

**AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUGUST 15, 2024**

**PRE-REVIEW MEETING
6:00 P.M.
EAST CONFERENCE ROOM**

**REVIEW MEETING
6:30 P.M.
AUDITORIUM**

1. ROLL CALL
2. APPROVE MINUTES OF THE JULY 18, 2024 MEETING
3. OPENING REMARKS

NEW BUSINESS

4. **Docket No. 08-15-24
1115 Wilbert Rd.**

Applicants Lisa Davis and Jason Amato of Old World Classics LLC for property owners Kathleen and Thomas Pernsteiner, propose the construction of a new multi-story addition on the front of the primary structure. The property is located in the R1M, Single-Family Medium Density District. (Page 3)

- Variance 1: Owner proposes an addition to the east face of the existing primary structure, with the addition to be located at 46 feet 5 inches from the public right of way, where the minimum permitted front setback is 50 feet. Request a variance to reduce the front yard setback by 3 feet 5 inches to construct the multi-story addition, as proposed. Pursuant to section 1121.07 Minimum Yard requirements (Ord. 07-2023. Passed 11-20-23.)

5. **Docket No. 08-16-24
12201 Detroit Ave.**

Applicant Brian Salsbury of AAY LLC, dba Master Deck Builder Cleveland, for property owner Nicholas Huggett, proposes the installation of a second floor unroofed patio deck in a triangular shape of approx. 61 feet, constructed with porch rails above the existing first floor patio. The property is located in the C3, Commercial General Business District. (Page 27)

- Variance 1: Owner proposes the construction of an elevated and unroofed patio deck with access from the existing second floor level. Maximum height permitted for an unroofed patio deck is 42 inches above grade. Request a variance to construct an elevated patio deck that is approx. 61 feet in area and with the height at the existing second floor level, as proposed. Pursuant to sections

1129.03 Accessory Uses (Ord. 24-98. Passed 5-18-1998) and 1127.03 (Ord. 24-98. Passed 5-18-1998.)

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.net](mailto:michelle.nochta@lakewoodoh.net) .”



BOARD OF ZONING APPEALS

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.lakewoodoh.gov

Application Cover Page

Docket No.: 08-15-24

Reference No.: BZA24-000028

Applicant Name: Lisa Davis and Jason Amato, Old World Classics LLC

Project Address: 1115 Wilbert Rd.

Project Name: n/a

Proposal: The construction of a new two-story garage and a new multi-story addition on the front of the primary structure. The property is located in the R1M, Single-Family Medium Density District.




June 24th, 2024

City of Lakewood, Ohio
12650 Detroit Ave.
Cleveland, OH 44107


RE: Persteiner Home
1115 Wilbert Road
Lakewood, OH 44107

To whom it may concern,
Please accept this letter as our approval to allow Old World Custom Homes (care of Lisa Davis and/or Jason Amato) to apply for and pick up all permits required for the construction of an addition at the above referenced address.

Thank you,


Thomas Pernsteiner (Jun 24, 2024 11:43 EDT)

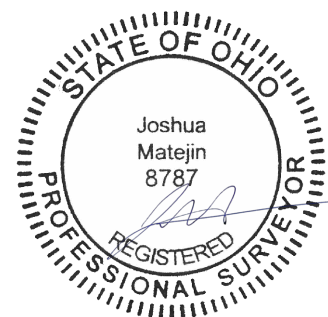
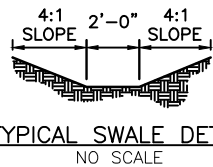
Thomas Pernsteiner


Kathleen Pernsteiner (Jun 24, 2024 12:36 EDT)

Kathleen Pernsteiner

LEGEND

- CAPPED REBAR TO BE SET
- COO CURVE DATA
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING VALVE
- EXISTING MANHOLE
- EXISTING BOX INLET
- EXISTING CURB INLET
- ⊗ EXISTING LIGHT POLE
- ⊗ EXISTING POWER POLE
- FLOW DIRECTION OF DRAINAGE
- 00.00 NEW FINISHED GRADE ELEVATION
- 00.00 NEW FINISHED GRADE ELEVATION
00.0 EXISTING FINISHED GRADE ELEVATION
- 00.00 NEW FINISHED TOP CONCRETE GRADE ELEVATION
- C.O. NEW LATERAL CLEAN OUT
- * STABILIZED CONSTRUCTION ENTRANCE
- ➔ FLOOD ROUTE
- NEW TEMPORARY EROSION CONTROL (SILT SOXX)
- NEW TEMPORARY EROSION CONTROL AT INLET, USE ADS FLEXSTORM
- DEMOLITION AREA
- 780 NEW FINISHED GRADE CONTOURS
- 775 EXISTING GRADE CONTOURS
- 784 EXISTING SANITARY SEWER
- SAN EXISTING SANITARY LATERAL
- LAT EXISTING SANITARY LATERAL
- LAT NEW SANITARY LATERAL
- ST EXISTING STORM SEWER
- RD EXISTING STORM LATERAL
- RD NEW STORM LATERAL
- W EXISTING WATER MAIN
- WS EXISTING WATER SERVICE
- WS NEW WATER SERVICE
- E NEW UTILITY SERVICE

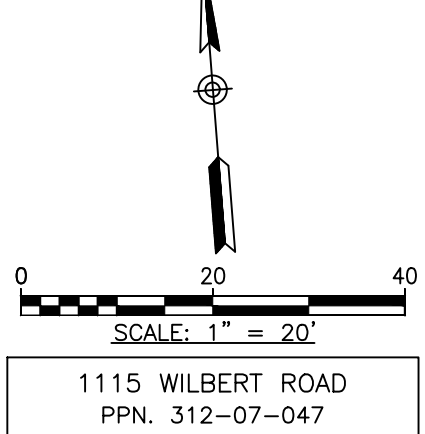
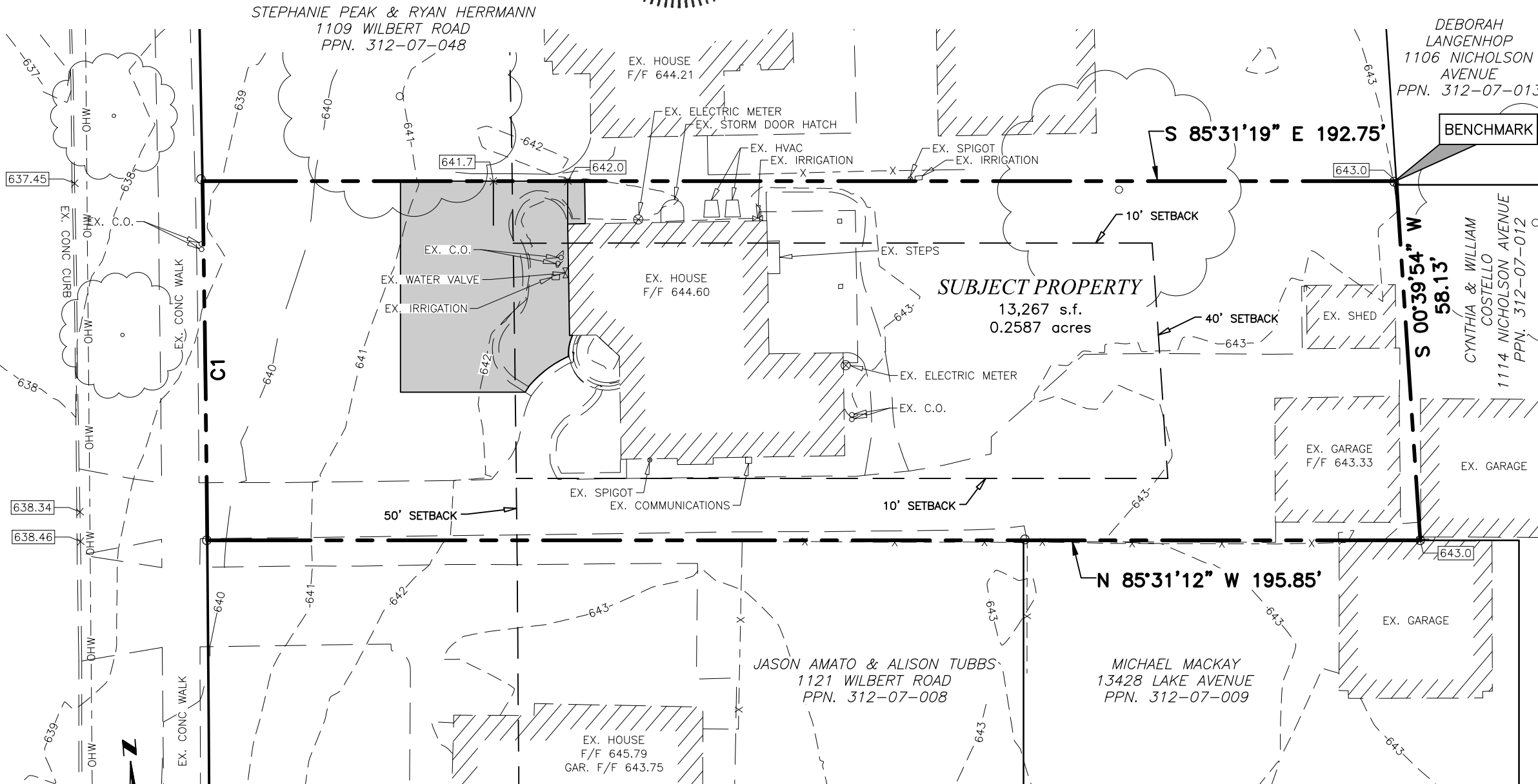


REVISIONS:

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	58.00'	8035.00'	0°24'49"	29.00'	58.00'	N 03°42'55" E

- CITY OF LAKEWOOD NOTES:**
- PREMIUM JOINTS SHALL BE USED FOR SANITARY AND STORM WORK
 - BUILDER/LANDSCAPER SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE HOUSE
 - GRADING BEYOND THE PROPERTY LINES IS PROHIBITED UNLESS WRITTEN PERMISSION IS GRANTED TO THE CONTRACTOR BY THE AFFECTED PROPERTY OWNER(S)
 - CONTRACTOR SHALL VERIFY SANITARY AND STORM HOOKUPS AND INVERTS PRIOR TO BASEMENT EXCAVATION
 - CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LAKEWOOD CODIFIED ORDINANCES. STAMP CONCRETE DRIVEWAY AND SIDEWALK WITH THE FOLLOWING SYMBOLS FOR LOCATIONS OF CLEANOUTS AND VALVES:
STORM - +; SANITARY - Δ; WATER - W
 - THE CONTRACTOR IS REQUIRED TO SCHEDULE AN INSPECTION FOR PERFORMING A DYE TEST TO PROVE THAT THE SANITARY AND STORM SEWER CONNECTIONS ARE PROPERLY CONNECTED. TESTING PROCEDURES SHALL BE PER THE CITY ENGINEER OR BUILDING COMMISSIONER REQUIREMENTS. APPROVAL IS REQUIRED BEFORE 2ND BUILDING PERMIT IS ISSUED
 - IN THE RIGHT OF WAY, 1) USE THE APPROPRIATE LAKEWOOD STANDARD DRAWINGS AND SPECIFICATIONS AND 2) CONTACT JOE SCHALLER (440)537-8945
 - STREET OPENINGS (IF REQUIRED) SHALL BE STEEL PLATED AND PAVEMENT RESTORED WITHIN 7 DAYS OF COMPLETION. TEMPORARY STONE IS NOT PERMITTED
 - CONTACT LAKEWOOD WATER/WASTEWATER DIVISION (216) 529-1867 BEFORE CONNECTING TO THE WATER CURB STOP
 - INSTALL THE CITY OF LAKEWOOD (NEPTUNE T-10 METER) AUTOMATIC READER
 - CLEANOUTS CAPS SHALL BE E-Z SET LOCATING PLUG CAPS
 - PRIOR TO OCCUPANCY, THE BUILDING PERMIT HOLDER SHALL PROVIDE THE BUILDING COMMISSIONER A LETTER FROM THE PROFESSIONAL SURVEYOR AFFIRMING THAT THE SITE HAS BEEN GRADED PER THE TOPO PLAN

