

MINUTES
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD**
JUNE 12, 2014
5:30 P.M. – Lakewood City Hall
Auditorium
(Audio Recording Available)

1. The meeting was called to order at 5:30 P.M.

2. **ROLL CALL**

MEMBERS PRESENT:

Bryan Evans, Vice Chairman

Daniel Musson

Carl Orban, Chairman

David Robar

OTHERS PRESENT:

Bryce Sylvester, Board Secretary, City Planner

Michael Molinski, City Architect

A motion was made by Mr. Evans, seconded by Mr. Musson to **EXCUSE** the absence of Cynthia Stockman. Mr. All of the members voting yea, the motion passed.

3. Approve the minutes of the May 8, 2014 meeting

A motion was made by Mr. Robar, seconded by Mr. Musson to **APPROVE** the minutes of the May 8, 2014 meeting. All of the members voting yea, the motion passed.

4. Opening Remarks

There were no Opening Remarks from the Administrative Staff.

SUMMARY APPROVED

SIGN REVIEW

17. Docket No. 06-51-14

11800 Hedgewater Drive
The Shoreham Apartments

Approve

Deny

Defer

Brad Petro

Cicogna Sign Co.

4330 N. Bend Road

Ashtrabula, Ohio 44004

The applicant requests the review and approval of a proposed illuminated monument sign to replace existing monument sign. (Page 127)

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

18. Docket No. 06-52-14

14406 Detroit Avenue
Images Photographic Art Gallery

Approve

Deny

Defer

Marcello Mellino

Images Photographic Art Gallery

17824 Lake Road

The applicant requests the review and approval of proposed window signage. (Page 132)

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

The public was advised that applicants and anyone wanting to make a statement were asked to come to the podium, print and sign one's name on the oath sheet and slowly and clearly state one's name and address. If one had a business card, please give one to the secretary. Anyone else wishing to address the board was asked to follow the same procedure.

OLD BUSINESS

SIGN REVIEW

4.	Docket No. 05-40-14	13741 Madison Avenue metroPCS
	<input type="checkbox"/> Approve	Orison Fields
	<input type="checkbox"/> Deny	Absolute Canvas
	<input type="checkbox"/> Defer	2211 East 28 th Street Lorain, Ohio 44055

The applicant requests the review and approval of signage on the north elevation. This item was deferred from the meeting of May 8, 2014. (Page 6)

Chuck Williamson, representative for Absolute Canvas was present to explain the request. The sign was LED lit, and its measurements were as per the most recent submission displayed on the PowerPoint presentation (presentation made part of record). Mr. Sylvester added the existing projecting sign would be replaced with a more appropriately one to scale underneath the bay window; individual letters placed on two inch raceways painted to match the brick. Mr. Sylvester suggested the omission of the *Authorized Dealer* emblem.

Public comment was closed as there was no one to speak on the matter. City staff had no further comments.

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

- The raceways would be one inch by two inches and painted to match the building brick, and
- Remove the *Authorized Dealer* portion from the sign.

All of the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

9.	Docket No. 06-45-14	C	1548 Lakewood Avenue
	<input type="checkbox"/> Approve		Jacob T. Stoll
	<input type="checkbox"/> Deny		1548 Lakewood Avenue
	<input type="checkbox"/> Defer		Lakewood, Ohio 44107

The applicant requests the review and approval for the proposed rehabilitation of a side porch. (Page 37)

Mr. Sylvester received communication from the applicant who requested a deferral until the next meeting.

A motion was made by Mr. Orban, seconded by Mr. Evans to DEFER the item until the meeting until July 10, 2014. All of the members voting yea, the motion passed.

Items 5 & 13 are called together as they are the same property.

BOARD OF BUILDING STANDARDS

5. Docket No. 06-41-14 - B C 13614-16 Detroit Avenue
Fuzion Martial Arts Center

Approve Dan Chalkwater
 Deny Fuzion Martial Arts Center
 Defer 13614-16 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of signage on sign bands and blade sign, pursuant to Sections 1329.12(d), 1329.05, and 1329.09(d)(4). (Page 7)

Stephanic Ayala, representative for Fuzion Martial Arts Center was present to explain the request. The owner decided to request a blade sign only at this time. The request for sign bands was Administratively Withdrawn. No action was required from the Board.

SIGN REVIEW

13. Docket No. 06-41-14 - S C 13614-16 Detroit Avenue
Fuzion Martial Arts Center

Approve Dan Chalkwater
 Deny Fuzion Martial Arts Center
 Defer 13614-16 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of signage on sign bands and blade sign, pursuant to Sections 1329.12(d), 1329.05, and 1329.09(d)(4). (Page 7)

The blade sign would be positioned between the two storefronts. The Board suggested the sign was made larger than proposed. Ms. Ayala said it could be three feet by four feet (12 square feet).

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

- The sign would be three feet by four feet (3' x 4'), and
- The bracket would be submitted for approval.

All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 06-42-14 14810 Madison Avenue
The Red Rose Cafe

Approve Brian and Rosaleen Kirschnick

Mr. Sylvester received communication from the applicant who requested a deferral until next month.

A motion was made by Mr. Orban, seconded by Mr. Robar to **DEFER** the item until the meeting of July 10, 2014. All of the members voting yea, the motion passed.

Items 11 & 14 are called together as they are the same property.

11.	Docket No. 06-47-14 - A	C	13601 Detroit Avenue O'Toole's Pub LLC
	<input type="checkbox"/> Approve		Patrick O'Toole
	<input type="checkbox"/> Deny		O'Toole's Pub LLC
	<input type="checkbox"/> Defer		9591 Tilby Road North Royalton, Ohio 44133

The applicant requests the review and approval for the proposed renovation to storefront system in addition to new signage. (Page 68)

Patrick O'Toole, applicant was present to explain the request. The front of the storefronts would be removed to underneath the sign board and rebuilt to match in depth to the sidewalk. A sliding/stacking door system or roll-up garage door would replace the existing. The entrance door would replace the existing small window on the east elevation. Awnings with the business name would be installed.

The Board said it was one of the finer buildings in Lakewood and was on a prominent corner. There was discussion about the offset doors on the east elevation; to perhaps to install inset windows. Asked about outdoor dining, Mr. O'Toole said that the red brick portion of the sidewalk sloped toward the street, making it non-ADA compliant. Without outdoor dining, the Board felt the sliding/stacking door system would work better. The sign would be illuminated.

Public comment was closed as there was no one to speak on the matter. City staff agreed with the use of sliders, east elevation open with glass would be appropriate for the corner, because the egress door would swing open onto the Elbur Avenue sidewalk and that portion needed to be reviewed for technicalities. The construction of the front elevation would involve installation of new brick painted to match. The construction of arched awnings worked well within the arched sign boards. Color of the awnings would be up to the Board. Per the property owner, this project would be used as a model for the remodel of the rest of the building.

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

- The window system is of sliding glass panels,
- The 18 inch brick knee wall would match the existing brick of the building, and
- The east elevation will be 3 window panels with single door system to be submitted for plan review to the Division of Housing and Building.

All of the members voting yea, the motion passed.

SIGN REVIEW

14.	Docket No. 06-47-14 - S	C	13601 Detroit Avenue O'Toole's Pub LLC
	<input type="checkbox"/> Approve		Patrick O'Toole
	<input type="checkbox"/> Deny		O'Toole's Pub LLC

Defer

9591 Tilby Road
North Royalton, Ohio 44133

The applicant requests the review and approval for the proposed renovation to storefront system in addition to new signage. (Page 68)

A motion was made by Mr. Orban, seconded by Mr. Robar to **DEFER the item until the meeting of July 10, 2014.** All of the members voting yea, the motion passed.

15. **Docket No. 06-49-14**

**15100 Detroit Avenue
Marjorie Building**

Approve
 Deny
 Defer

Jessica Ruff
Ruff Neon Signs
9287 Mercantile Drive
Mentor, Ohio 44060

The applicant requests the review and approval of a proposed comprehensive sign plan, including awnings for anchor tenants and blade signs for inline tenants. (Page 89)

David J. Maniet, Jr. architect for the Marjorie Building was present to explain the request. Approval for the building renovation and awning construction had been granted at the meeting of December 13, 2012. The current proposal was to use awnings for the two anchor stores located at each end and of the building and to use illuminated, angled projection signs for the two middle businesses.

The Board felt that when attached to the building, the triangular projection signs for the inline stores incorporated too much wall space and looked heavy. Discussion continued about the illumination, color and size of the signs. They approved of the awnings and lettering for the anchor stores.

Public comment was closed as there was no one to speak on the matter. City staff echoed the Board's statements. The inline tenants had a unique local identity which required better designed blade signs. Discussion ensued about potential solutions.

A motion was made by Mr. Orban, seconded by Mr. Evans to **DEFER the item until the meeting of July 10, 2014.** All of the members voting yea, the motion passed.

16. **Docket No. 06-50-14**

**18630 Detroit Avenue
Prudential Lucien Realty**

Approve
 Deny
 Defer

Ronald and John Lucien
Prudential Lucien Realty
18630 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of proposed sign face replacement and vinyl window graphics. (Page 120)

John Lucien, applicant was present to explain the request. He wanted to adhere to the original design. The majority of the storefront and framing ("sign board") belonged to his business as tenant. The suggested change to the submission at the pre-review meeting would benefit the pedestrian. Within the sign board would be the business name change to *Berkshire Hathaway*, as required by corporate. Visibility of a blade sign would be inappropriate due to the size of the corporate logo/name. It took Prudential Lucien Realty about a year to resolve problems with water seepage through the brickwork,

and they did not want to mount anything else on it. If the sign boards were removed, the awnings needed to be removed first. Additionally, if a blade sign were required it would have to be a smaller in size resulting in less visibility. A larger, heavier sign would cause further structural damage to the brittle brickwork. He felt that signage in the sign board would be sufficient because there was not a lot of foot traffic; most people drove to the area and parked their cars. He noted that the Riverwood Café's blade sign was pulling from the building already. There was a time deadline for the business name change.

The Board thought the white background in one half of the proposed sign was too large for the size of font. Mr. Lucien said the branding was dictated by corporate.

Public comment was closed as there was no one to speak on the matter. City staff concurred with the Board about the white portion of the sign but could not dictate over corporate.

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

19. Docket No. 06-53-14

**13900 Detroit Avenue
Lakewood Senior Health Campus**

Approve
 Deny
 Defer
Lakewood, Ohio 44107

David O'Neill
Lakewood Senior Health Campus
13900 Detroit Avenue

The applicant requests the review and approval for the proposed replacement of all signage at Lakewood Senior Health. (Page 135)

David O'Neill, applicant was present to explain the request. They were attempting to incorporate all of the business names and logo to one.

The Board suggested placing the words *O'Neill Healthcare Lakewood*, within the button that was on the new monument sign.

Public comment was closed as there was no one to speak on the matter. City staff agreed with the Board's suggestion.

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

- The button is used on the monument sign with the suggested wording, *O'Neill Healthcare Lakewood* within it.

All of the members voting yea, the motion passed.

20. Docket No. 06-54-14

**12400 Madison Avenue
Fedor Manor**

Approve
 Deny
 Defer

Sandra Rodriguez
Fedor Manor
12400 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of proposed replacement of signage including a new building sign and monument sign. (Page 144)

Sandra Rodriguez, applicant was present to explain the request. she proposed to replace the Police monument sign with a tall double sided sign that identified Fedor Manor. A sign with burgundy lettering would be above the main entrance. She had approval from the police department to remove the Police sign.

The Board said the corner section was the appropriate location for visibility of sign placement, not in the courtyard. It might be advantageous to angle the corner of the fence for sign placement. The different fonts on the building sign and the ground sign should match.

Public comment was closed as there was no one to speak on the matter. City staff had no additional comments.

A motion was made by Mr. Orban, seconded by Mr. Evans to DEFER the item until the meeting until July 10, 2014. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Evans, seconded by Ms. Stockman to ADJOURN the meeting at 7:30 p.m. All of the members voting yea, the motion passed.

Signature Carl J. Orban

Date 7/10/14



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. Chuck Williamson
2. JACOB STOLL
3. DAVID KREISS
4. SARA Chehey
5. Stephanie Ayala
6. Reuben MK
7. Manuel Nieve
8. PATRICK O'Toole
9. DAVID J MANIET JR
10. David O'Neill
11. Sandra Rodriguez

Chuck Williamson

Jacob Stoll

David Kreiss

Sara Chehey

Stephanie Ayala

Reuben MK

Manuel Nieve

Patrick O'Toole

David Maniet Jr

David O'Neill

Sandra Rodriguez

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

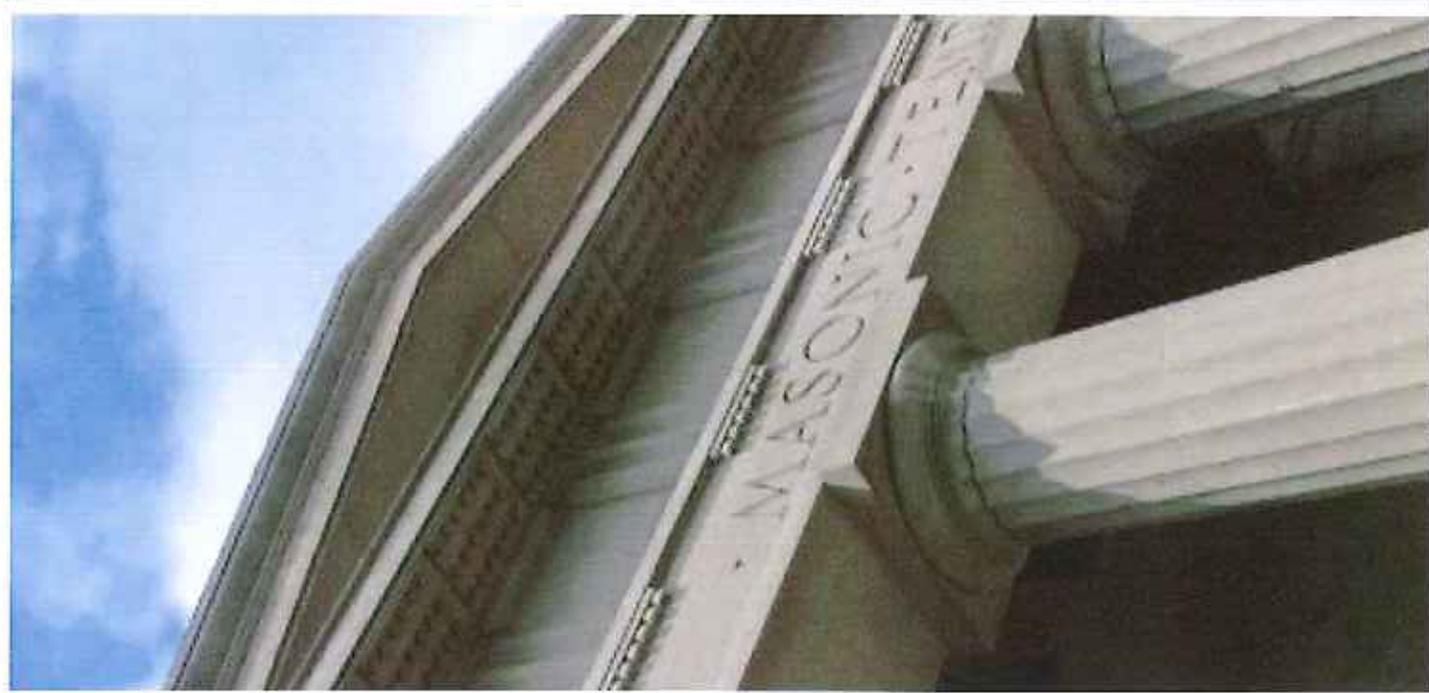
FOR CITY USE ONLY

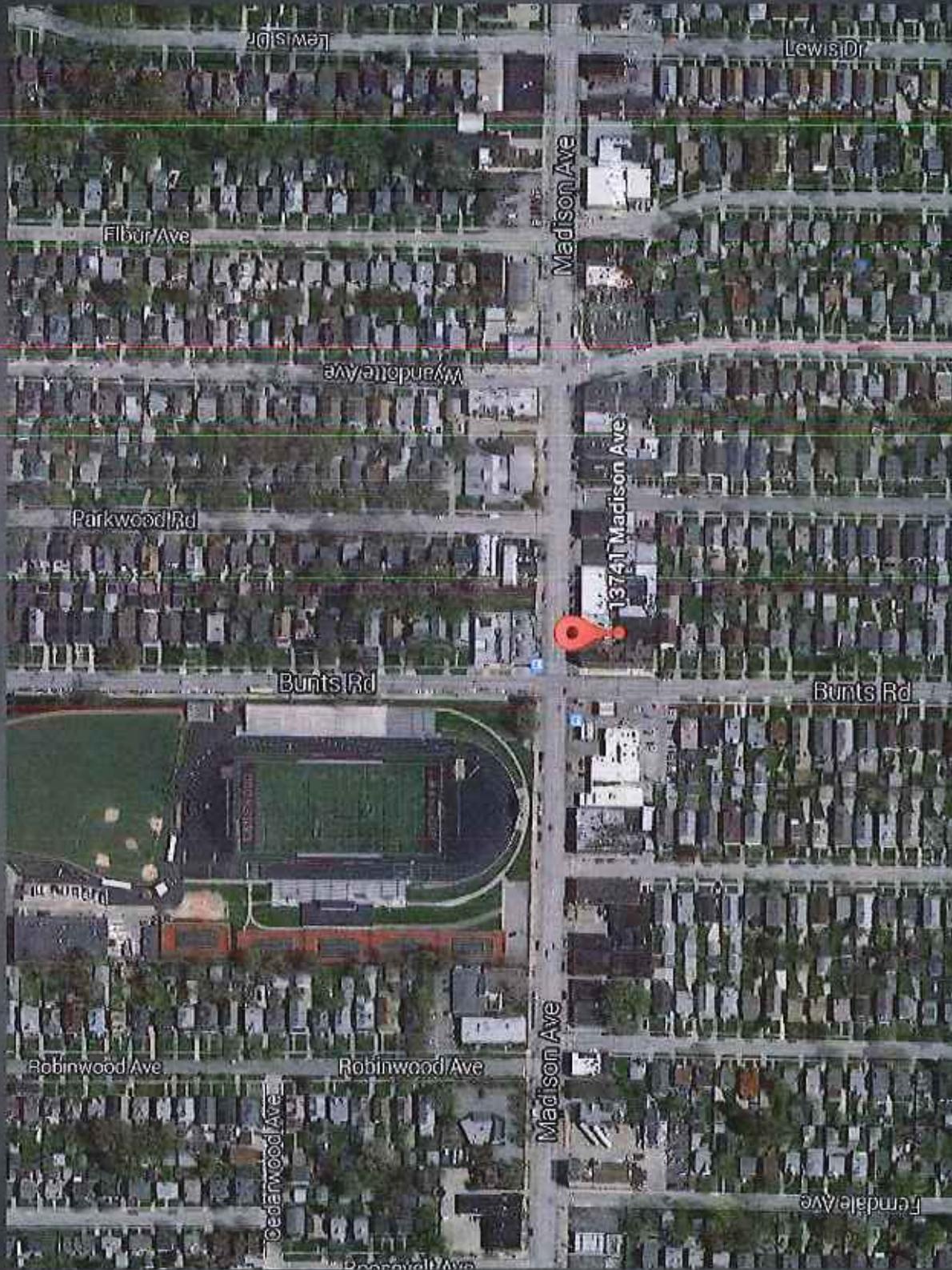
Lakewood Administrative Procedure: ABR/BBS/Sign Citizens Advisory Civil Service Dangerous Dog
 Income Tax Appeals Loan Approval Nuisance Abatement Appeals Planning Zoning Appeals Other:

Date of Proceeding: June 12, 2014

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

June 2014





13741 Madison Ave

2011 March 2011





13741 Madison Ave

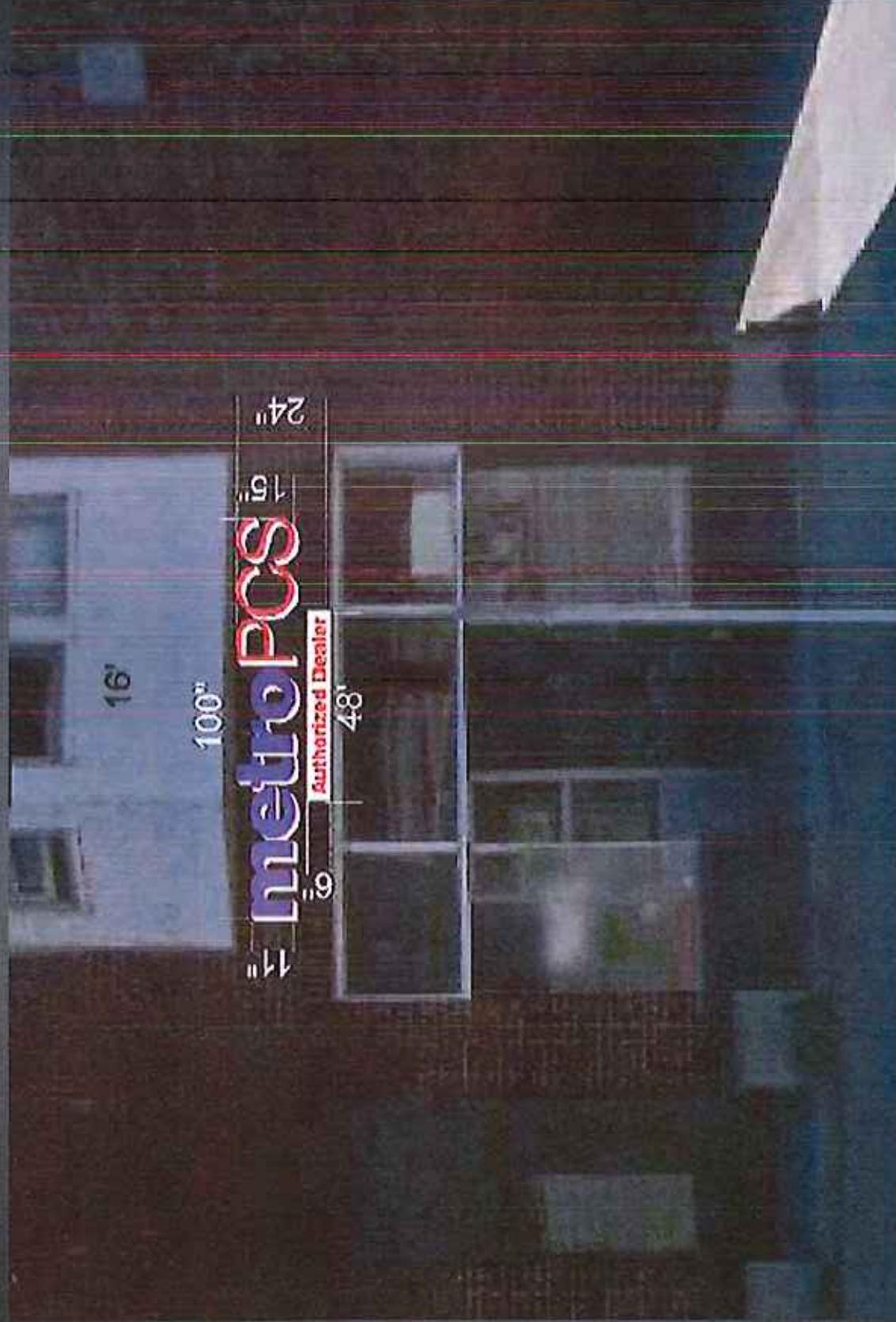
1302 March 2014

LAKELWOOD
CHICAGO



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13741 Madison Ave



© 2014 Lakewood Ohio

13741 Madison Ave

TYPE = CHANNEL LETTERS

COLORS = FACE - ARLON 3412 PURPLE AND 3411 ORANGE .125 ACRYLIC

TRIMCAP - WHITE

RETURNS - WHITE .050 ALUMINUM

LIGHTING - WHITE LED'S

TRANSFORMERS = LED POWER SUPPLY

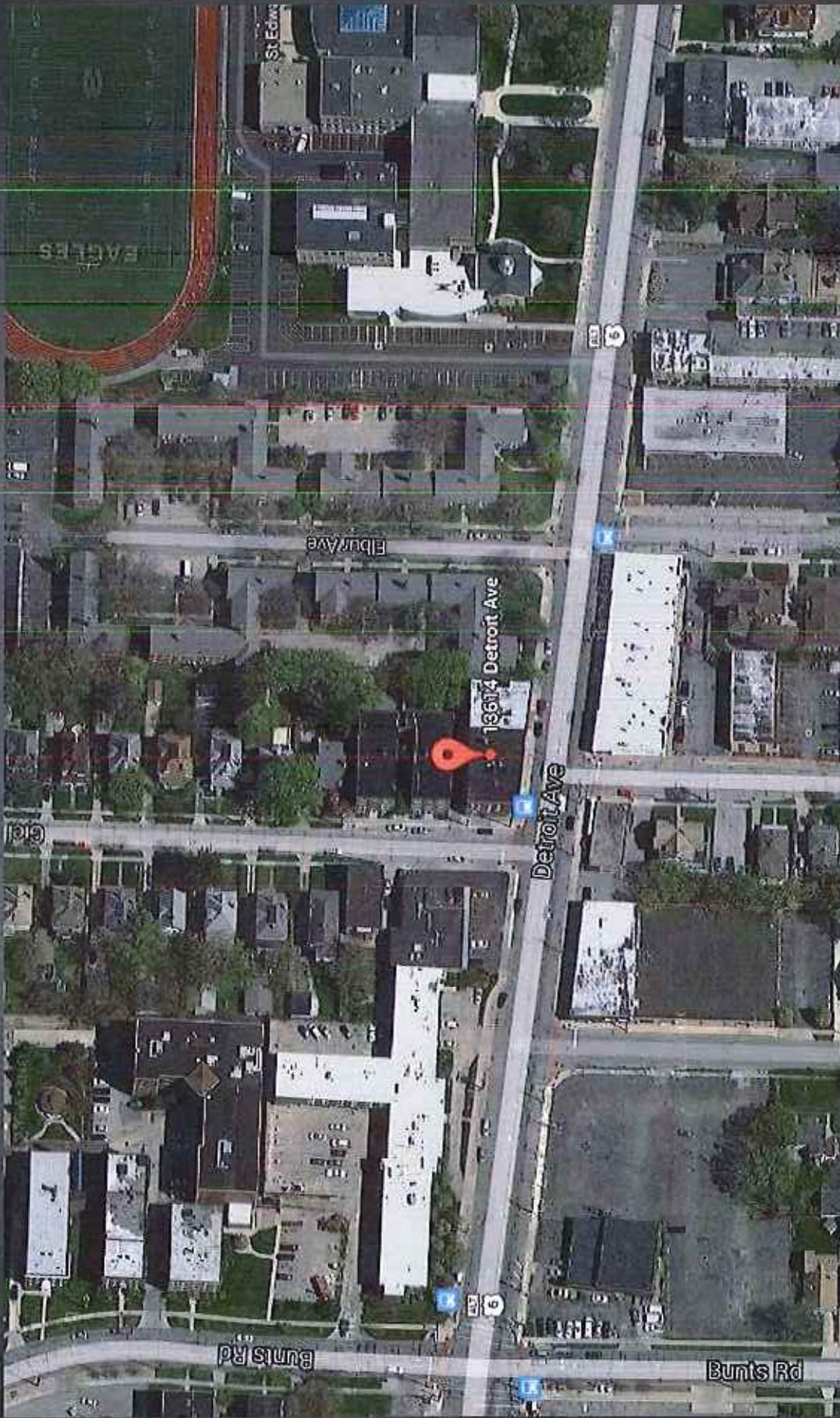
MOUNTING = 3/8" x 2" SLEEVE ANCHORS - 2 PER 4 LINEAR FT TOTAL OF 8

