

ARCHITECTURAL BOARD OF REVIEW

6. **Docket No. 01-02-20*** **R** **1464 Riverside Drive**
- () Approve Linda Fredrickson, President
() Deny Judehome LLC
() Defer 2234 Warren Road
Lakewood, Ohio 44107

Applicant proposes the demolition of a single-family home in order to construct of a new home. (Page 37)

***The applicant requests a deferral until the October 8, 2020 meeting.**

7. **Docket No. 08-75-20** **R** **1622 Victoria Avenue**
- () Approve Bob Bloomer
() Deny Better Homes Construction
() Defer 4115 W. 210th Street
Fairview Park, Ohio 44126

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

8. **Docket No. 08-78-20*** **C** **13428 Madison Avenue**
United Reader Services
- () Approve James Ptacek
() Deny Larsen Architects
() Defer 12506 Edgewater Drive, Suite 10
Lakewood, Ohio 44107

Applicant proposes the removal of front lobby of funeral home and construction of a new retail storefront addition to existing funeral home. (Page 39)

***The applicant requests a deferral until the October 8, 2020 meeting.**

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

9. **Docket No. 09-84-20** **R** **1313 Giel Avenue**
- () Approve Jeff Sierputowski
() Deny 1313 Giel Avenue
() Defer Lakewood, Ohio 44107

Applicant proposes an addition to the north side of an existing home. (Page 41)

10. **Docket No. 09-85-20** **R** **2253 Warren Road**

Approve
 Deny
 Defer

Tyler Lombardo
20202 Center Ridge Road
Rocky River, Ohio 44116

Applicant proposes to replace a brick front porch. (Page 44)

11. **Docket No. 09-86-20** **R** **17450 Shaw Avenue**

Approve
 Deny
 Defer

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

Applicant proposes the construction of a new single-family residence on a city-owned lot. (Page 58)

12. **Docket No. 09-87-20** **R** **1384 Gladys Avenue**

Approve
 Deny
 Defer

Samuel Januszewski
4202 Ellison Road
South Euclid, Ohio 44121

Applicant proposes the renovation of a front porch and mudroom. (Page 74)

13. **Docket No. 09-88-20** **R** **15710 Lake Avenue**

Approve
 Deny
 Defer

Marcus Graham
15710 Lake Avenue
Lakewood, Ohio 44107

Applicant proposes the rebuild of a front porch, retaining its historical integrity. (Page 76)

14. **Docket No. 09-102-20** **R** **16908 Fischer Road**

Approve
 Deny
 Defer

Robert E. Round
Patio Rooms Corp
1690 E. Waterloo Road
Akron, Ohio 44306

Applicant proposes the enclosure of a front porch. (Page 89)

SIGN REVIEW

15. **Docket No. 09-89-20** **12500 Edgewater Drive**
Waterford Condominiums

Approve
 Deny
 Defer

Sam Costiuc
Signarama - Mayfield
731 Beta Drive

Mayfield, Ohio 44143

Applicant proposes a monument sign. (Page 105)

16. **Docket No. 09-90-20** **12504 Detroit Avenue**
T-Mobile

- Approve
 Deny
 Defer

Sam Costiuc
Signarama - Mayfield
731 Beta Drive
Mayfield, Ohio 44143

Applicant proposes replacement of face lit channel letters and existing pole sign. (Page 109)

17. **Docket No. 09-91-20** **16207 Detroit Avenue**
Rite Aid

- Approve
 Deny
 Defer

Taylor Strobl
SignArt, Inc.
5757 E. Cork St.
Kalamazoo, MI 49048

Applicant proposes the installation of replacement signage. (Page 116)

18. **Docket No. 09-92-20** **14423 Detroit Avenue**
Vintage India

- Approve
 Deny
 Defer

Shawn Warren
Erie Design
16504 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes the installation of one double faced projecting sign suspended from an existing pole. (Page 141)

19. **Docket No. 09-93-20** **14398 Detroit Avenue**
Avenue Home

- Approve
 Deny
 Defer

Mark Hannah
L3 Sign & Image/Dynamic Sign Co.
8059 Lewis Road, #308
Berea, Ohio 44017

Applicant proposes the removal of existing signage and the installation of an internally lit cabinet sign. (Page 144)

20. **Docket No. 09-94-20** **15006 Detroit Avenue**

Cycle Fly

- Approve
- Deny
- Defer

Mark Hannah
L3 Sign & Image/Dynamic Sign Co.
8059 Lewis Road, #308
Berea, Ohio 44017

Applicant proposes to remove an existing sign and the installation of an internally lit cabinet sign. (Page 146)

21. **Docket No. 09-95-20**

**17106 Detroit Avenue
Blue Ridge Media Co.**

- Approve
- Deny
- Defer

Mark Hannah
L3 Sign & Image/Dynamic Sign Co.
8059 Lewis Road, #308
Berea, Ohio 44017

Applicant proposes signage in the sign board for a new business. (Page 150)

22. **Docket No. 09-96-20**

**12511 Detroit Avenue
Polar Market**

- Approve
- Deny
- Defer

Shadi Almikdad
Neon Signs
10505 Berea Road
Cleveland, Ohio 44102

Applicant proposes an led channel letter sign on roof of building, and a cabinet box mounted on an existing pole for a new business. (Page 152)

23. **Docket No. 09-97-20**

**13609 Detroit Avenue
WIZE GUYZ**

- Approve
- Deny
- Defer

Jerjes Eadeh
1291 Cook Avenue
Lakewood, Ohio 44107

Applicant proposes signage for a barber shop. (Page 157)

24. **Docket No. 09-98-20**

**15612 Detroit Avenue
Lakewood Plant Co.**

- Approve
- Deny
- Defer

Dan Gifford
Lakewood Plant Co.
15612 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes signage for an existing business. (Page 159)

COMMUNICATION

25. **Docket No. 09-99-20**

Warren Road / Madison Avenue Intersection Public Art

LakewoodAlive, in partnership with the City of Lakewood, will present the utility box street art at the southeast corner of Warren and Madison. (Page 161)

2. **Docket No. 09-100-20**

Spectacular Vernacular

Select projects from the 2020 Spectacular Vernacular applications (a public art grant program) will be presented by the artists. (Page 164)

ADJOURN



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com

September 10, 2020

Board of Building Standards/Architectural Board of Review/Sign Review
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

COMMUNICATION

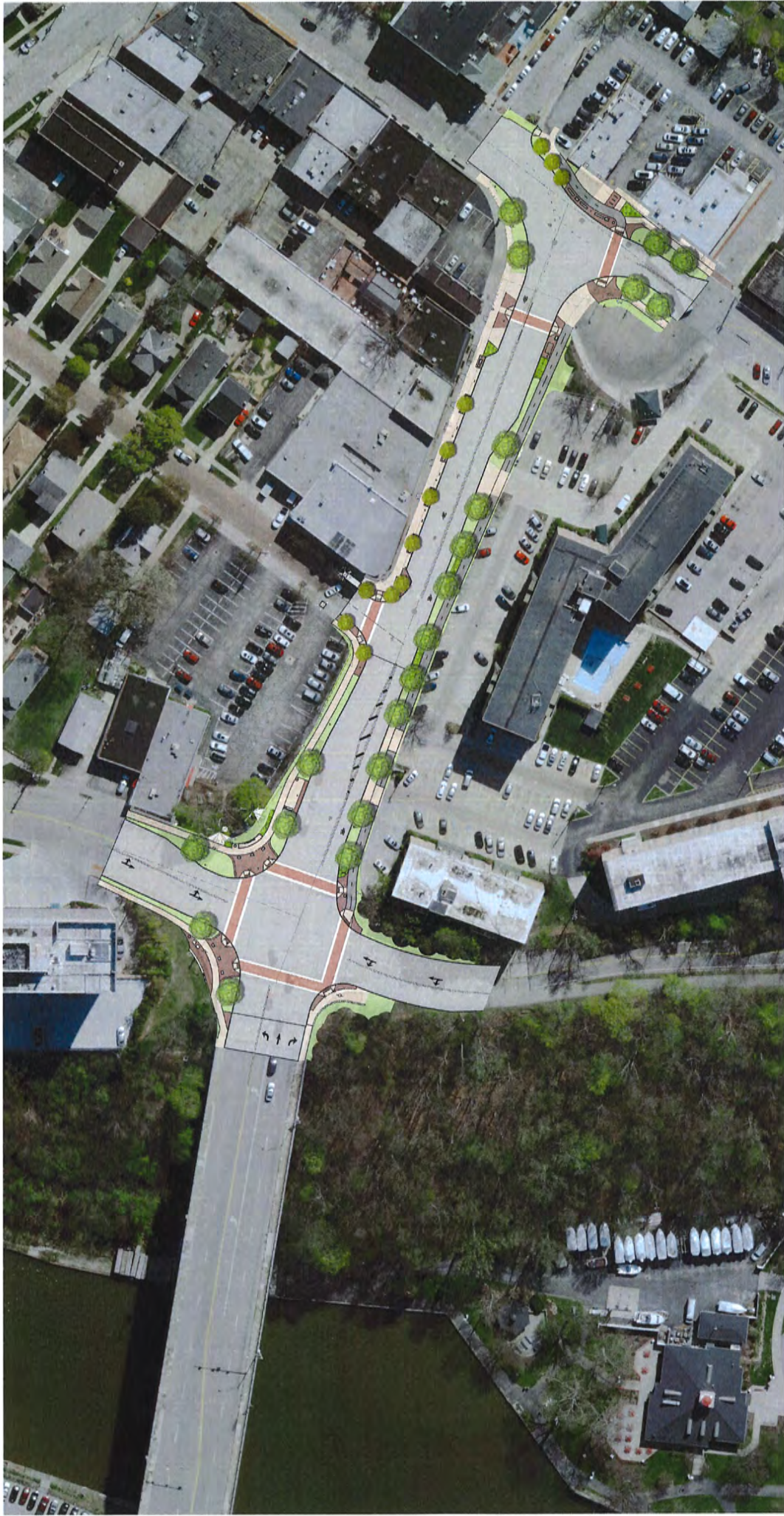
Re: Detroit-Sloane Corridor Gateway Project

Dear Members of the Board of Building Standards/Architectural Board of Review/Sign Review:

At the September meeting, Boulevard Studios and Osborn Engineering, will present the streetscape improvements as part of the Detroit-Sloane Corridor Gateway project. The project includes street repaving, sewer and water main improvements, sidewalk bump-outs, public spaces, street trees, plantings, and bike amenities. The City of Lakewood is looking for public feedback.

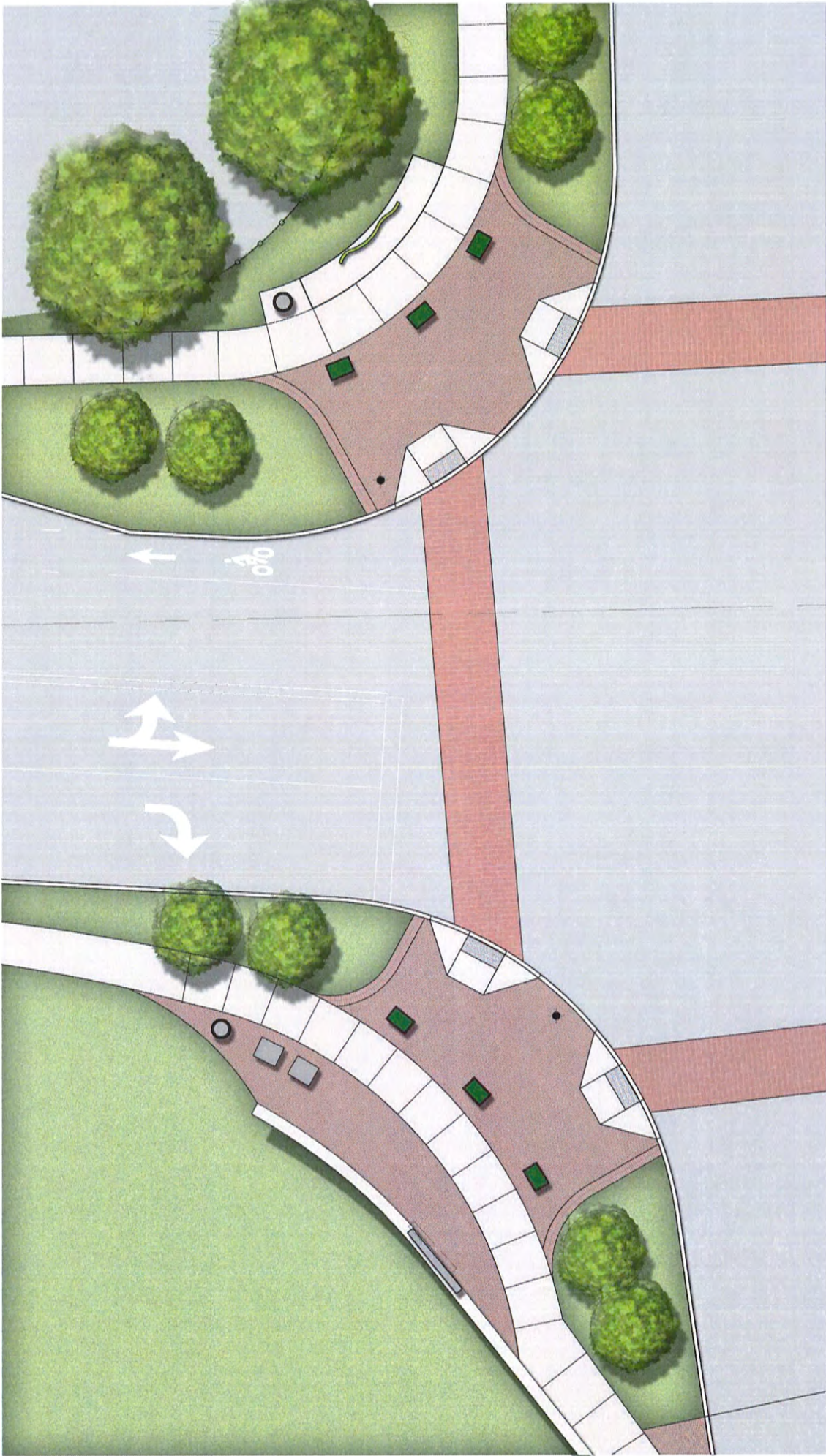
Sincerely,

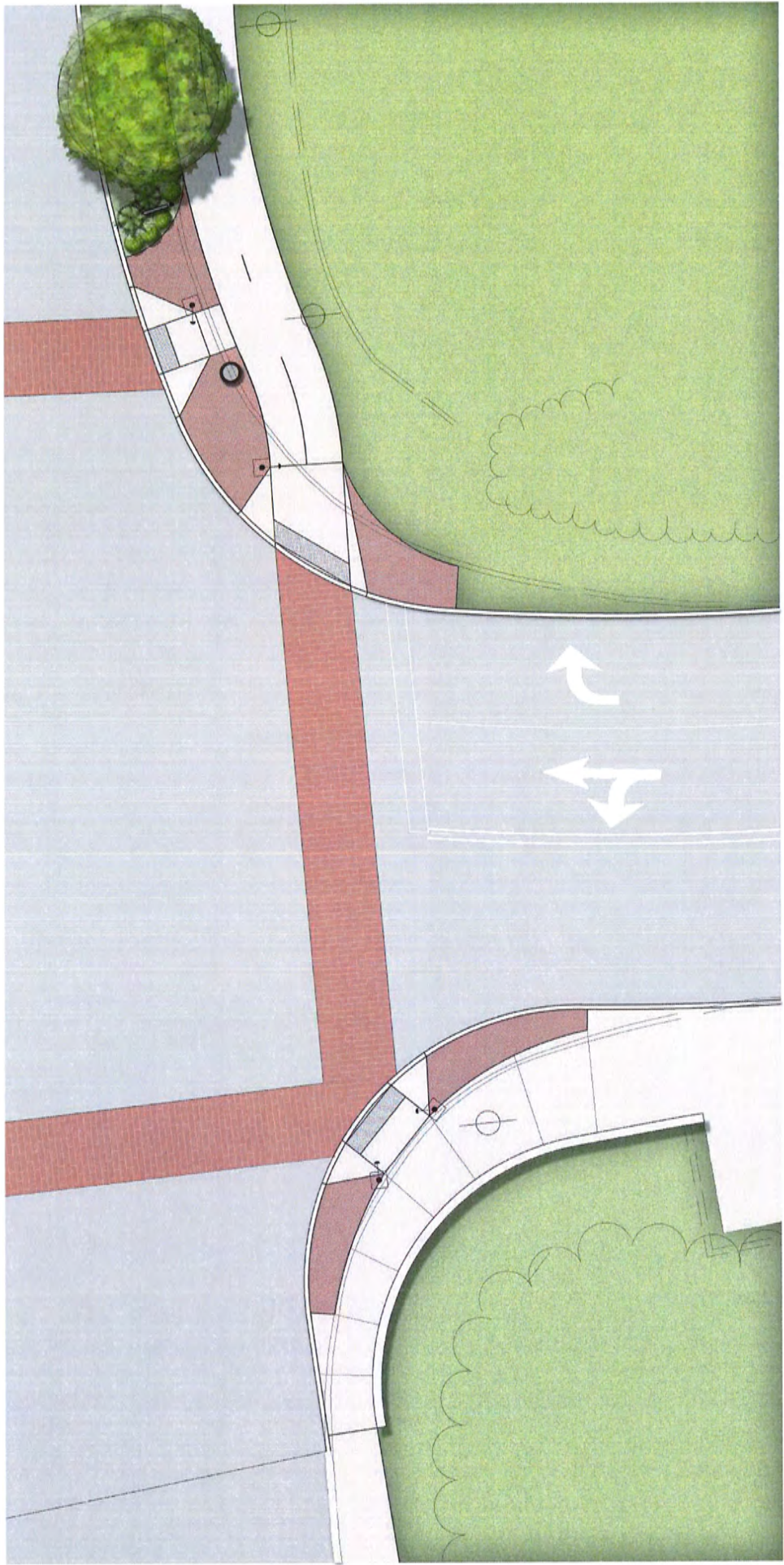
David Baas, Board Secretary
Planner, Planning and Development



Detroit Avenue Improvements Sloane Avenue to Graber Avenue





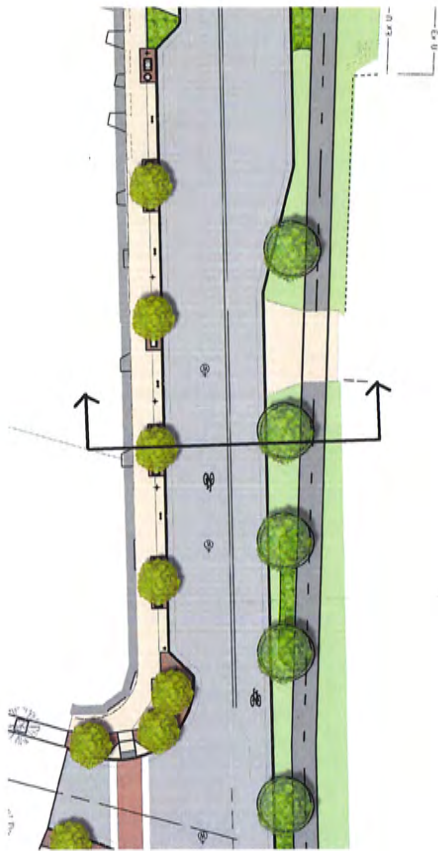




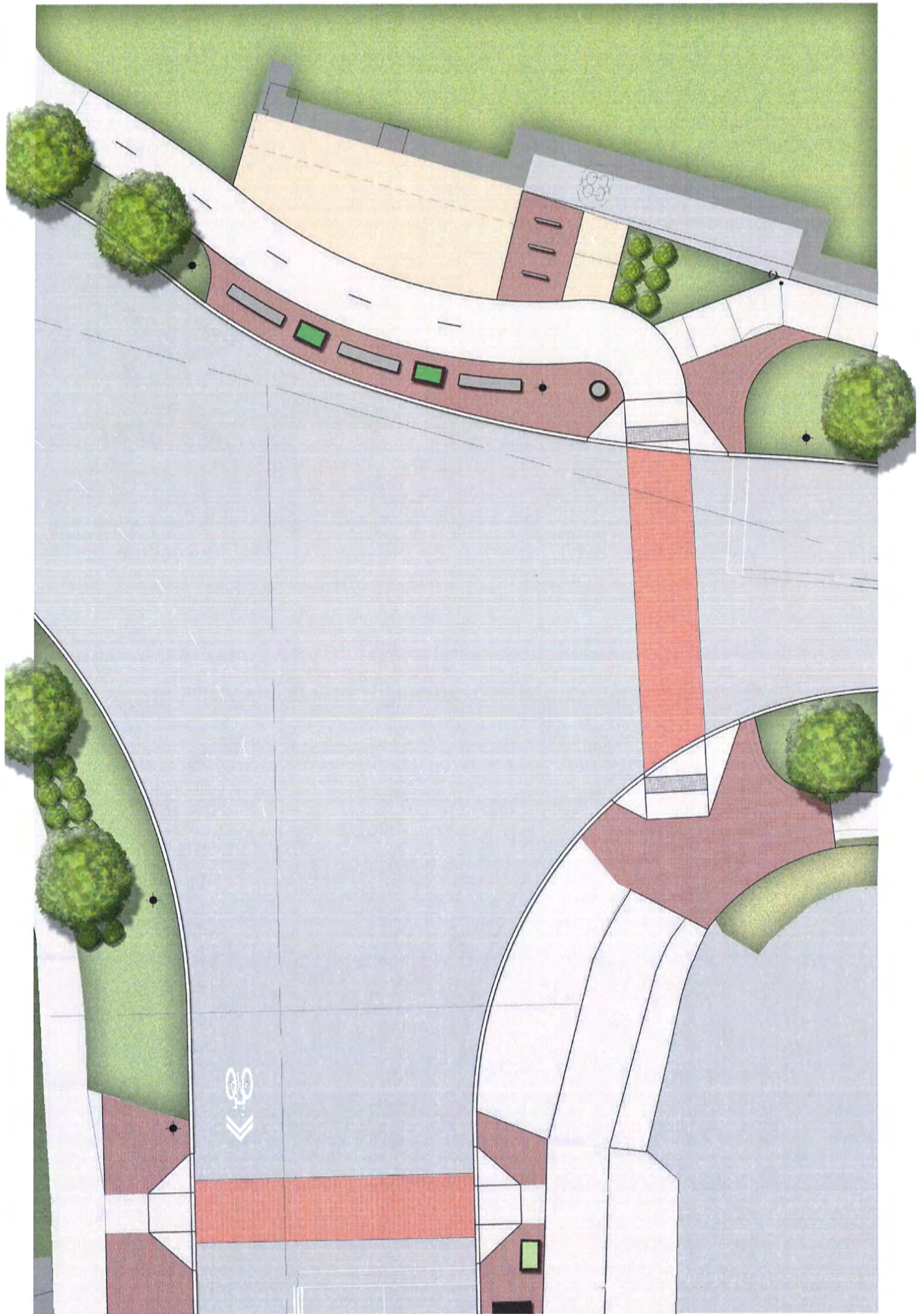


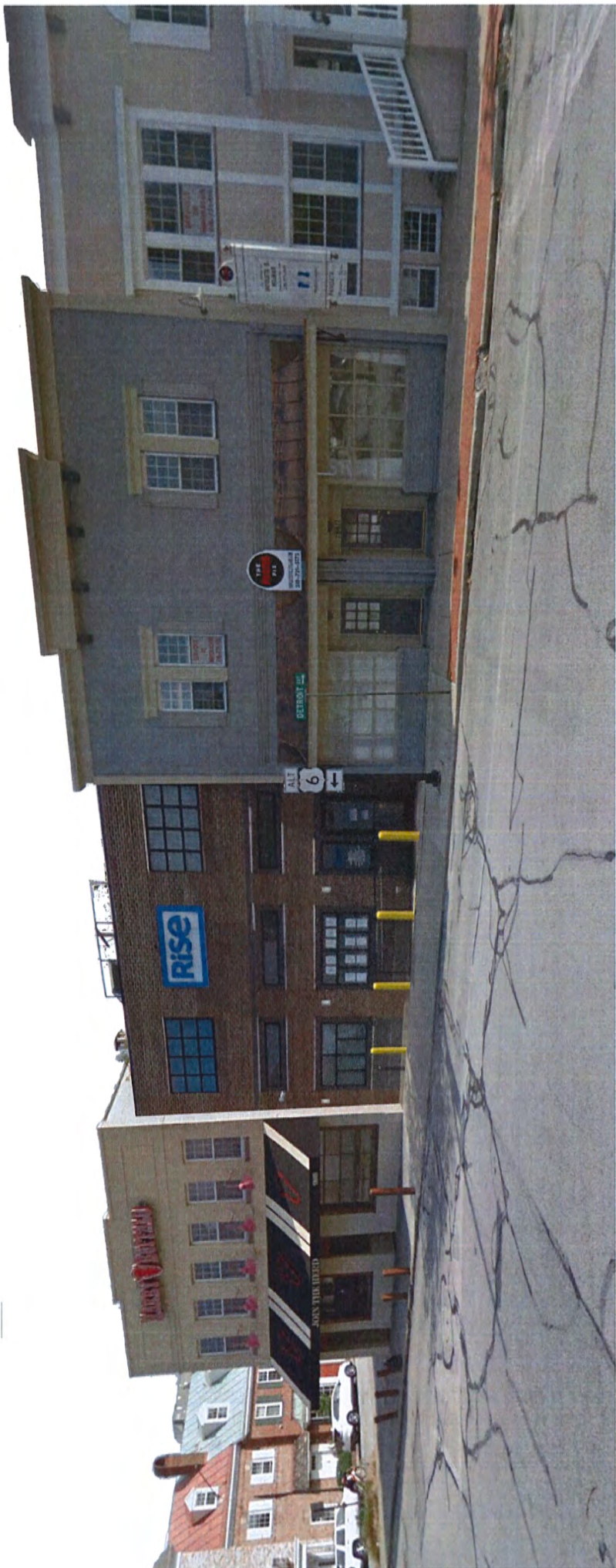














BBS 20-000094

Account: 101-0000-321.30.01

REFERENCE No. BBS 20-000063

DOCKET No. 07-61-20

FEE PAID _____

APPLICATION

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

Project Name Front porch rebuild

Project Address 1193 Ethel Avenue, Lakewood, Ohio

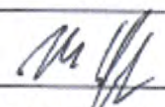
Applicant Name Marcus Effner

Applicant Address _____
(if different than above)

Applicant Contact (216) 513 0945

marcus.effner @ gmail.com

Brief Project Description Demolition of current concrete slab/brick porch. Rebuilding wood porch and steps approximately 8'x8'.

Signature: 

Date: 6/22/2020

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.

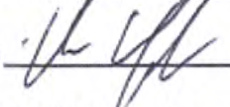
Are there any dog(s) on the property? Yes No

Owner Name Marcus Effner

Property Address 1193 Ethel Avenue, Lakewood, Ohio

Owner / Agent Contact (216) 513 0945

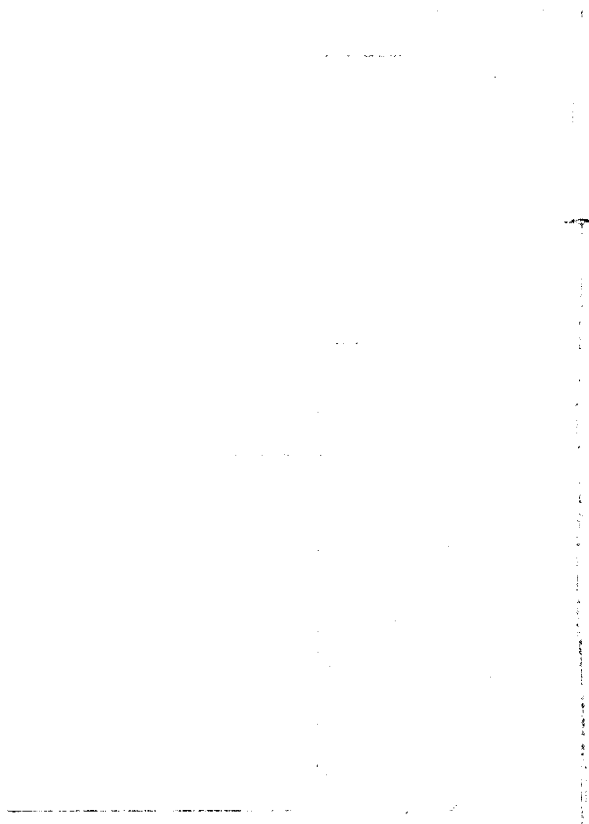
marcus.effner @ gmail.com

Owner / Agent Signature 

Date: 06/22/2020

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

Ordinance _____ Section _____ Remarks _____



Ms. Leonard, Camp

Sidewalk

21

Internet #205335617 Model # 16204427 Store SKU #1000053506



Oldcastle ▶
Carlton 3 in. x 10 in. x 6 in. Gray
Concrete Retaining Wall Block

★★★★★ (73) Write a Review Questions & Answers (18)

- The gray rough-hewn look is an ideal fit for many outdoor spaces
- Create your ideal flower beds, gardens, retaining walls, and more
- Rear lip design makes it easy to align and install wall blocks

BULK PRICE ELIGIBLE
98¢ Buy 192 or more **88¢**

Save up to \$100 on your qualifying purchase.
 Apply for a Home Depot Consumer Card

Color/Finish: **Gray**



How much product will you need?

Please Note: Calculations are estimates. Calculations can only be made using whole numbers.

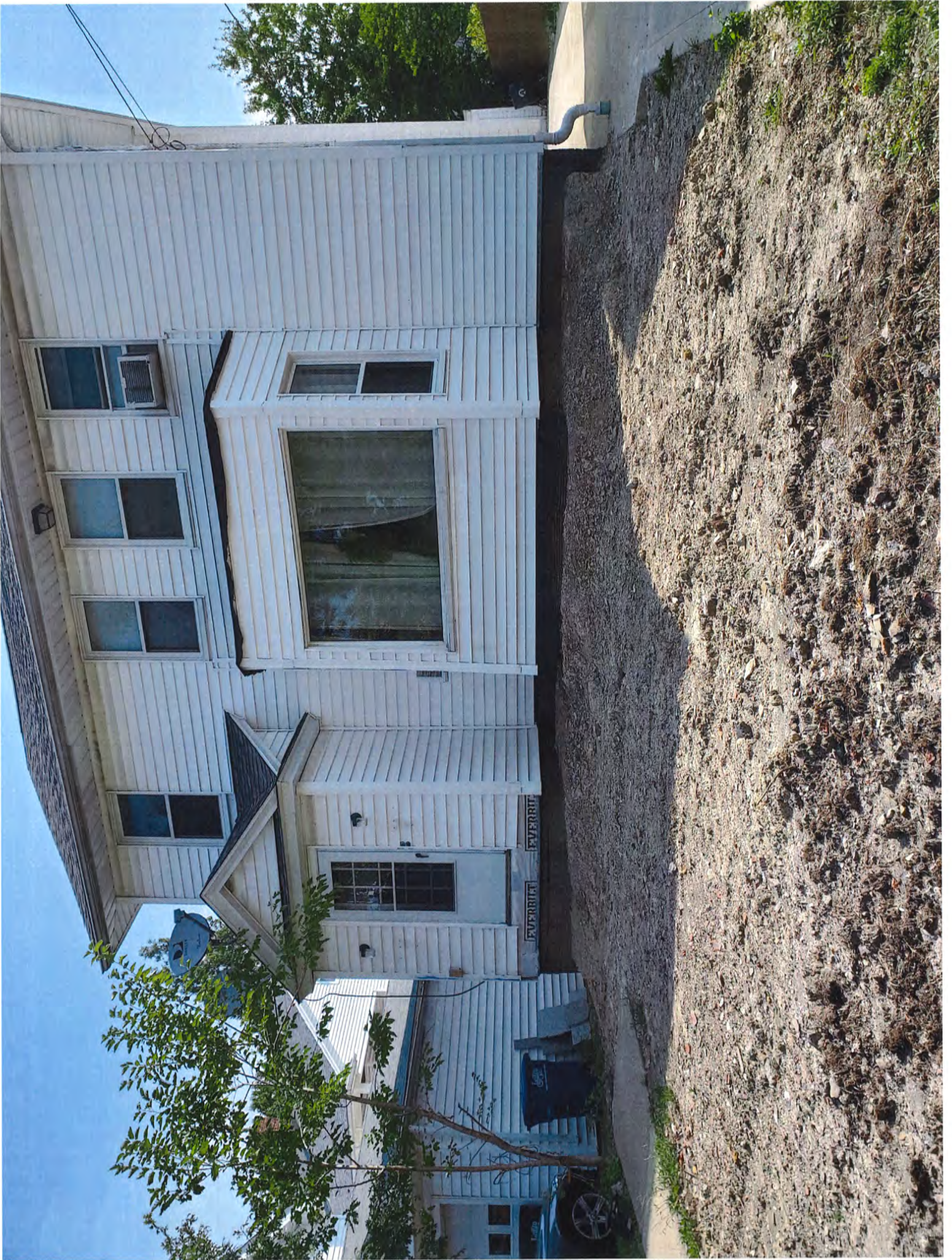
801 in stock | Aisle: 64 Bay: 005 | Text to Me

Share | Save to Favorites | Print

Calculate by Square Footage

Width (ft.) Height (ft.)



