

Applicant proposes the demolition of a single-family home in order to construct of a new home. (Page 11)

*This item is deferred from the March meeting.

8. **Docket No. 02-08-20** **R** **12558 Clifton Boulevard**

- () Approve
 - () Deny
 - () Defer
- Alexandria Rose
12558 Clifton Boulevard
Lakewood, Ohio 44107

Applicant proposes the addition of a front porch and deck. (Page 12)

9. **Docket No. 02-15-20** **R** **1210 West Clifton Boulevard**

- () Approve
 - () Deny
 - () Defer
- Robert and Laura Dezort
1210 West Clifton Boulevard
Lakewood, Ohio 44107

Applicants propose an addition and garage to rear of home; a corner lot property. (Page 14)

10. **Docket No. 02-09-19*** **C** **13701/13901 Detroit Ave. and 1406 Wyandotte Ave.
Detroit and Bunts Market Rate Apartments**

- () Approve
 - () Deny
 - () Defer
- Jerome Solove
Jerome Solove Development, Inc.
470 Olde Worthington Road, Suite 200
Westerville, Ohio 43082

Applicant requests the review and approval of a planned development consisting of two mid-rise apartment buildings and one parking garage on 2.12 acres, pursuant to section 1156 – planned development. The property is in a C3, Commercial, General Business district. (Page 17)

*This item is deferred from the March meeting.

11. **Docket No. 06-48-19*** **C** **13701/13901 Detroit Ave. and 1406 Wyandotte Ave.
Detroit and Bunts Market Rate Apartments**

- () Approve
 - () Deny
 - () Defer
- Jerome Solove
Jerome Solove Development, Inc.
470 Olde Worthington Road, Suite 200
Westerville, Ohio 43082

Applicant proposes to build a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325. (Page 20)

*This item is deferred from the March meeting.

12. **Docket No. 02-16-20** **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 the demolition of an annex building on the corner of Detroit and Rockway Avenues to create a public "pocket park". (Page 23)

13. **Docket No. 02-17-20** **C** **18520-24 Detroit Avenue**
The Roy Building

- Approve
- Deny
- Defer

Michael J. Krivosh
17479 Clifton Boulevard
Lakewood, Ohio 44107

Applicant proposes storefront façade rehabilitation with new siding and trim. (Page 24)

SIGN REVIEW

14. **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 for Lakewood Food Truck Park. (Page 25)

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

15. **Docket No. 03-21-20** **R** **17717 Indianola Road**

- Approve
- Deny
- Defer

Stephen Jouriles
SNJ Design Studio
12518 Clifton Boulevard
Lakewood, Ohio 44107

Applicant proposes removal of an existing screen porch and construction of a two-car attached garage. (Page 27)

16. **Docket No. 03-22-20** **R** **2106 Mars Avenue**

- Approve
- Deny
- Defer

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

Applicant proposes the addition of a front porch to the existing residence. (Page 36)

17. **Docket No. 03-23-20** **R** **17601 Fries Avenue**

- Approve
- Deny
- Defer

Elizabeth Kelley
17601 Fries Avenue
Lakewood, Ohio 44107

Applicant proposes to replace existing garage with a new garage and covered patio. (Page 38)

18. **Docket No. 03-24-20** **R** **12216 Clifton Boulevard**

Approve Harold Schetrompf
 Deny 12216 Clifton Boulevard
 Defer Lakewood, Ohio 44107

Applicant proposes the installation of a fence along the edge of an existing driveway. (Page 52)

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

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

Applicant proposes site improvements and renovations to existing structures. (Page 57)

SIGN REVIEW

20. **Docket No. 03-26-20** **11706 Clifton Boulevard**
CVS

Approve Dan Bertke
 Deny Archer Sign Corporation
 Defer 1917 Henry Avenue SW
Canton, Ohio 44706

Applicant proposes updates to existing signage on building and monument sign. (Page 64)

21. **Docket No. 03-27-20** **15509 Madison Avenue**
Hudec Dental

Approve Ann Corbo
 Deny LS Architects
 Defer 22082 Lorain Road
Fairview Park, Ohio 44126

Applicant proposes façade renovation and updated signage. (Page 70)

22. **Docket No. 03-28-20** **13361 Madison Avenue**
Superscript

Approve Nick Kratsas
 Deny 2076 West 89th Street
 Defer Cleveland, Ohio 44102

Applicant proposes installation of new storefront signage. (Page 75)

23. **Docket No. 03-29-20** **13359 Madison Avenue**
Madison Take Out

Approve Madelyn Kane

- Deny
- Defer

1367 Edwards Avenue
Lakewood, Ohio 44107

Applicant proposes installation of new storefront signage. (Page 77)

24. **Docket No. 03-30-20**

**13523 Detroit Avenue
Horizon**

- Approve
- Deny
- Defer

Bob Kunzen
Brilliant Electric Sign Co., Ltd.
4811 Van Epps Road
Cleveland, Ohio 44131

Applicant proposes installation of wall sign and replacement of existing monument sign. (Page 79)

ADJOURN

Account: 101-0000-321. 30-01

REFERENCE No. PL19-002504

DOCKET No. 03-20-19

FEE PAID \$50.00 js check

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

Property Address 16000 Detroit Ave + 15801 Detroit Ave. Business Name Steve Barry Buick

Owner Name & Phone Fairlane Realty Company Inc Owner Address 16000 Detroit Ave

Project Description See Attached

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

Board of Building Standards - (\$25.00)

All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Architectural Board of Review - (Commercial \$50.00, Residential \$25.00)

Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

Sign Review Board - (\$25.00)

New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Submission Requirements:


Board of Building Standards: 1 -5, 9, 10 Architectural Board of Review: 1-7, 9, 10 Sign Review: 1-4, 6, 8, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Jerome Solove Company JSDI

Applicant Address: 470 Olde Worthington Rd, Suite 200 Westerville, OH 43082

Phone: 614-410-6734 Fax: 866-218-6067 E-mail: jsolove@solove.com

Signature:  Date: 2-19-19

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes No _____ No


Please Print or Type:

Owner/Agent Name: Fairlane Realty Company Inc / Steve Barry

Property Address: 16000 Detroit Ave

Owner/Agent Phone: 440-532-0453

Tenant Name: Steve Barry Buick Tenant Phone: 440-532-0453


Owner/Agent Signature

**2019 Calendar
Board of Building Standards / Architectural Board of Review / Sign Review**

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BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

This application has been deferred from a past Board review session and is pending submission of updated plans. Updates to this agenda will be provided, time permitting, as we get closer to the Architectural Board of Review meeting on 12 March 2020.

Sincerely,

David Baas
City Planner and Board Secretary

Account: 101-0000-321.30.01

REFERENCE No. BBS 19-000099
DOCKET No: 12-120-19
FEE PAID \$25.00 js check

APPLICATION

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

Project Name HANNAH RESIDENCE Project Address 3113 113 Erie Cliff Dr.
PAN
Applicant Name Derek Hannah Applicant Address 1955 Wyandotte Ave
(if different than above) Lakewood, OH 44107
Applicant Contact (940) 465 - 0544 greenval architects @ yahoo.com
Brief Project Description NEW RESIDENTIAL CONSTRUCTION, 4,558 s.f.

Signature: [Signature] Date: 11-20-19

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 Derek Hannah Property Address 3113 113 Erie Cliff Dr.
Owner / Agent Contact (216) 246-4675 greenval architects @ yahoo.com

Owner / Agent Signature [Signature] Date: 11-20-19

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

Ordinance 22-00B Section 1325.05 Remarks _____



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Sincerely,

David Baas
City Planner and Board Secretary

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 ~~West~~ Project Address 1464 Riverview
Applicant Name LINDA Fredrickson Demo side 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.

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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 22-003 Section 1325.05 Remarks _____

Account: 101-0000-321.30.01

REFERENCE No. PBS 20-000001

DOCKET No. 02-08-20

FEE PAID _____ cash

APPLICATION

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

Project Name 12558 Clifton

Project Address 12558 Clifton

Applicant Name Alexandria Rose

Applicant Address 12558 Clifton
(if different than above)

Applicant Contact (440) 476-6000

Alifrose @ LakeRealtyOhio.com

Brief Project Description Deck + Front Porch to replace what was there

Signature: Alexandria Rose

Date: 1/29/20

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)

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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 Alexandria Rose

Property Address 12558 Clifton

Owner / Agent Contact (440) 476-6000

Alifrose @ LakeRealtyOhio.com

Owner / Agent Signature Alexandria Rose

Date: 1/29/20

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

Date: 2/5/2020

Ordinance 22-00B

Section 1325.05

Remarks _____



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

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Sincerely,

David Baas
City Planner and Board Secretary

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000005
DOCKET No. 02-15-20
FEE PAID _____ CC

APPLICATION

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

Project Name Dezort Garage and Addition Project Address 1210 West Clifton Blvd.

Applicant Name Robert and Laura Dezort Applicant Address _____
(if different than above)

Applicant Contact (____) 440 320-3134 Laura.dezort @ Yahoo.com

Brief Project Description New garage and addition to back of house

Signature: *Jamalen Dezort* Date: January 26, 2020
Robert E. Dezort

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

Owner Name Robert and Laura Dezort Property Address 1210 West Clifton Blvd.

Owner / Agent Contact (____) 440 320-3134 laura.dezort @ yahoo.com

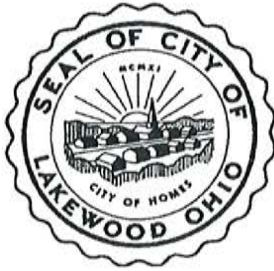
Owner / Agent Signature *Jamalen Dezort* Date: January 26, 2020
Robert E. Dezort

Office Use Only: Reviewed and Accepted by: _____ Date: 2/5/2020

Ordinance 22-00B Section 1325.05 Remarks _____

Description of Dezort Project: 1210 West Clifton Boulevard, Lakewood, Ohio 44107

The proposed project is the replacement of an existing garage with a two and a half car garage with storage space above and the replacement of an existing entry porch with a modestly larger space which will be used for a laundry room, pantry and entryway. Required variances were sought and obtained at the December 19, 2019 meeting of the Board of Zoning Appeals. The intent is to match the outward style and appearance of the existing, almost 100 year old home, while adding modern amenities to the property.



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Sincerely,

David Baas
City Planner and Board Secretary

Account: 101-0000-321. 30-01

BBS19-000011

REFERENCE No. ~~PL19-002482~~
DOCKET No. 02-09-19
FEE PAID \$50.00 js c Leck

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

Property Address ^{1406 WYANDOTTE AVENUE} 13701 & 13901 Detroit Ave Business Name N/A
Owner Name & Phone Stavash Family LLC/Lakewood Chrysler Plymouth Inc Owner Address 440-452-8765 / 216-403-2712
Project Description See Attached

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

- Board of Building Standards - (\$25.00)
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.
- Architectural Board of Review - (Commercial \$50.00, Residential \$25.00)
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1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Jerome Solove Company Jerome Solove Development Inc

Applicant Address: 470 Olde Worthington Road, Suite 200 Westerville, OH 43082

Phone: 614-410-6734 Fax: 8666-218-6067 E-mail: jsolove@solove.com

Signature: *Jerome N. Solove* Date: 1-30-19

OFFICE USE ONLY: Application Reviewed and Accepted by: *Alp G* Date: 1/30/2019

File History:
Bldg. Dept. Remarks: Review of Design Principles (1156.05)
under Planned Development Zoning process

ORD. 22-00B SECTION 1325.05
17-17 1156.05

AUTHORIZATION FOR PROPERTY ACCESS

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Any dog(s) on property? _____ Yes X No

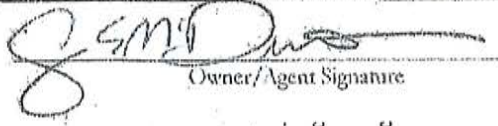
Please Print or Type:

Owner/Agent Name: Stavash Family LLC. Sean McDermott and Bill Craighead

Property Address: 13701 & 1406 Wyandotte Aveune

Owner/Agent Phone: 440-452-8765 / 216-773-0326

Tenant Name Educators Music Tenant Phone 216-272-2548


Owner/Agent Signature

2019 Calendar
Board of Building Standards / Architectural Board of Review / Sign Review

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Any dog(s) on property? _____ Yes No

Please Print or Type:

Owner/Agent Name: Cathy Schuster/Lakewood Chrysler Plymouth Inc. Agent

Property Address: 13901 Detroit Avenue Lakewood, OH 44107

Owner/Agent Phone: 216-403-2712

Tenant Name N/A Tenant Phone N/A

Cathy V. Schuster
Owner/Agent Signature

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May	Wednesday	04-24-19	Thursday	05-02-19	Thursday	05-09-19
June	Wednesday	05-29-19	Thursday	06-06-19	Thursday	06-13-19
July	Wednesday	06-26-19	Tuesday	07-02-19	Thursday	07-11-19
August	Wednesday	07-24-19	Thursday	08-01-19	Thursday	08-08-19
September	Wednesday	08-28-19	Thursday	09-05-19	Thursday	09-12-19
October	Wednesday	09-25-19	Thursday	10-03-19	Thursday	10-10-19
November	Wednesday	10-30-19	Thursday	11-07-19	Thursday	11-14-19
December	Wednesday	11-27-19	Thursday	12-05-19	Thursday	12-12-19
January	Wednesday	12-24-19	Thursday	01-02-20	Thursday	01-09-20

PLEASE NOTE: Applications are submitted to the Department of Planning and Development and are due before noon on the above indicated dates. It is recommended to submit them prior to the application deadline for review of completeness. Late or incomplete applications cannot be accepted.

Pre-Review Meetings start at 4:00 P.M. in the East Conference Room (adjacent to the auditorium) of Lakewood City Hall. Use the rear northeast entrance to the Auditorium.

Review Meetings will commence at 5:30 P.M. in the Auditorium of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting in order for an application to receive review. Use the rear northeast entrance to the Auditorium.

Account: 101-0000-321. 30-01

REFERENCE No. 38519-000021

DOCKET No. 06-48-19

FEE PAID \$50.00 *js check*

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

Property Address 13701 & 13901 Detroit Ave. Business Name N/A

Owner Name & Phone Stavash Family LLC/Lakewood Chrysler Plymouth Inc. Owner Address 13701 & 13901 Detroit Ave., Lakewood, Ohio

Project Description See Attached

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

Board of Building Standards – (\$25.00)
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

Sign Review Board – (\$25.00)
New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Submission Requirements:

Board of Building Standards: 1-5, 9, 10 Architectural Board of Review: 1-7, 9, 10 Sign Review: 1-4, 6, 8, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Jerome Solove Company Jerome Solove Development Inc.

Applicant Address: 14837 Detroit Avenue #339 Lakewood, OH 44107

Phone: 614-425-2104 Fax: _____ E-mail: asolove@solove.com

Signature: *Jerome Solove* Date: 5-9-19

OFFICE USE ONLY: Application Reviewed and Accepted by: *ALP y* Date: 5/30/2019

File History: _____

Bldg. Dept. Remarks: _____

ORD. 22-00B SECTION 1325.05

20

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes No

Please Print or Type:

Owner/Agent Name: Cathy Schuster/Lakewood Chrysler Plymouth Inc. Agent

Property Address: 13901 Detroit Avenue Lakewood, OH 44107

Owner/Agent Phone: 216-403-2712

Tenant Name N/A Tenant Phone N/A

Cathy V. Schuster
Owner/Agent Signature

2019 Calendar

Board of Building Standards / Architectural Board of Review / Sign Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
January	Wednesday	12-26-18	Thursday	01-03-19	Thursday	01-10-19
February	Wednesday	01-30-19	Thursday	02-07-19	Thursday	02-14-19
March	Wednesday	02-27-19	Thursday	03-07-19	Thursday	03-14-19
April	Wednesday	03-27-19	Thursday	04-04-19	Thursday	04-11-19
May	Wednesday	04-24-19	Thursday	05-02-19	Thursday	05-09-19
June	Wednesday	05-29-19	Thursday	06-06-19	Thursday	06-13-19
July	Wednesday	06-26-19	Tuesday	07-02-19	Thursday	07-11-19
August	Wednesday	07-24-19	Thursday	08-01-19	Thursday	08-08-19
September	Wednesday	08-28-19	Thursday	09-05-19	Thursday	09-12-19
October	Wednesday	09-25-19	Thursday	10-03-19	Thursday	10-10-19
November	Wednesday	10-30-19	Thursday	11-07-19	Thursday	11-14-19
December	Wednesday	11-27-19	Thursday	12-05-19	Thursday	12-12-19
January	Wednesday	12-24-19	Thursday	01-02-20	Thursday	01-09-20

PLEASE NOTE: Applications are submitted to the Department of Planning and Development and are due before **noon** on the above indicated dates. It is recommended to submit them **prior** to the application deadline for review of completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings start at 4:00 P.M. in the **East Conference Room** (adjacent to the auditorium) of Lakewood City Hall. Use the rear northeast entrance to the Auditorium.

Review Meetings will commence at 5:30 P.M. in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting in order for an application to receive review. Use the rear northeast entrance to the Auditorium.

Account: 101-0000-321.30.01

REFERENCE No. BBS 20-000009

DOCKET No. 02-16-20

FEE PAID _____ Check

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 Lucinda Einhouse

Applicant Address 17801 Detroit Ave.

(if different than above)

Applicant Contact (216) 521 - 2540, x24

lucinda.einhouse @ beckcenter.org

Brief Project Description demolition of annex building on corner of Detroit and Rockway avenues, to create a public "pocket park"

Signature: Lucinda B Einhouse
Digitally signed by Lucinda B Einhouse
Date: 2019.12.17 10:21:14 -05'00'

Date: 12/17/19

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 Lucinda Einhouse

Property Address 17801 Detroit Ave.

Owner / Agent Contact (216) 521 - 2540, 24

lucinda.einhouse @ beckcenter.org

Owner / Agent Signature Lucinda B Einhouse
Digitally signed by Lucinda B Einhouse
Date: 2019.12.17 10:22:26
-05'00'

Date: 12/17/19

Office Use Only: Reviewed and Accepted by: Date: 2/5/2020

Ordinance 22-00B Section 1325.05 Remarks _____

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000011
DOCKET No. 0217-20
FEE PAID check

APPLICATION

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

Project Name The Roy Building

Project Address 18520-24 Detroit Ave.

Applicant Name Michael J. Krivosh

Applicant Address 17479 Clifton Blvd.
(if different than above)

Applicant Contact (216) 440 3257

mickeyatc @ gmail.com

Brief Project Description Replace current wood building front facades with new siding and trim molding made of a more durable material known as Azek.

Signature: 

Date: 1-29-20

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)
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 Michael J Krivosh

Property Address 18520-24 Detroit Ave.

Owner / Agent Contact (216) 440 3257

mickeyatc @ gmail.com

Owner / Agent Signature 

Date: 1-29-20

Office Use Only: Reviewed and Accepted by:  Date: 2/5/2020

Ordinance 22-00B Section 1325.05 Remarks _____

Account: 101-0000-321.30.01

REFERENCE No. 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 Daniel 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: 

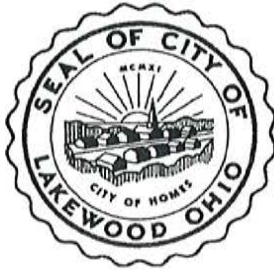
Date: 12-2-2019

Ordinance 2-16

Section 1329.05
1329.12(d)

Remarks _____

25



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

This application has been deferred from a past Board review session and is pending submission of updated plans. Updates to this agenda will be provided, time permitting, as we get closer to the Architectural Board of Review meeting on 12 March 2020.

Sincerely,

David Baas
City Planner and Board Secretary

Account: 101-0000-321.30.01

REFERENCE No. BBS-20-000014

DOCKET No. 03-21-20

FEE PAID \$25.00 db CC

APPLICATION

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

Project Name Attached garage 17717 Indianola Rd.

Project Address 17717 Indianola Rd.

Applicant Name Stephen Jouriles - SNJ Design Studio

Applicant Address 12518 Clifton Blvd.

(if different than above)

Applicant Contact (216) 316 - 0072

snj.design.studio.llc @ gmail.com

Brief Project Description Remove existing screen porch at north end of house. Construct 2-car attached garage in its place.

Signature: *Stephen M Jouriles*

Date: 2/17/2020

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 Jeffrey Kreis

Property Address 17717 Indianola

Owner / Agent Contact (216) 600 - 3600

jbkohio @ gmail.com

Owner / Agent Signature *Stephen M Jouriles*

Date: 2/17/2020

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

Date: 2/27/2020

Ordinance 22-00B

Section 1355.05

Remarks _____



ARCHITECTURE

SNJ DESIGN STUDIO LLC
12518 Clifton Blvd. Lakewood, OH 44107
Tel: 216-316-0072
Email: snj.design.studio.llc@gmail.com
Web: snjdesignstudio.com

Stephen N. Jouriles, AIA, CDP, LEED AP

February 17, 2020

Architectural Board of Review
Department of Planning and Development
12650 Detroit Ave.
Lakewood, OH 44107

RE: 17717 Indianola

Board Members,

Jeffrey Kreis, owner of the property located at 17717 Indianola Rd. in Lakewood, OH, has contracted with SNJ Design Studio to provide Architectural Services for a proposed attached two-car garage.

The project consists of removal of the existing screen porch on the north side of the house and replace with a slab on grade garage on concrete footing to min. 3'-6" below grade with face brick and vertical wood siding to match existing building elements.

A preliminary set of seven – 11" x 17" drawings are included with this application.

Should any questions arise, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Stephen N. Jouriles".

Stephen N. Jouriles, AIA, CDP, LEED AP
SNJ Design Studio LLC

Cc: Jeffrey Kreis
File

PROJECT DESCRIPTION

ALL WORK TO BE PERFORMED IN COMPLIANCE WITH THE 2019 RESIDENTIAL CODE OF OHIO EFFECTIVE JULY 1, 2019
 REMOVE EXISTING 163 SF ENCLOSED PORCH
 CONSTRUCT NEW 400 SF GARAGE AND DRIVEWAY ON NORTH EAST SIDE OF HOUSE.

