

MINUTES
(Audio Recording Available)
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD**
MEETING of JULY 12, 2012
5:30 PM - LAKEWOOD CITY HALL
AUDITORIUM

A. The Chairman called the meeting to order at 5:30 P.M.

1. **ROLL CALL**

MEMBERS PRESENT:

Michael Flecnor
Michael Molinski, Chair
Carl Orban, Vice-Chair
Cynthia Stockman
John Waddell

OTHERS PRESENT:

Bryce Sylvestet, Secretary, Project Specialist II
Jeff Fillat, Asst. Bldg. Comm., Residential

2. Approve the minutes of the June 14, 2102 meeting

A motion was made by Mr. Flecnor, seconded by Mr. Orban, to **APPROVE** the minutes of the June 14, 2012 meeting. All of the members voting yea, the motion passed.

3. Opening remarks.

Mr. Molinski waived the reading of the Opening Remarks.

SUMMARY APPROVED

SIGN REVIEW

22. Docket 07-70-12

14043 Madison Avenue
Fisher Auto Parts

- Approve
- Deny
- Defer

Tom Guggenbiller
SIGNGRAPHICS
7919 Avon Lake Road
Lodi, Ohio 44254

The applicant requests the review and approval of a new wall sign. (Page 64)

25. Docket 07-73-12

12511 Madison Avenue
Stone's Throw Properties, LLC

- Approve
- Deny
- Defer

Maria Shinn
Stone's Throw Properties, LLC
12511 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of window signs. (Page 74)

A motion was made by Mr. Orban, seconded by Mr. Waddell, to **APPROVE** the Summary Approved. All of the members voting yea, the motion passed.

**OLD BUSINESS
BOARD OF BUILDING STANDARDS**

4. Docket 06-47-12 R 1205 Belle Avenue

- Approve John Parkanzky
 Deny 1205 Belle Avenue
 Defet Lakewood, Ohio 44107

The applicant requests the review and approval to not replace the driveway from the rear of the house to the garage. Grass is not an approved parking surface in lieu of concrete or asphalt, pursuant to Section 1143.05 – Schedule of Uses and Space Requirements. This item was deferred from the meeting of June 14, 2012. (Page 7)

Mr. Sylvester said the applicant had appeared before the Board of Zoning Appeals meeting on June 21, 2012 to request to not replace the driveway from the rear of the home to the garage. The applicant's request was denied and was instructed to build the driveway within one year. Mr. Sylvester said the applicant was in the process of choosing materials and suggested the Board of Building Standards defer the present request until decisions had been made.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to DEFER the request if the chosen materials were different from the allowable. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

5. Docket 07-82-11 C 1300, 1302, 1308 Sloane Avenue
Request for Revisions Cliff Pointe

- Approve Stephen Suka
 Deny Dimit Architects
 Defer 14414 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of revisions to the approved development; seventeen (17) multi story townhouses. This item was approved at the meeting of October 13, 2011 and deferred from the meeting of June 14, 2012. (Page 8)

Joel Levis, Dimit Architects, was present to explain the request. a potential customer of the developer was interested in purchasing a larger unit than what was approved by the board. The request was to widen a unit by ten feet and remain architecturally consistent with the approved (design, materials). The building would be moved closer to Sloane Avenue and remain within the setback.

There were no comments from the public. Mr. Sylvester said the new construction drawings needed to reflect the changes and be submitted to the Division of Building and Housing.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE the request. All of the members voting yea, the motion passed.

6. Docket 07-89-11 C 1350 Nicholson Avenue
Request for Revisions St. Edward High School

- Approve John Goers
 Deny St. Edward High School

() Defer

13500 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval for demolition of a house, garage; seeking approval of vacant grass lot for future expansion. This item was withdrawn at the meeting of October 13, 2011 and deferred from the meeting of June 14, 2012. (Page 9)

Mr. Molinski said the applicant had sent an official request to defer the item. Mr. Molinski allowed the members of the public who were present and wanted to make comments at that evening's meeting.

Johanna Sfisco, Attorney, McDonough, Sfisco & Co., represented Rich Corrigan of 1356 Nicholson Avenue. He contacted her in February 2012 to assist with forcing St. Edward High School to repair the subject property. She sent letter on three occasions to city officials and school officials with the request to be contacted. She heard from no one until she contacted the mayor. She spoke with the mayor twice and the law director once, both said something would be done. Her client wanted the dilapidated, vacant home to be fixed and painted. She felt the city was not doing its job by not enforcing its codes to St. Edwards High School. She was disappointed the item was deferred, and no one was notified.

Rich Corrigan, 1356 Nicholson Avenue, expressed his displeasure. His house was on the market for sale, and he needed to tell each potential buyer that the neighboring home's outcome was unknown. Ms. Sfisco said her client was not in favor of the house being razed and replaced with a community garden.

Linda Schafar, 1346 Nicholson Avenue, wanted the property to be maintained. She was not in favor of the razing of the house.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to DEFER the request to the meeting of August 9, 2012. All of the members voting yea, the motion passed.

7. Docket 06-51-12 R 2058 Mats Avenue

() Approve
() Deny
() Defer

Ubadh Nemeh
2058 Mars Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a partial front porch enclosure that was completed without approval. This item was deferred from the meeting of June 14, 2012. (Page 10)

Keith Berman, legal representative, was present to explain the request. The basement extended to the front of the house, and the intent was to extend the living area. There was a retained architect for the project who was unable to appear at the meeting. Mr. Molinski said the board did not approve permanently enclosed porches generally. Mr. Berman asked for a deferral. Mr. Molinski said the architect could submit plans before the next meeting.

Mr. Sylvester said the result of the proposal was to be as close to the original look of the home in architecture and materials as possible. Communication was to be with Mr. Fillar.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to DEFER the request to the meeting of August 9, 2012. All of the members voting yea, the motion passed.

8. Docket 06-52-12 C 13123 Detroit Avenue
Discount Drug Mart

- Approve
- Deny
- Defer

Tim Moran
Discount Drug Mart
211 Commerce Drive
Medina, Ohio 44256

The applicant requests the review and approval of a new building and site improvements. This item was deferred from the meeting of June 14, 2012. (Page 11)

As a result of the Planning Commission meeting of July 7, 2012, the applicant requested the item to be deferred.

A motion was made by Mr. Molinski, seconded by Mr. Urban, to DEFER the request to the meeting of August 9, 2012. All of the members voting yea, the motion passed.

9. Docket 06-53-12 C 15311 Detroit Avenue
Dollar General

- Approve
- Deny
- Defer

Bill Trahan
Dollar General
P.O. Box 609
Harrison, Michigan 48625

The applicant requests the review and approval of exterior alterations to the building. This item was deferred from the meeting of June 14, 2012. (Page 12)

Bruce Schultz, new property owner as of June 28th, was present along with William Trahan, applicant, to explain the request. He said there would make substantial structural improvements; repave the entire parking lot, replace the roof and air conditioning, tuck point the block on the east side of the building and paint, and remove the sign band on the front of the store. Dollar General would be the tenant.

William Trahan was the contractor for Dollar General to do the build-outs. The front and rear entries would be modified. He submitted pictures to the board along with the revised elevations (made into record). The proposed rear canopy would be omitted, and the brick taken to its original structure. Autumn Brown was selected by the board for the bottom panels. Two light fixtures were shown for selection by the board; a shielded wall-mounted fixture and a non-shielded gooseneck light. In the entry areas, they would replace the existing ceiling lights with recessed battery backed-up lights (it would act as the emergency egress light). They would maintain the existing ceiling vinyl panel material. Wood blocking with bronze color would be replaced with new material to match the existing after repair and removal of the T1-11. The board asked if a sample of a smooth Nicchiha panels could be provided. He said no. Use of a thin brick was suggested. Mr. Trahan said he would not be able to match it to the existing and would have to paint to match. Mr. Fleener thought darker, redder brick was also on the building. Mr. Trahan said the better brick was used on the front of the building when built. Mr. Waddell wondered about enclosing the entry and using it as an interior space. Mr. Waddell said there was a smoother panel that could be used. Mr. Molinski thought they could use Hardec board. Ms. Stockman wondered about different windows and wider doors. A Nicchiha panel would be used on the third side, a smoother panel. The rear entrance would use similar materials. The T1-11 would be removed and replaced with smooth Nicchiha, and an automatic door would be installed.

Ian Andrews, Executive Director of LakewoodAlive, said he was pleased that Mr. Schultz was investing in the improvements to the building and property. It was his understanding that Dollar General did not approve of rear entrances typically. He then spoke of the design elements. He did not like the sign package before the board, and he presented one that was used in Florida. Regarding the colors of the sign, he asked for the use of

white and green instead of yellow. He asked for more information about the loading and unloading of product, front landscaping, and bike racks.

Tom Bullock, Councilman, Ward II, was concerned it was not conforming to Lakewood's historically appropriate design elements, such as awnings, additional screening in the rear, sound buffers, and etc. He felt there was not much change from last month's meeting. He was not impressed with the signage.

Mr. Trahan said the windows would have an open view with no stock against or screening or tinting, the loading and unloading would occur very early in the morning around 6:00, one door and one access door were currently there and he proposed double doors, he needed screening from the "adjacents" due to debris and materials from the fence (vegetation and brick walls in the parking, he was not opposed to bike racks but was opposed to placement on the narrow front walkway (city owned to the building).

Mr. Fleener wanted to know if Mr. Schultz was going to do any repairs to the front of the building. Mr. Schultz replied it was brick behind the sign band and sign. Tuck pointing would be done as needed. He said he was returning the building to its original condition when built. Mr. Orban said the brick might need to be cleaned once the band was removed. Mr. Molinski asked if the CMU would be painted, Mr. Schultz replied it would be painted the same color as the entrance.

Mr. Sylvester clarified conditions: The existing lighting would be replaced with wall pack, existing entrance ceiling would remain, and surface-mounted lighting would be installed, replace the T1-11 with smooth finish Nicchiha panels; sample to be submitted for administrative approval regarding color and texture, and the rear entrance would utilize the same materials and finish as the front.

A motion was made by Mr. Orban, seconded by Mr. Molinski, to **APPROVE** with the following stipulations:

1. The existing lighting would be replaced with wall pack,
2. Existing entrance ceiling would remain, and surface-mounted lighting would be installed,
3. Replace the T1-11 with smooth finish Nicchiha panels; sample to be submitted for administrative approval regarding color and texture,
4. The rear entrance would utilize the same materials and finish as the front,
5. Repaint the CMU, and
6. Remove the sign band and clean and maintain the brick.

All of the members voting yea, the motion passed.

SIGN REVIEW

10. Docket 09-125-11

15520 Detroit Avenue
Westwood Dry Cleaners

- Approve
- Deny
- Defer

Michael DiMichele
Eric Design
16413 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a panel change of a cabinet sign. Temporary signage was approved for 180 days from the meeting of September 8, 2011. This item was deferred from the May 10, 2012 meeting. (Page 13)

Michael DiMichele, Eric Design, asked for a deferral as its determination was dependent upon the decision of Ross Deli which was before the board that evening.

There was no comment from the public. Mr. Sylvester asked the applicant to submit a proposal to the city on or by July 25, 2012.

A motion was made by Mr. Molinski, seconded by Mr. Orban to DEFER the item to the meeting of July 9, 2102. All of the members voting yea, the motion passed.

NEW BUSINESS
BOARD OF BUILDING STANDARDS

11. Docket 07-62-12 R 1357 Giel Avenue

- Approve
- Deny
- Defer

John D'Amico
The Great Garage Company
8550 Wallings Road
North Royalton, Ohio 44133

The applicant requests the review and approval to build a 450 square foot garage on a monolithic floating concrete slab without the required footers, pursuant to Section R403.1.4.1; Frost Protection. (Page 14)

John D'Amico, The Great Garage Company, was present to explain the request. It would be 15' wide and 30' deep, the garage door would be and 8'x7', and the roof would be a gable roof (16 on center, 2x6s with timberline shingles, and a 6-12 slope). The exterior would be vinyl sided.

Bruce Frankenfield, 1351 Giel Avenue, had no issue with the design and scale. However, the placement of the garage was about one foot from his property which was below grade from the subject property. He wanted to be assured the water issue would be addressed.

Mr. Pillar said the issue would be addressed by the Division of Building and Housing. Mr. D'Amico said the downspouts could be situated to allow the flow of water into the main yard of 1357 Giel Avenue.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE the request as submitted. All of the members voting yea, the motion passed.

13. Docket 07-64-12 R 2156 Overbrook Avenue

- Approve
- Deny
- Defer

Thomas D'Amico
The Great Garage Company
8550 Wallings Road
North Royalton, Ohio 44133

The applicant requests the review and approval to build a 528 square foot garage on a monolithic floating concrete slab without the required footers, pursuant to Section R403.1.4.1; Frost Protection. (Page 25)

John D'Amico, The Great Garage Company, was present to explain the request. It would be 24' x22', regular gable roof with a 6-12 roof pitch, vinyl siding, and 30 year shingles.

There were no comments from the public. There were no objections from the Division of Building and Housing.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to APPROVE the request as submitted. All of the members voting yea, the motion passed.

18. Docket 07-68-12 R 1479 Maile Avenue

- Approve
- Deny
- Defer

Brian Kauffman
 AoDK, Inc.
 231 Glenview Drive
 Avon Lake, Ohio 44012

The applicant requests the review and approval of a front dormer. (Page 50)

Brian Kauffman, AoDK, Inc., was present to explain the request. The owners purchased the home in December 2011 and wanted to expand the second floor into a master suite with the use of a shed dormer. A wood shake exterior would match the gable front and use two windows, double hung or two casement windows on a fixed center, exposed rafter ends, standing seam roof due to the 2-12 pitch. He addressed the replacement of the garage (broken masonry) and to use a sliding barn door in the rear to create a covered patio, the roof would possibly be of corrugated plastic with water draining to the rear.

Mr. Molinski addressed the shake. Mr. Kauffman said he could use Hardee plank. Mr. Molinski felt the proposed dormer looked too large for the scale of the house. Mr. Kauffman said the roof pitch could be changed to 3-12 reducing the interior height to 6', 8". The board wondered if the dormer could be placed to the rear to which Mr. Kauffman said it could. Mr. Molinski thought modifying the dormer to a gable in the front that would allow more light and the view of the valley.

Mr. Molinski then addressed the garage. Mr. Kauffman said it was more of a carport with spaced wood slats in front and solid masonry in the back. Mr. Molinski said the plastic corrugated roof panels were not a durable material over time and offered maybe having a green alternative.

Mr. Pillar said the term carport was not recognized as a term in Ohio, the legislation for the rain barrel issue was in its second reading with City Council, and the Division of Building and Housing had no objections. Mr. Sylvester asked for any updated materials to be given to the administration before the pre-review meeting of August 2, 2012.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor to DEFER the item to the meeting of July 9, 2102. All of the members voting yea, the motion passed.

Items 14, 19 and 26 are called together as it is the same property.

14. Docket 07-74-12 - B C 15518-24 Detroit Avenue
 Ross Deli (Bow Detroit Building)

- Approve
- Deny
- Defer

Louis Kiss
 Kiss Painting Co.
 16304 Detroit Avenue
 Lakewood, Ohio 44107

The applicant requests the review and approval of a variance for exceeding lettering size, pursuant to sections 1325.05 - Review of Plans and Specifications and 1329.12(d) - Application for Permits. (Page 79)

ARCHITECTURAL BOARD OF REVIEW

19. Docket 07-74-12 - A C 15518-24 Detroit Avenue
 Ross Deli (Bow Detroit Building)

- Approve
- Deny
- Defer

Louis Kiss
Kiss Painting Co.
16304 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval for exterior renovations of the storefront. (Page 79)

SIGN REVIEW

26. Docket 07-74-12 - S

C 15518-24 Detroit Avenue
Ross Deli (Bow Detroit Building)

- Approve
- Deny
- Defer

Louis Kiss
Kiss Painting Co.
16304 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of ~~new front elevation of~~ the property signs on the storefronts. (Page 96)

Youesh Patel, Ross Deli business owner, and Lou Kiss, applicant, were present to explain the request. Mr. Patel said there was no deli in the store for over 15 years and wanted to change the name to Ross Beverage. He wanted to use a blade sign and was dependent upon the Westwood Dry Cleaners sign. The board liked the sign.

Lou Kiss wanted the placement of Mr. Patel's sign on the corner. He liked the look of a plain black awning the entire width of the building with no lettering. He proposed to tuck point the building, repair the brick on the top, and fix the sidewalk. Mr. Kiss did not have the chance to look behind the metal panel to determine what was there, but he believed it to be filled with plaster. The lighting would be on Lakeland and Detroit Avenues; the renderings were submitted the afternoon of the meeting. Mr. Kiss was still waiting to hear from window people regarding proposed window changes. Discussion ensued about the proposed lights and the board thought them too small for the scale of the building. Mr. Kiss said the company made an 18" high light. Mr. Molinski asked the board for comments about the metal panel. It was said the awnings would cover it. Ms. Stockman suggested addressing the panel at the same time as window replacement. Mr. Kiss said he would retain the metal panel if possible and repaint it. Mr. Fleenor and Mr. Molinski said he should look to replace the metal as it detracted from the proposed project. Mr. Kiss said he would explore it.

Sean McDermott, 1490 Arthur Avenue, Co-Chair of LakewoodAlive's Downtown Design Committee, said Mr. Kiss had worked with them for almost a year, and they were pleased with the results.

Tom Bullock, Councilman, Ward II, thought the proposal was exemplary and appropriate to Downtown Lakewood. He hoped for a full restoration of the building by removal of the metal panel and replacement of the transom windows. He questioned the inordinate number of window signs currently on display and hoped the signs would be removed permanently. Mr. Patel said the signs were posted without his consent and would be removed. Mr. Orban asked about the green banner on the lower windows. Mr. Patel said it was adhered to hide imperfections within the store and would be removed.

Mr. Sylvester said the administration was excited about the project. He asked the board to clarify their conditions. Mr. Ross said he'd like to see appropriately placed blade signs affixed to the mortar. The board said the Ross Beverage should be on the corner of the building.

The board liked the 18" lights but wanted more exploration into the metal panel.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **WITHDRAW** Docket No. 07-74-12 – B because there would be no signage on the awnings. All of the members voting yea, the motion passed.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **DEFER** Docket No. 07-74-12 – A to the meeting of August 2, 2012. All of the members voting yea, the motion passed.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **APPROVE** Docket No. 07-74-12 – S to the meeting of August 2, 2012. All of the members voting yea, the motion passed.

Item 15 and 20 called together as it is the same property.

ARCHITECTURAL BOARD OF REVIEW

15. Docket 07-65-12 - A C 12906 Madison Avenue
Barocco Grill

- Approve
 - Deny
 - Defer
- Charles McGettrick
Architects, C.A. McGettrick, LLC
14551 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of exterior renovation to the building. (Page 29)

SIGN REVIEW

20. Docket 07-65-12 - S 12906 Madison Avenue
Barocco Grill

- Approve
 - Deny
 - Defer
- Charles McGettrick
Architects, C.A. McGettrick, LLC
14551 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a new wall sign. (Page 29)

Chuck McGettrick, Architects, C.A. McGettrick, LLC, was present to explain the request. The existing drawing displayed vinyl-sided fake gabled dormers. He proposed to build a new wall to square the façade of the building and hide the gable. Thin set CMU would be for the body of the building and would be sealed. Polished stone, the size of the CMU, would be used from the ground level to the height of the window sills and would be sealed. The light fixtures on the cornice were low voltage for decorative purposes. The sign proposal would be forthcoming; it would be backlit stencil. The east, north and west sides of the building would not be touched. He did not bring cut sheets of the lights. The board felt the drawings were not descriptive enough. The corner stone would be a full 16" return to the sides of the building. The awnings would be galvanized corrugated metal.

Mr. Molinski was not in favor of the CMU material for the front. Mr. Fleenor concurred and added the architecture was not in keeping with the area. Mr. Waddell and Mr. Orban agreed. Mr. McGettrick offered to reduce the scale the size and abandon the proposed wall materials. Ms. Stockman felt the renovation should encompass more than the front.

There were no comments from the public or the city.

A motion was made by Mr. Molinski, seconded by Mr. Orban to **DEFER** Docket 07-65-12 - A to the meeting of August 9, 2012. All of the members voting yea, the motion passed.

A motion was made by Mr. Molinski, seconded by Mr. Orban to DEFER Docket 07-65-12 - S to the meeting of August 9, 2012. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

16. Docket 07-66-12

C

18501 Detroit Avenue
Folicle (a Salon) Inc.

- Approve
- Deny
- Defer

Elizabeth Vega
Folicle (a Salon) Inc.
18501 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of proposed storefront renovation to the building. (Page 33)

Aaron Rasmussen, Jingle Key Constructions, was present to explain the request. Replacement windows would be installed on the upper level of the building, the east side door would be removed and matched with existing stone (quarry in Columbus, Ohio), and open the stairway from the first floor to the second to expand the salon space. There would be no changes to the first floor windows. Pertaining to the second level, all of the shutters would be removed, the front windows would be replaced with a storefront color window (bronze finish framing with sun tint glass), and two northernmost east side windows would be replaced with two larger windows to match the ones in front. Ms. Stockman thought the proposed windows could be replaced with double-hung ones. Mr. Rasmussen replied that Ms. Vega wanted as much light as possible, and the proposed style was original to the building. Although archive photographs were not found, Mr. Fleenor said the window changes occurred in the 1960s. Mr. Rasmussen said a mullion would run vertically through the large windows. Mr. Molinski said if that were the case, he preferred the use of two mullions to create two smaller window sections on either side of a larger window along with one horizontal bar. Ms. Stockman stated that double hung windows did not inhibit light from entering the space. Mr. Fleenor stated the board did not approve tinted glass. Mr. Molinski said the board would want to see a sample of the glass.

There were no comments from the public or the city administration.

Mr. Molinski said there were numerous remaining questions which prevented a ruling on the issue. Detailing on the building was needed. He suggested that information be provided for the pre-review meeting on August 2nd.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to DEFER the request to the meeting of August 9, 2012. All of the members voting yea, the motion passed.

17. Docket 07-67-12

C

11723 Detroit Avenue
American Coach Sales

- Approve
- Deny
- Defer

Robert L. Mazzarella
AR MAZZ dba American Coach Sales
11723 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of the proposed exterior renovation to the building. (Page 43)

Tim Simmetly, representative for the owner and applicant, was present to explain the request. They wanted to use the second floor for offices and the windows needed to be replaced due to leakage.

(Recording stopped at 2:28:33)

Mr. Simmerly confirmed that there would not be any changes to the retail storefront along Detroit Avenue. Mr. Waddell asked if the window sashes/sills would be replaced, and Mr. Mazzarella said the replacement windows were as drawn. Mr. Waddell asked if the lower window were operable, an awning or hopper window. Mr. Fleenor said that a double hung sash would be more appropriate and made the suggestion to paint the building a traditional red brick color. The Board recommended the Coach Sales sign be taken removed and/or replaced with a new sign.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to DEFER the request to the meeting of August 9, 2012. All of the members voting yea, the motion passed.

SIGN REVIEW

21. Docket 07-69-12

15311 Detroit Avenue
Dollar General

- Approve
- Deny
- Defer

George Dragon
Cicogna Electric & Sign
4330 North Bend Road
Ashtabula, Ohio 44004

The applicant requests the review and approval of new wall signs at the front and rear of the building.
(Page 61)

Mr. Dragon presented the sign package to include one sign on the North elevation and one sign on the South elevation, both signs the same size with yellow illumination.

Ian Andrews, Executive Director from LakewoodAlive, said he appreciated the effort thus far by the representatives of Dollar General, but that the sign package as proposed did not fit the downtown district. He brought up Dollar General examples across the country that are more thoughtful than the typical yellow single channel letter signage as proposed in front of the Board. Ian suggested the signage be white and not yellow at a minimum.

Mr. Dragon confirmed that the signage on the North elevation and South elevation would be the same size, and would be illuminated.

Mr. Andrews asked Chairman Molinski to speak again, and stated that Dollar General needed to be more specific about the sign on the South elevation. Chairman Molinski stated that the signage was too big to be on the back of the building. He made a recommendation that the size of the letters be 12", not 24", and the sign be non-illuminated.

Councilman Tom Bullock, Ward 2 Councilman, said he did not approve of the signage package and that he wanted to see a comprehensive sign package for the entire building, which includes 4 other tenants.

A motion was made by Mr. Molinski, seconded by Mr. Orban to APPROVE Docket 07-69-12 with the following stipulations:

1. The sign on the North elevation would be illuminated white, not yellow,
2. The sign on the South elevation would be non-illuminated, with 12" sign letters, not 24", and
3. The new sign band (raccway) would be 2".

All of the members voting yea, the motion passed.

23. Docket 07-71-12

13413 Madison Avenue
Asian Bazaar

- Approve
- Deny
- Defer

Kashi Pyakurel
Asian Bazaar
14219 Triskett Road
Cleveland, Ohio 44111

The applicant requests the review and approval of a wall sign. (Page 69)

Mr. Pyakurel presented his idea to put a vinyl graphic sign in the transom window of his space on Madison Avenue. The sign has a detailed background image of a waterfall, with red text. The Board made the recommendation to bring the red text down to the main window and leave the background image of the waterfall in the transom window.

Mr. Fleenor made recommendation that they separate lettering from background landscape.

Mr. Pyakurel agreed with the recommendation.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor to APPROVE Docket 07-71-12 with the following stipulation:

1. The letters in the sign would be in the main retail storefront window in the same type font as prosed in the application, and the waterfall graphic would remain in the transom window.

All of the members voting yea, the motion passed.

24. Docket 07-72-12

14873 Detroit Avenue
ACE Cash Express

- Approve
- Deny
- Defer

Joel Frezel
ACE Lighting
5225 West 140th Street
Brook Park, Ohio 44142

The applicant requests the review and approval of a new illuminated wall sign. (Page 72)

Joel Frezel was present to explain the request. Mr. Frezel presented a proposal for individual channel letters, as opposed to his original proposal of a cabinet sign, in order to match the neighboring businesses in the shopping complex.

