

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

**PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
EAST CONFERENCE ROOM
DECEMBER 5, 2024
4:00 P.M.**

**REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
DECEMBER 12, 2024
5:30 P.M.**

1. ROLL CALL
2. APPROVE THE MINUTES OF THE NOVEMBER 14, 2024 MEETING
3. OPENING REMARKS

OLD BUSINESS

SIGN REVIEW

4. Docket No. 10-87-24

**14587 Madison Ave.
VCA Lakewood Animal Hospital**

- Approve
- Deny
- Defer

Ambyr Shannon
Sign Vision Co.
1021 Claycraft Rd.
Gahanna, OH 43230

Applicant proposes reface and retrofit of existing monument sign, replacement/re-skinning of existing awning, and replacement of two non-illuminated reverse pan signs. (Page 5)

ARCHITECTURAL BOARD OF REVIEW

5. Docket No. 11-107-24

(R)

17866 Lake Rd.

- Approve
- Deny
- Defer

Kyle Beachy
S. Flynn Design + Build
4693 US 62
Millersburg, OH 44654

Applicant proposes a front porch modification. (Page 15)

*Applicant has withdrawn the item from consideration at the December meeting and will return in 2025.

NEW BUSINESS

SIGN REVIEW

6. Docket No. 12-112-24

**1406 Westwood Ave.
Office Space Available**

- Approve
- Deny
- Defer

James Miketo
Neighborhood Drummer LLC
17899 Lake Rd.
Lakewood, OH 44107

Applicant proposes a double-sided projecting sign. (Page 16)

7. Docket No. 12-113-24

**13889 Clifton Blvd.
The Centers**

- Approve
- Deny
- Defer

Brian Becker
Becker Signs Inc.
6381 Chittenden Rd., Ste. E9.
Hudson, OH 44236

Applicant proposes a wall sign above the entrance and a ground sign. (Page 21)

8. Docket No. 12-114-24

**14871 Detroit Ave.
Barry Bagels**

- Approve
- Deny
- Defer

Kathy Clarke
Ace Lighting Services
1260 Moore Rd., Suite H
Avon, OH 44011

Applicant proposes an illuminated wall sign with channel letters and logo mounted on raceways. (Page 35)

9. Docket No. 12-115-24

**17118 Detroit Ave.
CouCou Sentiments**

- Approve
- Deny
- Defer

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

Applicant proposes signage in the sign band, vinyl window graphics, and projecting sign. (Page 44)

10. Docket No. 12-116-24

**17415 Detroit Ave.
Fade Factory Barbershop**

- Approve
- Deny
- Defer

Aldo Dure
Be Next Awning & Graphics Inc.
5109 Clark Ave.
Cleveland, OH 44102

Applicant proposes a replacement awning with signage. (Page 50)

11. Docket No. 12-117-24

**15026 Detroit Ave.
Potbelly Sandwich Works**

- Approve
- Deny
- Defer

Tonia Watkins
Watkins Lighting & Sign Mtc, Inc.
300 Karl St.
Berea, OH 44017

Applicant proposes vinyl window signage. (Page 60)

ARCHITECTURAL BOARD OF REVIEW

12. Docket No. 12-118-24

(R)

14006 Clifton Blvd.

- Approve
- Deny
- Defer

Mohammad Musleh
27941 Property LLC
27941 Hilliard Blvd.
Westlake, OH 44145

Applicant proposes the refacing of a stucco finished exterior with stone veneer. (Page 68)

13. Docket No. 12-119-24

(C)

**16306 Detroit Ave.
Jersey Mike's Subs**

- Approve
- Deny
- Defer

Steven Minnich
NE OHIO Subs LLC
63 S. Harding Rd.
Columbus, OH 43209

Applicant proposes a fenced outdoor dining area on the patio. (Page 75)

14. Docket No. 12-120-24

(R)

17600 Cannon Ave.

- Approve
- Deny
- Defer

Diane Bija
New Creation Builders LLC
818 E. 73rd St.
Cleveland, OH 44103

Applicant proposes the demolition and rebuild of a new 22' x 22' garage. (Page 81)

15. Docket No. 12-121-24

(R)

2080 Belle Ave.

- Approve
- Deny
- Defer

Diane Bija
New Creation Builders LLC
818 E. 73rd St.
Cleveland, OH 44103

Applicant proposes the demolition and rebuild of a new 24' x 22' garage. (Page 89)

16. Docket No. 12-122-24

(R)

17859 Lake Rd.

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

Nick Swerchowsky
17859 Lake Rd.
Lakewood, OH 44107

Applicant proposes a stone (subject property side) and stucco (street/neighbor side) wall fence with sandstone capping and wrought iron fence on west and south sides of subject property. (Page 112)

ADJOURN

"Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 michelle.nochta@lakewoodoh.gov."



**BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD**

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • www.lakewoodoh.gov

Application Cover Page

Docket No.: 10-87-24

Permit No.: BBS24-000103

Applicant Name: Ambyr Shannon, Sign Vision Co.

Project Address: 14587 Madison Ave.

Project Name: VCA Lakewood Animal Hospital

Project: Applicant proposes reface and retrofit of existing monument sign, replacement/re-skinning of existing awning, and replacement of two non-illuminated reverse pan signs.



Lakewood animal hospital

14587 Madison Ave., Lakewood, OH 44107



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1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867

www.superiorsigns.com

Project:
**VCA#4080 Lakewood
Animal Hospital**

Address:
**14587 Madison Ave
Lakewood, OH 44107**

Account Manager:
Patti Skoglund

Scale: T.A.:
AS NOTED 3.50

Design No.:
22-06-8521-06P

Reg. No.: **232136**

Revision History:

R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)
R02 9/12/24 pl update Sign B
Option 1 & 2. release for engineering
(4.00)

R03 10/22/24 cv Rev building signs to
55 sq. ft. total; Add rad. curve to top
(4.00)

R04 11/04/24 cv Add dims for
awning graphics (.5)

R05 11/11/24 cv Add h x w for
all words on awning (.5)

R06P 11/26/24 cv Remove awning
and parking panels for p set (.25)



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

Page: **1** of **9**

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240230-04



MADISON AVE.

SIGN SCHEDULE

| ID | DESCRIPTION | SQ FT |
|----|----------------|-------|
| A | MONUMENT SIGN | 28.33 |
| B | WALL SIGNS (2) | 27.5 |



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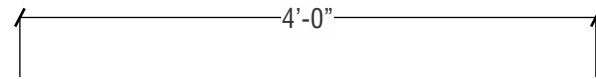
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1 PLOT PLAN
APPROX. SCALE: 1" = 30'-0"

INSTALLATION (SCOPE OF WORK)

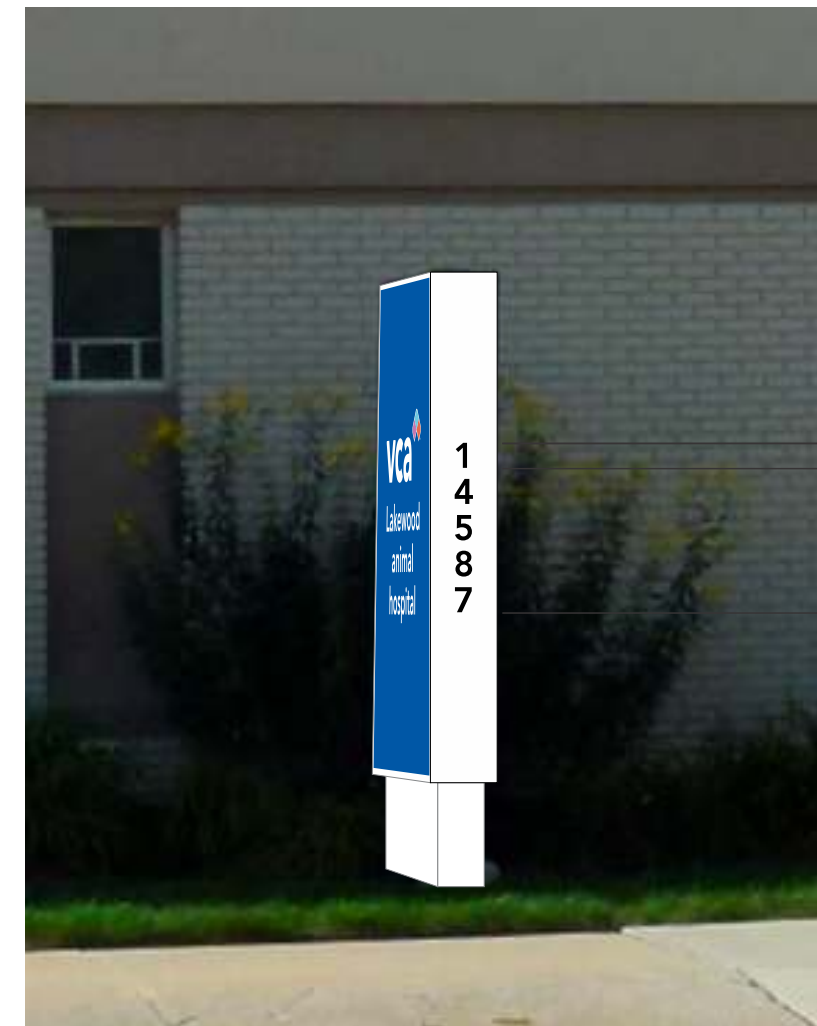
1. REMOVE EXISTING MONUMENT SIGN FACES AND REPLACE WITH NEW.
2. PAINT CABINET, RETAINER, & BASE WHITE. RETROFIT TO WHITE LED ILLUMINATION.
3. INSTALL 1/2" DEEP FCO ADDRESS NUMERALS TO STREET END OF MONUMENT.



3 PROPOSED REFACE & RETROFIT OF EXISTING DOUBLE-FACED MONUMENT SIGN
APPROX. SCALE: 3/4" = 1'-0"



1 EXISTING MONUMENT SIGN
SCALE: NTS



2 PROPOSED MONUMENT SIGN
APPROX. SCALE: 3/8" = 1'-0"



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Address:
**14587 Madison Ave
Lakewood, OH 44107**

Account Manager:
Patti Skoglund

Scale: T.A.:
AS NOTED 3.50

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 - R05 11/11/24 cv Add h x w for all words on awning (.5)
 - R06P 11/26/24 cv Remove awning and parking panels for p set (.25)



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS

Acct. Mgr: _____ Date: _____

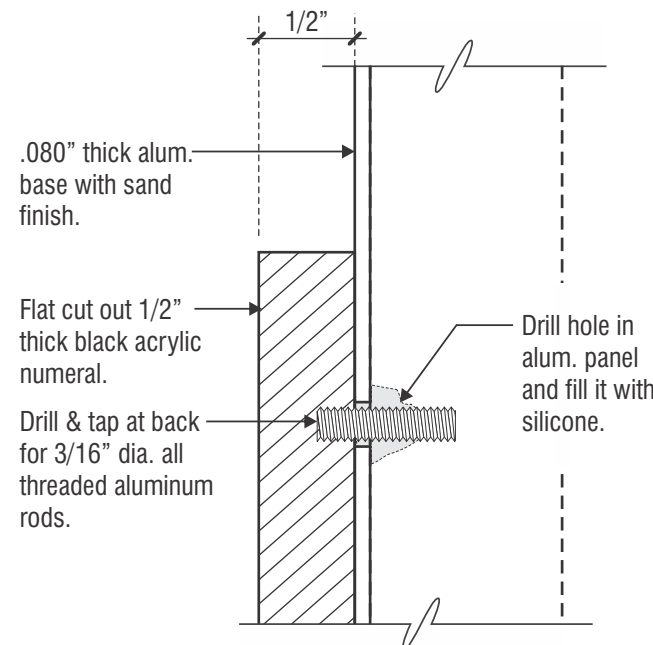
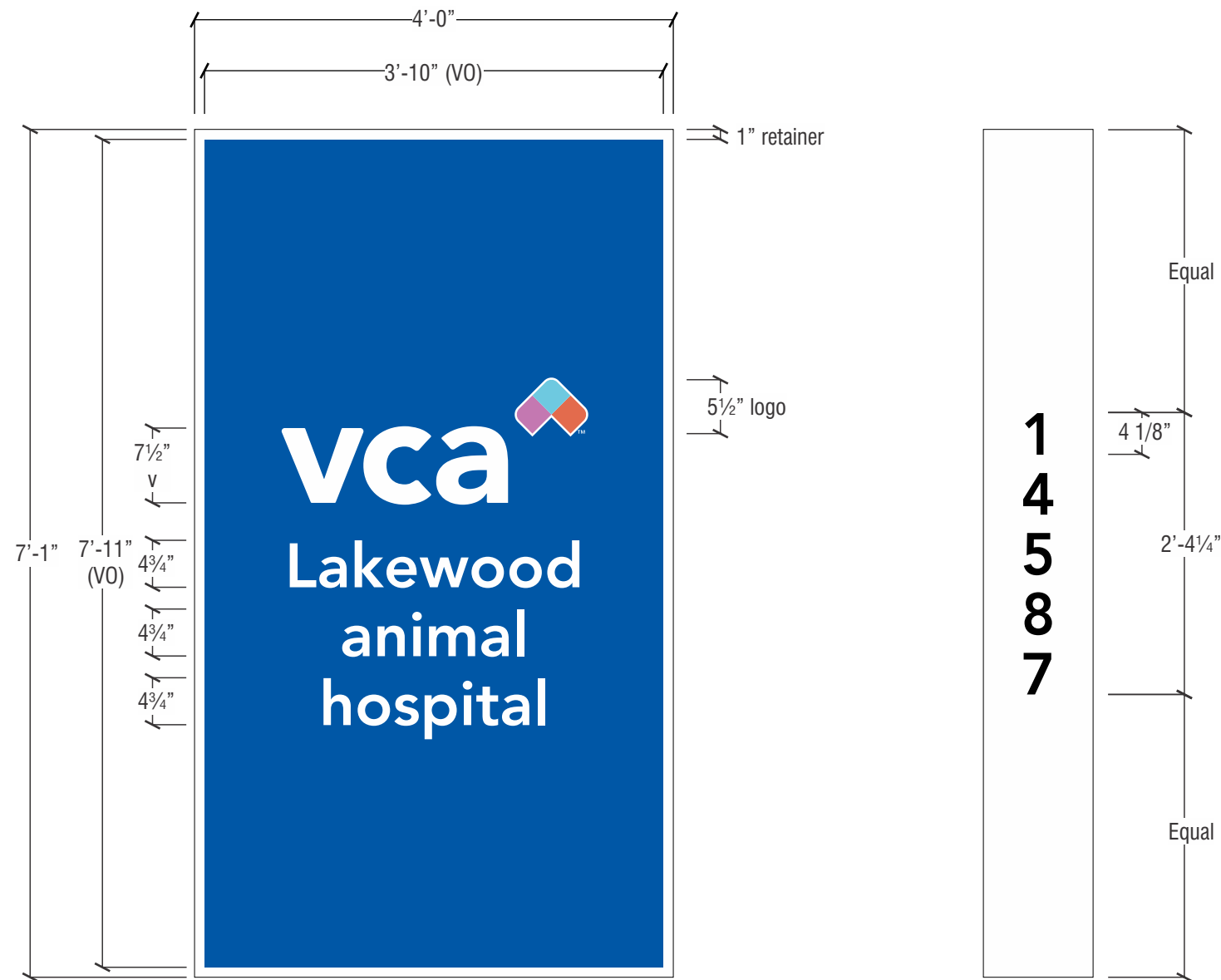
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Mfg/QC: _____ Date: _____

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2 LETTER / ADDRESS SECTION DETAIL
SCALE: 1:2 (HALF SIZE)

| COLOR SCHEDULE | |
|----------------|--|
| | WHITE LEXAN FACE & PAINT |
| | 3M 3630-167 BRIGHT BLUE VINYL TO MATCH PMS 2945C BLUE |
| | 3M 3630-7382 VCA LIGHT BLUE VINYL TO MATCH PMS 637C (DW36487382X) |
| | 3M 3630-9529 VCA LIGHT PURPLE VINYL TO MATCH PMS 2351C (DW36489529X) |
| | 3M 3630-3107 VCA PEACH VINYL TO MATCH PMS 7416C (DW36483107X) |

A REFACE AND RETROFIT EXISTING MONUMENT 28.33 SQ FT
 QUANTITY: TWO (2) FACES SCALE: 3/4" = 1'-0"

1 STREET END VIEW SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

- CABINET: EXISTING ALUMINUM CABINET TO BE PAINTED WHITE
- FACES: WHITE LEXAN WITH FIRST SURFACE 3M VINYL GRAPHICS
- COPY: 3M 3630-167 BRIGHT BLUE VINYL OVERLAY, WEEDED OUT TO SHOW THRU WHITE WITH 3M CLEAR PROTECTIVE LAMINATE OVER ENTIRE FACE
- LOGO: 3M 3630-7382, 3630-9529, & 3630-3107 VINYL WITH CLEAR 3M PROTECTIVE LAMINATE
- RETAINERS: EXISTING 1" ALUMINUM TO BE PAINTED WHITE
- ILLUMINATION: RETROFIT WITH PRINCIPAL LED TAP OUT STIKS & USE EXISTING SOCKETS WITH NEW POWER SUPPLIES
- ADDRESS #S: 1/2" BLACK ACRYLIC, DRILL & TAPPED FOR STUD MOUNT
- BASE: EXISTING TO BE PAINTED WHITE

NOTE: DIMENSIONS OKAY PER JOB CHECK

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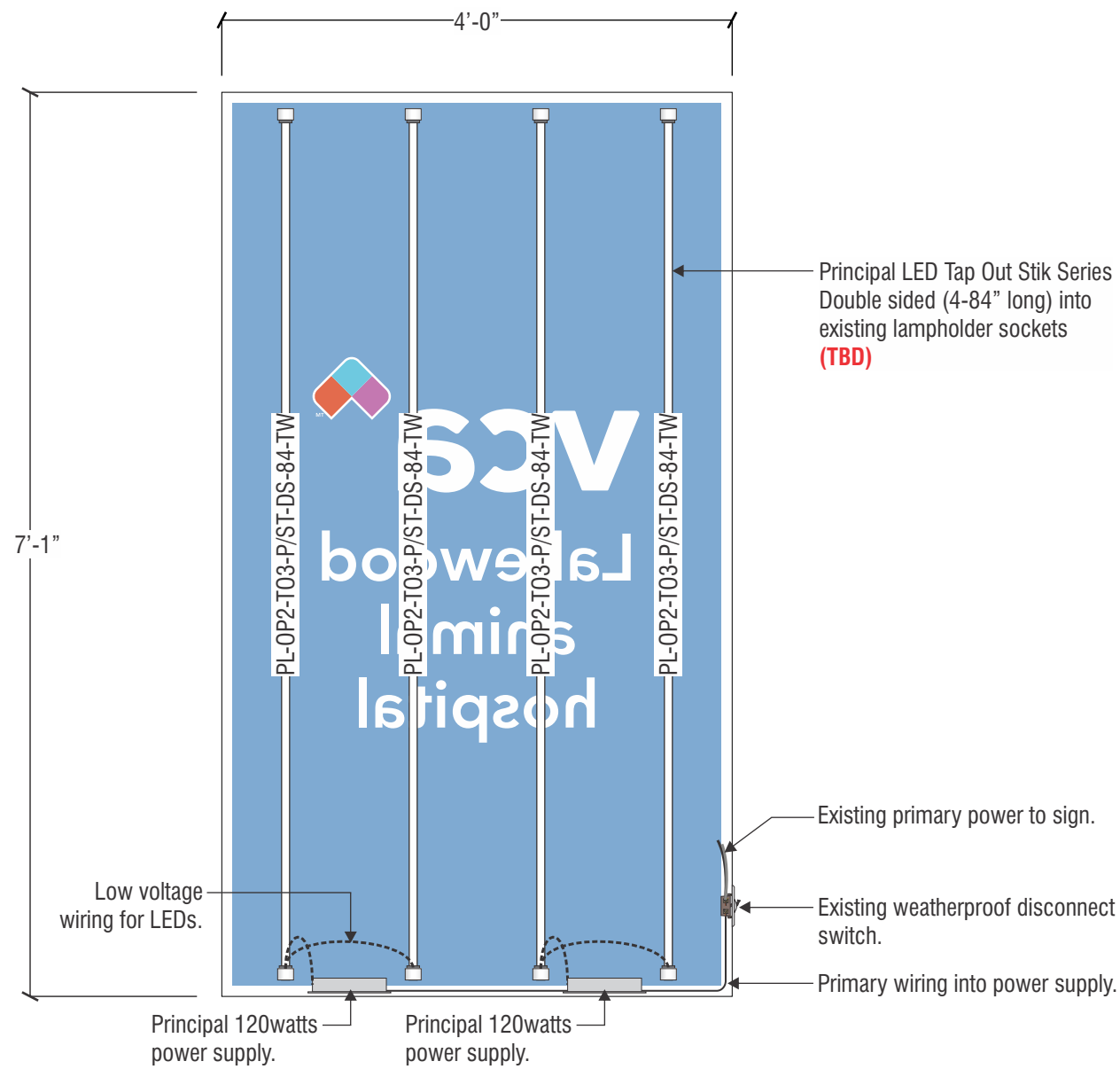
CONSTRUCTION APPROVALS

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4 RETROFIT DETAIL
SCALE: 3/4" = 1'-0"

Note: The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

PARTS REMOVED

(4) FLUORESCENT LAMPS
(2) LAMP BALLAST

ELECTRICAL LOADING INFORMATION

(4) PRINCIPAL LED 84" DOUBLE SIDED TAP OUT STIK @ 42.24 WATT EA (168.96 WATTS TOTAL)
(2) PRINCIPAL 120W POWER SUPPLY @ 2.2 AMPS EACH

TOTAL LOAD: 4.4 AMPS AT 120 VOLTS
ONE (1) 20 AMP-120V DEDICATED CIRCUIT REQUIRED

KIT PARTS

(4) PRINCIPAL LED STIKS (UL #E341517)
PL-OP2-T03-P/ST-DS-84-TW
(2) PRINCIPAL 120W POWER SUPPLY
P-OH120-12-PL (UL #E341517)
(8') CLASS II WIRING

Markings for installation instructions

WARNINGS

Risk of fire or electrical shock. LED Retrofit Kit Installation requires knowledge of sign electrical systems. If not qualified, do not attempt installation. Contact a qualified electrician.

Risk of fire or electrical shock. Install this kit only in host signs that have been identified in the installation instructions and where the input rating of the retrofit kit does not exceed the input rating of the sign.

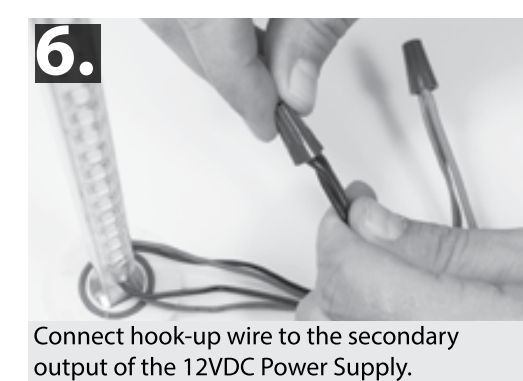
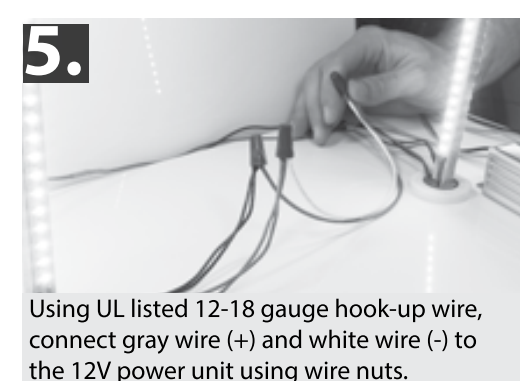
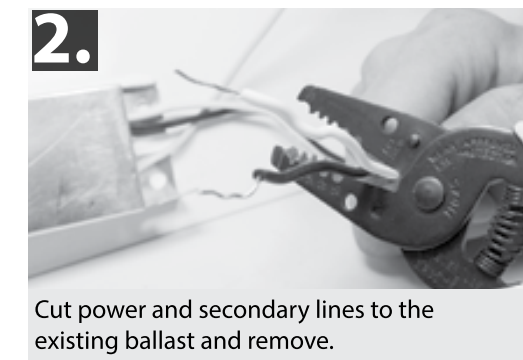
Risk of fire or electrical shock. Installation of this LED retrofit kit may involve drilling or punching of holes into the structure of the sign. Check for enclosed wiring and components to avoid damage to wiring and electrical parts.

Installer should examine all parts that are not intended to be replaced by the retrofit kit for damage and replace any damaged parts prior to installation of the retrofit kit.

To prevent wiring damage or abrasion, do not expose wiring to edges of sheet metal or other sharp objects.

EASY RETROFIT ASSEMBLY

Note: Do not insert Stik into existing sockets until ballast has been disconnected from mains and removed.



