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

PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
EAST CONFERENCE ROOM
OCTOBER 3, 2024
4:00 P.M.

Microsoft Teams Need help?
Join the meeting now
Meeting ID: 221 619 202 015
Passcode: haY7Em

REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
OCTOBER 10, 2024
5:30 P.M.

Join Zoom Meeting
https://us06web.zoom.us/j/87511946201?pwd=Nz1ysuaB6YtAP4fGzRd1pAIB2Hs9D3.1

Meeting ID: 875 1194 6201
Passcode: 573850

One tap mobile
+13052241968,,87511946201# US
+13092053325,,87511946201# US

Dial by your location
• +1 305 224 1968 US
• +1 309 205 3325 US
• +1 312 626 6799 US (Chicago)
• +1 646 931 3860 US
• +1 929 205 6099 US (New York)
• +1 301 715 8592 US (Washington DC)
• +1 346 248 7799 US (Houston)
• +1 360 209 5623 US
• +1 386 347 5053 US
• +1 507 473 4847 US
• +1 564 217 2000 US
• +1 669 444 9171 US
• +1 669 900 6833 US (San Jose)
• +1 689 278 1000 US
• +1 719 359 4580 US
• +1 253 205 0468 US
• +1 253 215 8782 US (Tacoma)

Meeting ID: 875 1194 6201

Find your local number: https://us06web.zoom.us/u/ke8vblBtV

1. **ROLL CALL**
2. **APPROVE THE MINUTES OF THE SEPTEMBER 12, 2024 MEETING**
3. **APPROVE THE MINUTES OF THE WEDNESDAY, SEPTEMBER 25, 2024 SPECIAL MEETING**
4. **OPENING REMARKS**

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

5. **Docket No. 09-80-24** **(C)** **14501-14519 Detroit Ave.**
   Downtown Development

( ) Approve
( ) Deny
( ) Defer

Kolby Turnock
CASTO Communities
250 Civic Center, Suite 500
Columbus, OH 43215

Applicant proposes a mixed-use development consisting of office, retail, commercial, and residential uses. (Page 6)

REQUEST FOR MODIFICATIONS

6. **Docket No. 02-05-24** **(R)** **1428 Grace Ave.**

( ) Approve
( ) Deny
( ) Defer

Joseph A. Park
Compass Studio
7948 Mayfield Rd.
Chesterland, OH 44026

Applicant proposes modifications for an addition and exterior renovation that were approved at the February 8, 2024 meeting. (Page 70)

NEW BUSINESS

SIGN REVIEW

7. **Docket No. 10-86-24** **13622 Detroit Ave.**
   D's Accessories

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes dimensional acrylic letter sign in sign band. (Page 100)

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

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes reface and retrofit of existing monument sign, replacement/re-skinning of existing awning, and replacement of two non-illuminated reverse pan signs. (Page 103)

9. Docket No. 10-88-24 **17409 Detroit Ave.**
Bluestone FHS

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes replacement of existing awning and window graphics. (Page 119)

10. Docket No. 10-89-24 **16400 Detroit Ave.**
Trinity Block

( ) Approve
( ) Deny
( ) Defer

Monica Fletcher
Brady Signs Company
1721 Hancock St.
Sandusky, OH 44870

Applicant proposes a double-side low profile monument sign with internal LED illumination. (Page 122)

11. Docket No. 10-90-24 **17514 Detroit Ave.**
Sacred Hour Wellness Spa

( ) Approve
( ) Deny
( ) Defer

Monica Fletcher
Brady Signs Company
1721 Hancock St.
Sandusky, OH 44870

Applicant proposes an internally lit monument sign mounted on a quarry limestone base. (Page 135)

APPEAL TO THE BOARD OF BUILDING STANDARDS

12. Docket No. 10-91-24 **(R)** **1030 Roy Dr.**

( ) Approve
( ) Deny
( ) Defer

James Reed
Beck Electric Company
7165 Ridgeview Dr. S.E.
Waynesburg, OH 44688

Applicant proposes to leave the sub electrical panel in the current location within a closet; the current panel needs to be replaced – pursuant to code section is NEC 110.26 (A). Property is in the R1M - Single, Medium Density district. (Page 142)

ARCHITECTURAL BOARD OF REVIEW

13. Docket No. 10-92-24 (R) **15415 Clifton Blvd.**

( ) Approve
( ) Deny
( ) Defer

David J. Maison
Maison A&D
32110 Deerfield Dr.
Avon Lake, OH 44012

Applicant proposes exterior addition to an existing home. (Page 150)

14. Docket No. 10-93-24 **(R)** **2206 Bunts Rd.**

( ) Approve
( ) Deny
( ) Defer

Abigail Top
2206 Bunts Rd.
Lakewood, OH 44107

Applicant proposes seating affixed between porch columns in lieu of railings. (Page 154)

15. Docket No. 10-94-24 **(C)** **11811 Lake Ave.**
The Envoy Apartments

( ) Approve
( ) Deny
( ) Defer

Anthony Zaatar
Excel Management LTD
12660 Avon Belden Rd.
Grafton, OH 44044

Applicant proposes new gates and fence for the parking lot/dumpster enclosure. (Page 164)

16. Docket No. 10-95-24 **(R)** **1332 Sloane Ave.**

( ) Approve
( ) Deny
( ) Defer

Kayla Quinones
Dimit Architects
14725 Detroit Ave., Suite 210
Lakewood, OH 44107

Applicant proposes the renovation and addition to an existing residence. (Page 174)

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

( ) Approve
( ) Deny
( ) Defer

Stephen M. Schill
Schill Architecture
P.O. Box 45609
Westlake, OH 44145

Applicant proposes the demolition and construction of a new residence. (Page 217)

18. Docket No. 10-97-24 **(R)** **13455 Edgewater Dr.**

( ) Approve
( ) Deny
( ) Defer

David Maddux
The Arcus Group Inc.
1244 Smith Ct.
Rocky River, OH 44116

Applicant proposes front and rear porch addition and garage addition on a corner lot. (Page 230)

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

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes final designs for a planned development consisting of ten townhouse units and one single-family house. (Page 244)

ADJOURN

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

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 09-80-24

Permit No.: BBS24-000096

Applicant Name: Kolby Turnock, V.P., CASTO Communities

Project Address: 14501-14519 Detroit Ave.

Project Name: Downtown Development

Project: Applicant proposes a mixed-use development consisting of offices, retail, commercial, and residential uses.

Site Summary

Building 1:	**Mixed Use Residential Building**	**132 Units**	**167,700 GSF**
	Commercial Tenant Space (lvl 1)		24,750 GSF
	Garage (lvl 1)	31 spaces	11,950 GSF
	Residential Lobby (lvl 1)		3,400 GSF
	CAM (lvl 1)		3,600 GSF
	Residential Apartments (lvls 2-5)		124,000 GSF
Building 1a:	**Curtis Block:**	**5 Units**	**12,800 GSF**
	Retail Space (lvl 1)		6,600 GSF
	Residential Apartments (lvl 2)		6,200 GSF
Building 2:	**Parking Garage: 3-Story**	**536 Spaces**	**165,960 GSF**
Building 3:	**4 Story Apartment Building**	**74 Units**	**63,300 GSF**
	Residential Apartments (lvl 1-4)		
Building 4:	**Garden Apartments**	**87 Units**	**75,000 GSF**
TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:			**298 UNITS**
	Studios	34 Units	
	1 BD/1BA	169 Units	
	2 BD/2BA	88 Units	
	3 BD/2BA	7 Units	
For Sale Single Family Townhomes:		**7 Units**	**+/-2000 GSF / Unit**

Site Parking Summary

Structured Garage Parking:	567 Spaces
Street Parking:	21 Spaces
Total Parking Spaces:	**588 Spaces**

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

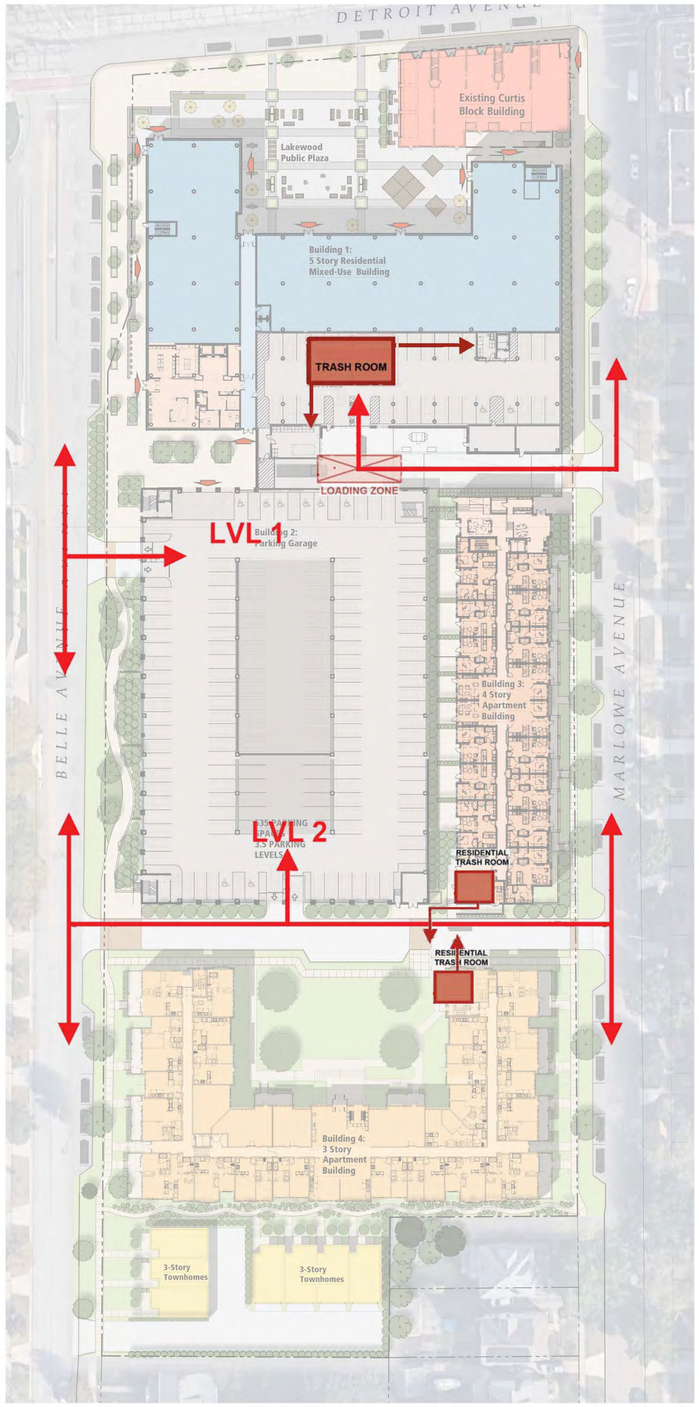
0 40 80 160 feet

CASTO

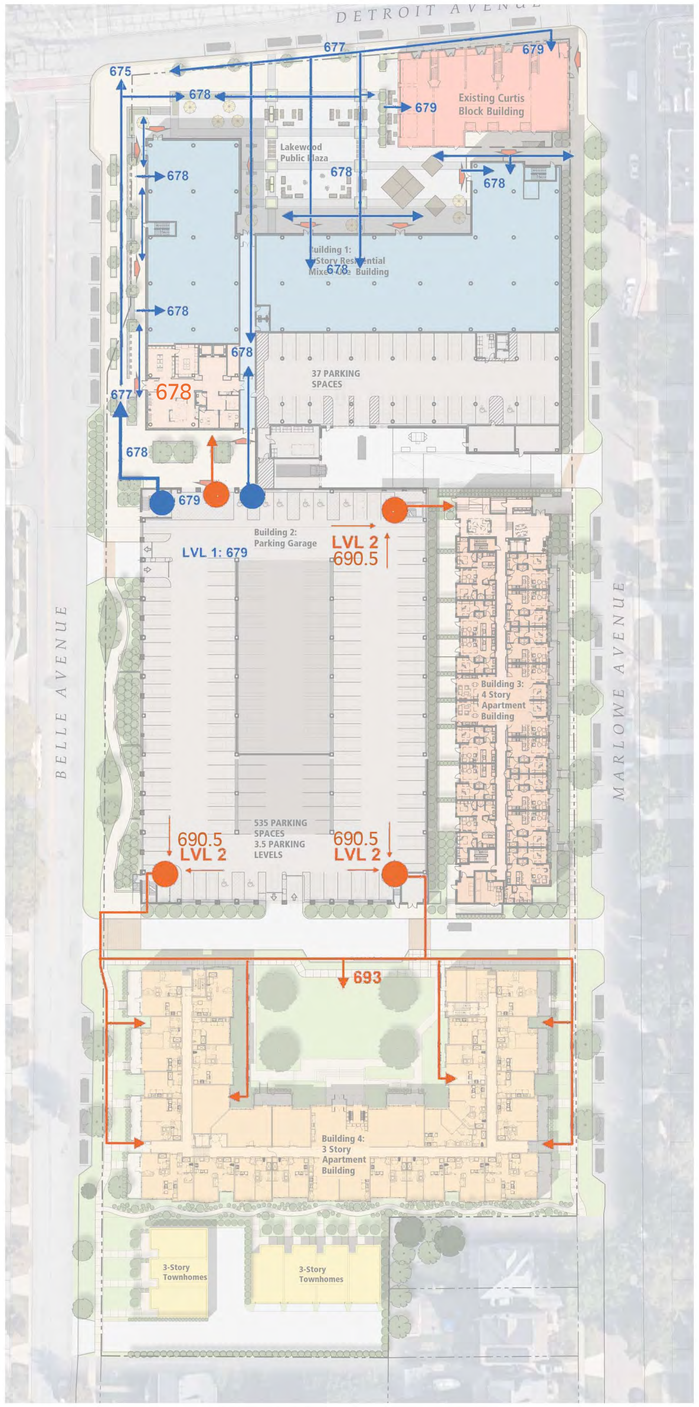
DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

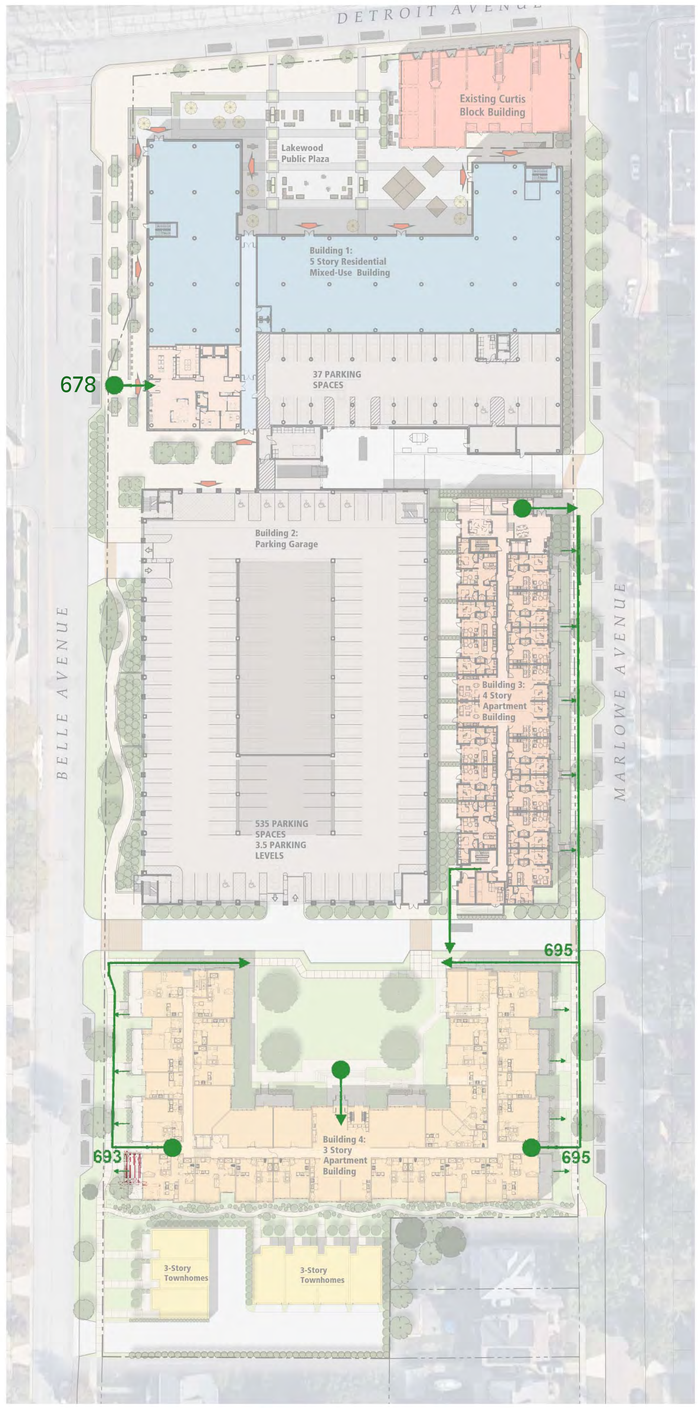
September 25th, 2024



Automotive Circulation / Loading / Service



Circulation from Parking



Residential Circulation

Lakewood Downtown Redevelopment Site

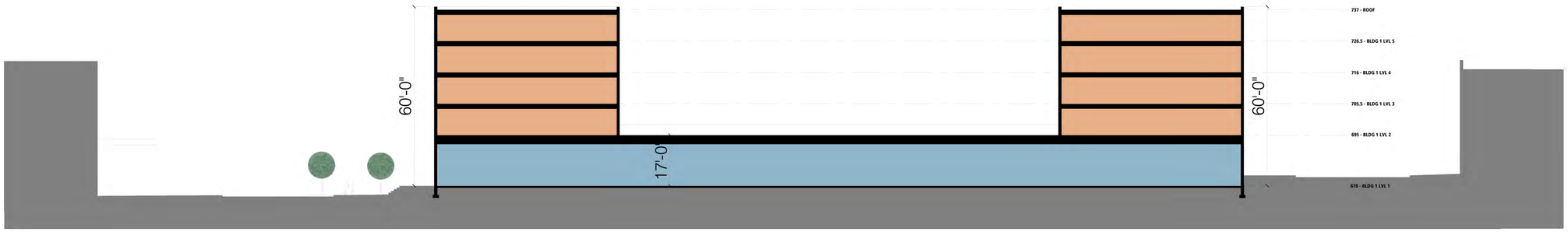
Lakewood, Ohio

CASTO

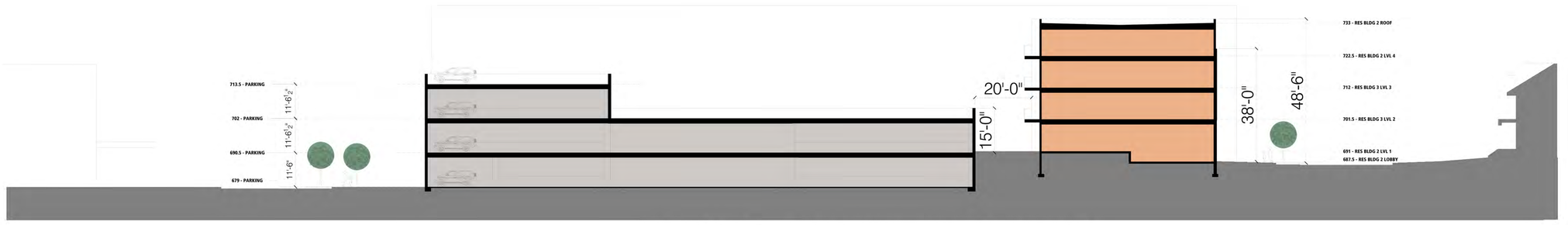
DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

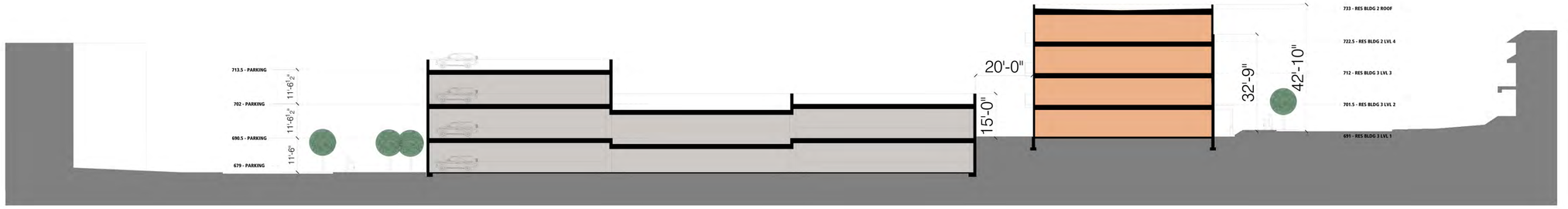
August 02, 2024



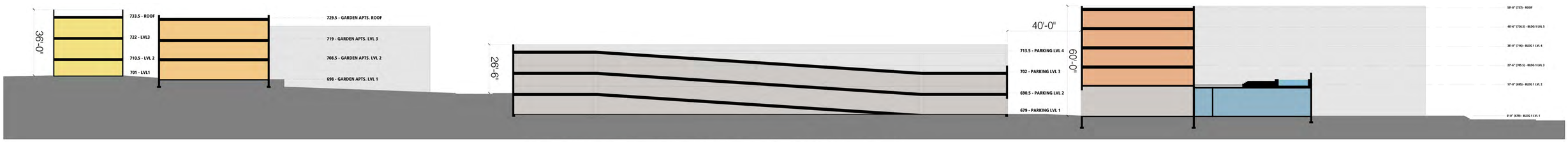
Site Section 4: East / West Looking North



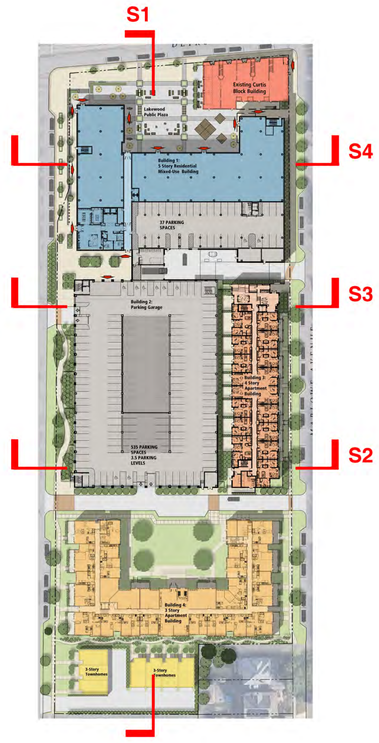
Site Section 3: East / West Looking North



Site Section 2: East / West Looking North



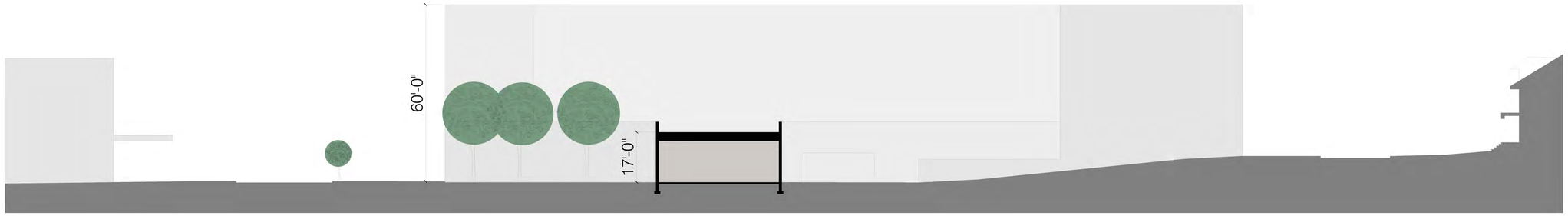
Site Section 1: North / South looking West



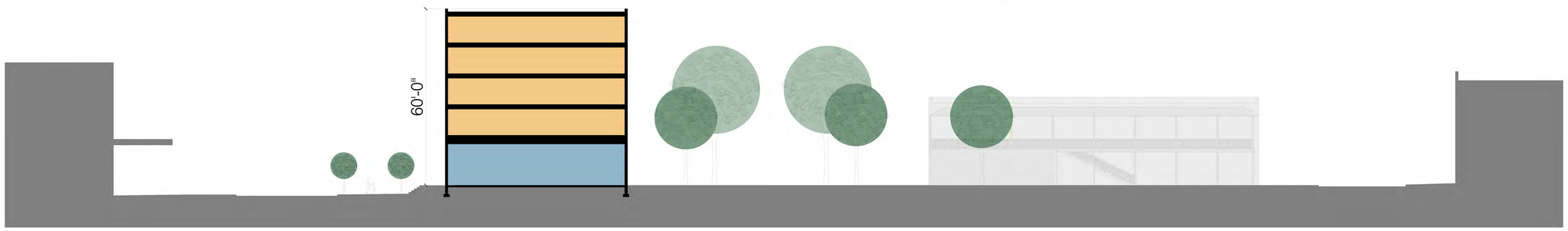
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING, LANDSCAPE ARCHITECTURE, URBAN DESIGN

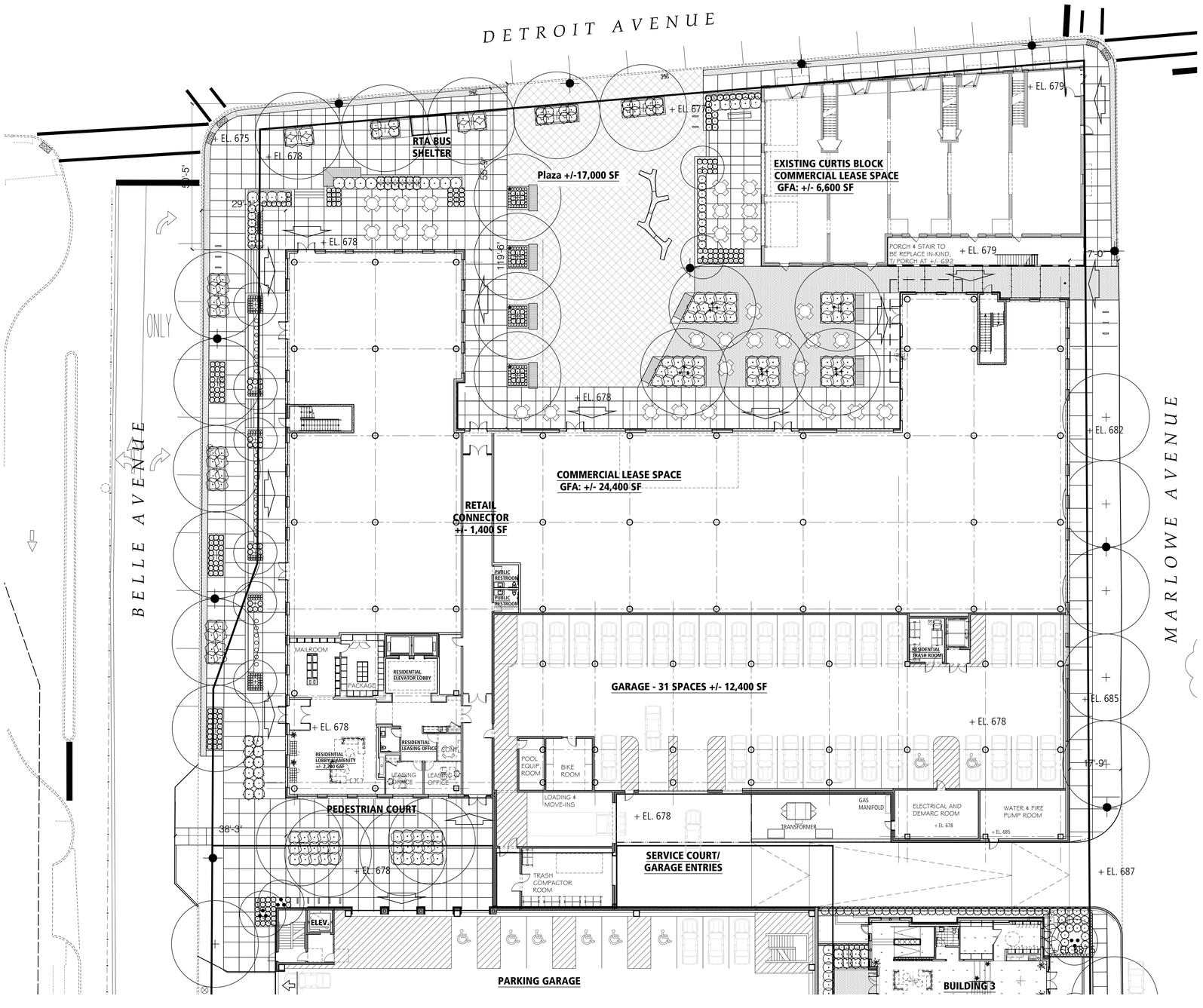
August 2, 2024



Site Section 6: Service Looking North



Site Section 5: Plaza Looking North



BUILDING 1 AREA TABLE	
LVL 1	43,850 GSF
GARAGE	12,400 GSF
COMMERCIAL TENANT	24,400 GSF
LOBBY	3,400 GSF
C.A.M.	3,650 GSF
LVL 2	31,000 GSF
RESIDENTIAL	21,500 GSF
AMENITY	2,900 GSF
C.A.M.	5,850 GSF
UNITS	30
LVL 3	31,000 GSF
RESIDENTIAL	25,750 GSF
C.A.M.	6,025 GSF
UNITS	36
LVL 4	31,000 GSF
RESIDENTIAL	25,750 GSF
C.A.M.	5,250 GSF
UNITS	36
LVL 5	30,380 GSF
RESIDENTIAL	23,850 GSF
C.A.M.	5,250 GSF
AMENITY	1,280 GSF
UNITS	33
TOTALS	
FLOOR AREA	167,230 GSF
RESIDENTIAL	96,850 GSF
AMENITY	4,180 GSF
UNITS	135
COMMERCIAL TENANTS	+/- 24,400 GSF

CURTIS BLOCK AREA TABLE	
LVL LL	6,586 GSF
STORAGE	6,256 GSF
C.A.M.	330 GSF
LVL 1	6,552 GSF
LOBBY & AMENITY	6,244 GSF
C.A.M.	308 GSF
LVL 2	6,208 GSF
RESIDENTIAL	6,118 GSF
C.A.M.	90 GSF
UNITS	5
TOTALS	
FLOOR AREA	19,346 GSF
RESIDENTIAL	6,118 GSF
LOBBY & AMENITY	6,244 GSF
STORAGE	6,256 GSF
UNITS	5

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

BUILDING 1 Level 1

0 16 32 64 feet

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE a banning landscape architecture urban design
September 25th, 2024

BUILDING 1 AREA TABLE	
LVL 1	**43,850 GSF**
GARAGE	**12,400 GSF**
COMMERCIAL TENANT	**24,400 GSF**
LOBBY	**3,400 GSF**
C.A.M.	**3,650 GSF**
LVL 2	**31,000 GSF**
RESIDENTIAL	**21,500 GSF**
AMENITY	**2,900 GSF**
C.A.M.	**5,850 GSF**
UNITS	**30**
LVL 3	**31,000 GSF**
RESIDENTIAL	**25,750 GSF**
C.A.M.	**6,025 GSF**
UNITS	**36**
LVL 4	**31,000 GSF**
RESIDENTIAL	**25,750 GSF**
C.A.M.	**5,250 GSF**
UNITS	**36**
LVL 5	**30,380 GSF**
RESIDENTIAL	**23,850 GSF**
C.A.M.	**5,250 GSF**
AMENITY	**1,280 GSF**
UNITS	**33**
TOTALS	
FLOOR AREA	**167,230 GSF**
RESIDENTIAL	**96,850 GSF**
AMENITY	**4,180 GSF**
UNITS	**135**
COMMERCIAL TENANTS	**+/- 24,400 GSF**

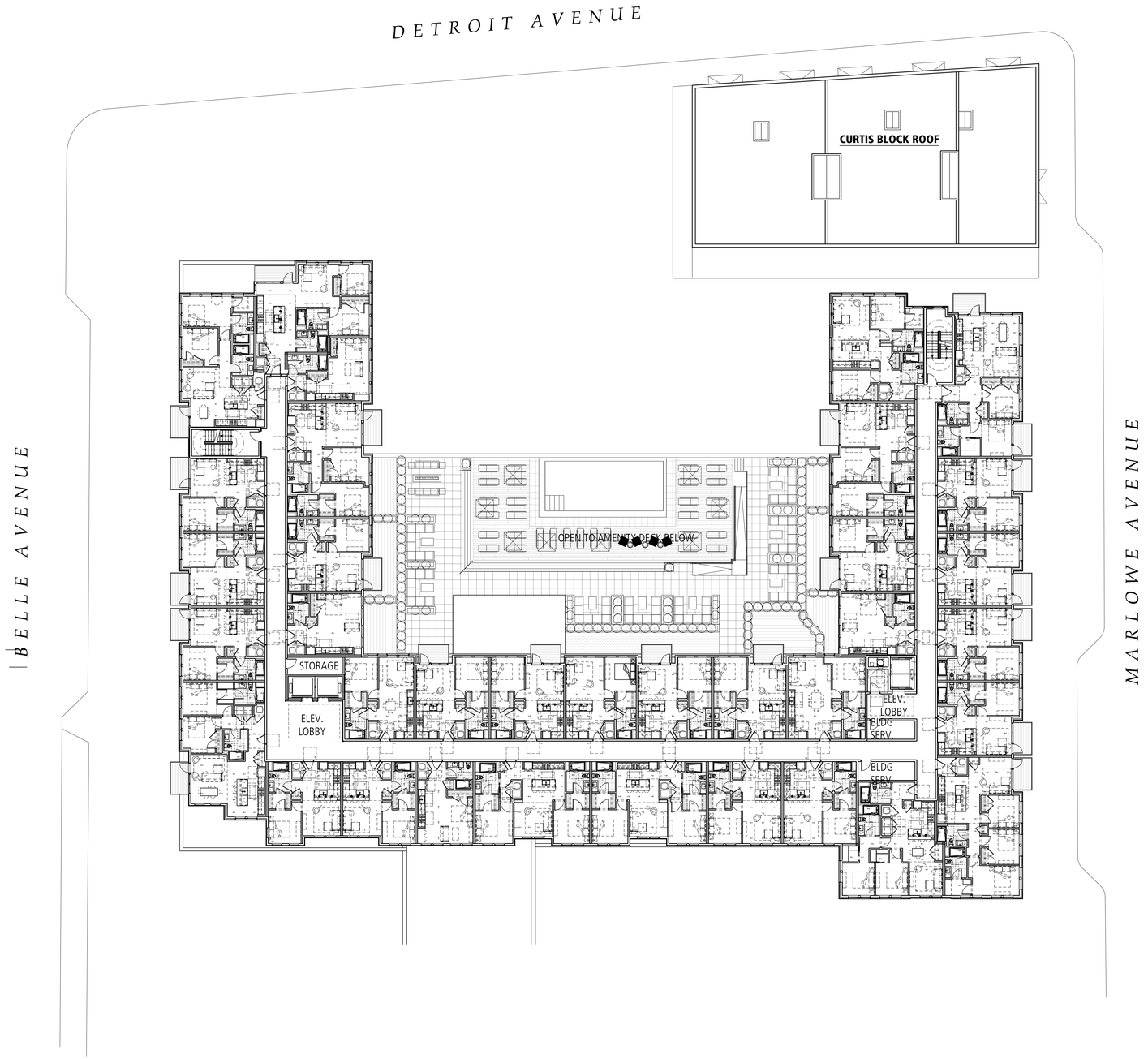
CURTIS BLOCK AREA TABLE	
LVL LL	**6,586 GSF**
STORAGE	**6,256 GSF**
C.A.M.	**330 GSF**
LVL 1	**6,552 GSF**
LOBBY & AMENITY	**6,244 GSF**
C.A.M.	**308 GSF**
LVL 2	**6,208 GSF**
RESIDENTIAL	**6,118 GSF**
C.A.M.	**90 GSF**
UNITS	**5**
TOTALS	
FLOOR AREA	**19,346 GSF**
RESIDENTIAL	**6,118 GSF**
LOBBY & AMENITY	**6,244 GSF**
STORAGE	**6,256 GSF**
UNITS	**5**

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

BUILDING 1 - Plan Level 2

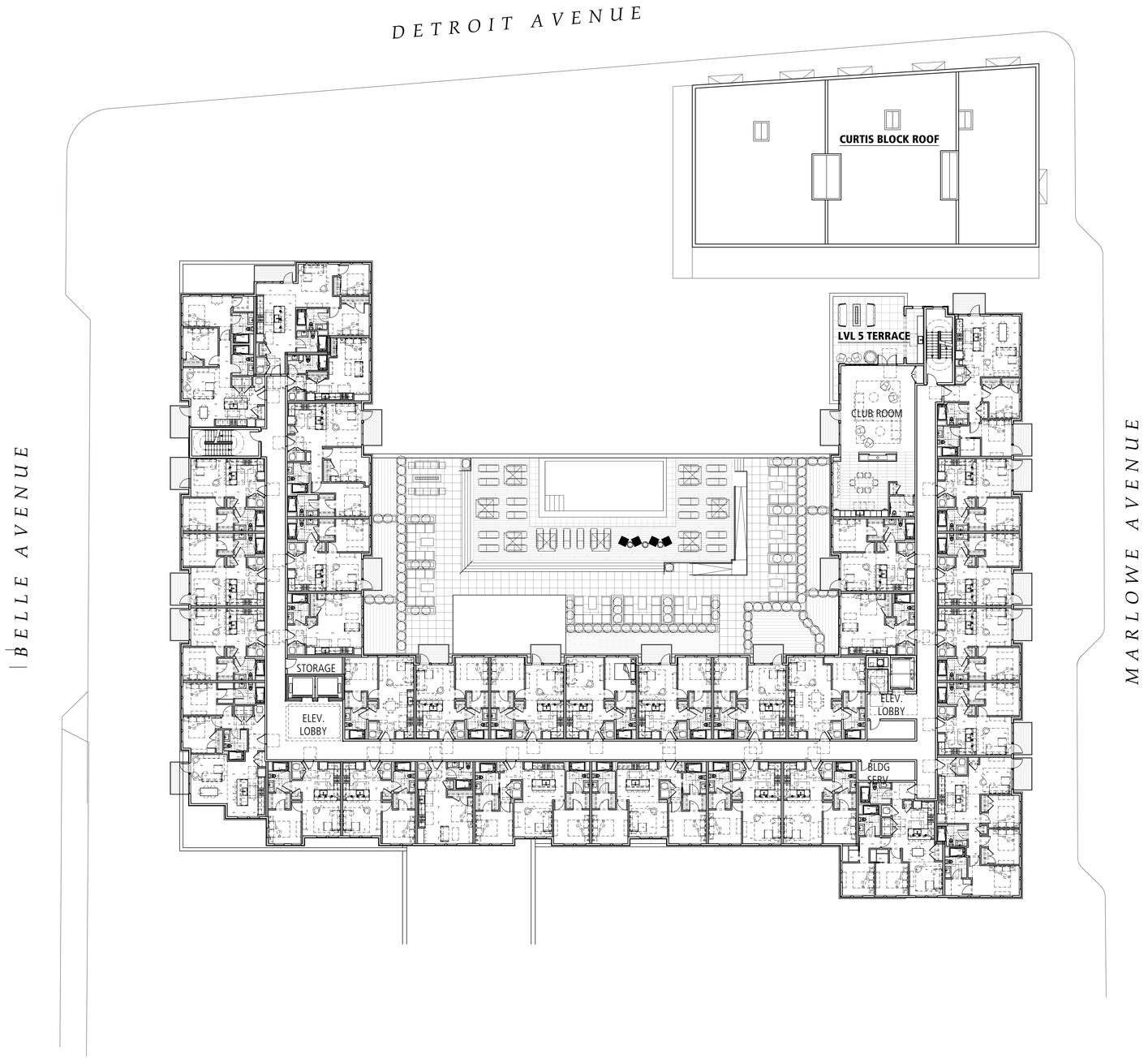
0 16 32 64 feet

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024



BUILDING 1 AREA TABLE	
LVL 1	43,850 GSF
GARAGE	12,400 GSF
COMMERCIAL TENANT	24,400 GSF
LOBBY	3,400 GSF
C.A.M.	3,650 GSF
LVL 2	31,000 GSF
RESIDENTIAL	21,500 GSF
AMENITY	2,900 GSF
C.A.M.	5,850 GSF
UNITS	30
LVL 3	31,000 GSF
RESIDENTIAL	25,750 GSF
C.A.M.	6,025 GSF
UNITS	36
LVL 4	31,000 GSF
RESIDENTIAL	25,750 GSF
C.A.M.	5,250 GSF
UNITS	36
LVL 5	30,380 GSF
RESIDENTIAL	23,850 GSF
C.A.M.	5,250 GSF
AMENITY	1,280 GSF
UNITS	33
TOTALS	
FLOOR AREA	167,230 GSF
RESIDENTIAL	96,850 GSF
AMENITY	4,180 GSF
UNITS	135
COMMERCIAL TENANTS	+/- 24,400 GSF

CURTIS BLOCK AREA TABLE	
LVL LL	6,586 GSF
STORAGE	6,256 GSF
C.A.M.	330 GSF
LVL 1	6,552 GSF
LOBBY & AMENITY	6,244 GSF
C.A.M.	308 GSF
LVL 2	6,208 GSF
RESIDENTIAL	6,118 GSF
C.A.M.	90 GSF
UNITS	5
TOTALS	
FLOOR AREA	19,346 GSF
RESIDENTIAL	6,118 GSF
LOBBY & AMENITY	6,244 GSF
STORAGE	6,256 GSF
UNITS	5