The Board was submitted new sign renderings/drawings of the signage package.

There was no comment from the public.

A motion was made by Mr. Molinski, seconded by Mr. Osban to APPROVE Docket 07-72-12. All of the members voting yea, the motion passed.

BOARD OF BUILDING STANDARDS

12. Docket 07-63-12

C 17000 Madison Avenue
Everything Computers and Electronics

- Approve

Sarah Wilczynski

- () Deny
- () Defer

1388 Hall Avenue, #3
Lakewood, Ohio 44107

The applicant requests the review and approval of a wall sign, pursuant to Section 1329.12(d) – Application for Permits. (Page 17)

Neither the applicant nor a representative was present to explain the request.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **DENY** the application. All of the members voting yea, the motion passed.

27. **Adjourn.**

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **ADJORN** the meeting at 9:00 P.M. All of the members voting yea, the motion passed.



Signature

8-17-12

Date

on behalf of the Chairman



Oath

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

PRINT NAME:

SIGN NAME:

- 1. JOEL LEVIS
- 2. Johanna Sfriso
- 3. Rich Corrigan
- 4. LINDA SCHAFER
- 5. Keen Bom
- 6. Bruce Schultz
- 7. William Trahan
- 8. Frank Ign Andrews
- 9. Tom Bullock
- 10. Michael D. Mitchell
- 11. John D'Amico

- Joel Levis
- JOHANNA SFISKO
- RICH CORRIGAN
- Linda Schaffer
- Keen Bom
- Bruce Schultz
- William Trahan
- Frank Ign Andrews
- Tom Bullock
- Michael D. Mitchell
- John D'Amico

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, July 12, 2012



Oath

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

PRINT NAME:

1. Bryce Frankenthal
2. BRIAN KAUFFMAN
3. YOGESH Patel
4. James Kuan
5. Sean McDermot
6. CHUCK McEETBECK
7. AARON PARMUSAN
8. Liz Vega
9. Tim Simmenly
10. GEORCIE DRAGON
11. [Signature]

SIGN NAME:

1. [Signature]
2. [Signature]
3. Yogesh Patel
4. James Kuan
5. [Signature]
6. C.A. McEetbeck
7. [Signature]
8. Liz Vega
9. Tim Simmenly
10. Georce Dragon
11. [Signature]

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, July 12, 2012



Oath

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

PRINT NAME:

SIGN NAME:

1. Kashli Alpyakes
2. David Wetzel
3. Hari pyakurel
4. Joel Fryer
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

1. [Signature]
2. [Signature]
3. [Signature]
4. [Signature]
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

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

FOR CITY USE ONLY

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

Date of Proceeding: _____

Thursday, July 12, 2012

Schwarz, Johanna

From: Joel Levis <jlevis@dimitarchitects.com>
Sent: Thursday, July 12, 2012 11:40 AM
To: Siley, Dru
Cc: Sylvester, Bryce; 'andrew brickman'
Subject: Clifton Pointe
Attachments: Proposed Site Plan.pdf; Proposed Elevations.pdf; Perspective Views.pdf; Residence 13 Plans.pdf

Hello Dru,

I'm sending you some drawings in advance of this evening's Architectural Board of Review meeting. The site plan illustrates how we are proposing to widen Building Three by 10'-0" and are requesting a 30'-0" front yard setback. The elevation sheet shows how this widening of Building Three is occurring in Residence 13, which will be consistent in character and materials with the rest of the project. I have also included renderings to show how the facades that face Sloane Avenue will remain unchanged from what has been previously approved by the Board.

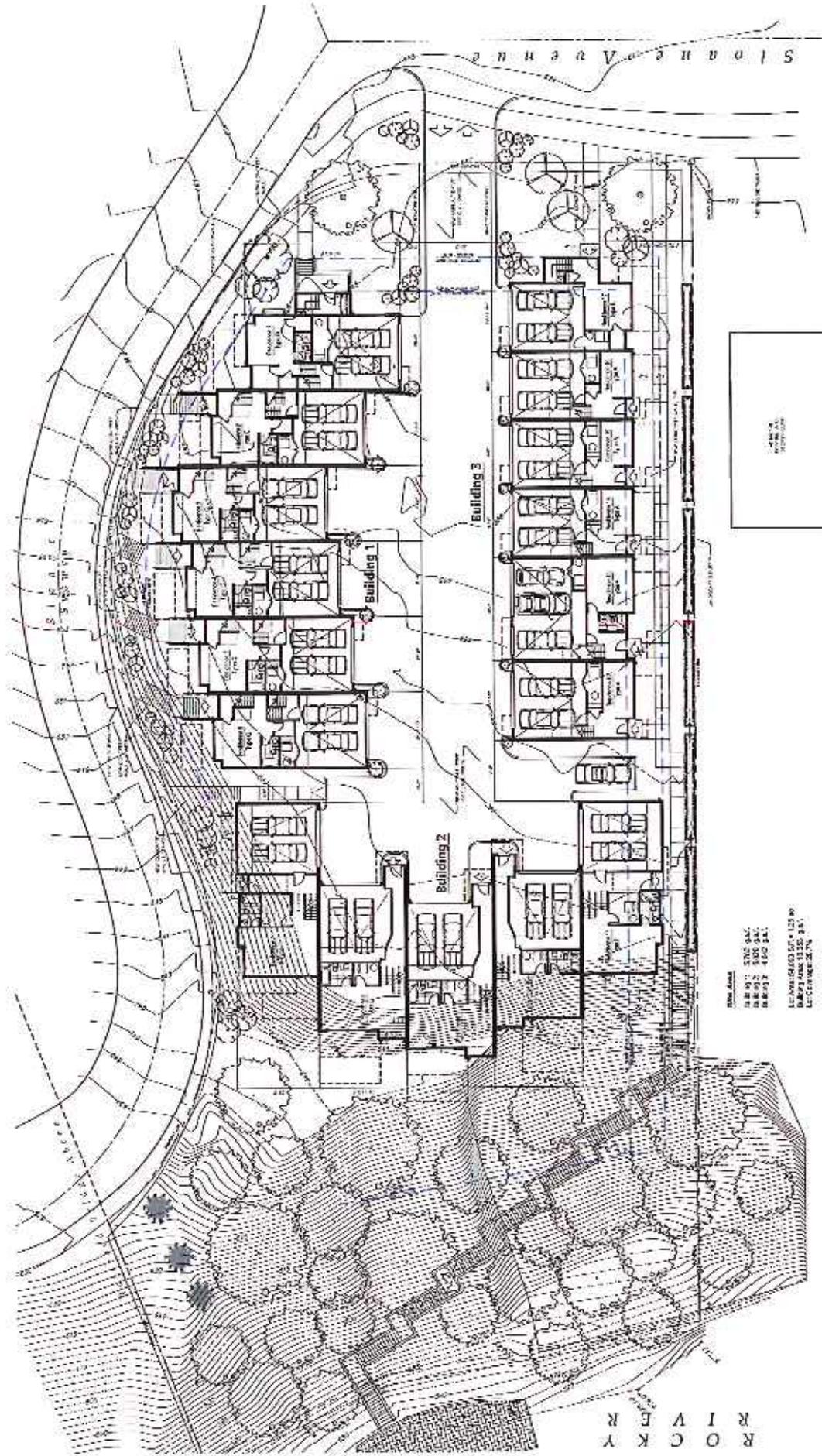
We appreciate your support of this project.

Thank you,

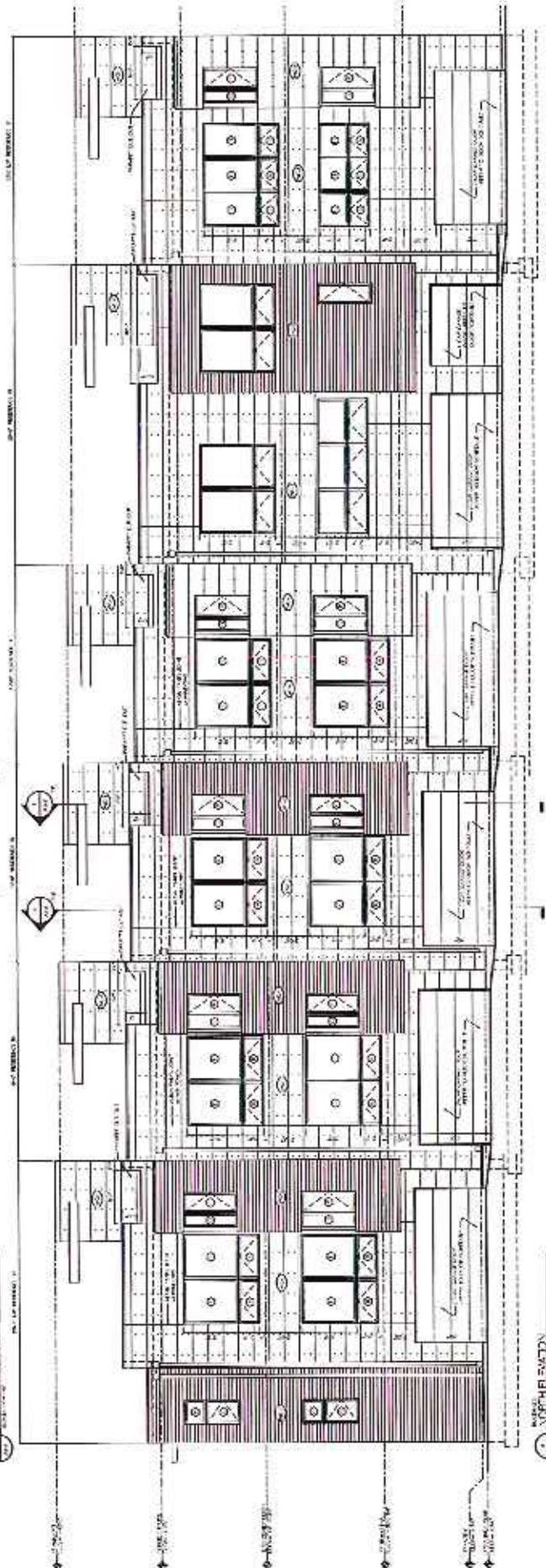
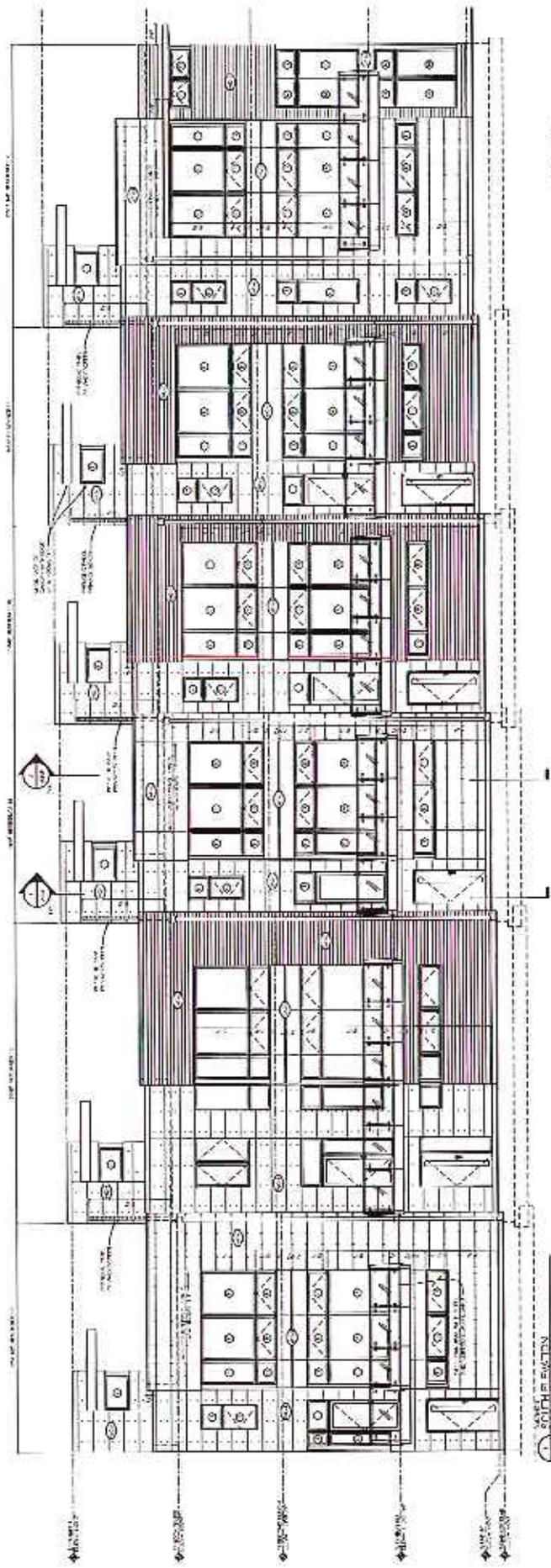
Joel Levis,
Intern

dimitarchitects, llc
14414 Detroit Avenue, #306
Lakewood, Ohio 44107
t. 216-221-9021 (x25)
f. 216-221-9031
jlevis@dimitarchitects.com
www.dimitarchitects.com

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Proposed Site Plan 7/12/2012



Clifton Pointe Eco-Homes
 Stuart Avenue - Lakewood, Ohio

Proposed Elevations - Building 3 7/12/2012

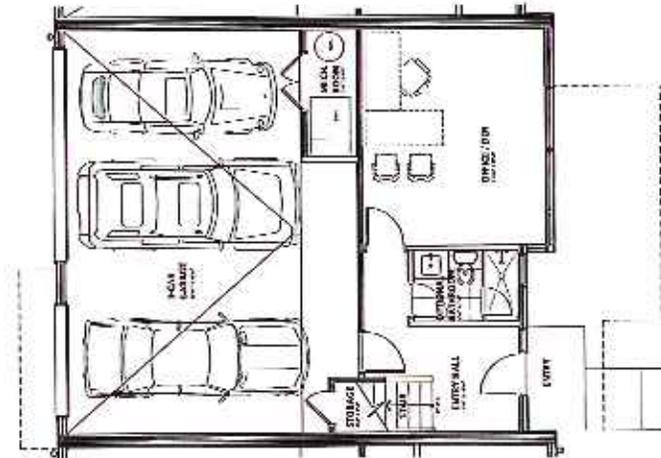
Abode
 Studio, Lakewood, Ohio
 dlm architects, llc
 AKL02002



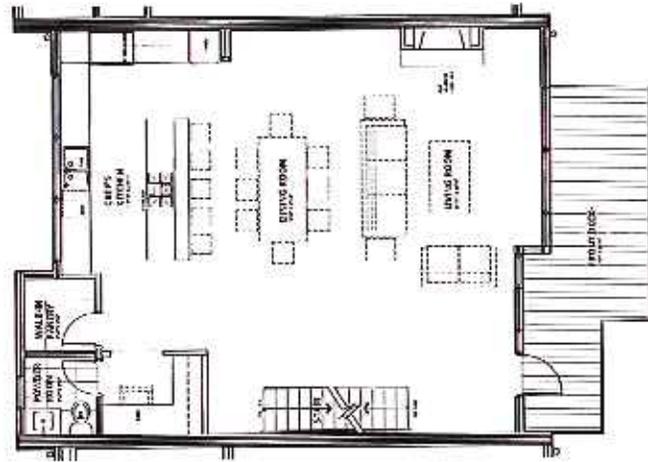
Perspective View Of Building 3 From Sloane Avenue



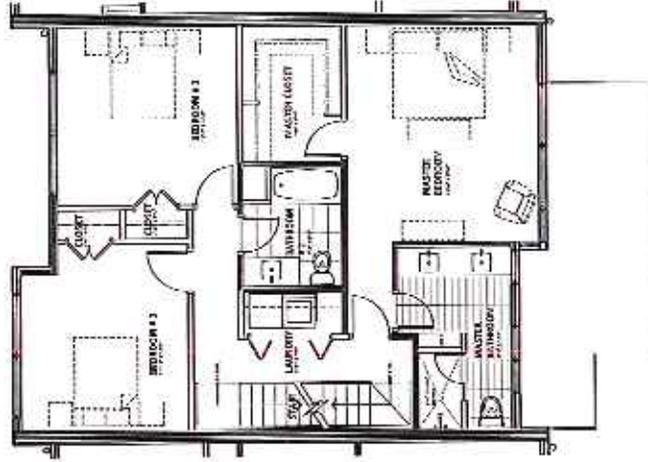
Perspective View Of Building 1 From Corner of Sloane and Sloane Subway



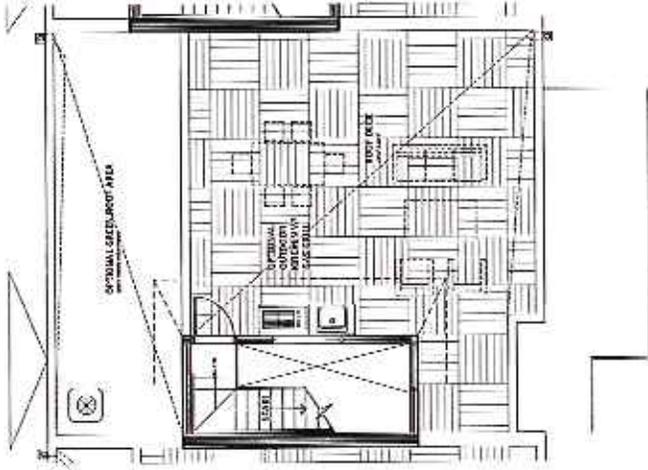
Residence Thirteen - Level 1
Entry Level 2-Car Garage



Residence Thirteen - Level 2
Living / Dining Areas



Residence Thirteen - Level 3
Bedroom Areas



Residence Thirteen - Level 4
Roof Deck Areas

Clifton Pointe Eco-Homes
Stoane Avenue - Lakewood, Ohio

RESIDENCE THIRTEEN FLOOR PLANS



MARK A. URBAN

1337 Nicholson Avenue

Lakewood, Ohio 44107

PHONE 216/221-1896



Mr. Dru Siley
Director of Planning and Development
City of Lakewood,
12650 Detroit Ave.
Lakewood, OH 44107

Dear Sir:

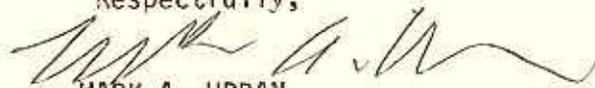
I am in receipt of the notice of a hearing of the Board of Building Standards/ Architectural Review regarding the application of St. Edwards' High School (St. Eds') to demolish the two family house at 1350-52 Nicholson Avenue "for future development." I reside some 150 feet from the structure on the opposite side of Nicholson. Unfortunately I will not be able to attend the hearing as I will be out of town at the time it will be held. I would like to express my observations and concern though.

First it is my understanding that the structure in question is zoned residential as are all the homes adjacent to it and along both sides of Nicholson. If the parcel where the house is located is to be for "future development" as the request states should not the zoning be changed before such a move is taken?

Second: By removing this house from the site and/or any other homes near it for the future development of St. Eds' in a hop-Scotch manner, such a move will adversely affect the value of the remaining homes in the immediate area of Nicholson. Such a move is also in contrast of the supposed commitment of the City of Lakewood to preserve the historic residential housing stock of the community. From the West-end project to the stalled Rockport Square to the recent DrugMart the residents of our community are "getting the runaround" from the municipal government and their friends, the developers who's only aim is to make maney. The proposed sale of Kauffman Park to a developer smelled the worst and reminded me of what South Euclid did when it sold Victory Park in the heart of the community to become a Giant Eagle store.

Third: St Eds' has not maintained the captioned parcel or house since they bought it some twelve to fifteen years ago. They have only cut the grass and let the paint peal. The rear porch roof is partially collapsed. They are storing a large pile of mulch up against the rear of the house, posing a fire hazzard, and have an old living room couch sitting on the front porch for years. All these items have been brought to the attention of the Lakewood Building Department and have been ignored because the city aparently is turning a blind eye to the problems in sympathy to St. Eds' without regard to the residents of the community. When ST.Eds' holds events that block off Nicholson in front of my home I have never been notified in advance. When I questioned a police officer stationed at the St.Eds' Nicholson drive about it, he informed me that the residents con't have to be notified in advance. I find the attitude of St. Eds' and the City of Lakewood to be non-responsive to the residents and pro-active to the wishes of special interest groups.

Respectfully,



MARK A. URBAN

Schwarz, Johanna

From: Bill <bill@mannconstruction.net>
Sent: Wednesday, July 11, 2012 11:10 AM
To: Siley, Dru
Cc: 'Stephen Cowling'; 'Bruce Schultz'
Subject: RE: Dollar General Store at 15311 Detroit Ave
Attachments: 12105 n - Lakewood A-2 revised 7-10-12.pdf; 12105 n - Lakewood A-4 revised 7-10-12.pdf

Dru

Attached are a the revised floor plan and elevation drawings
For your use at the meeting tomorrow night.

I added these changes and revised the notes on the drawings in response to the meeting last month and the planning meeting last week.
Which the owner attended

Elevations

I have indicated the removal of the existing sign cabinet, which the Landlord will be doing, based on his comment to me regarding the planning meeting last Thursday.
At which time I believe the board expressed and interest in seeing it removed.
This will only occur at the Dollar general space and will not extend thru the existing signs for the other tenants.

I have updated the signage on my drawing to match the proposed signage based on the removal of the cabinet

I have indicated the removal of the wood siding and the installation of the new Nichiha panels
I have indicated the replacement and installation of wood blocking and aluminum trim (bronze) between the new panels and the brick.

Floor plan

I have indicated the removal of the wood siding and the installation of the new Nichiha panels
I have indicated the replacement and installation of wood blocking and aluminum trim (bronze) between the new panels and the brick.

I have indicated the removal and replacement of the existing canopy lights. We can install a new recessed fixture for the general lighting of the entryway with battery backup for the required egress lighting of the path of egress.

We will see you tomorrow night at the meeting
Should you need anything else, please let me know

Thanks

Bill Trahan
Mann Construction

Schwarz, Johanna

From: Bill <bill@mannconstruction.net>
Sent: Wednesday, July 11, 2012 11:10 AM
To: Siley, Dru
Cc: 'Stephen Cowling'; 'Bruce Schultz'
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Should you need anything else, please let me know

Thanks

Bill Trahan
Mann Construction

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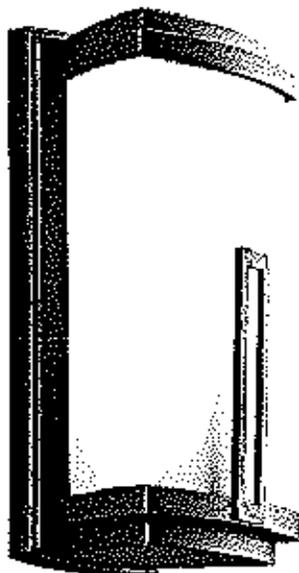
Kichler Leeds Collection Outdoor Wall Sconce - 49110AVIFL

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[Click Here to view other Kichler products](#)

ZOOM / LARGER VIEW

Pictured In: Anvil Iron

Because of differences in finish applications, Image displayed may differ slightly from actual product.

Product Details for the Kichler 49110AVIFL Outdoor Wall Sconce

- Kichler Outdoor Wall Sconce
- Leeds Collection
- 1-13 Watt GU24 Bulb
- Photocell Included

12" ht

129

Product Specifications

1 Bulb

Model #: 49110AVIFL

Energy Star: Yes

ADA Compliant: No

Number of Bulbs: 1

Title 24 Compliant: Yes

UL Certified: Wet

Bulb Base: GU24
Bulb Wattage: 13 Watt
Bulbs Included: Yes
Height: 12.5"
Width: 6"
Extension Length: 5"
Collection: Leeds
Shipping Cost: FREE SHIPPING 

Availability

Availability: **30 IN-STOCK**

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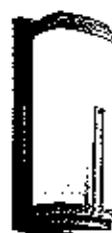
Coordinating Products



49111AVI
Anvil Iron
Leeds
Outdoor Wall Sconce
\$176.00



49115AVI
Anvil Iron
Leeds
Outdoor Pendants
\$258.00



49112AVI
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Leeds
Outdoor Wall Sconce
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9054AGZ
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Outdoor Wall Sconce
\$290.00



491760ZFL
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Outdoor Wall Sconce
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Drop us an email, and get on with your day. Our Customer Support representatives will have your question answered.