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Scale: T.A.:
AS NOTED 3.50

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RETROFIT SIGN CONVERSION LED KIT

FOR USE ONLY IN ACCORDANCE WITH KIT INSTRUCTIONS

SEE INSTALLATION INSTRUCTIONS FOR A LIST OF PARTS THAT FORM THE COMPLETE KIT

CONSTRUCTION APPROVALS

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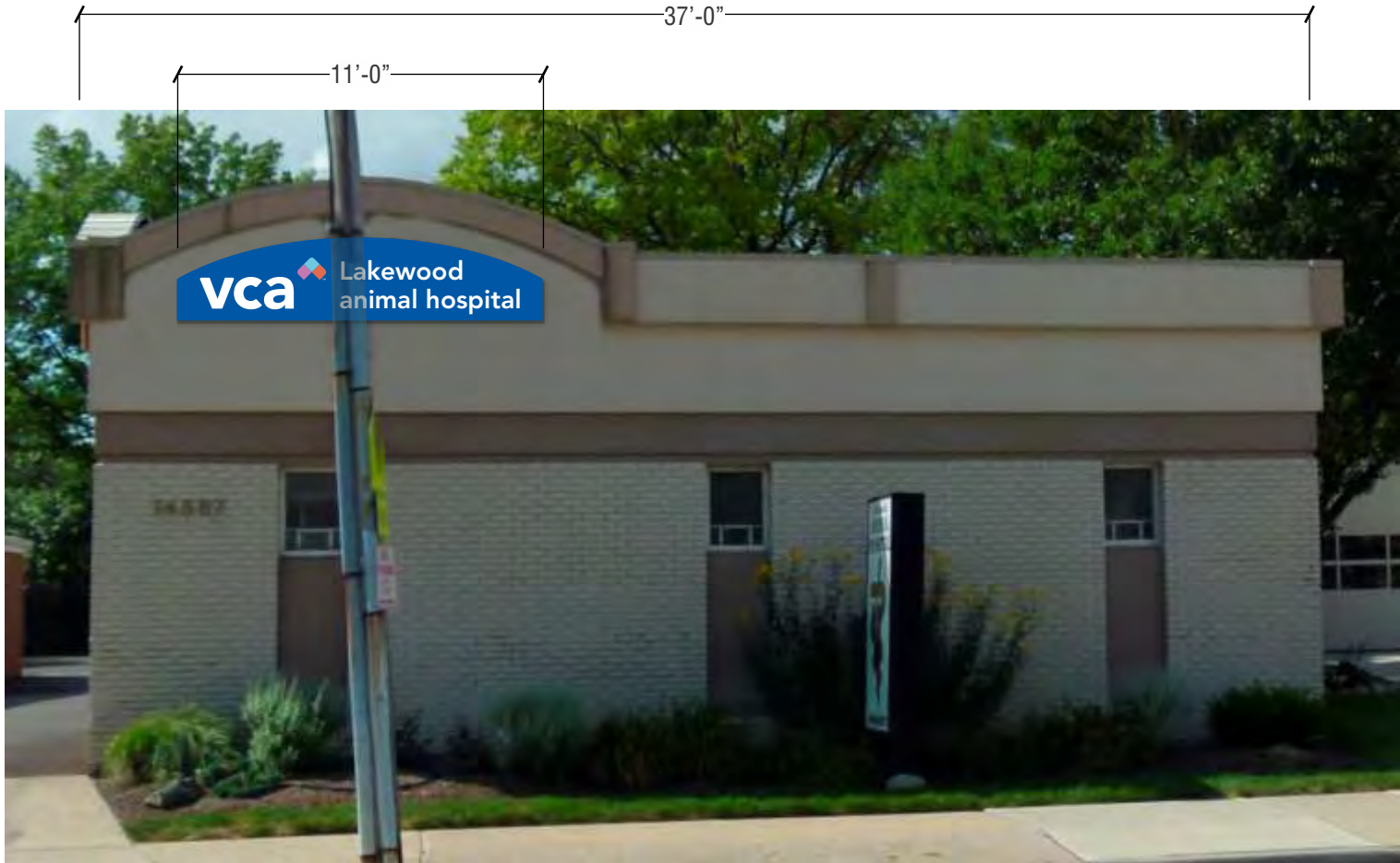
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INSTALLATION (SCOPE OF WORK)
 REMOVE EXISTING WALL SIGN AND REPLACE WITH NEW
 NON-ILLUMINATED REVERSE PAN SIGN



1 EXISTING WALL SIGN
 SCALE: NTS



2 PROPOSED NEW NON-ILLUMINATED REVERSE PAN SIGN
 SCALE: 3/16" = 1'-0"

B1

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ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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INSTALLATION (SCOPE OF WORK)
 REMOVE EXISTING WALL SIGN AND REPLACE WITH NEW
 NON-ILLUMINATED REVERSE PAN SIGN



2 PROPOSED NEW NON-ILLUMINATED REVERSE PAN SIGN
 SCALE: 1/4" = 1'-0"

B2



1 EXISTING WALL SIGN
 SCALE: NTS

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UL ELECTRIC SIGN
CERTIFIED

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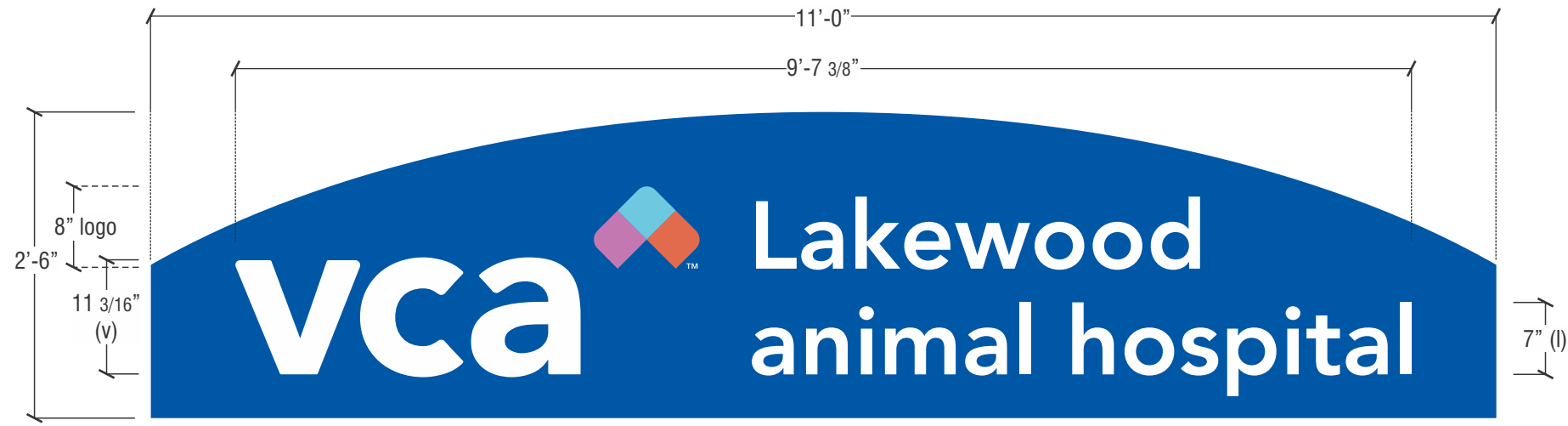
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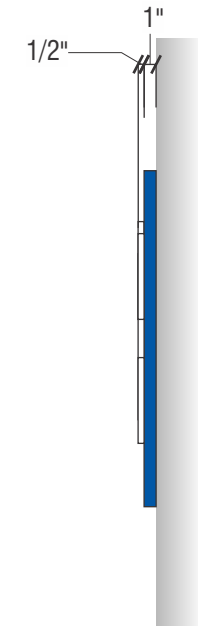
Page: **7** of **9**

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 Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



NON-STANDARD LAYOUT



- B1** SINGLE FACE NON-ILLUMINATED REVERSE PAN SIGN
- B2** QUANTITY: TWO (2) NEW SIGNS REQUIRED

27.5 SQ FT

SCALE: 3/4" = 1'-0"

- 1** RIGHT SIDE VIEW

SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

- BACKGROUND:** 1" DEEP ALUMINUM WITH WELDED RETURNS PAINTED TO MATCH PMS 2945 C BLUE WITH CLEAR COAT
- COPY:** 1/2" THICK WHITE ACRYLIC, DRILL & TAPPED FOR STUD MOUNT
- LOGO:** 1/2" THICK WHITE ACRYLIC WITH 3M 3630-7382, 3630-9529, & 3630-3107 VINYL WITH 3M CLEAR PROTECTIVE LAMINATE; DRILL & TAPPED FOR STUD MOUNT
- RETURNS:** 1" DEEP ALUMINUM PAINTED TO MATCH PMS 2945 C WITH CLEAR COAT
- ILLUMINATION:** NON-ILLUMINATED

NOTE: DIMENSIONS OK PER JOB CHECK

| COLOR SCHEDULE | |
|----------------|--|
| | WHITE ACRYLIC |
| | 3M 3630-167 BRIGHT BLUE VINYL TO MATCH PMS 2945C BLUE |
| | 3M 3630-7382 VCA LIGHT BLUE VINYL TO MATCH PMS 637C (DW36487382X) |
| | 3M 3630-9529 VCA LIGHT PURPLE VINYL TO MATCH PMS 2351C (DW36489529X) |
| | 3M 3630-3107 VCA PEACH VINYL TO MATCH PMS 7416C (DW36483107X) |

superior
electrical advertising

1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
**14587 Madison Ave
Lakewood, OH 44107**

Account Manager:
Patti Skoglund

Scale: T.A.:
AS NOTED 3.50

Design No.:
22-06-8521-06P

Reg. No.: **232136**

- Revision History:
- R0 6/06/22 FM** Branding Update (1.50)
 - R1 7/21/22 pl** rev. plan (1.50)
 - R02 9/12/24 pl** update Sign B Option 1 & 2. release for engineering (4.00)
 - R03 10/22/24 cv** Rev building signs to 55 sq. ft. total; Add rad. curve to top (4.00)
 - R04 11/04/24 cv** Add dims for awning graphics (.5)
 - R05 11/11/24 cv** Add h x w for all words on awning (.5)
 - R06P 11/26/24 cv** Remove awning and parking panels for p set (.25)



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS
Acct. Mgr: _____ Date: _____

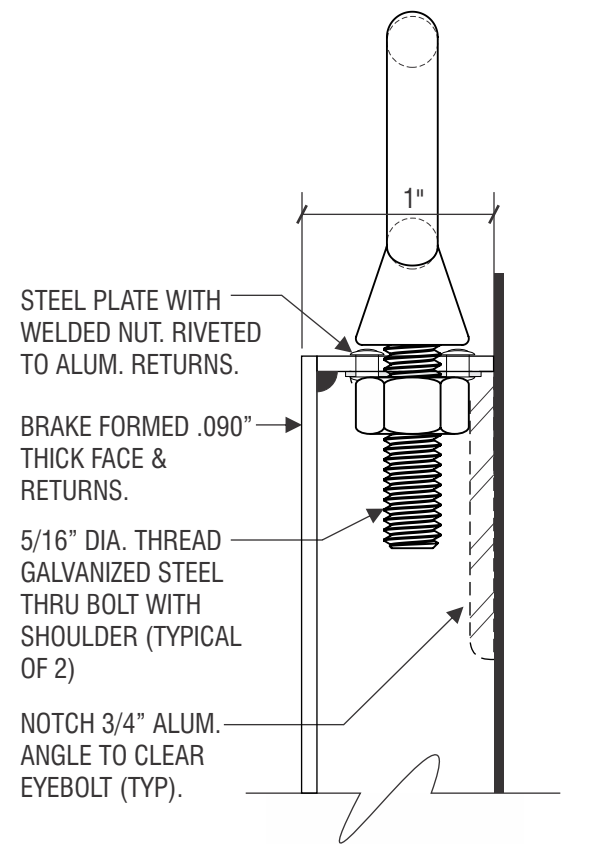
Design: _____ Date: _____

Mfg/QC: _____ Date: _____

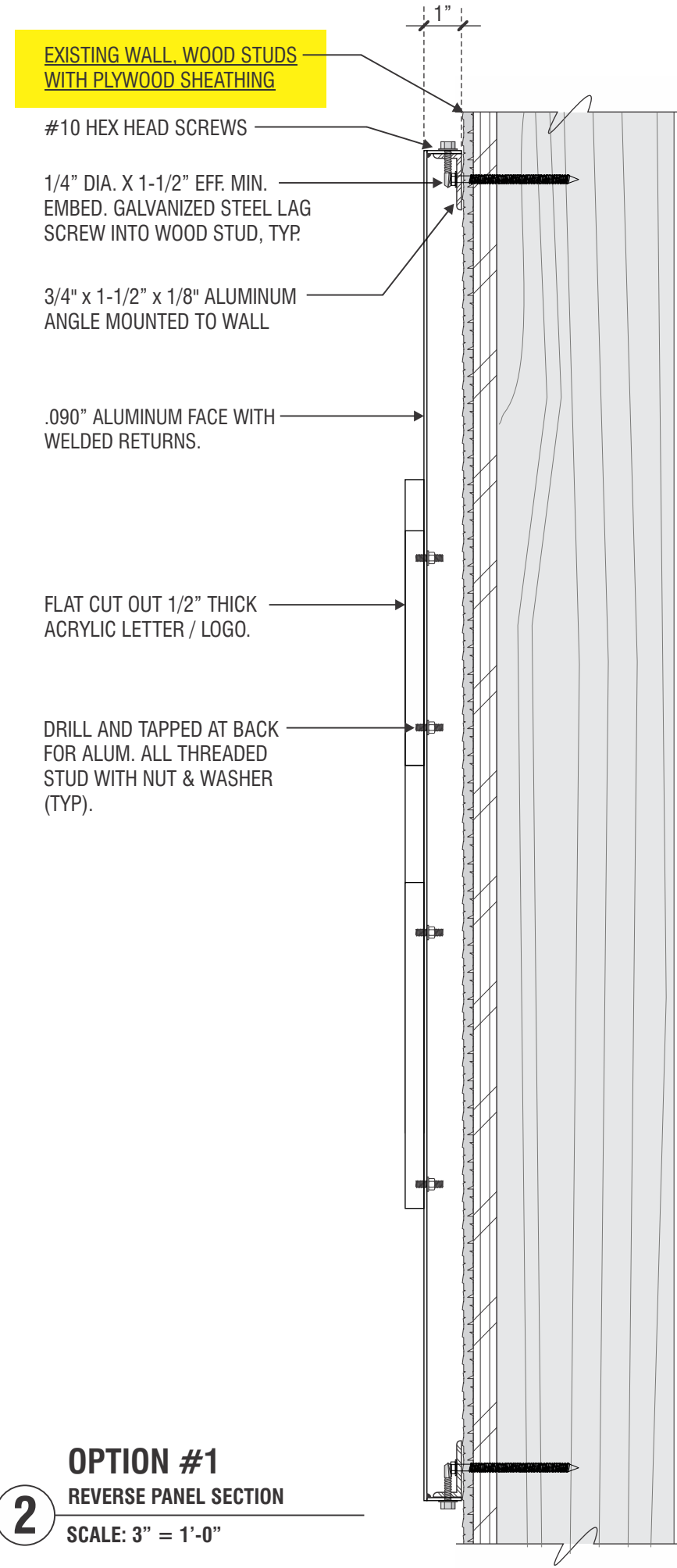
Page: **8** of **9**

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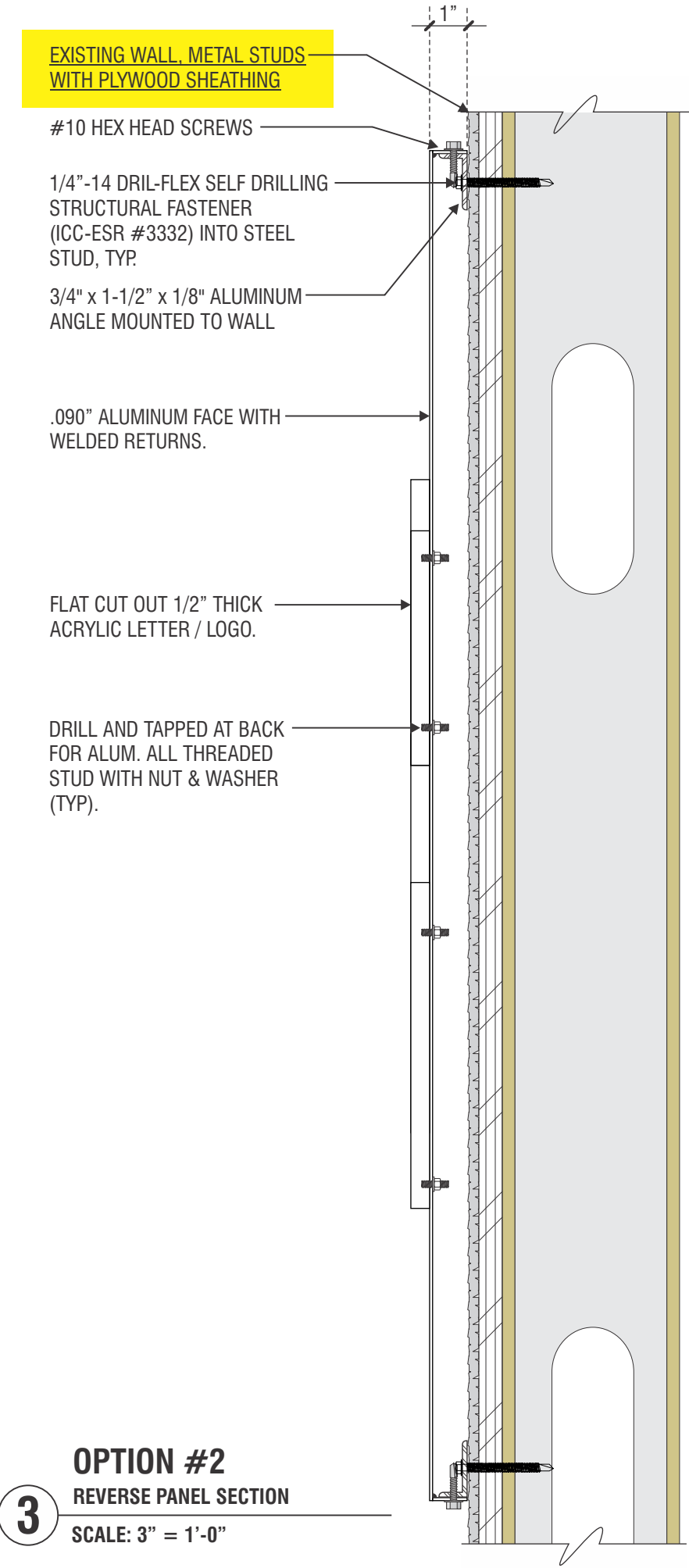
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Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



4 PICK SECTION DETAIL
SCALE: HALF SIZE



2 OPTION #1
REVERSE PANEL SECTION
SCALE: 3" = 1'-0"



3 OPTION #2
REVERSE PANEL SECTION
SCALE: 3" = 1'-0"

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Patti Skoglund

Scale: T.A.:
AS NOTED 3.50

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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS

Acct. Mgr: _____ Date: _____
Design: _____ Date: _____
Mfg/QC: _____ Date: _____

Page: **9** of **9**

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ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD**

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • www.lakewoodoh.gov

Application Cover Page

Docket No.: 11-107-24

Permit No.: BBS24-000124

Applicant Name: Kyle Beachy, S. Flynn Design + Build

Project Address: 17866 Lake Rd.

Project Name: n/a

Project: Applicant proposes a front porch modification.

***Applicant has withdrawn the item from consideration at the December meeting and will return in 2025.**



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Application Cover Page

Docket No.: 12-112-24

Permit No.: BBS24-000130

Applicant Name: James Miketo, Neighborhood Drummer LLC

Project Address: 1406 Westwood Ave.

Project Name: Office Space Available

Project: Applicant proposes a double-sided projecting sign.

1406 Westwood Avenue, Lakewood, OH 44107

SITE PLAN

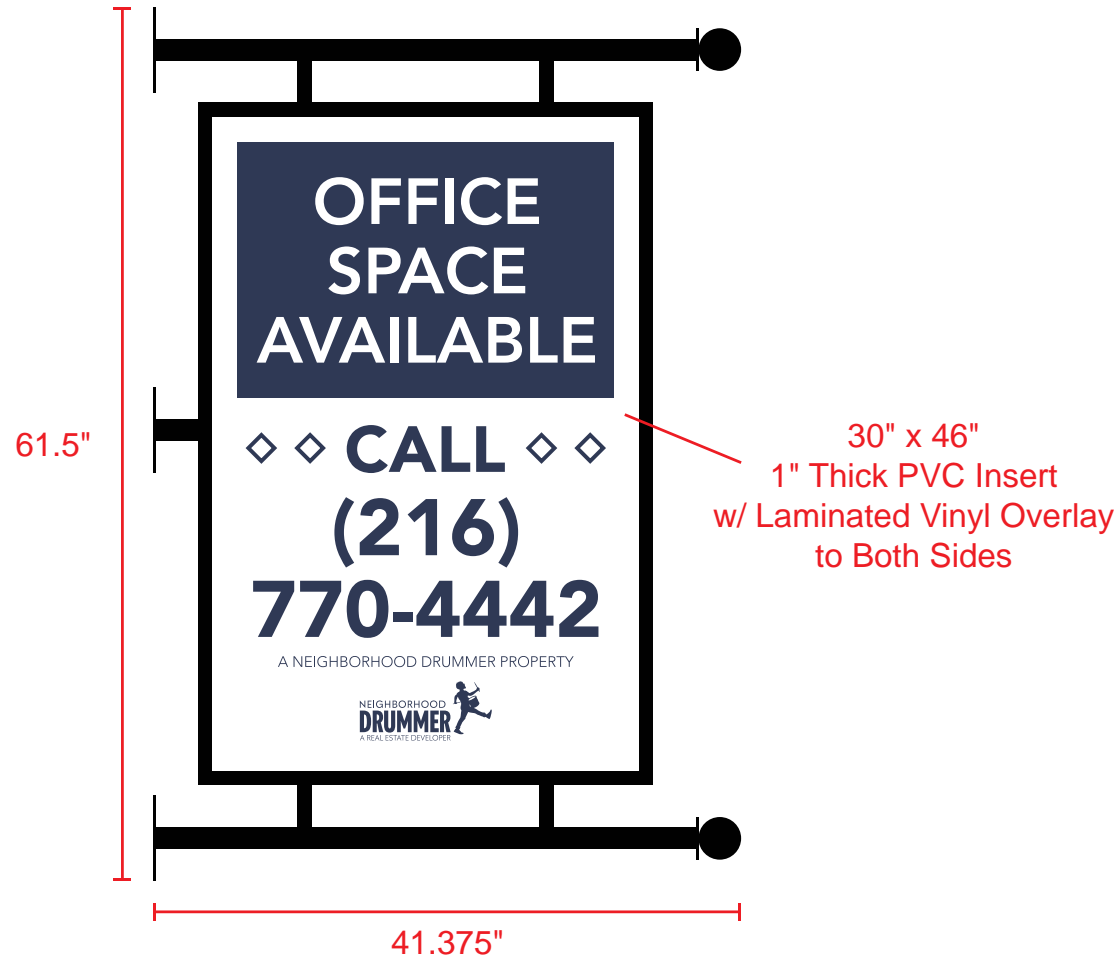


Description: Bracket sign with PVC insert

Please review this proof carefully. It details every aspect of the sign construction and installation. Following proof approval any alterations will constitute a change order and may be subject to additional charges. Thank you. Production begins with permit approval from the governing jurisdiction.

1406 Westwood Avenue, Lakewood, OH 44107

SIGN PROOF



Description: Bracket sign with PVC insert

Please review this proof carefully. It details every aspect of the sign construction and installation. Following proof approval any alterations will constitute a change order and may be subject to additional charges. Thank you. Production begins with permit approval from the governing jurisdiction.

1406 Westwood Avenue, Lakewood, OH 44107

SIGN & LANDSCAPE DETAILS



Description: Bracket sign with PVC insert

1406 Westwood Avenue, Lakewood, OH 44107

SITE ELEVATION



Description: Bracket sign with PVC insert

Please review this proof carefully. It details every aspect of the sign construction and installation. Following proof approval any alterations will constitute a change order and may be subject to additional charges. Thank you. Production begins with permit approval from the governing jurisdiction.



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Application Cover Page

Docket No.: 12-113-24

Permit No.: BBS24-000132

Applicant Name: Brian Becker, Becker Signs Inc.

Project Address: 13889 Clifton Blvd.

Project Name: The Centers

Project: Applicant proposes a wall sign above the entrance and a ground sign.

