

26. **Docket 08-85-12** **11823 Detroit Avenue**
Helvetica
- Approve
 Deny
 Defer
- Juan Vergara
Helvetica
11823 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a proposed window sign. (Page 111)

26. **Docket 08-86-12** **14417 Detroit Avenue**
Paisley Monkey
- Approve
 Deny
 Defer
- Michael DiMichele
Signature Sign Co.
1776 West 43rd Street
Cleveland, Ohio 44103

The applicant requests the review and approval of a projecting sign. (Page 115)

27. **Docket 08-87-12** **15002 Detroit Avenue**
GNC
- Approve
 Deny
 Defer
- James Vacey
Signature Sign Co.
1776 West 43rd Street
Cleveland, Ohio 44103

The applicant requests the review and approval of a new illuminated wall sign. (Page 117)

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

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

4. **Docket 07-89-11** **C** **1350 Nicholson Avenue**
Request for Revisions **St. Edward High School**
- Approve
 Deny
 Defer
- John Goers
St. Edward High School
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 This item was withdrawn at the meeting of October 13, 2011 and deferred from the meeting of July 12, 2012. (Page 7)

Communication was received from the applicant with the request to defer.

10. Docket 07-68-12 R 1479 Maile Avenue
- Approve Brian Kauffman
 Deny AoDK, Inc.
 Defer 231 Glenview Drive
Avon Lake, Ohio 44012

The applicant requests the review and approval of a front dormer. This item was deferred from the meeting of July 12, 2012. (Page 13)

Communication was received from the applicant with the request to **WITHDRAW** the application. The Chairman said that no vote was needed.

6. Docket 06-52-12 C 13123 Detroit Avenue
Discount Drug Mart
- Approve Tim Motan
 Deny Discount Drug Mart
 Defer 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 July 12, 2012. (Page 9)

Kurt Schmitz, ADA Architects, 17710 Detroit Avenue, was present to explain the request. Utilizing a PowerPoint presentation, he recapped the past Planning Commission meetings, pre-review meetings and an ABR meeting; the changes and studies.

There would be three pole lights that met zoning requirements. There were primarily three styles of light fixtures, black in color; pole lights, entry and corner elements, gooseneck over the awnings. The bike racks would be black. The landscaping would have over 450 plantings. The corner element of the building was revised, full glass windows along Detroit Avenue, glass windows along the Grace Avenue side, upgraded all of the light fixtures, and added an up/down wall washer. Additional elements had been added to the Cohasset Avenue side. The buffer fencing along the rear was changed to eight foot board-on-board, masonry piers were incorporated along with ornamental fencing.

Mr. Molinski said they were pleased with the revisions. Mr. Fleenor asked to see the landscaped plan. Mr. Urban asked about the fence/masonry piers. They omitted the Honey Locust trees and replaced with Cleveland Pear with a caliper of three inches. Mr. Fleenor said that, since the Locusts were being replaced with Cleveland Pears, he would like to see some of the Cleveland Pears already on the plan replaced with London Plane trees. Ms. Stockman offered additional suggestions.

Paul Hanson, 1501 Grace Avenue, asked if there was a setback from Cohasset Avenue. Mr. Schmitz said it had been increased by five feet.

Denise Hvert, 1435 Cohasset Avenue, asked if there were evergreen plantings in the landscaping. Mr. Schmitz said there were junipers, some up to four to five feet tall. She asked if the five foot setback on Cohasset Avenue would be landscaped with plantings or planters. Mr. Schmitz did not plan for landscaping because of the foot traffic, accumulation of trash, lack of sunlight, and irrigation issues. The trees along Cohasset Avenue were the existing ones. Ms. Hvert asked for clarification regarding the transition of fencing areas. Mr. Schmitz explained

Defer

11723 Detroit Avenue
Lakewood, Ohio 44107

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

Tim Simmerly, representative for the owner and applicant, was present to explain the request. Robert L. Mazzarella, President and John Titgemeier, Andersen Windows, 508 Cloverleaf Parkway, Valley View, accompanied him. Window designs, drawings (not to scale), window grille pattern (grille pattern between the glass panes), and photographs of the opposing building were submitted for review.

There was no public comment. Mr. Molinski closed the public comment.

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

1. Updated/revised drawings were submitted to the city's administration, and
2. The approval was for the second story windows only.

All of the members voting yea, the motion passed.

11. Docket 07-74-12 - A

C 15518-24 Detroit Avenue
Ross Dcli (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. This item was deferred from the meeting of July 12, 2012. (Page 14)

Louis Kiss, applicant, was present to explain the request. He submitted a rendering of the revisions for the board's review. Mr. Kiss said he was not able to open the area behind the corrugated panel, as it was covered with plywood. He wanted to paint it black to spare time and expense; the board wanted it removed and replaced with a painted Hardee board. There would be no signage on the awning despite what was displayed on the sample. Mr. Sylvester clarified the meeting was for storefront renovation and lighting. Mr. Kiss provided a picture of the proposed light fixture; the larger size (18") was available and would be placed just below the cut stone on each column. Electricity would be provided from the interior of each column via conduits under the awnings. Mr. Orban expressed concern about the exposed conduits. Mr. Kiss said the exposed metal would be painted black including the light fixtures; there would be sandblasting, and some sidewalk repair. Blade signage would be used. Mr. Kiss explained the lighting timers. Mr. Fleenor said to make sure he had replacement panels for the lights, and Ms. Stockman suggested commercial grade fixtures/mountings. The board asked for clarification about signage.

There was no public comment. Mr. Molinski closed the public comment.

Mr. Siley expressed concern that the proposal was not in par with other recent redevelopments. The awnings were appropriate, but the metal panel was not. The building needed to be tuck-pointed and cleaned. The city had a storefront renovation program that could assist monetarily in the form of a rebate with the removal of the metal panel and installation of appropriate materials.

Mr. Molinski concurred with Mr. Siley's concern; replace the corrugated panel and forgo the lights if cost were the issue. Also, the exposed conduits were not acceptable. Ms. Stockman said it lacked detail. Mr. Orban said

the Hardee board replacement should be painted to match the existing brick. Mr. Mcenor suggested the color should match the stone.

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

1. Black awnings with no text,
2. Optional to have the commercial grade fixtures (would need to come before the board for approval),
3. Transom panels above the windows,
4. Corrugated metal panel removed and replaced with Hardee Board, or similar material, trimmed (submit drawings to city for approval,
5. Panel trim and field painted one color to match existing stone on building, and
6. Building to be tuck-pointed and cleaned.

All of the members voting yea, the motion passed.

SIGN REVIEW

12. Docket 09-125-11

15520 Detroit Avenue
Westwood Dry Cleaners

- Approve
- Deny
- Defer

Michael DiMichele
Erie 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 meeting of July 12, 2012. (Page 15)

Michael DiMichele, applicant, was present to explain the request. He said he would remove the temporary signage until a decision about the renovation of the building was made. In the future, he come before the board for approval of a projecting sign(s) for the other businesses; something to complement the approved Ross's Beverage sign.

Mr. Sylvester said the temporary signage's time had expired and needed to be removed immediately. The new proposal would be presented at next month's pre-review meeting.

There was no public comment. Mr. Molinski closed the public comment.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **DEFER** until the meeting of September 13, 2012. All of the members voting yea, the motion passed.

NEW BUSINESS

BOARD OF BUILDING STANDARDS

Items 14 and 24 were called together as they pertained to the same property.

14. Docket 08-75-12 - B

C 14013 Detroit Avenue
GetGo

- Approve
- Deny
- Defer

George Dragon
Cicogna Electric & Sign Co.
4330 N. Bend Road
Ashtabula, Ohio 44004

The applicant requests the review and approval of a request to allow more than one business sign, pursuant to sections 1329.09(d)(5) - Supplementary Area and Location Standards and 1329.12 (d) -- Application for Permits. (Page 16)

SIGN REVIEW

24. Docket 08-75-12 – S

14013 Detroit Avenue
GetGo

- Approve
- Deny
- Defer

George Dragon
Cicogna Electric & Sign Co.
4330 N. Bend Road
Ashtabula, Ohio 44004

The applicant requests the review and approval of signage. (Page 16)

George Dragon, applicant, was present to explain the requests. He was seeking signage on three sides of the building. The main entrance, east elevation, would have a three foot by six foot GetGo Kitchen sign and a four foot five by nine foot internally illuminated wall sign. The north elevation would have a three foot by six foot illuminated sign. The west elevation, facing Parkhaven Row Avenue, would have a three foot by six foot sign internally illuminated cabinet sign. He wanted two four foot by eight foot canopy signs (illuminated pan-faced); one facing north onto Detroit Avenue, and one facing east onto Bunts Road. A digital gas pricing, six foot wide by nine foot high monument sign, mounted on a brick base, would near the Detroit Avenue entrance.

Mr. Molinski asked for clarification regarding sign type B (sheet number 1 of 10). Mr. Dragon said it was a solicitation sign, twelve inches by twelve inches, non-illuminated, one by the back door and one by the front door, cut vinyl on aluminum and mounted to the brick exterior.

Mr. Molinski counted eight GetGo signs. Mr. Plecnor felt the GetGo canopy signs were not necessary, and he did not like the GetGo Kitchen sign. He suggested the signs could be smaller in scale, and the monument sign base could be lower. Mr. Molinski thought it should be seven feet high at the maximum. Ms. Stockman said it was too large. Mr. Waddell asked for a smaller digital, electronic reader sign. Mr. Siley said one of smaller scale was being used by Speed Way, an insert in an existing cabinet double sided with two prices (Watten Road and Franklin Avenue). Mr. Dragon wanted to know the board's opinion about the three GetGo signs facing Parkhaven Row, Bunts, and Detroit. The board felt they were appropriate as long as the two canopy signs were eliminated, and the monument would serve as the main sign.

Mr. Dragon thought he should defer until the next meeting to allow time to consult with his clients. Mr. Sylvester stated that revised drawings should be submitted for discussion prior to the pre-review meeting.

Matthew Herberger, 1448 Bunts Road, had disagreed with some of the board's past decisions regarding the GetGo project. He felt the board had addressed his concerns about the signage, appreciated that the board thought the current proposal was excessive, and thanked them.

Mr. Molinski closed the public comment as there were no additional public comments.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to DEFER Docket 08-75-12 – B and Docket 08-75-12 – S until the meeting of September 13, 2012. All of the members voting yea, the motion passed.

BOARD OF BUILDING STANDARDS

16. Docket 08-77-12

R 1550 Rosewood Avenue

Mark Reinhold, applicant, and Stacy Semaan, property owner, were present to explain the request. Mr. Reinhold said the proposed expansive home was butterfly in shape to maximize lake views. All of the bedrooms were on the second floor, and each had a private bath. The materials of the exterior were brick and masonry to emulate the house to the south. The project would have to be approved by the Board of Zoning Appeals. There would be deep crown molding, above soldier courses, lots of windows facing the north, doors opening to the north, steep pitches, wood and iron rails. Proposed was a north facing outdoor room/porch with timber framing and a fireplace to block headlights from Cliff Drive. The south exposure would have a flat roofed garage with arched doors. Roofing would have steep pitches going to flat roof as was common in Lakewood. There would be a northwest porch off the master bedroom. A pool changing room would be on the north side. Wrought iron pier lights would grace the entrance. Precast balusters would accent the front stoop. The railing of the entrance would relate to the home to the south. There would be transom windows on the first floor.

Mr. Sylvester asked for clarification of the site plan. Mr. Reinhold said it was a three and one quarter acre lot between Edgewater Drive and the lake. There was a lot split ten years ago on the north side of the carriage house. On Cliff Drive side existed a thirty foot by seventy foot piece of undeveloped land owned by the City of Lakewood. Cliff Drive dead ends to a metal barricade, and one colonial house faced it. Mr. Reinhold explained how they worked to maximize the home without looking like it was in someone's back yard. Mr. Molinski asked about the placement of the house. Mr. Reinhold spoke how they wanted to make it a livable space, make a sensible entrance, and make a great space for viewing of the northern exposure. He said they had to go before BZA and ODNR.

Ms. Stockman thought it would be helpful if the board could see how the house would set on the lot in relationship to the other house(s). Mr. Reinhold said he could provide that information.

Mr. Fillar the situation was when a back yard, abutted by neighbors' property lines and taken to BZA for setbacks because the proposal didn't fit many normal parameters. With the angle of the house being at the butterfly shape, they would need a 23 foot variance to their rear yard because the side yard, which one would think was the rear yard, was 169 feet from the property line on the garage side and the cliff on the other, they met the short and the long of the side lot resulting in front and back. One had to have a 60 foot frontage on the street, and they would only have the width of the public right of way which was 35 feet that required them to have a 25 foot variance because the property lines were the neighboring properties and not the city's streets. They would need two variances from BZA with a possible third for the chimney.

Mr. Reinhold said the chimney rose from the master bedroom, and modifications could be made to lower the roof to lessen the height of it.

Jim Rambasek, 13455 Cliff Drive, property owner of the aforementioned colonial and the north parcel of property that would provide their access way, said the fireplug was 30 feet from the cliff and could become 28 feet due to erosion. He was concerned about the strength of the street and safety vehicles accessing the area. If erosion continued, he wondered how the Semaans would access their home. Mr. Fillar reminded him the board was for architectural design, advised him the BZA would meet on Thursday, August 16th, they had been in contact with Mr. Beno of Public Works, they would need sewer and water; all of which resulted in many steps and approvals before the building of a home.

Mr. Molinski closed the public comment as there were no additional public comments. Mr. Fillar said his opinion was the proposal was beautiful. Mr. Sylvester requested more detail material renderings.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to DEFER until the meeting of September 13, 2012. All of the members voting yea, the motion passed.

Detroit/Warren Building

- Approve
- Deny
- Defer

Brant Smith
Lakewood/Warren/Detroit Ltd.
14805 Detroit Avenue, Suite 380
Lakewood, Ohio 44107

The applicant requests the review and approval of exterior renovation. (Page 44)

Brant Smith, Applicant, was present to explain the request. The building would be cleaned, tinted windows, lighting, paint, tuck-pointing, repair/restoration of architectural details, and etc. The light fixtures would be of the lighter color (as discussed at the pre-review meeting), and the board wanted a total of eight new flush-mounted light fixtures, no exposed conduits. All signage would be on one control with light coming on and off at the same time. Mr. Waddell asked if the flag mural would receive attention at the top portion (blue, star). Mr. Molinski said the mural should be maintained; especially after the power washing was done.

There was no public comment. Mr. Molinski closed the public comment. Mr. Sylvester said the city was excited about the renovation.

Mr. Smith assured the board that no electrical conduit would be seen. Mr. Molinski stated that if the cleaning was limited to the first two floors, the remaining top floors might display the necessity of cleaning as well. Mr. Smith said the intent was to clean the entire building, and budgeting had been discussed about it.

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

1. There were two additional light fixtures on the east elevation resulting in a total number of eight (8).

All of the members voting yea, the motion passed.

20. Docket 08-81-12 R 14505 Athens Avenue

- Approve
- Deny
- Defer

Jim Oktavec
CISVATKO, Inc. dba Bear Contractors
3309 Sandy Lake
Avon, Ohio 44011

The applicant requests the review and approval of a front porch roof design change. (Page 48)

Jim Oktavec, applicant, was present to explain the request. He wanted to change the roof from a flat style to a shed type, and columns with the wood replaced and painted white. The white metal flashing would go up and under the siding. The sides of the existing roof would be finished with Manville Siding the owner already possessed and would be painted. The gutter would go along the face of it and connected to the existing downspout. The porch roof would be finished in a dimensional look that would match the soon to be reroofing with dimensional look of the house. The porch slab was new, and there would be brick step risers with sandstone or limestone treads, the steps would be six feet wide.

There was no public comment. Mr. Molinski closed the public comment.

Mr. Sylvester sought confirmation that the white metal flashing would be tucked under the siding, the steps would be six feet wide, and both columns would be the same dimensions. Mr. Orban was concerned about the joining of the gutter with the existing downspout, and wanted the design adjusted so that it wasn't hanging free of any structure.

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

1. The white metal flashing was tucked under the siding,
2. The brick steps were six feet wide, and
3. The gutter was connected to a new downspout coming down the column and emptying onto a splash guard in the shrubbery.

All of the members voting yea, the motion passed.

21. Docket 08-82-12 R 13455 Cliff Drive

- Approve
- Deny
- Defer

Bryan Sperber
BAS Construction
564 Fair Street
Berea, Ohio 44017

The applicant requests the review and approval of a pergola on a deck viewable from Cliff Drive. (Page 57)

Bryan Sperber, applicant, was present to explain the request. The white PVC vinyl pergola would be above the existing patio doors to provide shade from the late afternoon sun. The deck and rail were being rebuilt and had been approved. The deck rails would be painted white, and the floor would be painted fire pit red. The vertical columns were six and one half inches square (6 1/2"), the beams were two by eights, the joist were two by six, and 7/8 angle slats on top to provide 75% shade, slotted and no visible fasteners. The finish was smooth.

There was no public comment. Mr. Molinski closed the public comment. Mr. Fillar said the Division of Housing and Building had no concerns.

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

Items 22 and 28 were called together as they pertained to the same property.

22. Docket 08-83-12 - A C 14701 Detroit Avenue
World of Beer

- Approve
- Deny
- Defer

Mark Potts Schmidt
New Tap Development LLC
2807A Delmar Drive
Bexley, Ohio 43209

The applicant requests the review and approval of a proposed outdoor dining facility. (Page 75)

SIGN REVIEW

28. Docket 08-88-12 - S 14701 Detroit Avenue
World of Beer

- Approve
- Deny
- Defer

Mark Potts Schmidt
New Tap Development LLC
2807A Delmar Drive
Bexley, Ohio 43209

The applicant requests the review and approval of a building signage. (Page 124)

Darren Greene, New Tap Development LLC, was present to explain the request. As suggested by the board at the pre-review meeting, they'd looked at a Nana Wall system versus a roll-up garage door system. The Nana Wall system prevented a clean view from the side and created an obstruction. Mr. Molinski asked if the system would be open at all times. Mr. Greene said it depended upon the weather. Mr. Molinski thought it might create a stack problem in the restaurant. Mr. Waddell preferred the Nana Wall system. Ms. Stockman said it lacked detail/character. Maintain the vertical window look is important to the character of the building. Ms. Stockman also suggested having the Nana Wall system open in two different directions, as oppose to opening only one way. Mr. Fleenor was concerned about the loss of the bulk head, and future development might have a problem finding matching material. Mr. Greene said it could be removed and given to the building owner for safe keeping. Mr. Orban said they needed to see the furniture, cut sheets for the stools, railing, and doors. The sign would be backlit and be the same as the other business signs although the font would be slightly smaller to fit. There would be nothing on the windows.

There was no public comment. Mr. Molinski closed the public comment. Mr. Apanasewicz sought clarification about the doors. It was a horizontal issue. He wondered if one panel could be fixed. Mr. Greene would ask. Mr. Molinski said if it wasn't a Nana Wall system, perhaps one of similar look could be used; and when chosen, could be approved administratively.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE** Docket 08-83-12 - A and Docket 08-83-12 - S with the following stipulations:

1. Provide more detail information about the railing including the drink shelf,
2. Provide cut sheets for stools/seating,
3. Salvage the bulk head and return to the property owner, and
4. Provide updated drawings to Division of Housing and Building regarding the Nana Wall system or option with more vertical to the doors.

All of the members voting yea, the motion passed.

23.	Docket 08-84-12	C	12219-23 Madison Avenue Steel Valley Federal Credit Union
	<input type="checkbox"/> Approve		William Davison
	<input type="checkbox"/> Deny		DSC Architects, Inc.
	<input type="checkbox"/> Defer		26031 Center Ridge Road Westlake, Ohio 44145

The applicant requests the review and approval of exterior renovation. (Page 108)

Ashly Wills, DSC Architects, Inc., was present to explain the request. The wood of the façade was to be replaced with Hardee board. The bottom brick, currently did not match the building in color or size, would be replaced with brick that did match. A concrete cap would be added to the pillar. The windows would also be replaced. Mr. Orban asked what was behind; Ms. Wills said that was where the windows had originally been. Mr. Waddell said the current facade looked like patchwork. The storefront glass windows would have an aluminum finish to match the existing door. Mr. Fleenor agreed with Mr. Orban, said there was little improvement, and would like to see more windows with fewer divisions. Mr. Sylvester met with Mr. Davison (applicant) and the general contractor to tour the storefronts. The limitation with using full vision glass was the use of the tenants' interior spaces. Mr. Fleenor said other businesses had been able modify the designs to use full vision glass; Mr. Waddell asked about the mechanicals and what could be done to make the exterior look less patched. Other discussion from the board included the possible use of shutter systems between the glass.

There was no public comment. Mr. Molinski closed the public comment. There were no additional comments from the staff.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to DEFER until the meeting of September 13, 2012. All of the members voting yea, the motion passed.

ADD-ON:

ARCHITECTURAL BOARD OF REVIEW

29. Docket 08-89-12

17801 Detroit Avenue
Beck Center for the Arts

- Approve
- Deny
- Defer

Lucinda Einhouse,
Beck Center for the Arts
17801 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a parking lot design and resurfacing. (Page 127)

Lucinda Einhouse, President and applicant, was present to explain the request. Resurfacing of the parking lot was needed for safety issues of patrons and students. Students walked between the three campus buildings which necessitated defining walkways. They hoped to have the project completed by the end of August 2012. A civil engineer, architect, board members, a construction company, and the City of Lakewood were engaged in the redesign; they were hoping to construct a reinforced truck lane. The number of parking spaces would be increased to about 180 from 172; the number of ADA parking spaces would not change. The entrances would be widened, and a drop-off lane would be added to the front of the Mackey Addition. The barbed wire fence near the armory would be replaced, and the choice of materials was dependent upon financing; it was a high priority for them. Mr. Molinski said the board would prefer a board-on-board fence, and the parking lot design was huge improvement that solved drainage issues, added parking spaces, and enhanced safety for foot/vehicular traffic flow.

There was no public comment. Mr. Molinski closed the public comment. Mr. Sylvester said the staff thought it was a great plan.

Mr. Molinski asked about the boundary between the parking and sidewalk on the west side bottom edge; Ms. Einhouse said it was a rolled curb.

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

REQUEST FOR REHEARING

BOARD OF BUILDING STANDARDS AMENDED TO SIGN REVIEW

30. Docket 07-63-12

C

17000 Madison Avenue
Everything Computers and Electronics

- Approve
- Deny
- Defer

Sarah Wilczynski
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. This item was denied at the meeting of July 12, 2012, as there was no applicant or representative present. (Page 137)

Mr. Sylvester said that communication from Sarah Wilczynski, applicant, explained there were familial issues prevented her from attending last month's meeting, and there was miscommunication with her co-worker. Additional, a revised proposal was submitted for the rehearing if one was granted.

Sarah Wilczynski confirmed she wanted a rehearing. There was no public comment. Mr. Molinski closed the public comment

A motion was made by Mr. Fleenor, seconded by Mr. Waddell, to **APPROVE** the request for a rehearing.

REHEARING

31. Docket 07-63-12

C

17000 Madison Avenue

Everything Computers and Electronics

- Approve
- Deny
- Defer

Sarah Wilczynski
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. This item was denied at the meeting of July 12, 2012, as there was no applicant or representative present. (Page 137)

Sarah Wilczynski, applicant, was present to explain the request. The revised submission was for a blade sign; there were be no additional business identifying signage. Vinyl lettering would be in the windows: Laptops, Computers, and Sales Service. The board said the sign was to be mounted through the mortar between the stone, and the bottom of the sign needed to be eight feet above the sidewalk. The sign was two-sided, no external illumination, and the mounting bracket would be black. Ms. Wilczynski said the lettering that had been affixed with double-sided tape had been removed.

There was no public comment. Mr. Molinski closed the public comment. Mr. Sylvester had no additional comments.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE** the application as revised. All of the members voting yea, the motion passed.

32. **Adjourn.**

A motion was made by Mr. Fleenor, seconded by Mr. Waddell, to **ADJORN** the meeting at 8:45 P.M. All of the members voting yea, the motion passed.



Signature

9/13/2012

Date



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. Kurt Schmitz
2. Jeff Hamsa
3. ~~DANIEL BLOTT~~
4. Aaron Pasmussen
5. Timothy M Simpson
6. Bob Mazzarella
7. John Titgemeyer
8. Kevin Kins
9. Michael DiMottell
10. GEORGE DARGON
11. MATTHEW HERBERGER

1. [Signature]
2. [Signature]
3. [Signature]
4. [Signature]
5. [Signature]
6. [Signature]
7. [Signature]
8. [Signature]
9. [Signature]
10. [Signature]
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, August 9, 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. Terry Miller

Terry Miller

2. Steacy Seman

Steacy Seman

3. Marie Reinhold

Marie Reinhold

4. Jan Palmer

Jan Palmer

5. BRATE SUT

BRATE SUT

6. Jim OKSNER

Jim OKSNER

7. Danna Graze

Danna Graze

8. ASHLY WILLS

Ashly Wills

9. Lucinda Einhouse

Lucinda Einhouse

10. [Signature]

Sarah Wilczynski

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, August 9, 2012

McDonough Sfiscko & Co.

Attorneys & Counselors at Law
35888 Center Ridge Road, Unit 3
North Ridgeville, Ohio 44039

William F. McDonough
Johanna M. Sfiscko

Lorain: 440-327-1542
Medina: 330-225-1661
Cleveland: 216-861-9797
Toll Free: 888-879-6608
Fax: 440-327-1225
tricountylaw@aol.com

August 7, 2012

Mayor Michael P. Summers
City of Lakewood
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

Mr. Dru Siley
Board Secretary
Director of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107

Mr. John F. Goers
Director of Physical Plant & Grounds
St. Edwards High School
13500 Detroit Avenue
Lakewood, Ohio 44107

Mr. James P. Kubacki
President
St. Edwards High School
13500 Detroit Avenue
Lakewood, Ohio 44107

Councilman Shawn Juris
Councilman Ward #3
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

Kevin M. Butler
Lakewood City Law Director
12650 Detroit Road
Lakewood, Ohio 44107

Jeff Fillar
Assistant Building Commissioner
12650 Detroit Avenue
Lakewood, Ohio 44107

*Bryce Sylvester
Planning and Development
12650 Detroit Avenue
Lakewood, Ohio 44107

Ed FitzGerald
Office of County Executor
1219 Ontario Street
Cleveland, Ohio 44113

RE: Richard Corrigan
1354-1356 Nicholson
1350-1352 Nicholson

Dear Gentlemen:

We have become increasingly frustrated regarding this issue.

According to your own manual (attached) we have done everything required. We are at the next step, media or litigation, or both.

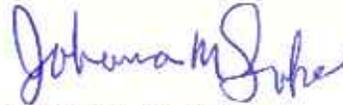
In addition, on July 13, 2012 we filed a formal complaint with the Lakewood Building Department and have yet received a copy of the inspection. To our knowledge, as of August 6, 2012 the inspector has not been done.

The City has failed Mr. Corrigan as a homeowner, because the City is NOT enforcing its own rules and it also seems to be a willing participant in this delay with St. Edward's.

In addition, Mr. Corrigan recently received, from the County, a Property Evaluation r in excess of \$150,000.00 and is selling his home for less. His home has been undervalued by the realtor and he also has to disclose the St. Edward's issue as he should to every prospective buyer.

I ask all of you this: Whatever community you live in, how would you like to be in Mr. Corrigan's shoes, and live next door to a vacant home, an eyesore, and your city, ignoring the problem and appearing to be "working with" the eyesore property's owner?

Very truly yours,



Johanna M. Sfiscko

JMS/maf

Enclosure

CC: Mr. Richard Corrigan (w/enclosure)

Sylvester, Bryce

From: Keevin Berman, Attorney at Law <kberman@lawyerberman.com>
Sent: Thursday, July 26, 2012 8:15 AM
To: Sylvester, Bryce
Subject: Mr. Nemeh on Docket 06 21 12

Dear Mr. Sylvester,

The Above Meeting was differed until August 9, 2012, with the intent of meeting preliminarily on August 2, 2012.

My client immediately contacted his architect who referred him to another firm. Despite, all his attempts, including going directly to the firm to make an appointment, he could not get an appointment.

His previous architect agreed to do new preliminary drawings but cannot have them in time to meet the above schedule.

I am requesting a the meeting be differed to September. As soon as drawing are available, I fill have them transmitted to you.

I will be out of town on August 5-10, 2012. but had the drawings been ready and we could have had the preliminary work session and my appearance would not be necessary.