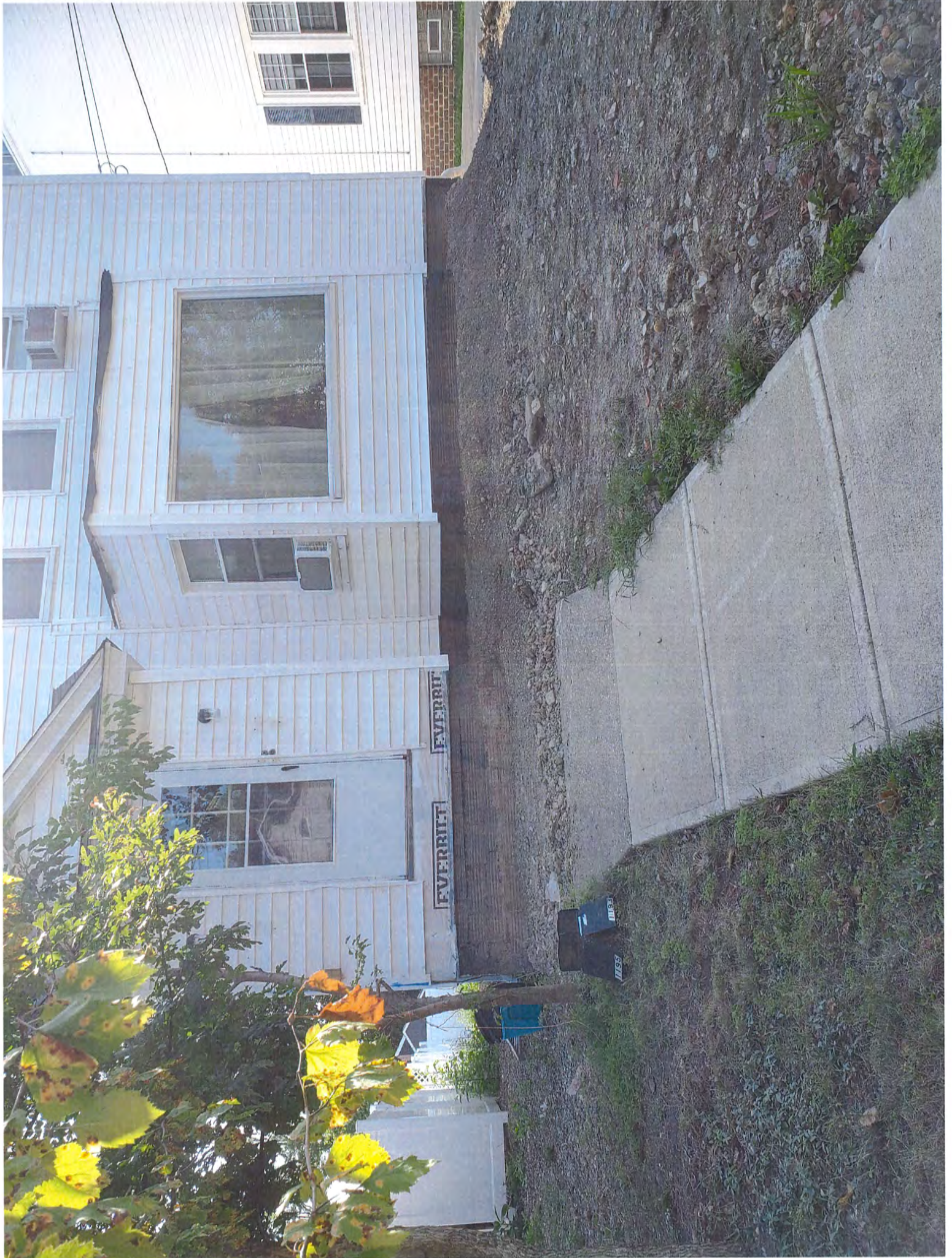




From
Dover

From
Washington

100



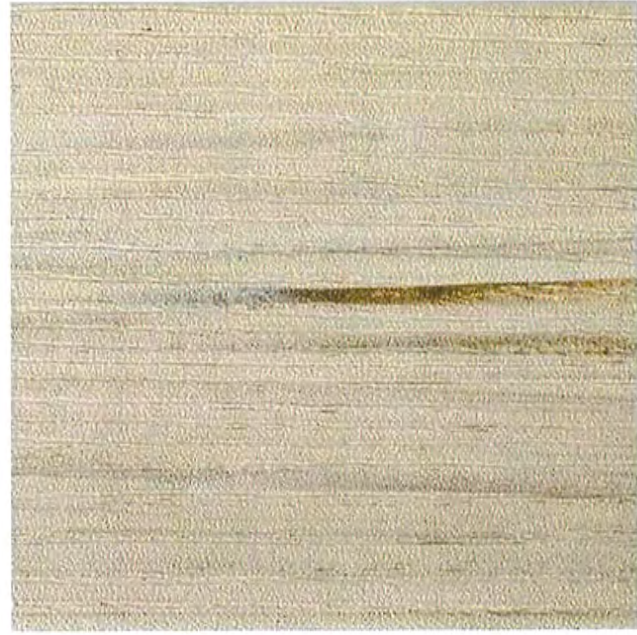
EVERETT

EVERETT

1185

1185





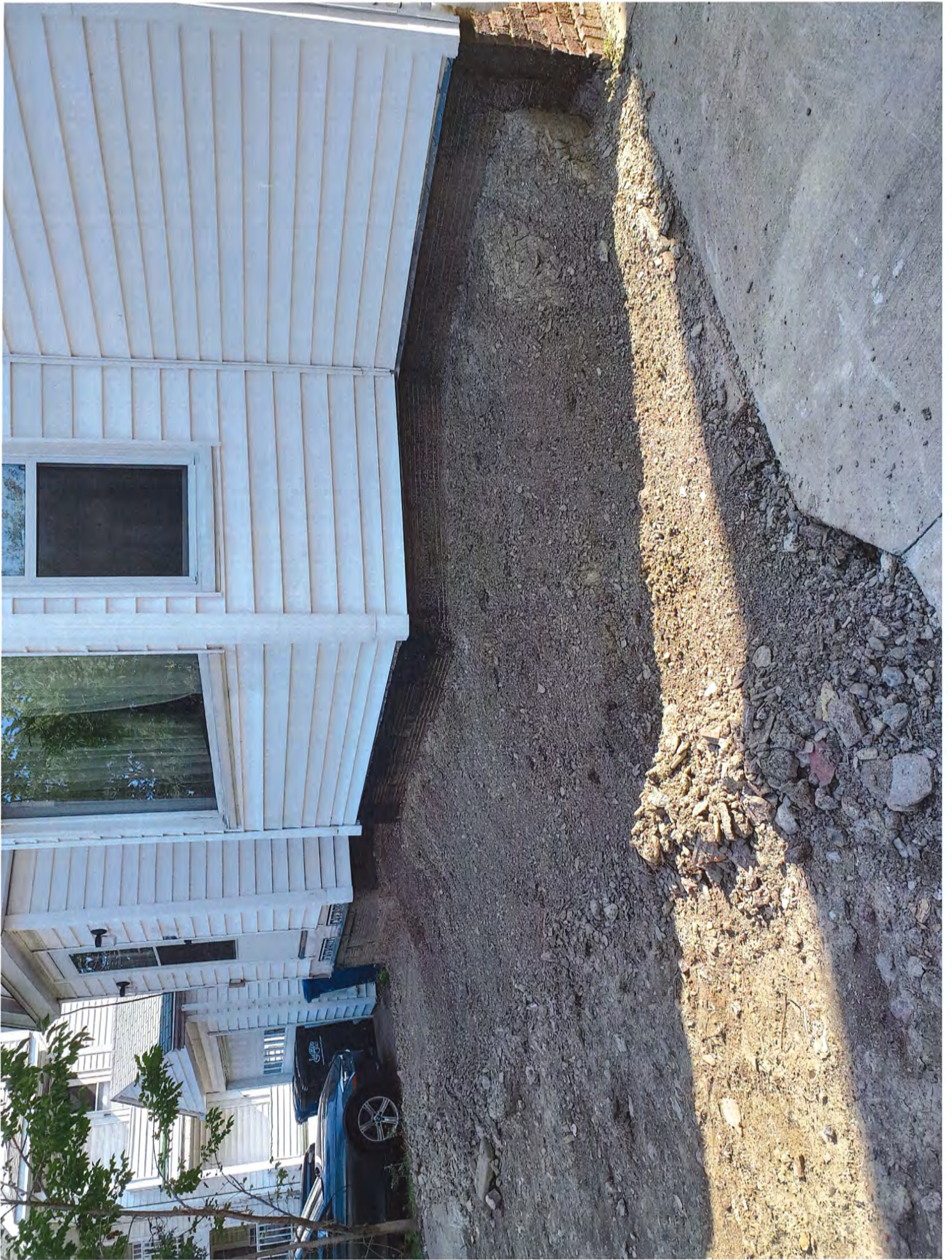
TimberTech AZEK Arbor Collection 1 in. x 5.5 in. x 20 ft. Solid PVC Composite Decking Board in Hazelwood



Price: **\$166.40**

Quantity:

Add to cart



17

17

17

from index of 17

17

17

from index of 17

17

17

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 ~~1464~~ Project Address 1464 Riverview

Applicant Name LINDA Fredrickson Applicant Address 2234 Warren Rd
(if different than above)

Applicant Contact 440,669-9806 linfredy@aol.

Brief Project Description Demo old house, construct new

Signature: 

Date: 12-24-19

REVIEW REQUESTED (Check all that apply to your project)

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

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

Sign Review Board (Review Fee: \$25)

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

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

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

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

AUTHORIZATION FOR PROPERTY ACCESS

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

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

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

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

Owner / Agent Signature  Date: 12-24-19

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

Ordinance 22-003 Section 1325.05 Remarks _____

Account: 101-0000-321.30.01



REFERENCE No. BBS20-000077
DOCKET No. 08-75.20
FEE PAID _____

APPLICATION

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

Project Name porch changes Project Address 1622 VICTORIA

Applicant Name Bob Bloomer (contractor) Applicant Address 4115 W 210TH FAIRVIEW PARK
(if different than above) 41107

Applicant Contact (216) 466-4238 BUSHAADOWMAN @ YAHOO.COM

Brief Project Description REMOVE FRONT + REAR UPPER + LOWER PORCH'S
BUILD NEW ENCLOSED FRONT + REAR ENCLOSED PORCHS
UPPER + LOWER

Signature: Bob Bloomer Date: 7/23/20

REVIEW REQUESTED (Check all that apply to your project)

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

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

Sign Review Board (Review Fee: \$25)

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 Paul + Shirley YOUNG Property Address 1622 VICTORIA

Owner / Agent Contact (216) 267-2803 GHYEUNG@GMAIL.COM
216 466-4238 (CONTRACTOR)

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

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

Ordinance _____ Section _____ Remarks _____



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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

Application Cover Page

Docket No.: 08-78-20

Reference No.: BBS20-000075

Applicant Name: James Ptacek, Larsen Architects

Project Name: United Reader Services

Project Address: 13428 Madison Avenue

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

Fee Paid: \$50.00



LARSEN ARCHITECTS
 13428 MADISON AVE
 LAKEWOOD, OH 44107

PROJECT No: 19143

RETAIL STOREFRONT

DRAWN BY: EOB
 CHECKED BY: JPP
 ISSUE
 1.26.2020 - REV

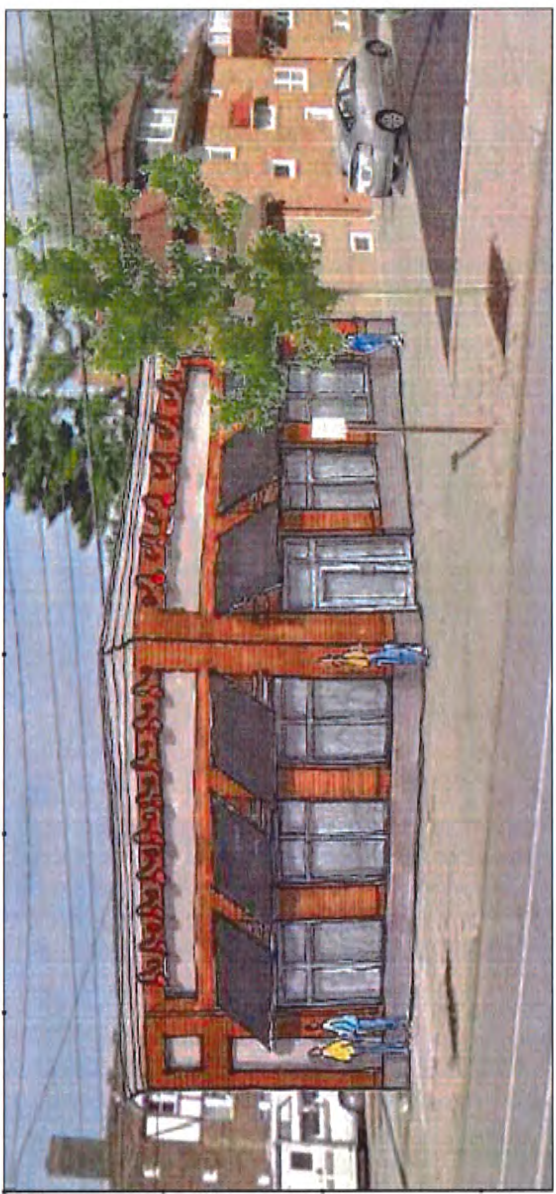
SHEET NUMBER
A0.1
CONTEXT PHOTOS



2 AERIAL
 HIS - GOOGLE EARTH. AERIAL DOESN'T REFLECT CURRENT CONDITIONS



6 STREET VIEW - SOUTH SIDE OF MADISON
 HIS



1 RENDERING
 HIS



5 STREET VIEW - SOUTH SIDE OF MADISON
 HIS



3 STREET VIEW OF PROPERTY
 HIS



4 STREET VIEW OF PROPERTY
 HIS

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000091

DOCKET No. 09-84-20

FEE PAID _____

APPLICATION

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

Project Name Sierputowski Residence

Project Address 1313 Giel Ave.

Applicant Name Jeff Foster

Applicant Address 1220 W. 6th St, Suite 405
(if different than above) Cleveland, 44113

Applicant Contact (216) 241 - 6800

jfoster @ paytoarchitects.com

Brief Project Description Living room and bath addition.

Signature: 

Date: 7/29/20

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 Jeff Sierputowski

Property Address 1313 Giel Ave

Owner / Agent Contact (216) 241 - 6800

jfoster @ paytoarchitects.com

Owner / Agent Signature 

Date: 7/29/20

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

Ordinance _____ Section _____ Remarks _____

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000092

DOCKET No. 09-85-70

FEE PAID \$25.00 25 CC

APPLICATION

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

Project Name REPLACE PORCH

Project Address 2253 WARREN RD

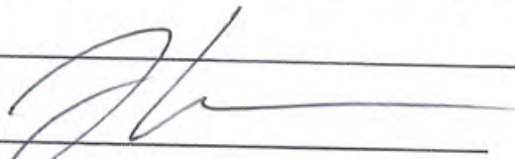
Applicant Name TYLER LOMBARDO

Applicant Address 20202 CENTER RIDGE
ROCKY RIVER OH 44116
(if different than above)

Applicant Contact (216) 276-4529

tlombardo216 @ GMAIL.COM

Brief Project Description REPLACE FRONT BRICK PORCH

Signature: 

Date: 8.6.20

REVIEW REQUESTED (Check all that apply to your project)

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

Sign Review Board (Review Fee: \$25)
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Board of Building Standards (Review Fee: \$25)
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AUTHORIZATION FOR PROPERTY ACCESS

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

Owner Name TYLER LOMBARDO

Property Address 2253 WARREN

Owner / Agent Contact (216) 276-4529

tlombardo216 @ GMAIL.COM

Owner / Agent Signature 

Date: 8.6.20

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

Ordinance _____ Section _____ Remarks _____

2253-55 WARREN AVENUE PORCH RENOVATION

Drawing List

NUMBER	DESCRIPTION
A1	COVER SHEET
A2	FLOOR PLANS - NEW CONSTRUCTION & DEMOLITION
A3	ELEVATIONS - SOUTH & WEST
A4	DETAILS

General Building Information

- GENERAL DESCRIPTION: THIS PROJECT CONSISTS OF AN EXTERIOR PORCH RENOVATION AT THE FIRST FLOOR LEVEL.
- APPLICABLE CODES: 2017 OHIO BUILDING CODE WITH CURRENT UPDATES 2013 RESIDENTIAL CODE OF ORD FOR ONE, TWO, AND THREE-FAMILY DWELLINGS.
- USE GROUP: S3

Vicinity Map



PROJECT SITE

Project Directory

- OWNER: TYLER LOMBARDO
1400 DELAWARE AVENUE
LAKWOOD, OHIO 44130
PHONE: (216) 338-4237
- PROJECT DESIGNER: JIM STALLMEYER
JIM STALLMEYER ARCHITECTS
LAKWOOD, OHIO 44130
PHONE: (440) 375-5272

Symbol Legend

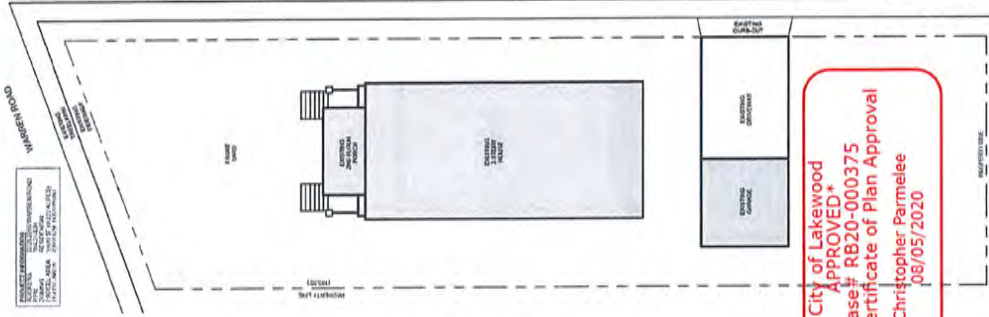
- - WALL TYPE - REFER TO WALL TYPE LEGEND
- - EXTERIOR ELEVATION SYMBOL
- - EXTERIOR ELEVATION NUMBER
- - SHEET ON WHICH EXTERIOR ELEVATION IS LOCATED
- - WALL SECTION / DETAIL SYMBOL
- - SECTION / DETAIL NUMBER
- - SHEET ON WHICH SECTION / DETAIL IS LOCATED
- - INTERIOR ELEVATION SYMBOL
- - INTERIOR ELEVATION NUMBER
- - SHEET ON WHICH INTERIOR ELEVATION IS LOCATED

Zoning Code Data

USE: DETACHED THROU-FAMILY DWELLING
STORIES ALLOWABLE: 1.50
STORIES ACTUAL: 1
HEIGHT ALLOWABLE: 35'-0" (SPACE TO NEAR TOP OF ROOF)
HEIGHT ACTUAL: 35'-0" (SPACE TO NEAR TOP OF ROOF)
FRONT YARD SETBACK: 6'-0" (MINIMUM)
REAR YARD SETBACK: 6'-0" (MINIMUM)
SIDE YARD SETBACK: 3'-0" (MINIMUM)
LOT AREA: 8,222 SQUARE FEET

General Notes

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES, FIRE DEPARTMENT REGULATIONS, AND ALL OTHER APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.
- PROVIDE REPAIRS NECESSARY TO PROTECT THE STRUCTURE IN ALL RESPECTS FROM THE IMPACT OF CONSTRUCTION. NECESSARY REPAIRS SHALL BE MADE TO ALL EXISTING UTILITIES AND CLEARANCES PRIOR TO SUBMITTING A PERMIT APPLICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
- ALL WORK SHALL BE COMPLETED BY THE FIRST CLASS WINTER BETTER THAN ACCEPTED PRACTICES.
- SHOULD ANY OF THE DETAILED INSTRUCTIONS ON THE DRAWINGS CONFLICT WITH THE NOTES OR SPECIFICATIONS ON WHICH THEY ARE BASED, THE CONTRACTOR SHALL APPLY THE MOST STRINGENT REQUIREMENTS TO THE PROJECT.
- ALL SECTIONS AND DETAILS SHALL BE CONSIDERED TYPICAL AND APPLY FOR THE SAME AND UNLESS OTHERWISE SPECIFIED IN THE NOTES.
- AT ALL TIMES WHEN WORK IS IN PROGRESS, A REPRESENTATIVE OF THE CONTRACTOR OR OWNER SHALL BE ON THE SITE AND AUTHORIZED TO ANSWER QUESTIONS OR RECEIVE INSTRUCTIONS FROM THE OWNER.
- THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL PROVIDE A COPY OF INSURANCE TO THE OWNER PRIOR TO THE COMMENCEMENT OF THE WORK.
- THE CONTRACTOR SHALL MAINTAIN ALL WORK PERFORMED UNDER THIS AGREEMENT FOR A PERIOD OF ONE YEAR FOLLOWING SUBSTANTIAL COMPLETION OF ALL WORK AND SHALL ALL DEFECTS OF WORKMANSHIP OR MATERIAL DEFECTS BE REPAIRED OR REPLACED WITHIN A PERIOD OF 90 DAYS AFTER NOTICE OF SUCH DEFECTS IS GIVEN.



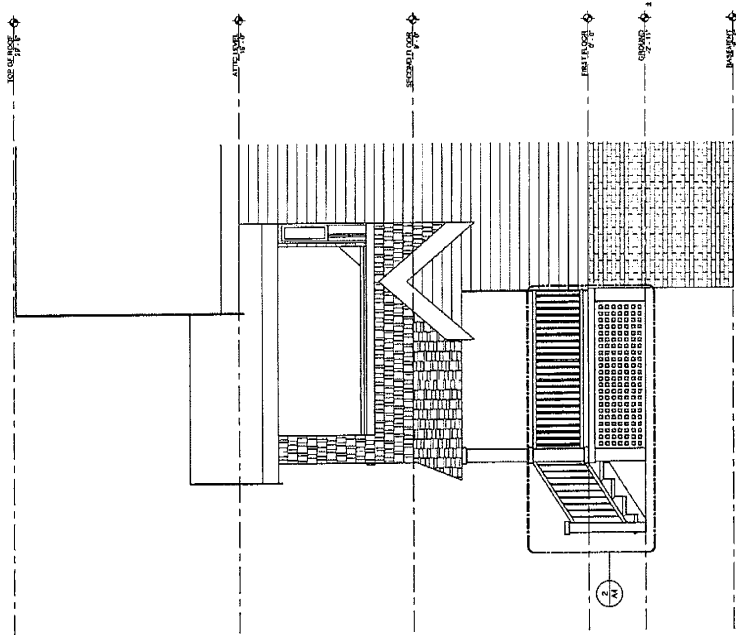
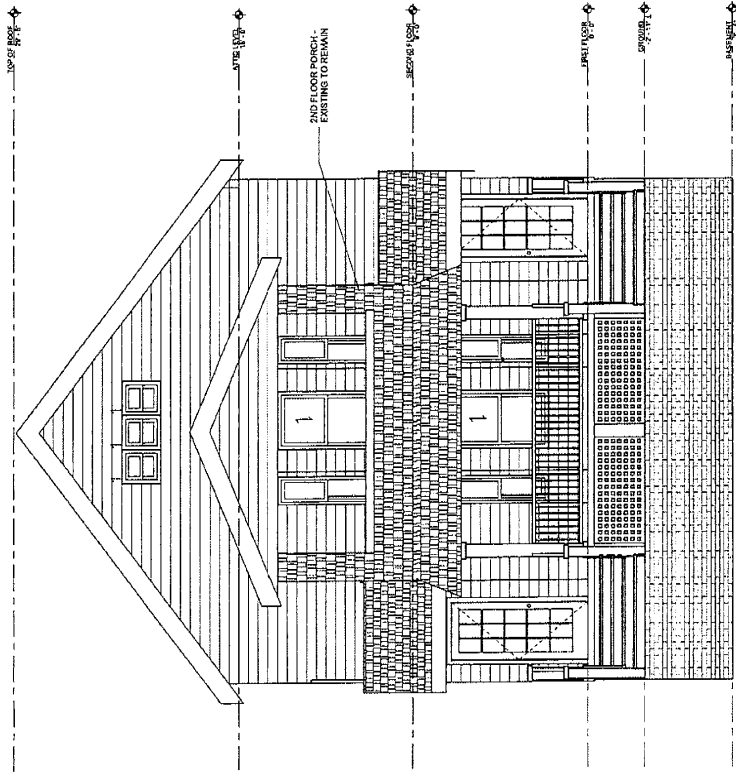
City of Lakewood
APPROVED*
Case #: RB20-000375
***See Certificate of Plan Approval**
Christopher Baimele
08/05/2020



COVER SHEET

JULY 13, 2020

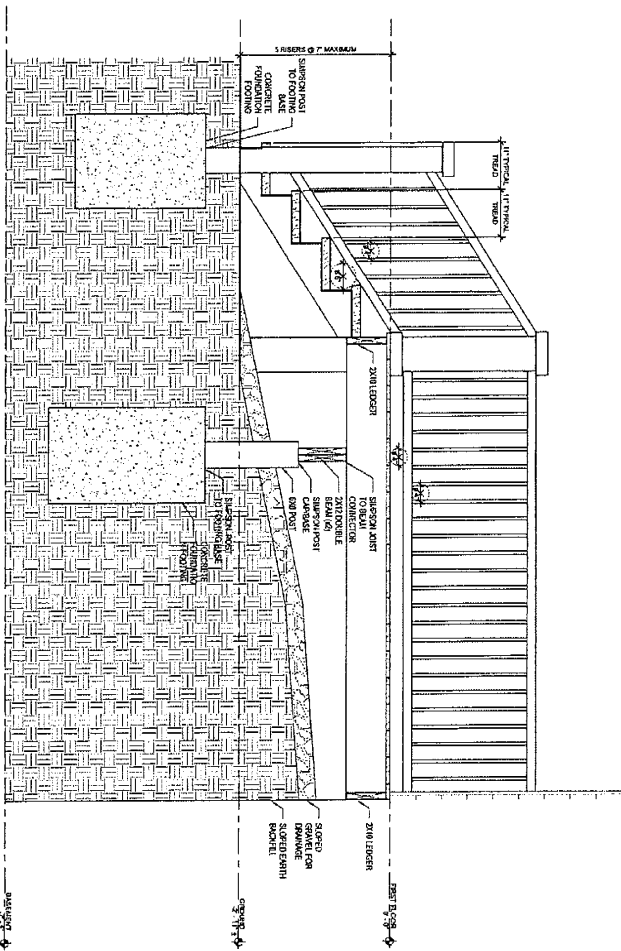
2253-2255 Warren Road Porch Renovation
TYLER LOMBARDO
Page A1



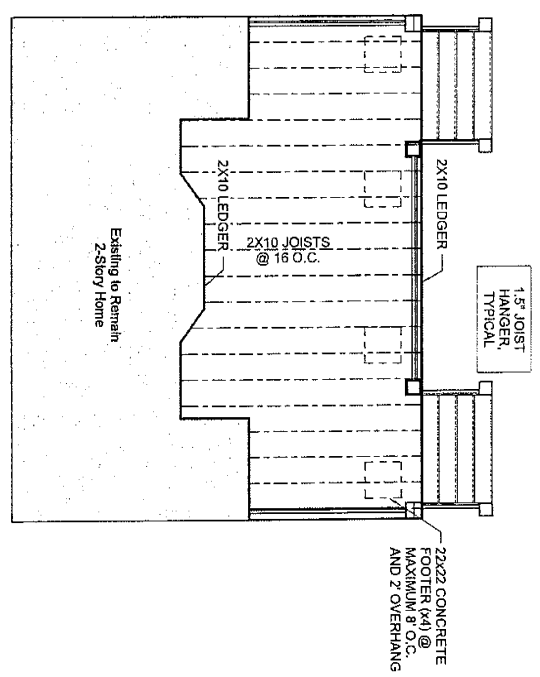
ELEVATIONS - SOUTH & WEST
 2253-2255 Warren Road Porch Renovation
 TYLER LOMBARDO
 Page A3

JULY 13, 2020
 Scale: 3/8" = 1'-0"

2 PORCH DETAIL
SCALE: 1/4" = 1'-0"

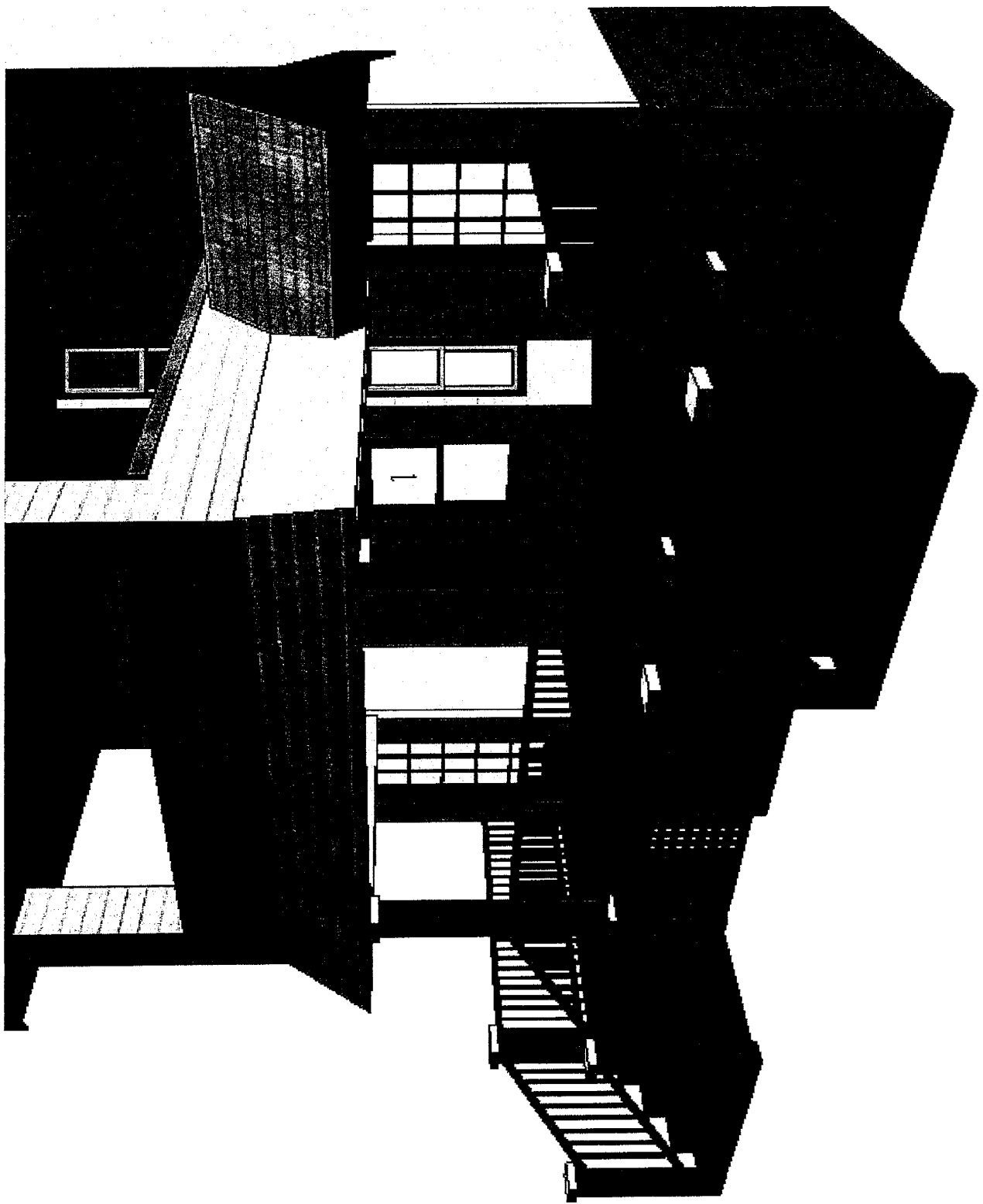


1 1ST FLOOR PORCH FRAMING PLAN
SCALE: 3/8" = 1'-0"




JULY 13, 2020
Scale: As indicated

2253-2255 Warren Road Porch Renovation
TYLER LOMBARDO
Page A4
DETAILS





Decking Naturale(Hollow) Technical Sheet

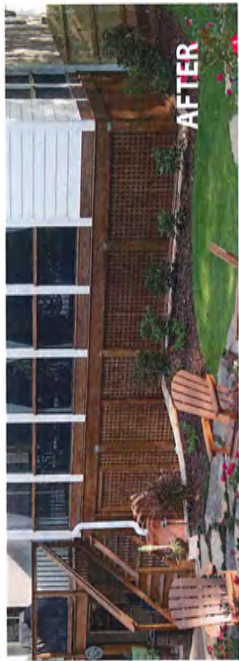
Model	Photo	Dimension
UH02		138 x 22.5 mm (5.5 x 0.9 in)

NO.	Property	Test Method	Test results	Remark
1	Abrasion resistance	ASTM D4060-10	33mg(1000cycles)	
2	Brinell hardness	EN15534	8.2N/mm ²	
3	Boiling test	EN15534	Water absorption in weigh: 1.10%	
4	Bond Strength	EN319	Average Bond Strength>2.3MPa No obvious abruption and damage after test	
5	Coefficient Linear Thermal Expansion	ASTM D696	38.9×10 ⁻⁶ mm/mm °C	
		EN15534	32.2×10 ⁻⁶ K ⁻¹	
6	Creep behaviour	EN15534	△ S:4.70mm, △ Sr:2.81mm	Span:350mm
7	Content of pentachlorophenol	CE (EN14041(2004))	2.99ppm	
8	Creep Recovery	ASTM D7032	Creep Recovery after 24h: 93%	
9	Degree of chalking	EN15534	Rating 0, no chalking.	
10	Fire Resistance	ASTM E84	Flame Spread Index(FSI): 85 Smoke Developed Index(SDI): 300	
11	Falling mass impact resistance	EN15534	Max Crack length(mm): No crack. Max Residual Indentation(mm): 0.14	
12	Formaldehyde Content	EN717-1	Non Dectectable	
		ASTM D6007-14	Non Dectectable	

NO.	Property	Test Method	Test results	Remark
13	Flexural properties	EN15534	Bending Strength: 26.2Mpa, Modulus of elasticity: 3.10Gpa, Maximum load: 4537N, Deflection at 500N: 0.88mm	Span:350mm
		ASTM D6109	MOR:24.8MPa, MOE:3495MPa	Span:368mm
14	Heavy Metal Content	EPA3051	Sb:ND, As:ND, Se:ND, Sn:ND	
15	Heat reversion	EN15534 EN479	Test temperature: 100°C :0.17%	
16	Heat build-up	EN15534	$\Delta T = -2.7^\circ\text{C}$	
17	Impact Resistance	ASTM D4226	MFE>396J	
18	Lead Content Test	EUNo.628/2015	Non Detectable	
19	Mould resistance	ASTM G21	Rating 0	
20	Moisture Content	EN15534 EN322	0.83%	
21	Moisture resistance under cyclic test conditions	EN15534	Original MOR: 27.4Mpa After exposure, MOR: 24.8Mpa, Decrease: 9.6%.	
22	Neutral salt spray test	ASTM B117-2011	After 200 hours tests, there was no visible change appeared on the surface: Front surface: $\Delta E^* = 1.22$, Grey Scale:4-5 Back surface: $\Delta E^* = 1.06$, Grey Scale:4-5	
		EN15534 ISO9227	$\Delta E^* = 1.42$, Grey Sale=4 (Exposure 96h)	
23	Pb, Cd, Hg, Cr ⁶⁺	RoHs-IEC62321	Pb:ND, Cd:ND, Hg:ND, Cr ⁶⁺ :ND	
24	Resistance to scratch test	ISO4586-2	Rate 2	
25	Resistance to indentation	EN15534	Apply 2000N load Brinell hardness: 72Mpa, Rate of elastic recovery: 65%	
26	Resistance to artificial weathering	EN15534 ISO4892-2	After 2000h exposure $\Delta E^* = 1.09$, Grey Sale=4-5	
27	Rockwell Hardness	ASTM D785	78.7R	

NO.	Property	Test Method	Test results	Remark
28	Slip Resistance	AS/NZS 4586	1. Wet Pendulum Testing: Longitudinal:30; Horizontal:42 2. Oil Ramp Testing: Longitudinal:Rating:R11; Horizontal:Rating:R11	
		CENTS12633(2014) CENTS16165(2012)	Pendulum Testing: Dry condition: PTV46 Wet condition: PTV34	
		EN15534-1, EN15534-4	Pendulum test:Longitudinal:44; Horizontal:56 Indination plan test:Angle:25.0°, Rating:Class C	
		DIN51130	Oil-wet ramp test: Angle:19.7° Rating:R11	
		DIN51097	Wet-load ramp test: Front View:Angle:31.2° Rating:C Back View:Angle:29.0° Rating:C	
		EN15534 CEN/TS15676	Pendulum test:Longitudinal:59; Horizontal:69 Indination plan test:Angle:38.2°, Rating:Class C	
29	Swelling and water absorption (24hours immersion)	EN15534	① Swelling: 0.06% in thickness, 0.03% in width, 0.03% in length. ② Water absorption: 0.49%	
30	Swelling and water absorption (28days immersion)	EN15534	① Swelling: 0.78% in thickness, 0.07% in width, 0.12% in length. ② Water absorption: 1.66%	
31	SRI Testing	ASTM C1549 ASTM C1371 ASTM E1980	19	
32	Surface Bond quality	EN319	>2.08MPa	
33	Thermal Resistance	ASTM C518-2010	Thermal conductivity: 0.1589W/(m·k) Thermal resistance: 0.0830(m ² ·K)/W	
34	Thermal conductivity	CE (EN14041(2004))	0.19738W/m·K	
35	UV Weathering test	ASTM G154	After 3000 hours test, Grey Scale3, Δ E*=3.56	
36	Uplift Resistance	ICC-ES AC174 ASTM E330	Average ultimate load ≥427psf	
37	VOC&TVOC	ASTM D5116-11	Non Dectectable	
38	Water absorption	ASTM D1037-12B(24h)	Water absorption(24h): 0.2%	







DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107 • 216/529-6270 • FAX 216/529-5930
Website: www.onelakewood.com

JOSEPH A. MEYERS
BUILDING COMMISSIONER
216/529-6293

CHRISTOPHER S. PARMELEE
ASSISTANT BUILDING COMMISSIONER
216/529-6295

MARK D. JEWITT
PROPERTY MAINTENANCE SUPERVISOR
216/529-6291

CERTIFICATE OF PLAN APPROVAL

APPLICATION NUMBER: RB20-000375

Property Address 2253 WARREN RD
Parcel Number 31421031
Project Description Replace front porch per plans.
Approval Date August 05, 2020

OWNER

2255 WARREN, LLC
14930 DELAWARE AVE
LAKEWOOD, OH 44107

Conditions of Approval

1. Ledger connections shall be a minimum of 15" o.c. [RCO Table 507.9.1.3(1)]
2. Provide construction detail, or manufacturers installation requirements for new porch columns. [RCO 106.1.3]
3. Obtain approval from the Lakewood Architectural Board of Review (application attached). As the proposed project alters an exterior elevation visible from the public right-of-way, no building permit shall be issued prior to approval from the board. [LCO 1325.04 & 1325.05] For questions regarding the ABR process please contact David Baas-David.baas@lakewoodoh.net
4. Guardrails are required at walking surfaces that are located more than 30 inches above grade. Guards shall not be less than 36 inches high and shall not allow passage of a 4-inch sphere. [RCO 312.1, 312.2, 312.3]
5. Indicate rise and run for staircase. Risers shall not exceed 8 1/4" and treads must be at least 9" wide. [RCO 311.7.5.2]
6. The variation in height between any risers within a flight of stairs shall not exceed 3/8 inch. [RCO 311.7.5.1]

This approval certifies that submitted construction documents are approved in conformance with Section 105 of the Residential Code of Ohio, subject to the conditions specified above.