From: Lynn Palmer <Lynn.Palmer@thecentersohio.org>
Sent: Tuesday, October 15, 2024 5:23 PM
To: brian@beckersigns.com; Barbara Baird; Mark Polansky
Cc: Kaye Gilleylen
Subject: Re: Clifton Sign
Attachments: Clifton Center Signage Signed Rendering
10.15.24.pdf

Brian,

Attached is the signed rendering for the Clifton Early Learning Center signage. Let me know if you need anything else.

Lynn

Lynn Palmer
VP Education and Family Services Operations
(She, Her, Hers)
lynn.palmer@thecentersohio.org
(216) 325-9311 (Direct Dial)

Nancy Lyon Porter Campus
4500 Euclid Avenue
Cleveland, OH 44103
216.432.7200
www.thecentersohio.org

From: brian@beckersigns.com <brian@beckersigns.com>
Sent: Thursday, October 10, 2024 2:11 PM
To: Lynn Palmer <Lynn.Palmer@thecentersohio.org>; Barbara Baird <barbara.baird@thecentersohio.org>; Mark Polansky <Mark.Polansky@thecentersohio.org>
Cc: Kaye Gilleylen <Kaye.Gilleylen@thecentersohio.org>
Subject: RE: Clifton Sign

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lynn,

Please sign the renderings and return to us via email or UPSP.

Thanks,
Brian Becker | Becker Signs Inc.
? 330-659-4504 | ? 330-659-4570
6381 Chittenden Road, E9

Hudson, OH, 44236
www.beckersigns.com

From: Lynn Palmer <Lynn.Palmer@thecentersohio.org>
Sent: Thursday, October 10, 2024 10:39 AM
To: Barbara Baird <barbara.baird@thecentersohio.org>;
brian@beckersigns.com; Mark Polansky
<Mark.Polansky@thecentersohio.org>
Cc: Kaye Gilleylen <Kaye.Gilleylen@thecentersohio.org>
Subject: Re: Clifton Sign

Brian,

I approve the signage for both Clifton & Wade.
Did we get Fr. Kevin's signature for approval yet or is that
something that is still needed? I
believe I had sent an email from him that showed his approval.
If his signature is still
needed, I will reach out to him and see if he is available this
afternoon and go to Clifton to
have him sign.

Lynn Palmer
VP Education and Family Services Operations
(She, Her, Hers)
lynn.palmer@thecentersohio.org
(216) 325-9311 (Direct Dial)

Nancy Lyon Porter Campus
4500 Euclid Avenue
Cleveland, OH 44103
216.432.7200
www.thecentersohio.org

From: Barbara Baird <barbara.baird@thecentersohio.org>
Sent: Thursday, October 10, 2024 10:19 AM
To: brian@beckersigns.com <brian@beckersigns.com>; Mark Polansky
<Mark.Polansky@thecentersohio.org>
Cc: Kaye Gilleylen <Kaye.Gilleylen@thecentersohio.org>; Lynn
Palmer
<Lynn.Palmer@thecentersohio.org>
Subject: Re: Clifton Sign

Kaye & Lynn,

Please take a moment to review the signage for Wade and Clifton and let Brian know if he is approved to move forward.

Per his earlier message,
We need to have landlord approval for the city permit. Please sign and return the attached rendering with the landlord approval space. You can scan and email the signed drawing.

Thank you!

Please note that October 25 will be my last day with The Centers. Feel free to reach out to Tatiana Dwyer (Tatiana.dwyer@thecentersohio.org) with questions or new requests moving forward.

Barb Baird
Manager, Marketing & Communications
Preferred Pronouns (She, Her, Hers)
Email barbara.baird@thecentersohio.org
Phone (216) 325-9350

Administrative Campus
Nancy Lyon Porter Building
4500 Euclid Avenue
Cleveland, OH 44103
216.432.7200
www.thecentersohio.org

From: brian@beckersigns.com <brian@beckersigns.com>
Sent: Thursday, October 10, 2024 8:59 AM
To: Mark Polansky <Mark.Polansky@thecentersohio.org>; Barbara Baird <barbara.baird@thecentersohio.org>
Cc: Kaye Gilleylen <Kaye.Gilleylen@thecentersohio.org>; Lynn Palmer <Lynn.Palmer@thecentersohio.org>
Subject: RE: Clifton Sign

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Just checking on approvals for Wade and Clifton.

Thanks,
Brian Becker | Becker Signs Inc.
? 330-659-4504 | ? 330-659-4570
6381 Chittenden Road, E9
Hudson, OH, 44236
www.beckersigns.com

From: Mark Polansky <Mark.Polansky@thecentersohio.org>
Sent: Friday, October 4, 2024 1:39 PM
To: Barbara Baird <barbara.baird@thecentersohio.org>
Cc: brian@beckersigns.com; Kaye Gilleylen
<Kaye.Gilleylen@thecentersohio.org>; Lynn Palmer
<Lynn.Palmer@thecentersohio.org>
Subject: RE: Clifton Sign

Thanks Barb,
I am copying Kaye and Lynn (unlike my first reply). I believe
they should be the ones to formally approve
the rendering, which looks great to me. Thanks.

Mark

Mark Polansky
Director of Facilities
The Centers
216-536-5275 mobile

From: Barbara Baird <barbara.baird@thecentersohio.org>
Sent: Friday, October 4, 2024 8:47 AM
To: Mark Polansky <Mark.Polansky@thecentersohio.org>
Cc: brian@beckersigns.com
Subject: Fw: Clifton Sign

Hi Mark,

In my current role, and with my impending departure, I don't feel
I should be approving the attached
rendering. Would you please do so, and return the signed form to
Brian?

Thanks so much.

Please note that October 25 will be my last day with The Centers.
Feel free to reach out to Tatiana Dwyer
(Tatiana.dwyer@thecentersohio.org) with questions or new requests
moving forward.

Barb Baird
Manager, Marketing & Communications
Preferred Pronouns (She, Her, Hers)
Email barbara.baird@thecentersohio.org
Phone (216) 325-9350

Administrative Campus
Nancy Lyon Porter Building
4500 Euclid Avenue
Cleveland, OH 44103
216.432.7200
www.thecentersohio.org

From: brian@beckersigns.com <brian@beckersigns.com>
Sent: Friday, October 4, 2024 8:27 AM
To: Barbara Baird <barbara.baird@thecentersohio.org>
Subject: FW: Clifton Sign

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attachments unless you recognize the sender and know the content
is safe.
Hi Barb,

Attached are drawings for the Wade sign. We need to have
landlord approval for the city
permit. Please sign and return the attached rendering with the
landlord approval space.
You can scan and email the signed drawing.

Thanks,
Brian Becker | Becker Signs Inc.
? 330-659-4504 | ? 330-659-4570
6381 Chittenden Road, E9
Hudson, OH, 44236
www.beckersigns.com

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30' TO CLIFTON BLVD EDGE LINE

5'

75' TO CHASE AVE EDGE LINE

LANDLORD APPROVAL

for K. R. [Signature], Partner

DATE 10-14-2024

BECKERSIGNS

WE'LL GET YOU NOTICED

330 659 4504 | BECKERSIGNS.COM

ALL ARTWORK AND DRAWINGS ARE PROPERTY OF BECKER SIGNS INC. ANY USE OTHER THAN VIEWING FOR CUSTOMER APPROVAL OR PERMIT APPLICATION IS PROHIBITED UNLESS SPECIFICALLY ALLOWED IN WRITING BY BECKER SIGNS INC. COST OF ART DEVELOPMENT MUST BE PAID TO BECKER SIGNS INC. PRIOR TO ANY OTHER USE.

PROJECT THE CENTERS
13889 CLIFTON BLVD, ROCKY RIVER

DWG RENDERING FOR LANDLORD APPROVAL

DRAWN BY BDB
REV
DATE 9/25/24

BECKER SIGNS INC.
6381 CHITTENDEN ROAD, E9
HUDSON, OH 44236
330-659-4504
BECKERSIGNS.COM

20

20

Faith Early Learning Center

125 ft

CLIFTON

225 FT

225 ft

Clifton Blvd The Centers--Clifton

C
H
A
S
E

St Luke



Clifton
EARLY LEARNING

Enrolling Now

High-Quality
Preschool!

UPK

Universal Pre-Kindergarten

- Scholarships Available
- Prepare Your Child for Kindergarten

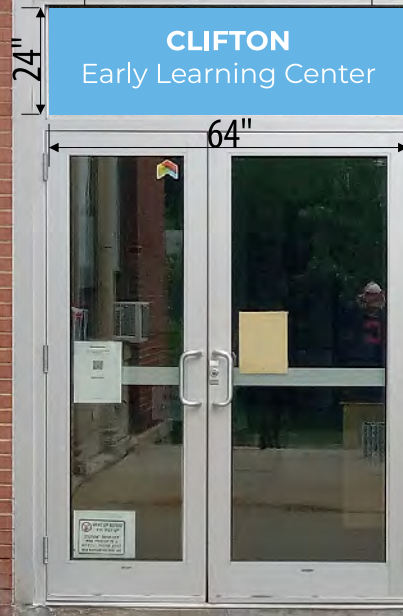
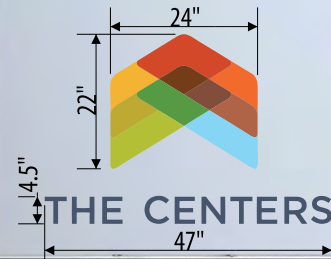
WELCOME TO THE
CLIFTON EARLY LEARNING CENTER





STOP





CHEVRON - 22" X 24" = 3.7 S.F.
 EARLY LEARNING CENTER - 24" X 64" = 10.7 S.F.

TOTAL WITH GROUND SIGN = 32.4 S.F.

BECKER SIGNS

WE'LL GET YOU NOTICED

330 659 4504 | BECKERSIGNS.COM

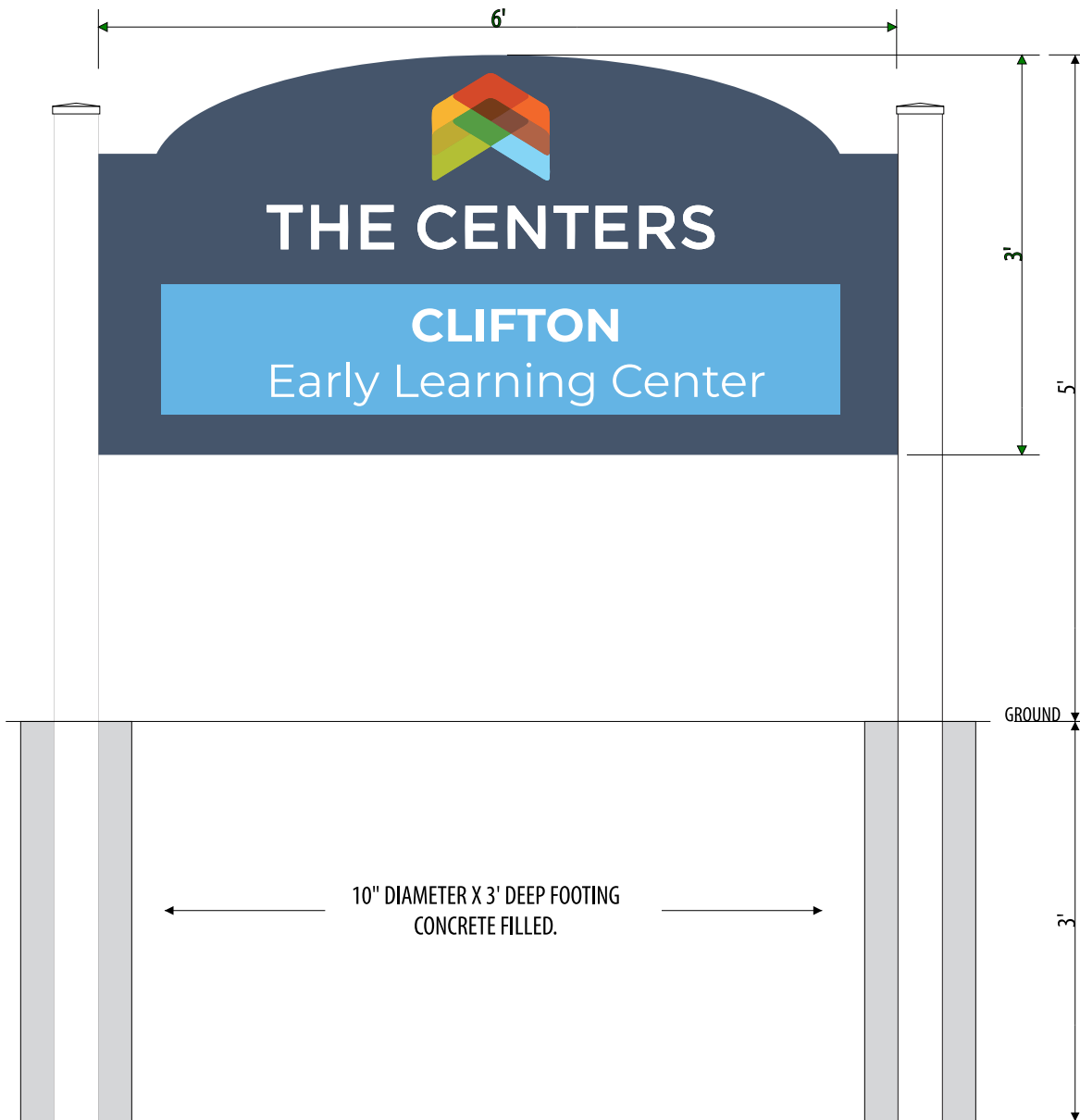
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PROJECT THE CENTERS
 13889 CLIFTON BLVD, LAKEWOOD

DWG CENTERS CLIFTON EARLY LEARNING CENTER
 GROUND SIGN

DRAWN BY BDB
 REV
 DATE 9/25/24

BECKER SIGNS INC.
 6381 CHITTENDEN ROAD, E9
 HUDSON, OH 44236
 330-659-4504
 BECKERSIGNS.COM



CLIFTON BLVD GROUND SIGN

4EVER PRODUCTS VINYL SIGN FRAME
 WHITE POSTS AND CAPS
 PREMIUM CAST VINYL GRAPHICS
 3MM SOLID CORE ACM, PAINTED GRAY

SIGN AREA = 6' X 3' = 18 S.F.
 5' GROUND TO TOP OF SIGN

BECKER SIGNS

WE'LL GET YOU NOTICED

330 659 4504 | BECKERSIGNS.COM

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PROJECT THE CENTERS
 13889 CLIFTON BLVD, LAKEWOOD

DWG CENTERS CLIFTON EARLY LEARNING CENTER
 GROUND SIGN

DRAWN BY BDB
 REV
 DATE 9/25/24

BECKER SIGNS INC.
 6381 CHITTENDEN ROAD, E9
 HUDSON, OH 44236
 330-659-4504
 BECKERSIGNS.COM



BECKERSIGNS

WE'LL GET YOU NOTICED

330 659 4504 | BECKERSIGNS.COM

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13889 CLIFTON BLVD, LAKEWOOD

DWG RENDERING FOR LANDLORD APPROVAL

DRAWN BY BDB

REV

DATE 9/25/24

BECKER SIGNS INC.
6381 CHITTENDEN ROAD, E9
HUDSON, OH 44236
330-659-4504
BECKERSIGNS.COM



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Application Cover Page

Docket No.: 12-114-24

Permit No.: BBS24-000134

Applicant Name: Kathy Clarke, Ace lighting Services

Project Address: 14871 Detroit Ave.

Project Name: Barry Bagels

Project: Applicant proposes an illuminated wall sign with channel letters and logo mounted on raceways.

Duane Bradley

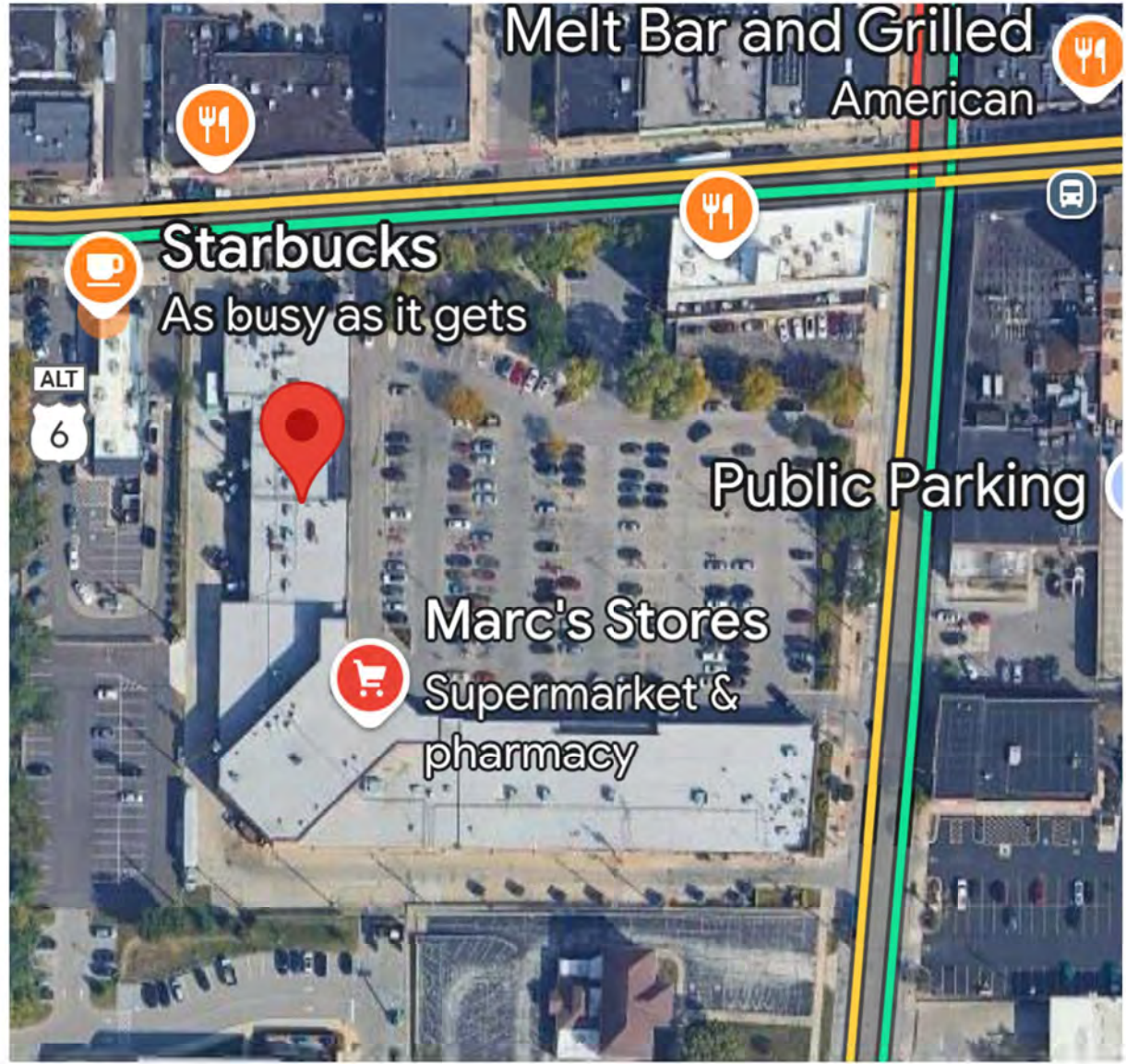


PHILLIPS EDISON & COMPANY®

Approval of Signage Rendering

The below signage is approved as drawn.

BARRY BAGELS



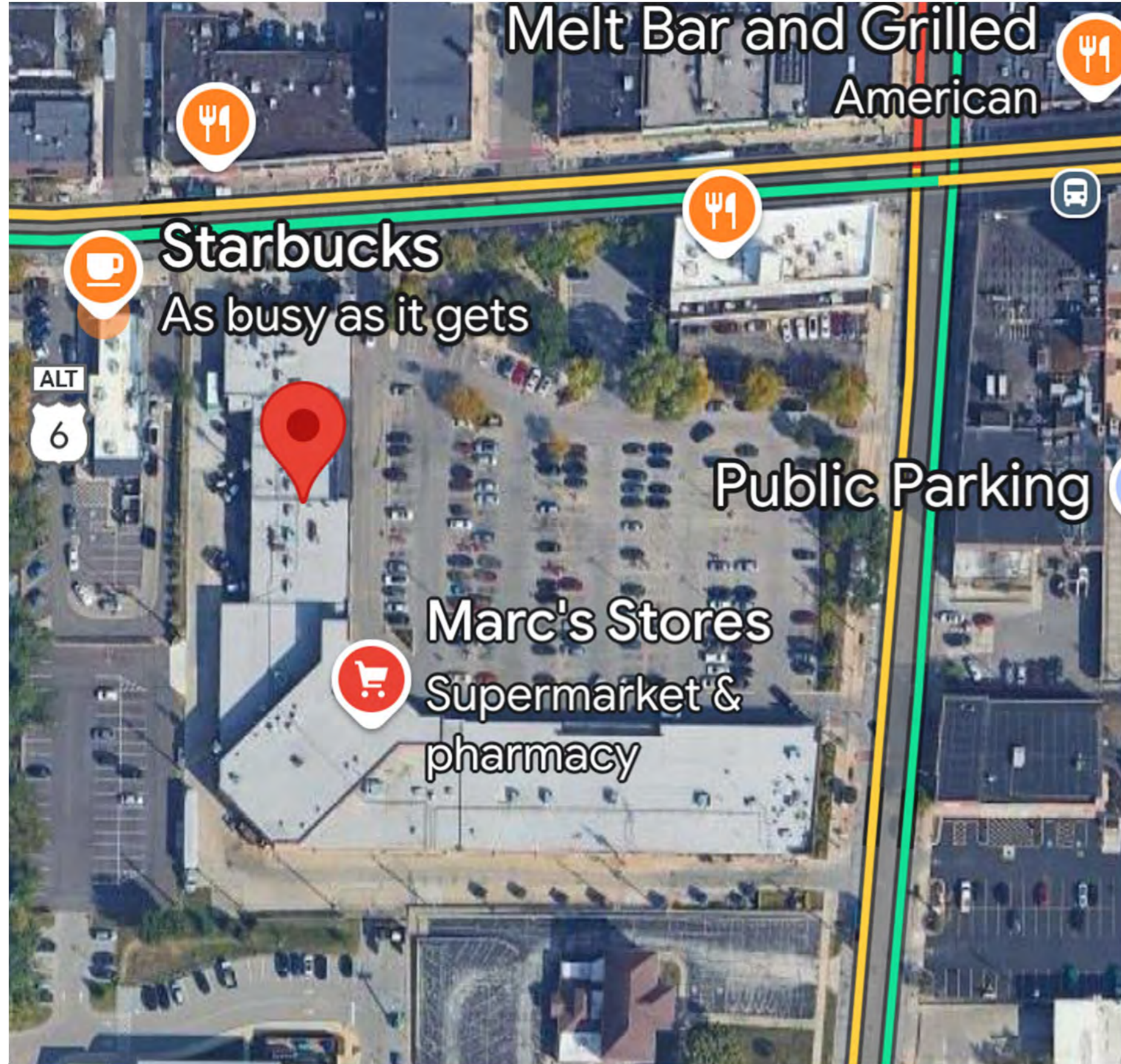
SCOPE OF PROJECT

A. One (1) Set of channel letters and logo mounted on raceways



COLORS

-  Brick Color
-  Orange
-  Black
- White







SCOPE OF PROJECT

A. One (1) Set of channel letters and logo mounted on raceways

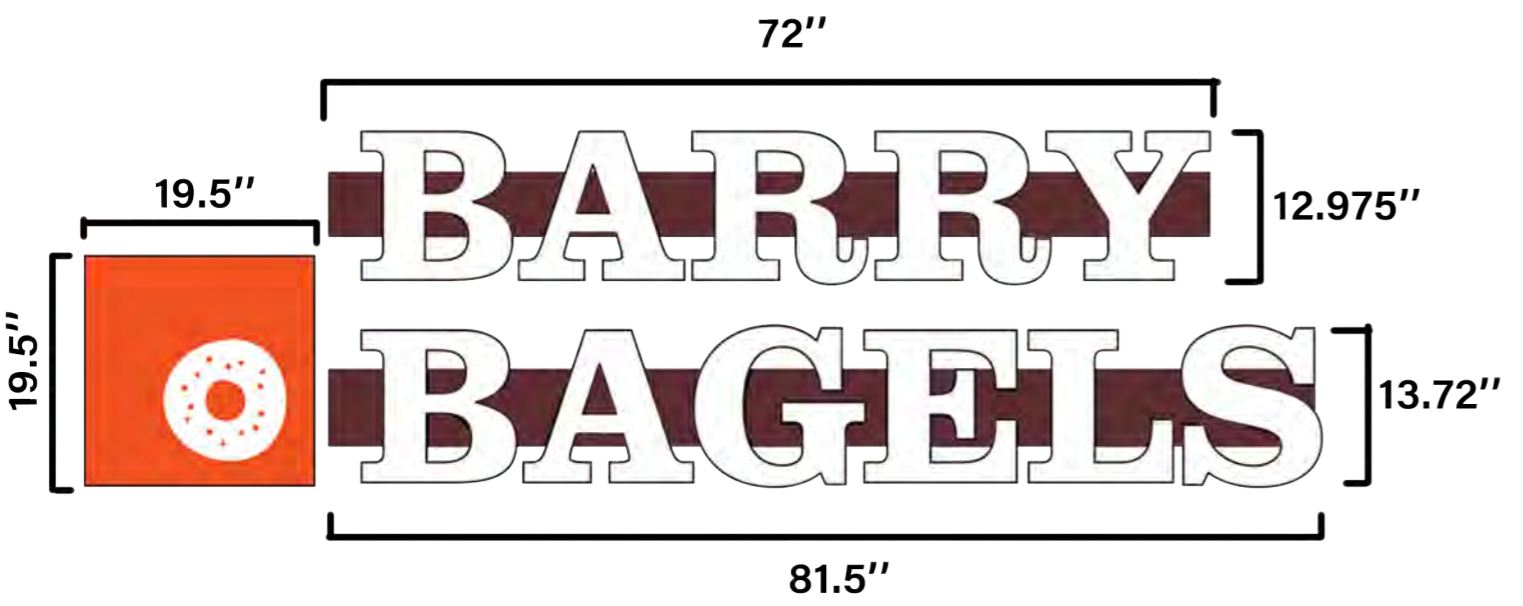


COLORS

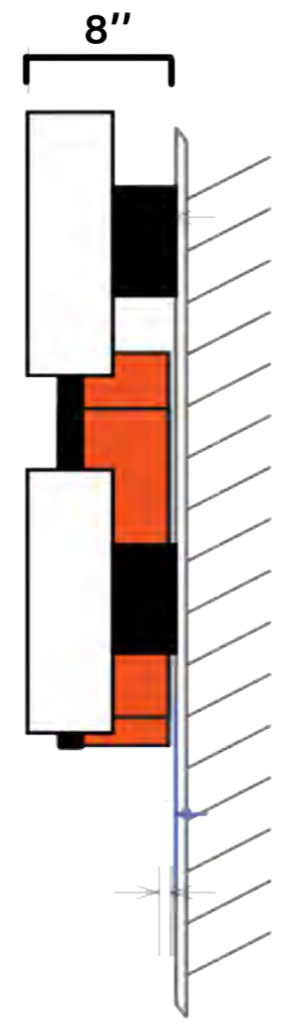
-  Brick Color
-  Orange
-  Black
-  White

