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

PRE-REVIEW MEETING  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
EAST CONFERENCE ROOM  
MAY 1, 2025  
4:00 P.M.

REVIEW MEETING  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
MAY 8, 2025  
5:30 P.M.

1. ROLL CALL
2. APPROVE THE MINUTES OF THE APRIL 10, 2025 MEETING
3. OPENING REMARKS

NEW BUSINESS

SIGN REVIEW

4. 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)

5. 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)

6. Docket No. 05-37-25

**16207 Detroit Ave.  
Planet Fitness**

- Approve
- Deny
- Defer

Archer Permits  
Archer Corporation  
1917 Henry Ave. SW  
Canton, OH 44706

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

7. 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)

8. 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)

9. Docket No. 05-40-25

**14810 Detroit Ave.  
The Arcade on Detroit**

- Approve
- Deny
- Defer

Shawn Warren  
Erie Design Co. Inc.  
16504 Detroit Ave.

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

**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)

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)

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)

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)

**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](mailto:michelle.nochta@lakewoodoh.gov)."*



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

P: (216) 529-6630  
F: (216) 529-5907  
planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 05-35-25

Permit No.: BBS25-000031

Applicant Name: Ramiro Ortega, Berea Liquid8 LLC

Project Address: 11770 Berea Rd.

Project Name: Berea Liquid8 LLC

Project: Applicant proposes one sign mounted to the front of an overhanging awning.

# Berea Liquid8

11770 Berea Rd.  
Lakewood, OH 44107

**Material Details:**

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

**Sign Dimensions:**



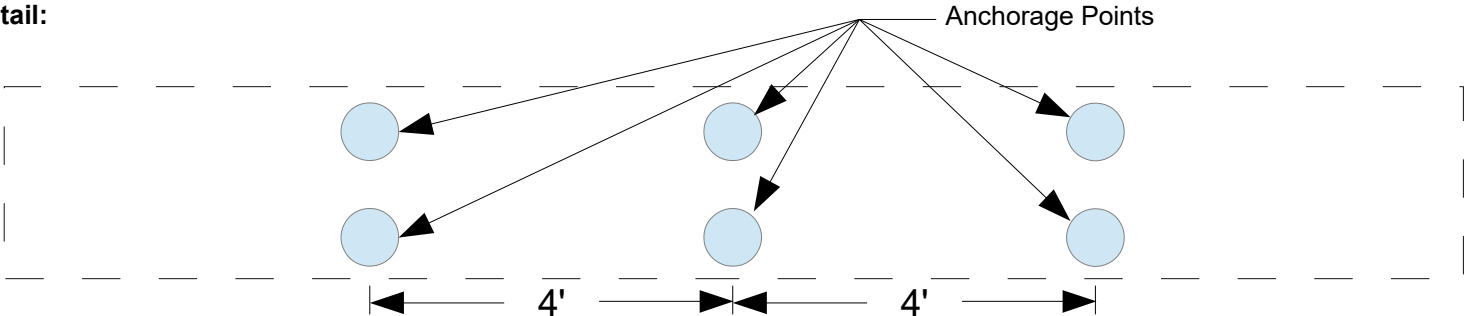
**Storefront & Elevation Dimensions:**



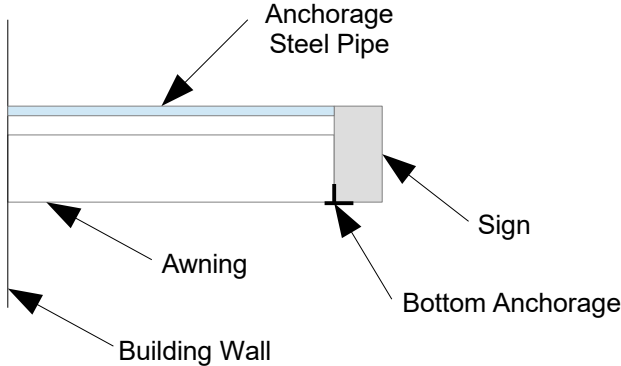
# Berea Liquid8

11770 Berea Rd.  
Lakewood, OH 44107

### Anchorage Detail:



Bottom Anchorage



Top 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).



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

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planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 05-36-25

Permit No.: BBS25-000032

Applicant Name: Joseph Pavlick, 1665 LLC

Project Address: 13200 Madison Ave.

Project Name: FP Madison LLC

Project: Applicant proposes vinyl signage on multiple windows and doors.

Qumran Tundik

# FP Mahalls LLC

(FP Madison LLC and FP Family LLC)  
13200 Madison Avenue, Lakewood, OH 44107

April 9, 2025

City of Lakewood  
12650 Detroit Avenue  
Lakewood, OH 44107

RE: 31509025 - Address: 13200 Madison Avenue, Lakewood, OH

Gentlemen:

- This letter will give consent to Dennis Tvrdik to interact with the City of Lakewood/Building Department and the Board of Review with regard to the application, review, pre-review meeting and Public Meeting requirements for our proposed window signage (at 13200 Madison Avenue, Lakewood, OH 44107)

Sincerely,



Suzanne Shestina

Co-owner

FP Madison LLC

FP Mahalls LLC

[sue.shestina@gmail.com](mailto:sue.shestina@gmail.com)

(216) 308-8042

MAKING  
SINCE  
1924  
OHIO

13200

The **ROXY**  
BOX OFFICE  
AT EAST DOOR OF BUILDING UP RAMP  
→

FOR DELIVERIES CALL (216) 521-3200  
**Mahall's**  
**100**  
1924 - 2024

**HOURS**

TUE - THU	5:00 <sup>PM</sup> - 11:00 <sup>PM</sup>
FRI	5:00 <sup>PM</sup> - 1:00 <sup>AM</sup>
SAT	11:00 <sup>AM</sup> - 1:00 <sup>AM</sup>
SUN	11:00 <sup>AM</sup> - 11:00 <sup>PM</sup>
MON	CLOSED

NO PARKING IN GAS STATION  
YOU WILL BE TOWED

**LIVE MUSIC**

**BOWLING**

**DANCING**



FRANCIS  
LOST  
PIZZA

HOT FOOD

COLD  
BEER

COCKTAILS



PARKY'S



*Midwest  
Glory* KITCHEN

A PLACE **PARKY'S** TO EAT

COCKTAILS

END  
HAPPY



MAYHALL'S  
SINCE 1924  
OHIO

LIVE MUSIC BOWLING DANCING HOT FOOD COLD BEER COCKTAILS

Midwest  
Glory  
KITCHEN  
A PLACE TO EAT





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

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planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 05-37-25

Permit No.: BBS25-000033

Applicant Name: Archer Permits, Archer Corporation

Project Address: 16207 Detroit Ave.

Project Name: Planet Fitness

Project: Applicant proposes building signage with a stand-alone icon and a monument sign.



## Letter of Authorization

### Property Owner/Agent Information

Name: Niki PA Investor, LLC c/o The Niki Group

Address: 11720 El Camino Real

Suite 250

San Diego, CA 92130

Phone: 858-546-0036

Email: pm@thenikigroup.com

### Site/Property Information

Name: Planet Fitness

Address: 16207 Detroit Avenue

Lakewood, OH 44107

c/o Dana Blakeslee

Phone: 717-608-5769

Email: Dblakeslee@nfpfit.com

I, (print name) Cory Goodman, the owner/agent representative for the property located at the above referenced address, hereby give Archer Sign Corporation the authorization to apply for the necessary municipal approvals and permits and to install signs on my behalf.

Sincerely,

*Cory Goodman* Owner/Agent

Date: 1/10/2025

Landlord hereby approves provided Tenant and/or their representatives comply with all governmental requirements, recorded agreements affecting the property, and the Lease. Landlord's consent shall not be construed as a representation or warranty that Tenant's pre-approved sign plans dated 11/19/2024 comply with any of the foregoing requirements.

Cyber to Value

**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



**ARCHER SIGN**  
CORPORATION  
1917 HENRY AVE. SW. CANTON, OH 44706  
P: 330-455-9995 F: 330-455-9994  
www.archersign.com

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

**REVISIONS:**

11/19	GA/TS	BRANDING UPDATE - NO GEAR LOGO
4/14	CV/TS	DIM DETAIL PERMITTING

**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**

WCA WORLD SIGN ASSOCIATES

VISTAGE

NSA UL

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

10' 9"

17' 1"



T  
10' 9"



17' 1"



34"

8 1/2"



38"

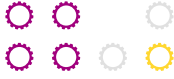
8 1/2"



8'

4' 4"





# planet fitness

#240844 EXTERIOR SIGNAGE

PLANET FITNESS LAKEWOOD, OH 04/14/2025 REV 2



1917 HENRY AVE. SW. CANTON, OH 44706  
P: 330-455-9995 F: 330-455-9994  
[www.archersign.com](http://www.archersign.com)

ESTABLISHED 1969 CORPORATION

**PROPOSED VIEW: NORTH & EAST VIEW (IMPOSED IMAGERY)**



**PROPOSED**

**ARCHER SIGN CORPORATION**  
 1917 HENRY AVE. SW. CANTON, OH 44706  
 P: 330-455-9995 F: 330-455-9994  
 www.archersign.com

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

REVISIONS:		
11/19	GA/TS	BRANDING UPDATE - NO GEAR LOGO
4/14	CV/TS	DIM DETAIL PERMITTING

**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**

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

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, PHOTOCCELL CONTROL

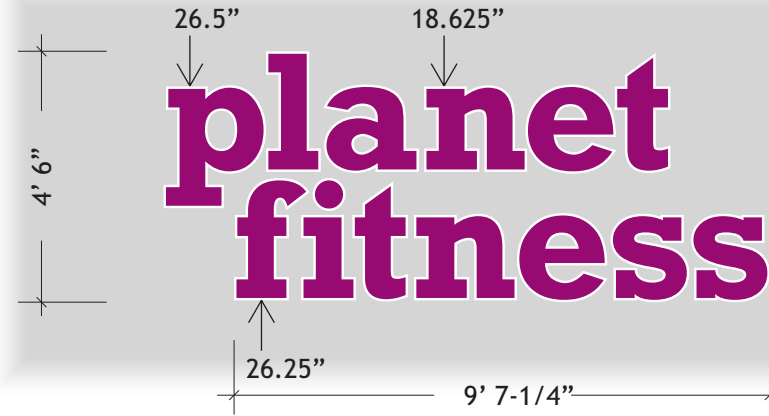
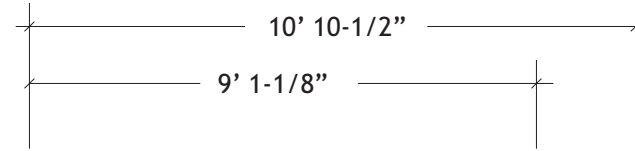
\*ELECTRICAL WIRING & CIRCUITS CONTAINED IN BUILDING PLANS - REVIEWED & APPROVED

**2B. Alternate Planet Fitness Logo - Stacked**



**General Usage:**

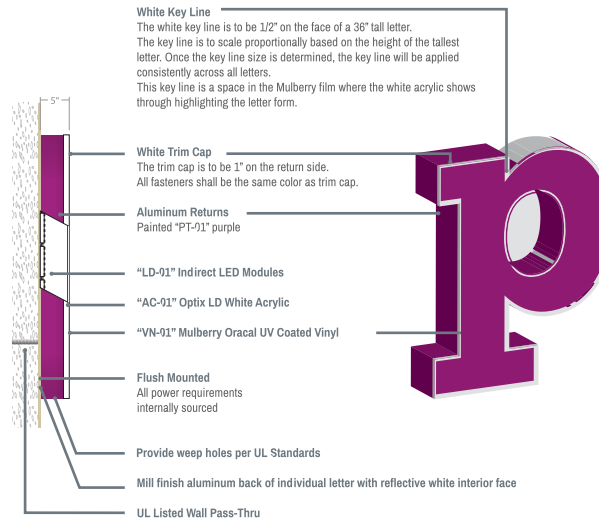
- Use the recommended primary sign type.
- Use recommended exterior finishes & colors per Design Control Documents.
- The Planet Fitness channel letters must be at least 36" tall when using the Gear and Logo Lockup.
- The height of the letter is determined by the tallest letter.
- This allows the lock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



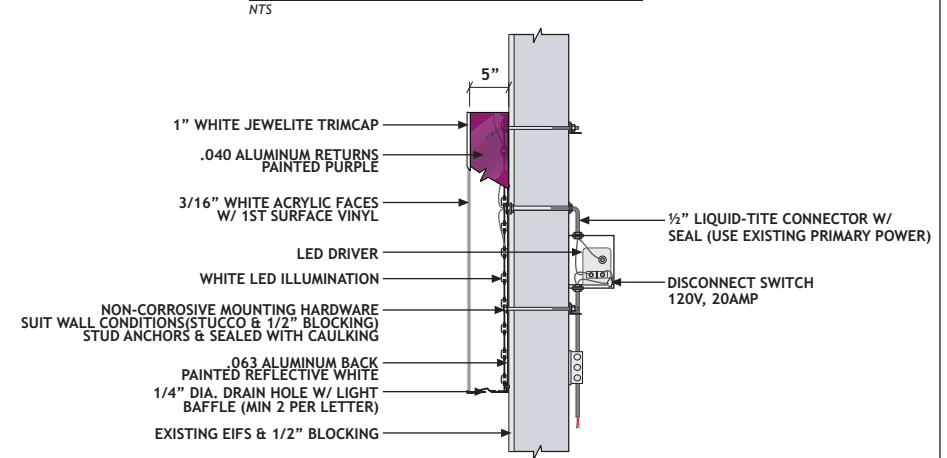
**EXISTING BUILDING VIEW: DETROIT AVE ELEVATION**



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



**FLUSH MOUNT SECTION VIEW**



**SIGN 1**



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

REVISIONS:		
11/19	GA/TS	BRANDING UPDATE - NO GEAR LOGO
4/14	CV/TS	DIM DETAIL PERMITTING

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

COLORS: NEED VERIFIED	
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span>	PANTONE 2415 C
<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span>	ORACAL MULBERRY 422 (8800 SERIES)
<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span>	PANTONE 108 C
<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span>	ORACAL YELLOW 021 (8800 SERIES)
<input type="checkbox"/>	WHITE
<input type="checkbox"/>	BLACK



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

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

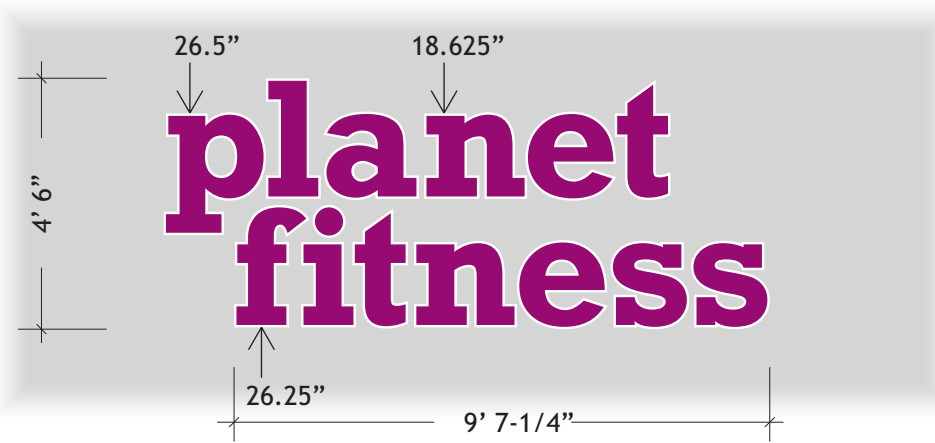
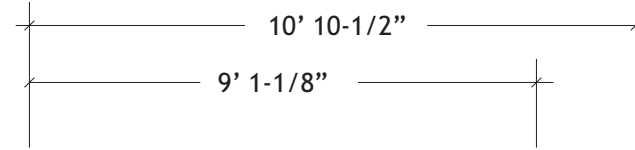
\*ELECTRICAL WIRING & CIRCUITS CONTAINED IN BUILDING PLANS - REVIEWED & APPROVED

**2B. Alternate Planet Fitness Logo - Stacked**



**General Usage:**

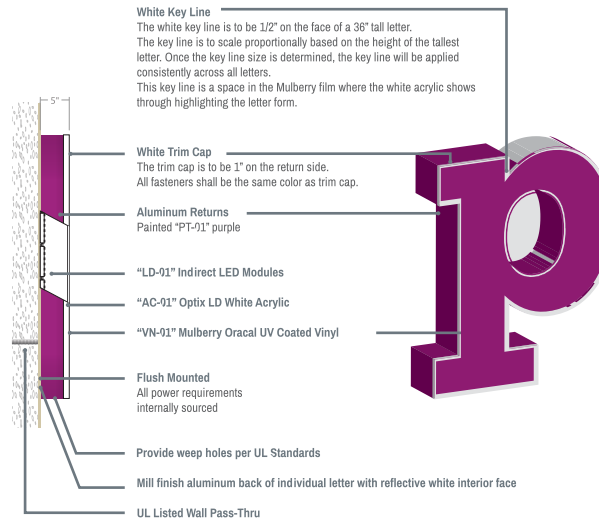
- Use the recommended primary sign type.
- Use recommended exterior finishes & colors per Design Control Documents.
- The Planet Fitness channel letters must be at least 36" tall when using the Gear and Logo Lockup.
- The height of the letter is determined by the tallest letter.
- This allows the lock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



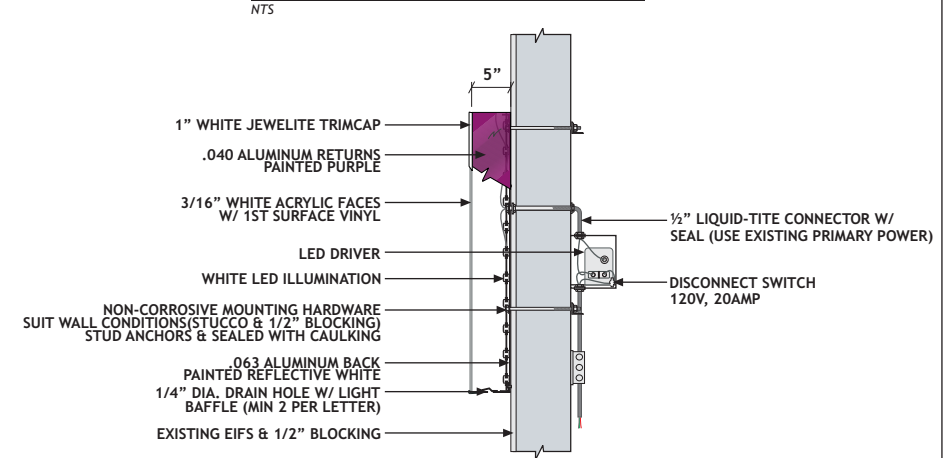
**EXISTING BUILDING VIEW: NORTHLAND AVE ELEVATION**



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



**FLUSH MOUNT SECTION VIEW**



**SIGN 2**



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

REVISIONS:		
11/19	GA/TS	BRANDING UPDATE - NO GEAR LOGO
4/14	CV/TS	DIM DETAIL PERMITTING

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

COLORS: NEED VERIFIED	
<span style="color: purple;">■</span> PANTONE 2415 C	ORACAL MULBERRY 422 (8800 SERIES)
<span style="color: yellow;">■</span> PANTONE 108 C	ORACAL YELLOW 021 (8800 SERIES)
<span style="color: black;">■</span> WHITE	
<span style="color: white;">■</span> BLACK	



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

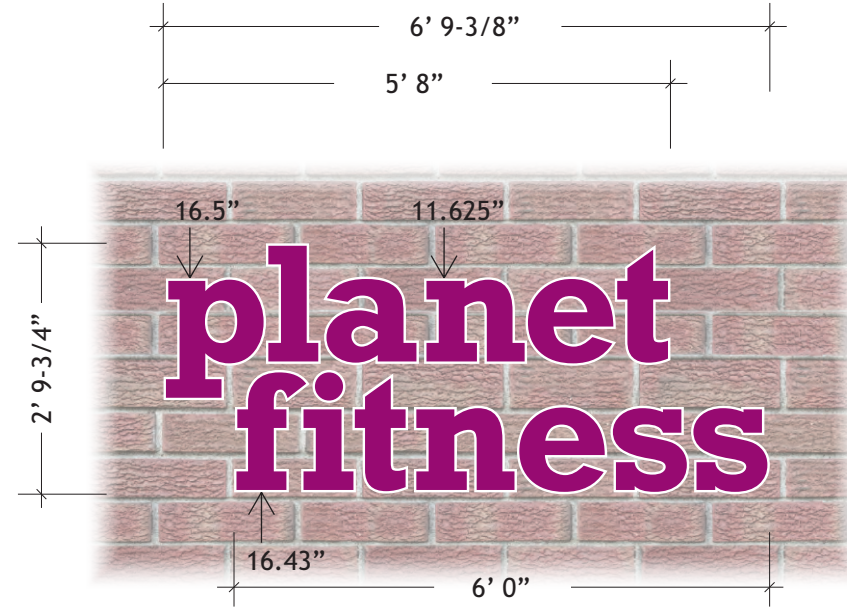
DESCRIPTION 19 SF DETROIT AVE NORTH ELEVATION: EXISTING BRICK MONUMENT  
**REMOVAL:** (2) CHANGEABLE READER BOARDS  
**MANUFACTURE & INSTALL:** (2) STACKED CHANNEL LETTER SETS FOR EXISTING DOUBLE SIDED MONUMENT  
 (2) CHANNEL LETTER SET "PLANET FITNESS"  
 -FLUSH MOUNTED ON CENTER  
 -ILLUMINATED, USING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

**2B. Alternate Planet Fitness Logo - Stacked**

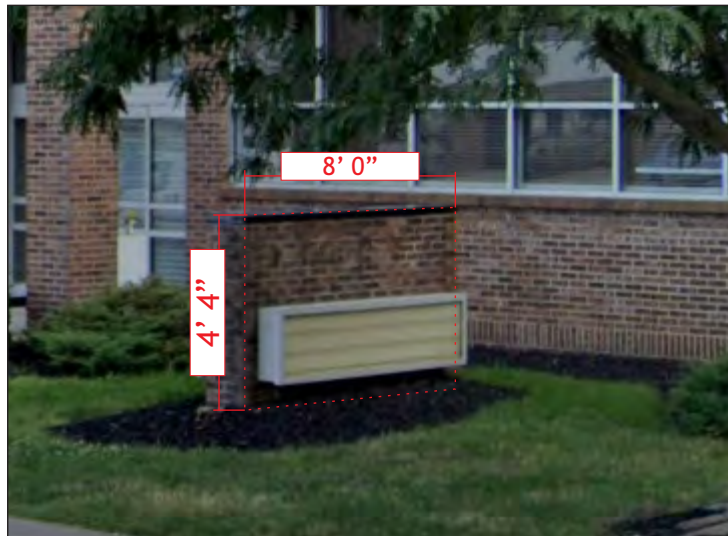


**General Usage:**

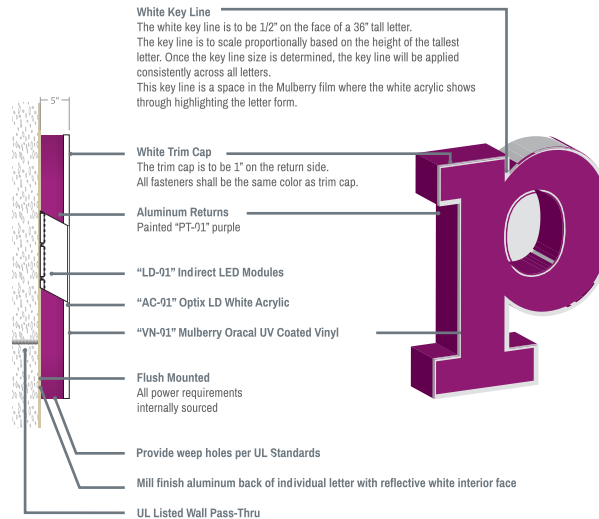
- Use the recommended primary sign type.
- Use recommended exterior finishes & colors per Design Control Documents.
- The Planet Fitness channel letters must be at least 36" tall when using the Gear and Logo Lockup.
- The height of the letter is determined by the tallest letter.
- This allows the lock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



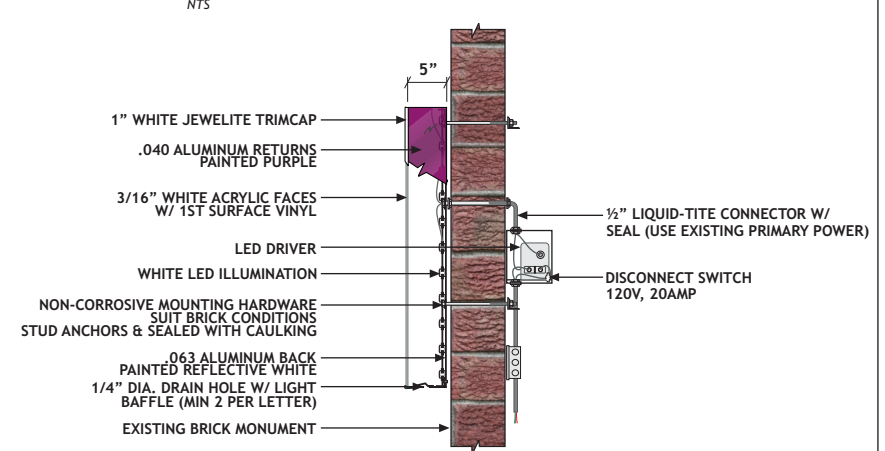
**EXISTING MONUMENT VIEW: DETROIT AVE ELEVATION**



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



**FLUSH MOUNT SECTION VIEW**



**SIGN 3**



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

REVISIONS:		
11/19	GA/TS	BRANDING UPDATE - NO GEAR LOGO
4/14	CV/TS	DIM DETAIL PERMITTING

**CLIENT REVIEW STATUS**

APPROVED

REVISE & RESUBMIT

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

**THIS IS NOT A SHOP DRAWING**

**COLORS: NEED VERIFIED**

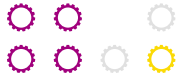
ORACAL MULBERRY 422 (8800 SERIES)	<input type="checkbox"/>
ORACAL YELLOW 021 (8800 SERIES)	<input type="checkbox"/>
WHITE	<input type="checkbox"/>
BLACK	<input type="checkbox"/>



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



# planet fitness

## Exterior Building Signage Guide & Standards May 2021

These standards apply to all new clubs, clubs renewing their franchise agreement, clubs being brought to current standards as part of a transfer of ownership, and all signs being replaced due to damage or excessive wear.

