

MINUTES  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
JUNE 9, 2016  
5:30 P.M.  
LAKEWOOD CITY HALL  
AUDITORIUM

City of Lakewood  
Architectural Board of Review  
Approved as set forth in the minutes

of JUL 14 2016 meeting.  
  
CHAIRMAN

1. Roll Call

Bryan Evans, Vice Chairman  
Amy Haney  
Daniel Musson  
David Robar, Chairman  
Cynthia Stockman

Bryce Sylvester, Planning and Development  
Michael Molinski, City Architect

2. Approve the minutes of the May 12 2016 meeting.

A motion was made by Mr. Evans, seconded by Ms. Haney to **APPROVE** the minutes of the May 12, 2016 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

There were no opening remarks.

The Chairman read the following to the public prior to start of business:

*Applicants and anyone wanting to make a statement are asked to come to the podium, print and sign your name on the oath sheet and slowly and clearly state your name and address. If you have a business card, please give one to the secretary. Anyone else wishing to address the board is asked to follow the same procedure.*

Items 5, 6, 15, 16, and 20 were Summary Approved at the pre-review meeting on June 2, 2016.  
Need a motion and a second for approval.

**SUMMARY APPROVED**  
**OLD BUSINESS**  
**SIGN REVIEW**

5. Docket No. 04-46-16

**12211 Madison Avenue**  
**Zero Time Mobile**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Ismail Awad  
Zero Time Mobile  
12211 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of non-illuminated signage. This item was deferred from the meeting in April. This item was deferred from the meeting in May. (Page 10)

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

(Mr. Musson arrived for the meeting at approximately 5: 32 p.m.)

6. **Docket No. 05-57-16** **13603 Madison Avenue**  
**YUZU / Yakuza Food Services, LLC**

Approve David Bumba  
 Deny YUZU / Yakuza Food Services, LLC  
 Defer 13603 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of the installation of a projecting sign: vinyl banner, fiberglass poles, and spotlighting. This item was deferred from the meeting in May. (Page 15)

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

#### **NEW BUSINESS**

15. **Docket No. 06-67-16** **13348 Madison Avenue**  
**The Starving Artist Collective + Boutique**

Approve Jessica Prince  
 Deny Holistic Housekeeping, LLC  
 Defer 2027 Lewis Drive  
Lakewood, Ohio 44107

The applicant requests the review and approval of sticker decals on two storefront windows. (Page 83)

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

16. **Docket No. 06-68-16** **13735 Madison Avenue**  
**Thai Thai**

Approve Steve Foster  
 Deny Neon City Signs  
 Defer 11500 Madison Avenue  
Cleveland, Ohio 44102

The applicant requests the review and approval of signage within the sign band. (Page 88)

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

#### **REQUEST FOR MODIFICATIONS**

20. **Docket No. 05-52-16** **14200 Detroit Avenue**  
**Domino's Pizza**



Mr. Robar reiterated the fence needed to comply with the required design code.

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

8.	<b>Docket No. 06-61-16</b>	<b>R</b>	<b>17503 Hilliard Road</b>
	<input type="checkbox"/> Approve		John M. Kastelic
	<input type="checkbox"/> Deny		2135 Riverside Drive
	<input type="checkbox"/> Defer		Lakewood, Ohio 44107

The applicant requests the review and approval for modifications to the windows on the front of the structure.  
(Page 25)

John M. Kastelic, applicant and property owner was present to explain the request and provided updated renderings to the Board.

The Board agreed with the reduction of differing materials. Ms. Stockman asked if there could be a third window. The Board suggested the use of a lighter color trim piece, the shutters in a size that looked as if they closed would be appropriate.

Public comment was closed as no one addressed the issue. Mr. Molinski agreed with the trim piece and shutters. The residence had been on the city's list of neglected homes and thanked the new owner for the work to make it a nice property.

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

- **Place a trim piece (between the two types of siding), and**
- **The shutters are proportional in size to look like they work (close).**

All of the members voting yea, the motion passed.

9.	<b>Docket No. 06-62-16</b>	<b>R</b>	<b>1538 Lakewood Avenue</b>
	<input type="checkbox"/> Approve		David Andrews
	<input type="checkbox"/> Deny		D and J General Contracting
	<input type="checkbox"/> Defer		3520 West 99 <sup>th</sup> Street
			Cleveland, Ohio 44102

The applicant requests the review and approval for enclosed front porch columns; work was done without approval. (Page 30)

David Andrews, applicant was present to explain the request.

Mr. Russell advised the Board that the work on the columns was done without prior approval.

Mr. Andrews wanted it known that he was not the contractor who did the work.

Mr. Robar said that if approval had been sought prior to the enclosure of the double columns, it would not have been approved.

Public comment was closed as no one addressed the issue. Mr. Molinski stated that city administration appreciated the rehab work being done throughout the community; however, he asked the Board to deny the application because there was no precedence and did not meet the historic style.

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

10.     **Docket No. 06-63-16**                             **R**     **1609 Lakewood Avenue**

<input type="checkbox"/> Approve	Bob Hart
<input type="checkbox"/> Deny	16781 Chagrin Boulevard
<input type="checkbox"/> Defer	Cleveland, Ohio 44120

The applicant requests the review and approval of a two family property front porches demolition and rebuild.  
(Page 38)

Kevin Cjeszykowski, representative was present to explain the request and gave revised renderings to the Board.

Mr. Robar liked the revisions.

Public comment was closed as no one addressed the issue. Mr. Molinski said it was an appropriate reconfiguration of the porches.

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

- **The vertical railings are spaced correctly.**

All of the members voting yea, the motion passed.

11.     **Docket No. 06-64-16**                             **R**     **1595 Riverside Drive**

<input type="checkbox"/> Approve	Stephen Jouriles
<input type="checkbox"/> Deny	SNJ Design Studio
<input type="checkbox"/> Defer	12518 Clifton Boulevard
	Lakewood, Ohio 44107

The applicant requests the review and approval for the construction of a detached masonry garage with outdoor fireplace. (Page 50)

Stephen Jouriles, applicant was present to explain the request.

The Board agreed the proposal was designed beautifully and was a great addition to the property.

Public comment was closed as there was no one to address the issue. Mr. Russell reiterated the Board's comments.



The applicant requests the review and approval of signage on awnings and above entrance door. (Page 67)

Robert Togliatti, applicant was present to explain the requests.

The Board felt the business name should be omitted from one of the two awnings and replaced with another offering.

Public comment was closed as there was no one to address the issue. Mr. Russell had no comment other than to state the renovation had been an improvement to the building.

The Board asked if there would be signage on the door and asked for material specifics about the sign over the door.

A motion was made by Mr. Robar, seconded by Ms. Stockman to **APPROVE** the requests for **Docket No. 06-66-16 – A and Docket No. 06-66-16 – S** as submitted. All of the members voting yea, the motion passed.

17.	<b>Docket No. 06-69-16</b>	<b>16621 Madison Avenue The Furry Nation</b>
	<input type="checkbox"/> Approve	Katleen Berger <del>Burger</del>
	<input type="checkbox"/> Deny	The Furry Nation
	<input type="checkbox"/> Defer	16621 Madison Avenue
		Lakewood, Ohio 44107

The applicant requests the review and approval of signage on the front, east side, and west side of building, along with a non-illuminated projecting sign above the door. (Page 91)

Kat Berger, applicant, Tim Berger and Shawn Warren of Erie Design were present to explain the request.

Mr. Robar said it was not a street corner building; therefore, it was not allowed to have side wall signs. He liked the projecting sign but not the large white cabinet sign. It was suggested to place the blade sign on the front of the building and a flat sign in the angled part above the door.

Public comment was closed as there was no one to address the matter. Mr. Russell echoed the Board's comments. They were allowed 33 sq. ft. of signage and were asking for 106 sq. ft. The verbally modified proposal for the front sign could be approved administratively, along with a directional sign for parking (sans logo) on the west side of the building.

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

- **A MAXX metal sign with dimensional letters (36 sq. ft., approved administratively),**
- **A blade sign above the door,**
- **Externally illuminated (gooseneck light, no exposed conduit on front of building, approved administratively), and**
- **No side signs with logo (directional only on west side, approved administratively).**

All of the members voting yea, the motion passed.

**Item 18 is withdrawn administratively because the application was not completed.**

18. **Docket No. 06-70-16**

**11701 Clifton Boulevard  
Shell Gas Station**

- Approve
- Deny
- Defer

Linda Nichols  
LAAD Sign & Lighting, Inc.  
830 Moe Drive, #B  
Akron, Ohio 44310

The applicant requests the review and approval for change of signage on canopy fascia and monument at an existing business. (Page 97)

The item was withdrawn administratively as the submission was incomplete. No action was required from the Board.

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**REQUEST FOR MODIFICATIONS  
ARCHITECTURAL BOARD OF REVIEW**

19. **Docket No. 11-120-15**

**C 11716 Detroit Avenue  
Lakewood Urgent Care Center**

- Approve
- Deny
- Defer

Robert Donaldson  
Domokur Architects  
4651 Medina Road  
Akron, Ohio 44321

The applicant requests the review and approval of modifications to an item that was approved at the November 12, 2015 meeting for a second floor addition to the existing single story building for a proposed urgent care facility. (Page 101)

Michael Agoustidis, representative was present to explain the request for an addition to the rear of the building in lieu of the construction of a second floor.

Mr. Robar inquired about the dimensions of the panels and sought assurance the corners would be mitered. He liked the fresh, modern look. Ms. Stockman asked for details about underneath the soffit.

Public comment was closed as there was no one to address the matter. Mr. Molinski said the design and materials were good.

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

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**ARCHITECTURAL BOARD OF REVIEW**

21. **Docket No. 05-51-16**

**C 14601 Detroit Avenue and 1422 Belle Avenue  
Lakewood Family Health Center**

- Approve
- Deny
- Defer

Bryan Wahl  
Bostwick Design Partnership  
2729 Prospect Avenue  
Cleveland, Ohio 44115

The applicant requests the review and approval of a 62,000 sf, 3-story family health center with a 24 hour emergency department and new parking deck to the south. This item was deferred from the meeting in May. (Page 121)

Michael Zambo, Bryan Wahl, and Robert Bostwick of Bostwick Design Partnership were present to explain the request.

Mr. Russell clarified the distinction between conditional and conceptual approvals.

Among other things, Ms. Haney liked the changes to the vestibule, expansion of the north and east sidewalks, and entrance. Mr. Robar appreciated the roof screen being pushed further toward the center, asked for specifics about the retaining wall, spoke of the potential public Space near the west side of the building and future parking garage, and addressed the façade reveals, joints. Ms. Stockman asked if the concrete panels used on two sides would be incorporated elsewhere as she felt something was needed to integrate the facades in terms of design. Mr. Evans liked the direction the development was taking, the transition to the west elevation needed to be made part of the front and east sides. Mr. Robar asked the applicants to address the vertical and horizontals of the second and third floor elevations.

Public comment was taken.

Scott Gilman, Fire Chief for the City of Lakewood responded to safety issues raised during public comment. He explained the routes that the response vehicles take generally. He said that signage and an audible pre-emption light would benefit ambulance traffic flow greatly. As far as an entrance to the facility from Detroit Avenue, the current hospital had not had one for a number of years; he encouraged that the proposed entrances remain on Belle and St. Charles Avenues (ambulance side). The canopy height requirement for ambulances was no less than 14 feet. The exit grade of the ambulance drop-off area needed to be confirmed so the vehicle bumpers did not hit the pavement. Backing an ambulance to the emergency doors does not work well, drive-thru is preferable. Continuing about exiting vehicles, it would be best for vehicles exit to the north.

Mr. Russell said the proposed parking garage would exit onto Belle Avenue only; there are traffic lights at Detroit and Franklin.

The design team, Board, and city administration addressed the public's concerns. The Board was comfortable with the balance of the materials and the first floor concept.

A motion was made by Mr. Robar, seconded by Mr. Evans to **DEFER** the request **until the July 14, 2016 meeting**. All of the members voting yea, the motion passed.

## **ADJOURN**

A motion was made by Mr. Robar, seconded by Mr. Musson **ADJOURN** the meeting at 9:05 p.m. All of the members voting yea, the motion passed.

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Signature

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Date

**SUMMARY APPROVED  
PRE-REVIEW MEETING MINUTES  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**

**JUNE 2, 2016**

**4:00 P.M.**

**LAKWOOD CITY HALL**

**PLANNING CONFERENCE ROOM**

**(FULL APPROVAL TO BE REQUESTED AT THE REVIEW MEETING ON JUNE 9, 2016)**

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**SUMMARY APPROVED**

**OLD BUSINESS**

**SIGN REVIEW**

5.      **Docket No. 04-46-16**

**12211 Madison Avenue  
Zero Time Mobile**

- Approve
- Deny
- Defer

Ismail Awad  
Zero Time Mobile  
12211 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of non-illuminated signage. This item was deferred from the meeting in April. This item was deferred from the meeting in May. (Page 10)

The proposal was **APPROVED** as per the revised submission.