A. OVERVIEW: channel letters and logo mounted on raceways

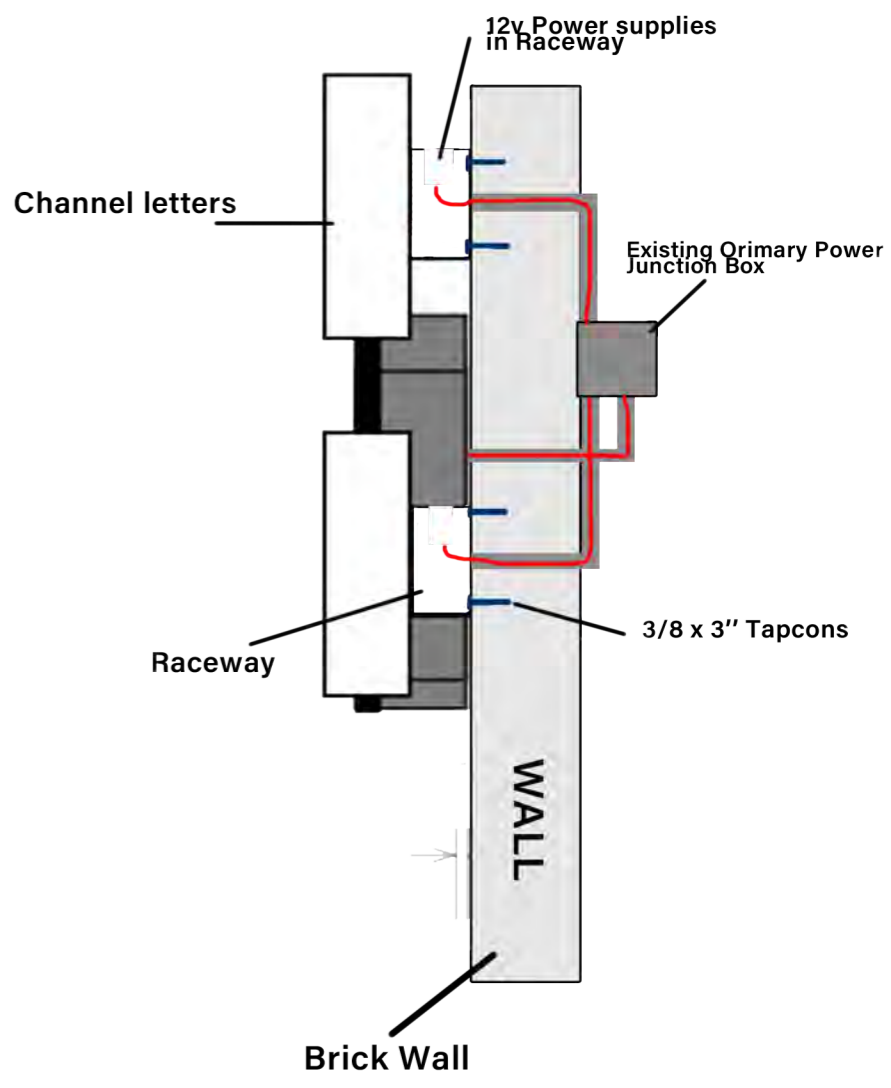
FRONT VIEW



SIDE VIEW



MOUNTING/ELECTRICAL
Front lit raceway mounted channel letters



COLORS

- Brick Color
- Orange
- Black
- White

MATERIALS

FACES: 3/16" White Acrylic

BACKS: White ACM

RETURNS: Black Aluminum

TRIM: 1" Black

GRAPHICS: Orange and white 3M vinyl for square logo

LIGHTING: 12v 7000k LEDs powered by 120-277v Power Supply 12v 60W

MOUNTING: 3/8 x 3" Tapcons in Raceway Brackets

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or applicable codes. This includes proper grounding and bonding of the sign.

Customer is to provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or electrician. Each sign must have: A minimum of one dedicated 120V 20A circuit.

| | | | | | | |
|--|--|-----------------|-----------------|----------------------------|------------------------------|--------------------|
| BARRY BAGELS 14871 DETROIT AVE, LAKEWOOD, OH 44107 | OVERALL DIMENSIONS 103"W x 30"H x 8"D SQUARE FOOTAGE 21.875 | SCALE 1 : 10 | DATE 11/2/24 | PROJECT MANAGER Adam O. | PAGE DESCRIPTION Overview | PAGE NO. 2 OF 5 |
|--|--|-----------------|-----------------|----------------------------|------------------------------|--------------------|



| | | | | | | |
|--|--|------------------------|------------------------|-----------------------------------|--|---------------------------|
| BARRY BAGELS 14871 DETROIT AVE, LAKEWOOD, OH 44107 | OVERALL DIMENSIONS TBD SQUARE FOOTAGE TBD | SCALE 1 : 10 | DATE 11/2/24 | PROJECT MANAGER Adam O. | PAGE DESCRIPTION Existing Conditions | PAGE NO. 3 OF 5 |
|--|--|------------------------|------------------------|-----------------------------------|--|---------------------------|



| | | | | | | |
|--|--|-------------------------|-------------------------|------------------------------------|--|----------------------------|
| <p>BARRY BAGELS 14871 DETROIT AVE, LAKEWOOD, OH 44107</p> | <p>OVERALL DIMENSIONS TBD SQUARE FOOTAGE TBD</p> | <p>SCALE 1 : 10</p> | <p>DATE 11/2/24</p> | <p>PROJECT MANAGER Adam O.</p> | <p>PAGE DESCRIPTION Day Time Mock up</p> | <p>PAGE NO. 4 OF 5</p> |
|--|--|-------------------------|-------------------------|------------------------------------|--|----------------------------|



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|--|--|-------------------------|-------------------------|------------------------------------|--|----------------------------|
| <p>BARRY BAGELS 14871 DETROIT AVE, LAKEWOOD, OH 44107</p> | <p>OVERALL DIMENSIONS TBD SQUARE FOOTAGE TBD</p> | <p>SCALE 1 : 10</p> | <p>DATE 11/2/24</p> | <p>PROJECT MANAGER Adam O.</p> | <p>PAGE DESCRIPTION Night Time Mock Up</p> | <p>PAGE NO. 5 OF 5</p> |
|--|--|-------------------------|-------------------------|------------------------------------|--|----------------------------|



**BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD**

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • www.lakewoodoh.gov

Application Cover Page

Docket No.: 12-115-24

Permit No.: BBS24-000135

Applicant Name: Shawn Warren, Erie DeSign Co. Inc.

Project Address: 17118 Detroit Ave.

Project Name: CouCou Sentiments

Project: Applicant proposes signage in the sign band, vinyl window graphics, and projecting sign.



AS IS



CouCou Sentiment



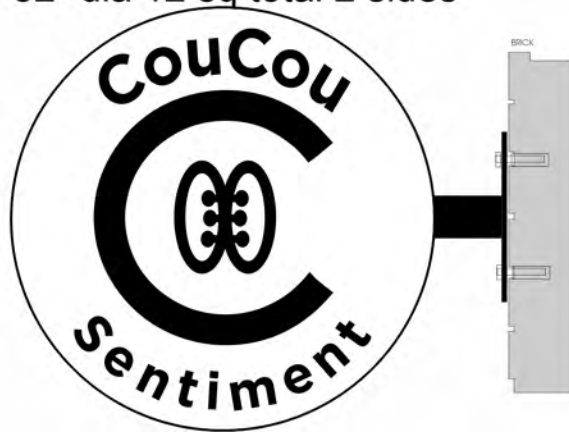
17.75 SQ. FT. EACH 35.5



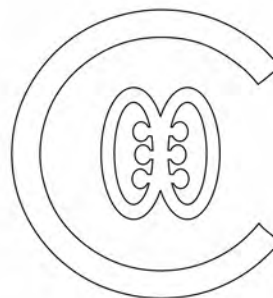
STORE FRONTS 19.5' X 13' 500 TOTAL SQ. FT

MOUNTED WITH:
3" LAG BOLTS WITH SLEEVES
IN TO BRICK MORTAR

32" dia 12 sq total 2 sides



X2 balloons gifts
partycards



6" TEXT 6" X 88" 12 sq total

32" dia 6 sq total

GAAS



Case #: _____

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

Building Permit Application

PROJECT ADDRESS: 17118 Detroit Ave. 31127025 Suite/Unit #

or **PERMANENT PARCEL NUMBER:** _____

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

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

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

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

SCOPE OF PERMIT (Check all that apply):
 New Primary Structure Addition Alteration Repair Equip. Replacement Commercial Sign
 Tent or Temporary Rear Deck Shed Pool Water Controlling Waterproofing
 Commercial Hood Fire Suppression Fire Alarm HVAC Refrigeration
 Demolition Paving Storm Sewer Other (Please specify): Sign letters

***VALUATION: (cost of the work) \$** _____ **PROJECT SIZE: (in square feet)** 16 sq

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

Cut 1/2" thick pvc letters mounted to surface with silicone adhesive

Text total 17.75 X 2 = 35.5 sq. ft.

Sign fascia area 46 sq. FA X2

*WINDOW GRAPHICS CUT VINYL EACH SET

*BLADE SIGN 32" DIA 6SQ. FT. PER SIDE 12 SQ. TOTAL

6" X 88" 6SQ. FT X 2 STORE FRONTS 12 SQ

STORE FRONTS 19.5' X 13' 500 TOTAL SQ. FT

32" "C" 6 SQ 18 TOTAL SQ FT

PROPERTY OWNER NAME: GV Art Phone: 216-4718746

Business Name (if applicable) **CouCou Sentiment** Email: coucousentiment@gmail.com

Mailing Address: 17118 Detroit Ave City: Lakewood State: Oh Zip: 44107

CONTRACTOR NAME: Erie Design Phone: 216-227-0043

License/Reg. No.: on file Email: orders@eriedesign.com

Mailing Address: 16504 Detroit Ave City: Lakewood State: Oh Zip: 44107

ARCHITECT/ENGINEER: Phone: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

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

10-29-24

Anticipated Completion Date: _____

SIGNATURE OF CONTRACTOR / OWNER

DATE



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ARCHITECTURAL REVIEW BOARD
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Application Cover Page

Docket No.: 12-116-24

Permit No.: BBS24-000136

Applicant Name: Aldo Dure, Be Next Awning & Graphics Inc.

Project Address: 17415 Detroit Ave.

Project Name: Fade Factory Barbershop

Project: Applicant proposes signage a replacement awning with signage.

Letter owner consent

Subjet : Sign Installation

Owner's name : Albert Stratton

Address : 17439 Shelburne Rd, Cleveland, OH 44118

Telephone no: (216) 496 - 1055

I. the undersigned am the owner of the above
name property and hereby the proposed sign installation
by(company performing installation) BNEXT DESIGN

Albert S.

Owner's Signature

11/18/2024

Date:



BNEXT

Cleveland Office

5109 Clark Ave.
Cleveland, Ohio 44102
216-688-1800

TEXT 216-407-7711 TO CHAT NOW!

| Monday-Friday | 9:00 am - 5:00 pm |

CLIENT: FADE FACTORY BARBERSHOP

CONTACT:

ADDRESS: 17415 Detroit Ave Lakewood Ohio 44107

DRAWING: 0000330 DATE: 07-25-2024

REPRESENTATIVE: Aldo Dure aldodure2000@gmail.com

FILE: FADE FACTORY / drive bnextrd@gmail.com

DRAWING HISTORY

| INFO | NAME | DATE |
|-----------|-------------------|----------|
| Reception | Aldo Dure | 07-25-24 |
| Design | Nicole Concepcion | 07-25-24 |
| | | |

JOB DESCRIPTION

[Redacted Job Description]

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:

RECEIVED

By Kelly McCafferty at 1:49 pm, Oct 29, 2024

S24-000059

City of Lakewood
Approved Plans

S24-000059

Christopher Parmelee
11/01/2024

FADE FACTORY BARBERSHOP

17415 Detroit Ave Lakewood Ohio 44107



BNEXT

Cleveland Office
5109 Clark Ave.
Cleveland, Ohio 44102
216-688-1800

TEXT 216-407-7711 TO CHAT NOW!

| Monday-Friday | 9:00 am - 5:00 pm |

CLIENT: FADE FACTORY BARBERSHOP

CONTACT:

ADDRESS: 17415 Detroit Ave Lakewood Ohio 44107

DRAWING: 0000330

DATE: 07-25-2024

REPRESENTATIVE: Aldo Dure aldodure2000@gmail.com

FILE: FADE FACTORY / drive bnextrd@gmail.com

DRAWING HISTORY

| INFO | NAME | DATE |
|-----------|-------------------|----------|
| Reception | Aldo Dure | 07-25-24 |
| Design | Nicole Concepcion | 07-25-24 |

JOB DESCRIPTION

RECOVERING AWNING SIGN

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:

RECOVERING AWNING SIGN A

20'0" FRONTAGE



SIGN A

COLOR SPECIFICATIONS

 WHITE LETTERS

 BLACK

Customer Initials to approve colors

This drawing and the concepts contained herein are the exclusive property of BNEXT DESIGN Signs and are not to be shared without our expressed written consent. All rights are retained.



MEASUREMENT SIGN A

SIGNAGE REPRESENTS 28.3' SQ FT



A SIGN LOCATION

BNEXT

Cleveland Office
5109 Clark Ave.
Cleveland, Ohio 44102
216-688-1800

TEXT 216-407-7711 TO CHAT NOW!
| Monday-Friday | 9:00 am - 5:00 pm |

CLIENT: FADE FACTORY BARBERSHOP

CONTACT:

ADDRESS: 17415 Detroit Ave Lakewood Ohio 44107

DRAWING: 0000330 DATE: 07-25-2024

REPRESENTATIVE: Aldo Dure aldodure2000@gmail.com

FILE: FADE FACTORY / drive bnextrd@gmail.com

DRAWING HISTORY

| INFO | NAME | DATE |
|-----------|-------------------|----------|
| Reception | Aldo Dure | 07-25-24 |
| Design | Nicole Concepcion | 07-25-24 |

JOB DESCRIPTION

SITE PLAN

SIGN LOCATION - A

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:





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

CHRISTOPHER S. PARMELEE
BUILDING COMMISSIONER
216/529-6295

WILLIAM WAGNER
ASSISTANT BUILDING COMMISSIONER
216/529-6284

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

CERTIFICATE OF PLAN APPROVAL APPLICATION NUMBER: S24-000059

Project Address 17415 DETRIOT AVE
Parcel Number 31123107
Project Description 17415 Detroit Ave. - "Fade Factory Barbershop" - Recover existing sign per plans.
Use Group B
Construction Type IIIB
Approval Date November 01, 2024
Drawings Dated 07/25/2024
Submittal Code Cycle 2024 OBC, 2024 OMC, 2024 OPC, 2023 NEC, 2021 IECC, 2009 & 2017 ICC-A117

OWNER

STJS HOLDINGS LLC
1387 MATTHEWS AVE
LAKEWOOD, OH 44107

Conditions of Approval

- Plans are approved, but permit cannot be issued until ABR/Sign Review Board Approval is granted.**

This is to certify that the submitted construction documents are approved in conformance with Section 105 OBC, subject to the conditions specified above.

Christopher Parmelee
Building Commissioner

City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107-2832
216.529.6295 (Phone)
216.529.5930 (Fax)
Email: Christopher.Parmelee@lakewoodoh.net

This certificate and one set of approved drawings, manufacturers' installation instructions and product information shall be kept at the work site and available for use by inspectors.

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

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

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

RECEIVED

By Kelly McCafferty at 1:33 pm, Oct 29, 2024



MAIN (216) 529-6270

FAX (216) 529-5930

building.permits@lakewoodoh.gov

www.lakewoodoh.gov

DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107

APPLICATION FOR COMMERCIAL PLAN APPROVAL

(For projects subject to the provisions of the Ohio Building Code Section 107.2)

ALL INFORMATION MUST BE PROVIDED AND LEGIBLE

| | |
|---|--|
| Project Location [OBC 107.2-2]: | Applicant Information [OBC 107.2-5] (Building Owner or Representative) |
| Street Address: <u>17415 Detroit Avenue, Lakewood, OH, 44107</u> Floor Number: _____ Suite: _____ Is this building in the floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: <u>Gyunash</u> Business Name: <u>Fade Factory Barbershop</u> Mailing Address: _____ City/State/Zip Code: <u>17415 Detroit Avenue, Lakewood, OH, 44107</u> Phone Number: <u>(216) 678-0607</u> Email Address: <u>fadefactorybarbershop23@gmail.com</u> |
| Project Information [OBC 107.2-1]: (Project Use and Occupancy [OBC 107.2-3]) | Registered Design Professional [OBC 106.2.1] |
| Project Type (check all that apply): <input type="checkbox"/> New Building <input type="checkbox"/> Alteration <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Fence, pool, paving, landscaping, shed, tent, other <input checked="" type="checkbox"/> Sign Project Scope (check all that apply): <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> General Building <input type="checkbox"/> Mechanical (HVAC) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Fire Protection (see below) <input type="checkbox"/> Site Work over 8,000 sq. ft. Describe the (proposed) use (e.g.: Restaurant, boutique, office, etc.): Recovering of an existing awning to read "Fade Factory Barbershop" to measure H 4'16" x 20'72" made with fabric sunbrella black color with painted letters per rendering Occupancy class [OBC Chapter 3]: If Mixed Use [OBC 508.1] check one: <input type="checkbox"/> Separated <input type="checkbox"/> Non-separated <input type="checkbox"/> Accessory only | <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Certified Fire Protection System Designer <input type="checkbox"/> NA Name: _____ Firm or Business: _____ Certificate or Registration Number: _____ Mailing Address: _____ City/State/Zip Code: _____ Contact Name: _____ Contact Phone: _____ Email Address: _____ |
| Construction Type [OBC Chapter 6]: Total Project Work Area: <u>28'3"</u> Sq. Ft. Total cost of construction (valuation): \$ <u>\$2,000</u> Describe the project: <u>Recovering of an existing awning to read "Fade Factory Barbershop" to measure H 4'16" x 20'72" made with fabric sunbrella black color with painted letters per rendering</u> | Certification [OBC 107.2.5] |
| Fire Protection Systems [OBC 106.1.1.1] (Indicate all that apply as "E" for Existing, "N" for New, or NA if none) | I certify that I am the building <input type="checkbox"/> Owner <input type="checkbox"/> Owner's Authorized Agent All information provided on this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the mailing address above. I consent to these plans being reviewed in the order of plans examination determined by the building official. Signature: <u>Aldo Dure</u> Printed Name: <u>Aldo Dure</u> Date of Application: <u>10/23/2024</u> |
| Building Sprinkler System _____ Limited Area Sprinkler System _____ In-Rack Sprinkler System _____ Demand at Riser Base _____ psi Kitchen Hood Suppression _____ Fire Alarm System _____ Fire Detection System _____ Smoke Detection System _____ | For Building Department Use Case Number: <u>S24-000059</u> Date Received: <u>10/29/2024</u> Received By: <u>KLM</u> Other Approvals Required (prior to permit issuance): Fire Marshall: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Engineering: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A ABR/Planning/Zoning: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Plan Review Fees Outside Plans Examiner: \$ _____ Stormwater Review: \$ _____ |
| Required Construction Documents [OBC Section 106] 3 sets required for Building Department plus 1 set for Fire Department Review (if applicable) 1 (Civil) set for Engineering Review (if applicable) Date on Plans: _____ | |



Case #: S24-000059

Building Permit Application

City of Lakewood Division of Housing and Building

12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930

building.permits@lakewoodoh.gov

PROJECT ADDRESS: 17415 Detroit Avenue Lakewood, OH, 44107

Suite/Unit # 1

or **PERMANENT PARCEL NUMBER:** 31123107

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

Who is performing the work? Homeowner OR **Contractor**

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

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

Case Number:

SCOPE OF PERMIT (Check all that apply):

- New Primary Structure Addition Alteration Repair Equip. Replacement Commercial Sign
- Tent or Temporary Rear Deck Shed Pool/Hot Tub Water Controlling Waterproofing
- Commercial Hood Fire Suppression Fire Alarm Storm Sewer Refrigeration
- Demolition Paving Drain No Drain Fence New or Existing

Other (Please specify): _____

***VALUATION: (cost of the work) \$** \$2,000

***PROJECT SIZE: (in square feet)** 28'3"

BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location)

DRAIN IN WORKSPACE (NEW REPLACEMENT EXISTING)

Recovering of an existing awning to read "Fade Factory Barbershop" to measure H 4'16" x 20'72" made with fabric sunbrella black color with painted letters per rendering

PROPERTY OWNER NAME: Albert Stratton

***Phone:** (216) 496-1055

Business Name (if applicable)

***Email:** bertstratton@gmail.com

Mailing Address: 17439 Shelburne Rd

City: Cleveland Heights

State: OH

Zip: 44118

CONTRACTOR CO. NAME: Be Next Awnings & Graphics

***Phone:** 216-688-1800

CONTRACTOR NAME: Aldo Dure

***Email:** usabannersplus@gmail.com

Mailing Address: 5109 Clark Ave

City: Cleveland

State: OH

Zip: 44102

ARCHITECT/ENGINEER:

Phone:

Mailing Address:

City:

State:

Zip:

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

Aldo Dure

10/23/2024

Anticipated Completion Date: _____

SIGNATURE OF CONTRACTOR / OWNER

DATE

ELECTRICAL PERMIT

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

PLUMBING PERMIT

| Items | Qty | Cost per | Extended cost |
|---|-----------|----------------|----------------|
| Base Fee | | \$30.00 | \$30.00 |
| Lavatories, sinks, laundry trays, bathtubs, showers, standpipes, combination fixtures, urinals, water closets, floor drains, area drains, yard drains, refrigerator drains, dishwashers, sterilizers, dental chairs, water filters, ejector, sump pumps, garbage grinders, grease interceptor, and each three feet or fraction thereof of gang shower length, per each unit | | 3.00 | |
| Gas Piping: For each outlet | | 5.00 | |
| Each indoor sprinkler head | | 5.00 | |
| Each outdoor sprinkler head | | 2.00 | |
| Each inside leader | | 3.00 | |
| Each air admittance valve | | 10.00 | |
| Hot water storage tanks: Up to and including 150-gallon capacity | | 5.00 | |
| 151 gallon and up to and including 300-gallon capacity | | 8.00 | |
| 301 gallon and more | | 10.00 | |
| Each drain or sewer per 100 feet of aggregate length or part thereof according to diameter: | | | |
| Up to and including 6 inches in diameter | | 10.00 | |
| 8-inch diameter | | 15.00 | |
| 10-inch diameter | | 20.00 | |
| 12-inch diameter | | 25.00 | |
| Potable water piping per 100 feet of aggregate length or part thereof <small>(excluding service line governed by Water Dept.)</small> | | 10.00 | |
| Residential State Fee add 1% - Commercial State Fee add 3% | 1% | 3% | |
| Subcontractor Name: | | Total | \$ |

HVAC PERMIT

| Unit | Qty | Make | Model | BTU's/Tons of Cooling | Type of Fuel | New or Replacement |
|--|-----|------|-------|-----------------------|--------------|---|
| Warm Air Furnace | | | | | | <input type="checkbox"/> New <input type="checkbox"/> Replacement |
| Boiler | | | | | | <input type="checkbox"/> New <input type="checkbox"/> Replacement |
| Unit Heater | | | | | | <input type="checkbox"/> New <input type="checkbox"/> Replacement |
| Heat Pump | | | | | | <input type="checkbox"/> New <input type="checkbox"/> Replacement |
| Air Conditioner | | | | | | <input type="checkbox"/> New <input type="checkbox"/> Replacement |
| *Will the A/C be placed in the side yard? YES or NO *If YES , please attach A/C side yard placement worksheet. | | | | | | |
| Solar | | | | | | <input type="checkbox"/> New <input type="checkbox"/> Replacement |
| Other | | | | | | <input type="checkbox"/> New <input type="checkbox"/> Replacement |
| If new whole house A/C, cost is: \$ _____ Increase in heating BTU's: _____ | | | | | | |
| Add \$40.00 Base Fee | | | | | | \$40.00 |
| Residential State Fee add 1% - Commercial State Fee add 3% | | | | 1% | 3% | \$ |
| Subcontractor Name: | | | | | Total | \$ |



**BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD**

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Application Cover Page

Docket No.: 12-117-24

Permit No.: BBS24-000141

Applicant Name: Tonia Watkins, Watkins Lighting & Sign Mtc, Inc.

