



City of Lakewood
Board of Building Standards •
Architectural Board of Review •
Sign Review Board

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planning@lakewoodoh.gov

MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
APRIL 10, 2025
5:30 P.M.
MEETING RECORDED

1. ROLL CALL

Board Members

Hanna Cohan Plessner, Chair
Chris Egervary
Jeremy Smith, Vice Chair
Nick Slaughterbeck (arrived at 5:40 p.m.)
Matthew Stevenson

Staff

Amanda Cramer, Co-Board Secretary, City Planner
Sophia Jones, Co-Board Secretary, City Planner
Justin Maskaluk, Comm. Prop. Maint. & Res. Bldg. Inspector
Jeff Crossman, First Assistant Law Director

2. APPROVE THE MINUTES OF THE MARCH 13, 2025 MEETING

A motion was made by Ms. Cohan Plessner, seconded by Mr. Smith to **APPROVE** the March 13, 2025 meeting minutes. All the members voted yea; the motion passed.

3. OPENING REMARKS

Ms. Cramer read the Opening Remarks into record.

SUMMARY APPROVED

At the pre-review meeting, four items were Summary Approved (conditions are noted). A motion and a second is needed for approval of Docket No. 03-20-25, Docket No. 04-26-25, Docket No. 04-27-25, and Docket No. 04-29-25.

OLD BUSINESS

SIGN REVIEW

1. Docket No. 03-20-25

14239 Detroit Ave.
Pure Puff Smoke Shop

- Approve
- Deny
- Defer

Shadi Almikdad
Neon & Signs
10505 Berea Rd.
Cleveland, OH 44102

Applicant proposes one illuminated sign in sign band. (Page 5)

*Condition: any window signage be approved by Board before installation.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Stevenson to **APPROVE** the request with the following condition:

- Any window signage is approved by the Board before installation.

All the members voted yea; the motion passed.

NEW BUSINESS

SIGN REVIEW

2. Docket No. 04-26-25

14414 Detroit Ave.
Ethlete Lab Academy

- Approve
- Deny
- Defer

Abby Ayers
Ethlete Lab Academy
14414 Detroit Ave., Basement Unit
Lakewood, OH 44107

Applicant proposes a wall sign and a blade sign. (Page 70)

No Condition(s).

A motion was made by Ms. Cohan Plessner, seconded by Mr. Egervary to **APPROVE** the request as presented. All the members voted yea; the motion passed.

3. Docket No. 04-27-25

17106 Detroit Ave.
Couth

- Approve

Marchila Benn

- Deny
- Defer

Couth Space
17106 Detroit Ave.
Lakewood, OH 44107

Applicant proposes back-lit metal letters in the sign band. (Page 77)

*Condition: that sign is centered on the sign band

A motion was made by Ms. Cohan Plessner, seconded by Mr. Egervary to **APPROVE** the request with the following condition:

- The sign is centered on the sign band.

All the members voted yea; the motion passed.

4. Docket No. 04-29-25

15023 Madison Ave.
The Fruit Stand

- Approve
- Deny
- Defer

Natalie Bottomley
NRKA Corp. Dba Fastsigns 223201
1100 W. Royalton Rd., Suite A
Broadview Heights, OH 44147

Applicant proposes illuminated channel letters mounted to raceway and two capsule signs. (Page 87)

*Condition: channel behind main sign is painted to match existing building; second sign (logo) should match the height and vertical alignment of the sign on the front of the building (both signs should be 19" tall).

A motion was made by Ms. Cohan Plessner, seconded by Mr. Stevenson to **APPROVE** the request with the following conditions:

- The channel behind the main sign is painted to match the existing building.
- The second sign (logo) should match the height and vertical alignment of the sign on the front of the building. Both signs should be 19 inches tall.

All the members voted yea; the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

5. Docket No. 12-119-24

(C)

16306 Detroit Ave.
Jersey Mike's Subs

- Approve
- Deny

Steven Minnich
NE OHIO Subs LLC

() Defer

63 S. Harding Rd.
Columbus, OH 43209

Applicant proposes a fenced outdoor dining area on the patio. (Page 9)

John Holz, Dimit Architects, representative was present to explain the request. Discussion ensued about the colors and finishes and storage of the outdoor furniture, planter boxes, bistro seating, and bollards. Ms. Cramer stated that the furniture could remain all year round as it was on private property. Public comment was closed as no one addressed the item. The members said it was a nice proposal.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Stevenson to **APPROVE** the request with the following condition:

- The two onsite bollards are removed once the patio is installed.

All the members voted yea; the motion passed.

REQUEST FOR MODIFICATIONS

6. Docket No. 11-94-23

(C)

12534 Lake Ave.
Shady Cove Townhouses

() Approve

() Deny

() Defer

Tyler Brummett
Brookside Shady LLC
716 University Court
Cleveland, OH 44113

Applicant proposes modifications to the January, 11, 2024 approval for the development of 16 townhouses (now proposing 10 townhouses). (Page 38)

Tyler Brummett, Brookside Shady LLC, and Greg Soltis, RDL Architects, were present to explain the request. Discussion started about the side window(s), depth of the balconies, addition of bushes to define the driveways. The members liked the proposal and asked if there would be additional plantings around the retention pond. Discussion contributed with description of the vertical siding, questioned the addresses' location, and more. Staff had no comments. Public comment was closed as no one addressed the item.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **APPROVE** the request with the following conditions:

- Provide cutsheets for the bench that is planned for use around the pond.
- Study the panel layout on front elevation to see if the breaks can be adjusted.
- Revise the fourth floor window on the Lake Avenue building's west elevation as discussed.
- Study the address number placement.
- Add planting at the detention pond perimeter if permitted by applicant engineering team.

All the members voted yea; the motion passed.

NEW BUSINESS

SIGN REVIEW

7. Docket No. 04-25-25

15620 Detroit Ave.
Revelations Building

- Approve
- Deny
- Defer

Taylor Hannah
L3 Sign & Image
212 Warden Ave.
Elyria, OH 44035

Applicant proposes illuminated tenant sign on the front, side, and rear of the building. (Page 61)

Mark Hannah, L3 Sign & Image, representative, and Mary (last name was not divulged), building owner, were present to explain the request. Discussion began about the position of the address number, possibly omit the west elevation the tenant sign, existing window signage, the number of tenants versus number of name slots, staining of the brick, placement of the south elevation sign. Staff had no comments. Public comment was closed as no one addressed the item.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Smith to **APPROVE** the request with the following conditions:

- Any existing window signage will be removed.
- The new directory sign on Detroit Avenue elevation will be centered under the existing Revelations sign.
- The address number will be relocated
- The proposed directory sign on the Summit Avenue elevation is removed from this approval, but the existing Revelations sign is to remain.

All the members voted yea; the motion passed.

8. Docket No. 04-28-25

1360 W. 117th St.
Flower Child Vintage

- Approve
- Deny
- Defer

Stephen Foster
The Sign & Graphics Firm, LLC
14837 Detroit Ave., Ste. 195
Lakewood, OH 44107

Applicant proposes two wall signs (one new and one relocated from previous store). (Page 83)

Steven Foster, The Sign & Graphics Firm, LLC, applicant, and Dan Shepard, Flower Child Vintage, were present to explain the request. Discussion started about the cohesiveness of the signage, the future south elevation mural would be appropriate, the members like the proposal. Staff had no comments. Public comment was closed as no one addressed the item.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE the request with the following condition:

- Any window signage and/or graphics is/are submitted separately.

All the members voted yea; the motion passed.

ARCHITECTURAL BOARD OF REVIEW

9. Docket No. 04-31-25	(R)	1069 Sylvan Ave.
<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		David Maddux The Arcus Group 1244 Smith Ct. Rocky River, OH 44116

Applicant proposes a front porch addition/renovation and rear dormer addition. (Page 124)

David Maddux, The Arcus Group, applicant was present to explain the request. The members said it was an appropriate addition, asked about additional lighting, and said that no railing would be required as the grade was being raised. Staff had no comments. Public comment was closed as no one addressed the item.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE the request as presented. All the members voted yea; the motion passed.

10. Docket No. 04-33-25	(R)	17852 Lake Rd.
<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		David Maddux The Arcus Group 1244 Smith Ct. Rocky River, OH 44116

Applicant proposes an exterior renovation and addition to existing Tudor home. (Page 154)

David Maddux, The Arcus Group, applicant was present to explain the request. The members said it was an appropriate addition. Staff had no comments. Public comment was closed as no one addressed the item.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE the request as presented. All the members voted yea; the motion passed.

11. Docket No. 04-30-25	(R)	1464 Riverside Dr.
<input type="checkbox"/> Approve		Gary R. Fischer

- Deny
- Defer

Fischer & Associates Architects Inc.
554 W. 9th St.
Lorain, OH 44052

Applicant proposes the construction of a new home with attached garage. (Page 93)

Gary Fischer, Fischer & Associates Architects Inc., applicant, was present to explain the request. Discussion ensued about the widened front porch steps, windows placement, the design being in context with surrounding houses, was considered a duplex structure, relationship of the garage and baluster, the size/shape of the third floor front window. Staff said the project had approval of the Board of Zoning Appeals already. Public comment was closed as no one addressed the item. It was confirmed the foundation was brick, the finishing details at the top and bottom of the columns were discussed. The members said it was a nice proposal and looked forward to seeing a finished product.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Smith to **APPROVE** the request with the following conditions:

- The approved window layouts will be per the elevations presented, not the floor plan.
- We want the submitted revised elevations that have the porch steps at the full width of the porch columns.
- Study/consider the use of a smaller window in the third floor front gable.

Ms. Cohan Plessner, Mr. Egervary, Mr. Slaughterbeck, Mr. Smith, voted yea, and Mr. Stevenson voted nay; the motion passed.

12. Docket No. 04-32-25

(C)

11810-11818 Madison Ave.
RISE Dispensary

- Approve
- Deny
- Defer

Jonathan Ziegler
Osborn Engineering
1111 Superior Ave. E., Suite 2100
Cleveland, OH 44114

Applicant proposes façade renovations and parking lot approval. (Page 132)

Chris Dawson, AIA, Chris Dawson Architect, was present to explain the request. Staff relayed the conditions for approval conditions as deemed by the Planning Commission meeting at its April 3, 2025 meeting. The members said it was a nice proposal. Staff had no comments. Public comment was closed as no one addressed the item.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **APPROVE** the request with the following condition:

- Signage is not included in this approval.

All the members voted yea; the motion passed.

ADJOURN

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to ADJOURN at approximately 7:10 p.m. All the members voted yea; the motion passed.



5/8/25

Signature

Date



Oath

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

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

PRINT NAME:

SIGN NAME:

- 1. JIM ALI
- 2. Victor Ruzic
- 3. Tyler Brummett
- 4. GREGORY SJ SOLTIS
- 5. MARIL HALWAH
- 6. Steven Foster
- 7. David Maddux
- 8. David Maddux
- 9. Carol ESCOBAR
- 10. Alicia Dawson, AIA
- 11. _____

- 1. [Signature]
- 2. [Signature]
- 3. [Signature]
- 4. Meggy J Soltes
- 5. _____
- 6. Steve Foster
- 7. _____
- 8. _____
- 9. [Signature]
- 10. [Signature]
- 11. _____

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, April 10, 2025

Johanna Schwarz

From: Brian Meng <bmeng@bialosky.com>
Sent: Wednesday, April 2, 2025 6:17 PM
To: Johanna Schwarz; Amanda L. Cramer; David Baas
Cc: Ian Andrews; Amy Haney; Adam Branscomb
Subject: FW: Amended Agenda: BBS/ABR Meeting

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

Johanna, Amanda, and Dave,

On behalf of LakewoodAlive we wanted to provide comments and observations to the projects on the current Lakewood ABR agenda for the 04/10/2025 meeting.

Comments to Lakewood ABR agenda for the 04/10/2025 meeting (pre meeting on 4/3/2025):

- **Docket 03-20-25 Pure Puff Smoke Shop**
 - The cover page notes 3 illuminated signs are proposed however the drawings only indicate 2 signs. Is there a third?
 - Will each sign be circuited separately or is the applicant proposing an exposed raceway?
- **Docket 12-119-24 Jersey Mike's Sub's**
 - The planters are a nice way to enclose the patio and to add some softness to the space.
 - Is the applicant proposing annuals or some other plant selection?
- **Docket 11-94-23 Shady Cove Townhouses**
 - It is unfortunate that the project is proposed to be less dense than the earlier versions but we understand the need for the stormwater area.
 - How deep is the basin and will it require fencing around it.
 - Will the basin be dry for wet?
 - Will there be planting inside of or around the perimeter of the basin?
- **Docket 04-25-25 Revelations Building**
 - The proposed signs show 12 tenant sign panels. Is it possible for 12 tenants to operate within the building. If not can some of the panels be removed and the size of the signs be reduced.
 - We question if all 3 locations are necessary or if 2 locations would be sufficient.
- **Docket 04-26-25 Ethlete Lab Academy**
 - Nice design but we are unclear of where the proposed signs are located in context with their storefront.
- **Docket 04-27-25 Couth**
 - No comment
- **Docket 04-28-25 Flower Child Vintage**
 - No comment
- **Docket 04-29-25 The Fruit Stand**

- Is there a way to avoid the exposed raceway?
 - If not, can the raceway be painted to match the material it is affixed to.
- **Docket 04-30-25 1464 Riverside Dr.**
 - No comment
- **Docket 04-31-25 1069 Sylvan Ave.**
 - No comment
- **Docket 04-32-25 RISE Dispensary**
 - No comment.
- **Docket 04-33-25 17852 Lake Rd.**
 - No comment

We truly appreciate the opportunity to share our thoughts with you on these applications. If you have any questions on our comments, please let us know and we would be happy to discuss further. It is exciting to see so many developments occurring in Lakewood.

Thank you,

BRIAN MENG RA, LEED AP
Principal | Architect

BIALOSKY Always By Design.

P 216-767-2023

BRIAN MENG RA, LEED AP
Principal | Architect

BIALOSKY Always By Design.

P 216-767-2023

From: Ian Andrews <iandrews@lakewoodalive.org>
Sent: Monday, January 6, 2025 12:58 PM
To: Amy Haney <amyjhaney@gmail.com>; Brian Meng <bmeng@bialosky.com>; Adam Branscomb <abranscomb@fairmountproperties.com>
Subject: Fw: Amended Agenda: BBS/ABR Meeting

Ian Andrews
Executive Director

LakewoodAlive
12815 Detroit Avenue
Lakewood, OH 44107
216-521-0655



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Upcoming Events:

2/22 – [Loving Lakewood: Tuned In For Community](#)



From: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>
Sent: Friday, January 3, 2025 8:37 AM
To: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>
Subject: Amended Agenda: BBS/ABR Meeting

Good morning,

The Election of Officers was added to the agenda. Please click on the link to view the January 9, 2025 BBS/ABR/Sign Review meeting. The pre-review meeting will be held January 2, 2025 in the East Conference Room at 4:00 p.m.

https://www.lakewoodoh.gov/wp-content/uploads/2024/09/BBSARBAgenda_010925A.pdf

Thank you and Happy New Year.

Sincerely,
Johanna



Johanna Schwarz

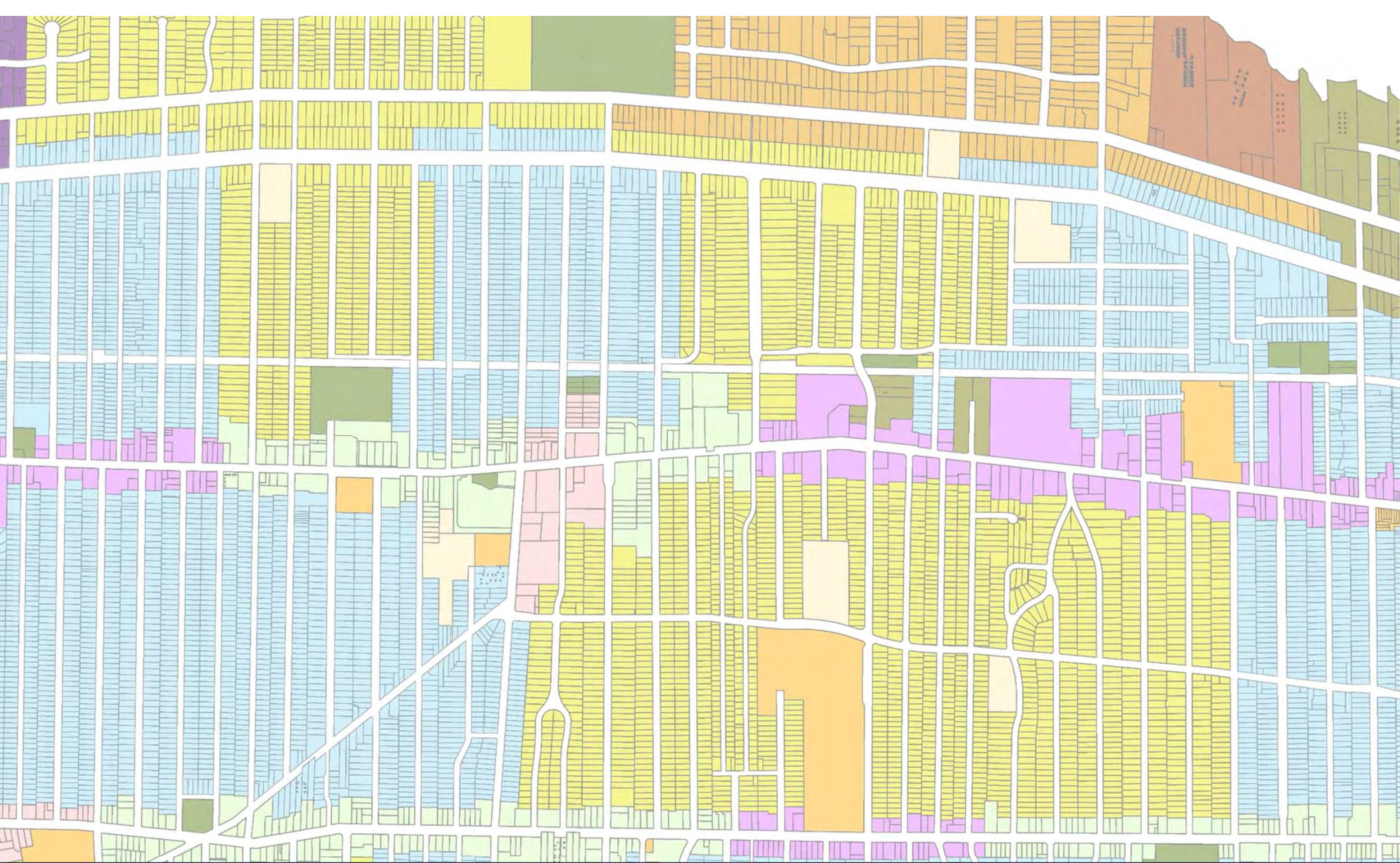
Administrative Assistant II

City of Lakewood, Ohio

12650 Detroit Ave.
Lakewood, OH 44107

(216) 529-6631

johanna.schwarz@lakewoodoh.gov



Architectural Board of Review

April 2025



Architectural Board of Review

Pre-Review Meeting: April 3rd, 4 pm (East Conf Rm)

Regular Meeting: April 10th , 5:30 pm (Auditorium)

Members

Hanna Cohan Plessner (2025 Chair)

Jeremy Smith (2025 Vice-Chair)

Chris Egervary

Nick Slaughterbeck

Matt Stevenson

Staff

Board Secretary: Amanda Cramer, Sophia Jones

Assistant Building Commissioner: William Wagner



Architectural Board of Review **April Agenda**

1. Roll call
2. Approve minutes – March 2025 meeting
3. Opening Remarks
4. Old Business
5. Sign Review
6. New Business
7. Adjourn

Applicant proposes new signage.

City Notes:

- Applicant proposes 1 illuminated wall sign (21.67 sq ft)
- Max allowed square footage: 53.3 sq ft
- Total proposed square footage: 21.67 sq ft

14239 Detroit Ave

Summary Approval with condition that any window signage be approved by ABR before installation

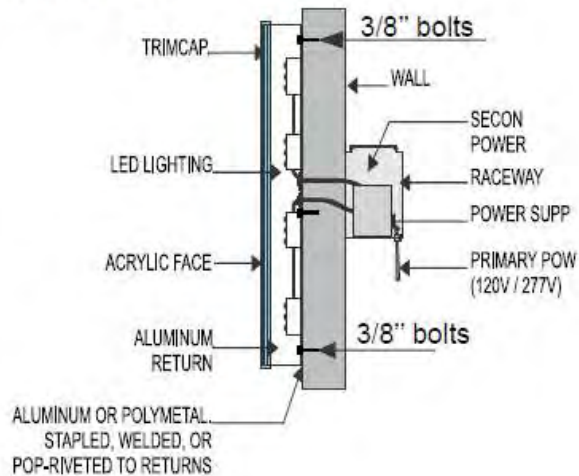


Docket No. 03-20-25 (14239 Detroit)

New Signage – Pure Puff Smoke Shop
Shadi Almikdad



FLUSH MOUNT INTERNALLY LIT
 LED CLOUD SIGN MOUNTED ON
 BLACK BACKER ALL TEXT TO BE WHITE
 AND BLUE BACK GROUND
 CABINET IS 5" DEEP
 WHITE RETURNS
 1" TRIM CAP
 WHITE LEDS



THIS SIGN SHALL REMAIN THE PROPERTY OF NEON & SIGNS UNTIL FULLY PAID FOR.

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

ALL INFORMATION CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND PROPRIETARY. IT IS THE SOLE PROPERTY OF NEON AND SIGNS AND IS NOT TO BE REPRODUCED BY ANYONE WITH OUT WRITTEN CONSENT FROM NEON AND SIGNS

SCALE: 1:16

DATE: 3-14-25

SALES: Shadi Mikdad

NEON & SIGNS 10505 BEREA RD CLEVELAND OH 44102 216-390-0818 NEONSIGNS44111@GMAIL.COM OR SHADINEONSIGNS@AOL.COM



Docket No. 03-20-25 (14239 Detroit)

Applicant proposes new signage.