6.      **Docket No. 05-57-16**

**13603 Madison Avenue  
YUZU / Yakuza Food Services, LLC**

- Approve
- Deny
- Defer

David Bumba  
YUZU / Yakuza Food Services, LLC  
13603 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of the installation of a projecting sign: vinyl banner, fiberglass poles, and spot lighting. This item was deferred from the meeting in May. (Page 15)

The proposal was **APPROVED** the revised submission.

**NEW BUSINESS**

15.     **Docket No. 06-67-16**

**13348 Madison Avenue  
The Starving Artist Collective + Boutique**

- Approve
- Deny

Jessica Prince  
Holistic Housekeeping, LLC

Defer

2027 Lewis Drive  
Lakewood, Ohio 44107

The applicant requests the review and approval of sticker decals on two storefront windows. (Page 83)

The proposal was **APPROVED** with the following stipulations:

- it is a 3.5 foot x 3.5 foot image,
- white line work only, and
- transparent where no line work exists.

16. Docket No. 06-68-16

**13735 Madison Avenue**  
**Thai Thai**

Approve

Steve Foster

Deny

Neon City Signs

Defer

11500 Madison Avenue  
Cleveland, Ohio 44102

The applicant requests the review and approval of signage within the sign band. (Page 88)

The proposal was **APPROVED** with the following stipulations:

- to fill the entire sign (band) space, and
- leave a gap above the red words.

#### REQUEST FOR MODIFICATIONS

20. Docket No. 05-52-16

**14200 Detroit Avenue**  
**Domino's Pizza**

Approve

Daniel Beeman

Deny

Wagner Electric Sign Co.

Defer

7135 West Ridge Road  
Elyria, Ohio 44035

The applicant requests the review and approval of sign proposal. This item was approved at the May 12, 2106 meeting. (Page 115)

The proposal was **APPROVED** as per the revised submission.



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. JOHN M. KASTELIC
- 2. David Andrews
- 3. Kevin Cieszkowski
- 4. STEPHEN JOURLES
- 5. ROB TULLIATTI
- 6. KAT BERGER
- 7. MICHAEL AUGUSTOIS
- 8. ROBERT L. BOSTWICK
- 9. Michael Zamba
- 10. BRYAN WATL
- 11. Tom Bullock

- John M. Kastelic
- David Andrews
- Kevin Cieszkowski
- Stephen Jourles
- Rob Tullatti
- Kat Berger
- Michael Augustois
- Robert L. Bostwick
- Michael Zamba
- Bryan Watl
- Tom Bullock

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: \_\_\_\_\_



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. Leslie Boyer Bass
- 2. Dean D. Zell
- 3. B. K. Mara
- 4. Judy Gillespie
- 5. Jeanne Mackay
- 6. Ann Hill
- 7. Jeanne Gilbert
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_
- 11. \_\_\_\_\_

- Leslie Boyer Bass
- Dm [unclear]
- 15840 Woodg
- 23003 Chandlers Lane
- 13428 Lake Ave
- 1255 Jere
- 16722 Appleton
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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: \_\_\_\_\_

## Schwarz, Johanna

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**From:** Amanda Barreto <abarreto518@gmail.com>  
**Sent:** Monday, June 06, 2016 9:07 PM  
**To:** Planning Dept  
**Subject:** Docket No. 06-60-16

Dear Board:

We, Amanda and Steven Barreto, are the owners of 2183 Concord Drive. This is the property that is directly north of the 2187 Concord Drive property at issue this evening. It is our lot that the unfinished fence faces.

We received notice of this hearing on Monday June 6th and were unable to clear our calendars to attend in person.

Being a real estate attorney, I am quite familiar with the fence ordinances in the City of Lakewood. My firm (owned by former Lakewood Planning Commission member, Steven Ott) recently represented a Lakewood resident in a fence dispute with a neighbor that went all the way to the Court of Appeals.

Not only is it against the Lakewood Code to install a fence without a permit, it is also a violation to construct the fence with the unfinished side facing outwards toward an adjacent neighbor.

When our neighbor began building his fence last summer, I made sure to warn him that he could not face the unfinished side of the fence toward our property. He told me that he was "grandfathered" and could build the fence how he pleased.

In the fall of 2015, when the fence was completely constructed, I reminded him that he had built the fence incorrectly. His response was that he had spoken with the City and they would allow him to modify his fence to a "board on board" fence and would need my permission to access our property to make the correction. I agreed that he could come onto our property to make the corrections at any time. At this time, we would still allow access to our property for this purpose.

We strongly object to the City approving the fence installation as it stands-with the unfinished side facing our property. As it stands now, it appears that the fence belongs to us and that appearance may cause confusion if we ever sell our property. That is because it is common knowledge that a fence is to be constructed with the finished side facing out toward your neighbor.

Further, it is bad precedent to allow such a variance that flies in the face of the intent of the Code. The owners of 2187 Concord have the same duty as any other resident in the City, to know and understand the Code and to ensure compliance or face a consequence. That is why we respectfully request that the Board deny the request to approve the fence as improperly installed.

Regards,

Amanda Aquino Barreto  
Steven Barreto  
2183 Concord Drive  
Lakewood, Ohio

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*Amanda A. Barreto*

[abarreto518@gmail.com](mailto:abarreto518@gmail.com)

330.936.0839



# Lakewood Family Health Center

June 9, 2016

Bostwick  
Design  
Partnership

## AGENDA

- Conditional approval request
- Review comments from previous submission
- Project design
- Deferred approval items
- Discussion

## CONDITIONAL APPROVAL REQUEST

- Site plan
  - Drop off and entrance on Belle Ave
  - Island between drop-off aisle and Belle Ave is landscaped
  - Building entrance closer to Detroit Ave
  - EMS and service entrance is on St. Charles Ave
  - Parking garage entrance on Belle Ave
- Building massing
- Building material family
  - Glass being dominant material on North and East facades
  - Precast being dominant material on South and West facades
- Distinction between 1st and 2nd/3rd floors
- Urban room exists along Detroit Ave

## COMMENTS FROM PREVIOUS SUBMITTAL

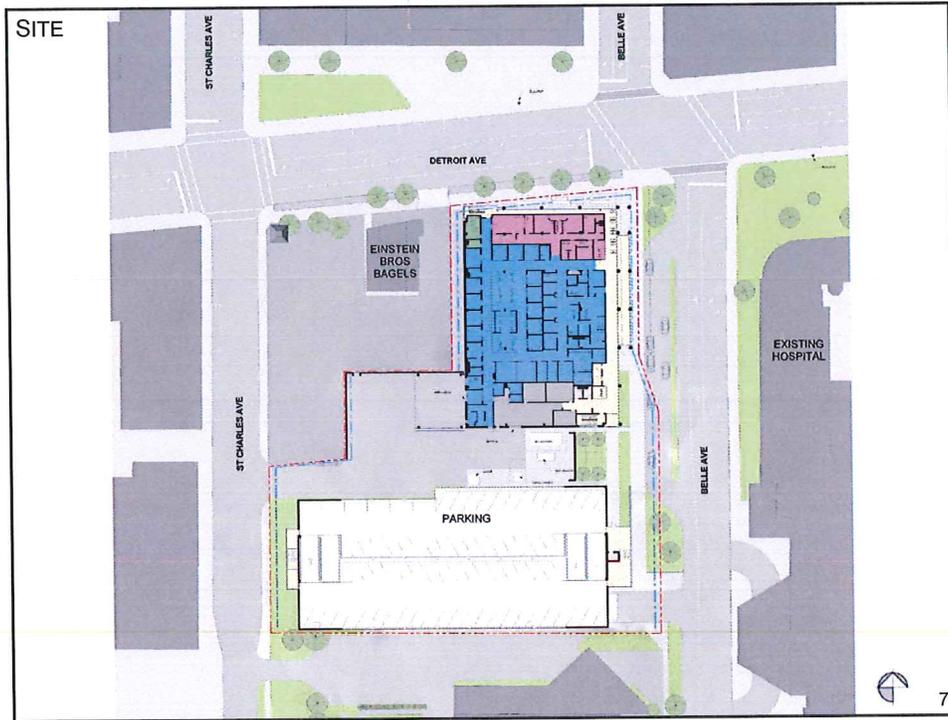
- North elevation needs pedestrian scale design improvements, picking up on storefront rhythm of other familiar Lakewood buildings.
  - **Adjusted North elevation to respond to familiar Lakewood buildings**
- Create activity by creating an inviting public space along Detroit Avenue through interesting streetscape enhancements (seating, landscaping, etc.)
  - **Developed 'Urban Room' and gallery space**
- The building needs to feel "grounded" – this can be achieved by addressing the section of the building that meets the ground (e.g. consider a bulkhead)
  - **Expressed the first floor to ground the building**
- Drop off on Belle needs to be shortened
  - **Drop off length is equivalent to that of the existing hospital to accommodate wait times and queuing to avoid traffic congestion on Belle.**

## COMMENTS FROM PREVIOUS SUBMITTAL

- Consider wrapping the canopy around the Detroit/Belle side of building
  - **Creates visual conflict with 'eyebrow' expression**
- Consider getting plantings in the strip along Belle separating the street and the drop off.
  - **Added plantings**
- Achieve through design what a front door brings to Detroit Avenue (e.g. the feeling that I've arrived)
  - **Extended canopy to Detroit, created the urban room experience, and moved vestibule door closer to Detroit**
- Hallway area (gallery) along Detroit should be activated on the interior to give it more activity.
  - **The program does not allow for seating space inside**

5



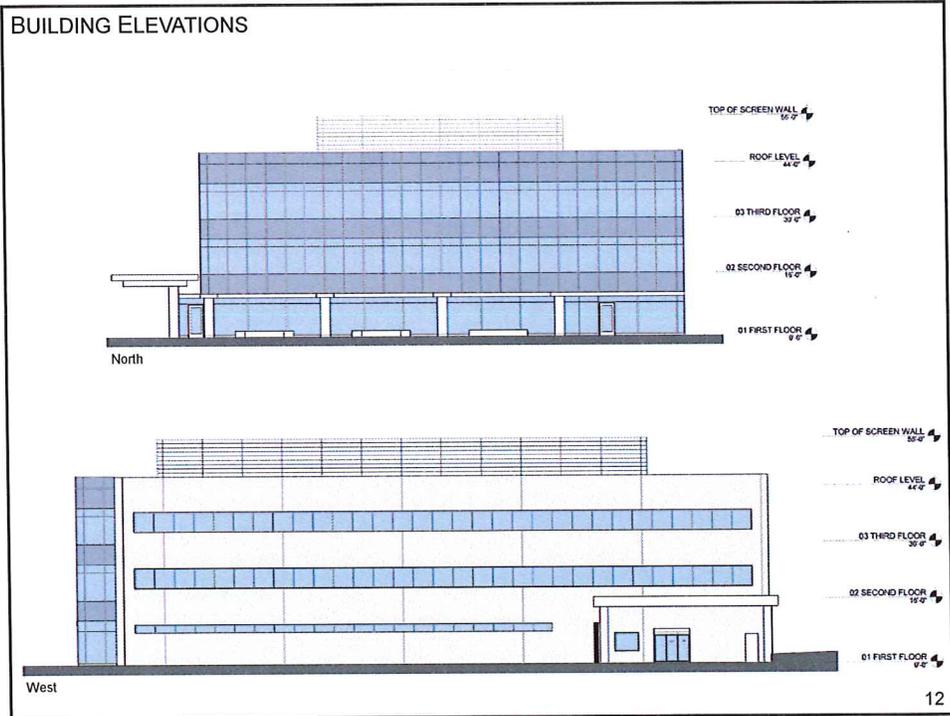
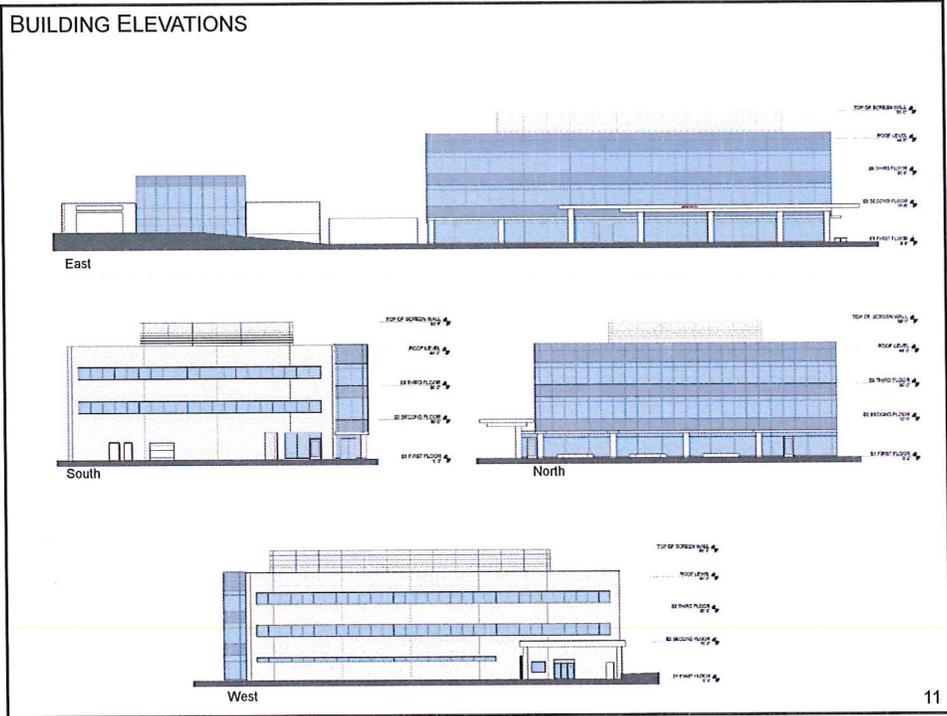