Project Address: 15026 Detroit Ave.

Project Name: Potbelly Sandwich Works

Project: Applicant proposes vinyl window signage.

SA

LANDLORD AUTHORIZATION

Today's date

8/12/24

RE: Store Name Potbelly

Store Number _____

Store Address 18062 Royal Rd. Strongsville OH

To Whom It May Concern:

Please accept this as a Letter of Authorization providing National Awning and Sign and their contractors Watkins Lighting the authority to act on behalf of Potbelly in pursuit of upgrading our signage. This pertains to the following tasks in regard to signage for the Potbelly:

- Obtain all necessary permits and variance approvals.
- Engineering.
- Removals, patching, and painting.
- Installation.
- Electrical work.
- Any additional work as per the job specifications.

Sincerely, (please print legibly)

Marc Glick

Your name

Manager

Your title

Greens of Strongsville Trustee Annex

Your company

3311 Richmond Rd #200, Beachwood Ohio

Your Physical address

mglick@waldfisher.com

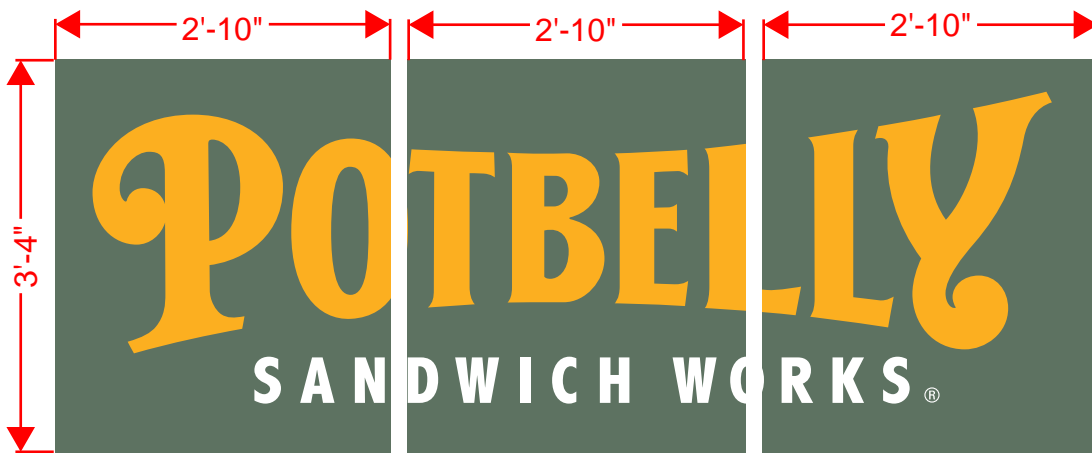
Your Email address

(216) 464-2000

Your Telephone number

(216) 464-9295

Your Fax number



TEMP. WINDOW SIGNAGE

SCALE: NOT TO SCALE - DIMENSIONS NOTED

15020 DETROIT AVE
LAKEWOOD, OH 44107

ISSUED:
WINDOW
SIGNAGE

11/19/24

SHEET

1 of 1

4'-4"

NEW

**FARMHOUSE
CHICKEN
SANDWICH**

2'-10"



TRANSPARENT WINDOW CLING

SCALE: NOT TO SCALE - DIMENSIONS NOTED

15020 DETROIT AVE
LAKEWOOD, OH 44107

ISSUED:
WINDOW
SIGNAGE

11/19/24

SHEET

1 of 1



TRANSPARENT WINDOW CLING

SCALE: NOT TO SCALE - DIMENSIONS NOTED

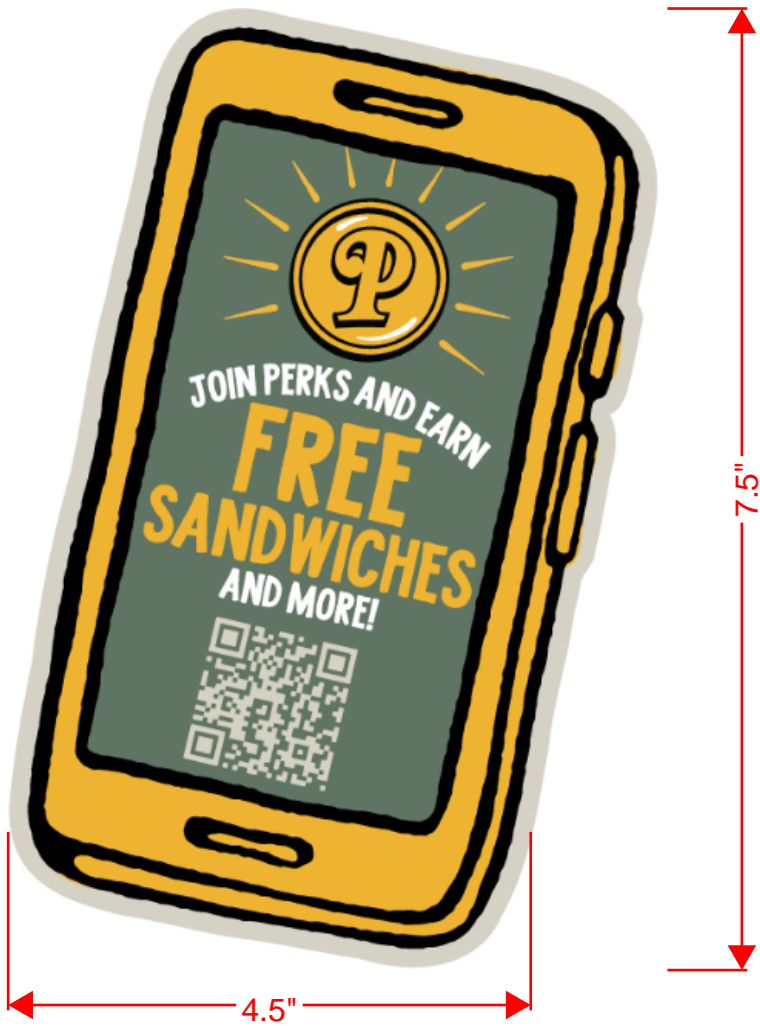
15020 DETROIT AVE
LAKEWOOD, OH 44107

ISSUED:
WINDOW
SIGNAGE

11/19/24

SHEET

1 of 1



WINDOW CLING

SCALE: NOT TO SCALE - DIMENSIONS NOTED

15020 DETROIT AVE
LAKEWOOD, OH 44107

ISSUED:
WINDOW
SIGNAGE

11/19/24

SHEET

1 of 1



WINDOW CLING

SCALE: NOT TO SCALE - DIMENSIONS NOTED

15020 DETROIT AVE
LAKEWOOD, OH 44107

ISSUED:
WINDOW
SIGNAGE

11/19/24

SHEET

1 of 1



**BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD**

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • www.lakewoodoh.gov

Application Cover Page

Docket No.: 12-118-24

Permit No.: BBS24-000133

Applicant Name: Mohammad Musleh, 27491 Property LLC

Project Address: 14006 Clifton Blvd.

Project Name: n/a

Project: Applicant proposes the refacing of a stucco finished exterior with stone veneer.











www.amswood.com

1172



Lakewood
Ohio

www.onelakewood.com



**BOARD OF BUILDING STANDARDS
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Application Cover Page

Docket No.: 12-119-24

Permit No.: BBS24-000137

Applicant Name: Steven Minnich, NE OHIO Subs LLC

Project Address: 16306 Detroit Ave.

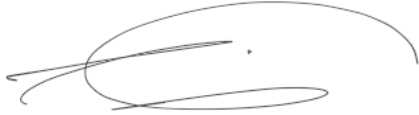
Project Name: Jersey Mike's Subs

Project: Applicant proposes a fenced outdoor dining area on the patio.

9/12/2024
RE; Jersey Mikes

I, Frank Scalish, owner of 16306 Detroit Avenue, hereby grant permission to the applicant to pursue the conditional use permit.

Thank you,

A handwritten signature in black ink, consisting of several overlapping loops and a horizontal stroke, positioned below the text "Thank you,".

Frank Scalish

PRODUCT SPECIFICATIONS:

4'H Black 300 Sterling (C): 59 LF & 2 Gates.
Specifications: Post: 2" Sq., Rail: 1-1/2"x1", Picket: 3/4" Sq.

JOB OPTIONS:

(2) 4ft SS Standard Gate, Standard Latch

JOB NOTES:

No Returns for Special Order Product.

Approximate Start Date: 11/15/2024

Approximate Finish Date: 11/21/2024

All dates are approximate and subject to change based on unforeseen events including inclement weather, permitting delays, change orders, and manufacturing delays. See terms and conditions for full details.

Acceptance and Authorization: By signing below, you authorize Superior to perform the installation and/or order and arrange for the delivery of special order merchandise, including special order merchandise that may be custom made, as specified in this Agreement. You understand and agree that this Agreement constitutes the entire understanding between you and Superior and that there have been no oral or written representations or agreements made to you by Superior but that if there are you agree that this Agreement expressly supersedes them.

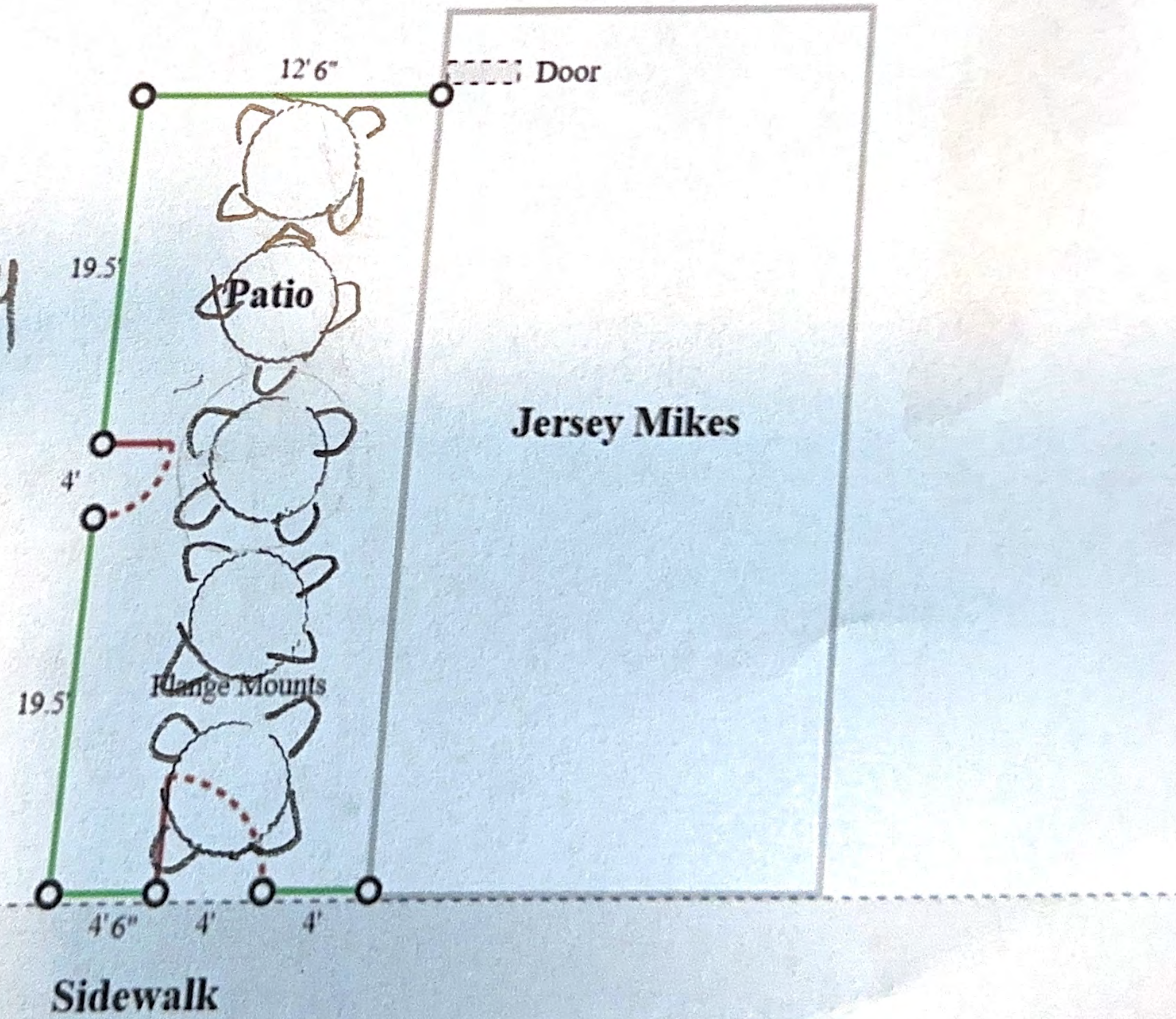
Do not sign if blank or incomplete. By signing, you acknowledge that you have read, understand, and accept this Agreement in its entirety. You further acknowledge receiving a complete copy. Keep it to protect your legal rights.

APPROXIMATE LAYOUT

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENT, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS)


FENCE DIAGRAM

5 TABLES
4 CHAIRS EACH



■ 4'H Black 300 Sterling (C)



 Share

 Ask

Items You Might Like 



**Wabash Valley SU2H38P Sullivan
42" Round Portable Powder
Coated Steel Mesh Outdoor**



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Application Cover Page

Docket No.: 12-120-24

Permit No.: BBS24-000138

Applicant Name: Diane Bija, New Creation Builders LLC

Project Address: 17600 Cannon Ave.

Project Name: n/a

Project: Applicant proposes the demolition and rebuild of a new 22' X 22' garage.

Kepler

Proposed: 22'X22' GARAGE W/ DEMO

Garage located at: 17600 Cannon

Owner: Marion Vasquez 440 821 4425

LENGEND








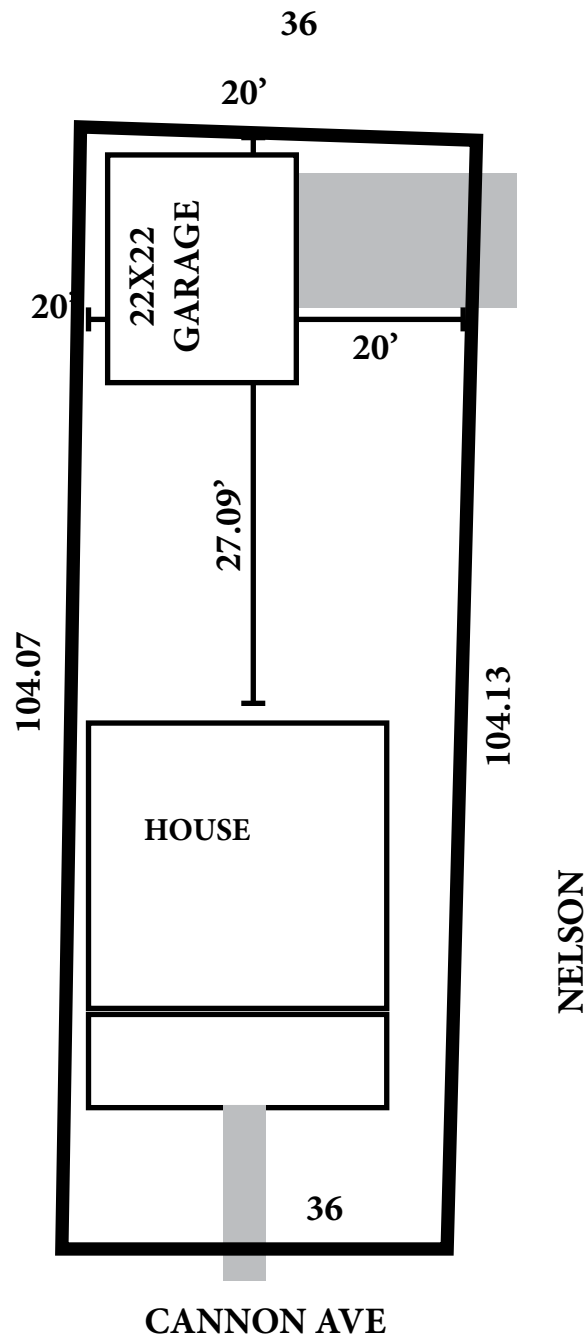
-  CONCRETE
-  SHINGLE not color specific
-  SIDING not color specific
-  BLOCK
-  EXISTING STRUCTURE
-  REBAR # 5
-  5/8 FIRE WALL

TABLE OF CONTENT

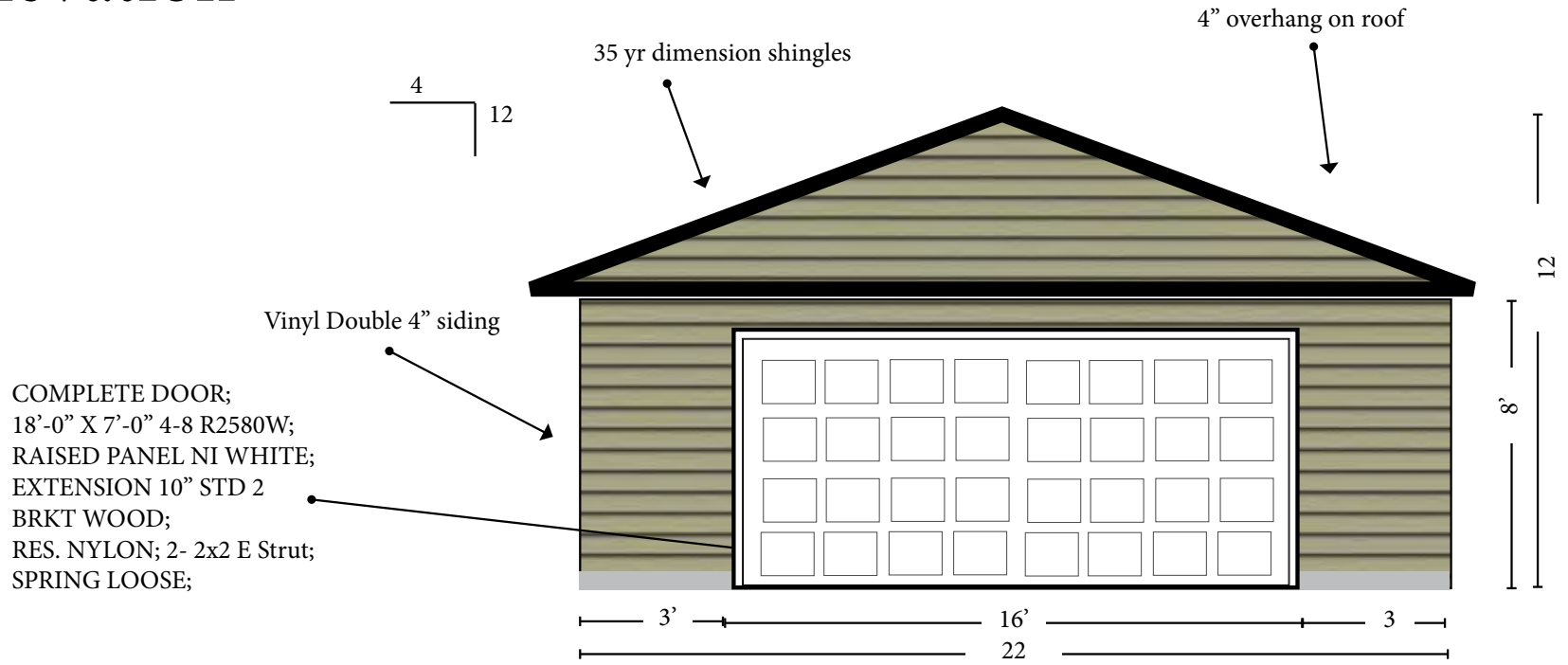
COVER PAGE 1.
 LENGEND..... 1.
 STRUCTURE DETAILS 1.
 LOT PLAN..... 2.
 BOLT AND FLOOR PLAN LAYOUT 2.
 FRONT ELEVATION 3.
 BACK ELEVATION..... 3.
 RIGHT SIDE ELEVATION 4.
 LEFT SIDE ELEVATION..... 4.
 MANDOOR HEADER..... 4.
 CONSTRUCTION DETAILS 5.
 METHOD PGF 5.
 FRONT WALL CONSTRUCTION 5.