City Notes:

- Applicant proposes 1 blade sign (9 sq ft) and 1 wall sign (20.8 sq ft)
- Max allowed square footage: 100 sq ft (Marlowe facing wall is ~175 feet)
- Total proposed square footage: 29.8 sq ft

Summary Approval

14414 Detroit Ave

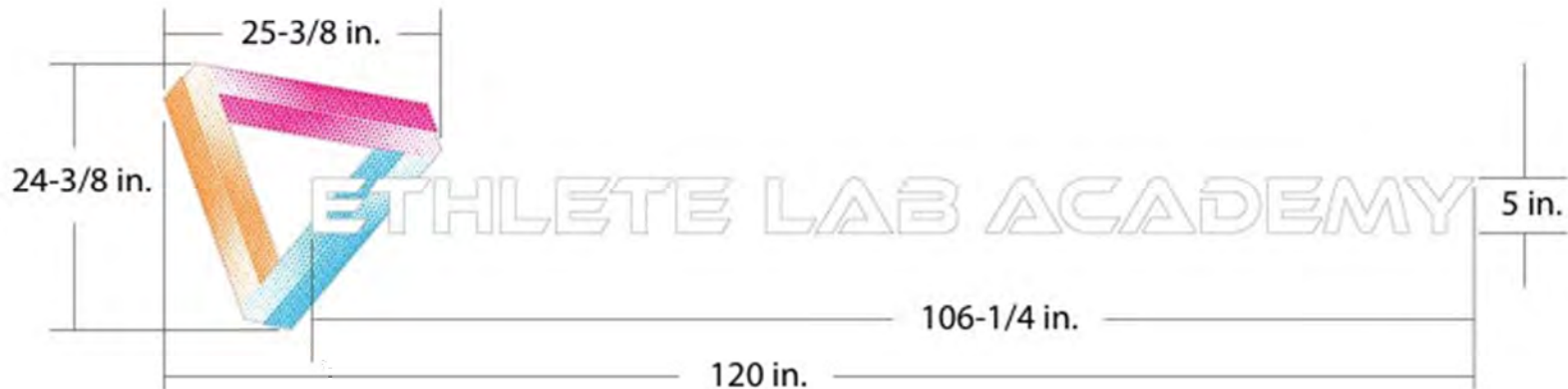


Docket No. 04-26-25 (14414 Detroit)

New Signage – Ethlete Academy
Abby Ayers



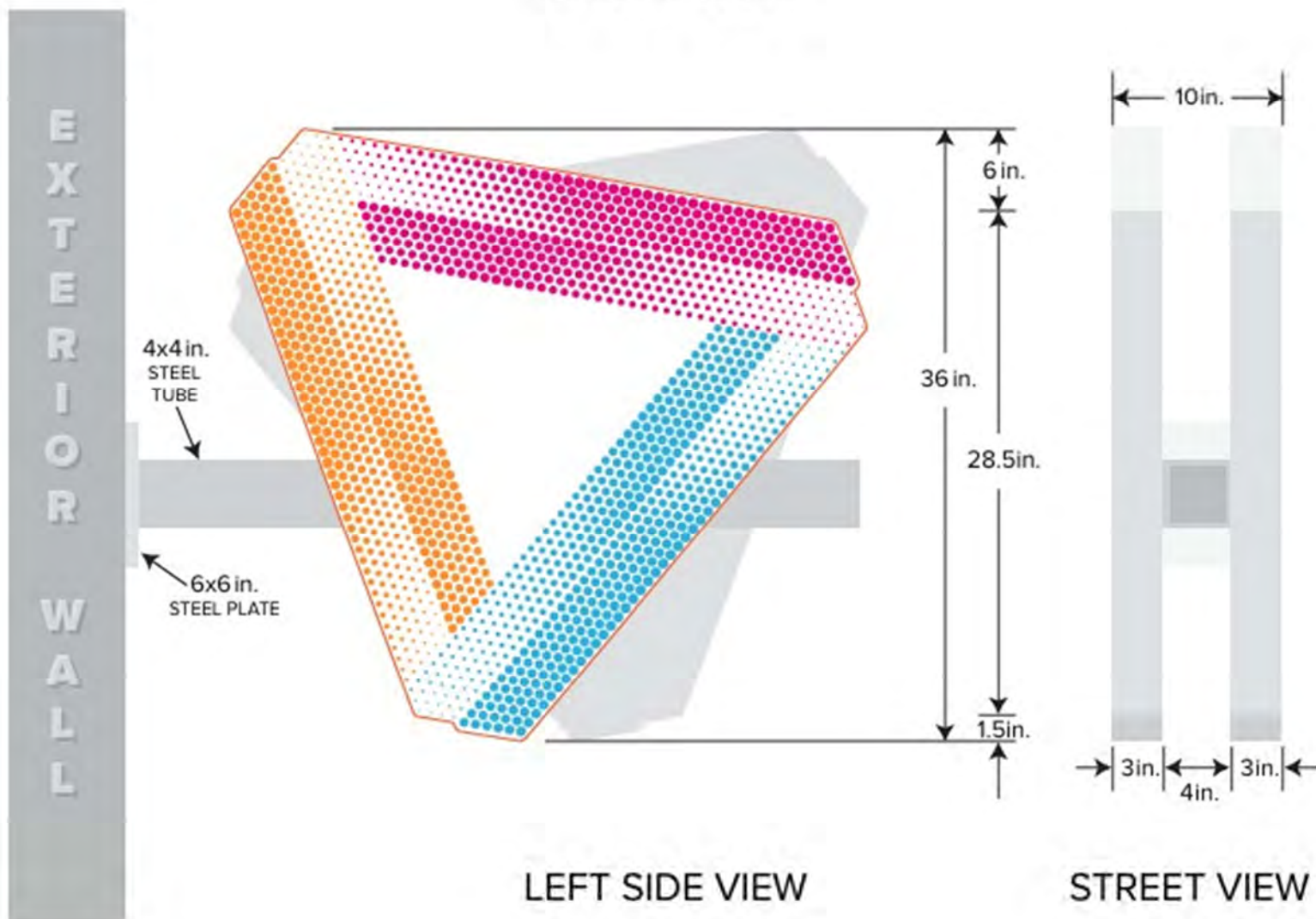
OUTSIDE WALL – COMP



OUTSIDE WALL – SCALE



BLADE SIGN



Docket No. 04-26-25 (14414 Detroit)





Docket No. 04-26-25 (14414 Detroit)

Applicant proposes new signage.

City Notes:

- Applicant proposes 1 wall sign (3 sq ft), 1 window sign (2.78 sq ft)
- Max allowed square footage: 57 sq ft
- Total proposed square footage: 6 sq ft
- The sign will be letters that will be mounted to the fascia of the building with screws and bolts above the entrance.

Summary Approval with condition that the sign is centered on the sign band



Docket No. 04-27-25 (17106 Detroit)

**New Signage – Couth
Marchila Benn**



Docket No. 04-27-25 (17106 Detroit)





Docket No. 04-27-25 (17106 Detroit)

48 in

COUTH

10 in

Mockup



Quote Details

ANTHONY ISOM

SIGN TYPE : 3D Metal Back-Lit
COLOR : Same As Mockup
FINISH : Matte
ILLUMINATED : Yes
UL CERTIFIED : On Demand
INSTALLATION : On Demand
PERMIT : On Demand

Sign Details

Size	medium
Dimensions	48 in x 10 in
Price	690 USD

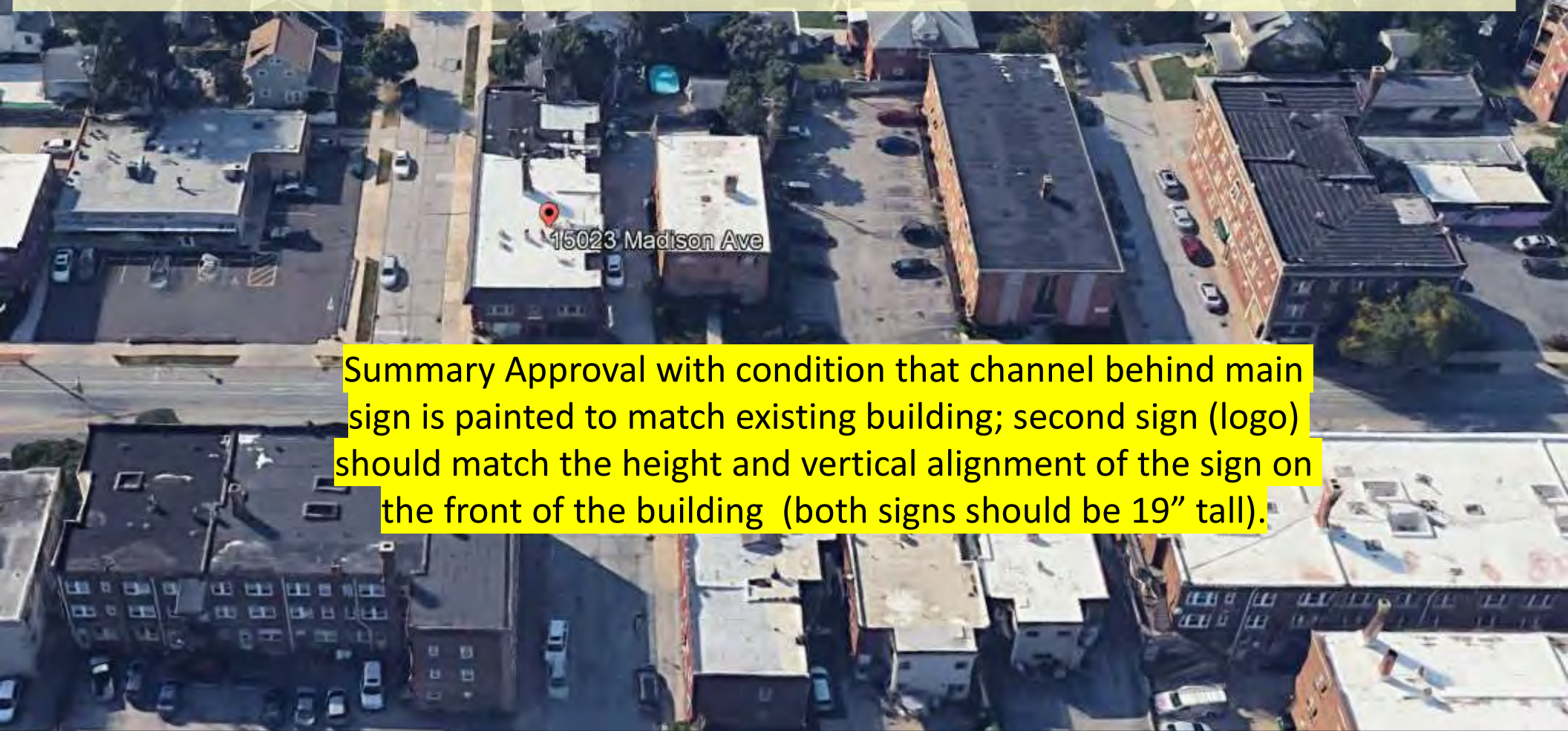


Docket No. 04-27-25 (17106 Detroit)

Applicant proposes new signage.

City Notes:

- Applicant proposes 2 wall signs (21.2 sq ft and 6 sq ft), 2 window signs (2 sq ft total)
- Max allowed square footage: 27.5 sq ft
- Total proposed square footage: **29.2 sq ft**



Summary Approval with condition that channel behind main sign is painted to match existing building; second sign (logo) should match the height and vertical alignment of the sign on the front of the building (both signs should be 19" tall).



Docket No. 04-29-25 (15023 Madison)

New Signage – The Fruit Stand
Natalie Bottomley



CUSTOMER INFO
DATE: 3/20/25
INVOICE#: 10,729
CUSTOMER NAME: The Fruit Stand
ADDRESS: 15023 Madison Ave
DIMENSIONS: In page 1
DESCRIPTION: Illuminated channel letters mounted to a raceway. Raceway secured to brick facade with appropriate masonry hardware. Sign connected to building circuit. Capsule sign stud mounted to wall, connected to power supply interior wall.
MATERIAL: Channel letters & Capsule
QTY: 2
NOTES:

This rendering is the intellectual property of FASTSIGNS of Broadview Heights. Artwork and rendering may not be used without permission from owner.



Docket No. 04-29-25 (15023 Madison)



CUSTOMER INFO

DATE: 3/20/25

INVOICE#: 10,729

CUSTOMER NAME:
The Fruit Stand

ADDRESS:
15023 Madison Ave

DIMENSIONS:
In page 1

DESCRIPTION:

Illuminated channel letters mounted to a raceway. Raceway secured to brick facade with appropriate masonry hardware. Sign connected to building circuit.

Capsule sign stud mounted to wall, connected to power supply interior wall.

MATERIAL:

Channel letters &
Capsule

QTY: 2

NOTES:

This rendering is the intellectual property of FASTSIGNS of Broadview Heights. Artwork and rendering may not be used without permission from owner.



CUSTOMER INFO

DATE: 3/20/25

INVOICE#: 10,729

CUSTOMER NAME:
The Fruit Stand

ADDRESS:
15023 Madison Ave

DIMENSIONS:
In art window

DESCRIPTION:
Illuminated channel letters mounted to a raceway. Raceway secured to brick facade with appropriate masonry hardware. Sign connected to building circuit.

Capsule sign stud mounted to wall, connected to power supply interior wall.

MATERIAL:
Channel letters & Capsule

QTY: 2

NOTES:

Brown not a part of artwork



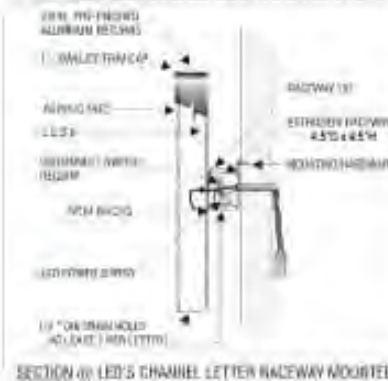
Channel letters Total:
161"W x 19"H
14"H letters
19"H logo

Brown not a part of artwork

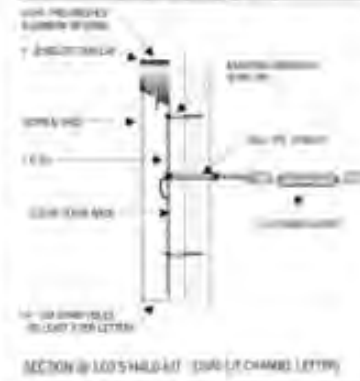


Capsule:
30"W x 29"H

For Channel Letters on Raceway:



For Capsule:



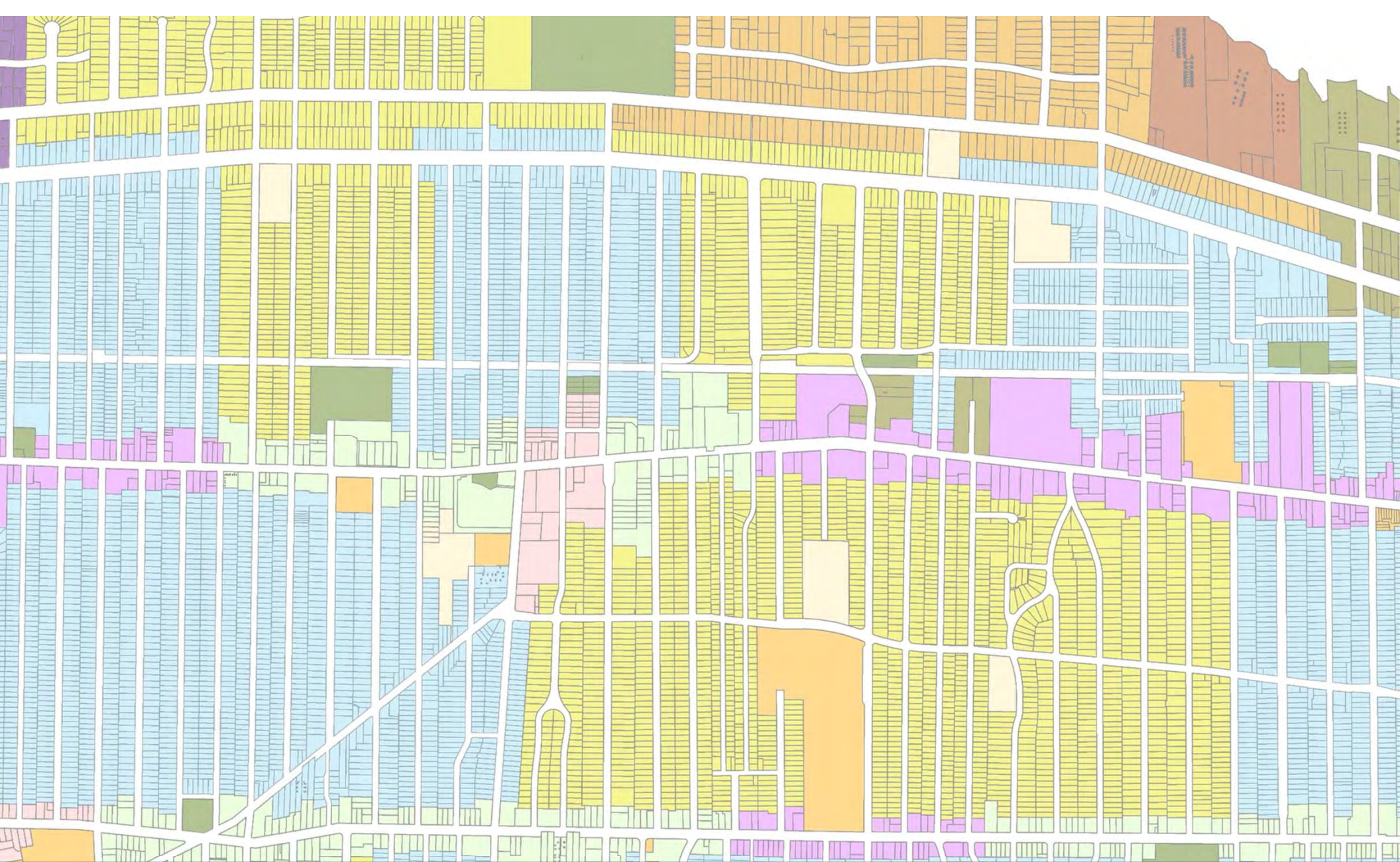
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Docket No. 04-29-25 (15023 Madison)





Architectural Board of Review

Old Business – April 2025

Applicant proposes new outdoor dining area.

City Notes:

- Potted plants inserted into planters will be native grass or seasonal flowers.



Docket No. 12-119-24 (16306 Detroit)

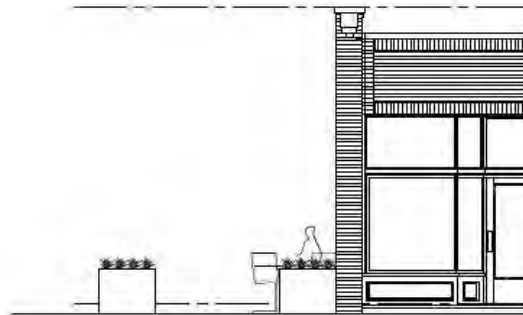
**Outdoor Dining – Jersey Mike's
Steve Mannich**



Docket No. 12-119-24 (16306 Detroit)



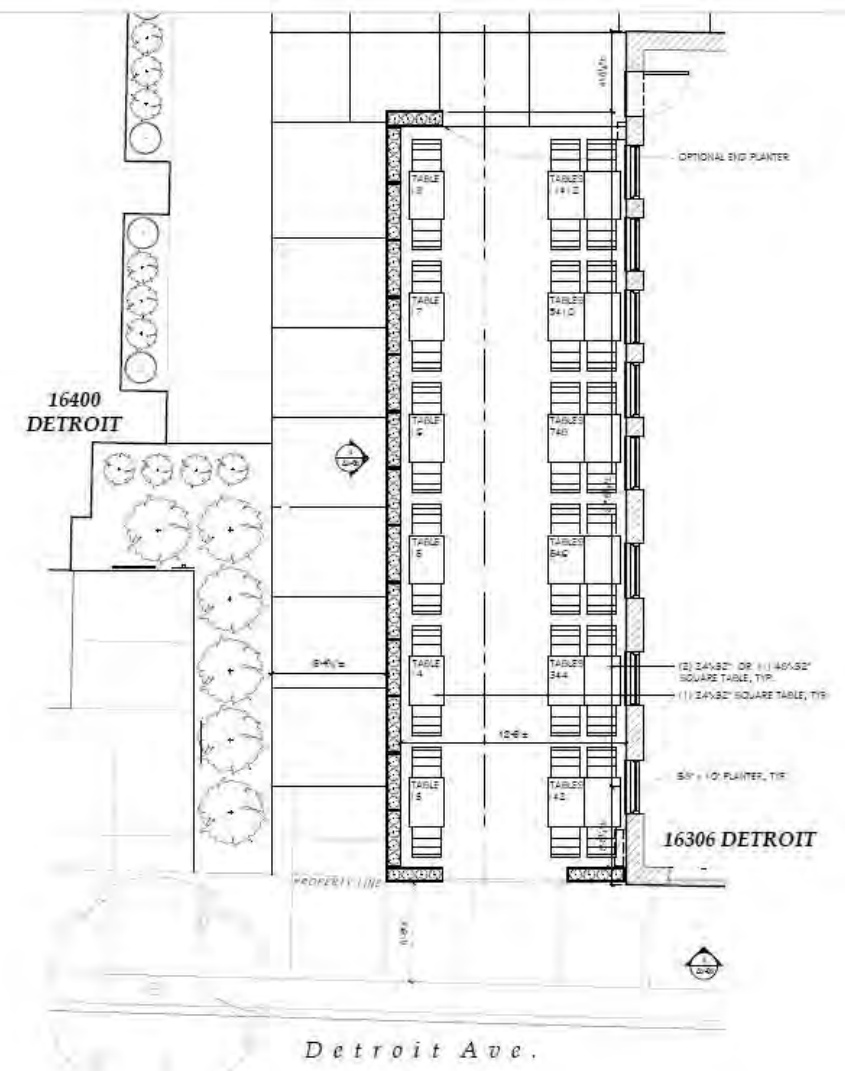
Docket No. 12-119-24 (16306 Detroit)



3 STOREFRONT BUILDING
SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



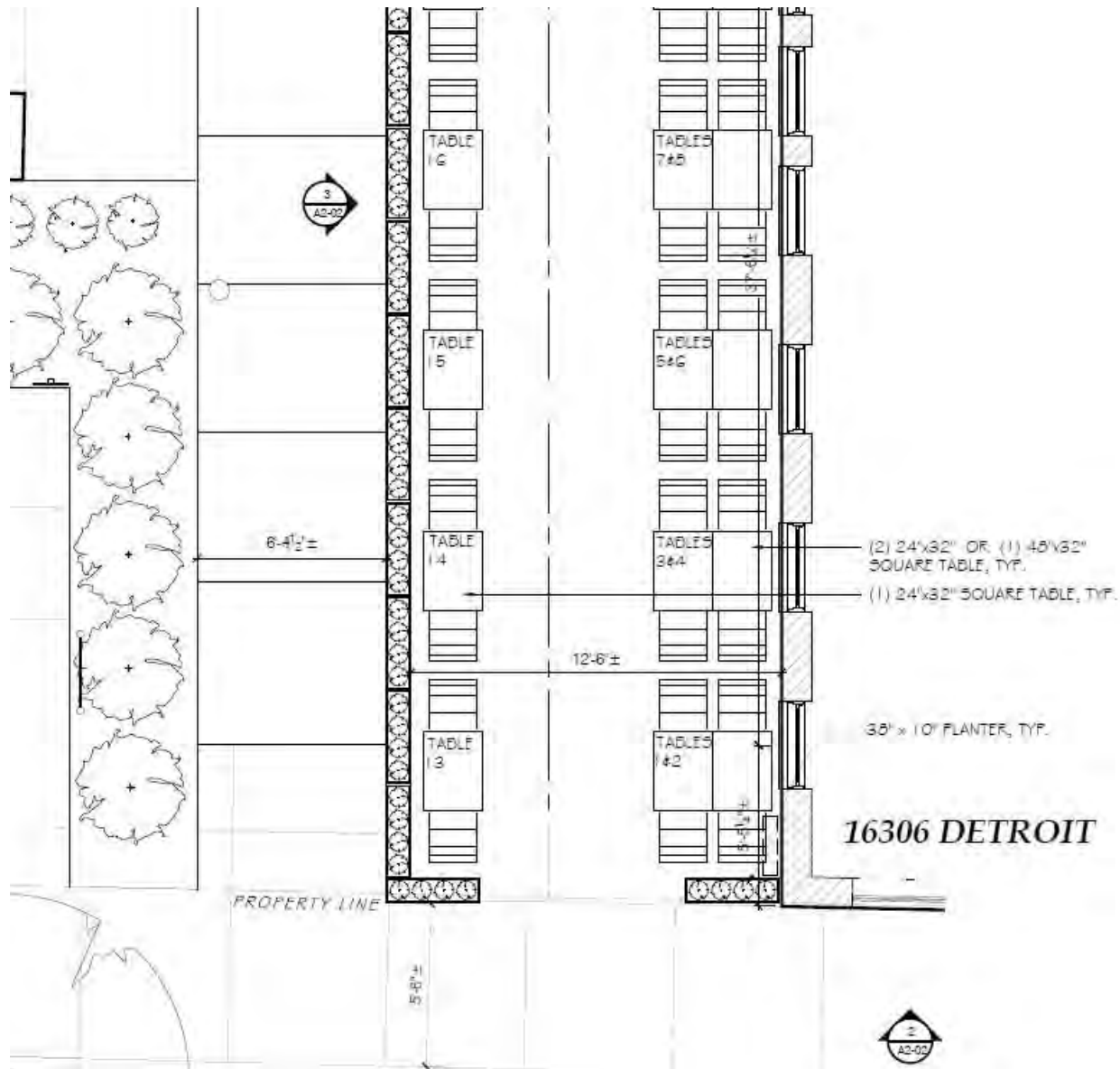
2 STOREFRONT BUILDING
WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



