



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
MAY 8, 2025
5:30 P.M.
MEETING RECORDED

1. ROLL CALL

Board Members

Hanna Cohan Plessner, Chair
Chris Egervary
Jeremy Smith, Vice Chair
Nick Slaughterbeck
Matthew Stevenson

Staff

Amanda Cramer, Co-Board Secretary, City Planner
Sophia Jones, Co-Board Secretary, City Planner
William Wagner, Assistant Building Commissioner

2. APPROVE THE MINUTES OF THE APRIL 10, 2025 MEETING

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE the April 10, 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, two items were Summary Approved (conditions are noted). A motion and a second is needed for approval of Docket No. 05-38-25 and Docket No. 05-40-25.

NEW BUSINESS

SIGN REVIEW

4. Docket No. 05-38-25

18255 Detroit Ave.
Lock Lounge

- () Approve
- () Deny
- () Defer

Ashlin Heasley
Lock Lounge
18255 Detroit Ave.
Lakewood, OH 44107

Applicant proposes vinyl window signage. (Page 42)

- Condition that the window signage is centered on the middle window and any additional signage needs to be approved by the Board before installation.

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

- The window signage is centered on the middle window.
- Any additional signage needs to be approved by the Board before installation.

All the members voted yea; the motion passed.

5. Docket No. 05-40-25

14810 Detroit Ave.
The Arcade on Detroit

- () Approve
- () Deny
- () Defer

Shawn Warren
Erie Design Co. Inc.
16504 Detroit Ave.
Lakewood, OH 44107

Applicant proposes two illuminated projecting signs: one at the front of the building and the other at the rear. (Page 56)

- Condition that temporary signage is removed upon expiration, any window signage must be approved by the Board before installation.

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

- The temporary signage is removed upon expiration.
- Any additional signage needs to be approved by the Board before installation.

All the members voted yea; the motion passed.

NEW BUSINESS

SIGN REVIEW

6. Docket No. 05-35-25

11770 Berea Rd.
Berea Liquid8 LLC

- Approve
- Deny
- Defer

Ramiro Ortega
Berea Liquid8 LLC
11770 Berea Rd.
Lakewood, OH 44107

Applicant proposes one sign mounted to the front of an overhanging awning. (Page 5)

Vickie Poland, applicant representative was present to explain the request. Discussion began about the location of the sign on the canopy and mounting of the sign. Administrative 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:

- The sign is to be located on top of the canopy and does not protrude past the outer edge of the canopy.
- The sign is to be centered above the doorway.
- A revised drawing is submitted for approval.
- Only one (1) sign on the canopy is included in the approval (not mounted on the wall).

All the members voted yea; the motion passed.

7. Docket No. 05-36-25

13200 Madison Ave.
FP Madison LLC

- Approve
- Deny
- Defer

Joseph Pavlick
1665 LLC
13200 Madison Ave.
Lakewood, OH 44107

Applicant proposes vinyl signage on multiple windows and doors. (Page 8)

Ms. Cramer announced that the applicant requested a deferral from the evening's meeting.

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

8. Docket No. 05-37-25

16207 Detroit Ave.
Planet Fitness

- Approve

Archer Permits

- () Deny
- () Defer

Archer Corporation
1917 Henry Ave. SW
Canton, OH 44706

Applicant proposes building signage with a stand-alone icon and a monument sign. (Page 17)

Megan Sancier, representative for Archer Signs was present to explain the request. Discussion began with an alternative design with a grey backer and square footage. Discussion continued about landscaping, sign proposal for the windows on east and west elevations and square footage. Administrative 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:

- An alternate for a backer board on the monument sign would be submitted for administrative approval if the condition of the brick is poor.
- Any window signage needs to be approved by the Board before installation.
- Landscaping is to be provided at the monument sign similar to what is shown in the images presented at the meeting.

All the members voted yea; the motion passed.

9. Docket No. 05-39-25

18624 Detroit Ave.
Ecoy Aesthetics

- () Approve
- () Deny
- () Defer

April Battey
Ecoy Aesthetics LLC
18624 Detroit Ave.
Lakewood, OH 44107

Applicant proposes permanent adhesive vinyl window signage. (Page 50)

Jasmine Patawan, Ecoy Aesthetics representative, was present to explain the request. Discussion ensued about square footage overage and dimensions of the vinyl, and the lettering. Administrative 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:

- The overall height is reduced to 24 inches.
- Any additional signage is submitted separately for approval.

All the members voted yea; the motion passed.

ARCHITECTURAL BOARD OF REVIEW

10. Docket No. 05-41-25

(C)

Marlowe Ave. (at Madison)
Marlowe Park Townhouses

- () Approve
- () Deny
- () Defer

Nicholas Christoff
 Christoff Group
 102 West Main St., Suite 507
 New Albany, OH 43054

Applicant proposes modifications for the development of 16 for sale townhouses that were approved by ABR at its May 14, 2020 meeting. The property/project was sold to a new developer after approval was granted. (Page 62)

Ms. Cramer announced that the applicant requested that the item was tabled until ready for review.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Smith to **TABLE** the request. All the members voted yea; the motion passed.

Docket No. 05-42-25 - A and Docket No. 05-42-25 -S are called together as it is for the same project.

11. Docket No. 05-42-25-A (C) 13400 Madison Ave.
 Sunshine Development

- () Approve
 - () Deny
 - () Defer
- James Ptacek
 Larsen Architects
 12815 Detroit Ave.
 Lakewood, OH 44107

Applicant proposes storefront renovation. (Page 77)

James Ptacek, Larsen Architects, applicant, and Tony Anthony, property owner were present to explain the request. Discuss started about the hazardous Locust trees in front of the building. The members liked the proposal, agreed with the trees situation, and asked about colors (window frames and panels). Administrative staff advised Mr. Anthony to contact the city's arborist for advice about the best type of trees for the front of the building. 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:

- The metal trim of the storefront window is dark bronze (not black).
- Applicant/owner will work with the city arborist and public works for trees and streetscape.

All the members voted yea; the motion passed.

SIGN REVIEW

12. Docket No. 05-42-25-S 13400 Madison Ave.
 Sunshine Development

- Approve
- Deny
- Defer

James Ptacek
Larsen Architects
12815 Detroit Ave.
Lakewood, OH 44107

Applicant proposes signage on the front of the building. (Page 91)

Withdrawn from review per the applicant's request. No action was required from the members.

ARCHITECTURAL BOARD OF REVIEW

13. Docket No. 05-43-25

(C)

15607 Madison Ave.
Doc Lanky's

- Approve
- Deny
- Defer

Mitchell Eyerman
Doc Lanky's
15607 Madison Ave.
Lakewood, OH 44107

Applicant proposes sidewalk dining. (Page 97)

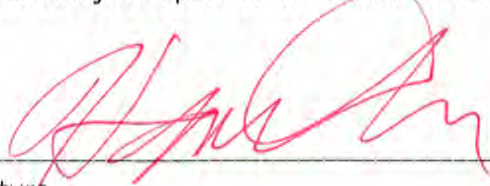
Steve Foster, Doc Lanky's representative, was present to explain the request. Ms. Cramer relayed the results of the proposal from the Planning Commission meeting (tables/seats moved against the building and to have no landscape planters). Discussion began about required fencing/barriers, members' concerns were alleviated with repositioning of the tables and chairs, storage/removal of dining furniture at the end of the outdoor dining season, color of the furniture could be either black or grey. Administrative 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.

Ms. Cramer asked the members to review the zoning refresh document as it would streamline the process and their decisions.

ADJOURN

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **ADJOURN** at approximately 6:31 p.m. All the members voted yea; the motion passed.



Signature

6/12/25

Date



[Handwritten scribbles]

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. Vickie Poland
- 2. Megan Saucier
- 3. Jasmine Patawan
- 4. April Battley
- 5. Jim "JP" Przek
- 6. Tony E. Anthony
- 7. Steve Foster
- 8. _____
- 9. _____
- 10. _____
- 11. _____

- 1. Vickie Poland
- 2. Megan Saucier
- 3. [Signature]
- 4. [Signature]
- 5. [Signature]
- 6. [Signature]
- 7. [Signature]
- 8. _____
- 9. _____
- 10. _____
- 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, May 8, 2025

Johanna Schwarz

From: Brian Meng <bmeng@bialosky.com>
Sent: Wednesday, May 7, 2025 10:11 PM
To: Johanna Schwarz; Amanda L. Cramer; David Baas
Cc: Ian Andrews; Amy Haney
Subject: 5/8/2025 ARB Meeting Agenda - LakewoodAlive Review Comments.

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 05/08/2025 meeting:

- **Docket 05-35-25, Berea Liquid.**
 - Can the proposed sign be integrated with the canopy?
 - The attachment points shown on supplemental drawings don't seem to align with the canopy profile.
 - Will the applicant consider the following?
 - Remove street name, "Lakewood, Ohio" from the sign.
 - Consider changing the background to white and all the letters inside the tag are yellow.
 - To better integrate with the canopy can just 'Berea Liquid' fit on the canopy with street number and phone as vinyl on the glass?
- **Docket 05-36-25, FP Madison LLC (Mahall's).**
 - 'Mahall's' and 'Parky's' seem to compete with one another for attention. We suggest determining which one is of higher priority and have the other be secondary in scale.
 - Is the scale of 'Parky's' appropriate based on the distance it is from the main entry.
 - Suggest refining the fonts to reduce the number of different fonts be used.
- **Docket 05-37-25, Planet Fitness.**
 - Exciting to see the existing building be reused.
 - Can the brick be cleaned up to match where sign box is removed.
- **Docket 05-38-25, Lock Lounge.**
 - If not in conflict with their branding, is there an opportunity to have all the text on one line centered vertically in the window?
 - The second email in the submittal mentions gold flakes. Will this be incorporated into the signage?
- **Docket 05-39-25, Ecoy.**
 - No comment.
- **Docket 05-40-25, Arcade on Detroit**
 - Application cover page says that the signs will be illuminated, however the drawings in the submittal seem to contradict this. Can the applicant clarify if neither will be illuminated.
 - The sign appears difficult to read with the fade and smaller type. Can "The Arcade" be more pronounced? Perhaps consider using more of the blue background between the letters (in lieu of yellow) to increase contrast and legibility.

- **Docket 05-41-25, Marlowe Park Townhomes.**
 - We are happy to see this project move forward.
 - Will the construction be phased? If so what will be constructed first and what is the anticipated overall construction duration?
 - Will there be any variations in material colors between the buildings?
 - The small balcony on Madison is unique but we appreciate the intention behind making the first floor windows echo a commercial "storefront" instead of residential windows.
 - The alley between the two Madison buildings (5ish feet) is very narrow. Will there be a fence or enclosure?

- **Docket 05-42-25, Sunshine.**
 - Exciting to see the existing building be reused.
 - Is there an opportunity to save the existing street trees or provide new ones.
 - Would the applicant consider grouping the window openings together with one longer awning in lieu of 4 smaller ones.

- **Docket 05-43-25, Doc Lanky's.**
 - The overall patio layout looks very tight.
 - The maneuverability around the patio planters/fence to the ADA curb ramp to cross Lakeland seems difficult.
 - The proposal would require pedestrians to be closer to the street and maneuver around parking meters/signs & tree.
 - The brick pavers look uneven to be the main accessible path for pedestrians.
 - Is this submittal proposing to remove bike parking?

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

Johanna Schwarz

From: Amanda L. Cramer
Sent: Friday, May 2, 2025 2:50 PM
To: Johanna Schwarz
Cc: Hanna Cohan Plessner
Subject: FW: Marlowe Park Townhouses

FYI.



Amanda Cramer, AICP
City Planner

City of Lakewood, Ohio
12650 Detroit Ave.
Lakewood, OH 44107

(216) 529-7679
amanda.cramer@lakewoodoh.gov

From: Fr Kevin Elbert <frkevin@stlukelakewood.org>
Sent: Friday, May 2, 2025 2:44 PM
To: Amanda L. Cramer <amanda.cramer@lakewoodoh.gov>
Subject: Marlowe Park Townhouses

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

Hello Amanda,

Thank you for returning my phone call. As I mentioned, I will be out of town next week. I appreciate the opportunity to express my concerns to the board.

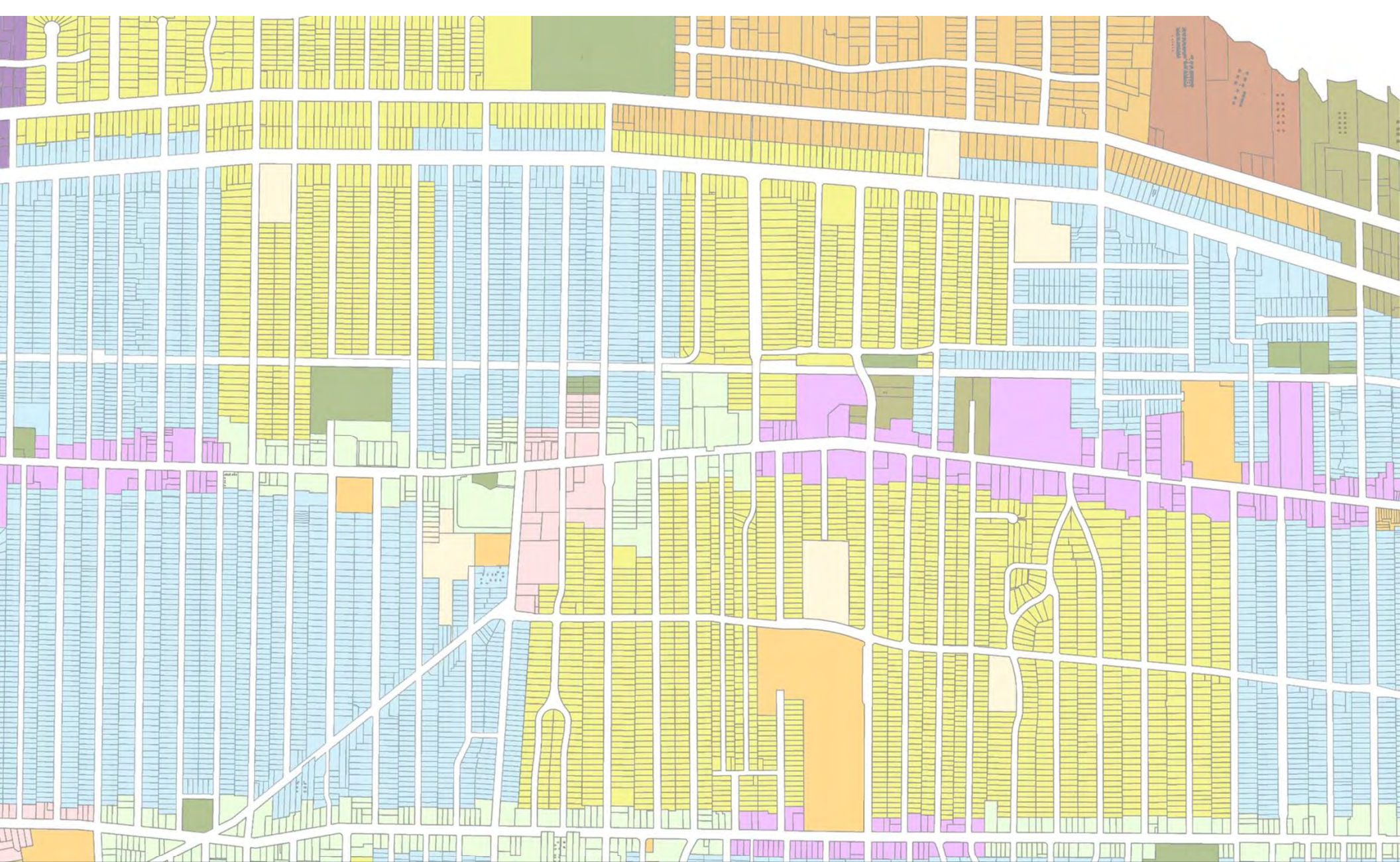
I want to give a brief history regarding the property in question in case some board members are not familiar. The former pastor of St. Clement Parish facilitated the sale of property west and south of the St. Clement church building and rectory. A school building once stood on the property. The "L" shaped parcel was originally sold to Liberty Development. Liberty made some improvements to the property and then sold the west portion of the parcel to Oster. Liberty retained ownership of the parcel south of the St. Clement rectory building. Liberty donated the parcel south of the rectory building back to St. Clement Parish at the end of 2024. Liberty was generous enough to also have the parking lot repaved.

