MINUTES
(Audio Recording Available)
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
MEETING of SEPTEMBER 13, 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:	OTHERS PRESENT:
Michael Fleenor	Bryce Sylvester, Secretary, Project Specialist II
Michael Molinski, Chair	Bob Apanasewicz, Asst. Bldg. Comm., Commercial
Carl Orban, Vice-Chair	Jeff Fillar, Asst. Bldg. Comm., Residential
Cynthia Stockman	

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **EXCUSE** the absence of John Waddell. All of the members voting yea, the motion passed.

2. Approve the minutes of the August 9, 2012, 2102 meeting

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **APPROVE** the minutes of August 9, 2012. 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

11. **Docket 06-59-12** — **15514 Detroit Avenue**
Request for Revisions — **Laskey Costello, LLC**

( ) Approve
( ) Deny
( ) Defer

Tim Laskey
Laskey Costello, LLC
15514 Detroit Avenue
Lakewood, Ohio 44107

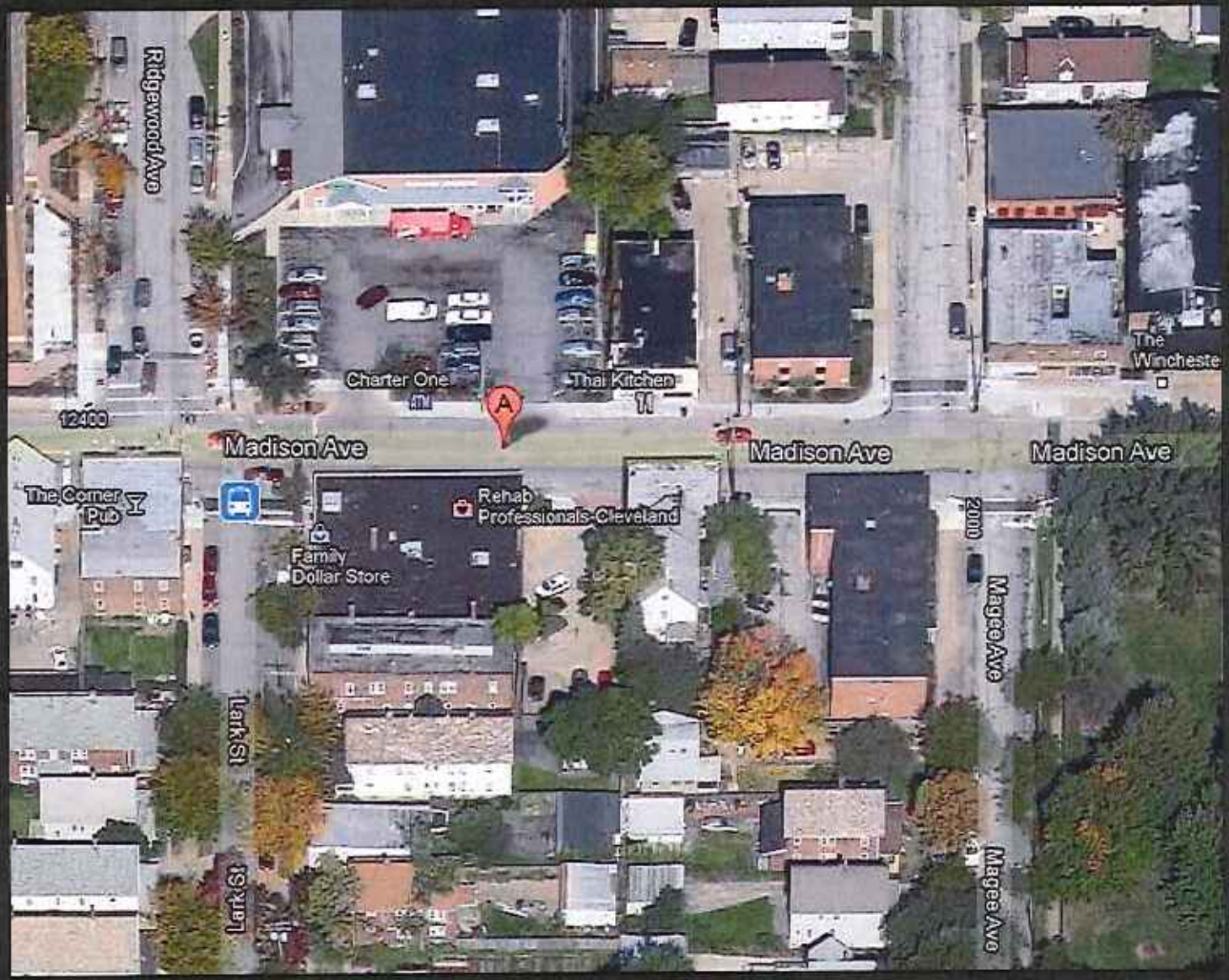
The applicant requests the review and approval of a new ground sign. The application was Summary Approved at the meeting of June 14, 2012. (Page 26)

BOARD OF BUILDING STANDARDS

16. **Docket 09-92-12 - B** — **C** — **16208 Madison Avenue**
Express Employment Professionals

( ) Approve
( ) Deny
( ) Defer

Pat Ackerman and Rob Milburn
Boyer Sign + Graphics Inc.
21611 Tungsten Road
Euclid, Ohio 44117



12219-23 Madison Avenue
Steel Valley Federal Credit Union

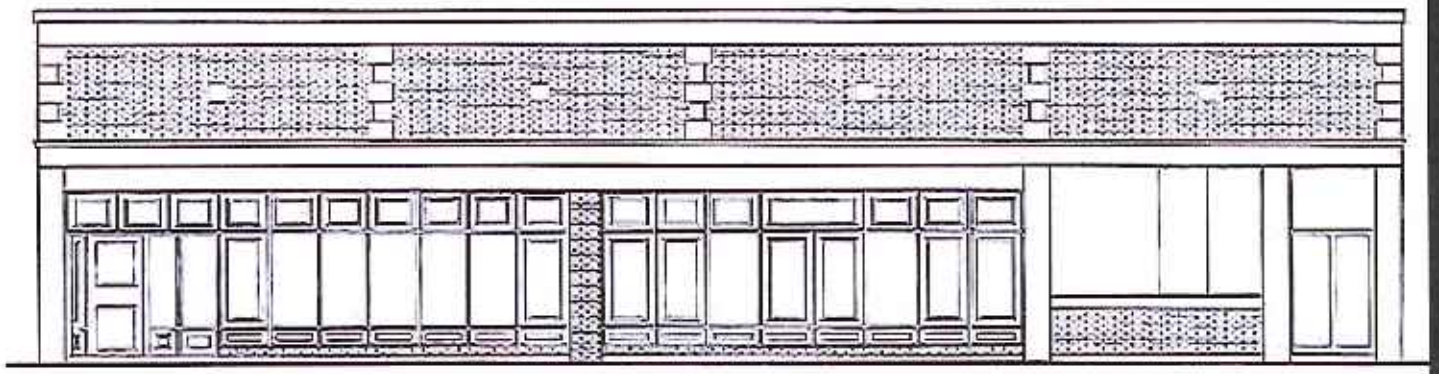
ABR September 2012

ABR September 2012

12219-23 Madison Avenue
Steel Valley Federal Credit Union

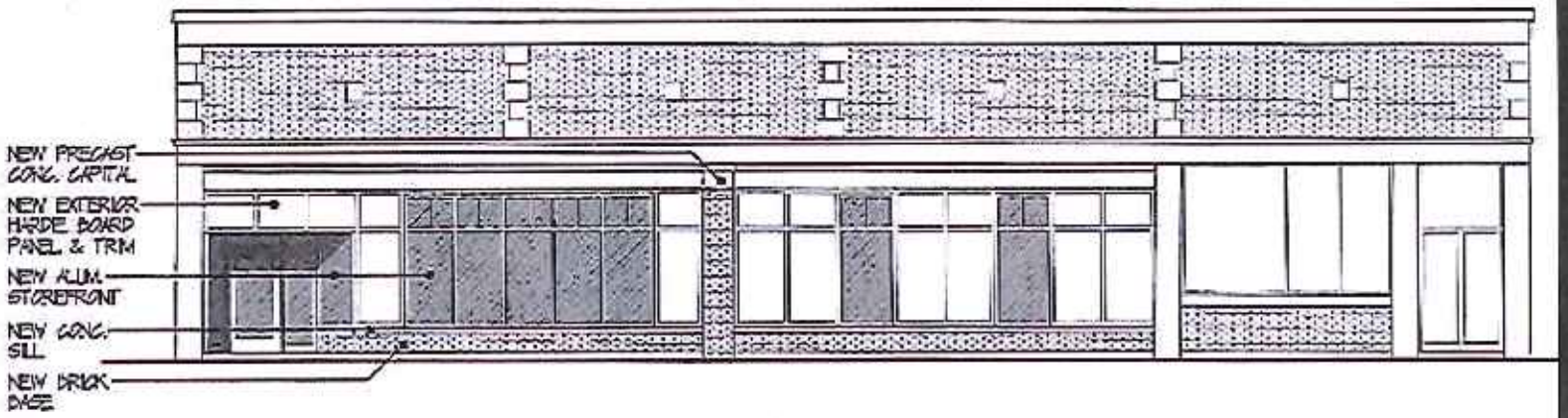
ABR September 2012

12219-23 Madison Avenue
Steel Valley Federal Credit Union



EXISTING FRONT ELEVATION

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



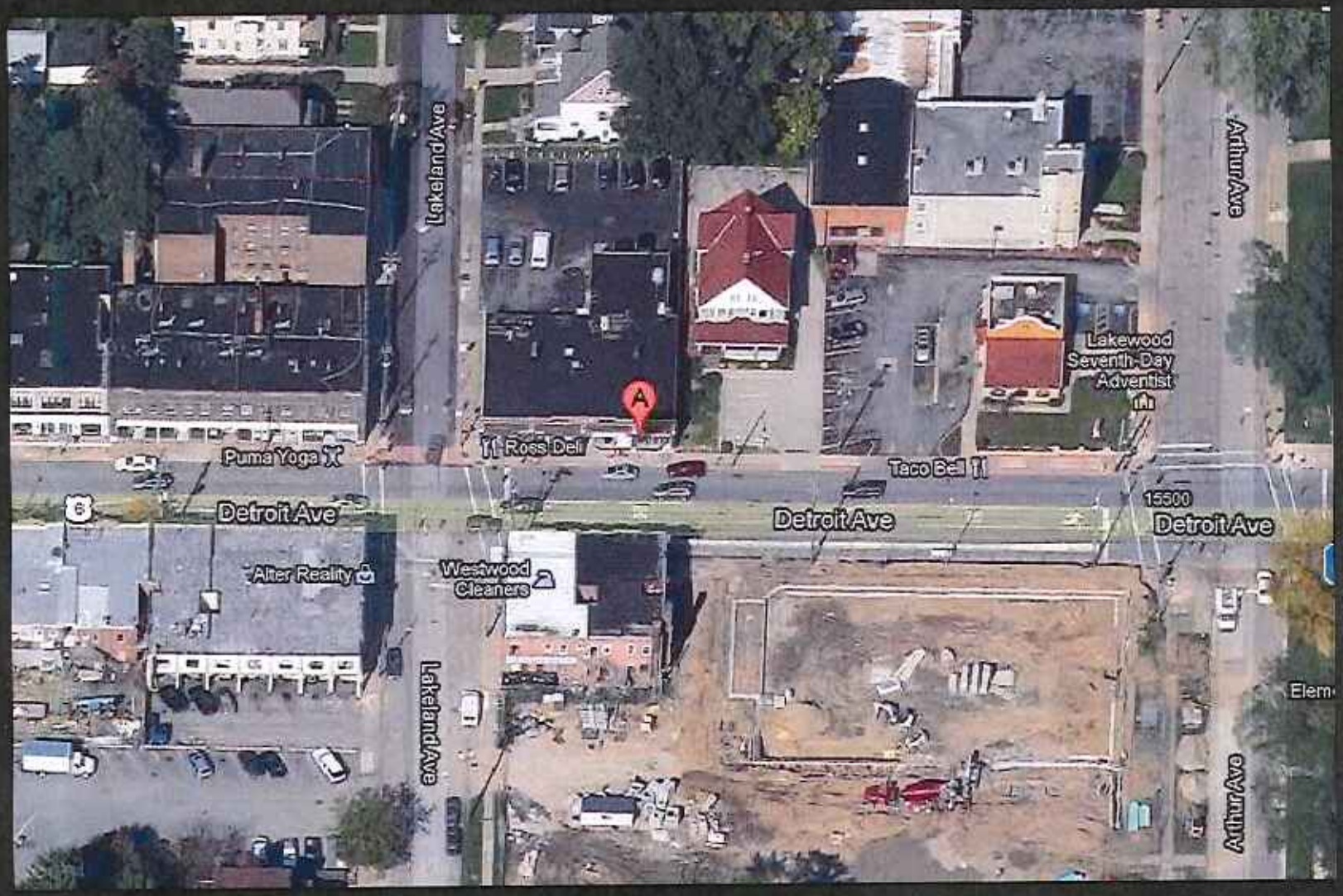
PROPOSED FRONT ELEVATION

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

ABR September 2012

12219-23 Madison Avenue

Steel Valley Federal Credit Union

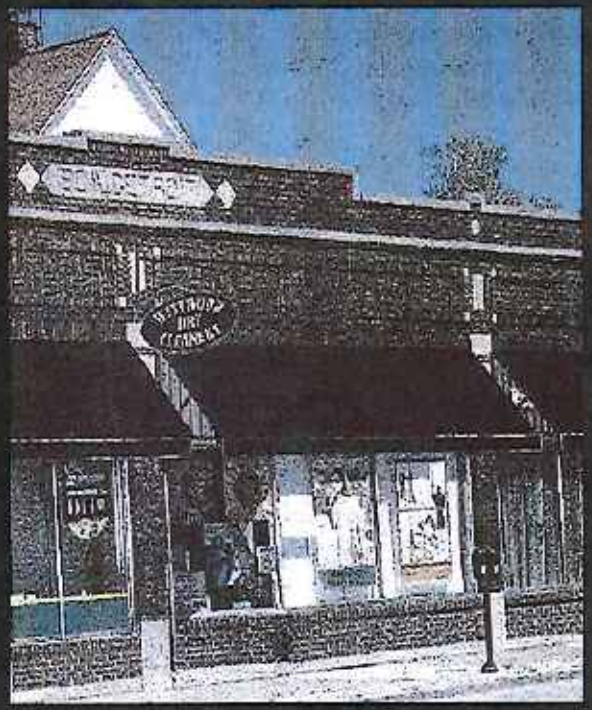


15520 Detroit Avenue
Westwood Dry Cleaners

ABR September 2012

ABR September 2012

15520 Detroit Avenue
Westwood Dry Cleaners



ABR September 2012

15520 Detroit Avenue
Westwood Dry Cleaners

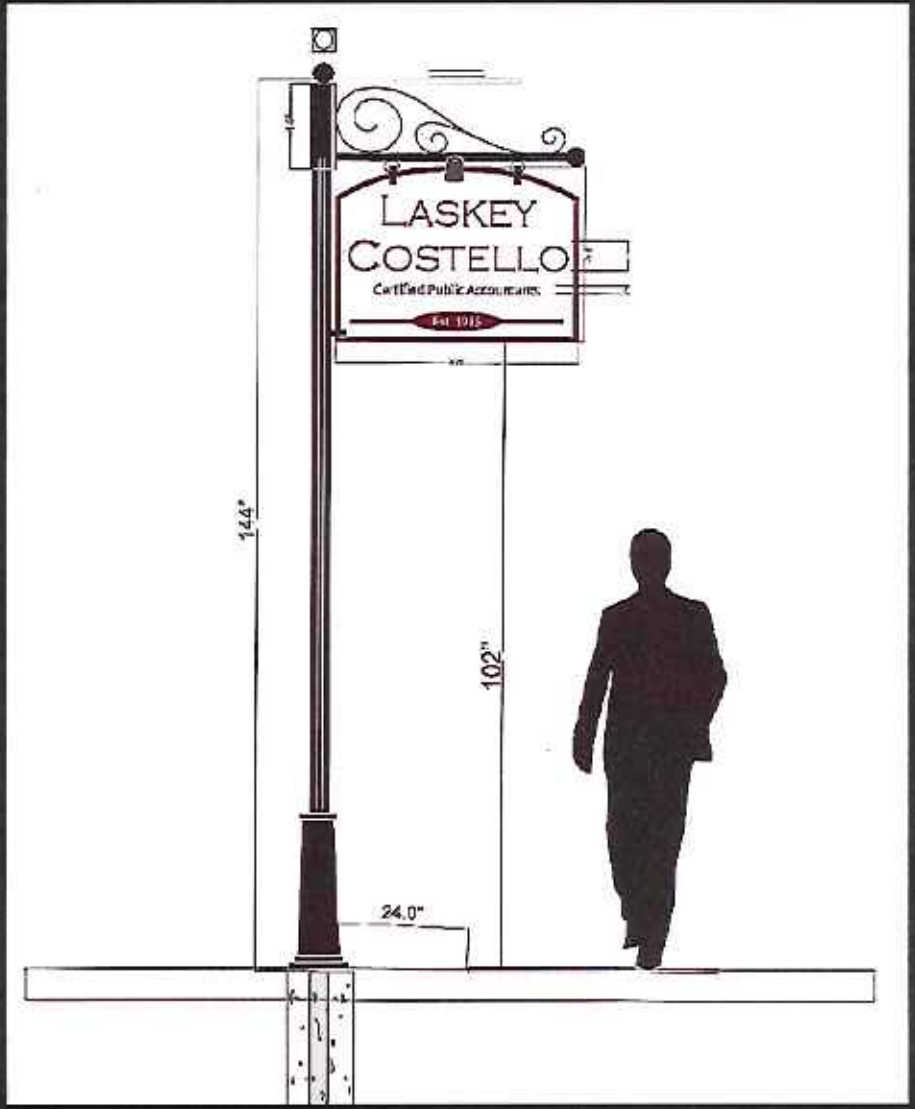
ABR September 2012

15514 Detroit Avenue
Laskey Costello, LLC

15514 Detroit Avenue

Laskey Costello, LLC

ABR September 2012



ABR September 2012

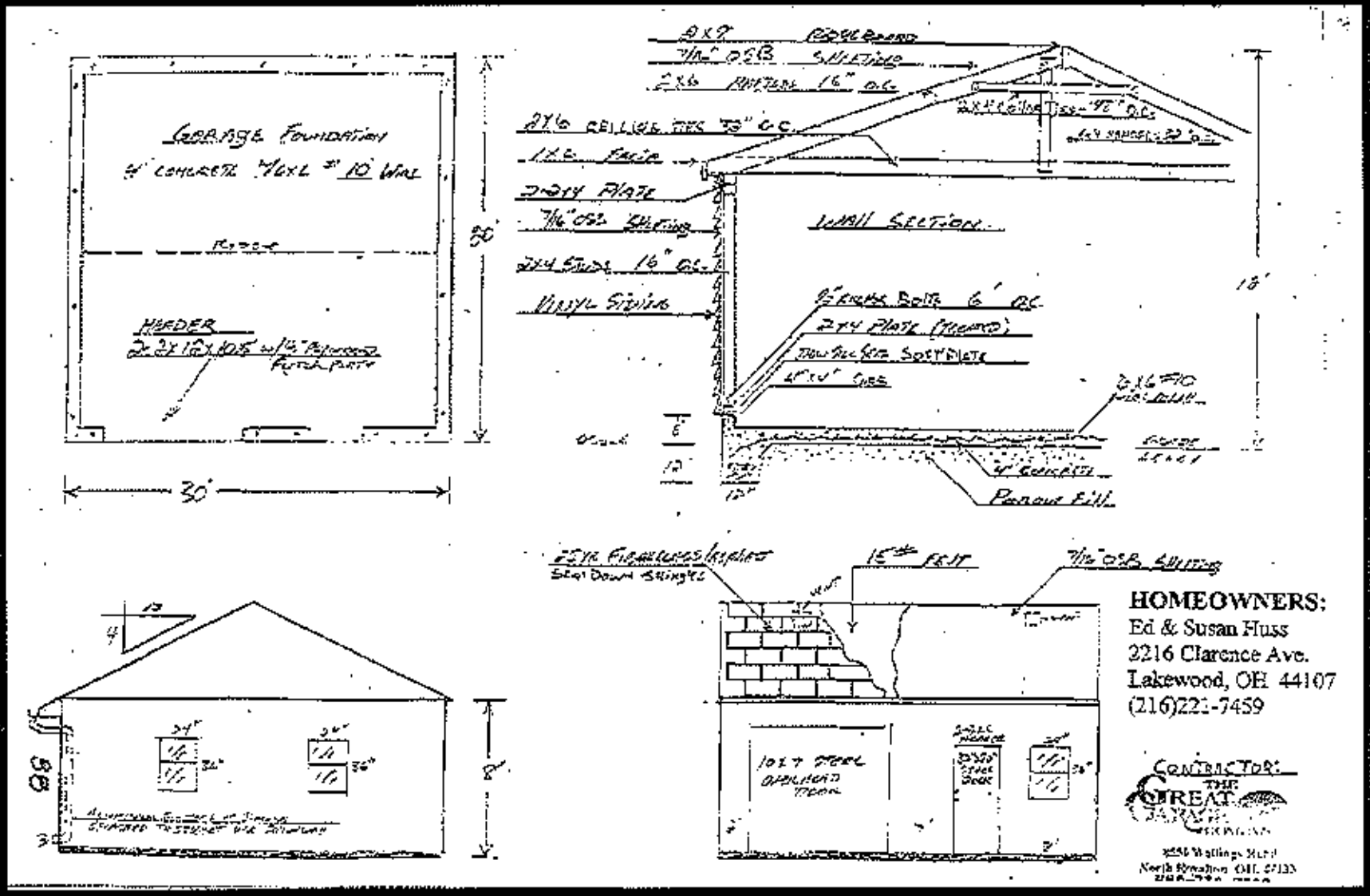
15514 Detroit Avenue
Laskey Costello, LLC

