

Applicant proposes the construction of a new home. (Page 8)

6. **Docket No. 07-62-20** **R** **1440 Maile Avenue**

- Approve
- Deny
- Defer

John Graham
Graham Construction
4042 Rocky River Drive
Cleveland, Ohio 44135

Applicant proposes the demolition and rebuild of a front porch. (Page 14)

7. **Docket No. 03-25-20** **C** **12102 Madison Avenue**
Hola Tacos

- Approve
- Deny
- Defer

Charles McGettrick
C.A. McGettrick, LLC
14551 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes site improvements and renovations to existing structures. (Page 20)

8. **Docket No. 06-54-20** **C** **17801 Detroit Avenue**
Beck Center for the Arts

- Approve
- Deny
- Defer

Lucinda Einhouse
Beck Center for the Arts
17801 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes improvements to the existing west park along Detroit Avenue. (Page 21)

SIGN REVIEW

9. **Docket No. 12-123-19** **16900 Detroit Avenue**
Lakewood Food Truck Park

- Approve
- Deny
- Defer

Daniel Deagan
12700 Lake Avenue, #3005
Lakewood, Ohio 44107

Applicant proposes signage at the Detroit Avenue pedestrian entrance. (Page 25)

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

10. **Docket No. 08-73-20** **R** **18184 Clifton Road**

- Approve
- Deny

Brendan and Lori McCarthy
18184 Clifton Road

Defer Lakewood, Ohio 44107

Applicant proposes the addition of a front porch with hip roof. (Page 27)

11. **Docket No. 08-74-20** **R** **12311 Plover Street**

Approve Charles McGettrick
 Deny C.A. McGettrick, LLC
 Defer 14551 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes the construction of a single-family home on a city-owned lot. (Page 33)

12. **Docket No. 08-75-20** **R** **1622 Victoria Avenue**

Approve Bob Bloomer
 Deny Better Homes Construction
 Defer 4115 W. 210th Street
Fairview Park, Ohio 44126

Applicant proposes the removal of front and rear, upper and lower level porches and replace with enclosed ones. (Page 38)

13. **Docket No. 08-76-20** **R** **1491 Spring Garden Avenue**

Approve Elias Karsheh
 Deny Suburban West LLC
 Defer 24532 Lorain Road
North Olmsted, Ohio 44070

Applicant proposes the demolition and rebuild of a house that was damaged due to a fire. (Page 46)

14. **Docket No. 08-77-20** **C** **18124 Detroit Avenue**
Lakewood Fire Station No. 2

Approve Eric F. Pros, AIA
 Deny DS Architecture
 Defer 1020 Huron Road E, Suite 101
Cleveland, Ohio 44115

Applicant proposes the construct of a new apparatus bay addition to the existing building, Lakewood Fire Station No. 2. (Page 54)

15. **Docket No. 08-78-20** **C** **13428 Madison Avenue**
United Reader Services

Approve James Ptacek

- Deny
- Defer

Larsen Architects
12506 Edgewater Drive, Suite 10
Lakewood, Ohio 44107

Applicant proposes the removal of front lobby of funeral home and construction of a new retail storefront addition to existing funeral home. (Page 68)

SIGN REVIEW

16. **Docket No. 08-79-20**

**14203 Madison Avenue
Primoz Pizzeria**

- Approve
- Deny
- Defer

Aldo Dure
BeNext Awnings & Graphics Inc.
5109 Clark Avenue
Cleveland, Ohio 44102

Applicant proposes the installation of an LED projecting sign. (Page 75)

17. **Docket No. 08-80-20**

**17308 Madison Avenue
Ebb & Flow Counseling**

- Approve
- Deny
- Defer

Mark Waggoner
Waggoner Building & Remodeling
316 W. Hutton Road
Wooster, Ohio 44691

Applicant proposes new signage for remodeled building. (Page 78)

18. **Docket No. 08-81-20**

**14394 Detroit Avenue
A°Dk**

- Approve
- Deny
- Defer

Bob Kunzen
Brilliant Electric Sign Company
4811 Van Epps Road
Brooklyn Heights, Ohio 44131

Applicant proposes signage for the relocated business. (Page 80)

19. **Docket No. 08-82-20**

**14806 Detroit Avenue
First Federal Lakewood**

- Approve
- Deny
- Defer

Bob Kunzen
Brilliant Electric Sign Company
4811 Van Epps Road
Brooklyn Heights, Ohio 44131

Applicant proposes new signage and logo for an existing business. (Page 84)

20. **Docket No. 08-83-20**

**17801 Detroit Avenue
Beck Center for the Arts**

- Approve
- Deny
- Defer

Bob Kunzen
Brilliant Electric Sign Company
4811 Van Epps Road
Brooklyn Heights, Ohio 44131

Applicant proposes the installation of one projecting wall sign and one individual channel letters wall sign. (Page 97)

ADJOURN

Account: 101-0000-321.30.01

REFERENCE No. BBS19-000106


DOCKET No. 01-02-20

FEE PAID \$25.00 js CC

APPLICATION

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

Project Name 1464 Riverside ~~side~~ Project Address 1464 Riverview
 Applicant Name Linda Fredrickson Applicant Address 2234 Warren Rd
 (if different than above)
 Applicant Contact 440,669-9806 linfredy@aol.
 Brief Project Description Demo old house, construct new

Signature:  Date: 12-24-19

REVIEW REQUESTED (Check all that apply to your project)

- Architectural Board of Review** (Review Fee: Commercial \$50, Residential \$25)
 Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1327 for regulations
- Sign Review Board** (Review Fee: \$25)
 All new commercial signs, modifications to upgrades or existing signs / sign lighting.
 Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.
- Board of Building Standards** (Review Fee: \$25)
 All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Jude home LLC Linda Fredrickson, Pres Property Address 1464 Riverside

Owner / Agent Contact 440 669-9806 linfredy@aol.

Owner / Agent Signature  Date: 12-24-19

Office Use Only: Reviewed and Accepted by:  Date: 12-30-19

Ordinance 22-00B Section 1325.05 Remarks _____

Johanna Schwarz

From: David Baas
Sent: Tuesday, August 4, 2020 3:53 PM
To: Johanna Schwarz
Cc: Allison Hennie
Subject: Deferral - 1464 Riverside

Just received...

Dave Baas
City Planner
LtCol, USMC (Retired)
EcoDistricts AP
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
(216) 529-6637 (work)
(216) 372-8996 (cell)
david.baas@lakewoodoh.net

From: Linda Fredrickson <linfredy@aol.com>
Sent: Tuesday, August 4, 2020 3:51 PM
To: David Baas <David.Baas@lakewoodoh.net>
Subject: Re: 1464 Riverside - Intended Materials (resend)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

He is not done. I am sorry, but please defer my request until Sept.

Thank you

-----Original Message-----

From: David Baas <David.Baas@lakewoodoh.net>
To: Linda Fredrickson <linfredy@aol.com>
Sent: Tue, Aug 4, 2020 2:53 pm
Subject: 1464 Riverside - Intended Materials (resend)

Linda,
Two reminders:

(1) I need your updated plans (site plan & elevations) tomorrow in order to prepare for this week's Pre-Review meeting, and...

(2) if you could please take a look at your email from May below and provide any updates to the proposed materials you provided (example roofing?).

Please look for an email with the meeting information from me tomorrow...

Thank you –

Sincerely,
Dave

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000047

DOCKET No. 06-49-20

FEE PAID _____

APPLICATION

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

Project Name GILBRIDE RESIDENCE

Project Address 1061 NICHOLSON AVE.

Applicant Name DAN MARZGOLIES
DANIEL MARZGOLIES CO, INC

Applicant Address 14204 DETROIT AVE., LKWD.
(if different than above)

Applicant Contact (440) 356 - 0888

DANIEL @ DMC.OHIOCOMMAIL.COM

Brief Project Description NEW HOME

Signature: Daniel Marzgoles

Date: 5/27/2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name BRIAN & ERIN GILBRIDE

Property Address 1061 NICHOLSON AVE.

Owner / Agent Contact (440) 356 - 0888

DANIEL @ DMC.OHIOCOMMAIL.COM

Owner / Agent Signature Daniel Marzgoles

Date: 5/27/2020

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____



PERSPECTIVE VIEWING SOUTHEAST
N.T.S.

REV.

06.24.20 FINAL
FOR LINDY AND
07.08.20 FINAL
FOR LINDY AND
COMMENTS
07.29.20 REV.
PER LINDY AND
COMMENTS

DESIGN: DANIEL MARGULIES COMPANY INC.
14204 DETROIT AVENUE
LAKEWOOD, OHIO 44107
TEL: 440.356.0888 FAX: 440.799.4333
EMAIL: danie@dmc.ohioonline.com



NEW HOME:
THE GILBRIDE RESIDENCE
1061 NICHOLSON AVENUE LAKEWOOD, OHIO

ISSUE DATE
01.29.20 FINAL
CONCEPT / PRELIM.

SHEET NO.
1 of 4



PERSPECTIVE VIEWING SOUTHWEST
N.T.S.

NEW HOME:
1061 NICHOLSON AVENUE LAKEWOOD, OHIO
THE GILBRIDE RESIDENCE

ISSUE DATE: 01.25.2010
PRELIM. CONCEPT 1

SHEET NO. 2 of 4

DESIGN: DANIEL MARGULIES COMPANY INC.
14204 DETROIT AVENUE
LAKEWOOD, OHIO 44107
TEL: 440.356.0888 FAX: 440.799.4333
EMAIL: daniel@dmc.ohiocoxmail.com

REV:
06.24.2010/FINAL FOR LMO. ASB
07.08.2010/FINAL FOR LMO. ASB
07.14.2010/FINAL FOR LMO. ASB
07.28.2010/FINAL FOR LMO. ASB
07.28.2010/FINAL FOR LMO. ASB
COMMENTS





PERSPECTIVE VIEWING NORTHEAST
N.T.S.

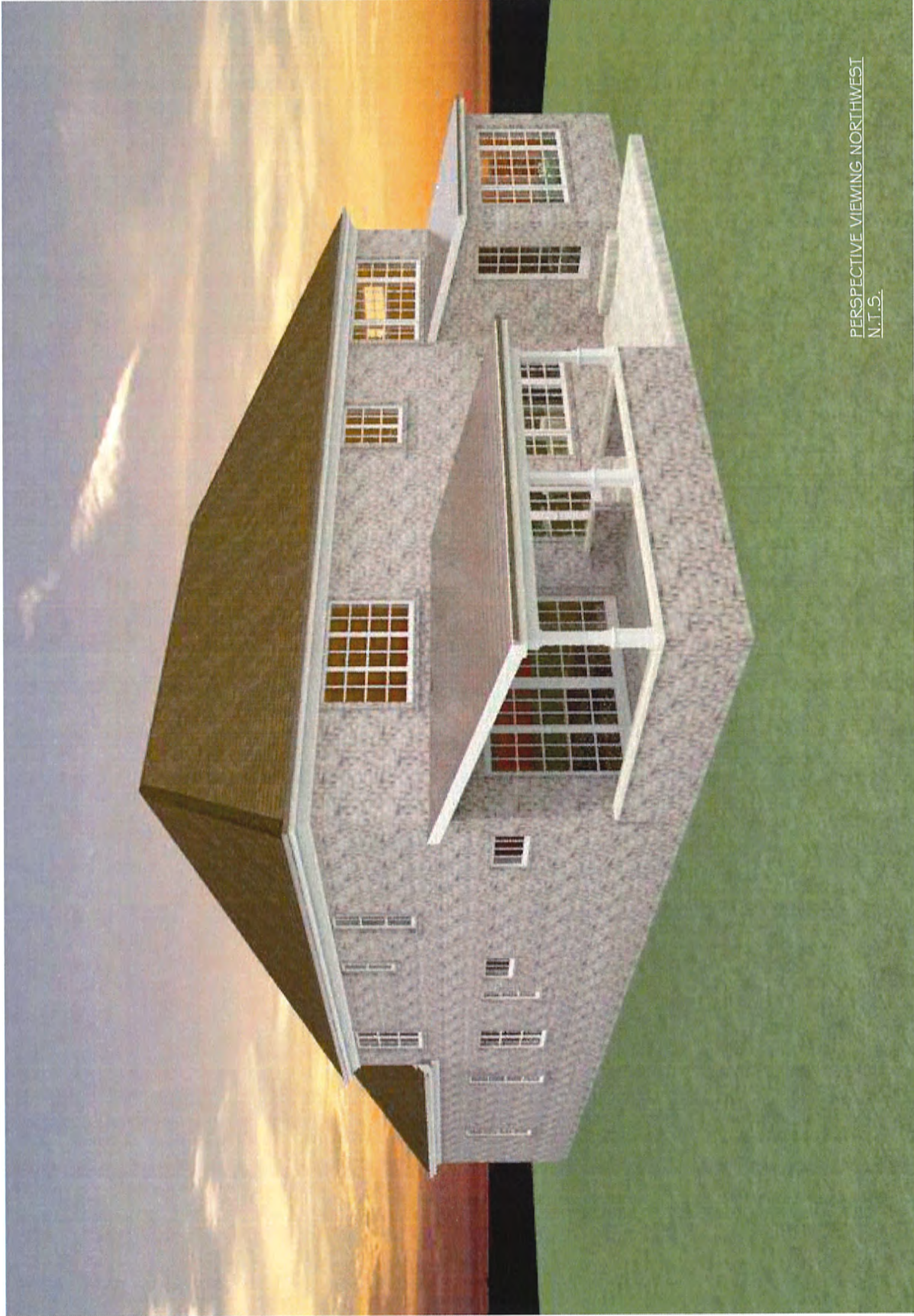
REV.
06.24.20 FINAL
FOR LEAD. ARS
07.08.20 FINAL
FOR LEAD. ARS
07.28.20 REV.
FOR LEAD. ARS
COMMENTS

DESIGN: DANIEL MARGULIS COMPANY INC.
14204 DETROIT AVENUE
LAKEWOOD, OHIO 44107
TEL: 440.356.0555 FAX: 440.799.4333
EMAIL: daniel@dmcc.hiscoxmail.com



NEW HOME:
THE GILBRIDE RESIDENCE
1061 NICHOLSON AVENUE LAKEWOOD, OHIO

ISSUE DATE
01.28.2010
CONCEPT 1
SHEET NO.
3 of 4



PERSPECTIVE VIEWING NORTHWEST
N.T.S.

NEW HOME:
THE GILBRIDE RESIDENCE
1061 NICHOLSON AVENUE LAKEWOOD, OHIO

DESIGN: DANIEL MARGULIES COMPANY INC.
LAKEWOOD, OHIO 44107
TEL: 440.356.0868 FAX: 440.799.4333
EMAIL: daniel@dmc.thiccmail.com

REV: 06/24/20 FINAL FOR L.W.D. AND P.L.L.W.D. AND COMMENTS 07/08/20 FINAL FOR L.W.D. AND P.L.L.W.D. AND COMMENTS 07/28/20 REV. FOR L.W.D. AND P.L.L.W.D. AND COMMENTS

DATE DATE
01/25/20 PRELIM.
CONCEPT
SHEET NO.
4 of 4



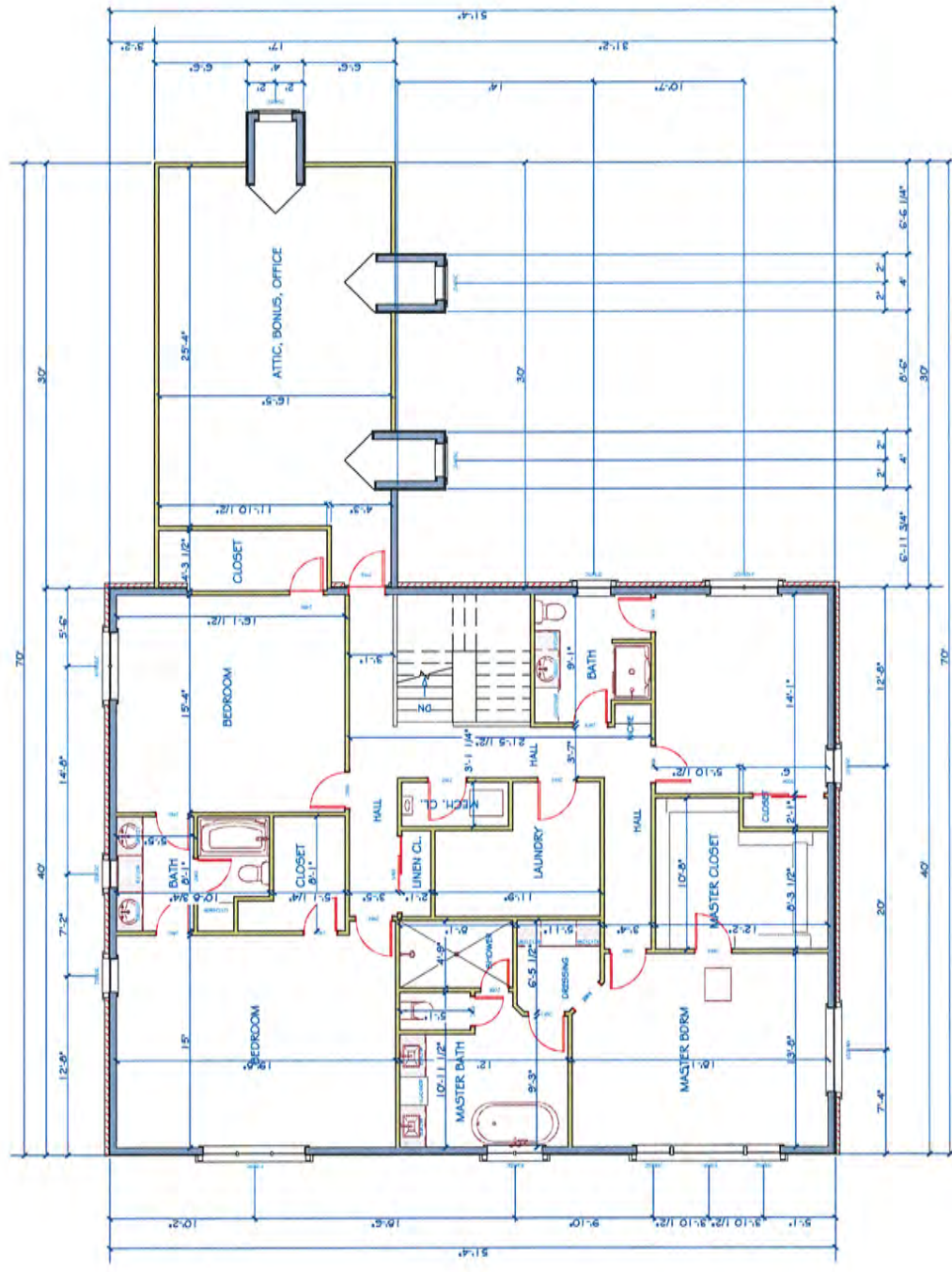
REV.
 06.24.20 FINAL
 FOR LIVING AND
 07.05.20 FINAL
 FOR LIVING AND
 07.28.20 REV.
 PER LIVING AND
 COMMENTS

DESIGN: DANIEL MARGULIES COMPANY INC.
 14204 DETROIT AVENUE
 LAKWOOD, OHIO 44107
 TEL: 440.356.0888 FAX: 440.799.4333
 EMAIL: daniel@dmcc.com; dhcc@mail.com



NEW HOME:
 THE GLBRIDE RESIDENCE
 1061 NICHOLSON AVENUE LAKWOOD, OHIO

ISSUE DATE
 01.22.20 PRELIM.
 CONCEPT 1
 SHEET NO.