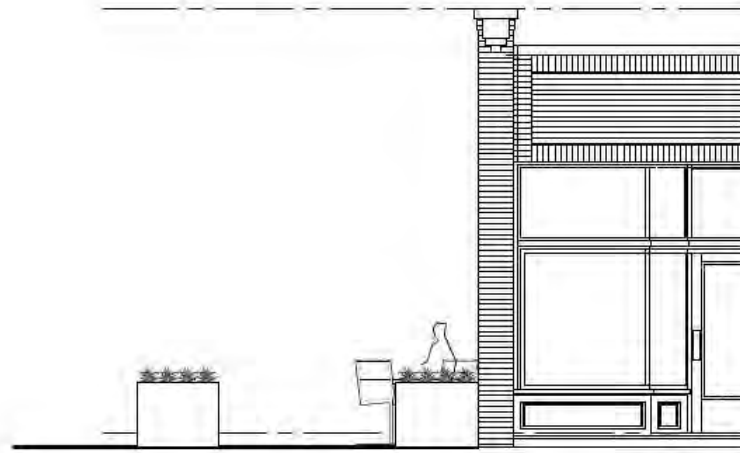
1 STOREFRONT BUILDING
GROUND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



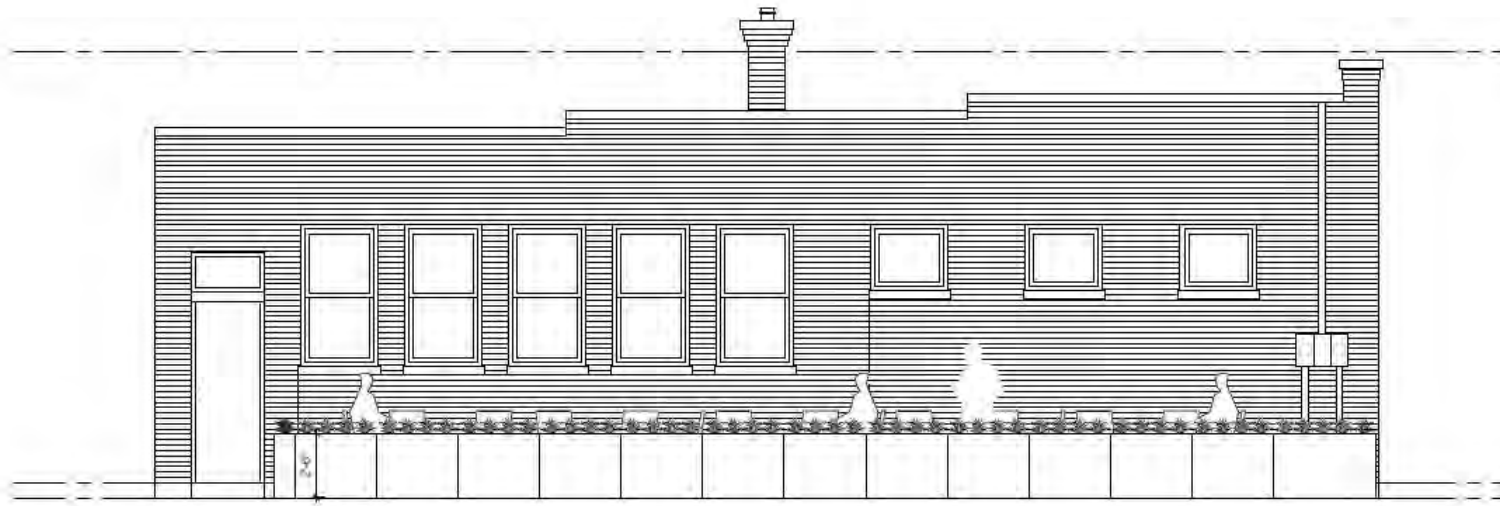
Docket No. 12-119-24 (16306 Detroit)



Docket No. 12-119-24 (16306 Detroit)



3 STOREFRONT BUILDING
SOUTH EXTERIOR ELEVATION
42-02 SCALE: 1/4" = 1'-0"




Docket No. 12-119-24 (16306 Detroit)



6 FT



- Strong Built 66 Pounds 
- Removable Shelf
- Suitable for Various Plants
- Quickly Complete Planting
- Drainage Hole



Docket No. 12-119-24 (16306 Detroit)



Docket No. 12-119-24 (16306 Detroit)

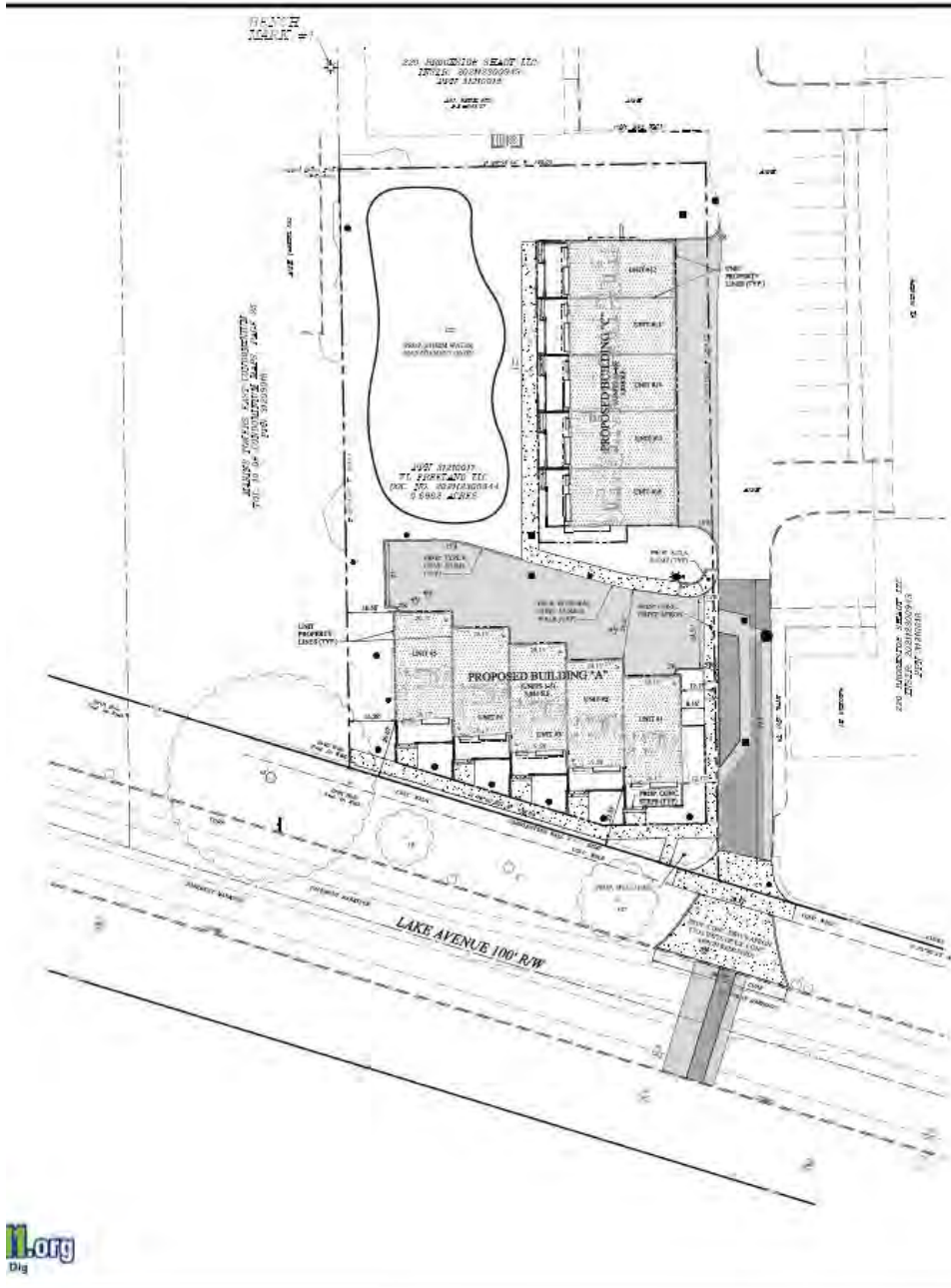
Applicant proposes alterations to a previously approved application.

City Notes:



Docket No. 11-94-23 (12534 Lake)

**Return for Modifications – Shady Cove Townhomes
Tyler Brummett**



SITE BENCH MARK
 BENCH MARK
 250' NORTH OF 100' SIDE SETBACK (2-10-18) WITH
 LOCATED NORTH OF THE SW PROPERTY CORNER.
 ELEVATION = 844.75

SITE DATA

USE DISTRICT = MH
 (RESIDENTIAL, MULTIFAMILY,
 HIGH DENSITY)

SITE AREA = 0.6962 AC.

PROP. BUILDING AREA = 7,689 S.F. (TOTAL FOOTPRINT)

BUILDING SETBACKS:
 FRONT YARD = 50' (75% OF BLDG. HT., FROM
 STREET C/L)
 OR
 *BUILDING LINE MAP VALUE
 SIDE YARD = 33' (75% OF BLDG. HT.)
 REAR YARD = 50' (75% OF BLDG. HT.)

FLOOD ZONE
 FLOOD ZONE: "X" (AREA OF HIGH FLOOD RISK)
 BASE FLOOD ELEVATION (BFE) 100-YEAR
 FLOODING: 842.00
 COMMUNITY DEVELOPMENT DEPARTMENT
 EFFECTIVE DATE: SEPTEMBER 15, 2016

LEGEND

ASPHALT DRIVE/PARKING
 ASPHALT DRIVE/PARKING
 CONCRETE PAVING

EXIST. AND PROPOSED MULTIFAMILY UNITS
 NON-RESIDENTIAL (EXCEPT GARAGES) PARCELS OVERLAYS

ACCESS NOTE:
 CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT
 PROPERTIES AND TRAVEL FROM LAKE AVENUE
 AT ALL TIMES

WILSON ENGINEERING & SERVICES
 3225 Starbuck Rd., Suite B
 Beavercreek, OH 45477
 www.WilsonEngineeringServices.com
 513-230-8187
 sam@wilsoncivil.com

STATE OF OHIO
 PROFESSIONAL ENGINEER
 REG. NO.: 61709

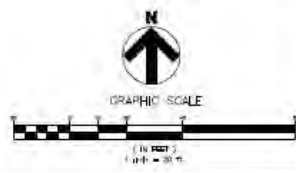
CLIENT:
RDL
 ARCHITECTS
 21111 CHAGRIN BLVD., #110
 BEACHWOOD, OH 44122
 216.762.4300

OWNER:
 VL FREELAND LLC
 P.O. BOX 30389
 MIDDLEBURGH HEIGHTS, OH
 44130

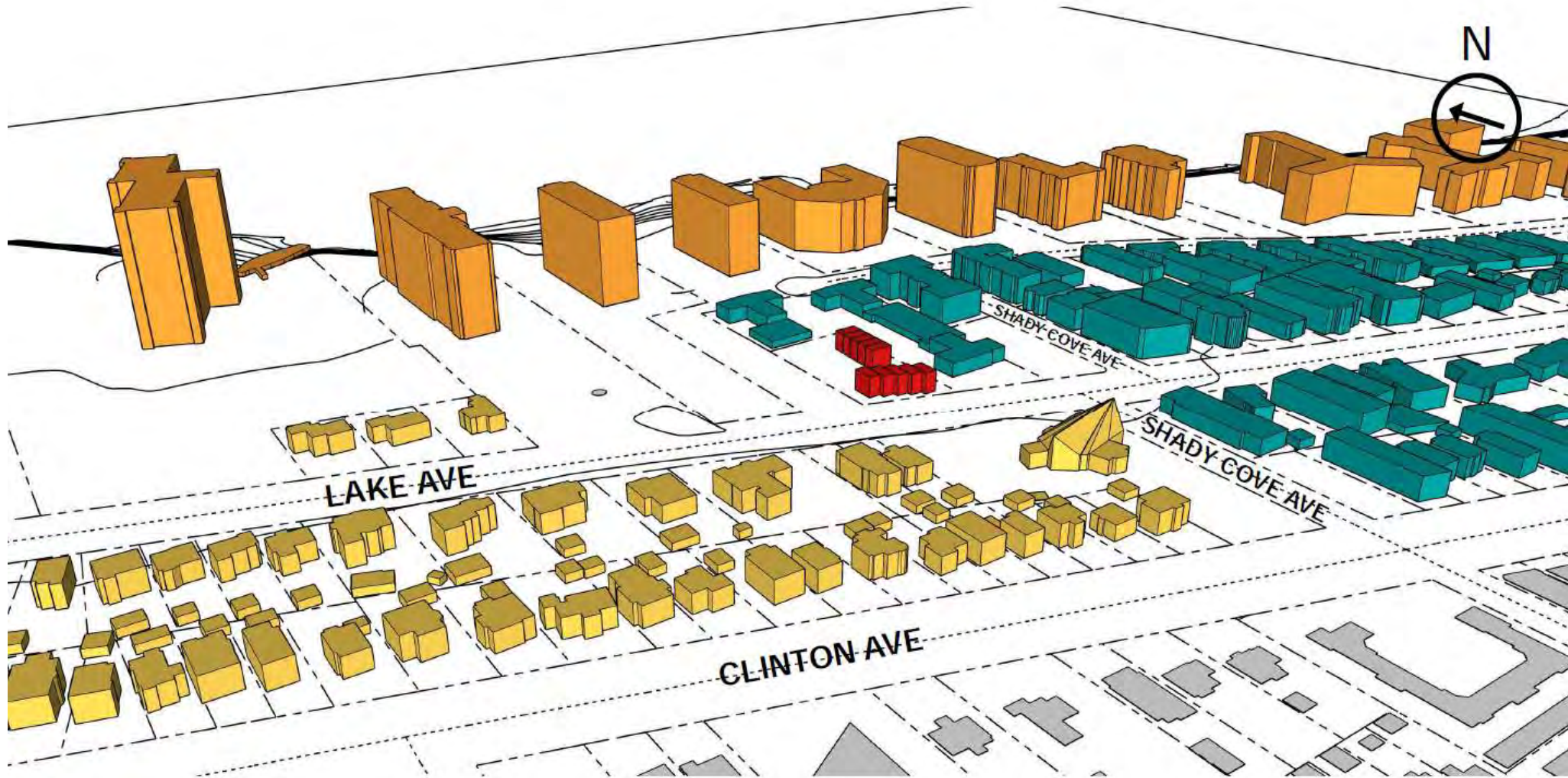
SHADY COVE TOWNHOMES
 NEW CONSTRUCTION
 12534 LAKE AVE., LAKEWOOD, OH

Issue Date
 02-17-2024
 02-26-2024
 03-04-2024
 03-05-2024
 04-25-2024
 06-17-2024
 07-31-2024
 08-12-2024
 02-13-2025

SITE PLAN
C102
 Project No. 2023-252



Docket No. 11-94-23 (12534 Lake)



23138S 04.10.25

LAKESWOOD TOWNHOMES | LAKESWOOD OHIO | CONTEXT VOLUME STUDY

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



Docket No. 11-94-23 (12534 Lake)



23138S 04.10.25

LAKWOOD TOWNHOMES | LAKWOOD OHIO | IMMEDIATE CONTEXT

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



Docket No. 11-94-23 (12534 Lake)



- ① SIDEWALK CONNECTIONS
- ② FRONT YARDS
- ③ COMMUNITY SEATING AREAS
- ④ GREENSPACE

23138S 04.10.25

LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SITE PLAN CONCEPT

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.

FREELAND
VENTURES



RDL
ARCHITECTS



Docket No. 11-94-23 (12534 Lake)



WHITE SPIRE BIRCH



SKY ROCKET JUNIPER



ANGELINA SEDUM



IVORY HALO RED TWIG DOGWOOD



GREEN MOUNTAIN BOXWOOD

23138S 04.10.25

LAKWOOD TOWNHOMES | LAKWOOD OHIO | LANDSCAPE DESIGN

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Docket No. 11-94-23 (12534 Lake)



WEST ELEVATION

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



EAST ELEVATION

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

231385 04.10.25

LAKWOOD TOWNHOMES | LAKWOOD OHIO | SITE ELEVATIONS

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.

FREELAND
VENTURES



RDL
ARCHITECTS



Docket No. 11-94-23 (12534 Lake)

Previous Approval - West



Previous Approval - East



Docket No. 11-94-23 (12534 Lake)



SOUTH ELEVATION - LAKE AVE. BLDG

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

23138S 04.10.25

LAKESIDE TOWNHOMES | LAKESIDE OHIO | LAKE AVE SOUTH EL.

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



Docket No. 11-94-23 (12534 Lake)



LAKWOOD TOWNHOMES | LAKEWOOD OHIO | LAKE AVE WEST EL.

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FREELAND
VENTURES  **RDL**
ARCHITECTS



Docket No. 11-94-23 (12534 Lake)

Previous Approval



23138S 01.11.24

LAKWOOD TOWNHOMES | LAKWOOD OHIO | WEST ELEVATION

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



Docket No. 11-94-23 (12534 Lake)



LAKWOOD TOWNHOMES | LAKWOOD OHIO | LAKE AVE EAST EL.

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



Docket No. 11-94-23 (12534 Lake)

Previous Approval



23138S 01.11.24

LAKWOOD TOWNHOMES | LAKEWOOD OHIO | EAST ELEVATION

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.

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Docket No. 11-94-23 (12534 Lake)



LAKWOOD TOWNHOMES | LAKEWOOD OHIO | LAKE AVE SOUTH EL.

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Docket No. 11-94-23 (12534 Lake)

Previous Approval



23138S 01.11.24

LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SOUTH ELEVATION

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FREELAND 
VENTURES

RDL
ARCHITECTS



Docket No. 11-94-23 (12534 Lake)



LAKESWOOD TOWNHOMES | LAKESWOOD OHIO | LAKE AVE NORTH EL.

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



Docket No. 11-94-23 (12534 Lake)

Previous Approval



23138S 01.11.24

LAKWOOD TOWNHOMES | LAKEWOOD OHIO | NORTH ELEVATION

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



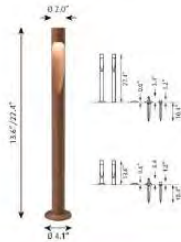
Docket No. 11-94-23 (12534 Lake)



louis pulsen

FLINDT GARDEN BOLLARD

Designed by Christian Flindt



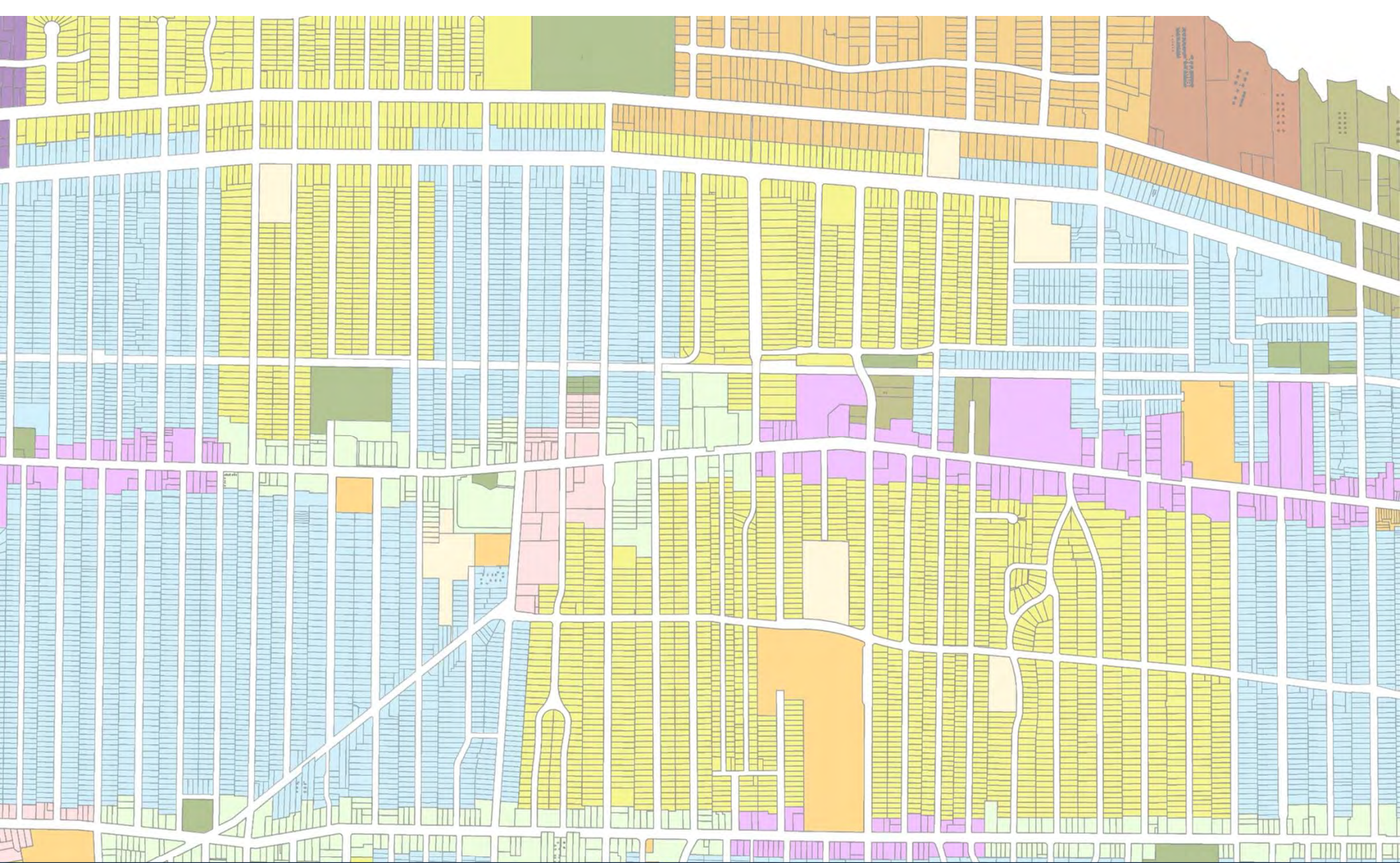
231385 04.10.25

LAKWOOD TOWNHOMES | LAKEWOOD OHIO | FF&E

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Docket No. 11-94-23 (12534 Lake)



Architectural Board of Review

Sign Review – April 2025

Applicant proposes new signage.