2216 Clarence

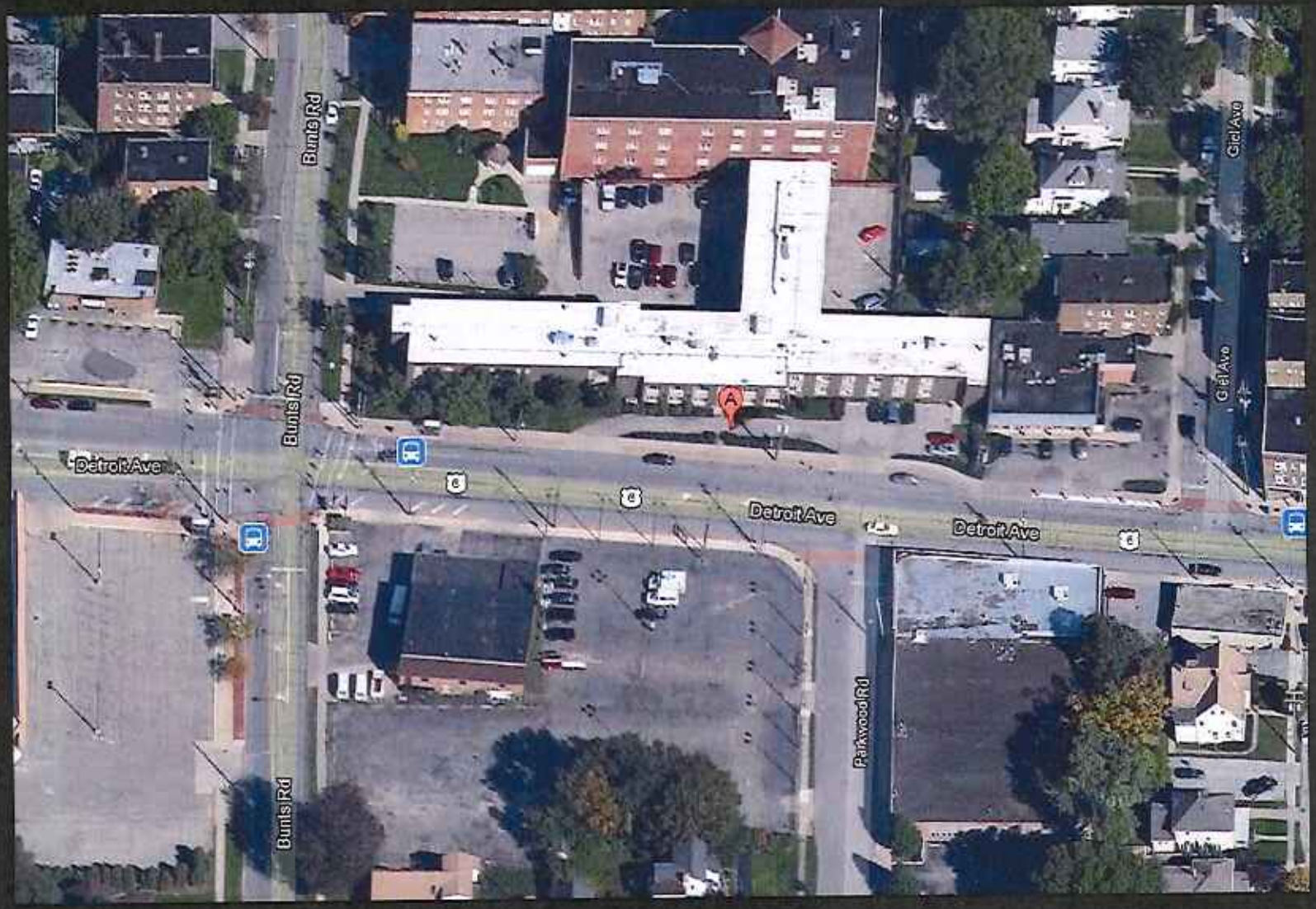
ABR September 2012

2216 Clarence

ABR September 2012



2216 Clarence

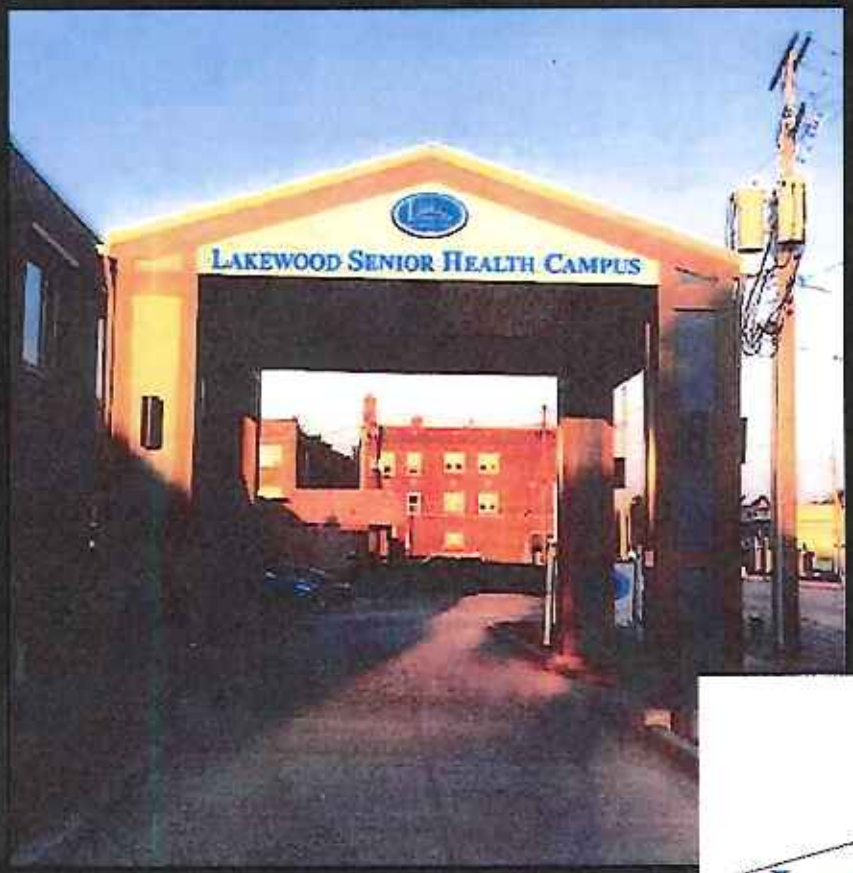


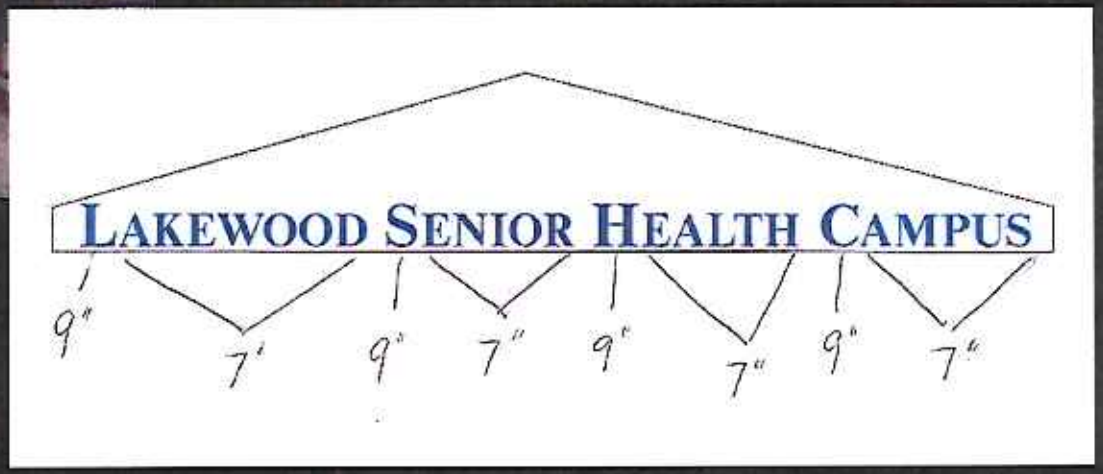
13900 Detroit Avenue
Lakewood Senior Health Campus

ABR September 2012

ABR September 2012

13900 Detroit Avenue
Lakewood Senior Health Campus





ABR September 2012

13900 Detroit Avenue
Lakewood Senior Health Campus

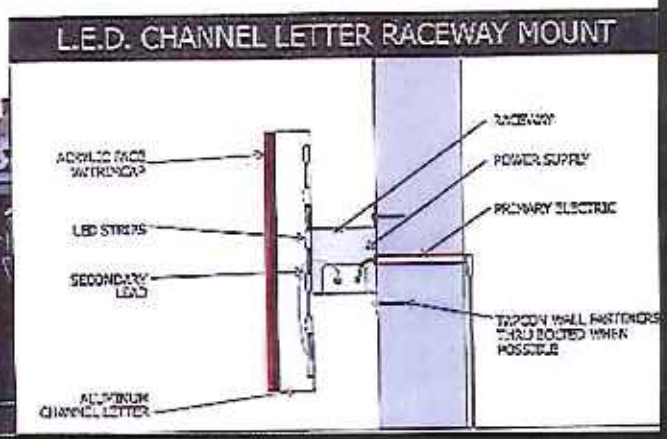
16208 Madison
Express Employment Professionals

ABR September 2012

16208 Madison
Express Employment Professionals

ABR September 2012

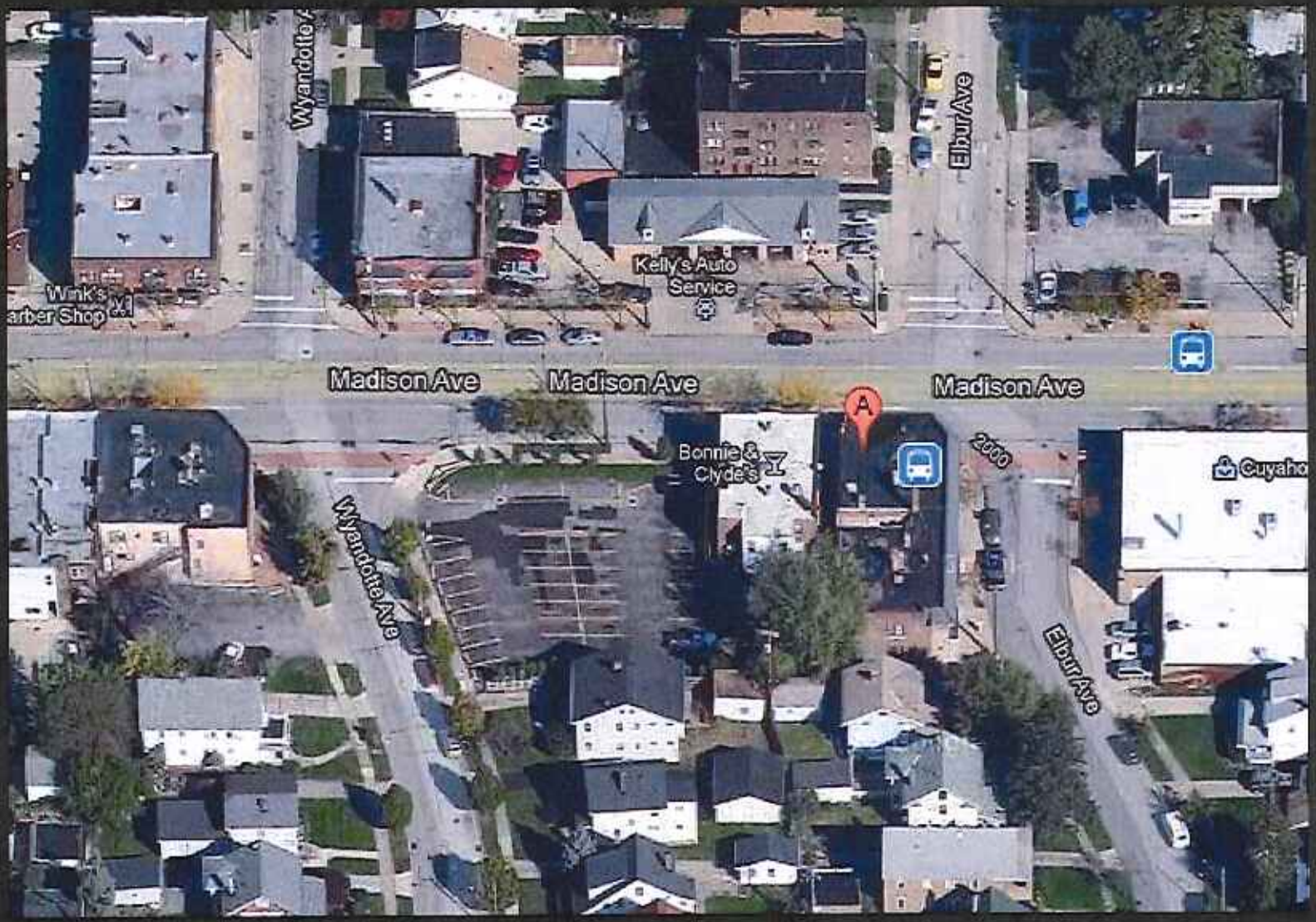
Scale 3/16" = 1'



ABR September 2012

16208 Madison
Express Employment Professionals

16208 Madison
Express Employment Professionals

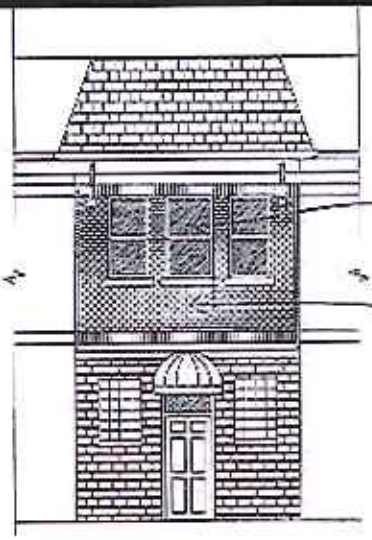


ABR September 2012

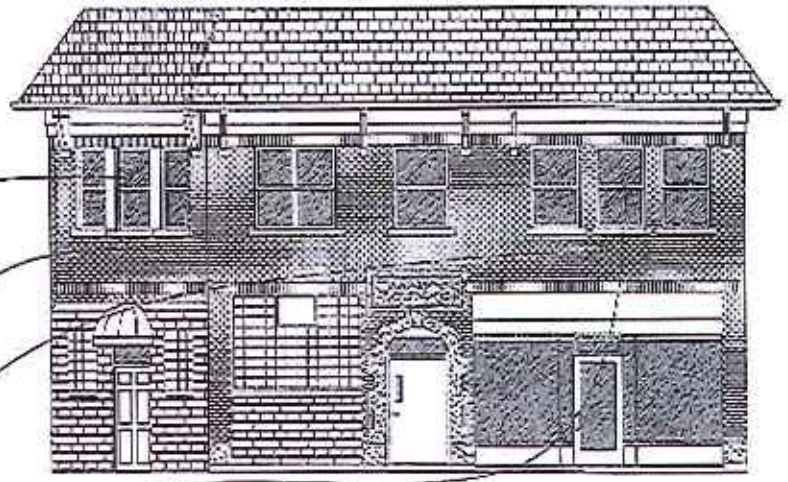
13437 Madison
Madison Center Building

ABR September 2012

13437 Madison
Madison Center Building



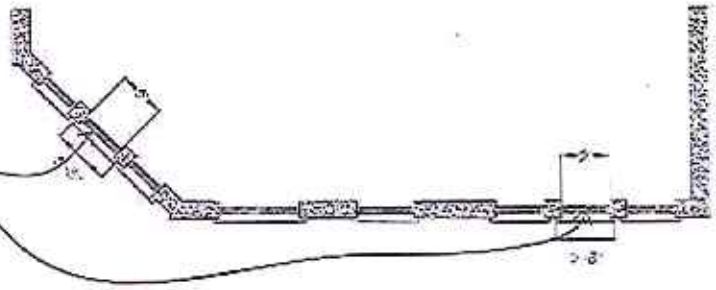
PROPOSED NORTH-EAST ELEVATION
SCALE 1/8" = 1'



PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'

INFILL ALL OPENINGS (2 – TYPICAL)
TOOTH-IN ALL OPENINGS WITH BRICK TO MATCH EXISTING.
REPAIR ALL MISSING BRICK AND MORTAR.

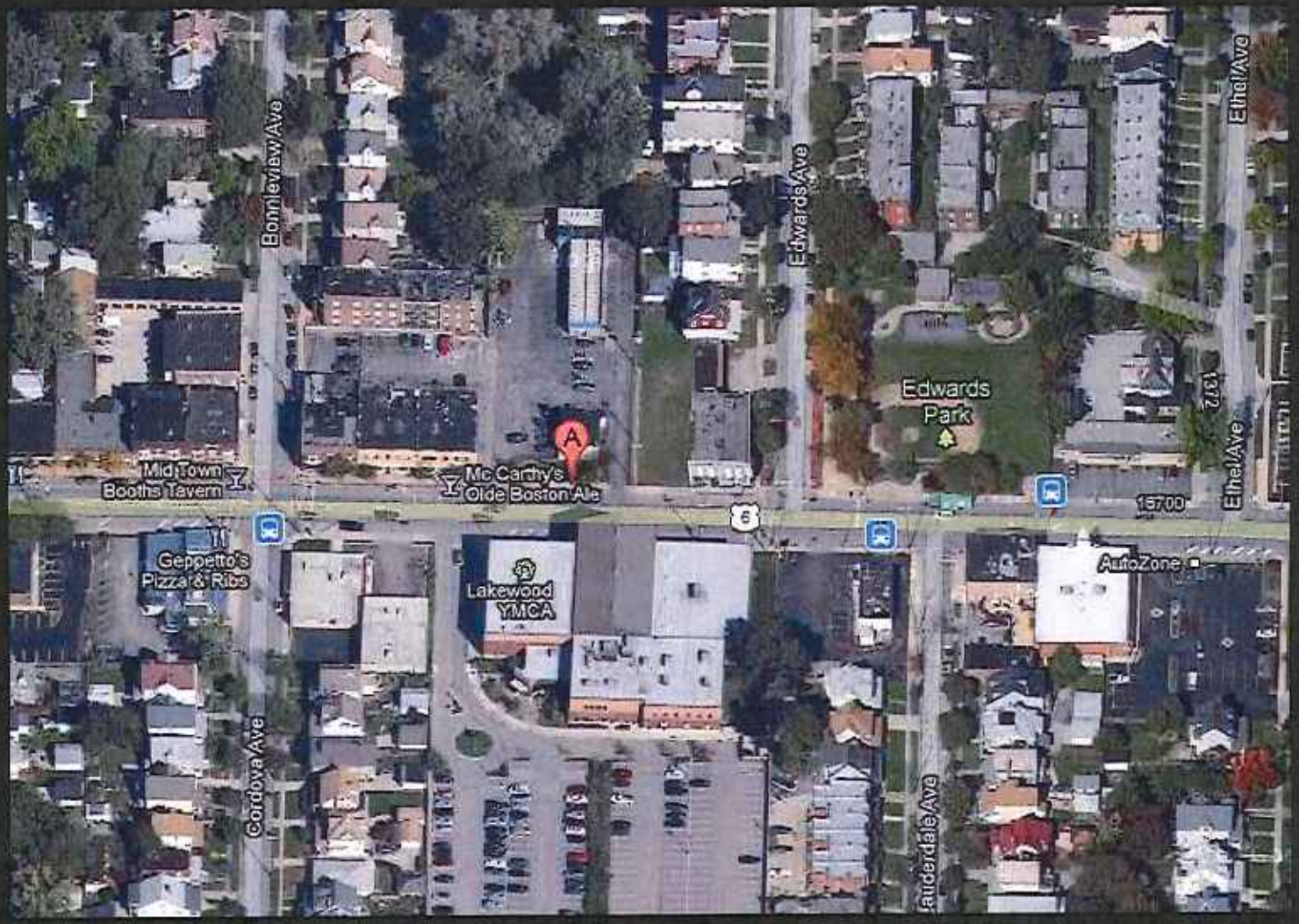
INSTALL NEW WINDOWS (2 – TYPICAL)
WINDOWS TO MATCH EXISTING AND INCLUDE ALL
ALUMINUM CAPPING AND CAULKING NECESSARY. FINISH
INTERIOR AS NECESSARY.
INSTALL NEW SILLS (2 – TYPICAL)
SILLS TO MATCH EXISTING.



PROPOSED 2ND FLOOR PLAN
SCALE: 1/8" = 1'