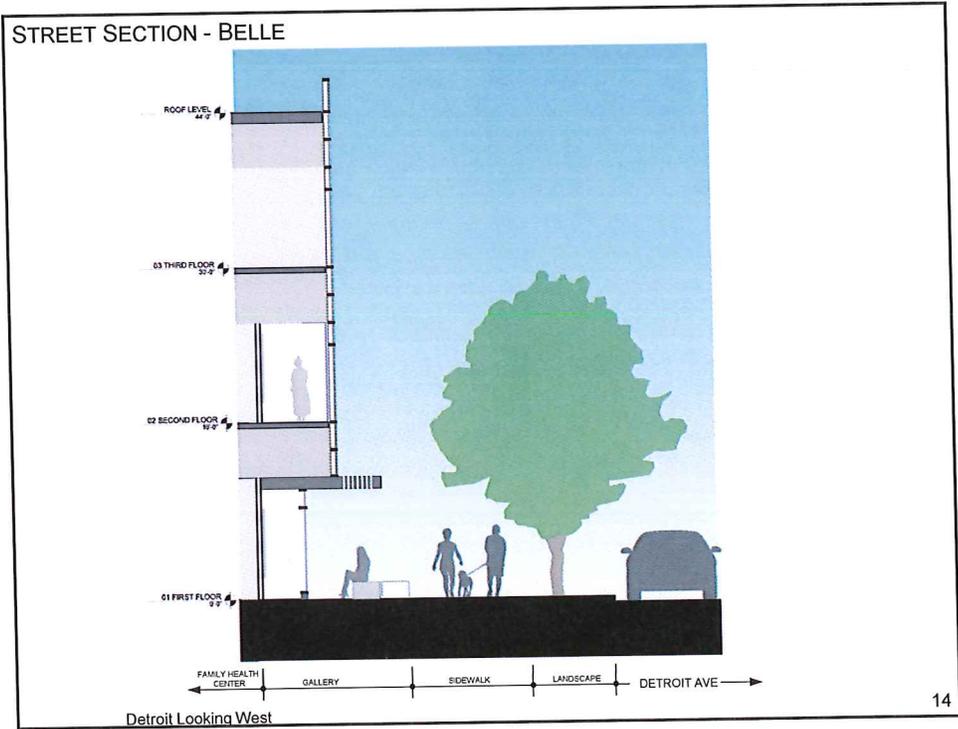
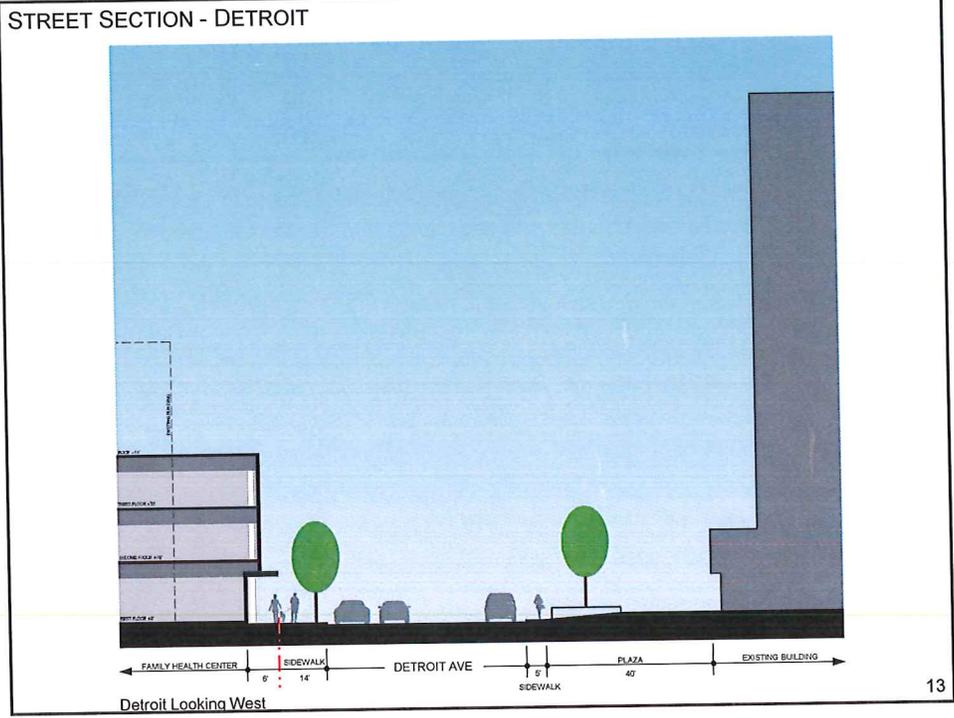
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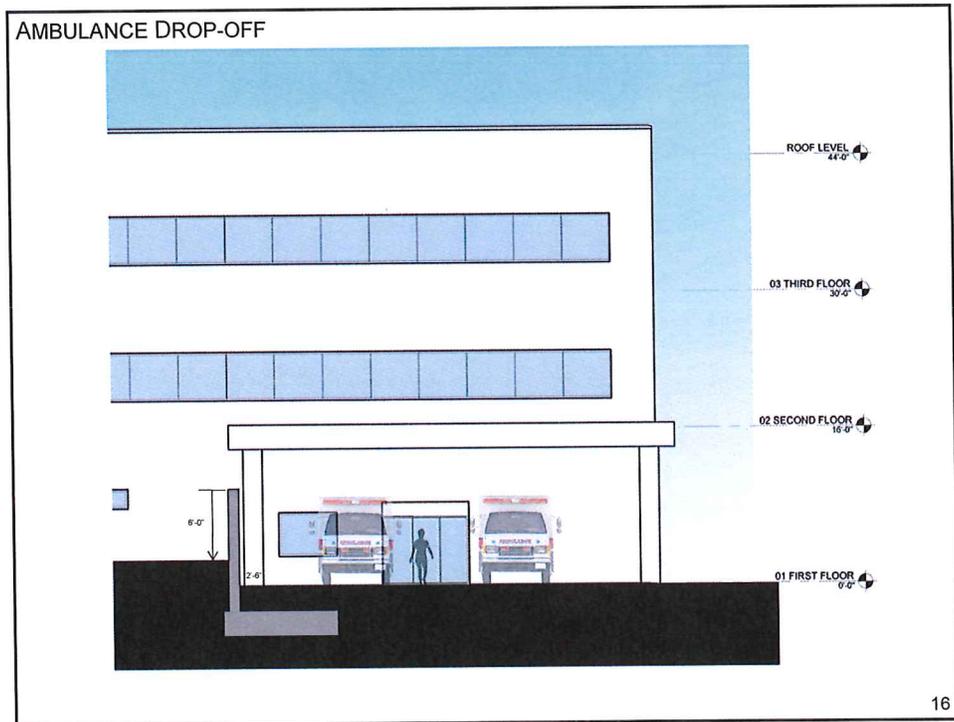
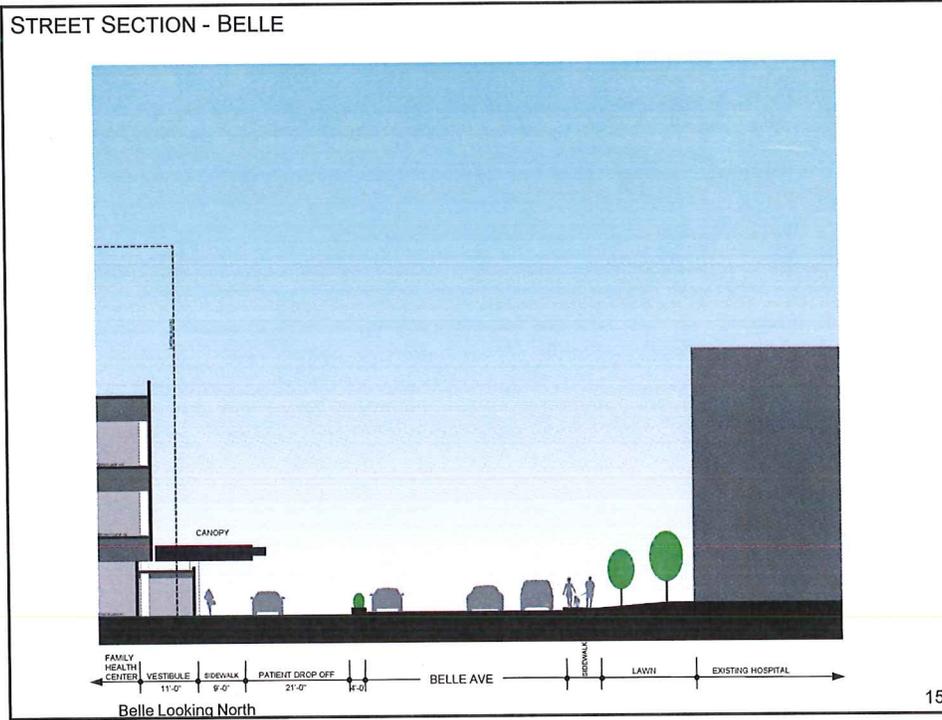


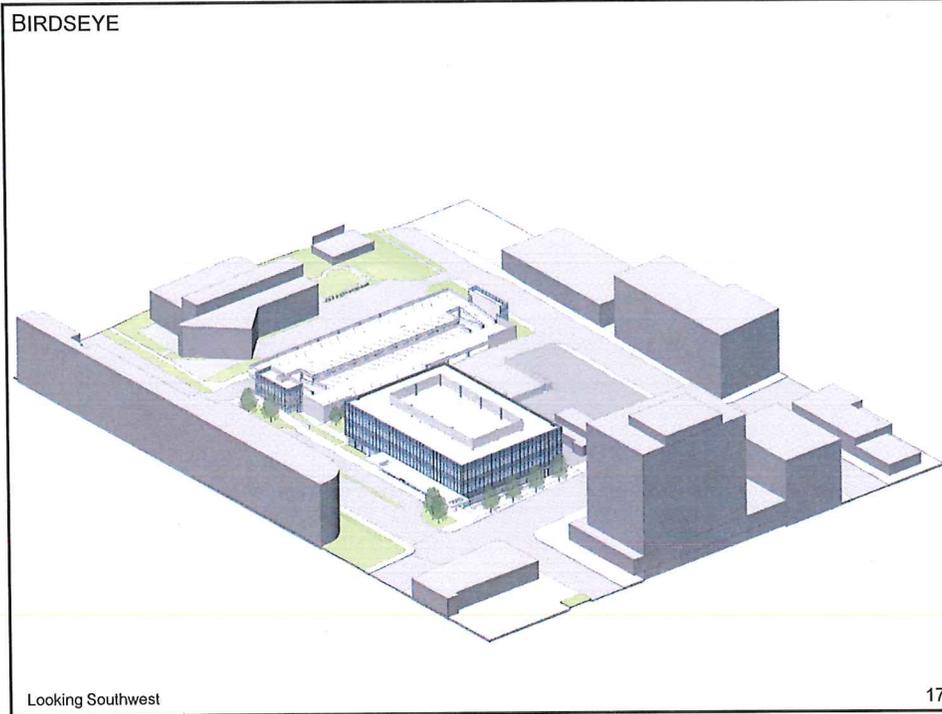
CONTEXT











PEDESTRIAN VIEWS



Northwest Corner of Detroit and Belle – Looking South

19

PEDESTRIAN VIEWS



Northwest Corner of Detroit and Belle – Looking South

20

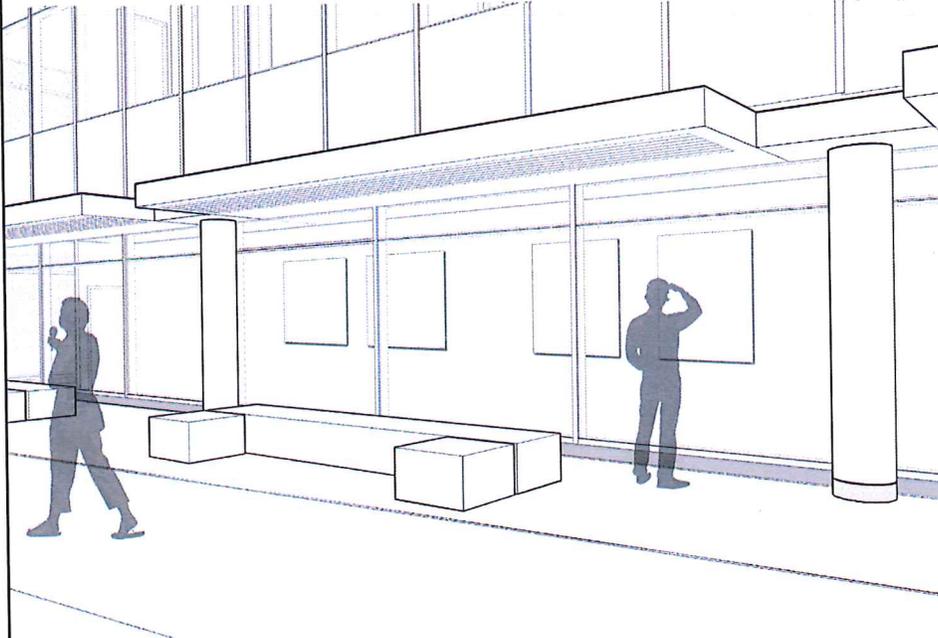
PEDESTRIAN VIEWS



Belle - Looking South

21

PEDESTRIAN VIEWS



Northwest Corner of Detroit and Belle – Looking South

22

PEDESTRIAN VIEWS



St Charles - Looking East

23

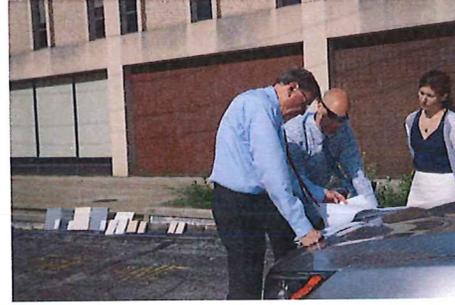
PEDESTRIAN VIEWS



Belle - Looking North

24

MATERIALS



25

## DEFERRED APPROVAL ITEMS

- Final Landscape / Hardscape Plan
- Parking Garage Design
- Final Curtain Wall Detailing
- Final Color selection for Precast / Glass / Metal
- Signage