**FOR DESIGN INTENT ONLY - NOT FOR FABRICATION**

Prepared By: Gensler & Planet Fitness World Headquarters  
Confidential & Proprietary  
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**This Exterior Building Signage Design Standards is intended to assist you during the design, fabrication, and installation of your building signage.**

**If you should have any questions during the submittal preparation or submittal review process, please contact your assigned Planet Fitness Headquarters' Construction Director.**

## **Building Signage Submittal Guidelines for Planet Fitness Headquarters**

1. Franchisee or Franchisee's Sign Vendor shall submit a complete exterior building signage submittal to your assigned Planet Fitness Headquarters' Construction Director for review and approval prior to permitting and fabrication.
2. Planet Fitness Headquarters shall review and approve the sign submittal for conformance to the current Exterior Building Signage Guide & Standards.
3. Planet Fitness Headquarters approval shall not be deemed to certify that the sign submittal comply with building codes and does not relieve the Owner, sign vendor and sign installer of the responsibility to verify all job conditions including, without limitation, dimensions, locations, clearances and property lines.
4. During the signage review process, if any, of the proposed design does not meet the current design standards outlined, the Franchisee and the Sign Vendor will be notified. Necessary revisions to conform with the standard may be required for resubmission and re-review.
5. Any deviations or exceptions from the Exterior Building Signage Design Standards will require approval from Planet Fitness Headquarters.
6. The signage plans shall be prepared in full knowledge of, and compliance with, all landlord, local, state and federal ordinances, rules and regulations.

## **Signage Submittal Drawing Requirements**

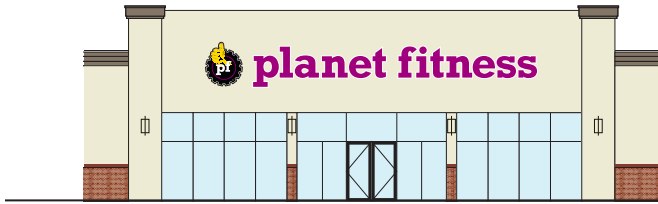
1. The signage submittal must be prepared by a licensed or certified sign contractor fabricator and/or installer. The intent of the submittal is to convey the design, production, and installation of the exterior building signages.
2. An overall site plan clearly identifying all locations of proposed signages including building, pylon, monument, and additional wayfinding signages.
3. Elevation(s) of the building where building signage is proposed. Show all doors, glazing, architectural features, colors, finishes including dimensions on this drawing.
4. Clearly identify and specify material color, finish qualities, specifications, and thicknesses in the drawings in accordance to the current signage material and finishes standards.

## **Signage Construction and Installation:**

1. The Franchisee and Sign Vendor is responsible for all signage requirements, work permits, power sources, connections, and installation means & methods.
2. All raceways, transformers, ballasts, P.K. housings, fasteners, clips, conduit, boxes, electrode boxes and other wiring shall be concealed from public view.
3. Exposed connections and crossovers between channel letters or logos are not allowed.
4. Labels on exposed sign surfaces are not permitted, except those required by local ordinances. Any required labels must be inconspicuous.
5. All electrical sign components must be U.L. labeled.
6. Provide weep holes for water and moisture drainage at the bottom as required by UL Standards and governing codes.

# Sign Type Overview

## 1. Primary Entry Signage



1A. Primary Entry Sign - Horizontal

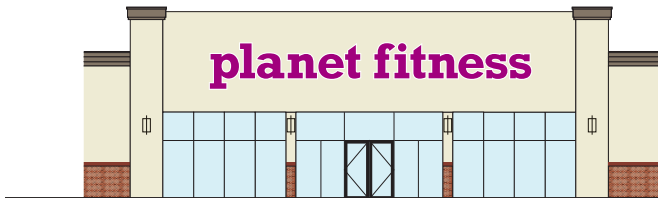


1B. Primary Entry Sign - Stacked

### 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.

## 2. Alternate (when 36" letter cannot be met)



2A. Alternate Entry Sign - Horizontal

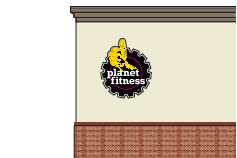


2B. Alternate Entry Sign - Stacked

### General Usage:

- Remove Gear Logo if channel letters are less than 36" tall.
- This will maximize channel letter visibility and sign effectiveness when square footage is limited.
- The height of the letter is determined by the tallest letter.

## 3. Standalone Gear Icon - For Additional Signage



### General Usage:

- Do not use as primary sign.
- Only to be used as a secondary sign if facade warrants based on visibility, and allowed by jurisdiction or landlord requirements.
- Do not use on pylon or monument sign.
- Show Planet Fitness Logo inside Gear.
- Not to be used with channel letters.

## 4. Pylon Panel



### General Usage:

- Use Horizontal or Stacked layout only to maximize letters visibility and sign effectiveness.
- Not to be used with gear icon.
- Colors to match brand standards.
- Pylon or monument structure by others and not part of this signage standard.

# Primary Entry Signage

## 1A. Planet Fitness Logo and Gear Icon - Horizontal



## 1B. Planet Fitness Logo and Gear Icon - Stacked



### Which sign do I choose: Horizontal or Stacked?

Sign type will be determined by square footage and the spacing around the logo.

### How much spacing do I need?

Clear space:  
Proportionally, use the "i" in fitness as a guide for how much spacing should be around the logo.

### Requirement:

Planet Fitness letter height must be a minimum of 36" Tall.

All fabrication and installation is the Franchisee's responsibility and is subject to Planet Fitness Headquarters approval.

All signage must strictly adhere to local signage ordinances with an approved sign work permit.

All signage illumination must be connected to a photocell and/or astronomical time clock.

### Note to Vendor:

Vendor drawings must show spacing requirements have been met by adding the letter "i" as shown in provided examples directly on facade mock up to ensure maximum allowable sign size.

## Alternate (When 36" Letter Cannot Be Met)

### 2A. Alternate Planet Fitness Logo - Horizontal



### 2B. Alternate Planet Fitness Logo - Stacked



#### Which sign do I choose: Horizontal or Stacked?

Sign type will be determined by square footage and the spacing around the logo.

#### How much spacing do I need?

Clear space:

Proportionally, use the "i" in fitness as a guide for how much spacing should be around the logo.

#### Requirement:

This sign type is only used when spacing is limited and letter height becomes less than 36" with gear and logo lock up.

All fabrication and installation is the Franchisee's responsibility and is subject to Planet Fitness Headquarters approval.

All signage must strictly adhere to local signage ordinances with an approved sign work permit.

All signage illumination must be connected to a photocell and/or astronomical time clock.

#### Note to Vendor:

Vendor drawings must show spacing requirements have been met by adding the letter "i" as shown in provided examples directly on facade mock up to ensure maximum allowable sign size.

## Standalone – Additional Sign (36” Minimum Diameter)

### 3. Standalone Gear Icon



#### Where do I use this sign?

This standalone gear icon sign is to be used when there is opportunity for additional signage on the primary building facade and/or secondary building facades.

#### How much spacing do I need?

Clear space:

Proportionally, stack two of the "i"s in fitness as a guide for how much spacing should be around the logo.

#### Requirement:

The standalone logo gear icon diameter must be a minimum of 36" Tall.

All fabrication and installation is the Franchisee's responsibility and is subject to Planet Fitness Headquarters approval.

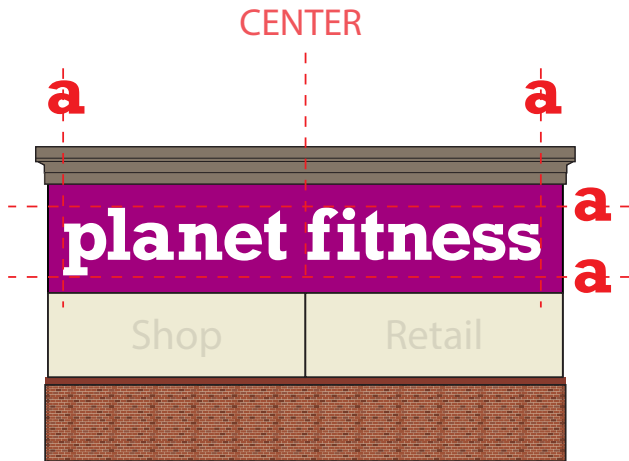
All signage must strictly adhere to local signage ordinances with an approved sign work permit.

All signage illumination must be connected to a photocell and/or astronomical time clock.

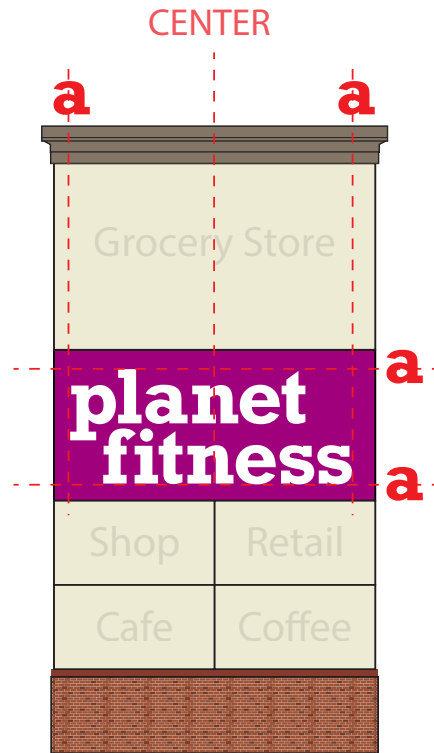
#### Note to Vendor:

Vendor drawings must show spacing requirements have been met by adding the letter "i" as shown in provided examples directly on facade mock up to ensure maximum allowable sign size.

# Pylon Sign Standards



4A. Pylon Sign Panel - Horizontal



4B. Pylon Sign Panel - Stacked

## General Usage:

- Use Horizontal or Stacked layout only to maximize letters visibility and sign effectiveness.
- Not to be used with gear icon.
- Colors to match brand standards.
- Pylon or monument structure by others and not part of this signage standard.

## Which sign do I choose: Horizontal or Stacked?

Sign type will be determined by useable sign panel dimensions and the spacing around the logo.

## How much spacing do I need?

Clear space:

Proportionally, use one-half (1/2) the height of the letter “a” in “planet” as a guide for how much spacing should be around the logo and the edge of the panel on all sides. This will allow for maximum size letters within the pylon boundary.

## Requirement:

All fabrication and installation is the Franchisee’s responsibility and is subject to Planet Fitness Headquarters approval.

All signage must strictly adhere to local signage ordinances with an approved sign work permit.

All signage illumination must be connected to a photocell and/or astronomical time clock.

## Note to Vendor:

Vendor drawings must show spacing requirements have been met by adding the letter “a” as shown in provided examples directly on pylon mock up to ensure maximum allowable sign size.

# Materials & Finishes



### Materials and Finishes Substitutions:

- Any material and finish substitutions are not allowed unless noted otherwise.
- Any design, material or finish deviations must be reviewed and approved by Planet Fitness Headquarters.

#### Acrylic AC-01

Manufacturer: Optix LD White Acrylic  
 Model Name: 7328  
 Color: White  
 Finish: n/a  
 Notes: 3/16" minimum thickness

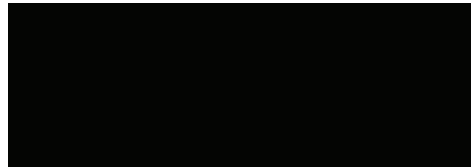
#### Vinyl VN-01

Manufacturer: Oracal (8800 Series)  
 Model Name: Mulberry 422  
 Color: Purple/Translucent  
 Finish: Premium Cast Outdoor  
 Notes: Do not use printed ink as substitute.

#### Digital Print DP-01

Manufacturer: 3M  
 Model Name: 3630 Translucent Film  
 Color: White  
 Finish: n/a  
 Notes: 3M 8518 Gloss Laminate over 3M 3630 Translucent Film printed at highest saturation.

(The DP-01 artwork file must be used as required)



#### LED LD-01

Manufacturer: Sloan  
 Model Name: LED Prism 12VDC  
 Color: Neutral White (4000K)  
 Finish: n/a  
 Notes: Ensure even illumination across all faces. 120 lm/module, 1.5 modules/ft, 107 lm/W efficacy.

#### Paint PT-01

Manufacturer: Akzo Nobel  
 Model Name: Grip-Gard #490-D6  
 Color: Purple  
 Finish: Satin Sheen  
 Notes: Exterior grade translucent paint. Paint color to match VN-01, Mulberry vinyl.

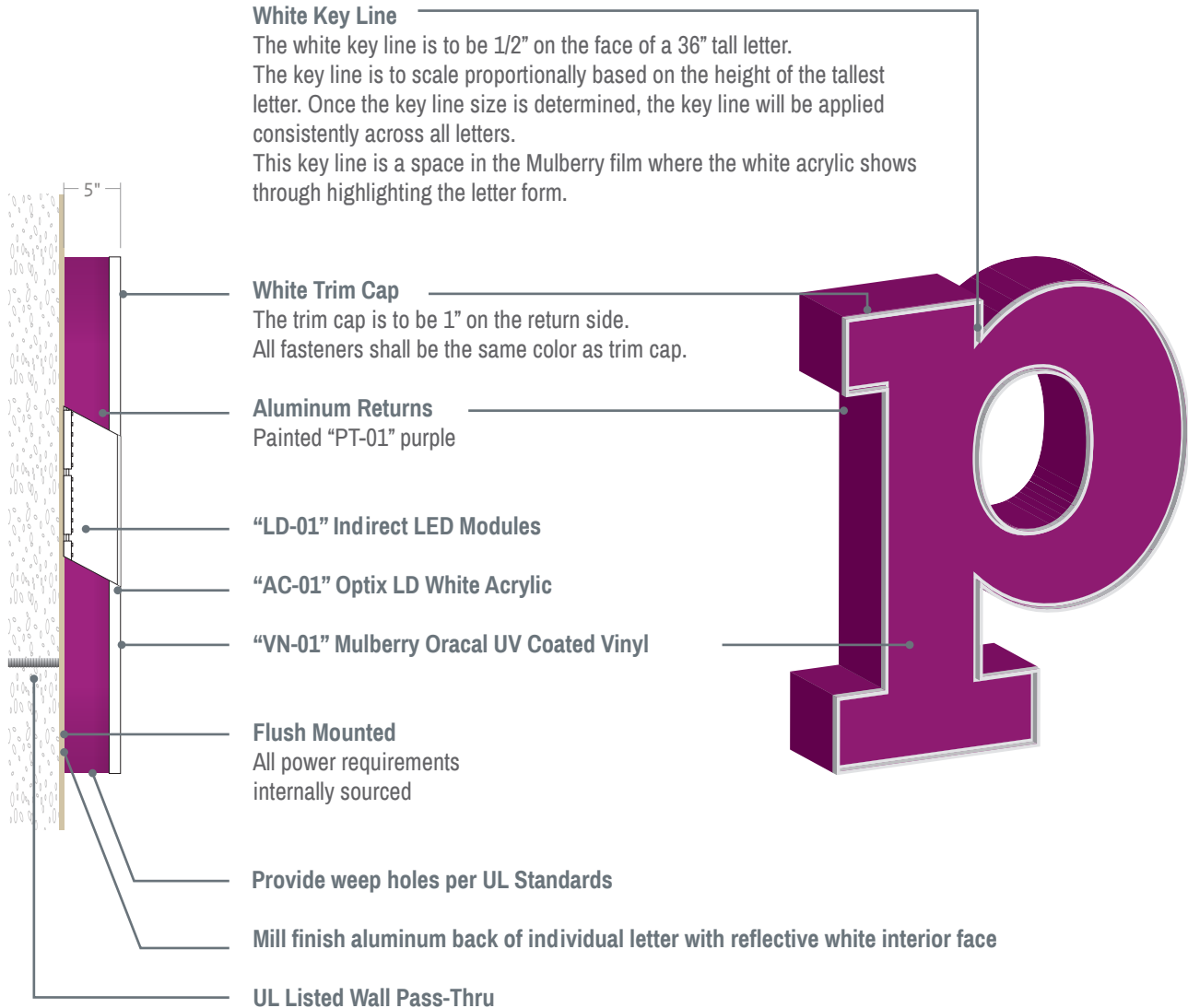
#### Paint PT-02

Manufacturer: Akzo Nobel  
 Model Name: Grip-Gard #509-H4  
 Color: Black  
 Finish: Satin Sheen  
 Notes: Exterior grade translucent paint. Paint color to match black on digital vinyl, DP-01.

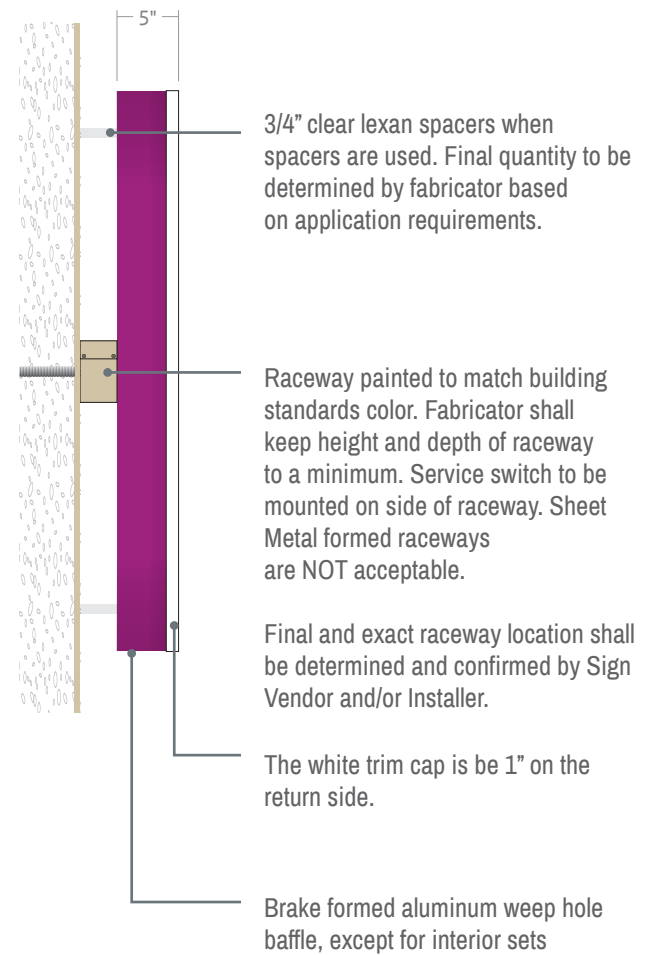
OR APPROVED EQUAL

# Channel Letter Detail

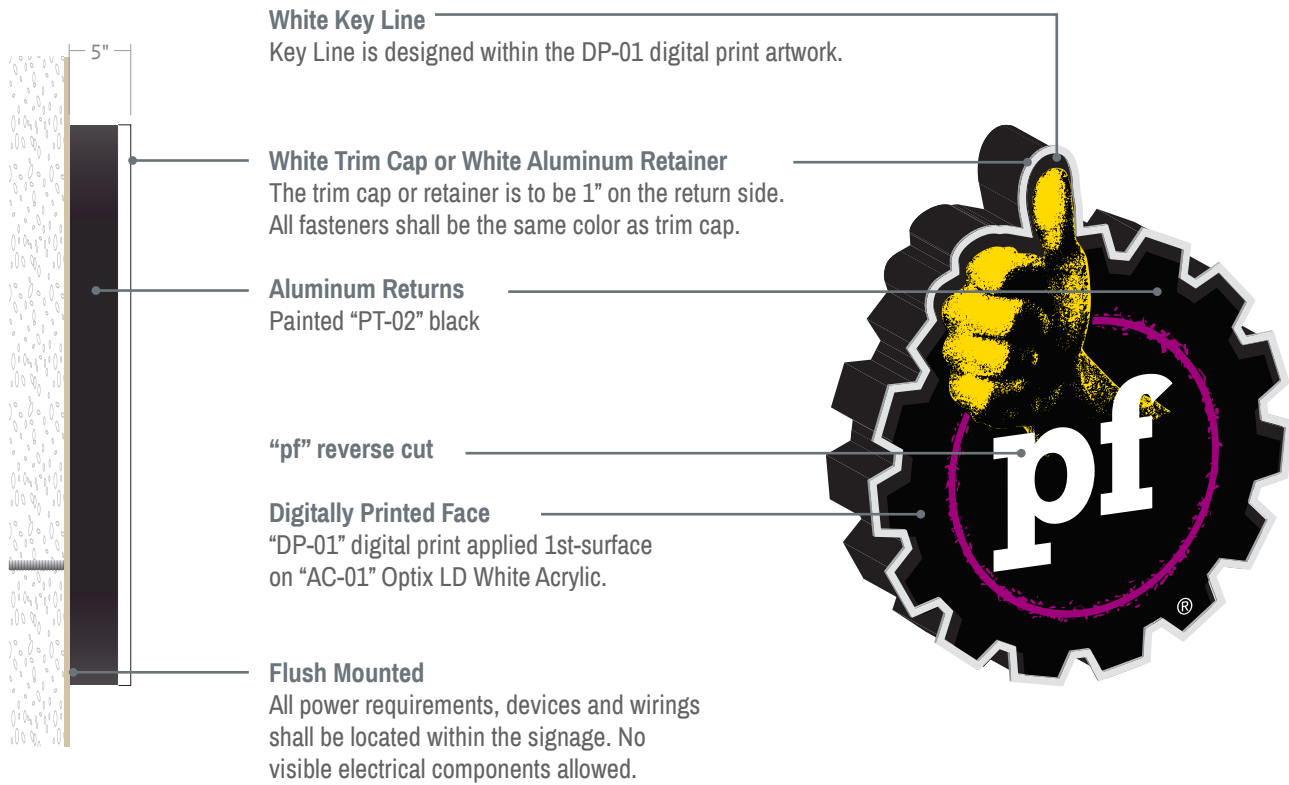
## Flush Mounted and Alternate Raceway Condition



### ALTERNATE RACEWAY CONDITION:



# Light Box Detail - Gear Icon Signage



**NOTE:**

Where oversized Gear Icons are used and seams are needed due to material limitations, the fabricator and installer shall make all artwork & material seams clean, tight and within reasonable alignment tolerances.