ABR September 2012

13437 Madison
Madison Center Building



16910 Detroit
Lube Stop/Wash Stop

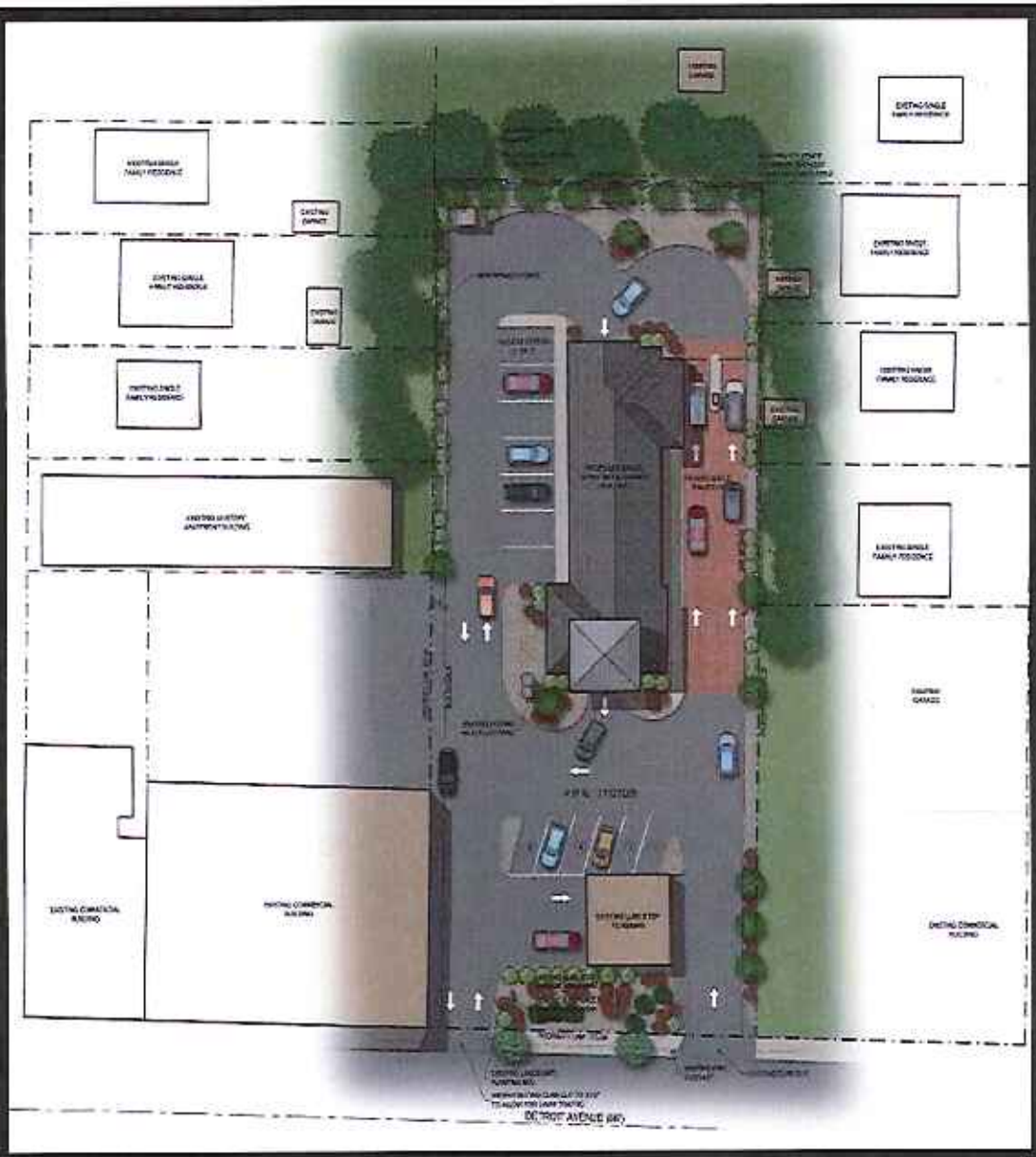
ABR September 2012

16910 Detroit
Lube Stop/Wash Stop

ABR September 2012

16910 Detroit
Lube Stop/Wash Stop

ABR September 2012



16910 Detroit
Lube Stop/Wash Stop

ABR September 2012

ABR September 2012

16910 Detroit
Lube Stop/Wash Stop

ABR September 2012

16910 Detroit
Lube Stop/Wash Stop

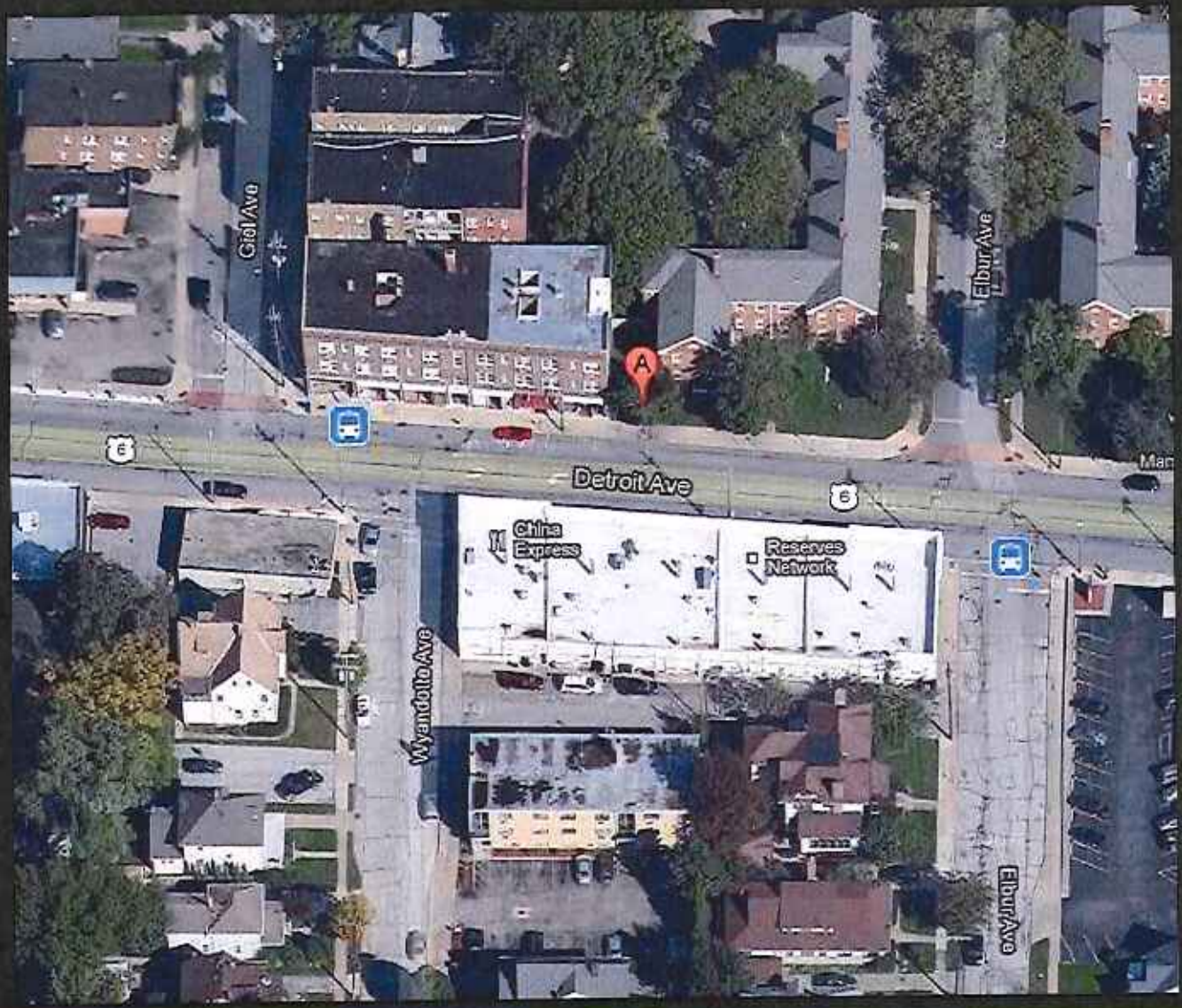
Interior View

Exterior View

Exterior View

AER September 2012

16910 Detroit
Lube Stop/Wash Stop



13702 Detroit
West Shore Church

ABR September 2012

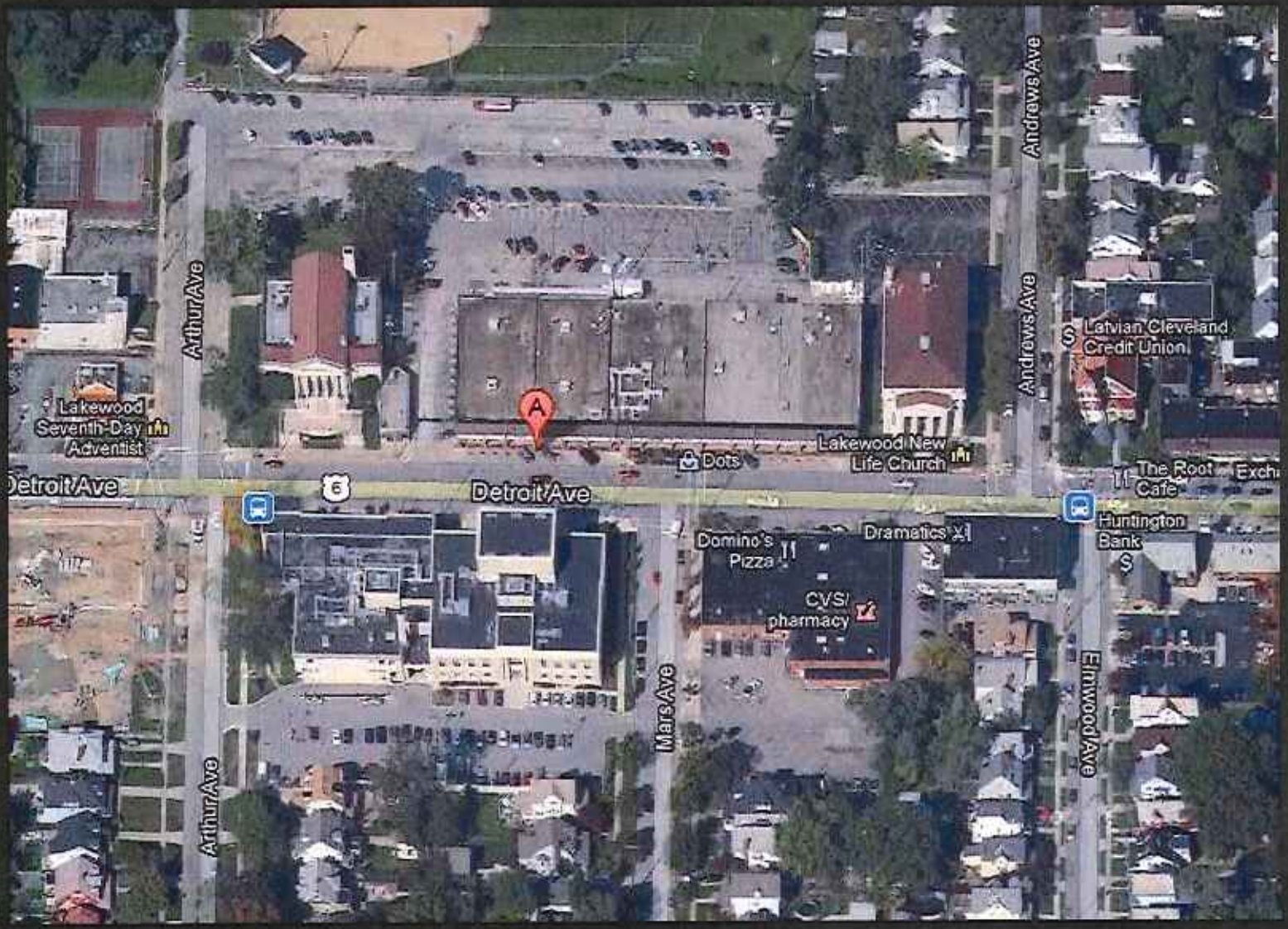
ABR September 2012

13702 Detroit
West Shore Church

Proposed signage to be installed on front and side windows facing Detroit Ave. and Giel Ave.

ABR September 2012

13702 Detroit
West Shore Church

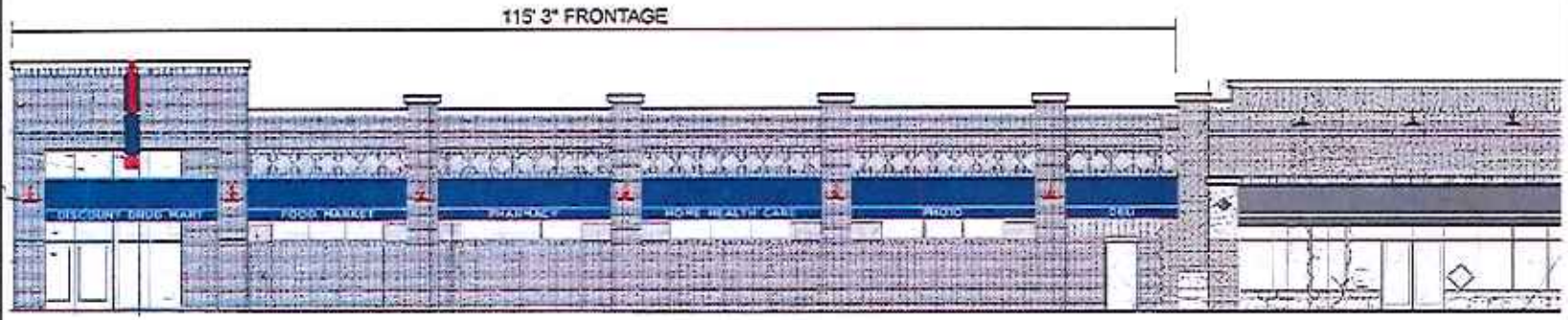


15412 Detroit
Discount Drug Mart

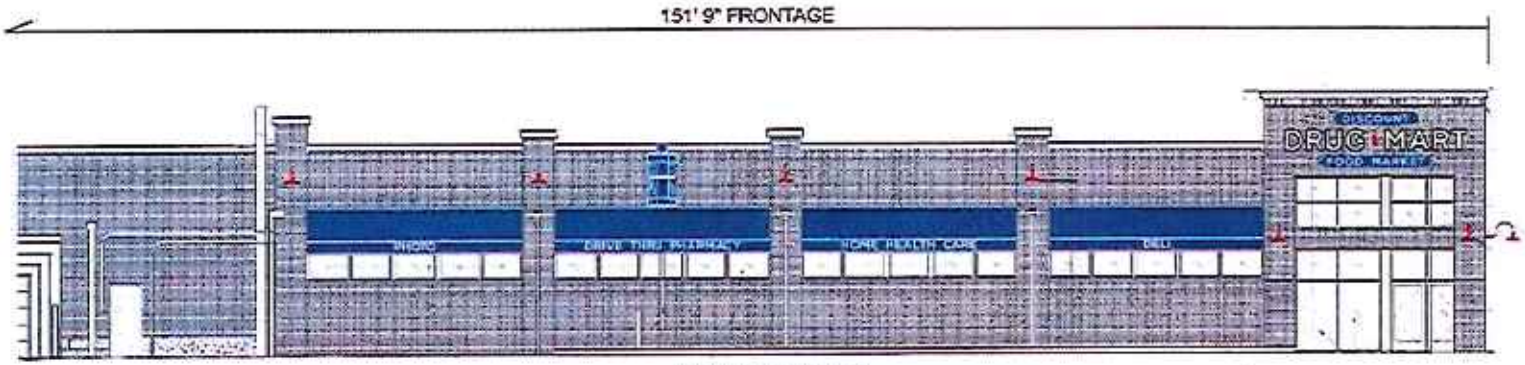
ABR September 2012

ABR September 2012

15412 Detroit Discount Drug Mart



SOUTH ELEVATION



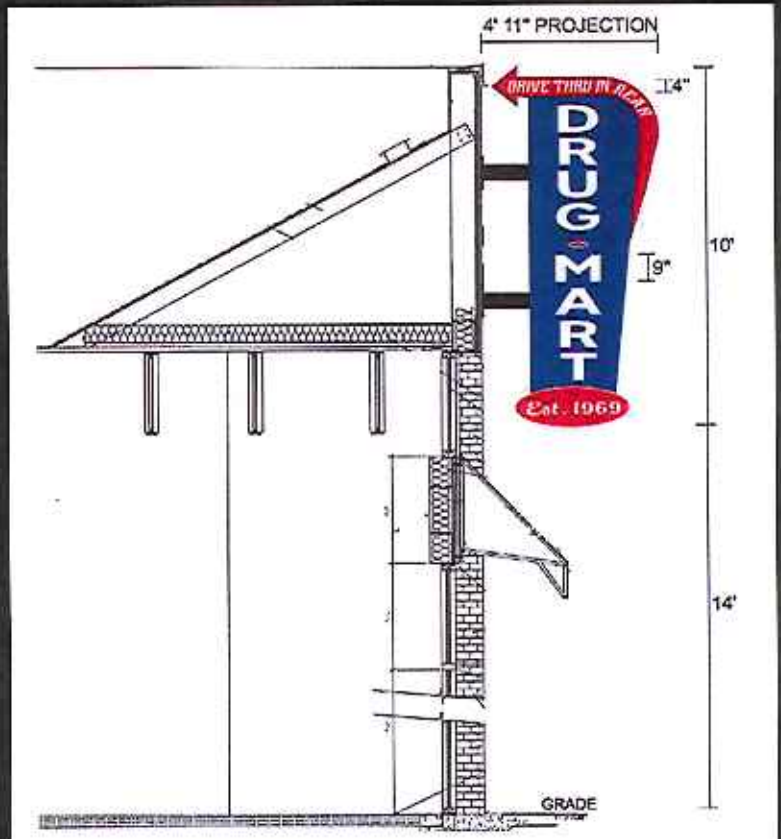
NORTH ELEVATION

ELEVATION VIEWS OF PROPOSED EXTERIOR SIGN IMPROVEMENTS

ABR September 2012

15412 Detroit Discount Drug Mart

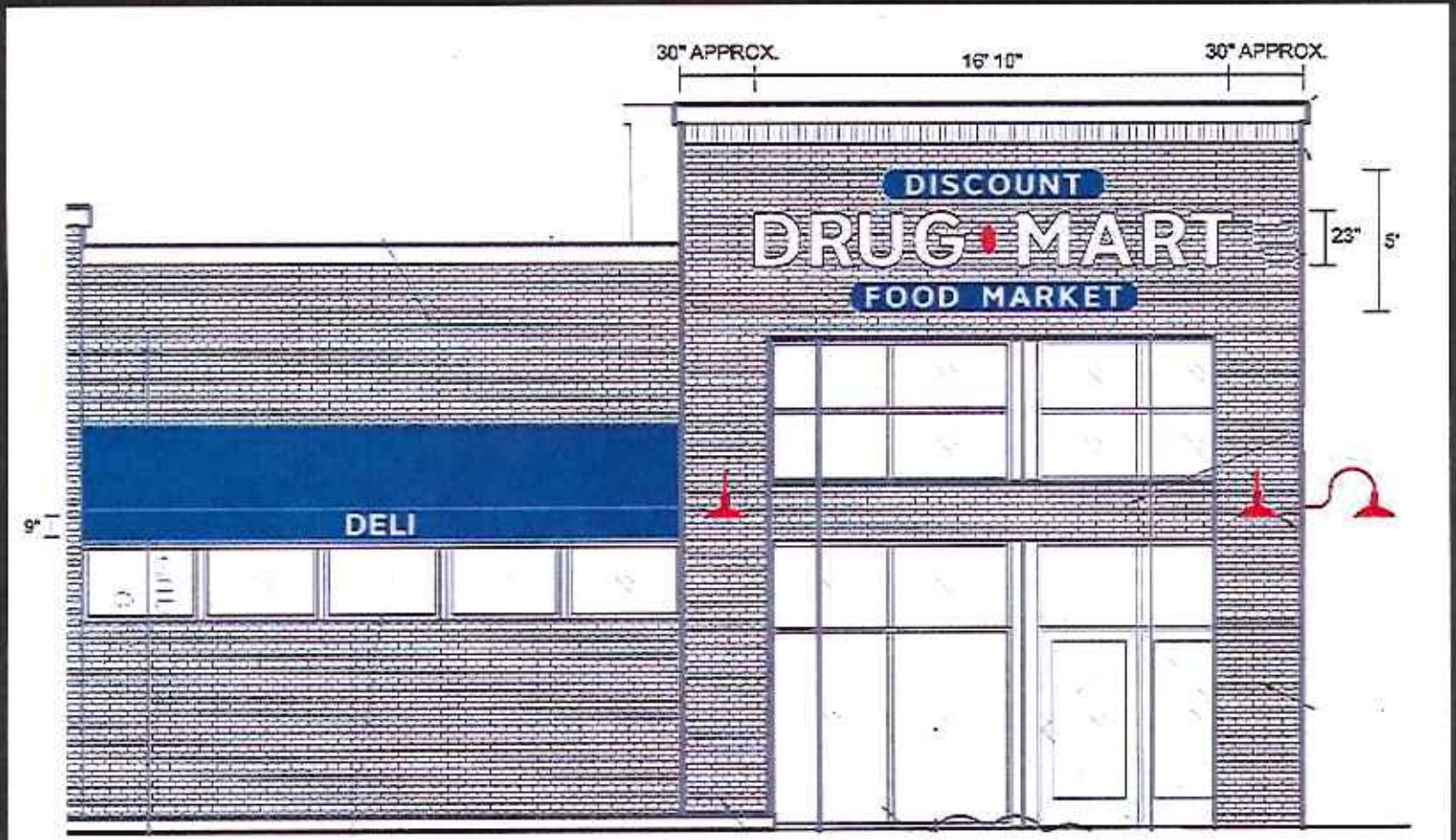
SOUTH ELEVATION VIEW OF PROJECTING WALL SIGN & AWNING GRAPHICS



WEST ELEVATION VIEW OF PROJECTING WALL SIGN

ABR September 2012

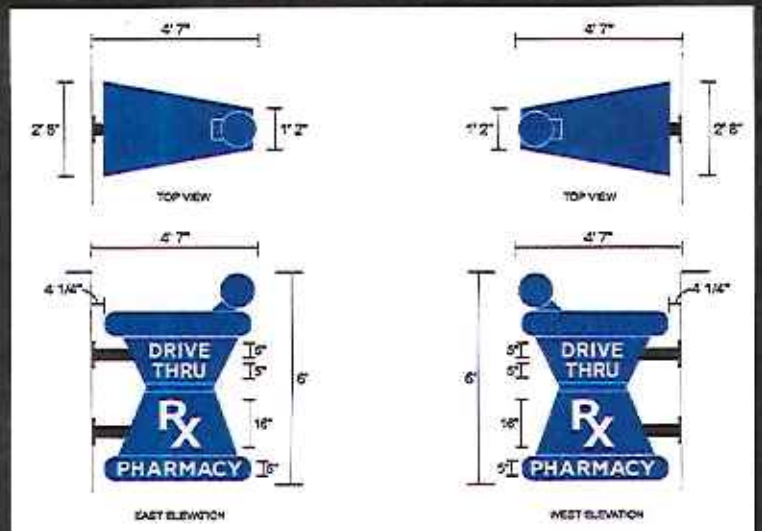
15412 Detroit Discount Drug Mart



NORTH ELEVATION VIEW OF WALL SIGN & AWNING GRAPHICS

ABR September 2012

15412 Detroit Discount Drug Mart



NORTH BUILDING ELEVATION VIEW OF PROJECTING WALL SIGN

NORTH ELEVATION VIEW OF PROJECTING WALL SIGN & AWNING GRAPHICS

ABR September 2012

15412 Detroit Discount Drug Mart

13600 Madison

Auto, Truck and Fleet Services, LLC

ABR September 2012

ABR September 2012

13600 Madison

Auto, Truck and Fleet Services, LLC

ABR September 2012

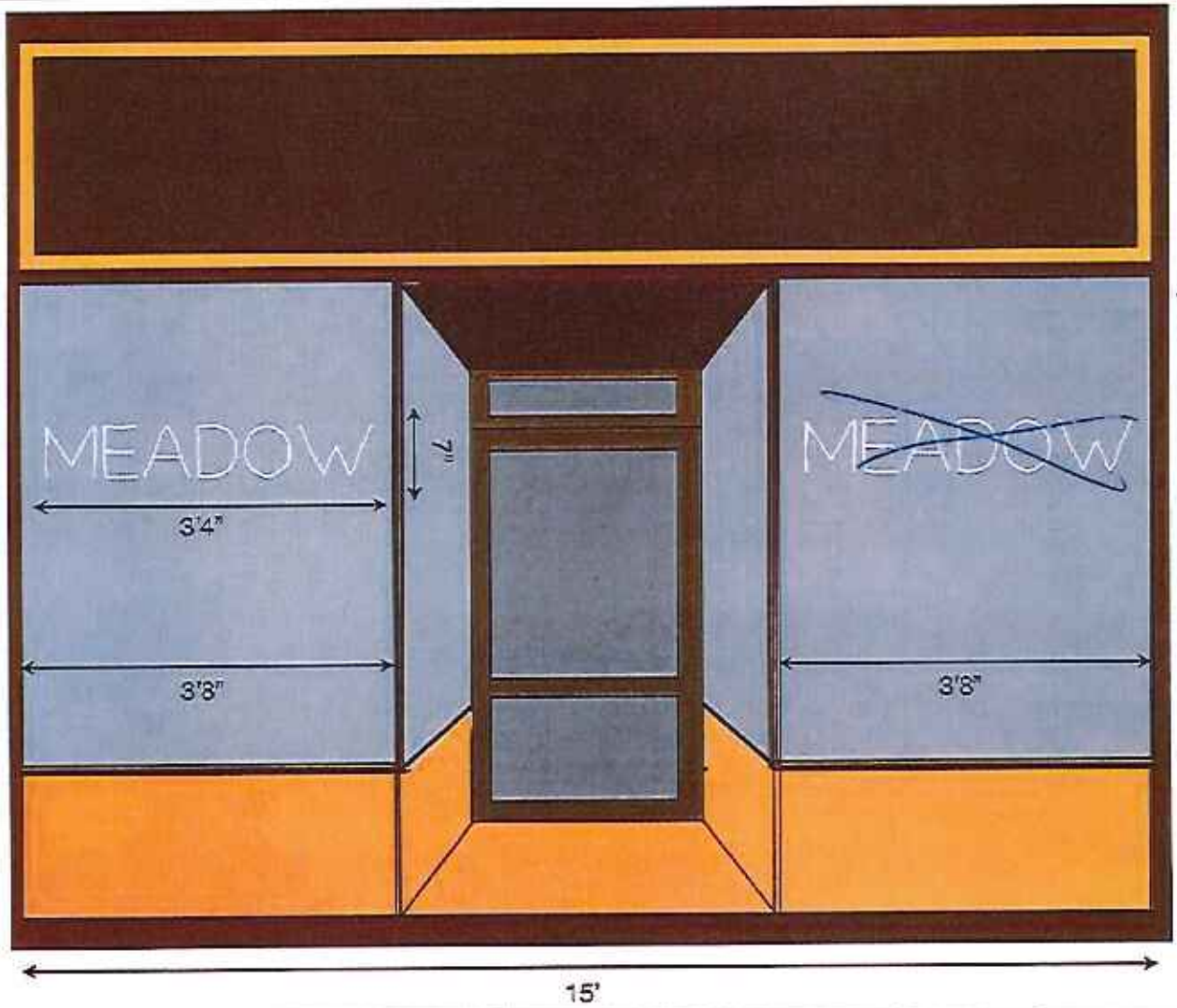
13600 Madison
Auto, Truck and Fleet Services, LLC

14323 Madison Meadow

ABR September 2012

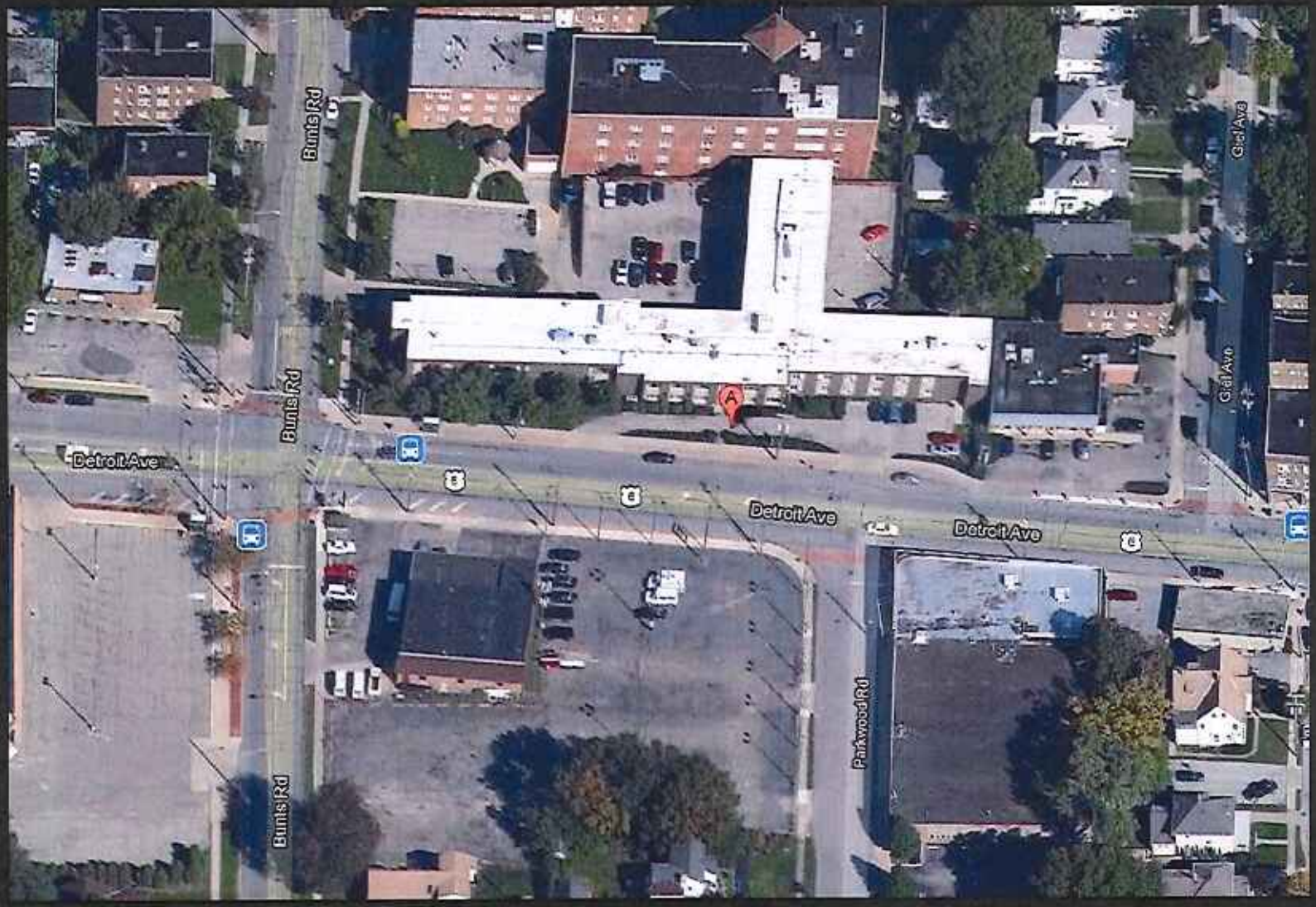
14323 Madison Meadow

ABR September 2012



14323 Madison Meadow

ABR September 2012



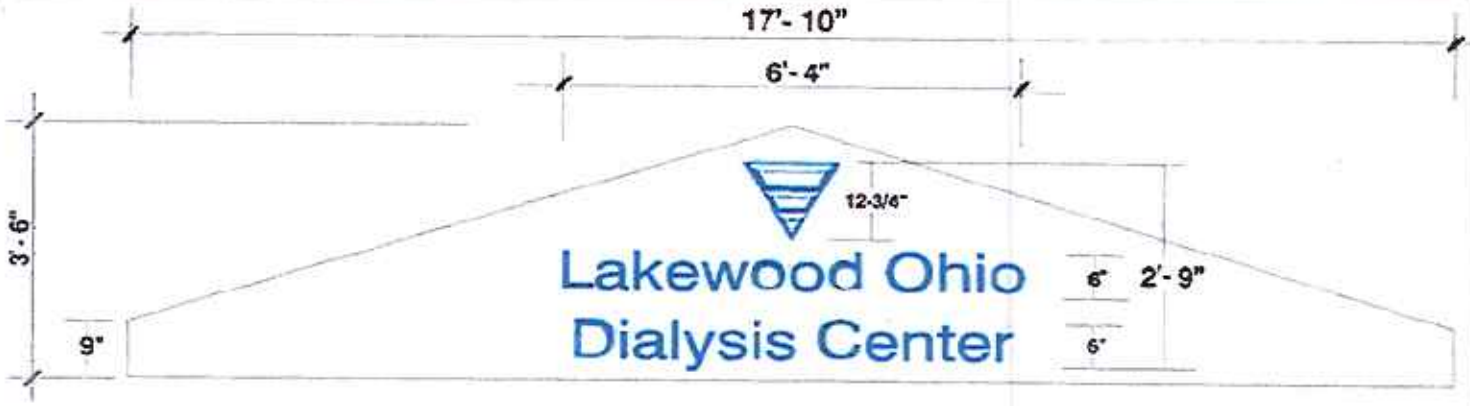
13900 Detroit
Ohio Renal Care Group

ABR September 2012

EXISTING

ABR September 2012

13900 Detroit
Ohio Renal Care Group



NON- ILLUM. FLAT CUT OUT LETTERS

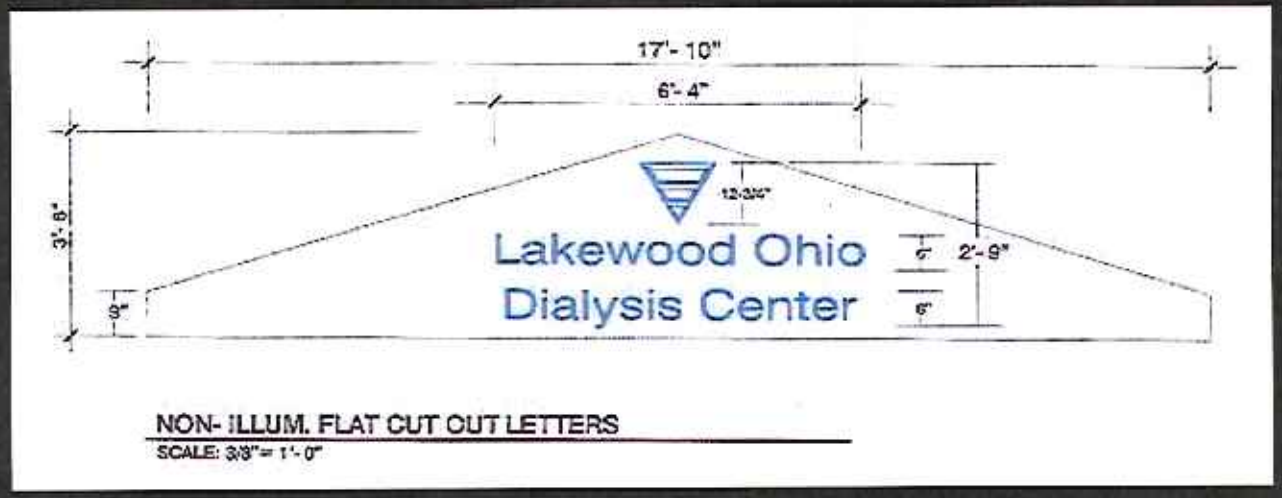
SCALE: 3/8"= 1'- 0"