Christopher Parmelee
Assistant Building Commissioner

This certificate and one set of approved drawings, manufacturers' installation instructions and product

information shall be kept at the work site and available for use by inspectors.

If work specified in this plan approval is not commenced within twelve (12) months of the approval date it shall expire. One extension shall be granted for an additional twelve-month period if requested by the owner at least ten days in advance of the expiration of the approval.

If substantive changes to the building are contemplated during construction, those changes must be submitted to the residential building official for review and approval prior to those changes being executed.

THIS DOCUMENT IS ONLY TO CERTIFY APPROVAL OF THE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH THE RESIDENTIAL CODE OF OHIO AND IS NOT A PERMIT TO START WORK. PERMITS MUST BE OBTAINED IN CONFORMANCE WITH THE LAKEWOOD CODE OF ORDINANCES BASED UPON THIS PLAN APPROVAL.

Pegatha Aluminum Baluster

Installation Instructions 2015 V1.0



www.pegatha.net

Check all local building codes before you begin!

Step #1 – Measure and Cut Railings

- Measure the distance between your posts and note the length.
- Use your measurement and mark your top and bottom rails.
- Use a miter saw to cut your rails to the determined length.



Step #2 – Determine Baluster Locations

- Lay your top and bottom rail next to each other and mark the center of your rails.
- Mark the baluster locations $4\frac{1}{2}''$ on center along both railings. This will allow for $3\frac{3}{4}''$ spacing between the balusters.
- Apply stain, paint or other finish to the railings and posts.



Step #3 – Install Baluster Connectors

- Locate the previously made marks on your railings and begin installing the Pegatha baluster connectors.
- Be sure not to over tighten your baluster connectors which could cause the screw to become loose over time.
- Double check that your spacing meets local build-



Step #3 – Install Balusters & Rails

- Install your bottom rail between your posts.
- Install each baluster by lightly tapping them into place. (use a block of wood to support the rail while tapping balusters into place).
- Install your top railing onto the balusters. Use pipe clamps if necessary to squeeze the two rails together.



Account: 101-0000-321.30.01

REFERENCE No. BBS20-000095
DOCKET No. 09-86-20
FEE PAID Check \$25.00 js

APPLICATION

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

Project Name NEW RESIDENCE Project Address 17450 SHAW AVE.
Applicant Name ARCHITECTS, C/A. MCGETTRICK, LLC Applicant Address 14551 MADISON AVE
(if different than above)
Applicant Contact (216) 227-0700 ARCHICAM @ AMERITECH.NET

Brief Project Description NEW SINGLE FAMILY RESIDENCE LOCATED AT
SHAW
17450 FLOWER AVENUE

Signature: C. A. McGettrick J. PRES. Date: 8-18-2020

REVIEW REQUESTED (Check all that apply to your project)

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

AUTHORIZATION FOR PROPERTY ACCESS

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

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

Owner Name CITY OF LAKEWOOD, OHIO Property Address 17450 SHAW AVE.

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

Owner / Agent Signature _____ Date: _____

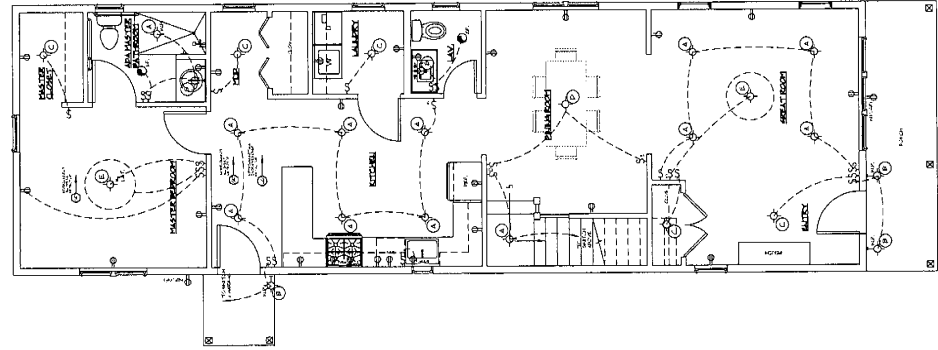
Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

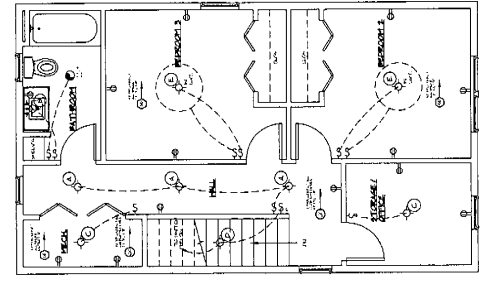
NEW SINGLE FAMILY RESIDENCE
 17450 Shaw Ave., Lakewood, Ohio 44107
ARCHITECTS, C.A. McGETTRICK, LLC
 14531 Madison Ave., Lakewood, Ohio 44107 FAX 216-227-0712

COMPASS/SCALE
 1/8" = 1'-0"
 1/4" = 1'-0"
 3/8" = 1'-0"
 1/2" = 1'-0"
 5/8" = 1'-0"
 3/4" = 1'-0"
 7/8" = 1'-0"
 1" = 1'-0"

REVISIONS
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10

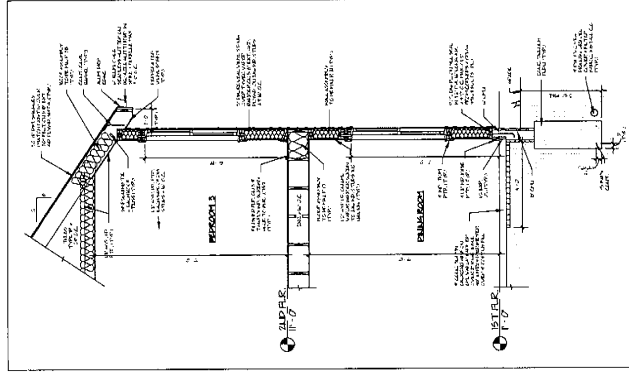


FIRST FLR. POWER/LIGHTING PLAN
 1/4" = 1'-0"

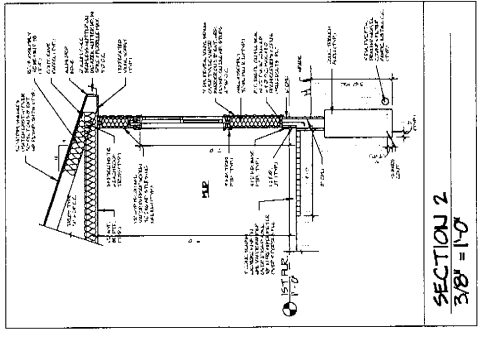


SECOND FLR. POWER/LIGHTING PLAN
 1/4" = 1'-0"

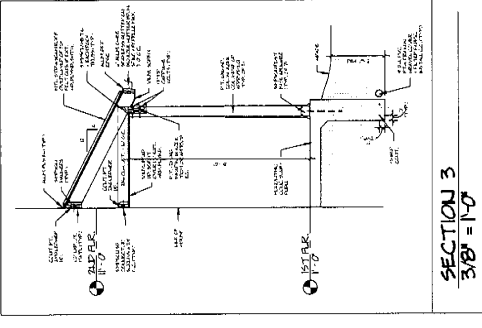
- LIGHT FIXTURE SCHEDULE**
- 1) 4' LED RECESSED CANTILEVER
 - 2) WALL SCALES
 - 3) 6" LED RECESSED LIGHT
 - 4) 6" LED RECESSED LIGHT
 - 5) 6" LED RECESSED LIGHT
 - 6) 6" LED RECESSED LIGHT
 - 7) 6" LED RECESSED LIGHT
 - 8) 6" LED RECESSED LIGHT
 - 9) 6" LED RECESSED LIGHT
 - 10) 6" LED RECESSED LIGHT
- NOTE:** LIGHT FIXTURES TO BE SELECTED BY OWNER.
 *NIP - WATER PROOF FIXTURE.
 †E.P. - EXHAUST FAN.



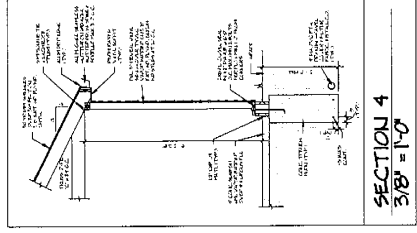
SECTION 1
 3/8" = 1'-0"



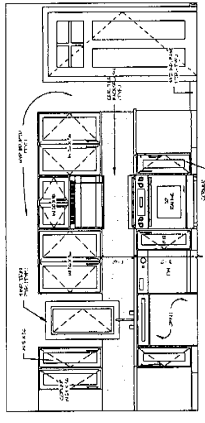
SECTION 2
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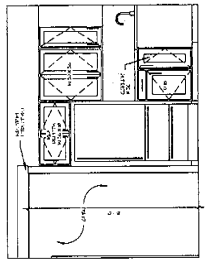
SECTION 3
 3/8" = 1'-0"



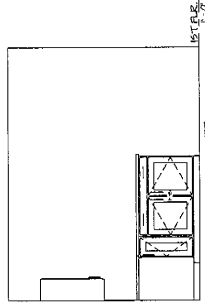
SECTION 4
 3/8" = 1'-0"



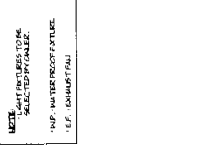
ELE. 1A
 3/8" = 1'-0"



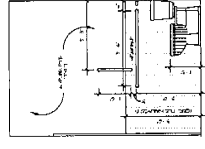
ELE. 1B
 3/8" = 1'-0"



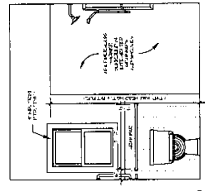
ELE. 1C
 3/8" = 1'-0"



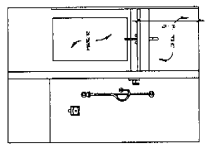
ELE. 1D
 3/8" = 1'-0"



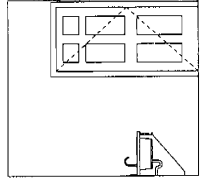
ELE. 2-A
 3/8" = 1'-0"



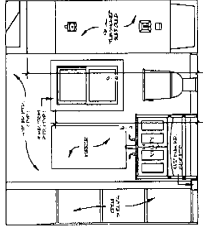
ELE. 2-B
 3/8" = 1'-0"



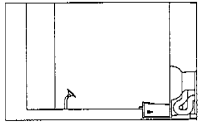
ELE. 2-C
 3/8" = 1'-0"



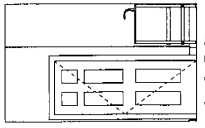
ELE. 2-D
 3/8" = 1'-0"



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



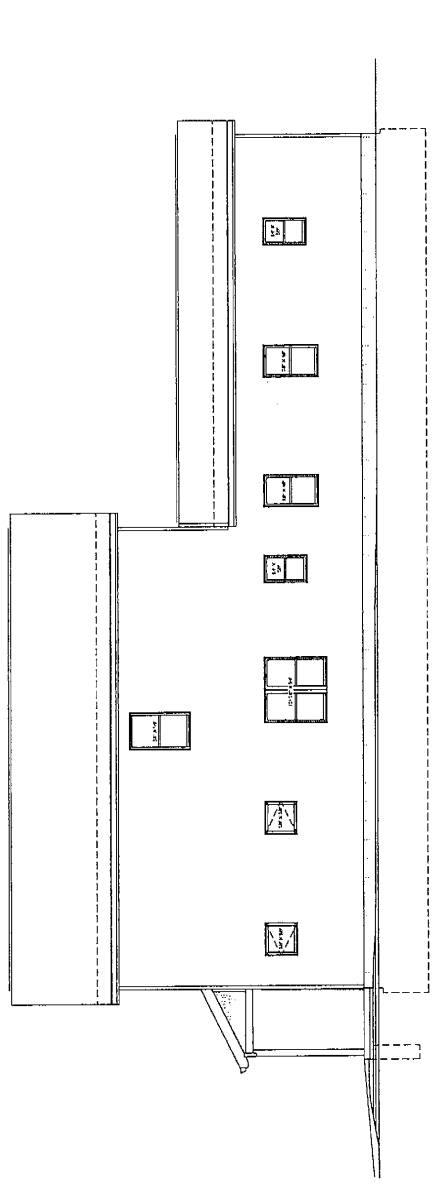
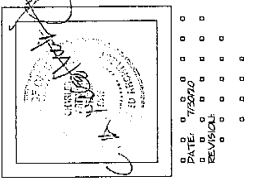
ELE. 3-B
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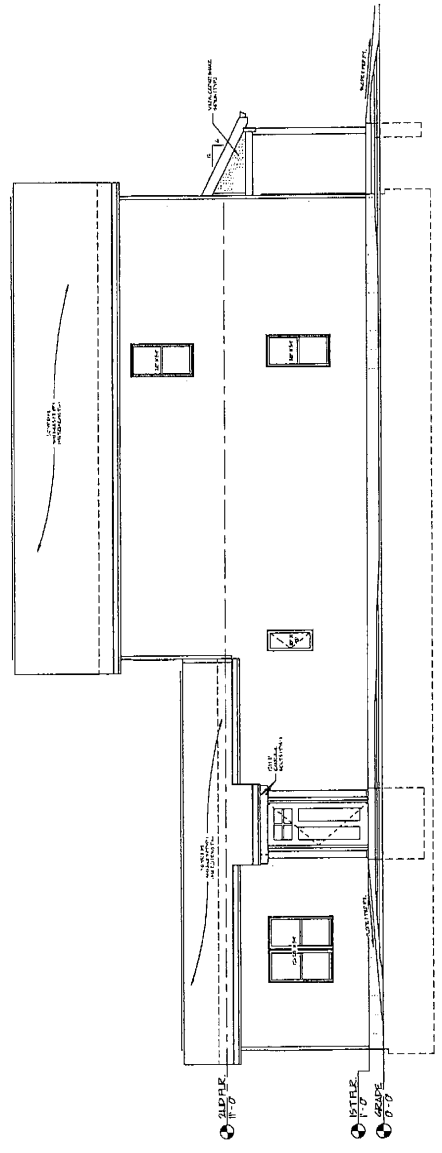
ELE. 3-D
 3/8" = 1'-0"

DATE: 01/15/10
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 PROJECT NO.: 10-001
 SHEET NO.: A-2
 SCALE: AS SHOWN

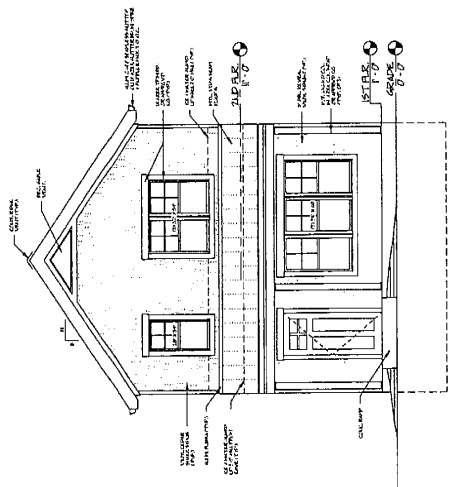
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 14521 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX 216-227-0712



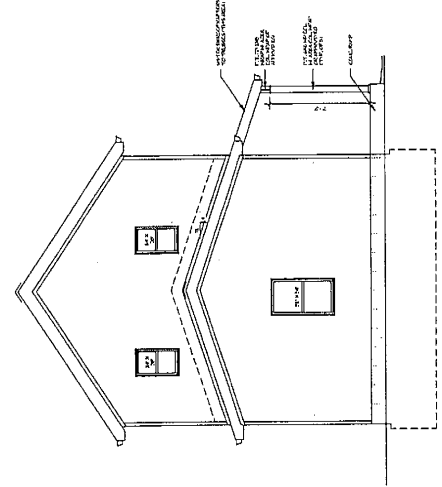
WEST ELEVATION
 1/4" = 1'-0"



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



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



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

[Our Message on Coronavirus/COVID-19\(/notifications/covid19-response\)](#)

[WHERE TO BUY \(/EN-US/WHERE-TO-BUY\)](#)

[GET HELP ON YOUR PROJECT \(/EN-US/GET-HELP?JWCT_GETHELP=UTILITYLINKS\)](#)

[FOR INVESTORS USA](#)

[PRO SIGN IN \(/EN-US/SIGN-IN\)](#)

[\(HTTP://INVESTORS.JELD-WEN.COM/\)](http://investors.jeld-wen.com/)



[SEARCH](#)

Brickmould Vinyl Window: Double-Hung

Model Overview

PROJECT TYPE

New construction and replacement

MAINTENANCE LEVEL

Minimal

WARRANTY

Lifetime Warranty

COLORS & FINISHES

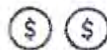
- 2 Interior Colors
- 4 Exterior Colors
- 1 Window Color Technology

FRAME OPTIONS

J-Channel

GLASS

Energy efficient, tinted, textured and protective.



PRICING

Many options will influence the price of your window.
To get an estimate, contact your JELD-WEN dealer.

Wolverine American Legend™ coordinates with Vinyl Carpentry® Decorative Trim and Soffit so you can create and achieve the look you desire. Panels are available in a wide range of coordinating trim colors.

Three Classic Styles:

Double 4" Woodgrain Clapboard

Double 4 1/2" Woodgrain Dutchlap

Double 5" Woodgrain Clapboard

American Legend Features:

- Patented STUDfinder™ is designed for accurate and secure installation
- GripLock™ for secure, snap-fit installation
- 9/16" panel projection
- .042" thickness
- Virtually maintenance free, never needs painting
- Class 1(A) fire rating
- Lifetime limited warranty

PRODUCT OVERVIEW

- [Wolverine American Legend™ Brochure](#)
 - [Siding Selection Brochure](#)
 - [Finishing Touches Brochure](#)
 - [No Place Like Home Brochure](#)
- ([More Info](#))

TECHNICAL SPECS

- [Wolverine American Legend Specifications](#)
 - [3-Part Spec Sheet - PDF](#)
 - [ICC Evaluation Report - ESR1066](#)
 - [SDS - CertainTeed and Vytac Vinyl Siding](#)
- ([More Info](#))

INSTALLATION

- [Vinyl Siding and Polymer Shakes Installation Manual](#)
- ([More Info](#))

WARRANTY

- [Wolverine Lifetime Limited Warranty](#)
- ([More Info](#))

WINDOW COLOR TECHNOLOGY



Finishield™

Our vinyl window and patio doors lines are now available with Finishield™, a new finish that's superior to paint in appearance, quality, and longevity. This new finish technology provides improved durability for the builder and peace of mind for homeowners.

Glass

ENERGY EFFICIENT GLASS

Our optional high-performance Low-E insulating glass lowers energy costs, helps homes stay cooler in the summer and warmer in the winter, reducing the fading of interior furnishings and condensation. It also delivers greater visible light transmittance than tinted glass. Clear glass consists of two panes of glass, sealed with an airspace and the perimeter of the unit is sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates. With Low-E glass, ENERGY STAR® qualified versions of this product are likely available. This means they meet or exceed the minimum energy efficiency criteria for your climate region. For more information, ask your dealer how to order JELD-WEN ENERGY STAR qualified products specific to your area.



J-Channel

For Replacement. Our J-Channel frame is a window with a J shaped channel in the face of the window. The channel may be integrated with the frame or as an accessory add-on to the window. This frame option is typically used in applications where siding is used on the exterior surface of the building.

Energy & Sustainability

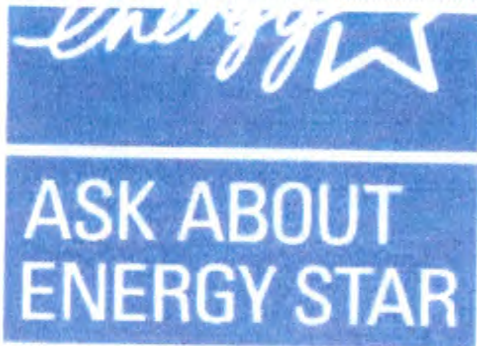
SUSTAINABLE SOLUTIONS



Sustainability at JELD-WEN

At JELD-WEN, sustainability is nothing new. With origins rooted in wood product manufacturing, our legacy has been to make windows, doors and components in a manner consistent with efficient use of what nature provides. In effect, we've always strived to make stiles and sash, not sawdust. To us, minimizing waste has always made good ecological and business sense. Our mission is to develop high performance, high-value products that satisfy our customers' needs, while also caring for our communities by seeking ways to reduce our impact on the environment. We also realize that there is still work to be done. Sustainability is a journey, and our on-going efforts will remain directed toward continual improvement of our products, processes and culture. We do this not because it's popular. We do it because it's the right thing to do.





ENERGY STAR® Qualified Options

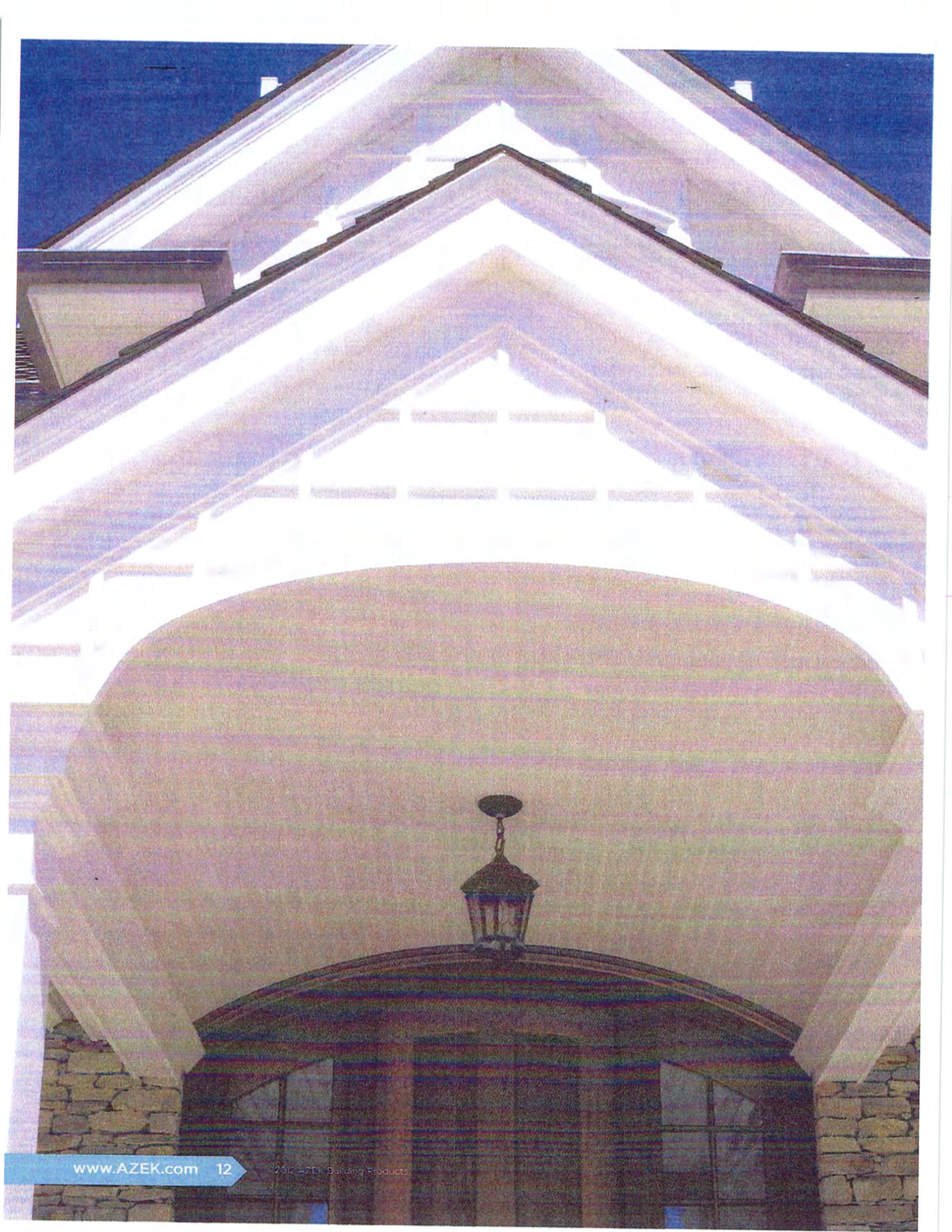
We are committed to offering products for improved energy efficiency in your home. This product has ENERGY STAR qualified options to save energy and meet current requirements. As proof of our commitment, JELD-WEN has received the 2010 ENERGY STAR Partner of the Year award. The award signifies outstanding contributions to protecting the environment through energy efficiency and is presented to only a handful of 17,000 organizations that participate in the program each year. Our company-wide commitment to energy conservation excellence is part of our continued commitment to bringing reliability to your home and life. For more information, ask your dealer about JELD-WEN ENERGY STAR products.

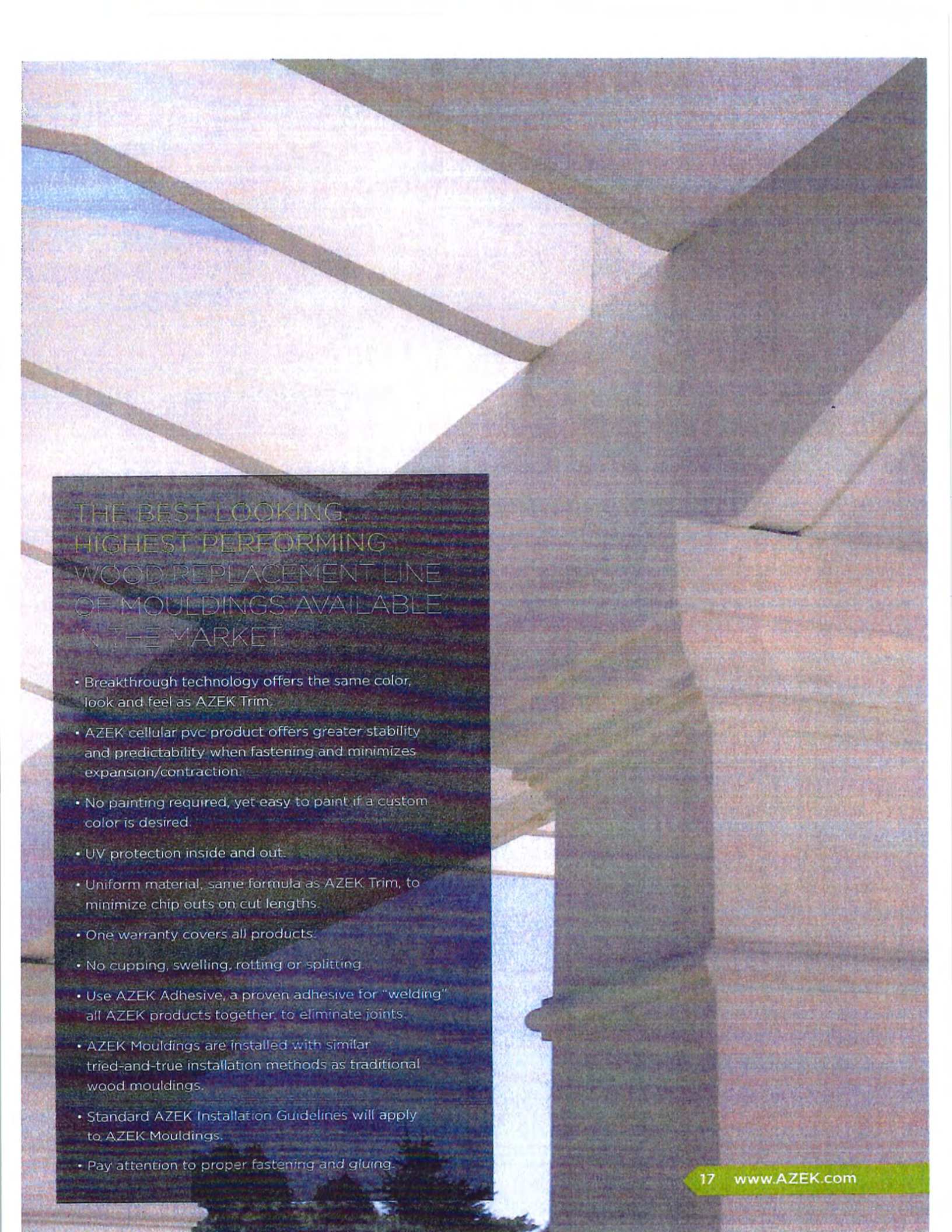


Home Innovation

NGBS GREEN CERTIFIED
NGBS Green Certified

FSC®-certified ENERGY STAR® wood windows and patio doors with AuraLast® wood manufactured by JELD-WEN have been approved for points toward National Green Building Certification to the ICC 700-2008 National Green Building Standard for residential construction.





THE BEST LOOKING,
HIGHEST PERFORMING
WOOD REPLACEMENT LINE
OF MOULDINGS AVAILABLE
IN THE MARKET.

- Breakthrough technology offers the same color, look and feel as AZEK Trim.
- AZEK cellular pvc product offers greater stability and predictability when fastening and minimizes expansion/contraction.
- No painting required, yet easy to paint if a custom color is desired.
- UV protection inside and out.
- Uniform material, same formula as AZEK Trim, to minimize chip outs on cut lengths.
- One warranty covers all products.
- No cupping, swelling, rotting or splitting.
- Use AZEK Adhesive, a proven adhesive for "welding" all AZEK products together, to eliminate joints.
- AZEK Mouldings are installed with similar tried-and-true installation methods as traditional wood mouldings.
- Standard AZEK Installation Guidelines will apply to AZEK Mouldings.
- Pay attention to proper fastening and gluing.

Trim Reinvented

Innovations Transform Traditional Trim



Over the past year, AZEK Building Products has continued to reinvent the trim category with products that speed installations, save time and money, and assist with water management efforts. These new products were developed based on research into what contractors need to make their trim business successful - trim products that save time, money and improve performance.



AZEK Universal Skirt Board being installed

Universal Skirt Board

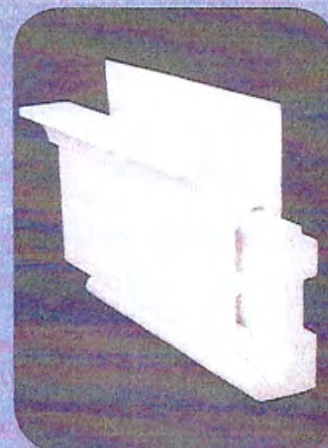
- Provides the perfect transition between siding and trim, as well as assists with water management.
- Two piece USB features reversible trimboard that is routed to accept a proprietary siding interface.
- Works equally well with a variety of siding products including fiber cement, vinyl, cedar shingles or wood.



AZEK Universal Skirt Board Family
10" - NEW for 2012!

Finish Grade Trim

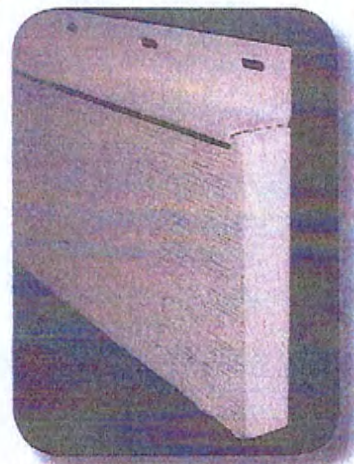
- Two-piece trim system provides smooth, fastener-free trim surface. No more need to fill, paint and sand nail holes.
- Perfect for door/window surrounds, but could be used in nearly any trim application.
- Base plate can be quickly and securely face nailed. Then the cover trim fits neatly over the base trim and includes a nailing flange to eliminate visible fasteners.



AZEK 4" Finish Grade Trim
NEW for 2012!

Integrated Drip Edge

- Designed to assist with water management efforts around window or door surrounds.
- Two piece product includes routed, reversible trimboard which accepts a drip edge designed to help channel water away.