17717 INDIANOLA AVANUE

LAKEWOOD, OH 44107 PP # 313.07.033
 CODIFIED ORDINANCES OF LAKEWOOD, OHIO
 COMPLETE TO SEPTEMBER 21, 2017

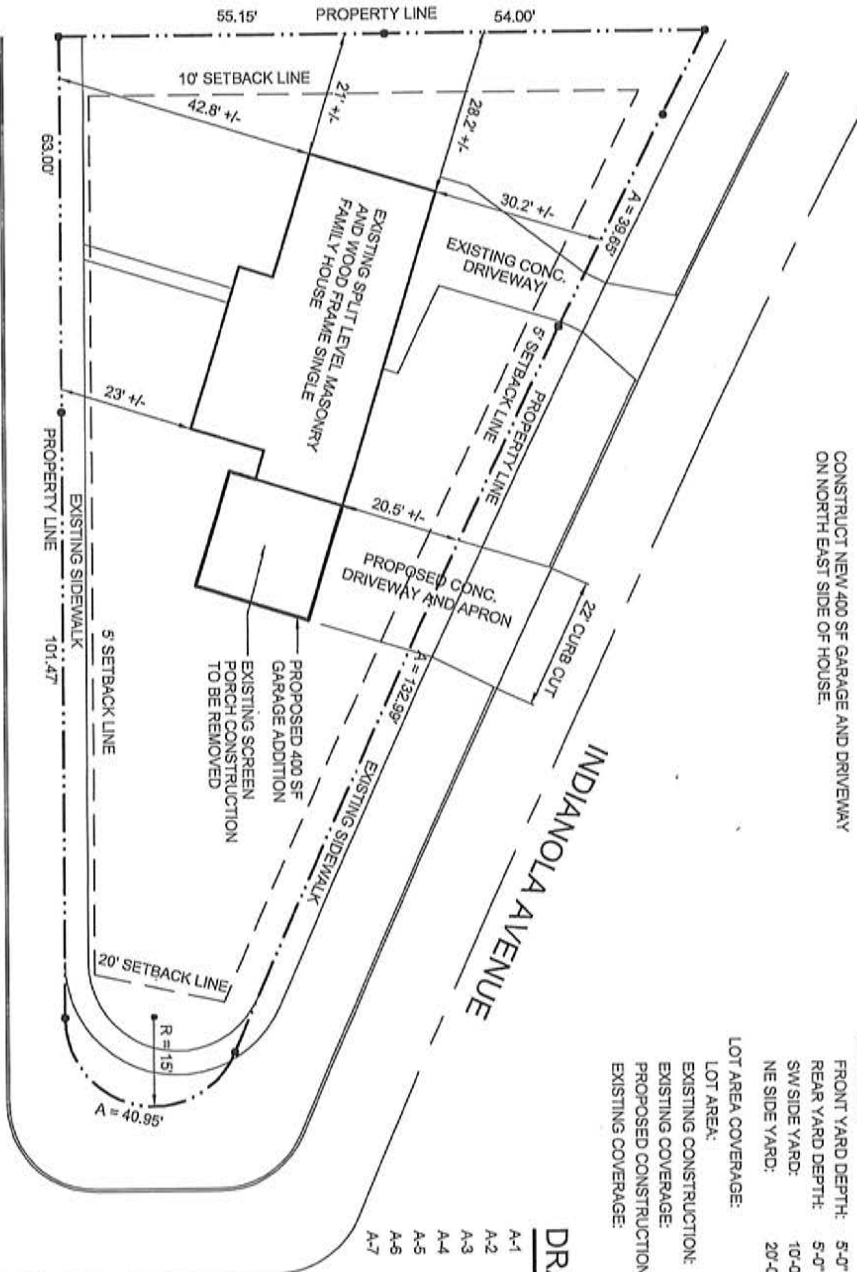
ZONING: R1M - RESIDENTIAL, SINGLE FAMILY (MEDIUM DENSITY)
 SETBACKS:

FRONT YARD DEPTH: 5'-0" ESTABLISHED BY THE BUILDING LINE MAP
 REAR YARD DEPTH: 5'-0" ESTABLISHED BY THE BUILDING LINE MAP
 SW SIDE YARD: 10'-0" SECTION 1121.07
 NE SIDE YARD: 20'-0" ESTABLISHED BY THE BUILDING LINE MAP

LOT AREA COVERAGE:
 LOT AREA: 10,890 SF
 EXISTING CONSTRUCTION: 1,522 SF
 EXISTING COVERAGE: 14%
 PROPOSED CONSTRUCTION: 1,759 SF
 EXISTING COVERAGE: 16%

DRAWING INDEX

- A-1 SITE PLAN, PROJECT INFORMATION
- A-2 FOUNDATION PLAN, DETAILS
- A-3 FLOOR PLAN, CLOSETORY PLAN
- A-4 ROOF FRAMING PLAN, ROOF PLAN
- A-5 NORTH ELEVATION, SOUTH ELEVATION
- A-6 EAST ELEVATION
- A-7 BUILDING SECTION



1 SITE PLAN
 SCALE: 1" = 20'-0"

HILLIARD ROAD

NOT FOR CONSTRUCTION

17717 INDANOLA RD.
 LAKEWOOD, OH 44107
 ATTACHED GARAGE
 SNJ # 1801

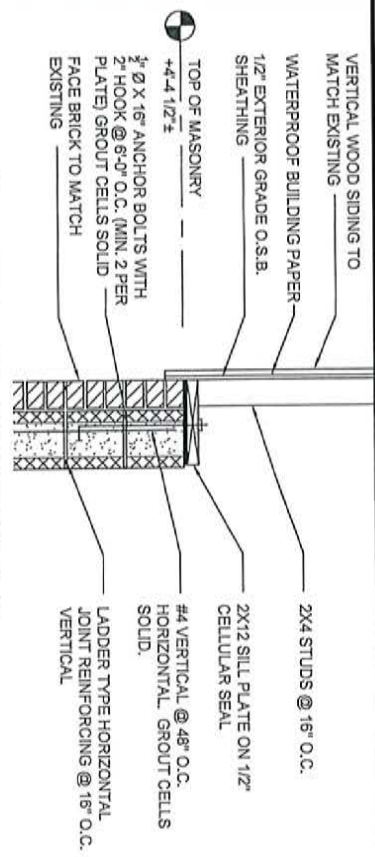
Stephen N. Jouriles
 AIA, CDP, LEED AP
 Architect / Owner
 12518 Clifton Blvd
 Lakewood, OH 44107
 216-316-0072
 snj.design.studio.llc@gmail.com



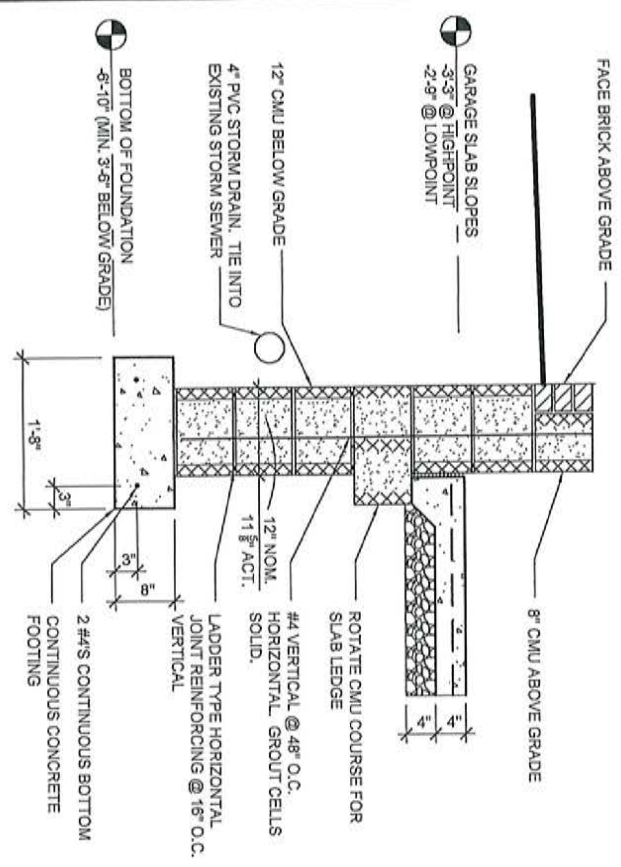
STEPHEN N. JOURILES
 LICENSE # 10792
 EXPIRATION DATE: 12/31/2021

A-1

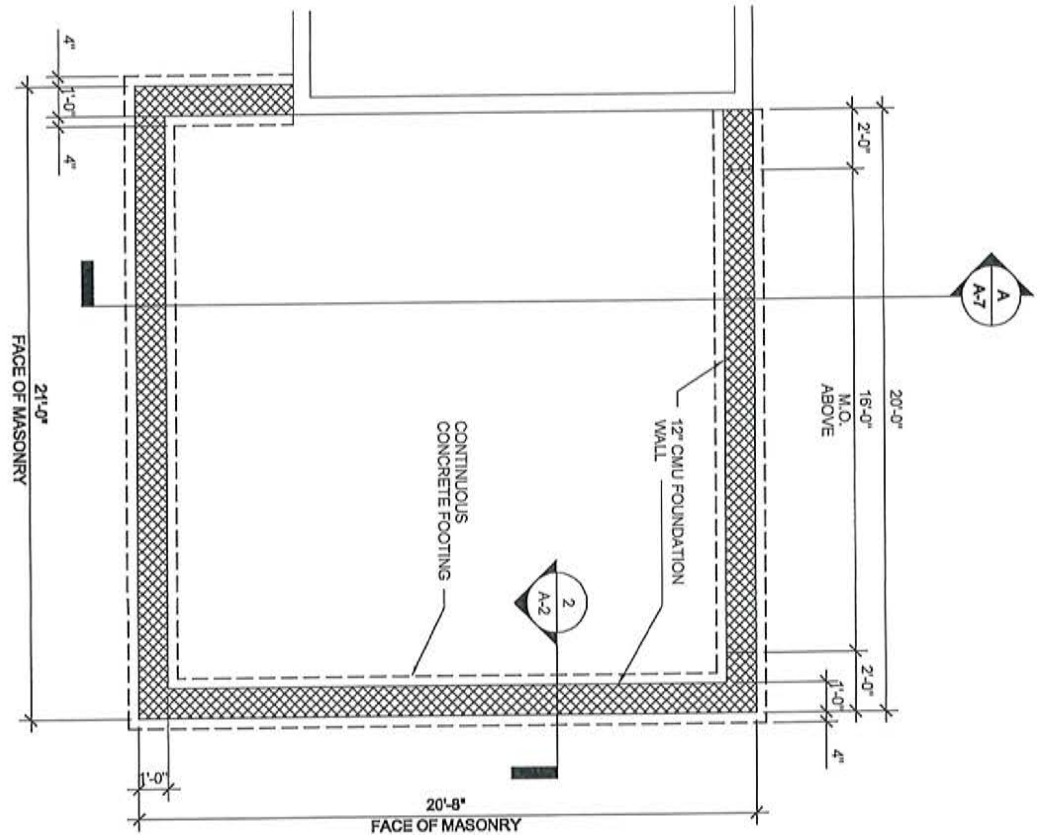
FEBRUARY 15, 2020



3 SILL PLATE DETAIL
 A-2 SCALE: 3/4" = 1'-0"

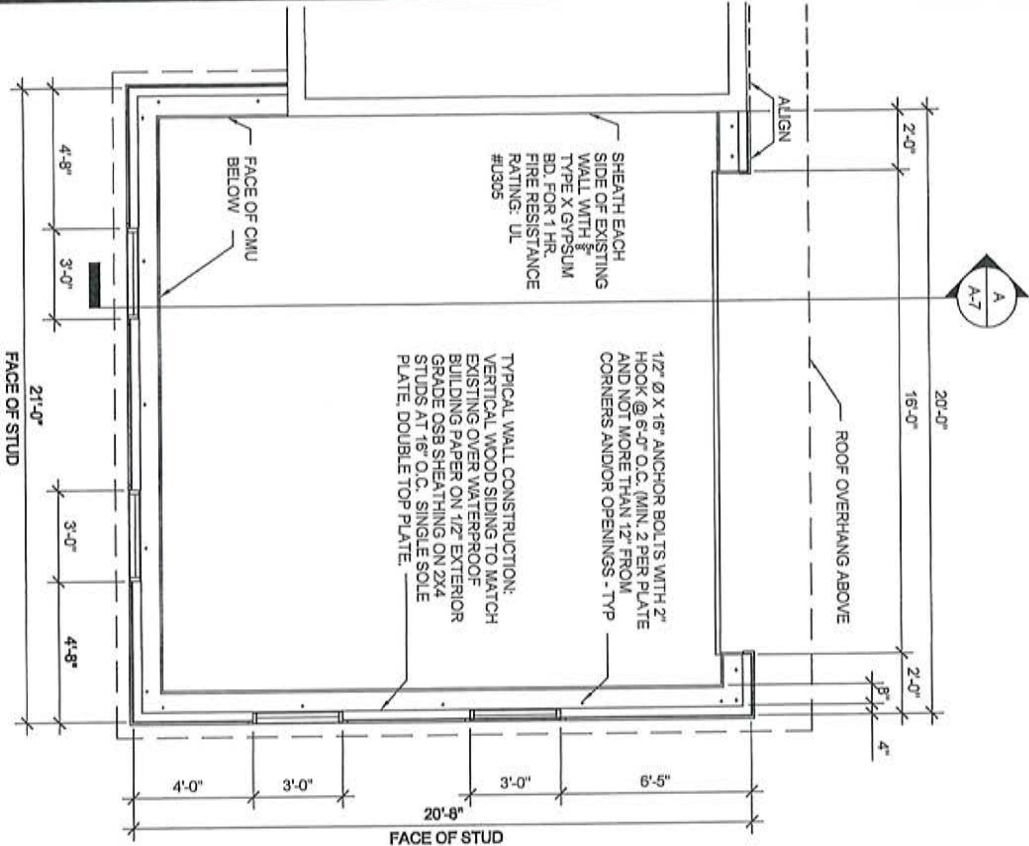


2 FOOTING DETAIL
 A-2 SCALE: 3/4" = 1'-0"

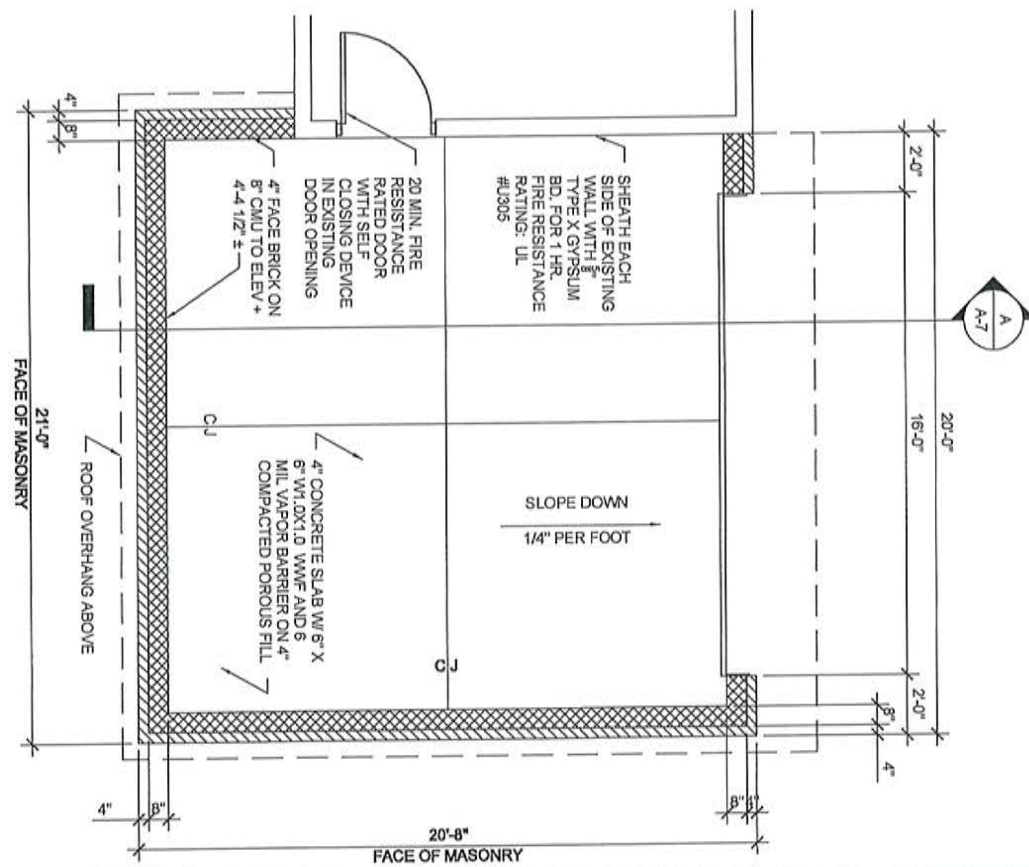


1 FOUNDATION PLAN
 A-2 SCALE: 1/4" = 1'-0"

<p>A-2</p> <p>FEBRUARY 15, 2020</p>	<p>NOT FOR CONSTRUCTION</p>	<p>17717 INDANOLA RD. LAKEWOOD, OH 44107 ATTACHED GARAGE SNJ # 1801</p>	<p>Stephen N. Jouriles AIA, CDP, LEED AP Architect / Owner</p> <p>12518 Clifton Blvd Lakewood, OH 44107 216-316-0072 snj.design.studio.llc@gmail.com</p>	<p>SNJ</p> <p>DESIGN STUDIO</p>
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2 CLERESTORY PLAN
SCALE: 1/4" = 1'-0"



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

<p>A-3</p>	<p>NOT FOR CONSTRUCTION</p>	<p>17717 INDANOLA RD. LAKEWOOD, OH 44107</p> <p>ATTACHED GARAGE</p> <p>SNJ # 1801</p>	<p>Stephen N. Jouriles AIA, CDP, LEED AP Architect / Owner</p> <p>12518 Clifline Blvd Lakewood, OH 44107 216-316-0072 snj.design.studio.llc@gmail.com</p>	<p>SNJ DESIGN STUDIO</p>
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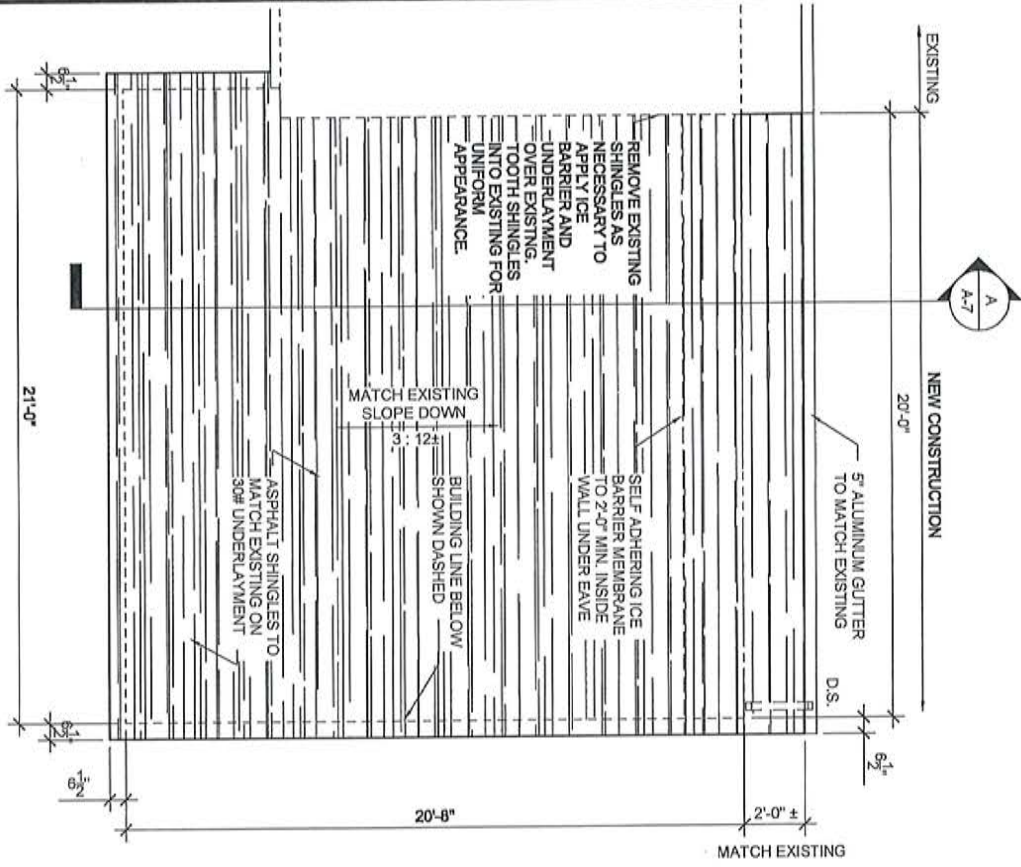
STEPHEN N. JOURILES
LICENSE # 10792
EXPIRATION DATE: 12-31-2021

FEBRUARY 15, 2020

2
A-4

ROOF PLAN

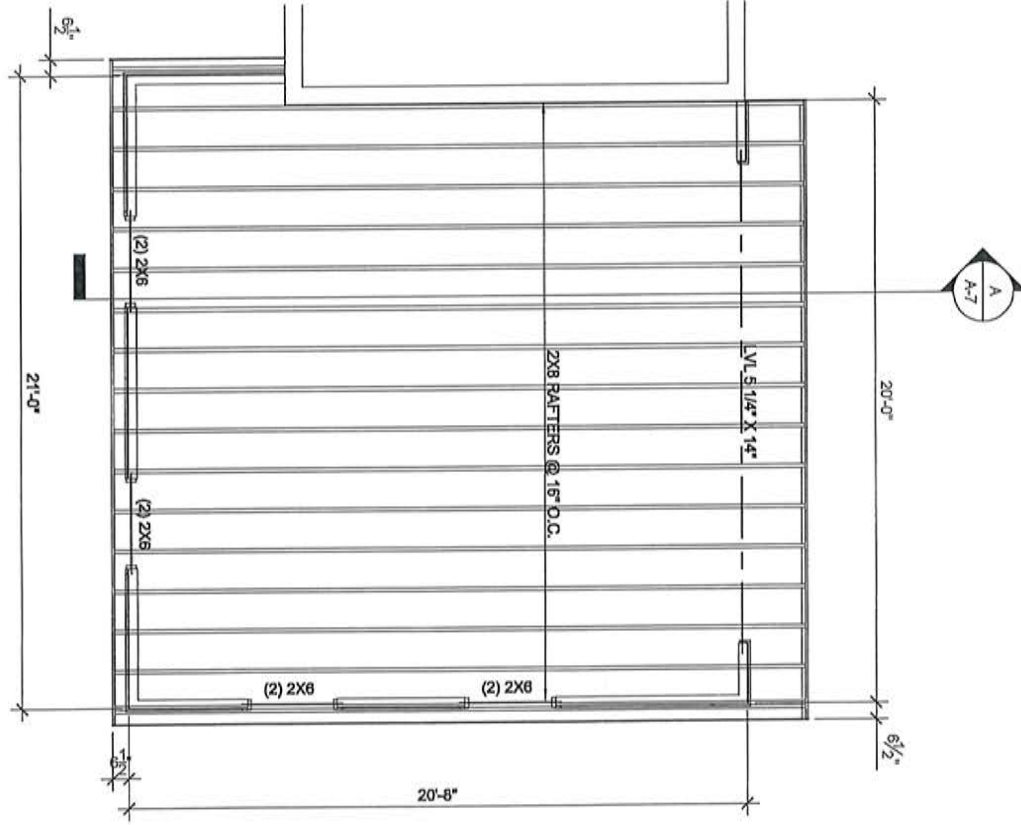
SCALE: 1/4" = 1'-0"