City Notes:

- Applicant proposes tenant signage on front, side and rear of building: 22.36 sq ft (67.08 total)
- Max allowed square footage: 100 sq ft
- Total proposed square footage: 67.08 sq ft



Docket No. 04-25-25 (15620 Detroit)

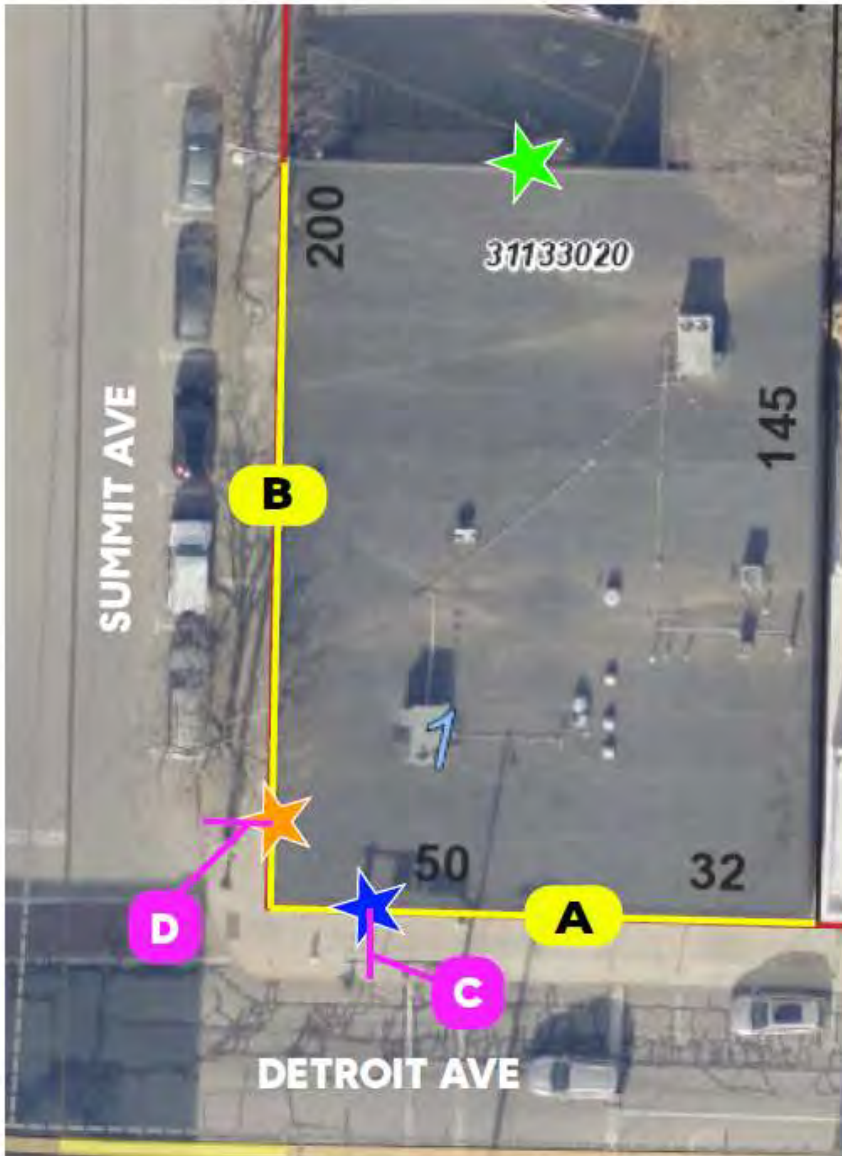
**New Signage – Revelations Building
Taylor Hannah**

15620 Detroit Ave - Parcel 31133020
ABR Sign Application
Full Parcel & Surrounding Parcels/Roads



Docket No. 04-25-25 (15620 Detroit)





15620 Detroit Ave
 Parcel 31133020
 ABR Sign Application

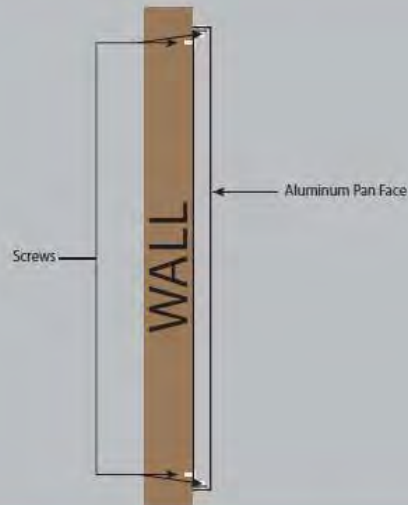
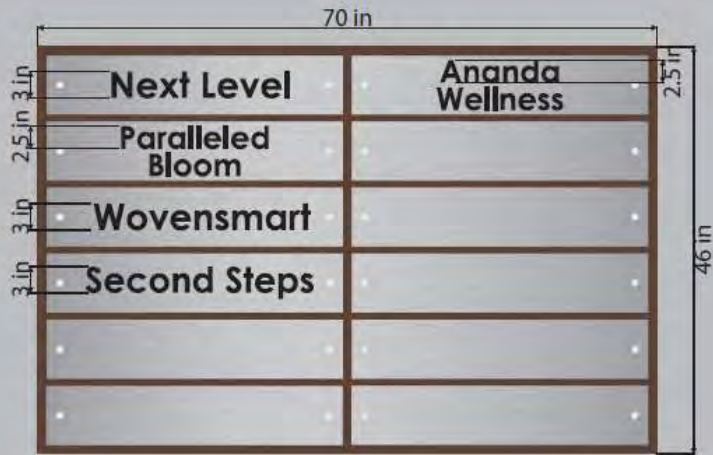
Close-Up of Parcel with
 Measurements and Approx.
 Location of Wall Signs

-  Front Sign
-  Rear Sign
-  Side Sign
-  Frontage - 81'
-  Side Street Frontage - 111'
-  Distance from Wall to outer edge of sidewalk - 11'
- 



Docket No. 04-25-25 (15620 Detroit)

70" x 46" Bronze aluminum non-illuminated pan face w/ 33 1/2" x 6 1/2" Aluminum tenant panels w/ direct print brushed aluminum finish & applied vinyl lettering, mounted to pan face using standoffs



Project: Revelations Salon

Project Location: 15620 Detroit Ave Lakewood, OH 44107

Client: Mary Costanzo



212 Warden Ave.
Elyria, OH
44035

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 the written consent of L3 Sign & Image. Should these designs be used in anyway other than as intended by the addressee, design changes will apply.

Client Signature:

Date Issued: 11/20/24

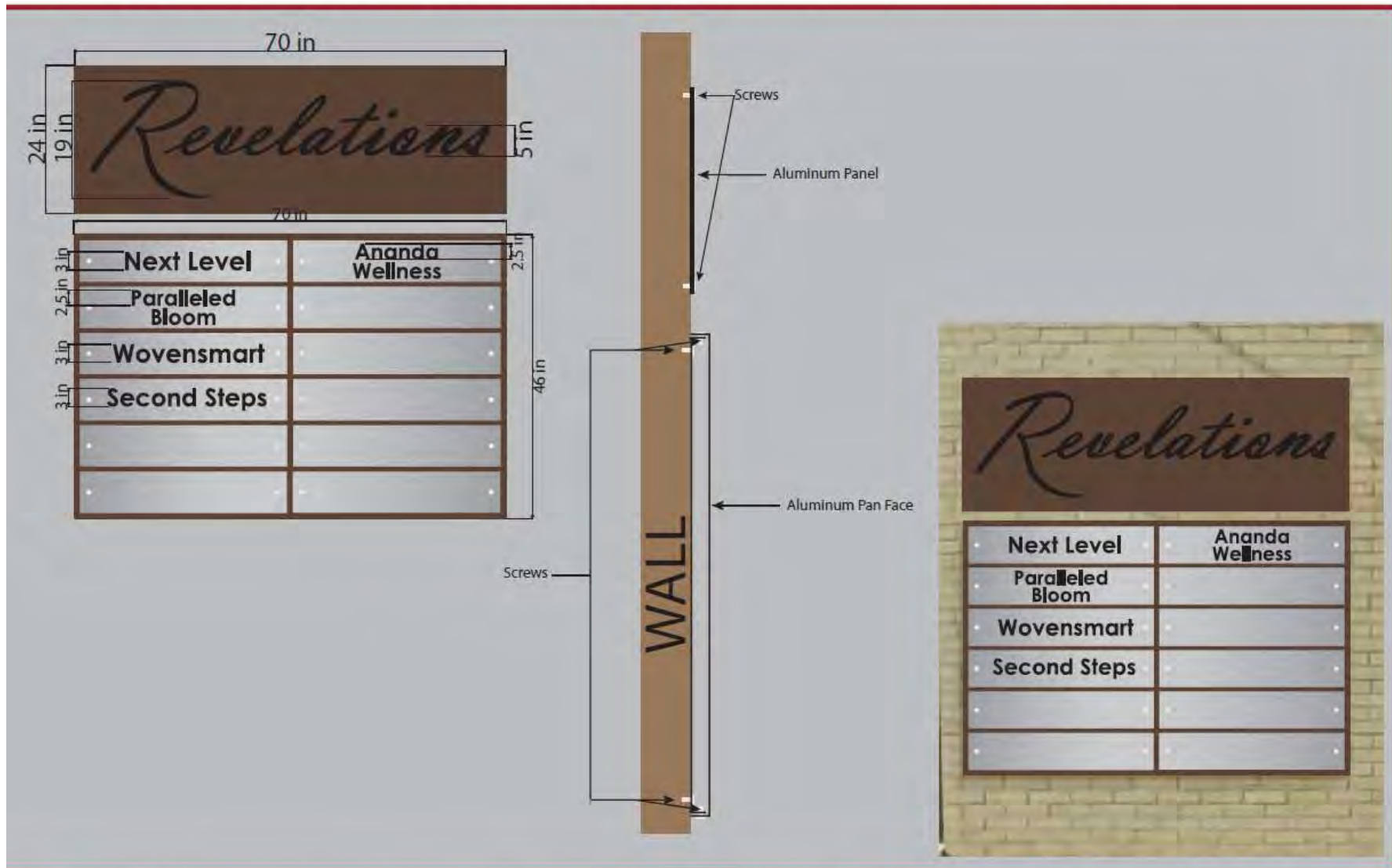
Revision Date:

Revision #:



Docket No. 04-25-25 (15620 Detroit)

70" x 46" Bronze aluminum non-illuminated pan face w/ 33 1/2" x 6 1/2" Aluminum tenant panels w/ direct print brushed aluminum finish & applied vinyl lettering, mounted to pan face using standoffs, 70" x 24" bronze aluminum panel w/ applied black vinyl lettering mounted above pan face



Project: Revelations Salon

Project Location: 15620 Detroit Ave Lakewood, OH 44107

Client: Mary Costanzo



212 Warden Ave.
Elyria, OH
44035

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 the written consent of L3 Sign & Image. Should these designs be used in anyway other than as intended by the addressee, please advise immediately.

Client Signature:

Date Issued: 11/20/24 Revision Date: 02/10/25 Revision #:



Docket No. 04-25-25 (15620 Detroit)

Applicant proposes new signage.

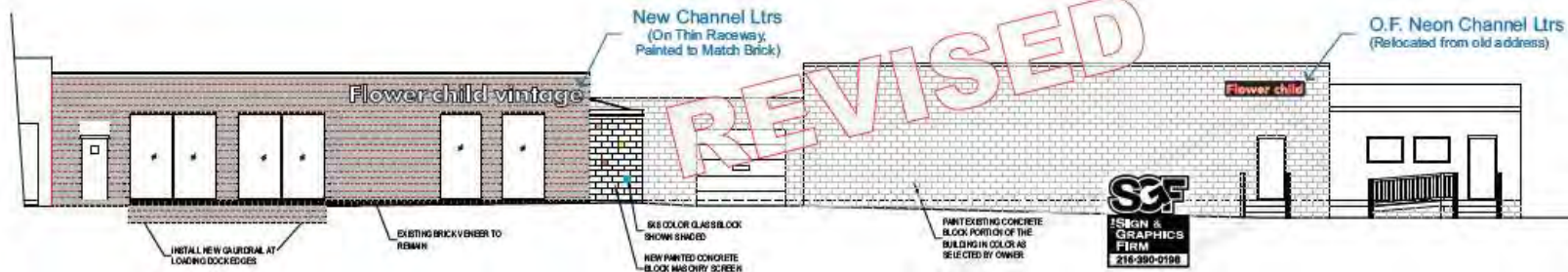
City Notes:

- Applicant proposes 2 wall signs (50 sq ft and 10 sq ft)
- Max allowed square footage: 100 sq ft
- Total proposed square footage: 60 sq ft



Docket No. 04-28-25 (1360 W 117)

**New Signage – Flower Child
Steven Foster**

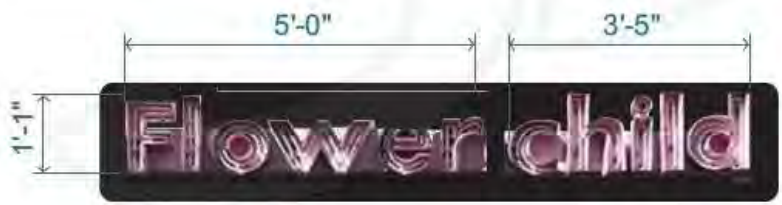


REVISED

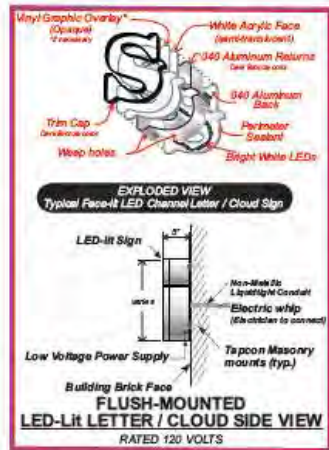
A1 EAST ELEVATION
SCALE: 1/4" = 8'-0"



2" Raceway Frame (Painted to match Brick) **New Channel Letter Sign** (White Faces, Black Trim Caps, Black Returns)



Existing O.F. Neon Channel Letter Sign
(On Black ACM wall panel, relocated from previous store)



NOTE: Renderings are approximate representations of final production. This drawing is CONFIDENTIAL and PROPRIETARY. Use without written permission of The Sign & Graphics Firm is strictly prohibited.

Steven Foster
216.390.0198
sgfo-ster09@gmail.com

BUSINESS NAME:

Flower Child Vintage

ADDRESS:

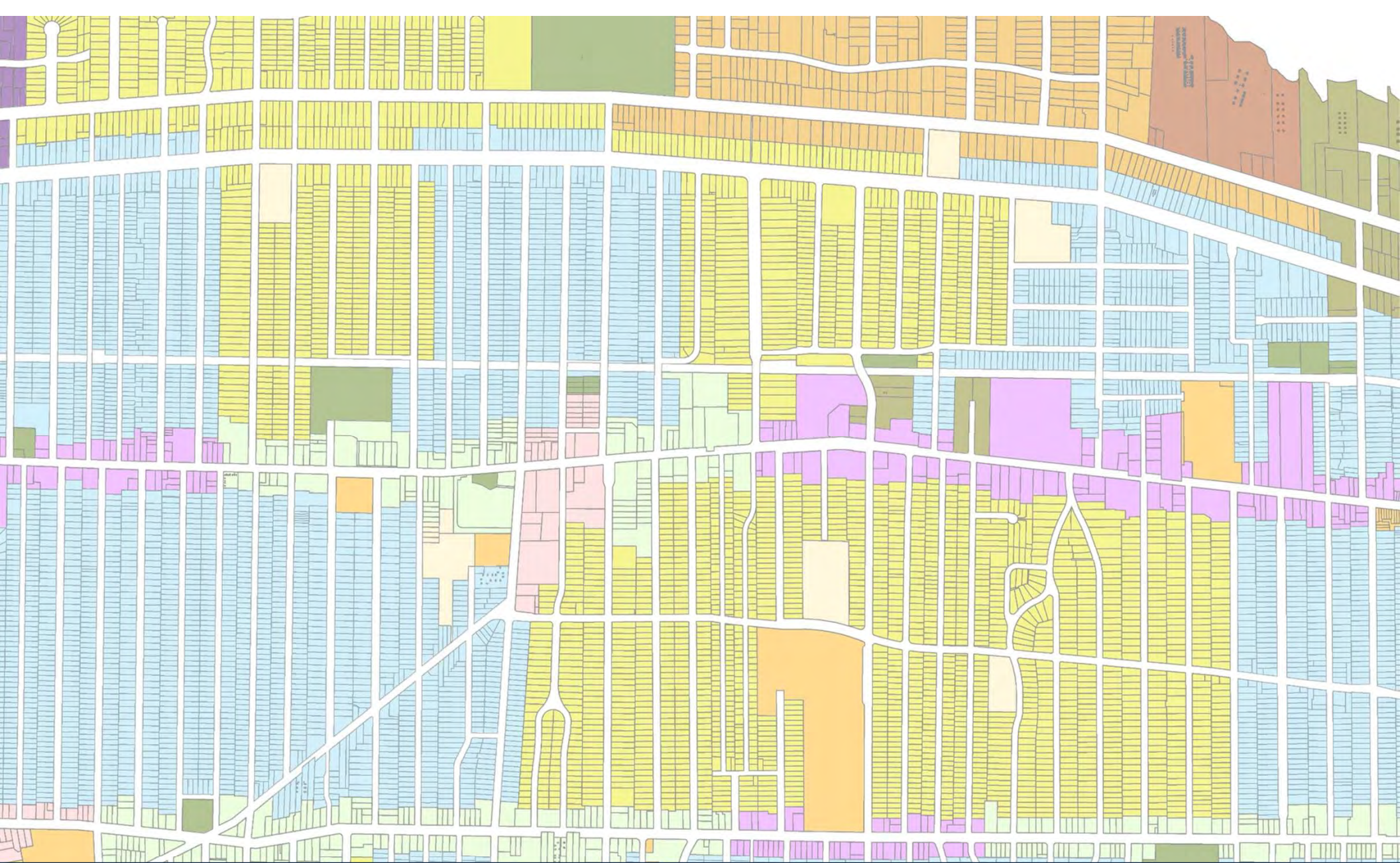
**1360 W. 117 Street
Lakewood, OH 44107**

DATE:

4-5-25



Docket No. 04-28-25 (1360 W 117)



Architectural Board of Review

April 2025

Applicant proposes new construction of a residence.

City Notes:

N/A



Docket No. 04-30-25 (1464 Riverside)

Residence – New Construction
Gary Fischer



Docket No. 04-30-25 (1464 Riverside)





Docket No. 04-30-25 (1464 Riverside)



Docket No. 04-30-25 (1464 Riverside)



Docket No. 04-30-25 (1464 Riverside)

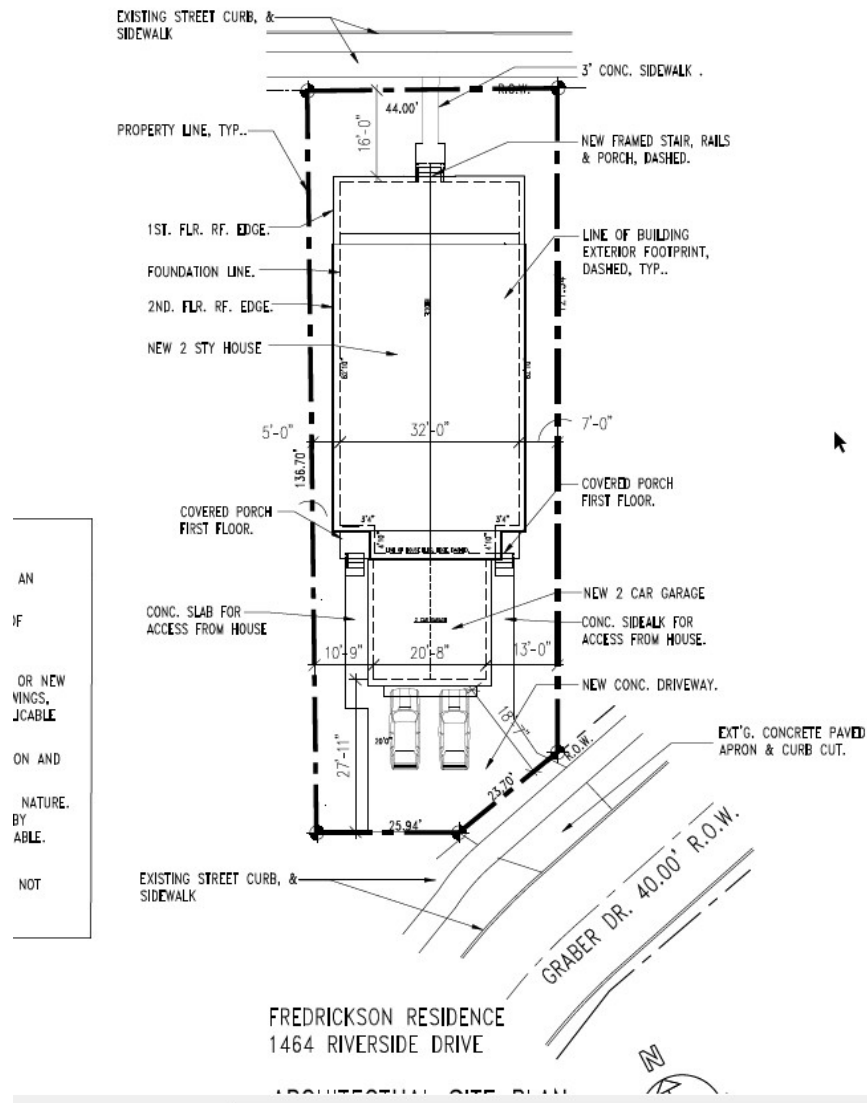




Docket No. 04-30-25 (1464 Riverside)

RIVERSIDE DR. 57.00' R.O.W.

