

**AGENDA
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**

**PRE-REVIEW MEETING on DECEMBER 1, 2016 at 4:00 P.M.
PLANNING CONFERENCE ROOM**

**REVIEW MEETING on DECEMBER 8, 2016 at 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM**

1. Roll Call
2. Approve the minutes of the November 10, 2016 meeting.
3. Opening Remarks

**BOARD OF BUILDING STANDARDS
REQUEST FOR REHEARING**

4. **Docket No. 11-109-16** **R** **1233 Cranford Avenue**
- () Approve Andrew Kaletta
 () Deny 1233 Cranford Avenue
 () Defer Lakewood, Ohio 44107

The applicant requests a REHEARING to the Board of Building Standards decision to DENY the request for a variance to not build a standard garage but to install a fabric, round structure and use as a garage and greenhouse at the November 10, 2016 meeting. (Page 5)

REHEARING

5. **Docket No. 11-109-16** **R** **1233 Cranford Avenue**
- () Approve Andrew Kaletta
 () Deny 1233 Cranford Avenue
 () Defer Lakewood, Ohio 44107

The applicant requests a REHEARING to the Board of Building Standards decision to DENY the request for a variance to not build a standard garage but to install a fabric, round structure and use as a garage and greenhouse at the November 10, 2016 meeting. (Page 5)

**OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW**

6. **Docket No. 11-110-16** **R** **1778 Edgewater Road**
- () Approve Anthony M. Valore
 () Deny Valore Builders
 () Defer 23550 Center Ridge Road, Suite 101
 Westlake, Ohio 44145

Approve
 Deny
 Defer

Liz Vega
18501 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests review and approval to re-open a previously sealed entry way. (Page 62)

12. **Docket No. 12-121-16** **C** **11922 Madison Avenue**
East End Bistro

Approve
 Deny
 Defer

Leo Shiekh
Leo Shiekh Designs LLC
27685 Remington Drive
Westlake, Ohio 44145

The applicant requests review and approval to replace two front windows with a roll-up window. (Page 67)

13. **Docket No. 12-122-16** **C** **12108 Madison Avenue**
Casablanca

Approve
 Deny
 Defer

Greg Ernst
AODK Inc.
17306 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of storefront renovation and patio addition for new restaurant. (Page 77)

14. **Docket No. 12-123-16** **C** **14221 Madison Avenue**
Western Reserve Distillery

Approve
 Deny
 Defer

Kevin & Ann Thomas
Western Reserve Distillers, LLC
6549 Thornbrook Circle
Hudson, Ohio 44236

The applicants request the review and approval to renovate existing building, build an addition, and reconfigure parking. (Page 82)

SIGN REVIEW

15. **Docket No. 12-124-16** **11716 Detroit Avenue**
Rebound Physical Therapy

Approve
 Deny
 Defer

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

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 1233 Cranford Ave Business Name _____

Owner Name & Phone Andrew Kaletka 216 965-9501 Owner Address same

Project Description pour garage pad 12x20 and install fabric round house as a garage and greenhouse

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

Sign Review Board – (\$25.00)
New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Board of Building Standards – (\$25.00)
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:

Architectural Board of Review: 1-7, 9, 10 Sign Review Board: 1-4, 6, 8, 9, 10 Board of Building Standards: 1 -5, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Andrew Kaletka Company _____

Applicant Address: 1233 Cranford Ave

Phone: (216) 965-9501 Fax: _____ E-mail: ANDREW.KALETKA@gmail.com

Signature: [Signature] Date: Oct 25 2016

OFFICE USE ONLY: Application Reviewed and Accepted by: BS Date: 10-28-16

File History: _____

Bldg. Dept. Remarks: ABR ASKED WHETHER PROPOSAL CONSTITUTES A "GARAGE", AND WHETHER OR NOT PROPOSED CONSTRUCTION METHOD IS ACCEPTABLE FOR AN ACCESSORY BUILDING.