**STANDALONE (ADDITIONAL SIGN):**



**NOTE:**

Where letters are required to be raceway mounted, Gear Icon must be raceway mounted as well to ensure matching projections. See alternate raceway condition on previous page.

# LEGAL DISCLAIMER

These documents have been developed by Planet Fitness Franchising LLC (“we” or “us”) to provide you with standards and procedures that will help you comply with the Planet Fitness® Methods of Operations requirements outlined in the Franchise Agreement.

The information contained herein establishes our standard procedures and should be considered part of our Design Standards & Methods of Operations effective immediately.

Notwithstanding the information contained herein, Franchisees and their employees are responsible for ensuring compliance with local, state, and federal law and/or regulations. If those laws and/or regulations impose more stringent requirements than what is outlined in the Design Control Documents, it is your obligation to understand and comply with the applicable legal requirements. There are a variety of regulatory agencies that may have an impact on the operation of your franchise; be certain to learn which agencies govern your business and the scope of your legal obligations.

Employees at a franchise location are employed by the Franchisee and are not employees of us as Franchisor. We neither dictate nor control labor or employment matters for Franchisees and their employees. We do not retain any reserved authority to control the terms and conditions of employment for Franchisees and/or their employees. Any suggestions contained herein pertaining to the terms and conditions of employment for employees of Franchisees should be implemented at the discretion of each Franchisee, if at all.

Franchisees are solely responsible for all employment decisions with respect to personnel, including hiring, firing, scheduling, compensation, training, supervision and discipline, regardless of whether Franchisees receive advice from us on any of these subjects. Should you receive any such advice from us, you alone will determine to what extent, if any, you will implement these suggestions. For the avoidance of doubt, mandatory specifications, standards and operating procedures do not include the terms and conditions of employment for the employees of franchise clubs. Planet Fitness reserves the right to make any edits, modifications and updates to the Design Control Documents at any time.

The contents of the Design Control Documents are not intended to serve as legal advice nor should they be relied upon as such. No reference to a third party product or service herein is an endorsement or recommendation of such product or service by us. We make no representation or warranty, express or implied, as to the products, companies and specifications identified in these Design Control Documents.

## CONFIDENTIALITY STATEMENT

These Design Control Documents are our confidential property and may be used solely for the purposes of developing your Planet Fitness® club. You must use your best efforts to maintain the confidentiality of these Design Control Documents and prevent their unauthorized use or disclosure. These Design Control Documents may only be disclosed to those of your employees or service providers who have a need to access them in connection with the development of your club. You must obtain a nondisclosure agreement from any party to whom these are disclosed (unless such party has an independent professional duty of confidentiality) and direct such party to maintain the confidentiality of these Design Control Documents. You may not make copies of these Design Control Documents without written approval from us. Upon the conclusion of your Franchise Agreement, you must return all copies of these Design Control Documents in your possession. You will be responsible for any unauthorized use or disclosure of the Design Control Documents, which may result in the termination of your franchise.

## ANTI-CORRUPTION

Every Planet Fitness® club is operated with integrity and high ethical standards. You must comply with the United States Foreign Corrupt Practices Act and other similar applicable anti-corruption laws and regulations. All employees are required to participate in anti-corruption training to facilitate compliance with these laws.

Payments, gifts, or other transfers of value to government officials for the purpose of securing an improper business advantage are prohibited. Making an offer to make such a payment, gift or transfer is also impermissible.

Planet Fitness® clubs are responsible for vetting and monitoring consultants, contractors and other business partners to make sure these partners are not making improper payments on the club's behalf. It is important to conduct background checks on these third parties, use written contracts containing an anti-corruption certification, be specific about fees and services, and require detailed invoicing.

Planet Fitness® clubs may not employ government officials (including candidates for government office and personnel of government-owned enterprises) or their family members. If an employee becomes a government official, you must notify us.

Any suspected violations of our anti-corruption policy and/or applicable anti-corruption law must be reported to us immediately.

Consult with your legal counsel regarding compliance with specific anti-corruption laws, including laws of the jurisdiction where you are located.





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

P: (216) 529-6630  
F: (216) 529-5907  
planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 05-38-25

Permit No.: BBS25-000034

Applicant Name: Ashlin Heasley, Lock Lounge

Project Address: 18255 Detroit Ave.

Project Name: Lock Lounge

Project: Applicant proposes vinyl window signage.

## Joshua R. Angelotta

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**From:** Joshua R. Angelotta  
**Sent:** Tuesday, April 15, 2025 5:30 PM  
**To:** Joshua R. Angelotta

To Whom It May Concern:

Access is granted for the purpose for the purpose of determining sign approval of Lock Lounge for the property located at 18255 Detroit Avenue, Lakewood, Ohio , 44107.

Dan Shepard  
Malie Lofts, LLC

Get Outlook for iOS



**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

## Joshua R. Angelotta

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**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](http://www.knrlegal.com) | Outside Ohio: 800-978-9007  
Facebook | Twitter | Instagram | LinkedIn | YouTube

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**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.





STELLA & SHAY  
BEAUTY BAR







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

P: (216) 529-6630  
F: (216) 529-5907  
planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 05-39-25

Permit No.: BBS25-000036

Applicant Name: April Battey, Ecoy Aesthetics LLC

Project Address: 18624 Detroit Ave.

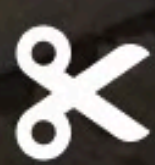
Project Name: Ecoy Aesthetics

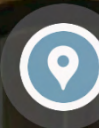
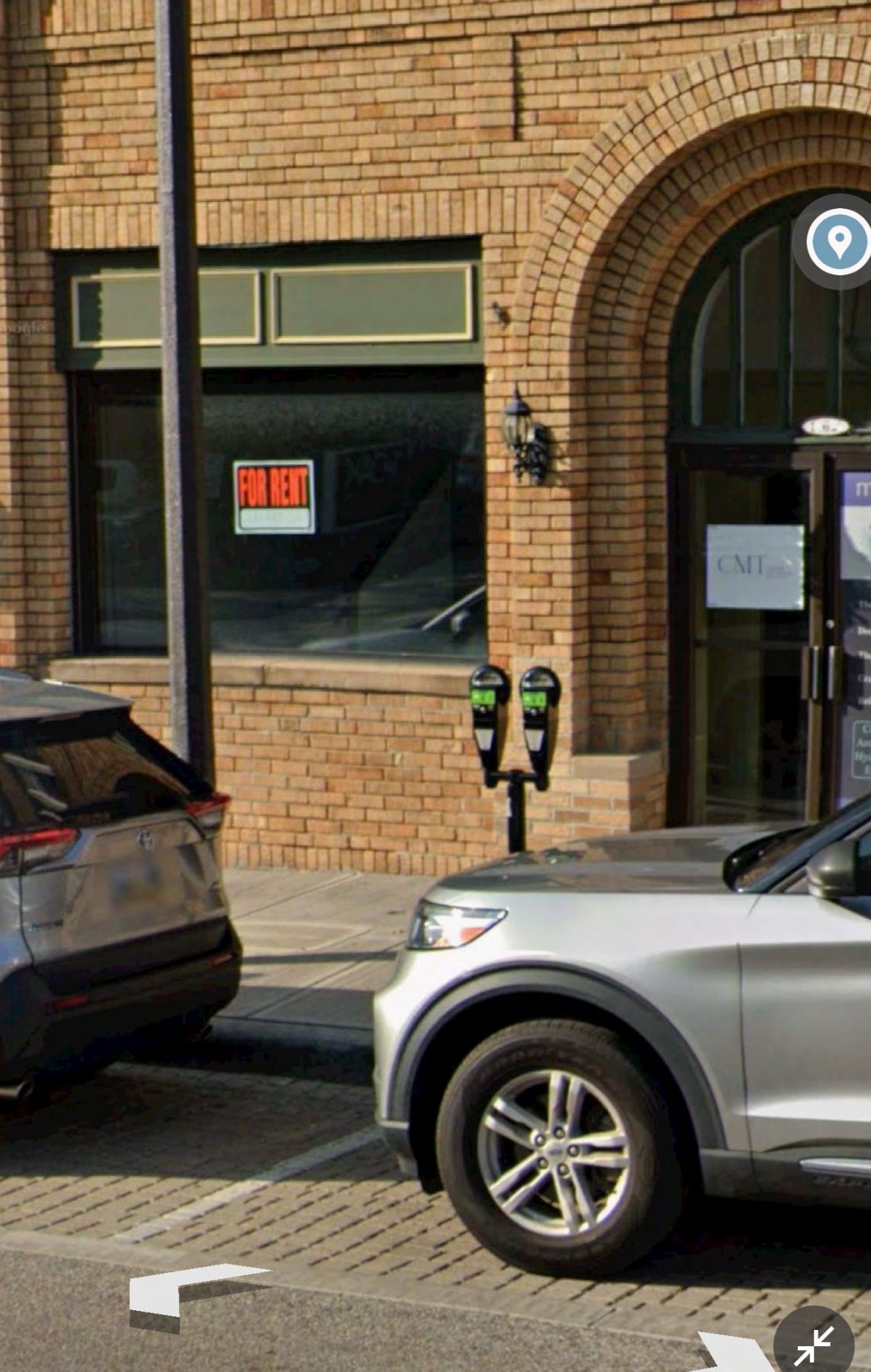
Project: Applicant proposes permanent adhesive vinyl window signage.

width 93 1/2in

height 27 1/2in

ECCOY  
AESTHETICS





FOR RENT

CMT



YOGA



For window decals, the best vinyl to use is **permanent adhesive vinyl**. This type of vinyl offers strong adhesion and durability, ensuring that your decals stay put even in varying weather conditions. Jun 21, 2024

Signed in the Presence of:

**LANDLORD: ABBY LANE LTD, LLC**

\_\_\_\_\_  
BY: Michael J. Krivosh, General Manager

**"TENANT": ECOY AESTHETICS, LLC**

\_\_\_\_\_  
BY: \_\_\_\_\_

It's: \_\_\_\_\_

**"TENANT": APRIL BATTY**



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

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F: (216) 529-5907  
planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 05-40-25

Permit No.: BBS25-000039

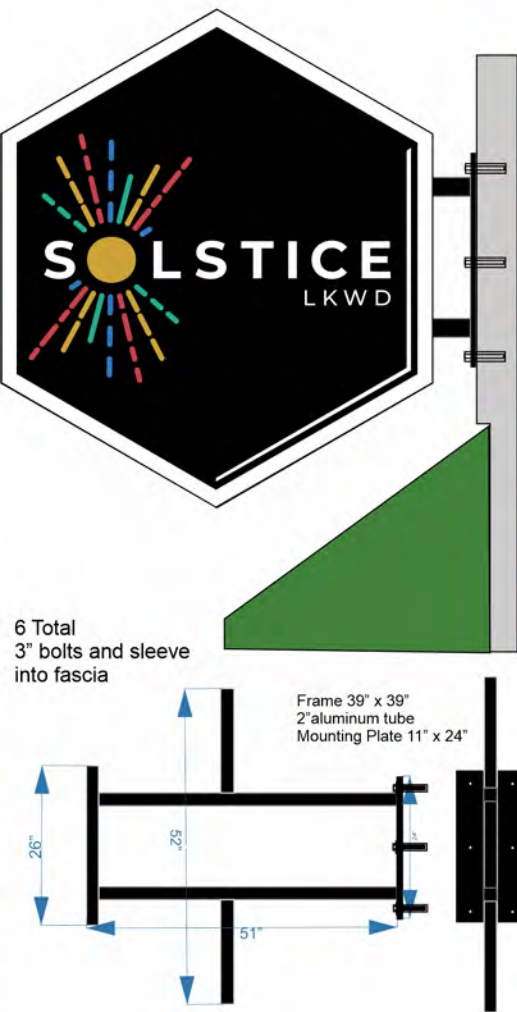
Applicant Name: Shawn Warren, Erie Design Co. Inc.

Project Address: 14810 Detroit Ave.

Project Name: The Arcade on Detroit

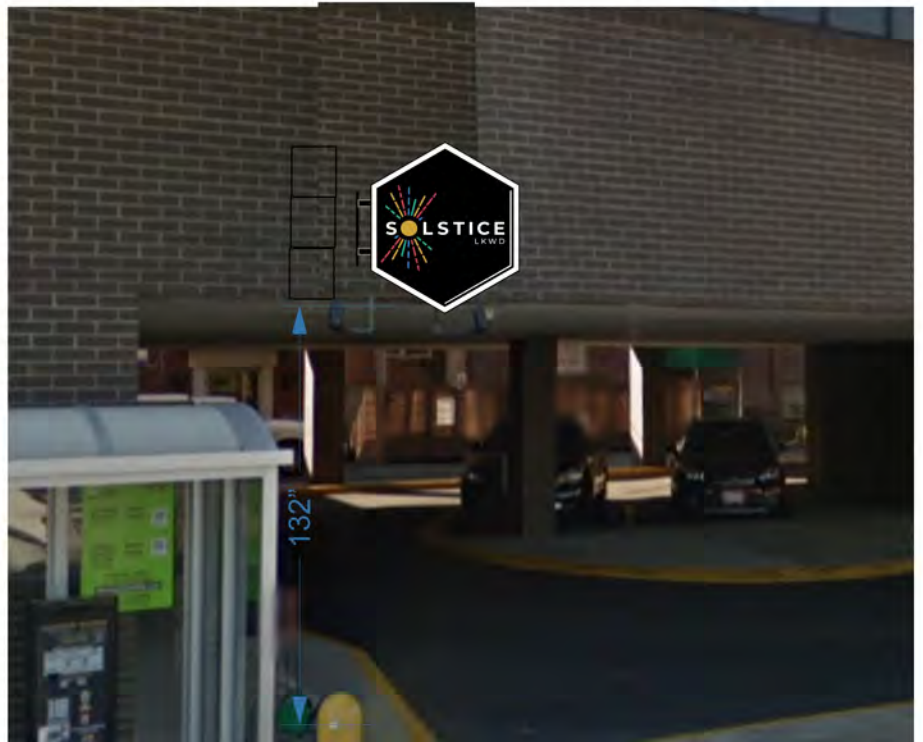
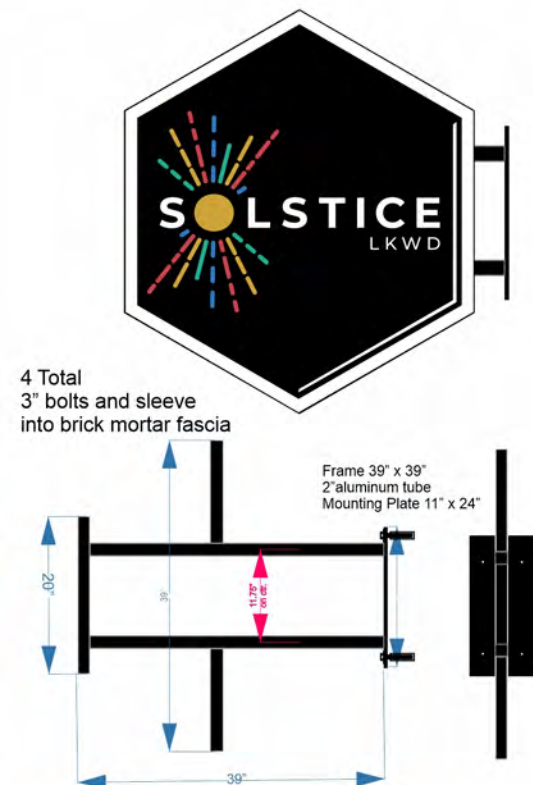
Project: Applicant proposes two illuminated projecting signs: one at the front of the building and the other at the rear.

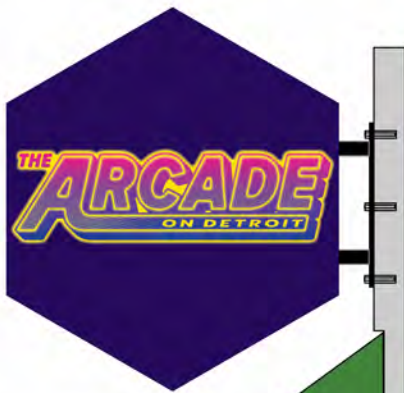




36" w x 41.5" h 2 sided  
Text Line 1- 3.8" h x 29" w  
Line 2- 1.2" h x 7" w  
Sign Sq. ft. 10 x 2 = 20 total

# Back



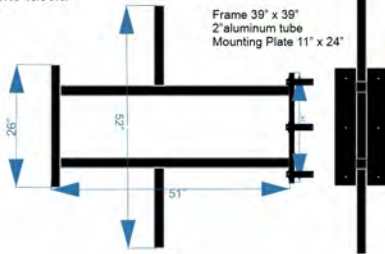


## Front

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

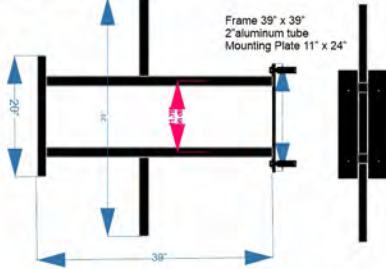


36" w x 41.5" h 2 sided  
 Text Line 1- 3.8" h x 29" w  
 Line 2- 1.2" h x 7" w  
 Sign Sq. ft. 10 x 2 = 20 total

## Back



4 Total  
 3" bolts and sleeve  
 into brick mortar fascia



**ERIE**  
*deSign*  
 Signs, Banners & Graphics  
 216-227-0043  
 www.eriedesign.com

<b>CLIENT:</b> The ARCADE	<b>JOB #:</b>	<b>DATE:</b>
------------------------------	---------------	--------------

<b>ADDRESS:</b> 14810 DETROIT	
----------------------------------	--

<b>REVISION HISTORY:</b> DATE:	<b>CHANGES MADE:</b>
-----------------------------------	----------------------

<b>CLIENT SIGNATURE OF APPROVAL</b>	<b>DATE:</b>
-------------------------------------	--------------

# MAXX METAL



3mm Thick  
PVC

.21mm Thick  
Aluminum



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](mailto:Building.permits@lakewoodoh.net)

## Building Permit Application

**PROJECT ADDRESS:** 14810 Detroit Ave. 31217030 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  <sup>2</sup>Other (Please specify): Signs

**\*VALUATION: (cost of the work) \$** \_\_\_\_\_

**PROJECT SIZE: (in square feet)** \_\_\_\_\_

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

Front 48"w x 55"h 2 sided	Back 36"w x 41.5"h 2 sided
Text Line 1- 4"h x 38.2" w	Text Line 1- 3.8"h x 29" w
line 2- 1.7"h x 9.5" w	Line 2- 1.2"h x 7" w
Sign Sq. ft. 18 x 2 = 36 total	Sign Sq. ft. 10 x 2 = 20 total

6 Total 3" bolts and sleeve into fascia

**PROPERTY OWNER NAME:** Dan Deagan Phone: 216-470-8495

Business Name (if applicable) The Arcade Email: deagan33@yahoo.com

Mailing Address: 14810 Detroit Ave. City: LAKEWOOD, State: OH Zip: 44107

**CONTRACTOR NAME:** Erie design Shawn Warren Phone: 216-227-0043

License/Reg. No.: on file Email: eriedesign@ameritech.net

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.

**SIGNATURE OF CONTRACTOR / OWNER**

4-15-25  
**DATE**

Anticipated Completion Date: 4-16-25



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

P: (216) 529-6630  
F: (216) 529-5907  
planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 05-41-25

Permit No.: BBS25-000035

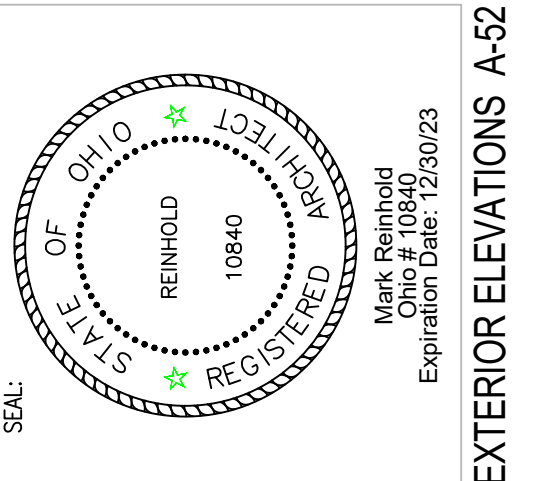
Applicant Name: Nicholas Christoff, Christoff Group

Project Address: Marlowe Ave. (at Madison)

Project Name: Marlowe Park Townhouses

Project: 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.

Wm. O. W. W.



