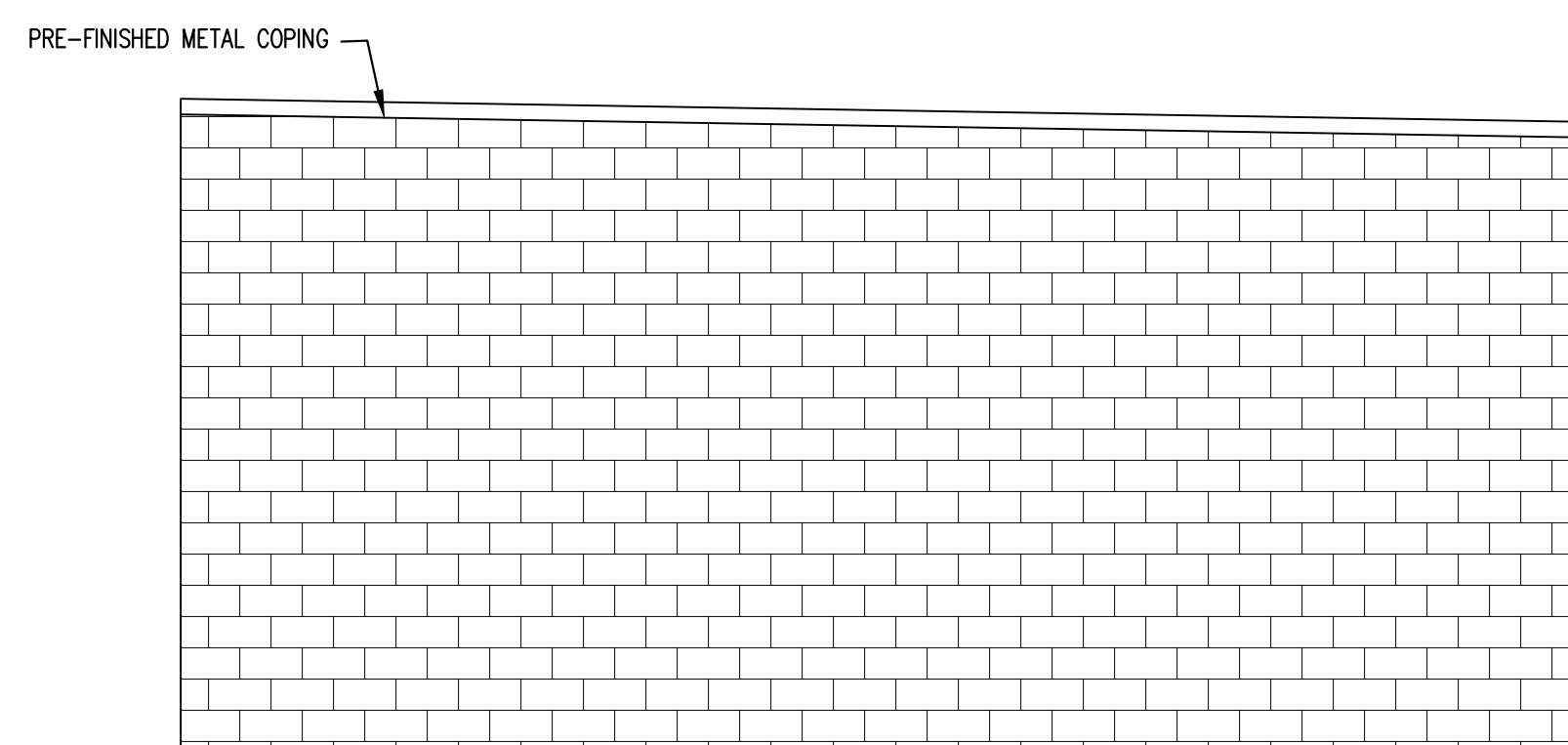
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VITAL PILATES ADDITION

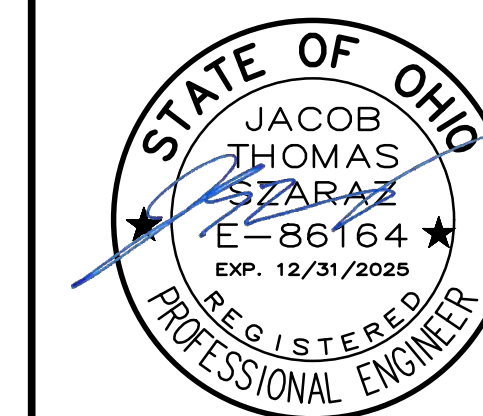
15501 MADISON AVE.  
LAKEWOOD OH 44107



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



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



No.	Description	Date
	Revised for ARB Comments	1-20-2026
	Revised for ARB Comments	2-6-2026

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Sheet Name:

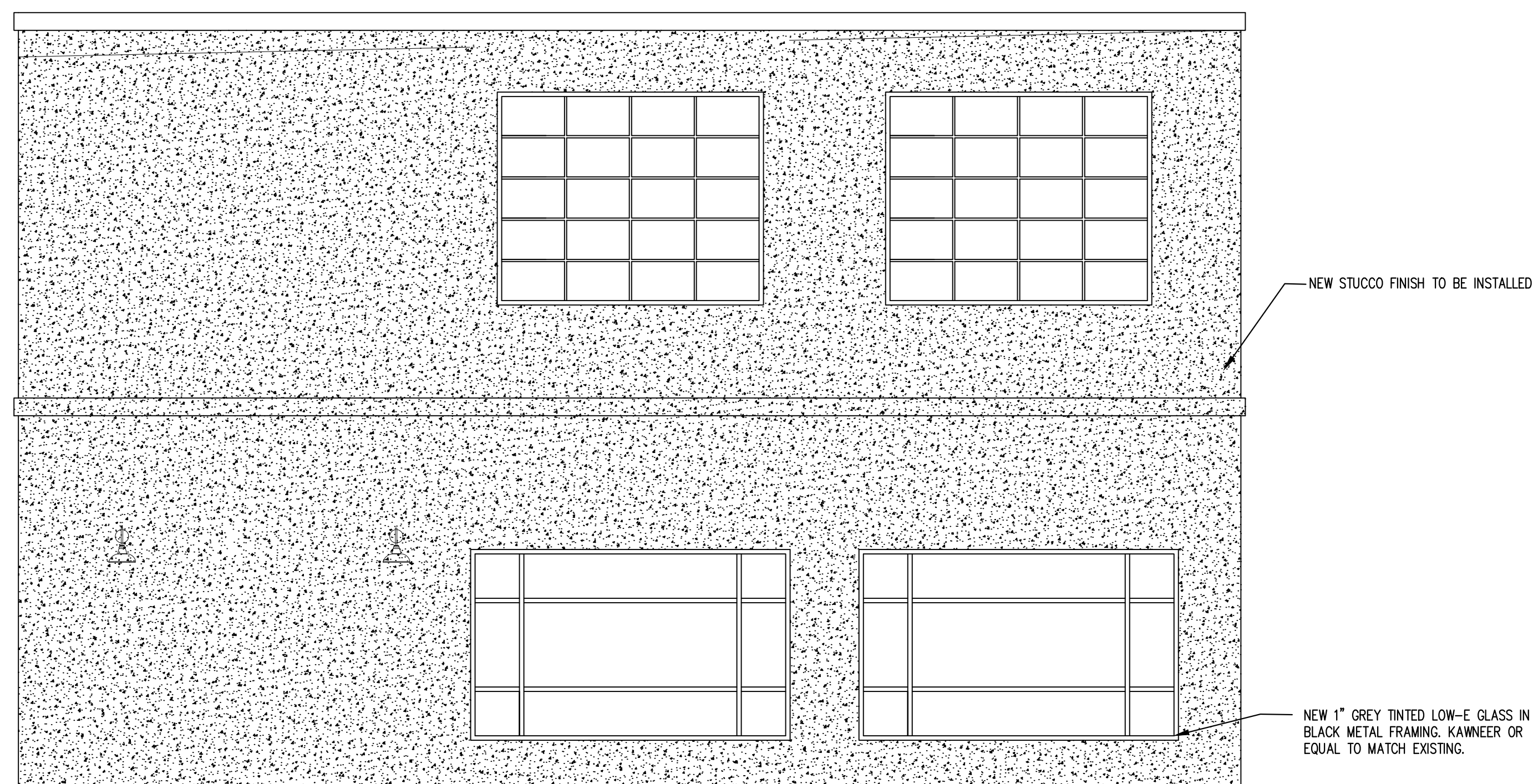
WEST ELEVATIONS

Sheet Number:  
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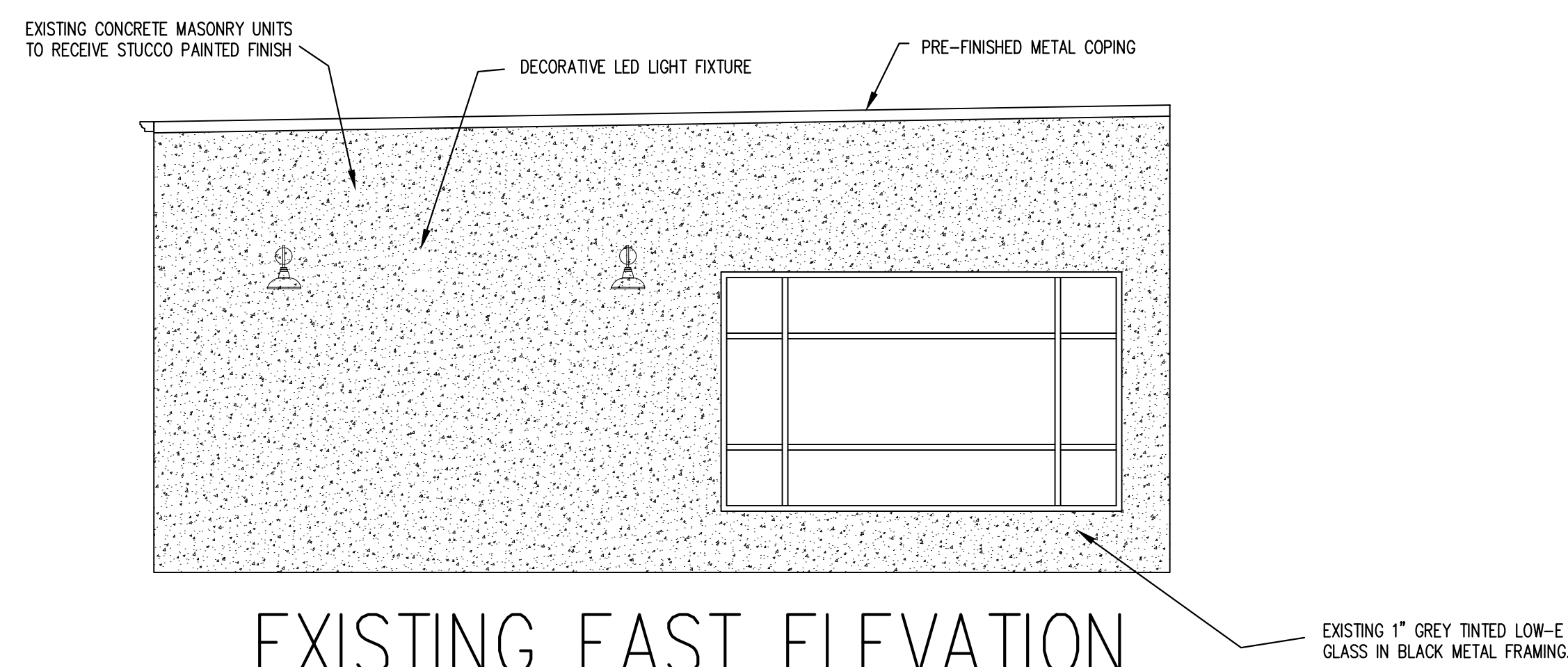
VITAL PILATES ADDITION

15501 MADISON AVE.  
LAKEWOOD OH 44107



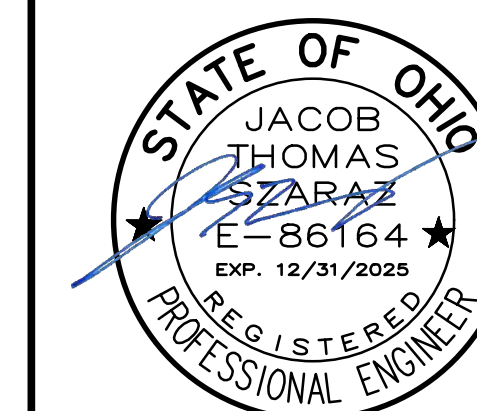
**EAST ELEVATION**

1/4" = 1'-0"



**EXISTING EAST ELEVATION**

1/4" = 1'-0"

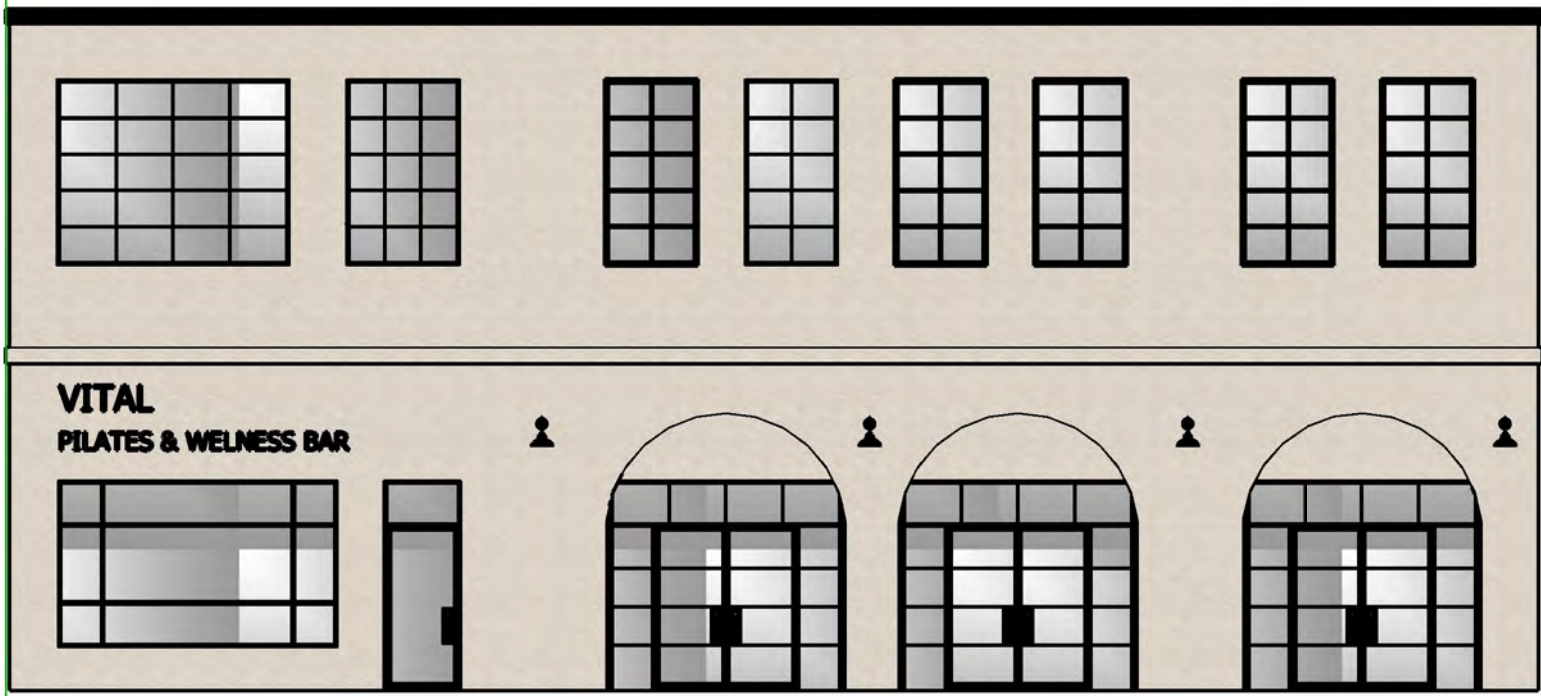


No.	Description	Date
	Revised for ARB Comments	1-20-2026

Project No.:  
Drawn By: JS  
Scale: AS NOTED  
Sheet Name:

EAST ELEVATIONS

Sheet Number:  
**A2.04**  
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planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 02-16-26

Permit No.: BBS26-000002

Applicant Name: Jeffrey Foster, Payto Architects

Project Address: 1374 W. 117<sup>th</sup> St.

Project Name: Norton Industries

Project: Applicant proposes a storefront renovation.



## Jeff Foster

---

**From:** Tricia Rhea <marypatriciarhea@gmail.com>  
**Sent:** Monday, January 12, 2026 6:50 PM  
**To:** Jeff Foster  
**Subject:** ABR. Lakewood Property

As the property owner of 1374 W. 117th Street I authorize the city of Lakewood to access the exterior of my property relative to the recent application for the architectural review board by my design team.

Please call if any questions.

PERMIT & CONSTRUCTION DOCUMENTS FOR:

# 1374 W 117TH STREET STOREFRONT RENOVATION 1374 W 117TH STREET LAKEWOOD, OH 44107

PREPARED FOR:

**NORTON INDUSTRIES**  
C/O TRICIA RHEA  
1374 W 117TH STREET  
LAKEWOOD, OH 44107

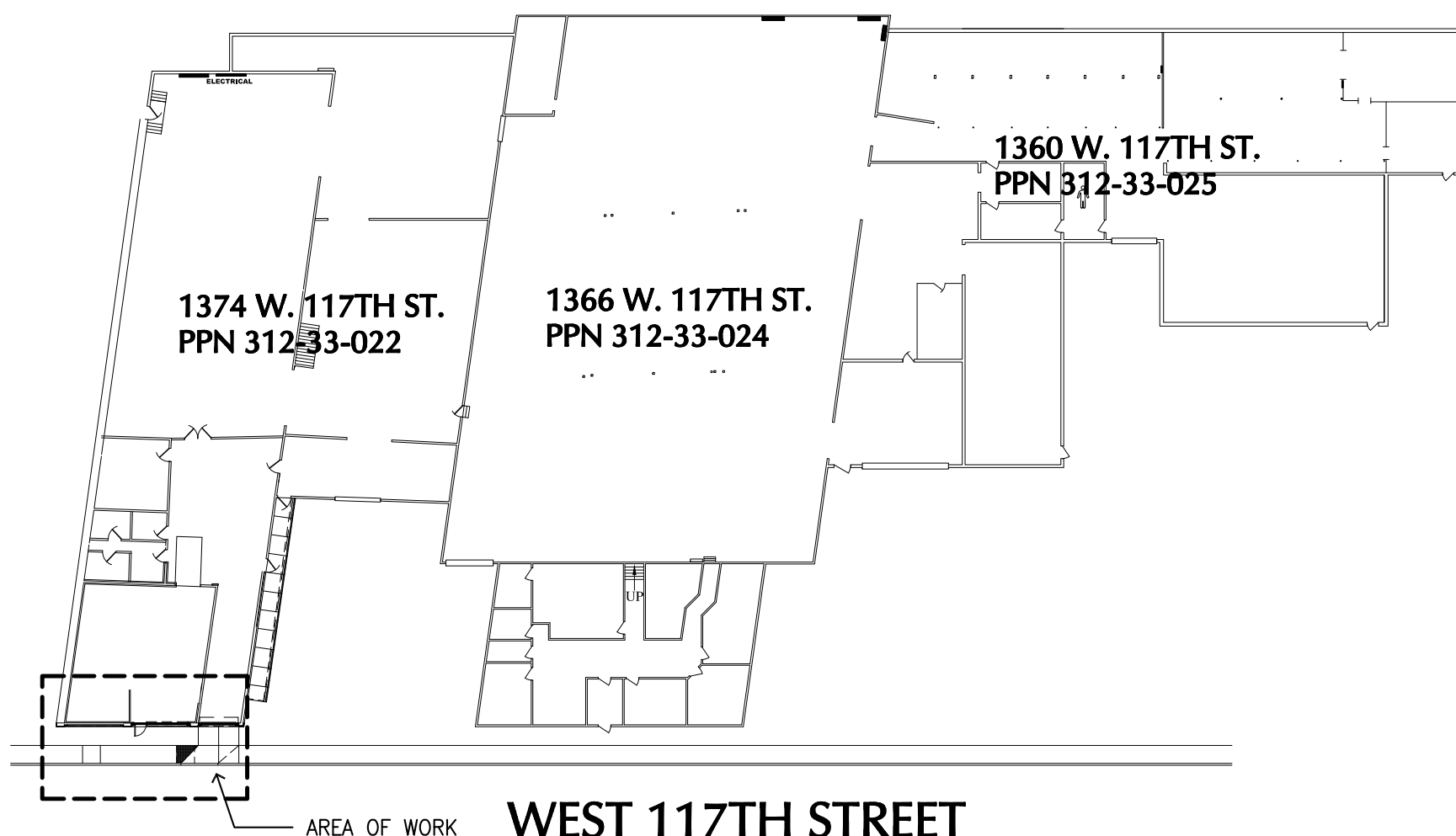


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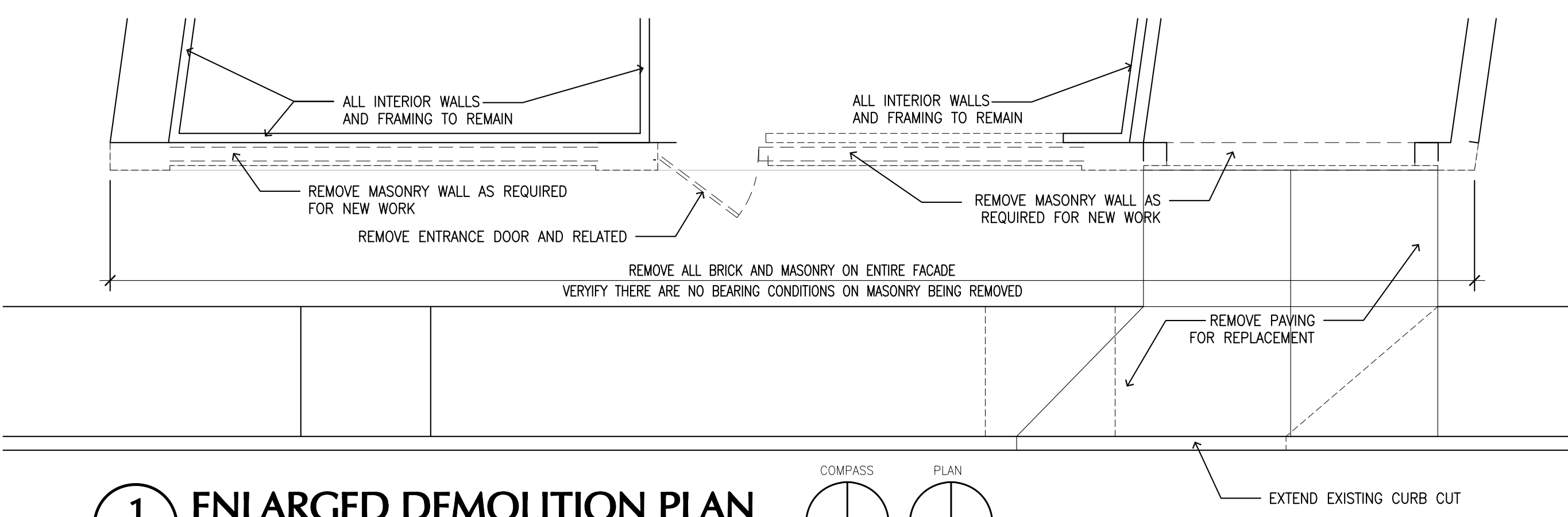
**A**  
A001 HISTORIC PHOTO  
NO SCALE

DRAWING INDEX	
A001	TITLE SHEET, DEMO PLAN, DRAWING INDEX
A110	FLOOR PLAN
A210	EXTERIOR ELEVATIONS
A610	DETAIL SECTIONS, GENERAL NOTES AND SPECS.

SYMBOL LEGEND	
	LOCATION ON SHEET
	SHEET NUMBER LOCATION ON SHEET
	SHEET NUMBER
	LOCATION ON SHEET
	SHEET NUMBER
	DETAIL REFERENCE
	NORTH ARROW W/WIDE LEG POINTING TO PROJECT NORTH
	COLUMN CENTERLINE LOCATION AND REFERENCE IN DETAIL AND ELEVATION
	FINISHED FLOOR ELEV. 0'-0"
	VERTICAL ELEVATION INDICATOR
	REVISION MARK
	ROOF DETAIL DESIGNATION
	ROOF PLAN KEYNOTE
	BUILDING ELEVATION REFERENCE
	DETAIL SECTION REFERENCE



**2**  
A001 KEY PLAN  
NO SCALE



**1**  
A001 ENLARGED DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"

- ### GENERAL NOTES
- CONTRACTOR(S) SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS AND NOTES AT THE SITE AND NOTIFY THE ARCHITECT OF ANY AND ALL IRREGULARITIES, CONFLICTS, OR DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY FABRICATION OR CONSTRUCTION.
  - SHOULD THERE BE ANY CONFLICT OR DISCREPANCY BETWEEN THE CONSTRUCTION NOTES SHOWN ON THESE DRAWINGS AND THE TECHNICAL SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL, THE MORE RESTRICTIVE CONDITION OF THE TWO SHALL APPLY.
  - DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS SHALL GOVERN. ALL INSTALLATIONS SHALL BE ACCURATELY FIELD MEASURED PRIOR TO FABRICATION.
  - ALL MATERIALS AND PRODUCTS ARE TO BE FABRICATED AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND DIRECTION. ALL RELATED MATERIALS (FASTENERS, ADHESIVES, ACCESSORIES, ETC.) SHALL BE APPROVED BY THE MANUFACTURER. ANY FIELD ENGINEERING SHALL BE PERFORMED BY THE INSTALLING CONTRACTOR IF REQUIRED BY THE MANUFACTURER.
  - INSTALLATION OF ALL MATERIALS SHALL PROVIDE FOR NECESSARY EXPANSION AND CONTRACTION PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS BASED ON THE PARTICULAR INSTALLATION SITUATION AND POSITION.



405 Bradley Building 1220 West Sixth Street Cleveland, Ohio 44113 (216)241-6800 WWW.PAYTOARCHITECTS.COM

STRUCTURAL ENGINEER:  
ORAVEC DESIGN-BUILD  
219 W AURORA RD, SUITE G  
NORTHFIELD, OHIO 44067

ISSUED FOR PERMITS & CONSTRUCTION:  
JANUARY 12, 2026

ISSUE DATE: 01.12.26

PRINTS FULL SCALE ON 24"x36" SHEET

STATE OF OHIO  
JEFFERY D. FOSTER  
13339  
REGISTERED ARCHITECT

JEFFERY FOSTER, LICENSE 13339  
EXPIRATION DATE: 12/31/27

NORTON INDUSTRIES  
STOREFRONT RENOVATION  
1374 WEST 117TH STREET  
LAKEWOOD, OH 44107

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

TITLE SHEET, DEMO  
PLAN, GENERAL NOTES  
DRAWING INDEX

PA PROJECT NO. 2025-02  
CURRENT DATE 01-12-26

**A001**

PERMIT & CONSTRUCTION DOCUMENTS

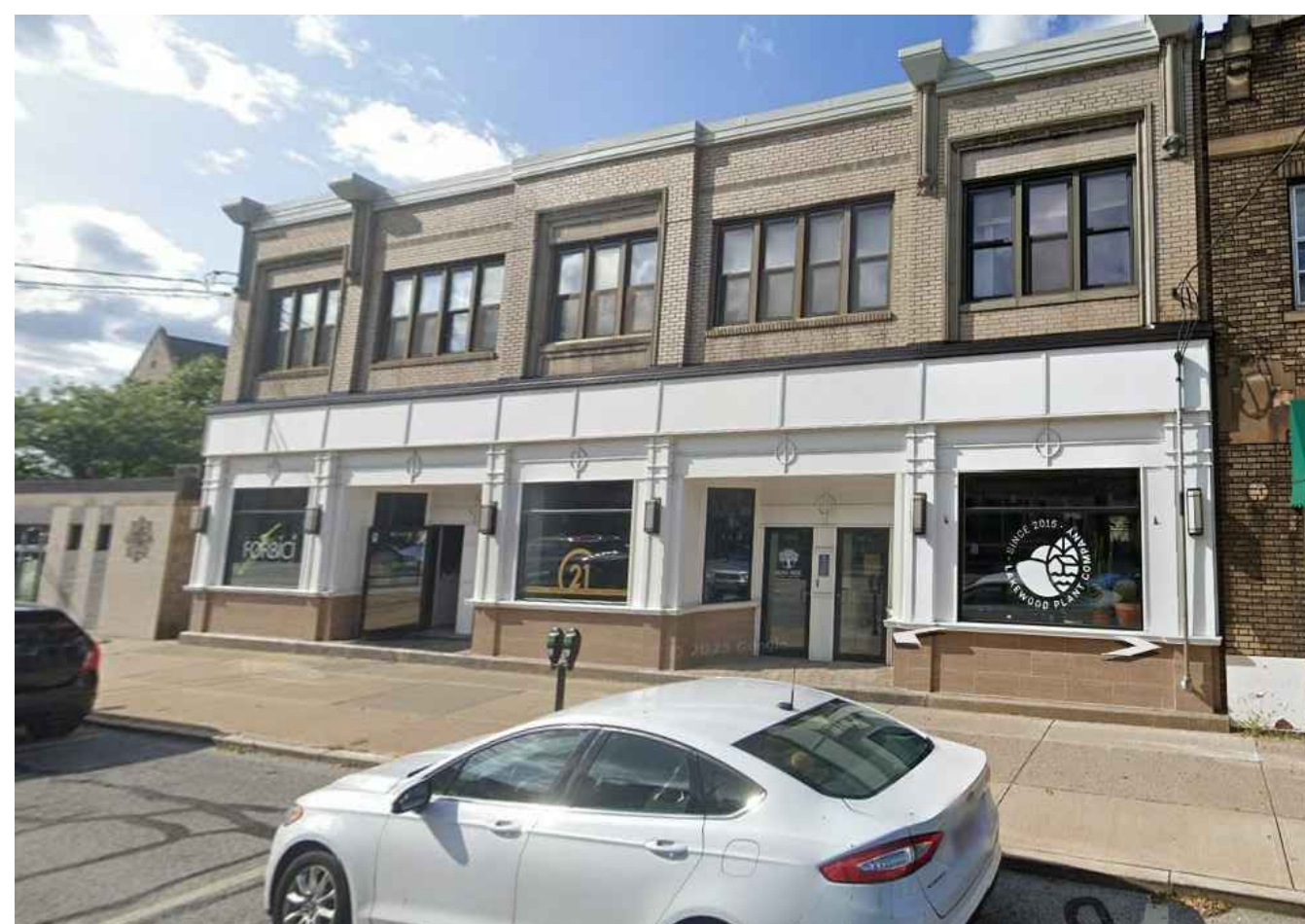


ISSUE DATE: 02.10.26  
PRINTS FULL SCALE  
ON 24"X36" SHEET



**NORTON INDUSTRIES**  
STOREFRONT RENOVATION  
1374 WEST 117TH STREET  
LAKEWOOD, OH 44107

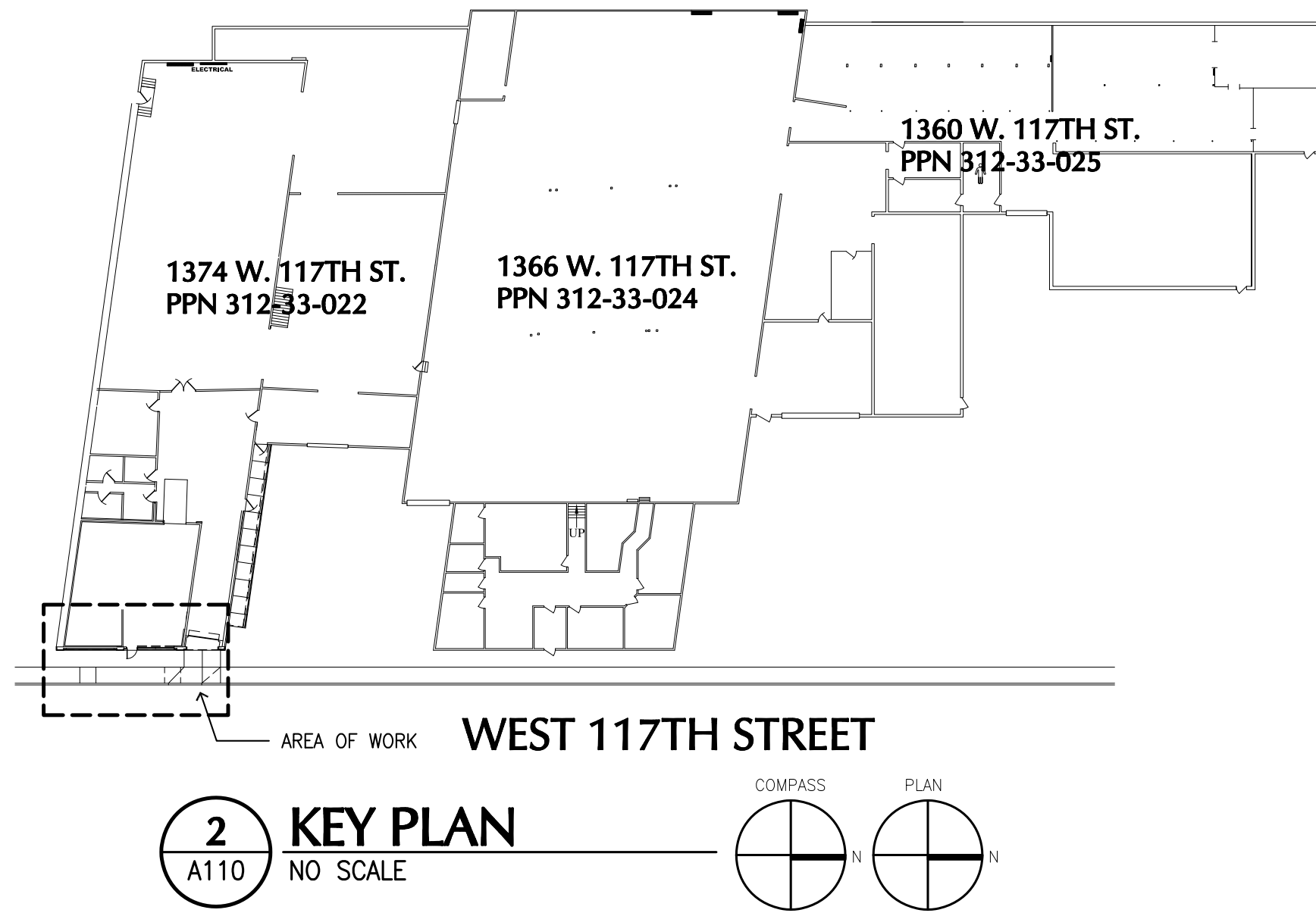
**PAYTO**Architects  
405 BRADLEY BUILDING, 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113  
PHONE: (216) 241-6800  
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PRECEDENT  
EXAMPLE IMAGES  
PA PROJECT NO. 2025-02  
CURRENT DATE 02.10.26

**A002**  
PERMIT & CONSTRUCTION  
DOCUMENTS

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**BUILDING CODE DATA:**

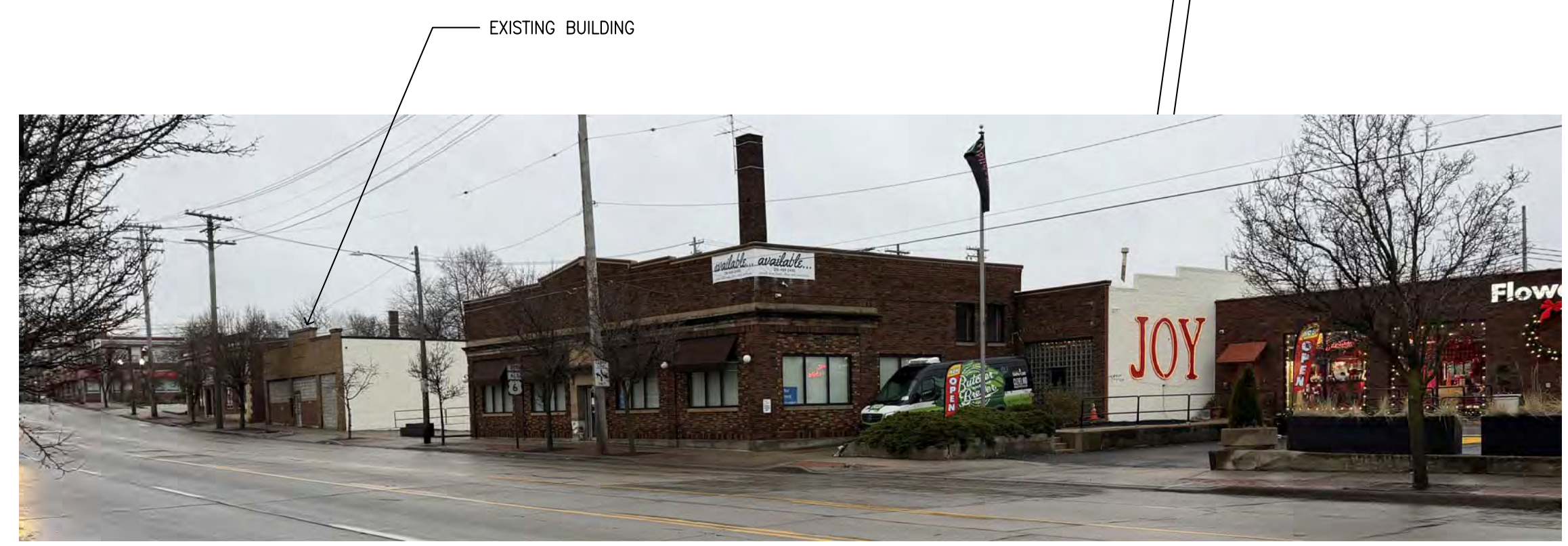
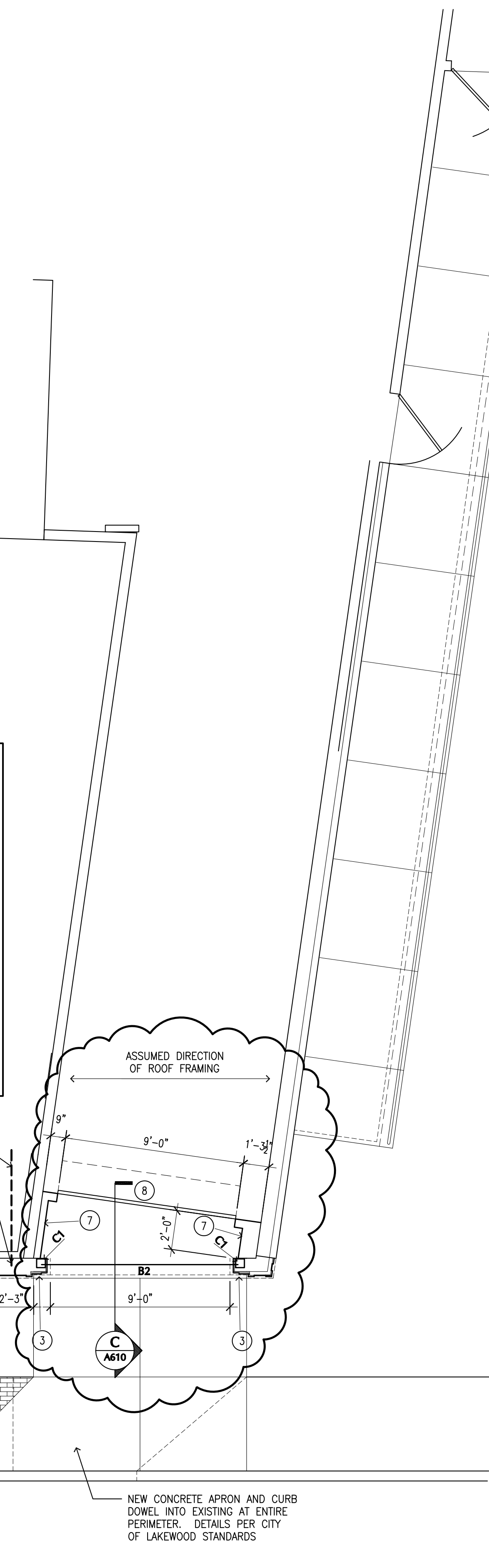
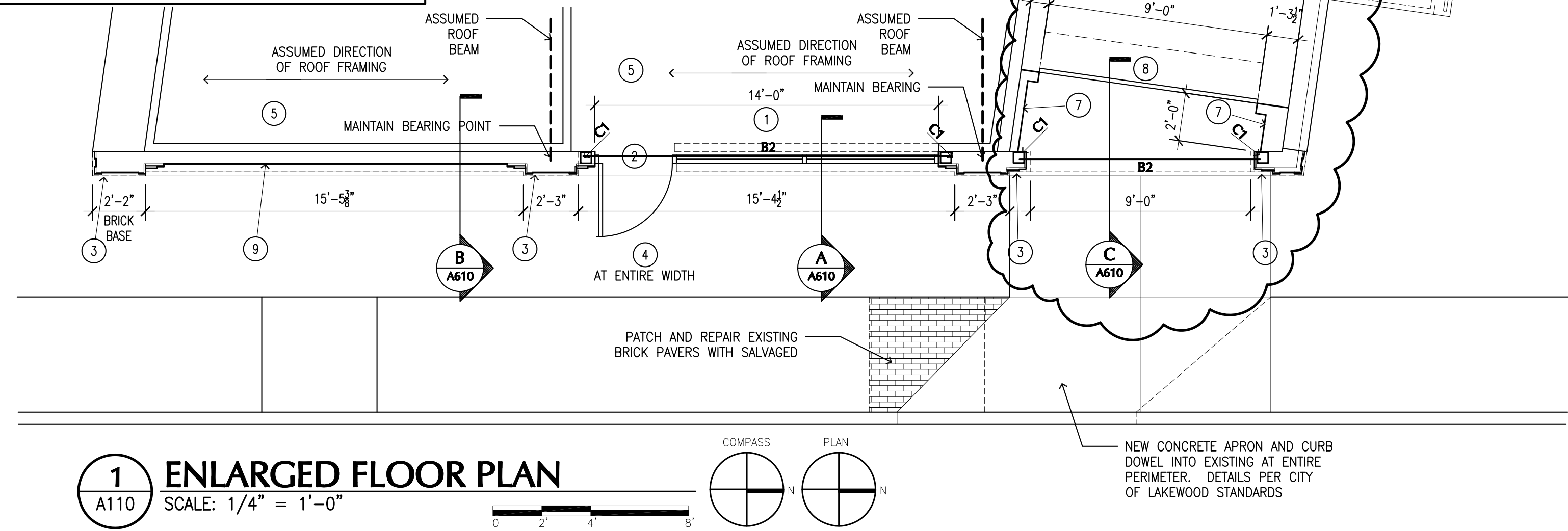
THIS PROJECT IS DESIGNED UNDER AND COMPLIES WITH THE 2024 OHIO EXISTING BUILDING CODE (OBC), CURRENT EDITION AND ALL REFERENCED CODES. THE PROJECT IS DESIGNED PER 301.3.2 WORK AREA COMPLIANCE METHOD AND THE WORK IS CLASSIFIED AS ALTERATION LEVEL 1- PER SECTION 602.

THE SCOPE OF THE PROJECT IS THE RESTORATION AND REPAIR OF AN EXISTING STOREFRONT. THE MASONRY ABOVE THE PREVIOUSLY INFILLED OPENINGS HAS DETACHED FROM THE SUBSTRATE AND THE SUPPORTING LINTELS HAVE FAILED. DUE TO BUDGET CONSTRAINTS, THE EXISTING MASONRY IS BEING REPLACED WITH WOOD FRAMING AND THE EXTERIOR IS BEING CLAD IN FIBER CEMENT SIDING AND COMPOSITE TRIM. A NEW COILING OVERHEAD DOOR IS BEING INSTALLED TO ACCOMMODATE ACCESS TO THE INTERIOR.

TOTAL WORK AREA: 107 SF OF BUILDING WALL WORK AND 54 LF OF RETAINING WALL  
 USE GROUP: B - BUSINESS (NO CHANGE FROM EXISTING)  
 OCCUPANT LOAD: N/A - WORK HAS NO IMPACT ON OCCUPANT LOAD  
 TYPE OF CONSTRUCTION: TYPE 2B  
 (PER OBC TABLE 601)

- KEYNOTE LEGEND - FLOOR PLAN**
- ALUMINUM STOREFRONT WITH SPANDREL GLASS. DARK BRONZE FINISH FRAMING EQUAL TO KAWNEER 451T. GLASS TO BE 1" INSULATED UNITS. TEMPERED AS REQUIRED PER CODE.
  - 3'-0" X 7'-0" ALUMINUM STOREFRONT ENTRANCE DOOR, DARK BRONZE FINISH. GLASS TO BE INSULATED TEMPERED UNITS.
  - 3/4" X 4" AZEK TRIM WITH PAINTED CEMENT BOARD PANELS.
  - PATCH AND REPAIR EXISTING CONCRETE SILL AT FORMER STOREFRONT.
  - ALL INTERIOR CONSTRUCTION TO REMAIN IN TACT. PROTECT AS REQUIRED DURING ALL WORK. PROVIDE TEMPORARY ENCLOSURES AND WATER PROTECTION AS REQUIRED.
  - CMU PIERS, GROUTED SOLID AT EACH JAMB OF DOOR.
  - PAINTED AZEK TRIM AND PANELING ON WOOD FRAMING, ATTACHED TO CMU WALL INFILL.
  - ALUMINUM WITH TEMPERED GLASS LITE SECTIONAL OVERHEAD DOOR WITH OPERATOR.
  - CEMENT BOARD PANELS WITH AZEK TRIM. SEE SECTION AND ELEVATION FOR DETAIL.