BUILDING 1 AREA TABLE

LVL 1	**43,850 GSF**
GARAGE	**12,400 GSF**
COMMERCIAL TENANT	**24,400 GSF**
LOBBY	**3,400 GSF**
C.A.M.	**3,650 GSF**
LVL 2	**31,000 GSF**
RESIDENTIAL	**21,500 GSF**
AMENITY	**2,900 GSF**
C.A.M.	**5,850 GSF**
UNITS	**30**
LVL 3	**31,000 GSF**
RESIDENTIAL	**25,750 GSF**
C.A.M.	**6,025 GSF**
UNITS	**36**
LVL 4	**31,000 GSF**
RESIDENTIAL	**25,750 GSF**
C.A.M.	**5,250 GSF**
UNITS	**36**
LVL 5	**30,380 GSF**
RESIDENTIAL	**23,850 GSF**
C.A.M.	**5,250 GSF**
AMENITY	**1,280 GSF**
UNITS	**33**
TOTALS	
FLOOR AREA	**167,230 GSF**
RESIDENTIAL	**96,850 GSF**
AMENITY	**4,180 GSF**
UNITS	**135**

COMMERCIAL TENANTS +/- 24,400 GSF

CURTIS BLOCK AREA TABLE

LVL LL	**6,586 GSF**
STORAGE	**6,256 GSF**
C.A.M.	**330 GSF**
LVL 1	**6,552 GSF**
LOBBY & AMENITY	**6,244 GSF**
C.A.M.	**308 GSF**
LVL 2	**6,208 GSF**
RESIDENTIAL	**6,118 GSF**
C.A.M.	**90 GSF**
UNITS	**5**
TOTALS	
FLOOR AREA	**19,346 GSF**
RESIDENTIAL	**6,118 GSF**
LOBBY & AMENITY	**6,244 GSF**
STORAGE	**6,256 GSF**
UNITS	**5**

North (Detroit) Elevation

1/8" = 1'-0"

East (Marlowe) Elevation

1/8" = 1'-0"

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Building 1 - Building Elevations

0 8 16 32 feet

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

West (Belle) Elevation

1/8" = 1'-0"

South Elevation

1/8" = 1'-0"

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Building 1 - Building Elevations

0 8 16 32 feet

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE LANDSCAPE ARCHITECTURE URBAN DESIGN

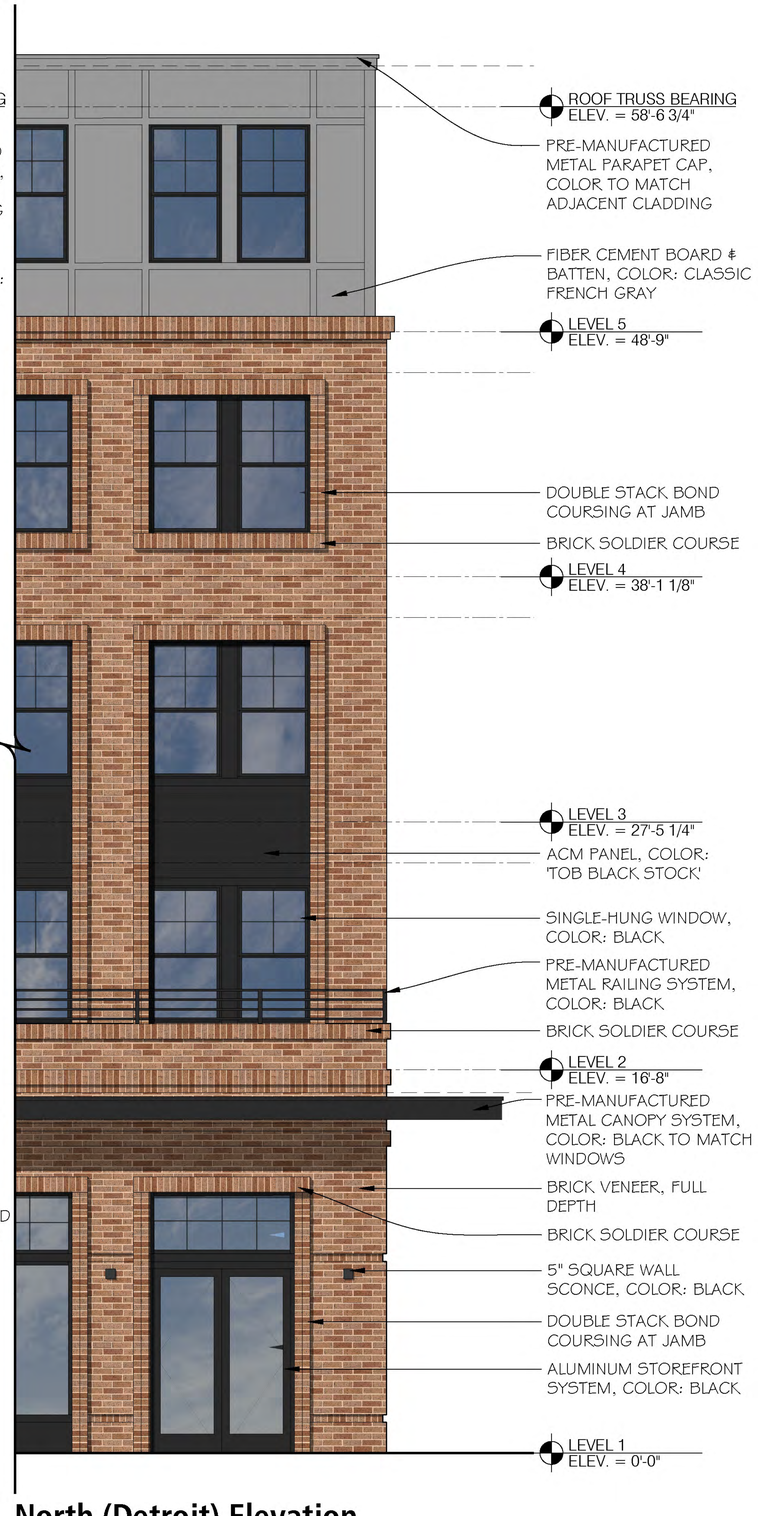
September 25th, 2024

West (Belle) Elevation

3/8" = 1'-0"

South Elevation

3/8" = 1'-0"



North (Detroit) Elevation

3/8" = 1'-0"

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Building 1 - Partial Building Elevations

0 4 8 16 feet

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

North Elevation

South Elevation

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Curtis Block - Elevations

0 4 8 16 feet

CASTO

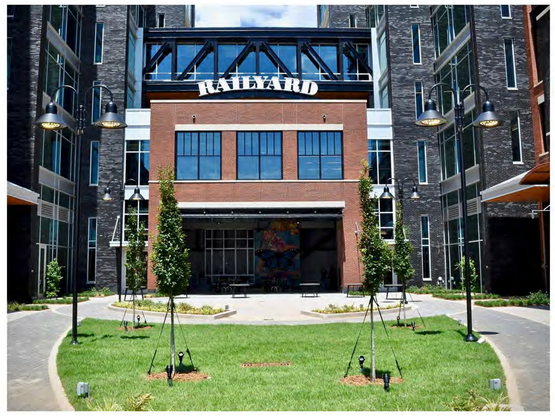
DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

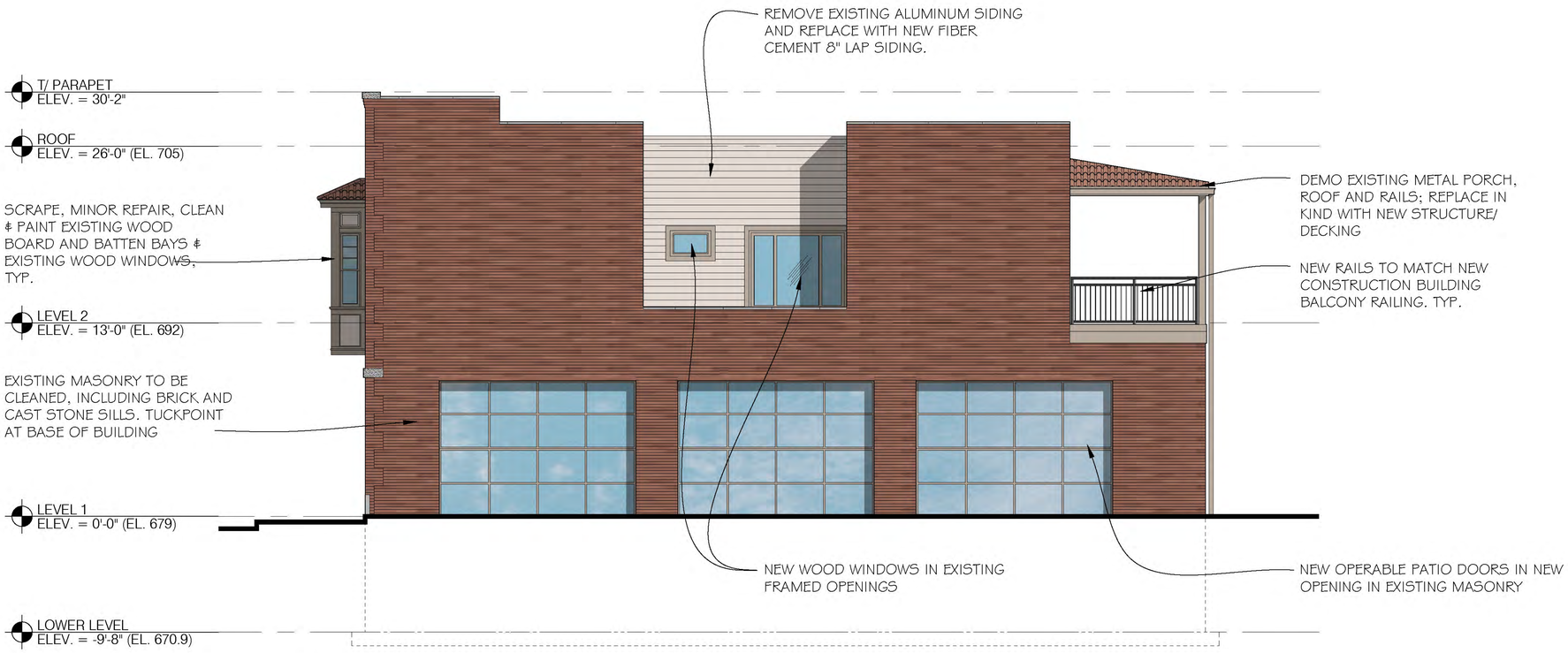
September 25th, 2024

SHERWIN WILLIAMS PAINT: "PERFECT GRIEGE" (SW 0073)
- SOUTH DECK
- BOARD AND BATTEN TRIM AT BAYS
- OPERABLE PATIO DOORS
- EAST WINDOWS

SHERWIN WILLIAMS PAINT:
"EVERYDAY WHITE" (SW 0077)
- LAP SIDING
- BOARD AND BATTEN PANELS AT BAYS
- WINDOWS IN MASONRY OPENINGS



East Elevation



West Elevation

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Curtis Block - Elevations

0 4 8 16 feet

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Corner of Detroit and Belle Ave. Looking Southeast

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

View from Public Plaza Looking Southeast

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Corner of Detroit and Marlowe Ave. Looking Southwest at Curtis Block

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Corner of Detroit and Marlowe Ave. Looking Southwest at Curtis Block

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Marlowe Ave. Looking Northwest Towards Building 1

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

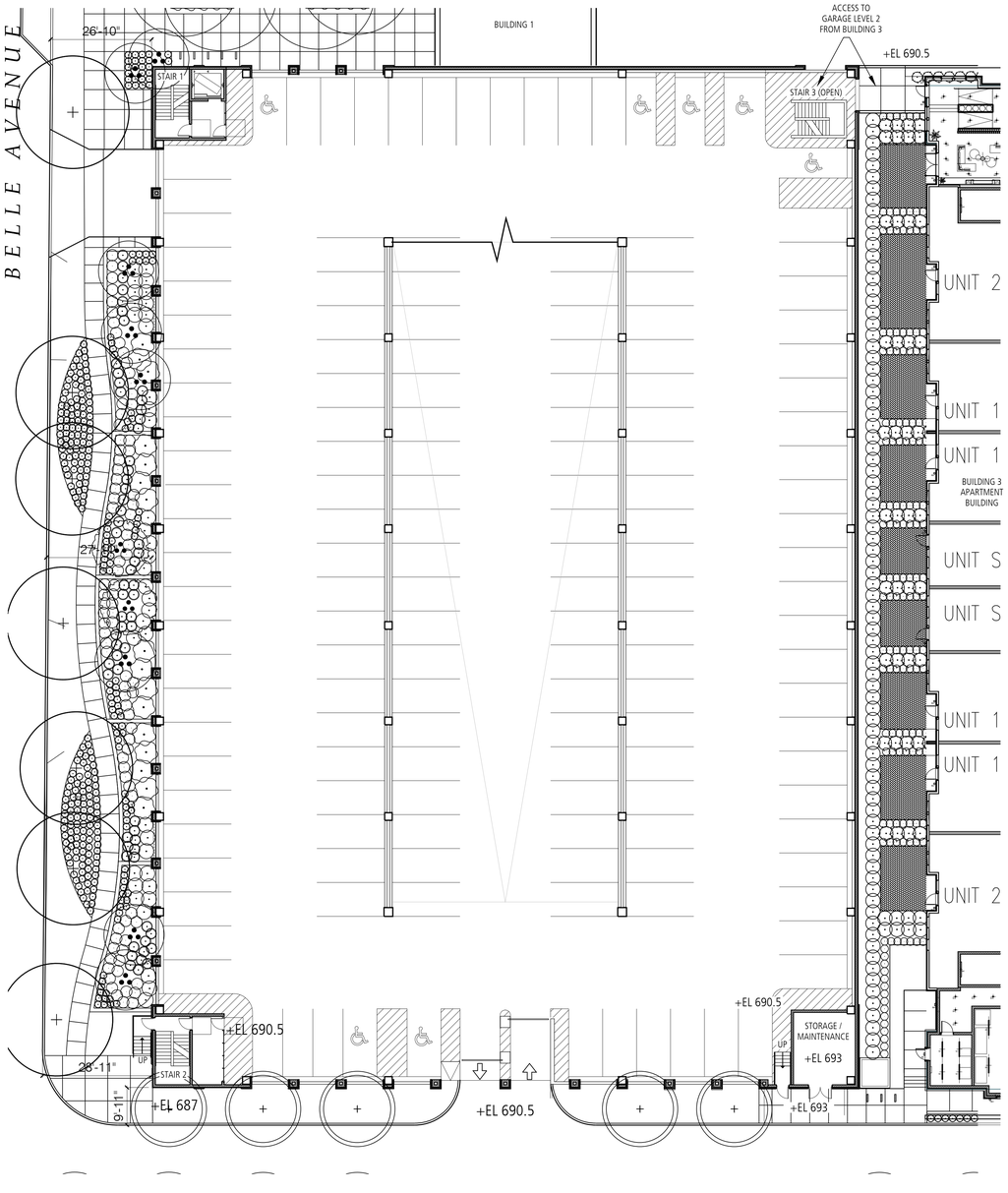
Belle Avenue Looking Northeast towards Building #1

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 12, 2024

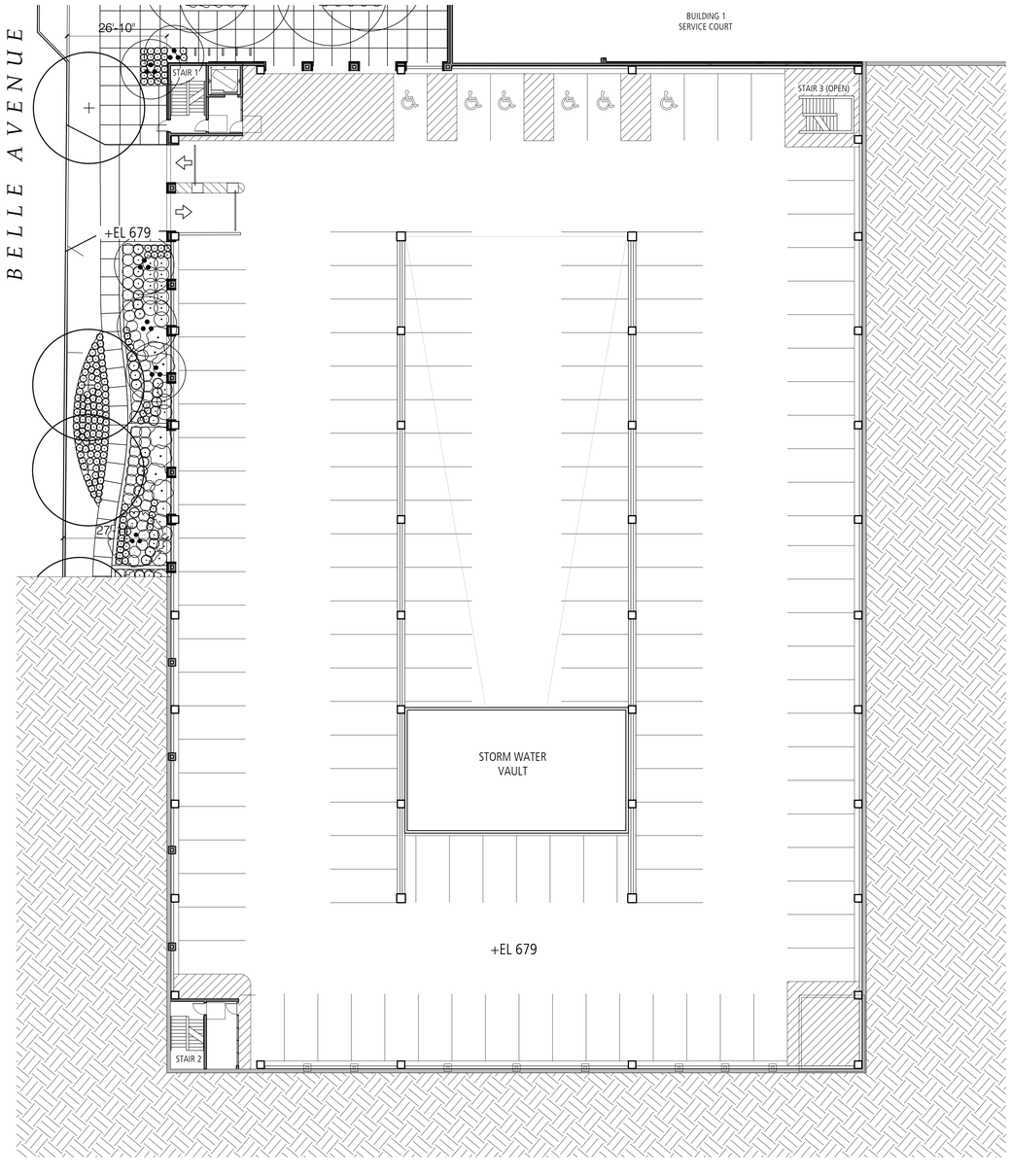
Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Ave. looking East between Building #1 and #2

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024



Level 02: 155 spaces
ELEVATION: +690.5



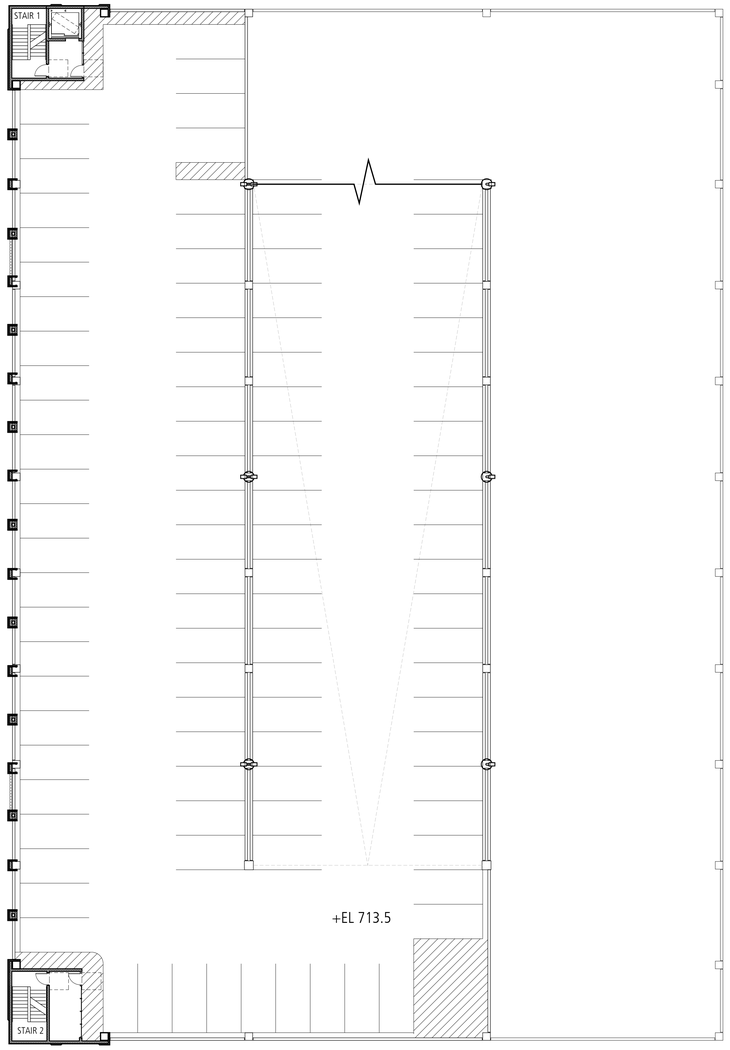
Level 01: 120 spaces
ELEVATION: +679

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

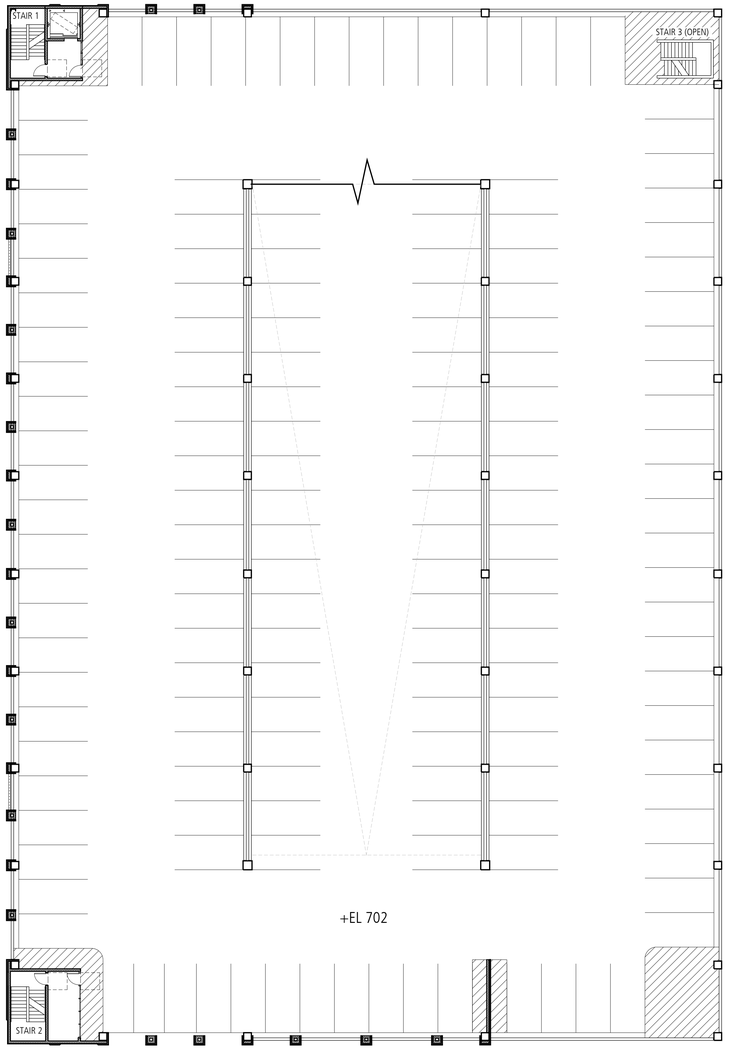
Parking Garage Plans : 536 SPACES (11 ADA - 2 VAN)

0 16 32 64 feet

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024



Level 04: 100 spaces
ELEVATION: +713.5



Level 03: 161 spaces
ELEVATION: +702

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Parking Garage Plans : 536 SPACES (11 ADA - 2 VAN)

0 16 32 64 feet

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024

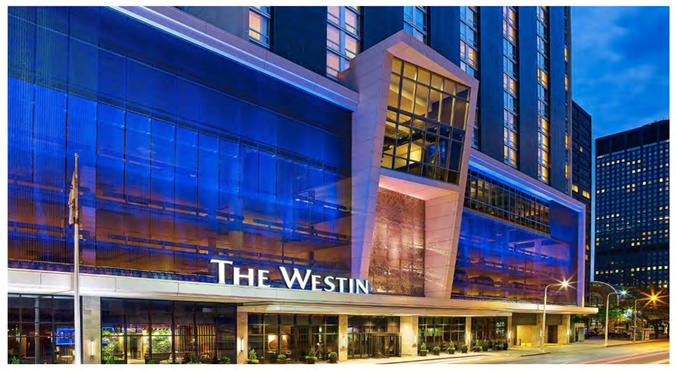
North Elevation

1/8" = 1'- 0"

West (Belle) Elevation

1/8" = 1'- 0"

STRUCTURES IN RECESSES ABOVE GARAGE ENTRIES



TO WASH WIRE MESH PANELS

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

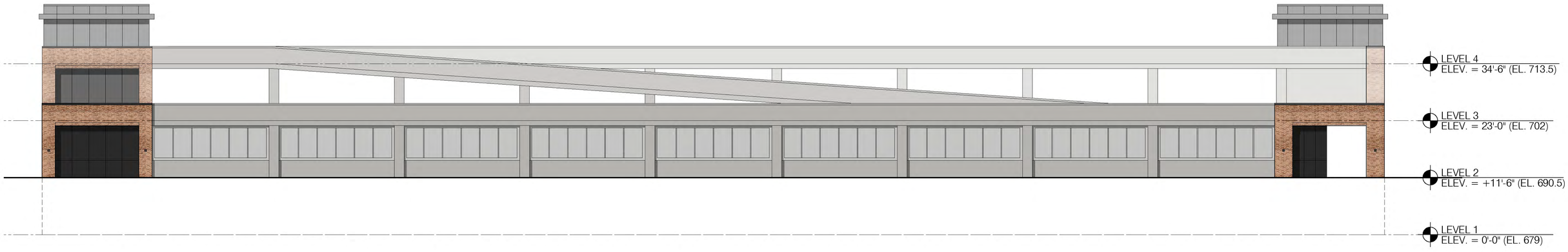
Building 2 - North & West Elevations

0 8 16 32 feet

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING · LANDSCAPE ARCHITECTURE · URBAN DESIGN
September 25th, 2024

South Elevation

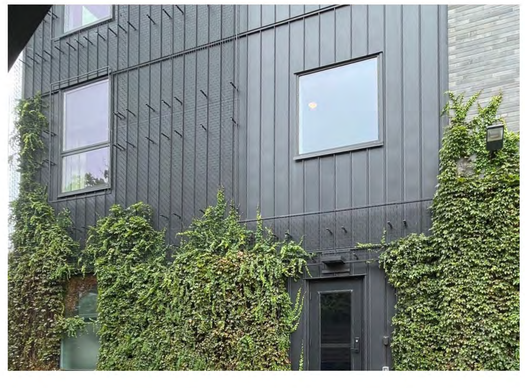
1/8" = 1'- 0"



East Elevation

1/8" = 1'- 0"

"Greenscreen" vertical trellis system. Color to match window frames



Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Building 2 - South and East Elevations

0 8 16 32 feet

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

Enlarged West (Belle) Elevation

$\frac{1}{2}$" = 1'- 0"

Enlarged West (Belle) Elevation

$\frac{1}{2}$" = 1'- 0"

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Building 2 - Enlarged Elevations

0 8 16 32 feet

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

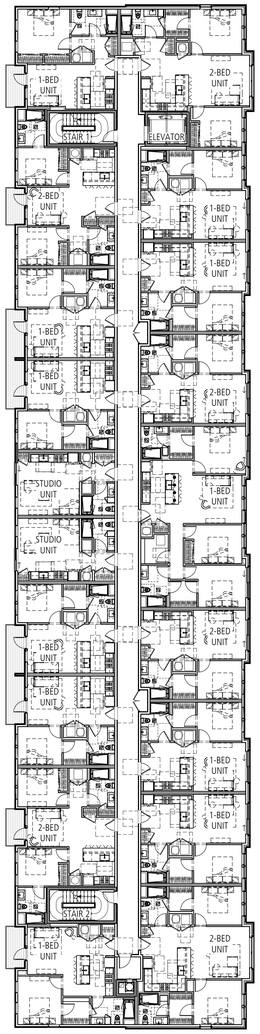
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

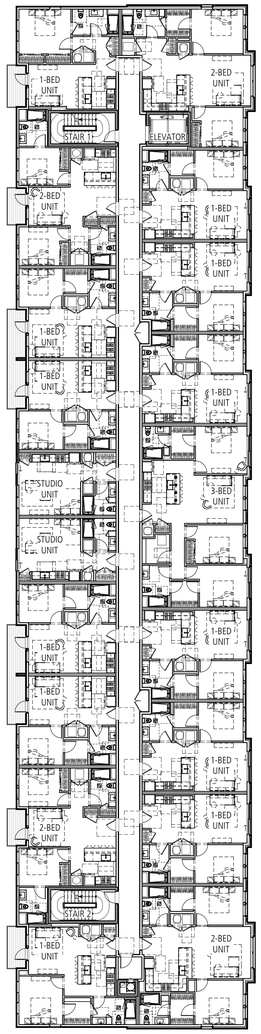
Belle Ave. looking South at Building #2

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024



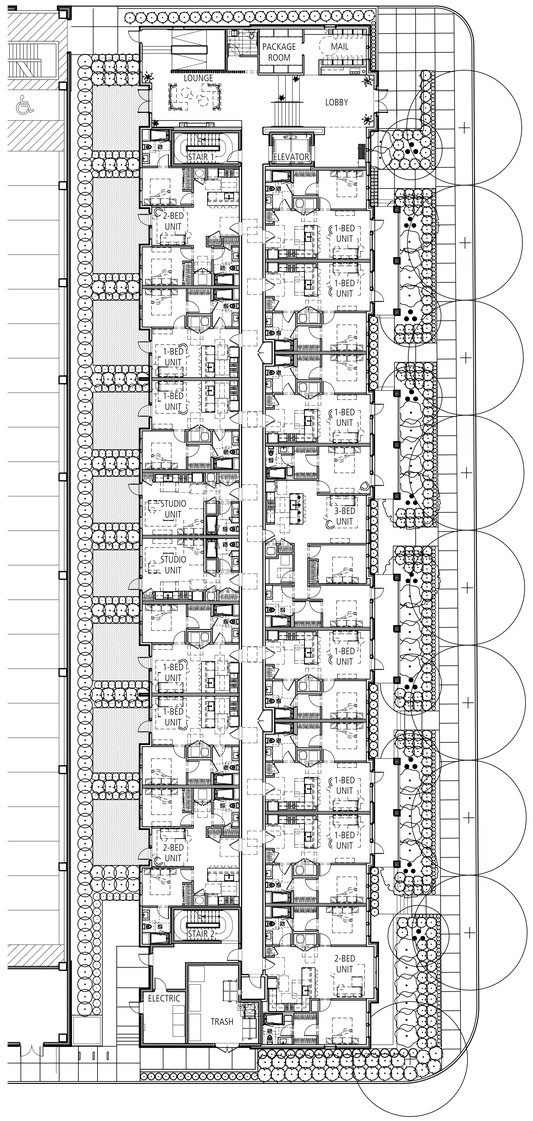
Level 04

1/16" = 1'- 0"



Level 02-03

1/16" = 1'- 0"



Level 01

1/16" = 1'- 0"

TOTAL UNITS LVL 1-4:	73 UNITS	
- STUDIO UNITS:	8	11%
- 1 BED UNITS:	45	62%
- 2 BED UNITS:	17	23%
- 3 BED UNITS:	3	4%

North Elevation

1/8" = 1'- 0"

East (Marlowe) Elevation

1/8" = 1'- 0"

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Building 3 - Elevations

0 8 16 32 feet

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

South (Cross Street) Elevation

1/8" = 1'- 0"

West Elevation

1/8" = 1'- 0"

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Building 3 - Elevations

0 8 16 32 feet

CASTO

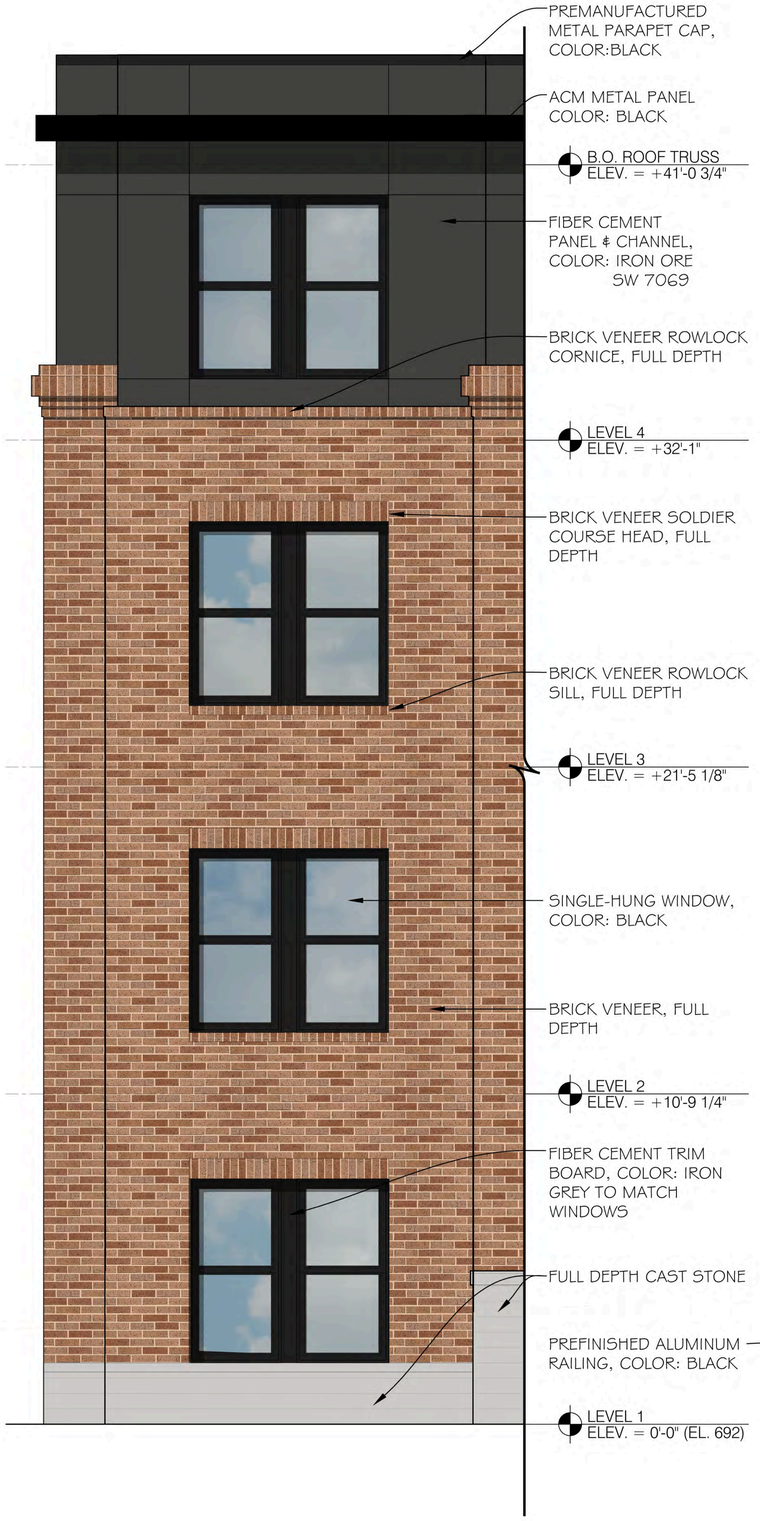
DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

West Elevation

½" = 1'- 0"



East (Marlowe) Elevation

½" = 1'- 0"

East (Marlowe) Elevation

½" = 1'- 0"

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Building 3 - Enlarged Elevations

0 2 4 8 feet

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

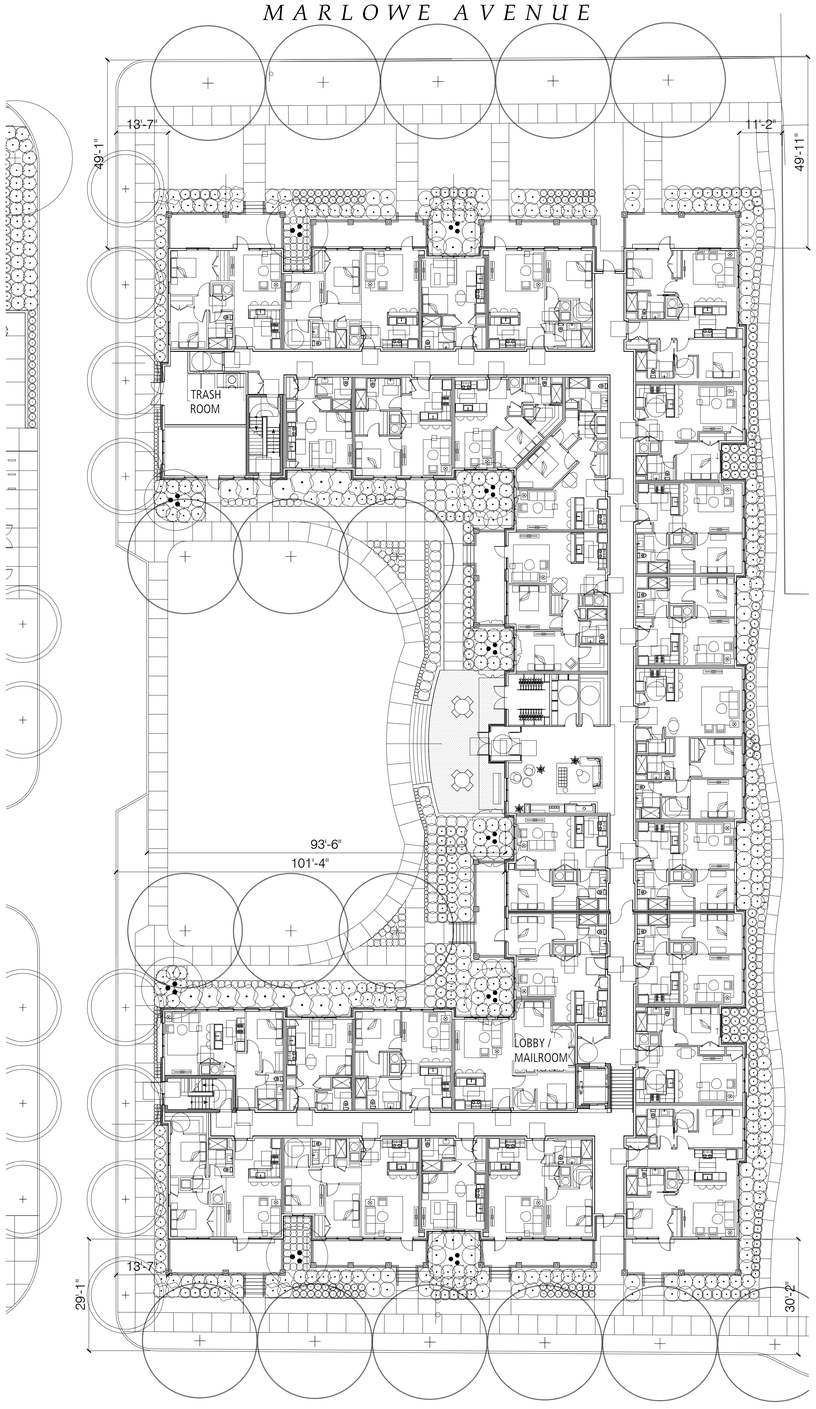
Marlowe Ave. Looking Southwest Towards Building 3

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

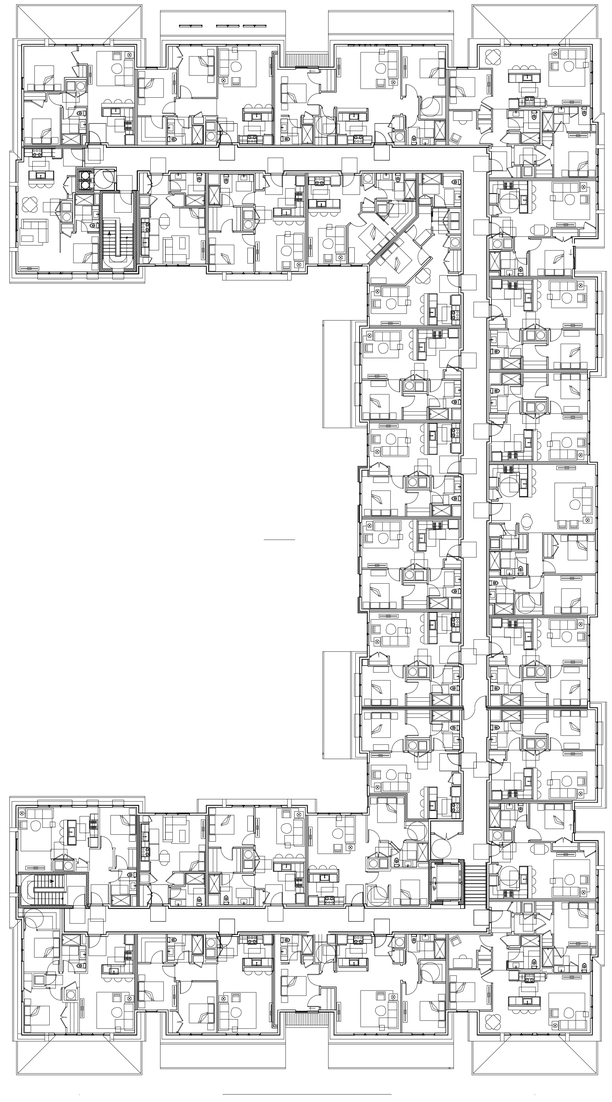
Marlowe Ave. Looking Northwest Towards Building 3