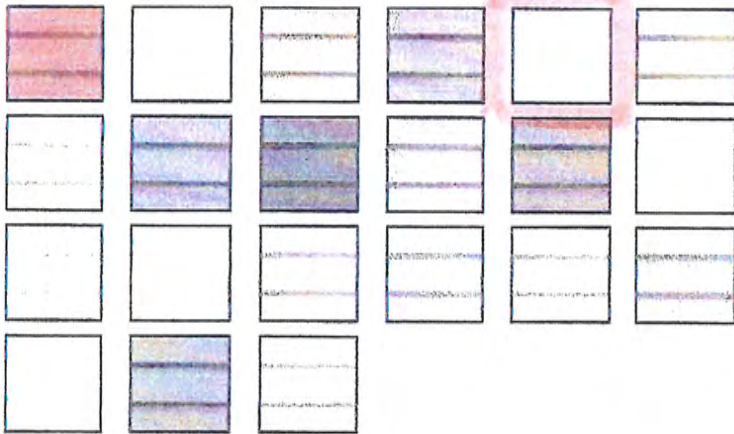
Integrated Drip Edge



COLORS AVAILABLE NEAR ZIP CODE:

ENTER ZIP CODE

**PLEASE ENTER YOUR ZIP CODE TO VIEW COLORS
AVAILABLE IN YOUR AREA**



WOLVERINE AMERICAN LEGEND™

[OVERVIEW](#)

[TECHNICAL INFO](#)

[INSTALLATION](#)

[WARRANTY](#)

[SUSTAINABILITY](#)

[FIND A PRO](#)

Versatile Looks and Performance Over Time

Get Everything You Need



+9 More items

Specifications

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000096

DOCKET No. 09-87-70

FEE PAID _____

APPLICATION

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

Project Name Reno

Project Address 1384 Gladys Ave. Lakewood Oh

Applicant Name Samuel Januszewski

Applicant Address 4202 Ellison Rd South Euclid OH

(if different than above)

Applicant Contact (440) 318 9515

januszewski85 @ icloud.com

Brief Project Description Renovating the front porch and mudroom. 30.5' x9'2".

Signature: Samuel J. Januszewski

Date: 08/25/2020

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 Craig Blatchford

Property Address 1384 Gladys Ave. Lakewood Oh

Owner / Agent Contact (440) 318 9515

januszewski85 @ icloud.com

Owner / Agent Signature Samuel J. Januszewski

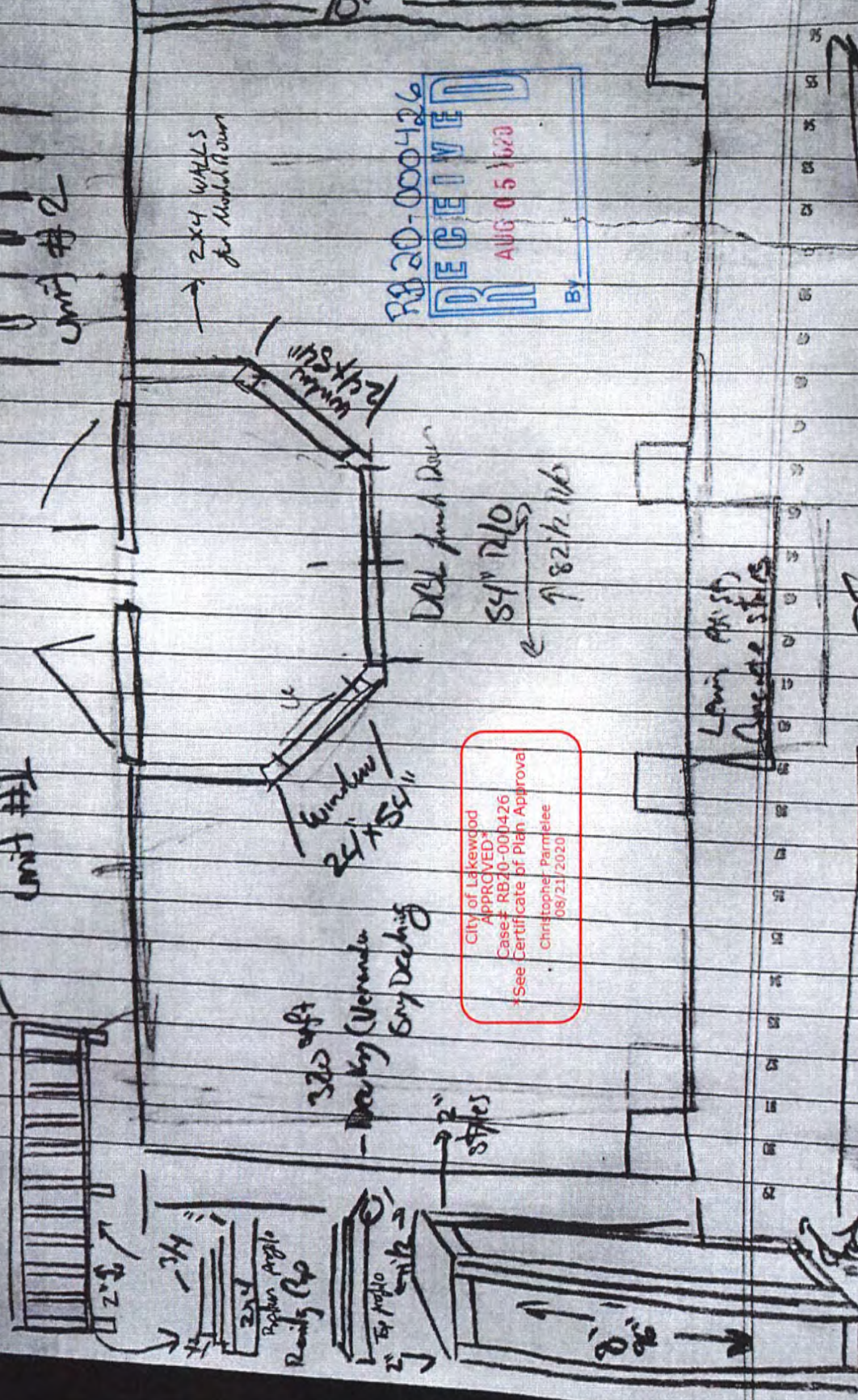
Date: 08/25/2020

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

Ordinance _____ Section _____ Remarks _____

Deck stringer 3/4" PVC Board (10/4") Sheets
Railings: 32 1/2" tall

Unit #1
Unit #2



RECEIVED
AUG 05 2020
BY
PB 20-000426

City of Lakewood
APPROVED*
Case # RB20-000426
*See Certificate of Plan Approval
Christopher Parmelee
08/21/2020

320 sqft
Deck by Veranda
Sry Deching

30'
Low Rail
Concrete Steps

2-10/2

Account: 101-0000-321.30.01

REFERENCE No. BBS 20-000097

DOCKET No. 09-88-20

FEE PAID _____

APPLICATION

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

Project Name GRAHAM COVERED PORCH

Project Address 15710 LAKE AVE

Applicant Name MARCUS GRAHAM

Applicant Address _____
(if different than above)

Applicant Contact (330) 322 - 6578

marcusanthonygraham @ gmail.com

Brief Project Description RE-BUILD OF FRONT PORCH UP TO CODE, YET IN KIND, KEEPING THE HISTORICAL INTEGRITY OF HOME BY USING THE SAME FOOTPRINT, ORIGINAL MATERIALS; INCLUDING SANDSTONE STEPS AND PORCH PILLARS WITH BRICK TO MATCH HOUSE.

Signature: Marcus Graham

Date: 08.25.20

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

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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 MARCUS GRAHAM

Property Address 15710 LAKE AVE

Owner / Agent Contact (330) 322 - 6578

@ SAME AS ABOVE ↑

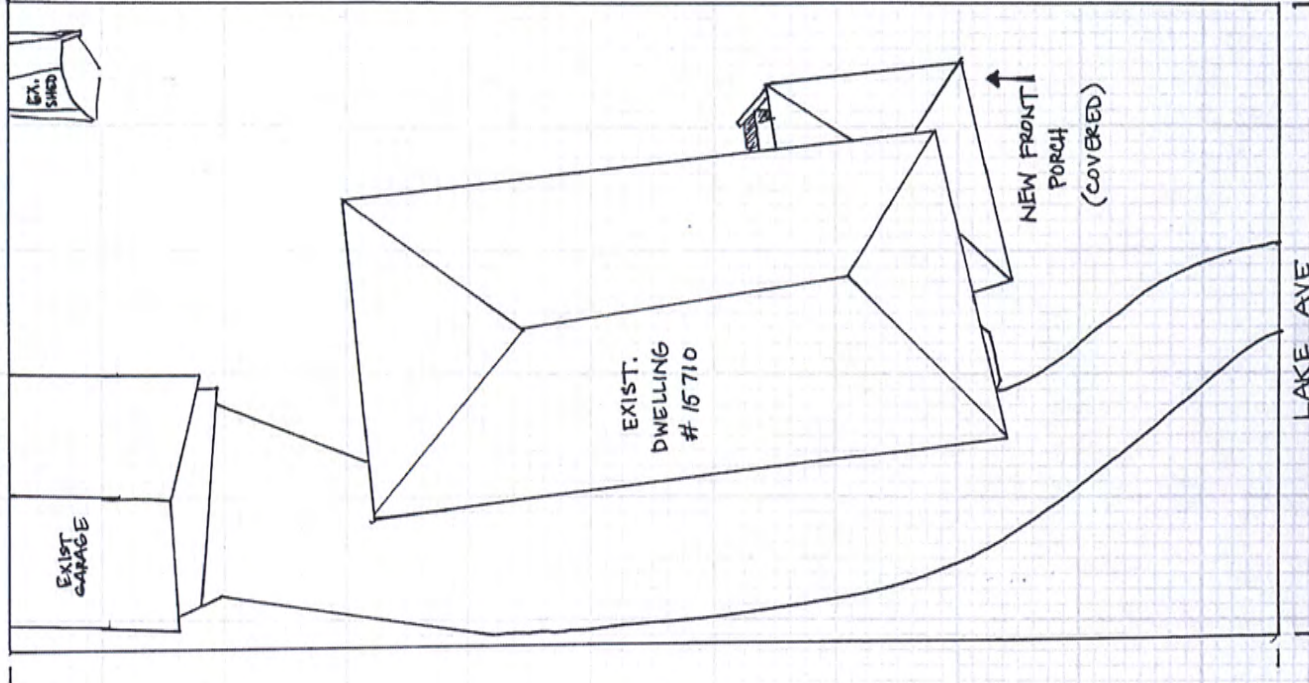
Owner / Agent Signature Marcus Graham

Date: 08.25.20

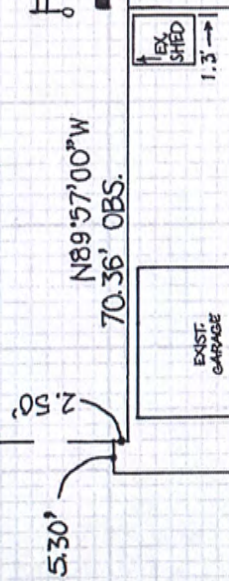
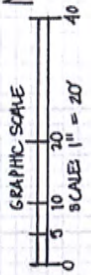
Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

— DRAWINGS BELOW NOT TO SCALE —



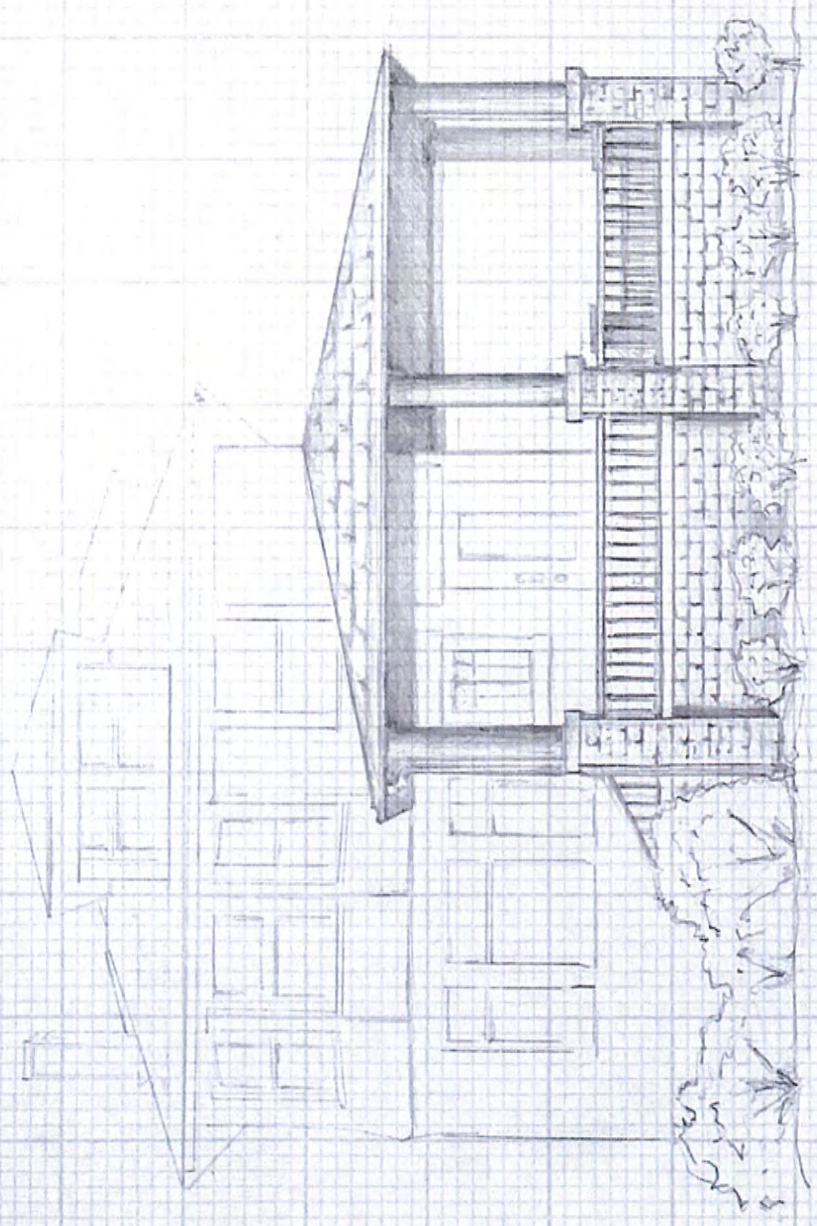
↑ N



168.00' R.&M. N00°03'00"E

PLOT/PLAN LAYOUT	
GRAHAM RESIDENCE	
15710 LAKE AVE.	
LAKEWOOD OH 44107	
ITEM:	NEW FRONT PORCH
DATE:	02.27.20

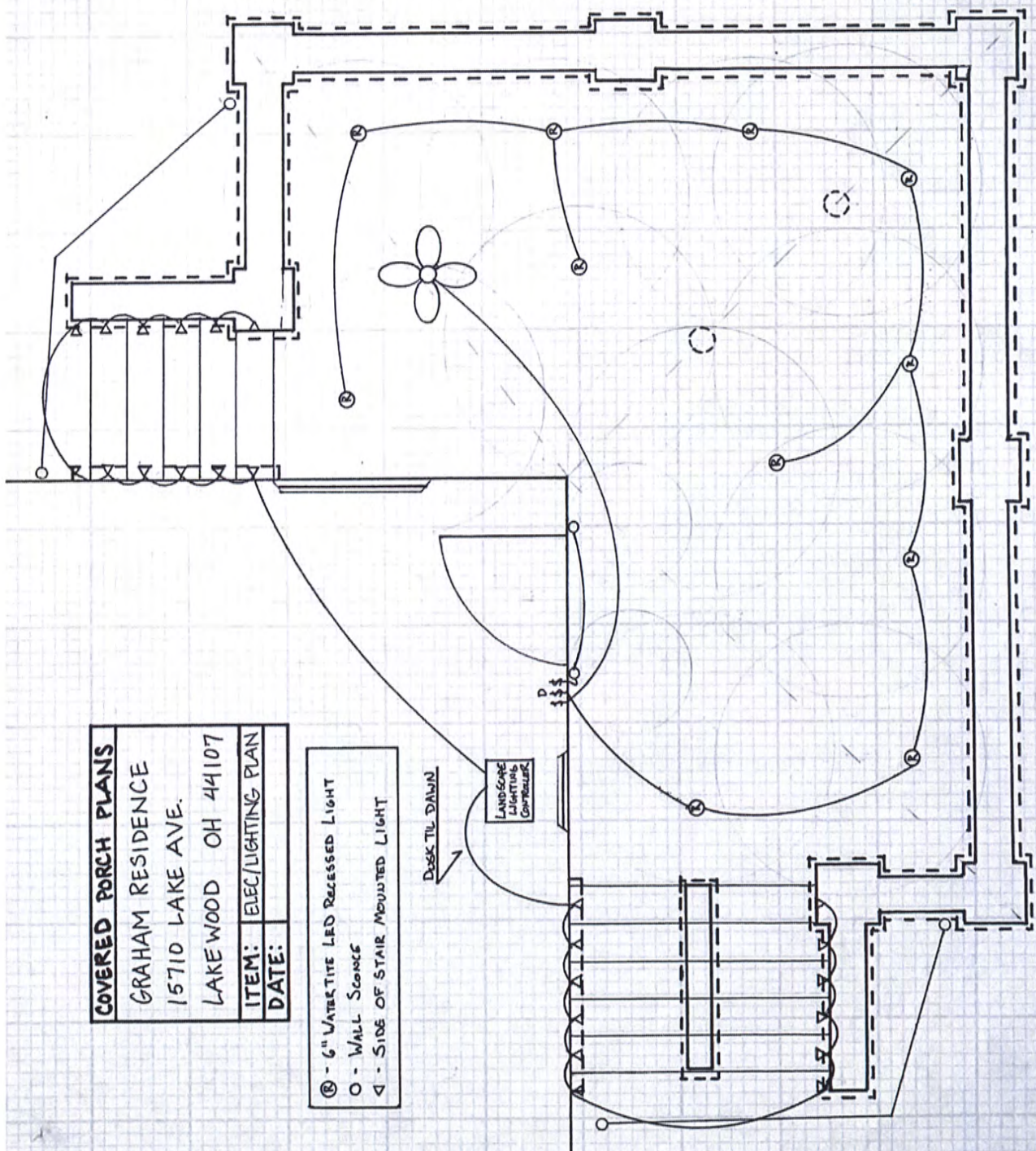
LAKE AVE.



COVERED PORCH PLANS	
GRAHAM RESIDENCE	
15710 LAKE AVE.	
LAKEWOOD OH 44107	
ITEM :	NEW COVERED PORCH
DATE :	02.27.20

COVERED PORCH PLANS
 GRAHAM RESIDENCE
 15710 LAKE AVE.
 LAKEWOOD OH 44107
 ITEM: ELEC/LIGHTING PLAN
 DATE:

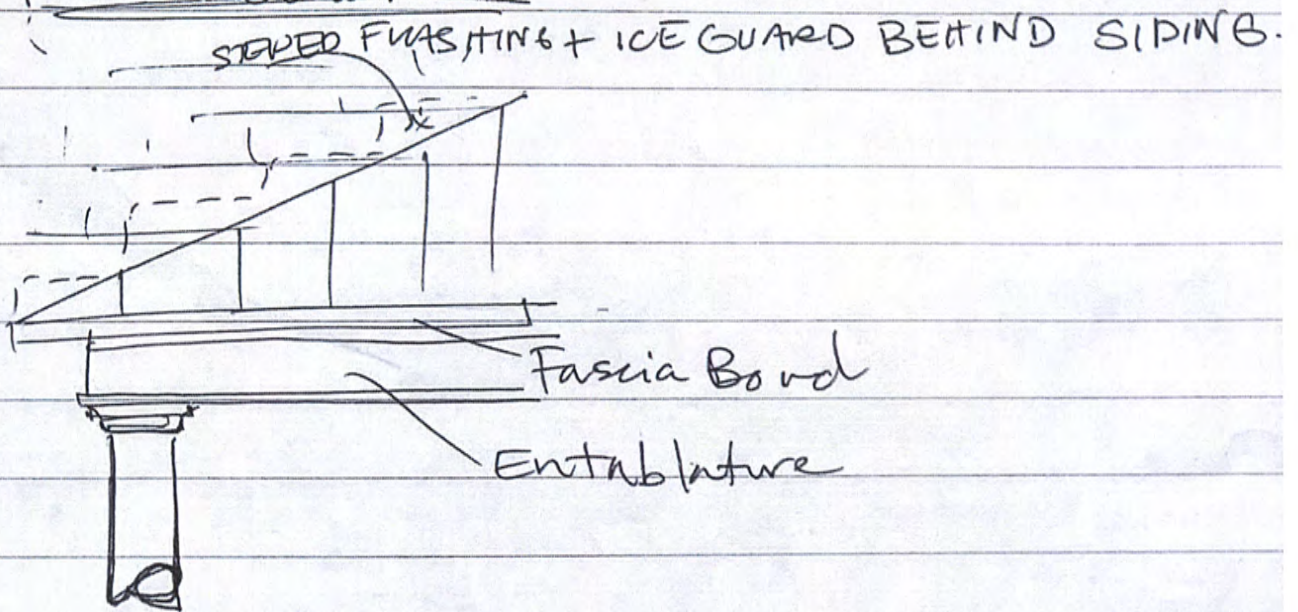
- ⊗ - 6" WATER TITE LED RECESSED LIGHT
- - WALL SCONCE
- ◁ - SIDE OF STAIR MOUNTED LIGHT



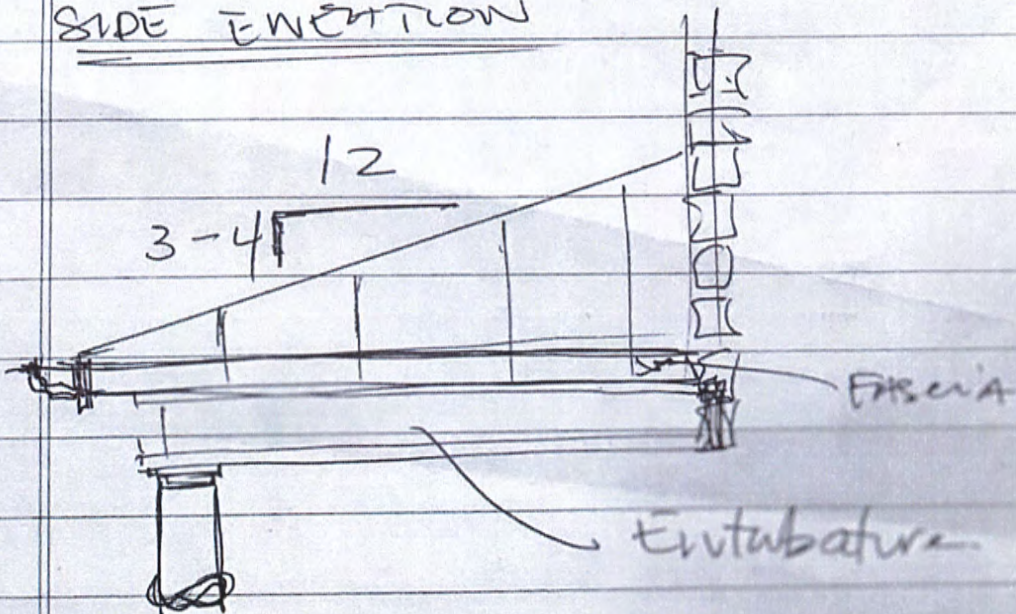
* Entablature Box (Soffit) Beam.


* Pitch of 3:12 - or - 4:12 MAX
Hipped Roof w/

Front Elevation

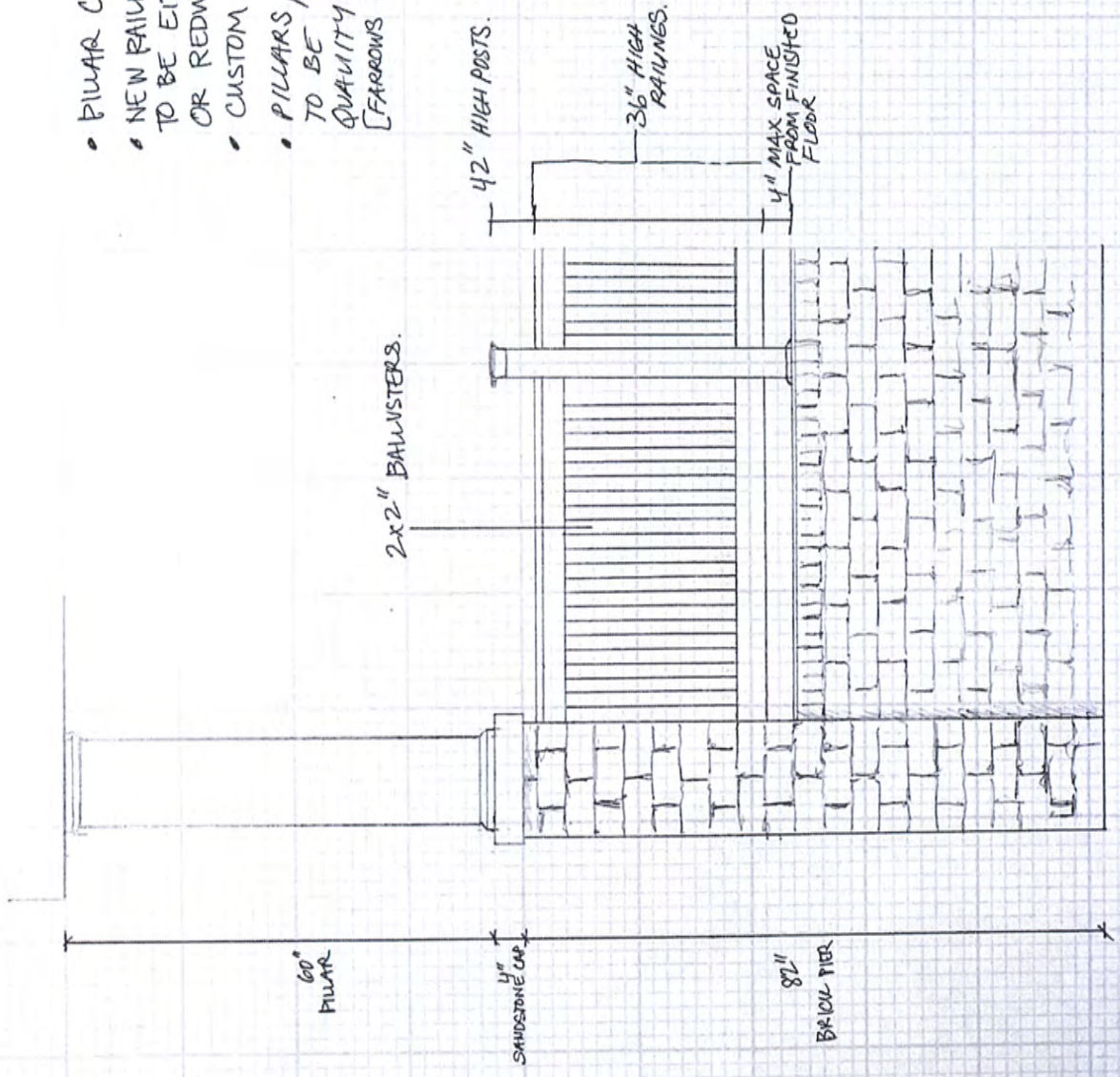


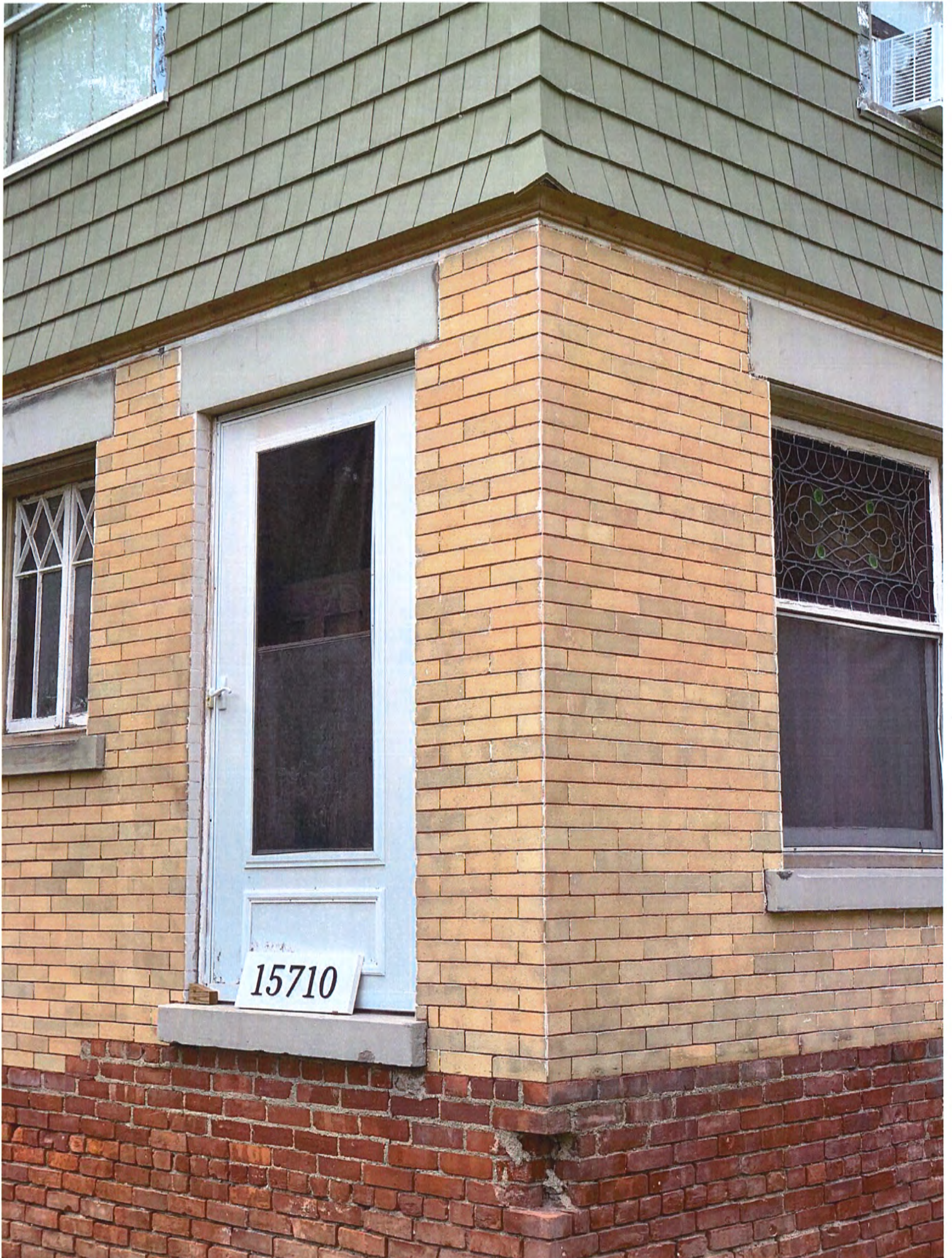
SIDE ELEVATION



COVERED PORCH PLANS	
GRAHAM RESIDENCE	
15710 LAKE AVE	
LAKEWOOD OH 44107	
ITEM:	PILLARS/RAILINGS
DATE:	
SCALE:	 - 3/4" = 1'

- PILLAR COLUMNS = ORIGINAL
- NEW RAILINGS AND SPINDLES TO BE EITHER CEDAR OR REDWOOD
- CUSTOM BUILT IF NEED BE
- PILLARS, POSTS & BAWLSTERS TO BE WITH HIGH QUALITY FARROW & BALL [FARROW'S CREAM NO. 67]





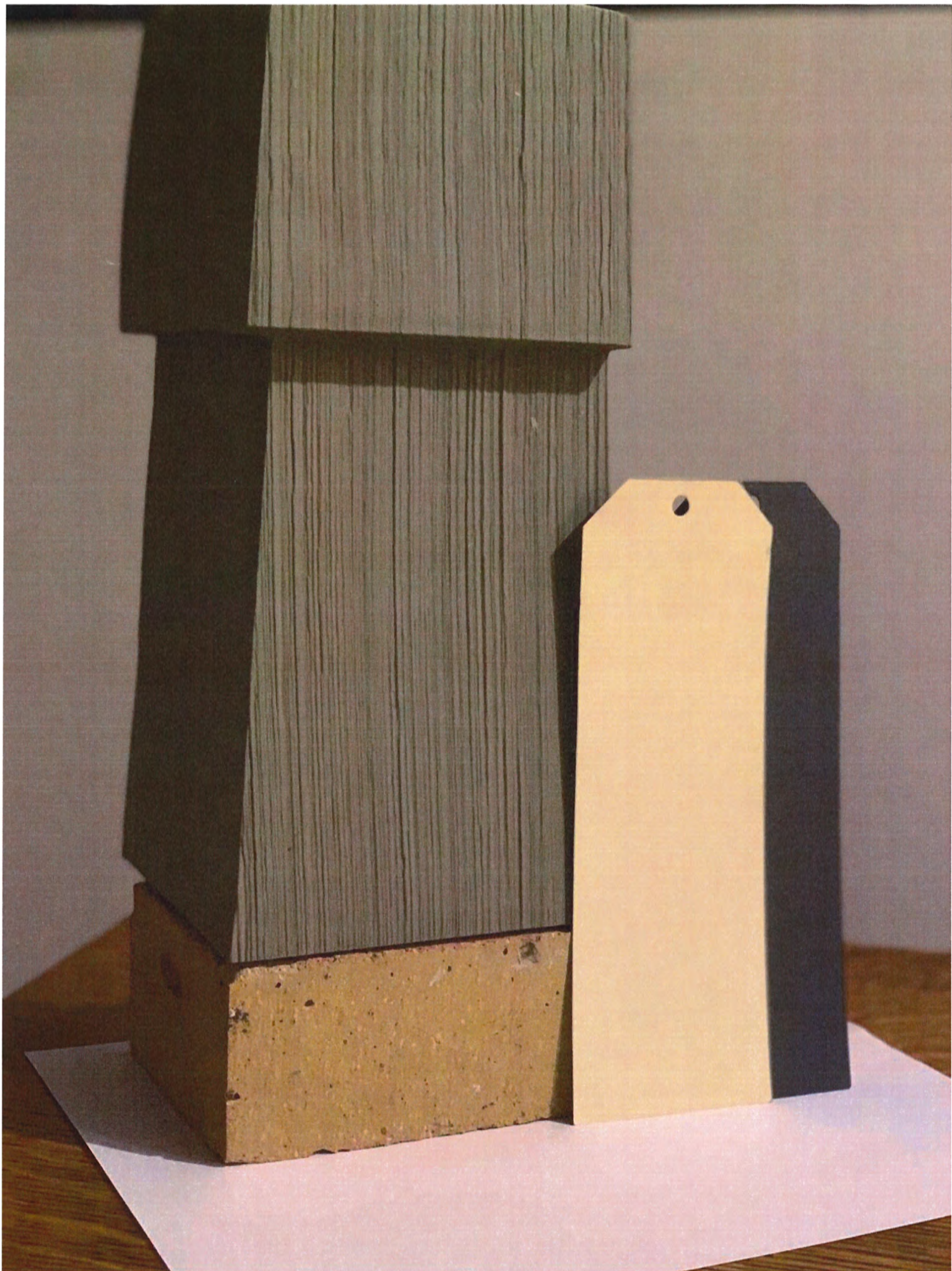
15710











Account: 101-0000-321.30.01



REFERENCE No. BBS20-000109
DOCKET No. 09-102-20
FEE PAID \$2500.00 cc

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

Project Name Brian & Linda Vinicky

Project Address 16908 Fisher Road

Applicant Name ROBERT ROUND

Applicant Address 1690 E. Waterloo Road
(if different than above) AKRON, OH 44306

Applicant Contact (330) 352-7695

arooms @ att.net

Brief Project Description Install Approx. 10'x11' shingled roof & dormer to

cover remainder of front porch. Install sliding windows w/ screens
& full view swing door (entry door)

Signature: [Signature]

Date: 8/19/20

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 1325 for regulations

Sign Review Board (Review Fee: \$25)

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

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

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

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

AUTHORIZATION FOR PROPERTY ACCESS

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

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

Owner Name Brian & Linda Vinicky

Property Address 16908 Fisher Road

Owner / Agent Contact (330) 352-7695

arooms @ att.net

Owner / Agent Signature [Signature]

Date: 8/19/20

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

Ordinance _____ Section _____ Remarks _____

Architectural Board of Review (ABR) application

From: David Baas (david.baas@lakewoodoh.net)

To: arooms@att.net

Date: Tuesday, August 4, 2020, 09:19 AM EDT

As discussed on the phone – attached is the application for the City's Architectural Board of Review with a fillable credit card form for the review fee.