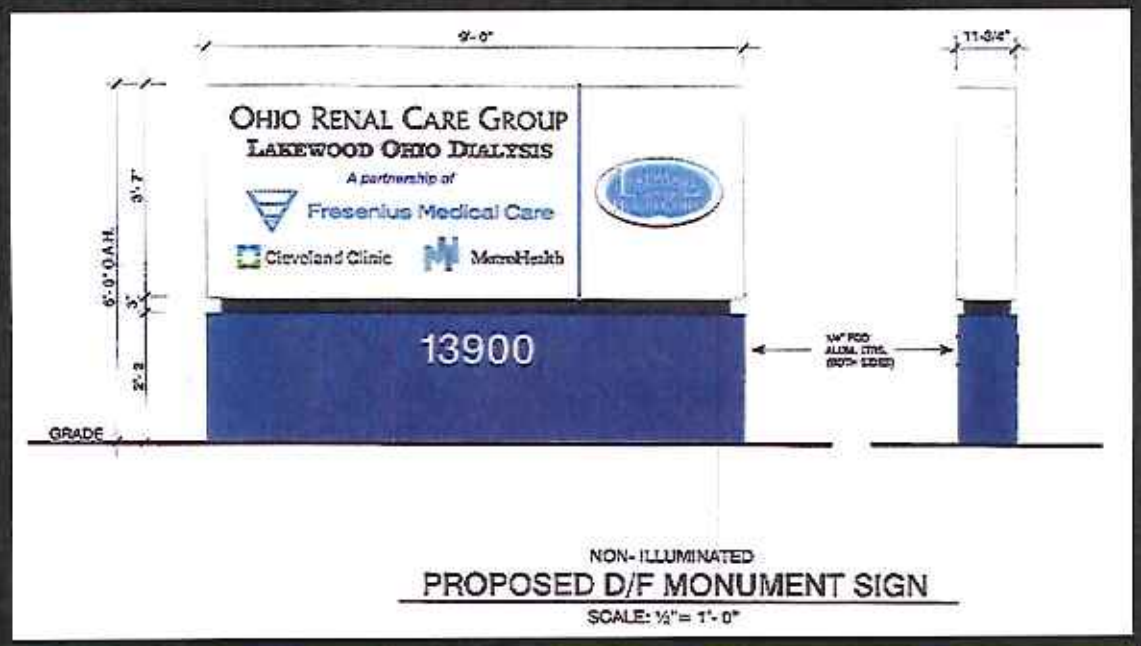
EXISTING

PROPOSED

ABR September 2012

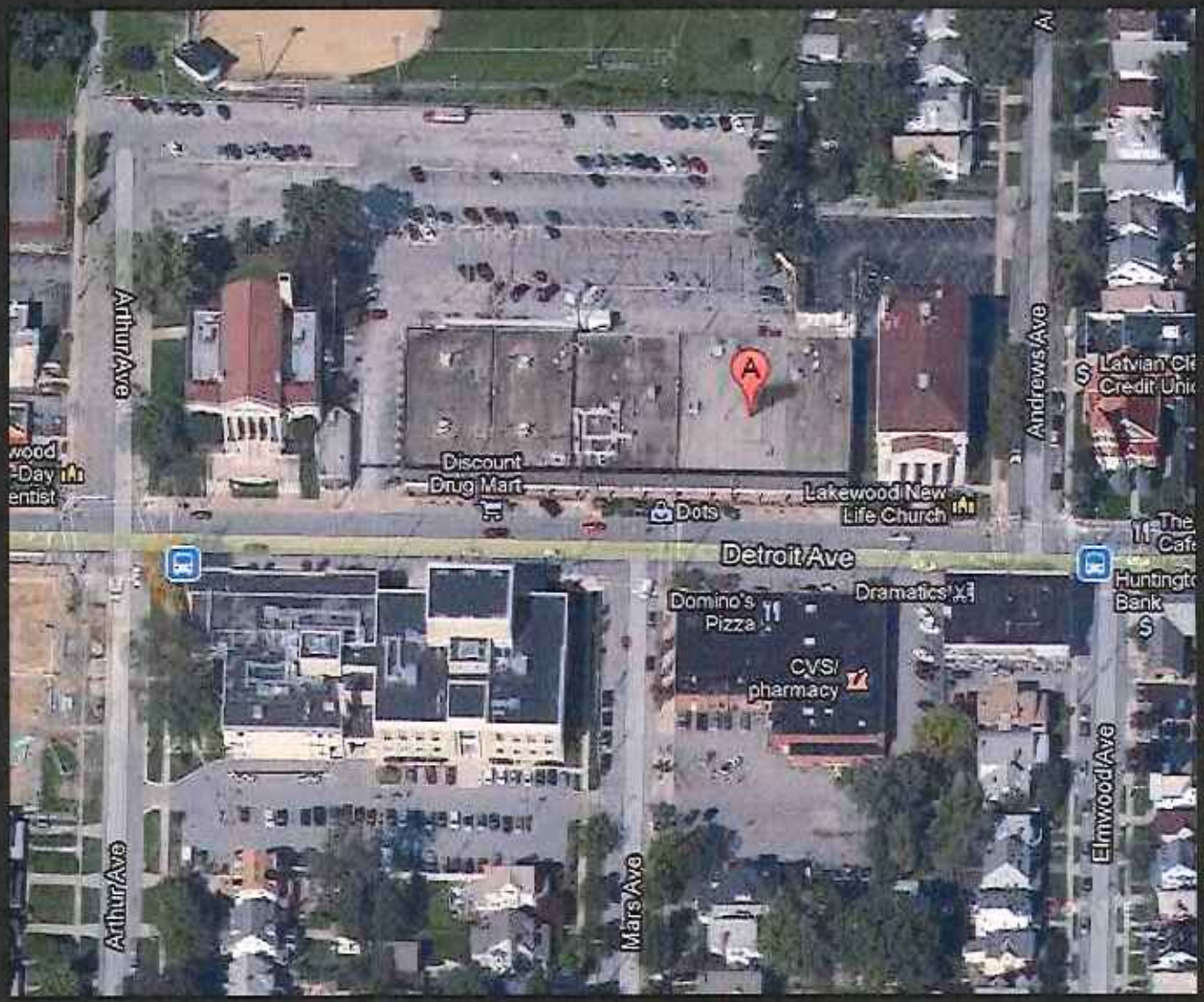
13900 Detroit
Ohio Renal Care Group





ABR September 2012

13900 Detroit
Ohio Renal Care Group

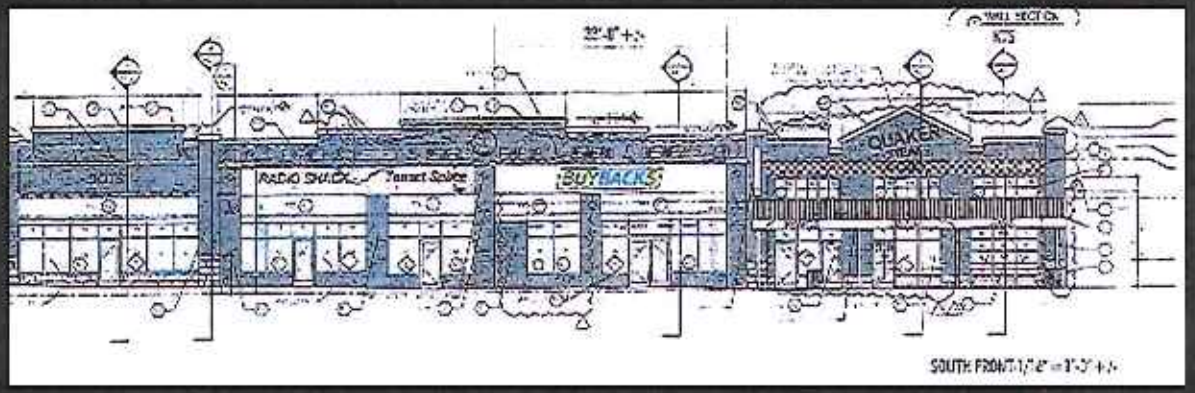


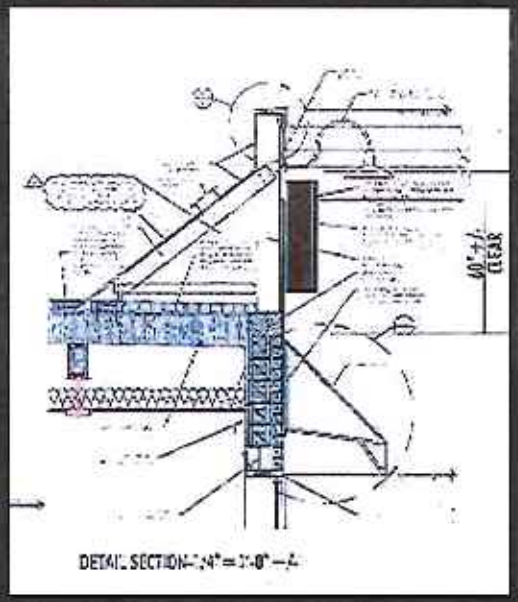
15316 Detroit Buybacks

ABR September 2012

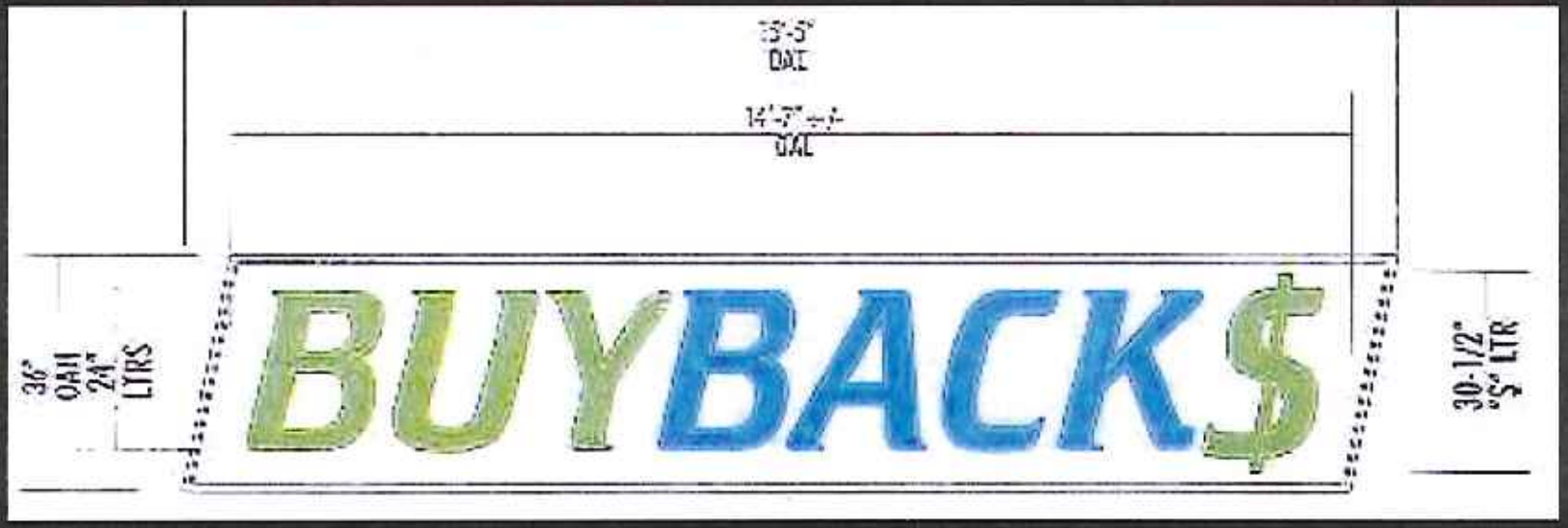
ABR September 2012

15316 Detroit Buybacks



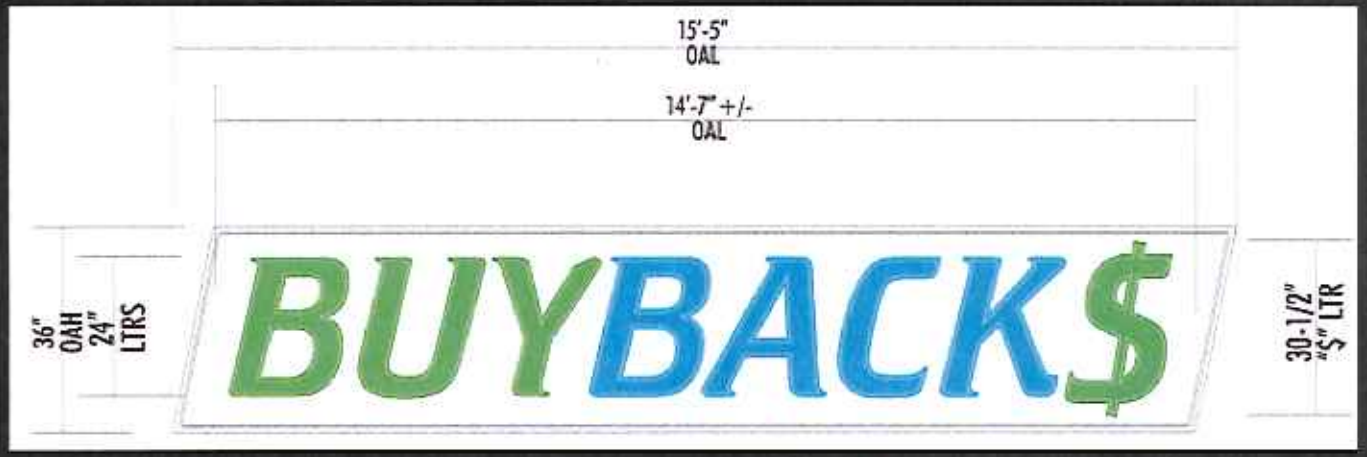


SOUTH ELEVATION

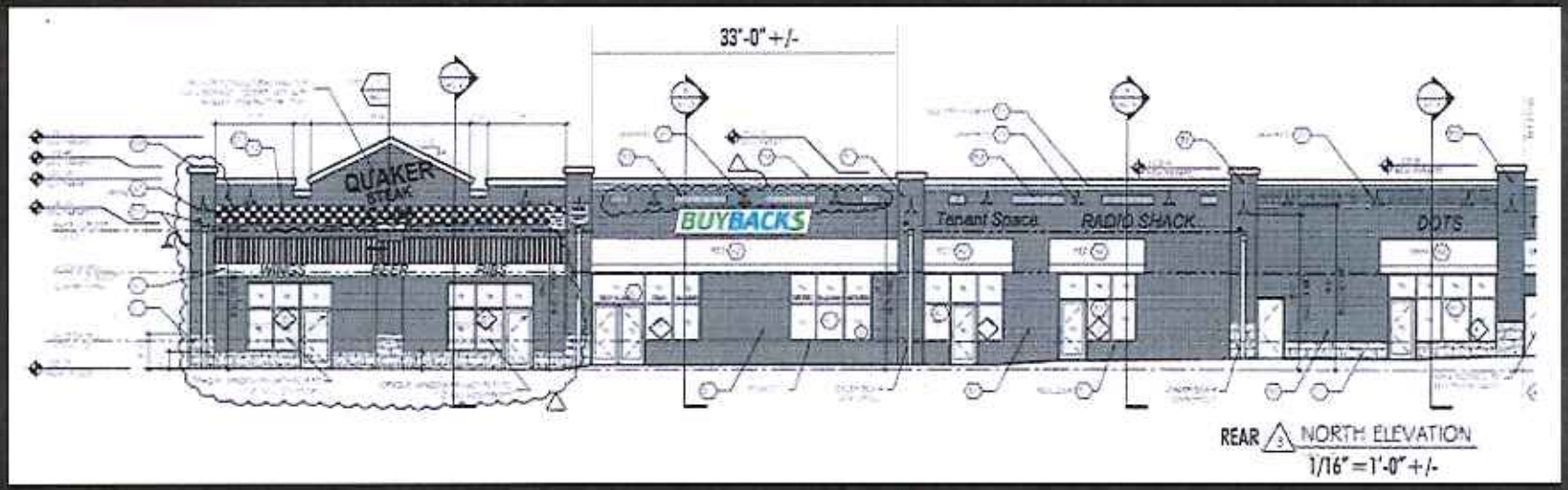


ABR September 2012

15316 Detroit Buybacks

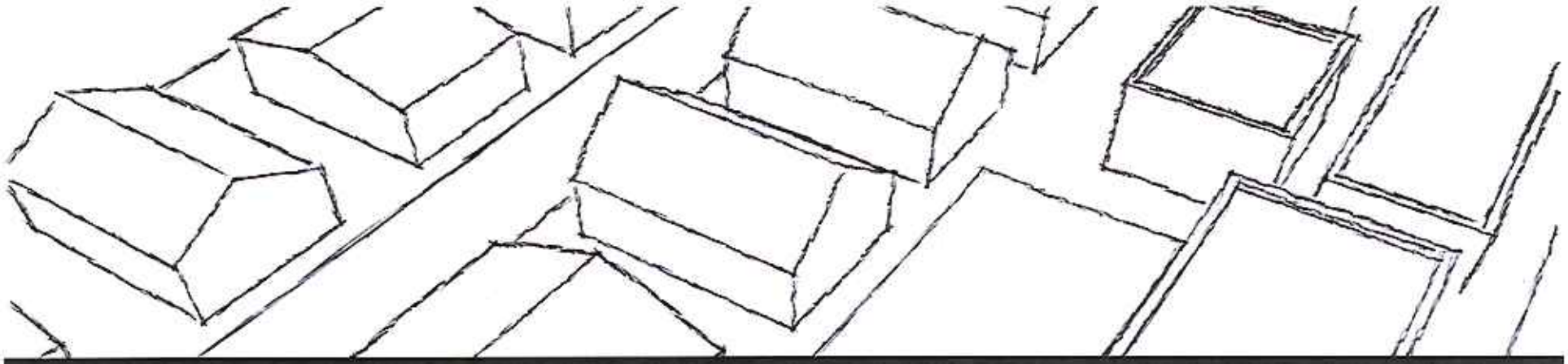


NORTH ELEVATION



ABR September 2012

15316 Detroit Buybacks



Board of Building Standards

Architectural Board of Review

Sign Review Board

September 2012

The applicant requests the review and approval of a variance to allow signage on the outside wall of the tenant space, pursuant to Sections 1329.05(k) – Vertical Clearance and 1329.12(d) – Applicant for Permits. (Page 43)

SIGN REVEIW

20. **Docket 09-92-12 - S** C **16208 Madison Avenue**
Express Employment Professionals

( ) Approve
( ) Deny
( ) Defer

Pat Ackerman and Rob Milburn
Boyer Sign + Graphics Inc.
21611 Tungsten Road
Euclid, Ohio 44117

The applicant requests the review and approval of an illuminated wall sign and a panel change on the pole sign. (Page 43)

22. **Docket 09-96-12** C **15520 Detroit Avenue**
Westwood Cleaners

( ) Approve
( ) Deny
( ) Defer

Michael DiMichele
Erie Design
16413 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a projecting sign. (Page 93)

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

OLD BUSINESS

Items 4 and 13 called together as they are the same address.

BOARD OF BUILDING STANDARDS

4. **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. This item was deferred from the meeting of August 9, 2012. (Page 7)

SIGN REVIEW

13. **Docket 08-75-12 - S** **14013 Detroit Avenue**
GetGo

( ) Approve
( ) Deny
( ) Defer

George Dragon
Cicogna Electric & Sign Co.
4330 N. Bend Road

The applicant requests the review and approval of signage. This item was deferred from the meeting of August 9, 2012. (Page 7)

George Dragon, applicant, was present to explain the request. As a result of last month's meeting, the number of proposed signs was reduced, and modifications were made to the proposed monument sign; the base of the brick would match that of the other site elements. Mr. Fleenor suggested landscaping at the base of the monument sign. Mr. Orban said the revisions were very good.

Mr. Molinski closed the public comment, as there were none. Mr. Sylvester said the city staff supported the proposal as revised, and the position of the historical marker was to be determined.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **APPROVE Dockets 08-75-12 – B and 08-75-12 – S.** All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

5. **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, 2011and deferred from the meeting of August 9, 2012. (Page 8)

Mr. Sylvester stated the city had received documentation from the applicant with the request to withdraw the request, as the two-family home would be renovated. No motion was needed to withdraw the submittal.

6. **Docket 06-51-12** **R** **2058 Mars 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 August 9, 2012. (Page 9)

Keevin Berman, attorney for the applicant, was present to explain the request. A revised plan was submitted to the board at the meeting and explained by Mr. Nemeh. The existing side windows would be moved to the front, and new windows added to the sides. The windows would open. The original column was not removed but covered. Mr. Orban said it still resembled a room, a permanently enclosed porch. Mr. Berman asked about alternative potential modifications. Mr. Fleenor concurred with Mr. Orban. Mr. Berman said Mr. Nemeh could come to the next pre review meeting.

Mr. Molinski closed public comment, as there were none. Mr. Fillar said the Division of Housing and Building was opposed to the alterations that were completed without a permit and did not seek approval from ABR; he proposed to deny the request. Mr. Berman said it sounded punitive. Mr. Orban said he supported a denial; a

revised proposal to restore the original look could be submitted, but it had to be of quality materials, quality construction, and quality design. The evening's revised submittal was not acceptable. Mr. Sylvester concurred the proposal had not advanced, and the city staff did not support it. Mr. Molinski said there needed to be a detailed submittal presented at the 4:00 p.m. pre-review meeting on October 4, 2012.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **DEFER** the application to the meeting of October 11, 2012, and the applicant was required to attend the 4:00 p.m. pre-review meeting on October 4, 2012. All of the members voting yea, the motion passed.

Items 7 and 12 called together as they are the same address.

7. **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. This item was deferred from the meeting of August 9, 2012. (Page 10)

SIGN REVIEW

12. **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. This item was deferred from the meeting of August 9, 2012. (Page 10)

Charles McGettrick, applicant, was present to explain the request and the revisions. They removed the proposed parapet and changed the materials to those indigenous to the original structure; filly fence above the framework, bead board at the base, siding at the intermediate area, and a band across the front was made from painted AZAK. To break the expanse of the two existing windows, they proposed to add an insert, aluminum grille to give the each one the illusion of three separate casement windows (head, jam and sill applied). The vertical muttons were one inch thick, and the horizontal ones were one half inch thick. The side of the vertical piece would be finished. The east exposure would be finished with the same siding. Mr. Fleenor asked for material samples; Mr. Molinski did not have them. All of the finishes were smooth. The location of the downspouts would be located in the same spot. The band and its flashing were pitched, narrow and smooth and would prevent any animal from perching on it. New material, black awnings would be under the band. The roof was being redone with a grey, dimensional shingle.