BUILDER:
 OLD WORLD CUSTOM HOMES, LLC
 7054 MEARS GATE DR. NW
 NORTH CANTON, OHIO 44720
 ANDREW EGGEMAN
 330-494-0228



- SWPPP NOTES:**
- USE SILT SOX INSTEAD OF SILT FENCE AND IN THE RIGHT OF WAY USE ADS FLEX STORM INLET PROTECTION ONLY FOR THE NEAREST CATCH BASINS THAT DRAIN FROM THE SITE.
 - ALL BMP'S SHALL BE IN PLACE PRIOR TO CONSTRUCTION OR DEMOLITION.
 - BUILDING PERMIT HOLDER IS RESPONSIBLE FROM THE BEGINNING OF CONSTRUCTION TO COMPLETION FOR THE FOLLOWING: 1) INFORMING ALL CONTRACTORS OF THESE REQUIREMENTS, 2) ENSURING COMPLIANCE WITH THIS PLAN, 3) ENSURING MAINTENANCE OF BMP'S, AND 4)

- PENALTIES/FINES IF NONCOMPLIANCE IS DETERMINED IN ACCORDANCE WITH CODIFIED SHORD 1138.**
- GENERAL SEQUENCE IS:
BUILDING PERMIT NO. 1 - 1) INSTALL EROSION AND SEDIMENT CONTROLS (BMP'S), 2) INSTALL UNDERGROUND UTILITIES, 3) EXCAVATE BASEMENT AND FOOTINGS, 4) POUR FOUNDATION, 5) CONSTRUCT FOUNDATION WALLS, 6) CONSTRUCT OR POUR FIRST FLOOR SLAB, 7) BACKFILL FOUNDATION, 8) ROUGH GRADE, 9) CLEAN SITE OF DEBRIS, 10) TEMPORARY GRASS SEEDING, AND 11) SCHEDULE AND PASS ALL REQUIRED INSPECTIONS WHEN REQUIRED.

- BUILDING PERMIT NO. 2** - 1) MOBILIZE REMAINING CONSTRUCTION MATERIALS, 2) FRAMING, 3) INTERIOR EXTERIOR WORK, 4) POUR DRIVEWAYS/SIDEWALKS, 5) FINE GRADE LOT, (ALL BMP'S MUST BE IN PLACE AND MAINTAINED FOR FINAL GRADE INSPECTION), AND 6) SCHEDULE AND PASS ALL INSPECTIONS WHEN REQUIRED.
- CONCRETE TRUCK WASHOUT AREA IDENTIFIED. FOR SITES WITHOUT A DESIGNATED AREA, PROVIDE AN AREA ON THE BUILDING SITE FOR A VINYL-CON CONCRETE WASHOUT BAG (OR APPROVED EQUAL)
 - ALL WASTE AND DUMPSTER CONTAINERS SHALL BE COVERED AT THE END OF EACH WORK DAY.

LOT BENCHMARK:
 5/8" CAPPED REBAR (HANTEL 5129)
 LOCATED AS SHOWN ON PLOT PLAN.
 ELEV. 643.07

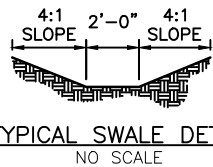
PLOT PLAN PREPARED FOR
 OLD WORLD CUSTOM HOMES
 SITUATED IN THE CITY OF LAKEWOOD
 COUNTY OF CUYAHOGA, STATE OF OHIO

PREPARED BY:
GBC DESIGN, INC.
 565 White Pond Dr. Akron, OH 44320-1123
 Phone 330-836-0228 Fax 330-836-5782

PAGE 1 OF 2
 DATE: 6/26/2024
 DRAWN BY: BAW
 PROJECT No. 57096

LEGEND

- CAPPED REBAR TO BE SET
- COO CURVE DATA
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING VALVE
- EXISTING MANHOLE
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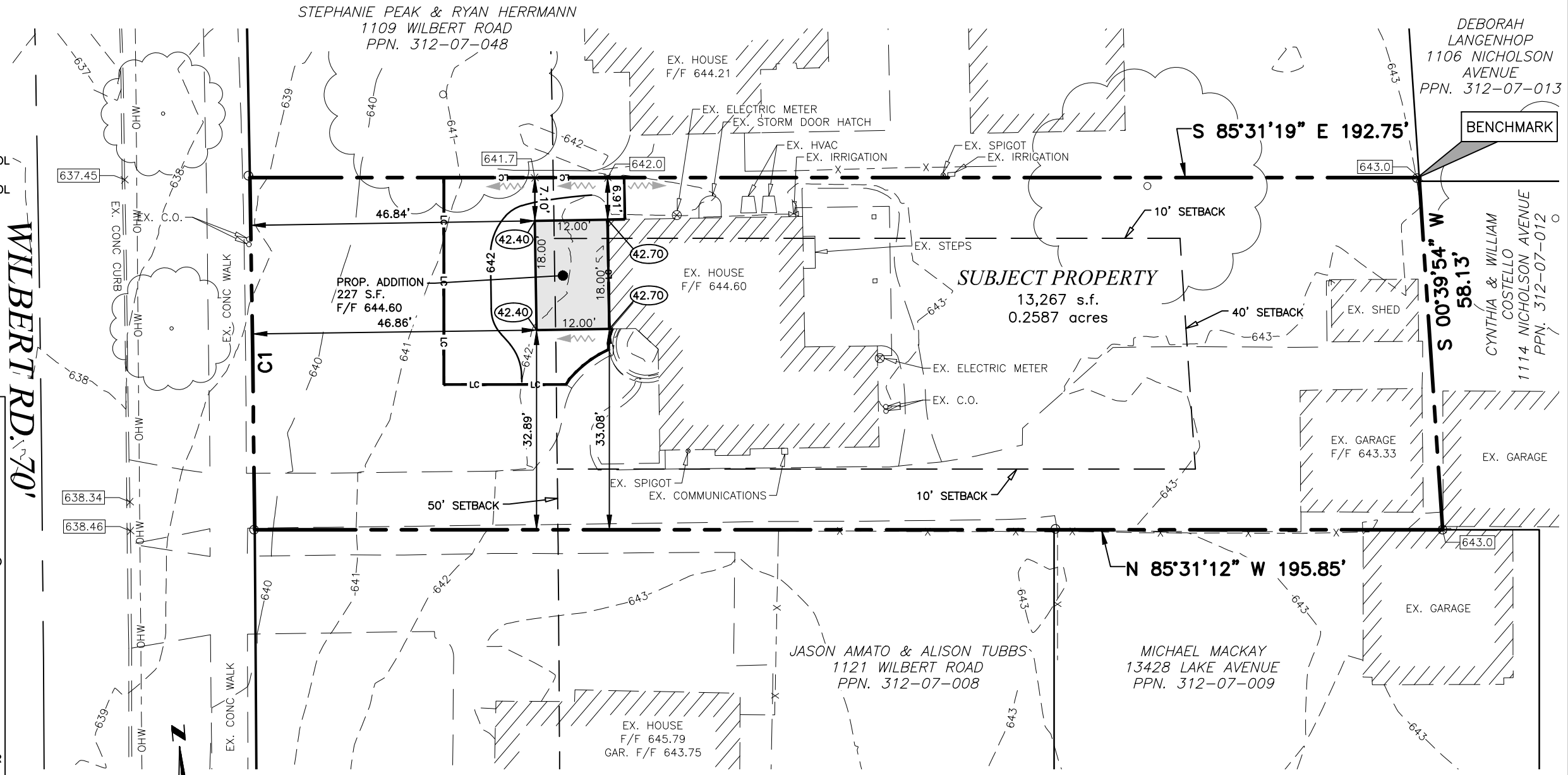


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- PLOT PLAN NOTES:**
1. THIS PLAN SHALL NOT BE CONSIDERED A BOUNDARY SURVEY OF THE PARCEL SHOWN.
 2. LATERAL INVERT ELEVATIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ACTUAL LATERAL INVERT ELEVATION AND LOCATION PRIOR TO CONSTRUCTION.
 3. CONTRACTOR TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES ON THE LOT PRIOR TO THE EXCAVATION OF THE FOUNDATION.
 4. EXISTING UNDERGROUND UTILITIES AND PAVEMENT ARE SHOWN PER SURVEY DATED MARCH 2023 AND UTILITY RECORDS.
 5. EXISTING CONTOURS SHOWN ARE REPRESENTATIVE OF FIELD WORK DATED MARCH 2023.
 6. FOUNDATION DIMENSIONS ARE MEASURED TO THE OUTSIDE CORNER OF FOUNDATION WALL OR BRICK FACE IF APPLICABLE.
 7. FOUNDATION DRAIN SUMP PUMP IS REQUIRED UNLESS HOMEOWNER DETERMINES OTHERWISE DURING CONSTRUCTION.
 8. 2% SLOPE FOR SWALES IS PREFERRED, 1% MINIMUM.
 9. MOWABLE AREAS OF THE YARD ARE NOT TO EXCEED 3:1 SLOPE UNLESS OTHERWISE SHOWN ON PLAN.
 10. TEMPORARY CONSTRUCTION DRIVE TO BE MINIMUM 30' LONG WITH 8" LAYER OF #1 AND #2 AGGREGATE OVER GEOTEXTILE FABRIC AND IN SAME LOCATION AS THE PERMANENT DRIVEWAY.
 11. TEMPORARY CONCRETE WASHOUT BASIN TO BE LOCATED ON OPPOSITE SIDE OF LOT FROM CONSTRUCTION DRIVE OR BY HOMEOWNER DETERMINES OTHERWISE DURING CONSTRUCTION.
 12. CONTRACTOR MUST CHECK THE BENCHMARK ELEVATION WITH THE TOP OF CURB ELEVATIONS SHOWN ON THE PLAN PRIOR TO START OF CONSTRUCTION.
 13. IF CURB CUT REQUIRED, MAINTAIN 1" BOTTOM LIP AT DRIVEWAY.
 14. ALL CONSTRUCTION TRAFFIC IS RESTRICTED TO THE CONSTRUCTION ENTRANCE.

BUILDER:
 OLD WORLD CUSTOM HOMES, LLC
 7054 MEARS GATE DR. NW
 NORTH CANTON, OHIO 44720
 ANDREW EGEMAN
 330-494-0228



ZONING: R1M
 FRONT SETBACK - 50'
 REAR SETBACK - 40'
 SIDE SETBACK - 10'
 MINIMUM SUM OF BOTH SIDES = 20'
 LOT COVERAGE = 15%

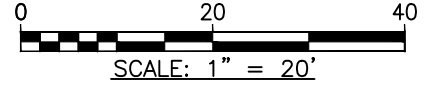
LOT BENCHMARK:
 5/8" CAPPED REBAR (HANTEL 5129)
 LOCATED AS SHOWN ON PLOT PLAN.
 ELEV. 643.07

PLOT PLAN PREPARED FOR
 OLD WORLD CUSTOM HOMES
 SITUATED IN THE CITY OF LAKEWOOD
 COUNTY OF CUYAHOGA, STATE OF OHIO

PREPARED BY:
GBC DESIGN, INC.
 565 White Pond Dr. Akron, OH 44320-1123
 Phone 330-836-0228 Fax 330-836-5782

PAGE 2 OF 2
 DATE: 6/26/2024
 DRAWN BY: BAW
 PROJECT No. 57096

LIMITS OF DISTURBANCE = 0.021 ACRES
 (920 S.F.)



