

Public comment was closed as there was no one to speak to the matter. Mr. Molinski said the product was a good alternative to the previously approved.

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

OLD BUSINESS

Items 5 & 8 are called together as they are the same property.

BOARD OF BUILDING STANDARDS

5. Docket No. 09-84-14 - B C 1380 West 117th Street
Lee Dry Cleaners

- Approve Lee Usik Ng Pack
- Deny 5501 Williamsburg Drive
- Defer Lorain, Ohio 44052

The applicant requests the review and approval of proposal for more than one sign for a new business, pursuant to Section 1329.09(d)(4). This item was deferred from the meeting in September. (Page 8)

SIGN REVIEW

8. Docket No. 09-84-14 - S 1380 West 117th Street
Lee Dry Cleaners

- Approve Lee Usik Ng Pack
- Deny 5501 Williamsburg Drive
- Defer Lorain, Ohio 44052

The applicant requests the review and approval of signage. This item was deferred from the meeting in September. (Page 8)

Lee Usik Ng Pack, applicant was present to explain the requests. Mr. Sylvester added that city staff worked with the applicant and sign company to design a blade sign of appropriate scale for the one-story building. There would be no other business signage; Docket No. 09-84-14 - B was withdrawn by the applicant.

Public comment was closed as there was no one to speak to the matter.

The Board withdrew item Docket No. 09-84-14 - B from consideration. A motion was made by Mr. Robar, seconded by Ms. Stockman to **APPROVE** Docket 09-84-14 - S as revised. All of the members voting yea, the motion passed.

Items 6 & 9 are called together as they are the same property.

BOARD OF BUILDING STANDARDS

6. Docket No. 09-86-14 - B C 14005 Madison Avenue
Lucas Auto Center

- Approve James A. Lucas, Sr.
- Deny Lucas Auto Center
- Defer 14005 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of new signage for an existing business, pursuant to Sections 1329.12(d); 1329.06(c)(6). This item was deferred from the meeting in September. (Page 9)

SIGN REVIEW

9. Docket No. 09-86-14 - S 14005 Madison Avenue
Lucas Auto Center
- () Approve James A. Lucas, Sr.
() Deny Lucas Auto Center
() Defer 14005 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of new signage for an existing business. This item was deferred from the meeting in September. (Page 9)

Mr. Sylvester spoke with the applicant who requested that the items were withdrawn from consideration; Mr. Lucas would retain the pole sign as it existed. No action was required on part of the Board as it had been withdrawn administratively.

BOARD OF BUILDING STANDARDS

7. Docket No. 09-88-14 C 14200 & 14206 Detroit Avenue
BTD Lakewood LLC
- () Approve Daniel E. Margulies
() Deny Daniel Margulies Co. Inc.
() Defer 14900 Detroit Avenue
Lakewood, Ohio 44107

The applicants request the review and approval to construct a new commercial structure on the corner of Detroit and Manor Park Avenues. This item was deferred from the meeting in September. (Page 10)

Daniel E. Margulies, applicant and John Faile, project architect were present to explain the request. Plan revisions had been done with respect to public comments from last month's meeting. He spoke of the parking, board-on-board fence, additional landscaping, and the enhanced public right-of-way.

He felt they had simplified the design of the building. In lieu of awnings, there was an extended, permanent canopy that would also serve as support for signage. Domino's Pizza would be on the west side since it was the anchor store. Materials were still being considered.

The Board acknowledged that changes were made from the last meeting; however, no materials had been submitted. They did not like the look of the tower located at the corner of the west elevation; it did not fit with the look of Lakewood.

Kirsten Fitos said the tower along with its two sides of signage looked 1950's retro and was not appropriate for Detroit Avenue.

Dru McKeown felt the site plan needed a little bit more work in respect to the dumpster. He wondered if there could be street parking on Detroit Avenue.

Aaron McElwain and Sandra McElwain owned the building at 14216 Detroit Avenue. They wanted something nice for their tenants visually and were concerned about placement of the dumpster.

Public comment was closed as there was no one else to speak to the matter. Mr. Sylvester said the section of Detroit Avenue from Manor Park to Bunts Road was challenging for both vehicles and pedestrians. The right-of-way would be changed from a vehicular to a pedestrian one. The building would be about three feet back from the building line. Street parking on Detroit Avenue was being considered by the administration. No setback requirements were needed for the dumpster; however, an enclosure would be required with a setback of 6 inches from the property line. The administration would be conducive with a partial living fence along with the board-on-board. The administration's major concern was the corner element. The Board needed further details including:

- Redesign Southwest corner
- Stormwater management plan per Chapter 1339 of the Building Code
- Landscape plan with call outs for all plantings
- Storefront window system specifications Show sections of window system and include manufacturer's specifications on system
- Dimensions on the site plan
- Dimensions on the building elements
 - Height, width of varying elements on the building, including wood elements, columns, windows
- Material samples for all building elements
 - Brick, wood, stone, bulkhead material, storefront aluminum system
- More specific details on signage

A motion was made by Mr. Orban, seconded by Mr. Robar to DEFER the item until the meeting of November 13, 2104. All of the members voting yea, the motion passed.

SIGN REVIEW

11. Docket No. 09-95-14

15526 Madison Avenue

Misty's Living the Dream Nail Salon & Massage Parlour

Approve

Misty Skladan

Deny

4206 West 204th Street

Defer

Fairview Park, Ohio 44126

The applicant requests the review and approval of signage. This item was deferred from the meeting in September. (Page 12)

Kristen Fitos, business partner was present to explain the request. She thought to use individual 4 to 6 inch vinyl letters. The Board said there was too much signage in the windows and suggested that the most important ones to be displayed. The letters in the signboard were plastic.

Mr. Sylvester asked for discussion about the sign band. The Board thought the top option was the best. PVC or plastic composite individual cut channel letters would be acceptable. Window signage was not before that evening's Board but could be submitted for administrative review and approval.

Public comment was closed as there was no one to speak to the matter.

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

- The sign band chosen is the one with the name "Misty's" written in script, and

Defer

16632 Beech Circle
Strongsville, Ohio 44136

The applicant requests the review and approval of proposal for more than one sign for a new business, pursuant to Sections 1329.12(d), 1329(d)(4). (Page 19)

SIGN REVIEW

22. Docket No. 10-98-14 - S

15226 Madison Avenue 15526 Madison Avenue
Only in Clev

Approve
 Deny
 Defer

Brian Lynch
Only in Clev
16632 Beech Circle
Strongsville, Ohio 44136

The applicant requests the review and approval of signage. (Page 19)

Brian Lynch, applicant was present to explain the request. The signboard letters would be 12 inches high in addition to a blade sign. The Board suggested the removal of the words "Traditions" and "Neighborhoods" from the blade sign because it looked like stitching. Discussion continued about the possible omission of the word "apparel" and to center the remaining.

Public comment was closed as there was no one to speak to the matter. Mr. Sylvester said the letters in the signboard would match that of the other businesses in height and color.

A motion was made by Mr. Otban, seconded by Mr. Robar to **APPROVE Docket No. 10-98-14 - B and Docket No. 10-98-14 - S with the following stipulation:**

- Remove the words "Traditions" and "Neighborhoods" from the blade sign.

All of the members voting yea, the motion passed.

BOARD OF BUILDING STANDARDS

14. Docket No. 10-99-14

C 15208 Madison Avenue
Fear's Confections

Approve
 Deny
 Defer

Cassandra Fear
Fear's Confections
15208 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of proposal for more than one sign for a new business, pursuant to Section 1329.04(d)(4). (Page 24)

Cassandra Fear, applicant was present to explain the request. The bracket did not have the solid white section as shown on the rendering. The venting above the front door was for the air conditioning unit.

Public comment was closed as there was no one to speak to the matter. There were no comments or questions from the administrative staff.

ARCHITECTURAL BOARD OF REVIEW

18. Docket No. 10-103-14 - A C 12000 Edgewater Drive
12000 Edgewater Drive, LLC

- Approve
 - Deny
 - Defer
- Jeff Zimmayer
Mellena Housing Management
8111 Rockside Road, Suite 200
Valleyview, Ohio 44125

The applicant requests the review and approval of a new canopy. (Page 51)

SIGN REVIEW

23. Docket No. 10-103-14 - S 12000 Edgewater Drive
12000 Edgewater Drive, LLC

- Approve
 - Deny
 - Defer
- Jeff Zimmayer
Mellena Housing Management
8111 Rockside Road, Suite 200
Valleyview, Ohio 44125

The applicant requests the review and approval of signage. (Page 51)

Justin Hill, Matt Plechik and Howie Hayden, Dimit Architects were present to explain the request. In addition to adding a canopy with the building street number, they were straightening the entrance from the street and landscaping. The Board the building looked much more inviting.

Public comment was closed as there was no one to speak to the matter. Administrative staff had no comments or questions.

A motion was made by Mr. Orban, seconded by Mr. Musson to **APPROVE** Docket No. 10-103-14 – A and Docket No. 10-103-14 - S. All of the members voting yea, the motion passed.

Items 19 & 24 are called together as they are the same property.

ARCHITECTURAL BOARD OF REVIEW

19. Docket No. 10-104-14 - A C 12112 Madison Avenue
The Bevy in Birdtown, Ltd.

- Approve
 - Deny
 - Defer
- Patty Lim and Beth Scabbi
The Bevy in Birdtown
20088 Center Ridge Road, Suite 206
Rocky River, Ohio 44116

The applicant requests the review and approval of modifications to the existing storefront. (Page 60)

SIGN REVIEW

24. Docket No. 10-104-14 - S 12112 Madison Avenue
The Bevy in Birdtown, Ltd.

- Approve
- Deny
- Defer

Patty Lim and Beth Scebbi
The Bevy in Birdtown
20088 Center Ridge Road, Suite 206
Rocky River, Ohio 44116

The applicant requests the review and approval of a blade sign. (Page 60)

Beth Scebbi, applicant was present to explain the request. Overall height of the blade sign was 7 foot and extended 5 feet from the building. The letters would be stainless steel, the sign would be black, and bubbles from the blue glass would be made from CDs. The sign across the front of the building would be dimensional metal painted black. Discussion ensued about mounting the sign. Administrative staff displayed examples of other blade signs throughout the city. Although it was an interesting concept, the Board expressed concern about the use of CDs. Lighting would shine on the sign.

Public comment was closed as there was no one to speak to the matter. Mr. Sylvester said the applicant needed to submit lighting material for administrative approval. There would be no awnings.

A motion was made by Mr. Orban, seconded by to **APPROVE Docket No. 10-104-14 – A and Docket No. 10-104-14 - S with the following stipulation:**

- **Submit lighting details for administrative review and approval.**

All of the members voting yea, the motion passed.

Items 20 & 25 are called together as they are the same property.

ARCHITECTURAL BOARD OF REVIEW

20. Docket No. 10-105-14 - A

14412 Detroit Avenue
NAMASTE India Garden

- Approve
- Deny
- Defer

Ramesh Sharma
India Garden Cleveland LLC
14412 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of an awning. (Page 80)

SIGN REVIEW

25. Docket No. 10-105-14 - S

14412 Detroit Avenue
NAMASTE India Garden

- Approve
- Deny
- Defer

Ramesh Sharma
India Garden Cleveland LLC
14412 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval signage. (Page 80)

Ramesh Sharma, applicant was present to explain the request. The Board thought the address should be omitted from the awning. This would allow the remaining fonts to be made larger.

Public comment was closed as there was no one to speak to the matter. Mr. Sylvester advised the Board that the applicant was going through the storefront program, and the city welcomed them opening a second facility in Lakewood.

A motion was made by Mr. Orban, seconded by Ms. Stockman to **APPROVE** Docket No. 10-105-14 – A and Docket No. 10-105-14 – S with the following stipulation:

- Remove the street numbers from the awning and submit details of the signage in the windows

All of the members voting yea, the motion passed.

SIGN REVIEW

26. Docket No. 10-106-14 **1394 Cranford Avenue**
The Reiki Room

- Approve
- Deny
- Defer

Gina M. Tatsumi
The Reiki Room
1394 Cranford Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a blade sign. (Page 83)

Gina M. Tatsumi, applicant was present to explain the request. Discussion ensued about the scale of the proposed to other signs in the city. The Board said it was too small and should be 36 inches high. Regarding the window signage,

Public comment was closed as there was no one to speak on the matter. Mr. Sylvester suggested that the vinyl text samples for the window signage could be submitted for administrative approval.

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

- The sign size is increased to 36"

All of the members voting yea, the motion passed.

REQUEST FOR REHEARING

27. Docket No. 09-92-14 **12005-07 Detroit Avenue**
Everest Grocery LLC

- Approve
- Deny
- Defer

Tara Sharma
Everest Grocery LLC
12005-07 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests a rehearing for the review and approval of signage. This item was denied at the meeting of September 11, 2104. (Page 90)

Tara Sharma, applicant was present to explain the request. Mr. Sylvester stated that although he and Mr. Sharma were working with a sign contractor for an appropriate sign, Mr. Sharma neglected to submit the request for rehearing within the required 10 day period. Mr. Sylvester asked the Board to consider a rehearing so that a business sign could be installed.

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

REHEARING

28. Docket No. 09-92-14

12005-07 Detroit Avenue
Everest Grocery LLC

- Approve
- Deny
- Defer

Tara Sharma
Everest Grocery LLC
12005-07 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests a rehearing for the review and approval of signage. This item was denied at the meeting of September 11, 2104. (Page 90)

Tara Sharma, applicant was present to explain the request. The Board looked at two options. It was recommended to remove "LLC" from the sign. Additionally, the address should be changed to the color green.

Public comment was closed as there was no one to speak to the matter. Mr. Sylvester suggested the change of the words "Grocery Store" to read "Foods".