1
A-4

ROOF FRAMING PLAN

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



STEPHEN N. JOURILES
 LICENSE # 10792
 EXPIRATION DATE: 12-31-2021

A-4

FEBRUARY 15, 2020

NOT FOR
 CONSTRUCTION

17717 INDANOLA RD.
 LAKEWOOD, OH 44107

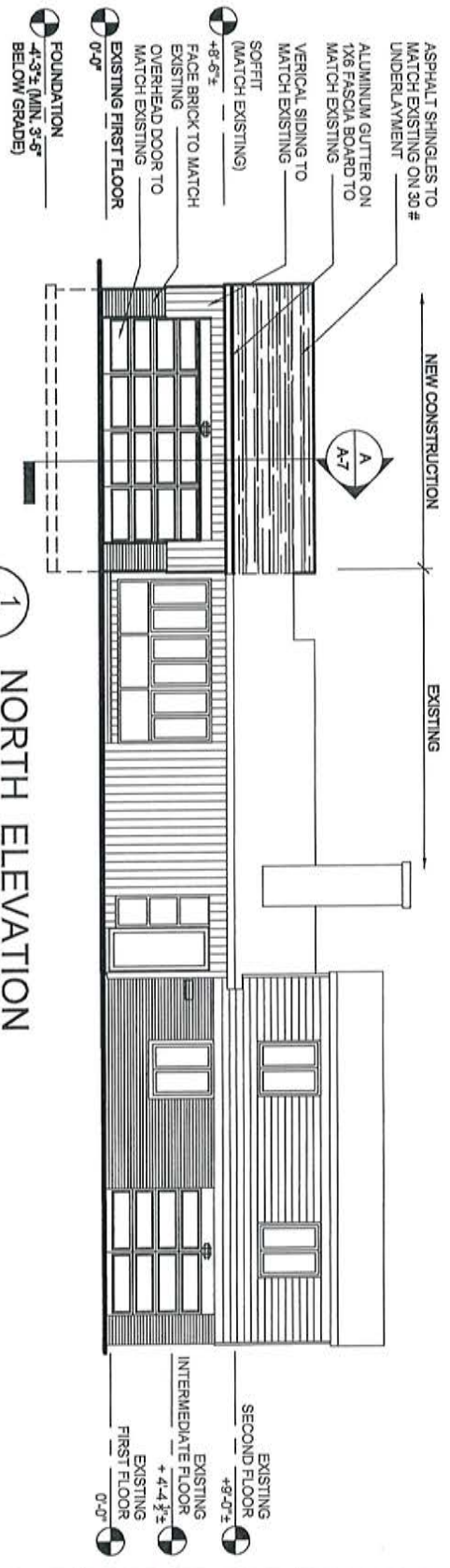
ATTACHED GARAGE

SNJ # 1801

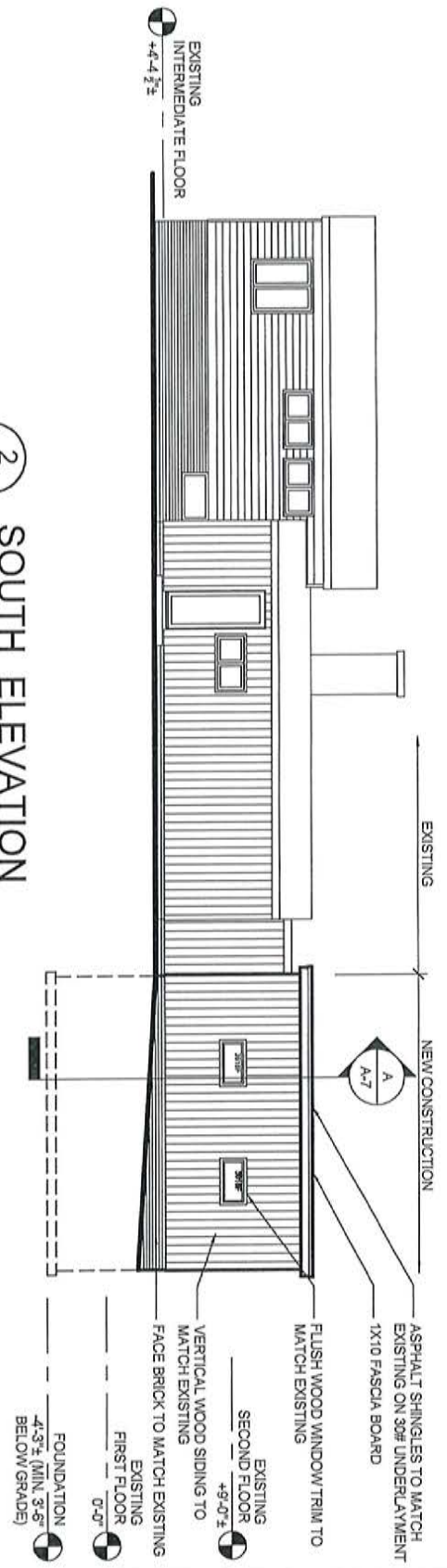
Stephen N. Jouriles
 AIA, CDP, LEED AP
 Architect / Owner

12518 Clifton Blvd
 Lakewood, OH 44107
 216-316-0072
 snj.design.studio.llc@gmail.com





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

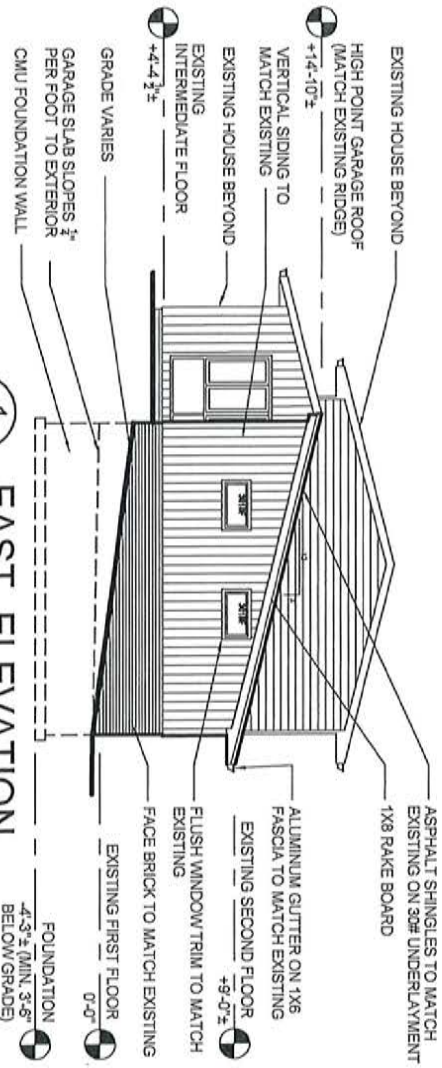


2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

<p>NOT FOR CONSTRUCTION</p>	<p>STEPHEN N. JOURILES LICENSE # 1072 EXPIRATION DATE: 12-31-2021</p>	<p>17717 INDANOLA RD. LAKEWOOD, OH 44107 ATTACHED GARAGE SNJ # 1801</p>	<p>Stephen N. Jouriles AIA, CDP, LEED AP Architect / Owner 12518 Clifton Blvd Lakewood, OH 44107 216-316-0072 snj.design.studio.llc@gmail.com</p>	<p>SNJ DESIGN STUDIO</p>
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FEBRUARY 15, 2020

A-5



1 EAST ELEVATION
 A-6 SCALE: 1/8" = 1'-0"

17717 INDANOLA RD.
 LAKEWOOD, OH 44107
 ATTACHED GARAGE
 SNJ # 1801

Stephen N. Jouriles
 AIA, CDP, LEED AP
 Architect / Owner
 12518 Clifton Blvd
 Lakewood, OH 44107
 216-316-0072
 snj.design.studio.llc@gmail.com

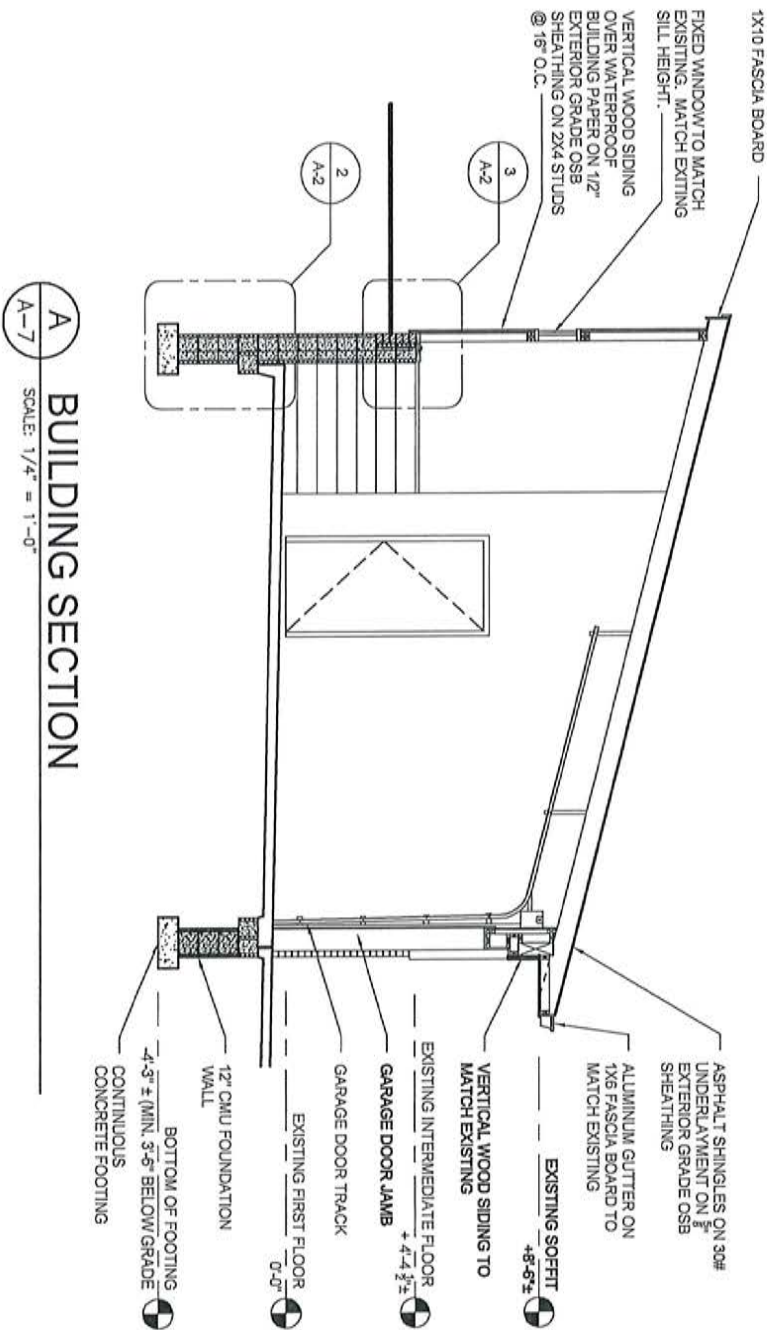
S N J
 DESIGN
 STUDIO

NOT FOR
 CONSTRUCTION

STEPHEN N. JOURILES
 LICENSE # 00000000
 EXPIRATION DATE: 12/31/2019

A-6

AUGUST 25, 2019



A
A-7

BUILDING SECTION

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

STEPHEN N. JOURILES
 LICENSE # 10782
 EXPIRATION DATE: 12-31-2021

A-7

FEBRUARY 15, 2020

NOT FOR
 CONSTRUCTION

17717 INDANOLA RD.
 LAKEWOOD, OH 44107

ATTACHED GARAGE

SNJ # 1801

Stephen N. Jouriles
 AIA, CDP, LEED AP
 Architect / Owner

12518 Clifton Blvd
 Lakewood, OH 44107
 216-316-0072
 snj.design.studio.llc@gmail.com

SNJ
 DESIGN
 STUDIO

Account: 101-0000-321.30.01

REFERENCE No. BBS-20-000015

DOCKET No. 03-22-20

FEE PAID \$25.00 ll CHECK

APPLICATION

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

Project Name PORCH ADDITION

Project Address 2106 MARS AVE.

Applicant Name ARCHITECTS, C.A. MCGEHRICK LLC
CHARLES MCGEHRICK, PRES.

Applicant Address 14551 MADISON AVE.
(if different than above)

Applicant Contact (216) 227 - 0700

archicam @ ameritech.net

Brief Project Description THE ADDITION OF "PERIOD CORRECT" FRONT PORCH TO THIS
RESIDENCE AT 2106 MARS AVE.

Signature: C.A. McGehrick
PRESIDENT

Date: 2-07-2020

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 MR. & MRS. TROY BRATZ

Property Address 2106 MARS

Owner / Agent Contact (216) 227 - 0700

archicam @ ameritech.net

Owner / Agent Signature C.A. McGehrick
PRESIDENT

Date: 2-07-2020

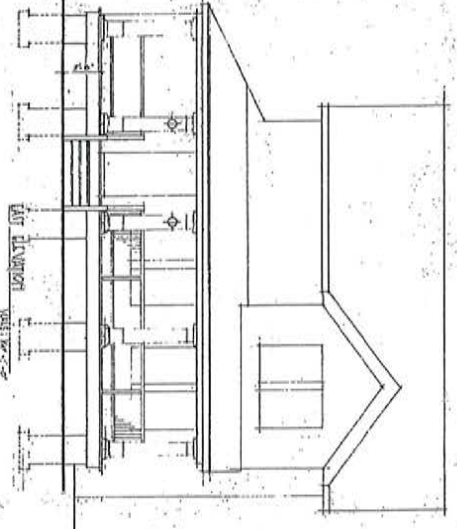
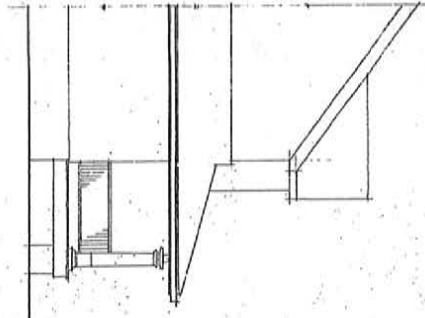
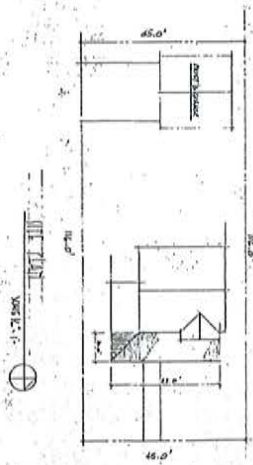
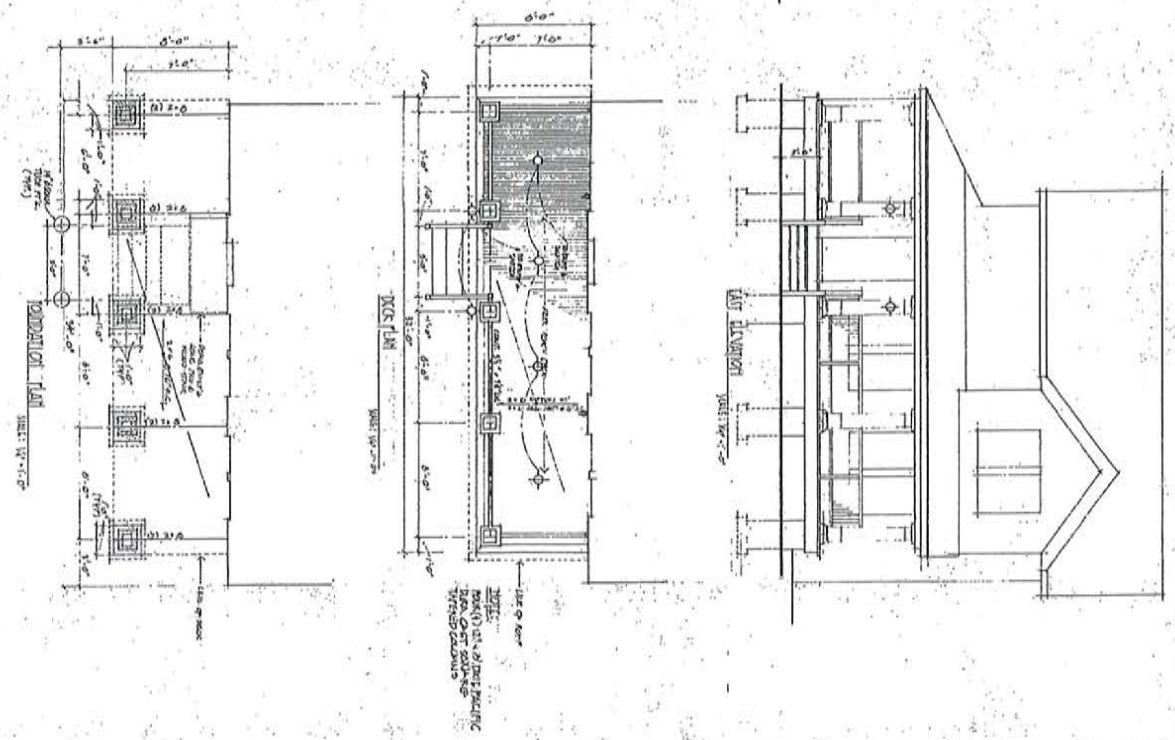
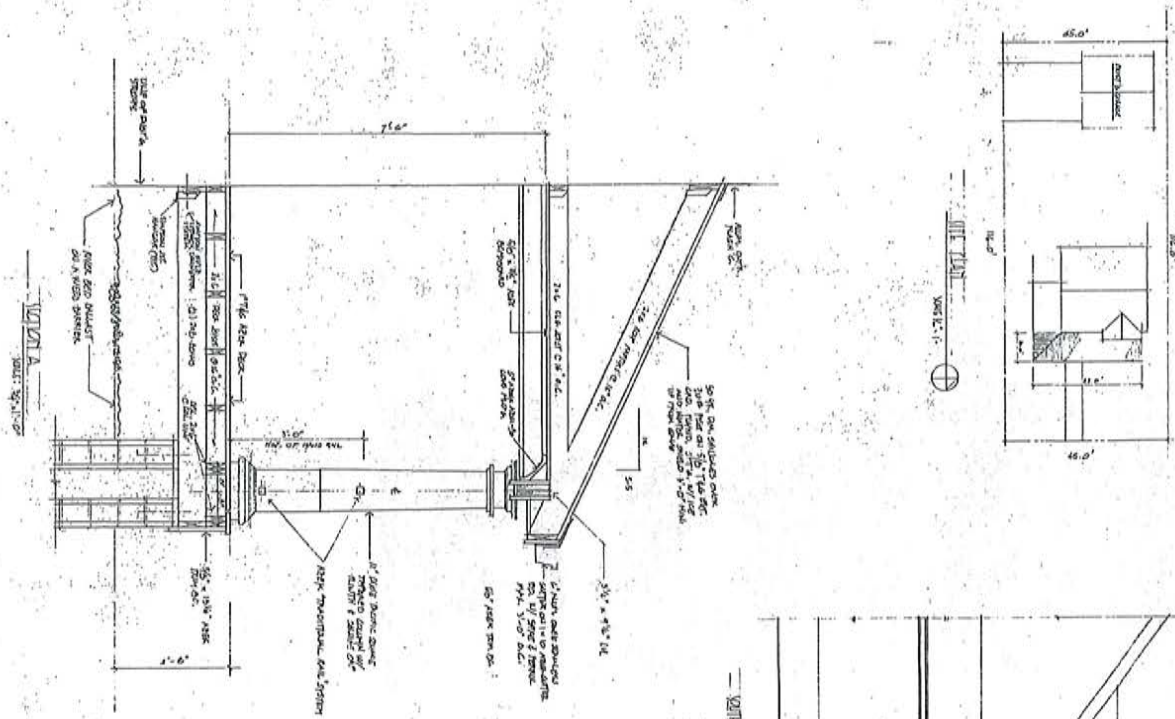
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Date: 2/27/2020

Ordinance 22-00B

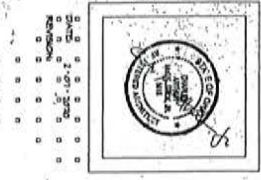
Section 1325.05

Remarks _____



A-1

FRONT PORCH
 2106 Mars Ave. Lakewood, Ohio 44107
ARCHITECTS, C.A. McGETTRICK, LLC
 14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712



Account: 101-0000-321.30.01

REFERENCE No. BBS-20--000016

DOCKET No. 03-23-20

FEE PAID \$25.00 db CC

APPLICATION

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

Project Name Garage

Project Address 17601 Fries Ave

Applicant Name Elizabeth Kelley

Applicant Address _____
(if different than above)

Applicant Contact (²¹⁶) 235 5748

ek897905 @ gmail.com

Brief Project Description Replace existing garage with new garage and covered patio

Signature: Elizabeth Kelley

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 Elizabeth Kelley

Property Address 17601 Fries Ave

Owner / Agent Contact (²¹⁶) 235 5748

ek897905 @ gmail.com

Owner / Agent Signature Elizabeth Kelley

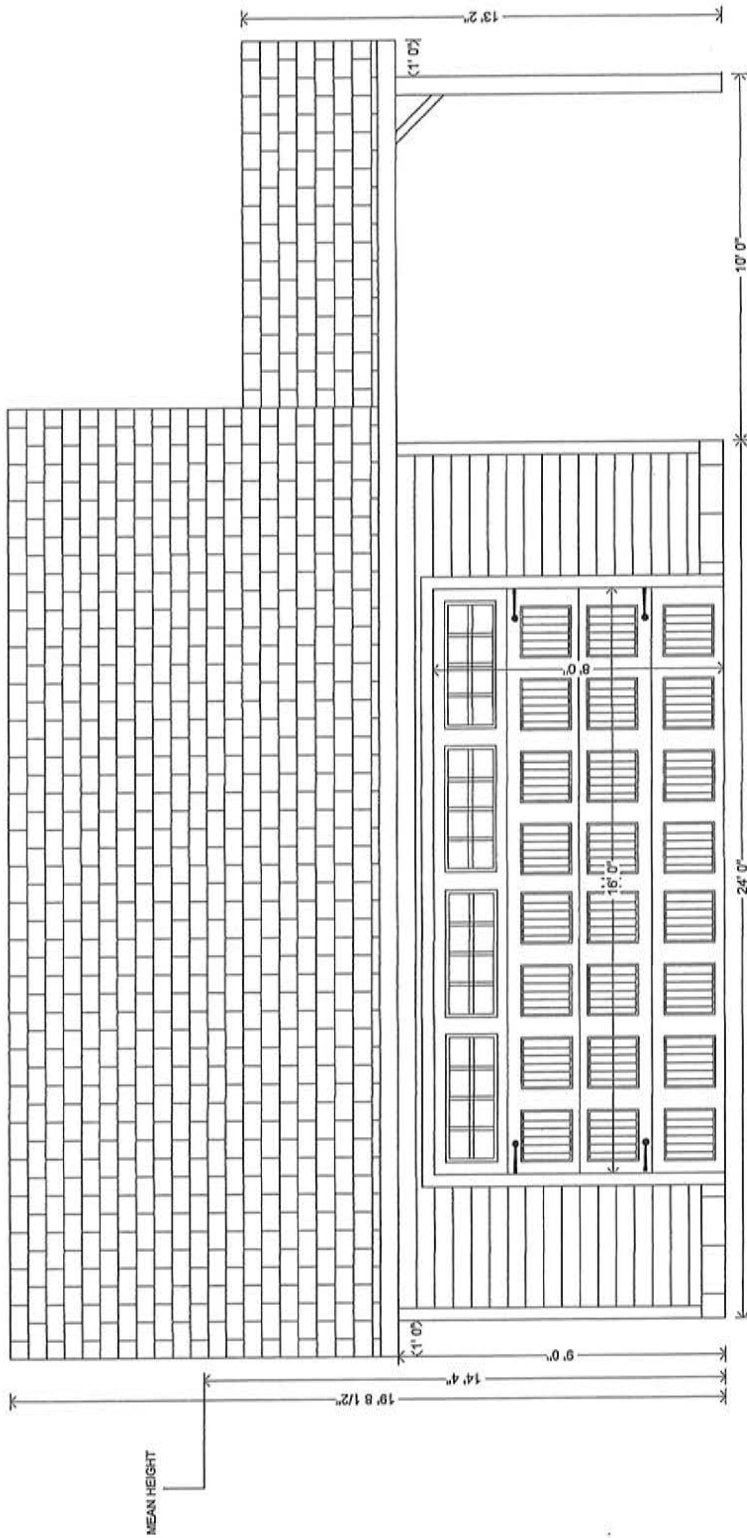
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Office Use Only: Reviewed and Accepted by: [Signature] Date: 2/27/2020