RACEWAY = 7" x 7" .060 ALUMINUM PAINTED TO MATCH FACIA



2188 10/2011

13741 Madison Ave



183 March 2014



13614-16 Detroit Ave



2024-2025



13614-16 Detroit Ave



13614-16 Detroit Ave

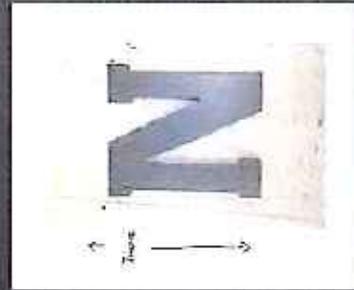
LAKELWOOD
CHIC

NEAR WOOD 2014



© 2014 Lakewood Ohio

13614-16 Detroit Ave



Material: Poly Carve

24 inches

← 1

↑

16 inches

↓ 10

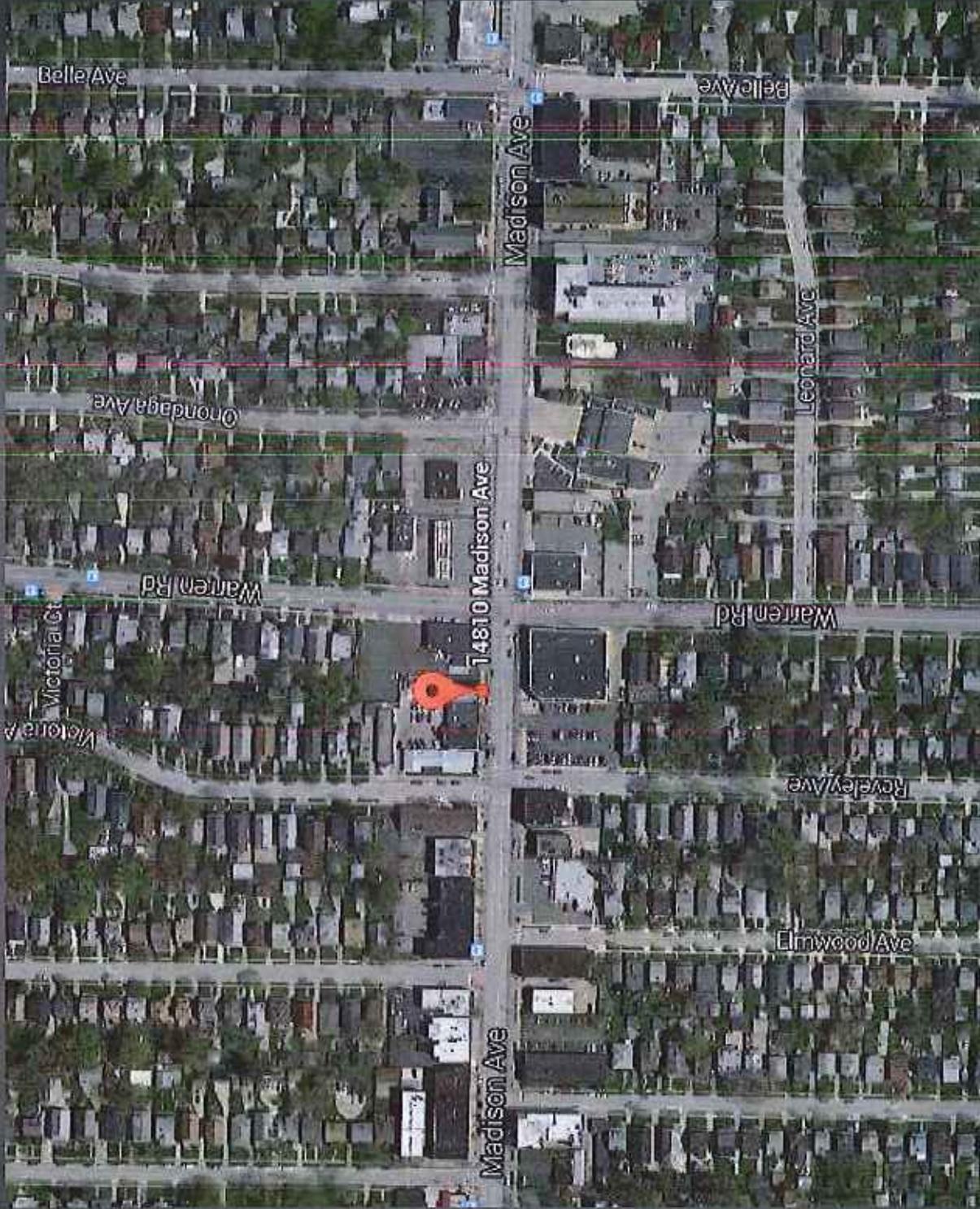


Hinging Sign between storefronts

File: March 2014



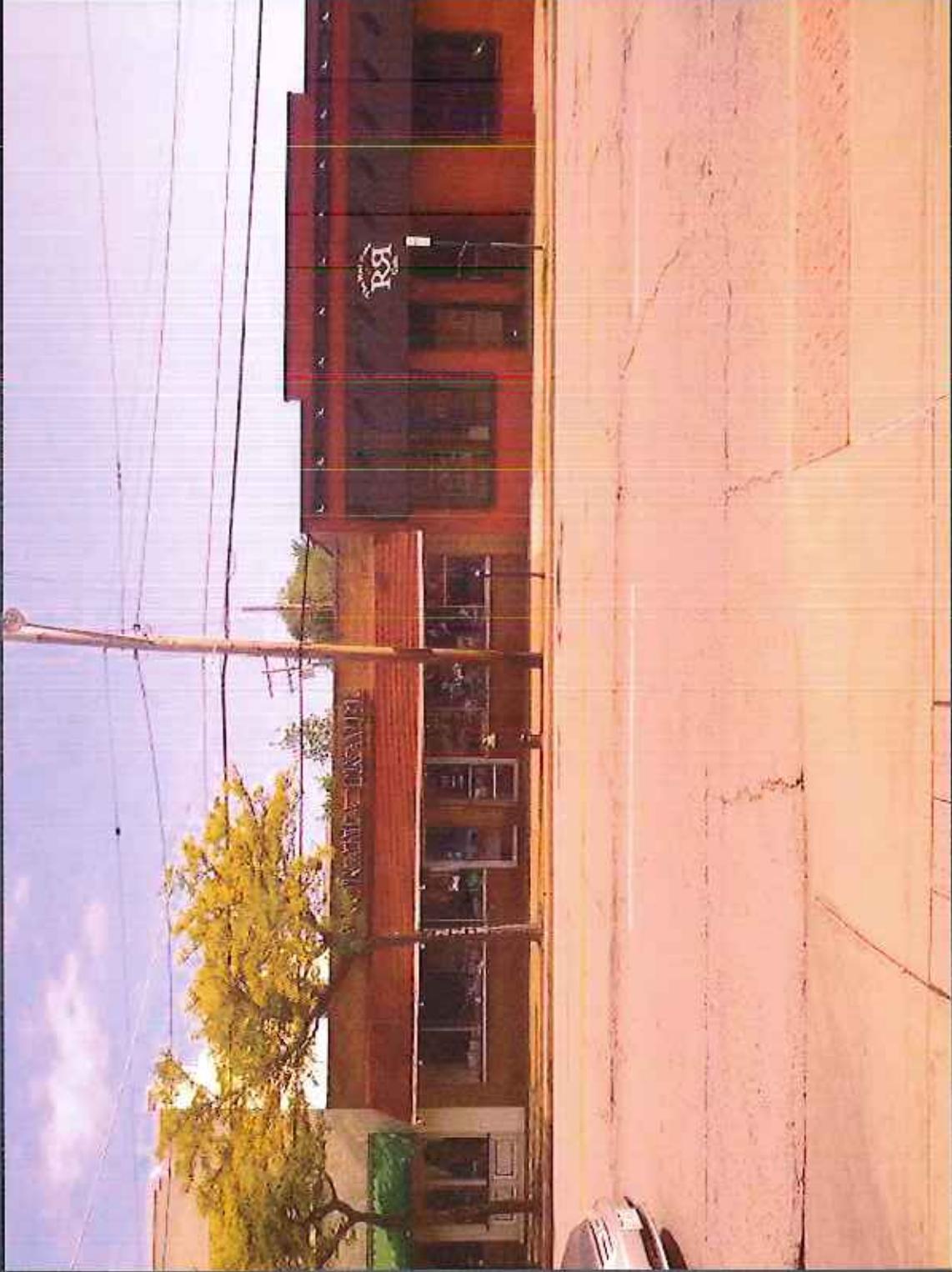
13614-16 Detroit Ave



14810 Madison Ave

7888 Lakewood Blvd

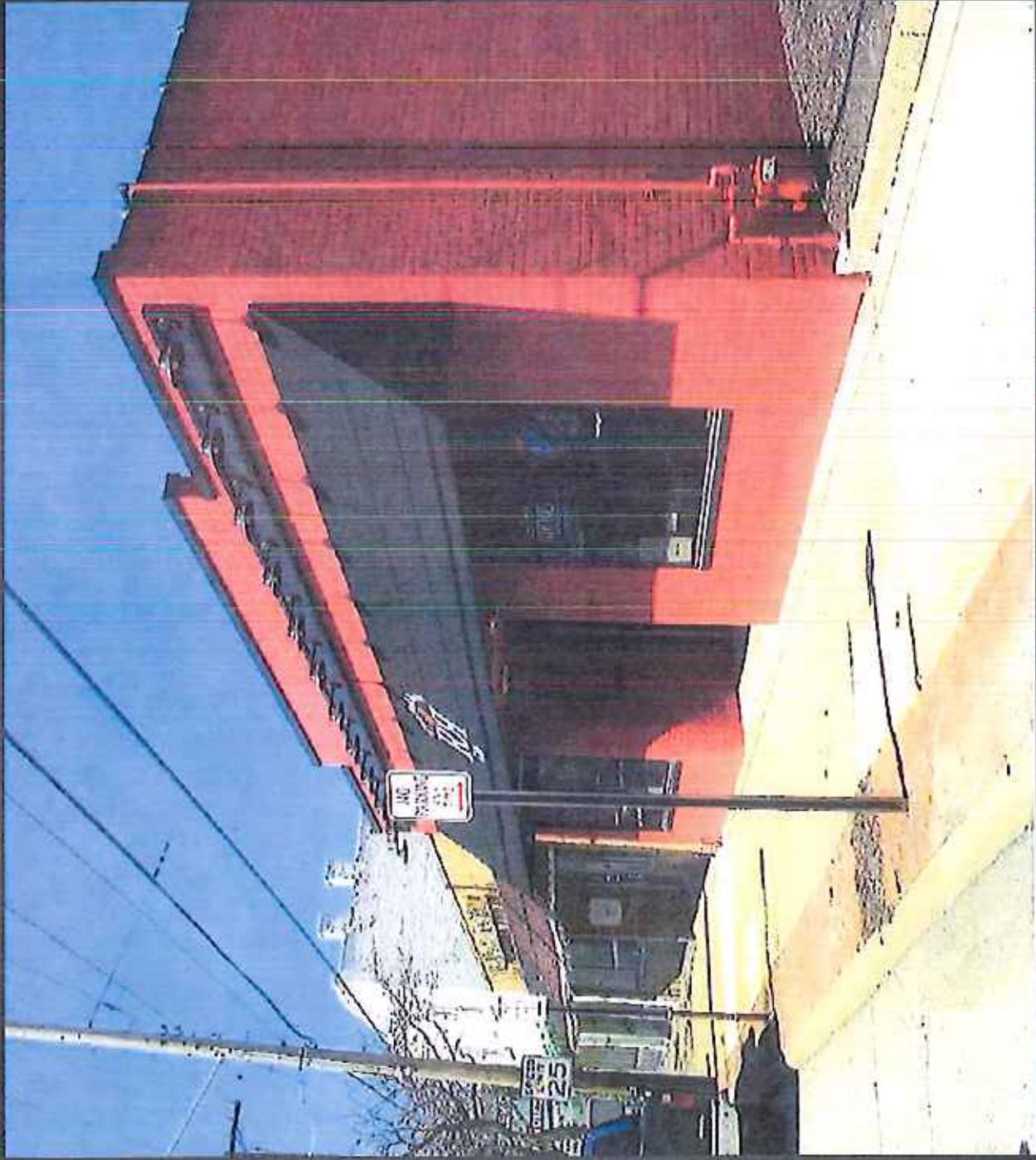




14810 Madison Ave

14810 Madison Ave





JBR/March 2014

14810 Madison Ave

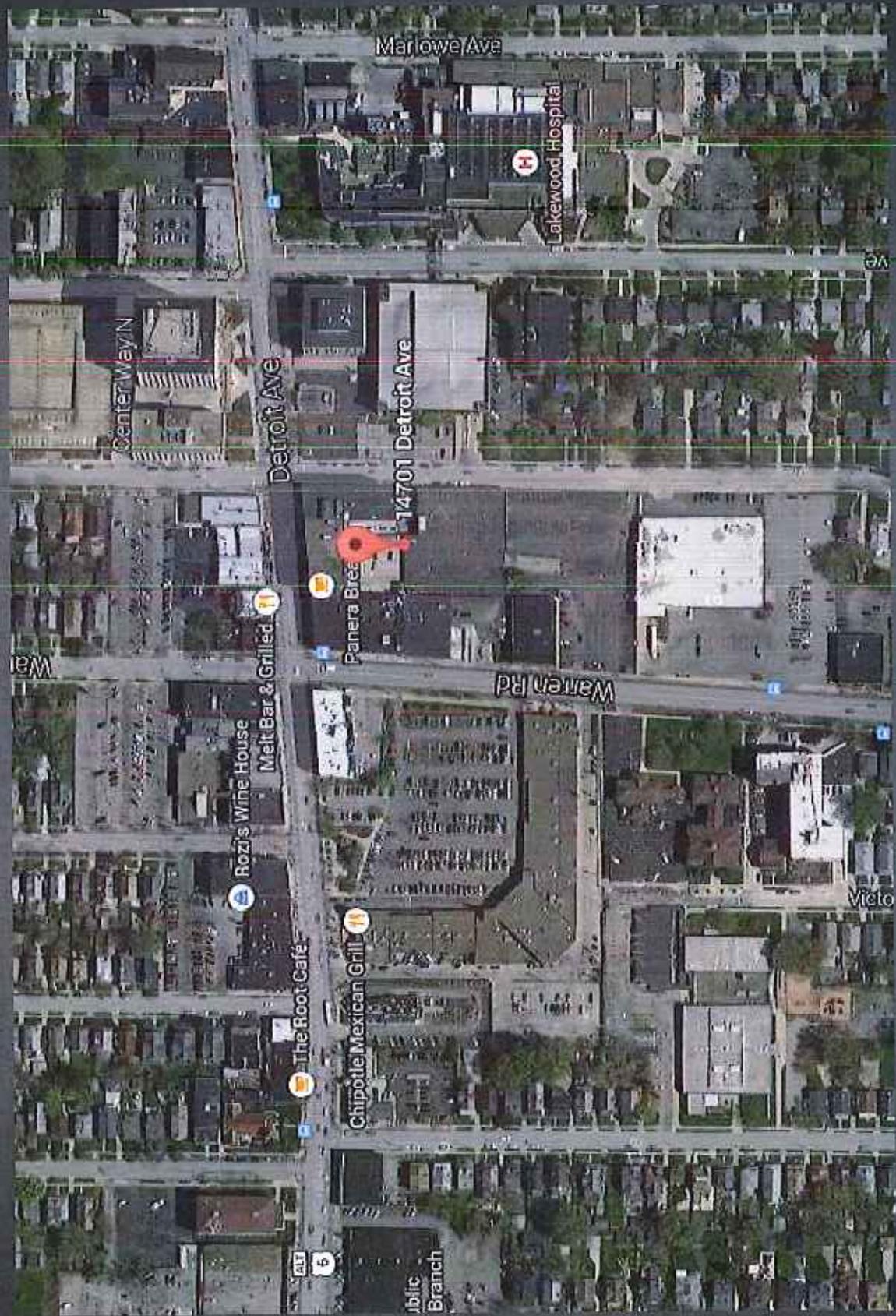
LAKWOOD
OHIO



14810 Madison Ave



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MAP, March 2014



14701 Detroit Ave



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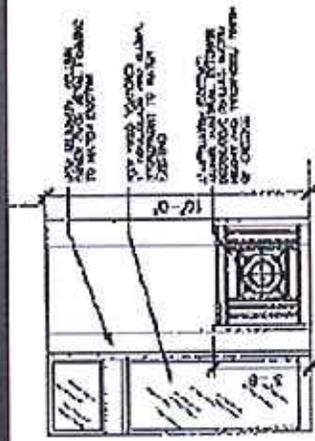
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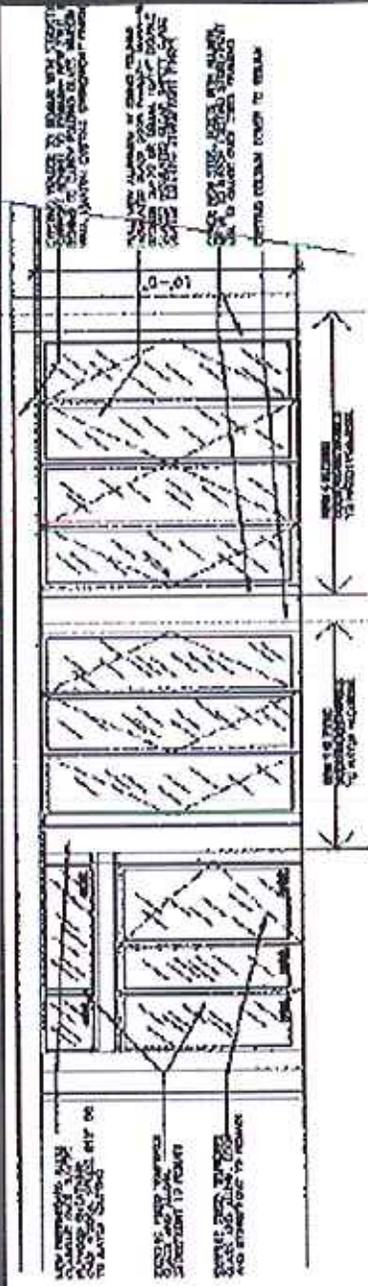
APR 26, 2014

14701 Detroit Ave

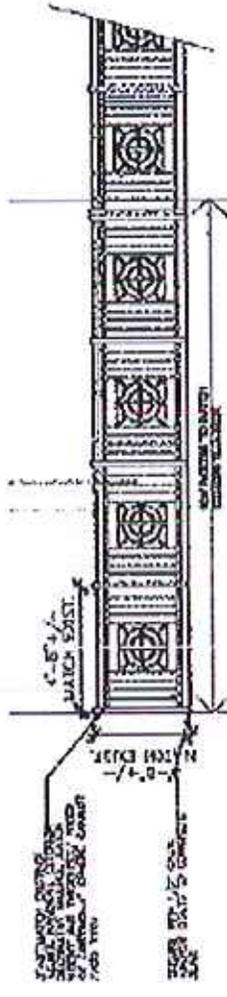
LAKWOOD
OHIO



2
AS
EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



1
AS
EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



3
AS
EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



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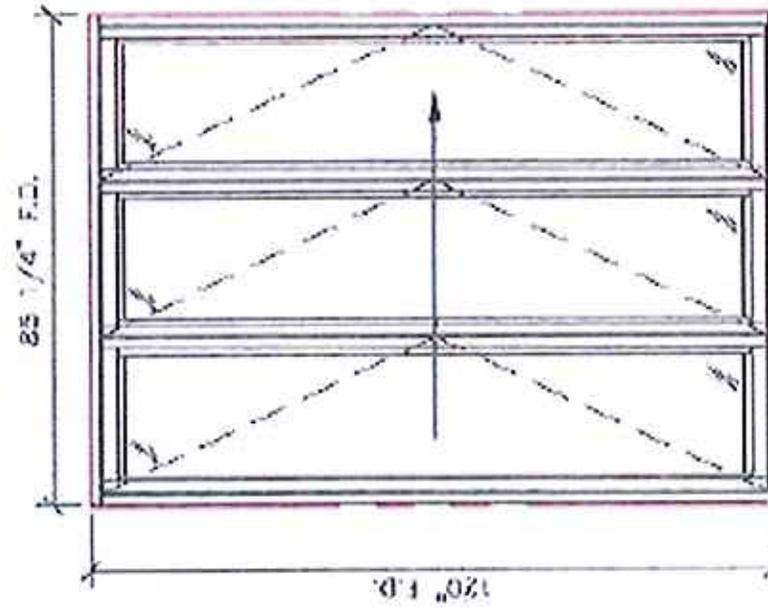
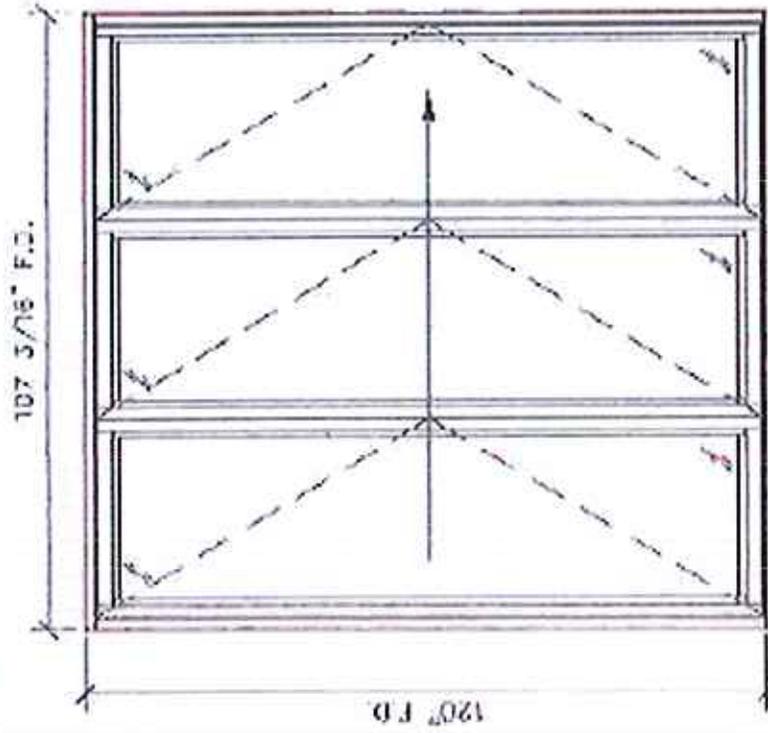
14701 Detroit Ave