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

- The address should be changed to the color green,
- Change the words from "Grocery Store" to "Foods", and
- Remove "LLC" from the sign.

All of the members voting yea, the motion passed.

OLD BUSINESS
SIGN REVIEW

10. Docket No. 09-93-14

14873 Detroit Avenue
ACE Cash Express

- Approve
- Deny
- Defer

Kathy Clark
ACE Lighting Services
5300 West 140th Street
Brook Park, Ohio 44142

The applicant requests the review and approval of signage. This item was deferred from the meeting in September. (Page 11)

Mr. Sylvester said the applicant had not heard from the company after the Board's comments from last month's meeting were conveyed. No new information had been received.

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

NEW BUSINESS
ARCHITECTURAL BOARD OF REVIEW

15. Docket No. 10-100-14

R 2038 Robin Street

- Approve
- Deny

Pat Caporossi
Green Home Solutions

() Defer

4900 Brookpark Road
Cleveland, Ohio 44134

The applicant requests the review and approval to rebuild porches on a two-family structure. (Page 28)

Mr. Sylvester spoke with the architect who supplied modifications and had anticipated his attendance at the meeting. Mr. Sylvester recommended a deferral.

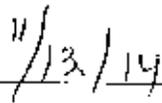
A motion was made by Mr. Orban, seconded by Ms. Stockman to DEFER the application until the meeting of November 13, 2014. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Orban, seconded by Mr. Robar to ADJOURN the meeting at 7:48 p.m. All of the members voting yea, the motion passed.



Signature



Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear 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. PAUL H. HOOKER
- 2. Paul M. Kozlowski
- 3. JOHN FAIR
- 4. Kristin Fitz
- 5. DAN MCKEOWN
- 6. ARON MCELWAIN
- 7. SANDA MCELWAIN
- 8. Thomas G. Moore
- 9. Brian Lynch
- 10. Cassandra Fear
- 11. Ron Berchre

- Paul H. Hooker
- Paul E. Kozlowski
- ~~John Fair~~
- ~~Kristin Fitz~~
- ~~Dan McKewon~~
- ~~Aron McElwain~~
- ~~Sanda McElwain~~
- Thomas G. Moore
- Brian Lynch
- Cassandra Fear
- Ron Berchre

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, October 9, 2014



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear 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. Cathy Prokop

Cathy Prokop

2. Mike Staffileno

Mike Staffileno

3. Justin Hill

Justin Hill

4. Matt Plecznik

Matt Plecznik

5. Honie Hayden

Honie Hayden

6. Beth Seebach

Beth Seebach

7. RAMESH SHARMA

Ramesh Sharma

8. GINA TATSUMI

Gina M. Tatsumi

9. Tara Sharma

Tara Sharma

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 Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, October 9, 2014

Schwarz, Johanna

From: Sylvester, Bryce
Sent: Thursday, October 09, 2014 11:51 AM
To: Schwarz, Johanna
Subject: FW: RE: Sign Proposal - Misty's Living the Dream Nail Salon and Massage Parlour

Bryce Sylvester, AICP
Planner
Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107
216-529-6635 (Office)



From: Misty Skladan [<mailto:mskladan@yahoo.com>]
Sent: Thursday, October 09, 2014 11:41 AM
To: Sylvester, Bryce
Subject: Re: RE: Sign Proposal - Misty's Living the Dream Nail Salon and Massage Parlour

Good morning! I wanted to let you know that Kirsten Pitos may be attending the meeting in my place today. She is in business with me here at the salon. Please let me know if there is issue with this. Thank you!

[Sent from Yahoo Mail on Android](#)

From:"Sylvester, Bryce" <Bryce.Sylvester@lakewoodoh.net>
Date:Mon, Oct 6, 2014 at 9:11 AM
Subject:RE: Sign Proposal - Misty's Living the Dream Nail Salon and Massage Parlour

Misty – Thanks for sending the proposal. I think the board will support the individually cut letters in the sign band. They also support you marketing your business services to the public through window signage, but not in the banner material. Typically they support doing 4-6" white vinyl letters in the window. In your case it could read manicures and pedicures in individually cut out white vinyl letters.

You certainly should ask the board for exactly what you want your signage to be, but I want to make sure to prepare you for what they might say.

Call or email me if you have any questions.

Schwarz, Johanna

From: Sandi Dixon <sd0424@aol.com>
Sent: Tuesday, September 30, 2014 8:35 PM
To: Planning Dept
Subject: 1567 Mars

I am glad my neighbor has the opportunity to enhance the looks of her property. In doing so I would be grateful if she would take into consideration that there is an extremely large dead limb on an existing tree on her lot that has already fallen and damaged a car on my property. In addition to the tree, the bordering fence on our property line is in need of repair or replacement. It is damaged and rusty and in need of attention. I currently do not have the funds to put up a fence but hope to one day. Thank you opportunity to express my concerns.

Sent from my Verizon Wireless 4G LTE DROID



Board of Building Standards

Architectural Board of Review

Sign Review Board

October 2014





LAKWOOD
OHIO

875 Mars Ave

1567 Mars Ave



LAKWOOD
OHIO

875 Mars Ave

1567 Mars Ave



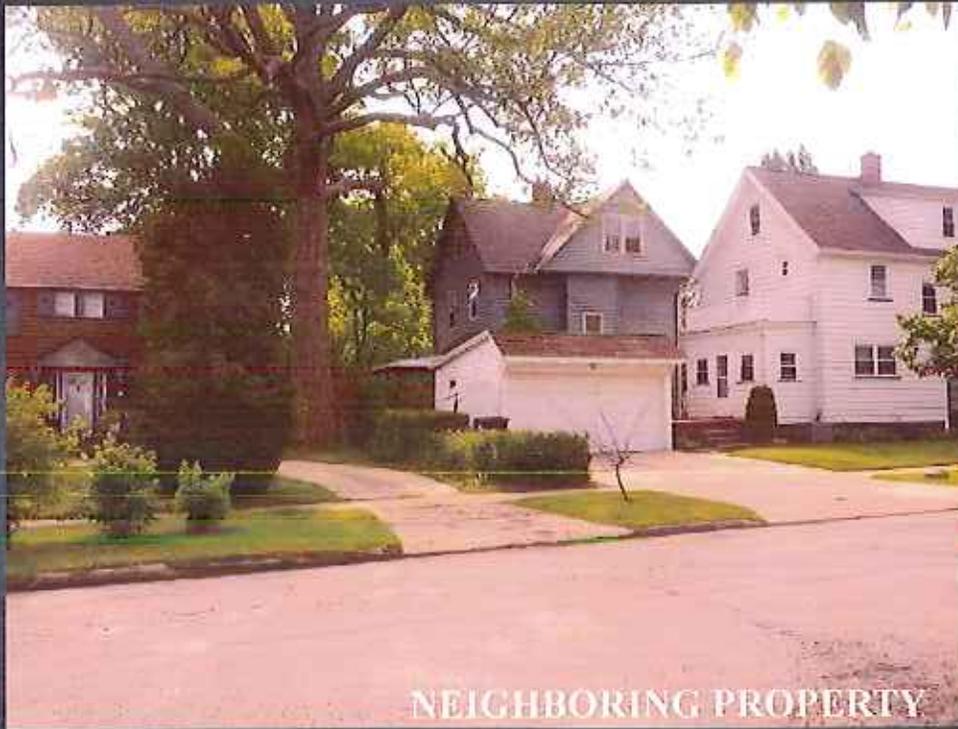
LAKWOOD
OHIO

1567 Mars Ave



LAKWOOD
OHIO

1567 Mars Ave

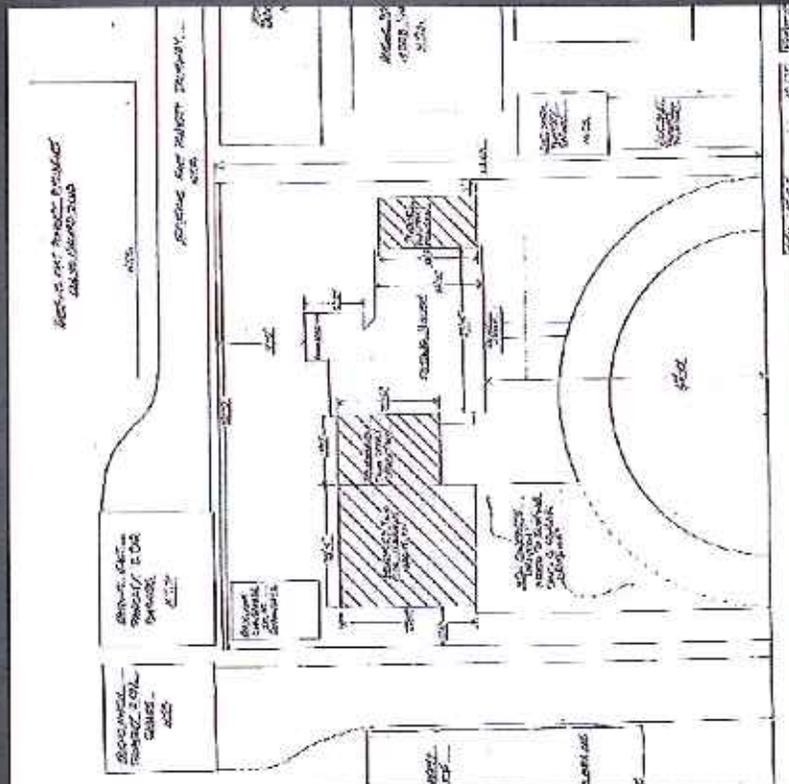


NEIGHBORING PROPERTY



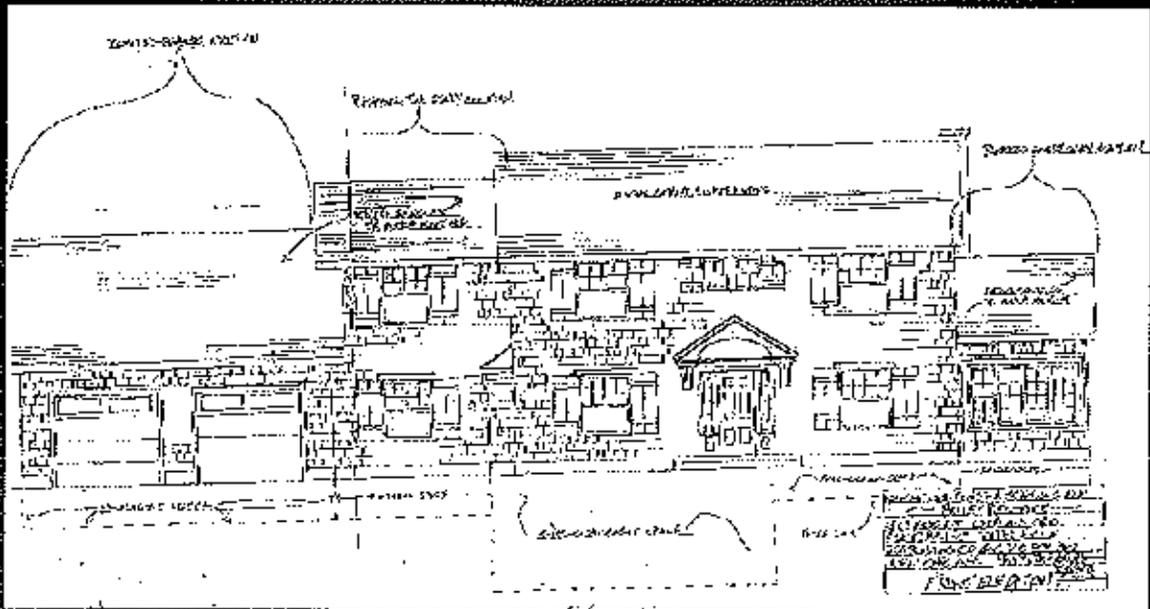
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1567 Mars Ave