Ordinance 22-00B

Section 1325.05

Remarks _____

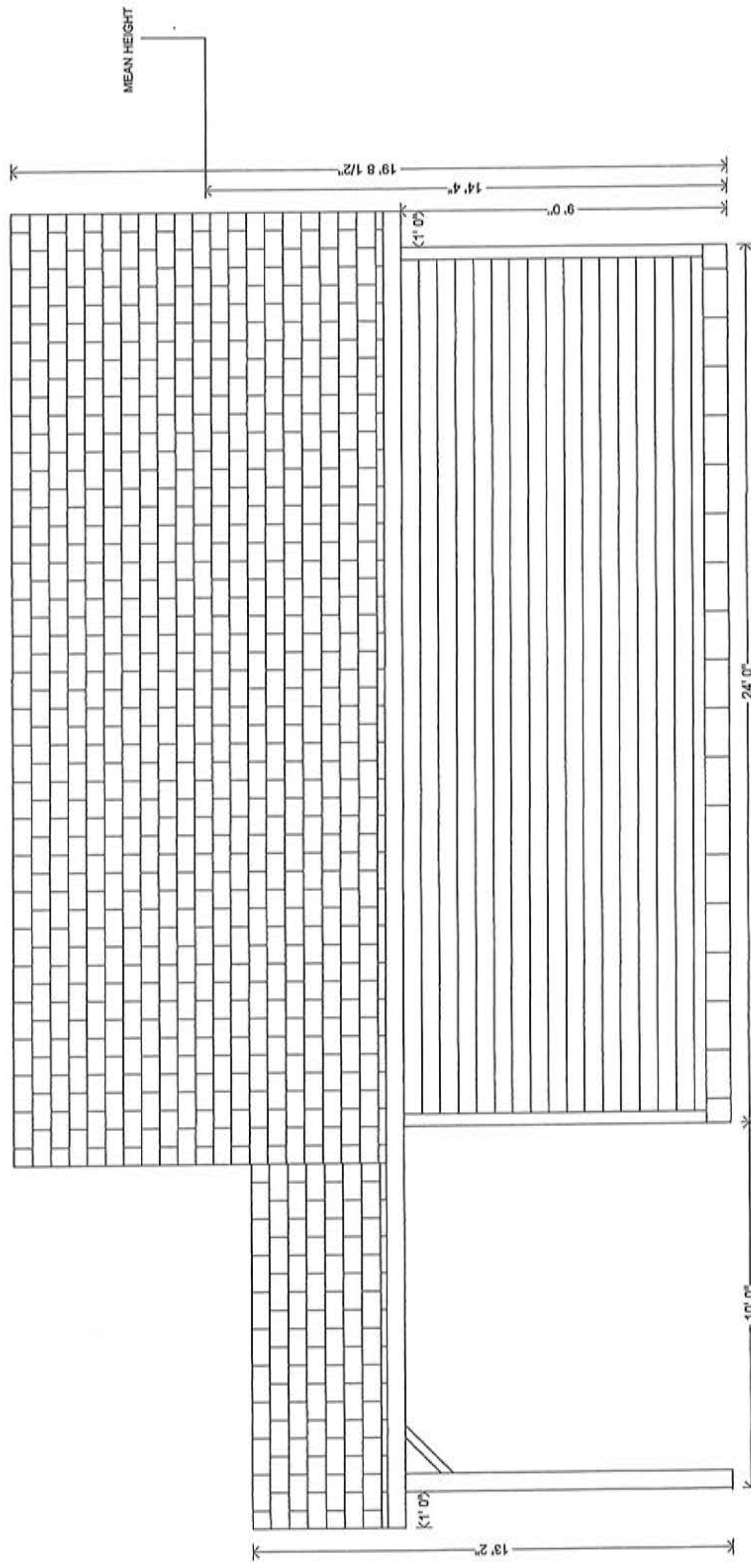


SPECIFICATIONS:
 PRIMED SMARTSIDE WITH 6" REVEAL
 STEEL paneled CARRIAGE STYLE OH DOOR
 GUTTERS AND DOWNSPOUTS WHITE
 SPLASH TO AND MAINTAIN IN YARD
 HOMEOWNER RESPONSIBLE FOR ALL PAINTING PER
 MANUFACTURER'S INSTRUCTIONS.

24'-0" X 20'-0" REVERSE GABLE GARAGE W/ 11/12 ROOF PITCH
 ATTACHED 10'-0" X 20'-0" PATIO W/ 4/12 ROOF PITCH

ELIZABETH KELLEY
 17601 FRIES AVE.
 216-235-5748

THE GREAT GARAGE COMPANY
 620 CRYSTAL BROOKE DR.
 HINCKLEY, OHIO 44233
 216-370-3600

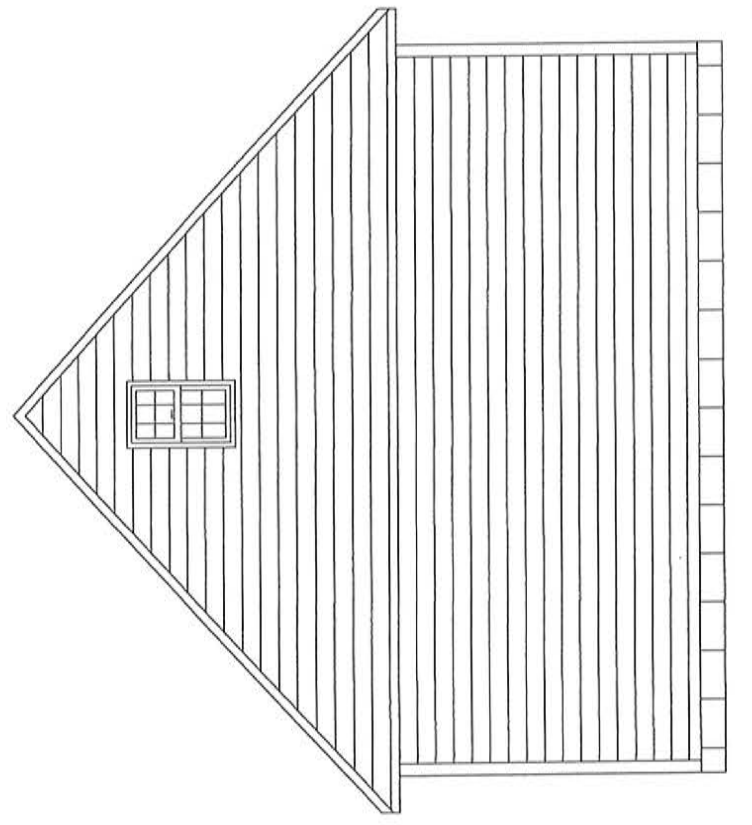
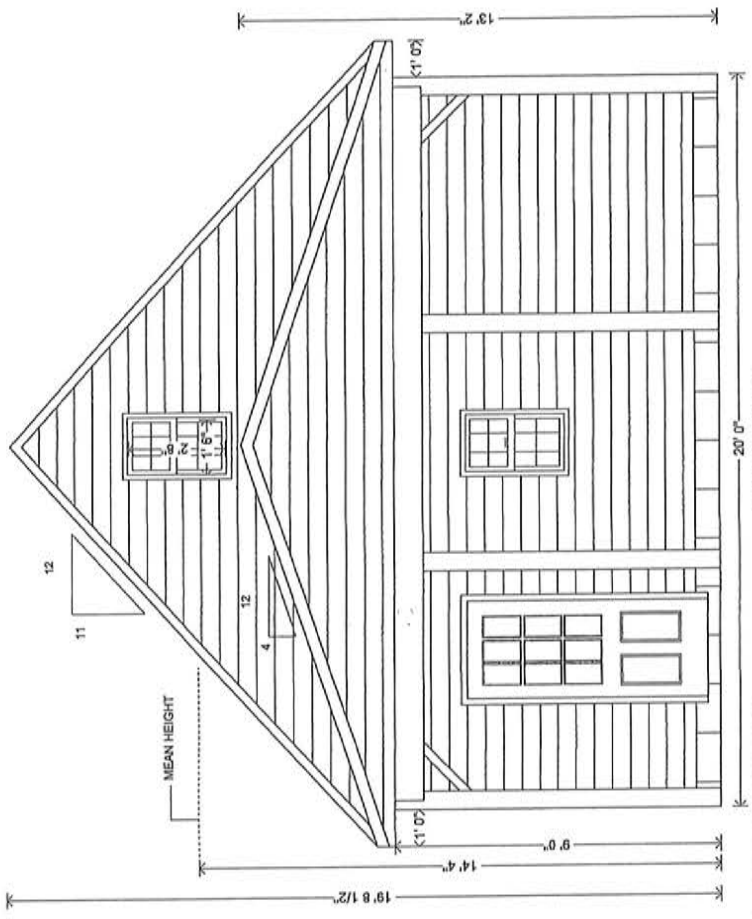


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 ATTACHED 10'-0" X 20'-0" PATIO W/ 4/12 ROOF PITCH

ELIZABETH KELLEY
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 216-235-5746

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 620 CRYSTAL BROOKE DR.
 HINCKLEY, OHIO 44233
 216-370-3600

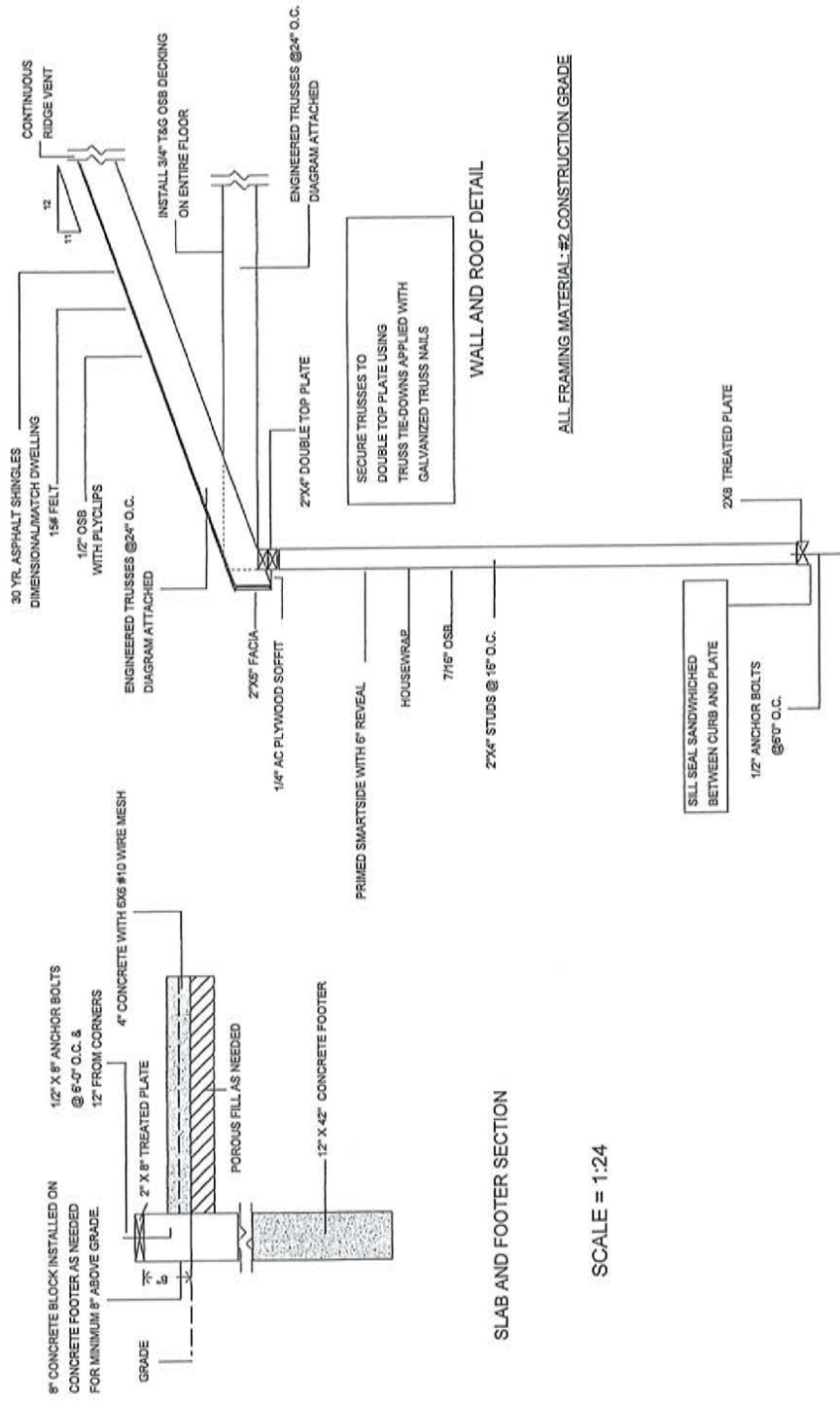


SPECIFICATIONS:
 PRIMED SMARTSIDE WITH 6" REVEAL
 STEEL paneled CARRIAGE STYLE OH DOOR
 GUTTERS AND DOWNSPOUTS WHITE
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 HOMEOWNER RESPONSIBLE FOR ALL PAINTING PER
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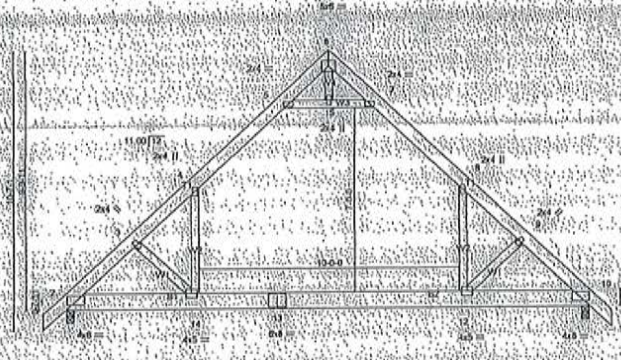
24'-0" X 20'-0" REVERSE GABLE GARAGE W/ 11/12 ROOF PITCH
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 620 CRYSTAL BROOKE DR.
 HINCKLEY, OHIO 44233
 216-370-3600



Job:	Truss	Truss Type:	Qty	Ply	Great Garage - Kelly
19110329	T2	ATTIC	13		Job Reference (optional)
Carter Components, Newton Falls, Ohio: BPLrto					
0-10-8 2-8-1 4-10-4 8-5-3 10-0-1 15-1-1 15-1-12 17-3-15 20-0-0 20-10-0					
0-10-8 2-8-1 2-2-3 3-6-15 16-13 16-13 3-6-15 2-2-3 2-8-1 0-10-8					



7' tall
1 1/2
Kelly

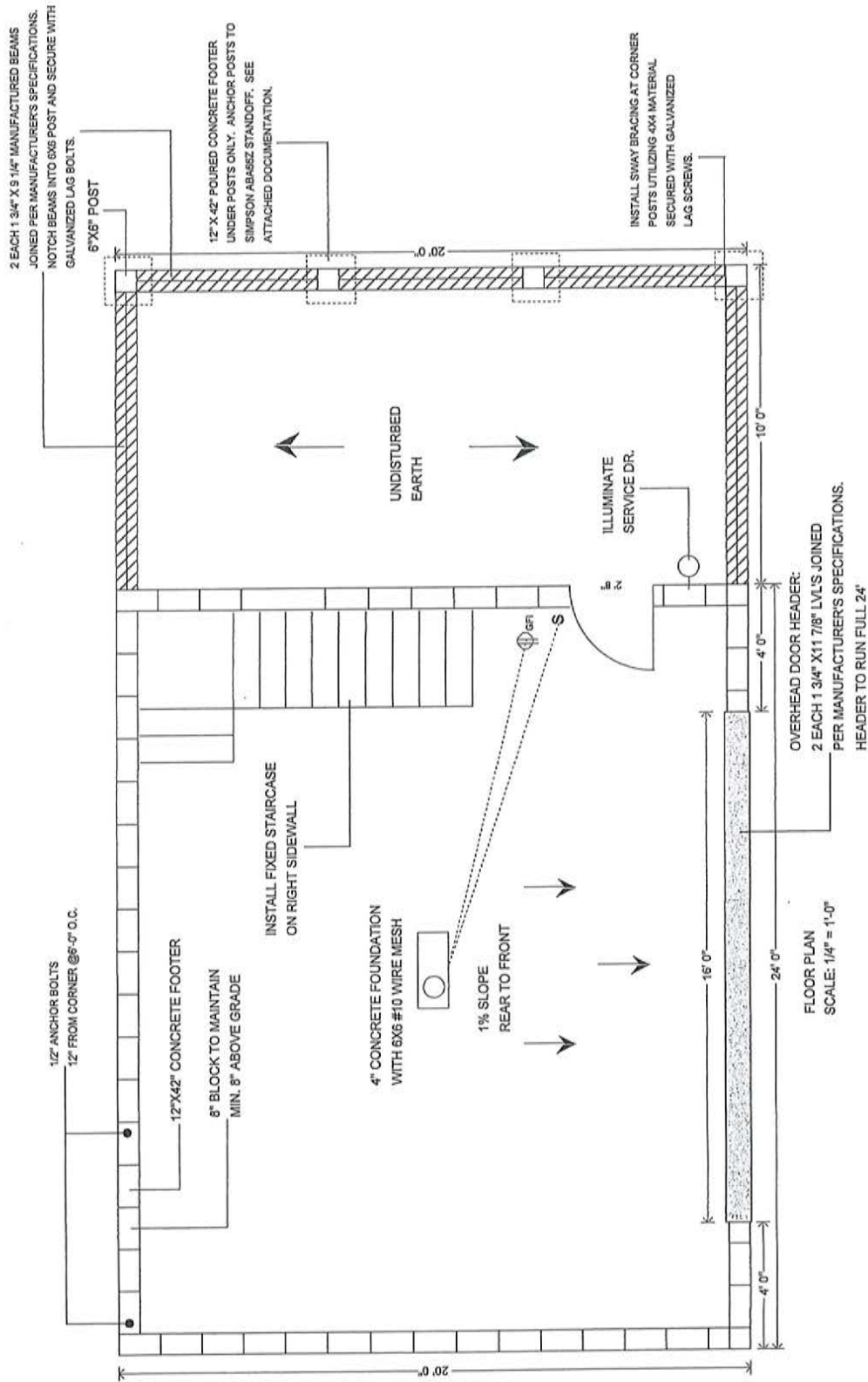
Plate Offsets (X,Y) - [2:0-8-0:0-2-4] [10:0-8-0:0-2-4]	
LOADING (psf)	SPACING- 2-0-0
TCLL (roof) 25.0	Plate Grip/DOL 1.15
Snow (Ps/Pg) 19.5/30.0	Lumber DOL 1.15
TCDL 10.0	Rep Stress Incr YES
BCLL 0.0	Code IRC2018/TP12014
BODL 10.0	
CSI	DEFL in (loc)
TC 0.55	Vert(LL) 0.24 12-14 -999 360
BC 0.38	Vert(CT) -0.39 12-14 -620 240
WB 0.30	Horz(CT) 0.01 10 i/a i/a
Matrix MS	Wind(LL) 0.06 12-14 -999 240
	PLATES GRIP
	MT20 197/14
	Weight: 153 lb. FT

LUMBER-	BRACING
TOP CHORD 2x6 SP 2400F 2.0E	TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins
BOT CHORD 2x8 SP 2400F 2.0E	BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing
WEBS 2x4 SPF No.2	

Mitex recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS: (lb/size) 2-990/0-3-8 (min. 0-1-8), 10-990/0-3-8 (min. 0-1-8)
Max Horz 2=176(LC 13)
Max Grav 2=1300(LC 27), 10=1300(LC 28)
FORCES: (lb) Max Comp /Max Ten - All forces 250 (lb) or less except when shown
TOP CHORD 2-3=1835/0, 3-4=1745/0, 4-5=954/14, 5-6=0/427, 6-7=0/427, 7-8=954/14, 8-9=1745/0, 9-10=1842/0
BOT CHORD 2-14=0/1441, 13-14=0/1016, 12-13=0/1016, 10-12=0/1365
WEBS 5-15=1541/0, 7-15=1541/0, 4-14=0/1074, 8-12=0/1074, 3-14=600/55, 9-12=602/57

- NOTES:
- 1) Unbalanced roof live loads have been considered for this design.
 - 2) Wind: ASCE 7-16, Vult=115mph (3-second gust) Vasd=91mph, TCDL=6.0psf, BCDL=6.0psf, H=25ft, Ke=0.95, Cat. II; Exp. B, Enclosed, MWFRS (envelope), gable end zone and C-C Exterior(2E) 0-10-8 to 4-1-8, Interior(I) 4-1-8 to 10-0-0, Exterior(2R) 10-0-0 to 15-1-14, Interior(I) 15-1-14 to 20-10-8 zone, cantilever left and right exposed, end vertical left and right exposed, C-C for members and forces & MWFRS for reactions shown, Lumber DOL=1.60, plate grip DOL=1.60
 - 3) TOLL: ASCE 7-16; Pr=25.0 psf (roof LL), Lum DOL=1.15, Plate DOL=1.15; Pg=30.0 psf, Ps=19.5 psf (Lum DOL=1.15, Plate DOL=1.15); Is=1.0, Rough Cat. B, Partially Exp; Ce=1.0, Cs=0.85, Ct=1.10
 - 4) Roof design snow load has been reduced to account for slope.
 - 5) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 23.1 psf on overhangs non-concurrent with other live loads.
 - 6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 7) Ceiling dead load (5.0 psf) on member(s) 4-5, 7-8, 5-15, 7-15; Wall dead load (5.0 psf) on member(s) 4-14, 8-12
 - 8) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room 12-14
 - 9) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1
 - 10) Attic room checked for L/360 deflection.