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024



Level 01
1/16" = 1'- 0"

Level 02
1/16" = 1'- 0"



Level 03
1/16" = 1'- 0"

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 4 - Floor Plans

N

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

August 30, 2024

West (Belle) Elevation

1/8" = 1'- 0"

East (Marlowe) Elevation

1/8" = 1'- 0"

South Elevation

1/8" = 1'- 0"

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Building 4 - Elevations

0 8 16 32 feet

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024

North Elevation

1/8" = 1'- 0"

East Courtyard Elevation

1/8" = 1'- 0"

West Courtyard Elevation

1/8" = 1'- 0"

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Building 4 - Elevations

0 8 16 32 feet

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

East (Marlowe) Elevation

½" = 1'- 0"

North Elevation

½" = 1'- 0"

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

Building 4 - Enlarged Elevations

0 2 4 8 feet

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Ave. Looking Southeast Towards Building 4 (Black Option)

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Belle Ave. Looking Northeast Towards Buildings 4 & 2

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Marlowe Ave. Looking Northwest Towards Building 4

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

View from Public Plaza Looking Southeast

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Aerial View from South East

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

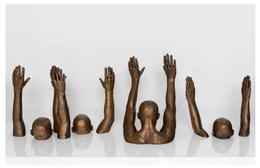
August 2, 2024

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

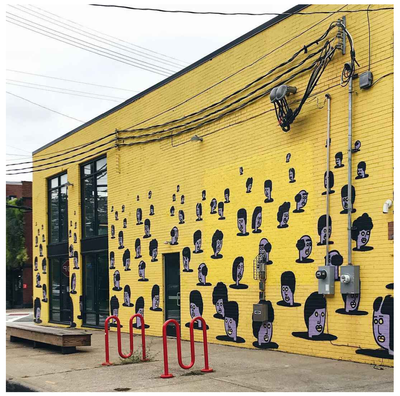
Aerial View from North East

CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

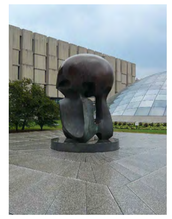
August 2, 2024



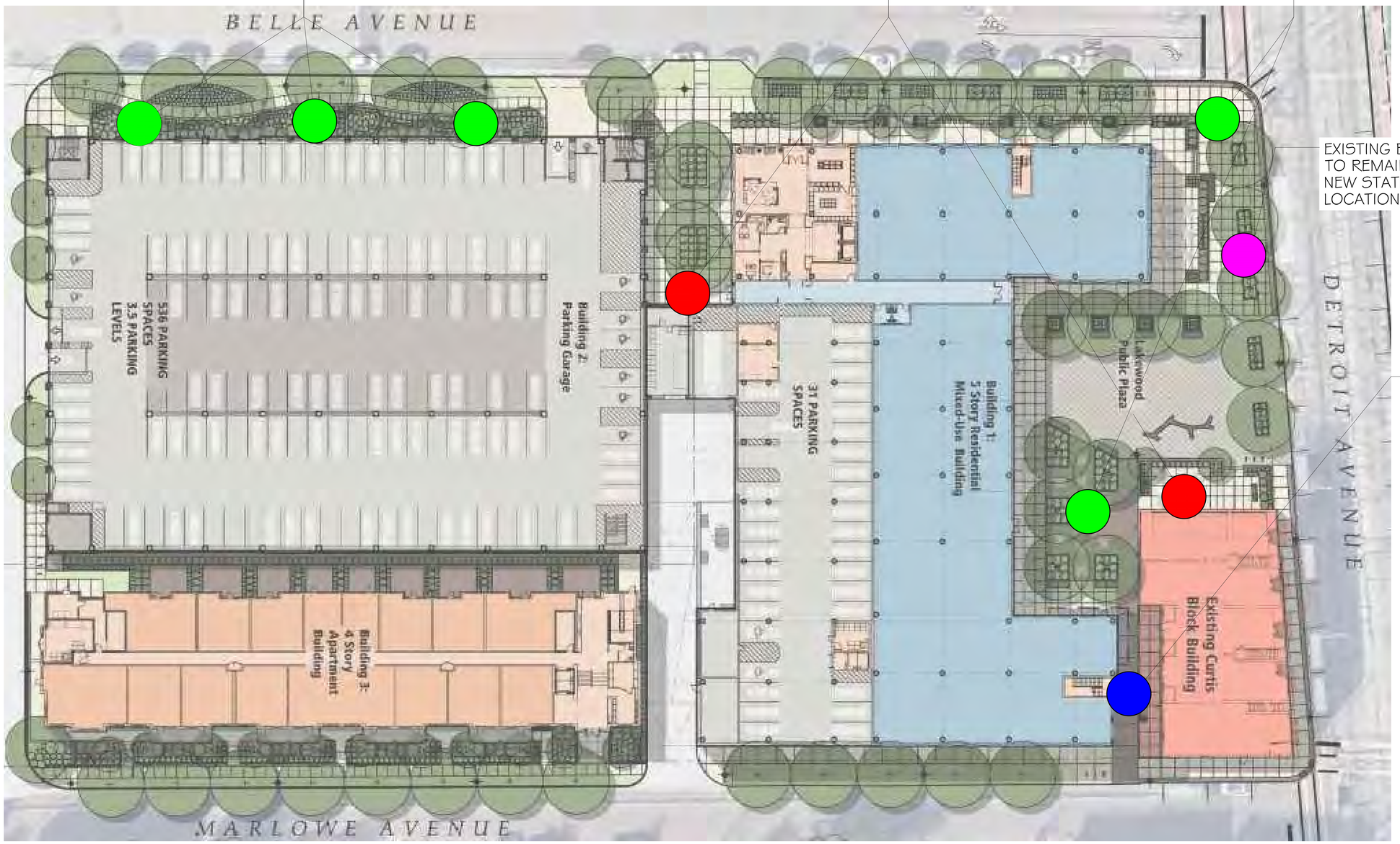
Linear Park Sculpture



Potential Wall Murals



Plaza Sculpture

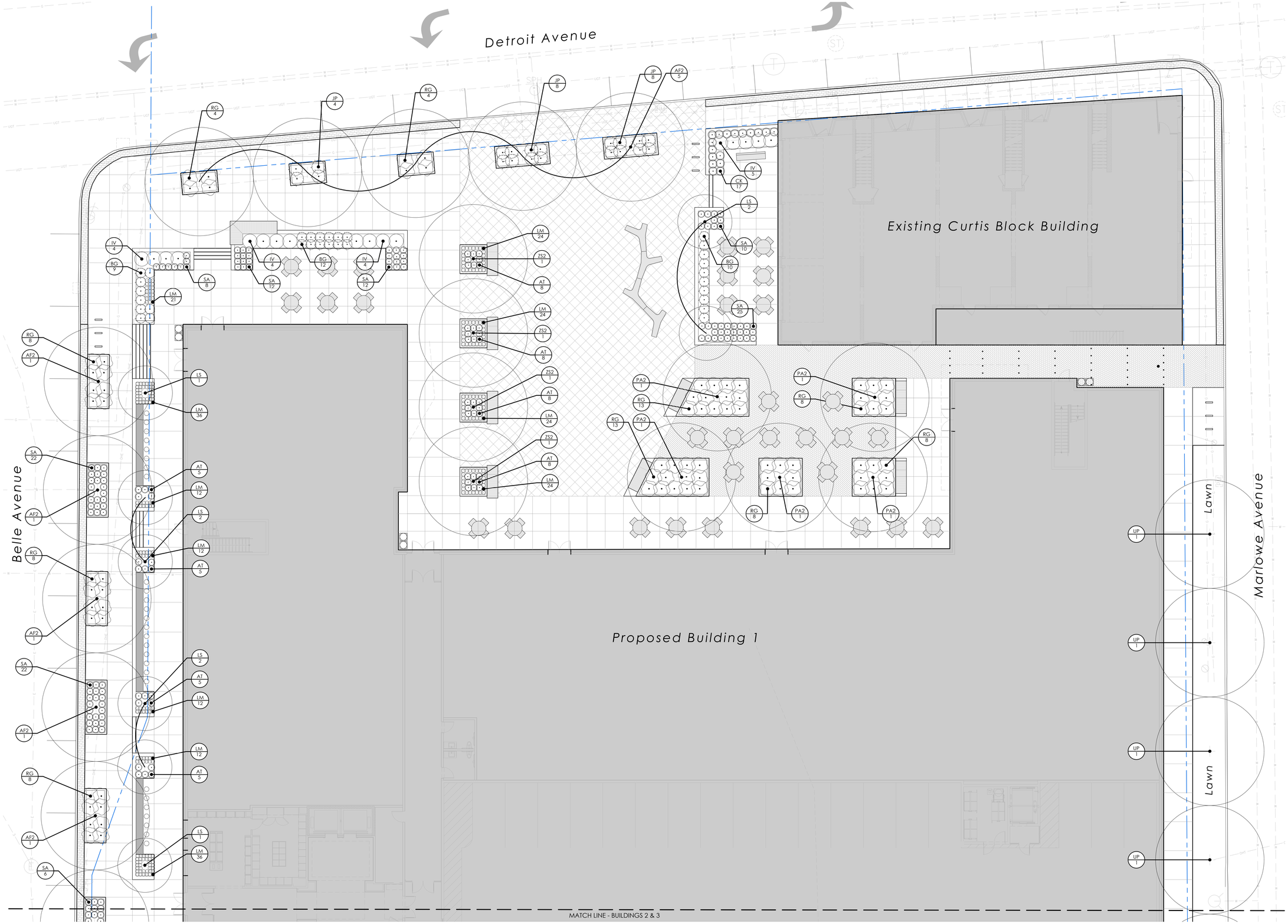


Curtis Block Alley

Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Public Art

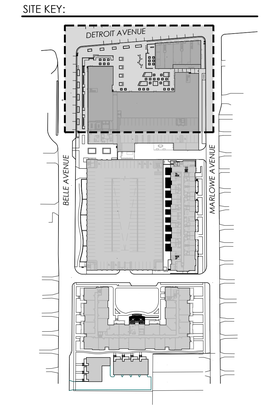
CASTO
DIMIT ARCHITECTS
architecture + interiors + urban design
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
September 25th, 2024



PLANTING KEY:

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS & PERENNIALS
- VINE

SITE KEY:



0' 5' 10' 20' NORTH

BUILDING 1 & CURTIS BLOCK PLANTING PLAN

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

MATCH LINE - BUILDING 1 & CURTIS BLOCK

Proposed Building 1

Proposed Building 2

Proposed Building 3

Belle Avenue

Marlowe Avenue

Lawn

Lawn

Lawn

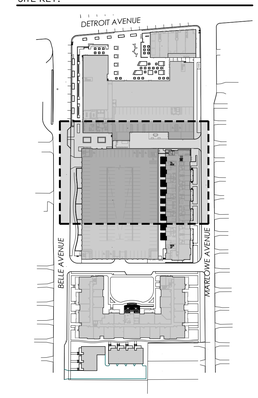
AF2 1
SA 16
JP 12
PA 2
RG 15
PA 2
RG 15
SA 25
AG 2
NW 7
CR 5
ZS 1
UP 1
RH 7
TH 5
LM 109
RH 9
JT 56
HP 4
TH 4
BG 17
LM 26
PA 6
HP 14
TH 4
CC 1
HL 2
LM 22
LM 41
BG 31
CF 1
HL 4
AG 1
LM 44
LM 42
BG 32
AG 1
HL 5
CF 1
LM 42
LM 44
BG 28
CF 1
HL 5
CC 1
HP 14
TH 4
HP 16
TH 5
HP 14
TH 4
HP 14
TH 4
HP 14
TH 4
HP 8
TH 5
AT 22
CR 8
HG 22
NW 16
VC 10
AG 2
AT 97
AF 1
HL 3
HG 19
PA 1
CR 6
NW 12
HL 4
VC 5
AT 20
MS 1
UP 1
VC 6
CR 6
NW 15
MS 1
HG 20
AG 1
HL 4
AT 13
AT 4
AT 6
HG 3
HL 1
CR 6

MATCH LINE - BUILDING 2, 3 & 4

PLANTING KEY:

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS & PERENNIALS
- VINE

SITE KEY:



0' 5' 10' 20' NORTH

BUILDING 2 & 3 PLANTING PLAN

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

GARAGE ELEVATION - WEST (BELLE)

GARAGE ELEVATION - NORTH

TRUMPET CREEPER VINE

GARAGE GREEN WALL - PROPOSED PLANTING

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

MATCH LINE - BUILDING 2 & 3

Proposed Building 2

Proposed Building 3

Proposed Building 4

MATCH LINE - TOWNHOMES

Belle Avenue

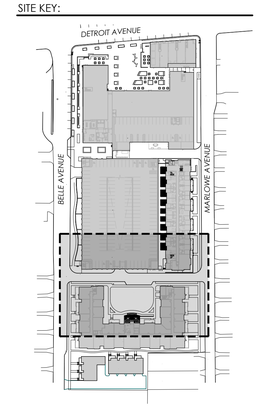
Marlowe Avenue

Lawn

PLANTING KEY:

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS & PERENNIALS
- VINE

SITE KEY:



0' 5' 10' 20' NORTH

BUILDING 2, 3 & 4 PLANTING PLAN

Lakewood Downtown Redevelopment Site

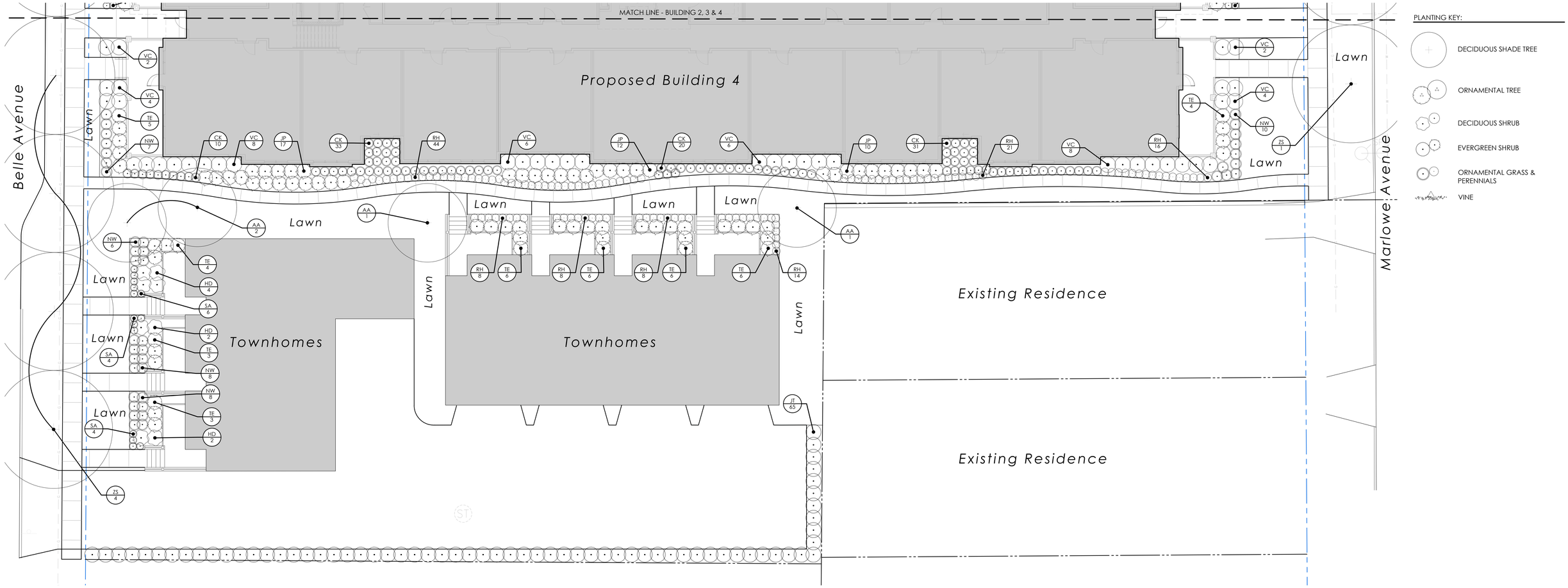
Lakewood, Ohio

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

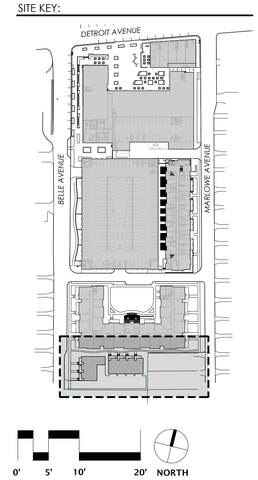
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024



TOWNHOMES PLANTING PLAN

SITE KEY:



Lakewood Downtown Redevelopment Site

Lakewood, Ohio

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

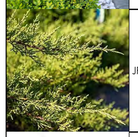
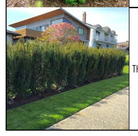
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

PLANT SCHEDULE

PHOTO	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AA	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE	2" CAL.	B&B	17
	AF	ACER X FREEMANII 'CELEBRATION' / CELEBRATION MAPLE	2" CAL.	B&B	9
	AF2	ACER X FREEMANII 'CELEBRATION' / CELEBRATION MAPLE	4" CAL.	B&B	11
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	6` - 7` HGT.	B&B	13
	CC	CERCIS CANADENSIS / EASTERN REDBUD	6` - 7` HGT.	B&B	5
	CF	CORNUS FLORIDA / FLOWERING DOGWOOD	2" CAL.	B&B	6
	LS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE SWEET GUM	2" CAL.	B&B	8
	MS	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	2" CAL.	B&B	6
	PA	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	2" CAL.	B&B	14
	PA2	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	4" CAL.	B&B	5
	UP	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	2" CAL.	B&B	7
	ZS	ZELKOVA SERRATA / JAPANESE ZELKOVA	2" CAL.	B&B	14
	ZS2	ZELKOVA SERRATA / JAPANESE ZELKOVA	4" CAL.	B&B	4

PLANT SCHEDULE

PHOTO	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS SHRUBS					
	CA	CORNUS ALBA 'ARGENTEO-MARGINATA' / VARIEGATED TATARIAN DOGWOOD	2 GAL.	CONT.	16
	HD	HYDRANGEA PANICULATA 'HPOPR013' / LAVALAMP CANDELABRA™ PANICLE HYDRANGEA	2 GAL.	CONT.	65
	HL	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT PANICLE HYDRANGEA	2 GAL.	CONT.	58
	IV	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	2 GAL.	CONT.	17
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	CONT.	139
	VC	VIBURNUM CARLESII / KOREANSPICE VIBURNUM	2 GAL.	CONT.	101
EVERGREEN SHRUBS					
	BG	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	2 GAL.	CONT.	255
	JP	JUNIPERUS CHINENSIS 'PFITZERIANA NICKS COMPACTA' / NICK'S COMPACT PFITZER JUNIPER	2 GAL.	CONT.	94
	JT	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	5` HT.	B&B OR CONT.	156
	TE	TAXUS X MEDIA 'EVERLOW' / EVERLOW ANGLO-JAPANESE YEW	2 GAL.	CONT.	119
	TH	TAXUS X MEDIA 'HICKSII' / HICKS ANGLO-JAPANESE YEW	2 GAL.	CONT.	43

PLANT SCHEDULE

PHOTO	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
GRASSES					
	AT	ANDROPOGON SCOPARIUS 'CAIRO' / LITTLE BLUESTEM	2 GAL.	CONT.	348
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2 GAL.	CONT.	111
	SA	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	2 GAL.	CONT.	280
PERENNIALS					
	CR	CAMPSIS RADICANS / TRUMPET CREEPER	1 GAL.	CONT.	35
	HG	HOSTA X 'GUACAMOLE' / GUACAMOLE HOSTA	2 GAL.	CONT.	135
	HP	HOSTA X 'PATRIOT' / PATRIOT HOSTA	2 GAL.	CONT.	168
	LM	LIRIOPE MUSCARI / LILYTURF	2 GAL.	CONT.	920
	LC2	LIRIOPE SPICATA / CREEPING LILYTURF	2 GAL.	CONT.	94
	NW	NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT	2 GAL.	CONT.	164
	RH	RUDBECKIA HIRTA / BLACK-EYED SUSAN	2 GAL.	CONT.	135

PLANT SCHEDULE

Lakewood Downtown Redevelopment Site

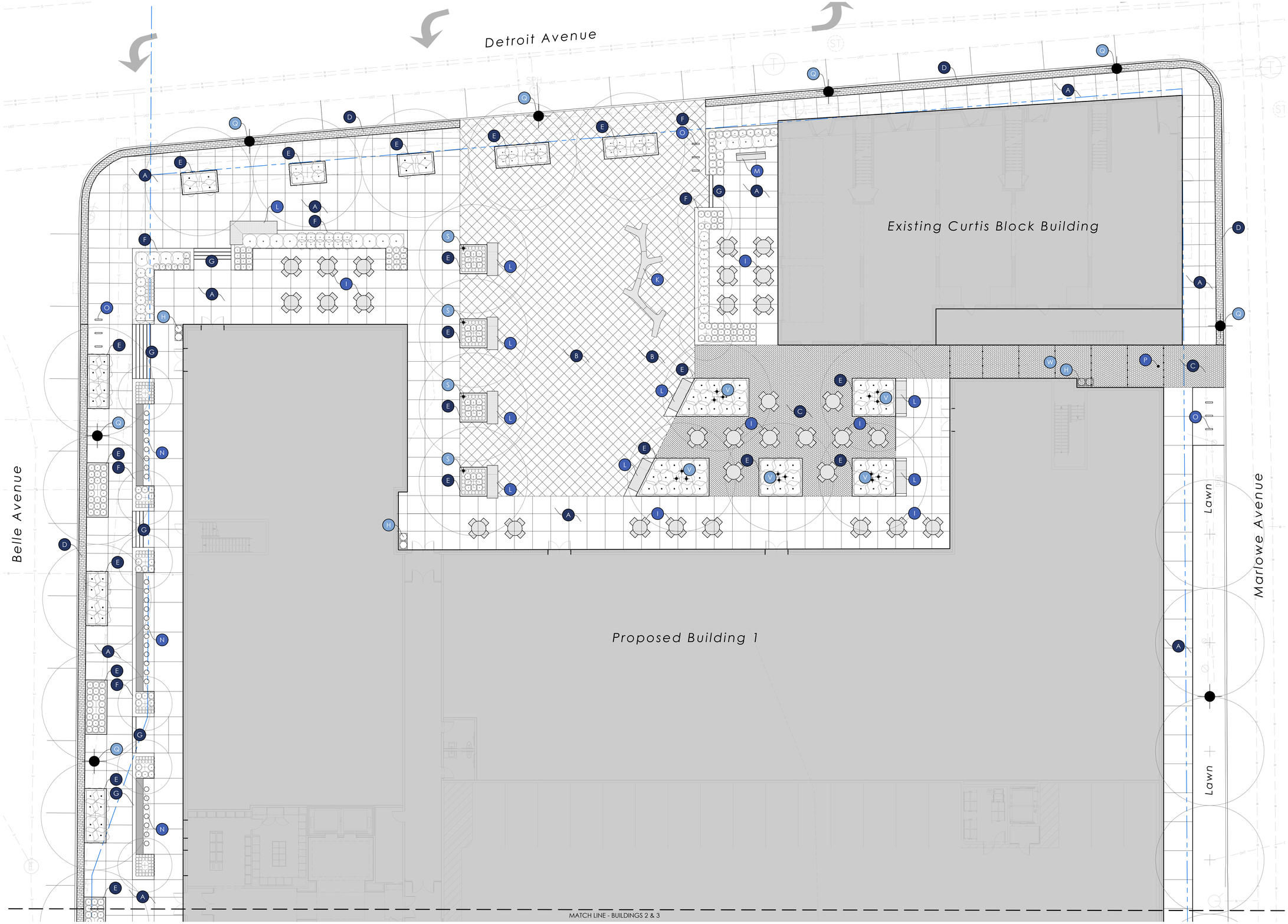
Lakewood, Ohio

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024



MATERIALS KEY:

Paving Materials

- A Concrete Pavement
- B 2 x 2 Pavers
- C Brick Pavers
- D Stamped Concrete Paver
- E Planter Curb
- F Retaining / Seat Wall
- G Precast Concrete Steps

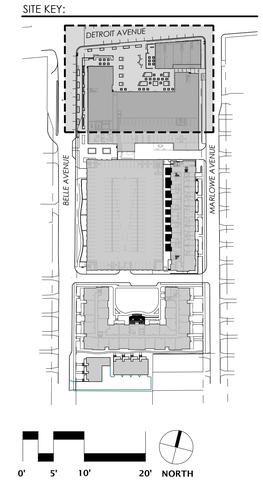
Site Furnishings

- H Litter/ Recylcing
- I Table with Chairs
- J Pet Litter Station
- K Twig Bench Seating
- L Cliffhanger Linear Bench
- M Backed Bench
- N Bar Rail Table with Seating
- O Bike Racks
- P Bollard

Site Lighting

- Q Street Light
- R Not Used
- S Illuminated Bollard
- T Linear Wall Lighting
- U Bench Lighting
- V Up Lighting
- W Catenary Lighting
- X Pathway Lighting

SITE KEY:



BUILDING 1 & CURTIS BLOCK MATERIALS PLAN

CASTO

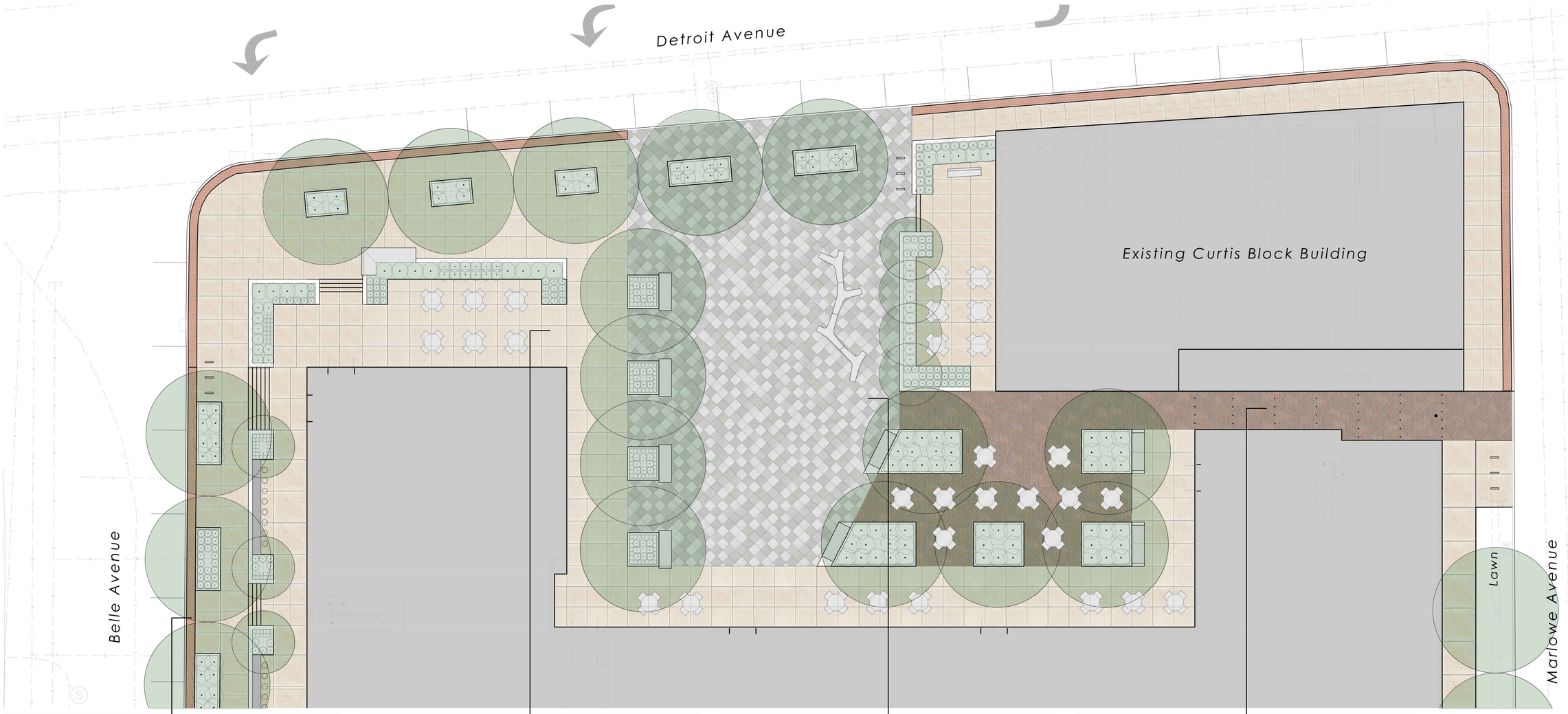
Lakewood Downtown Redevelopment Site

Lakewood, Ohio

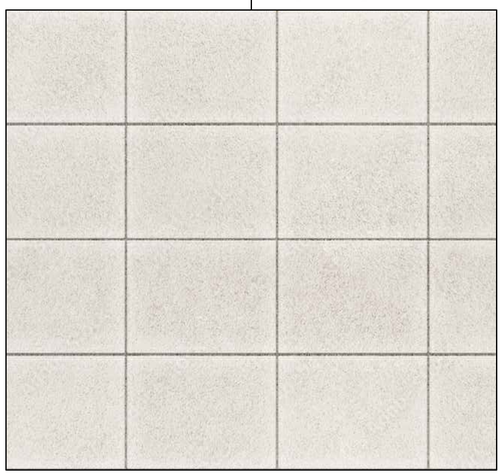
DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024



CONCRETE STAMPED PAVER TO MATCH EXISTING CITY STANDARDS



STANDARD CONCRETE PAVEMENT

WAUSAU TILE FRONTIER PAVERS

PINE HALL BRICK ANTIQUE PAVER OLD TOWNE BLEND - *(Final color selection to compliment existing curtis block brick)*

PLAZA - PAVING MATERIALS

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

MATCH LINE - BUILDING 1 & CURTIS BLOCK

Proposed Building 1

Proposed Building 2

Proposed Building 3

Belle Avenue

Marlowe Avenue

Lawn

Lawn

Lawn

MATCH LINE - BUILDING 2, 3 & 4

MATERIALS KEY:

Paving Materials

- A Concrete Pavement
- B 2 x 2 Pavers
- C Brick Pavers
- D Stamped Concrete Paver
- E Planter Curb
- F Retaining / Seat Wall
- G Precast Concrete Steps

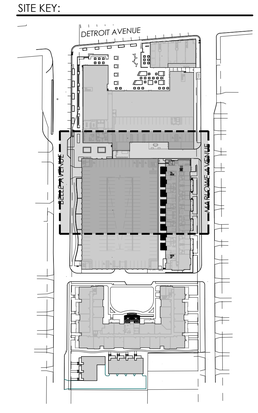
Site Furnishings

- H Litter/ Recylcing
- I Table with Chairs
- J Pet Litter Station
- K Twig Bench Seating
- L Cliffhanger Linear Bench
- M Backed Bench
- N Bar Rail Table with Seating
- O Bike Racks
- P Bollard

Site Lighting

- Q Street Light
- R Not Used
- S Illuminated Bollard
- T Linear Wall Lighting
- U Bench Lighting
- V Up Lighting
- W Catenary Lighting
- X Pathway Lighting

SITE KEY:



BUILDING 2 & 3 MATERIALS PLAN

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

MATCH LINE - BUILDING 2 & 3

Proposed Building 2

Proposed Building 3

Proposed Building 4

Belle Avenue

Marlowe Avenue

Lawn

MATCH LINE - TOWNHOMES

MATERIALS KEY:

Paving Materials

- A Concrete Pavement
- B 2 x 2 Pavers
- C Brick Pavers
- D Stamped Concrete Paver
- E Planter Curb
- F Retaining / Seat Wall
- G Precast Concrete Steps

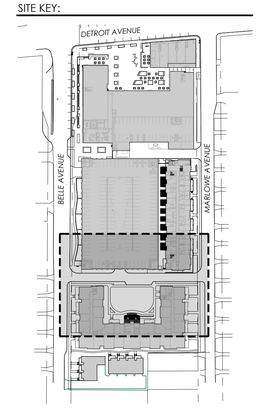
Site Furnishings

- H Litter/ Recylcing
- I Table with Chairs
- J Pet Litter Station
- K Twig Bench Seating
- L Cliffhanger Linear Bench
- M Backed Bench
- N Bar Rail Table with Seating
- O Bike Racks
- P Bollard

Site Lighting

- Q Street Light
- R Not Used
- S Illuminated Bollard
- T Linear Wall Lighting
- U Bench Lighting
- V Up Lighting
- W Catenary Lighting
- X Pathway Lighting

SITE KEY:



0' 5' 10' 20' NORTH

BUILDING 2, 3 & 4 MATERIALS PLAN

Lakewood Downtown Redevelopment Site

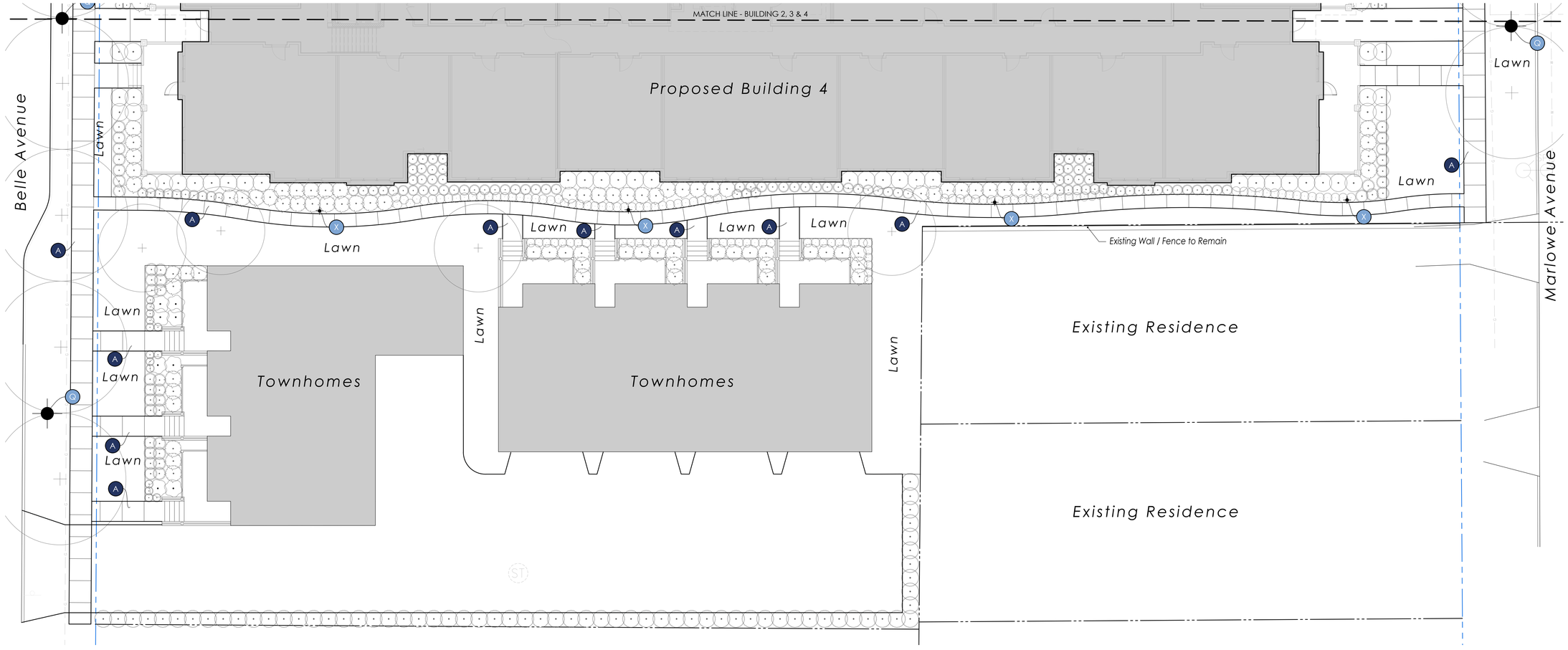
Lakewood, Ohio

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024



MATERIALS KEY:

Paving Materials

- A — Concrete Pavement
- B — 2 x 2 Pavers
- C — Brick Pavers
- D — Stamped Concrete Paver
- E — Planter Curb
- F — Retaining / Seat Wall
- G — Precast Concrete Steps

Site Furnishings

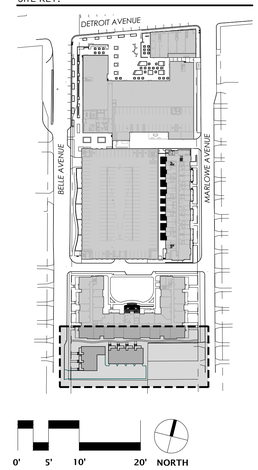
- H — Litter/ Recylcing
- I — Table with Chairs
- J — Pet Litter Station
- K — Twig Bench Seating
- L — Cliffhanger Linear Bench
- M — Backed Bench
- N — Bar Rail Table with Seating
- O — Bike Racks
- P — Bollard

Site Lighting

- Q — Street Light
- R — Not Used
- S — Illuminated Bollard
- T — Linear Wall Lighting
- U — Bench Lighting
- V — Up Lighting
- W — Catenary Lighting
- X — Pathway Lighting

TOWNHOMES MATERIALS PLAN

SITE KEY:



0' 5' 10' 20' NORTH

CASTO

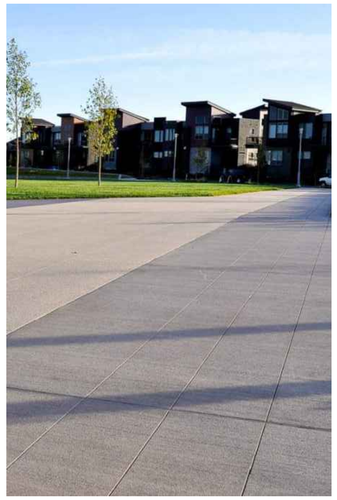
Lakewood Downtown Redevelopment Site

Lakewood, Ohio

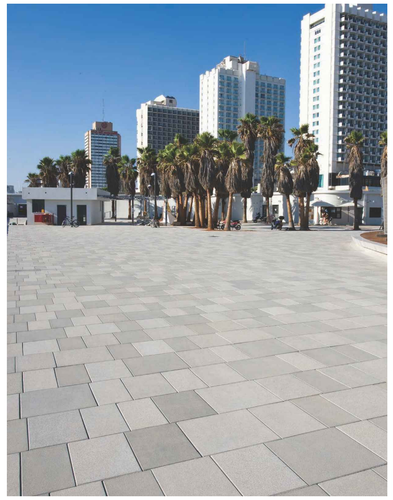
DIMIT ARCHITECTS
architecture + interiors + urban design

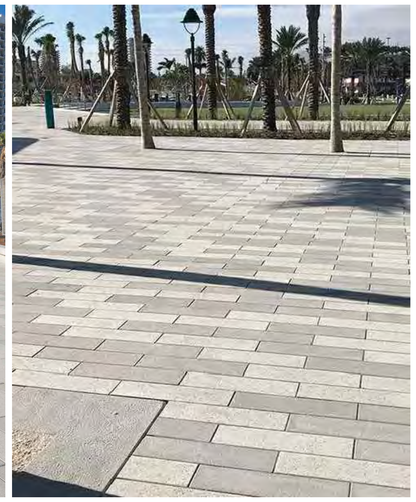
EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024