Contact Us By Phone:

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[Outdoor Lighting](#)

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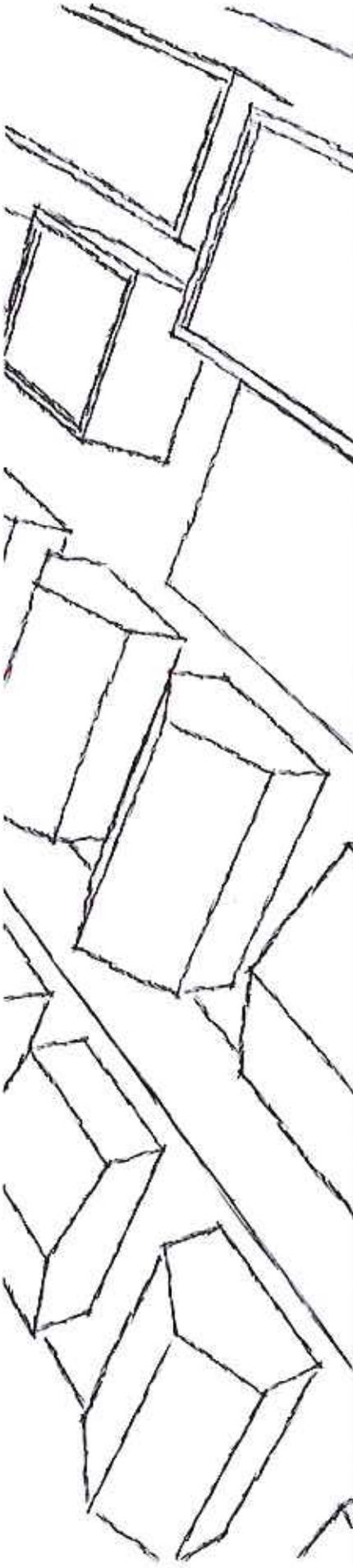
Shipping & Returns

Customer Support

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* See our [Shipping Rates](#)

* Visit our [Help Center](#)



**Board of Building Standards
Architectural Board of Review
Sign Review Board**

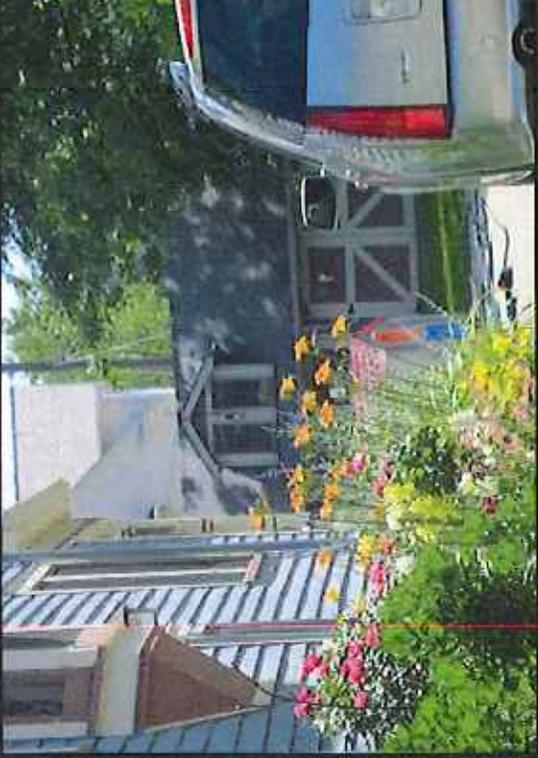
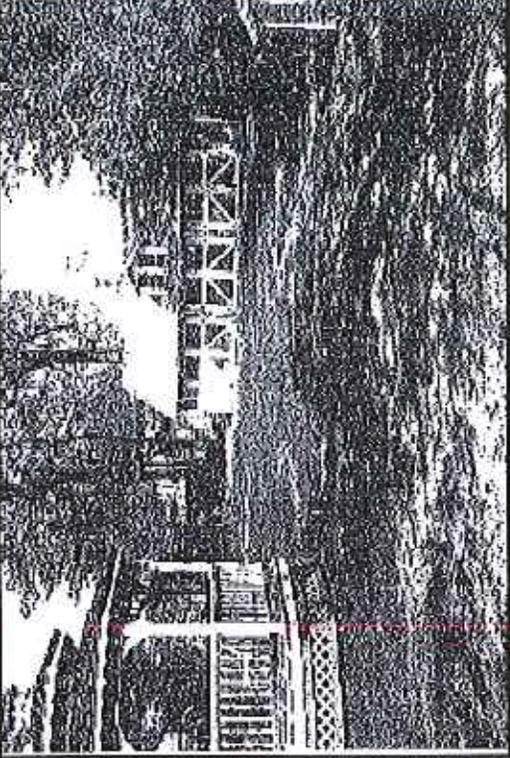
July 2012





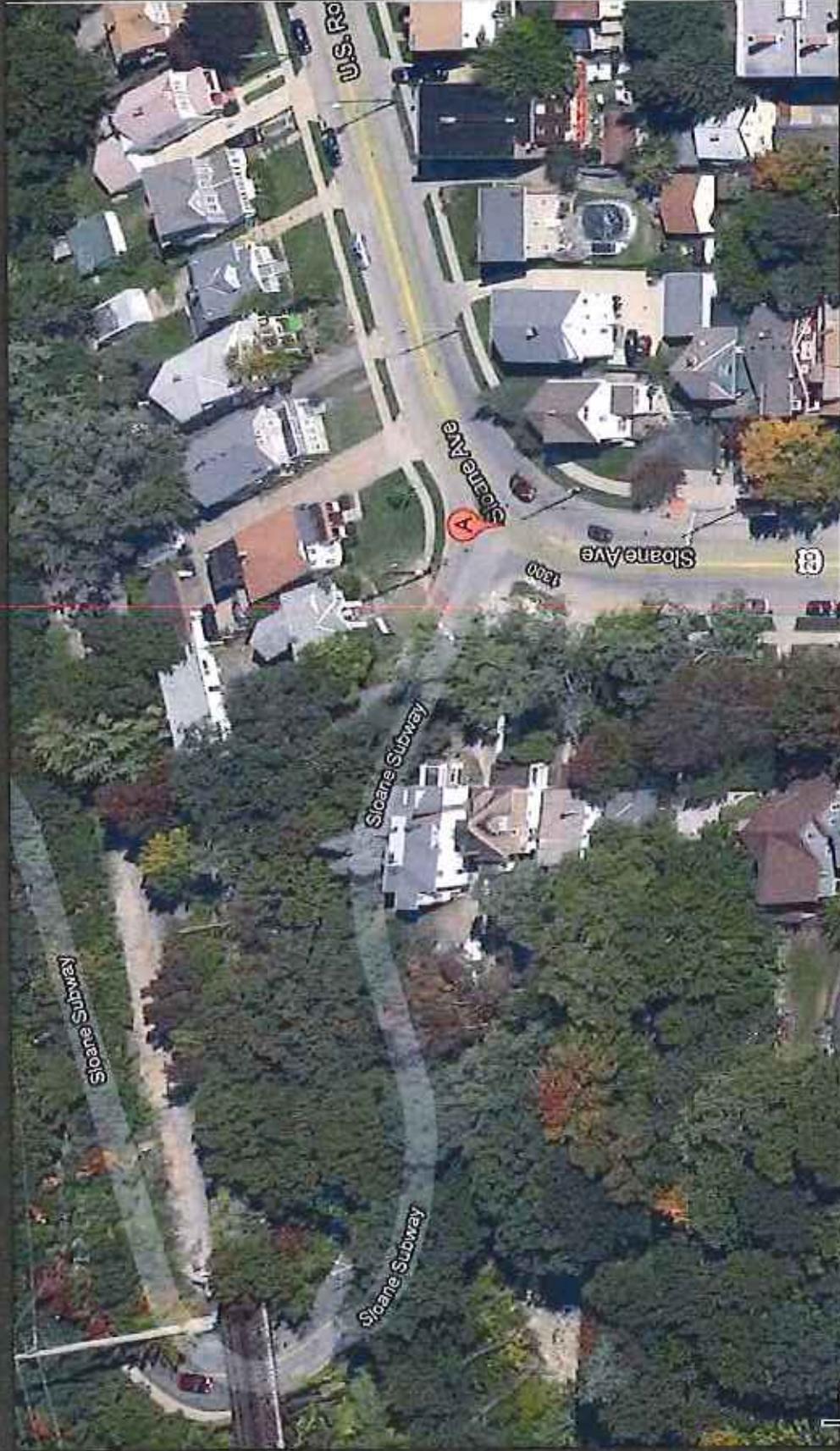
**Old Business
1205 Belle Avenue**

ABR July 2012



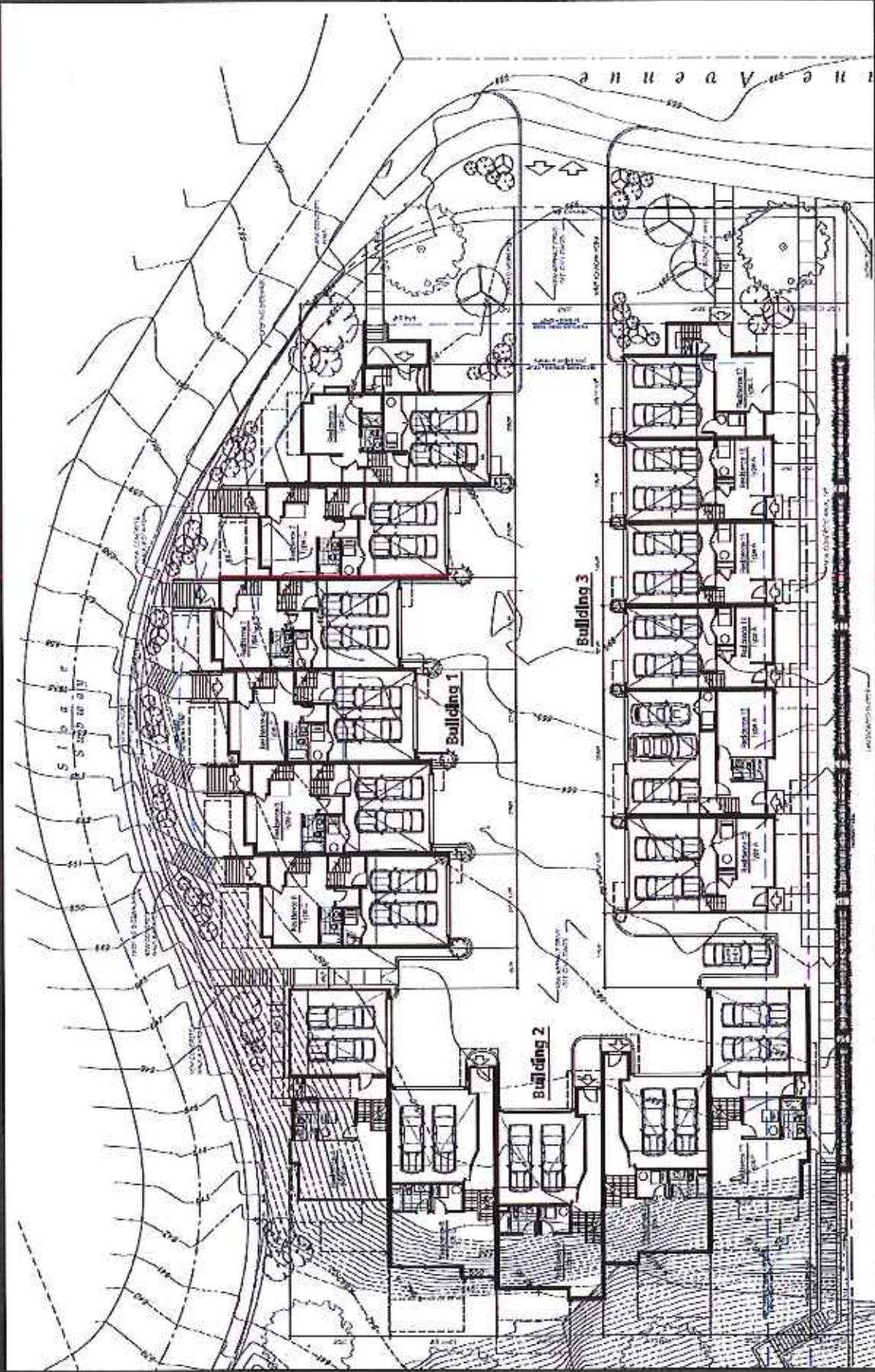
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Old Business
1205 Belle Avenue



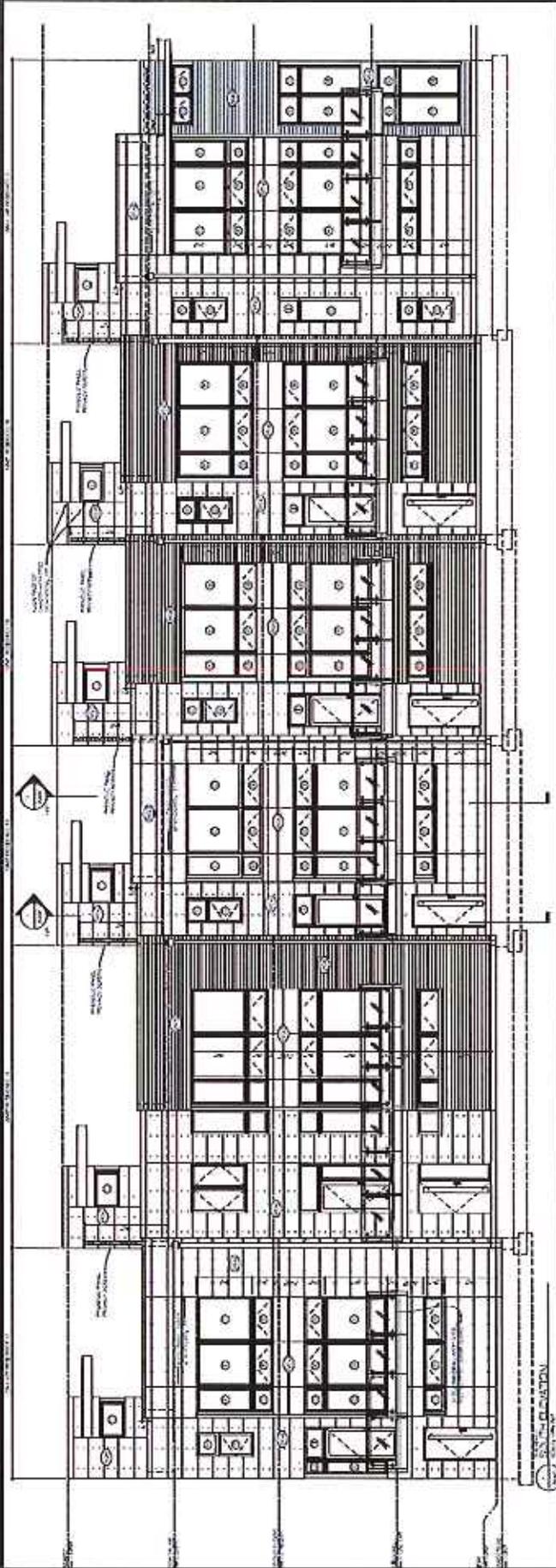
Request for Revisions
1300, 1302, 1308 Sloane Avenue
Clifton Pointe

ABR July 2011



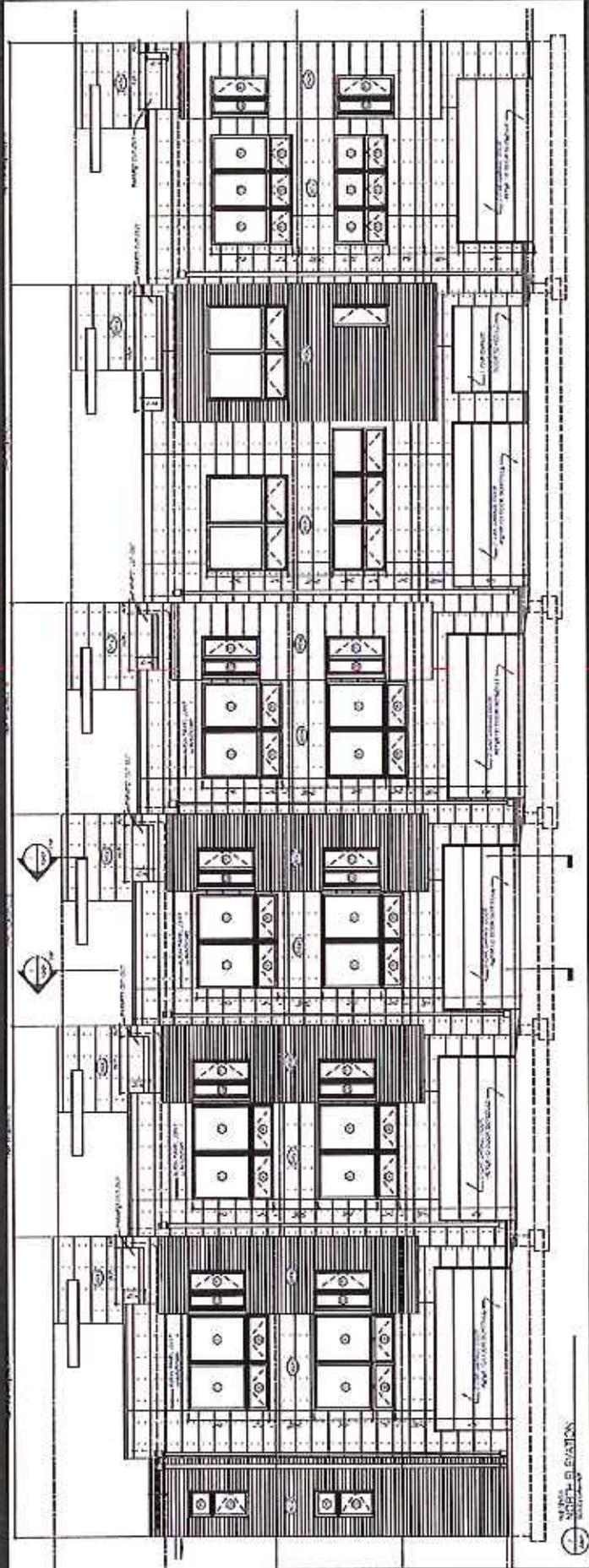
Request for Revisions
1300, 1302, 1308 Sloane Avenue
Clifton Pointe

ABR July 2012



Request for Revisions
1300, 1302, 1308 Sloane Avenue
Clifton Pointe

ABR, July 2012



Request for Revisions
1300, 1302, 1308 Sloane Avenue
Clifton Pointe

ABR July 2012



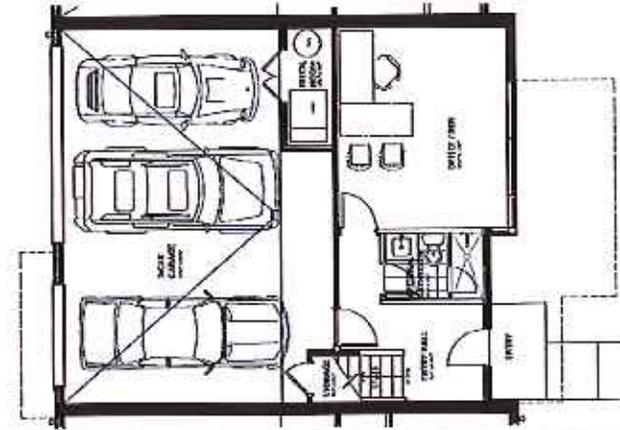
Perspective View Of Building 3 From Sloane Avenue

Request for Revisions
1300, 1302, 1308 Sloane Avenue
Clifton Pointe

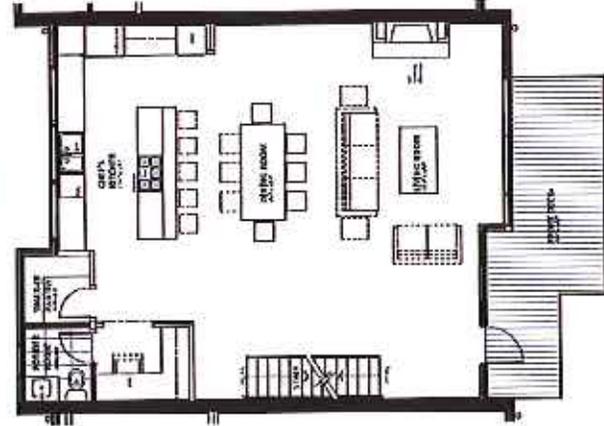


Perspective View Of Building 1 From Corner of Sloane
and Sloane Subway

Request for Revisions
1300, 1302, 1308 Sloane Avenue
Clifton Pointe



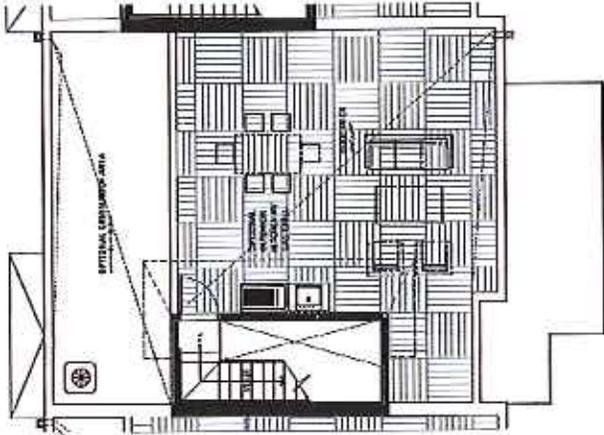
Residence Thirteen - Level 1
Entry level - 2-car garage



Residence Thirteen - Level 2
Living area



Residence Thirteen - Level 3
Outdoor area

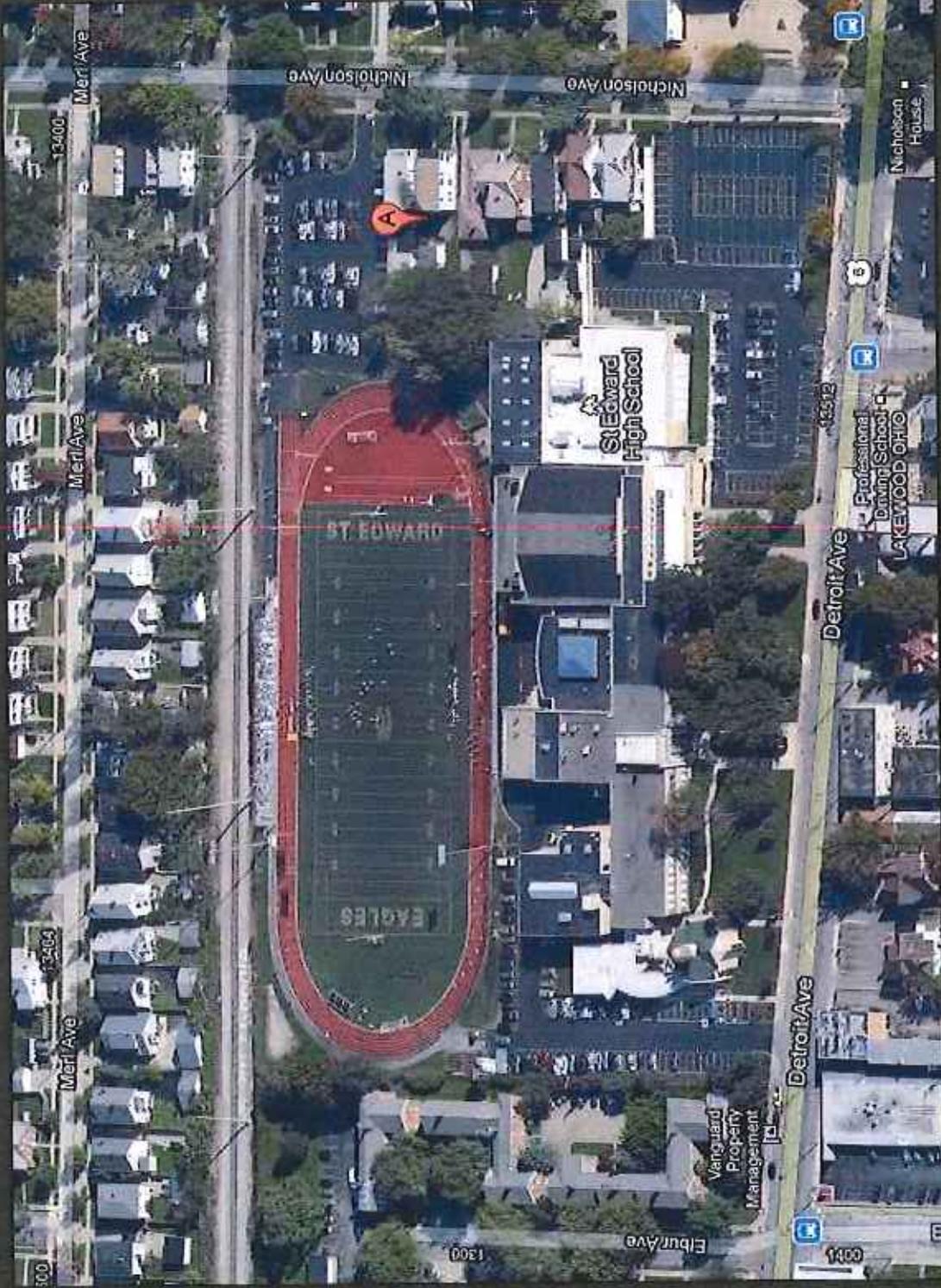


Residence Thirteen - Level 4
Rear office area

Request for Revisions

1300, 1302, 1308 Sloane Avenue

Clifton Pointe



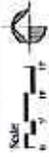
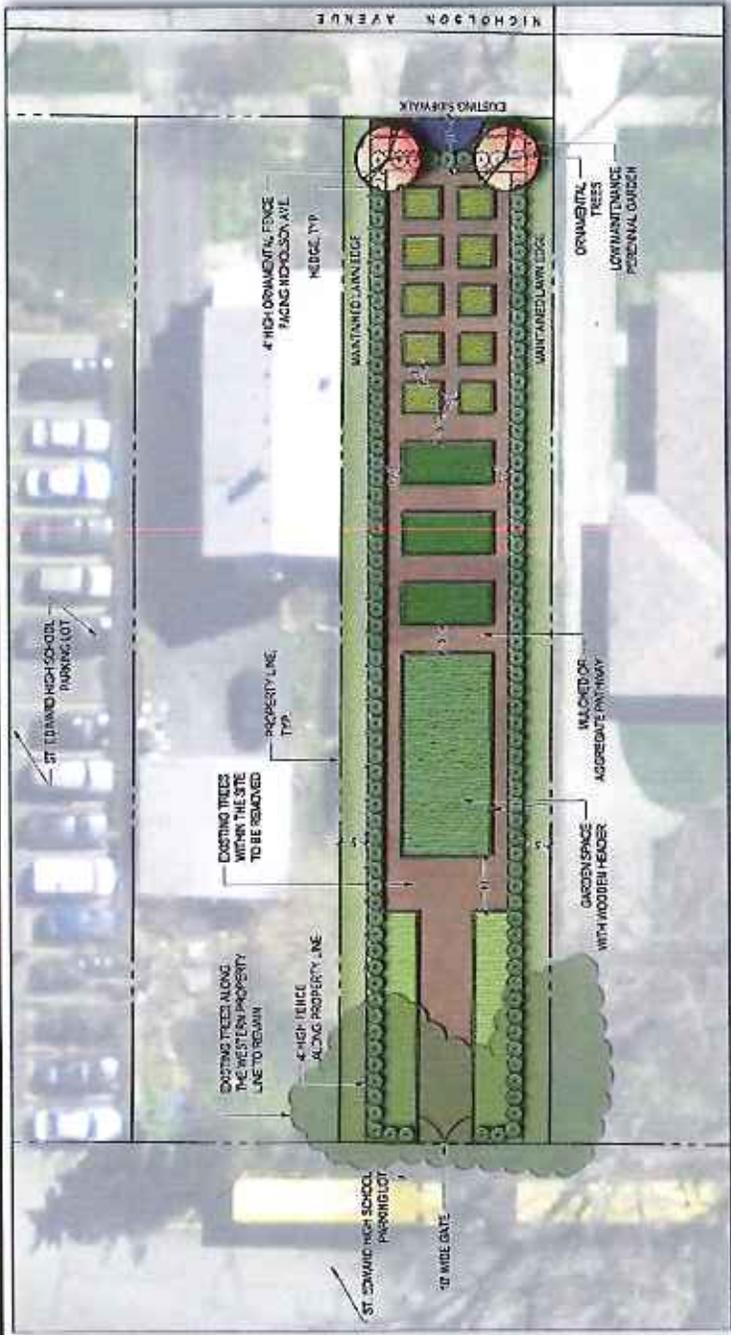
Request for Revisions
1350 Nicholson Avenue
St. Edward High School

