

**MINUTES**  
**BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**  
**SPECIAL MEETING**  
**DECEMBER 4, 2014 at 5:30 P.M.**  
**LAKEWOOD CITY HALL**  
**AUDITORIUM**  
**(Audio Recording Available)**

The meeting was called to order at 5:30 P.M.

**1. ROLL CALL**

MEMBERS PRESENT:

Bryan Evans, Vice-Chairman  
Daniel Musson  
Carl Orban, Chairman  
Cynthia Stockman

OTHERS PRESENT:

Bryce Sylvester, Board Secretary, City Planner  
Michael Molinski, Building Commissioner and City Architect  
Dru Siley, Director of Planning and Development

A motion was made by Mr. Orban, seconded by Mr. Evans to **EXCUSE** the absence of David Robar. All of the members voting yea, the motion passed.

**2. Opening Remarks**

There were no Opening Remarks from the city staff.

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*The following was read to the public prior to start of business:*

Applicants and anyone wanting to make a statement are asked to come to the podium, print and sign your name on the oath sheet and slowly and clearly state your name and address. If you have a business card, please give one to the secretary. Anyone else wishing to address the board is asked to follow the same procedure.

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**NEW BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

<b>3. Docket No. 12-117-14</b>	<b>C</b>	<b>14237 Athens Avenue Roosevelt Elementary School</b>
<input type="checkbox"/> Approve		Rodwell G. King
<input type="checkbox"/> Deny		GPD Group
<input type="checkbox"/> Defer		520 S. Main Street, Suite 2531 Akron, Ohio 44311

The applicant requests the review and approval of a new two-story 56,254 square foot elementary school. (Page 2)

Rodwell G. King, GPD Group, applicant was present to explain the request. Based on comments from prior meetings with various city departments, they had developed design proposals for the schools. Utilizing the presentations (made part of record) he described the proposal for Roosevelt Elementary School ("Roosevelt"). The city police wanted to minimize the impact of traffic onto Baxterly Avenue by the egress onto Athens Avenue being a right turn only. He showed the pedestrian and vehicular traffic flows, placements of fences, sidewalk to the gymnasium, loading dock and staff parking lot, the existing 225 year old white swamp tree, low maintenance landscaping, lighting in the parking lot and on the building. The Board stated they wanted to see details of the landscaping materials and the caliper of the trees should be 3 ½ inches,

etc. The exterior would be a two-color brick, shingled roof, tan accents, beige trim with some terra-cotta. The front elevation louvres would be in the wall and went upward to the soffits. Mr. King showed material samples. The Board said they liked the gym very much. Mr. King said the Board of Education wanted to use utility-sized brick to which the Board was opposed. The scale of the brick was not conducive to the neighborhood.

John (last name is intelligible), Clifton Boulevard suggested to change the 2<sup>nd</sup> floor mechanicals to the first floor. Mr. King said the reason was because it housed the air handlers, and its location was also determined by the size of the first and second floor classrooms.

Public comment was closed as there was no one else to speak to the matter. City staff liked the design. Among things of concern were the scale of the gabled roofs and the front elevation louvres; it was suggested to make the louvres less prominent. Regarding the louvres, perhaps the continuation of the blond brick band at the bottom would help to minimize them visually. The fence should be placed next to the parking lot rather than the front sidewalk. The use of a standard sized brick was preferable to the jumbo one.

The hearing proceeded to Docket No. 12-119-14.

5.	Docket No. 12-119-14	C	1470 Victoria Avenue Grant Elementary School
	<input type="checkbox"/> Approve		Rodwell C. King
	<input type="checkbox"/> Deny		GPD Group
	<input type="checkbox"/> Defer		520 S. Main Street, Suite 2531 Akron, Ohio 44311

The applicant requests the review and approval of a new two-story 56,167 square foot elementary school. (Page 41)

Mr. King noted the school was located on a narrow sliver of land. Ingress and egress were located on Elmwood and Victoria Avenues. Access to the loading dock was from Victoria Avenue with an additional north access from Detroit Avenue to a parking lot. Green space was on the south, west and east sides of the building; landscaping would screen the parking lot and new trees would be planted. A piece of land extended south to Hilliard Road; he was not sure what it would be as of yet. The school wanted the fencing along the property lines; the Board suggested its placement next to the school building line to allow it to become public green space. He then described the various points of student entry onto the school grounds and into the school. Pertaining to the elevations, the main entrance was emphasized with an archway and the school name above it. The panels above the windows were changed from spandrel to metal. He then spoke of the materials; the red brick was the same as proposed for Roosevelt, the accent was changed from white to a grey tone, and the metal trim on the windows and gutters was white. The board thought the extended gabled roof to be an inappropriate design element along with the second arch, as this was not an entrance but a stairwell. They recommended the introduction of more brick in place of the stone columns and to flatten/change the gabled roof.

John Ebenger, 1516 Victoria Avenue asked if the easement on Victoria Avenue would be open. He was unable to use his driveway from 9:00 to 9:30 after school ended. The signs could be removed because they did not work.

David Westlake, 1482 Victoria Avenue asked about the placement and style of fencing in relationship to the homes. Referring to the site plan he showed where he lived. A large oak tree was on his property, and an arborist said the construction might damage/kill it. He talked about a retaining wall that collapsed. Mr. King said a chain link fence was proposed for next to the residences. The Board said the fencing had to be in harmony with the neighborhood.

Public comment was closed as there was no one else to speak on the matter. City staff agreed with the Board's comments. Mr. King asked if brick and stone pillars spanned 20 feet apart could be used as part of the fencing. The Board thought it would be a great solution.

The hearing proceeded to Docket No. 12-118-14.

4.	<b>Docket No. 12-118-14</b>	<b>C</b>	<b>15615 Clifton Boulevard Lincoln Elementary School</b>
	<input type="checkbox"/> Approve		Rodwell G. King
	<input type="checkbox"/> Deny		GPD Group
	<input type="checkbox"/> Defer		520 S. Main Street, Suite 2531 Akron, Ohio 44311

The applicant requests the review and approval of a new three-story 57,327 square foot elementary school. (Page 23)

Mr. King said this was the least challenging design because of the school board's acquisition of two neighboring properties; thereby adding parking on the south of the property and increase playground area. Ingress was from Lakeland Avenue and egress was onto Lakeland and Summit Avenues. The service dock was accessed from Summit Avenue. He then described the various points of student entry onto the school grounds and into the school. New trees would be included in the landscaping. The building was brought closer to Clifton Boulevard and more in line with the houses. The façade of the building on Clifton Boulevard was important and thereby symmetrical in design. They proposed to use the same color red brick as the other two schools, and the stone was the same as Roosevelt. He proposed the use of glazed brick. Large louvre metal panels would be used south façade to cover the mechanicals. Window trim and sills would be the same as Roosevelt. The yellow brick and banding on the north façade was repeated on the south. The idea for the use of glazed tile was because it existed on the current school. The Board thought the deck on the north façade would trap leaves and become a maintenance issue; emulation of the Roosevelt design would work better. The Board was concerned with the gabled roof and windows style; if the roofline were continued across the gable, it would simplify the look and match the residential area. It was recommended to move the fence that faced Lakeland Avenue. Another item to simplify the building was the use of one color of brick and to use the glazed tile as accents rather than a wall of it. As for the window muttons, the Board wanted them on the outside of the glass.