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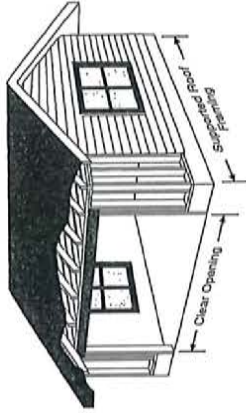
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24'-0" X 20'-0" REVERSE GABLE GARAGE W/ 11/12 ROOF PITCH
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FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Window, Door and Garage Door Headers Size Selection Tables

- The top line of each cell indicates the allowable member size for 3.0 inches of bearing. (blue)
- The bottom line of each cell indicates the allowable member size for 1.5 inches of bearing. (green)
- The tables provide a size that works for the loading conditions given. If the actual loading conditions you are using are less than those given, use the loading conditions in the table that are closest to, and higher than, those you have and select your header from the table.



Master Plank Selection Table for Window, Door and Garage Door Headers

Roof Loading	Span of Supported Roof Framing						
	16'	20'	24'	28'	32'	36'	40'
4"	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2
	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2
6"	1-3/4 x 5-1/2	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4
	1-3/4 x 5-1/2	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4
8"	1-3/4 x 7-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4
	1-3/4 x 7-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4
9"	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4
	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4
10"	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4
	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4
12"	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4
	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4
16"	1-3/4 x 14	1-3/4 x 16	1-3/4 x 16	1-3/4 x 16	3-1/2 x 14	3-1/2 x 14	3-1/2 x 14
	3-1/2 x 11-1/4	3-1/2 x 11-7/8	3-1/2 x 11-7/8	3-1/2 x 14	3-1/2 x 14	3-1/2 x 14	3-1/2 x 14
18"	1-3/4 x 16	1-3/4 x 18	1-3/4 x 18	1-3/4 x 18	3-1/2 x 16	3-1/2 x 16	3-1/2 x 16
	3-1/2 x 14	3-1/2 x 14	3-1/2 x 14	3-1/2 x 14	3-1/2 x 16	3-1/2 x 16	3-1/2 x 16
4'	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2
	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2
6'	1-3/4 x 5-1/2	1-3/4 x 7 1/4	1-3/4 x 7 1/4	1-3/4 x 7 1/4	1-3/4 x 7 1/4	1-3/4 x 7 1/4	1-3/4 x 7 1/4
	1-3/4 x 5-1/2	1-3/4 x 7 1/4	1-3/4 x 7 1/4	1-3/4 x 7 1/4	1-3/4 x 7 1/4	1-3/4 x 7 1/4	1-3/4 x 7 1/4
8'	1-3/4 x 7-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4
	1-3/4 x 7-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4
9'	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4
	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4
10'	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4
	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4
12'	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4
	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4
16"	1-3/4 x 14	1-3/4 x 16	1-3/4 x 16	1-3/4 x 16	3-1/2 x 14	3-1/2 x 14	3-1/2 x 14
	3-1/2 x 11-1/4	3-1/2 x 11-7/8	3-1/2 x 11-7/8	3-1/2 x 14	3-1/2 x 14	3-1/2 x 14	3-1/2 x 14
18"	1-3/4 x 16	1-3/4 x 18	1-3/4 x 18	1-3/4 x 18	3-1/2 x 16	3-1/2 x 16	3-1/2 x 16
	3-1/2 x 14	3-1/2 x 14	3-1/2 x 14	3-1/2 x 14	3-1/2 x 16	3-1/2 x 16	3-1/2 x 16
Live	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2
	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2
30 PSF	1-3/4 x 5-1/2	1-3/4 x 7 1/4	1-3/4 x 7 1/4	1-3/4 x 7 1/4	1-3/4 x 7 1/4	1-3/4 x 7 1/4	1-3/4 x 7 1/4
	1-3/4 x 5-1/2	1-3/4 x 7 1/4	1-3/4 x 7 1/4	1-3/4 x 7 1/4	1-3/4 x 7 1/4	1-3/4 x 7 1/4	1-3/4 x 7 1/4
Dead	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2
	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2	1-3/4 x 5-1/2
15 PSF	1-3/4 x 7-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4
	1-3/4 x 7-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4
LDF	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4
	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4	1-3/4 x 7-1/4
1.15	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4
	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 9-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4
16"	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4
	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4	1-3/4 x 11-1/4
18"	1-3/4 x 14	1-3/4 x 16	1-3/4 x 16	1-3/4 x 16	3-1/2 x 14	3-1/2 x 14	3-1/2 x 14
	3-1/2 x 11-1/4	3-1/2 x 11-7/8	3-1/2 x 11-7/8	3-1/2 x 14	3-1/2 x 14	3-1/2 x 14	3-1/2 x 14

ABA/ABU/ABW

Adjustable and Standoff Post Bases

Additional standoff bases are on p. 379.

The AB series of retrofit adjustable post bases provide a 1" standoff for the post, are slotted for adjustability and can be installed with nails, Strong-Drive® SD Connector screws or bolts (ABU). Depending on the application needs, these adjustable standoff post bases are designed for versatility, cost-effectiveness and maximum uplift performance.

Features:

- The slot in the base enables flexible positioning around the anchor bolt, making precise post placement easier
- The 1" standoff helps prevent rot at the end of the post and meets code requirements for structural posts installed in basements or exposed to weather or water splash

Material: Varies (see table)

Finish: ZMAX® and some in stainless steel; see Corrosion Information, pp. 15-18

Installation:

- Use all specified fasteners; see General Notes.
- See our *Anchoring and Fastening Systems for Concrete and Masonry* catalog, or visit strongtie.com for retrofit anchor options or reference technical bulletin T-A-ANCHORSPEC.
- Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for non top-supported installations (such as fences or unbraced carports).
- Place the base, load transfer plate and nut on the anchor bolt. Loosely tighten the nut.

ABW

Place the standoff base and then the post in the ABW and fasten on three vertical sides, using nails or Strong-Drive SD Connector screws

- Make any necessary adjustments to post placement and tighten the nut securely on the anchor bolt
- Bend up the fourth side of the ABW and fasten using the correct fasteners

ABU

Place the standoff base and then the post in the ABU

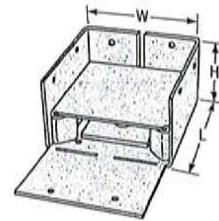
- Fasten using nails or Strong-Drive SD Connector screws or bolts (ABU88Z, ABU1010Z, ABU1212Z – SDS optional)

ABA

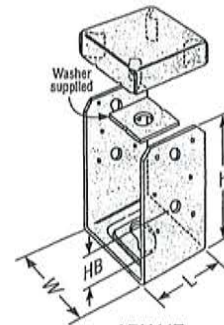
Place the post in the ABA

- Fasten using nails or Strong-Drive SD Connector screws

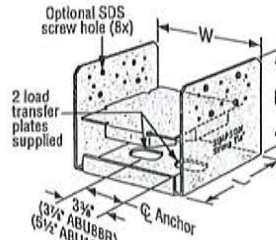
Codes: See p. 14 for Code Reference Key Chart



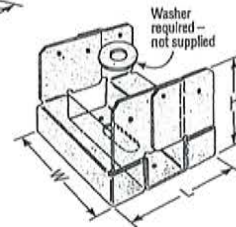
ABWZ



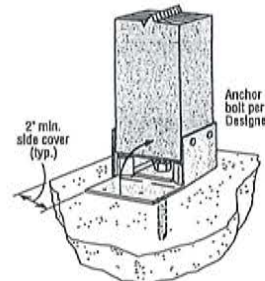
ABU44Z
(Other sizes similar)



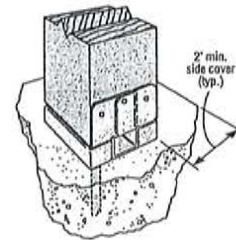
ABU88Z
(Other sizes similar)



ABA44Z
(Other sizes similar)



Typical ABWZ
Installation



Typical ABA44Z
Installation

ABA/ABU/ABW

Adjustable and Standoff Post Bases (cont.)

These products are available with additional corrosion protection. For more information, see p. 18.

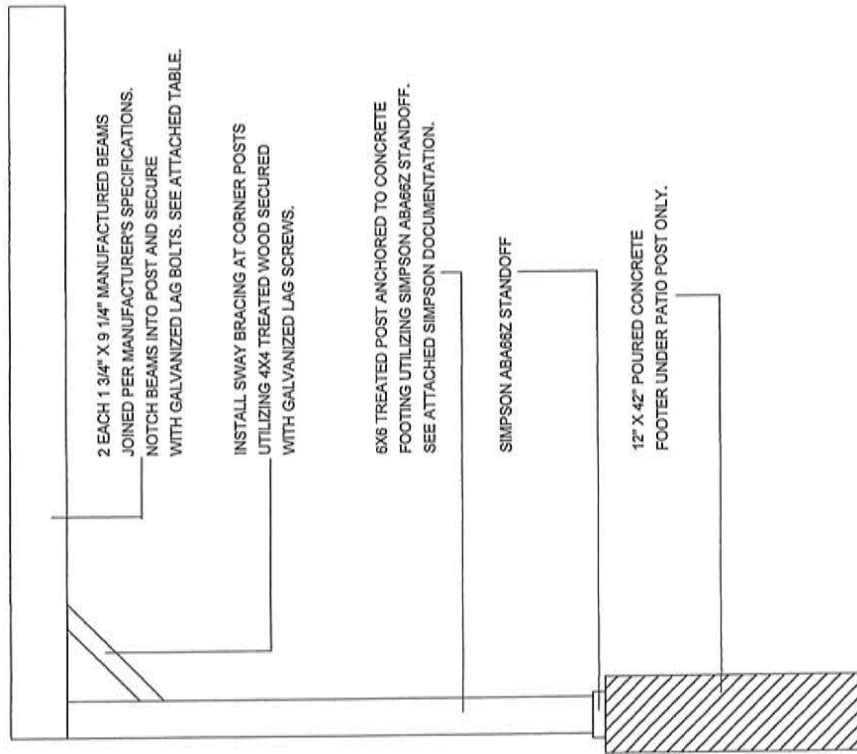
These products are approved for installation with the Strong-Drive® SD Connector screw. See pp. 39-40 for more information.

Model No.	Nominal Post Size	Material (ga.)		Dimensions (in.)				Fasteners			Allowable Loads (DF/SP)			Code Ref.	
		Base	Strap	W	L	H	HB ⁸	Anchor Dia. (in.)	Nails	Machine Bolts		Uplift			Down (100)
										Qty.	Dia.	Nails	Bolts		
ABA44Z	4x4	16	16	3 ⁵ / ₁₆	3 ³ / ₈	3 ⁵ / ₁₆	—	1/2	(6) 10d	—	—	555	—	6,000	I3, FL, L5
ABW44Z	4x4	16	16	3 ⁵ / ₁₆	3 ⁵ / ₁₆	2 ¹ / ₂	—	1/2	(8) 10d	—	—	1,005	—	7,180	I3
SS ABU44Z	4x4	16	12	3 ⁵ / ₁₆	3	5 ¹ / ₂	1 ³ / ₄	5/8	(12) 16d	2	1/2	2,200	2,160	6,665	I3, FL, L2, L5
ABU44RZ	Rough 4x4	16	12	4	4	5 ¹ / ₂	1 ¹ / ₂	5/8	(12) 16d	2	1/2	2,200	2,160	6,665	170
ABA44RZ	Rough 4x4	16	16	4 ¹ / ₈	3 ³ / ₈	2 ⁹ / ₁₆	—	1/2	(6) 10d	—	—	555	—	8,000	I3, FL, L2, L5
ABW44RZ	Rough 4x4	16	16	4	4 ¹ / ₈	1 ¹ / ₈	—	1/2	(8) 10d	—	—	835	—	7,180	I3
ABW46Z	4x6	12	16	3 ⁵ / ₁₆	5 ¹ / ₈	3	—	1/2	(10) 10d	—	—	845	—	4,590	—
ABA46Z	4x6	14	14	3 ⁵ / ₁₆	5 ¹ / ₈	3 ¹ / ₂	—	5/8	(8) 16d	—	—	700	—	9,435	I3, FL, L5
SS ABU46Z	4x6	12	12	3 ⁵ / ₁₆	5	7	2 ¹ / ₂	5/8	(12) 16d	2	1/2	2,300	2,300	10,335	I3, FL, L2
ABU46RZ	Rough 4x6	12	12	4	6	6 ³ / ₄	2 ¹ / ₂	5/8	(12) 16d	2	1/2	2,300	2,300	10,335	170
ABW46RZ	Rough 4x6	12	16	4	6	2 ¹ / ₂	—	1/2	(10) 10d	—	—	780	—	4,590	I3
ABA46RZ	Rough 4x6	14	14	4 ¹ / ₈	5 ¹ / ₈	2 ¹ / ₂	—	5/8	(8) 16d	—	—	700	—	12,000	I3, FL, L5
ABU5-5Z	5 ¹ / ₂ x5 ¹ / ₂	12	10	5 ¹ / ₂	5	6 ¹ / ₈	1 ³ / ₄	5/8	(12) 16d	2	1/2	2,235	2,235	12,000	170
ABU5-6Z	5 ¹ / ₂ x6	12	10	6 ¹ / ₂	5	6 ¹ / ₈	1 ³ / ₄	5/8	(12) 16d	2	1/2	2,235	2,235	12,000	—
SS ABA66Z	6x6	14	14	5 ¹ / ₂	5 ¹ / ₂	3 ¹ / ₂	—	5/8	(8) 16d	—	—	720	—	10,665	I3, FL, L5
ABW66Z	6x6	12	14	5 ¹ / ₂	5 ¹ / ₂	3	—	1/2	(12) 10d	—	—	1,190	—	12,935	I3
SS ABU66Z	6x6	12	10	5 ¹ / ₂	5	6 ¹ / ₈	1 ³ / ₄	5/8	(12) 16d	2	1/2	2,300	2,300	12,000	I3, FL, L2
ABU66RZ	Rough 6x6	12	10	6	6	5 ¹ / ₈	1 ¹ / ₂	5/8	(12) 16d	2	1/2	2,300	2,300	12,000	170
ABA66RZ	Rough 6x6	14	14	6	6	5 ¹ / ₈	2 ¹ / ₂	—	(8) 16d	—	—	720	—	12,685	I3, FL, L5
ABW66RZ	Rough 6x6	12	14	6	6	2 ¹ / ₂	—	1/2	(12) 10d	—	—	1,065	—	12,935	170
ABW7-7Z	7 ¹ / ₂ " x 7 ¹ / ₂ "	12	14	7 ¹ / ₂	7 ¹ / ₂	3	—	1/2	(12) 10d	—	—	840	—	17,270	—
SS ABU88Z	8x8	14	12	7 ¹ / ₂	7	7	—	(2) 5/8	(18) 16d	—	—	2,320	—	24,335	I3, FL
ABU88RZ	Rough 8x8	14	12	8	7	7	—	(2) 5/8	(18) 16d	—	—	2,320	—	24,335	—
ABU1010Z	10x10	14	14	9 ¹ / ₂	9	7 ¹ / ₂	—	(2) 5/8	(22) 16d	—	—	2,270	—	32,020	170
ABU1010RZ	Rough 10x10	14	14	10	9	7	—	(2) 5/8	(22) 16d	—	—	2,270	—	32,020	—
ABU1212Z	12x12	12	12	11 ¹ / ₂	11	7 ¹ / ₂	—	(2) 5/8	(22) 16d	—	—	3,000	—	34,745	160
ABU1212RZ	Rough 12x12	12	12	12	11	7	—	(2) 5/8	(22) 16d	—	—	3,000	—	34,745	—

- Uplift loads have been increased for wind or earthquake with no further increase allowed; reduce where other loads govern.
- Downloads may not be increased for short-term loading.
- Specifier to design concrete for uplift capacity.
- ABU products may be installed with either bolts or nails (not both) to achieve table loads. ABU88Z, ABU88R, ABU1010Z, ABU1010RZ and ABU1212Z/RZ may be installed with (8) 1/2" x 3" Strong-Drive® SDS Heavy-Duty Connector screws (sold separately) for the same table load.
- For AB bases, higher download can be achieved by solidly packing grout under 1" standoff plate before installation. Base download on column, grout, or concrete according to the code.
- HB dimension is the distance from the bottom of the post up to the first bolt hole.
- Structural composite lumber columns have sides that show either the wide face or the edges of the lumber strands/veneers. For SCL columns, the fasteners for these products should always be installed in the wide face.
- Downloads shall be reduced where limited by the capacity of the post. See pp. 383-385 for common post allowable loads.
- Nails: 16d = 0.162" dia. x 3¹/₂" long, 10d = 0.148" dia. x 3" long. See pp. 26-27 for other nail sizes and information.

C-C-2017 ©2017 SIMPSON STRONG-TIE COMPANY, INC.

Caps and Bases



2 EACH 1 3/4" X 9 1/4" MANUFACTURED BEAMS
 JOINED PER MANUFACTURER'S SPECIFICATIONS.
 NOTCH BEAMS INTO POST AND SECURE
 WITH GALVANIZED LAG BOLTS. SEE ATTACHED TABLE.

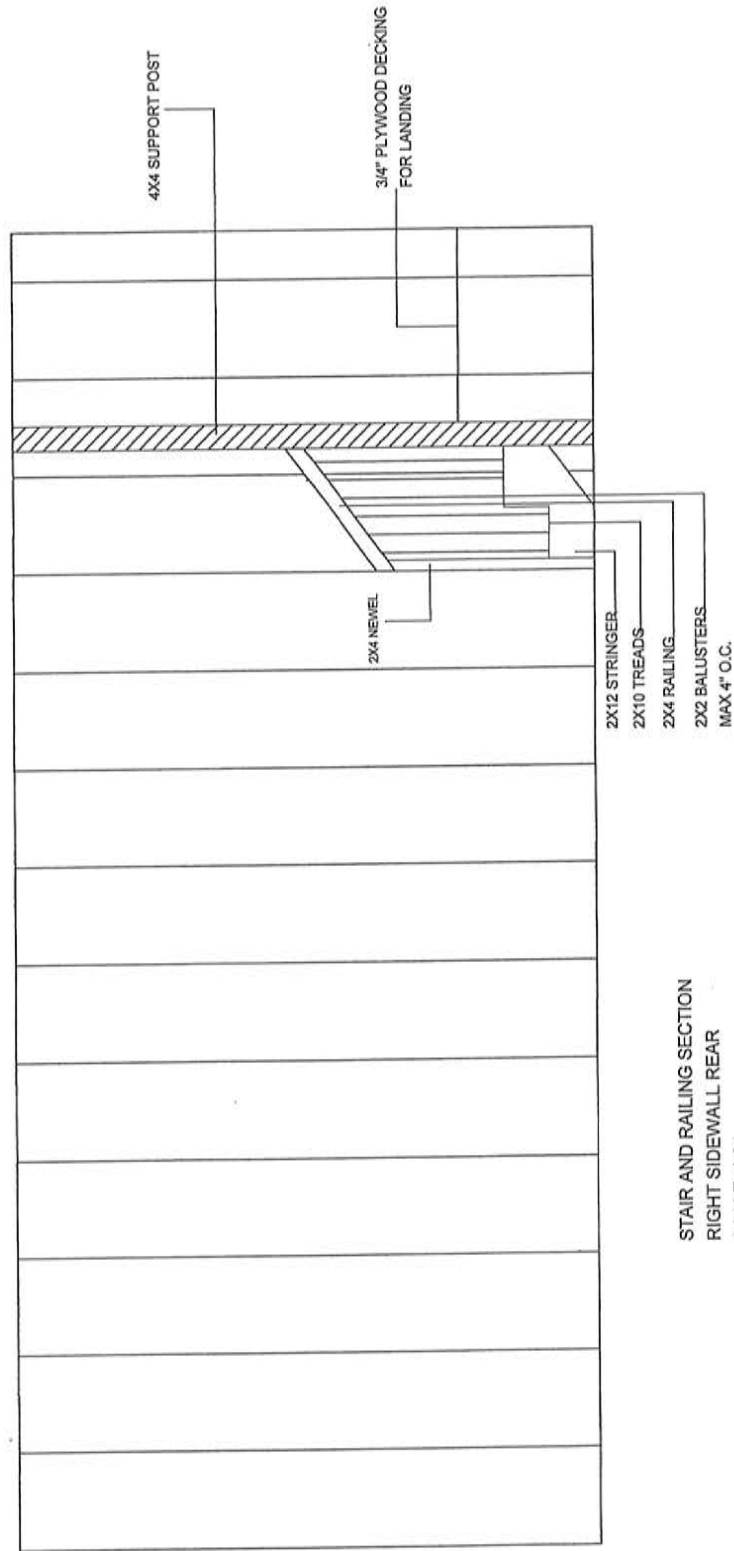
INSTALL SWAY BRACING AT CORNER POSTS
 UTILIZING 4X4 TREATED WOOD SECURED
 WITH GALVANIZED LAG SCREWS.

6X6 TREATED POST ANCHORED TO CONCRETE
 FOOTING UTILIZING SIMPSON ABA66Z STANDOFF.
 SEE ATTACHED SIMPSON DOCUMENTATION.

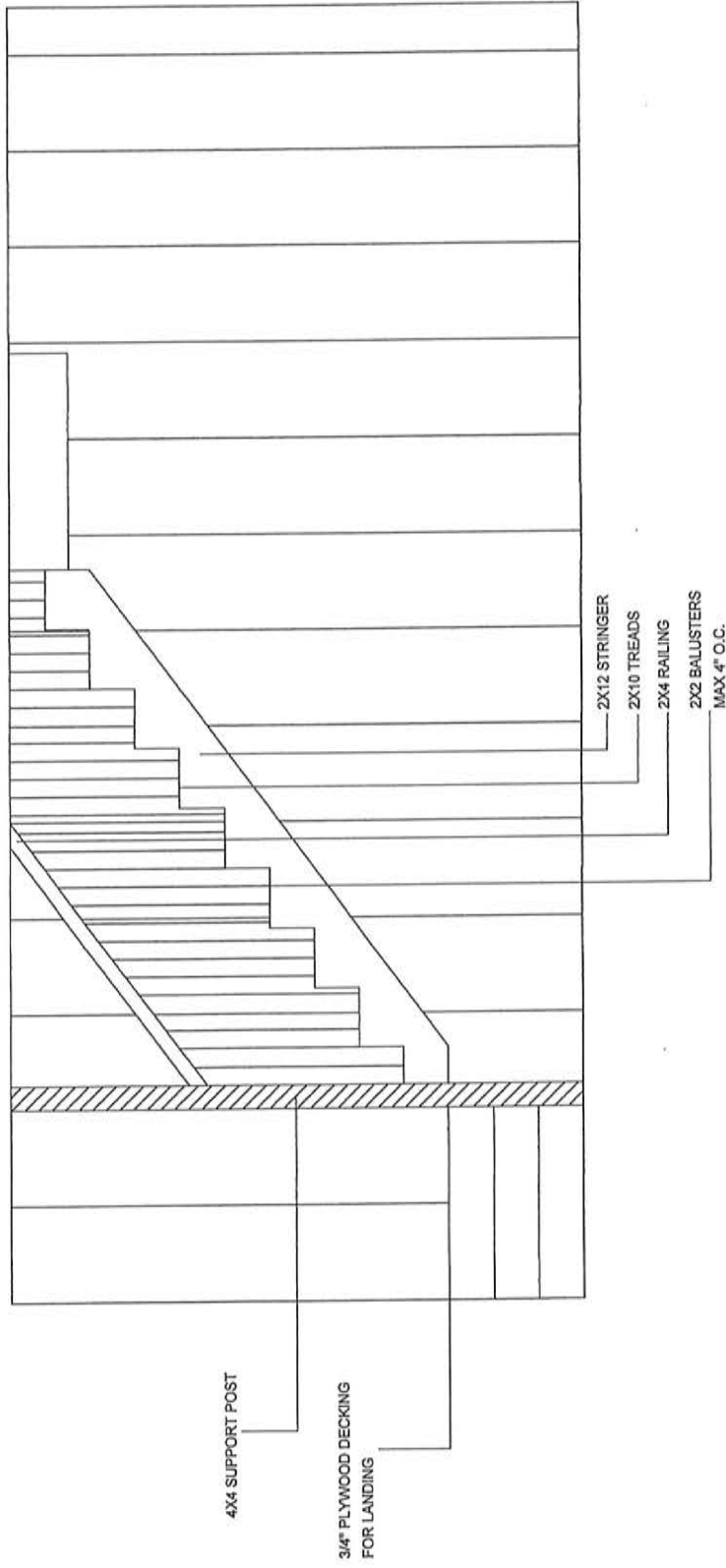
SIMPSON ABA66Z STANDOFF

12' X 42" POURED CONCRETE
 FOOTER UNDER PATIO POST ONLY.