SECOND FLOOR PLAN 3
 LIVING AREA
 2016 SQ FT
 1/4" = 1'-0"

Account: 101-0000-321.30.01



REFERENCE No. BBS20-000064
DOCKET No. 07-62-20
FEE PAID _____

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

Project Name FLOUT POLCH CEILING

Project Address 1440 MAELE

Applicant Name JOHN GRANMAN

Applicant Address 4042 ROCKY HILL DR
(if different than above) CHS 14195

Applicant Contact (HL) 906 - 8418

granman@grman.com @ grman.com

Brief Project Description REAR RISE/FLY POUL FUL 1ST FL. RISER TO ROOF. (5) W/L
CONCRETE TO SUPPORT NEW BUSINESS, COVERED 1X3 VERTICALS. (5) W/L LOW HUD. 4510

Signature: [Signature]

Date: 6/22/20

REVIEW REQUESTED (Check all that apply to your project)

- Architectural Board of Review** (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations
- Sign Review Board** (Review Fee: \$25)
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- Board of Building Standards** (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No NO LEFT OUTSIDE DAILY

Owner Name KELLY VANCE JONES

Property Address 1440 MAELE

Owner / Agent Contact (HL) 906 - 8418

SAME @ AS ABOVE

Owner / Agent Signature [Signature]

Date: 6/22/20

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____




Adjudication Order Email Correspondence

1 message

<building.permits@lakewoodoh.net>
Reply-to: building.permits@lakewoodoh.net
To: grahamconstruction17@gmail.com

Thu, Jun 18, 2020 at 1:57 PM

Unfortunately, we are unable to approve your construction documents. Attached is an Adjudication order explaining your options at this time. You may correct the items requested on the order, or appeal. If you have any questions please feel free to reach me by phone, or e mail.
Thank You,

 PL-Adjudication Order-RBC.htm
9 KB

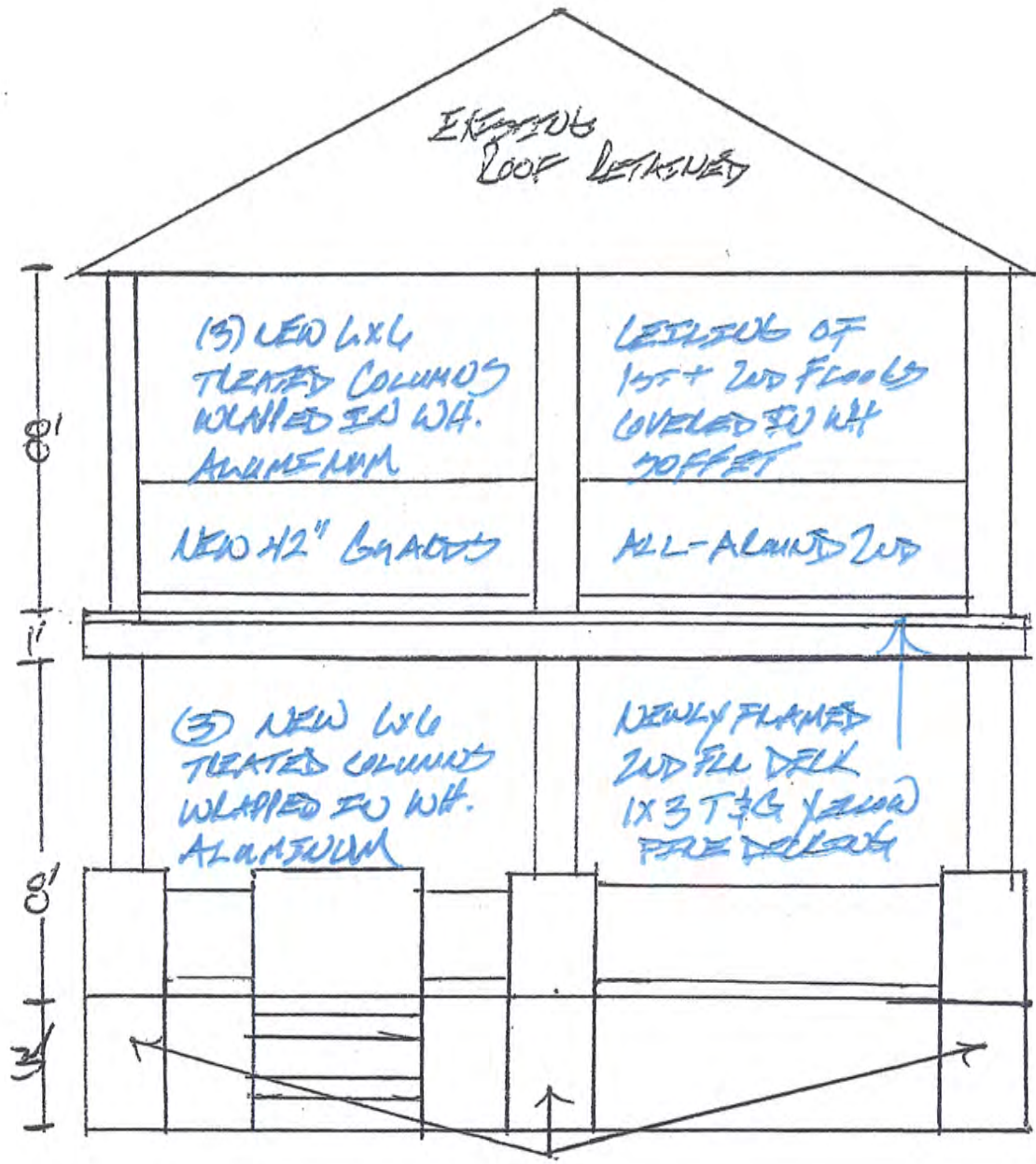
*I HAVE MADE THE CHANGES + INCLUDED
APPLICATION FOR ABR.*

*JOHN GRAHAM
216-906-8418*

1440 MAPLE LAKEWOOD, OH
FOLLY PARTIAL REBUILD

GRAHAM CONSTRUCTION
JOHN 214.906.8418

FLOOR ELEVATION



(3) EXISTING MASONRY PILES RETAINED

EXISTING STEPS AND 1ST FLOOR DECK + BRACKETS RETAINED

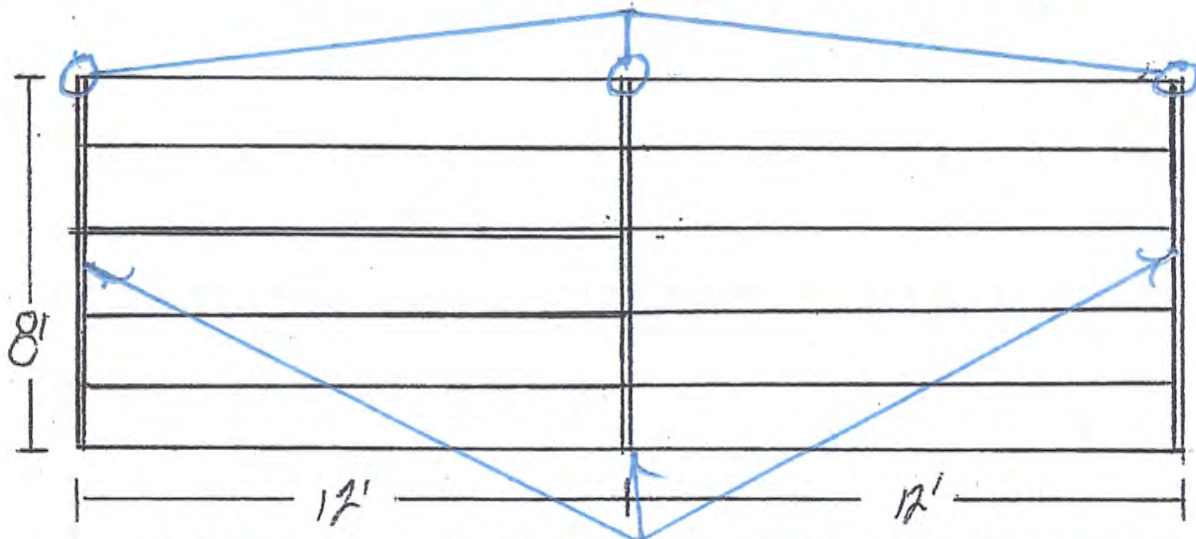
24

1440 Maple Lakewood, OH
 PALM POLE PORCH REPAIRS

BLAKHAM CONSTRUCTION
 JOHN 216.906.8418

FRAMING PLAN
 2ND FLOOR

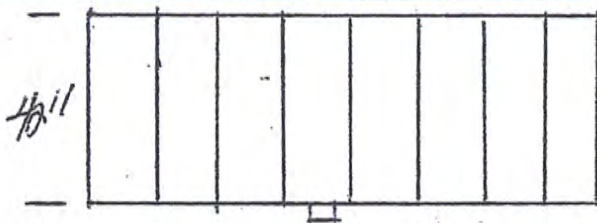
BEAMS INSIDE WALL FLANGE



(5) DL 2x8 TREATED BEAMS BEARING 3" INSIDE
 EXTERIOR WALL OF HOUSE + ON NEW 4x4 COLUMNS

2x8 TREATED JOISTS ¹⁶ 16" o/c JOIST HANGERS BOTH ENDS

FRAMING COVERED w/ 1x3 T&G YELLOW PINE DECKING



4x4 O/LK TO SUPPORT
 MED SPAN

DECKING PLACED OVER

BLOCKS TO 2x8 FLANGE
 WHERE COLUMNS BEAR

GUARD DETAIL 2x4x4.

2x4 16" o/c FRAMING IN
 TREATED LUMBER.

COVERED BOTH SIDES
 1/4 PLYWOOD

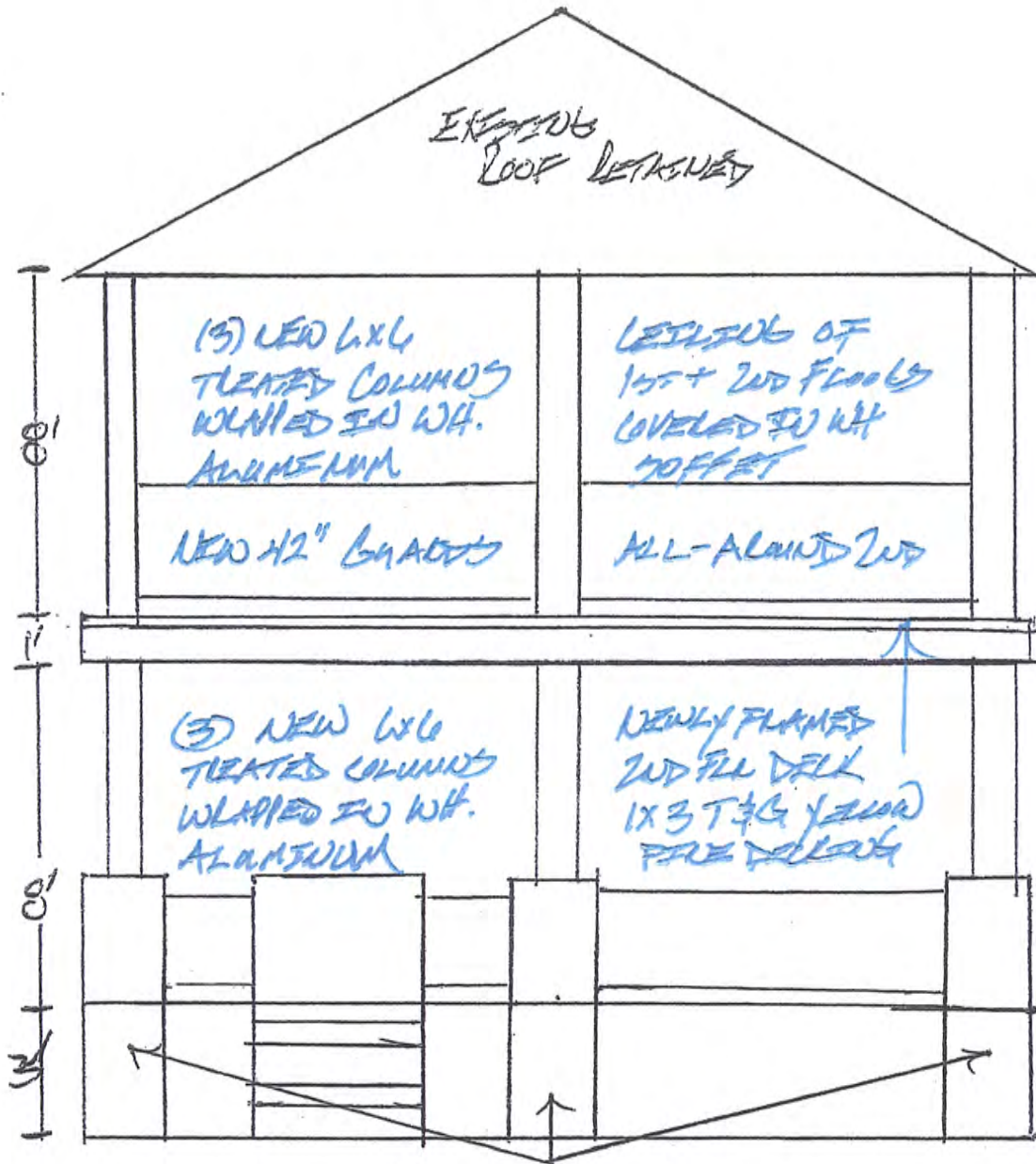
BOTH SIDES COVERED IN
~~1x3~~ VINYL DECKING IN
 CHAIR STYLE

GUARD (FROM COLUMN TO COLUMN) + WHITE
 COLUMN TO HOUSE (3 SIDES) (4 GUARDS)

1440 MAPLE LAKEWOOD, OH
FOLCH PARTIAL REBUILD

GRAHAM CONSTRUCTION
JOHN 216.906.8418

FLOUT ELEVATION



(3) EXISTING MASONRY PILES RETAINED

EXISTING STEPS AND 1ST FLOOR DECK + BRACKETS RETAINED

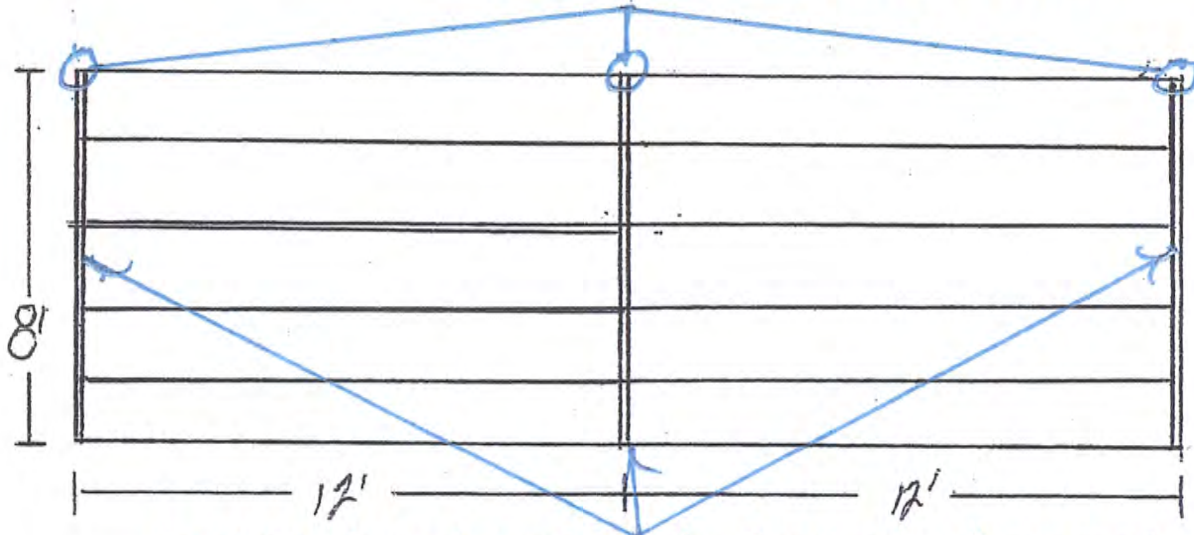


1440 Maple Lakewood, OH
 PALMER POLCH LEADERS

BLAKHAM CONSTRUCTION
 JOHN 216.906.8418

FRAMING PLAN
 2ND FLOOR

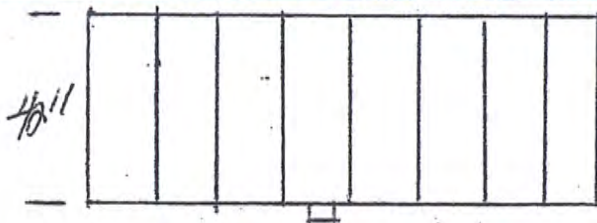
BEAMS INSIDE WALL FRAMING



(5) DL 2x8 TREATED BEAMS BEARING 3" INSIDE
 EXPOSED WALL OF HOUSE + ON NEW 4x4 COLUMNS

2x8 TREATED JOISTS ¹⁶ 16" o/c JOIST SPACING BOTH ENDS

FRAMING COVERED w/ 1x3 T&G YELLOW PINE DECKING



4x4 OLC TO SUPPORT
 MID SPAN

DECKING FASTENED GLEX

BLOCKING TO 2x8 FLANGE
 WHERE COLUMNS BEAR

GUARD DETAIL INTERIOR.

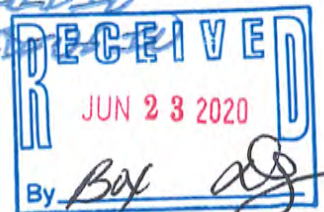
2x4 16" o/c FRAMING
 TREATED LUMBER.

COVERED BOTH SIDES
 1/4 PLYWOOD

BOTH SIDES COVERED IN

GLEX VINYL SIDING
 CHAIR STYLE

GUARD (SECRET COLUMN) TO COLUMN + WHITE
 COLUMN TO HOUSE (3 SIDES) (4 GUARDS)



Account: 101-0000-321.30.01

REFERENCE No. BBS-20-000018
DOCKET No. 03-25-20
FEE PAID \$50.00 by CHECK

APPLICATION

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

Project Name HOLA TACOS

Project Address 12102 MADISON AVE.

Applicant Name ARCHITECTS,
C.A. MCGIBTRICK LLC
C.A. MCGIBTRICK, JR. PRES.

Applicant Address 14551 MADISON AVE
(if different than above)

Applicant Contact (216) 227 - 0700

ARCHICAM @ AMERITECH.NET

Brief Project Description SITE IMPROVEMENTS AND RENOVATIONS TO EXISTING STRUCTURES

Signature: C.A. McGibtrick, Jr.
PRES.

Date: 2-26-2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: **Commercial \$50**, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1327 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name JUAN VERGARA

Property Address 12102 MADISON AVE

Owner / **Agent Contact** (216) 227 - 0700

ARCHICAM @ AMERITECH.NET

Owner / **Agent Signature** C.A. McGibtrick, Jr.
PRES.

Date: 2-26-2020

Office Use Only: Reviewed and Accepted by: [Signature]

Date: 2/27/2020

Ordinance 22-00B

Section 1325.05

Remarks _____

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000055
DOCKET No. 06-54-20
FEE PAID _____

APPLICATION

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

Project Name Beck Center for the Arts - West Park Project Address 17801 Detroit Ave.

Applicant Name David Craun - Bialosky Cleveland Applicant Address 6555 Carnegie Ave, Cleveland

Applicant Contact (216) 767 - 2022 dcaun @ bialosky.com
(if different than above)

Brief Project Description Improvements to the existing park along Detroit Avenue

Signature: David Craun Digitally signed by David Craun
DN: c=US, e=dcaun@bialosky.com, o=Bialosky
Cleveland, ou=Hiring, cn=David Craun
Reason: I attest to the accuracy and integrity of this
document.
Date: 2020.05.27 11:53:32-0400 Date: 5/27/2020

REVIEW REQUESTED (Check all that apply to your project)

- Architectural Board of Review** (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations
- Sign Review Board** (Review Fee: \$25)
All new commercial signs, modifications to upgrades or existing signs / sign lighting.
Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.
- Board of Building Standards** (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Luncinda Einhouse Property Address Same as project

Owner / Agent Contact (216) 521 - 2540 luncinda.einhouse @ beckcenter.org

Owner / Agent Signature Luncinda Einhouse Date: 5/27/2020

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

Beck Center for the Arts
West Park Improvements

17801 Detroit Avenue, Lakewood, OH 44107

LANGAN

6000 Lakeside Center Blvd-210
Cleveland, OH 44131
Phone: 216.326.1000 Fax: 216.326.3000

Soil

BIALOSKY
CLEVELAND

4545 Carnegie Avenue
Cleveland, OH 44103
Phone: 216.763.2020
www.bialosky.com

Project # 1706000
Owner: AKF Rotterdam
Date: 07/25/20

RENDERED SITE & EXIST
CONDITIONS PLANS

C001

Copyright © 2020 Bialosky + Partners, Inc.



EXISTING CONDITIONS AERIAL
1" = 10'-0"



RENDERED SITE PLAN
1" = 10'-0"



RENDERED SITE PLAN
1" = 10'-0"



EXISTING BRICK FAÇADE TO REMAIN. PREPARE EXIST BRICK FOR NEW MURAL.

EXISTING CANOPY & STRUCTURE TO BE DEMOLISHED.

EXISTING LIGHTING & ASSOCIATED ELECTRICAL CONDUITS TO BE REMOVED.

EXIST. SIDEWALK TO REMAIN

EXIST. SEATING ATTORN TO BE REMOVED

VERTICAL CEDAR SEATING & STOREFRONT GLAZING TO REMAIN

EXISTING TREE TO BE REMOVED

LIMITS OF EXIST. GRASS AREA TO BE MODIFIED. PREPARED FOR NEW STAGE SEATING AREA

EXISTING STAGE - VIEW LOOKING WEST

NOT TO SCALE



NEW LANDSCAPING PER PLAN

NEW OCCURRED GRANITE SURFACE, TYP.

NEW MURAL ART (TO BE COMMISSIONED)

1'-7" B'-8" HIGH

NEW BENCH SEATING, TYP.

EXIST. LAWN TO REMAIN W/ REVISED LIMITS PER PLAN

30" HIGH RAISED CONCRETE STAGE W/ TAPERED STEPS TO MEET EXIST. SEWERS

EXIST. ELECTRICAL METER & CONDUITS TO BE REMOVED. NEW MURAL TO BE APPLIED OVER TOP

OVERHEAD POWER LINES TO REMAIN

PROPOSED STAGE - VIEW LOOKING WEST

NOT TO SCALE

LANGAN

6655 Lorainville, Columbus, Ohio 43229
Cleveland (614) 413-1100
Phone: 216.228.1300 Fax: 216.228.1300

10/20

BIALOSKY
CLEVELAND

6555 Carnegie Avenue
Cleveland, Ohio 44103
Phone: 216.779.9729
www.bialosky.com

Project No. 1507
Drawing No. 1507-01
Issue: JAB Submission 07.25.20

STAGE
IMPROVEMENTS
C003

Copyright © 2020 Bialosky + Partners, Architects

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000088
~~BBS19-000095~~
DOCKET No. 12-123-19
FEE PAID \$25.00 js cash

APPLICATION

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

Project Name Lakewood Truck Park

Project Address 10900 Detroit Ave

Applicant Name Danrel Deagan

Applicant Address 12700 Lake Ave #3005
(if different than above)

Applicant Contact (216) 470-8495

deagan33 @ yahoo.com

Brief Project Description _____

Signature: 

Date: 11/26/19

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1327 for regulations

Sign Review Board (Review Fee: \$25)
All new commercial signs, modifications to upgrades or existing signs / sign lighting.
Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name _____


Property Address _____

Owner / Agent Contact (____) _____ - _____

_____ @ _____

Owner / Agent Signature _____

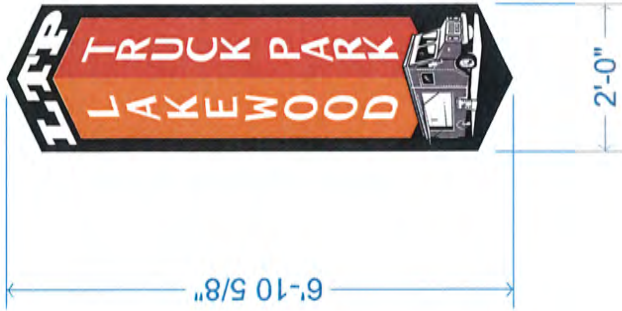
Date: _____

Office Use Only: Reviewed and Accepted by:  Date: 12-2-2019

Ordinance 2-16

Section 1329.05
1329.12(d)

Remarks _____

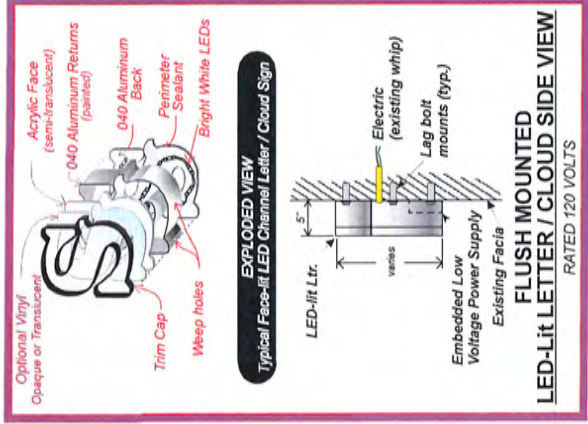


STF
SIGN & GRAPHICS FIRM
TEL: 313.239.0118

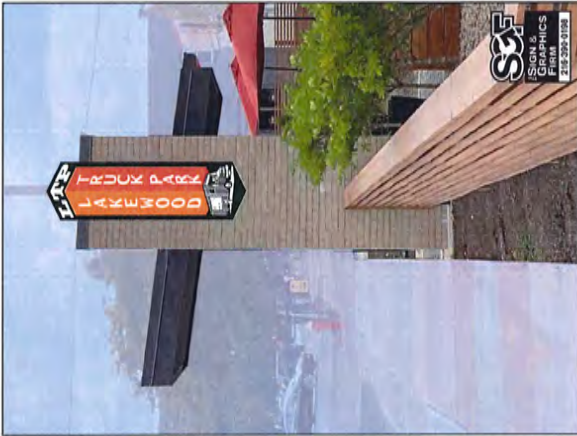
EDWARDS ST. WALL SIGN
(FLUSH MOUNTED, FACE-LIT LED)



FLUSH MOUNTED LED-LIT LETTER / CLOUD SIDE VIEW
RATED 120 VOLTS



DETROIT PEDESTRIAN ENTRANCE
EAST & WEST FACE-LIT (LED) SIGNS
(NOTE: FLAT FACE W/ PSEUDO 3-D LOOK)



STF
SIGN & GRAPHICS FIRM
TEL: 313.239.0118

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.