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? Yes No

Please Print or Type:

Owner/Agent Name: Andrew Kuletha

Property Address: 1233 Glenford Ave

Owner/Agent Phone: 216 965-9801

Tenant Name _____ Tenant Phone _____


Owner/Agent Signature

2016 Calendar

Board of Building Standards / Architectural Board of Review / Sign Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-30-15	Thursday	01-07-16	Thursday	01-14-16
February	Wednesday	01-27-16	Thursday	02-04-16	Thursday	02-11-16
March	Wednesday	02-24-16	Thursday	03-03-16	Thursday	03-10-16
April	Wednesday	03-30-16	Thursday	04-07-16	Thursday	04-14-16
May	Wednesday	04-27-16	Thursday	05-05-16	Thursday	05-12-16
June	Wednesday	05-25-16	Thursday	06-02-16	Thursday	06-09-16
July	Wednesday	06-29-16	Thursday	07-07-16	Thursday	07-14-16
August	Wednesday	07-27-16	Thursday	08-04-16	Thursday	08-11-16
September	Wednesday	08-24-16	Thursday	09-01-16	Thursday	09-08-16
October	Wednesday	09-28-16	Thursday	10-06-16	Thursday	10-13-16
November	Wednesday	10-26-16	Thursday	11-03-16	Thursday	11-10-16
December	Wednesday	11-23-16	Thursday	12-01-16	Thursday	12-08-16

PLEASE NOTE: Applications are submitted to the Building Department. It is recommended to submit them **prior** to the application deadline to review applications. Applications are due before **noon** on the dates indicated above. This will allow the Building Department to review the applications for completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings start at **4:00 P.M.** in the **Planning Conference Room** of Lakewood City Hall.

Review Meetings will commence at **5:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to receive review. Please use the western entrance.

October 20, 2016

Dear Mr. Sylvester,

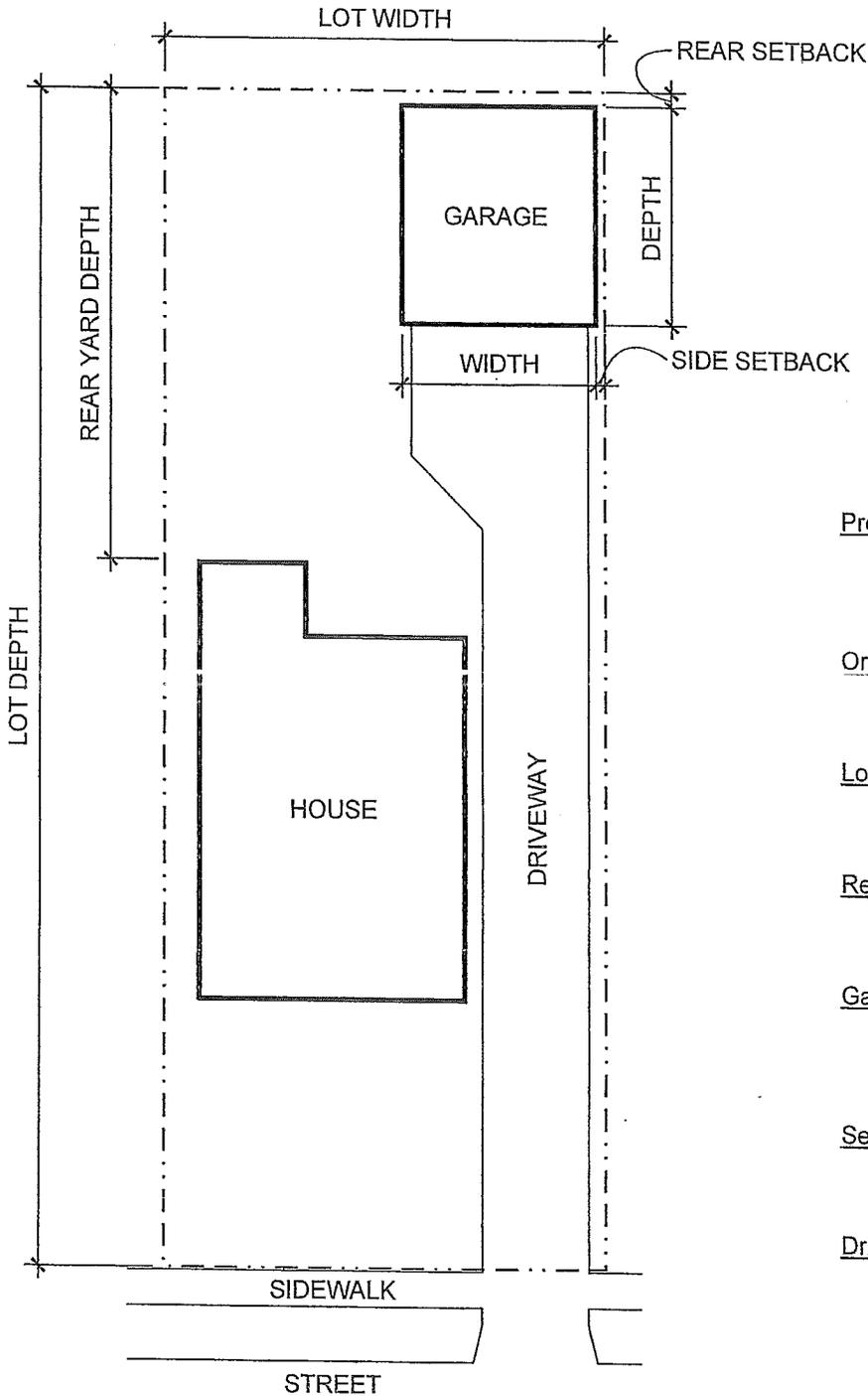
This is in reference to 1233 Cranford Ave. I am confused by the board decision to review my application without my presence. In the first letter you sent it was quite clear that if I failed to attend I would have to reapply before the proposal would be considered. I was heartsick when I realized I had missed it because of work and my only consolation was that I could pay again to reapply. But now you write that the proposal was considered in my absence and rejected. How is it possible for you to deviate so far from your own stated rules?