Thanking you in advance

Keevin Berman

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Keevin Berman
Attorney at Law
216-533-5377

kberman@lawyerberman.com

Sylvester, Bryce

From: Planning Dept
Sent: Monday, August 13, 2012 9:54 AM
To: Sylvester, Bryce
Cc: Apanasowicz, Robert
Subject: FW: American Coach Sales Storefront Renovation
Attachments: mazzarella grills..pdf

From: Tim Simmerly [mailto:tsimmerly@Amerilino.com]
Sent: Friday, August 10, 2012 8:14 AM
To: Planning Dept
Subject: American Coach Sales Storefront Renovation

C/O
Bryce Sylvester

Timothy M Simmerly
American Coach Sales
11723 Detroit Avenue
Lakewood, OH 44107
216-221-9330

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Sales Person: John Titgemeier

Unit Image

Page 1 of 1

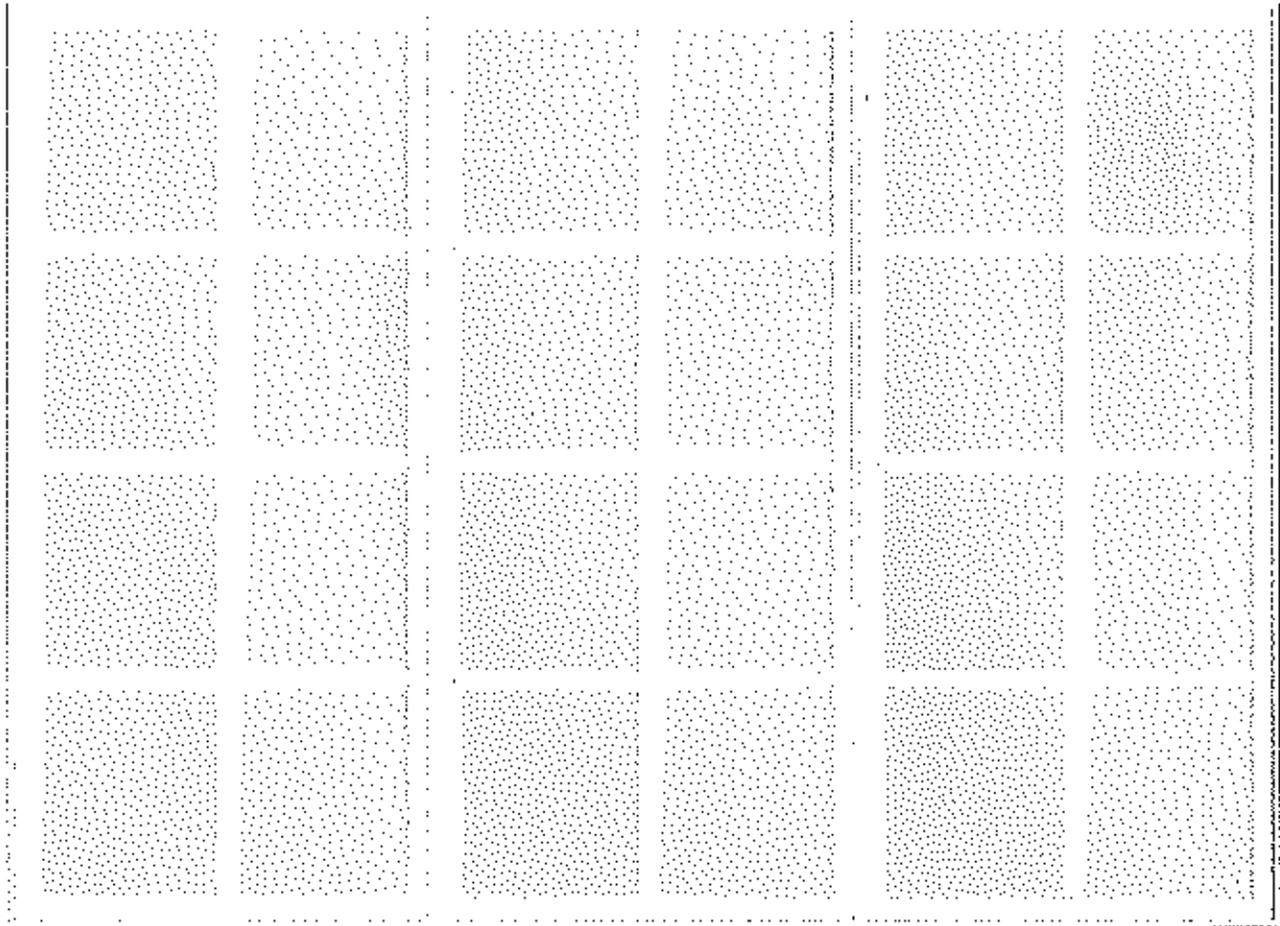
Date: 8/9/2012

Customer Name: 093ct _____ 093ct _____

Number: 57

Floor Plan ID: 101 Unit Location: Second Level Office

Unit 101, Second Level, Office, Front side of the dwelling. Casement-Triple Window, No Exterior Trim, Approximately 110 inches wide by 80 inches high, Sash Ratio of 1:1:1, Canvas Exterior, Canvas Interior, High Performance SmartSun Glass, Stationary Sash Operation (as viewed from exterior), Standard, Standard, TruScene Insect Screen, Colonial



Schwarz, Johanna

From: Planning Dept
Sent: Friday, August 03, 2012 10:25 AM
To: 'Siley, Dru'
Subject: FW: PC 8-2-12 & ARB 8-9-12
Attachments: DM Comments 8-2-12.pdf

Printed.

From: Marie-France Schreiber [<mailto:mfsconx08@att.net>]
Sent: Thursday, August 02, 2012 12:09 PM
To: Planning Dept
Subject: PC 8-2-12 & ARB 8-9-12

Please accept this written document as an expression of my views pertaining to Drug Mart Development site on Detroit Avenue.

Thank you for your consideration.

Marie-France Schreiber

1428 Grace
tel (216) 226-5329
email mfsconx08@att.net

August 2, 2012

Dear Planning Commission and Board of Building Standards/Architectural Board of Review/Sign Review:

My name is Marie-France Schreiber, presently residing at 1428 Grace Avenue and former tenant at 1509 Cohasset.

Hereto are my comments and concerns for upcoming meetings regarding Drug Mart redevelopment of Ganley site.

To the Planning Commission:

In consideration of DDM's recent appeals and submission of third set of changes, I am playing devil's advocate and leaving the final decision for the Planning Commission to ponder, as you clearly are most familiar with zoning and public safety. It is my sincere hope that for all parties concerned, Cohasset and Grace neighbors, that a happy medium can be found. The Ganley facility has lived its purpose, progress means another facility needs to be erected in its place. I leave you with one question, WHO will have deep enough pockets to clean up this site and make it viable again should you deny DDM's third request? Do we want another lot on the eastside of Lakewood (i.e. Rockport) to sit there vacant and be a blight to the entrance of our neighborhood? The decision is yours and yours alone. Please make it a sound one.

To Board of Building Standards/Architectural Board of Review/Sign Review:

The third set of drawings submitted by Dru Siley to neighbors on 7/23/12 have addressed some of the issues brought forth by the neighborhood.

It probably will not appease the Grace Avenue neighbors, because they are trying to save the apartment building, which DDM has deemed to be a gateway in/out of the parking lot. Yet, the Cohasset neighbors seem to be fine with all the loading/unloading going on in their front/back yard. Therefor, in keeping with big picture thinking, what is the best decision here.

Well, it's quite simple: Appease the community and strongly urge DDM to build the highest quality facility and maintain it to a higher standard than that which it currently has on the eastside. A poor corporate image is hard to improve upon when you're addressing one of the most historical residential areas in Lakewood. I, as their neighbor, will demand they maintain a higher standard. I will not tolerate poor management.

Finally, if you refer back to my comments of 7/5/12, I believe I outlined my likes, dislikes, improvements and the must. Here are a few points I'd like to make:

1) I stand firm that should you grant shaving of 872 sq. ft. of 1425 Grace, a board on

board 8 ft fence along that perimeter will not suffice as an adequate sound barrier. Why can't a brick wall be build there like the one on Parkhaven? That is a sea of asphalt, and that wall looks attractive.

2) The flow of traffic in/off Cohasset and Grace still bothers me. If all the loading/unloading, employee parking and garbage is on Cohasset side, why can't that only be an inbound entrance with traffic flowing into parking to exit on Grace and/or Detroit through parking lot. Same on Grace, why make that an entrance, when clearly 18 wheelers are going to be turning into that exit space in order to back into the dock. Having traffic come into the site from Grace is a traffic hazard and not in the best interest of public safety. Lest not forget, since all parties concerned seem to use CVS downtown as a barometer, that site has no entrance or exit on Detroit. All traffic flows in/out of parking lot on Arthur and Lakeland in a circular motion. The same should happen here, with movement Detroit → Cohasset → Grace. Also keep in mind, Family Dollar will have their vehicular traffic moving Detroit → Grace, with deliveries on Grace and Garfield Middle school traffic will be exiting one way going westbound on Detroit (if drivers obey the traffic sign) but have a propensity to go up Grace and turn around in the driveways of the first four houses on Grace. This may change with DDM in the picture, but that is yet to be determined.

3) I would like to see an enclosure built for the dumpster similar to the one at Dunkin Donuts on Spring Garden Avenue. It's tastefully done and would look appropriate near garages of adjacent properties.

4) I'm still pushing to limit hours (a) store hours 9 am to 10 pm and (b) delivery trucks/vans and trash removal to after school starts and before school ends (9 am to 2 pm). Some of us spend a lot of time on our front porches!

5) **A MUST:** GRANT Mr. Walters, principal of Garfield Middle School, request for a police officer presence when school lets out. He shares my concerns regarding vehicular traffic.

Finally, should the construction of this facility move forward, let's work together as a team to elevate the quality of the development for future generations to come.

Dissension is not progress. One unified group doesn't make a neighborhood. We are all entitled to our opinions, but at the end of the day, someone has to make the decision. And, with that said, the burden is on the Planning Commission and ARB.

I hope you will consider my comments when making your final decisions.



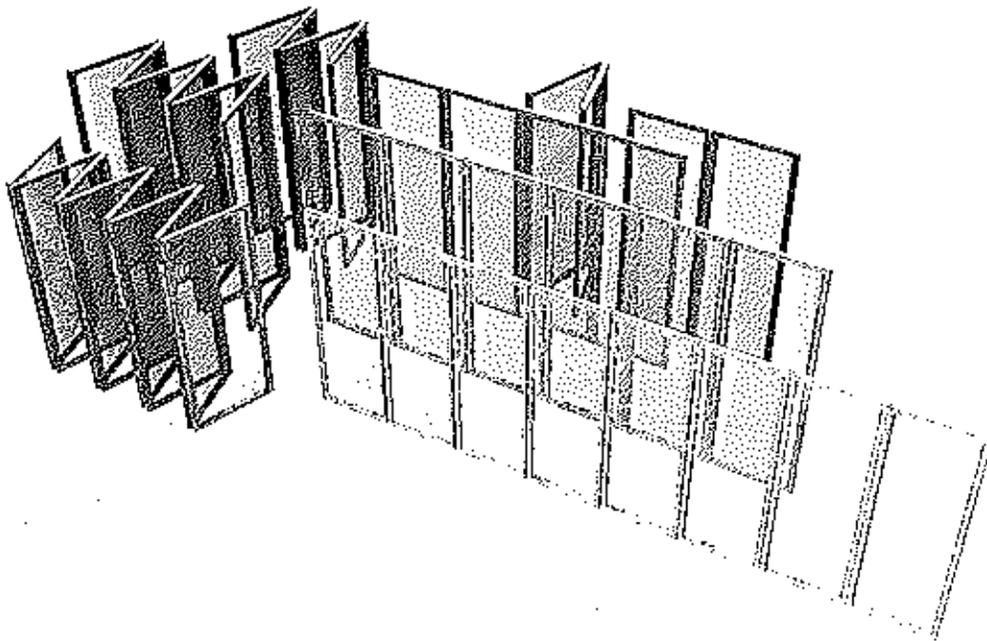
WORLD OF BEER®

SUPPLEMENTAL SUBMITTAL

City of Lakewood
Architectural Board of Review

World of Beer
14701 Detroit Avenue

August 9, 2012



NEW TAP DEVELOPMENT LLC
2807A Delmar Drive
Bexley, Ohio 43209
(614) 203-0303

August 9, 2012

Bryce Sylvester
City of Lakewood
Planning and Development
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: World of Beer/INA Building
Exterior Façade Modifications
Architectural Board of Review

Dear Bryce:

Per the input we received last week at the Board's workshop session, attached please find supplemental information in support of our request.

In summary, we can accommodate Nana System style storefront in place of our originally proposed glass roll up doors. However, please note the following:

1. The Nana System, while providing vertical mullions, will have narrower spacing (not matching existing storefront exactly).
2. The required "stacking" of the doors when in the open position will inhibit visual and pedestrian access.
3. Financially the Nana System costs roughly 4 times that of the glass roll up doors.

We did do a comprehensive internet search for a roll up door system without horizontal mullions and found none. However, we are confident that vertical silver/clear anodized mullions (matching existing building) and black horizontal mullions (that would visually disappear) would be a good alternative.

While roll up doors continue to be our preference, we are more than happy to accommodate the finding of the Board and look forward to being an integral part of the Lakewood community.

Thank you in advance for your consideration. Darren will look forward to meeting everyone and discussing our application with the Architectural Board of Review this Thursday.

Sincerely,

Mark Pottschmidt

CC: Brad Kowit, Darren Greene



TO: CITY OF LAKEWOOD PLANNING & DEVELOPMENT,
12650 DETROIT AVE.
LAKEWOOD, OH 44107
ATTENTION: BRYCE SYLVESTER, BOARD SECRETARY

FROM: TIM MILLER
1347 MANOR PARK AVE.
LAKEWOOD, OH 44107
RE: DOCKET 07-78-12

AUGUST 3, 2012

DEAR MR SYLVESTER;

I WILL BE OUT OF TOWN FOR THE MEETING SCHEDULED THURSDAY AUGUST 9, 2012 REGARDING APPROVAL OF A SIDE PORCH TO BE ADDED TO MY PROPERTY AT 1347 MANOR PARK AVE. MY BROTHER TERRY MILLER WILL BE ATTENDING THE MEETING AS MY AUTHORIZED AGENT TO REPRESENT ME. IF YOU HAVE ANY QUESTIONS I CAN BE REACHED AT 216-214-9100. THANK YOU FOR YOUR UNDERSTANDING.

SINCERELY

TIM MILLER



July 25, 2012

Dear Dru Siley-

My name is Sarah Wilczynski owner of Everything Computers And Electronics 17000 Madison Ave. I am writing this in response to the letter I received from the City of Lakewood Denying our sign request. I would like to request a rehearing for our sign.

Please contact me with any further questions.

Thank you for your time,

Sarah Wilczynski

216-978-0995 cell

① why? July 12th
② Current sign?

A Friend's Secret (Est. July 21, 2011)
16506 Detroit Ave.
Lakewood, Ohio 44107
Owner: Sarah Wilczynski

Everything Computers And Electronics (Est. July 9, 2012)
17000 Madison Ave.
Lakewood, Ohio 44107
Owner: Sarah Wilczynski

City Of Lakewood-

My name is Sarah Wilczynski owner of Everything Computers and Electronics

I am writing in response to my sign application

The current sign face is 3ft height- 14ft width

I would like to put my business name (Everything Computers and Electronics) on the current sign face.

I will be using 3inch lettering on ½ inch oak wood

The font I will be using is **TIMES NEW ROMAN**

The wooden letters will be brick red exterior paint

The sign letters will be secured with liquid nail and exterior wood screws

Everything Computers and Electronics 17000 Madison Ave. Lakewood, Ohio 44107

Any questions I can be contacted at 216-978-0995

Thank you-

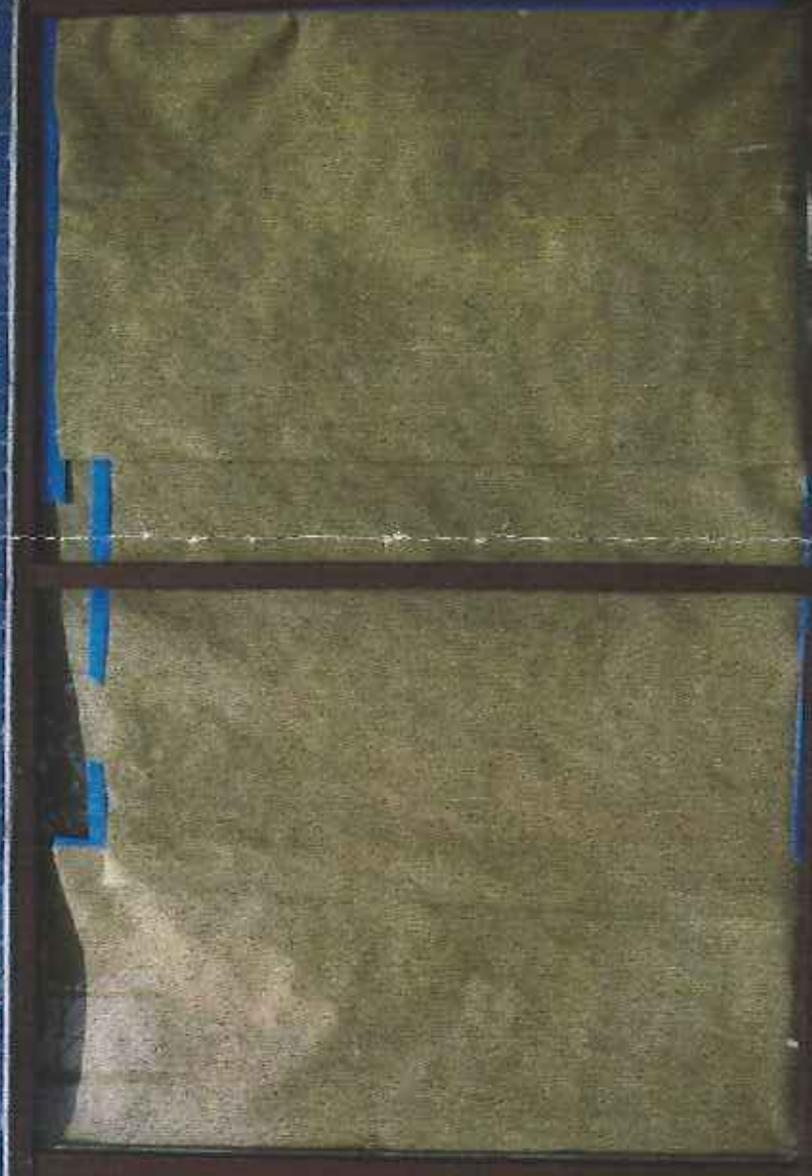
Sarah Wilczynski

17000 Madison Ave.

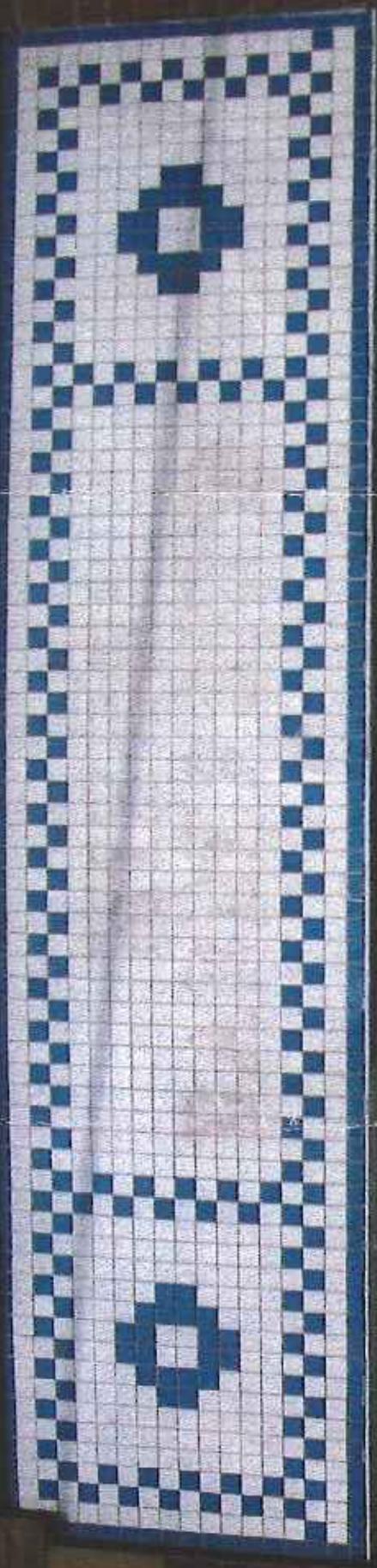


Winston Ave

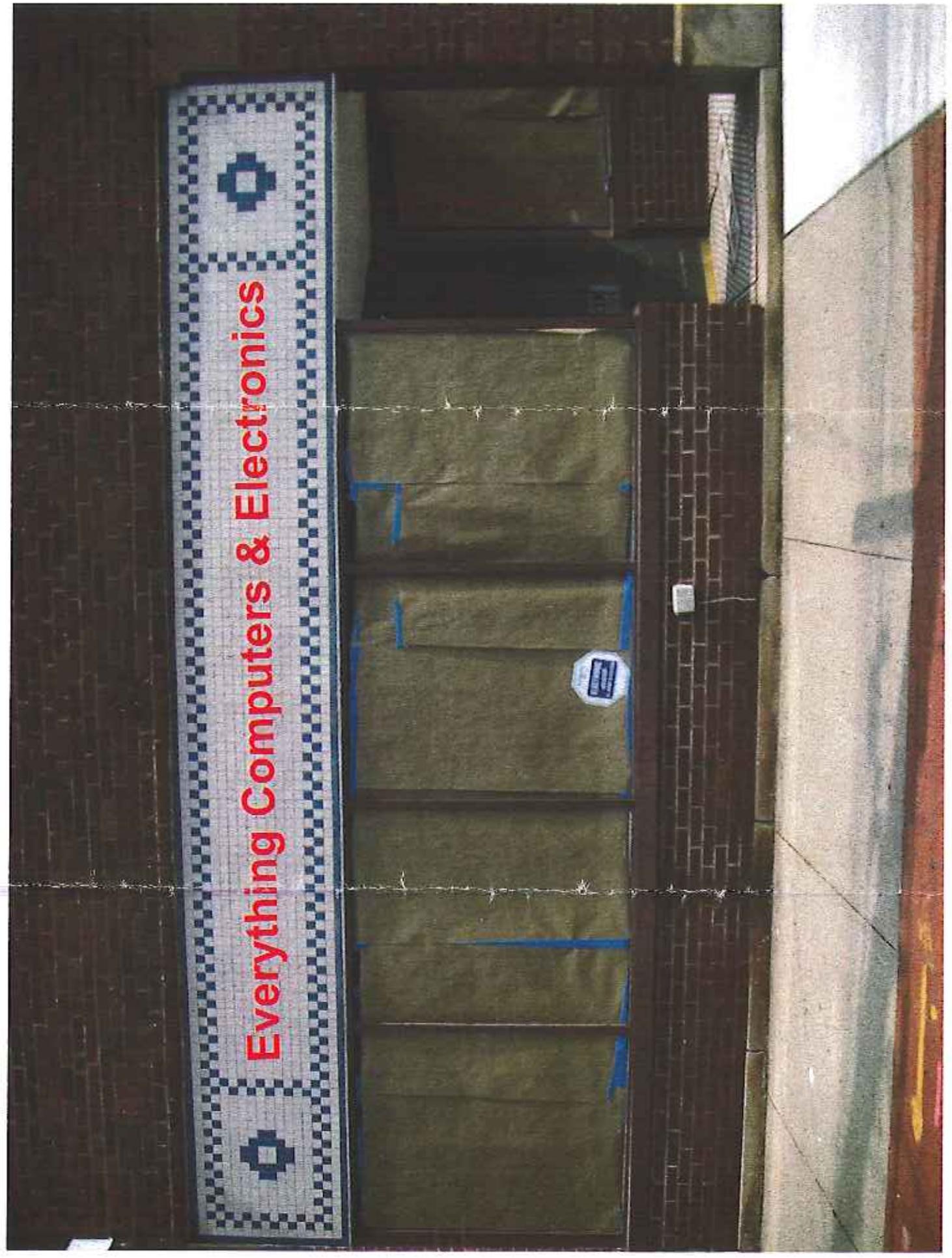
**Everything Computers
&
Electronics**



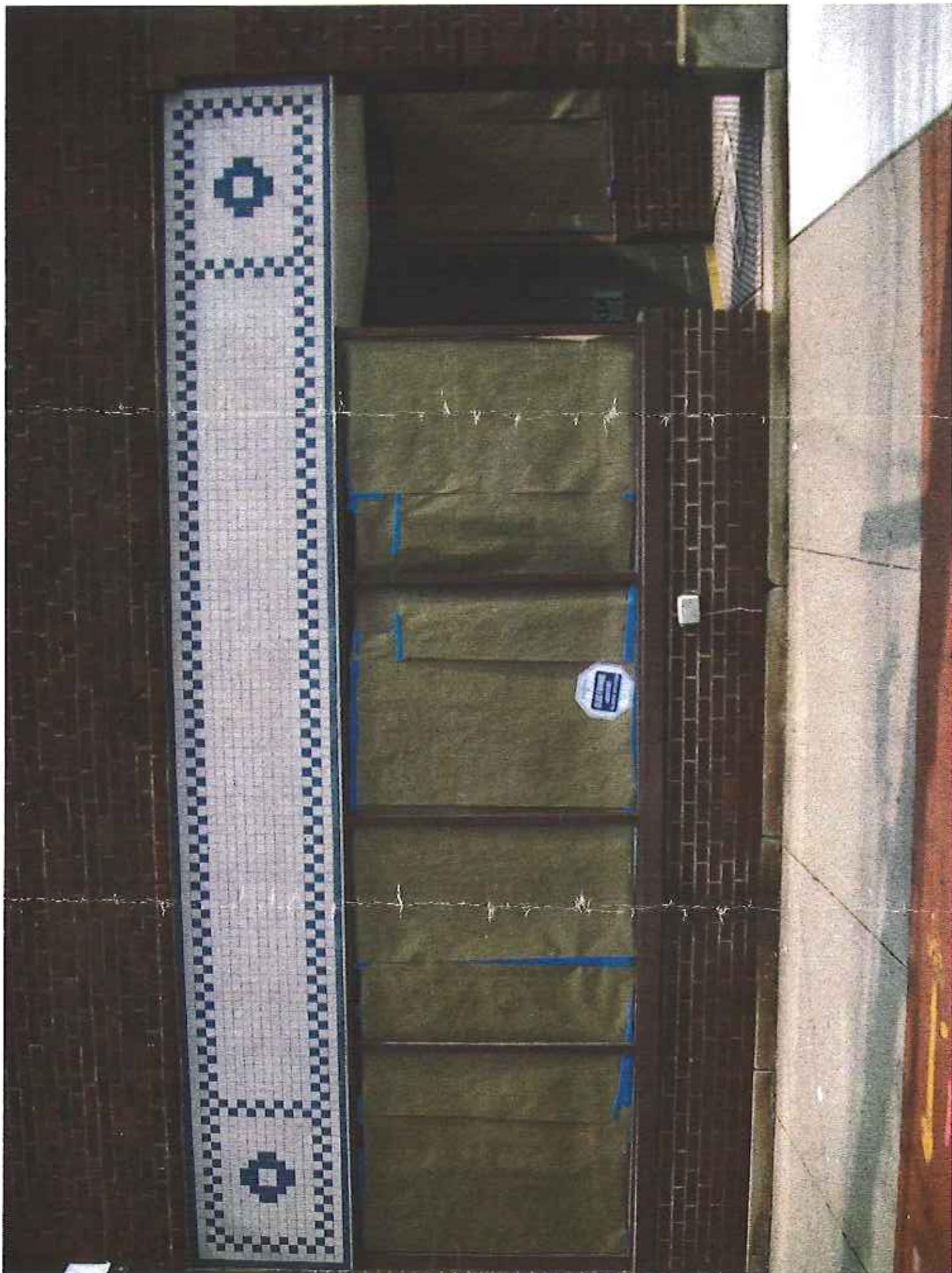
Winston Ave

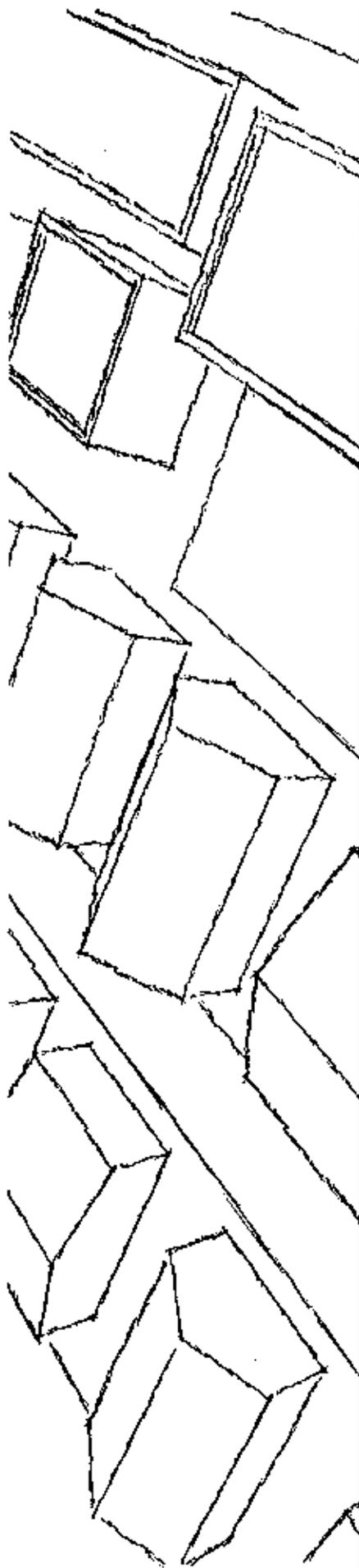


Madison Ave



Madison Ave

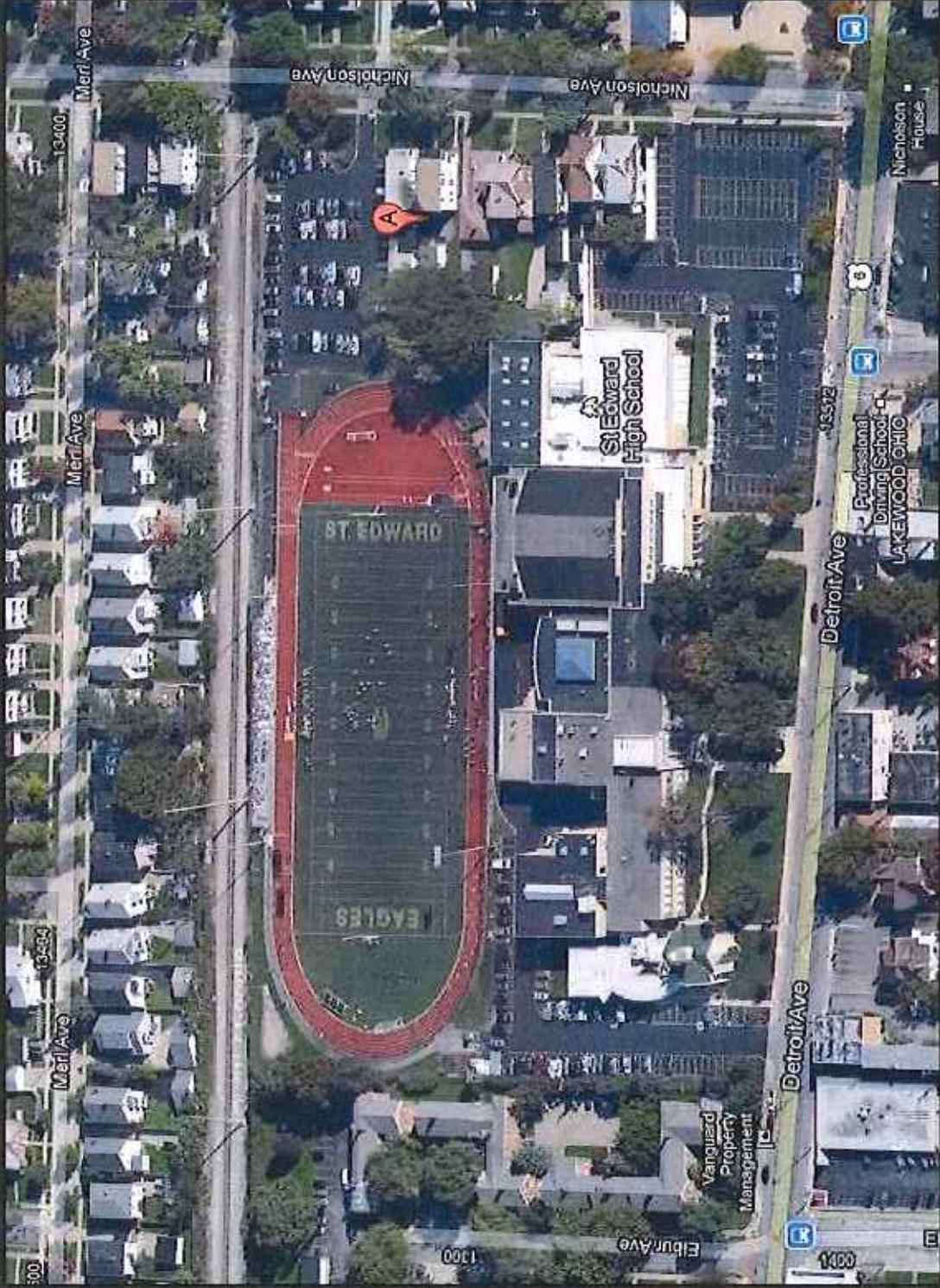




**Board of Building Standards
Architectural Board of Review
Sign Review Board**

August 2012





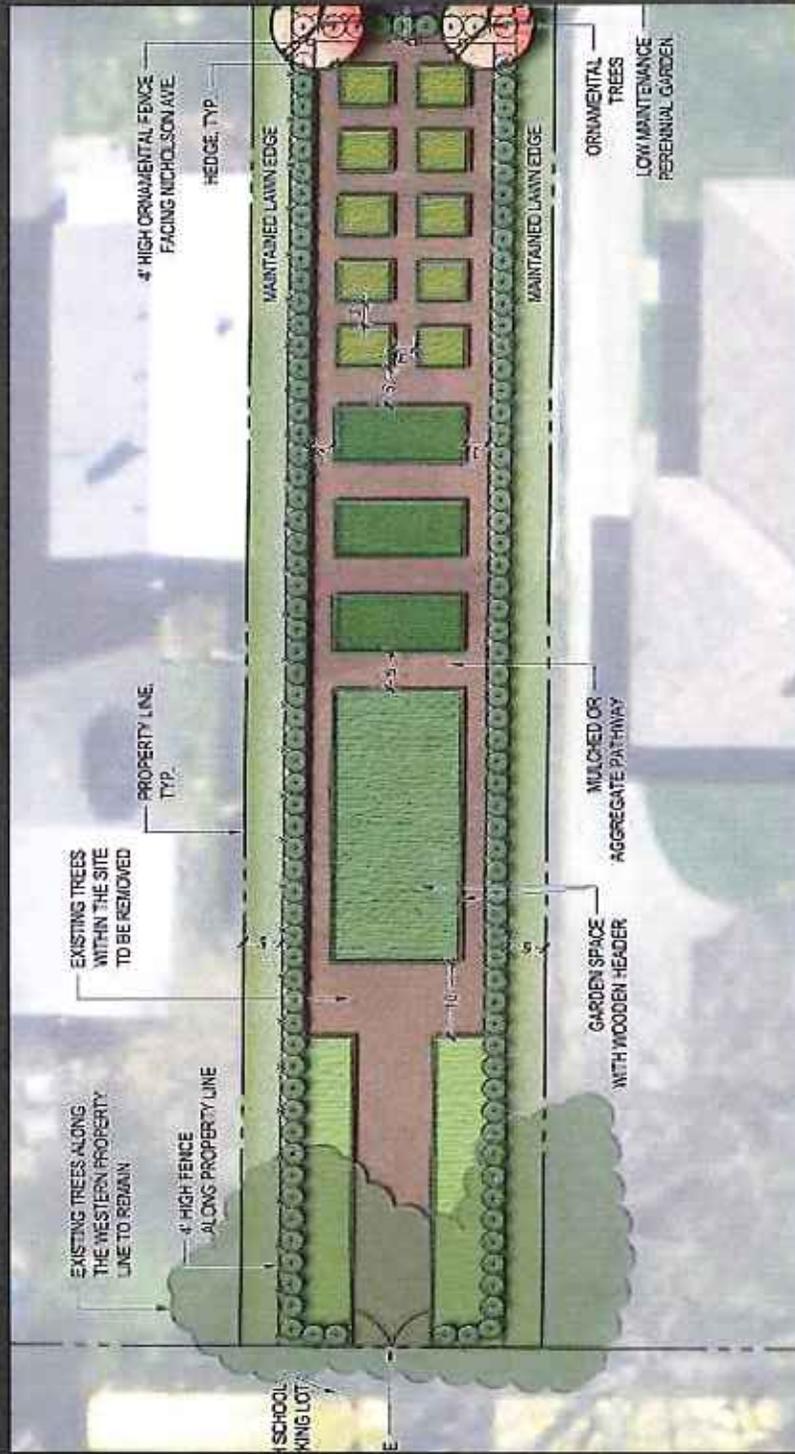
Request for Revisions
1350 Nicholson Avenue
St. Edward High School