STRUCTURE DETAILS

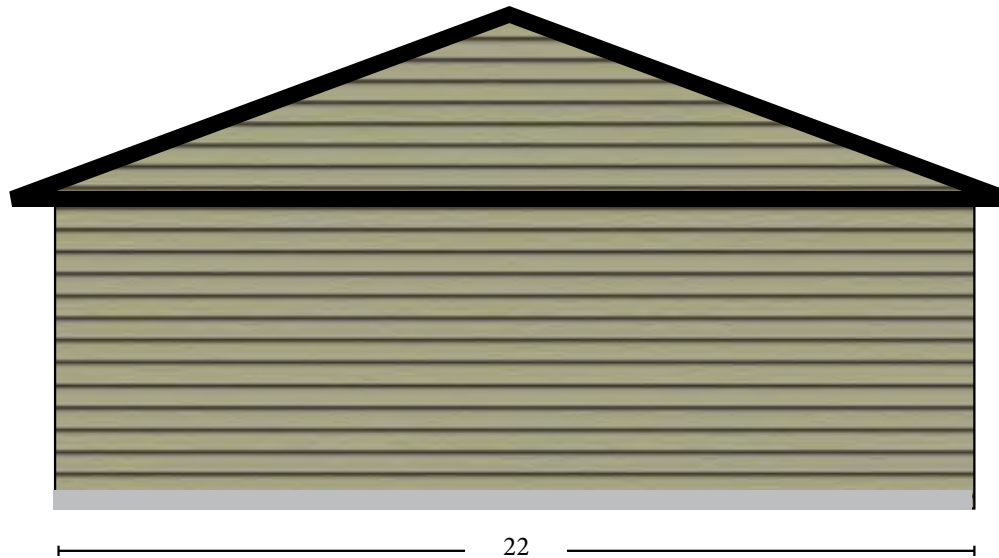
1. Roof line load - 30lbs
 2. Snow load - Yes PFS 20lbs
 3. Basic wind speed - 115Miles
 4. Wind exposure - A
 5. Seismic - B
 6. Ice barrier - Yes
- Grade of lumber- fir pine spruce



Front Elevation



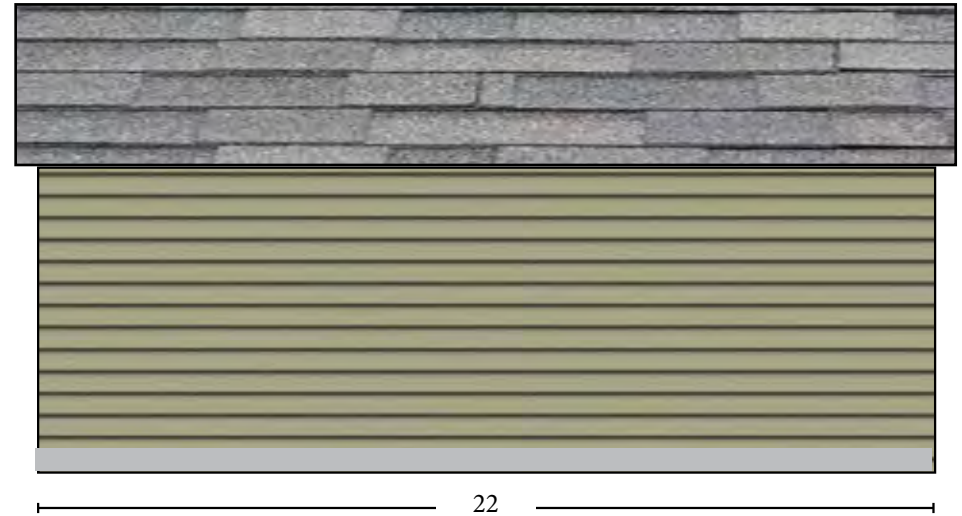
Back Elevation



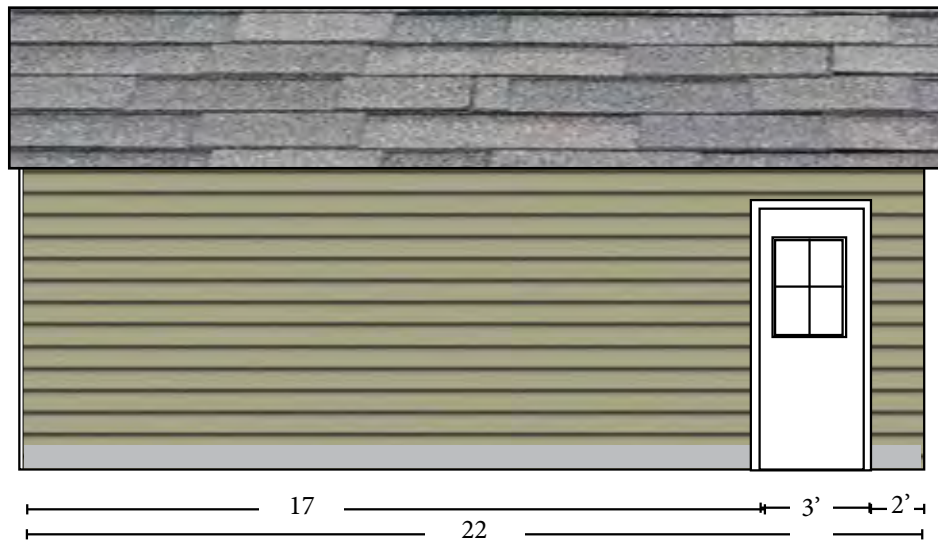
Right Side Elevation

Shingle IKO-SBS Limited Lifetime or equal product depending on color

Double 4 Alside Conquest Siding or equal product depending on color

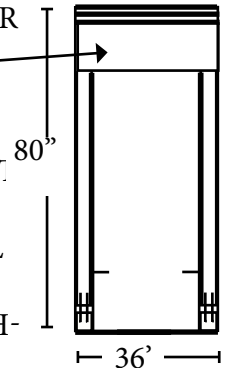


Left Side Elevation



DOUBLE 2" X 6" HEADER
FLITCH PLATE

EXT STEEL P/H DR UNIT
36" X 80" X 1-3/4" PRE-
MIUM STEEL 6 PANNEL
DBL BORE 4-9/16 JAMB,
BRONZE COMP WEATH-
ERSTRIP, 5-5/8



SHINGLES

DUEL BLACK



SIDING

COASTAL SAGE



Coastal Sage

GUTTERS AND TRIM IN WHITE





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Application Cover Page

Docket No.: 12-121-24

Permit No.: BBS24-000139

Applicant Name: Diane Bija, New Creation Builders LLC

Project Address: 2080 Belle Ave.

Project Name: n/a

Project: Applicant proposes the demolition and rebuild of a new 22' X 24' garage.

Kepler

Proposed: 24'X22' Garage plus demo

Garage located at: 2080 BELLE

SCOTT CAINE 440.554 9798

LENGEND








-  CONCRETE
-  SHINGLE not color specific
-  SIDING not color specific
-  BLOCK
-  EXISTING STRUCTURE
-  REBAR # 5
-  5/8 FIRE WALL

TABLE OF CONTENT

COVER PAGE 1.

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STRUCTURE DETAILS 1.

LOT PLAN..... 2.

BOLT AND FLOOR PLAN LAYOUT 2.

FRONT ELEVATION 3.

BACK ELEVATION..... 3.

RIGHT SIDE ELEVATION 4.

LEFT SIDE ELEVATION..... 4.

MANDOOR HEADER..... 4.

CONSTRUCTION DETAILS 5.

METHOD PGF 5.

FRONT WALL CONSTRUCTION 5.

STRUCTURE DETAILS

1. Roof line load - 30lbs
 2. Snow load - Yes PFS 20lbs
 3. Basic wind speed - 115Miles
 4. Wind exposure - A
 5. Seismic - B
 6. Ice barrier - Yes
- Grade of lumber- fir pine spruce

COLORS

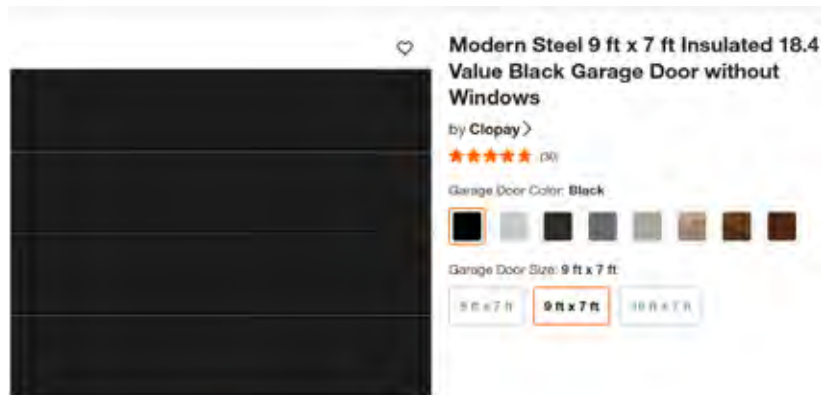
SIDING

PRIMED HARDY BOARD

NO SIDING
PRIMED HARDY BOARD
INSTALLED WILL BE PAINED IN THE
SPRING WHEN HOUSE IS REPAINTED THE
SAME COLOR FROM SHERWIN WILLIAMS

HOMEOWNER WILL PROVIDE THE NAME

GARAGE DOOR NOT INSULATED



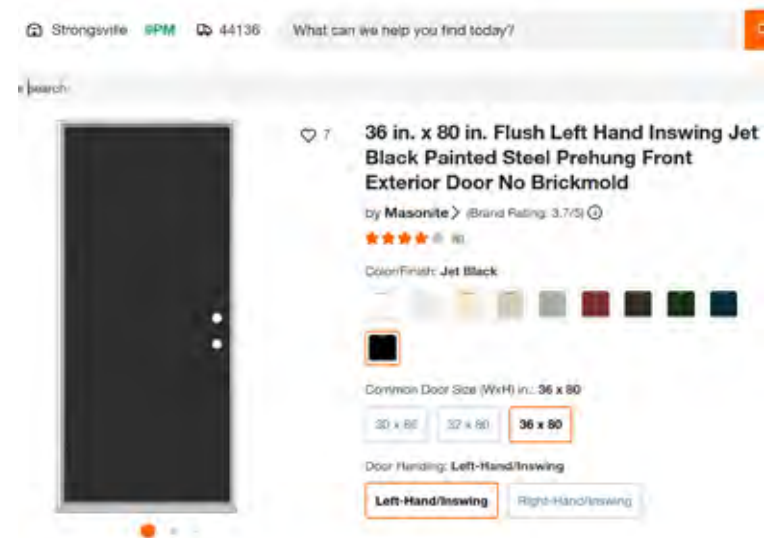
SHINGLES

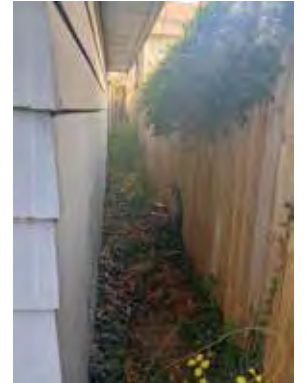
IKO BLACK



WHITE GUTTERS WHITE TRIM

MAN DOOR



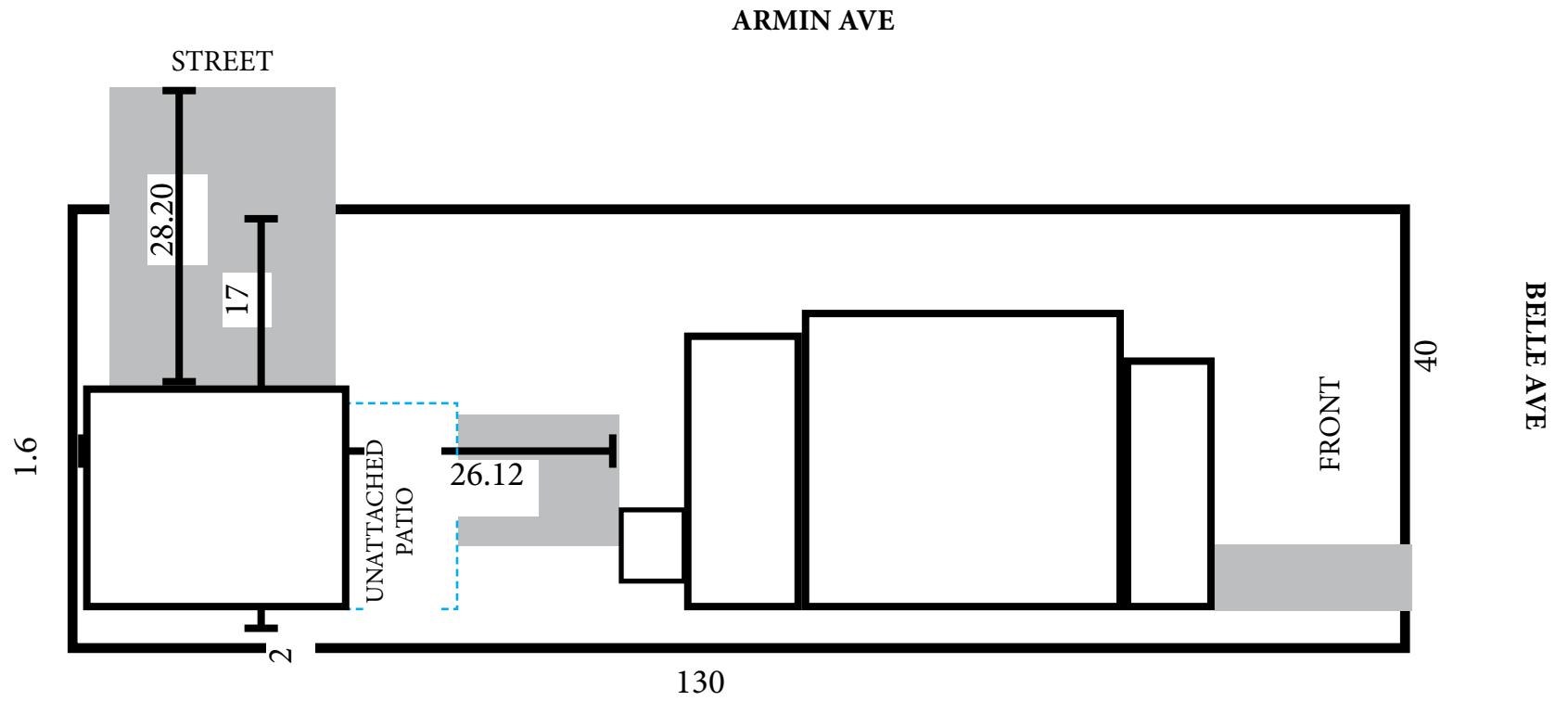


2' FROM SIDE PROPERTY LINE

1.6' FROM REAR PROPERTY LINE



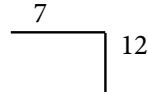
Lot Plan



Front Elevation

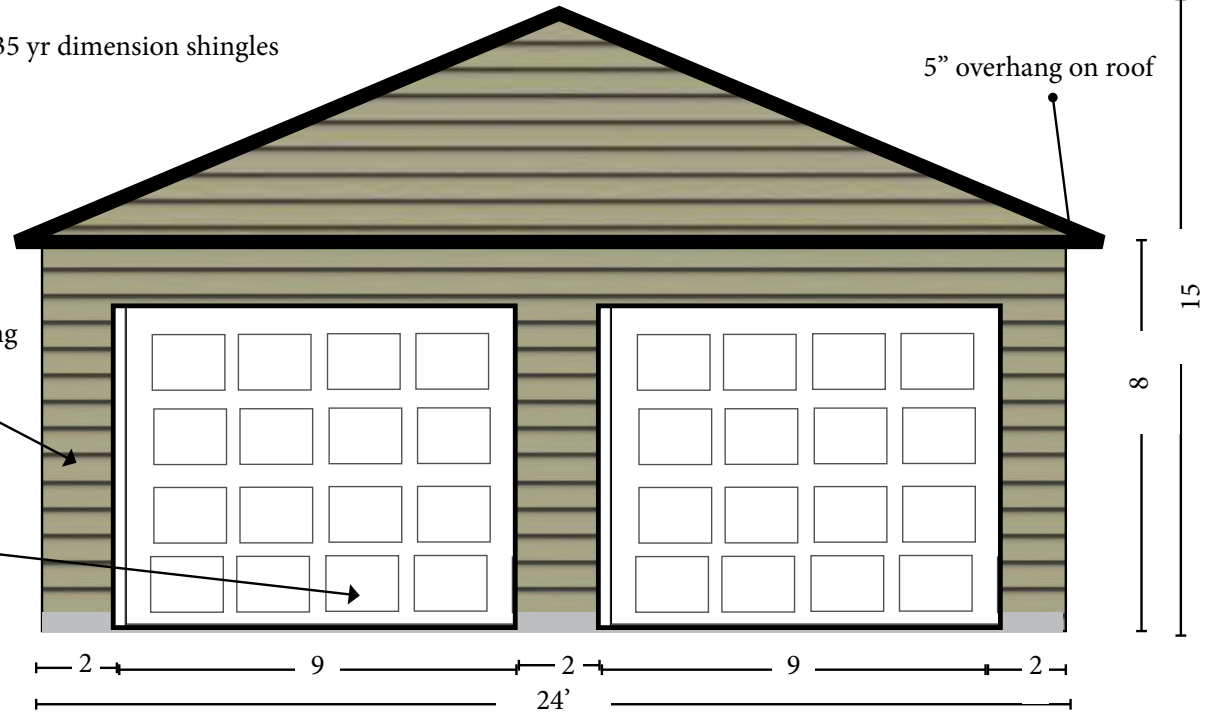
35 yr dimension shingles

5" overhang on roof



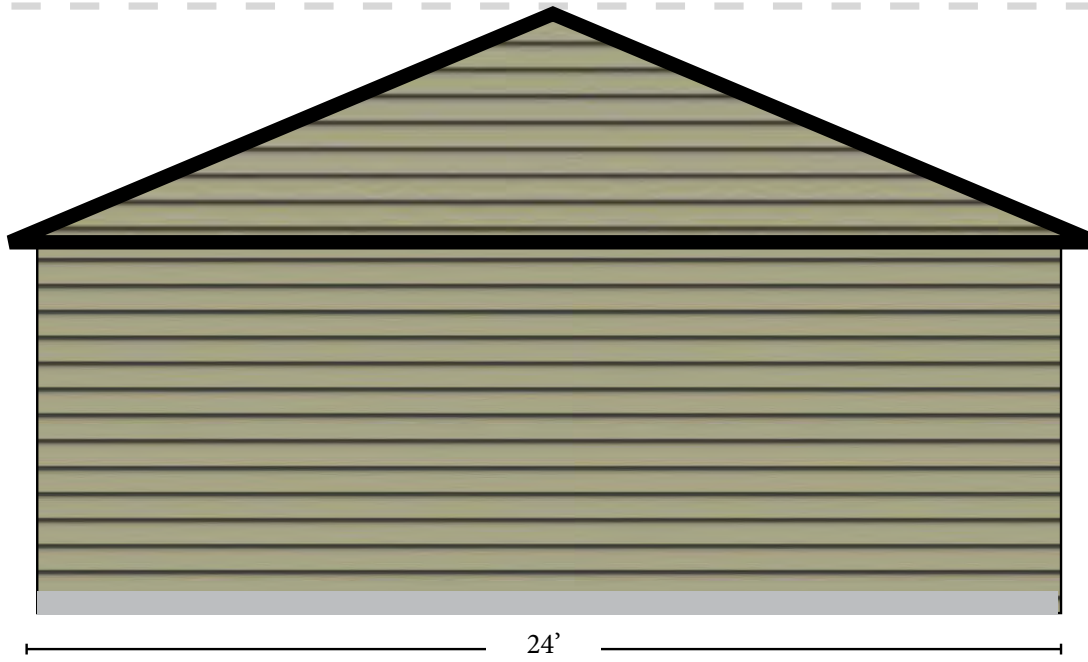
Vinyl Double 4" siding

COMPLETE DOOR;
 2-9'-0" X 7'-0" 4-8 R2580W;
 RAISED PANEL NI WHITE;
 EXTENSION 10" STD 2
 BRKT WOOD;
 RES. NYLON; 2- 2x2 E Strut;
 SPRING LOOSE;



pg 3
15

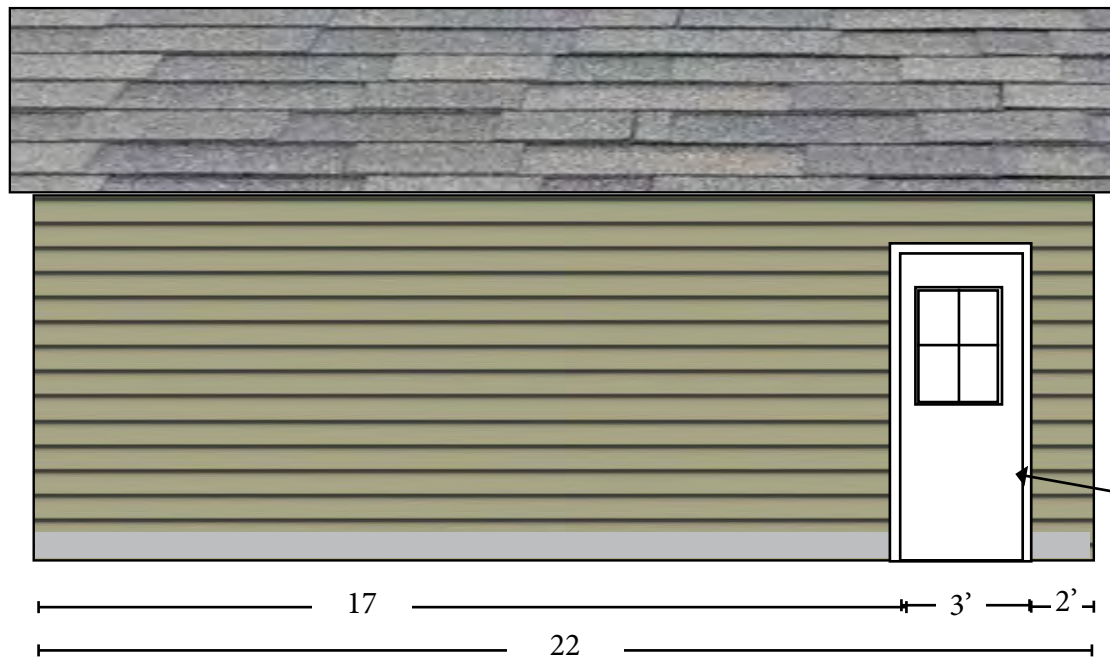
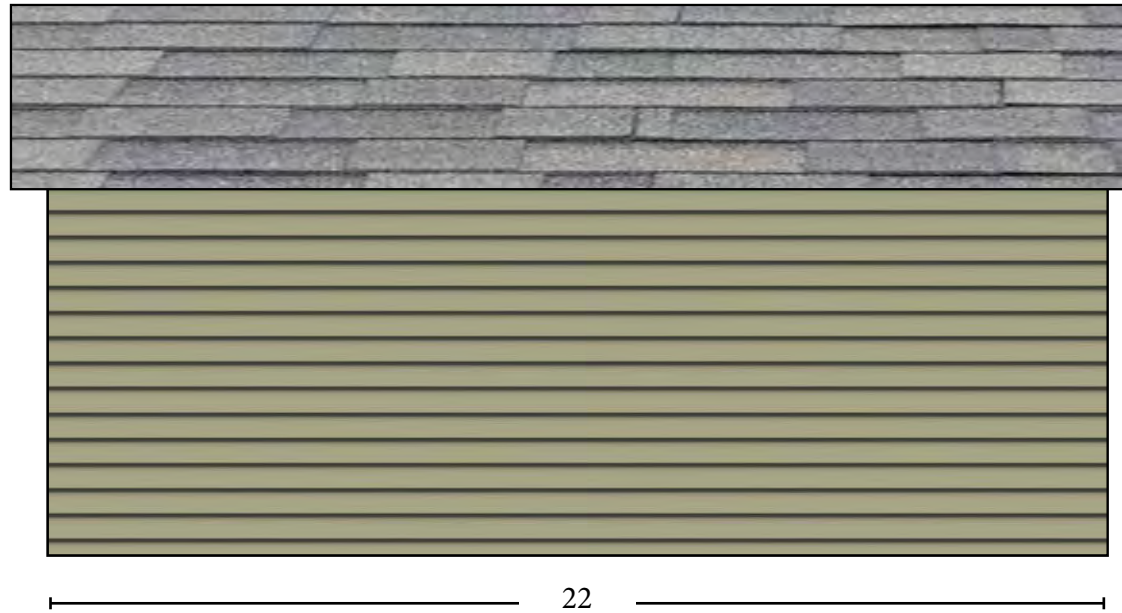
Back Elevation



NO SIDING
 PRIMED HARDY BOARD
 INSTALLED WILL BE PAINED IN
 THE SPRING WHEN HOUSE IS
 REPAINTED THE SAME COLOR
 FROM SHERWIN WILLIAMS