A *CONCRETE PAVEMENT*

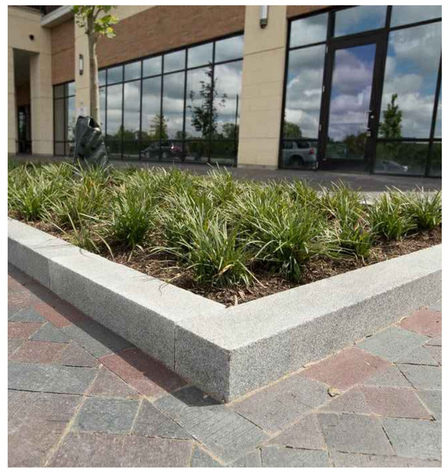




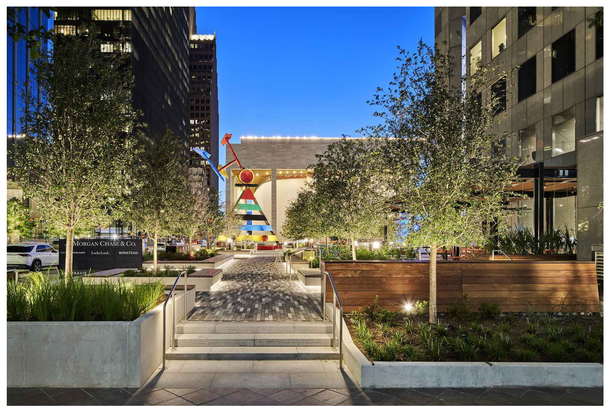
B *2x2 PAVERS*

C *BRICK PAVERS*

D *STAMPED CONCRETE PAVER*



E *PLANTER CURB*

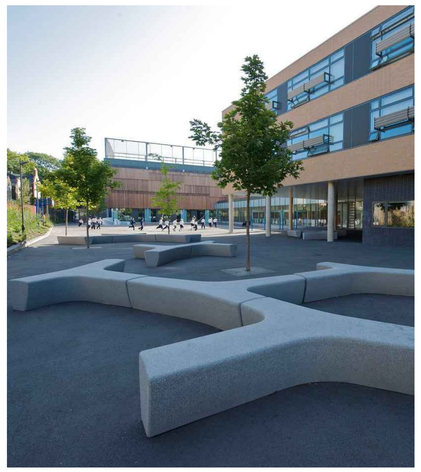


F *RETAINING / SEAT WALL*

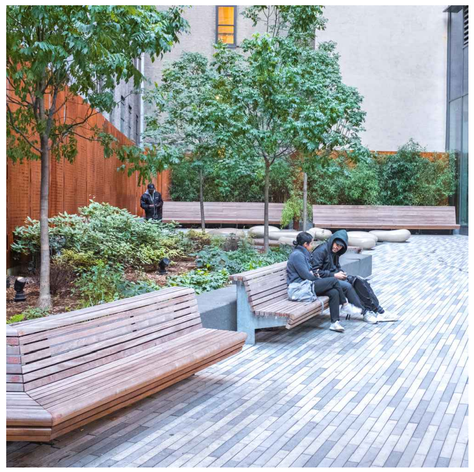
G *PRECAST CONCRETE STEPS*

SITE PAVING MATERIALS

H *LITTER / RECYCLING*

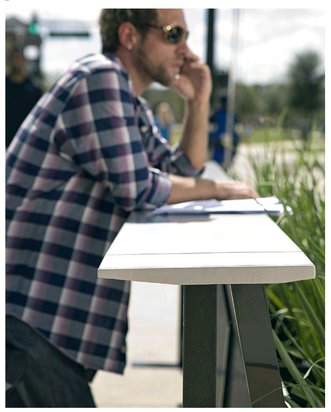


I *TABLES WITH CHAIRS*



J *PET LITTER STATION*

K *TWIG BENCH SEATING*



N *BAR TABLE WITH SEATING*

L *CLIFFHANGER LINEAR BENCH*

O *BIKE RACKS*

M *BACKED BENCH*

P *BOLLARD*

SITE FURNISHINGS

CASTO

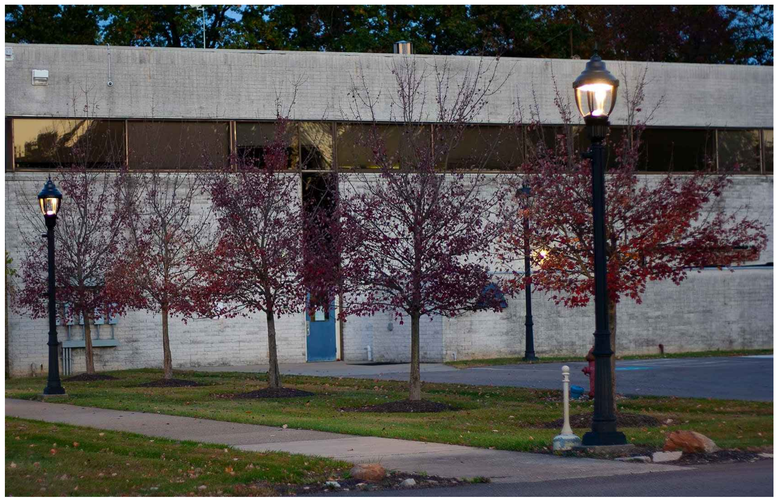
DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

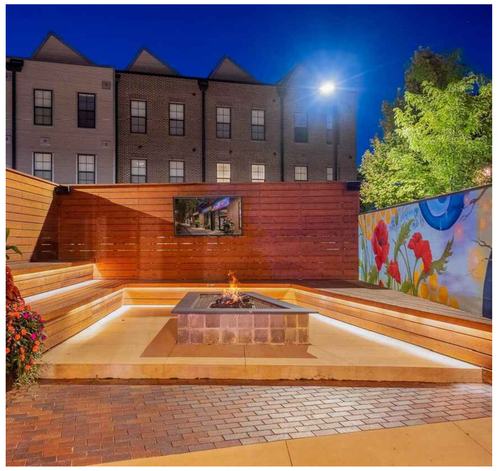


Q STREET LIGHT

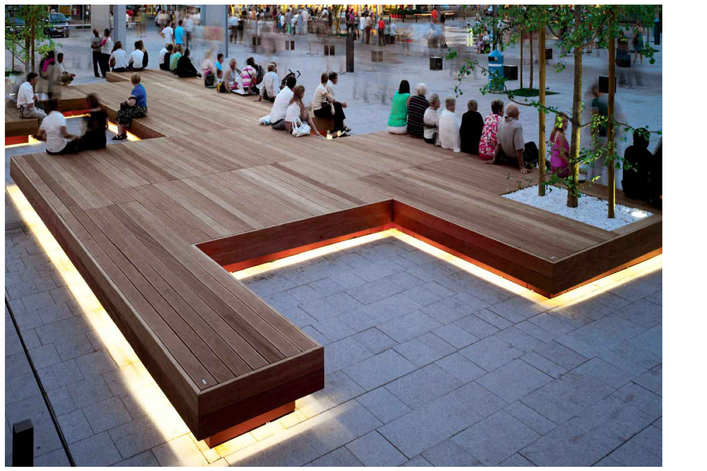
R NOT USED

S ILLUMINATED BOLLARD

T LINEAR WALL LIGHTING

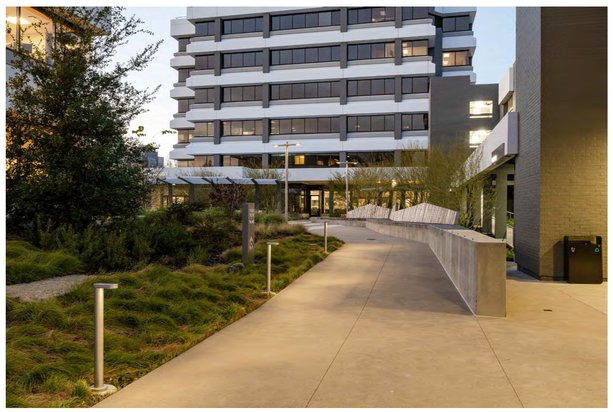


U BENCH LIGHTING



V UP LIGHTING

W CATENARY LIGHTING



X PATHWAY LIGHTING

SITE LIGHTING

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

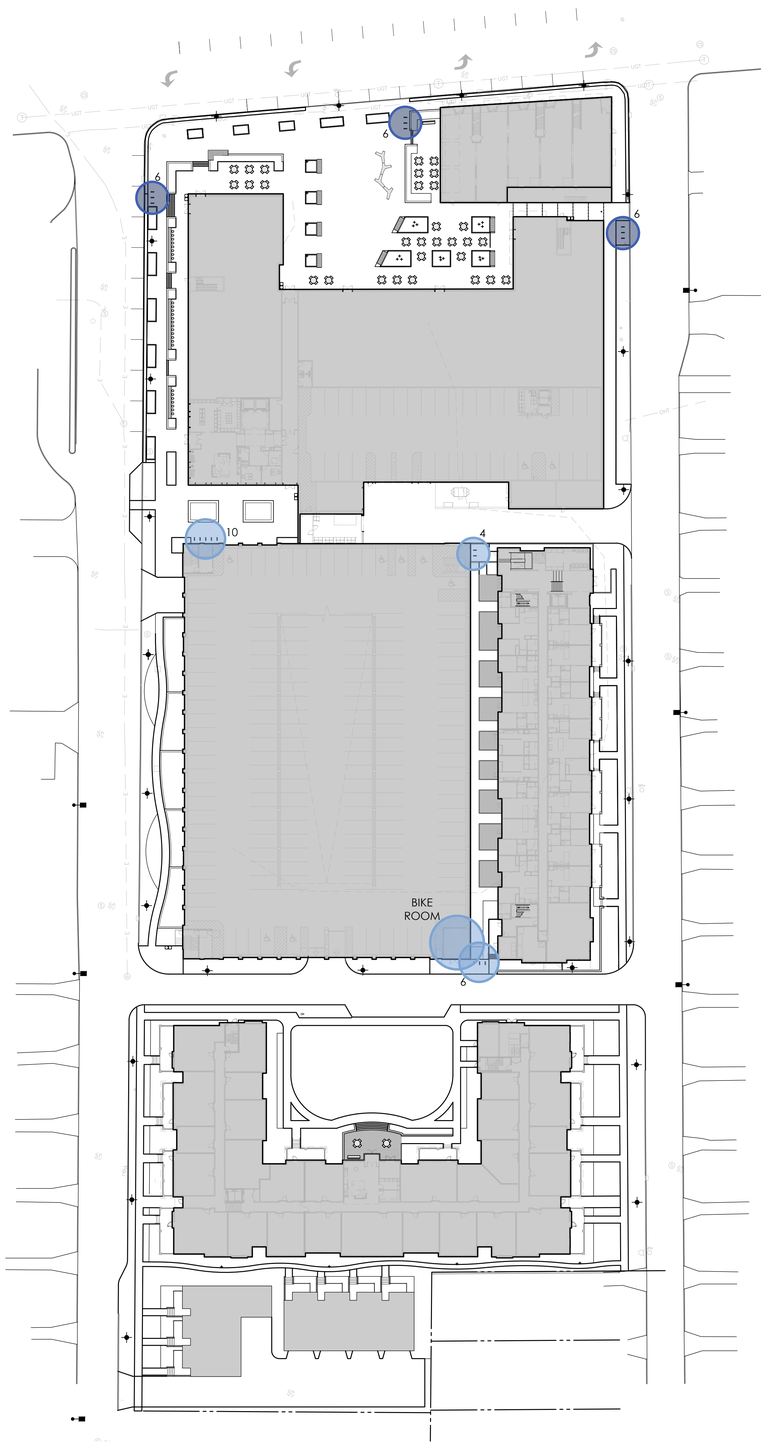
CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

BIKE PARKING:



RETAIL / OFFICE

Required Per Code : space / 2,500 SF

Required : 13 spaces (31,350 SF Retail)
Provided : 18 spaces

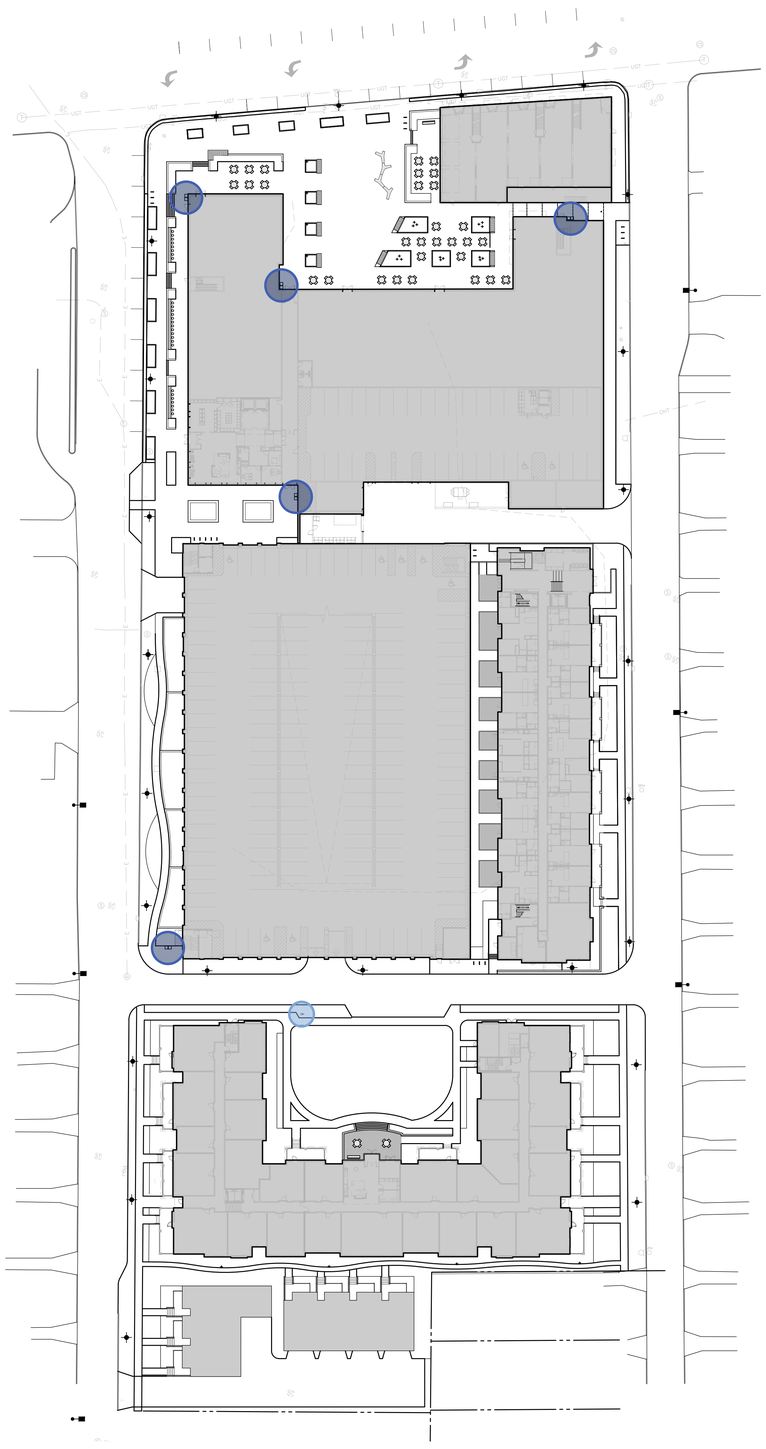
RESIDENTIAL

No Code Requirement

Provided : 20 spaces + Bike Room

LANDSCAPE FORMS - NORTHPORT BIKE RACK

TRASH / PET STATIONS:



TRASH / RECYCLING

5 Trash/Recycling Sets

SITE PIECES - MONOLINE LITTER BIN

PET STATIONS

1 Pet Station

SITE PIECES - MONOLINE NO. 2 BAG HOLDER + WASTE BIN

0' 5' 10' 20' NORTH

SITE FURNISHINGS

Lakewood Downtown Redevelopment Site

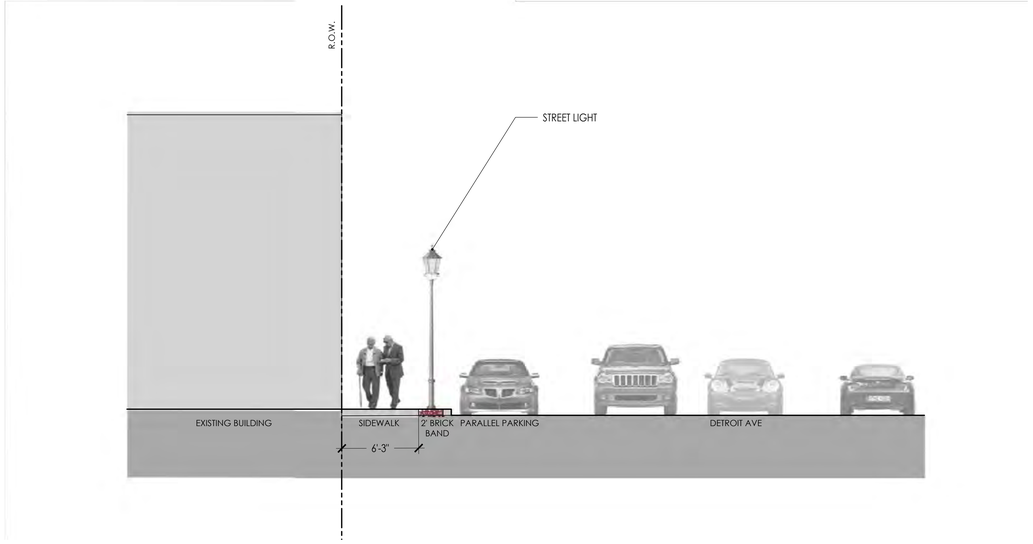
Lakewood, Ohio

CASTO

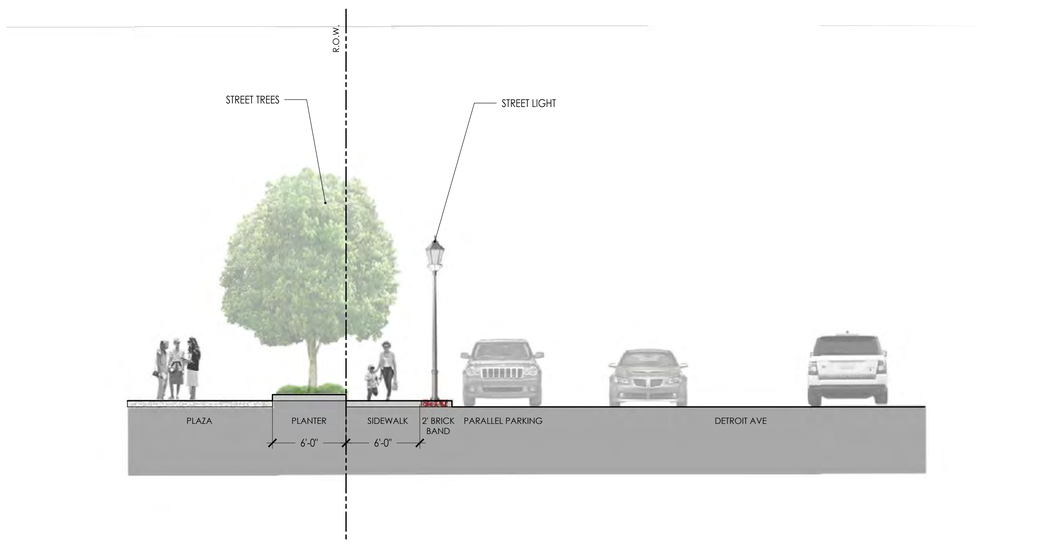
DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

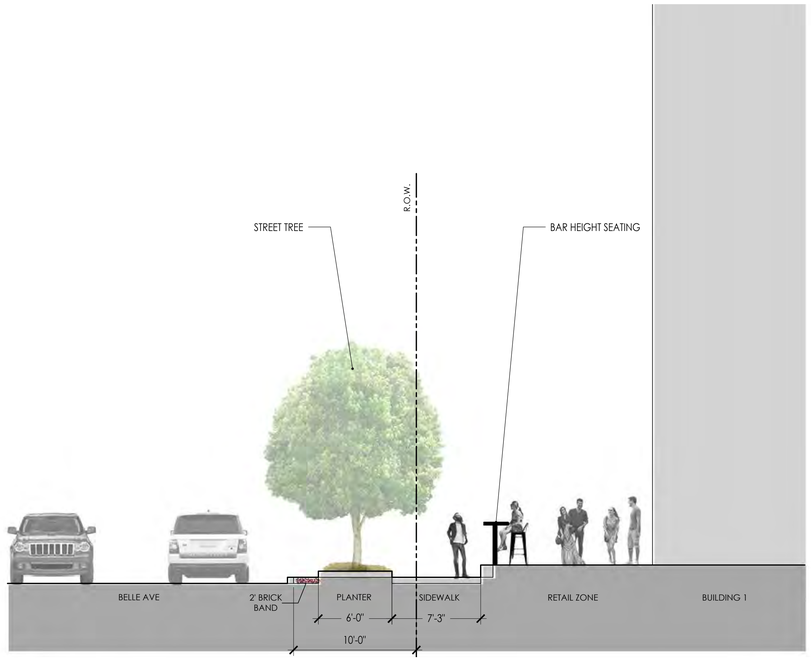
September 25th, 2024



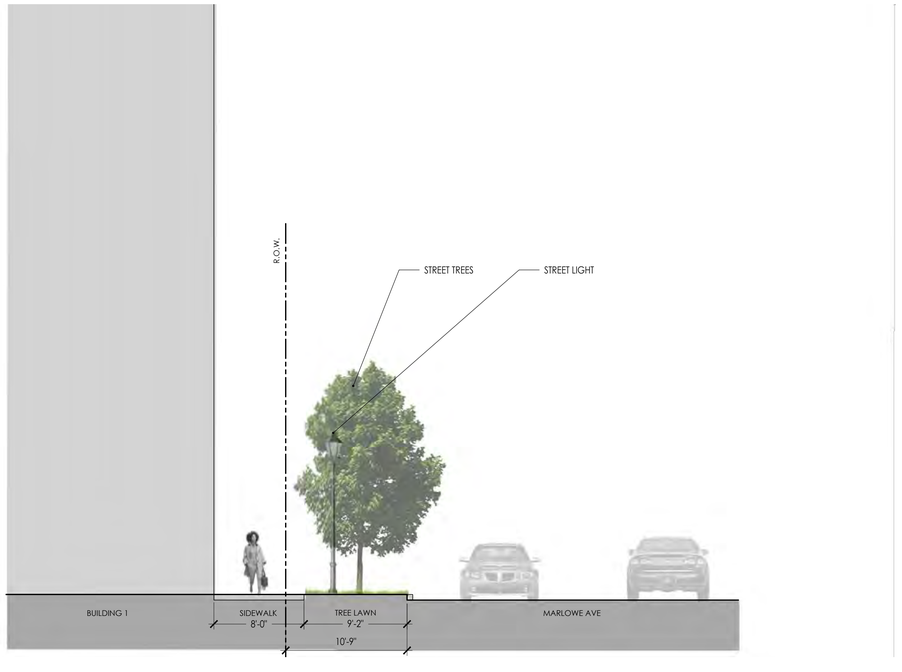
STREETSCAPE SECTION A (DETROIT AVE / CURTIS BLOCK)



STREETSCAPE SECTION B (DETROIT AVE / PLAZA)

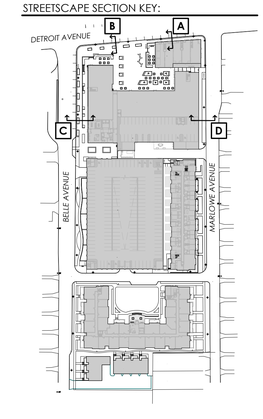


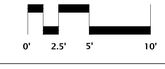
STREETSCAPE SECTION C (BELLE AVE / BUILDING 1)



STREETSCAPE SECTION D (MARLOWE AVE / BUILDING 1)

STREETSCAPE SECTION KEY:





SECTIONAL STUDIES

CASTO

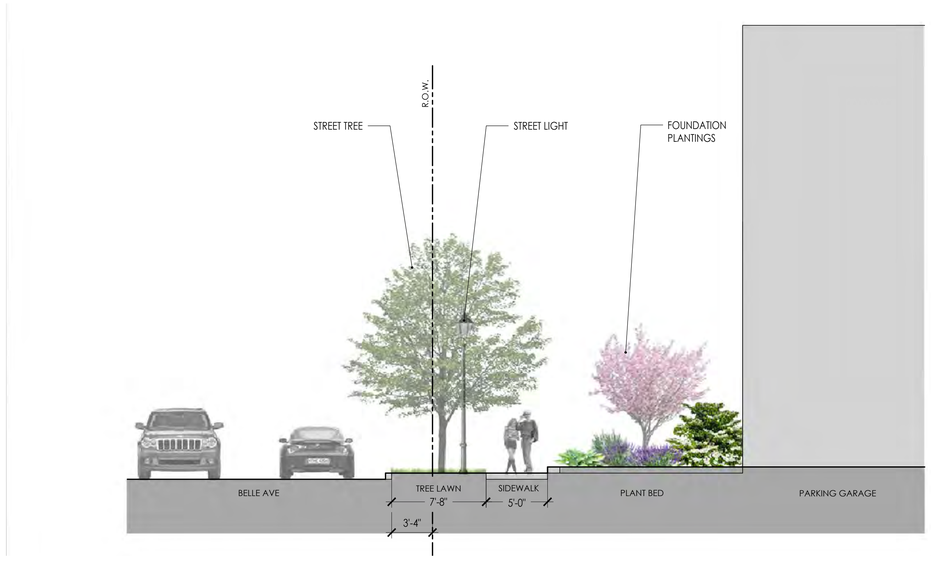
DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

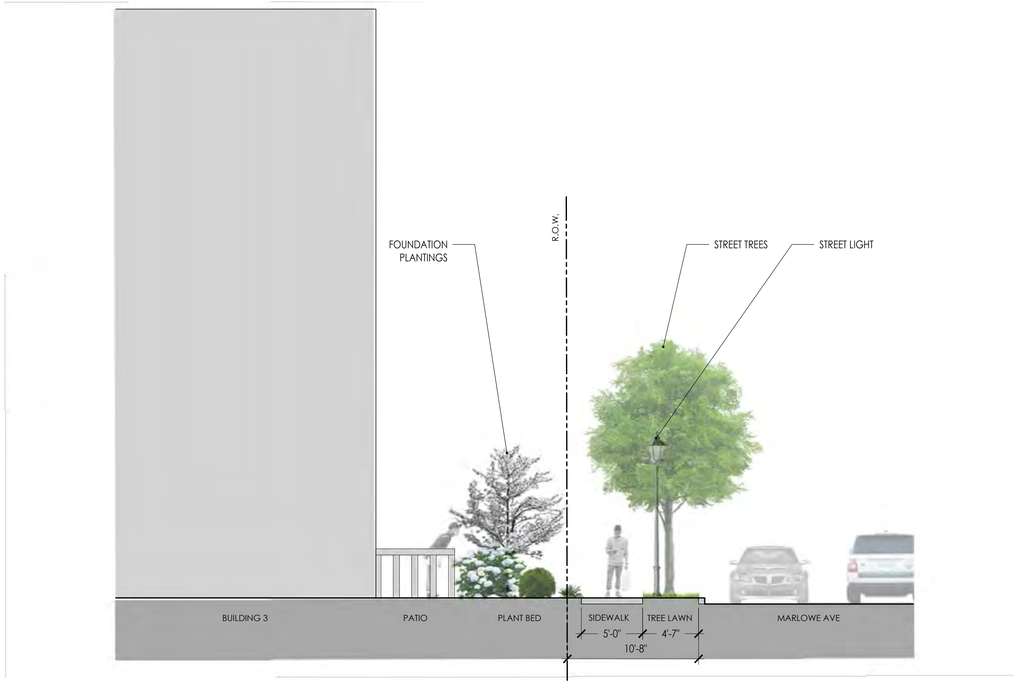
Lakewood Downtown Redevelopment Site

Lakewood, Ohio

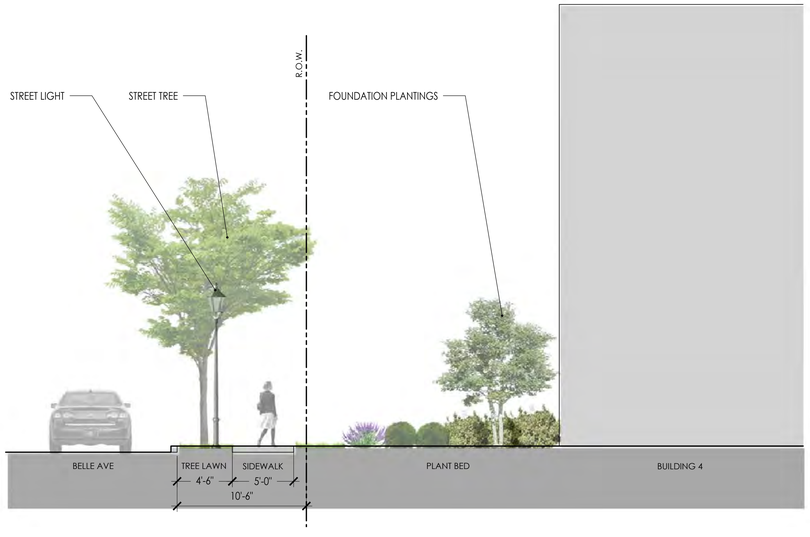
September 25th, 2024



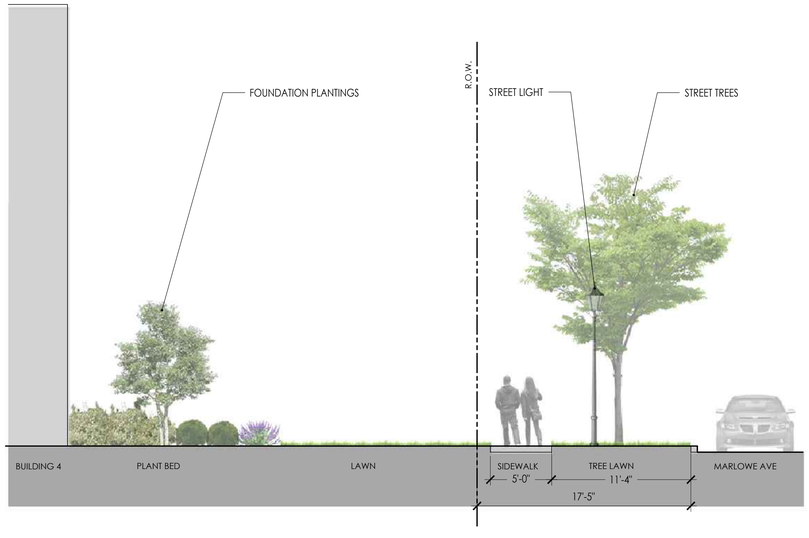
STREETSCAPE SECTION E (BELLE AVE / BUILDING 2)



STREETSCAPE SECTION F (MARLOWE AVE / BUILDING 3)

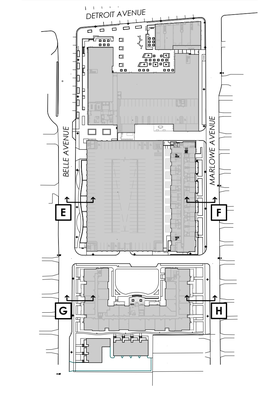


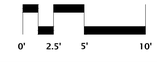
STREETSCAPE SECTION G (BELLE AVE / BUILDING 4)



STREETSCAPE SECTION H (MARLOWE AVE / BUILDING 4)

STREETSCAPE SECTION KEY:





SECTIONAL STUDIES

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

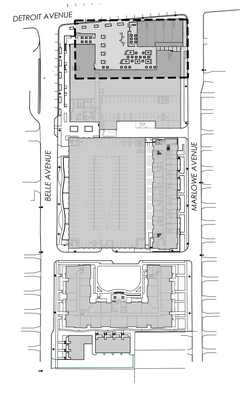
PLAZA VIEW 1

PLAZA VIEW 2

PLAZA VIEW 3

PLAZA VIEW 4

3D VIEWS KEY:



PLAZA 3D VIEWS

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

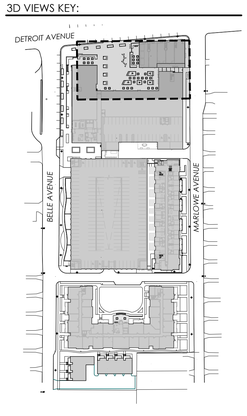
PLAZA VIEW - TYPICAL LAYOUT

PLAZA VIEW - MUSIC/STAGE EVENT

PLAZA VIEW - MARKET EVENT

PLAZA VIEW - HOLIDAY EVENT

3D VIEWS KEY:



PLAZA 3D VIEWS - EVENT FLEXIBILITY

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

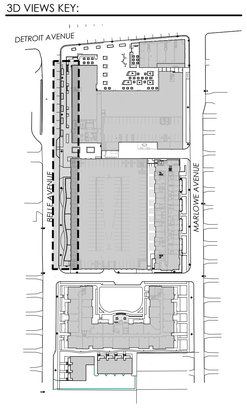
LINEAR PARK VIEW 1

LINEAR PARK VIEW 2

BELLE AVE COURTYARD VIEW

BELLE AVE COMMERCIAL FRONTAGE STREETSCAPE VIEW

3D VIEWS KEY:



BELLE AVE 3D VIEWS

Lakewood Downtown Redevelopment Site

Lakewood, Ohio

CASTO

DIMIT ARCHITECTS
architecture + interiors + urban design

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

September 25th, 2024

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 02-05-24

Permit No.: BBS24-000108

Applicant Name: Joseph A. Park, Compass Studio

Project Address: 1428 Grace Ave.

Project Name: n/a

Project: Applicant proposes modifications for an addition and exterior renovation that were approved at the February 8, 2024 meeting.

Sep 17, 2024

To whom it may concern,

I, Janine A Ers,
permit Nathaniel Dunn
on behalf of Compass Studio
to submit an application
to the City of Tukwila
on my behalf.

Signed,

Janine A Ers

JANINE A ERS

ESSI/ERB RESIDENCE

1428 GRACE AVE
LAKEWOOD, OH 44107

ABBREVIATIONS

AB ANCHOR BOLT
ACT ACOUSTICAL CEILING TILE
ADDL ADDITIONAL
AFF ABOVE FINISH FLOOR
ALUM ALUMINUM
ANOD ANODIZE(D)
APPROX APPROXIMATE
ARCH ARCHITECT (URAL)
BD BOARD
BFF BELOW FINISH FLOOR
BITUM BITUMINOUS
BLDG BUILDING
BLKG BLOCKING
BM BEAM
BOS BOTTOM OF STEEL
BOT BOTTOM
C CHANNEL
CB CATCH BASIN
CF/OI CONTRACTOR FURNISHED; OWNER INSTALLED
CG CORNER GUARD
CJ CEILING JOISTS
CL CENTERLINE
CLG CEILING
CLR CLEAR
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONT CONTINUOUS
CONTR CONTRACT (OR)
COORD COORDINATE
CPT CARPET (ED)
CT CERAMIC TILE, COLLAR TIES
DEMO DEMOLISH, DEMOLITION
DET DETAIL
DF DRINKING FOUNTAIN
DIA DIAMETER
DIM DIMENSION
DS DOWNSPOUT
DWG DRAWING
E EAST
EA EACH
EL ELEVATION
ELEC ELECTRIC (AL)
ELEV ELEVATOR
ENCL ENCLOSE (URE)
EQ EQUAL
EQUIP EQUIPMENT
EW EACH WAY
ETR EXISTING TO REMAIN
EXIST EXISTING
EXP EXPANSION
EXT EXTERIOR
FD FLOOR DRAIN
FDTN FOUNDATION
FEC FIRE EXTINGUISHER CABINET
FF FINISH FACE
FH FUME HOOD
FIN FINISH (ED)
FJ FLOOR JOISTS
FLR FLOOR
FOC FACE OF CONCRETE
FOF FACE OF FINISH
FOM FACE OF MASONRY
FOS FACE OF STUDS
FRMG FRAMING
FRTW FIRE RETARDANT TREATED WOOD
FT FOOT, FEET
FTG FOOTING
GA GAGE, GYPSUM ASSOCIATION
GALV GALVANIZED, GALVANIC
GAR GARAGE
GB GRAB BAR,
GC GENERAL CONTRACTOR
GL GLASS
GSB GYPSUM SHEATHING BOARD
GYP GYPSUM
GYP BD GYPSUM BOARD
H HIGH
HB HOSE BIBB
HC HANDICAP
HDW HARDWARE
HM HOLLOW METAL
HORIZ HORIZONTAL
HT HEIGHT
HVAC HEATING, VENTILATION, AIR CONDITIONING
IBC INTERNATIONAL BUILDING CODE
INCL INCLUDING (ED)
INFO INFORMATION
INSUL INSULATION
INT INTERIOR
JAN JANITOR
LAV LAVATORY
MAS MASONRY
MATL MATERIAL
MAX MAXIMUM
MECH MECHANICAL
MFD MANUFACTURED
MFR MANUFACTURE (R)
MIN MINIMUM, MINUTE
MISC MISCELLANEOUS
MO MASONRY OPENING
MTD MOUNTED
MTL METAL
NA NOT APPLICABLE
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NTS NOT TO SCALE
OA OVERALL
OC ON CENTER
OD OUTSIDE DIAMETER
OF/OI OWNER FURNISHED; CONTRACTOR INSTALLED
OF/OI OWNER FURNISHED; OWNER INSTALLED
OH OVERHANG
OPH OPPOSITE HAND
OPNG OPENING
OPP OPPOSITE
ORD OVERFLOW ROOF DRAIN
OVHD OVERHEAD
PL PROPERTY LINE
PLAM PLASTIC LAMINATE
PLYWD PLYWOOD
PT PAINT, PRESSURE TREATED
PVG PAVING
R RADIUS, RISER, RAFTERS
RB RUBBER/RESILIENT BASE
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN, ROAD
REQD REQUIRED
RM ROOM
RO ROUGH OPENING
S SOUTH
SCHED SCHEDULE
SF SQUARE FOOT (FEET)
SHT SHEET
SHTHG SHEATHING
SIM SIMILAR
SPKLR SPRINKLER
SQ SQUARE
SS SANITARY SEWER, SEAM STANDING
SST STAINLESS STEEL
ST STAIRS, STREET
STD STANDARD
STOR STORAGE
STRUCT STRUCTURE (AL)
SUSP SUSPEND(ED)
SV SHEET VINYL
T TREAD
TB TACK BOARD
TFF TOP OF FINISH FLOOR
THRU THROUGH
TMPD TEMPERED
TOM TOP OF MASONRY
TYP TYPICAL
UON UNLESS OTHERWISE NOTED
UTIL UTILITY
VEH VEHICLE
VERT VERTICAL
VIF VERIFY IN FIELD
VRFY VERIFY
W/ WITH
W WEST, WIDE
W/O WITHOUT
WC WATER CLOSET
WD WOOD, WOOD DOOR
WDW WINDOW
WR WEATHER RESISTANT, WATER REPELLENT
WSCT WAINSCOT

GENERAL NOTES

1. COMPLY WITH APPLICABLE CODES AND ORDINANCES IN FORCE AT TIME OF BUILDING PERMIT ISSUANCE.
2. READ, UNDERSTAND AND COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CONSTRUCTION DOCUMENTS FOR THE PROJECT.
3. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS SHOWN ARE:
   A. AT INTERIOR PARTITIONS: TO THE FACE OF FINISHED WALL MATERIAL
   B. AT COLUMNS: TO THE CENTERLINE OF COLUMNS
   C. AT CONCRETE OR CMU: TO THE FACE OF CONCRETE OR CMU
   D. AT FRAMING PLANS: TO THE OUTSIDE FACE OF ROUGH FRAMING (INCLUDING SHEATHING FOR EXTERIOR WALLS)
4. PLACE DOORS NOT LOCATED BY DIMENSION ON PLANS 6" FROM FACE OF ADJOINING PARTITION TO HINGE EDGE OF DOOR OPENING. CLOSET DOORS TO BE CENTERED IN CLOSET UNLESS NOTED OTHERWISE. PROVIDE 18" MINIMUM CLEAR FROM FACE OF ADJOINING PARTITION OR OTHER OBSTRUCTION TO STRIKE JAMB EDGE OF DOOR OPENING, UNLESS OTHERWISE NOTED. NOTIFY ARCHITECT IF REQUIRED CLEARANCES ARE NOT AVAILABLE.
5. PROVIDE FIRE RESISTANT CLOSURE MEETING THE REQUIREMENTS OF THE GOVERNING FIRE AUTHORITIES AT ALL GAPS AROUND PENETRATING DUCTS, PIPES, CONDUITS, ETC. AT ALL FIRE RATED BUILDING WALLS, PARTITIONS, CEILINGS, FLOORS AND ROOFS. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF.
6. ROOM AND DOOR NUMBERS SHOWN ON DRAWINGS ARE FOR CONSTRUCTION PURPOSES ONLY.
7. CONCEAL ALL PIPING, CONDUITS, DUCTS, ETC INSIDE WALLS AND ABOVE CEILINGS AT ALL ROOMS EXCEPT ELECTRICAL AND TELEPHONE CLOSETS AND MECHANICAL ROOMS. IN SPACES OPEN TO STRUCTURE, ONLY PIPING CONDUITS AND DUCTS THAT SERVE THE SPACE MAY BE EXPOSED. LOCATE SUCH INSTALLATIONS TO MINIMIZE VISIBILITY AND ORGANIZE TO MINIMIZE RUN LENGTHS AND OVERLAPPING. ARCHITECT TO REVIEW SHOP DRAWINGS FOR EXPOSED MECHANICAL, ELECTRICAL, PLUMBING ITEMS PRIOR TO FABRICATION AND INSTALLATION.
8. COORDINATE WORK WITH ALL OWNER FURNISHED ITEMS AND PROVIDE ALL REQUIRED MECHANICAL AND ELECTRICAL CONNECTIONS INCLUDING STUB OUTS.
9. VERIFY ALL DIMENSIONS, EXISTING AND NEW CONDITIONS ON THE JOB BEFORE PROCEEDING WITH THE WORK.
10. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK.
11. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE IS BINDING AS IF REQUIRED BY ALL.
12. PROVIDE REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THAT THEY OCCUR AS IF DRAWN IN FULL. NOT ALL OCCURRENCES OF A FEATURE ARE NOTED IN EVERY CASE.
13. CONSULT WORK OF ALL TRADES FOR ALL OPENINGS AND ROUGH-CUTS THROUGH SLABS, WALLS, CEILINGS AND ROOFS FOR DUCTS, PIPES, CONDUITS, CABINETS AND EQUIPMENT, AND VERIFY SIZE AND LOCATION BEFORE PROCEEDING WITH WORK.
14. VERIFY ALL ROUGH-IN DIMENSIONS REQUIRED FOR EQUIPMENT, INCLUDING THAT FURNISHED BY OTHERS, PRIOR TO PROCEEDING WITH WORK.
15. DO NOT TAKE ROOM FINISH PLAN(S) AS A COMPLETE SPECIFICATION FOR ALL INTERIOR ROOM MATERIALS. HOWEVER, THEY ARE BINDING TO THE EXTENT OF THE MATERIAL THEY DO SPECIFY. CROSS-CHECK THE ROOM FINISH PLAN(S) WITH ROOM FINISH SCHEDULE, SPECIFICATIONS AND OTHER DRAWINGS FOR OTHER MATERIALS AND REQUIREMENTS NOT COVERED BY THE ROOM FINISH PLAN(S).
16. COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS FOR EXACT LOCATIONS, TYPES AND SIZES OF ACCESS DOORS REQUIRED BY THEIR WORK. PROVIDED ACCESS FOR ALL CONCEALED VALVES, DAMPER CONTROLS, FIRE DAMPER LINKAGE, ELECTRICAL JUNCTION BOXES, ETC. DRAWINGS MAY NOT SHOW ALL REQUIRED ACCESS PANELS. INDICATE REQUIRED ACCESS DOORS ON THE COORDINATION DRAWINGS, OBTAIN ARCHITECT'S APPROVAL FOR LOCATIONS OF ACCESS DOORS PRIOR TO INSTALLATION.
17. PRESERVATIVE TREAT ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY AS REQUIRED BY CODE.
18. DO NOT SCALE DRAWINGS.
19. CONSTRUCT RECESSES LOCATED WITHIN FIRE RATED PARTITIONS TO MAINTAIN THE REQUIRED FIRE RATING OF THE PARTITION.
20. SITE SURVEY, GEOTECHNICAL INVESTIGATION, AND HAZARDOUS MATERIALS DOCUMENTATION WAS PREPARED BY CONSULTANTS TO THE OWNER AND NOT UNDER THE DIRECTION OF THE ARCHITECT. THIS DOCUMENTATION IS INCLUDED IN THE CONTRACT DOCUMENTS AS AN ACCOMMODATION TO THE OWNER.
21. REFER TO DOCUMENTS FOR GENERAL LOCATIONS OF VISIBLE EQUIPMENT, SIGNAL DEVICES, SIGNAGE, AND OTHER VISIBLE ITEMS. CONSULT WITH ARCHITECT FOR EXACT MOUNTING LOCATION.
22. REPAIR / PATCH / OR REINSTALL CEILINGS & WALLS REMOVED FOR MECHANICAL AND ELECTRICAL WORK ON THE FLOORS BELOW AND IN OTHER AREAS OF THE BUILDING BEYOND THE AREAS INDICATED.
23. IN GENERAL, NEW FINISHED FLOOR ELEVATIONS ARE TO ALIGN WITH EXISTING FINISHED FLOOR ELEVATIONS. THE FLOOR ELEVATIONS INDICATED ARE APPROXIMATE. CONTRACTOR TO VERIFY THE EXISTING ABUTTING FLOOR ELEVATIONS AND ADJUST THE NEW ELEVATIONS INDICATED AS NECESSARY. NOTIFY THE ARCHITECT WHERE DEVIATIONS EXCEEDING 1/2" ARE ENCOUNTERED.