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March 2019

LAKELAND
OHIO

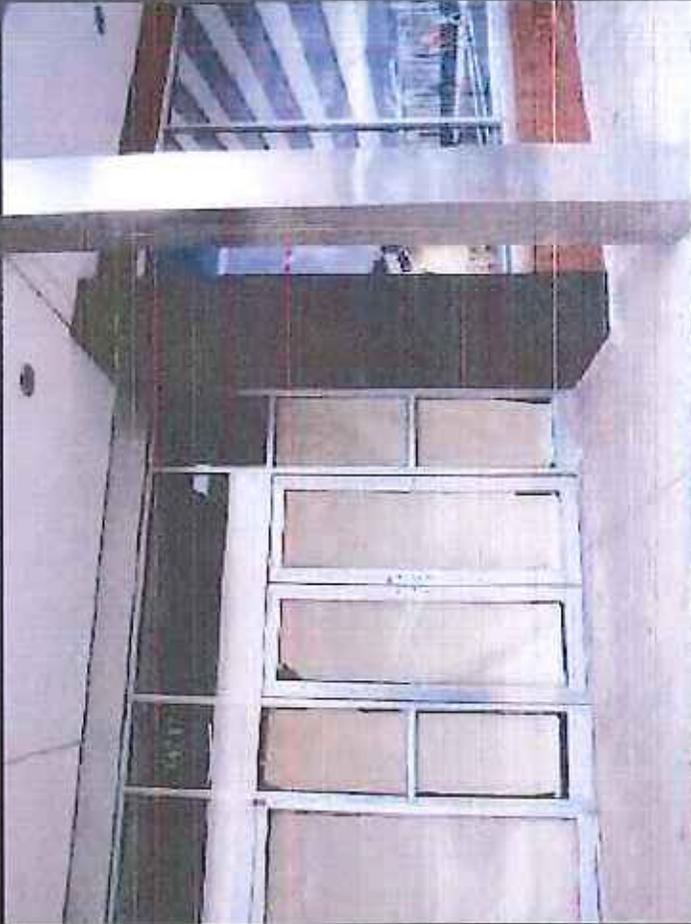
14701 Detroit Ave



14701 Detroit Ave

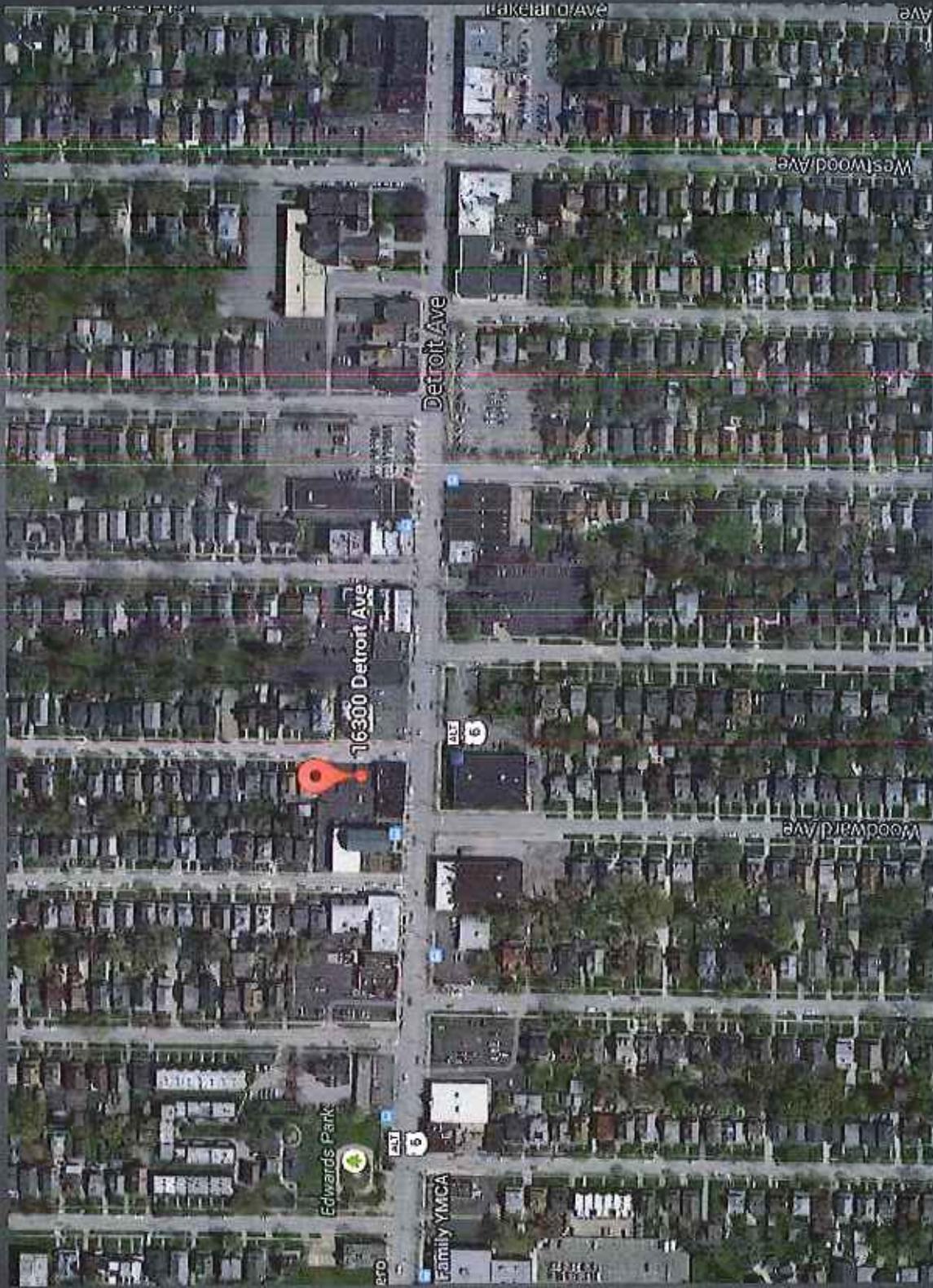


ASE, March, 2014



3122 March 2014

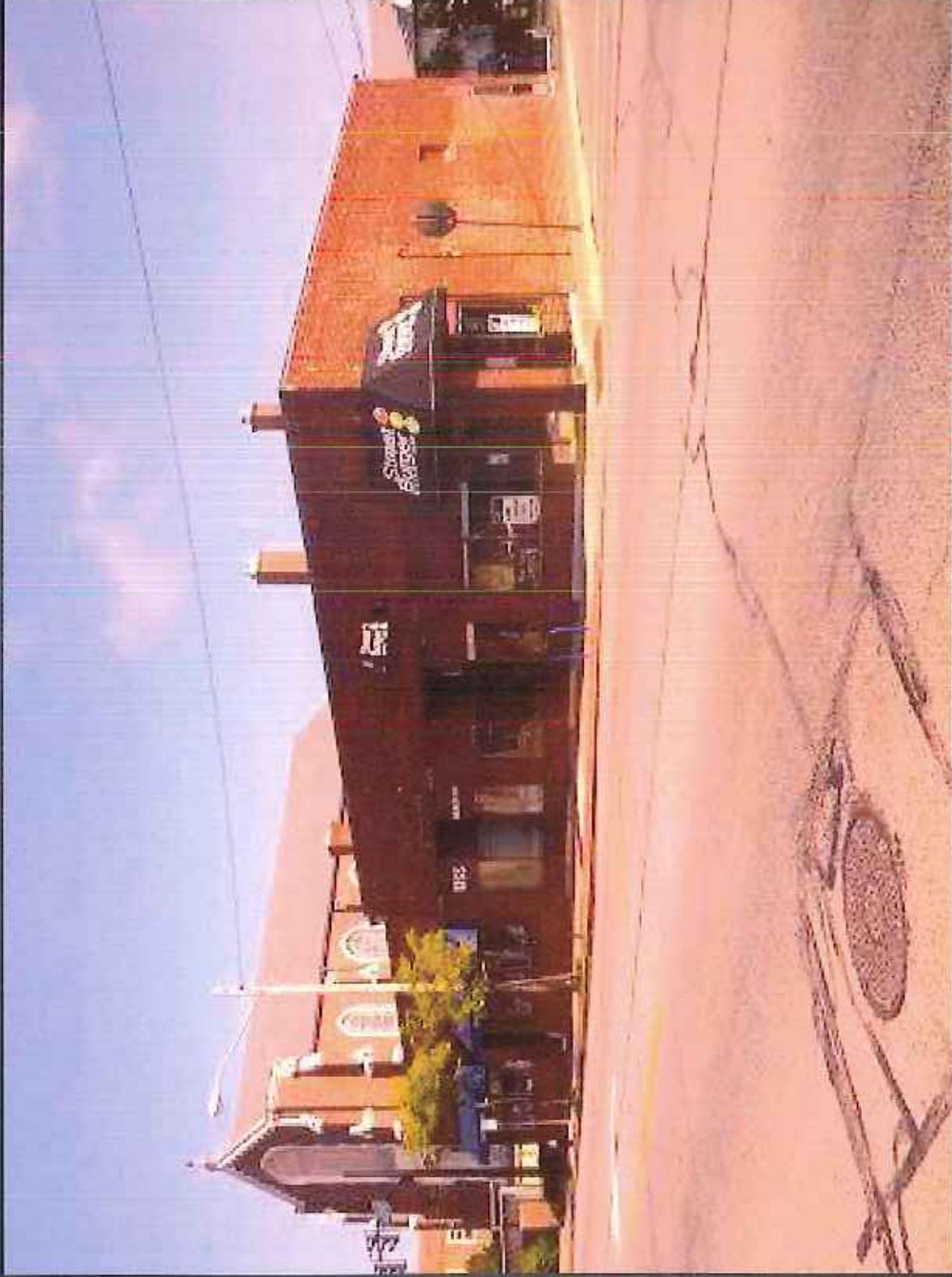
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JLBB March 2014

16300 Detroit Ave

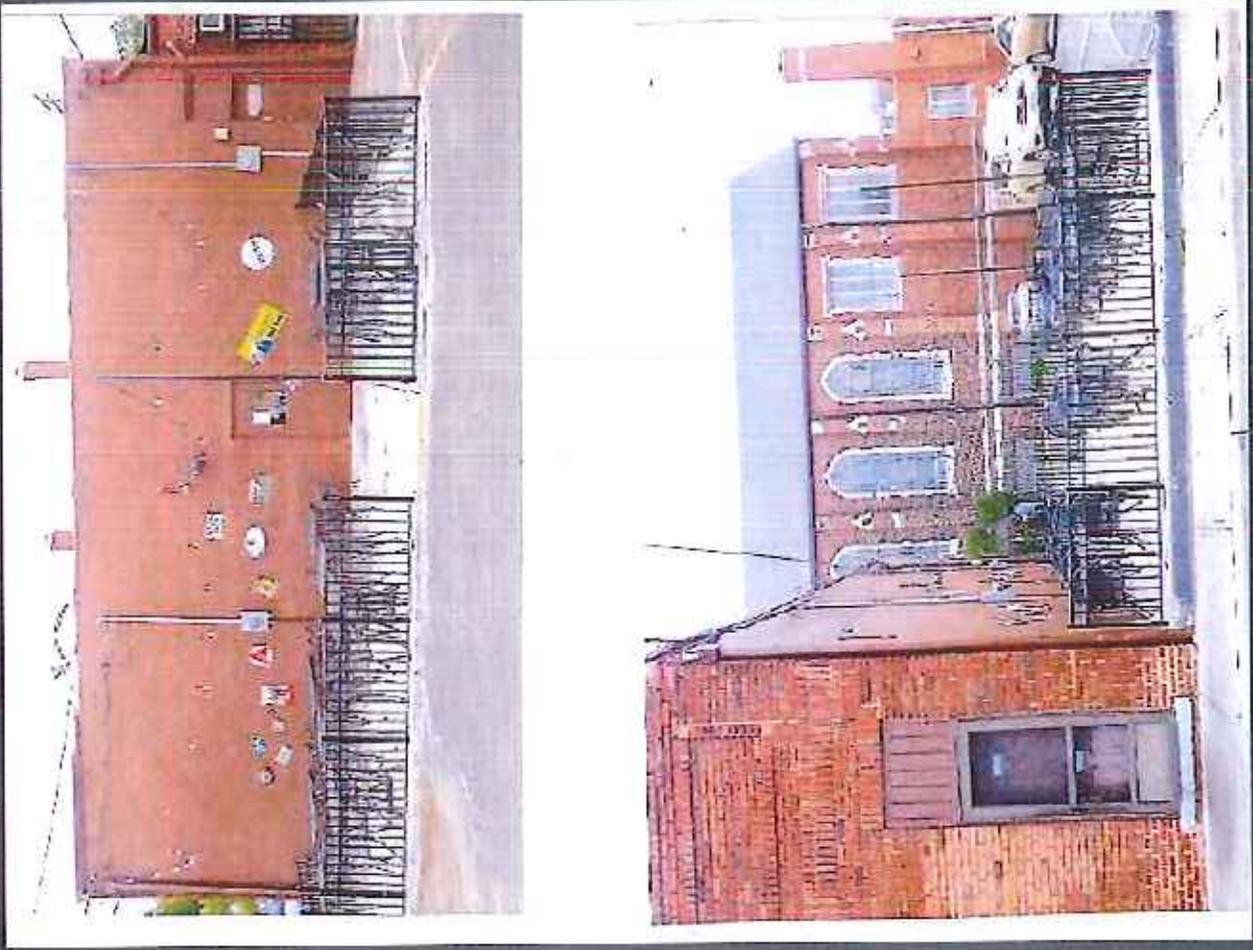




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16300 Detroit Ave

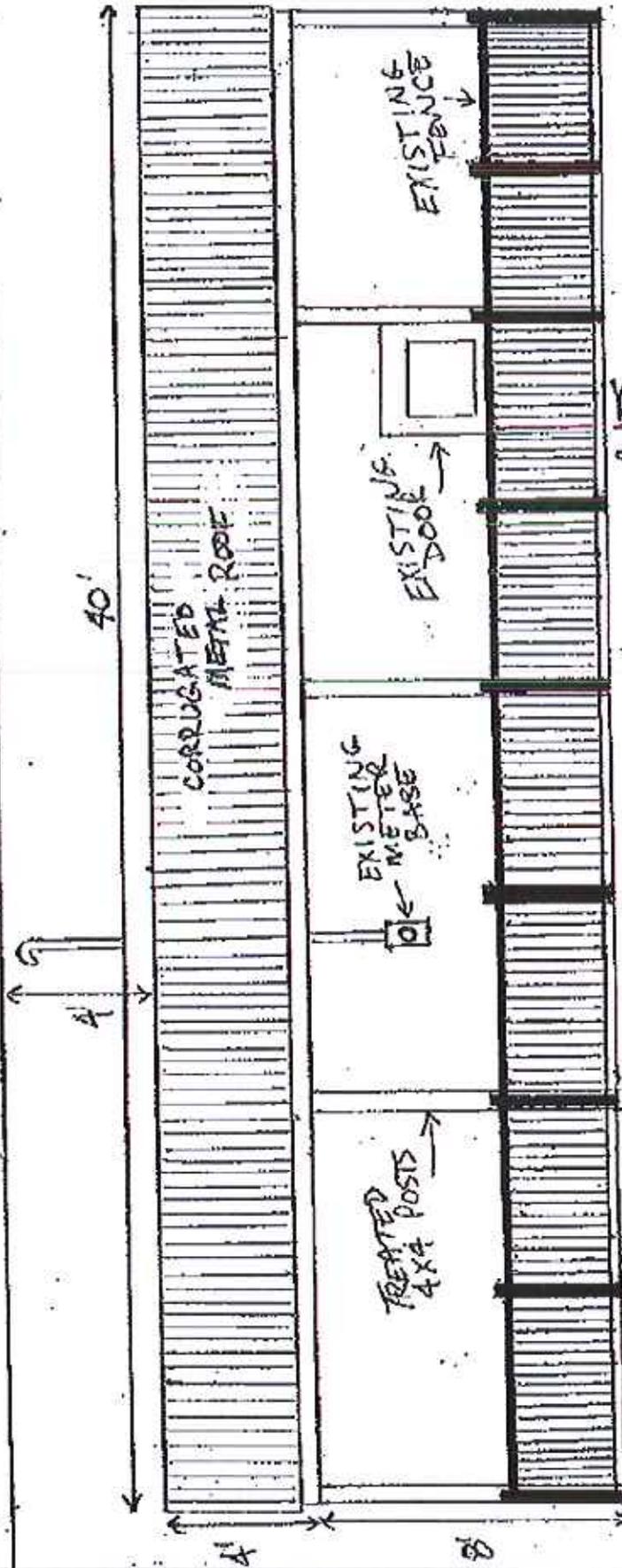


2008 March 2014

LAKELAND
OHIO

16300 Detroit Ave

TOP OF BUILDING



REAR PATIO NORTH ELEVATION

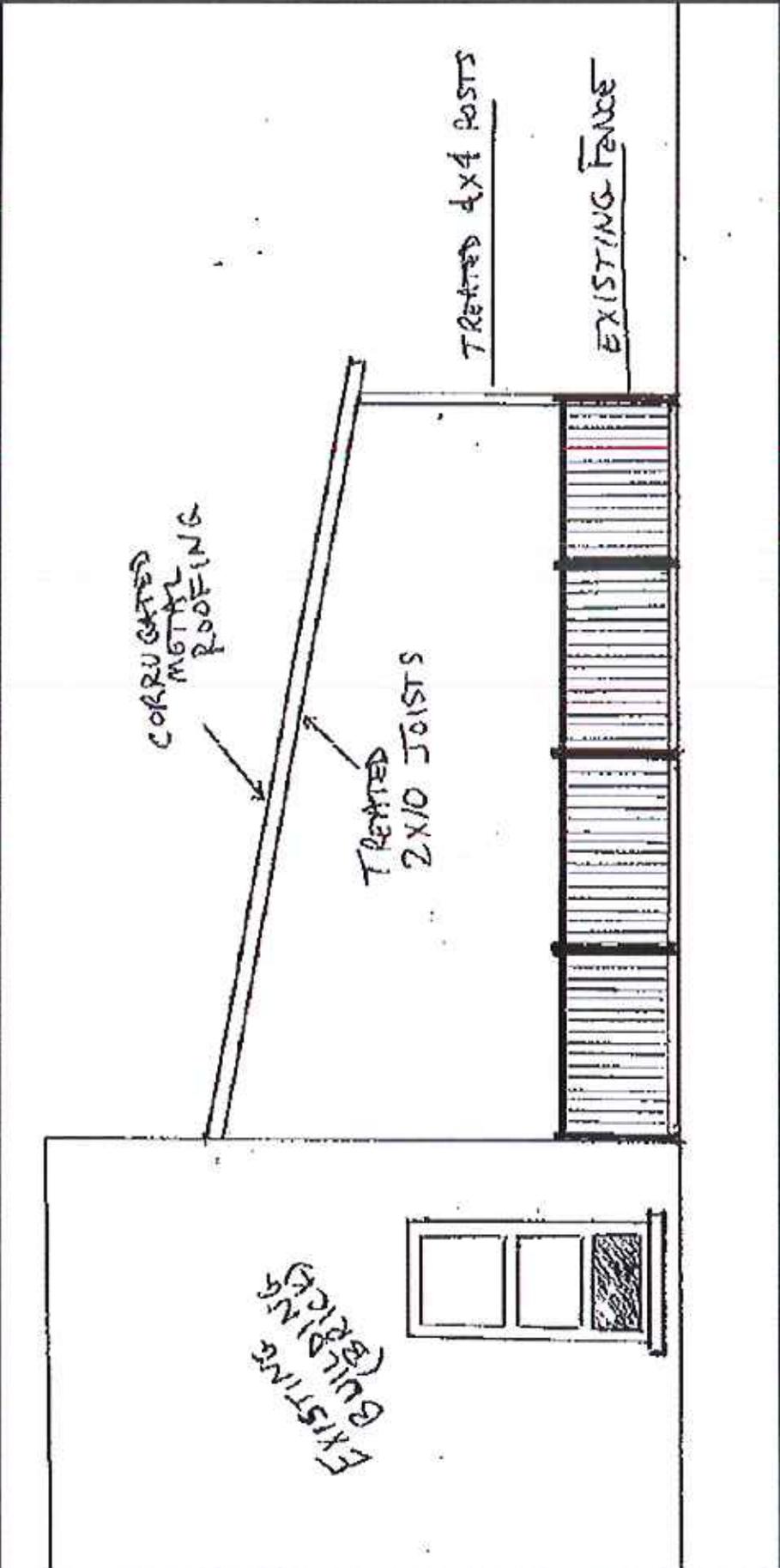
STREIBBURGER
16300 DETROIT
LAKENWOOD OH 44107

4'
SCALE



APR March 2014

16300 Detroit Ave

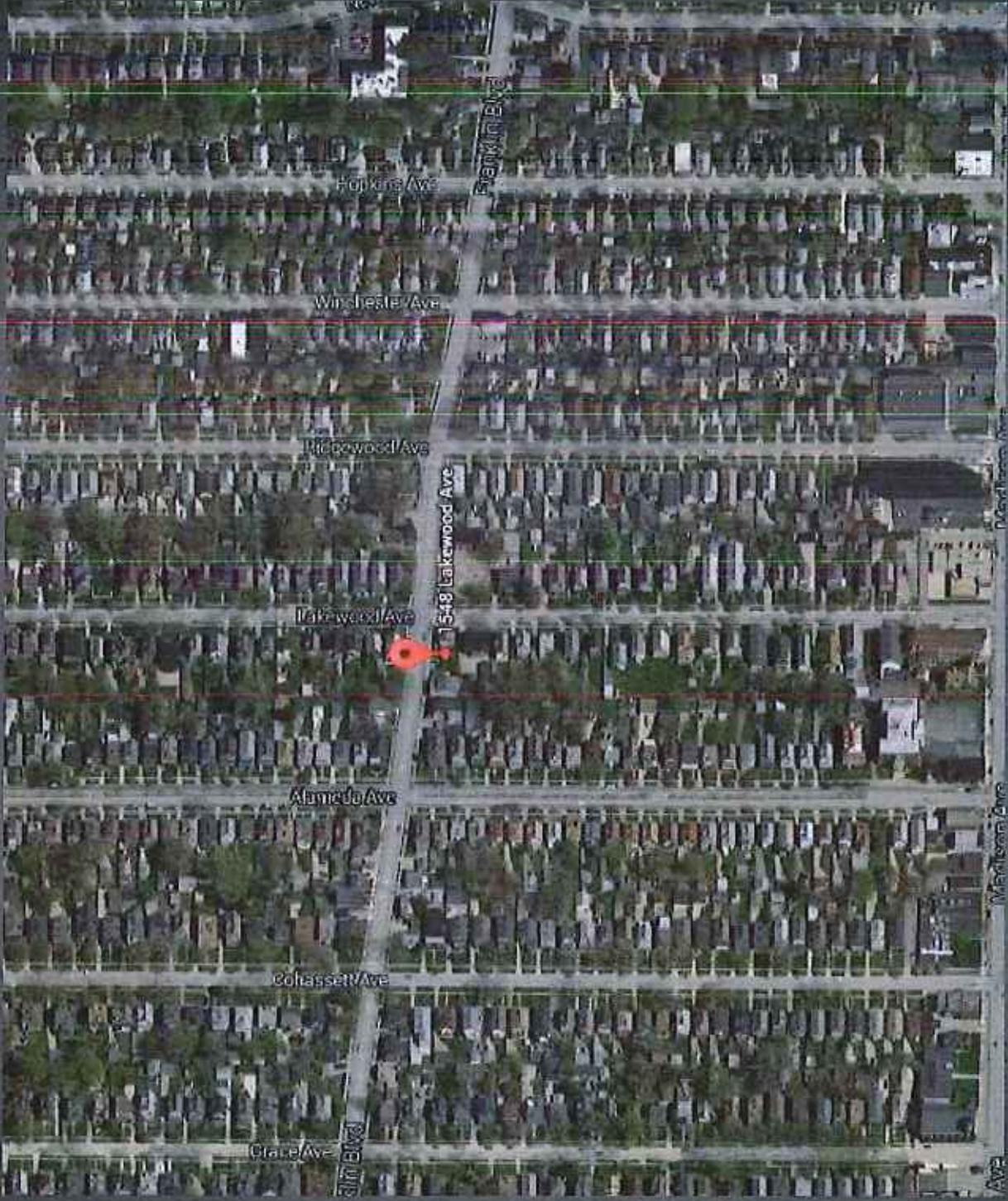




16300 Detroit Ave

JUL 23 2014

LAKELAND
CHIC



1548 Lakewood Ave



© 2014 March 2014



100 March 2014

15488 Lakewood Ave





1548 Lakewood Ave

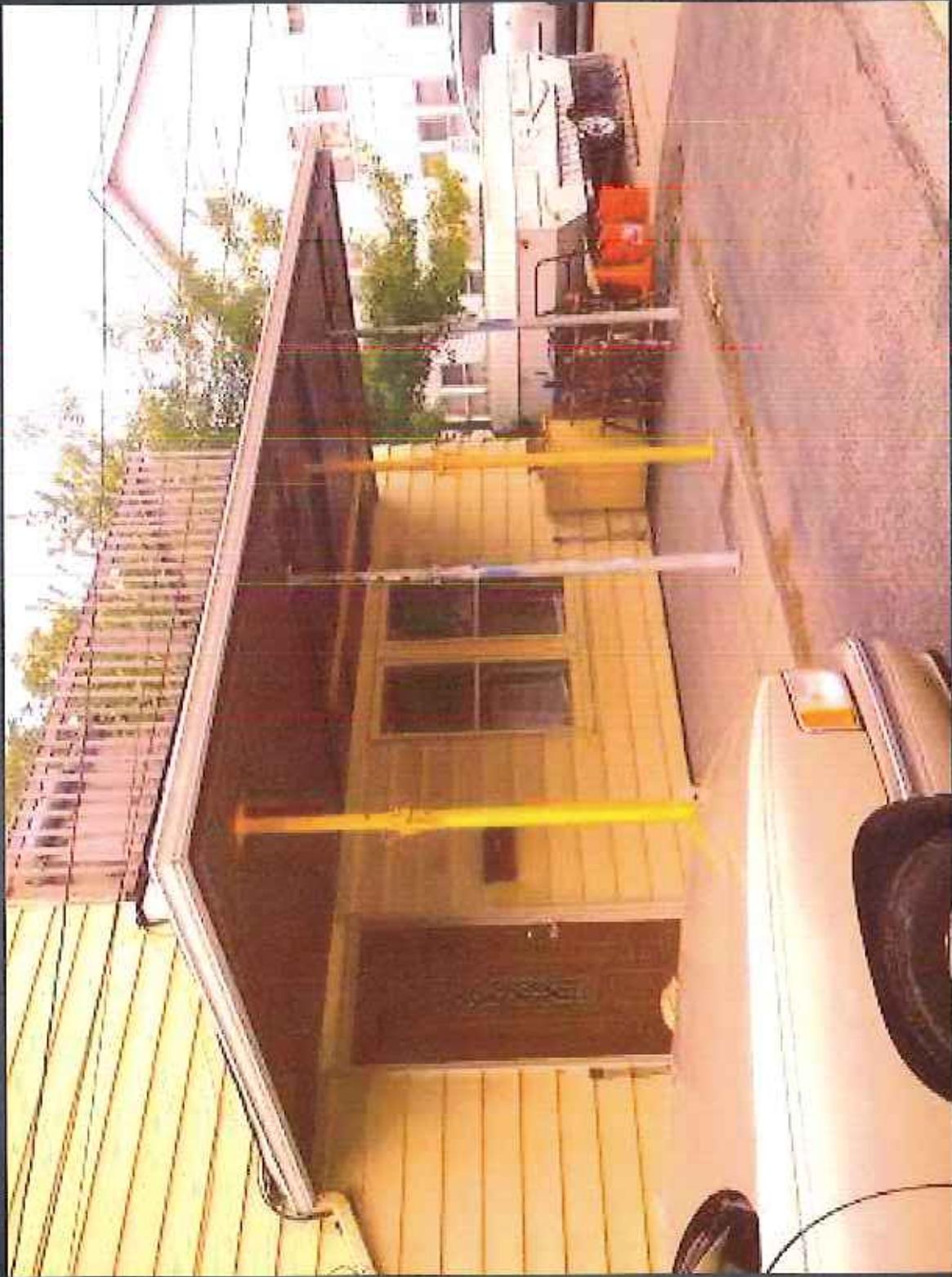
© 2014 March 2014





2018 March 1, 2014

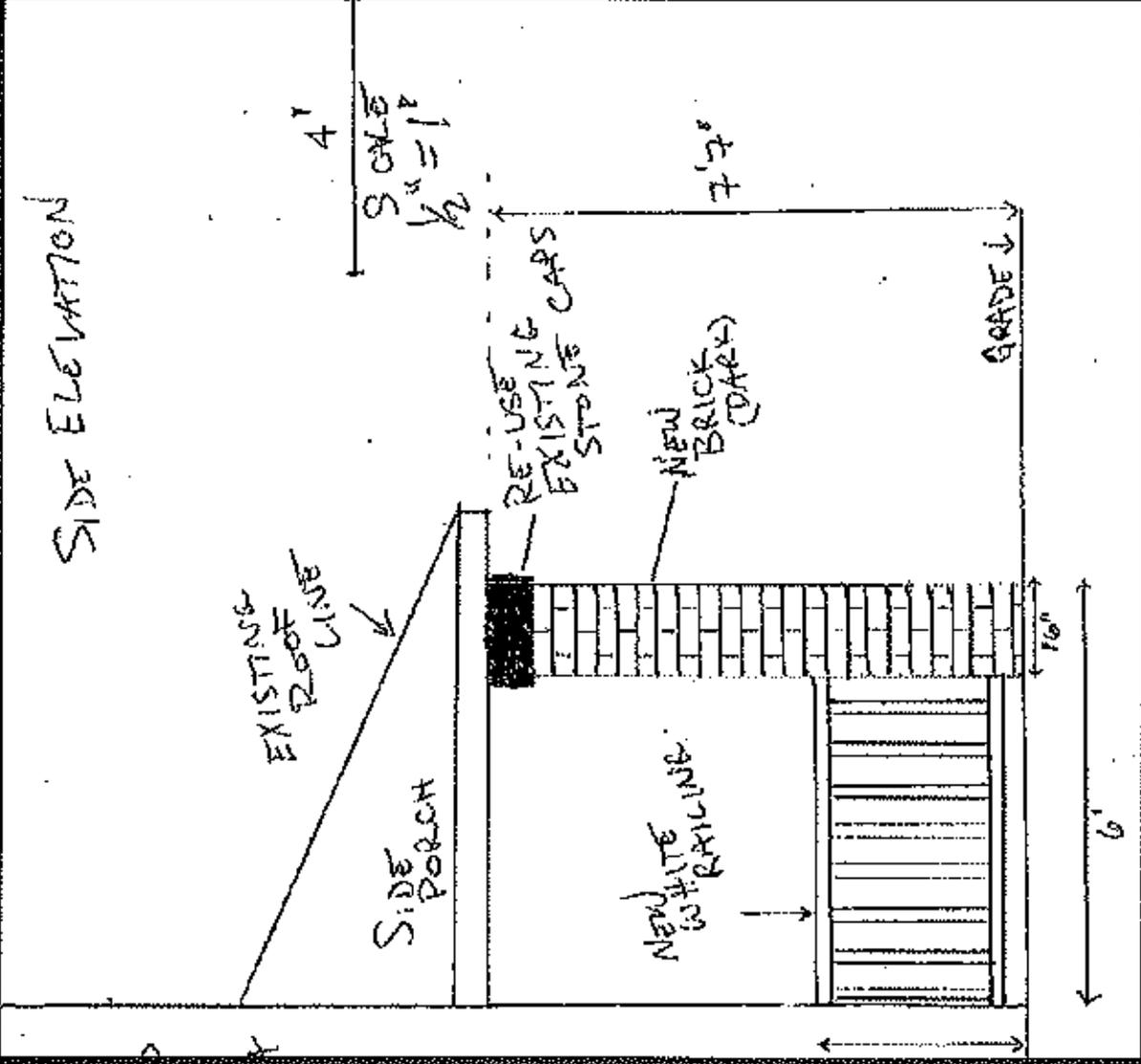
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1548 Lakewood Ave