- STRUCTURAL LEGEND**
- (3) 2X6 STUDS FULL HEIGHT AND (2) 2X6 JACK STUDS
  - MASONRY PIER: 8" MINIMUM BEARING ON SOLID GROUTED CMU WITH (2) #5 BARS VERTICAL.
  - B1 W12X26 WITH 3/8" STEEL PLATE.
  - B2 (2) 2X12
- NOTE: ASSUMING NO ROOF JOINTS OR BEAMS ARE BEARING ON ANY OF THE ABOVE MEMBERS. FIELD VERIFY. CONTACT DESIGN PROFESSIONAL IF ANY OF THESE CONDITIONS DIFFER.



**C EXISTING VIEW FROM NORTH LOOKING SOUTHWEST**  
A110 NO SCALE



**B EXISTING BUILDING TO THE NORTH**  
A110 NO SCALE



**A EXISTING CONDITIONS AND BUILDING TO THE SOUTH**  
A110 NO SCALE

ISSUE DATE: 01.12.26  
 ABR REVISIONS 02.24.26

**PRINTS FULL SCALE ON 24"X36" SHEET**

STATE OF OHIO  
 JEFFERY D. FOSTER  
 13339  
 REGISTERED ARCHITECT

JEFFERY FOSTER, LICENSE 13339  
 EXPIRATION DATE: 12/31/27

**NORTON INDUSTRIES**  
 STOREFRONT RENOVATION  
 1374 WEST 117TH STREET  
 LAKEWOOD, OH 44107

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FLOOR PLAN & IMAGES OF EXISTING

PA PROJECT NO. 2025-02  
 CURRENT DATE 01.12.26

**A110**

PERMIT & CONSTRUCTION DOCUMENTS

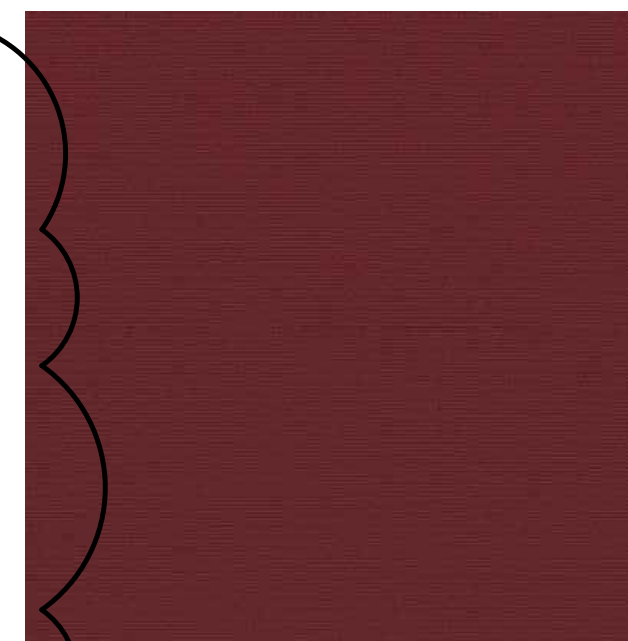
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**B** IMAGE OF EXISTING  
A210 NO SCALE



**A** RENDERING OF PROPOSED  
A210 NO SCALE



AWNING FABRIC  
SUNBRELLA BURGUNDY

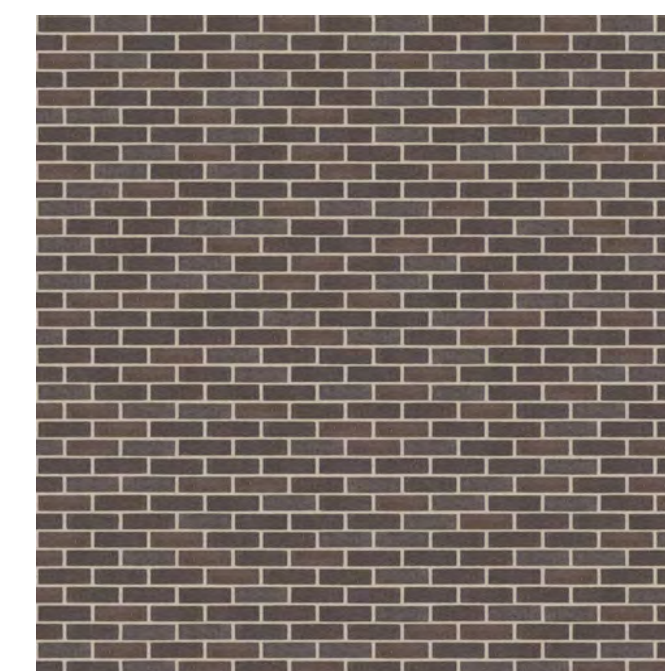


DARK BRONZE ANODIZED ALUMINUM SECTIONAL OVERHEAD  
DOOR WITH FULL TEMPERED GLASS LITES

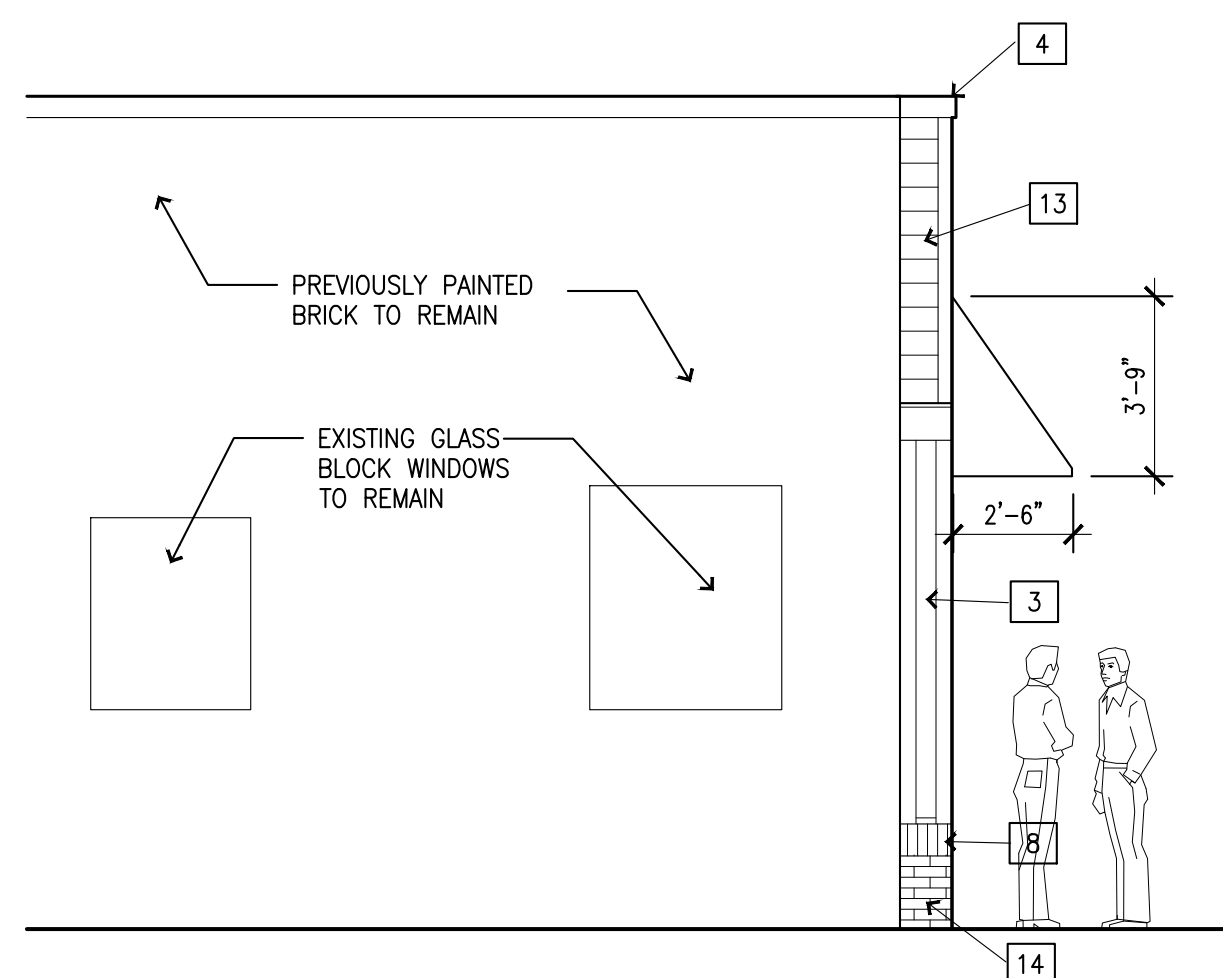


PT-1 SW7105 PAPERWHITE - EXISTING BUILDING COLOR

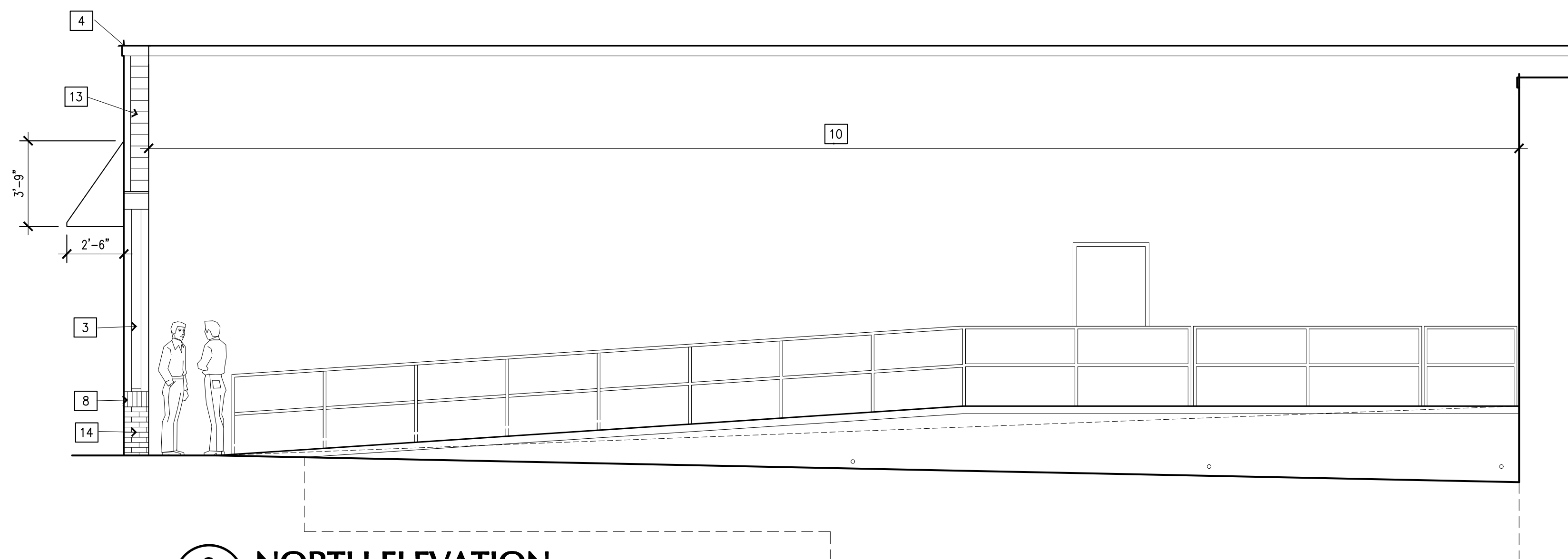
PT-2: SW7675 SEALSKIN- MASONRY, TRIM COLOR (MATCHES STOREFRONT)



FACE BRICK - GELN-GERY BLACK HILLS VELOUR

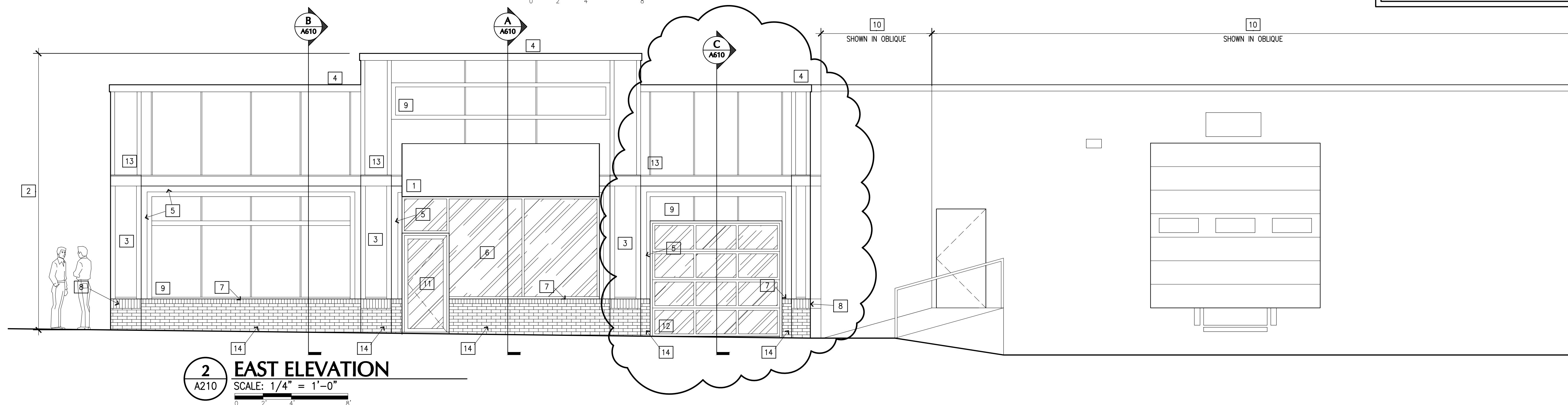


**4** SOUTH ELEVATION  
A210 SCALE: 1/4" = 1'-0"



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

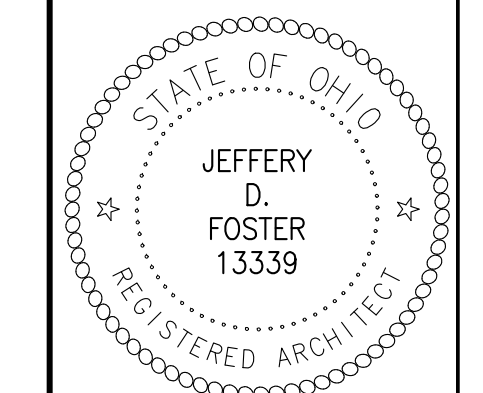
KEYNOTE LEGEND - ELEVATIONS	
1	AWNING WITH WELDED ALUMINUM FRAME AND SUNBRELLA CANVAS COVER. CLOSED ENDS IN MATCHING FABRIC.
2	ENTIRE MASONRY WALL HAS FAILED. REMOVE AND REPLACE WITH WOOD FRAMING. SEE SECTION FOR ADDITIONAL.
3	PAINTED CEMENT BOARD PANELS WITH 3/4" AZEK TRIM AT PERIMETER.
4	METAL COPING SYSTEM OVER PT WOOD NAILERS.
5	PAINTED AZEK TRIM OVER WOOD FRAMING AND BLOCKING.
6	NEW ALUMINUM STOREFRONT IN DARK BRONZE ANODIZED FINISH WITH CLEAR LOW E INSULATED GLASS.
7	BRICK ROWLOCK WITH BREAK METAL FLASHING AT TOP. COLOR OF FLASHING TO MATCH SIDING OR STOREFRONT.
8	BRICK SOLDIER COURSE WITH BREAK METAL FLASHING AT TOP. COLOR OF FLASHING TO MATCH SIDING.
9	PAINTED CEMENT BOARD PANEL WITH PERIMETER TRIM AND VERTICAL REVEALS EQUAL TO TAMLIN RV516, 3/4" WIDE. PAINT TO MATCH SIDING.
10	PREVIOUSLY PAINTED WALLS AND SURFACES. ALL PAINTED PT-1
11	ALUMINUM STOREFRONT ENTRANCE DOOR.
12	ALUMINUM SECTIONAL OVERHEAD PANEL IN DARK BRONZE FINISH WITH CLEAR TEMPERED GLASS.
13	CEMENT BOARD SIDING, 6" EXPOSURE. FACTORY FINISH FIRST COAT, SECOND COAT APPLIED IN FIELD. COLOR TO BE PT-1.
14	FACE BRICK - GLEN GERY BLACK HILLS VELOUR WITH NATURAL MORTAR.



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

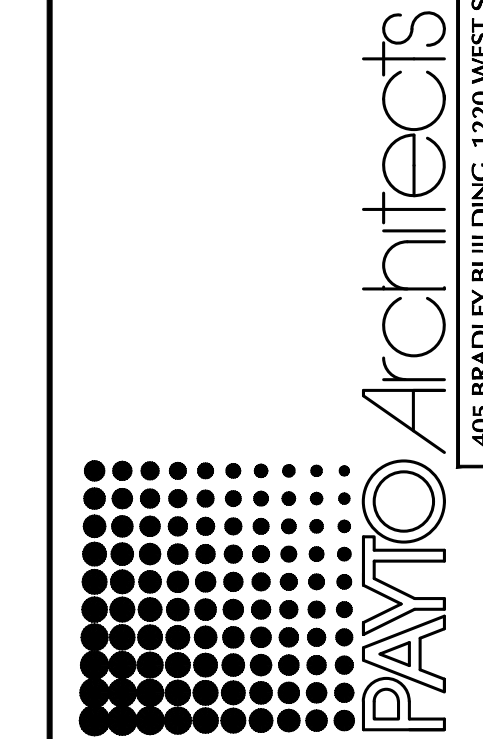
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JEFFERY FOSTER LICENSE 13339  
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EXTERIOR ELEVATIONS

PA PROJECT NO. 2025-02  
 CURRENT DATE 02.24.26

**A210**  
 PERMIT & CONSTRUCTION  
 DOCUMENTS

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# GENERAL STRUCTURAL NOTES:

- A. GENERAL**
- THE DRAWINGS SHOW THE GENERAL DETAILS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHERE ADDITIONAL DETAILS ARE REQUIRED, OR WHERE CONDITIONS ARE ENCOUNTERED THAT ARE NOT ANTICIPATED BY THE DRAWINGS.
  - THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS. NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
  - THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, UNDERPINNING, EARTH RETENTION, ETC. THAT MAY BE NECESSARY.
- B. DESIGN CRITERIA**
- STRUCTURAL DESIGN STANDARDS:  
OHIO BUILDING CODE (CURRENT EDITION)  
BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)  
SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301)  
AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)  
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)  
BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530)
  - FLOOR LIVE LOADS:  
MAIN FLOOR = 100 PSF (SLAB-ON-GRADE)
  - ROOF LIVE LOAD:  
MINIMUM = 30 PSF  
SNOW = 30 PSF+DRIFT (PER ASCE 7)  
Pg = 30 PSF  
Ce = 1.0 (EXPOSURE B, PARTIALLY EXPOSED)  
Ct = 1.0 (R>25)
  - WIND LOAD:  
BASIC WIND SPEED (3 SEC GUST) = 115 MPH  
Iw = 1.0 (CATEGORY I), EXPOSURE B  
Gcpl = 1.0 (ENCLOSED, H LESS THAN 60 FT., EXPOSURE B)  
DESIGN WIND PRESSURE FOR EXTERIOR COMPONENT & CLADDING: REFER TO OBC TABLE 1609.6.2.1(2) AND USE H=15 FT AND EXPOSURE C, ADJUSTMENT COEFFICIENT = 1.29

- C. FOUNDATION NOTES**
- DESIGN ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF (ASSUMED)  
THE CONTRACTOR IS TO VERIFY ALLOWABLE SOIL BEARING PRESSURE DURING FOUNDATION CONSTRUCTION.
  - ALL FOOTINGS SHALL PROJECT AT LEAST 1'-0" INTO UNDISTURBED SOIL. BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE AT LEAST 3'-6" BELOW FINISHED GRADE.
  - ALL DISTURBED EARTH UNDER FOOTINGS SHALL BE REPLACED WITH CONCRETE. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE FOUNDATION CONCRETE IS PLACED.
  - ELEVATIONS SHOWN ARE FOR BIDDING PURPOSES. IF SOIL OF THE DESIGN CAPACITY IS NOT ENCOUNTERED AT THE ELEVATIONS SHOWN, THE FOOTINGS SHALL BE LOWERED OR THE SIZE AND REINFORCEMENT ADJUSTED AS DIRECTED BY THE ENGINEER.

- D. CONCRETE REINFORCEMENT:**
- ASTM A-615 GRADE 60 REINFORCING BARS
  - ASTM A-185 FOR WELDED WIRE FABRIC (WWF)
  - NO TACK WELDING OF REINFORCING IN THE FIELD SHALL BE PERMITTED.
  - MINIMUM LAP SPLICE AND ANCHORAGE DIMENSION TABLE FOR NON-COATED BARS:

BAR SIZE	3000 PSI CONCRETE		OTHER BARS		4000 PSI CONCRETE		OTHER BARS	
	LAP	ANCHORAGE	LAP	ANCHORAGE	LAP	ANCHORAGE	LAP	ANCHORAGE
#3	21"	16"	16"	13"	14"	14"	14"	14"
#4	28"	22"	22"	17"	24"	19"	15"	15"
#5	35"	27"	27"	21"	30"	24"	24"	18"
#6	46"	35"	35"	27"	40"	31"	24"	18"
#7	63"	48"	48"	37"	54"	42"	42"	32"
#8	82"	63"	63"	49"	71"	55"	55"	42"
#9	104"	80"	80"	62"	90"	69"	69"	54"
#10	MS	102"	102"	78"	MS	88"	88"	68"
#11	MS	125"	MS	96"	MS	108"	MS	83"
#14	MS	170"	MS	131"	MS	147"	MS	113"
#18	MS	250"	MS	192"	MS	216"	MS	166"

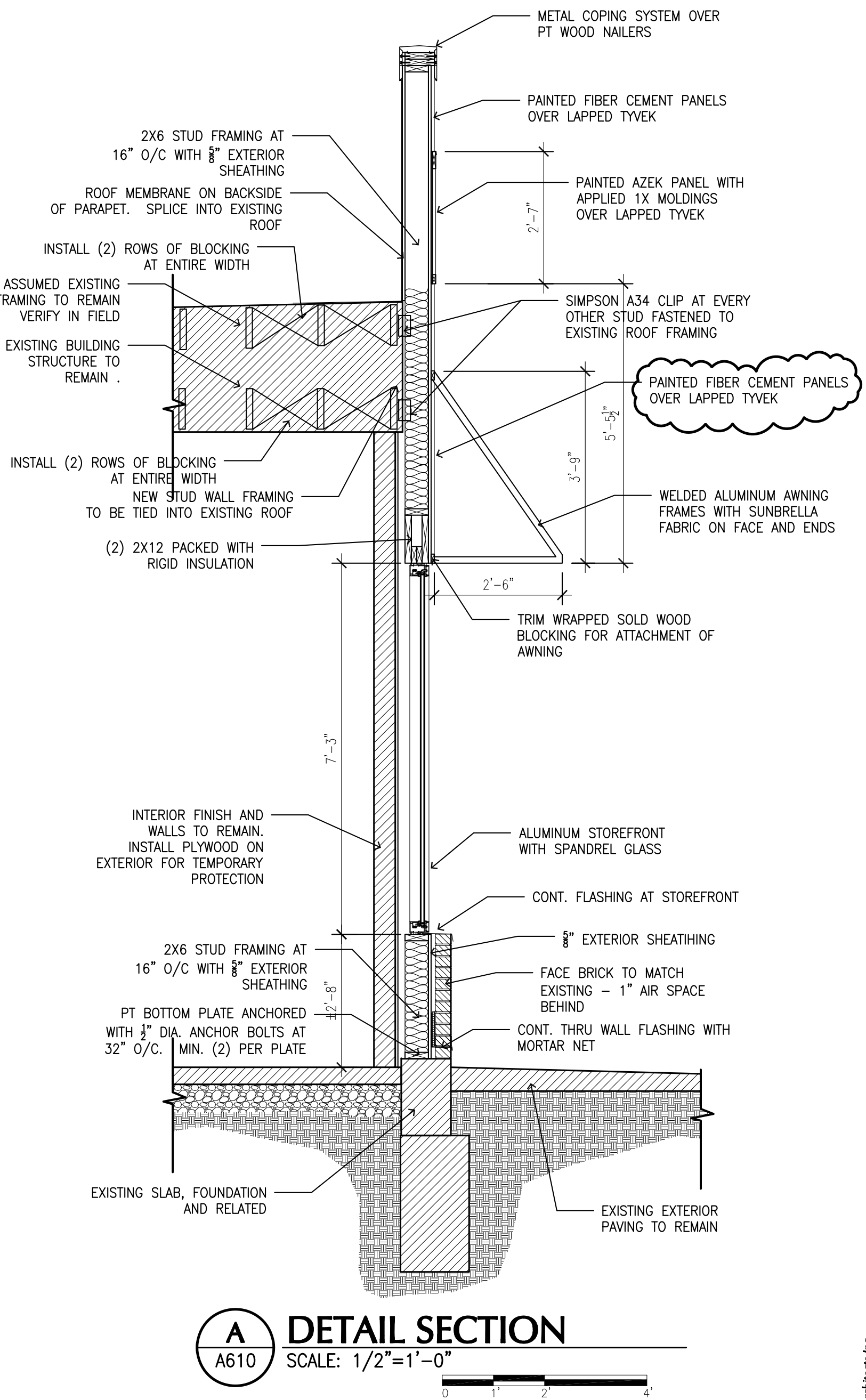
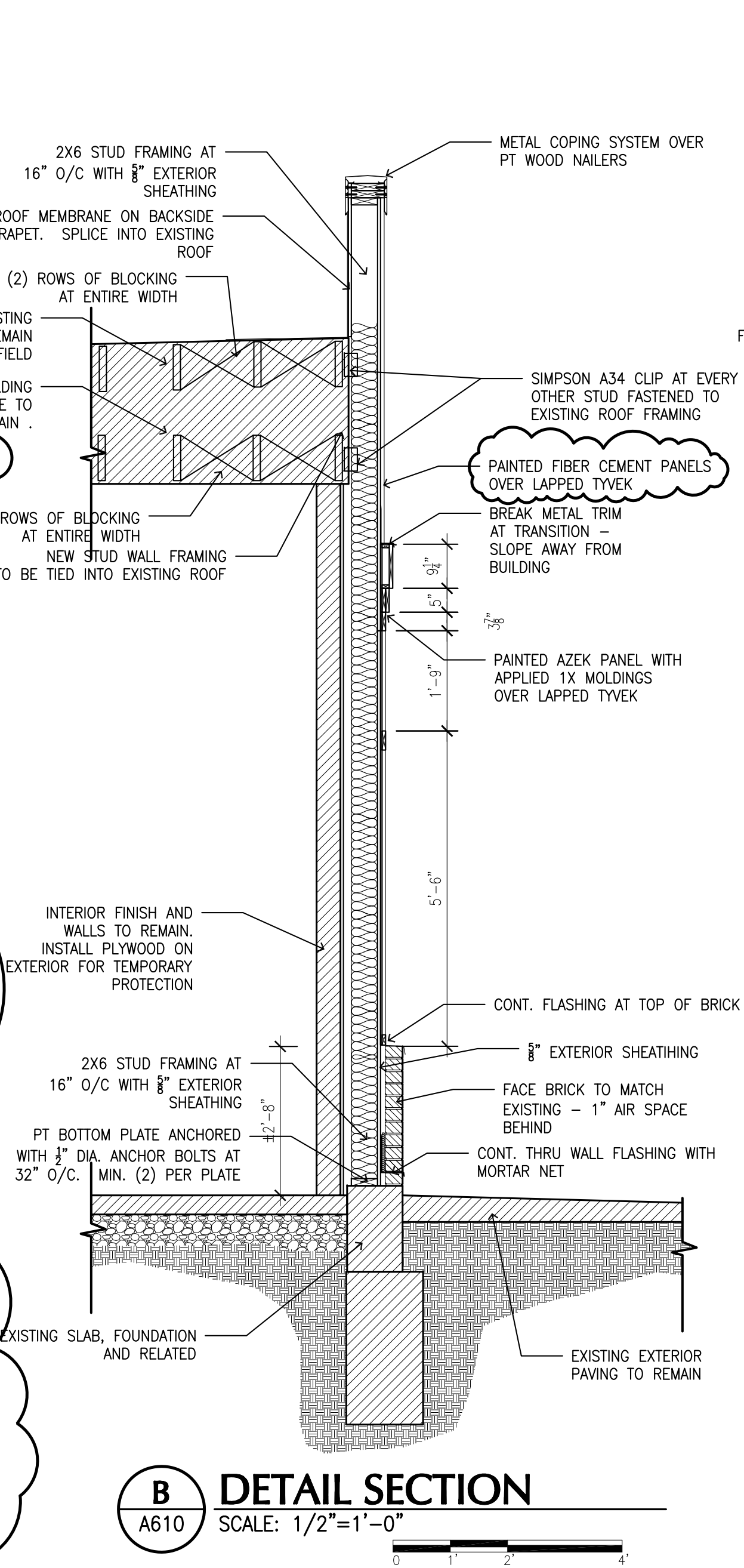
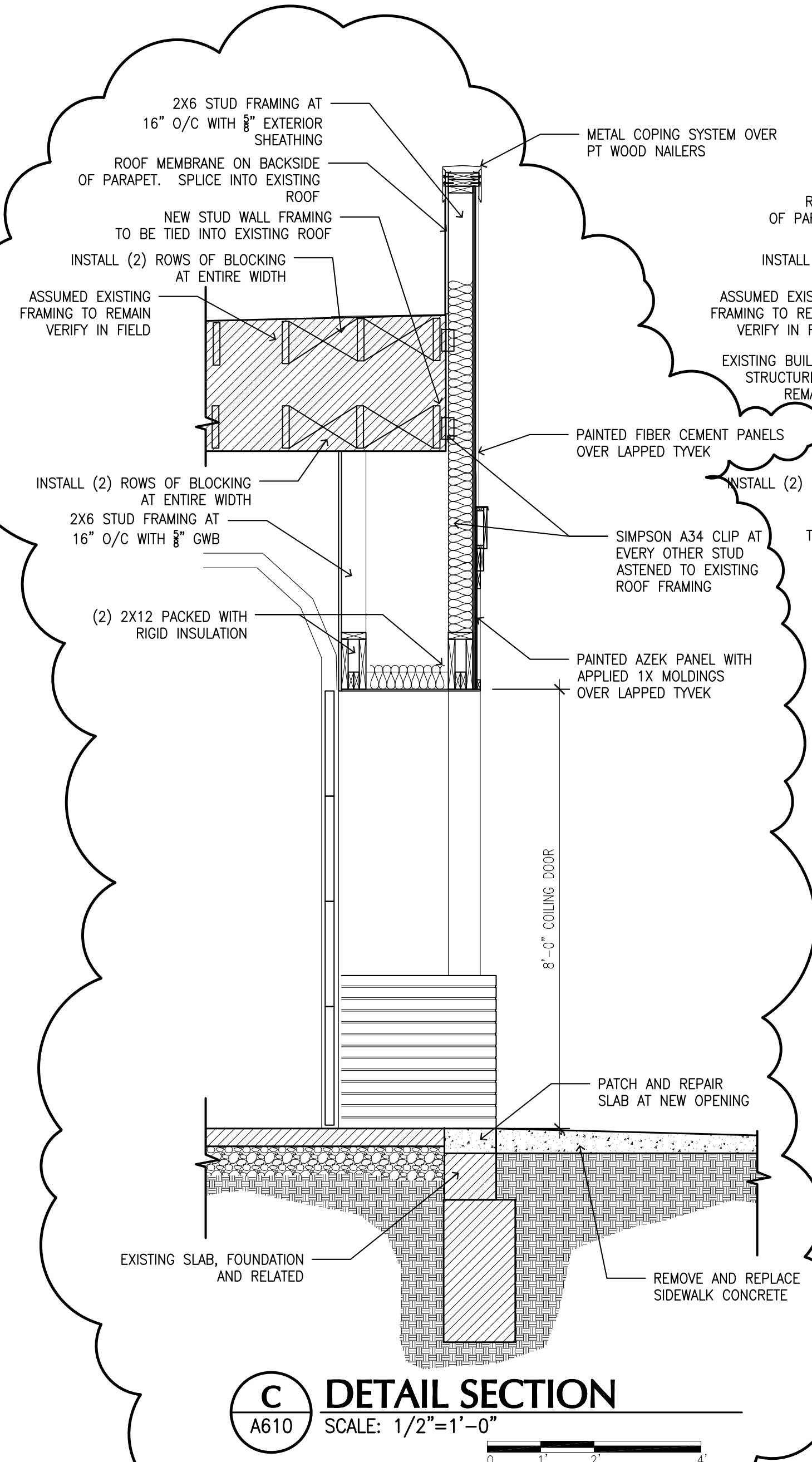
WHEN LAPPING TWO DIFFERENT SIZE BARS, USE THE LAP DIMENSION OF THE SMALLER BAR OR THE ANCHORAGE OF THE LARGER BAR.  
MS = MECHANICAL SPLICE THAT DEVELOPS 125 PERCENT OF THE BAR YIELD STRENGTH. THE "LANTON REBAR SPLICE" MAY BE USED IN LIEU OF MS.

- E. CONCRETE (REGULAR WEIGHT):**
- ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS:
- | LOCATION      | STRENGTH | SLUMP   | AIR CONTENT        |
|---------------|----------|---------|--------------------|
| FOUNDATIONS   | 3000 PSI | NONE    | MAX. 5%            |
| SLAB-ON-GRADE | 4000 PSI | MAX. 4" | 6% +/-1% (EXPOSED) |
| WALLS         | 3000 PSI | MAX. 3" | 6% +/-1% (EXPOSED) |
| FORMED SLABS  | 4000 PSI | MAX. 3" | NONE               |

- G. MASONRY:**
- WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ACI 530.7/ASCE 530/TMS 602 SPECIFICATION FOR MASONRY STRUCTURES.
  - HOLLOW CONCRETE MASONRY UNITS SHALL BE ASTM C90, TYPE 1, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI (AVE. NET AREA).
  - BRICK MASONRY UNITS SHALL BE ASTM C216, GRADE SW, WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,400 PSI (AVE. NET AREA).
  - MORTAR FOR LOAD BEARING (REINFORCED AND NON-REINFORCED) WALLS SHALL BE ASTM 476 TYPE S WITH A SPECIFIED 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.
  - MORTAR FOR NON-LOAD BEARING PARTITION WALLS SHALL BE TYPE N WITH A SPECIFIED 28 DAY COMPRESSIVE STRENGTH OF 750 PSI.
  - GROUT STRENGTH SHALL BE 3000 PSI MINIMUM. SLUMP TO BE 8" TO 10". PLACE GROUT IN 4'-0" (MAX.) LIFTS.
  - REINFORCING SPLICES SHALL BE LAPPED 48 BAR DIAMETERS.
  - ALL MASONRY UNITS SHALL HAVE GALVANIZED HORIZONTAL REINFORCEMENT AS FOLLOWS:  
LADDER TYPE, #9 GAGE SIDE AND CROSS RODS SPACED 16" O.C. VERTICALLY (8" O.C. VERTICALLY FOR ALL WALLS BELOW GRADE).
  - PROVIDE 16" THICK (MIN.) SOLID OR GROUTED MASONRY UNDER ALL STEEL BEARING ON MASONRY.
  - PROVIDE VERTICAL WALL REINFORCING AS NOTED ON PLAN AND (2)-#5 AT ALL CORNERS AND AT EDGE OF WALL OPENINGS GREATER THAN 7'-0" HIGH.

- H. LINTELS FOR MASONRY OPENINGS:**
- PROVIDE 8" MINIMUM BEARING FOR ALL CONCRETE MASONRY LINTELS AND 4" MINIMUM BEARING FOR ALL STEEL LINTELS UP TO 6'-0" AND 8" MINIMUM BEARING FOR SPANS GREATER THAN 6'-0".
  - PROVIDE LINTELS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE FOR ALL OPENINGS IN MASONRY WALLS, U.N.O.:
- | OPENING SIZE                   | LINTEL SIZE              | REINF. (2" COVER) |
|--------------------------------|--------------------------|-------------------|
| LESS THAN 4'-0"                | L3-1/2x3-1/2x5/16        | (1) #5 T&B        |
| FROM 4'-0" TO LESS THAN 5'-0"  | L4x3-1/2x5/16 LLV        | (1) #6 T&B        |
| FROM 5'-0" TO LESS THAN 6'-0"  | L5x3-1/2x5/16 LLV        | (2) #5 T&B        |
| FROM 6'-0" TO LESS THAN 7'-0"  | L6x3-1/2x5/16 LLV        | (2) #6 T&B        |
| FROM 7'-0" TO LESS THAN 10'-0" | W8x13 + 1/4 BOTTOM PLATE | (2) #6 T&B        |
- CONCRETE MASONRY LINTELS: (f'c = 3000 PSI)**
- | OPENING SIZE                   | LINTEL SIZE (WxD) | REINF. (2" COVER) |
|--------------------------------|-------------------|-------------------|
| LESS THAN 4'-0"                | 12x8 OR 8x8       | (1) #5 T&B        |
| FROM 4'-0" TO LESS THAN 5'-0"  | 12x8 OR 8x8       | (1) #6 T&B        |
| FROM 5'-0" TO LESS THAN 6'-0"  | 12x8 OR 8x8       | (2) #5 T&B        |
| FROM 6'-0" TO LESS THAN 7'-0"  | 12x8 OR 8x8       | (2) #6 T&B        |
| FROM 7'-0" TO LESS THAN 10'-0" | 12x16 OR 8x16     | (2) #6 T&B        |
- USE ONE ANGLE FOR EACH 4" WIDTH OF MASONRY.
  - HOT DIP GALVANIZE ALL MISCELLANEOUS STEEL LINTELS IN EXTERIOR WALLS.

- I. STRUCTURAL STEEL:**
- ALL STRUCTURAL STEEL BEAM AND CHANNEL SECTIONS SHALL CONFORM TO: ASTM A992 (Fy=50KSI)
  - OTHER SECTIONS AND PLATE SHALL CONFORM TO: ASTM A36 (Fy=36 KSI)
  - HSS/TS SECTIONS SHALL CONFORM TO: ASTM A500 GRADE B (Fy=46 KSI)
  - ANCHOR BOLTS SHALL CONFORM TO: ASTM F1554 (Fy=36 KSI)  
(PROVIDE G185 HOT-DIPPED GALVANIZED BOLTS WHEN USED IN CONTACT WITH TREATED LUMBER.)
  - DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS.
  - ALL STRUCTURAL STEEL WHICH IS NOT SPRAY FIREPROOFED SHALL BE SHOP PRIMED.
  - PROVIDE AISC STANDARD CONNECTIONS USING 3/4" DIA. ASTM A325-N BOLTS.
  - DESIGN CONNECTIONS FOR FULL STRENGTH OF MEMBER FOR SPAN PER AISC BEAM LOAD TABLES.
  - ALL WELDING SHALL BE DONE USING E-70XX ELECTRODES PER THE LATEST AWS SPECIFICATIONS.
- J. STEEL JOISTS AND JOIST GIRDERS:**
- ALL STEEL JOISTS, JOISTS SUBSTITUTES, BRIDGING AND JOIST GIRDERS SHALL CONFORM TO THE LATEST STEEL JOIST INSTITUTE (SJI) STANDARD SPECIFICATIONS.
  - DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST SJI SPECIFICATIONS INCLUDING HANDLING AND ERECTION OF STEEL JOISTS AND JOIST GIRDERS.
  - LOCATE ALL CONCENTRATED LOADS (MECHANICAL EQUIPMENT, ETC.) AT JOIST PANEL POINTS OR PROVIDE FIELD APPLIED WEB STIFFENERS AS DIRECTED BY ENGINEER.



ISSUE DATE: 01.12.26  
 ABR REVISIONS 02.24.26

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STATE OF OHIO  
 JEFFERY D. FOSTER  
 13339  
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JEFFERY FOSTER, LICENSE 13339  
 EXPIRATION DATE: 12/31/27

**NORTON INDUSTRIES**  
 RAMP REPAIR AND DOOR INSTALLATION  
 1374 WEST 117TH STREET  
 LAKEWOOD, OH 44107



DETAIL SECTIONS & GENERAL NOTES SPECIFICATIONS

PA PROJECT NO. 2025-02  
 CURRENT DATE 01.12.26

**A610**

PERMIT & CONSTRUCTION DOCUMENTS



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

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

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Application Cover Page

Docket No.: 02-18-26

Permit No.: BBS26-000007

Applicant Name: Timothy Bennett, Bennett Builders & Remodelers

Project Address: 1337 Edanola Ave. (Edanola & Riverside).

Project Name: N/A

Project: Applicant proposes construction of a new single family home with attached garage.

IB

**1337 Edanola Avenue  
Materials  
Siding – Gentek Signature Supreme Vinyl Siding**



**Signature Supreme Premium  
Vinyl Siding**

Signature Supreme vinyl siding has beautiful colors, richly detailed hardwood texture and a generous selection of classic profiles.

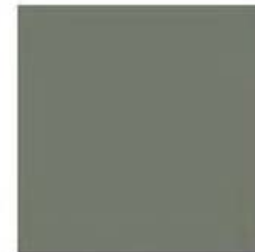
[Learn More](#)



**D4 Clapboard**

**Specifications:**  
5/8" Butt  
2-4" Exposure per Panel  
12'6" Length  
.044" Nominal Thickness  
Hardwood Texture

**Medium-to-Dark Green**



Meadow Fern



Moonlit Moss

**1337 Edanola Avenue  
Materials**



**Front porch posts**  
**White 1x8 PVC wrapped (Azek or similar)**  
**columns with cap and base**

**Rear porch posts (concrete slab at grade)**  
**White 1x8 PVC wrapped (Azek or similar) columns**  
**with cap and base**



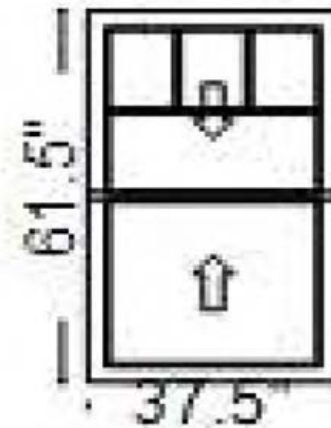
**1337 Edanola Avenue  
Materials**



**Pella vinyl windows – 2x4 trim wrapped in  
aluminum**

Line #	Location:
--------	-----------

10 LIVING



Viewed From Exterior

**Grille upper sash of front facing windows**

**1337 Edanola Avenue  
Materials**

**Front Door  
Deeper Brown Color**

Style Option = S4814-SDLF1LE

---

**Fiberglass Single**

Impact Rating : None  
Call Width : 3'0"  
Call Height : 6'8"  
Door Collection : Smooth-Star®  
Line : Smooth-Star®  
Glass Shape : Craftsman Lite  
Style Shape : Craftsman Lite 2 Panel Shaker Flush-Glazed  
Glass Type : Clear Glass with Grilles  
Glass Design : Grille  
Grille Pattern : Craftsman 4 Lite 2Wx2H  
Grille Style : SDL - Flat 1-1/8"  
Low-E? : Yes



**1337 Edanola**

Neighboring Property to SW

*(or right when looking from street)*











### Primary Building and Garage Orientation Justification

In reviewing the surrounding neighborhood, we identified more than 50 comparable corner-lot configurations within this area of west Lakewood alone, with corresponding maps and addresses included below. Both properties directly adjacent to the site exhibit similar orientation patterns, with the primary façades facing Edanola and Mathews, respectively, and garages oriented toward Riverside. In addition, several homes on Edgewater Drive at intersections of Cliffdale, Sylvan, Leedale, Rosalie, and Abbieshire (15107 Edgewater Dr, 15431 Edgewater Dr approved by ARB), that closely align with the proposed project, which are also included below for reference. These are included as a sample to justify compatibility and are not comprehensive. There are certainly more examples.

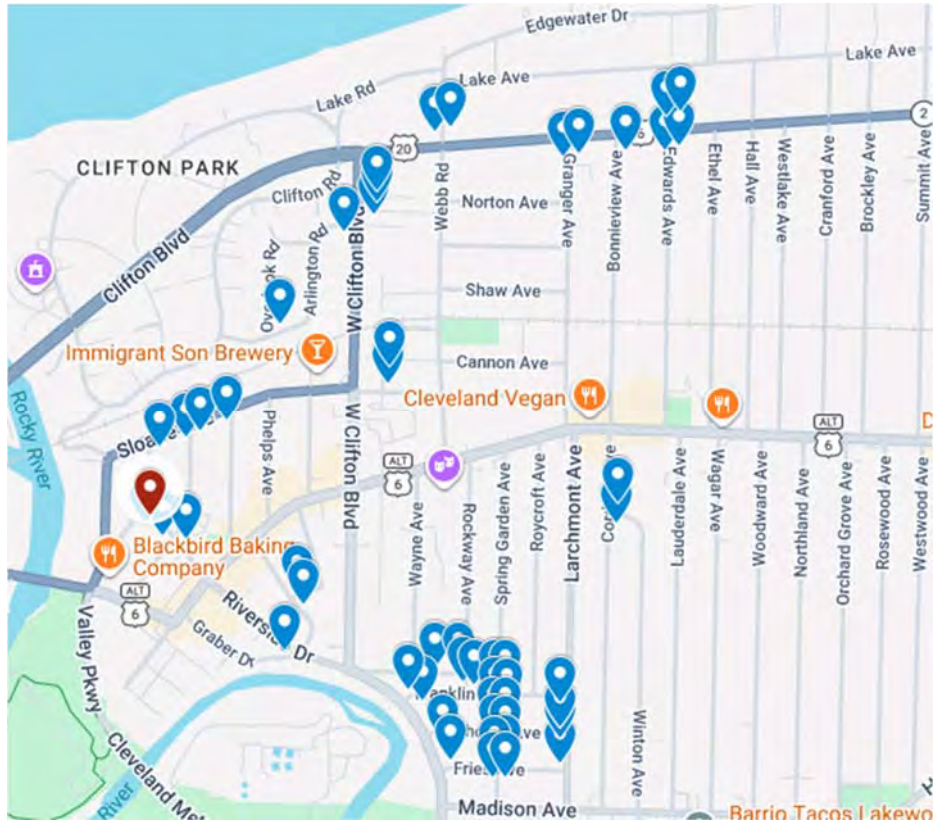
A rear-facing garage was evaluated but cannot be reasonably accommodated due to existing site conditions that create a practical difficulty unique to the property. The swing generally advised and required to pull into a side-load garage is 25' to 30'. The existing driveway is approximately 10' from the rear of our proposed garage, and the the maximum distance from the rear property line to the garage face would be approximately 31 feet, while the adjacent property's driveway extends approximately 23 feet from the shared property line and is oriented perpendicular to the proposed garage face.