David Forte, 1036 Wilbert Road, liked the design with the exception of the window inserts.

Discussion ensued about a variety of widths, Ms. Stockman would like to see the vertical ones be a bit wider, and Mr. Fleenor said the mutton bars gave the building a look of being residential. Mr. McGettrick said the muttons

were indigenous of Columbian establishments. Mr. Fleenor asked for details regarding the new lights across the band to which Mr. McGettrick replied they were the same as in the original proposal.

As there were no additional public comments, Mr. Molinski closed public comment. Mr. Sylvester said the city staff approved the revised proposal. He continued that Mr. McGettrick would have to provide samples of the siding and awnings and to provide cut sheets for all the lights to the Division of Housing and Building for administrative approval.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **APPROVE Docket 07-65-12 – A with the following stipulations:**

1. **Provide cut sheets of all the lighting,**
2. **Provide samples of the awning, and**
3. **Provide samples of the siding and trim.**

All of the members voting yea, the motion passed.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **DEFER Docket 07-65-12 – S** to the meeting of October 11, 2012. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

8. **Docket 08-79-12** **R** **13475 Cliff Drive (a new address)**

( ) Approve
( ) Deny
( ) Defer

Mark Reinhold
Architect
1120 Forest Road
Lakewood, Ohio 44107

The applicant requests the review and approval of construction drawings for a new house. This item was deferred from the meeting of August 9, 2012. (Page 23)

Mr. Sylvester said communication had been received with the request to defer until after the Board of Zoning Appeals makes a decision on the matter.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor to **DEFER** until the meeting of October 11, 2012. 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 meeting of August 9, 2012. (Page 25)

The applicant submitted a new application, Docket 09-96-12, that was Summary Approved. Docket 09-125-11 was ADMINISTRATIVELY WITHDRAWN. No motion was needed to withdraw the submittal.

NEW BUSINESS
BOARD OF BUILDING STANDARDS

14. **Docket 09-90-12** R **2216 Clarence Avenue**

( ) Approve
( ) Deny
( ) Defer

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

The applicant requests the review and approval to build a 600 square foot garage on a monolithic floating concrete slab without the required footers, pursuant to Section R403.1.4.1; Frost Protection. (Page 34)

Thomas D'Amico, applicant, was present to explain the request. It would be a reverse gable garage with a ten foot wide door, one service door, and two windows facing the house.

Mr. Molinski closed the public comment, as there were none. Mr. Fillar said the Division of Housing and Building had no objections.

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

Items 15 and 19 called together as they are the same address.

15. **Docket 09-91-12 - B** C **13900 Detroit Avenue**
Lakewood Senior Health Campus

( ) Approve
( ) Deny
( ) Defer

John T. O'Neill and David T. O'Neill
Lakewood Senior Health Campus
13900 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval to allow more than one business sign, pursuant to sections 1329.09(d)(4) Supplementary Area and Location Standards and 1329.12 (d) – Application for Permits. (Page 39)

SIGN REVIEW

19. **Docket 09-91-12 - S** C **13900 Detroit Avenue**
Lakewood Senior Health Campus

( ) Approve
( ) Deny
( ) Defer

John T. O'Neill and David T. O'Neill
Lakewood Senior Health Campus
13900 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of sign graphics. (Page 39)

David O'Neill, applicant, was present to explain the request. They wanted to add three dimensional letters and logo on the peaks of the east and west sides of the new carport and to remove the monument sign by the sidewalk. He submitted materials for the board's review. Mr. Molinski asked if the blue color of the columns was permanent. Mr. Orban reminded him the former approval was for one color, not multiple ones. The board

wanted the colors to match. The board was reminded of another sign on the west face that was approved about three years ago.

Mr. Orban explained that the color chosen for the canopy in the front of the building was not explained to the Board during the approval their first meeting with ABR on January 12, 2012. Mr. O'Neill said he would be perfectly okay with making the color of the front canopy match the beige color of the rear canopy, as originally understood by the board.

Mr. Molinski closed the public comment, as there were none. Mr. Sylvester said the city staff had no comments or concerns.

Mr. Orban asked if the proposed signage was lit. Mr. O'Neill replied they thought to illuminate it with a spotlight from the roof. Mr. Orban said that would not be allowed.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **APPROVE Docket 09-91-12 – B.** All of the members voting yea, the motion passed.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **APPROVE Docket 09-91-12 – S.** All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

17.	**Docket 09-93-12**	**C**	**13437 Madison Avenue** **Madison Center Building**
	( ) Approve ( ) Deny ( ) Defer		Mark Sperli Mike Mural Building Contractors 3801 Engle Road, Suite N Cleveland, Ohio 44130

The applicant requests the review and approval for exterior alterations. (Page 56)

Mark Sperli, applicant, was present to explain the request to remove the two balconies, brick the areas with brick to match, and install windows in the door openings. The porches were in need of repair, and the owners opted to remove. Ms. Stockman asked about matching the brick; Mr. Sperli provided some examples. It was suggested to clean the brick. Mr. Fleenor wanted the balconies to be repaired as it was a defining feature of the building and in character with other Lakewood architecture; the railings were original. Mr. Sperli said it would cost more money. Mr. Orban agreed with Mr. Fleenor and said former work with the first floor windows had already changed the look. Mr. Sperli said there were the issues of water leakage, rotted wood, and a failing rolled roof system. Ms. Stockman said the balconies should be refurbished. Discussion ensued about a compromise concerning a possible reduction in the depth of the balcony deck and the retention of the railings. The board encouraged Mr. Sperli to revisit the proposal; to maybe replace the doors with atrium/French door style fixed windows that resembled doors for aesthetic purposes

Mr. Molinski closed the public comment, as there were none. Mr. Apanasewicz asked if the second floor dwellings were rental units; Mr. Sperli replied to the affirmative. Mr. Apanasewicz said the doors were most likely emergency exits.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **DEFER** until the meeting of October 11, 2012. All of the members voting yea, the motion passed.

18. **Docket 09-94-12** C **16910 Detroit Avenue**
Lube Stop/Wash Stop

( ) Approve
( ) Deny
( ) Defer

Thomas M. Morley
Wash Stop
329 Timberidge Trail
Gates Mills, Ohio 44040

The applicant requests the review and approval of a new Building. An application is pending with the Planning Commission. (Page 65)

Bill Doty, Doty Miller Architects, Tom Morley, applicant, and Chris Kontur, contractor were present to explain the request. Mr. Morley said they took environmental issues in account, along with sensitivity to the neighbors. They wanted to incorporate the existing Lube Stop eventually to bring continuity into the property. Utilizing the PowerPoint presentation, Mr. Doty described the sustainable features they wanted to bring to the project. Permeable pavers would be used for water management, and they proposed to capture rainwater. The car cleaning process would be enclosed fully. The sides of the interior would have glass windows to provide for a feeling of openness, and skylights would provide lighting. The exterior would be two-tone brick building and Hardee siding, upper roof with standing seam, lower roof would have architectural shingles. A metal canopy was proposed for over the front door.

The board liked the placement of the rain barrels and the central vacuum stations; small covered fabric canopies were over each vacuum station and pay station. The tower would have interior lighting for a glow. There would be a board-on-board eight foot high fence as a buffer for the neighbors. For landscaping, they chose drought tolerant plantings that were native to Ohio. In the spring, Mr. Morley said they proposed to add three or four trees in addition to the shrubberies. River rock would be used north, northeast bed; there would be planting pockets and mulch. The board then looked at the glass samples.

Tom Bullock, 1306 Cook Avenue and Ward 11 Councilman, complimented them on the green, sustainable project. A lot of thought was put into the project and its water usage/retention. He was anxious to see the results of the permeable pavers, and if successful, to incorporate it in Lakewood. He wanted to know why the use of the pavers was not used in more of the area, and he wondered if the project needed Planning Commission approval for conditional drive-thru.

Mr. Morley said they looked to have more pavers, but they had to monitor the costs. The project was going to cost about $1.8 million. They had addressed the concerns about excessive water run off onto a neighbor's property and the use of LED lighting to reduce/eliminate light spillage. Mr. Kontur said he was willing to conduct a work shop for the Public Works employees when the permeable pavers were installed, as this would be the first commercial project in Lakewood to incorporate them into the design.

Lisa Schaffer-Gill, 1370 Edwards, was concerned about the traffic flow by the back fence and wondered if the pattern could be changed to the other side of the building. She wondered if it would be possible for the fence to be higher and asked about the hours of operation. She asked about the noise level

Mr. Morley said the hours would be from 8 a.m. until 8 p.m. or 9 a.m. to 8 p.m. The car bay areas were enclosed to contain the noise. The vacuum system was centralized; each station had a pole connected to an enclosed system. The vacuum system would be activated during the business hours only. The traffic flow had been studied extensively, as were all other aspects of the project. There would be two pay tolls with one way speakers that might emit a small beep sound as they were being operated.

Mr. Molinski closed public comment, as there were no additional comments. Mr. Sylvester said the Planning Commission granted Conditional Use for the drive-thru at its August meeting. The eight foot fencing had been approved for a number of commercial developments. Mr. Molinski asked for cut sheets for the lighting fixtures. Discussion ensued about lighting, location of pavers, and landscaping. The board thought the project was appropriate.

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

1. **The pervious pavement area would be fixed as displayed (its location could vary),**
2. **To submit a more detailed landscaping plan,**
3. **To submit lighting cut sheets, and**
4. **To submit photometric cut sheets.**

All of the members voting yea, the motion passed.

SIGN REVIEW

21.	**Docket 09-95-12**	C	**13702 Detroit Avenue** **West Shore Church**
	( ) Approve ( ) Deny ( ) Defer		Rev. Craig Butler West Shore Church 13702 Detroit Avenue Lakewood, Ohio 44107

The applicant requests the review and approval for vinyl signs in the windows. (Page 85)

Rev. Craig Butler was present to explain the request for vinyl lettering on the windows of the Detroit Avenue side and on the smaller window on Giel Avenue. The sign company recommended the letters be applied on the exterior full glass side and vertical metal strip to allow for continuity; if applied on the interior, the lettering would be broken by the metal muttons. The board noted there was a sign board on the Giel Avenue side that could be utilized. Mr. Molinski cautioned about using the lettering on the metal strip. The board suggested the lettering was too large aesthetically. Mr. Fleenor was unable to read the smaller lettering as there was no contrast. Mr. Orban agreed the applicant should use the sign board.

Mr. Molinski closed the public comment, as there were none. Mr. Sylvester stated they needed insure the window signage was within the allowable 15%. Mr. Molinski asked the sign board to be painted white and utilized, to space the smaller lettering verbiage appropriately, and to reduce the size of the larger words and logo.

A motion was made by Mr. Molinski, seconded by Ms. Stockman, to **DEFER** until the meeting of October 11, 2012. All of the members voting yea, the motion passed.

23.	**Docket 09-97-12**	**15412 Detroit Avenue** **Discount Drug Mart**
	( ) Approve ( ) Deny ( ) Defer	Jim Doerr Elite Sign 3041 E. Waterloo Road Akron, Ohio 44312

The applicant requests the review and approval of signage. (Page 96)

Jim Doerr, applicant, was present to explain the request to balance the look on the western side of the building with the signage on the eastern end, Quaker Steak and Lube. Non-illuminated white graphics would be on the

awnings; a revision was of the verbiage was given to the board. The proposed projecting sign was on the south side; ten foot vertical height, and four foot, eleven inch projection. It would be aluminum with routered graphics, pushed through one half inch, and backlit with LED; drive thru graphics would be routered, backed up and not pushed through, and LED backlit. The north elevation signage would be five inch deep channel lettering, Drug Mart blue and white with red accent, and all would be LED lit. The drive-thru would have a mortar and pestle sign with the same concept as the front signage. The north wall awnings would have white lettering. Mr. Molinski said the board thought the package looked nice. The north sign might project too much light. Mr. Orban thought the entire project was great. Mr. Fleenor concurred.

Tom Bullock, 1306 Cook Avenue and Ward II Councilman, echoed the board's compliments. He read into record a letter on behalf of LakewoodAlive's Design Committee; the concern was about the intensity of the internally illuminated sign on the north side. He had received complaints about the brightness of the north side Quaker Steak and Lube sign already. He was going to say the same for the forthcoming Buyback sign. He asked them to consider the same type signage as was on the rear of the CVS store.

Mr. Molinski closed public comment, as there were no additional comments. Mr. Sylvester said the board members did receive copies LakewoodAlive's Design Committee letter. Mr. Apanasewicz asked about raceways, external wires, conduits, and etc. Mr. Doerr said there would be no conduits, and all electrical materials would be concealed. He said the difference between DDM and Quaker Steak and Lube was that DDM would use a translucent lens on the letters to decrease the light level. A reverse-channel lighting with halo lighting was not acceptable to DDM; he suggested to apply a 3-M diffuser film that reduced light transmittance. Mr. Doerr said there were no residential structures abutting DDM, as there were with Quaker Steak and Lube.

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

1. **To use a defusing film on the north sign, and**
2. **The opaque blue on the north sign will be non-illuminated.**

All of the members voting yea, the motion passed.

24. **Docket 09-98-12** — **13600 Madison Avenue**
Auto, Truck and Fleet Services LLC

( ) Approve
( ) Deny
( ) Defer

Daniel Budka
Auto, Truck and Fleet Services LLC
13600 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a sign panel change. (Page 113)

Daniel Budka, applicant, was present to explain the request. The pole was on the southwest side of the property. The sign would be white, black and red.

Mr. Molinski closed the public comment, as there were none. Mr. Sylvester asked if it was an illuminated sign to which Mr. Budka said it was illuminated and controlled with a timer.

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

25. **Docket 09-99-12** — **14323 Madison Avenue**
Meadow

( ) Approve

Ryan Dewey

( ) Deny
( ) Defer

Meadow
28397 Center Ridge Road
Westlake, Ohio 44107

The applicant requests the review and approval of a window sign. (Page 122)

Ryan Dewey, applicant, was present to explain the request to apply white letter signage to the interior of the left window. He was aware of an existing sign panel, but the other tenants did not use theirs currently. The lettering would be painted by a professional sign painter.

Mr. Molinski closed the public comment, as there were none. Mr. Sylvester said the staff had no comments.

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.

26. **Docket 09-100-12**

13900 Detroit Avenue
Ohio Renal Care Group

( ) Approve
( ) Deny
( ) Defer

Lou Belknap
Agile Sign & Lighting
35280 Lakeland Boulevard
Eastlake, Ohio 44095

The applicant requests the review and approval of a wall sign and ground sign. (Page 128)

Lou Belknap, applicant, was present to explain the request for a new service offered within the Lakewood Senior Health Campus building. A portion of the rear building was renovated. They proposed to remove the existing monument/directional sign and replace with a new one that correctly lists the medical representatives of the business; it would be non-illuminated. The logo and the one half inch painted PVC, flat pin mount letters would be placed on the west side of the canopy. The door needed signage for it was for deliveries and staff only; they wanted to discourage patients from entering. Vinyl lettering would be applied to the patients' entry door. They wanted four parking signs for patient head-in, angled parking spots. The double-sided monument sign would be placed in the current location. Mr. Orban said the board traditionally liked the use of a brick base monument sign and had an issue with trying to match the blue color; the color package needed unification to match the building.

Mr. Molinski closed the public comment, as there were none. Mr. Sylvester said the Bunts Road monument sign's placement met the code. He recommended that the font on both sides of the canopy sign should match for the sake of continuity.

Pertaining to the Bunts Road monument sign, Ms. Stockman noted that each business name had its own particular font which resulted in a busy look. Mr. Molinski felt the rear monument sign was too busy and wondered if each business entity name needed to be recognized. Mr. Belknap was led to believe so as a courtesy to the patient. Mr. Orban said there were four businesses in the health campus and each was displayed on the sign. The board asked Mr. Belkamp to find a way to minimize the confusion. Mr. Fleenor said it appeared that the business names were conflicting. Mr. Fleenor suggested that *Lakewood Health Care* be centered above and projecting out of the top of the cabinet and the tenants' names below, similar to the GetGo sign approved earlier.

A motion was made by Mr. Molinski, seconded by Mr. Orban to:

1. **DEFER the monument sign portion of the docket until the meeting of October 11, 2012,**

2. **APPROVE the parking spots, and**
3. **APPROVE the signage of the canopy in the rear parking lot with the stipulation that the font matches that of the Detroit Avenue canopy.**

All of the members voting yea, the motion passed.

27. **Docket 09-101-12** **15316 Detroit Avenue**
Buybacks

( ) Approve
( ) Deny
( ) Defer

Major Harrison
Brilliant Electric Sign Company
4811 Van Epps Road
Cleveland, Ohio 44131

The applicant requests the review and approval of two (2) illuminated wall signs and six (6) window signs. (Page 137)

Major Harrison, applicant, was present to explain the request to install individual letters on a cabinet encased sign. There would be two signs, north and south elevations, an open-faced channel letter with exposed neon clear facing. The encasing aluminum cabinet would be trimmed with white, exposed neon. They wanted to install six sets of six inch high white vinyl to the six windows on each elevation.

The board asked for clarification about the cabinet. Mr. Harrison said it was a flat piece of aluminum with a raised border, and the letters were open faced with exposed neon inside them. Mr. Fleenor felt it would be too bright. Mr. Harrison said the raised areas diffused the light. He thought that the goose neck light would not be used. Mr. Orban said the goose neck lights were to be used as they had been approved as part of the renovation package of the entire plaza. Mr. Harrison said the design was as mandated by the landlord and was not the normal Buybacks corporate sign. The board said the proposal clashed with the other signage.

Mr. Harrison asked for a deferral so he could garner information and clarify the specifications as set forth from the previous approvals.

Tom Bullock, 1306 Cook Avenue and Ward II Councilman, reiterated some of his previous comments on other evening's items as submitted by LakewoodAlive. He wondered if the company's logo could be modified to comply with the aesthetics of the entire project. Mr. Harrison said the font, color, and style were Buybacks brand.

Mr. Molinski closed public comment, as there were no additional comments. Mr. Sylvester said Mr. Harrison and he had conversed previously; halo lighting was discussed as well as the fact the size of the south sign met code but the north one did not.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **DEFER** until the meeting of October 11, 2012. All of the members voting yea, the motion passed.

9. **Docket 08-84-12** **C** **12219-23 Madison Avenue**
Steel Valley Federal Credit Union

( ) Approve
( ) Deny
( ) Defer

William Davison
DSC Architects, Inc.
26031 Center Ridge Road
Westlake, Ohio 44145

The applicant requests the review and approval of exterior renovation. This item was deferred from the meeting of August 9, 2012. (Page 24)

Neither the applicant nor representative was present to explain the request. Mr. Sylvester said he had not heard from the applicant.

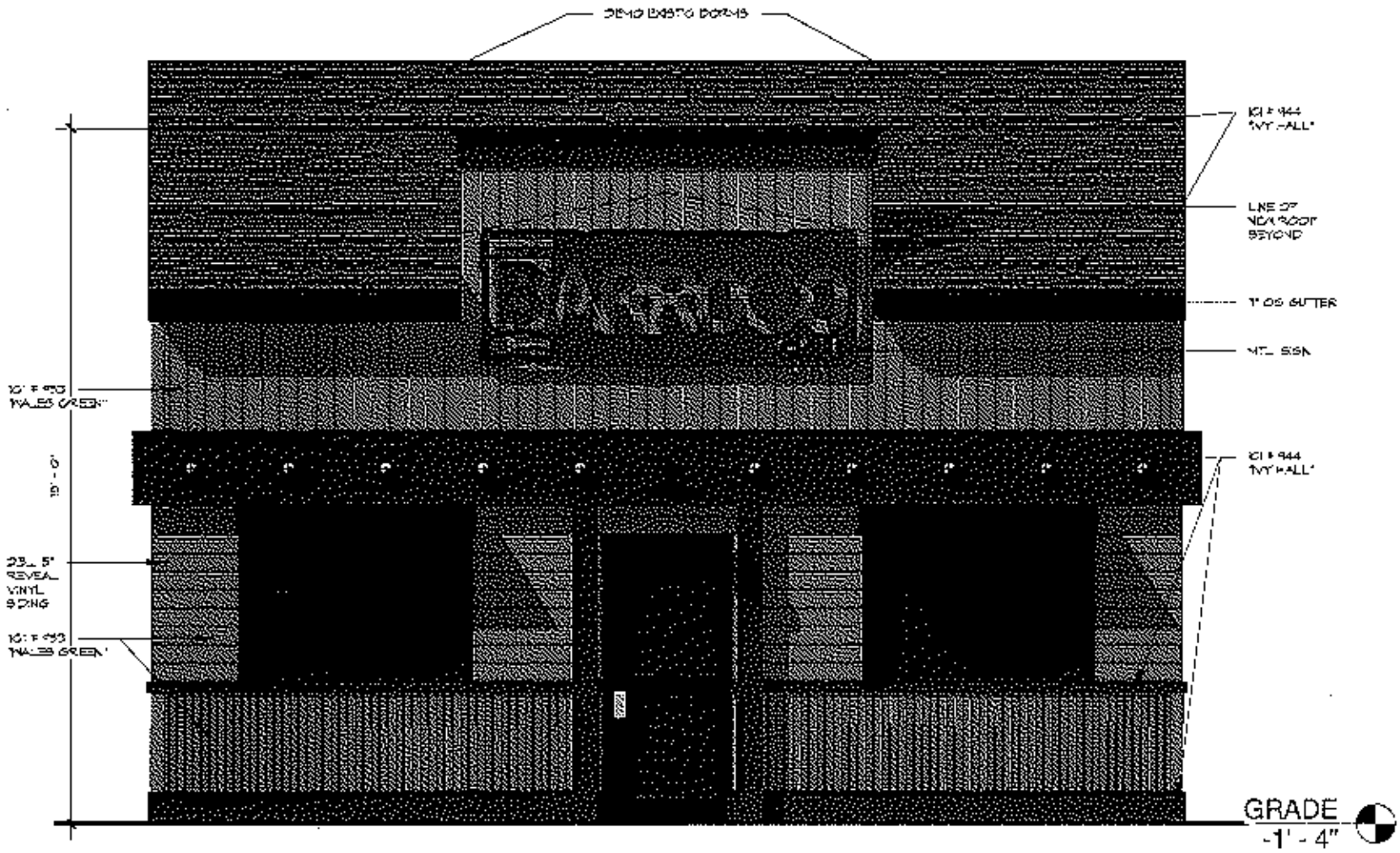
A motion was made by Mr. Molinski, seconded by Mr. Orban, to **DENY** the application. All of the members voting yea, the motion passed.

28. **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.

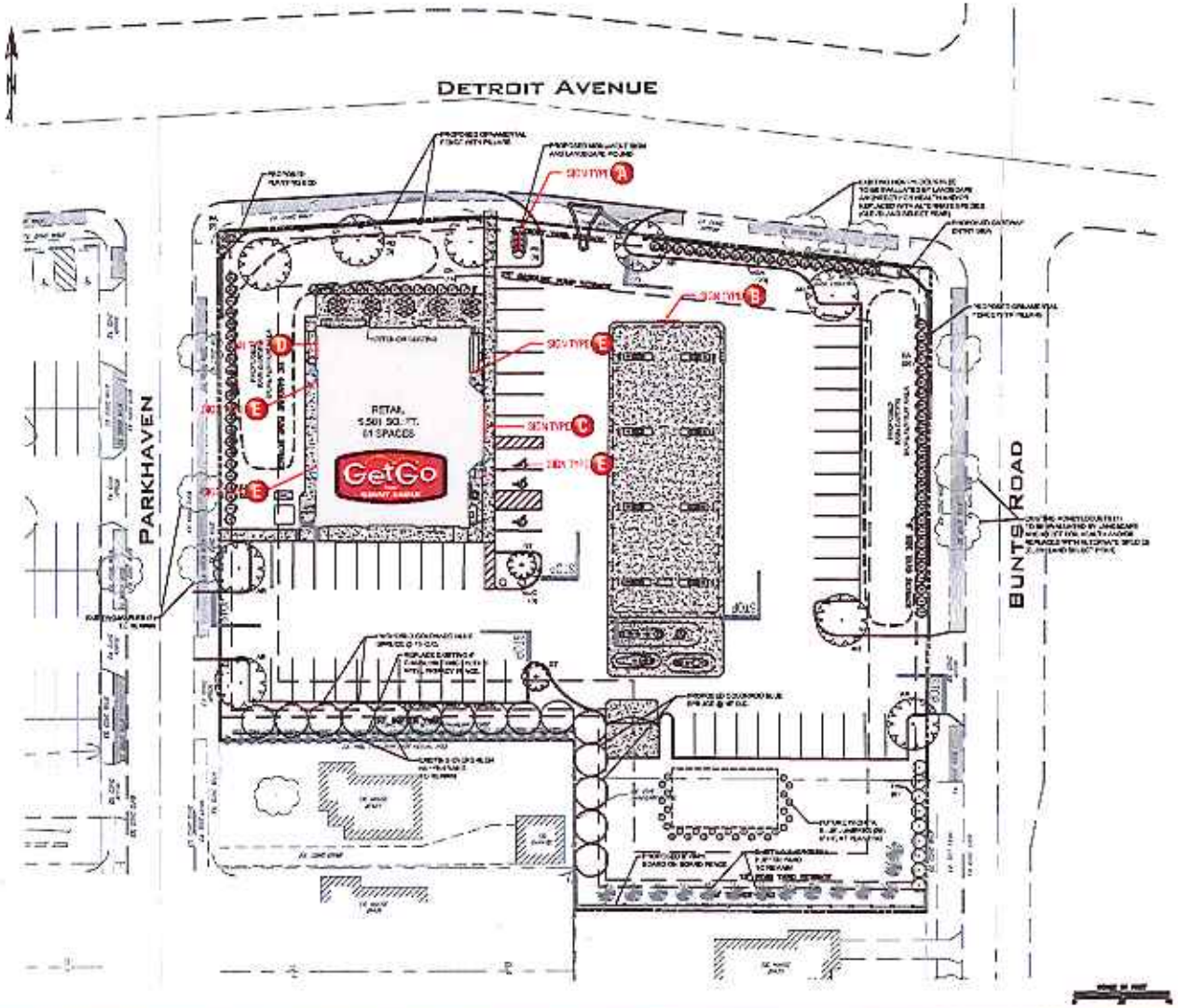
Signature

10/11/12
Date



SOUTH ELEVATION

1/4" = 1'-0"



FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
12704 DuPont Circle Tampa, FL 33626
(813) 855-4415 (800) 284-3204 Fax (813) 854-3037

Building Quality Signage Since 1901

Revisions

Client Approval/Date

Landlord Approval/Date

Account Rep: BOYD HIPPENSTIEL
Project Manager: MARIAN COPLEY
Drawn By: JC ROBERGE

Underwriters Laboratories Inc.

