

Regarding the rear of the building, windows were placed next to each door. The rear entry doors would be for patron entry. An attempt was being made to eliminate the diagonal canopy support struts by using a cantilevered system.

The Board felt it had the appearance of a fascia rather than a canopy and had no objection to thinner diagonal struts. The rear entrance doors looked utilitarian. Mr. Margulies said he would make them full view glass; signage could be added. The Board suggested the canopies be widened to cover both the door and window for each tenant. The rear elevation needed to look like a front entrance as patrons would park and enter from the rear lot, perhaps by adding a window system. There would be 12 inch bulkheads capped the same as the window frames in classic bronze.

Addressing the site plan, the Board suggested mixing needle pine, extending the boxwood along the front to along the side of Manor Park, and using arborvitae along the rear board-on-board fence. When asked what use was the property behind the fence, Mr. Margulies replied he did not intend to use the property because it was a sloping lot; the existing trees and grass would remain. A matching brick enclosure would house the dumpster. Recessed lighting would be under the canopies with additional lighting on the back and side to illuminate the driveway and parking. There might be a post light near the dumpster. A lot of ambient lighting was in the area already. The Board wanted to know the method for scoring the columns. Mr. Margulies said the material arrived in a 16 inch high by 24 inch wide pattern. The columns were 24 inches wide and protruded about eight inches from the building. The renderings needed to be more defined showing the columns in relationship to the building, the bulkheads, the wood on the east and west elevations.

Don McKeown, 14126 Detroit Avenue lived next in the next door apartment building. Referencing the site plan, he expressed concern about the close proximity of the dumpster to his apartment window and the privacy fence between the properties, and the detrimental effect to the attraction of future tenants. He suggested the elimination the drive aisle and reduction of the front sidewalk depth thereby providing more street frontage and removing a curb cut. The retaining wall and plantings specifications were not provided. He was concerned about light pollution from the dumpster area.

Sandra McElwain, owner of 14126 Detroit Avenue said she agreed with Mr. McKeown and was concerned about the close proximity of the retaining wall and privacy fence to her building. She was in the process of getting a property survey. She did not want people to use her property to enter and maintain the space behind the board-on-board fence; there needed to be access from the subject property parking lot. She wanted the privacy fence extended to the rear property line in order to block access onto her property. Concern about the light by the dumpster was because the apartment bedrooms were in the rear of the building. She referred to an orange, wooden stake between the properties and wondered what its purpose was. Mr. Margulies it was a survey stake indicating the property line.

Sean McDermott, Arthur Avenue appreciated the development coming to the area. Details were lacking and needed to be provided. He noted the driveway onto Manor Park had major utilities next to it; AT&T boxes. Their relocation would be costly and took time. Pedestrian accessibility was lacking; adherence to the City's guidelines was strongly urged.

Public comment was closed as there was no one else to speak on the matter. Mr. Sylvester stated the applicant should address the concerns prior to input from city staff.

John Faile, 31413 Drake Drive, Bay Village, architect for the project addressed the aforementioned concerns. He said any plans submitted to the Division of Housing and Building ("H&B") for building permits had to comply with codes.

The Board asked about the existing utility boxes. Mr. Faile said there was discussion about them. Either the boxes would have to be moved or the driveway moved. The Board emphasized any move of the boxes would be costly and lengthy in time. Mr. Faile said the dumpster location was not perfect but could be helped; if its location was within the zoning code, it was within the right of the property to located it where wanted.

Mr. Sylvester added there was a question about the board-on-board fence. Mr. Faile replied that Mr. Margulies mentioned that a gate would be installed for access to the rear property for maintenance. The retaining wall would be enough to allow for parking; the retaining wall material was _____. Mr. Sylvester said the dumpster location was the best for the site. The board-on-board fence was suitable for the project. In concept, the building was good; however, details were lacking. Another month was needed for finalization of the design.

Mr. Molinski reiterated Mr. Sylvester's and Board's comments about numerous items. He said the pilasters and wood portions on the south side looked foreign and needed consideration. He recommended the fence be placed on the property line to encompass the entire site.

Mr. Sylvester recapped the items for consideration:

Need cut sheets for doors of front and rear elevations, specs for storefront system including the bulkheads and transom windows; stamped concrete for sidewalks; tree wells have rolled curbs, need tree well sizes; two columns under the wood; provide thinner canopies, perhaps 10 inches thick; signage for the rear elevation would be a comprehensive package submitted separately; plant selection; southern property line; rear elevation needs detail; spec sheets for building and lot lighting; and brick return into the wood.

The Board had nothing to add except verification of the property line stake placement. It was determined that was done at inception of the project. The Board needed details prior to approval. Mr. Faile argued for approval with conditions.

A motion was made by Mr. Orban, seconded by Mr. Robar to DEFER the item until the meeting of January 15, 2015. All of the members voting yea, the motion passed.

Items 5 & 7 are called together as they are the same property.

5. Docket No. 11-110-14 - A C 13714 Madison Avenue
Kidzenia Learning Center

Approve Erin Gendt
 Deny LDA Architects, Inc.
 Defer 5000 Euclid Avenue, Suite 104
Cleveland, Ohio 44103

The applicant requests the review and approval for renovation of an existing church to a full service daycare center with new entry addition. This item was deferred from the meeting in November. (Page 6)

*Note: the applicant has requested a deferral of this item until the meeting of January 15, 2015.

SIGN REVIEW

7. Docket No. 11-110-14 - S 13714 Madison Avenue
Kidzenia Learning Center

Approve Erin Gendt
 Deny LDA Architects, Inc.
 Defer 5000 Euclid Avenue, Suite 104
Cleveland, Ohio 44103

The applicant requests the review and approval of signage for a new business. This item was deferred from the meeting in November. (Page 6)

*Note: the applicant has requested a deferral of this item until the meeting of January 15, 2015.

Mr. Sylvester advised the Board the applicant was working through the parking analysis to see if the project was feasible and had requested a deferral until the meeting in January 2015.

A motion was made by Mr. Orban, seconded by Mr. Evans to DEFER Docket No. 11-110-14 - A and Docket No. 11-110-14 - S until the meeting of January 15, 2015. All of the members voting yea, the motion passed.

SIGN REVIEW

8. Docket No. 11-114-14 **11922 Madison Avenue
East End Bistro & Pub**

- Approve Brandy Maxcy
- Deny East End Bistro & Pub
- Defer 34399 Puth Drive
Avon, Ohio 44011

The applicant requests the review and approval of the name change to an existing sign. This item was deferred from the meeting in November. (Page 8)

Mr. Sylvester advised the Board the applicant was requesting a referral until the meeting of January 2015.

A motion was made by Mr. Orban, seconded by Mr. Evans to DEFER the item until the meeting of January 15, 2015. All of the members voting yea, the motion passed.

NEW BUSINESS

Items 9 & 11 are called together as they are the same property.

ARCHITECTURAL BOARD OF REVIEW

9. Docket No. 12-122-14 - A C **17921-23 Detroit Avenue
Madonna Enoteca Ristorante**

- Approve Maggie Gallagher
- Deny MG Real Estate LLC
- Defer 12700 Lake Avenue, #2210
Lakewood, Ohio 44107

The applicant requests the review and approval of proposed awning for a new restaurant. (Page 9)

SIGN REVIEW

11. Docket No. 12-122-14 - S **17921-23 Detroit Avenue
Madonna Enoteca Ristorante**

- Approve Maggie Gallagher
- Deny MG Real Estate LLC
- Defer 12700 Lake Avenue, #2210
Lakewood, Ohio 44107

The applicant requests the review and approval of proposed signage for a new restaurant. (Page 9)

Maggie Gallagher, applicant was present to explain the request. Since the pre-review meeting, no changes were made to the canopy. It was of galvanized aluminum and polycarbonate translucent panel and under lit. The Madonna signage was illuminated. A decal would be along the lower portion of the window in a script.

The Board liked the canopy and would serve as the signature. The Board was concerned about use of stone as filler under the lower façade where the second entry door and window were removed. As it would not extend to the sidewalk, it was suggested to replace with a wooden bulkhead, such as AZEK. It would be less costly than stone/masonry.

Public comment was closed as there was no one to speak on the matter. Mr. Sylvester noted the plans called for folding windows, and spec sheets for the window system had not been provided. He was not opposed to the stone. Mr. Molinski stated further detail was needed for the canopy and mounting materials.

A motion was made by Mr. Orban, seconded by Mr. Evans to DEFER Docket No. 12-122-14 - A and Docket No. 12-122-14 - S until the meeting of January 15, 2015. All of the members voting yea, the motion passed.

Items 10 & 12 are called together as they are the same property.

ARCHITECTURAL BOARD OF REVIEW

10. Docket No. 12-123-14 - A C 1388 Riverside Drive
Robusto & Briar

Approve Christopher Allen Tadych, AIA
 Deny Architects LLC
 Defer 820 West Superior Avenue, Suite 140
Cleveland, Ohio 44113-1800

The applicant requests the review and approval of proposed changes to front façade of a new business. (Page 19)

SIGN REVIEW

12. Docket No. 12-123-14 - S 1388 Riverside Drive
Robusto & Briar

Approve Christopher Allen Tadych, AIA
 Deny Architects LLC
 Defer 820 West Superior Avenue, Suite 140
Cleveland, Ohio 44113-1800

The applicant requests the review and approval of proposed signage for a new business. (Page 19)

Chris Tadych, applicant and Patrick Siegel, business owner, were present to explain the request to add bay windows to the façade and to coat the brick in a different color. This would incorporate the building visually into the Detroit Avenue commercial district. The windows would extend one foot above the sidewalk into the public right-of-way. The provided a sample of the window system. The front doors would be bronze ionized with carriage lights on either side. Transom windows would be added. A red color would be painted on the brick, a band of granite would go along the bottom, and above the windows would be a bronze ionized material. Photographs were provided to the Board that showed neighboring buildings. The influence for the copper topped windows was from the former Bonne Bell complex and abutting neighbor. Windows and muttons were discussed; hopper or double-hung windows were desired for fresh air cross-ventilation.

The Board liked the current color of the brick. There would be a lot of maintenance with a painted brick. The blade sign was perfect and noticeable from Detroit Avenue. They suggested working with the existing windows; not to have bay windows with the swoop copper. Awning would be a way to introduce color.

Mr. Sylvester recommended a deferral until January 2015.

Heather Ridge, Clifton Boulevard liked the building as it was. It ranked highly with the Lakewood Heritage Advisory Board as an IA. It was a 1920s commercial building that needed protecting.

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

The Board thought the blade sign was perfect and appropriate. The existing bracket would be used. LED lights would be mounted with no exposed conduits.

A motion was made by Orban, seconded by Ms. Stockman to APPROVE Docket No. 12-123-14 – S. All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, seconded by Mr. Robar to DEFER Docket No. 12-123-14 – A until the meeting of January 15, 2015. All of the members voting yea, the motion passed.

SIGN REVIEW

13.	Docket No. 12-124-14	12222 Detroit Avenue Bruce's Auto
	<input type="checkbox"/> Approve	Bruce R. Henthorn
	<input type="checkbox"/> Deny	4014 West 163 rd Street
	<input type="checkbox"/> Defer	Cleveland, Ohio 44135

The applicant requests the review and approval of proposed signage for a new business. (Page 25)

Bruce Henthorn, business owner was present to explain the request. Bruce's Auto was the name of the store and sold Cooper Products. Mr. Sylvester stated signage code indicated the name of the primary business name should be larger although advertisement of products was allowed. The Board said that the names Bruce's Auto and Cooper Tires should be flipped.

A motion was made by Mr. Orban, seconded by Mr. Musson to DEFER the item until the meeting of January 15, 2015. All of the members voting yea, the motion passed.

14.	Docket No. 12-120-14	13808 Detroit Avenue Lolita Salon & Spa
	<input type="checkbox"/> Approve	Andre Khavam
	<input type="checkbox"/> Deny	12700 Lake Avenue, #2013
	<input type="checkbox"/> Defer	Lakewood, Ohio 44107

The applicant requests the review of proposed signage. (Page 33)

Andre Khawam, applicant was present to explain the request. The sign box was two foot by eight foot with individual channel letters. The acrylic letters and vertical stroke protruded about four to five inches from the face of the sign; the word spa extended about one half inch. The Board liked the graphics. Discussion ensued about the depth of the letters.

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

A motion was made by Mr. Orban, seconded by Mr. Evans to **APPROVE** with the stipulation the sign has a four inch (4") depth total. All of the members voting yea, the motion passed.