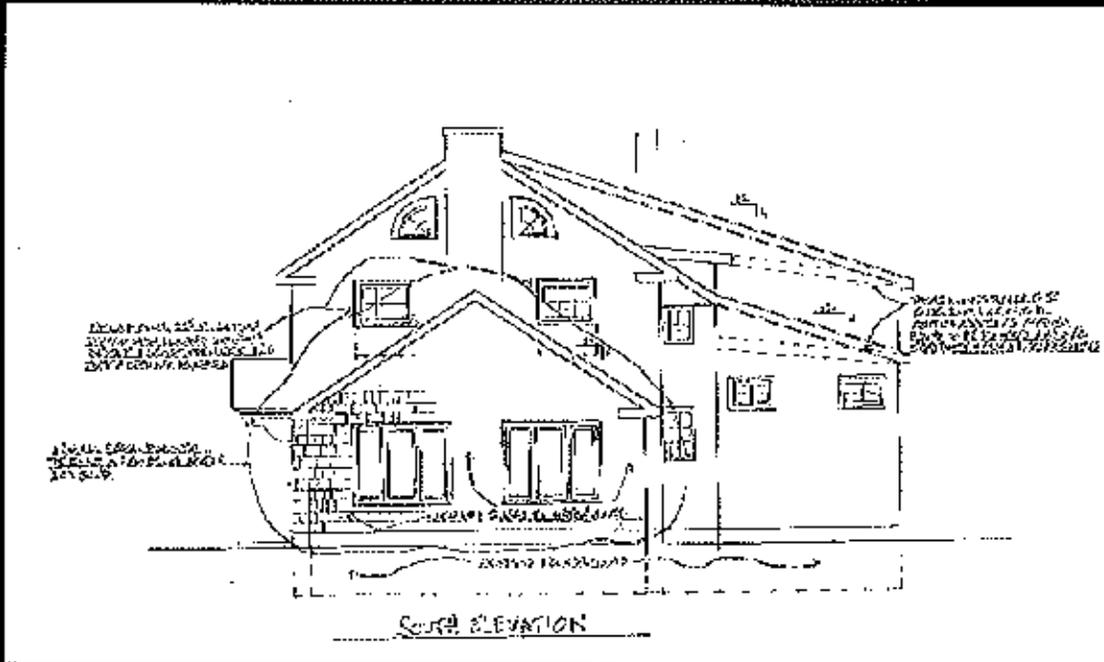


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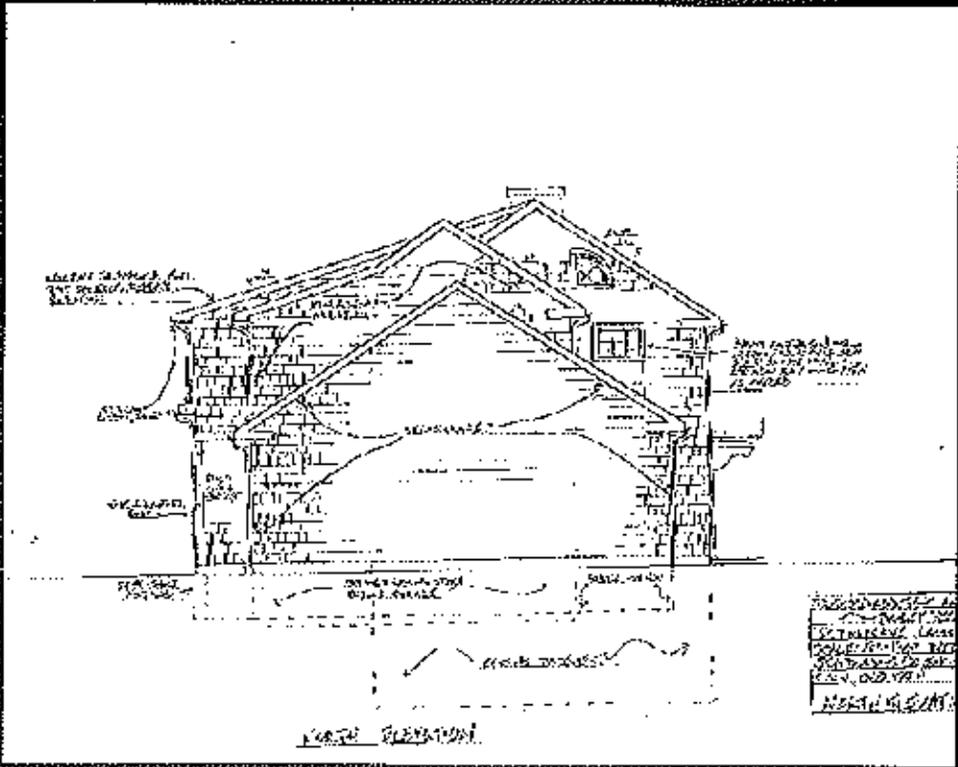
1567 Mars Ave



1567 Mars Ave

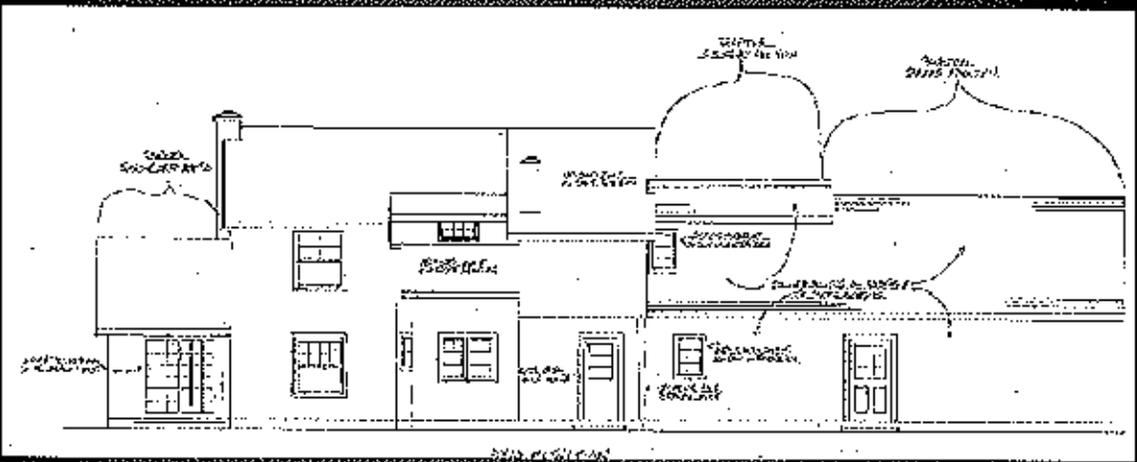


1567 Mars Ave



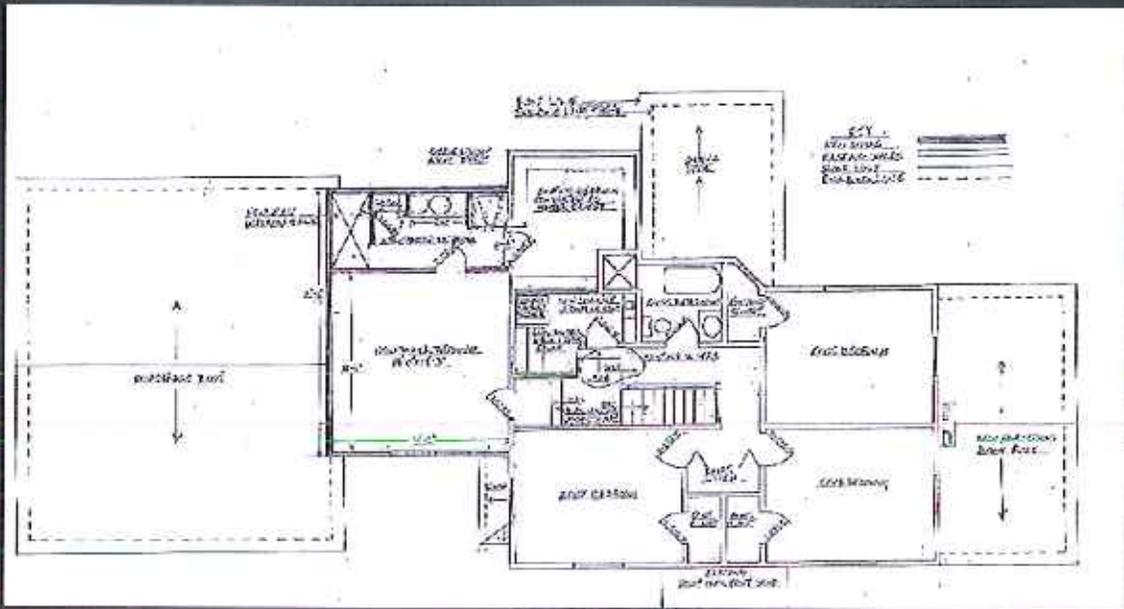
LAKWOOD
OHIO

1567 Mars Ave



LAKWOOD
OHIO

1567 Mars Ave



1567 Mars Ave



1380 West 117th Street



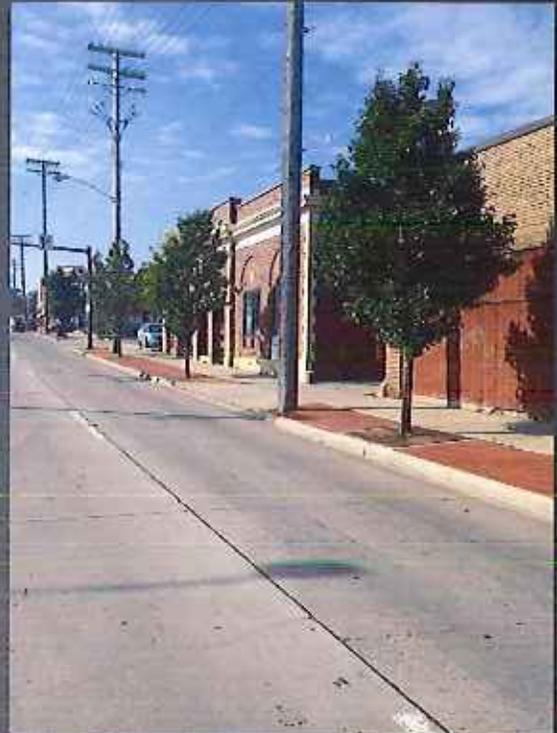
LAKELWOOD
OHIO

1380 West 117th Street



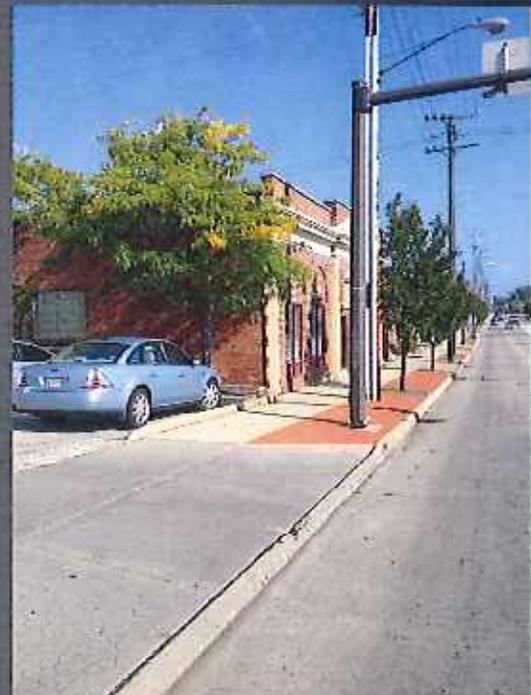
LAKELWOOD
OHIO

1380 West 117th Street



LOOKING SOUTH

1380 West 117th Street



LOOKING NORTH

1380 West 117th Street

Sign 40" w x 32.5" h = 9 sq. ft.
Text 11"x 29" and 8.25" x 24"