Project Location:
GetGo
#3431
Detroit Ave & Bunts Rd
LAKEWOOD, OH 44107

Job Number: 23-11807-10
Date: 05-08-12
Sheet Number: 1 of 11
Design Number: 23-11807-10-R4

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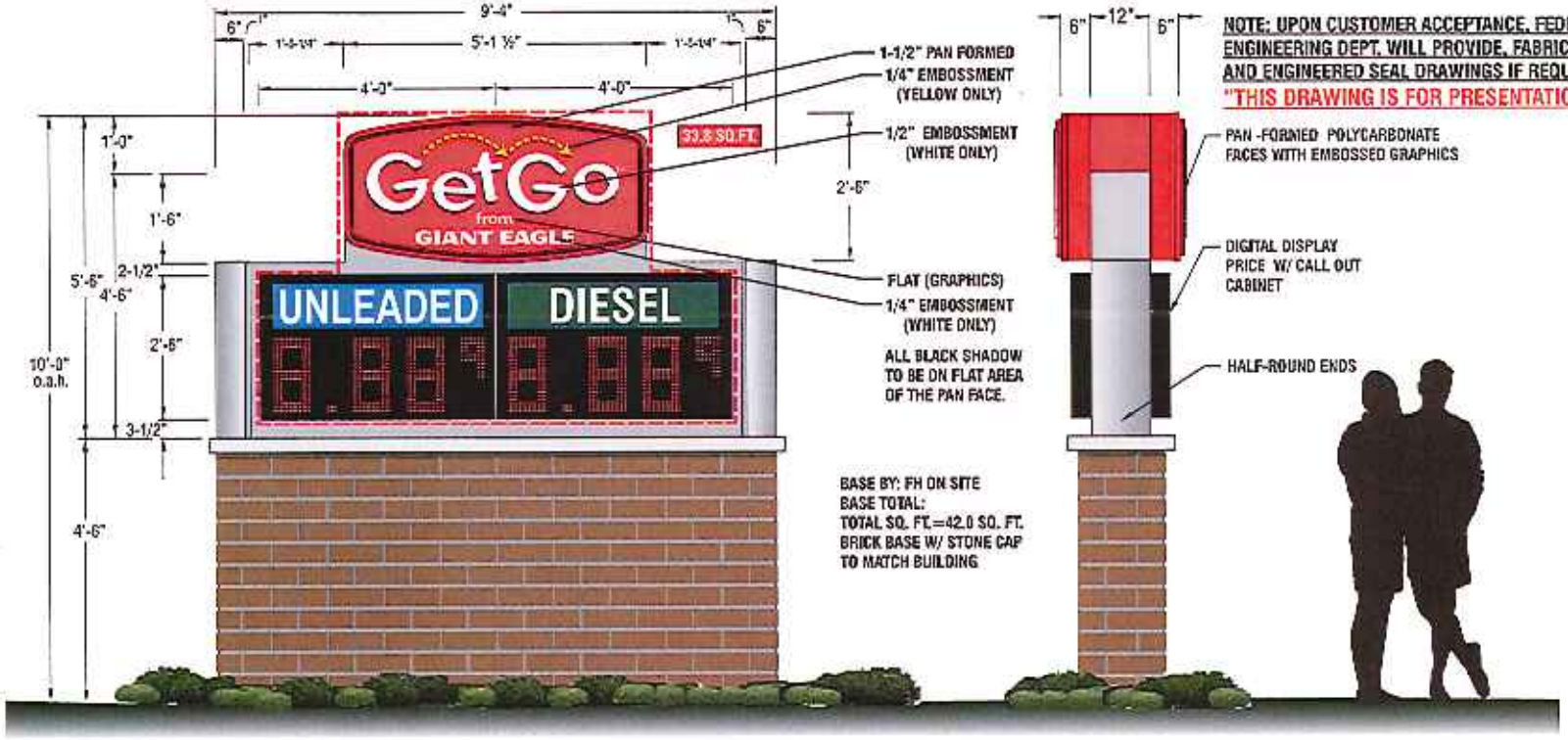

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SIGN TYPE A

ELEVATION SCALE: 1/2" = 1'-0"

(1) ONE REQUIRED

SCOPE OF WORK:
D/F MONUMENT W/ DIGITAL PRICERS
W/ BRICK BASE

SIDE VIEW

GET GO COLOR KEY (PAINT & VINYL)

R	R	B	S	W	U	Y
PMS 3425	PMS 180 DVC		PMS 877 SHAFT	WHITE	BLACK	PMS 123 DVC

CUSTOMER TO PROVIDE:

[illegible]

INSTALLER IS RESPONSIBLE FOR:

ELECTRICAL NOTES:
1. INSTALLATION OF THESE ELECTRICAL SIGNS SHALL COMPLY TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C., LLL AND ANY OTHER APPLICABLE LOCAL CODES.
THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

PROVIDING ALL INTERIOR INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

[illegible]

ELECTRICAL REQUIREMENTS

Total _T.B.D._ Amps

[illegible]

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
12704 DuPont Circle Tampa, FL 33626
(813) 855-4415 (800) 284-3204 Fax (813) 854-3037

Building Quality Signage Since 1901

Revisions:
[illegible]
Client Approval/Date:
Landlord Approval/Date:

Account Rep: **BOYD HIPPENSTIEL**
Project Manager: **MARIAN COPLEY**
Drawn By: **JC ROBERGE**

Project Location:
GetGo
#3431
Detroit Ave & Bunts Rd
LAKEWOOD, OH 44107

Job Number: **23-11807-10**
Date: **05-08-12**
Sheet Number: **2** of **11**
Design Number: **23-11807-10-R4**

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EAST ELEVATION (BUNTS RD)

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

SIGN TYPE E

SIGN TYPE E

NORTH ELEVATION (DETROIT AVE)

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

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
12704 DuPont Circle Tampa, FL 33626
(813) 855-4615 (800) 284-2284 Fax (813) 854-3037

Building Quality Signage Since 1901

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Sheet Number: 3 of 11
Design Number: 23-11807-10-R4

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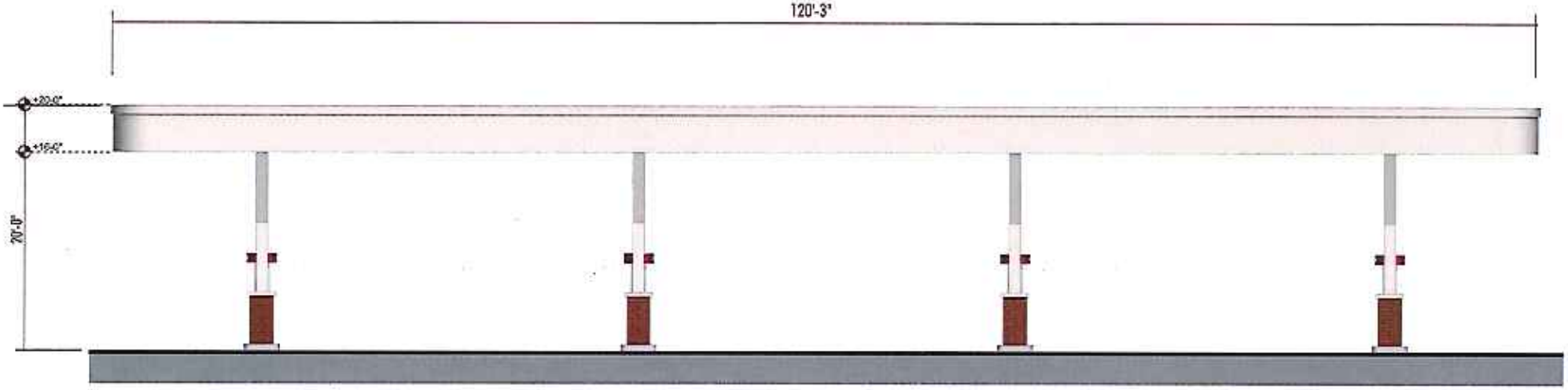
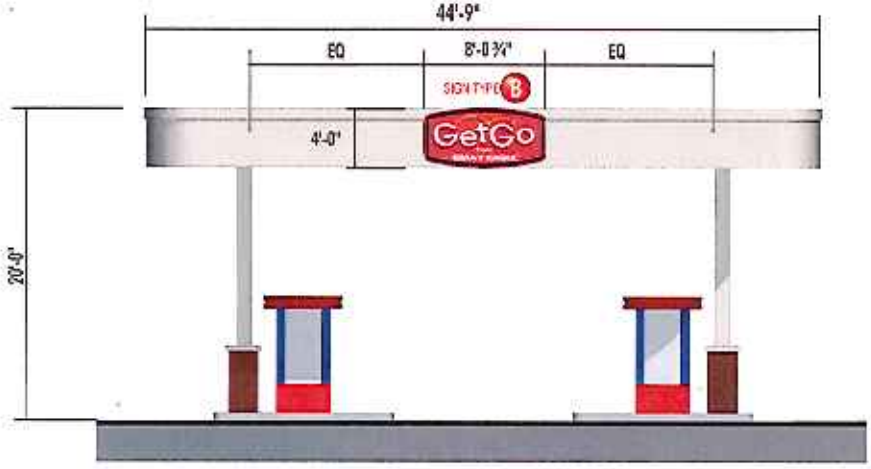


FUEL CANOPY - EAST ELEVATION (BUNTS RD)

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



FUEL CANOPY - NORTH ELEVATION (DETROIT AVE)

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

FEDERAL HEATH
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12704 DuPont Circle Tampa, FL 33626
(813) 855-4415 (800) 284-3284 Fax (813) 254-3037

Building Quality Signage Since 1901

Revisions:

Client Approval/Date:

Landlord Approval/Date:

Account Rep: BOYD HIPPENSTIEL
Project Manager: MARIAN COPLEY
Drawn by: JC ROBERGE

Project / Location:
#3431
Detroit Ave & Bunts Rd
LAKEWOOD, OH 44107

Job Number: 23-11807-10
Date: 05-08-12
Sheet Number: 4 of 11
Design Number: 23-11807-10-R4

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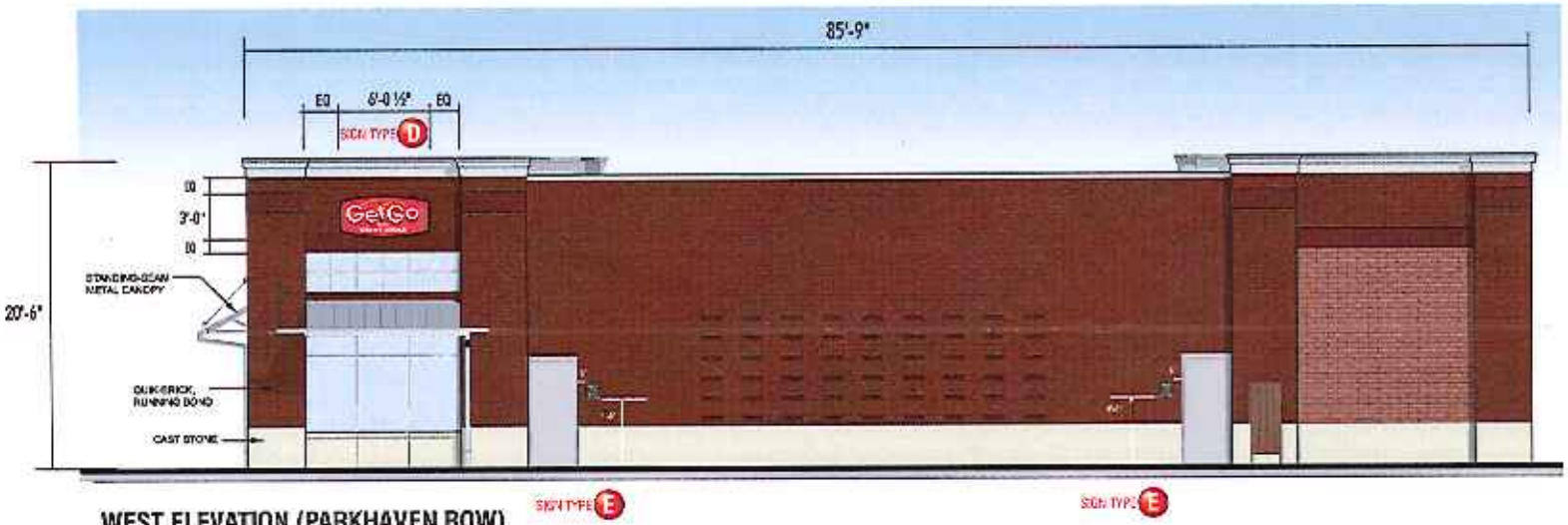
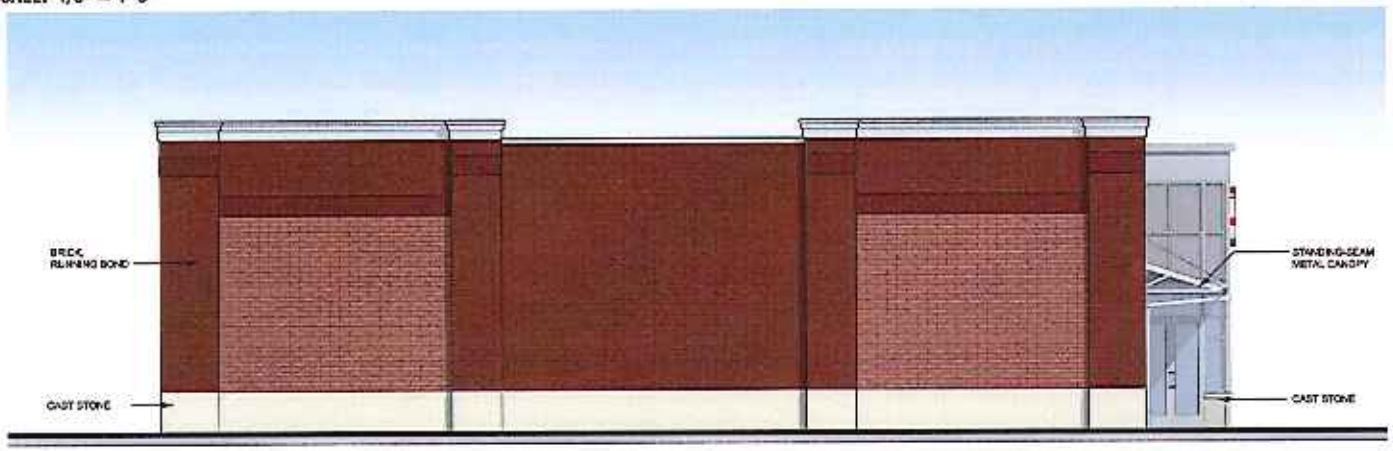


WEST ELEVATION (PARKHAVEN ROW)

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



SOUTH ELEVATION (NO PROPOSED SIGNAGE)

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

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Building Quality Signage Since 1901

Revisions:
Client Approval Date:
Landlord Approval Date:

Account Rep: BOYD HIPPENSTIEL
Project Manager: MARIAN COPLEY
Drawn By: JC ROBERGE

Project / Location:
GetGo
#3431
Detroit Ave & Bunts Rd
LAKEWOOD, OH 44107

Job Number: 23-11807-10
Date: 05-08-12
Sheet Number: 5 of 11
Design Number: 23-11807-10-R4

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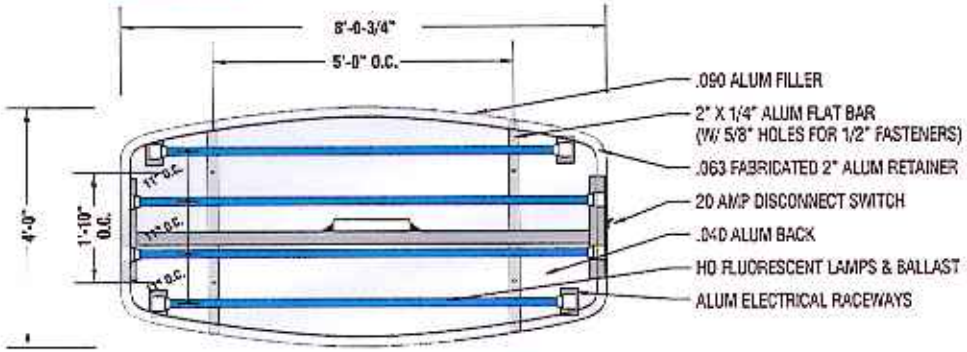
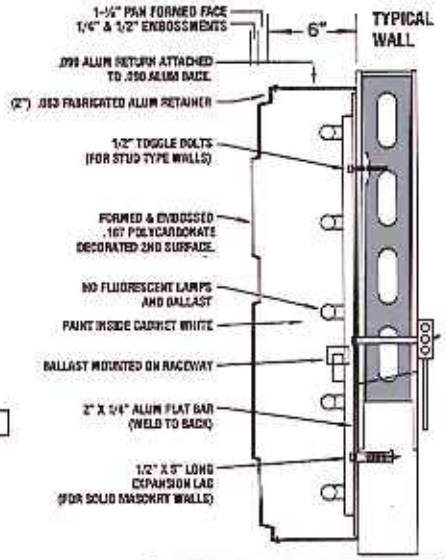
5 ON TYPE B **ELEVATION** SCALE: 1/2" = 1'-0"

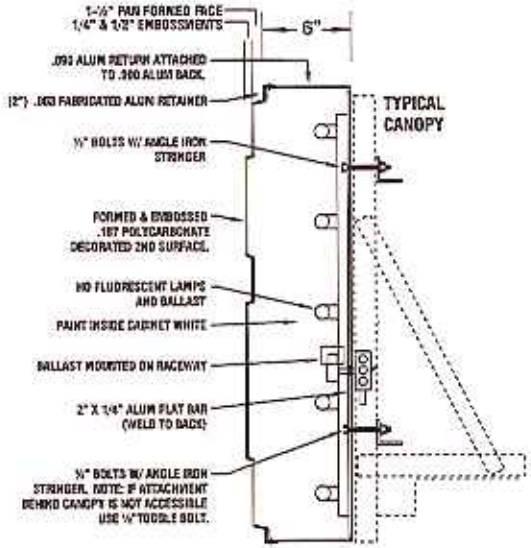
(1) ONE REQUIRED



STRUCTURAL / ELECTRICAL SCALE: 1/2" = 1'-0"



SIDE VIEW / SECTION DETAIL
FOR WALL MOUNT



SIDE VIEW / SECTION DETAIL
FOR CANOPY MOUNT

COLORS

- ARLON # 03 BLACK
- PMS # 186-C RED
- PMS # 123-C YELLOW
  ARLON # 125 GOLDEN YELLOW
- ARLON # 20 WHITE

ELECTRICAL INFORMATION

ELECTRICAL COMPONENTS:
2 EA. F84T12 CWHO LAMPS
2 EA. F96T12 CWHO LAMPS
1 EA. 20 AMP DISCONNECT SWITCH
1 EA. BALLAST ESB2048-46 @ 3.49 AMPS
1-120V-20A CIRCUIT REQUIRED

CUSTOMER TO PROVIDE:

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:

A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
D. Number and size of circuits for each sign to meet Federal Heath Sign requirement.

Any deviation from the above recommendations may result in:

1. Damage to or improper operation of the sign(s).
2. Delays and additional costs.

Notes: ① Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, once day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.

② Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.

INSTALLER IS RESPONSIBLE FOR:

ELECTRICAL NOTES:

1. INSTALLATION OF THESE (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C., U.L. 48 AND / OR OTHER APPLICABLE LOCAL CODES.
   THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

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Drawings:
REVISED 12/7/09 Signs "Included" in "Shell" as requested by client
REVISED 3/12/12 ELECTRICAL SIGNS AND ADD NOTES TO 1, 2, & 3
REVISED 3/12/12 ELECTRICAL NOTES TO 1, 2 AND CHANGE "ENHANCEMENT AND OPTIONAL NOTES" TO "NOTES"

Client Approval/Date:
Landlord Approval/Date:

Account Rep: BOYD HIPPENSTIEL
Project Manager: MARIAN COPLEY
Drawn By: JC ROBERGE

Project / Location:
#3431
Detroit Ave & Bunts Rd
LAKEWOOD, OH 44107

Job Number: 23-11807-10
Date: 05-08-12
Sheet Number: 6 of 11
Design Number: 23-11807-10-R4

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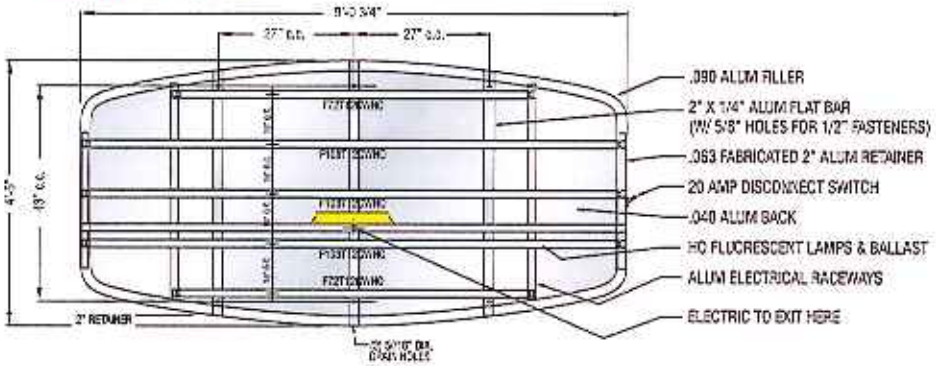
SIGN TYPE C **FRONT ELEVATION**

(1) ONE REQUIRED

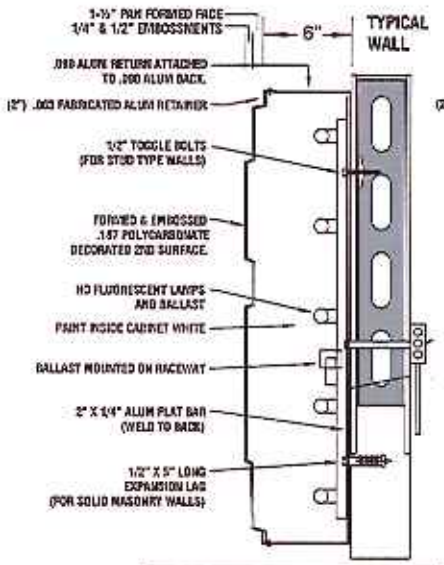
SCALE: 1/2"=1'-0

40 SQ.FT.

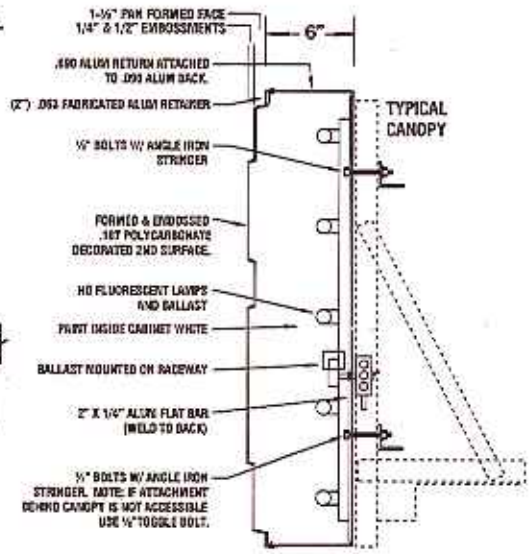
END VIEW



STRUCTURAL / ELECTRICAL SCALE: 1/2"=1'-0"



SIDE VIEW / SECTION DETAIL
FOR WALL MOUNT



SIDE VIEW / SECTION DETAIL
FOR CANOPY MOUNT

COLORS

- ARLON # D3 BLACK
- PMS # 186-C RED
- PMS # 123-C YELLOW
  ARLON # 125 GOLDEN YELLOW
- ARLON # 20 WHITE

ELECTRICAL INFORMATION

ELECTRICAL COMPONENTS:

3 EA. F108T12 CWHO LAMPS
2 EA. F72T12 CWHO LAMPS
1 EA. 20 AMP DISCONNECT SWITCH
1 EA. BALLAST ESB2048-46 @ 3.49 AMPS
1-120V-20A CIRCUIT REQUIRED

CUSTOMER TO PROVIDE:

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT) TO BE BY CERTIFIED ELECTRICIAN:

A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
D. Number and size of circuits for each sign to meet Federal Heath Sign's requirement.