John Verikakis, 15610 Clifton Boulevard asked if there was an elevator to service the third floor mechanicals. Mr. King said there was a one passenger elevator. He felt the largeness of the school would overwhelm the surrounding homes, would be too prominent of a feature from the street, and have a negative impact on the neighborhood. The existing setback of Lincoln Elementary School provided the appearance of a park.

Linda Beebe, 1490 Mats Avenue, School Board member explained the deck area was to provide outdoor space for students. Secondly, this was the smallest school lot.

Rob Donaldson, 1202 Ethel Avenue felt this rendition was better; however, a better solution could be found for the third floor. The design looked as if there were two building additions already. More thought needed to be given to the windows of the rear elevation.

Public comment was closed as there was no one else to speak on the matter. City staff said the site plans and landscaping plans for all three schools were great; trees at the sites were to be 3 ½ inches in caliper. Some of the items for additional consideration included the Lakeland Avenue fence, front entry, pergolas, color choices on west side, and window muttons

on the exterior. The terra-cotta material could be incorporated in the blond band. Regarding all three schools, the concept designs, site plans, landscaping, elevations, and materials were appropriate. Just a little bit more work was needed. The Board strongly advised the use of standard brick.

A motion was made by Mr. Orban, and seconded by Mr. Evans to DEFER Docket No. 12-117-14 – 14237 Athens Avenue, Roosevelt Elementary School until the special meeting of January 8, 2015. All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, and seconded by Mr. Evans to DEFER Docket No. 12-119-14 – 1470 Victoria Avenue, Grant Elementary School until the special meeting of January 8, 2015. All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, and seconded by Mr. Evans to DEFER Docket No. 12-118-14 – 15615 Clifton Boulevard, Lincoln Elementary School until the special meeting of January 8, 2015. All of the members voting yea, the motion passed.

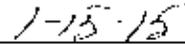
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### ADJOURN

A motion was made by Mr. Orban, seconded by Mr. Evans to ADJOURN the meeting at 7:05 p.m. All of the members voting yea, the motion passed.



Signature



Date



### Oath

*(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)*

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Rodweu King

[Signature]

2. J. E. BENGGEOR

[Signature]

3. David Westlake

[Signature]

4. John Venikakis

[Signature]

5. Robt. Dawson

[Signature]

6. \_\_\_\_\_

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11. \_\_\_\_\_

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Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure:  ABR/BBS  Citizens Advisory  Civil Svc.  Dangerous Dog  Income Tax Appeals  Loan Approval  Nuisance Abatement Appeals  Parking  Planning  Zoning Appeals  Other:

Date of Proceeding: Thursday, December 4, 2014 - Special Meeting

#### GENERAL COMMENTS FOR ALL 3 BUILDINGS

1. Trying to emulate a residential feel is ridiculous as they are civic buildings, not houses;
2. Brick to be regular size, not jumbo. Jumbo and split-face CMU is not favored at all in Lakewood;
3. Need to assess actual need for fences and placement of fences – examples: Lincoln, does it really need a fence on Clifton? Roosevelt, bring the fence on Athens to the edge of the parking lot and let the green space be open to the sidewalk. Generally add fencing if it's to aid in ensuring safety of students. (or screening parking areas) They would like green space to be open to the sidewalk;
4. Landscaping – rather spend the money on trees with thicker caliper and grass. Get rid of the shrubs (which never get maintained). The number of trees on all 3 parcels was appreciated; Shrubs should only be used for screening of parking areas where appropriate. Decorative planting areas should be limited.
5. Dislike of spandrel glass.
6. Barrel vault gym roofs were liked.

#### GRANT

1. Much prefer the arched treatment of the roofs to the gables;
2. Preference is for the newest treatment of the stairtower as the other looked too "weak" but perhaps too much attention is being drawn to that area and that it looks more like the entrance than the real entrance. Suggestion was that perhaps the gable could be a hip instead;
3. Concern is that the main entrance is not prominent enough;
4. The wood of the arches in the first rendition was not liked;
5. A comment was made that the media center glass looked sort of "industrial" and perhaps should rather have more of a "roof" (I am interpreting this as a projection perhaps); Change top band from spandrel glazing to another material.

6. The color of the stone was too "white" and recommended that it be a bit warmer (will show less dirt);
7. The site plan was considered as the most successful of the 3 buildings.

## LINCOLN

1. Need to finalize what residential properties to the south are involved in the project. Will likely need to go through re-zoning process, which includes Planning Commission and City Council. Schools to advise on final project scope.
2. Opinion was that the building had a good role in providing a "civic" presence on Clifton but would like it to be more "civic" (see general comment #1 above);
3. The gables were not liked (which are visually emphasized by the white fascia) and preference was for the arched treatment of the previous rendition; **Not necessarily. Try a flat top.**
4. Ditto for the Palladian window, especially because the arched portion would be spandrel glass;
5. Suggestion was made that maybe the center of the Clifton Blvd elevation could possibly be squared-off as Harding MS was done. This would also emulate the more square appearance of Emerson School which is also on Clifton Blvd;
6. Like the banding on the Clifton Blvd façade and recommended that it be taken around the east and west facades to dress those up;
7. West façade is too bland. It is recognized that the windows need to be small and high up but perhaps some banding could dress it up;
8. East façade – too much is going on at the entry corner and a request was made to perhaps clean-up up/simplify? **One way to do so is make the office "box" all the same buff brick similar to the two that flank the north elevation.**
9. East façade – brick detailing was liked but suggested that the banding/water table could extend around from the north to improve it – this may help with cleaning up the entry corner area?

10. The trellises were considered too high and spindly. This is mainly because the handrails have gone from solid to something more perforated and that changes the perception of volume;
11. No issues with the metal panels;
12. Ensure all the banding is the same color as the accent brick. The accent brick color tying in with Emerson was appreciated;
13. The canopy against the gym was well-accepted. ...along with the signage.
14. Consider turning entry monolith and make freestanding at edge of drive lane.

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## ROOSEVELT

1. The egress on Athens will align with Baxterly. Cars will be directed with a right turn only sign upon exiting the site.
2. The building setback from Athens was liked especially as it won't cast a shadow on the tree and the green space;
3. The playground to the south was liked and considered that it may help to get rid of the mud patch at the tree;
4. The sidewalk to the north of the gym needs to continue and connect to Athens so walkers can access the east route to Athens;
5. Not really happy with the student crossing of the driveway at Lincoln but understand that it is what it is;
6. The gym with its pilasters and windows was well liked;
7. The gables were again called into question although the entry and the stair were acceptable. Need to get rid of the one in the middle of the north façade – perhaps make it square like the

one at admin? Maybe even change the color of the brick to red and/or add in an arched window instead of the projecting boxes;

8. The look of the projecting boxes was acceptable. However the projecting boxes with louvers in could perhaps be deleted and the louvers rather be set between the accent bands and made continuous (painted to match the brick). Make the one window to the east project to compensate for the loss of the louver boxes;
9. Ensure that there is a gate in the playground fence so there is access to Bayes;
10. Concern was expressed that the covered area at the main entry to the north is too small for students waiting in the morning.