Submissions need to contain:

-Completed Application

-Site Plan with dimensions

-Front/Side Elevations with dimensions

-Cut Sheets/Photo Examples of intended materials (siding, roofing, windows, doors, railing, etc.) used in the project

Any questions – please let me know.

Thank you –

Sincerely,

Dave

Dave Baas

City Planner

LtCol, USMC (Retired)

EcoDistricts AP

City of Lakewood

12650 Detroit Avenue

Lakewood, Ohio 44107

(216) 529-6637 (work)

(216) 372-8996 (cell)

david.baas@lakewoodoh.net



2020_ABR Application Fillable (updated).pdf



DIVISION OF HOUSING AND BUILDING
 12650 DETROIT AVENUE LAKEWOOD, OHIO 44107
 PHONE (216) 529-6270 FAX (216) 529-5930
 Website: www.onelakewood.com

Application for Residential Plan Approval

For projects subject to the provisions of the Residential Code of Ohio, including detached one-, two-, and three-family dwellings and structures accessory to those dwellings except as indicated by RCO section 101.2, Scope.

Project Building Location

*Street Address 16908 FISHER RD
 *Owner Occupied? Y N
 *Owner Name Brian & Linda Vinicky
 *Owner Phone Number 216-392-5217

Project Information: RCO 107.2

(Check one that best describes the project)

Basic Project Types:

- New Home Alteration
 Demolition of Principle Structure Addition

Miscellaneous Project Types:

- Garage Rear Deck Front Porch
 Siding Cabinets Fixture Replacement
 Paving >100sf Shed >120sf Fence
 Swimming Pool Waterproofing Water Controlling

Equipment Installation or Replacement:

- Water Heater Furnace or A/C Boiler
 Electrical Panel Solar Power Solar Heating

Project Extents:

(Include total area and total cost including sub-trades)

*Total Project Area (SF) 176
 *Valuation (Project Cost): 14,800.00

*Project Description:

(Include project name, location, scope of work, etc.)

16908 FISHER RD 44107
Install approx 10' x 11' roof
shingled & dormer to cover
the remainder of front porch
Install all sliding windows,
low E insulated glass w/ full
SCREENS & full view swing door

Construction Documents:

*No. of Sets: 2 *Date on Plans: _____

Applicant Information: RCO 107.2

(Owner or designated representative)

*Name ROBERT W. Round
 *Business Name American Patio Rooms
 *Street Address 1690 East Wakeeta Rd
 *City, State, Zip AKRON, OH 44306
 *Phone Number 330-733-7561
 *Email Address arooms@att.net

Registered Design Professional

(Person primarily responsible for preparation of documents)

- Architect Engineer Certified Fire Protection System Designer N/A

Name _____
 Firm or Business _____
 Certificate/ Registration # _____
 Street Address _____
 City, State, Zip _____
 Contact Person _____
 Phone Number _____
 Email Address _____

Certification: RCO 107.2

(Owner or designated representative)

I certify that I am the building Owner Owner's Authorized Agent. All information contained in this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the address shown above. I consent to these plans being reviewed in the order of plans examination determined by the building official.

*Signature [Signature]
 *Print Name ROBERT W. Round
 *Date of Application 8/19/2007

Building Department Use

(To be completed by Building Department staff)

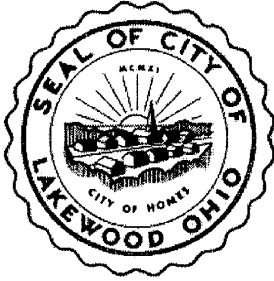
Case Number _____
 Date Received _____ Received By _____

Other Approvals Required: prior to permit issuance (check all that apply)

- Dye Test: Y N N/A
 Engineering: Y N N/A
 Planning / Zoning: Y N N/A

Plan Review Fees: (check all that apply)

- Outsided Plans Examiner Stormwater Review



Case #:

City of Lakewood Division of Housing and Building
12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930
Building.permits@lakewoodoh.net

Building Permit Application

PROJECT ADDRESS: 16908 FISHER Rd Suite/Unit #

or PERMANENT PARCEL NUMBER: 31304052

PROPERTY CLASSIFICATION: 1, 2 or 3 Family Commercial (includes multifamily and condominiums)

USE DESCRIPTION: (1-Family, Retail, Restaurant, etc.) Change of Use?

PERMIT TYPE: Building *Plumbing *Mechanical *Electrical *(complete reverse side)

RELATED CASES: Correction Notice Plan Review A.B.R. Approval Case Number:

SCOPE OF PERMIT (Check all that apply):

- New Primary Structure Addition Alteration Repair Equip. Replacement Commercial Sign
 Tent or Temporary Rear Deck Shed Pool Water Controlling Waterproofing
 Commercial Hood Fire Suppression Fire Alarm HVAC Refrigeration
 Demolition Paving Storm Sewer Other (Please specify): Enclose Front Porch

*VALUATION: (cost of the work) \$ 14,800.00 PROJECT SIZE: (in square feet) 176

DESCRIPTION OF WORK: (Include scope, dimension, location) DRAIN NO DRAIN

Install Approx. 10' x 11' Roof Shingled & Dormer to cover the remainder of front porch. Install all sliding windows, low E insulated glass w/ full screens. Install full view in-swing door w/ threshold

PROPERTY OWNER NAME: Brian & Linda Vinicky Phone: 216-392-5217

Business Name (if applicable) Email:

Mailing Address: 16908 FISHER Rd City: Lakewood State: OH Zip: 44107

CONTRACTOR NAME: American Patio Rooms Phone: 330-733-7561

License/Reg. No.: CR20-000292 Email: arrooms@att.net

Mailing Address: 1690 East Waterloo Rd City: Akron State: OH Zip: 44306

ARCHITECT/ENGINEER: Phone:

Mailing Address: City: State: Zip:

I hereby certify all information contained in this application is true, accurate and complete to the best of my knowledge. Furthermore, I am the property owner of record; or an authorized representative of the contractor registered with the city of Lakewood listed above and authorized by the property owner to perform the work described. I am primarily responsible for the work described and agree to abide by the applicable provisions of law and building codes adopted by the state of Ohio and the City of Lakewood. All subcontractors working under my direction shall be registered with the City of Lakewood. Perpetuation of fraud or misrepresentation including contractors or property owners obtaining permits on behalf of an unregistered contractor is a violation of LCO §1306.69 and punishable by fines, jail time and revocation of contractor registration.


SIGNATURE OF CONTRACTOR / OWNER


DATE

Anticipated Completion Date: Oct 1



City of Lakewood
Housing and Building Division

FOR OFFICE USE ONLY

APPLICANT MUST COMPLETE ALL APPLICABLE ITEMS BELOW
 OR Permanent Parcel Number:

PROJECT ADDRESS:

State Fee: 1% or 3%

ELECTRICAL PERMIT

Items	Qty	Cost per	Extended cost
Base Fee		\$30.00	\$30.00
Each 120 volt receptacle		3.00	
Each fixture outlet		3.00	
Each outlet or receptacle in excess of 120 volts		12.00	
Motors (each unit): 1/4 HP or less		10.00	
1/3 hp to and including 3/4 HP		15.00	
7/8 HP to and including 5 HP		20.00	
Over 5 HP		25.00	
X-ray machines or equipment		50.00	
Corrections or Alterations		20.00	
Panel, services, related equipment, and disconnects		50.00	
Low voltage smoke and/or fire alarm systems		50.00	
Subcontractor Name:		Total	

PLUMBING PERMIT

Items	Qty	Cost per	Extended cost
Base Fee		\$30.00	\$30.00
Lavatories, sinks, laundry trays, bath tubs, showers, standpipes, combination fixtures, urinals, water closets, floor drains, area drains, yard drains, refrigerator drains, dishwashers, sterilizers, dental chairs, water filters, ejector, sump pumps, garbage grinders, grease interceptor, and each three feet or fraction thereof of gang shower length, per each unit		3.00	
Gas Piping: For each outlet		5.00	
Each indoor sprinkler head		5.00	
Each outdoor sprinkler head		2.00	
Each inside leader		3.00	
Each air admittance valve		10.00	
Hot water storage tanks: Up to and including 150 gallon capacity		5.00	
151 gallon and up to and including 300 gallon capacity		8.00	
301 gallon and more		10.00	
Each drain or sewer per 100 feet of aggregate length or part thereof according to diameter:			
Up to and including 6 inches in diameter		10.00	
8 inch diameter		15.00	
10 inch diameter		20.00	
12 inch diameter		25.00	
Potable water piping per 100 feet of aggregate length or part thereof (excluding service line governed by Water Dept.)		10.00	
Subcontractor Name:		Total	

HVAC PERMIT

Unit	Qty	Make	Model	BTU's/Tons of Cooling	Type of Fuel	New or Replacement
Warm Air Furnace						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Boiler						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Unit Heater						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Heat Pump						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Air Conditioner						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Will the A/C be placed in the side yard? YES or NO If YES, please attach A/C side yard placement worksheet.						
Solar						<input type="checkbox"/> New <input type="checkbox"/> Replacement
Other						<input type="checkbox"/> New <input type="checkbox"/> Replacement

If new whole house A/C, cost is: \$ _____ Increase in heating BTU's: _____ (Add \$40.00 Base Fee)

Subcontractor Name:

Permit Fee: \$



Search

City Lakewood

Search By

Owner

Parcel

Address

31304052 | VINICKY, BRIAN G. | 16908 FI

Search Results

PROPERTY DATA

- General Information
- Transfers
- Values
- Land
- Building Information
- Building Sketch
- Other Improvements
- Permits
- Property Summary Report

TAXES

- Tax Bill
- View/Pay Tax Bill

LEGAL RECORDINGS

- Get a Document List

ACTIVITY

- Informal Reviews
- Board of Revisions Cases



Zoom in and click on a parcel for more information or click the banner to reset the map

Go To Full Map

Disclaimer: Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not intended to, nor does it, constitute an official public record of Cuyahoga County. While much of the data contained herein is compiled from public records, the official records of the public office or agency from which they were compiled remains the official record of any such public office or agency. **By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site. Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.**

WATER DEPARTMENT OFFICIALS SHOULD **NOT** RELY ON THIS SITE TO DETERMINE OWNERSHIP FOR CREATING NEW ACCOUNTS OR CLOSING EXISTING ONES. THE DEED OF RECORD WITH THE COUNTY FISCAL OFFICER, TRANSFER AND RECORDING DEPARTMENT SHOULD BE USED FOR PROOF OF OWNERSHIP. To search for recorded documents, click here.

Property Summary Report

313-04-052
VINICKY, BRIAN G.
16908 FISHER RD
LAKEWOOD, OH. 44107

[Download This Report \(PDF\)](#)

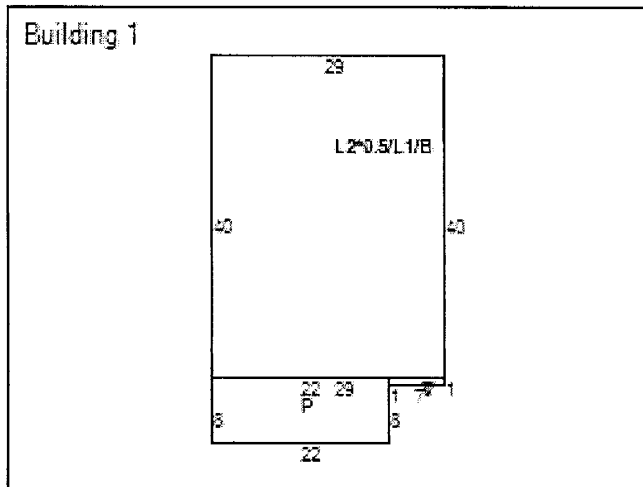


Cuyahoga County, Ohio - Property Summary

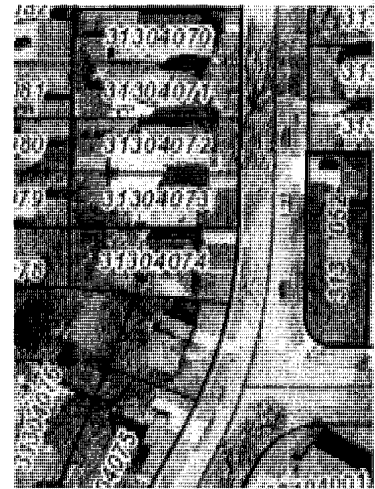
Parcel: 313-04-052

Owner VINICKY, BRIAN G.
Address 16908 FISHER RD
LAKEWOOD, OH. 44107
Land Use (5100) R - 1-FAMILY PLATTED LOT
Legal Description 18 INDHTS 0113 ALL
Neighborhood 03417

SKETCH



MAP VIEW



BUILDING INFORMATION

Building Record Number	1	Occupancy
Story Height	1.5	Style
Year Built	1928	Exterior Walls
Condition	AVERAGE	Construction Quality
Roof Type	GABLE	Roof Material
Heat Type	FORCED-AIR	Air Conditioning
Attic Type	NONE	Basement Type
Basement Square Feet	1,160	Basement Finished
Rooms	6	Bedrooms
Bathrooms	1	Half Baths
Garage Type	DETACHED	Garage Capacity
Year Garage Built	1928	Garage Size
Living Area Basement		Living Area 1

Living Area 2 580
 Living Area Total 1,747
 Party Wall

Living Area Upper
 Floor Location

LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	44	140	0.16	6,860

VALUATION

2019 Values	Taxable Market Value	Exempt Market Value
Land Value	\$42,300	\$0
Building Value	\$121,200	\$0
Total Value	\$163,500	\$0
Land Use	5100	

PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
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IMPROVEMENTS

Type	Description
------	-------------

SALES

Date	Buyer	Seller
3/28/1994	Vinicky, Brian G.	Vinicky Brain G & Joan M
4/22/1987	Vinicky Brain G & Joan M	Vinicky Frank C
9/30/1976	Vinicky Frank C	Alfred Deangelis Etal
1/1/1975	Alfred Deangelis Etal	

Taxes

2019 Taxes	Charges	Payments
Tax Balance Summary	\$4,797.88	\$2,398.94

[Top](#) [View Map](#)

Disclaimer: Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not intended to, nor does it, constitute an official public record of Cuyahoga County. While much of the data contained herein is compiled from public records, the official records of the public office or agency from which they were compiled remains the official record of any such public office or agency. **By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site. Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.**

WATER DEPARTMENT OFFICIALS SHOULD **NOT** RELY ON THIS SITE TO DETERMINE OWNERSHIP FOR CREATING NEW ACCOUNTS OR CLOSING EXISTING ONES. THE DEED OF RECORD WITH THE COUNTY FISCAL OFFICER, TRANSFER AND RECORDING DEPARTMENT SHOULD BE USED FOR PROOF OF OWNERSHIP. To search for recorded documents, click here.

313-04-052
VINICKY, BRIAN G.
16908 FISHER RD
LAKEWOOD, OH. 44107

Land Record

Record Number

1

Land Type

1

Legal Front

43.8

Legal Depth

140

Effective Front

49

Avg Depth

140

Lot Size (SqFt.)

6860

Acreage

0.157

Topography

LEVEL

Lot Shape

RECTANGULAR

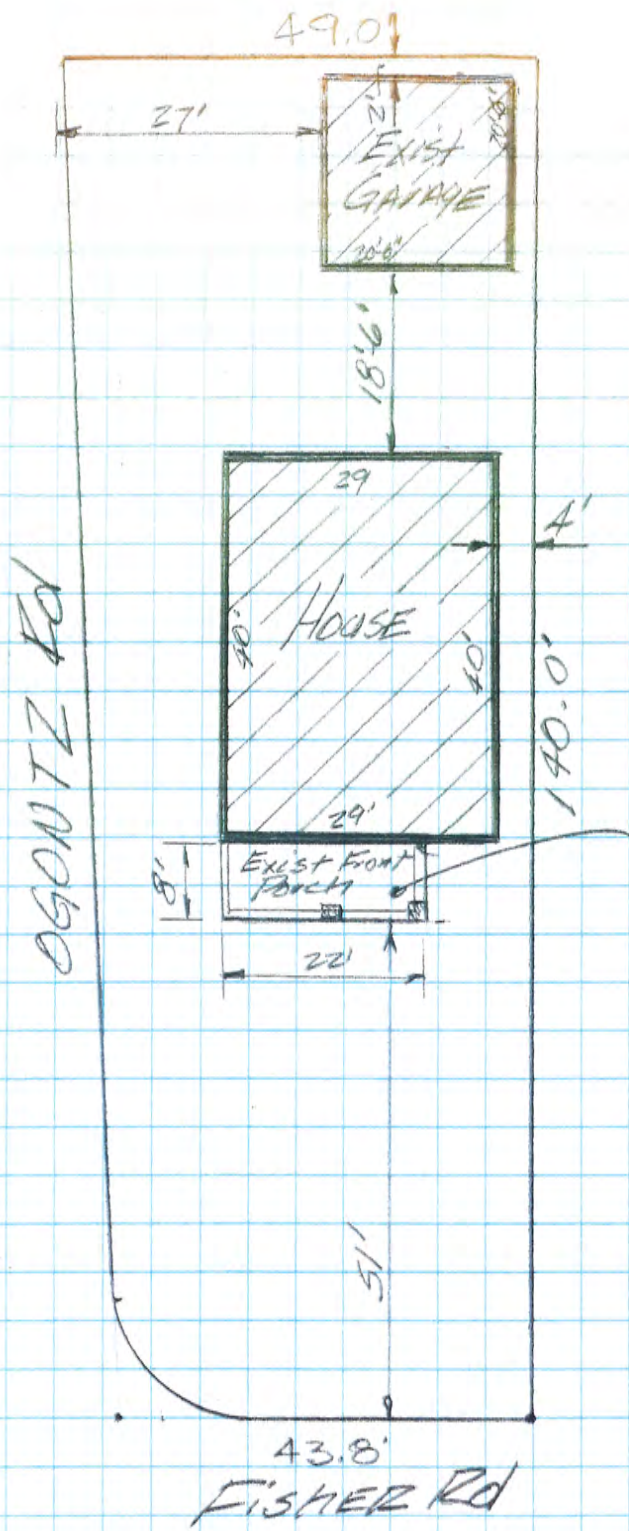
Site Factors

1. OUTSIDE INFL
2. TRAFFIC 95%

[Top](#) [View Map](#)

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Plot Plan

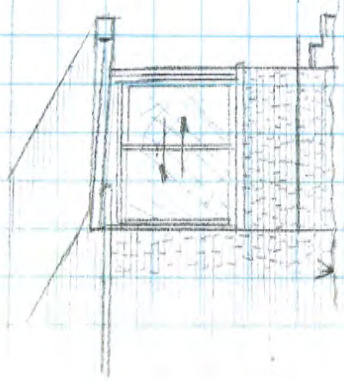
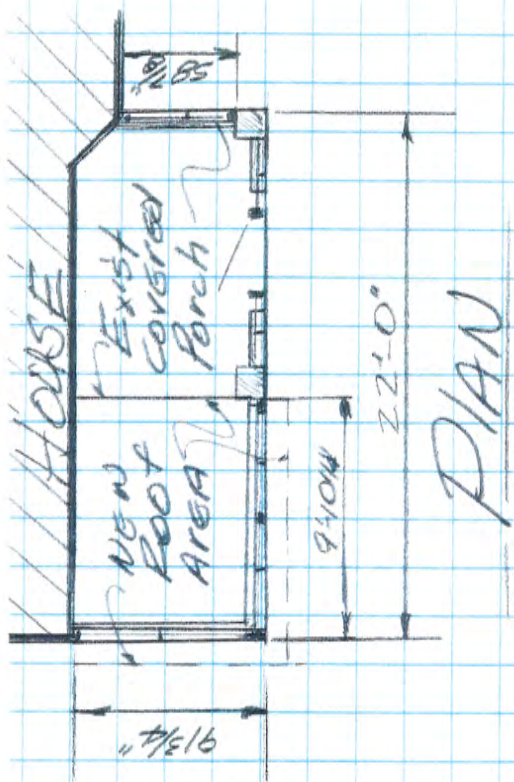
1" = 20'

ENCLOSE EXIST FRONT PORCH
 ADD NEW ROOF ON LEFT, ALUMINUM
 GLASS & SCREEN WALLS ON EXIST
 BRICK KNEEWALL.

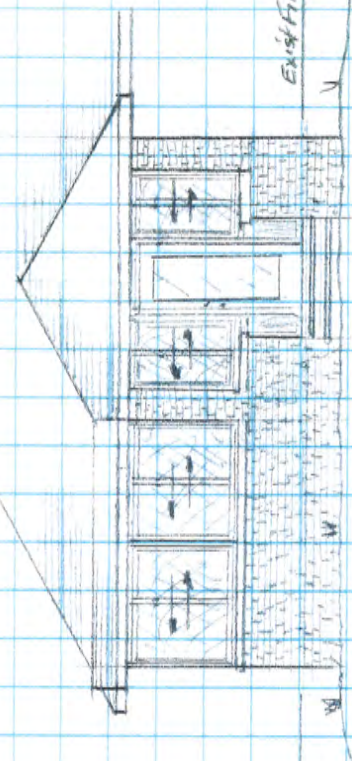
HOMEOWNERS:
 LINDA & BRIAN VINICKY
 16903 FISHER RD.
 LAKEWOOD, OHIO 44107
 216-392-5217

Contractor:
 AMERICAN PATIO ROOMS
 1690 EAST WATERLOO RD
 AKRON, OHIO 44306
 330-733-7561

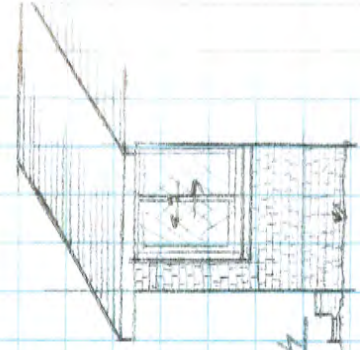
#1



Rear ELEV.



Front ELEV.



Side ELEV.

HOMEOWNERS:
LINDA & BRIAN VINKY
16903 FISHER RD.
LAKEWOOD, OHIO 44107

216-392-5217

Contractor:
AMERICAN PATIO ROOMS
1690 EAST WATKINS RD
AKRON, OHIO 44306

330-733-7561

#2



Vinicky 20-22
Before

#3



Vinicky 20-22
Before 孝

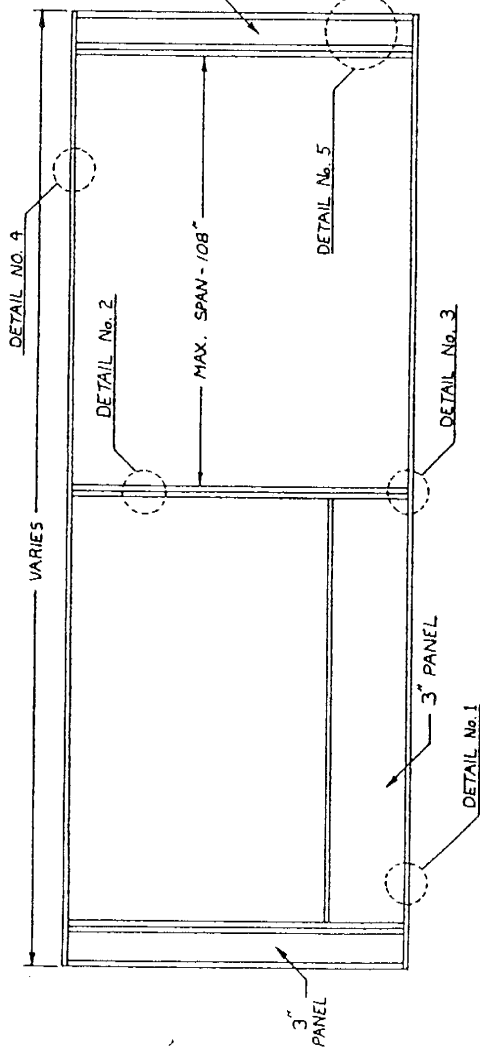


Vinicky 20-22

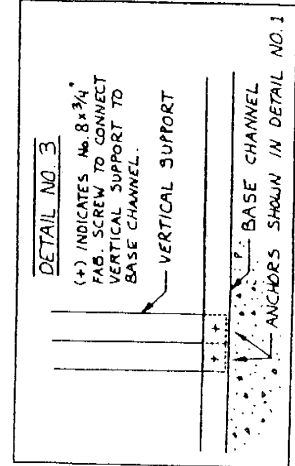
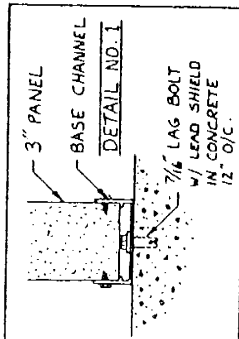
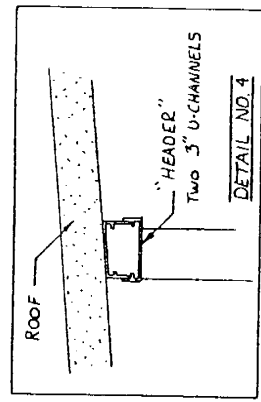
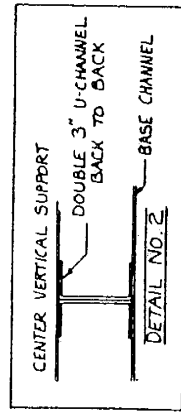
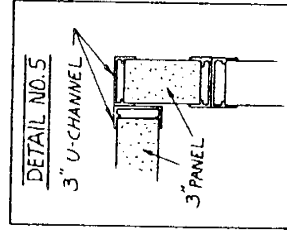
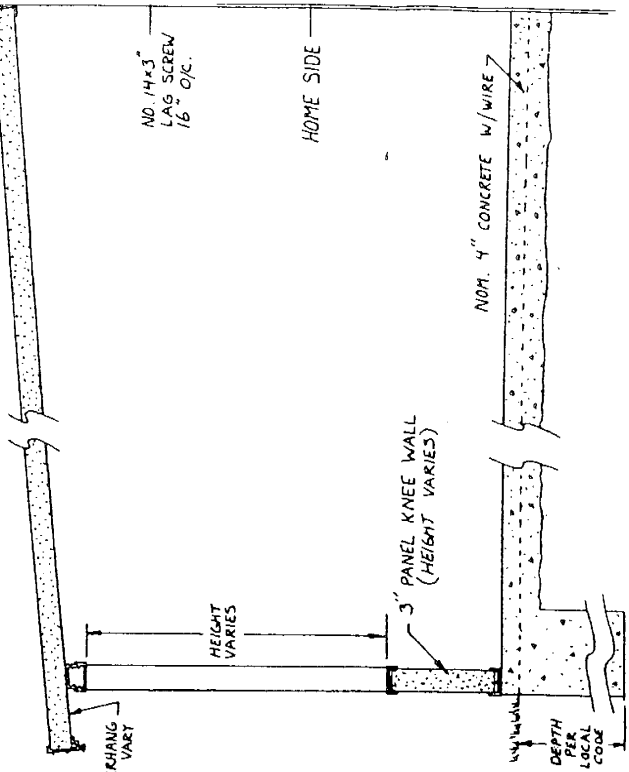
Before

#5

AMERICAN PATIO ROOMS

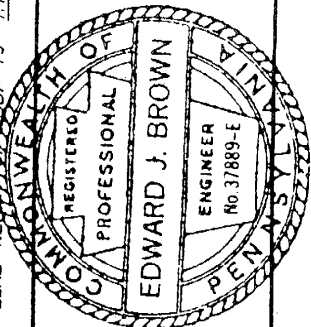
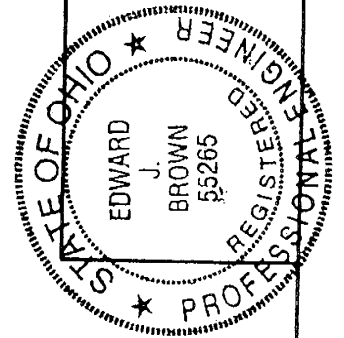


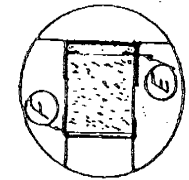
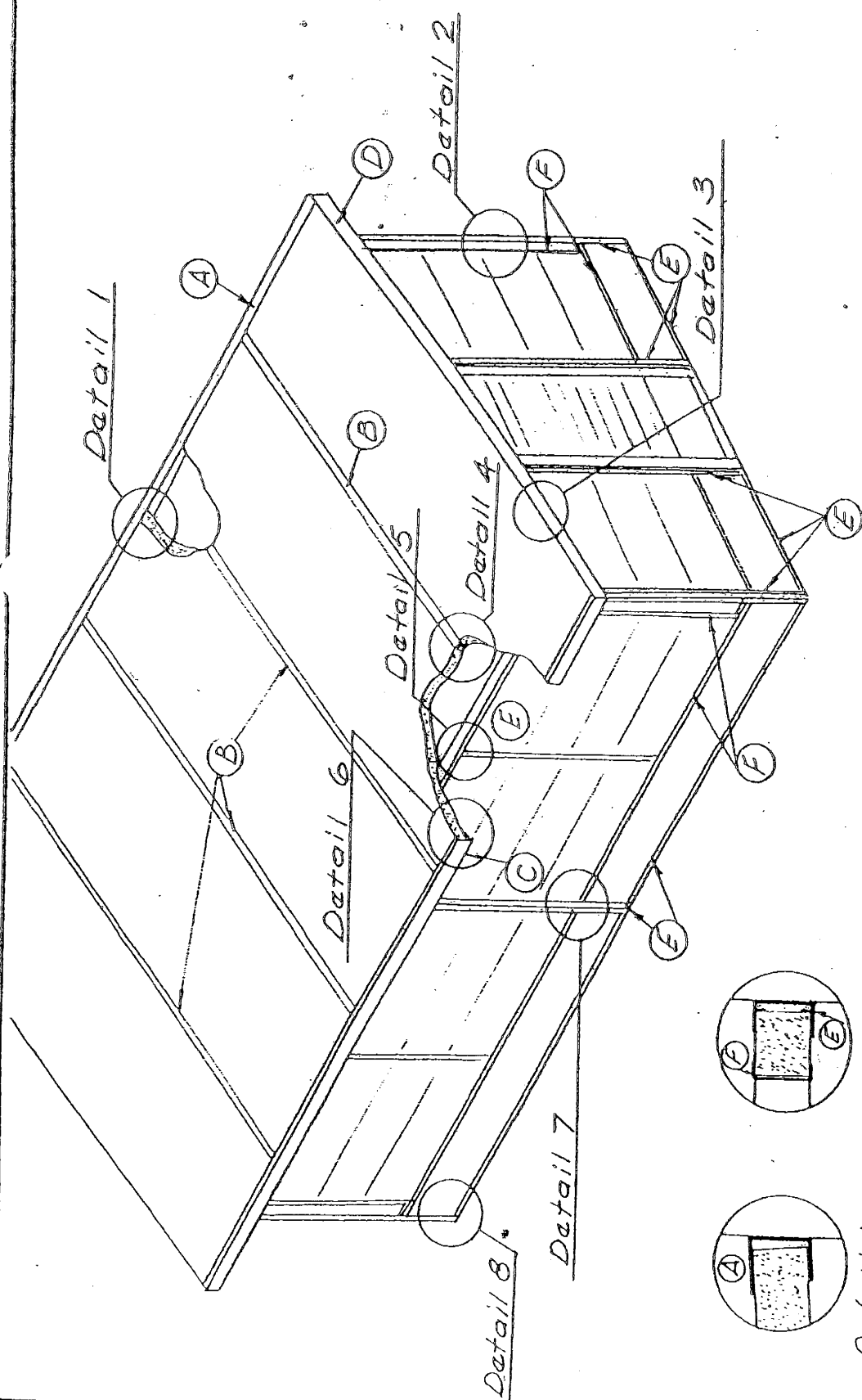
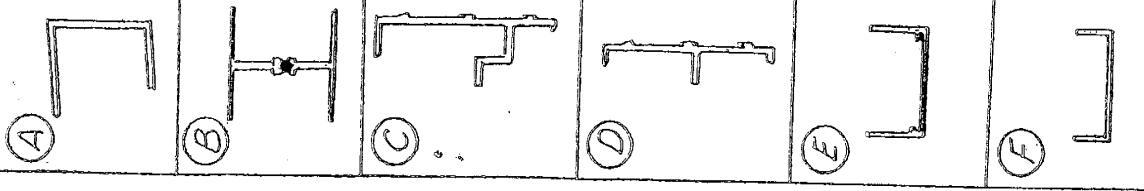
ELEVATION - FRONT WALL & BEARING WALLS



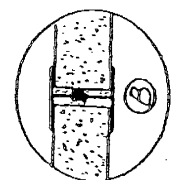
SPECIAL NOTES

- MAX. SPAN OF ROOF PANELS = 12'-0" WITH 40 LBS. PER FT.²
- BEARING WALLS WITH A MAX. SPAN OF 108" BETWEEN VERTICAL SUPPORTS WILL CARRY AN EXCESS OF 40 LBS. PER FT.²
- DEAD WEIGHT OF ROOF IS 1.164 LBS. PER FT.²

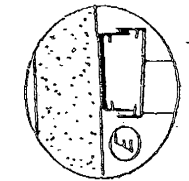




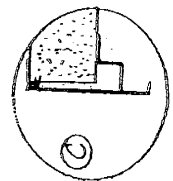
Detail 1



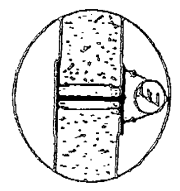
Detail 2



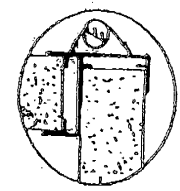
Detail 3



Detail 4



Detail 5



Detail 6

Account: 101-0000-321.30.01



REFERENCE No. BBS20-000107

DOCKET No. 09-89-20

FEE PAID _____

APPLICATION

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

Project Name Waterford

Project Address 12500 Edgewater

Applicant Name Signarama-Mayfield

Applicant Address 731 Beta Dr.
(if different than above)

Applicant Contact 440 442-5002

marie@signarama-mayfield.com

Brief Project Description Install monument sign

Signature: Marie Galletta

Date: 7/23/20

REVIEW REQUESTED (Check all that apply to your project)

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

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

Property Address 12500 Edgewater

Owner / Agent Contact 216 521-16570

Kaha@thecoralcompany.com

Owner / Agent Signature Chris Florky, President
Waterford Board of Directors

Date: 7/31/20

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

Ordinance _____ Section _____ Remarks _____



WATERFORD

12500 Edgewater Drive
Lakewood, OH 44107
216.521.6370

August 1, 2020

RE: Waterford Condominiums Monument Sign

To whom it may concern,

Please be advised that the property located at 12500 Edgewater Drive, in Lakewood, Ohio, is a condominium property called the Waterford, and is governed by a Board of Directors who oversees all aspects of the entity known as the Waterford Condominiums Owners' Association Inc. The Board of Directors, as elected on behalf of the ownership represented in the Association, has approved the installation of a monument sign in the lawn area at the front of the property, located at 12500 Edgewater Drive.