15. Docket No. 12-121-14

16210 A Madison Avenue
New China King

- Approve
- Deny
- Defer

Hoa Chen
16210 A Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of proposed signage for a new business. (Page 37)

Anthony Karen was present to explain the request. Each channel letter was one and half inches deep and on two raceways. Each raceway was three by three and burgundy in color. Because of the narrowness of the space, the word NEW was reduced to one and one half feet wide. All of the neighboring business signs were individual channel letters on the box system; none of the fonts matched. Mr. Sylvester supported the application as submitted. The Board concurred.

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

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

The Board added they wanted a smaller raceway. The applicant had changed the design already to match the size of the mortar.

REOPEN ITEM

ARCHITECTURAL BOARD OF REVIEW

16. Docket 10-107-12

C

1538 West 117th Street
Shell Gas Station

- Approve
- Deny
- Defer

Craig Dixon
Craig M. Dixon & Associates
29635 Detroit Road
Westlake, Ohio 44145

The applicant requests the review and approval of modifications to plans for a new gas station mini mart approved at the November 8, 2012 meeting. (Page 42)

Mr. Sylvester said the item is being reopened as construction had begun and deviated from the approved design and what was on file with H&B.

Craig M. Dixon said the business owner, Mr. Paramit Singh did not need the large windows on the south side; the current design was symmetrical with the side of the building and looked inviting. The owner did not want

windows on the south side for security reasons. Stone on the east side front entrance was added. The approved eight foot windows were decreased to four feet. The stone was called Ohio Limestone. The positioning and sizes of the front windows were changed from the approved.

The Board said the design was not supposed to resemble residential buildings but to introduce the residential district. Security was not the issue. Mr. Paramit Singh interjected there were criminal activities occurring in Lakewood. Three of the front windows were placed lower for more exposure. The smaller window probably had a security pass-thru drawer. The Board was not in favor of any proposed changes. With the stone entrance, the new proposal looked suburban and did not fit the building in Lakewood.

Public comment was closed as there was no one to speak on the matter. Mr. Sylvester echoed the Board's comments. He wanted the building to be built as approved in November 2012.

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

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 11-112-14

C 1381 West Clifton Boulevard
Former McKinley School Site

- Approve
- Deny
- Defer

Dru Siley, Director of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review of approximately 40 single-family townhouses with a combination of first floor living and traditional townhouse design. This item was deferred from the meeting in November. (Page 7)

Dru Siley, Director of Planning and Development was present to explain the request. A representative from RDI Architects was on hand to discuss the design changes, site plan, and building materials. Final approval was not being sought at the evening's meeting; a deferral until the meeting of January 2015 would be requested.

Greg Soltis, RDI Architects recalled there was a lot of interest in brownstone style buildings. Utilizing the presentation (made part of record), he described the entries, porches, exterior materials, the blending of townhouses and first floor masters, etc.

The Board confirmed the roofs were flat. The optional rooftop structures would be set back and not be visible from street level. The Board felt the renderings needed to be more dimensional to show the various bump-outs, setbacks, etc. the Board liked the exterior materials, felt the designs were going in the right direction, and trending into a more traditional style, the placement of windows helped define the entries and living areas. There was discussion about the rooftop structures not favored by some, bungalows built onto townhouses. The Board acknowledged it was a work in progress and it was going in the right direction.

Mr. Siley interjected that the flexible site plan was still being developed; it was market driven. The Planning Commission would decide the height, setbacks, etc. of the site plan.

Gerry Weber, Weber Architecture, Madison Avenue felt strongly the two-story units should be separate from the three-story ones. Height of the units should be in respect to the surrounding structures with the two-story units built on the

north portion of the site. Regarding the materials and design, he offered that the windows should be trimmed in stone, that stucco should not be used, and suggested the installation of a common access to the roof because the rooftop structures looked awkward and would be visible from the opposing side of West Clifton.

Paula Reed, 1208 Manor Park Avenue said there was improvement in the design but felt the townhouses should be on the West Clifton side with the bungalow units set in the interior and keeping the two styles separate.

Jeff Weber, 1095 Homewood Avenue addressed the issue of longevity. He encouraged the continued refinement of the design with respect to the traditional brownstone.

Heather Rudge, 13926 Clifton Boulevard encouraged the separation of the bungalows from the taller units. She inquired if a market study had been done particular to the site.

Gregg Labar, 17835 Northwood said there had been progress, primarily along Detroit and West Clifton. It appeared that the Northwood side was becoming the back of the site and wanted the Board to pay attention to that.

Dru Siley answered that fair treatment would be given to all four sides of the development perimeter. The first floor master units could be designed as separate from the townhouses; the development was evolving still. Next month's meeting will be provided a more fully formed elevations and compositions. A market study was being conducted currently along with price points yet to be determined. That is why flexibility to the plan was being requested. A repeat from the Rockport Development was to be avoided.

Greg Soltis said any end unit would wrap the corner to face the next direction; the north end unit on the West Clifton side would face Northwood Avenue.

The Board discussed there was a fair amount of stucco on existing houses and apartments in Lakewood, and noted there were a number of rooftop structures on existing apartment buildings. The Board liked the contrast of stucco with the brick and wood. Although the details were improved, they needed further consideration. The windows were trimmed but lacked sills. More thought was needed to the interior greenspace to make it feel more inviting to the pedestrian public with sidewalks, streetlights, etc. The number of townhouses along West Clifton depended on the entry points.

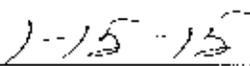
A motion was made by Mr. Orban, seconded by Mr. Musson to DEFER the item until the meeting of January 15, 2015. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Orban, seconded by Mr. Musson to ADJOURN the meeting at 8:14 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. Daniel Margulies
2. Dan McKrown
3. Sandra McEwan
4. ARON McELWAN
5. JOHN FALK
6. Sean McDermott
7. CHRISTOPHER
8. Patrick Siegel
9. Kurt Miske
10. Heather Pudge
11. Bruce L. Hoffman
12. ANDRE KHAMOUM

- Dan Margulies
- dk
- [Signature]

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

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, December 11, 2014

Craig LaBar.

MA



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. Paramount SA
2. W. Dixon
3. Don Siley
4. Gary Scott
5. GERRY WEBER
6. Paula Reed
7. Jeff Weber
8. _____
9. _____
10. _____
11. _____

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

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, December 11, 2014

Sylvester, Bryce

From: ruthb57@aol.com
Sent: Thursday, December 11, 2014 10:20 AM
To: Sylvester, Bryce
Cc: dru@toistudio.com; iandrews@lakewoodalive.com; sem1@clevelandmetroparks.com; Juris, Shawn; brendawepfer@hotmail.com; Sandra.McElwain@medmutual.com
Subject: Re: Manor Park & Detroit

Hello Bryce,

Thank you for sending this. I am a resident of Manor Park and still have some questions/concerns about this plan.

1. It seems that the apartment buildings are coming down as the current site does not seem quite big enough for this building proposal. Is that correct?
2. Will there be traffic signage for vehicles exiting the north side of the building indicating no right turn onto Manor Park going north? It seems this should be the case as it has been the case for traffic exiting McDonalds on Woodward and traffic exiting CVS on Arthur.
3. Considering there has been a gas station on this site for many years, with tanks below ground that are still there, how is it possible that a tenant that serves food can now be allowed to acquire the site? The corner of West Clifton and Detroit where Donofos is was vacant for 10 or more years in order for the ground to be safe after tanks were taken out from that gas station site.
4. Any indication of who the tenants will be for the other spaces?

Not to be cynical, but I do not believe it matters whether the residents of Manor Park disagree on this proposal as the city will move forward regardless, as they have done with other projects against the citizens requests. I do not feel this is the best proposal for this site.

I believe it would be in the best interest of the residents and the city, if the space was cleaned up, a small green space with benches be placed there until more thought and serious discussion could move forward towards a better plan.

Ruth Weible

-----Original Message-----

From: Sylvester, Bryce <Bryce.Sylvester@lakewoodoh.net>
To: Sylvester, Bryce <Bryce.Sylvester@lakewoodoh.net>
Cc: 'Dru McKeown (dru@toistudio.com)' <dru@toistudio.com>; 'Ian Andrews' <iandrews@lakewoodalive.com>; 'Sean McDermott (sem1@clevelandmetroparks.com)' <sem1@clevelandmetroparks.com>; Juris, Shawn <Shawn.Juris@lakewoodoh.net>; 'Brenda Pongracz' <brendawepfer@hotmail.com>; 'ruthb57@aol.com' <ruthb57@aol.com>; 'McElwain, Sandra' <Sandra.McElwain@medmutual.com>
Sent: Wed, Dec 10, 2014 4:56 pm
Subject: Manor Park & Detroit

All,

Please find attached the updated renderings, site plan, and landscape plan for the development at Manor Park and Detroit. Mr. Margulies will be presenting this to ABR tomorrow night. Please do pass the word to any parties interested in this update.

Call or email me if I can help answer any questions.

Thanks.

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



From: Sylvester, Bryce
Sent: Thursday, November 06, 2014 1:53 PM
To: Sylvester, Bryce
Cc: Dru McKeown (dru@toistudio.com); 'Ian Andrews'; Sean McDermott (sem1@clevelandmetroparks.com); Juris, Shawn; 'Brenda Pongracz'; ruthb57@aol.com; 'McElwain, Sandra'
Subject: FW: NOVEMBER ARB MTG.

Good afternoon everyone,

I'm writing to let you know that the development proposal at the corner of Manor Park and Detroit currently in front of the Architectural Board of Review will likely be deferred at the meeting on Thursday November 13th. The architect is still working on final design details, in addition to gathering material samples for the board. Please pass the word to any parties interested in this update, so as to potentially save a trip to city hall next Thursday.

Please call or email me if I can help answer any questions you may have about this project.

Regards,

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



From: Daniel Margulies [<mailto:daniel@dmc.ohiocoxmail.com>]
Sent: Thursday, November 06, 2014 1:45 PM
To: Sylvester, Bryce
Subject: NOVEMBER ARB MTG.

Bryce,

I apologize for not getting this to you sooner. Please defer us to the December ARB meeting as we are not quite ready for our final presentation for November.

Thank you,

Daniel Margulies
Daniel Margulies Company Inc.
14900 Detroit Ave. Suite #200
Lakewood, Ohio 44107

Email: daniel@dmc.ohiocoxmail.com

Tel.- 440-356-0888
Fax - 440-799-4333



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lakewoodalive

December 11, 2014

Bryce Sylvester - Secretary
City of Lakewood Architectural Board of Review
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107

RE: **December 11, 2014 Architectural Board of Review Meeting**

Proposed Projects:

Dominos – 14200, 14206 Detroit Avenue

Madonna Enoteca Ristorante – 17921-23 Detroit Avenue

Robusto & Briar – 1388 Riverside Avenue

Mr. Sylvester,

Herein, the LakewoodAlive Downtown Lakewood Design Committee respectfully submits the following suggestions on the above referenced site plans and sign packages:

Dominos – 14200, 14206 Detroit Avenue

Site Plan:

- We ask that the columns in the front, supporting the overhang, be reconsidered and utilize an approach that is similar INA coverage that does not include columns.
- Ask that the refuse area flip from the east spot to the far west or consider in the middle which recognizes proximity to the apartment buildings on either side, or closer to the building since most customers will likely enter from Detroit even if they park in the rear.
- Will the AT&T boxes come into play for the Manor Park curb-cut?
- Is the Manor Park curb cut exit only? If so, consider signage not allowing right turns except for residents.

Signage:

- When will signage be considered i.e. Domino's logo, Detroit-facing letters? We ask for size-appropriate signs and letters with an emphasis on no larger than 24" letters.

Madonna Enoteca Ristorante – 17921-23 Detroit Avenue

- It appears that the signage is an internally lit cabinet, and the awnings are plastic with lighting underneath so that the entire thing glows. Recommend the awning not be translucent, internally lit. Ex: solid awnings, attach lighting to the building to shine on the top face of the awning.

Robusto & Briar – 1388 Riverside Avenue

- We ask that the brick not be painted/re-colored, as it appears that is the plan. Currently, it's unpainted. This is a trend that should not be encouraged. The Riverwood next door has a painted brick building which might have led to this idea. It should be pointed out that was done ages ago (and its ongoing maintenance), and there is no community interest in continuing this trend.
- Appears the existing storefront windows are to be replaced with 12-inch projecting box-bay windows with copper caps. Georgetown Row, which is a mid-20th century reinterpretation of 18th century buildings, does this but it is not in keeping with this building. We ask that they keep standard storefront windows. If the desire is to create an interior ledge for merchandise display space, we recommend doing so inside the window, not jutting out into the sidewalk.