EXTERIOR ELEVATIONS A-52

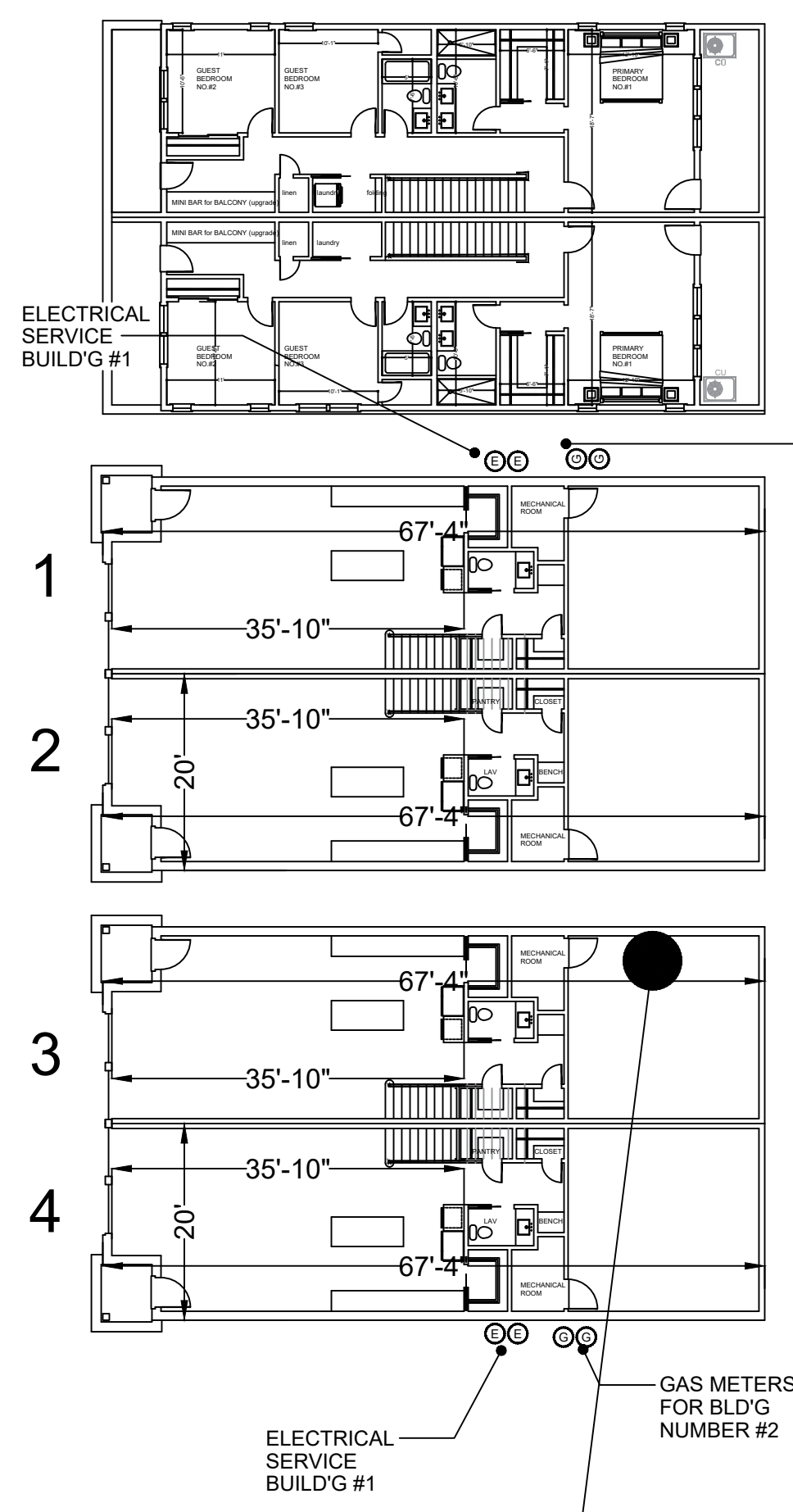
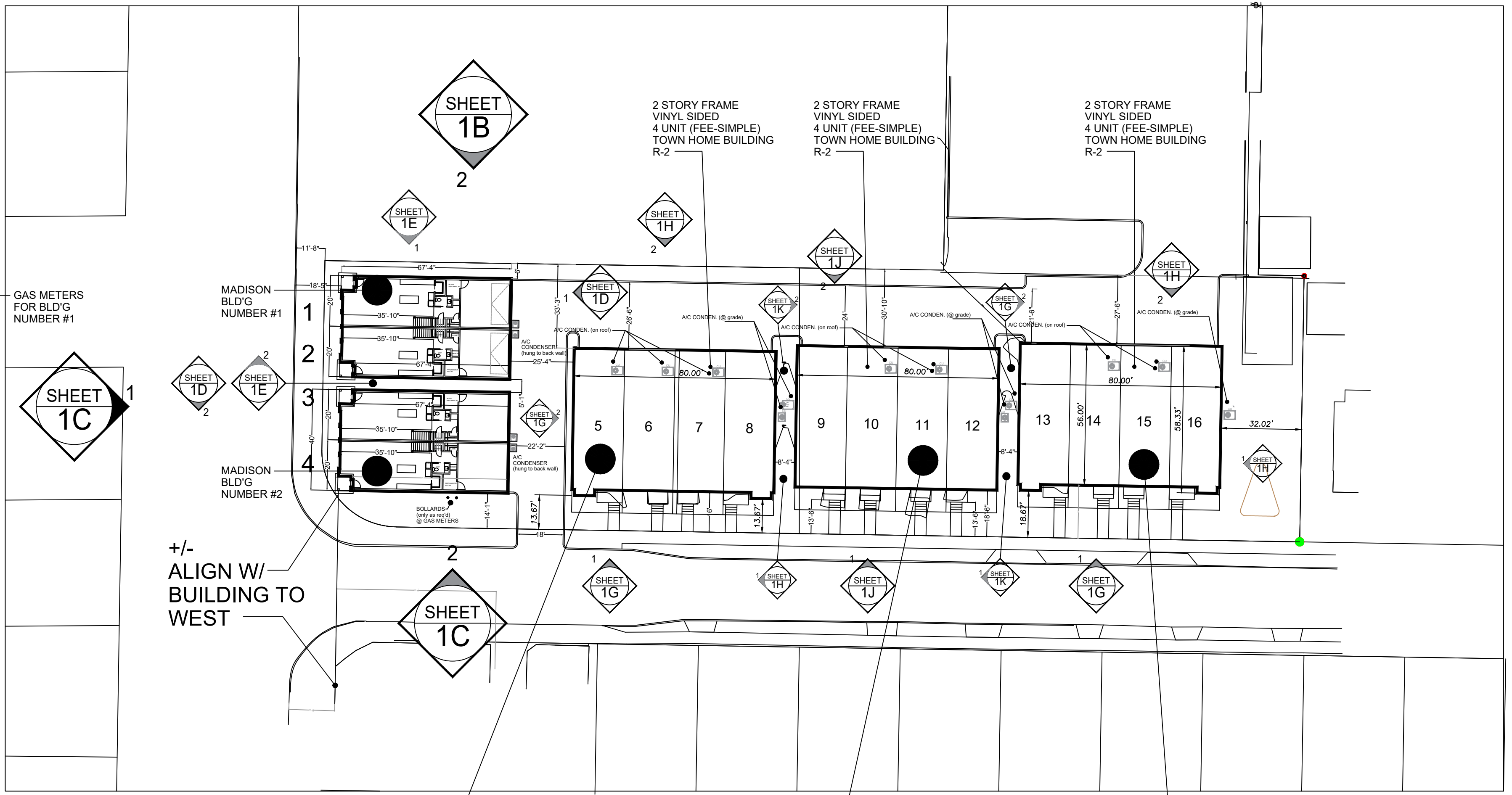
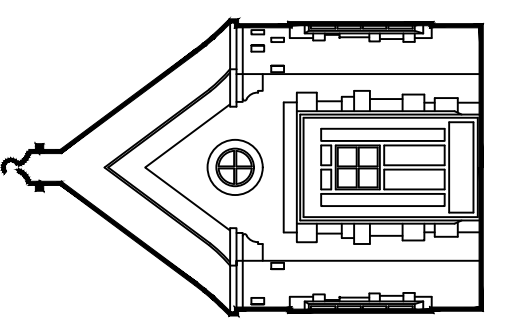
### MADISON BUILDING BUILDINGS 1,2 and 3

CHRISTOFF ARCHITECTS  
3-24-2025  
SCHEMATIC

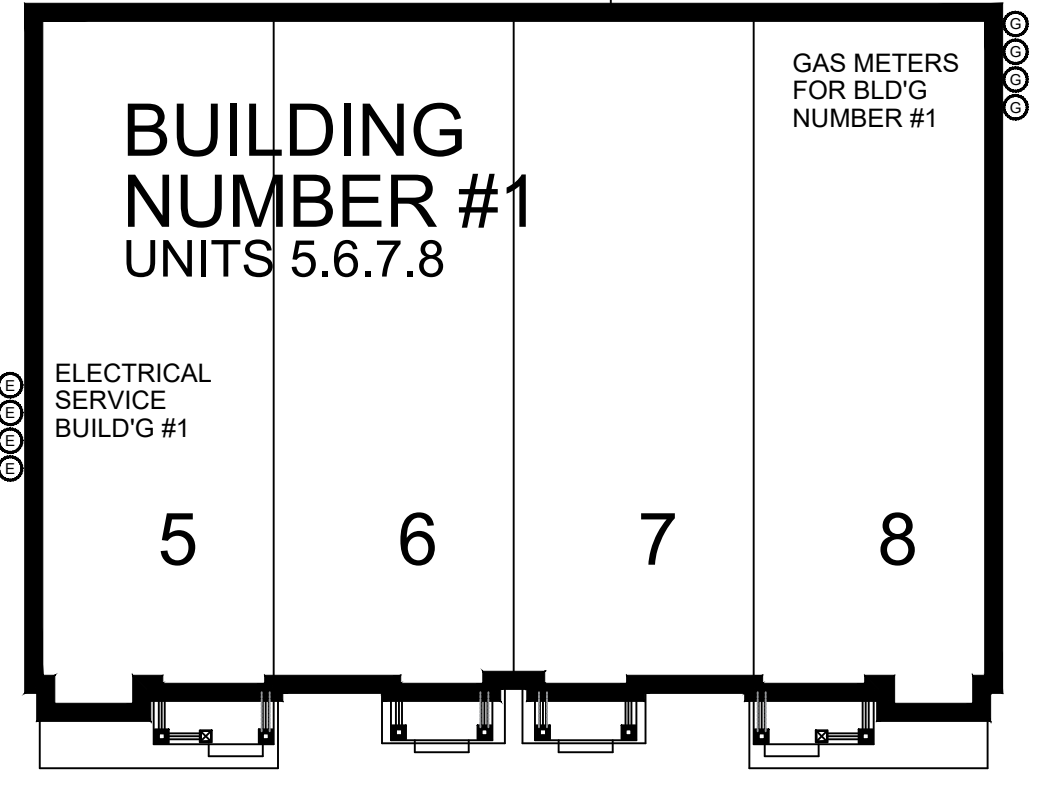
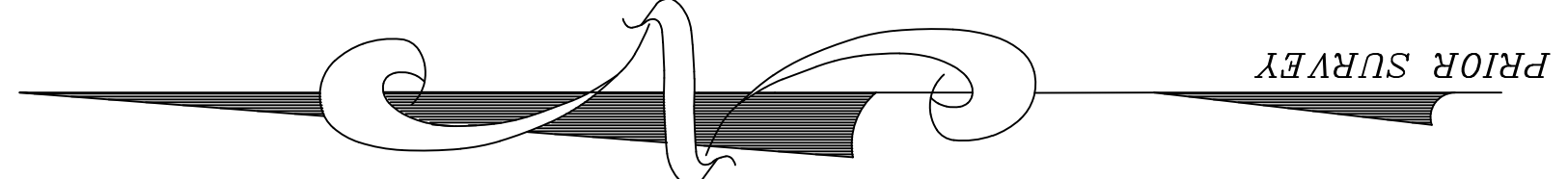
MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

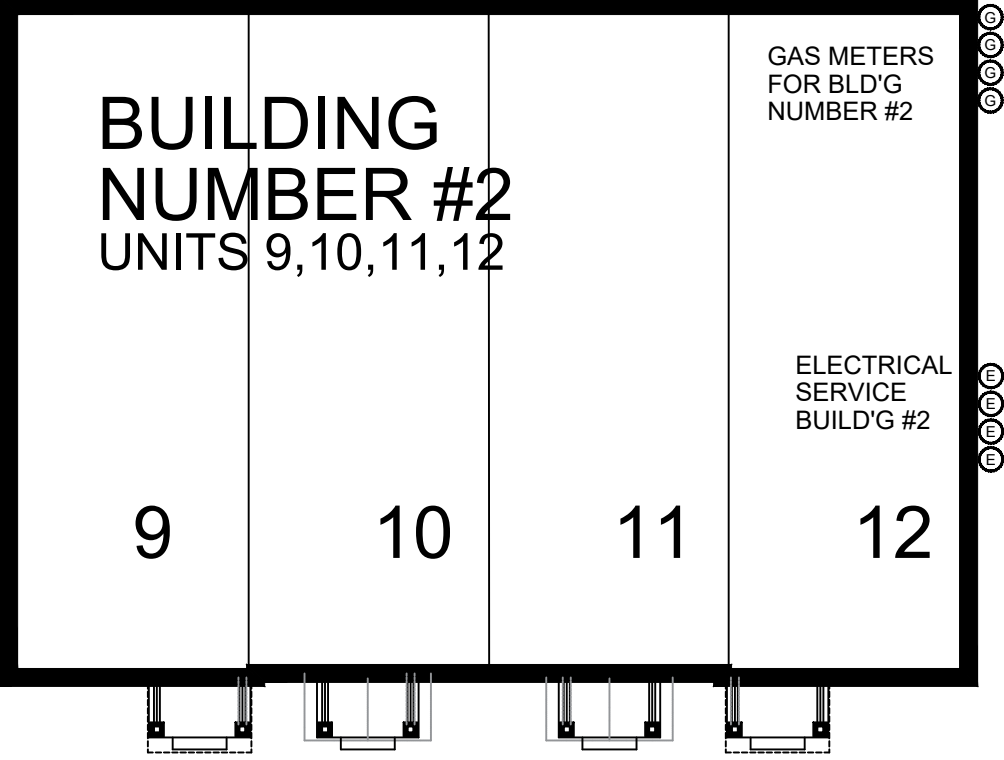
TOWN HOME DEVELOPMENT



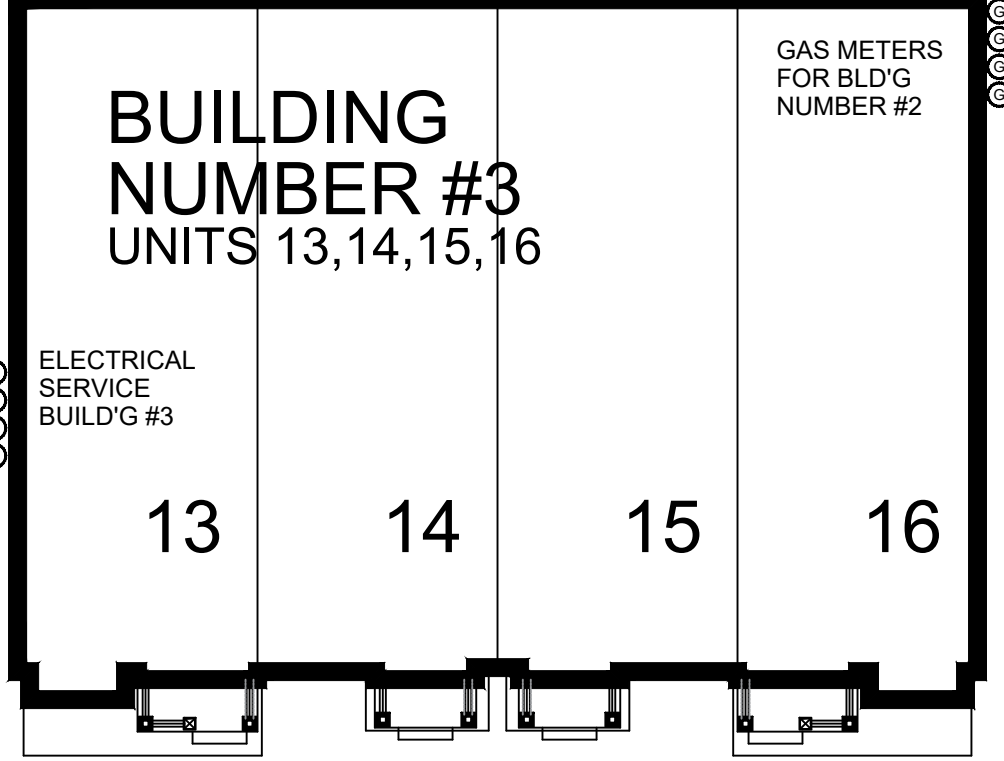
MADISON BUILDING UNITS 1,2,3,4  
LOCATED PER CIVIL ENGINEERING PLANS



LOCATED PER CIVIL ENGINEERING PLANS



LOCATED PER CIVIL ENGINEERING PLANS



LOCATED PER CIVIL ENGINEERING PLANS





MADISON BUILDING 2



MARLOWE BUILDING 1



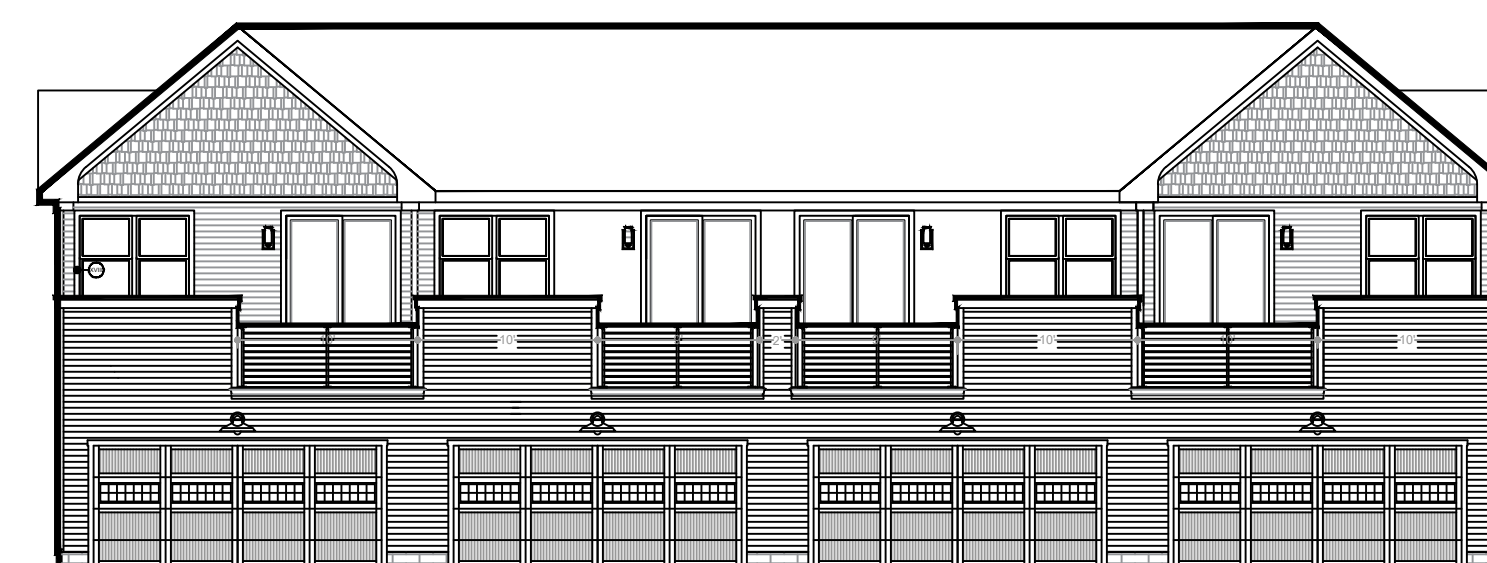
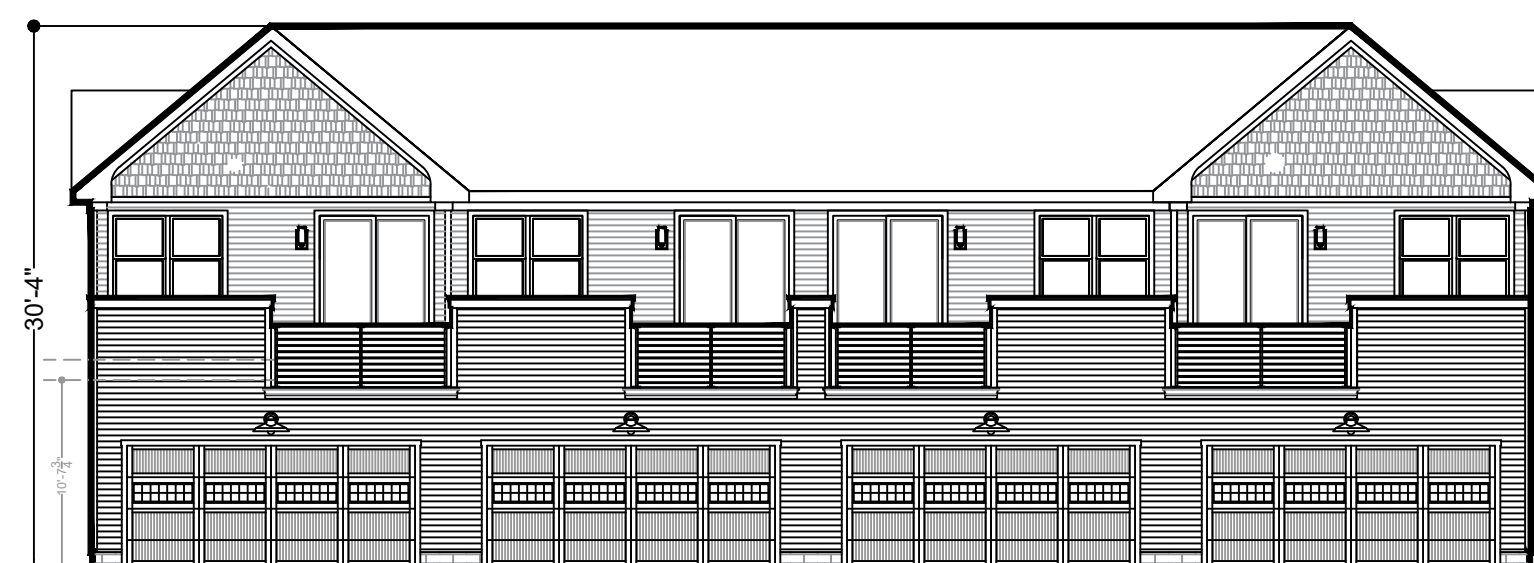
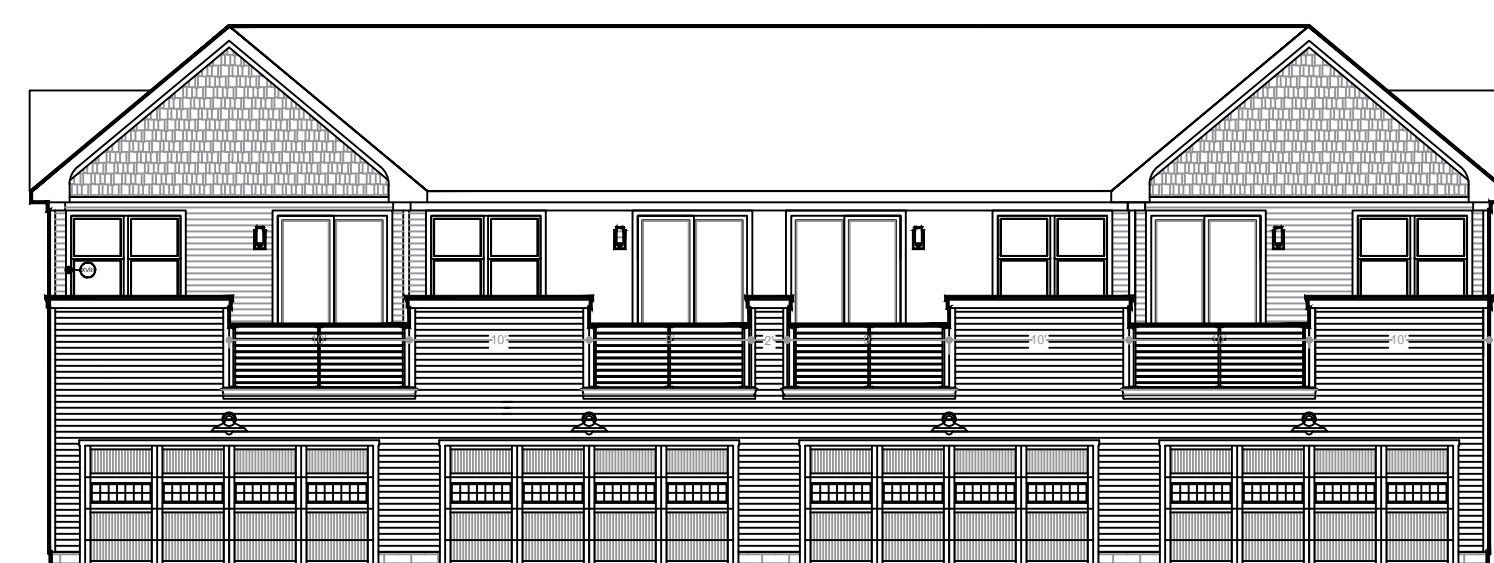
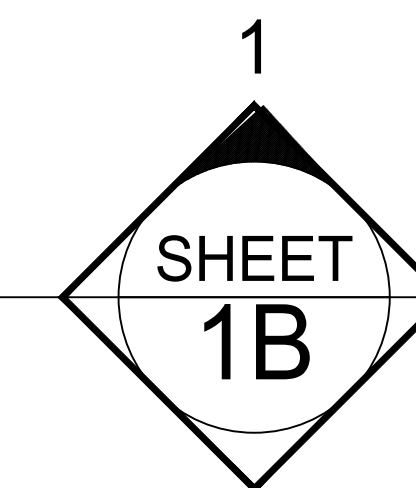
MARLOWE BUILDING 2



MARLOWE BUILDING 3

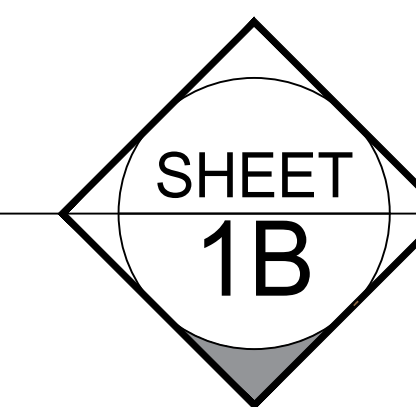
CHRISTOFF DEVELOPMENT  
MARLOWE ELEVATION

3/32" = 1'-0"

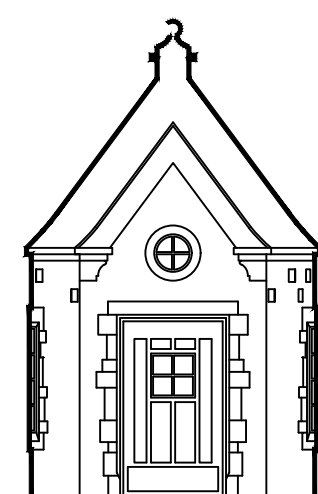


CHRISTOFF DEVELOPMENT  
MARLOWE ELEVATION

3/32" = 1'-0"



2



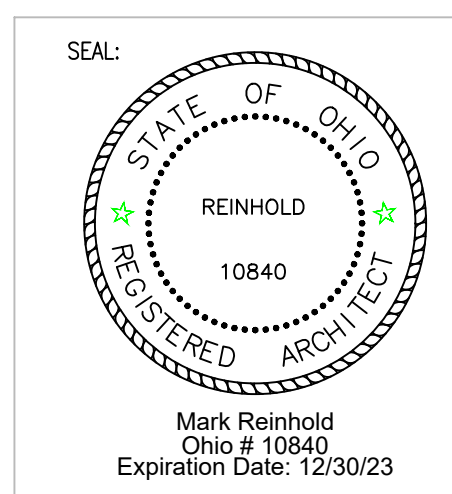
MARK REINHOLD architect

TOWN HOME DEVELOPMENT

MARLOWE STREET  
BUILDINGS (TOTAL ELEVATIONS)

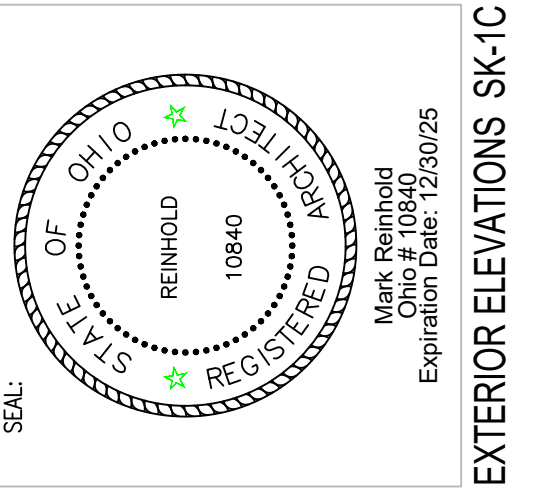
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

CHRISTOFF  
4-15-2025  
SCHEMATIC



TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

STREET ELEVATIONS SK-1B



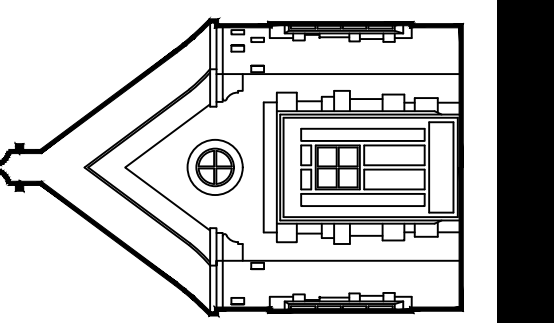
MADISON BUILDING  
BUILDINGS 1/2 (duplexes)

CHRISTOFF  
ARCHITECT  
4-15-2025  
SCHEMATIC

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

TOWN HOME DEVELOPMENT

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.