ABR July 2012



Request for Revisions
1350 Nicholson Avenue
St. Edward High School

ABR July 2012



Request for Revisions

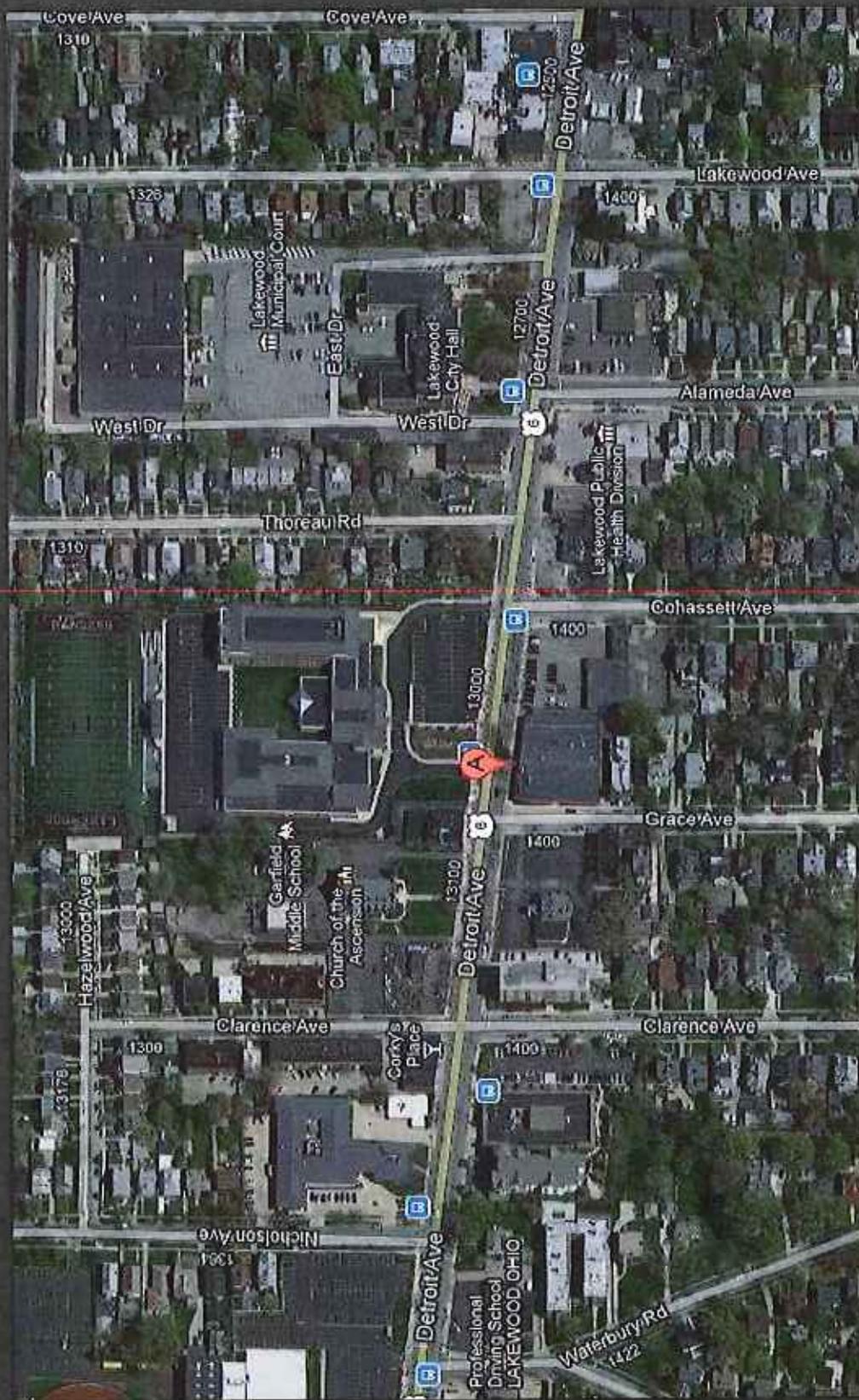
1350 Nicholson Avenue

St. Edward High School



ABR July 2012

2058 Mars Avenue



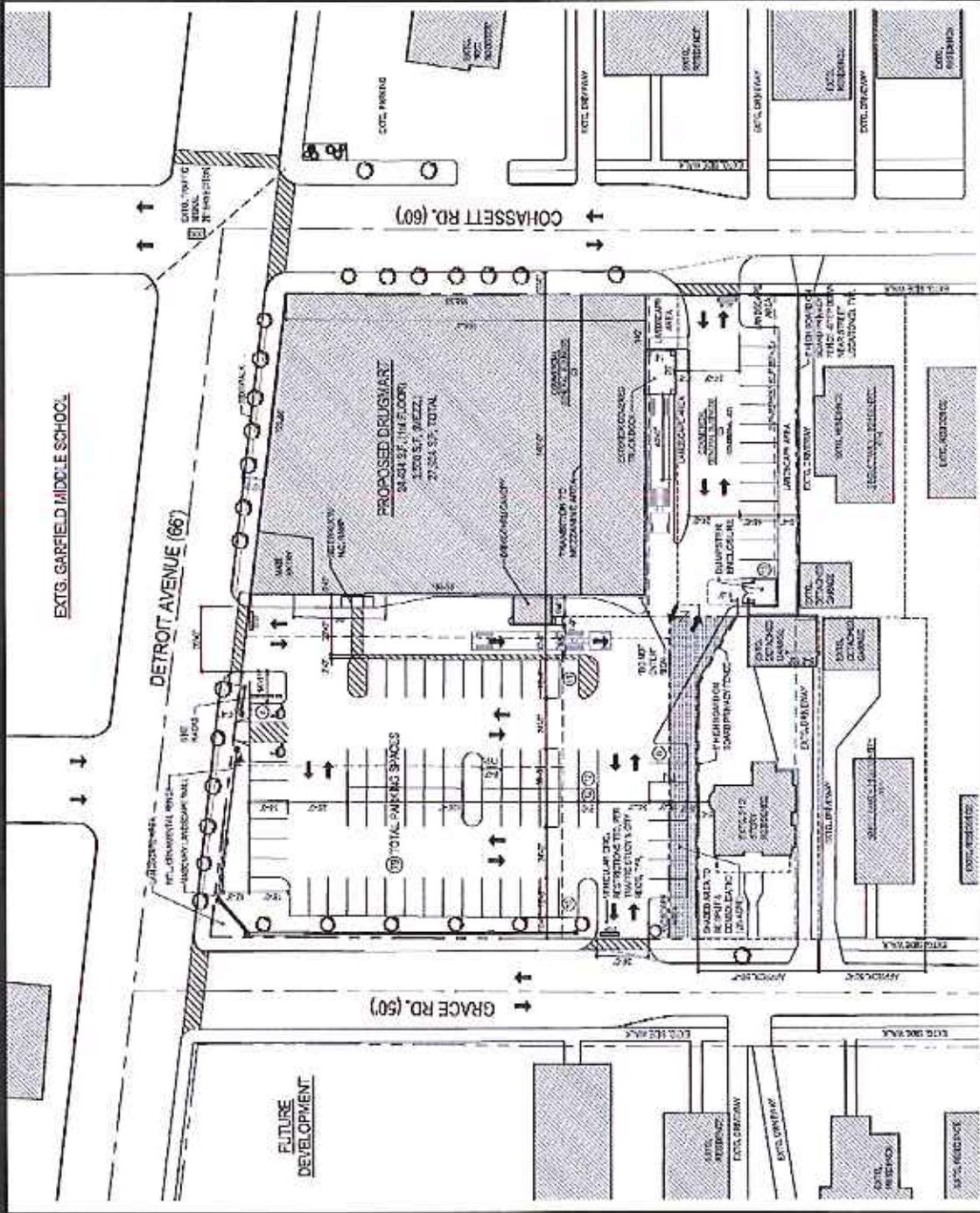
13123 Detroit Avenue Discount Drug Mart

EBR July 2012



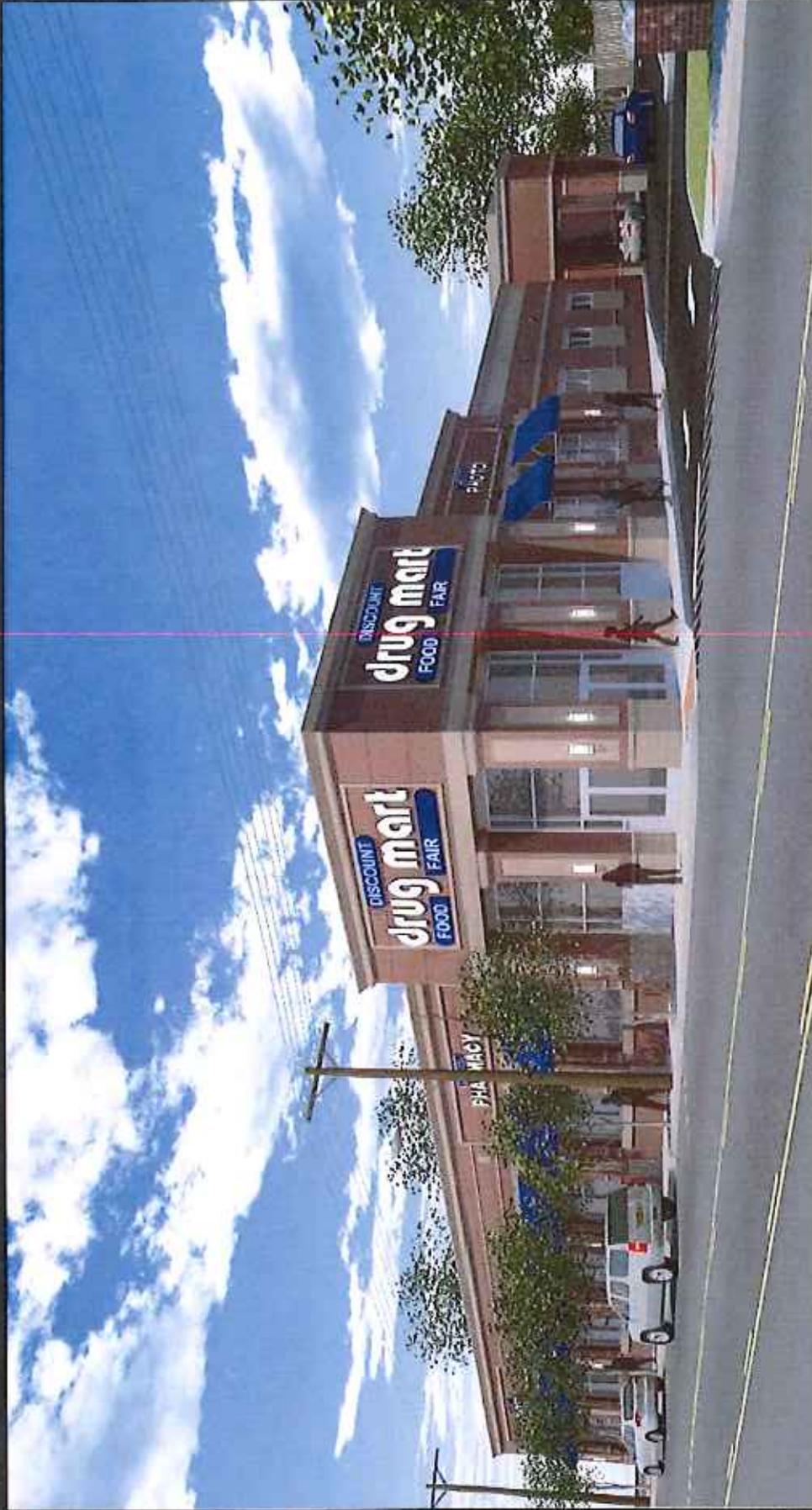
**13123 Detroit Avenue
Discount Drug Mart**

ABR July 2012



13123 Detroit Avenue Discount Drug Mart

ABR July 2012



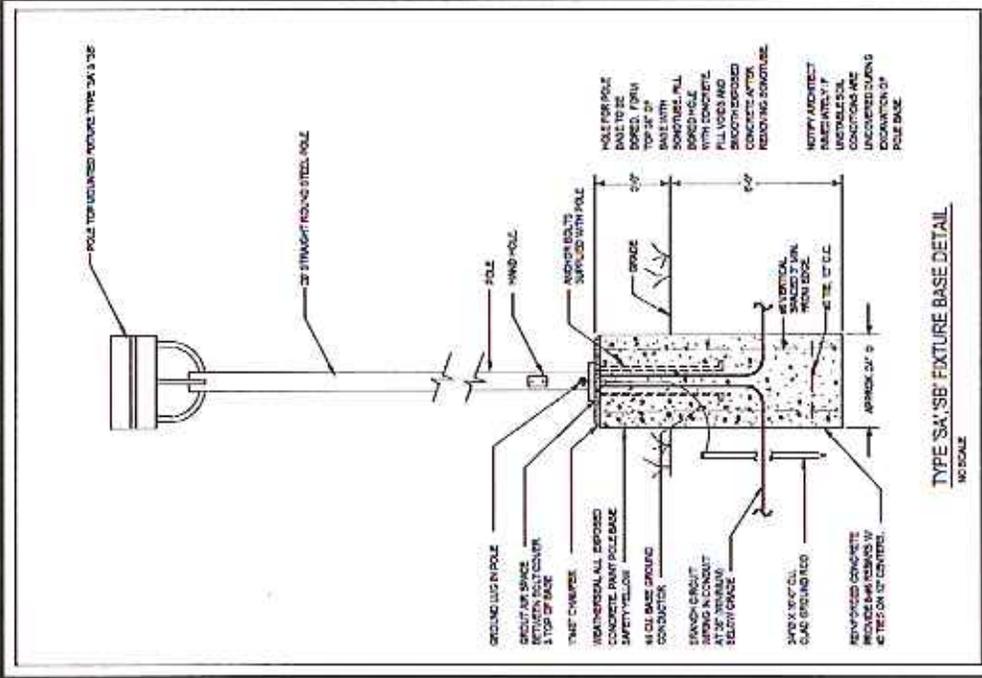
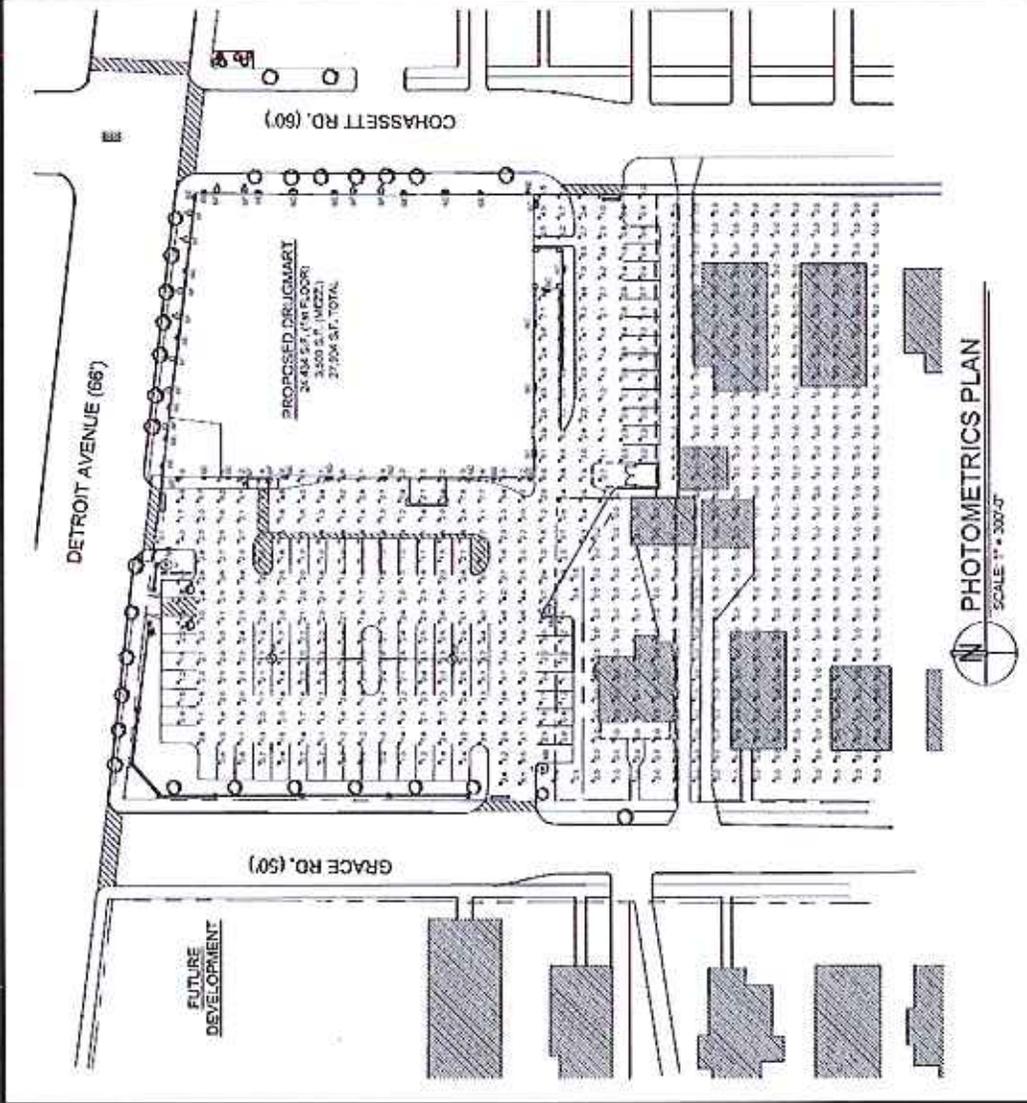
**13123 Detroit Avenue
Discount Drug Mart**

ABR July 2012



ABR July 2012

**13123 Detroit Avenue
Discount Drug Mart**



13123 Detroit Avenue Discount Drug Mart

ABR July 2012



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AWNING FIXTURE:
SIGN 1: AS MANUF. BY TMS LIGHTING
COLOR: BLACK

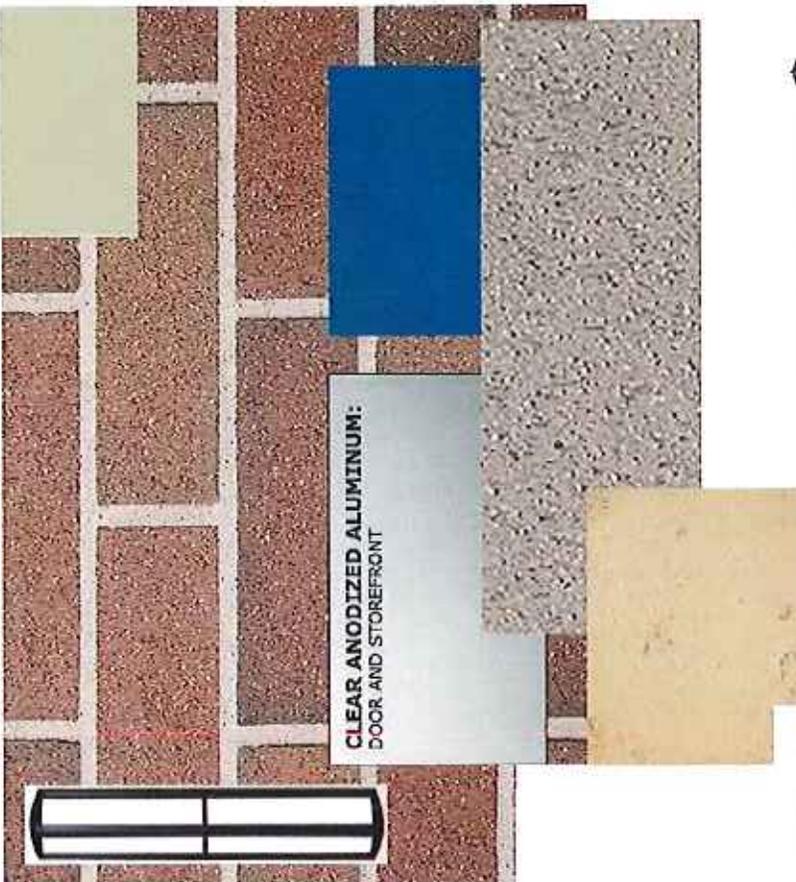


FENCING:
CEDAR PRIVACY FENCE AND
ALUM. ORNAMENTAL FENCE

PARKING LOT LIGHT FIXTURE:
RVT SERIES LIGHT W/20"POLE
AS MANUFACTURED BY "WLS LIGHTING"
COLOR "BLACK"



EXTERIOR WALL LIGHT FIXTURE:
WMT HORIZONTAL LAMP SERIES
AS MANUFACTURED BY "WLS LIGHTING"
COLOR "BLACK" (NO ALUM. BAND)



CLEAR ANODIZED ALUMINUM:
DOOR AND STOREFRONT



The design and layout of this document is fully compliant with the Americans with Disabilities Act (ADA) and all other applicable laws, codes, and regulations. The materials project may vary from the materials.

Discount DrugMart
Lakewood, Ohio
05.08.12



Materials and Fixtures



13123 Detroit Avenue Discount Drug Mart

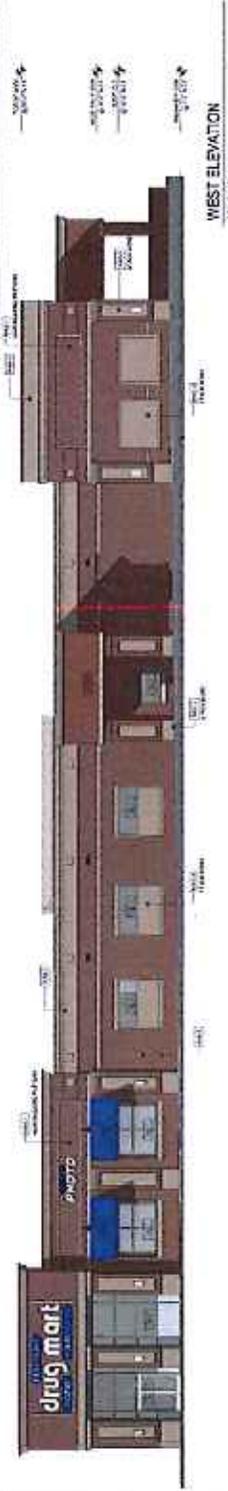
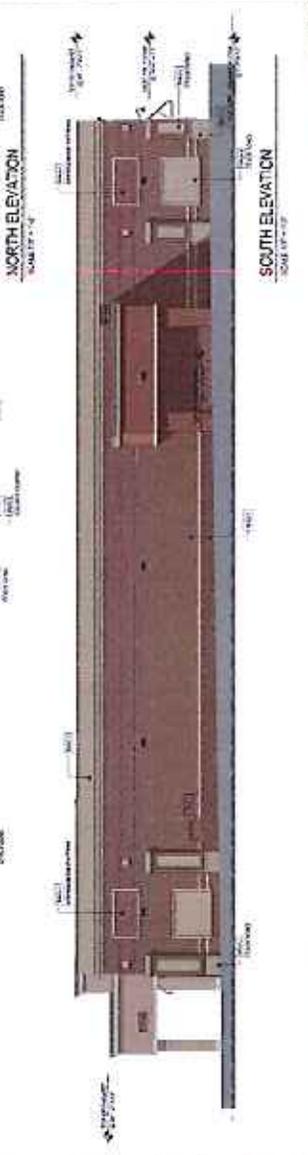
ABR July 2012

GENERAL NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
2. NORTH SIDE SHALL BE MAINTAINED AS SHOWN.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT.