The Marlowe Park Townhouses project shows an entrance to the development on Marlowe which is the western side of the parcel. A drive will then go along the eastern portion of the parcel and come out on the south end in St. Clement's parking lot. At this point, St. Clement Parish and the Diocese of Cleveland have not been approached about an easement for ingress or egress across the parking lot. Another concern is that parking is at a premium in Lakewood. St. Clement is already having difficulty with neighbors parking in the church lot. This is going to become a much bigger issue with sixteen new townhomes bordering its property. I want to know how the developer intends to keep the residents of

the development from parking in the St. Clement lot. This is of particular concern on weekends when Mass is celebrated and when there is a funeral or wedding at the parish.

Thank you for considering the concerns of the St. Clement Parish community.

Fr. Kevin P. Elbert
Pastor
St. Luke the Evangelist
St. Clement
St. James
216-521-0184



Architectural Board of Review

May 2025



Architectural Board of Review

Pre-Review Meeting: May 1st, 4 pm (East Conf Rm)

Regular Meeting: May 8th , 5:30 pm (Auditorium)

Members

Hanna Cohan Plessner (2025 Chair)

Jeremy Smith (2025 Vice-Chair)

Chris Egervary

Nick Slaughterbeck

Matt Stevenson

Staff

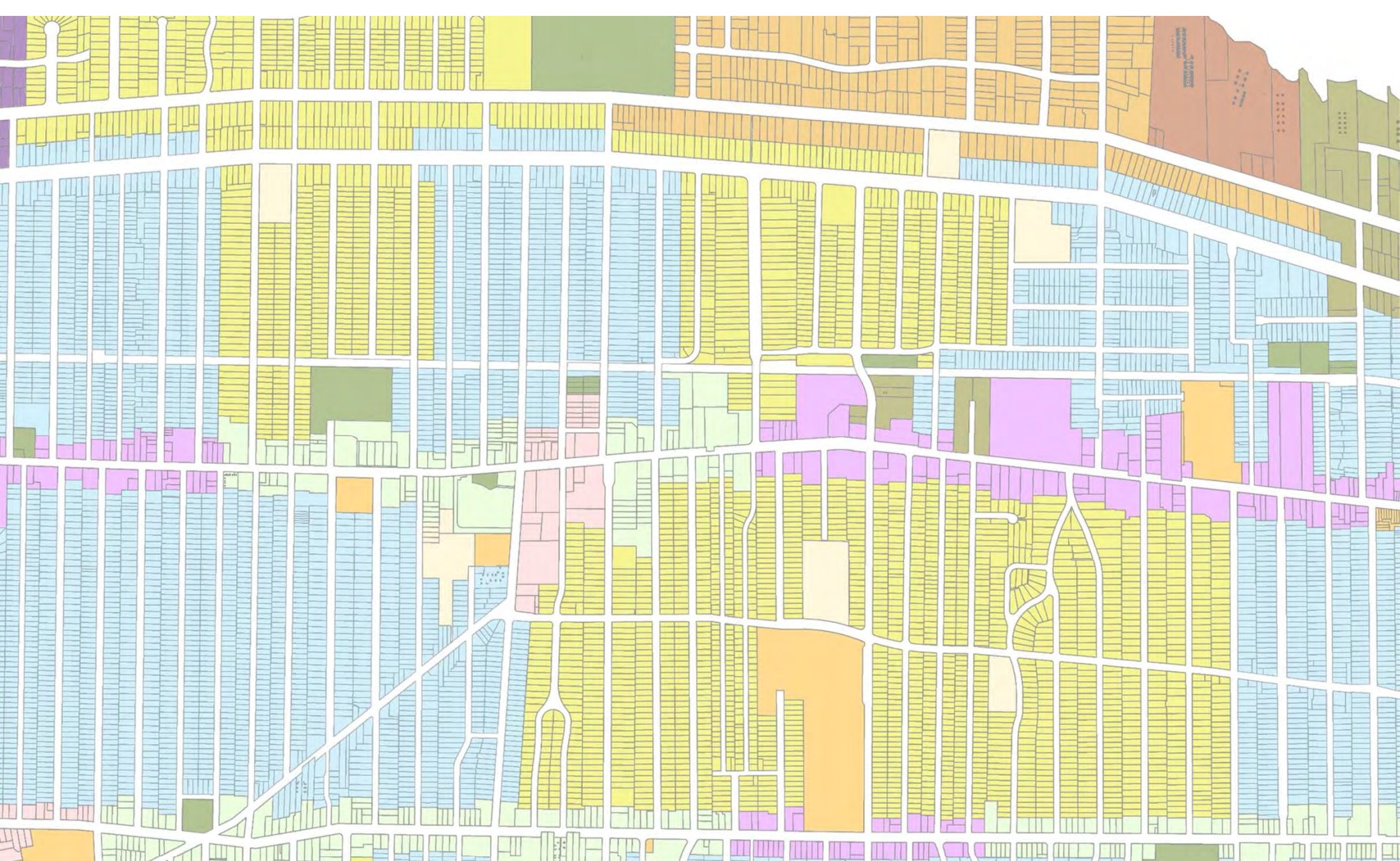
Board Secretary: Amanda Cramer, Sophia Szeles

Assistant Building Commissioner: William Wagner



Architectural Board of Review May Agenda

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



Architectural Board of Review

Sign Review – May 2025

Applicant proposes new signage.

City Notes:

- Applicant proposes vinyl window decal (14 sq ft)
- Max allowed square footage: 69 sq ft
- Total proposed square footage: 14 sq ft
- Removing Stella and Shay sign, installing gold leaf color window signage only

Applicant requests deferral

18255 Detroit Ave



Docket No. 05-38-25 (18255 Detroit)

**New Signage – Lock Lounge
Ashlin Heasley**



Docket No. 05-38-25 (18255 Detroit)



To: City of Lakewood
Subject: Lock Lounge- new sign

City of Lakewood,

By way of supplement to Lock Lounge's application submitted on 4/15, please see the following attachments so you may visualize the old sign and storefront and the design of the new, proposed Lock Lounge sign.

Please note that we intend to simply remove the existing Stella and Shay sign so that the existing façade remains unchanged and add a sign in the window directly below. The design in the photo will be the script, however, the coloring will be gold leaf print on the window.

Old Soul Sign Company is whom we intend to make the sign (please disregard the clerical mistake we made in the original application identifying Erie Design as the sign maker).

The sign itself will be 4 feet by 3.5 feet. The windows (minus standard doors) end to end are 32 feet wide and 6 feet high top to bottom, and start 4 feet from the ground. With doors included the space is 38 feet wide.

Please advise what other questions or concerns you may have about this proposal.

Sincerely,

Lock Lounge and owner Ashlin Heasley.



Docket No. 05-38-25 (18255 Detroit)

Joshua R. Angelotta

From: Joshua R. Angelotta
Sent: Tuesday, April 15, 2025 5:35 PM
To: Joshua R. Angelotta

The only signage we would like is to add gold flake lettering to the existing storefront window. The window is 6 feet high and begins 4 feet from the ground. The display will read Lock Lounge (design forthcoming). The existing window is 7 feet by 6 feet and the sign will be 4 feet by 3.5 feet.



Kisling, Nestico & Redick, LLC

Joshua Angelotta | Senior Partner
Kisling, Nestico & Redick, LLC

1111 Superior Ave., Ste. 520, Cleveland, OH 44114

Main: 216-658-1330 x684 | Fax: 330-869-9008

www.knrlegal.com | Outside Ohio: 800-978-9007

Facebook | Twitter | Instagram | LinkedIn | YouTube



Docket No. 05-38-25 (18255 Detroit)



Docket No. 05-38-25 (18255 Detroit)

Applicant proposes new signage.

City Notes:

- Applicant proposes 2 blade signs (18 sq ft and 20 sq ft)
- Max allowed square footage:
- Total proposed square footage: 38 sq ft

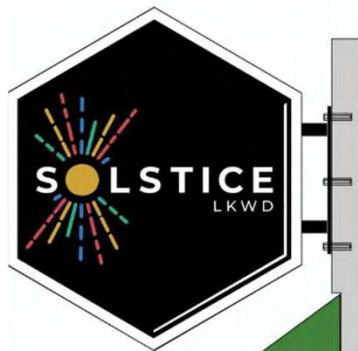
Summary approval with condition that any window signage be approved by the Board before approval.

 14810 Detroit Ave



Docket No. 05-40-25 (14810 Detroit)

**New Signage – The Arcade on Detroit
Shawn Warren**



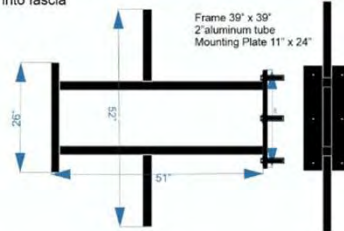
Front

48" w x 55" h 2 sided
 Text Line 1- 4" h x 38.2" w
 line 2- 1.7" h x 9.5" w
 Sign Sq. ft. 18 x 2 = 36 total

6 Total
 3" bolts and sleeve
 into fascia



6 Total
 3" bolts and sleeve
 into fascia



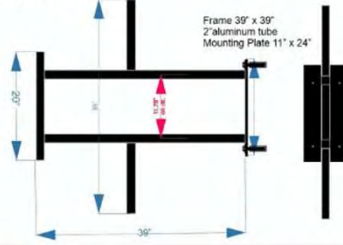
Frame 39" x 39"
 2" aluminum tube
 Mounting Plate 11" x 24"

36" w x 41.5" h 2 sided
 Text Line 1- 3.8" h x 29" w
 Line 2- 1.2" h x 7" w
 Sign Sq. ft. 10 x 2 = 20 total

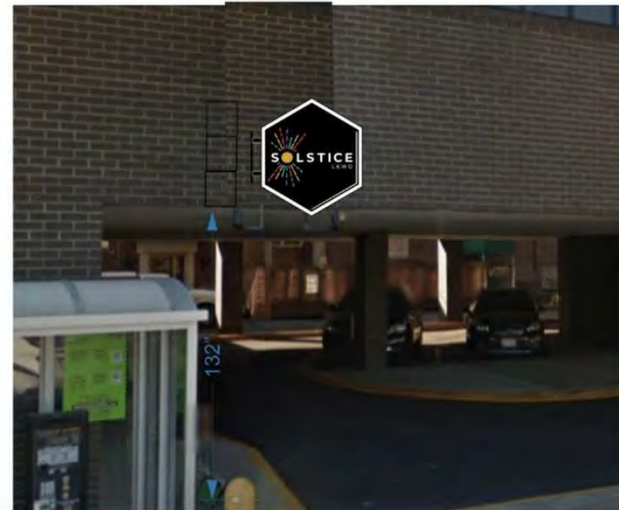
Back



4 Total
 3" bolts and sleeve
 into brick mortar fascia



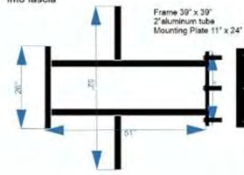
Frame 39" x 39"
 2" aluminum tube
 Mounting Plate 11" x 24"



Docket No. 05-40-25 (14810 Detroit)



6 Total
3" bolts and sleeve
into fascia



Frame 36" x 36"
2" aluminum tube
Mounting Plate 11" x 24"



Front

48" w x 55" h 2 sided
Text Line 1- 4" h x 38.2" w
line 2- 1.7" h x 9.5" w
Sign Sq. ft. 18 x 2 = 36 total

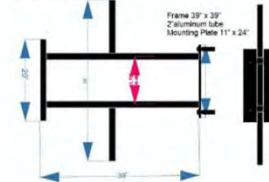
6 Total
3" bolts and sleeve
into fascia

36" w x 41.5" h 2 sided
Text Line 1- 3.8" h x 29" w
Line 2- 1.2" h x 7" w
Sign Sq. ft. 10 x 2 = 20 total

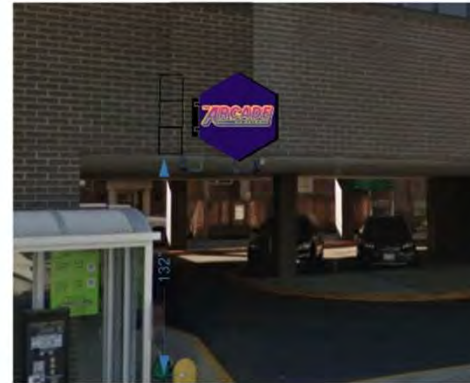
Back



4 Total
3" bolts and sleeve
into brick mortar fascia



Frame 36" x 36"
2" aluminum tube
Mounting Plate 11" x 24"



CLIENT:	The ARCADE	JOB #:	DATE:
ADDRESS:	14810 DETROIT		
REVISION HISTORY:	CHANGES MADE:		
DATE:			
		CLIENT SIGNATURE OF APPROVAL	DATE:



Docket No. 05-40-25 (14810 Detroit)

Applicant proposes new signage.