1380 West 117th Street



1380 West 117th Street



14005 Madison Ave



14005 Madison Ave



14200 & 14206 Detroit Ave



14200 & 14206 Detroit Ave



LAKWOOD
OHIO

14200 & 14206 Detroit Ave



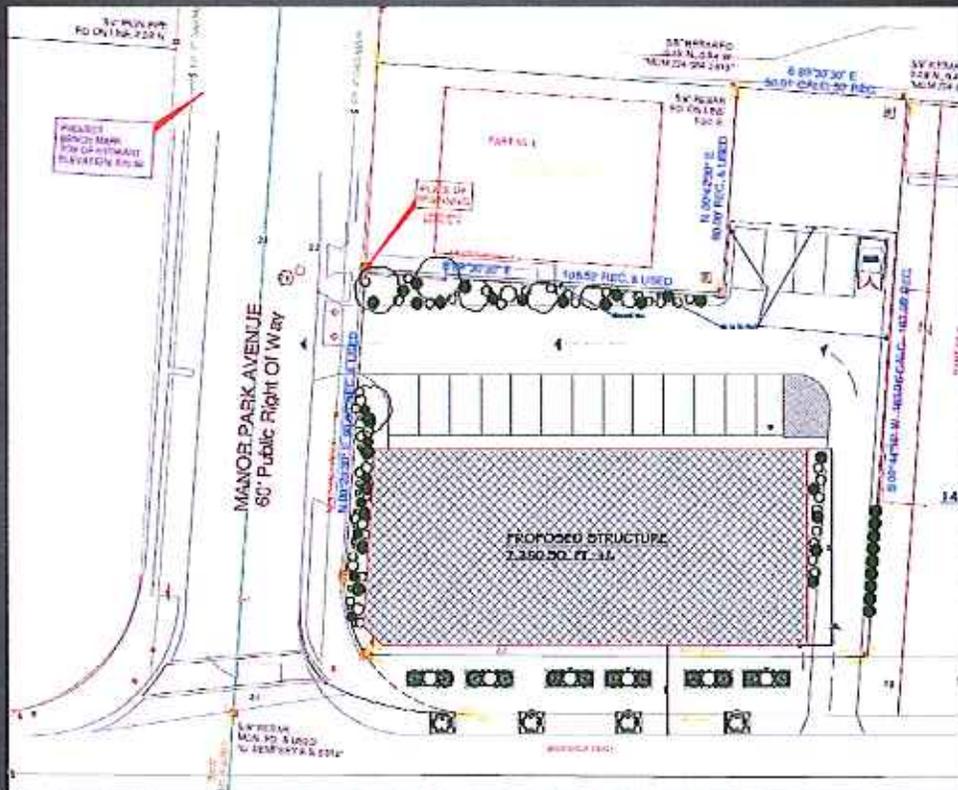
LAKWOOD
OHIO

14200 & 14206 Detroit Ave



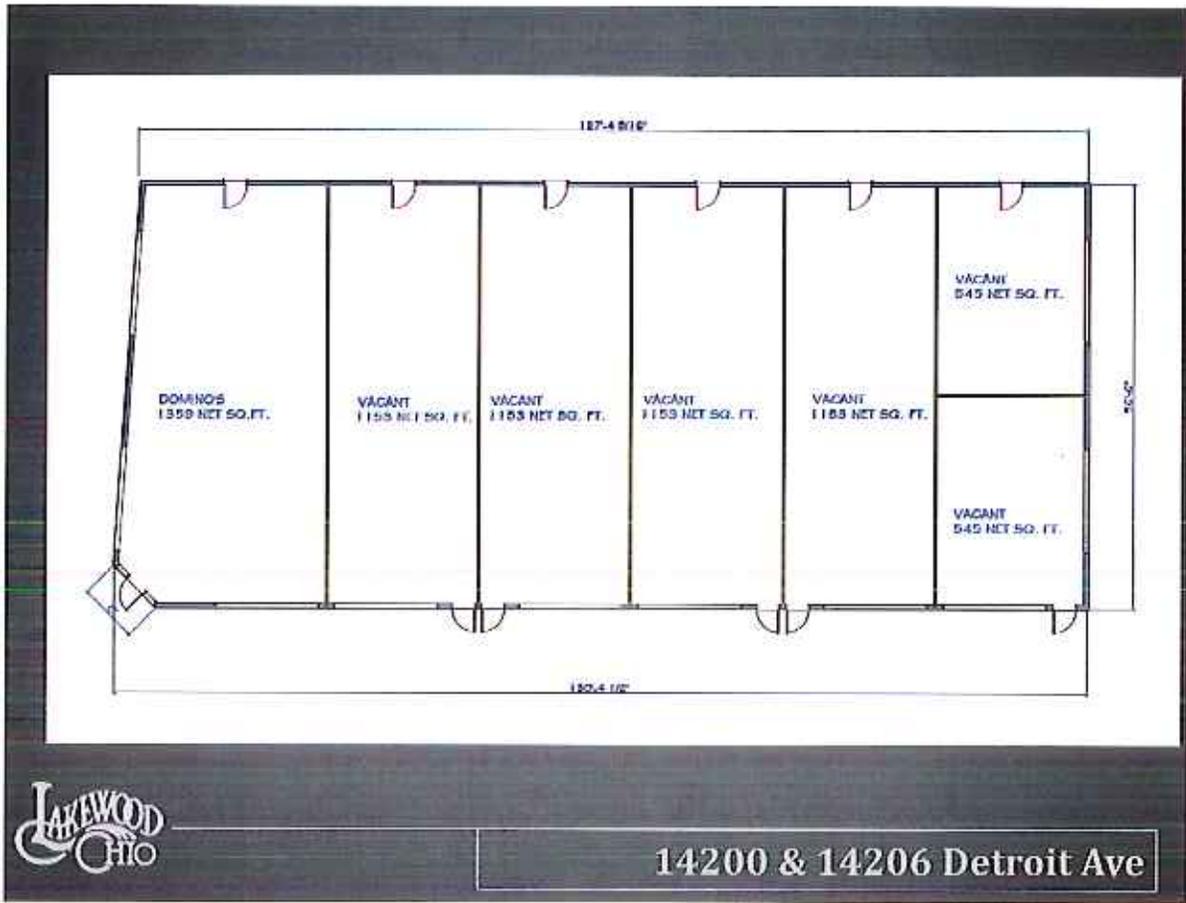
LAKWOOD
OHIO

14200 & 14206 Detroit Ave



LAKWOOD
OHIO

14200 & 14206 Detroit Ave





PERSPECTIVE FROM SOUTHEAST
1/12



14200 & 14206 Detroit Ave



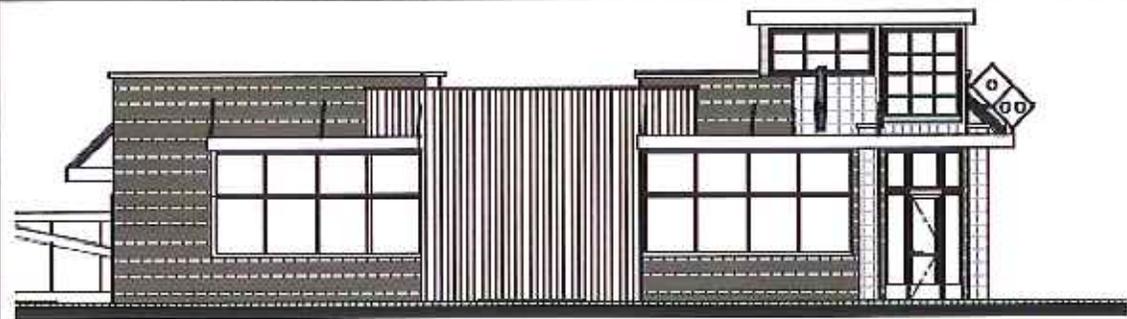
SOUTH ELEVATION
1/12-1/12



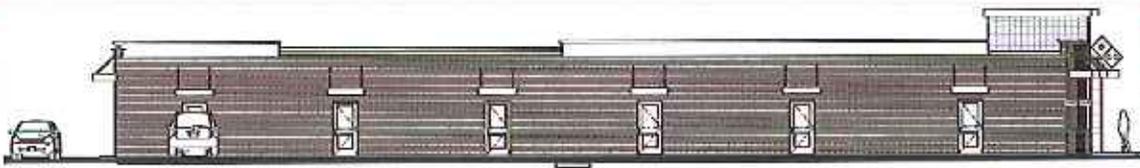
EAST ELEVATION
1/12-1/12



14200 & 14206 Detroit Ave



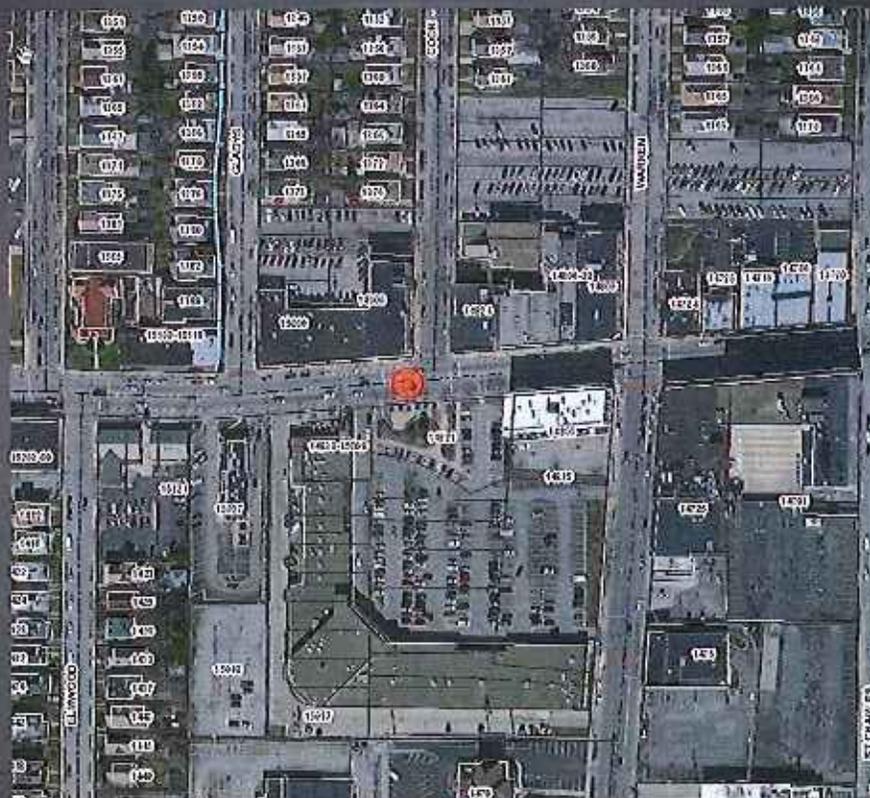
WEST ELEVATION
JJC-110'



NORTH ELEVATION
JJC-112'



14200 & 14206 Detroit Ave



14873 Detroit Ave



LAKWOOD
OHIO

14873 Detroit Ave



LAKWOOD
OHIO

14873 Detroit Ave



LAKWOOD
CHIC

15526 Madison Ave



LAKWOOD
CHIC

15526 Madison Ave

Misty's

Living The Dream
Nail Salon & Massage Parlour

MISTY'S LIVING THE DREAM
NAIL SALON & MASSAGE PARLOUR

MISTY'S LIVING THE DREAM
NAIL SALON & MASSAGE PARLOUR



15526 Madison Ave



15610 Detroit Avenue



LAKWOOD
OHIO

15526 Madison Avenue



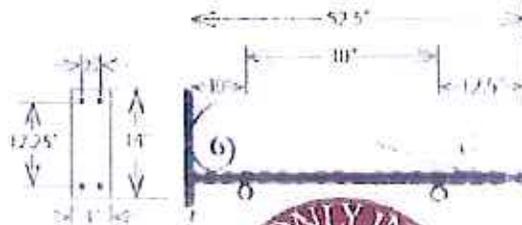
LAKWOOD
OHIO

15526 Madison Avenue



Digital Graphics
and
All Signs
2474322 Lakeshore
Cleveland OH 44109

Blade Sign



- (4) masonry mounting bolts 3/8" x 3" w/ kg shields
- (4) black oxide coated steel "S" hooks (strapped closely)
- (2) black oxide coated 1/2" gauge steel chain (approx. 6" ea.)



Deluxe Heavy Duty Scroll Bracket

Vinyl logo applied to both sides of roll free .010" 3103-H18 aluminum



15526 Madison Avenue

Signboard Sign



- Sign: **ONLY IN CLEV** (all uppercase)
- Material: Formed Plastic Letters
- Color: Black
- Font: Roman Classic
- Height: 12"
- Thickness: 1-1/2"
- Width: Approx. 111"
- Mount: Stud mounted