I am proud of that plan because it builds towards what the city desires with the concrete pad poured to meet traditional garage standards but allows me, the owner of the property, to explore other options for the structure. I was desperate to show Housing court that I had made effort to fulfill their arbitrary desire for a garage. I failed and was penalized.

Please allow me to reapply.

Thanks,
Andrew Kaletta
1233 Cranford Ave.
216 965 9501
andrewkaletta@gmail.com





Property Address

1233 Cranford Ave
 Lakewood 44107

Orientation

NORTH
 (Indicate direction)



Lot Size

WIDTH = 40
 DEPTH = 117.30

Rear Yard

DEPTH = 62
 AREA = 2480

Garage Dimensions

WIDTH = 12
 DEPTH = 20
 AREA = 240

Setbacks

REAR YARD = 32
 SIDE YARD = 5

Driveway

REPLACEMENT = y/n
 DRAIN = y/n

SITE PLAN

Detached Garage

Address: 1233 Cranford
 Lakewood OH 44107

Plan for garage on 1233 Cranford Ave.

Pour a concrete garage floor with rat walls on 3 sides, 12 by 20ft. in size.

The rat wall would be built wide enough to handle cinderblocks.

It will be 7 feet from south side property line.

It will be 10 feet behind house on property. This will leave a 32ft. rear set back to the east.

The space between existing driveway and garage pad will be filled in with dry fitted pavers so that water can disperse before reaching driveway.

The garage structure will be a fabric covered round house from Farmtek. Catalog number PB01000R4N. This fabric has a 15year warranty. This structure will allow me to change the fabric on the south side to a clear covering for a greenhouse in the spring and summer. This would be done with Farmtek's Sunmaster infared/anti condensate thermal greenhouse film. Catalog number 109093.

The beauty of this plan is that there will be a standard garage pad poured so that I, or the next owner, can build a standard garage upon it if this experiment doesn't prove fruitful.

The inspiration for just covering the south side with clear is "The Solar Greenhouse Book" by James C. McCullagh. It details experiments with greenhouses that were built with the north side insulated to retain heat from the sun streaming thru the clear south side.

My hope is this will be the first of many experiments utilizing cutting edge fabrics to create affordable structures with flexible usage.