Sincerely,

Ian Andrews
Executive Director

MANOZ RABE + DETROIT



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 - Parking Garage and Canopy
 - Poles
 - Pole Brackets and Accessories
 - Roadway Lighting
 - Rough Service
 - Security Lighting
 - Wall Mounted
- Commercial and Industrial Indoor
- Fluorescent and LED High Bay
- Special Applications
- Indoor HID
- Emergency
- Downlighting and Track
- Decorative Indoor and Outdoor
- The Stock Guide
- LED Lighting

Quantum ELM/ELM2
 Click here for Quantum ELM/ELM2 Recall Information

ABL Wiring and Controls

- RELOC Wiring Solutions
- Synergy Lighting Controls

Additional ABL Companies

Resources

- Specification Sheets
- Photometrics
- Building Information Models
- PSG Catalog
- Acrylic/Polycarb Compatibility Table
- Warranty Information
- More Resources

Did you find what you need?

Feedback

CSX1-LED

Contour Area - Size 1 (formerly ALX1)



IES Photometry

- CSX1 LED 60C 1000 40K T2M: CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE II LENS
- CSX1 LED 60C 1000 40K T2M IIS: CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE II LENS W
- CSX1 LED 60C 1000 40K T3M: CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE III LENS
- CSX1 LED 60C 1000 40K T3M HS: CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE III LENS
- CSX1 LED 60C 1000 40K T4M: CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE IV LENS
- CSX1 LED 60C 1000 40K T4M HS: CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE IV LENS W
- CSX1 LED 60C 1000 40K T5M: CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE V LENS
- CSX1 LED 60C 1000 40K T5M HS: CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE V LENS W
- CSX1 LED 60C 1000 40K T1TM: CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW
- CSX1 LED 60C 1000 40K T1TM HS: CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW
- CSX1 LED 60C 1000 50K T2M: CONTOUR SERIES LED AREA LUMINAIRE WITH 60 5000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE II LENS
- CSX1 LED 60C 1000 50K T2M HS: CONTOUR SERIES LED AREA LUMINAIRE WITH 60 5000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE II LENS W
- CSX1 LED 60C 1000 50K T3M: CONTOUR SERIES LED AREA LUMINAIRE WITH 60 5000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE III LENS
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- CSX1 LED 60C 1000 50K T4M: CONTOUR SERIES LED AREA LUMINAIRE WITH 60 5000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE IV LENS
- CSX1 LED 60C 1000 50K T4M HS: CONTOUR SERIES LED AREA LUMINAIRE WITH 60 5000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE II LENS W

SHARE



Product Overview

Specification Sheets

Photometric Data

Building Information Models

Installation Instructions

Additional Images

Questions about this product?

Related Products

Check out more Lighting and Controls Solutions from Acuity Brands. Click here for details.



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Lithonia Lighting Products

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 - Security Lighting
 - Wall Mounted
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Did you find what you need?

Feedback

CSXW-LED

Contour Wall (formerly ALXW)



SHARE



Product Overview

Specification Sheets

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Building Information Models

Installation Instructions

FAQs

Additional Images

Questions about this product?

Related Products



Intended Use

The Contour Series LED luminaire is ideal for commercial wall-mounted applications where traditional metal halide luminaires are typically used. With a choice of three light levels, the luminaire generates up to 80% in energy savings and can replace traditional metal halide luminaires ranging from 175W up to 400W.

Construction

Rugged, die-cast, single-piece aluminum housing. Unique flow-through design for optimized thermal management. Modularity allows for ease of maintenance and potential for future system upgrades. Metallic screen covers the top of the housing, preventing debris build-up while allowing for air flow. Housing is completely sealed against moisture and environmental contaminants.

Finish: Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish (available in both textured and non-textured) that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mm thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white.

Optics

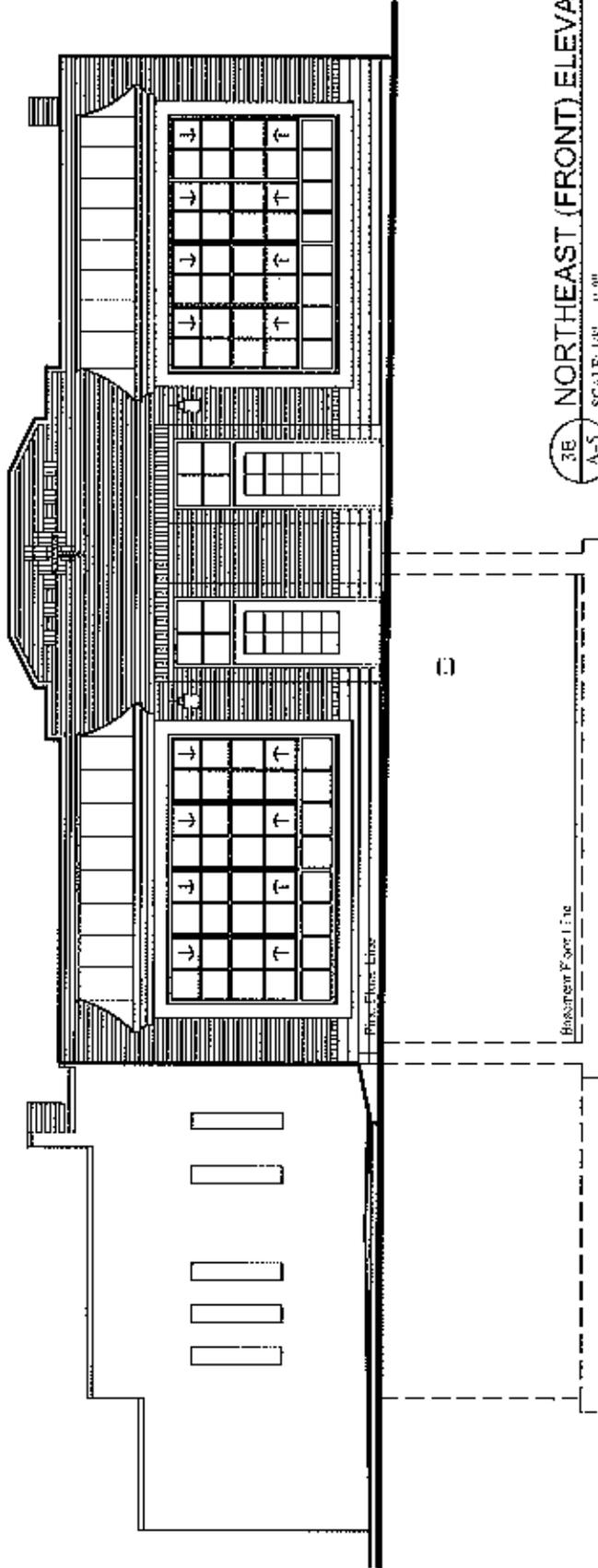
Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Choice of four optimized distributions: Type II, Type III, Type IV, and Forward Throw. The optical system controls light above 90 degrees, eliminating wasteful up light.

Electrical

High-efficiency 4000K, 65 CRI LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life (185 60,000 hrs, 25°C ambient). Standard and dimming drivers are available in 120-277V and 347-480V; 50/60 Hz. Drivers have power factor >90% and THD <20%. Thermal isolation results in expected driver life of over 100,000 hours. Replaceable surge protection device is tested in accordance with IEEE/ANSI C62.41.2 meeting Category C Low.

Installation

Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.



Remove existing:
 Add back fixed cabinets above fixed doors.
 Add new granite windows within new 2" bay with exterior sweep cap, similar to existing. Windows to be above left entrance (increase height), decorative windows over fixed. Bay remains unchanged between rows of finished glass.
 Verify front finish. Ask printer use masonry coating to finish at door sides. See spec.
 Add granite perimeter finish to finish above doors.

3B
A-S
NORTHEAST (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

"Robusto & Briar" Cigars
 Revised Proposed Front Elevation with Bay Windows

Christopher @ Architects LLC
 252 West Superior Avenue, Suite 404, Cleveland, Ohio 44115-1600
 Tel: 216-925-6100 Fax: 216-925-6100
 Email: chris@chrisarchitects.com
 (c) 11 December 2014



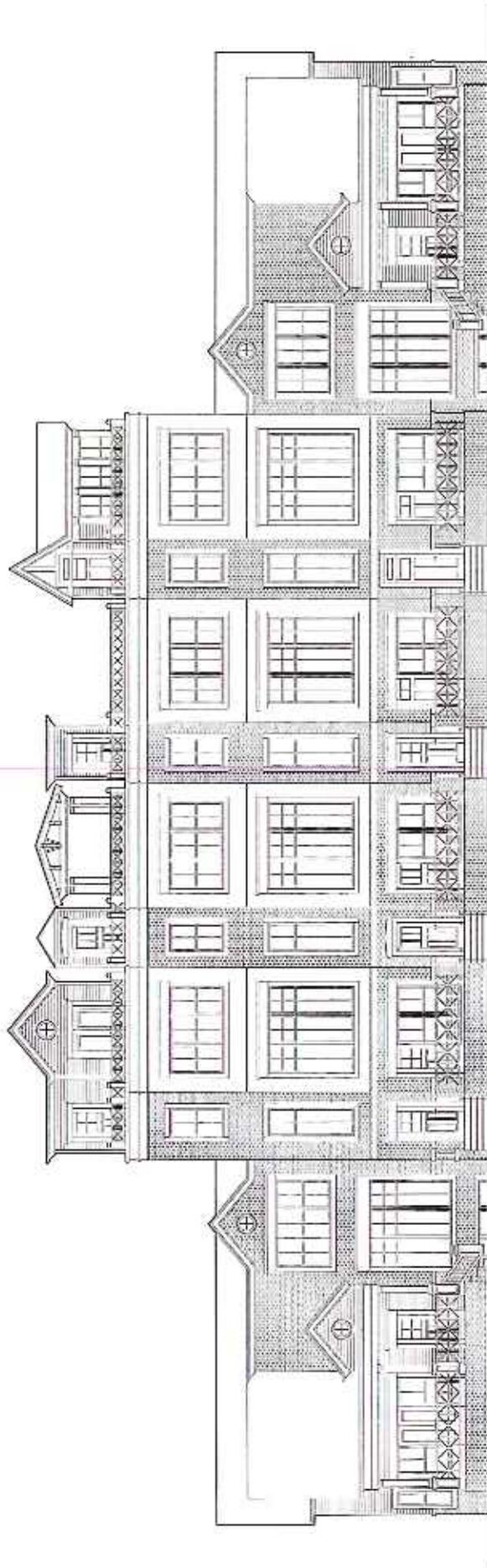
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RDL ARCHITECTS
 16102 Chagrin Blvd, Suite 200
 Shaker Heights, Ohio 44120
 Telephone: 216-752-4300
 Fax: 216-752-0331

MCKINLEY PLACE
 LAKEWOOD, OHIO
CONCEPT ELEVATION

LIBERTY
 DEVELOPMENT COMPANY
 2825 Sherman Park Blvd., Suite 100, Westley, Ohio 44157
 Phone: 440-293-3000 | www.libertyltdc.com





LIBERTY LDC 03/2014



RDL ARCHITECTS
 612 Dayton Blvd., Suite 203
 Solon, Ohio 44138
 Telephone: 216-752-4300
 Fax: 216-752-4331

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LIBERTY
 DEVELOPMENT COMPANY
 2250 Brown, Parkway, Suite 101, Westlake, Ohio 44145
 P 440-823-1000 F 440-823-7001



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RDL ARCHITECTS
 6112 Ocean Blvd. S. #200
 S. Marietta, Ohio 44726
 Telephone: 216-752-4500
 Fax: 216-752-4331

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LIBERTY
 DEVELOPMENT COMPANY
 28250 WOODLAND LAKE DRIVE, WOODLAND, OHIO 44199
 W 441-884-2000 • F 441-884-1001





12.13.04 08.12.02

RDL ARCHITECTS
 16-02 Capital Blvd. S. Jc. 203
 St. Louis, Mo. 63114
 Telephone: 314-733-4500
 Fax: 314-732-4301

MCKINLEY PLACE
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 DEVELOPMENT COMPANY
 3550 Liberty Parkway, Suite L, 1, Weston, OH 44145
 P 440-633-8800 F 440-633-3001