THE SIGN & GRAPHICS FIRM



Steven Foster
216.390.0198
sgfoster09@gmail.com

BUSINESS NAME:
Lakewood Truck Park

ADDRESS:
Corner Detroit Rd. & Edwards

07-15-20

Account: 101-0000-321.30.01

REFERENCE No. 73520-000087

DOCKET No. 08-73-20

FEE PAID _____

APPLICATION

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

Project Name Adding front porch

Project Address 18184 Clifton Rd.

Applicant Name Brendan McCarthy

Applicant Address _____
(if different than above)

Applicant Contact (214) 409-0010

bmcCarthy @ bluebuff.com

Brief Project Description Adding front porch on house 38 feet wide by 10 feet deep
with hip roof extending 18 inches on all three sides

Signature: Brendan McCarthy

Date: July 24, 2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Brendan McCarthy

Property Address 18184 Clifton Rd.

Owner / Agent Contact (214) 409-0010

bmcCarthy @ bluebuff.com

Owner / Agent Signature Brendan McCarthy

Date: July 24, 2020

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____







Account: 101-0000-321.30.01

REFERENCE No. BBS20-000078
DOCKET No. 08-74-20
FEE PAID _____

APPLICATION

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

Project Name NEW SINGLE FAMILY RESIDENCE Project Address 12311 FLOVER STREET

Applicant Name ARCHITECTS, C.A. McGETTRICK LLC Applicant Address 14551 MADISON AVE.
(if different than above)

Applicant Contact (216) 237 - 0700 ARCHICAM @ AMERITECH.NET

Brief Project Description NEW SINGLE FAMILY RESIDENCE LOCATED IN THE BIRD TOWN NEIGHBORHOOD OF THE CITY OF LAKEWOOD, OHIO

Signature: C. A. McGettrick, J., PRES Date: 6-30-2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1327 for regulations

Sign Review Board (Review Fee: \$25)
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Board of Building Standards (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

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Are there any dog(s) on the property? Yes No

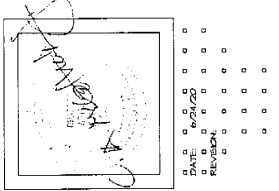
Owner Name CITY OF LAKEWOOD, OHIO Property Address 12311 FLOVER STREET

Owner / Agent Contact (216) 529 - 5907 MARY LEIGH @ LAKEWOODOH.NET

Owner / Agent Signature _____ Date: _____

Office Use Only: Reviewed and Accepted by: PROGRAMS MANAGER
DEPT. OF PLANNING & DEVELOPMENT Date: _____

Ordinance _____ Section _____ Remarks _____

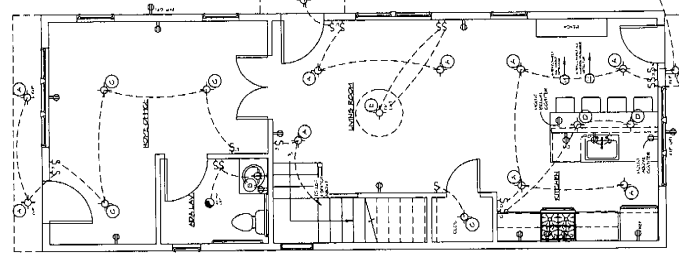


NEW SINGLE FAMILY RESIDENCE
 12311 Plover St. Lakewood, Ohio 44107
 ARCHITECTS, C.A. McGETTRICK, LLC
 1451 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

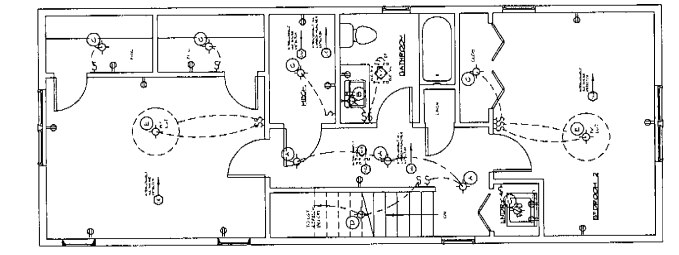
COMMISSION NO.
 22005

A-3

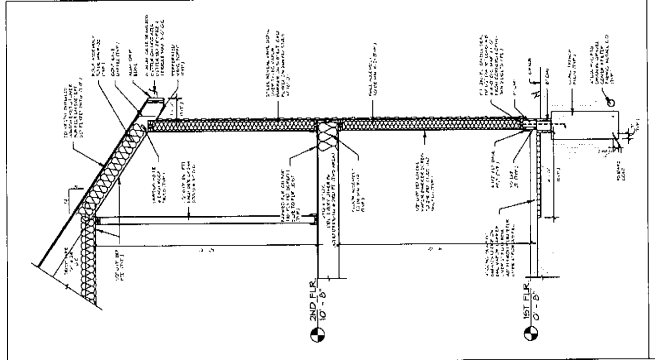
- LIGHT FIXTURE SCHEDULE**
- 1. # 1/2" RECESSED CAN LIGHT
 - 2. PENCIL SLUDGE
 - 3. 6" x 6" x 100" FLUORESCENT
 - 4. RECESSED DOWN LIGHT
 - 5. 6" x 6" x 100" FLUORESCENT
 - 6. 6" x 6" x 100" FLUORESCENT
 - 7. 6" x 6" x 100" FLUORESCENT
 - 8. 6" x 6" x 100" FLUORESCENT
 - 9. 6" x 6" x 100" FLUORESCENT
 - 10. 6" x 6" x 100" FLUORESCENT
- SIZE LIGHT FIXTURES TO BE RELATED TO CEILING HEIGHT AS SHOWN.
 * E.G. - CHANGE TYPE



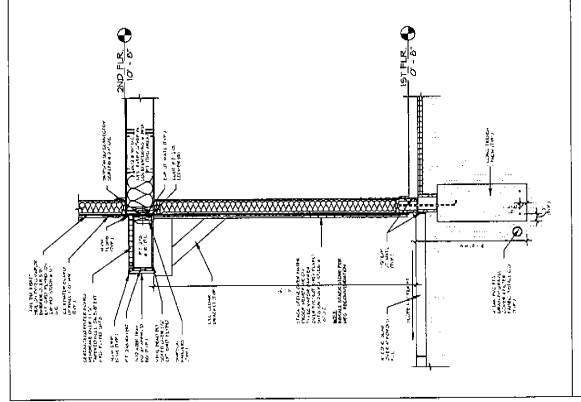
FIRST FLR. POWER/LIGHTING PLAN
1/4" = 1'-0"



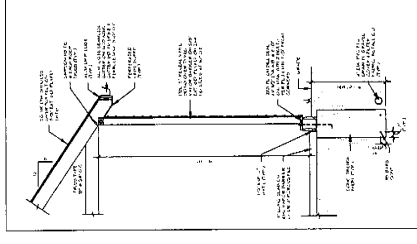
SECOND FLR. POWER/LIGHTING PLAN
1/4" = 1'-0"



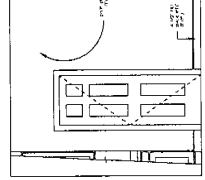
SECTION 1
3/8" = 1'-0"



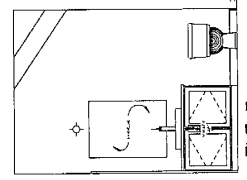
SECTION 2
1/2" = 1'-0"



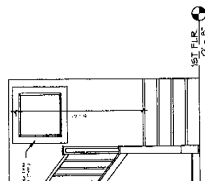
SECTION 3
3/8" = 1'-0"



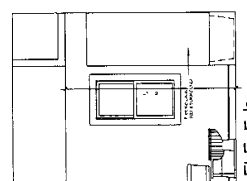
ELE. 2-1
3/8" = 1'-0"



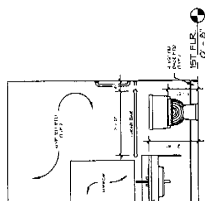
ELE. 5-2
3/8" = 1'-0"



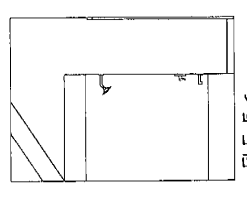
ELE. 5-B
3/8" = 1'-0"



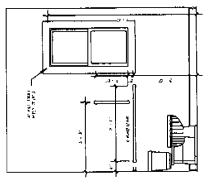
ELE. 5-C
3/8" = 1'-0"



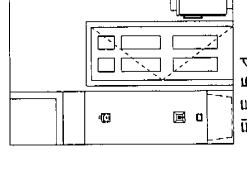
ELE. 3-C
3/8" = 1'-0"



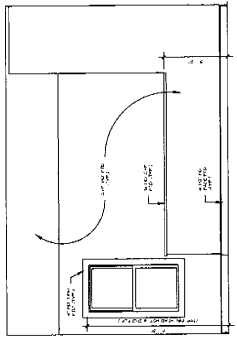
ELE. 5-D
3/8" = 1'-0"



ELE. 3-D
3/8" = 1'-0"



ELE. 4-D
3/8" = 1'-0"



ELE. 4-D
3/8" = 1'-0"

NEW SINGLE FAMILY RESIDENCE

12311 Plover St.

Lakewood, Ohio
44107



ARCHITECTS C.A. McGETTRICK, LLC

14551 Madison Ave.
Lakewood, Ohio 44107
216-227-0700

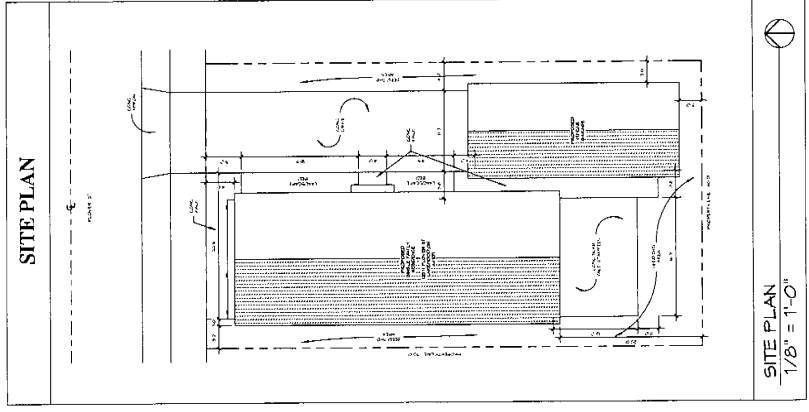
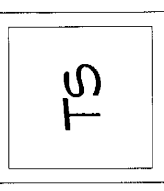
Program Development and Lead
Conceptual Design By:

Allison Hennie, RA
Urban Designer, City of Lakewood, Ohio

DATE: 6/21/20
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

NEW SINGLE FAMILY RESIDENCE
12311 Plover St. Lakewood, Ohio 44107
ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO.
22005
DATE OF ISSUE
6/21/2020

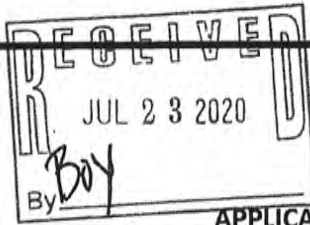


SITE PLAN
1/8" = 1'-0"

DRAWING INDEX	
TS	SITE PLAN
A-1	FOUNDATION, FIRST & SECOND FLOOR PLANS / DETAILS
A-2	EXTERIOR ELEVATION / ROOF PLAN
A-3	FIRST & SECOND FLOOR POWER/LIGHTING PLANS / SECTIONS / INTERIOR ELEVATIONS

GENERAL NOTES	
1.	SOIL BEARING CAPACITY IS ASSIGNED TO BE 3000 P.S.F. CONTRACTOR SHALL VERIFY IN FIELD.
2.	CONCRETE DESIGN FOR FOOTINGS SHALL BE MIN. F _c = 3000 P.S.I.
3.	CONCRETE DESIGN FOR FLOOR SLABS SHALL BE MIN. F _c = 3000 P.S.I.
4.	CONTRACTORS SHALL USE NO LESS THAN TYPE "C" OR "S" AUSTRIAN N. GRADE BRICK BLOCK WALLS.
5.	CONTRACTORS SHALL SUBMIT ENGINEERED SHOP DRAWINGS OF ALL MANUFACTURED WOOD PRODUCTS PRIOR TO FABRICATION.
6.	ALL STEEL BEAMS, PLATES, AND COLUMNS SHALL BE ASTM A-36 STEEL.
7.	ALL FLOOR JOISTS, CEILING JOISTS AND ROOF RAFTERS ARE DESIGNED TO BE MIN. #4 @ 16" O.C.
8.	GLASS ON PELLA 950 SERIES VINYL ADVANCED LOW-E 5/8" INSULATED GLASS UNITS 3/4" CONTOUR BETWEEN THE GLASS TRANSDUCIAL GRILLER, BY APPROVED EQUAL, MATCH LIGHTS, COLOR, OTHER SELECT.
9.	DOOR HANDICAP TO BE SELECTED BY OWNER.
10.	KITCHEN EQUIPMENT SHALL BE FURNISHED BY OWNER.
11.	PLUMBING FINISHES WILL BE FURNISHED BY OWNER.
12.	OWNER TO PROVIDE ALL FLOOR, CEILING, DEPARTMENT WITH HEAT LOAD CALCULATIONS PRIOR TO COMMENCEMENT OF THE WORK.
13.	ELECTRICAL CONTRACTORS TO PROVIDE BUILDING DEPARTMENT WITH SIGNATURE OF ELECTRICAL SERVICE AND PANEL DIAGRAM PRIOR TO COMMENCEMENT OF THE WORK.
14.	ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE 2017 EDITION OF THE NEC SECTION 210.12 DWELLING UNITS, ALL 120-VOLT CIRCUITS SHALL BE GROUND-FED. CONTRACTORS TO PROVIDE ALL ELECTRICAL FINISHES IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, HALLWAYS, BATHS, BEDROOMS, AND ALL OTHER ROOMS. ALL ELECTRICAL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. ALL ELECTRICAL FINISHES SHALL BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI'S).
15.	PLUMBING CONTRACTOR TO PROVIDE BUILDING DEPARTMENT WITH PLUMBING ISOMETRIC DIAGRAM PRIOR TO COMMENCEMENT OF THE WORK.

Account: 101-0000-321.30.01



REFERENCE No. BBS20-000077
DOCKET No. 08-75-20
FEE PAID _____

APPLICATION

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

Project Name porch changes Project Address 1622 VICTORIA

Applicant Name Bob Bloomer (contractor) Applicant Address 4115 W 210TH FAIRVIEW PARK 44107
(if different than above)

Applicant Contact (216) 466-4238 BHShadowMAN @ Yahoo.com

Brief Project Description REMOVE FRONT + REAR UPPER + LOWER PORCH'S

BUILD NEW ENCLOSED FRONT + REAR ENCLOSED PORCHS
UPPER + LOWER

Signature: Bob Bloomer Date: 7/23/20

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1327 for regulations

Sign Review Board (Review Fee: \$25)
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Board of Building Standards (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Paul + Shirley Yeung Property Address 1622 VICTORIA

Owner / Agent Contact (216) 262-2803 GHYEUNG@GMAIL.COM
216 466-4238 (contractor)

Owner / Agent Signature Bob Bloomer Date: 7/23/20

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

1622 VICTORIA AVE. LAKEWOOD.

3 New poured FOOTERS TO BE 24" X 24" X 36".
TOP OF FOOTERS TO BE LEVEL WITH GROUND.

3 New BRICK PIERS TO BE 17" X 17" X FROM TOP OF
FOOTERS TO BOTTOM OF PORCH FLOOR

2 X 10 TREATED LUMBER TO BE USED FOR PORCH
FRAMING 12" ON CENTER AND NOT TO EXCEED
THE LENGTH OF 13 FT PER BOARD

RIM JOIST TO BE DOUBLE 2 X 10 TREATED LUMBER
AND POKED INTO BRICK PIERS

ALL 2 X 10'S TO BE SECURED WITH SIMPSON JOIST
HANGERS

DEMO PERMIT + DUMPSTER PERMIT TO BE
PULLED AT SAME TIME.

FINAL MATERIALS LIST TO BE SUBMITTED IN
SCOPE OF WORK AFTER ABR APPROVAL
OF ENCLOSED OR OPEN PORCH APPROVAL.

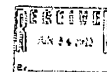
SUBMITTED BY BETTER HOMES CONSTRUCTION,
216-466-4238 Bob Bloomer
CONTRACTOR LIC.# CR20-000-242



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



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

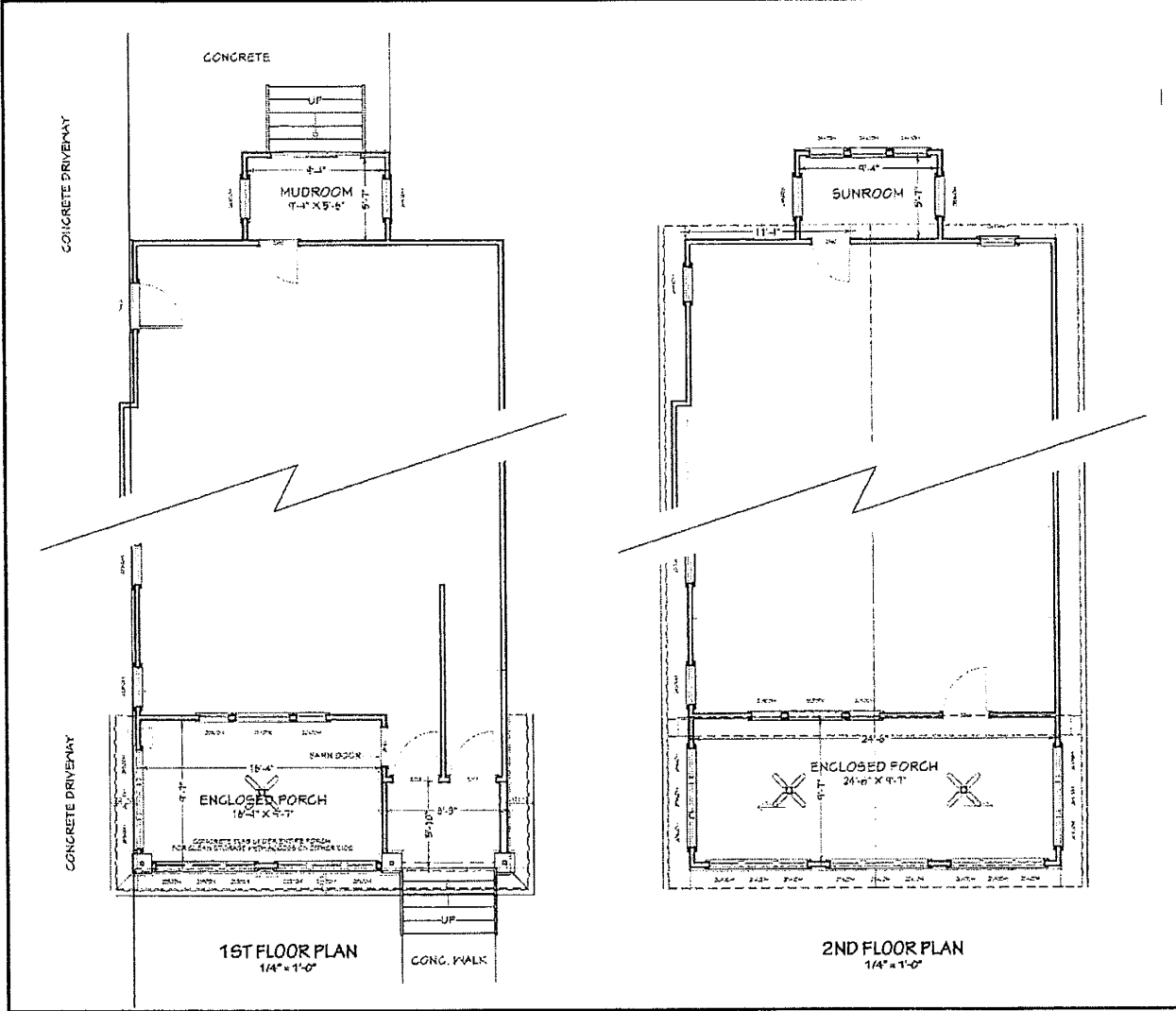


DEXPREP
Solutions For Your Drafting And Design Needs
SHERIDAN BLVD. OHIO 43084
PHONE 614.398.9727

DISCLAIMER:
DEXPREP is not responsible for the accuracy, completeness and details of any other matter relating to the design development or construction of this project.
DEXPREP assumes no responsibility for any damages, including professional liability, due to any information, comments or errors in the design of these plans. Each party shall remain the owner and is responsible for all for any omissions and errors and the consequences of such.
DEXPREP makes no warranties, express or implied, under these drawings or specifications or construction with these drawings. DEXPREP's liability, if any, is limited to the amount paid for drawings and is not to be construed as a warranty of any kind. DEXPREP is not responsible for any damages or injuries to persons or property resulting from the use of these drawings. It is the responsibility of the user to verify the accuracy of the information and to consult with the appropriate authorities.