15526 Madison Avenue



15208 Madison Avenue

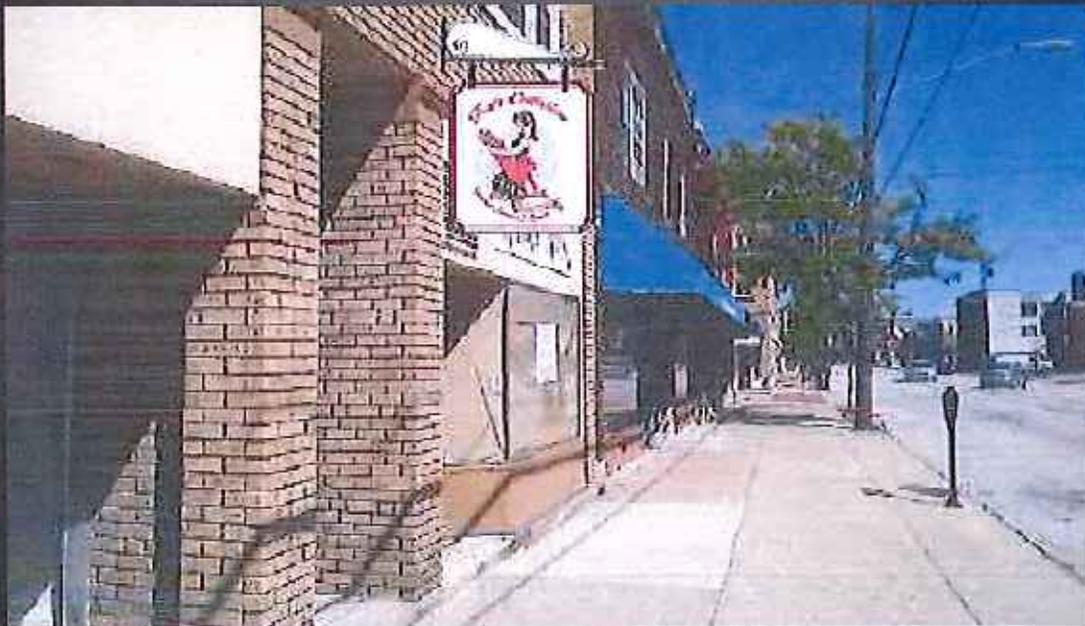


15208 Madison Avenue



LAKWOOD
CHIC

15208 Madison Avenue



LAKWOOD
CHIC

15208 Madison Avenue



LAKWOOD
OHIO

15208 Madison Avenue



LAKWOOD
OHIO

15208 Madison Avenue



2038 Robin



2038 Robin



LAKWOOD
OHIO

2038 Robin



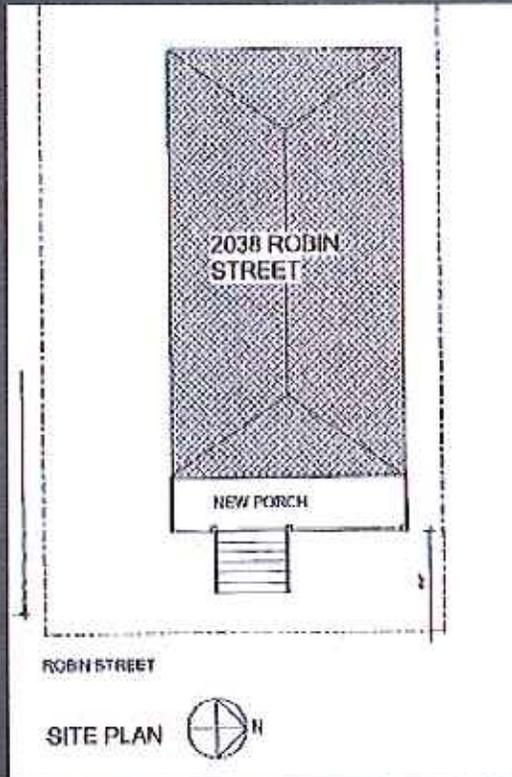
LAKWOOD
OHIO

2038 Robin



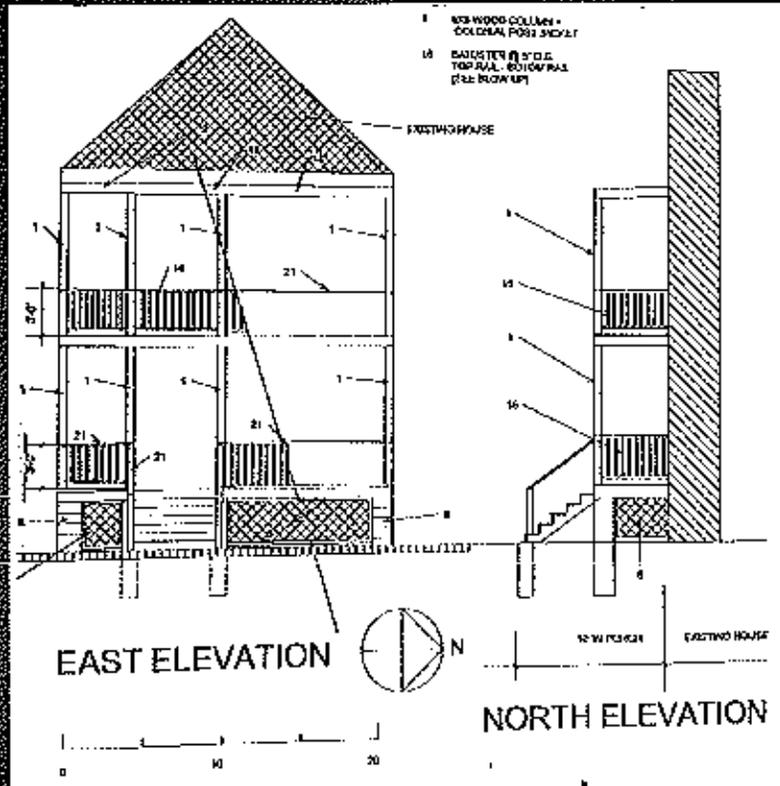
LAKWOOD
OHIO

2038 Robin

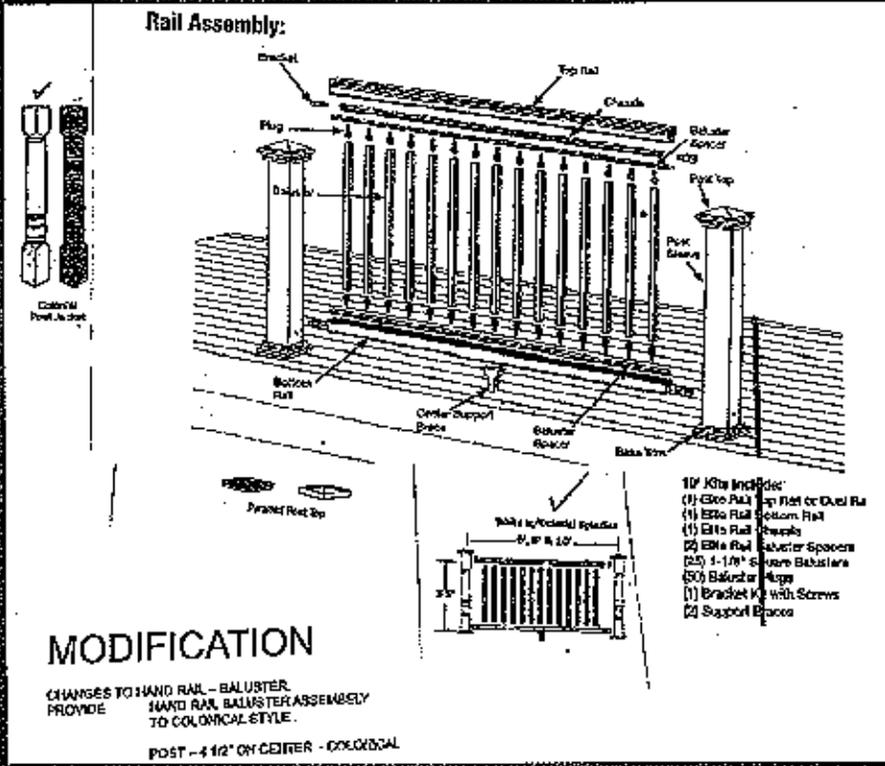


LAKWOOD
OHIO

2038 Robin



2038 Robin



2038 Robin



LAKWOOD
OHIO

1433 Elbur



LAKWOOD
OHIO

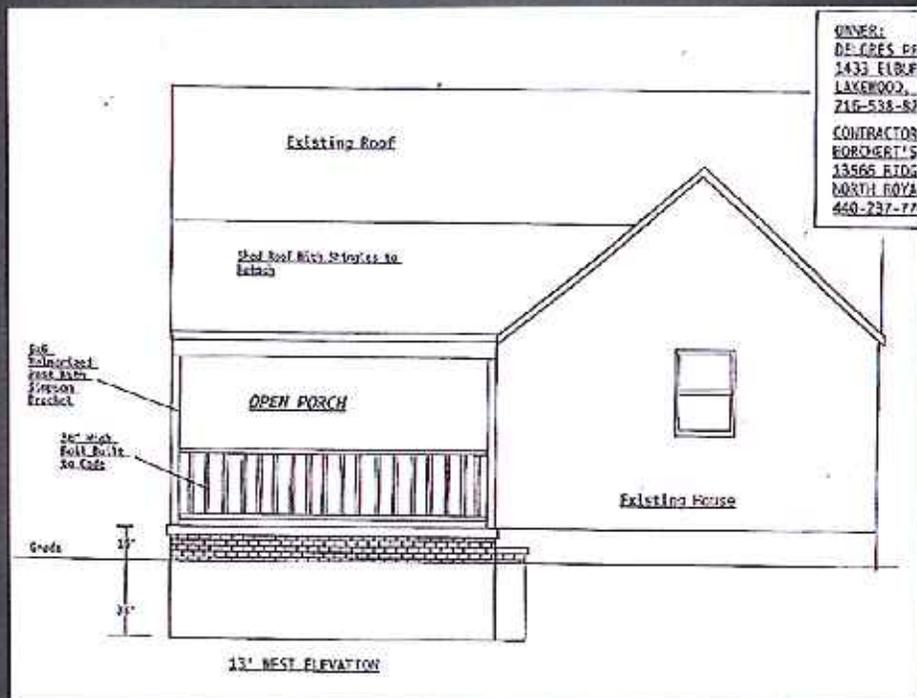
1433 Elbur



Neighboring Property



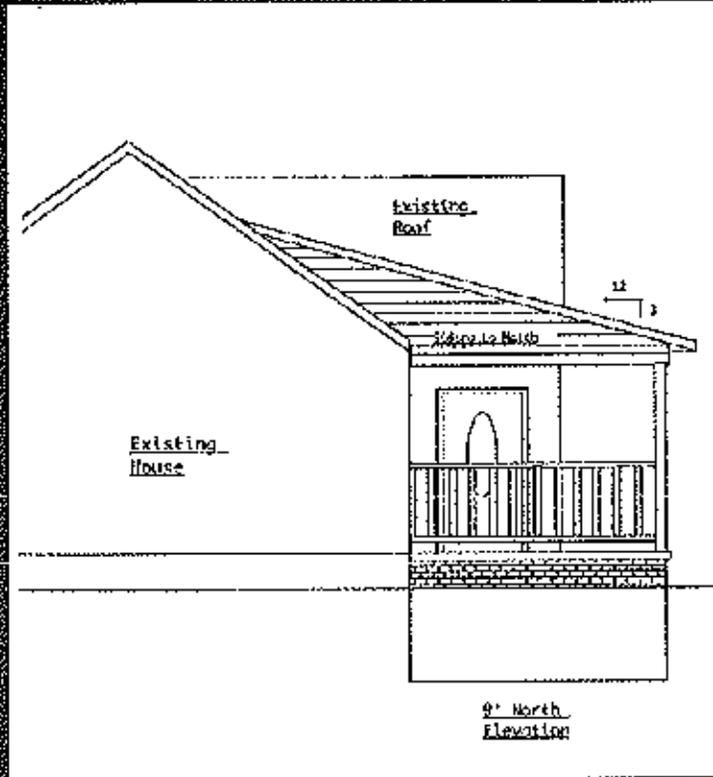
1433 Elbur



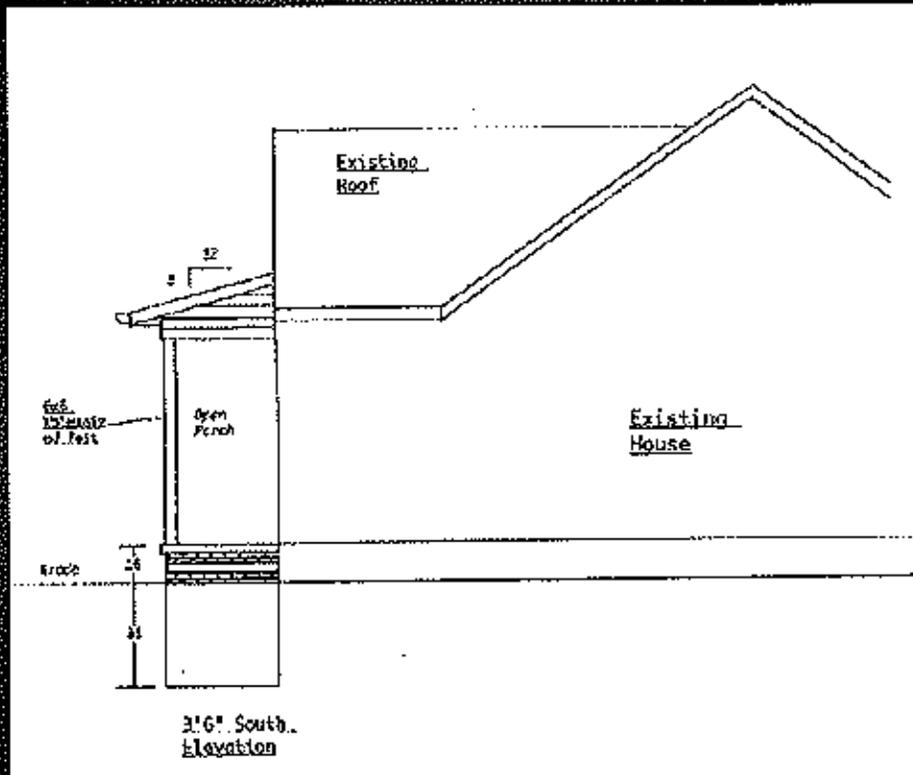
OWNER:
 DE. GRES. ES
 1433 ELBUR
 LAKEWOOD,
 716-538-82
 CONTRACTOR:
 ROBERT'S
 13566 RIDG
 NORTH HOVS
 440-237-77



1433 Elbur



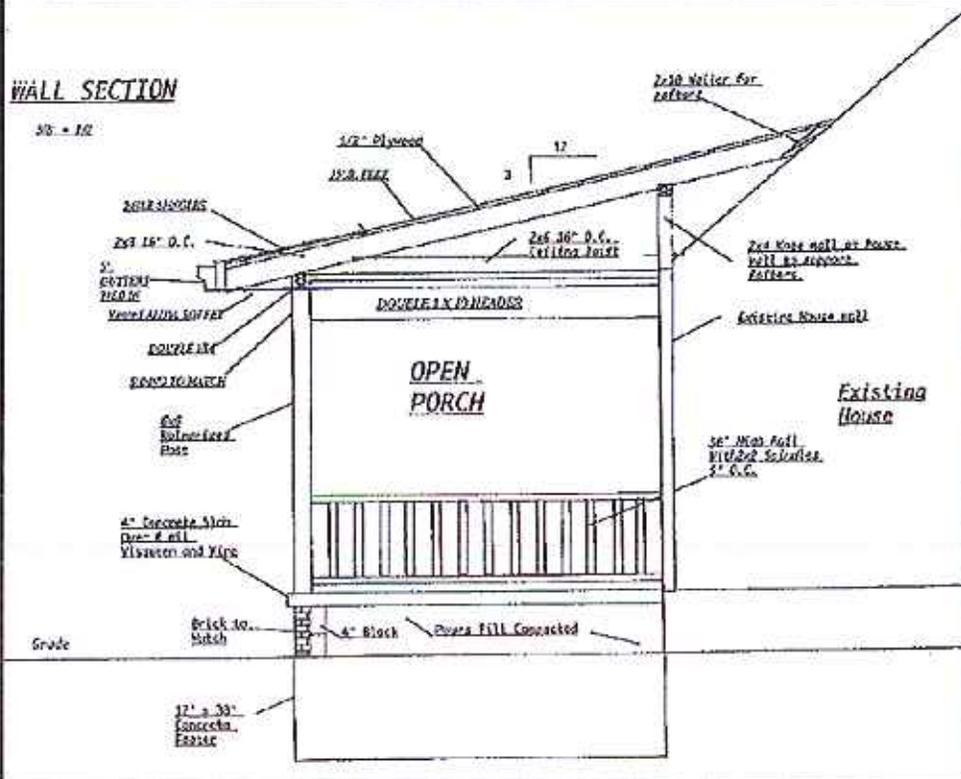
1433 Elbur



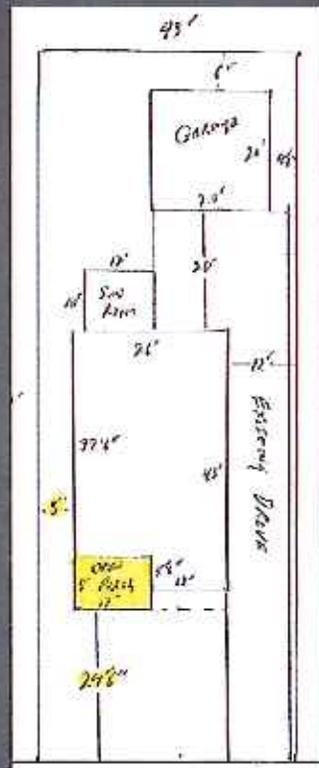
1433 Elbur

WALL SECTION

3/8" x 1/2"