Understanding context and compatibility for  
Grant, Lincoln and Roosevelt Elementary Schools



**Excerpt from Lakewood's Commercial Design Guidelines**

"Respect the buildings and streetscape as a whole - the mass and scale, the architectural elements and details, the rhythm of those elements, and the building materials should guide project development. Buildings should be designed to respect adjacent existing buildings and streetscape fabric."

Emerson



Gable roof at the scale of a single or two family home is appropriate and is within the context of the neighborhood



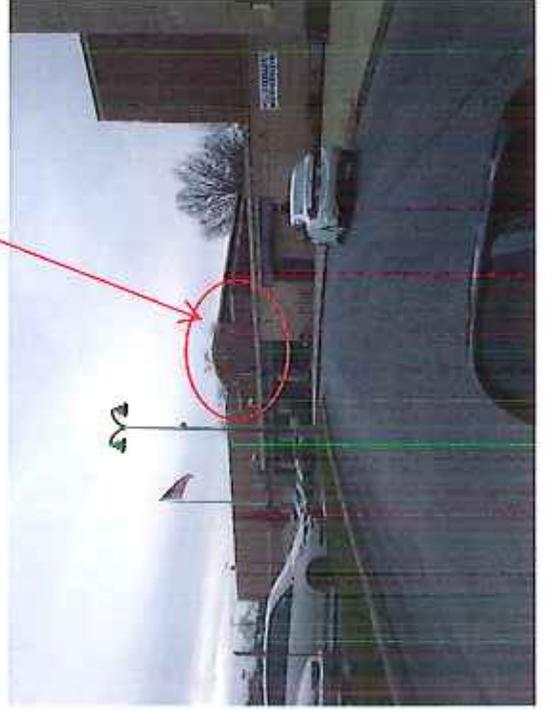
**Horace Mann**

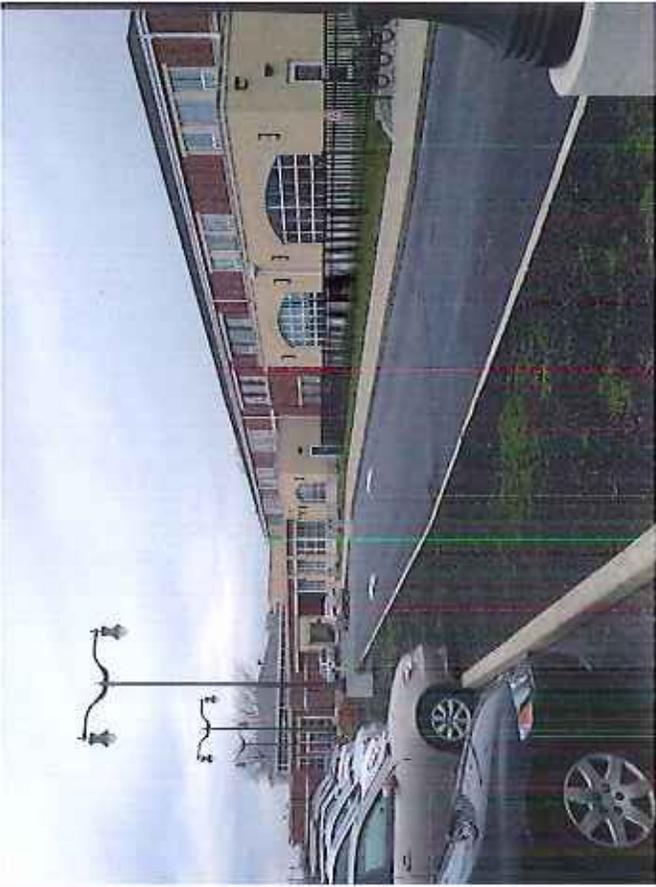


Harding

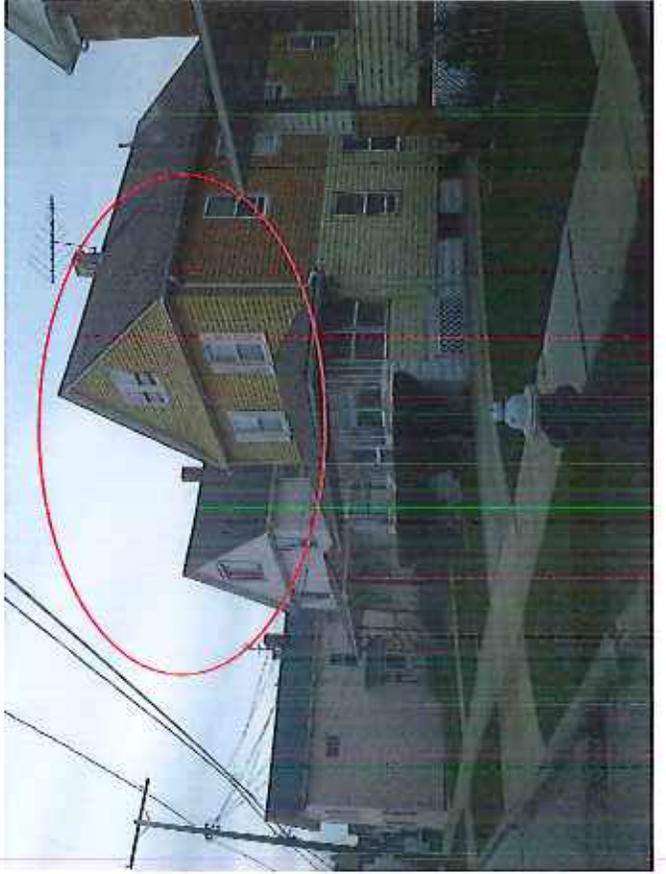


Similar barrel roof to Grant, Lincoln, and Roosevelt





Harrison



Grant – Neighboring Properties



Existing site



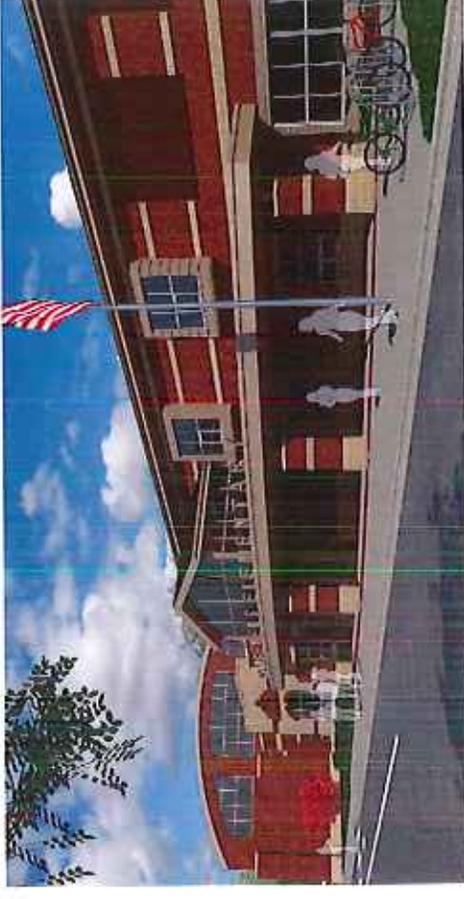
East side of Elmwood, looking North



West side of Elmwood, looking North



West side of Elmwood, looking South

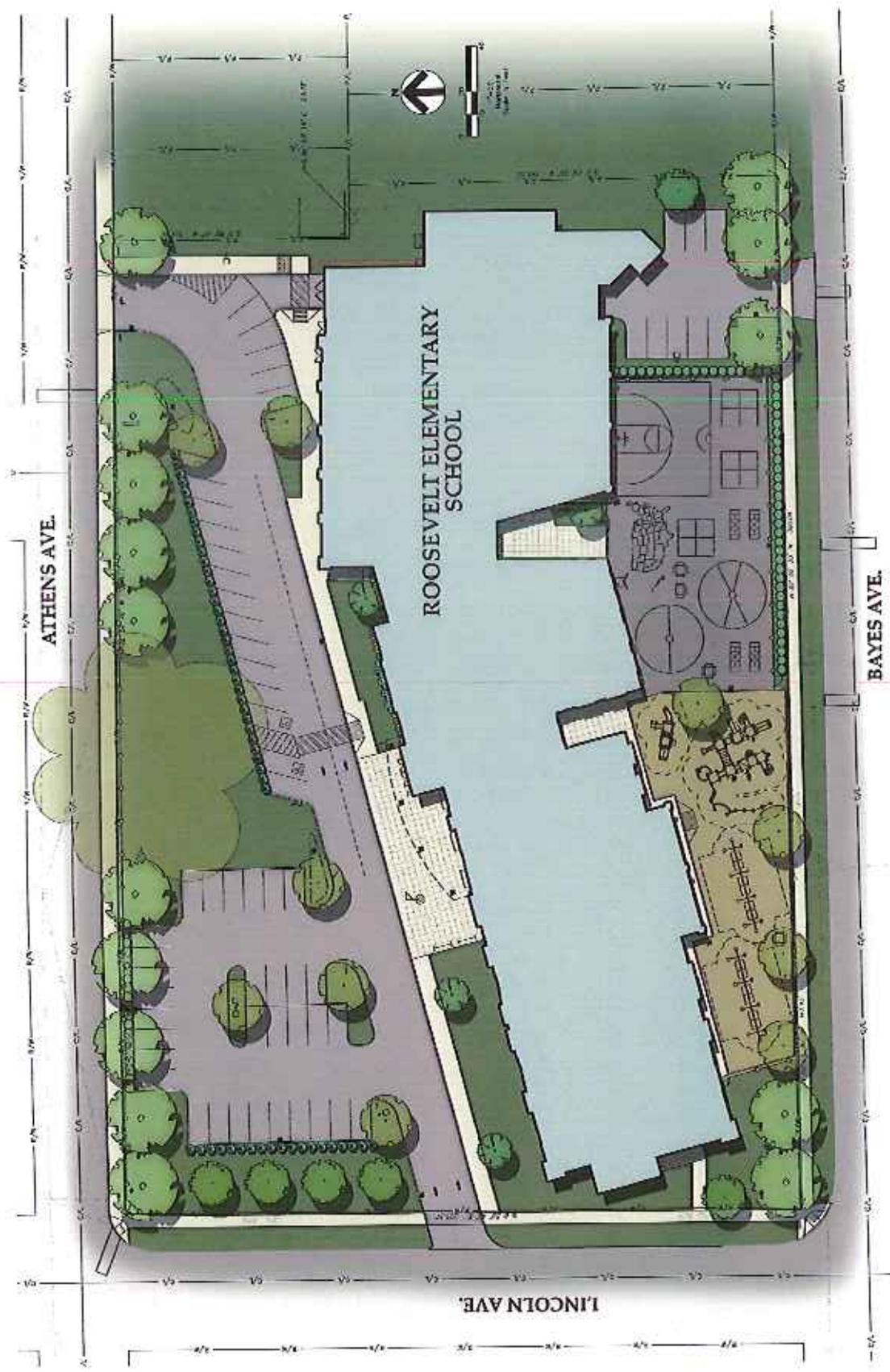


**ROOSEVELT ELEMENTARY SCHOOL**  
 14237 Athens Ave.  
 Lakewood, OH 44107

THE ARCHITECTURE AND RENDERINGS ARE ONLY APPROXIMATIONS. THE CONTRACTING AND CONSTRUCTION PHASES MAY VARY FROM THE ARCHITECTURE AND RENDERINGS. ALSO, THE ARCHITECTURE AND RENDERINGS ARE SUBJECT TO CHANGE WITHOUT NOTICE.



GRAPHIC DESIGN & ARCHITECTURE, INC.  
 1100.95.54731  
 WWW.GPDGROUP.COM