1115 WILBERT ROAD
 PPN. 312-07-047

THE PERNSTEINER RESIDENCE

1115 WILBERT RD., LAKEWOOD, OH 44107

DRAWING SCHEDULE

COVER SHEET	1
RENDERINGS	2
BASEMENT	3
FIRST FLOOR	4
SECOND FLOOR	5
FRONT ELEVATION	6
RIGHT ELEVATION	7
LEFT ELEVATION	8
ROOF PLAN	9
SECTIONS	10
GENERAL NOTES	11



MATERIALS AND COLORS TO MATCH EXISTING STRUCTURE

The Pernsteiner Residence

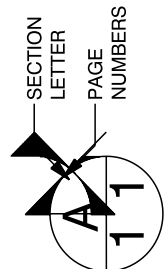
1115 Wilbert Rd.
Lakewood OH 44107

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DATE: 7/8/2024

COVER SHEET



Old World
CUSTOM RENOVATIONS

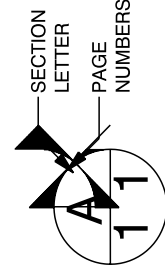
Old World Custom Renovations
7056 Mears Gate Dr. NW
North Canton, OH 44720
330.494.0228
www.oldworldclassics.com



Old World
CUSTOM RENOVATIONS

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The Pernsteiner Residence

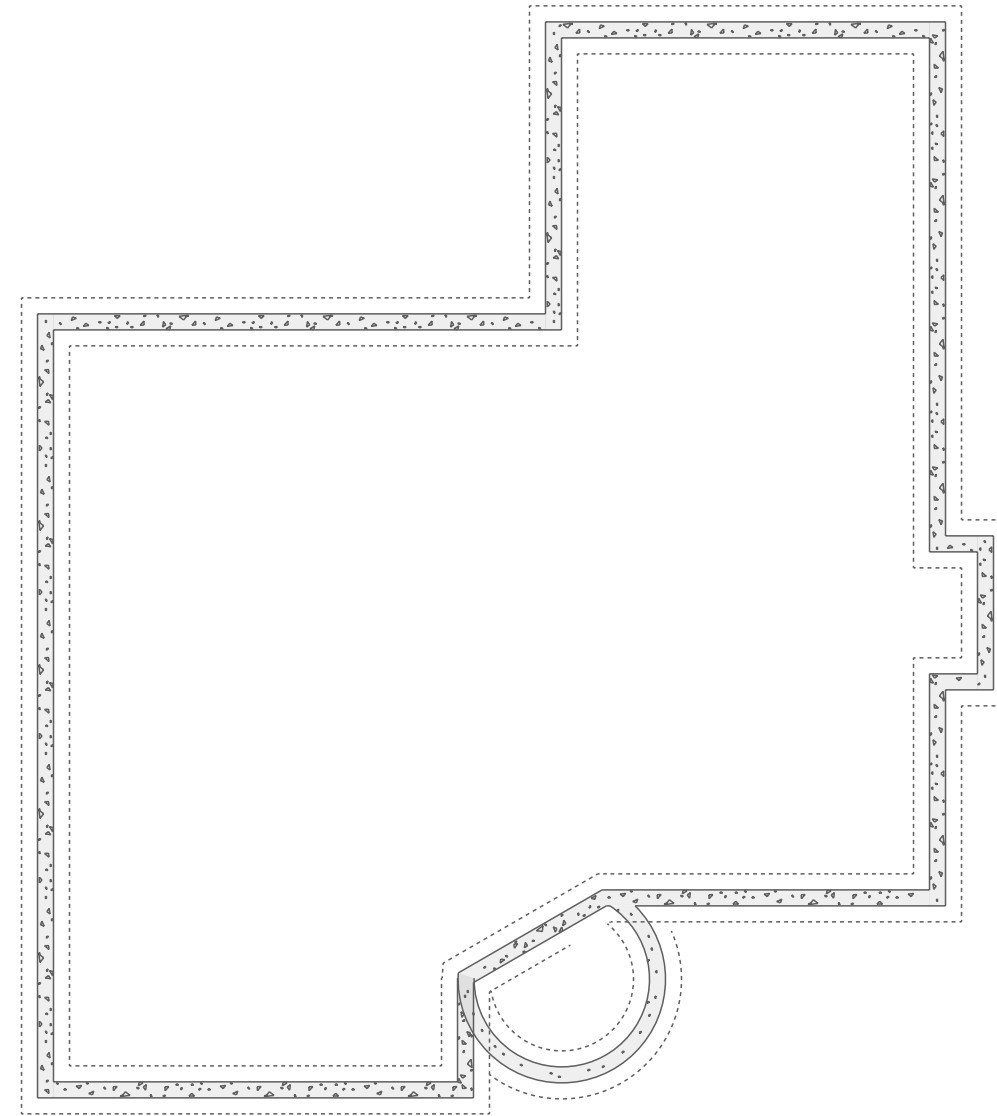
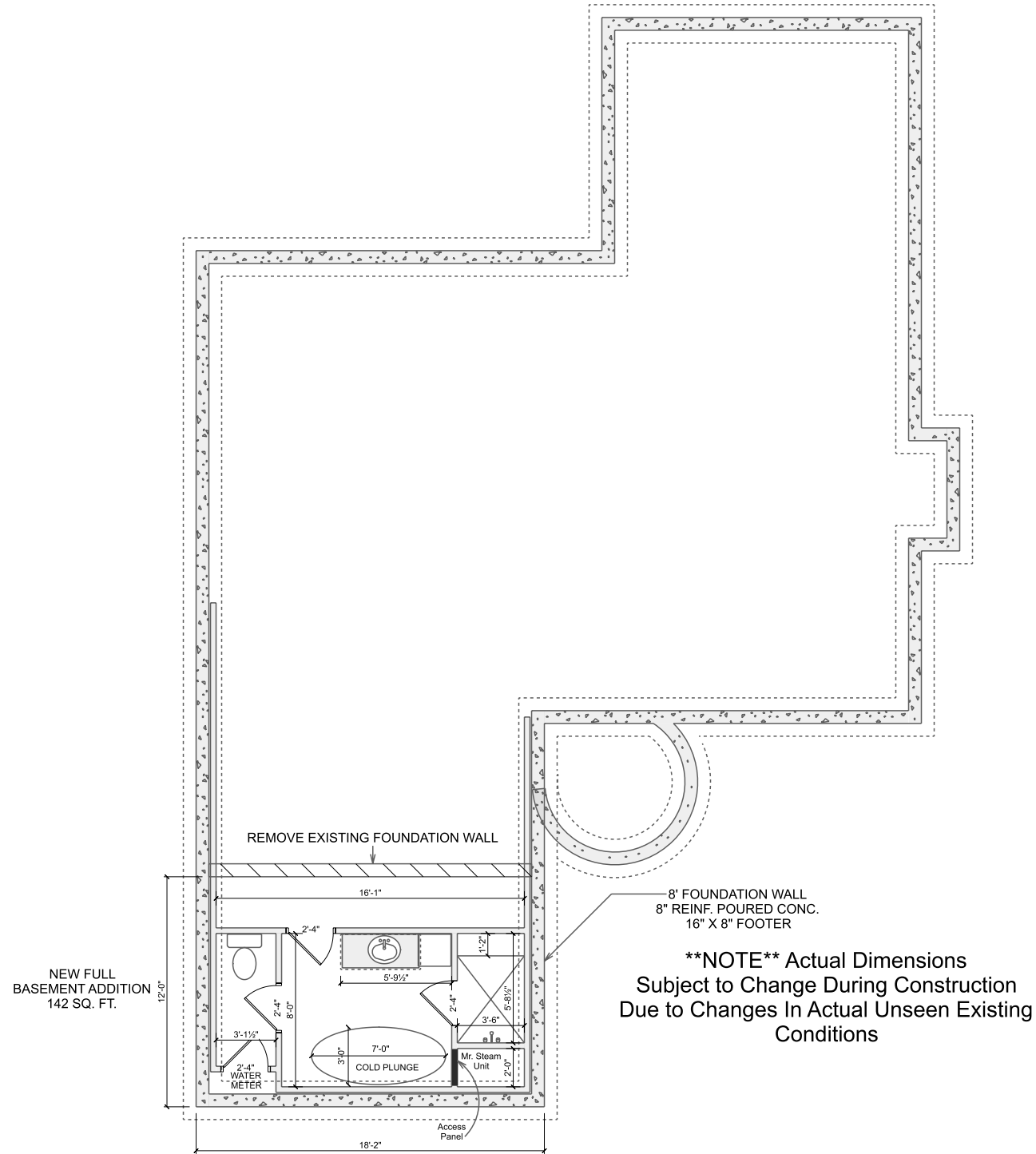
1115 Wilbert Rd.
Lakewood OH 44107

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DATE: 7/8/2024

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RENDERINGS

NEW ADDITION CONCEPT

EXISTING CONDITIONS



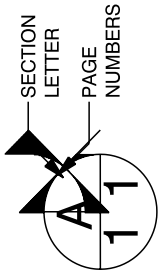
BASEMENT
SCALE: 1/8" = 1'-0"

The Pernsteiner Residence

1115 Wilbert Rd.
Lakewood OH 44107

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DATE: 7/8/2024

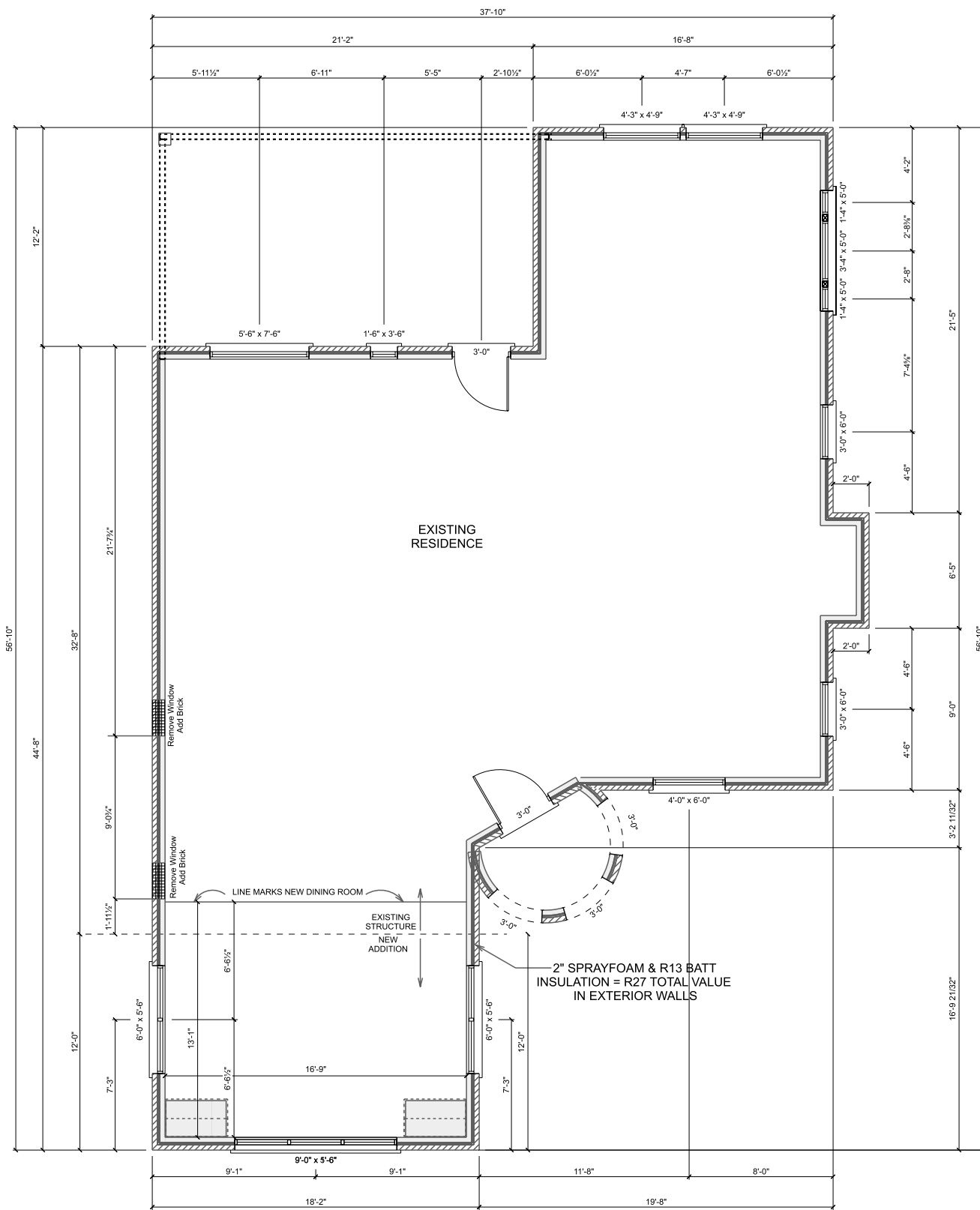
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BASEMENT