BUILDING ONE

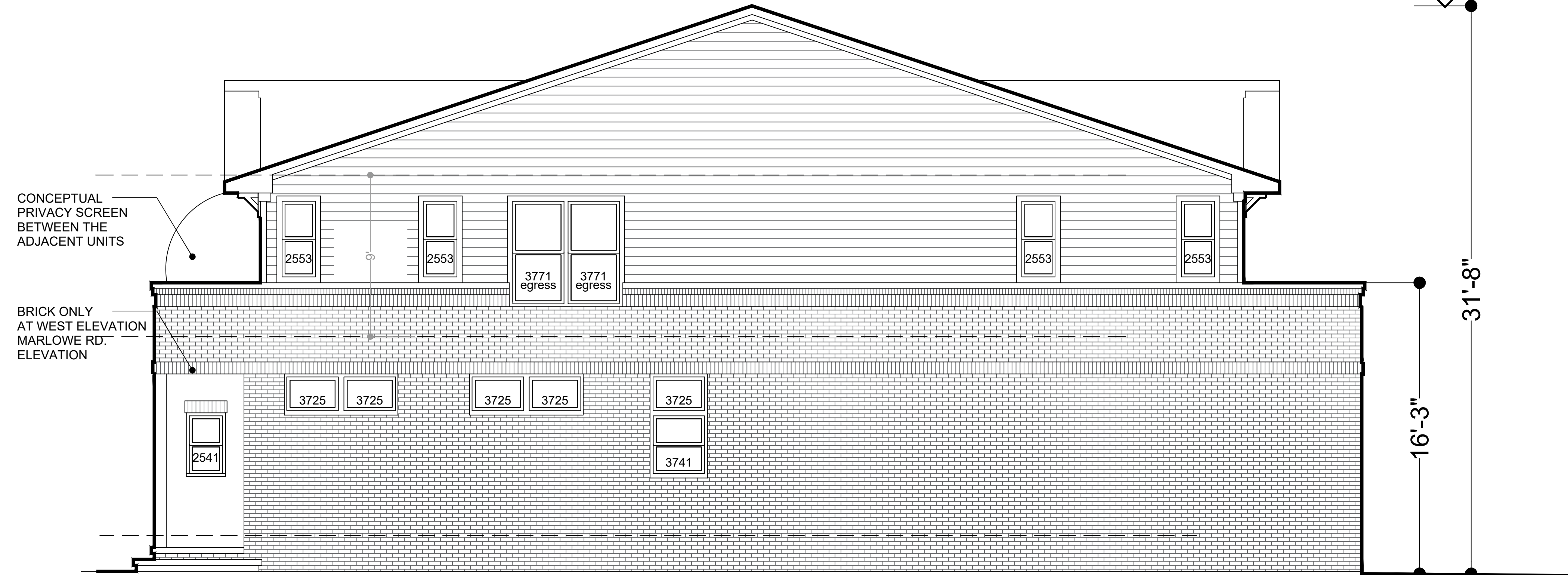
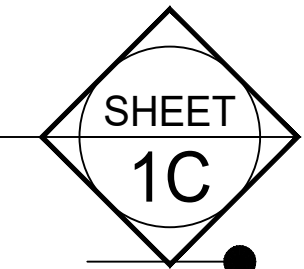
BUILDING TWO



# MADISON ELEVATION

CHRISTOFF DEVELOPMENT  
MADISON BUILDINGS (north / front) ELEVATIONS

1/4" = 1'-0"

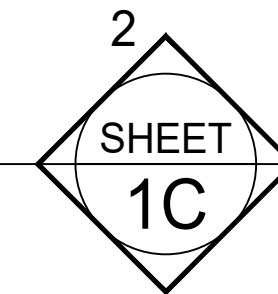


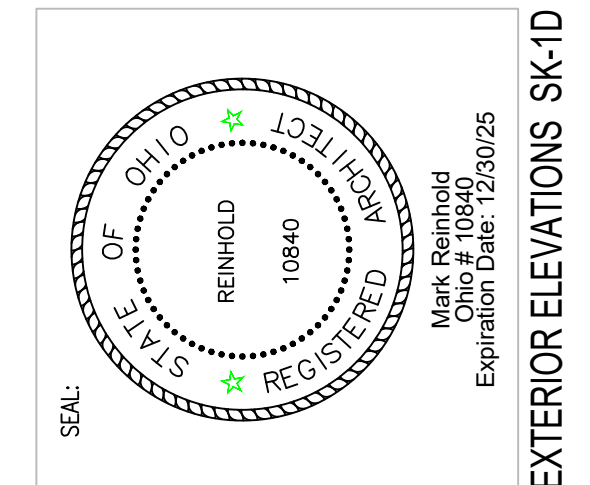
CONCEPTUAL  
PRIVACY SCREEN  
BETWEEN THE  
ADJACENT UNITS

BRICK ONLY  
AT WEST ELEVATION  
MARLOWE RD.  
ELEVATION

CHRISTOFF DEVELOPMENT  
MADISON BUILDINGS (west/side) ELEVATION

1/4" = 1'-0"





MADISON BUILDING  
BUILDINGS 1/2 (duplexes)

CHRISTOFF  
4-15-2025  
SCHEMATIC

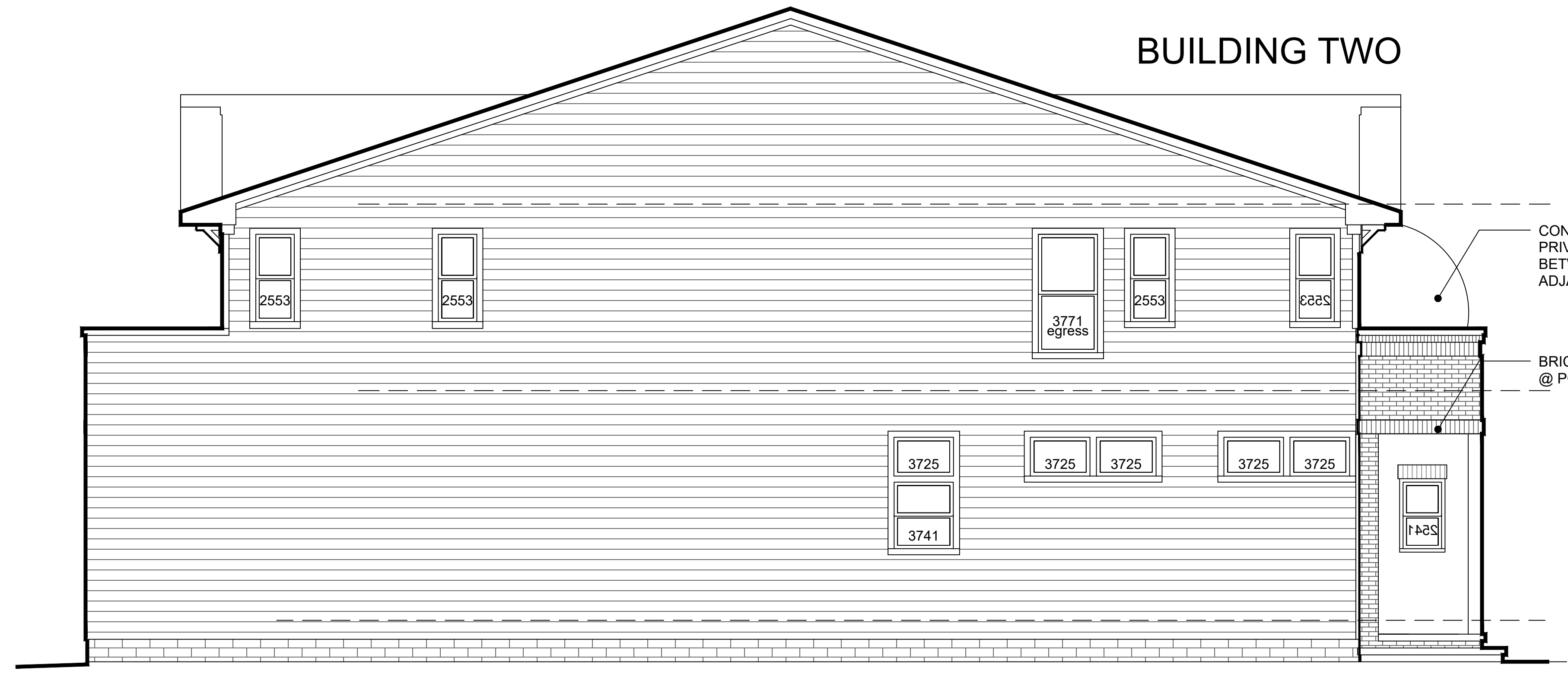
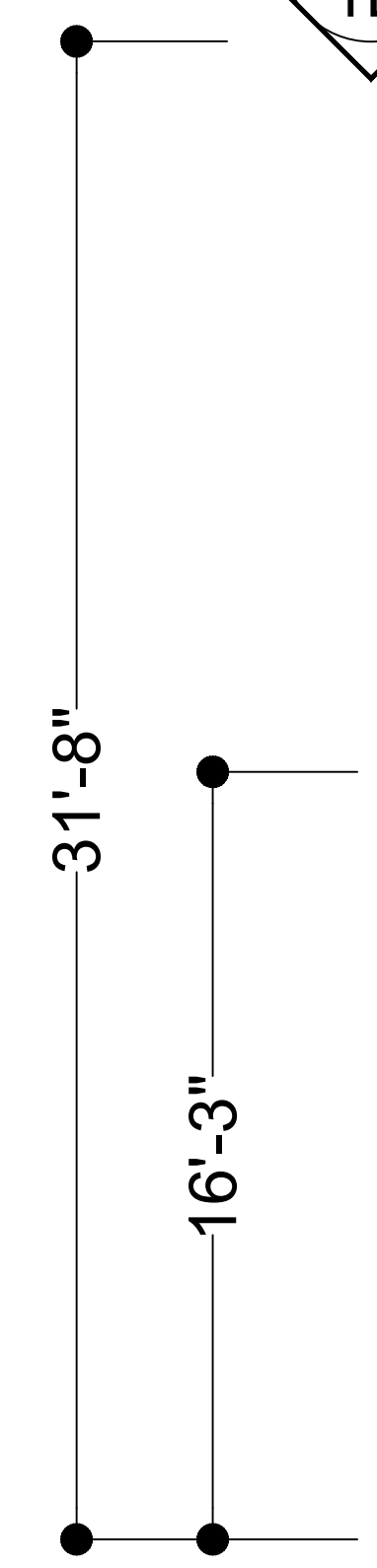
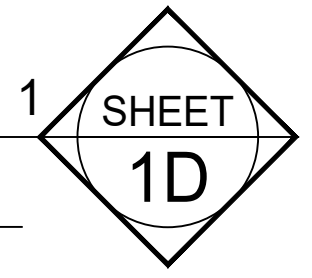
MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

TOWN HOME DEVELOPMENT

EXTERIOR ELEVATIONS SK-1D

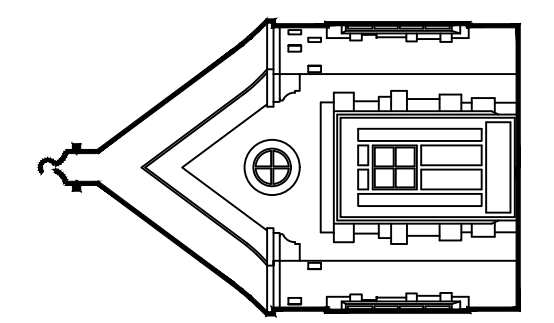
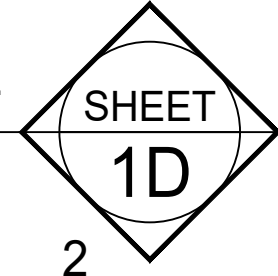


CHRISTOFF DEVELOPMENT  
MADISON BUILDINGS (south / rear) ELEVATIONS  
1/4" = 1'-0"



# ELEVATION BETWEEN BUILDINGS

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

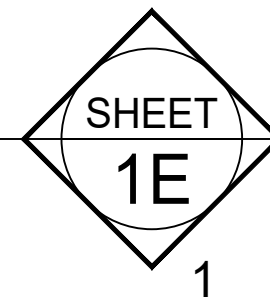


BUILDING ONE



CHRISTOFF DEVELOPMENT  
MADISON BUILDINGS (east / side) ELEVATION

1/4" = 1'-0"

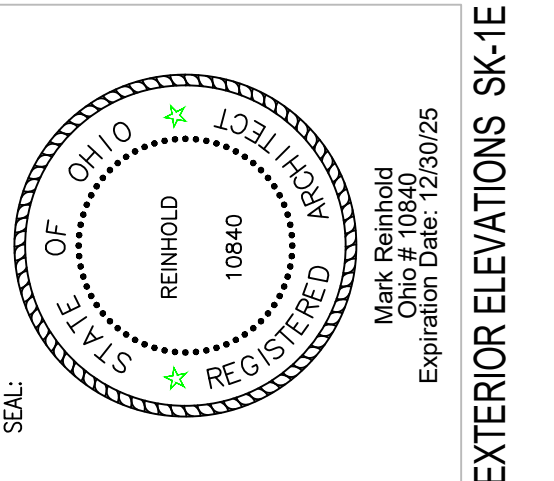
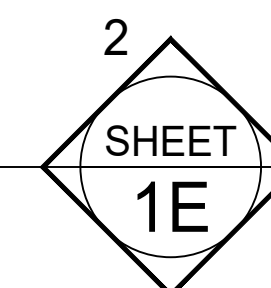


BUILDING ONE



CHRISTOFF DEVELOPMENT  
MADISON BUILDING (between west bldg. 1) ELEV.

1/4" = 1'-0"



MADISON BUILDING  
BUILDINGS 1/2 (duplexes)

CHRISTOFF  
ARCHITECT  
4-15-2025  
SCHEMATIC

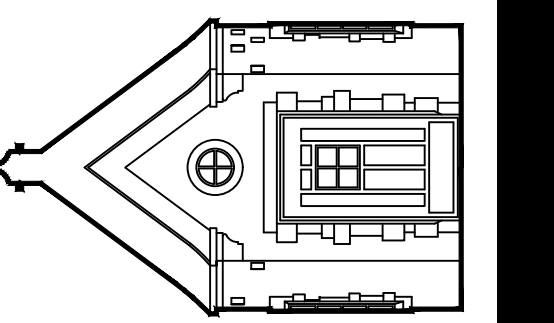
1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

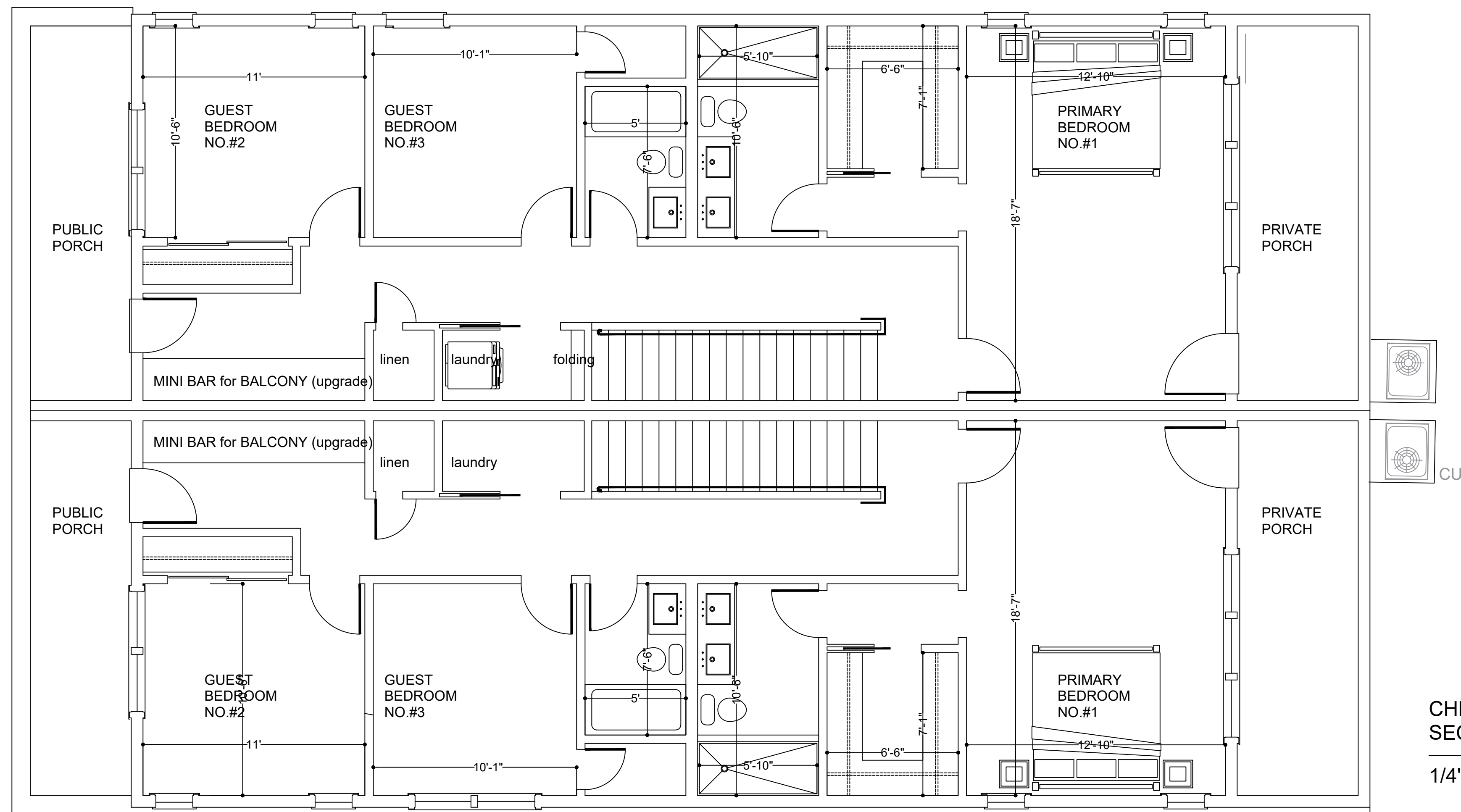
MARK REINHOLD architect

TOWN HOME DEVELOPMENT

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

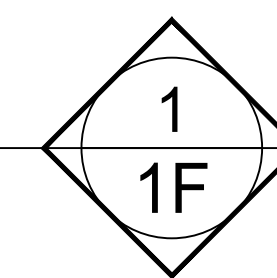
EXTERIOR ELEVATIONS SK-1E





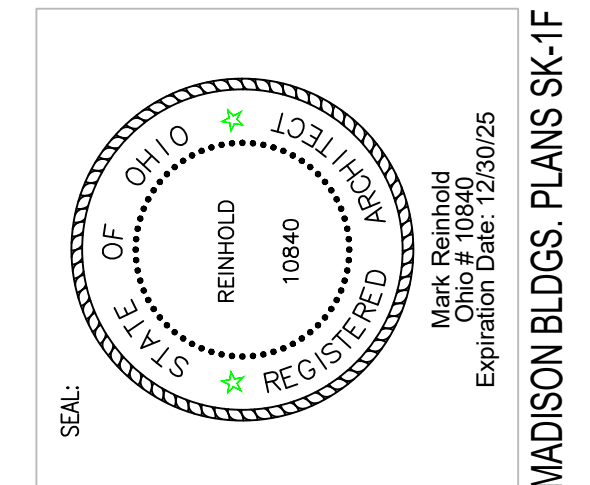
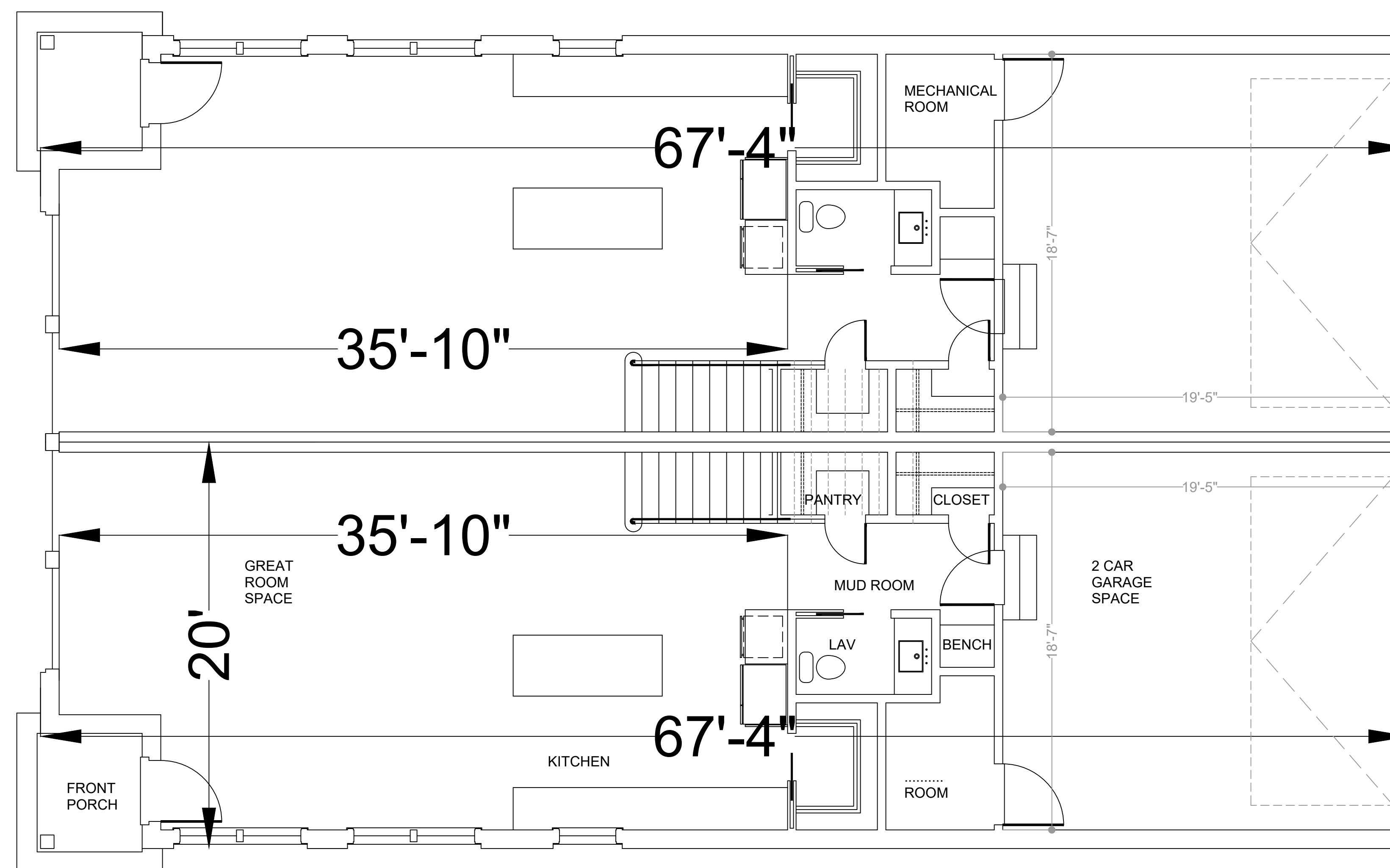
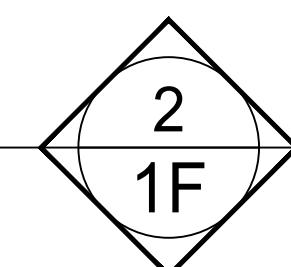
CHRISTOFF DEVELOPMENT  
SECOND FLOOR BUILDING ON MADISON