XBR August 2012



Request for Revisions
1350 Nicholson Avenue
St. Edward High School

FBR August 2012



Wooden header around garden area



Fence Option B:



Request for Revisions

1350 Nicholson Avenue

St. Edward High School



2058 Mars Avenue

ABR August 2012

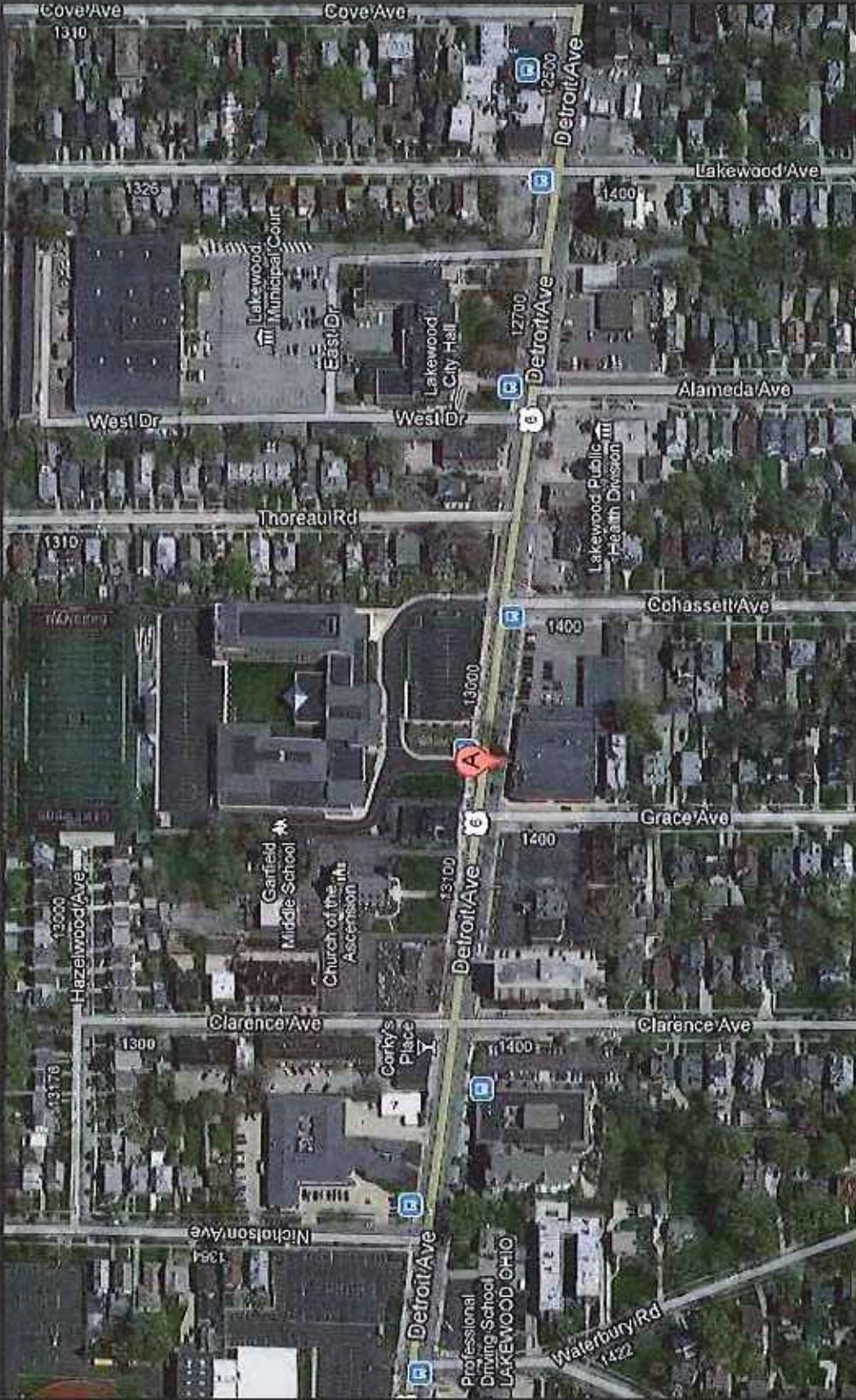


Before renovation image Date September 2009



2058 Mars Avenue Before and After Renovation

ABR August 2012

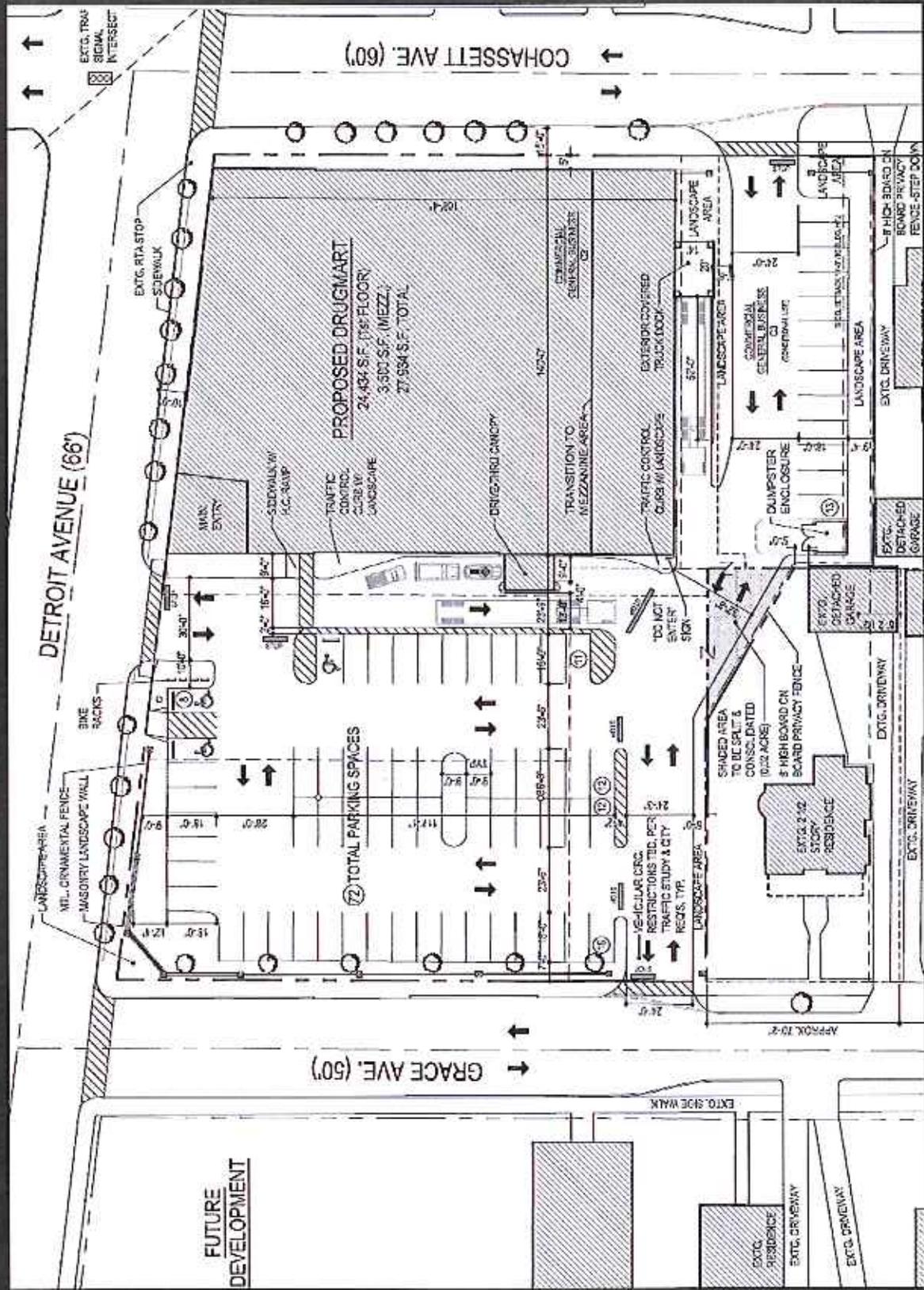


13123 Detroit Avenue Discount Drug Mart

ABR August 2012

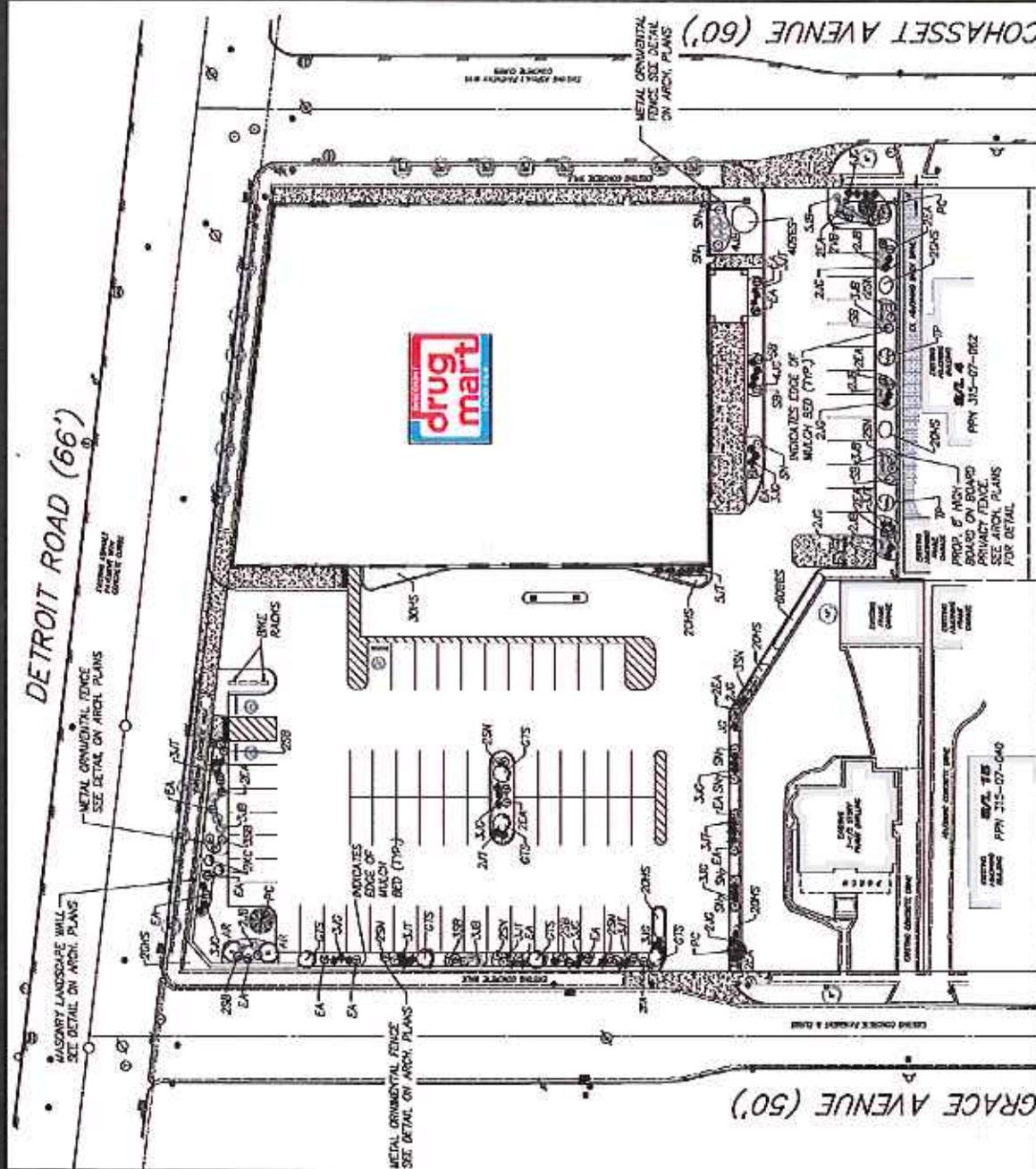


**13123 Detroit Avenue
Discount Drug Mart**



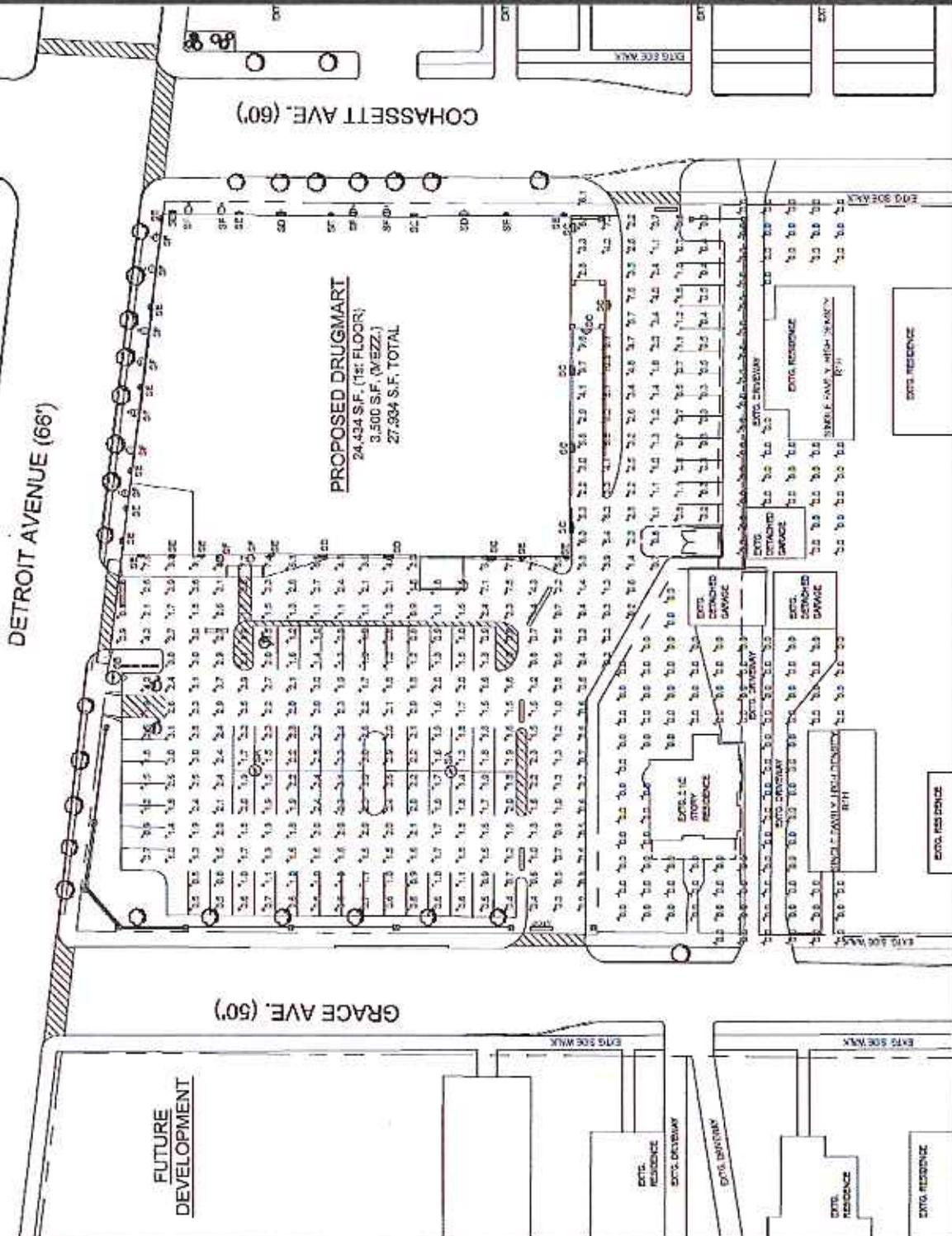
13123 Detroit Avenue Discount Drug Mart

ABR August 2012



SYMBOL	NUMBER	COMMON NAME
OVERSTORY TREES		
AR	2	RED SUNSET MAPLE
ORNAMENTAL TREES		
GTS	6	SKYLINE HONEY LOCUST
PC	3	CLEVELAND SELECT CALLERY PEAR
KC	2	KWANZAN CHERRY
TP	2	THUNDERCLOUD PLUM
SHRUBS		
JB	29	BROADMOOR JUNIPER
JT	28	TAMS JUNIPER
JG	43	GOLD COAST JUNIPER
SN	16	ANTHONY WATERER SPIREA
SN	22	SNOWMOUND SPIREA
EA	31	BURNING BUSH
VB	2	VERBENUM
GROUNDCOVER		
HS	170	GOING BANANAS DAYLILIES
BES	190	BLACK EYED SUSAN

13123 Detroit Avenue Discount Drug Mart



13123 Detroit Avenue Discount Drug Mart

ABR August 2012



DOUBLE LOOP BIKE RACK:
AS MANUFACTURED BY "PARK IT"
WWW.PARKITBIKERACKS.COM



DOUBLE LOOP BIKE RACK:
AS MANUFACTURED BY "PARK IT"
WWW.PARKITBIKERACKS.COM



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



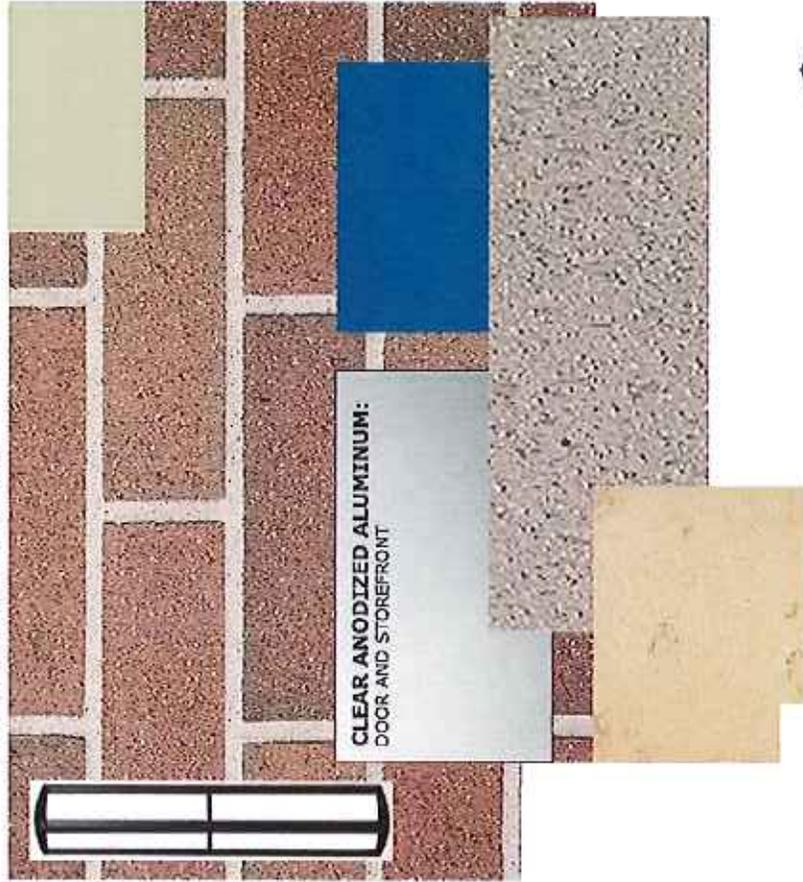
Sign Bracket Store
EXTERIOR SIGN BRACKETS

**40" HAIKU ARCH HANGING
BLADE SIGN BRACKET**
36" ROUND PREMIER CELLULAR PVC SIGN BLANK
BY "HOOKS AND LATTICE"

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



EXTERIOR WALL LIGHT FIXTURE:
WM1 HORIZONTAL LAMP SERIES
AS MANUFACTURED BY "WLS LIGHTING"
COLOR "BLACK" (NO ALUM. BAND)



CLEAR ANODIZED ALUMINUM:
DOOR AND STOREFRONT

ADA
ARCHITECTS, LLC

The images and design intent shown in this rendering are general in nature. It is the client's responsibility to verify all materials, quantities, and construction details with the contractor. The actual built project may vary from the rendering.

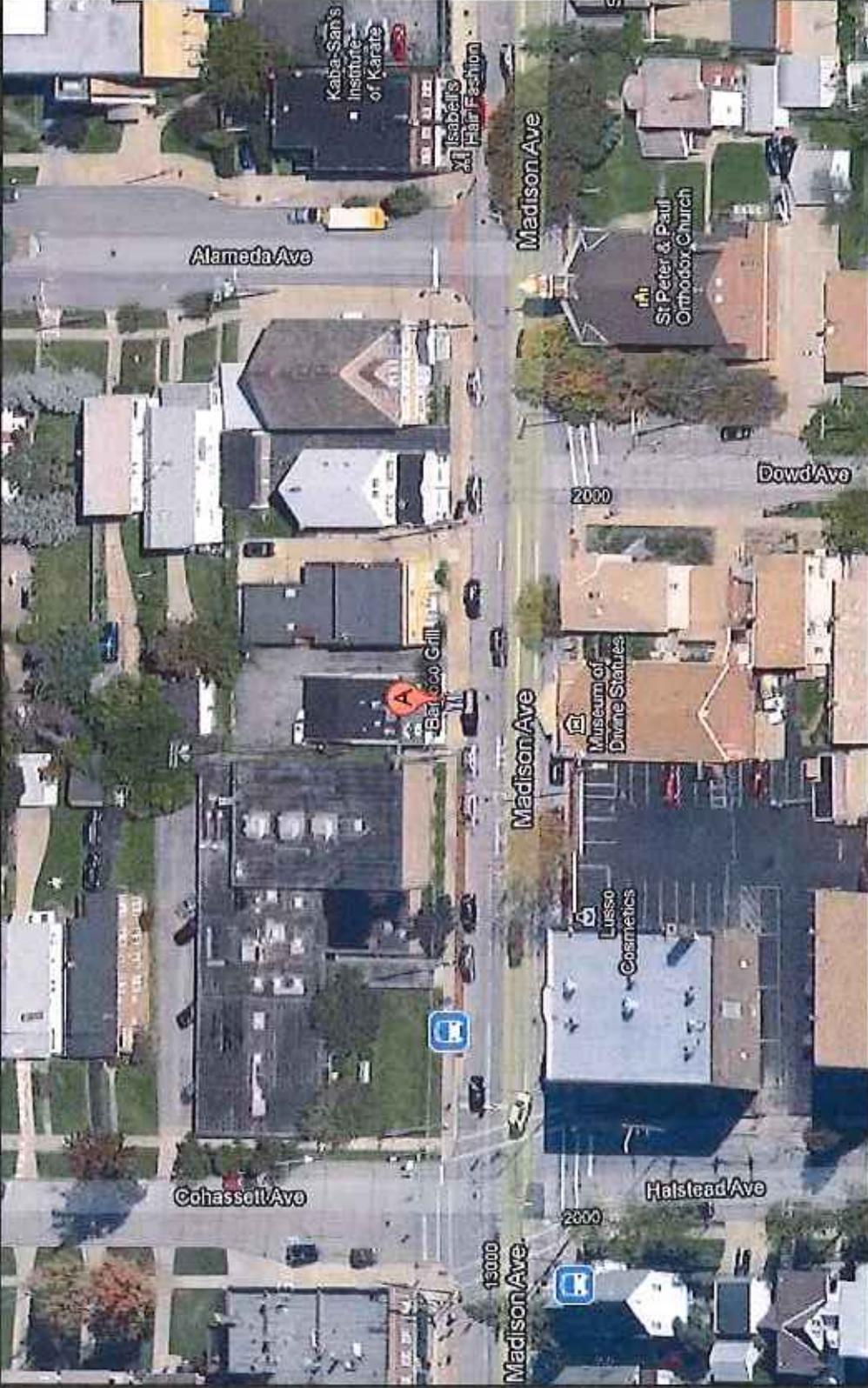
Discount DrugMart
Lakewood, Ohio
05.06.12



Materials and Fixtures

13123 Detroit Avenue Discount Drug Mart

ABR August 2012



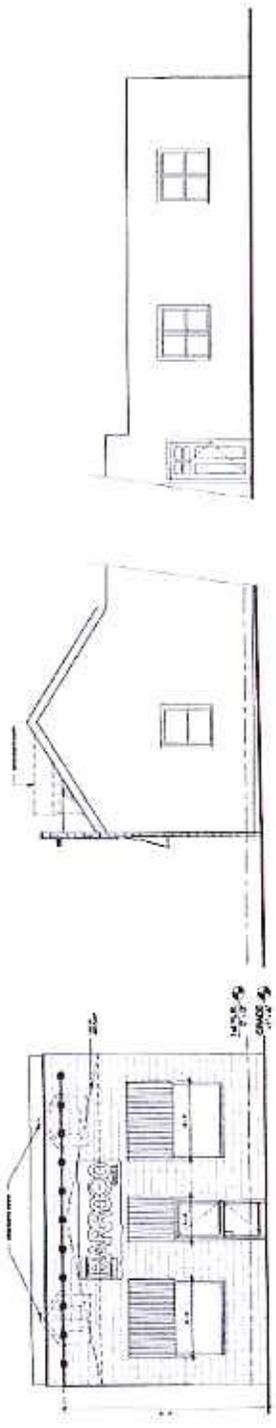
12906 Madison Avenue
Barocco Grill

ABR August 2012



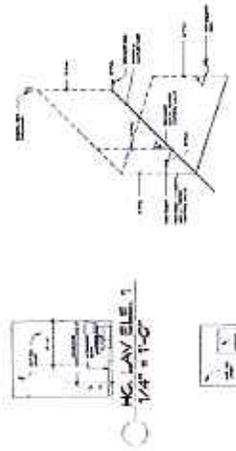
ABR August 2012

12906 Madison Avenue
Barocco Grill



○ SOUTH ELEVATION
1/4" = 1'-0"

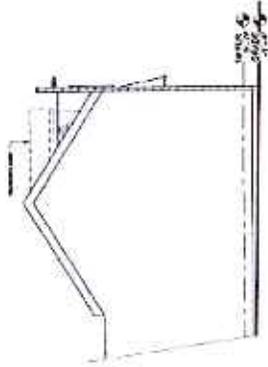
○ EAST ELEVATION
1/4" = 1'-0"



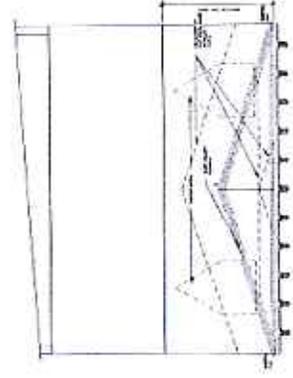
○ HC. LAV. ELE. 1
1/4" = 1'-0"

○ HC. LAV. ELE. 2
1/4" = 1'-0"

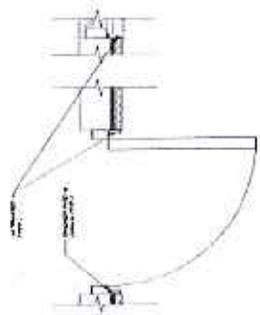
○ PLUMBING ISO
N.T.S.