DEMOLITION:

1. SEE FLOOR PLANS FOR EXTENT OF DEMOLITION. COORDINATE DIMENSIONS OF OPENINGS ON PLANS W/ AREAS TO BE DEMOLISHED. SHORE UP ALL STRUCTURAL ELEMENTS BEFORE DEMOLISHING OR REMOVING EQUIPMENT, WALLS, ETC. TO ASSURE A SAFE WORKPLACE.
2. PROTECT INTERIOR OF BUILDING FROM WEATHER DAMAGE DURING AND AFTER DEMOLITION HAS BEEN COMPLETED. DO NOT REMOVE OR CUT ANY PORTION OF THE STRUCTURE WHICH WOULD RENDER THE BUILDING STRUCTURALLY UNSAFE. CONSULT THE ARCHITECT.
3. ALL SHORING TO REMAIN IN PLACE UNTIL NEW STRUCTURE IS IN PLACE.
4. REMOVE ALL ELECTRICAL WIRING ASSOCIATED WITH DEMOLISHED WALLS IF ANY IS ENCOUNTERED. DO NOT ALLOW WIRING TO REMAIN LOOSE OR EXPOSED. INCORPORATE WIRING INTO NEW SYSTEM WHERE POSSIBLE.
5. ALL WALLS OR ELEMENTS TO BE DEMOLISHED ARE SHOWN WITH A DASHED LINE.
6. NOTIFY ARCHITECT OF UNFORESEEN CONDITIONS BEFORE PROCEEDING WITH THE WORK.
7. PLUMBING, ELECTRICAL, AND HVAC CONTRACTORS TO REMOVE AND RELOCATE ALL ITEMS INCLUDING BUT NOT LIMITED TO: CONDUIT, WIRING, DUCTS, PIPING, AND EQUIPMENT WHICH ARE TO BE REUSED AND THAT INTERFERE WITH OR ARE IN THE AREA OF THE DEMOLITION. CUT AND PATCH ALL FLOORS / WALLS, ETC. AS REQUIRED FOR INSTALLATION OF NEW WORK.
8. SEAL OPENINGS WEATHER TIGHT IN EXTERIOR WALLS AND ROOF UNTIL NEW CONSTRUCTION IS IN PLACE.
9. REMOVE ALL BASE & SHOE & PLINTH MOLDING AT ANY LOCATIONS WHERE REMOVAL OF EXISTING TILE OR HARDWOOD FLOORING IS INDICATED ON THE PLANS.

WALL & PARTITION:

1. FINISH ALL WALLS & PARTITIONS W/ 5/8" GYPSUM BOARD UNLESS NOTED OTHERWISE.
2. INSTALL 5/8" GREEN BOARD AT ALL BATHROOMS.
3. INSTALL 1/2" CEMENT BOARD AT ALL TILE LOCATIONS.
4. INSTALL SOUND ATTENUATION BATT. INSULATION AT ALL LAUNDRY AND BATH ROOM WALLS.

TEMPERED GLAZING:

1. ALL GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED:
   A. GLAZING IN SWINGING, SLIDING OR FIXED DOORS, INCLUDING FIXED PANELS AND SIDE LITES.
   B. GLAZING FOR DOORS AND SURROUNDS OF WHIRLPOOLS, TUBS AND SHOWERS.
   C. GLAZING WITHIN 24" OF ANY DOOR IN THE CLOSED POSITION.
   D. GLAZING WITHIN 18" OF THE FINISH FLOOR.
   E. GLAZING ADJACENT TO TUBS AND SHOWERS.

STAIR:

1. HANDRAILS SHALL HAVE A HEIGHT OF 34" - 38" AND SHALL RUN CONTINUOUS THE FULL LENGTH OF THE STAIRS, AND SHALL EXTEND 6" BEYOND THE TOP AND BOTTOM RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE INTO A NEWEL POST. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. ANY OPEN SIDES SHALL HAVE BALUSTERS WITH LESS THAN 4" CLEAR SPACE BETWEEN.
2. MAXIMUM RISER HEIGHT TO BE 8 1/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LANDING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
3. MINIMUM TREAD DEPTH TO BE 9". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
4. ALL NOSING TO BE A 1" PROTRUSION. THE RADIUS OF THE CURVATURE OF THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16". A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2". RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER SPHERE.
5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIR, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING IN THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLES (11 LUX) MEASURED AT THE CENTER OF THE TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.
6. FOR UNDERSIDE OF STAIR STORAGE, PROVIDE FIRE-STOPPING AT TOP AND BOTTOM OF STAIR STRINGER AND COMPLETELY DRYWALL THE UNDERSIDE WITH TYPE-X GYPSUM WALL BOARD.

ROOF:

1. CONTRACTOR TO DETERMINE THE NUMBER, SIZE AND LOCATION OF DOWNSPOUTS PER APPLICABLE CODES FOR PROPER ROOF DRAINAGE.
2. PROVIDE CRICKETS AS NECESSARY FOR PROPER WATER DRAINAGE.
3. INSTALL ICE & WATER SHIELD AT:
   A. ALL VALLEYS AND ROOF PENETRATIONS.
   B. 6'-0" HORIZONTALLY EXTENDING FROM THE BOTTOM EDGE OF THE ROOF.
   C. WHERE ROOF PLANES INTERSECT VERTICAL WALLS (18" MIN. UP WALL AND ONTO ROOF).
   D. AT ALL ROOF AREAS WITH A PITCH LESS THAN 3.5:12.

ATTIC VENTILATION:

1. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED FROM THE ENTRANCE OF RAIN OR SNOW. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF SPACE VENTILATED EXCEPT THAT THE AREA MAY BE 1 TO 300, PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED WITH VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS. THE NET FREE CROSS VENTILATION AREA MAY NOT BE LESS THAN 1 TO 300 OF THE AREA OF THE SPACE VENTILATED WHEN THE VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.

ELECTRICAL:

1. ALL SWITCHES TO BE DIMMER STYLE EXCEPT AT SHOWER LIGHTS & FANS.
2. SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. THE SMOKE DETECTORS SHALL BE HARD WIRED W/ BATTERY BACK-UP AND CONNECTED TOGETHER. ALL SMOKE DETECTORS TO USE IONIZATION AND PHOTOELECTRIC TECHNOLOGY. COORDINATE LOCATIONS WITH THE OWNER FOR APPROVAL.
3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. COORDINATE LOCATIONS WITH THE OWNER FOR APPROVAL.
4. EXISTING ELECTRICAL SYSTEM TO REMAIN. REPLACE CIRCUITS AND RUNS AS NEEDED FOR RENOVATION.
5. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6' FROM A RECEPTACLE OUTLET.
6. A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTERTOP AND WORK SURFACE THAT IS 12" OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.

LIGHTING LAYOUT:

1. SINGLE LIGHT FIXTURES INSTALLED IN SPACES SUCH AS PANTRIES, CLOSETS, ALCOVES & SHOWERS ARE TO BE CENTERED WITHIN THE SPACE UNLESS NOTED OTHERWISE.
2. UNDER CABINET LIGHTING TO BE INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS, AND TOWARD THE FRONT OF THE CABINET FACE, IN SUCH A MANNER THAT THE FIXTURE ITSELF IS NOT VISIBLE FROM PLAIN VIEW.
3. VANITY LIGHTING SHALL BE LOCATED IN THE FIELD BASED ON INDIVIDUAL FIXTURE SIZES FEATURES & MOUNTING REQUIREMENTS.
4. ALL LIGHTING & SWITCH LOCATIONS TO BE APPROVED BY OWNER PRIOR TO FINAL INSTALLATION.

MECHANICAL:

1. MECHANICAL CONTRACTOR TO DESIGN HEATING/COOLING SYSTEM FOR RENOVATION. REVIEW LOCATIONS OF ALL NEW/RELOCATED EQUIPMENT AND REGISTERS IN FIELD WITH OWNER.
2. THE MECHANICAL CONTRACTOR IS TO VERIFY UPDATES TO THE BATH FANS & KITCHEN HOOD WILL MAINTAIN NEGATIVE PRESSURE WHILE THESE APPLIANCES ARE ACTIVATED.
3. HVAC CONTRACTOR TO FURNISH AND INSTALL AUTOMATIC MAKEUP AIR SYSTEM - ACCOMMODATES HOODS OPERATING OVER 400 CFM. FIELD VERIFY LOCATION OF UNIT AND VENTS, COORDINATE WITH ARCHITECT AND HOMEOWNER.

PLUMBING:

1. ALL WASTE STACKS SHALL BE PVC PIPING. ALL WALL, FLOOR & CEILING CAVITIES BETWEEN THE STUDS & JOISTS WHERE THESE STACKS & VENTS OCCUR SHALL BE INSULATED WITH SOUND ATTENUATION BATTS.

ZONING REVIEW

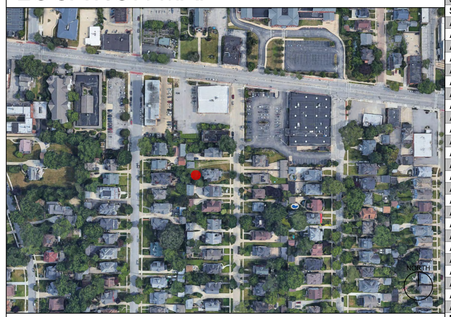
ZONING CLASSIFICATION OF SITE: R1H (SINGLE FAMILY HIGH DENSITY)

SETBACKS
FRONT: 27'
SIDE: 5'-10' (15' COMBINED)
REAR: 40'

MAXIMUM HEIGHT: 35'

35% MAX LOT COVERAGE BY MAIN BUILDING (20% CALCULATED)
25% MAX REAR YARD COVERAGE BY ACCESSORY BUILDINGS
85% MAX LOT COVERAGE
STORAGE SHED: MAX 80 SF, 10' TALL, 18" SETBACK (WOOD)

LOCATION MAP



PROJECT INFORMATION

PROJECT DESCRIPTION:

ADDITION, SITEWORK, AND INTERIOR RENOVATION

SQUARE FOOTAGE:

BASEMENT: 1,621 SF
FIRST FLOOR: 1,628 SF
SECOND FLOOR: 1,490 SF
THIRD FLOOR: 661 SF

TOTAL: 5,400 SF

SHEET INDEX

DWG #	SHEET NAME	ISSUE
T-001	GENERAL INFORMATION / DRAWING INDEX	1 2 3
AS-101	ZONING SITE PLAN	
AS-102	DEMOLITION SITE PLAN	1
AS-103	ARCHITECTURAL SITE PLAN	1 2
AS-105	UTILITIES + GRADING SITE PLAN	1
AS-111	SITE DETAILS	
D-101	BASEMENT DEMOLITION PLAN	
D-111	FIRST FLOOR DEMOLITION PLAN	1
D-121	SECOND FLOOR DEMOLITION PLAN	1
D-131	THIRD FLOOR DEMOLITION PLAN	
S-001	STRUCTURAL NOTES	
S-002	STRUCTURAL DETAILS	
S-101	BASEMENT PLAN - FRAMING	
S-102	BASEMENT PLAN - DIMENSIONS	
S-111	FIRST FLOOR PLAN - FRAMING	
S-112	FIRST FLOOR PLAN - DIMENSIONS	
S-121	THIRD FLOOR PLAN - FRAMING & DIMENSIONS	1
A-101	BASEMENT PLAN	1
A-111	FIRST FLOOR PLAN	1 2
A-121	SECOND FLOOR PLAN	1 2
A-131	THIRD FLOOR PLAN	
A-141	ROOF PLAN	1 2
A-151	GARAGE PLANS	
A-201	EXTERIOR ELEVATIONS, WINDOW SCHEDULE	1 2 3
A-202	EXTERIOR ELEVATIONS	1 2
A-203	EXTERIOR ELEVATIONS	1 2
A-301	SECTIONS/DETAILS	1 2
A-302	SECTIONS/DETAILS	1
A-311	SECTIONS/DETAILS	
A-312	SECTIONS/DETAILS	1
A-313	SECTIONS/DETAILS	1
A-401	BASEMENT FINISH PLAN	
A-411	FIRST FLOOR FINISH PLAN	1
A-421	SECOND FLOOR FINISH PLAN	1
A-431	THIRD FLOOR FINISH PLAN	
A-451	MILLWORK	
A-452	MILLWORK	1
A-453	EXTERIOR MILLWORK	
A-454	EXTERIOR MILLWORK	
A-471	SCHEDULES/DOORS	1 2
A-501	INTERIOR ELEVATIONS	1
A-502	INTERIOR ELEVATIONS	1
ME-101	BASEMENT MECHANICAL/ELECTRICAL PLAN	1 2
ME-111	FIRST FLOOR MECHANICAL/ELECTRICAL PLAN	1 2
ME-121	SECOND FLOOR MECHANICAL/ELECTRICAL PLAN	1 2
ME-131	THIRD FLOOR MECHANICAL/ELECTRICAL PLAN	1

SYMBOLS

NIC — NOT IN CONTRACT. NO WORK THIS AREA. PROTECT AS REQUIRED.

1 / 4 A-000 2 / 3 — INTERIOR ELEVATION TAG

STEEL OR WOOD BEAM / HEADER

■ S.B. SOLID BEARING DOWN TO FOUNDATION

⊠ S.B. SOLID BEARING ABOVE

01 / A-000 — SECTION DETAIL

01 / A-000 — DETAIL BUBBLE

DOOR TAGS: DOOR WIDTH : DOOR HEIGHT / DOOR TYPE : DOOR NUMBER

WINDOW TAGS: WINDOW WIDTH : WINDOW HEIGHT / HEAD HEIGHT : WINDOW NUMBER

EXISTING WALL — DEMOLISHED WALL

NEW STUD WALL — NEW MASONRY WALL

OVERBUILT ROOF FRAMING

PROJECT TEAM

OWNER:
JANINE ERB & VERNON ESSI
1428 GRACE AVE
LAKEWOOOD, OH 44107

ARCHITECT:
JOSEPH PARK
COMPASS STUDIO
CHESTERLAND, OHIO 44026
PHONE: 440.635.0500
EMAIL: JOSEPHPARK@COMPASSSTUDIO.COM

CONTRACTOR:
COMPASS STUDIO
7948 MAYFIELD ROAD
CHESTERLAND, OH 44026

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500

Joseph Park, Registered Architect
josephpark@compassstudio.com

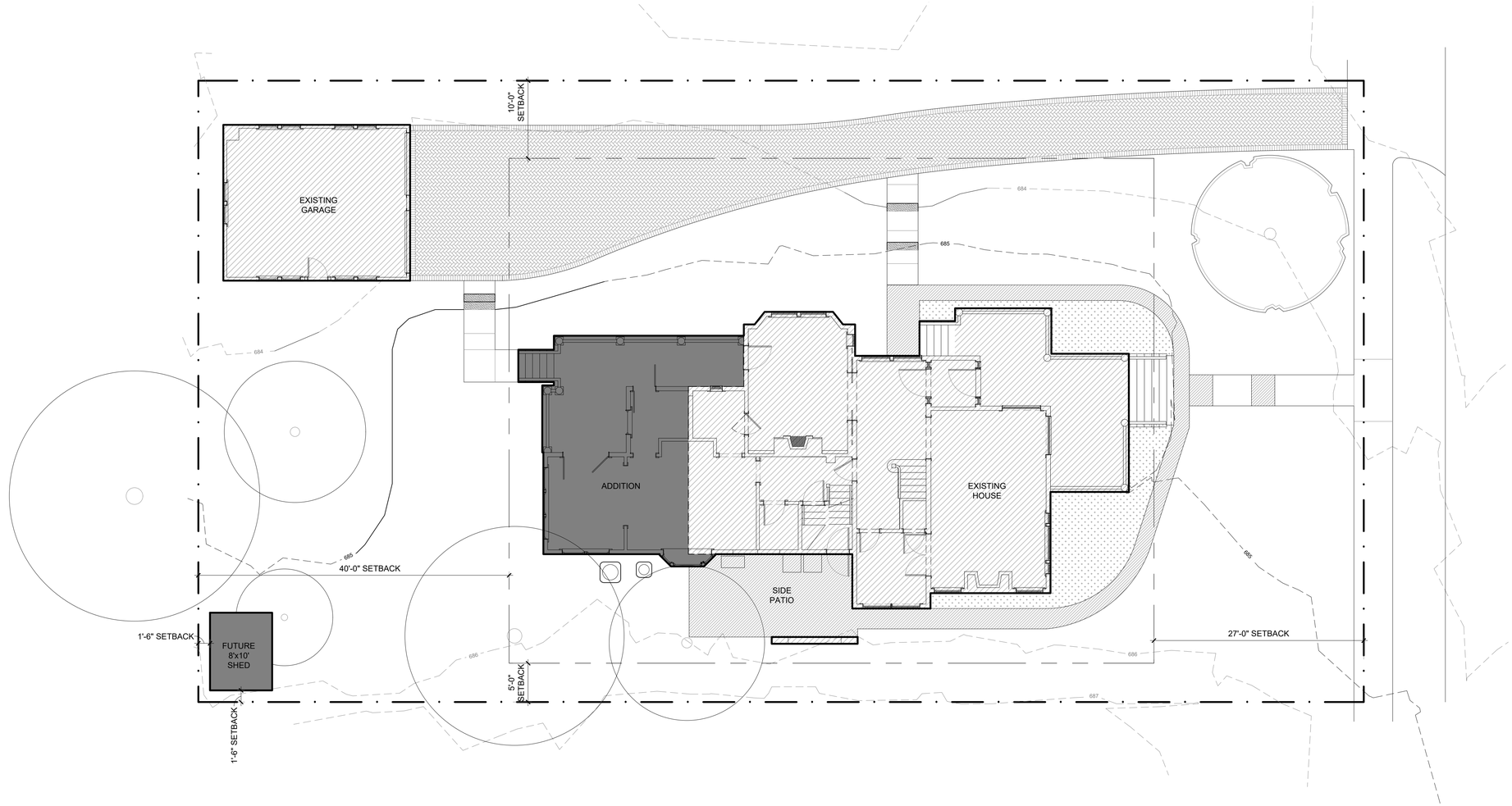
PRELIMINARY NOT FOR CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

GENERAL INFORMATION
DRAWING INDEX

T-001



1 ZONING SITE PLAN
1/8" = 1'-0"

NORTH

COMPASS
STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compassstudio.com

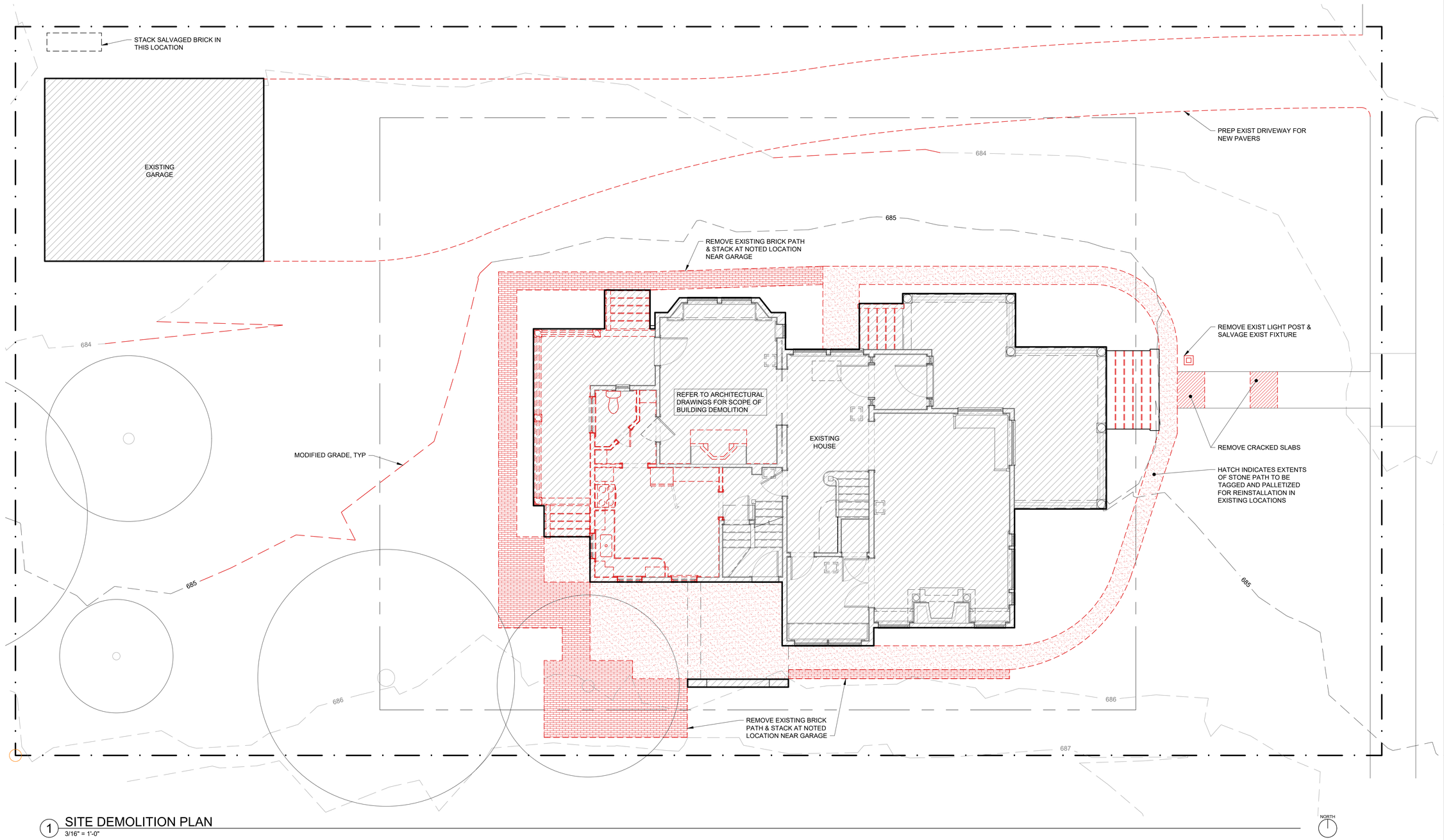
PRELIMINARY
NOT FOR
CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

ZONING SITE PLAN

AS-101



1 SITE DEMOLITION PLAN
3/16" = 1'-0"

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compassstudio.com

PRELIMINARY NOT FOR CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

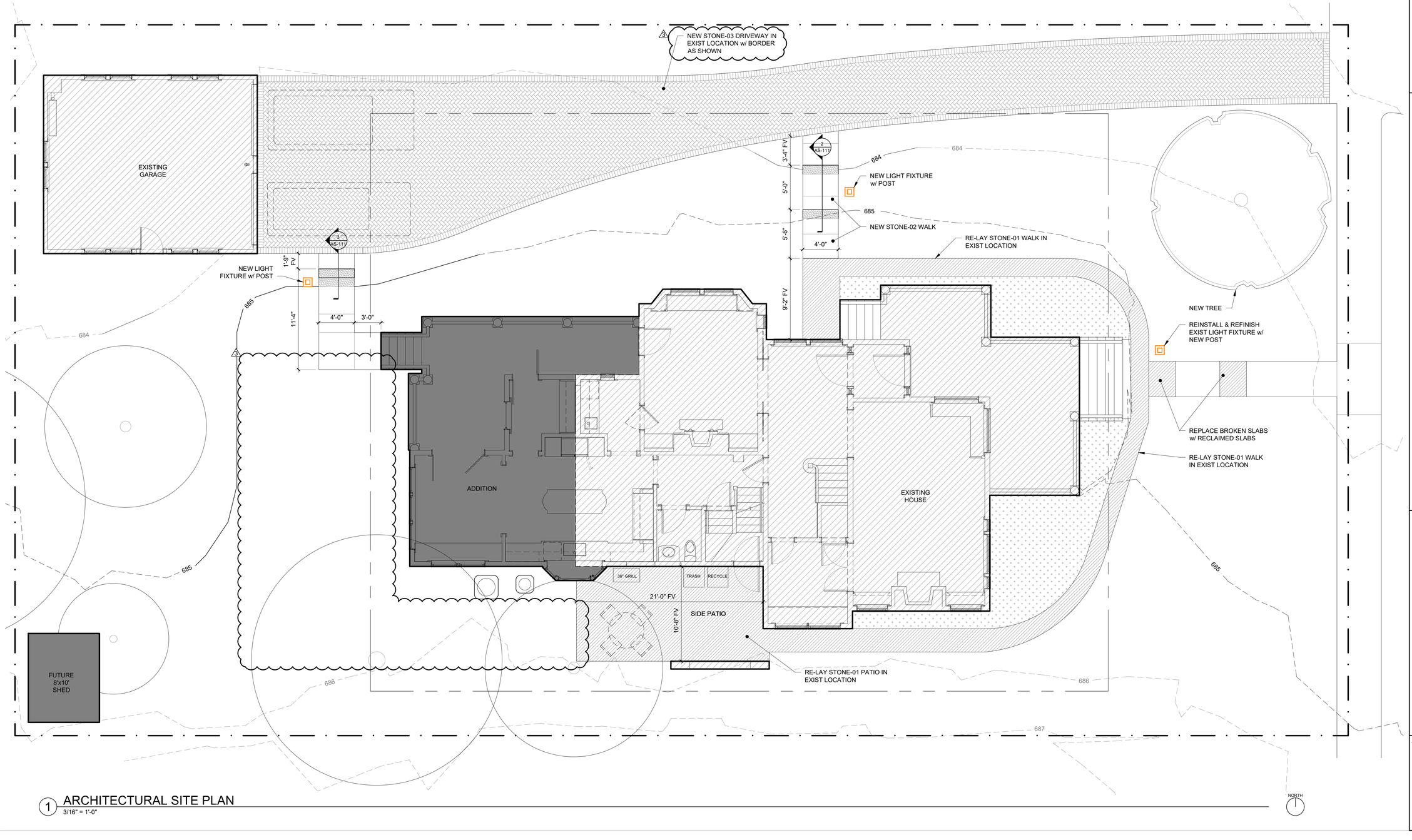
MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

DEMOLITION SITE PLAN

AS-102

MATERIAL LEGEND

HATCH	NAME	DESCRIPTION	MFR/LINE	COLOR	PATTERN	NOTES
	STONE-01	EXISTING STONE PAVERS	-	-	-	-
	STONE-02	STONE PAVERS	-	MATCH EXISTING	-	MATCH EXIST STONE TYPE
3	STONE-03	BRICK PAVERS	BELDEN	BELCREST 530	HERRINGBONE	BORDER AS SHOWN



1 ARCHITECTURAL SITE PLAN
3/16" = 1'-0"

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compasstudio.com

PRELIMINARY NOT FOR CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

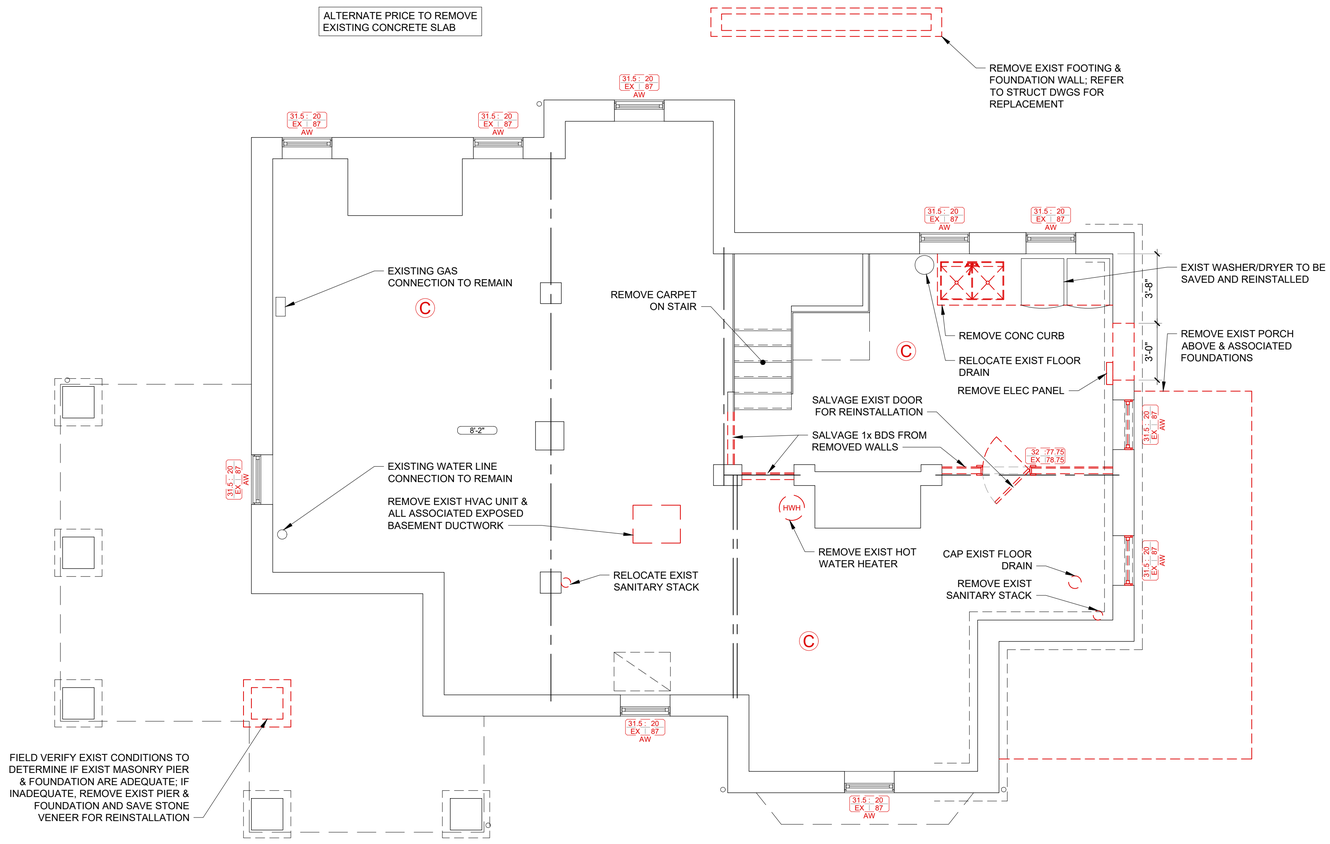
MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

ARCHITECTURAL SITE PLAN

AS-103

DEMOLITION NOTES

TAG	SCOPE
A	REMOVE WALL + CEILING FINISH DOWN TO FRAMING
	REMOVE WALLS, DOORS + WINDOWS AS SHOWN
	REMOVE FIXTURES, APPLIANCES, CABINETRY + COUNTERTOPS
	REMOVE FLOORING DOWN TO SUBFLOOR
B	REMOVE WALL + CEILING FINISH DOWN TO FRAMING
	REMOVE WALLS, DOORS + WINDOWS AS SHOWN
	REMOVE FIXTURES, APPLIANCES, CABINETRY + COUNTERTOPS
	FLOOR FINISH TO REMAIN, PROTECT AS REQUIRED
C	SELECTIVE DEMOLITION AS NOTED ON PLAN
D	EXISTING SPACE TO REMAIN, PROTECT AS REQUIRED



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

NORTH

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compasstudio.com

PRELIMINARY NOT FOR CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

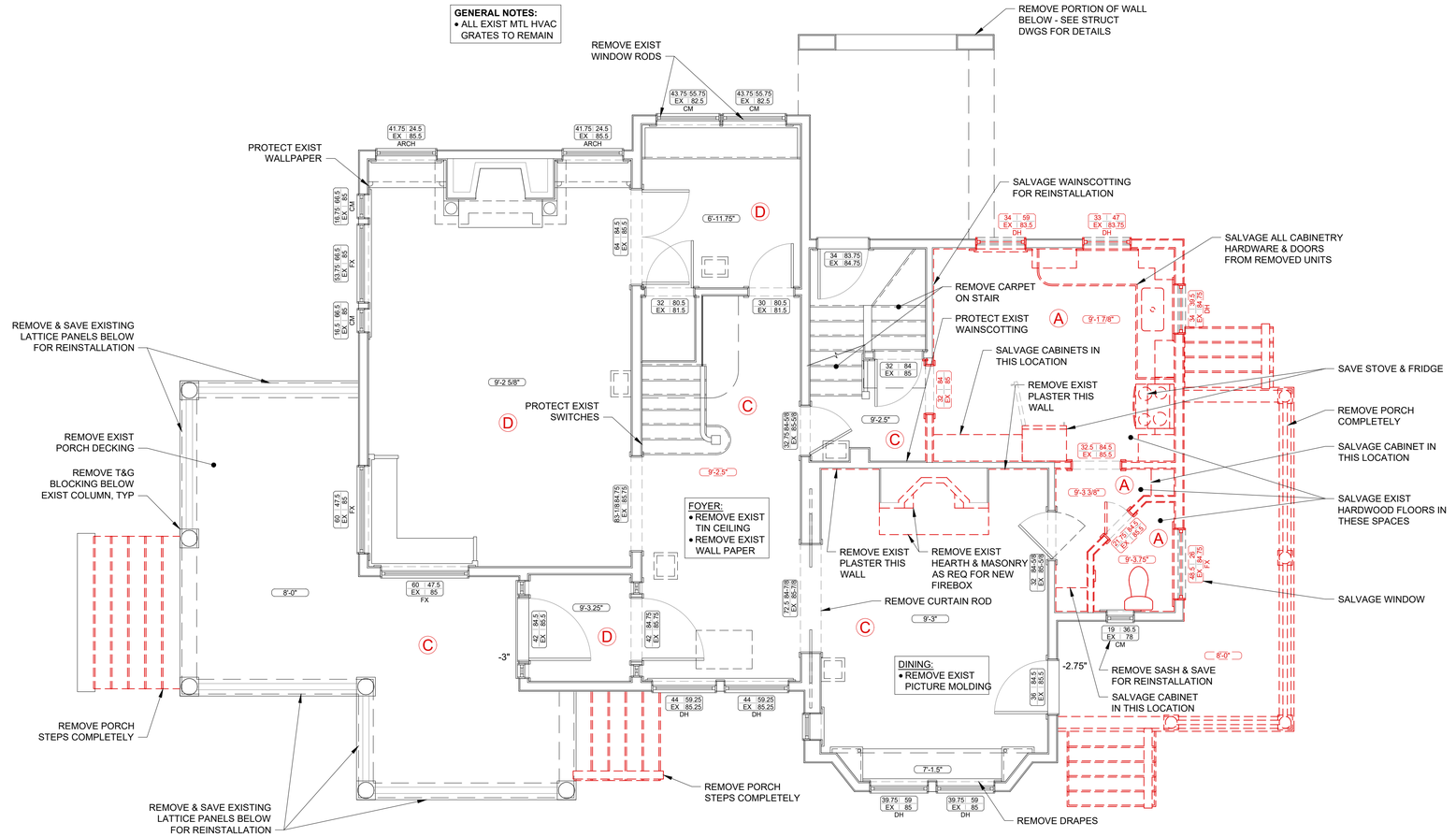
MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

BASEMENT DEMOLITION PLAN

D-101

DEMOLITION NOTES

TAG	SCOPE
A	REMOVE WALL + CEILING FINISH DOWN TO FRAMING REMOVE WALLS, DOORS + WINDOWS AS SHOWN REMOVE FIXTURES, APPLIANCES, CABINETRY + COUNTERTOPS REMOVE FLOORING DOWN TO SUBFLOOR
B	REMOVE WALL + CEILING FINISH DOWN TO FRAMING REMOVE WALLS, DOORS + WINDOWS AS SHOWN REMOVE FIXTURES, APPLIANCES, CABINETRY + COUNTERTOPS FLOOR FINISH TO REMAIN, PROTECT AS REQUIRED
C	SELECTIVE DEMOLITION AS NOTED ON PLAN
D	EXISTING SPACE TO REMAIN, PROTECT AS REQUIRED



1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

NORTH

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compasstudio.com

PRELIMINARY NOT FOR CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

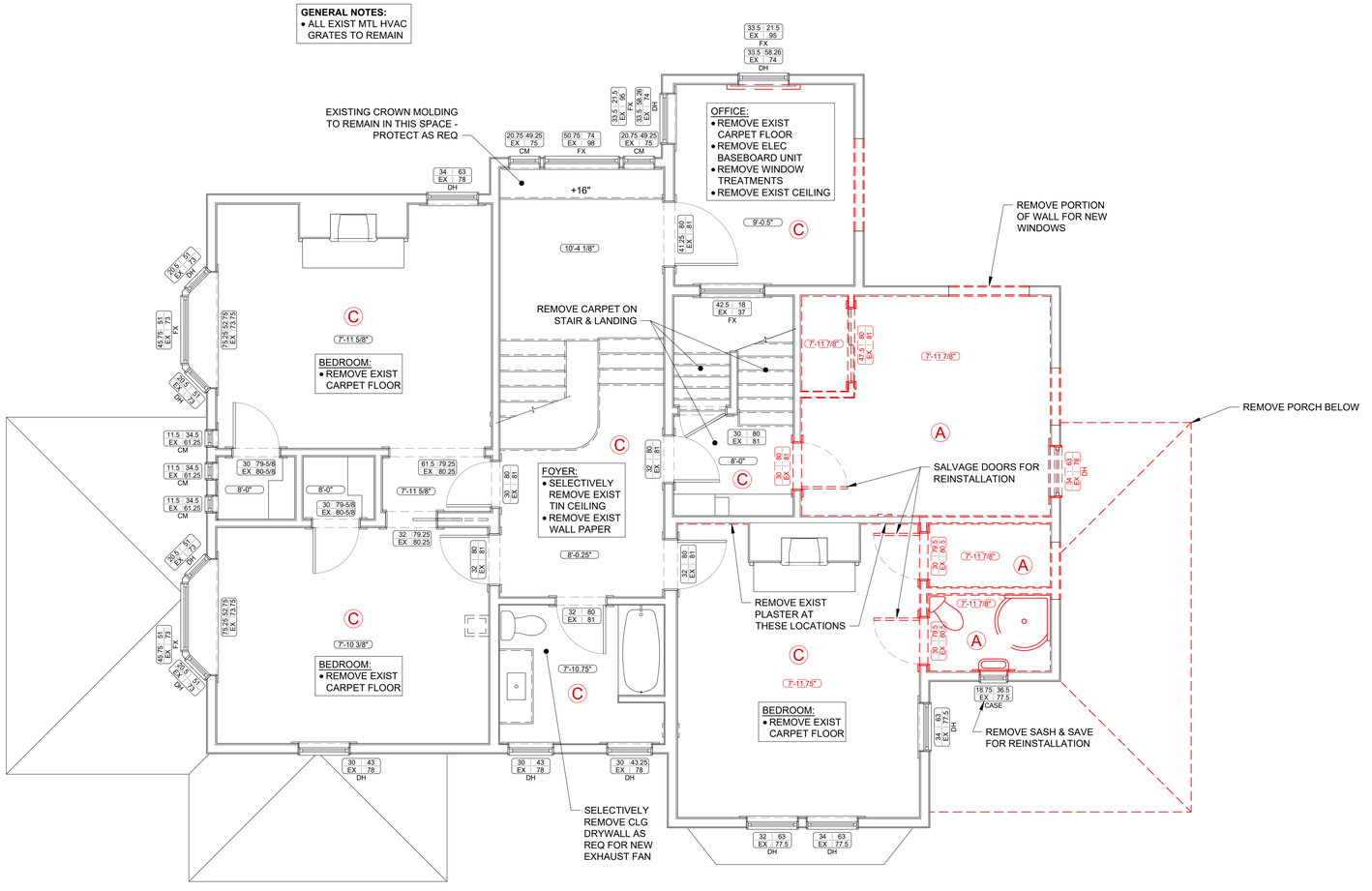
MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