This configuration would result in opposing driveways with insufficient maneuvering clearance, creating ongoing safety concerns related to vehicle ingress and egress, particularly during backing movements. These conditions are further intensified by the neighboring property's regular use of its driveway for vehicle and RV parking, which would intermittently obstruct access. The current proposal allows the minimum necessary deviation to alleviate these constraints, improves site circulation and safety, and is compatible with surrounding development patterns and common utilizations of corner lots in Lakewood.





**Map of Corner Lots with Similar Layouts**



**1346 MATHEWS AVE**  
**LAKWOOD, OH. 44107**





Tim Bennett <tim.bennett@bennettbuilders.com>

---

**ARB Consent** 1 message

---

**Taner Eren** <erentb@gmail.com>

Wed, Jan 21, 2026 at 10:02 AM

To: Tim Bennett <tim.bennett@bennettbuilders.com>

To whom it may concern,

I, Taner Eren, give my consent for Bennett Building Company to apply for the Architectural Board of Review on my behalf for PPN 311-15-001, Lakewood, OH, and to let this email serve as an electronic signature to the application.

Sincerely,  
Taner Eren

# Landmark<sup>®</sup> Series

Designer Roofing Series

 certainteed  
SAINT-GOBAIN



*Landmark, shown in Weathered Wood*

  
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.*



# Trust Your Home to Landmark®

Few things in this world are as precious as the place that you call home. It is much more than just a house. It's the foundation from which you build your life. That's why having a roof that gives your home long-lasting curb appeal and protection from the elements is so important. At CertainTeed, our benchmark for success is our customers' total peace of mind. And we wouldn't have it any other way.

Our dedication to making the highest-quality roofing systems continues to earn the respect of top building professionals. And our product portfolio offers the widest variety of design and color options in the industry. It's no wonder that more than a million homeowners across North America choose CertainTeed each year.

And the job doesn't stop once the roof goes on. Every CertainTeed product is backed by our industry-leading manufacturer's warranty, allowing you to rest confidently and comfortably for years to come.



Landmark, shown in Charcoal Black

Technology that protects  
the beauty of your roof and  
strengthens its performance.





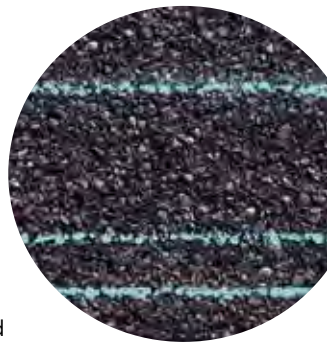
# NailTrak<sup>®</sup>

Fast, Accurate, Visible

The new and improved **NailTrak** nailing line, a feature on CertainTeed designer shingles.

Now **NailTrak** is brighter than ever before, with high-visibility lines that stand out whether it's daybreak or dusk.

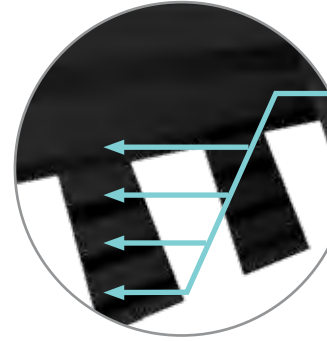
**NailTrak** removes the guesswork with three separately defined lines, creating a large area to guide your nailing and a smaller area for extreme steep-slope applications.



# QuadraBond<sup>®</sup>

Advanced Layering

CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle delamination to maximize performance over the life of the shingle in any climate.



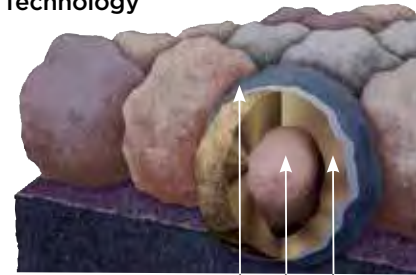
# StreakFighter<sup>®</sup>

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

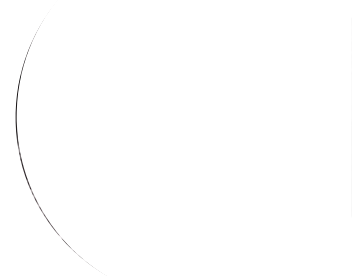


Ceramic coating  
Mineral core  
Copper layer  
Diagram for illustrative purposes only.

# CertaSeal<sup>®</sup>

Uplift Protection

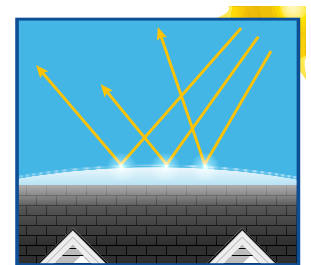
**CertaSeal<sup>®</sup>** is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after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



# Solaris<sup>®</sup> CoolRoof

Solar Reflectivity

Solaris<sup>®</sup> Cool Roof is a sustainable shingle granule technology that applies energy-saving cool roof performance to CertainTeed's most popular shingle brands. Available in rich and authentic colors, including dark hues and tones, Solaris Cool Roof can lower roof temperatures and allow homeowners to reduce cooling costs without sacrificing beauty, quality, or color.







# The Trusted Classic

## LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's dual-layered construction and exceptional durability provide long-lasting protection for your home.

- **Classified as UL 2218 Class 3 Impact Rated**
- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



Scan code for  
more information

# LANDMARK® COLOR PALETTE



Cobblestone Gray



Georgetown Gray



Weathered Wood



Moiré Black



Heather Blend



Burnt Sienna

# LANDMARK® Solaris® COLOR PALETTE



Graphite  
*CRRC Product ID 0668-0155*



Weathered Wood  
*CRRC Product ID 0668-0119*



Driftwood



Colonial Slate



Pewter



Resawn Shake





# LANDMARK SERIES

## SPECIFICATIONS

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- **Solaris**<sup>®</sup> *CoolRoof* colors have a Solar Reflectance Index greater than 20 SRI.

*For U.S. building code compliance, see product specification sheets.*

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: Please reference [www.certainteed.com](http://www.certainteed.com) to determine approved products by manufacturing location.

### Impact Resistance:

- UL certified to meet UL 2218 Class 4 (Landmark **ClimateFlex**<sup>®</sup> and NorthGate **ClimateFlex**<sup>®</sup>)
- UL classified to meet UL 2218 Class 3 (Landmark and, Landmark PRO)

### Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

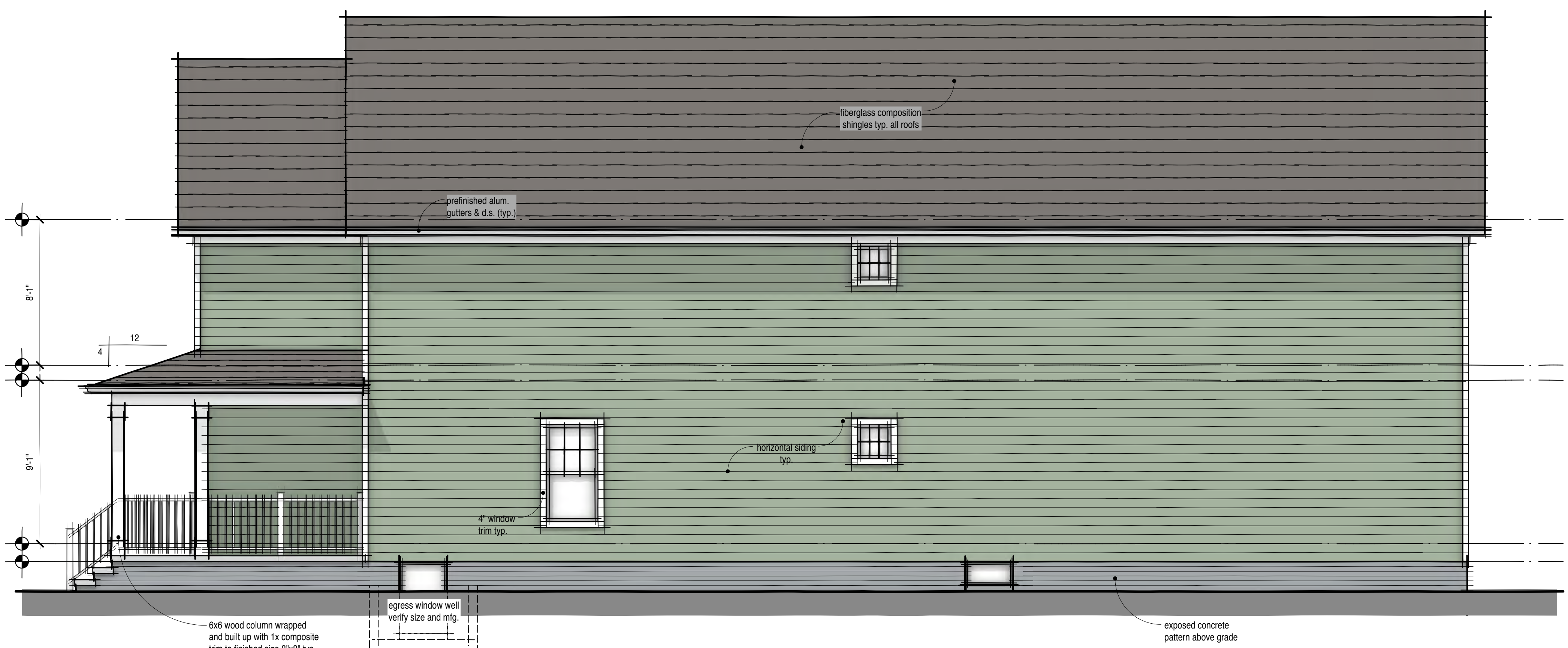
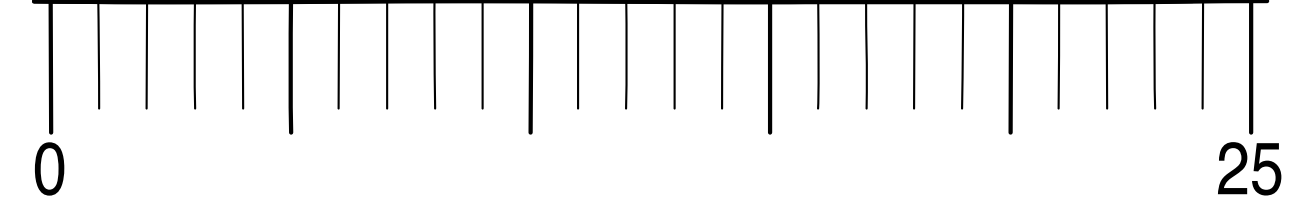
## WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications (Landmark PRO, NorthGate **ClimateFlex**<sup>®</sup>)
- 40-year limited transferable warranty against manufacturing defects on group-owned or commercial applications (Landmark and Landmark **ClimateFlex**<sup>®</sup>)
- **StreakFighter**<sup>®</sup> algae-resistance warranty (25-year - Landmark and Landmark **ClimateFlex**<sup>®</sup> 30-year - Landmark PRO, NorthGate **ClimateFlex**<sup>®</sup>)
- 10-year SureStart<sup>™</sup> protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 160 mph available. CertainTeed starter and CertainTeed hip and ridge required

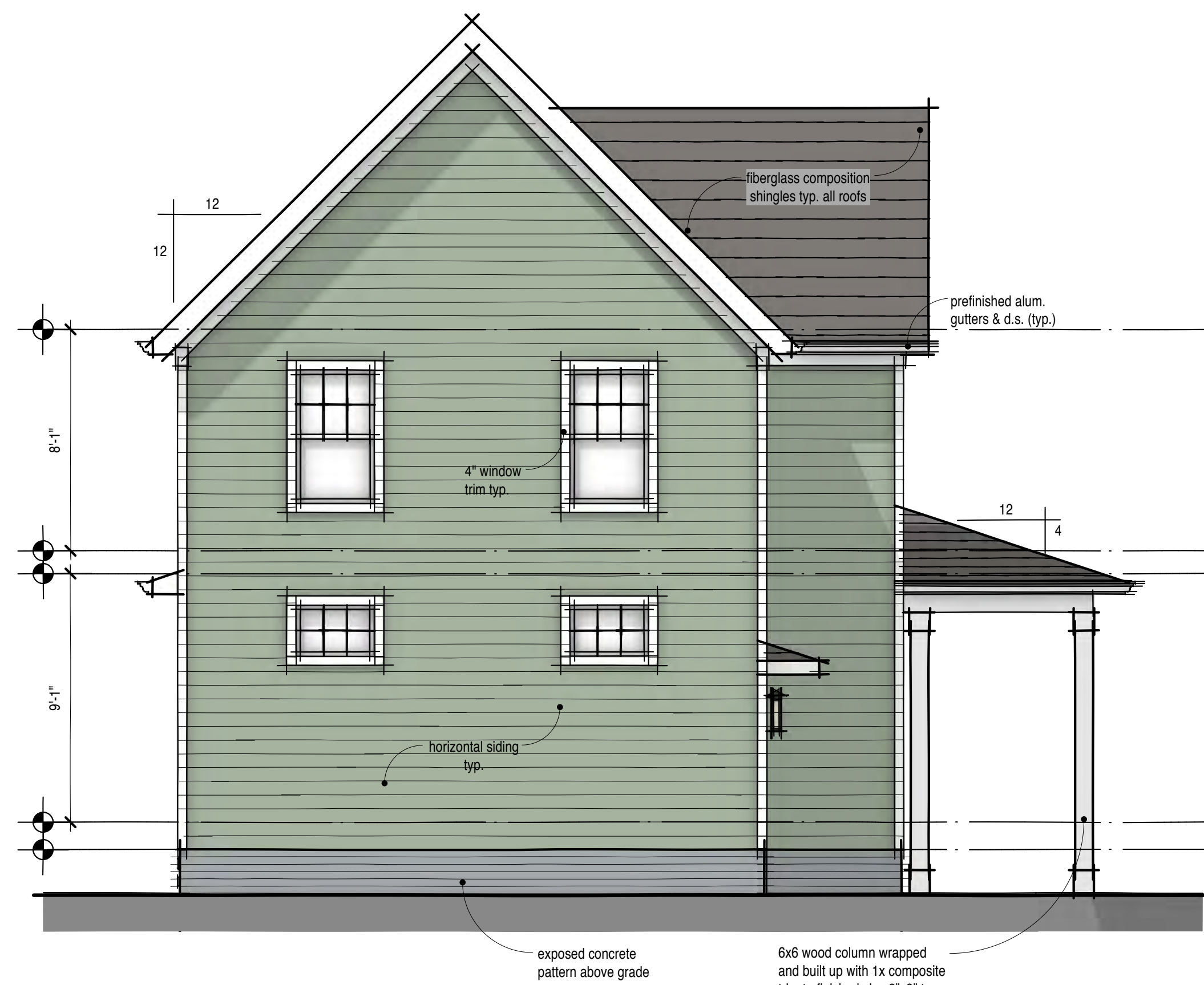
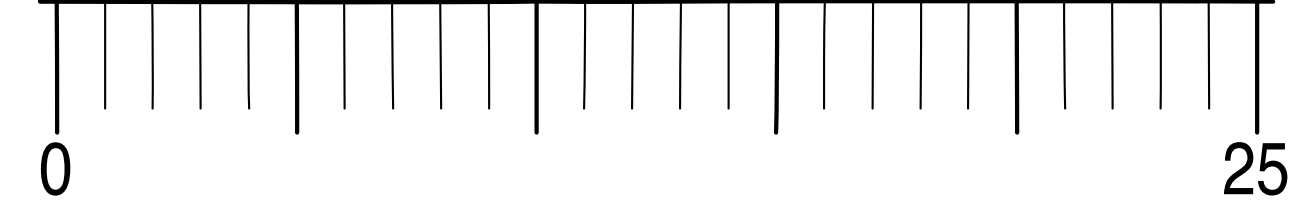
*See actual warranty for specific details and limitations.*



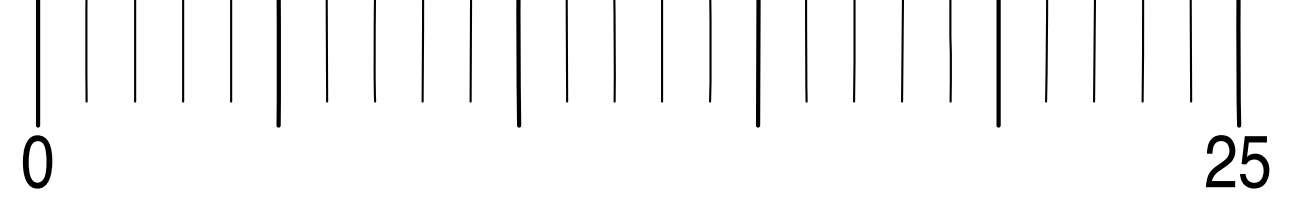
**front elevation**  
 NOTE: actual color may vary from on-screen representation. Please view a physical color swatch or material sample to confirm the color choice prior to building.



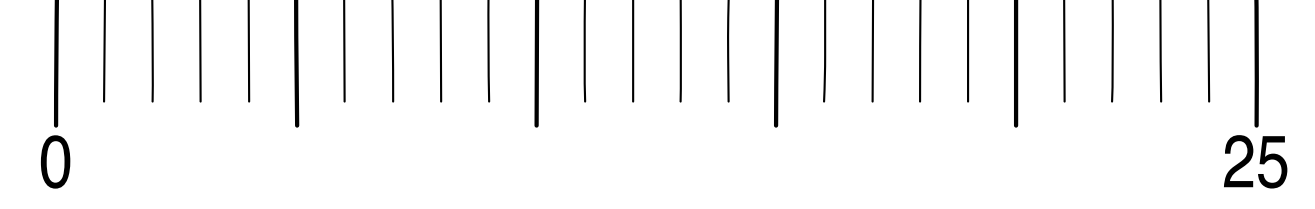
**right side elevation**



**rear elevation**



**left side elevation**





**front view**

NOTE:  
 actual color may vary from on-screen representation.  
 Please view a physical color swatch or material sample  
 to confirm the color choice prior to building.  
 perspective views for design only



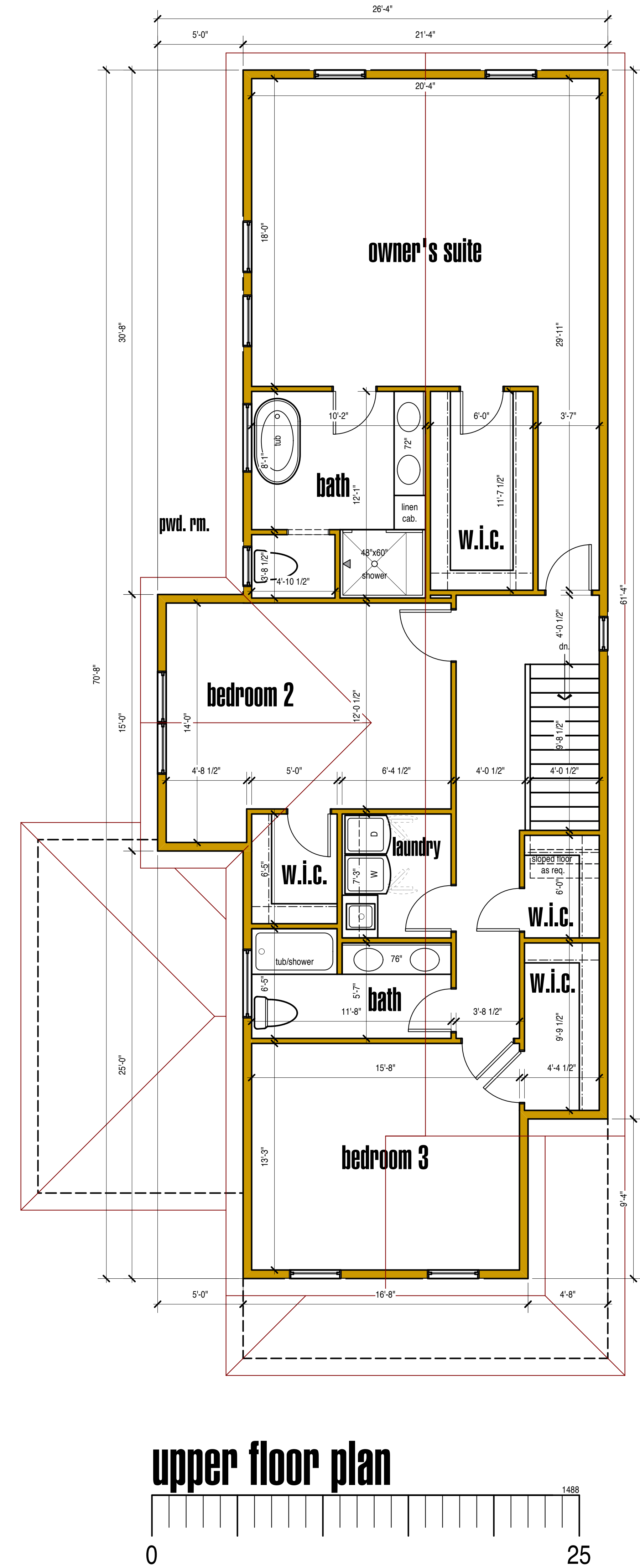
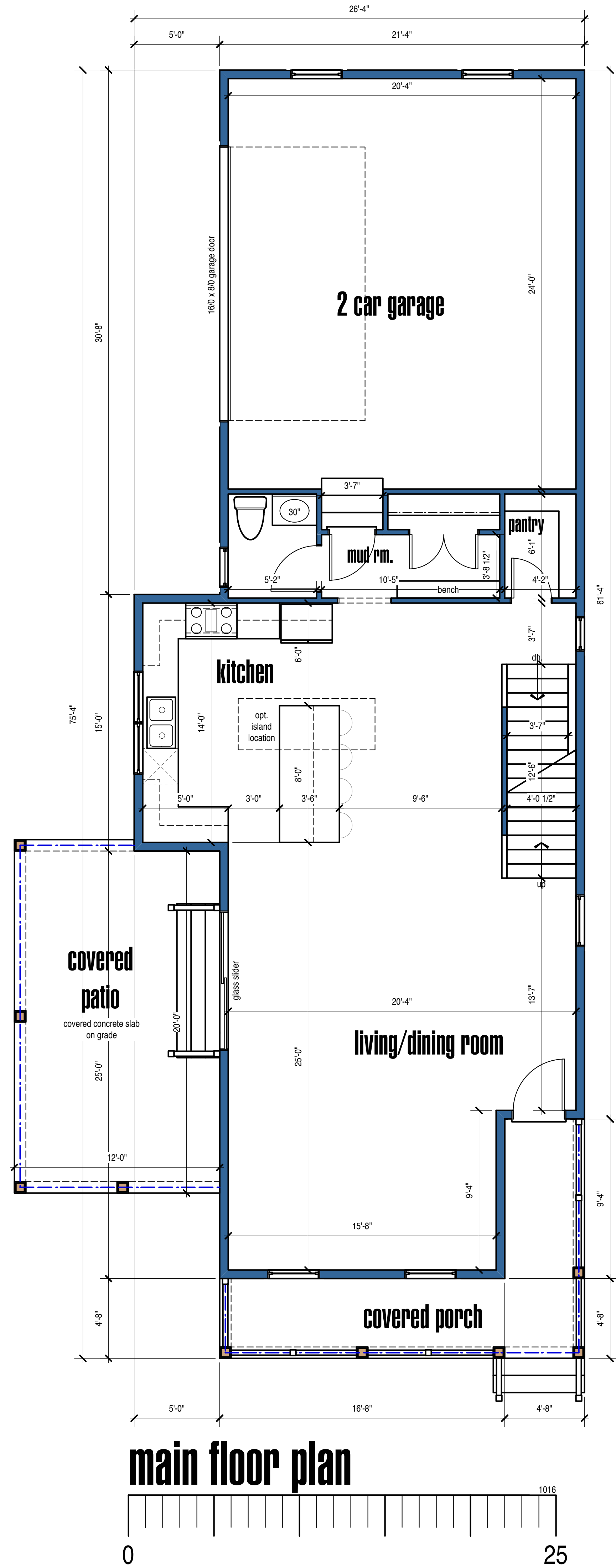
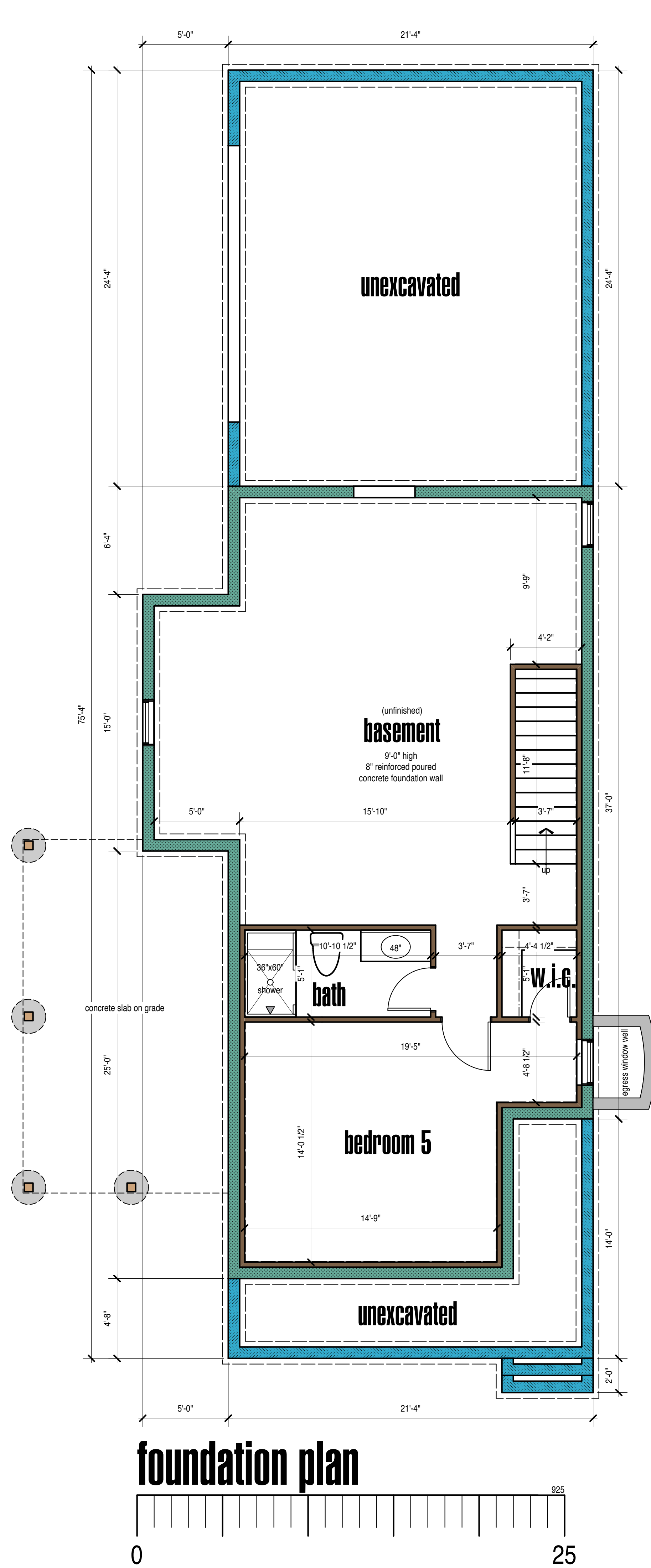
**rear view**



**right side view**



**left side view**



sheet 1 elevations  
sheet 2 perspective views  
sheet 3 floor plans  
sheet 4 material schedule  
sheet 5 site plan  
sheet 6 landscape plan  
sheet 7 additional details

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**eren/miller residence**  
edanola & riverside, lakewood ohio

issued: 12/03/25  
 first draft  
 progress  
 design review  
 bid estimates  
 permit  
 not for construction  
 approval  
 revised: 01/21/26  
 revised: 01/23/26  
 revised: 02/03/26  
 revised: 02/11/26

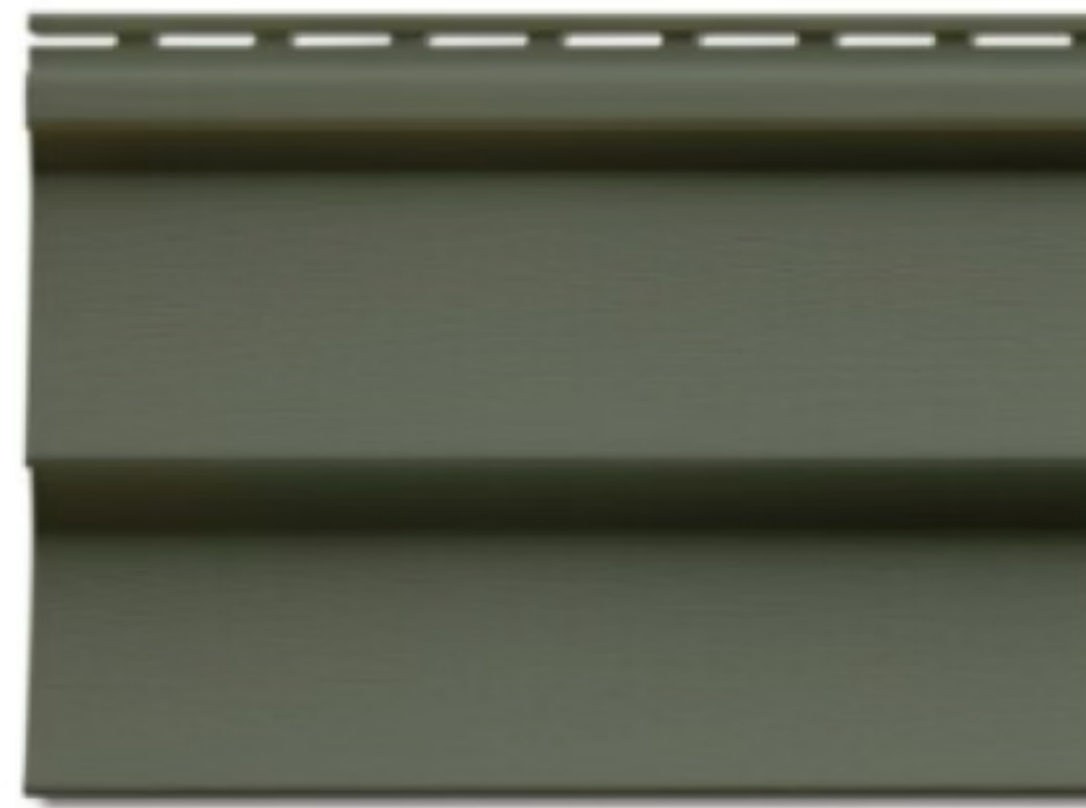


### Signature Supreme Premium Vinyl Siding

Signature Supreme vinyl siding has beautiful colors, richly detailed hardwood texture and a generous selection of classic profiles.

[Learn More](#)

**gentek signature supreme vinyl siding**



### D4 Clapboard

#### Specifications:

- 5/8" Butt
- 2-4" Exposure per Panel
- 12'6" Length
- .044" Nominal Thickness
- Hardwood Texture

**siding specifications**



Meadow Fern



Moonlit Moss

**medium-to-dark green siding color**



Style Option = S4814-SDLF1LE

#### Fiberglass Single

- Impact Rating : None
- Call Width : 3'0"
- Call Height : 6'8"
- Door Collection : Smooth-Star®
- Line : Smooth-Star®
- Glass Shape : Craftsman Lite
- Style Shape : Craftsman Lite 2 Panel Shaker Flush-Glazed
- Glass Type : Clear Glass with Grilles
- Glass Design : Grille
- Grille Pattern : Craftsman 4 Lite 2Wx2H
- Grille Style : SDL - Flat 1-1/8"
- Low-E? : Yes

**front door**

deeper brown color



**front porch posts**

white 1x8 PVC wrapped (Azek or similar) columns with cap and base



**rear porch posts**

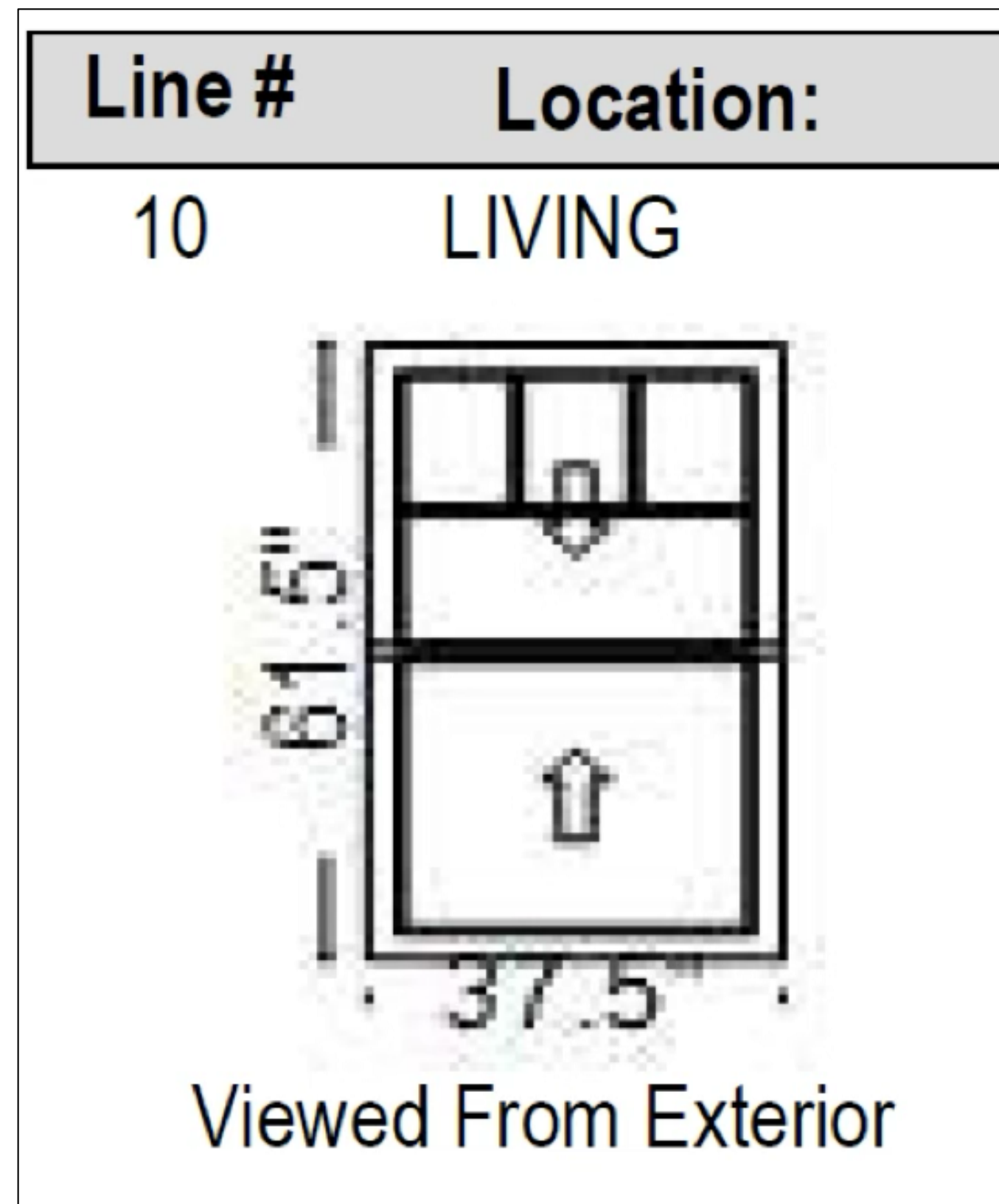
(concrete slab at grade)

white 1x8 PVC wrapped (Azek or similar) columns with cap and base



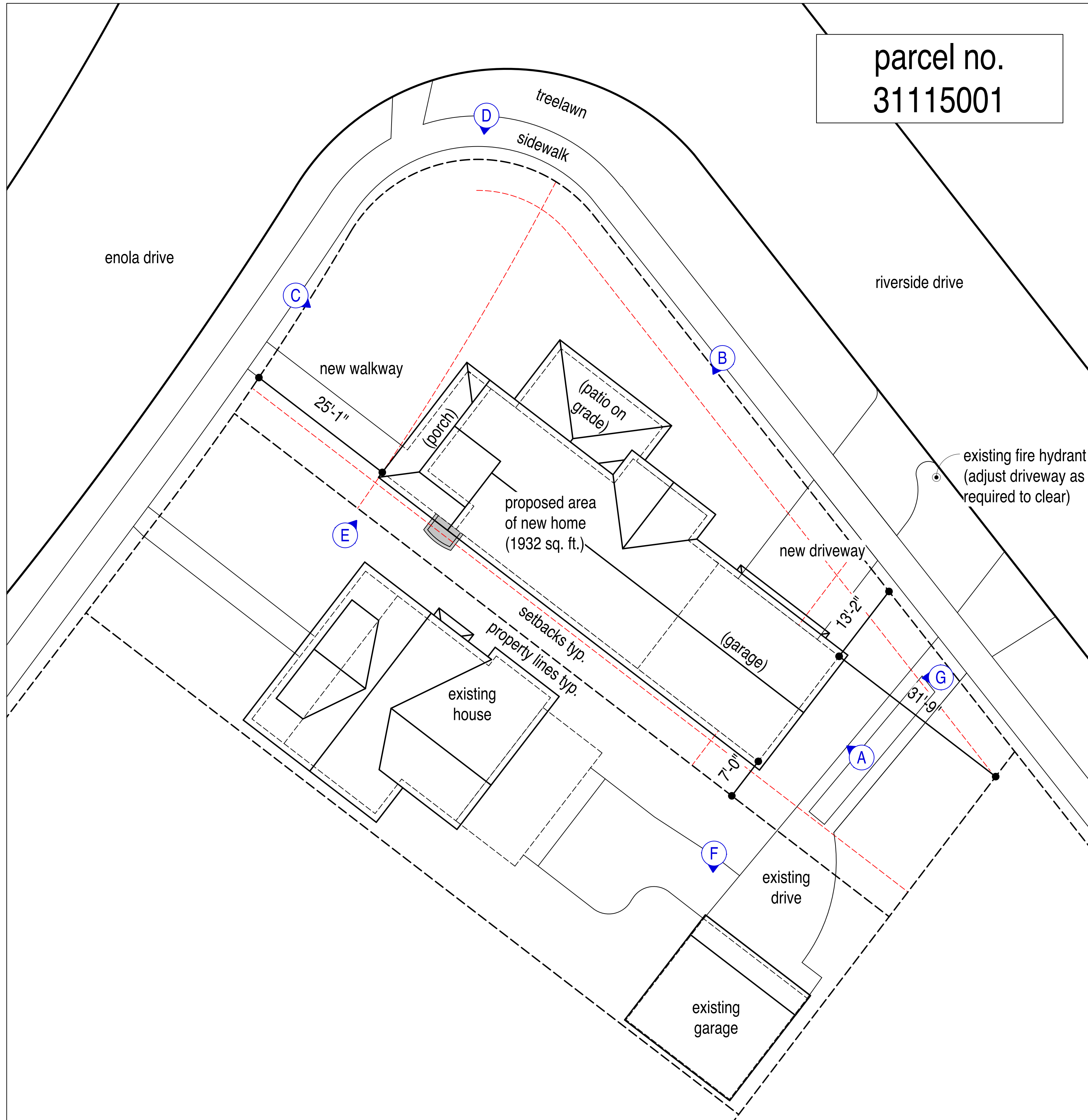
**Pella vinyl windows**

2x4 trim wrapped in aluminum



**grille upper sash of windows**

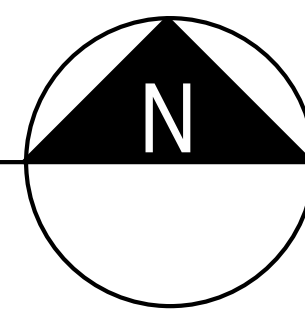




# site plan

scale 1" = 10'-0"

lot area 6667 sq ft  
 building footprint 1932 sq ft  
 lot coverage 28.98%



**note:**  
 this site plan is diagrammatical.  
 not to be construed as actual survey.  
 actual conditions and dimensions may vary.  
 verify and confirm the accuracy of this site  
 plan prior to commencement of construction.



view A



view B



view C



view D

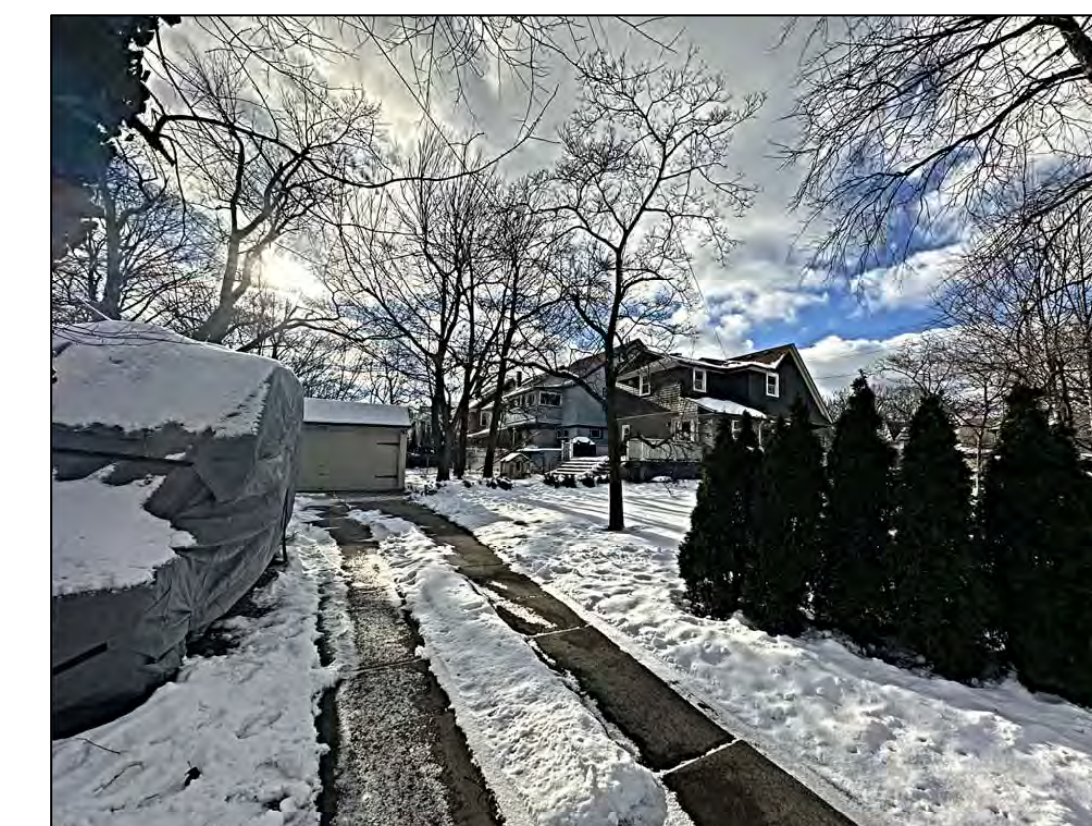


view E



view F

# existing site photos



view G



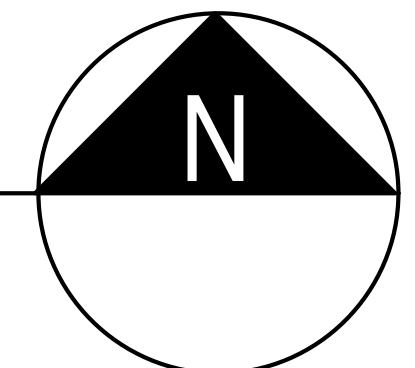


**landscape legend:**

G	grass
C	concrete
M	mulch / flowerbed
P	pavers
A	arborvitae ( <i>Thuja occidentalis</i> )
B	boxwood shrub ( <i>Buxus sempervirens</i> )
R	river birch ( <i>Betula nigra</i> )

# landscape plan

scale 1/8" = 1'-0"





# rear garage detail

## Color Options

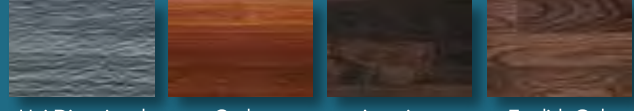
### Wood Grain



Bi-Directional American Walnut\*   Bi-Directional English Oak\*   Bi-Directional Ash\*   Bi-Directional Mahogany\*



Uni-Directional American Walnut   Uni-Directional English Oak   Uni-Directional Ash   Uni-Directional Mahogany



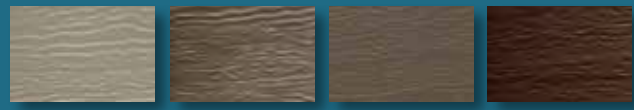
Uni-Directional Graywood   Cedar Plank   American Walnut Plank   English Oak Plank

Plank and Bi-Directionals color options feature a light stucco embossment.  
Uni-Directionals color options feature a wood grain embossment.  
\*Bi-Directional colors are available on 60, 61, 63, and 64 models with or without windows. They are only available on 71, 72, 73, 74, 81 and 82 models without windows.