City Notes:

- Applicant proposes 1 wall sign (39 sq ft)
- Max allowed square footage: **need measurement**
- Total proposed square footage: 39 sq ft
- 16" canopy
- Requested:**
 - Width of the full front façade of the building.**
 - Detailed anchoring of the sign.**



Docket No. 05-35-25 (11770 Berea)

**New Signage – Berea Liquid8
Ramiro Ortega**

Berea Liquid8

11770 Berea Rd.
Lakewood, OH 44107

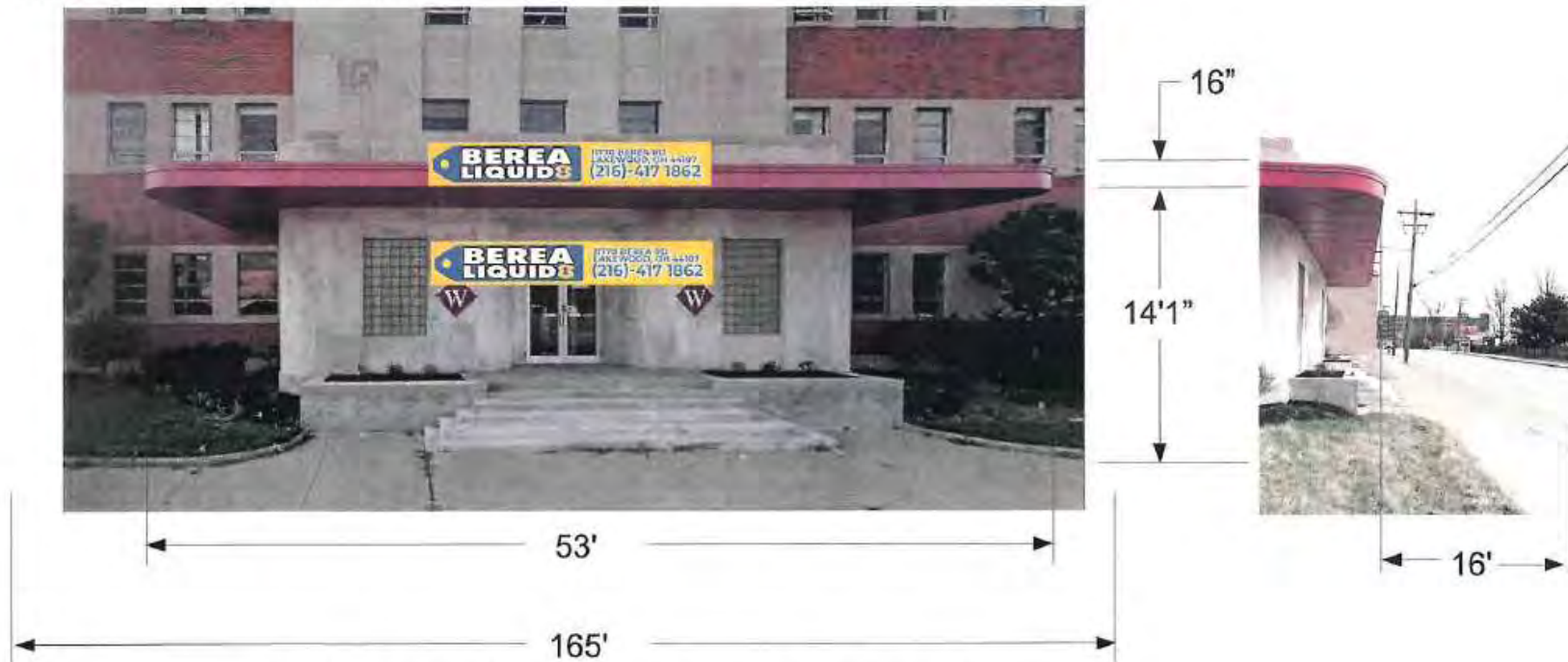
Material Details:

Sign box is made out of aluminum sheet metal with plexiglass sign.

Sign Dimensions:



Storefront & Elevation Dimensions:



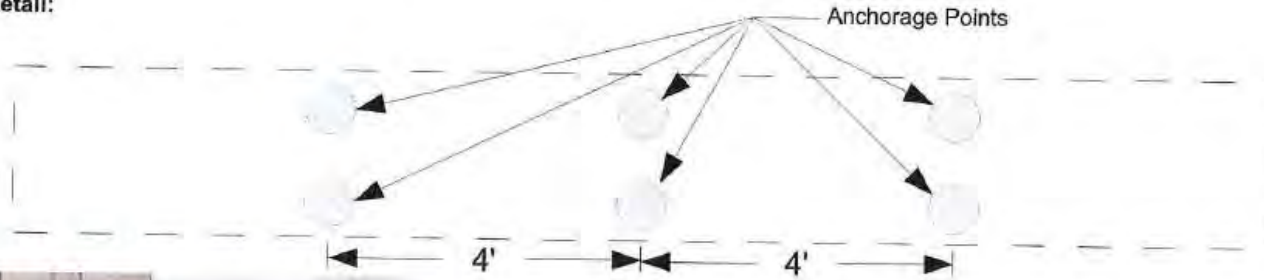
(Full front façade of the building not including the parking lot.)



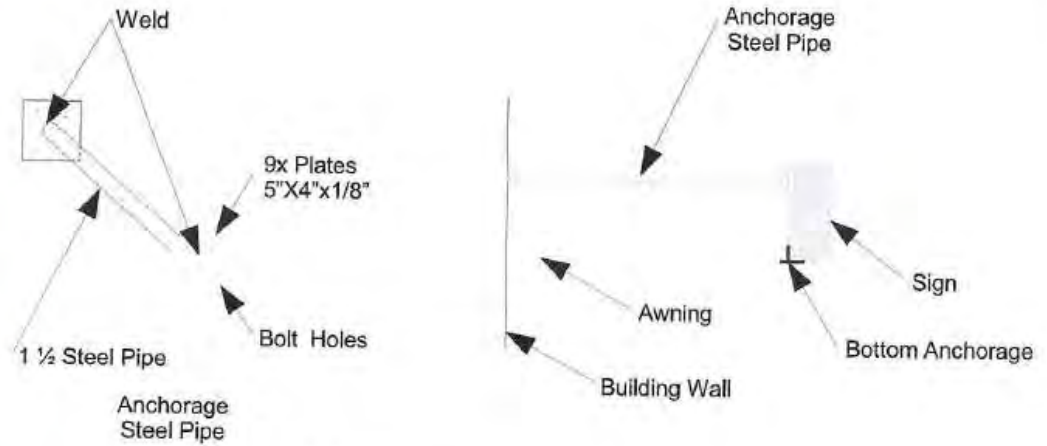
Berea Liquid8

11770 Berea Rd.
Lakewood, OH 44107

Anchorage Detail:



Bottom Anchorage



Anchorage

Electrical Detail:

- The sign will be light by 6 LED tubes: T8 / 8ft / 36w / 6500K / AC85-265V / 50/60Hz
- Power will be provided by same branch as the outside awning lighting (120V).



Applicant proposes new signage.

City Notes:

- Applicant proposes vinyl window decals (need measurements for all)
- Max allowed square footage: need measurement
- Total proposed square footage: sq ft
- Requested:
 - Measurements of all windows, including any doors
 - Measurement of full storefront on Madison
 - Measurement of the graphics you've installed in the windows
 - Existing wall signage measurements – including all signage on all sides of the building.

Applicant requests deferral



Docket No. 05-36-25 (13200 Madison)

New Signage – FP Madison LLC
Joseph Pavlick

MAHAKU
SINCE
1924
OHIO



Docket No. 05-36-25 (13200 Madison)



Docket No. 05-36-25 (13200 Madison)



Docket No. 05-36-25 (13200 Madison)



Docket No. 05-36-25 (13200 Madison)

Applicant proposes new signage.

City Notes:

- Applicant proposes 2 wall signs (48.9 sq ft x2) and 1 monument sign (17 sq ft)
- Max allowed square footage: 125 sq ft
- Total proposed square footage: 114.8 sq ft
- Former Rite Aid had 2 signs totalling 86.98 on wall. Plus 24 sf monument sign.



Docket No. 05-37-25 (16207 Detroit)

**New Signage – Planet Fitness
Archer Permits**

- 1** SIGN 1: BUILDING CHANNEL LETTERS
NORTH ELEVATION: DETROIT AVE
- 2** SIGN 2: BUILDING CHANNEL LETTERS
EAST ELEVATION: NORTHLAND AVE
- 3** SIGN 3: MONUMENT CHANNEL LETTERS
NORTH ELEVATION: DETROIT AVE



<p>ARCHER SIGN CORPORATION 1817 HENRY AVE. SW CANTON, OH 44706 P: 330-455-9985 F: 330-455-8094 www.archersign.com</p>	CUSTOMER: PLANET FITNESS	LOCATION: LAKEWOOD, OH	SALESPERSON: GINA COPE	REVISIONS: <table border="1"> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	DESCRIPTION													CLIENT REVIEW STATUS <input type="checkbox"/> APPROVED <input type="checkbox"/> REVISE & RESUBMIT NAME: _____ DATE: _____ THIS IS NOT A SHOP DRAWING	COLORS: NEED VERIFIED PANTONE 2415 C ORACAL MULBERRY 422 (8800 SERIES) PANTONE 108 C ORACAL YELLOW 021 (8800 SERIES) WHITE BLACK	AFFILIATIONS WORLD SIGN ASSOCIATES VISTAGE MMA UL	COPYRIGHT NOTICE THIS ORIGINAL DESIGN IS THE EXCLUSIVE PROPERTY OF THE ARCHER SIGN CORPORATION AND IS PROTECTED BY FEDERAL COPYRIGHT LAWS. ANY REPRODUCTION, OR CONSTRUCTION OF ANY SIGN SIMILAR TO THE ONE ENCLOSED HEREIN, IS EXPRESSLY FORBIDDEN AND WILL RESULT IN A PENALTY FEE OF UP TO TEN PERCENT OF THE TOTAL JOB COST, PAYABLE TO THE ARCHER SIGN CORPORATION. NOTE: ALL ILLUMINATED SIGNS MANUFACTURED FOR 120 VOLT CIRCUIT (UNLESS SPECIFIED).
	DATE	BY	DESCRIPTION																				
DATE: 04/14/2025	PROJECT MANAGER: MEGAN SAUCIER	DRAWN BY: TAYLRE	PAGE 6 OF 6																				



Docket No. 05-37-25 (16207 Detroit)

PROPOSED VIEW: NORTH & EAST VIEW (IMPOSED IMAGERY)



PROPOSED OVERALL

ARCHER SIGN CORPORATION
 1817 HENRY AVE. S.W. CANTON, OH 44706
 P: 338-450-9995 F: 330-450-9994
 www.archersign.com

CUSTOMER: PLANET FITNESS	LOCATION: LAKEWOOD, OH	SALESPERSON: GINA COPE
DATE: 05/06/2025	PROJECT MANAGER: MEGAN SAUCIER	DRAWN BY: TAYLRE

REVISIONS:		
11/19	SA/TS	BRANDING UPDATE - NO GEAR LOGO
11/14	CV/TS	3DM DETAIL PERMITTING
11/09	SC/TS	MONUMENT VISUAL PERMITTING

CLIENT REVIEW STATUS	
<input type="checkbox"/>	APPROVED
<input type="checkbox"/>	REVISE & RESUBMIT
NAME:	DATE:
THIS IS NOT A SHOP DRAWING	

COLORS: NEED VERIFIED	
<input type="checkbox"/>	PANTONE 441 C
<input type="checkbox"/>	PANTONE 2415 C ORACAL ALLBERRY 422 (8800 SERIES)
<input type="checkbox"/>	PANTONE 108 C ORACAL YELLOW 021 (8800 SERIES)
<input type="checkbox"/>	WHITE
<input type="checkbox"/>	BLACK

AFFILIATIONS

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PAGE 2 OF 8

NOTE: ALL ILLUMINATED SIGNS MANUFACTURED FOR 120 VOLT CIRCUIT (UNLESS SPECIFIED)



Docket No. 05-37-25 (16207 Detroit)

PROPOSED FRONT VIEW: MONUMENT @ 19 sf



PROPOSED MONUMENT

ARCHER SIGN CORPORATION
 1917 HENRY AVE. SW, CANTON, OH 44706
 P: 330-456-8983 F: 330-456-5694
 www.archersign.com

CUSTOMER: PLANET FITNESS	LOCATION: LAKEWOOD, OH	SALESPERSON: GINA COPE
DATE: 05/06/2025	PROJECT MANAGER: MEGAN SAUCIER	DRAWN BY: TAYLRE

REVISIONS:		
11/19	SA/TS	BRANDING UPDATE - NO GEAR LOGO
4/14	CW/TS	DRAWING PERMITTING
5/19	SC/TS	MONUMENT VISUAL PERMITTING

CLIENT REVIEW STATUS	
<input type="checkbox"/>	APPROVED
<input type="checkbox"/>	REVISE & RESUBMIT
NAME:	DATE:
THIS IS NOT A SHOP DRAWING	

COLORS: NEED VERIFIED	
<input type="checkbox"/>	PANTONE 441 C
<input type="checkbox"/>	PANTONE 2415 C
<input type="checkbox"/>	ORACAL MILBERRY 422 (8800 SERIES)
<input type="checkbox"/>	PANTONE 108 C
<input type="checkbox"/>	ORACAL YELLOW 021 (8800 SERIES)
<input type="checkbox"/>	WHITE
<input type="checkbox"/>	BLACK

AFFILIATIONS

WORLD SIGN ASSOCIATES

VISTAGE

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Docket No. 05-37-25 (16207 Detroit)

DESCRIPTION 48.9 SF DETROIT AVE NORTH ELEVATION: 92' 6" LINEAR FEET
MANUFACTURE & INSTALL: BUILDING CHANNEL LETTERS
 (1) CHANNEL LETTER SET "PLANET FITNESS"

- FLUSH MOUNTED ON CENTER
- EIFS PATCH & PAINT SW7037 BALANCED BEIGE
- ANCHORED THROUGH EIFS & INTO EXISTING 1/2" BLOCKING
- NEW WIRING, 120V, 20 AMP BREAKER
- DEDICATED CIRCUIT, L LOAD, PHOTOCELL CONTROL

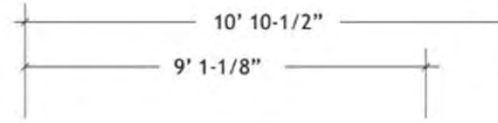
*ELECTRICAL WIRING & CIRCUITS CONTAINED IN BUILDING PLANS - REVIEWED & APPROVED

2B. Alternate Planet Fitness Logo - Stacked



General Usage:

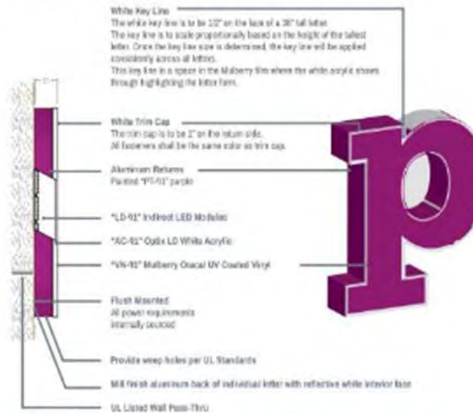
- Use the recommended primary sign type.
- Use recommended exterior finishes & colors per Design Control Documents.
- The Planet Fitness channel letters must be at least 36" tall when using the Gear and Logo Lockup.
- The height of the letter is determined by the tallest letter.
- This allows the lock up of the Gear Icon and Planet Fitness Logo to remain large enough to be visible from a distance.