1/4" = 1'-0"



CHRISTOFF DEVELOPMENT  
FIRST FLOOR DUPLEXES ON MADISON

1/4" = 1'-0"



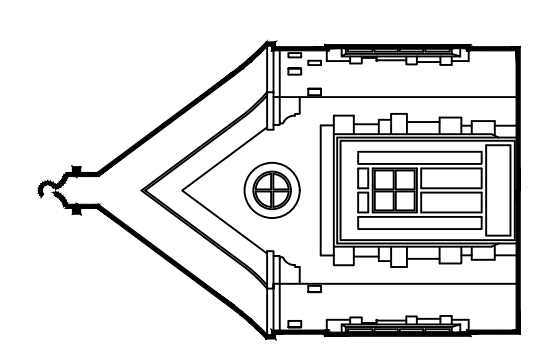
MADISON BUILDING  
BUILDINGS 1/2 (duplexes)

CHRISTOFF  
architect  
1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097  
4-15-2025  
SCHEMATIC

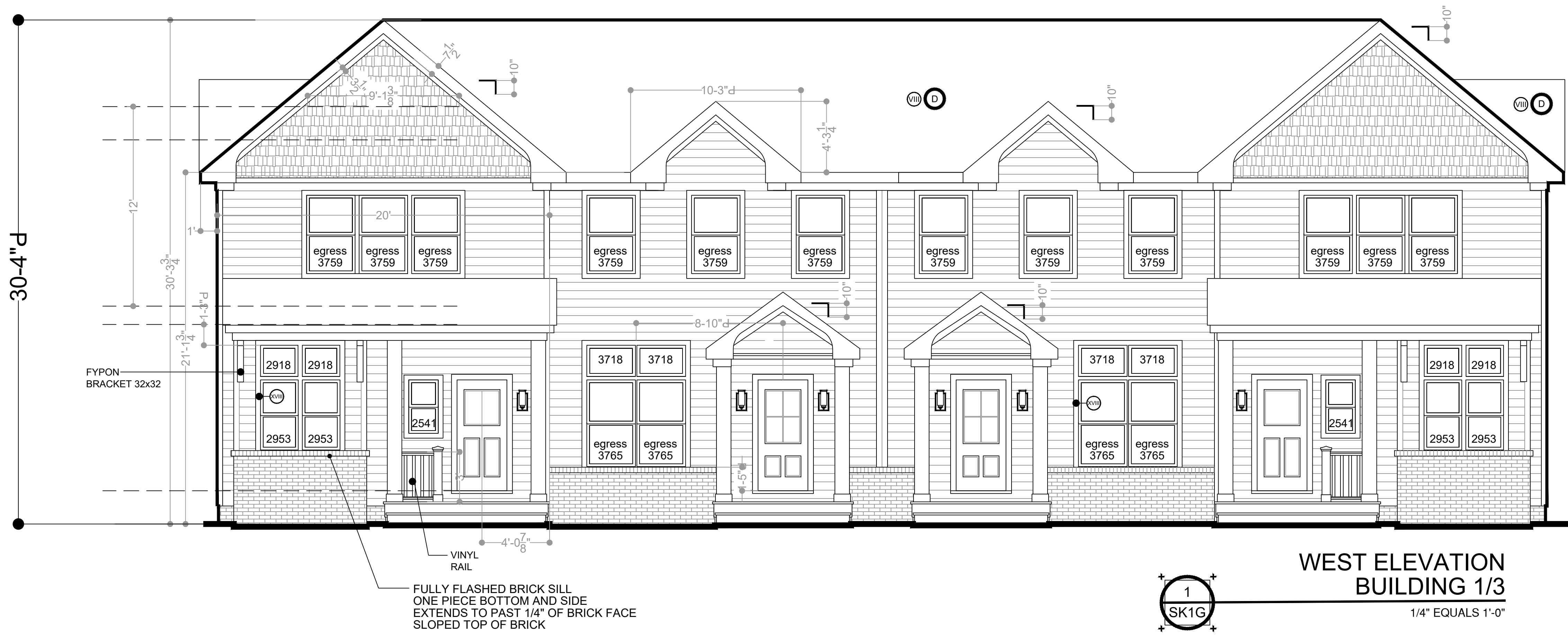
MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

TOWN HOME DEVELOPMENT

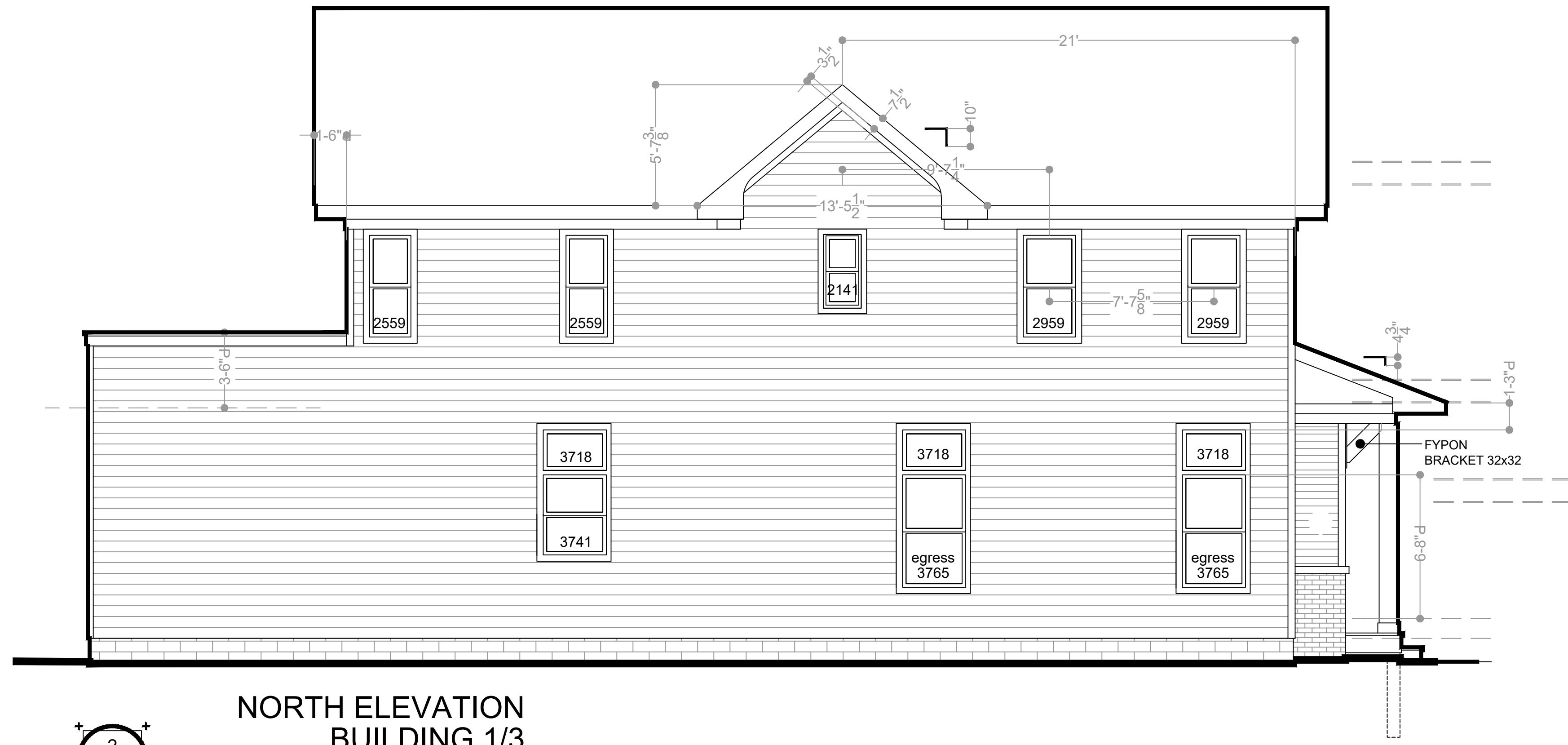
TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.



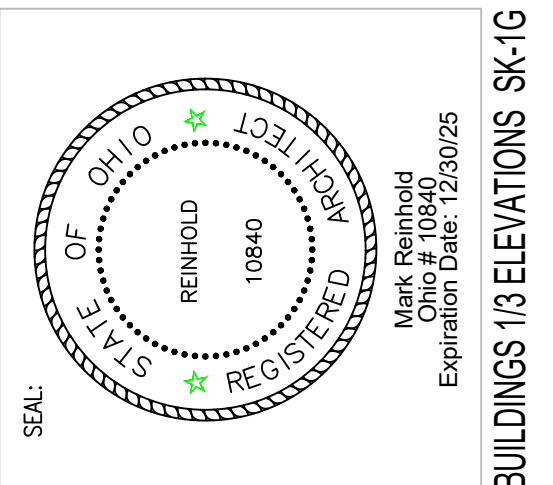
MADISON BLDGS. PLANS SK-1F



**WEST ELEVATION  
BUILDING 1/3**  
1/4" EQUALS 1'-0"



**NORTH ELEVATION  
BUILDING 1/3**  
1/4" EQUALS 1'-0"



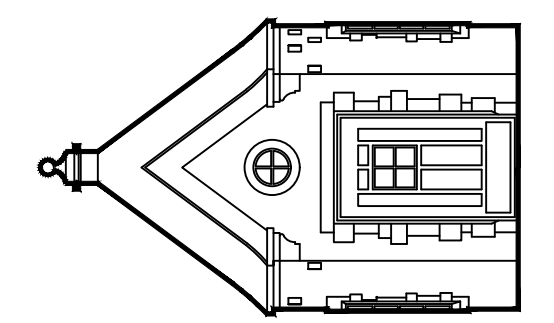
**MARLOWE BUILDINGS  
BUILDINGS 1/3 (quads)**

**MARK REINHOLD architect** 1120 Forest Road, Lakewood, Ohio 44107 (216) 906.7097

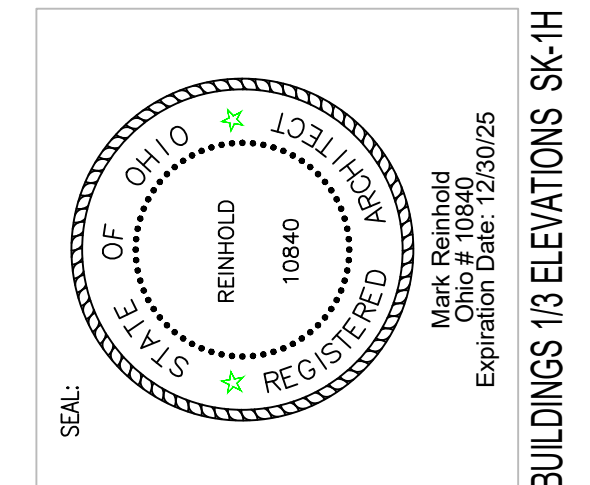
**CHRISTOFF**  
DESIGN  
4-15-2025  
SCHEMATIC

**TOWN HOME DEVELOPMENT**

**TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.**



BUILDINGS 1/3 ELEVATIONS SK-1G



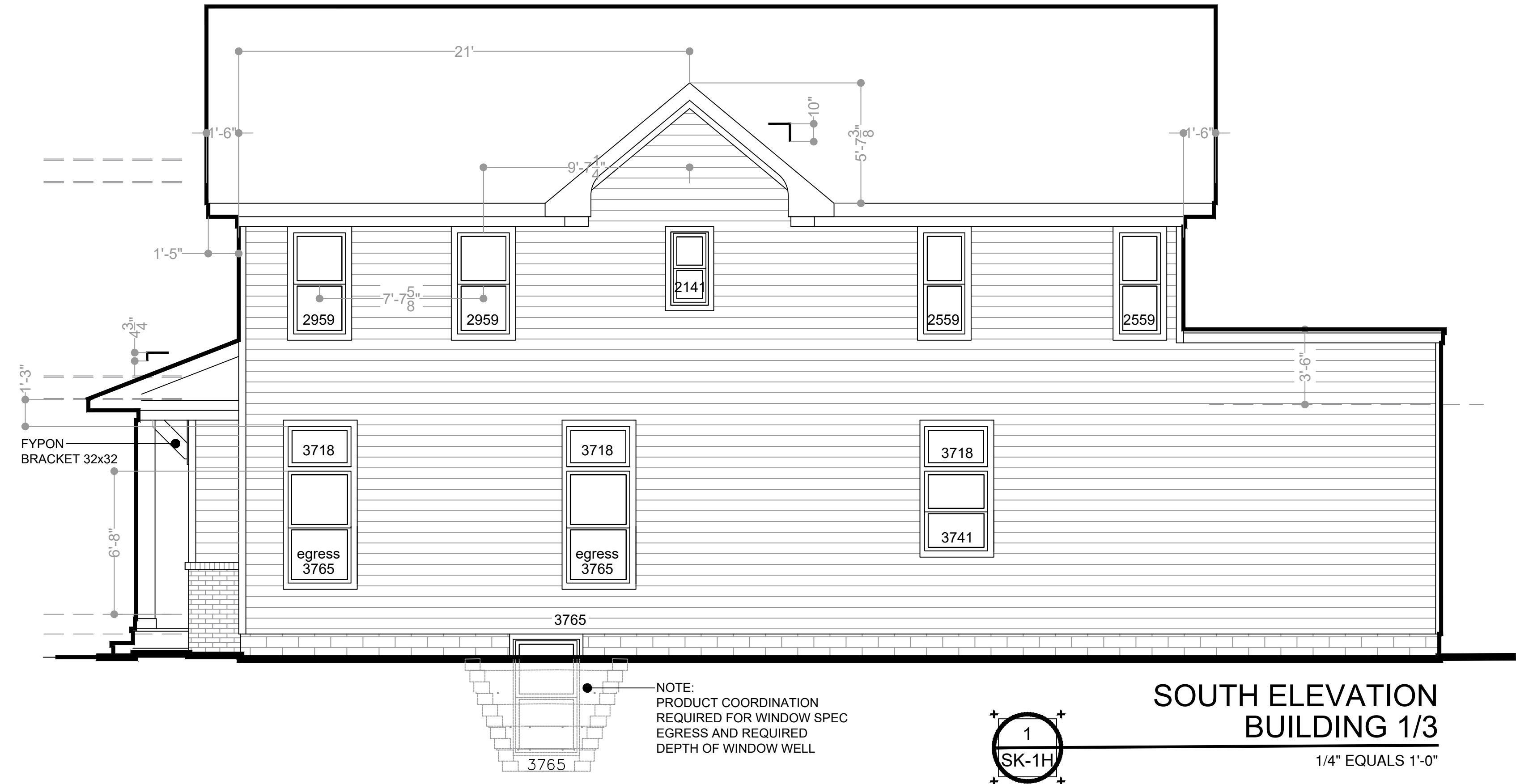
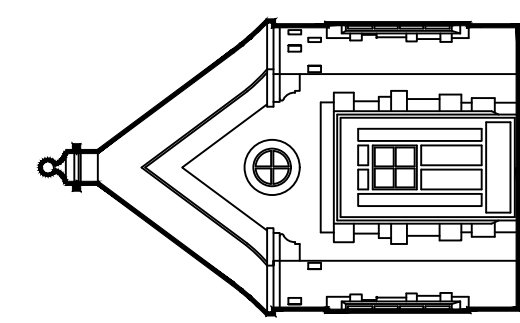
MARLOWE BUILDINGS  
BUILDINGS 1/3 (quads)

CHRISTOFF  
ARCHITECT  
4-15-2025  
SCHEMATIC

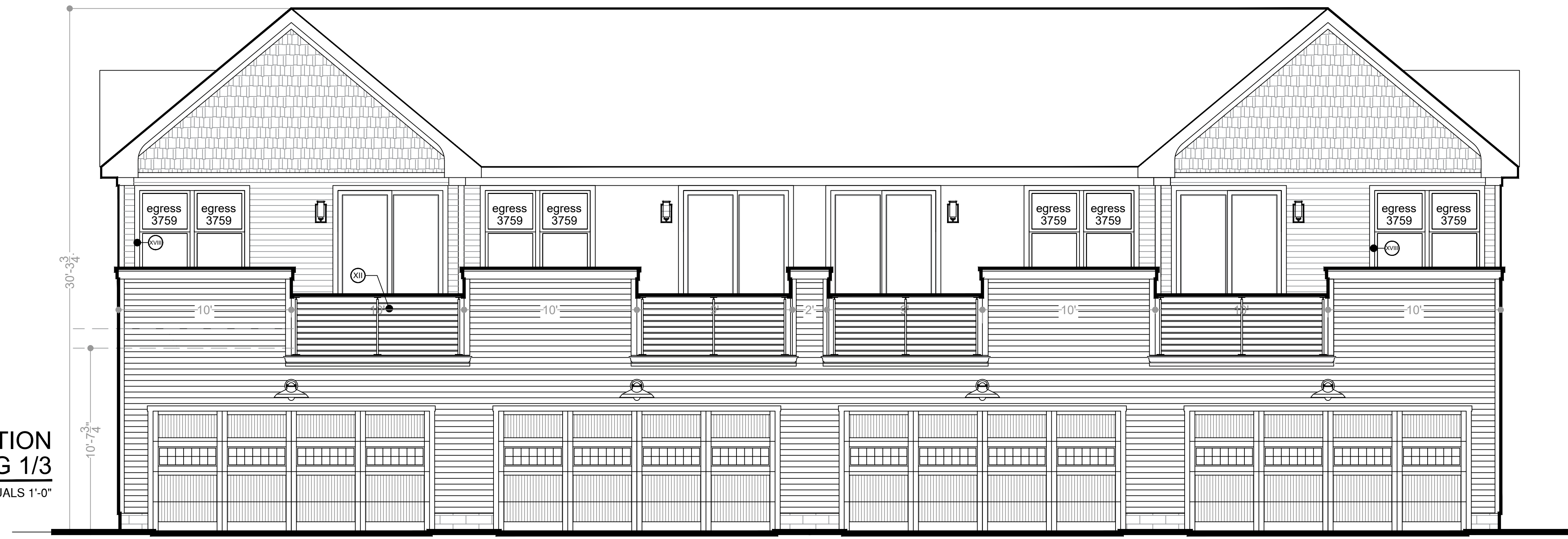
MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

TOWN HOME DEVELOPMENT

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.