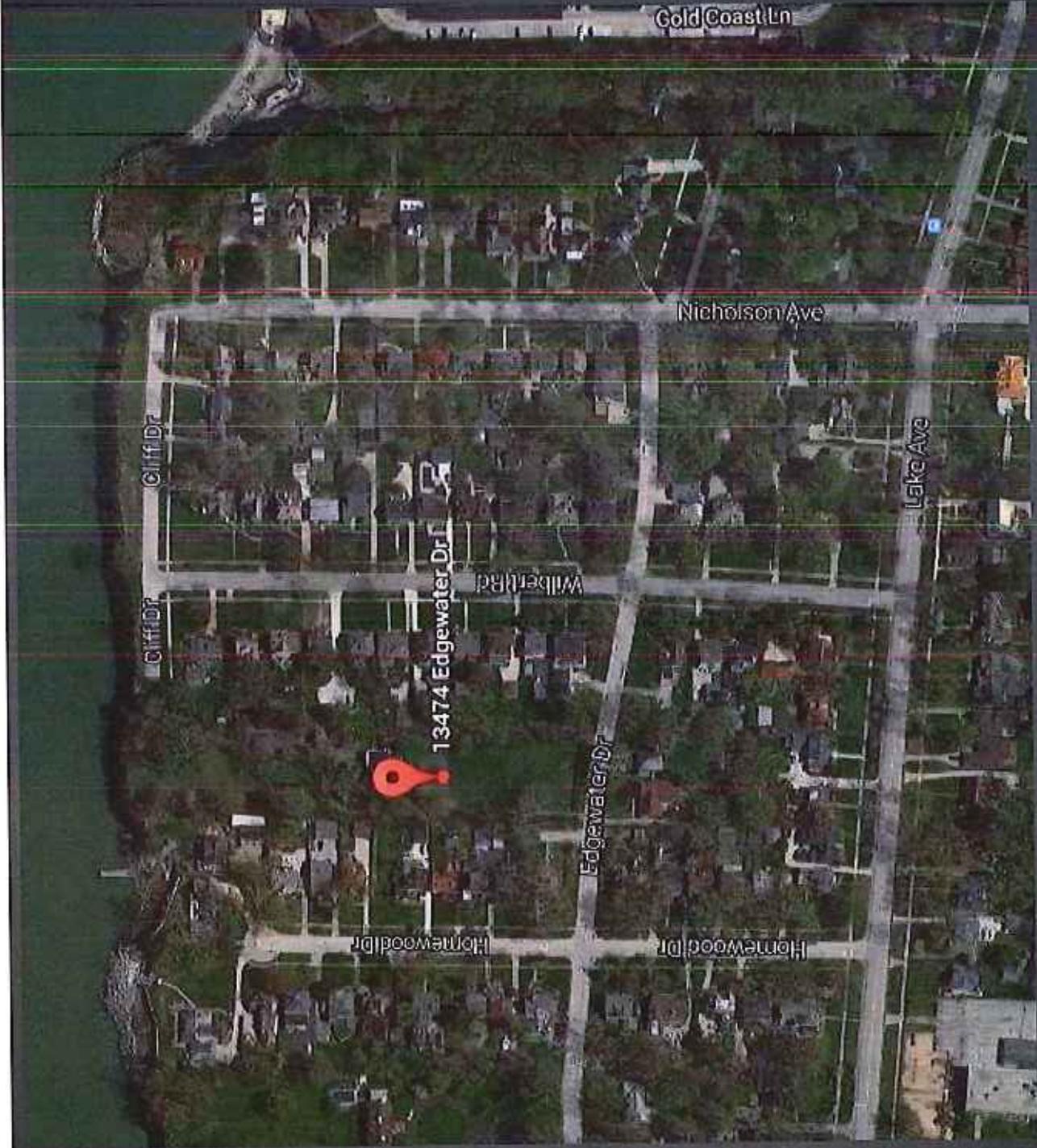
SEE LISTING

LAKWOOD
OHIO



1548 Lakewood Ave





13474 Edgewater Drive

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LAKWOOD
OHIO

1-516-733-7307

13474 Edgewater Drive, Rear



APRIL 2014

13474 Edgewater Drive, Rear

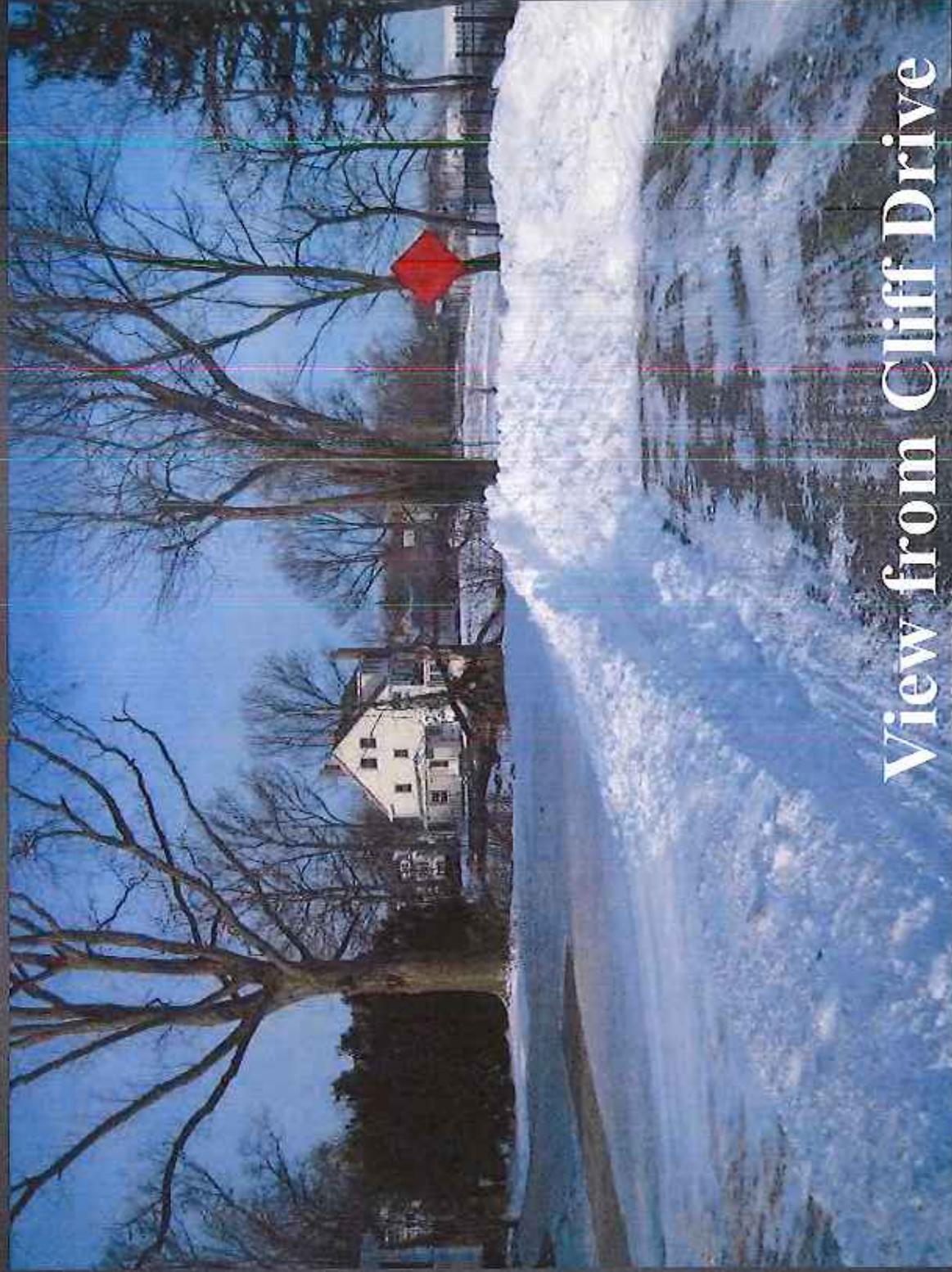




2007 January 2011

LAKELAND
OHIO

13474 Edgewater Drive, Rear



View from Cliff Drive

13474 Edgewater Drive, Rear

488 January 2014

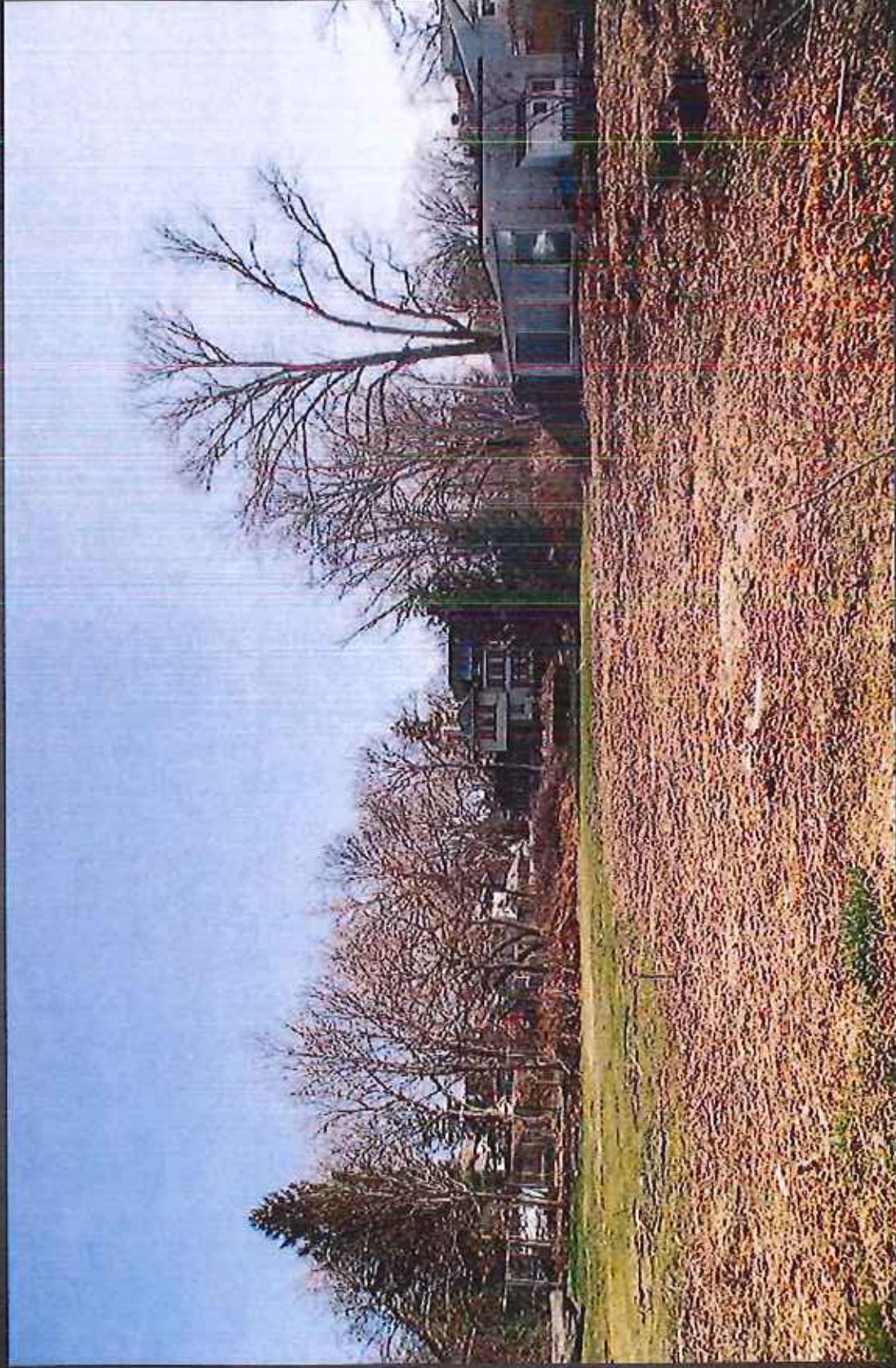




LAKWOOD
OHIO

11/20/2014 10:58 AM

13474 Edgewater Drive



13474 Edgewater Drive

ABR, March 2014

LAKELAND
OHIO

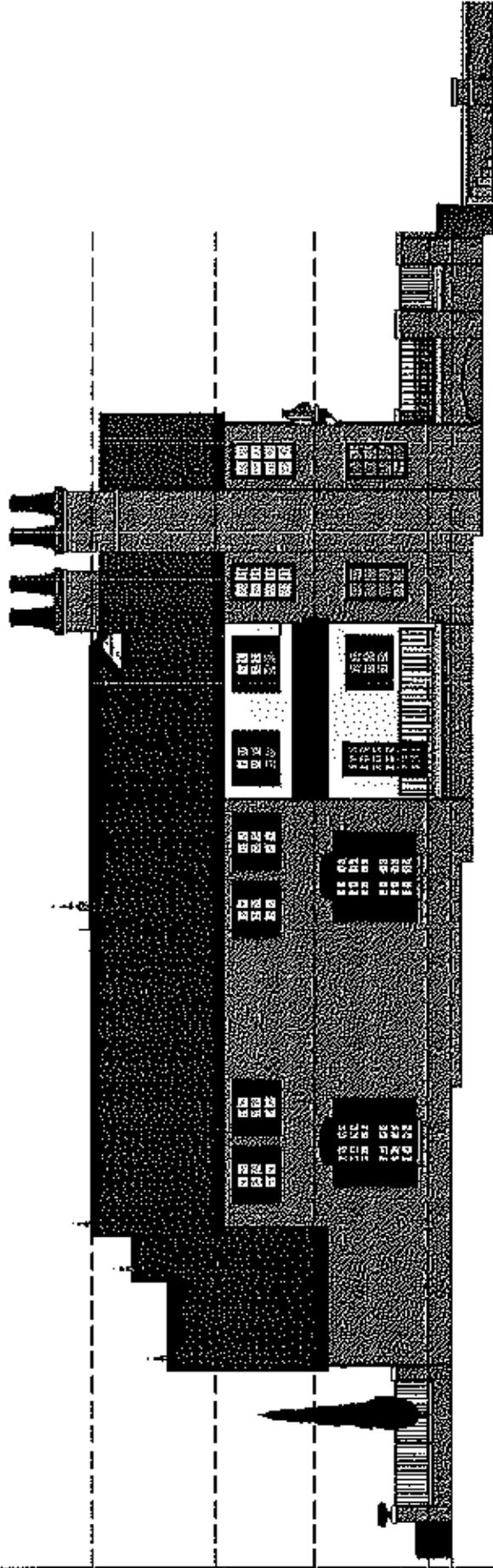


SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



DATE: March 2014

13474 Edgewater Drive

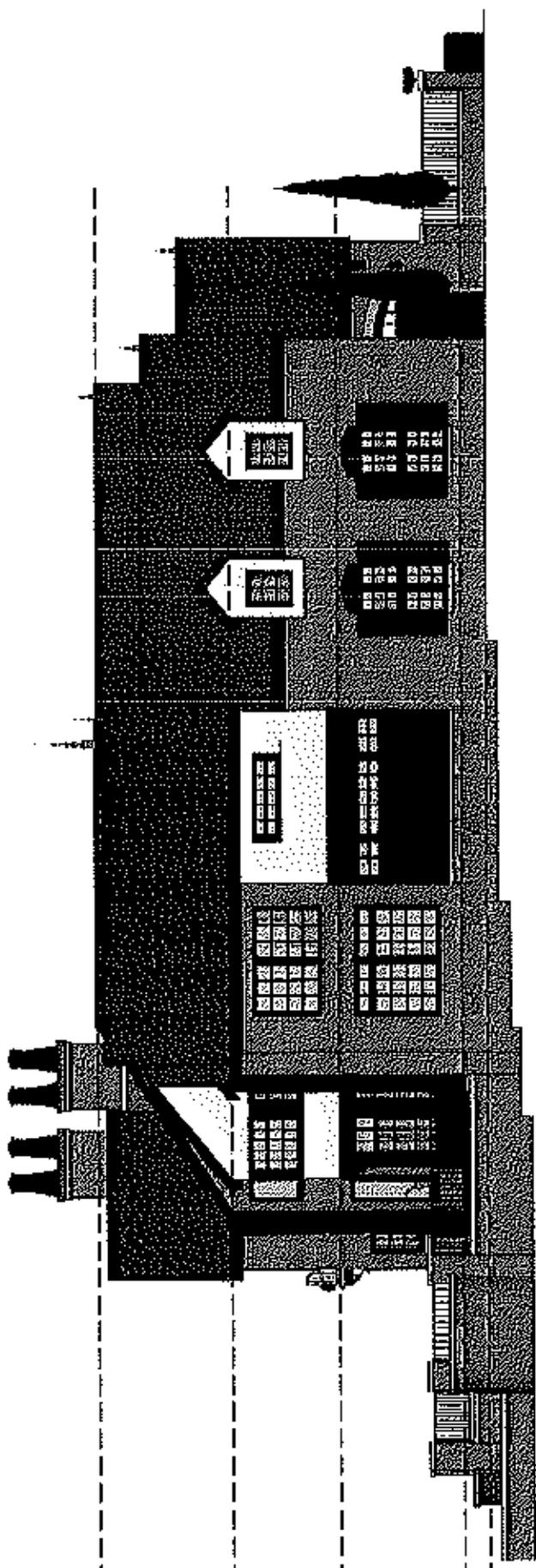


EAST ELEVATION
SCALE: 1/8" = 1'-0"



ADD: 11/16/07-2011

13474 Edgewater Drive



WEST ELEVATION
 1 1/2" = 1'-0"



© 2007 Lakewood Ohio

13474 Edgewater Drive



APRIL 2014

13474 Edgewater Drive



13474 Edgewater Drive



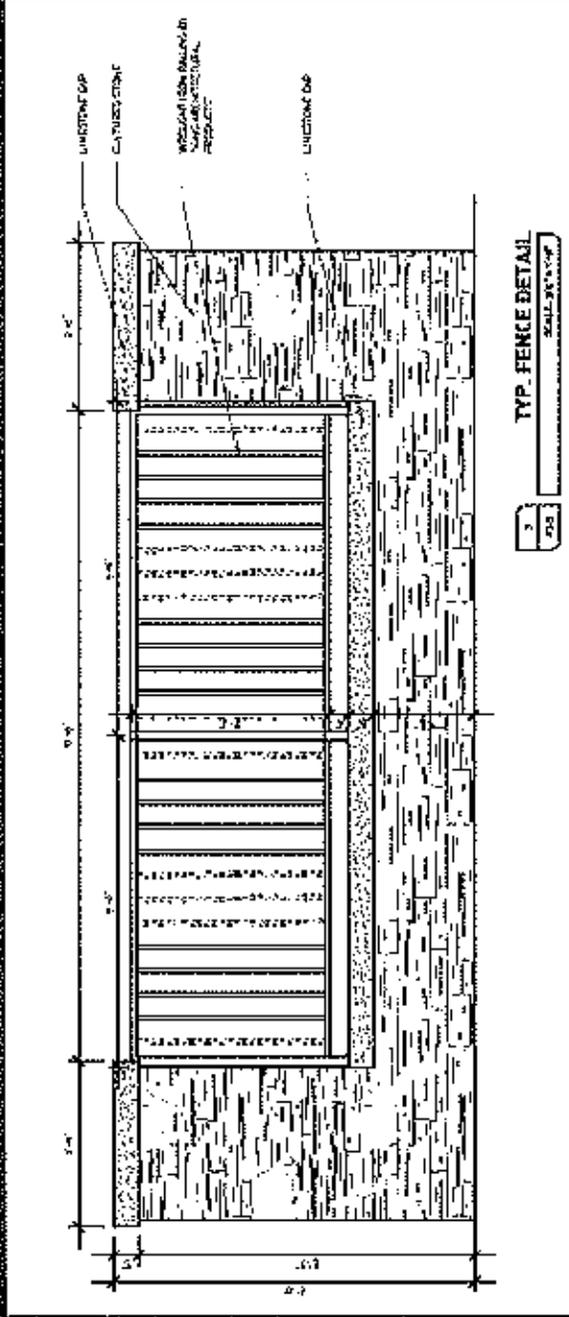
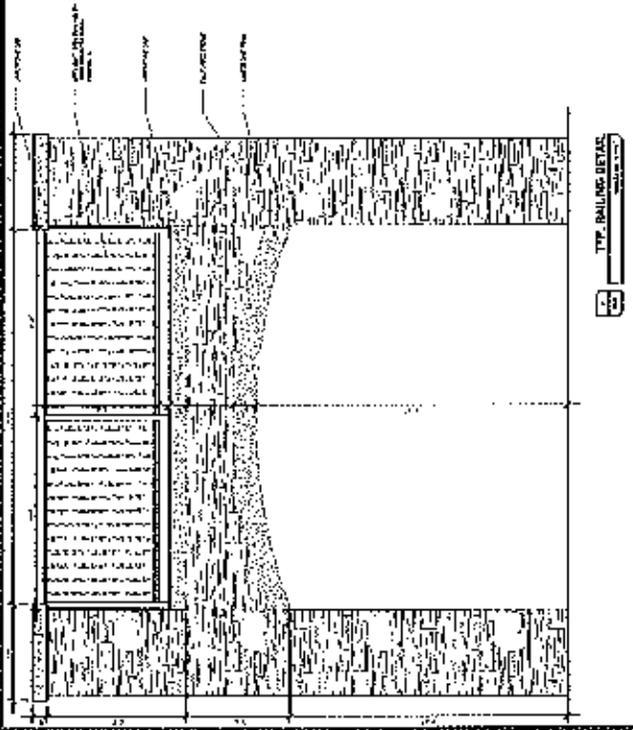
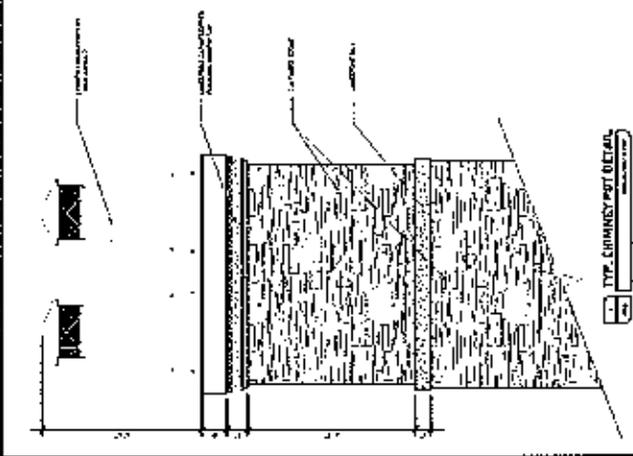
A.B.P. March 2014