FIRST FLOOR DEMOLITION PLAN

D-111

DEMOLITION NOTES

TAG	SCOPE
A	REMOVE WALL + CEILING FINISH DOWN TO FRAMING
	REMOVE WALLS, DOORS + WINDOWS AS SHOWN
	REMOVE FIXTURES, APPLIANCES, CABINETRY + COUNTERTOPS
	REMOVE FLOORING DOWN TO SUBFLOOR
B	REMOVE WALL + CEILING FINISH DOWN TO FRAMING
	REMOVE WALLS, DOORS + WINDOWS AS SHOWN
	REMOVE FIXTURES, APPLIANCES, CABINETRY + COUNTERTOPS
	FLOOR FINISH TO REMAIN, PROTECT AS REQUIRED
C	SELECTIVE DEMOLITION AS NOTED ON PLAN
D	EXISTING SPACE TO REMAIN, PROTECT AS REQUIRED



1 SECOND FLOOR DEMOLITIONPLAN
1/4" = 1'-0"

NORTH

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compasstudio.com

PRELIMINARY NOT FOR CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

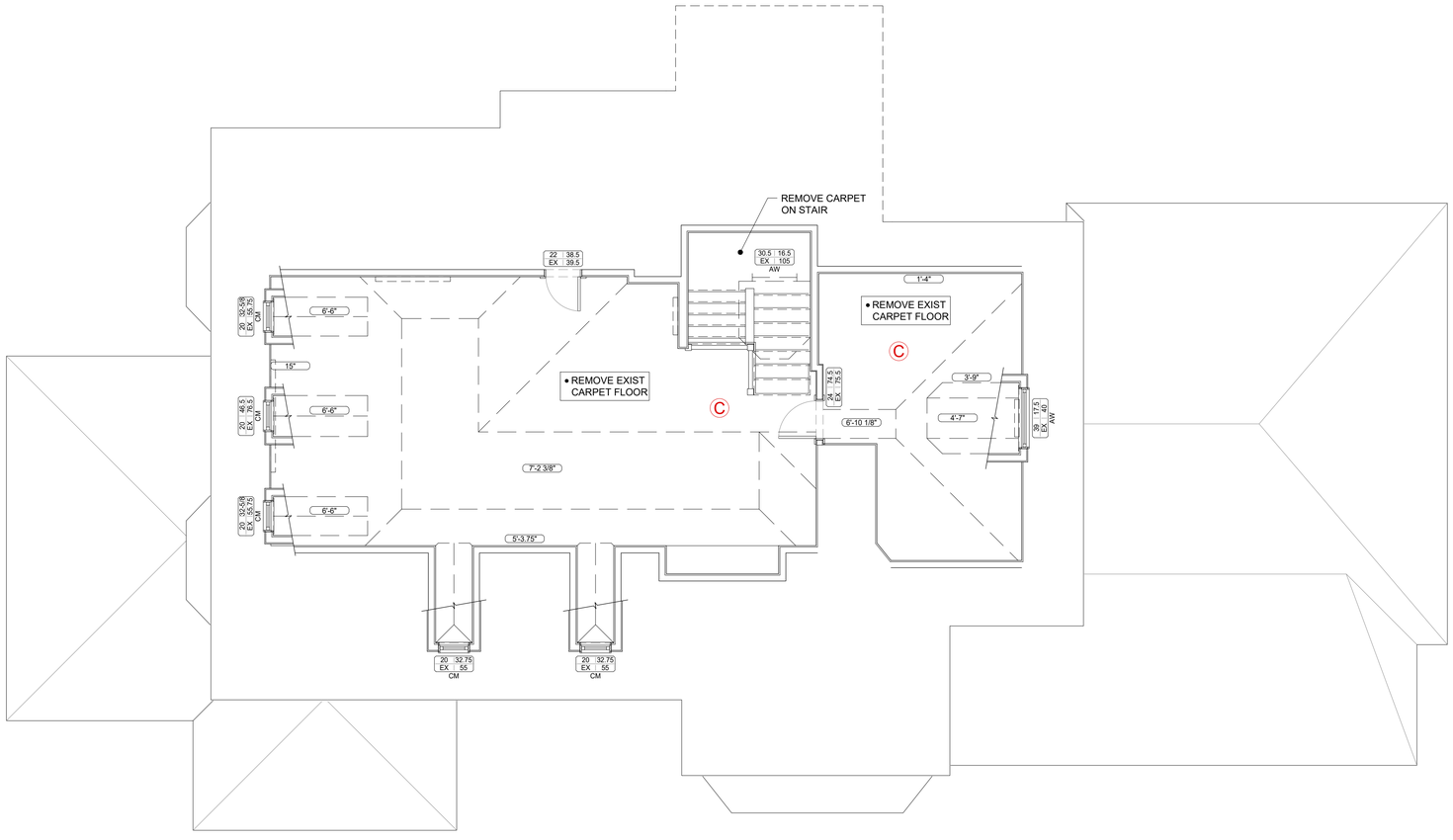
MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
1	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
1	09/18/2024	ABR 02 SUBMISSION

SECOND FLOOR
DEMOLITION PLAN

D-121

DEMOLITION NOTES

TAG	SCOPE
A	REMOVE WALL + CEILING FINISH DOWN TO FRAMING
	REMOVE WALLS, DOORS + WINDOWS AS SHOWN
	REMOVE FIXTURES, APPLIANCES, CABINETRY + COUNTERTOPS
	REMOVE FLOORING DOWN TO SUBFLOOR
B	REMOVE WALL + CEILING FINISH DOWN TO FRAMING
	REMOVE WALLS, DOORS + WINDOWS AS SHOWN
	REMOVE FIXTURES, APPLIANCES, CABINETRY + COUNTERTOPS
	FLOOR FINISH TO REMAIN, PROTECT AS REQUIRED
C	SELECTIVE DEMOLITION AS NOTED ON PLAN
D	EXISTING SPACE TO REMAIN, PROTECT AS REQUIRED



1 THIRD FLOOR DEMOLITION PLAN
1/4" = 1'-0"

NORTH

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500

Joseph Park, Registered Architect
josephpark@compassstudio.com

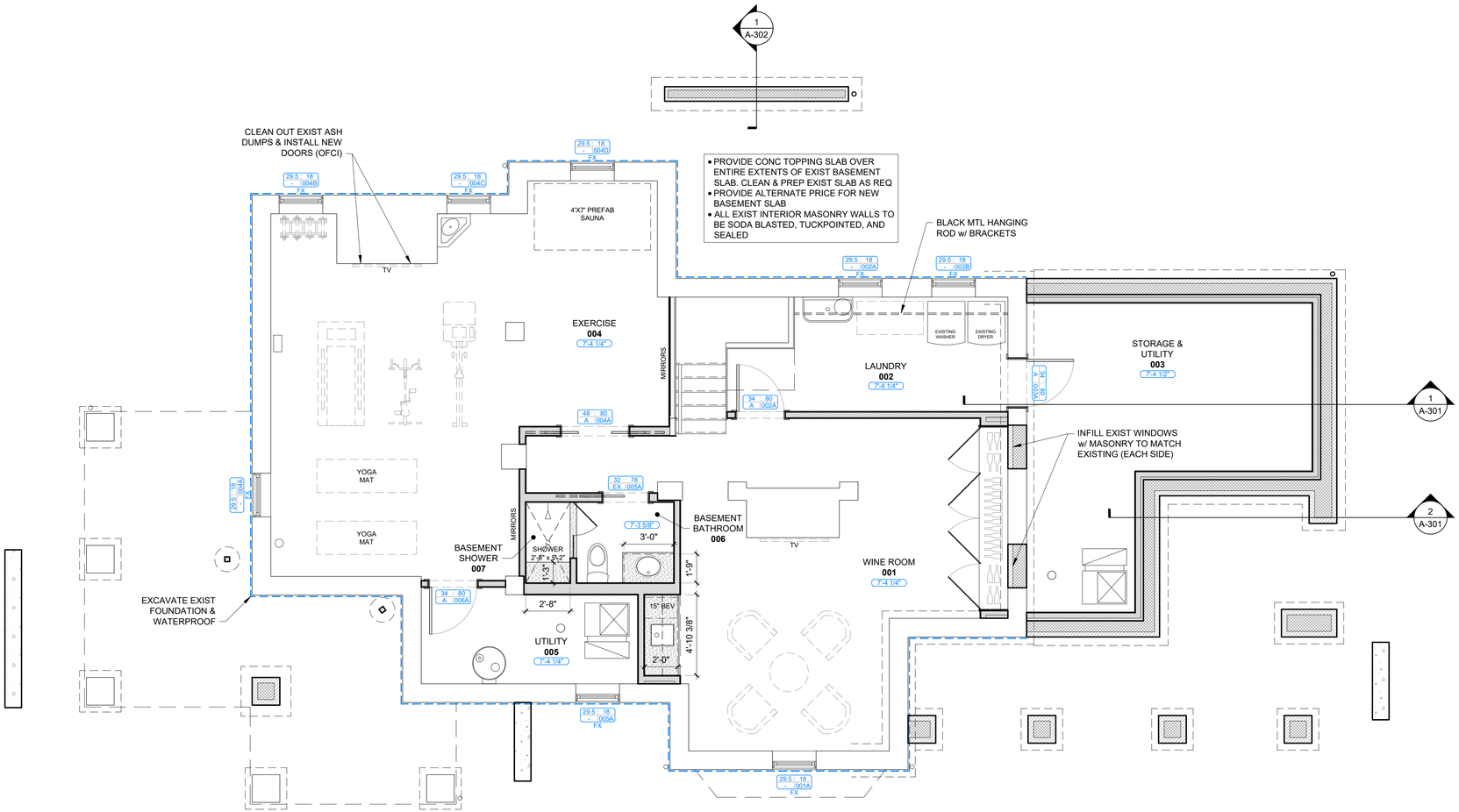
PRELIMINARY NOT FOR CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

THIRD FLOOR DEMOLITION PLAN

D-131



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

NORTH

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compassstudio.com

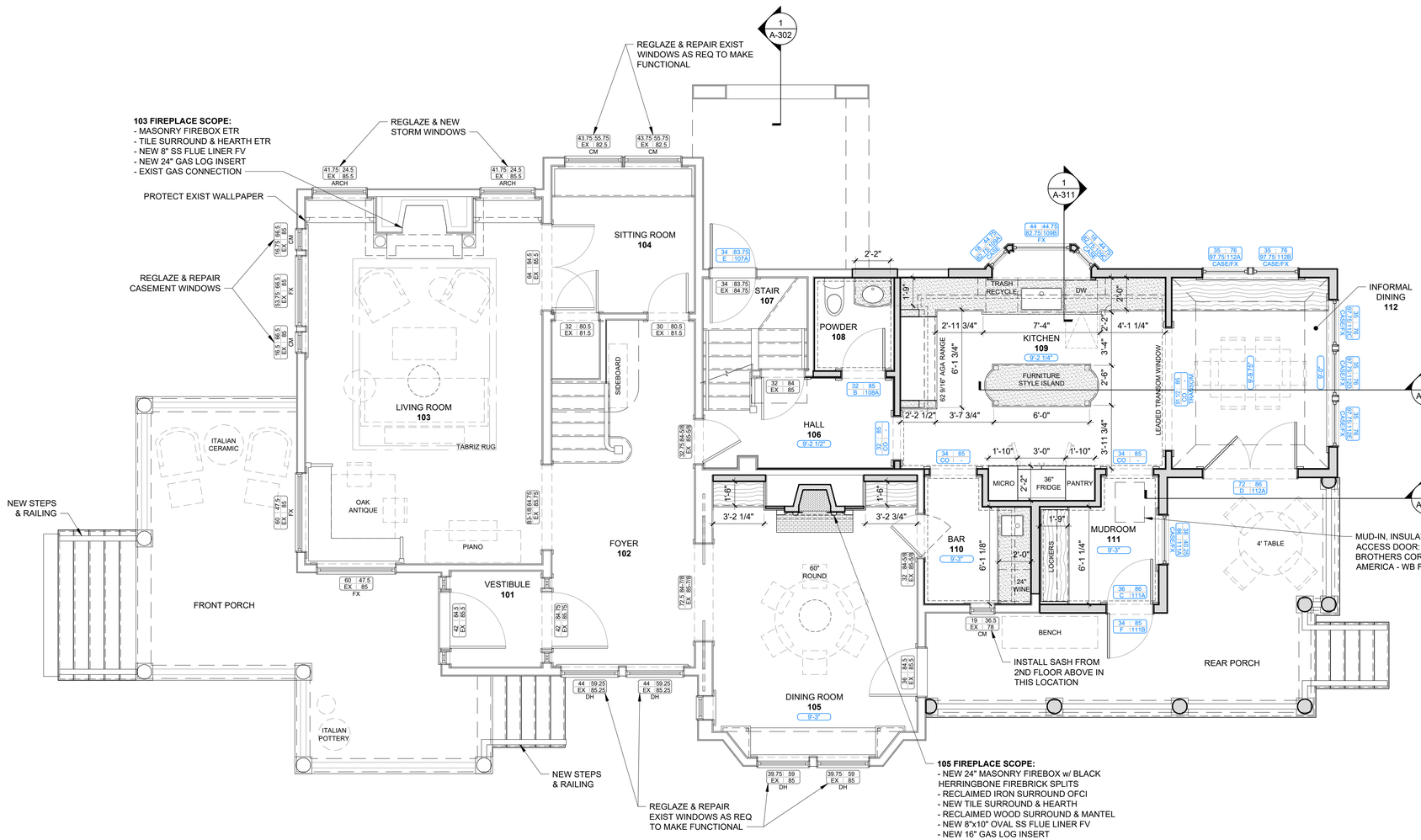
PRELIMINARY NOT FOR CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
1	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
2	09/18/2024	ABR 02 SUBMISSION

BASEMENT PLAN

A-101



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

NORTH

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compasstudio.com

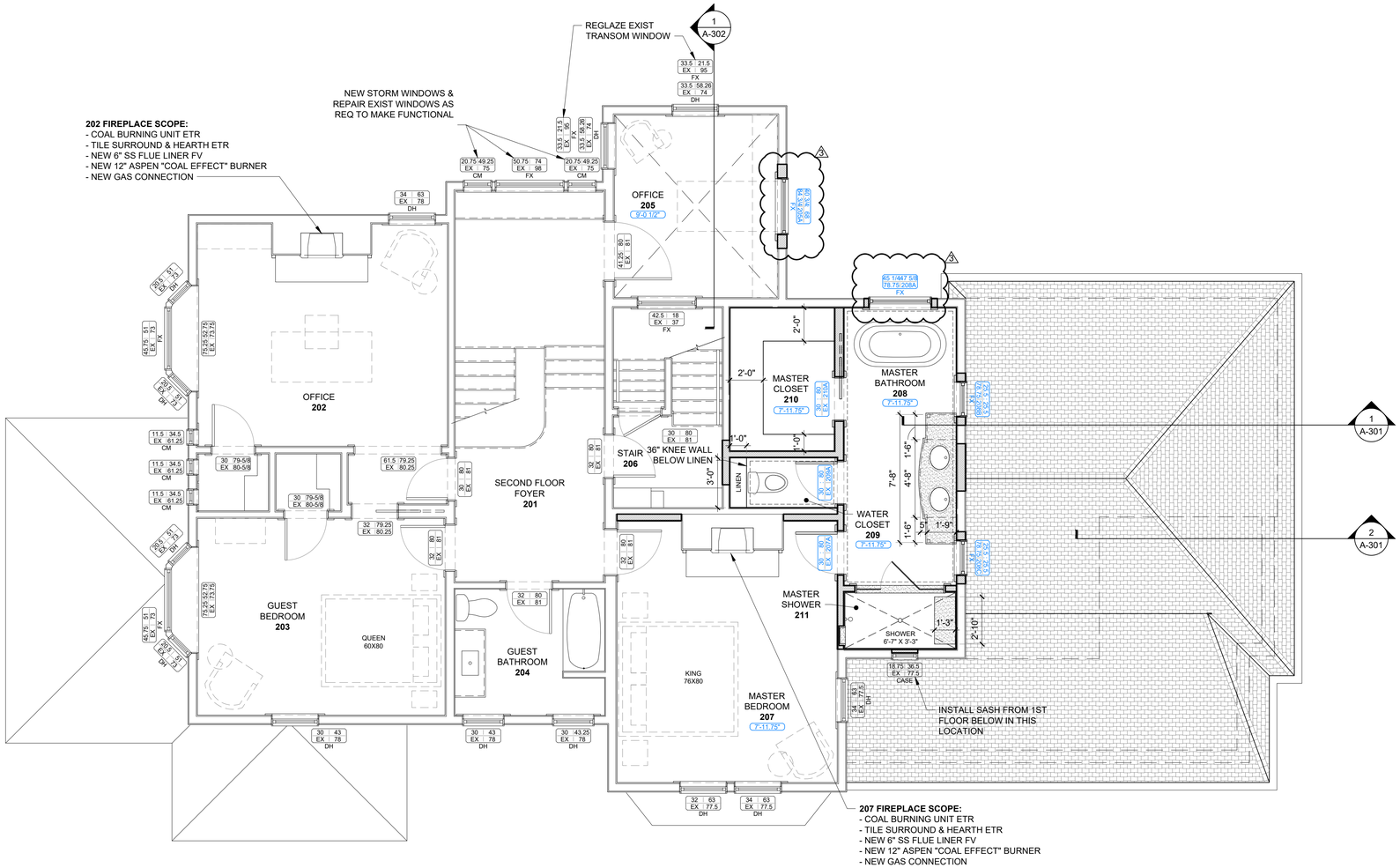
PRELIMINARY NOT FOR CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

FIRST FLOOR PLAN

A-111



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

NORTH

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compasstudio.com

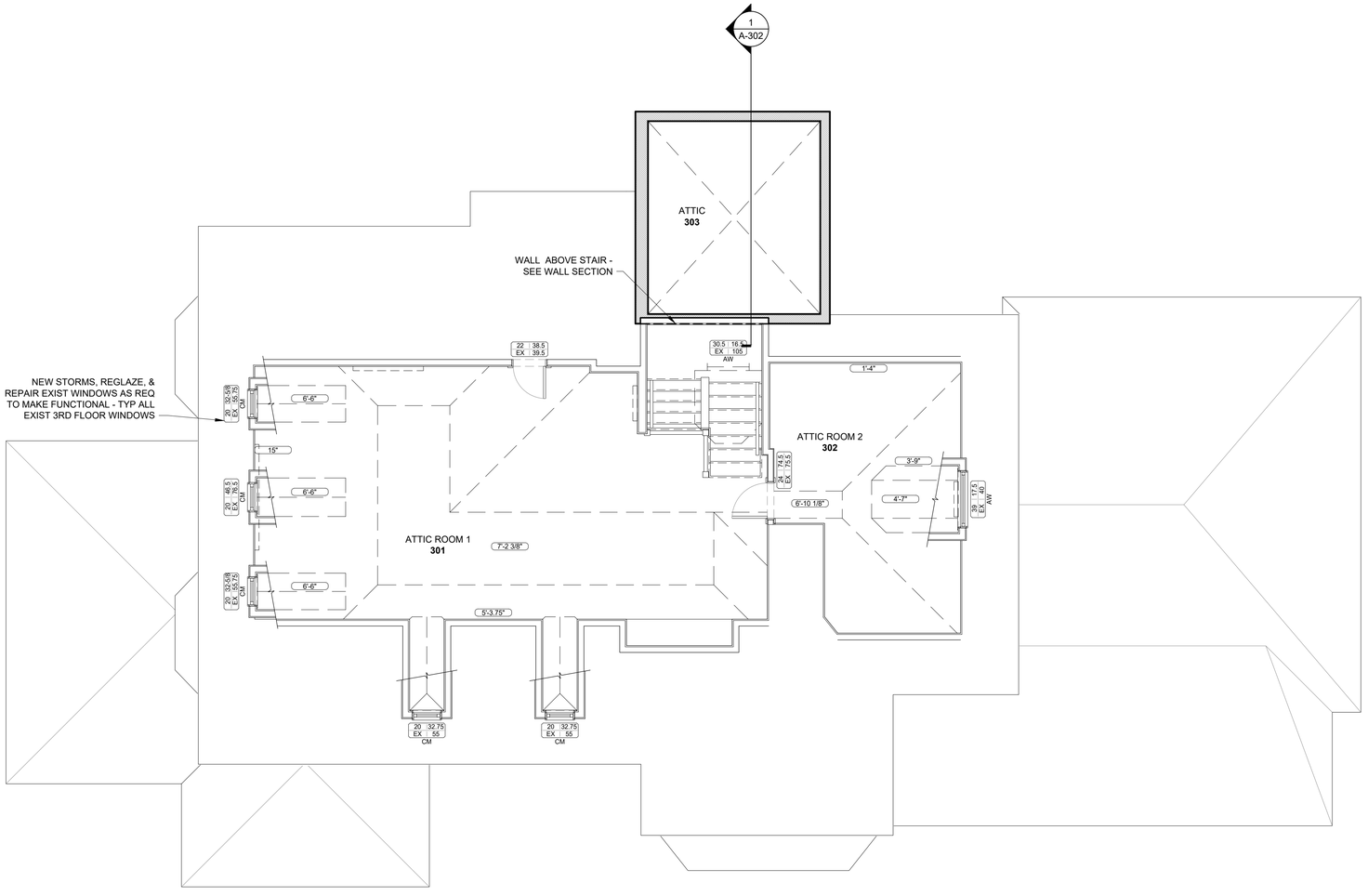
PRELIMINARY NOT FOR CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

SECOND FLOOR PLAN

A-121



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

NORTH

COMPASS
STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compassstudio.com

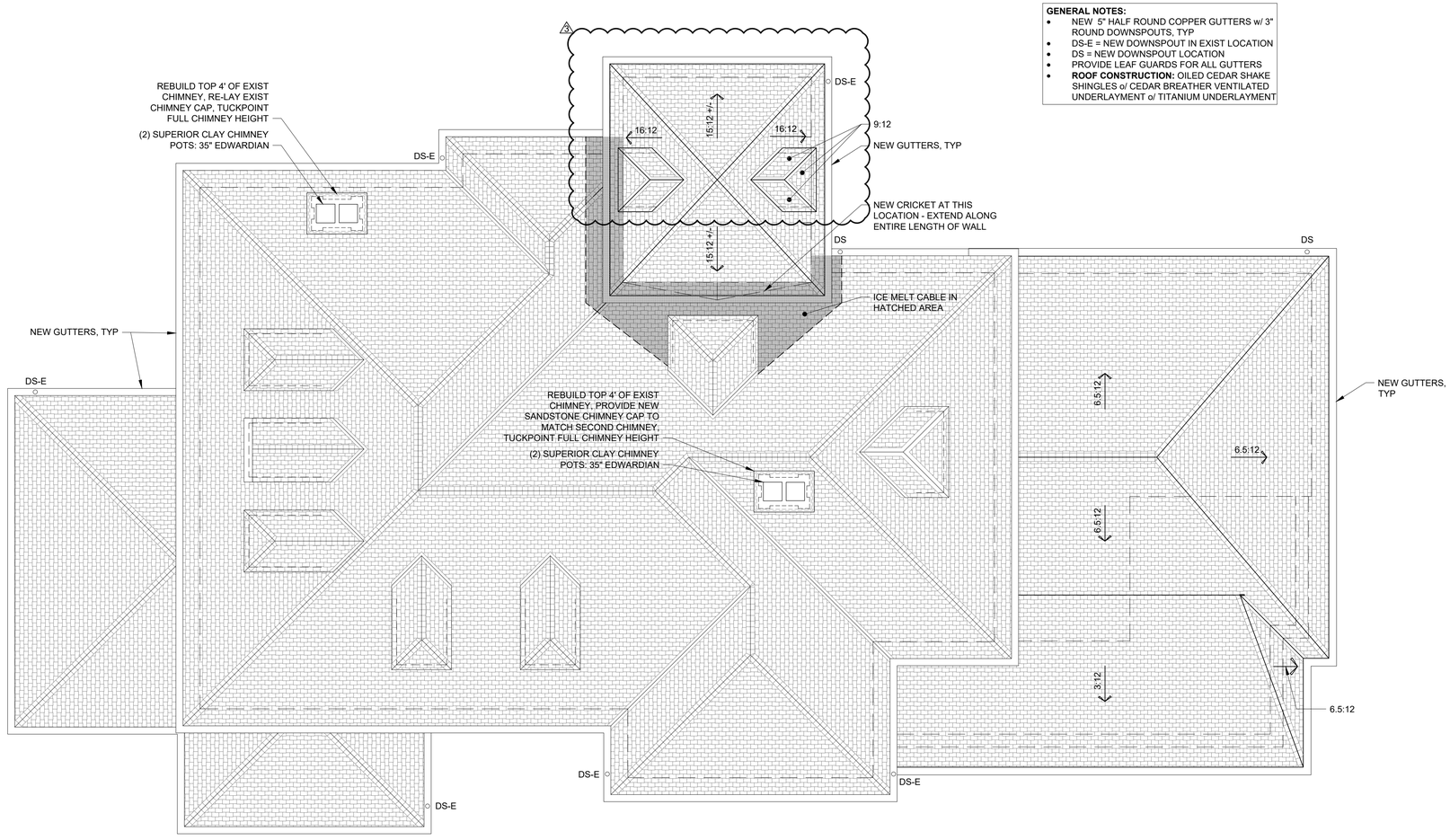
PRELIMINARY
NOT FOR
CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

ROOF PLAN

A-131



GENERAL NOTES:

- NEW 5" HALF ROUND COPPER GUTTERS w/ 3" ROUND DOWNSPOUTS, TYP
- DS-E = NEW DOWNSPOUT IN EXIST LOCATION
- DS = NEW DOWNSPOUT LOCATION
- PROVIDE LEAF GUARDS FOR ALL GUTTERS
- **ROOF CONSTRUCTION:** OILED CEDAR SHAKE SHINGLES o/ CEDAR BREATHER VENTILATED UNDERLAYMENT o/ TITANIUM UNDERLAYMENT

1 ROOF PLAN
1/4" = 1'-0"

NORTH

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compasstudio.com

PRELIMINARY NOT FOR CONSTRUCTION

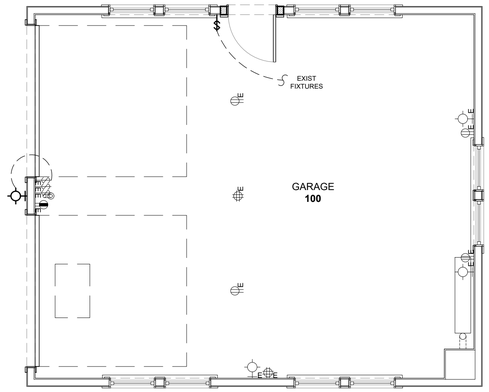
RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

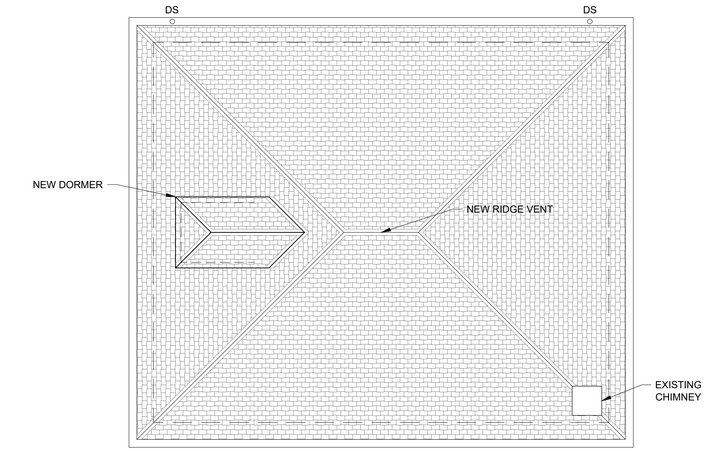
ROOF PLAN

A-141

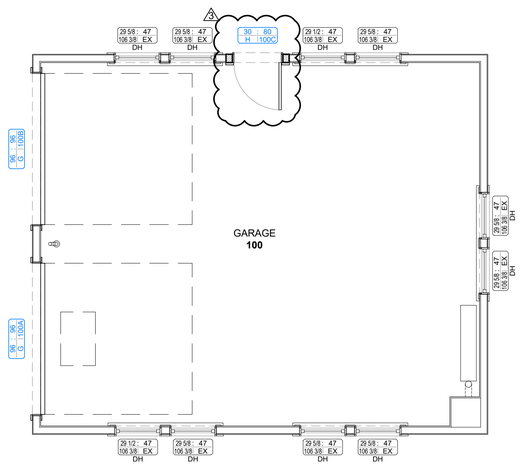
GENERAL NOTES:
- NEW 5" HALF ROUND COPPER GUTTERS w/ 3" ROUND DOWNSPOUTS, TYP
- DS-E = NEW DOWNSPOUT IN EXIST LOCATION
- DS = NEW DOWNSPOUT LOCATION
- PROVIDE LEAF GUARDS FOR ALL GUTTERS
- **ROOF CONSTRUCTION:** OILED CEDAR SHAKE SHINGLES o/ CEDAR BREATHER VENTILATED UNDERLAYMENT o/ TITANIUM UNDERLAYMENT



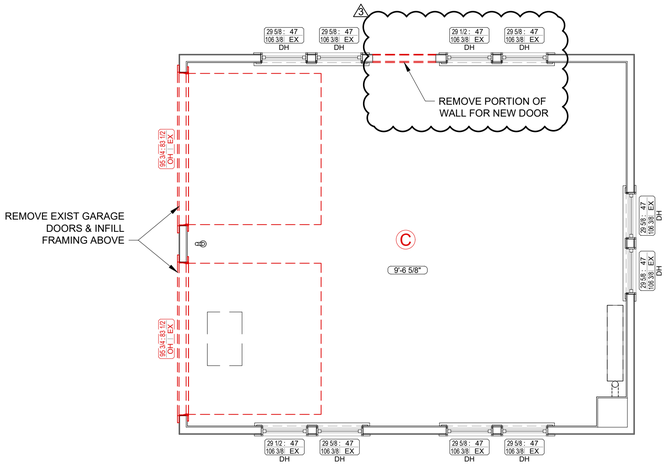
4 GARAGE PLAN - MECH/ELECTRICAL
1/4" = 1'-0"



3 GARAGE PLAN - ROOF
1/4" = 1'-0"



2 GARAGE PLAN - ARCHITECTURAL
1/4" = 1'-0"



1 GARAGE PLAN - DEMOLITION
1/4" = 1'-0"

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compasstudio.com

PRELIMINARY NOT FOR CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

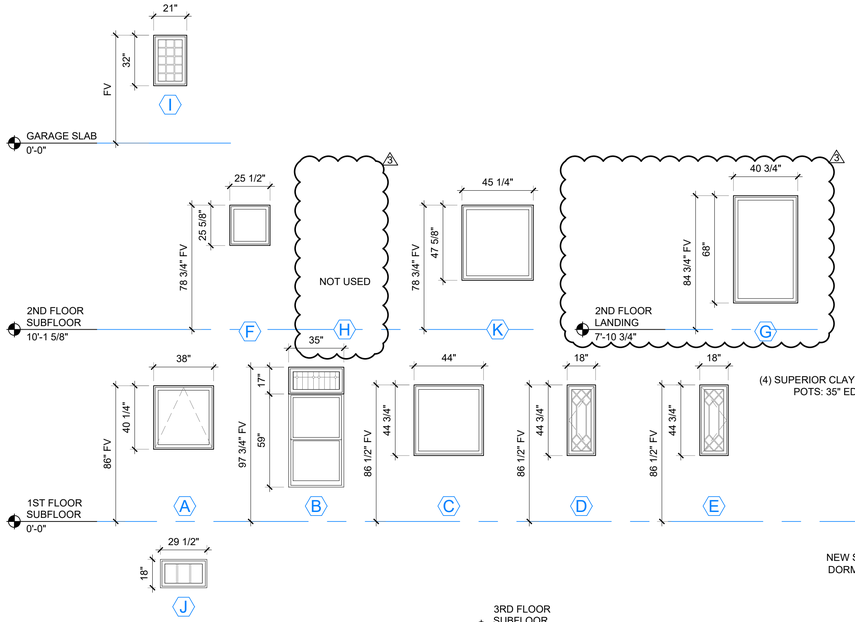
MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

GARAGE PLANS

A-151

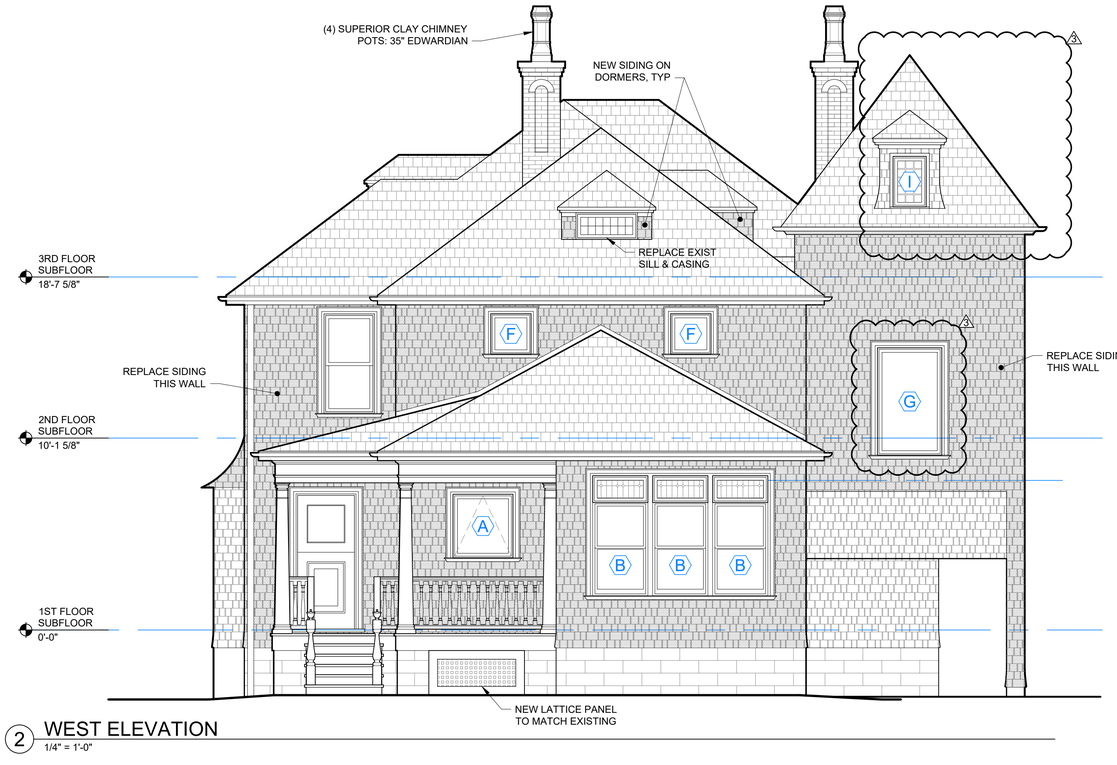
WINDOW SCHEDULE

WINDOW #	TYPE	FINISH	HARDWARE STYLE	HARDWARE FINISH	SCREEN	GRILLE	GLAZING	NOTES
001A	J	CUSTOM (SW2811)/WHITE	-	NONE	NONE	5/8" PUTTY ILT	LOW-E (0.29 U-FACTOR)	
002A	J	CUSTOM (SW2811)/WHITE	-	NONE	NONE	5/8" PUTTY ILT	LOW-E (0.29 U-FACTOR)	
002B	J	CUSTOM (SW2811)/WHITE	-	NONE	NONE	5/8" PUTTY ILT	LOW-E (0.29 U-FACTOR)	
004A	J	CUSTOM (SW2811)/WHITE	-	NONE	NONE	5/8" PUTTY ILT	LOW-E (0.29 U-FACTOR)	
004B	J	CUSTOM (SW2811)/WHITE	-	NONE	NONE	5/8" PUTTY ILT	LOW-E (0.29 U-FACTOR)	
004C	J	CUSTOM (SW2811)/WHITE	-	NONE	NONE	5/8" PUTTY ILT	LOW-E (0.29 U-FACTOR)	
004D	J	CUSTOM (SW2811)/WHITE	-	NONE	NONE	5/8" PUTTY ILT	LOW-E (0.29 U-FACTOR)	
005A	J	CUSTOM (SW2811)/WHITE	-	NONE	NONE	5/8" PUTTY ILT	LOW-E (0.29 U-FACTOR)	
100	I	CUSTOM (SW2811)/WHITE	-	NONE	NONE	5/8" PUTTY ILT	LOW-E (0.29 U-FACTOR)	
109A	E	CUSTOM (SW2811)/WHITE	ANTIEK	OIL-RUBBED BRONZE	INVIEW	NONE	LOW-E (0.29 U-FACTOR)	KENYON PATTERN AS SHOWN IN LEGEND
109B	C	CUSTOM (SW2811)/WHITE	-	NONE	INVIEW	NONE	LOW-E (0.29 U-FACTOR)	
109C	D	CUSTOM (SW2811)/WHITE	ANTIEK	OIL-RUBBED BRONZE	INVIEW	NONE	LOW-E (0.29 U-FACTOR)	KENYON PATTERN AS SHOWN IN LEGEND
111A	A	CUSTOM (SW2811)/WHITE	ANTIEK	OIL-RUBBED BRONZE	INVIEW	NONE	LOW-E (0.29 U-FACTOR)	OPERABLE ANTIQUE STAINED GLASS SASH INSERT
112A	B	CUSTOM (SW2811)/WHITE	SPOON	OIL-RUBBED BRONZE	INVIEW	NONE/KENYON	LOW-E (0.29 U-FACTOR)	KENYON PATTERN AS SHOWN IN LEGEND
112B	B	CUSTOM (SW2811)/WHITE	SPOON	OIL-RUBBED BRONZE	INVIEW	NONE/KENYON	LOW-E (0.29 U-FACTOR)	KENYON PATTERN AS SHOWN IN LEGEND
112C	B	CUSTOM (SW2811)/WHITE	SPOON	OIL-RUBBED BRONZE	INVIEW	NONE/KENYON	LOW-E (0.29 U-FACTOR)	KENYON PATTERN AS SHOWN IN LEGEND
112D	B	CUSTOM (SW2811)/WHITE	SPOON	OIL-RUBBED BRONZE	INVIEW	NONE/KENYON	LOW-E (0.29 U-FACTOR)	KENYON PATTERN AS SHOWN IN LEGEND
112E	B	CUSTOM (SW2811)/WHITE	SPOON	OIL-RUBBED BRONZE	INVIEW	NONE/KENYON	LOW-E (0.29 U-FACTOR)	KENYON PATTERN AS SHOWN IN LEGEND
205A	K	CUSTOM (SW2811)/WHITE	ANTIEK	OIL-RUBBED BRONZE	INVIEW	NONE	LOW-E (0.29 U-FACTOR)	OPERABLE ANTIQUE STAINED GLASS SASH INSERT
208A	G	CUSTOM (SW2811)/WHITE	-	NONE	INVIEW	NONE	LOW-E (0.29 U-FACTOR), TEMPERED	FIXED ANTIQUE STAINED GLASS SASH INSERT
208B	F	CUSTOM (SW2811)/WHITE	ANTIEK	OIL-RUBBED BRONZE	INVIEW	NONE	LOW-E (0.29 U-FACTOR)	OPERABLE ANTIQUE STAINED GLASS SASH INSERT
208C	F	CUSTOM (SW2811)/WHITE	ANTIEK	OIL-RUBBED BRONZE	INVIEW	NONE	LOW-E (0.29 U-FACTOR)	OPERABLE ANTIQUE STAINED GLASS SASH INSERT
303A	H	CUSTOM (SW2811)/WHITE	-	NONE	NONE	5/8" PUTTY ILT	LOW-E (0.29 U-FACTOR)	
303B	H	CUSTOM (SW2811)/WHITE	-	NONE	NONE	5/8" PUTTY ILT	LOW-E (0.29 U-FACTOR)	
SPLIT FINISHES NOTATED BY EXTERIOR/INTERIOR								
ALL WINDOWS TO BE RESERVE SERIES BY PELLA, UNO								



3 WINDOW LEGEND
1/4" = 1'-0"

MATERIAL LEGEND				
HATCH	DESCRIPTION	MFR	COLOR	NOTES
	CEDAR SHINGLES		NATURAL	5 1/2" EXPOSURE, STRAIGHT COURSING
	CEDAR SHAKE SIDING		SW0022 PATCHWORK PLUMB	MATCH EXISTING SIZE & PATTERN
	4" STONE VENEER		MATCH EXISTING COLOR	MATCH EXISTING SIZE & PATTERN
	WOOD LATTICE		SW6021 DREAMY WHITE	MATCH EXISTING