Sincerely,

Christine Floerke, Board President
Board of Directors for the
Waterford Condominium Owners' Association Inc.

cc. Board of Directors, Coral Management Company, Signarama

Location Address: 12500 Edge Water Dr. Lakewood OH 44107

SITE PLAN

Sign Location



Please verify artwork, spelling, and grammar are correct. Once approved, artwork is final and will be printed as such.

CLIENT:	The Waterford COA
---------	-------------------

FILE NAME:	22623 Monument Sign.fs
PROOF DATE:	6/15/2020
PROOF TIME:	4:00:12 PM

SIGNATURE: _____ X

Signarama
Sign & Graphics Company
Mayfield, OH
731 Bela Dr. Unit D
Mayfield Village, OH 44143
440-442-5002
www.SignaramaOH.com

Note: Prints are the exclusive property of Signarama Mayfield. Any Unauthorized Use is prohibited and will result in charges for art time and design

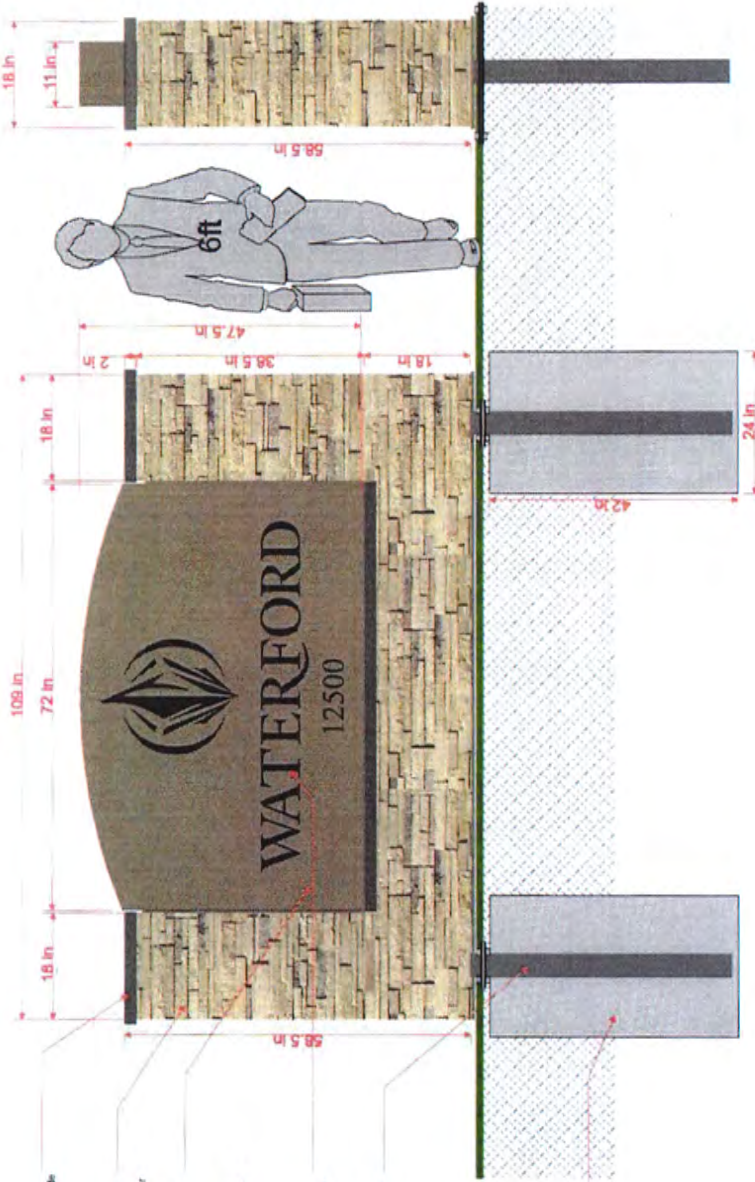
Location Address: 12500 Edge Water Dr. Lakewood OH 44107

COLORS:	
	-SW 6083 Sable
	-SW 6081 Down Home
	-Black

MONUMENT SIGN
 -STOVE VENEER BASE AND COLUMNS WITH INTERNALLY ILLUMINATED SIGN CABINET WITH ROUTED FACE AND PUSH-THRU HALO LETTERS.
 -DOUBLE SIDED
 -INTERNALLY ILLUMINATED WITH LED LIGHTS



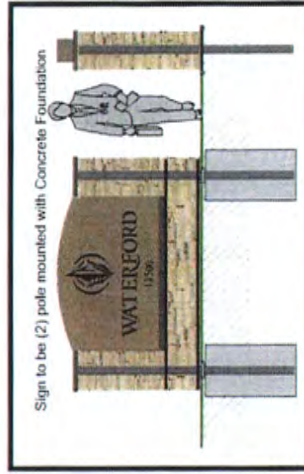
Front View



Cabinet Side View



City of Lakewood
 APPROVED
 Case# S20-000014
 *See Certificate of Plan Approval
 Christopher Parmelee
 07/23/2020



Sign to be (2) pole mounted with Concrete Foundation

Please verify artwork, spelling, and grammar are correct. Once approved, artwork is final and will be printed as such.

CLIENT:	The Waterford COA
FILE NAME:	22623 Monument Sign.fs
PROOF DATE:	6/16/2020
PROOF TIME:	9:21:48 AM

Signarama
 Sign & Graphics Company
 731 Beta Dr. Unit D
 Mayfield Village, OH 44143
 440-442-5002
 www.SignaramaOH.com

SIGNATURE: _____ X

Note: Prints are the exclusive property of Signarama Mayfield. Any Unauthorized Use is prohibited and will result in charges for art time and design

Account: 101-0000-321.30.01

REFERENCE No. BBSD-000099

DOCKET No. 09-90-20

FEE PAID _____

APPLICATION

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

Project Name Mobile

Project Address 12504 Detroit

Applicant Name Marie Cipolletta

Applicant Address 731 Beta Dr.
(if different than above)

Applicant Contact 440 442-5002

marie@signarama-mayfield.com

Brief Project Description Face lit Channel letters

face Replacement

Signature: Marie Cipolletta

Date: 8/25/20

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 Katrina Karafas

Property Address 12504 Detroit

Owner / Agent Contact 440 442 5002

same as above

Owner / Agent Signature Marie Cipolletta

Date: 8/25/20

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

Ordinance _____ Section _____ Remarks _____



SIGN SUBMITTAL PACKAGE

SAP

REQUIRES VARIANCE:

SITE ID: 36272

CHANNEL: DEALER

STATUS: REBRAND

LOCATION:

12504 Detroit Ave
Lakewood, OH

SITE SUMMARY

STOREFRONT LENGTH:	15'
MAX SIGN HEIGHT:	44.5"
MAX SIGN LENGTH:	15'
MAX # SIGNS:	1
COLOR VARIANCE:	NO
PYLON AVAILABLE:	YES
BLADE AVAILABLE:	NO
AWING AVAILABLE:	NO
BACKER ALLOWED:	NO

SUMMARY NOTES

Remove existing signage and install.

SIGN SUMMARY

SIGN TYPE	SO FT (CAL)	SO FT (PRO)	MATERIAL	COLOR
MBTM-CLP-15-L	22	20.48	ALUMINUM	WHITE
FACE REPLACEMENT	45	45	POLYCARB.	BLUE

OVERALL SIGN CALCS

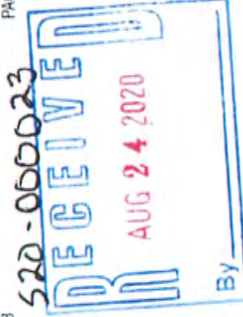
MAX ALLOWED	TOTAL
22	20.48

**SO FT (CAL): THE CALCULATED SO FT OF A SIGN WILL MAXIMIZE ALLOWABLE AREA AND MEET REQUIREMENTS
 **SO FT (PRO): THE PROPOSED SO FT OF THE SIGN THE SIGN MANF. IS PROPOSING
 **MATERIAL: MATERIAL OF FACADE THE SIGN IS BEING INSTALLED UPON
 **COLOR: COLOR OF FACADE THAT THE SIGN IS BEING INSTALLED UPON

TABLE OF CONTENTS

SITE PLAN
SIGN A
SIGN B

PAGE 2
PAGE 3
PAGE 4



CONTACTS

PROJECT MANAGER:

Steven Bryant
steven.bryant@themsgroup.com
216-379-4541

T-MOBILE PROJECT MANAGER:

Meghan O'Neill

T-MOBILE DESIGN MANAGER:

Phi Usher

SIGN MANUFACTURER



APPROVAL STAMP

ADDITIONAL INFORMATION:

GENERAL NOTES & PERMIT TIMES:

Meetings are 2nd Thurs of each mo, apps due in Last Wed of previous mo by noon.

ELECTRICAL ACCESS:

LANDLORD CRITERIA:

TBD

LOCAL CODE:

Max sign face area: building frontage X 1.5sl except that the total in all cases shall not exceed 100sqft. max projection 12m. 15 x 1.5 = 22.5 sqft

VARIANCE PROCESS:

3rd Thursday of the month, 30-90 day processing time.

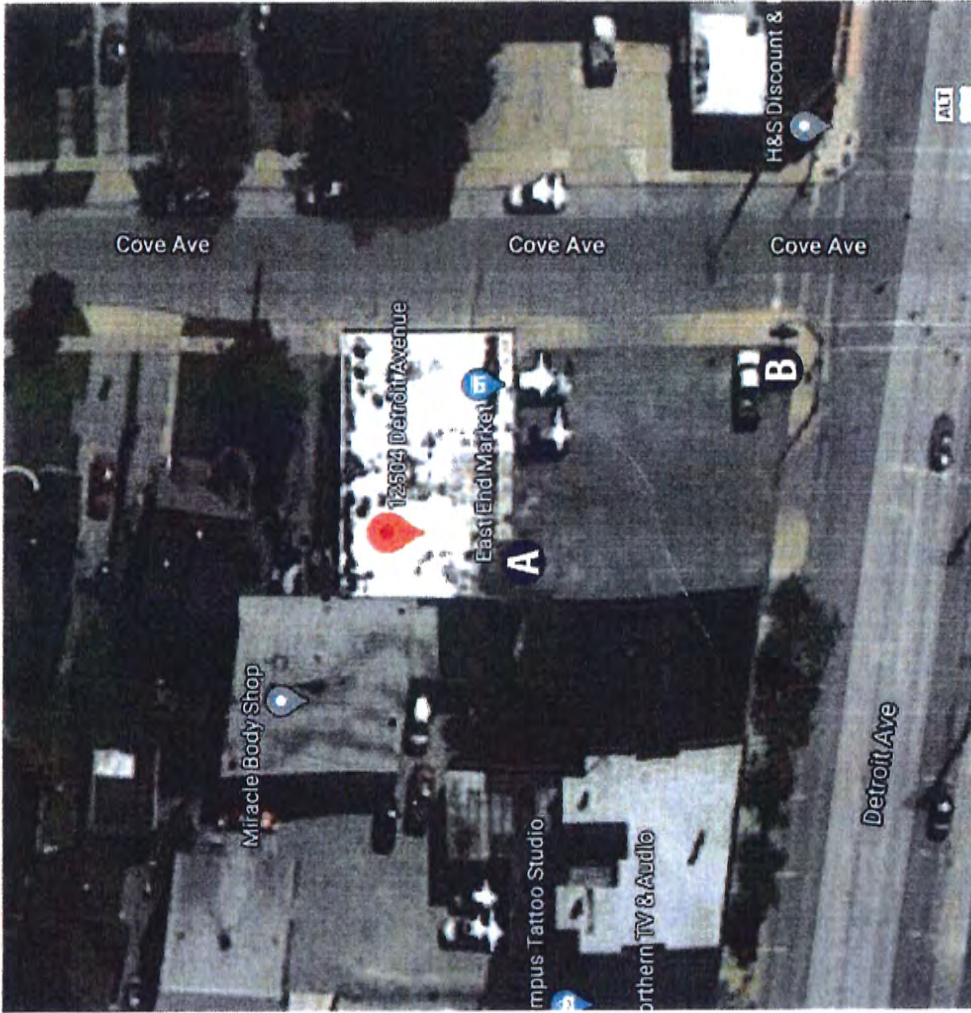
REVISIONS:

DATE:

07/01/20 DSG-RA Updated cover page and Added "MBTM-MULTI-TENANT-LP" dimensions as per survey

NOT TO SCALE

SITE PLAN



SIGN SPECIFICATIONS

- A** **MBTM-CLP-15-L**
Manufacture & install (1) linear channel letter set on raceway
- B** **FACE REPLACEMENT**
Manufacture & install (2) face replacements for DIF pylon

CUSTOMER APPROVAL

Customer Signature _____ Date _____



8959 Tyler Boulevard
Mentor, Ohio 44060
440.209.6200
800.627.4460
theMCgroup.com

CLIENT: **metro by T-Mobile**
ADDRESS: 12504 DE TRINT AVENUE
LAKELWOOD, OH 44119-1015

TICKET NO.: 5/3062
DATE: 04/21/20
DESIGNER: STEVEN BRYANT (MB)
PROJECT MANAGER: STEVEN BRYANT (MB)
ELECTRONIC FILE NAME: FROM METRO BY TMO/2020 PHASE 2 04-30277_M-15-196

REVISION HISTORY:
CLIENT SIGNATURE _____
APPROVAL DATE _____

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STOREFRONT ELEVATION

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

A MBTM-CLP-15-L



EXISTING CONDITIONS



EXISTING SIGN (±11" X 7'-6") TO BE REMOVED
SIGN BAND PATCHED & PAINTED SEAM TO SEAM

CENTERING SPECS:



metro by T-Mobile

CUSTOMER APPROVAL

Customer Signature _____ Date _____

**SIGN TO BE CENTERED IN AREA
ABOVE WINDOW & DOOR (see detail for centering)**



8959 Tyler Boulevard
Mentor, Ohio 44060
440.209.6200
800.627.4460
theMCgroup.com

CLIENT: **metro** by T-Mobile

ADDRESS: 12504 DETROIT AVENUE
LAKEWOOD, OH 44107-3015

PAGE NO. 3

TICKET NO.: 5/8842
DATE: 04/21/20
PROJECT MANAGER: STEVEN BRYANT
DESIGNER: MD
ELECTRONIC FILE NAME: TMO METRO BY TMO 2020 PHASE 2_OH_35712_M-04.dwg

REVISION HISTORY:

CLIENT SIGNATURE

APPROVAL DATE:

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FACE REPLACEMENT

Scale: 3/4" = 1'-0"
45 Square feet

B CUSTOM

7'-9-1/2"
face trim



5'-8-1/2"
face trim

3'-3"

8"

+/- 20"

7'-5/8"

12500 - 12504

equal

equal

CABINET: Existing cabinet w/ 2" retainers

FACES: .187 flat White polycarbonate:
Curve to have pattern provided or cut in field

GRAPHICS: Surface applied trans. Blue vinyl
w/ reverse weeded copy to show thru White

QUANTITY: (2) Two face replacements required for D.F. pylon

COLOR PALETTE

BACKGROUND:
Blue - TBV

COPY:
White Reflective - TBV

EXISTING CONDITIONS



EXISTING FACES TO BE REMOVED & DISCARDED

PROPOSED PYLON



SCALED PROPORTIONALLY

CUSTOMER APPROVAL

Customer Signature _____

Date _____



8959 Tyler Boulevard
Mentor, Ohio 44060
440.209.6200
800.627.4460
theMCgroup.com

CLIENT: metro by T-Mobile
ADDRESS: 12504 06 18001 AVENUE
LAKESWOOD, OH 44107-3015

TICKET NO.: 578642
PROJECT MANAGER: STEVEN BRYANT
DESIGNER: MD
DATE: 04/21/20
DESIGNER: MD
ELECTRONIC FILE NAME: TWO METRO BY TMO 2020 PHASE 2 OH-36272 - M-Design

REVISION HISTORY:

07/19/2020	M. Addsig	"MKT-MULTITENANT-LP" dimensions as per survey
07/23/20 MD	Added vinyl (D) call out	

CLIENT SIGNATURE _____
APPROVAL DATE _____

PRINTS ARE THE EXCLUSIVE PROPERTY OF MC GROUP. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF MC GROUP.

LETTER OF AUTHORIZATION

DATE

To Whom It May Concern:

This letter is to certify that **MC GROUP** or agent thereof is authorized to survey, permit and install signage on behalf of **Mike Hanna** at the following property address:

12504 Detroit Ave
Lakewood, OH

Please execute and notarize - Original document required.

Karina Karafas
Signature _____ Date _____

KARINA KARAFAS 7-7-20
Printed Name _____

Karina Karafas
Owner/Landlord Name _____

133 Northland Ave (Lakewood) OH 44116
Owner/Landlord address _____

Executed this _____ day of _____.

Signature: _____

Subscribed and sworn to before me this 7th day of Aug, 2020

Brenda Gravelle
Notary Public, State of Ohio
My Commission Expires February 24, 2025
Notary Public _____



Account: 101-0000-321.30.01

REFERENCE No. BBS20-000100
DOCKET No. 09-91-20
FEE PAID \$2500 js check

APPLICATION

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

Project Name Rite Aid

Project Address 16207 Detroit Ave Lakewood, OH

Applicant Name Taylor Strobl

Applicant Address 5757 E Cork St. Kalamazoo, MI
(if different than above)

Applicant Contact (269) 381 3012

@ _____

Brief Project Description Sign removal and installation

Signature: Taylor Strobl

Date: 8/17/2020

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 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 Rite Aid Corp

Property Address 30 Hunter Lane Camp Hill, PA 17011

Owner / Agent Contact (717) 761 2633

@ _____

Owner / Agent Signature See Attached

Date: 8/17/2020

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

Ordinance _____ Section _____ Remarks _____



August 18, 2020

SignArt Inc.
5757 E. Cork Street
Kalamazoo, MI 49048

269.381.3012
800.422.3030
FAX 269.381.0999


www.signartinc.com



City of Lakewood
12650 Detroit Ave
Lakewood, OH 44107

**Re: Application for Building Permit & Plan Examination
Rite Aid Pharmacy #04278
16207 Detroit Ave
Lakewood, OH 44107**

Dear Building Official,

 Enclosed please find the application for sign review board that was sent in an email 8/17/2020 to David.Bass@lakewoodoh.net. Also please find a check in the amount of \$25 for the application fee.

When you have reviewed the enclosed, please feel free to give me a call with any other questions or concerns you may have and fees or other applications associated.

Best regards,

Taylor Strobl
Project Manager
Phone: 269.381.3012
Fax: 269.381.0999
tstrobl@signartinc.com



March 31, 2020

Juliann Long
C/O The Niki Group Llc
11720 El Camino Real, Ste 250
San Diego, CA 92130

Dear Landlord,

As you may know, RITE AID has initiated a program to revitalize our brand during 2020.

As a result, it will be necessary to remove our existing signs at the facility at 16207 Detroit Avenue, Lakewood, OH 45458-3655 and replace them with new signs that reflect the new brand identity. We have retained SignArt, Inc. to implement the sign change at all locations in this area. The new signs are generally similar and they are being changed out on a like-for-like basis at no cost to you. When prepared, you will be sent a copy of the site-specific Brand Book (sign design recommendations) for your approval and comment.

To streamline the process we are asking for your approval now to change the signs at this site. Upon receipt of your approval, we will apply for the appropriate Sign Permits. Please sign the enclosed Landlord Approval form at your earliest convenience. You may scan and return by email, fax or post to the Project Manager contact listed on the top of the approval form.

As always, time is of the essence. Thank you in advance for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Robert Palmer". The signature is fluid and cursive, with the first name "Robert" and last name "Palmer" clearly distinguishable.

Robert A Palmer

Vice President Store Planning

Rite Aid Corporation

robert.palmer@riteaid.com

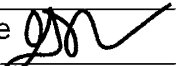
Approval Form

Brad Rhodes Director of National Accounts
SignArt, Inc.
5757 E. Cork Street
Kalamazoo, MI 49048
269.207.1671 Cell
269.391.0999 Fax
brhodes@signartinc.com

RITE AID Store #04278
16207 Detroit Avenue
Lakewood, OH 45458-3655

By my signature below, I hereby represent that I am the owner of the property indicated above or otherwise duly-authorized by the Lease to grant authorization for SignArt, Inc and/or their sub-contractor to apply for Permits, remove existing signs and install new signs at the above referenced location.

LANDLORD APPROVAL

Signature 
Name Genevieve Hedrick
Title Authorized Signer
Address c/o The Niki Group, LLC
11720 El Camino Real, Suite 250
San Diego, CA 92130
Date 4/07/2020

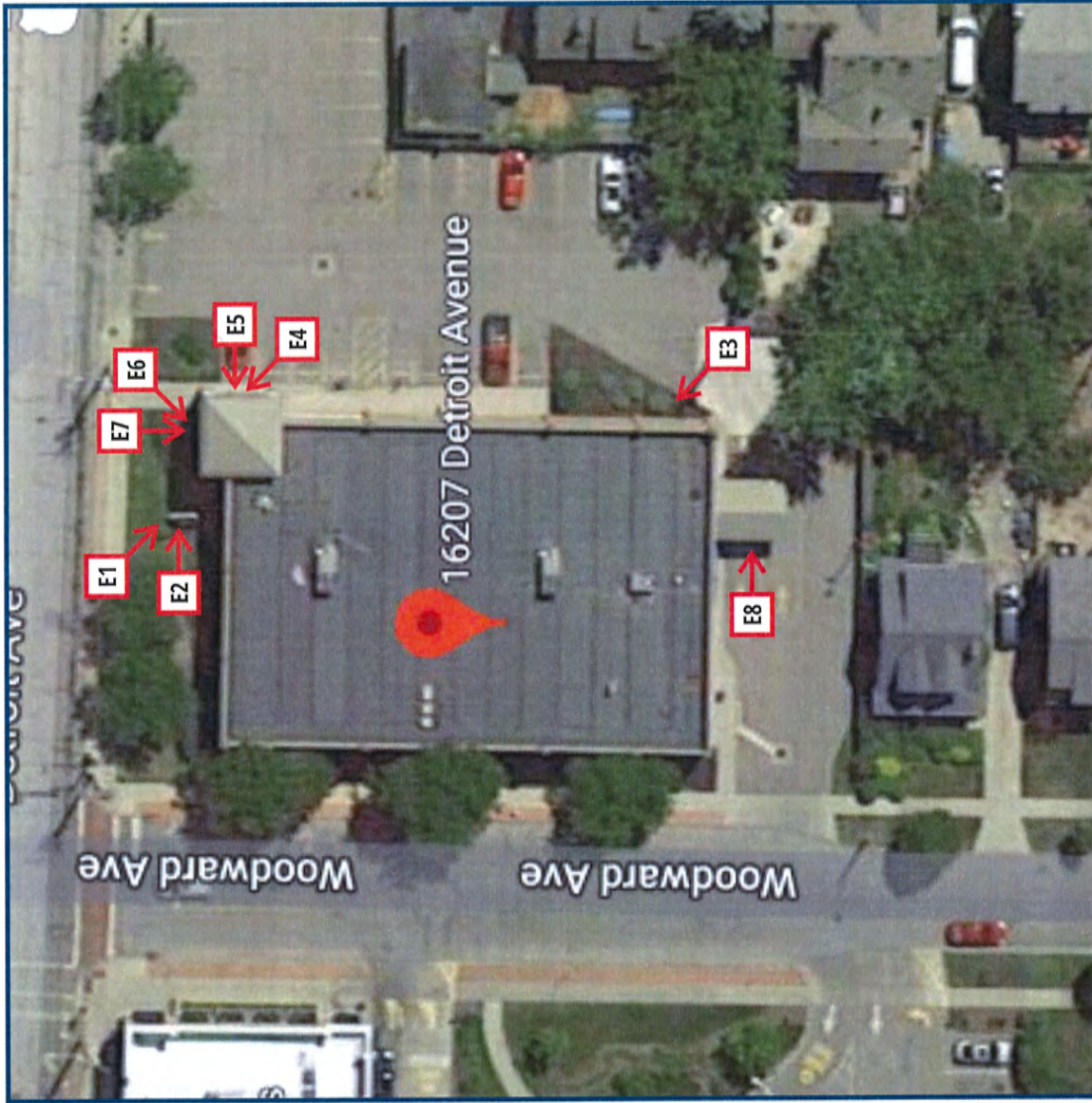


Store #04278
16207 Detroit Ave.
Lakewood, OH
July 7, 2020

Reviewer:	Trevor Sparks		
Master Sign Program (MSP)? Y/N	N	Zoning:	C-3
Existing Building SF:	89.4	Jurisdiction:	City of Lakewood
Existing Freestanding SF:	40	Contact Name:	
Proposed Building SF:		Address:	12650 Detroit Ave
Proposed Freestanding SF:		City, ST ZIP	Lakewood, Oh. 44107
		Phone:	216-529-6270
		Email:	housing.building@lakewoodoh.net
WALL SIGNS			
# of Signs Allowed:	1 ; one additional sign may be permitted for frontage on a second street with its area not exceeding 25% of signs permitted on main facade	SF based on Lot Frontage, Street Frontage, % Wall Area?	1.5 Sq' for every foot of building frontage
Max SF:	120 sq'	Max. Height:	Building height
Max. Projection:	1'	Max. Width:	18" from wall ends
Can Sign Project above Roof Line?	N	If Yes, how much?	
Illumination Restrictions?	Must be shielded	How is area measured?	Smallest rectangle to enclose the sign
Area transferable to another elevation? (Y/N)	N	Does elevation require Street Frontage? (Y/N)	Y
Notes:			
GROUND SIGNS			
Ground Signs Allowed? (Y/N)	Y	Pole or Monument?	Either
Minimum Frontage to Qualify:	None	# of Signs Allowed:	1
Illumination Restrictions?	Must be shielded	Max. SF:	40 sq'
EMCs Allowed? (Y/N)	Y		10' max height for monuments, 25' max height for pole signs
EMC Regulations/ Notes:	<p><small>Pole signs: One pole sign may be located within a required yard of a business lot if approved by the Board of Building Standards. Each face of the pole sign shall not exceed forty square feet; in area; the top of the sign shall not exceed sixteen feet in height above sidewalk grade; the bottom of the sign face shall be not less than eight feet above sidewalk grade; no part of the sign shall project over the sidewalk; and when the sign is in proximity to a vehicular access drive a protective barrier shall be provided around the base of the pole sign structure.</small></p> <p><small>Ground signs: One ground sign not to exceed forty square feet in area and the top of the sign shall not exceed ten feet in height above the sidewalk grade.</small></p> <p><small>*Ground and pole signs shall not be located within required front and side yards unless approved by the Board of Building Standards. (Ord. 25-96. Passed 10-7-96.)</small></p>		

DIRECTIONALS	
Directionals Allowed? (Y/N)	Y
Permits Required? (Y/N)	Y
Directionals count towards allowed SF? (Y/N)	Y
Interior Lot Directionals Restricted? (Y/N)	Y
Notes:	5' setback from public street RoW.
PERMIT REQUIREMENTS	
Permits submitted via Mail, Online, or In Person?	Mail, in person, some permits available online
Permits submitted by Authorized Agent or Contractor?	Contractor
Owner, agent or contractor signature required on application?	Owners and contractor
Documents and # required for submittal:	3 sets of scaled drawings, dimensions, and site plans for all signs including color, material and sq ft.
Permit Application Fee:	\$30 + \$2 for every square foot of signage
Electrical Permit Fee:	Not required, circuit already in place on site.
Permit Review Period :	2-3 weeks
Specific Inclusions:	ABR Required
Design Restrictions:	N
Historical Restrictions:	N
Are Variances Allowed:	Y

Site Overview



Main ID	Sign Type	Sign Size
E1		1'-1"± x 5'-10"±
E2	Zip Change Cabinet	2'-0"± x 7'-3"±
E3	Exit Only Directional Sign	1'-6"± x 1'-6"±
E4	RITE AID Channel Letters	2'-11"± x 17'-8"±
E5	Pharmacy Channel Letters	1'-8"± x 13'-7"±
E6	RITE AID Channel Letters	2'-11"± x 17'-8"±
E7	Pharmacy Channel Letters	1'-8"± x 13'-7"±
E8	DTP Pick Up/Drop Off Canopy Sign	2'-0"± x 10'-4 3/4"±

East Elevation



Existing Elevation

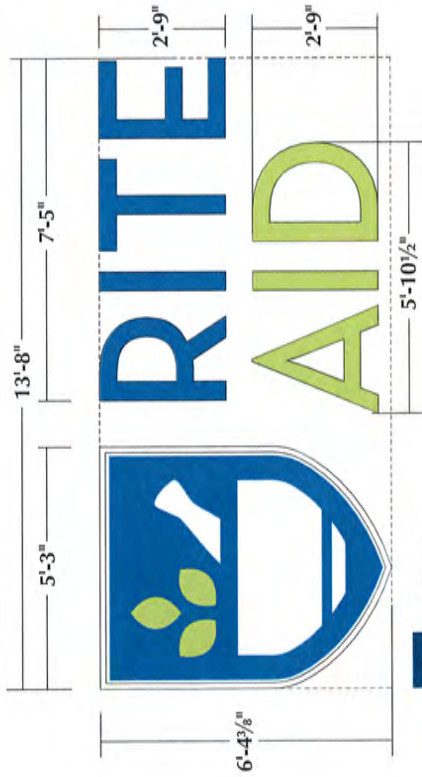


Proposed Elevation

Sign Type	Sign Size
E4 RITE AID Channel Letters	2'-11"± x 17'-8"±
E5 Pharmacy Channel Letters	1'-8"± x 13'-7"±

Proposed Signage	Square Footage
R4 6'-4 7/8" x 13'-8" (see spec. page).	86.98 Sq.Ft.
E5 To be removed.	0.00 Sq.Ft.

Total Existing Square Footage	74.17 Sq.Ft.
Total Proposed Square Footage	86.98 Sq.Ft.
Total Allowed Square Footage	120.00 Sq.Ft.



R4 RA-STKD-3

East Elevation

Illuminated Channel Letters/Shield Flush Mounted	
P1	.177 Optix 7328 LD Acrylic (shield), Optix 2447 LD Acrylic (letters).
F1	1" Jewelite trim 1/2" Angle retainers (shield), #8 screws as needed.
F2	.040 Aluminum returns painted with semi-gloss enamel.
F3	3mm ACM back.
F4	Sloan Prism 5000k LED system.
F5	UL listed 16/3 shielded low voltage wire.
F6	JIC Box.
F7	Sloan 60C2 or 60W2 Low voltage LED power supplies.
F8	1/4" Weep holes at low points.

Fastener Schedule	
	1/4" LAG SCREW Use: Wood/EIFS Wall Systems Min. Penetration: 1 1/2"
	1/4" DIA. THREADED ROD & BEARING PLATES Use: Wood/EIFS Wall Systems/ Concrete Block Min. Penetration: N/A
	1/4" DIA. THREADED ROD Use: Wood/EIFS Wall Systems/ Concrete Block Min. Penetration: N/A
	1/4" RED HAT L.D.T. (Large Diameter Tip-Con) Use: Concrete Block/ Brick/Concrete Min. Embed: 2 1/4"
	1/4" DIA. HITI HIT ROD WITH/50MAX ADHESIVE Use: Concrete Min. Embed: 2"
	1/4" DIA. HITI HIT ROD WITH/20 ADHESIVE Use: Masonry/Brick Min. Embed: 3 3/4"
	1/4" DIA. HITI HIT ROD WITH/20 ADHESIVE Use: Concrete Block Min. Embed: 2"
	1/4" DIA. HITI HIC SLEEVE ANCHOR Use: Concrete/Masonry/Brick Min. Embed: 3 3/4"

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North Elevation



Existing Elevation

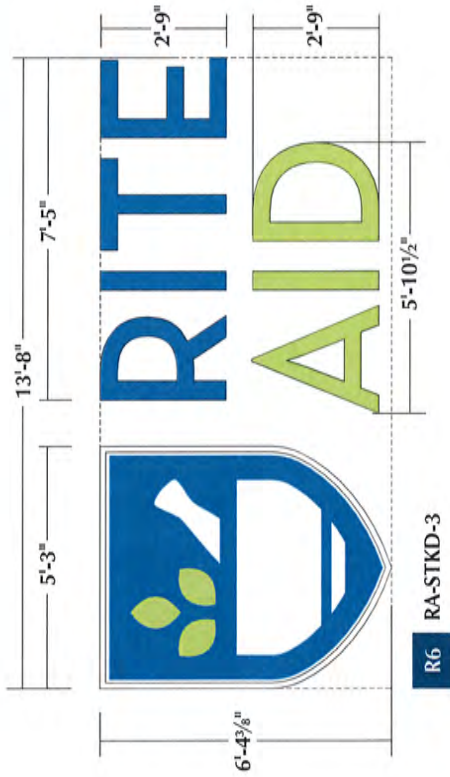


Proposed Elevation

	Sign Type	Sign Size
E6	RITE AID Channel Letters	2'-11"± x 17'-8"±
E7	Pharmacy Channel Letters	1'-8"± x 13'-7"±

	Proposed Signage	Square Footage
R6	6'-4 7/8" x 13'-8" (see spec. page).	86.98 Sq.Ft.
E7	To be removed.	0.00 Sq.Ft.