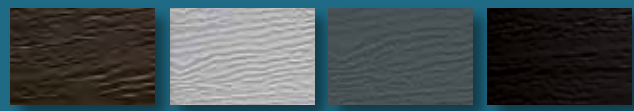
### Solid



Polar White   Almond   Sahara Tan   Sandstone



Trinar® Beige   Bronze\*\*   Trinar® Brown\*\*   Brown\*\*



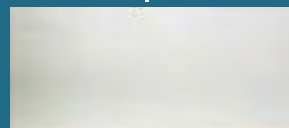
Espresso\*\*   Gray   Charcoal\*\*   Carbon Black\*\*

\*\*These colors include a cool chemistry paint finish but is not recommended for projects with extreme exposures to heat and sunlight.

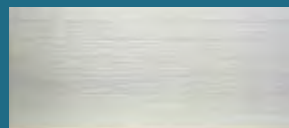
Due to the printing process, colors may vary.

For accurate color samples, contact a Haas Door dealer for a color selector.

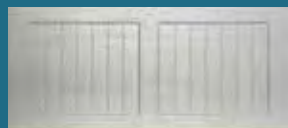
## Panel Options



**Flush Panel Model 610**  
All colors except Bi-Directional wood grains  
Carriage Windows p25 & 27  
Ranch Windows p26 & 27  
TL Windows p26  
Standard Windows p24 & 27  
SlimLine Windows p26



**V-Groove Panel Model 612**  
All colors except Bi-Directional wood grain & Plank options  
Carriage Windows p25 & 27  
Ranch Windows p26 & 27  
TL Windows p26  
SlimLine Windows p26



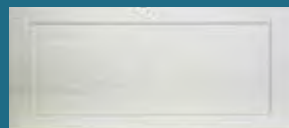
**Ribbed Short Panel Model 660**  
Carriage Windows p25 & 27  
**Model 672**  
Ranch Windows p26 & 27  
**Model 682** ◊  
Standard Windows p24 & 27



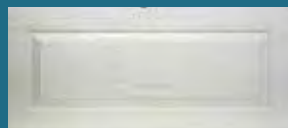
**Recessed Short Panel Model 661**  
Carriage Windows p25 & 27  
**Model 671**  
Ranch Windows p26 & 27  
**Model 681** ◊  
Standard Windows p24 & 27



**Ribbed Long Panel Model 664**  
Carriage Windows p25 & 27  
**Model 674** ◊  
Ranch Windows p26 & 27



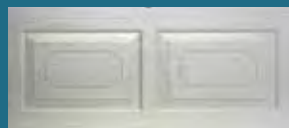
**Recessed Long Panel Model 663**  
*(Not available in 24" sections)*  
Carriage Windows p25 & 27  
**Model 673** ◊  
*(Not available in 24" sections)*  
Ranch Windows p26 & 27



**Raised Ranch Panel Model 670**  
Ranch Windows p26 & 27  
**Model 667** ◊  
Carriage Windows p25 & 27  
**Model 687** ◊  
Standard Windows p24 & 27



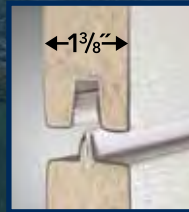
**Raised Standard Panel Model 680**  
Standard Windows p24 & 27  
**Model 668** ◊  
Carriage Windows p25 & 27  
**Model 678** ◊  
Ranch Windows p26 & 27



**Raised Sculptured Panel Model 690**  
Standard Windows p24 & 27  
**Model 669** ◊  
Carriage Windows p25 & 27  
**Model 679** ◊  
Ranch Windows p26 & 27

## FEATURES

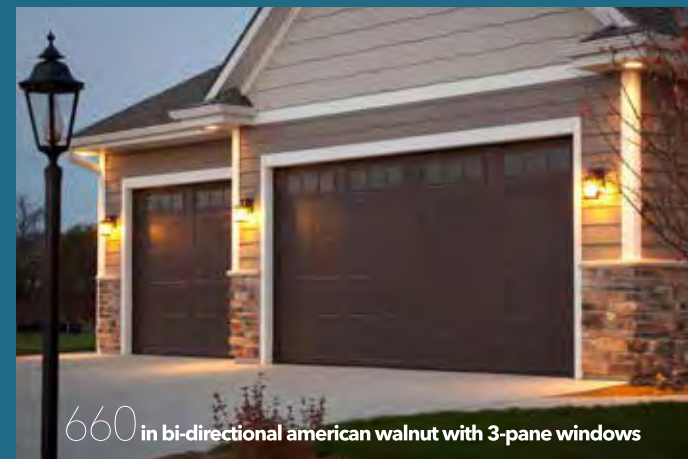
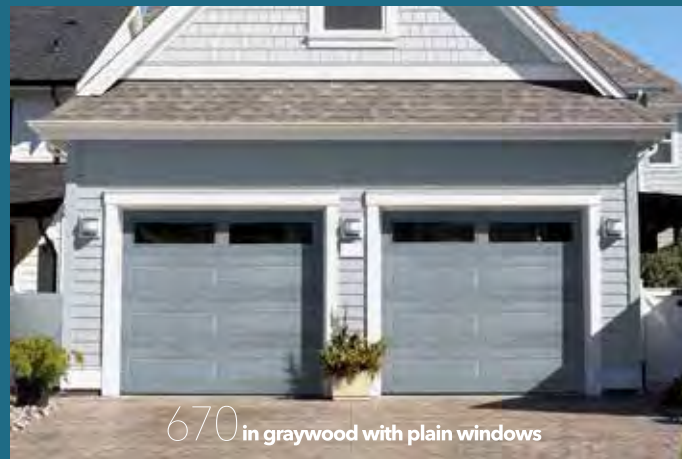
- 1<sup>3</sup>/<sub>8</sub>" Thick with Full Thermal Break
- 0.106 Tested U-Factor
- Environmentally Compliant Polyurethane Insulation
- 26-Gauge Galvanized Steel
- Available with Wind Load & Impact Options
- Decorative Glass Options (pg 27)
- SelectView Options (pg 22-23)
- 37 Window Options (pg 24-27)
- Industry Leading Warranty (pg 30)
  - Lifetime Rust-Through & Delamination
  - Finish Warranty (pg 30)
  - 6 Year Hardware
  - 3 Year Spring
  - 1 Year All Other Components



A Full Thermal Break is used in the tongue-and-groove construction of all 600 series doors. This rigid vinyl extrusion seals the joints and eliminates metal-to-metal contact, which limits the transfer of temperature.



# 600 series



LIMITED LIFETIME WARRANTY



668 in carbon black with 3-pane windows

600 Series / 1<sup>3</sup>/<sub>8</sub>" thick / 0.106 Tested U-Factor

◊ = Due to variances in window sizes, not all window and panel stamp configurations align.

Pella® 250 Series  
Classic sliding patio door  
with a White interior.

Windows & Patio Doors  
Vinyl

# Vinyl Windows & Patio Doors

When your homeowners want low-maintenance, energy efficient and affordable windows and patio doors, vinyl is the right choice. Our unique vinyl formula is performance-tested for excellent weathering, durability and color retention.

Multi-chambered frames and metal-reinforced, interlocking sashes add strength and durability while helping to prevent warping, sagging and bowing. White, Almond and Fossil-colored frames, with optional upgrades to dual-color frames, are available on select product lines.

## Pella 250 Series

Innovative and enhanced security and privacy features for more peace of mind.

---

## Encompass by Pella

Competitively-priced, easy-care vinyl windows and patio doors backed by Pella.



### The confidence of Pella's warranty.

Pella products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).

# Pella® 250 Series

Vinyl

Pella 250 Series

## Innovative security and privacy features

Optional security and privacy features on windows and patio doors give your customers more peace of mind.

## 52% stronger frames<sup>1</sup>

Multi-chambered vinyl frames and reinforced sashes are stronger than ordinary vinyl for increased durability.

## 62% more energy efficient<sup>2</sup>

Windows with triple-pane glass create a more comfortable home than windows with single-pane glass.



## Strong and Secure Vinyl.

**Improved security.** The classic sliding patio door with integrated flush footbolt meets or exceeds the highest industry requirements for forced entry and is our most secure vinyl patio door.<sup>3</sup>

**Unique tamper prevention system.** Double- and single-hung windows are designed with an interlocking checkrail, steel hardware reinforcement and a unique anti-jar sill.

**Strong vinyl material.** With multi-chambered frames and optional steel reinforced sashes, these frames are 52% stronger than ordinary vinyl, resist warping and twisting and install easily!<sup>1</sup>

## More of Everything You Love.

**Excellent energy efficiency.** Multiple insulating air chambers deliver comfort for your customers. Upgraded triple-pane windows are on average 62% more energy efficient than single-pane windows.<sup>2</sup>

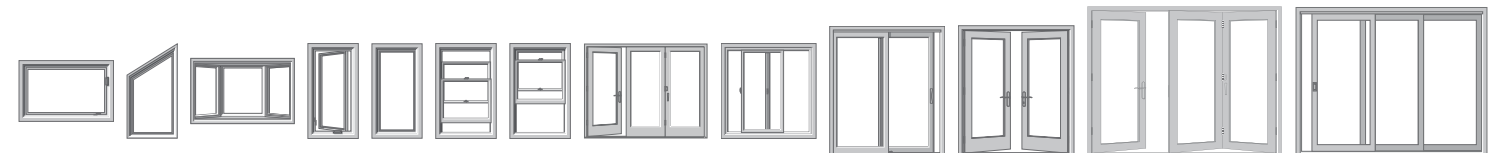
**Exclusive vinyl formula.** Using our exclusive fade-resistant formula, Pella's high-grade vinyl is performance-tested for excellent durability and weathering.

**Quality that lasts.** To help ensure our products exceed industry requirements and expectations, we test both the entire window and individual parts for strength and durability.

Pella 250 Series products offer innovative and enhanced security and privacy features for more peace of mind. Our exclusive vinyl formula is performance tested for excellent weathering, durability and color retention. Insulating frame chambers improve energy efficiency and multi-chambered frame designs are 52% stronger than ordinary vinyl.<sup>1</sup>

With innovative and enhanced security and privacy features and our durable and low-maintenance, easy-care vinyl, Pella 250 Series windows and patio doors are a great complement to your project.

Available in these window and patio door styles:



Special shapes also available.

<sup>1</sup>Based on the force required to bend a window frame profile.

<sup>2</sup>Window energy efficiency calculated in a computer simulation using RESFEN 5.0 default parameters for a 2000 sq. foot existing single-story home when comparing a Pella 250 Series vinyl window with InsulShield Advanced Low-E triple pane glass with argon to a single paned wood or vinyl window. The range of energy efficiency will vary from 54% to 77% and will vary by location. Your actual savings will vary. The average window energy efficiency is based on a national average of 94 modeled cities across the country with an adjustment based on population. For more details see [pella.com/methodology](http://pella.com/methodology).

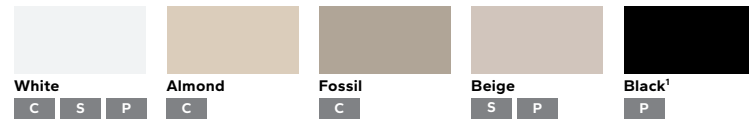
<sup>3</sup>To achieve a Grade 40 rating on ASTM F842, a test for forced entry excluding glass breakage, the optional footbolt must be installed and engaged.

C Classic  
S Standard  
P Premium

Colors & Finishes

**Frame Colors** Create a signature look with a solid-color frame. A solid color throughout the vinyl formula keeps minor dings and scratches virtually invisible. Or add design interest with dual-color frames, featuring a White interior frame and your choice of laminated exterior colors.

Solid-Color Frames:

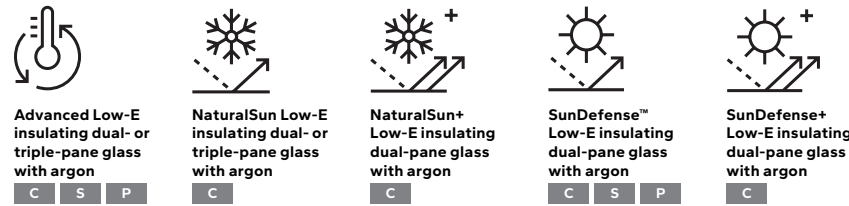


Dual-Color Frames:

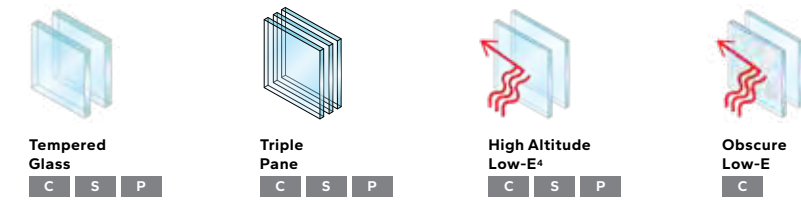


Glass & Additional Energy Efficiency Upgrades

**InsulShield® Low-E Glass³** Pella's InsulShield® glass collection offers innovative and energy-saving choices for your climate.



**Additional Glass Options** Additional glass options provide added benefits, such as more strength, improved energy efficiency or additional design options.

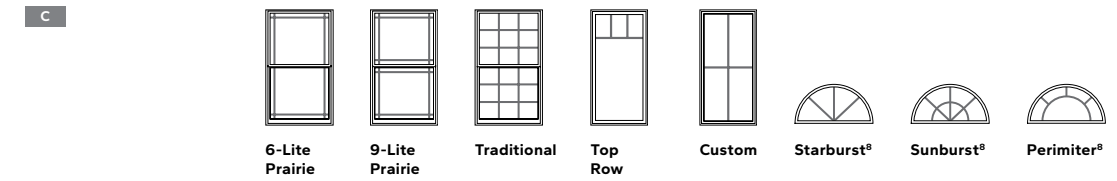


Grilles

**Grille Types** Grilles are color-matched to the window or patio door interior and exterior frame color.



**Grille Patterns** Choose from one of our standard grille patterns or create a unique look with custom patterns.⁷



Screens⁹

**InView™** InView high-transparency screens come standard and provide a clearer view than conventional fiberglass screens.

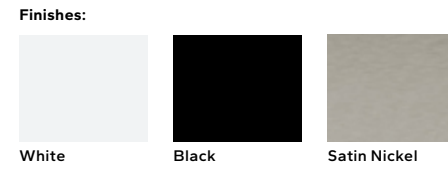
**Hidden Screen** The exclusive, easy-to-use Hidden Screen appears when you open a single-hung, double-hung or sliding window and folds away when the window is closed.

¹ Exterior and interior are an applied laminate finish, not an extruded color.  
² Exterior is an applied laminate finish, not an extruded color.  
³ Optional high-altitude Low-E insulating glass available with or without argon on select products.  
⁴ Available in both dual-pane and triple-pane glass.  
⁵ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.  
⁶ Grilles are not available with blinds-between-the-glass on Encompass by Pella sliding patio doors.  
⁷ Grille patterns offered may vary by product. See specific product information for availability.  
⁸ Only available with a curved product or curved glass.  
⁹ Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

Window Hardware

**Bifold Pass Through**  
S P

Elegant hinged handle allows for easy operation of a modern bifold pass through window.



**Casement & Awning**

Our casement and awning hardware folds neatly out of the way so it won't interfere with roomside window treatments.



**Sliding, Single- & Double-Hung**

Pella's cam-action lock pulls the sashes against the weatherstripping for a tighter seal. Optional AutoLock hardware automatically locks the window when it is shut, simply close the sash and confirm it latches.



**Integrated Sash Lift**

Make raising and lowering single- and double-hung window sashes easy with a standard, integrated sash lift.



Window Integrated Sash Lift



**Window Limited Opening Devices**

Limited opening devices restrict how far a window sash can open. For single- and double-hung windows, a vent stop can be engaged or disengaged manually and restricts how far the bottom sash can open. For casement and awning windows, stainless steel limited opening devices are available. Window Opening Control Devices (WOCDs) comply with safety standards and allow for ventilation, emergency escape and rescue when released. Color-matched WOCDs are available on single- and double-hung windows, while stainless steel WOCDs are available on casement and awning windows.



Vent Stop

Window Opening Control Device



Patio Door Hardware

Handles

Match your door's interior and exterior color with a color-matched, corrosion-resistant handle, or choose to upgrade the interior finish to add a touch of style.



Classic Sliding Patio Door Handle Standard Multipoint Locking System  
C

Standard Multi-Slide Patio Door Handle  
S

Signature Multi-Slide Patio Door Handle Upgrade  
S P



Flush Multi-Slide Patio Door Handle For Premium Multi-Slide and Sliding Patio Doors  
P



Standard Bifold and Hinged Patio Door Handle Standard Multipoint Locking System  
P



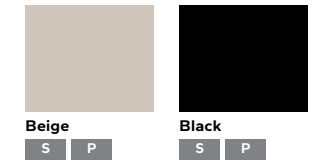
Passive Panel<sup>1</sup> Keyed or Unkeyed  
P



White  
C S P

Almond  
C

Fossil  
C



Beige  
S P

Black  
S P



Oil-Rubbed Bronze  
C

Satin Nickel  
C S P

**Integrated Flush Footbolt**  
C

Pella® 250 Series classic sliding patio door with integrated flush footbolt is our most secure vinyl patio door.<sup>2</sup> The patent-pending footbolt is flush with the frame, providing secondary venting and locking abilities without compromising beauty.



Integrated Flush Footbolt



White

Almond

Fossil

**Patio Door Blinds<sup>3</sup>**

**Blinds-Between-the-Glass**  
C

Add privacy and complement your home's decor with blinds-between-the-glass. Located between panes of glass, blinds are protected from dust, pets and damage.



White

Slate Gray

Espresso

<sup>1</sup> Available in Satin Nickel and Black only.

<sup>2</sup> To achieve a Grade 40 rating on ASTM F842, a test for forced entry excluding glass breakage, the optional footbolt must be installed and engaged.

<sup>3</sup> Available on dual-pane products only. Not available on sliding patio doors with grilles-between-the-glass.

# Encompass by Pella®

Vinyl

## Competitively priced

Easy-care, low-maintenance vinyl at a price that is easy on the budget.

## Energy-efficient options

Offering solutions to improve comfort and help save on heating and cooling costs.

## Backed by Pella

A leader in the window and door industry and a brand that has been trusted for nearly 100 years.

Encompass by Pella



## Easy-care vinyl.

**Low-maintenance.** The solid color throughout keeps minor dings and scratches virtually invisible and doesn't require painting.

**More comfortable.** Pella's weather protection system helps protect a home from leaks and drafts.

**Stand the test of time.** Our precision welding process makes a strong and more durable product that resists warping and twisting.

## Designed to make life easier.

**Easy operation.** Pella's true glide balance system allows single- and double-hung windows to open and close easily and quietly.

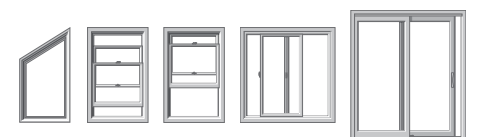
**Dust-free between-the-glass grilles and blinds.** Never worry about cleaning between-the-glass grilles and blinds. Grilles-between-the-glass are sealed between glass on windows and patio doors and blinds-between-the-glass are sealed between glass on patio doors. This keeps the grilles and blinds safe from dust and damage.

**Limited lifetime warranty.** Backed by one of the best warranties in the business, you can be confident in your selection.<sup>2</sup>

With Encompass by Pella, you can get windows and patio doors backed by the brand you know and trust, at a price that is easy on the budget.

Featuring low-maintenance, high-grade vinyl frames, these windows are energy efficient and look great for years. Lower heating and cooling costs with energy-efficient options that will meet or exceed ENERGY STAR® guidelines in all 50 states.<sup>1</sup>

Available in these window and patio door styles:<sup>3</sup>



Special shapes also available.

<sup>1</sup> Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).

<sup>2</sup> The Pella Limited Lifetime Warranty is non-prorated, meaning the coverages within the defined warranty periods do not decrease over time. See written limited warranty for details, including exceptions and limitations, at [installpella.com/warranties](http://installpella.com/warranties), or contact Pella Customer Service at 866-319-0397.

<sup>3</sup> Double-hung window available in East Region only.

Colors & Finishes

**Frame Color** Create a signature look with a solid-color frame. A solid color throughout the vinyl formula keeps minor dings and scratches virtually invisible.

Color-Matched Finishes:



Glass & Additional Energy Efficiency Upgrades

**InsulShield® Low-E Glass<sup>1,2</sup>**



Advanced Low-E insulating dual-pane glass with argon<sup>1</sup>



NaturalSun Low-E insulating dual-pane glass with argon<sup>1</sup>



NaturalSun+ Low-E insulating dual-pane glass with argon

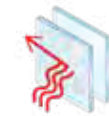


SunDefense™ Low-E insulating dual-pane glass with argon<sup>1</sup>



SunDefense+ Low-E insulating dual-pane glass with argon

**Additional Glass Options**



Obscure Low-E insulating glass<sup>3</sup>



Tempered glass

Grilles

**Grille Types**

Grilles are color-matched to the window or patio door interior and exterior frame color.



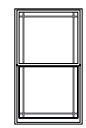
Grilles-Between-the-Glass Flat 5/8<sup>4,5</sup>



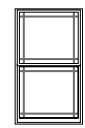
Grilles-Between-the-Glass Contour 3/4<sup>4,5</sup>

**Grille Patterns**

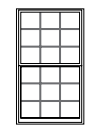
Choose from a variety of grille patterns for the traditional look of divided light.<sup>6</sup>



6-Lite Prairie



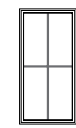
9-Lite Prairie



Traditional



Top Row



Custom Equally Divided

Screens<sup>7</sup>

**InView Screens**

InView™ screens come standard and let in 14% more light and are 8% more open for improved airflow compared to conventional fiberglass screens.<sup>8</sup>

**Patio Door Screens**

Fiberglass screens come standard on patio doors. They are durable and functional and allow in the light and breeze. Optional heavy duty screens are available.

Patio Door Blinds

**Blinds-Between-the-Glass<sup>10,11</sup>**

Add privacy and complement your home with blinds-between-the-glass. Located between panes of glass, blinds are protected from dust, pets and damage.



White

Hardware

**Sliding, Single- and Double-Hung Windows**

Pella's cam-action locks push the sashes against the weatherstripping for a tighter seal.



Cam-Action Lock

Color-Matched Finishes:



White

Almond

Fossil

**Single- and Double-Hung Windows**

Make raising and lowering single- and double-hung window sashes easy with a standard, integrated sash lift.



Integrated Sash Lift

Color-Matched Finishes:



White

Almond

Fossil

**Window Opening Control Device**

A vent stop can be engaged or disengaged manually and restricts how far the bottom sash of a double-hung window can open. A window opening control device (WOCD) complies with a safety standard and allows for ventilation, emergency escape and rescue when released. A WOCD automatically limits the sash opening to less than four inches, unless it is intentionally disengaged, enabling the sash to fully open.



Opening Control Device

Color-Matched Finishes:



White

Almond

Fossil

**Sliding Patio Door**

Match the door's exterior color with a color-matched handle. Upgraded finishes are also available for added design interest.



Sliding Patio Door Handle

Color-Matched Finishes:

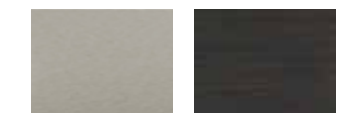


White

Almond

Fossil

Additional Finishes:



Satin Nickel

Oil-Rubbed Bronze

<sup>1</sup> Optional high-altitude Low-E insulating glass available with or without argon on select products.

<sup>2</sup> Not available with blinds-between-the-glass on sliding patio doors.

<sup>3</sup> Available with Advanced Low-E insulating glass with argon with bronze, gray or green tint on select products.

<sup>4</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

<sup>5</sup> Available in West region only.

<sup>6</sup> Grille patterns offered may vary per product. See specific product information for availability.

<sup>7</sup> Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

<sup>8</sup> Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

<sup>9</sup> Availability varies by size. See a Pella professional for details.

<sup>10</sup> Not available on sliding patio doors with grilles-between-the-glass.

**15107 Edgewater Dr**



15431 Edgewater Dr



<b>Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
17602 Archdale Ave	Lakewood	OH	44107
17519 Archdale Ave	Lakewood	OH	44107
17520 Archdale Ave	Lakewood	OH	44107
17603 Archdale Ave	Lakewood	OH	44107
17837 Cannon Ave	Lakewood	OH	44107
16900 Clifton Blvd	Lakewood	OH	44107
16903 Clifton Blvd	Lakewood	OH	44107
16933 Clifton Blvd	Lakewood	OH	44107
16722 Clifton Blvd	Lakewood	OH	44107
16725 Clifton Blvd	Lakewood	OH	44107
17225 Clifton Blvd	Lakewood	OH	44107
17403 Clifton Blvd	Lakewood	OH	44107
17800 Clifton Blvd	Lakewood	OH	44107
17808 Crest Ln	Lakewood	OH	44107
1339 Edanola Ave	Lakewood	OH	44107
15107 Edgewater Dr	Lakewood	OH	44107
15431 Edgewater Dr	Lakewood	OH	44107

17520 Franklin Ave	Lakewood	OH	44107
17521 Franklin Ave	Lakewood	OH	44107
17600 Franklin Ave	Lakewood	OH	44107
17603 Franklin Ave	Lakewood	OH	44107
17618 Franklin Ave	Lakewood	OH	44107
17702 Franklin Ave	Lakewood	OH	44107
17520 Fries Ave	Lakewood	OH	44107
17521 Fries Ave	Lakewood	OH	44107
17600 Fries Ave	Lakewood	OH	44107
17601 Fries Ave	Lakewood	OH	44107
1600 Larchmont Ave	Lakewood	OH	44107
1622 Larchmont Ave	Lakewood	OH	44107
1624 Larchmont Ave	Lakewood	OH	44107
1628 Larchmont Ave	Lakewood	OH	44107
1648 Larchmont Ave	Lakewood	OH	44107
1451 Maile Ave	Lakewood	OH	44107
1262 Mathews Ave	Lakewood	OH	44107
1339 Mathews Ave	Lakewood	OH	44107

1346 Mathews Ave	Lakewood	OH	44107
17838 Northwood Ave	Lakewood	OH	44107
18219 Owego Ct	Lakewood	OH	44107
1281 Overlook Rd	Lakewood	OH	44107
1556 Rockway Ave	Lakewood	OH	44107
1474 Riverside Dr	Lakewood	OH	44107
1569 Riverside Dr	Lakewood	OH	44107
1577 Riverside Dr	Lakewood	OH	44107
1605 Riverside Dr	Lakewood	OH	44107
1625 Riverside Dr	Lakewood	OH	44107
18403 Sloane Ave	Lakewood	OH	44107
18429 Sloane Ave	Lakewood	OH	44107
18725 Sloane Ave	Lakewood	OH	44107
1155 Webb Rd	Lakewood	OH	44107
1181 West Clifton Blvd	Lakewood	OH	44107
1187 West Clifton Blvd	Lakewood	OH	44107
1191 West Clifton Blvd	Lakewood	OH	44107
1210 West Clifton Blvd	Lakewood	OH	44107

1449 Winton Ave                      Lakewood                      OH                      44107

1450 Winton Ave                      Lakewood                      OH                      44107



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

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

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Application Cover Page

Docket No.: 11-150-21

Permit No.: BBS26-000018

Applicant Name: David Craun

Project Address: 17801 Detroit Ave.

Project Name: Beck Center for the Arts

Project: Applicant proposes alterations to previously approved pocket park, BBS21-000185.

Q. A.



**BECK CENTER FOR THE ARTS  
NORTH EAST PLAZA**

**ARCHITECTURAL REVIEW  
FINAL PRESENTATION**



EXISTING BUILDING TO BE DEMOLISHED - VIEW FROM DETROIT AVENUE



SIDEWALK ALONG DETROIT AVENUE



REAR OF EXISTING BUILDING



SLOPE BEHIND EXISTING BUILDING



EXISTING PLAZA SPACE WITH MOVABLE FURNITURE



CURRENT PLANTING BEDS



CURRENT PLANTING BEDS



MOVABLE TABLES AND CHAIRS



ART INSTALLATION ON BUS SHELTER



BIKE RACKS



EXISTING GARDEN

NEW PLAZA AREA  
(ENLARGEMENT ON NEXT PAGE)

REALIGN DRIVE

BUS DROP-OFF

EXISTING PLANTING

ADA AND ART DROP-OFF

OVERALL SITE PLAN  
BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO



IDENTITY ELEMENT

EVENT LAWN

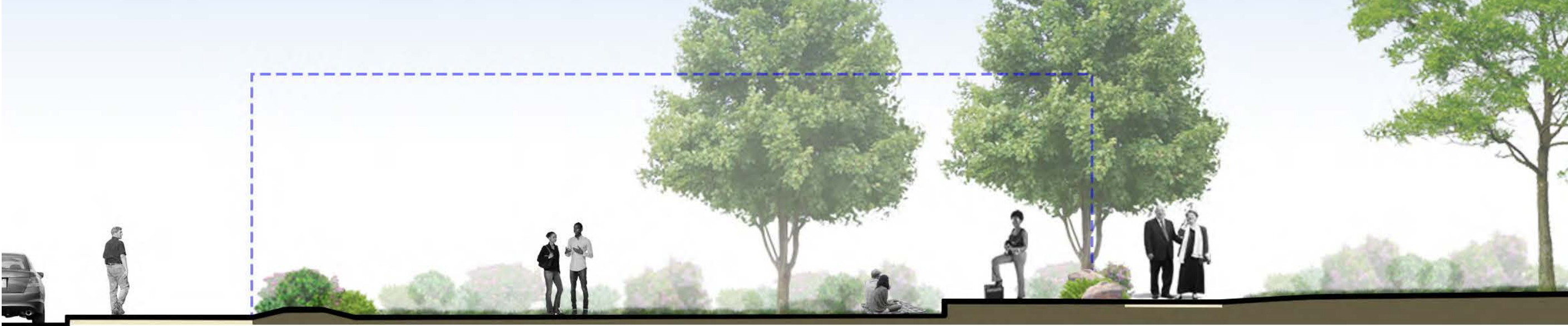
STAGE IN HILLSIDE

CONCRETE BENCHES

PAVERS DEFINE  
EVENT / PEDESTRIAN  
SPACE

PRIMARY DROP-  
OFF AREA WITH  
BOLLARDS

SLATE CHALK WALL



**NEW PLAZA DETAIL AND SECTION**  
BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO





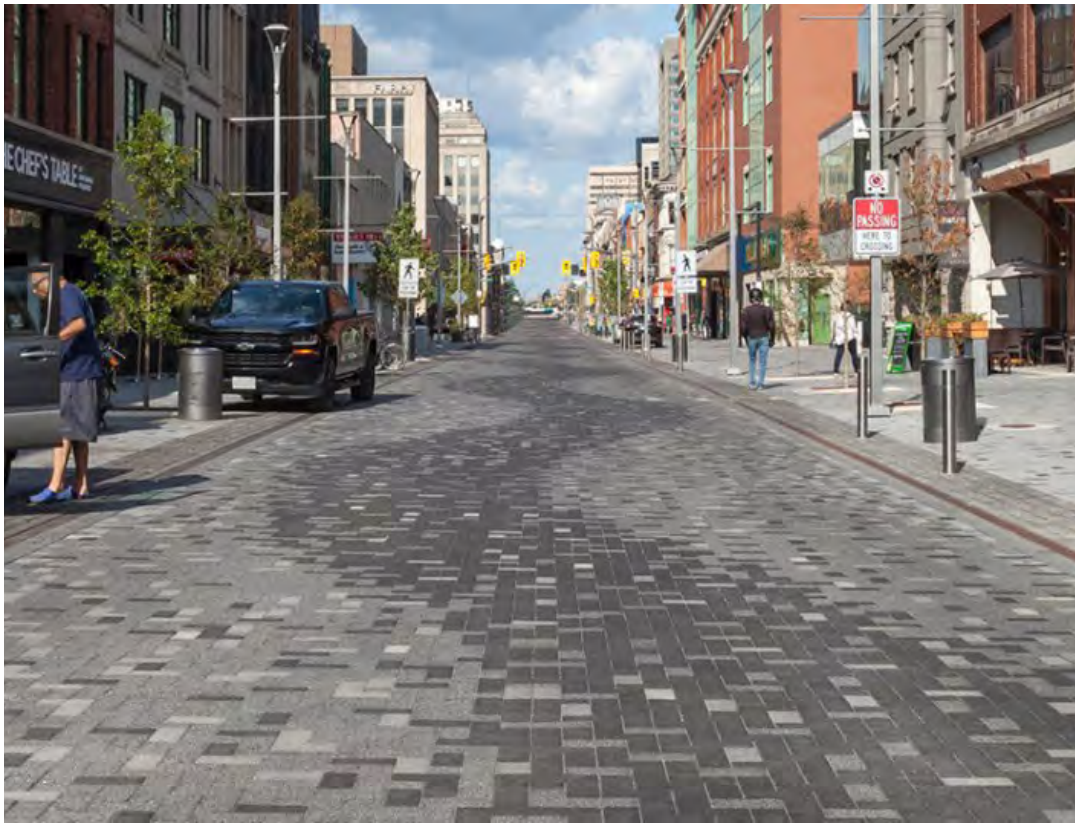
CONCRETE GALET BENCHES FROM WAUSAU TILE  
(ZB.GL.01-06)



FLINDT BOLLARD AND LP XPERI FROM  
LOUIS POULSON



EXPANDED SPACE FOR MOVABLE TABLES AND CHAIRS



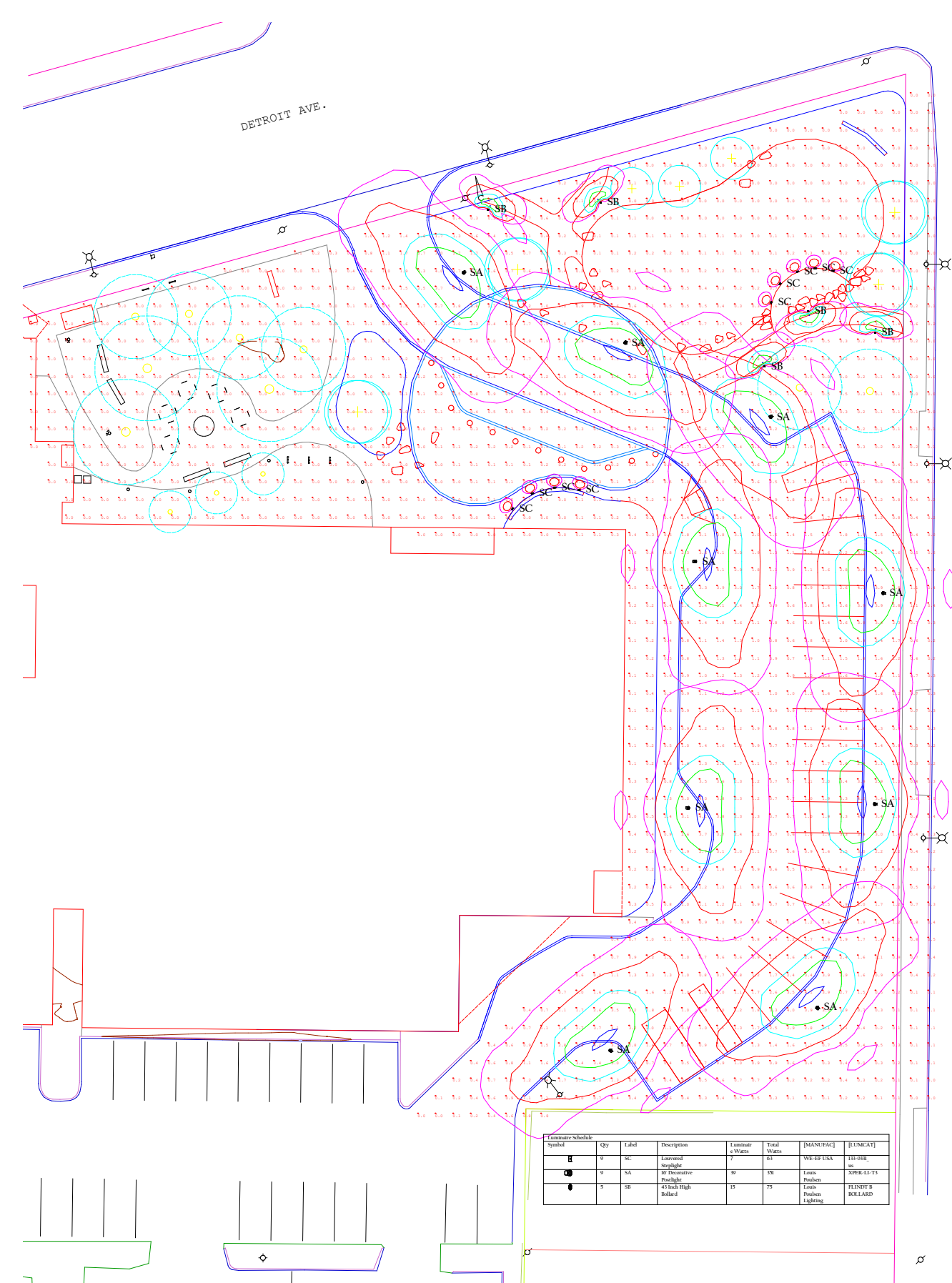
CURBLESS DROP OFF WITH SERIES PAVERS FROM UNILOCK



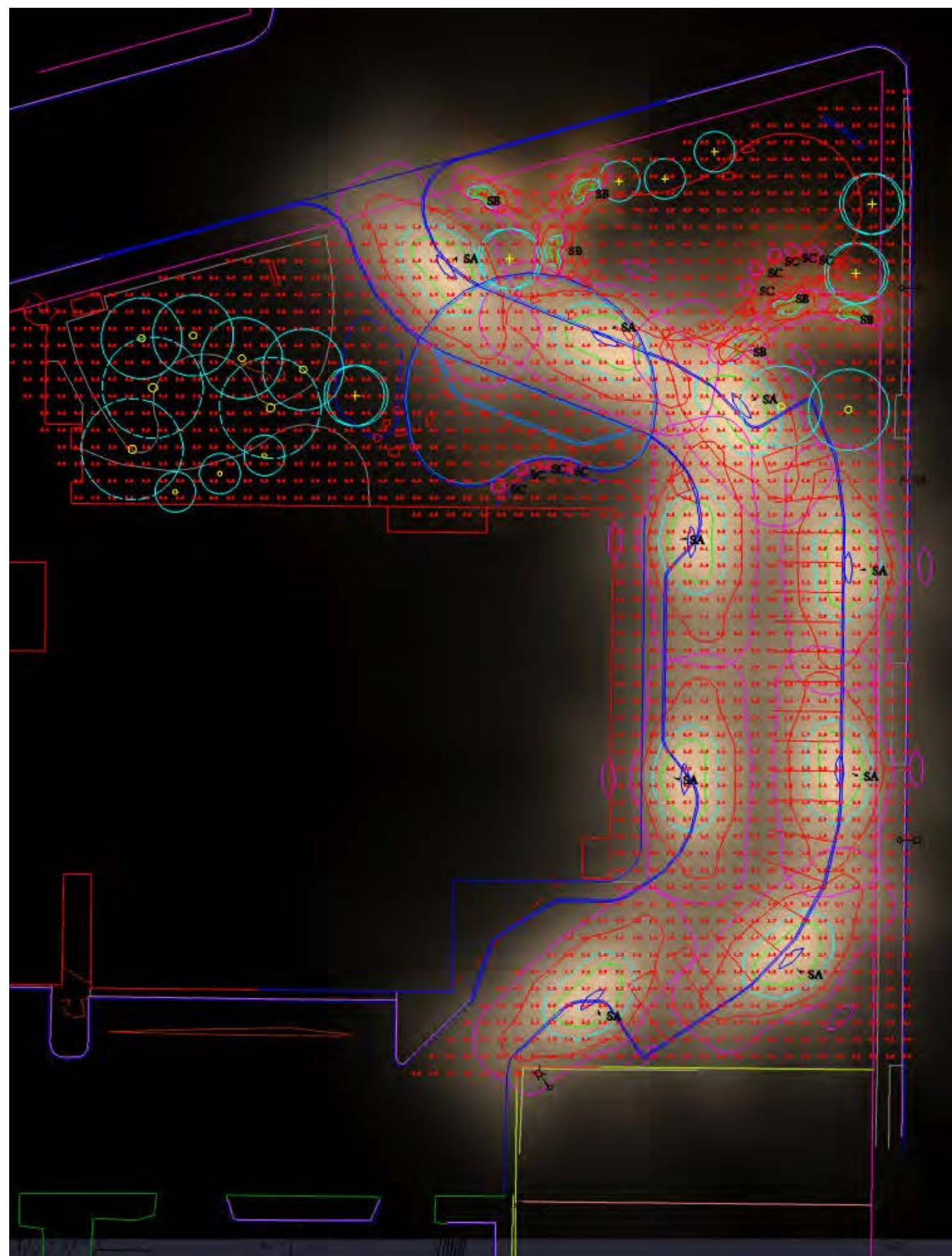
LAWN GATHERING AREA



ELECTRICAL AMENITIES FOR PERFORMANCE



LIGHTING PLAN



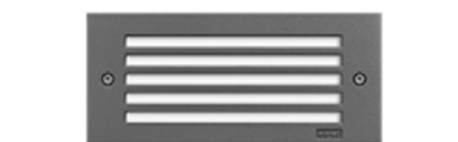
RENDERING



FLINDT BOLLARD



LP XPERI POSTLIGHT



LOUVERED STEPLIGHT



SLATE CHALK WALL



ACCOMODATE LARGE AND SMALL PERFORMANCES



SHOWCASE STUDENT ART



INTERACTIVE COMMUNITY ART



# Programming Through the Year

## Winter:

- Snow Painting
- Pine Cone Bird Feeders
- Snowman Contest

## Spring:

- Decorative Lighting throughout the space
- Super Saturdays @ Beck Center with expanded programming to include a variety of outdoor creative experiences

## Summer:

- Periodic outdoor performances and classes
- Partner with schools, community groups or organizations, to have regular activities on one or both of the outdoor stages
- Pre-show gatherings for patrons
- Use of the tables and chairs by students, parents, patrons, and community members
- Super Saturdays @ Beck Center with expanded programming to include a variety of outdoor creative experiences
- Be creative with a Summer of Sidewalk Chalk – available all summer long
- Drum circles
- Music on the outdoor stages
- Art making experiences during select outdoor performances

## Fall:

- Halloween and fall decorations
- Music on the outdoor stages
- Art making experiences during select outdoor performances
- Pre-show gatherings
- Super Saturdays @ Beck Center with expanded programming to include a variety of outdoor creative experiences.