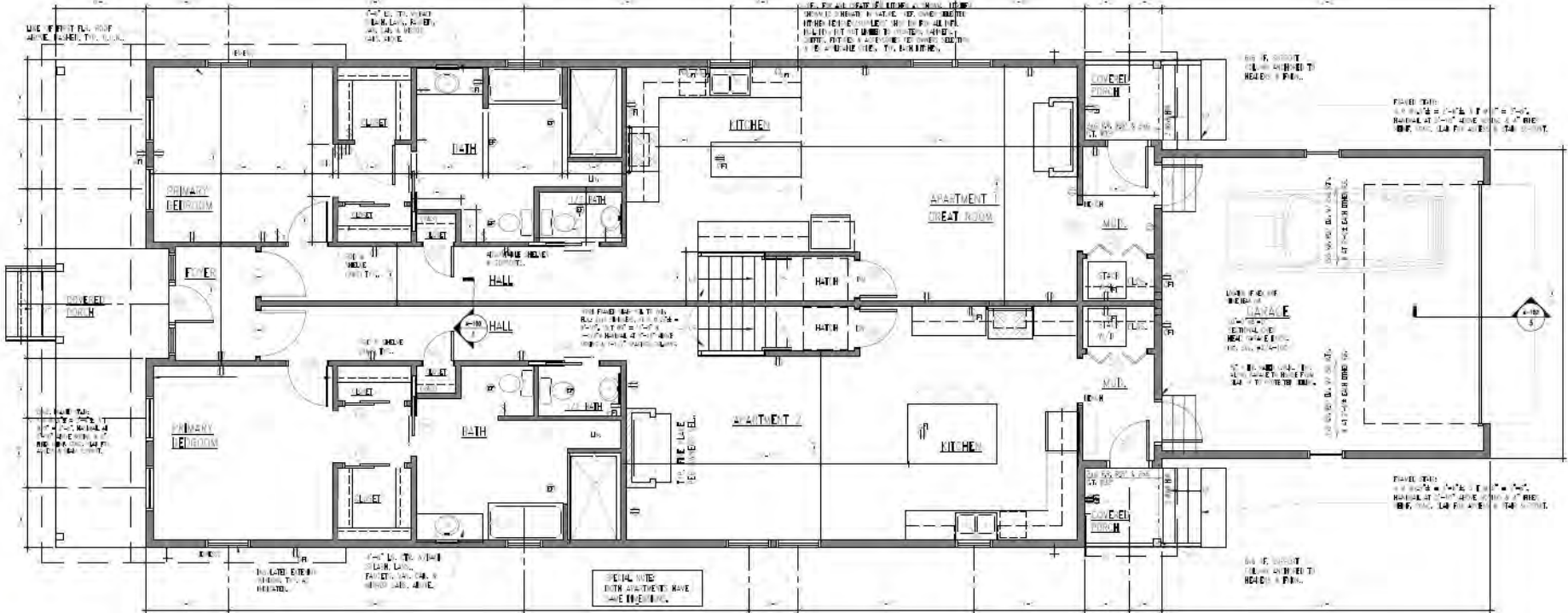
LOT SIZE	- 5,875 SQ. FT.
HOUSE	- 2,216 SQ. FT.
NEW GAR.	- 453 SQ. FT.
LOT COVERAGE	- .46% INCL. GAR. & PORCHES.
IM. SURF. BLDG, DRIVE & S.W.-	3,754 SQ. FT.= 63%



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NOT

Docket No. 04-30-25 (1464 Riverside)

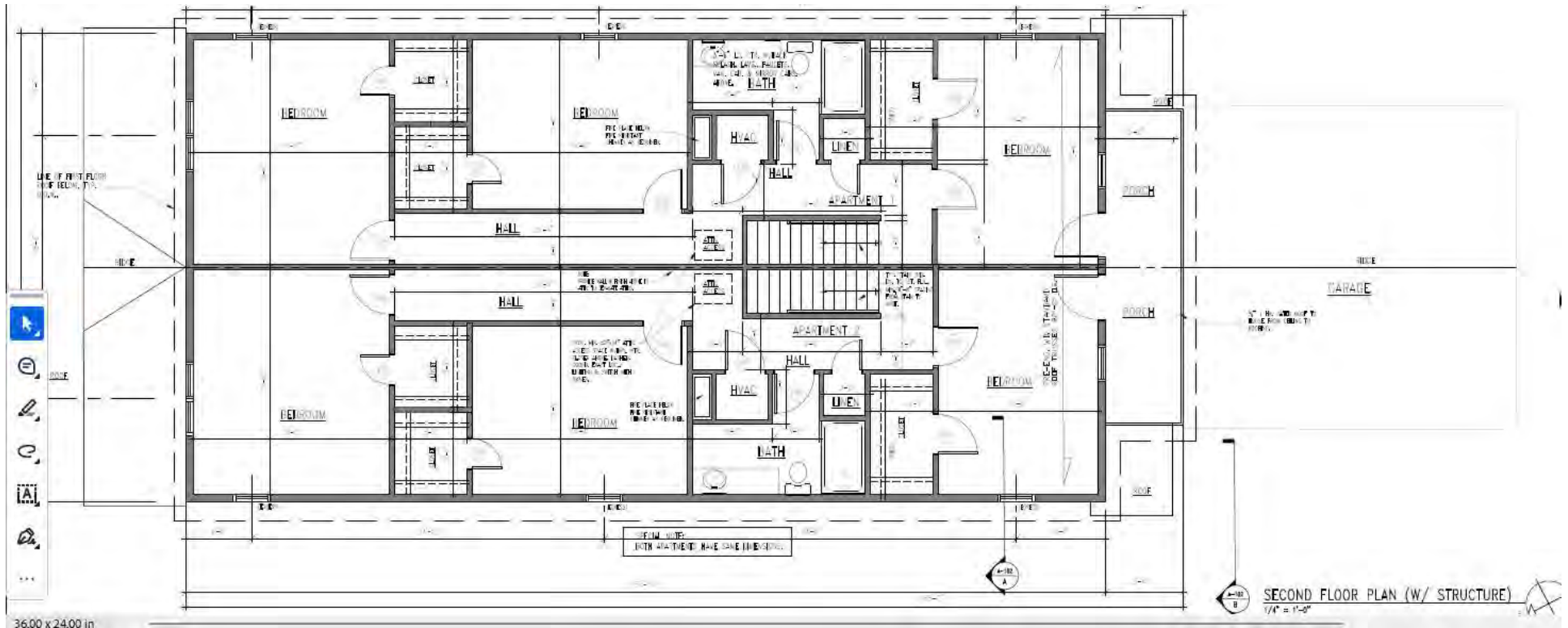




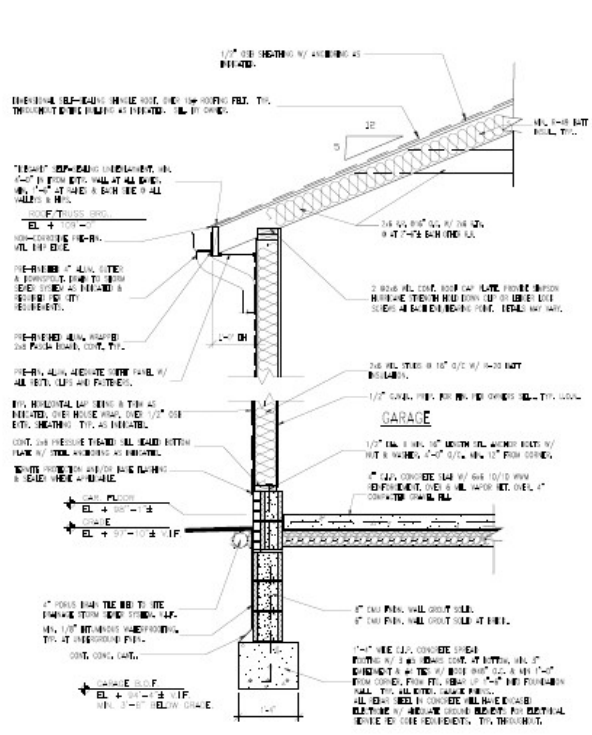
FIRST FLOOR PLAN (W/ STRUCTURE)
 1/4" = 1'-0"



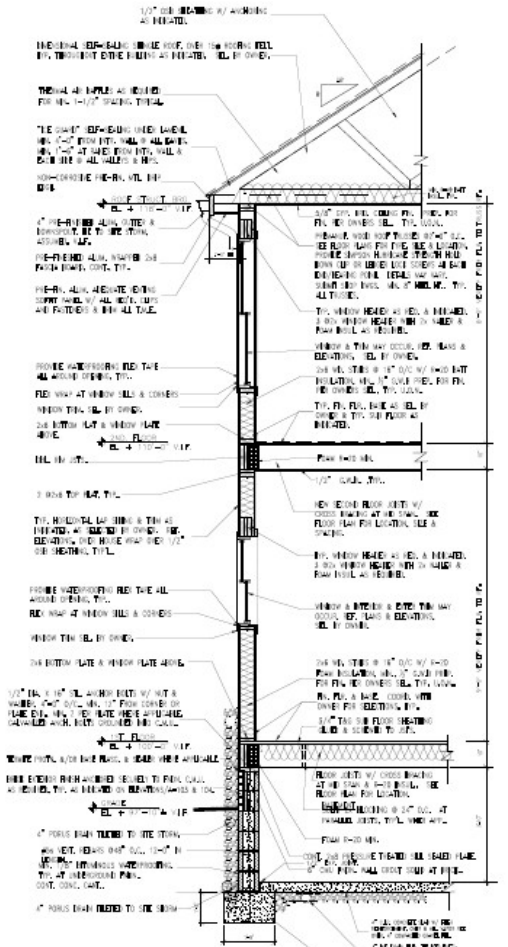
Docket No. 04-30-25 (1464 Riverside)



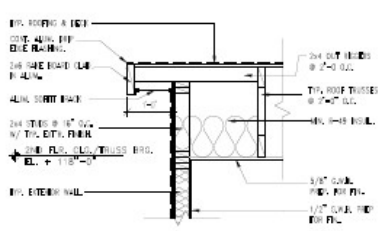
Docket No. 04-30-25 (1464 Riverside)



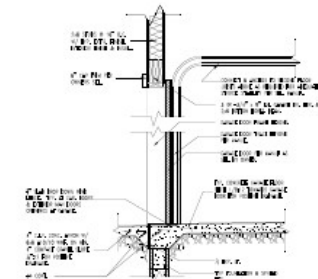
B GARAGE WALL & FDN. SECTION
1/2" = 1'-0"



A BASEMENT, FIRST & SECOND FLOOR & ROOF SECTION
1/2" = 1'-0"



4 ROOF RAKE SECTION
1/2" = 1'-0"



3 GARAGE DOOR SECTION
1/2" = 1'-0"



GENERAL NOTES:

1. ALL ROOF TRUSSES SHALL BE FLAT, GABLE TRUSSES, MODIFIED GABLE TRUSSES, OR GIBSON TRUSSES PER OWNER'S SELECTION.

2. ALL TRUSSES SHALL BE 2" x 10" D.C. PROFILES 24" ON CENTER UNDER EACH INTERIOR TRUSS SUPPORT UNLESS SHOWN TO BE OTHERWISE.

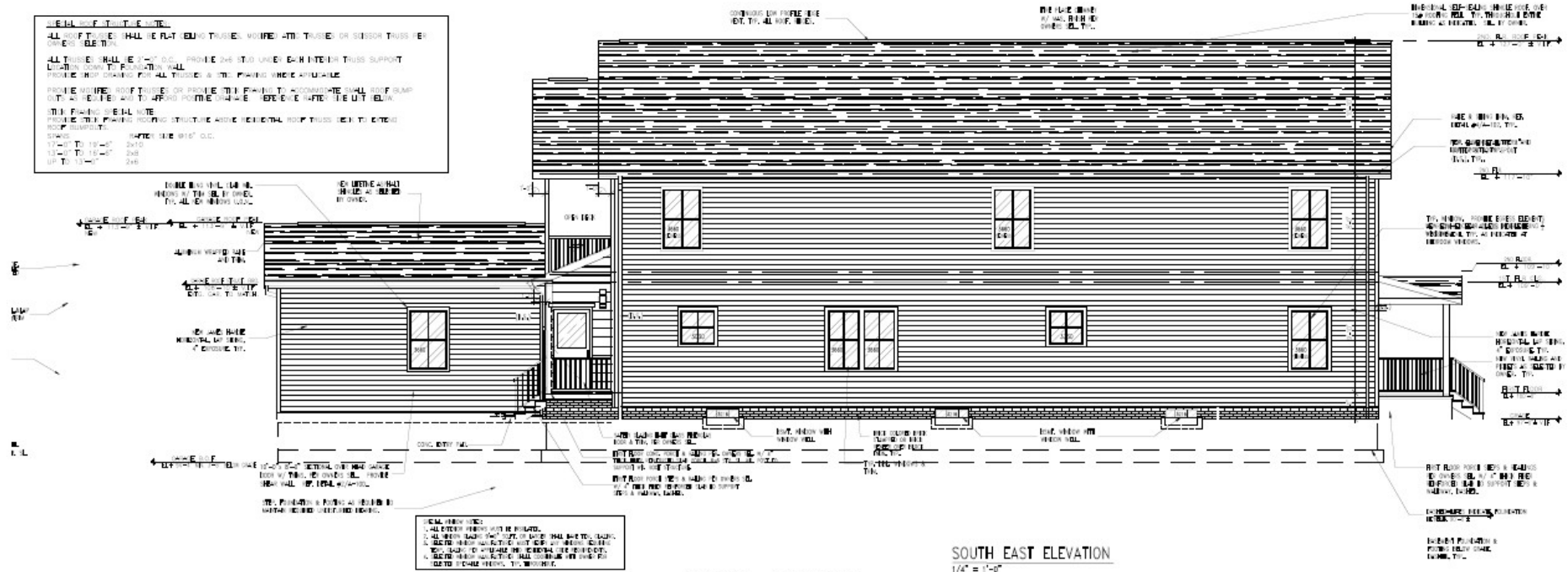
3. PROVIDE BRIDGING FOR ALL TRUSSES & JOIN FRAMING WHERE APPLICABLE.

4. PROVIDE MODIFIED ROOF TRUSSES OR PROFILES TO BE PROVIDED TO ACCOMMODATE SMALL ROOF SLAMP OUTS AS IDENTIFIED AND TO AFFORD POSITIVE DRAINAGE THEREFROM DRAINAGE TO THE UTILITY BELT.

5. ALL FRAMING SHALL BE 2" x 10" D.C. PROFILES 24" ON CENTER UNLESS OTHERWISE NOTED.

6. PROVIDE 2" x 10" POWER POLES TO SUPPORT THE GABLE END OF THE ROOF TRUSSES PER TO EXTEND ROOF SUPPORT.

7. SIZES:
 12" x 10" TO 12" x 10" 2x10
 12" x 10" TO 12" x 10" 2x10
 12" x 10" TO 12" x 10" 2x10



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



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

FISCHER & ASSOCIATES
ARCHITECTS INC.
 554 West Ninth Street
 Lorain, Ohio 44052
 Tel: (440) 315-2300
 E-mail: andrea@fisherarch.com

Fischer & Associates © 2021
 ISSUE DATE

ISSUE	DATE
1	02/28/23
2	03/20/23
3	04/05/23
4	04/19/23
5	04/21/23
6	04/27/23
7	04/28/23

Client Name/Project Name/Address

1464 Riverside Drive
(NEW HOUSE & GARAGE ADDITION)
 1464 Riverside Drive
 Lakewood, Ohio 44107

Drawing Name
ELEVATIONS

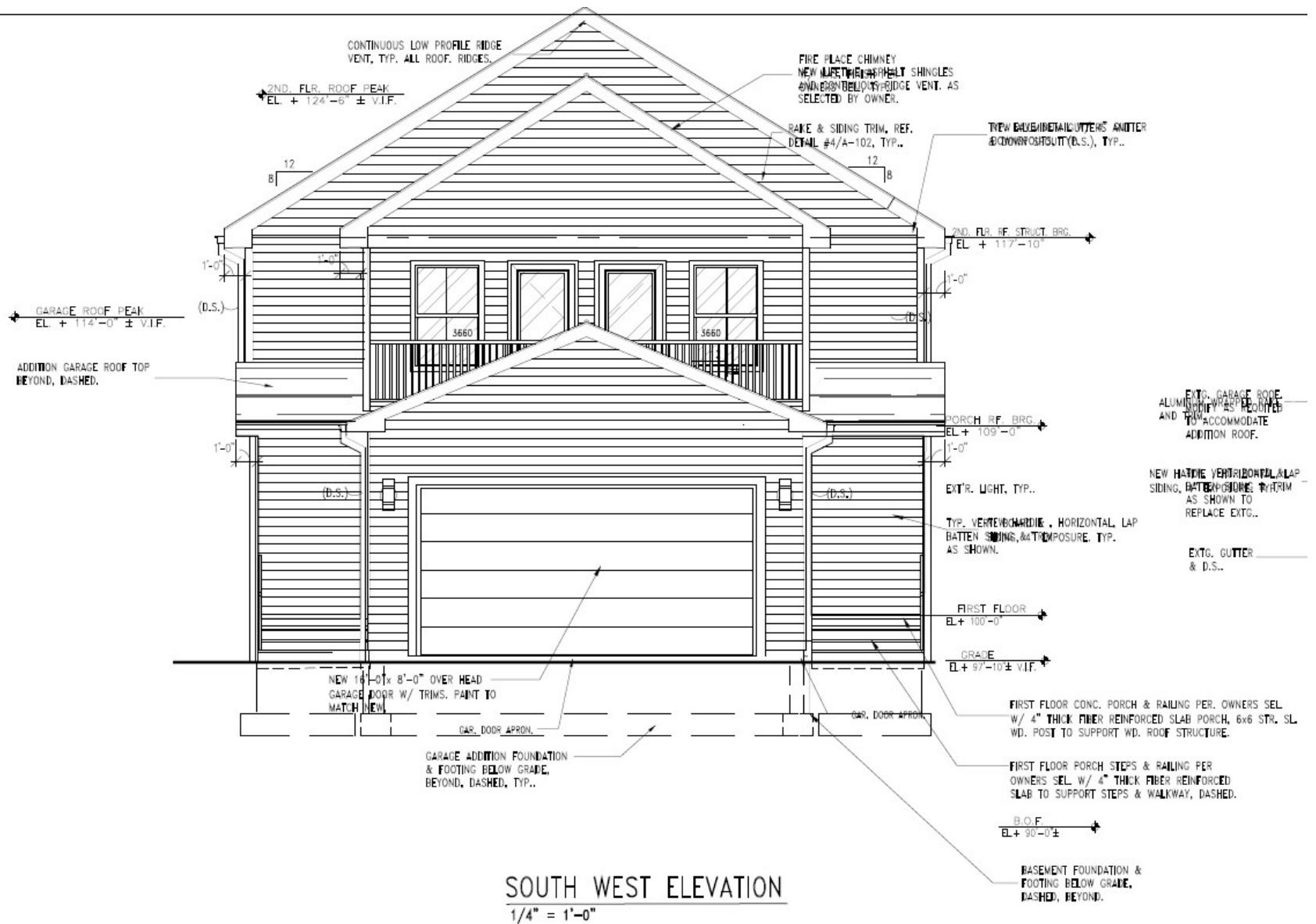
Fischer Project Number
 22-113

SHEET #
A-103

Date



Docket No. 04-30-25 (1464 Riverside)



N
C



Docket No. 04-30-25 (1464 Riverside)



NORTH EAST ELEVATION

1/4" = 1'-0"



Docket No. 04-30-25 (1464 Riverside)

RIVERSIDE DR.

PLANTING SCHEDULE	
○	SPRING - JAPANESE MAPLE - CLEMENS QUINN
○	HYDRANGEA - ENDLESS SUMMER - SUMMER ORCHID
○	LEUCODIUM - EVERGREEN
○	BURNING BUSH - WINTERGREEN



JAPANESE MAPLE



HYDRANGEA

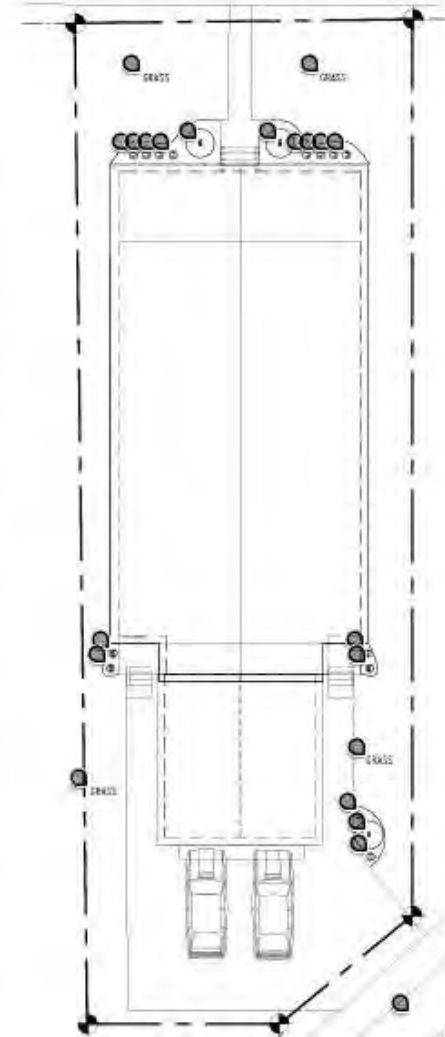


LEUCODIUM



BURNWOOD

○	DRIVE
○	PAV.
○	LEAF
○	GRASS



FISCHER & ASSOCIATES



ARCHITECTS INC.