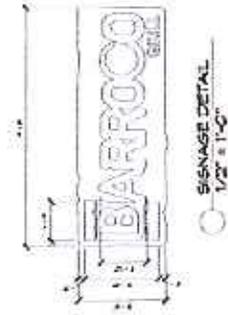
○ WEST ELEVATION
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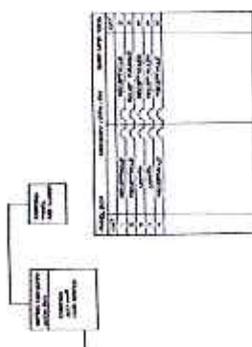
○ PARTIAL ROOF PLAN
1/4" = 1'-0"



○ DETAIL @ DR. & MN. JAMES
1" = 1'-0"

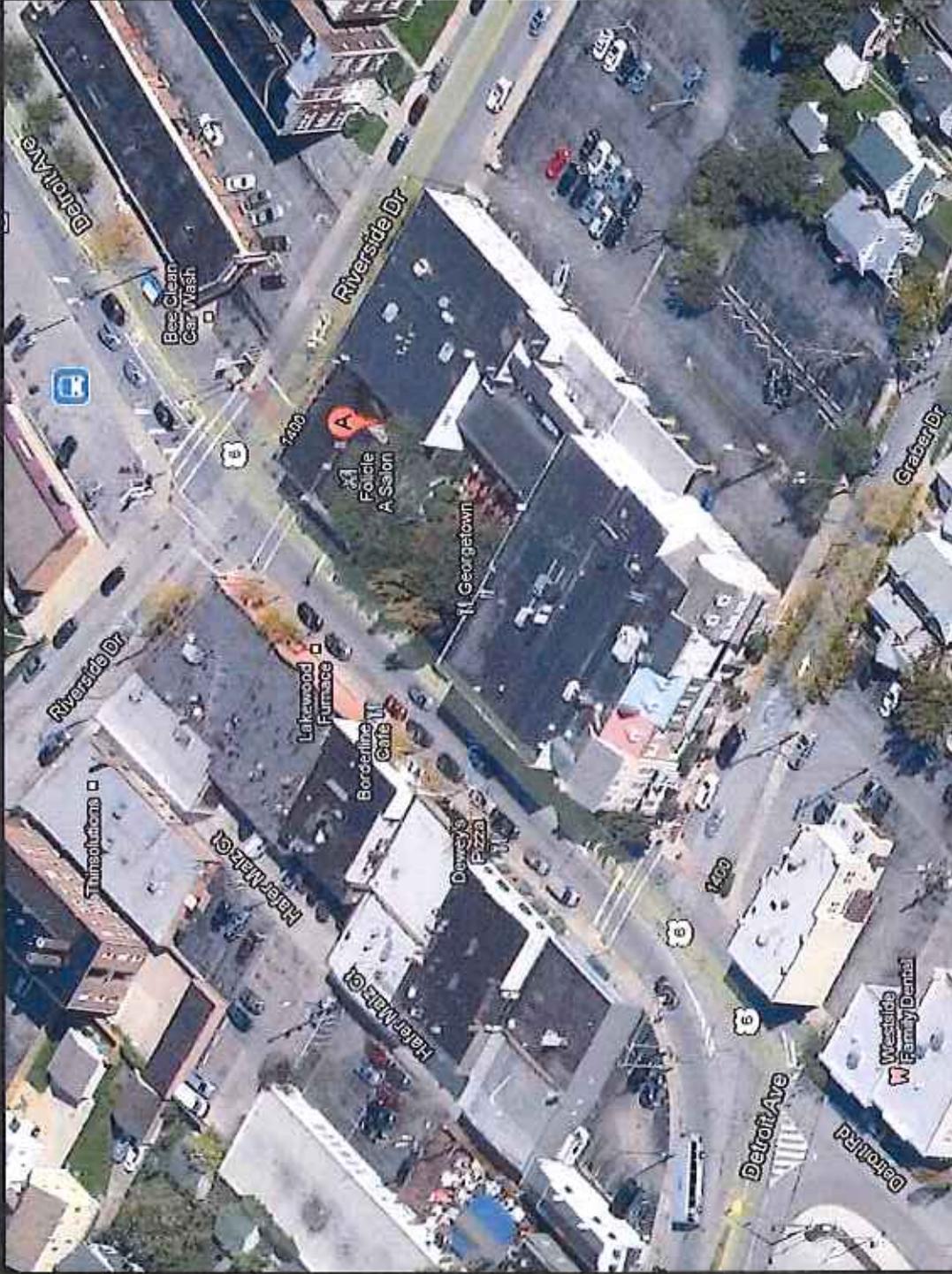


○ SIGNAGE DETAIL
1/2" = 1'-0"



○ PANEL DIAGRAM
N.T.S.

12906 Madison Avenue Barocco Grill



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

FBR August 2012



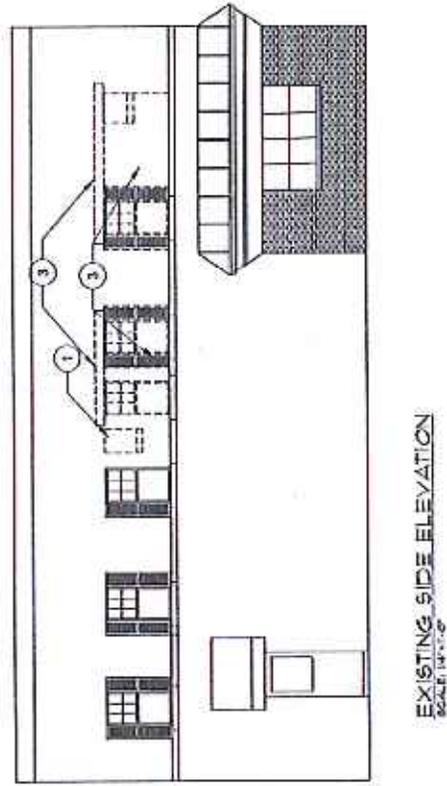
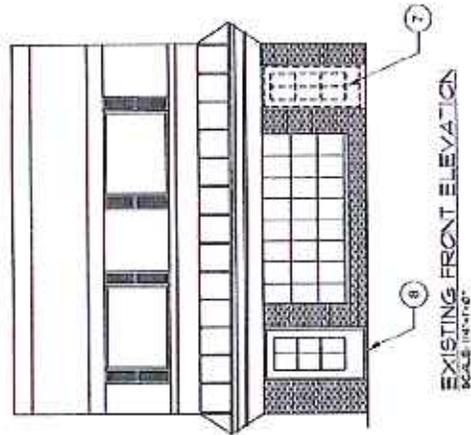
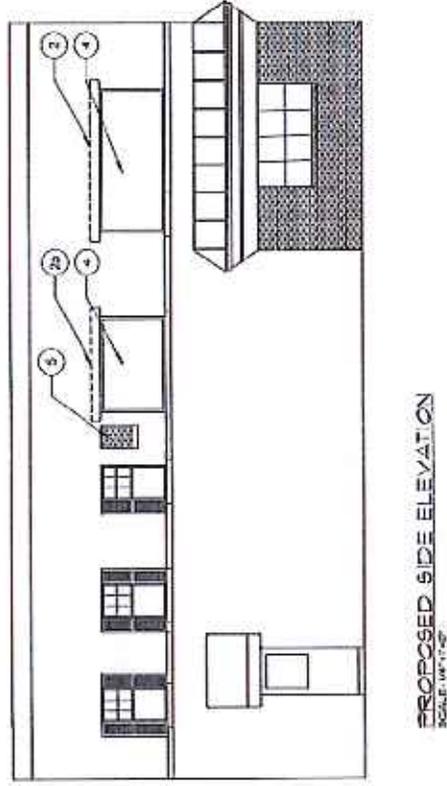
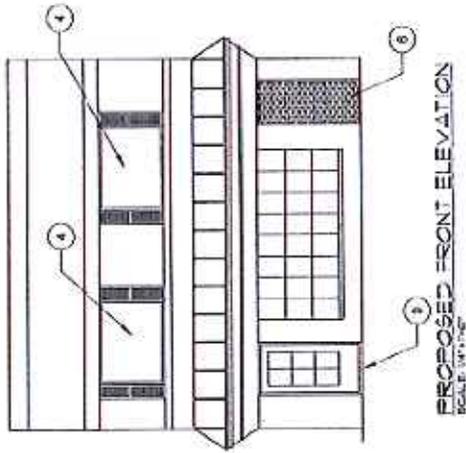
18501 Detroit Avenue
Folicle (a Salon) Inc.

ABR August 2012



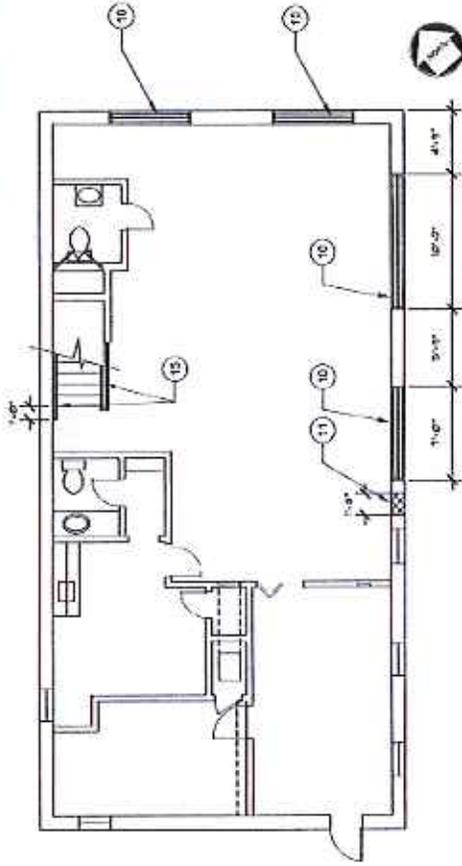
ABR August 2012

18501 Detroit Avenue Folicle (a Salon) Inc.

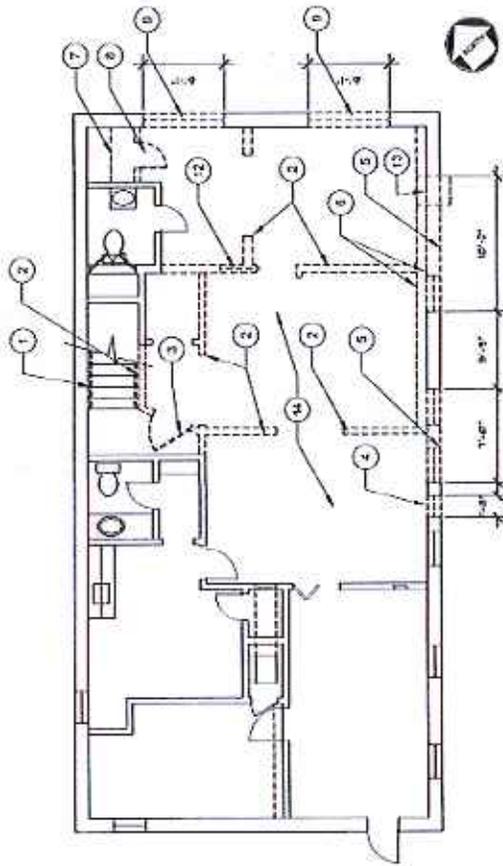


ABR August 2012

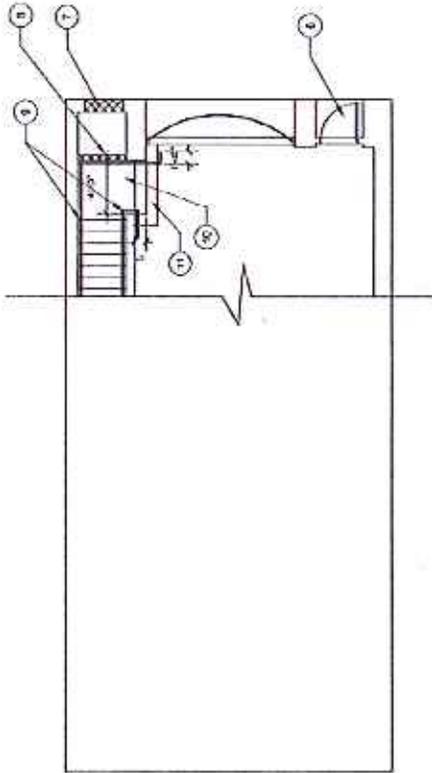
**18501 Detroit Avenue
Folicle (a Salon) Inc.**



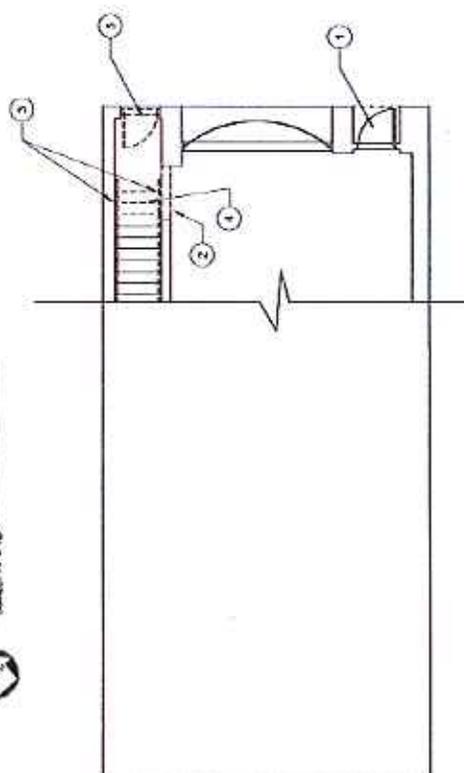
PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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



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

ABR August 2012



11723 Detroit Avenue American Coach Sales

ABR August 2012

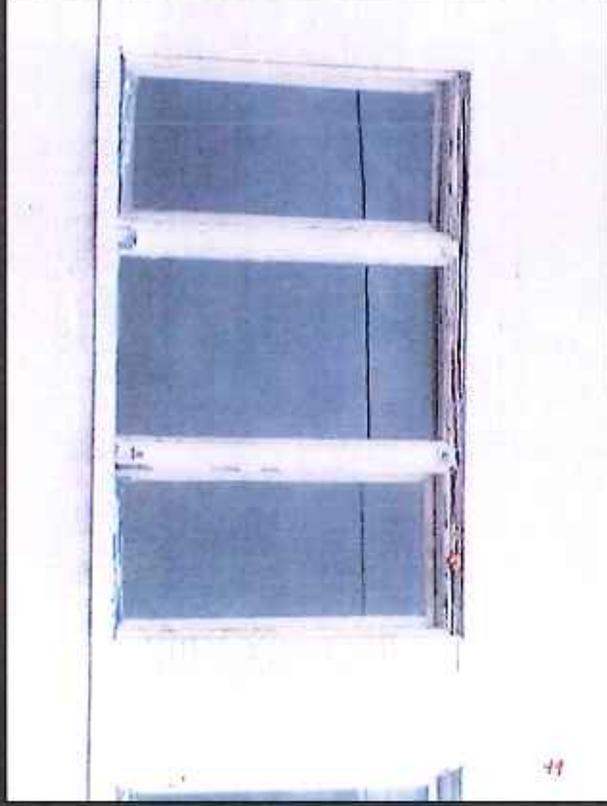
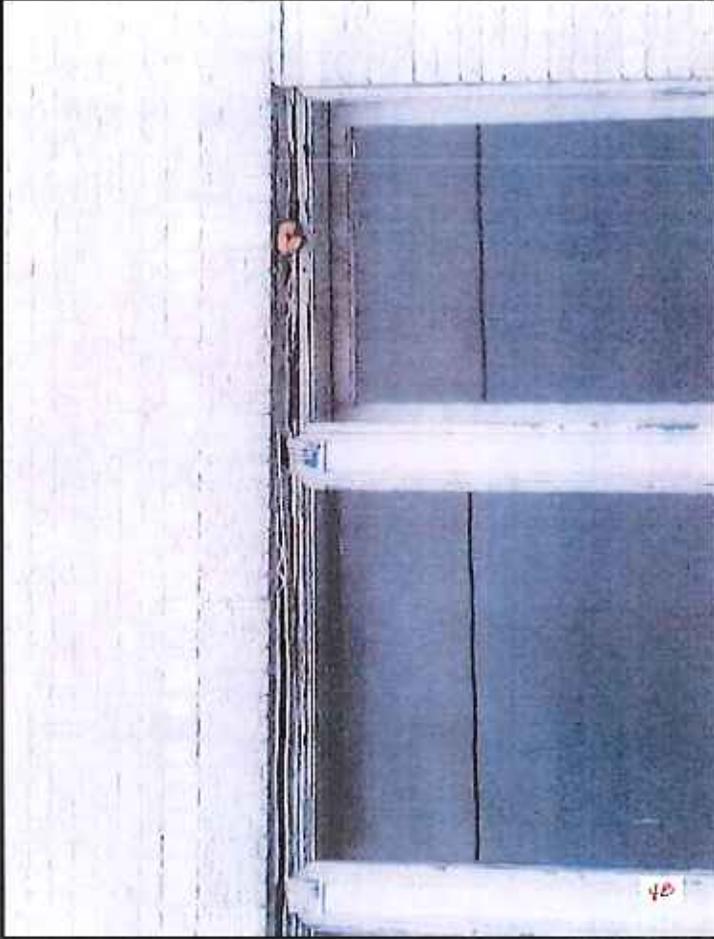


**11723 Detroit Avenue
American Coach Sales**

ABR August 2012



11723 Detroit Avenue
American Coach Sales



ABR August 2012

11723 Detroit Avenue
American Coach Sales



1479 Maile Avenue

ABR August 2012



ABR August 2012

1479 Maile Avenue



1479 Maile Avenue

ABR August 2012



South West Corner of 1479 Maile Avenue



North West Corner of 1479 Maile Avenue

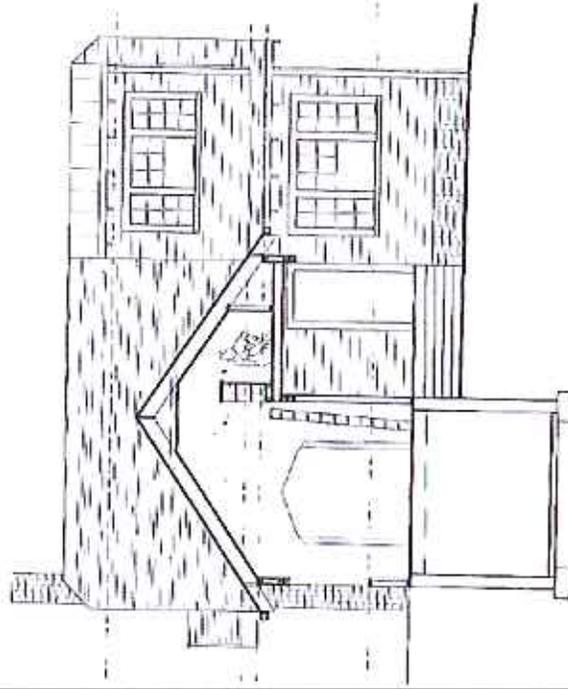
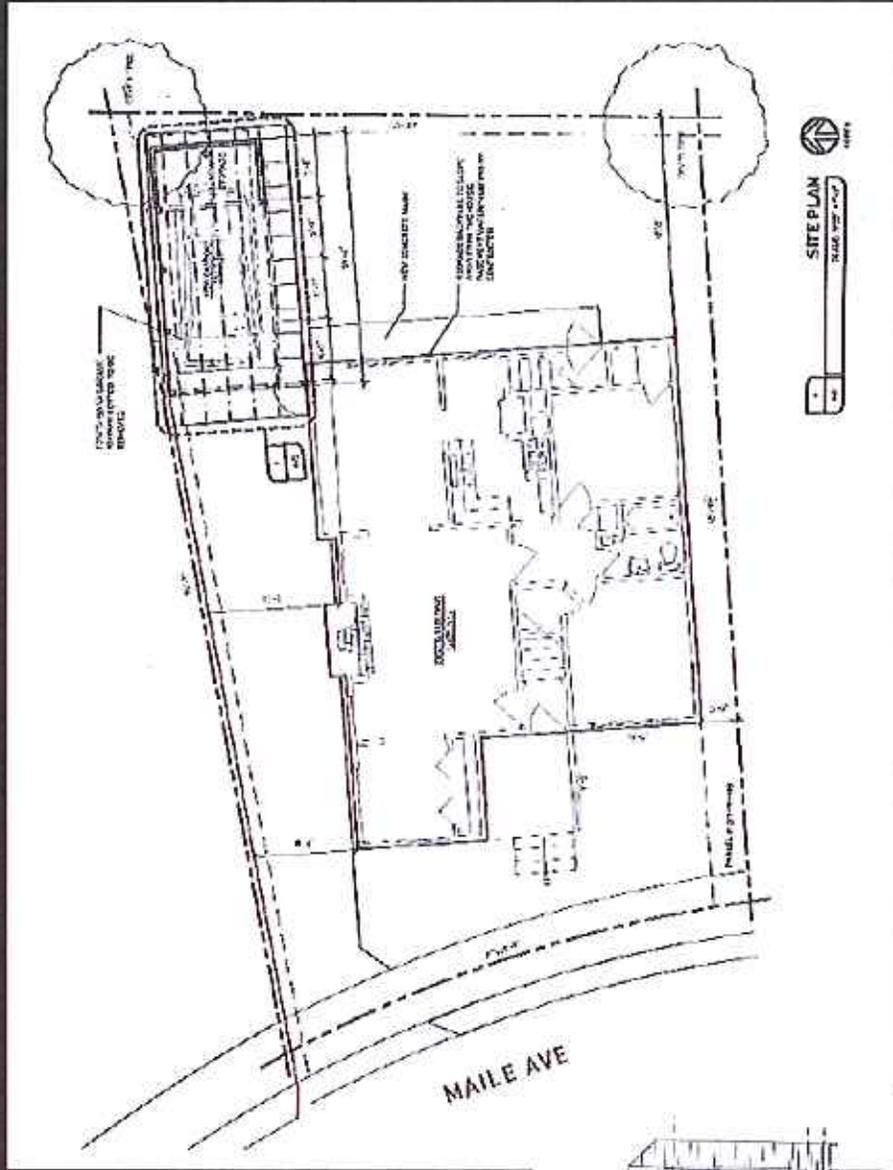


Garage Front Updated Driveway

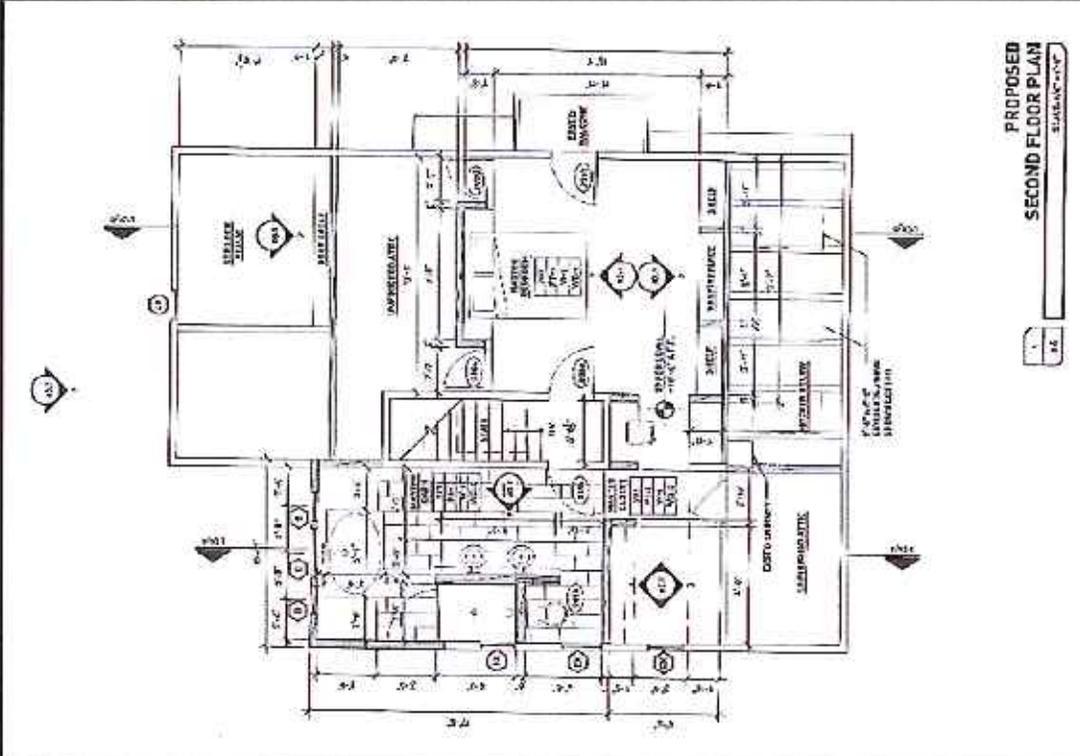
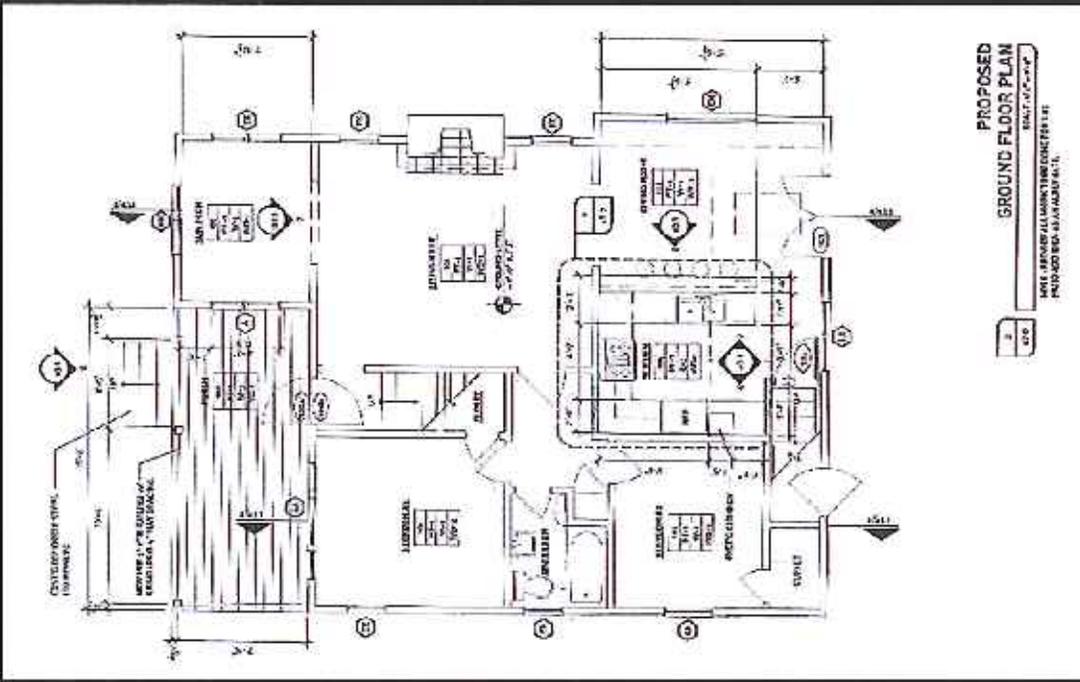