Total Existing Square Footage	74.17 Sq.Ft.
Total Proposed Square Footage	86.98 Sq.Ft.
Total Allowed Square Footage	120.00 Sq.Ft.



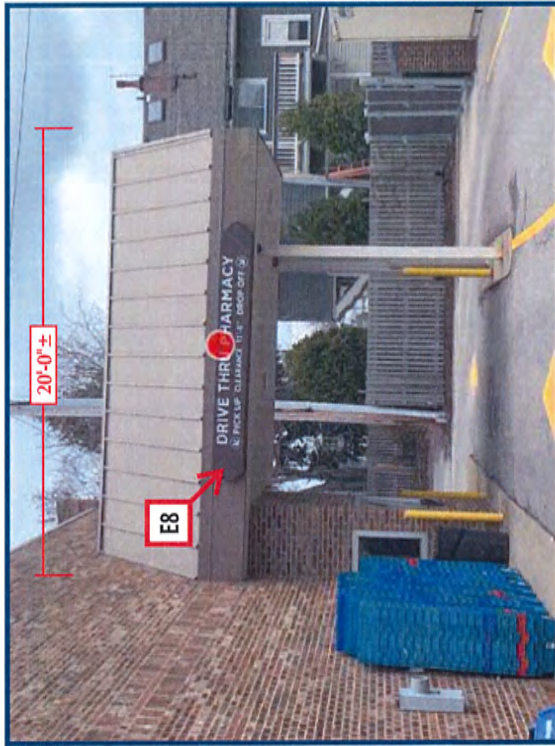
East Elevation

Illuminated Channel Letters/Shield Flush Mounted	
P1	.177 Optix 7328 LD Acrylic (shield), Optix 2447 LD Acrylic (letters).
F1	1" Jewelite trim/1 1/2" Angle retainers (shield), #8 screws as needed.
F2	.040 Aluminum returns painted with semi-gloss enamel.
F3	3mm ACM back.
F4	Sloan Prism 5000k LED system.
F5	UL listed 16/3 shielded low voltage wire.
F6	JIC Box.
F7	Sloan 60C2 or 60W2 Low voltage LED power supplies.
F8	1/4" Weep holes at low points.

Fastener Schedule	
	1/4" MAC SCREW Use: Wood/EIFS Wall Systems Min. Penetration: 1 1/2"
	1/4" DIA. THREADED ROD & BEARING PLATES Use: Wood/EIFS Wall Systems/ Concrete Block Min. Penetration: N/A
	1/4" DIA. THREADED ROD Use: Wood/EIFS Wall Systems/ Concrete Block Min. Penetration: N/A
	1/4" RED HAT L.D.T. (Large Diameter Top-Cut) Use: Concrete Block/ EIFS Wall Systems Min. Embed: 2 1/4"
	1/4" DIA. HITI HIT ROD WHTY50MAX ADHESIVE Use: Concrete Min. Embed: 2"
	1/4" DIA. HITI HIT ROD WHTY20 ADHESIVE Use: Masonry/Brick Min. Embed: 3 1/8"
	1/4" DIA. HITI HIT ROD WHTY20 ADHESIVE Use: Concrete Block Min. Embed: 2"
	1/4" DIA. HITI HIC SLEEVE ANCHOR Use: Concrete/Masonry/Brick Min. Embed: 3 1/8"

Energized by 120v primary from 20A dedicated sign circuit disconnect at electrical distribution center.	Energized by 120v primary from 20A dedicated sign circuit disconnect at electrical distribution center.

South Elevation



Existing Elevation



Proposed Elevation

Sign Type	Sign Size
E8	DTP Pick Up/Drop Off Canopy Sign 2'-0"± x 10'-4 1/2"±

Proposed Signage	Square Footage
R8a	8" x 2'-3" 2.25 Sq.Ft.
R8b	8" x 4'-6" 3.00 Sq.Ft.
R8c	8" x 2'-3" 2.25 Sq.Ft.

Total Existing Square Footage	20.79 Sq.Ft.
Total Proposed Square Footage	7.50 Sq.Ft.
Total Allowed Square Footage	N/A

South Elevation



LANE 1

R8a RA-DT-IN-1



LANE 2

R8c RA-DT-IN-2



CLEARANCE 11'-6"

R8b RA-DT-CL

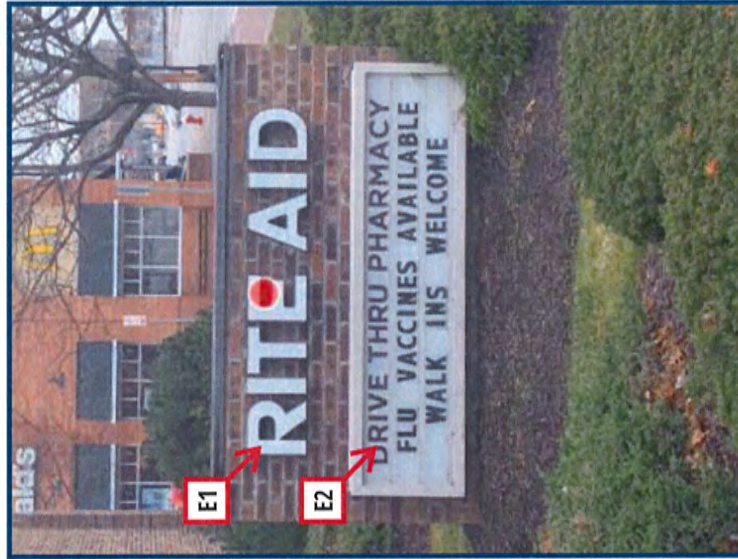
RA-DT-IN-1/RA-DT-IN-2/RA-DT-CL	
.100 Aluminum with applied pressure sensitive vinyl. Paint with GripCard EFX enamel.	
Fastener Schedule	
	1/4" DIA. HI/ITI HIT ROD WHTYSOMAXX ADHESIVE Use: Concrete/Block Min. Embed: 2"
	1/4" DIA. HI/ITI HIT ROD WHTY20 ADHESIVE Use: Masonry/Brick Min. Embed: 3 1/2"
	1/4" DIA. HI/ITI HIT ROD WHTY20 ADHESIVE Use: Concrete/Block Min. Embed: 2"
	1/4" DIA. HI/ITI HIC SLEEVE ANCHOR Use: Concrete/Masonry/Brick Min. Embed: 3 1/2"
	1/4" DIA. THREADED ROD & BEARING PLATES Use: Wood/EIFS Wall Systems/ Concrete Block Min. Penetration: N/A
	1/4" DIA. THREADED ROD Use: Wood/EIFS Wall Systems/ Concrete Block Min. Penetration: N/A
	1/4" RED HAT L.D.T. (Large Diameter Tap-Con) Use: Concrete Block/ Brick/CMU Min. Embed: 2 1/2"

Main Identity

	Sign Type	Sign Size
E1	Main ID	1'-1"± x 5'-10"±
E2	Zip Change Cabinet	2'-0"± x 7'-3"±

	Proposed Signage	Square Footage
R1	1'-3 3/4" x 6'-8 7/8" (see spec. page).	8.78 Sq.Ft.
E2	To remain as is.	14.50 Sq.Ft.

Total Existing Square Footage	20.82 Sq.Ft.
Total Proposed Square Footage	23.28 Sq.Ft.
Total Allowed Square Footage	40.00 Sq.Ft.

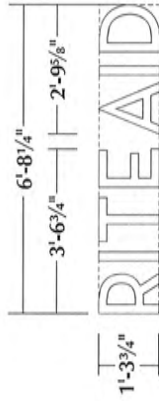


Existing Elevation



Proposed Elevation

Main Identity



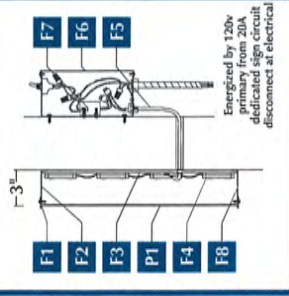
R1 RA-LNR-4-WH

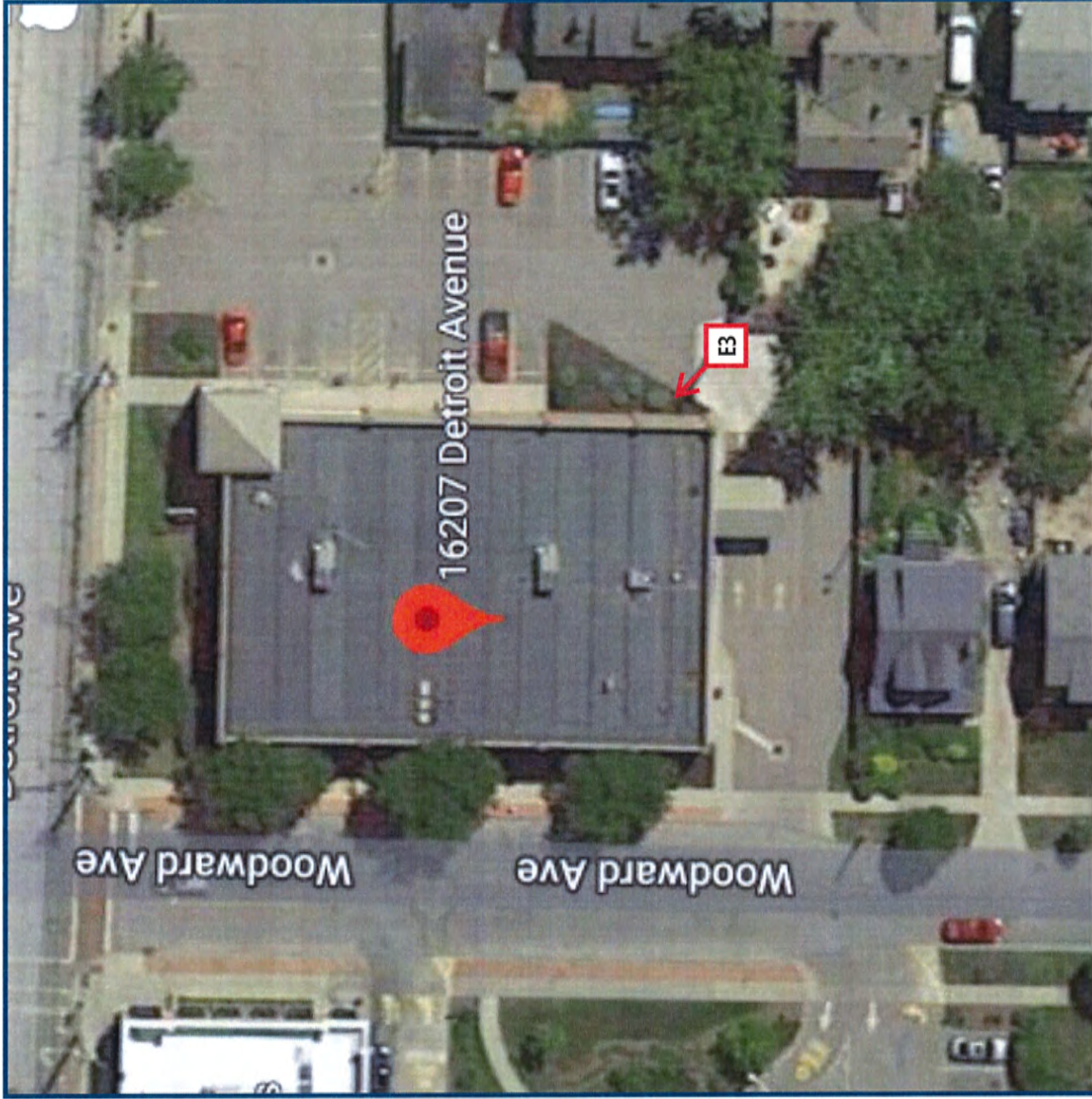
Illuminated Channel Letters/Shield Flush Mounted

P1	.177 Opix 7328 LD Acrylic (shield), Opix 2447 LD Acrylic (letters).
F1	1" Jewellite trim/1 1/2" Angle retainers (shield), #8 screws as needed.
F2	.040 Aluminum returns painted with semi-gloss enamel.
F3	3mm ACM back.
F4	Sloan Prism 5000k LED system.
F5	UL listed 16/3 shielded low voltage wire.
F6	JIC Box.
F7	Sloan 60C2 or 60W2 Low voltage LED power supplies.
F8	1/4" Weep holes at low points.

Fastener Schedule

	1/4" MAC SCREW Use: Wood/EIFS Wall Systems Min. Penetration: 1 1/2"		1/4" DIA. HITI HIT ROD WHYTSOMAX ADHESIVE Use: Concrete Min. Embed: 2"
	1/4" DIA. THREADED ROD & BEARING PLATES Use: Wood/EIFS Wall Systems/ Concrete Block Min. Penetration: N/A		1/4" DIA. HITI HIT ROD WHYTSO ADHESIVE Use: Masonry/Brick Min. Embed: 3 1/2"
	1/4" DIA. THREADED ROD Use: Wood/EIFS Wall Systems/ Concrete Block Min. Penetration: N/A		1/4" DIA. HITI HIT ROD WHYTSO ADHESIVE Use: Concrete Block Min. Embed: 2"
	1/4" RED HAT L.D.T. (Large Diameter Top-Cut) Use: Concrete Block/ Brick/Concrete Min. Embed: 2 1/2"		1/4" DIA. HITI HIC SLEEVE ANCHOR Use: Concrete/Masonry/Brick Min. Embed: 3 1/2"





Directional Sign

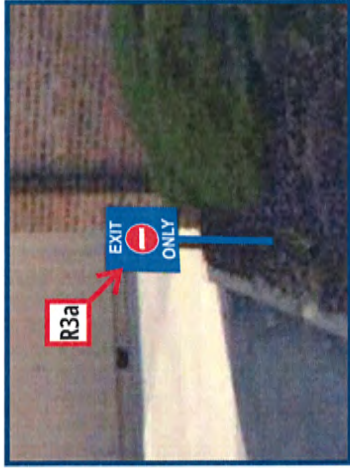
E3	Sign Type	Sign Size
	Exit Only Directional Sign	1'-6"± x 1'-6"±

Total Existing Square Footage	2.25 Sq.Ft.
Total Proposed Square Footage	2.25 Sq.Ft.
Total Allowed Square Footage	2.00 Sq.Ft.

Directional Sign



Existing Elevation



Proposed Elevation



Existing Elevation



Proposed Elevation

Sign Type	Sign Size
E3 Exit Only Directional Sign	1'-6" ± x 1'-6" ±

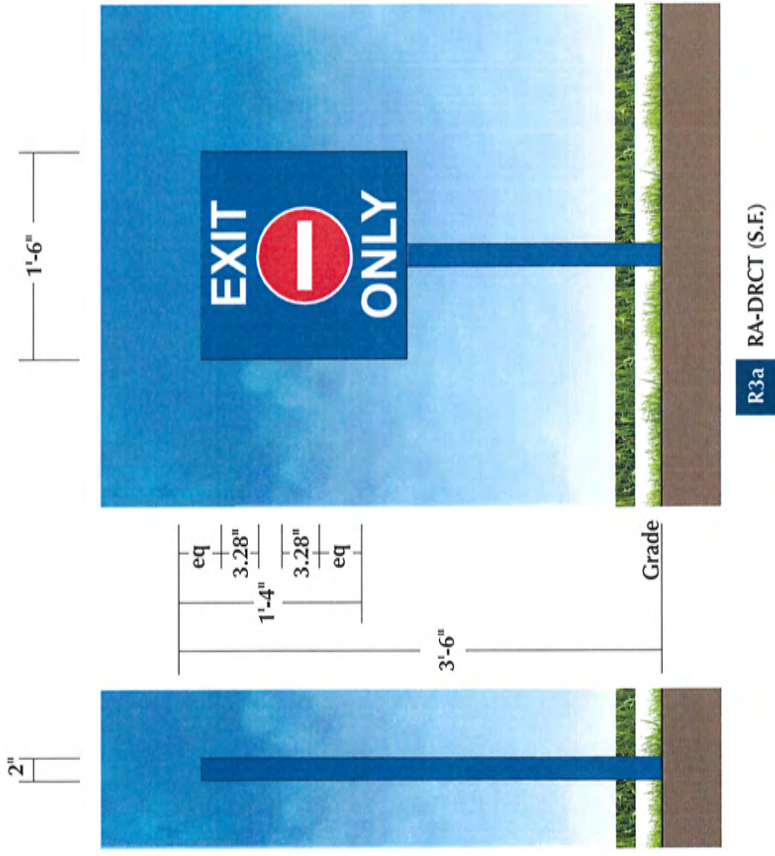
Proposed Signage	Square Footage
R3a 1'-6" x 1'-6"	2.25 Sq.Ft.
R3b 1'-0" x 2'-0"	2.00 Sq.Ft.

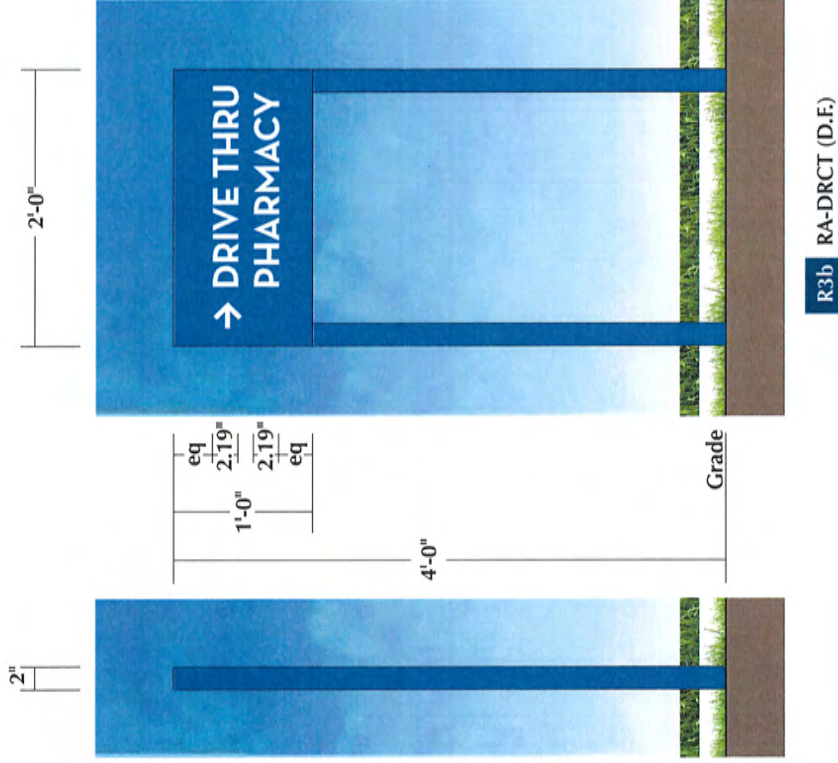
Total Existing Square Footage	2.25 Sq.Ft.
Total Proposed Square Footage	4.25 Sq.Ft.
Total Allowed Square Footage	2.00 Sq.Ft.

Directional Sign

R3a S.F. Non-Illuminated Directional Sign

- .100 Aluminum face.
- 2" x 2" x .125 Aluminum support tube.
- Paint with semi-gloss enamel.
- Applied Scotchlite pressure sensitive vinyl.
- 8" x 2'-0" Deep augered concrete footings.

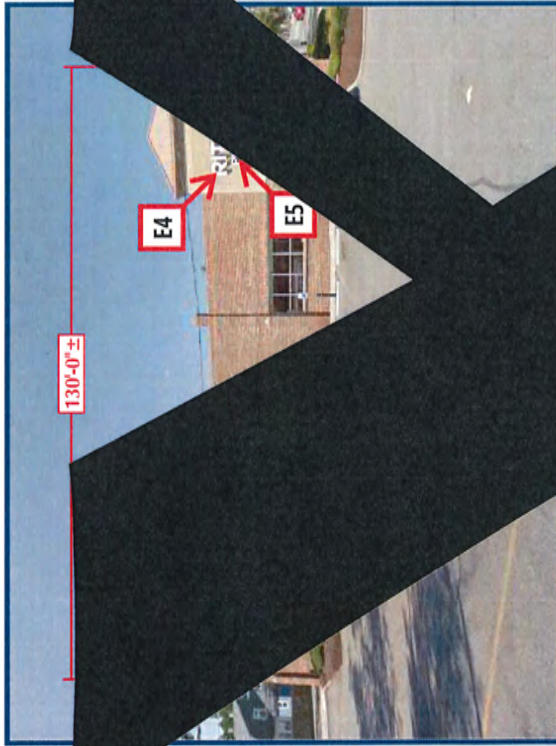




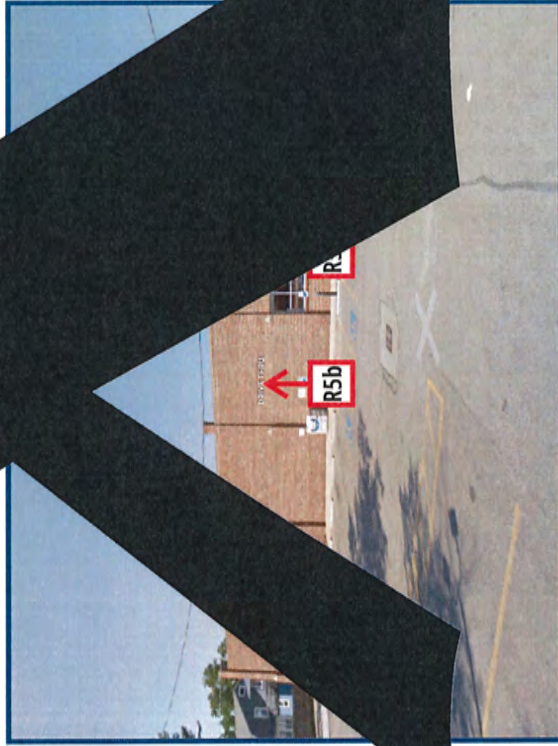
R3b D.F. Non-Illuminated Directional Sign

- .100 Aluminum faces.
- 2" x 2" x .125 Aluminum support tubes.
- Paint with semi-gloss enamel.
- Applied Scotchlite pressure sensitive vinyl.
- 8" x 2'-0" Deep augered concrete footings.

East Elevation



Existing Elevation

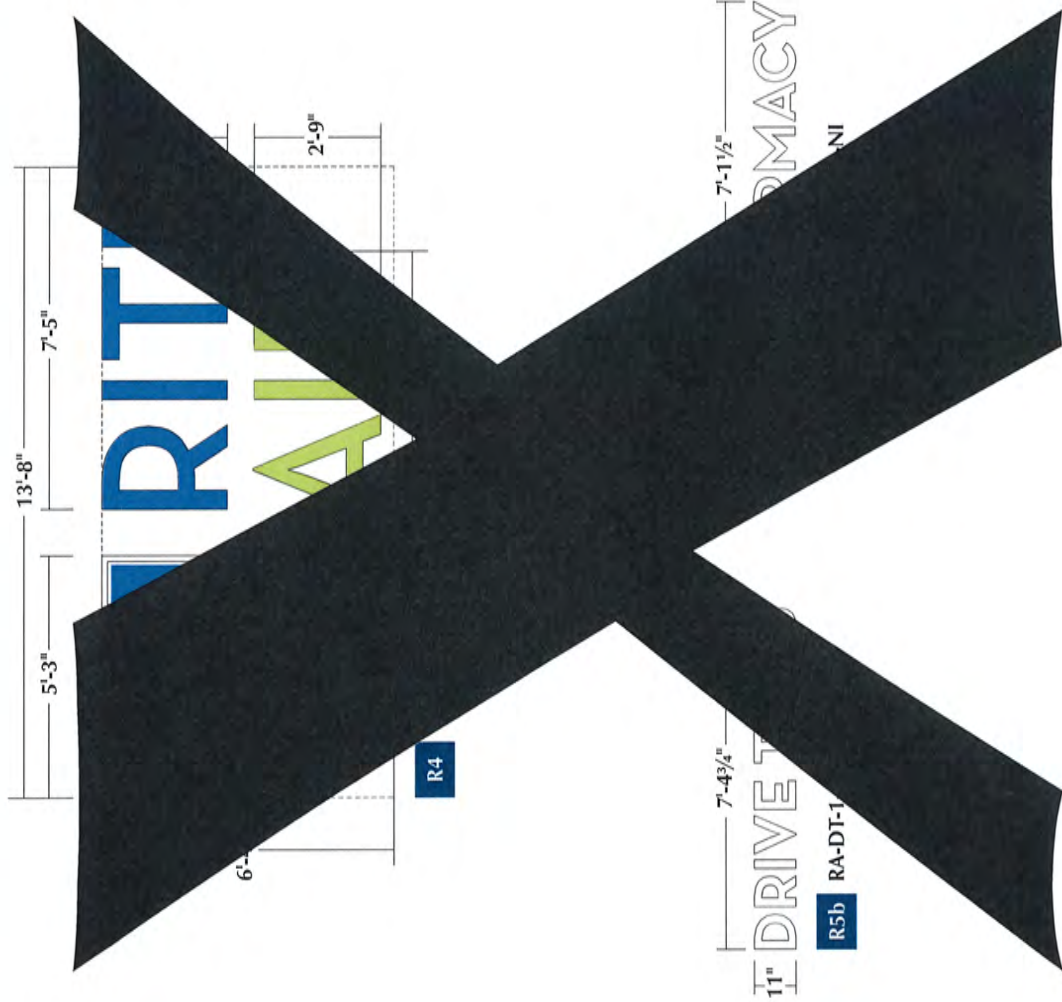


Proposed Elevation

	Sign Type	Sign Size
E4	RITE AID Channel Letters	2'-11"± x 17'-8"±
E5	Pharmacy Channel Letters	1'-8"± x 13'-7"±

	Proposed Signage	Square Footage
R4	6'-4 ⁷ / ₈ " x 13'-8" (see spec. page).	86.98 Sq.Ft.
R5a	11" x 7'-1 ¹ / ₂ " (see specification page).	6.53 Sq.Ft.
R5b	11" x 7'-4 ¹ / ₈ " (see specification page).	6.78 Sq.Ft.

Total Existing Square Footage	51.53 Sq.Ft.
Total Proposed Square Footage	100.29 Sq.Ft.
Total Allowed Square Footage	120.00 Sq.Ft.



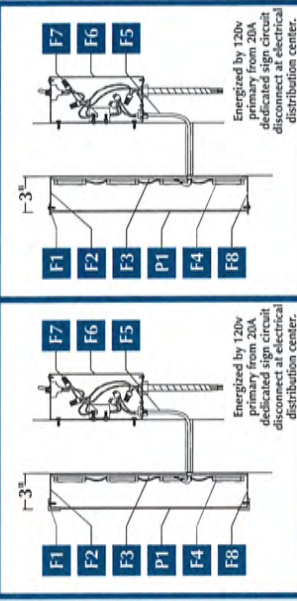
East Elevation

Illuminated Channel Letters/Shield Flush Mounted

P1	.177 Optix 7328 LD Acrylic (shield), Optix 2447 LD Acrylic (letters).
F1	1" Jewelite trim/1 1/2" Angle retainers (shield), #8 screws as needed.
F2	.040 Aluminum returns painted with semi-gloss enamel.
F3	3mm ACM back.
F4	Sloan Prism 5000k LED system.
F5	UL listed 16/3 shielded low voltage wire.
F6	JIC Box.
F7	Sloan 60C2 or 60W2 Low voltage LED power supplies.
F8	1/2" Weep holes at low points.

Fastener Schedule

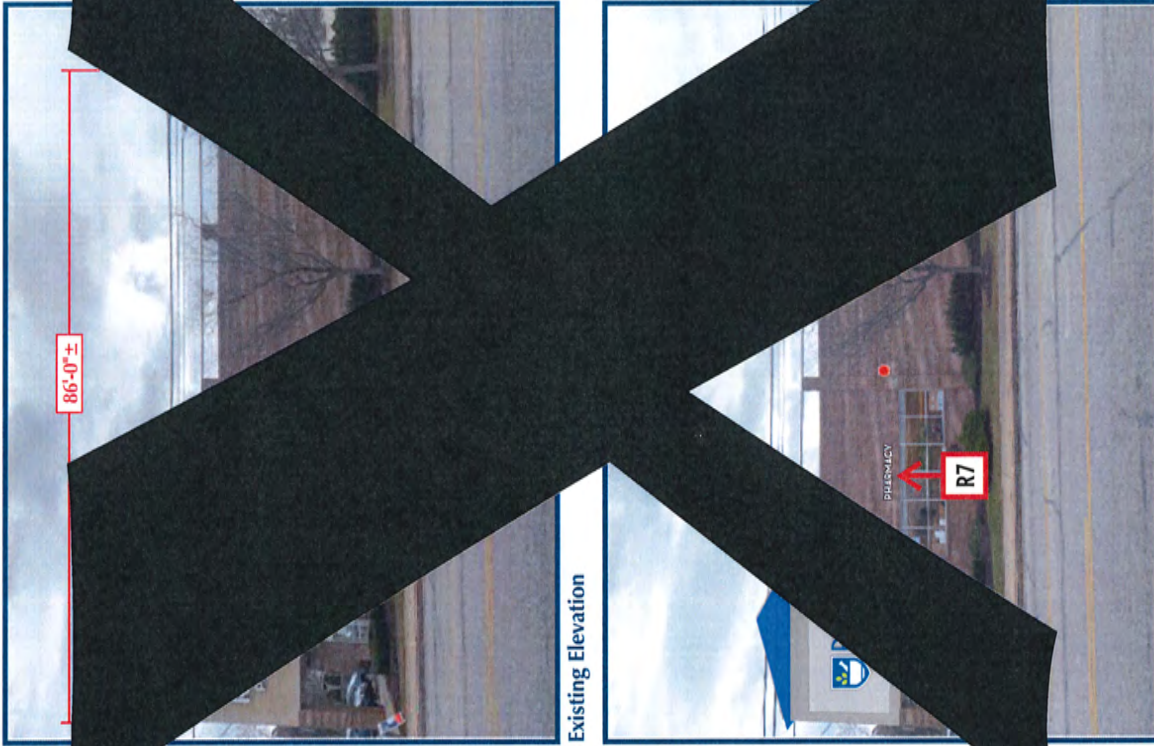
	1/2" LAG SCREW Use: Wood/EIS Wall Systems Min. Penetration: 1 1/2"		1/2" DIA. HI/TL HIT ROD WHY150MAX ADHESIVE Use: Concrete Min. Embed: 2"
	1/2" DIA. THREADED ROD & BEARING PLATES Use: Wood/EIS Wall Systems/Concrete Block Min. Penetration: N/A		1/2" DIA. HI/TL HIT ROD WHY20 ADHESIVE Use: Masonry/Brick Min. Embed: 3 1/2"
	1/2" DIA. THREADED ROD Use: Wood/EIS Wall Systems/Concrete Block Min. Penetration: N/A		1/2" DIA. HI/TL HIT ROD WHY20 ADHESIVE Use: Concrete Block Min. Embed: 2"
	1/2" RED HAT L.D.I. (Large Diameter Tap-On) Use: Concrete Block/Tide/Concrete Min. Embed: 2 1/2"		1/2" DIA. HI/TL HIC SLEEVE ANCHOR Use: Concrete/Masonry/Block Min. Embed: 3 1/2"



RA-RA-PHCY-3-NI/RA-DT-1-NI

Note: Signs R5a and R5b are non-illuminated. Exclude 'R5a' and 'R5b' for letter construction. Apply white Scotchlite reflective vinyl to faces.

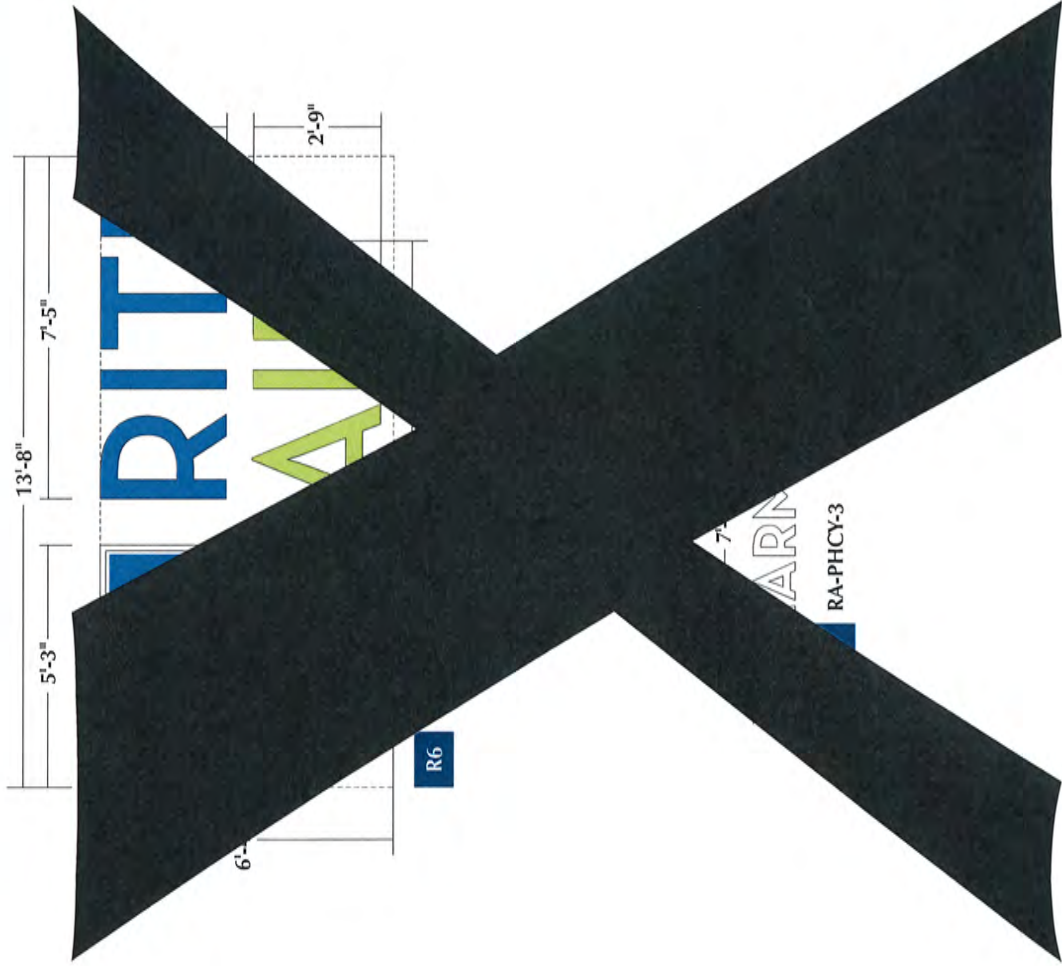
North Elevation



	Sign Type	Sign Size
E6	RITE AID Channel Letters	2'-11"± x 17'-8"±
E7	Pharmacy Channel Letters	1'-8"± x 13'-7"±

	Proposed Signage	Square Footage
R6	6'-4 7/8" x 13'-8" (see spec. page).	86.98 Sq.Ft.
R7	11" x 7'-1 1/2" (see specification page).	6.53 Sq.Ft.