**ROOSEVELT ELEMENTARY SCHOOL**

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THE COLORS SHOWN WITHIN THIS RENDERING ARE APPROXIMATIONS OF THE COLORS THAT WILL BE USED IN THE FINAL CONSTRUCTION. THE COLORS SHOWN WITHIN THIS RENDERING ARE APPROXIMATIONS OF THE COLORS THAT WILL BE USED IN THE FINAL CONSTRUCTION. THE COLORS SHOWN WITHIN THIS RENDERING ARE APPROXIMATIONS OF THE COLORS THAT WILL BE USED IN THE FINAL CONSTRUCTION.









DATE	2014.11.03
PROJECT	Rosewell Elementary School
LOCATION	1820 Athens Ave., Athens, GA 30607
SCALE	AS SHOWN
DRAWN BY	[Signature]
CHECKED BY	[Signature]
APPROVED BY	[Signature]

Rosewell Elementary School  
1820 Athens Ave., Athens, GA 30607  
LANDSCAPE PLAN

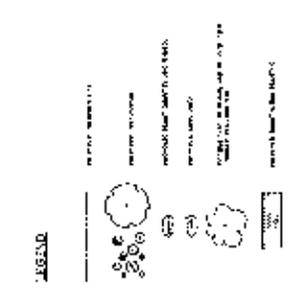
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DRAWN BY	[Signature]
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APPROVED BY	[Signature]

**GENERAL NOTES:**

1. ALL PLANTING SHALL BE INSTALLED AS SHOWN.
2. ALL PLANTING SHALL BE INSTALLED AS SHOWN.
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10. ALL PLANTING SHALL BE INSTALLED AS SHOWN.

**REFERENCE NOTES:**

1. [Reference Note]
2. [Reference Note]
3. [Reference Note]
4. [Reference Note]
5. [Reference Note]
6. [Reference Note]
7. [Reference Note]
8. [Reference Note]
9. [Reference Note]
10. [Reference Note]



**UNDEVELOPED AREAS:**

1. All areas shown as undeveloped shall be planted with native species.

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4. All areas shown as undeveloped shall be planted with native species.