13474 Edgewater Drive

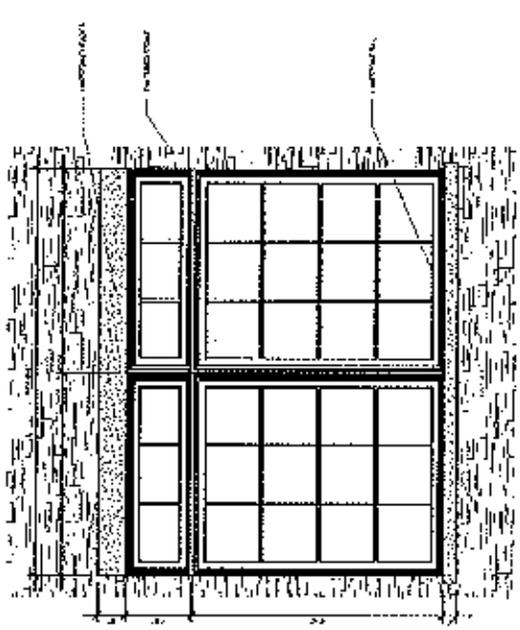
Asst. March 2011



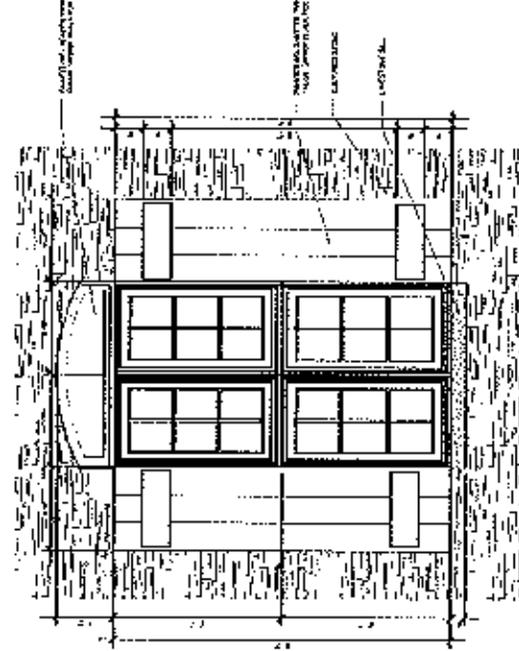


13474 Edgewater Drive

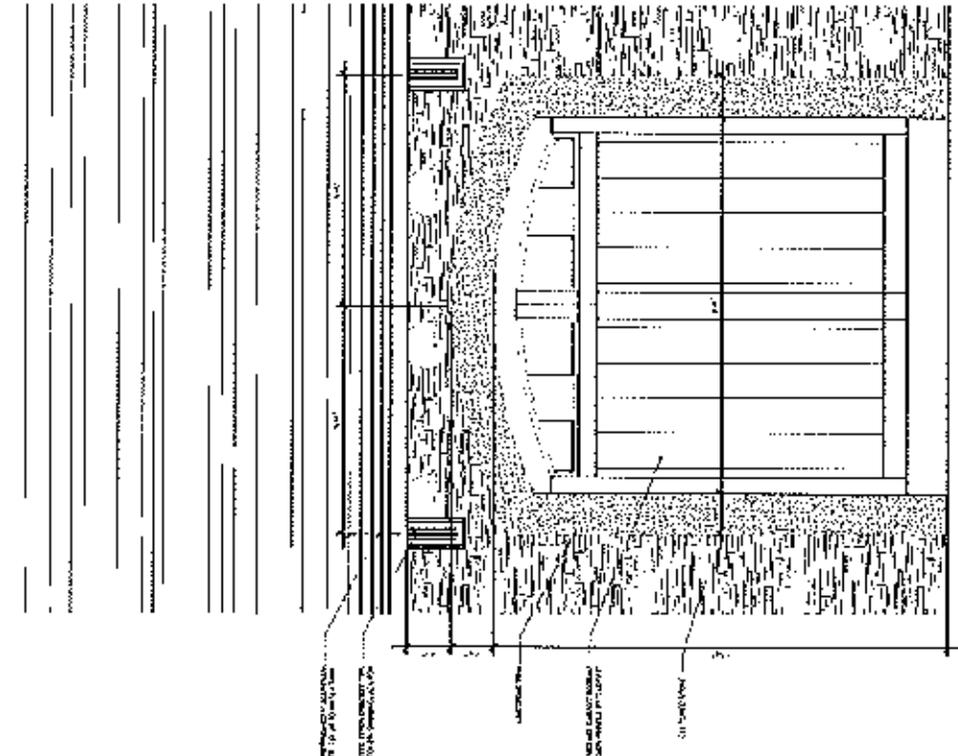
13474 Edgewater Drive



TYP. PICTURE WINDOW DETAIL
MAX. 30"



TYP. WINDOW DETAIL
MAX. 30"

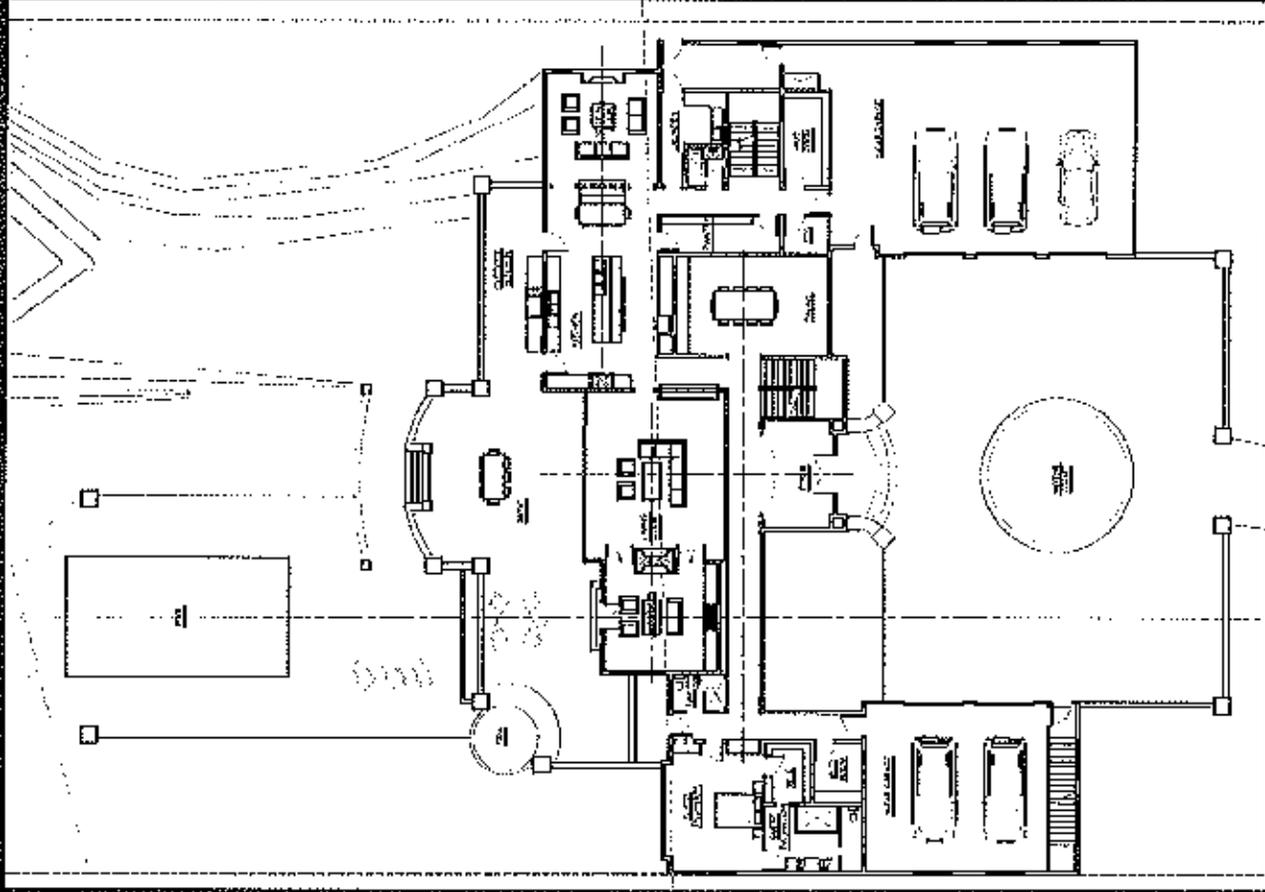


TYP. GARAGE DOOR DETAIL
MAX. 30"



13474 Edgewater Drive

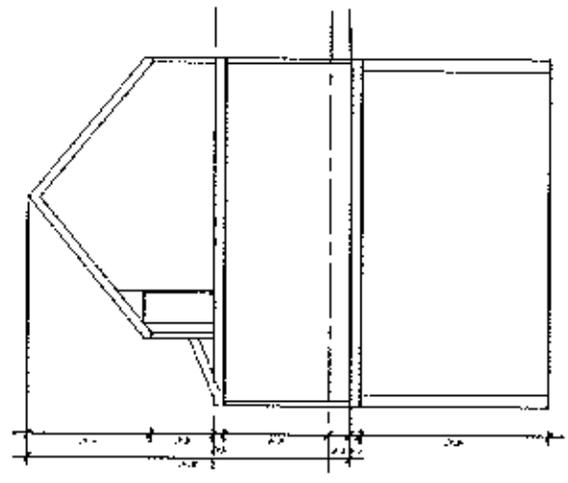
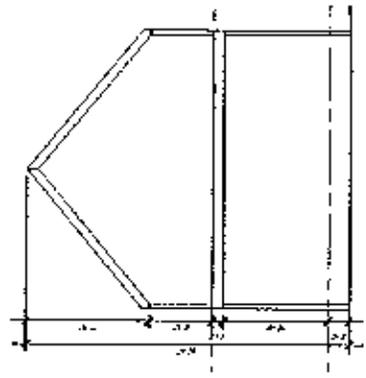
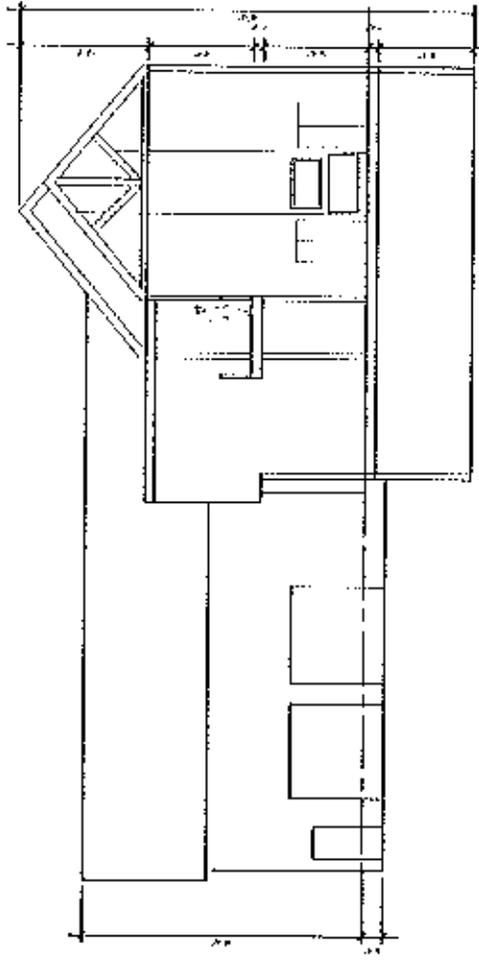
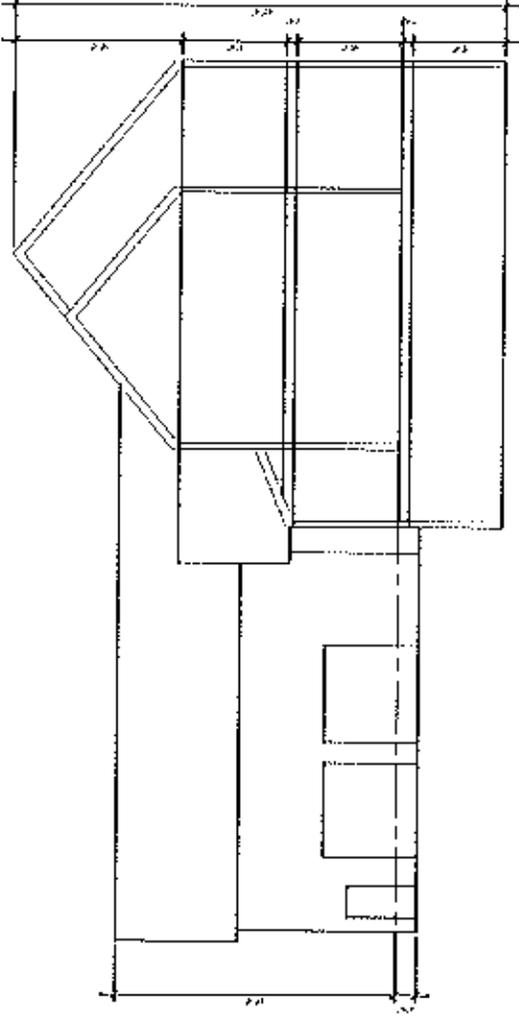
13474 Edgewater Drive



13474 Edgewater Drive



© 2013 Lakewood Ohio

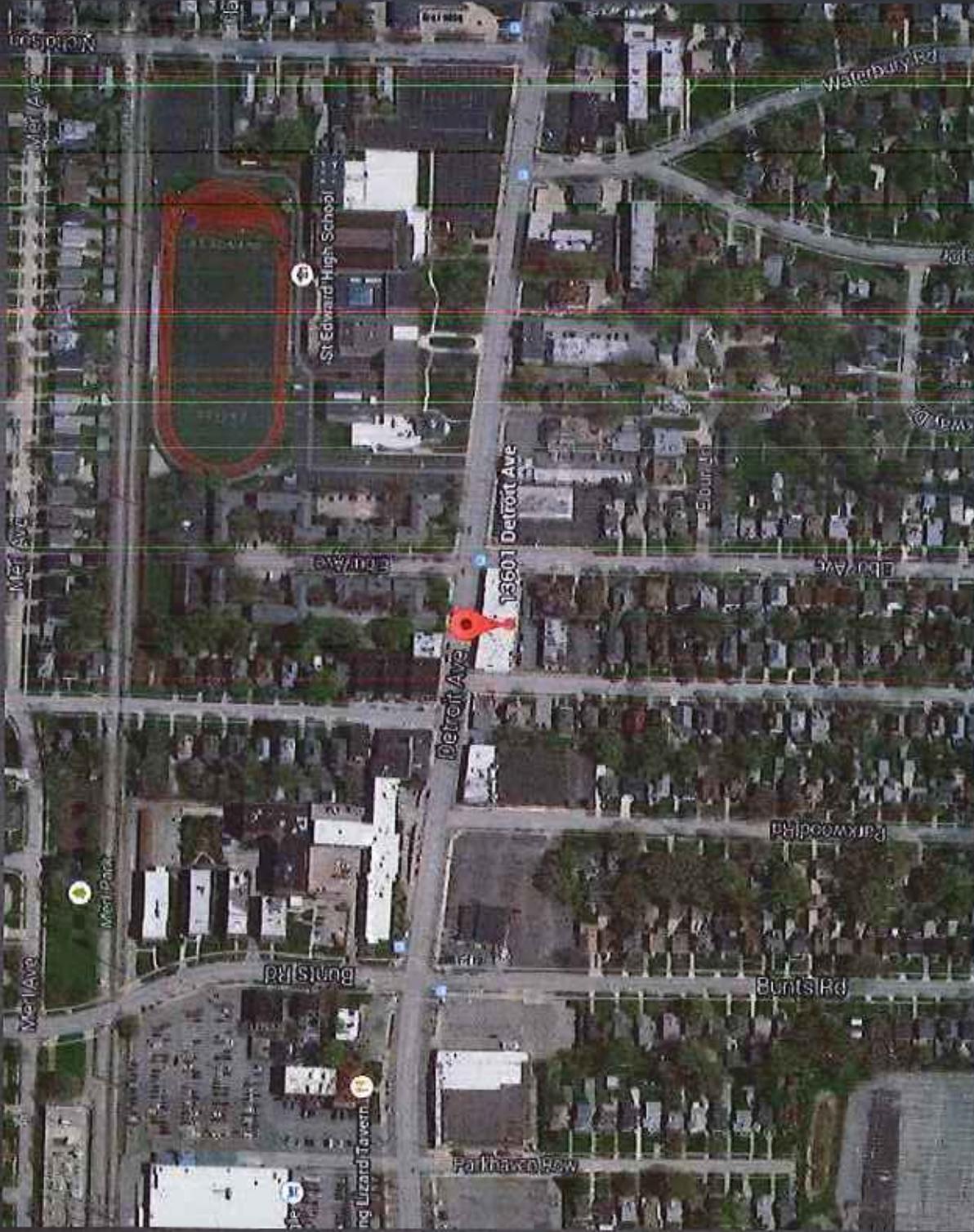


SECTION DIAGRAMS
 13474

13474 Edgewater Drive



SEP 11 1994



13601 Detroit Ave



©2014 March 2014



13601 Detroit Ave

13601 Detroit Ave





LAKELWOOD
OHIO

ABE March 2014

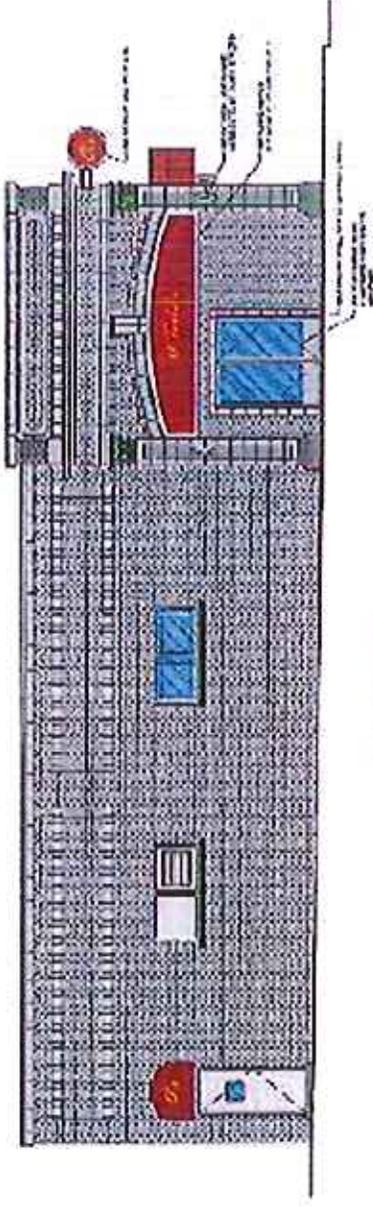
13601 Detroit Ave



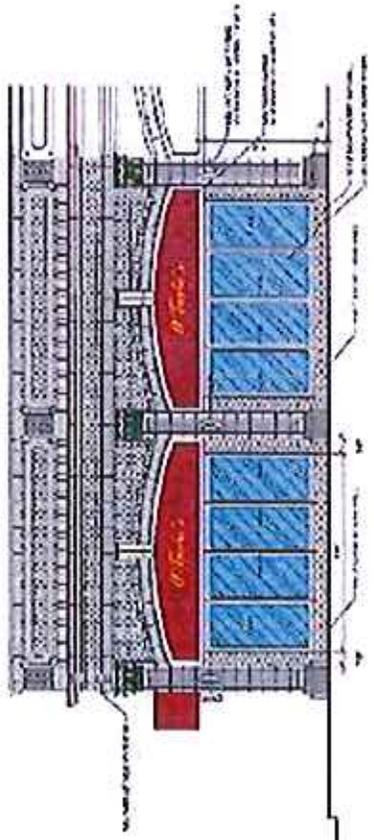
13601 Detroit Ave



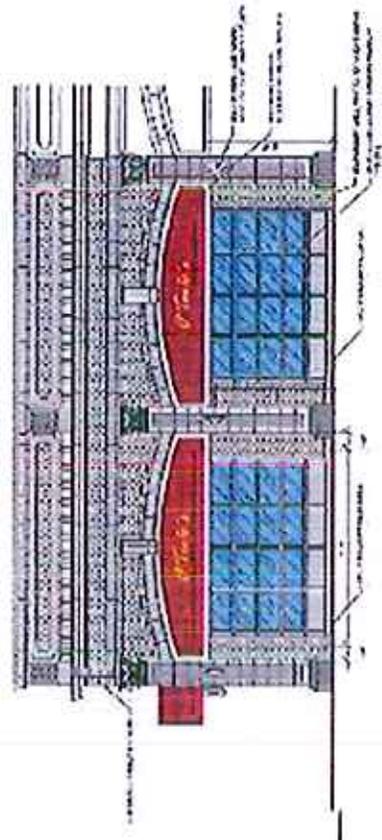
© 2011 Lakewood, Ohio



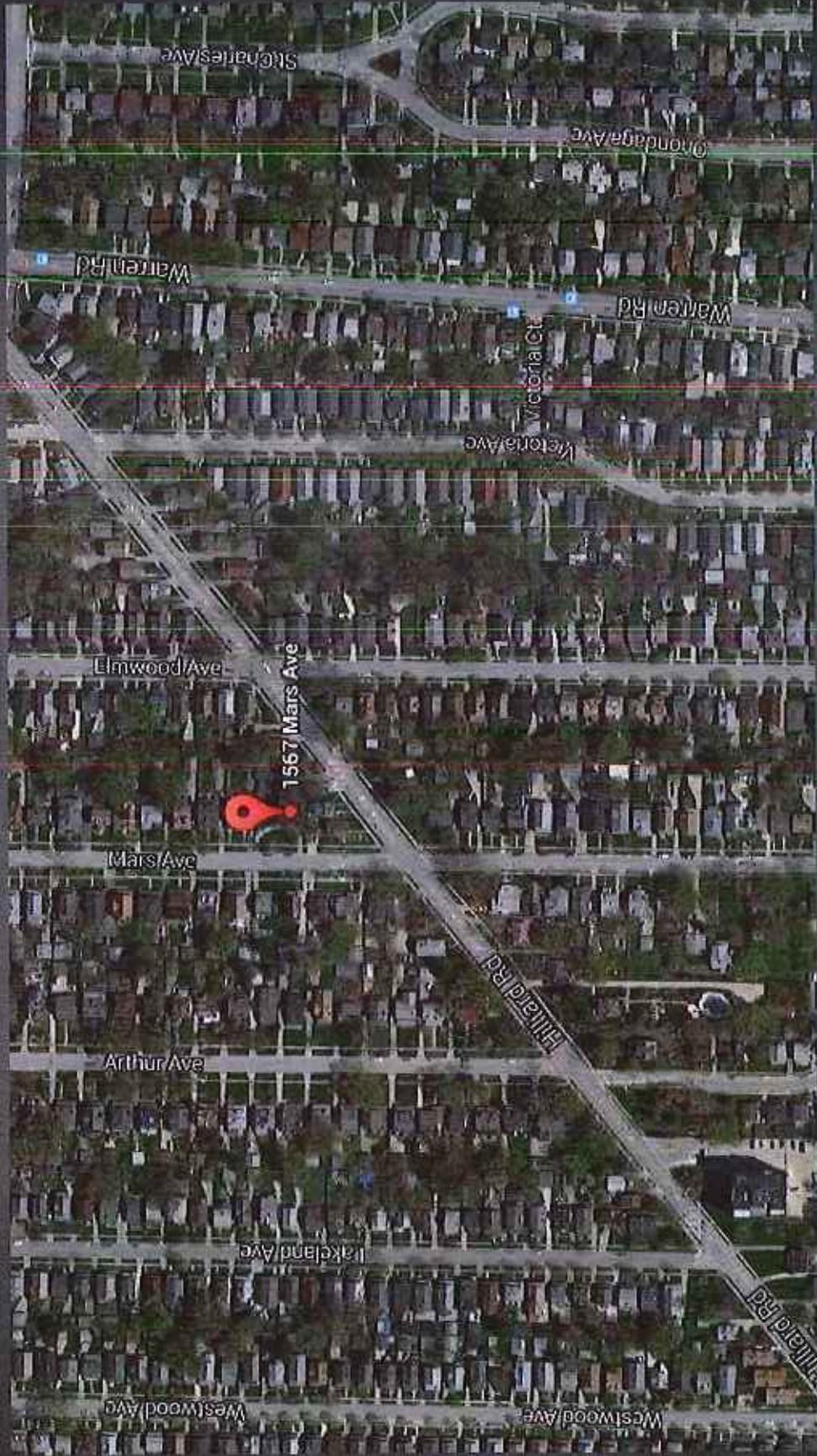
EAST ELEVATION
1/2" = 1'-0"



NORTH ELEVATION
1/2" = 1'-0"



TERACE NORTH ELEVATION
1/2" = 1'-0"