MATERIAL LEGEND

- | ITEM | DESCRIPTION |
|------|-----------------------------|
| 1.01 | CONCRETE |
| 1.02 | BRICK |
| 1.03 | GLASS |
| 1.04 | WOOD |
| 1.05 | STEEL |
| 1.06 | ASPHALT |
| 1.07 | PAVING |
| 1.08 | LANDSCAPING |
| 1.09 | MECHANICAL |
| 1.10 | ELECTRICAL |
| 1.11 | PLUMBING |
| 1.12 | HEATING |
| 1.13 | Cooling |
| 1.14 | INSULATION |
| 1.15 | ROOFING |
| 1.16 | FOUNDATION |
| 1.17 | STRUCTURAL |
| 1.18 | EXTERIOR FINISHES |
| 1.19 | INTERIOR FINISHES |
| 1.20 | MECHANICAL EQUIPMENT |
| 1.21 | ELECTRICAL EQUIPMENT |
| 1.22 | PLUMBING EQUIPMENT |
| 1.23 | HEATING EQUIPMENT |
| 1.24 | Cooling EQUIPMENT |
| 1.25 | INSULATION EQUIPMENT |
| 1.26 | ROOFING EQUIPMENT |
| 1.27 | FOUNDATION EQUIPMENT |
| 1.28 | STRUCTURAL EQUIPMENT |
| 1.29 | EXTERIOR FINISHES EQUIPMENT |
| 1.30 | INTERIOR FINISHES EQUIPMENT |
| 1.31 | MECHANICAL EQUIPMENT |
| 1.32 | ELECTRICAL EQUIPMENT |
| 1.33 | PLUMBING EQUIPMENT |
| 1.34 | HEATING EQUIPMENT |
| 1.35 | Cooling EQUIPMENT |
| 1.36 | INSULATION EQUIPMENT |
| 1.37 | ROOFING EQUIPMENT |
| 1.38 | FOUNDATION EQUIPMENT |
| 1.39 | STRUCTURAL EQUIPMENT |
| 1.40 | EXTERIOR FINISHES EQUIPMENT |
| 1.41 | INTERIOR FINISHES EQUIPMENT |
| 1.42 | MECHANICAL EQUIPMENT |
| 1.43 | ELECTRICAL EQUIPMENT |
| 1.44 | PLUMBING EQUIPMENT |
| 1.45 | HEATING EQUIPMENT |
| 1.46 | Cooling EQUIPMENT |
| 1.47 | INSULATION EQUIPMENT |
| 1.48 | ROOFING EQUIPMENT |
| 1.49 | FOUNDATION EQUIPMENT |
| 1.50 | STRUCTURAL EQUIPMENT |

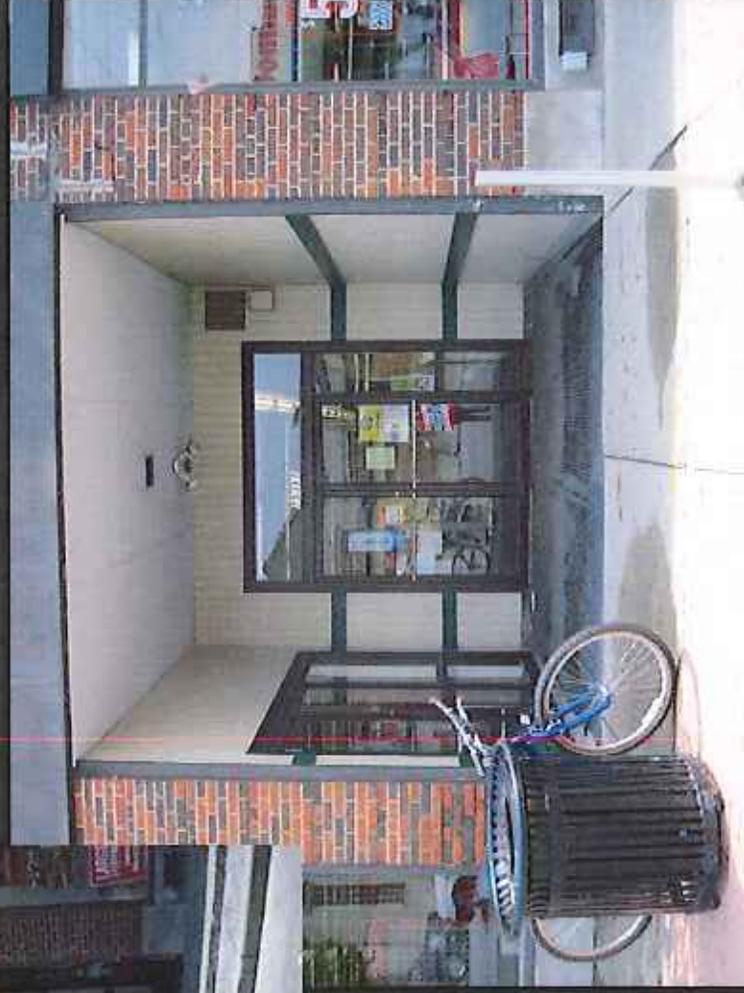


13123 Detroit Avenue Discount Drug Mart



15331 Detroit Avenue Dollar General

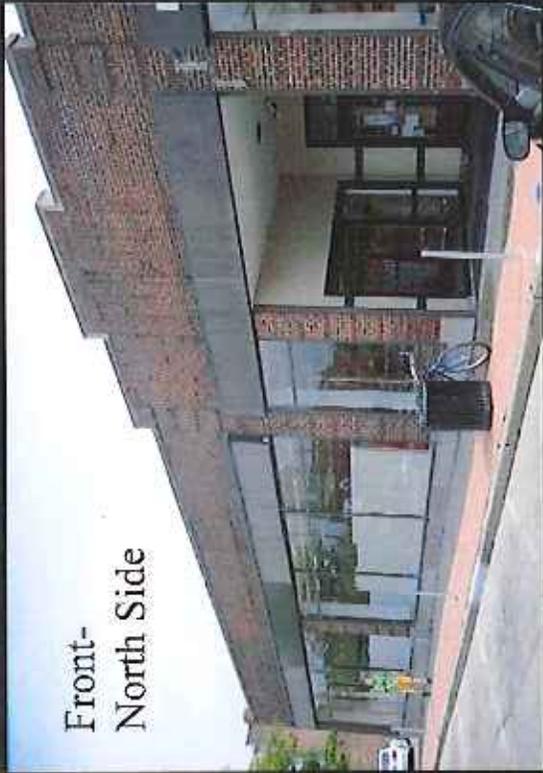
ABR July 2012



**15331 Detroit Avenue
Dollar General**

AER July 2012

Front-
North Side



East Side



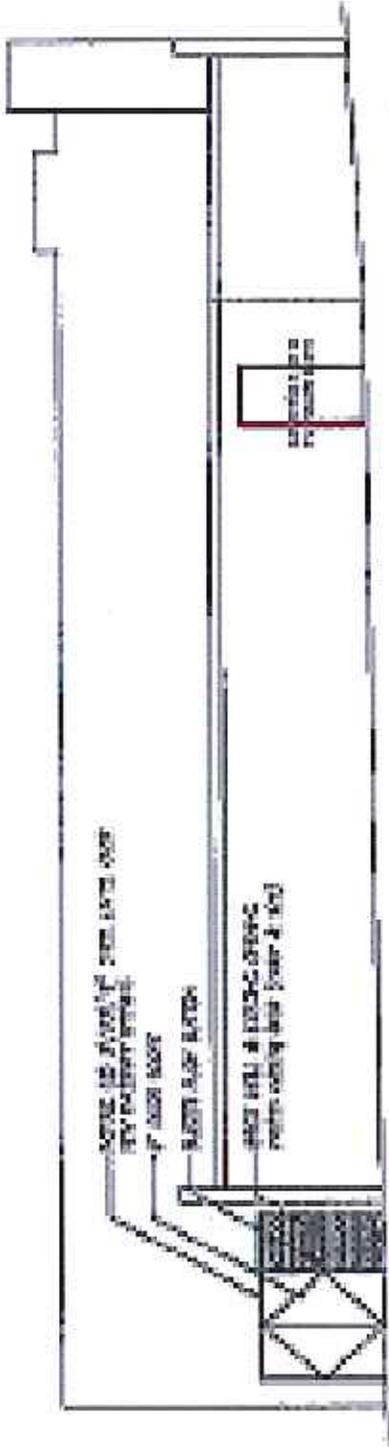
Rear- South Side



Rear Entrance
Faces West



**15331 Detroit Avenue
Dollar General**



PROPOSED REAR ELEVATION

500 4/15/12 1:15-4P



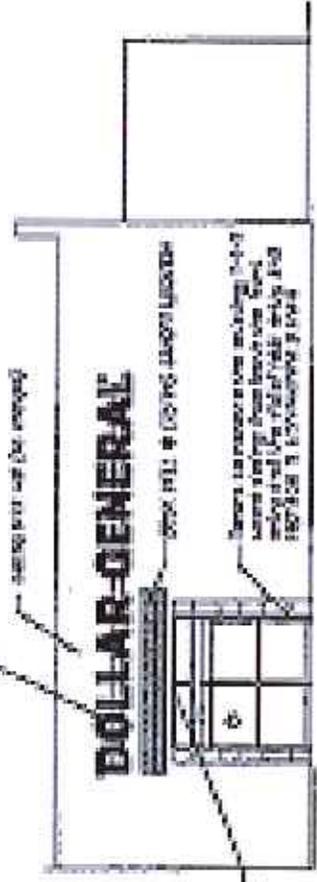
EXISTING REAR ELEVATION

500 4/15/12 1:15-4P

ABR July 2012

15331 Detroit Avenue
Dollar General

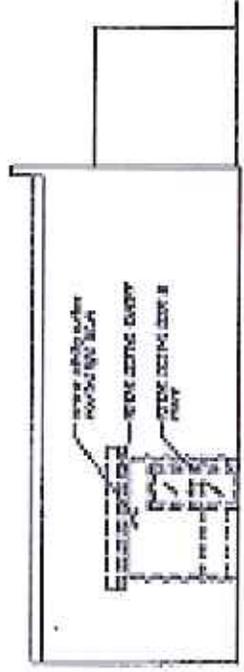
SEE PROPOSED PLAN SHEET FOR LOCATION OF SIGN
 SIGN SHALL BE 20' WIDE
 SIGN SHALL BE 10' HIGH



EXISTING BUILDING
 SIGN LIGHT MOUNTING
 SIGN LIGHT MOUNTING

PROPOSED RIGHT SIDE ELEVATION

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

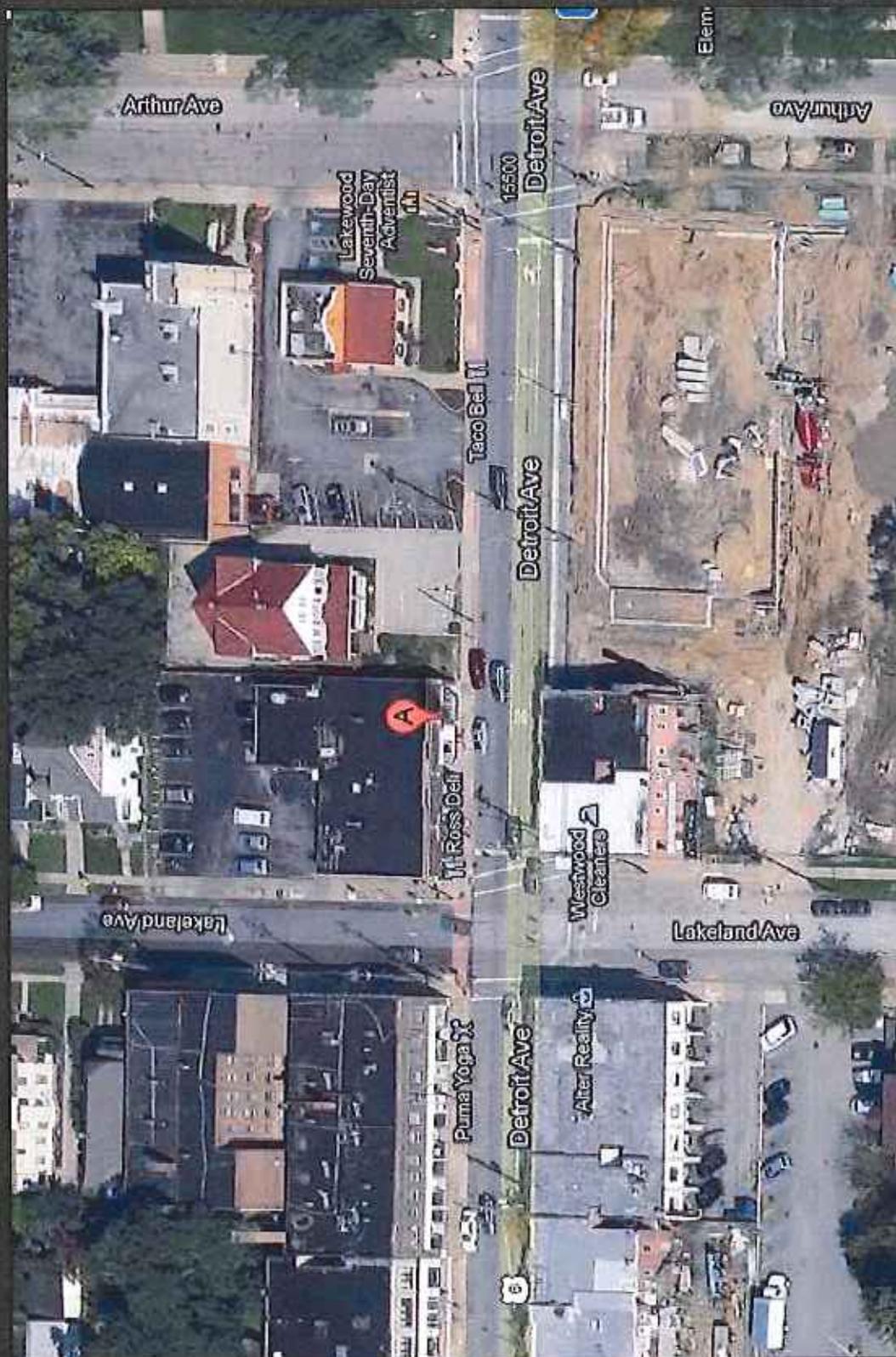


EXISTING RIGHT SIDE ELEVATION

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

ABR July 2012

15331 Detroit Avenue
Dollar General



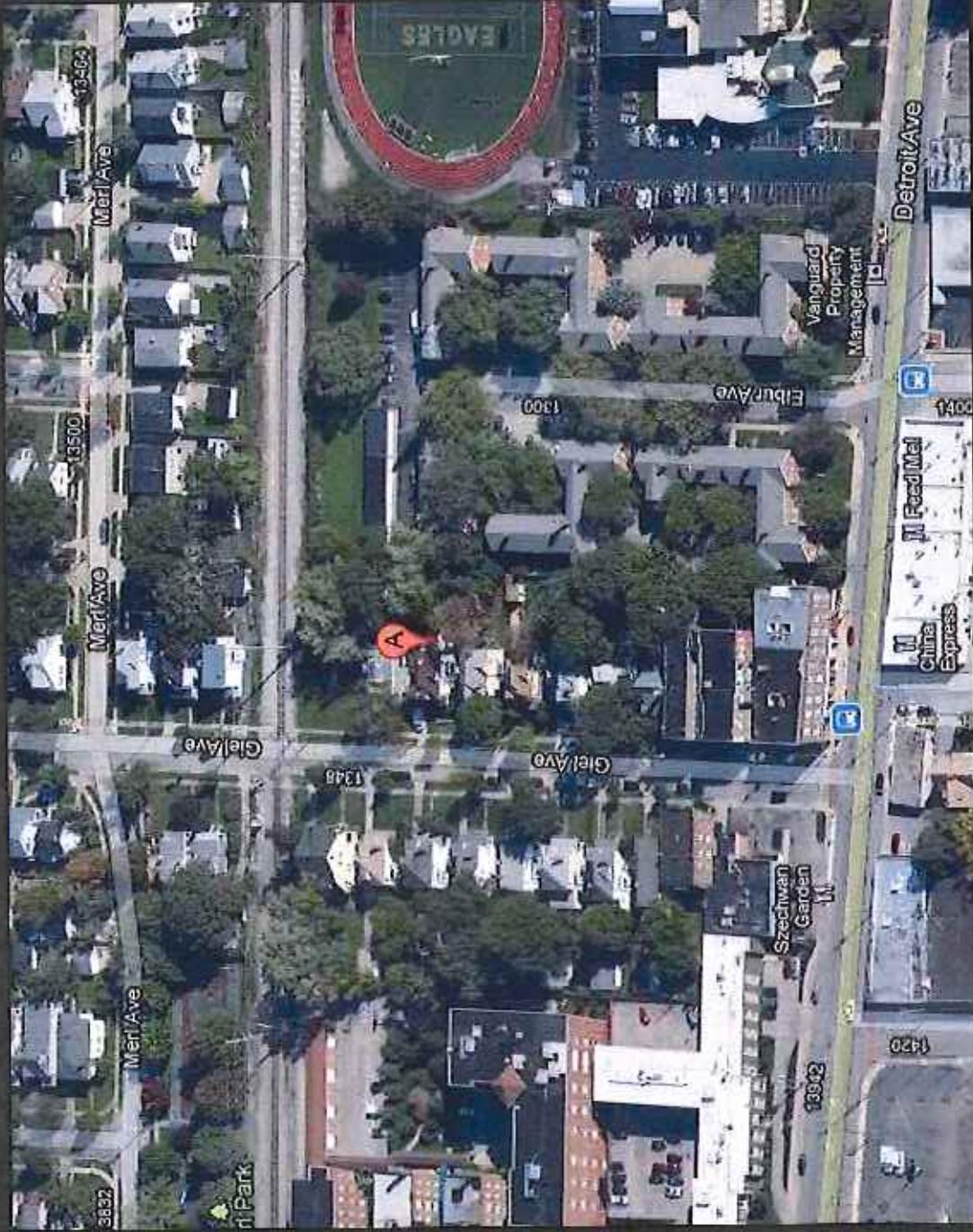
**15520 Detroit Avenue
Westwood Dry Cleaners**

AER July 2012



**15520 Detroit Avenue
Westwood Dry Cleaners**

ABX July 2012



AER July 2012

1357 Giel Avenue



1357 Giel Avenue

ABR July 2012



ABR July 2012

1357 Giel Avenue



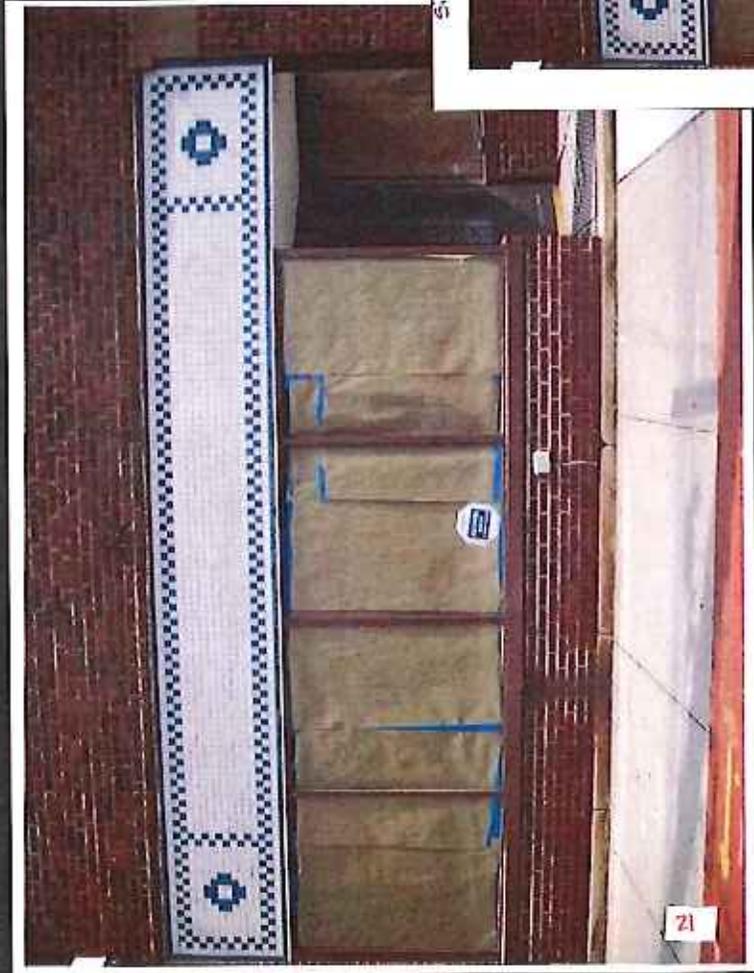
ABR July 2012

1700 Madison Avenue Everything Computers and Electronics



ABR July 2012

1700 Madison Avenue Everything Computers and Electronics



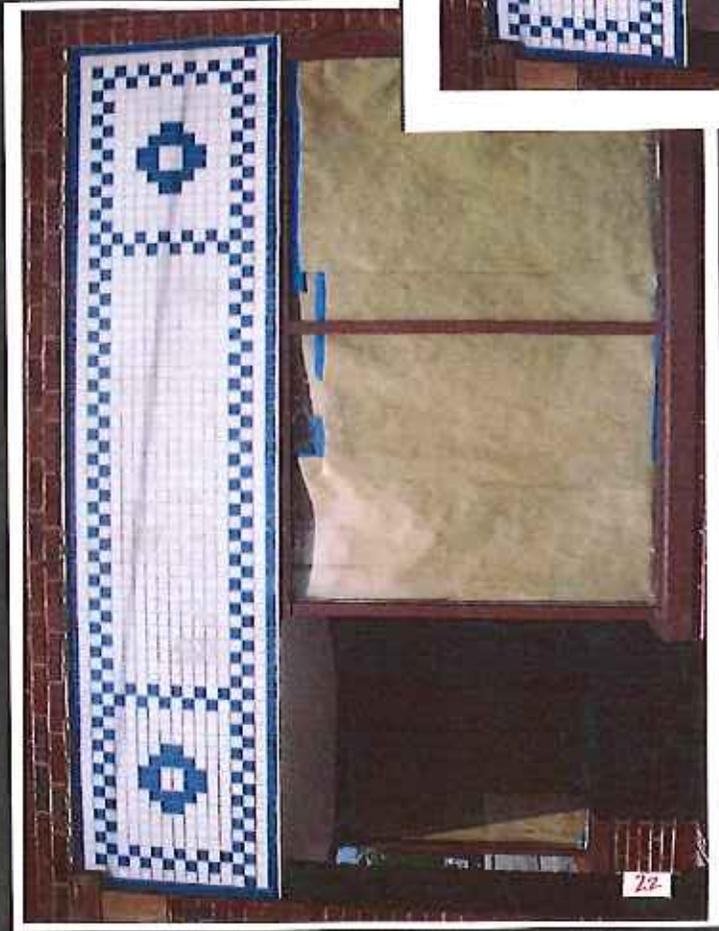
Sign 3' x 12' Text Lettering 9" h x 130" w