## CONDITIONAL APPROVAL REQUEST

- Site plan
  - Drop off and entrance on Belle Ave
  - Island between drop-off aisle and Belle Ave is landscaped
  - Building entrance closer to Detroit Ave
  - EMS and service entrance is on St. Charles Ave
  - Parking garage entrance on Belle Ave
- Building massing
- Building material family
  - Glass being dominant material on North and East facades
  - Precast being dominant material on South and West facades
- Distinction between 1st and 2nd/3rd floors
- Urban room exists along Detroit Ave

### PEDESTRIAN VIEWS



Northwest Corner of Detroit and Belle – Looking South

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# Lakewood Family Health Center

June 9, 2016

Bostwick  
Design  
Partnership

## Existing CC Buildings



Gallery – Main Campus

30

Existing CC Buildings



Twinsburg - Family Health Center

31

CONTEXT

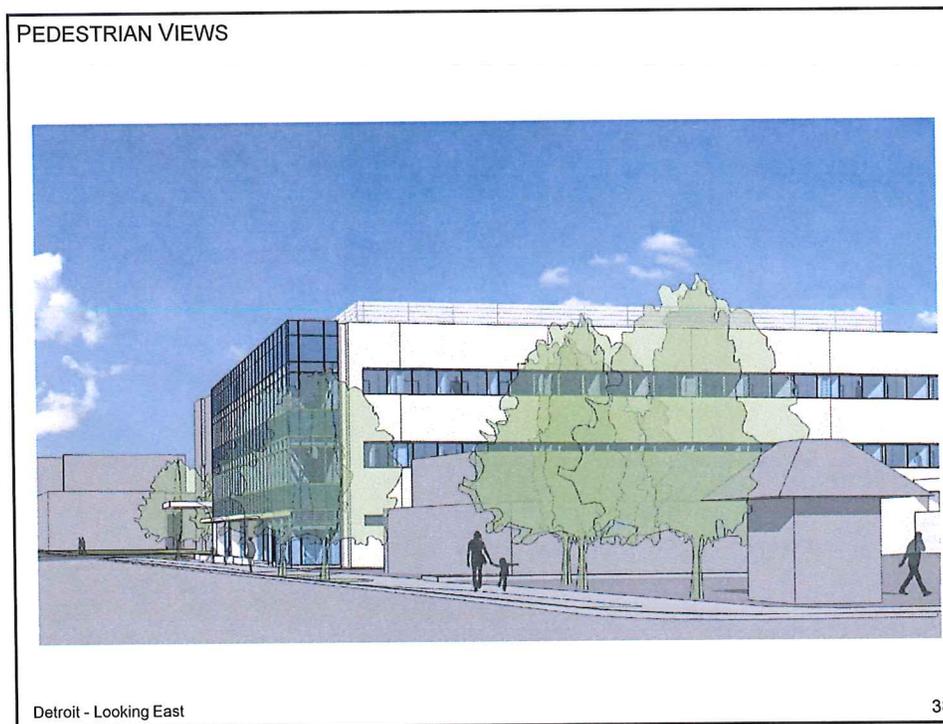
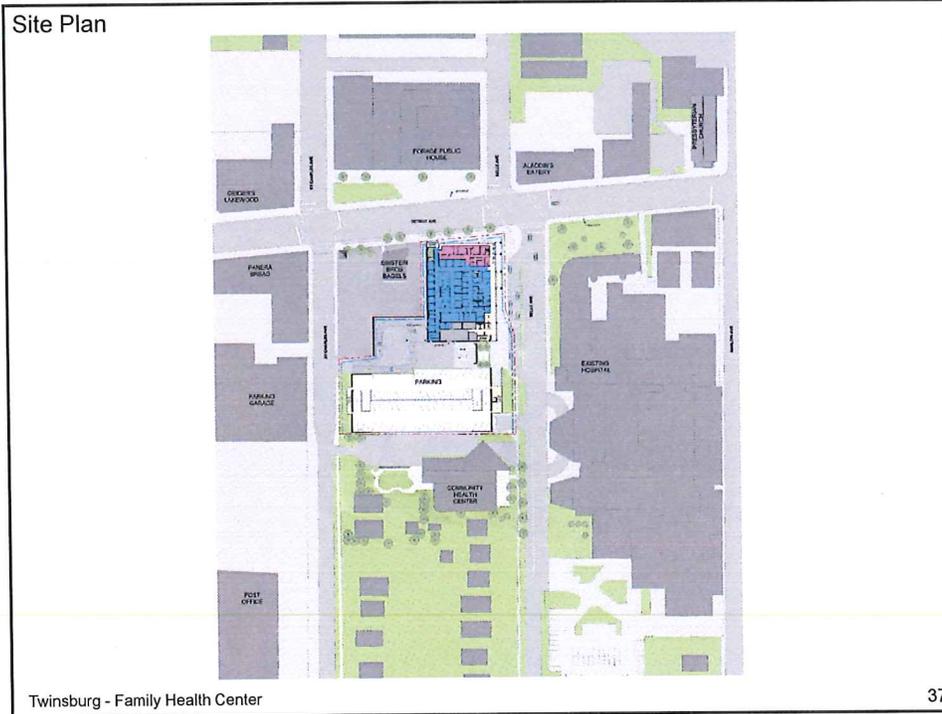


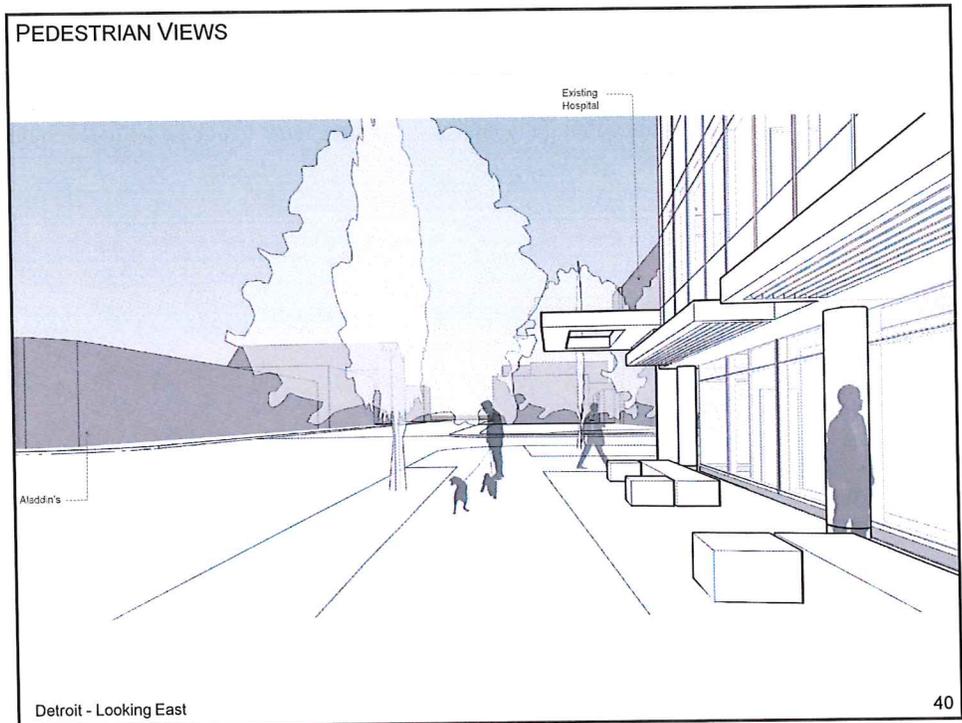
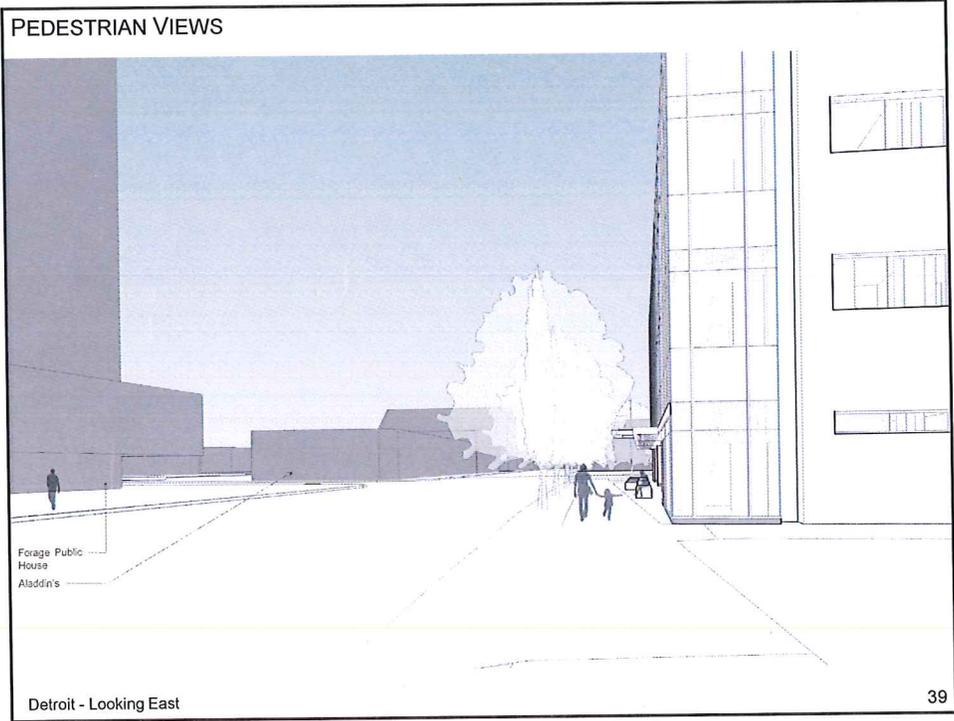
Detroit Looking East from Above

32









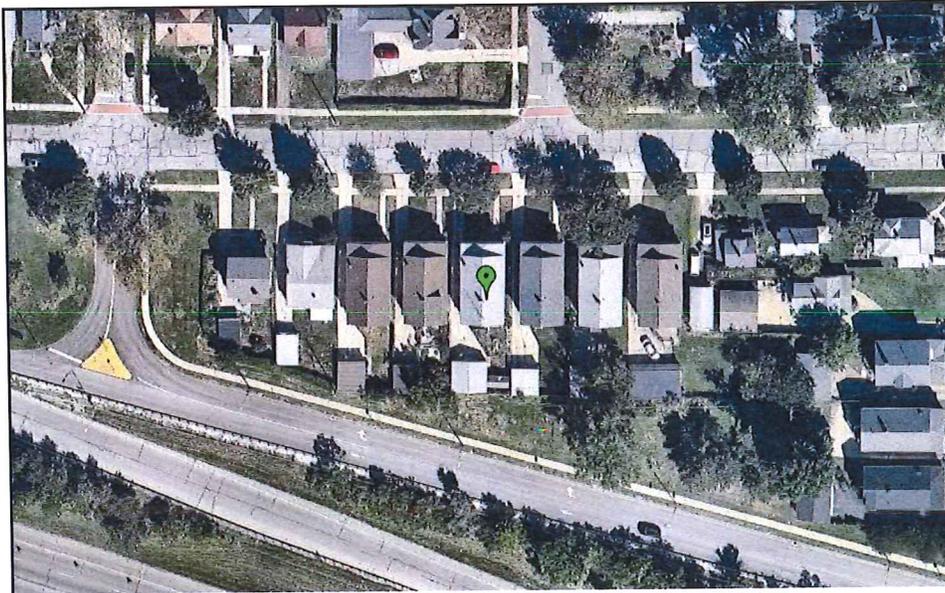
PEDESTRIAN VIEWS



Detroit - Looking West



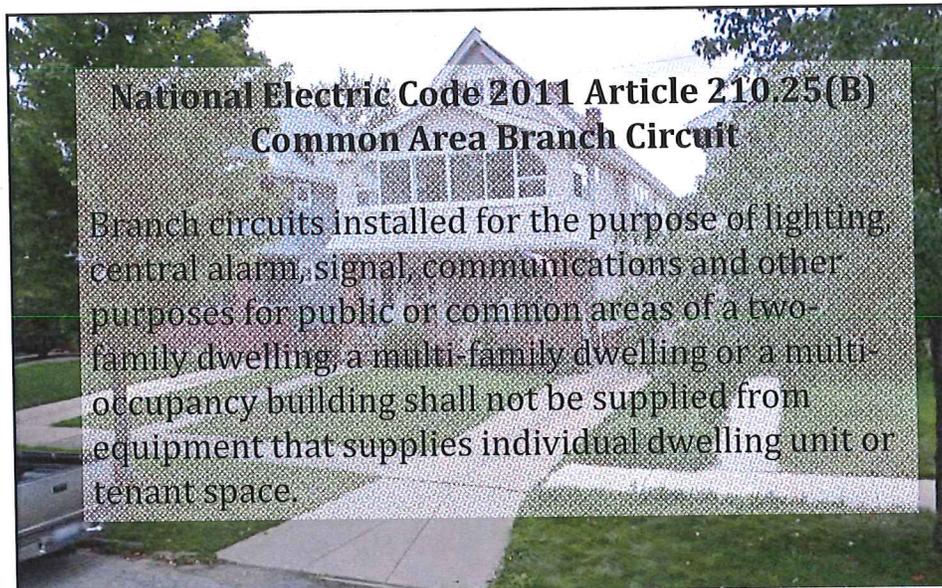
**Architectural Board of Review**  
*May 12, 2016*