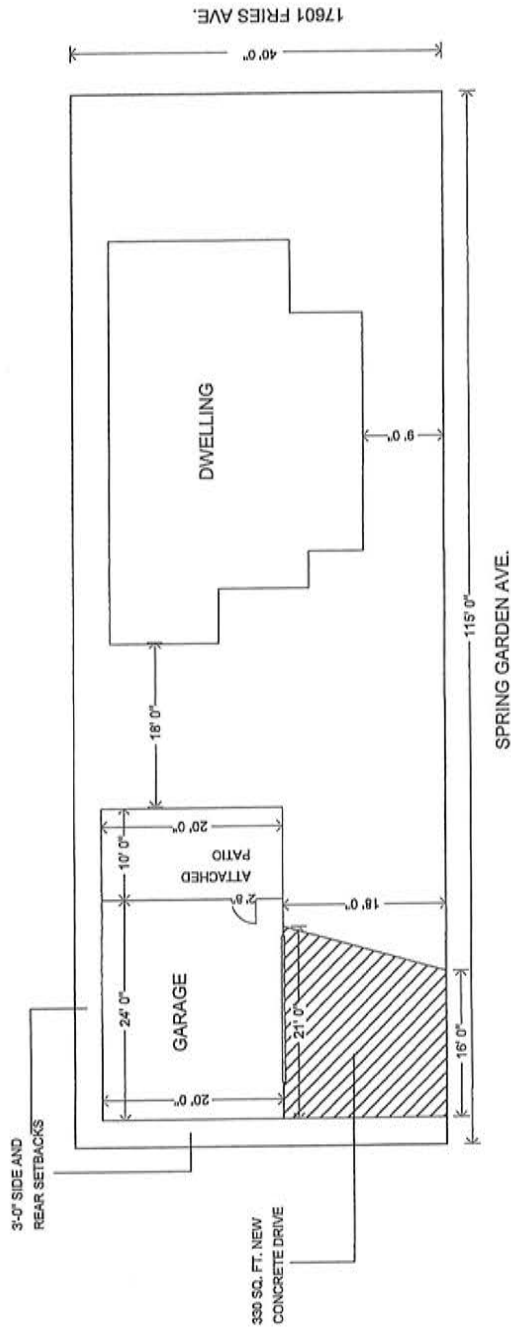
PATIO FRAMING DETAIL
 SCALE: 1/24



NOTE: ALLOW FOR
IN-FIELD ADJUSTMENT



STAIR AND RAILING SECTION
 REAR WALL
 SCALE: 1:24



SITE PLAN
SCALE: 1/16" = 1'-0"

Account: 101-0000-321.30.01

REFERENCE No. BBS-20-000017
DOCKET No. 03-21-20
FEE PAID \$25.00 db CLEAR

APPLICATION

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

Project Name Fence

Project Address 12216 Clifton Blvd Lakewood, Ohio 44107

Applicant Name Harald Schetrompf

Applicant Address 832 Thurber Drive West Columbus, Ohio 43215
(if different than above)

Applicant Contact (216) 906 6945

@ _____

Brief Project Description Install an attractive 3 foot tall IPS Aluminum Black Anodized Pipe Schedule 40 fence on the edge of my driveway, approx. 80 feet in length

Signature: Harald Schetrompf
Digitally signed by Harald Schetrompf
Date: 2020.02.24 15:58:41 -05'00'

Date: 02/24/2020

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 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 Harald Schetrompf

Property Address 12216 Clifton blvd. Lakewood Ohio 44107

Owner / Agent Contact (216) 906 6945

@ _____

Owner / Agent Signature Harald Schetrompf
Digitally signed by Harald Schetrompf
Date: 2020.02.24 16:00:29 -05'00'

Date: 2/24/2020

Office Use Only: Reviewed and Accepted by: [Signature] Date: 2/27/2020

Ordinance 22-00B

Section 1325.05

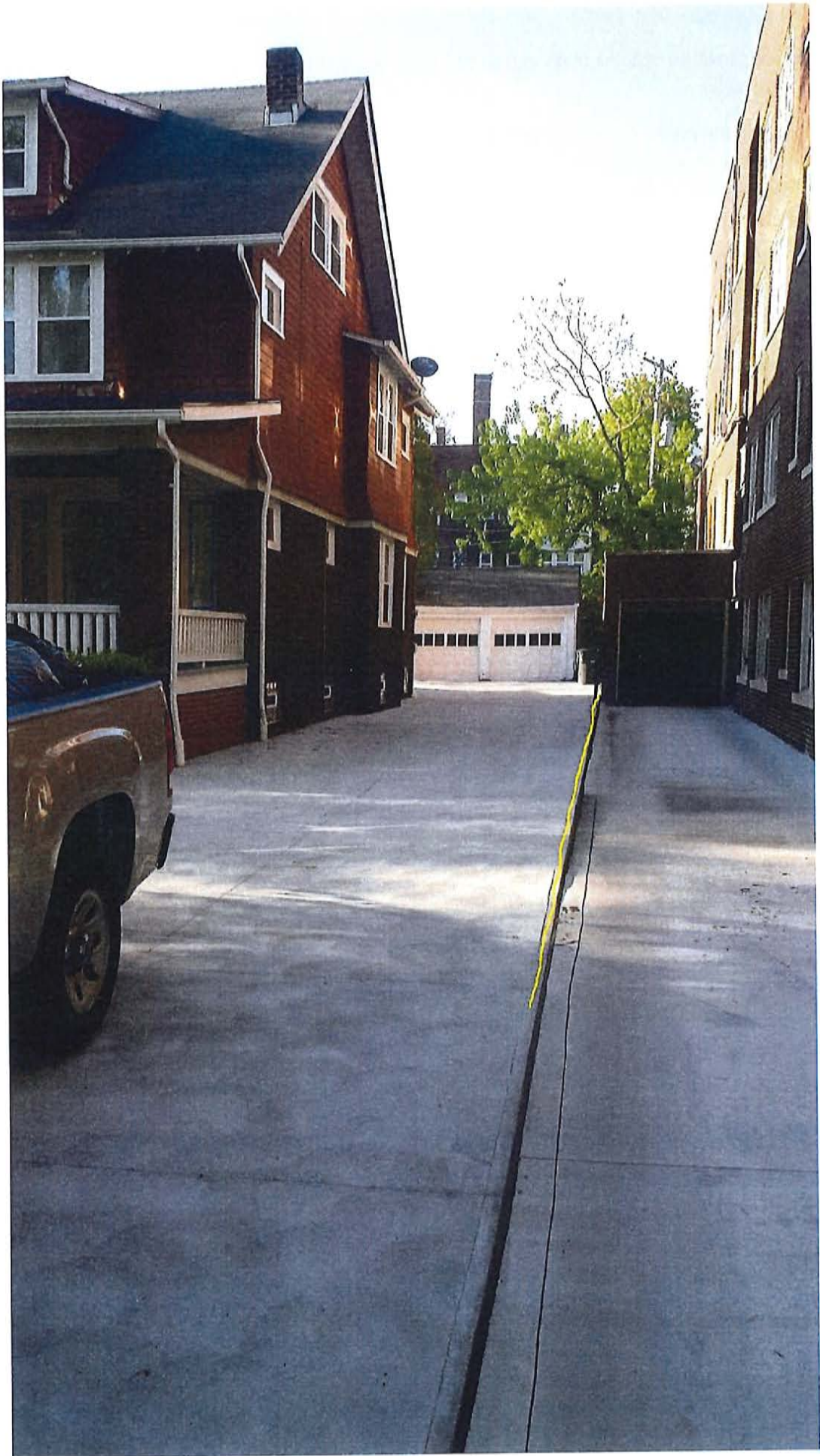
Remarks _____

12216 Clifton Blvd Lakewood, Ohio 44107

Pictures for Permit approval to install a black galvanized fence along the driveway Approximately 80 feet Yellow highlight for fence location.

The Fence would run along edge of driveway next to the existing pole for garage entrance (Nick the owner of 12206 Clifton Blvd asked me for approval to set the pole with FOB access to the garage door - into my driveway-property when we both had our driveways replaced in October - November 2016) his driveway is the lower portion – I have shown pictures of the fence and asked Nick the owner of 12206 (my neighbor) for approval and he said yes



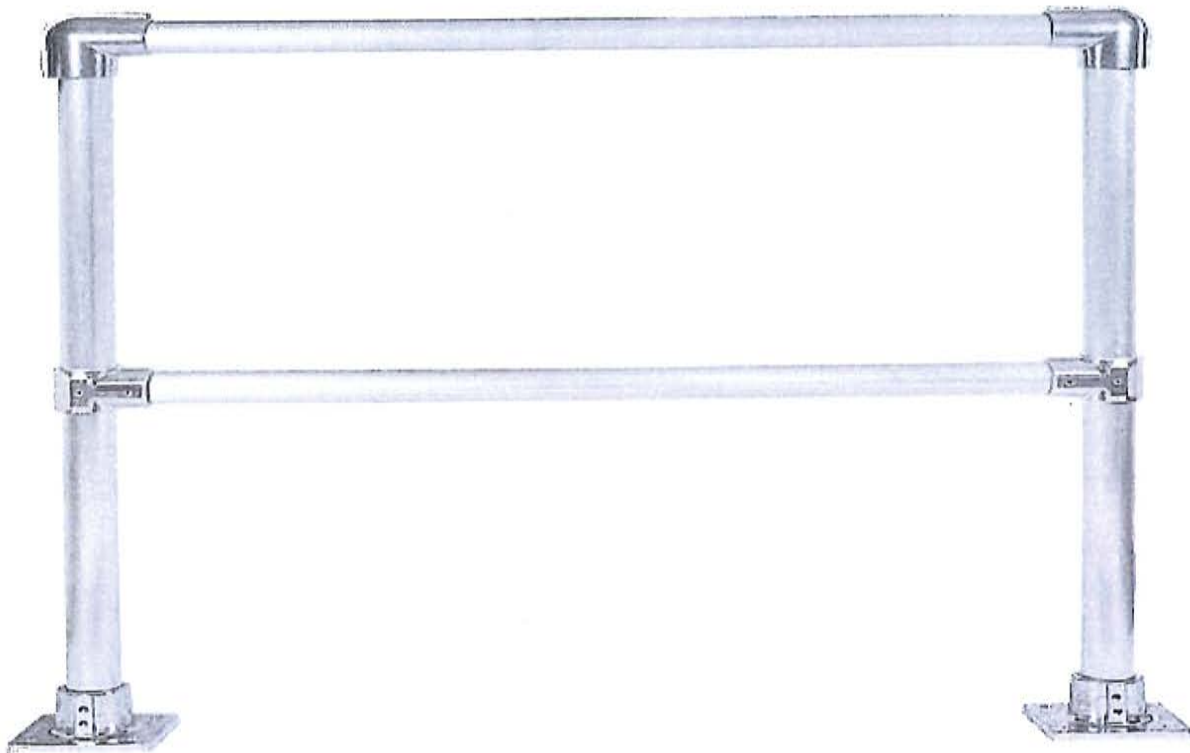


Harald Schetrompf

12216 Clifton Blvd Lakewood, Ohio 44107

Driveway Fence pictures

*The below is a close up view on fence design (it will be the Black Galvanized piping seen in the other pictures)



Actual Black Fence I am seeking approval to install 36" tall



12216 Clifton Blvd Lakewood, Ohio 44107

Driveway Fence



Account: 101-0000-321.30.01

REFERENCE No. BBS-20-000018

DOCKET No. 03-25-20

FEE PAID \$50.00 ll 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. MCGEETTRICK LLC
C.A. MCGEETTRICK, JR. PRES.

Applicant Address 14531 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. McGeettrick, 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. McGeettrick, Jr.
PRES.

Date: 2-26-2020

Office Use Only: Reviewed and Accepted by: [Signature] Date: 2/27/2020

Ordinance 22-00B

Section 132S.05

Remarks _____

HOLA TACOS

12102 Madison Ave.

ARCHITECTS C.A. McGETTRICK, LLC

GENERAL NOTES

GENERAL NOTES IN ADDITION TO ANY LOCAL CODE REQUIREMENTS, THE CONTRACTOR SHALL FOLLOW ALL NATIONAL AND STATE REQUIREMENTS TO THE BEST OF HIS ABILITY.

GENERAL NOTES: THE CONTRACTOR SHALL VERIFY AND REPORT TO THE ARCHITECT ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

GENERAL NOTES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

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

DRAWING INDEX

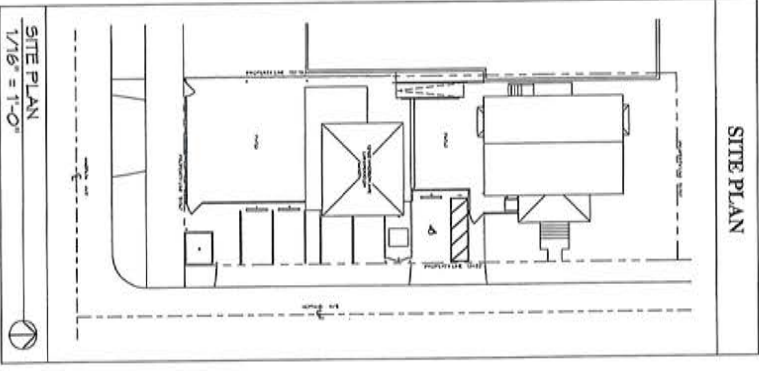
TS	SITE PLAN
A-1	FIRST FLOOR PLAN / SECOND FLOOR PLAN / ROOF PLAN / SECTION ELEVATION / SECTION ELEVATION
A-2	FIRST FLOOR PLAN / SECOND FLOOR PLAN / SECTION ELEVATION
A-3	SECTION ELEVATION / DETAILS
A-4	FIRST FLOOR PLAN / SECOND FLOOR PLAN / SECTION ELEVATION
A-5	SECTION ELEVATION / FIRST FLOOR PLAN / SECOND FLOOR PLAN

CODE SUMMARY

THE FOLLOWING CODES SHALL APPLY TO THIS PROJECT UNLESS OTHERWISE SPECIFIED:

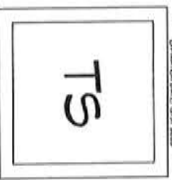
- INTERNATIONAL RESIDENTIAL CODE BOOK (IRC)
- INTERNATIONAL BUILDING CODE (IBC)
- INTERNATIONAL MECHANICAL CODE (IMC)
- INTERNATIONAL PLUMBING AND MECHANICAL CODE (UPMPC)
- INTERNATIONAL FIRE CODE (IFC)
- INTERNATIONAL ENERGY CODE (IECC)
- INTERNATIONAL ELECTRICAL CODE (NEC)
- INTERNATIONAL SOFFIT AND CEILING CODE (ISCC)
- INTERNATIONAL SCHEDULING CODE (ISC)
- INTERNATIONAL SIGNAGE CODE (ISC)
- INTERNATIONAL SAFETY CODE (ISC)
- INTERNATIONAL ACCESSIBILITY CODE (ADA)
- INTERNATIONAL ENVIRONMENTAL CODE (IEC)
- INTERNATIONAL TRANSPORTATION CODE (ITC)
- INTERNATIONAL MARINE CODE (IMC)
- INTERNATIONAL AIRCRAFT CODE (IAC)
- INTERNATIONAL RAILROAD CODE (IRC)
- INTERNATIONAL PIPELINE CODE (IPC)
- INTERNATIONAL TELECOMMUNICATIONS CODE (ITC)
- INTERNATIONAL WASTE MANAGEMENT CODE (IWM)
- INTERNATIONAL WATER SUPPLY CODE (IWS)
- INTERNATIONAL SEWER AND WASTE WATER CODE (ISWW)
- INTERNATIONAL HAZARDOUS WASTE MANAGEMENT CODE (IHW)
- INTERNATIONAL NUCLEAR SAFETY CODE (INS)
- INTERNATIONAL SPACE CODE (ISC)
- INTERNATIONAL TROPICAL CLIMATE CODE (ITCC)
- INTERNATIONAL ARCTIC CLIMATE CODE (IACC)
- INTERNATIONAL ANTARCTIC CLIMATE CODE (IADC)
- INTERNATIONAL SUBARCTIC CLIMATE CODE (ISAC)
- INTERNATIONAL ALPINE CLIMATE CODE (IALC)
- INTERNATIONAL MOUNTAIN CLIMATE CODE (IMC)
- INTERNATIONAL HIGHLAND CLIMATE CODE (IHLC)
- INTERNATIONAL LOWLAND CLIMATE CODE (ILLC)
- INTERNATIONAL TROPICAL CLIMATE CODE (ITCC)
- INTERNATIONAL ARCTIC CLIMATE CODE (IACC)
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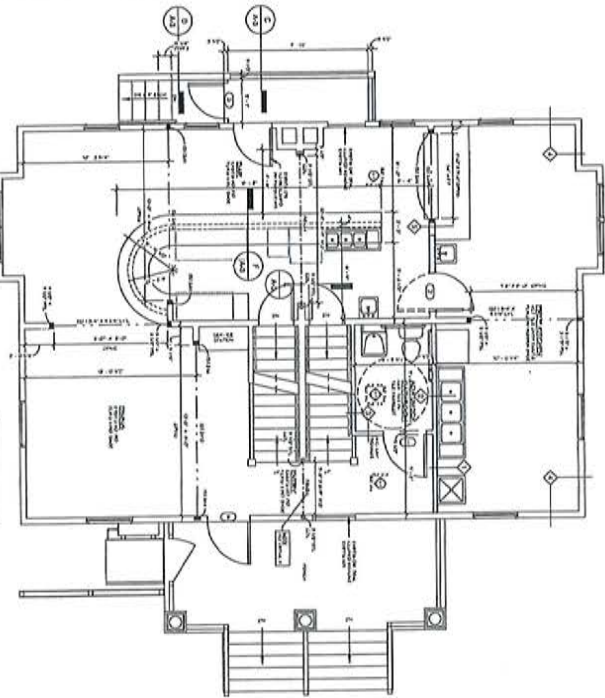
Lakewood, Ohio



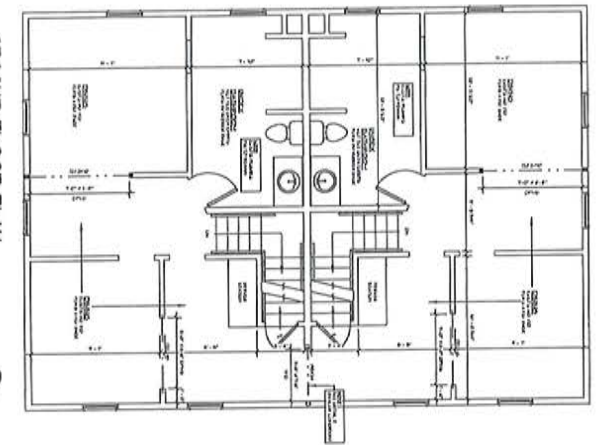
HOLA TACOS
12102 Madison Ave. Lakewood, Ohio 44107

ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

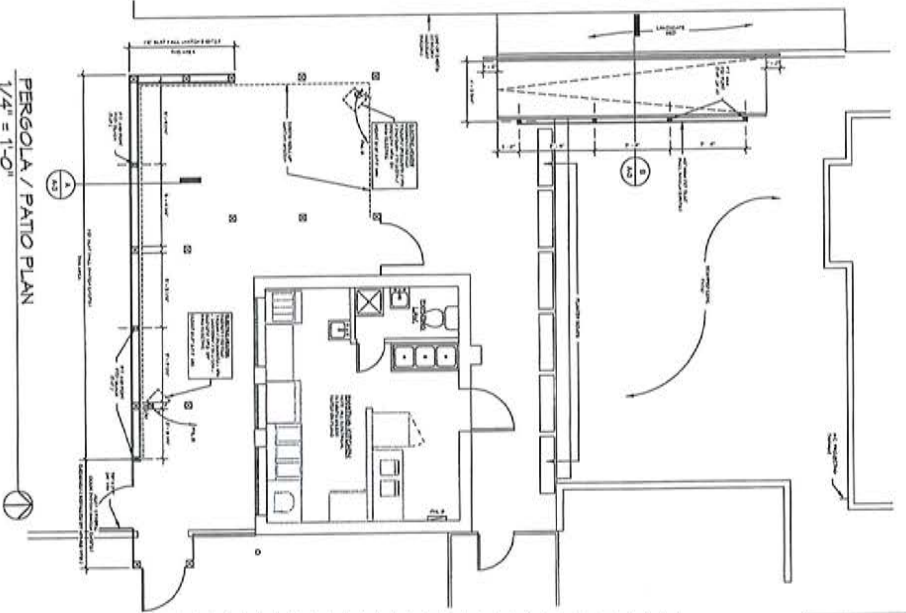




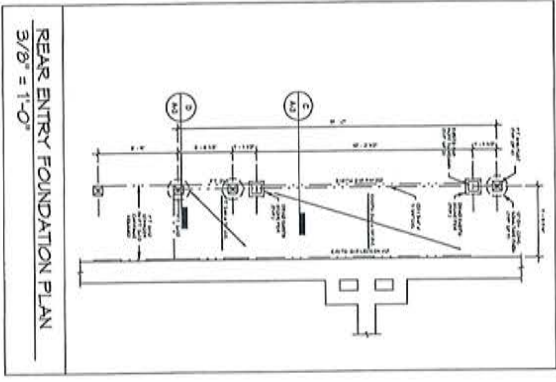
FIRST FLOOR PLAN
1/4" = 1'-0"



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



PERGOLA / PATIO PLAN
1/4" = 1'-0"



REAR ENTRY FOUNDATION PLAN
3/8" = 1'-0"