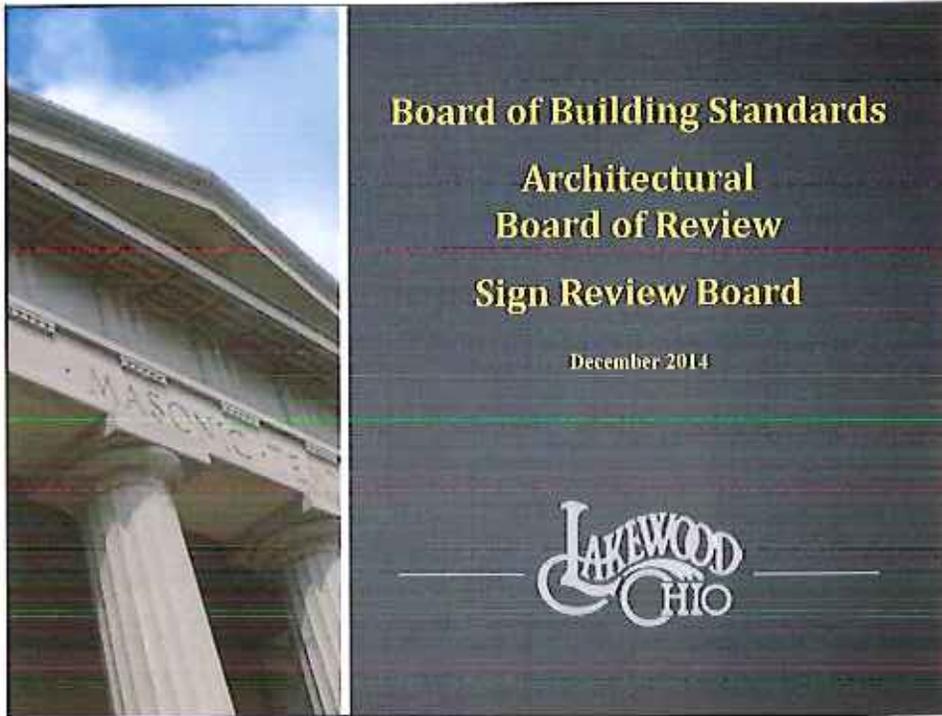
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RDL ARCHITECTS
16102 Chagrin Blvd, Suite 200
Shaker Heights, OH 44120
Telephone: 216-752-4300
Fax: 216-752-4301

McKINLEY PLACE
LAKEWOOD, OH IO
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LIBERTY
DEVELOPMENT COMPANY
3845 McKinley Place, Suite E, Lakewood, OH 44146
P: 440-288-1000 F: 440-288-3800

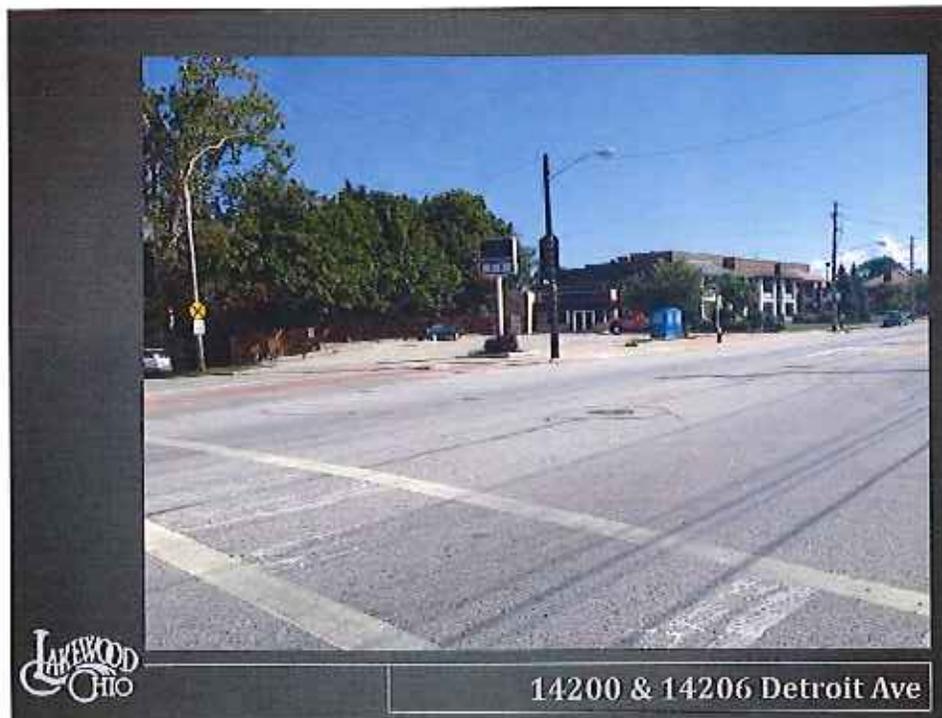




Board of Building Standards
Architectural
Board of Review
Sign Review Board

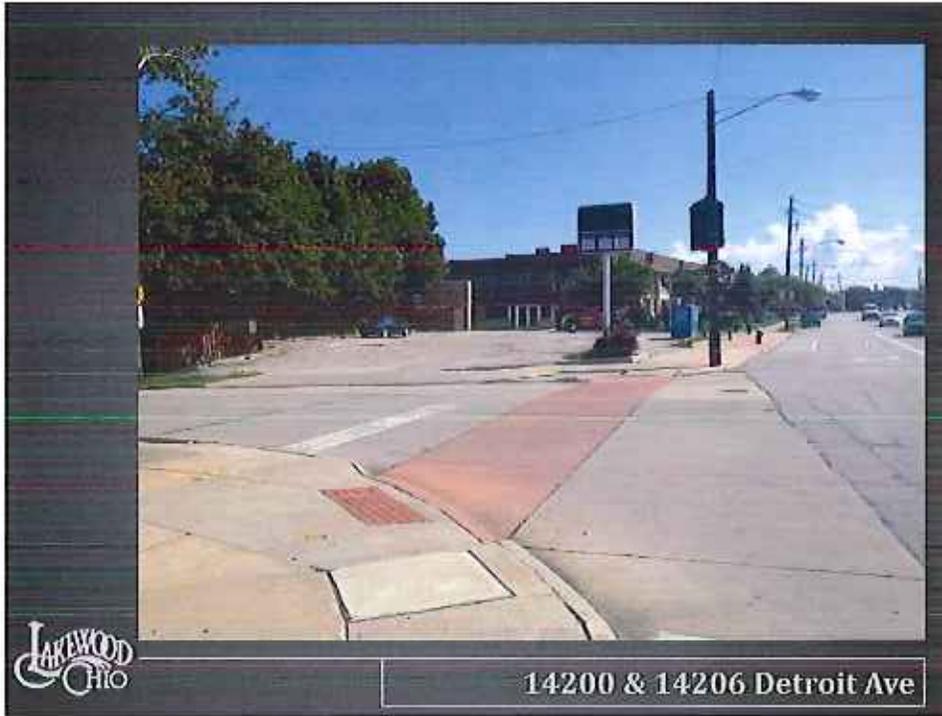
December 2014

LAKWOOD
OHIO

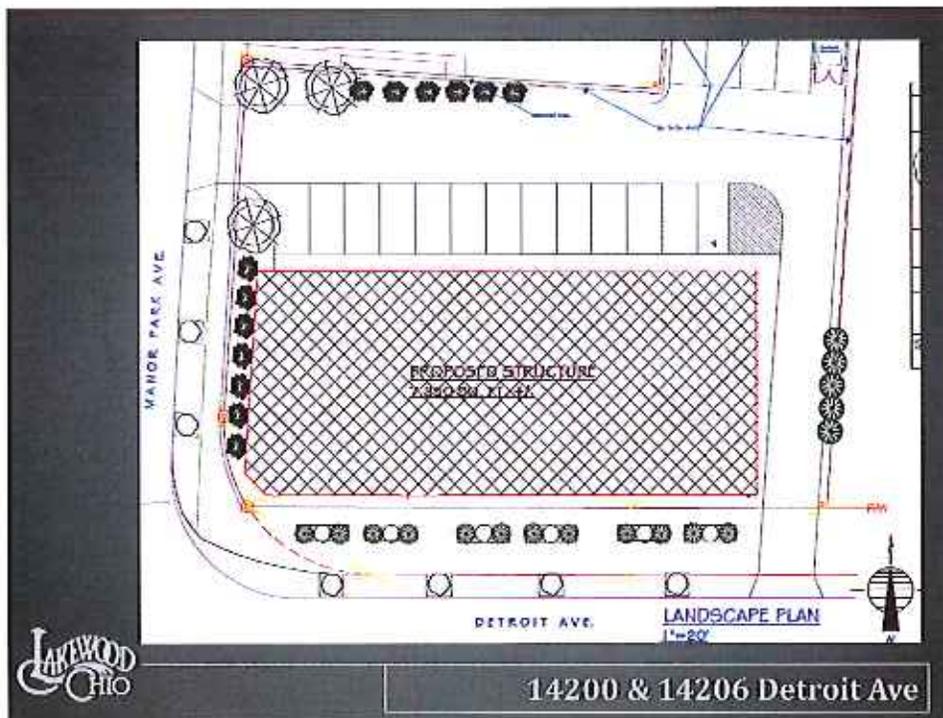
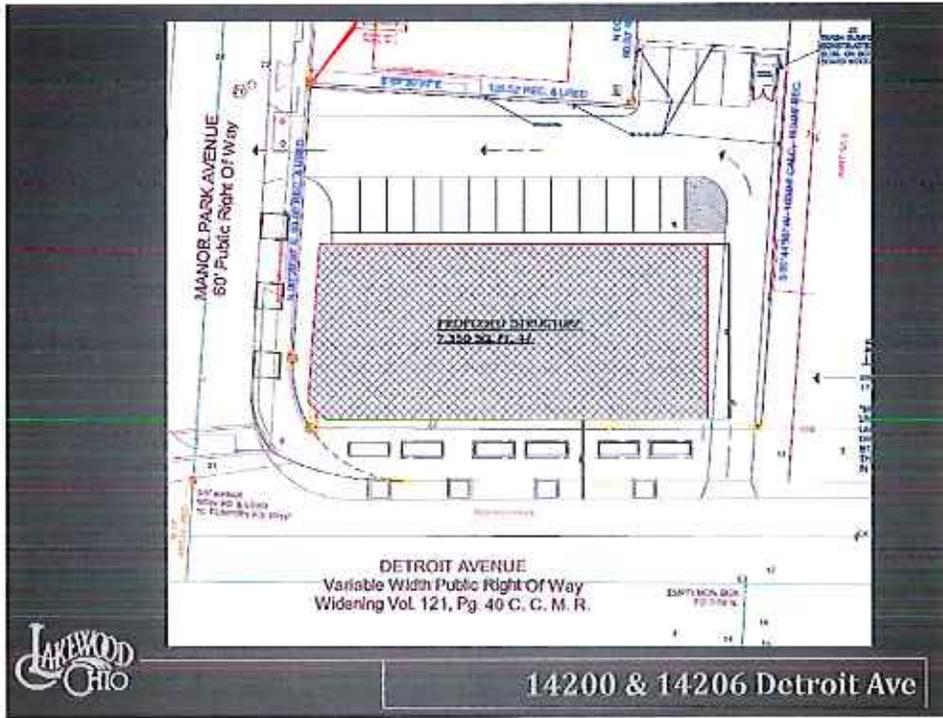


LAKWOOD
OHIO

14200 & 14206 Detroit Ave







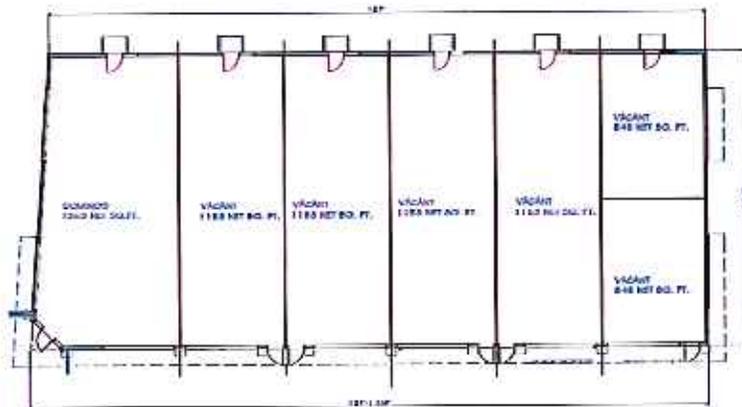
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	NOTES
	PYLUS CALLERYANA	'CLEVELAND SELECT' PEAK	7	3" CALIPER	
	ACER X FREEMANII 'AUTUMNBLAZE'	AUTUMN BLAZE MAPLE	3	3" CALIPER	
	TRILIA OCCIDENTALIS	EMERALD GREEN ARBOVITAE	5	C	
	BUNUS BEMERVENZENSIS	'VANDER VALLEY BORNWOOD'	12	5 GAL.	
	PORTULACA FRUTICOSA	DWARF GOLDEN YEW	6	5 GAL.	
	TRIS BASSO PLUMBIO	DWARF MUGO PINE	12	5 GAL.	