5. All areas shown as undeveloped shall be planted with native species.

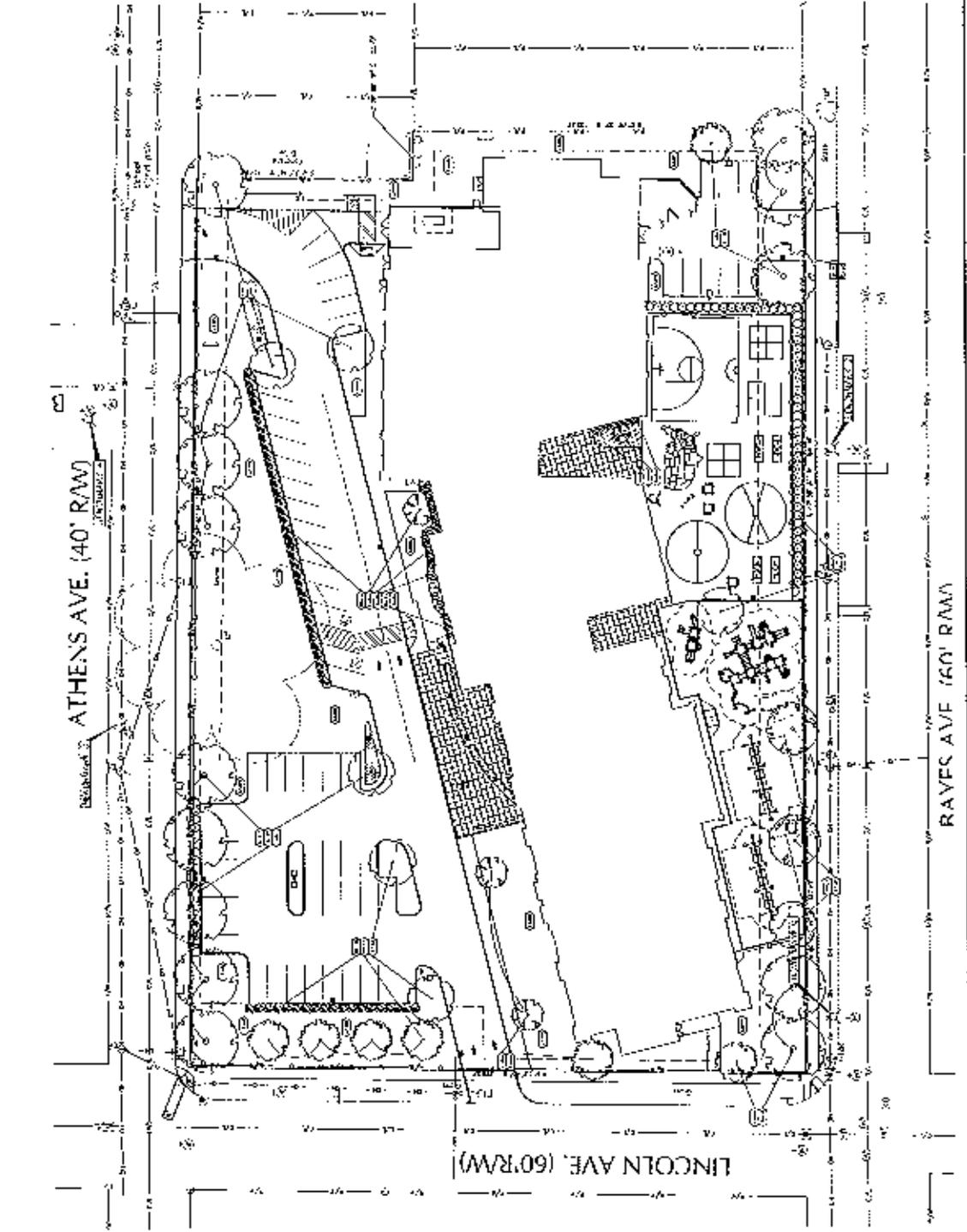
6. All areas shown as undeveloped shall be planted with native species.

7. All areas shown as undeveloped shall be planted with native species.

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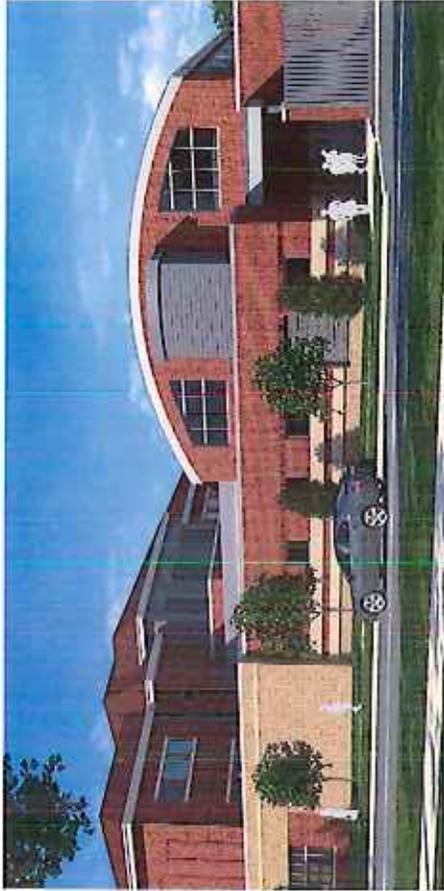
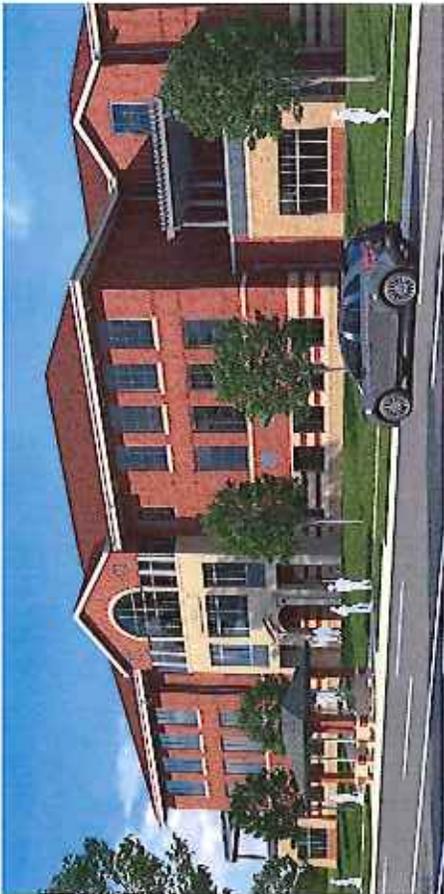
9. All areas shown as undeveloped shall be planted with native species.