Garage Front Estate Driveway

1479 Maile Avenue

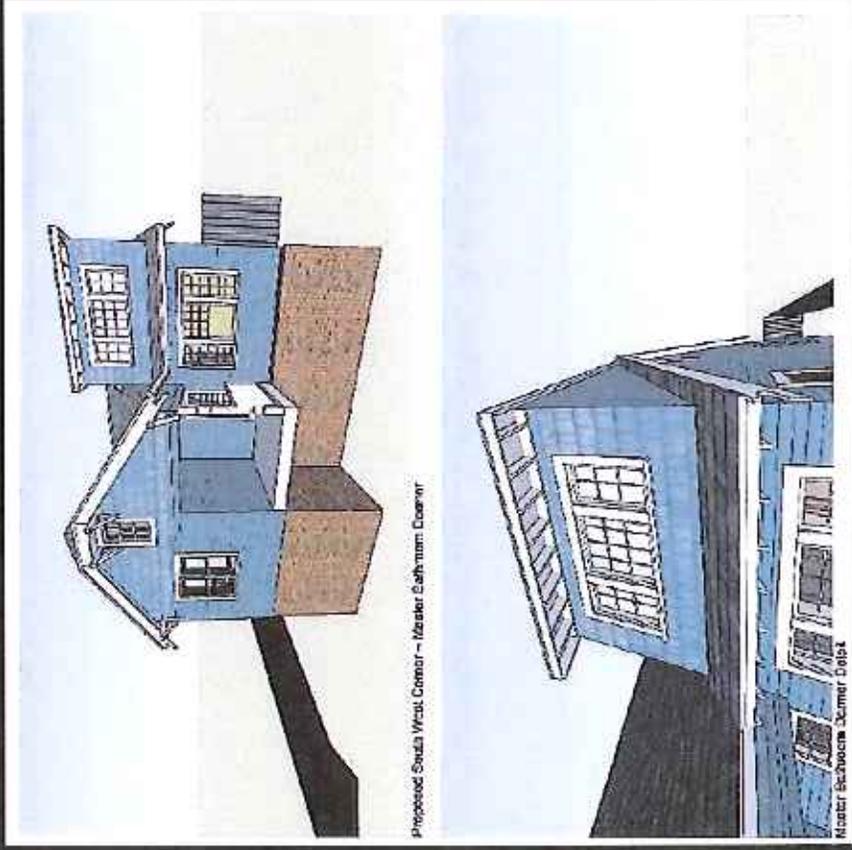


1479 Maile Avenue

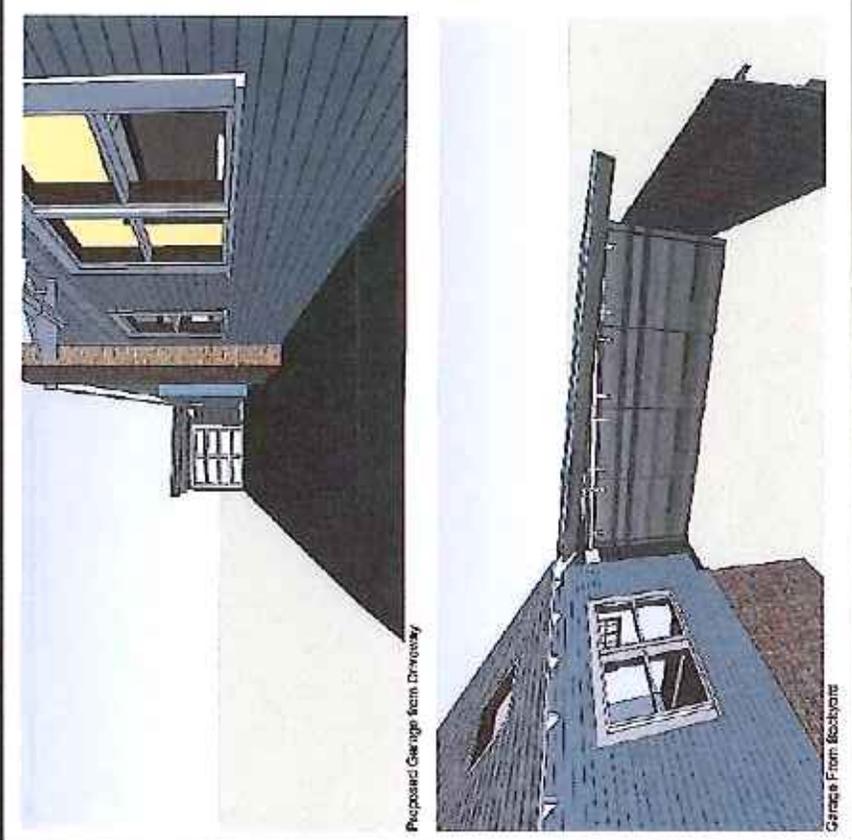


1479 Maile Avenue

ABR August 2012



Proposed South West Corner - Master Bedroom Corner

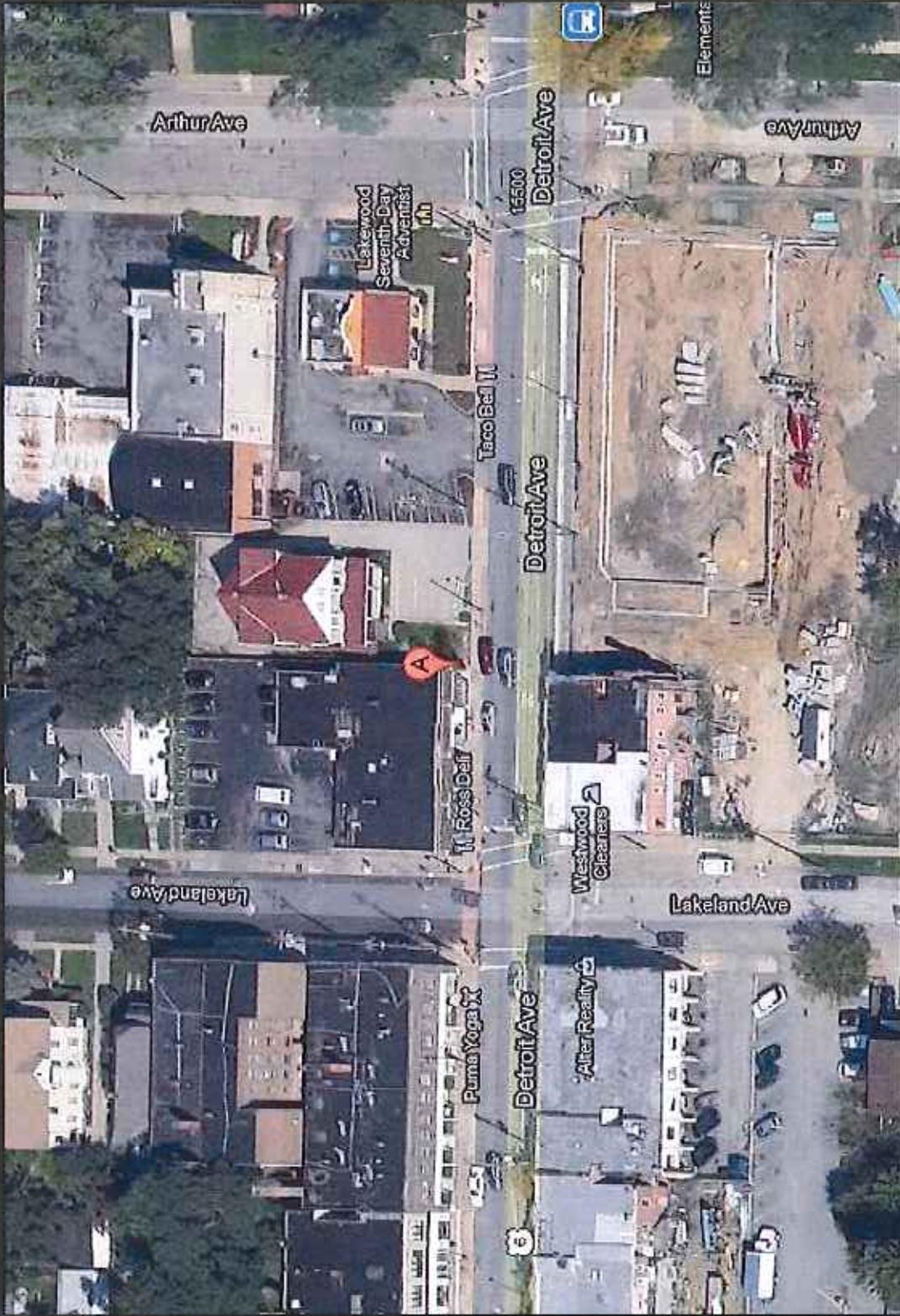


Proposed Garage from Driveway

Master Bedroom Corner Detail

Garage From Backyard

1479 Maile Avenue



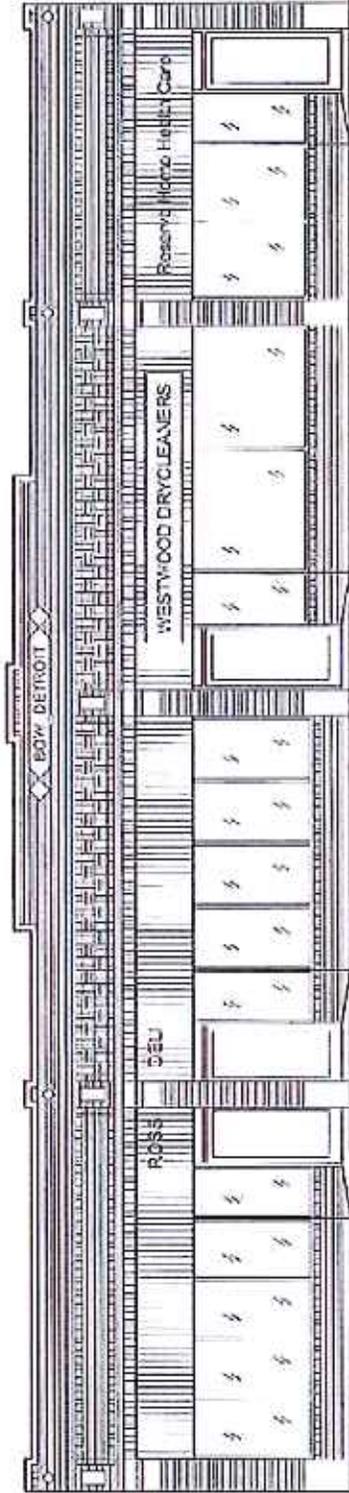
15518 - 24 Detroit Avenue Bow Detroit Building

ABR August 2012



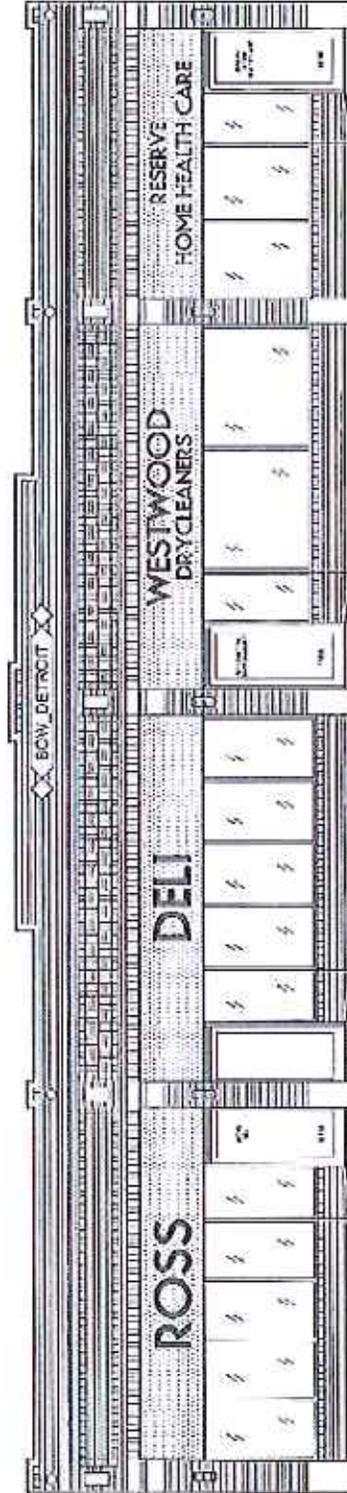
APR August 2012

15518 – 24 Detroit Avenue Bow Detroit Building

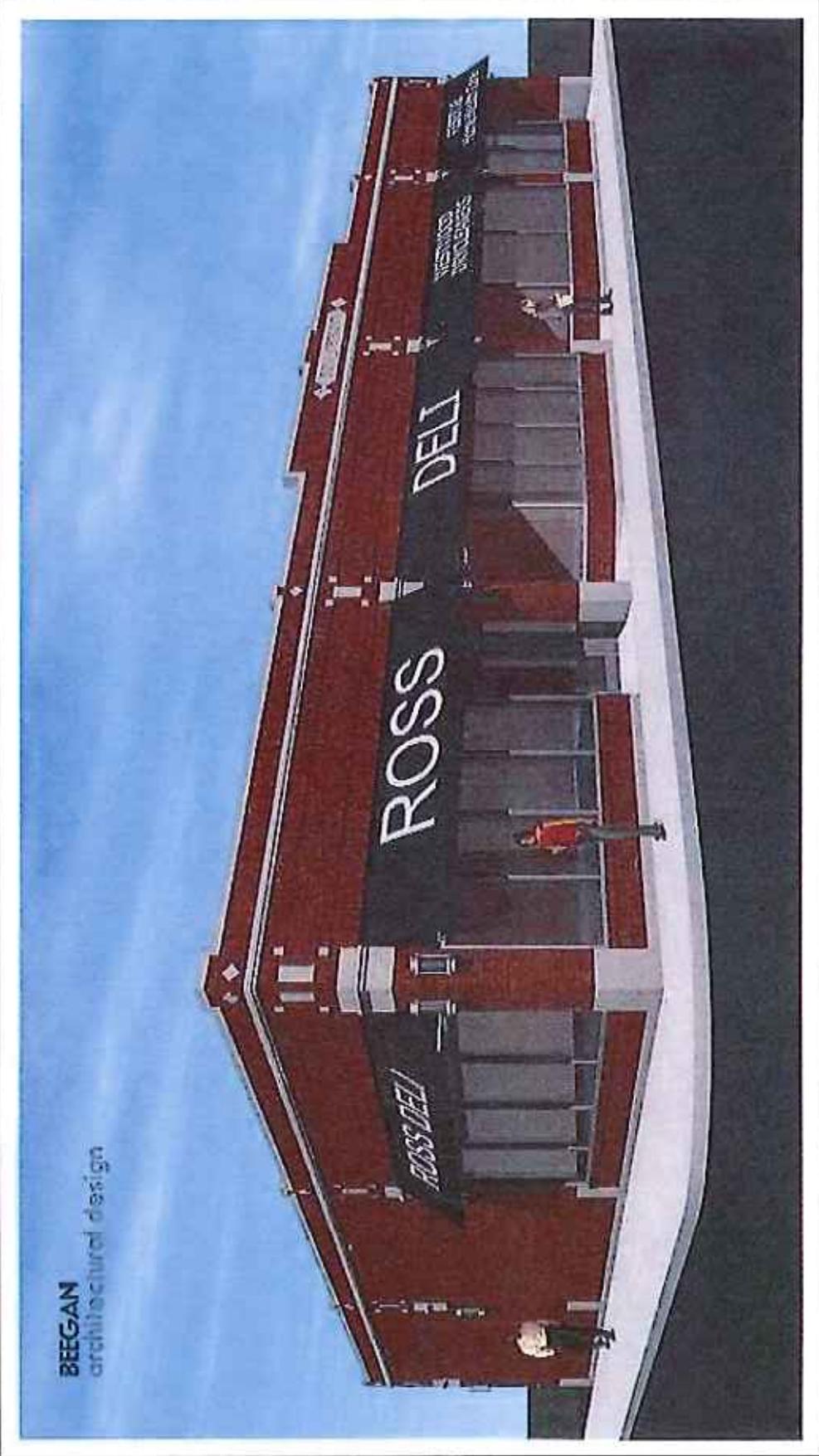


EXISTING ELEVATION

3/8" = 1'-0"

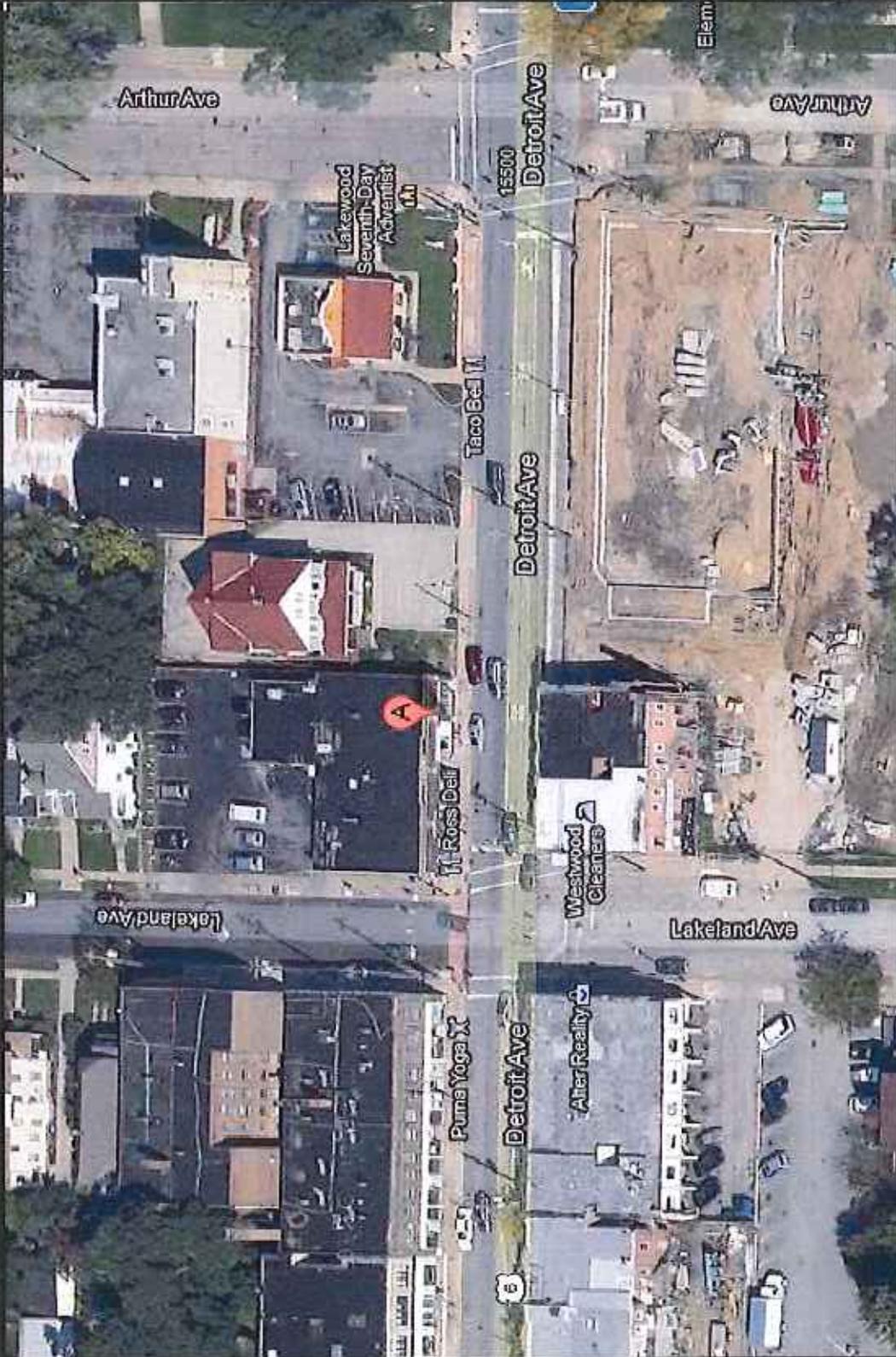


15518 - 24 Detroit Avenue
Bow Detroit Building



15518 - 24 Detroit Avenue
Bow Detroit Building

ABR August 2012



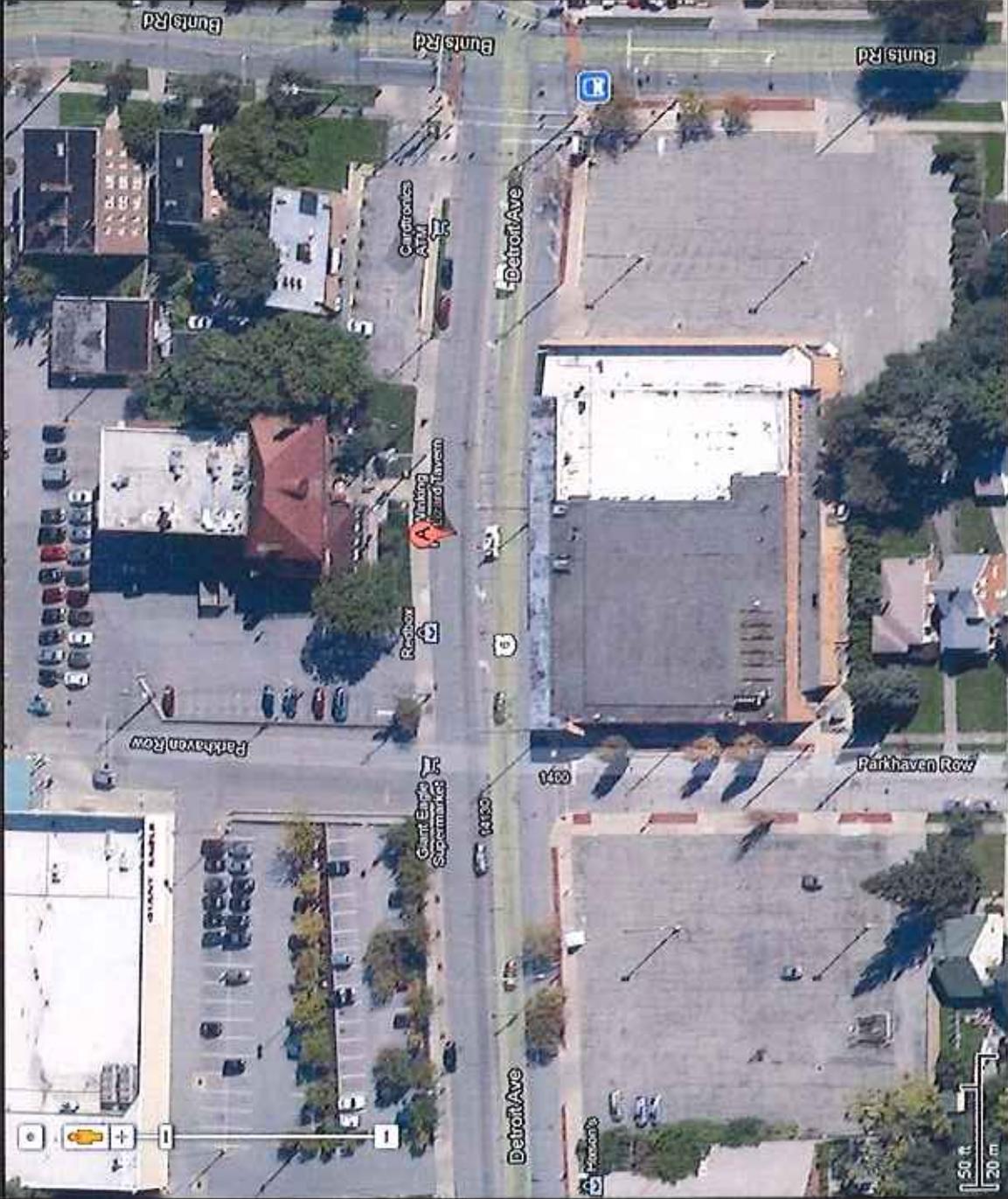
**15520 Detroit Avenue
Westwood Dry Cleaners**

AER August 2012



FBR August 2012

15520 Detroit Avenue
Westwood Dry Cleaners



14013 Detroit Avenue GetGo

ABR August 2012



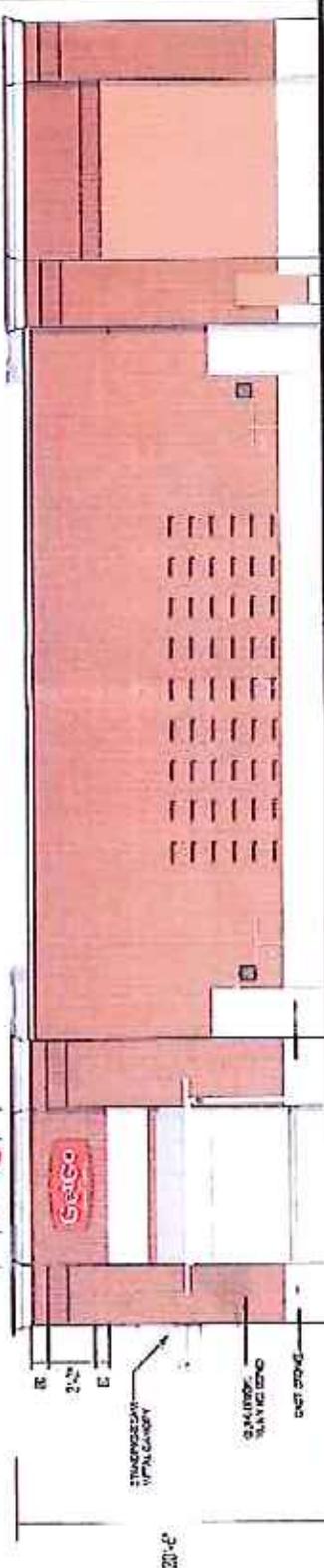
ABR August 2012

14013 Detroit Avenue GetGo

85'-9"

5'-0" 3'-0" 5'-0" 3'-0"

SECTION 1

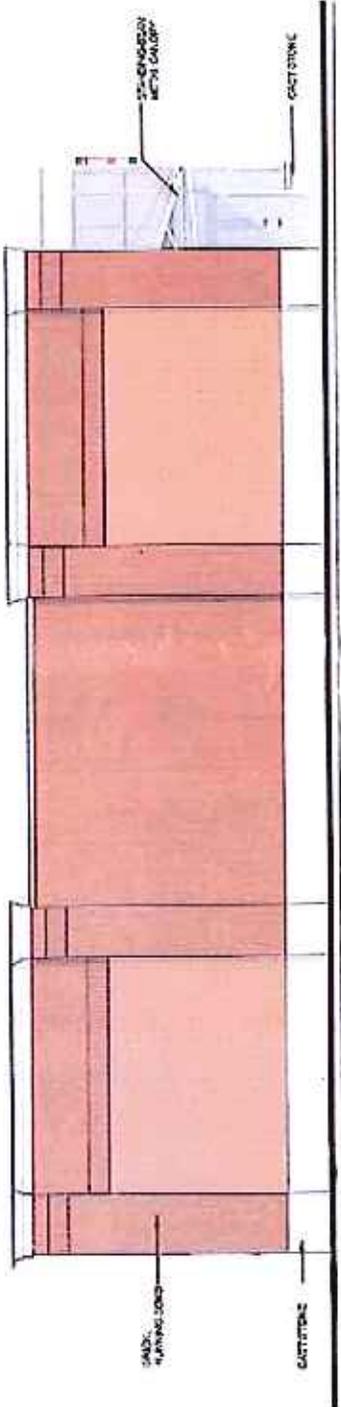


SECTION 2

SECTION 3

WEST ELEVATION (PARKHAVEN ROW)

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



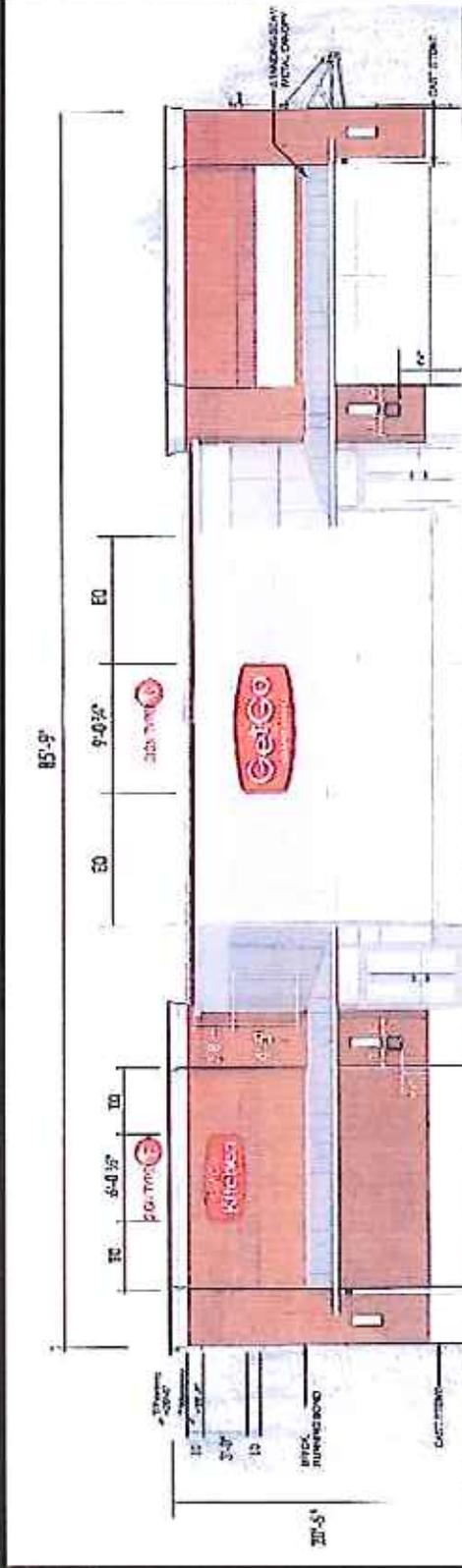
SOUTH ELEVATION (NO PROPOSED SIGNAGE)

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

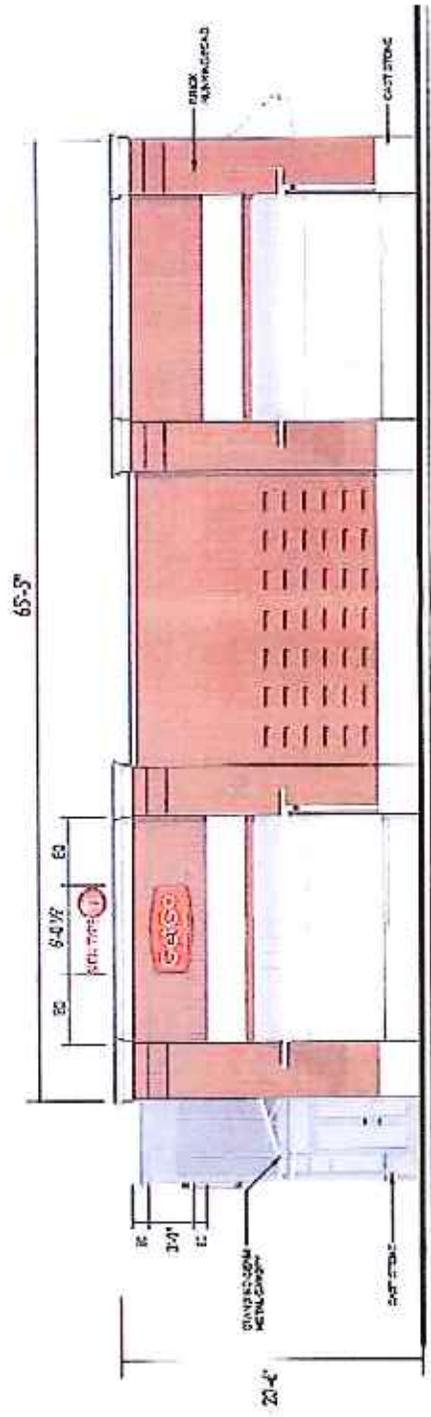
14013 Detroit Avenue

GetGo

FEB August 2012

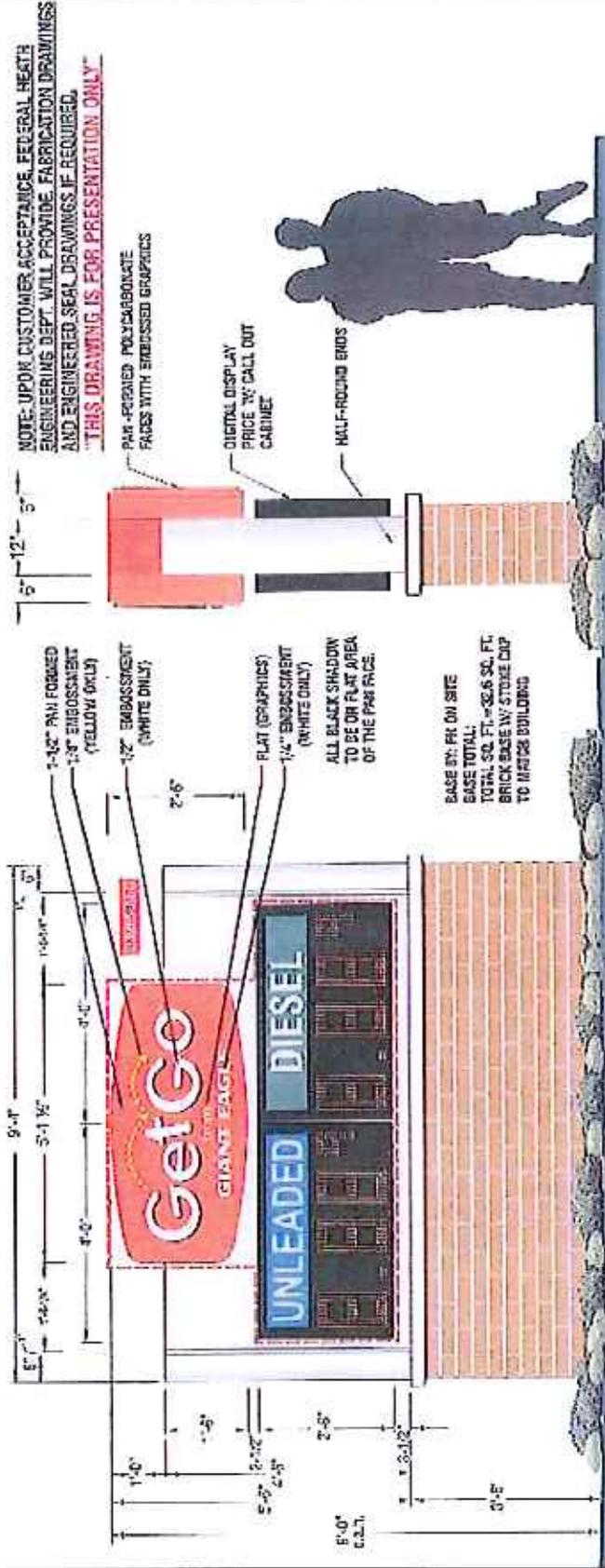


EAST ELEVATION (BUNTS RD)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (DETROIT AVE)
SCALE: 1/8" = 1'-0"