NOTE: A VARIETY OF GRASS COVERS, PERENNIALS AND ANNUALS WILL BE PLANTED TO SUPPLEMENT THE MAJOR LANDSCAPE ITEMS ABOVE BASED ON AVAILABILITY WHEN LANDSCAPE WORK IS BEING COMPLETED.



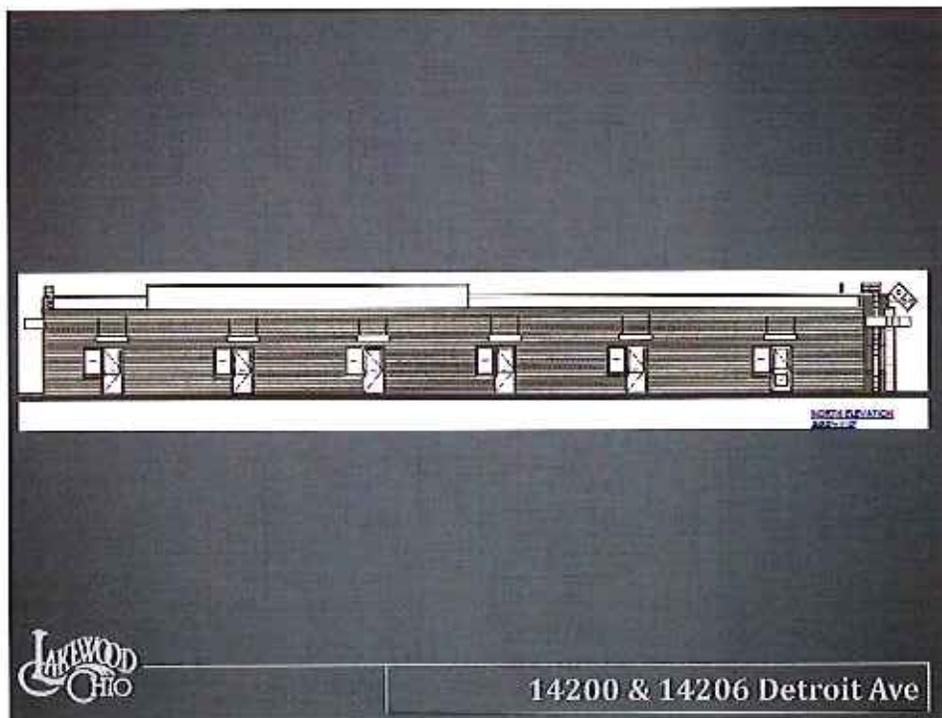
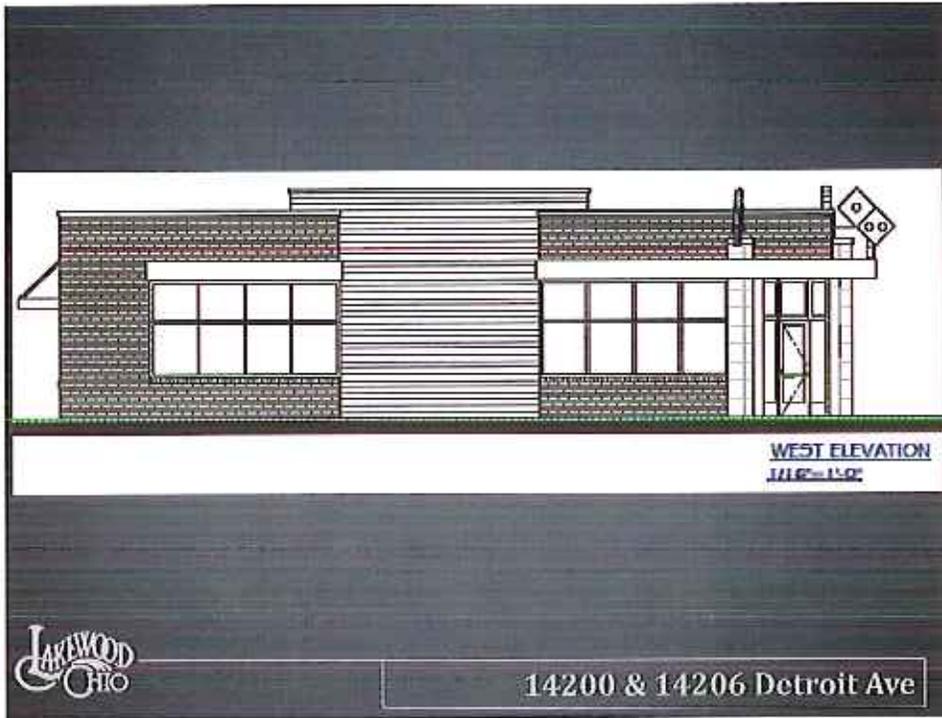
14200 & 14206 Detroit Ave

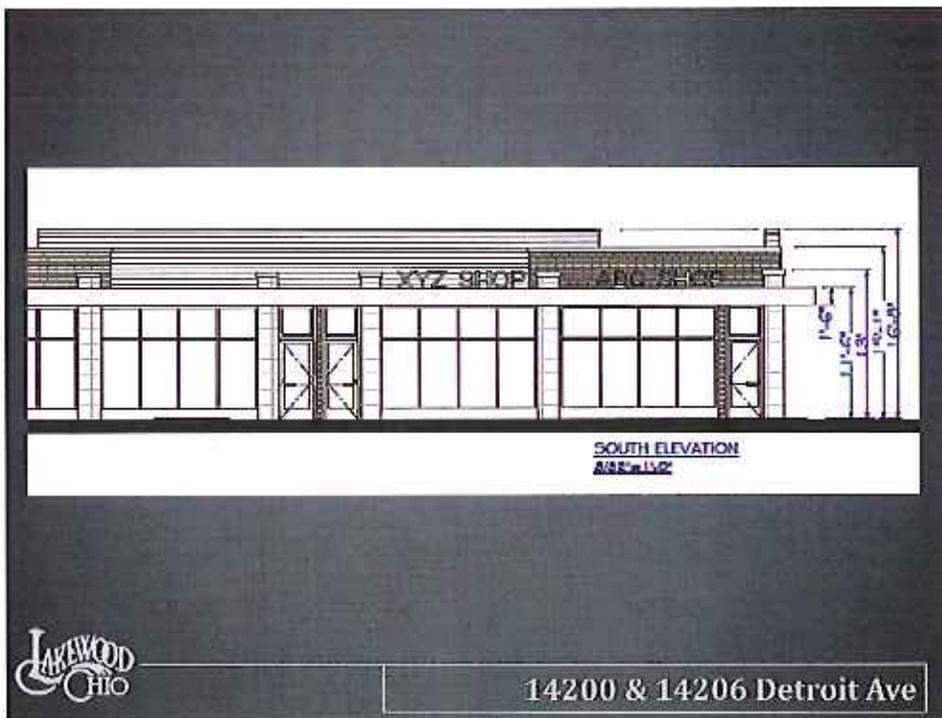


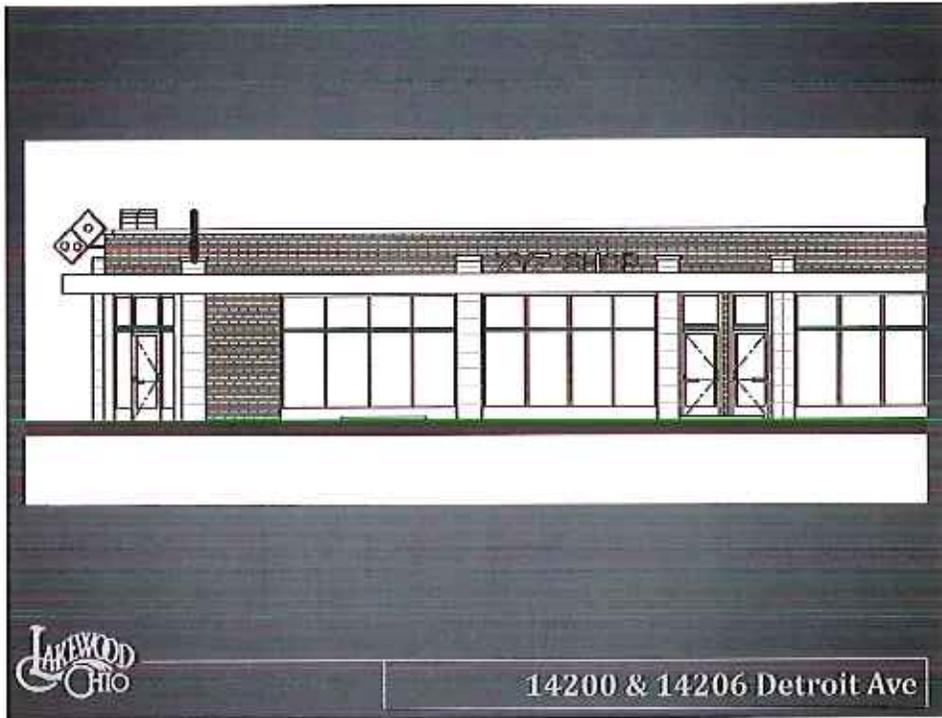
MAIN FLOOR PLAN
11/10/14



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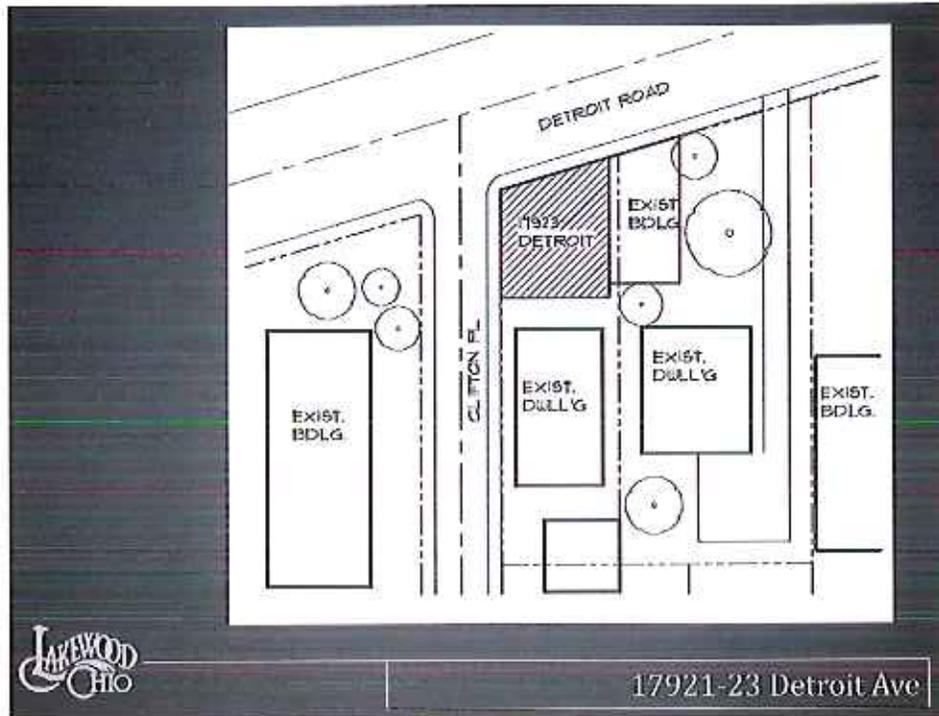