554 West Ninth Street
Lorain, Ohio 44052
Tel: (440) 315-2100

E mail: andrea@fischerarch.com

Project Name / Description	Date
NEW HOUSE PLAN PERM	11/18/15
NEW HOUSE ELEVATIONS PERM	11/18/15
NEW HOUSE DED. & TIE TURNS PERM	11/18/15
NEW HOUSE GAR. SET. PERM	11/18/15
NEW HOUSE GAR. SET. PERM	11/17/15
NEW HOUSE PERM	11/17/15
EVERGREEN PLANT	11/02/15

Client Name/Project Name/Address

1464 Riverside Drive
(NEW HOUSE & GARAGE ADDITION)
1464 Riverside Drive 44107
Lorainwood, Ohio

Working Name
SARGATE PLAN

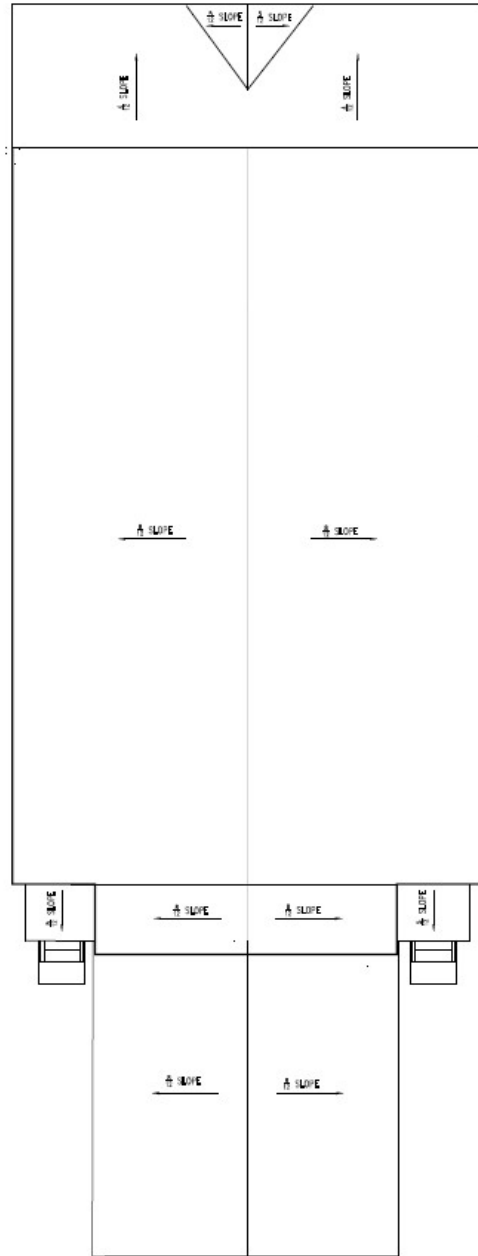
Project Number / Version
22113
REV: 4

L-100

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



Docket No. 04-30-25 (1464 Riverside)



Docket No. 04-30-25 (1464 Riverside)



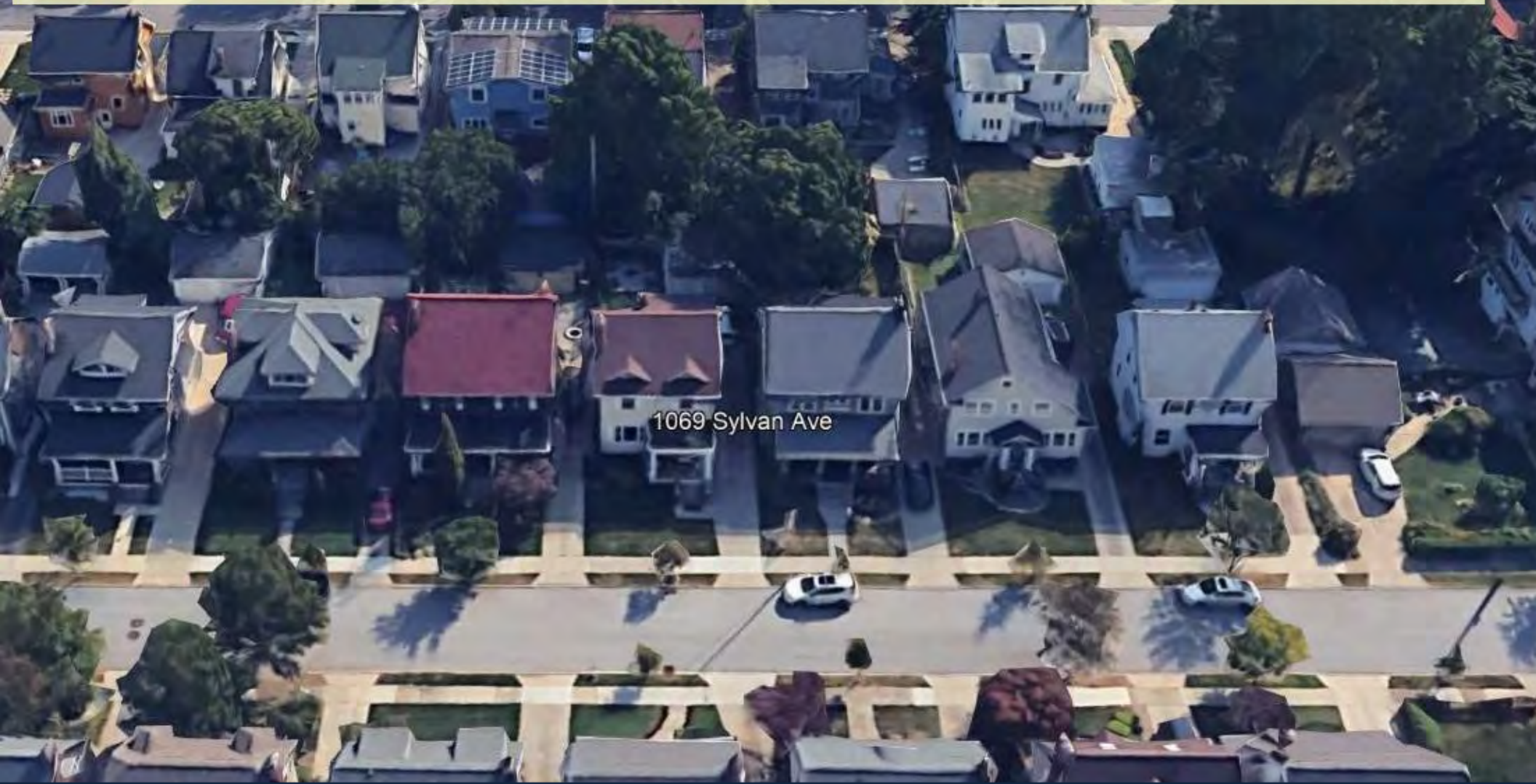


Docket No. 04-30-25 (1464 Riverside)

Applicant proposes residential addition, including porch and rear dormer.

City Notes:

N/A



Docket No. 04-31-25 (1069 Sylvan)

Residence – Porch and Rear Dormer Addition

David Maddux



Docket No. 04-31-25 (1069 Sylvan)



Docket No. 04-31-25 (1069 Sylvan)

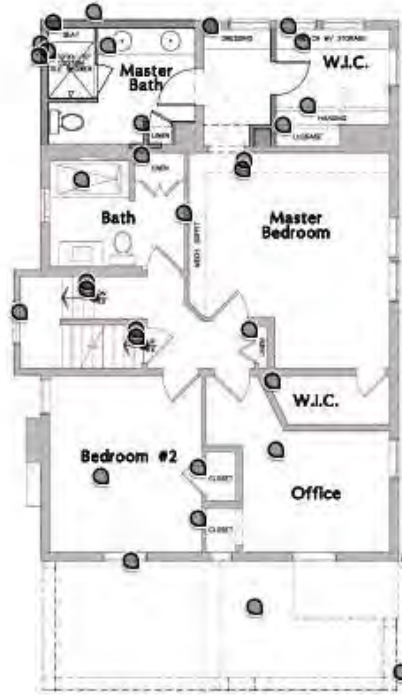




First Floor Plan
 SCALE 1/8" = 1'-0"
 ● SQ. FT. - EXISTING FIRST FLOOR
 ● SQ. FT. - EGRESS ADDITION
 ● SQ. FT. - FIRST FLOOR (TOTAL)
 ● SQ. FT. - FRONT PORCH ADDITION (NOT INCLUDED)
 ● SQ. FT. - TOTAL



Scheme A Second Floor Plan
 SCALE 1/8" = 1'-0"
 ● SQ. FT. - EXISTING SECOND FLOOR
 ● SQ. FT. - SECOND FLOOR ADDITION
 ● SQ. FT. - SECOND FLOOR (TOTAL)



Scheme B Second Floor Plan
 SCALE 1/8" = 1'-0"
 ● SQ. FT. - EXISTING SECOND FLOOR
 ● SQ. FT. - SECOND FLOOR ADDITION
 ● SQ. FT. - SECOND FLOOR (TOTAL)

Preliminary
 Not For
 Construction

PRELIMINARY NOT FOR CONSTRUCTION

DATE: 8-10-20 REVIEW: 8-17-20 DESIGNER: [Signature]

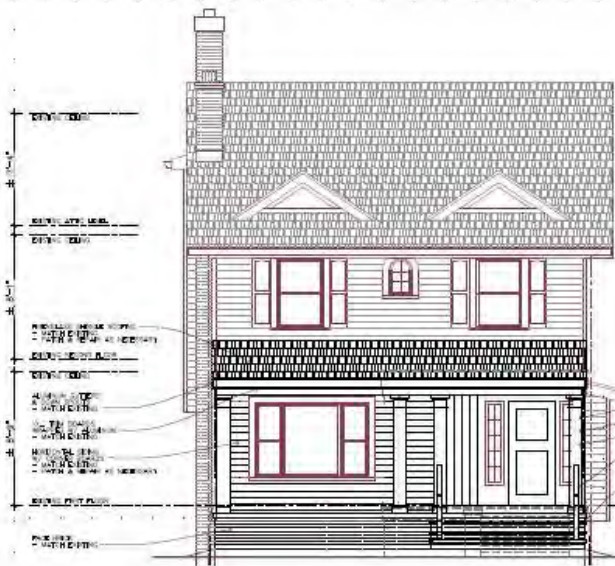
The Arcus Group, Inc.
 ARCHITECT
 104 North Court
 Suite 100
 Lakewood, Ohio 44122

The Murphy Residence
 1069 Sylvania Avenue
 Lakewood, Ohio

SK-1
 DEPARTMENT: [Blank]
 PROJECT NO.: 04-31-25
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



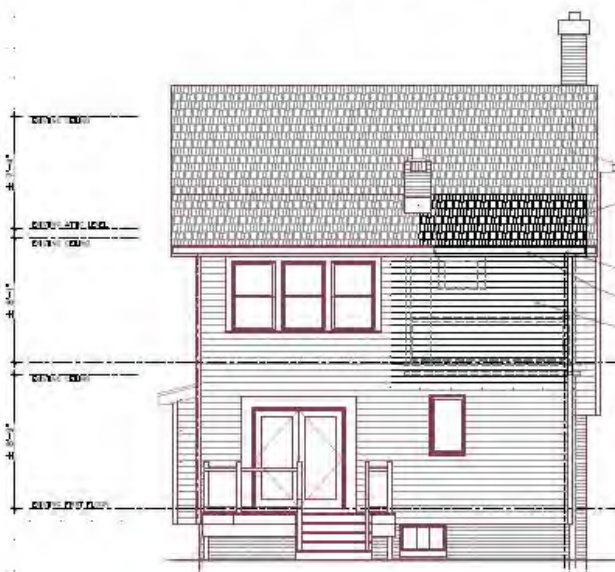
Docket No. 04-31-25 (1069 Sylan)



Front Elevation
SCALE 1/4" = 1'-0"



Left Side Elevation
SCALE 1/4" = 1'-0"



Rear Elevation
SCALE 1/4" = 1'-0"



Site Context - Neighbor to South



Site Context - Neighbor to North

<p>The Murphy Residence 1069 Sylan Avenue Lakewood, Ohio</p>	
<p>ISSUE</p> <p>04-20-25 REVISION</p> <p>04-20-25 REVISION</p> <p>04-20-25 REVISION</p>	<p>The Arcus Group, Inc. ARCHITECT</p> <p>344 South Court Baker Park, Ohio 44130 Tel: 440.233.2222</p>
<p>Proposed Elevations</p>	
<p>SK-2 COPYRIGHT © 2025</p>	
<p>PROJECT NO. 25-05</p> <p>DRAWN BY: BCK</p> <p>CHECKED BY: BTM</p>	



Docket No. 04-31-25 (1069 Sylan)



Docket No. 04-31-25 (1069 Sylvan)



Docket No. 04-31-25 (1069 Sylvan)

Applicant proposes modifications.

City Notes:



Docket No. 04-32-25 (11810 Madison)

RISE Dispensary – Modifications
Jonathan Ziegan

The Commission decided to APPROVE the request with the following conditions from the approval of Docket No. 12-27-23:

1. Applicant works with the city staff to add a terminal island on the west end of the interior double-bay of parking that is approximately 15 feet wide by 38 feet deep (15' x 38').
2. The streetscape along the Madison Avenue pavement, between the sidewalk and back of the curb, be replaced in accordance with City Engineer requirements.
3. ~~A parking agreement or shared parking agreement with the City is in place by working with staff once hours of business are finalized.~~ (This item is struck from the April 3, 2025 disposition.)
4. The features at the corner of Coutant and Madison Avenues be reduced or eliminated, and those public features are placed in front of the building.
5. Restrict the egress movement for the curb cut at Coutant Avenue to a right turn southbound only.
6. An easement is entered into along with a maintenance agreement for improvements within the right-of-way.

Four additional conditions were added:

1. Effort and proof of effort in writing is given to contact neighbors to try to negotiate shared parking arrangements and agreements for use of the lot after 8:00 p.m. or whatever hours makes the applicant comfortable.
2. An application for a building permit is submitted within thirty days from approval of the Architectural Board of Review.
3. Construction commences within thirty days of issuance of the building permit.
4. The Certificate of Occupancy for the remodeled dispensary will not be granted until such time the parking lot is completed fully and open for use.



Docket No. 04-32-25 (11810 Madison)



View of 11810 Madison from Coutant Ave (#1)



View of 11810 Madison from Coutant Ave (#2)



View of 11810 & 11818 Madison from intersection of Madison Ave and Coutant Ave



View of 11810 Madison from Madison Ave



Existing Photos for 11818 & 11810 Madison Avenue – 11/22/2023



View of 11818 Madison from Madison Ave



Docket No. 04-32-25 (11810 Madison)



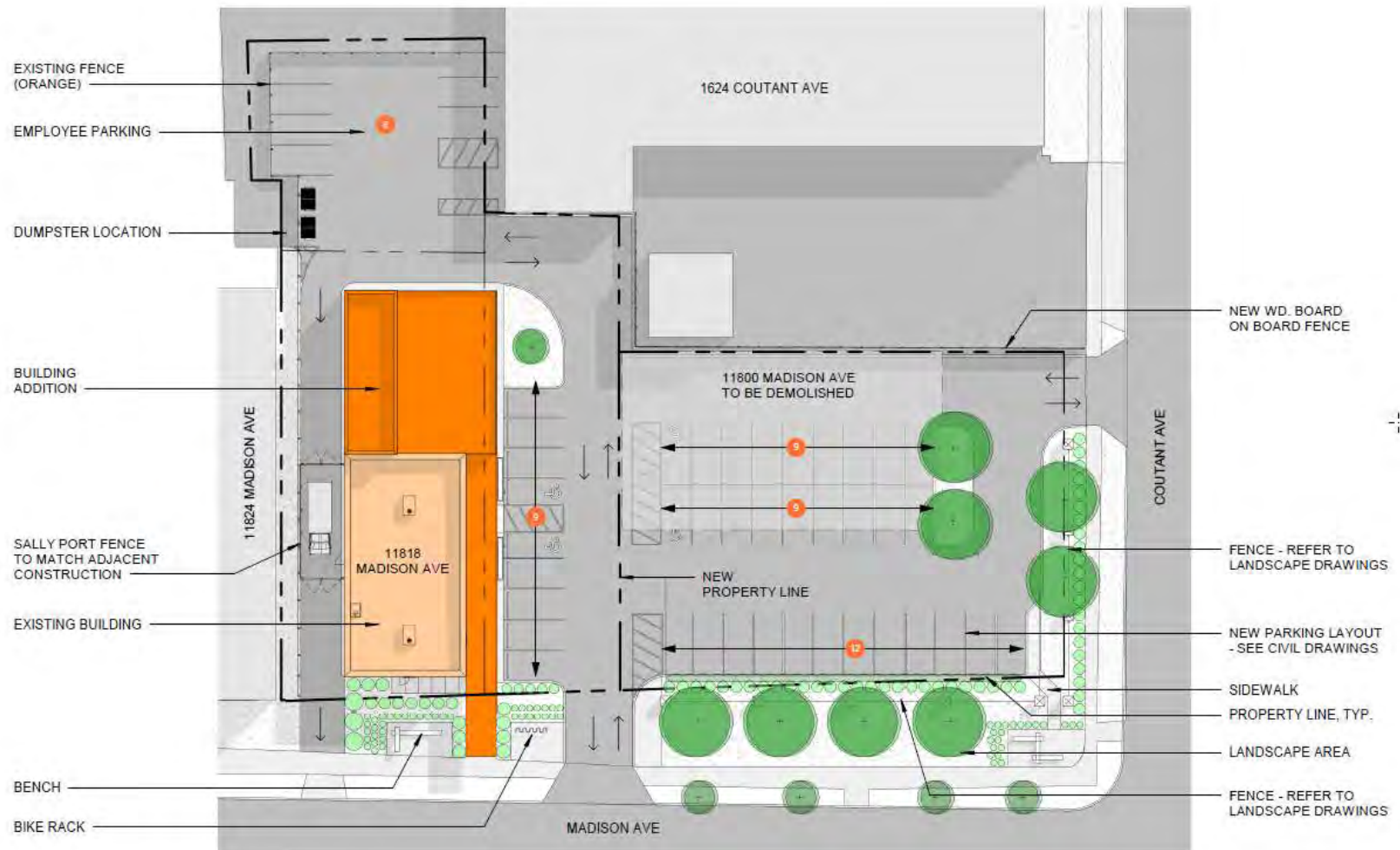
DERU landscape architecture
 812 Huron Road E #411 Cleveland, OH 44115 (216) 466-0355

Site Plan
 03.21.2025
 Rise on Madison



Docket No. 04-32-25 (11810 Madison)

Previous Approval



Docket No. 04-32-25 (11810 Madison)

RISE LAKEWOOD - MADISON DISPENSARY RENOVATION

11818 MADISON AVE., LAKEWOOD, OHIO 44107



PROPOSED EXTERIOR RENDERING



EXISTING EXTERIOR PHOTO FROM THE SOUTH



EXISTING EXTERIOR PHOTO FROM THE NORTH



EXISTING INTERIOR PHOTO OF RETAIL AREA

DRAWING INDEX	
SHEET #	SHEET NAME
GENERAL	
CS1	COVER SHEET
CS2	GENERAL NOTES, SYMBOL LEGEND, ABBREVIATIONS
LS101	CODE REVIEW PLAN
ARCHITECTURAL DEMOLITION	
AD101	DEMOLITION - FLOOR PLAN
AD200	DEMOLITION - ELEVATIONS
ARCHITECTURE	
A101	FLOOR PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	DIGITAL FINISH BOARD
A204	PARTIAL ADDN
A205	OVERALL ADDN
A201	EXTERIOR RENDERING
A202	EXTERIOR RENDERING
A203	EXTERIOR RENDERING

PROJECT DESCRIPTION

CDA has been engaged to renovate the existing RISE dispensary located at 11818 Madison Avenue. The renovation will consist of expanding both the sales floor and back of house curbside storage space. The existing building square footage is approximately 2,360 square feet. The project also includes the construction of a new entrance canopy for relocated entry lobby and the construction of a saaly port for secure deliveries. The interior of the existing space will be fully renovated with minor upgrades to the exterior of the existing building. Signage will be submitted under a signage permit package.

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jaysm@debi-la.com

No.	Description	Date

GREEN THUMB INDUSTRIES

RISE LAKEWOOD - MADISON DISPENSARY RENOVATION & EXPANSION

COVER SHEET

Project Number 2023.0440.01

Date NFC

Drawn By JW

Checked By WE

CS1

Scale

NOT FOR CONSTRUCTION
2025.03.19 SUBMISSION SET

CONFIDENTIAL



Docket No. 04-32-25 (11810 Madison)

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No.	Description	Date

GREEN THUMB INDUSTRIES

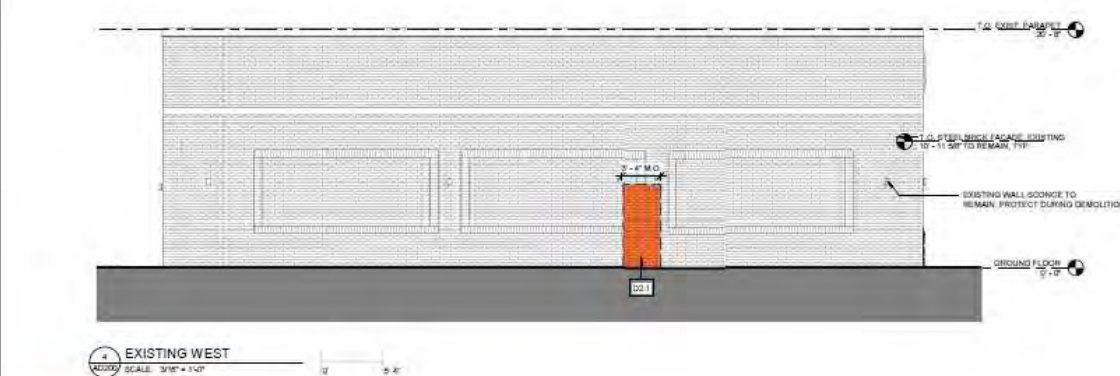
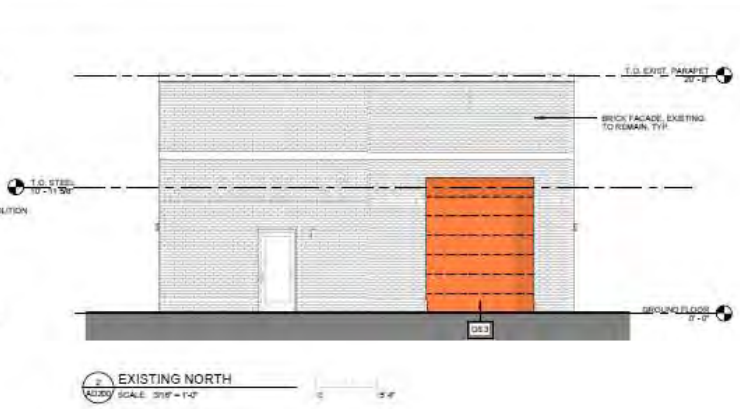
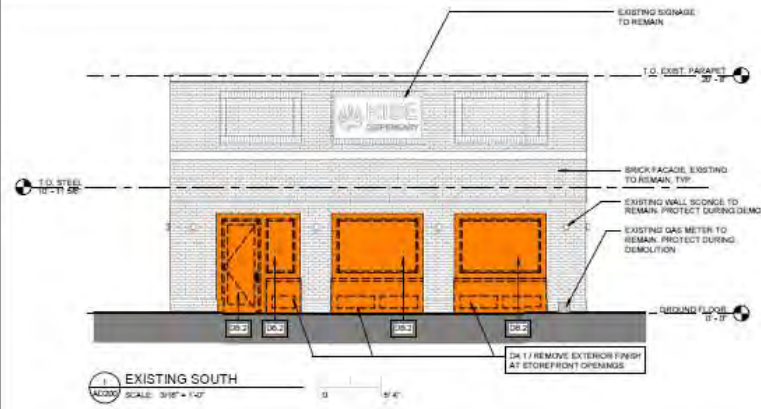
RISE LAKEWOOD - MADISON DISPENSARY RENOVATION & EXPANSION

DEMOLITION - ELEVATIONS

Project Number	2023.0440.01
Date	NFC
Drawn By	JW
Checked By	WE

AD200

Scale As indicated



DEMO NOTE KEY

- DEM 2 GENERAL SELECTIVE DEMOLITION**
 - D01 REMOVE EXISTING WALL AREA AS REQUIRED FOR NEW DOOR OPENING
 - D02 REMOVE EXISTING WALL AREA AS REQUIRED FOR NEW STOREFRONT OPENING
- DEM 4 MASONRY**
 - D01 REMOVE EXISTING WALL
- DEM 5 METALS**
 - D01 REMOVE EXISTING WALL AND PREPARE ADJACENT SURFACES FOR NEW CONSTRUCTION
- DEM 6 OPENINGS**
 - D01 REMOVE EXISTING DOOR AND FRAME
 - D02 REMOVE EXISTING ALUMINUM STOREFRONT / DOOR / GLAZING
 - D03 REMOVE EXISTING OVERHEAD DOOR INCLUDING FRAME & HARDWARE
- DEM 8 FINISHES**
 - D01 REMOVE EXISTING FLOORING SYSTEM & PREPARE FOR NEW
 - D02 REMOVE EXISTING CEILING SYSTEM
 - D03 REMOVE EXISTING WALL FINISHES & PREPARE FOR NEW
- DEM 10 SPECIALTIES**
 - D101 REMOVE EXISTING RESTROOM ACCESSORIES
 - D102 REMOVE EXISTING ATM, COORDINATE STORAGE AND REUSE w/ OWNER
 - D103 REMOVE EXISTING KIOSK, COORDINATE STORAGE AND REUSE w/ OWNER
 - D104 REMOVE EXISTING REFRIGERATOR, COORDINATE STORAGE AND REUSE w/ OWNER
- DEM 12 FURNISHINGS**
 - D121 REMOVE EXISTING CASEWORK / CABINETRY
- DEM 22 PLUMBING**
 - D221 REMOVE EXISTING PLUMBING FITURES & PIPING. SEE MEP DRAWINGS