 HOMEOWNER WILL PROVIDE
 THE NAME OF THE COLOR

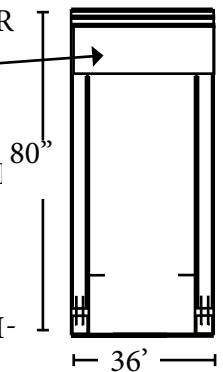
Right Side Elevation



Left Side Elevation

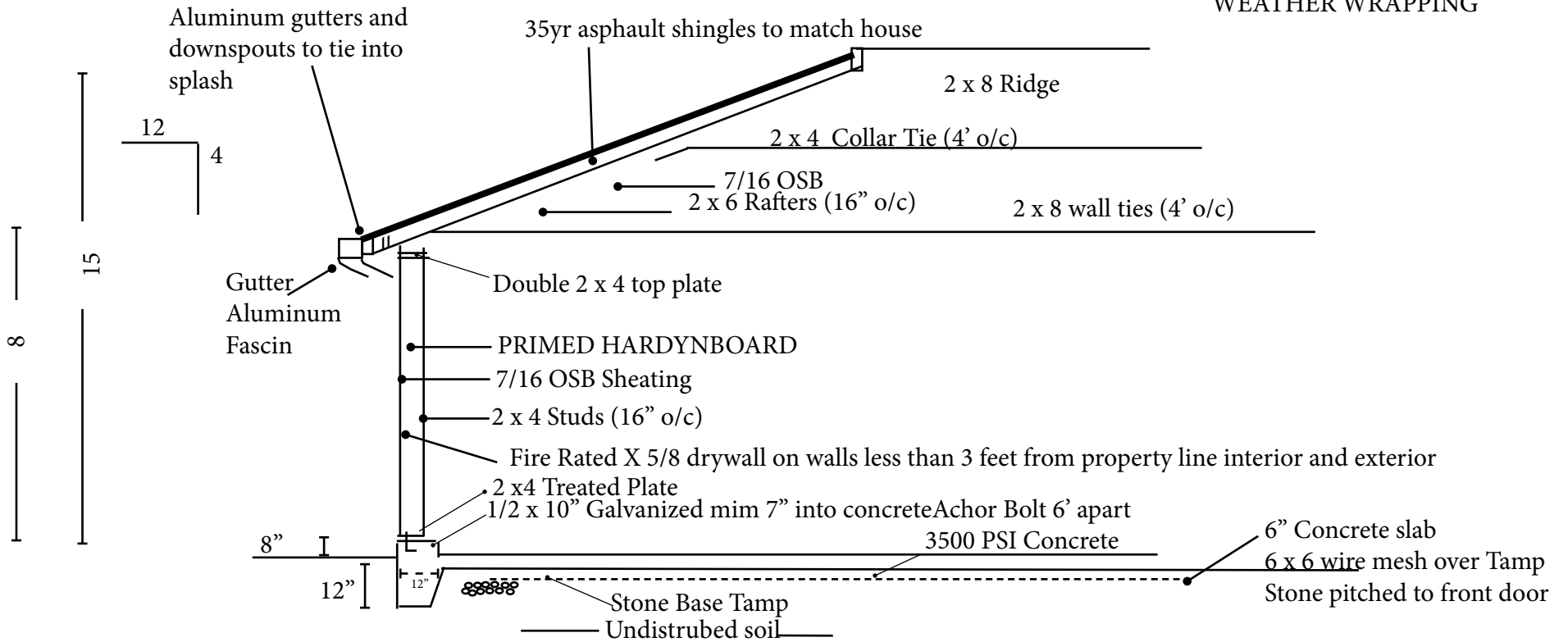
DOUBLE 2" X 6" HEADER
FLITCH PLATE

EXT STEEL P/H DR UNI
36" X 80" X 1-3/4 PRE-
MIUM STEEL 6 PANNEL
DBL BORE 4-9/16 JAMB,
BRONZE COMP WEATH-
ERSTRIP, 5-5/8

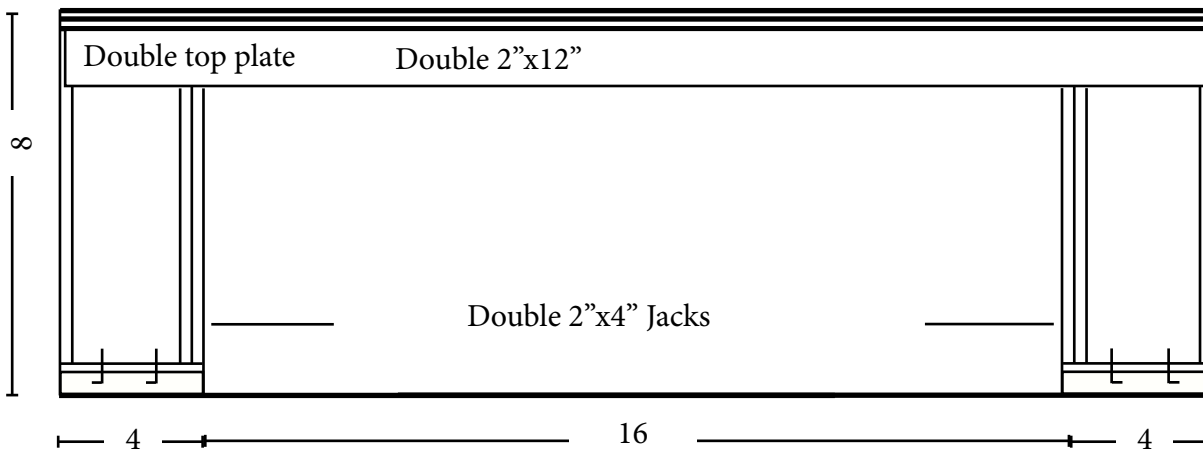


Construction Details

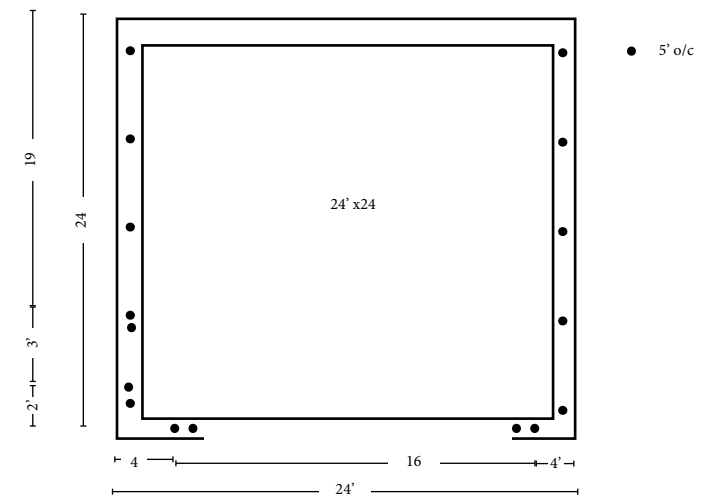
TYPAC
WEATHER WRAPPING



Front & Back Wall Construction



Bolt and Floor Plan Layout





DIVISION OF HOUSING AND BUILDING
 12650 DETROIT AVENUE LAKEWOOD, OHIO 44107
 PHONE (216) 529-6270 FAX (216) 529-5930
 Email: building.permits@lakewoodoh.gov

Application for Residential Plan Approval

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

Project Building Location

*Street Address 2080 Belle
 *Owner Occupied? Y N
 *Owner Name Scott Canne
 *Owner Phone Number 440.554.9798
 *Owner Email _____

Project Information RCO 107.2

(Check one that best describes the project)

Basic Project Types:

- New Home Alteration
 Demolition of ~~Principle~~ Structure Addition

Miscellaneous Project Types:

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

Equipment Installation or Replacement:

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

Project Extents:

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

*Total Project Area (SF): 528
 *Valuation (Project Cost): 28,300
 Residential Plan Review Fee: \$25.00

***Brief Project Description:**

24x22 Detached Garage
w/ sub floor & steps
w/ a 7/12 pitch

Construction Documents:

*No. of Sets: 1
 *Date on Plans: 1

Application Information: RCO 107.2

(Owner or designated representative)

*Name Diane Bija
 *Business Name New Creation Building
 *Street Address 818 E 73 St
 *City, State, Zip Cle OH 44103
 *Phone Number 216 254 3527
 *Email Address dsbija@gmail.com

Registered Design Professional

(Person primarily responsible for preparation of documents)

- Architect Engineer Certified Fire Protection N/A
 System Designer

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

Certification: RCO 107.2

(Owner or designated representative)

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

*Signature Diane Bija
 *Print Name Bija
 *Date of Application 11/1/24

Building Department Use

(To be completed by Building Department staff)

Case Number: _____
 Date Received _____ By _____

Other Approvals Required: prior to permit issuance.

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

Plan Review Fees:

(Check all that apply)

- In House Outside Plans Examiner Stormwater Review



Case #:

Building Permit Application

City of Lakewood Division of Housing and Building

12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930

building.permits@lakewoodoh.gov

PROJECT ADDRESS: 2080 Belle Suite/Unit #

or **PERMANENT PARCEL NUMBER:** 31418026

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

Who is performing the work? Homeowner OR Contractor

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

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

SCOPE OF PERMIT (Check all that apply):

New Primary Structure Addition Alteration Repair Equip. Replacement Commercial Sign

Tent or Temporary Rear Deck Shed Pool/Hot Tub Water Controlling Waterproofing

Commercial Hood Fire Suppression Fire Alarm Storm Sewer Refrigeration

Demolition Paving ___ Drain ___ No Drain Fence ___ New or ___ Existing

Other (Please specify): _____

***VALUATION: (cost of the work) \$** 2000 ***PROJECT SIZE: (in square feet)** 14x22

BRIEF DESCRIPTION WORK: (Include scope, dimension, location)
DRAIN IN WORKSPACE, NEW REPLACEMENT EXISTING

Demo old large

PROPERTY OWNER NAME: _____ *Phone: 440 564-9798

Business Name (if applicable) Scott Carbone *Email: _____

Mailing Address: 2080 Belle City: Lakewood State: OH Zip: 44107

CONTRACTOR CO. NAME: _____ *Phone: _____

CONTRACTOR NAME: New Creation Builders *Email: dsf1ta@gmail.com

Mailing Address: 818 E 73 City: Cee State: OH Zip: _____

ARCHITECT/ENGINEER: _____ Phone: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

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

Deane Byrd
SIGNATURE OF CONTRACTOR / OWNER

11-1-24
DATE

Anticipated Completion Date: ASAP



Case #:

Building Permit Application

City of Lakewood Division of Housing and Building

12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930

building.permits@lakewoodoh.gov

PROJECT ADDRESS: 2080 Belle Suite/Unit #

or **PERMANENT PARCEL NUMBER:** 31418024

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

Who is performing the work? Homeowner OR Contractor

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

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

SCOPE OF PERMIT (Check all that apply):
 New Primary Structure Addition Alteration Repair Equip. Replacement Commercial Sign
 Tent or Temporary Rear Deck Shed Pool/Hot Tub Water Controlling Waterproofing
 Commercial Hood Fire Suppression Fire Alarm Storm Sewer Refrigeration
 Demolition Paving ___ Drain ___ No Drain Fence ___ New or ___ Existing
 Other (Please specify): Garage

***VALUATION: (cost of the work) \$** 210300 ***PROJECT SIZE: (in square feet)** 24x22

BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location)

DRAIN IN WORKSPACE: REPLACEMENT EXISTING

24x22 Detached Garage w Demo & Driveway replacement

PROPERTY OWNER NAME: ***Phone:** 440 564 9798

Business Name (if applicable) Scott Carone ***Email:** _____

Mailing Address: 2080 Belle City: Lakewood State: Oh Zip: 44107

CONTRACTOR CO. NAME: ***Phone:** _____

CONTRACTOR NAME: New Creation Builders ***Email:** d3517a@gmail.com

Mailing Address: 818 E 73 City: Cle State: OH Zip: _____

ARCHITECT/ENGINEER: Phone: _____

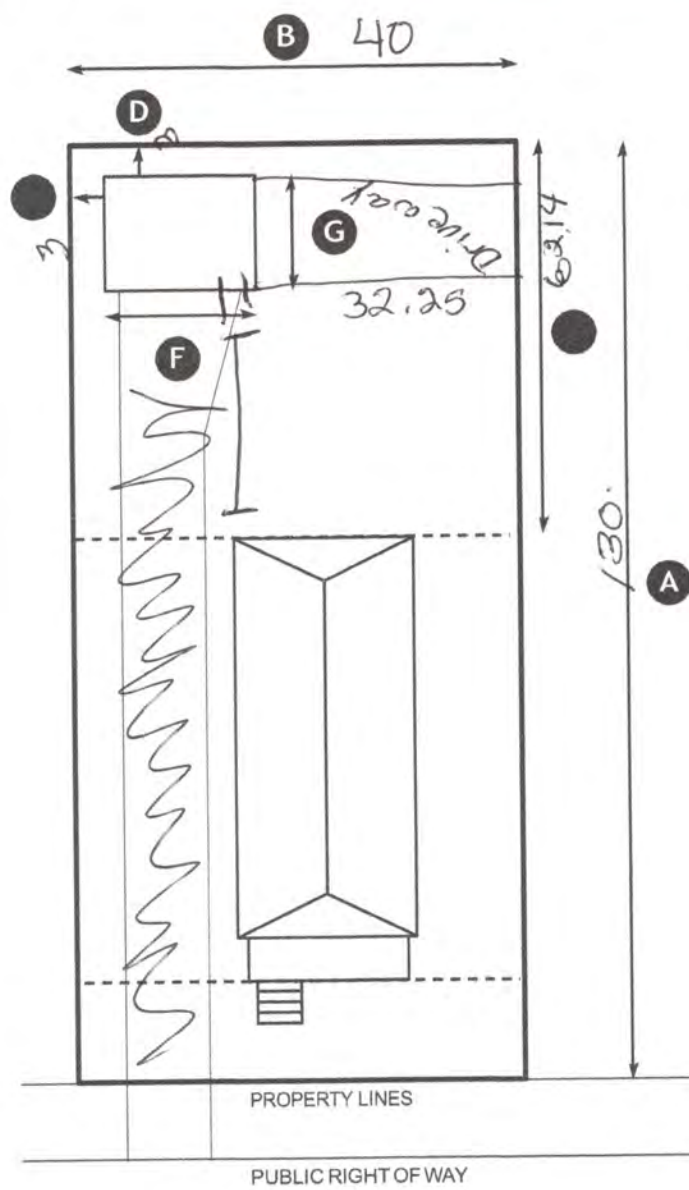
Mailing Address: _____ City: _____ State: _____ Zip: _____

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

Deane Bys 11-1-24 Anticipated Completion Date: ASAP
SIGNATURE OF CONTRACTOR / OWNER **DATE**

DETACHED GARAGE PLACEMENT PLACEMENT WORKSHEET (LEFT-HAND OPTION)

PROPERTY ADDRESS: 2080 Belle



ORIENTATION

NORTH
 (INDICATE DIRECTION)



DETACHED GARAGE (IN FEET)

| | | |
|----------|----------------|--------------|
| A | LOT DEPTH | <u>130</u> |
| B | LOT WIDTH | <u>40</u> |
| C | REARYARD DEPTH | <u>62.14</u> |
| D | REAR SETBACK | <u>32.25</u> |
| E | SIDE SETBACK | <u>3</u> |
| F | GARAGE WIDTH | <u>24</u> |
| G | GARAGE DEPTH | <u>22</u> |

GARAGE AREA (WIDTH X DEPTH)
24 x 22 SF

DRIVE WAY

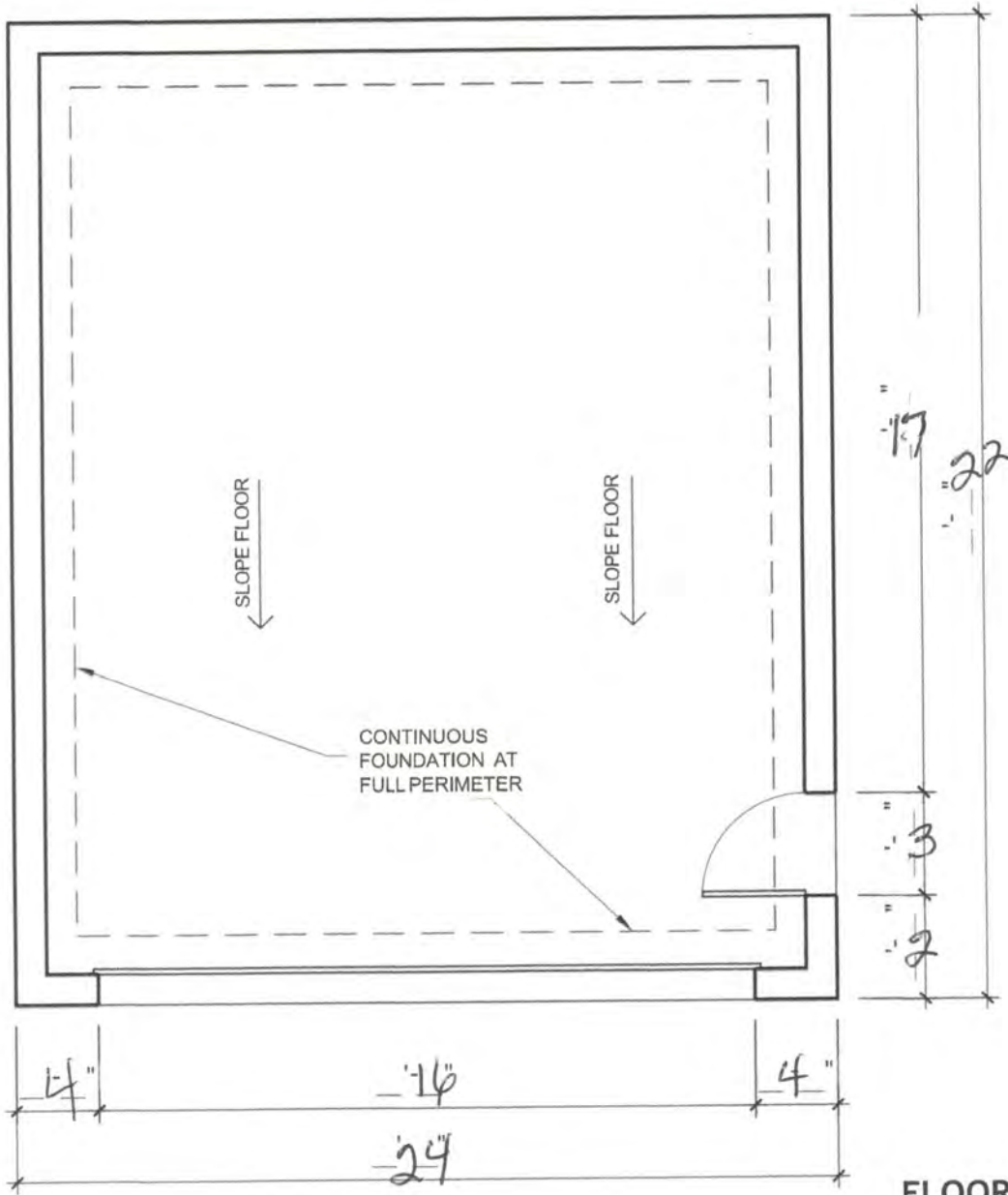
| | |
|-------------|--------------|
| REPLACEMENT | <u>Y / N</u> |
| DRAIN | <u>Y / N</u> |

SITE PLAN

THE CITY OF LAKEWOOD DIVISION OF HOUSING AND BUILDING
 CANNOT DETERMINE PROPERTY LINES. PROPERTY LINES ARE THE
 SOLE RESPONSIBILITY OF THE HOMEOWNER.

DETACHED GARAGE PROTOTYPE FLOOR PLAN (LEFT-HAND OPTION)

PROPERTY ADDRESS: 2028 Belle



FLOOR PLAN

ELECTRICAL SYMBOL LEGEND

OHD 110V DUPLEX CEILING MOUNTED
DOOR OPERATOR RECEPTACLE

GF 110V GFCI RECEPTACLE

LIGHT SWITCH

LIGHTS: RECESSED,
SURFACE MOUNT,
WALL MOUNT

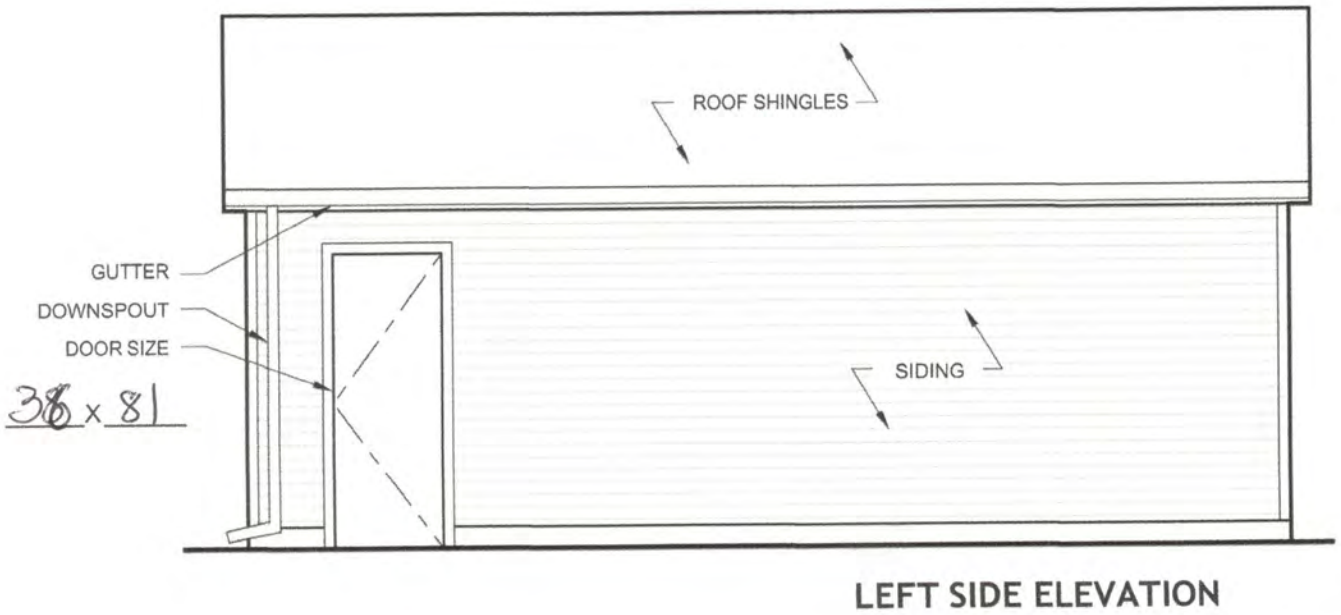
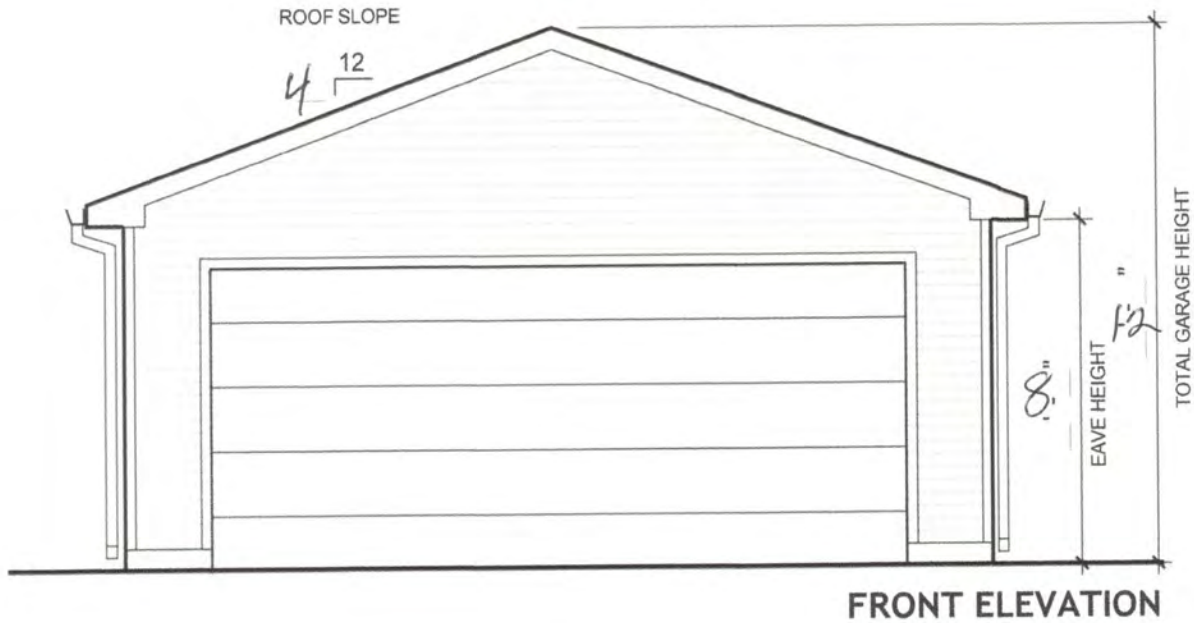
30 AMP

SUB-PANEL WITH
DISCONNECT RATING

We do not do electrical

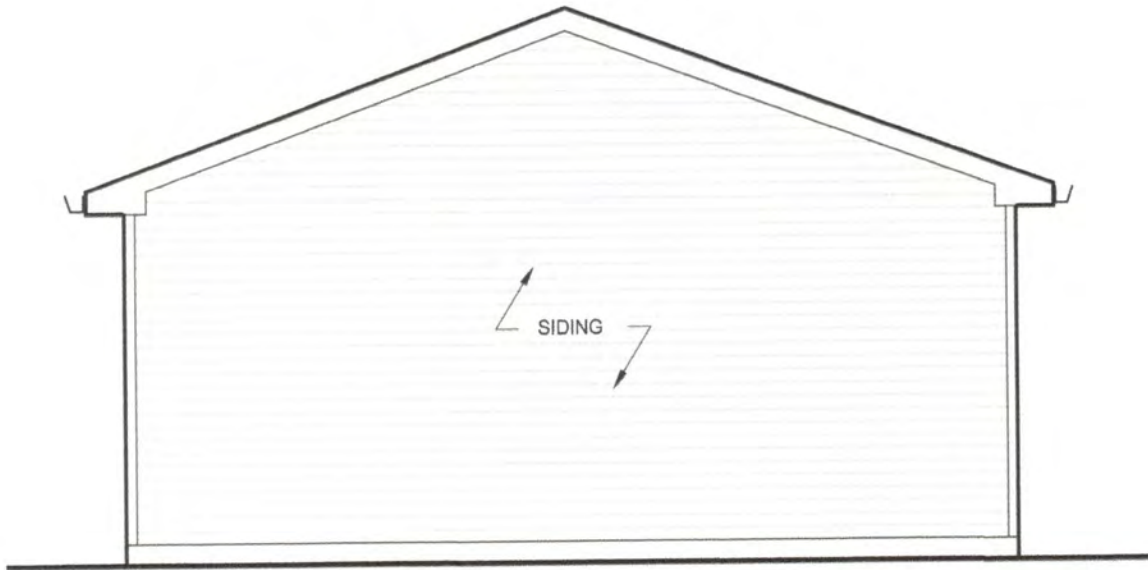
DETACHED GARAGE PROTOTYPE ELEVATIONS (LEFT-HAND OPTION)