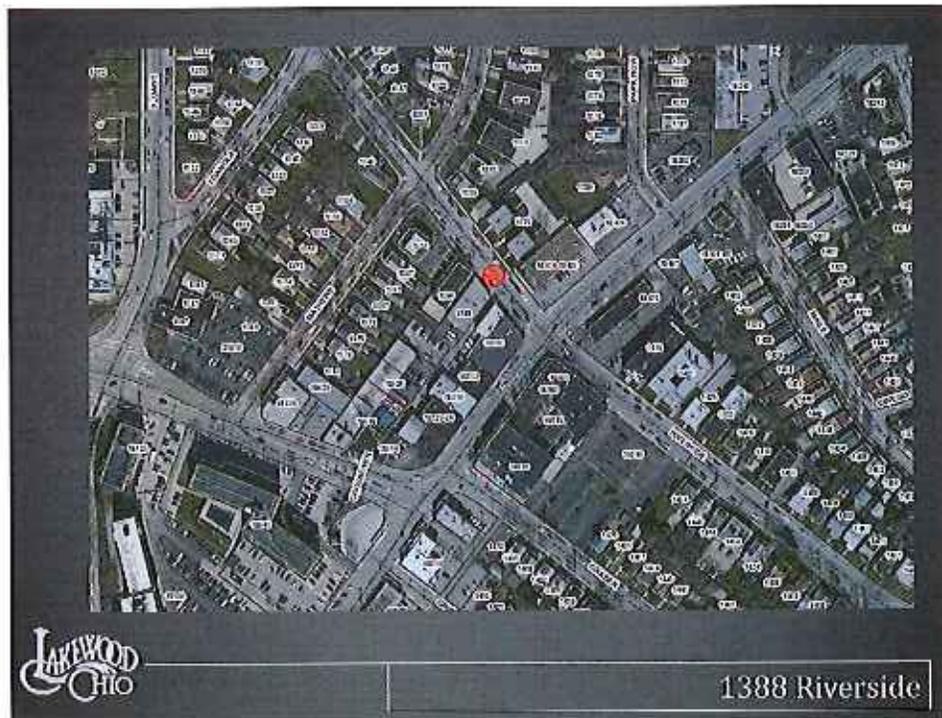
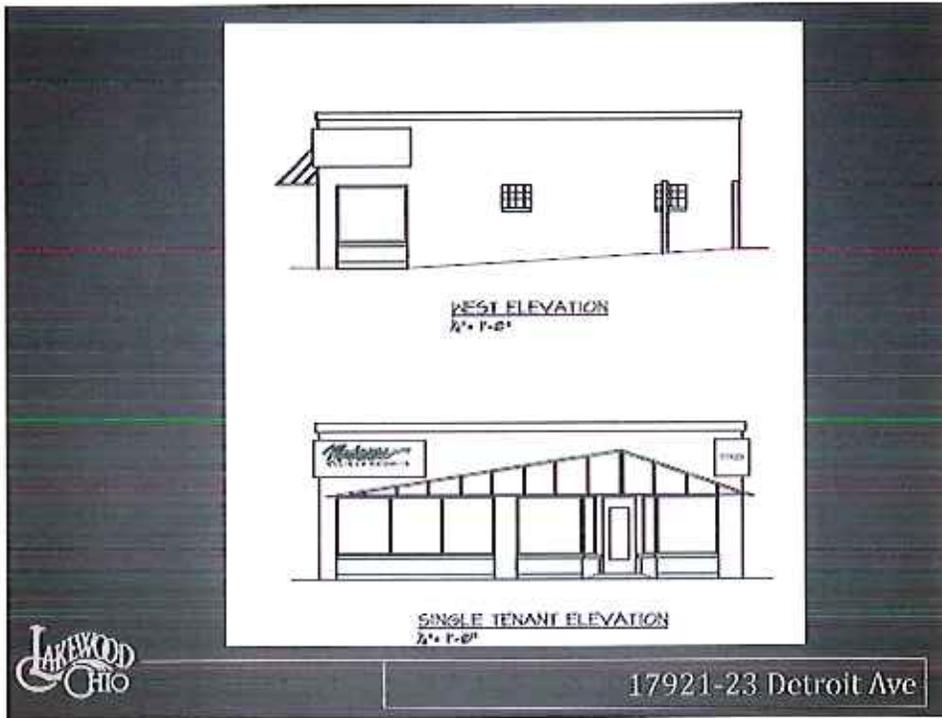


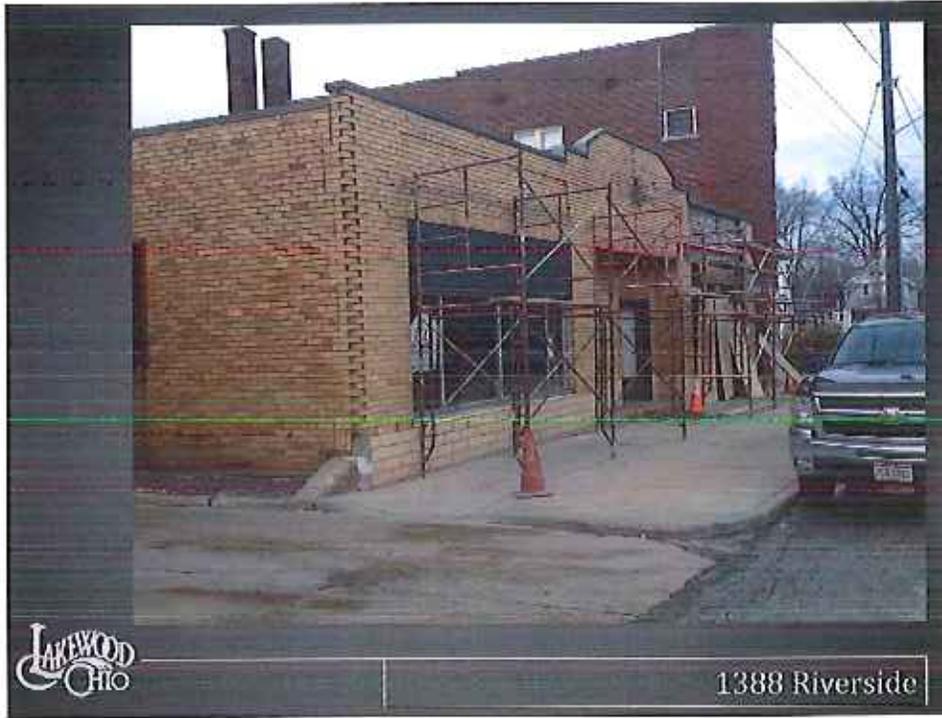


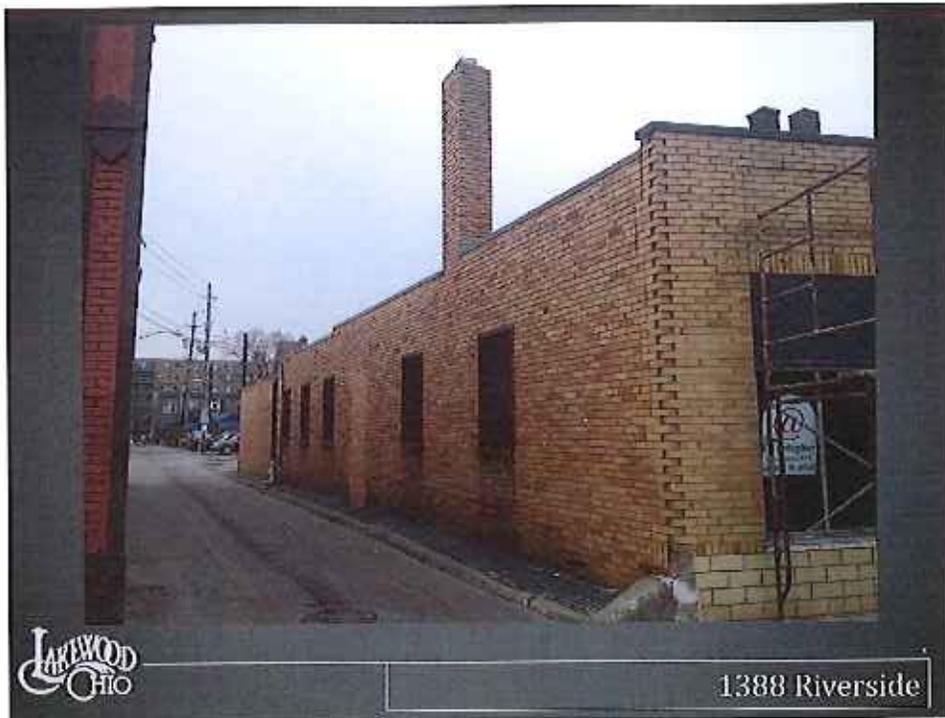


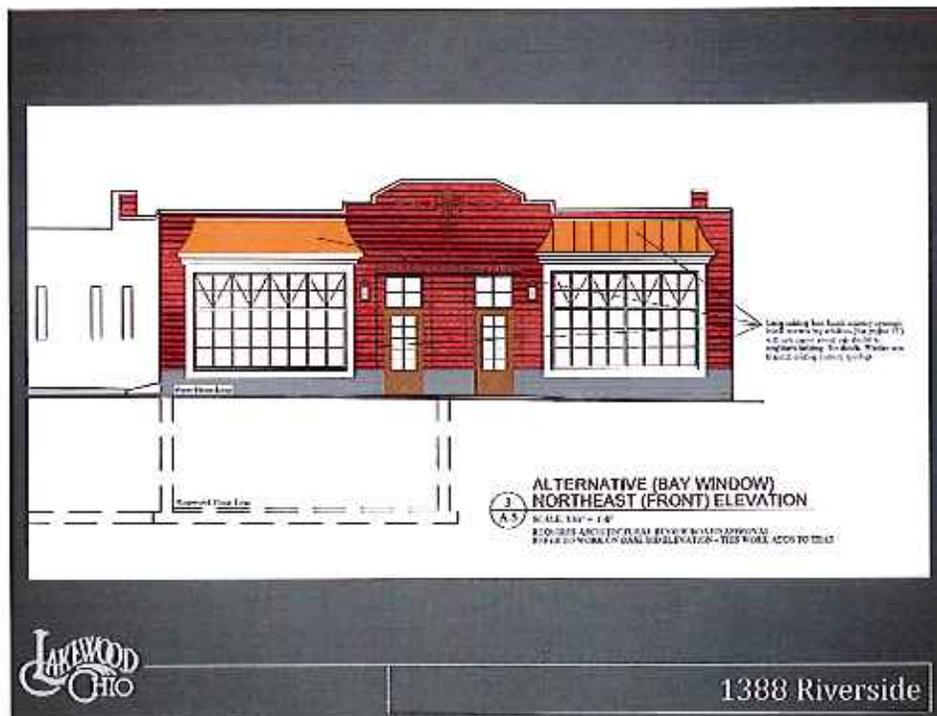
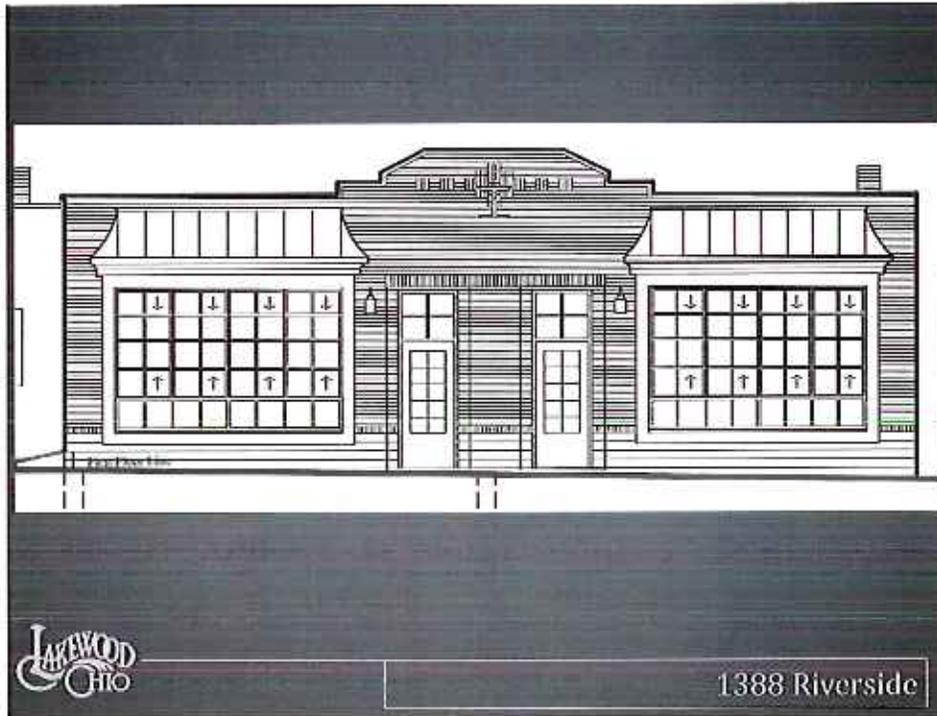