NOT FOR CONSTRUCTION
2025.04.08 REVIEW SET

CONFIDENTIAL



Docket No. 04-32-25 (11810 Madison)

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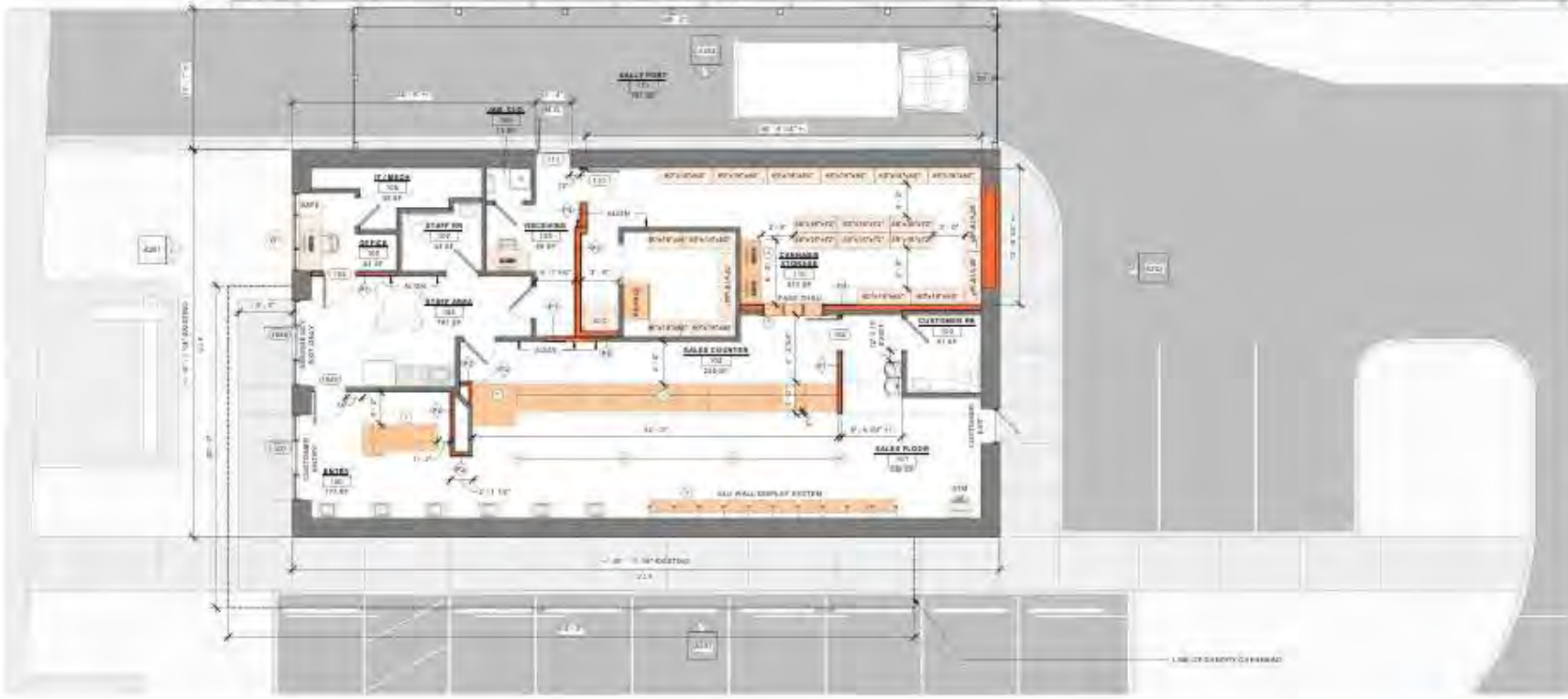
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 jayme@deir-ls.com



FLOOR PLAN
 A101 SCALE: 1/8" = 1'-0"

GENERAL PLAN NOTES

1. REVISIONS ARE FROM FACE OF FINISH FACE OF MASONRY OR CONTINUE BY COLUMN
2. EXISTING WALL STUDS TO BE 3/4" THICK AND SET BY CODE. THE 2007 UBCS (BASED) HAS BEEN OMITTED FROM ALL SECTIONS FOR CLARITY. RECALL AS REQUIRED.
3. SET DOOR JAMB AND SIDE 2" FROM FINISH FACE OF EXISTING WALL UNLESS NOTED OTHERWISE.
4. PROVIDE WATER RESISTANT EXTERIOR WALLING (PER WALL SYSTEMS WITH SLASH) NEXT TO EXTERIOR VENTS BEYOND EXTERIOR FIN.
5. PROVIDE VENT CONTROL, JENTS & ACCESSORIES WITH MANUFACTURER'S RECOMMENDATIONS. OBTAIN MANUFACTURER'S APPROVAL OF LOCALS PER TO CODES/STRUCTURE.
6. FOR ALL PARTITIONS TO BE BUILT BY FLOORING CONTRACTOR. PROVIDE CEILING & ACCESSORIES WITH MANUFACTURER'S APPROVAL OF LOCALS PER TO CODES/STRUCTURE.

PARTITION KEY

- NEW PARTITION WALL CONSTRUCTION
- EXISTING WALL CONSTRUCTION
- 1. 1/2" GYP BOARD WITH STUD @ 12" O.C. @ 1/2" GYP WALL BOARD BOTH SIDES FLOOR TO CEILING @ 1/2" GYP BOARD AT 1/2" FROM FLOOR
- 2. 1/2" GYP BOARD WITH STUD @ 12" O.C. @ 1/2" GYP WALL BOARD ONE SIDE FLOOR TO CEILING
- 3. 1/2" GYP BOARD WITH STUD @ 12" O.C. @ 1/2" GYP WALL BOARD BOTH SIDES FLOOR TO CEILING WITH 1/2" GYP BOARD AT 1/2" FROM FLOOR
- 4. 1/2" GYP BOARD WITH STUD @ 12" O.C. @ 1/2" GYP WALL BOARD BOTH SIDES FLOOR TO CEILING WITH 1/2" GYP BOARD AT 1/2" FROM FLOOR
- 5. 1/2" GYP BOARD WITH STUD @ 12" O.C. @ 1/2" GYP WALL BOARD BOTH SIDES FLOOR TO CEILING WITH 1/2" GYP BOARD AT 1/2" FROM FLOOR
- 6. 1/2" GYP BOARD WITH STUD @ 12" O.C. @ 1/2" GYP WALL BOARD BOTH SIDES FLOOR TO CEILING WITH 1/2" GYP BOARD AT 1/2" FROM FLOOR

CASEWORK KEY

- LABORATORY QUALITY CASEWORK
- STANDARD CASEWORK
- LABORATORY QUALITY CASEWORK TO FINISH
- 1. FINISH OF CASEWORK TO BE SUPPLIED BY CASEWORK VENDOR
- 2. APPROXIMATE PRELIMINARY LEGAL SUPPLY BY CASEWORK VENDOR
- 3. FINISH OF CASEWORK TO BE SUPPLIED BY CASEWORK VENDOR
- 4. FINISH OF CASEWORK TO BE SUPPLIED BY CASEWORK VENDOR
- 5. FINISH OF CASEWORK TO BE SUPPLIED BY CASEWORK VENDOR
- 6. FINISH OF CASEWORK TO BE SUPPLIED BY CASEWORK VENDOR

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 2025.03.19 SUBMISSION SET

No.	Description	Date

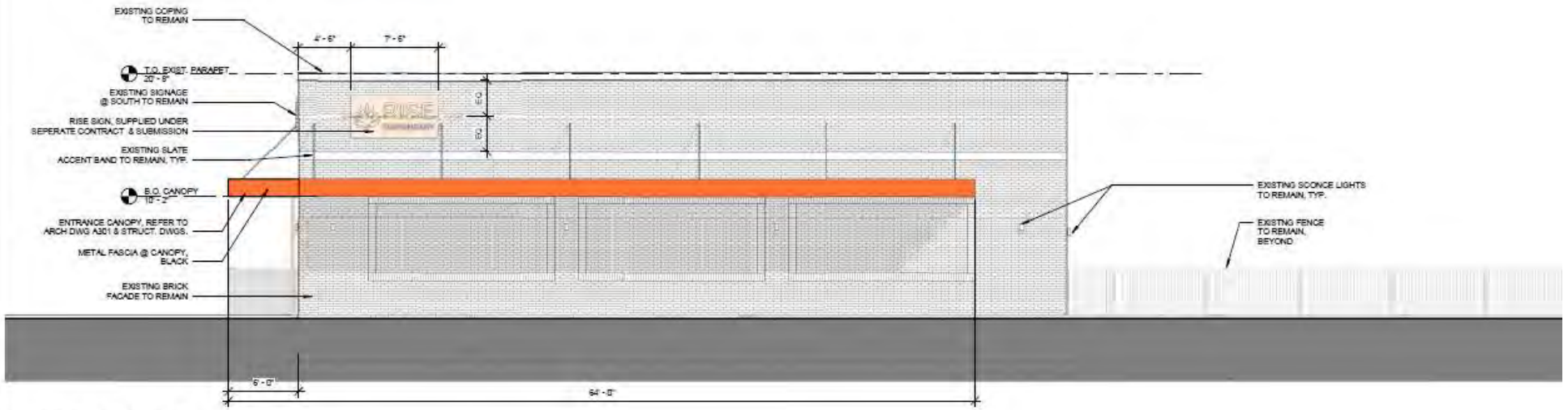
GREEN THUMB INDUSTRIES
RISE LAKEWOOD - MADISON DISPENSARY RENOVATION & EXPANSION

FLOOR PLAN

Project Number	2023.0440.01
Date	NFC
Drawn By	JW
Checked By	CD
Scale	As indicated

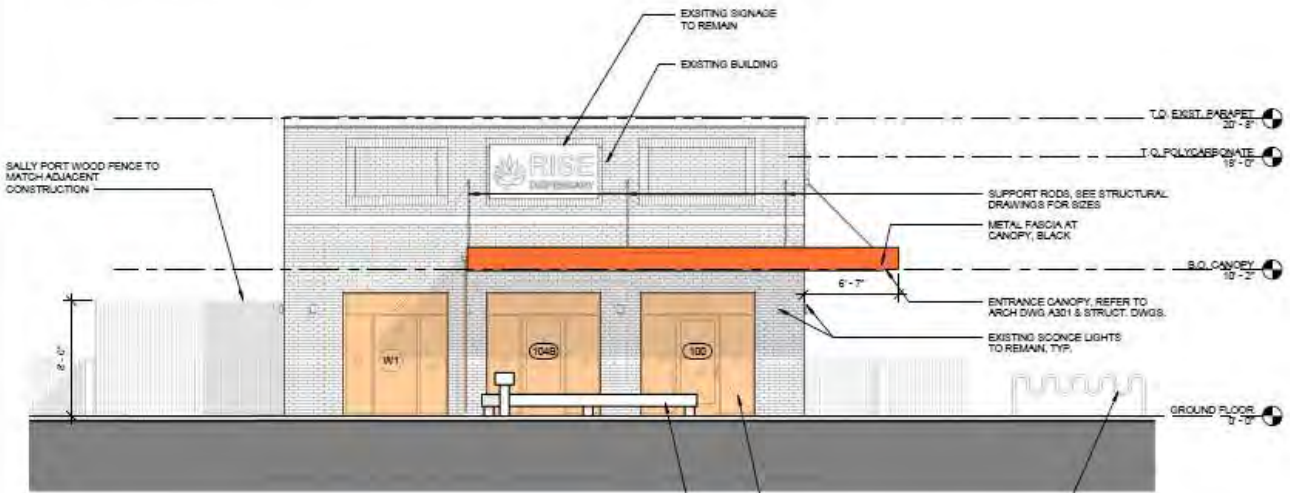


Docket No. 04-32-25 (11810 Madison)



1 EAST ELEVATION
 A301 SCALE: 3/16" = 1'-0"

NOTE: ALL SIGNAGE SUPPLIED UNDER SEPERATE CONTRACT, AND SUBMITTED UNDER SEPERATE SUBMISSION



2 SOUTH ELEVATION
 A301 SCALE: 3/16" = 1'-0"



Docket No. 04-32-25 (11810 Madison)

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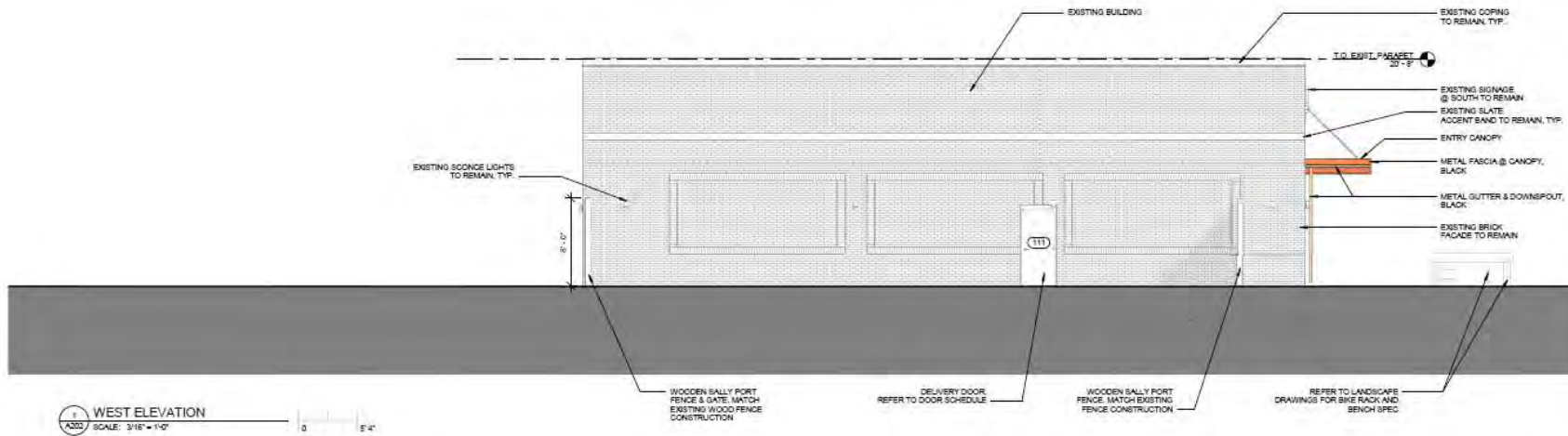
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No.	Description	Date

GREEN THUMB INDUSTRIES

RISE LAKEWOOD - MADISON DISPENSARY RENOVATION & EXPANSION

EXTERIOR ELEVATIONS

Project Number 2023.0440.01
Date NFC
Drawn By JW



Docket No. 04-32-25 (11810 Madison)



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GREEN THUMB INDUSTRIES

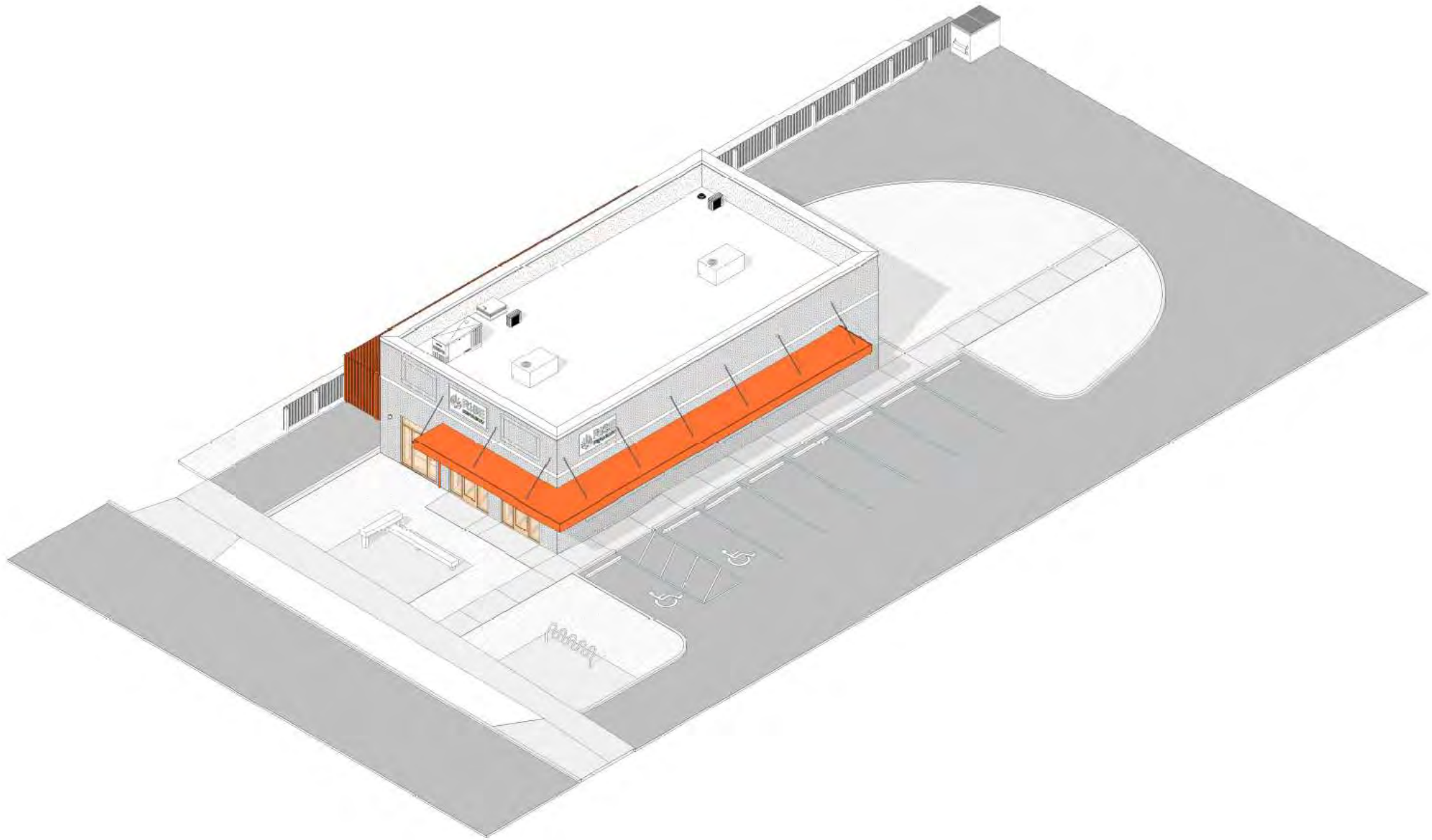
RISE LAKEWOOD - MADISON DISPENSARY RENOVATION & EXPANSION

EXTERIOR RENDERING

Project Number 2023 0440 01



Docket No. 04-32-25 (11810 Madison)



Docket No. 04-32-25 (11810 Madison)



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No.	Description	Date

GREEN THUMB INDUSTRIES

RISE LAKEWOOD - MADISON DISPENSARY RENOVATION & EXPANSION

EXTERIOR RENDERING

Project Number: 2023.0440.01
Date: NFC
Drawn By: JW
Checked By: CD

A901
Scale:

CONFIDENTIAL

NOT FOR CONSTRUCTION
2025.03.19 SUBMISSION SET



Docket No. 04-32-25 (11810 Madison)



Docket No. 04-32-25 (11810 Madison)



Docket No. 04-32-25 (11810 Madison)

Previous Approval



Docket No. 04-32-25 (11810 Madison)



PMS 382 C



White



Catalog Number
Notes
Type

ions.

Outdoor General Purpose

OLLWD & OLLWU

LED WALL CYLINDER LIGHT

.See



s are

water LED Gimbal

WF4 ADJ

4" LED Gimbal Switchable White Color Temperature

IC/Non-IC
New Construction/Remodel



Matte black



Brushed nickel



Oil-rubbed bronze



Docket No. 04-32-25 (11810 Madison)



Theory bench from Landscape Forms- in green



Hi Roller bike rack from DERO



Brick wall with stone cap



Docket No. 04-32-25 (11810 Madison)



MAG- Saucer Magnolia



GTI- Honeylocust



BN / BNSS - River Birch



DL- Bush Honeysuckle



JGO- Grey Owl Juniper



RR- White Rugosa Rose



PO- Tiny Wine Ninebark



COT- Lowfast Cotoneaster



HPH- Hidcote St. Johnswort



BAP- False Indigo



ECH- Purple Coneflower



PAN- Northwind Switchgrass



CAL- Karl Foerster Reed Grass



CO- Arctic Fire Dogwood



HYD- Little Lime Hydrangea

DERU landscape architecture
512 Lyron Road E. #411 Cleveland, OH 44115 | 216.466.8363

Plant Palette
03.21.2025
Rise on Madison



Docket No. 04-32-25 (11810 Madison)

Plant Schedule

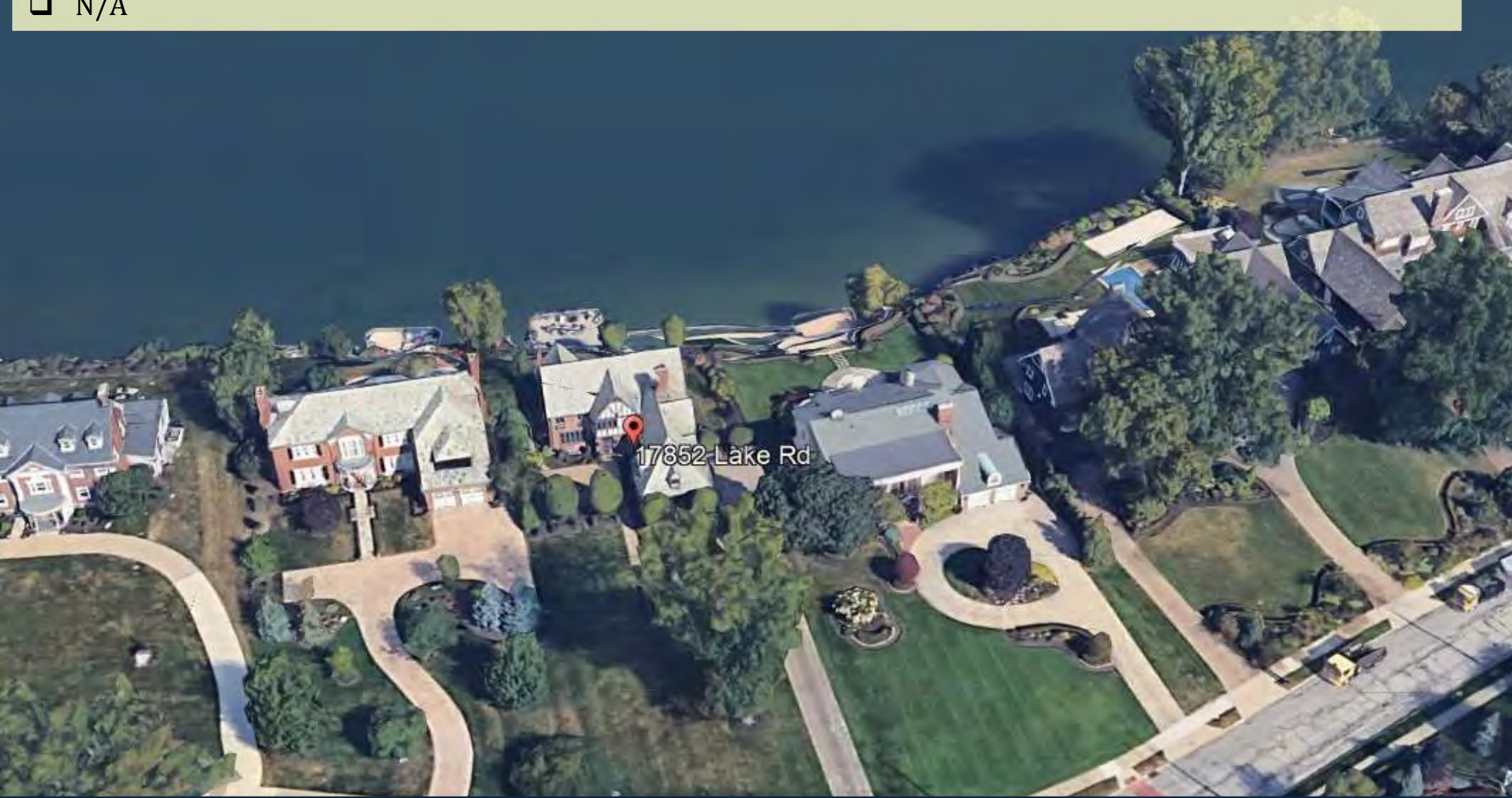
Key	Qty	Botanical / Common Name	Size
Trees			
BN	3	Betula nigra 'Heritage' / Heritage River Birch	8' Ht.
BN	2	Betula nigra 'Heritage' / Heritage River Birch - Single Stem	2" Cal.
MAG	8	Magnolia x soulangiana/ Saucer Magnolia	8' Ht.
GTI	2	Gleditsia t.f.i. Street Keeper/ Street Keeper Honeylocust	2" Cal.
Shrubs			
CO	33	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	24"
COT	22	Cotoneaster d. 'Lowfast' / Lowfast Cotoneaster	18"
DL	34	Diervilla lonicera/ Dwarf Bush Honeysuckle	18"
HYD	18	Hydrangea paniculata Little Lime / Little Lime Hydrangea	18"
HPH	88	Hypericum patulum 'Hidcote' / Hidcote St. Johnswort	6"
JGO	53	Juniperus v. 'Grey Owl' / Grey Owl Juniper	30"
RR	6	Rosa rugosa 'Alba' / White Rugosa Rose	24"
PO	3	Physocarpus o. 'Tiny Wine' / Tiny Wine Ninebark	24"
Perennials			
BAP	20	Baptisia australis/ Blue False Indigo	Clump
ECH	40	Echinacea purpurea 'Magnus' / Magnus Coneflower	Clump
PAN	30	Panicum v. 'Northwind' / Northwind Switchgrass	Clump
CAL	48	Calamagrostis x ac. 'Karl Foerster' / Karl Foerster Reed Grass	Clump
Lawn			



Applicant proposes renovation and addition to existing residence.