1433 Elbur

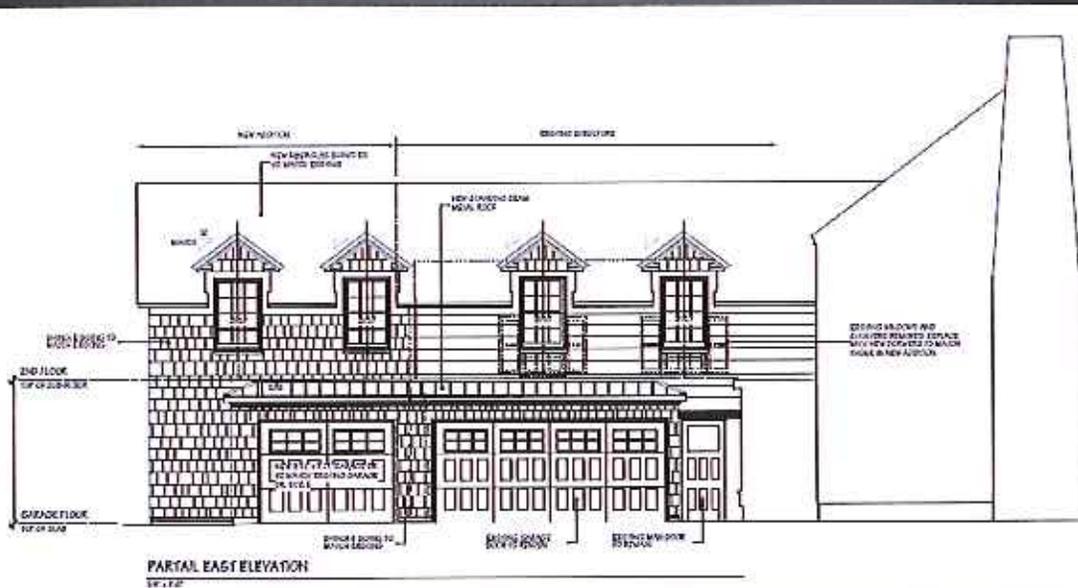


1433 Elbur



LAKWOOD
OHIO

1002 Parkside



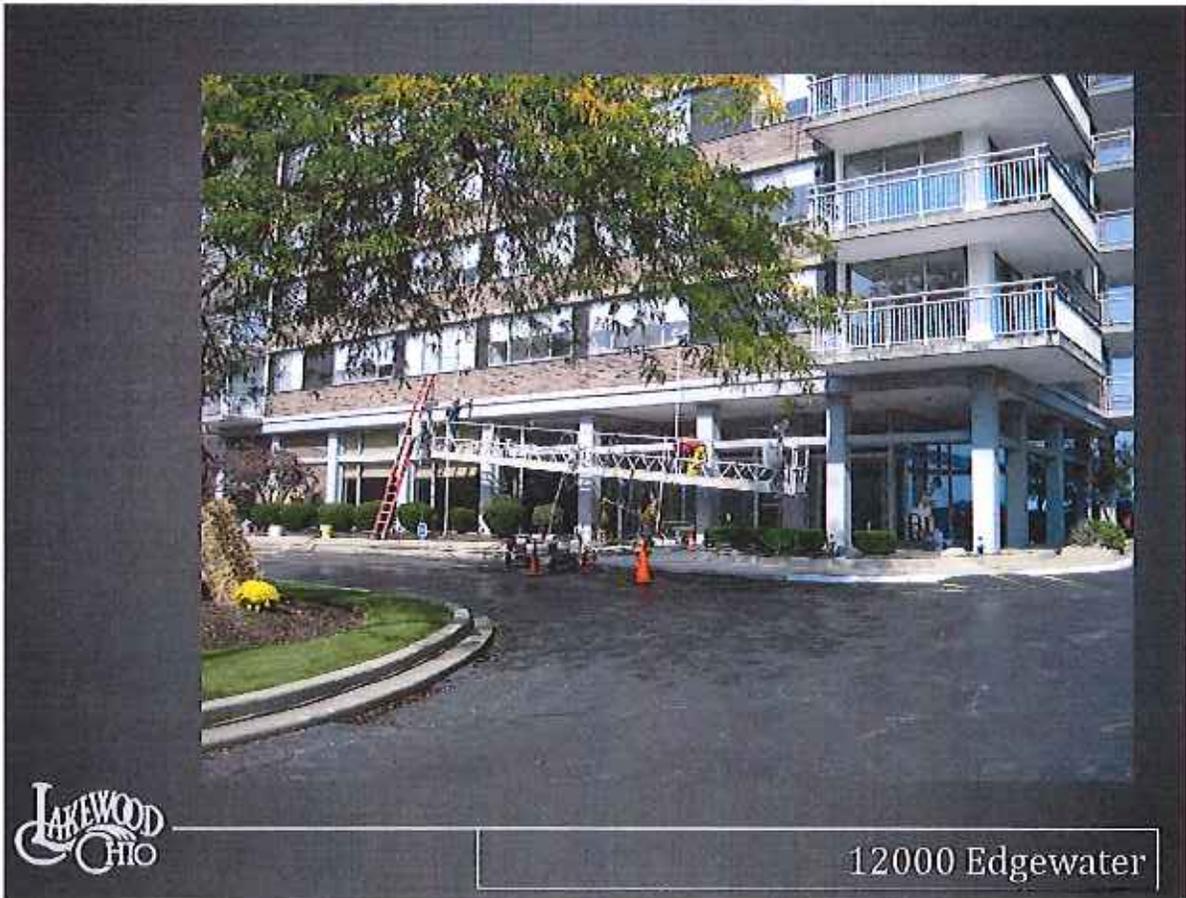
PARTIAL EAST ELEVATION
1/4" = 1'-0"