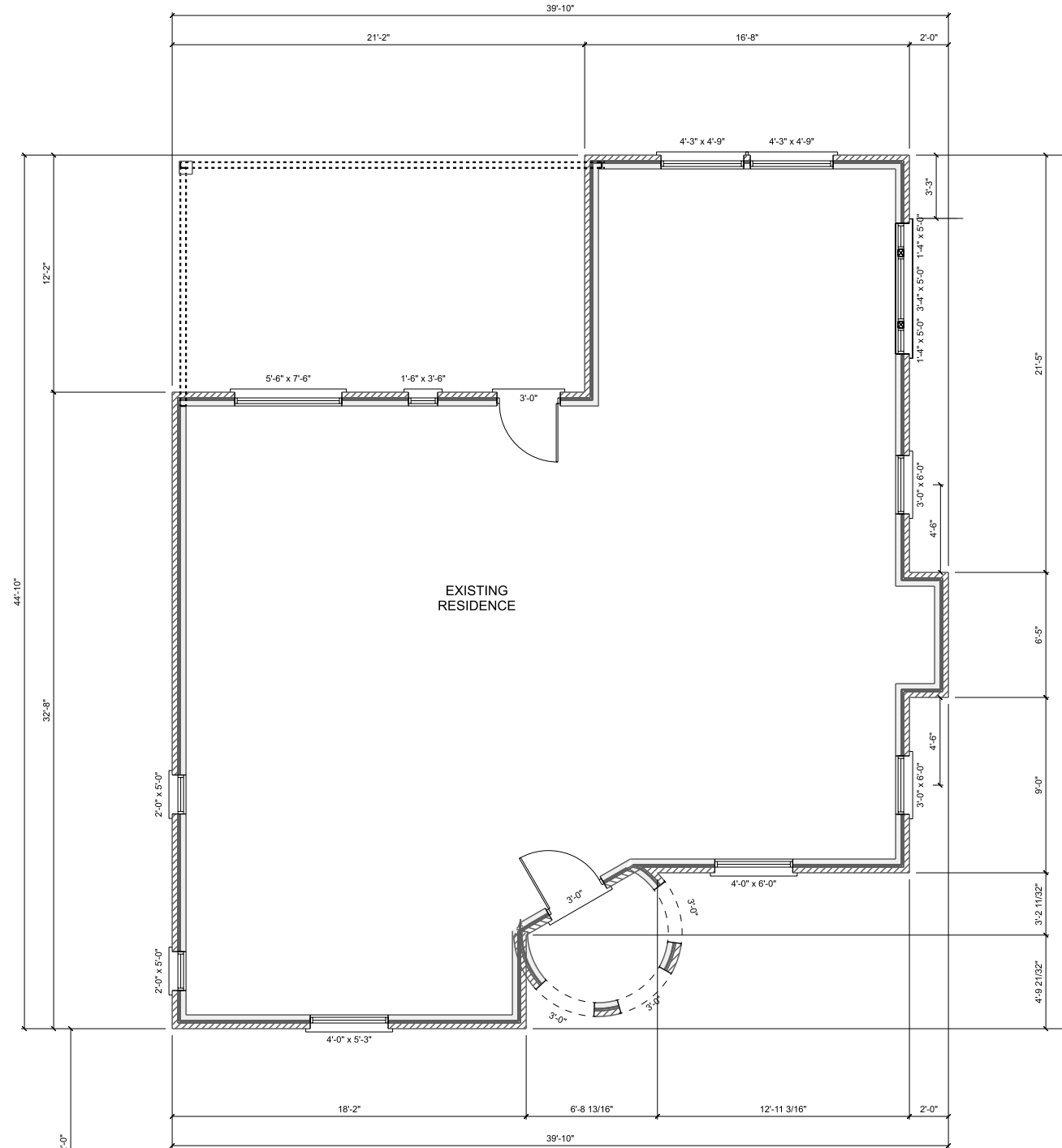
Old World
CUSTOM RENOVATIONS

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7056 Mears Gate Dr. NW
North Canton, OH 44720
330.494.0228
www.oldworldclassics.com

NEW ADDITION CONCEPT
192 SQ. FT.



EXISTING CONDITIONS



****NOTE**** Actual Dimensions
Subject to Change During Construction
Due to Changes In Actual Unseen Existing
Conditions

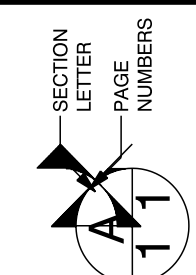
MAIN FLOOR
SCALE: 1/8" = 1'-0"

The Pernsteiner Residence

1115 Wilbert Rd.
Lakewood OH 44107

DRAWN BY:
SCALE: 1/8" = 1'-0"
DATE: 7/8/2024

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4
FIRST FLOOR

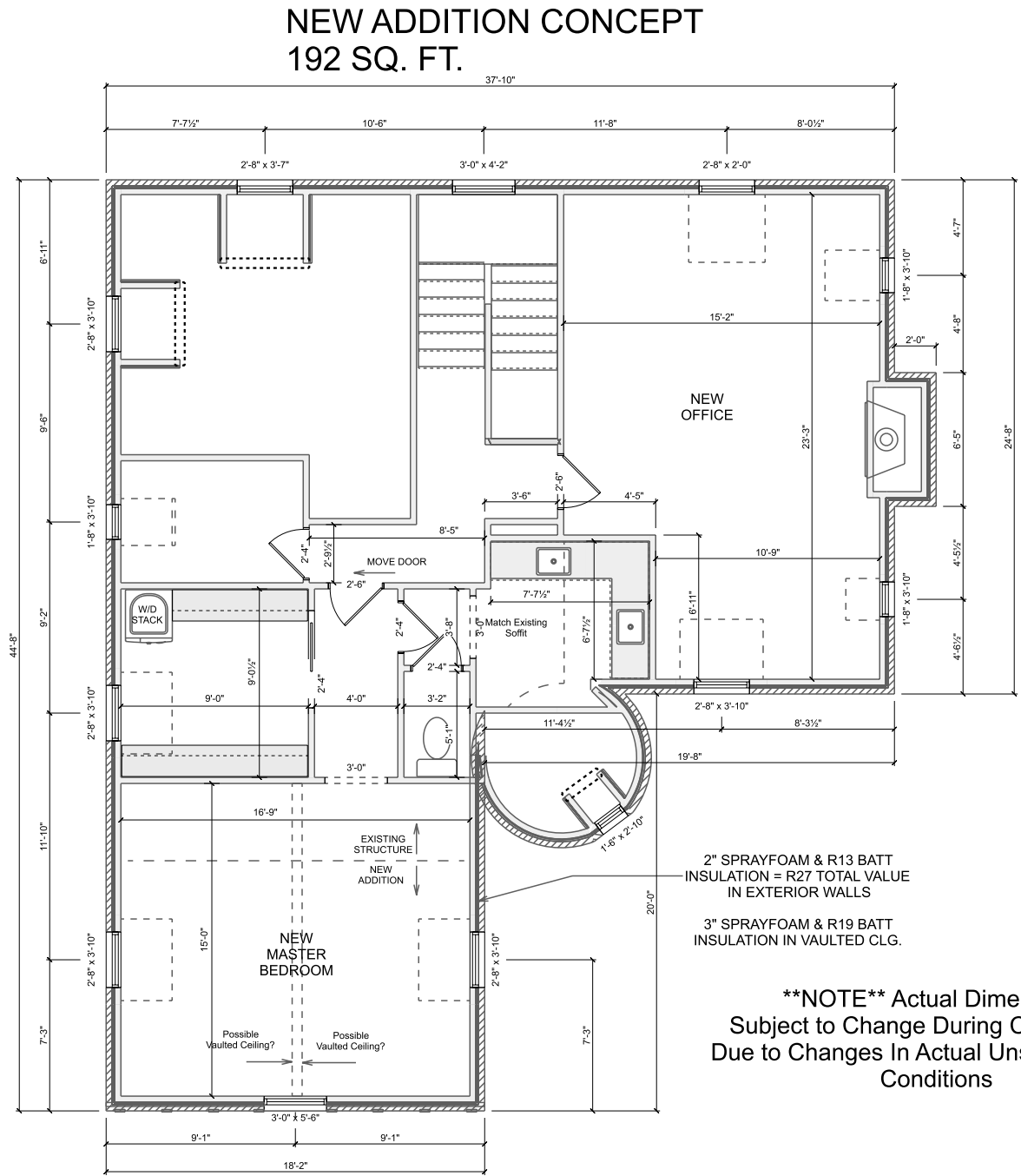


Old World
CUSTOM RENOVATIONS

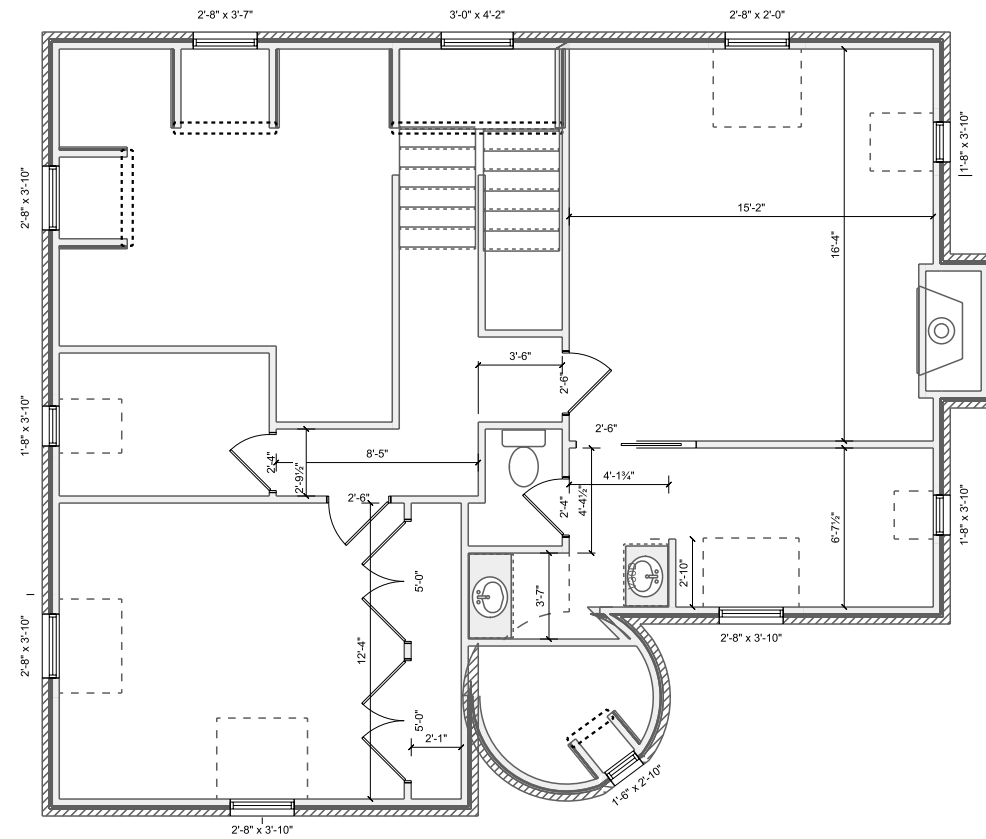
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SECOND FLOOR