10. All areas shown as undeveloped shall be planted with native species.



**BASE LIST**

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	10' DBH TREE	1	EA	1000.00	1000.00
2	8' DBH TREE	1	EA	800.00	800.00
3	6' DBH TREE	1	EA	600.00	600.00
4	4' DBH TREE	1	EA	400.00	400.00
5	2' DBH TREE	1	EA	200.00	200.00
6	1' DBH TREE	1	EA	100.00	100.00
7	0.5' DBH TREE	1	EA	50.00	50.00
8	0.25' DBH TREE	1	EA	25.00	25.00
9	0.125' DBH TREE	1	EA	12.50	12.50
10	0.0625' DBH TREE	1	EA	6.25	6.25
11	0.03125' DBH TREE	1	EA	3.125	3.125
12	0.015625' DBH TREE	1	EA	1.5625	1.5625
13	0.0078125' DBH TREE	1	EA	0.78125	0.78125
14	0.00390625' DBH TREE	1	EA	0.390625	0.390625
15	0.001953125' DBH TREE	1	EA	0.1953125	0.1953125
16	0.0009765625' DBH TREE	1	EA	0.09765625	0.09765625
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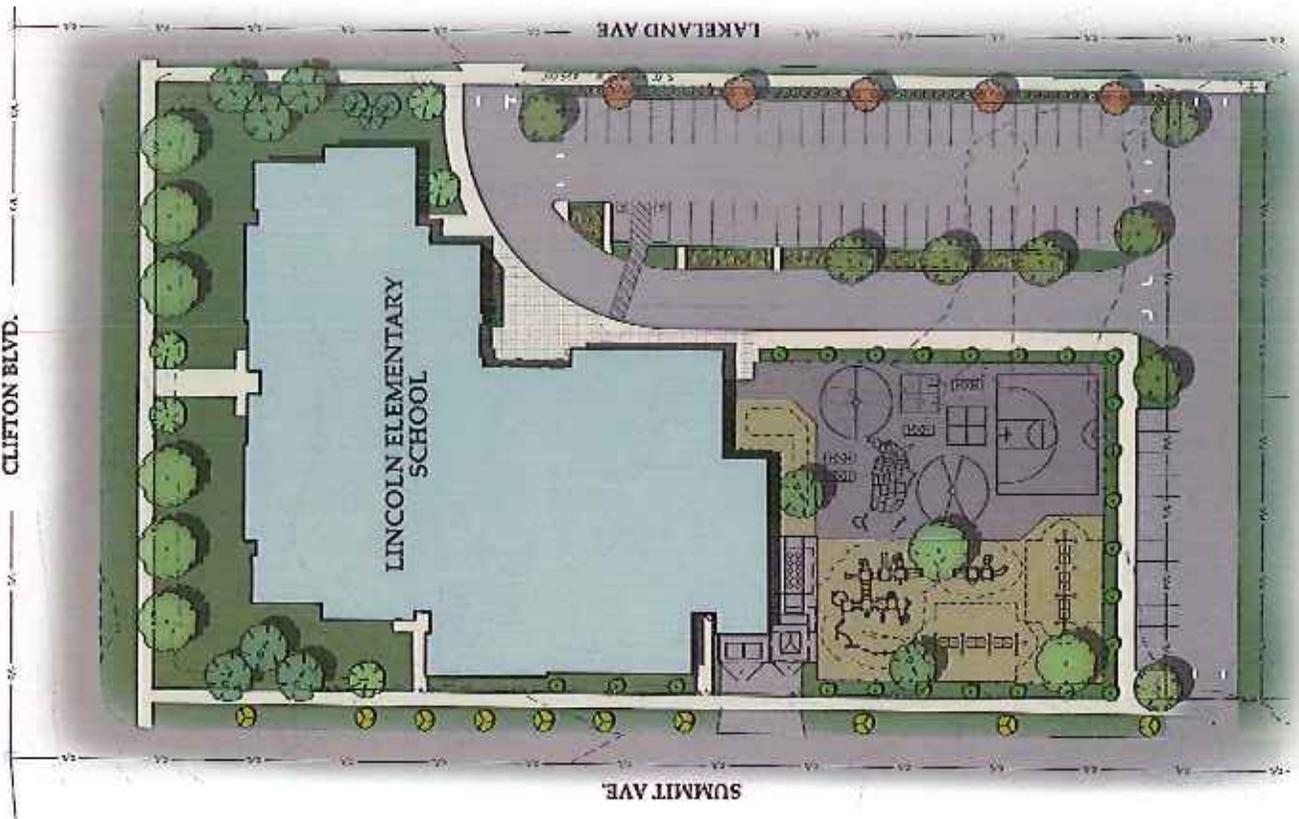


**LINCOLN ELEMENTARY SCHOOL**  
 15615 Clifton Blvd.  
 Lakewood, OH 44107

THE COLOR OF DIVERSITY IS VIBRANT AND WE BELIEVE THAT OUR STUDENTS SHOULD LEARN TO ENJOY AND CELEBRATE THE DIFFERENCES AMONG US. WE STRIVE TO PROVIDE AN EDUCATION THAT IS INCLUSIVE AND TO PREPARE OUR STUDENTS TO BE SUCCESSFUL IN THE 21ST CENTURY.



**GPD GROUP**  
 20000 Parkview Blvd., Suite 1000  
 Lakewood, OH 44122  
 216.283.4400  
 www.gpdgroup.com



CLIFTON BLVD.

LAKELAND AVE.

SUMMIT AVE.

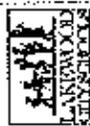
LINCOLN ELEMENTARY SCHOOL







LANDSCAPE ARCHITECTS



LANDSCAPE ARCHITECTS

DATE	2014.11.02
PROJECT	Lincoln Elementary School
LOCATION	1200 S. 12th St., Lincoln, NE 68502
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...
DATE	...

Lincoln Elementary School  
1200 S. 12th St.  
Lincoln, NE 68502

Landscape Plan

PROJECT	Lincoln Elementary School
DATE	2014.11.02
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...
DATE	...

**GENERAL NOTES**

1. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.
2. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF LINCOLN PLANTING SPECIFICATIONS.
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**REFERENCE NOTES**