14013 Detroit Avenue GetGo

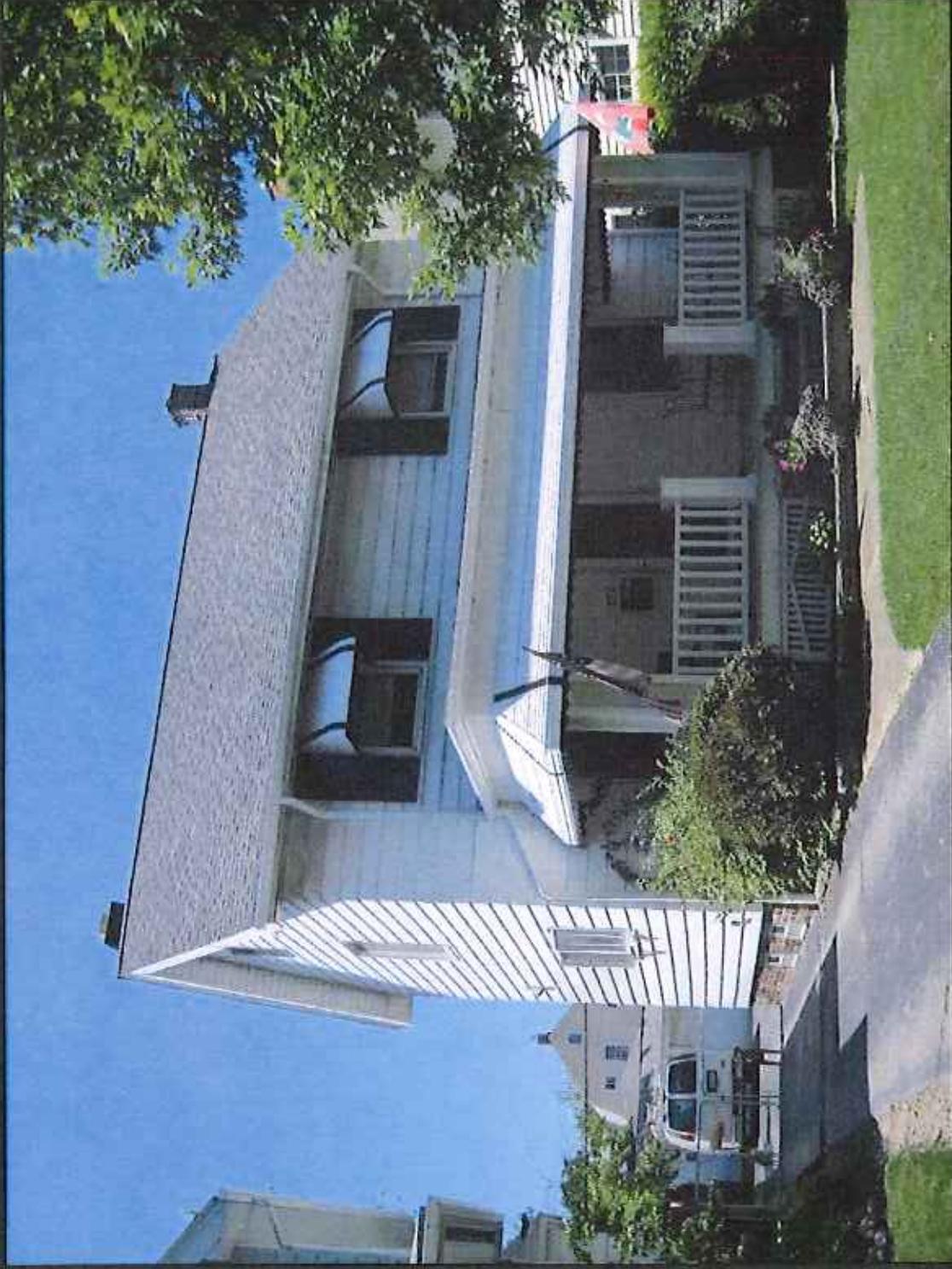


14013 Detroit Avenue
 GetGo



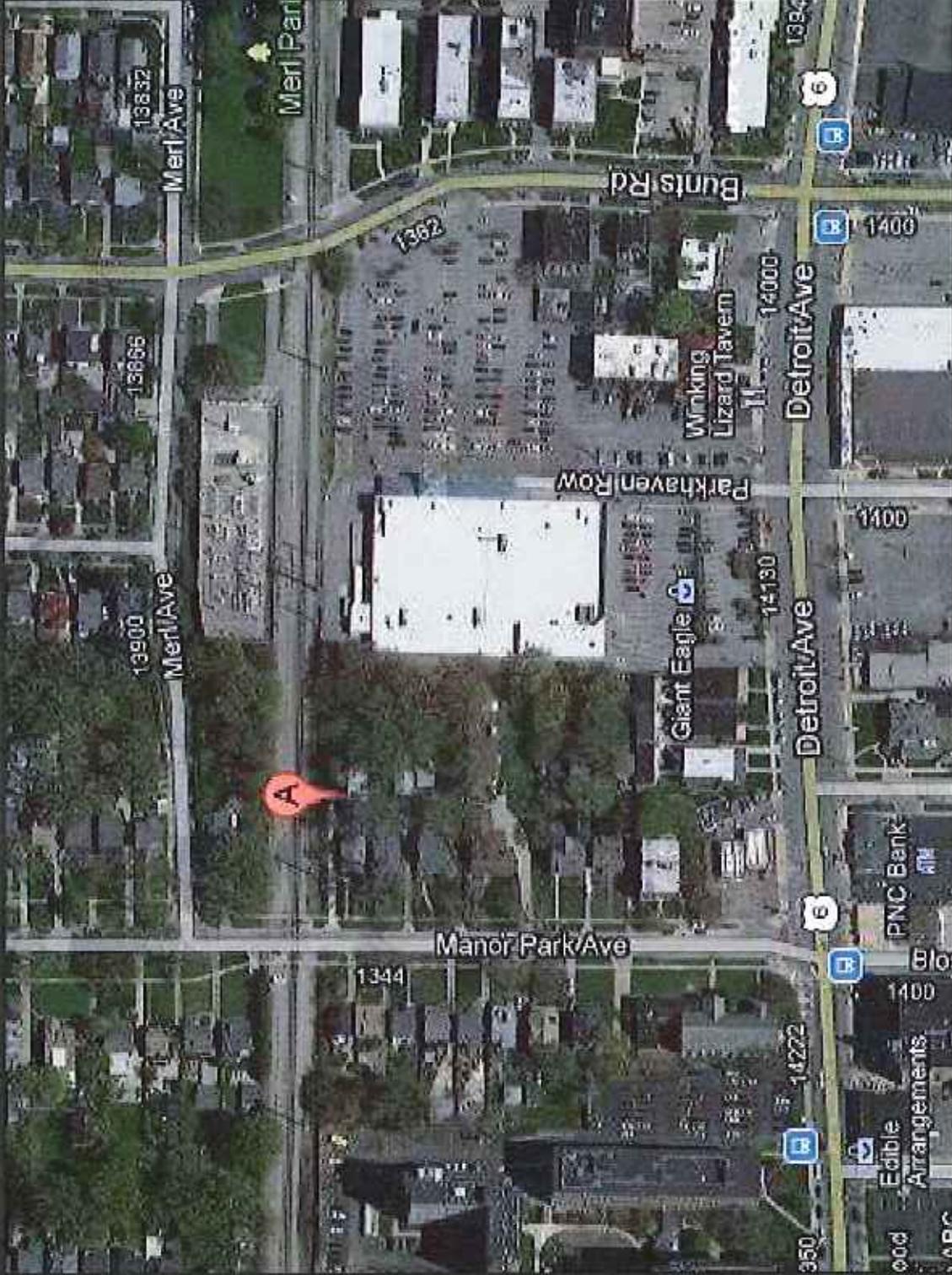
1550 Rosewood Avenue

FBR August 2012



1550 Rosewood Avenue

FBR August 2012



1347 Manor Park Avenue

FR August 2012



ABR August 2012

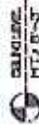
1347 Manor Park Avenue

ENGINEERING

ROOF NOTES TYP:

5/8" PLYWOOD SHEATHING TYP.
PROVIDE ICE AND WATER SHIELD PER NOTES
PROVIDE 1# LB. BUILDERS FELT @ SHEATHING
MIN. 240 LB. ROOF SHINGLES (S TAB
20 YEAR ASPHALT SHINGLES CR EQ)
WHITE GUTTERS AND DOWNSPOUTS

ICE AND WATER SHIELD @ ALL GUTTER LINES



PAINTED SKETCH



FACE LOCATION

ALUM. SONG TO MATCH

DOWNSPOUT LOCATION



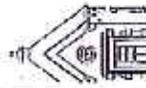
NICHOLSON RESIDENCE
NORTH ELEVATION

3/16" = 1'-0"

PAINTED WOOD RAIL
PAINTED WOOD PORCH
PERMACAST COLUMN

MARK REINHOLD ARCHITECT. 216.906.7097 1120 FOREST ROAD, LAKEWOOD, OHIO

DATE: 05/21/09
BY: RUSSELL KOZ
PROJECT: 1347 MANOR PARK AVENUE



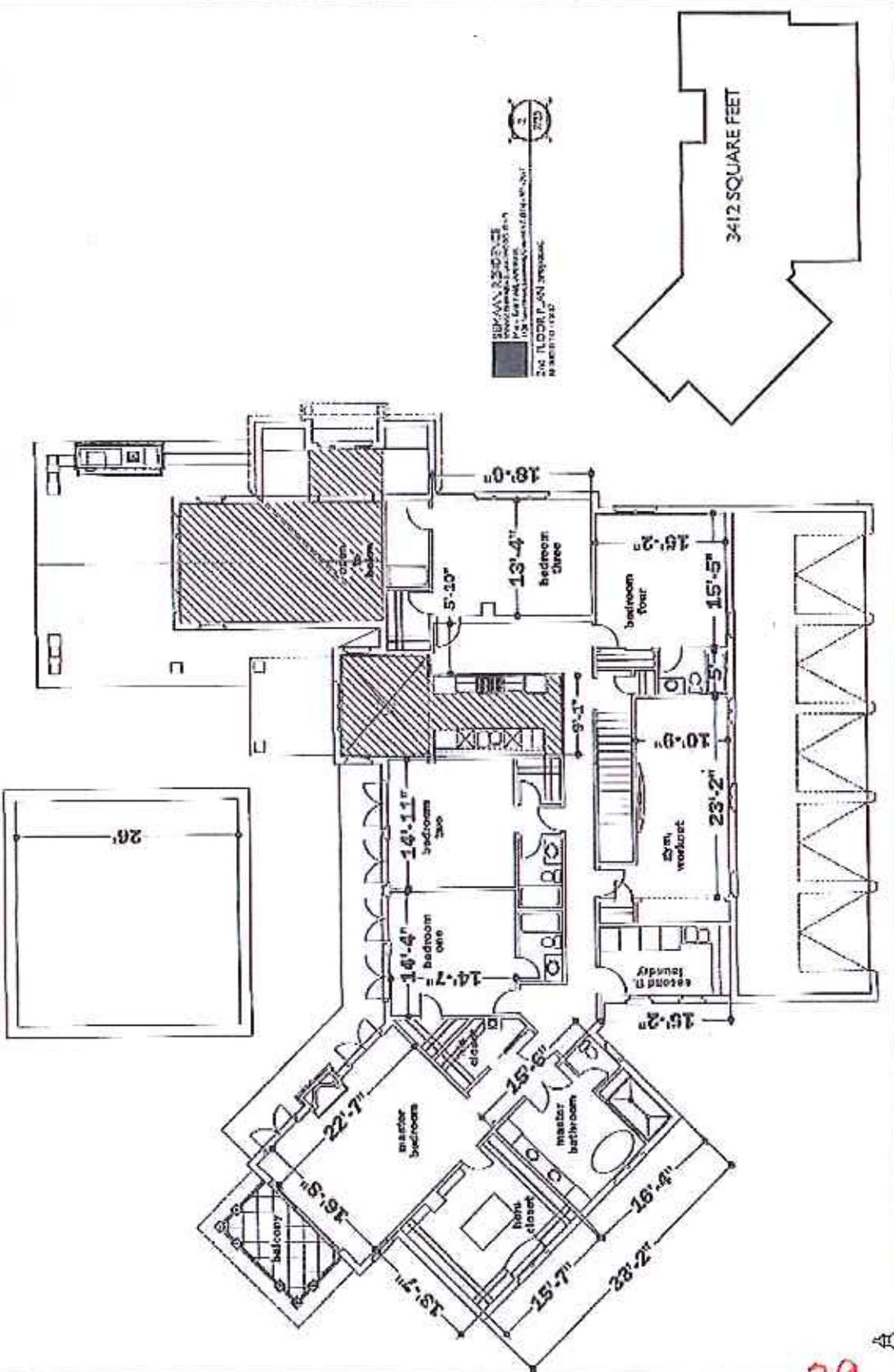
1347 Manor Park Avenue

ABR August 2012



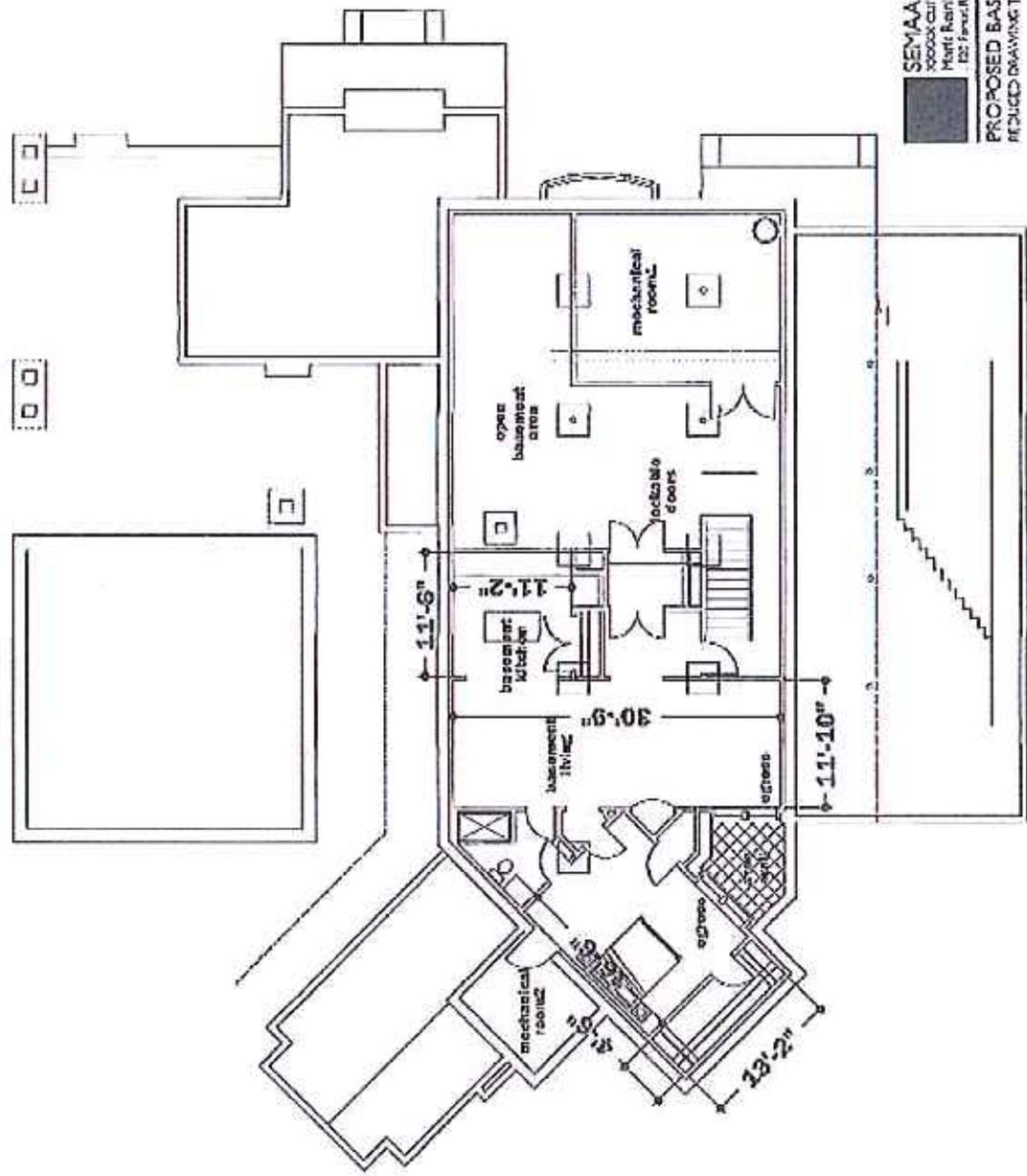
13475 Cliff Drive

APR August 2012



13475 Cliff Drive

ABR August 2012



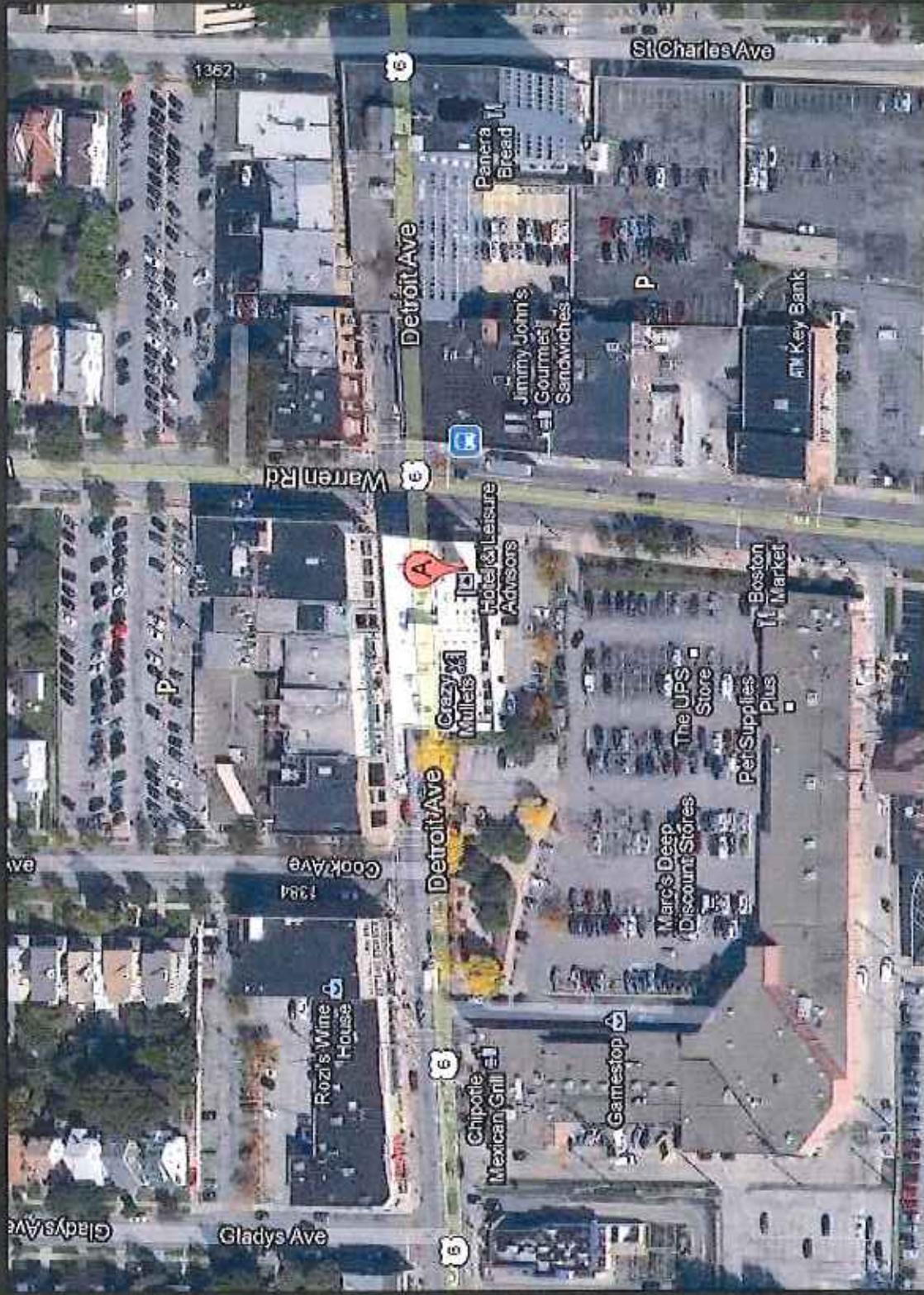
SEMAAN RESIDENCE
 10000 CLIFF CLIFF ROAD, LARCHWOOD, CA 945
 Mark Semman, Architect
 100 Forest Road, Larchwood, CA 94507; (916) 964-7297

PROPOSED BASEMENT PLAN
 REDUCED DRAWING TO 1/4"=1'-0"

3
 7/20

13475 Cliff Drive

ABR August 2012



14805 Detroit Avenue Detroit/Warren Building

ABR August 2012



**14805 Detroit Avenue
Detroit/Warren Building**

ABR August 2012

EXISTING FLAG MURAL TO REMAIN AS IS. CLEAN AND PAINT AROUND MURAL.

POWERWASH AREAS TO BE PAINTED TO REMOVE LOOSE PAINT, DIRT AND CONTAMINANTS.

TUCKPOINT BRICK BY REPLACING DETERIORATED MORTAR WITH NEW TO MATCH EXISTING AT JOINTS IN AREAS THAT ARE EXPOSED OR HAVE BECOME EXPOSED DUE TO POWERWASHING.

PAINT EXPOSED MASONRY WITH SHERWIN WILLIAMS LEXON PRIMER & EXTERIOR SATIN PAINT. SEE ATTACHED SPECS. COLOR: SW7015 REPOSE GRAY.

POWERWASH AREAS TO BE PAINTED TO REMOVE LOOSE PAINT DIRT AND CONTAMINANTS.

TUCKPOINT BRICK BY REPLACING DETERIORATED MORTAR WITH NEW TO MATCH EXISTING AT JOINTS IN AREAS THAT ARE EXPOSED OR HAVE BECOME EXPOSED DUE TO POWERWASHING.

PAINT EXPOSED MASONRY WITH SHERWIN WILLIAMS LEXON PRIMER & EXTERIOR SATIN PAINT. SEE ATTACHED SPECS. COLOR: SW7015 REPOSE GRAY.

INSTALL A 50% DARKEN NO WINDOW TINT TO SOUTH ELEVATION ONLY.

REPLACE SPALLED/DAMAGED BRICK AT EXPOSED AREAS W/ NEW BRICK TO MATCH EXISTING.

REPAIR & PAINT LOW CORNER/CRETE WALL WITH SHERWIN WILLIAMS LEXON PRIMER & EXTERIOR SATIN PAINT. COLOR: SW7015 REPOSE GRAY.



VIEW OF WEST & SOUTH FACE AFTER RENOVATION



VIEW OF WEST & SOUTH FACE BEFORE RENOVATION

14805 Detroit Avenue Detroit/Warren Building



VIEW OF NORTH FACE AFTER RENOVATION



VIEW OF EAST FACE BEFORE RENOVATION



VIEW OF NORTH FACE AFTER RENOVATION

POWDERWASH, DUSTING
BRICK AND TERRA COTTA
SCAFFOLD TO REMOVE CRT
AND CONTAMINANTS.

TUCKPOINT BRICK BY
REPLACING DETERIORATED
MORTAR WITH NEW TO
MATCH EXISTING AT JOINTS
IN AREAS THAT ARE
EXPOSED OR HAVE
BECOME EXPOSED DUE TO
POWDERWASHING.

TUCKPOINT TERRA
COTTA BY REPLACING
DETERIORATED MISSING
MORTAR WITH NEW TO
MATCH EXISTING.

ADD 6 NEW UTILITIES
W/ 2 SCOVES IN LOCA-
TIONS SHOWN ON
NORTH FACE. SEE SPECS

CLEAN MASONRY AT
BOTTOM 1ST OF BUILDING
UTILIZING A MILQ CHEM-
ICAL CLEANER.

REPAIR & REPLACE SOFFITS
AS REQUIRED TO MATCH
EXISTING.



VIEW OF EAST FACE AFTER RENOVATION

14805 Detroit Avenue Detroit/Warren Building



FEATURES & SPECIFICATIONS

INTENDED USE — Use for building- and wall-mounted applications.

CONSTRUCTION — Extruded aluminum body with cast end caps is mounted with 3/4" bolts to formed steel wall bracket. Housing body rotates to allow for variable aiming. Cast aluminum door frame is hinged and secures by stainless steel fasteners. Closed-cell silicone gasket prevents infiltration of dust and moisture.

FINISH — Standard finish is dark bronze (DBB); stainless-resistant, polycoater powder finish with other architectural colors available.

OPTICAL — Coated optics with anodized, aluminum reflector; segmented, specular or hammered tone finish. Clear, impact-resistant, tempered glass lens with silicone.

ELECTRICAL — Ballast: 150W and below utilizes a high-resistance, high power factor ballast and utilizes pulse start ignitor technology. 175W and above utilizes a constant-voltage automatic ballast (CA, NOM or INT) required for probe start; shipments outside of the US for 175W. Ceramic metal halide lamps are recommended for use in applications where superior color rendition, lamp maintainable and longer lamp life are desired. Ballasts are 100% factory tested.

Socket: Horizontal, medium base porcelain socket with zipper alloy, reclin. plated screw shell and crown contact. 4K: pole stud, U. lined 600V, 600V

INSTALLATION — Mounting plate includes provision for attachment to independent junction box. Optional backbox wall mounting available for surface conduit applications. Mounts either eye-up or lens-down.

LISTINGS — U. listed for wet locations and 25Y, ambient. Listed and labeled to comply with US and Canadian safety standards (see options). IP65 rated

Note: Specifications subject to change without notice.

Catalog Number **WFL2 100M FT TB DNA LPI**

Notes **VERIFY MODEL PRIOR TO PURCHASE**

For

Architectural Wall-Mounted Lighting

WFL2



METAL HALIDE 70-175W
HIGH PRESSURE SODIUM 70-150W

Specifications

EPL 1.3 H (172 m)

Length 18-1/2 (47)

Depth 5-3/4 (17.2)

Overall Height 11-3/4 (29.7)

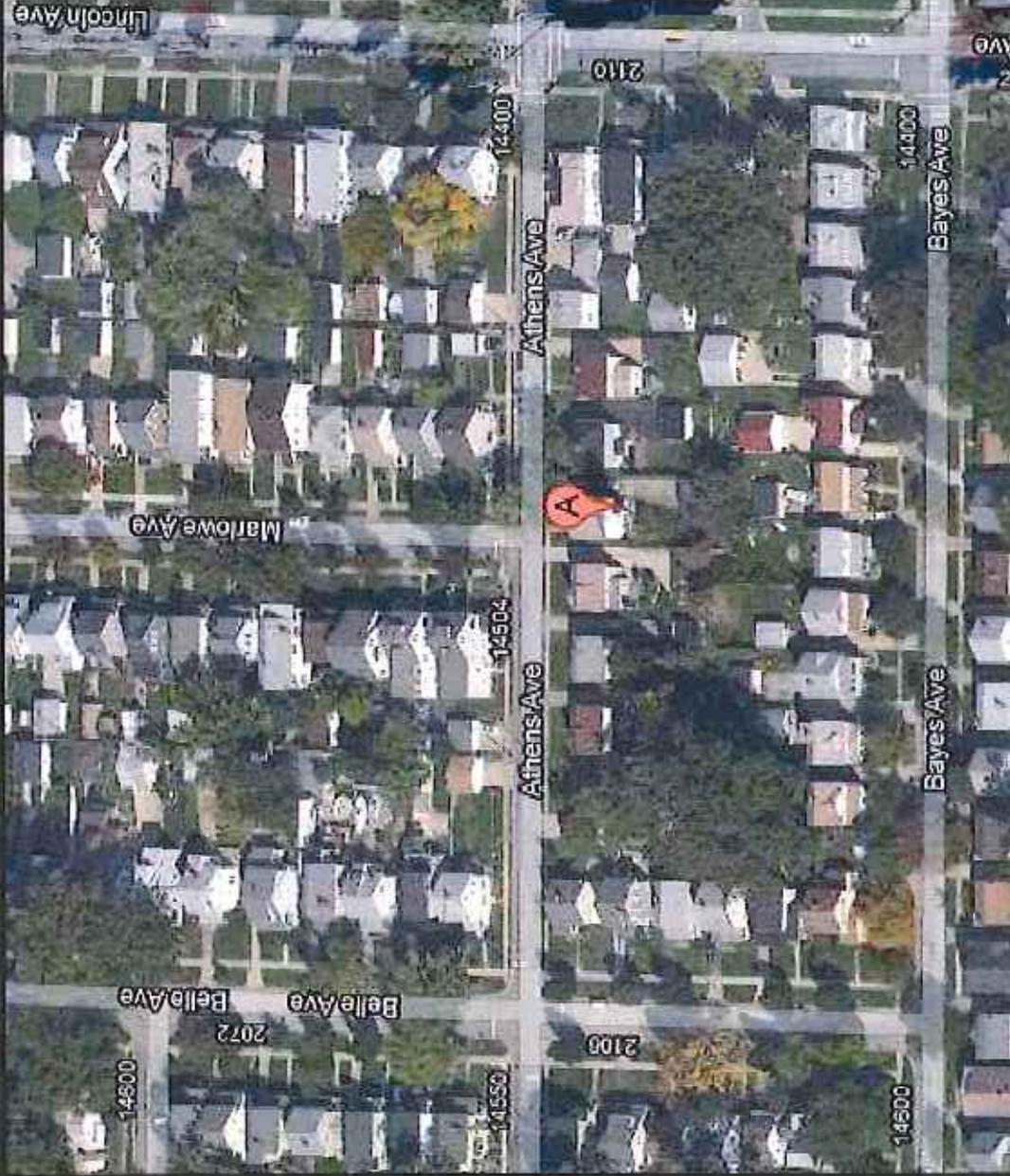
*Weight 25 lbs (11.3 kg)

All dimensions are inches (millimeters) unless otherwise specified.