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

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

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compassstudio.com

PRELIMINARY NOT FOR CONSTRUCTION

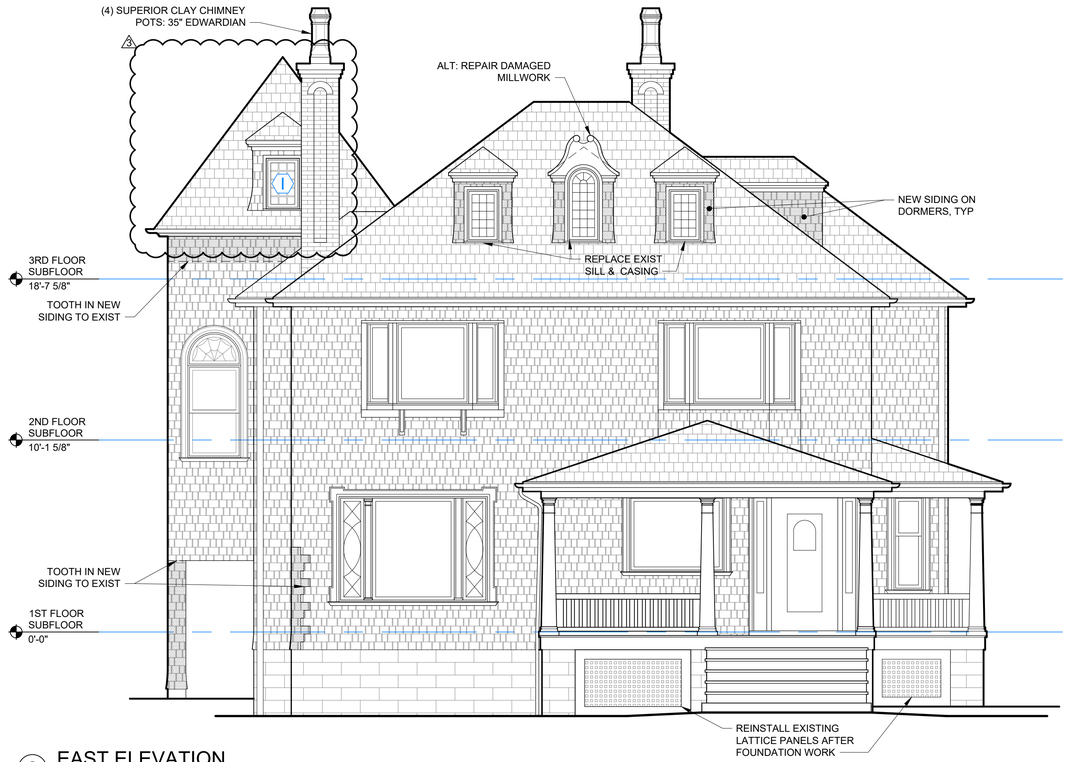
RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

EXTERIOR ELEVATIONS - HOUSE
WINDOW TYPES & SCHEDULES

A-201

MATERIAL LEGEND				
HATCH	DESCRIPTION	MFR	COLOR	NOTES
	CEDAR SHINGLES		NATURAL	5 1/2" EXPOSURE, STRAIGHT COURSING
	CEDAR SHAKE SIDING		SW0022 PATCHWORK PLUMB	MATCH EXISTING SIZE & PATTERN
	4" STONE VENEER		MATCH EXISTING COLOR	MATCH EXISTING SIZE & PATTERN
	WOOD LATTICE		SW6021 DREAMY WHITE	MATCH EXISTING



2 EAST ELEVATION
1/4" = 1'-0"

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

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compasstudio.com

PRELIMINARY NOT FOR CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

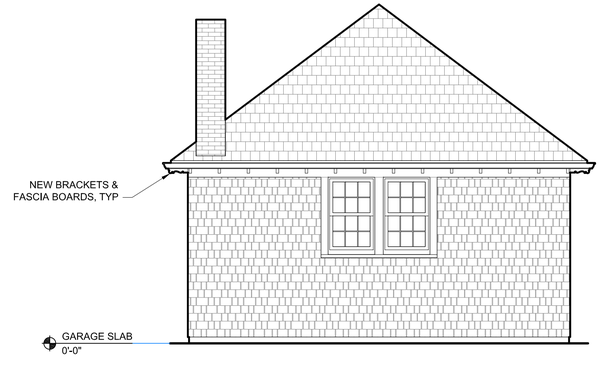
MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	09/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

EXTERIOR ELEVATIONS - HOUSE

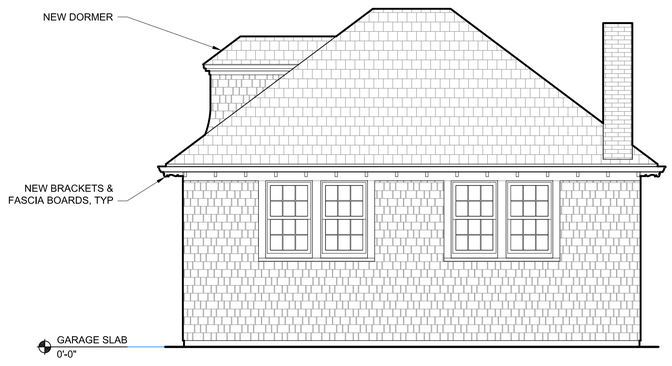
A-202

MATERIAL LEGEND				
HATCH	DESCRIPTION	MFR	COLOR	NOTES
	CEDAR SHINGLES		NATURAL	5 1/2" EXPOSURE, STRAIGHT COURSING
	CEDAR SHAKE SIDING		SW0022 PATCHWORK PLUMB	MATCH EXISTING SIZE & PATTERN
	4" STONE VENEER		MATCH EXISTING COLOR	MATCH EXISTING SIZE & PATTERN
	WOOD LATTICE		SW6021 DREAMY WHITE	MATCH EXISTING

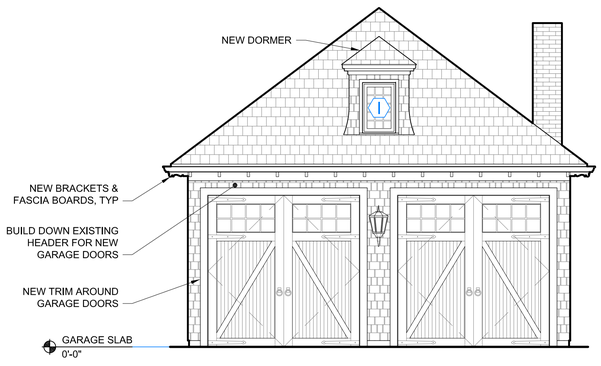
4 SOUTH ELEVATION
1/4" = 1'-0"



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



2 NORTH ELEVATION
1/4" = 1'-0"



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

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compassstudio.com

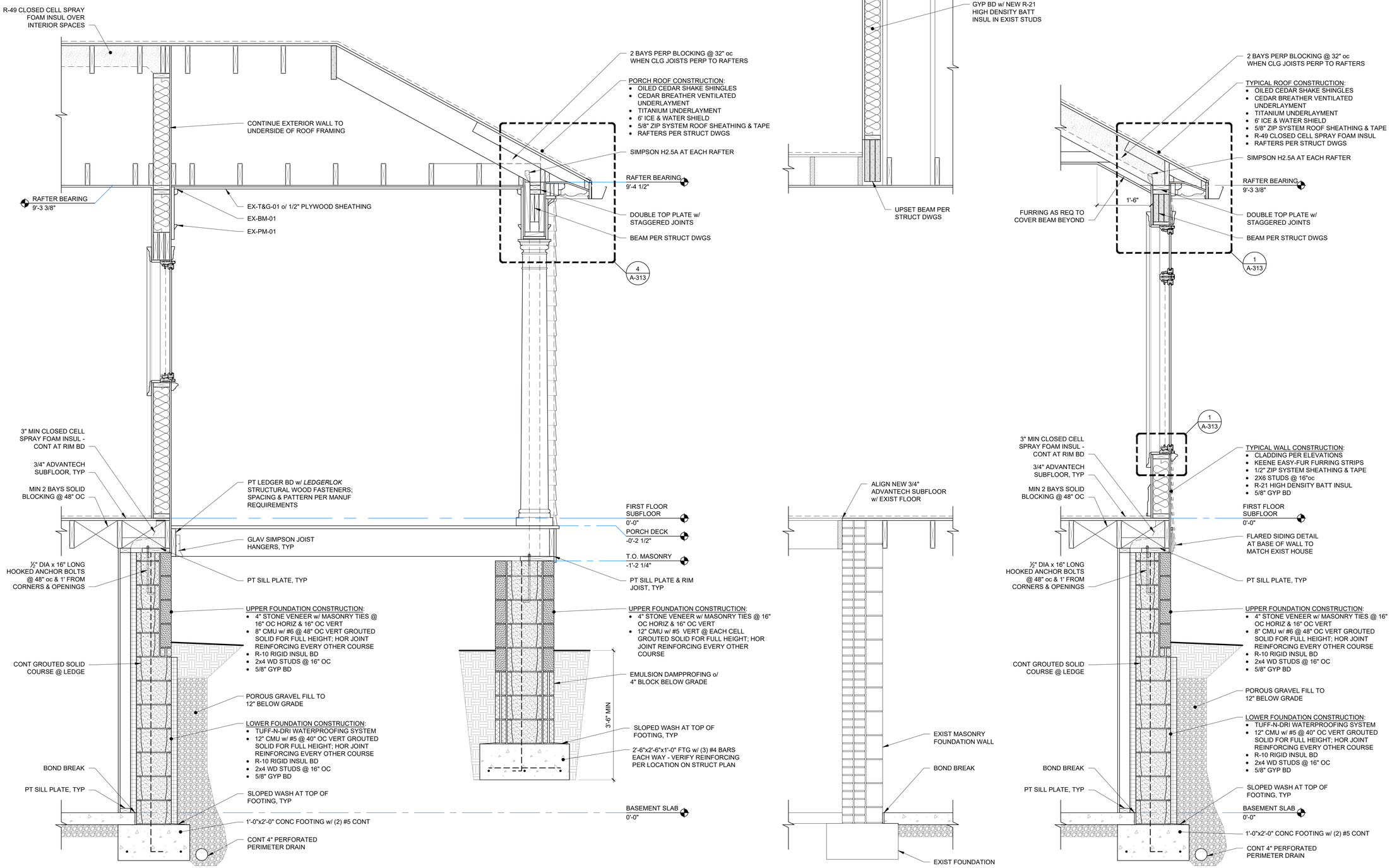
PRELIMINARY NOT FOR CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

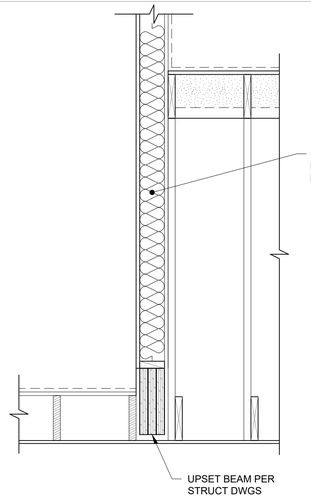
MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	09/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

EXTERIOR ELEVATIONS - GARAGE

A-203



2 PORCH WALL SECTION
3/4" = 1'-0"



1 KITCHEN/DINING WALL SECTION
3/4" = 1'-0"

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compassstudio.com

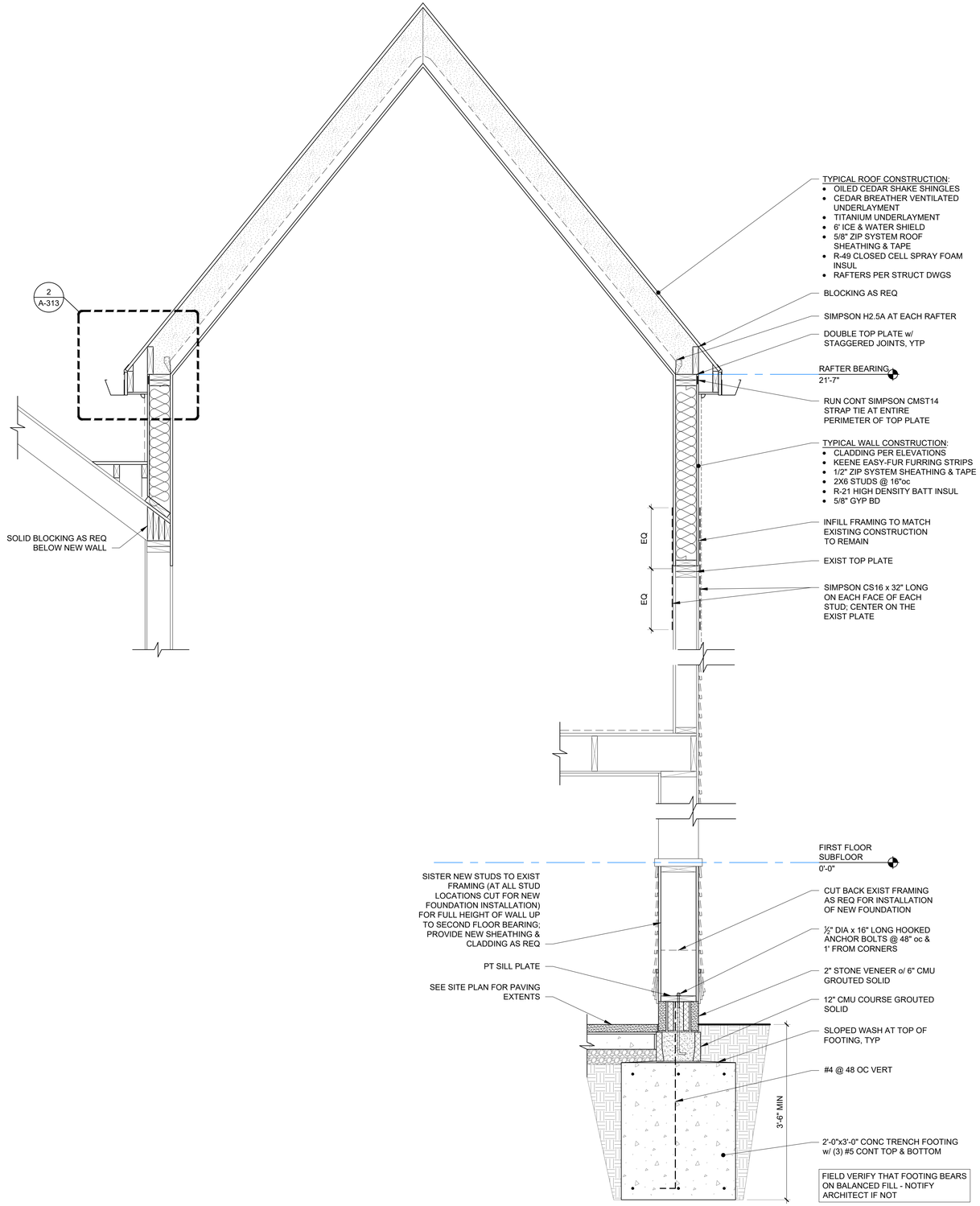
PRELIMINARY NOT FOR CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

WALL SECTIONS

A-301



1 TOWER WALL SECTION
3/4" = 1'-0"

COMPASS STUDIO
7948 Mayfield Road
Chesterland, OH 44026
440-635-0500
Joseph Park, Registered Architect
josephpark@compassstudio.com

PRELIMINARY NOT FOR CONSTRUCTION

RENOVATION FOR:
ESSI/ERB RESIDENCE
1428 GRACE AVE.
LAKEWOOD, OH 44107

MARK	DATE	DESCRIPTION
	03/29/2022	REFINEMENT 01
	07/06/2022	REFINEMENT 02
	09/01/2023	DETAILS 01
	02/08/2023	ABR 01 SUBMISSION
	02/22/2024	DETAILS 02
	04/09/2024	BID WALKTHROUGH
	04/17/2024	BID SET
	06/26/2024	FINAL REVIEW
	07/10/2024	PERMIT SET
1	07/29/2024	BID REVISION 01
2	08/30/2024	PERMIT REVISION 01
	09/05/2024	OWNER REVIEW
3	09/18/2024	ABR 02 SUBMISSION

WALL SECTIONS

A-302

COMPASS
STUDIO

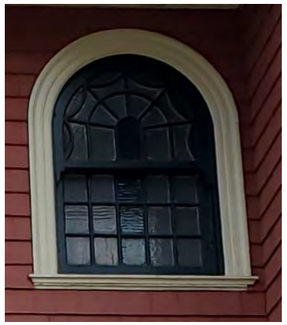
ABR 02 MEETING

1428 GRACE AVE, LAKEWOOD, OH 44107

SOUTH NEIGHBOR

1428 GRACE STREET

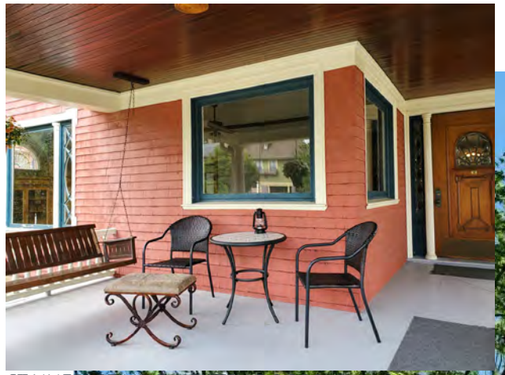
NORTH NEIGHBOR



COMPASS
STUDIO

CONTEXT PHOTOS
HOUSE

ABR 02
09.18.2024



STAINED CEDAR

SW0022
PATCHWORK PLUM

SW6021
DREAMY WHITE

SW2811
ROOKWOOD
BLUE GREEN

SW0016
BILLIARD
GREEN

COMPASS
STUDIO

RENDERING
FRONT

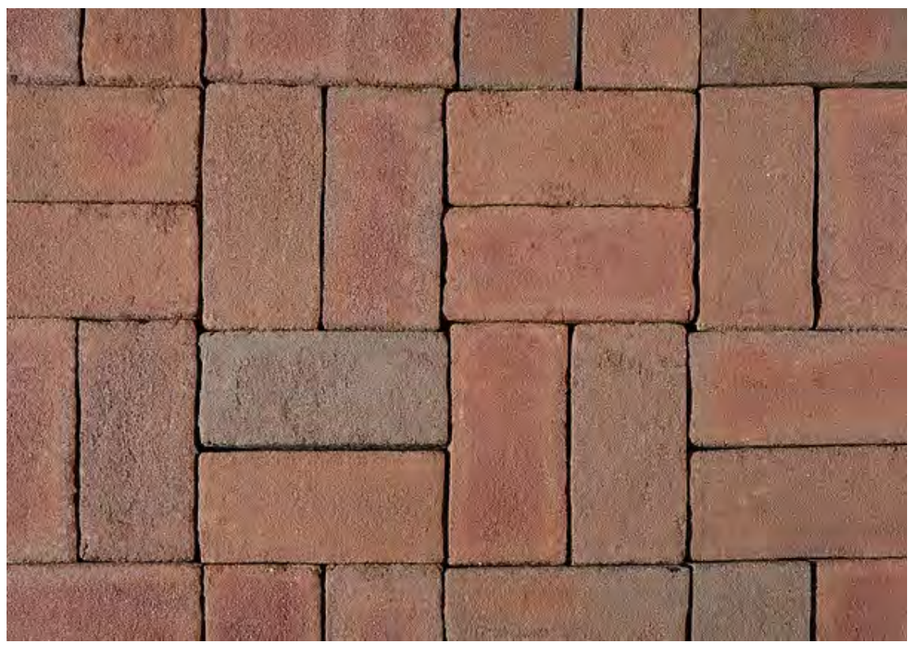
ABR 02
09.18.2024

COMPASS
STUDIO

RENDERING
REAR

ABR 02
09.18.2024

SHINGLES: CEDAR (TO NATURALLY WEATHER TO GREY)



DRIVEWAY PAVERS: BELDEN BELCREST 530

PATIO PAVERS: RECLAIMED SANDSTONE

ARM:
AMERICAN GAS LAMP WORKS,
WM1, TIMELESS BLACK FINISH

FINIAL:
AMERICAN GAS LAMP WORKS,
F12, TIMELESS BLACK FINISH

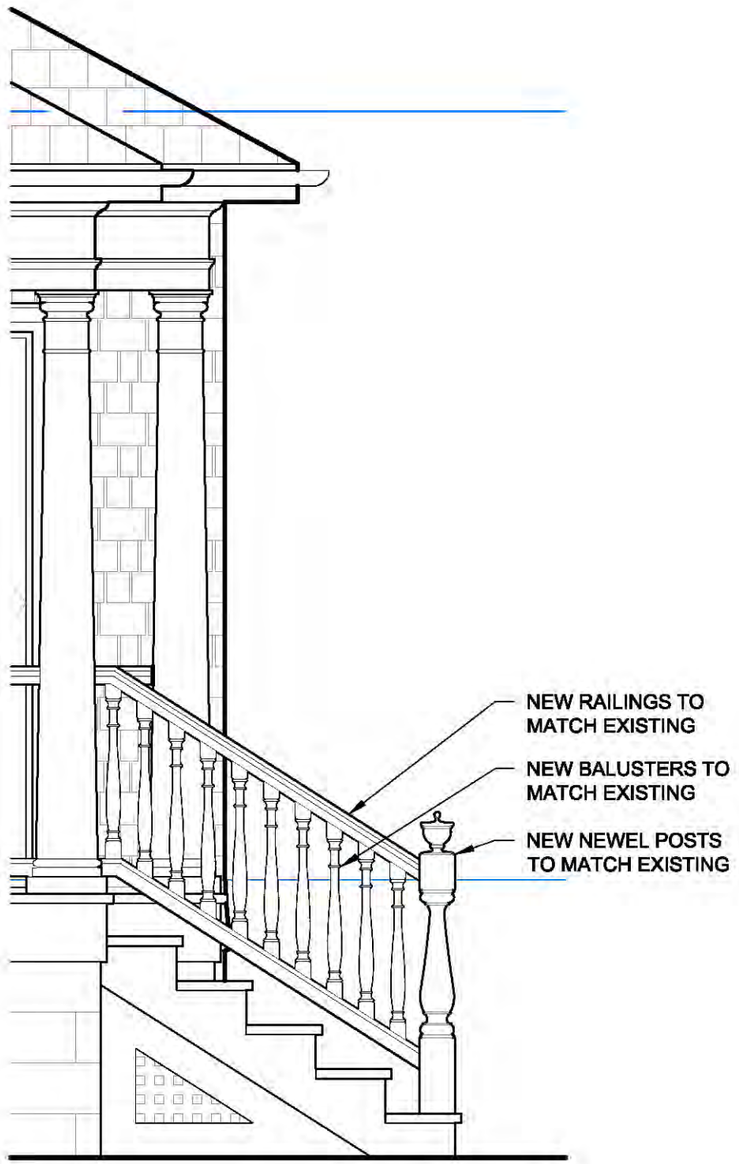
LAMP:
AMERICAN GAS LAMP WORKS,
ITEM 2900, TIMELESS BLACK FINISH

CHIMNEY POTS:
SUPERIOR CLAY CORPORATION, EDWARDIAN
CLAY CHIMNEY POT (35" TALL, 13" BASE)

EXISTING LIGHT FIXTURE

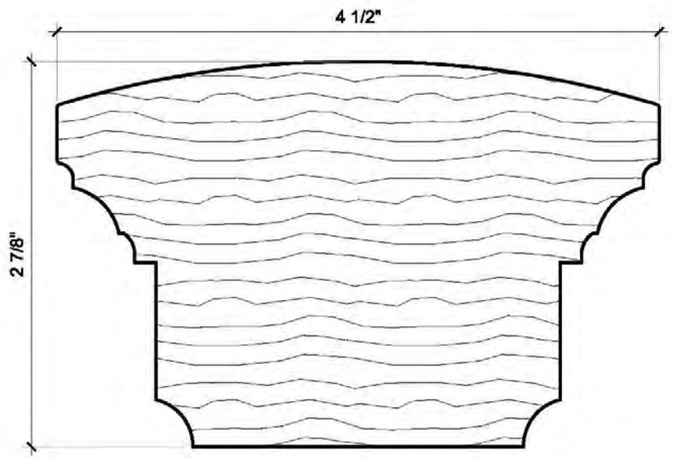
LAMP POST:
AMERICAN GAS LAMP WORKS,
EMB02, TIMELESS BLACK FINISH

TERRA COTTA



EXISTING NEWEL POST

EXISTING BALUSTERS



EXISTING RAILING PROFILE

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 10-86-24

Permit No.: BBS24-000104

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

Project Address: 13622 Detroit Ave.

Project Name: D's Accessories

Project: Applicant proposes a dimensional acrylic letter sign in sign band.

Signature of consent

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

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

PROPOSED DIMENSIONAL ACRYLIC LETTERS SIGN

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.*

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

BUSINESS NAME:
D's Accessories

ADDRESS:
13622 Detroit Ave.
Lakewood, OH 44107

1
8-30-24

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 10-87-24

Permit No.: BBS24-000103

Applicant Name: Ambyr Shannon, Sign Vision Co.

Project Address: 14587 Madison Ave.

Project Name: VCA Lakewood Animal Hospital

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

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

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

May 14, 2024

RCB Estates, LLC
5069 Park Drive
Vermilion, OH 44089

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

Good afternoon,

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

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

Sincerely,

Priscilla Ritchey,
Property Manager, Real Estate

Landlord Consent:

RCB Estates, LLC

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

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

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

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

Owner Acknowledgement of Property Lines

Date: 8/6/2024

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

Project address: 14587 Madison Ave Lakewood, OH 44107

Owner Name: Dr. Robert Barney

Owner Address: 5069 Park Drive Vermilion, OH 44089

Owner Phone #: 4408301725

Email Address: barneydvm@att.net

Project description: LAH sign

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

vca Lakewood animal hospital

14587 Madison Ave., Lakewood, OH 44107

1 **VICINITY MAP**

SCALE: NTS

superior electrical advertising

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

www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

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

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)

ELECTRIC SIGN

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

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2022

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

SIGN SCHEDULE		
ID	DESCRIPTION	SQ FT
A	MONUMENT SIGN	28.33
B	WALL SIGNS (2)	36.00
C	AWNING SIGN	20.56
D	PARKING SIGNS	3.00

NORTH

0' 10' 20' 40'

1 **PLOT PLAN**

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

superior electrical advertising

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

www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

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

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)

ELECTRIC SIGN

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

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2022

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

1 EXISTING MONUMENT SIGN

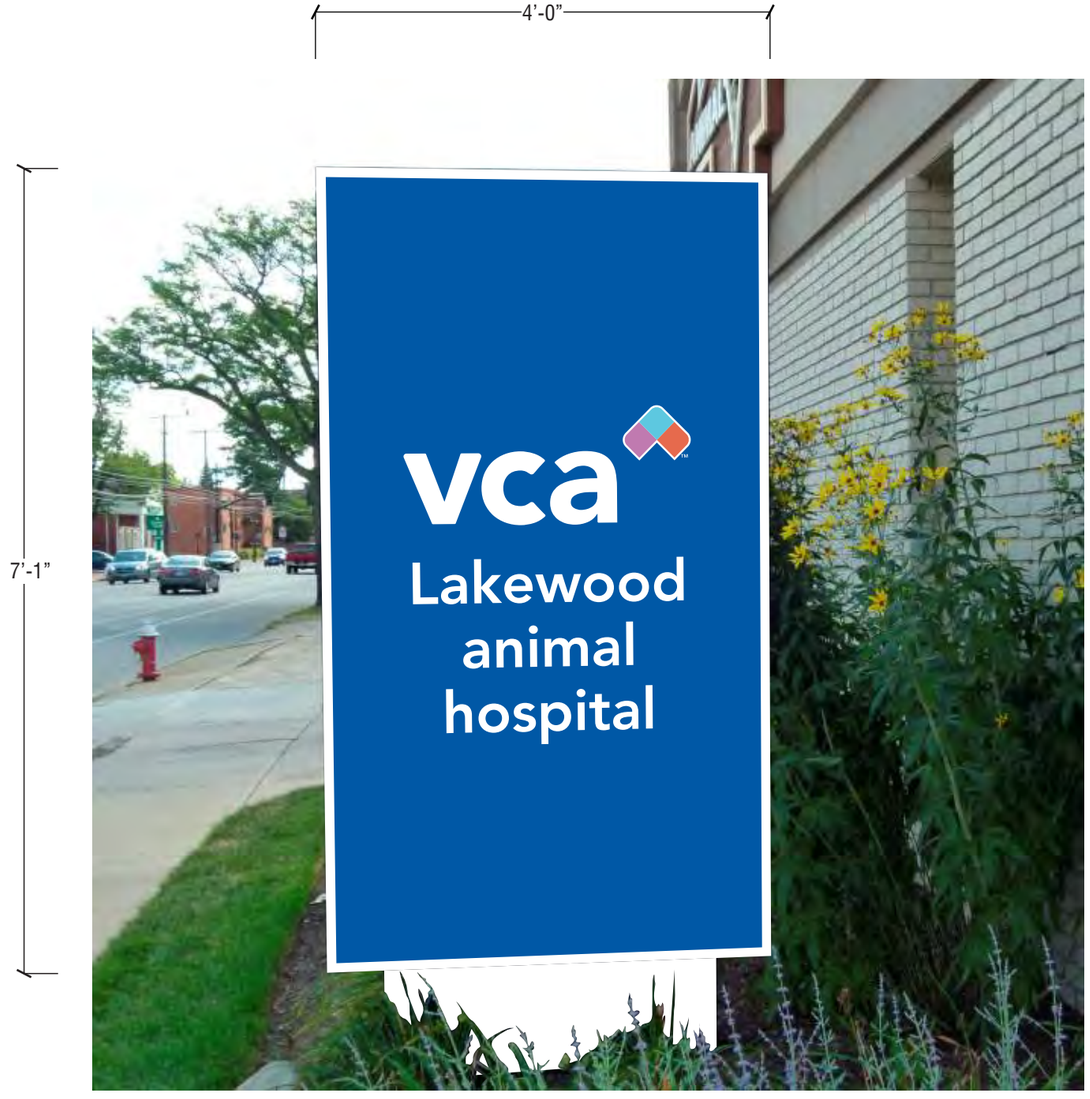
SCALE: NTS

2 PROPOSED MONUMENT SIGN

APPROX. SCALE: 3/8” = 1’-0”

INSTALLATION (SCOPE OF WORK)

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



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

APPROX. SCALE: 3/4” = 1’-0”

A

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

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

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

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)

ELECTRIC SIGN

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

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

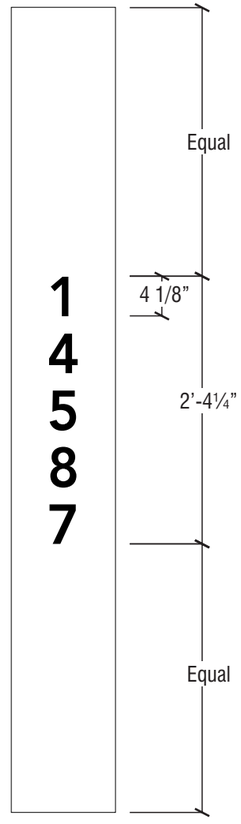
This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2022

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

A **SIGN ELEVATION / REFACE AND RETROFIT EXISTING MONUMENT** **28.33 SQ FT**

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



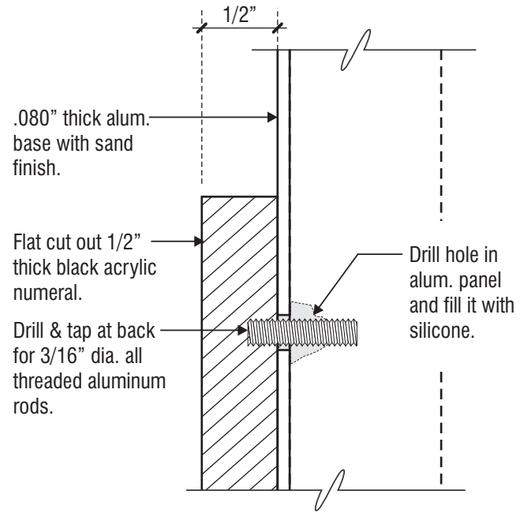
1 **STREET END VIEW**

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

SPECIFICATIONS:

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

NOTE: **DIMENSIONS OKAY PER JOB CHECK**

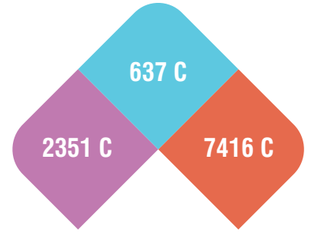


2 **LETTER / ADDRESS SECTION DETAIL**

SCALE: 1:2 (HALF SIZE)

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

NOTE: LOGO COLORS MAY BE DIGITAL PRINT TO MATCH



3 **PRINT TO MATCH COLORS**

SCALE: NTS

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

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

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

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)

ELECTRIC SIGN

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

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

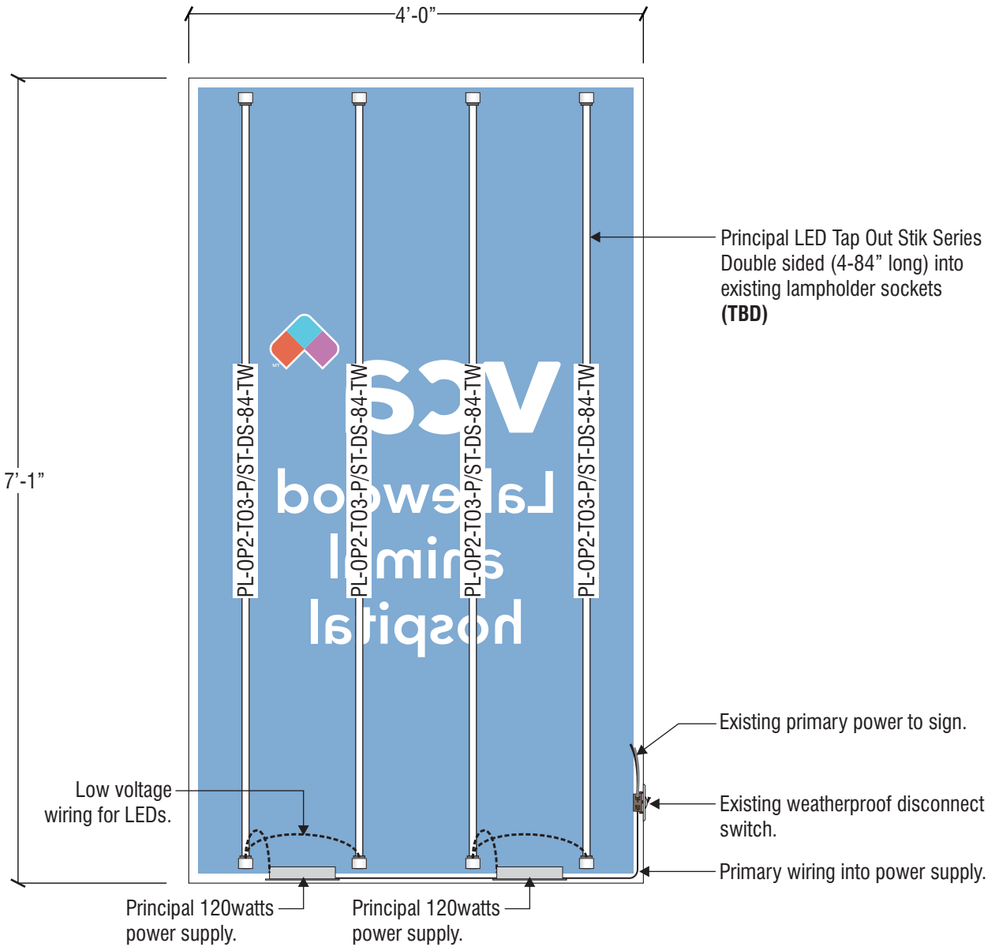
Design: Date:

Mfg/QC: Date:

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2022

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



4 **RETROFIT DETAIL**

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

EASY RETROFIT ASSEMBLY

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

Turn off power from main lines.

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

Remove old fluorescent lamps from existing lamp sockets.

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

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

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

superior electrical advertising

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

www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

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

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)

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

Note to All Contractors

120 Sign Voltage

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

PARTS REMOVED

(4) FLUORESCENT LAMPS
(2) LAMP BALLAST

ELECTRICAL LOADING INFORMATION

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

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

KIT PARTS

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

Markings for installation instructions

WARNINGS

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

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

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

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

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

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

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

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

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

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

UL CERTIFIED SAFETY US+CA E470334

RETROFIT SIGN CONVERSION LED KIT

FOR USE ONLY IN ACCORDANCE WITH KIT INSTRUCTIONS

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

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2022

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

1 **EXISTING WALL SIGN**

SCALE: NTS

INSTALLATION (SCOPE OF WORK)

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

2 **PROPOSED NEW NON-ILLUMINATED REVERSE PAN SIGN**

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

B1

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

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

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

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)

ELECTRIC SIGN

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

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2022

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

1 **EXISTING WALL SIGN**

SCALE: NTS

INSTALLATION (SCOPE OF WORK)

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

2 **PROPOSED NEW NON-ILLUMINATED REVERSE PAN SIGN**

SCALE: 1/4” = 1’-0”

B2

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

www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

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

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)

ELECTRIC SIGN

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

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

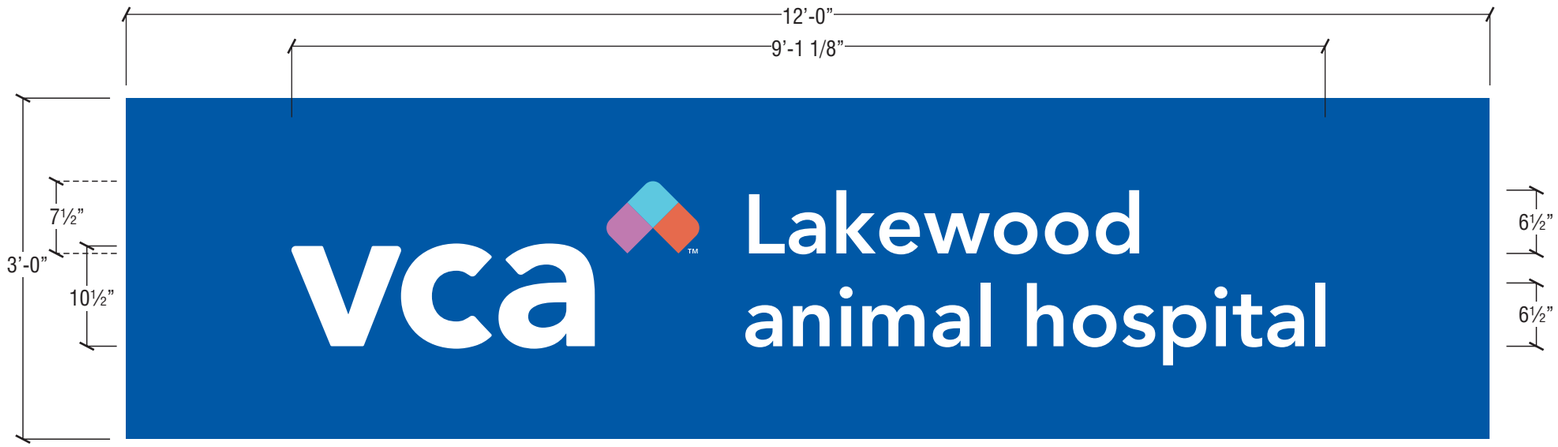
Design: Date:

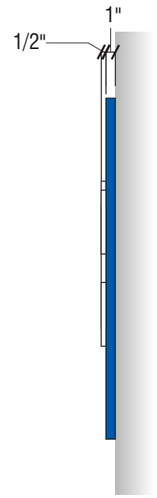
Mfg/QC: Date:

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2022

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.