1. CITY OF LINCOLN PLANTING SPECIFICATIONS
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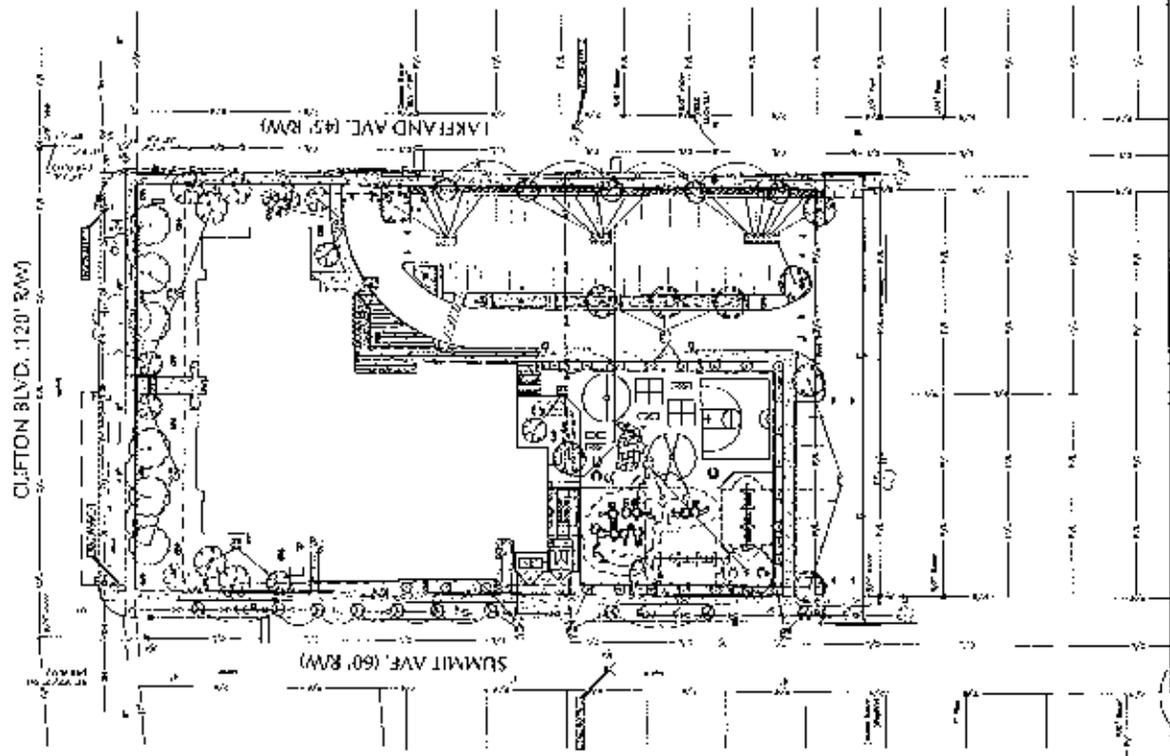
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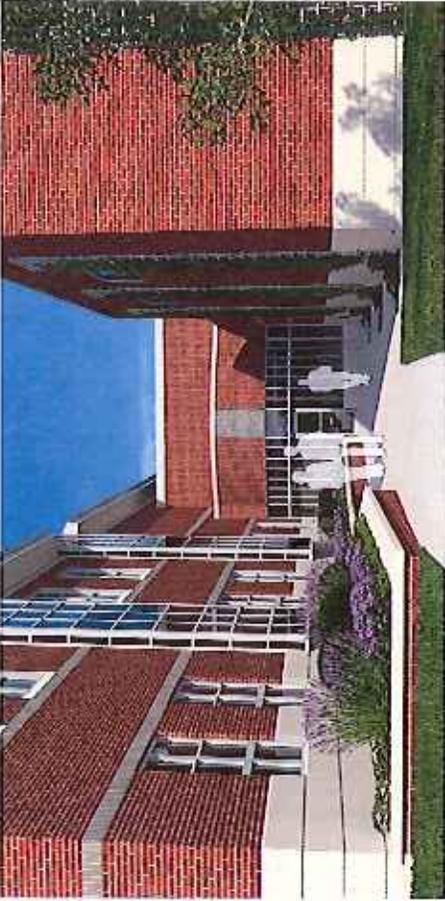
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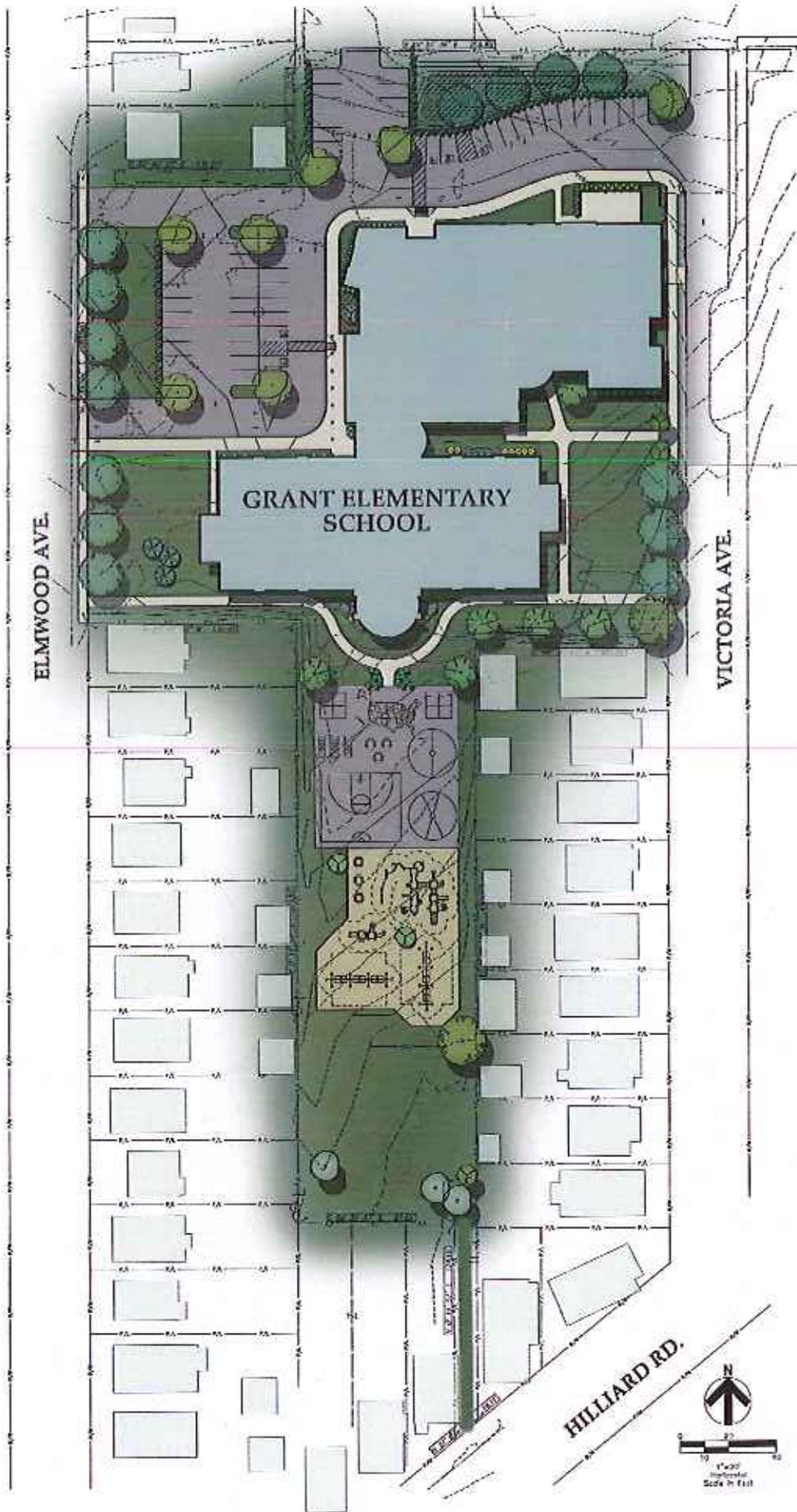


**GRANT ELEMENTARY SCHOOL**  
 1470 Victoria Ave.  
 Lakewood, OH 44107

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**GPD GROUP**  
 GARY, INDIANA, USA  
 TEL: 317.438.0000  
 WWW.GPDGROUP.COM



GRANT ELEMENTARY SCHOOL

ELMWOOD AVE.

VICTORIA AVE.

HILLIARD RD.



**GRANT ELEMENTARY SCHOOL**  
 1470 Victoria Ave.  
 Lakewood, OH 44107

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DATE	2014.11.20
PROJECT	Grant Elementary School
LOCATION	1920 Victoria Ave. S.W.
DRAWN BY	...
CHECKED BY	...
SCALE	AS SHOWN

Grant Elementary School  
1920 Victoria Ave. S.W.  
Lakewood, CO 80407

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**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.