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



EXISTING CONDITIONS



The Pernsteiner Residence

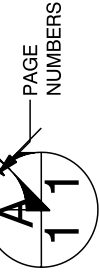
1115 Wilbert Rd.
Lakewood OH 44107

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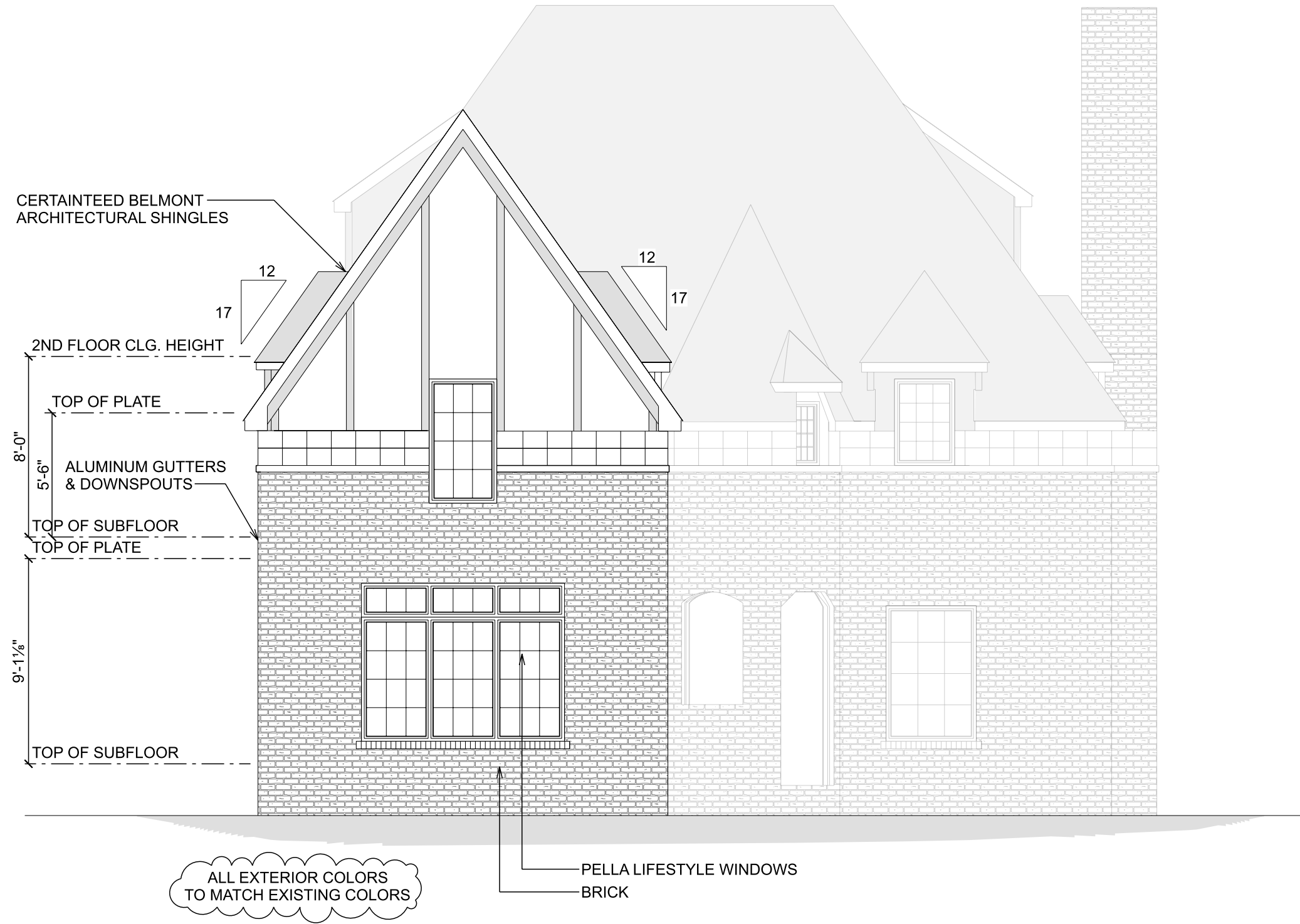
DATE: 7/8/2024



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SECOND FLOOR



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

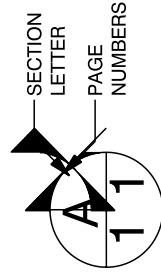
The Pernsteiner Residence

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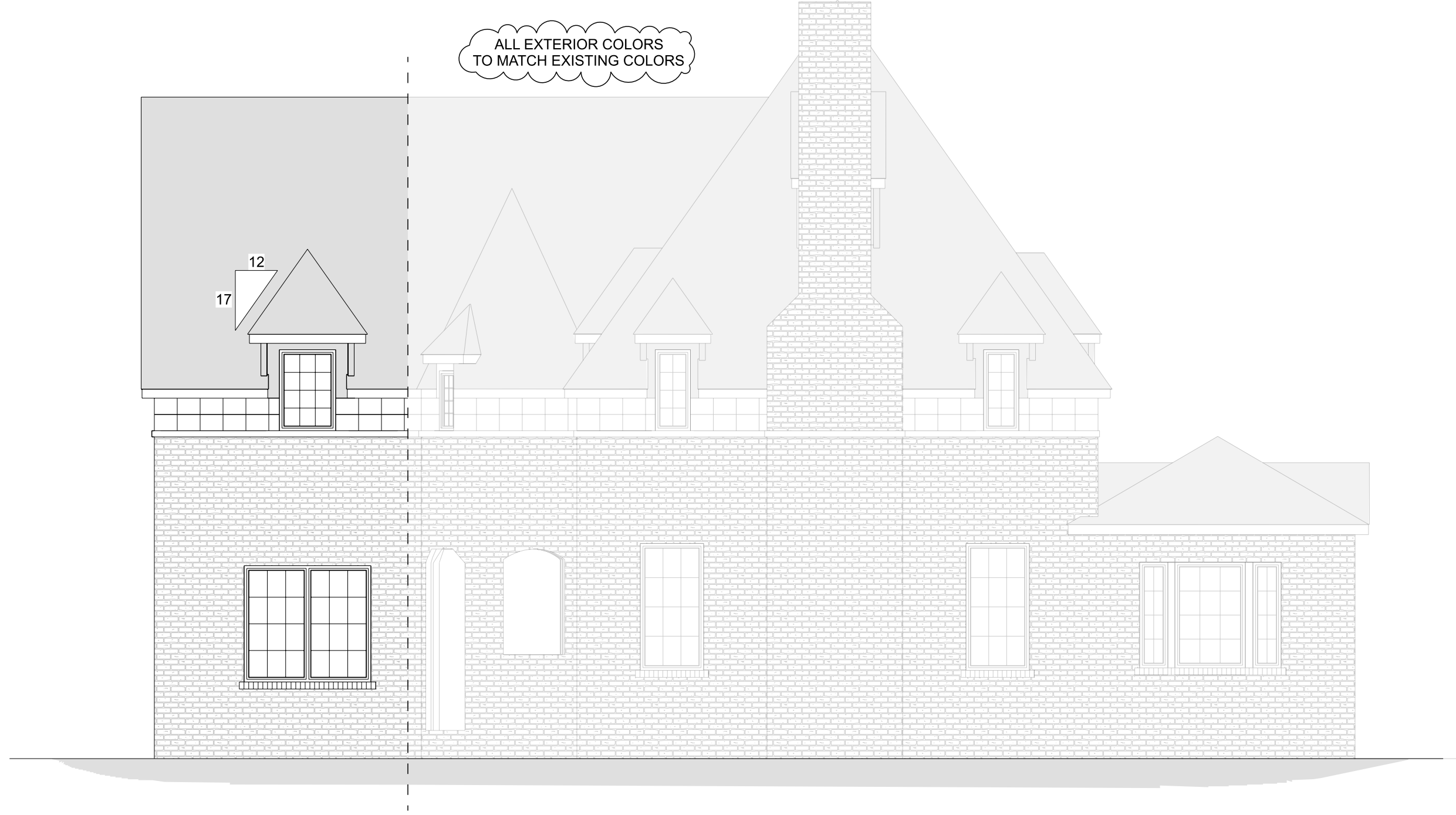
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DATE: 7/8/2024

PAGE: **6**

FRONT ELEVATION



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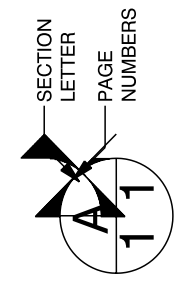


RIGHT ELEVATION
 SCALE: 3/16" = 1'-0"