B1 **SIGN ELEVATION / SINGLE FACE NON-ILLUMINATED REVERSE PAN SIGN** **36 SQ FT**

B2 **QUANTITY: TWO (2) NEW SIGNS REQUIRED** **SCALE: 3/4" = 1'-0"**

SPECIFICATIONS:

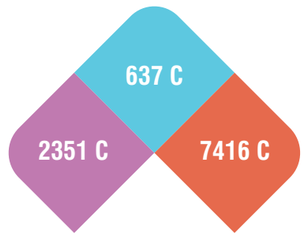
BACKGROUND:	BRAKE FORM TOP & BOTTOM 1" DEEP ALUMINUM WITH WELDED END CAPS PAINTED TO MATCH PMS 2945 C BLUE WITH CLEAR COAT
COPY:	1/2" THICK WHITE ACRYLIC, DRILL & TAPPED FOR STUD MOUNT
LOGO:	1/2" THICK WHITE ACRYLIC WITH 3M 3630-7382, 3630-9529, & 3630-3107 VINYL WITH 3M CLEAR PROTECTIVE LAMINATE; DRILL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

NOTE: **DIMENSIONS OK PER JOB CHECK**

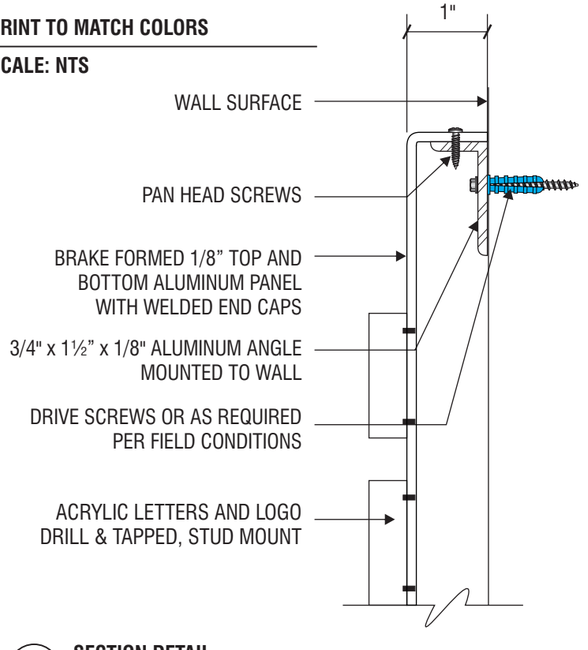
COLOR SCHEDULE	
	WHITE ACRYLIC
	3M 3630-167 BRIGHT BLUE VINYL TO MATCH PMS 2945C BLUE
	3M 3630-7382 VCA LIGHT BLUE VINYL TO MATCH PMS 637C (DW36487382X)
	3M 3630-9529 VCA LIGHT PURPLE VINYL TO MATCH PMS 2351C (DW36489529X)
	3M 3630-3107 VCA PEACH VINYL TO MATCH PMS 7416C (DW36483107X)

NOTE: LOGO COLORS MAY BE DIGITAL PRINT TO MATCH

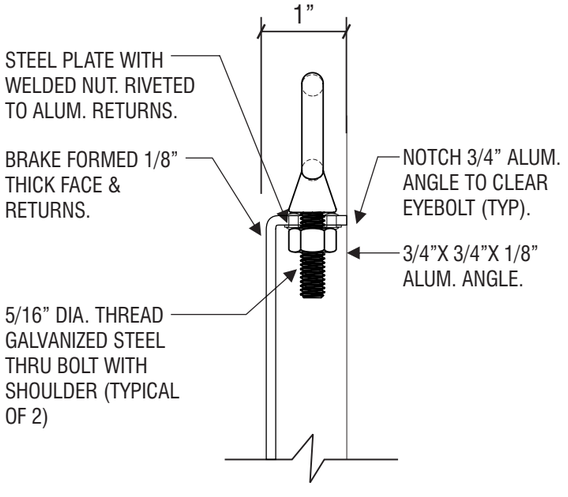
1 **SIDE VIEW**
SCALE: 3/4" = 1'-0"



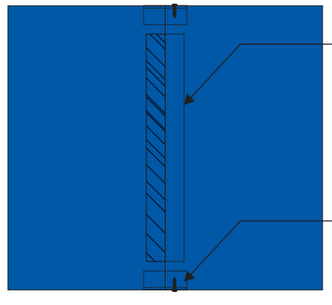
5 **PRINT TO MATCH COLORS**
SCALE: NTS



2 **SECTION DETAIL**
SCALE: HALF SIZE



4 **PICK SECTION DETAIL**
SCALE: HALF SIZE



ALUMINUM FLAT BAR ADHERED TO BACK OF LEFT PANEL (ONE SIDE ONLY) OTHER SIDE ATTACHED WHEN BROUGHT TO FIELD.

3" X 1 1/2" ANGLE CLIPS TOP AND BOTTOM AT SEAM TO HOLD BOTH PANELS TOGETHER. LEFT SIDE ADHERED RIGHT SIDE ATTACHED WITH #10 PAN HEAD SCREWS.

3 **DETAIL AT SEAM**
SCALE: NTS

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

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

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

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)

ELECTRIC SIGN

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

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2022

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

1 **EXISTING AWNING SIGN**

SCALE: NTS

INSTALLATION (SCOPE OF WORK)

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

10’-0”

4’-6”

2 **PROPOSED AWNING RECOVER**

APPROX. SCALE: 3/8” = 1’-0”

C

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

www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

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

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)

ELECTRIC SIGN

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

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2022

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

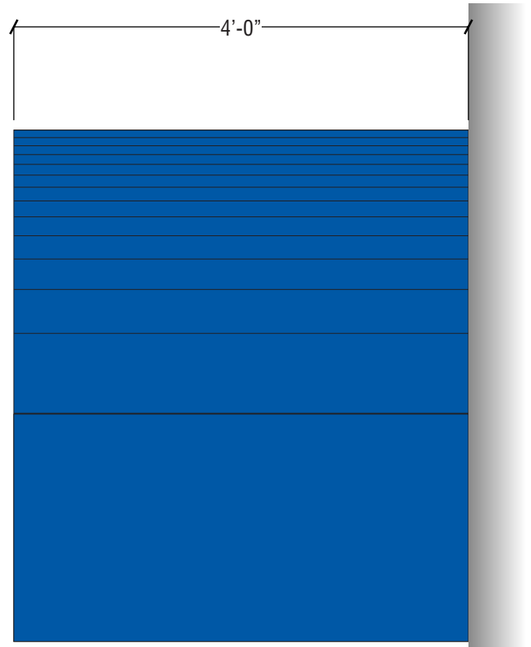
C **SIGN ELEVATION / AWNING RECOVERING** **20.56 SQ FT**

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

SPECIFICATIONS:

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

NOTE: **DIMENSIONS OKAY PER JOB CHECK**

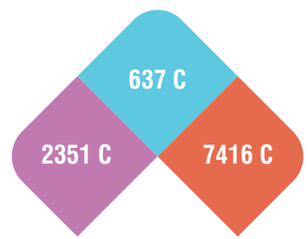


1 **SIDE VIEW**

SCALE: 3/4” = 1’-0”

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

NOTE: LOGO COLORS MAY BE DIGITAL PRINT TO MATCH



2 **PRINT TO MATCH COLORS**

SCALE: NTS

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

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

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

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)

ELECTRIC SIGN

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

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2022

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

INSTALLATION (SCOPE OF WORK)

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

2 PROPOSED PARKING SIGNS

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

D1 D2 D3

1 EXISTING PARKING SIGNS

SCALE: NTS

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

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

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

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)

ELECTRIC SIGN

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

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2022

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

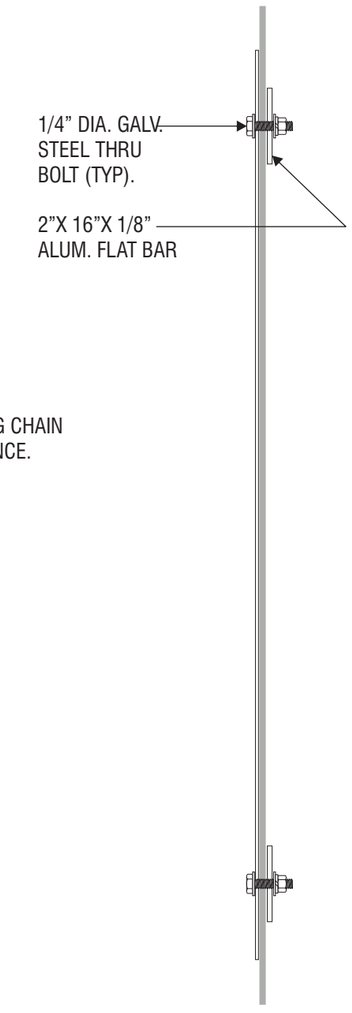
D1 D2 D3 **SIGN ELEVATION / SINGLE FACE PANEL MOUNTED ON CHAIN LINK FENCE** **3 SQ FT**

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

SPECIFICATIONS:

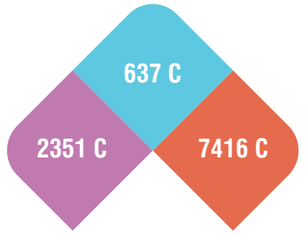
FACES:	PRE-FINISHED WHITE .080 ALUMINUM WITH 3M # 3630-167 BRIGHT BLUE VINYL & 3M CLEAR PROTECTIVE LAMINATE
COPY:	WEEDED OUT TO SHOW THRU WHITE
LOGO COLORS:	VINYL WITH DIGITAL PRINT TO MATCH WITH 3M CLEAR PROTECTIVE LAMINATE
ILLUMINATION:	NON-ILLUMINATED
MOUNTING:	GALVANIZED STEEL THRU BOLT WITH ALUMINUM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

NOTE: **DIMENSIONS OKAY PER JOB CHECK**



1 **SIDE VIEW**

SCALE: 3" = 1'-0"



2 **PRINT TO MATCH COLORS**

SCALE: NTS

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

NOTE: LOGO COLORS MAY BE DIGITAL PRINT TO MATCH

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

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

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

Design No.:
22-06-8521-01

Reg. No.:

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)

ELECTRIC SIGN

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

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

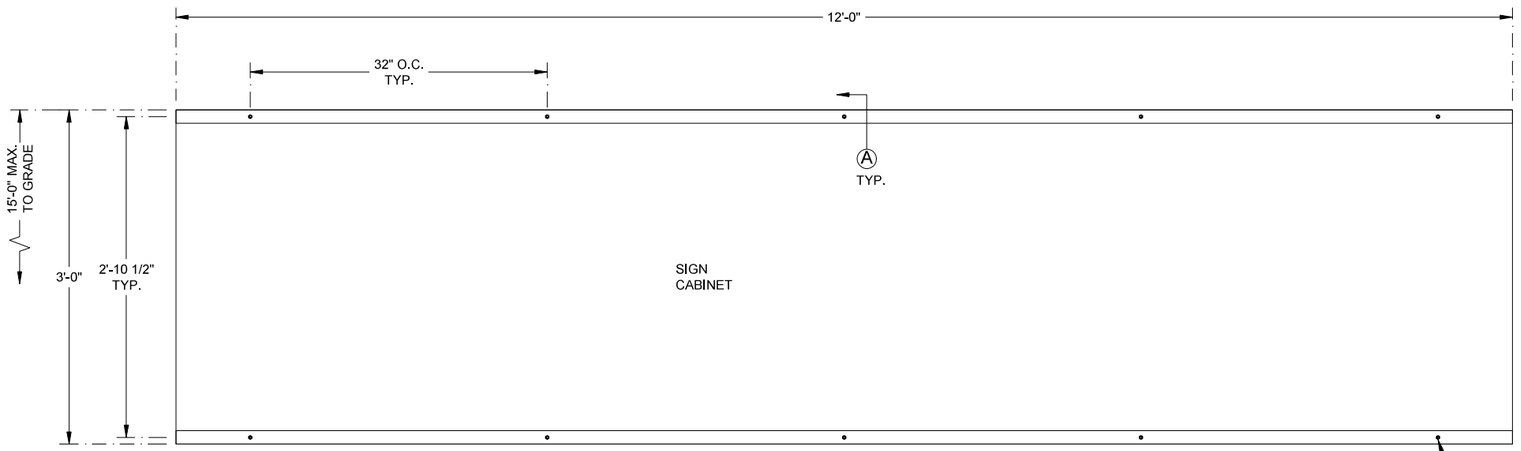
Design: Date:

Mfg/QC: Date:

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

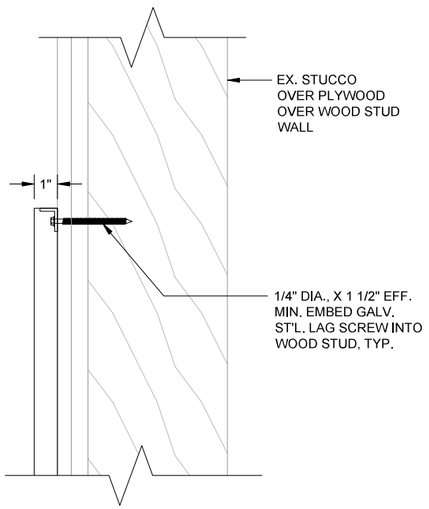
© SEA 2022

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

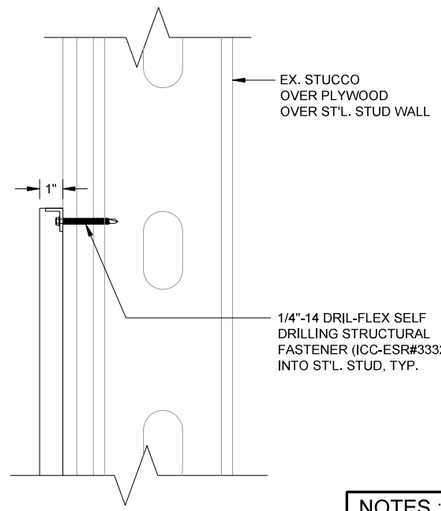


ELEVATION
N.T.S.

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



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



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

Sign Design Based On 2024 OBC

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

INPUT DATA

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

ANALYSIS

Velocity pressure

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

where:

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

K_z = velocity pressure exposure coefficient = 0.85

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

K_d = wind directionality factor. (Tab. 26.6-1, page 266) = 0.85

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

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

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

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

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

DESIGN SUMMARY

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

Sign Parameters:

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

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

Pull-out Req'd. — USE A307

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

Shear Req'd.

V = 18 — V = 112

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

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

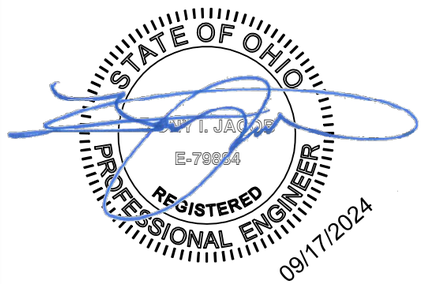
Pull-out Req'd. — USE ICC-ESR#3332 *INTO STL. STUDS*

P = 61 — 1/4" - 14 — P = 131

Shear Req'd.

V = 18 — V = 377

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



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

NOTES :

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

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

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

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

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

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

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

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

SHEET TITLE:

VCA #4080 - LAKEWOOD ANIMAL HOSPITAL WALL SIGN

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

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 10-88-24

Permit No.: BBS24-000107

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

Project Address: 17409 Detroit Ave.

Project Name: Bluestone FHS

Project: Applicant proposes replacement of existing awning and window graphics.

Signature of consent

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

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

Before

After

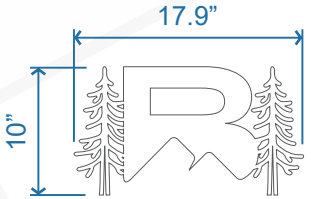
Neighboring St....

East Window Decal

(NTS)

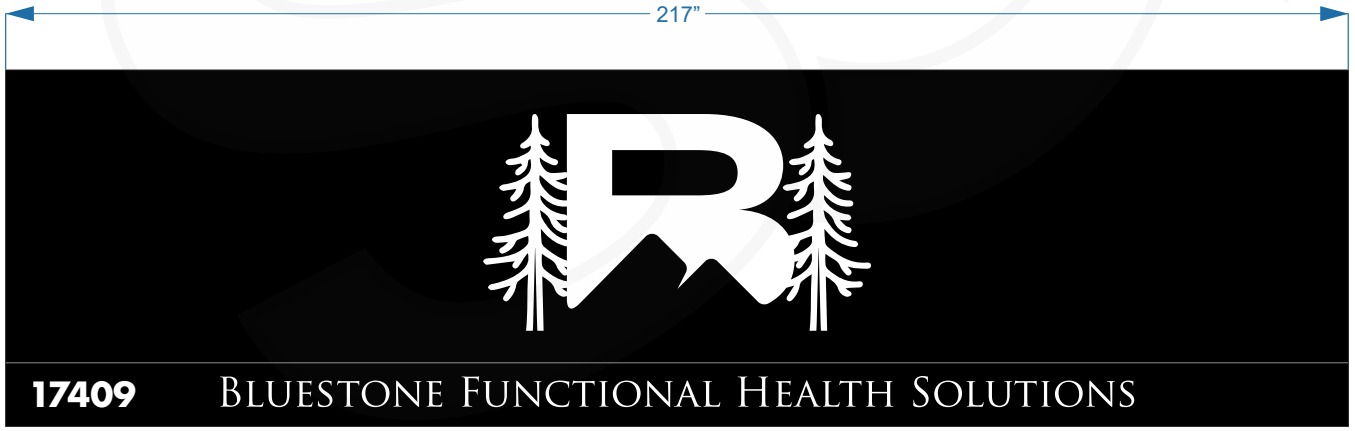
West Window Decal

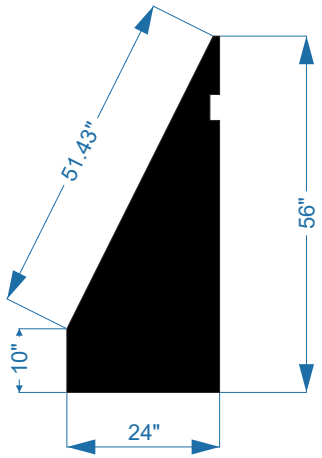
(NTS)



Front Door Decal

(NTS)





Proposed Recover Existing A.....

Dimensions are approximate only

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.

Steven Foster
216.390.0198
sgfoster09@gmail.com

The Sign & Graphics Firm

BUSINESS NAME: Bluestone Functional Health Solutions

ADDRESS: 17409 Detroit Rd, Lakewood, OH 44107

1 9-17-24

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 10-89-24

Permit No.: BBS24-000113

Applicant Name: Monica Fletcher, Brady Signs Company

Project Address: 16400 Detroit Ave.

Project Name: Trinity Block

Project: Applicant proposes replacement of existing awning and window graphics.

BRADY SIGNS

OWNER/LESSEE CONSENT FOR SIGN INSTALLATION & PERMITS

Business Name: Trinity Block

Job Site Address: 16400 Detroit Ave
Lakewood-OH 44107

Date: 9-18-24

Customer Name: Frank Scalish- Scalish Construction

Phone Number: 216-501-2533

Email Address: frank.scalish@scalishconstruction.com

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

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

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

Customer Signature

Frank Scalish
Customer Name (printed)

1721 Hancock Street • Sandusky, OH 44870
p: 419.626.5112 • f: 419.625.5985
BRADYSIGNS.COM

Job Location:
Trinity Block
16400 Detroit Road
Lakewood, OH 44107

Job Description:

Sign A - Monument Sign - Brady Signs To Design, Engineer, Manufacture And Install (1) New Double-Sided, Led Lit Multi-Tenant Ground Sign. Cabinet Build From Aluminum Extrusion With Flat Lexan Faces With Opaque Black Vinyl Graphics Applied. Main Id Cabinet Fabricated From Aluminum With Routed Push Thru Acrylic Letters And Logo. Address Numerals On Road Side Of Sign Fabricated From 1/4" Aluminum Sheet. Cabinet Setup For A Single Pole Saddle Mount Install.
54” x 75” = 28.13 sq ft

Property Wayfinding Signs

Sign B - Qty (1) Non-Illuminated 36" X 24" **Entrance Sign** Decorated With Flat Vinyl Graphics
36” x 24” = 6 sq ft

Sign C - Qty (1) Non-Illuminated 36" X 24" **Exit Sign** Decorated With Flat Vinyl Graphics
36” x 24” = 6 sq ft

Sign D - Qty (1) **Exit only** - Non-Illuminated 12" X 12" Aluminum Building Panels Signs For East/West Entrances
12” x 12” = 1 sq ft

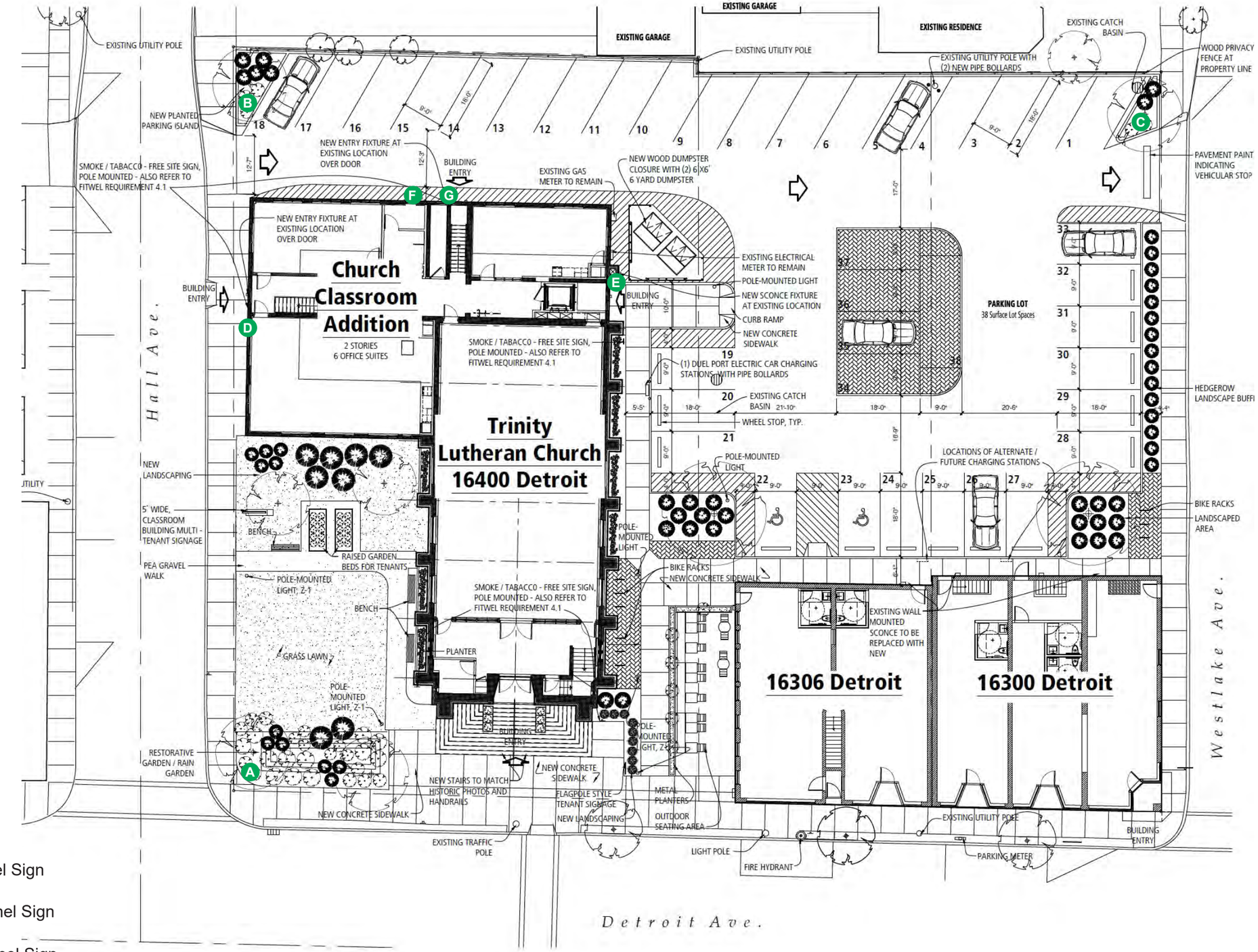
Sign E - Qty (1) **Main Entry around back** - Non-Illuminated 12" X 12" Aluminum Building Panels Signs For East/West Entrances
12” x 12” = 1 sq ft

Sign F – Qty (1) Main Entrance - Non-Illuminated 12" X 12" Aluminum Building Panels Signs For East/West Entrances
12” 12” =1 sq ft

Sign G - Qty (1) Non-Illuminated 24" X 6" **Entrance Blade Sign** For Main Entrance
24” x 6” = 1 sq ft

1721 Hancock Street • Sandusky, OH 44870
p: 419.626.5112 • f: 419.625.5985
BRADYSIGNS.COM

SITE PLAN



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

- A Main ID Monument
- B Entrance Directional
- C Exit Directional
- D Exit Only Building Panel Sign
- E ADA Entry Building Panel Sign
- F Main Entry Building Panel Sign
- G Entrance Blade Sign

SIGN TYPE
Site Plan

SCALE
NTS

COLOR PALLET

DATE
07/25/2024

FILENAME
Dwg74103A

CUSTOMER / ADDRESS
Trinity Block
16400 Detroit Ave.
Lakewood, OH

CLIENT APPROVAL

Sign

Print

Title

Date

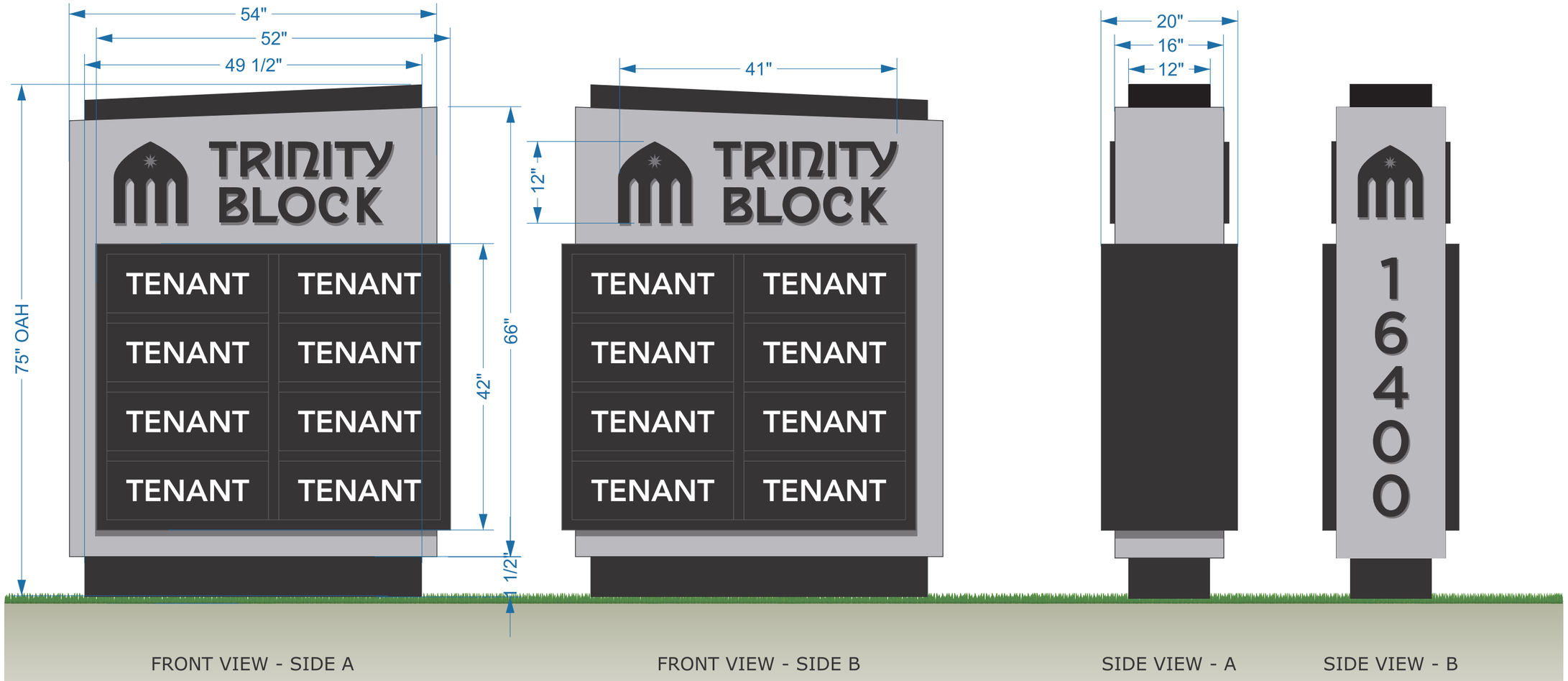
Proud Member Of:

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

BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

MONUMENT SIGN

A



FRONT VIEW - SIDE A | FRONT VIEW - SIDE B | SIDE VIEW - A | SIDE VIEW - B

Scope of Work

Double-sided low profile monument sign with internal LED illumination.
Logo portion of cabinet build to be routed aluminum faces with 3/4” push thru acrylic. Opaque black vinyl applied to face to create halo effect.
Multi-cabinet portion of build to be flat lexan faces with opaque black vinyl applied first surface.
Address numerals and logo on road side of build to be non-illuminated and fabricated from 1/4” thick aluminum painted black.
Cabinet build setup to saddle mount over a single pole structure.

SIGN TYPE
Illuminated Monument

SCALE
3/4” = 1’-0”

COLOR PALLET
- PAINT: BLACK
- PAINT: MP BRUSHED ALUM.
- VINYL: OPAQUE BLACK
- LEXAN: WHITE

DATE
07/25/2024

FILENAME
Dwg74103A

CUSTOMER / ADDRESS
Trinity Block
16400 Detroit Ave.
Lakewood, OH

CLIENT APPROVAL

Sign

Print

Title

Date

Proud Member Of:

WORLD SIGN ASSOCIATES | INTERNATIONAL SIGN ASSOCIATION | MSA

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

BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

MONUMENT SIGN

A

NIGHTTIME VIEW - SIDE A

SIGN TYPE

Illuminated Monument

SCALE

3/4" = 1'-0"

COLOR PALLET

- PAINT: BLACK
- PAINT: MP BRUSHED ALUM.
- VINYL: OPAQUE BLACK
- LEXAN: WHITE

DATE

07/25/2024

FILENAME

Dwg74103A

CUSTOMER / ADDRESS

Trinity Block
16400 Detroit Ave.
Lakewood, OH

CLIENT APPROVAL

Sign

Print

Title

Date

Proud Member Of:

WORLD SIGN ASSOCIATES · INTERNATIONAL SIGN ASSOCIATION

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

BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

MONUMENT SIGN

A

PROPOSED CONDITIONS:
SCALE: 1/2” = 1’-0”
APPROXIMATE PLACEMENT

EXISTING CONDITIONS

SIGN TYPE
Illuminated Monument

SCALE
3/4” = 1’-0”

COLOR PALLET
- PAINT: BLACK
- PAINT: MP BRUSHED ALUM.
- VINYL: OPAQUE BLACK
- LEXAN: WHITE

DATE
07/25/2024

FILENAME
Dwg74103A

CUSTOMER / ADDRESS
Trinity Block
16400 Detroit Ave.
Lakewood, OH

CLIENT APPROVAL

Sign

Print

Title

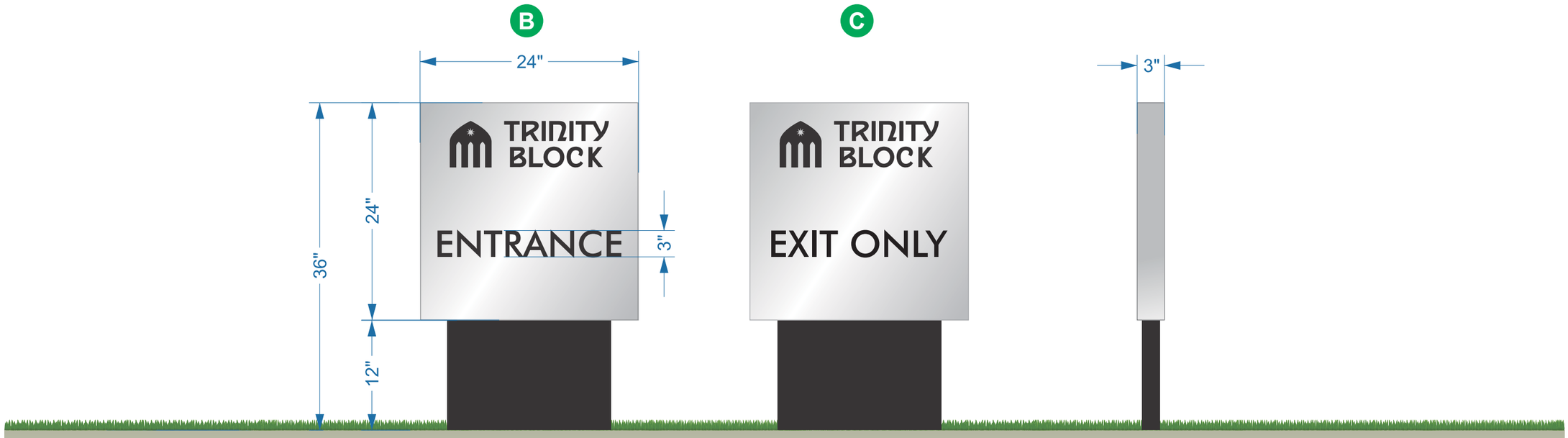
Date

Proud Member Of:

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

BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

ENTRY/EXIT SIGNS



Scope of Work

Double-sided non-illuminated post and panel signs.
Panel to be painted Matthews Brushed aluminum with opaque black vinyl graphics applied.
Pole skirt below to be painted satin black.
Build to include a single aluminum square tube running through center of sign for direct bury into concrete footer.

SIGN TYPE
Post and Panel Signs

SCALE
1″ = 1′

COLOR PALLET
- PAINT: BLACK
- PAINT: MP BRUSHED ALUM.
- VINYL: OPAQUE BLACK

DATE
07/25/2024

FILENAME
Dwg74103A

CUSTOMER / ADDRESS
Trinity Block
16400 Detroit Ave.
Lakewood, OH

CLIENT APPROVAL

Sign

Print

Title

Date

Proud Member Of:

WORLD SIGN ASSOCIATES · INTERNATIONAL SIGN ASSOCIATION · MSA

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

BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

ENTRY/EXIT SIGNS

B

C

SIGN TYPE
Post and Panel Signs

SCALE
1″ = 1′

COLOR PALLET
- PAINT: BLACK
- PAINT: MP BRUSHED ALUM.
- VINYL: OPAQUE BLACK

DATE
07/25/2024

FILENAME
Dwg74103A

CUSTOMER / ADDRESS
Trinity Block
16400 Detroit Ave.
Lakewood, OH

CLIENT APPROVAL

Sign

Print

Title

Date

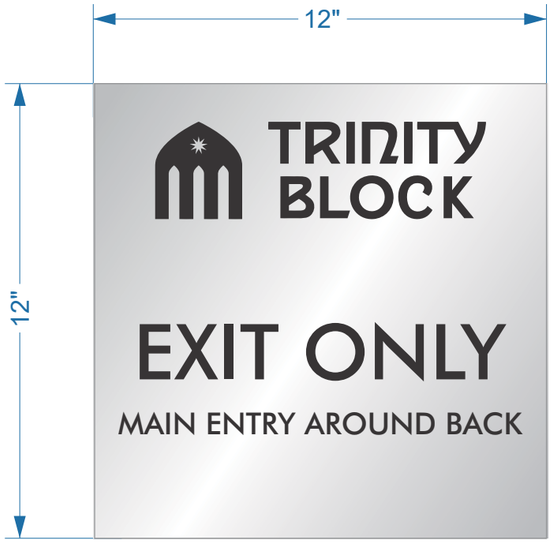
Proud Member Of:

WORLD SIGN ASSOCIATES · INTERNATIONAL SIGN ASSOCIATION · MSA

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

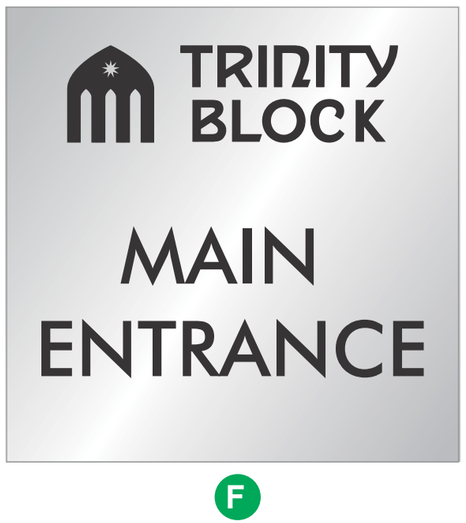
BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

BUILDING ENTRY SIGNS

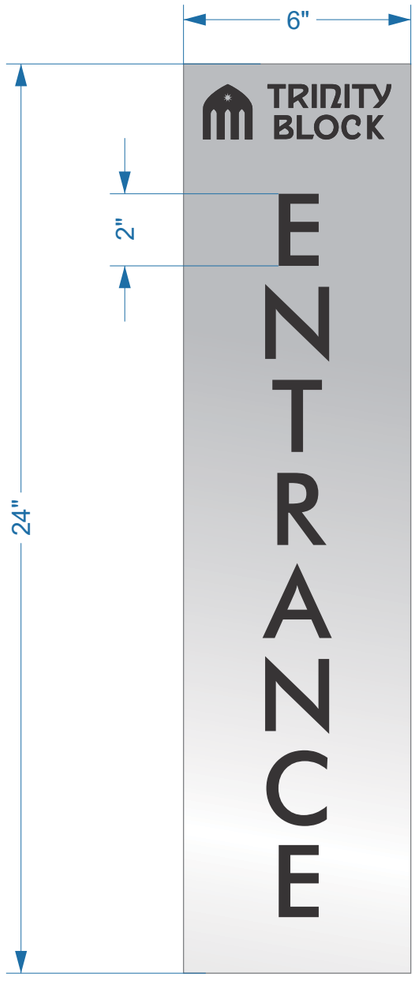


D

E



F



G

Scope of Work

Fabricate and install (2) new 1/8” thick aluminum building panel signs at entrances on west and east sides of building.
Panels to be painted Matthews Brushed aluminum with opaque black vinyl graphics attached.
Projecting blade sign to be double sided 1” lip bent for mounting purposes to building (attachment detail pending).

SIGN TYPE
Panel Signs

SCALE
3” = 1’

COLOR PALLET
PAINT: MP BRUSHED ALUM.
VINYL: OPAQUE BLACK

DATE
07/25/2024

FILENAME
Dwg74103A

CUSTOMER / ADDRESS
Trinity Block
16400 Detroit Ave.
Lakewood, OH

CLIENT APPROVAL

Sign

Print

Title

Date

Proud Member Of:

WORLD SIGN ASSOCIATES · INTERNATIONAL SIGN ASSOCIATION · MSA

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

BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

BUILDING ENTRY SIGNS

D

E

F G

SIGN TYPE

Panel Signs

SCALE

3″ = 1′

COLOR PALLET

PAINT: MP BRUSHED ALUM.

VINYL: OPAQUE BLACK

DATE

07/25/2024

FILENAME

Dwg74103A

CUSTOMER / ADDRESS

Trinity Block
16400 Detroit Ave.
Lakewood, OH

CLIENT APPROVAL

Sign

Print

Title

Date

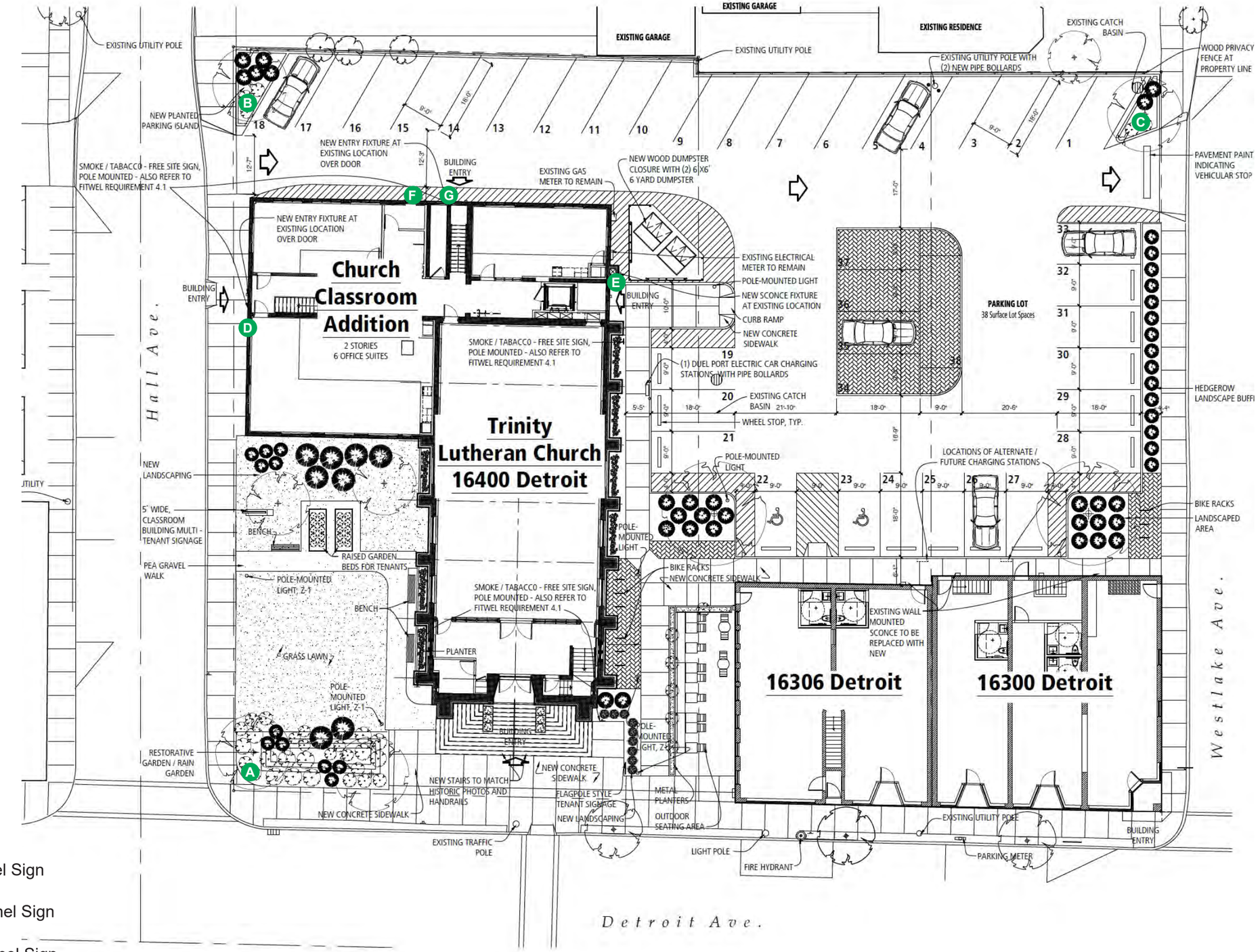
Proud Member Of:

WORLD SIGN ASSOCIATES · INTERNATIONAL SIGN ASSOCIATION · MSA

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

BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

SITE PLAN



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

- A Main ID Monument
- B Entrance Directional
- C Exit Directional
- D Exit Only Building Panel Sign
- E ADA Entry Building Panel Sign
- F Main Entry Building Panel Sign
- G Entrance Blade Sign

SIGN TYPE
Site Plan

SCALE
NTS

COLOR PALLET

DATE
07/25/2024

FILENAME
Dwg74103A

CUSTOMER / ADDRESS
Trinity Block
16400 Detroit Ave.
Lakewood, OH

CLIENT APPROVAL

Sign

Print

Title

Date

Proud Member Of:

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

BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com