REMODEL PLANS FOR:
RESIDENCE
1622 VICTORIA AVE.
LAKEWOOD, OHIO 44117

A1



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

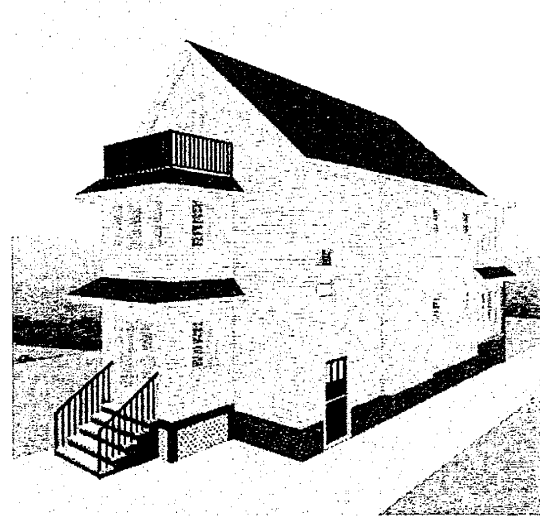
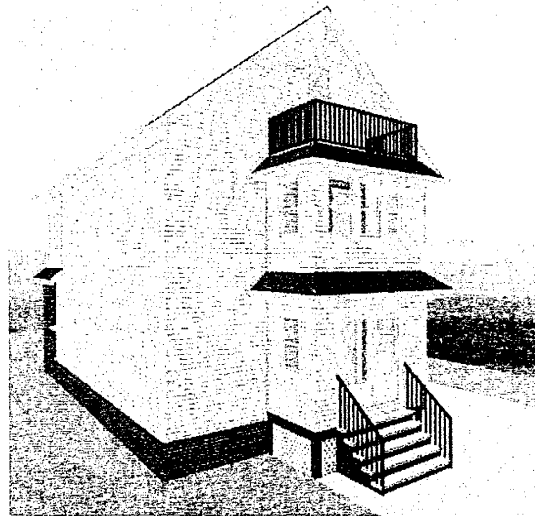
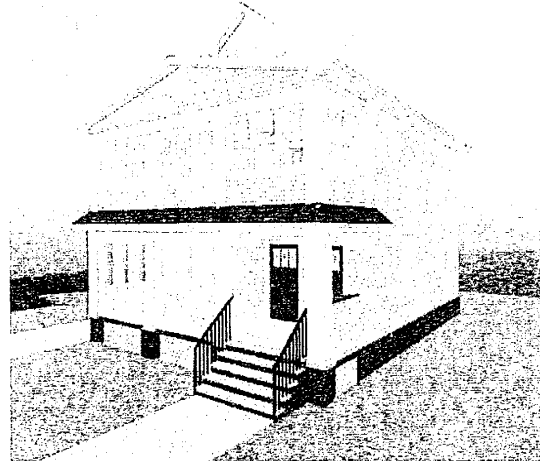
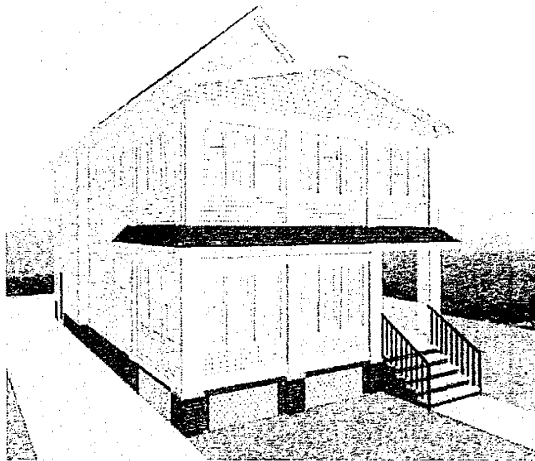
2ND FLOOR PLAN
1/4" = 1'-0"

DEXPREP
Solutions For Your Drafting And Design Needs
SHEPHERD VILLAGE, OHIO 44134
PHONE: 440.303.9727

DISCLAIMER:
DexPrep is not responsible for the construction specifications and details or any other matter relating to the design, development or construction of the project.
DexPrep assumes no responsibility for any drawings, including structural drawings, due to any differences, omissions or errors in the design or construction. Each modification must remain the client's responsibility and any for drawings are of record.
DexPrep makes no warranty, representation or implied, under the agreement or otherwise, in connection with these services. DEXPREP'S LIABILITY, IF ANY, IS LIMITED TO THE amount paid for drawings under the agreement and no other amount, whether in the agreement or in law, in no event shall the liability for any drawings exceed the amount paid for such drawings.
By using or accepting these drawings for a particular project, the client agrees to pay, and shall be responsible for, the cost of any work, materials and the operation of the structure.

REMODEL PLANS FOR:
RESIDENCE
1622 VICTORIA AVE.
LAKEWOOD, OHIO 44107

A2



DEXPREP

Solutions For Your Dreaming And Design Needs
 888-238-4404
 1822 VICTORIA AVE.
 LAKEWOOD, OHIO 44107

DISCLAIMER:
 DEXPREP is not responsible for the accuracy, qualifications and details of any of the plans or liability in the design, construction or construction of any project.
 DEXPREP assumes no responsibility for any damages, including structural failures, and for any alterations or changes to the plans or construction. The plans and any construction are the responsibility of the contractor and any contractor. DEXPREP makes no representation or warranty, either implied or otherwise, in connection with these services. DEXPREP's liability, if any, is strictly limited to the amount paid for drawings under the agreement, whether in the contract or in any other agreement or contract. DEXPREP is not responsible for any damages, including structural failures, and for any alterations or changes to the plans or construction. The plans and any construction are the responsibility of the contractor and any contractor. DEXPREP makes no representation or warranty, either implied or otherwise, in connection with these services. DEXPREP's liability, if any, is strictly limited to the amount paid for drawings under the agreement, whether in the contract or in any other agreement or contract.

REMODEL PLANS FOR:
 RESIDENCE
 1622 VICTORIA AVE.
 LAKEWOOD, OHIO 44107

A3



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



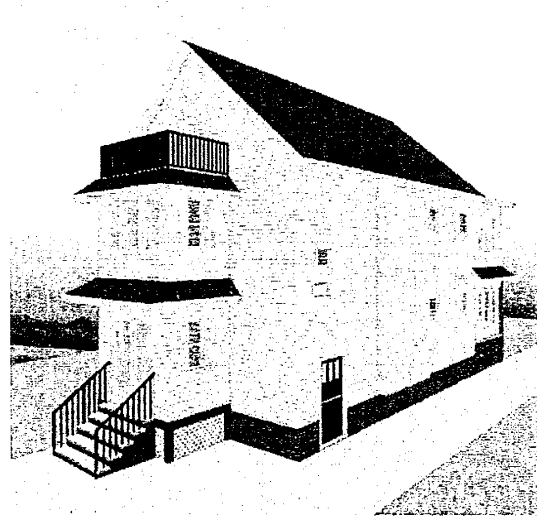
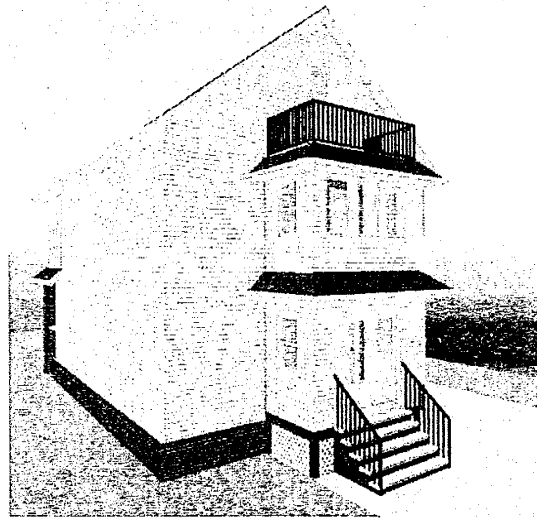
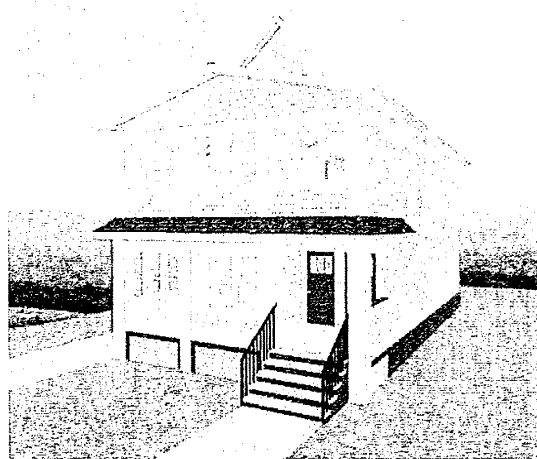
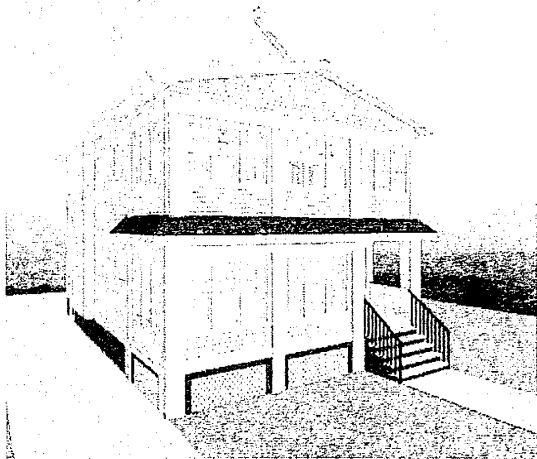
REAR ELEVATION
1/4" = 1'-0"

DEKPREP
Solutions For Your Drafting And Design Needs
SERVING YOU SINCE 1984
PHOTO: 414.381.9722

DISCLAIMER:
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REMODEL PLANS FOR:
RESIDENCE
1622 VICTORIA AVE.
LAKEWOOD, OHIO 44117

A4



DEKPREP

Solutions For Your Drafting And Design Needs
SHEPHERD AVE. SUITE 104
REXDALE, ONT. L9W 2Z7

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DekPrep makes no warranty, representation or endorsement, approval or collaboration, in connection with these services.
Each Party hereby, if any, is irrevocably bound by the terms and conditions of the agreement and no other terms, whether in the contract or in any other agreement, shall apply to this contract.
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REMODEL PLANS FOR:
RESIDENCE
1822 VICTORIA AVE.
LAKEWOOD, OHIO 44107

A5

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000076

DOCKET No. 08-76-20

FEE PAID _____

APPLICATION

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

Project Name Spring Garden

Project Address 1491 Spring Garden

Applicant Name ELIAS KARSHCH

Applicant Address 24532 LORAIN RD
(if different than above) N. OLMSFEN CT 44470

Applicant Contact (214) 409 - 6514

e.karshch1 @ gmail.com

Brief Project Description Rebuild burned House

Signature: 

Date: 6-30-2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.


Are there any dog(s) on the property? Yes No

Owner Name SUBURBAN WEST LLC

Property Address 1491 SPRING GARDEN

Owner / Agent Contact (214) 409 - 6514

e.karshch1 @ gmail.com

Owner / Agent Signature 

Date: 6-30-20

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____



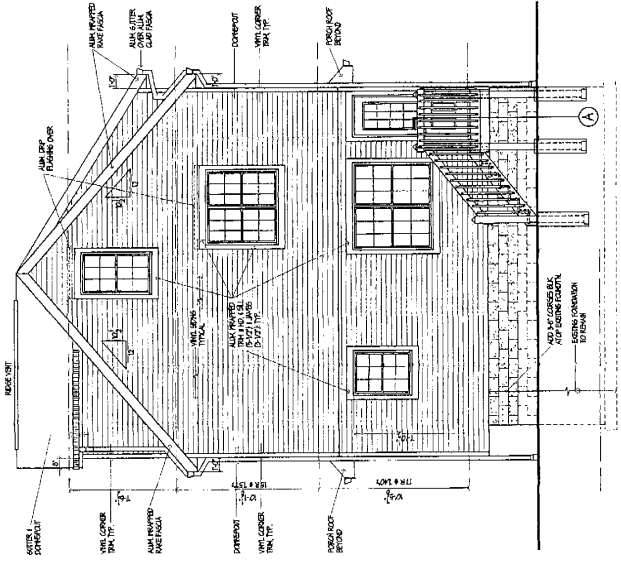
ALTERATIONS IN & ADDITIONS TO
 1491 SPRING GARDEN
 LAKEWOOD, OHIO 44107

EXTERIOR ELEVATIONS

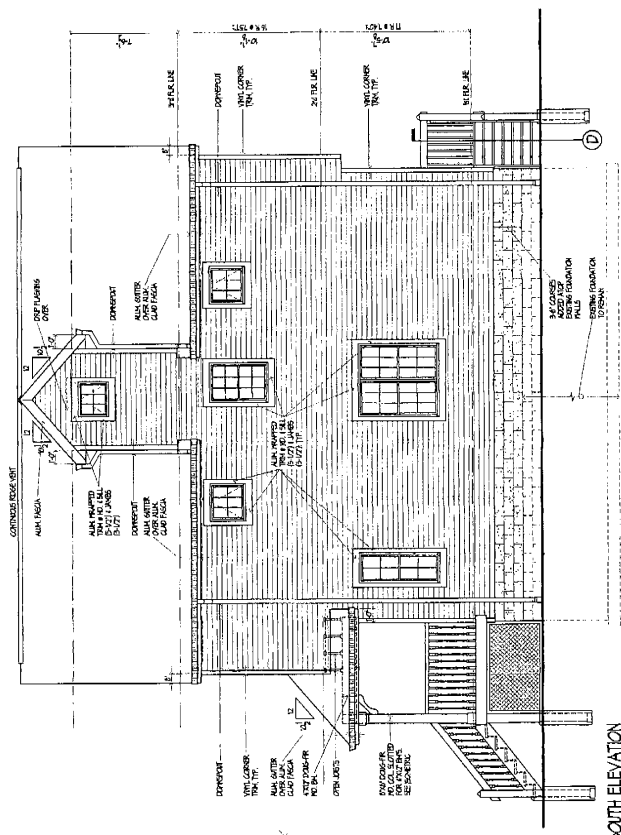
DHA ARCHITECTS LTD.
 1115 DUNKERFORD CIRCLE
 BROADVIEW, OHIO 44141
 PHONE: (440) 322-0000
 FAX: (440) 322-0001

dha

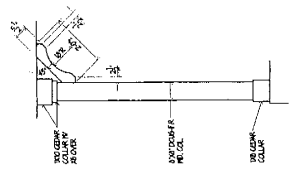
A3



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



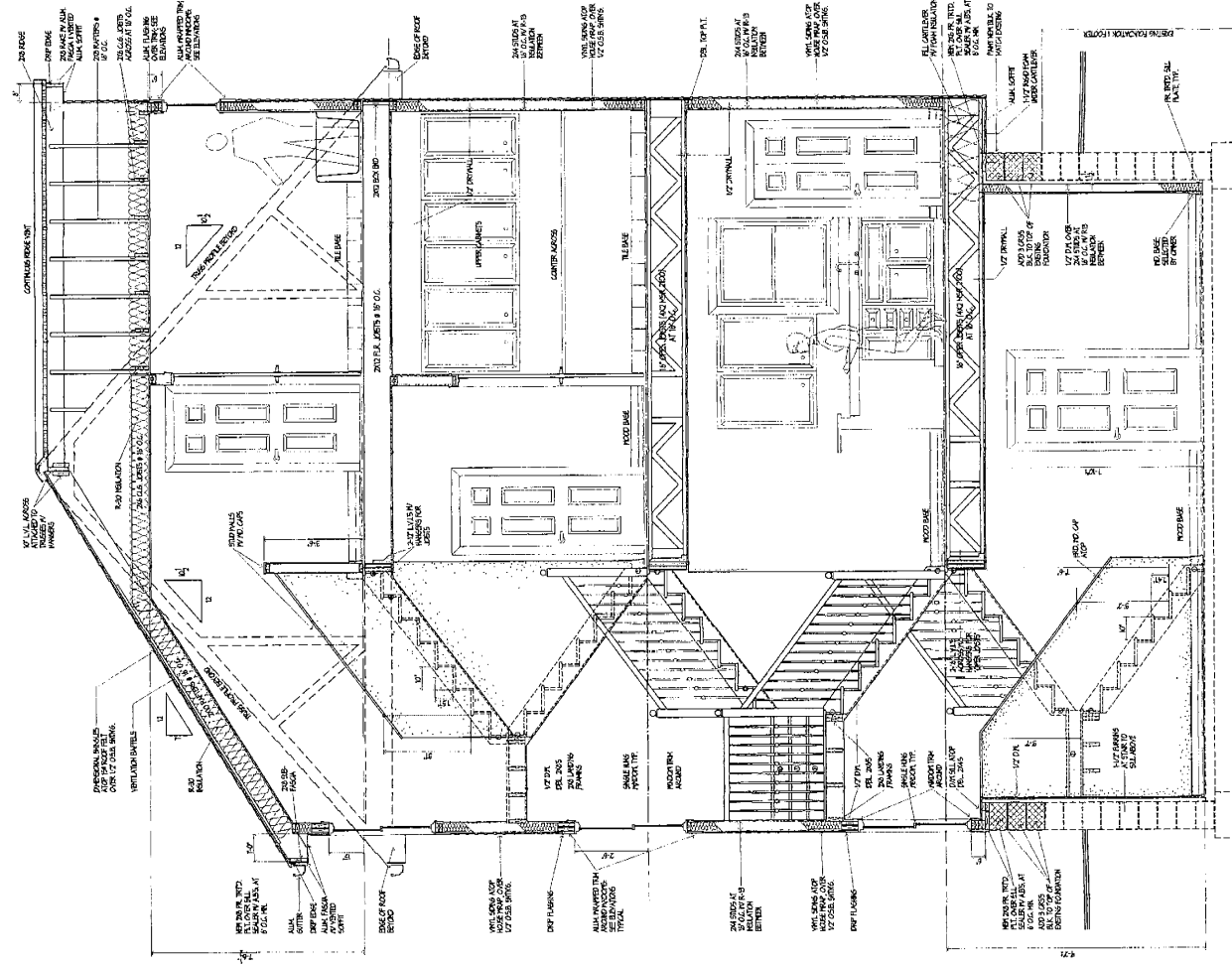
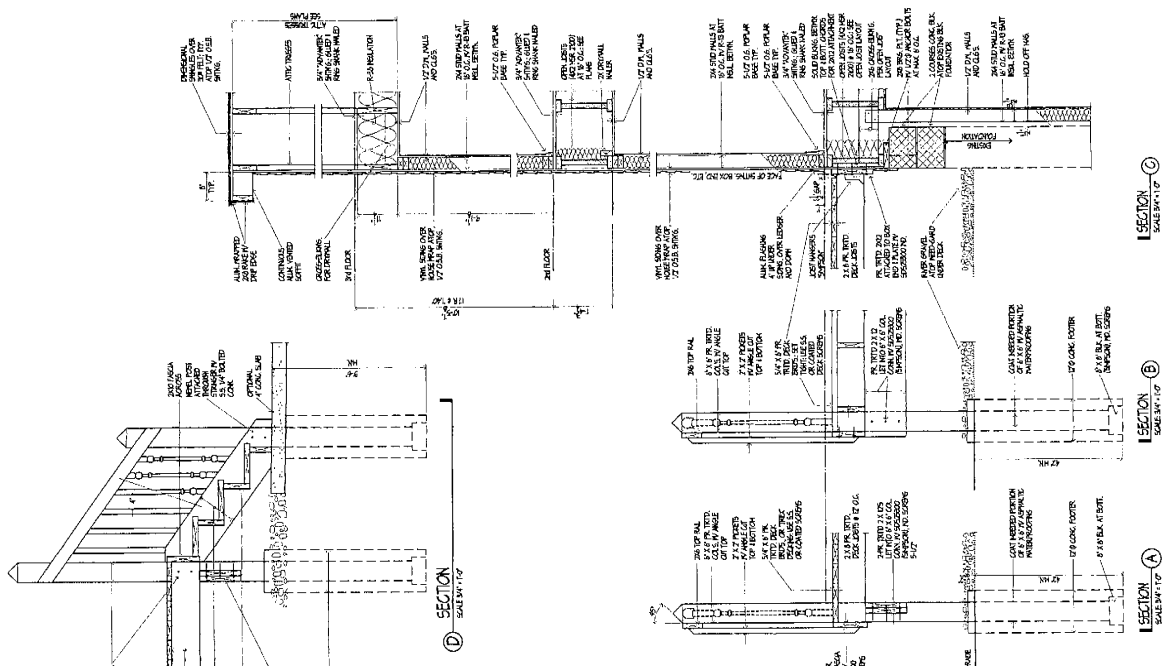
SOUTH ELEVATION
 SCALE 1/4" = 1'-0"



ALTERATIONS IN & ADDITIONS TO
1491 SPRING GARDEN
LAKESHORE, ONT. M4T 1A1



DATE	
DESCRIPTION	
SCALE	
PROJECT NO.	
CLIENT	
ARCHITECT	
ENGINEER	
DATE	



Account: 101-0000-321.30.01

REFERENCE No. BBS 20-000086
DOCKET No. 08-77-20
FEE PAID _____

APPLICATION

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

Project Name Fire Station No. 2

Project Address 18124 Detroit Ave

Applicant Name DS Architecture

Applicant Address 1020 Huron Road
(if different than above)

Applicant Contact (330) 678 6144

epros @ DSArchitecture.com

Brief Project Description New apparatus bay addition to the existing building

Signature: _____

Date: 07/29/2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)
All new commercial signs, modifications to upgrades or existing signs / sign lighting.
Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name City of Lakewood