# Lakewood Community Vision

## Economic Development:

- Creates a more welcoming streetscape on Detroit
- Would impact surrounding properties and make them more desirable to businesses

## Community Wellness:

- Added green space for active and passive enjoyment
- Enhanced biodiversity
- Decreased stormwater runoff

## Education and Culture:

- Showcases the Beck Center within the community
- Creates space for cultural events
- Demonstrates the Beck Center's longstanding community first approach

# Commercial District Design Guidelines

## Pedestrian First:

- Provides a more pleasant streetscape experience than the existing building
- Provides enhanced pedestrian connections to and from the Beck Center

## Activity at the street:

- Creates visible park space rather than the existing opaque building
- Provides public seating
- Encourages public art

## Minimize the Impact of Parking:

Parking is screened with landscape  
Parking is located away from street frontage

## Compatible with Historic Context:

Opens up corner condition for better views  
Seasonal landscape interest

## Quality of design:

- Planting and site furnishings appropriate for public spaces



Existing Sidewalk



Existing Conditions

SCALE: 1" = 20'-0"



TREES



AR - BOWHALL RED MAPLE



BN - RIVER BIRCH



CB - HORNBEAM



CV - WHITE FRINGETREE



GTI - HONEY LOCUST \*

GRASSES



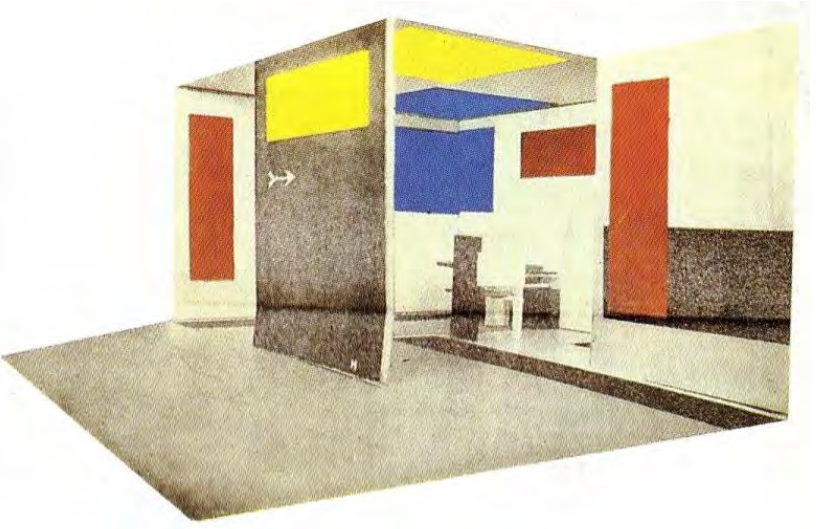
AND - RED OCTOBER BIG BLUESTEM



PAN - PRAIRIE SKY SWITCHGRASS



PVR - RED RAYS SWITCHGRASS



DE STIJL COLOR INSPIRATION

\* SPECIES IN EXISTING LANDSCAPE

SHRUBS



BPH - BUTTERFLY BUSH



CAF - ARCTIC FIRE DOGWOOD \*



HS - ROSE OF SHARON



HY - LITTLE LIME HYDRANGEA



IC - BLACK BEAUTY HOLLY



IV & IVJD - WINTERBERRY



IT - LITTLE HENRY SWEETSPIRE \*



JC - BLUE POINT JUNIPER



JGO - GREY OWL JUNIPER

PERENNIALS



ACG - CORONATION GOLD YARROW



AMP - PAPRIKA YARROW



AMS - THREADLEAF BLUESTAR



COR - COREOPSIS



GER - ROZANNE GERANIUM

\* SPECIES IN EXISTING LANDSCAPE



Stamp:

**DERU**  
landscape architecture  
812 Huron Road East, Suite 411  
Cleveland, Ohio 44115 | 216.466.4355

Drafted By:  
Checked By:

**Northeast Plaza**  
Beck Center for the Arts  
Lakewood, Ohio

Issue & Date: ARB 10.20.21

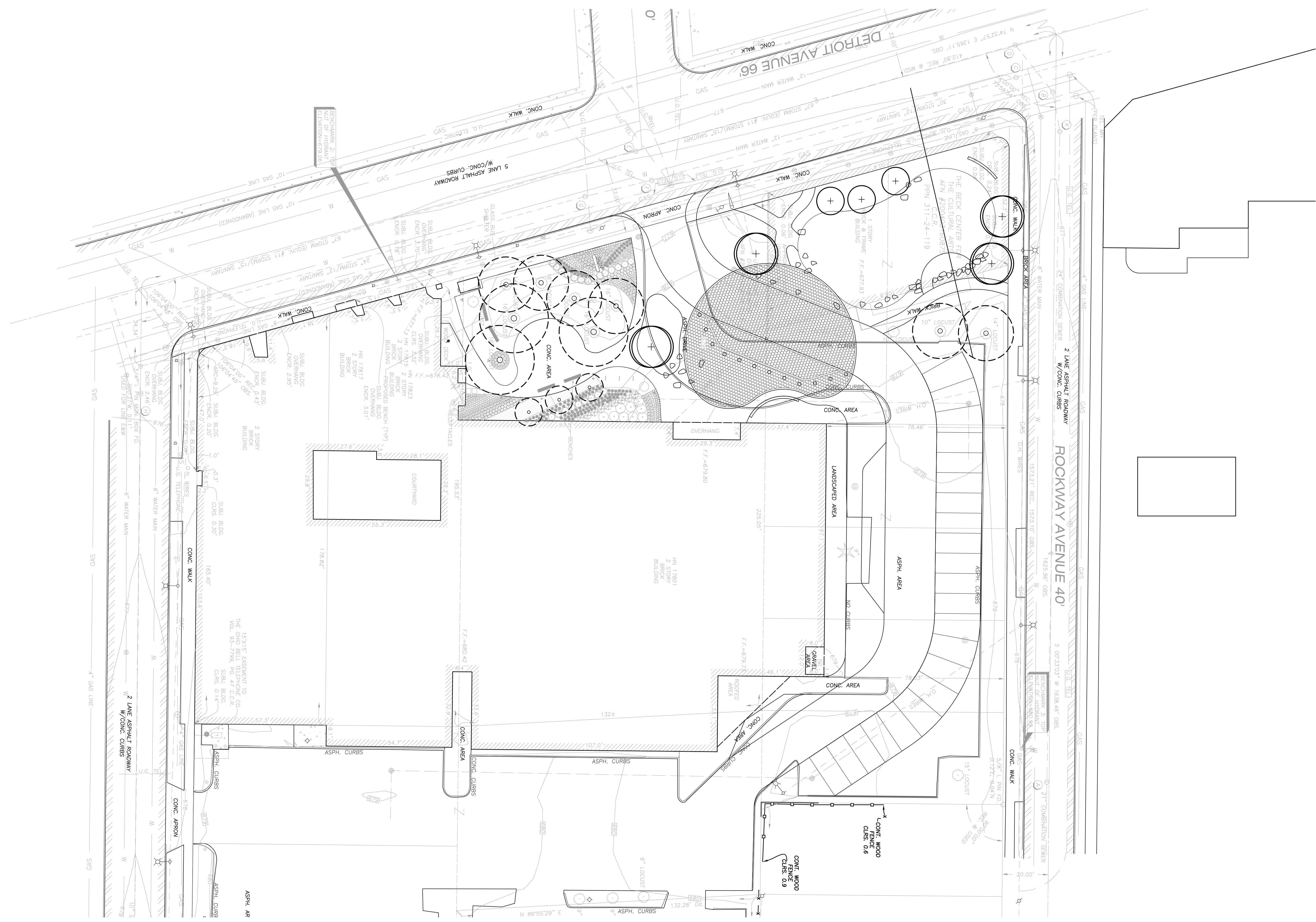
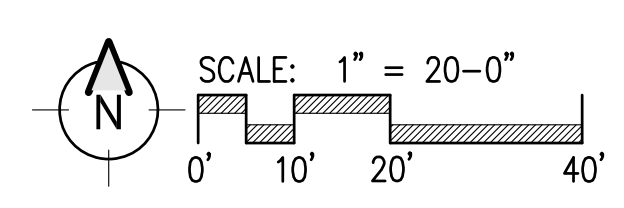
#	Revision

Sheet Name:

Site Plan

Sheet Number:

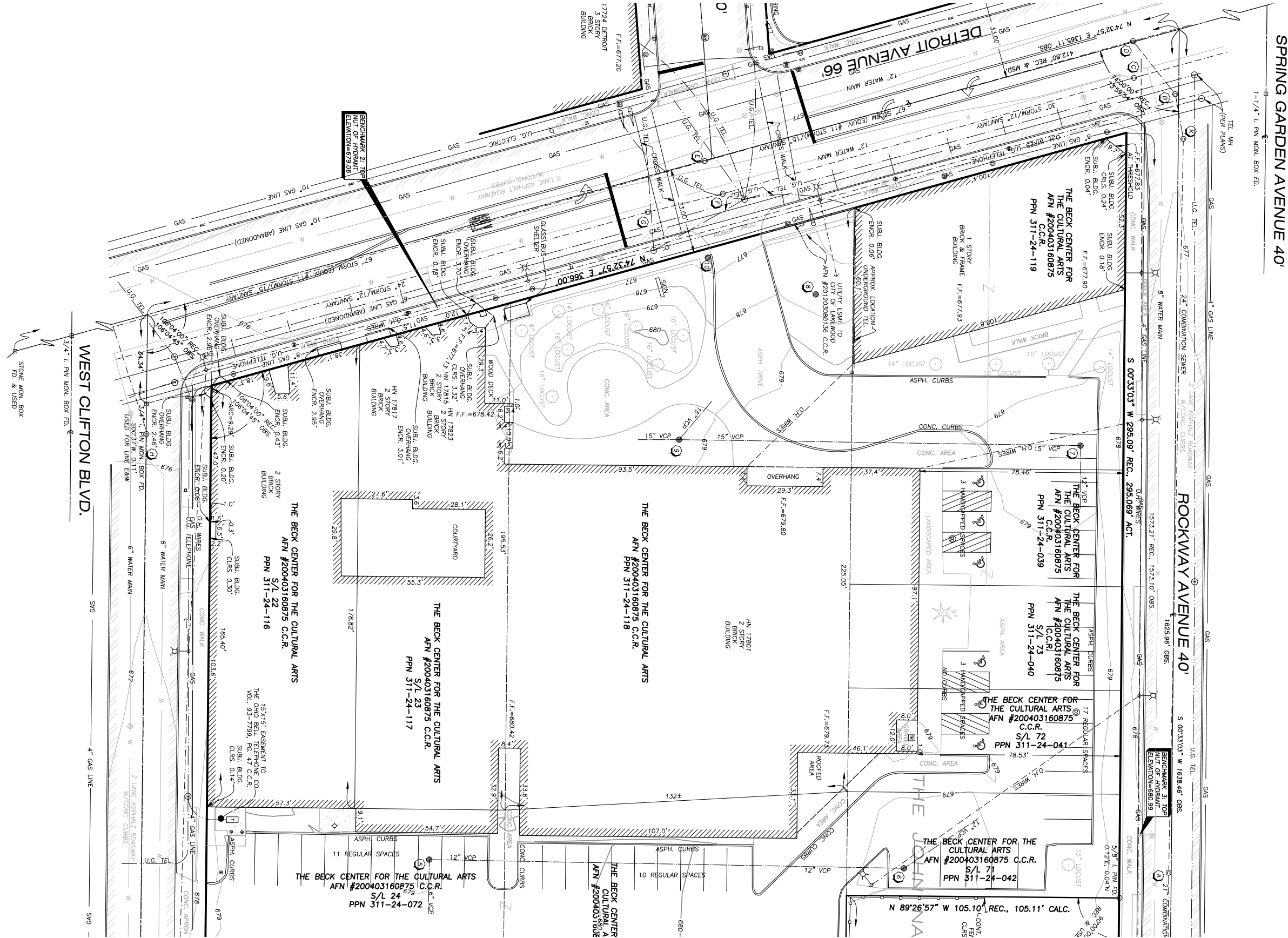
L 1



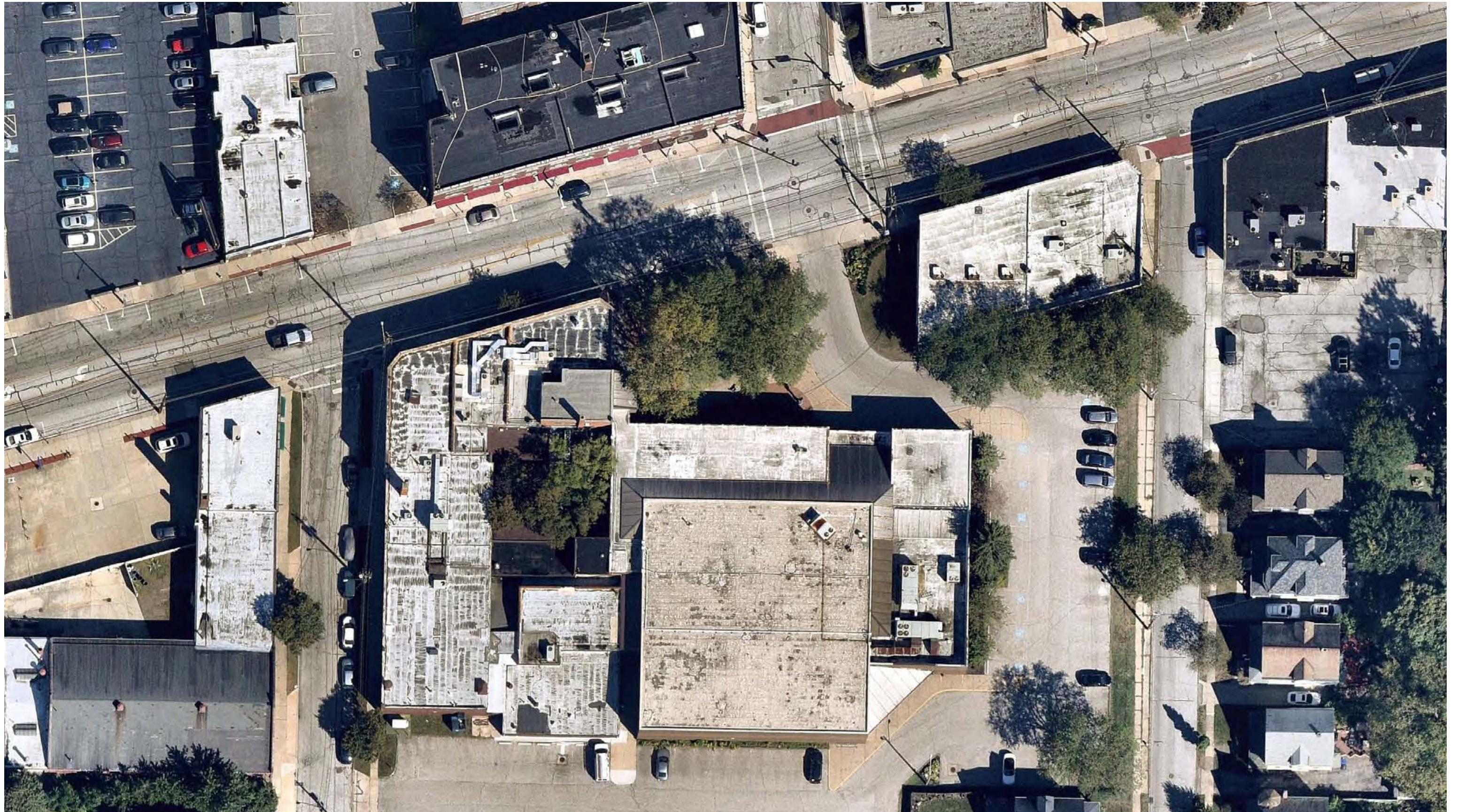
2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 811  
WWW.OUPS.ORG/DIG  
OHIO UTILITIES PROTECTION SERVICE

1/4" I. PIN MON.  
3X FD. & USED  
POINT FD.

SPRING GARDEN AVENUE 40'  
GRANGER AVE.



Scale: 1"=40'-0"







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Board of Building Standards •  
Architectural Board of Review •  
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P: (216) 529-6630  
F: (216) 529-5907  
planning@lakewoodoh.gov

---

Application Cover Page

Docket No.: 03-20-26

Permit No.: BBS26-000009

Applicant Name: Tabitha Miner

Project Address: 13326 Madison Ave.

Project Name: Tabitha In Motion

Project: Applicant proposes new signage.

J. J. M.



**City of Lakewood**  
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Application Cover Page

Docket No.: 03-21-26

Permit No.: BBS26-000010

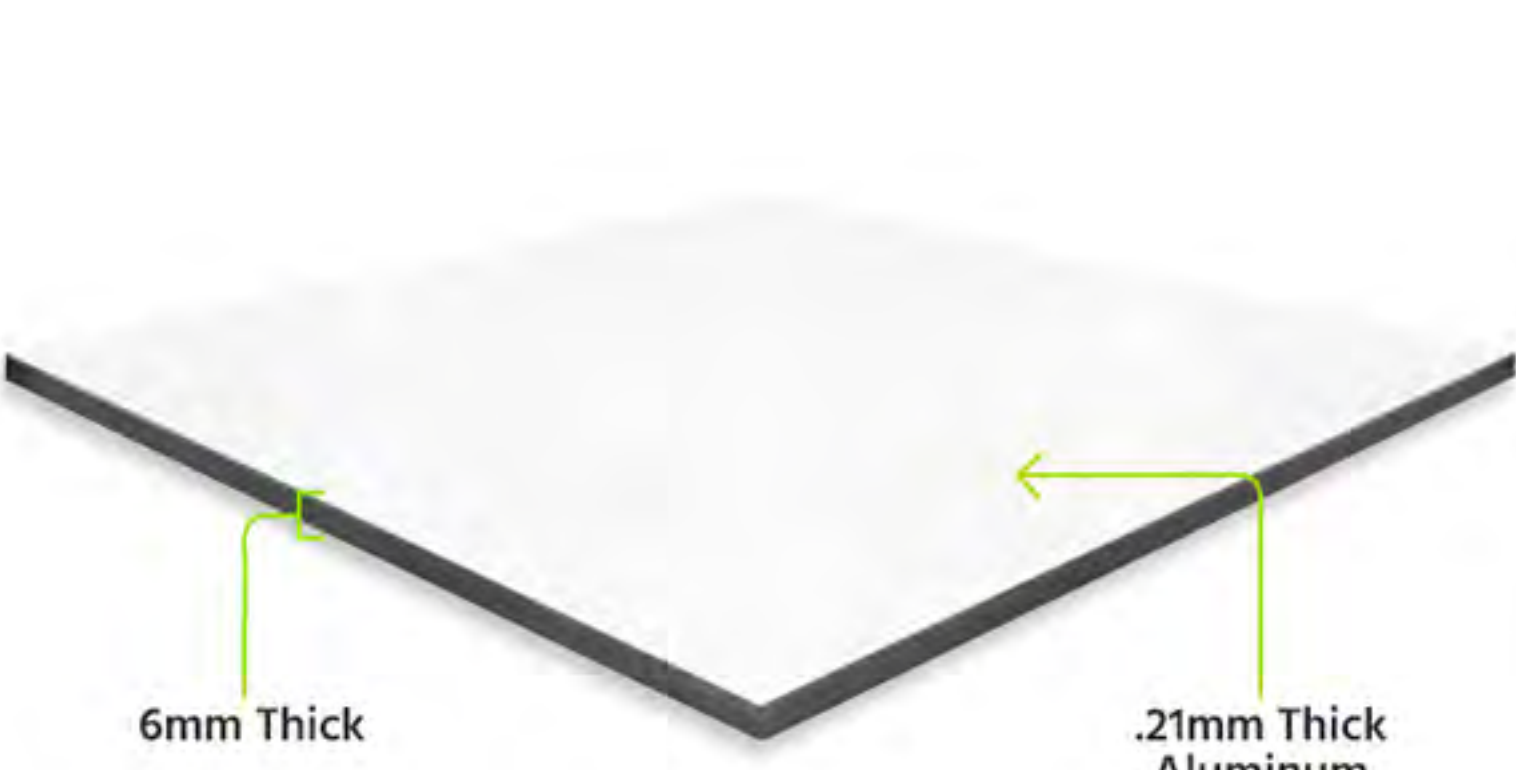
Applicant Name: Shawn Warren, Erie Design Co. Inc

Project Address: 13381 Madison Ave.

Project Name: Cleveland Curiosities

Project: Applicant proposes new signage.





6mm Thick

.21mm Thick  
Aluminum

3/8" bolt and sleeve into brick

42" metal scroll bracket



Scroll sign 38" x 23.5" color print 2 sides on 1/4" Maxx Metal  
12.4 total sq ft both sides

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

<b>CLIENT:</b> Cleveland Curiosities		<b>JOB #:</b>	<b>DATE:</b>
<b>ADDRESS:</b> 13381 Madison Ave		<b>SALESPERSON/ DESIGNER:</b> <b>DATE:</b>	
<b>REVISION HISTORY:</b> DATE:		<b>CHANGES MADE:</b>	
		<b>CLIENT SIGNATURE OF APPROVAL</b> <b>DATE:</b>	



Current location / NEW LOCATION



Building as is

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

<b>CLIENT:</b> Cleveland Curiosities	<b>JOB #:</b>	<b>DATE:</b>
<b>ADDRESS:</b> 13381 Madison Ave	<b>SALESPERSON/ DESIGNER:</b> <b>DATE:</b>	
<b>REVISION HISTORY:</b> DATE:		<b>CHANGES MADE:</b>
		<b>CLIENT SIGNATURE OF APPROVAL</b> <b>DATE:</b>



Scroll sign 38" x 23.5" color print 2 sides on 1/4" Maxx Metal  
12.4 total sq ft both sides

Store Front 13' x 34' 442 sq  
Minus middle door to 2nd floor

1 cut vinyl graphic logo & hours  
for door 16" x 16.5" 1.7 sq ft

2 cut vinyl graphic logos for windows 31" x 79" 17 sq each = 38 sq ft Total 39.7



door window 21" x 57" 8.3 sq x 2  
16.6 total



\*Black is window area

windows 60" x 83" 34.6sq x 2 69.2 sq  
48" x 60" 20 sq x 2 40 sq  
door window 21" x 57" 8.3 sq x 2 16.6 sq  
125.6 total sq ft

**ERIE**  
design  
Signs, Banners & Graphics  
216-227-0043  
www.eriadesign.com

CLIENT: Cleveland Curiosities	JOB #:	DATE:
ADDRESS: 13381 Madison Ave	SALESPERSON/ DESIGNER:	DATE:
REVISION HISTORY: DATE:	CHANGES MADE:	
440-334-0455	CLIENT SIGNATURE OF APPROVAL      DATE:	



Current location / NEW LOCATION



13381 Madison Ave

# Consent

CK Clement Kunkle <clevelandcuriosities@yahoo.com>  
To: orders eriedesign.com

You replied on Wed 2/11/2026 2:00 PM

Start reply with:

Looks great, thank you very much Shawn! Let me know what else you might need from me.



CLIENT:	Cleveland Curiosities	JOB #:		DATE:	
ADDRESS:	13381 Madison Ave	SALESPERSON/ DESIGNER:		DATE:	
REVISION HISTORY:	DATE:				CHANGES MADE:
				CLIENT SIGNATURE OF APPROVAL	DATE:



Case #:

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

## Building Permit Application

PROJECT ADDRESS: **13381 Madison Ave** Suite/Unit #  
or PERMANENT PARCEL NUMBER: **31518005**

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

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

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

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

SCOPE OF PERMIT (Check all that apply):  
 New Primary Structure  Addition  Alteration  Repair  Equip. Replacement  Commercial Sign  
 Tent or Temporary  Rear Deck  Shed  Pool  Water Controlling  Waterproofing  
 Commercial Hood  Fire Suppression  Fire Alarm  HVAC  Refrigeration  
 Demolition  Paving  Storm Sewer  Other (Please specify): Sign and window letters

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

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

Re-install current scroll bracket sign from existing location  
Scroll sign 38" x 23.5" color print 2 sides on 1/4" Maxx Metal 12.4 total sq ft both sides  
1 cut vinyl graphic logo & hours for door 16' x 16.5" 1.7 sq ft  
2 cut vinyl graphic logos for windows 31" x 79" 17 sq each = 38 sq ft Total for all 3 graphics 39.7

Store Front 13' x 34' 442 sq Minus middle door to 2nd floor

PROPERTY OWNER NAME: **Clement Kunkle** Phone: **216-227-0257**

Business Name (if applicable) **Cleveland Curiosities** Email: **clevelandcuriosities@yahoo.com**

Mailing Address: **13381 Madison Ave** Ave City: **Lakewood** State: **Oh** Zip: **44107**

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

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

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

ARCHITECT/ENGINEER: Phone:

Mailing Address: City: State: Zip:

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

SIGNATURE OF CONTRACTOR / OWNER

2-10-26

DATE

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



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

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

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Application Cover Page

Docket No.: 03-22-26

Permit No.: BBS26-000012

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

Project Address: 17301 Madison Ave.

Project Name: Lakewood Massotherapy

Project: Applicant proposes new signage

Steven Foster

Signature of consent

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

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

Steve Foster

*The Sign & Graphics Firm*

(216) 390-0198



Signature of consent

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

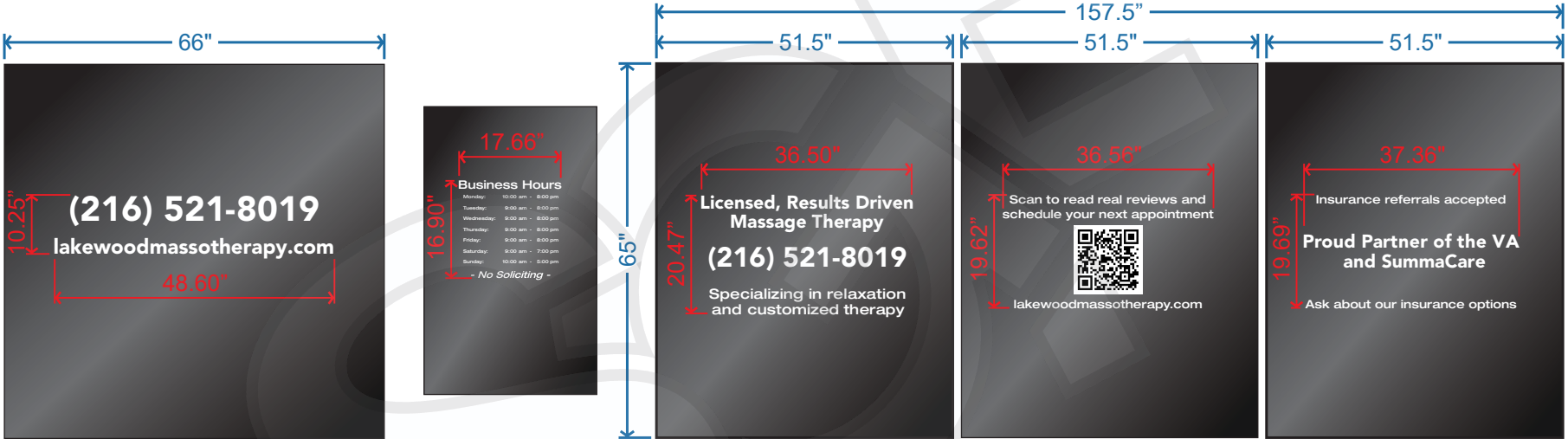
A handwritten signature in black ink that reads "Steve Foster". The signature is written in a cursive style with a large, sweeping initial "S".

Steve Foster

*The Sign & Graphics Firm*

(216) 390-0198

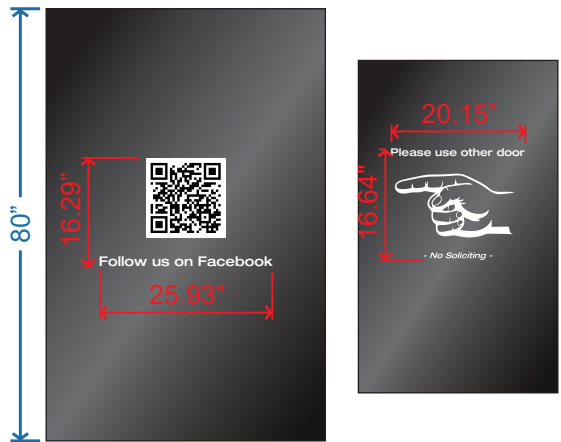




*17301 Madison Windows & Door (Corner unit)*



*Wall Sign Design Concept  
(White ACM and/or Vinyl applied to transom windows)*



*17303 Madison Window & Door*

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

NOTE: Renderings are approximate representations of final production.

**1**  
2-16-26

ADDRESS:  
17301/3 Madison Ave.  
Lakewood, OH 44107

BUSINESS NAME:  
**Lakewood  
Massotherapy**

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

**The SIGN & GRAPHICS FIRM**



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

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Application Cover Page

Docket No.: 03-23-26

Permit No.: BBS26-000013

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

Project Address: 14718 Detroit Ave.

Project Name: Speed Trap Racing

Project: Applicant proposes new signage on front and rear of building

Anne Hathaway

Signature of consent

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

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

Steve Foster

*The Sign & Graphics Firm*

(216) 390-0198



Signature of consent

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

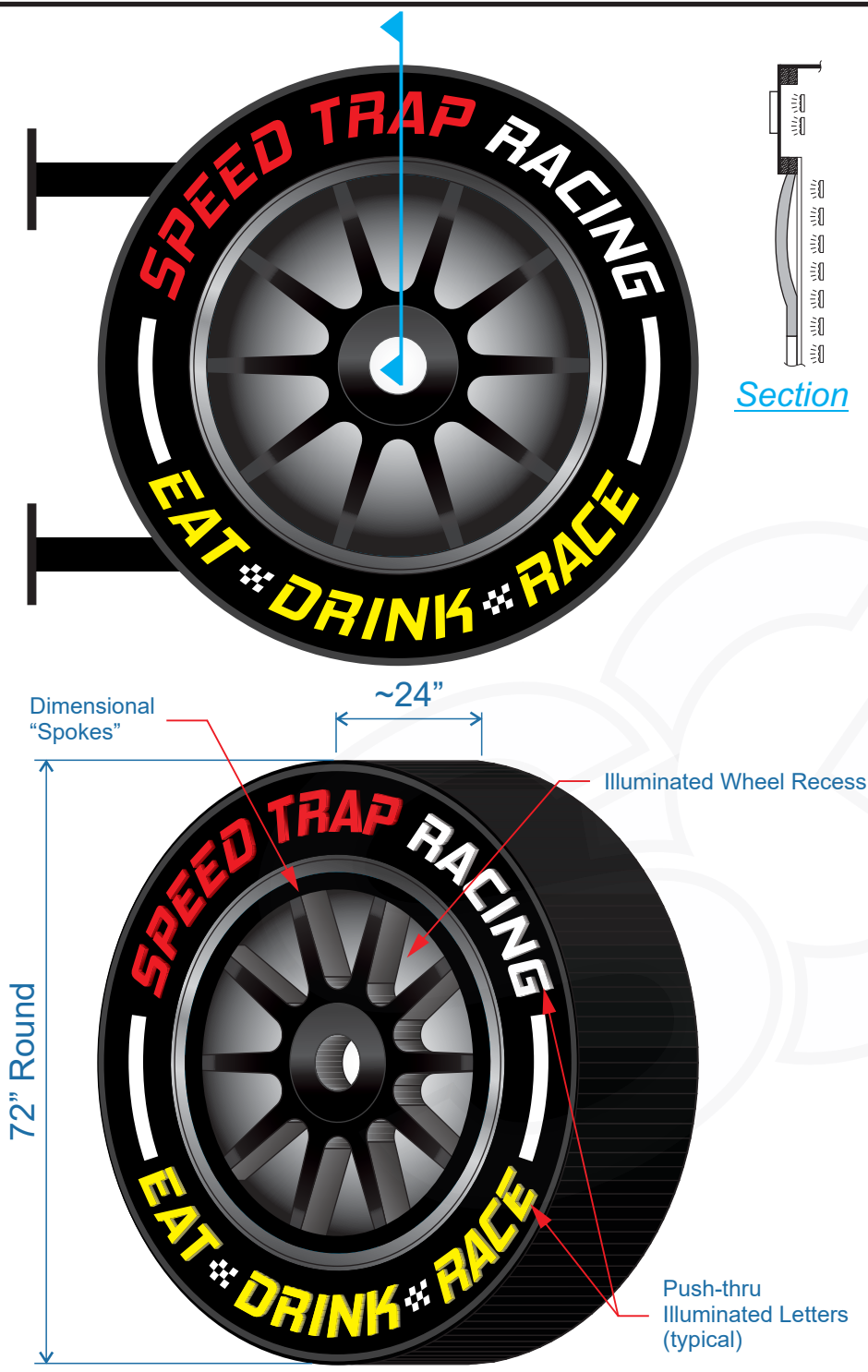
A handwritten signature in black ink that reads "Steve Foster". The signature is written in a cursive style with a large initial "S" and "F".

Steve Foster

*The Sign & Graphics Firm*

(216) 390-0198





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.

**SGF**  
The SIGN & GRAPHICS FIRM

Steven Foster  
216.390.0198  
sgfoster09@gmail.com

BUSINESS NAME:  
**Speed Trap Racing**

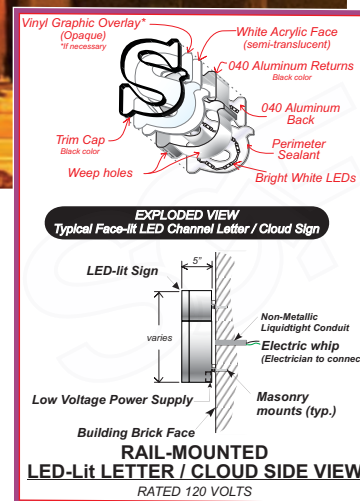
ADDRESS:  
14718 Detroit Ave.  
Lakewood, OH 44107

**1**  
2-15-26





**PROPOSED REAR ENTRANCE CHANNEL LETTER SIGN**



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.

**SGF SIGN & GRAPHICS FIRM**

BUSINESS NAME:  
**Speed Trap Racing**

ADDRESS:  
14718 Detroit Ave.  
Lakewood, OH 44107

**2**  
2-15-26





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Board of Building Standards •  
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Sign Review Board

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Application Cover Page

Docket No.: 03-24-26

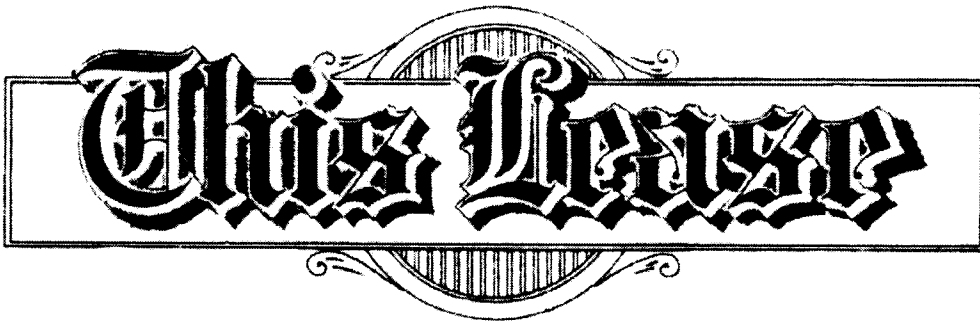
Permit No.: BBS26-000017

Applicant Name: Scott Lewis, Bring on the Butter

Project Address: 13429 Detroit Ave.

Project Name: Bring on the Butter

Project: Applicant proposes awning lettering.



Made At Cleveland, Ohio, this thirty-first day of January in the year two-thousand twenty-six by and between the Lesbert Properties LLC d/b/a Reliable Management Co. who, with its heirs, executors, administrators and assigns, is hereafter called the LESSOR, and Scott Lewis and Dia Dunay, who, with their heirs, executors and administrators are hereinafter called the LESSEE;

**WITNESSES**, That the Lessor does hereby let and lease unto the Lessee the premises situated in the City of Lakewood, County of Cuyahoga, and State of Ohio, and known and described as follows to wit: 13429 Detroit Ave. Said premises are to be used as a retail bakery. The space is a first-floor storeroom, approximately 750 sq. feet, with a basement underneath.

To have and to hold unto the LESSEE for the term of three years commencing on the first day of March in the year two-thousand twenty-six and ending on the twenty-eighth day of February in the year two-thousand twenty-nine, upon the covenants and agreements herein set forth: --

The LESSEE hereby covenants and agrees to pay to the LESSOR as rent for said premises during said term, the sum of thirty-six thousand three-hundred dollars (\$36,300.00) per term payable at the office of LESSOR or of LESSOR'S agent, in monthly installments. Each payment is due in advance upon the first day of every calendar month during said term.

Years 1 and 2. (March 1, 2026 through Feb. 29, 2028) the monthly rent is \$1050.00.  
Year 3. (March 1, 2028 through Feb. 28, 2029) the monthly rent is \$1100.00.  
The rent for the January 2027 and February 2027 is free.

**DEPOSIT:** The Lessee has paid a security deposit of \$1050.00 to help guarantee its complete performance under the terms and conditions of this lease. This deposit is not to be used as rent nor does it absolve the Lessee from the payment of the full amount of rent still due under this lease if the Lessee breaches this lease at any time for any reason whatsoever. Should Lessee comply with all said terms, covenants and conditions of this lease and promptly pay all rental here in provided for as it falls due and all other sums payable by Lessee to Lessor here under the, the said deposit shall be returned in full to the Lessee at the end of the term of this lease.

**The LESSEE further covenants and agrees as follows, to-wit:**

1. That LESSEE has examined and knows the condition of said premises and has received the same in good order and repair, except as herein otherwise specified, and that no representations as to the condition or repair thereof have been made by LESSOR or LESSOR'S agent that are not herein expressed; and that LESSEE will keep said premises in good repair, replacing all broken glass with glass of the same size and quality as that broken and will keep said premises and appurtenances, including adjoining areas, alleys, and sidewalks, in a clean, safe and healthy condition according to the city ordinances and the direction of the proper public officers during the term of this lease at LESSEE'S own expense, and will clean the snow and ice from the sidewalks contiguous to said premises.
2. That LESSEE will use and occupy said premises and appurtenances in a careful, safe and proper manner, and will at LESSEE'S expense comply with the directions of the proper public officers as to the use, repair and maintenance thereof; and LESSEE will not allow said premise to be used for any purpose or in any way that will increase the rate of insurance thereon, nor for any purpose other than that hereinbefore specified, nor to be occupied in whole or in part by any other person; and will not bring nor suffer to be brought into or upon said premise any substance or force that will increase the hazard of fire in or on said premises; and will not permit liquor, whether spirituous, vinous or fermented, to be sold either at wholesale or retail on said premises; and will not sublet said premises or any part thereof, nor assign this lease, without in each case the written consent of LESSOR first had, and will not permit any transfer by operation of law of LESSEE'S interest in said premise acquired through this lease; and will not permit said premises to be used for any unlawful purpose or in any way that will injure the reputation of the same or of the building of which they are a part, or disturb the tenants of such building or the neighborhood; and will not permit said premises to remain vacant or unoccupied for more than ten (10) consecutive days; and will not permit any alteration of or upon any part of said demised premises, nor allow any sign or placard posted or paced thereon except by written consent of LESSOR.
3. Any amounts paid by LESSOR to keep said premises in a clean, safe, and healthy condition as hereinbefore specified, or to makeup any default on LESSEE'S part to fulfill LESSEE'S covenants herein written, are hereby agreed and declared to be so much additional rent and shall be due and payable with the next installment of rent due thereafter under this lease

SJC  
JD

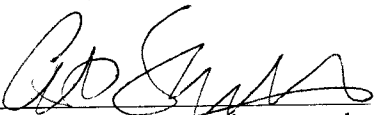
4. That LESSEE will deliver up and surrender to the LESSOR possession of the premises hereby leased upon the expiration of this lease or its termination in any way, in as good condition and repair as the same shall be at the commencement of said term (loss by fire and ordinary wear and decay only excepted) and deliver the keys at the office of LESSOR or LESSOR'S agent or to the janitor of said building.
5. That the LESSOR may have free access to the premises at all reasonable times for the purpose of examining the same or to make any alterations or repairs to the building that LESSOR may deem necessary for its safety or preservation and also during the last three (3) months of the term of this lease for purposes of exhibiting said premises and putting up the usual notice "for lease" and "for sale," which notice shall not be removed, obliterated, or hidden by LESSEE. The Lessor will give 24-hours' notice of its need to enter the premises, except in case of an emergency.
6. That the LESSOR shall not be liable for any damage occasioned by failure to keep said premises in repair or from acts or negligence of co-tenants or other occupants of the same building, or any owners or occupants of adjoining or contiguous property, except if the damage is due to the Lessor's gross negligence.
7. That if default be made in payment of said rent or any part thereof or in fulfillment of any of the covenants or agreements herein specified to be fulfilled by the LESSEE, or if any waste be committed or unnecessary damage done upon or to said premise, the LESSOR may, at LESSOR'S election at any time while such default continues or before the replacement or repair of such waste or damage, without notice declare the said term ended and enter in possession of said premise and sue for and recover all rents and damages accrued or accruing under this lease or arising out of any violation thereof; or LESSOR may sue and recover without declaring this lease void or entering into possession of said premises. If Lessee gives Lessor written notice of default, Lessor has 30 days in order to cure the default. If Lessor fails to cure default within said time period, Lessee has the right to fix the default and Lessor agrees to reimburse the Lessee for the incurred expenses.
8. After the service of any notice or commencement of any suit, or final judgment therein, LESSOR may receive and collect any rent due, and such collection or receipt shall not operate as a waiver of nor affect such notice, suit or judgment. Any notice or summons to be served by or on behalf of the LESSOR upon LESSEE under this lease or in connection with any proceeding or action growing out this lease or the tenancy arising therefrom, may be sufficiently served by leaving such notice or summons addressed to LESSEE upon the said demised premises.
9. Lessee agrees to pay for all electricity used in the operation of its business.
10. Lessee agrees to furnish its own trash containers and to dispose of its rubbish. If the Lessee uses a dumpster, it must be placed by the building's other dumpsters -- on the western edge of the parking lot.
11. Lessee agrees to carry its own window glass, fire and personal injury liability insurance. Lessee further agrees that the Lessor shall not be held responsible, under any circumstances or for any reason whatsoever, for any damage to any person or property in said leased premises, except if it is due to Lessor's gross negligence.
12. Lessee agrees to correct all violations cited in the City's Certificate of Occupancy inspection letter. Lessee is strictly prohibited from cutting, removing, or otherwise modifying any load-bearing walls or structural columns.
13. Lessee, upon vacating the premises, agrees to remove any outdoor signage and return the façade to its previous condition, minus responsible wear and tear.
14. Lessee cannot use the driveway outside the premise's back door, except for loading and unloading, not to exceed FIVE minutes.
15. Lessee will make, at its expense, any repairs, or remodeling (such as painting and partitioning), to the interior premises. Lessee has permission to demo/remove any non-load-bearing partitions/wall within the leased space; this work demo work must be done in compliance with City regulations.
16. **Lessee will pay a \$50 penalty fee if the Lessor does not receive the monthly rent by the FIFTH day of the month.**
17. All materials and fixtures, such as paneling, awning, ceiling fan, drop ceiling, floor tiles, electrical and plumbing installed and fastened to the interior of the leased premises, including carpeting fastened to the floor, shall remain in the leased premises when the Lessee vacates.
18. Lessee agrees to carry at least \$300,000 liability insurance per occurrence/\$600,000 general aggregate liability insurance, naming the Lessor as additional insured and provide a copy of the insurance to the Lessor.
19. Lessor will fix walls, floor, or ceiling that become damaged after the Lessee moves in, provided the damage is caused by other tenants or the Lessor. Lessor will fix electrical and plumbing problems caused by other tenants. Lessee will replace light bulbs. Lessor is responsible for the roof, structure and heating.
20. Lessee agrees not to make any noise that is so loud it disturbs other tenants in the building.
21. Lessee is responsible for maintaining the store's ducted heater/ AC unit (cleaning and filter change). **Lessee to pay for heat.** Lessor is responsible for the repair of the forced air heat and AC unit.
22. Lessee can occupy the next available PARKING SPACE in the building's lot at no extra cost.
23. **SIGNAGE:** Lessee must not take down the awning in front. The City must approve all outdoor signage, and indoor window signage must also confirm to City code.
24. Lessee has paid \$1100 toward the final month's rent.
25. The Less will pay a pro-rate of \$525 to occupy the premises in February 2026.
26. Lessee can not paint the outside of the store without the Lessor's permission.
27. There is a \$100/month water-usage surcharge built into the monthly rent.
28. Lessor will repair steam leak in the return line in the basement. Lessor will do this shortly after this lease is signed.

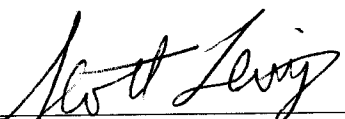
302

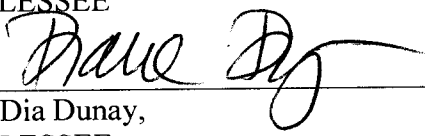
It is mutually agreed between the parties hereto that if the said premises shall without fault or neglect on LESSEE'S part be destroyed or so injured by the elements or other cause as to be unfit for occupancy and such destruction or injury could reasonably be repaired within thirty (30) days from the happening of such destruction or injury, then the LESSEE shall not be entitled to surrender possession of said premises nor shall LESSEE'S liability to pay rent under this lease cease, without the mutual consent of the parties hereto; but in case of any such destruction or injury the LESSOR shall repair the same with all reasonable speed and shall complete such repairs within thirty (30) days from the happening of such injury; and if during such repairs the LESSEE shall thereby be deprived of the occupancy of any portion of said premises, a proportionate allowance shall be made to LESSEE from the rent, corresponding to the time during which and to the premises of which LESSEE shall be so deprived on account of the making of said repairs. If repairs can't be complete within 30 days, Lessor or Lessee shall have the right to terminate the lease.

And the LESSOR hereby covenants and agrees that if the LESSEE shall perform all the covenants and agreements herein stipulated to be performed on LESSEE'S part the LESSEE shall at all times during said term have the peaceable and quiet enjoyment and possession of said premises without any manner of let or hindrance from LESSOR or any person or persons lawfully claiming such premises.

Agreed to by:

  
Albert Stratton, managing member  
LESBERT PROPERTIES LLC, LESSOR

  
Scott Lewis,  
LESSEE

  
Dia Dunay,  
LESSEE

514 DD

BAHAN NA

ALTH CENTER

A HAIRCUT ABOVE

Herbivore Foodways Classes  
• Chiropractic  
• Functional Medicine  
• Nutrition Response Testing  
• Dry Needling  
• Neuro-Emotional Care  
• Massage Therapy  
• Lifestyle Counseling

- Hair Cuts
- Facials
- Threading
- Shaving
- Color, etc.





WILLOW RUN MARKET

Forevergoldendole

W  
MARKET  
18437 Detroit

OPEN

Wednesday 12h-6p  
Thursday 12h-6p  
Friday 10h-6p  
Saturday 10h-6p

OPEN

WE ARE OPEN!  
Cool, Beautiful  
and Affordable!

13443  
BRATZ MANOR

13429 Detroit Rd  
Dia Dunay, Bring On the Butter, Inc  
216-392-7337  
diadunay@gmail.com

Awning letters to be changed to "Bring On the Butter" by 'The Awning Co.'

**BAHAN NATURAL HEALTH CENTER**

14'-0"

*NATURAL-FOCUSED CARE:*

- Chiropractic
- Functional Medicine
- Nutrition Response Testing
- Dry Needling
- Neuro-Emotional Care
- Massage Therapy
- Lifestyle Counseling

Existing lettering to be removed



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

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

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Application Cover Page

Docket No.: 03-25-26

Permit No.: BBS26-000011

Applicant Name: Imad Nader, N&G Holdings

Project Address: 1285 St. Charles Ave.

Project Name: n/a

Project: Applicant proposes enclosing the front porch.

Handwritten signature in blue ink, appearing to read "J. M. ...".