SOUTH ELEVATION  
BUILDING 1/3  
1/4" EQUALS 1'-0"



EAST ELEVATION  
BUILDING 1/3  
1/4" EQUALS 1'-0"

BUILDINGS 1/3 ELEVATIONS SK-1H

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

UNIT 5  
(see site  
plan)

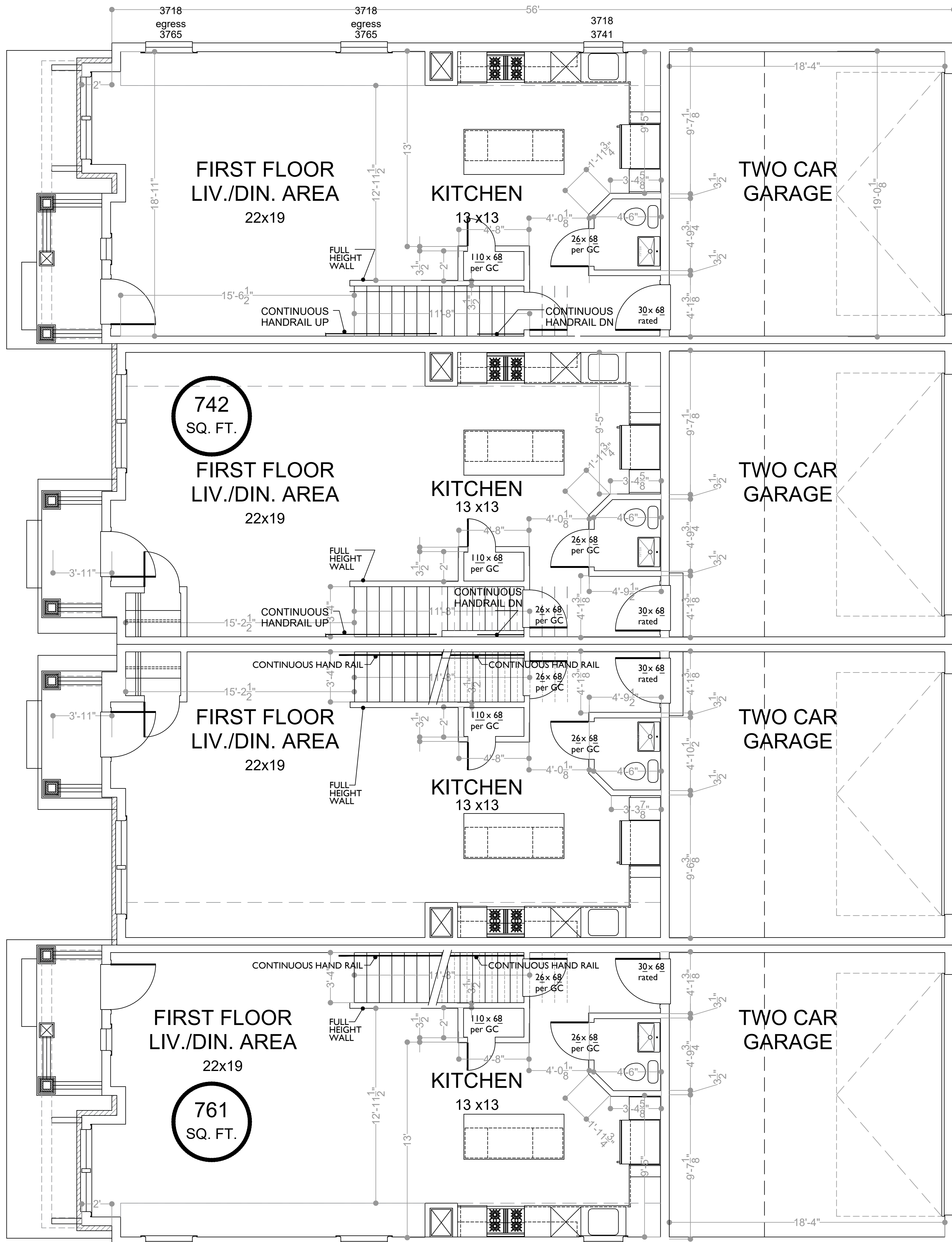
5/13

UNIT 13  
(see site  
plan)

1  
SK11

FLOOR PLAN 1/3  
GRADE (1) LEVEL

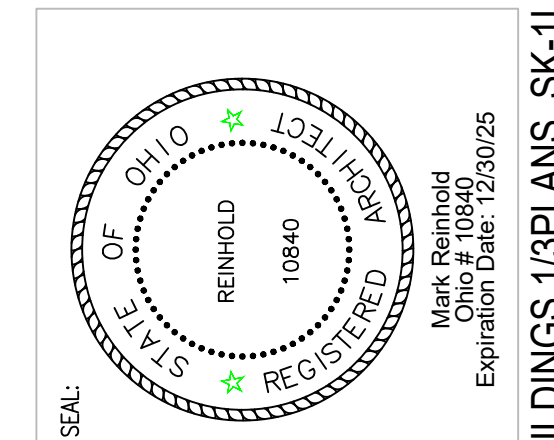
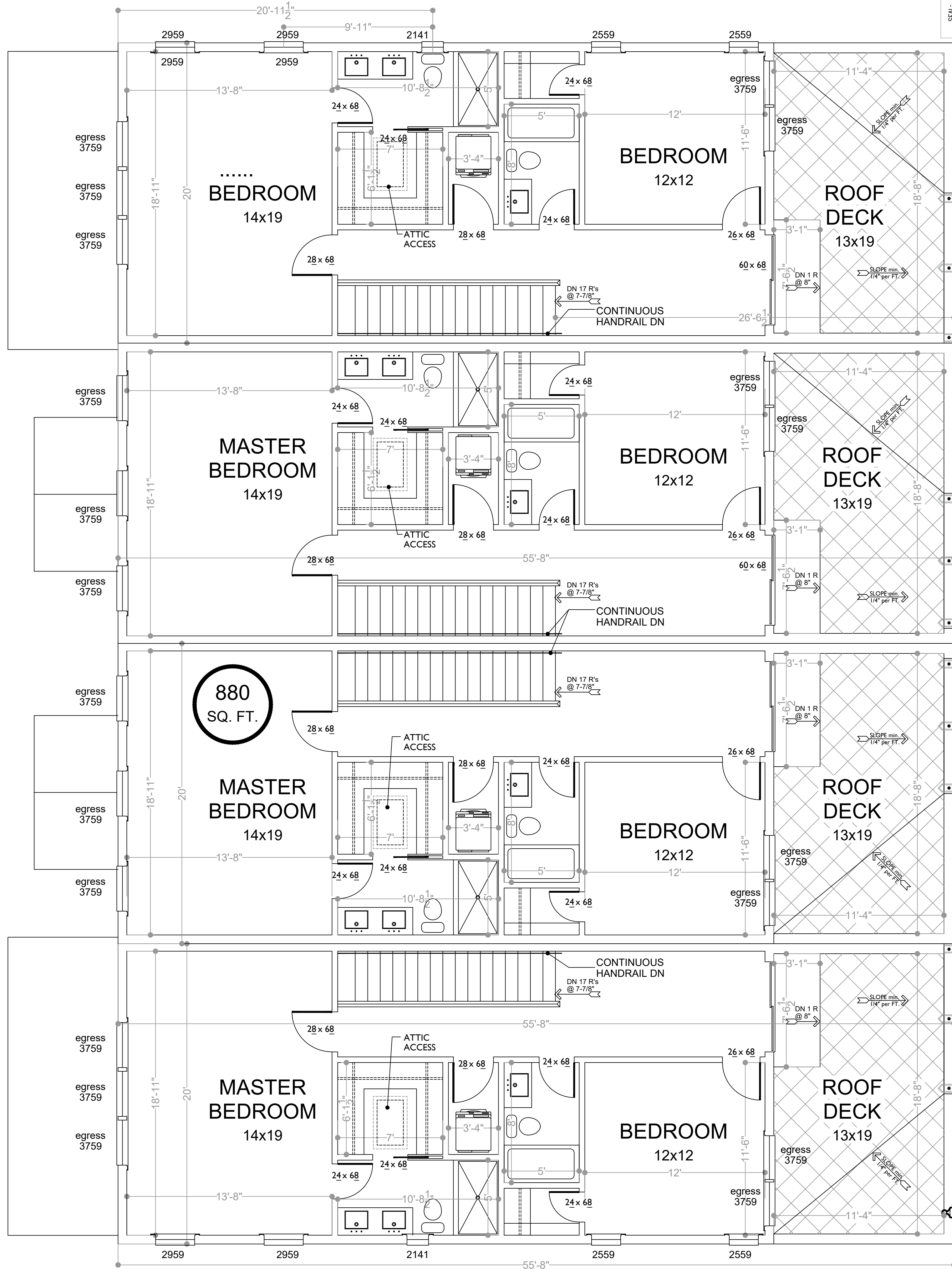
1/4" EQUALS 1'-0"



2  
SK11

FLOOR PLAN 1/3  
SECOND LEVEL

1/4" EQUALS 1'-0"



BUILDINGS 1 and 3

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 906.7097

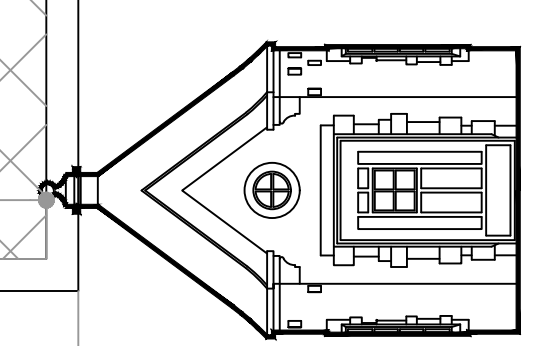
CHRISTOFF  
ARCHITECTS  
4-15-2025

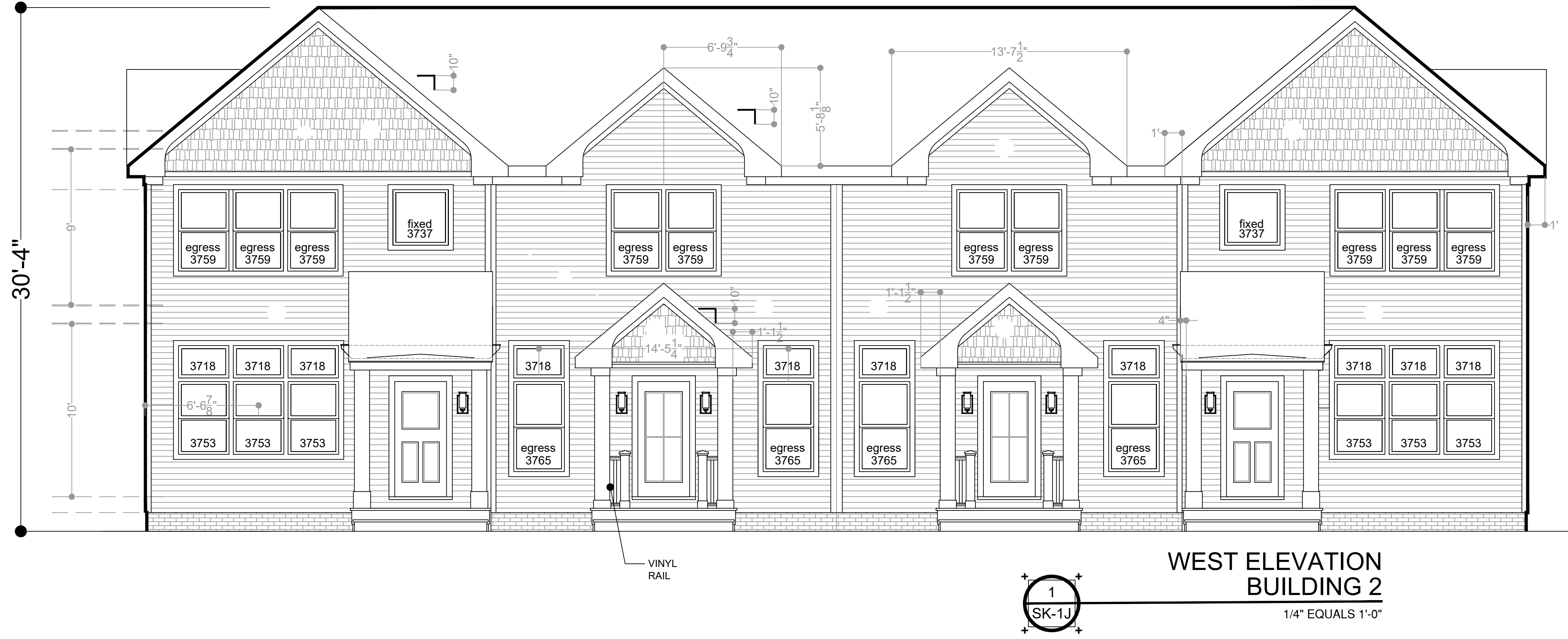
SCHEMATIC

BUILDINGS 1/3 PLANS SK-11

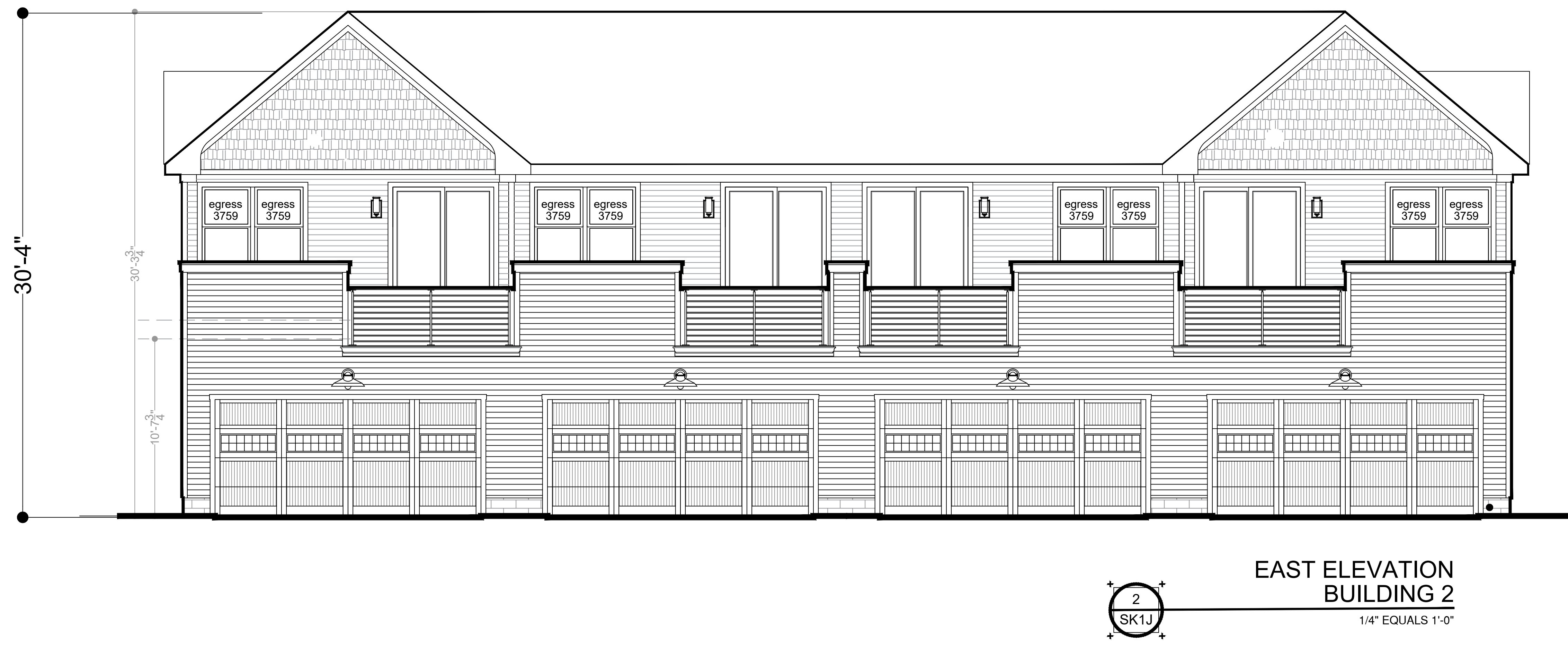
TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

TOWN HOME DEVELOPMENT

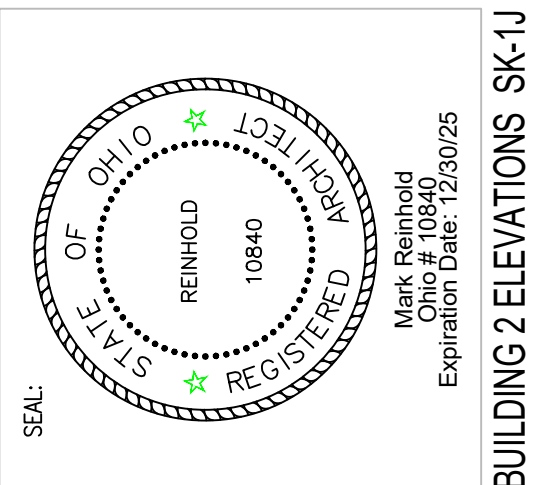




**WEST ELEVATION  
BUILDING 2**  
1/4" EQUALS 1'-0"



**EAST ELEVATION  
BUILDING 2**  
1/4" EQUALS 1'-0"



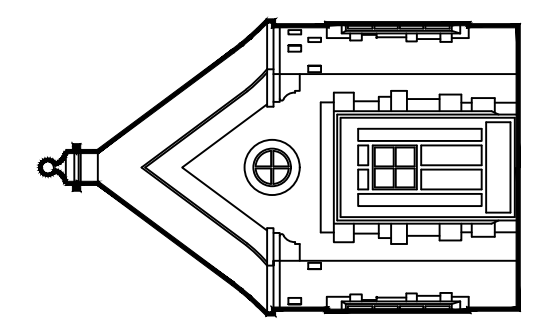
**MARLOWE BUILDINGS  
BUILDING 2 (quad)**

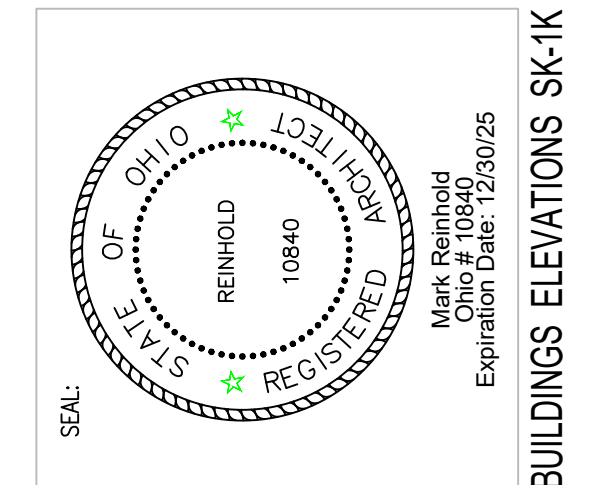
**CHRISTOFF**  
ARCHITECT  
4-15-2025  
SCHEMATIC

1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

TOWN HOME DEVELOPMENT





**MARLOWE BUILDINGS  
BUILDING 2 (quad)**

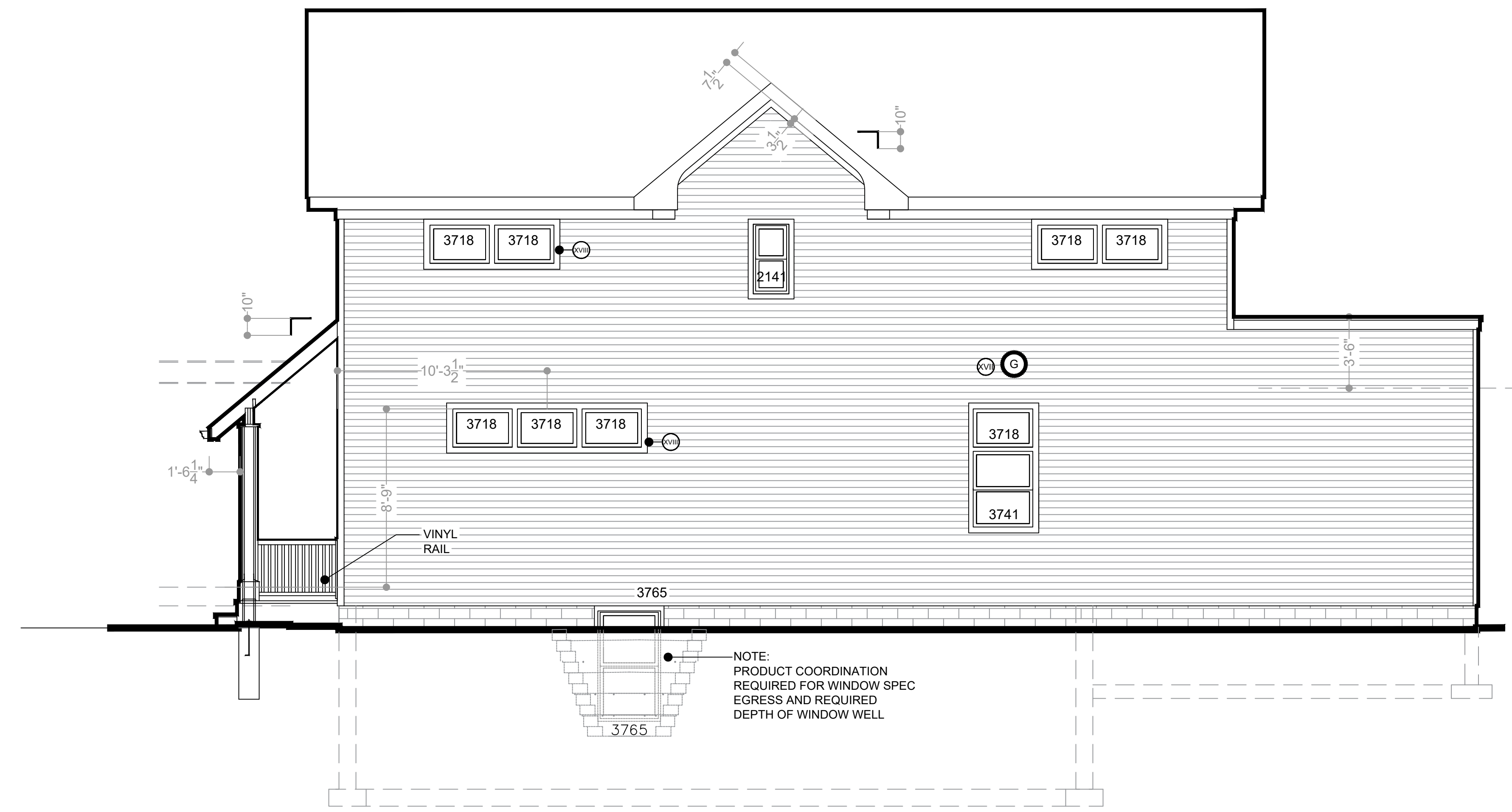
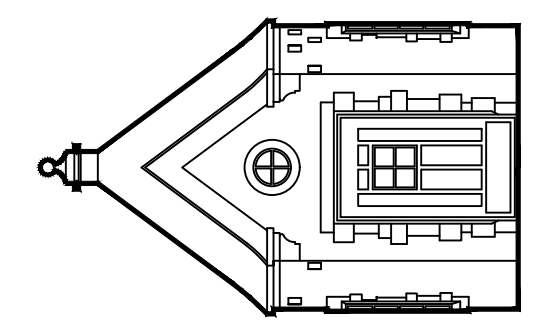
CHRISTOFF  
ARCHITECTURE  
4-15-2025  
SCHEMATIC

1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

BUILDINGS ELEVATIONS SK-1K

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

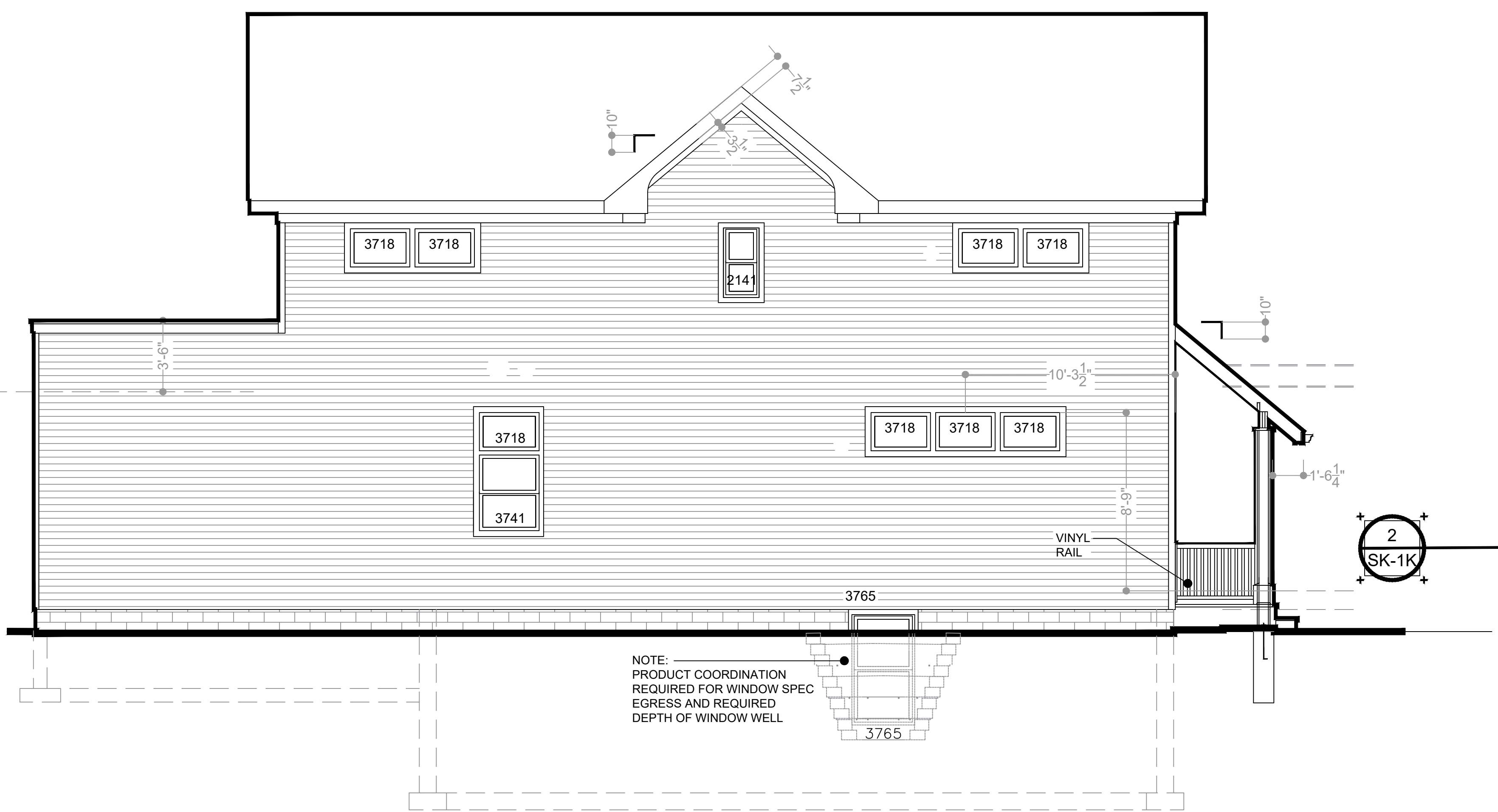
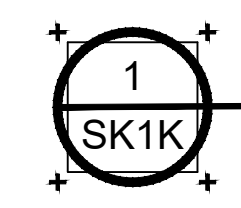
TOWN HOME DEVELOPMENT



NOTE:  
PRODUCT COORDINATION  
REQUIRED FOR WINDOW SPEC  
EGRESS AND REQUIRED  
DEPTH OF WINDOW WELL

**SOUTH ELEVATION  
BUILDING 2**

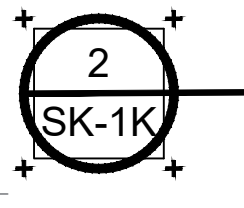
1/4" EQUALS 1'-0"



NOTE:  
PRODUCT COORDINATION  
REQUIRED FOR WINDOW SPEC  
EGRESS AND REQUIRED  
DEPTH OF WINDOW WELL

**NORTH ELEVATION  
BUILDING 2**

1/4" EQUALS 1'-0"







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

P: (216) 529-6630  
F: (216) 529-5907  
planning@lakewoodoh.gov

---

Application Cover Page

Docket No.: 05-42-25 - A

Permit No.: BBS25-000037

Applicant Name: James Ptacek, Larsen Architects

Project Address: 13400 Madison Ave.