Property Address 18124 Detroit Ave

Owner / Agent Contact (216) 529 6630

Allison.Hennie @ lakewoodoh.net

Owner / Agent Signature _____

Date: 07/29/2020

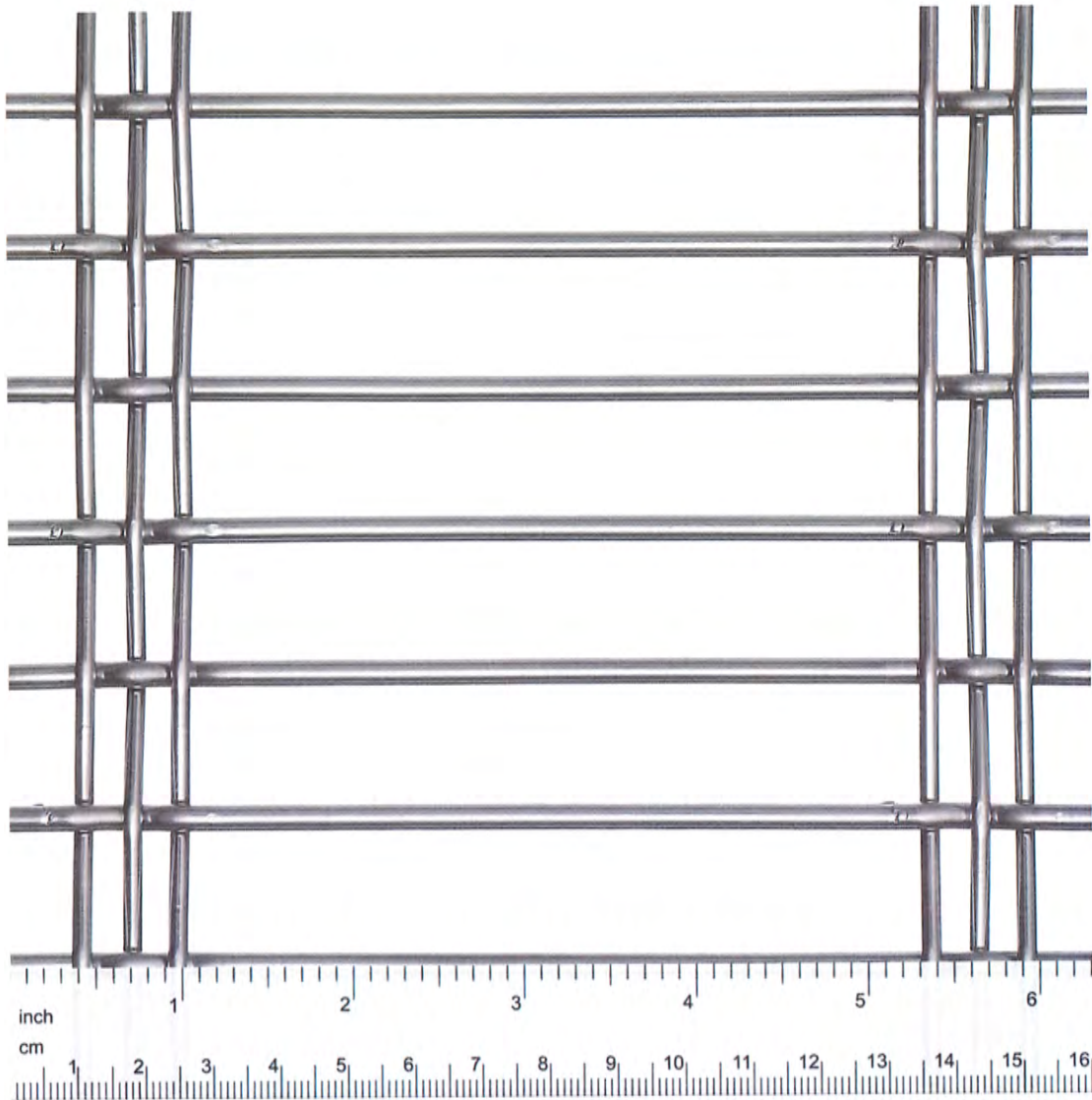
Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

HAYER & BOECKER



DIE DRAHTWEBER



DOGLA-TRIO 1030

Offene Fläche
Open Area
Surface ouvert
Superficie abierta

~ 75%

Gewicht
Weight
Poids
Peso

~ 6,2 kg/m²

Max. Breite
Max. Width
Largeur max.
Ancho maximo

~ 3,0 m



City of Lakewood
Fire Station No. 2 Building Addition
 18124 Detroit Avenue
 Lakewood, OH 44107

Project Number: 18124-001
 Revision Schedule: 18124-001-01
 # DATE DESCRIPTION

Project No: 18124-001
 Issue Date: 07/28/2020

G0.01

Existing Photograph -
 Southwest

18124-001-01-01





City of Lakewood
Fire Station No. 2 Building Addition
 18124 Detroit Avenue
 Lakewood, OH 44107

Project No. 18124-0000
 Revision No. 01
 Date: 07/20/2009

Project No. 18124-0000
 Revision No. 01
 Date: 07/20/2009

G0.02

Existing Photograph - Southeast





G0.03

Existing Photograph - East

Project No. 07-02-000
 Issue Date:

Sheet Description
 Planning Schedule

City of Lakewood
 18124 Detroit Avenue
 Lakewood, OH 44107





City of Lakewood
Fire Station No. 2 Building Addition
18124 Detroit Avenue
Lakewood, OH 44117

Project No. 15-0000000
Project Name
M. DATE DESCRIPTION

Project No. 15-0000000
Project Name

G0.04

Existing Photograph -
Northwest

08/06/2015 10:27 AM





City of Lakewood
Fire Station No. 2 Building Addition
 16124 Detroit Avenue
 Lakewood, OH 44107

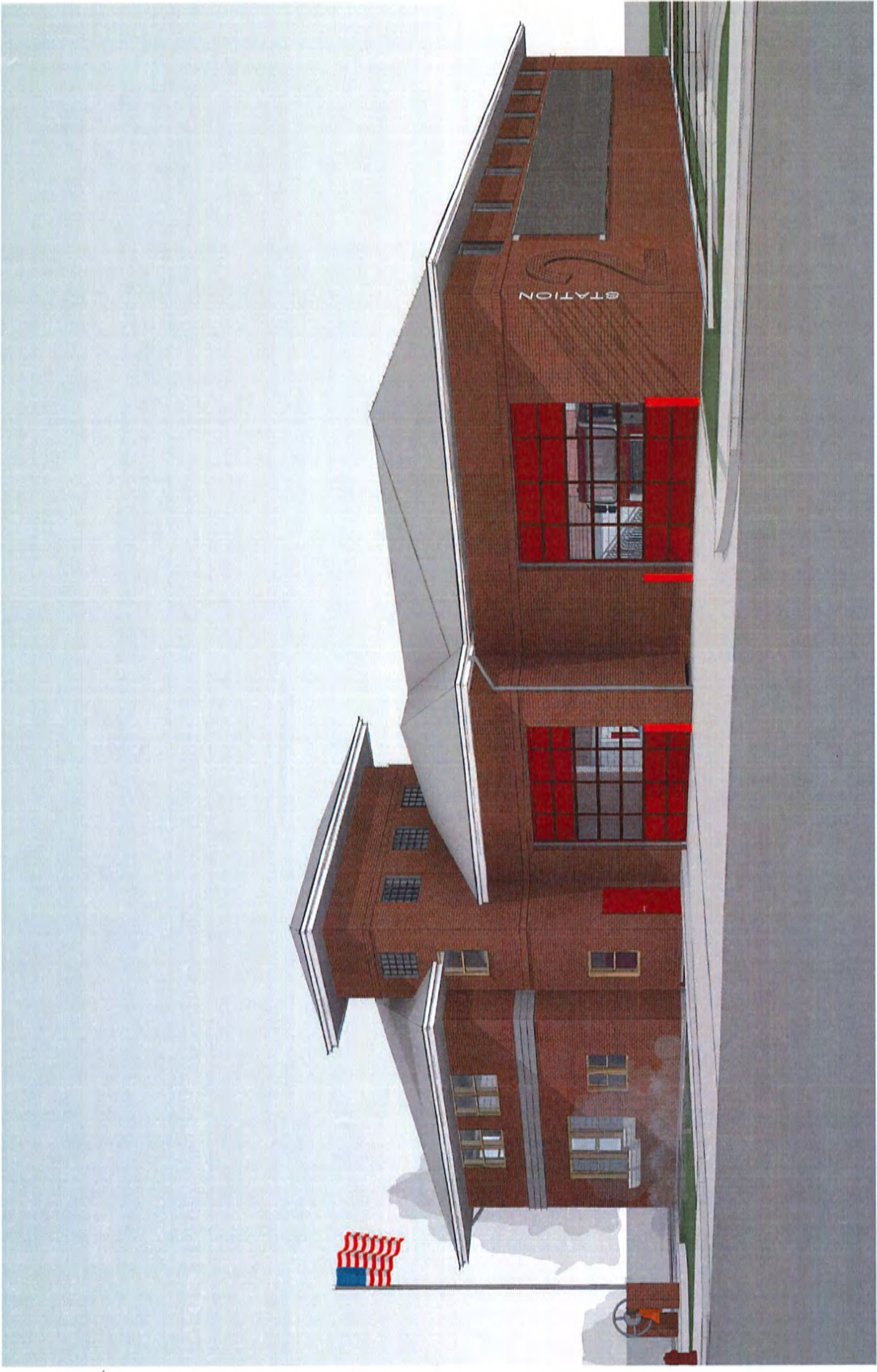
Project Description:
 Fire Station No. 2 Building Addition
 # DATE DESCRIPTION

NO. DATE DESCRIPTION
 01 01 2020
 02 02 2020

G0.05

Southeast Perspective

1/20/2020 10:27 AM





City of Lakewood
 18124 Detroit Avenue
 Lakewood, OH 44107

Fire Station No. 2 Building Addition

Project Location:
 18124 Detroit Avenue
 Lakewood, OH 44107

Project Name:
 Fire Station No. 2 Building Addition

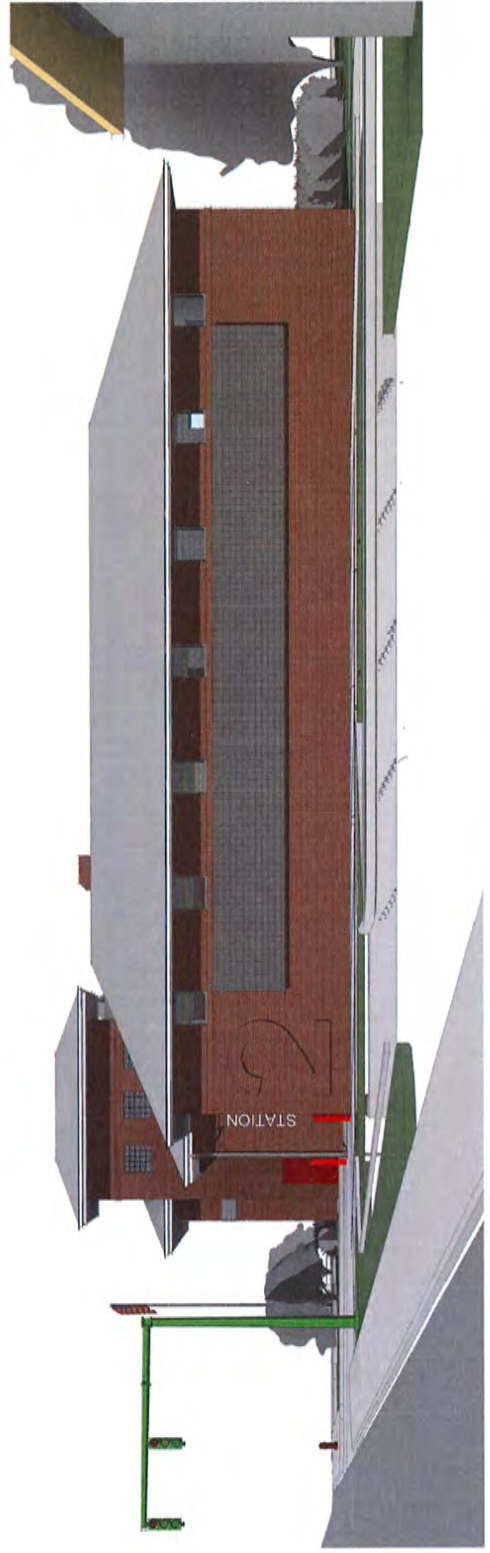
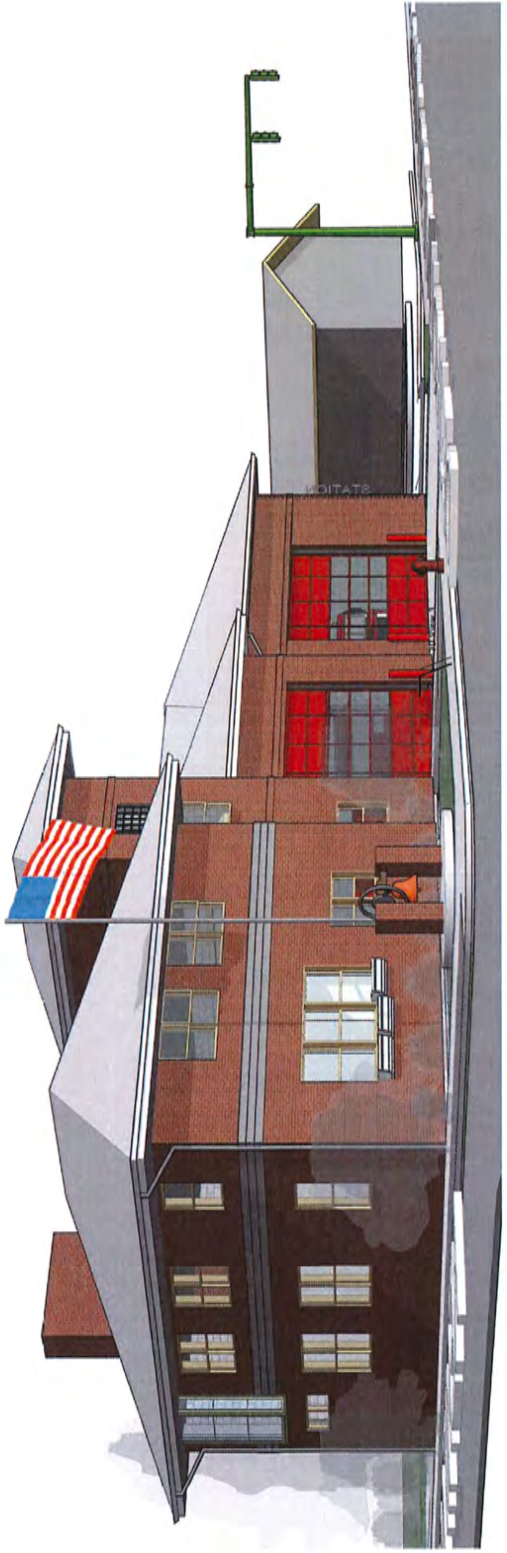
Project No.:
 2012-001

Project Date:
 07/12/2012

G0.06

Southwest & East Perspectives

12/16/2012 10:21:14 AM





City of Lakewood
Fire Station No. 2 Building Addition
 18124 Detroit Avenue
 Lakewood, OH 44107

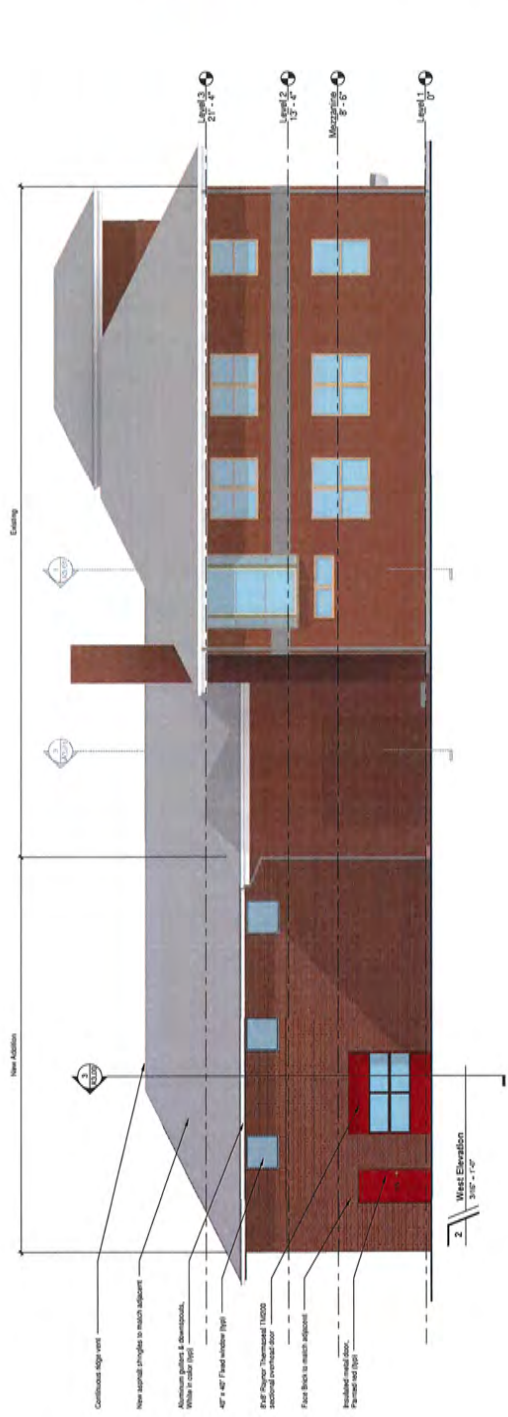
Sheet Description: **Exterior Elevations**
 Project Number: **18124**
 Date: **07/10/2020**

Scale: **3/16" = 1'-0"**
 Date: **07/10/2020**

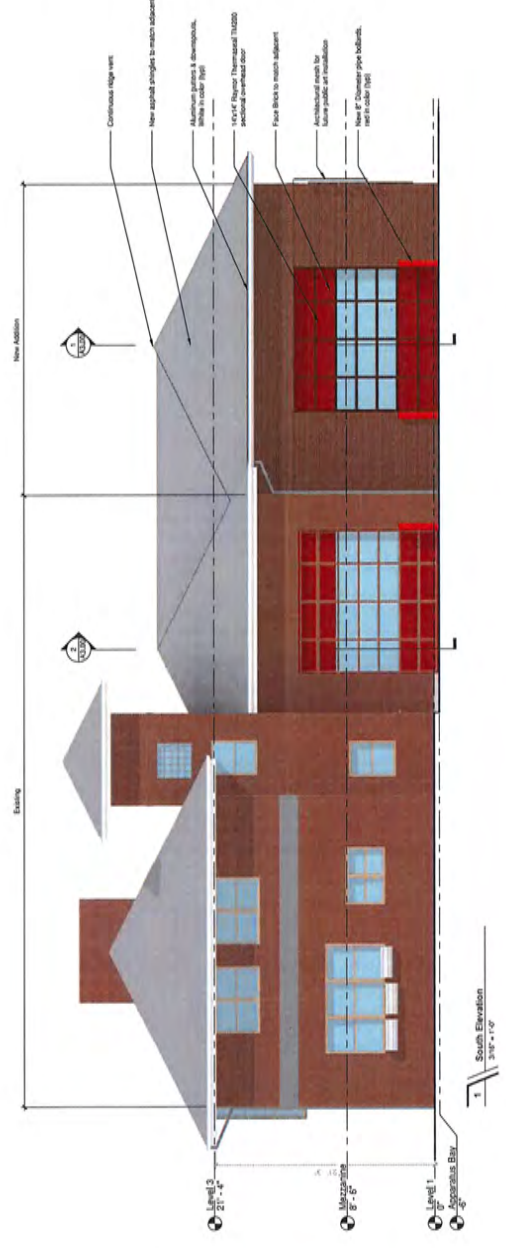
A2.00

Elevations

- Exterior Elevation General Notes**
- Refer to drawing A2.01 for window types and details.
 - Block masonry units at the finish floor elevation of the first floor units.
 - All exterior provisions shall receive joint sealant.



2 West Elevation
 3/16" = 1'-0"



1 South Elevation
 3/16" = 1'-0"

City of Lakewood
Fire Station No. 2 Building Addition
 18124 Detroit Avenue
 Lakewood, OH 44107

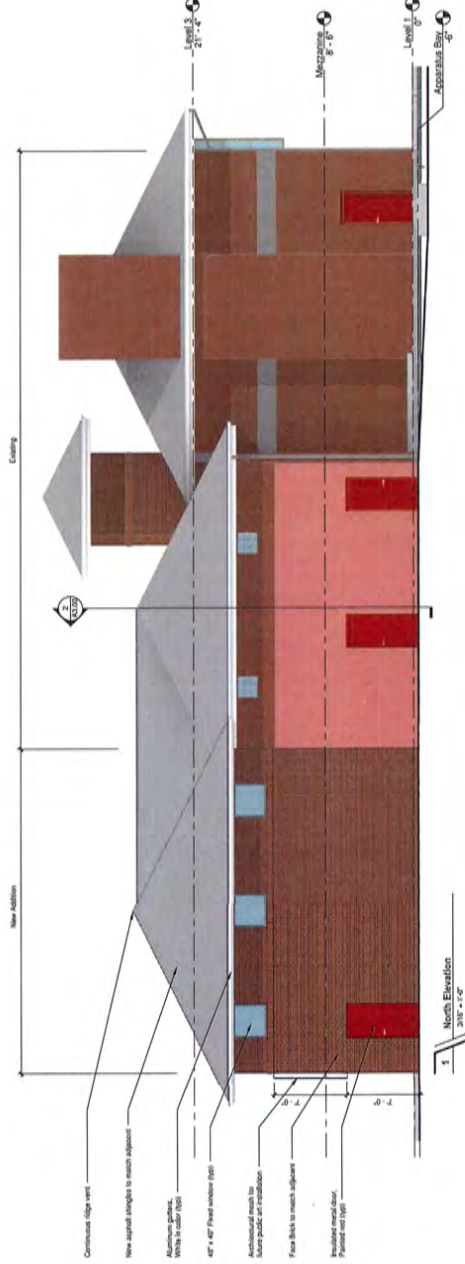
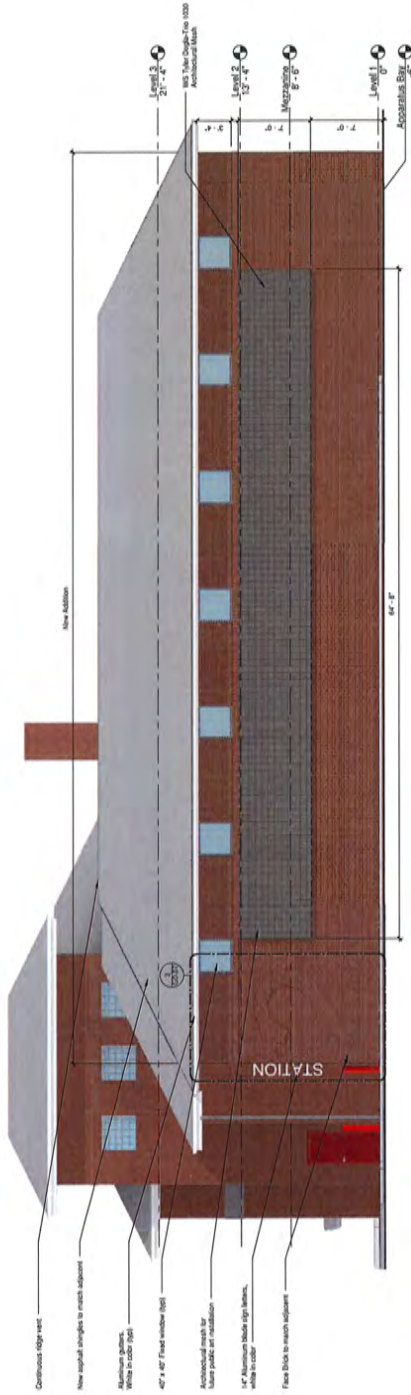
#	DATE	DESCRIPTION
1	07/28/2020	Issue Drawings
2	07/28/2020	Revisions Schedule

A2.01

Elevations

Exterior Elevation General Notes

1. Refer to drawing K1.00X for window types and details.
2. Brick covering starts at the floor elevation of the first floor slab.
3. All exterior penetrations shall receive joint sealant.