Old quote from Koz & Company for 14 by 20 ft concrete pad was \$2500.00

Farmtek's Clearspan Solarguard 12 by 20 ft building is \$1265.00

Farmtek's greenhouse film 20 by 30 by ft is \$90.00

Total \$3,855.00



7017 Pearl Road, Cleveland, Ohio 44130
 (440) 886-4500 (440) 886-4590 Fax
 Email: ml@mackayeng-surv.com

T103687

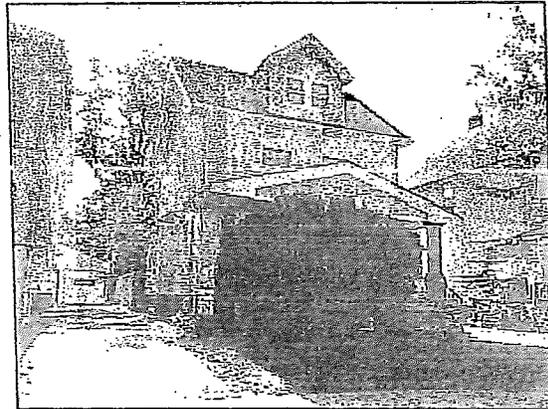
Y.N: 504130755

DATE: JULY 25, 2013 ADDRESS: 1233 CRANFORD AVENUE CITY: LAKEWOOD
 TITLE COMPANY: CHICAGO TITLE INSURANCE COMPANY LENDER: THE PIONEER SAVINGS BANK
 BUYER: ANDREW T. KALETTA SELLER: FANNIE NATIONAL MORTGAGE ASSOCIATION SCALE: 1"=30'
 RECENT REPAIRS OR IMPROVEMENTS (LAST 60 DAYS): NONE APPARENT PREMISES OCCUPIED BY: N/A

THIS SURVEY IS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-39, OHIO ADMINISTRATIVE CODE, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-27, OHIO ADMINISTRATIVE CODE. THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS. THIS IS A COPY OF AN ORIGINAL LOCATED AT MACKAY ENGINEERING & SURVEYING CO. NO CHANGES MAY BE MADE TO THIS COPY WITHOUT OUR WRITTEN PERMISSION.

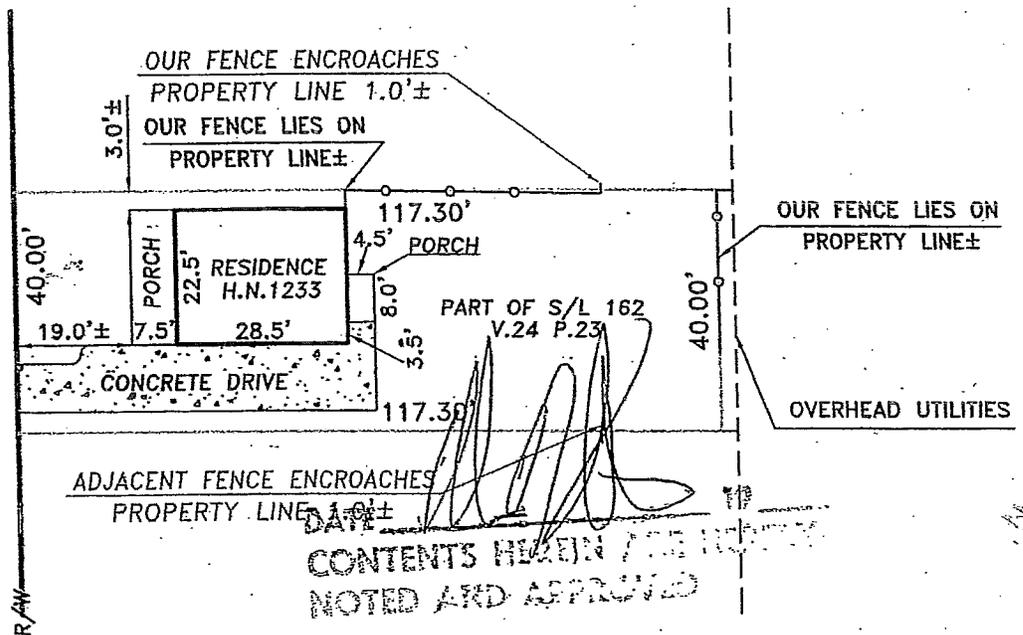


Michael Mackay
 MICHAEL MACKAY
 REG# 7344



28.5
 30

CRANFORD AVENUE 60'



KDC



12





Andrew Kaletta <andrewkaletta@gmail.com>

Estimate

Ann Koz <rkoz52157@aol.com>
To: Andrew Kaletta <andrewkaletta@gmail.com>

Mon, Aug 31, 2015 at 1:12 PM

The garage pad was included in the garage figure itself...So the pad would be \$2,500.00 and the garage \$9,000.00. The driveway extension is \$2,500.00. Total for whole job would be the \$11,500.00 plus \$2,500.00 equaling: \$14,000.00

Ann

From: Andrew Kaletta [mailto:andrewkaletta@gmail.com]
Sent: Monday, August 31, 2015 12:53 PM

[Quoted text hidden]

[Quoted text hidden]

KOZ & COMPANY, LLC

1361 Manor Park
Lakewood, Ohio 44107

Russ Koz
216-513-3366 Cell
216-521-5798 Office
216-521-5798 Fax
Rkoz52157@aol.com
Kozandcompany.com