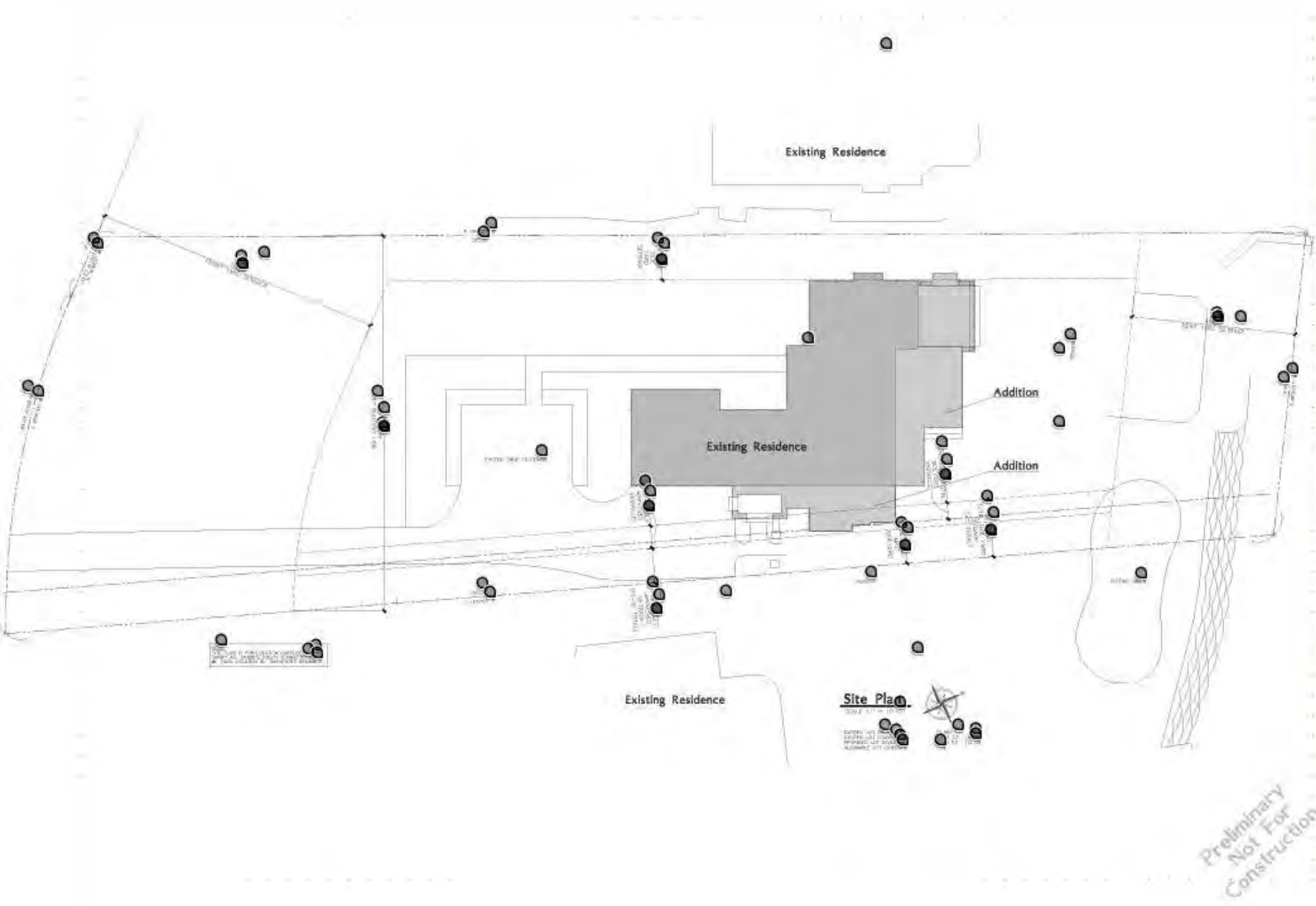
City Notes:

N/A



Docket No. 04-33-25 (17852 Lake Rd)

**Residence – Renovation and Addition
David Maddux**



PRELIMINARY
NOT FOR CONSTRUCTION

17852 LAKE RD
LAKEWOOD, OHIO 44130

**Addition & Renovation for
The Griffiths Residence**
17852 Lake Rd
Lakewood Ohio

The Arcata Group, Inc.
3444 South Court
Lakewood, OH 44130
781.444.8888

Site Plan
(Scheme A+)

SK
SUPPORT

PREPARED BY:
SHAWN
THORNTON

Preliminary
Not For
Construction



Docket No. 04-33-25 (17852 Lake Rd)



Docket No. 04-33-25 (17852 Lake Rd)





Docket No. 04-33-25 (17852 Lake Rd)



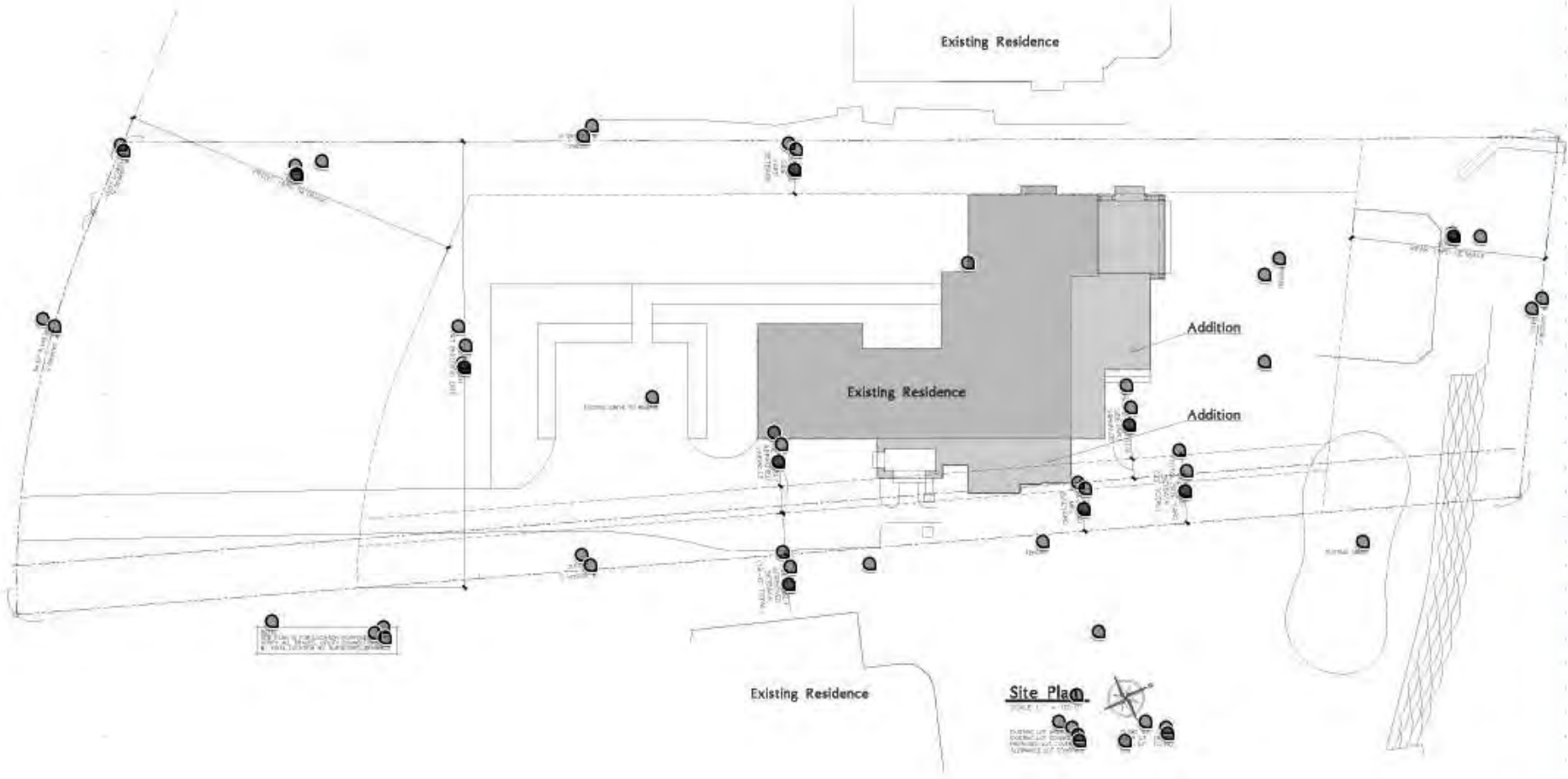
Docket No. 04-33-25 (17852 Lake Rd)





Docket No. 04-33-25 (17852 Lake Rd)





PRELIMINARY NOT FOR CONSTRUCTION

17852 Lake Road
Lakewood, Ohio

The Arcadis Group, Inc.
2000 Lakeside Blvd., Suite 400
Lakewood, Ohio 44122
760.400.0000

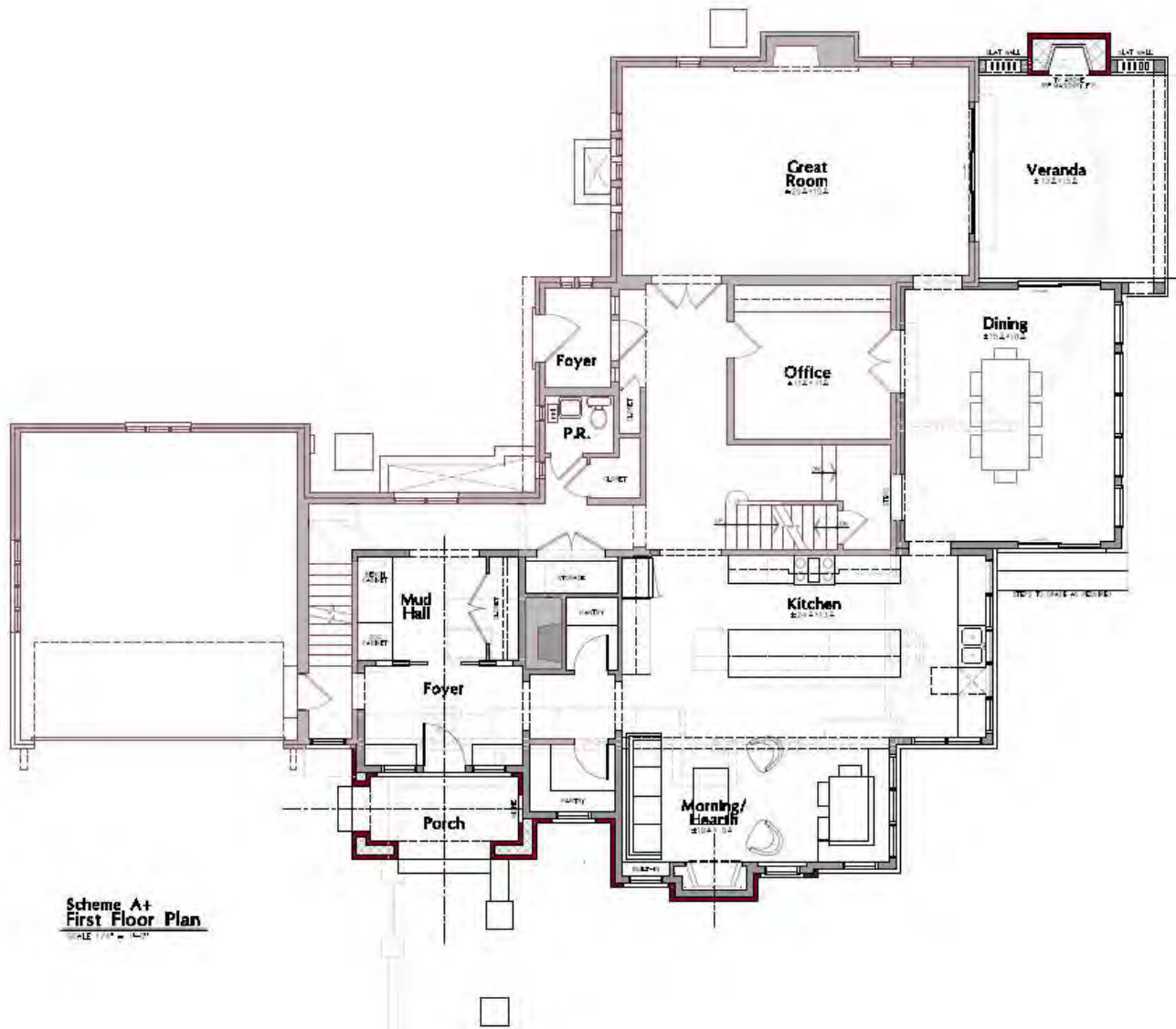
Site Plan (Scheme A+)

SK
2024-10-10

Preliminary
Not For
Construction



Docket No. 04-33-25 (17852 Lake Rd)



**Scheme A+
First Floor Plan**
SCALE 1/8" = 1'-0"

Preliminary
Not For
Construction

PRELIMINARY NOT FOR CONSTRUCTION											
<table border="1"> <tr><td>ISSUE</td><td></td></tr> <tr><td>1-15-14</td><td>15-15-14</td></tr> <tr><td>2-10-14</td><td>20-10-14</td></tr> <tr><td>3-10-14</td><td>30-10-14</td></tr> <tr><td>4-10-14</td><td>40-10-14</td></tr> </table>	ISSUE		1-15-14	15-15-14	2-10-14	20-10-14	3-10-14	30-10-14	4-10-14	40-10-14	
ISSUE											
1-15-14	15-15-14										
2-10-14	20-10-14										
3-10-14	30-10-14										
4-10-14	40-10-14										
Addition & Renovation for The Griffiths Residence											
17852 Lake Road Lakewood	Ohio										
 The Arcus Group, Inc. 204 South Green Springboro, Ohio 45424 740-340-0000											
First Floor Plan (Scheme A+)											
SK-2 COPYRIGHT © 2015											
PROJECT NO:	2501										
DRAWN BY:	BJG										
CHECKED BY:	DTM										



Docket No. 04-33-25 (17852 Lake Rd)



Scheme A+
Second Floor Plan
SCALE 1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION									
<table border="1"> <tr><td>DATE</td><td></td></tr> <tr><td>PROJECT</td><td></td></tr> <tr><td>DESIGNER</td><td></td></tr> <tr><td>CHECKER</td><td></td></tr> </table>	DATE		PROJECT		DESIGNER		CHECKER		
DATE									
PROJECT									
DESIGNER									
CHECKER									
Addition & Renovation for The Griffiths Residence 17852 Lake Road Lakewood Ohio									
Second Floor Plan (Scheme A+)									
SK-3 <small>CONTRACT © 2005</small>									
<table border="1"> <tr><td>PROJECT NO.</td><td>2501</td></tr> <tr><td>DRAWN BY</td><td>SKC</td></tr> <tr><td>CHECKED BY</td><td>BTM</td></tr> </table>		PROJECT NO.	2501	DRAWN BY	SKC	CHECKED BY	BTM		
PROJECT NO.	2501								
DRAWN BY	SKC								
CHECKED BY	BTM								

*Preliminary
 Not For
 Construction*



Docket No. 04-33-25 (17852 Lake Rd)



Existing Garage Approach



Proposed Garage Approach



Docket No. 04-33-25 (17852 Lake Rd)



Existing Side View



Proposed Side View

Summary
For



Docket No. 04-33-25 (17852 Lake Rd)



Right Side Elevation



Docket No. 04-33-25 (17852 Lake Rd)



Existing Rear Kitchen View



Proposed Rear Kitchen View



Existing Rear Veranda View



Proposed Rear Veranda View

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE: 1-18-20 REVIEW: 1-21-20 APPROVE: 3-20-20

Addition & Renovation for The Griffiths Residence
17852 Lake Road
Lakewood Ohio

The Arcus Group, Inc.
4800 Eastman Avenue
Cincinnati, OH 45242
954-961-6000

Renderings (Scheme A*)

SK
CORPORATION
PROJECT: 04-33-25
DRAWN BY: [initials]
CHECKED BY: [initials]

Preliminary Not For Construction



Docket No. 04-33-25 (17852 Lake Rd)

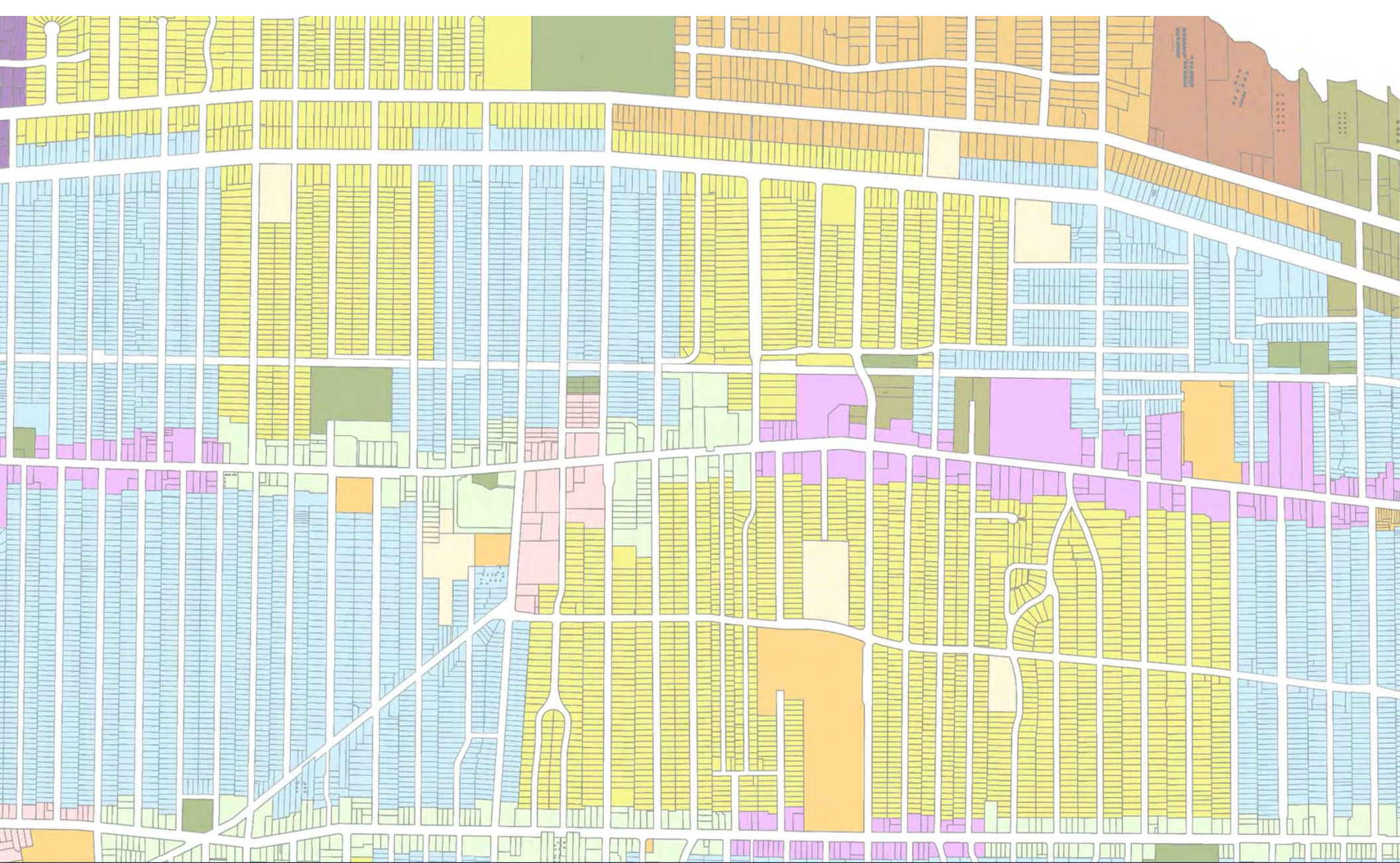


Rear Elevation
SCALE ~1/4" = 1'-0"

Preliminary
Not For
Construction



Docket No. 04-33-25 (17852 Lake Rd)



Architectural Board of Review

April 2025

Johanna Schwarz

From: Brian Powers <bpowers.cle@gmail.com>
Sent: Monday, April 7, 2025 9:06 AM
To: Planning Dept
Subject: Docket No. 04-33-25

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

Dear ARB/BBS:

We are writing in regards to the above-referenced project at 17852 Lake Road. While we remain opposed to any variances for set-backs etc., the design and architecture look appropriate for the neighborhood.

Respectfully,

Maureen & Brian Powers
17855 Lake Road
lakewood OH 44107
(216) 496-3238
bpowers.cle@gmail.com