City of Lakewood
Fire Station No. 2 Building Addition
 18124 Detroit Avenue
 Lakewood, OH 44107

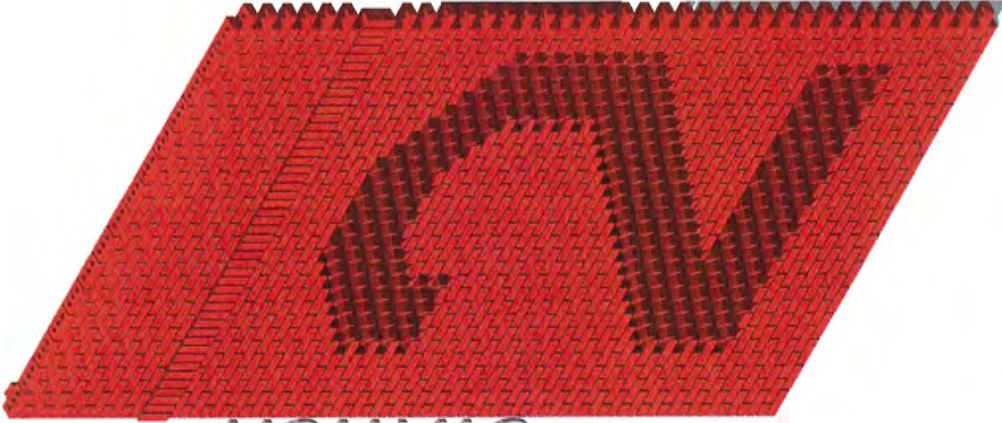
Block: 02/03/2009
 Project Number: 02/03/2009
 Revision: 02/03/2009
 M DATE DESCRIPTION

Sheet No. G0.07
 Project No. 02/03/2009

G0.07

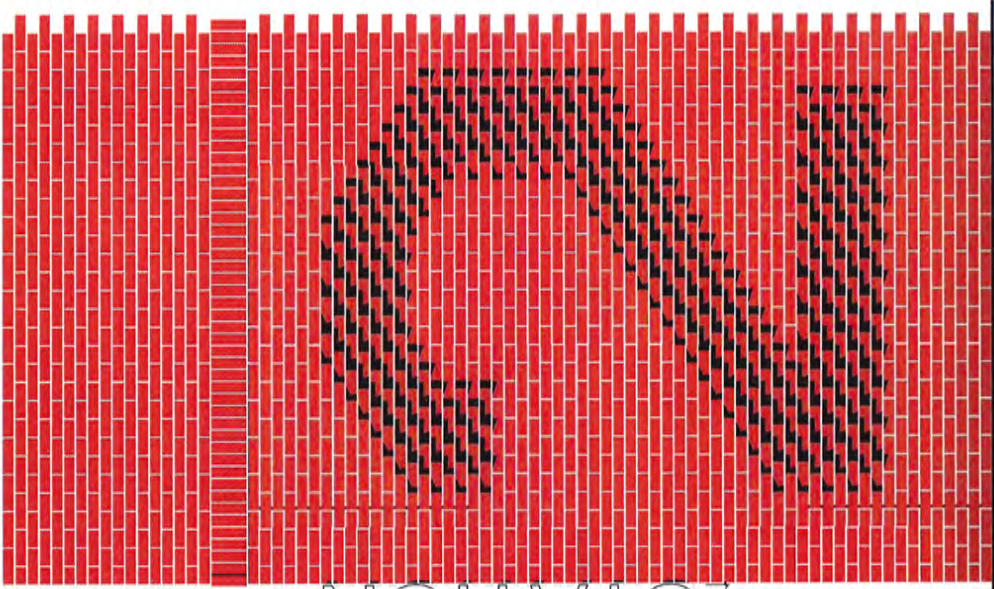
Brick Detail / Signage

02/03/2009



STATION

2 Brick Detail Anomalous Copy 1



STATION

7/8" Square Feet
 1/2" Aluminum Inlays eye bolts
 1/2" x 1/2"





BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • www.onelakewood.com

Application Cover Page

Docket No.: 08-78-20

Reference No.: BBS20-000075

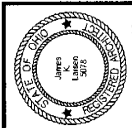
Applicant Name: James Ptacek, Larsen Architects

Project Name: United Reader Services

Project Address: 13428 Madison Avenue

Proposal: Applicant proposes the removal of front lobby of funeral home and construction of a new retail storefront addition to existing funeral home

Fee Paid: \$50.00



LARSEN ARCHITECTS
 13428 MADISON AVE.
 LAKEWOOD, OHIO 44107
 216.221.3360

PROJECT No. 18143

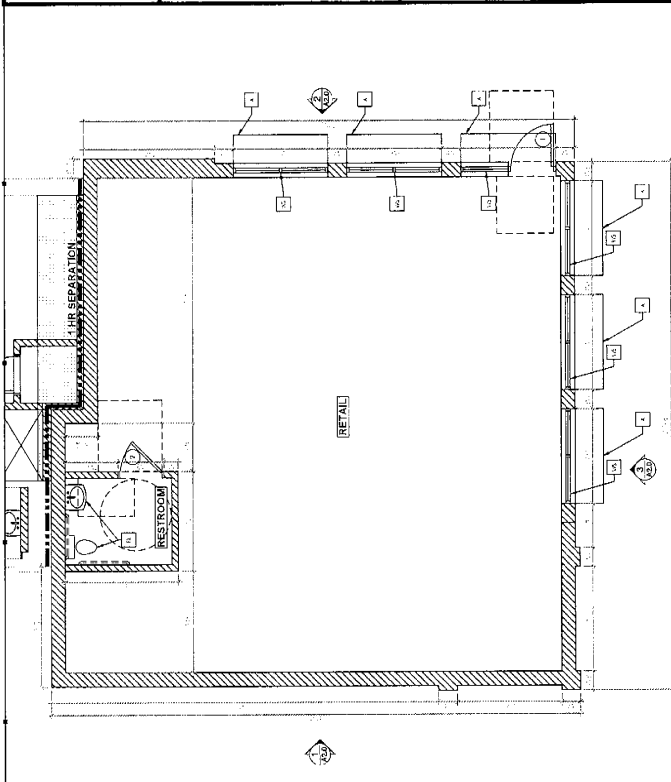
RETAIL STOREFRONT
 13428 MADISON AVE
 LAKEWOOD, OH 44107

DRAWN BY: RPB
 CHECKED BY: JPP

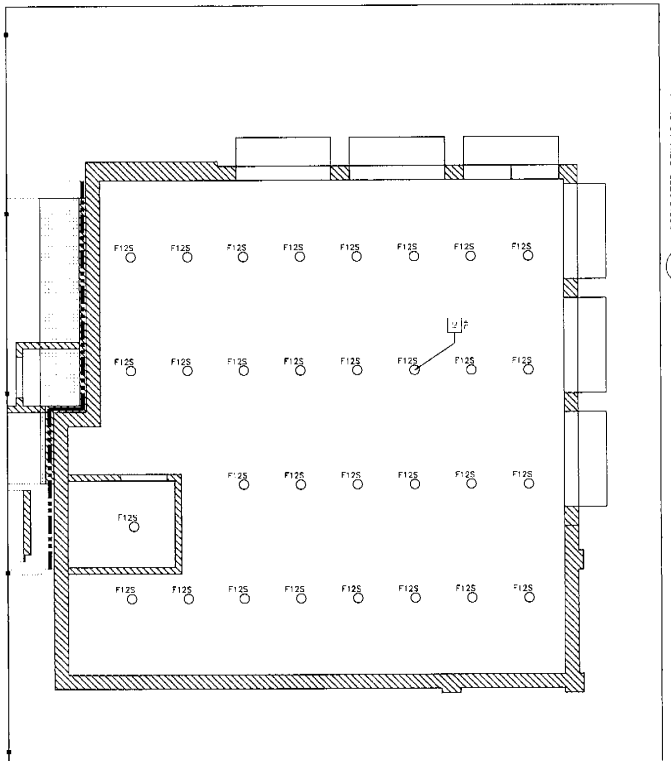
ISSUE
 7. 2/20/2018 - RAS

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SHEET NUMBER
A1.0
FLOOR PLAN



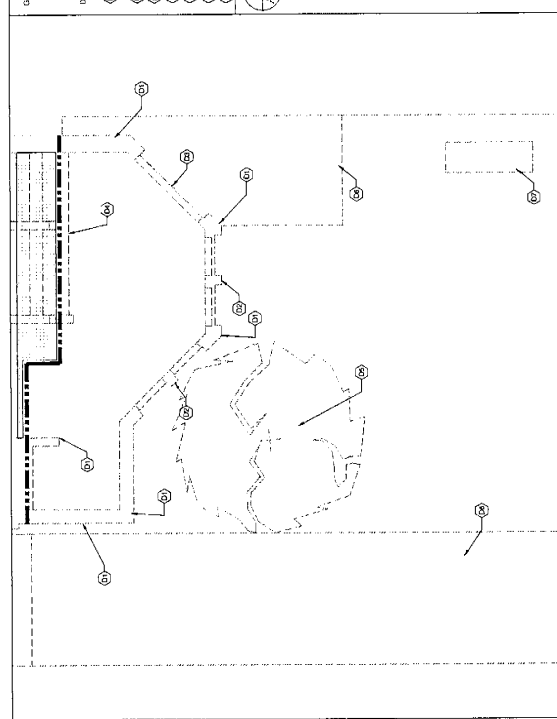
1 FLOOR PLAN
 A1.0 1/4" = 1'-0"



3 REFLECTED CEILING PLAN
 A1.0 1/4" = 1'-0"

GENERAL NOTES:
 1. REMOVE EXISTING INTERNAL WALLS AND WINDOWS/DOORS THROUGH EXISTING PORTIONS OF EXTERIOR WALLS.
DEMOLITIONS:
 (1) REMOVE EXISTING WALL AND PORTIONS OF ROOF ABOVE.
 (2) REMOVE EXISTING WINDOW SYSTEM.
 (3) REMOVE EXISTING ROOF SYSTEM.
 (4) REMOVE EXISTING STAIRS.
 (5) REMOVE TREE CURBES.
 (6) REMOVE WALKWAY AREAS (PAVEMENT).
 (7) REMOVE EXISTING PORTIONS OF EXTERIOR WALL.

2 DEMOLITION FLOOR PLAN
 A1.0 1/4" = 1'-0"



GENERAL NOTES:

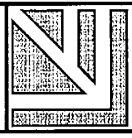
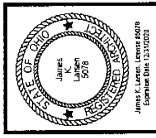
1. REMOVE EXISTING PORTIONS OF EXTERIOR WALL AND PORTIONS OF EXTERIOR WALLS THROUGH EXISTING PORTIONS OF EXTERIOR WALLS.
2. CONCENTRATE EXISTING EQUIPMENT FOR EXISTING EQUIPMENT IN FINISHING AREA.
3. REMOVE EXISTING PORTIONS OF EXTERIOR WALL AND PORTIONS OF EXTERIOR WALLS THROUGH EXISTING PORTIONS OF EXTERIOR WALLS.
4. *CONFORM TO THE LATEST APPLICABLE CODES.

SYMBOL LEGEND

- THE DEMOLITION FLOOR PLAN IS AN APPROXIMATE INDICATION OF THE LOCATION OF THE EXISTING WALLS.
- EXISTING WALLS - SEE EXISTING FLOOR PLAN.
- EXISTING PORTIONS OF EXTERIOR WALLS - SEE EXISTING FLOOR PLAN.
- EXISTING PORTIONS OF EXTERIOR WALLS - SEE EXISTING FLOOR PLAN.
- EXISTING PORTIONS OF EXTERIOR WALLS - SEE EXISTING FLOOR PLAN.

KEY NOTES

- (1) NEW WINDOW
- (2) NEW FLOORING (PRELIM)
- (3) ELECTRICAL PANEL - SEE L&S



LARSEN ARCHITECTS
 15000 ROCKWELLER BLVD.
 LAKELAND, OHIO 44130
 216-521-1200

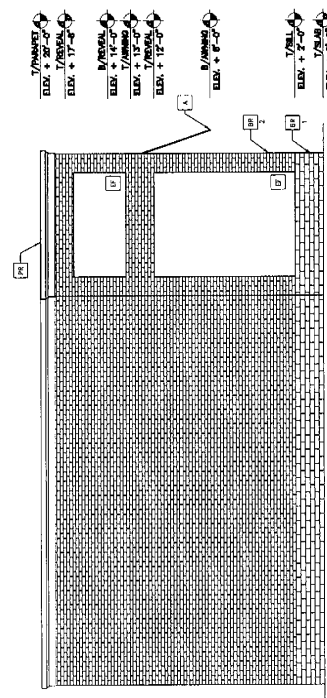
PROJECT No: 19143

RETAIL STOREFRONT
 13428 MADISON AVE
 LAKEWOOD, OH 44107

DRAWN BY: JRS
 CHECKED BY: JPP
 ISSUE
 1/29/2020 - ARB

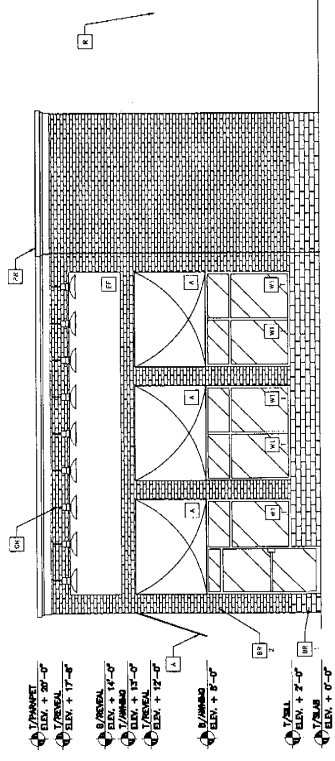
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SHEET NUMBER
A2.0
 ELEVATIONS



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

- KEY NOTES:
- 1. FINISH
 - 2. BRICK
 - 3. GLASS
 - 4. METAL
 - 5. WOOD
 - 6. STAINLESS STEEL
 - 7. ALUMINUM
 - 8. BRASS
 - 9. POLYURETHANE
 - 10. POLYURETHANE
 - 11. POLYURETHANE
 - 12. POLYURETHANE
 - 13. POLYURETHANE
 - 14. POLYURETHANE
 - 15. POLYURETHANE
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 - 47. POLYURETHANE
 - 48. POLYURETHANE
 - 49. POLYURETHANE
 - 50. POLYURETHANE



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

1/2" FINISH
 ELEV. + 20'-0"

1/2" FINISH
 ELEV. + 17'-0"

1/2" FINISH
 ELEV. + 15'-0"

1/2" FINISH
 ELEV. + 12'-0"

1/2" FINISH
 ELEV. + 8'-0"

1/2" FINISH
 ELEV. + 2'-0"

1/2" FINISH
 ELEV. + 0'-0"

1/2" FINISH
 ELEV. + 20'-0"

1/2" FINISH
 ELEV. + 17'-0"

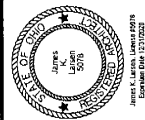
1/2" FINISH
 ELEV. + 15'-0"

1/2" FINISH
 ELEV. + 12'-0"

1/2" FINISH
 ELEV. + 8'-0"

1/2" FINISH
 ELEV. + 2'-0"

1/2" FINISH
 ELEV. + 0'-0"



LARSEN ARCHITECTS

12506 BROADWATER DRIVE
LAKELAND, OHIO 44130
716.331.2850

PROJECT No. 19143

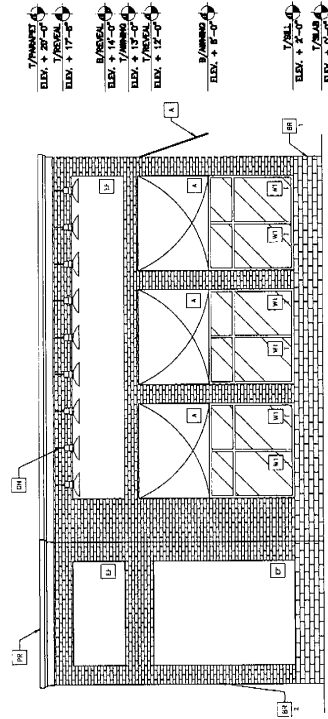
RETAIL STOREFRONT
13428 MADISON AVE
LAKEWOOD, OH 44107

OWNER: B&B
CHECKED BY: JPP

ISSUE
7.23.2009 - ARB

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SHEET NUMBER
A2.1
ELEVATIONS



1/4"=1'-0"
ELEV. + 20'-0"

1/8"=1'-0"
ELEV. + 17'-0"

1/8"=1'-0"
ELEV. + 14'-0"

1/8"=1'-0"
ELEV. + 13'-0"

1/8"=1'-0"
ELEV. + 12'-0"

1/8"=1'-0"
ELEV. + 8'-0"

1/8"=1'-0"
ELEV. + 0'-0"

1/8"=1'-0"
ELEV. + 0'-0"

1/8"=1'-0"
ELEV. + 0'-0"

- KEY NOTES:
- 1 FINISH
 - 2 BRICK
 - 3 BRICK
 - 4 BRICK
 - 5 BRICK
 - 6 BRICK
 - 7 BRICK
 - 8 BRICK
 - 9 BRICK
 - 10 BRICK
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1 SOUTH ELEVATION
2.1 1/8" = 1'-0"

DRAWING LEGEND

TITLE
 PROJECT NO: 19143
 SHEET NO: T1.0

ROOM
 ROOM NO: 101
 ROOM NAME: RETAIL STOREFRONT

SECTION
 SECTION NO: 101
 SECTION NAME: RETAIL STOREFRONT

DOOR
 DOOR NO: 101
 DOOR NAME: RETAIL STOREFRONT

WINDOW
 WINDOW NO: 101
 WINDOW NAME: RETAIL STOREFRONT

WALL
 WALL NO: 101
 WALL NAME: RETAIL STOREFRONT

FLOOR
 FLOOR NO: 101
 FLOOR NAME: RETAIL STOREFRONT

CEILING
 CEILING NO: 101
 CEILING NAME: RETAIL STOREFRONT

MEET LOCATION
 MEET NO: 101
 MEET NAME: RETAIL STOREFRONT

CONTACT INFORMATION

ARCHITECT
 LARSEN ARCHITECTS
 13428 MADISON AVE
 LAKEWOOD, OH 44107
 TEL: 330.200.1000
 WWW.LARSENARCHITECTS.COM

CLIENT
 [REDACTED]

CONTRACT
 [REDACTED]

BUILDING INFORMATION

PROJECT
 RETAIL STOREFRONT
 13428 MADISON AVE
 LAKEWOOD, OH 44107

DATE
 1.26.2020

SCALE
 1/8" = 1'-0"

DATE
 1.26.2020

PROJECT NO
 19143

SHEET NO
 T1.0

ROOM NO
 101

ROOM NAME
 RETAIL STOREFRONT

SECTION NO
 101

SECTION NAME
 RETAIL STOREFRONT

DOOR NO
 101

DOOR NAME
 RETAIL STOREFRONT

WINDOW NO
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WINDOW NAME
 RETAIL STOREFRONT

WALL NO
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WALL NAME
 RETAIL STOREFRONT

FLOOR NO
 101

FLOOR NAME
 RETAIL STOREFRONT

CEILING NO
 101

CEILING NAME
 RETAIL STOREFRONT

MEET NO
 101

MEET NAME
 RETAIL STOREFRONT

SITE MAP

LIST OF DRAWINGS

NO.	DATE	DESCRIPTION
1	1.26.2020	ISSUE SET

GENERAL NOTES

1. THE ARCHITECT HAS REVIEWED THIS DRAWING AND APPROVES THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED TO THE ARCHITECT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND THE INFORMATION CONTAINED HEREIN.

2. THE CLIENT HAS REVIEWED THIS DRAWING AND APPROVES THE INFORMATION CONTAINED HEREIN. THE CLIENT'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED TO THE ARCHITECT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND THE INFORMATION CONTAINED HEREIN.

3. THE ARCHITECT HAS REVIEWED THIS DRAWING AND APPROVES THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED TO THE ARCHITECT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND THE INFORMATION CONTAINED HEREIN.

SITE PLAN AND EXIT PLAN

FIRST FLOOR PLAN EGRESS

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000079

DOCKET No. 08-79-80

FEE PAID _____

APPLICATION

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

Project Name Primo2 Pizzeria

Project Address 14203 madison Ave.

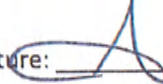
Applicant Name Aldo Dure

Applicant Address _____
(if different than above)

Applicant Contact (216) 688 - 1800

_____ @ _____

Brief Project Description Manufacture & install new led
Projecting Sign.

Signature: 

Date: 6/30/20

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.