**RESTRICTION NOTES**

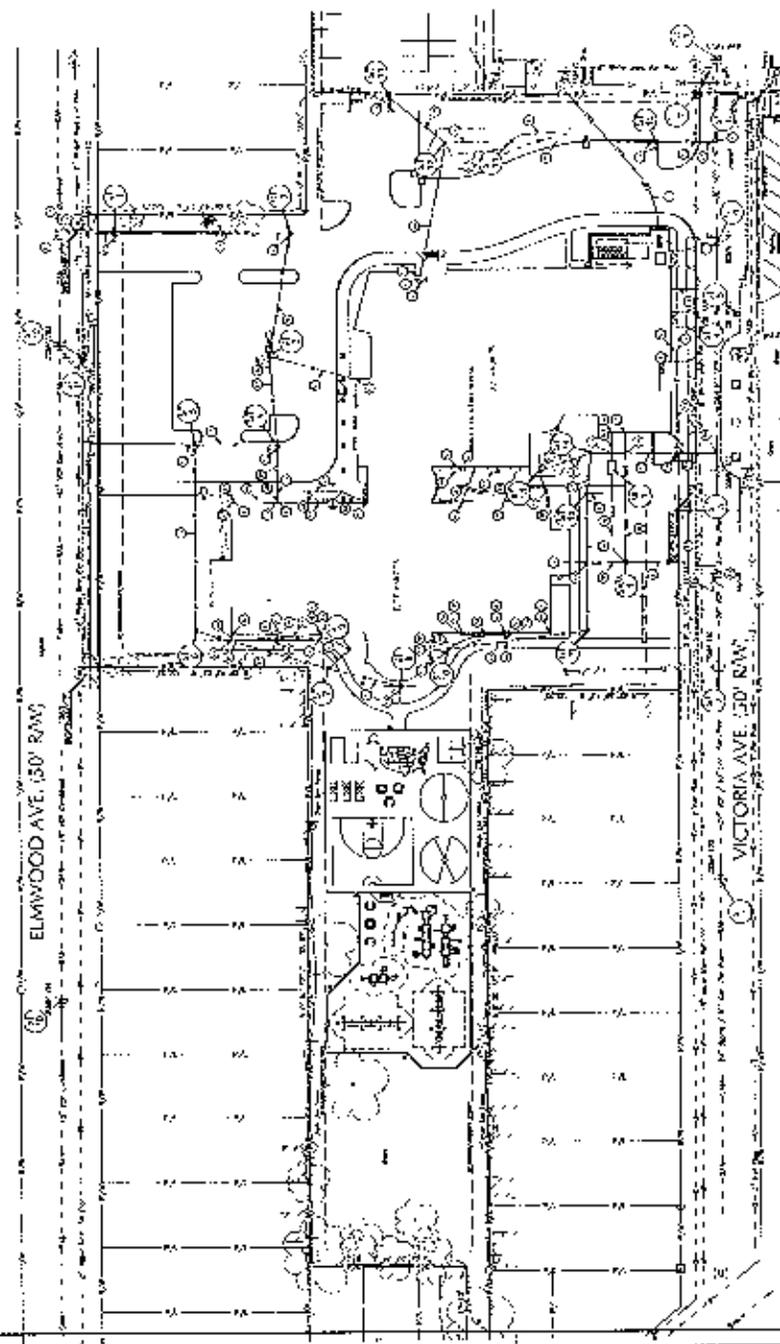
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**LEGEND**

- 1. EXISTING CONCRETE
- 2. EXISTING MASONRY
- 3. EXISTING METAL DECKING
- 4. EXISTING ROOFING
- 5. EXISTING UTILITIES
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**EXISTING STRUCTURES**

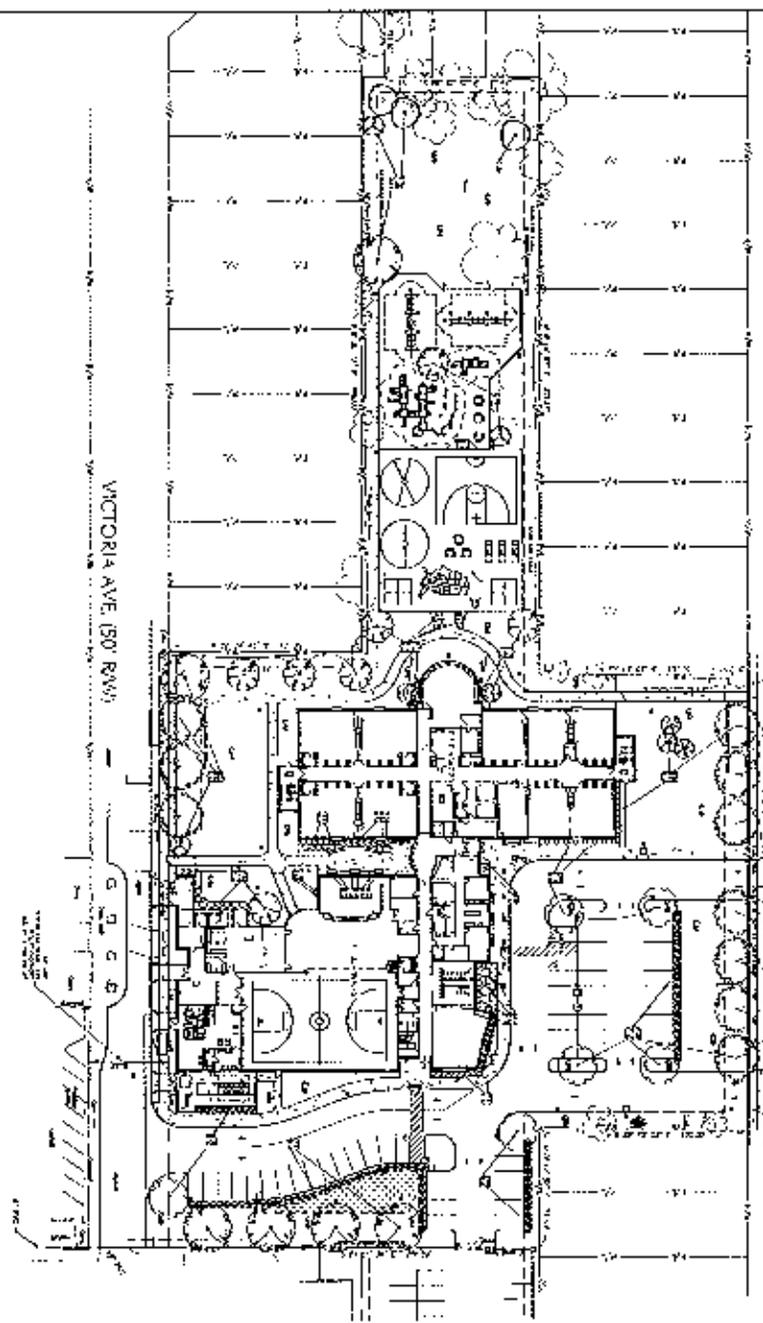
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ELMWOOD AVE. (50' RW)

VICTORIA AVE. (50' RW)



**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS CONSTRUCTION CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
9. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

**NOTHING NEGATED**