*Height as configured in example below.



14805 Detroit Avenue
Detroit/Warren Building



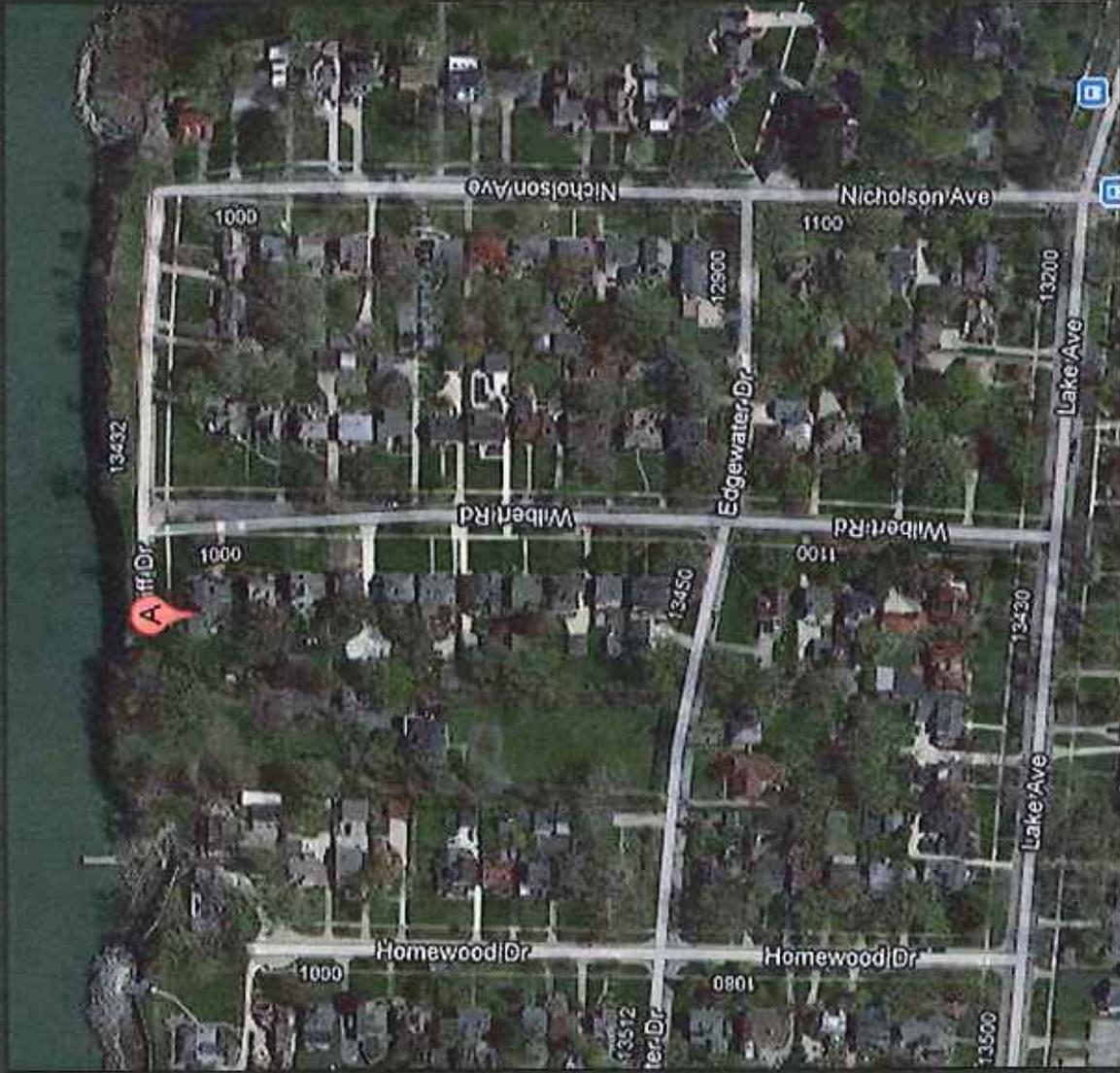
14505 Athens Avenue

ABR August 2012



14505 Athens Avenue

ABR August 2012



13455 Cliff Drive



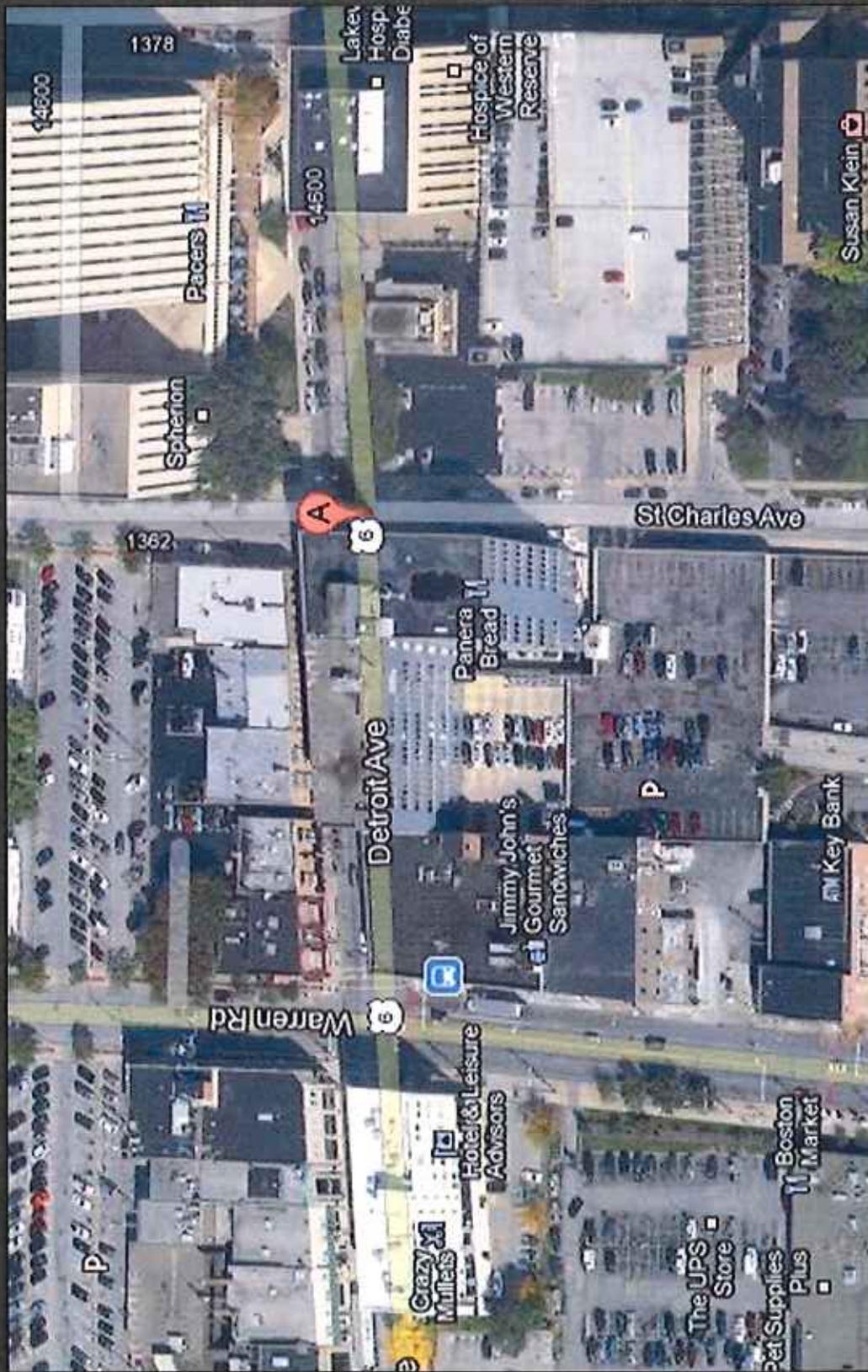
ABR August 2012

13455 Cliff Drive

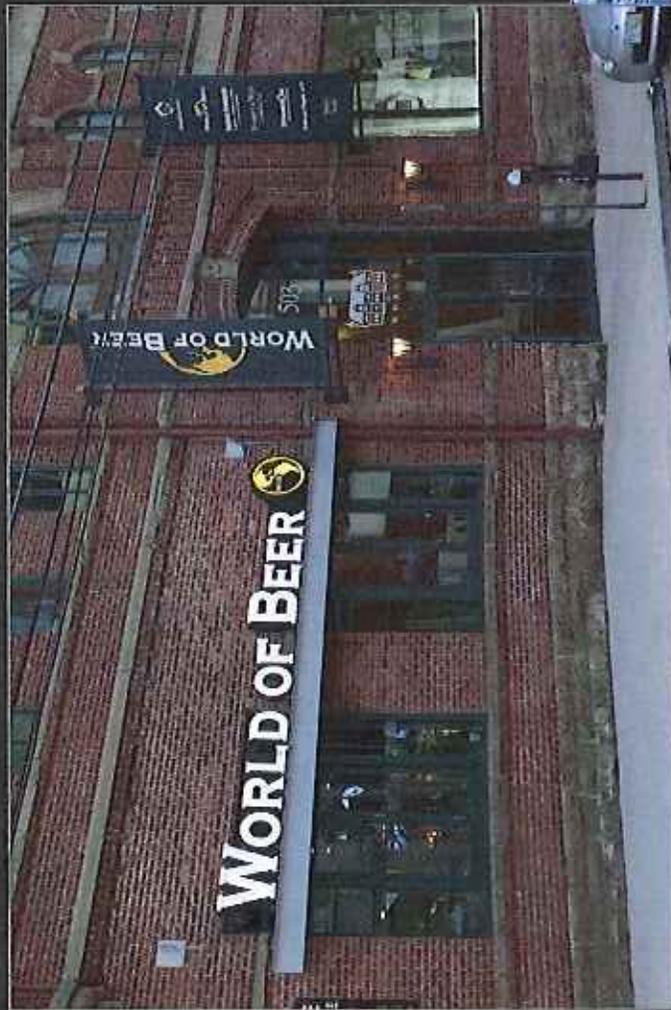


13455 Cliff Drive

ABR August 2012

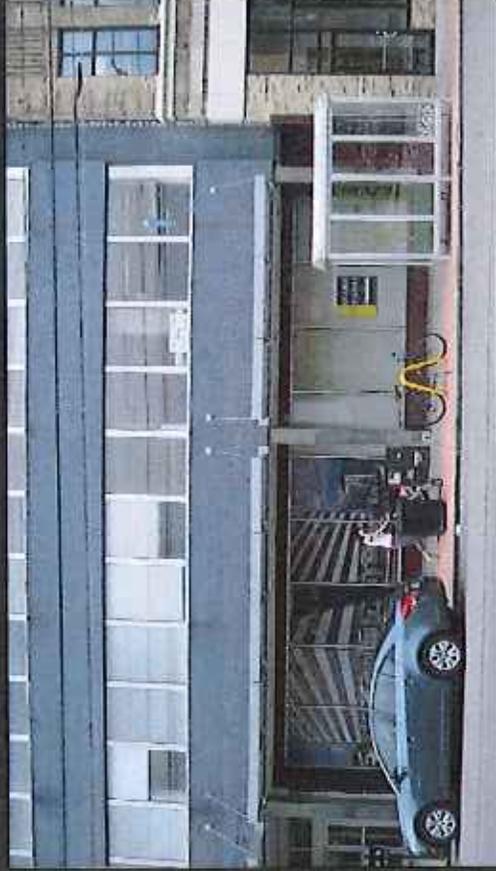


14701 Detroit Avenue World of Beer



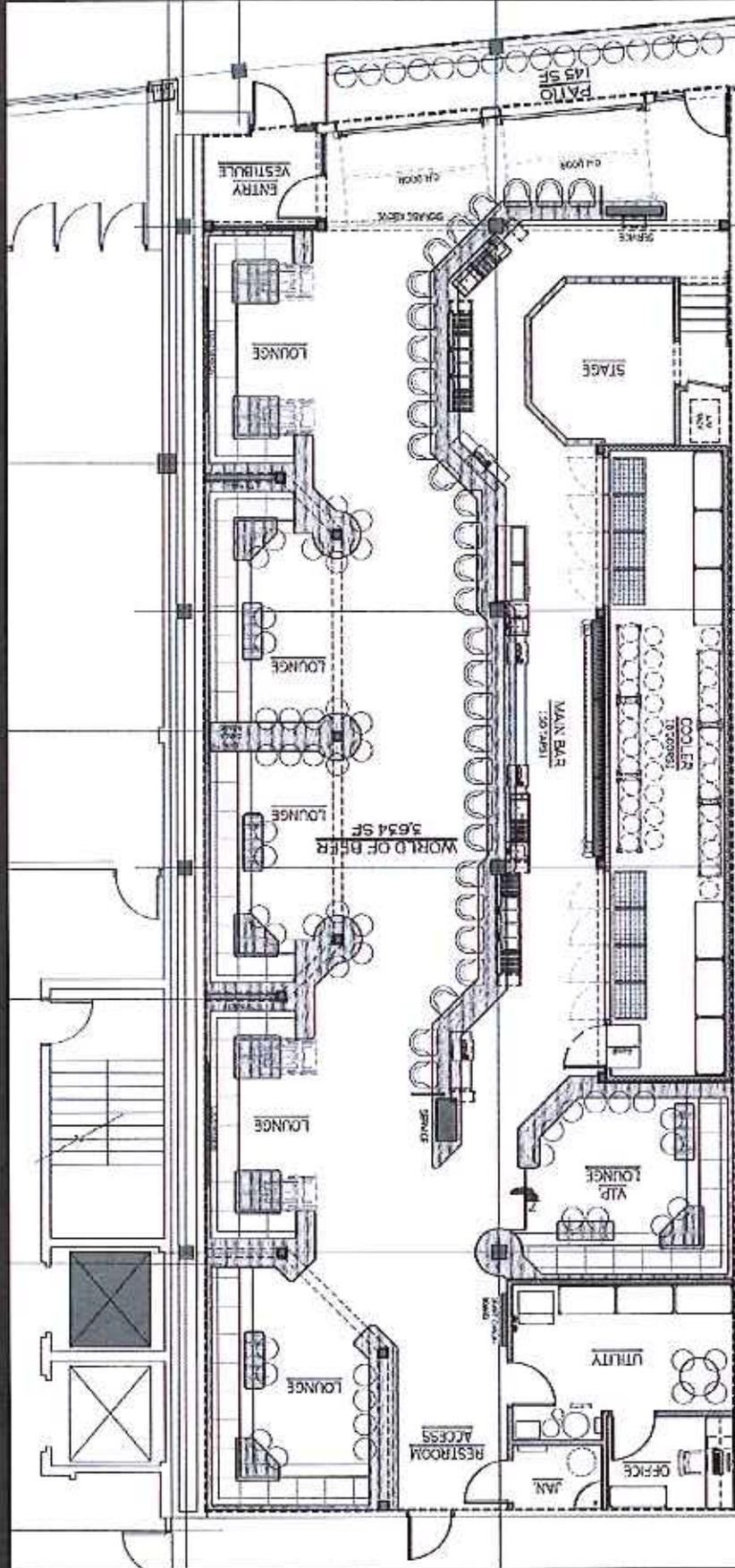
14701 Detroit Avenue
World of Beer

ABR August 2012



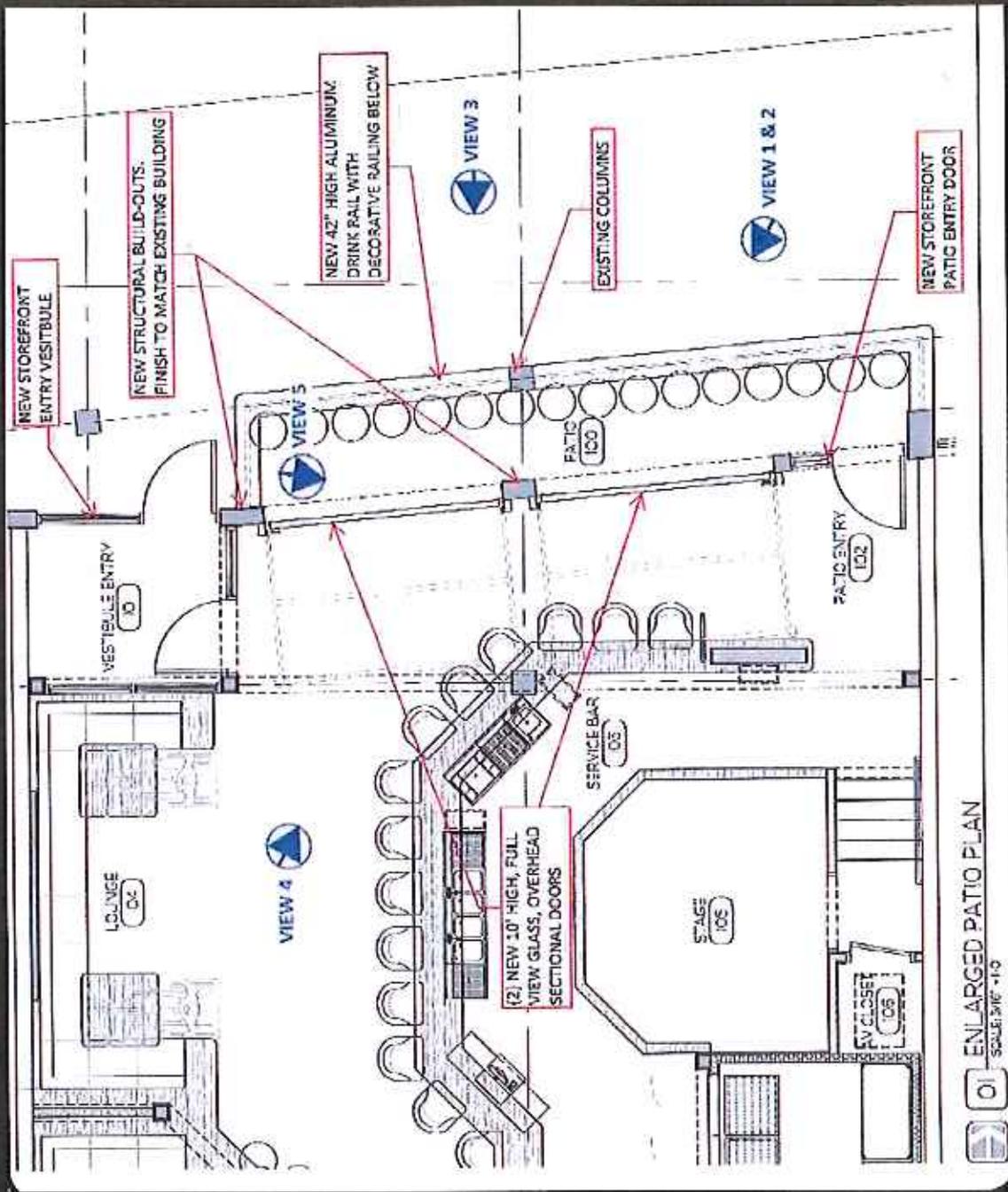
14701 Detroit Avenue World of Beer

APR August 2012



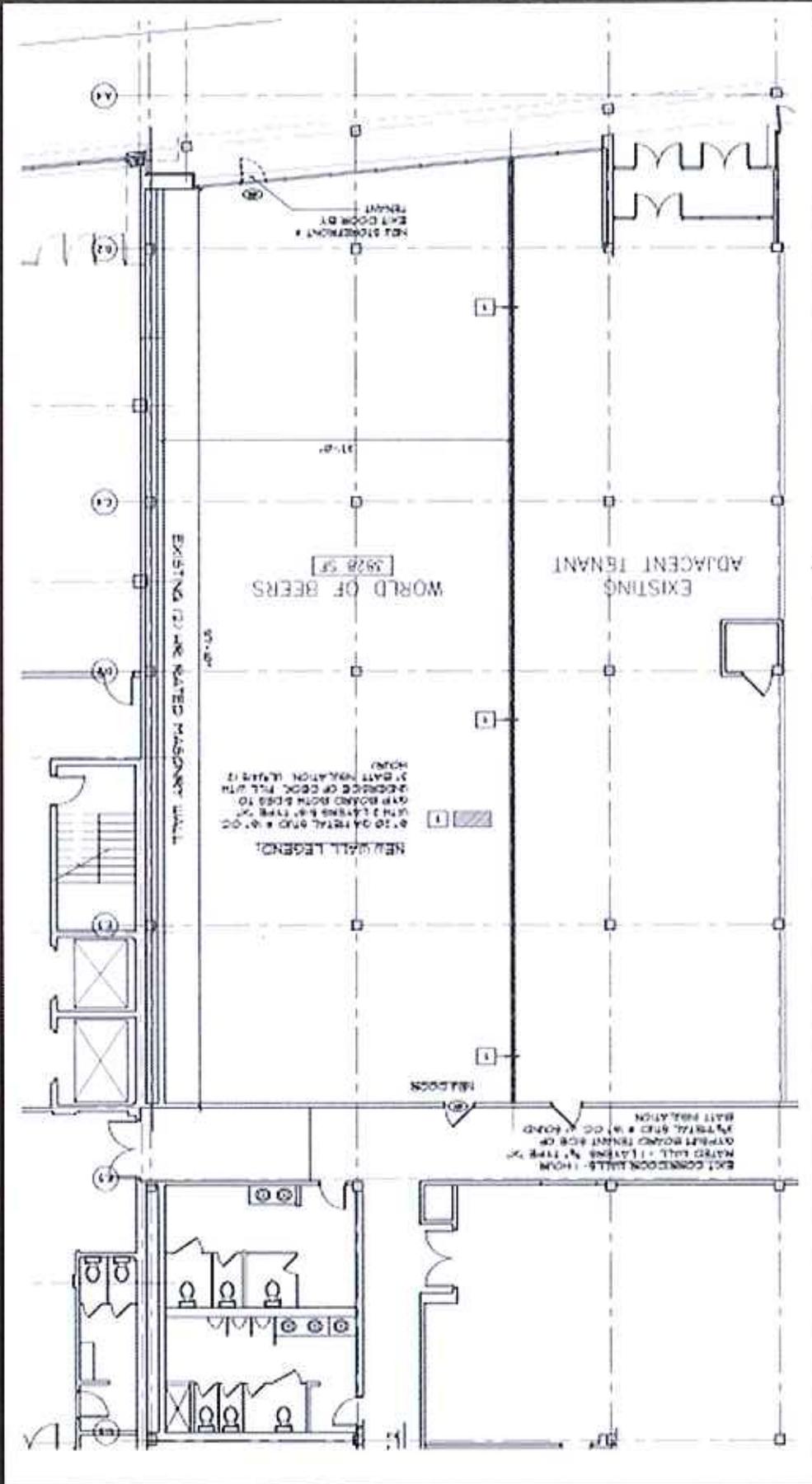
14701 Detroit Avenue World of Beer

AFR August 2012



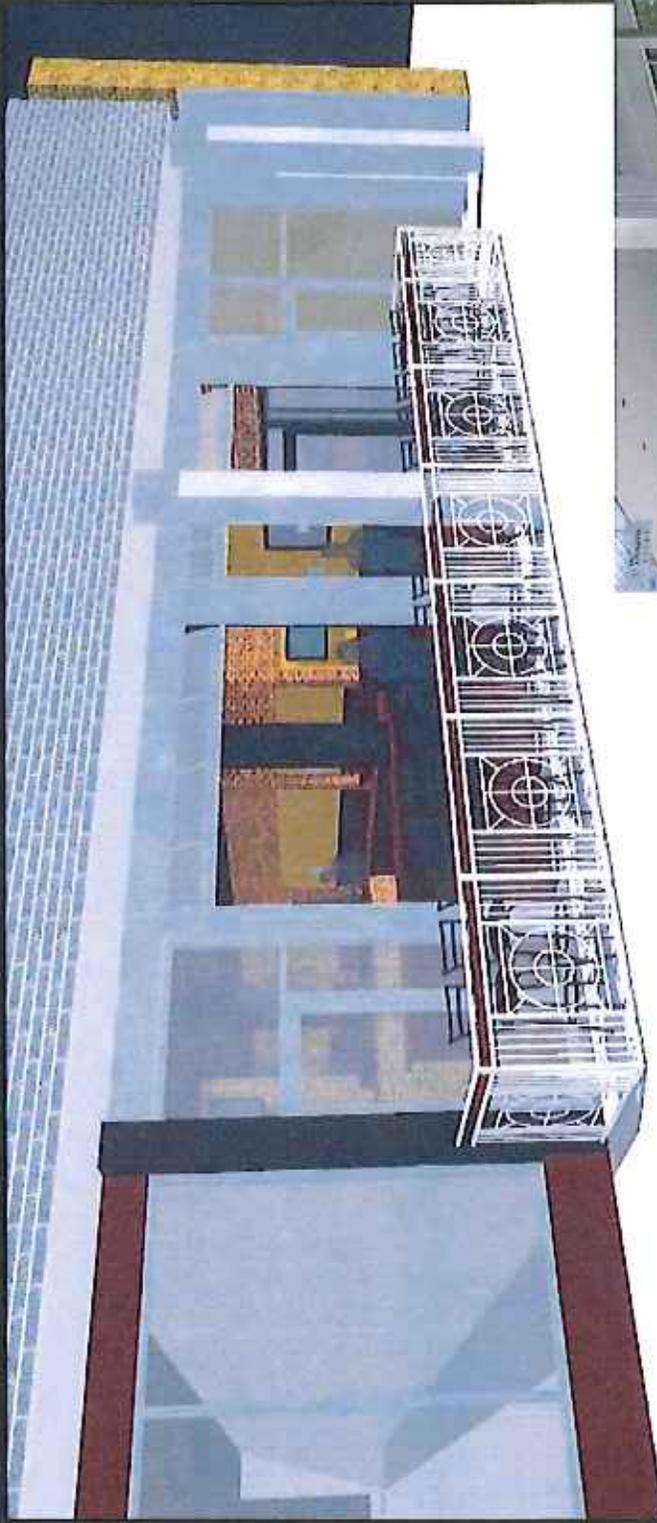
14701 Detroit Avenue World of Beer

ABR August 2012



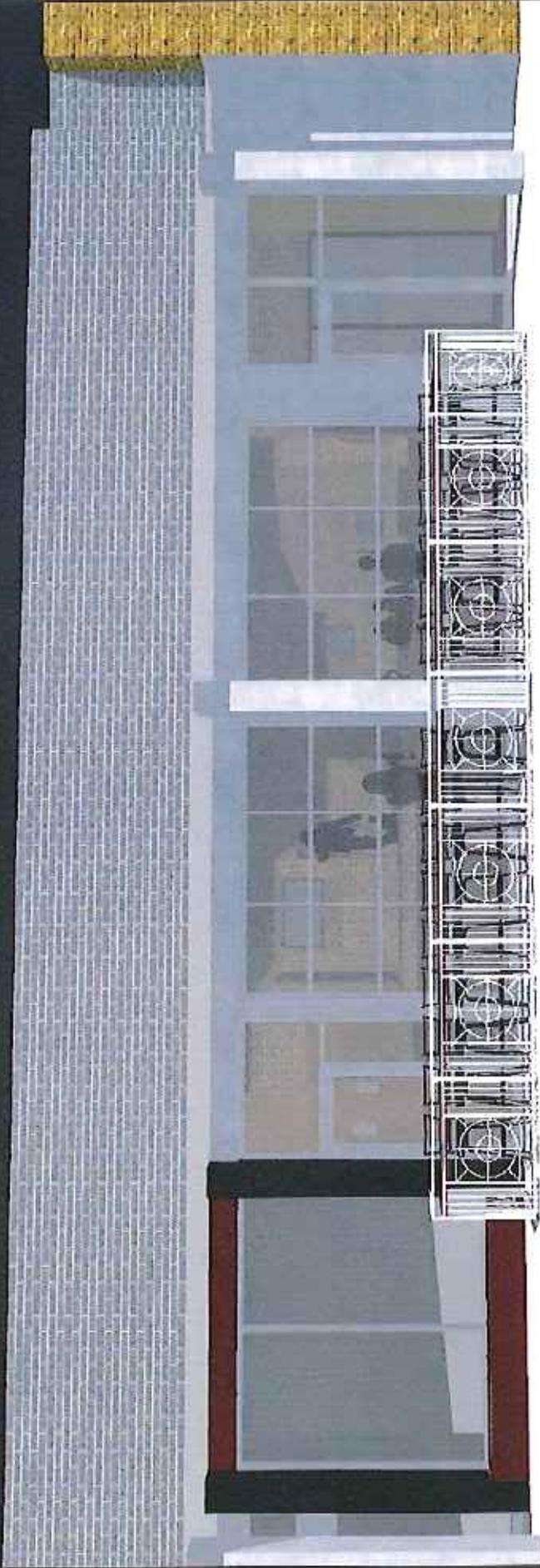
14701 Detroit Avenue World of Beer

ABR August 2012



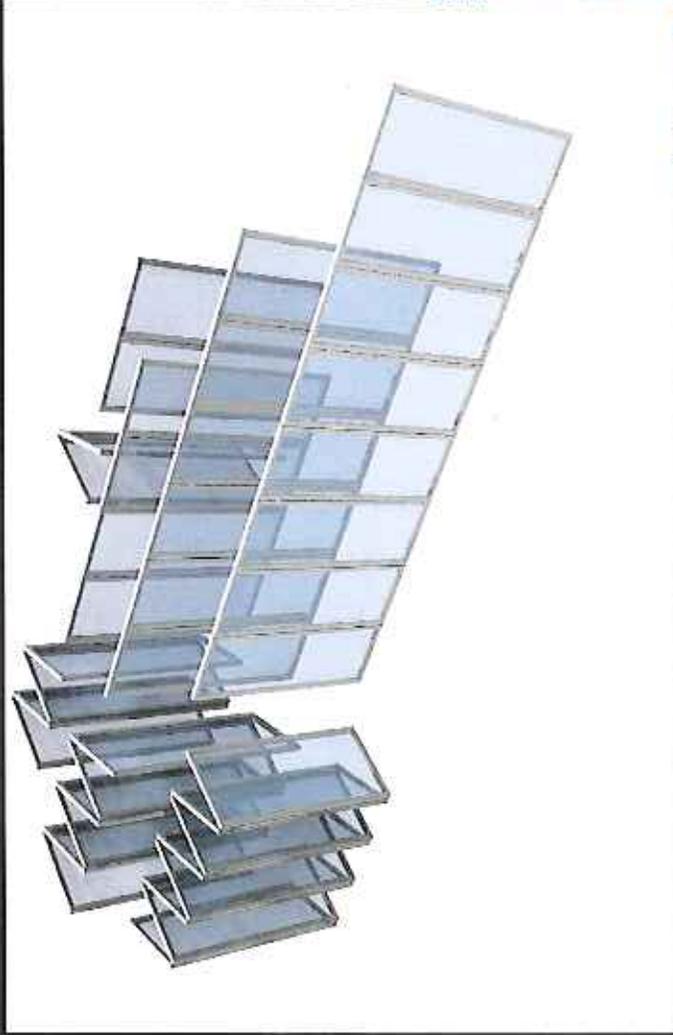
14701 Detroit Avenue
World of Beer

AER August 2012



14701 Detroit Avenue
World of Beer

ABR August 2012



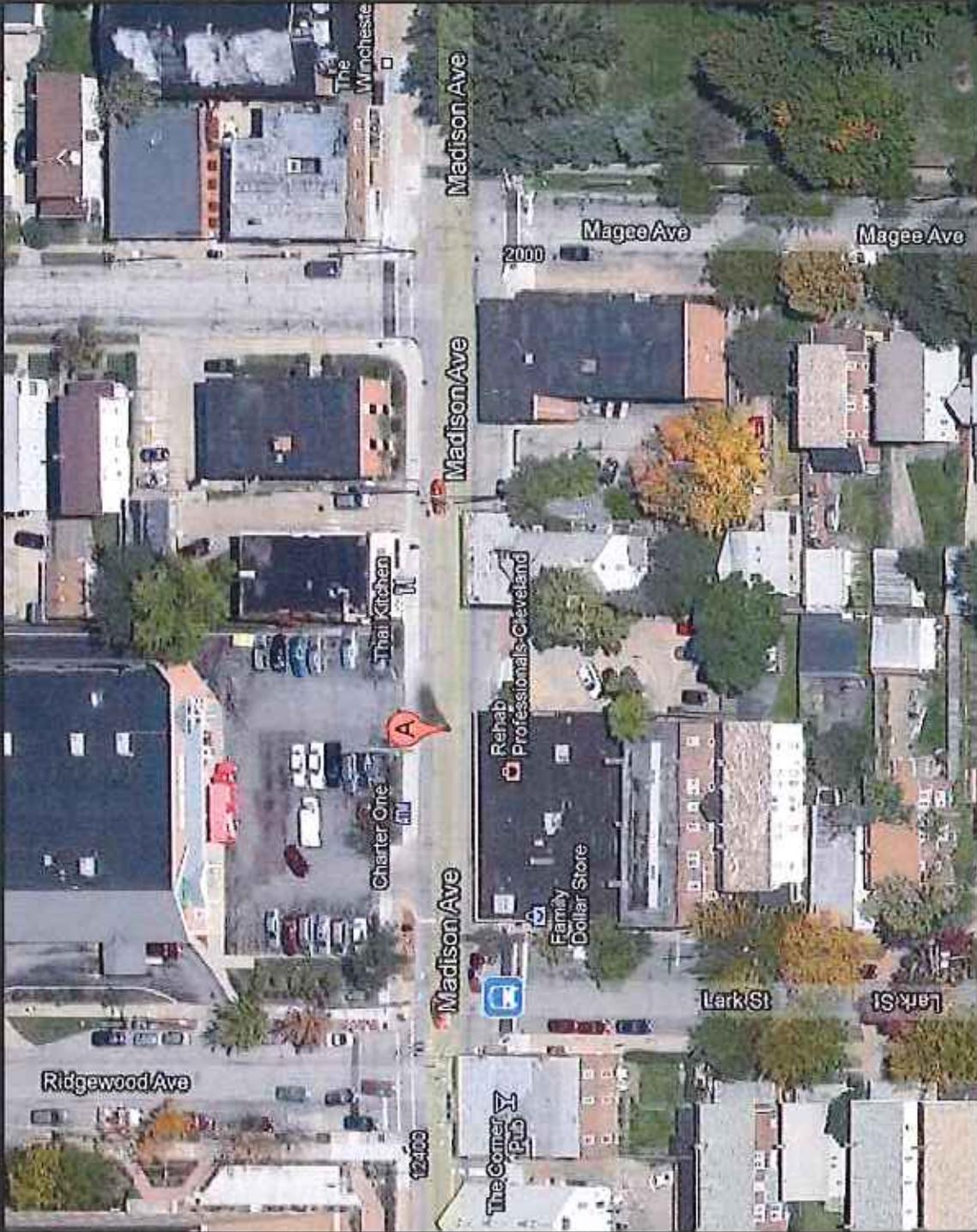
14701 Detroit Avenue
World of Beer

AER August 2012



ABR August 2012

14701 Detroit Avenue World of Beer



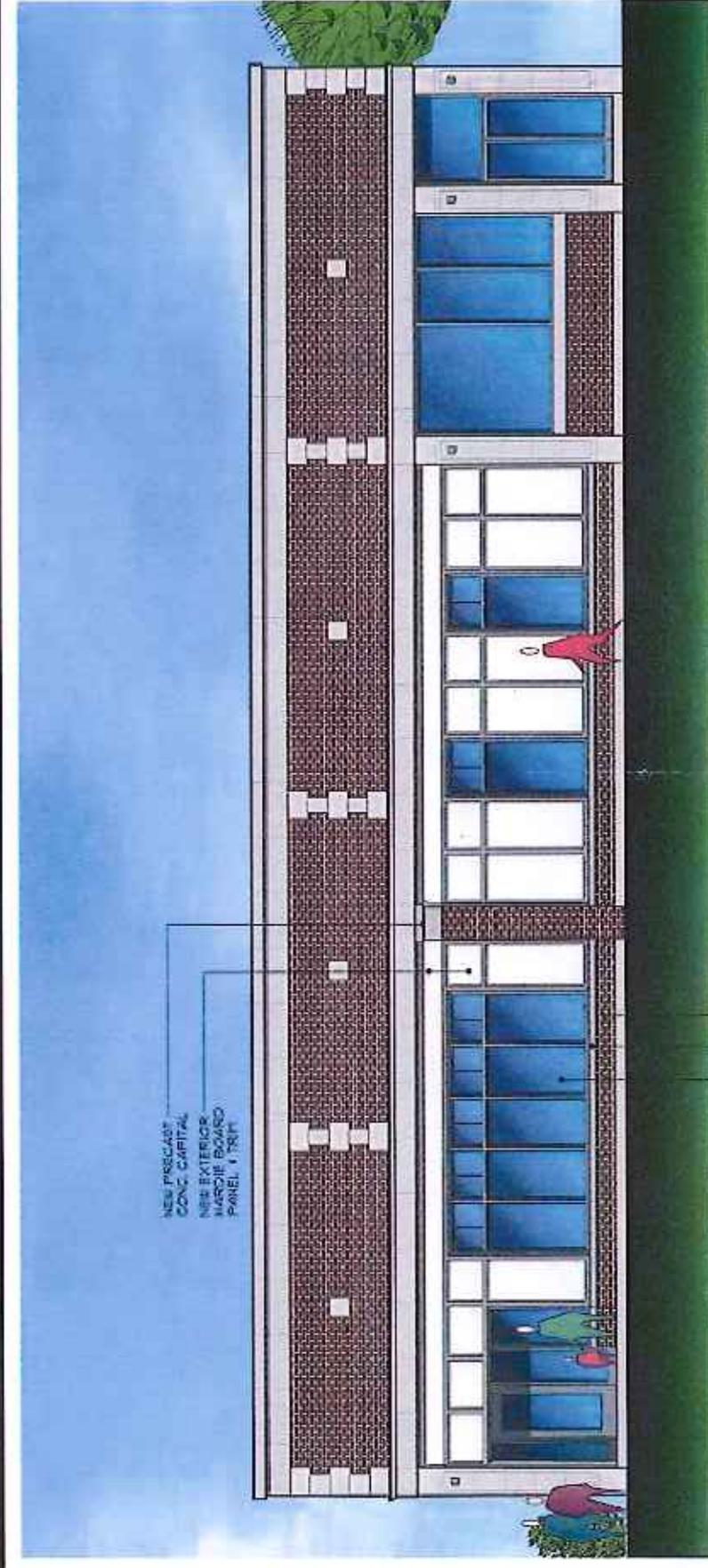
**12219-23 Madison Avenue
Steel Valley Federal Credit Union**

ABR August 2012



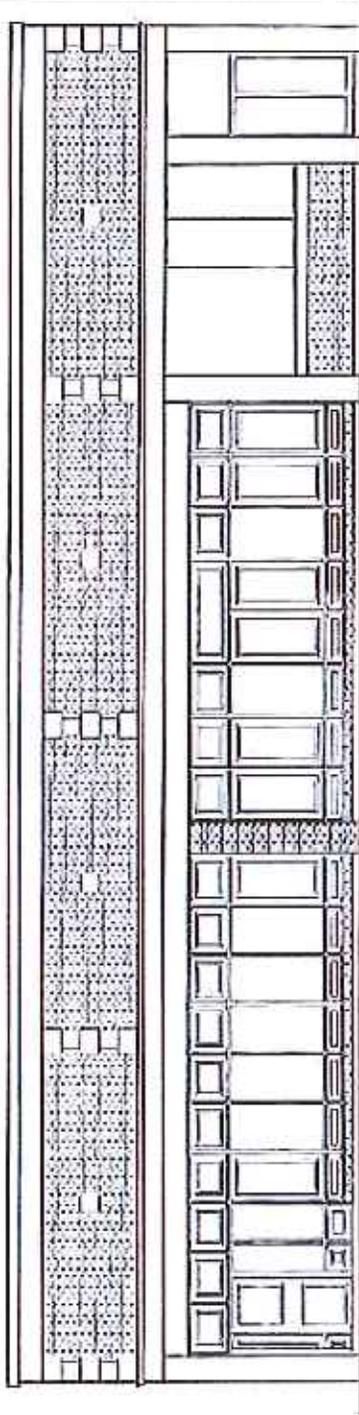
A/R August 2012

**12219-23 Madison Avenue
Steel Valley Federal Credit Union**



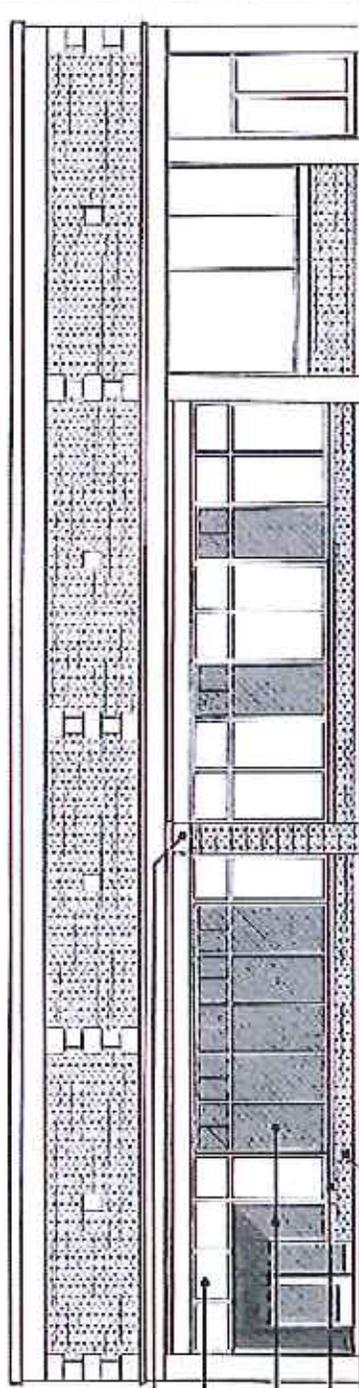
12219-23 Madison Avenue
Steel Valley Federal Credit Union

ABR August 2012



EXISTING FRONT ELEVATION

SCALE 1/8"=1'-0"

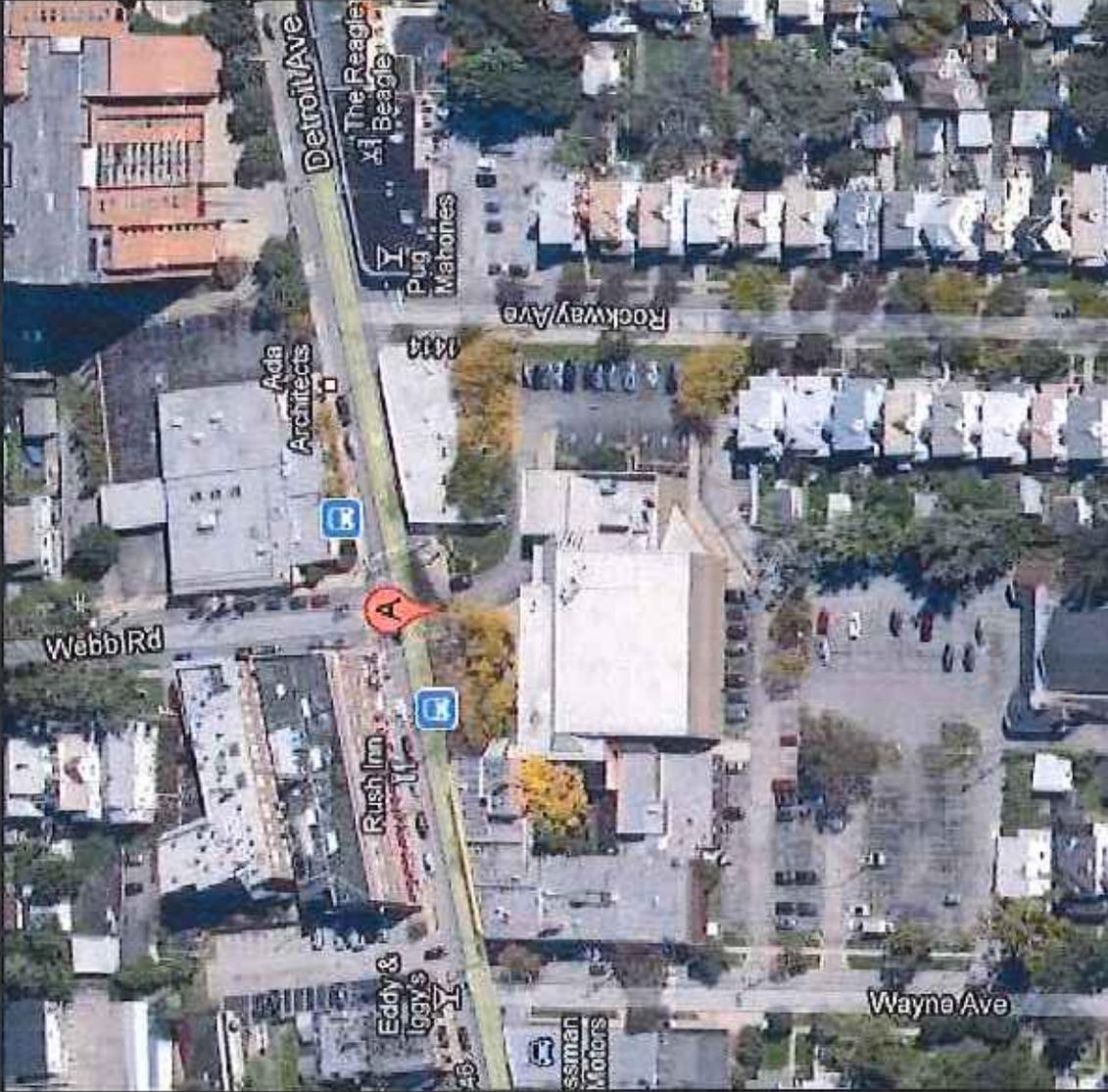


PROPOSED FRONT ELEVATION