1567 Mars Ave

JULIE MARSHALL, C.A.B. 4

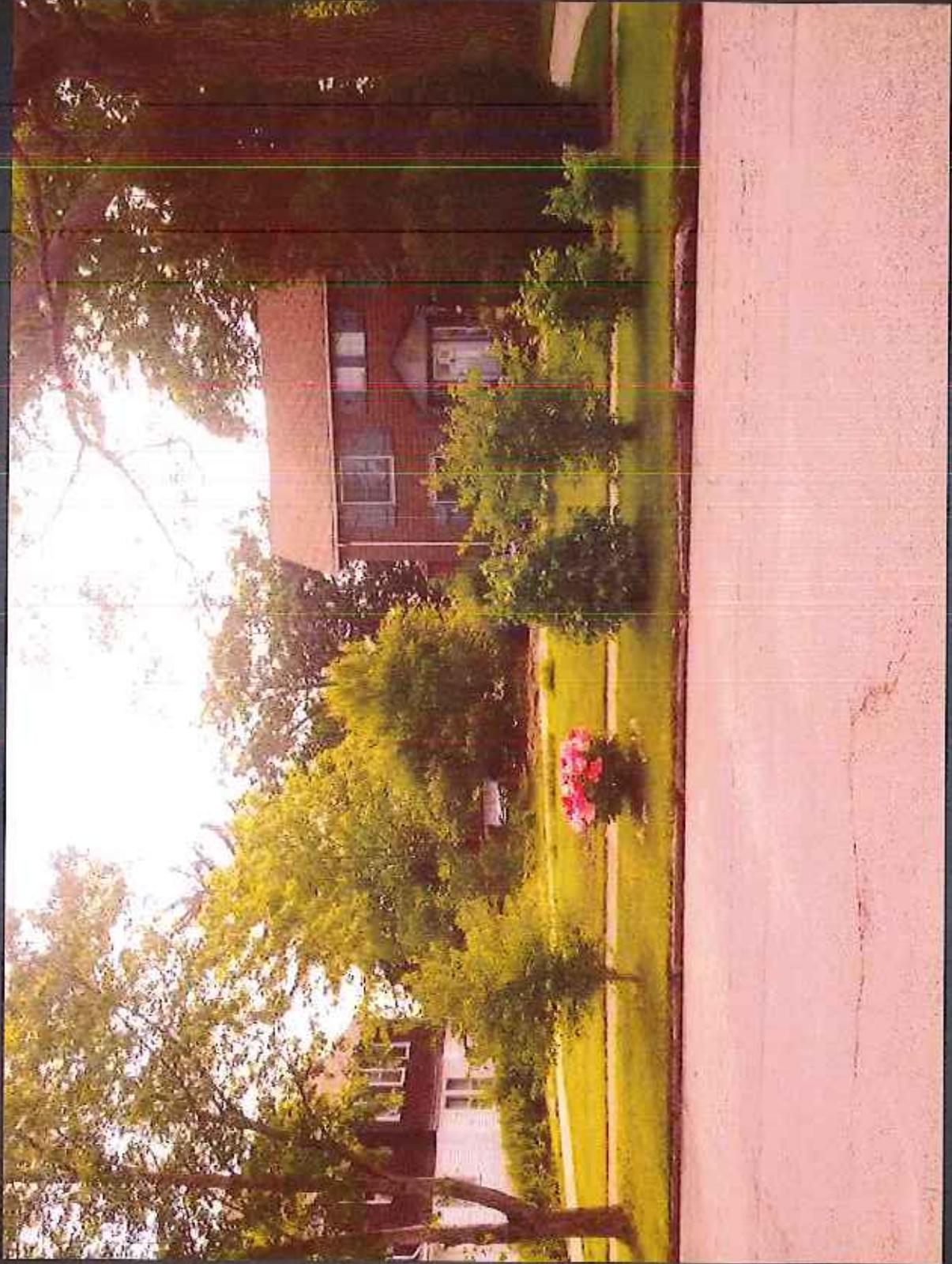




1567 Mars Ave

LAKWOOD
OHIO

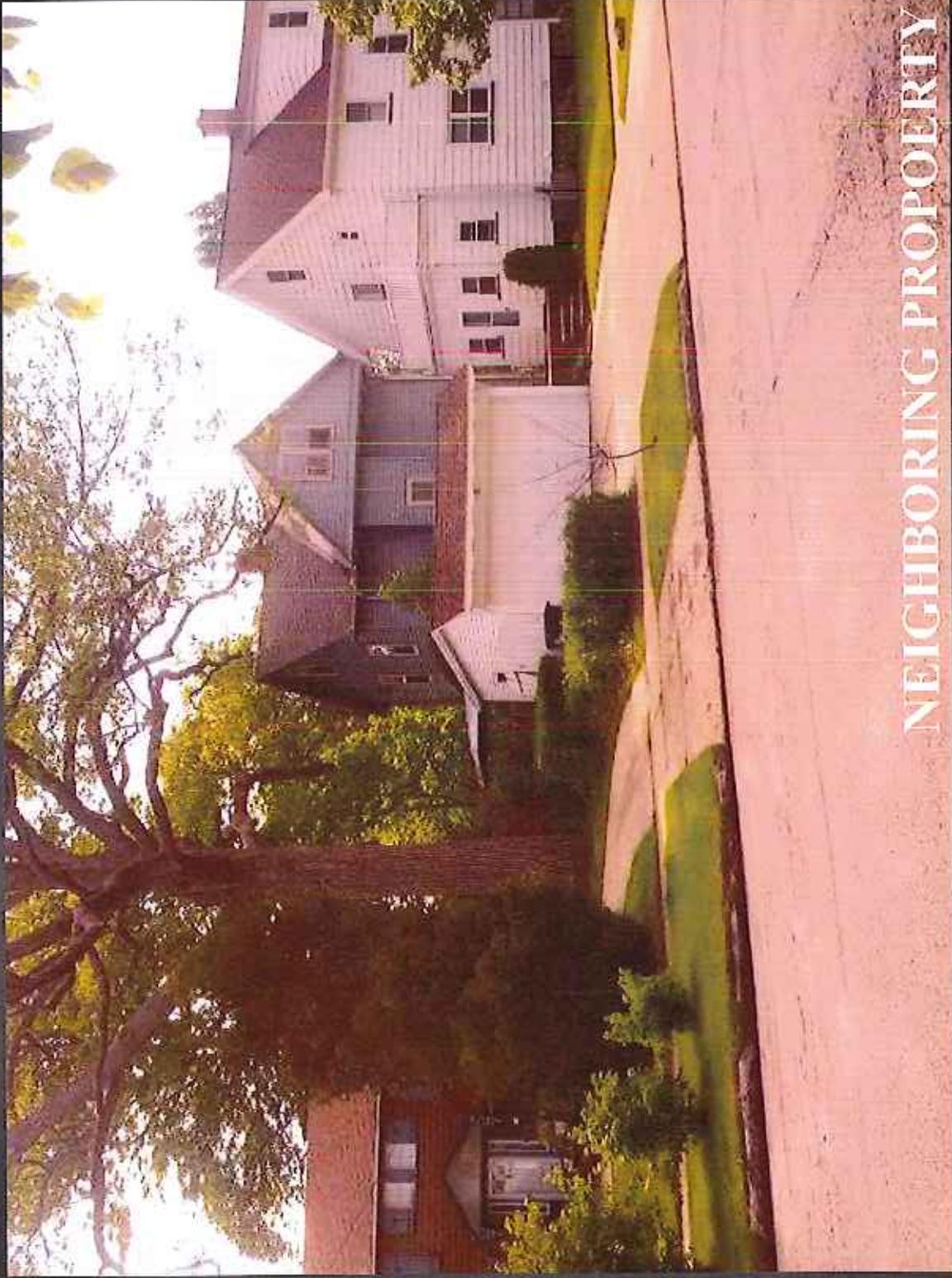
APR. 2014



1/22 March 2014

LAKELAND
OHIO

1567 Mars Ave



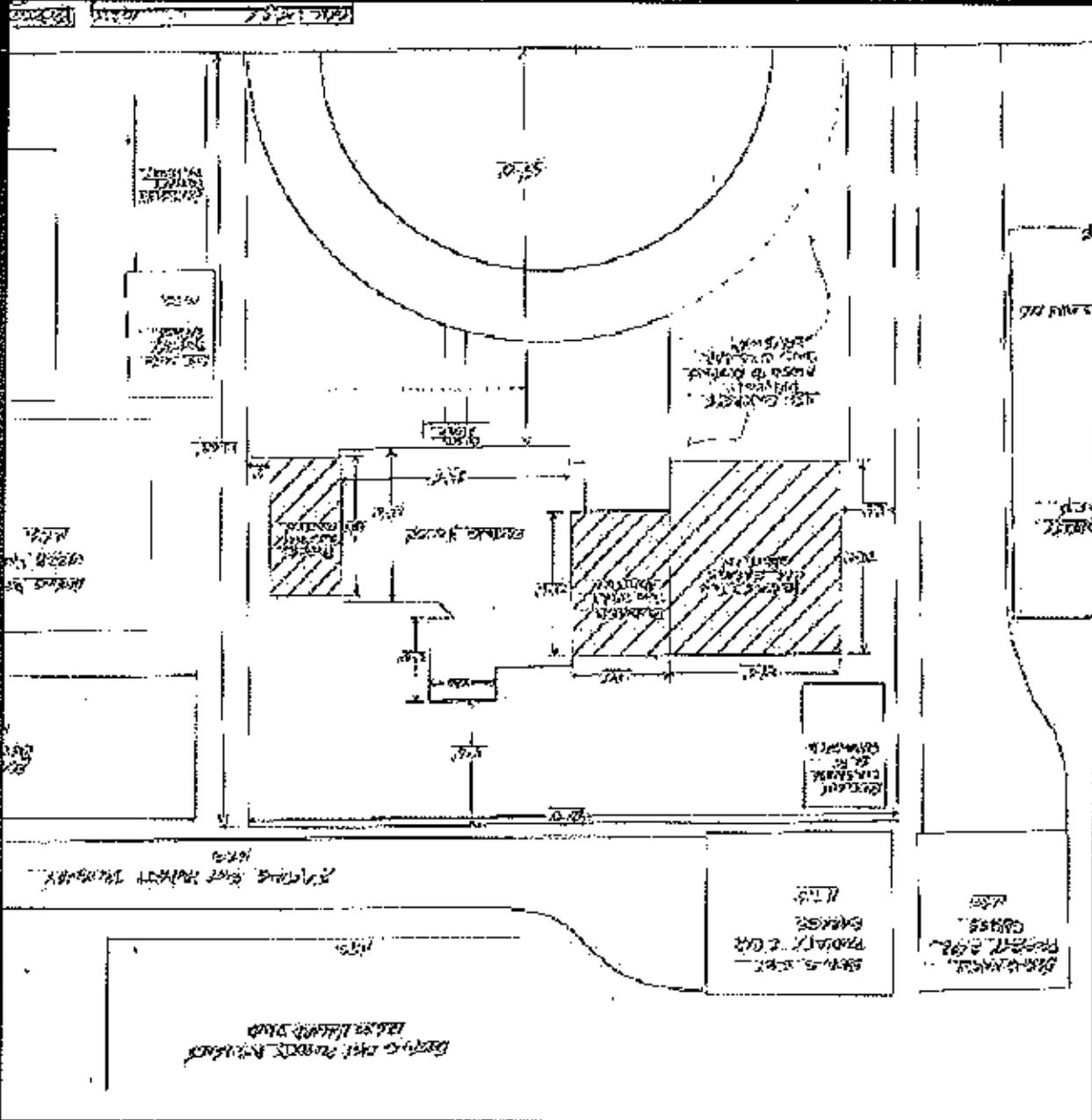
NEIGHBORING PROPERTY

1567 Mars Ave

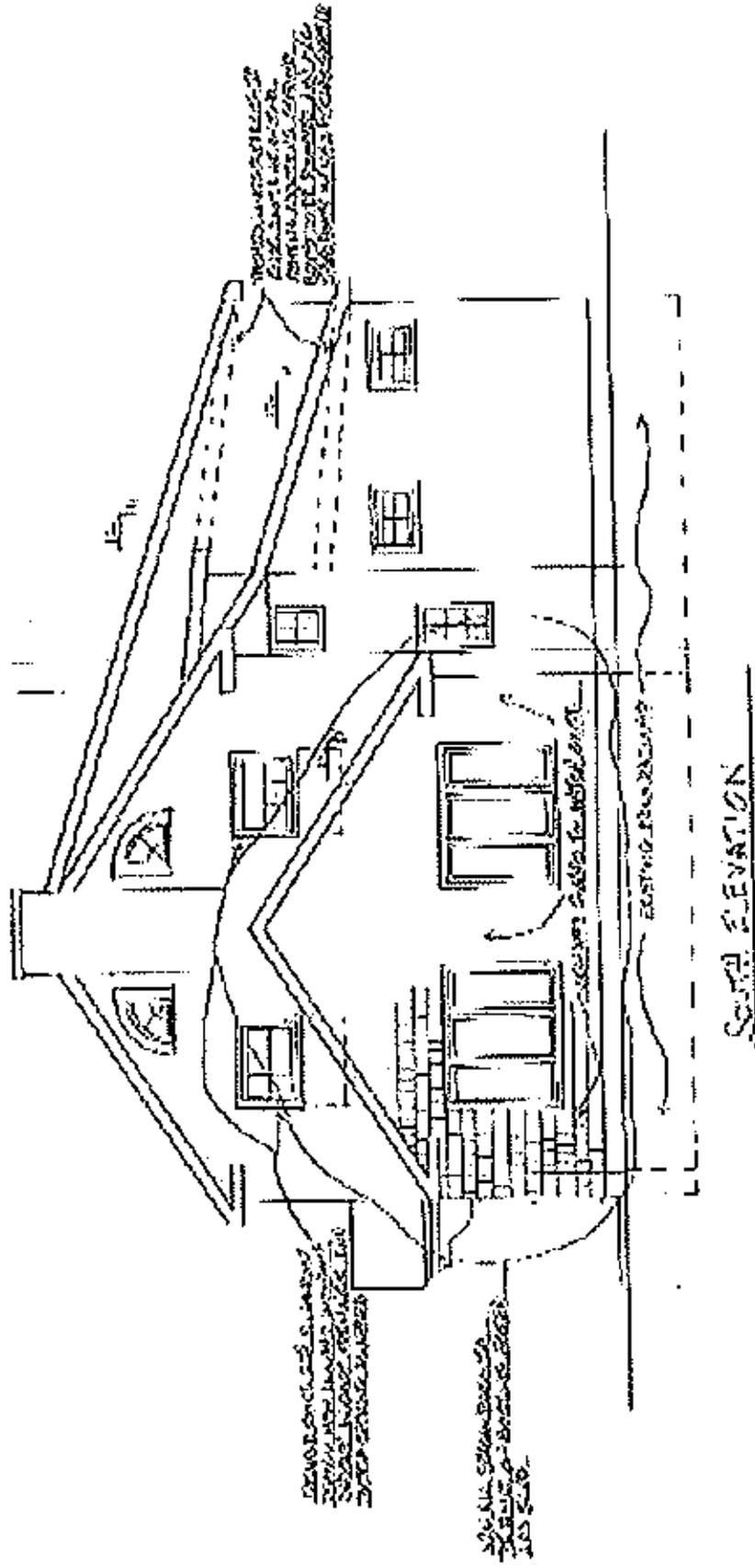


ABC March 2014

1567 Mars Ave



© Lakewood Ohio 2011



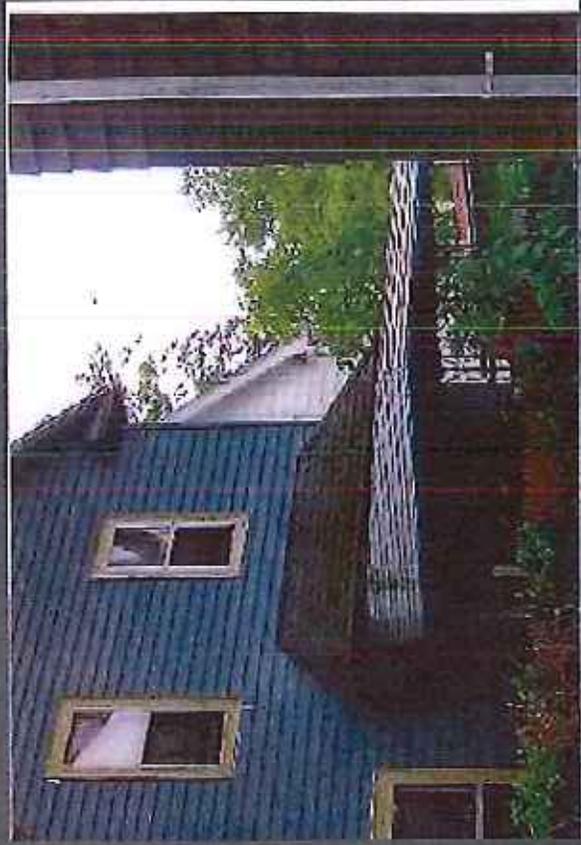
15667 Mars Ave

15667 Mars Ave



© 2007 Lakewood Ohio

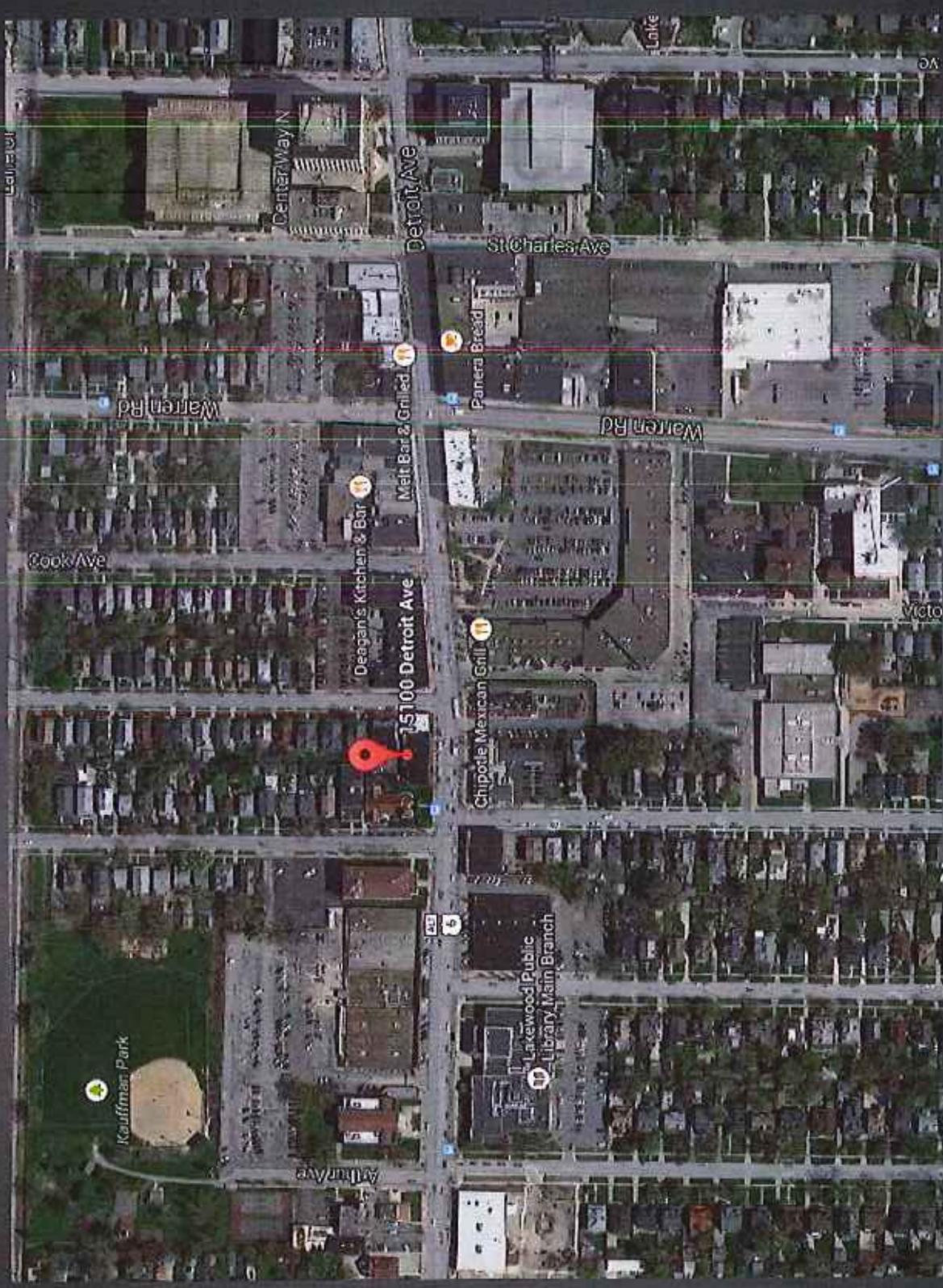
1567 Mars Ave



1567 Mars Ave

1567 Mars Ave





June 2016

15100 Detroit Ave





15100 Detroit Ave

Feb. March 2014





LAKELWOOD
OHIO

136 March, 2013

15100 Detroit Ave



15100 Detroit Ave

LAYWOOD
OHIO

7:26 March 2011

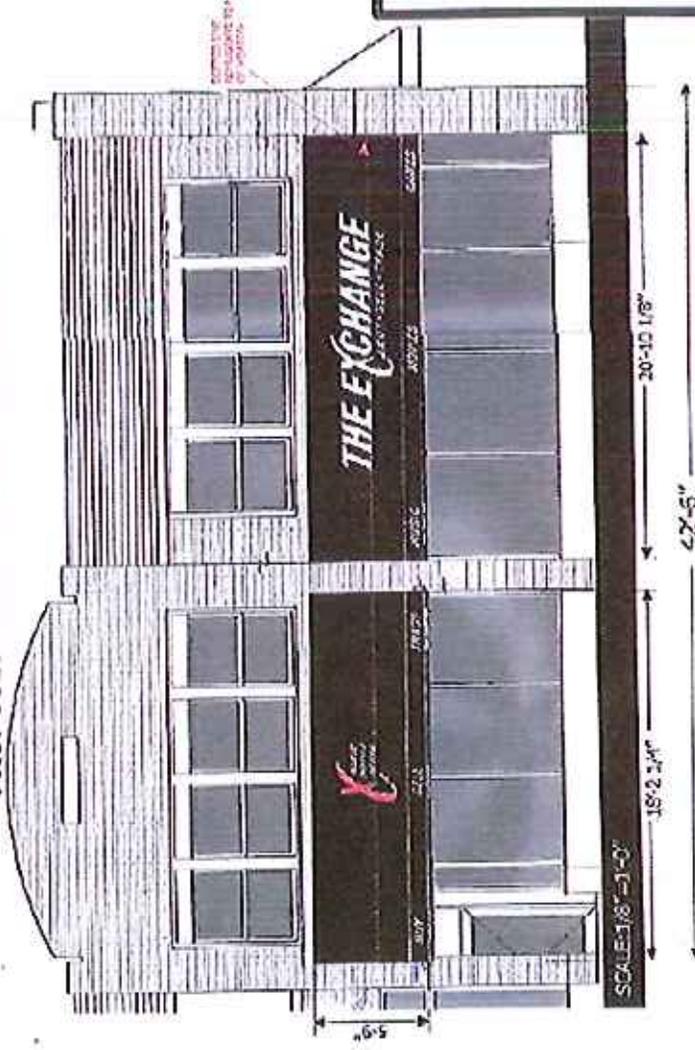


7.18.16 Kitchell 2014

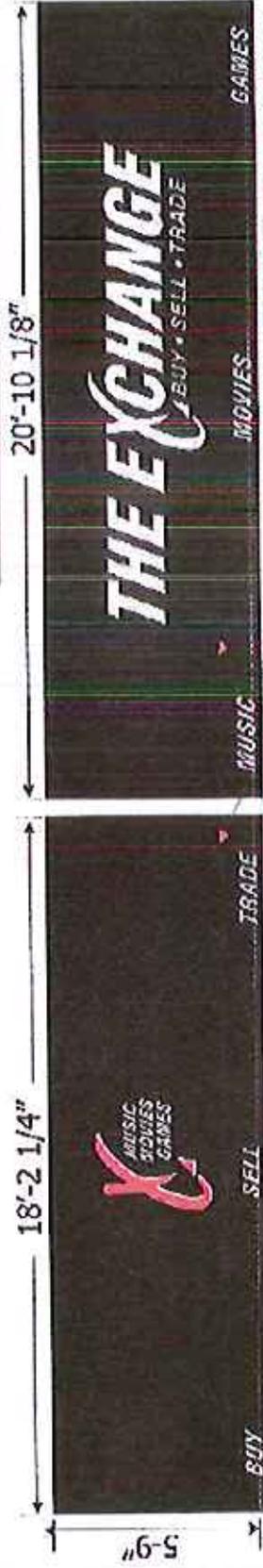
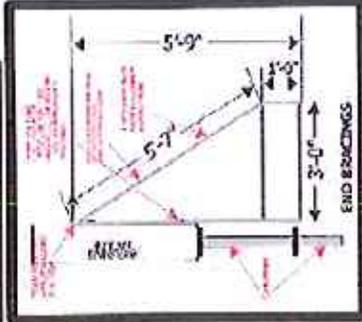
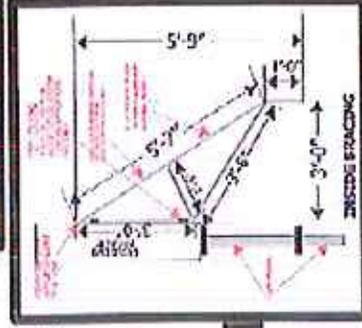
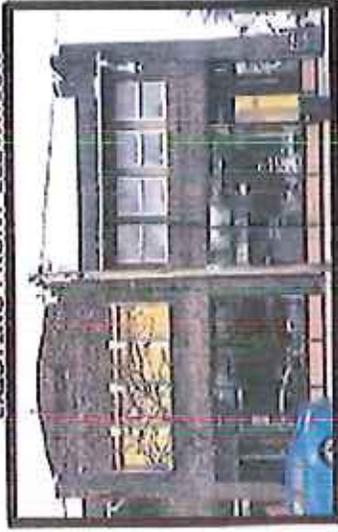


15100 Detroit Ave

PROPOSED FRONT ELEVATION AWNINGS



EXISTING FRONT ELEVATION



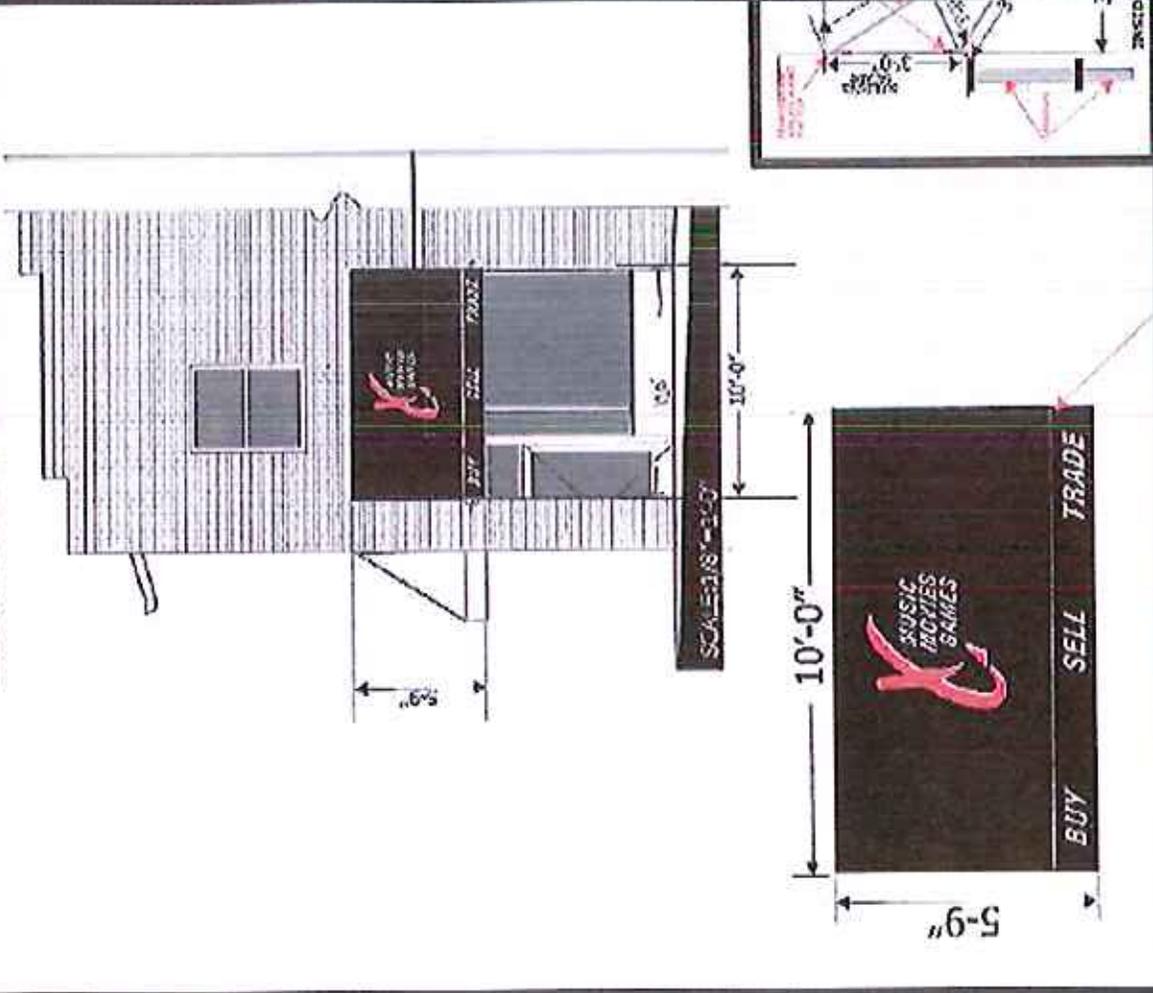
(SEE PAGE 3 FOR LIGHTING AND ELECTRICAL)