NO.	TYPE	DESCRIPTION	FINISH
1	WALL	CONCRETE	SMOOTH
2	WALL	BRICK	GLAZED
3	WALL	WOOD	PAINTED
4	WALL	GLASS	GLAZED
5	WALL	CONCRETE	SMOOTH
6	WALL	BRICK	GLAZED
7	WALL	WOOD	PAINTED
8	WALL	GLASS	GLAZED
9	WALL	CONCRETE	SMOOTH
10	WALL	BRICK	GLAZED
11	WALL	WOOD	PAINTED
12	WALL	GLASS	GLAZED
13	WALL	CONCRETE	SMOOTH
14	WALL	BRICK	GLAZED
15	WALL	WOOD	PAINTED
16	WALL	GLASS	GLAZED
17	WALL	CONCRETE	SMOOTH
18	WALL	BRICK	GLAZED
19	WALL	WOOD	PAINTED
20	WALL	GLASS	GLAZED
21	WALL	CONCRETE	SMOOTH
22	WALL	BRICK	GLAZED
23	WALL	WOOD	PAINTED
24	WALL	GLASS	GLAZED
25	WALL	CONCRETE	SMOOTH
26	WALL	BRICK	GLAZED
27	WALL	WOOD	PAINTED
28	WALL	GLASS	GLAZED
29	WALL	CONCRETE	SMOOTH
30	WALL	BRICK	GLAZED
31	WALL	WOOD	PAINTED
32	WALL	GLASS	GLAZED
33	WALL	CONCRETE	SMOOTH
34	WALL	BRICK	GLAZED
35	WALL	WOOD	PAINTED
36	WALL	GLASS	GLAZED
37	WALL	CONCRETE	SMOOTH
38	WALL	BRICK	GLAZED
39	WALL	WOOD	PAINTED
40	WALL	GLASS	GLAZED
41	WALL	CONCRETE	SMOOTH
42	WALL	BRICK	GLAZED
43	WALL	WOOD	PAINTED
44	WALL	GLASS	GLAZED
45	WALL	CONCRETE	SMOOTH
46	WALL	BRICK	GLAZED
47	WALL	WOOD	PAINTED
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49	WALL	CONCRETE	SMOOTH
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85	WALL	CONCRETE	SMOOTH
86	WALL	BRICK	GLAZED
87	WALL	WOOD	PAINTED
88	WALL	GLASS	GLAZED
89	WALL	CONCRETE	SMOOTH
90	WALL	BRICK	GLAZED
91	WALL	WOOD	PAINTED
92	WALL	GLASS	GLAZED
93	WALL	CONCRETE	SMOOTH
94	WALL	BRICK	GLAZED
95	WALL	WOOD	PAINTED
96	WALL	GLASS	GLAZED
97	WALL	CONCRETE	SMOOTH
98	WALL	BRICK	GLAZED
99	WALL	WOOD	PAINTED
100	WALL	GLASS	GLAZED

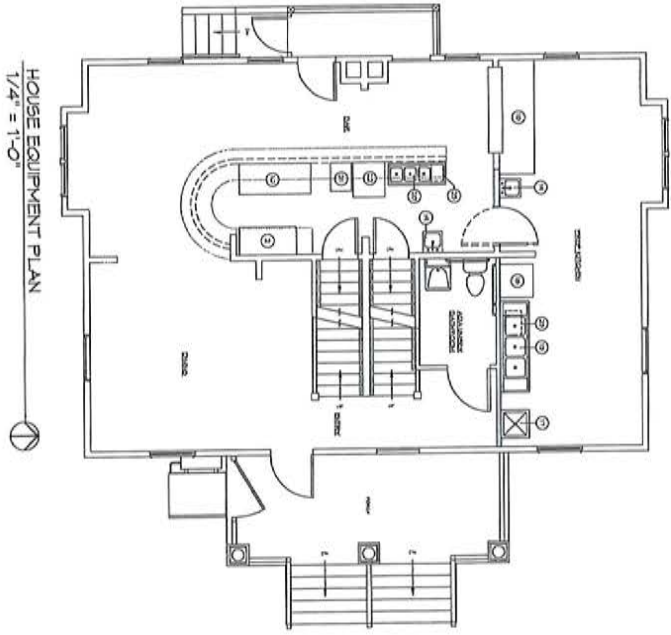
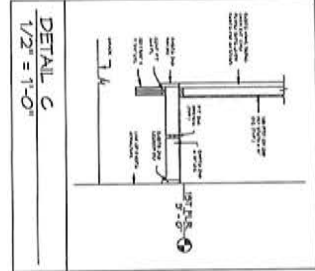
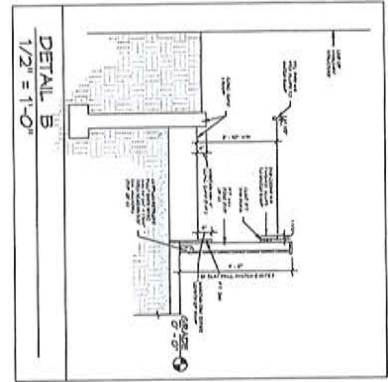
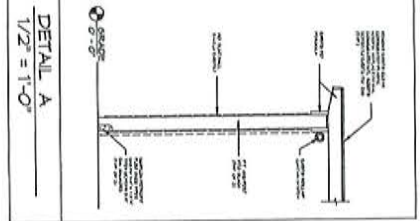
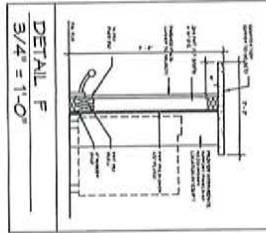
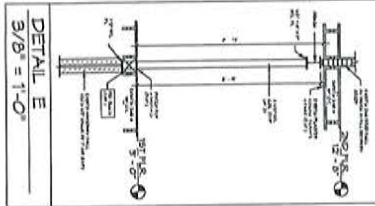
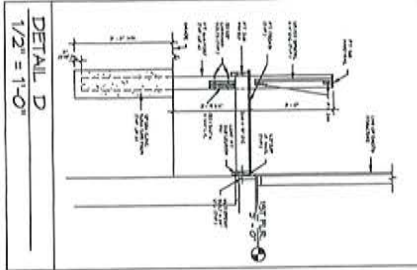
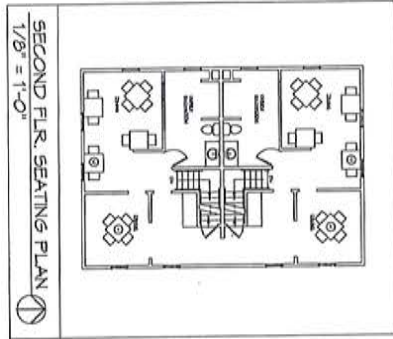
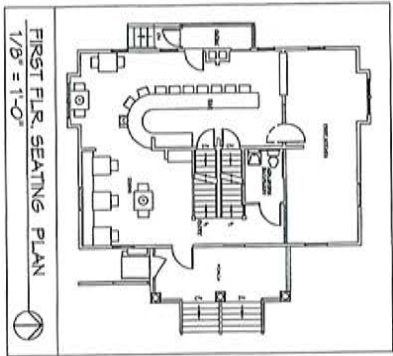
WALL TYPE 1	WALL TYPE 2	WALL TYPE 3	WALL TYPE 4	WALL TYPE 5
3/4" = 1'-0"	3/4" = 1'-0"	3/4" = 1'-0"	3/4" = 1'-0"	3/4" = 1'-0"

A-2

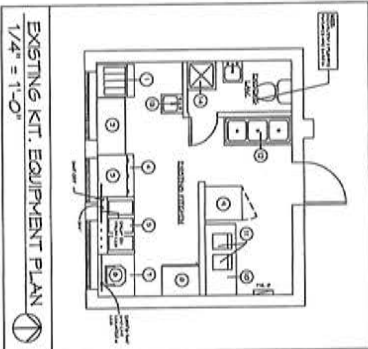
HOLA TACOS
12192 Madison Ave. Lakewood, Ohio 44137

ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44137 216-227-0700 FAX: 216-227-0712

DATE: 2/28/05
DRAWN BY: [Signature]
CHECKED BY: [Signature]
REVISION: [Signature]



NO.	DESCRIPTION	UNIT	CONTRACT	AVAILABLE	DATE ORDERED	REMARKS
1	1/2\"/>					
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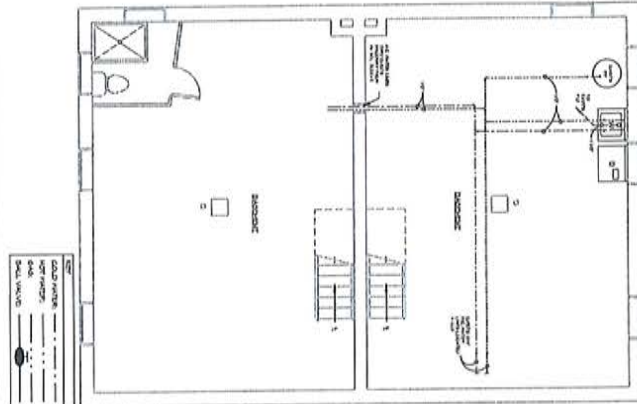


A-3

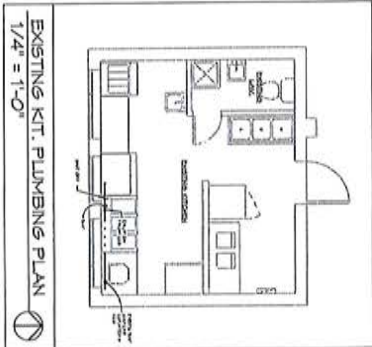
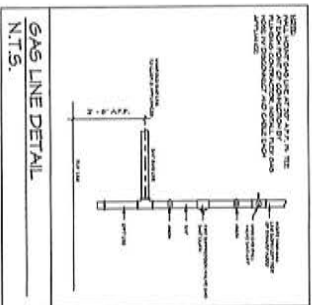
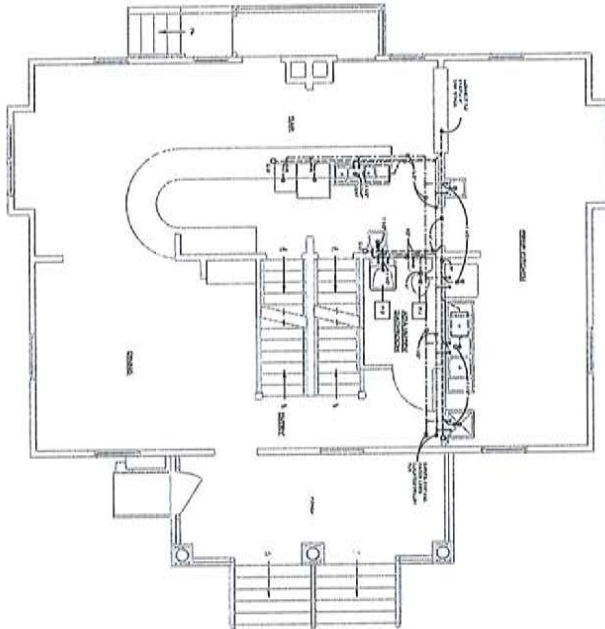
HOLA TACOS
 12192 Madison Ave. Lakewood, Ohio 44107
ARCHITECTS, C.A. McGETTRICK, LLC
 14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

DATE: 2/26/03
 REVISION:

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



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



- REVISIONS:**
- 1) ALL PLUMBING SYMBOLS SHALL BE IDENTICAL TO THE 2018 INTERNATIONAL PLUMBING CODE.
 - 2) ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE.
 - 3) ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE.
 - 4) ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE.
 - 5) ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE.
 - 6) ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE.
 - 7) ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE.
 - 8) ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE.
 - 9) ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE.
 - 10) ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE.

P-1

DATE: 2/20/20
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

HOLA TACOS
12102 Madison Ave. Lakewood, Ohio 44107

ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 | 216-227-0700 | FAX: 216-227-0712

Professional Engineer
C.A. McGettrick, LLC
14551 Madison Ave. Lakewood, Ohio 44107
216-227-0700

Account: 101-0000-321.30.01

REFERENCE No. BBS-20-000019
DOCKET No. 03-26-20
FEE PAID \$ 25.00 db cc

APPLICATION

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

Project Name CVS

Project Address 11706 Clifton Blvd

Applicant Name Archer Sign Corporation (Dan Bertke)

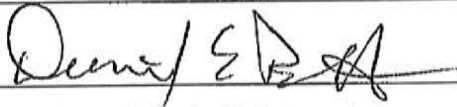
Applicant Address 1917 Henry Ave SW, Canton, OH 44706

(if different than above)

Applicant Contact (330) 455 - 9995 x 104

dan.bertke @ archersign.com

Brief Project Description Replacing the logo letters on the building with the new CVS logo

Signature: 

Date: 2/18/20

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 Revco Discount Drug Centers, Inc.


Property Address 11706 Clifton Blvd., Lakewood, OH

Owner / Agent Contact (330) 455 - 9995 x 104

dan.bertke @ archersign.com

Owner / Agent Signature 

Date: 2/18/20

Office Use Only: Reviewed and Accepted by: 

Date: 2/27/2020

Ordinance 2-16 Section 1329.05 Remarks _____



2020 Health Hub

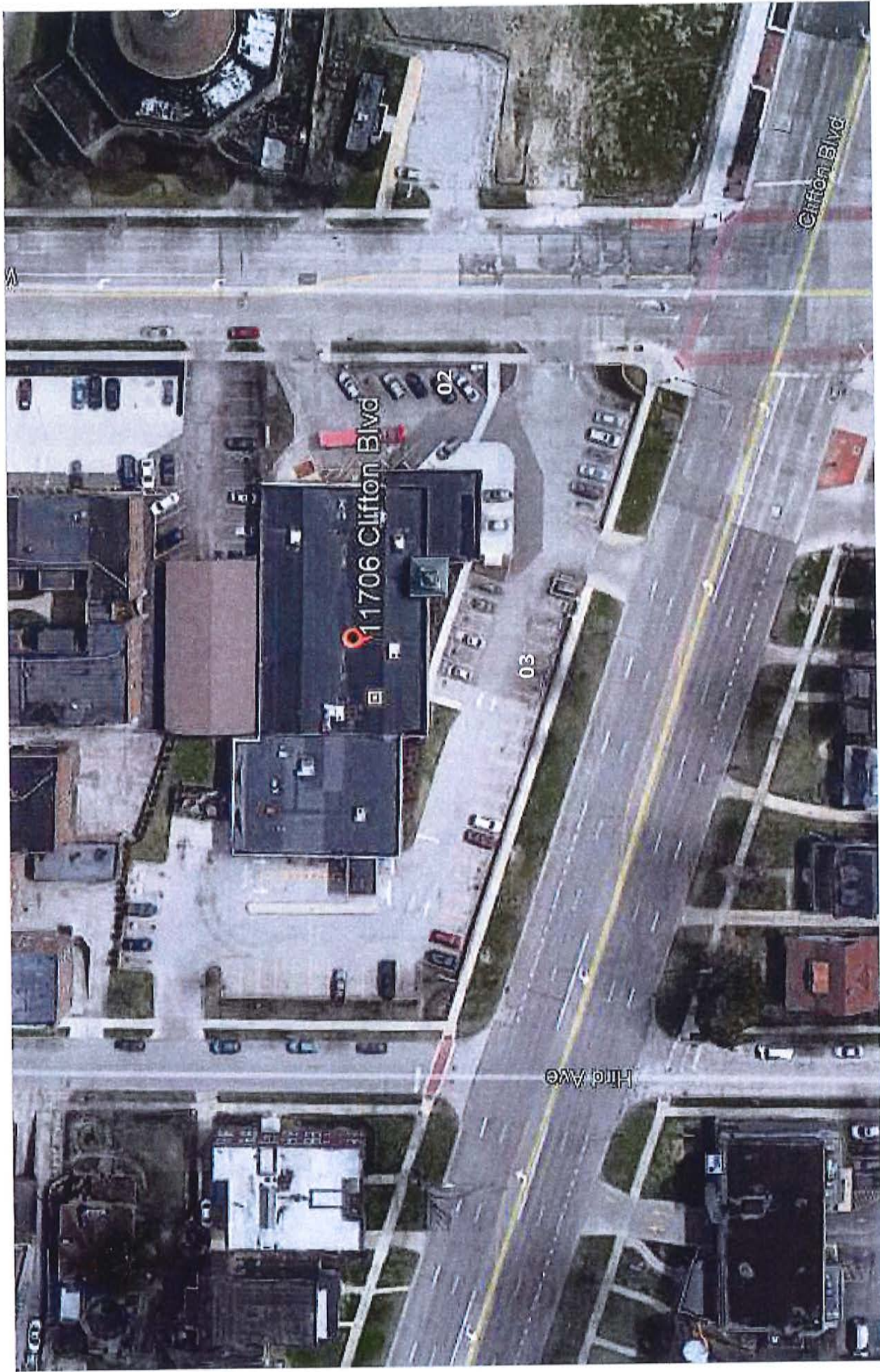
Existing Location Overview

SIGNAGE SUMMARY

	EXISTING	PROPOSED
1	CVS pharmacy Letterset	1 IL-22-CL-L
2	CVS pharmacy Letterset	2 IL-22-CL-L
3	Monument	3 Face Change



This document contains images from Google Maps. Images were taken October 2018.



SITE

PM: AQ
 SO#: 106449
 Street: 11706 Clifton Blvd.
 City, State: Lakewood, OH

Rev#:	Date:	Drawn:	Revision Description:
Original	1/13/2020	TD	
Rev 1	-	-	
Rev 2	-	-	
Rev 3	-	-	
Rev 4	-	-	
Rev 5	-	-	

Location#
03329



1 Existing Sign
Size/Description: 32" Letterset
Square Footage: --
SF or DF: SF
Illuminated: Yes
Mounting: Flush

1 Face Lit Channel Letters

Colors & Materials

- Chemcast Red Acrylic #2793
- Jewelite True Red Trim Cap
- Pre-Finished Hunter Red Returns



TYPE	A	B	C	D	E	F	G	SQ.FT.
IL-22-01-L	22 1/2"	1'-1 9/16"	17'-7 11/16"	2'-4 9/16"	5'-1 7/8"	9'-5 1/16"	2'-4 3/8"	33.08



Proposed



Existing



Location#
03329

Rev#:	Date:	Drawn:	Revision Description:
Original	1/13/2020	TD	
Rev 1			
Rev 2			
Rev 3			
Rev 4			
Rev 5			

PM: AQ
SO#: 106449
Street: 11706 Clifton Blvd.
City, State: Lakewood, OH

**SOUTH
ELEVATION**

2 Existing Sign

Size/Description: 32" Letterset
 Square Footage: —
 SF or DF: SF
 Illuminated: Yes
 Mounting: Flush

Colors & Materials

- Chemcast Red Acrylic #2793
- Jewelite True Red Trim Cap
- Pre-Finished Hunter Red Returns



TYPE	A	B	C	D	E	F	G	SQ.FT.
IL-22-01-L	22 1/2"	1'-1 9/16"	17'-7 11/16"	2'-4 9/16"	5'-1 7/8"	9'-5 1/16"	2'-4 3/8"	33.08



Proposed



Existing



Location #
03329

Rev#:	Date:	Drawn:	Revision Description:
Original	1/13/2020	TD	
Rev 1			
Rev 2			
Rev 3			
Rev 4			
Rev 5			

PM: AQ
 SO#: 106449
 Street: 11706 Clifton Blvd.
 City, State: Lakewood, OH

**EAST
ELEVATION**

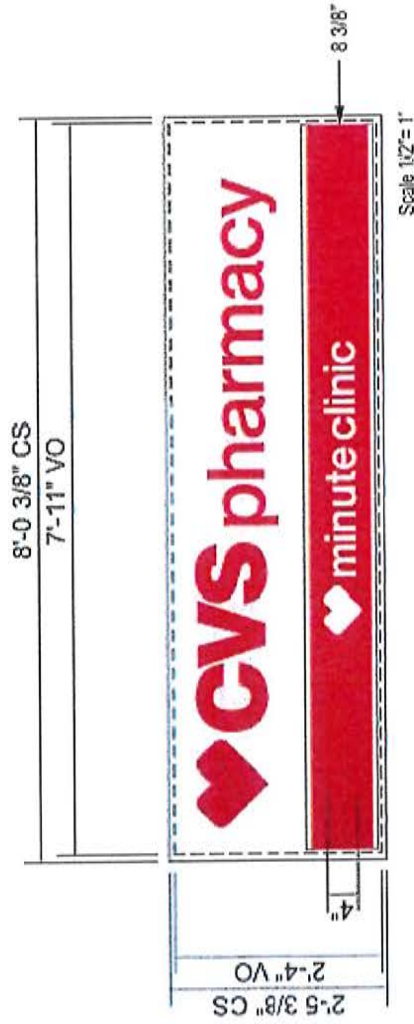
<p>3 Existing Sign</p> <p>Size/Description: 30" x 97" Cabinet Square Footage: 20.20 sf SF or DF: DF Illuminated: Yes Mounting: NA</p> <p>NOTES: Acrylic faces with applied vinyl graphics. VO of 26" x 95" with 2" retainers.</p>

3 Monument | Replacement Faces

Remove (2) faces from existing double sided monument. Manufacture and install (2) new acrylic face replacements featuring Zip-Track for a removable insert panel. Retro fit sign with new LEDs.