PROPERTY ADDRESS: 2080 Belle

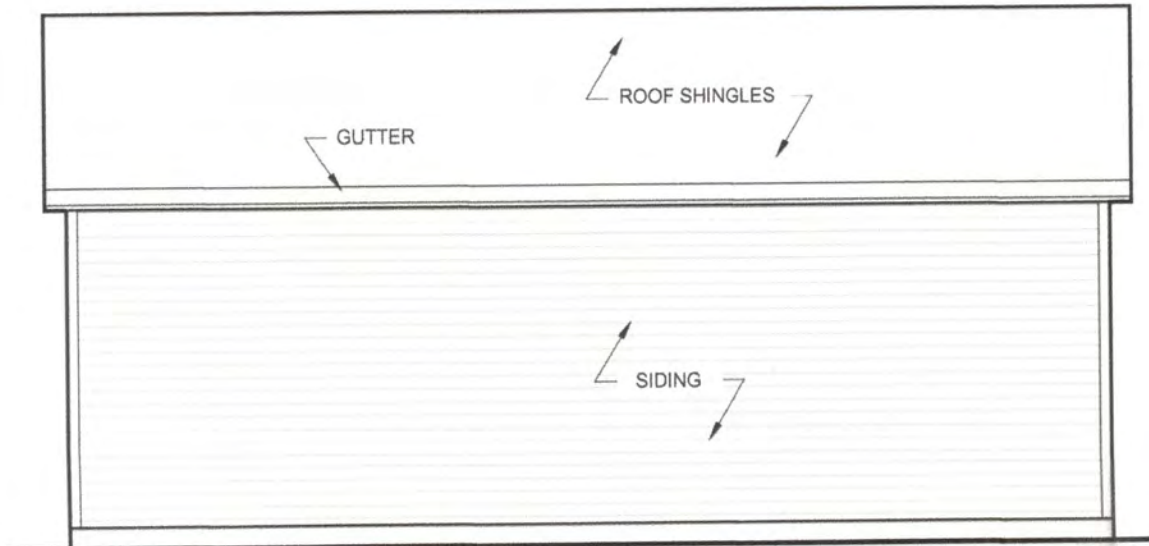


**DETACHED GARAGE PROTOTYPE
ELEVATIONS (RIGHT- OR LEFT-HAND OPTION)**

PROPERTY ADDRESS: 2080 Belle



REAR ELEVATION

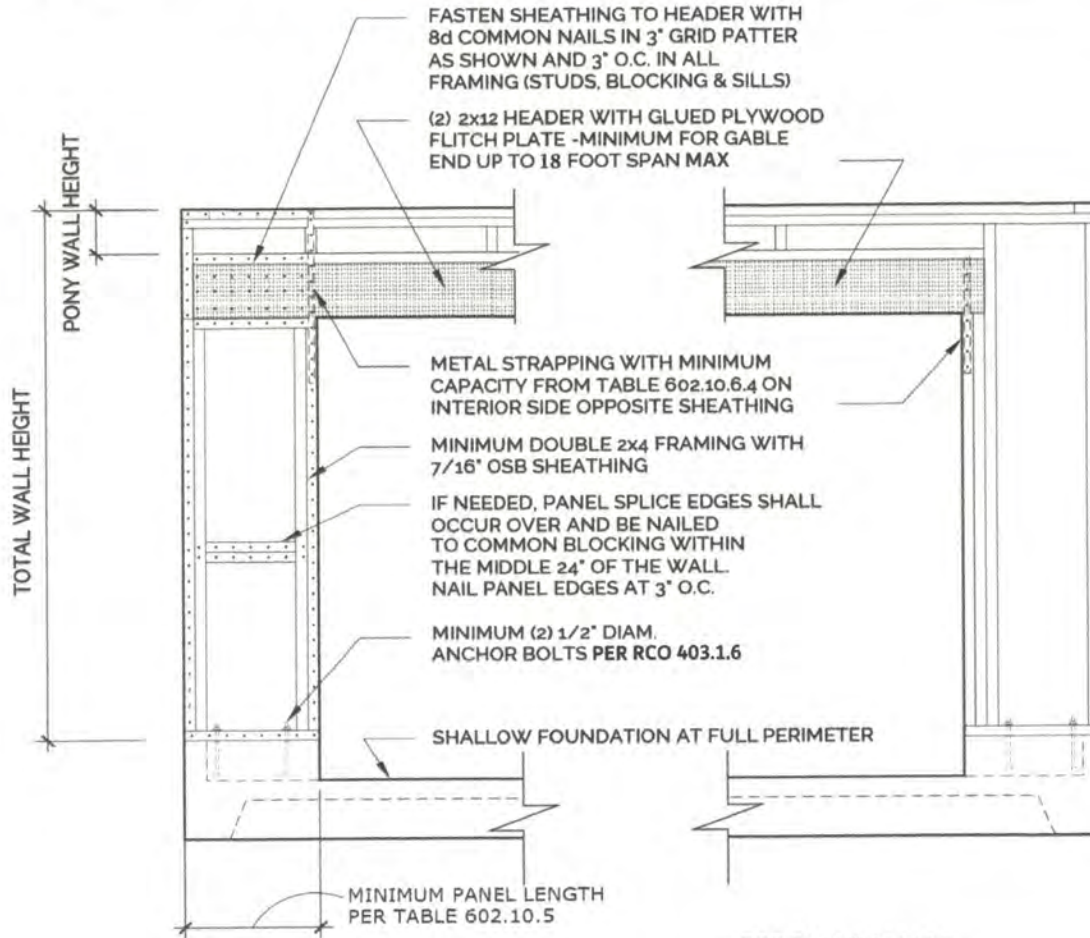


SIDE ELEVATION

DETACHED GARAGE PROTOTYPE PORTAL FRAME GARAGE (PFG) REQUIREMENTS

PROPERTY ADDRESS: _____

2080 Belle



RCO TABLE 602.10.5
 PFG (PORTAL FRAME AT GARAGE) METHOD
 MINIMUM LENGTH OF BRACED WALL PANELS

| TOTAL WALL HEIGHT | MINIMUM LENGTH |
|-------------------|----------------|
| 8 ft | 24" |
| 9 ft | 27" |
| 10 ft | 30" |

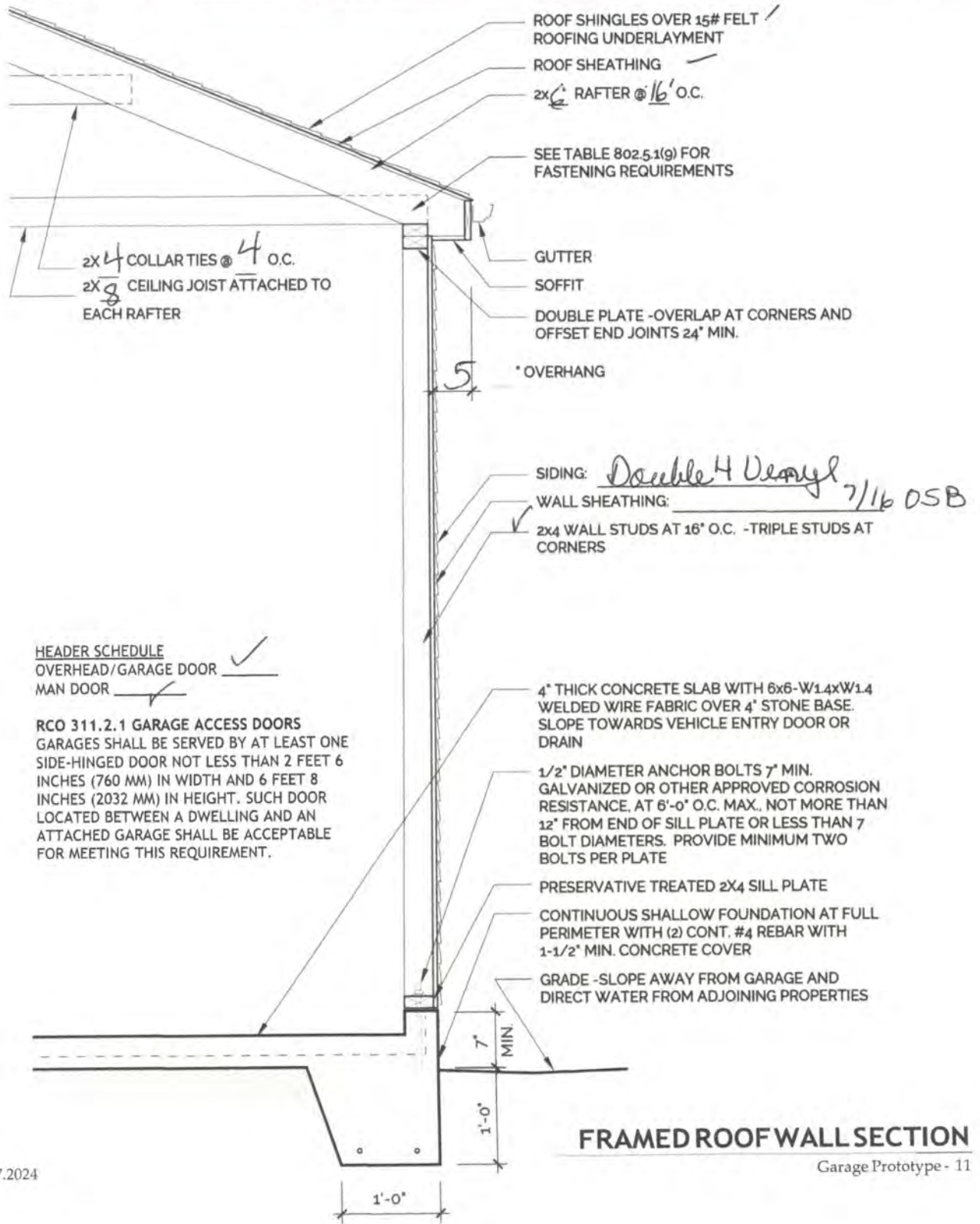
RCO TABLE 602.10.6.4 [ABBREVIATED]
 TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHOD PFH, PFG AND CS-PF BRACED WALL PANELS

2x4 STUD WALLS, 10 ft OR LESS AT 90 mph BASIC WIND SPEED, EXPOSURE B

| MAXIMUM PONY WALL HEIGHT (ft) | MAXIMUM TOTAL WALL HEIGHT (ft) | TENSION STRAP CAPACITY (lb) |
|-------------------------------|--------------------------------|-----------------------------|
| 0 | 18 | 1000 |
| | 9 | 1000 |
| 1 | 16 | 1000 |
| | 18 | 1200 |
| 2 | 9 | 1000 |
| | 16 | 2025 |
| | 18 | 2400 |

DETACHED GARAGE PROTOTYPE SECTIONS

PROPERTY ADDRESS: 2080 Belle



RCO 311.2.1 GARAGE ACCESS DOORS
GARAGES SHALL BE SERVED BY AT LEAST ONE SIDE-HINGED DOOR NOT LESS THAN 2 FEET 6 INCHES (760 MM) IN WIDTH AND 6 FEET 8 INCHES (2032 MM) IN HEIGHT. SUCH DOOR LOCATED BETWEEN A DWELLING AND AN ATTACHED GARAGE SHALL BE ACCEPTABLE FOR MEETING THIS REQUIREMENT.

FRAMED ROOF WALL SECTION



Case #:

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

Building Permit Application

PROJECT ADDRESS: 2080 Belle Suite/Unit #

or PERMANENT PARCEL NUMBER: 31418026

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

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

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

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

SCOPE OF PERMIT (Check all that apply):
 New Primary Structure Addition Alteration Repair Equip. Replacement Commercial Sign
 Tent or Temporary Rear Deck Shed Pool Water Controlling Waterproofing
 Commercial Hood Fire Suppression Fire Alarm HVAC Refrigeration
 Demolition Paving Storm Sewer Other (Please specify): _____

*VALUATION: (cost of the work) \$ 7800 PROJECT SIZE: (in square feet) 29x24

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

replace concrete driveway as is
29 length x 24 wide

PROPERTY OWNER NAME: Scott Caine Phone: 440 554 9789

Business Name (if applicable) Email:

Mailing Address: 2080 Belle City: Lakewood State: Oh Zip: 44107

CONTRACTOR NAME: Phone:

License/Reg. No.: New Creation Builders Email: dsbija@gmail.com

Mailing Address: 818 E 23 Cle Oh City: 44103 State: Zip:

ARCHITECT/ENGINEER: Phone:

Mailing Address: City: State: Zip:

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

Deja
SIGNATURE OF CONTRACTOR / OWNER

11/1/24
DATE

Anticipated Completion Date: ASAP

Scott Canne

440 554 9789
98



12650 DETROIT AVENUE • 44107 • 216/529-6270 • FAX 216/521-5930
building.permits@lakewoodoh.gov

Garage Demo Memo

Date: 11-4-24

Garage Demo Memo for Address: 2080 Belle

I Scott Canne understand and agree to the requirements
(HOMEOWNERS PRINTED NAME)

listed below, in order to obtain a demolition permit for my garage prior to plan approval.

- 1) The new garage pad will be placed on the lot according to Lakewood Codified Ordinances 1143.05.
- 2) Construction drawings complying with the 2019 Residential Code of Ohio (RCO) for the new garage pad and garage must be submitted for review a minimum of 30 days in advance of planned construction, and permits obtained.
- 3) The new garage will be completely rebuilt within 6 months of the closing of the demolition permit.

SIGNED:  Date: 11/4/24
(HOMEOWNERS SIGNATURE)





MAIN (216) 529-6270

FAX (216) 529-5930

building.permits@lakewoodoh.gov

www.lakewoodoh.gov

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

Owner Acknowledgement of Property Lines

Date: 11-4-24

I hereby acknowledge that property line location is the sole responsibility of the property owner. The location of the accessory structure or addition to a primary structure on the plot plan will be measured from a point that the homeowner deems as the property line. Lakewood assumes no responsibility for errors related to property line location. If there is a question regarding an existing property line, a licensed surveyor should be consulted to obtain a property line survey.

Project address: 2080 Belle

Owner Name: Scott Canine

Owner Address: 2080 Belle

Owner Phone #: 440-554-~~9789~~ 9798

Project description: _____

Property Owner Signature



**Residential Design &
Engineering Consultant**

Paul A. Trimarchi, P.E.

Residential Designer
Structural Engineer
Registered Professional Engineer, State of Ohio
4399 E. Forest Glen Ln.
Marblehead, OH 43440

cell (440) 539-0754
home (440) 734-5997
paultrimar@gmail.com

Date: 11/5/2024 Client: New Creation Builders
Re: Analysis of Generic Garage Section Drawing, as it pertains to a 24' x 22' Garage at 2080 Belle Ave, Lakewood, OH.

Upon your request, I performed a structural review of the generic section drawing (Fig. 1.)
The following are my findings:

- 1) 2x6 Rafters @ 16" o.c. and 4/12 pitch are sufficient for garage exterior width up to 24'-0", assuming 25 psf live load (snow) and 10 psf dead load (1 layer of asphalt shingles, roofing felt, and 7/16" sheathing.) *For 30 psf live load, they are sufficient for 23'-0" exterior width.*
- 2) 2x4 Collar Ties, when installed at 32" o.c. (min.), serve the purpose of preventing separation of rafters from the ridge beam under high wind uplift conditions, as well as unbalanced snow loads.
- 3) 2x8 Wall Ties (Rafter ties), when installed at 48" o.c. (min.), are structurally adequate to serve their purpose of preventing sag of the ridge board and spreading of the exterior walls. The connection of rafter tie to the 2x6 rafter shall be made with a min. of (8) 16d nails on each end.

A garage built in conformance with the attached generic Garage Section Drawing (Fig. 1) and conforming to these three notes is in full compliance with the RCO (Residential Code of Ohio, 2019 with amendments.)

Very truly yours,
Paul A. Trimarchi, P.E.



Paul A. Trimarchi 11/5/2024

MY CURRENT LICENSE EXPIRES ON 12/31/2025
By accepting, using, and paying for this report, client agrees
to limit Engineer's Liability to the fee charged for this service.

Construction Details ON A 22X22 DETACHED GARAGE

535 CANTERBURY RD
NEW CREATION BUILDERS
216.254.3527

All Framing 16" o/c

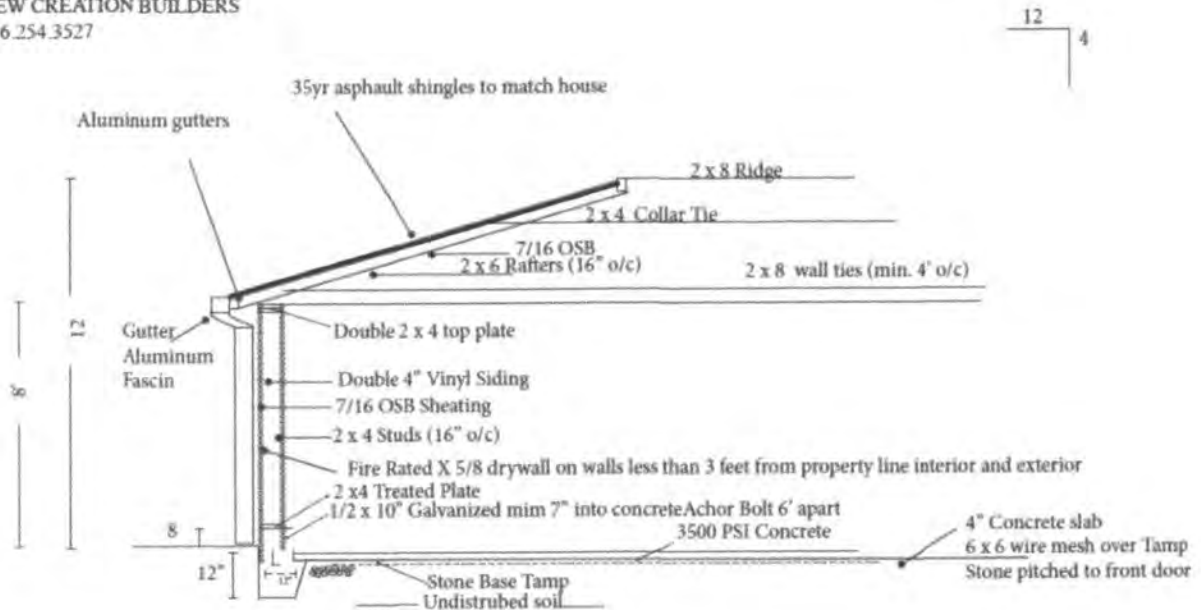


Fig. 1: Generic Garage Section Drawing

Note 1: 2x6 Rafters @ 16" o.c. and 4/12 pitch are sufficient for garage exterior width up to 24'-0", assuming 25 psf live load (snow) and 10 psf dead load (1 layer of asphalt shingles, roofing felt, and 7/16" sheathing.) *For 30 psf live load, they are sufficient for 23'-0" exterior width.*

Note 2: 2x4 Collar Ties, when installed at 32" o.c. (min.) serve the purpose of preventing separation of rafters from ridge beam under high wind uplift conditions, as well as unbalanced snow loads.

Note 3: 2x8 Wall Ties (Rafter ties), when installed at 48" o.c. (min.) are structurally adequate to serve their purpose of preventing sag of the ridge beam and spreading of the exterior walls. The connection of rafter tie to the 2x6 rafter shall be made with a min. of (8) 16d nails on each end.



**BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD**

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • www.lakewoodoh.gov

Application Cover Page

Docket No.: 12-122-24

Permit No.: BBS24-000140

Applicant Name: Nick Swerchowsky

Project Address: 17859 Lake Rd.

Project Name: n/a

Project: Applicant proposes a stone (subject property side) and stucco (street/neighbor side) wall fence with sandstone capping and wrought iron fence on west and south sides of subject property.

Build an aesthetically pleasing white stucco/wrought iron fence on the west and south sides of my property. We are putting in an in-ground swimming pool and need to erect a fence. Prior to my pool project, there was a privacy fence on my neighbor's property line. This has been removed and I will be replacing this fence just inside my property line.

The fence will have a 20" wide footer at least 36" deep with rebars every 3' inside the footer. It will be a combination of a white stucco wall at the base 2' high with 4' spear-tipped wrought iron railing on top similar to many fences in the area. The maximum height of this fence is 6'. There will be evenly spaced stucco pillars with sandstone capping. These pillars will be around 20' apart.

The fence will be white stucco on the side facing the street and my neighbor's property.

The fence will be stone veneer on the private side of my property facing my yard/pool that will not be visible from the street or any neighbor view. This stone veneer will have sandstone capping and soldiered brick resembling my spectacular prior stone yard feature which has been removed for the pool installation (see attached pictures).

In the area of my yard where the pool is, for no more than 70 feet long, this fence will have a privacy component. The placement of this privacy feature will be from the back of my house to the garage (see pictures). This will consist of the same style stucco wall, 6' high, but stucco with no wrought iron fencing. This allows privacy in my yard but a continuation of a beautiful timeless fence. From the neighbors view and the street it will look like a beautiful stucco wall with evenly spaced pillars and sandstone capping which blends seamlessly with the rest of the fence (see rendering).



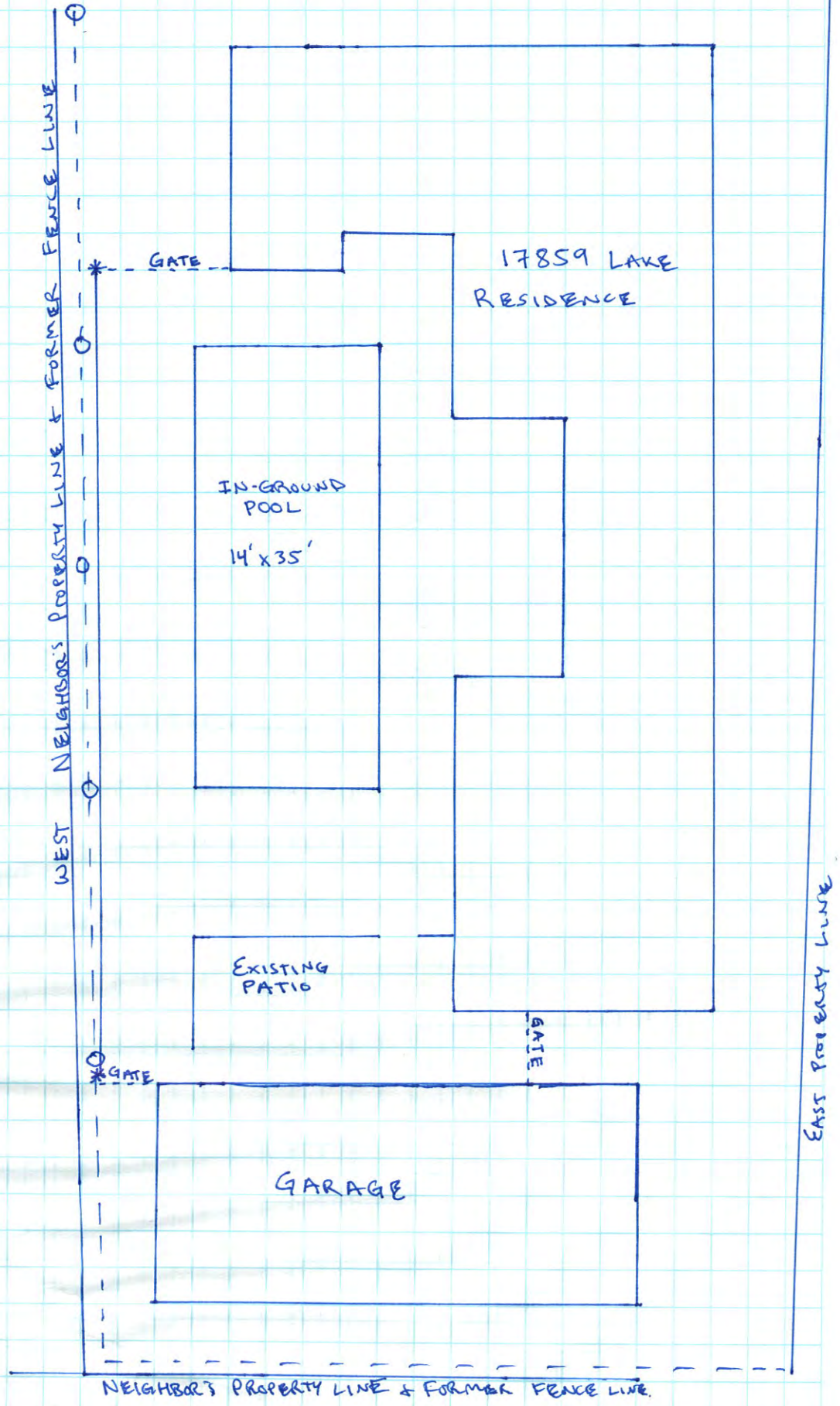
FRONT YARD

LEGEND

---- (DOTTED LINE) = Proposed fence

- (asterisk) = Distance of fence with stone wall component.

O = Pillars evenly spaced along fence















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Perspective
Swerchowsky Residence Pool Wall
17859 Lake Road Lakewood, Ohio 44107



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Perspective
Swerchowsky Residence Pool Wall
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Alternative Perspective
Swerchowsky Residence Pool Wall
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Alternative Perspective
Swerchowsky Residence Pool Wall
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