Any deviation from the above recommendations may result in:

1. Damage to or improper operation of the sign(s).
2. Delays and additional costs.

Notes: ① Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.

② Some dimming ballasts will also severely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.

INSTALLER IS RESPONSIBLE FOR:

ELECTRICAL NOTES:

1. INSTALLATION OF THESE (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C., U.L. 48 AND / OR OTHER APPLICABLE LOCAL CODES.
   THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

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(813) 855-4415 (800) 284-3784 Fax (813) 854-3037

Building Quality Signage Since 1901

Client Approval/Date:
Landlord Approval/Date:

Account Rep: BOYD HIPPENSTIEL
Project Manager: MARIAN COPLEY
Drawn By: JC ROBERGE

Project Location:
#3431
Detroit Ave & Bunts Rd
LAKEWOOD, OH 44107

Job Number: 23-11807-10
Date: 05-08-12
Sheet Number: 7 of 11
Design Number: 23-11807-10-R4

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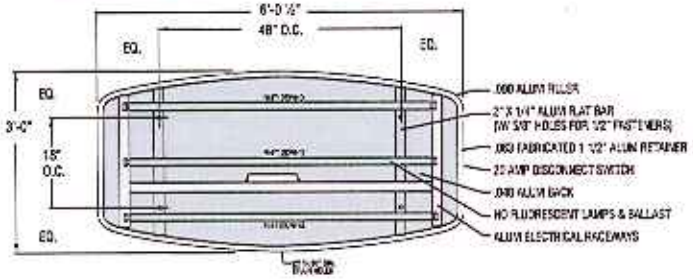
12.8 SQ. FT.

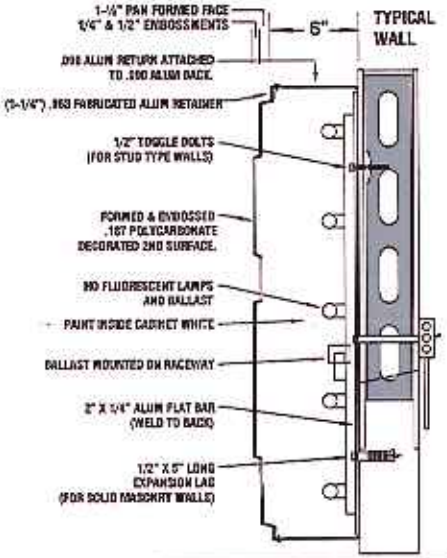
SIGN TYPE D **ELEVATION** SCALE: 1/2" = 1'-0"

(1) ONE REQUIRED

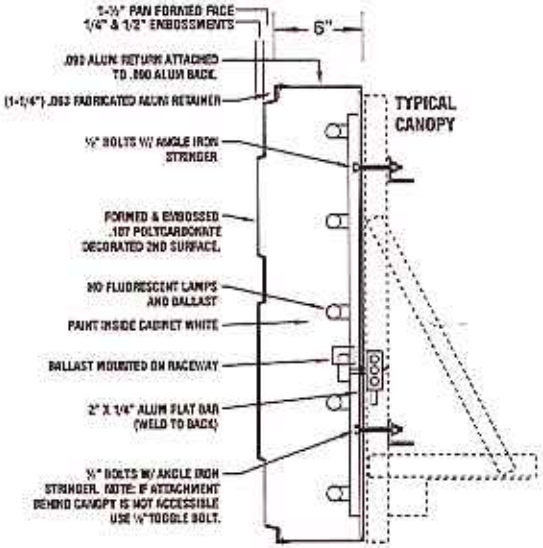
SIDE VIEW



STRUCTURAL / ELECTRICAL SCALE 1/2" = 1'-0"



SIDE VIEW / SECTION DETAIL
FOR WALL MOUNT



SIDE VIEW / SECTION DETAIL
FOR CANOPY MOUNT

COLORS

- ARLON # 03 BLACK
- PMS # 186-C RED
- PMS # 123-C YELLOW
  ARLON # 125 GOLDEN YELLOW
- ARLON # 20 WHITE

ELECTRICAL INFORMATION

ELECTRICAL COMPONENTS:
(3) F64 T 12 CWHO LAMPS
(1) ESB 432-14 BALLAST
(1) 20 AMP DISCONNECT SWITCH
TOTAL AMP LOAD: 2.34 AMPERES
(1) 120V 20A CIRCUIT REQUIRED

CUSTOMER TO PROVIDE:

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN.
A. All branch circuits for signs must be fully dedicated to signs (including dedicated ground and dedicated neutral per circuit).
B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
D. Number and size of circuits for each sign to meet Federal Heath Sign's requirement.
Any deviation from the above recommendations may result in:
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② Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.

INSTALLER IS RESPONSIBLE FOR:

ELECTRICAL NOTES:
1. INSTALLATION OF THESE (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C., UL 48 AND / OR OTHER APPLICABLE LOCAL CODES.
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PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

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Building Quality Signage Since 1903

Client Approval/Date:
Landlord Approval/Date:

Account Rep: BOYD HIPPENSTIEL
Project Manager: MARIAN COPLEY
Drawn By: JC ROBERGE

Property Location:
#3431
Detroit Ave & Bunts Rd
LAKEWOOD, OH 44107

Job Number: 23-11807-10
Date: 05-08-12
Sheet Number: 8 of 11
Design Number: 23-11807-10-R4

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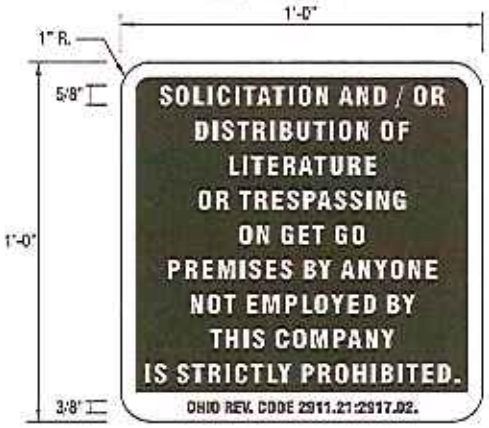
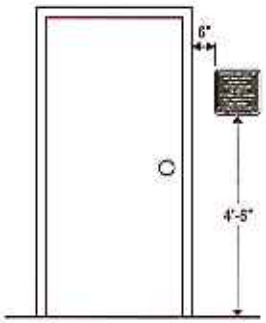


SIGN TYPE E **SIGN ELEVATION**

(4) FOUR REQUIRED

SCALE: 3" = 1'-0"

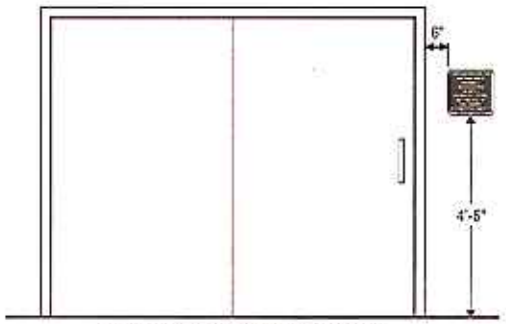
SOLICITATION SIGNS TO BE PLACED AS NOTED HERE UNLESS OTHERWISE NOTED DIFFERENTLY ON THE ELEVATION DRAWINGS. REFER TO ELEVATION DRAWINGS FOR PLACEMENT OF SIGNS.



SINGLE DOOR INSTALLATION

SIGN TO BE PLACED ON LATCH SIDE OF DOOR.

SCALE: 3/8" = 1'-0



DOUBLE/SLIDING DOOR INSTALLATION

TO BE PLACED ON THE RIGHT SIDE.

SCALE: 3/8" = 1'-0

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
12704 DuPont Circle Tampa, FL 33626
(813) 855-4415 (800) 204-3204 Fax (813) 854-3037

Building Quality Signage Since 1901

Approved:

Client Approval/Date:

Landlord Approval/Date:

Account Rep: BOYD HIPPENSTIEL

Project Manager: MARIAN COPLEY

Drawn By: JC ROBERGE

Property Location:

#3431
Detroit Ave & Bunts Rd
LAKEWOOD, OH 44107

Job Number: 23-11807-10

Date: 05-08-12

Sheet No / Set: 9 of 11

Design Number: 23-11807-10-R4

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VIEW OF 10'-0" O.A.H. MONUMENT

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(813) 855-4415 (800) 284-3284 Fax (813) 854-3037

Manufacturing Facilities:
Corporate, GA - Tulsa, OK - Jacksonville, TX - Delaware, OH

Other Locations:
Greenville, OH - Las Vegas, NV - Lincoln, NE
John Day, OR - Boise, TN - Jacksonville, TX - San Antonio, TX
Houston, TX - Cayuga Grove, TX - Jacksonville, IN
Louisville, KY - Granville, TN - Dallas, MI - Shawnee, OH
Wilmington, IL - Kinkaid, MI - Kinkaid, TX
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions:
[illegible]
[illegible]
[illegible]
[illegible]
Client Approval/Date:
Landlord Approval/Date:

Account Rep: BOYD HIPPENSTIEL
Project Manager: MARIAN COPLEY
Drawn By: JC ROBERGE

Project / Location:
GetGo
#3431
Detroit Ave & Bunts Rd
LAKEWOOD, OH 44107

Job Number: 23-11807-10
Date: 05-08-12
Sheet Number: 10 of 11
Design Number: 23-11807-10-R4

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VIEW OF 10'-0" O.A.H. MONUMENT

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12704 DuPont Circle Tampa, FL 33626
(813) 855-6415 (800) 284-3284 Fax (813) 854-3037

Building Quality Signage Since 1901

Revisions:

Client Approval Date: _____
Landlord Approval Date: _____

Account Rep: BOYD HIPPENSTIEL
Project Manager: MARIAN COPLEY
Drawn By: JC ROBERGE

Underwriters Laboratories Inc.

Project Location:
GetGo
#3431
Detroit Ave & Bunts Rd
LAKEWOOD, OH 44107

Job Number: 23-11807-10
Date: 05-08-12
Sheet Number: 11 of 11
Design Number: 23-11807-10-R4

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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. GEORGE DRAGON	[signature]
2. KEVIN BOLMAN	[signature] 2221
3. Joe Nemell	[signature]
4. CAUCK McGETTRICK	C. A. McGettrick Jr.
5. DAVID FORTE	[signature]
6. Tom D'Amico	[signature]
7. David O'Neill	[signature]
8. Mark Spell	[signature]
9. Bill Doty	William A Doty
10. Tom Morley	[signature]
11. CHRIS KONTUR	[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, September 13, 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. Tom Bullock	
2. Lisa Shaffer-Gill	
3. Rev Craig Butler	
4. Jim Doerr	
5. Dan Budka	
6. Ryan Dewey	
7. Ron Belkys	
8. MAJOR HARRISON	
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, September 13, 2012

September 13, 2012

alive

Dru Siley - Secretary
City of Lakewood Sign Review Board
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107

RE: September 13, 2012 Sign Review Board Meeting
Proposed Sign Packages:
Drug Mart – 15412 Detroit Avenue
Westwood Dry Cleaners – 15520 Detroit Avenue
Buybacks - 15316 Detroit Avenue

Mr. Siley,

Herein, the LakewoodAlive Downtown Lakewood Design Committee respectfully submits the following support and suggestions on the above referenced signage packages:

Drug Mart – 15412 Detroit Avenue - Docket Item 09-97-12

The Downtown Lakewood Design Committee would like to commend Drug Mart on what we consider a creative and high quality sign package. The front and rear projecting signs are of particular interest and will prove to be interesting additions to the signage landscape. The only concern regarding the proposal is the intensity of the internal illumination of the rear facing channel letters on the north elevation. Perhaps externally illuminated or reverse illuminated letters may soften the view from the nearby residences.

Westwood Dry Cleaners – 15520 Detroit Avenue – Docket Item 09-125-11

We would like to thank Westwood for proposing a simple yet attractive sign to complement the impending improvements at the BOW Detroit Building, inclusive of the new signage proposed for Ross Beverage.

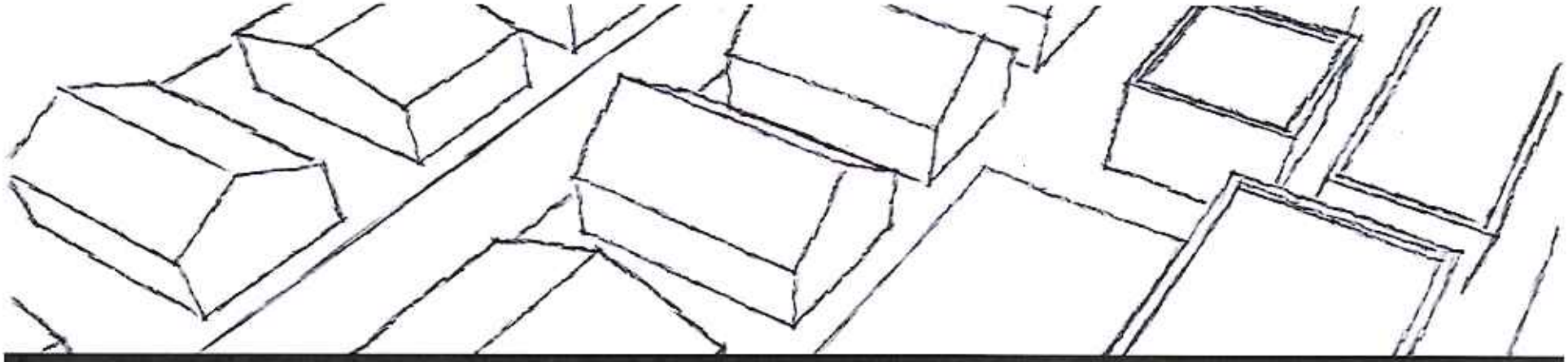
Buybacks - 15316 Detroit Avenue - Docket Item 09-101-12

We feel that the quality of the proposed sign package needs to be improved to match the signs already installed or proposed for Lakewood Plaza. It appears as if the total amount of signage proposed for the front elevation exceeds the allowable amount of 49.5 s.f. Additionally, the use of neon lighting is excessive when combined with the Quaker Steak signage. We feel that individual channel letters will provide a higher quality sign package than the cabinet currently proposed. Additionally, we ask the board to consider the lighting of the front elevation signage, as goose neck fixtures already adorn the sign band for that particular tenant space.

The rear elevation signage significantly exceeds the maximum allowable (25% of the front permissible signage area). Additionally, we ask the Board to consider rear facing signage to be externally or reverse illuminated due to the proximity of neighboring residences.

Sincerely,

Ian Andrews
Executive Director - LakewoodAlive



Board of Building Standards

Architectural Board of Review

Sign Review Board

September 2012

14013 Detroit Avenue
GetGo

ABR September 2012

14013 Detroit Avenue
GetGo

ABR September 2012

EAST ELEVATION (BUNTS RD)

0 5 10 15

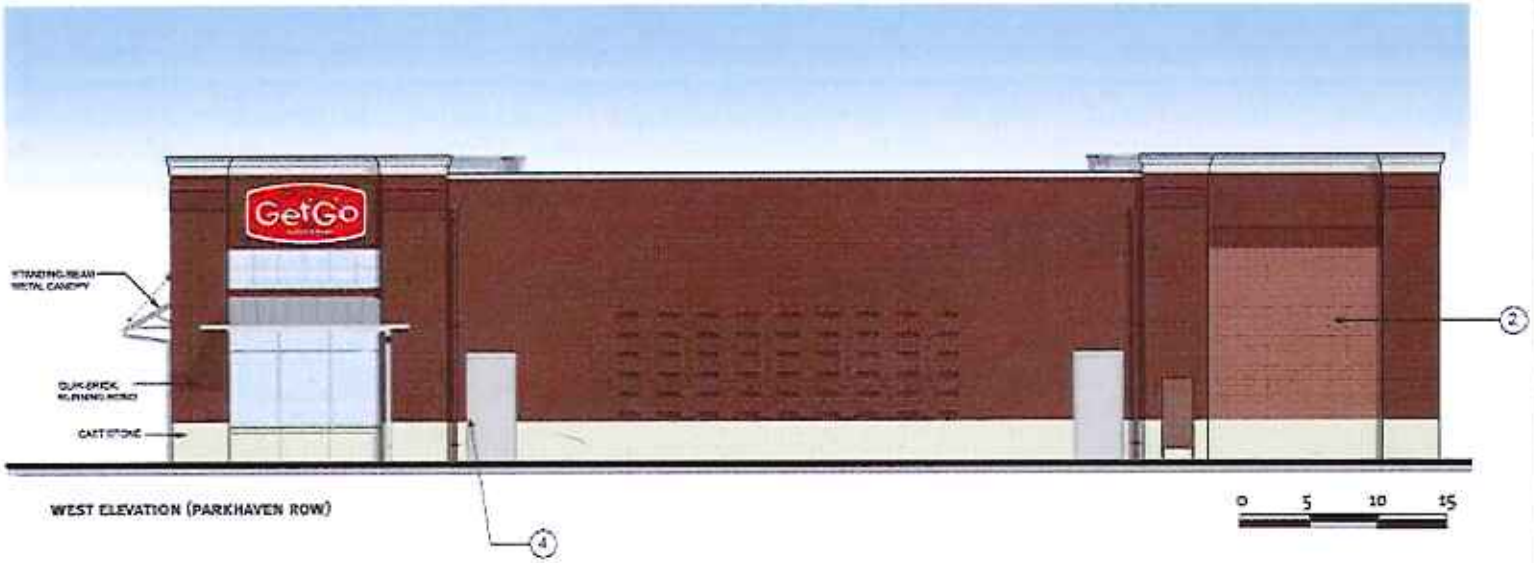
1. BRICK - FIELD
   - ENDICOTT CLAY MEDIUM IRON SPOT 77
2. BRICK - ACCENT
   - BOWERSTON SHALE COMPANY #446 MODULAR
3. ALUMINUM FUEL CANOPY
   - "ESTATE TAN"
4. DOORS, SCUPPERS & MISC EXT STRUCTURAL
   - SW7016 "MINDFUL GREY"
5. CAST STONE
   - CONTINENTAL CAST STONE COLOR #1103
6. CANOPY ROOF COLOR
   - ATAS INTERNATIONAL "SLATE GREY (20)"

NORTH ELEVATION (DETROIT AVE)

0 5 10 15

ABR September 2012

14013 Detroit Avenue
GetGo



WEST ELEVATION (PARKHAVEN ROW)

0 5 10 15

1. BRICK - FIELD - UNDICOTT CLAY MEDIUM IRON SPOT 77
2. BRICK - ACCENT - BOWERSTON SHALE COMPANY #441 MODULAR
3. ALUMINUM FUEL CANOPY - "ESTATE TAN"
4. DOORS, SCUPPERS & MISC. EXT. STRUCTURAL - SW7016 "MINDFUL GREY"
5. CAST STONE - CONTINENTAL CAST STONE COLOR #1103
6. CANOPY ROOF COLOR - ATAS INTERNATIONAL "SLATE GREY Q01"

SOUTH ELEVATION

0 5 10 15

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14013 Detroit Avenue
GetGo

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14013 Detroit Avenue
GetGo

14013 Detroit Avenue
GetGo

ABR September 2012

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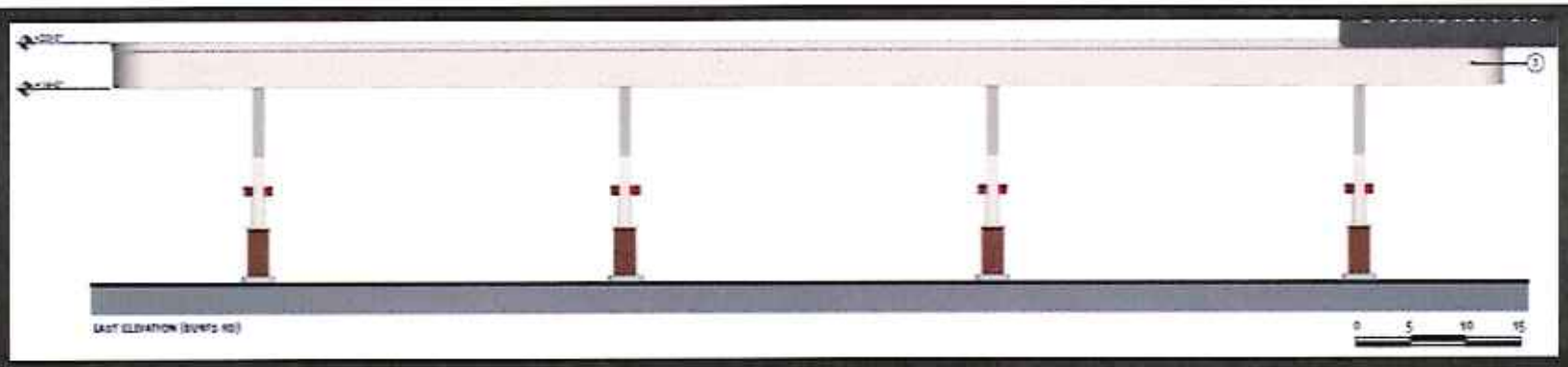
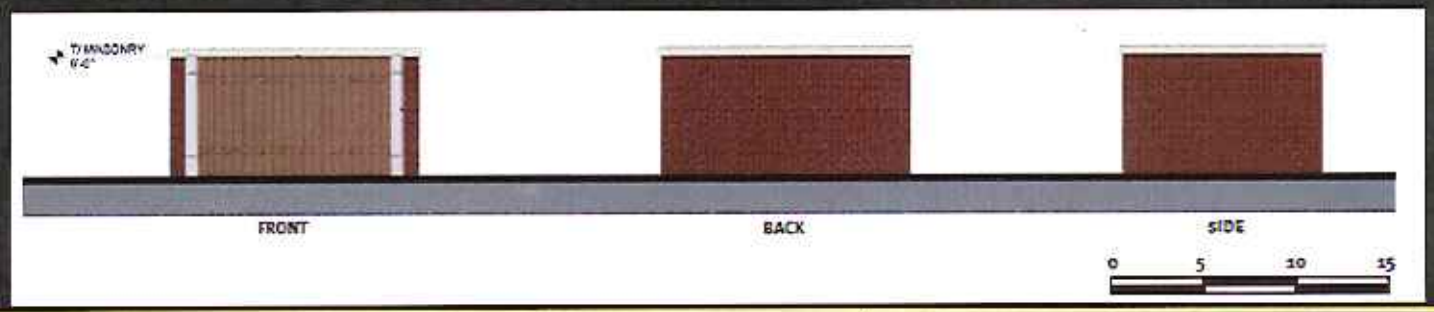
14013 Detroit Avenue
GetGo