The Pernsteiner Residence

1115 Wilbert Rd.
 Lakewood OH 44107

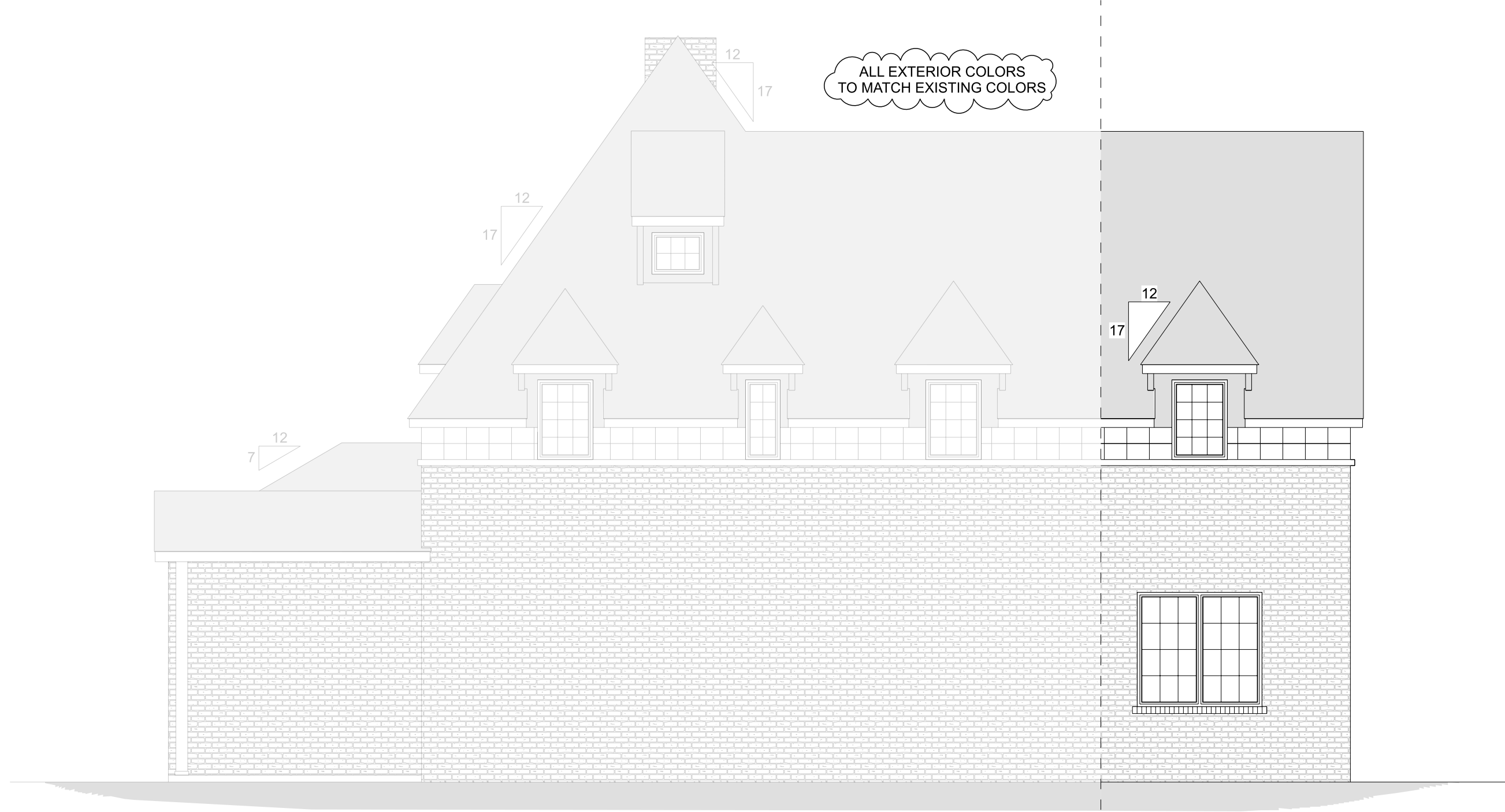
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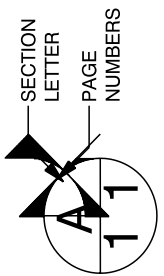
Old World Custom Renovations
 330.494.0228
 www.oldworldclassics.com
 7056 Mears Gate Dr. NW
 North Canton, OH 44720

LEFT ELEVATION

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



Old World Custom Renovations
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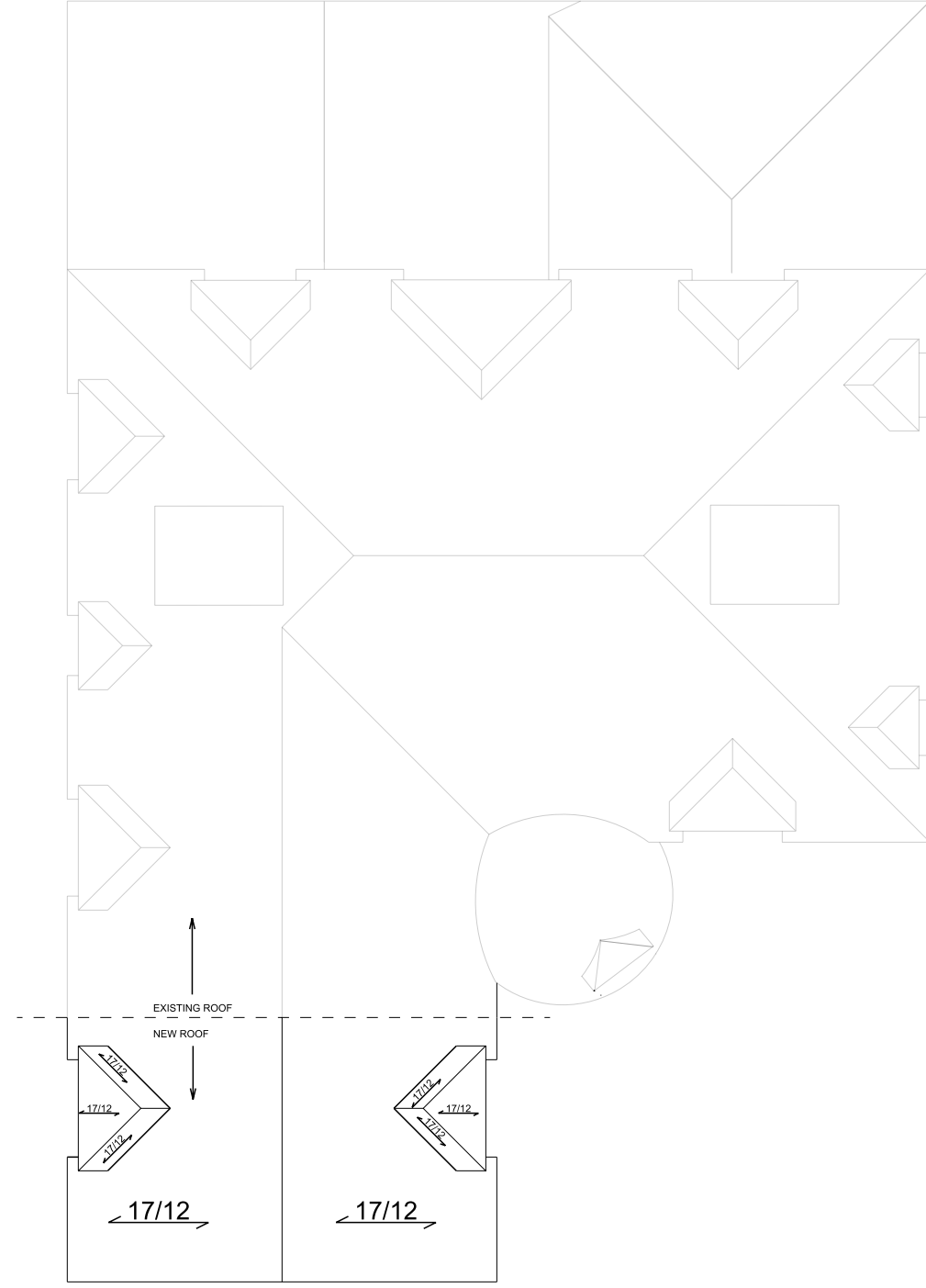


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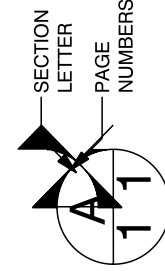
PAGE: **8**
LEFT ELEVATION



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



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SECTION LETTER
 PAGE NUMBERS

The Pernsteiner Residence

1115 Wilbert Rd.
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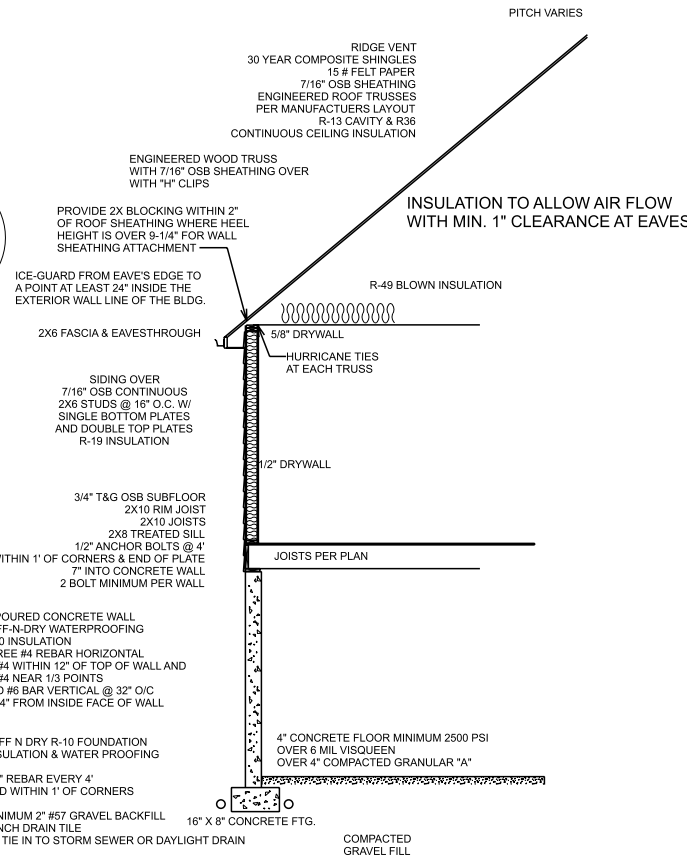
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 SCALE: 1/8" = 1'-0"
 DATE: 7/8/2024

PAGE: **9**
 ROOF PLAN

RIDGE BOARD SHALL NOT BE LESS THAN 1" IN THICKNESS AND NOT LESS THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL NOT BE LESS THAN 2" IN THICKNESS. HIP RAFTERS SHALL NOT BE LESS THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO DISTRIBUTE THE LOADS PER RCO802.3.

ROOF SHEATHING SHALL BE SUPPORTED BY BLOCKING OR EDGE CLIPS WHEN RAFTERS OR TRUSSES ARE 24" O.C. OR GREATER.

PER 2019 RCO, EACH END OF THE ROOF TRUSSES ARE TO HAVE AN APPROVED POSITIVE CONNECTION TO ALL HEADERS AND OR TOP PLATES (TRUSS CLIPS).



TYPICAL WALL SECTION

ALL FOOTINGS AND FOUNDATION WALLS TO BE SIZED AND REINFORCED PER TABLES 401.4.1, 403.1, 402.2, 404.1.1 (1)-(4) AND 505.1

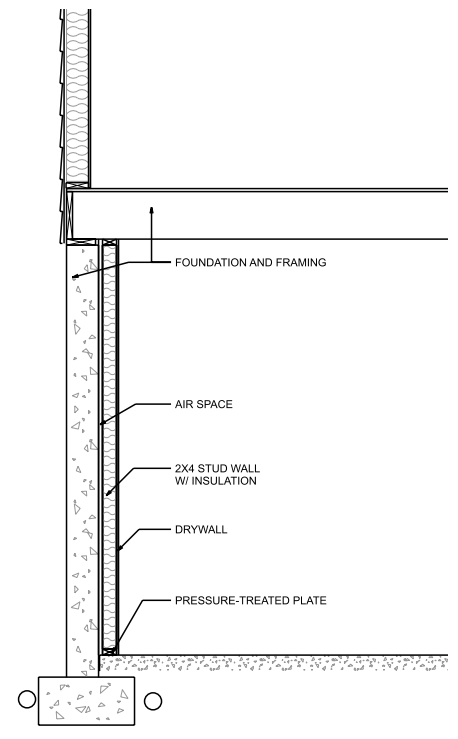
1. ALL TRUSS DRAWINGS TO BE ON SITE AND APPROVED PRIOR TO INSTALLATION
2. FIRE BLOCKING TO BE COMPLETED IN COMPLIANCE WITH R602.8
3. DRAFTSTOPPING TO BE COMPLETED IN COMPLIANCE WITH R502.12
4. ICE GUARD TO BE COMPLETED IN COMPLIANCE WITH R905.2.7.2