Are there any dog(s) on the property? Yes No

Owner Name Steve Salamalekis

Property Address 14201 Madison Ave

Owner / Agent Contact (216) 688 - 1800

_____ @ _____

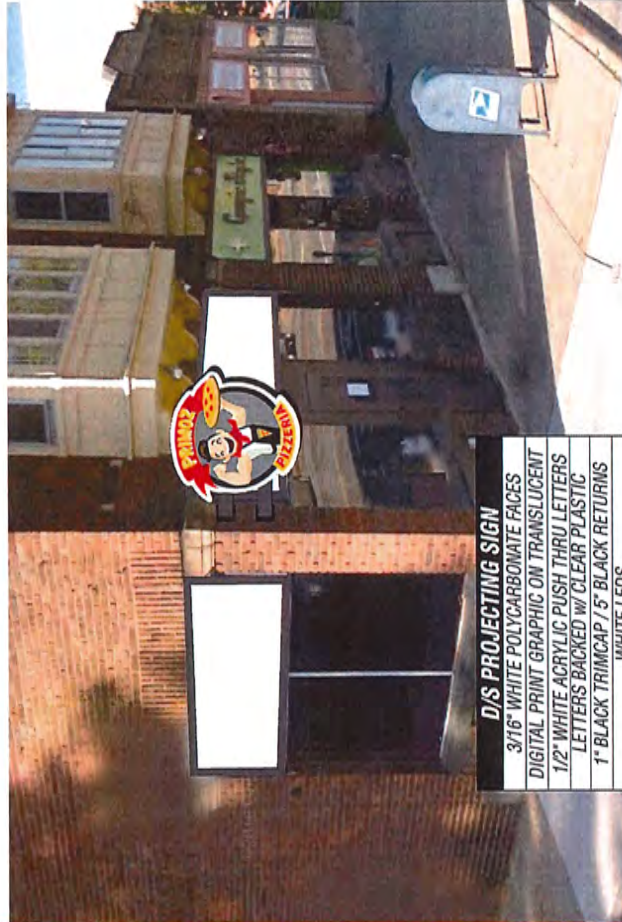
Owner / Agent Signature 

Date: 6-30-20

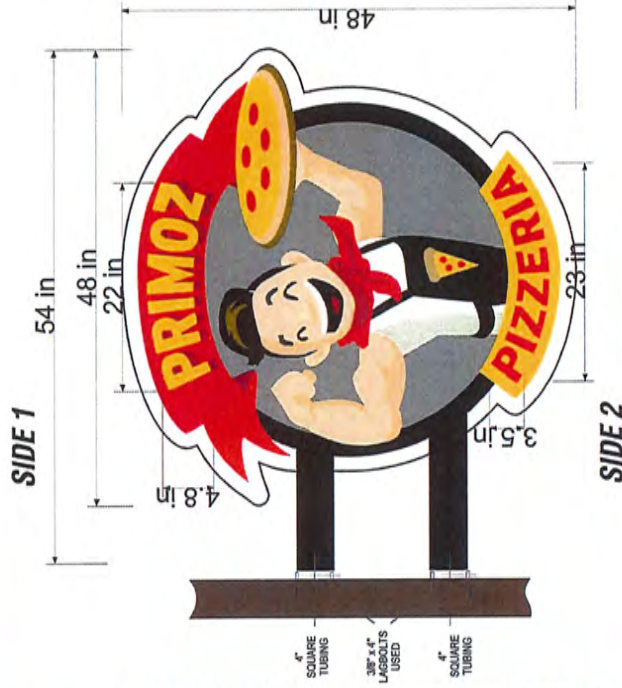
Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

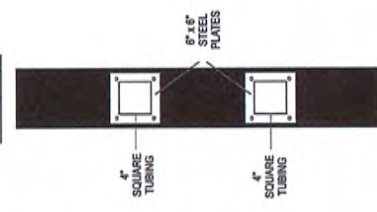
CONCEPT DRAWING



- D/S PROJECTING SIGN
- 3/16" WHITE POLYCARBONATE FACES
- DIGITAL PRINT GRAPHIC ON TRANSLUCENT
- 1/2" WHITE ACRYLIC PUSH THRU LETTERS
- LETTERS BACKED W/ CLEAR PLASTIC
- 1" BLACK TRIMCAP / 5" BLACK RETURNS
- WHITE LEDS
- 4" SQUARE HORIZONTAL SUPPORTS



SIDE VIEW



SF: 16
ELEVATION: 10'
FRONTAGE: 20'



*** THIS DRAWING IS NOT SUITABLE FOR PRODUCTION PURPOSES ***

address: 5109 Clark Ave.
Cleveland Ohio 441102
telephone: 216.688.1800
web: bnextdesign.com

BNEXT
ARCHITECTURAL IMAGING
SIGNS • AWNINGS • LIGHTING

REVISION DATE	RENDERED BY:	PROJECT #/NAME
1	AKS	PROJECTING SIGN
2		
3		
4		
5		
6		

SALESPERSON: Aldo
PROJ. MANAGER: Kathy
JOB LOCATION: 14201 Madison Ave
Lakewood, OH

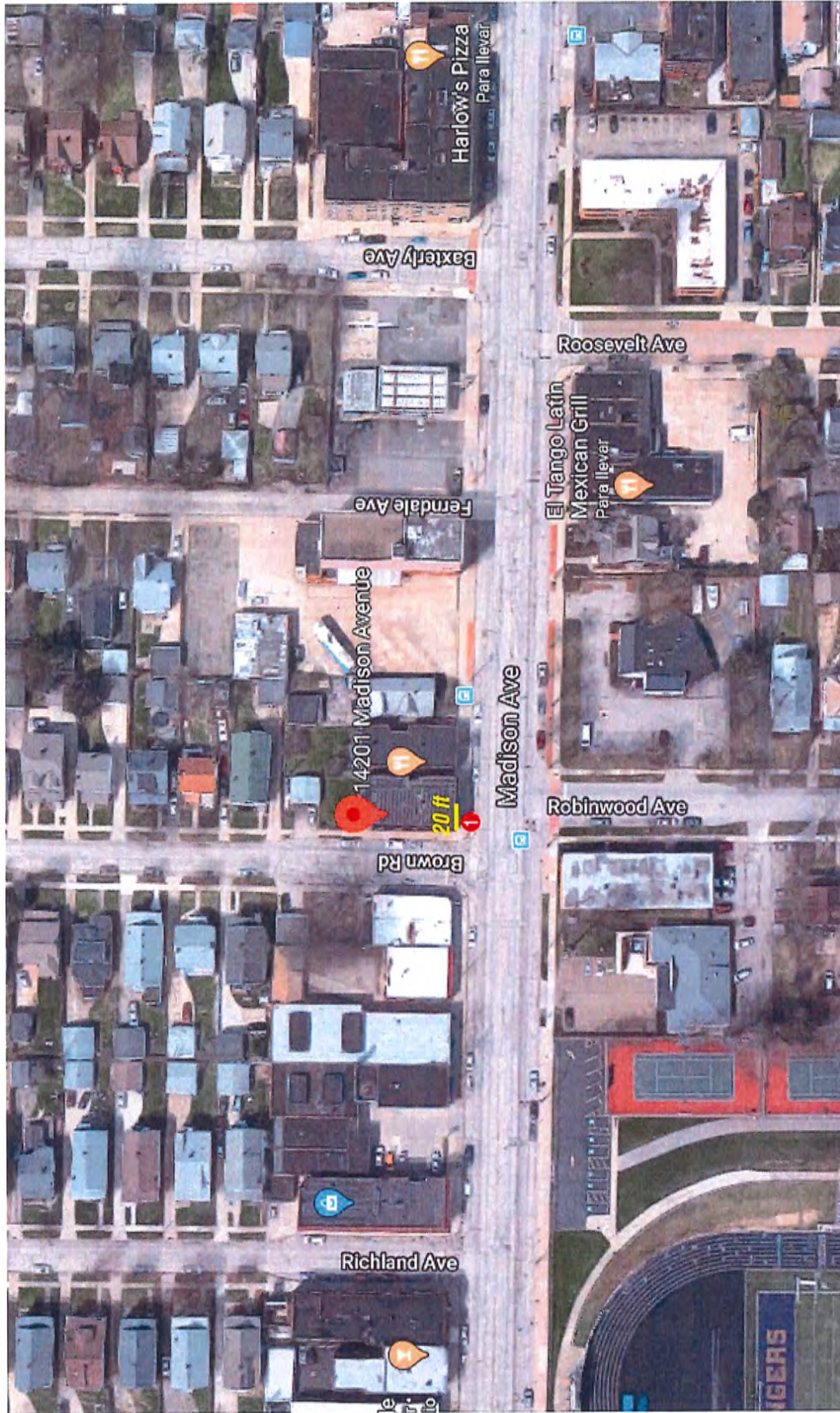
PAGE: 1 of 1
DATE: 5/3/20



SITE PLAN

14201 Madison Ave
Lakewood, OH

1 SIGN LOCATION



CONCEPT DRAWING

*** THIS DRAWING IS NOT SUITABLE FOR PRODUCTION PURPOSES ***

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Cleveland Ohio 44102
telephone: 216.688.1800
web: bnextdesign.com



REVISION DATE	RENDERED BY:	PROJECT #/NAME	SALESPERSON:
1	AKS	PROJECTING SIGN	Aldo
2			
3			
4			
5			
6			

DATE	PAGE:
5/3/20	1 of 1

PROJ. MANAGER: Kathy
JOB LOCATION: 14201 Madison Ave
Lakewood, OH

Account: 101-0000-321.30.01

REFERENCE No. 88520-000084

DOCKET No. 08-80-20

FEE PAID _____

APPLICATION

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

Project Name EBB & FLOW COUNSELING

Project Address 17308 MADISON AVE

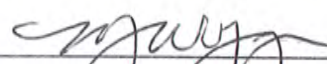
Applicant Name MARK WAGGONER

Applicant Address 316 W. HUTTON WOODSTER
(if different than above)

Applicant Contact (330) 465-3007

MARK @ WAGGONERREMODELING.COM

Brief Project Description NEW SIGN FOR REMODELED BUILDING

Signature: 

Date: 7/27/2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below.

See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

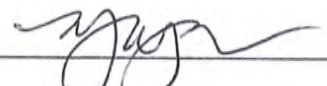
Are there any dog(s) on the property? Yes No THERAPY DOG

Owner Name RACHEL WAGGONER

Property Address 17308 MADISON AVE

Owner / Agent Contact (330) 466-4526

RACHEL @ EBBANDFLOW/COUNSELING.COM

Owner / Agent Signature 

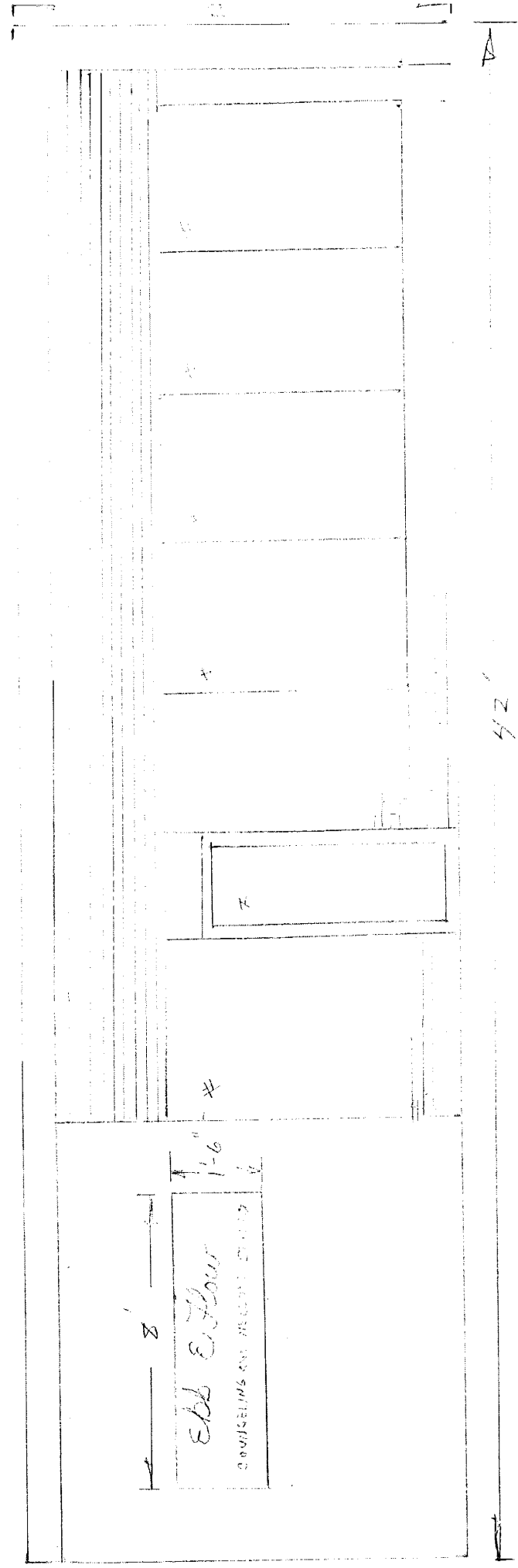
Date: 7/27/20

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

EBB & FLOW
COUNSELING AND
WELLNESS STUDIOS

17308 N. JENSEN RD.
DENVER, CO 80242



SIGN IS LAM. STAINED CLEAR
WITH WHITE PLASTIC LETTERING
20 SF TOTAL

Account: 101-0000-321.30.01

REFERENCE No. BBSZ-000020
DOCKET No. 02-81-20
FEE PAID _____

APPLICATION

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

Project Name AODK Signs Project Address 14394 Detroit Ave

Applicant Name Bob Kunzen Applicant Address 4811 Van Eppsrdr, Brooklyn Hts., OH 44131

(if different than above)

Applicant Contact (216) 741 - 3800 bkunzen @ brilliantsign.com

Brief Project Description Signage for AODK new location

Signature: Bob Kunzen Digitally signed by Bob Kunzen
Date: 2020.07.13 15:05:28
-04'00' Date: 7/13/2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)
All new commercial signs, modifications to upgrades or existing signs / sign lighting.
Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Greg Ernst Property Address 14394 Detroit Ave.

Owner / Agent Contact (216) 741 - 3800 bkunzen @ brilliantsign.com

Owner / Agent Signature Bob Kunzen Digitally signed by Bob
Kunzen
Date: 2020.07.13 15:07:27
-04'00' Date: 7/13/2020

Office Use Only: Reviewed and Accepted by: _____ Date: _____

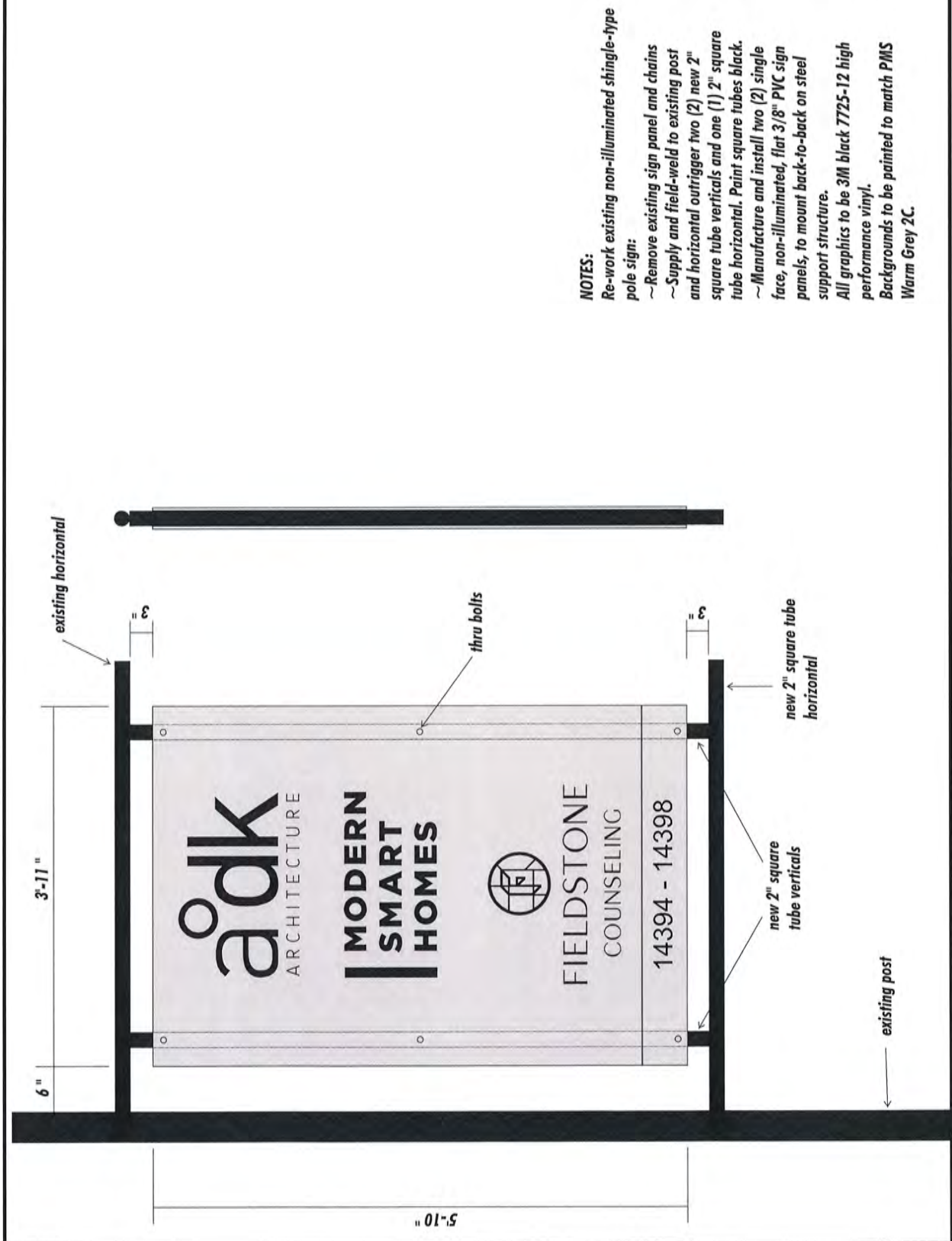
Ordinance _____ Section _____ Remarks _____

COMPANY NAME	aodk Architecture		DESIGNER	DM	LOCATION	14394 Detroit Road, Lakewood, Ohio	
SALESMAN	JW	DATE	6-11-20	SCALE	1" = 1'-0"	COPYRIGHT ©	2020
DESIGN NO.	B20-630	REVISION		FILE NAME	N:/mwrp/aodk architecture		

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 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



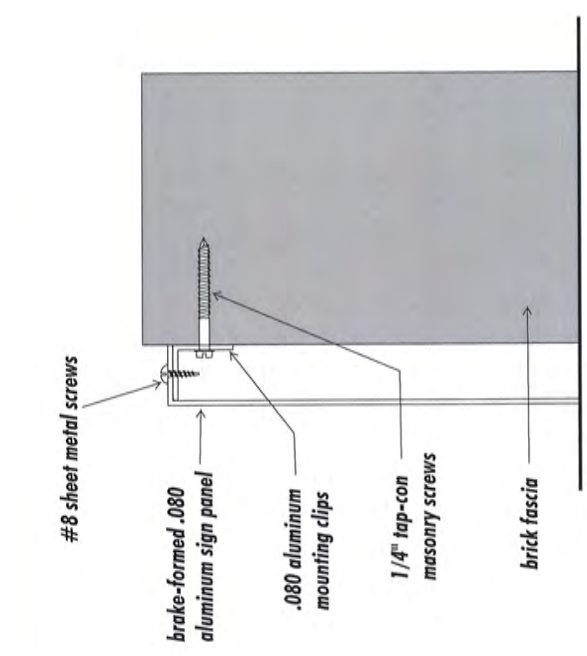
COMPANY NAME	aodk Architecture		DESIGNER	DM	SCALE	1-1/2" = 1'-0"	LOCATION	14394 Detroit Road, Lakewood, Ohio
SALESMAN	JW	DATE	6-11-20	REVISION	6-19-20	DESIGN NO.	B20-631	COPYRIGHT © 2020
FILE NAME	N:/mwrp/aodk architecture							

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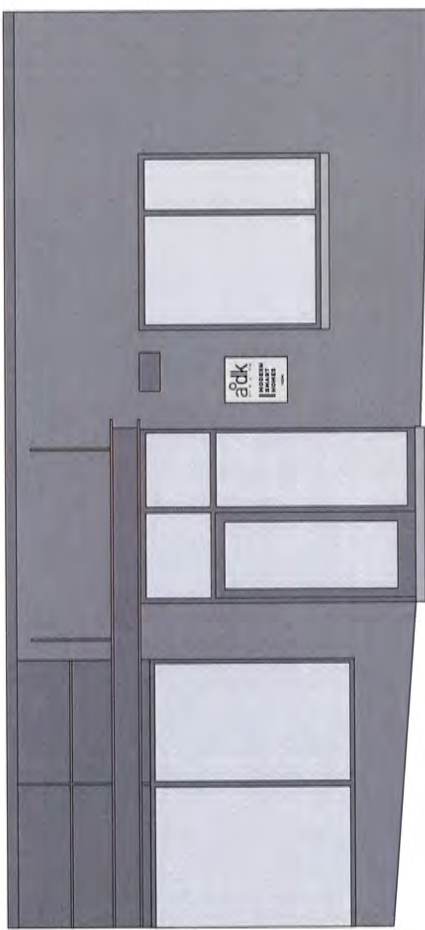
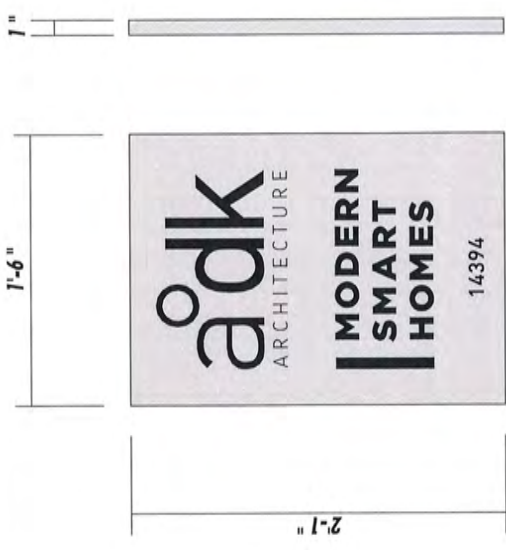
4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



- NOTES:**
- Single-face, non-illuminated, fabricated shoe-box-type aluminum wall sign.
 - All graphics to be 3M black 7725-12 high performance vinyl.
 - Background to be painted to match PMS Warm Grey 2C.