August 27, 2015

Andrew Kaletta
1233 Cranford Avenue
Lakewood, Ohio 44107

RE: Proposal

Install 14x20 garage

1. Install concrete garage pad
2. Garage 16" on center
3. Two steel man doors and 8'x7' garage door
4. Vinyl siding
5. 30yr. roof
6. Fire rated wall where needed: \$11,500.00
 - A. Install rear concrete apron: \$ 2,500.00

Payment Schedule:

- 1/3 down upon start of project
- 1/3 upon delivery of lumber
- Balance due upon completion

Thank you for the opportunity to bid your project. If you have any questions please feel free to contact me on my cell phone or e-mail.

Thank you,
Russell Koz
Koz & Company, LLC



Round Style



House Style

ClearSpan™ storage buildings are the ultimate in permanent or portable storage for all your equipment, cars, trucks or tractors.

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- 12.5 oz., 24 mil premium forest green cover comes with a 15 year warranty.
- Custom colors are available at a premium.
- 4"W white skylight.
- One solid and one double-zippered end panel.



SALE SALE SALE

STK#	STYLE	SIZE	DOOR SIZE	EACH	SALE
PB0100R4N	Round	12'W x 8'H x 20'L	8'W x 6'H	\$1,649.00	\$1,265.00
PB0101R4N	Round	12'W x 10'H x 24'L	8'W x 8'H	2,475.00	1,899.00
PB0110R4N	House	11'4"W x 8'H x 20'L	8'W x 6'H	1,649.00	1,265.00
PB0111R4N	House	11'4"W x 10'H x 24'L	8'W x 8'H	2,475.00	1,899.00



Chapter Three

Keeping the Heat in the Greenhouse

Conrad Heesch

It won't do you much good to design your greenhouse to maximize the input of solar radiation if you don't know how to keep the heat in. Any heat saved is that much less heat you will have to supply. If there was a continuous natural input of solar energy 24 hours a day, there would be no need to be concerned with heat loss. The sun's radiation is nearly always greater than the greenhouse losses. Only the intermittent nature of this energy source makes it necessary