Project Name: Sunshine Development

Project: Applicant proposes storefront renovation.

June 21

**James Ptacek**

---

**Subject:** Sunshine Development - 13400 Madison Exterior Renovations - ARB Submittal

---

**From:** Tony E. Anthony <ta@unitedreaders.com>

**Sent:** Wednesday, April 16, 2025 9:59 AM

**To:** James Ptacek <jptacek@larsenarchitects.com>

**Subject:** RE: ARB Submittal

JP,

We like the modifications and would like you to proceed on our behalf.

Thanks again for all you and your team are doing for us.

Tony Anthony

**James Ptacek**

---

**Subject:** Sunshine Development - 13400 Madison Exterior Renovations - ARB Submittal

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**From:** Tony E. Anthony <ta@unitedreaders.com>

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We like the modifications and would like you to proceed on our behalf.

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Tony Anthony

# 13400 MADISON AVENUE

## Proposed Storefront Renovation

Presentation to Architectural Board of Review

April 16th, 2025

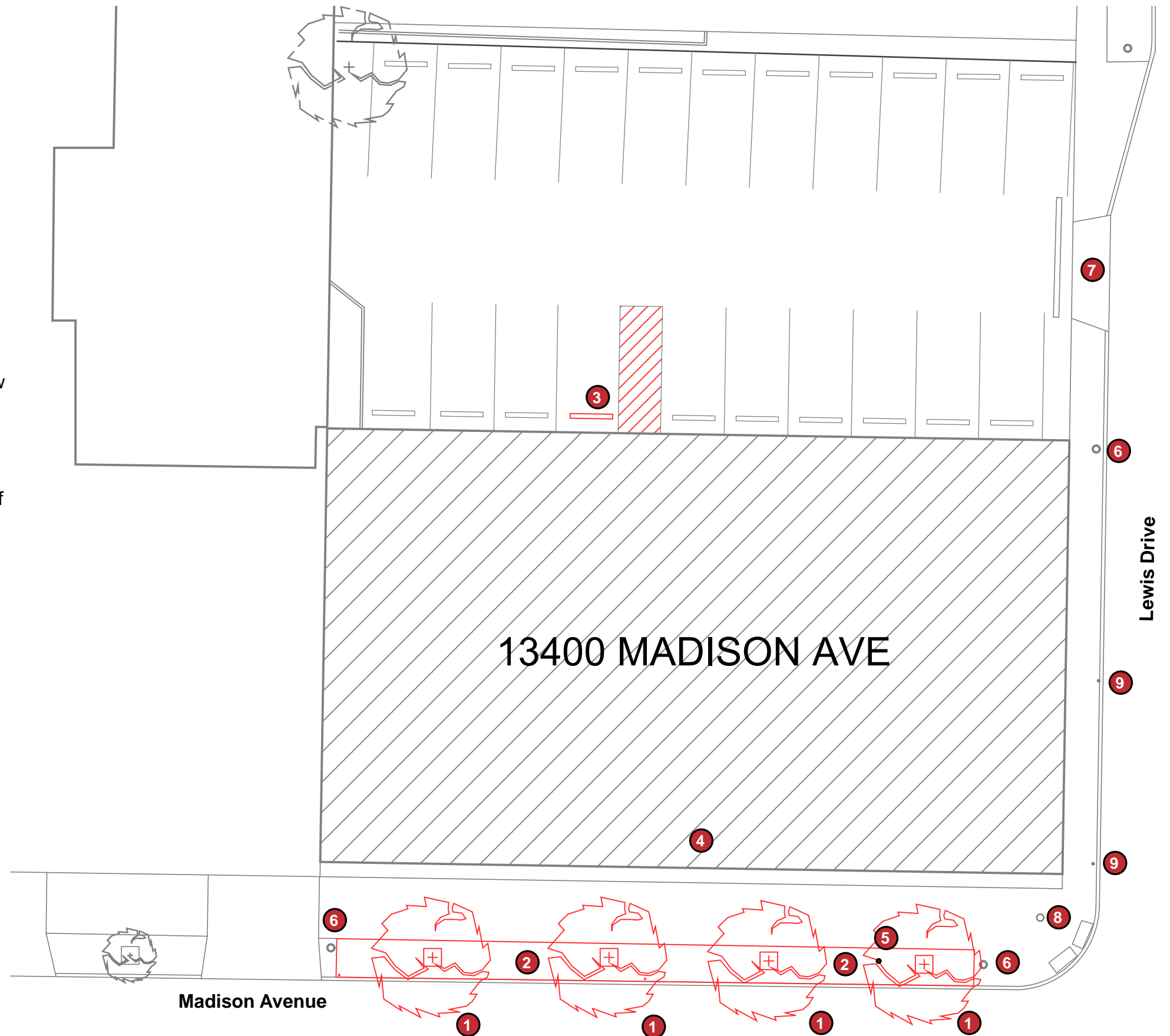


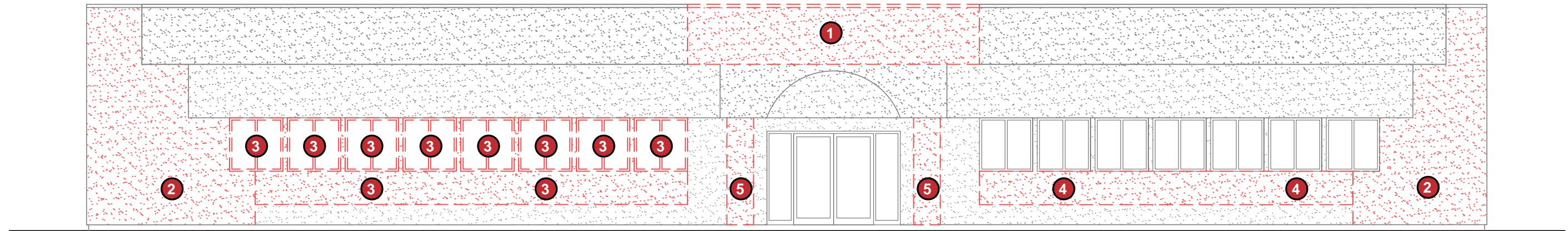


**DEMOLITION CODED NOTES**

- ① Remove existing street tree- discard. Prepare area to receive new concrete sidewalk.
- 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"





13400 MADISON AVENUE - DEMOLITION ELEVATION

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

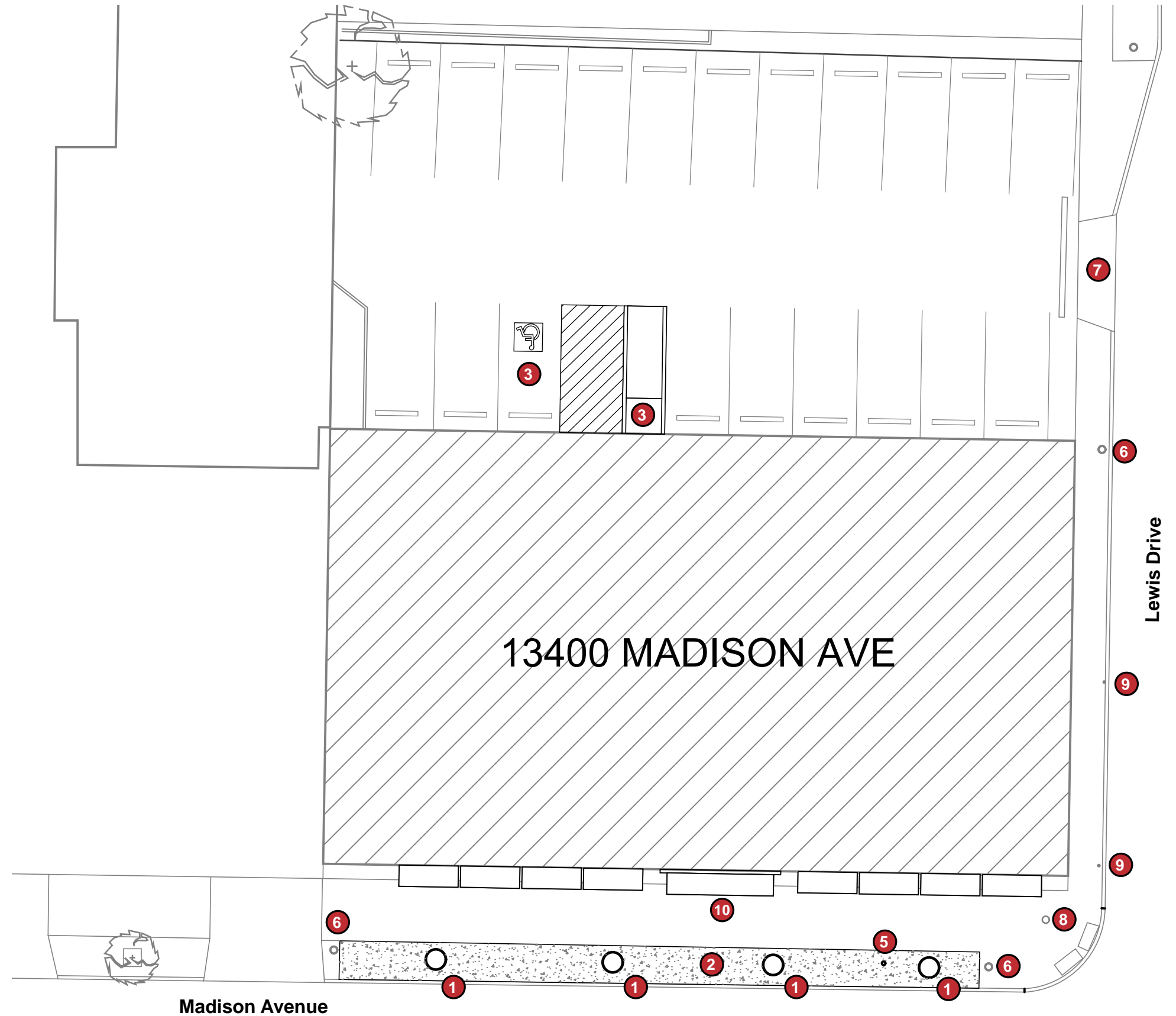
DEMOLITION CODED NOTES

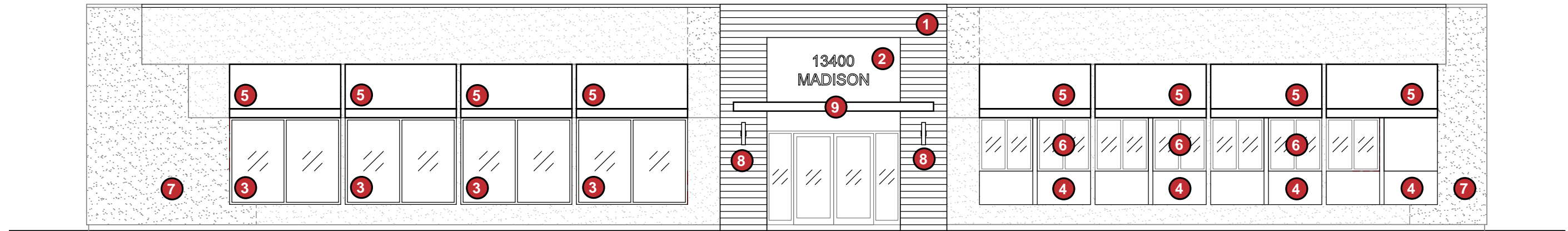
- ① Remove existing decorative overbuild including structure, EIFS, and coping. Prepare to reconstruct area.
- ② Remove existing EIFS overbuild as required to achieve a flush and continuous surface with adjacent EIFS under windows.
- ③ Remove existing windows. Remove surrounding EIFS as required to provide 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 Furnish and install new 3' diameter exterior planter.
- 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"





### 13400 MADISON AVENUE - PROPOSED ELEVATION

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

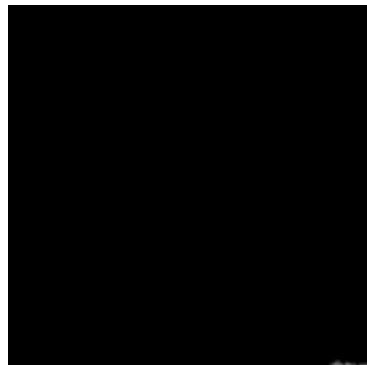
### ELEVATION CODED NOTES

- ① New overbuild structure. Clad in Nichiha Vintagewood color Spruce. Refer to rendered elevation for additional information.
- ② Slightly inset metal panel. Petersen Aluminum Pac Clad in color black. 10" aluminum back lit signage aligned as shown.
- ③ Furnish and install new thermally broken aluminum storefront. Glass to match existing building standard. Aluminum frames to be black.
- ④ Slightly inset metal panels. Petersen Aluminum Pac Clad in color black.
- ⑤ Furnish and install new black fabric awnings. Awnings shall protrude no more than 3' from finished face.
- ⑥ Paint all existing windows to match new storefront windows.
- ⑦ Patch, repair and or replace existing EIFS as required to achieve a consistent appearance. All EIFS to receive paint.
- ⑧ New ADA compliant exterior sconces. Vaxcel Owen 20" tall LED or similar.
- ⑨ New 15'x 8"x3' aluminum canopy. Lawrence metal canopies anodized aluminum or similar.



13400 MADISON AVENUE - PROPOSED ELEVATION

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



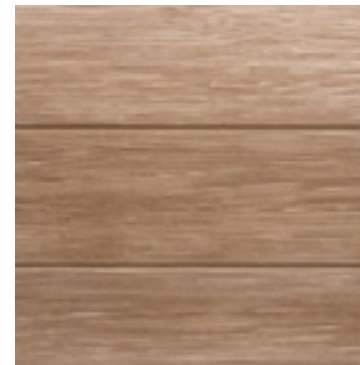
Pac-Clad Metal Panel  
Standard Black  
[Click here for more information](#)



Existing EIFS Cladding



Round Concrete Planter  
Matte Black  
[Click here for more information](#)



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



13400 MADISON AVENUE - EXTERIOR RENDERING  
Not to scale



13400 MADISON AVENUE - EXTERIOR RENDERING  
Not to scale



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

P: (216) 529-6630  
F: (216) 529-5907  
planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 05-42-25 - S

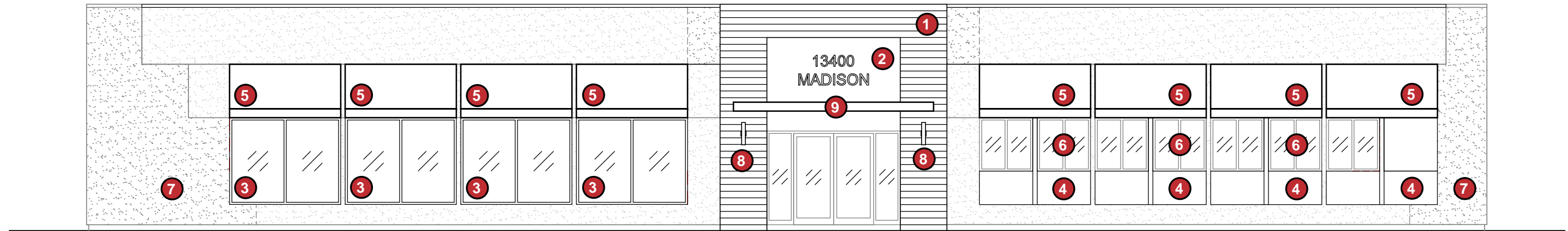
Permit No.: BBS25-000045

Applicant Name: James Ptacek, Larsen Architects

Project Address: 13400 Madison Ave.

Project Name: Sunshine Development

Project: Applicant proposes signage on the building.



### 13400 MADISON AVENUE - PROPOSED ELEVATION

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

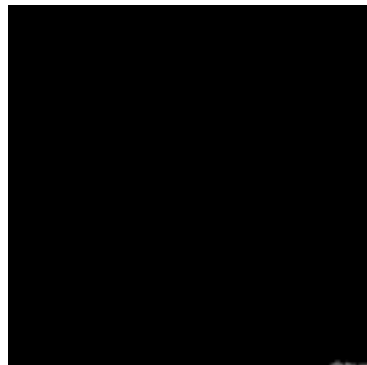
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13400 MADISON AVENUE - PROPOSED ELEVATION

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



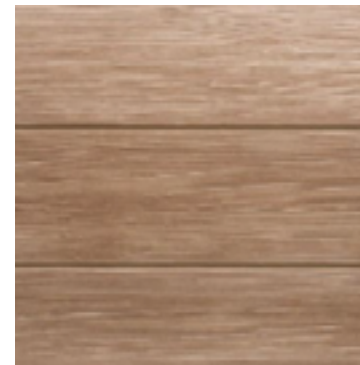
Pac-Clad Metal Panel  
Standard Black  
[Click here for more information](#)



Existing EIFS Cladding



Round Concrete Planter  
Matte Black  
[Click here for more information](#)



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



Vaxcel Owen Sconce  
Matte Black  
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Lawrence Aluminium  
Canopy  
Anodized Aluminium  
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13400 MADISON AVENUE - EXTERIOR RENDERING  
Not to scale



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Not to scale



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Not to scale



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

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Application Cover Page

Docket No.: 05-43-25

Permit No.: BBS25-000038

Applicant Name: Mitchell Eyerman, Doc Lanky's

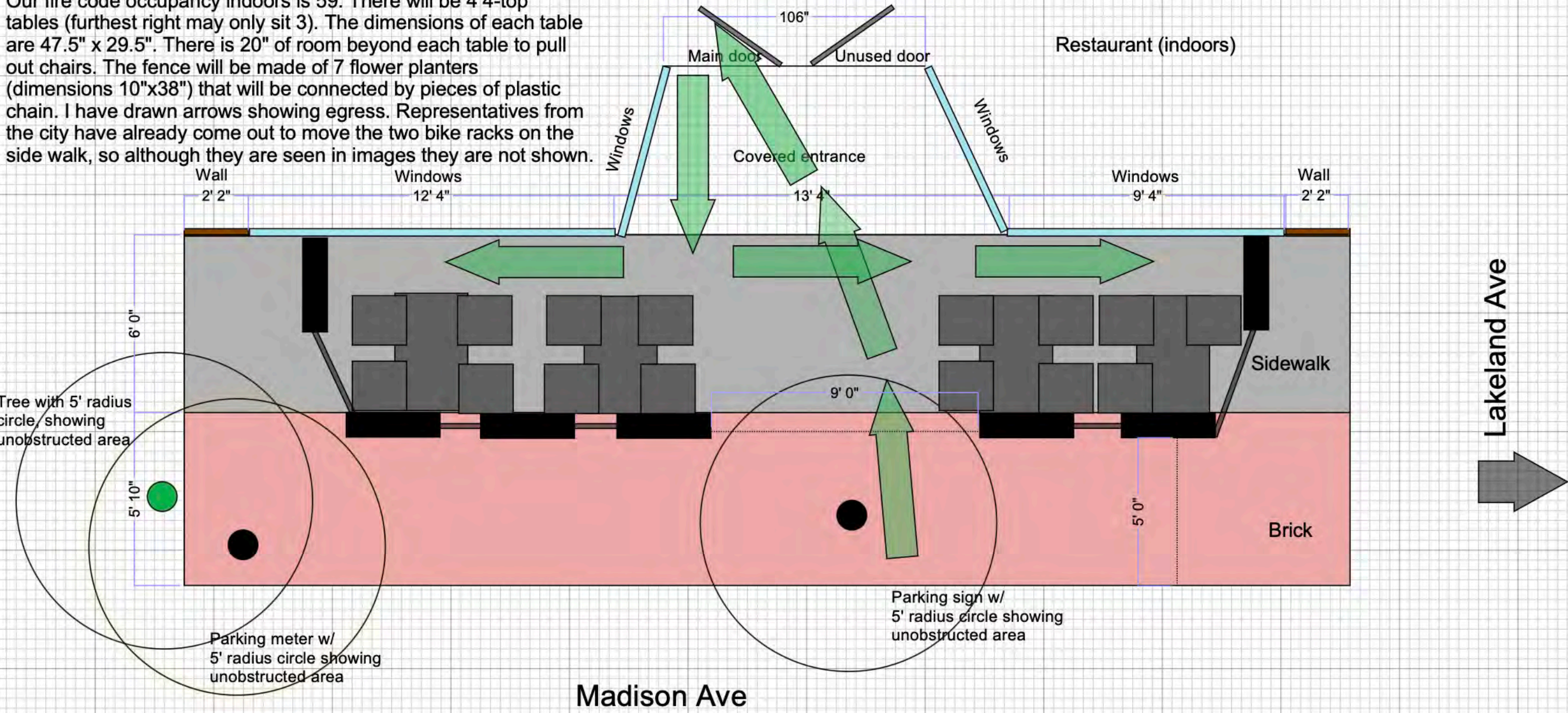
Project Address: 15607 Madison Ave.

Project Name: Doc Lanky's

Project: Applicant proposes sidewalk dining.

My dear

In total there will be seating for 15 people outside.  
 Our fire code occupancy indoors is 59. There will be 4 4-top tables (furthest right may only sit 3). The dimensions of each table are 47.5" x 29.5". There is 20" of room beyond each table to pull out chairs. The fence will be made of 7 flower planters (dimensions 10"x38") that will be connected by pieces of plastic chain. I have drawn arrows showing egress. Representatives from the city have already come out to move the two bike racks on the side walk, so although they are seen in images they are not shown.



Wall 2' 2"      Windows 12' 4"      Windows 9' 4"      Wall 2' 2"

6' 0"  
 Tree with 5' radius circle, showing unobstructed area

5' 10"

Parking meter w/ 5' radius circle showing unobstructed area

9' 0"  
 Parking sign w/ 5' radius circle showing unobstructed area

5' 0"

Madison Ave

Lakeland Ave



DOC LANKY'S

DOC LANKY'S

Food & Drinks

Quality Care

# LANKY'S

FOOD & DRINKS

15607

OPEN

HMSOROS&C

come  
Doc's

SEAT  
YOUR  
LF

PATIO



FOOD & DRINK

DOC LANKY'S

OPEN

NO  
PARKING  
ANY  
TIME



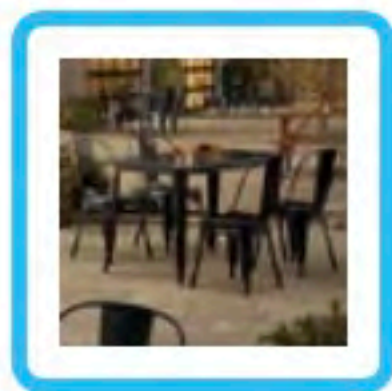
< Tables and Chair Sets

# 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](#)



See it in your space in 3D