1:58

◀ Google



Photos



1 of 3





1285

PERMA PRO

PERMA PRO

PERMA PRO

CLE LUMBER CO.  
CLEVELANDLUMBER.COM

CLE LUMBER CO.  
CLEVELANDLUMBER.COM

CLE LUMBER CO.  
CLEVELANDLUMBER.COM

1:59

◀ Google

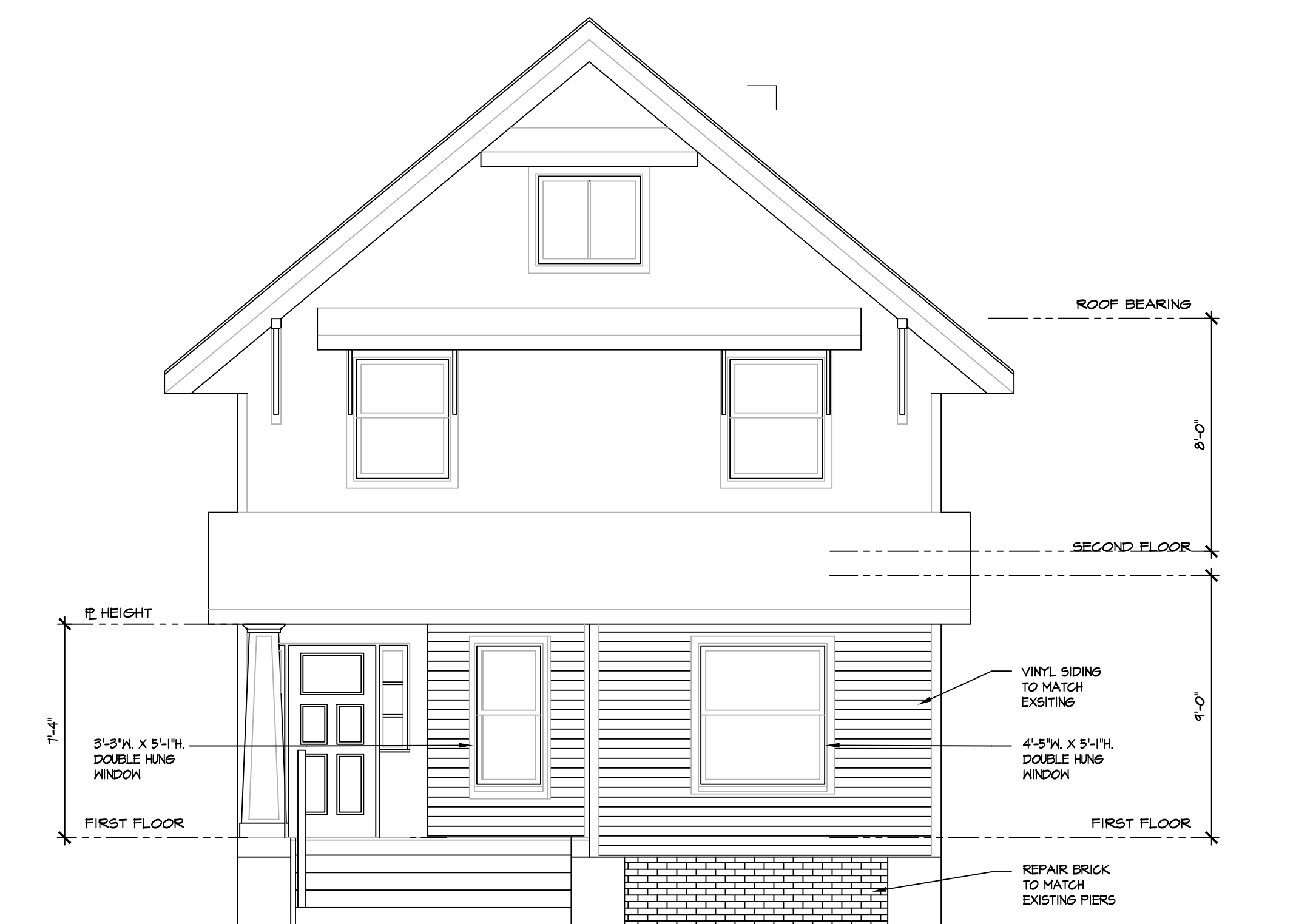


Photos

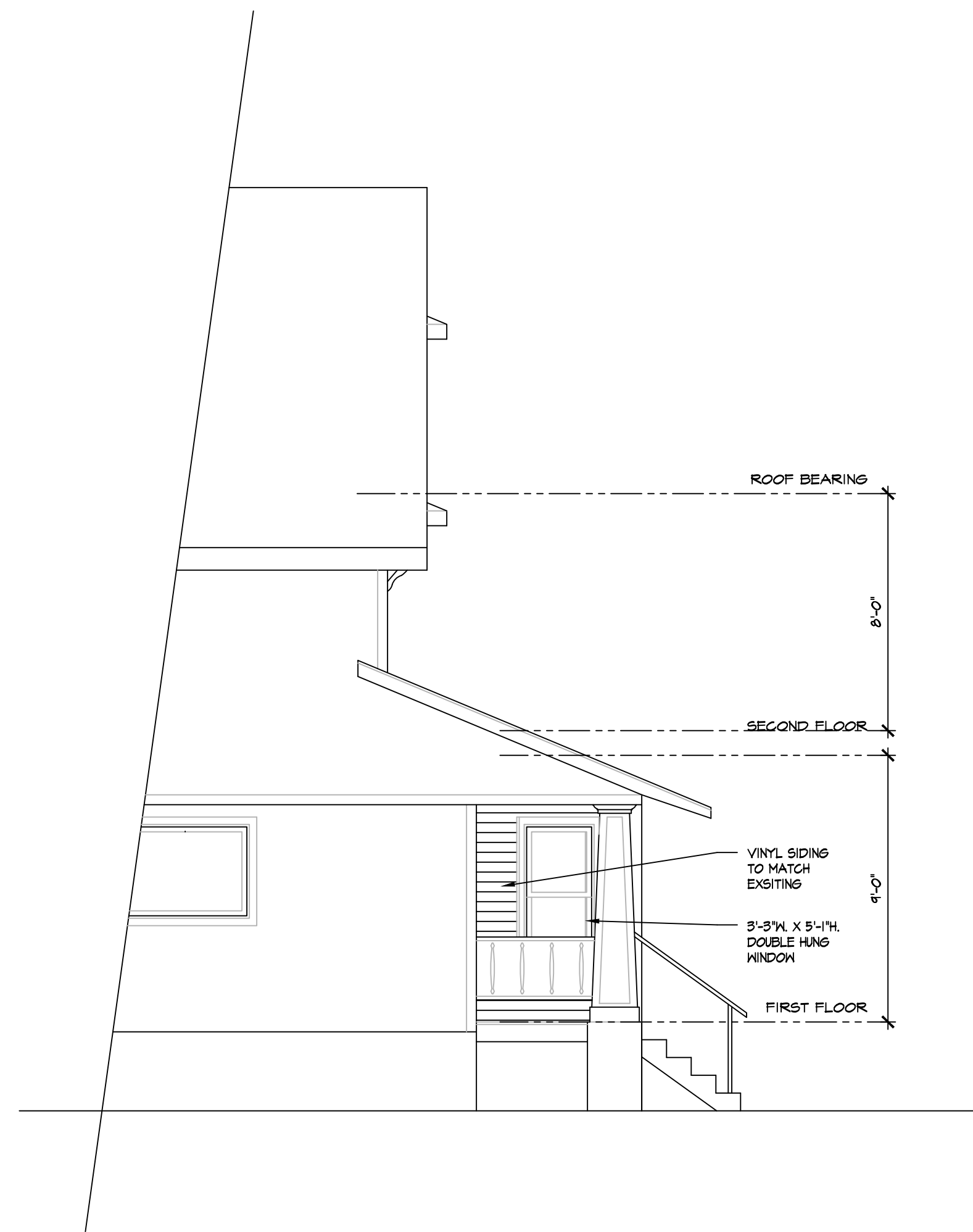


2 of 3

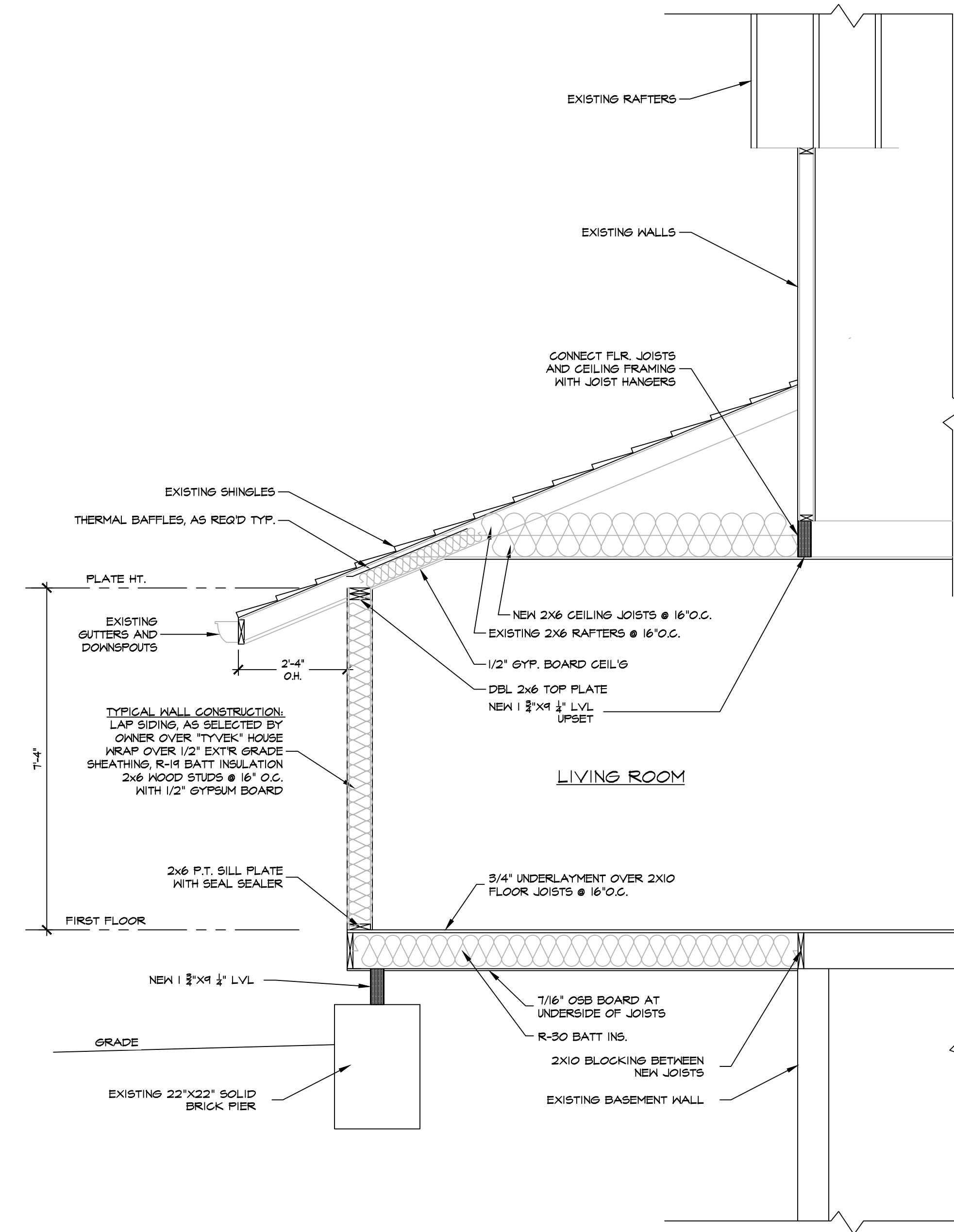




**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



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

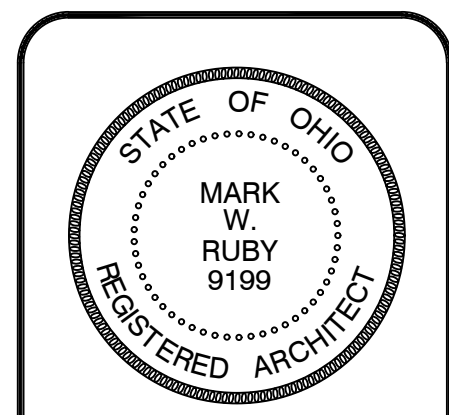


**BUILDING SECTION**  
SCALE: 1/2" = 1'-0"

REVISIONS	BY

**MARK W. RUBY**  
ARCHITECT  
199 NORTH LEAVITT ROAD, SUITE 201  
AMHERST, OH, 44001  
(440) 986-2091

TITLE  
ALTERATIONS TO  
**1285 ST. CHARLES AVE.**  
LAKEWOOD, OHIO 44107



DATE 2/16/2026  
PROJ. 2553  
SHEET

A-2



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

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

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Application Cover Page

Docket No.: 03-26-26

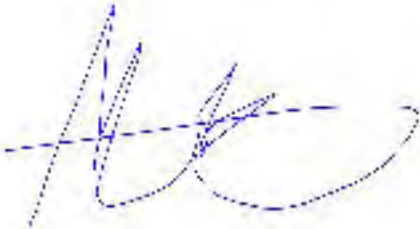
Permit No.: BBS26-000014

Applicant Name: Michael V Horton, Horton Harper Architects

Project Address: 1382 Arthur Ave. Rear

Project Name: Seventh Day Adventist Church

Project: Applicant proposes an addition and renovation.



February 17, 2026

To Whom it May Concern:

I, Pastor Quentin Purvis, permit access to the Lakewood Seventh-day Adventist Church, located at 1382 Arthur Avenue, by members of the City of Lakewood for the purposes of reviewing Horton Harper Architects' Addition/Renovation proposal to the Lakewood Architectural Board of Review.

Additionally, I allow Carolyn Ostrom to act as authorized agent for the church.

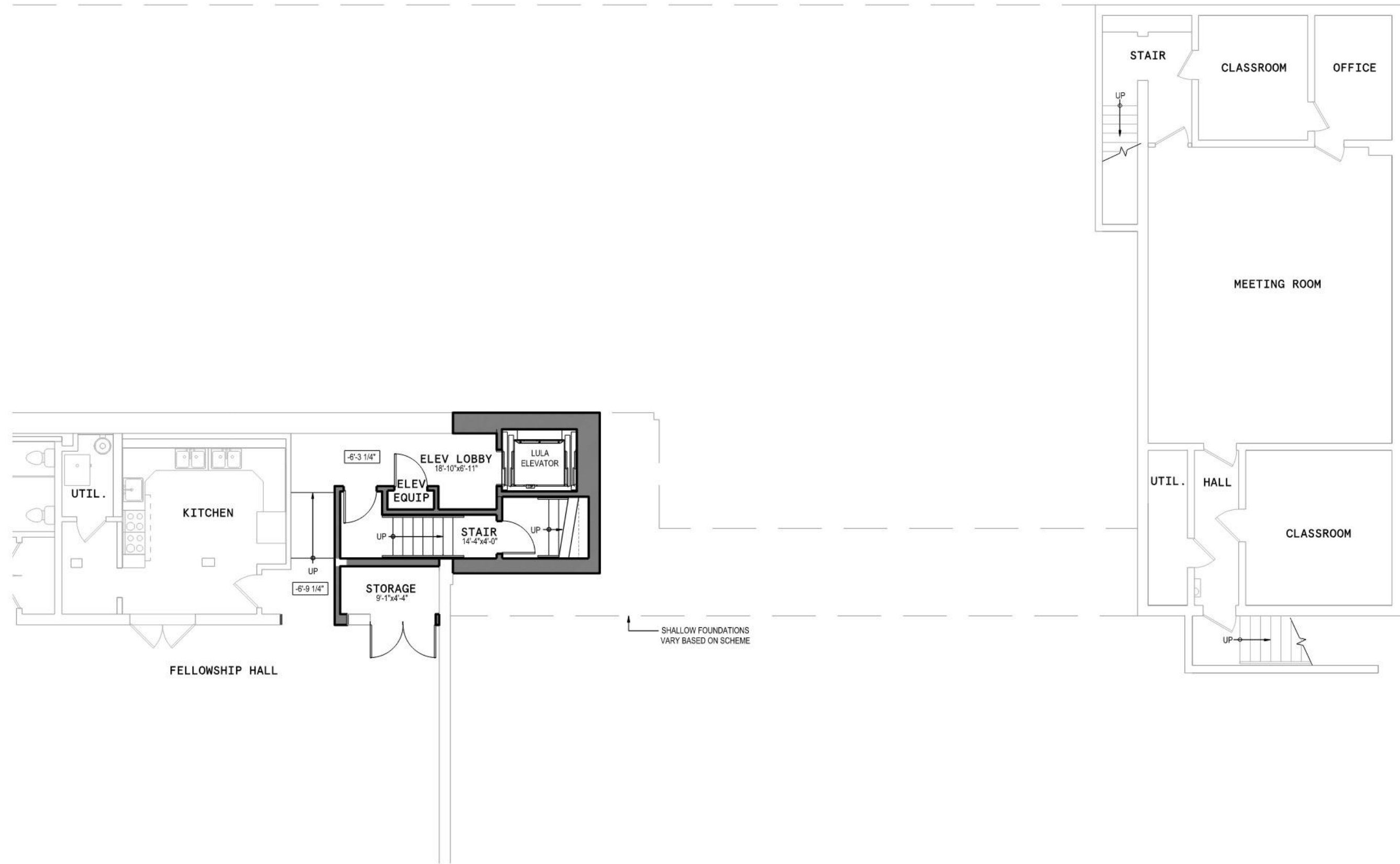
Should you have any questions, feel free to contact me, Carolyn or Michael Horton (Applicant).

Respectfully Submitted,



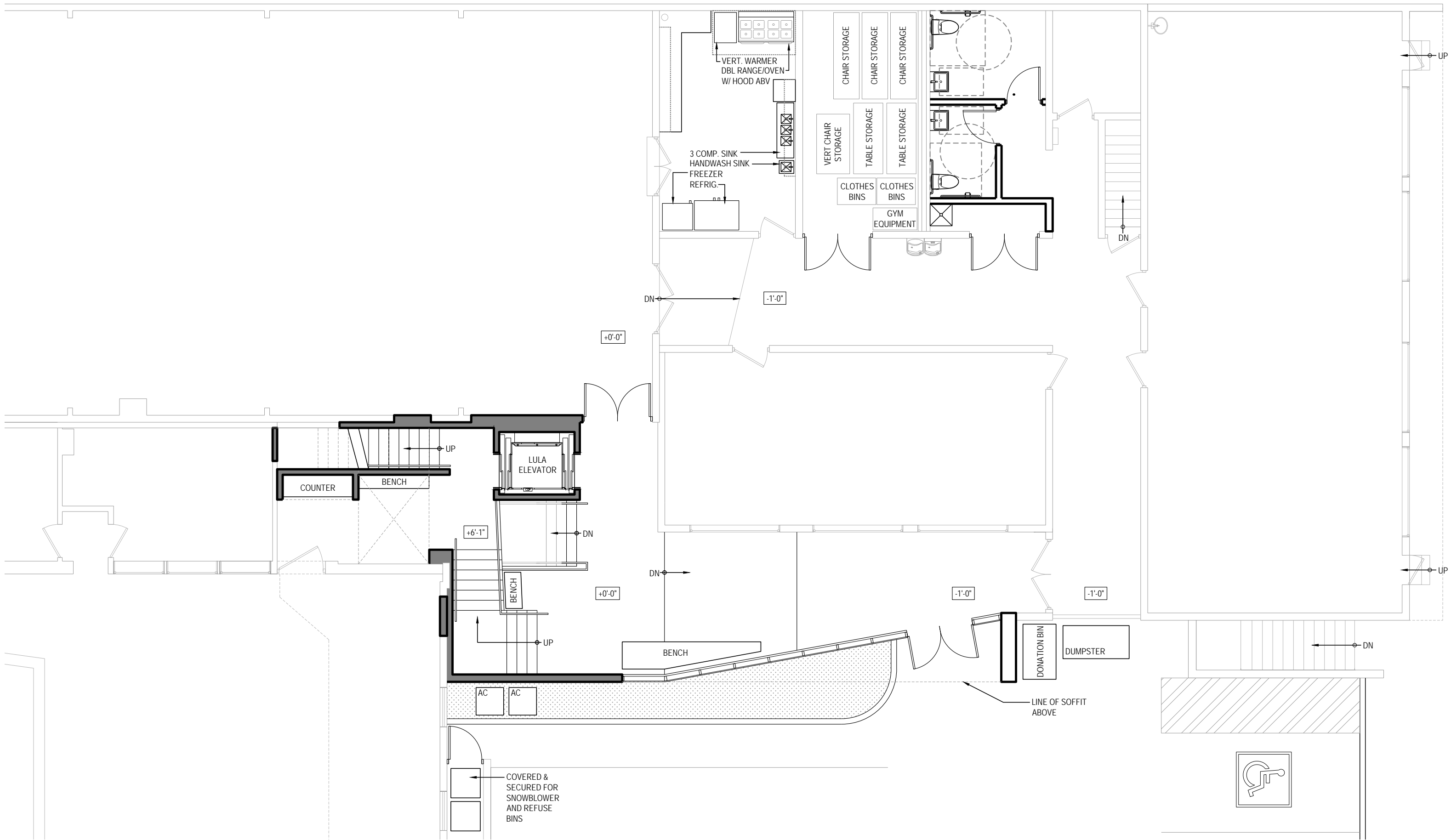
Quentin Purvis, pastor  
907-301-6311  
quentin.purvis@ohioadventist.org

Carolyn Ostrom, Member & Authorized Agent  
216-406-1208  
lkwdtreasurer@outlook.com



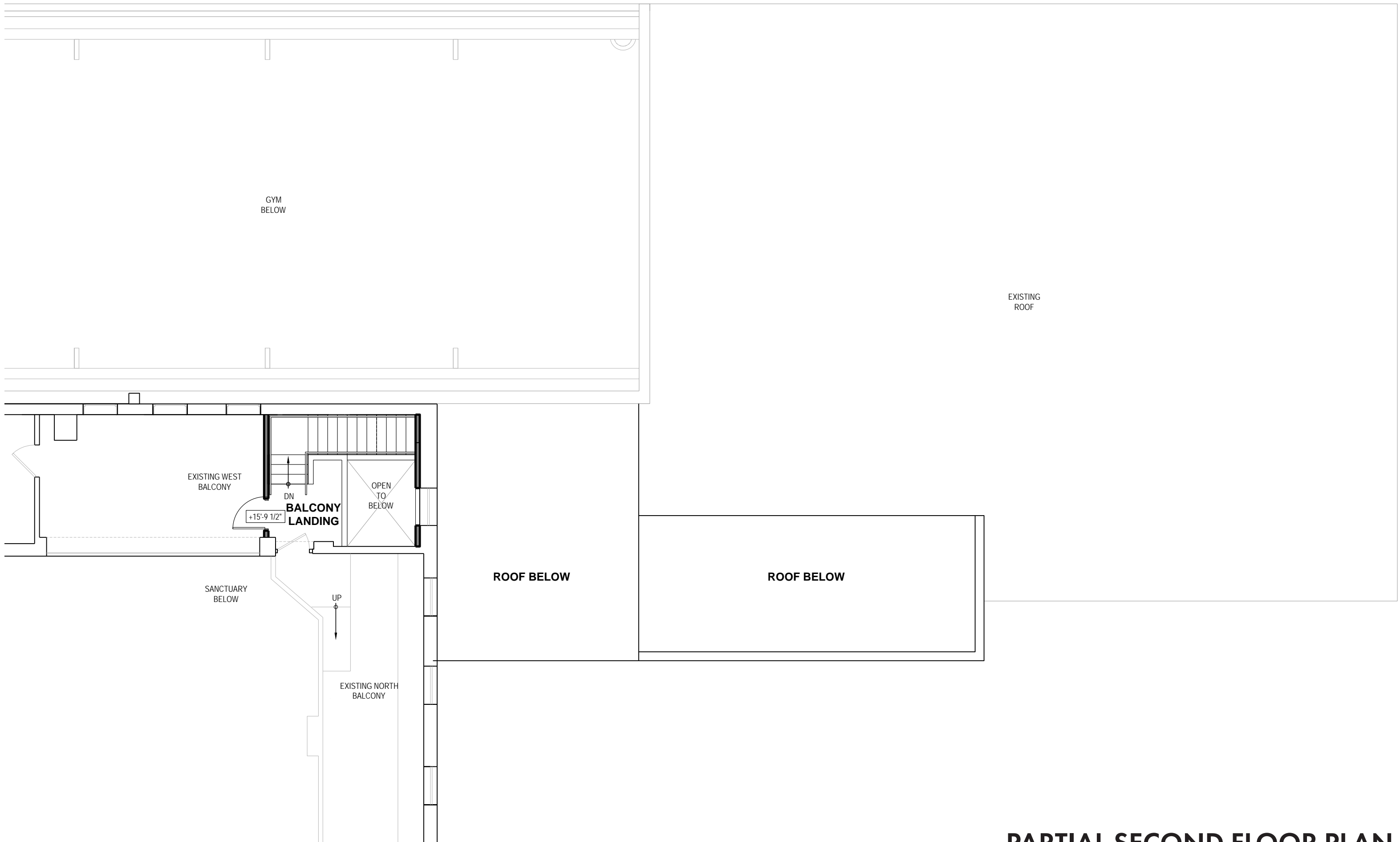
# PARTIAL BASEMENT FLOOR PLAN

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



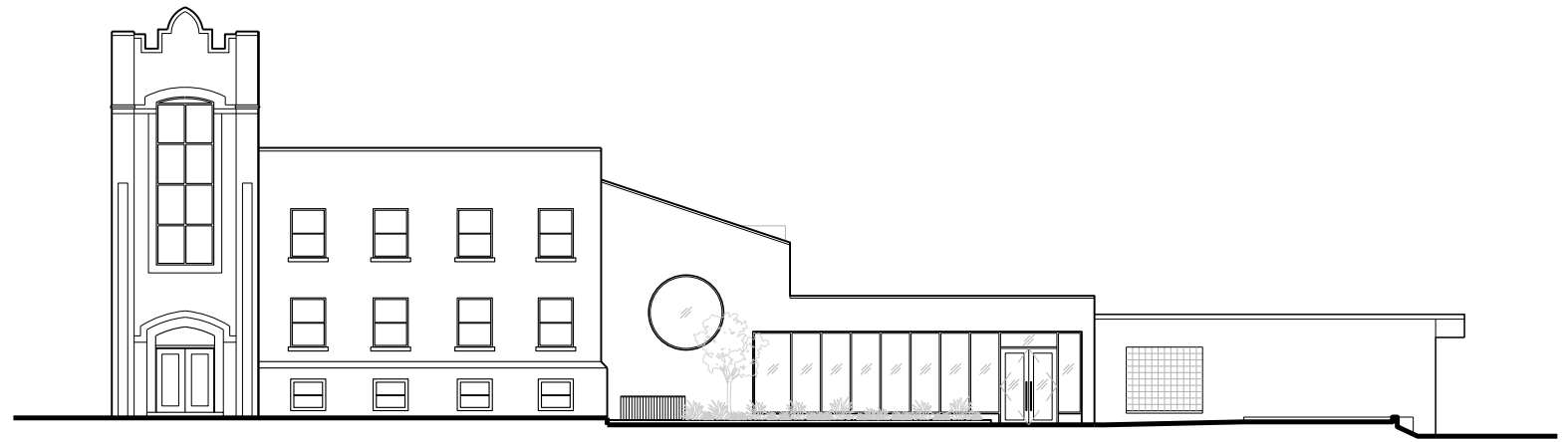
# PARTIAL FIRST FLOOR PLAN

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



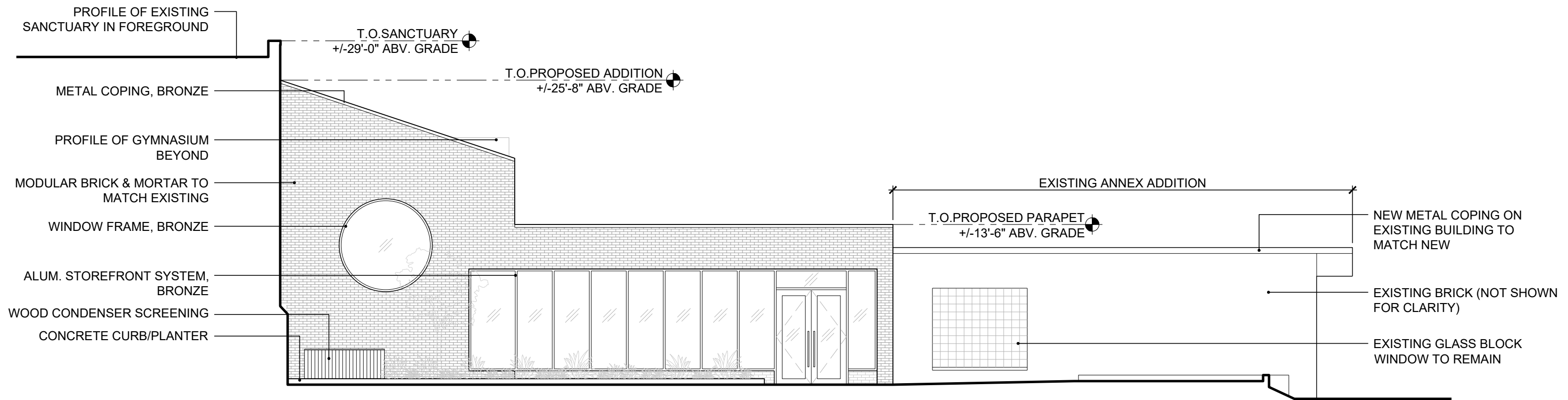
**PARTIAL SECOND FLOOR PLAN**

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



# FULL EAST ELEVATION

Scale: 1" = 20'-0"



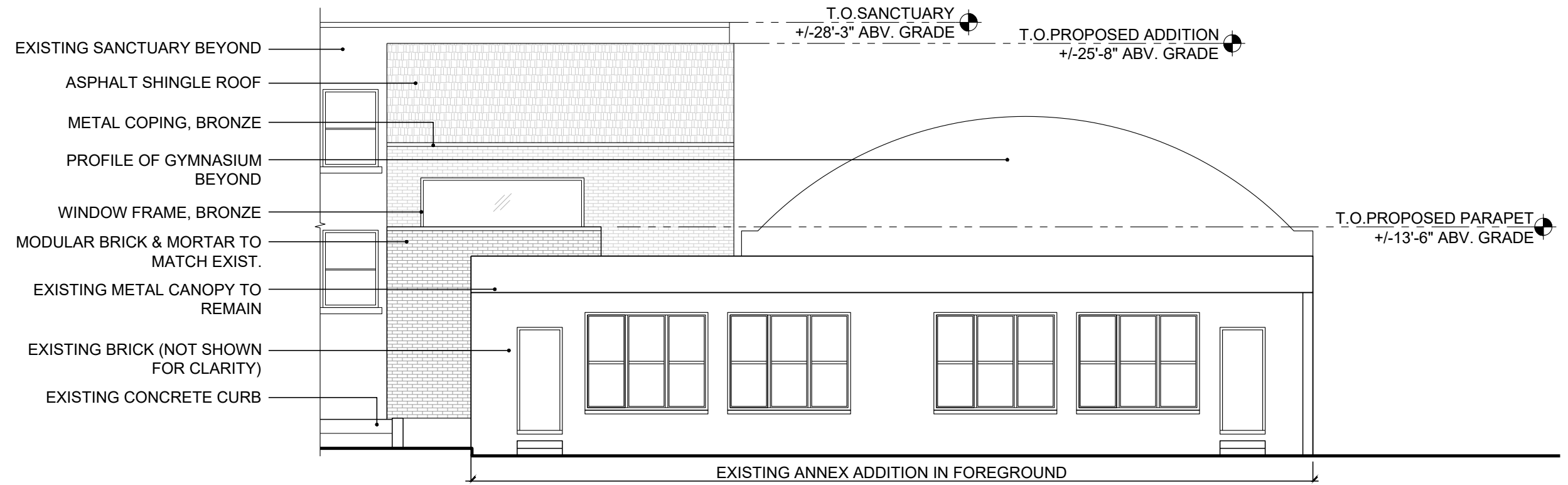
# PARTIAL EAST ELEVATION

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



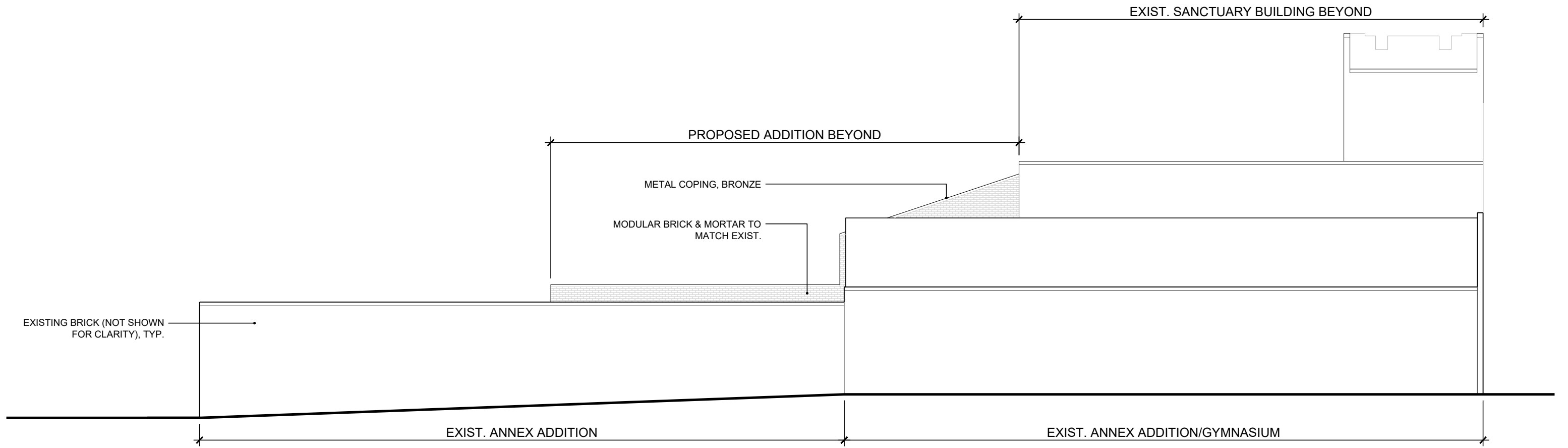
**FULL NORTH ELEVATION**

Scale: 1" = 20'-0"



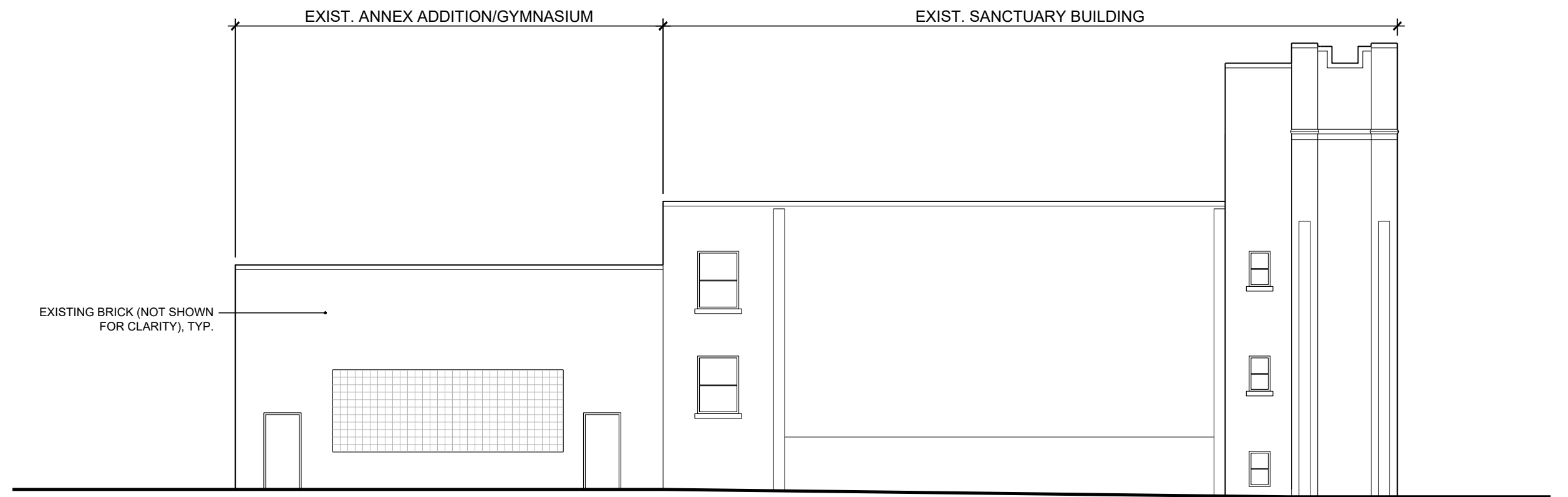
**PARTIAL NORTH ELEVATION**

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



# WEST ELEVATION

Scale: 3/32" = 1'-0"



# SOUTH ELEVATION

Scale: 3/32" = 1'-0"



**VIEW FROM ARTHUR AVENUE**



**VIEW FROM PARKING LOT**



**VIEW FROM PARKING LOT**



**VIEW FROM ENTRY TOWARD LOWER LOBBY**



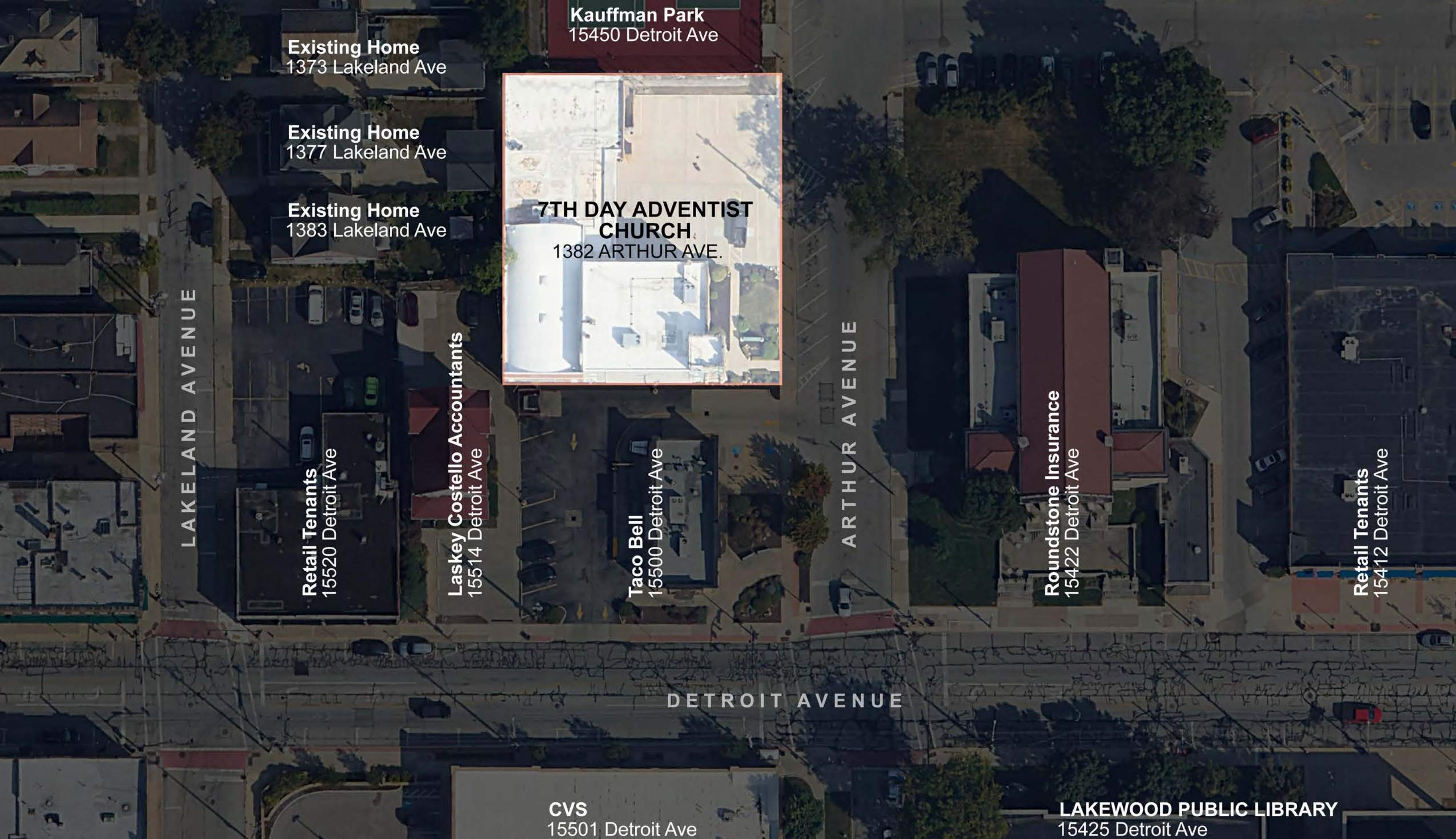
**VIEW FROM LOWER LOBBY TOWARD SANCTUARY LOBBY**



**VIEW FROM SANCTUARY LOBBY TOWARD LOWER LOBBY**



**VIEW FROM SANCTUARY LOBBY TOWARD BALCONY LANDING**



**Kauffman Park**  
15450 Detroit Ave

**Existing Home**  
1373 Lakeland Ave

**Existing Home**  
1377 Lakeland Ave

**Existing Home**  
1383 Lakeland Ave



**7TH DAY ADVENTIST CHURCH**  
1382 ARTHUR AVE.

LAKELAND AVENUE

**Retail Tenants**  
15520 Detroit Ave

**Laskey Costello Accountants**  
15514 Detroit Ave

**Taco Bell**  
15500 Detroit Ave

ARTHUR AVENUE

**Roundstone Insurance**  
15422 Detroit Ave

**Retail Tenants**  
15412 Detroit Ave

DETROIT AVENUE

**CVS**  
15501 Detroit Ave

**LAKWOOD PUBLIC LIBRARY**  
15425 Detroit Ave



CONTEXT



**CONTEXT**



CONTEXT



**CONTEXT**



CONTEXT



**CONTEXT**



**EAST ELEVATION OF SANCTUARY BUILDING**



**NORTH ELEVATION OF SANCTUARY BUILDING & EAST ELEVATION OF ANNEX ADDITION**



**NORTH ELEVATION OF ANNEX ADDITION**



**EAST ELEVATION OF ANNEX ADDITION**



**SOUTH ELEVATION OF ANNEX ADDITION/GYMNASIUM**



**SOUTH ELEVATION OF SANCTUARY BUILDING**



**WEST ELEVATION OF ANNEX ADDITION/GYMNASIUM**

EXISTING GARAGE

EXISTING GARAGE

145.00'

129.00'

129.00'

EXISTING ANNEX  
ADDITION/GYMNASIUM

EXISTING ANNEX  
ADDITION

PROPOSED  
ADDITION

EXISTING TENNIS  
COURTS

EXISTING  
SANCTUARY

PLANTER

RELOCATED AC  
CONDENSERS

DUMPSTER &  
DONATION BINS

COVERED & SECURED  
STORAGE FOR SNOW  
PLOW & REFUSE BINS

DRIVE ASILE  
(19 Parking  
Spaces)

WALKWAY

EXISTING  
DRIVE-THROUGH  
RESTAURANT

WALKWAY

LAWN



18'-0"

18'-0"

24'-9 1/2"

18'-0"

SIDEWALK

ARTHUR AVENUE

**SITE PLAN**

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



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

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

---

Application Cover Page

Docket No.: 03-27-26

Permit No.: BBS26-000015

Applicant Name: Anthony Asimou, Asimou Architects

Project Address: 1486 Hopkins Ave.

Project Name: N/A

Project: Applicant proposes the construction of a new home.

Anthony DiStasio

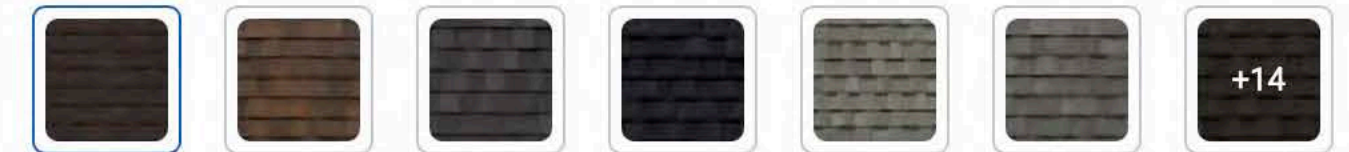


## Landmark®

Landmark® UL 2218 Class 3 Impact Resistant shingles provide durability and aesthetics. They feature Class A fire resistance, with a dual-layer design and the widest array of colors in the industry.

Showing product availability in <sup>?</sup>

Colors (21)



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[2026 Limited Warranty - Asphalt Shingle - Residential](#)

[Brochure - Integrity Roof System](#)

[Installation Guide - Landmark Series](#)

[Warranty - SureStart PLUS Extended Warranty](#)

[VIEW DOCUMENTS](#)



# Hardie® Plank

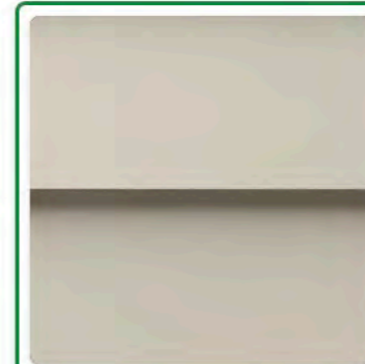
## Find your style

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

### Select your texture



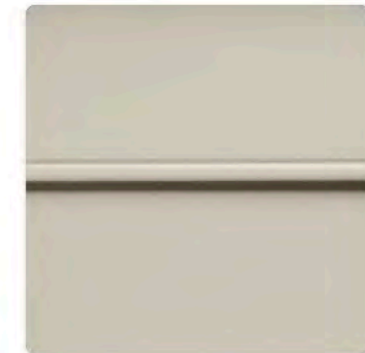
Select Cedarmill®



**Smooth**



Beaded Select  
Cedarmill®

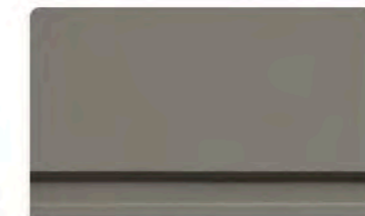


Beaded Smooth



Unavailable in your  
area

Custom Colonial  
Roughsawn



Unavailable in your  
area

Custom Colonial  
Smooth

# PROPOSED RESIDENCE 1486 HOPKINS AVENUE – LAKEWOOD, OHIO

PRELIMINARY  
NOT FOR  
CONSTRUCTION

## PROJECT DESCRIPTION

ABBREVIATED WRITTEN SUMMARY: PROPOSED SINGLE FAMILY RESIDENCE, 2 STORY, WOOD FRAMED CONSTRUCTION LOCATED IN LAKEWOOD, OHIO.