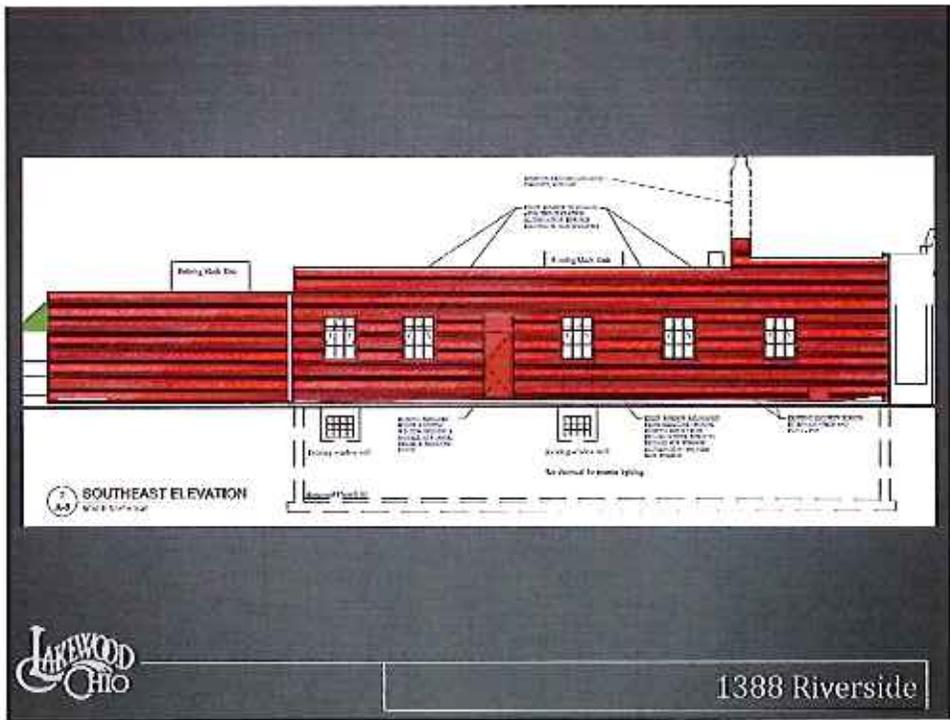
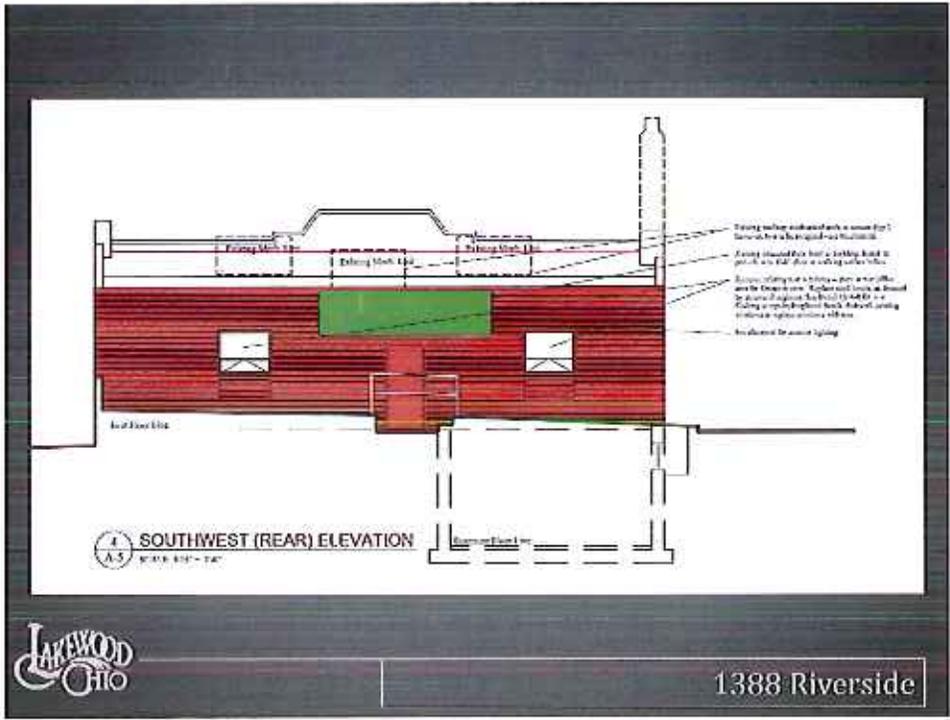


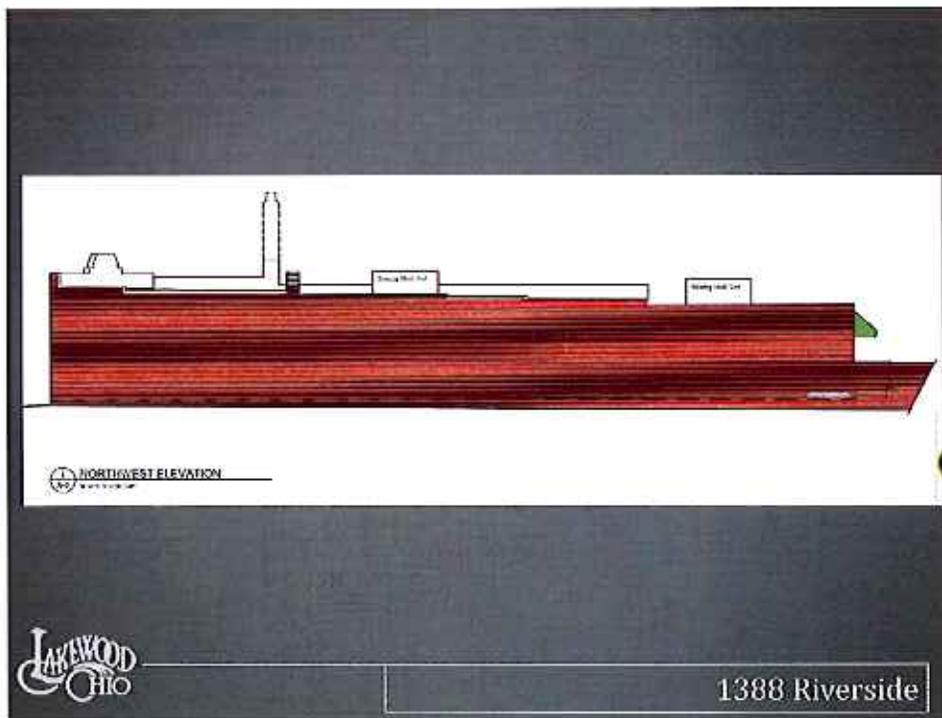
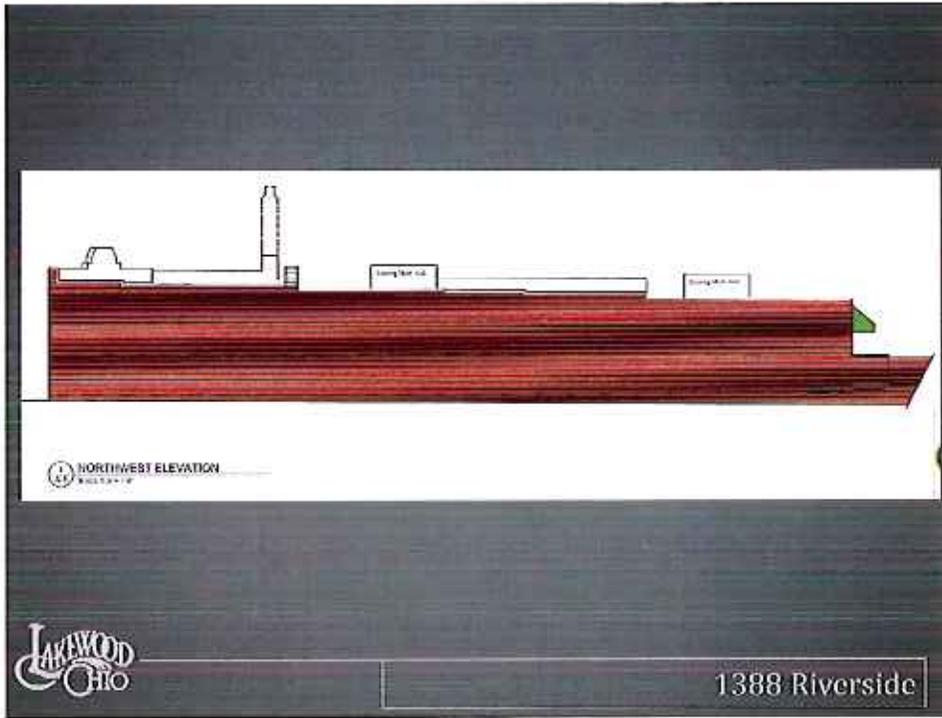


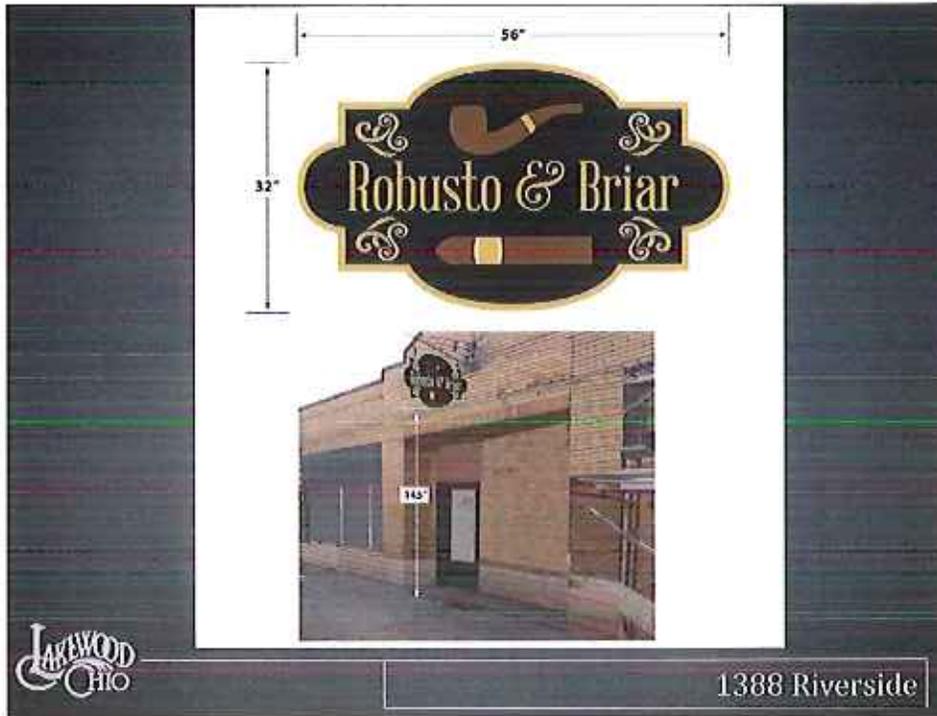












1 1/4" thick double sided Extra painted sign with raised letters. Attached to a 60" Metalcraft Super Deluxe Scroll bracket, aluminum, with 62" twisted tubular aluminum support shaft 3" thick with ball finial. Back plate is 4" wide, 24" high, 1/4" thick. 8 Mounting holes for 3/8" bolt. Suspension rings on 40" centers. Bracket and S hooks are powder coated Black. Hung with 3/8" thick twisted steel "S" hooks on 7" "S" hook arms. Bottom of sign to ground is approx. 145"