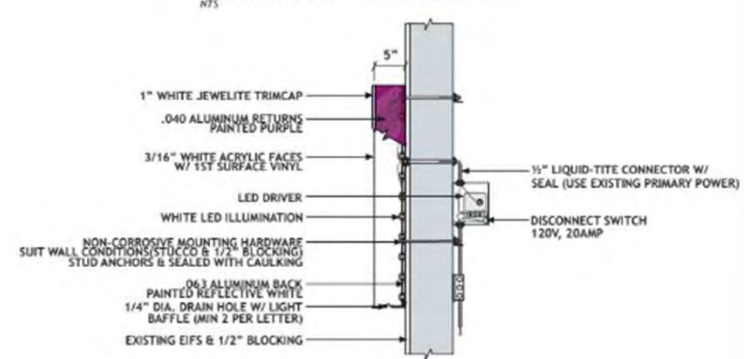
EXISTING BUILDING VIEW: DETROIT AVE ELEVATION



**Channel Letter Detail
 Flush Mounted and Alternate Raceway Condition**



FLUSH MOUNT SECTION VIEW



ARCHER SIGN CORPORATION
 1917 HENRY AVE. SW, CANTON, OH 44706
 P: 330-455-9935 F: 330-455-9994
 www.archersign.com

CUSTOMER:	LOCATION:	SALESPERSON:
PLANET FITNESS	LAKELWOOD, OH	GINA COPE
DATE:	PROJECT MANAGER:	DESIGN BY:
04/14/2025	MEGAN SAUCIER	TAYLRE

REVISIONS:

NO.	DATE	DESCRIPTION
01/18	04/15	BRANDING UPDATE - NO GEAR LOGO
01/18	03/19	ADD RETAIL LIGHTING

CLIENT REVIEW STATUS

APPROVED

REVISE & RESUBMIT

SIZE: _____ SITE: _____

THIS IS NOT A SHOP DRAWING

COLORS: NEED VERIFIED

■	PANTONE 2415 C
■	ORACAL MULBERRY 422 (8800 SERIES)
■	PANTONE 108 C
■	ORACAL YELLOW 021 (8800 SERIES)
■	WHITE
■	BLACK

AFFILIATIONS

WORLD SIGN ASSOCIATES
VISTAGE
 ILLUMINATED SIGN ASSOCIATES
 UL

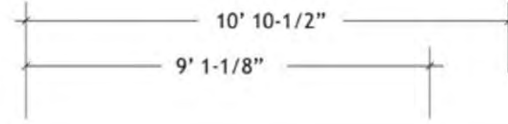
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Docket No. 05-37-25 (16207 Detroit)

DESCRIPTION 48.9 SF NORTHLAND AVE EAST ELEVATION: 130' 0" LINEAR FEET
MANUFACTURE & INSTALL: BUILDING CHANNEL LETTERS
 (1) CHANNEL LETTER SET "PLANET FITNESS"
 - FLUSH MOUNTED ON CENTER
 - EIFS PATCH & PAINT Sw7037 BALANCED BEIGE
 - ANCHORED THROUGH EIFS & INTO EXISTING 1/2" BLOCKING
 *ELECTRICAL WIRING & CIRCUITS CONTAINED IN BUILDING PLANS - REVIEWED & APPROVED



2B. Alternate Planet Fitness Logo - Stacked



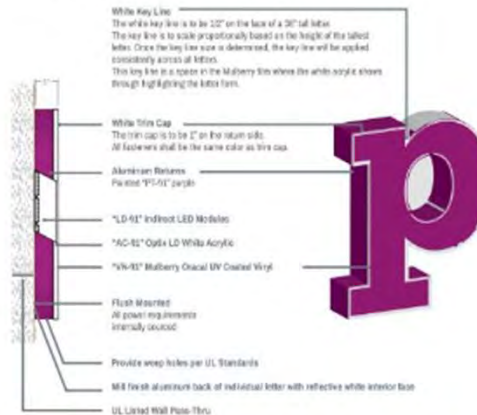
- General Usage:**
- Use the recommended primary sign type.
 - Use recommended exterior finishes & colors per Design Control Documents.
 - The Planet Fitness channel letters must be at least 36" tall when using the Gear and Logo Lockup.
 - The height of the letter is determined by the tallest letter.
 - This allows the lock up of the Gear Icon and Planet Fitness Logo to remain large enough to be visible from a distance.



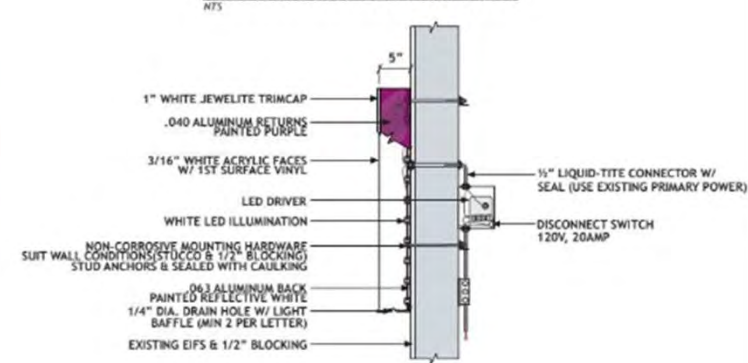
EXISTING BUILDING VIEW: NORTHLAND AVE ELEVATION



**Channel Letter Detail
 Flush Mounted and Alternate Raceway Condition**



FLUSH MOUNT SECTION VIEW



ARCHER SIGN CORPORATION
 1917 HENRY AVE., WY. CANTON, OH 44706
 P: 330-455-9935 F: 330-455-9994
 www.archersign.com

CUSTOMER: PLANET FITNESS	LOCATION: LAKEWOOD, OH	SALESPERSON: GINA COPE
DATE: 04/14/2025	PROJECT MANAGER: MEGAN SAUCIER	DRAWN BY: TAYLRE

REVISIONS:

11/18	24/25	BRANDING UPDATE - NO GEAR LOGO
5/18	5/17	NEW DESIGN PROPOSING

CLIENT REVIEW STATUS

APPROVED

REVISE & RESUBMIT

DATE: _____ SIZE: _____

THIS IS NOT A SHOP DRAWING

COLORS: NEED VERIFIED

	PANTONE 2415 C ORACAL MULBERRY 422 (8800 SERIES)
	PANTONE 108 C ORACAL YELLOW 021 (8800 SERIES)
<input type="checkbox"/>	WHITE
<input type="checkbox"/>	BLACK

AFFILIATIONS

W-SI WORLD SIGN ASSOCIATES

VISTAGE

UL

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NOTE: ALL ILLUMINATED SIGNS MANUFACTURED FOR 120 VOLT CIRCUIT (UNLESS SPECIFIED).

SIGN 2



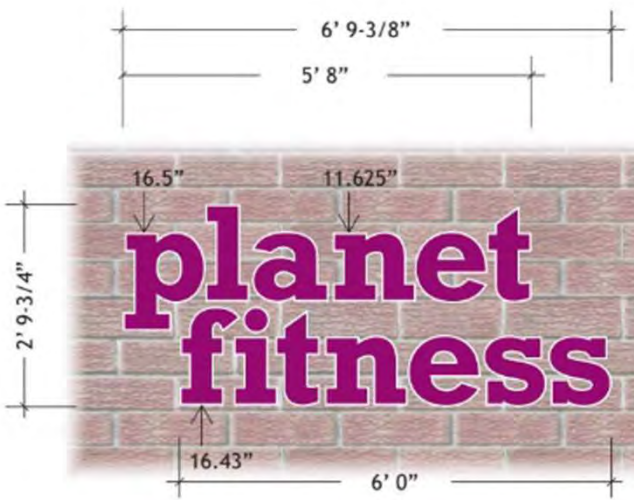
Docket No. 05-37-25 (16207 Detroit)

DESCRIPTION 19 SF DETROIT AVE NORTH ELEVATION: EXISTING BRICK MONUMENT
 REMOVAL: (2) CHANGEABLE READER BOARDS
 MANUFACTURE & INSTALL: (2) STACKED CHANNEL LETTER SETS FOR EXISTING DOUBLE SIDED MONUMENT
 (2) CHANNEL LETTER SET "PLANET FITNESS"
 -FLUSH MOUNTED ON CENTER
 -ILLUMINATED, USING EXISTING INTERNAL ELECTRICAL FEED
 -120V, 20AMP BREAKER
 -DEDICATED CIRCUIT, L LOAD, PHOTOCELL CONTROL
 *ELECTRICAL WIRING & CIRCUITS CONTAINED IN BUILDING PLANS - REVIEWED & APPROVED

2B. Alternate Planet Fitness Logo - Stacked



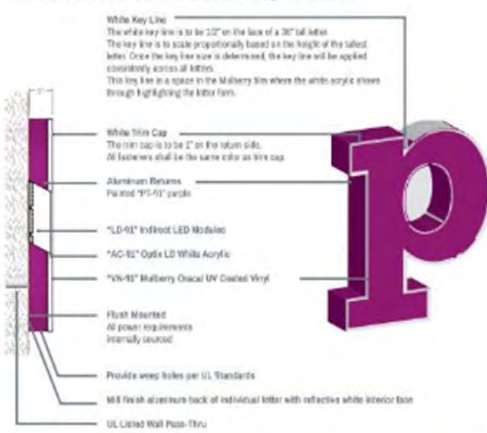
- General Usage:
- Use the recommended primary sign type.
 - Use recommended exterior finishes & colors per Design Control Documents.
 - The Planet Fitness channel letters must be at least 36" tall when using the Gear and Logo Lockup.
 - The height of the letter is determined by the tallest letter.
 - This allows the lock up of the Gear icon and Planet Fitness Logo to remain large enough to be visible from a distance.



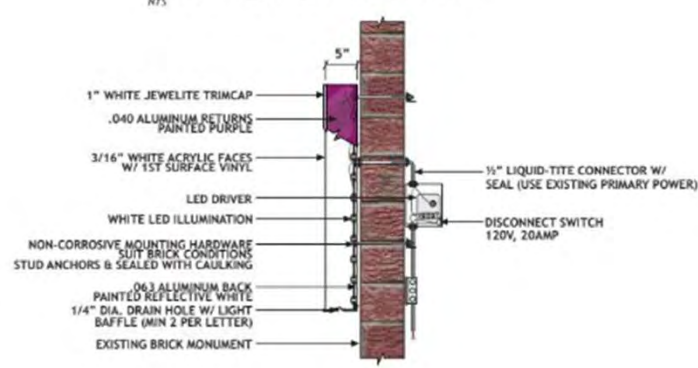
EXISTING MONUMENT VIEW: DETROIT AVE ELEVATION



Channel Letter Detail
 Flush Mounted and Alternate Raceway Condition



FLUSH MOUNT SECTION VIEW
 NTS



<p>ARCHER SIGN CORPORATION 1917 HENRY AVE. SW, CANTON, OH 44706 P: 330-455-9185 F: 330-455-9994 www.archersign.com</p>	CUSTOMER:	LOCATION:	SALESPERSON:
	PLANET FITNESS	LAKEWOOD, OH	GINA COPE
	DATE:	PROJECT MANAGER:	DRAWN BY:
	04/14/2025	MEGAN SAUCIER	TAYLRE

REVISIONS:	
01/19	SALES BRANDING UPDATE - NO GEAR LOGO
01/24	REVISED SIGN DETAIL PER SIGNING

CLIENT REVIEW STATUS

APPROVED

REVISE & RESUBMIT

NAME: _____ DATE: _____

THIS IS NOT A SHOP DRAWING

COLORS: NEED VERIFIED

	PANTONE 2415 C ORACAL MULBERRY 422 (8800 SERIES)
	PANTONE 108 C ORACAL YELLOW 021 (8800 SERIES)
	WHITE
	BLACK

AFFILIATIONS

WORLD SKIN ASSOCIATES
 VISTAGE

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NOTE: ALL ILLUMINATED SIGNS MANUFACTURED FOR 120 VOLT CIRCUIT (UNLESS SPECIFIED)

SIGN 3

PAGE 5 OF 6



Docket No. 05-37-25 (16207 Detroit)



Docket No. 05-37-25 (16207 Detroit)





Docket No. 05-37-25 (16207 Detroit)

Applicant proposes new signage.

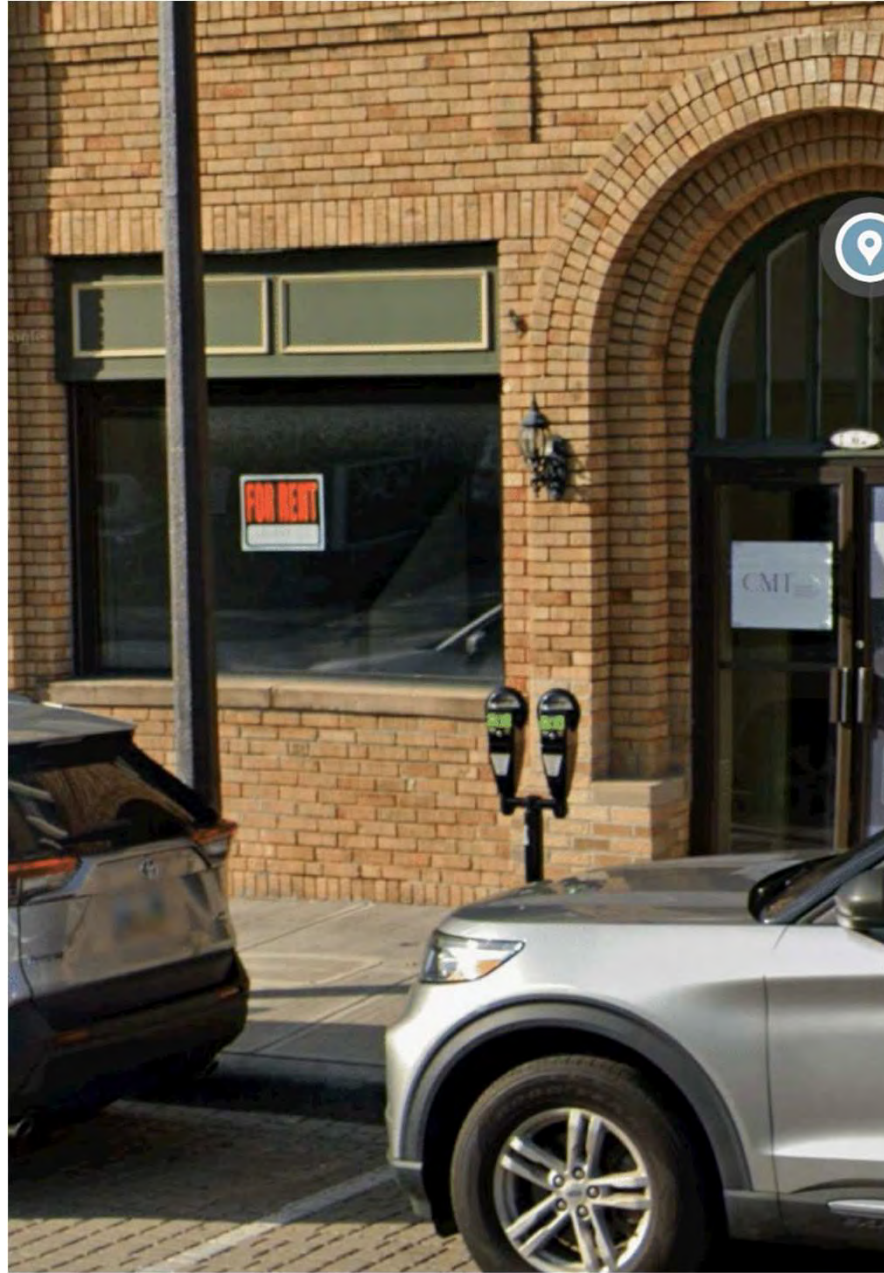
City Notes:

- Applicant proposes 1 window sign (17.9 sq ft), permanent adhesive vinyl
- Max allowed square footage: window is 40 sq ft, allowed 6 sq ft
- Total proposed square footage: **17.9 sq ft**



Docket No. 05-39-25 (18624 Detroit)

New Signage – Ecoy Aesthetics
April Battey



Docket No. 05-39-25 (18624 Detroit)