J.B.B. March 2014

15100 Detroit Ave

PROPOSED SIDE ELEVATION AWNINGS



Just March 2014

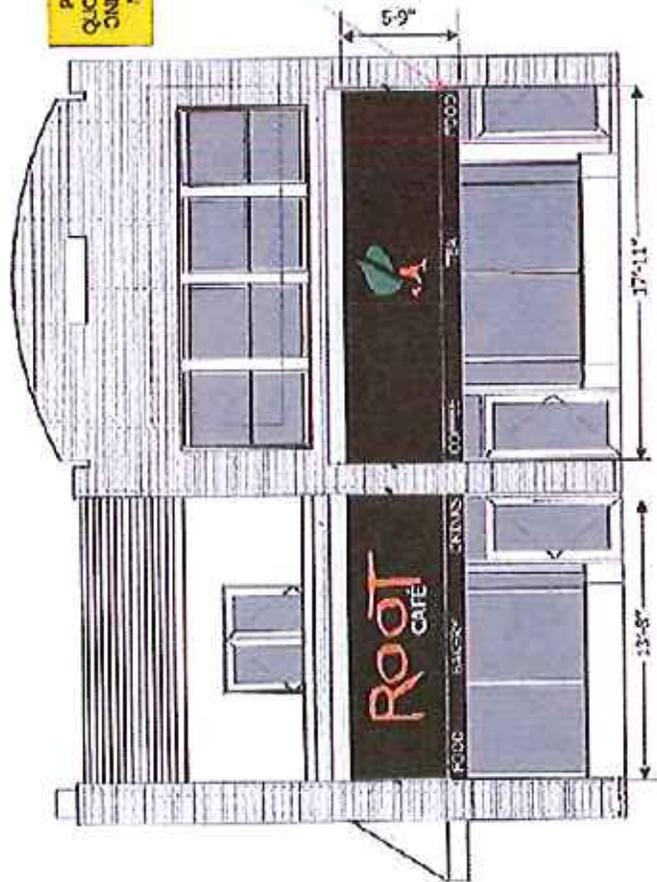
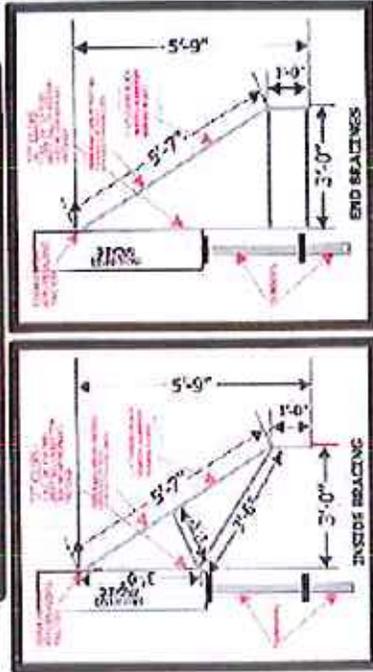


15100 Detroit Ave

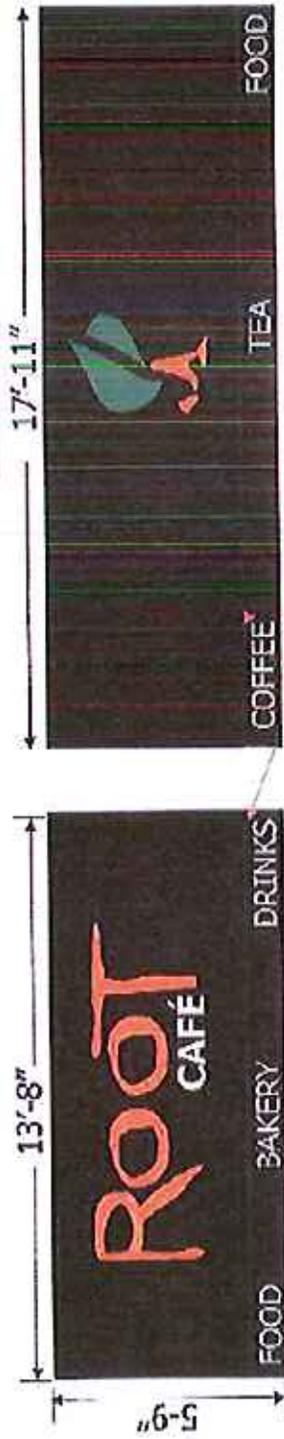
EXISTING FRONT ELEVATION



PRELIMINARY DRAWINGS FOR QUOTE AND DISCUSSION PURPOSES ONLY. ARTWORK AND DIMENSIONS NOT APPROVED OR VERIFIED



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



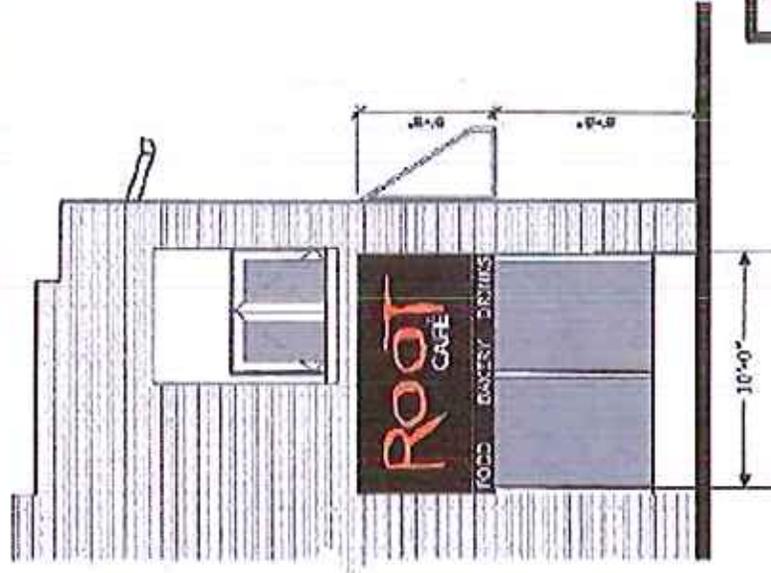
BLACK AWNINGS WITH PAINTED GRAPHICS

ALBA SIGNAGE CO. LLC

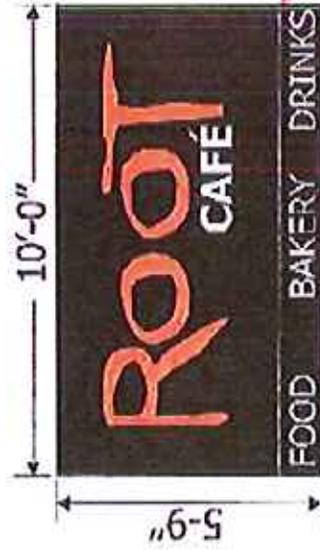
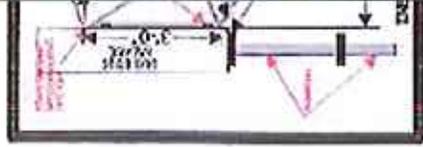


15100 Detroit Ave

PROPOSED SIDE ELEVATION AWNINGS



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



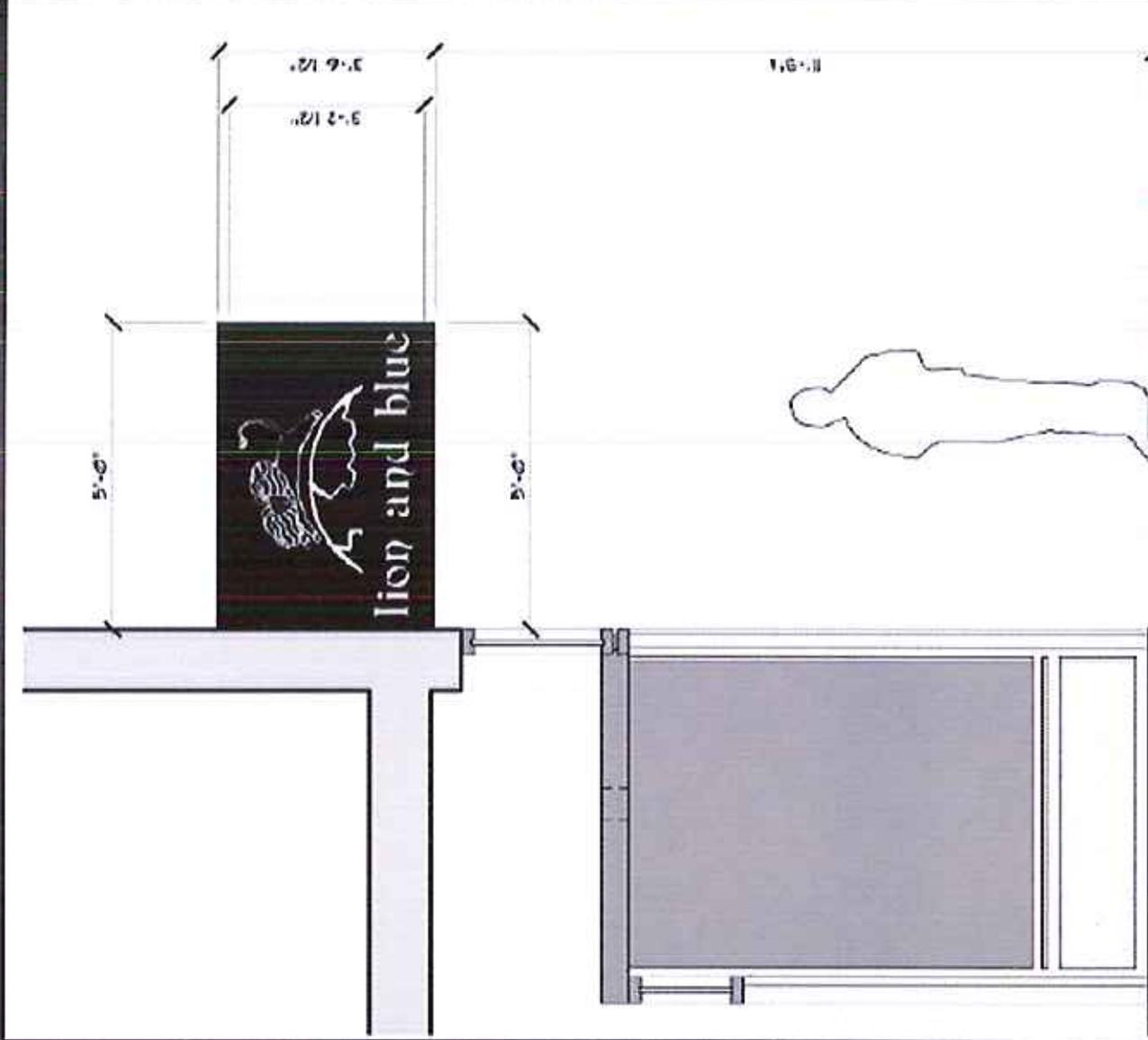
CONTROL THE BUSINESS



JULY 2014

15100 Detroit Ave

15100 Detroit Ave



15100 Detroit Ave

EXISTING ELEVATION



PROPOSED ELEVATION



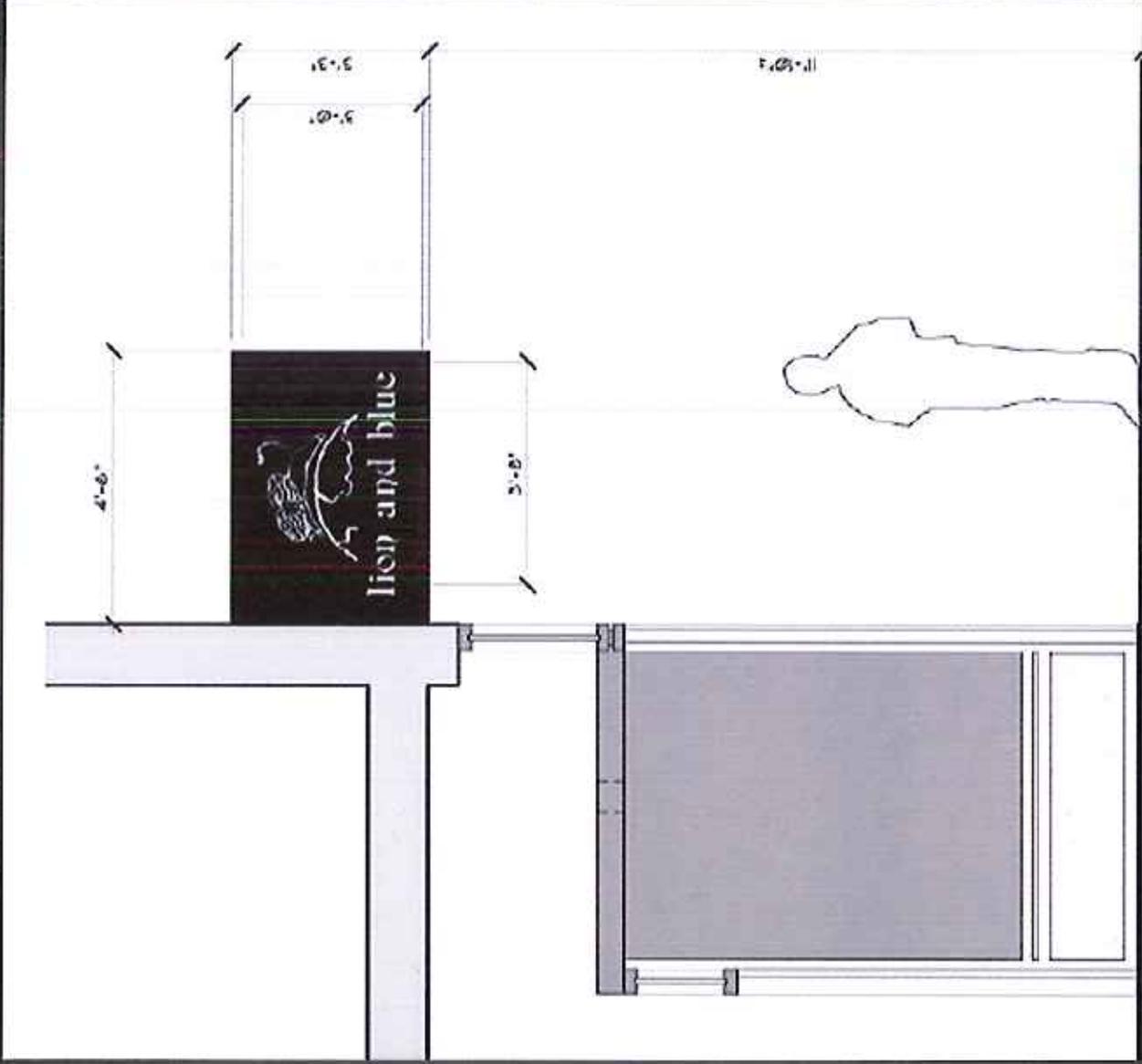
(SEE PAGE 2 FOR SIDE VIEW OF SIGN ON SIDEWALK)



15100 Detroit Ave

LAKWOOD
OHIO

© 2014 Lakewood Ohio



15100 Detroit Ave



1588 March 2013



15100 Detroit Ave



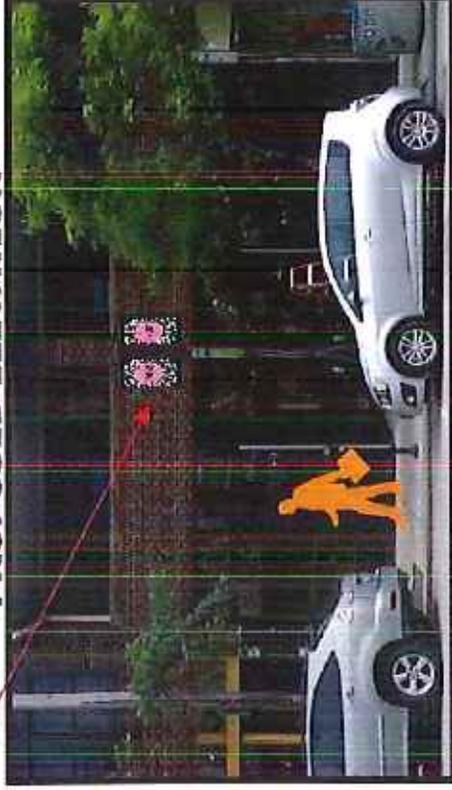
JDB March 2014

CABINET INSTALLED HERE

EXISTING ELEVATION

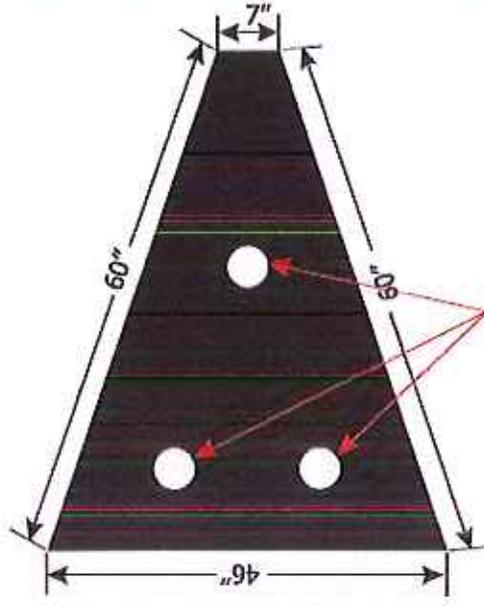


PROPOSED ELEVATION



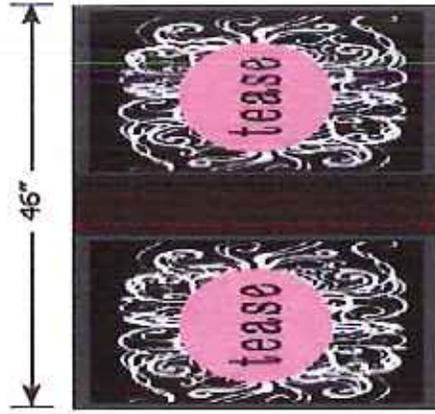
(SEE PAGE 2 FOR SIDEWALK VIEW)

BOTTOM VIEW



LED LIGHTING

FRONT VIEW



SIDE VIEW

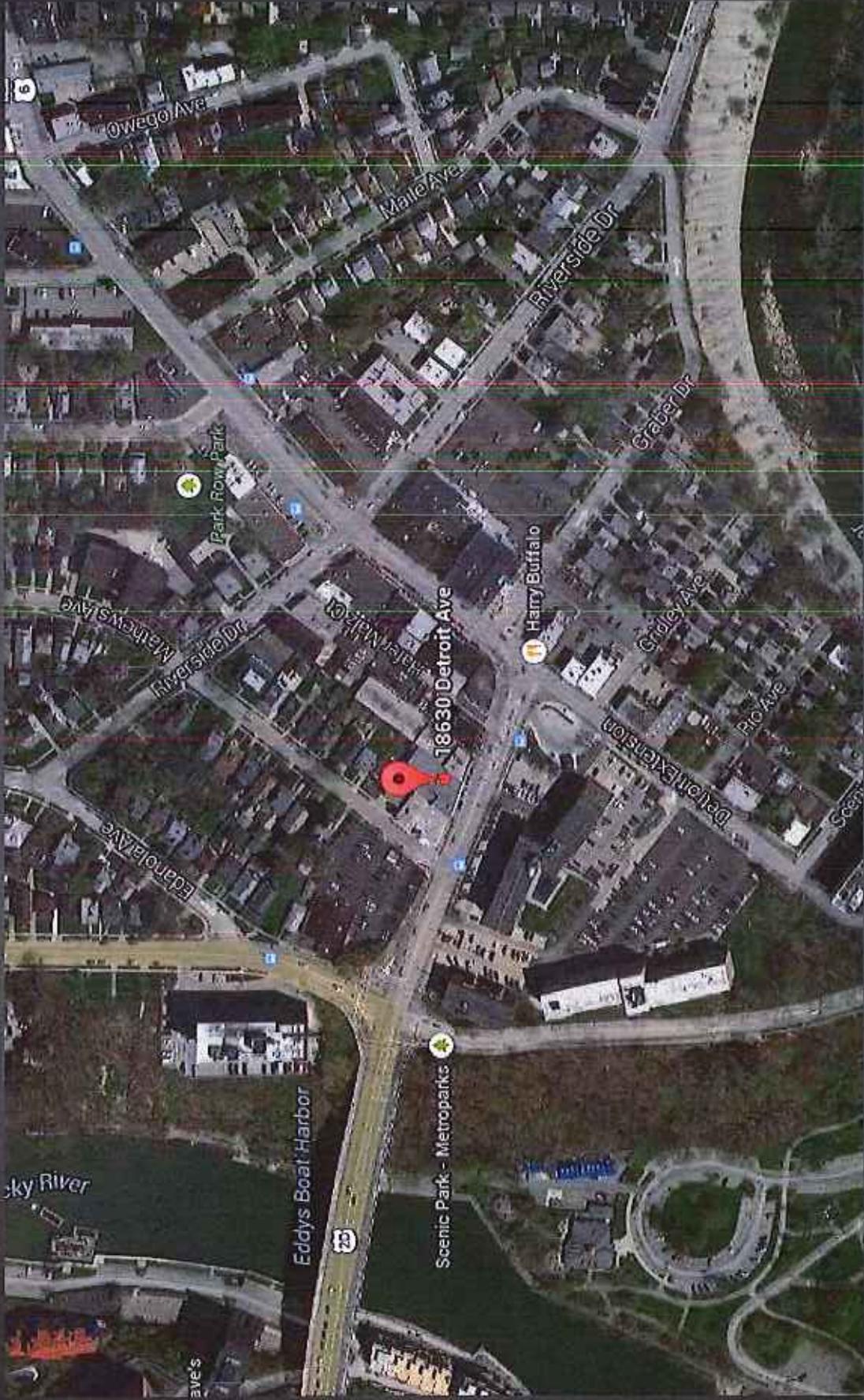


POLY CARBI FLAT FACES WITH VINYL GRAPHICS



1/22/2014

15100 Detroit Ave



18630 Detroit Ave



Map as of March 2014



18630 Detroit Ave

LAKEMOOD
CHIC

© 2013 Lakewood Group, LLC

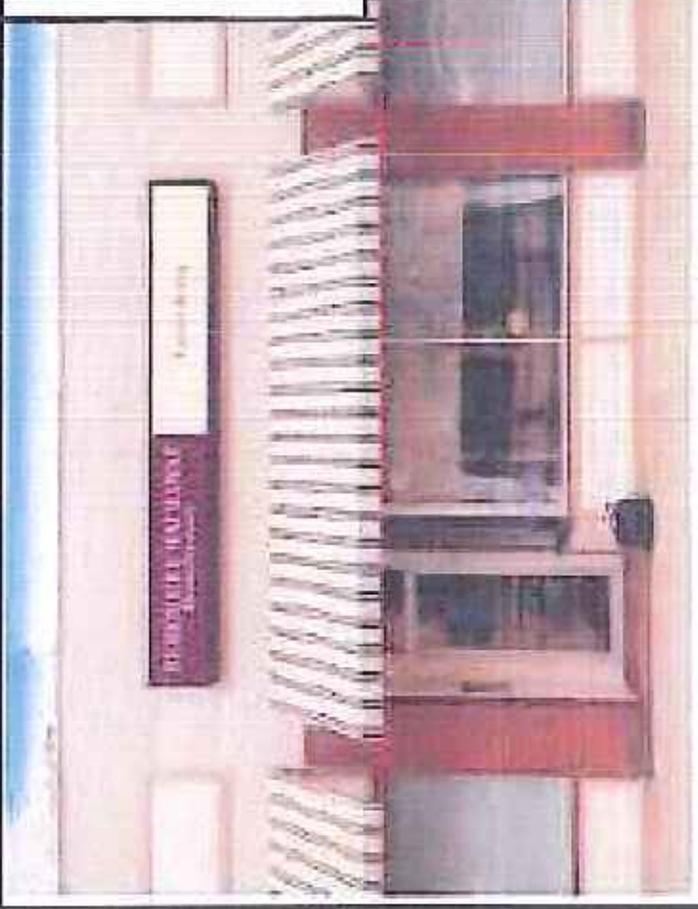


NEIGHBORING PROPERTY

ALSO SEE LISTING #

18630 Detroit Ave





Vinyl Window graphics - One on the left middle window and one on the right middle window. White color lettering over the window glass.

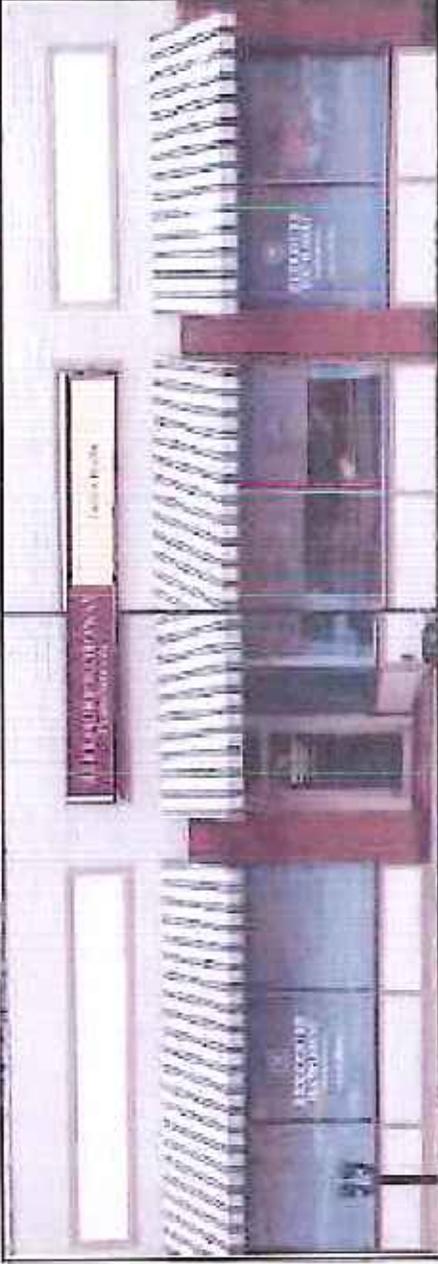
18630 Detroit Ave

1/20/2014





Door Vinyl Lettering will replace the existing Vinyl lettering to match other signage.