Colors & Materials

- Face
 - 3M 3630-53 Cardinal Red Translucent
 - 3/16" White (7328) Acrylic
- Insert
 - 3M 3630-53 Cardinal Red Translucent
 - Clear Polycarbonate



Proposed



Existing



Location #
03329

Rev#:	Date:	Drawn:	Revision Description:
Original	1/13/2020	TD	
Rev 1			
Rev 2			
Rev 3			
Rev 4			
Rev 5			

PM: AQ
 SO#: 106449
 Street: 11706 Clifton Blvd.
 City, State: Lakewood, OH

MONUMENT SIGN

Account: 101-0000-321.30.01

REFERENCE No. BBS-20-000020 (A)
BBS-20-000021 (S)
DOCKET No. 03-27-20 A+S
FEE PAID \$75.00 db CHECK

APPLICATION

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

Project Name Hudec dental

Project Address 15509 Madison Ave

Applicant Name LS Architects

Applicant Address 22082 Lorain Rd
(if different than above) Fairview Park Ohio 44120

Applicant Contact (216) 403-9654

Leon @ lsarchitectsinc.com

Brief Project Description Facade Renovation (Front)

Signature: LS

Date: 2/19/2020

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 Mike Hudec

Property Address 15509 Madison Ave

Owner / Agent Contact (216) 661-8888

@ _____

Owner / Agent Signature _____

Date: 2/19/2020

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

Date: 2/27/2020

Ordinance 22-00B - ABE
2-16 - SIGNAGE

Section 1329.05
1329.05
1329.12(b)

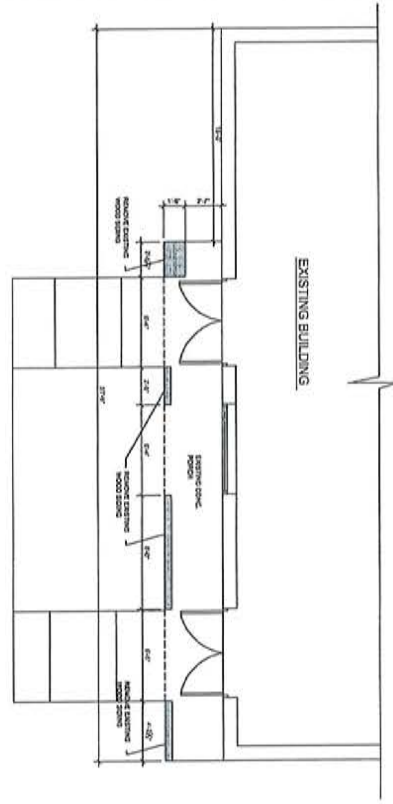
Remarks _____



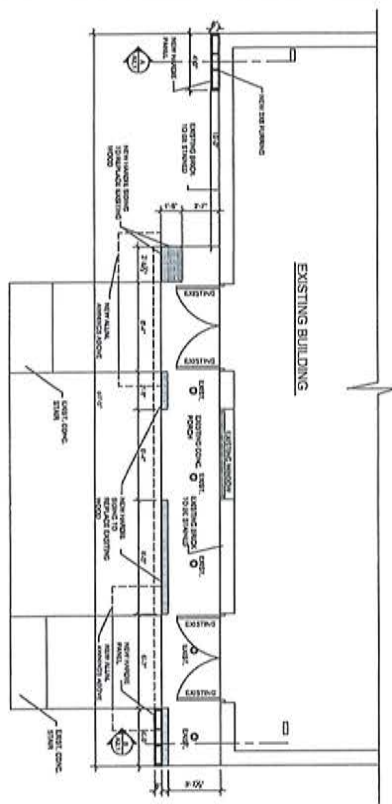
EXISTING FRONT ELEVATION



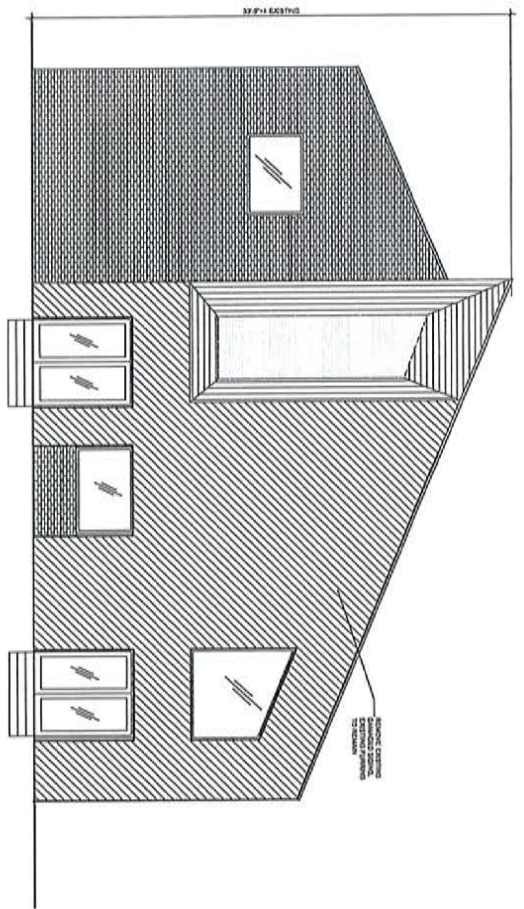
PROPOSED FRONT ELEVATION



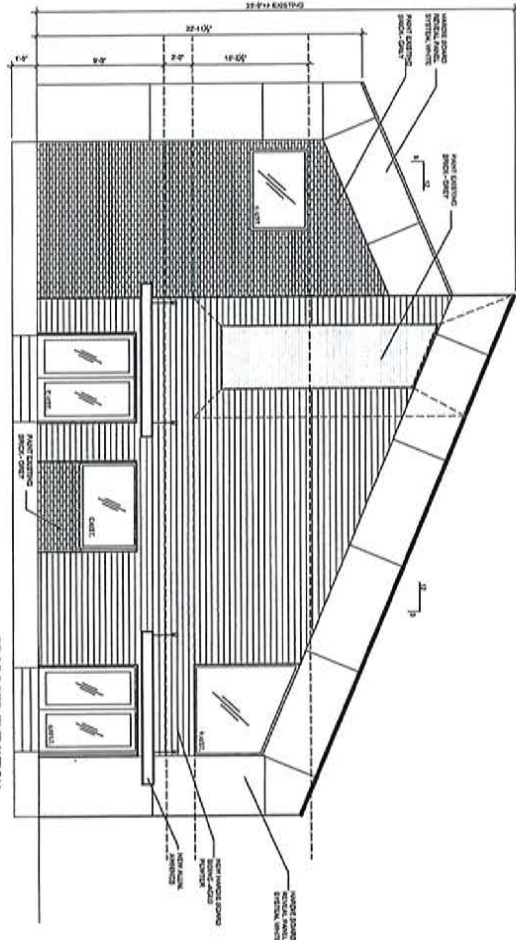
EXISTING BUILDING REVISION PLAN



EXISTING BUILDING PROPOSED PLAN



EXISTING ELEVATION



PROPOSED ELEVATION

NO.	DATE

ARCHITECTURE
 22062 LORAN ROAD
 FAIRVIEW PARK, OHIO 44126
 PHONE 281-403-0884 FAX 440-75-0887



EXTERIOR ALTERATIONS FOR:
DR. HUDEC
 15509 MADISON AVE
 LAKEWOOD, OHIO

23140 30-005
 DATE: 04.18.99
 SHEET: A1.1

Account: 101-0000-321.30.01

REFERENCE No. BBS-20-000022
DOCKET No. 03-28-20
FEE PAID \$25.00 db CC

APPLICATION

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

Project Name Superscript

Project Address 13361 Madison Avenue

Applicant Name Nick Kratsas

Applicant Address 2076 W. 89th St. Cleveland
(if different than above)

Applicant Contact (440) 668 - 6607

NKK114 @ GMAIL.COM

Brief Project Description Installation of new sign face on existing face.

Installation of pole mounted blade sign, and solar lights.

Signature: [Handwritten Signature]

Date: 2/19/20

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)

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 Boris Grinberg

Property Address 13361 Madison Avenue

Owner / Agent Contact (440) 668 - 6607

NKK114 @ Gmail.com

Owner / Agent Signature [Handwritten Signature]

Date: 2/19/20

Office Use Only: Reviewed and Accepted by [Handwritten Signature] Date: 2/27/2020

Ordinance 2-16

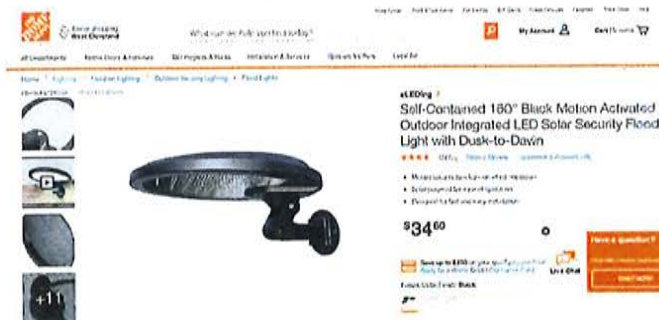
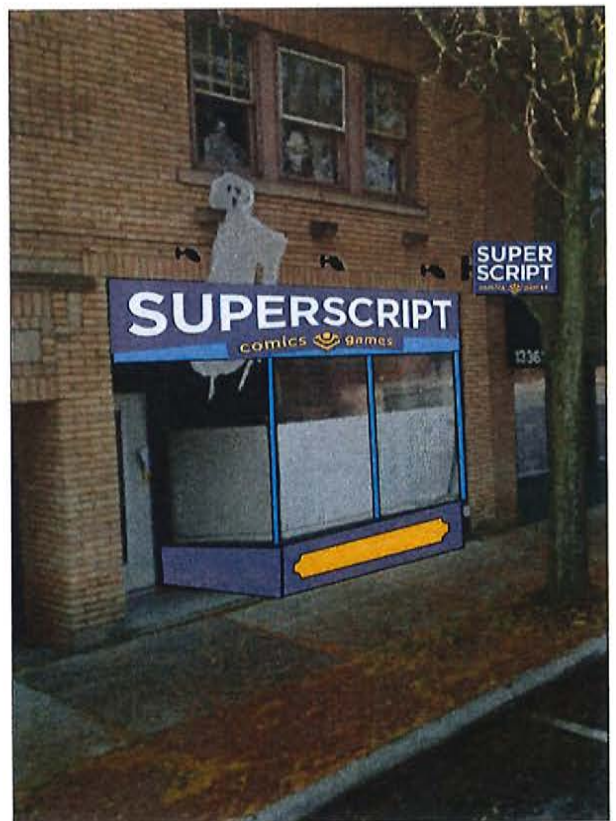
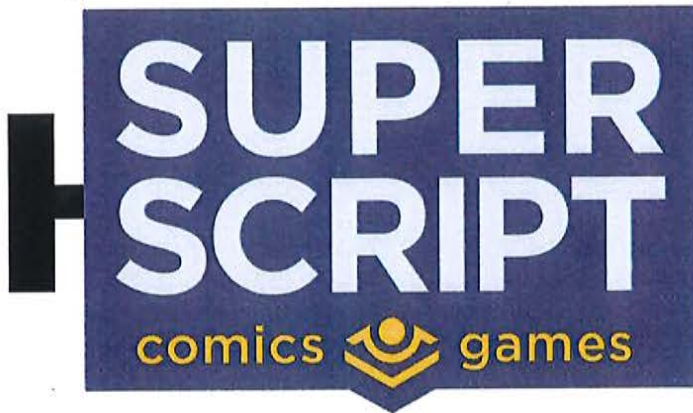
Section 1329.05

Remarks _____

sign face 13" w x 2' h
color print on Maxx Metal
screwed to existing face.



Blade sign 2 sides
25" x 39"
2" pole mounted with
3" lag and shields



ACCOUNT: 101-0000-321.30.01

REFERENCE NO. BBS-20-00023
DOCKET No. 03-29-20
FEE PAID \$25.00 / CC

APPLICATION

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

Project Name MADISON TAKE OUT

Project Address 13359 MADISON AVE.

Applicant Name Madehyn Kane

Applicant Address 1367 Edwards Ave.

STEVE FOSTER 216 390-0198

(if different than above)

Applicant Contact (440) 396 - 8644

madehynkane @ gmail . com

Brief Project Description Madison Take out is a conscious eating /
healthy / takeaway food ; smoothie establishment (Front
Sign)

Signature: Madehyn Kane

Date: 2/26/20

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)

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 Boris Grinberg

Property Address 13359 Madison Ave.

Owner / Agent Contact (216) 780 - 3270

madehynkane @ gmail . com

Owner / Agent Signature Madehyn Kane

Date: 2/26/20

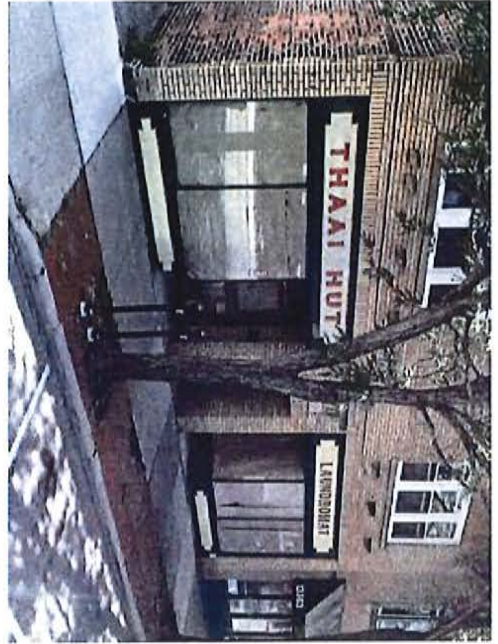
Office Use Only: Reviewed and Accepted by: [Signature] Date: 2/27/2020

Ordinance 2-16

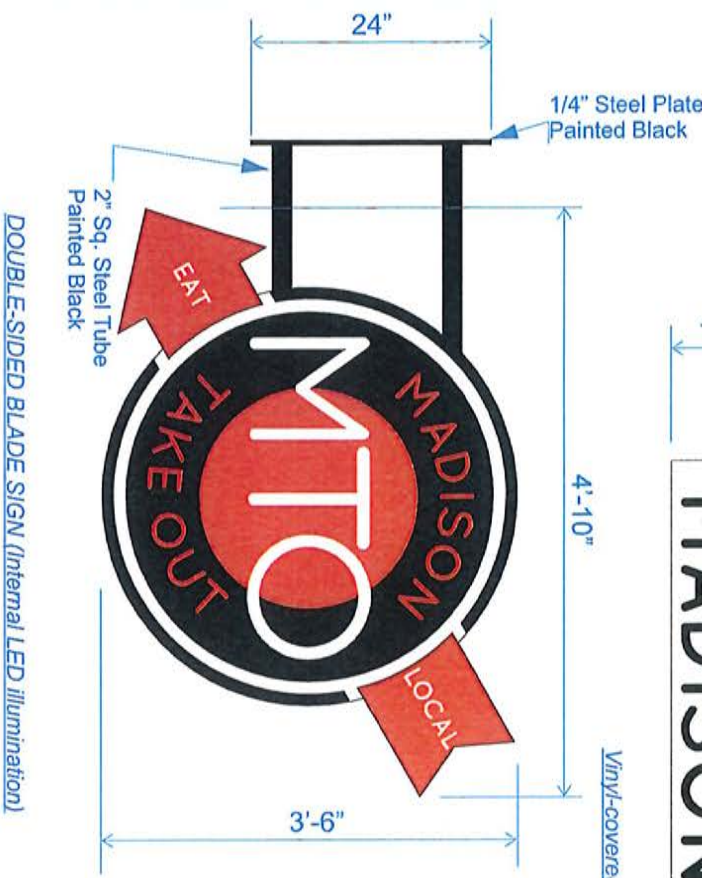
Section 1329.05

Remarks _____

Before

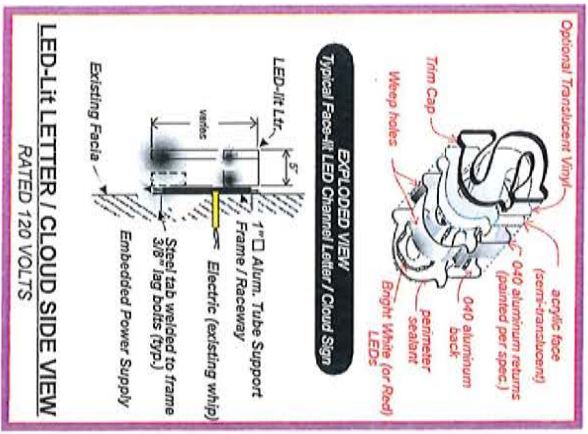


Proposed



Vinyl-covered DiBond Sign Board

DOUBLE-SIDED BLADE SIGN (Internal LED illumination)



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Steven Foster
216.390.0198
sfoster09@gmail.com

BUSINESS NAME:
Madison Take Out

ADDRESS: 13350 Madison Ave.
Lakewood, OH 4107

Account: 101-0000-321.30.01

REFERENCE No. BBS-20-000024
DOCKET No. 03-30-20
FEE PAID \$ 25.00 ll CHECK

APPLICATION

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

Project Name HORIZON

Project Address 13523 DETROIT

Applicant Name BOB KUNZEN

Applicant Address 4811 VAN EADS RD
(if different than above)

Applicant Contact (216) 741 - 3800

BKUNZEN @ BREMIANTSIGN.COM

Brief Project Description INSTALL ONE CHANNEL LETTER WALL SIGN AND
ONE GROUND SIGN TO REPLACE EXISTING

Signature: Bob Kunzen

Date: 2-27-20

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)
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 J RILEY COLLINS

Property Address 13523 DETROIT

Owner / Agent Contact (440) 641 - 0488

@ _____

Owner / Agent Signature SEE ATTACHED

Date: _____

Office Use Only: Reviewed and Accepted by: [Signature] Date: 2/27/2020

Ordinance 2-16 Section 1329.05 Remarks _____



Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS ROAD, CLEVELAND, OHIO 44131-1082
(216) 741-3800 / (800) 969-7446 / FAX (216) 741-8733

Property Owner Consent Form

Date: 2-19-2020

To Whom This May Concern:

I, Janine Riley Collins hereby give my permission to Brilliant Electric Sign Co., Ltd. To apply for permits and erect signage as described

in the attached drawings for building and ground signs for property located

at 13523 Detroit Lakewood for Horizon Education Centers
Ohio 44107. (Tenant Name)

Signed:

Janine Riley Collins

Printed Name:

Janine Riley Collins

Company Name:

Horizon Education Center

Street Address

25300 Lorain Rd. 2nd Floor

City/Zip Code:

North Olmsted

State:

Ohio 44070

Phone No:

440-641-0488

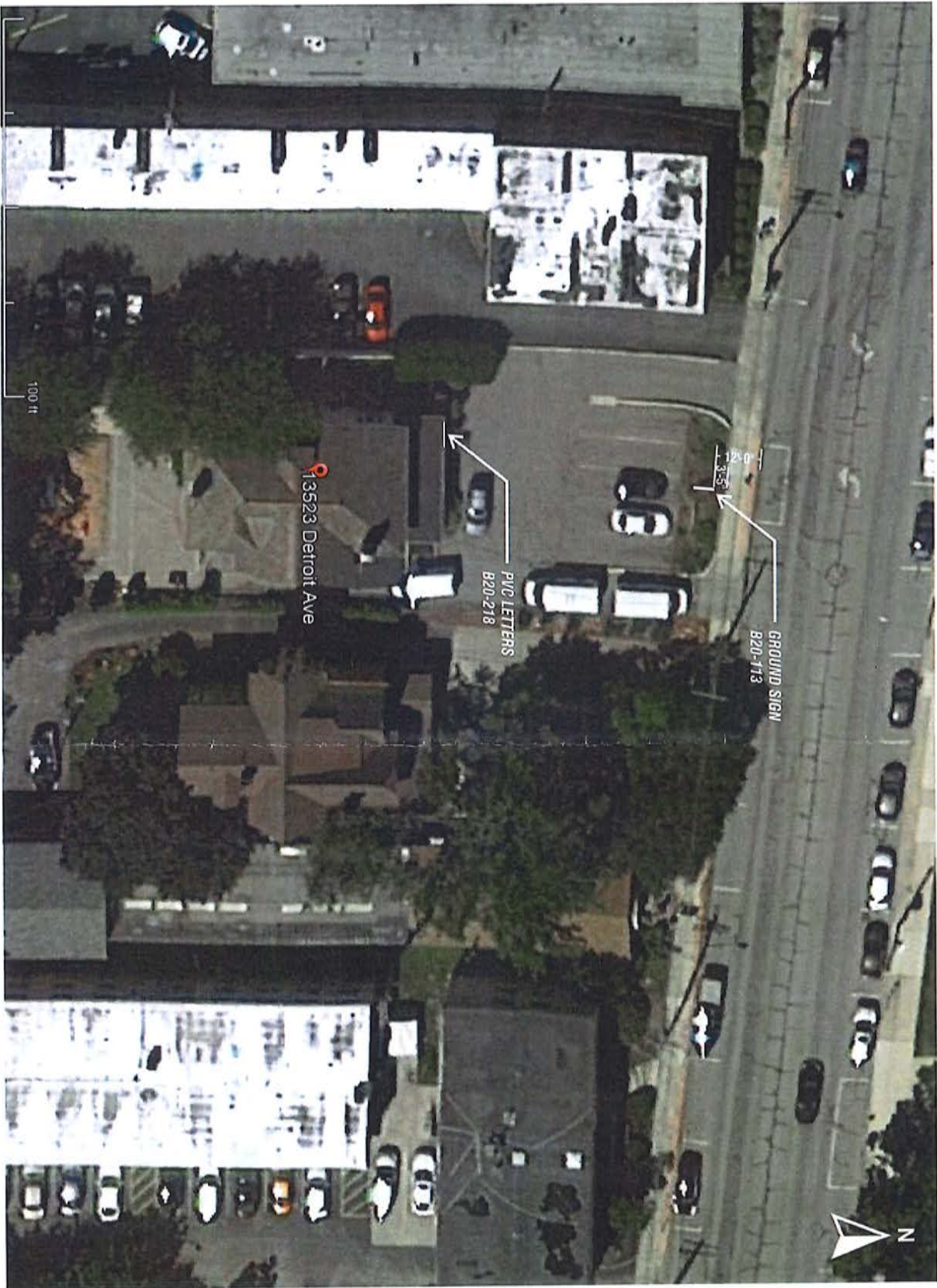
Fax No:

440-779-4743



SEGD





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

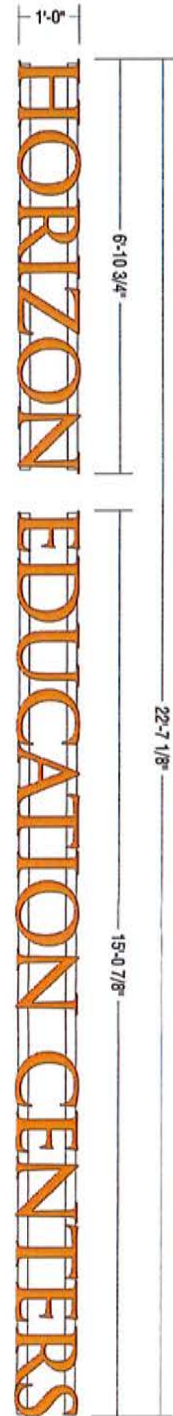


Brilliant Electric Sign Co., Ltd.

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

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE, IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

COMPANY NAME	Horizon Education Centers	SALESMAN	MH	DATE	02-19-2020	REVISION		DESIGN NO.	B20-250
LOCATION	13523 Detroit Ave, Lakewood, OH	DESIGNER	KM	SCALE	SHOWN			COPYRIGHT ©	2020
						FILE NAME	I:\kay\horizon tw sp		



NOTES:
 Manufacture and install one (1) set of 3/8" thick PVC letters, painted orange to match company colors as closely as possible. Letters to be mounted on rails, painted white to match building fascia.

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



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

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COMPANY NAME	Horizon Education Centers	SALESMAN	MH	DATE	02-12-2020	REVISION		DESIGN NO.	B20-218
LOCATION	13523 Detroit Ave, Lakewood, OH	DESIGNER	KM	SCALE	1/2" = 1'-0"			COPYRIGHT ©	2020
						FILE NAME	I:\kay\horizon lw pvc		



NOTES:
 Manufacture and install one (1) double-faced, non-illuminated, irregularly shaped aluminum ground sign. Cabinet and pole cover to be painted orange, to match company colors as closely as possible. Header cabinet to have digitally printed graphics applied first surface. Address numerals to be white die-cut vinyl applied first surface.
RATED 120 VOLTS

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



Brilliant Electric Sign Co., Ltd.

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

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COMPANY NAME	Horizon Education Centers	SALESMAN	MH	DATE	01-21-2020	REVISION	02-12-2020km	DESIGN NO.	B20-113
LOCATION	13523 Detroit Ave, Lakewood, OH	DESIGNER	KM	SCALE	3/4" = 1'-0"			COPYRIGHT ©	2020
				FILE NAME		I:\kay\horizon lw gs			