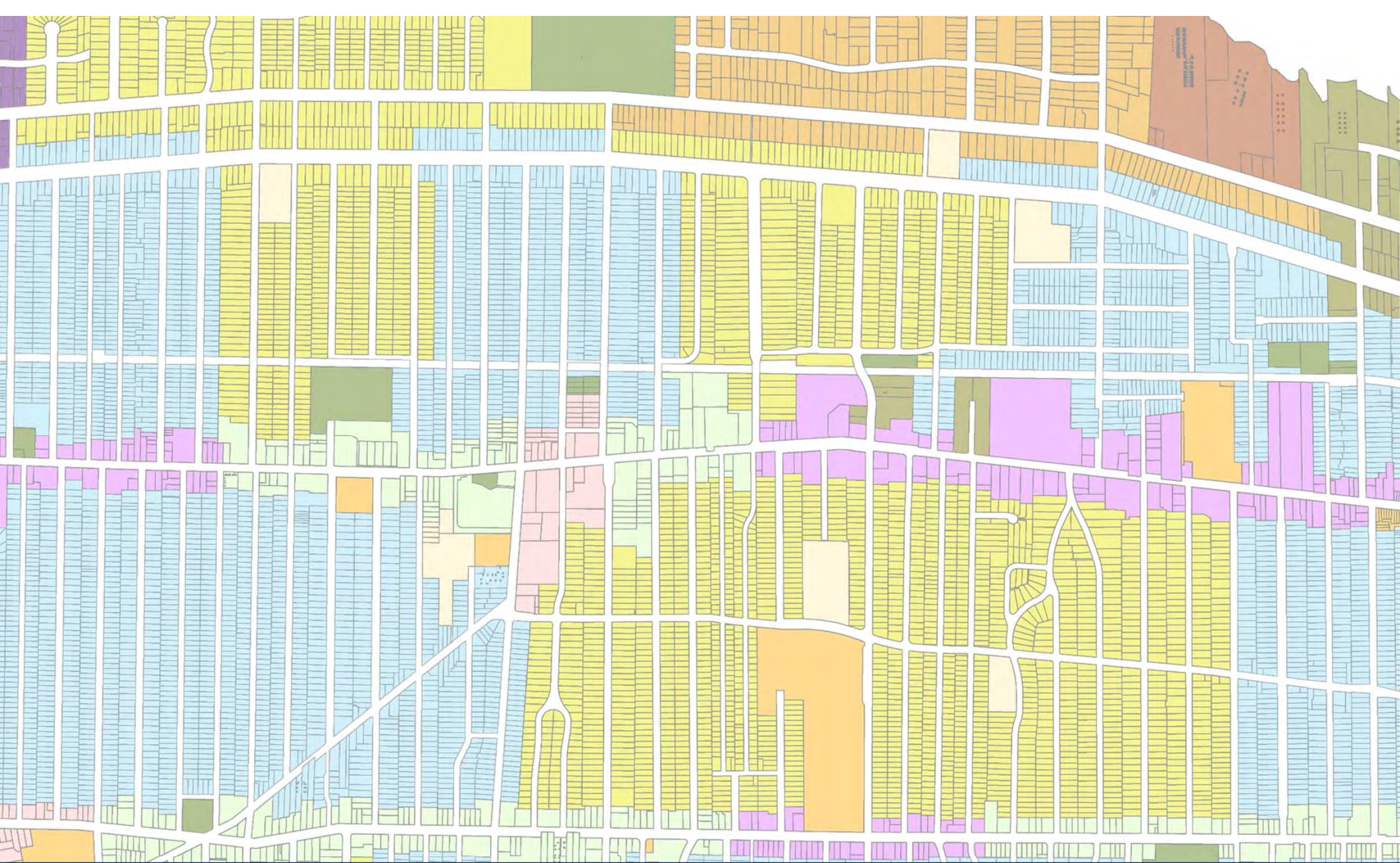
Docket No. 05-39-25 (18624 Detroit)





Docket No. 05-39-25 (18624 Detroit)





Architectural Board of Review

April 2025

Applicant proposes updated drawings for previously approved planned development.

City Notes:

❑ Requested:

- ❑ Materials Board**
- ❑ Materials listed on elevations**
- ❑ Landscape plan**
- ❑ 3D rendering or perspective drawing to understand full scope of property and adjacent properties.**
- ❑ Look at the previous review package for detailing that the Board prefers**

Applicant requests table

Saint Clement
Catholic Parish



Docket No. 05-41-25 (0 Marlowe)
Planned Development – Updated Drawings (New Ownership)
Nicholas Christoff

Previous Approval



City of Lakewood
 Architectural Board of Review
 Approved as set forth in the minutes

of MAY 14 2020 meeting.

 CHAIRMAN

X See next page



Docket No. 05-41-25 (0 Marlowe)

Previous Approval



Docket No. 05-41-25 (0 Marlowe)

Previous Approval



<p>LIBERTY DEVELOPMENT COMPANY 2840 River Park, Suite 2 Franklin, OH 43121 614.710.1833 www.libertydevelopment.com</p>	<p>Scale: 1" = 15'</p>	<p>Site Plan</p>	<p>Marlowe Park</p>	<p>DATE: 2/14/2025 JOB NUMBER: 05-41-25</p>
			<p>Lakewood, Ohio</p>	<p>DATE: 12/24/2020 JOB NUMBER: 01</p>



Docket No. 05-41-25 (0 Marlowe)

Previous Approval



SECONDARY ELEVATION (Carpark)

SOUTHEAST CORNER of MADISON AND MARLOWE, LAKEWOOD, OHIO 44107



EAST SIDEYARD ELEVATION SOUTHEAST CORNER of MADISON AND MARLOWE, LAKEWOOD, OHIO 44107



Docket No. 05-41-25 (0 Marlowe)

Previous Approval



MARLOWE AVENUE ELEVATION
BUILDING ONE and THREE WEST ELEVATION
1/4" EQUALS 1'-0"



SIDEYARD TYPICAL ELEVATION
BUILDING 1 and 3 NORTH and SOUTH ELEVATIONS
1/4" EQUALS 1'-0"



SIDEYARD TYPICAL ELEVATION
BUILDING TWO NORTH and SOUTH ELEVATIONS
1/4" EQUALS 1'-0"



Docket No. 05-41-25 (0 Marlowe)



MADISON BUILDING 2



MARLOWE BUILDING 1



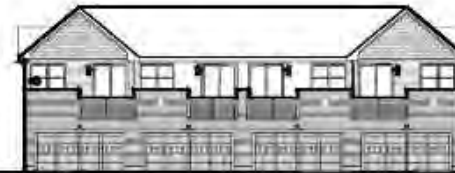
MARLOWE BUILDING 2



MARLOWE BUILDING 3

CHRISTOFF DEVELOPMENT
MARLOWE ELEVATION

3/32" = 1'-0"



CHRISTOFF DEVELOPMENT
MARLOWE ELEVATION

3/32" = 1'-0"

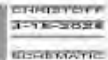


MARK REINHOLD architect

TOWN HOME DEVELOPMENT

MARLOWE STREET
BUILDINGS (TOTAL ELEVATIONS)

1124 Forest Road, Lakewood, Ohio 44107 (216) 395-7097



TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

STREET ELEVATIONS 04/18



Docket No. 05-41-25 (0 Marlowe)

BUILDING ONE

BUILDING TWO



MADISON ELEVATION

CHRISTOFF DEVELOPMENT
 MADISON BUILDINGS (north / front) ELEVATIONS
 1/4" = 1'-0"



CHRISTOFF DEVELOPMENT
 MADISON BUILDINGS (west side) ELEVATION
 1/4" = 1'-0"



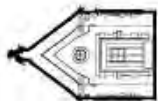
MADISON BUILDING
 BUILDINGS 1/2 (duplexes)

CHRISTOFF
 DEVELOPMENT
 1725 ESTABLISH ROAD, LAKEWOOD, OHIO 44130-7107
 440.233.3338
 WWW.CHRISTOFFDEVELOPMENT.COM

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

MARK REINHOLD architect 1725 ESTABLISH ROAD, LAKEWOOD, OHIO 44130-7107

TOWN HOME DEVELOPMENT



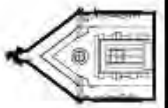
Docket No. 05-41-25 (0 Marlowe)



MADISON BUILDING
BUILDINGS 1/2 (duplexes)

CONCEPTUAL
TYPE-202B
EXTERIOR ELEVATIONS SH-1D

MARK REINHOLD architect
TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.
TOWN HOME DEVELOPMENT



CHRISTOFF DEVELOPMENT
MADISON BUILDINGS (south / rear) ELEVATIONS
1/4" = 1'-0"



31'-8"
16'-3"



ELEVATION BETWEEN BUILDINGS

CHRISTOFF DEVELOPMENT
MADISON BUILDING 2 (between building east) ELEV.
1/4" = 1'-0"



Docket No. 05-41-25 (0 Marlowe)



MADISON BUILDING
BUILDINGS 1/2 (duplexes)

MARK REINHOLD architect 1120 E. Crest Road, Lakewood, Ohio 44107, (216) 408-7007

TOWN HOME DEVELOPMENT TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

INTERIOR ELEVATIONS 2K1E



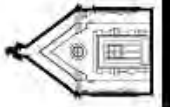
CHRISTOFF DEVELOPMENT
MADISON BUILDINGS (east / side) ELEVATION
1/4" = 1'-0"



CHRISTOFF DEVELOPMENT
MADISON BUILDING (between west bldg. 1) ELEV.
1/4" = 1'-0"



Docket No. 05-41-25 (0 Marlowe)





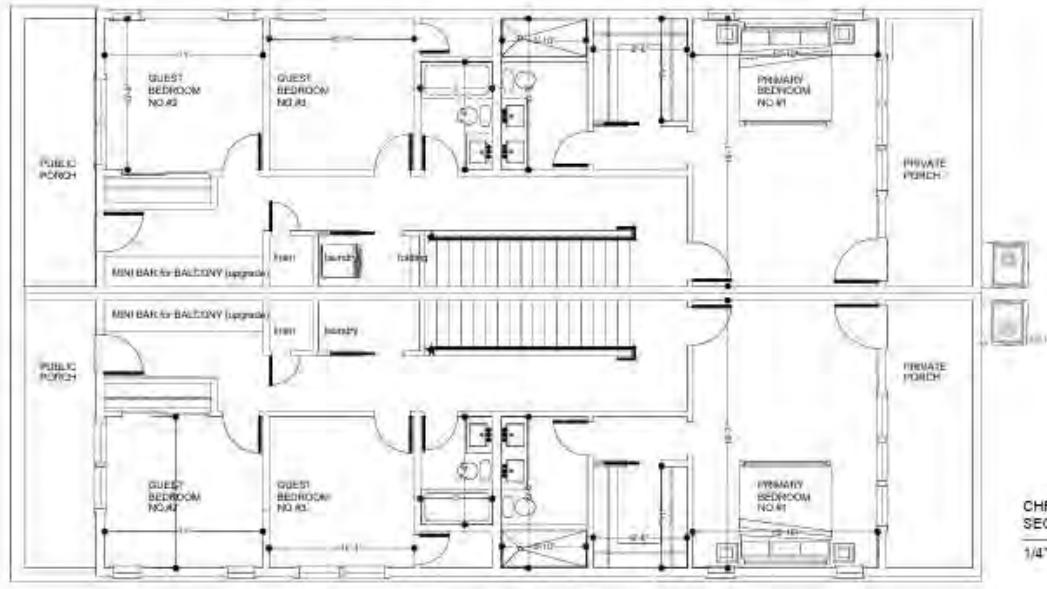
MADISON BUILDING
BUILDINGS 1/2 (duplexes)

1110 SPRING HILL - LAKESIDE, OHIO 44131 (216) 908-7107

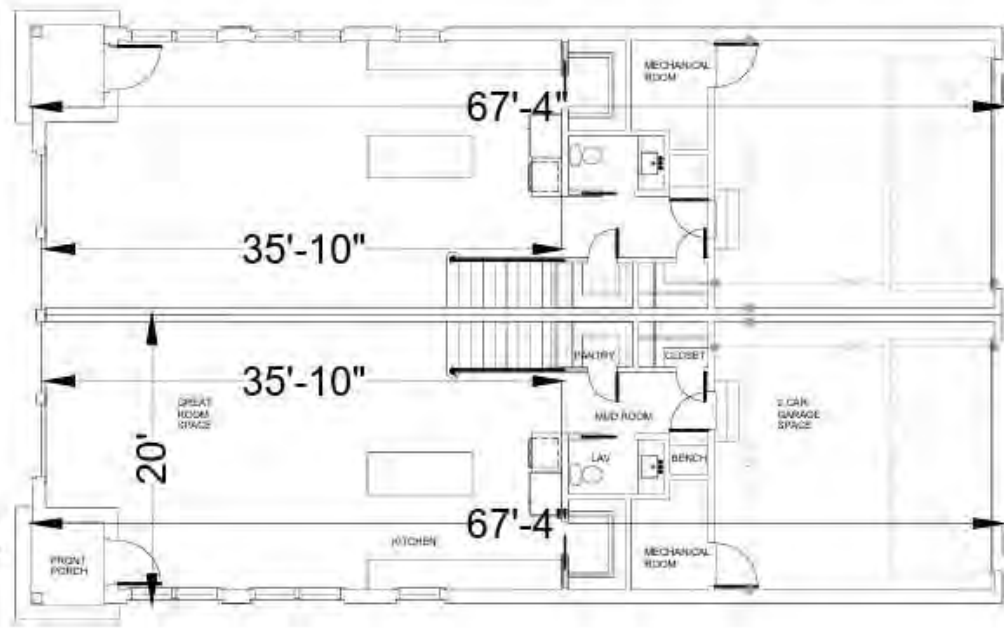
307-116-2626
3127-116-2626

TOWN HOMES ON MARLOWE AVENUE, LAKWOOD, OH.

TOWN HOME DEVELOPMENT



CHRISTOFF DEVELOPMENT
SECOND FLOOR BUILDING ON MADISON
1/4" = 1'-0"



CHRISTOFF DEVELOPMENT
FIRST FLOOR DUPLEXES ON MADISON
1/4" = 1'-0"



Docket No. 05-41-25 (0 Marlowe)

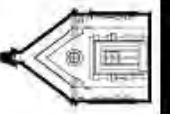


MARLOWE BUILDINGS
BUILDINGS 1/3 (quads)

MARK REINHOLD architect 1120 Royal Road, Lakewood, OH 44127 (314) 808-7889
3718-2038
3718-2038
3718-2038

TOWN HOME DEVELOPMENT

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

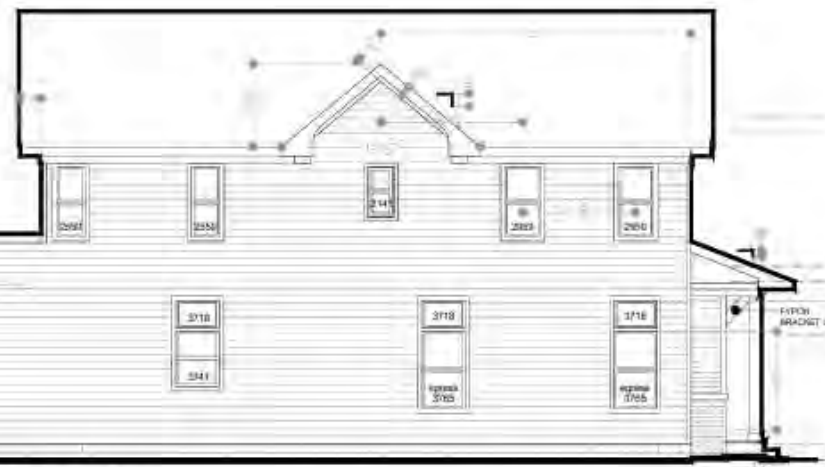


WEST ELEVATION
BUILDING 1/3



1/4" EQUALS 1'-0"

TULLY FLASHED BRICK SILL
ONE PIECE BOTTOM AND SIDE
EXTENDS TO PAST 1/4" OF BRICK FACE
SLOPED TOP OF BRICK



NORTH ELEVATION
BUILDING 1/3



1/4" EQUALS 1'-0"



Docket No. 05-41-25 (0 Marlowe)