Final Project will look like this

124



308 Marshall St. #

18630 Detroit Ave



15'-9"
1'-11"
SCALE 1/2" = 1'

350 ELAL POLYCARBONATE FACE REPLACEMENT
FLAT DECORATED GRAPHICS



BHHS Corporate
Pantone 7659



BHHS Yellow
Pantone 9147

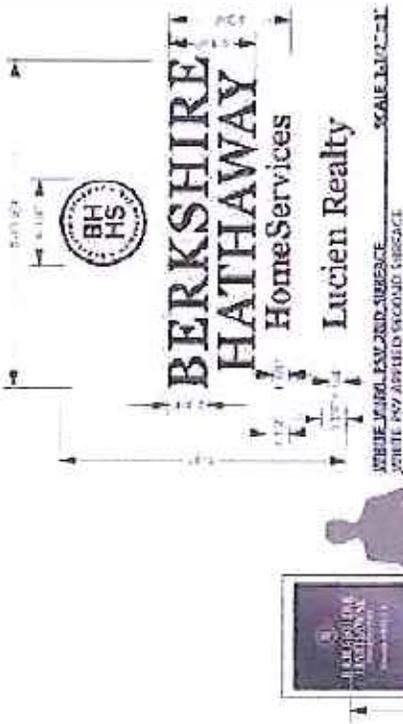
Colors:



J&B March 2011

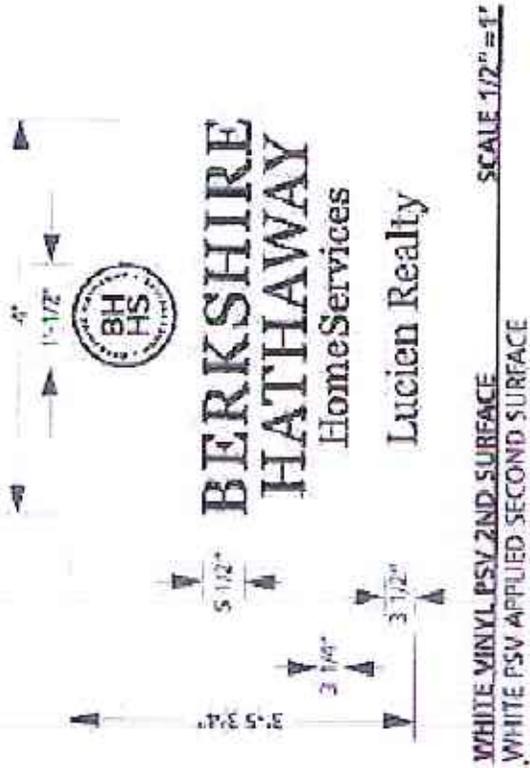
18630 Detroit Ave

Door Graphic - WHITE



18630 DETROIT AVE
WHITE PSV APPLIED SECOND SURFACE

2 Window Vinyl signs: WHITE



FILED 3/14/2014

18630 Detroit Ave



11800 Edgewater Drive

Call: 937.233.1114





11800 Edgewater Drive



11800 Edgewater Drive

FACE VIEW

6" ←

BACK-LIT ROUTED LETTERS BACKED W/ WHITE ACRYLIC W/ 1/8" SURFACE DANITE VINYL

THE SHOREHAM APARTMENTS

11800

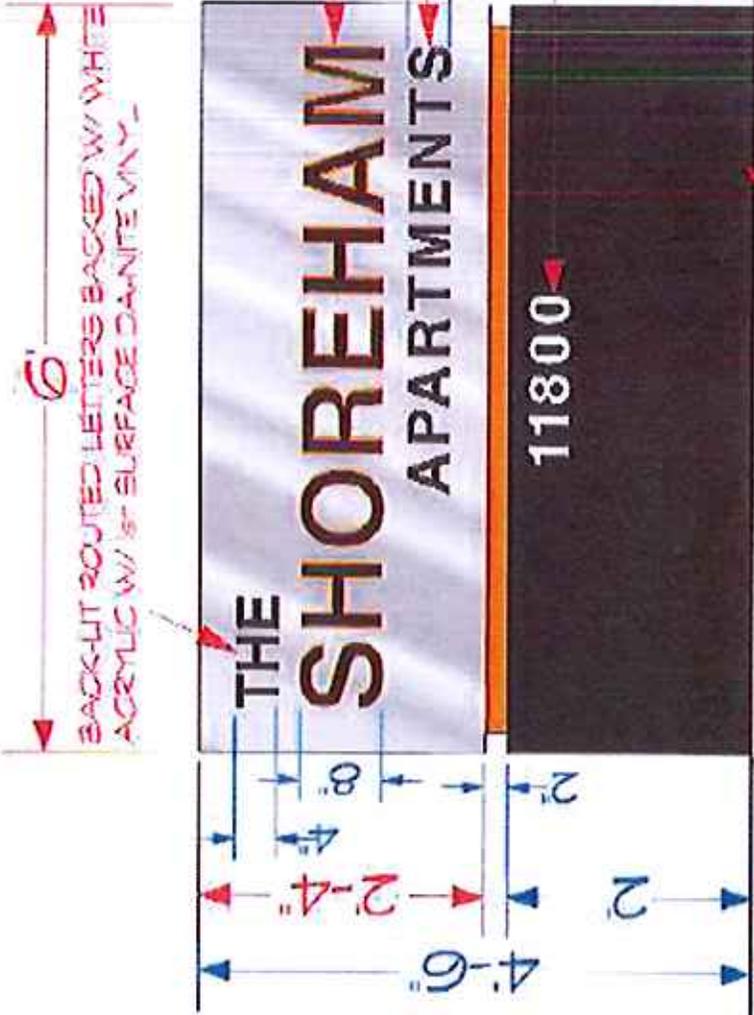
ROUTED 1/8" CRANGE ACRYLIC PUSH-THRU LETTERS W/ 1/8" SURFACE OPAQUE BLACK VINYL IN-LINE

BACK-LIT ROUTED LETTERS BACKED W/ WHITE ACRYLIC W/ 1/8" SURFACE DANITE VINYL

REFLECTIVE VINYL ADDRESS

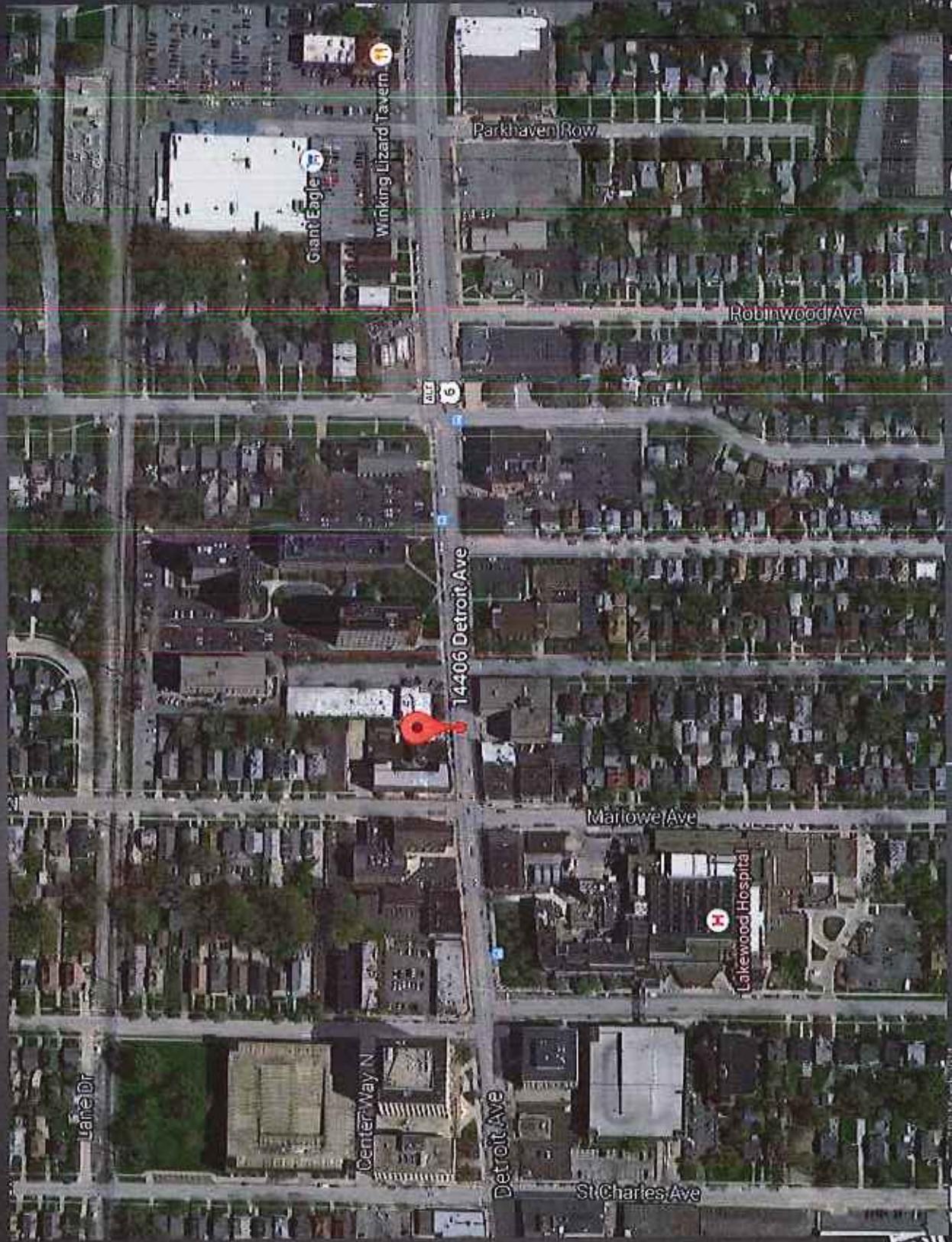
SIDE VIEW

16" ←



1/28/2014

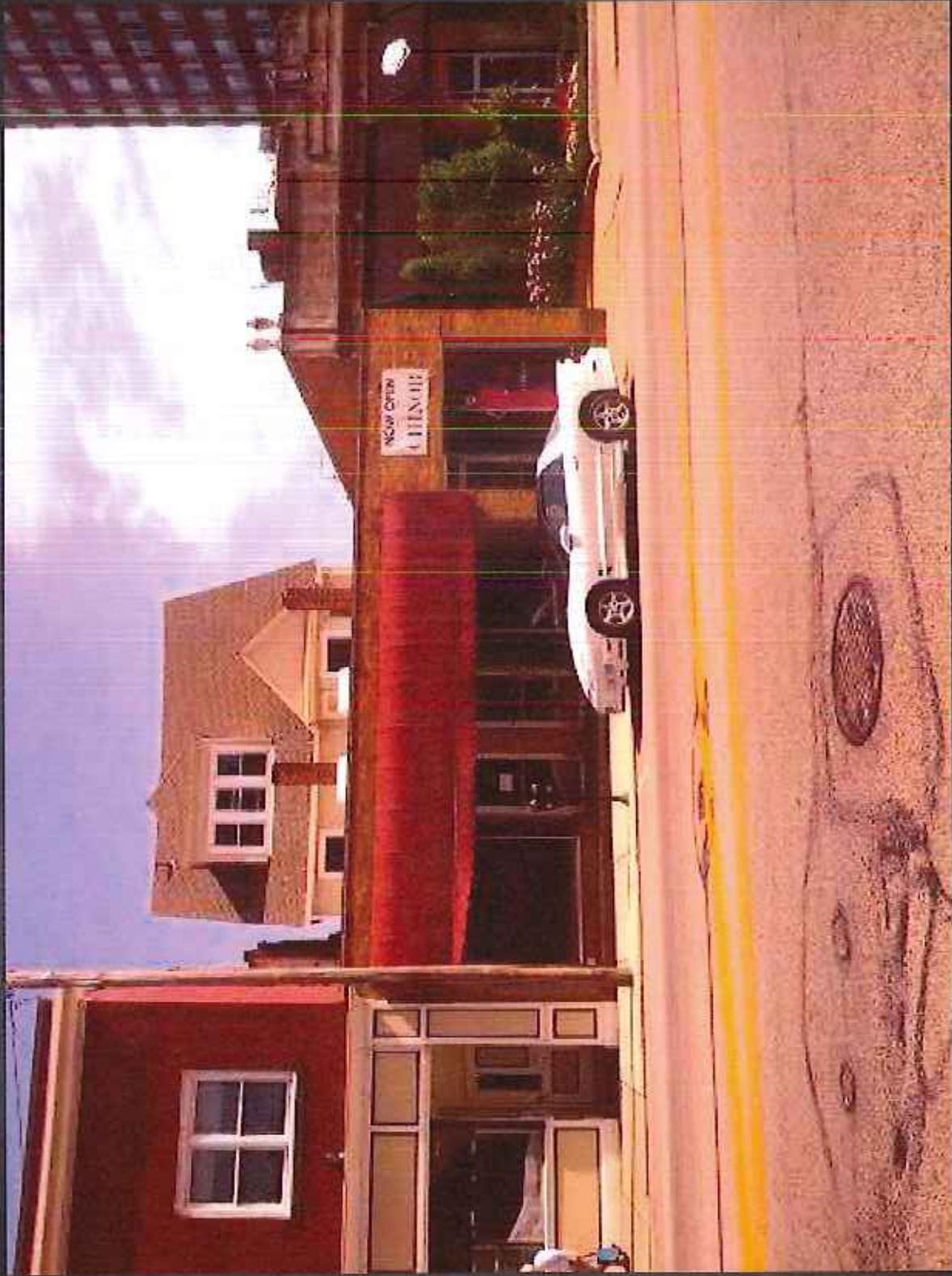
11800 Edgewater Drive



14406 Detroit Ave



REB March 2014



14406 Detroit Ave

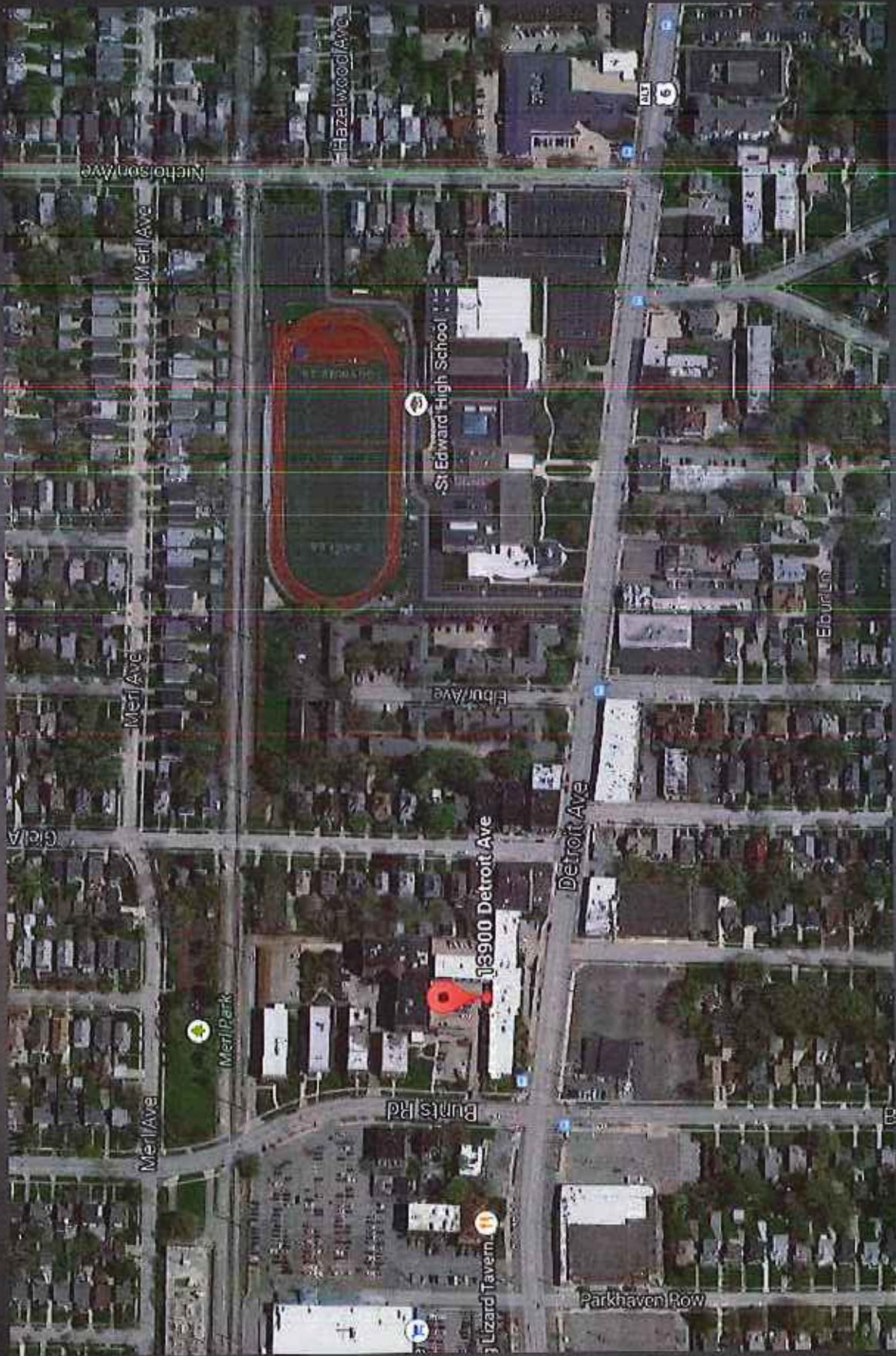
7.8.21 March 2014



LOGO- 30"H X 56" W
LINE 1- 12"H X 36"W
LINE 2- 6"H X 56"W
WHITE AND BLACK VINYL

Images
Photographic Art Gallery





13900 Detroit Ave



7587 Merwin 2014



April, March 2014

13900 Detroit Ave





AGE March 2014



13900 Detroit Ave

O'Neill
Healthcare
LAKEWOOD
(216) 228-7650

LEXAN FACE SIGN
 45" H X 96" W
 TEXT
 LINE 1- 11.5' X 48"
 LINE 2- 6.5' X 48"
 LINE 3- 4.5' X 48"

SIGN TOP
 20" H X 37" W
 TEXT
 LINE 1- 6.5' X 27"
 LINE 2- 3.5' X 27"
 LINE 3- .5' X 27"

O'Neill
Healthcare
LAKEWOOD



216-228-7650

13900 Detroit Ave

36" w x 30" h

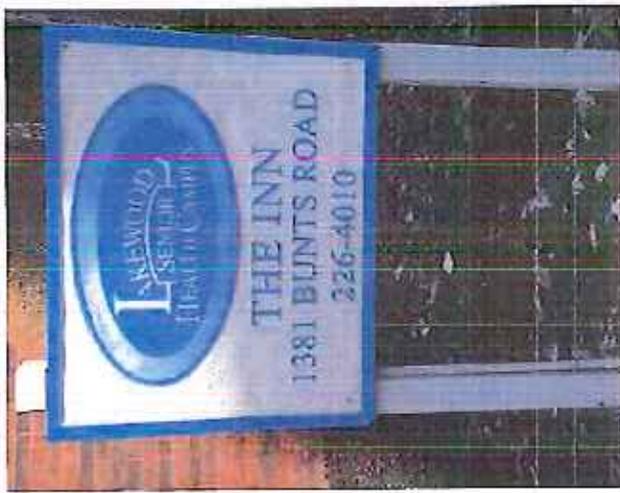
O'Neill
 Healthcare
 LAKEWOOD
 1381 BUNTS ROAD
 (216) 228-7650

36" w x 30" h

2 sided

O'Neill
 Healthcare
 LAKEWOOD
 ASSISTED LIVING
 1381 BUNTS ROAD →

36" w x 30" h



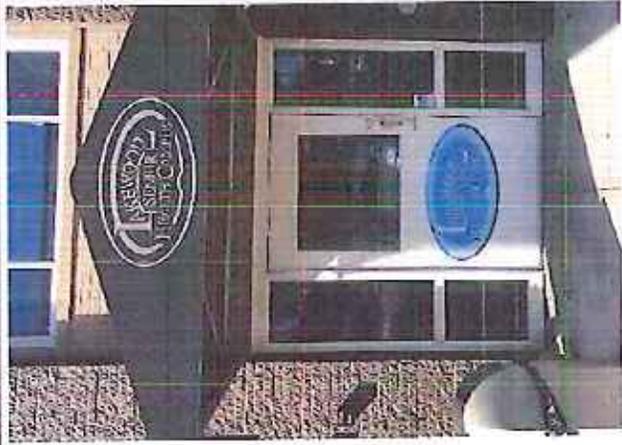
AKB March 2014



13900 Detroit Ave

O'Neill
Healthcare
LAKEWOOD

Door sign - 30" w x 21" h



SIGN 46" W X 32" H
TEXT
LINE 1 - 10.5" X 44"
LINE 2 - 6" X 44"



7-15-2014

13900 Detroit Ave

36" w x 30" h



36" w x 30" h

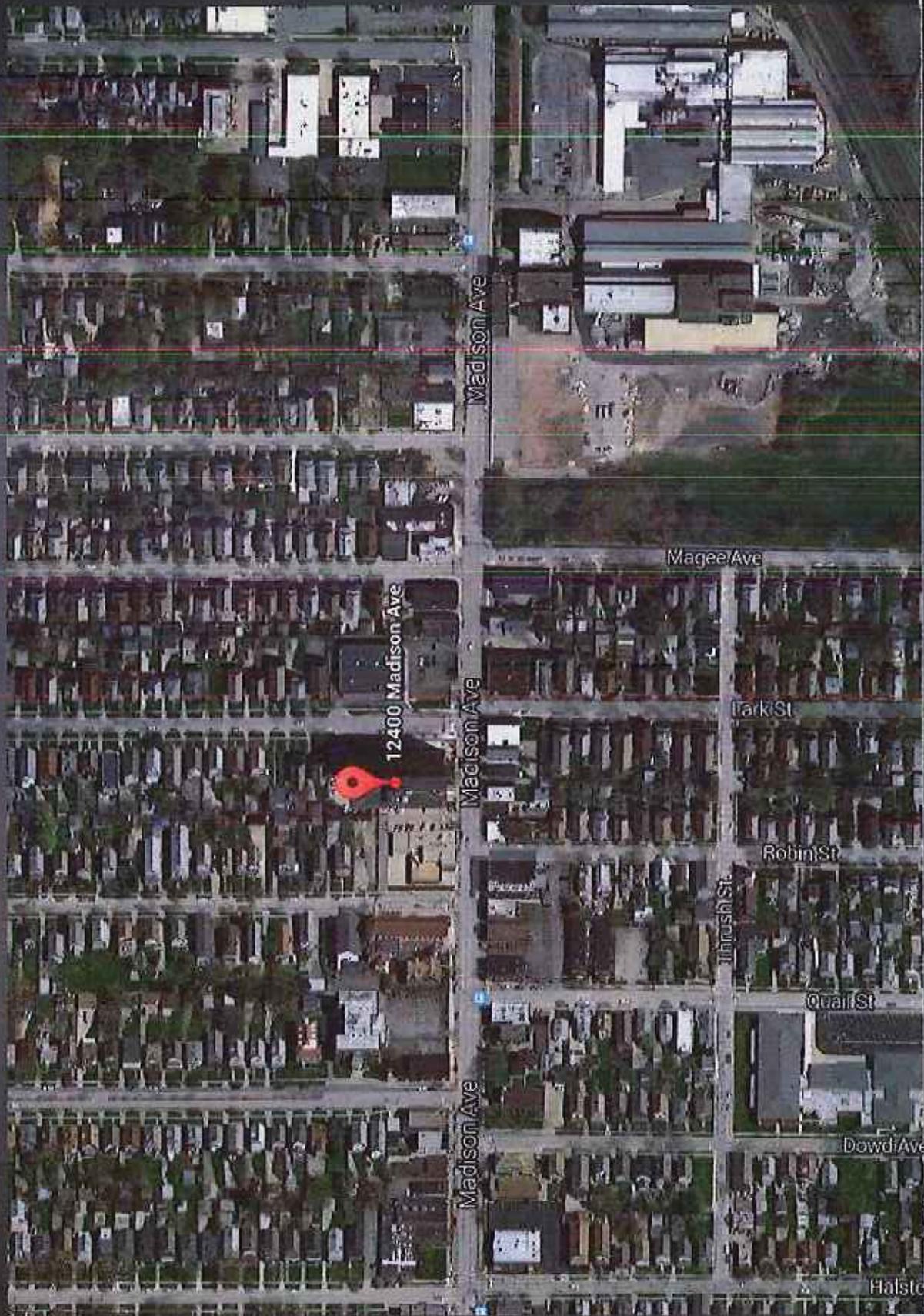


36" w x 30" h



1506 March 2014

13900 Detroit Ave



12400 Madison Ave

© 2014 Mapbox, Inc.





12400 Madison Ave



APR 0 March 2024



788 Lakewood, OH 44123

12400 Madison Ave



ALBEN MURPHY, 2007/4



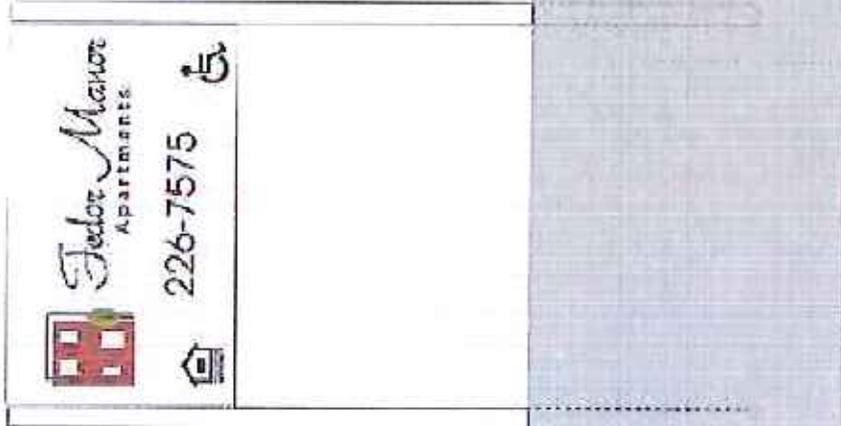
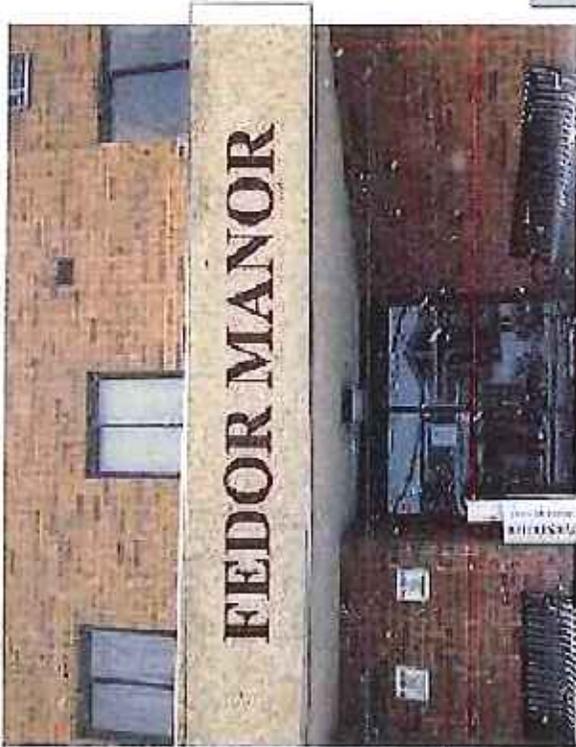
12400 Madison Ave



LAKELWOOD
OHIO

1257 March 2014

12400 Madison Ave



FEDOR MANOR



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12400 Madison Ave

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

June 2014