ALL KINDS OF SIGNS 28045 RANNEY PKWY. WESTLAKE, OHIO 44145 - PH 440-835-6700







LAKWOOD
OHIO

12222 Detroit Ave



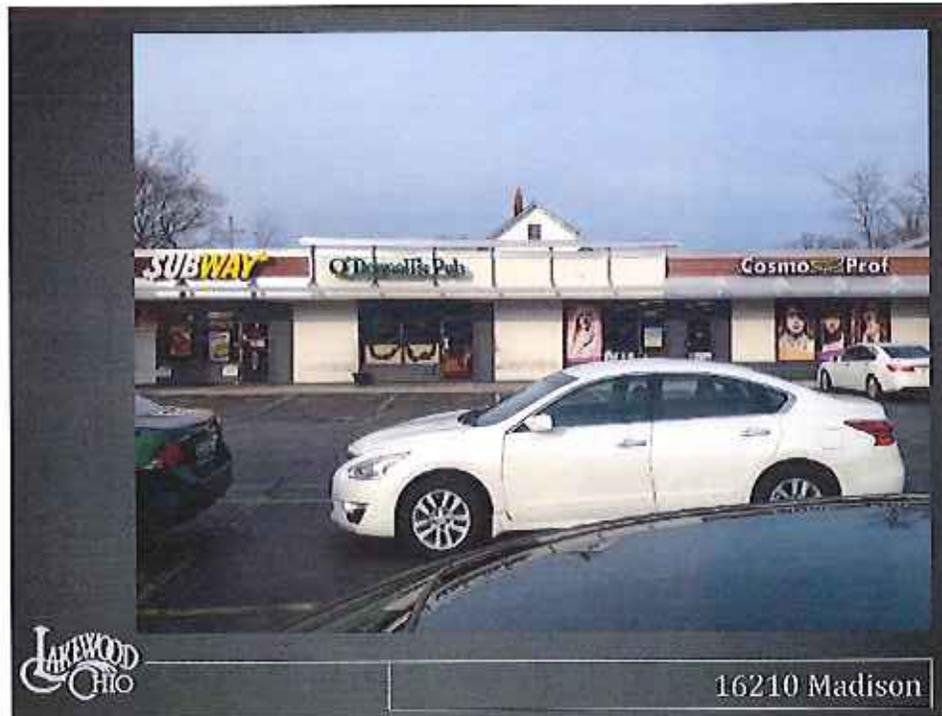
LAKWOOD
OHIO

12222 Detroit Ave





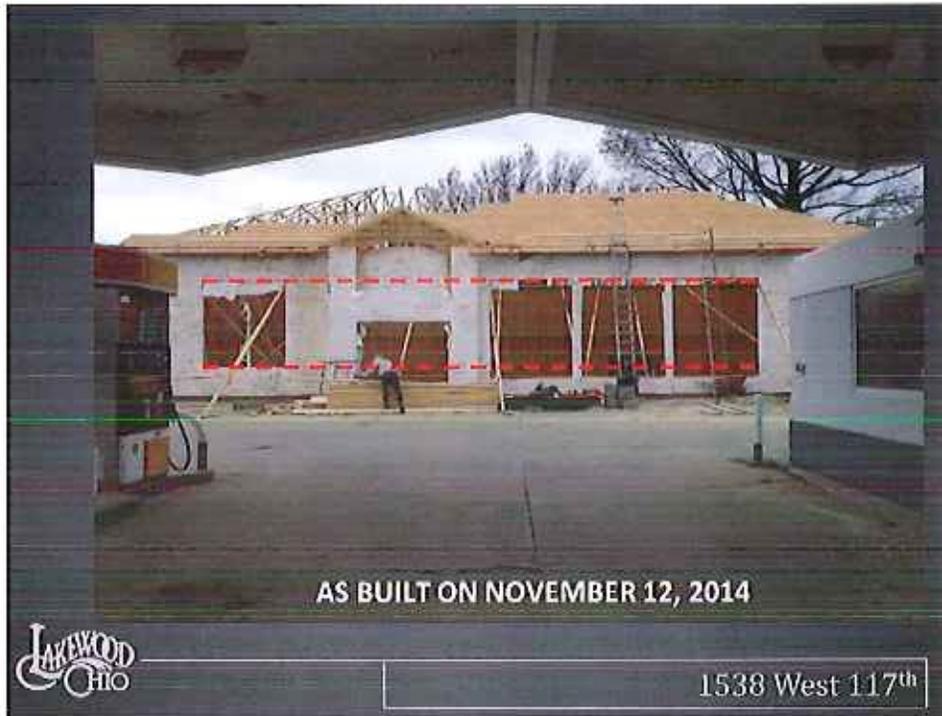
16210 Madison



16210 Madison





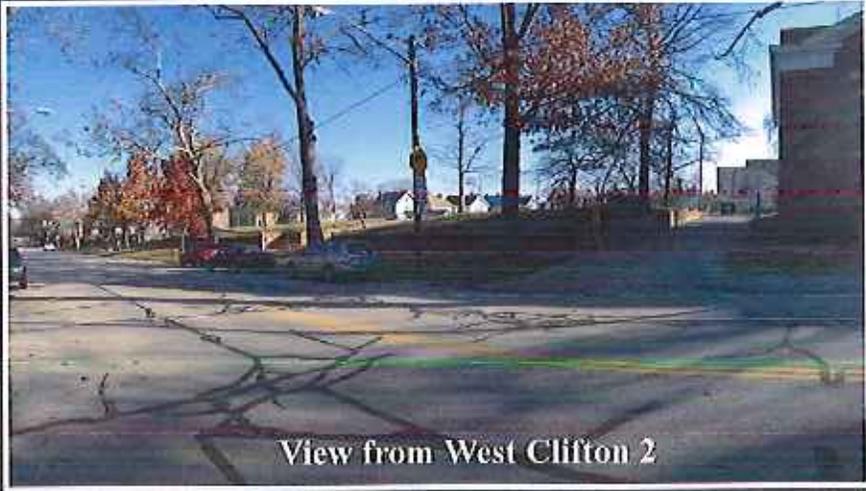








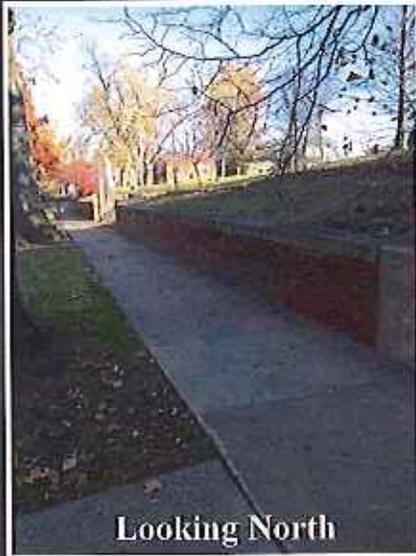
1381 West Clifton



View from West Clifton 2



1381 West Clifton



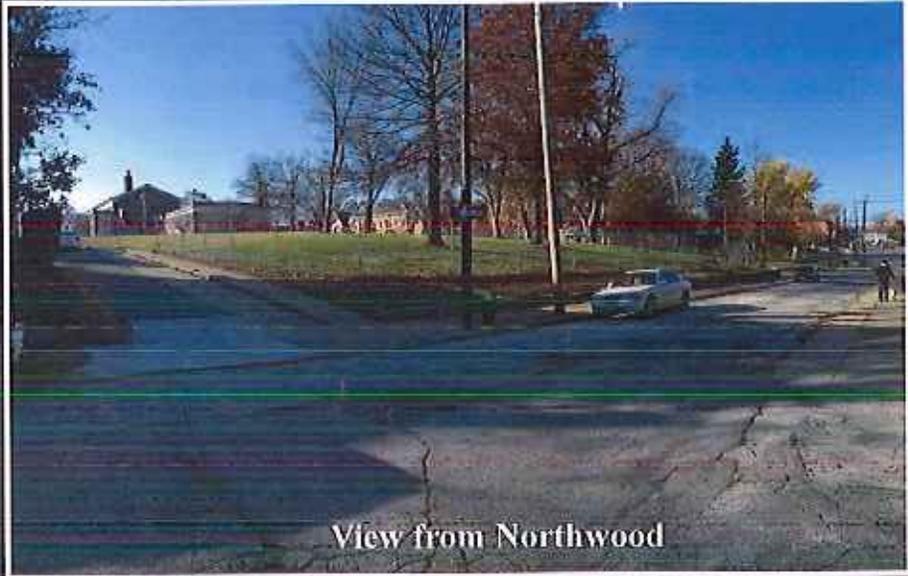
Looking North



Looking South



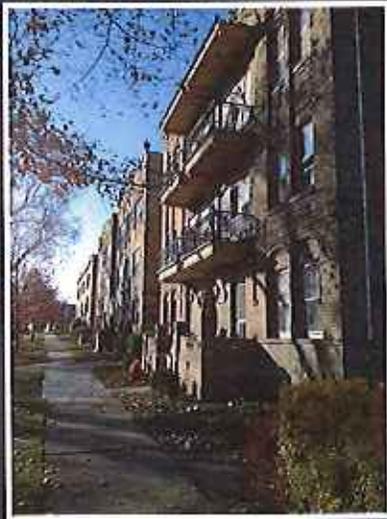
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View from Northwood



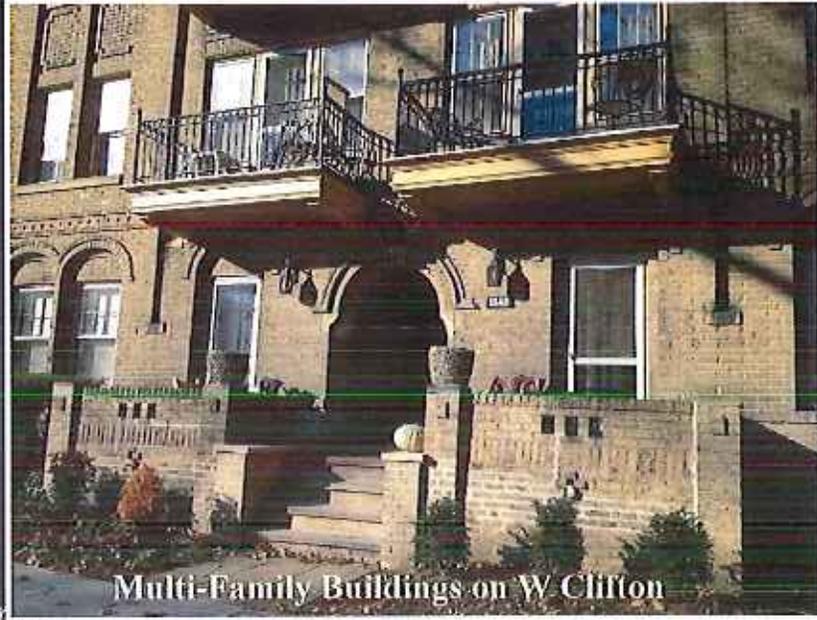
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Multi-Family Buildings on W Clifton



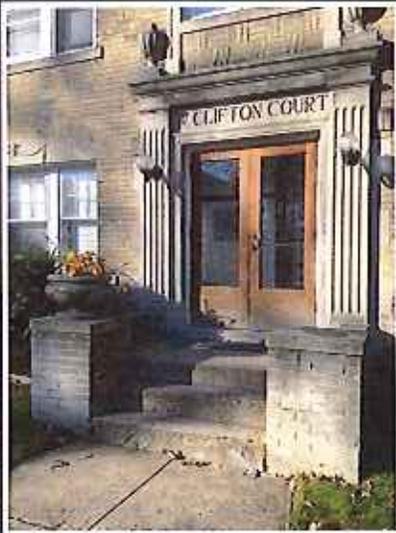
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Multi-Family Buildings on W Clifton



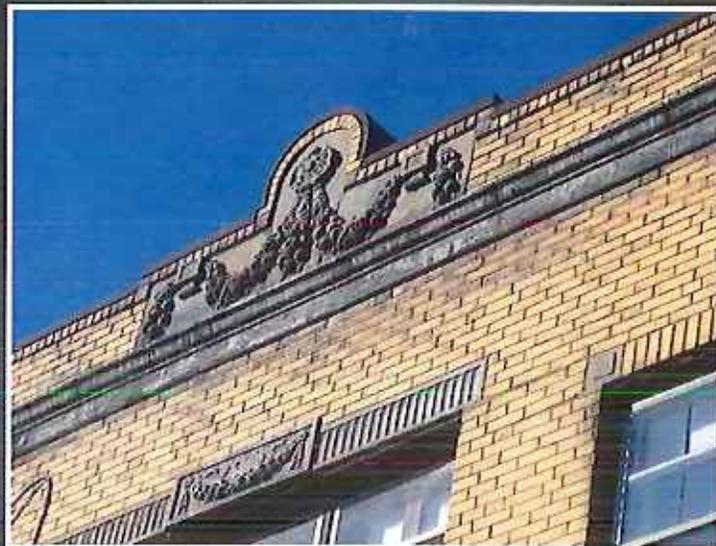
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Multi-Family Buildings on W Clifton



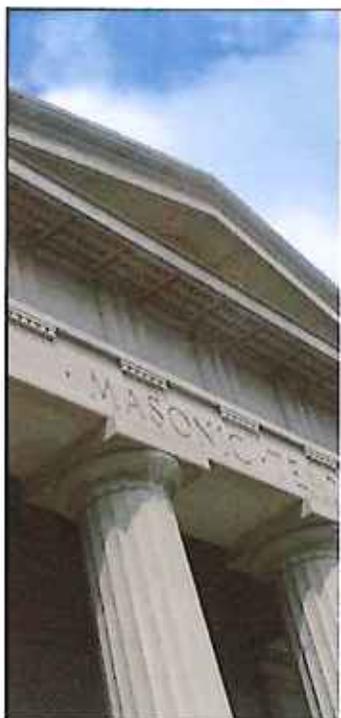
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Multi-Family Buildings on W Clifton



1381 West Clifton



Board of Building Standards

Architectural Board of Review

Sign Review Board

December 2014