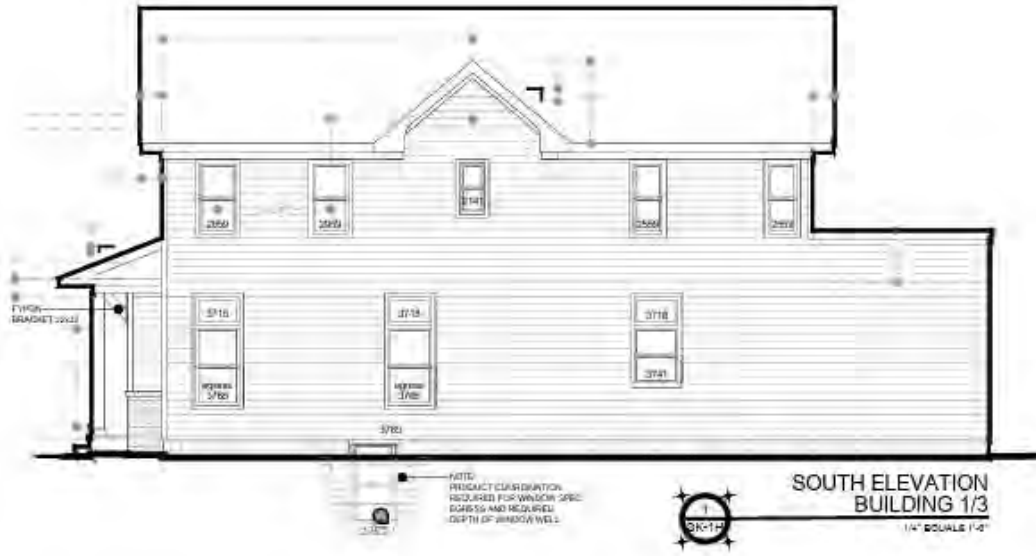
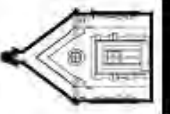


MARLOWE BUILDINGS
BUILDINGS 1/3 (quads)

CONTRACT NO. 22-18-2033E
PROJECT NO. 22-18-2033E

1120 Canal Road, Lakewood, OH 44122 (216) 908-7067

MARK REINHOLD architect
TOWN HOME DEVELOPMENT



Docket No. 05-41-25 (0 Marlowe)

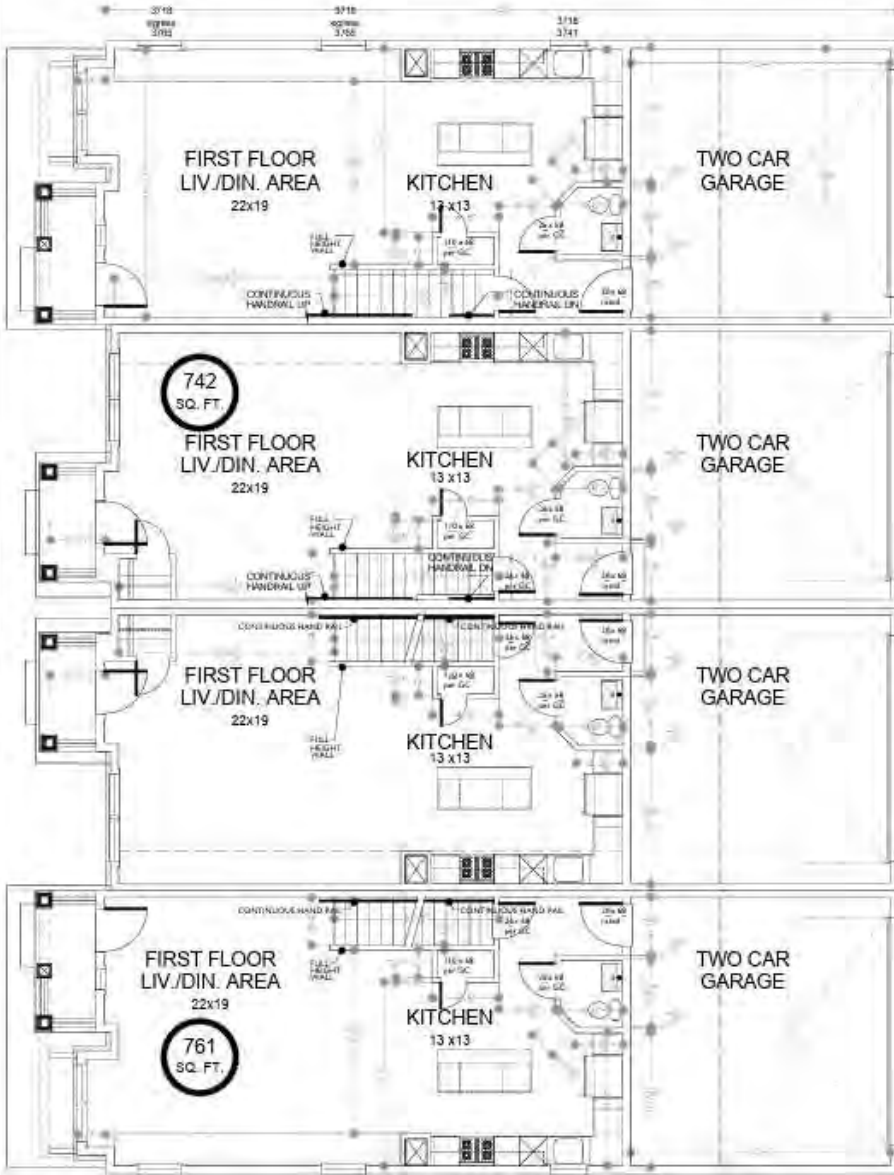
SITE PLAN FOR BUILDINGS ONE
OR BUILDING THREE (see unit numbers)

UNIT 5
(229 SQ. FT.)

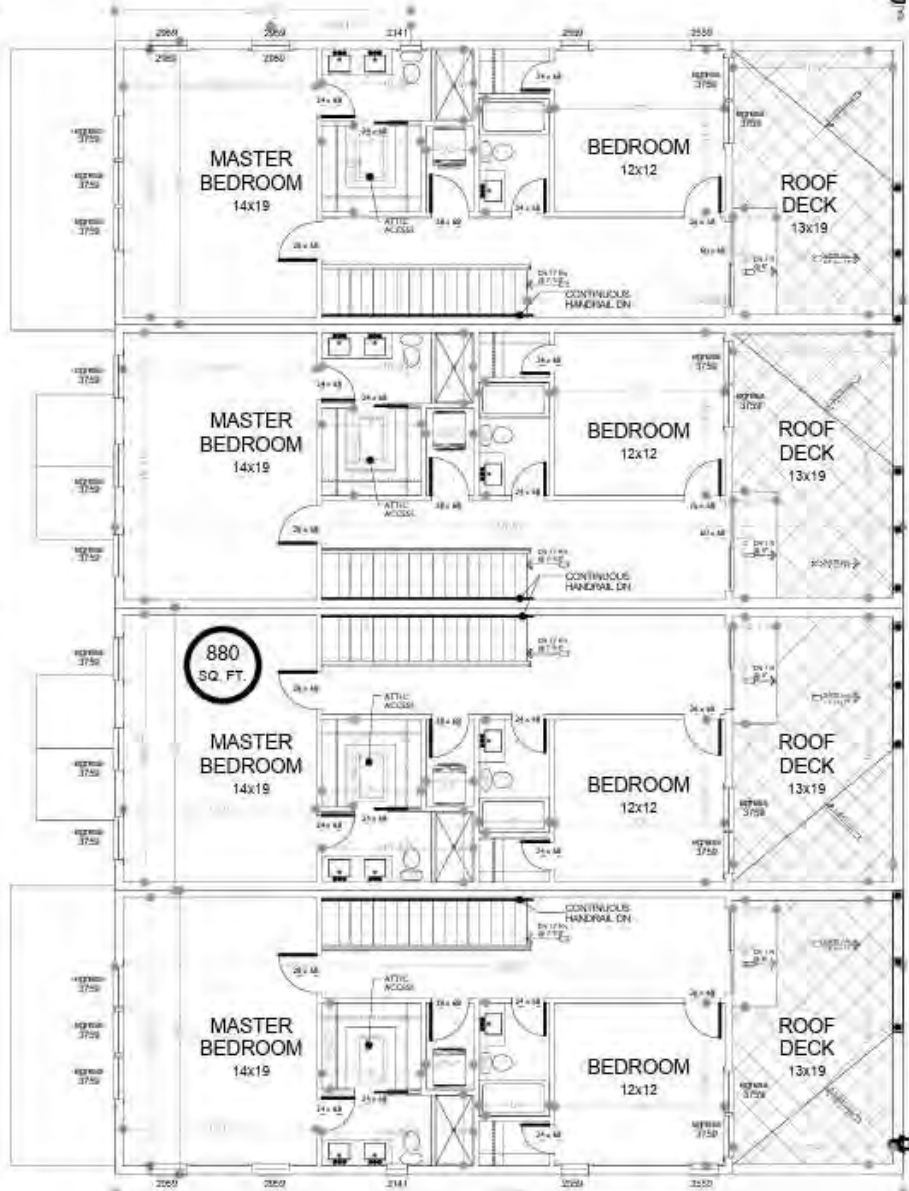
5/13

UNIT 13
(229 SQ. FT.)

**FLOOR PLAN 1/3
GRADE (1) LEVEL**
1/4" SQUARE 1"=1'



**FLOOR PLAN 1/3
SECOND LEVEL**
1/4" SQUARE 1"=1'



BUILDINGS 1 and 3

MARK REINHOLD architect 1120 Fern Hill, Lakewood, Ohio 44110 (314) 854-7097

TOWN HOME DEVELOPMENT

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

BUILDINGS 1 PLANS 5/1-11



Docket No. 05-41-25 (0 Marlowe)

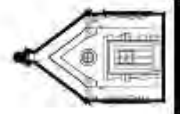


MARLOWE BUILDINGS
BUILDING 2 (quad)

MARK REINHOLD architect 1125 Forest Road, Lakewood, Ohio 44127 (216) 908-1007

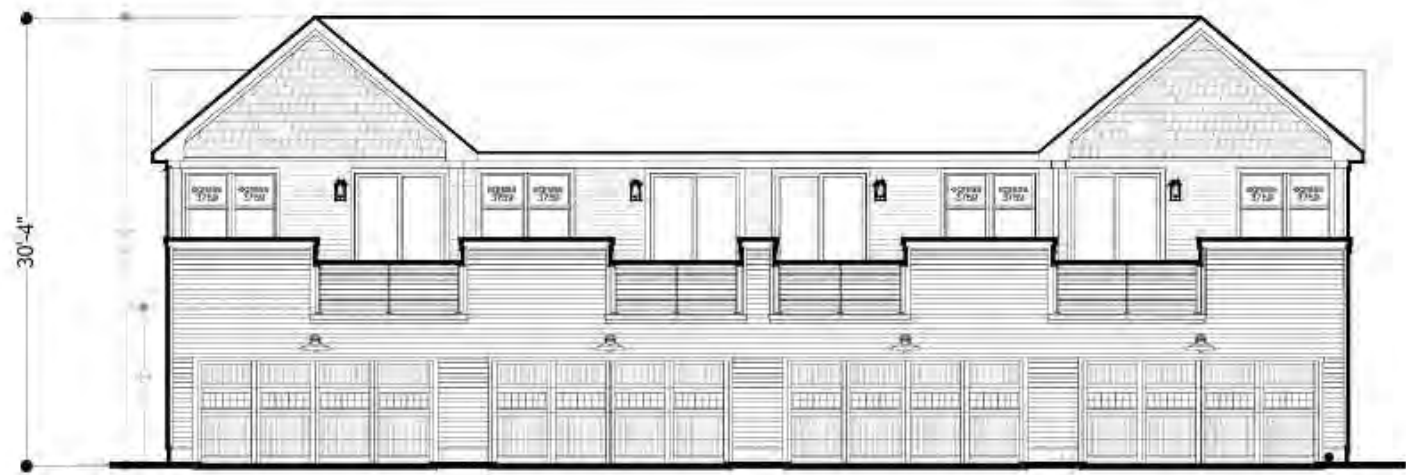
TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

TOWN HOME DEVELOPMENT



WEST ELEVATION
BUILDING 2

1/4" SQUARES 1'-0"



EAST ELEVATION
BUILDING 2

1/4" SQUARES 1'-0"



Docket No. 05-41-25 (0 Marlowe)

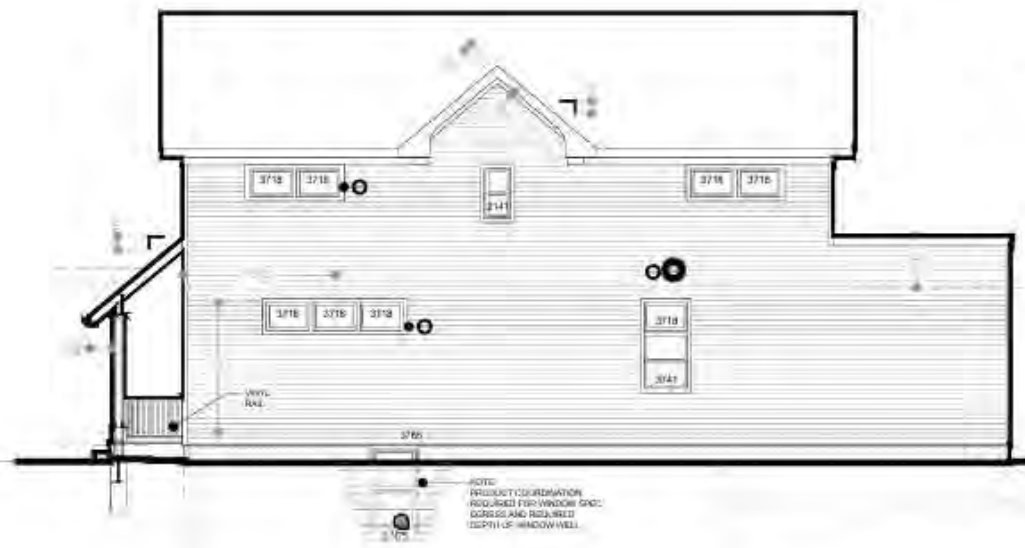
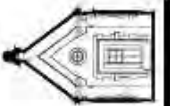


MARLOWE BUILDINGS
BUILDING 2 (quad)

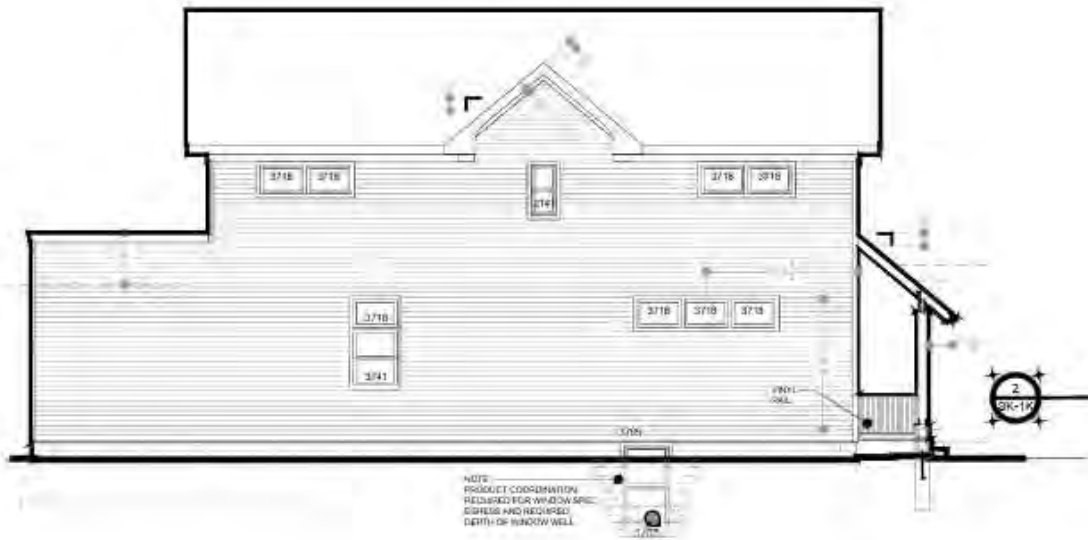
MARK REINHOLD architect 1128 Forest Road, Lakewood, Ohio 44107 (216) 908-7997

COMMERCIAL 3-18-2026
RECHERKOVATC BUILDINGS ELEVATIONS 24 X

TOWN HOME DEVELOPMENT
TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.