LAKWOOD
OHIO

1002 Parkside



12000 Edgewater



12000 Edgewater



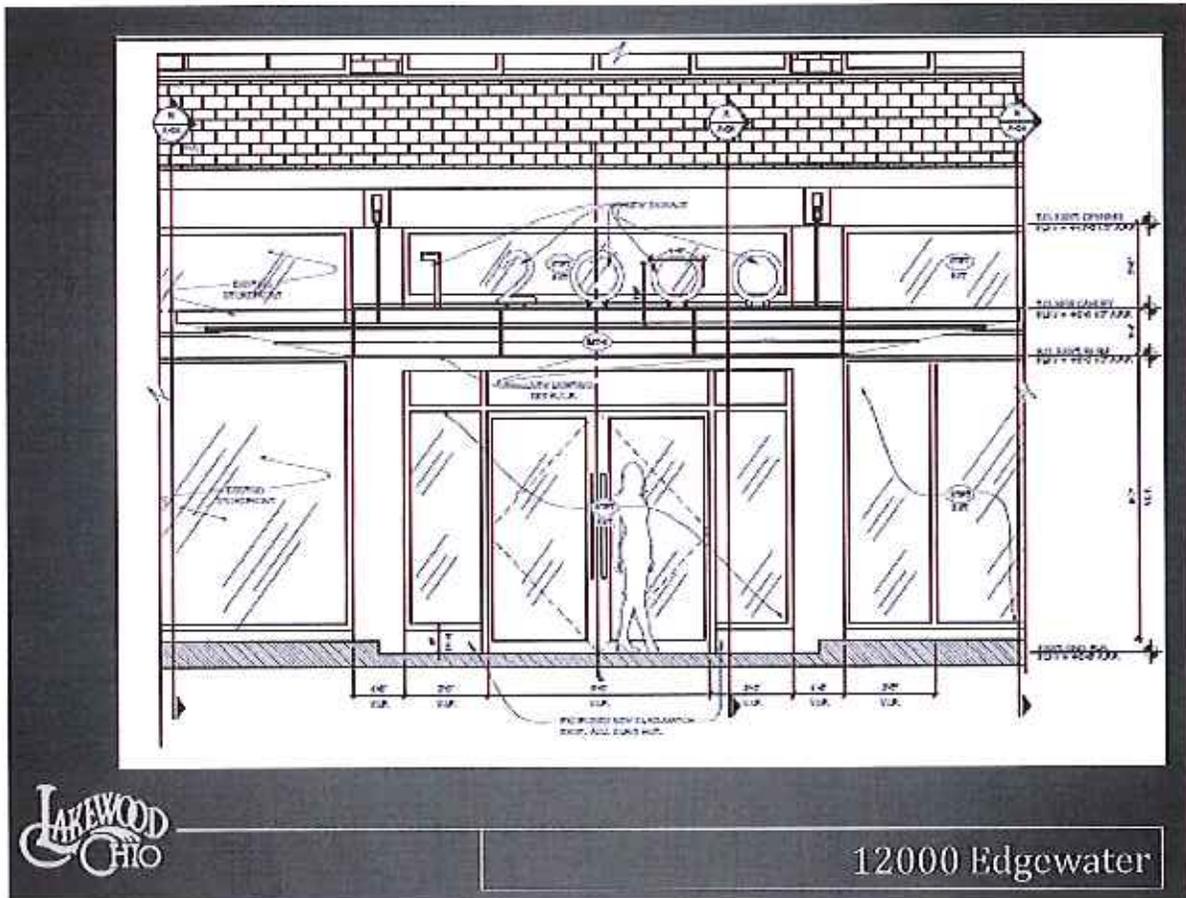
LAKWOOD
OHIO

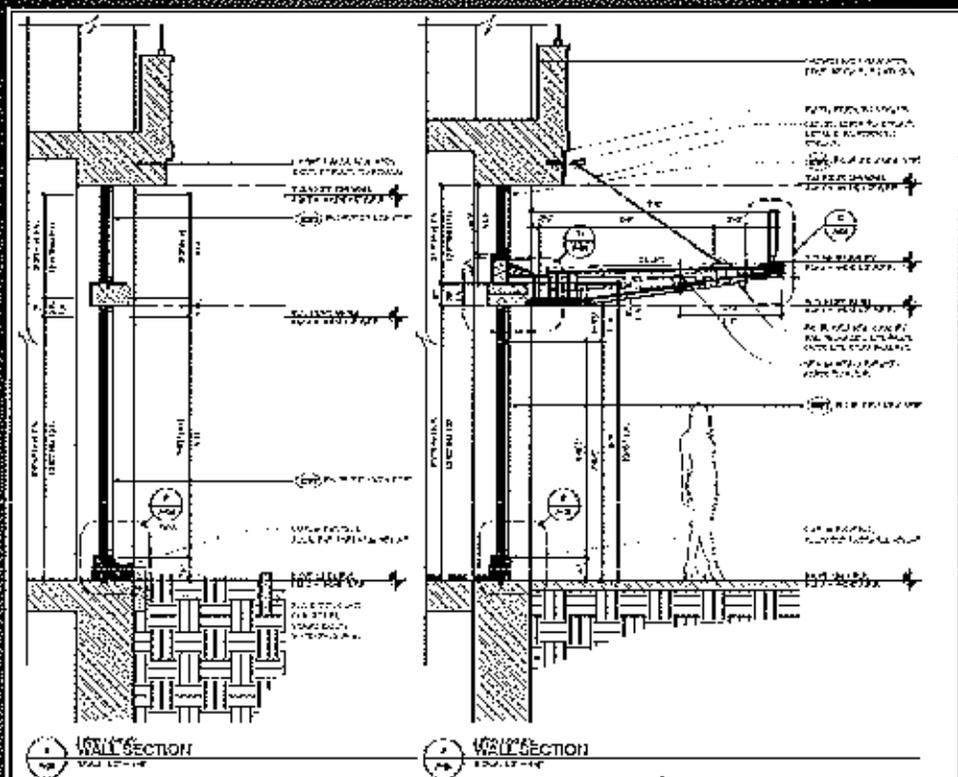
12000 Edgewater



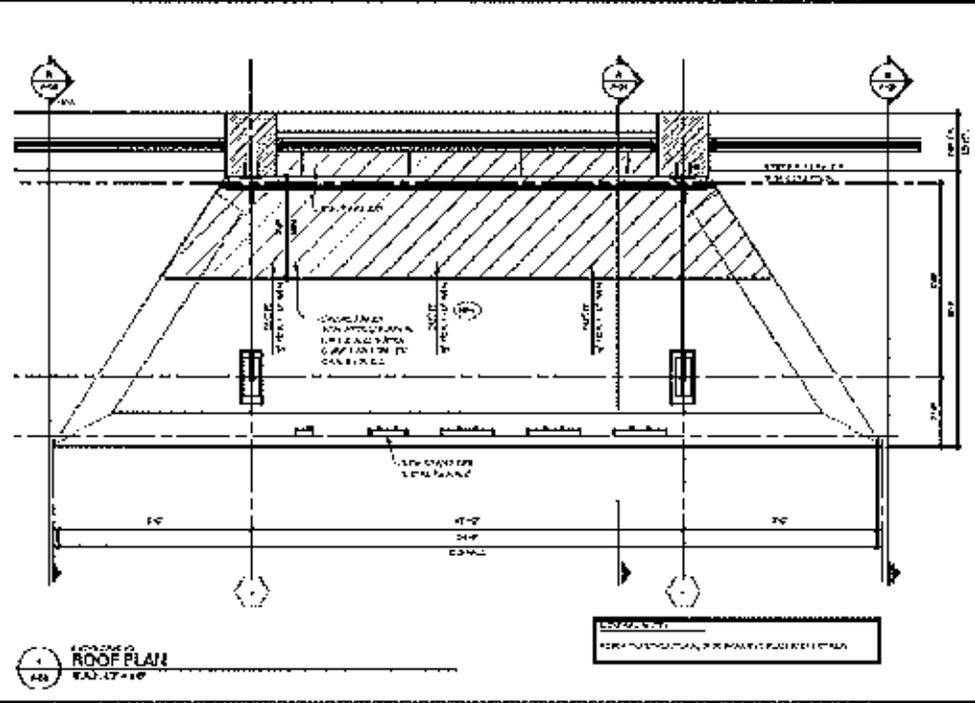
LAKWOOD
OHIO

12000 Edgewater

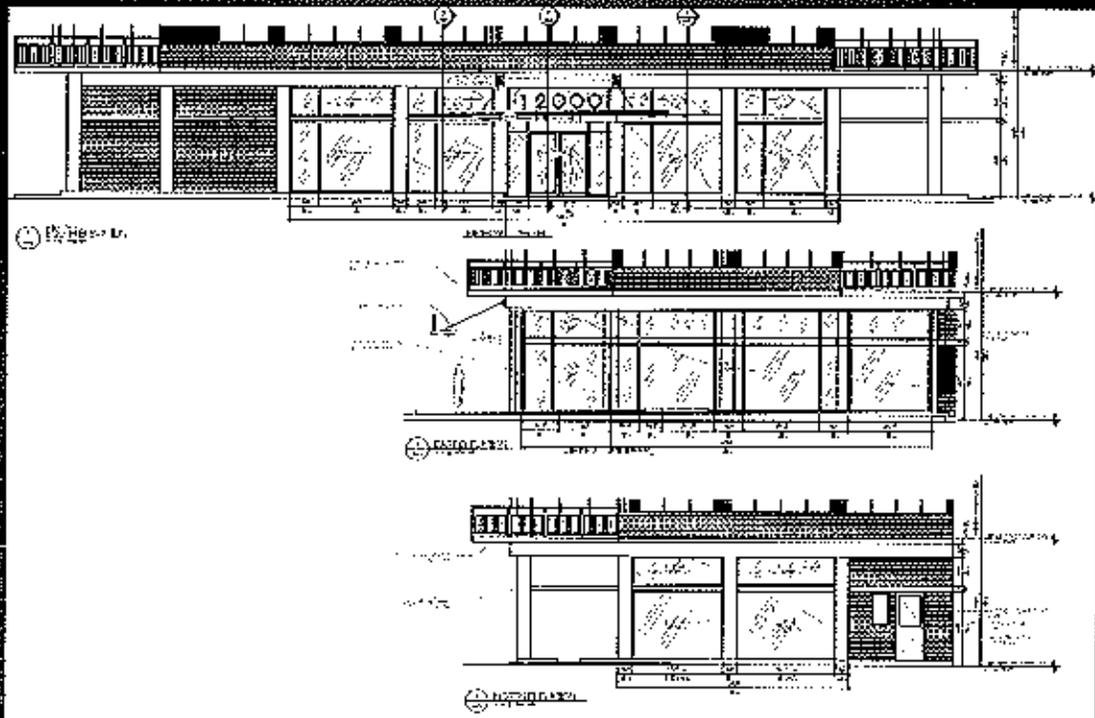




12000 Edgewater

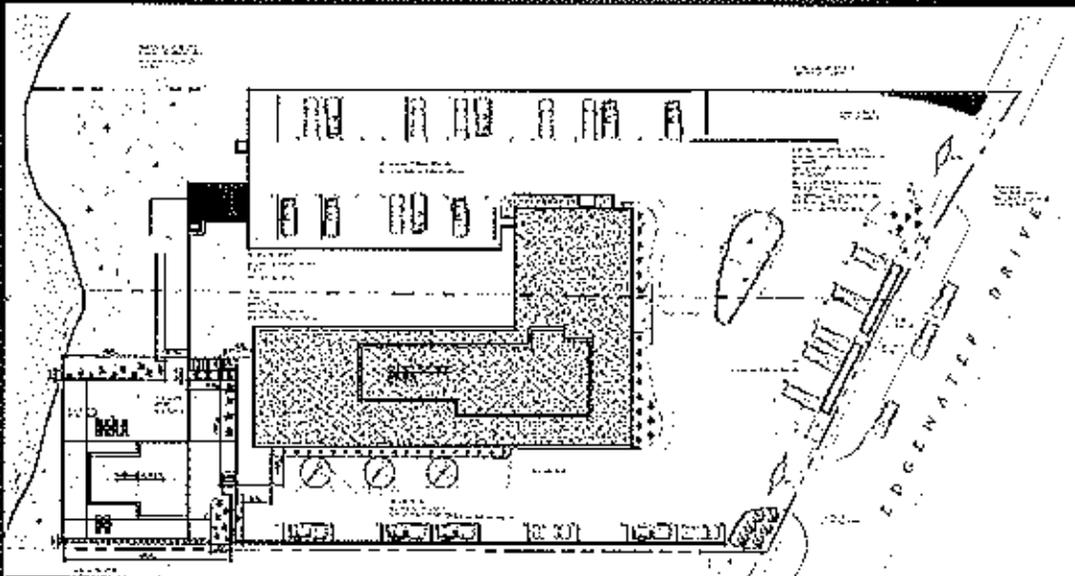


12000 Edgewater



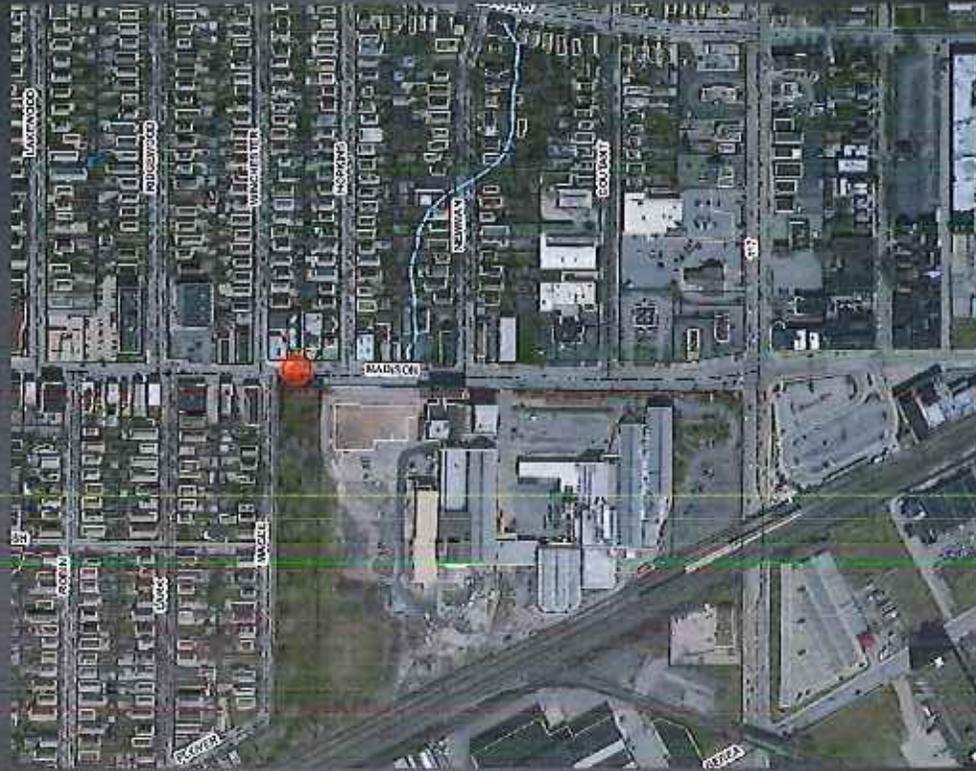
LAKWOOD
OHIO

12000 Edgewater



LAKWOOD
OHIO

12000 Edgewater



12112 Madison Avenue



12112 Madison



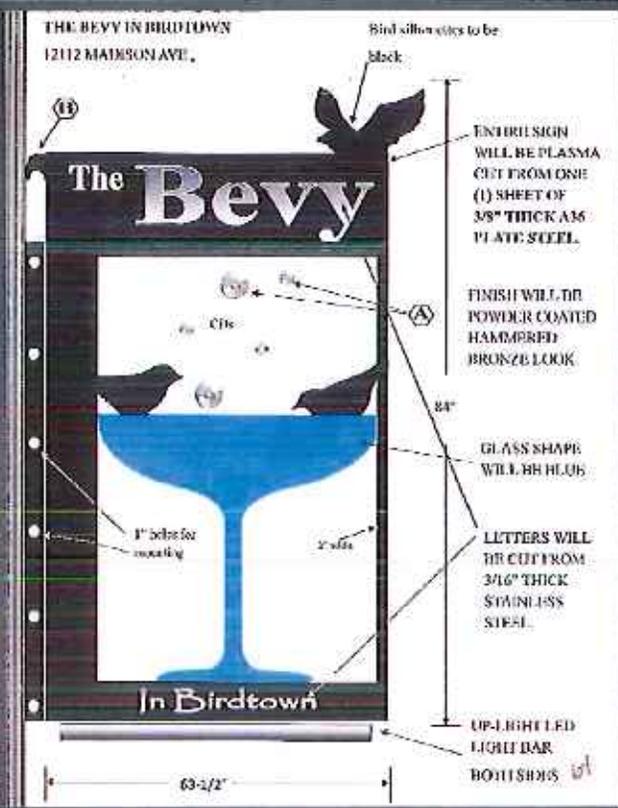
LAKWOOD
CHICAGO

12112 Madison

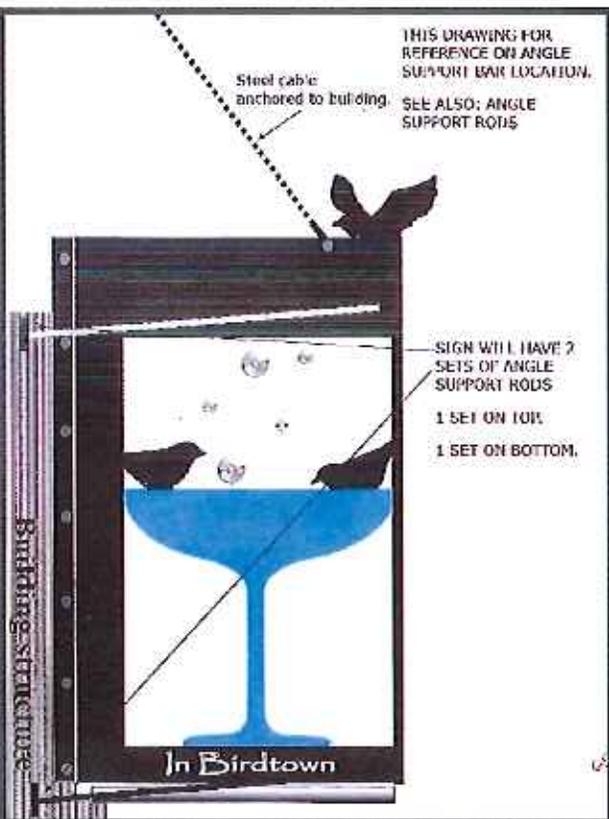


LAKWOOD
CHICAGO

12112 Madison



12112 Madison Avenue



12112 Madison Avenue

Sky View

Angle support rods

2 Sets / 4 rods

304 Stainless Round .625 (5/8") dia. Welded to stainless mounting plates to be bolted to sign at top and bottom.

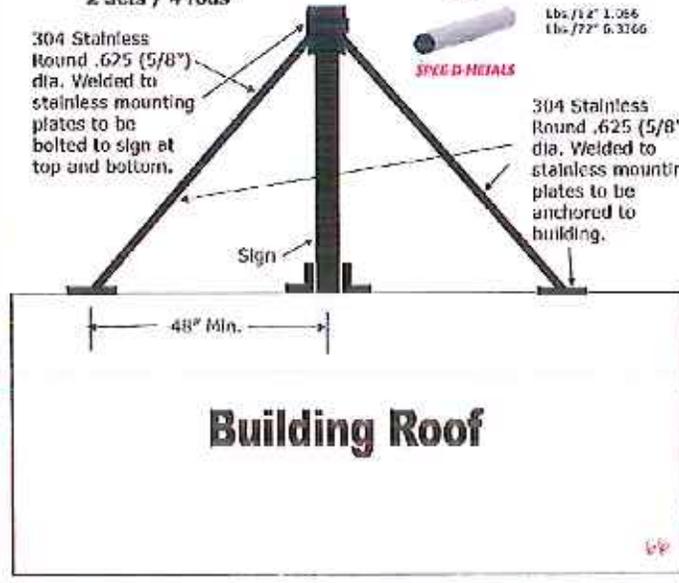


SPEED METALS

00710

Lbs./12" 1.056
Lbs./72" 6.3166

304 Stainless Round .625 (5/8") dia. Welded to stainless mounting plates to be anchored to building.



12112 Madison Avenue



2 CDs bonded together with 100% silicon. Mini CDs will also be used.

Brass rivet

Ball bearing swivel

Piano wire



12112 Madison Avenue

SIGN PROPOSAL

THE BEVY IN BIRDTOWN

12112 MADISON AVE.,

sign 2

The overall concept of this sign design is to have a 24ft long X 26" high music graph with musical Notes and musical instruments on it all Plasma cut from one piece of 3/16" thick A36 steel.

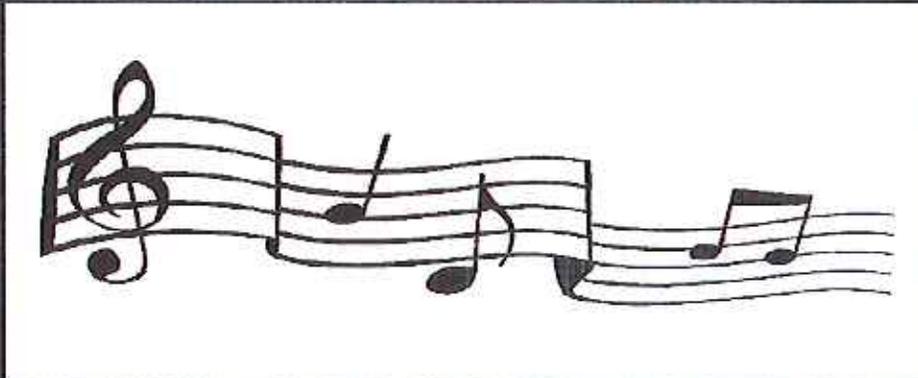
Sign will be anchored to building using standoffs to add dramatic 3D effect.