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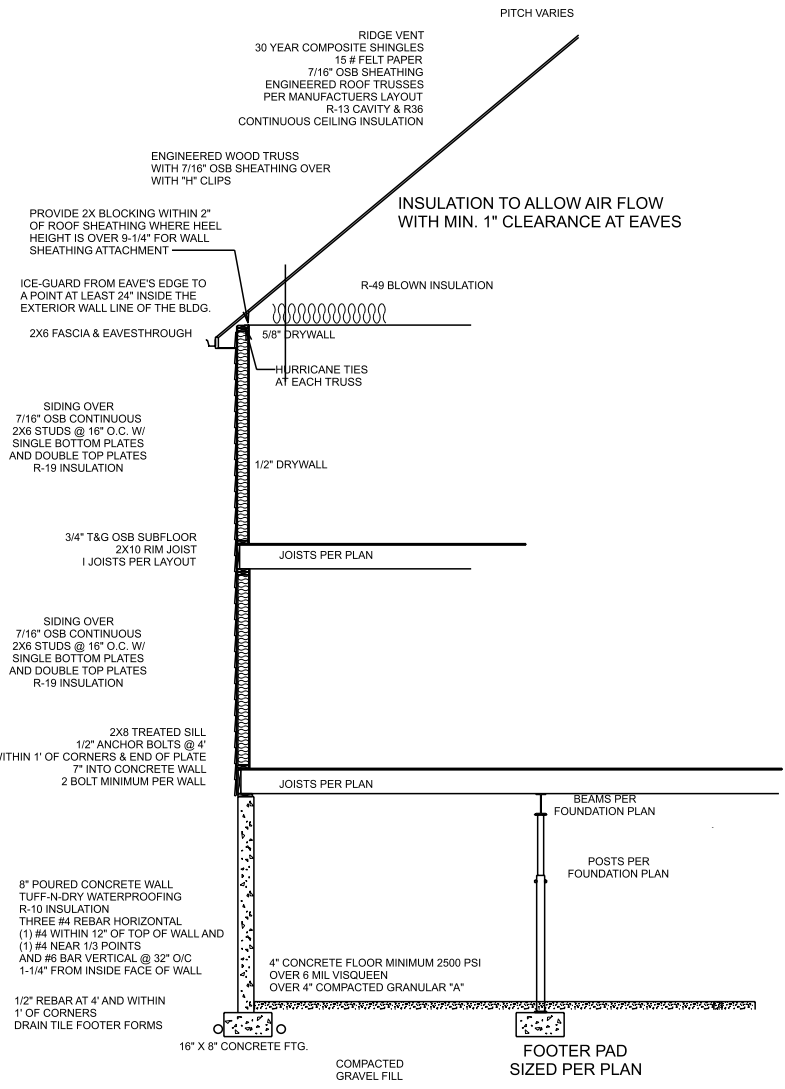
WINDOW NOTES

1. ANY GLASS IN A HAZARDOUS AREA WILL BE TEMPERED (GLAZED) PER R308.4
2. ALL BEDROOMS WILL HAVE 1 EMERGENCY & RESCUE OPENINGS PER R310.1 - 310.1.4



FINISHED BASEMENT DETAIL

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



TYPICAL WALL SECTION @ 2 STORY

SECTION - 2X6 WALLS

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

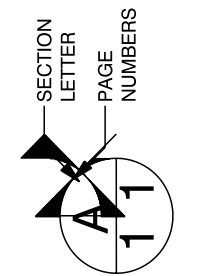
The Pernsteiner Residence

1115 Wilbert Rd.
Lakewood OH 44107

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DATE: 7/8/2024

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SECTIONS



Old World
CUSTOM RENOVATIONS

Old World Custom Renovations
7056 Mears Gate Dr. NW
North Canton, OH 44720
330.494.0228
www.oldworldclassics.com

GENERAL CONSTRUCTION NOTES

MISCELLANEOUS:

FOR ANY ELEMENTS OF CONSTRUCTION NOT SPECIFICALLY NOTED ON THESE PLANS, COMPLY WITH THE LATEST EDITION OF THE RESIDENTIAL CODE OF OHIO, UNLESS LOCAL BUILDING AND ZONING DEPARTMENTS ADHERE TO A SPECIFIC EDITION.

TRUSSES:

ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER WITH DETAIL DRAWINGS DESCRIBING TRUSS LAYOUTS AND LOAD CALCULATIONS USED TO DESIGN THE TRUSSES. IT IS THE BUILDER AND/OR OWNERS RESPONSIBILITY TO SUPPLY ANY/OR ALL OF THIS INFORMATION IF REQUESTED BY THE BUILDING DEPARTMENT TO ISSUE BUILDING PERMITS.

LIVE LOADS:

IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO VERIFY THAT ALL POINT LOADS TRANSFER TO THE FOUNDATION OR SPECIFIED BEARING LOCATIONS. STRUCTURE SHALL BE DESIGNED TO RESIST MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS PER RCO. 301.5

CONCRETE:

ALL CONCRETE SHALL COMPLY WITH ACI 318-08: "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318-03: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. ALL EXTERIOR CONCRETE SHALL BE AIR-TRAINED PER RCO SECTION 402.2.

LUMBER:

IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO VERIFY THAT ALL LUMBER USED FOR THIS PROJECT MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF STRENGTH AND MOISTURE CONTENT SET FORTH BY THE STATE AND LOCAL BUILDING CODES. PER RCO 502.1

TYP. SPF #2 OR BETTER Fb.....875 PSI

WALL STUDS SHALL BE A MINIMUM OF 2X6'S @ 16" O.C. AND SHALL BE ONE PIECE FULL HEIGHT AND A MINIMUM OF (2) STUDS AT EACH SIDES OF ALL OPENINGS THROUGH ALL WALLS UNLESS NOTED OTHERWISE

ALL EXTERIOR WALLS TO HAVE VAPOR BARRIER PER RCO 601.3
ALL EXTERIOR WALLS TO HAVE WATER RESISTANT BARRIER PER RCO 703.2
ALL WALL COVERINGS SHALL BE CAPABLE OF RESISTING WIND LOADS IN ACCORDANCE WITH TABLES 301.2(2) AND 301.2(3) PER RCO 703.1.2.

REFER TO THE TYPICAL WALL SECTION FOR SUBFLOOR AND ROOF SHEATHING THICKNESS AND MATERIAL TYPES.

BUILDING THERMAL ENVELOPE:

THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION PER RCO. 1102.4.1. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSIONS AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:

- ALL JOINTS, SEAMS, AND PENETRATIONS
- SITE-BUILT WINDOWS, DOORS, AND SKYLIGHTS
- OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMINGS
- UTILITY PROTECTIONS
- DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE
- KNEE WALLS
- WALLS & CEILINGS SEPARATING THE GARAGE FROM CONDITIONED SPACES
- BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
- ATTIC ACCESS OPENINGS
- OTHER SOURCES OF INFILTRATION

GENERAL CODE REQUIREMENTS

REFERENCE SECTIONS 1061.3 AND CHAPTER 44 OF THE RESIDENTIAL CODE OF OHIO

ROOFS:

ROOF SHINGLES SHALL BE APPLIED OVER A MINIMUM OF ONE POLY OF #15 FELT SHALL BE LAID PARALLEL TO THE EAVES, WITH A 2" TOP LAP AND 4" END LAP. FOR A ROOF WITH A 4/12 OR LESS PITCH REFER TO RCO SECTION 905.2. ICE GUARD AND WATERSHIELD AT ALL EAVES AND VALLEYS.

ATTICS:

ALL ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION WITH THE NET FREE VENTILATING AREA NOT LESS THAN 1/300 OF THE AREA TO BE VENTILATED. ALL OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF SNOW AND RAIN.

MECHANICALS:

ALL PLUMBING, ELECTRICAL, HEATING AND COOLING SYSTEMS SHALL COMPLY WITH ALL ORDINANCES SET FORTH BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. PLUMBING SHALL ALSO COMPLY WITH THE OHIO PLUMBING CODE. ELECTRICAL SHALL ALSO COMPLY WITH THE NATIONAL ELECTRIC CODE AND THE RESIDENTIAL CODE OF OHIO. THESE APPLIANCE HAVE DIRECT VENTED COMBUSTION AIR.

SMOKE & CARBON MONOXIDE DETECTORS:

ALL SMOKE & CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED & INTERCONNECTED WITH A BATTERY BACK-UP. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE BUILDING PER RCO. 314.3 AND 315.1
ON EACH LEVEL SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES SHALL BE INSTALLED. SEPERATE OR DUAL TECHNOLOGY SMOKE ALARMS MAY BE USED. THE SMOKE ALARM OUTSIDE THE GUEST SUITE, MASTER SUITE, AND BEDROOM #2 & #3 SHALL INCLUDE PHOTOELECTRIC TECHNOLOGY. A FIRE ALARM SYSTEM (SMOKE DETECTORS) INSTALLED PER RCO 314.7 ISN'T REQUIRED TO INCLUDE BOTH TECHNOLOGIES PER RCO 314.1.2

FIRESTOPPING:

SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: CONCEALED SPACES OF STUD WALLS AND PARTITIONS AT THE CEILING AND FLOOR, OR ROOF LEVELS. AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AR SOFFITS OVER CABINETS, DROP CEILINGS, ETC. ALSO AROUND VENTS, PIPES, AND CHIMNEYS AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTABLE MATERIALS.

INSULATION:

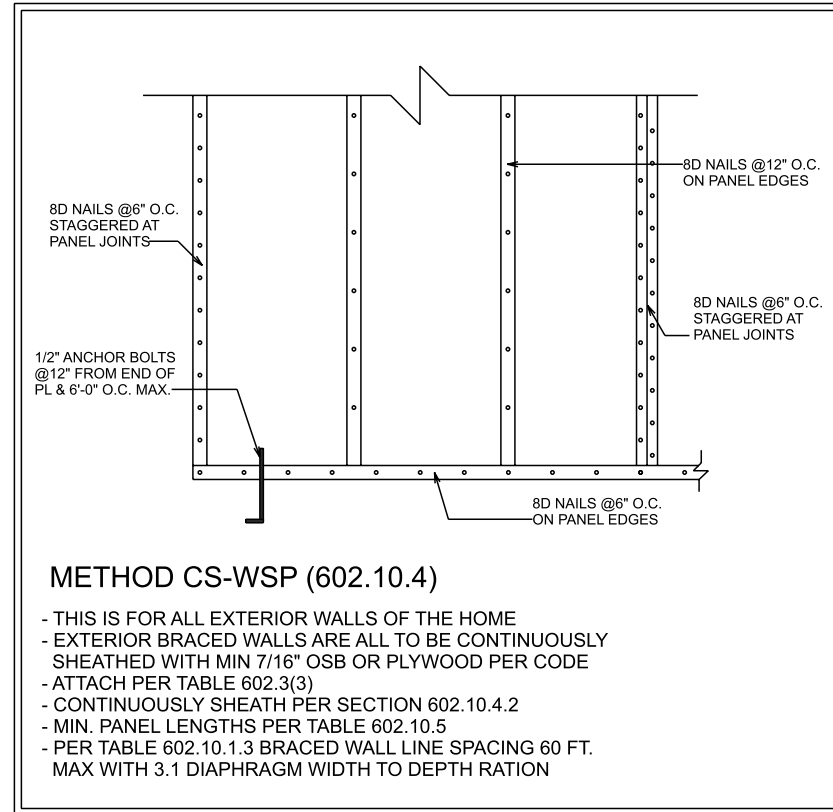
INSULATION SHALL BE INSTALLED AND ALSO COMPLY WITH ALL MINIMUM ORDINANCES SET FORTH BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. REFER TO THE TYPICAL WALL SECTIONS FOR R-VALUES AND LOCATIONS.

SHEATHING:

EXTERIOR WALLS & ROOF SHALL BE CONTINUOUSLY SHEATHED WITH MIN. 7/16" OSB OR PLYWOOD PER SECTION 602.10 NAILED W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

FIREPLACES:

ALL CHIMNEYS AND FIREPLACES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF 2013 RCO AND INSTALLED PER THE ORDINANCES SET FORTH BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO VERIFY THE ROUGH-OPENING DIMENSIONS FOR ALL PRE-FAB FIREPLACES WITH THE ACTUAL UNIT TO BE INSTALLED, PRIOR TO FRAMING.