1 SOUTH ELEVATION
BUILDING 2
1/4" EQUALS 1'-0"



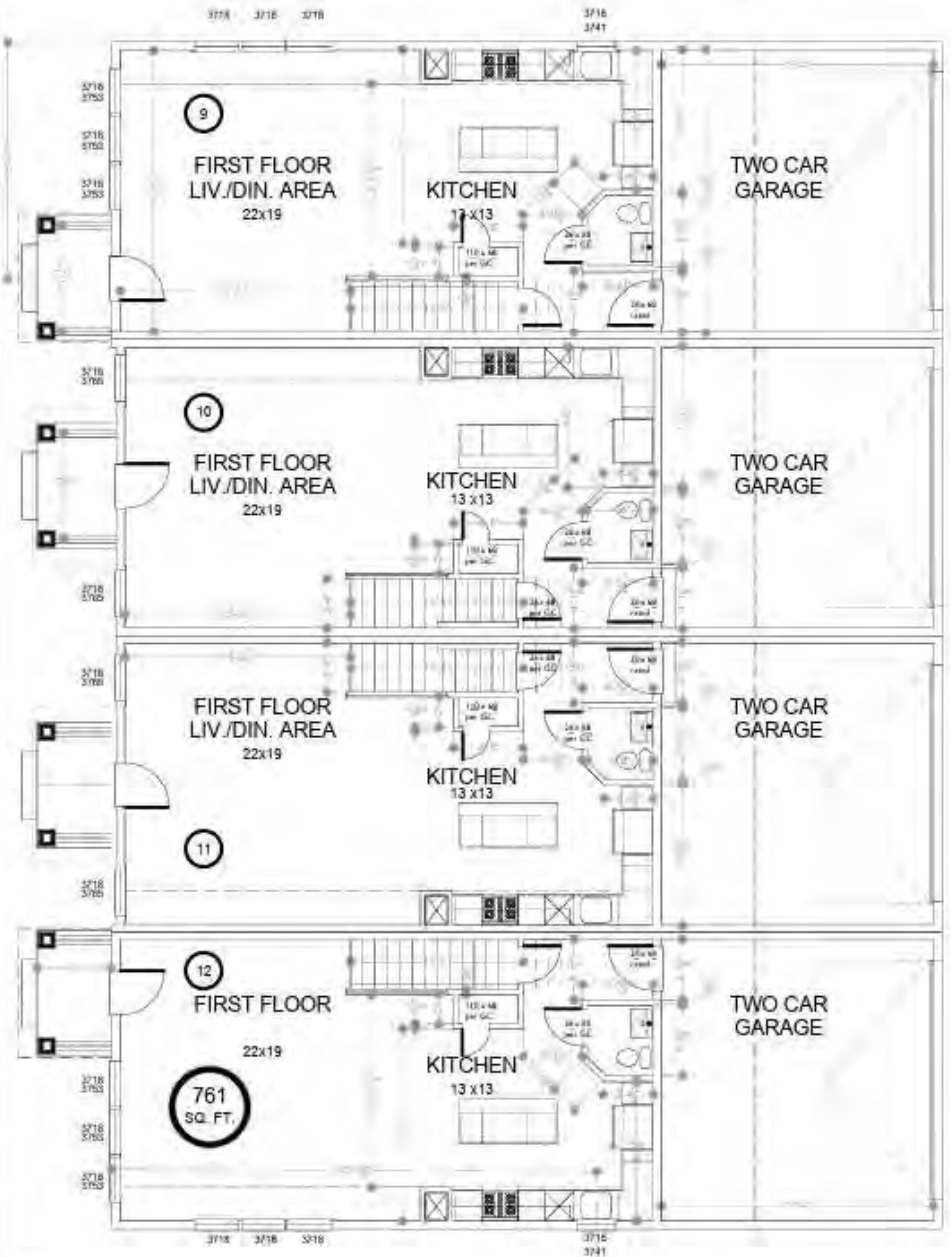
2 NORTH ELEVATION
BUILDING 2
1/4" EQUALS 1'-0"



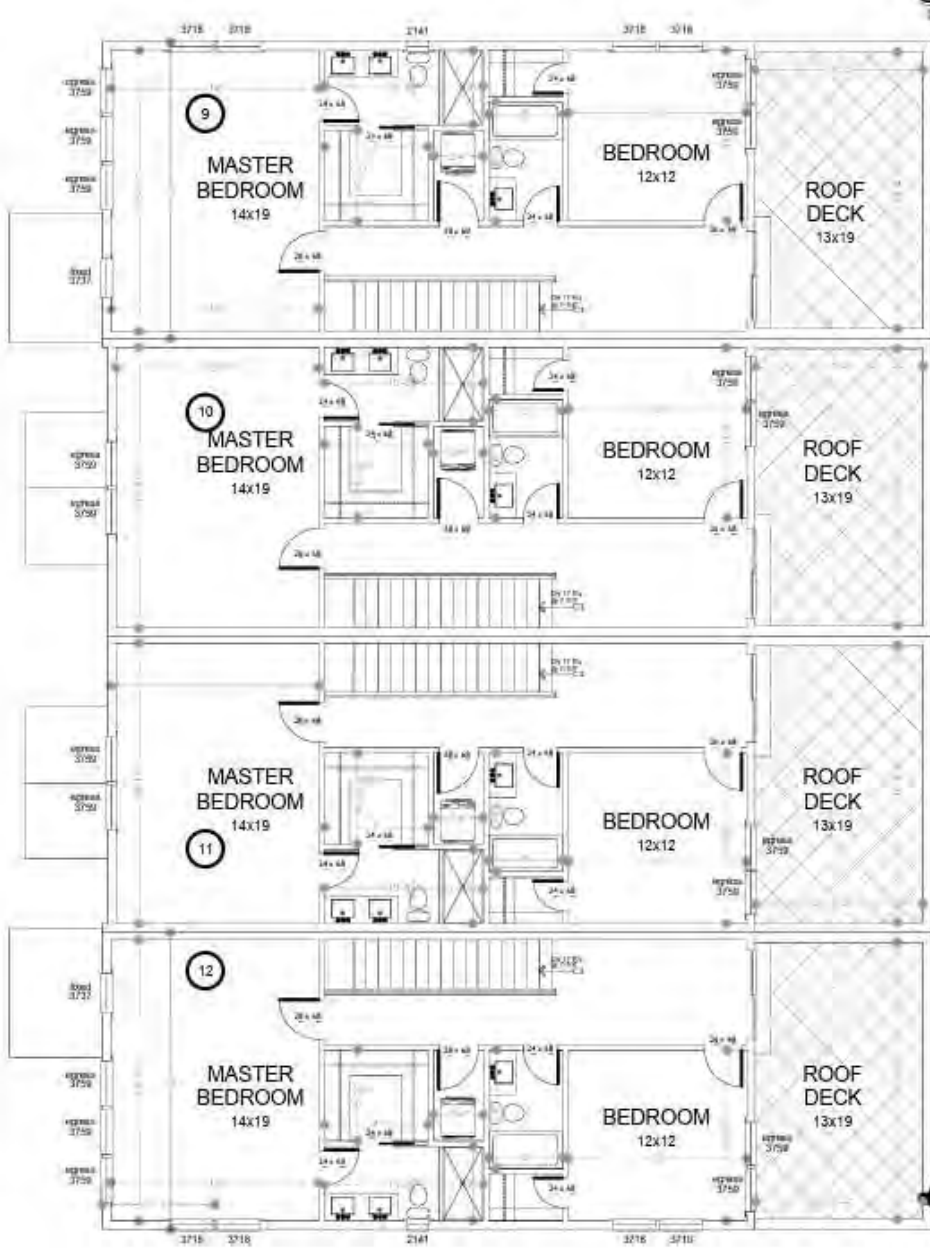
Docket No. 05-41-25 (0 Marlowe)

SITE PLAN FOR BUILDINGS ONE OR BUILDING THREE (see unit numbers)
 UNIT 5 (see site plan) 5/13 UNIT 12 (see site plan)

FLOOR PLAN BLDG 2 GRADE (1) LEVEL
 1/4" EQUALS 1'-0"



FLOOR PLAN BLD'G 2 SECOND LEVEL
 1/4" EQUALS 1'-0"



MARLOWE BUILDINGS
 BUILDING 2 (quad)

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44101 (216) 995-7007

TOWN HOME DEVELOPMENT

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

BUILDING PLANS 30-1

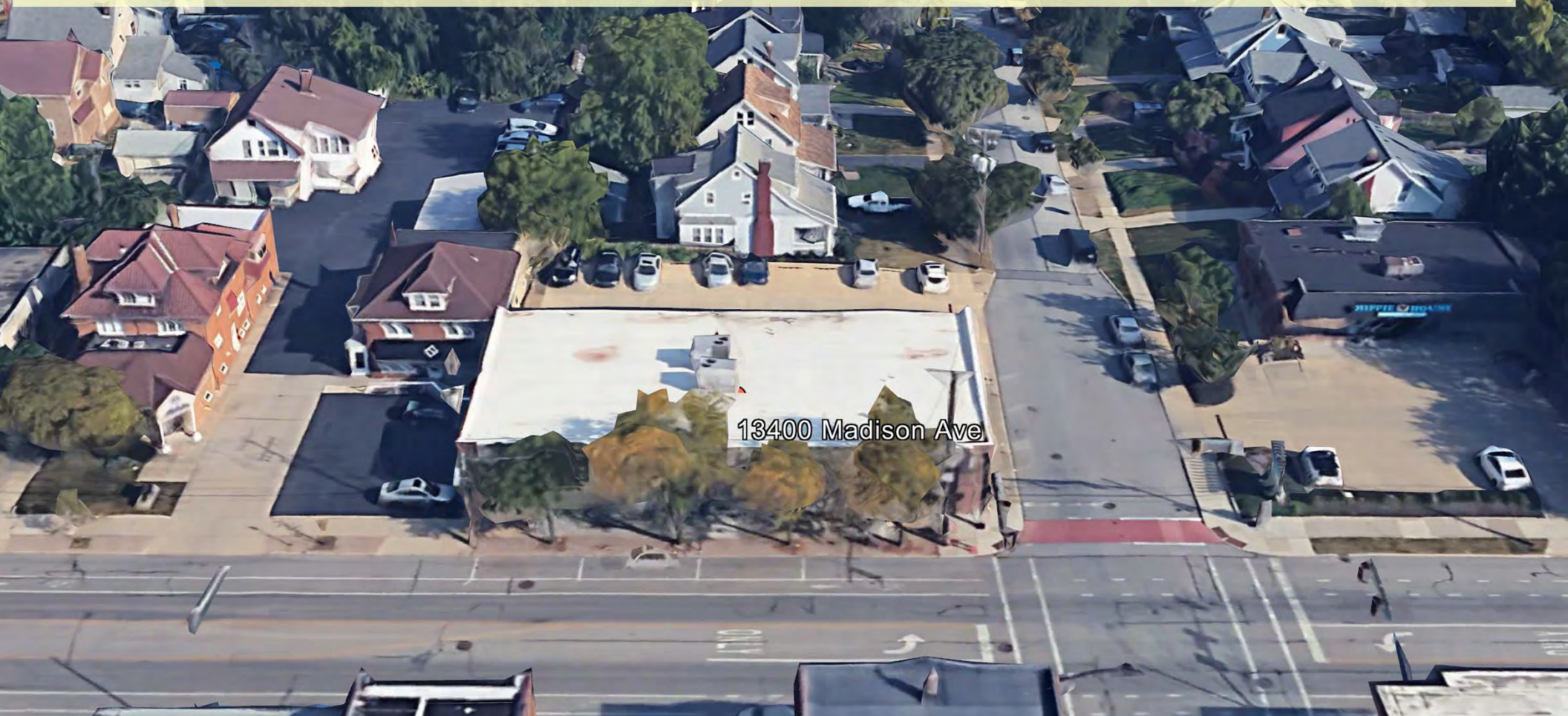


Docket No. 05-41-25 (0 Marlowe)

Applicant proposes storefront renovation.

City Notes:

- ❑ Public Works Department has advised that the trees along Madison are healthy and should not be removed.
- ❑ They are open to working on the tree wells and any sidewalk improvements applicant may want to make.



Docket No. 05-42-25 (13400 Madison)
Sunshine Development – Storefront Renovation
James Ptacek


13400 MADISON AVENUE

Proposed Storefront Renovation

Presentation to Architectural Board of Review

Revision 2: May 7, 2025



 LARSEN ARCHITECTS



Docket No. 05-42-25 (13400 Madison)

13400 Madison Avenue
Proposed Storefront Renovation

Project Number: 24086
April 16th, 2025



 **LARSEN ARCHITECTS**

Docket No. 05-42-25 (13400 Madison)



13400 Madison Avenue
Proposed Storefront Renovation

Project Number: 24086
Revision 2: May 7, 2025

DEMOLITION CODED NOTES

- 1 Street trees to remain
- 2 Remove existing sidewalk pavers-discard. Prepare area to receive new concrete sidewalk
- 3 Remove existing curb stop and prepare to re-stripe this section of the existing parking lot.
- 4 See Demolition Elevation for building demolition.
- 5 Existing hydrant to remain
- 6 Existing utility pole to remain
- 7 Existing apron and drain to remain
- 8 Existing traffic light to remain
- 9 Existing parking signage to remain

13400 MADISON AVENUE
DEMOLITION SITE PLAN
Scale: 1/16" = 1'-0"

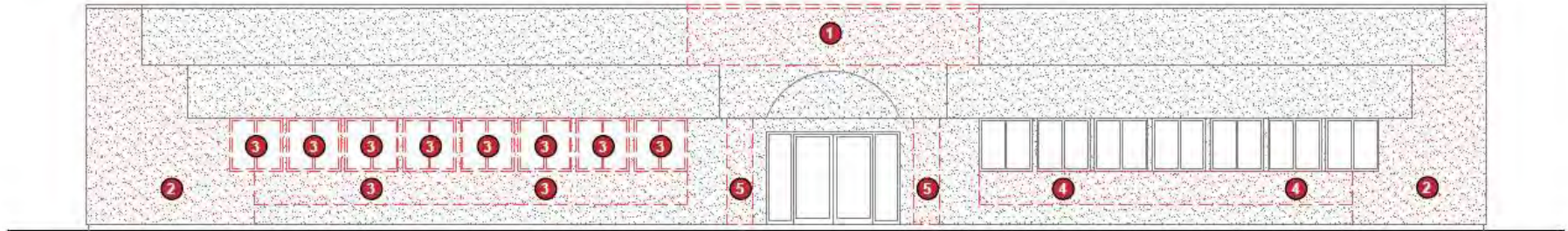


LARSEN ARCHITECTS



Docket No. 05-42-25 (13400 Madison)





13400 MADISON AVENUE - DEMOLITION ELEVATION
Scale: 1/8" = 1'-0"

DEMOLITION CODED NOTES

- ① Remove existing decorative overbuild including structure, EIFS, and coping. Prepare to reconstruct area.
- ② Remove existing EIFS overbuild as required to achieve a flush and continuous surface with adjacent EIFS under windows.
- ③ Remove existing windows. Remove surrounding EIFS as required to provide new openings. Refer to proposed elevation for additional information.
- ④ Remove existing EIFS under existing windows to remain. Prepare area to receive new decorative panels.
- ⑤ Remove existing decorative columns. Prepare to reconstruct area.