Letters and notes will be back-lit using LED lighting.

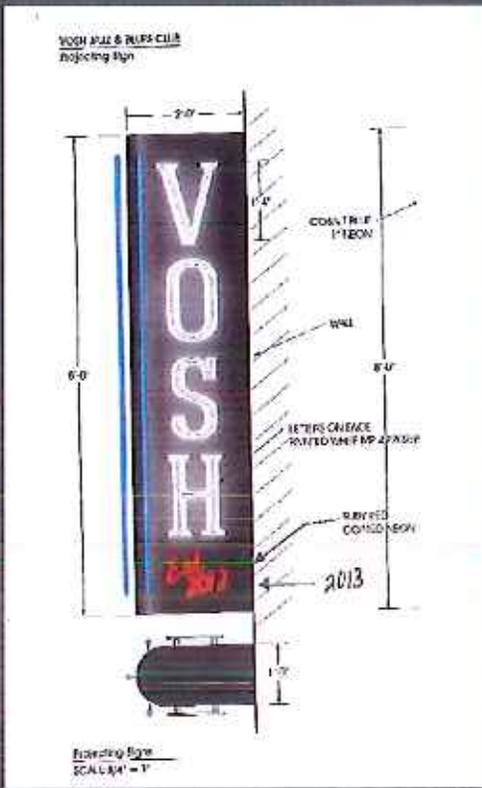
Finish will be hammered bronze color.



12112 Madison Avenue



12112 Madison Avenue



1394 Cranford

Projecting Sign

2'-0"

6'-0"

COAXIAL BUS 1/2" EGM

WALL

LETTERS ON FACE
MOUNTED ON FMP 2X3X8

PLUGGED
CONDUIT EGM

15' OF FIBER OPTIC CABLE FOR EACH SIDE TO WALL
(15' TOP AND 15' BOTTOM) FABRICATED AS AVAILABLE

2013

SCALE
New
GRID
Elev
50'

SEC
SEE 10'



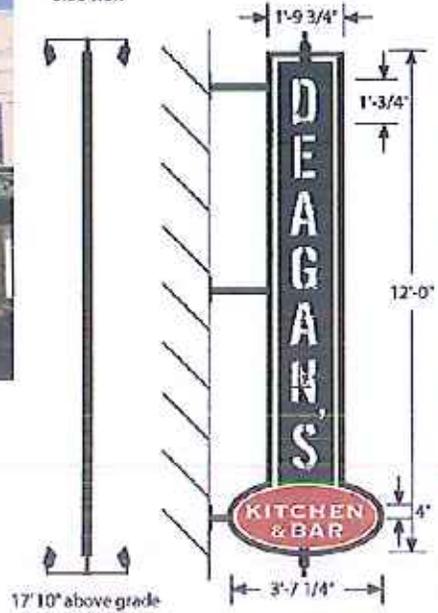
1394 Cranford





SIZE DIRECTION IN PHOTO IS ONLY AN APPROXIMATION

side view



1394 Cranford



14412 Detroit Avenue



LAKWOOD
CHIC

14412 Detroit Avenue



LAKWOOD
CHIC

14412 Detroit Avenue



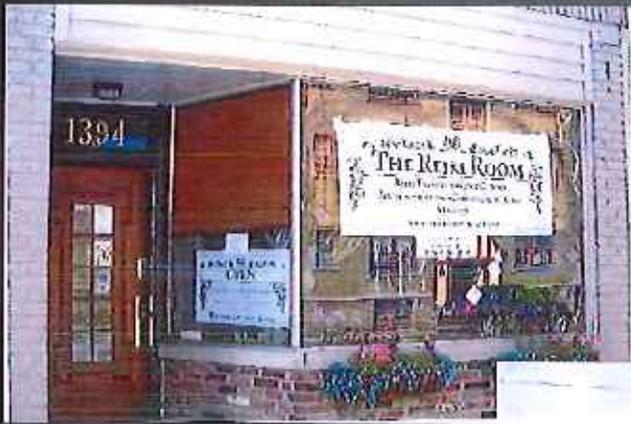
TEXT AREA 11' X 50'



14412 Detroit Avenue

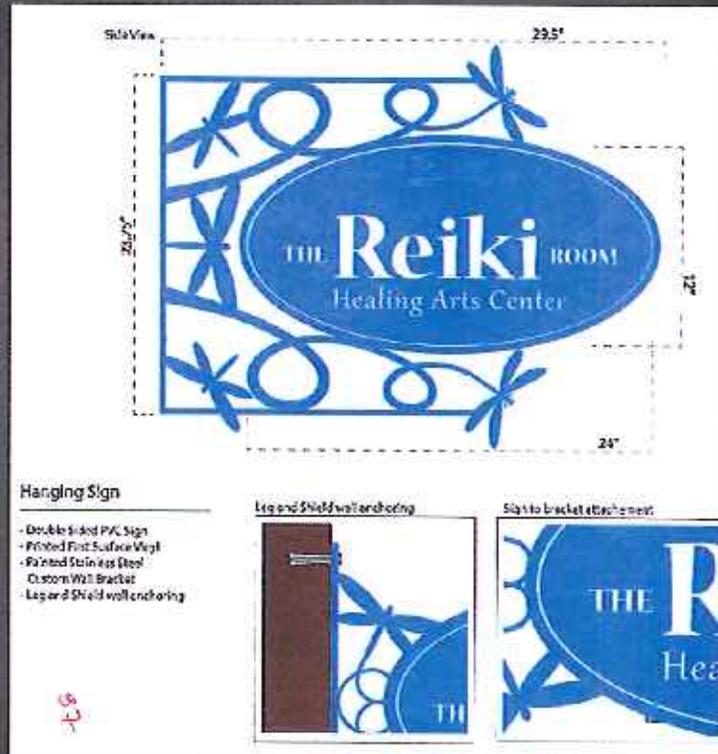


1394 Cranford



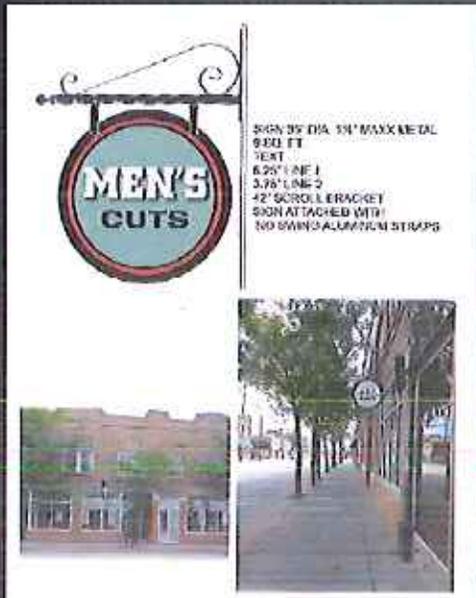
LAKELWOOD
OHIO

1394 Cranford



LAKELWOOD
OHIO

1394 Cranford

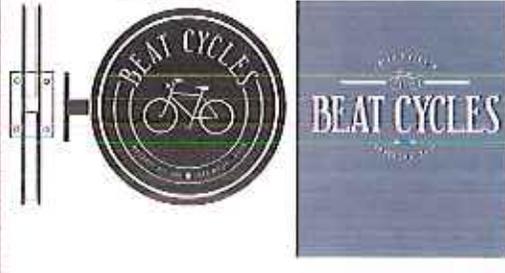


Sign 35" dia. 5/8" max metal
 9.00 FT
 TEXT
 6.25" LINE 1
 3.75" LINE 2
 42" SCROLL BRACKET
 SIGN ATTACHED WITH
 NO SWING ALUMINUM STRAPS



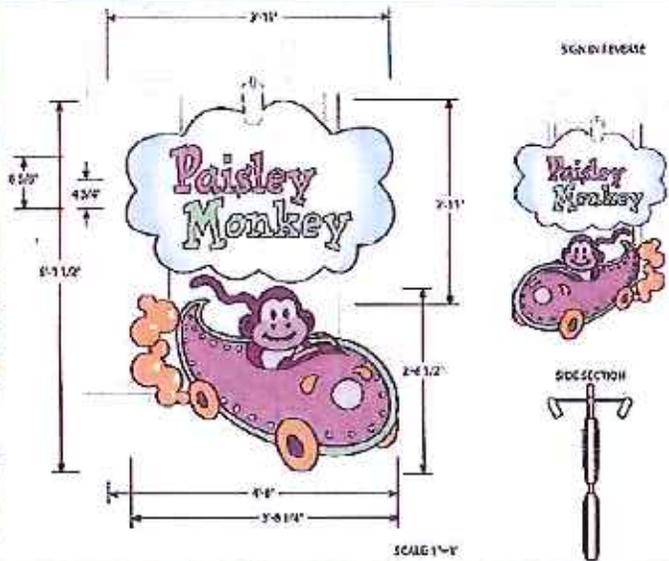
30" dia
 max metal w/
 vinyl print graphics
 text 3.5" x 22

Logo 68.5" x 32" White vinyl
 text line 1- 11.5" x 58.5" w
 outer text 1" x 20" wide



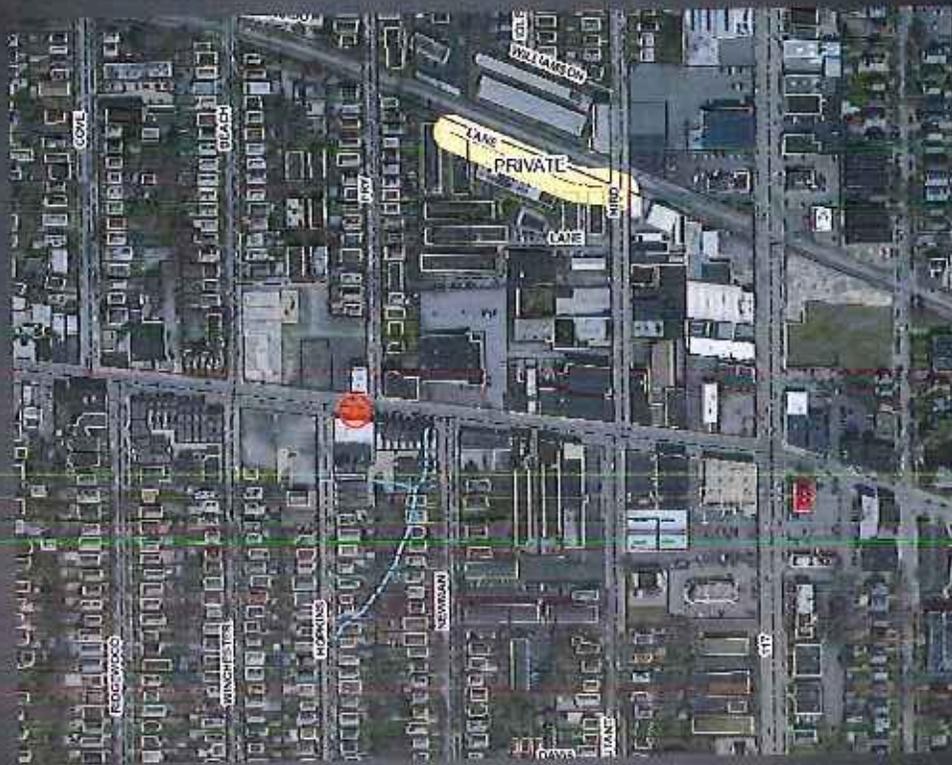
LAKWOOD
 OHIO

1394 Cranford



LAKWOOD
 OHIO

1394 Cranford



LAKWOOD
OHIO

12005-07 Detroit Avenue



LAKWOOD
OHIO

12005-07 Detroit Ave



LAKWOOD
OHIO

12005-07 Detroit Ave



NEIGHBORING BUSINESS

LAKWOOD
OHIO

12005-07 Detroit Ave

EVEREST GROCERY LLC
Indian & Nepali Grocery Store



12005



12005-07 Detroit Ave

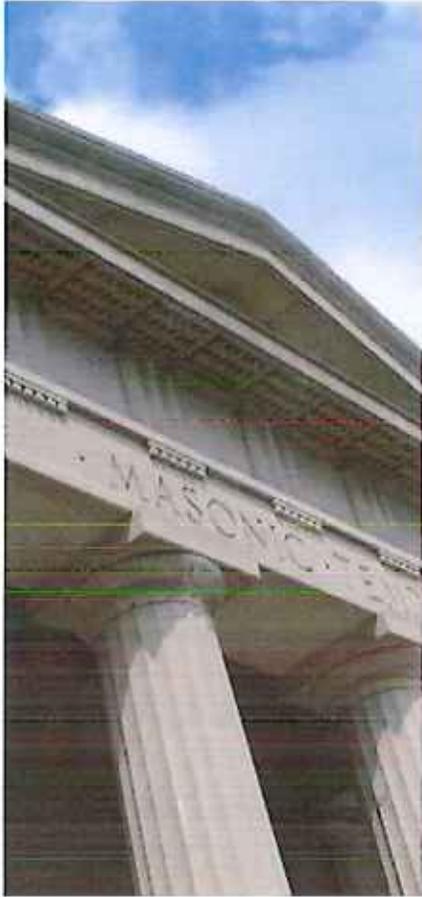
EVEREST GROCERY LLC
Indian & Nepali Grocery Store



12005



12005-07 Detroit Ave



Board of Building Standards

Architectural Board of Review

Sign Review Board

October 2014