**16615 Delaware**



**16615 Delaware**

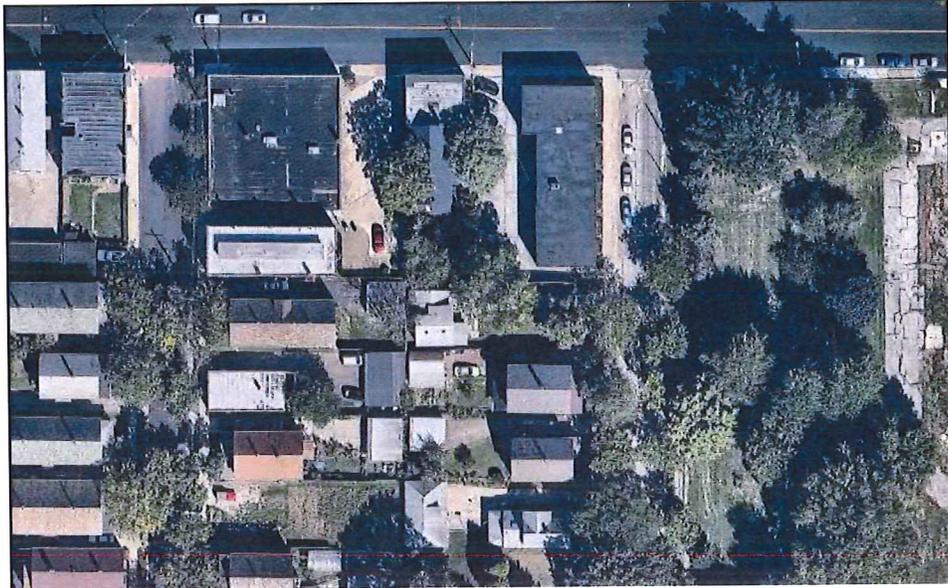


**National Electric Code 2011 Article 210.25(B)  
Common Area Branch Circuit**

Branch circuits installed for the purpose of lighting, central alarm, signal, communications and other purposes for public or common areas of a two-family dwelling, a multi-family dwelling or a multi-occupancy building shall not be supplied from equipment that supplies individual dwelling unit or tenant space.



**16615 Delaware**



**12211 Madison**



**12211 Madison**

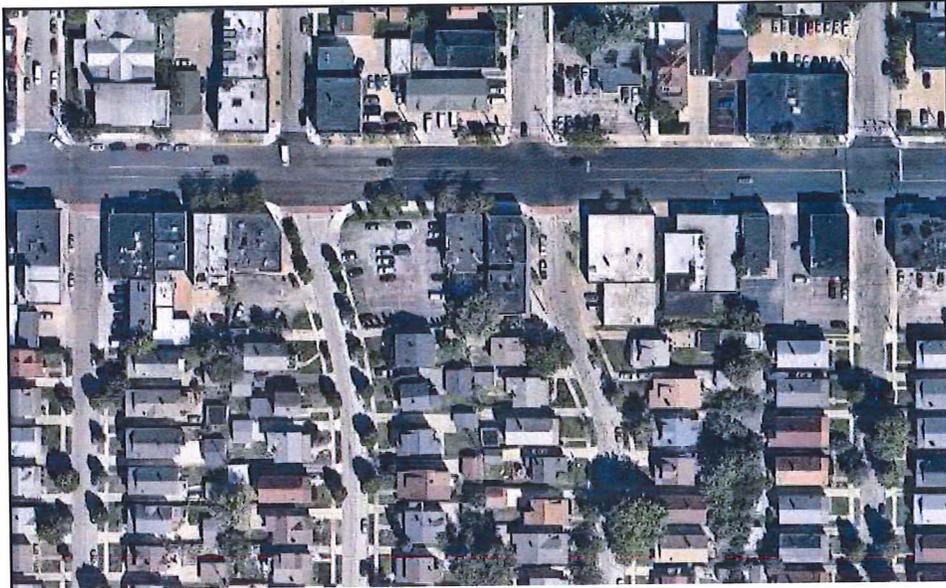


12211 Madison

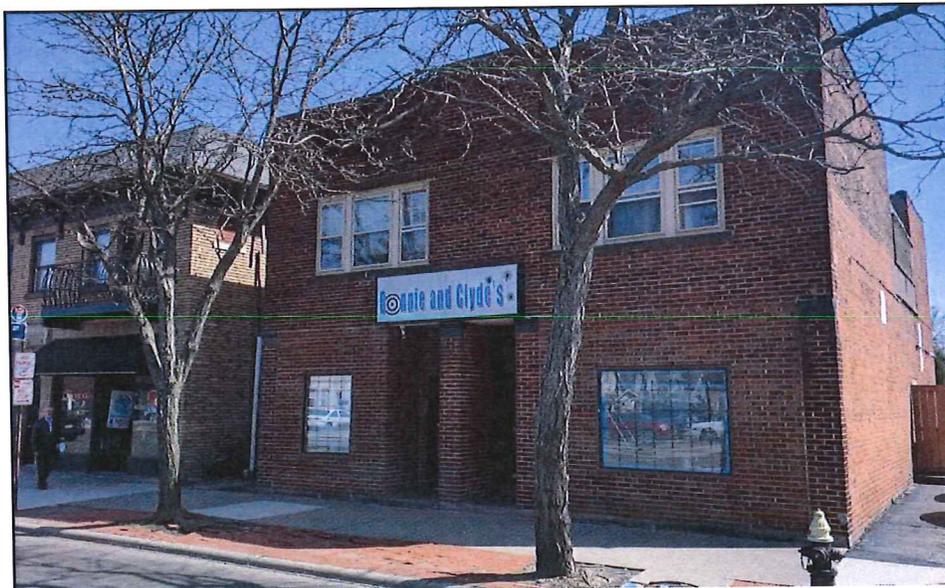


12211 Madison

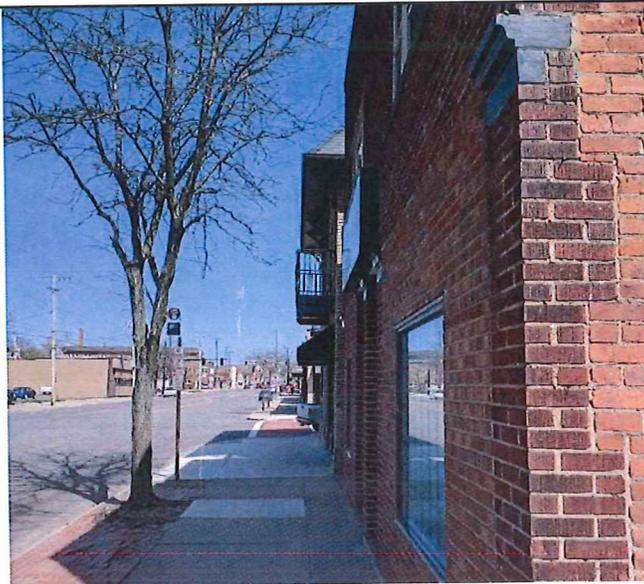




**13603 Madison**



**13603 Madison**

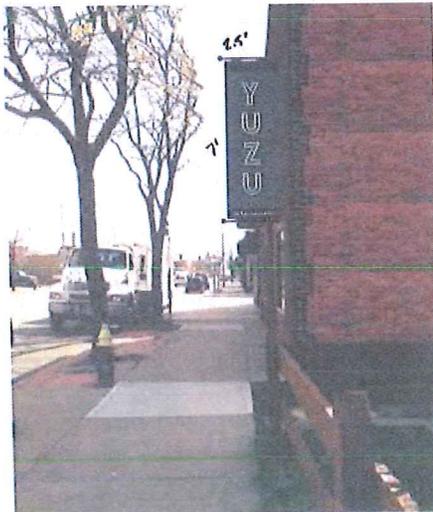


13603 Madison

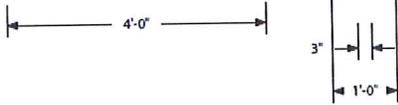


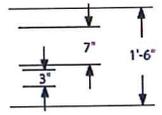
7'

2.5'

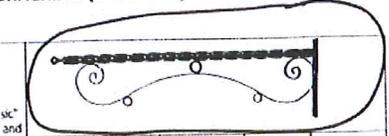


13603 Madison

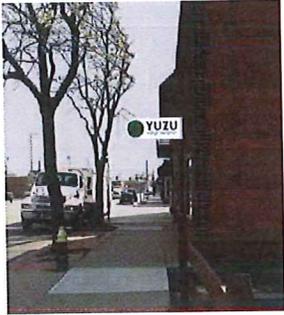





**BRACKETS (Continued)**



Item #	Overall Width	Suggested Sign Width	Ring Centers	Price Each
F24RSB	28.5"	22"	14" +/- 1/2"	
F43RSB	47.5"	34"	23" +/- 1/2"	