APPLICABLE CODE: 2019 RESIDENTIAL CODE OF OHIO (RCO)

WORK INCLUDED: ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPING.

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT, REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND APPLICABLE BUILDING CODES. ALL WORK SHALL BE IN A FIRST CLASS MANNER TO BETTER THAN ACCEPTED INDUSTRY STANDARDS.

THE MECHANICAL, PLUMBING, AND ELECTRICAL WORK OF THIS CONTRACT SHALL BE COMPLETED ON A DESIGN BUILD BASIS WITH THE INSTALLING CONTRACTOR, MEETING ALL REQUIREMENTS OF THE APPLICABLE BUILDINGS CODES, WHETHER REFERENCED HEREIN OR NOT.

ALL CONTRACTORS AND SUBCONTRACTORS FOR THE WORK OF THIS CONTRACT SHALL BE PROPERLY LICENSED AND REGISTERED IN ACCORDANCE WITH THE REGULATIONS OF LAKEWOOD, OHIO.

## SITE NOTES

PRIOR TO CONSTRUCTION, BASEMENT AND FOOTER ELEVATIONS ARE TO BE VERIFIED BY THE BUILDER/CONTRACTOR AND IF ANY DISCREPANCY EXISTS BETWEEN THE HOUSE PLANS AND EXISTING ON SITE CONDITIONS, THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED.

GENERAL CONTRACTOR SHALL PROVIDE THE REQUIRED TOPOGRAPHICAL SURVEYS AND ENGINEERING REQUIRED BY LAKEWOOD, OHIO.

GENERAL CONTRACTOR SHALL VERIFY RESIDENCE LOCATION AND ALL SEWER CONNECTIONS, HEIGHTS AND SIZES.

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE UTILITY, GRADING AND FLOOR PLANS.

GENERAL CONTRACTOR SHALL CLEAN AND REMOVE ALL DEBRIS FROM THE SITE.

GENERAL CONTRACTOR SHALL PROVIDE ALL PERMIT FEES DURING CONSTRUCTION.

GENERAL CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK.

GENERAL CONTRACTOR SHALL INSTALL NEW FOOTING DRAIN TILE AND DOWNSPOUT LINES AT ADDITION AS REQUIRED.

VERIFY LOCATION AND PROVIDE PROTECTION FOR EXISTING SITE UTILITY PRIOR TO CONSTRUCTION.

CONTRACTOR TO CLEANOUT EXISTING STORM AND FOUNDATION PIPING AND REPAIR IF DAMAGED.

## LEGEND

	WOOD-ROUGH		NON-RATED WOOD STUD WALL
	EARTH		NON-RATED CONCRETE BLOCK WALL WITH MASS MASONRY REINFORCING @ 1'-4" O.C. VERTICALLY (U.N.O.)
	STEEL		SECTION DESIGNATION
	CONCRETE		SECTION
	WOOD-FINISH		SHT. WHERE SECTION LOCATED
	BRICK		SHT. WHERE ELEVATION LOCATED
	PLYWOOD		ELEVATION
	POROUS FILL		ELEVATION DESIGNATION
	RIGID INSULATION		DETAIL DESIGNATION
	BATT INSULATION		DETAIL
	REVISION		SHEET LOCATED
	NATURAL GAS		ELECTRIC FAN
	CABLE		DOWN SPOUT
	FROST PROOF HOSE BIBB		FLOOR DRAIN
	MODULAR PHONE JACK		ELEVATION TARGET
	DINING ROOM NAME		WINDOW SIZE (ELEVATIONS)
	CARPET ROOM FLOOR MATERIAL		DOOR SIZE

## ZONING REQUIREMENTS

DISTRICT: R2  
USE: SINGLE & TWO FAMILY RESIDENTIAL

PRINCIPAL BUILDING:

FRONT SETBACK: AVG. OF EXIST. DEPTHS ON ABUTTING PROPERTIES

SIDE YARD DEPTH: 5' MIN. (15' MIN. SUM OF BOTH SIDES)

REAR YARD DEPTH: 40' MIN.

LOT COVERAGE: 35% MAX  
4,120x35% = 1,442 SF MAX (1,137 SF SHOWN)

35' MAX HT.

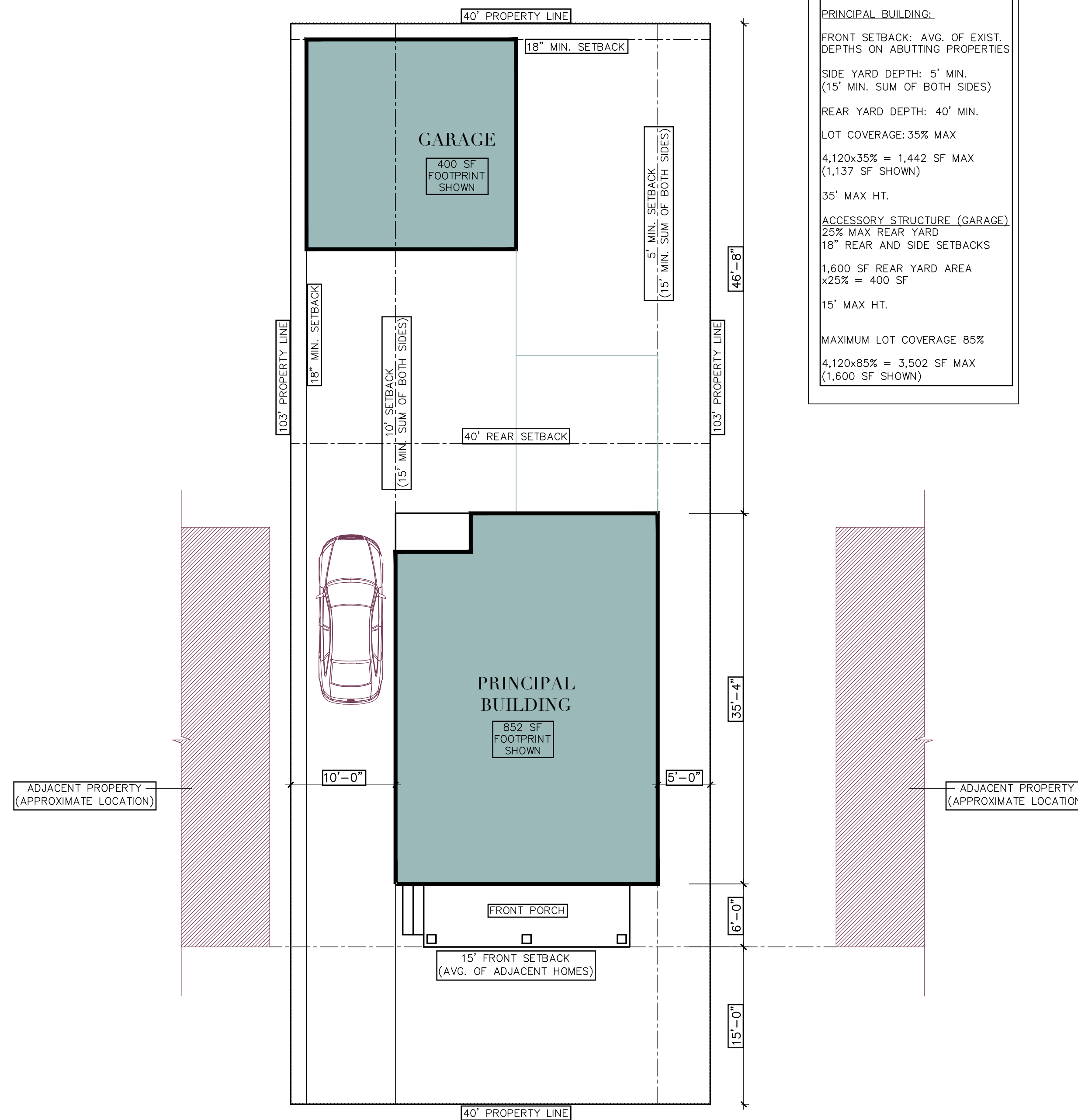
ACCESSORY STRUCTURE (GARAGE):  
25% MAX REAR YARD  
18" REAR AND SIDE SETBACKS

1,600 SF REAR YARD AREA  
x25% = 400 SF

15' MAX HT.

MAXIMUM LOT COVERAGE 85%

4,120x85% = 3,502 SF MAX (1,600 SF SHOWN)



## SITE PLAN

SCALE 1/8"=1'-0"

P.P.N. 315-11-004  
1486 HOPKINS AVE  
LAKEWOOD OHIO 44107  
0.95 AC.

## DRAWING INDEX

- A-1 TITLE SHEET + SITE PLAN
- A-2 EXISTING FLOOR PLAN + PROPOSED FOUNDATION AND FIRST FLOOR PLANS
- A-3 ELEVATIONS

ISSUE DATE

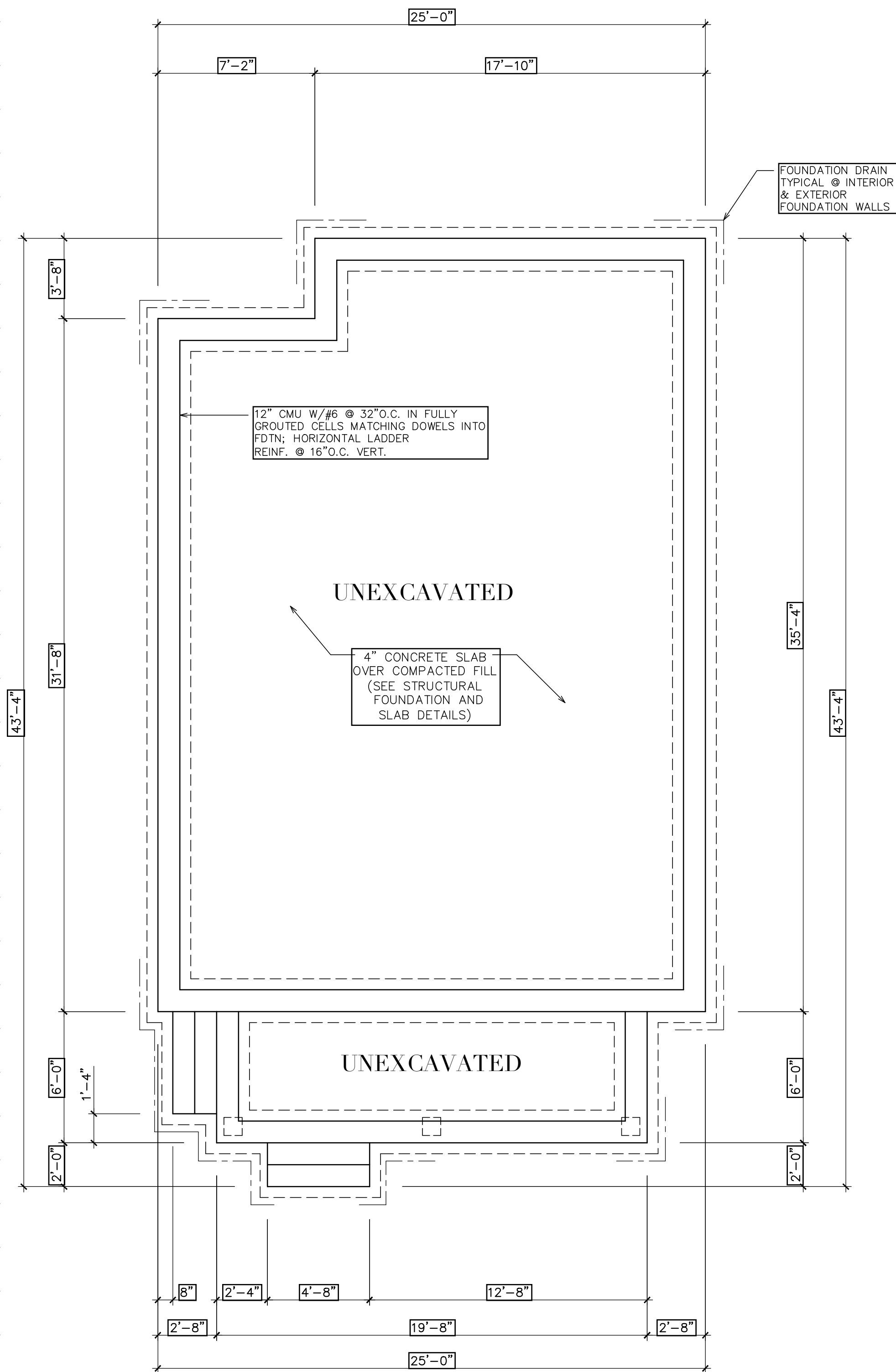
2-18-26 ABR

PROPOSED RESIDENCE  
1486 HOPKINS AVE.  
LAKEWOOD, OHIO 44107

ANTHONY ASIMOU ARCHITECTS  
anthony@asimouarchitects.com  
www.asimouarchitects.com  
440-463-5794

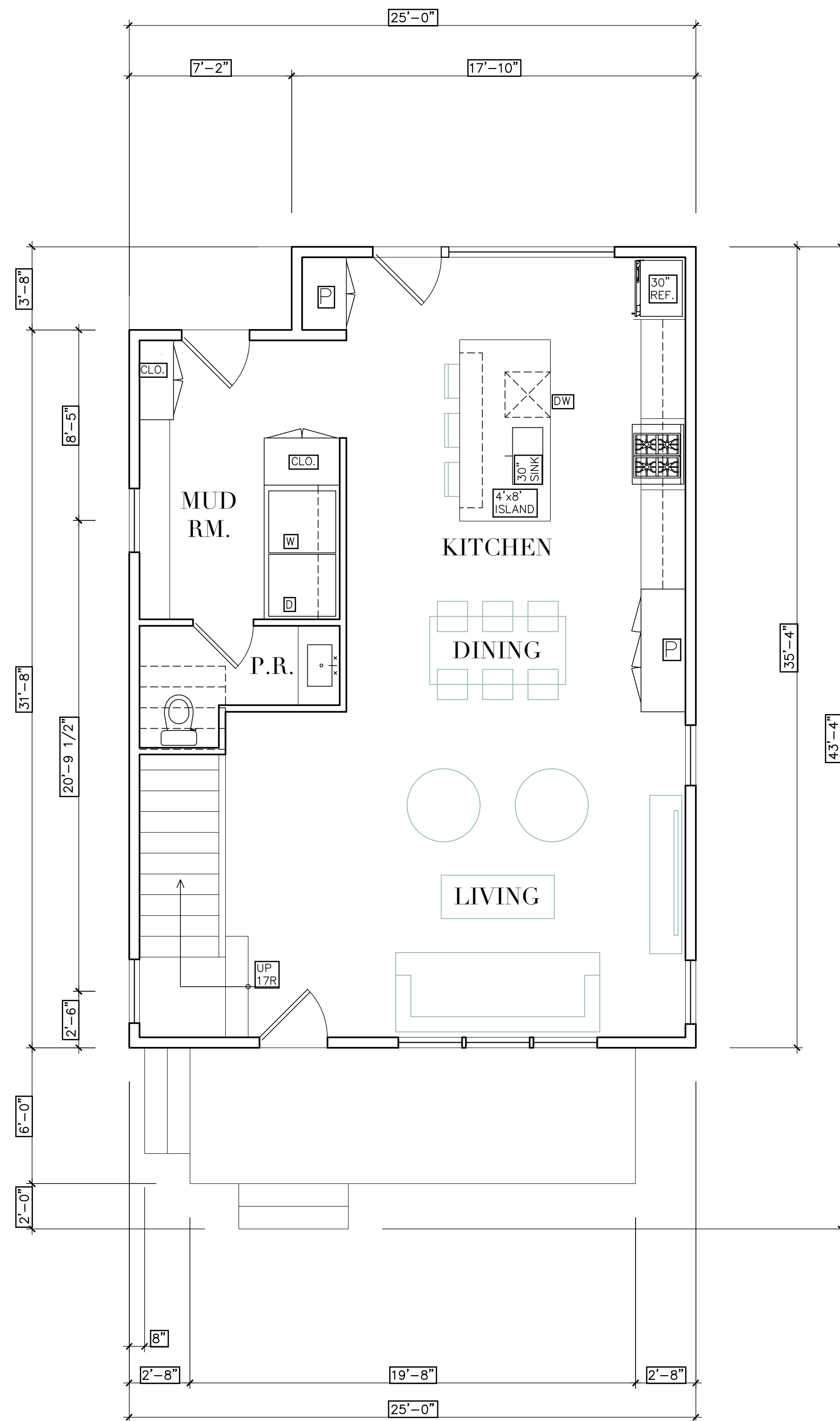
TITLE SHEET,  
SITE PLAN

A-1



### FOUNDATION PLAN

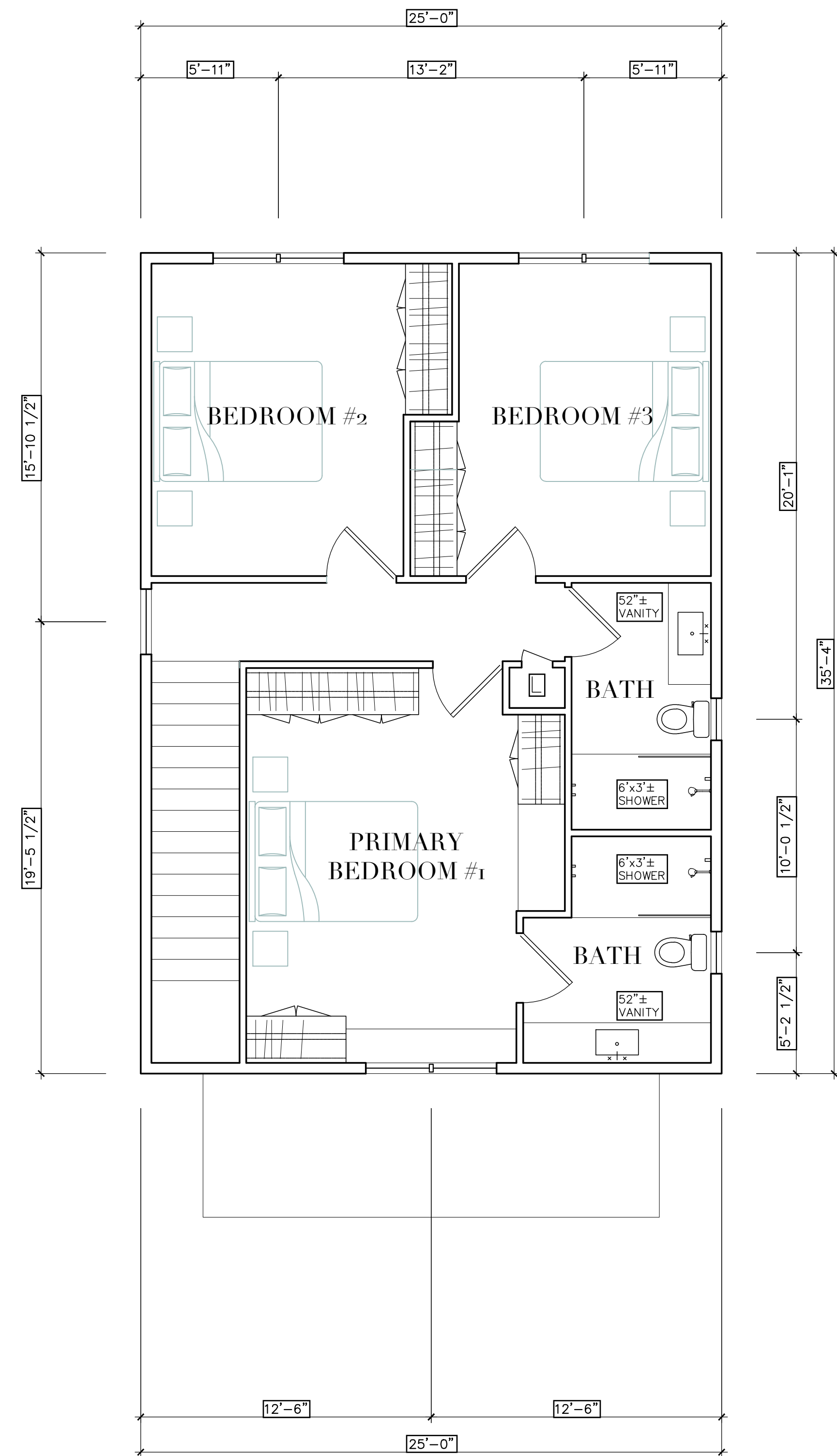
SCALE 1/4"=1'-0"



### FLOOR PLAN

SCALE 1/4"=1'-0"

PLAN NOTES:  
 FIRST FLOOR: 857 SF  
 SECOND FLOOR: 808 SF  
 GARAGE (DETACHED): 400 SF  
 TOTAL: 1,665 SF



PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

ISSUE DATE  
 2-18-26 ABR

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 1486 HOPKINS AVE.  
 LAKEWOOD, OHIO 44107

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 anthony@asimouarchitects.com  
 www.asimouarchitects.com  
 440-463-5794

FLOOR  
 PLANS

A-2

PRELIMINARY  
NOT FOR  
CONSTRUCTION

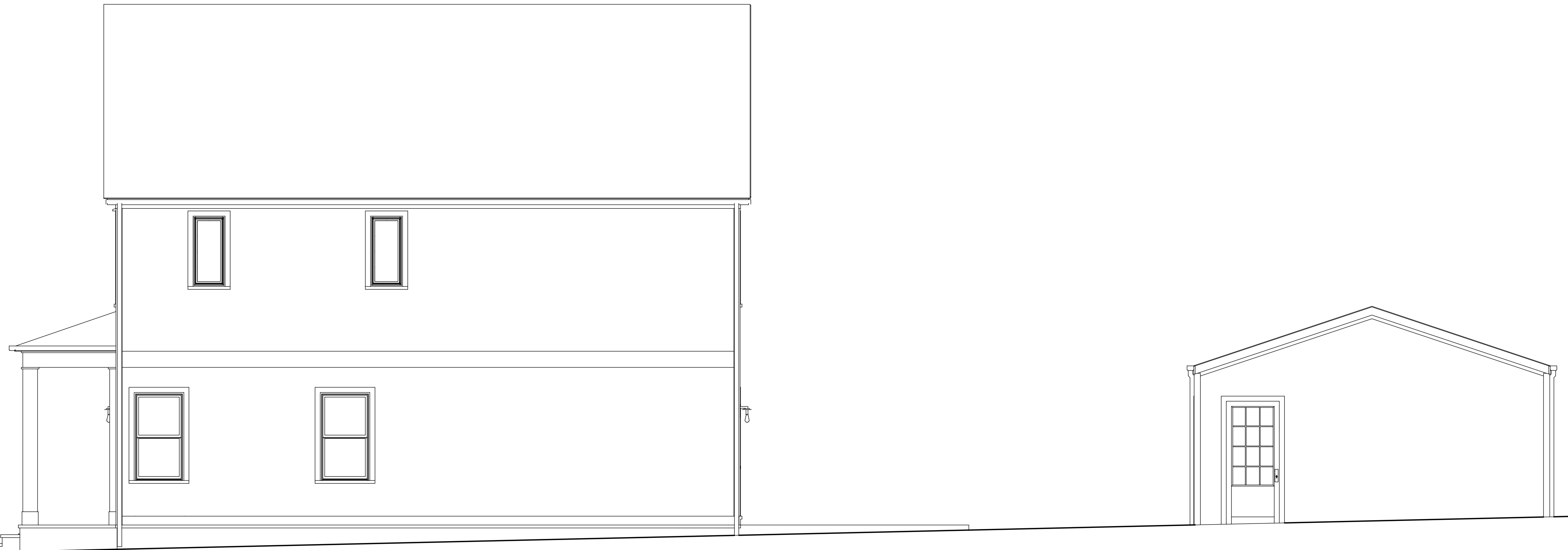
ISSUE DATE  
2-18-26 ABR

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1486 HOPKINS AVE.  
LAKEWOOD, OHIO 44107

ANTHONY ASIMOU ARCHITECTS  
anthony@asimouarchitects.com  
www.asimouarchitects.com  
440-463-5794

ELEVATIONS

A-3



**SIDE ELEVATION**

SCALE 1/4"=1'-0"



**SIDE ELEVATION**

SCALE 1/4"=1'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION

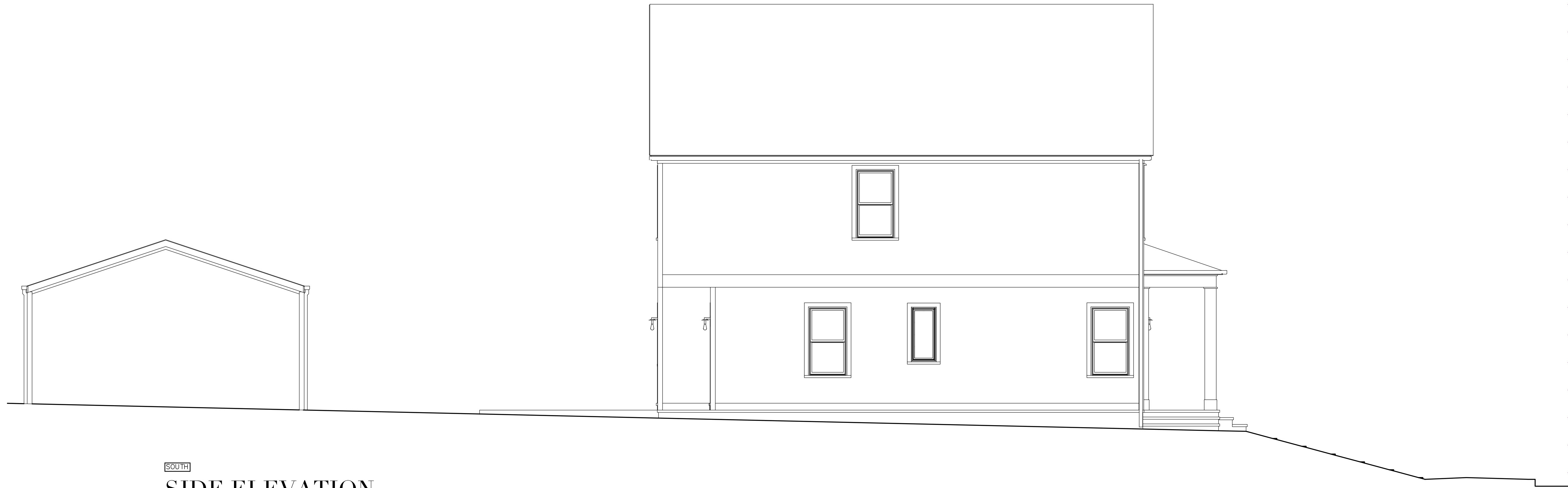
ISSUE DATE  
2-18-26 ABR

PROPOSED RESIDENCE  
1486 HOPKINS AVE.  
LAKEWOOD, OHIO 44107

ANTHONY ASIMOU ARCHITECTS  
anthony@asimouarchitects.com  
www.asimouarchitects.com  
440-463-5794

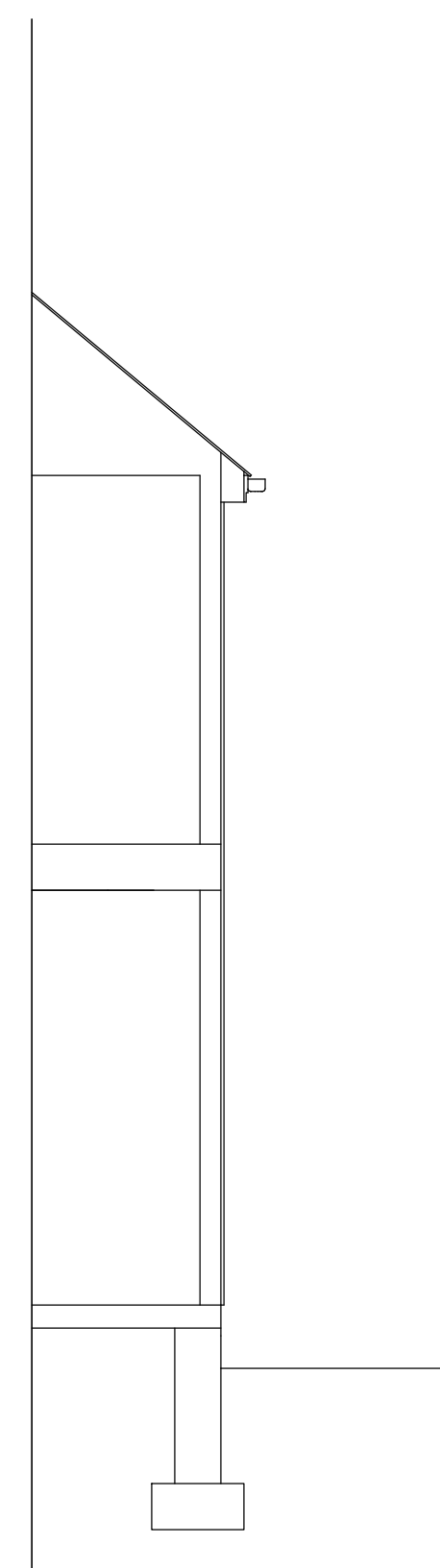
ELEVATIONS

A-4



**SOUTH**  
**SIDE ELEVATION**

SCALE 1/4"=1'-0"



**WALL SECTION**

SCALE 1/2"=1'-0"

\*\*\* TO BE DETAILED  
FOR PRE-REVIEW MEETING



**WEST**  
**REAR ELEVATION**

SCALE 1/4"=1'-0"

1486 Hopkins Av.

Lakewood, Ohio

2/18/2026 - ABR

# SUMMARY

**Location:** 1486 Hopkins Ave, Lakewood, OH

**Lot Size:** 4,120 square feet

**Project Scope:** Construction of a new two-story, wood-framed single-family residence of approximately 1,665 square feet, including an independent garage.

## Existing Structures and Site Features:

- Existing curb cut and paved driveway entrance for a future garage.
- One mature pine tree located near the rear of the property.
- Pronounced incline along the sidewalk and front edge, transitioning to a gentle upward slope toward the rear of the lot.

## Site Topography:

- **Elevation Range:** The lot has a pronounced incline along the sidewalk and front edge, transitioning to a gentle upward slope toward the rear of the lot, with the lowest at 694+/- feet and the highest point at 699+/- feet.

## Design Inspiration:

The proposed residence draws inspiration from a traditional Lakewood home vernacular, reinterpreted through a contemporary lens. The design emphasizes clean lines, simple proportions, and a balanced gable form characteristic of the neighborhood's vernacular. Painted wood siding and trim lend warmth and authenticity, while refined modern touches, such as larger windows and minimal ornamentation, create a timeless and elevated aesthetic. The overall composition seeks harmony between tradition and modern living, with a focus on efficient construction and enduring design.

## Design Elements:

- Traditional Lakewood home form.
- Simple gabled volume with clean, balanced proportions.
- Painted exterior with textures and refined color palette.
- Emphasis on rhythm and transparency through carefully placed windows.
- Open, functional interior layout designed for modern living and natural light.

## Landscaping:

- Minimal, low-maintenance landscaping to complement the architecture.
- Strategic placement of greenery to soften building edges and enhance curb appeal.
- Permeable paver driveway (may occur)

# CONSIDERATION OF THE LAKEWOOD COMMUNITY VISION PLAN

**Vision:** To strengthen Lakewood's position as a walkable, diverse, and connected community by encouraging thoughtful development that complements existing neighborhoods and promotes long-term livability.

## Relevant Goals and Objectives:

- **Neighborhood Character:** Support new housing that respects the established scale, massing, and materials of Lakewood's residential areas.
- **Housing Variety:** Encourage reinvestment and new infill homes that expand options for modern living while maintaining neighborhood integrity.
- **Sustainability and Livability:** Promote durable construction and well-landscaped streetscapes that contribute to a pleasant and resilient urban environment.

## Design Strategies:

- **Compliance with Community Vision Goals:** The project supports Lakewood's objectives for neighborhood reinvestment by adding a high-quality, owner-occupied single-family home that strengthens long-term housing stability.
- **Contextual Massing Response:** The building is scaled to match the prevailing 2–2.5 story forms along Hopkins Ave, minimizing visual impact on adjacent homes and maintaining the established rhythm of the street.
- **Sustainable Site Development:** The proposal incorporates a modest building footprint, efficient framed construction, and low-maintenance landscaping to promote long-term durability and reduced environmental impact.
- **Enhanced Streetscape Quality:** Strategic landscaping, improved driveway organization, and refined architectural detailing contribute to a more walkable and visually coherent block frontage.
- **Housing Variety and Infill Quality:** Adds a thoughtfully designed context-sensitive new home that expands housing options without altering the neighborhood fabric, consistent with Lakewood's Vision 2035 goals.

*\*This project supports the principles outlined in Lakewood's Community Vision 2035 Plan.\**

# SITE ANALYSIS

P.P.N. 315-11-004  
1486 HOPKINS AVE  
LAKEWOOD OHIO 44107  
.095 AC.

## ZONING REQUIREMENTS

District: R2  
Use: Single & Two Family Residential

### Principal Bldg.

Front Setback: Avg. of Exist. Depths on Abutting Properties

Side Yard Depth: 5' min. (15' sum of both sides)

Rear Yard Depth: 40' Min.

35% Max Lot Coverage

$4,120 \times 35\% = 1,442$  Sf Max (complied)  
(1,137 Sf Shown)

35' Max Ht.

### Accessory Structure (garage)

25% Max Rear Yard

18" Rear And Side Setbacks

$1,600$  Sf Rear Yard Area  $\times 25\% = 400$  Sf

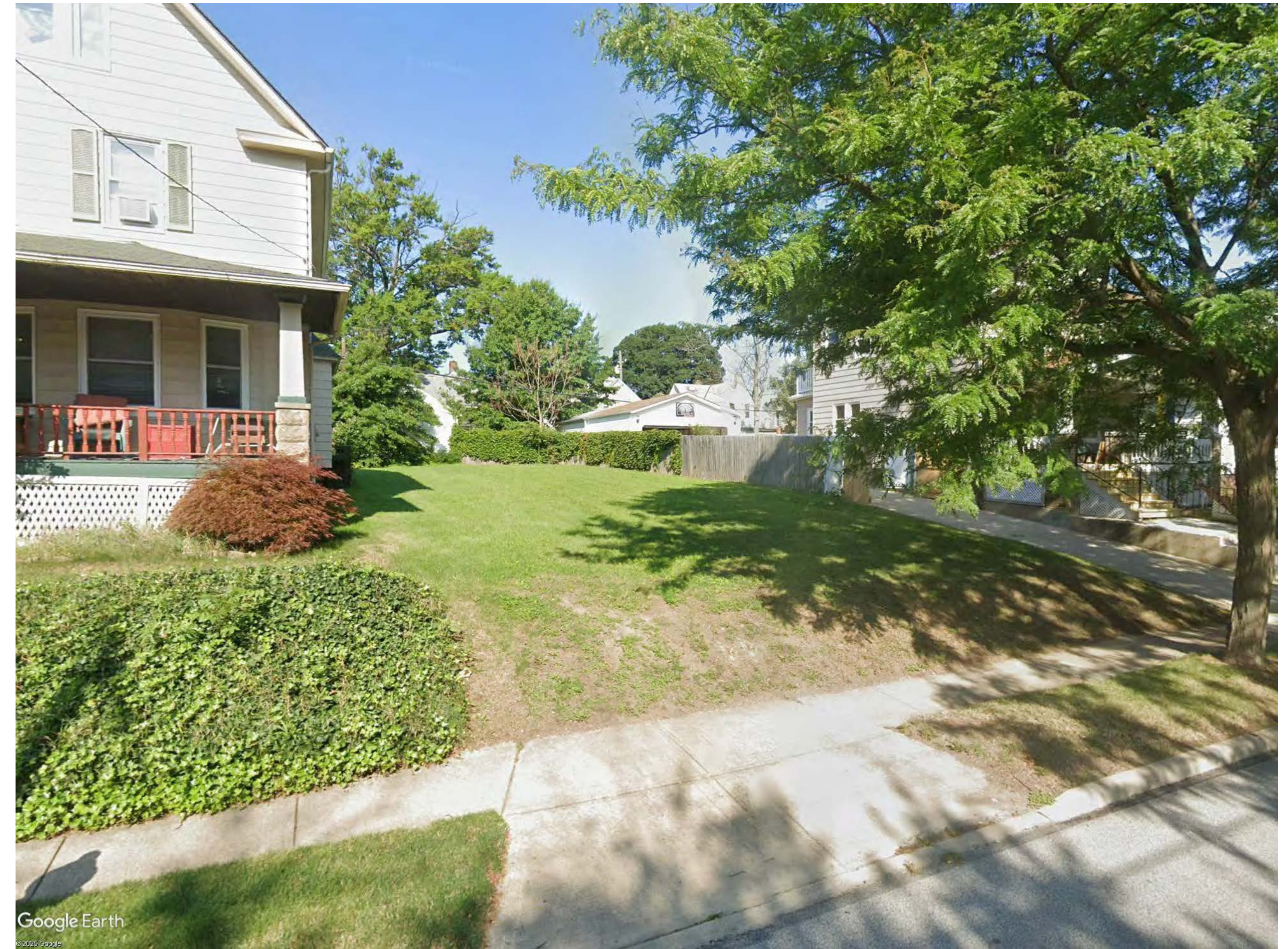
15' Max Ht.

Maximum Lot Coverage 85%

$4,120 \times 85\% = 3,502$  Sf Max  
(1,730 Sf Shown)



# SITE PHOTOS



# RENDERING



# FLOORPLANS

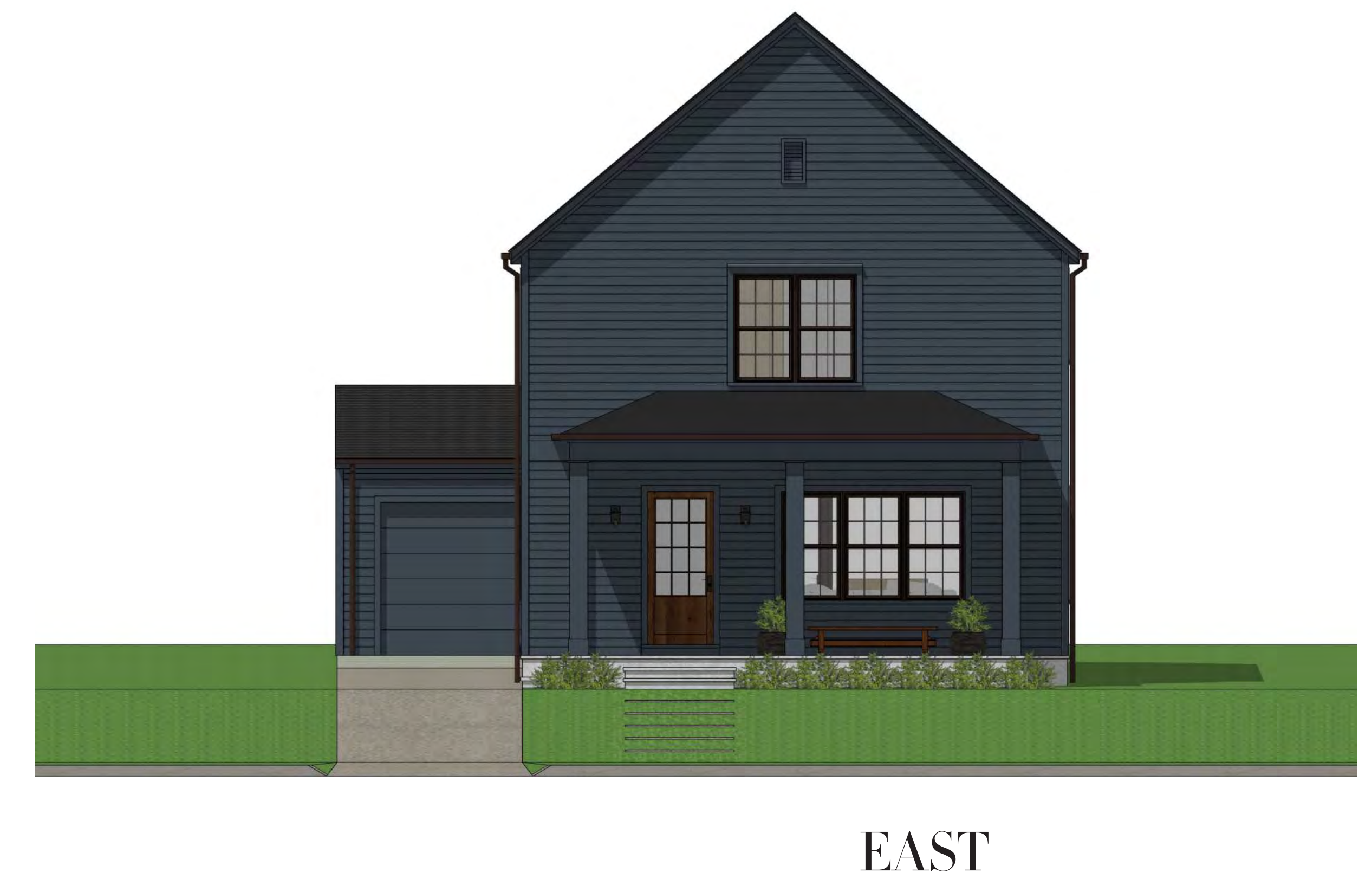


FIRST FLOOR

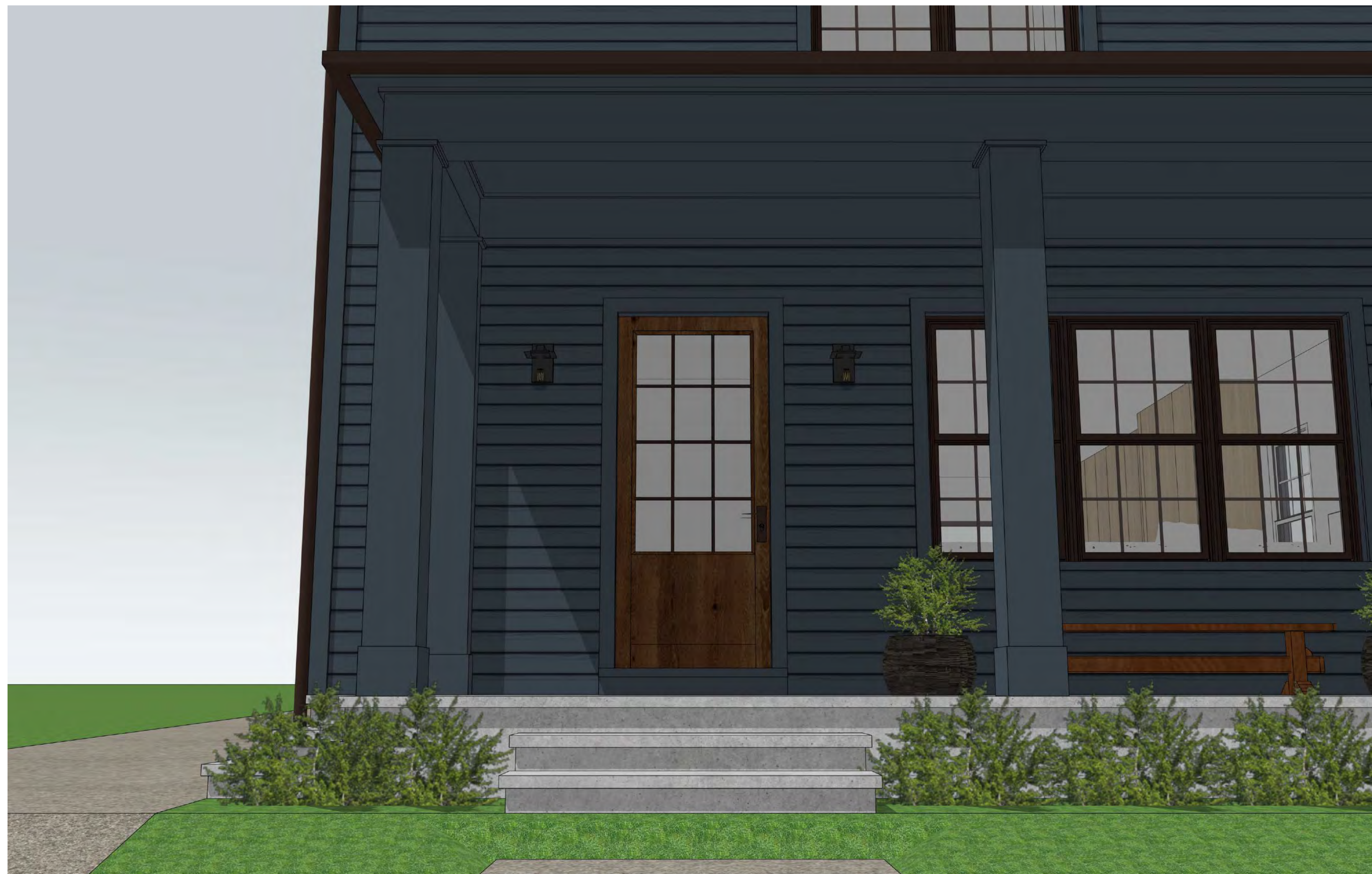
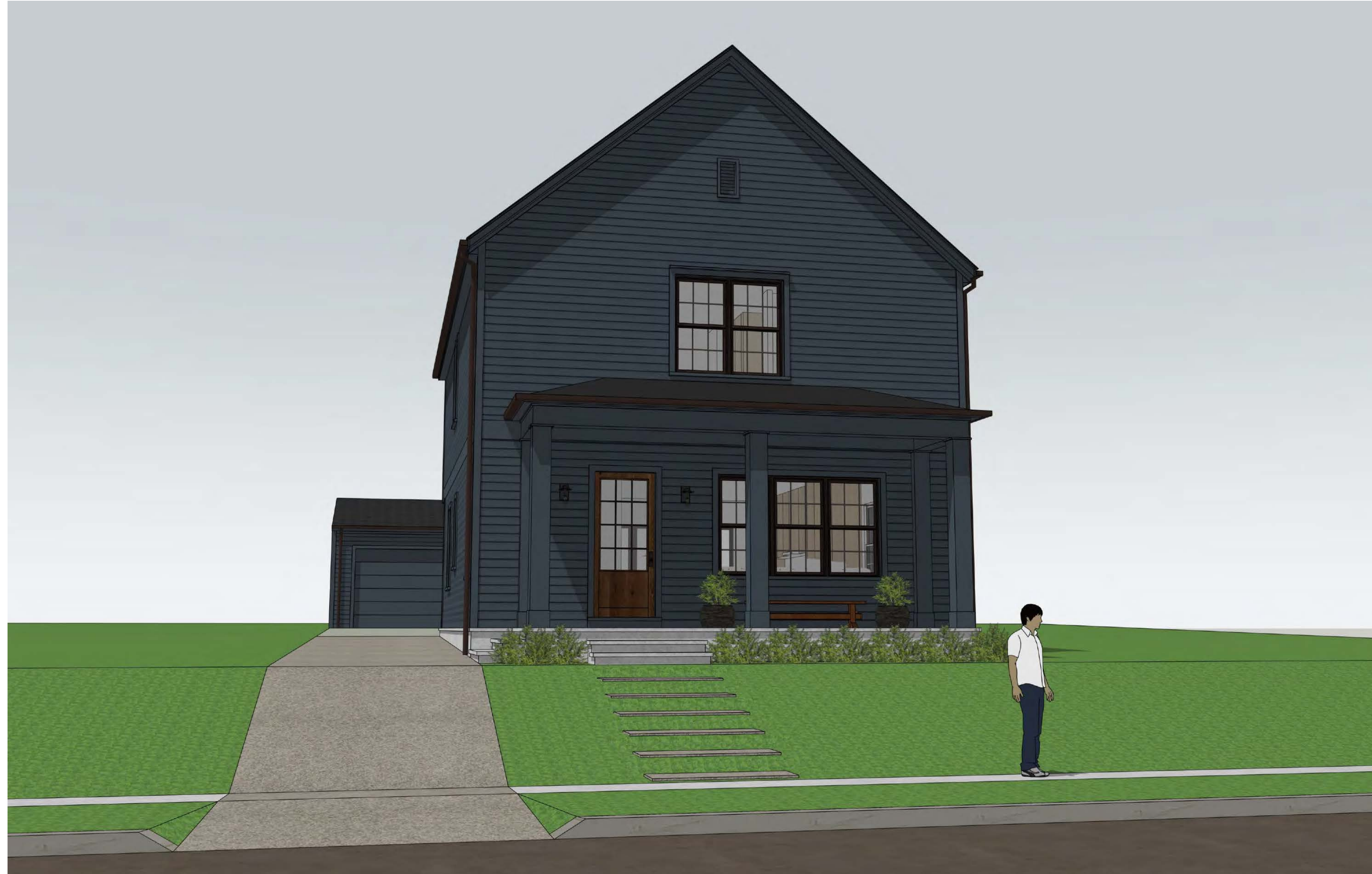


SECOND FLOOR

# ELEVATIONS



# SCENES





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

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

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Application Cover Page

Docket No.: 03-28-26

Permit No.: BBS26-000016

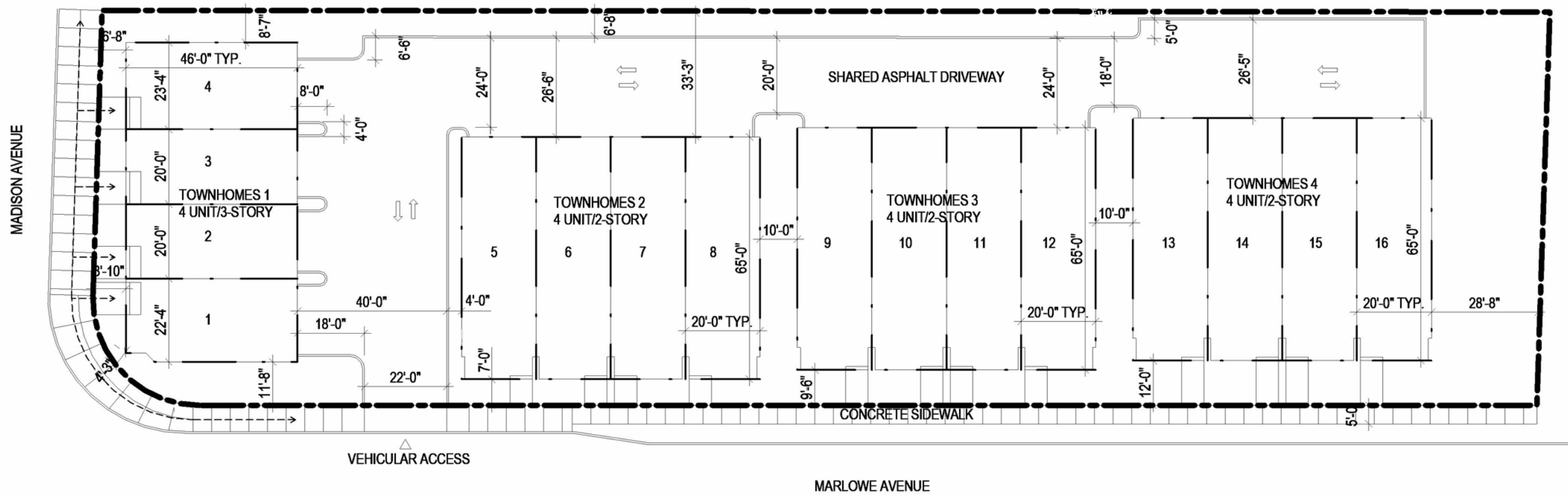
Applicant Name: Frank Camardo, Greenlight Building Company, LLC

Project Address: Marlowe Ave.