METHOD CS-WSP (602.10.4)

- THIS IS FOR ALL EXTERIOR WALLS OF THE HOME
- EXTERIOR BRACED WALLS ARE ALL TO BE CONTINUOUSLY SHEATHED WITH MIN 7/16" OSB OR PLYWOOD PER CODE
- ATTACH PER TABLE 602.3(3)
- CONTINUOUSLY SHEATH PER SECTION 602.10.4.2
- MIN. PANEL LENGTHS PER TABLE 602.10.5
- PER TABLE 602.10.1.3 BRACED WALL LINE SPACING 60 FT. MAX WITH 3.1 DIAPHRAGM WIDTH TO DEPTH RATION

BRACED WALL PANELS (NOT TO SCALE)

STAIR REQUIREMENTS:

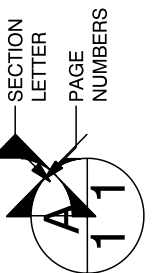
- MIN. STAIR WIDTH EXCLUDING WALL HANDRAIL.....3'-0"
- MINIMUM TREAD DEPTH.....9"
- MAXIMUM RISER HEIGHT.....8-1/4"
- MAXIMUM VARIANCE IN RISER HEIGHT.....3/8"
- MAXIMUM NOSING PROJECTION.....1"
- MINIMUM HEADROOM HEIGHT AT STAIR ANGLE.....6'-8"
- MINIMUM/MAXIMUM HANDRAIL HEIGHT.....34" / 38"
- MAXIMUM BALUSTER SPACING (CLEAR OPENING).....<4"
- MINIMUM GUARDRAIL HEIGHT AT STAIRS.....34"
- MINIMUM GUARDRAIL HEIGHT AT DECKS & BALCONIES.....36"
- MAXIMUM HAND GRIP WIDTH.....2-1/4"
- MINIMUM DISTANCE BETWEEN WALL AND HANDRAIL.....1-1/2"

The Pernsteiner Residence

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GENERAL NOTES



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EXTERIOR COLOR SELECTIONS

HOMEOWNER: Pernsteiner Residence

ADDRESS: 1115 Wilbert Road
Lakewood, OH 44107

	COLOR	MANUFACTURER
Vinyl Siding:	N/A	N/A
LP Siding:	N/A	N/A
Other Siding:	SW 6119 Ant.White	Stucco
Roof:	installer to match existing	Architectural asphalt
Brick:	installer to match existing	Unknown
Shutters:	N/A	N/A
Accent Siding:	N/A	N/A
Gutters/Downs:	Brown	Sourced by installer
Sofit:	Brown	Sourced by installer
Front Door:	N/A	N/A
Garage Door:	N/A	N/A
Metal Roof:	N/A	N/A
Window Headers:	N/A	N/A
Windows:	wood to match existing	Pella Lifestyle

Selections are not being made in house. The installers will match the existing colors in the field and source themselves.



















BOARD OF ZONING APPEALS

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.lakewoodoh.gov

Application Cover Page

Docket No.: 08-16-24

Reference No.: BZA24-000029

Applicant Name: Brian Salsbury of AAY dba Master Deck Builder Cleveland

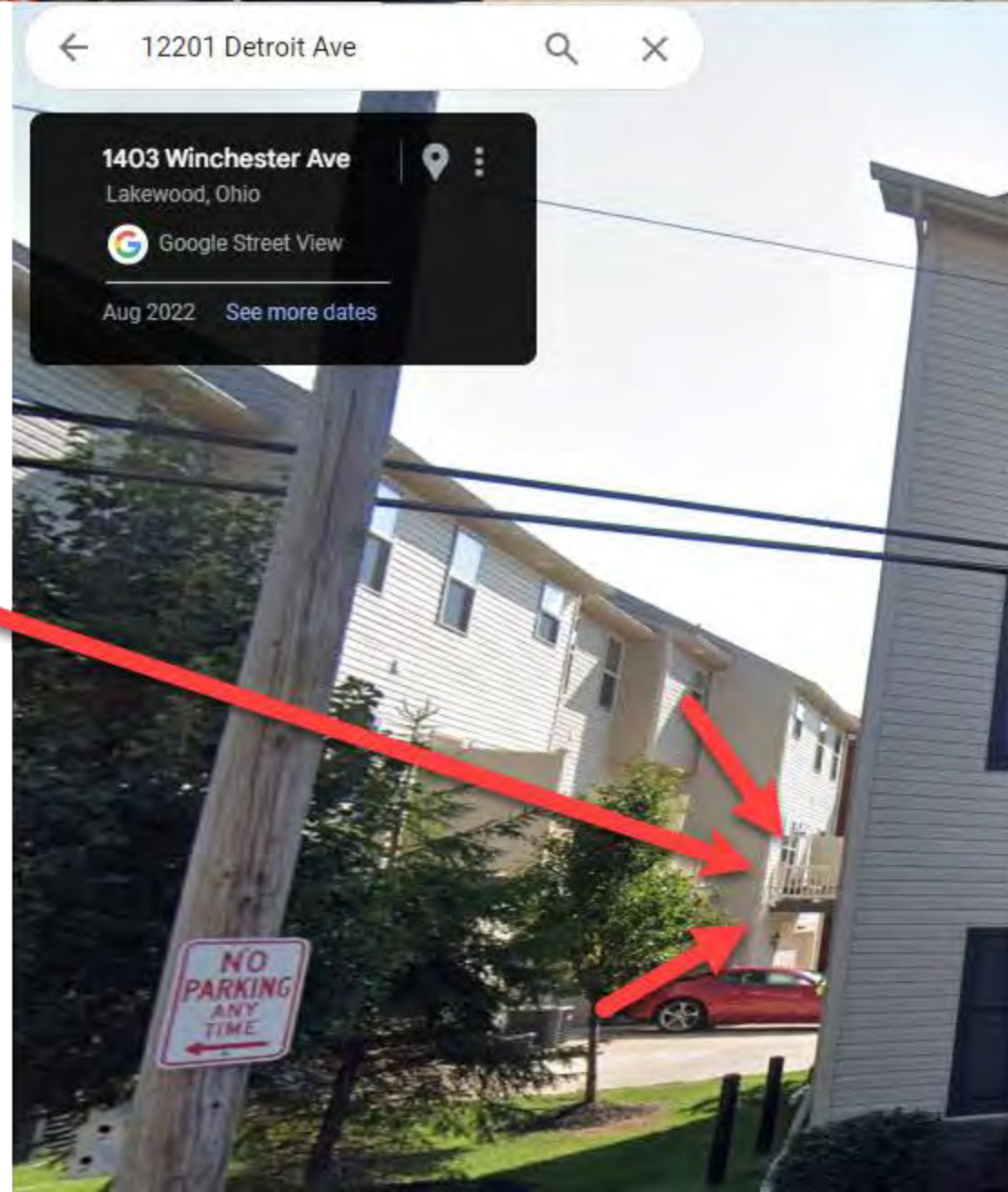
Project Address: 12201 Detroit Ave.

Project Name: n/a

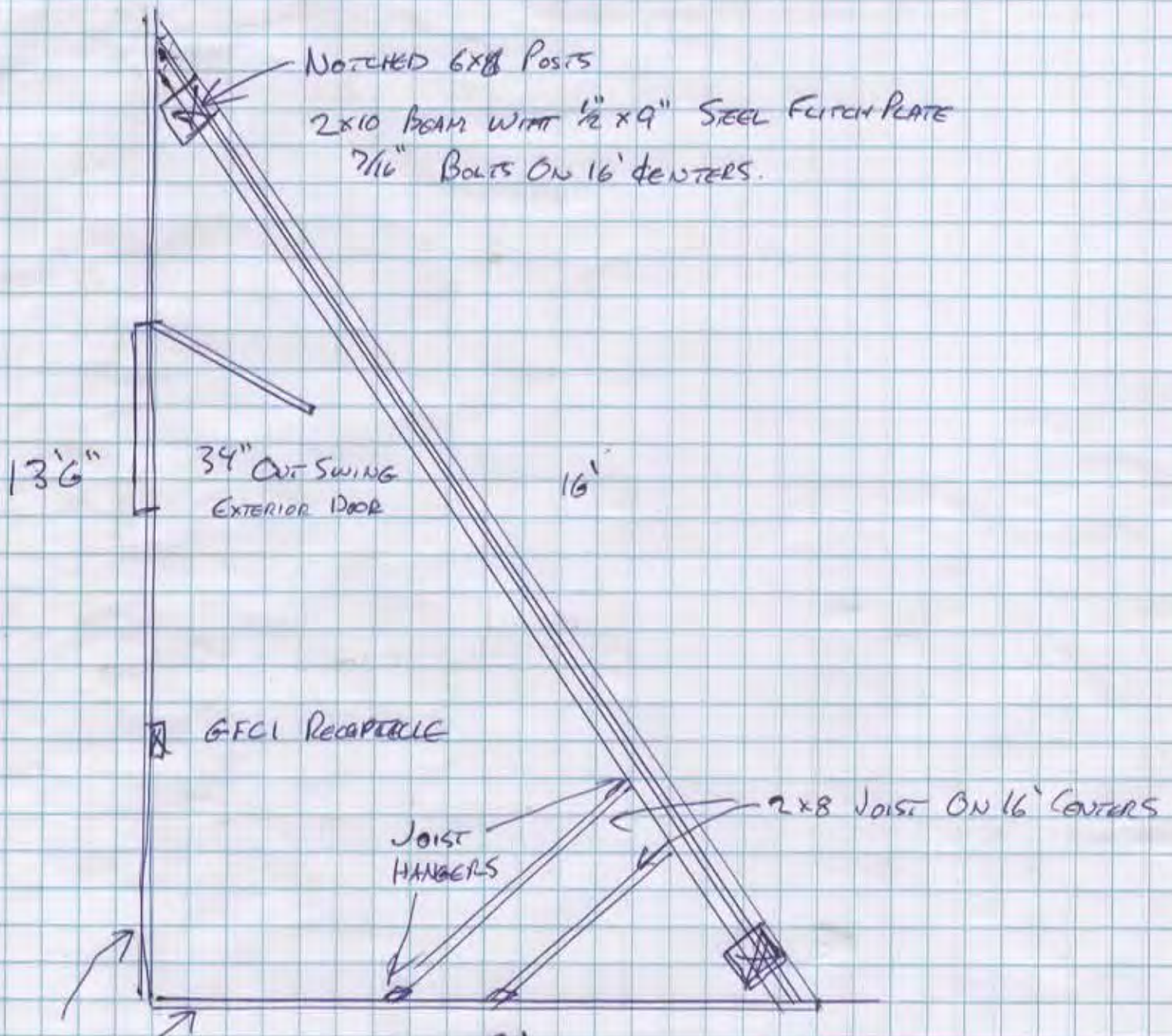
Proposal: The installation of a second floor unroofed patio deck in a triangular shape of approx. 61 feet, constructed with porch rails above the existing first floor patio. The property is located in the C3, Commercial General Business District.



Deck & Railings will match existing decks across the street. Same railing, Fascia and deck boards







NOTCHED 6x8 Posts
 2x10 BEAM WITH 1/2 x 9" STEEL FITCH PLATE
 7/16" BOLTS ON 16" CENTERS.

13'6"

34" OUT SWING
 EXTERIOR DOOR

16'

GFCI RECEPTACLE

JOIST
 HANGERS

2x8 JOIST ON 16" CENTERS

9'

2x10 LEDGER
 to be BOLTED ON 16" CENTERS WITH 4 1/2" HEAD LOCK BOLTS.
 LEDGER FLASHING BEHIND AND COVERING ALL LEDGER.

Rail - 8' x 36" H - T-TOP Level Rail kit with 1 1/2" balusters - SAND
 4" x 4" 39" POST SLEEVE SAND
 Balusters 1 1/2" SQUARE

Exterior Door -