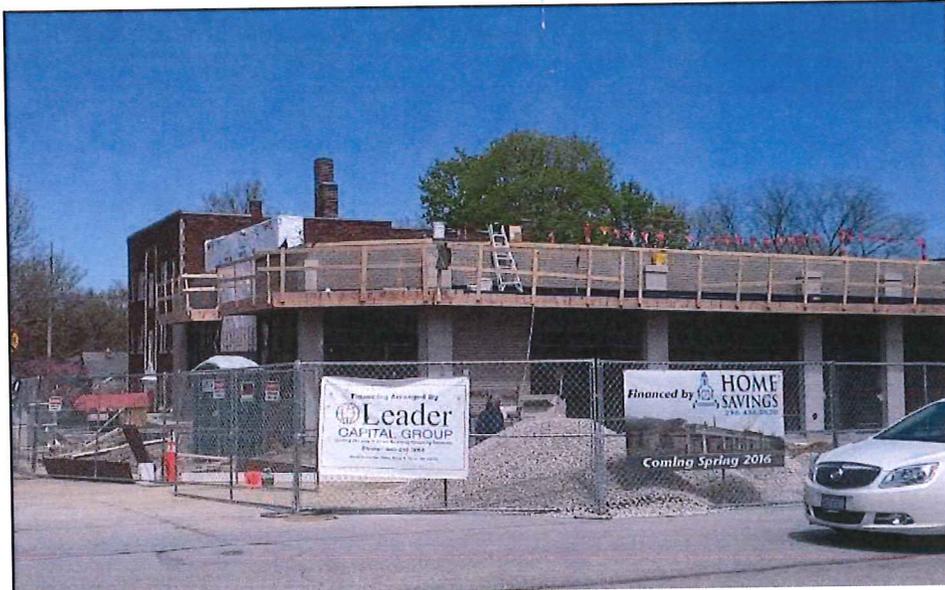


**13603 Madison**





**14200 Detroit**



**14200 Detroit**



**14200 Detroit**



**14200 Detroit**



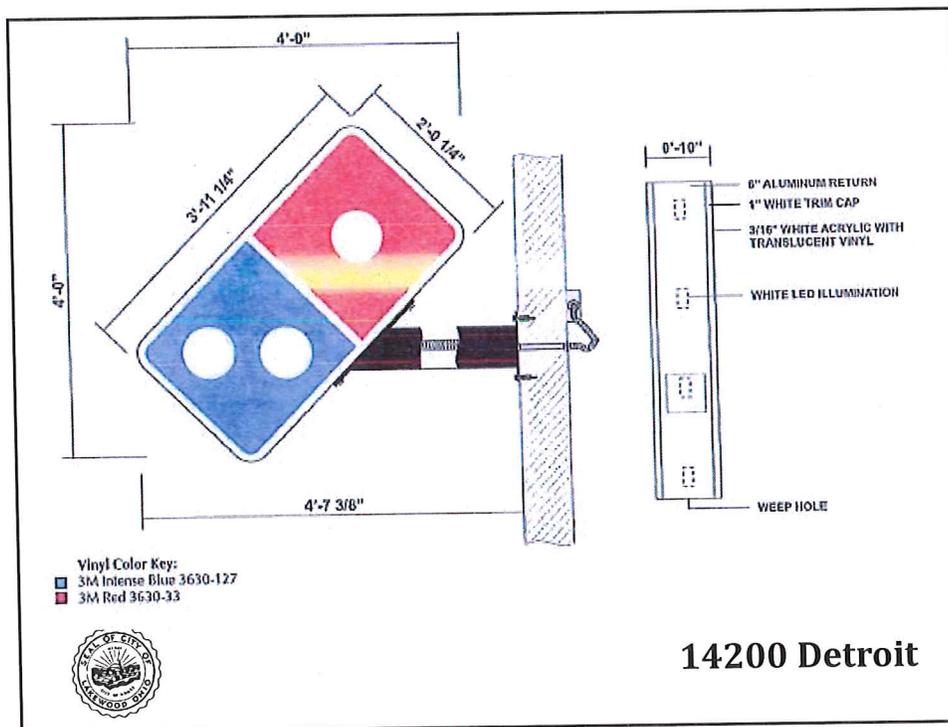
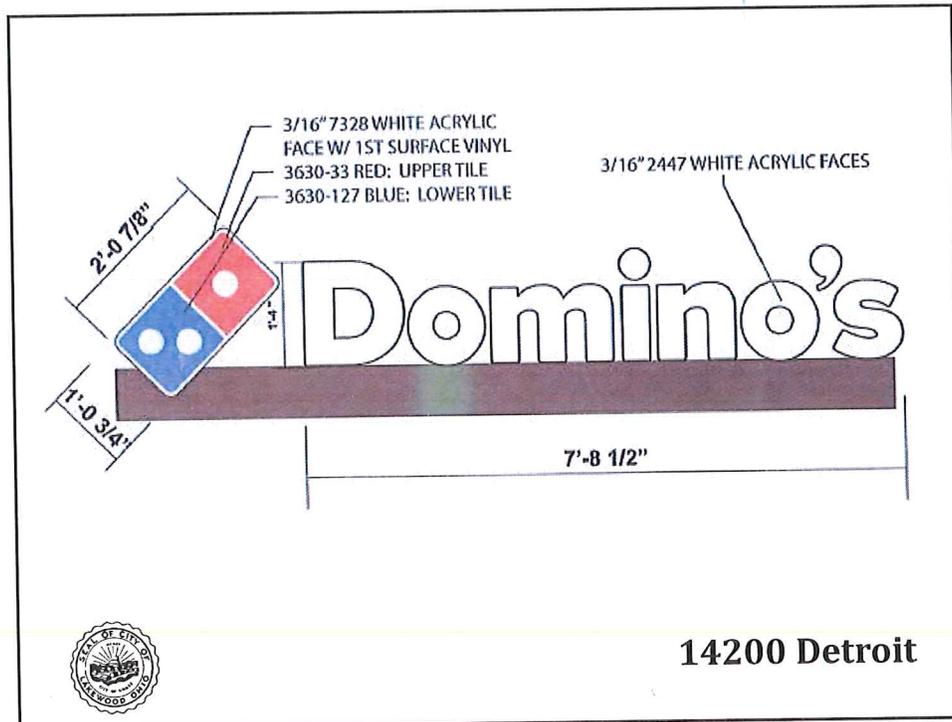
**14200 Detroit**



**14200 Detroit**



**14200 Detroit**

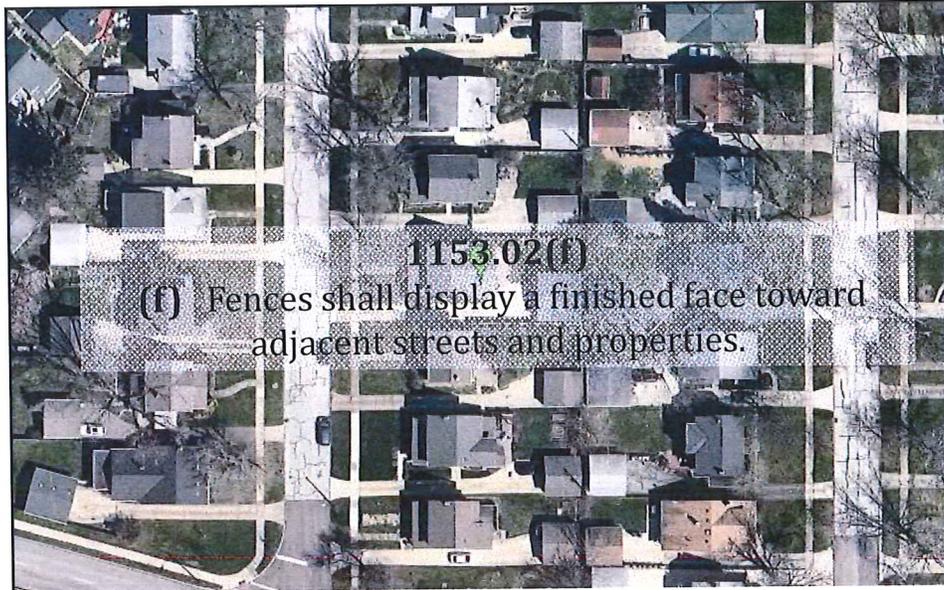




**2187 Concord**



**2187 Concord**

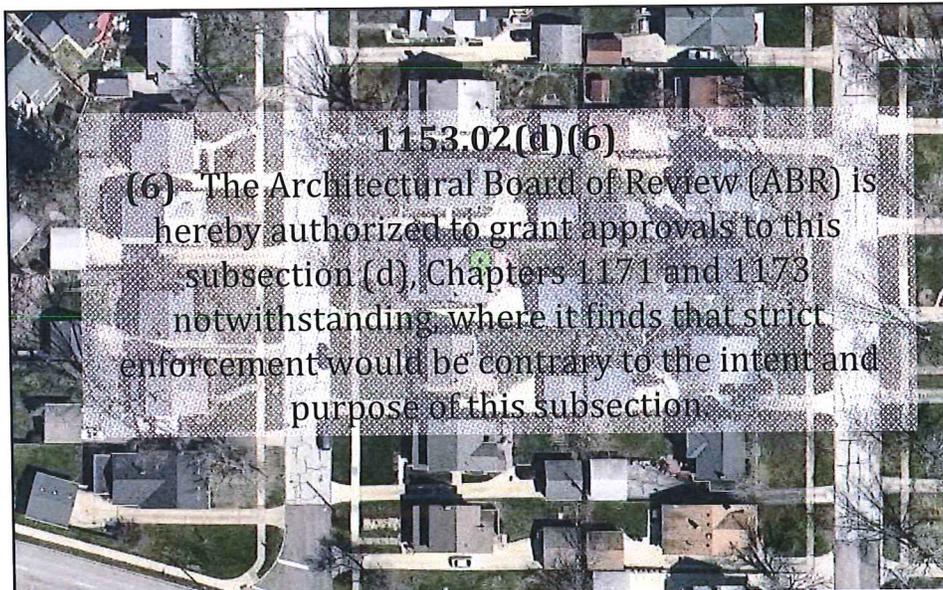


**1153.02(f)**

**(f)** Fences shall display a finished face toward adjacent streets and properties.



**2187 Concord**

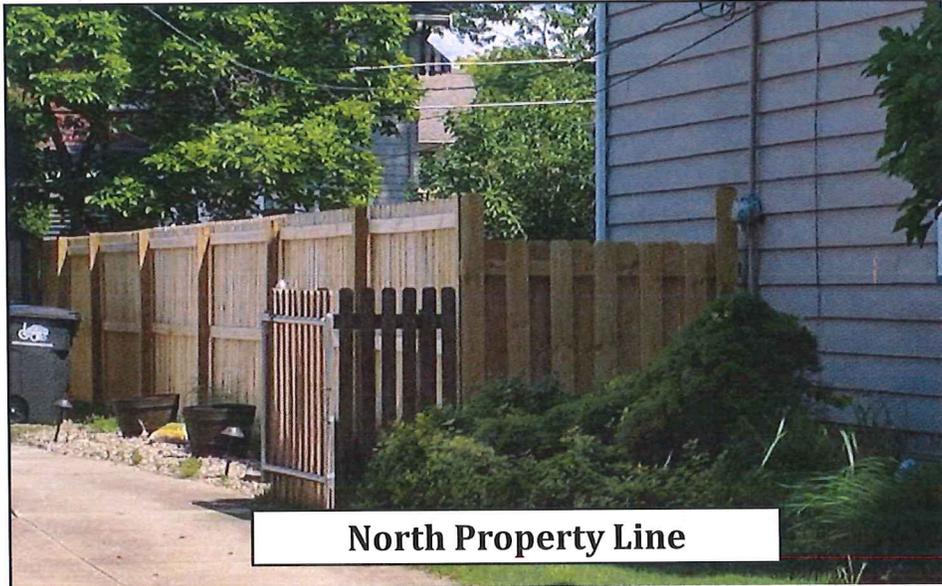


**1153.02(d)(6)**

**(6)** The Architectural Board of Review (ABR) is hereby authorized to grant approvals to this subsection (d), Chapters 1171 and 1173 notwithstanding, where it finds that strict enforcement would be contrary to the intent and purpose of this subsection.



**2187 Concord**



**North Property Line**



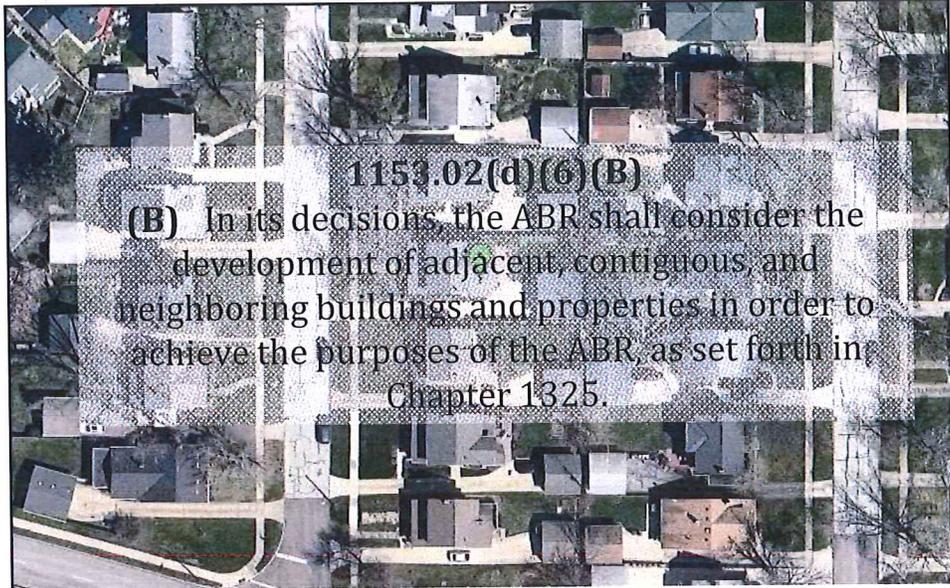
**2187 Concord**



**South Property Line**



**2187 Concord**



**1153.02(d)(6)(B)**

**(B)** In its decisions, the ABR shall consider the development of adjacent, contiguous, and neighboring buildings and properties in order to achieve the purposes of the ABR, as set forth in Chapter 1325.