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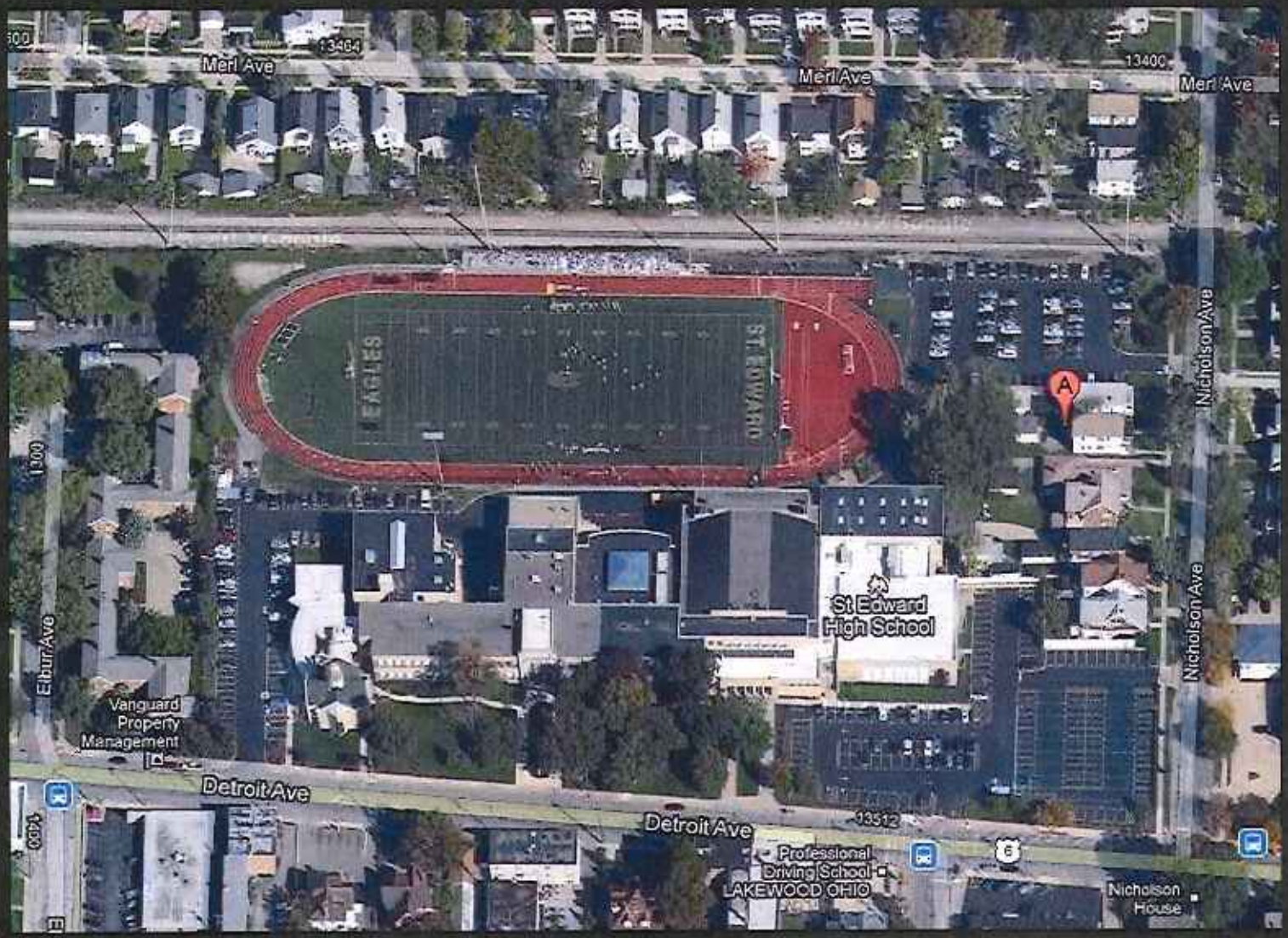


Request for Revisions

1350 Nicholson Avenue
St. Edward High School

ABR September 2012

Request for Revisions

1350 Nicholson Avenue
St. Edward High School

ABR September 2012

2058 Mars Avenue

ABR September 2012

2058 Mars Avenue

Before and After Renovation

12906 Madison Avenue

Barocco Grill

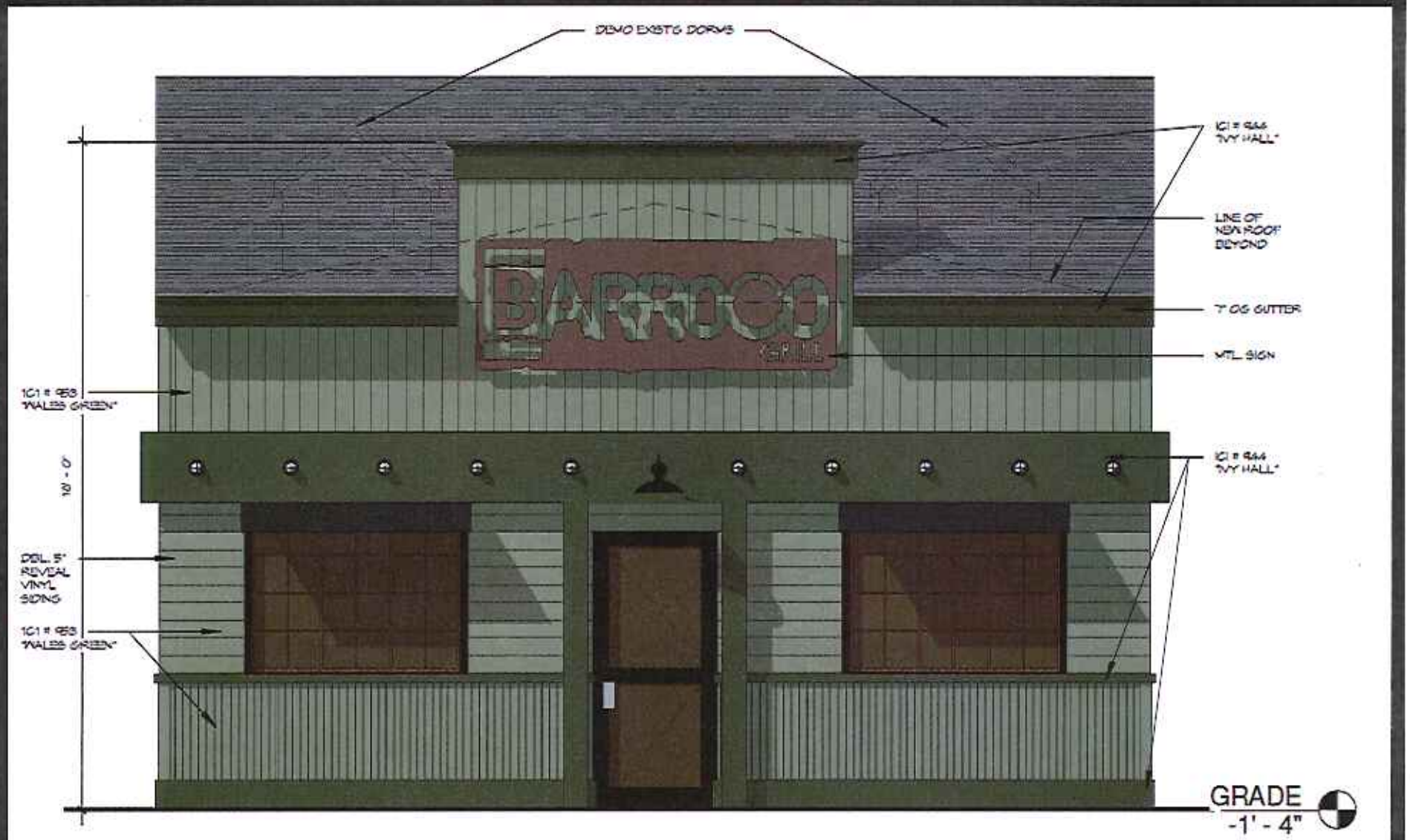
ABR September 2012

ABR September 2012

12906 Madison Avenue
Barocco Grill

ABR September 2012

12906 Madison Avenue
Barocco Grill



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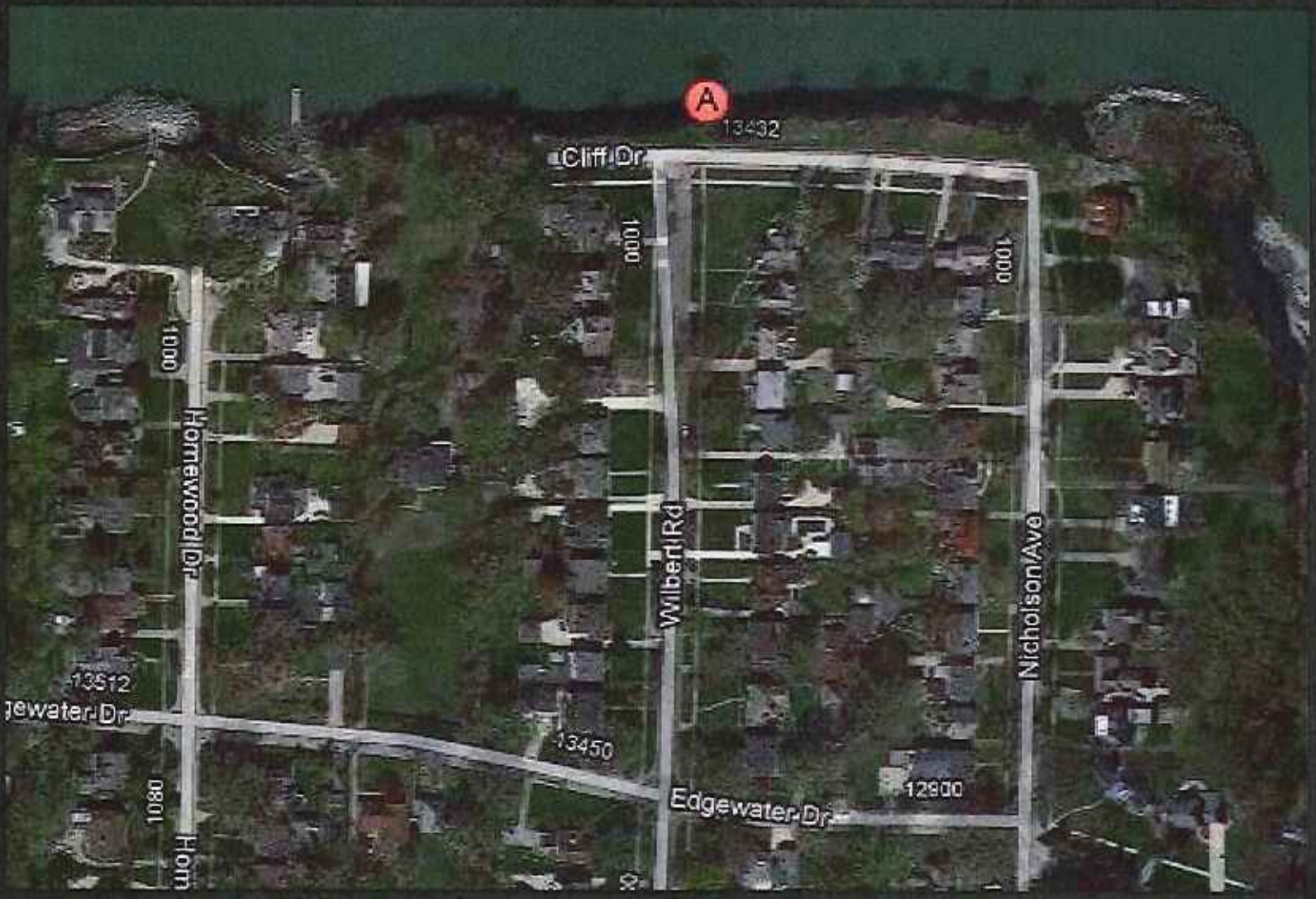
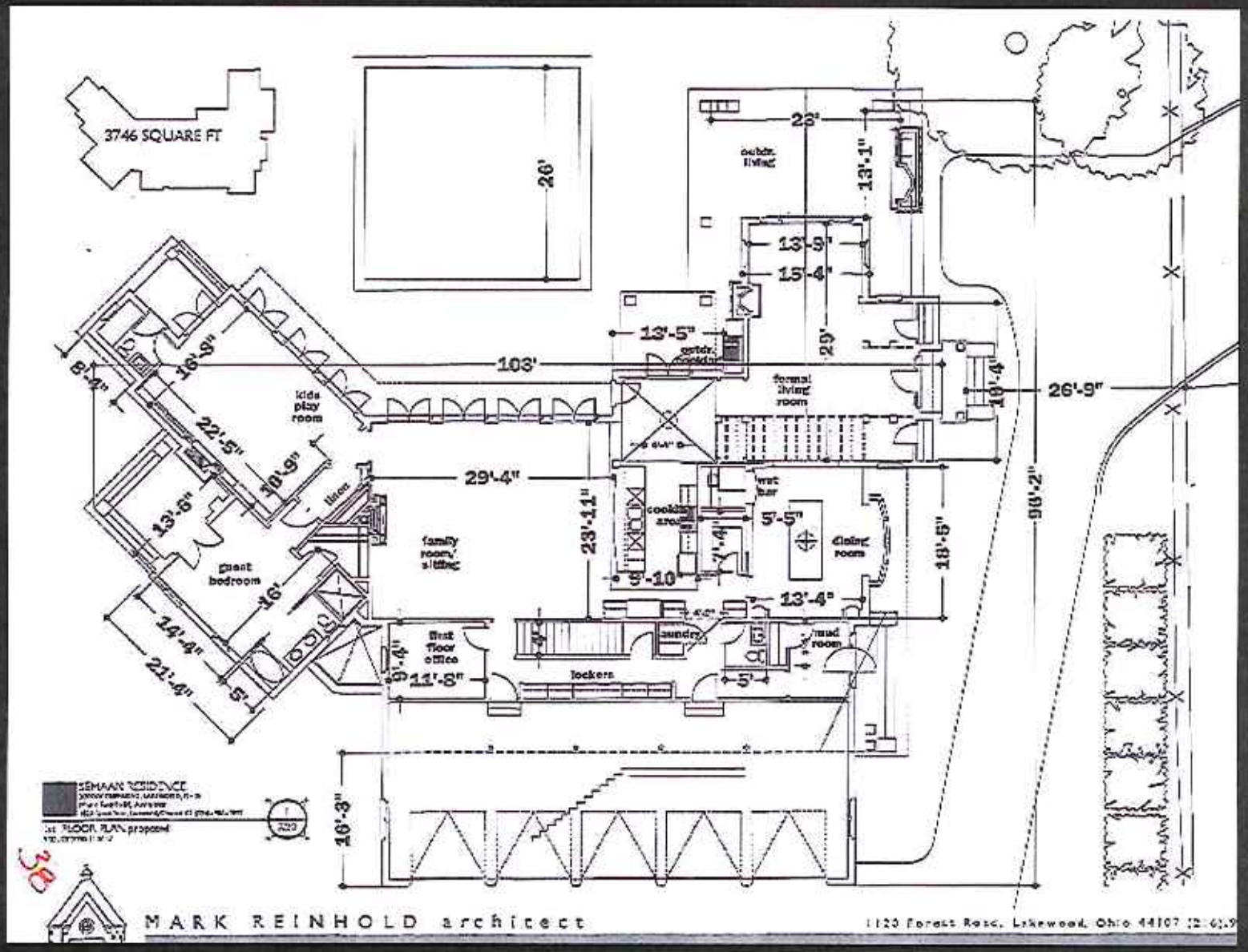
12906 Madison Avenue
Barocco Grill



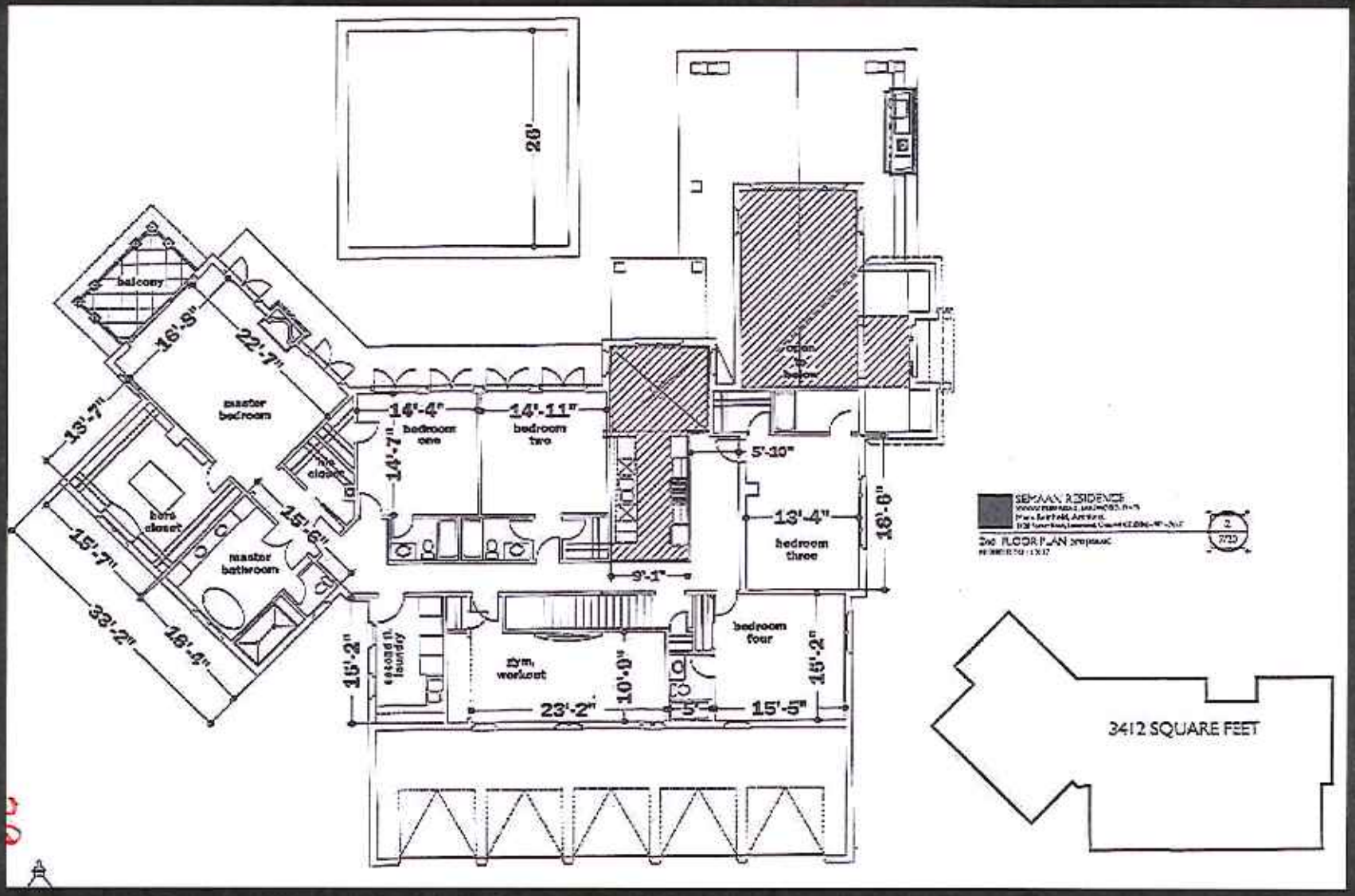
13475 Cliff Drive

ABR September 2012



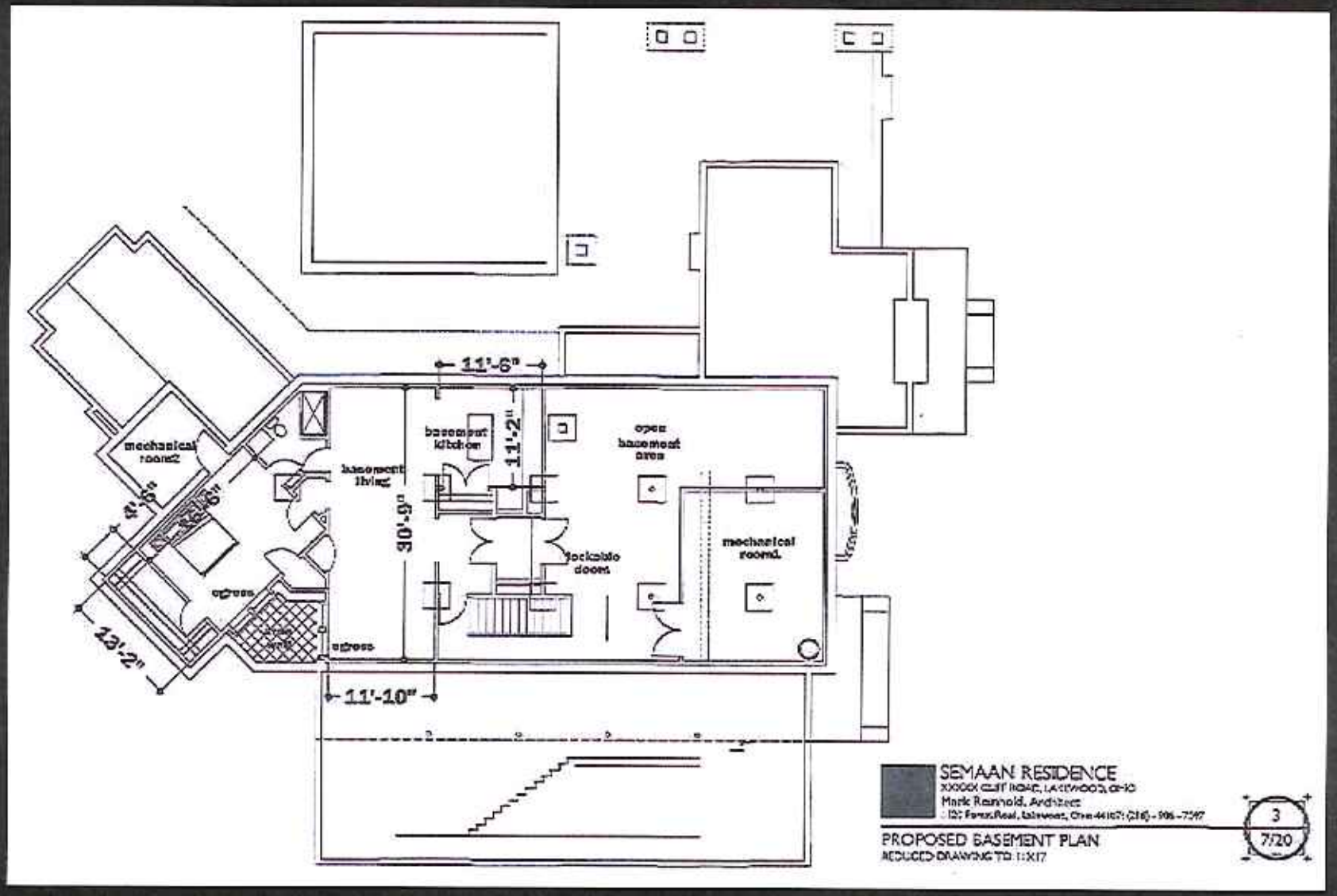
13475 Cliff Drive

ABR September 2012



13475 Cliff Drive

ABR September 2012



13475 Cliff Drive

ABR September 2012

13475 Cliff Drive

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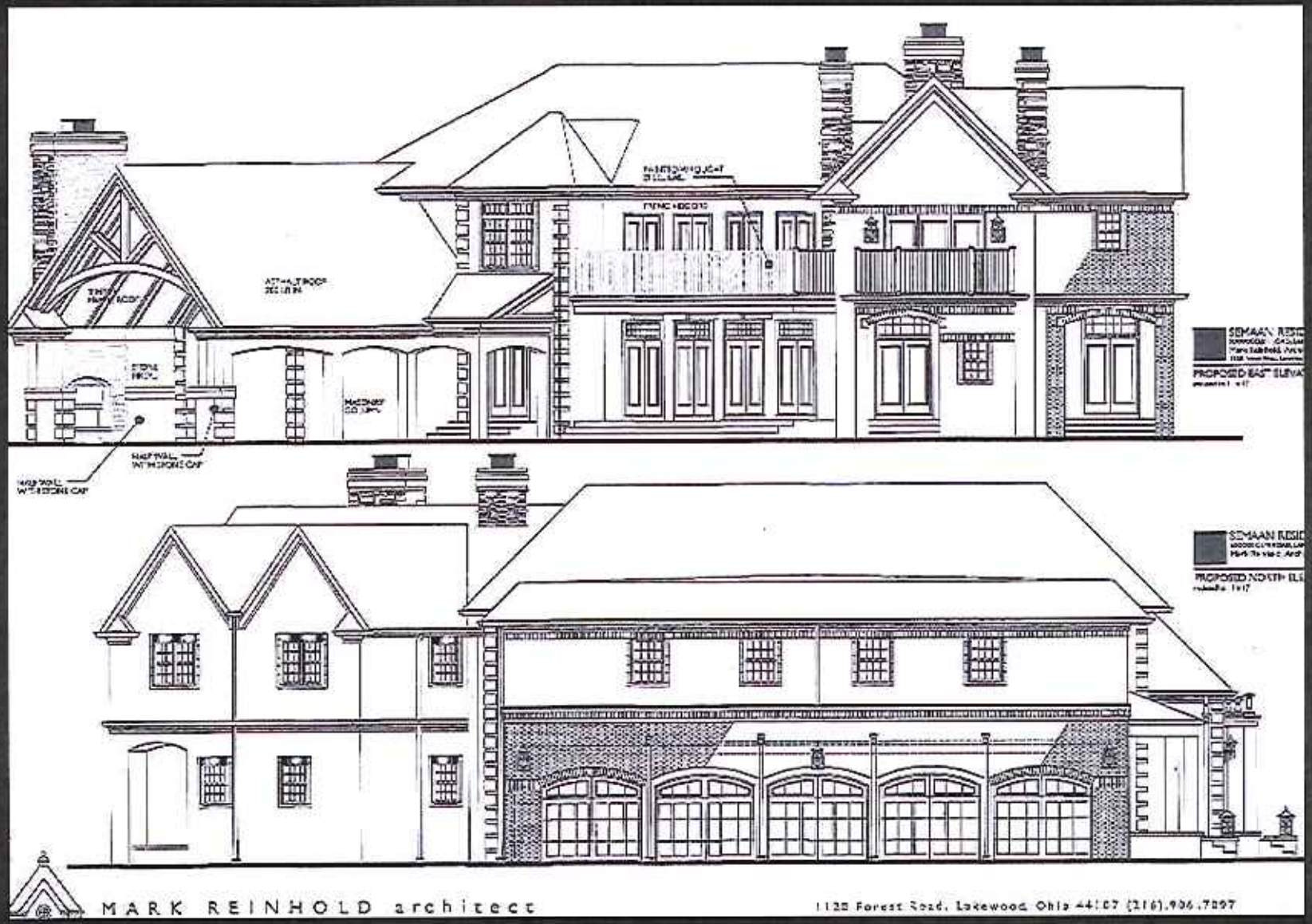

13475 Cliff Drive

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