23" x 1.5 = 34 1/2 Ft Max Allowable Sign Area

FBR July 2012

1700 Madison Avenue Everything Computers and Electronics

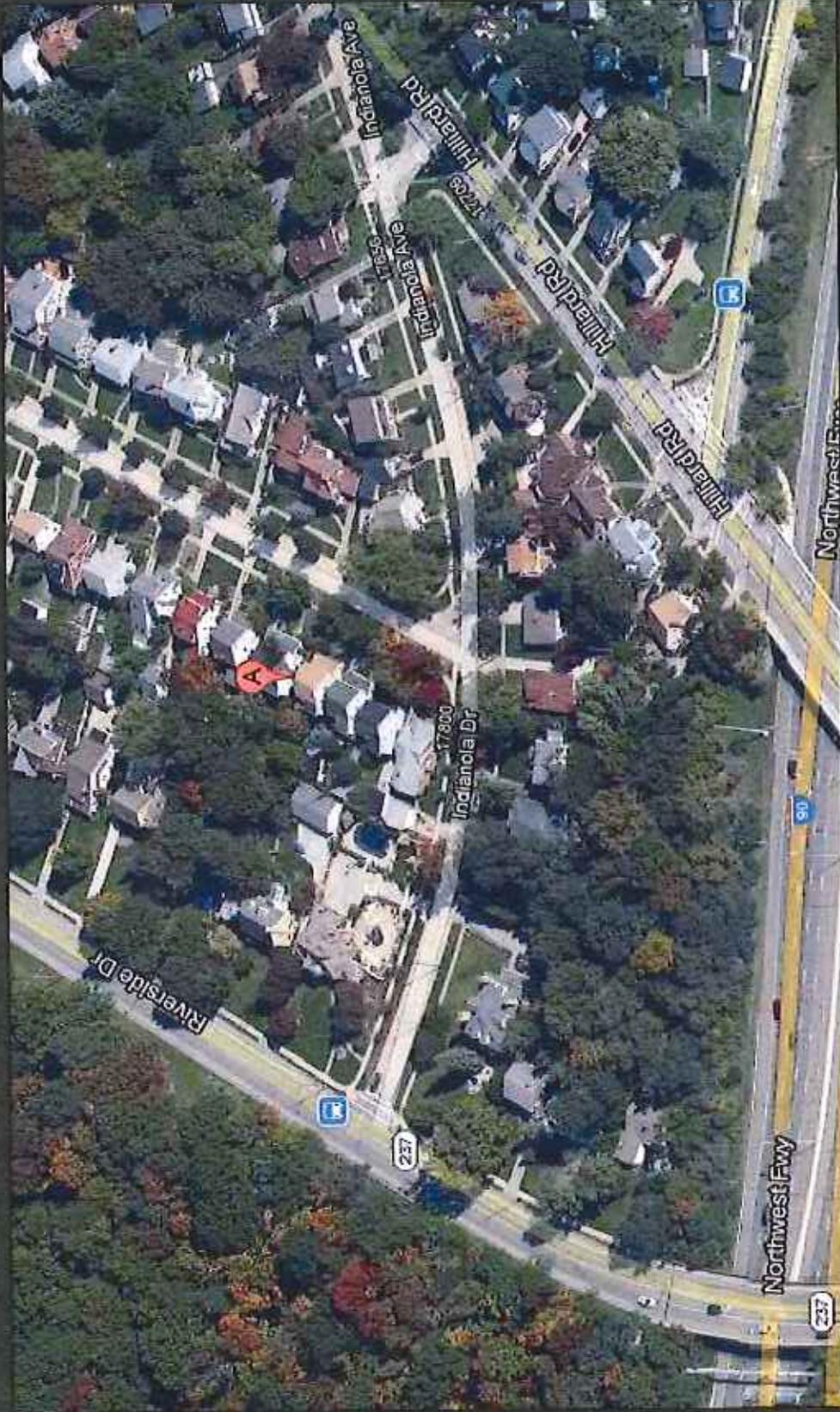


Sign 3' x 2' Text Lettering 9" h x 130" w



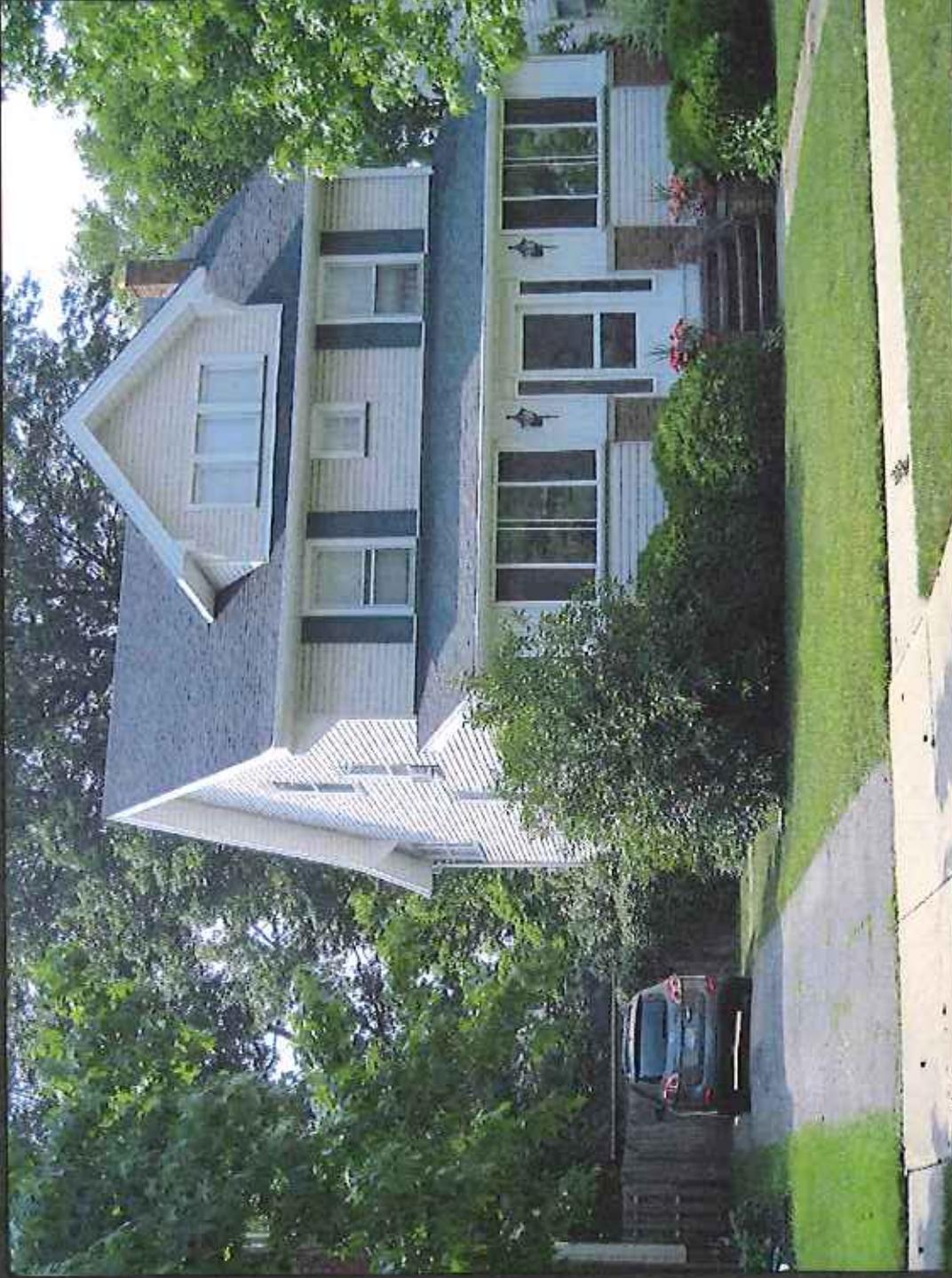
2 5' x 1.5 = 34.78 ft max Allowable Sign Area

**1700 Madison Avenue
Everything Computers and Electronics**



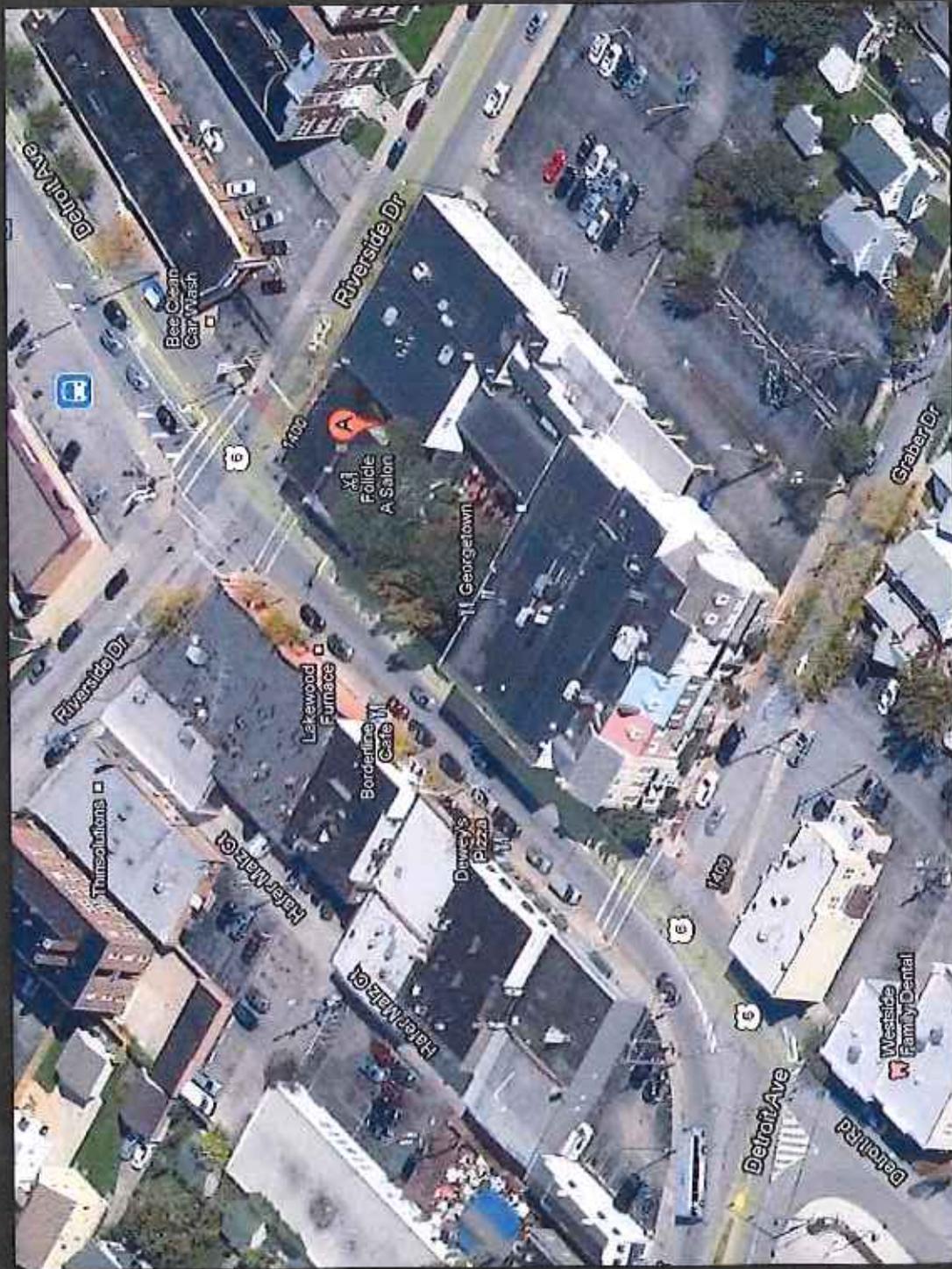
2156 Overbrook Avenue

ABR July 2012



ABR July 2012

2156 Overbrook Avenue



**18501 Detroit Avenue
Folicle (a Salon) Inc.**

ABR July 2012



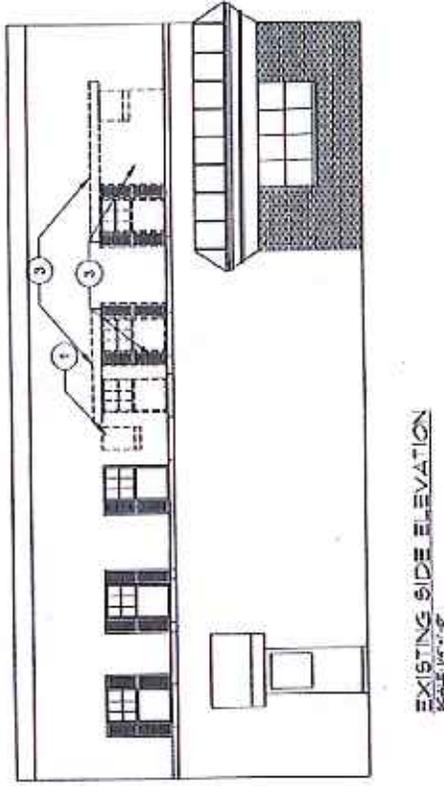
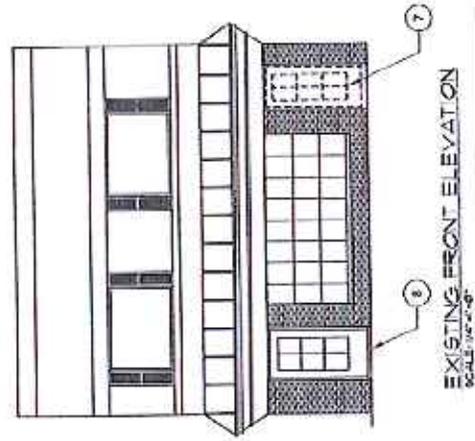
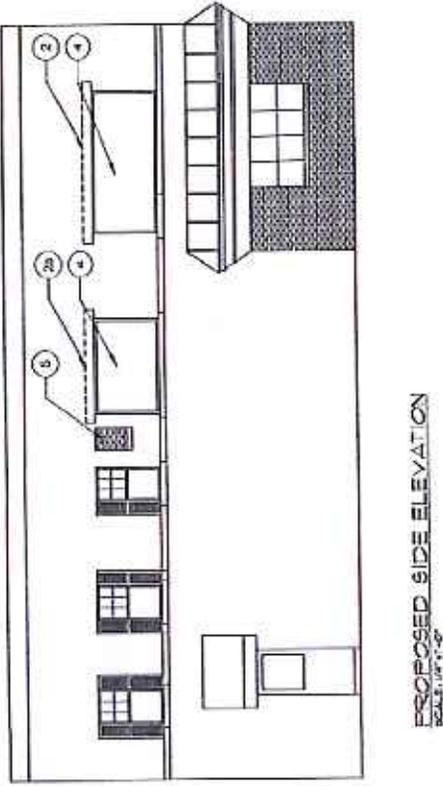
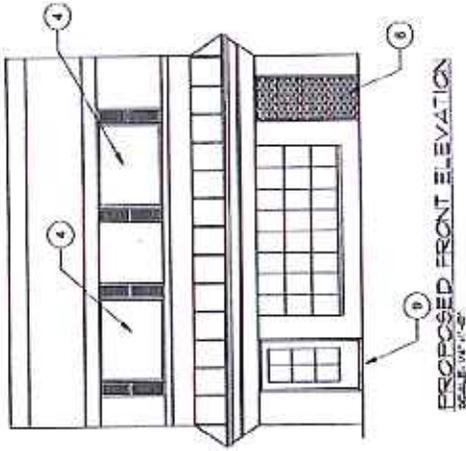
FBR July 2012

18501 Detroit Avenue Folicle (a Salon) Inc.



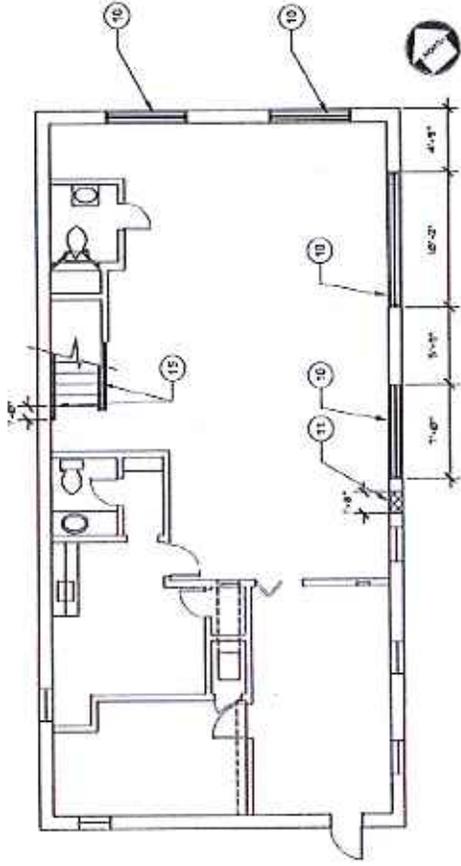
ABR July 2012

**18501 Detroit Avenue
Folicle (a Salon) Inc.**

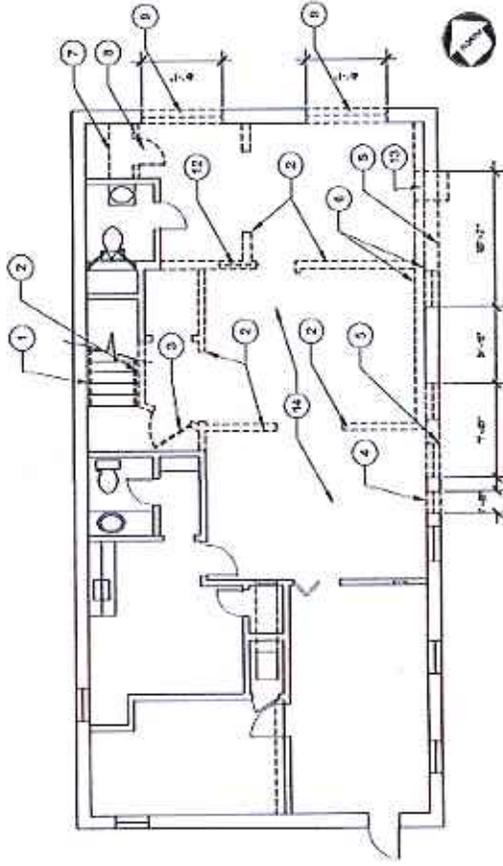


ABR July 2012

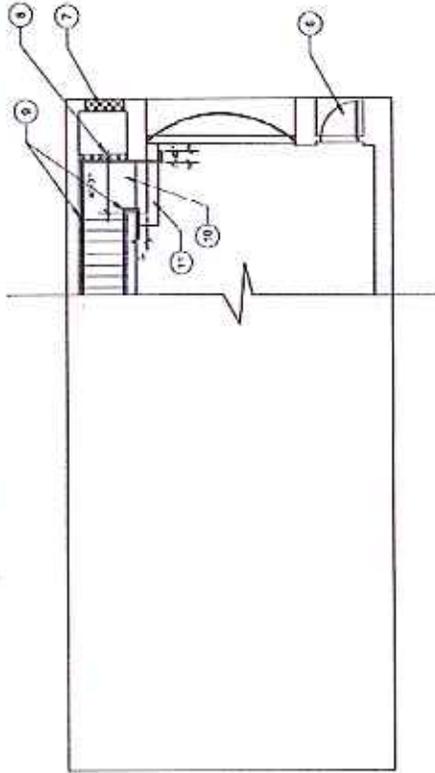
18501 Detroit Avenue Folicle (a Salon) Inc.



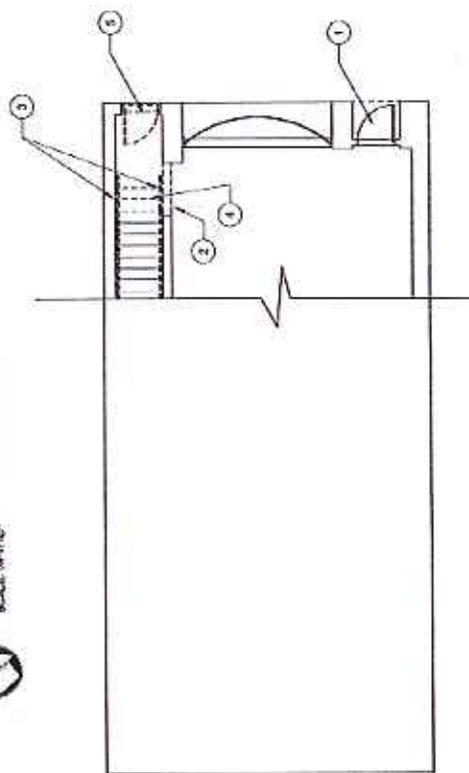
PROPOSED FLOOR PLAN
SCALE 1/4"=1'-0"



PROPOSED FLOOR PLAN
SCALE 1/4"=1'-0"

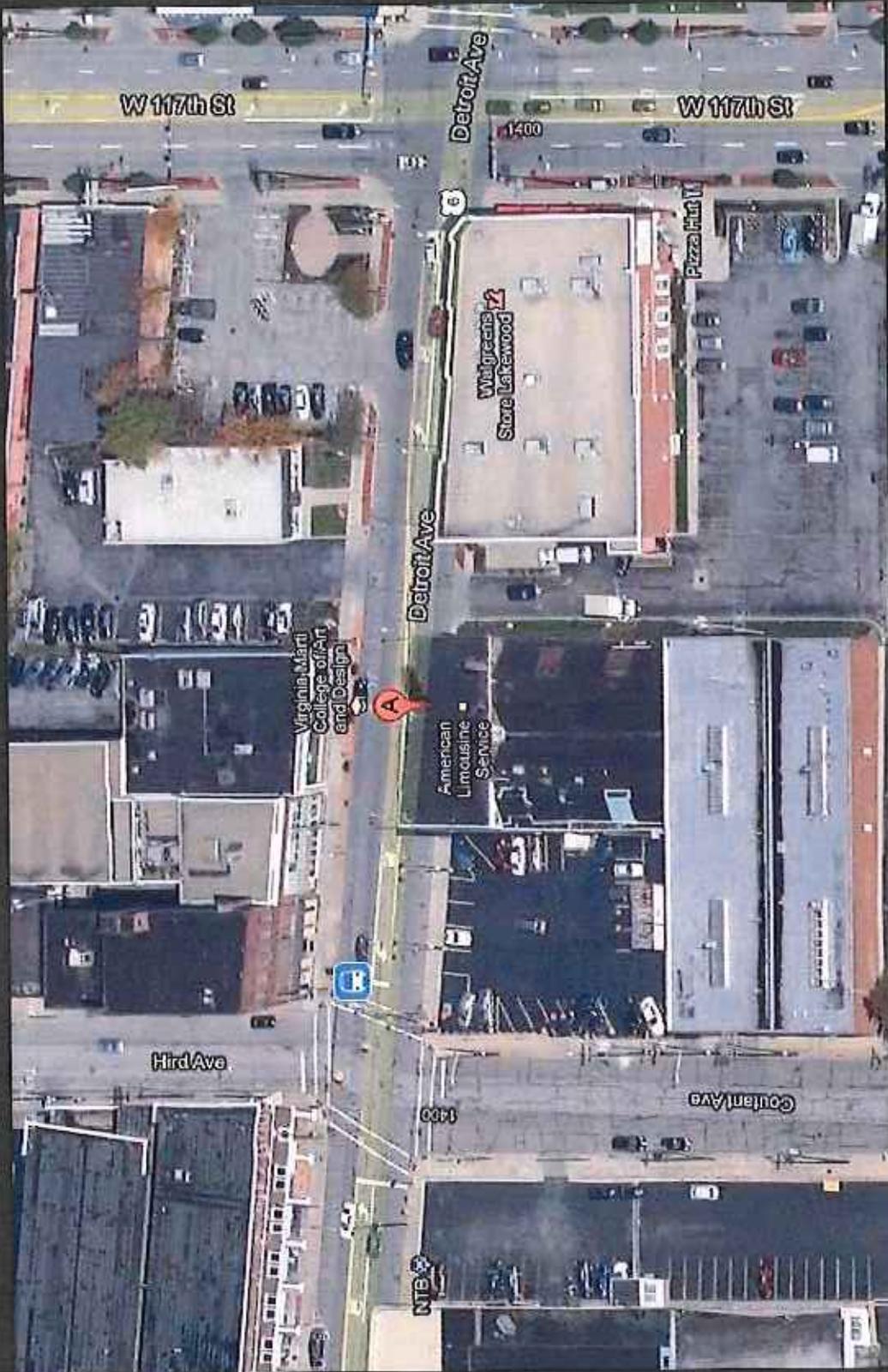


PROPOSED FLOOR PLAN
SCALE 1/4"=1'-0"



**18501 Detroit Avenue
Folicle (a Salon) Inc.**

ABR July 2012



11723 Detroit Avenue
American Coach Sales

FBR July 2012



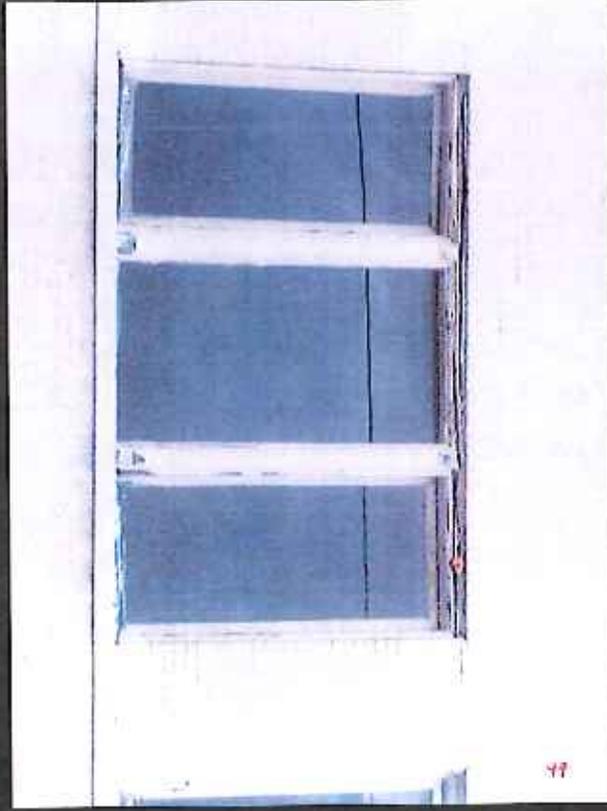
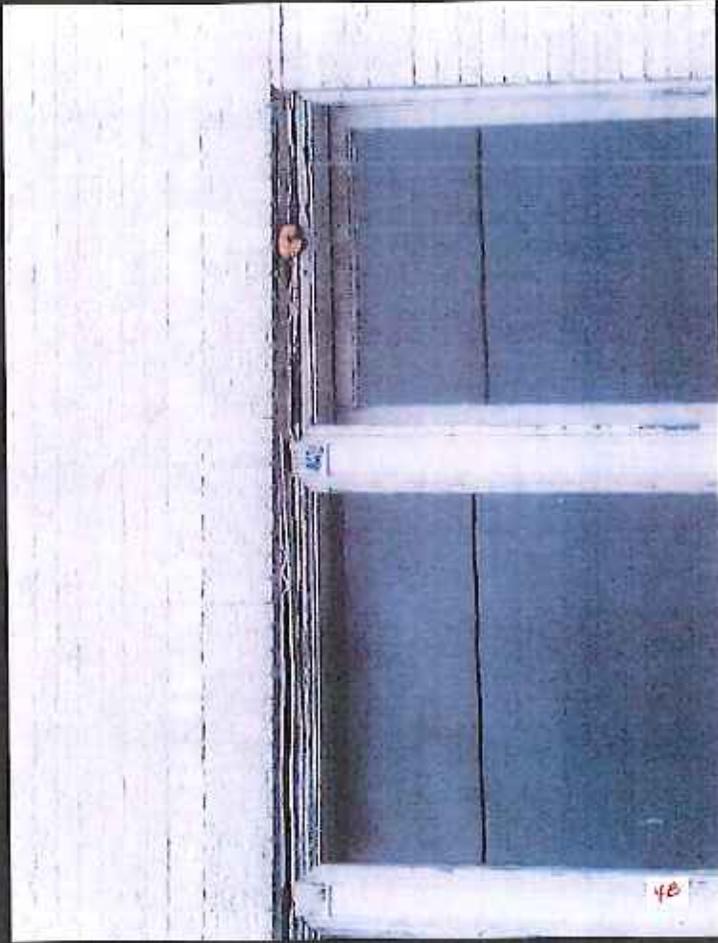
APR July 2012