**2187 Concord**



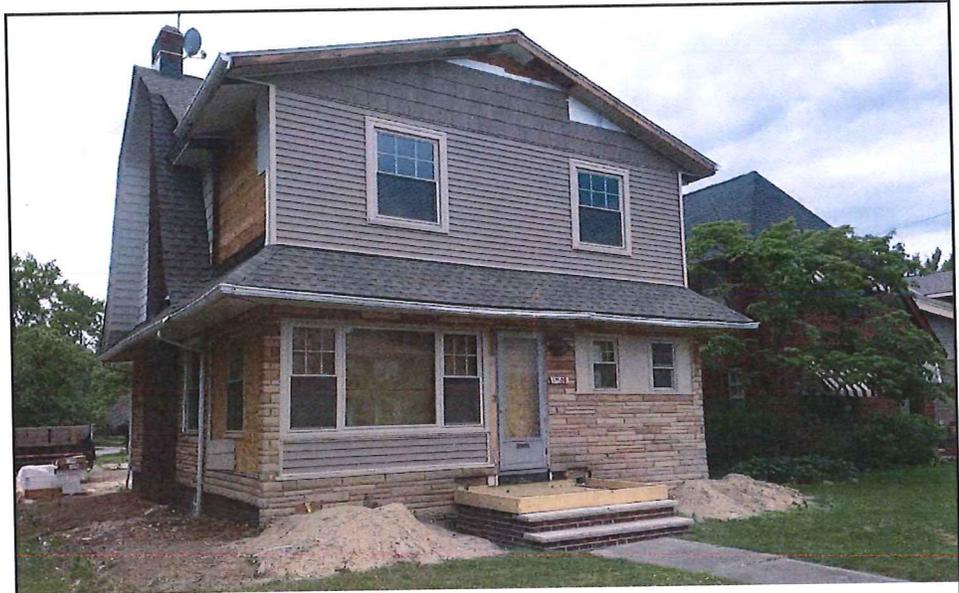
**17503 Hilliard**



**17503 Hilliard**



**17503 Hilliard**



**17503 Hilliard**



**17503 Hilliard**



**17503 Hilliard**



**17503 Hilliard**



**17503 Hilliard**



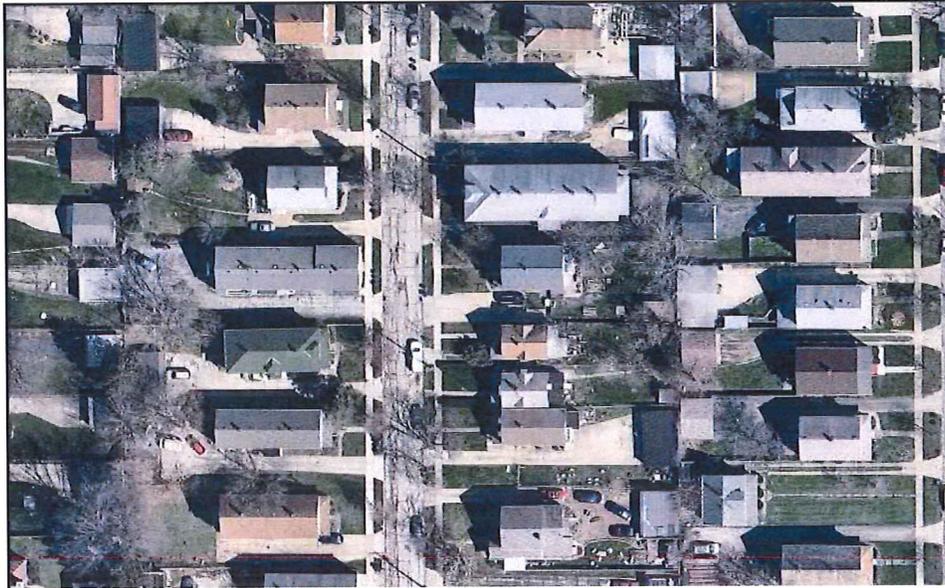
**1538 Lakewood**



**1538 Lakewood**



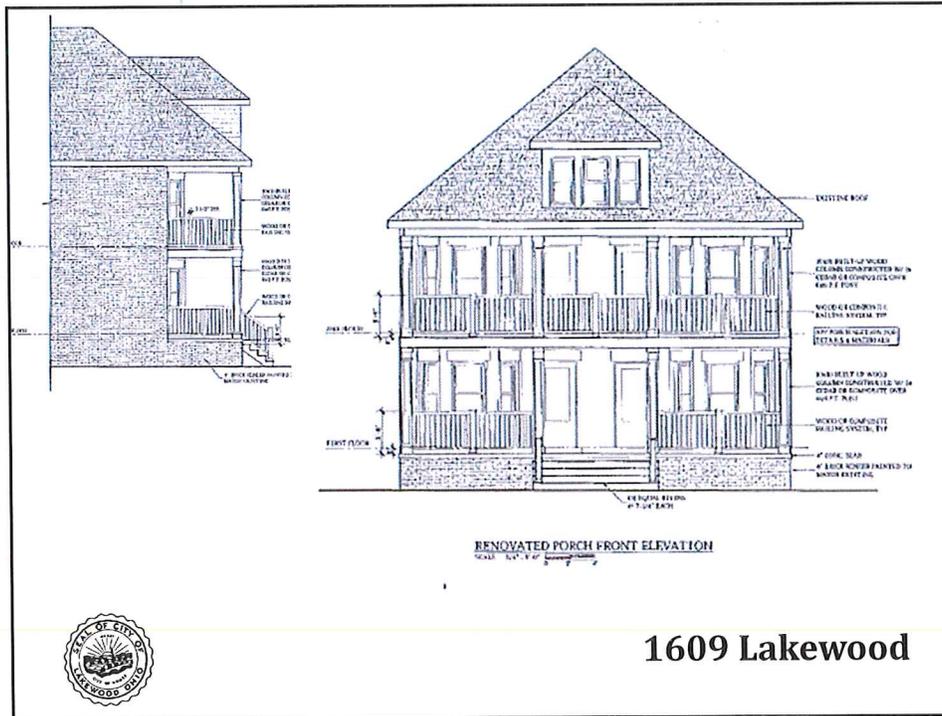
**1538 Lakewood**



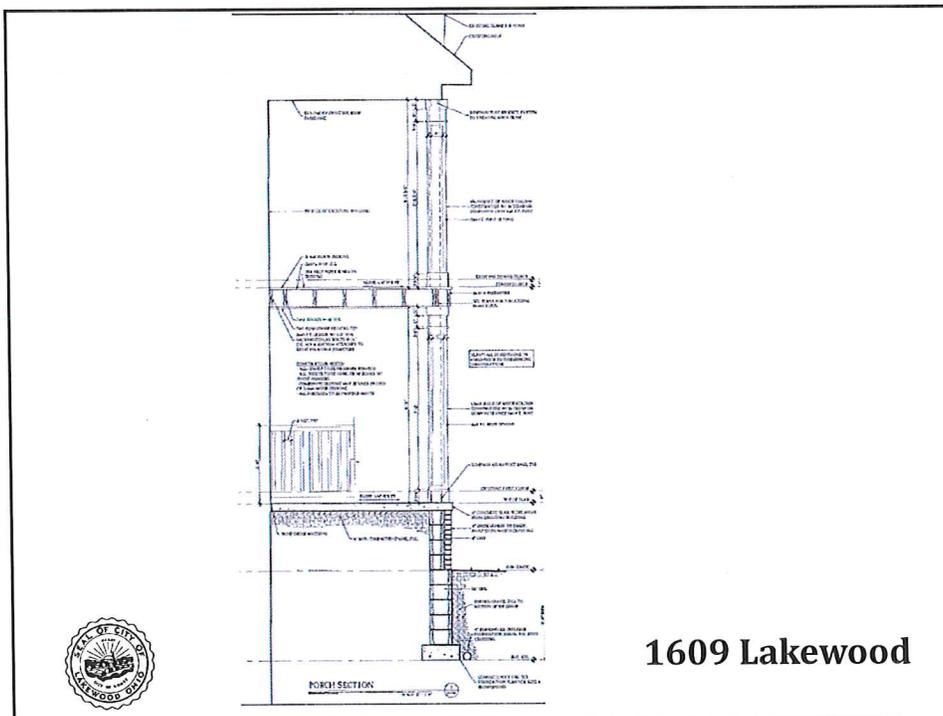
**1609 Lakewood**

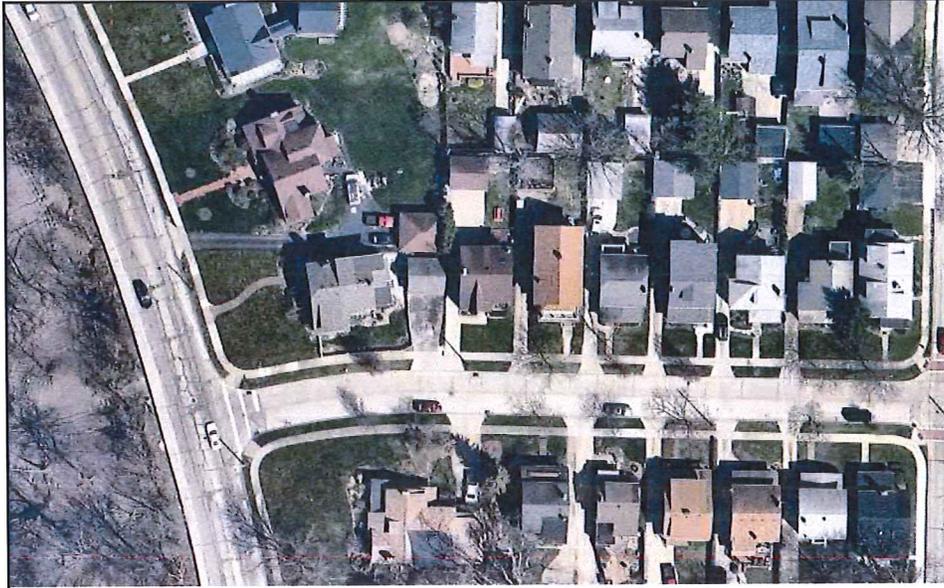


**1609 Lakewood**



**1609 Lakewood**





**1595 Riverside**



**1595 Riverside**



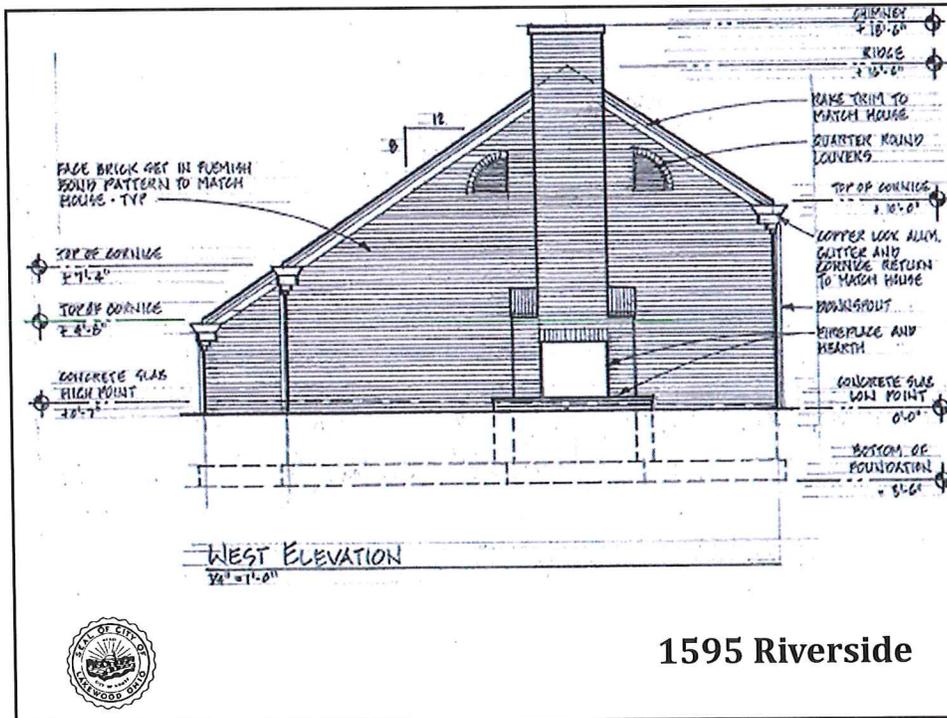
**1595 Riverside**



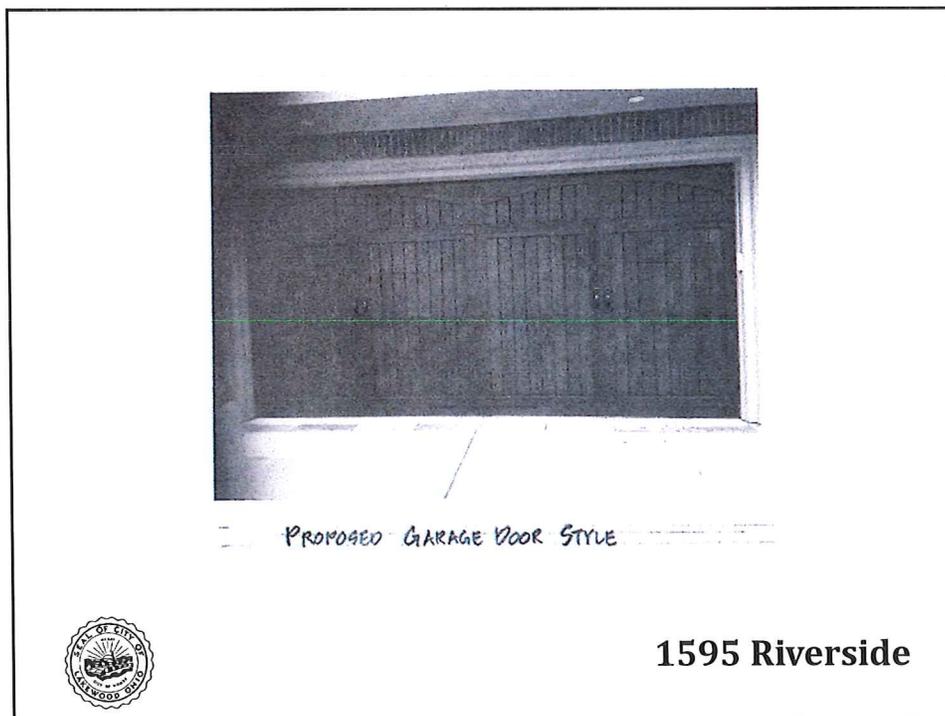
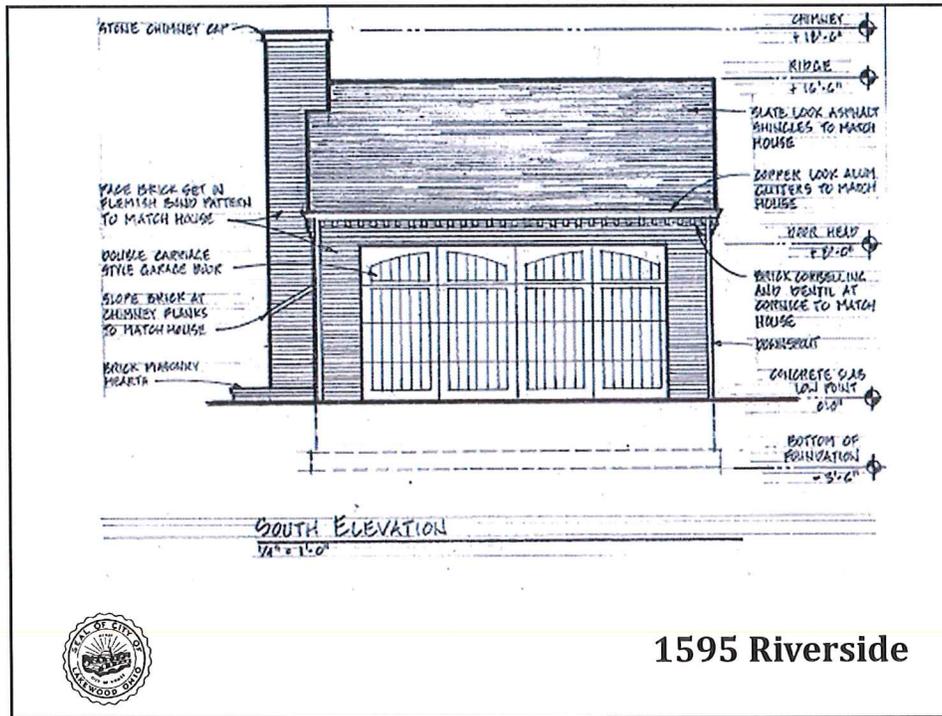
**1595 Riverside**

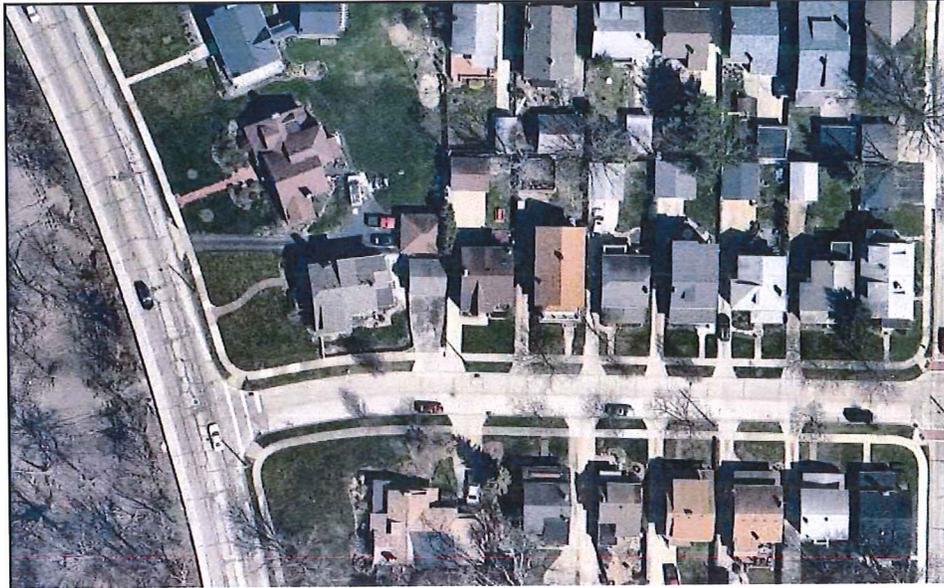


1595 Riverside

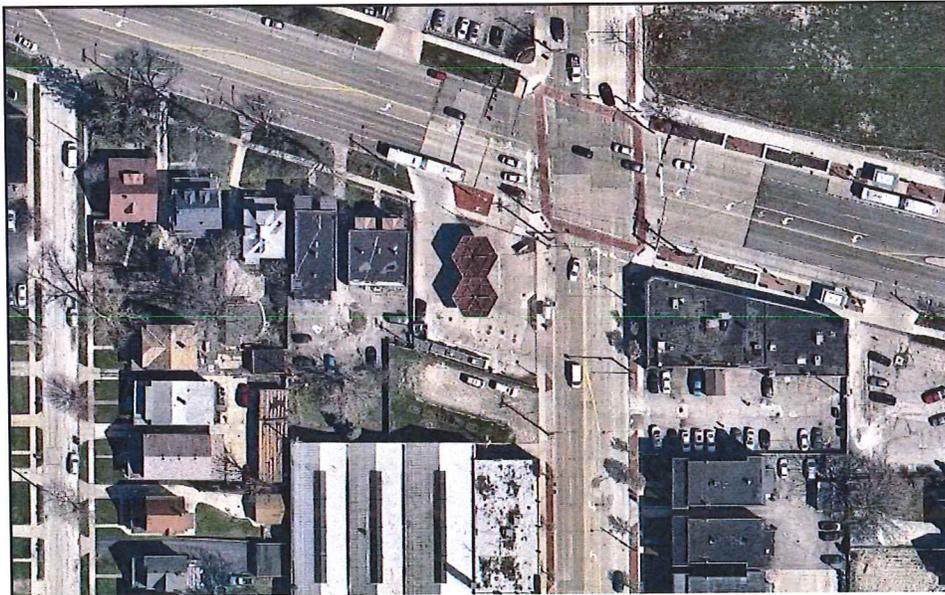


1595 Riverside





**1595 Riverside**



**11701 Clifton**



**11701 Clifton**



**11701 Clifton**

19'-0"

pop N place

1'-6"

2'-6"

2'-2"

3'-6"

Double-sided digitally printed backlit flex face  
 "Pop N Place" Logo/text to be illuminated,  
 with the awning graphics to be opaque.  