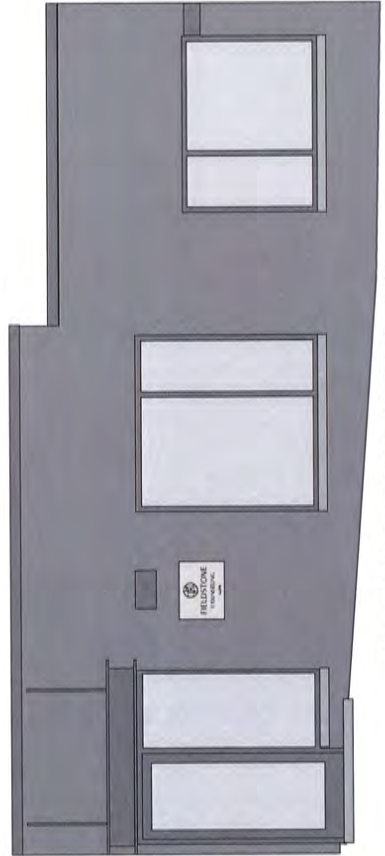
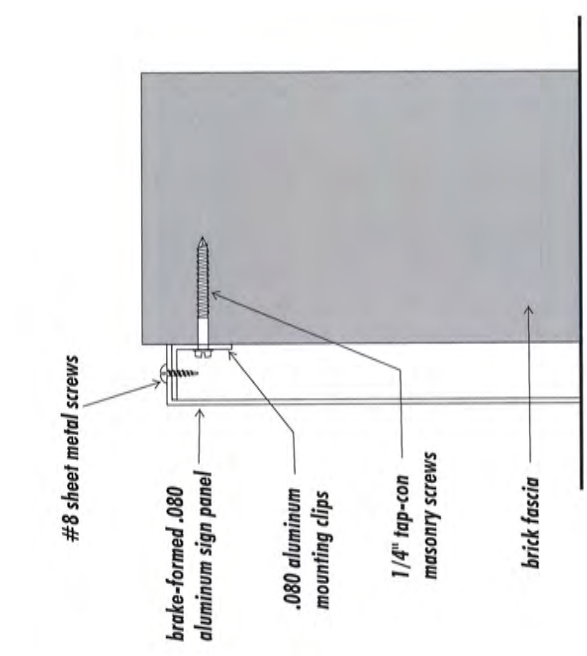
INSTALLATION ELEVATION SCALE 1/4" = 1'-0"

COMPANY NAME	godd Architecture		DESIGNER	DM	LOCATION	14394 Detroit Road, Lakewood, Ohio	
SALESMAN	JW	DATE	6-11-20	SCALE	1-1/2" = 1'-0"	COPYRIGHT	© 2020
DESIGN NO.	B20-632	REVISION	6-19-20	FILE NAME	N:/mwrp/godd architecture		

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NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



- NOTES:**
- Single-face, non-illuminated, fabricated shoe-box-type aluminum wall sign.
 - All graphics to be 3M black 7725-12 high performance vinyl.
 - Background to be painted to match PMS Warm Grey 2C.



Brilliant Electric Sign Co., Ltd.

Account: 101-0000-321439.01 VAN EPPS ROAD, CLEVELAND, OHIO 44131 REFERENCE No. BBS 20-000081
 (216) 741-3800 / (800) 969-7446 / FAX (216) 741-0738 / DOB/NOV 08-82-20
 FEE PAID

APPLICATION

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

Project Name First Federal Lakewood Project Address 14806 Detroit Ave.

Applicant Name Bob Kunzen Applicant Address 4811 Van epps, Brooklyn Hts., OH 44131
 (if different than above)

Applicant Contact (216) 741 - 3800 bkunzen @ brilliantsign.com

Brief Project Description Logo Change/Refresh of signage

Signature: Bob Kunzen Digitally signed by Bob Kunzen Date: 2020.07.13 11:20:09 -04'00' Date: 7/13/2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)
 Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)
 All new commercial signs, modifications to upgrades or existing signs / sign lighting.
 Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)
 All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Valorie Kovaks Property Address 14806 Detroit Rd.

Owner / Agent Contact (216) 741 - 3800 bkunzen @ brilliantsign.com

Owner / Agent Signature Bob Kunzen Digitally signed by Bob Kunzen Date: 2020.07.13 11:27:53 -04'00' Date: 7/13/2020

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____



FILE NAME N:/first fed new 2020/14806 detroit	DESIGNER DM	LOCATION 14806 Detroit Ave., Lakewood, Ohio
REVISION 7-10-20	SCALE NTS	COPYRIGHT © 2020
DESIGN NO. B20-186	DATE 2-9-20	SALESMAN JM
COMPANY NAME First Federal Lakewood	SALESMAN JM	DATE 2-9-20

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Brilliant Electric Sign Co., Ltd.



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



COMPANY NAME	First Federal Lakewood	DESIGNER	DM	LOCATION	14806 Detroit Ave., Lakewood, Ohio
SALESMAN	JM	SCALE	1-1/2" = 1'-0"	DESIGN NO.	B20-187
DATE	2-9-20	REVISION		COPYRIGHT ©	2020
FILE NAME	N:/first fed new 2020/14806 detroit				

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NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

- NOTES:**
- Cut opening in header of existing drive up surround, removing existing graphics.
 - Manufacture and install one (1) fabricated aluminum shoe-box-type aluminum header cover with routed and pushed thru acrylic graphics.
 - Logo to be 1/2" white plex with first surface applied dark emerald green 3630-146 translucent vinyl trunk / branches and holly green 3630-76 leaves.
 - Copy to be 1/2" clear plex with first surface applied black vinyl.
 - Shoe box background to be painted Matthews Brushed Aluminum.



COMPANY NAME	First Federal Lakewood	DESIGNER	DM	LOCATION	14806 Detroit Ave., Lakewood, Ohio
SALESMAN	JM	DATE	2-9-20	SCALE	1-1/2" = 1'-0"
REVISION		DESIGN NO.	B20-188	COPYRIGHT ©	2020
FILE NAME	N:/first fed new 2020/14806 detroit				

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FES

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NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

NOTES:
 Cut opening in header of existing walk up surround, removing existing graphics. Manufacture and install one (1) fabricated aluminum shoe-box-type aluminum header cover with routed and pushed thru acrylic graphics. Logo to be 1/2" white plex with first surface applied dark emerald green 3630-146 translucent vinyl trunk / branches and holly green 3630-76 leaves. Copy to be 1/2" clear plex with first surface applied black vinyl. Shoe box background to be painted Matthews Brushed Aluminum.



COMPANY NAME First Federal Lakewood		DESIGNER DM	LOCATION 14806 Detroit Ave, Lakewood, Ohio
DESIGN NO. B20-189	REVISION 7-8-20	DATE 2-9-20	SCALE 1" = 1'-0"
FILE NAME <i>N:/first fed new 2020/14806 detroit</i>		COPYRIGHT © 2020	

PS GO
Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

- NOTES:**
- Two (2) flat polycarbonate replacement faces for existing double-face, internally illuminated directional sign.
 - Faces to be white polycarbonate with applied vinyl graphics.
 - Tree logo to have dark emerald green 3630-126 trunk / branches and holly green 3630-76 leaves.
 - "First Federal Lakewood" copy to be black. Upper background to be white.
 - Lower background to be holly green 3630-76 with copy reversed out, revealing white.



COMPANY NAME	First Federal Lakewood	DESIGNER	DM	LOCATION	14806 Detroit Ave, Lakewood, Ohio
SALESMAN	JM	DATE	2-9-20	SCALE	3/4" = 1'-0"
REVISION		DESIGN NO.	B20-190	COPYRIGHT	© 2020
FILE NAME	N:/first fed new 2020/14806 detroit				

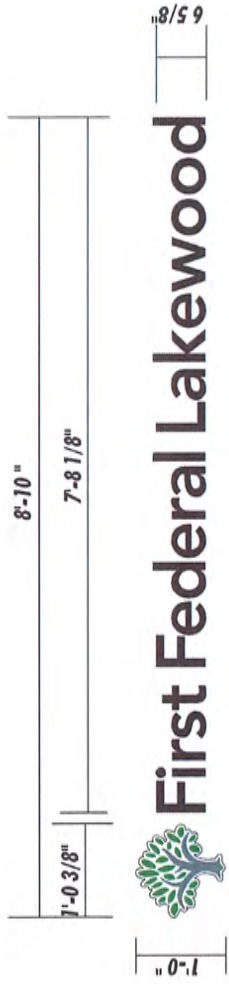
Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

NOTES:
 Individual non-illuminated, flat cut out 3/8"
 PVC letters and logo.
 Logo to be painted white with applied dark emerald green 3630-126 trunk / branches and holly green 3630-76 leaves.
 Letters to be painted black.



FILE NAME N:/first fed new 2020/14806 detroit	DESIGNER DM	LOCATION 14806 Detroit Ave, Lakewood, Ohio
DESIGN NO. B20-191	SALESMAN JM	COMPANY NAME First Federal Lakewood
REVISION	DATE 2-9-20	SCALE 1/2" = 1'-0"
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NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

NOTES:
 Individual non-illuminated, flat cut out 3/8"
 PVC letters and logo.
 Logo to be painted white with applied dark emerald green 3630-126 trunk / branches and holly green 3630-76 leaves.
 Letters to be painted white.

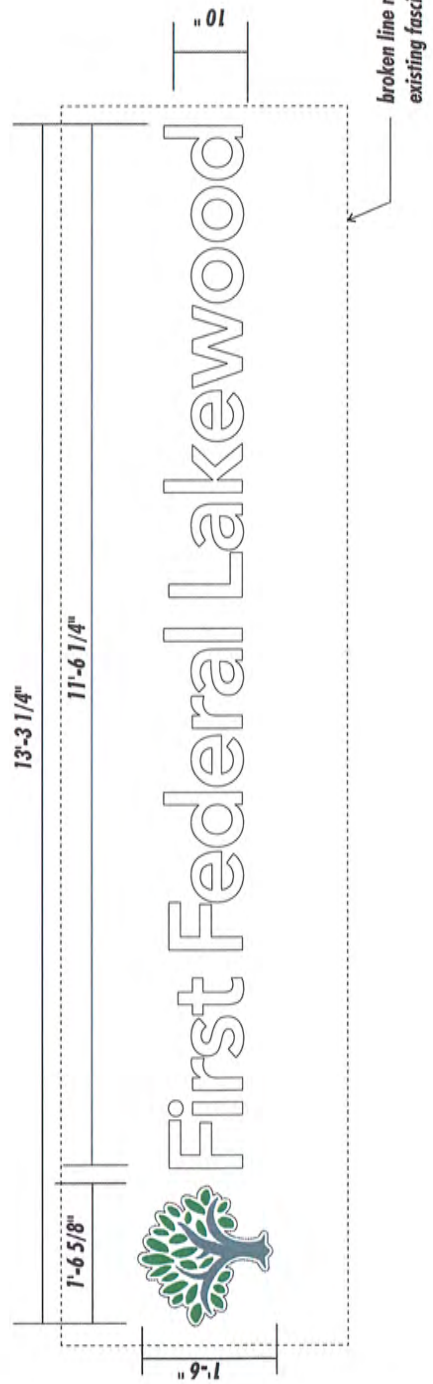


COMPANY NAME	First Federal Lakewood	DESIGNER	DM	LOCATION	14806 Detroit Ave., Lakewood, Ohio
SALESMAN	JM	DATE	2-9-20	SCALE	3/4" = 1'-0"
REVISION		DESIGN NO.	B20-192	COPYRIGHT	© 2020
FILE NAME	N:/first fed new 2020/14806 detroit				

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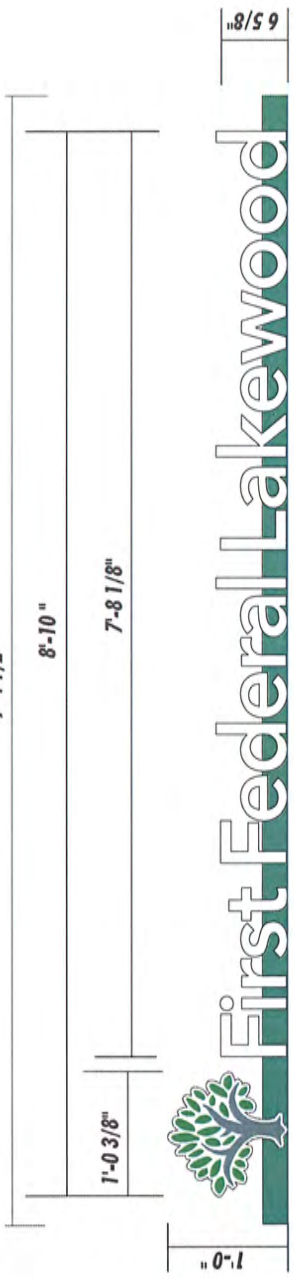
- NOTES:**
- Individual non-illuminated, flat cut out 3/8" PVC letters and logo.
 - Logo to be painted white with applied dark emerald green 3630-126 trunk / branches and holly green 3630-76 leaves.
 - Letters to be painted white.

COMPANY NAME	First Federal Lakewood	DESIGNER	DM	LOCATION	14806 Detroit Ave., Lakewood, Ohio
SALESMAN	JM	SCALE	1" = 1'-0"	FILE NAME	N:/first fed new 2020/14806 detroit
DATE	2-9-20	COPYRIGHT	© 2020	REVISION	
DESIGN NO.	B20-193				

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NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



NOTES:
 Individual non-illuminated, flat cut out 3/8"
 PVC letters and logo, mounted on radiused
 C-channel rail.
 Logo to be painted white with applied dark
 emerald green 3630-126 trunk / branches
 and holly green 3630-76 leaves.
 Letters to be painted white.
 Rail to be painted green PMS #347C.

FILE NAME N:/first fed new 2020/14806 detroit	DESIGNER DM	LOCATION 14806 Detroit Ave., Lakewood, Ohio
REVISION	SALES MAN JM	COMPANY NAME First Federal Lakewood
DESIGN NO. B20-194	DATE 2-9-20	SCALE 1/2" = 1'-0"
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NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

NOTES:
Individual LED channel letters and logo, with remote power supplies.
Logo face to be white #7328 acrylic, with first surface applied dark emerald green 3630-126 translucent vinyl for trunk/branches, and holly green 3630-76 for leaves.
Letter faces to be white #7328 acrylic.
All trim and returns to be painted black.

RATED 120 VOLTS

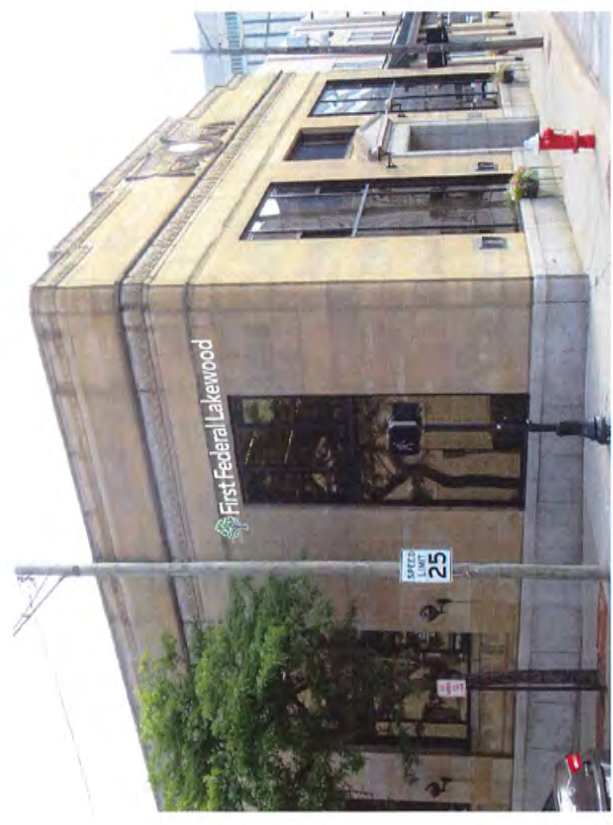
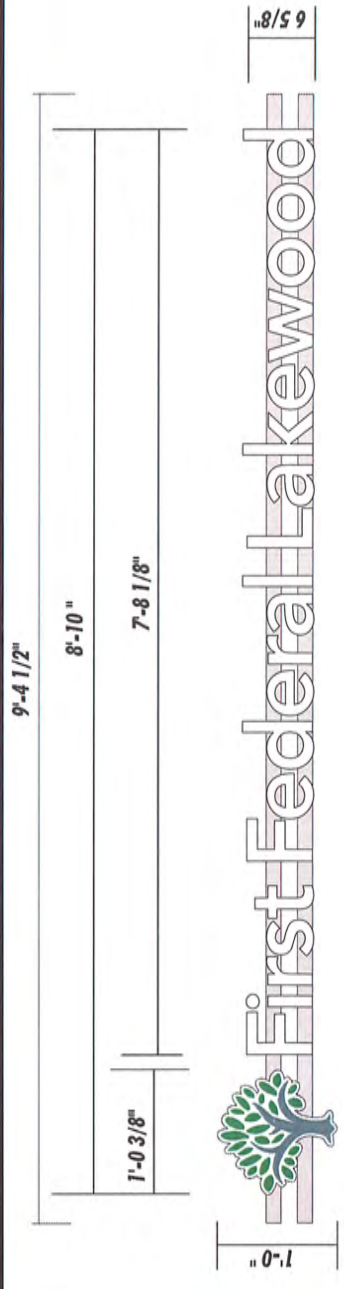


COMPANY NAME	First Federal Lakewood	DESIGNER	DM	LOCATION	14806 Detroit Ave., Lakewood, Ohio
SALESMAN	JM	DATE	2-9-20	SCALE	1" = 1'-0"
REVISION		DESIGN NO.	B20-195	COPYRIGHT	© 2020
FILE NAME N:/first fed new 2020/14806 detroit					

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NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



- NOTES:**
- Individual non-illuminated, flat cut out 3/8" PVC letters and logo, mounted on 1-1/2" square tube rails.
 - Logo to be painted white with applied dark emerald green 3630-126 trunk / branches and holly green 3630-76 leaves.
 - Letters to be painted white.
 - Rail to be painted to match sandstone fascia.

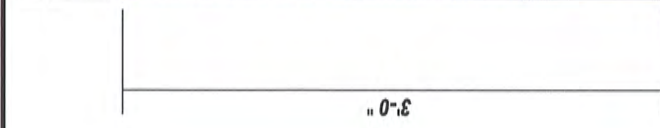
COMPANY NAME	First Federal Lakewood	DESIGNER	DM	LOCATION	14806 Detroit Ave., Lakewood, Ohio
SALESMAN	JM	SCALE	1-1/2" = 1'-0"	FILE NAME	N:/first fed new 2020/14806 detroit
DATE	7-10-20	REVISION		COPYRIGHT ©	2020
DESIGN NO.	B20-809				

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NOTES:
 Two (2) single-face, non-illuminated, cast brass wall plaques with beveled border.
 All copy and graphics to be raised, with natural brass brushed finish, vertical grain.
 Backgrounds to have pebble finish, painted dark bronze.



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NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

NOTES:
 Remove and scrap only - one (1)
 set individual reverse-channel
 letters and logo.



COMPANY NAME First Federal Lakewood		DESIGNER DM	LOCATION 14806 Detroit Ave., Lakewood, Ohio
SALESMAN JM	DATE 2-9-20	SCALE NTS	FILE NAME <i>N:/first fed new 2020/14806 detroit</i>
REVISION	DESIGN NO. B20-196	COPYRIGHT © 2020	

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000085
DOCKET No. 08-83-20
FEE PAID _____

APPLICATION

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

Project Name Beck Center For The Arts

Project Address 17801 Detroit Ave.

Applicant Name Bob Kunzen

Applicant Address 4811 Van Epps, Brooklyn Hts. OH 44131

Applicant Contact (216) 741 - 3800

(if different than above)
bkunzen @ brilliantsign.com

Brief Project Description Install one projecting wall sign and one individual channel letters wall sign

Signature: Bob Kunzen
Digitally signed by Bob Kunzen
Date: 2020.07.16 10:31:03
-04'00'

Date: 7-16-20

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)
All new commercial signs, modifications to upgrades or existing signs / sign lighting.
Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Larry Goodpaster

Property Address 17801 Detroit Ave.

Owner / Agent Contact (216) 741 - 3800

bkunzen @ brilliantsign.com

Owner / Agent Signature Bob Kunzen
Digitally signed by Bob Kunzen
Date: 2020.07.16 10:32:49
-04'00'

Date: 7-16-20

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

COMPANY NAME	BECK CENTER			LOCATION	17801 DETROIT AVE., LAKEWOOD, OH	
SALESMAN	JW	DATE	3/10/20	DESIGNER	CP	SCALE
REVISION	3/16/20CP	DESIGN NO.	B20-372	COPYRIGHT	©	2020
FILE NAME	charlotte/beck (1)					

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NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

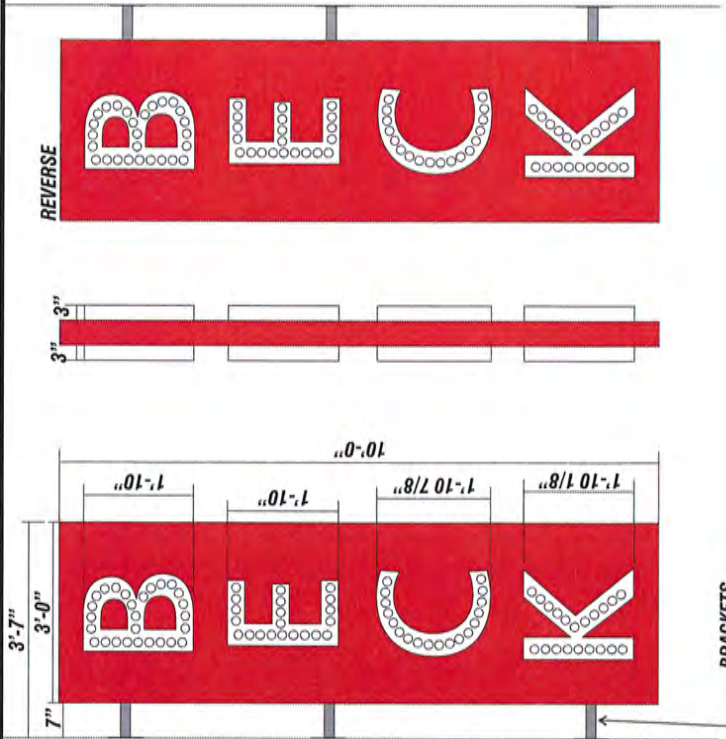
OPTION 1

SIGN ELEVATION: 1/2" = 1'-0"

Notes

- Manufacture & install one (1) double face, aluminum, cabinet holding two (2) sets of internally illuminated, fabricated aluminum, reverse channel letters with routed out white, 1/4" thick, push thru acrylic; whole sign to be mounted projecting from brick building; self contain power supplies
- Background, cabinet, & trim to be painted red PMS 285C
- Letters to be flush mounted to the faces of the cabinet to be painted white; circles to be routed out, push thru 1/4" thick, acrylic; trim & returns to be painted white on the letters

RATED 120 VOLTS





BE
CO

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COMPANY NAME	Beck Center for the Arts	DESIGNER	KM	LOCATION	17801 Detroit Ave, Cleveland, OH
SALESMAN	JW	SCALE	1/4" = 1'-0"	FILE NAME	l:\kay\beck center a opt3
DATE	03-16-2020	REVISION	08-29-2020mm	DESIGN NO.	B20-397
				COPYRIGHT ©	2020

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NOTE: Due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

NOTES:
 Manufacture and install one (1) set of LED internally illuminated, trimless aluminum channel letters and logo, to be flush mounted to brick wall. Faces to be white plex. Logo to have a digitally printed graphic applied first surface with aluminum trim. Returns to be white, with remote power supplies.
 RATED 120 VOLTS