11723 Detroit Avenue American Coach Sales



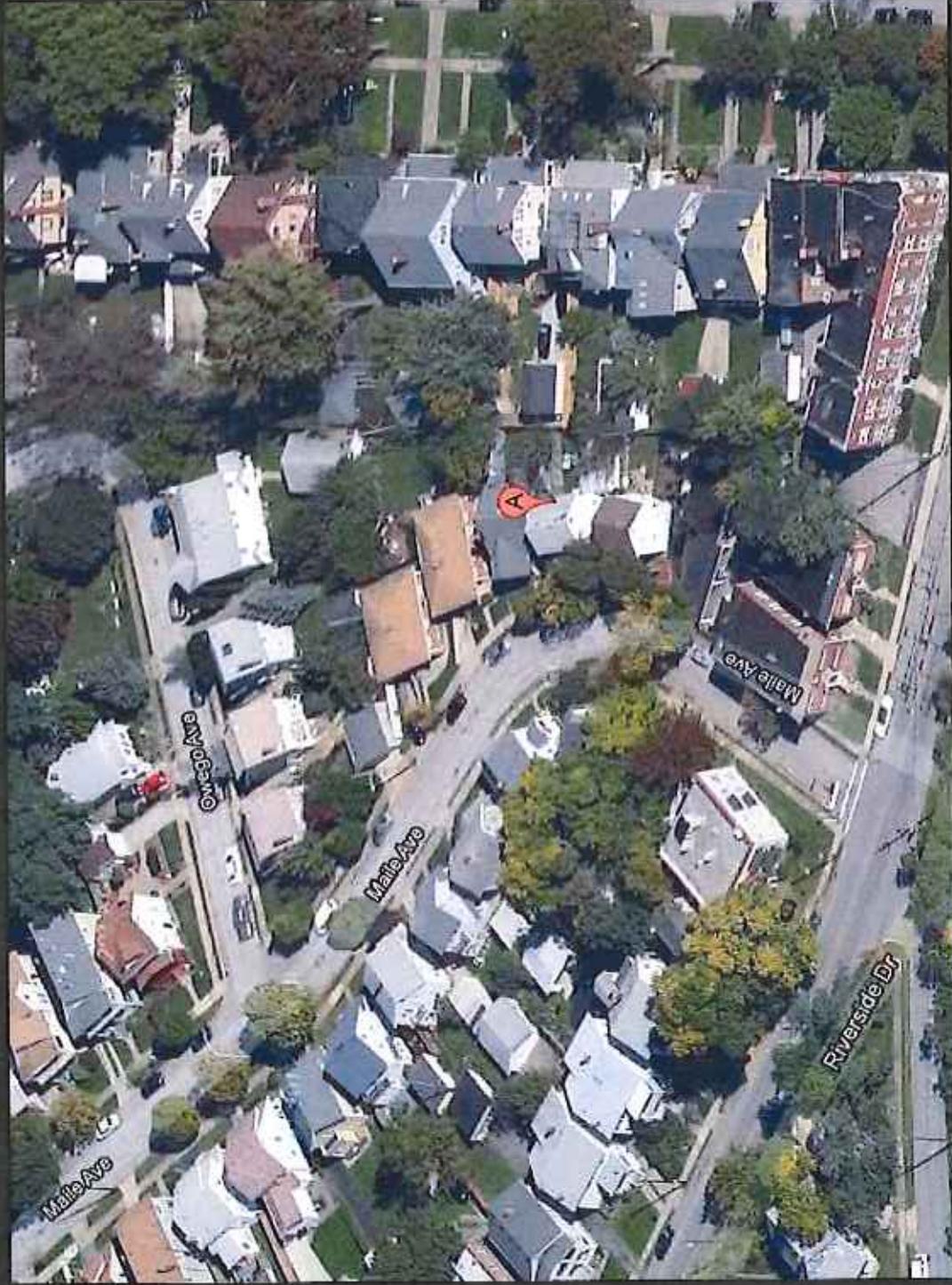
ABR July 2012

11723 Detroit Avenue
American Coach Sales



**11723 Detroit Avenue
American Coach Sales**

AER July 2012



1479 Maile Avenue

AER July 2012



REBR July 2012

1479 Maile Avenue



1479 Maile Avenue

HER July 2012



South West Corner of 1479 Maile Avenue



North West Corner of 1479 Maile Avenue

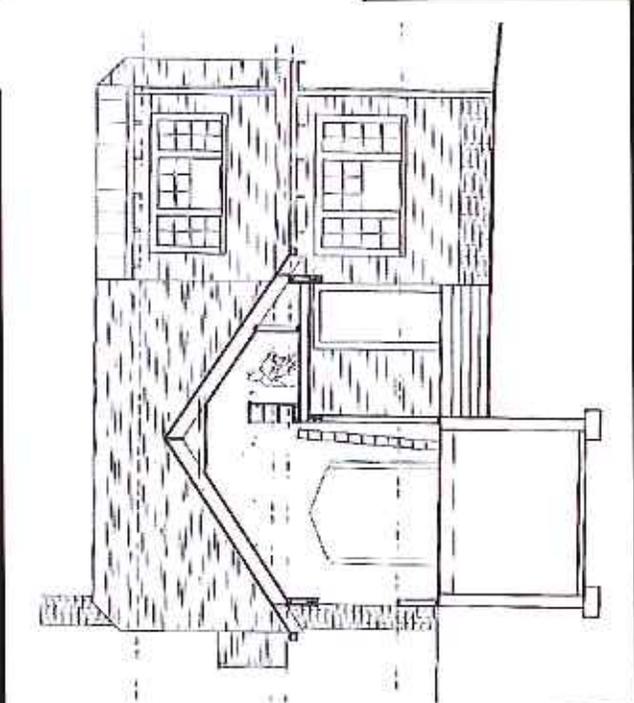
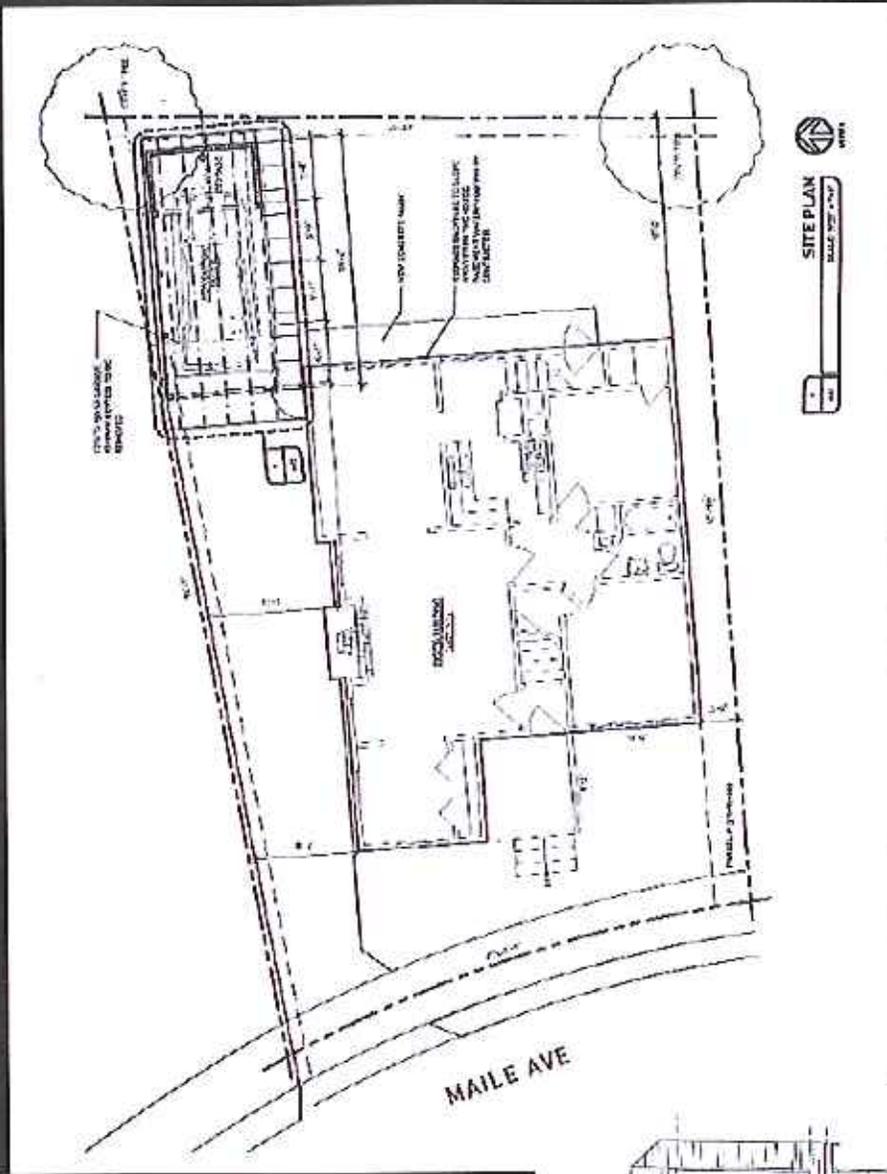


Garage From Upstairs Balcony



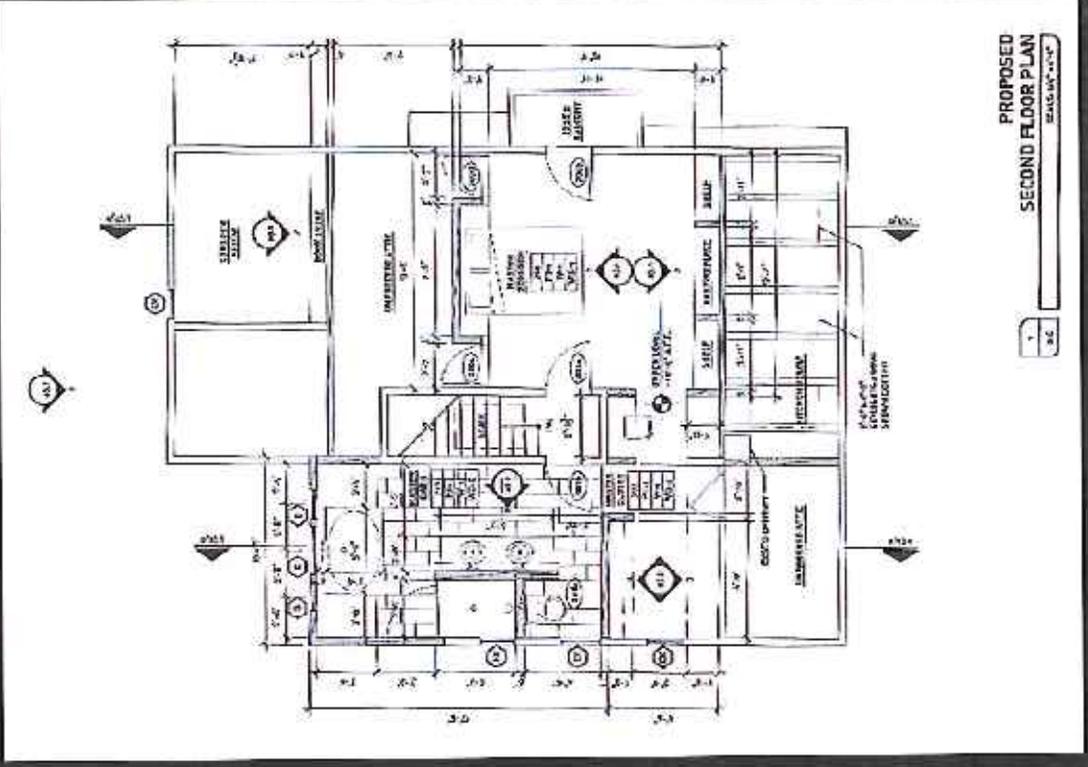
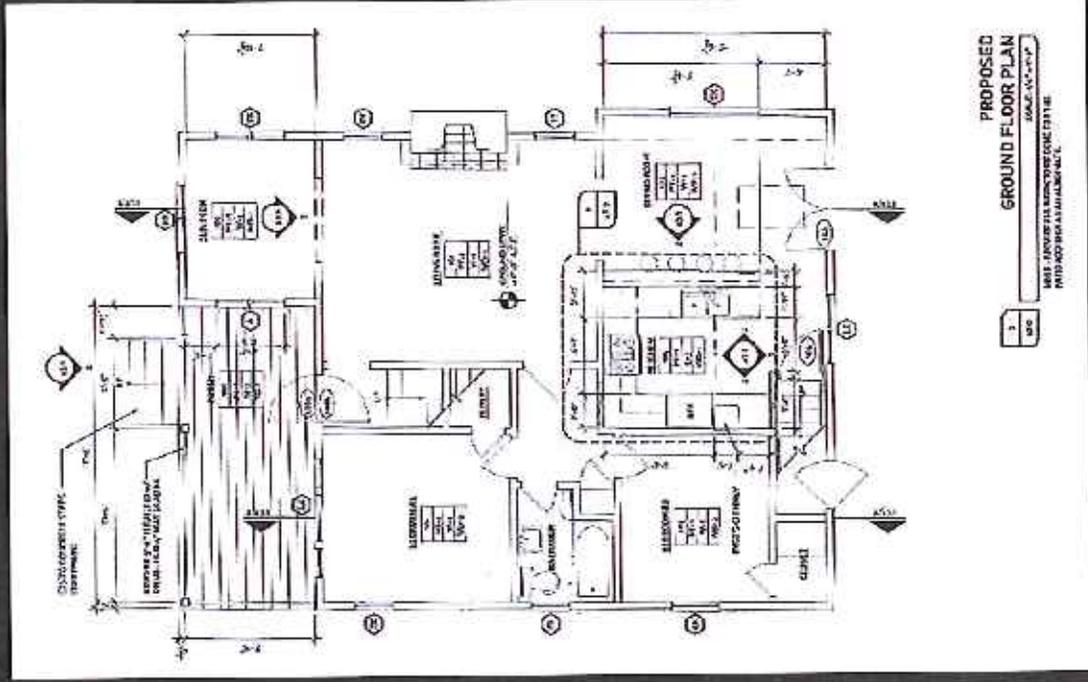
Garage From East Driveway

1479 Maile Avenue

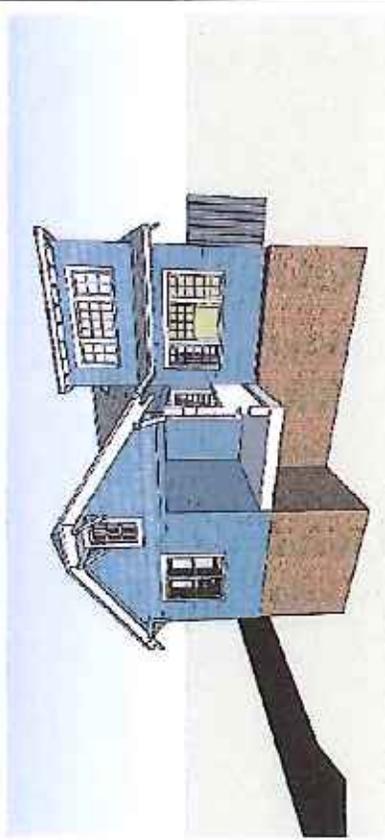


1479 Maile Avenue

APR July 2012



1479 Maile Avenue



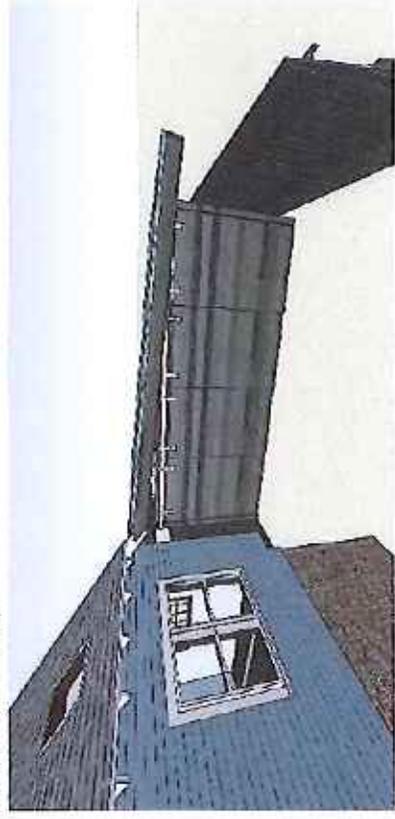
Proposed South West Corner - Master Bedroom Overlay



Master Bedroom Corner Detail

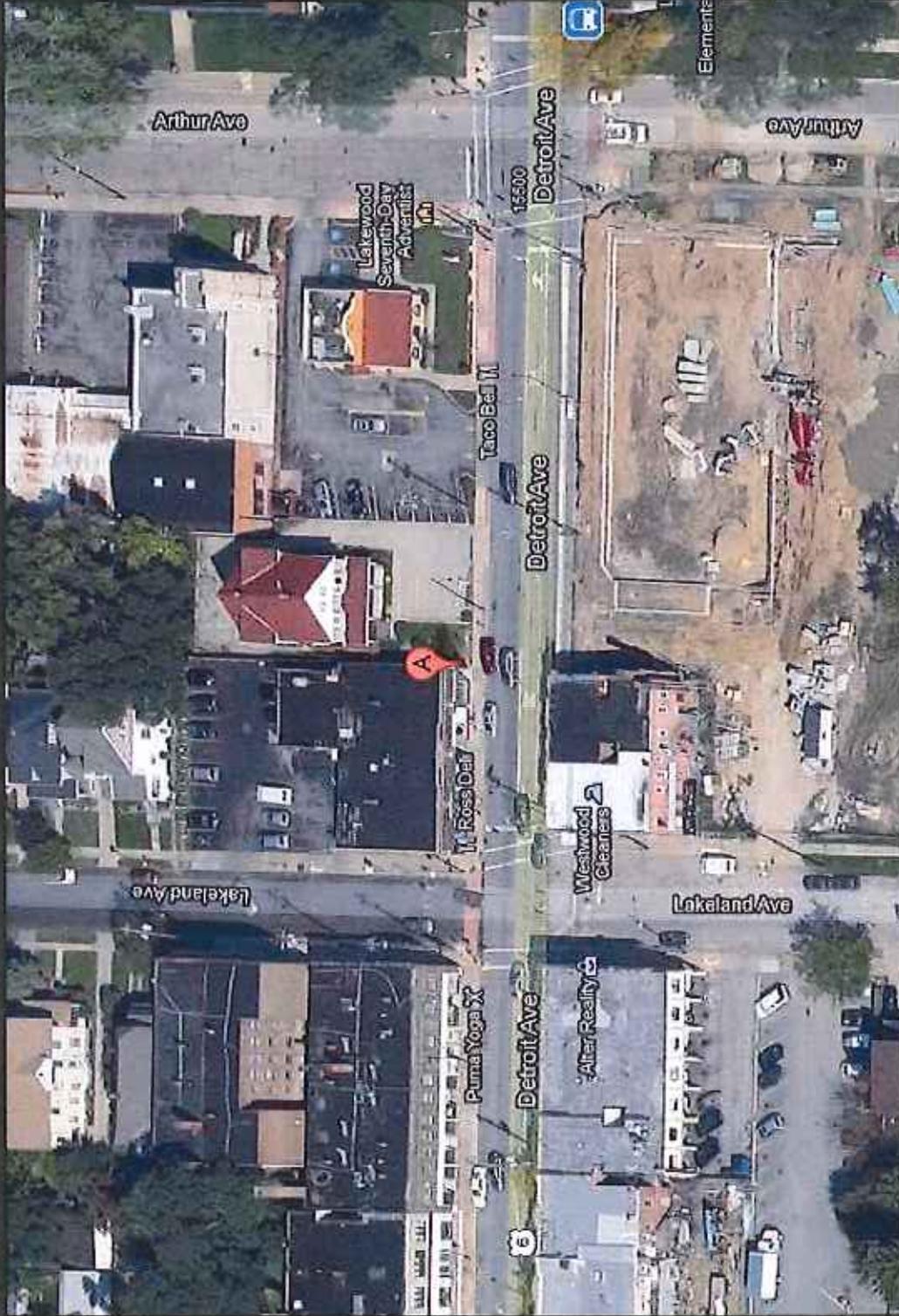


Proposed Garage from Driveway



Garage From Backyard

1479 Maile Avenue



**15518 - 24 Detroit Avenue
Ross Deli (Bow Detroit Building)**

FBR July 2012



FBR July 2012

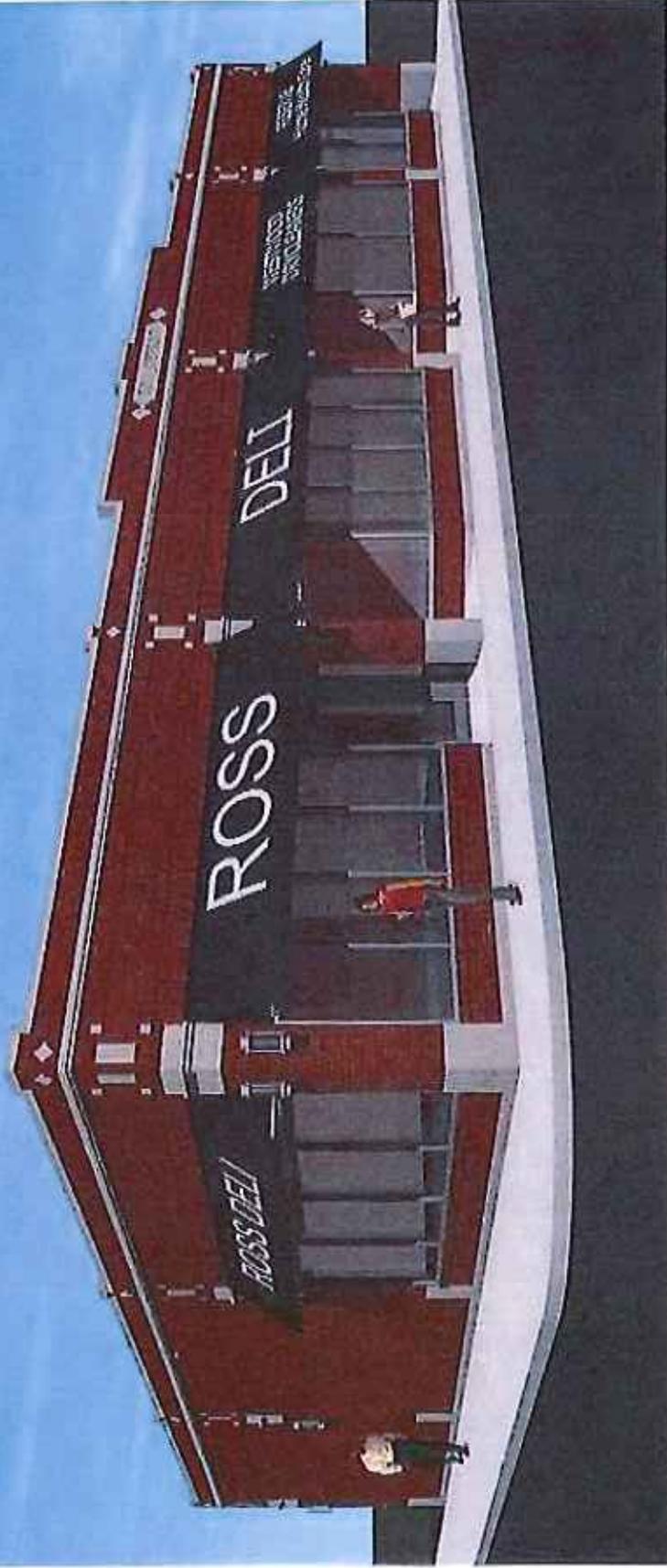
15518 - 24 Detroit Avenue
Ross Deli (Bow Detroit Building)



15518 – 24 Detroit Avenue
Ross Deli (Bow Detroit Building)

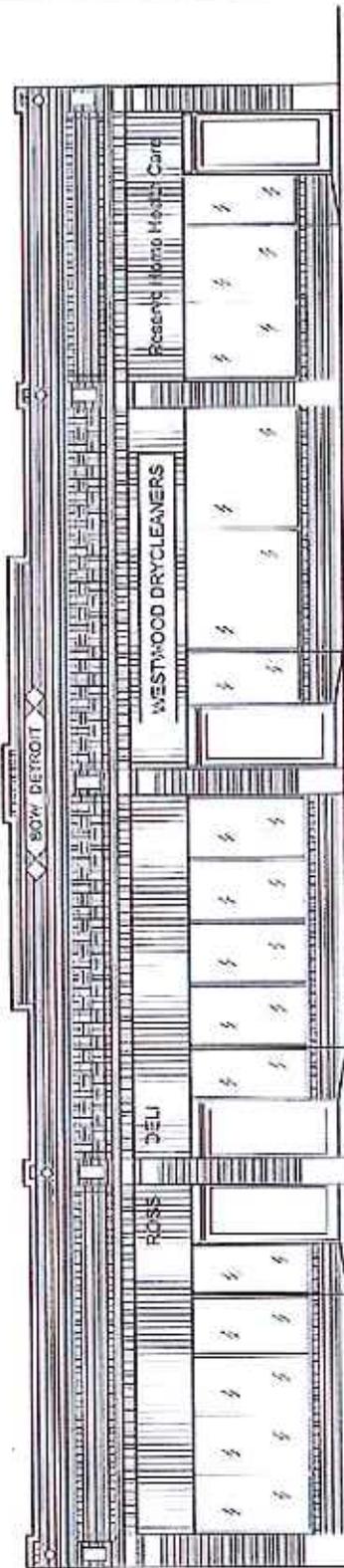
APR July 2012

BEEGAN
architectural design



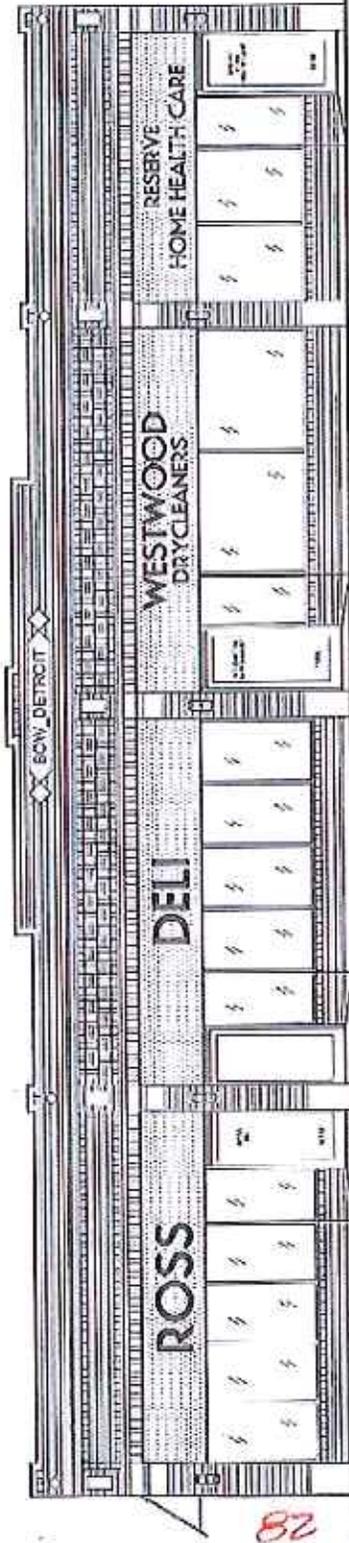
15518 – 24 Detroit Avenue
Ross Deli (Bow Detroit Building)