Project Name: N/A

Project: Applicant proposes the construction of a 16 unit townhouse project, a minor modification to an existing planned development.

Mcw



- PARKING: 2 PER UNIT
- PEDESTRIAN CIRCULATION: - - - - -
- VEHICULAR CIRCULATION: ⇄



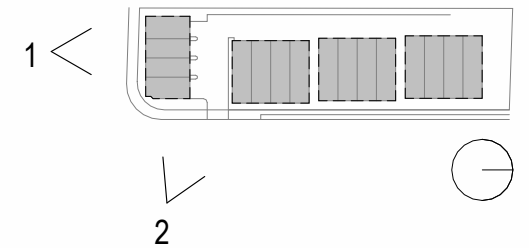




1



2



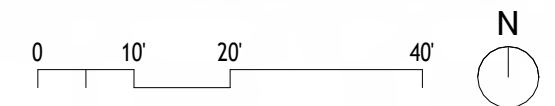


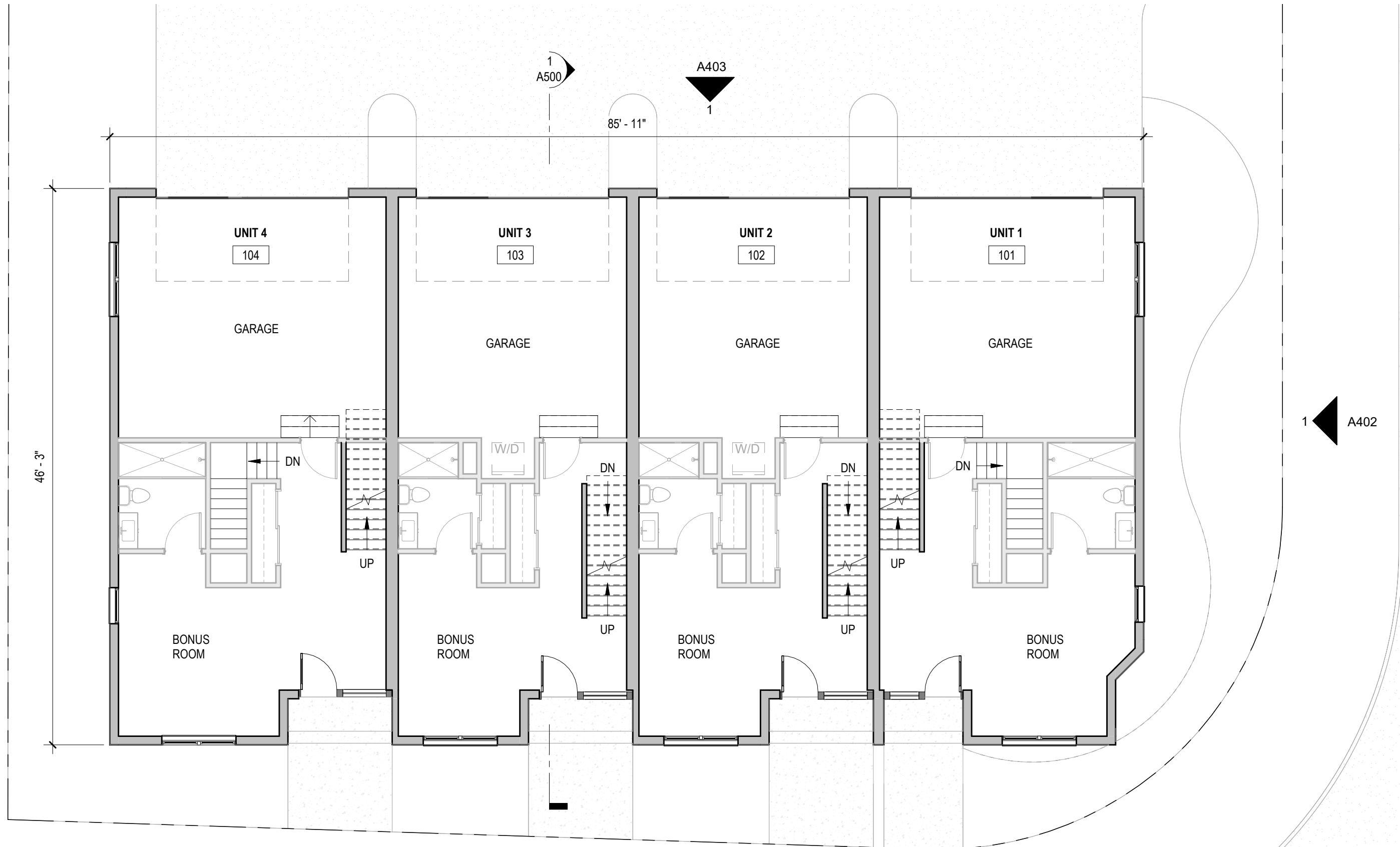
TOWNHOMES 2-4

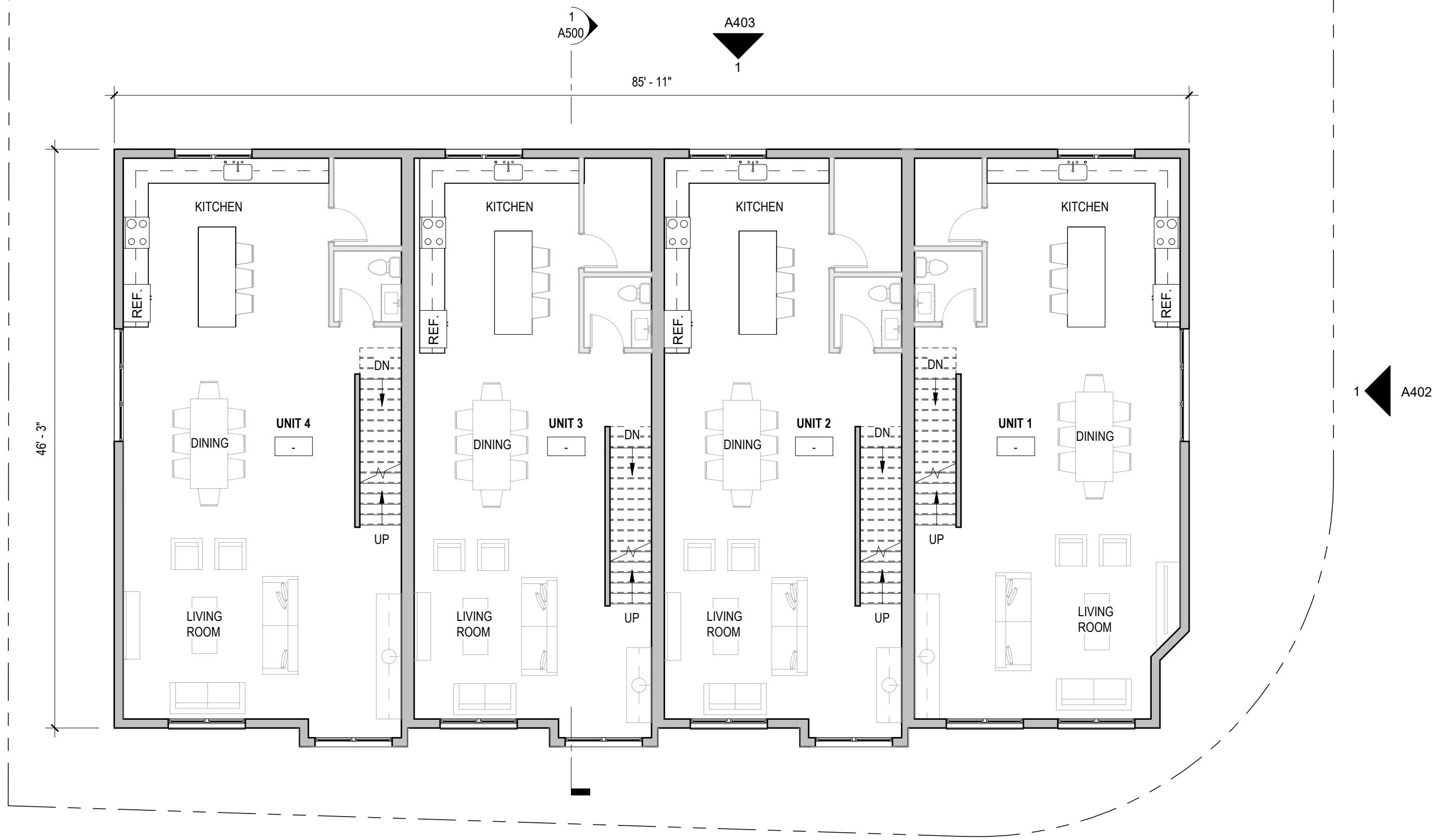
TOWNHOMES 1

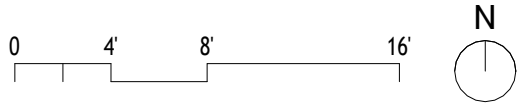
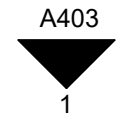
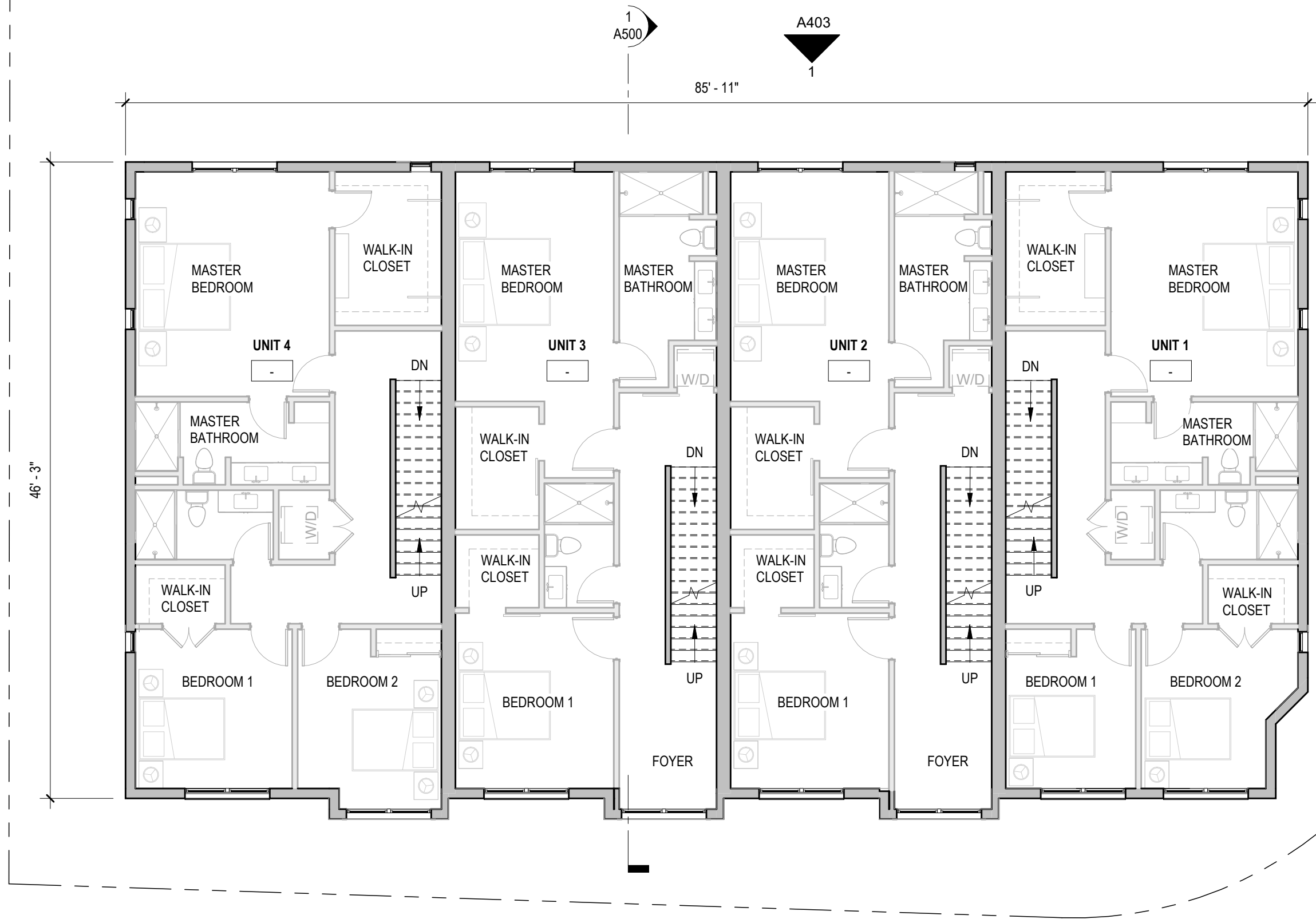
MARLOWE AVENUE

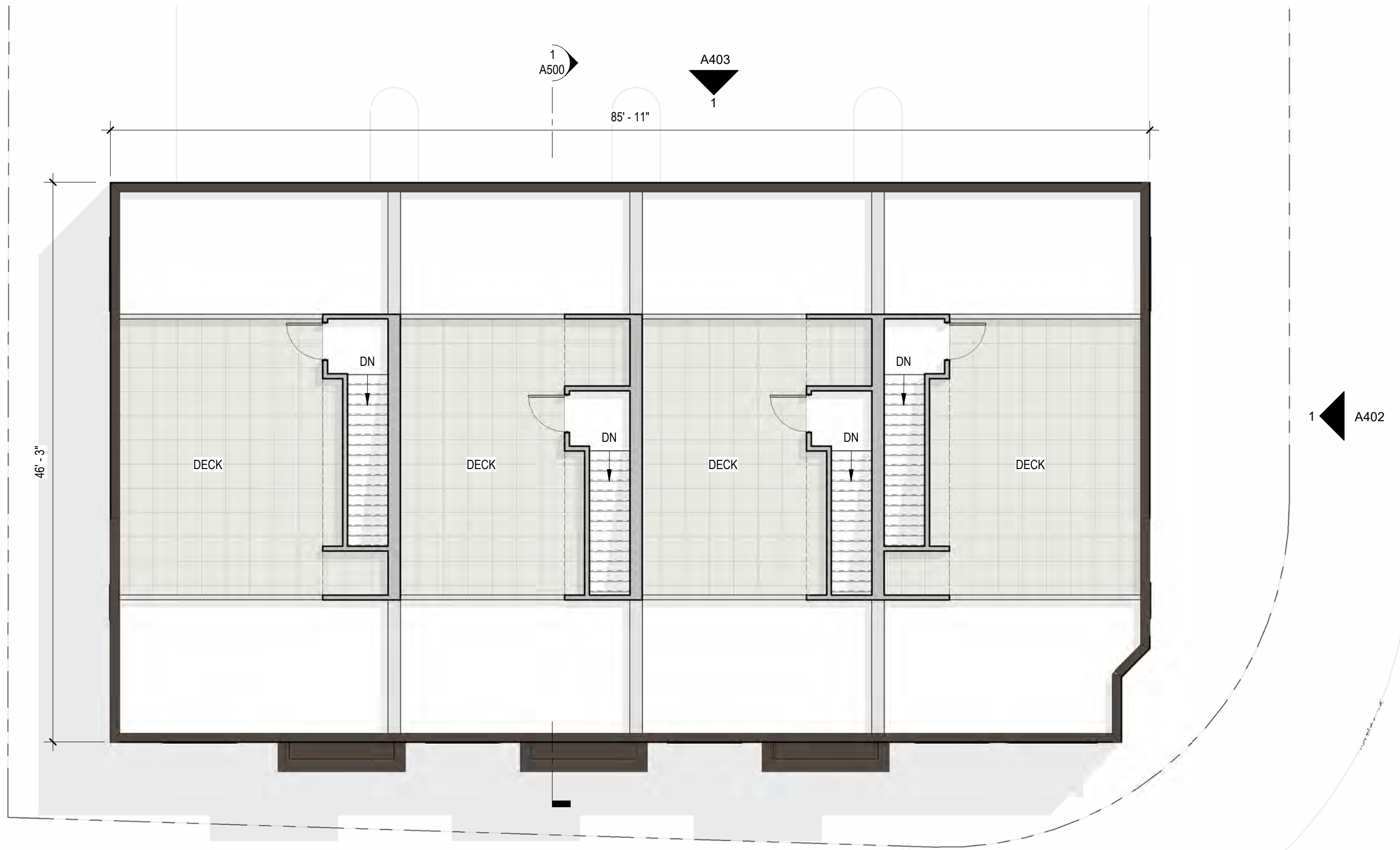
MADISON AVENUE

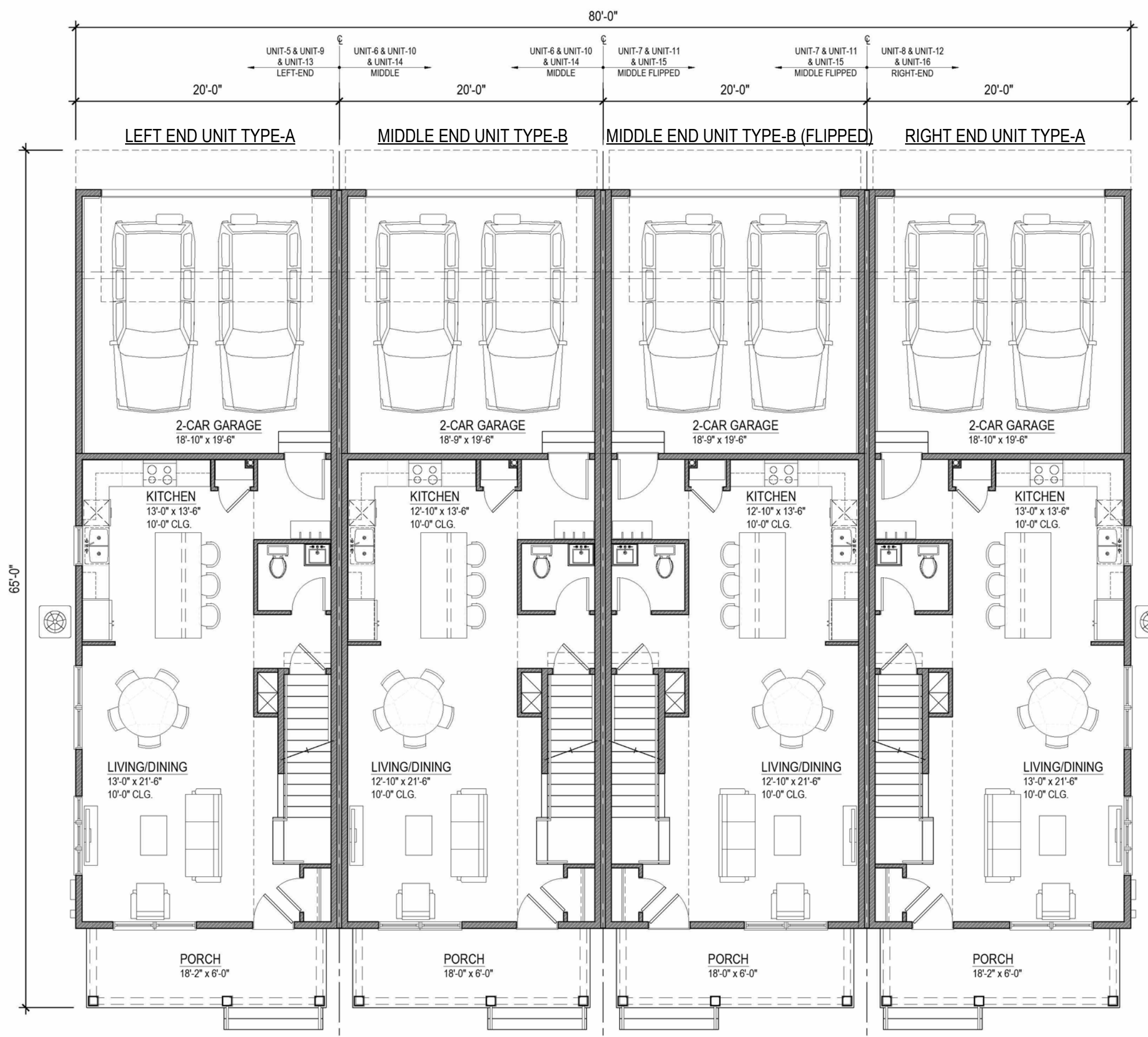


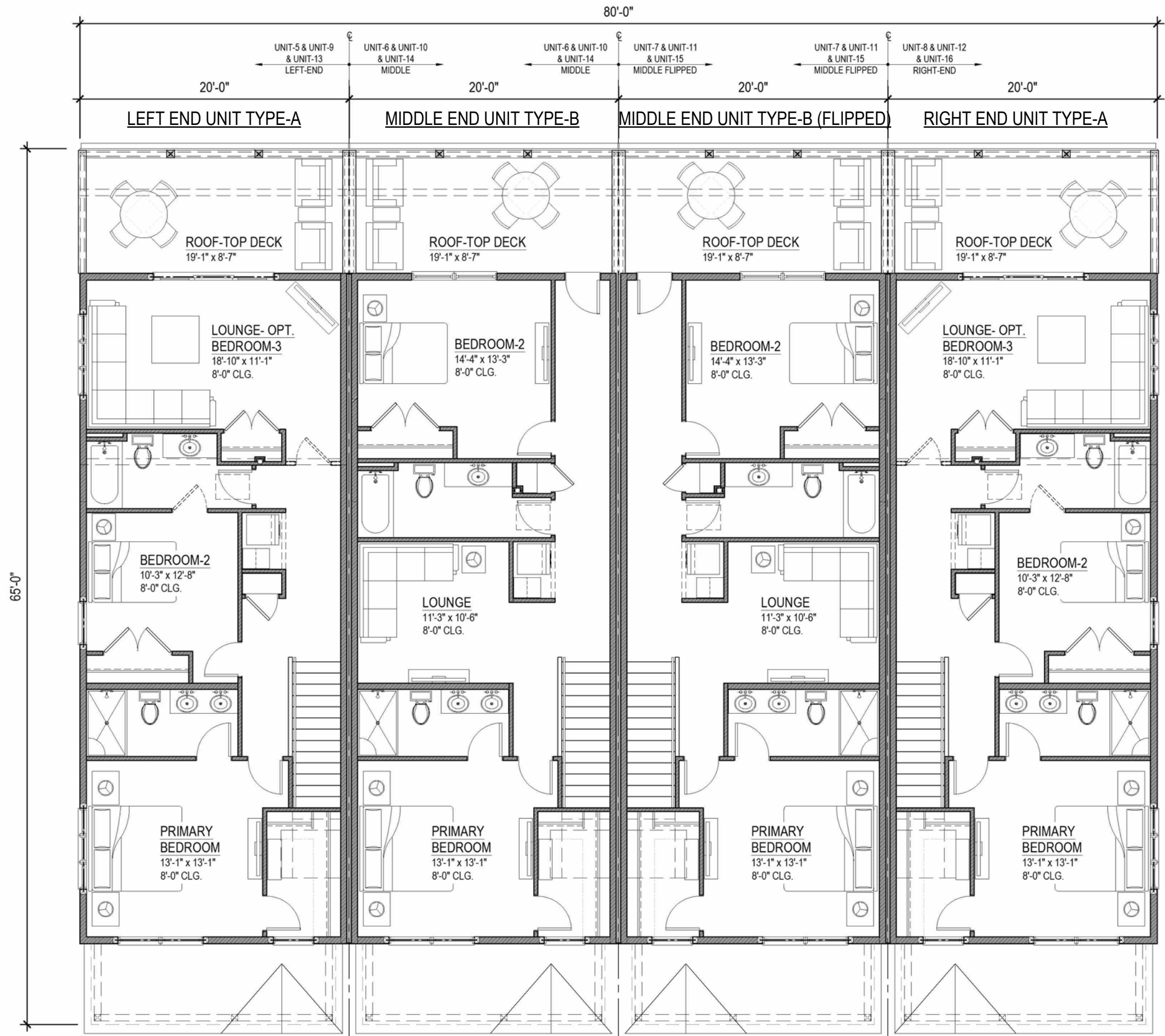






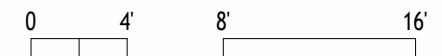






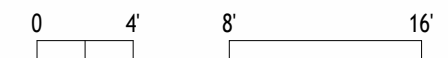


Material	Designation	Manufacturer	Type	Color
Brick	BK-1	Glen Gery	Elyria	
Wall Cladding				
	WC-1	James Hardie	Architectural Panel	SW7047 "Porpoise"
	WC-2	Azek	7 1/2" Lap Siding	SW7043 "Wordly Gray"
Trim	TR-1	James Hardie	Hardie Trim Batten Boards	SW7048 "Urbane Bronze"
	TR-2	ATAS	Break Metal	Match TR-1
Storefront	ST-1	Kawneer	Aluminum Frame	Bark Bronze
Windows	W-1	Pella	Double Hung	Dark Brown



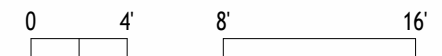


Material	Designation	Manufacturer	Type	Color
Brick	BK-1	Glen Gery	Elyria	
Wall Cladding				
	WC-1	James Hardie	Architectural Panel	SW7047 "Porpoise"
	WC-2	Azek	7 1/2" Lap Siding	SW7043 "Wordly Gray"
Trim	TR-1	James Hardie	Hardie Trim Batten Boards	SW7048 "Urbane Bronze"
	TR-2	ATAS	Break Metal	Match TR-1
Storefront	ST-1	Kawneer	Aluminum Frame	Bark Bronze
Windows	W-1	Pella	Double Hung	Dark Brown



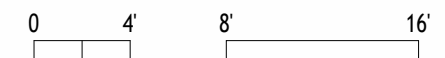


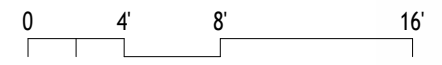
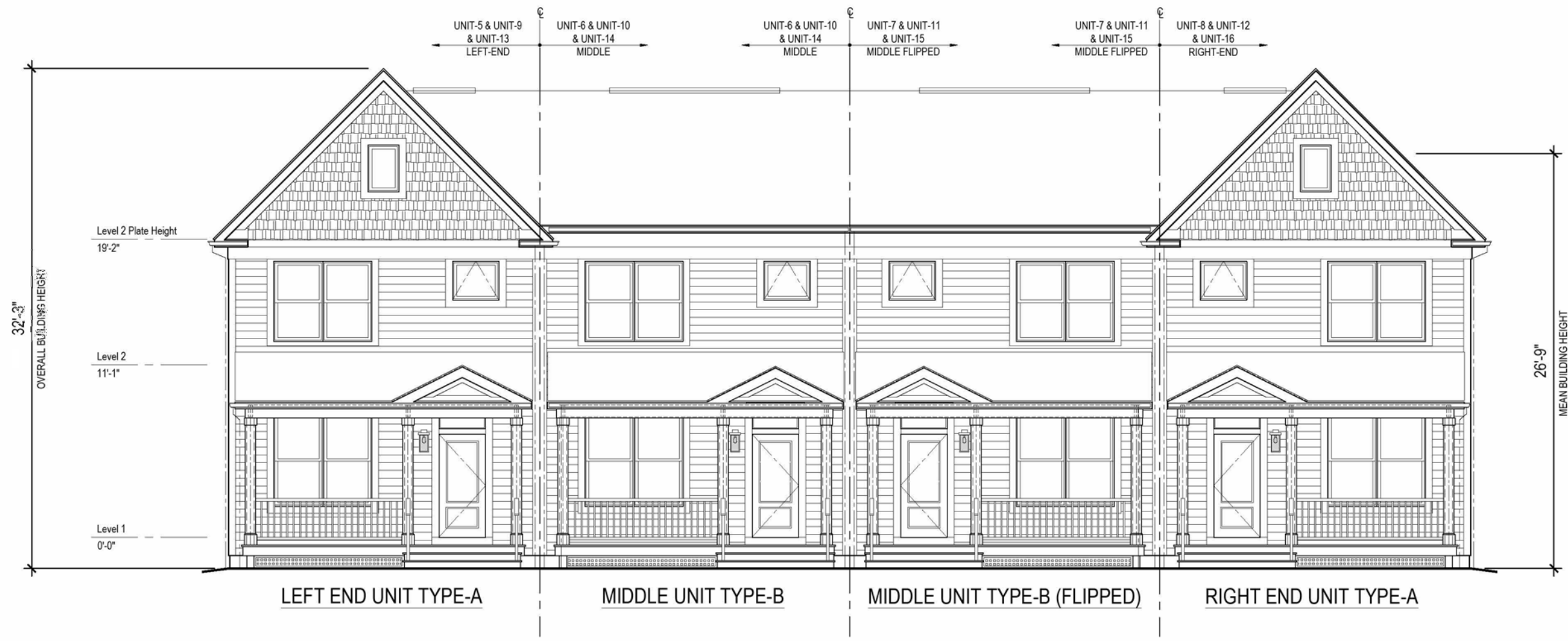
Material	Designation	Manufacturer	Type	Color
Brick	BK-1	Glen Gery	Elyria	
Wall Cladding	WC-1	James Hardie	Architectural Panel	SW7047 "Porpoise"
	WC-2	Azek	7 1/2" Lap Siding	SW7043 "Wordly Gray"
Trim	TR-1	James Hardie	Hardie Trim Batten Boards	SW7048 "Urbane Bronze"
	TR-2	ATAS	Break Metal	Match TR-1
Storefront	ST-1	Kawneer	Aluminum Frame	Bark Bronze
Windows	W-1	Pella	Double Hung	Dark Brown

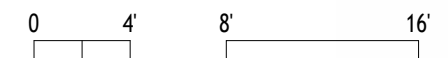


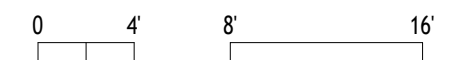
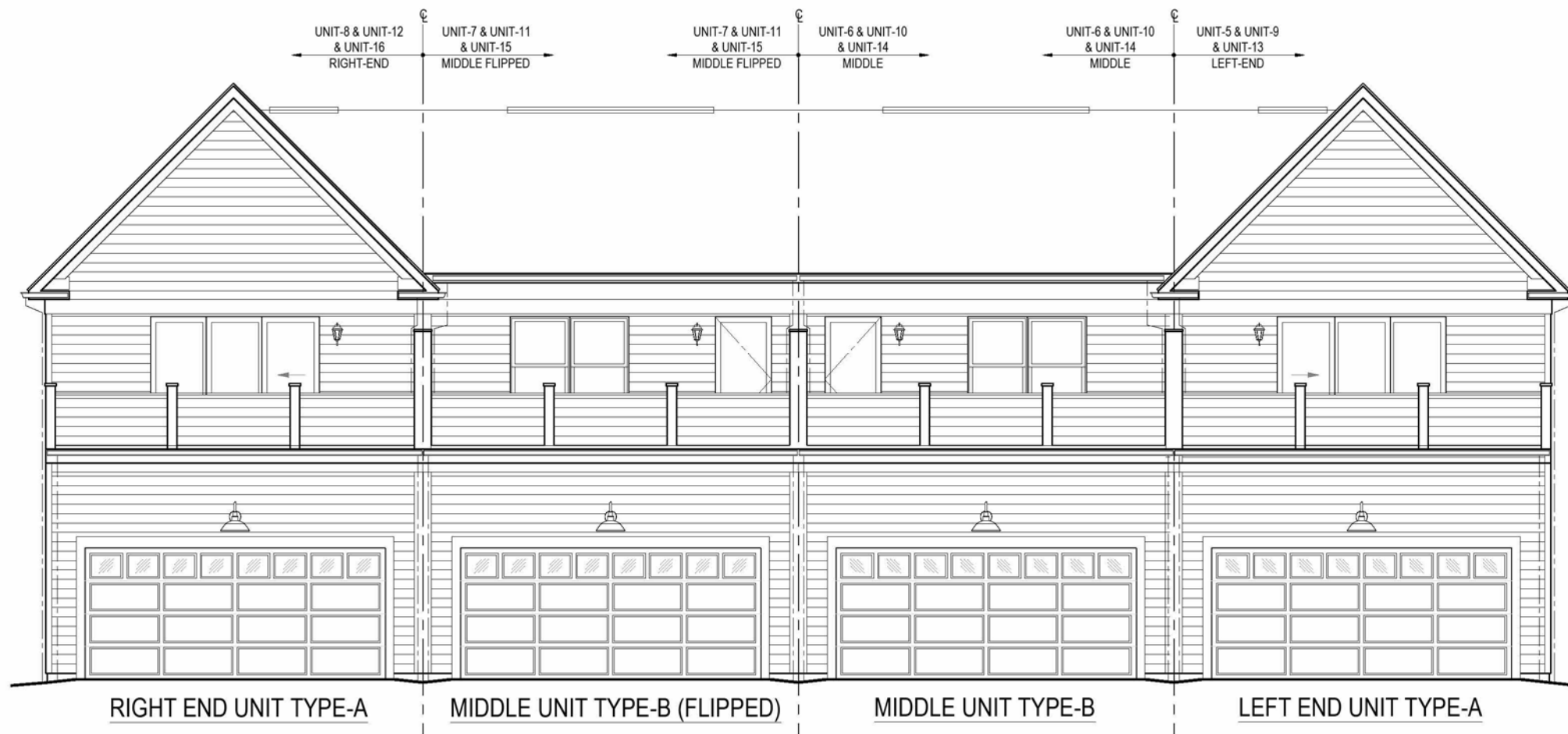


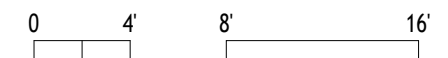
Material	Designation	Manufacturer	Type	Color
Brick	BK-1	Glen Gery	Elyria	
Wall Cladding				
	WC-1	James Hardie	Architectural Panel	SW7047 "Porpoise"
	WC-2	Azek	7 1/2" Lap Siding	SW7043 "Wordly Gray"
Trim	TR-1	James Hardie	Hardie Trim Batten Boards	SW7048 "Urbane Bronze"
	TR-2	ATAS	Break Metal	Match TR-1
Storefront	ST-1	Kawneer	Aluminum Frame	Bark Bronze
Windows	W-1	Pella	Double Hung	Dark Brown











**EXTERIOR FINISH SCHEDULE-BUILDING-2:  
UNITS-5,-6,-7,-8 (SEE SHEET A-6 FOR BUILDING-3, -4)**

FINISH TYPE	MANUFACTURER / PRODUCT	COLOR
Roof Shingles	Certainteed® Landmark or equivalent	Moire Black
Horizontal Lap Siding @ Sides & Rear Walls Only	Alside® or equivalent - 6" to weather	Cape Cod Gray
Horizontal Lap Siding @ Front Walls Only	Hardie® Plank or equivalent	to match vinyl siding
Shingle Siding at Gable Ends	Hardie® Shingle or equivalent	to match Sterling Gray
Soffit	Alside® or equivalent	Platinum Gray
Fascia & Rake Board	Aluminum Wrap	Platinum Gray
Frieze Trim, Window & Door Trim, Column Wrap	Hardie® or equivalent @ Front Only; Azek® or equivalent otherwise	Platinum Gray
Corner Trim	Hardie® or equivalent @ Front Only; Vinyl otherwise	Platinum Gray
Gutters/Downspouts	Aluminum	Platinum Gray
Railings @ Front Porch	RDI® Finyl Line T-Top or equivalent	White
Windows & Patio Doors	Vinyl Kraft® or equivalent	White
Front Door	Therma-Tru® 4-panel	Unit-1 Sherwin Williams #SW6244 Naval; Unit-2 Sherwin Williams #1666 Venetian Yellow; Unit-3 Sherwin Williams #7591 Red Barn
Rear Garage Door	Clopay® or equivalent	White - all units
Front Porch Decking	TimberTech Prime Plus® or equivalent	Sea Salt Gray or color per G.C.
Rear Roof-top Deck Floor	Duradek® membrane or equivalent	Ultra Legacy Driftwood
Front Porch Decorative Skirt	Vinyl Lattice Panels	White

**EXTERIOR FINISH SCHEDULE-BUILDING-3:  
UNIT-7,-8,-9,-10 (SEE SHEET A-5 FOR BUILDING-2)**

FINISH TYPE	MANUFACTURER / PRODUCT	COLOR
Roof Shingles	Certainteed® Landmark or equivalent	Weathered Wood
Horizontal Lap Siding @ Sides & Rear Walls Only	Alside® or equivalent - 6" to weather	Monterey Sand
Horizontal Lap Siding @ Front Walls Only	Hardie® Plank or equivalent	to match vinyl siding
Shingle Siding at Gable Ends	Hardie® Shingle or equivalent	to match Tuscan Clay
Soffit	Alside® or equivalent	White
Fascia & Rake Board	Aluminum Wrap	White
Frieze Trim, Window & Door Trim, Column Wrap	Hardie® or equivalent @ Front Only; Azek® or equivalent otherwise	Glacier White
Corner Trim	Hardie® or equivalent @ Front Only; Vinyl otherwise	White
Gutters/Downspouts	Aluminum	White
Railings @ Front Porch	RDI® Finyl Line T-Top or equivalent	White
Windows & Patio Doors	Vinyl Kraft® or equivalent	White
Front Door	Therma-Tru® 4-panel	Unit-4 Sherwin Williams #SW2808 Rockwood Dark Brown; Unit-5 Sherwin Williams #9092 Iced Mocha; Unit-6 Sherwin Williams #7591 Red Barn
Rear Garage Door	Clopay® or equivalent	White - all units
Front Porch Decking	TimberTech Prime Plus® or equivalent	Dark Cocoa or color per G.C.
Rear Roof-top Deck Floor	Duradek® membrane or equivalent	Ultra Legacy Cedarwood
Front Porch Decorative Skirt	Vinyl Lattice Panels	White

**EXTERIOR FINISH SCHEDULE-BUILDING-4:  
UNITS -13,-14,-15,-16 (SEE SHEETS A-5)**

FINISH TYPE	MANUFACTURER / PRODUCT	COLOR
Roof Shingles	Certainteed® Landmark or equivalent	Moire Black
Horizontal Lap Siding @ Sides & Rear Walls Only	Alside® or equivalent - 6" to weather	Cape Cod Gray
Horizontal Lap Siding @ Front Walls Only	Hardie® Plank or equivalent	to match vinyl siding
Shingle Siding at Gable Ends	Hardie® Shingle or equivalent	to match Sterling Gray
Soffit	Alside® or equivalent	Platinum Gray
Fascia & Rake Board	Aluminum Wrap	Platinum Gray
Frieze Trim, Window & Door Trim, Column Wrap	Hardie® or equivalent @ Front Only; Azek® or equivalent otherwise	Platinum Gray
Corner Trim	Hardie® or equivalent @ Front Only; Vinyl otherwise	Platinum Gray
Gutters/Downspouts	Aluminum	Platinum Gray
Railings @ Front Porch	RDI® Finyl Line T-Top or equivalent	White
Windows & Patio Doors	Vinyl Kraft® or equivalent	White
Front Door	Therma-Tru® 4-panel	Unit-1 Sherwin Williams #SW6244 Naval; Unit-2 Sherwin Williams #1666 Venetian Yellow; Unit-3 Sherwin Williams #7591 Red Barn
Rear Garage Door	Clopay® or equivalent	White - all units
Front Porch Decking	TimberTech Prime Plus® or equivalent	Sea Salt Gray or color per G.C.
Rear Roof-top Deck Floor	Duradek® membrane or equivalent	Ultra Legacy Driftwood
Front Porch Decorative Skirt	Vinyl Lattice Panels	White

- Stair Roof  
39' - 0"
- t/o Parapet  
33' - 6"
- Roof  
30' - 0"
- Level 3  
20' - 0"
- Level 2  
9' - 0"
- Level 1  
0' - 0"
- Street  
-1' - 0"