SCALE 1/8"=1'-0"

- NEW PRECAST CONG. CAPITAL
- NEW EXTERIOR HARDWOOD PANEL & TRIM
- NEW ALUM. STOREFRONT
- NEW CONG. SILL
- NEW BRICK BASE

12219-23 Madison Avenue
Steel Valley Federal Credit Union



17801 Detroit Avenue Beck Center

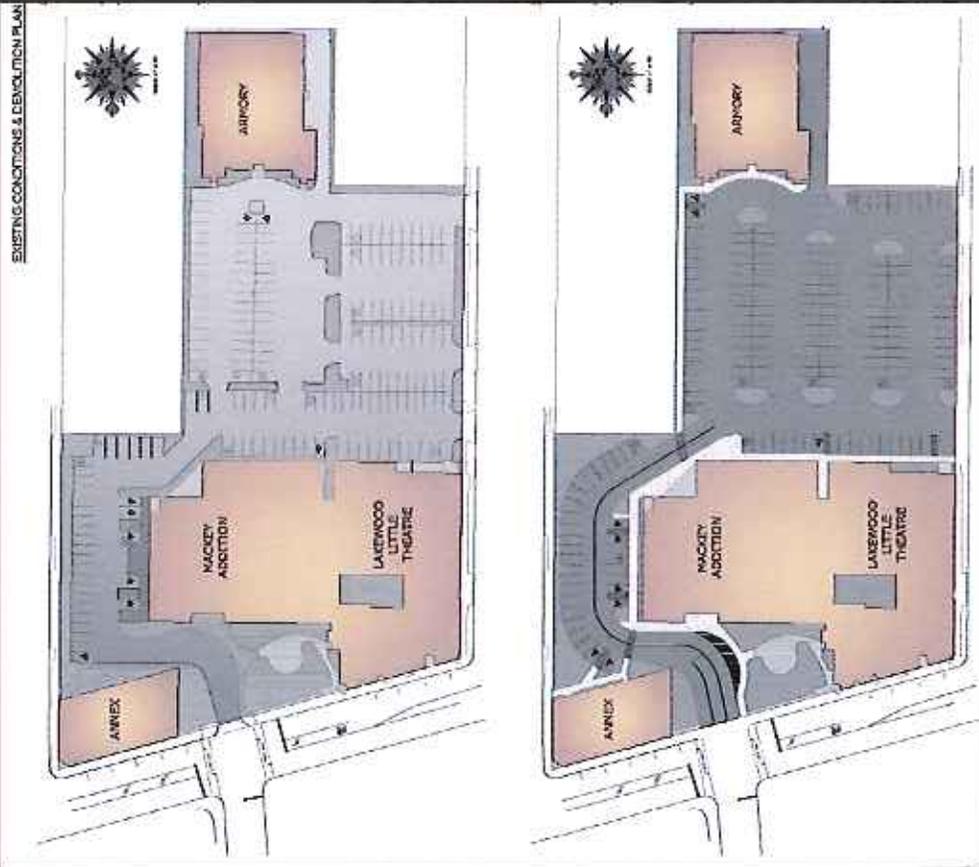
AER August 2012



17801 Detroit Avenue Beck Center

FBR August 2012

EXISTING CONDITIONS & DEMOLITION PLAN

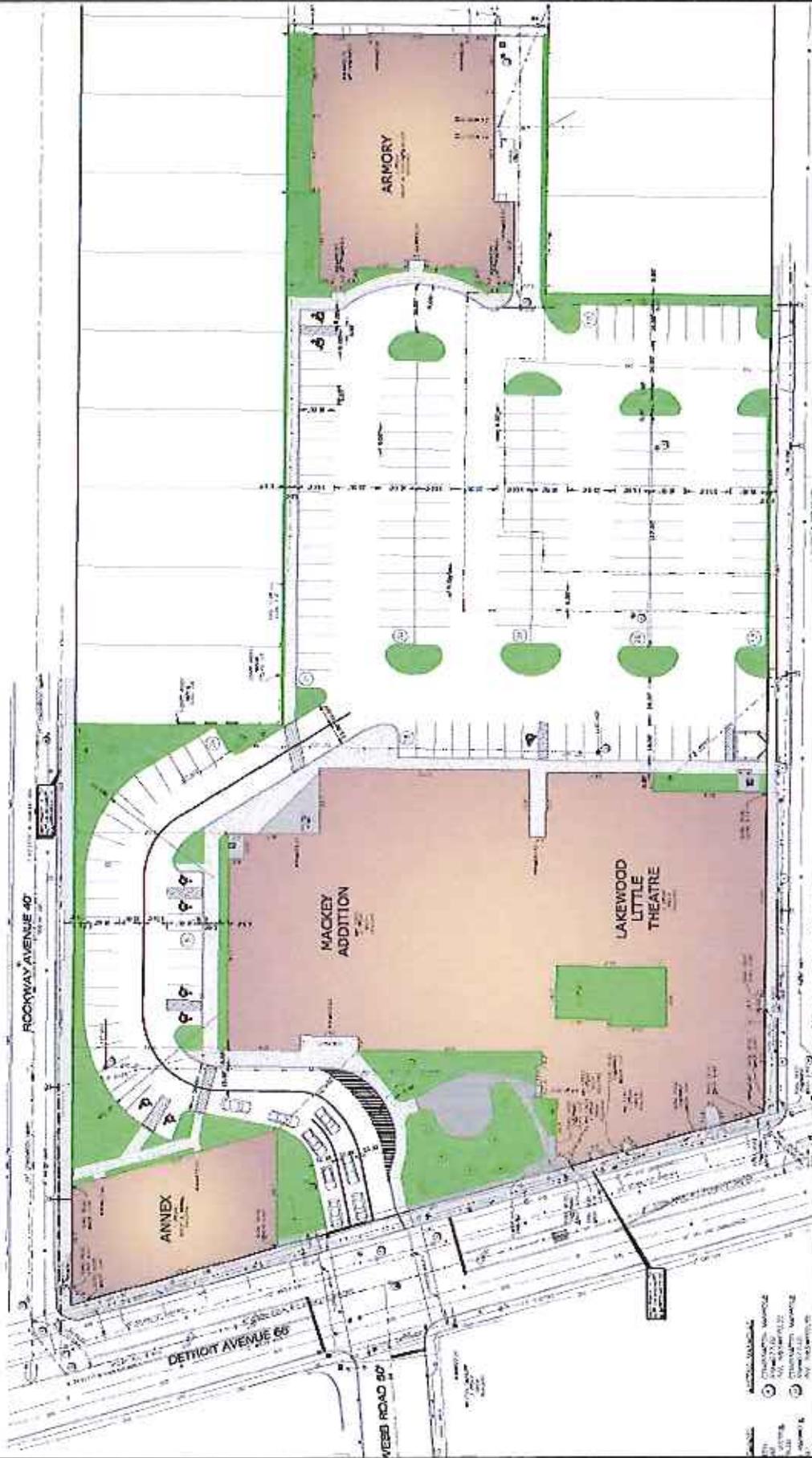


EXISTING CONDITIONS & DEMOLITION PLAN



17801 Detroit Avenue Beck Center

GEOMETRIC PLAN



17801 Detroit Avenue Beck Center

ABR August 2012



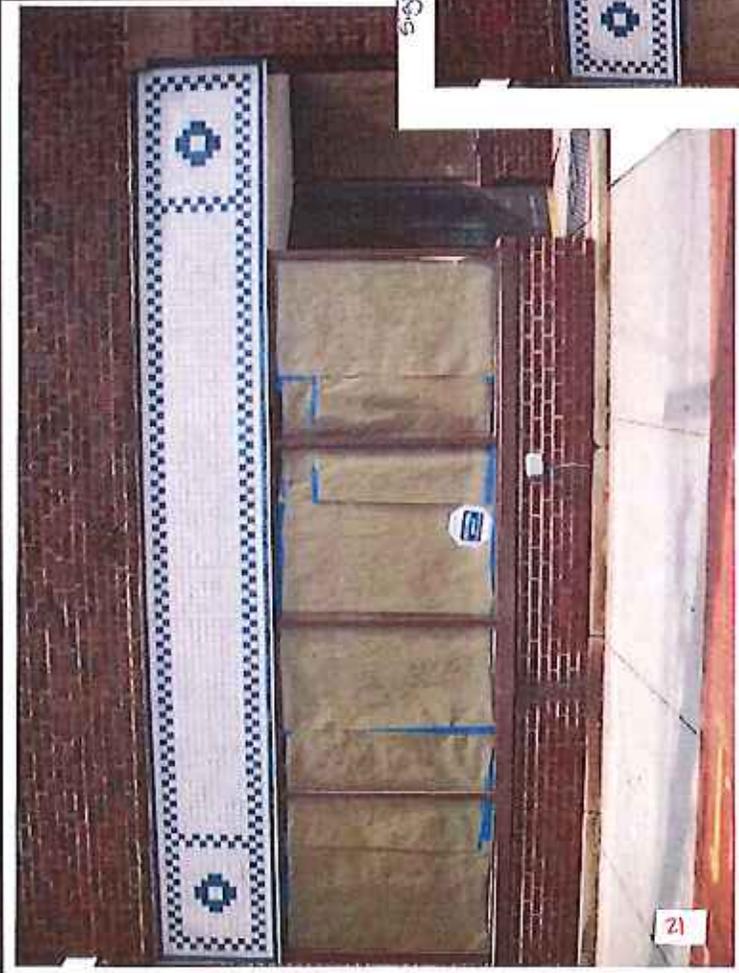
17000 Madison Avenue Everything Computers and Electronics

ABR, August 2012



XBR August 2012

**17000 Madison Avenue
Everything Computers and Electronics**

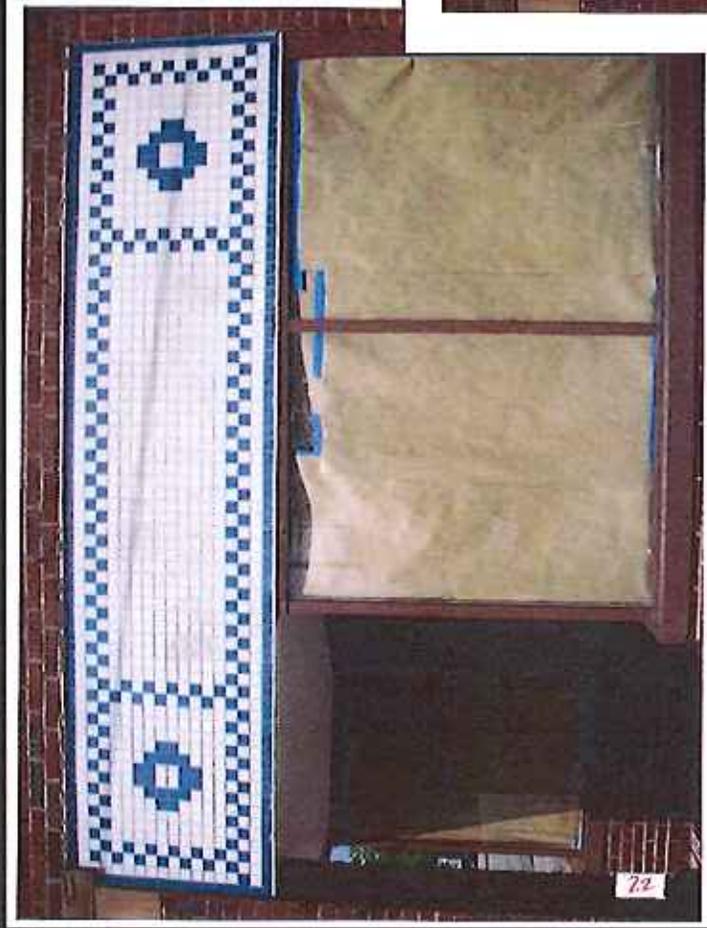


Sign 3' x 12' Text Lettering 9" h x 130" w



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

17000 Madison Avenue Everything Computers and Electronics



Sign 5' x 12' Text Lettering 9" h x 130" w



2' 5" x 1.5 = 34 1/2 Ft max Allowable Sign Area

17000 Madison Avenue Everything Computers and Electronics



ABR August 2012

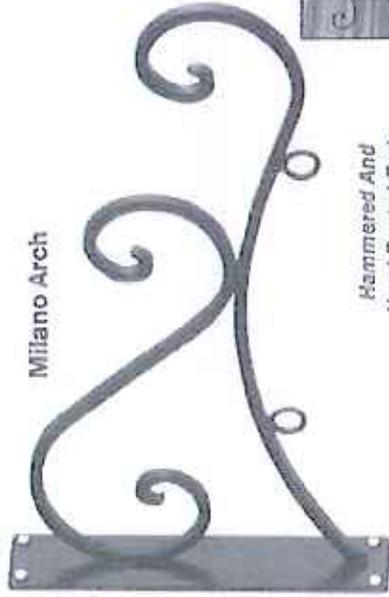
**17000 Madison Avenue
Everything Computers and Electronics**



ABR August 2012

17000 Madison Avenue Everything Computers and Electronics

Milano Arch



Milano Arch is made with a 1/2" square solid steel bar. Its shape makes it the perfect solution for an oval sign.



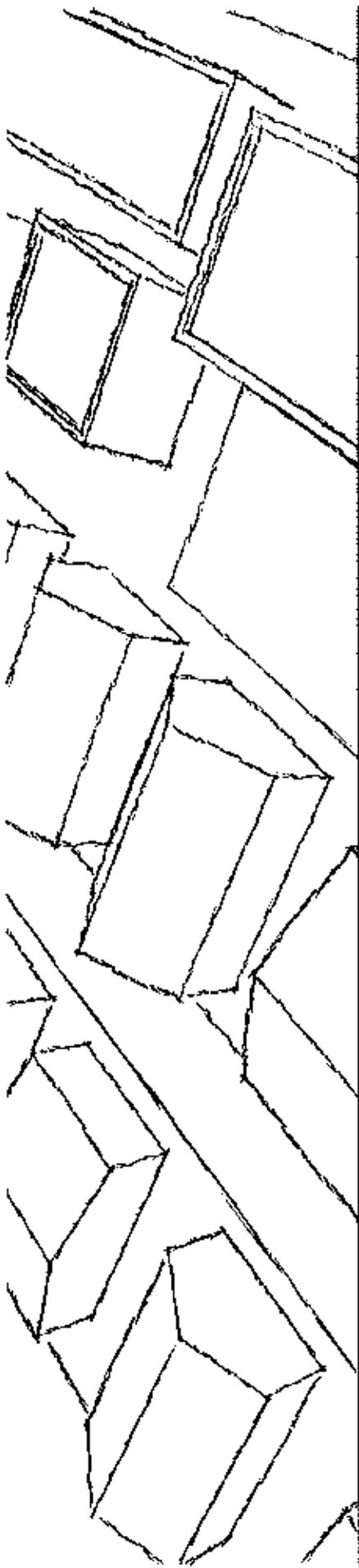
Hammered And
Hand Forged Ends

Bracket: \$129.80



32" x 20" Sign: \$00.00

17000 Madison Avenue
Everything Computers and Electronics



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

August 2012