SITE PLAN CODED NOTES

- ① Existing Street trees
- ② New concrete in a contrasting color as selected by owner.
- ③ New concrete ramp with 5'x5' landing and 1:20 slope to grade. Provide 4" curb for safety
- ④ Re-stripe existing parking lot to accommodate a van accessible parking space.
- ⑤ Existing hydrant to remain
- ⑥ Existing utility pole to remain
- ⑦ Existing apron and drain to remain
- ⑧ Existing traffic light to remain
- ⑨ Existing parking signage to remain
- ⑩ Refer to Proposed Elevation for additional information.

13400 MADISON AVENUE
PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"
NORTH





13400 MADISON AVENUE - PROPOSED ELEVATION ELEVATION CODED NOTES

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

- | | | | |
|----------|---|----------|---|
| 1 | New overbuild structure. Clad in Nichiha Vintagewood color Spruce. Refer to rendered elevation for additional information. | 6 | Paint all existing windows to match new storefront windows. |
| 2 | Slightly inset metal panel. Petersen Aluminum Pac Clad in color black. | 7 | Patch, repair and or replace existing EIFS as required to achieve a consistent appearance. All EIFS to receive paint. |
| 3 | Furnish and install new thermally broken aluminum storefront. Glass to match existing building standard. Aluminum frames to be black. | 8 | New ADA compliant exterior sconces. Vaxcel Owen 20" tall LED or similar. |
| 4 | Slightly inset metal panels. Petersen Aluminum Pac Clad in color black. | 9 | New 15' x 8' x 3' aluminum canopy. Lawrence metal canopies anodized aluminum or similar. |
| 5 | Furnish and install new black fabric awnings. Awnings shall protrude no more than 3' from finished face. | | |



13400 MADISON AVENUE - PROPOSED ELEVATION

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



Pac-Clad Metal Panel
Standard Black
[Click here for more information](#)



Existing EIFS Cladding



Nichiha Vintagewood
Spruce
[Click here for more information](#)



Vaxcel Owen Sconce
Matte Black
[Click here for more information](#)



Lawrence Aluminium
Canopy
Anodized Aluminium
[Click here for more information](#)



13400 MADISON AVENUE - EXTERIOR RENDERING
Not to scale.



Docket No. 05-42-25 (13400 Madison)



13400 MADISON AVENUE - EXTERIOR RENDERING

Not to scale

 LARSEN ARCHITECTS



Docket No. 05-42-25 (13400 Madison)



13400 MADISON AVENUE - EXTERIOR RENDERING
Not to scale



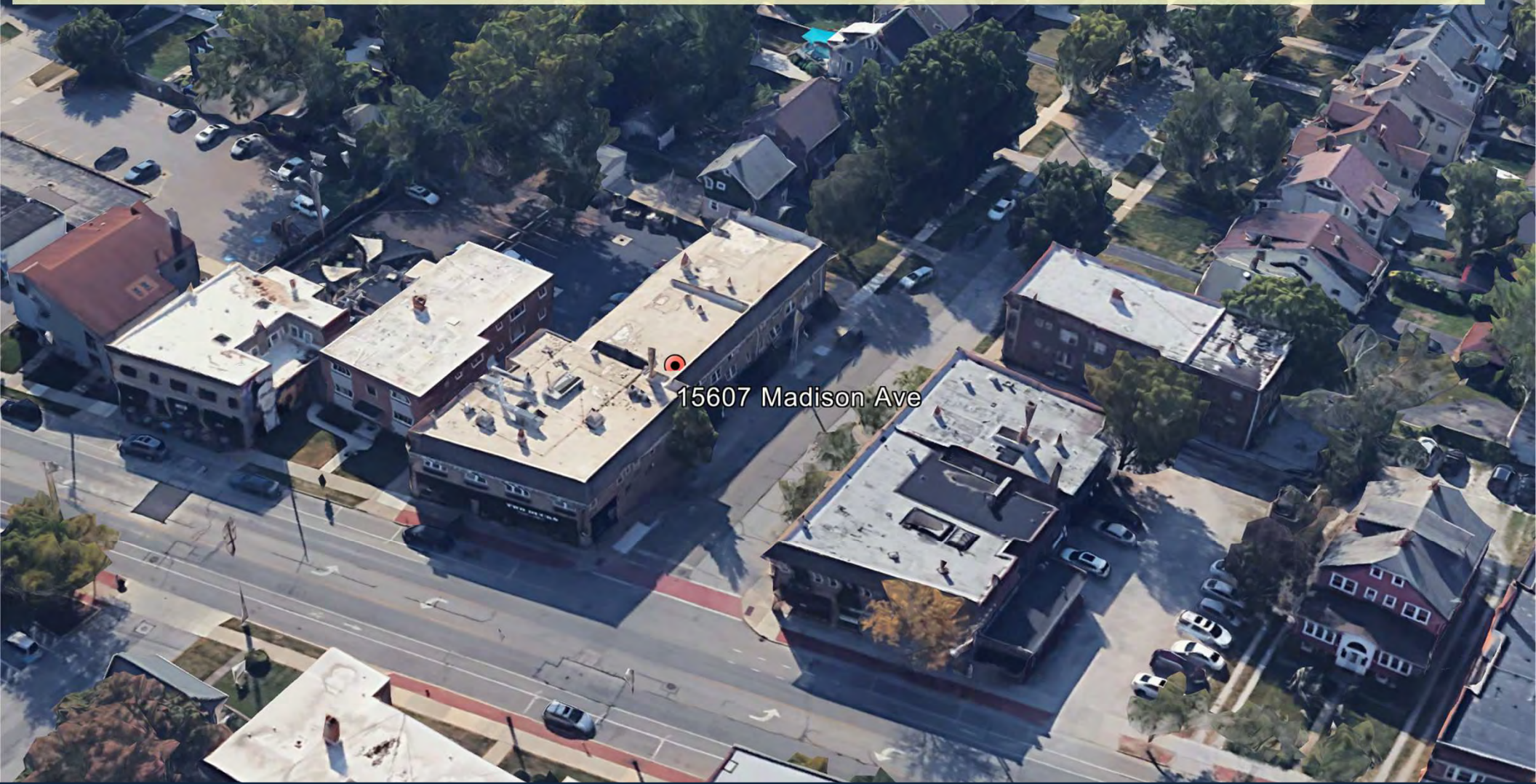
Docket No. 05-42-25 (13400 Madison)



Applicant proposes new outdoor dining plan.

City Notes:

- PC approval 5/4



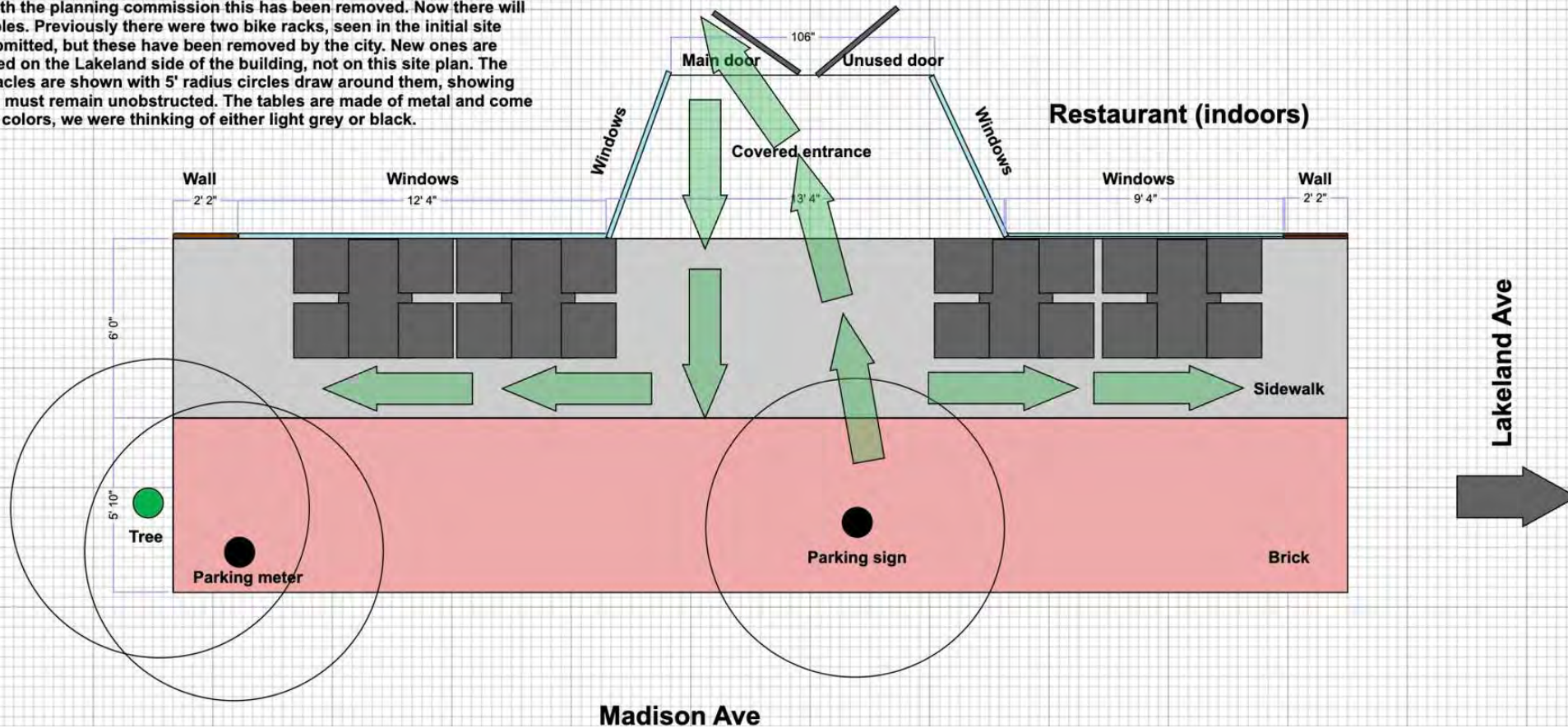
Docket No. 05-43-25 (15607 Madison)

**Doc Lanky's – Outdoor Dining
Mitchell Eyerman**



Docket No. 05-43-25 (15607 Madison)

In total there will be seating for 16 people outside. Our fire code occupancy indoors is 59. There will be 4 4-top tables. The dimensions of each table are 47.5" x 29.5". There is 20" of room beyond each table to pull out the chairs. The initial plans submitted had a fence with flower planters, however after meeting with the planning commission this has been removed. Now there will only be tables. Previously there were two bike racks, seen in the initial site photos submitted, but these have been removed by the city. New ones are being placed on the Lakeland side of the building, not on this site plan. The three obstacles are shown with 5' radius circles drawn around them, showing area which must remain unobstructed. The tables are made of metal and come in multiple colors, we were thinking of either light grey or black.



Docket No. 05-43-25 (15607 Madison)



Docket No. 05-43-25 (15607 Madison)



< Tables and Chair Sets

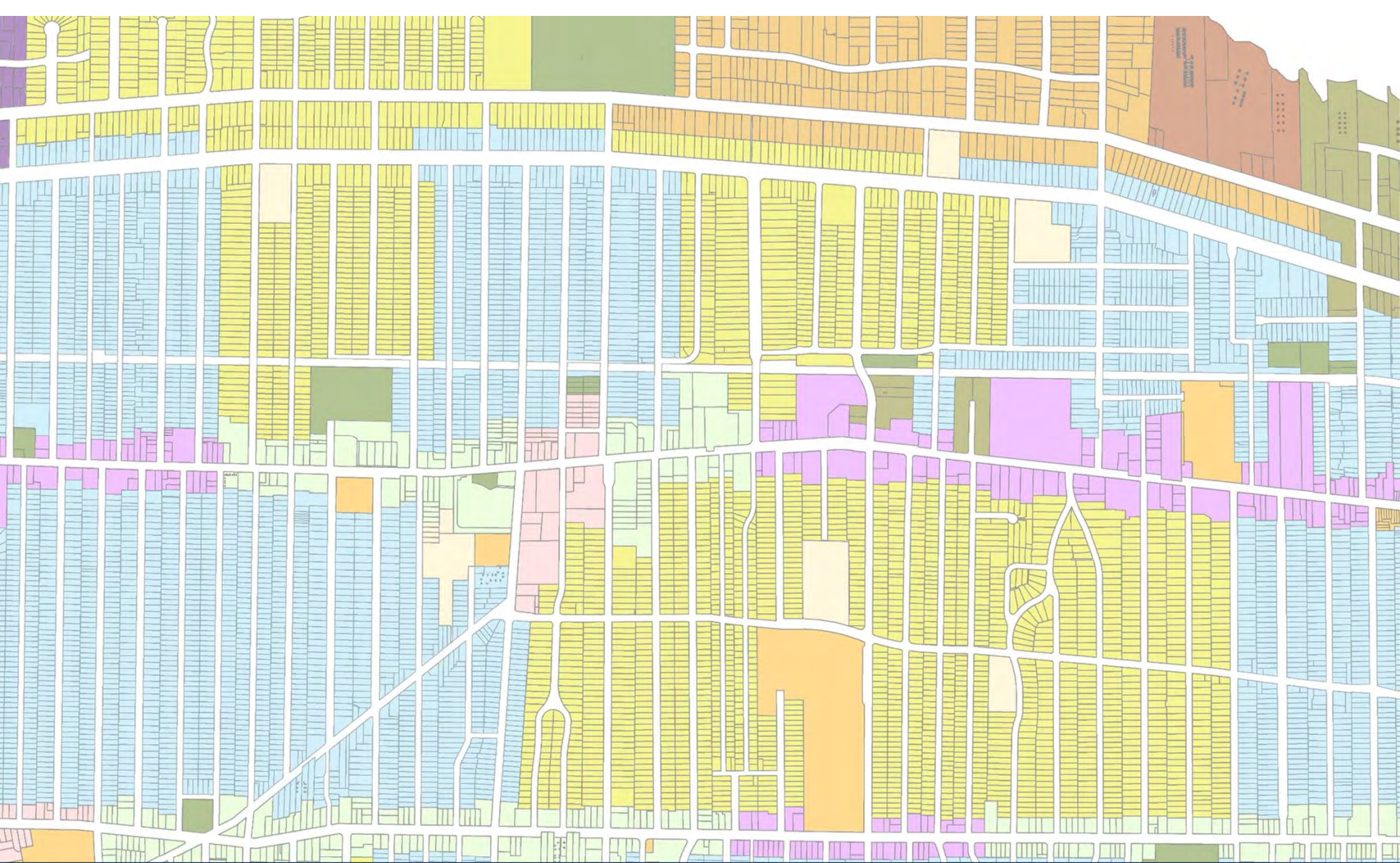
Lancaster Table & Seating Alloy Series 47 1/2" x 29 1/2"
Onyx Black Standard Height Outdoor Table with 4 Cafe
Chairs

Item #: 164D3048BLK

★★★★★ Read 8 reviews | 1 answered question



Docket No. 05-43-25 (15607 Madison)



Architectural Board of Review

May 2025