Total Existing Square Footage	51.53 Sq.Ft.
Total Proposed Square Footage	93.51 Sq.Ft.
Total Allowed Square Footage	120.00 Sq.Ft.



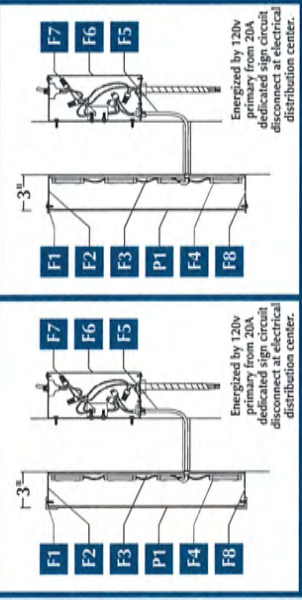
East Elevation

Illuminated Channel Letters/Shield Flush Mounted

P1	.177 Optix 7328 LD Acrylic (shield), Optix 2447 LD Acrylic (letters).
F1	1" Jewelite trim/1 1/2" Angle retainers (shield), #8 screws as needed.
F2	.040 Aluminum returns painted with semi-gloss enamel.
F3	3mm ACM back.
F4	Sloan Prism 5000k LED system.
F5	UL listed 16/3 shielded low voltage wire.
F6	JIC Box.
F7	Sloan 60C2 or 60W2 Low voltage LED power supplies.
F8	1/2" Weep holes at low points.

Fastener Schedule

	1/4" LAG SCREW Use: Wood/ERS Wall Systems Min. Penetration: 1 1/2"		1/4" DIA. HILTI HIT ROD W/RY150MAX ADHESIVE Use: Concrete Min. Embed: 2"
	1/4" DIA. THREADED ROD & BEARING PLATES Use: Wood/ERS Wall Systems/Concrete Block Min. Penetration: N/A		1/4" DIA. HILTI HIT ROD W/RY20 ADHESIVE Use: Masonry/Brick Min. Embed: 3 1/2"
	1/4" DIA. THREADED ROD Use: Wood/ERS Wall Systems/Concrete Block Min. Penetration: N/A		1/4" DIA. HILTI HIT ROD W/RY20 ADHESIVE Use: Concrete Block Min. Embed: 2"
	1/4" RED HAT L.D.I. (Large Diameter Tap/Con) Use: Concrete Block/Brick/Concrete Min. Embed: 3 1/2"		1/4" DIA. HILTI HIC SIEVE ANCHOR Use: Concrete/Masonry/Brick Min. Embed: 3 1/2"



RA-RA-PHCY-3-NI

Note: Sign R7 is non-illuminated. Exclude 'R7' for letter construction. Apply white Scotchlite reflective vinyl to faces.

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000093

DOCKET No. 09-92-20

FEE PAID \$25.00/c

APPLICATION

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

Project Name VINTAGE INDIA

Project Address 14423 DETROIT AVE

Applicant Name ERIE DESIGN

Applicant Address 16504 DETROIT
(if different than above)

Applicant Contact (216) 227-0043

ORDERS @ ERIEDESIGN.COM

Brief Project Description INSTALL 1- 36" X 42" DOUBLE FACE PROTECTIVE

SIGN WITH (2) LED LIGHTS, SUSPENDED FROM EXISTING POLE

Signature: [Signature]

Date: 6-25-20

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 ALBERT STRATTON

Property Address 14423 DETROIT AVE

Owner / Agent Contact (216) 932-3586

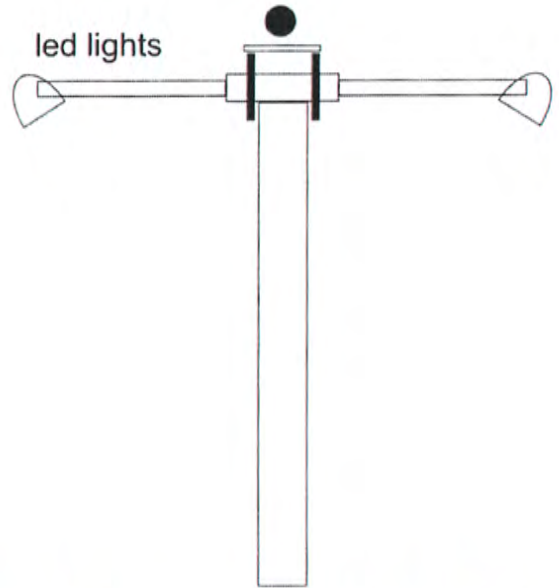
@ _____

Owner / Agent Signature _____

Date: _____

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

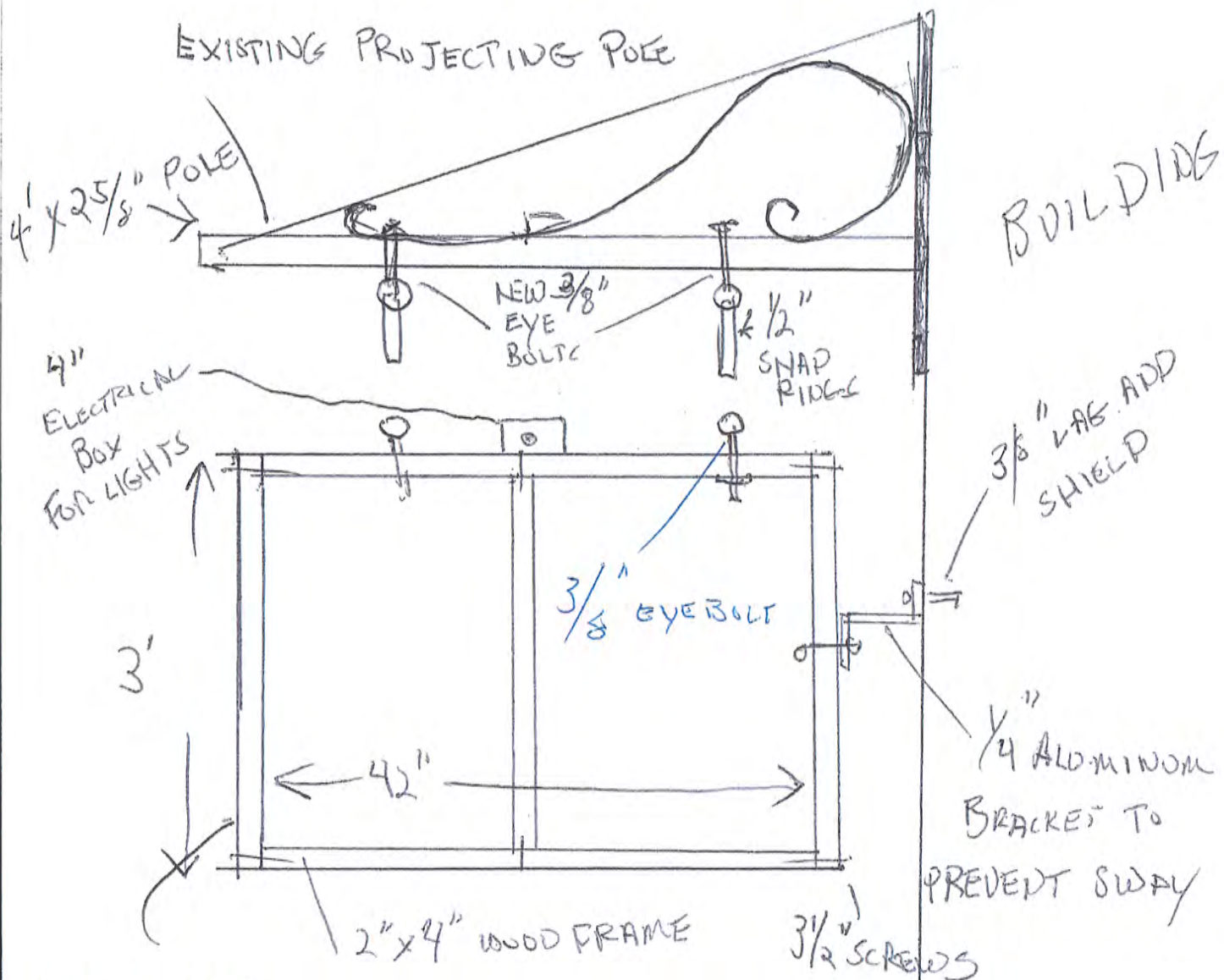
Ordinance _____ Section _____ Remarks _____



SIGN: WOOD WITH DIEBOND ALUM FACES
42" W X 36" H 4" THICK
2 LED SPOTS ADDED TO POLE

520-000022
RECEIVED
AUG 24 2020
By Email OR





OUTSIDE FACE

OF FRAME COVERED WITH 1/8" DIBOND COVERING
ALL EXPOSED WOOD

SIGN FACES SCREWED TO FRAME. SIGN FACES
TO BE 1/8" DIBOND

* "DIBOND" CONSISTS OF 2 SHEETS OF THIN ALUMINUM
WITH A SHEET OF PLASTIC BETWEEN THEM.

POLE IS 14' ABOVE GRADE

N.T.S.

SHOP DRAWINGS - VINTAGE INDIA

14423 DETROIT

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000101
DOCKET No. ~~09-93~~ 09-93-20
FEE PAID _____

APPLICATION

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

Project Name Avenue Home Project Address 14398 Detroit

Applicant Name Mark Hannah, L3 Sign & Image/Dynamic Sign Co. Applicant Address 8059 Lewis Road #308, Berea OH 44017

Applicant Contact (440) 377-0248 mark @ L3sign.com

Brief Project Description Remove existing sign, install internally lit cabinet sign

Signature: Mark Hannah Digitally signed by Mark Hannah
Date: 2020.08.26 10:05:57 -04'00' Date: _____

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 _____ Property Address _____

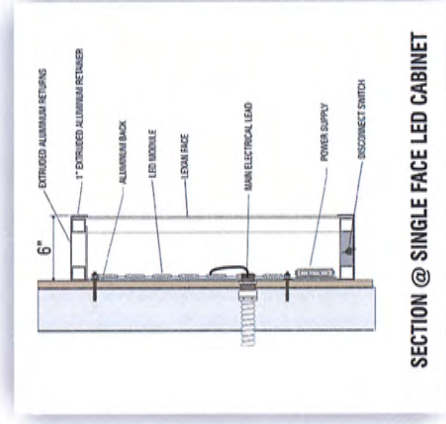
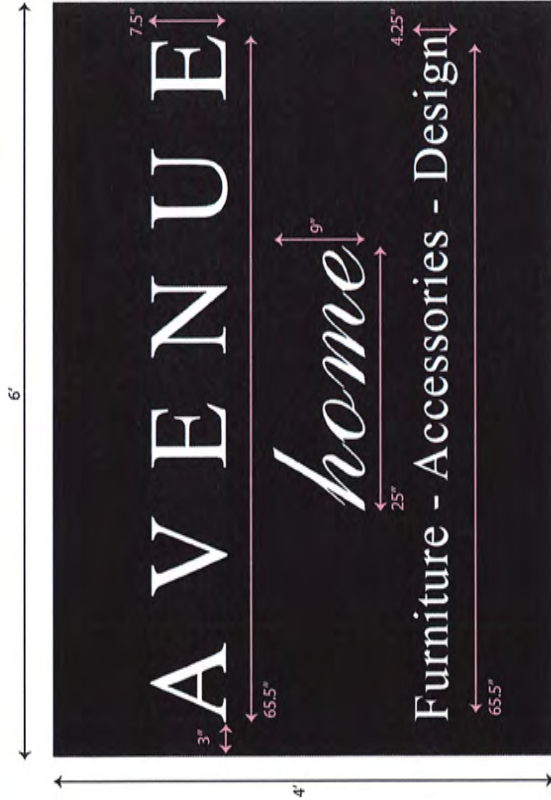
Owner / Agent Contact (____) _____ - _____ @ _____

Owner / Agent Signature _____ Date: _____

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

Ordinance _____ Section _____ Remarks _____

6'x4' internally lit single face cabinet with vinyl graphics



Project Avenue Home



Project location: 14398 Detroit

Contact person: David Stein

These are original designs or concepts and are the property of L3 Sign & Image and may not be shown to any individuals other than the addressee without written consent of L3 Sign & Image. Should these designs be used in anyway other than as intended by the addressee, design charges will apply.

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000102

DOCKET No. 09-94-20

FEE PAID _____

APPLICATION

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

Project Name Cycle Fly

Project Address 15006 Detroit

Applicant Name Mark Hannah, L3 Sign & Image/Dynamic Sign Co.

Applicant Address 8059 Lewis Road #308, Berea OH 44017

(if different than above)

Applicant Contact (440) 377 0248

mark @ L3sign.com

Brief Project Description Remove existing sign, install internally lit cabinet sign

Signature: Mark Hannah Digitally signed by Mark Hannah
Date: 2020.08.26 10:05:57 -04'00'

Date: August 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 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 Rich Beil

Property Address 15006 Detroit Road Lakewood OH

Owner / Agent Contact (443) 739 5199

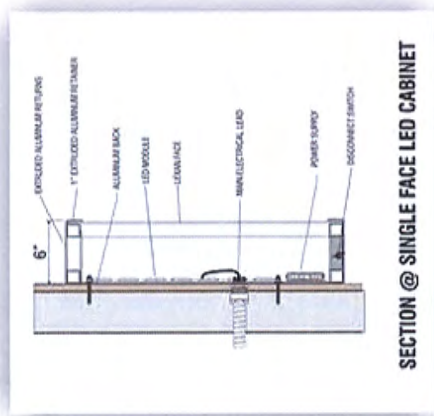
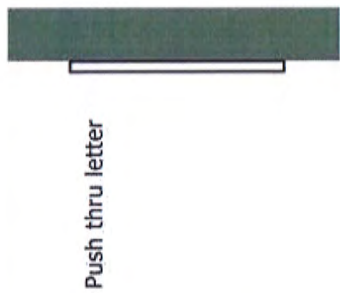
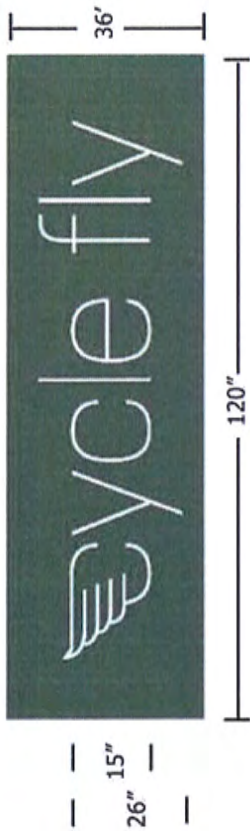
invoice @ wholesomeburger.com

Owner / Agent Signature Richard E. Beil Date: 8/26/2020

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

Ordinance _____ Section _____ Remarks _____

Routed aluminum cabinet with 1/2" push thru letters



Project Cycle Fly

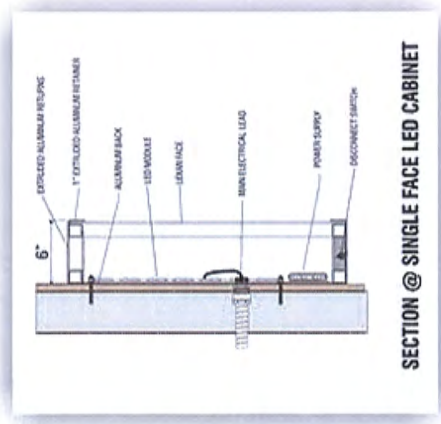
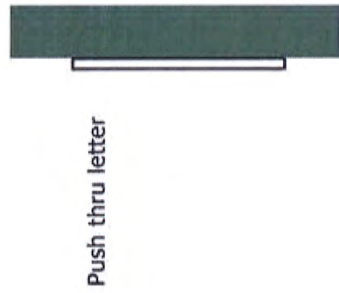
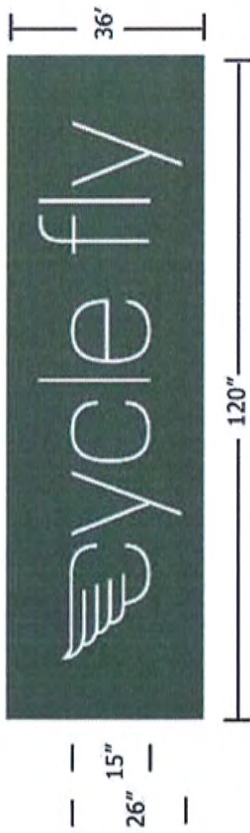


Project location: 15006 Detroit Rd. Lakewood

Contact person: Melina Poling

These are original designs or concepts and are the property of LJ Sign & Image and may not be shown to any individuals other than the addressee without written consent of LJ Sign & Image. Should these designs be used in anyway other than as intended by the addressee, design charges will apply.

Routed aluminum cabinet with 1/2" push thru letters



Project Cycle Fly



Project location: 15006 Detroit Rd. Lakewood

Contact person: Melina Poling

These are original designs or concepts and are the property of L3 Sign & Image and may not be shown to any individuals other than the addressee without written consent of L3 Sign & Image. Should these designs be used in anyway other than as intended by the addressee, design charges will apply.



Project **Cycle Fly** Project location: **15006 Detroit Lakewood** Contact person:

These are original designs or concepts and are the property of L3 Sign & Image and may not be shown to any individuals other than the addressee without written consent of L3 Sign & Image. Should these designs be used in anyway other than as intended by the addressee, design charges will apply.



Account: 101-0000-321.30.01

REFERENCE No. BBS20-000103

DOCKET No. 09-45-20

FEE PAID _____

APPLICATION

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

Project Name Blue Ridge Media Co.

Project Address 17106 Detroit Ave. Lakewood

Applicant Name Mario Aldayuz
Mark Hannah, agent L3 Sign & Image

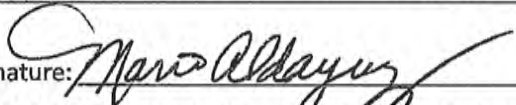
Applicant Address same
(if different than above)

Applicant Contact (216) 279 - 9426

mario @ blueridgemediacompany.com
Mark @L3sign.com

Brief Project Description New outdoor signage

drill holes, Stud mount 3/8" thick acrylic letters

Signature: 

Date: 8/26/2020

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 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 Angelo Coutris

Property Address 16926 Detroit Ave.

Owner / Agent Contact (440) 343 - 4051

ajcoutris @ americanadv.com

Owner / Agent Signature 

Date: 8/26/2020

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

Ordinance _____ Section _____ Remarks _____

3/8" White, Laser-Cut Acrylic Letters, Stud Flush Mount

384"



25"

227"

BLUE RIDGE MEDIA COMPANY

lettering 26.7 sf
59% frontage
40% of usable sign area

Project Blue Ridge Media Company

Project location: 17106 Detroit Ave, Lakewood, OH Contact person: Mario Aldayuz

These are original designs or concepts and are the property of L3 Sign & Image and may not be shown to any individuals other than the addressee without written consent of L3 Sign & Image. Should these designs be used in anyway other than as intended by the addressee, design charges will apply.



Account: 101-0000-321.30.01

REFERENCE No. BBS 20-000104
DOCKET No. 09-96-20
FEE PAID \$25.00 js CC

APPLICATION

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

Project Name POLAR MARKET

Project Address 12511 DETROIT

Applicant Name SHADI ALMIKDAD

Applicant Address 10505 BERE A RD
(if different than above)

Applicant Contact (216) 390 0818

@ _____

Brief Project Description LED CHANNEL LETTER / Cabinet Box

mounted to Existing Pole

Signature: [Signature] Date: 8/25/20

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 POLAR MARKET & GAS

Property Address 12511 DETROIT

Owner / Agent Contact (216) 767 6690

@ _____

Owner / Agent Signature _____

Date: 8/25/2020

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

Ordinance _____ Section _____ Remarks _____



**EACH SURFACE ON RACEWAY
HAS (4) # 8 X 1/2" SCREWS
AT EACH SIDE OF SIDE WALLS**



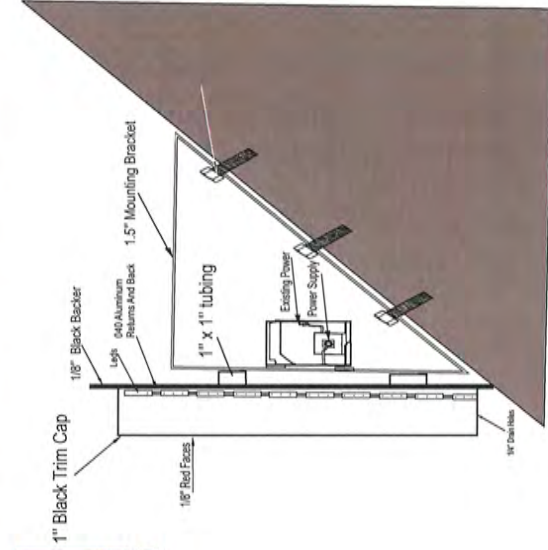
Building Front
57 Ft

22ft

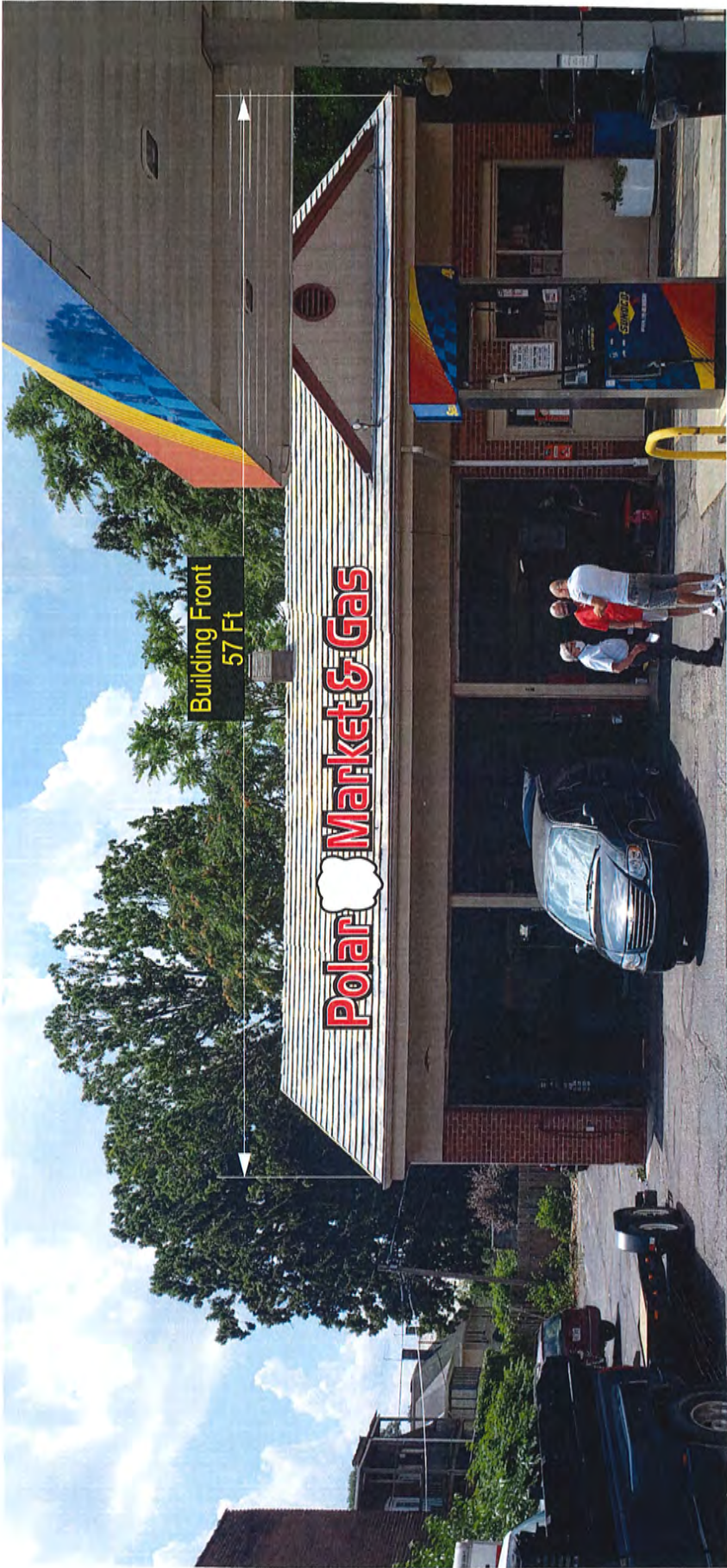
Polar Market & Gas

Manufacture And Install One Set Of Internally Illuminated Led Channel Letters Mounted On 1" X 1" Raceway Letters Faces To Be Red With 1" White Trim Cap Illumination Provided By Leds

CONSTRUCTION DETAILS



STANDARD FACE LIT
LED ILLUMINATED
CHANNEL LETTERS





**EACH SURFACE ON RACEWAY
HAS (4) # 8X 1/2" SCREWS
AT EACH SIDE OF SIDE WALLS**

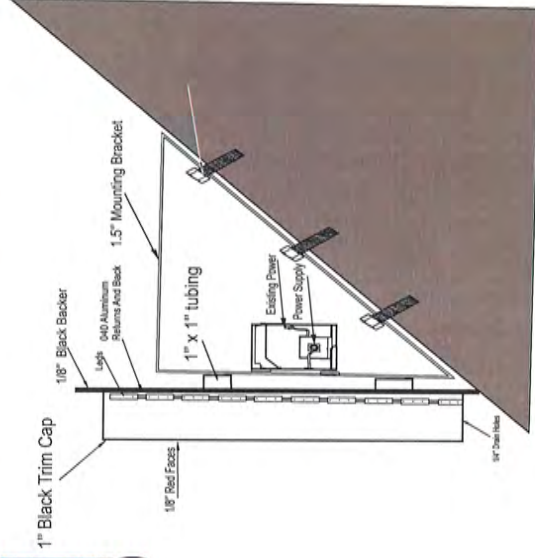


22ft



Manufacture And Install One Set Of Internally Illuminated Led Channel Letters Mounted On 1" X 1" Raceway Letters Faces To Be Red With 1" White Trim Cap Illumination Provided By Leds

CONSTRUCTION DETAILS



STANDARD FACE LIT
LED ILLUMINATED
CHANNEL LETTERS



30" 84in cabinet box mounted to exist pole as showing in the drawings

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000105

DOCKET No. 09-9720

FEE PAID _____

APPLICATION

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

Project Name WIZE GUYZ

Project Address 13609 Detroit Rd

Applicant Name Jeries Eadeh

Applicant Address 1291 Cook Ave. Lakewood, OH
(if different than above)

Applicant Contact (216) 701 - 2211

Eadehj @ yahoo.com

Brief Project Description Barber shop signage

Signature: Jeries Eadeh

Date: 3/03/2020

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 Dimitrios Gountis

Property Address 13535 Detroit

Owner / Agent Contact 216-526-2437

@ _____

Owner / Agent Signature 

Date: 3-2-2020

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

Ordinance _____ Section _____ Remarks _____



GLAVIN INDUSTRIES, INC.
Experts in Industrial Identification

6835 Cochran Road • Solon, OH 44139
 440.349.0049 • Fax 440.349.3017

CUSTOMER: WIZE GUYZ
 DATE: 10.25.19
 PROOF #: 1
 JOB #: n/a
 PART #: n/a
 REVISION: n/a
 FILE NAME: STOREFRONT
 ARTIST: DL
 DEPARTMENT: VINYL
 PRINTING TYPE: DIGITAL

JOB DETAILS:
 LOGO DIGITALLY PRINTED ON 2105
 WITH 1360 LAMINATION

PHONE NUMBER
 751 PREMIUM WHITE CUT VINYL

AWNING SIZE: 117" X 17.2"
 WINDOW LOGO: 56" X 8.23"
 PHONE #: 50" X 5.88"

PRODUCTION PRINT DISCLAIMER - This is an original computer generated color print, created for your personal use in connection with a project being planned for you by Glavin Industries, Inc. Colors represented on this print may not match PMS chip, vinyl or paint colors exactly. It is to be viewed as a color representation only. This print is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion.

ART PROOF APPROVAL

NOTE: Further production of this job will not proceed until this proof is acceptable to the customer. While Glavin Industries, Inc. exercises all possible skills and care to ensure accuracy and correctness, it accepts no responsibility for errors, omissions, additions, or misspellings, and will produce the final product based upon this proof. By signing this document the customer agrees that the job as represented by this art proof is acceptable to him/her and assumes all further responsibility for its accuracy and hereby orders all work to proceed.

OK as is OK with changes noted Make changes and return for approval

**GLAVIN INDUSTRIES, INC. NEEDS
 PROOF APPROVAL WITHIN
 24-HOURS TO KEEP SHIP DATE.**

Signature of Customer _____ Date _____



NOT TO SCALE. ART PROOF REFLECTS SIZES, COLOR AND DIMENSIONS PER CUSTOMER SUPPLIED PRINT.

Account: 101-0000-321.30.01

REFERENCE No. BBS 20-000106
DOCKET No. 09-98-20
FEE PAID _____

APPLICATION

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

Project Name Outdoor signage for Lakewood Plant Co.

Project Address 15612 Detroit Ave, Lakewood, OH 44107

Applicant Name Dan Gifford

Applicant Address _____
(if different than above)

Applicant Contact (216) 316 - 0266

_____ @ _____

Brief Project Description Outdoor signage

Signature: 

Digitally signed by Dan Gifford
Date: 2020.08.26 18:13:08
-04'00'

Date: 8/26/20

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 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 Dan Gifford

Property Address 15612 Detroit Ave, Lakewood, OH 44107

Owner / Agent Contact (216) 316 - 0266

gifford.dc@gmail.com

Owner / Agent Signature _____

Date: 8/26/20

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

Ordinance _____ Section _____ Remarks _____





BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com

September 10, 2020

Board of Building Standards/Architectural Board of Review/Sign Review
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

COMMUNICATION:

Re: Warren Road / Madison Avenue Intersection Public Art

Dear Members of the Board of Building Standards/Architectural Board of Review/Sign Review:

At the September meeting, LakewoodAlive, in partnership with the City of Lakewood, will present the utility box street art at the southeast corner of Warren and Madison. This project is part of the ongoing streetscape improvements along the Warren corridor made possible by Cuyahoga County's Community Development Supplemental Grant.

Sincerely,

David Baas, Board Secretary
Planner, Planning and Development



FILE IS AT 100%

- DO NOT CHANGE SCALE
- CONVERT ALL FONTS TO OUTLINES
- INCLUDE ANY PMS COLORS
- RASTER IMAGES MUST BE AT LEAST 50 DPI WHEN PLACED

— FINISHED EDGE

..... BLEED

SIDE 1
43.5"H X 22.75"W



FRONT
43.5"H X 24"W



SIDE 2
43.5"H X 22.75"W





BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com

September 10, 2020

Board of Building Standards/Architectural Board of Review/Sign Review
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

COMMUNICATION

Re: Spectacular Vernacular Public Art

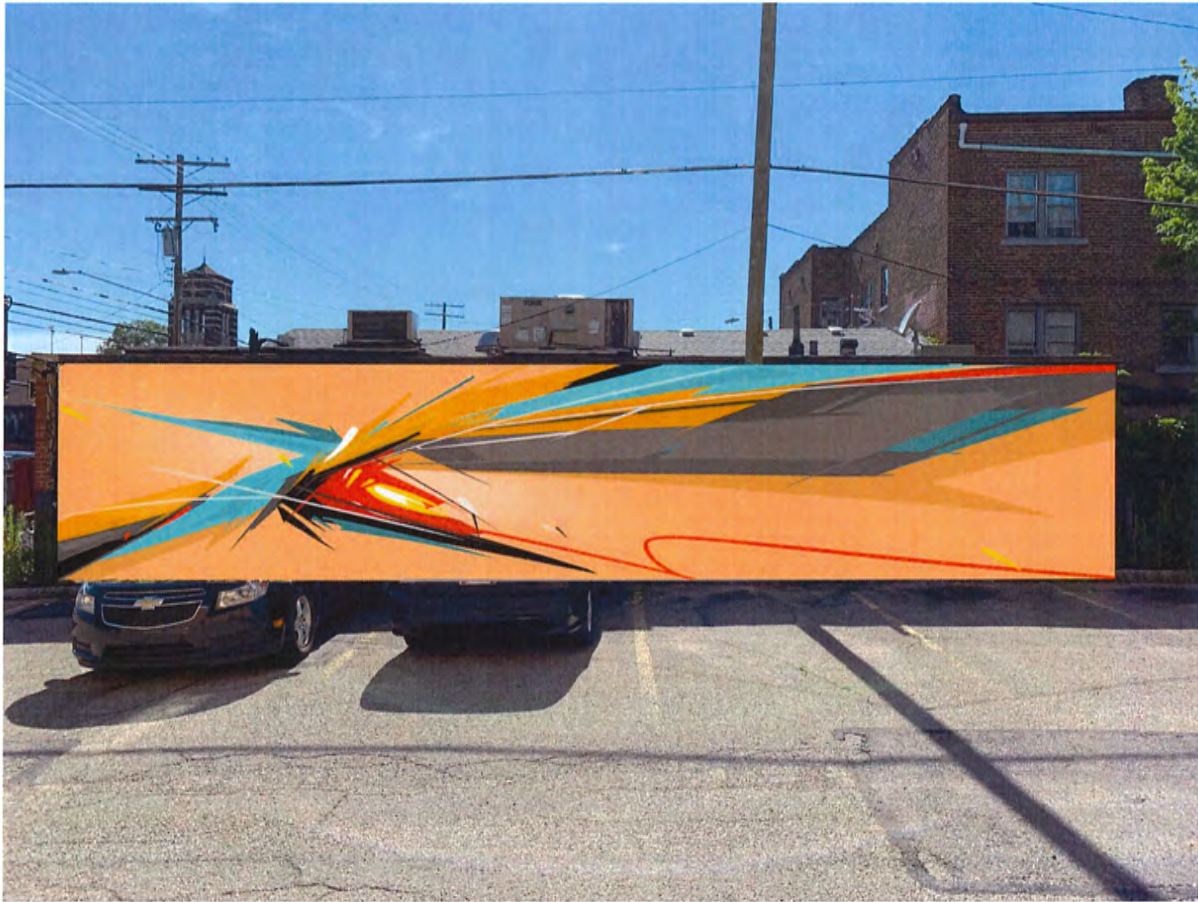
Dear Members of the Board of Building Standards/Architectural Board of Review/Sign Review:

At the September meeting, select projects from the 2020 Spectacular Vernacular applications will be presented by the artists. Projects awarded through the Spectacular Vernacular public art grant program provides funding for civic art and urban design projects within the city of Lakewood. The goal of the program is to incentivize community-driven art and design projects in partnership with the city.

Sincerely,

David Baas, Board Secretary
Planner, Planning and Development

Mockup 1



Location





SPECTACULAR VERNACULAR

City of Lakewood Mural Proposal

AUREEN WALSH



INSPIRATION: LAKEWOOD SUNSETS





PRELIMINARY CONCEPT SKETCH RENDERED ON ALADDIN'S WALL FACING BELLE AVE.



PRELIMINARY CONCEPT SKETCH