 Egg crate panels installed on the bottom side of the awning  
 with fluorescent illumination

**11701 Clifton**

**11701 Clifton**



**13362 Madison**



**13362 Madison**



**13362 Madison**



**13362 Madison**

65"

32"



13362 Madison



13348 Madison



**13348 Madison**



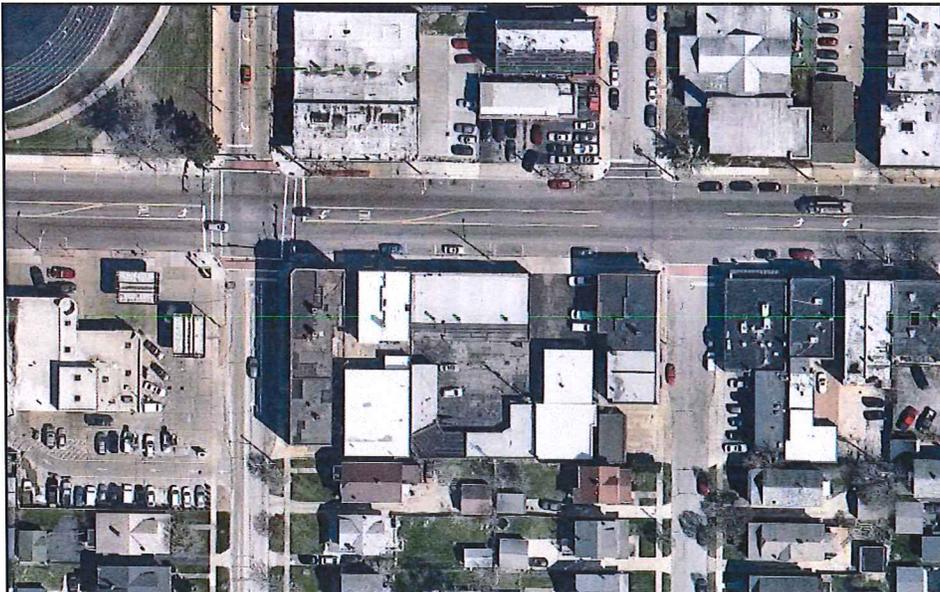
**13348 Madison**



3.5 feet by 3.5 feet



13348 Madison



13735 Madison



**13735 Madison**



**Black aluminum backing with vinyl lettering**



**13735 Madison**

After



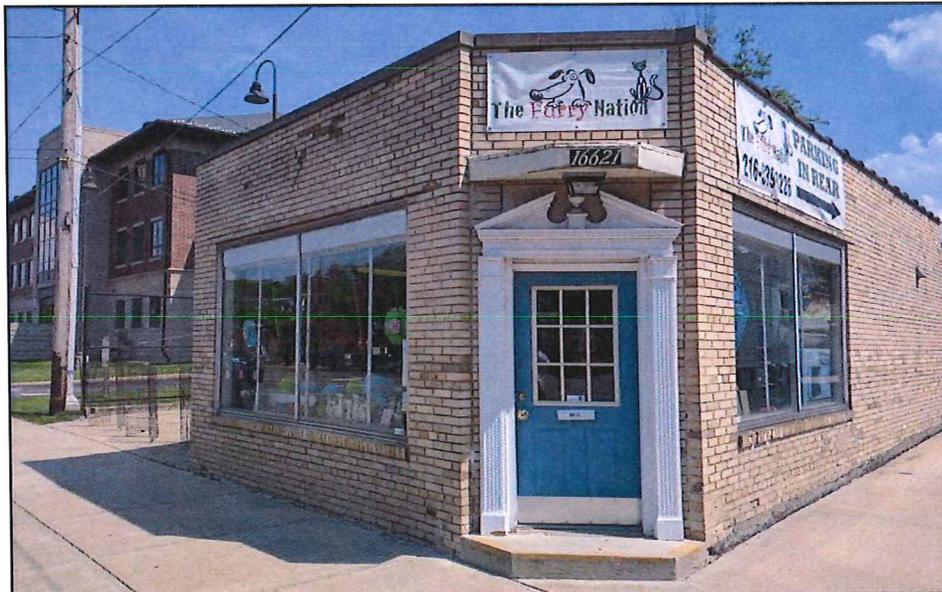
13735 Madison



16621 Madison



**16621 Madison**



**16621 Madison**

light box with texan printed face

12'

NORTH

3'

The Furry Nation

6" DEEP



18" X 36"  
MAXX METAL  
PRINT



16621 Madison

light box with texan printed face

10'

WEST

3'

The Furry Nation  
216-539-8226  
PARKING  
IN REAR

6" DEEP



16621 Madison

light box with texan printed face

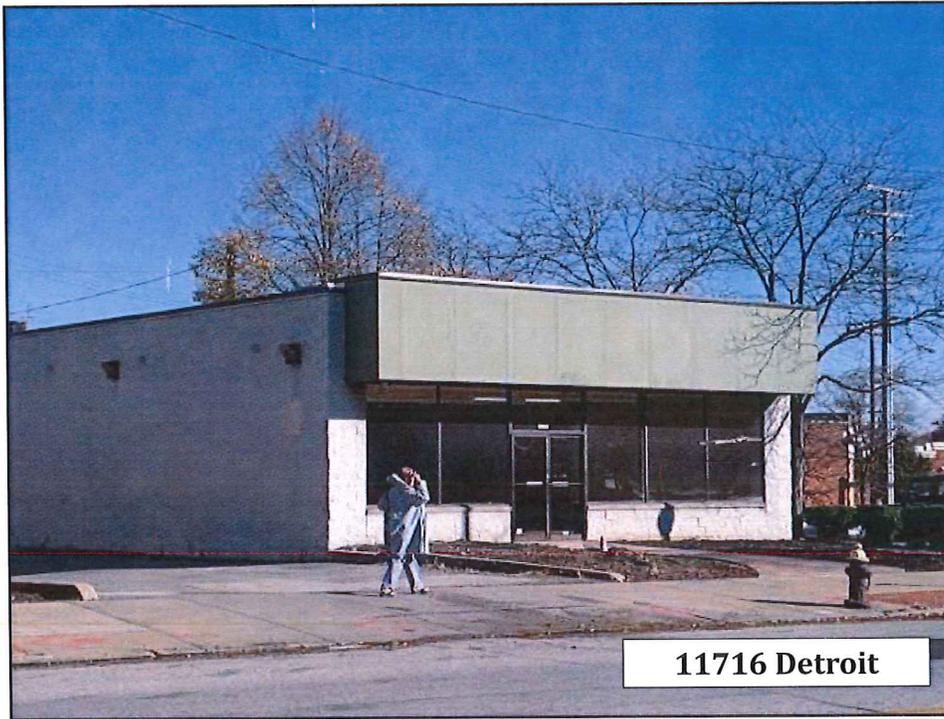
12' EAST

3' **The Furry Nation** 6" DEPTH




**16621 Madison**





**11716 Detroit**



**11716 Detroit**



**11716 Detroit**



**16621 Madison**



**16621 Madison**



**16621 Madison**





**11716 Detroit**



**11716 Detroit**