AER July 2012



EXISTING ELEVATION

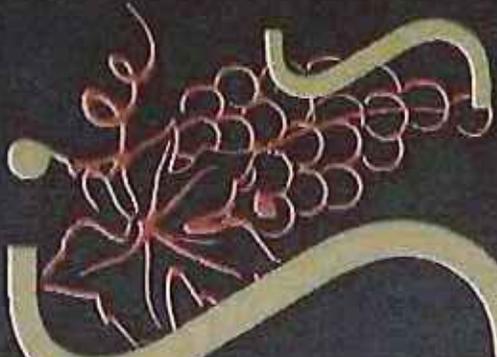
3/5/11-20



15518 – 24 Detroit Avenue
 Ross Deli (Bow Detroit Building)

ABR July 2012

ROSS



BEVERAGE

CRAFT BEERS & FINE WINES

FBR July 2012

15518 – 24 Detroit Avenue
Ross Deli (Bow Detroit Building)



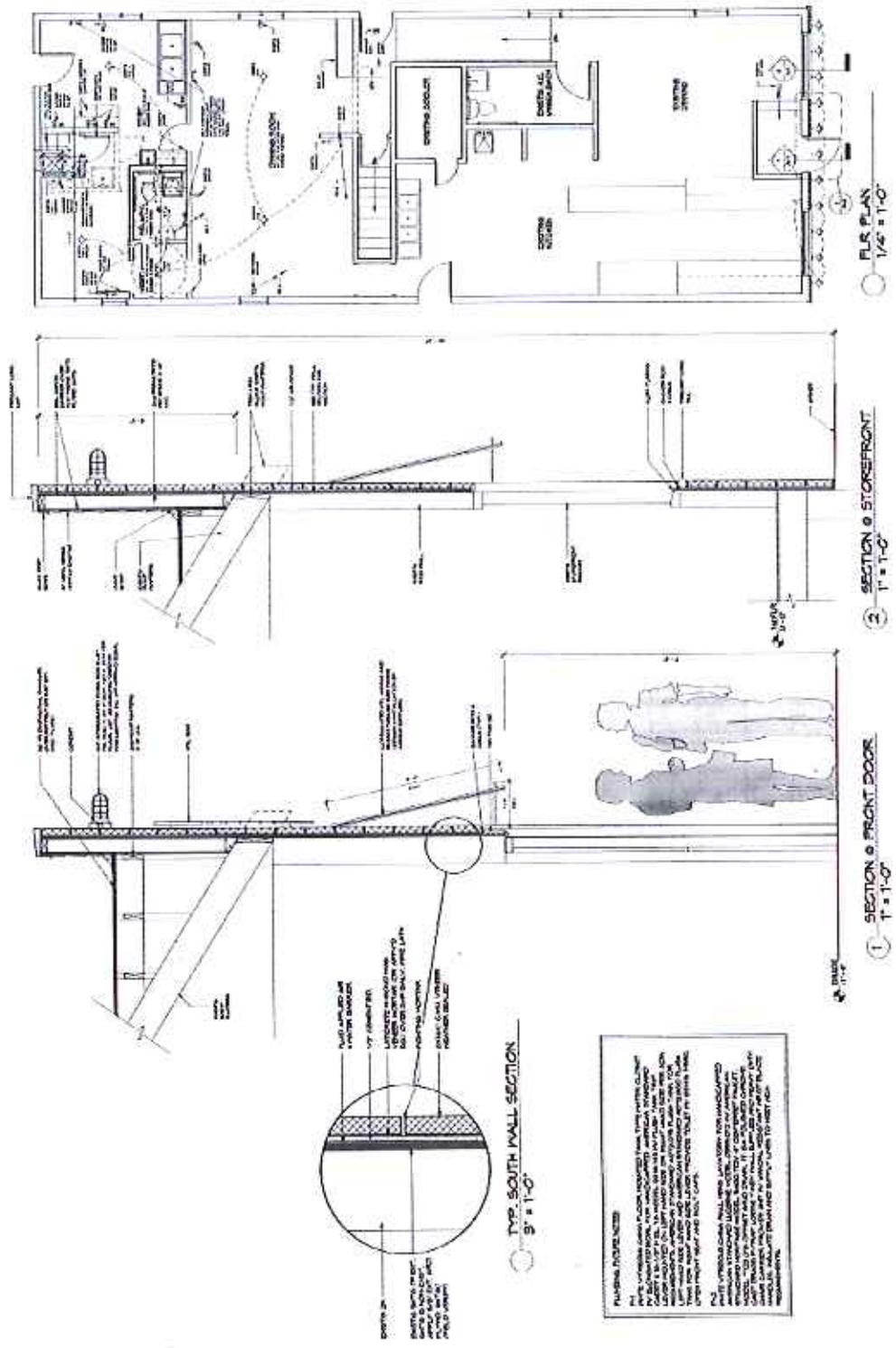
12906 Madison Avenue
Barocco Grill

ABR, July 2012



APR July 2012

12906 Madison Avenue
Barocco Grill



12906 Madison Avenue Barocco Grill

EBR July 2012



14043 Madison Avenue
Fisher Auto Parts

ABR July 2012



**14043 Madison Avenue
Fisher Auto Parts**

xBR July 2012



Proposed sign is 34" tall overall (main panel 21") by 22" long, made of formed .050" thick aluminum sheet, with interior support. Painted and vinyl graphics done in Federated Auto Parts standard "One Shot" Reflex blue, Hugger Orange and Lemon yellow.

An additional blue is "One Shot" light blue. (Samples provided.)
The diamond shapes are multiple layer 1/4" thick aluminum/ plastic composites (DiBond) with finished edges.

SCALE 1/4" = 1'

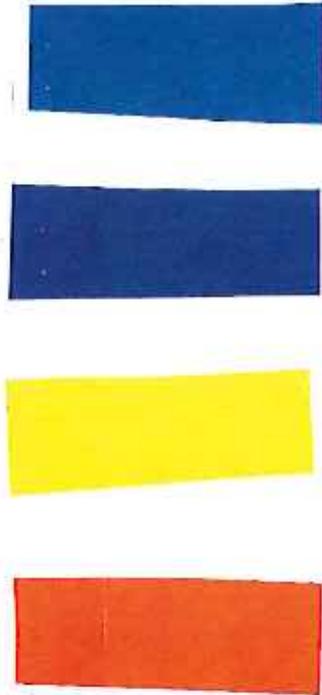


Main panel is 5.5" thick with a slightly slanted top to keep water from running behind the sign.
Note the stacked layers for the diamonds as described above.

SIDE VIEW

SCALE 1 1/2" = 1'

Installation is with hidden masonry fasteners in the bottom and exposed masonry fasteners in the top (if can't be seen from the ground).
It adhesive and 2 small stainless screws.



EXISTING SITE - PLYWOOD SIGN IS 34" X 29 1/2"

Tom Guggenbiller SIGNGRAPHICS 5/2012
FISHER AUTO PARTS
1-4043 Madison Ave. Lakewood

14043 Madison Avenue
Fisher Auto Parts



13413 Madison Avenue
Asian Bazaar

EBR July 2012



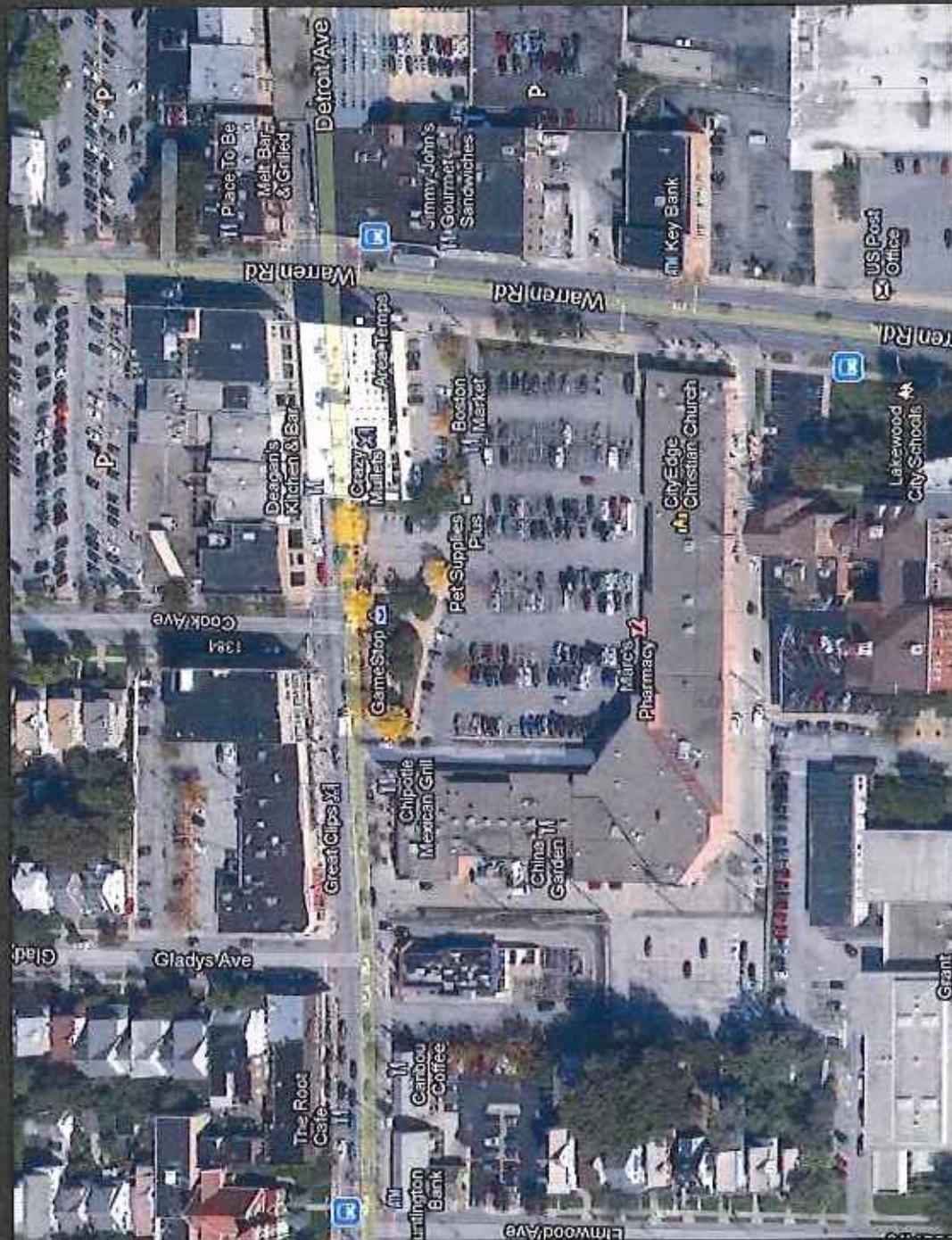
13413 Madison Avenue
Asian Bazaar

APR July 2012



13413 Madison Avenue
Asian Bazaar

APR July 2012



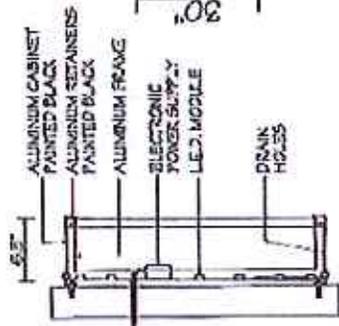
ABR July 2012

14873 Detroit Avenue ACE Cash Express



14873 Detroit Avenue
ACE Cash Express

4BR July 2012



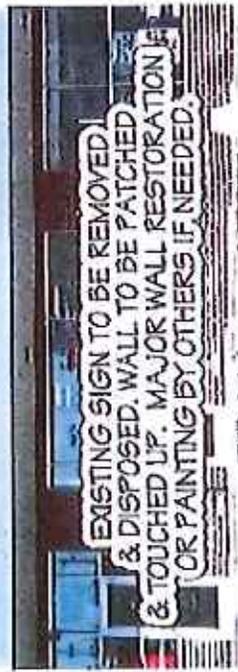
TYPICAL SECTION DETAIL



FRONT ELEVATION (BEFORE)



104"



132"

FRONT ELEVATION (AFTER)



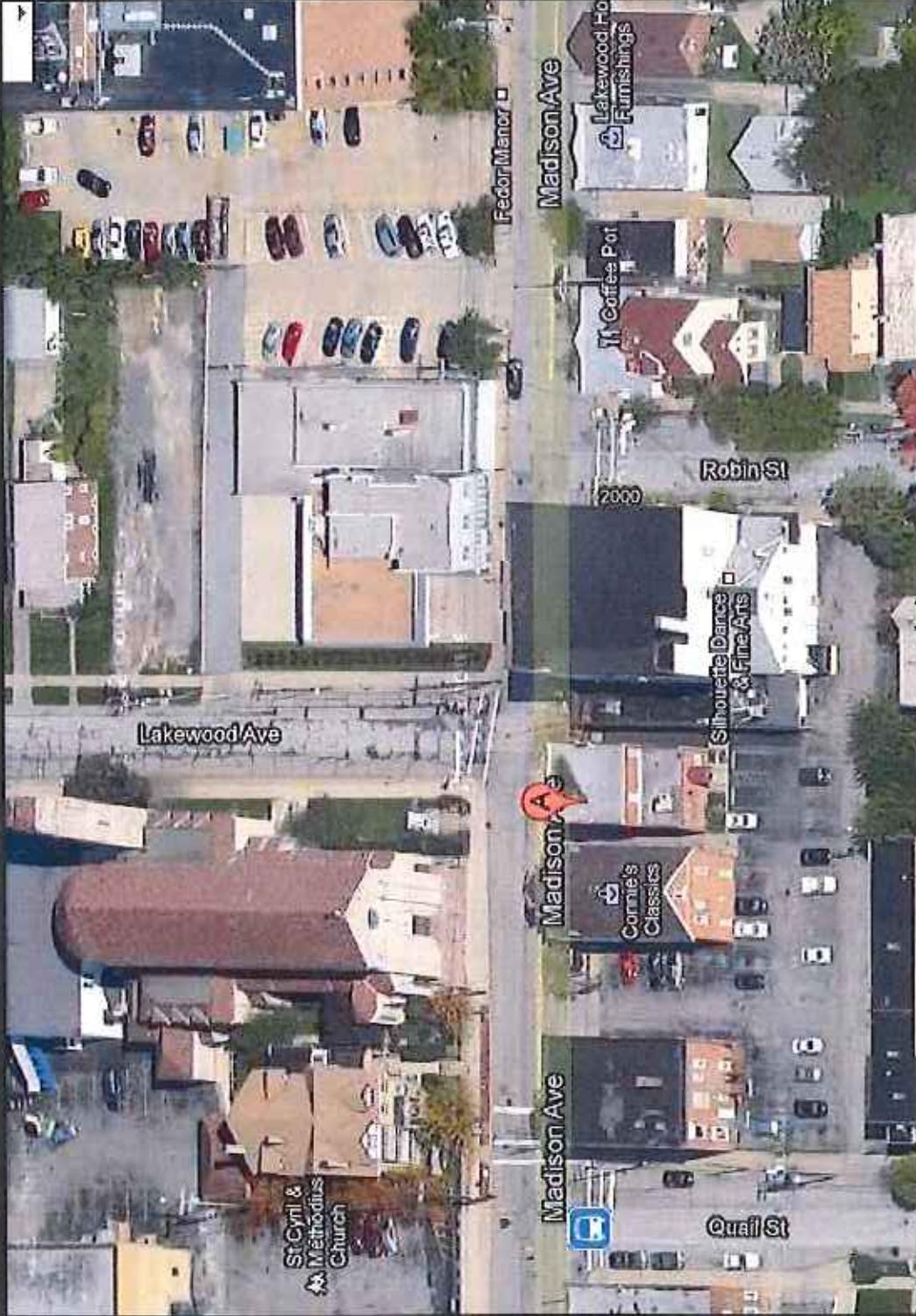
S/F INTERNALLY ILLUMINATED CABINET

- QTY: 1
- FLAT EXAN FACE w/ COLORS TO MATCH LIST BELOW
- EXTRUDED ALUMINUM CABINET w/ ALUM. RETAINERS
- CABINET & RETAINERS PAINT BLACK
- COLOR SPECS:

- ARLON #76 HOLLY GREEN BACKGROUND
- WHITE SHOW THRU "A" & "ACE"
- WHITE SHOW THRU COPY
- ARLON #43 LT TOMATO RED VINYL SLASH
- ARLON #43 LT TOMATO RED VINYL TRIANGLE
- ARLON #22 BLACK VINYL OUTER OUTLINE
- ON "A" & "SLASH"

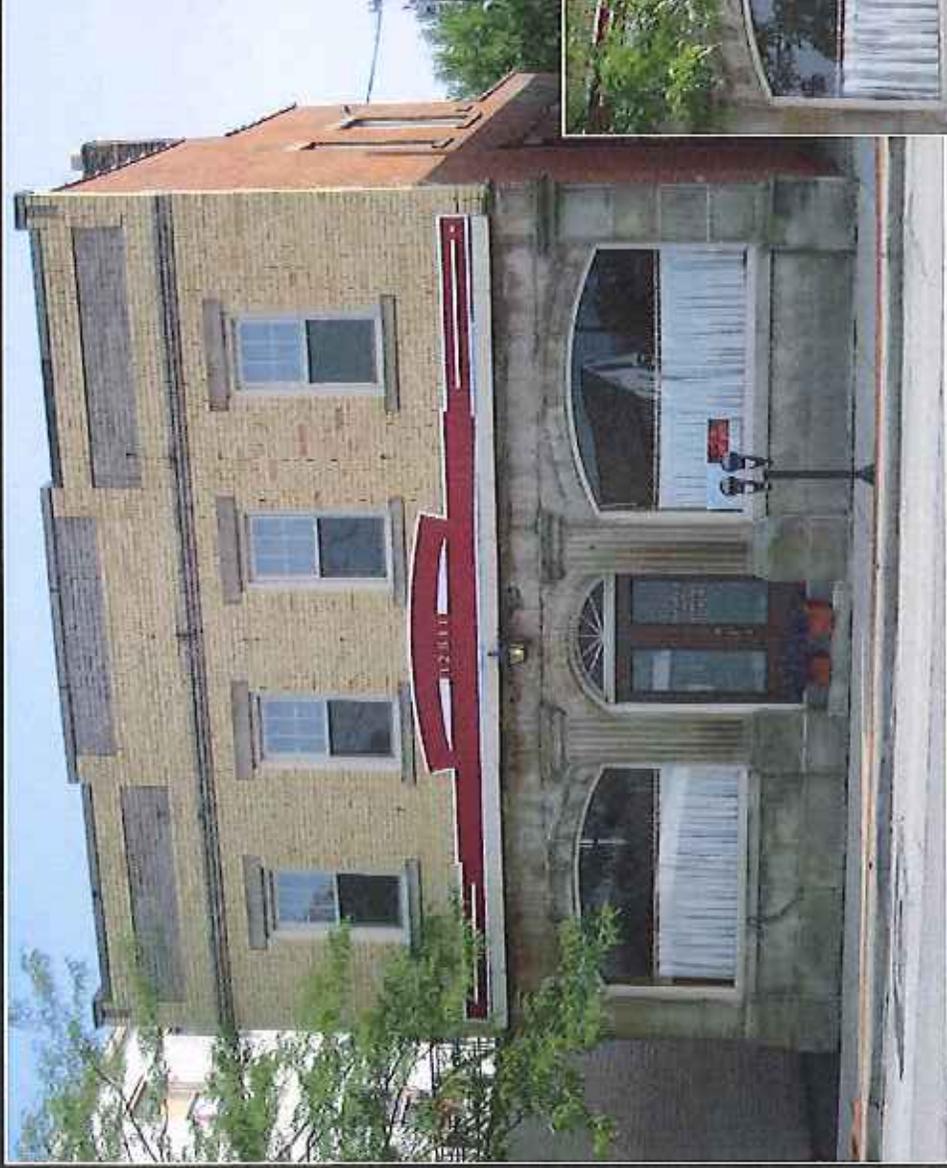
- WHITE LED ILLUMINATION w/ ELECTRONIC POWER SOURCE
- CABINET EQUIPPED w/ PHOTO CELL
- ALL ELECTRICAL COMPONENTS ARE UL LISTED
- REQUIRES UL & MANUFACTURERS LABELS
- INSTALL AS SHOWN

14873 Detroit Avenue
ACE Cash Express



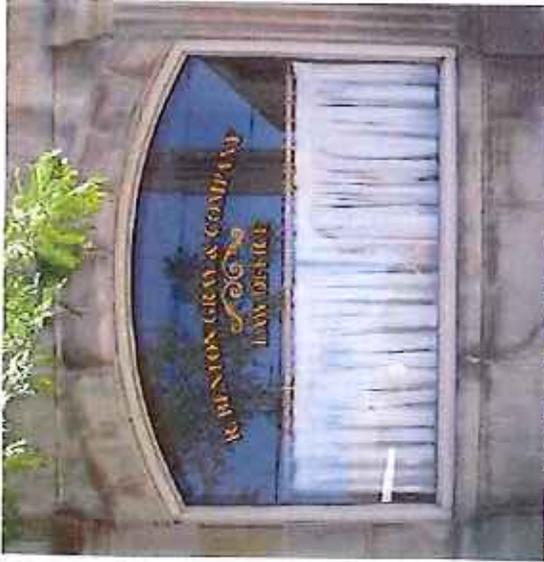
12511 Madison Avenue
Stone's Throw Properties, LLC

ABR July 2012

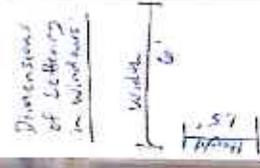


ABR July 2012

**12511 Madison Avenue
Stone's Throw Properties, LLC**



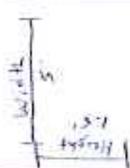
Height of
1st line of
lettering:
3.75



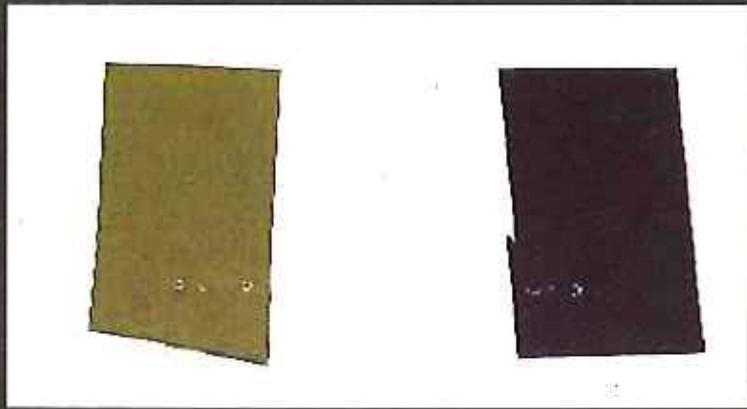
1.5' x 6' =
9.0
Sq. Ft.



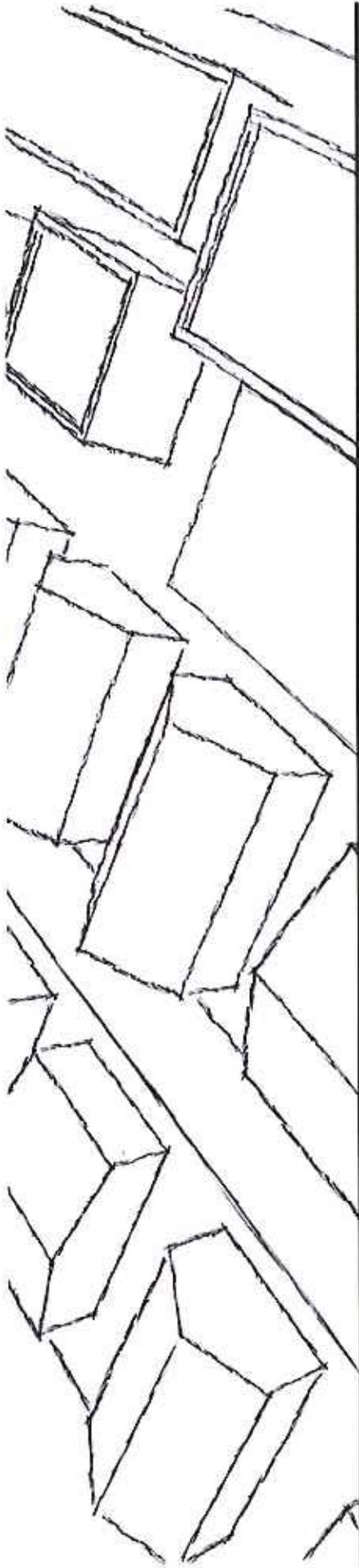
Height of
2nd line of
lettering:
3.5"



7.0
1.5' x 5' =
7.5
Sq. Ft.
TOTAL = 16.5 SQ. FT.
MAX ALLOWABLE
IS 42.75 SQ. FT.



12511 Madison Avenue Stone's Throw Properties, LLC



**Board of Building Standards
Architectural Board of Review
Sign Review Board**

July 2012