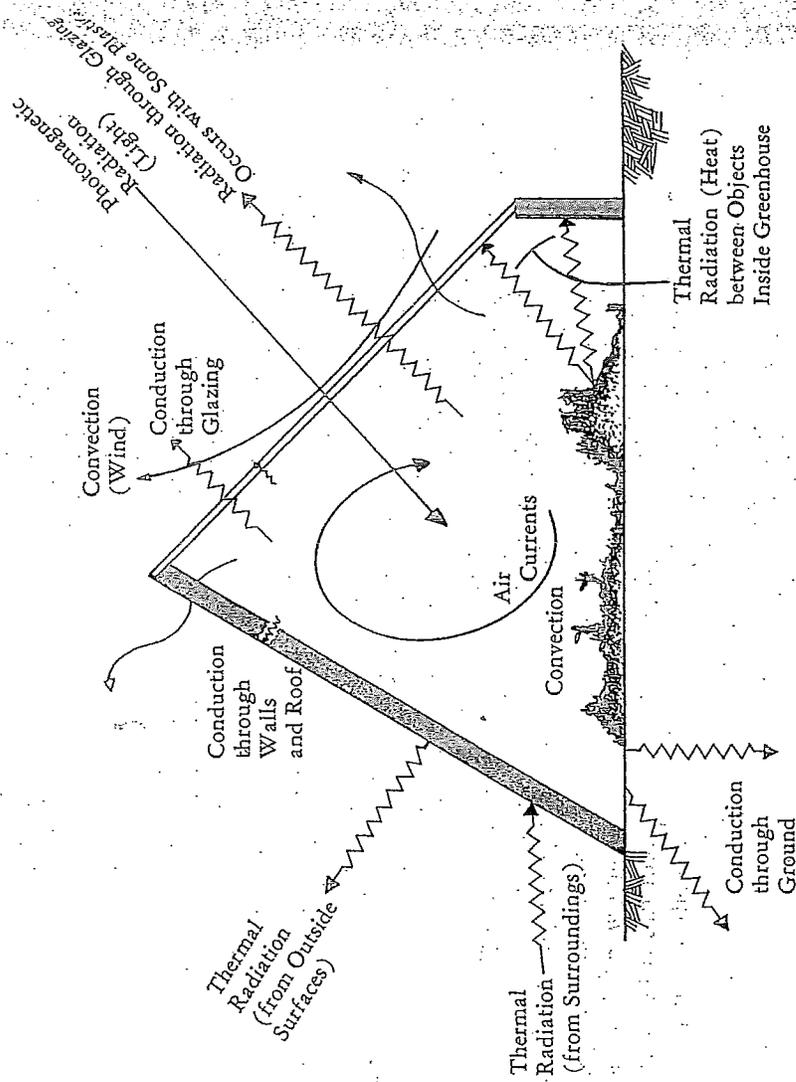


Figure 3-1: Greenhouse energy flows.

KEEPING THE HEAT IN THE GREENHOUSE

to store and retain as much heat as possible for use during the colder, underheated periods.

Heat can be lost from the greenhouse in several ways: radiation, convection, and conduction; all are involved in heat loss from the greenhouse.

Heat transfer by radiation was described in the last chapter, since solar radiation is the major source of heat for the greenhouse (see Figure 2-2, Chapter Two). Most of the heat losses in the greenhouse will be from conduction through the walls and roof, and from air leakage out of and into the greenhouse through cracks. Thermal conduction is the process of heat transfer through a material where there is no material flow. The energy is transferred by the vibration of molecular particles and is always transferred in the direction of decreasing temperature.

Thermal convection is heat transfer by the movement of materials in liquids and gases, again from a warmer to a cooler region. This movement occurs because, as a liquid or gas is warmed, it expands and becomes less dense. It then rises, while the cooler, denser liquid or gas falls.

A greenhouse will occasionally gain heat by conduction or air leaks into the greenhouse, primarily during the summer when the air temperature outside is greater than the greenhouse temperature. There will be few such gains in the winter.

Figure 3-3a: Also

Figure 3-3b: At

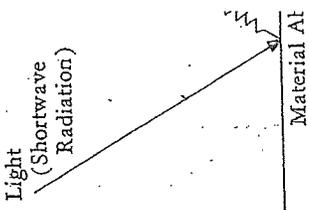


Figure 3-3a: Also

Heat Losses

When the short absorbed by plants

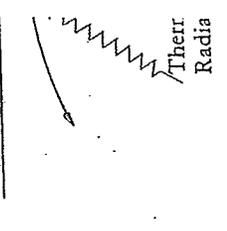
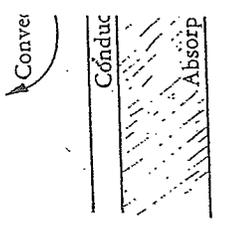


Figure 3-3b: At

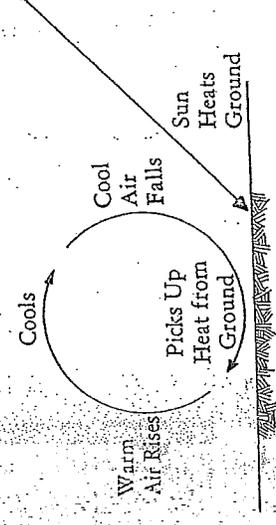
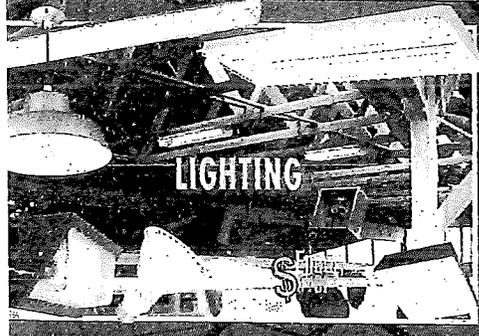


Figure 3-2: Convection.



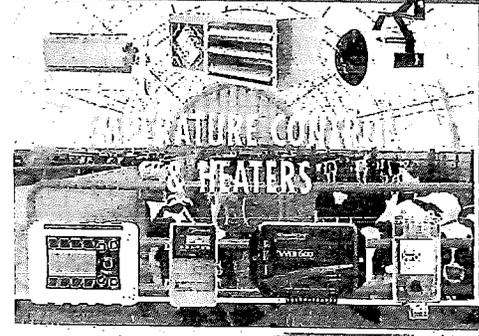
BUILDING FOR SUCCESS



LIGHTING



DOORS & VIEW PANELS



TEMPERATURE CONTROL
& HEATERS

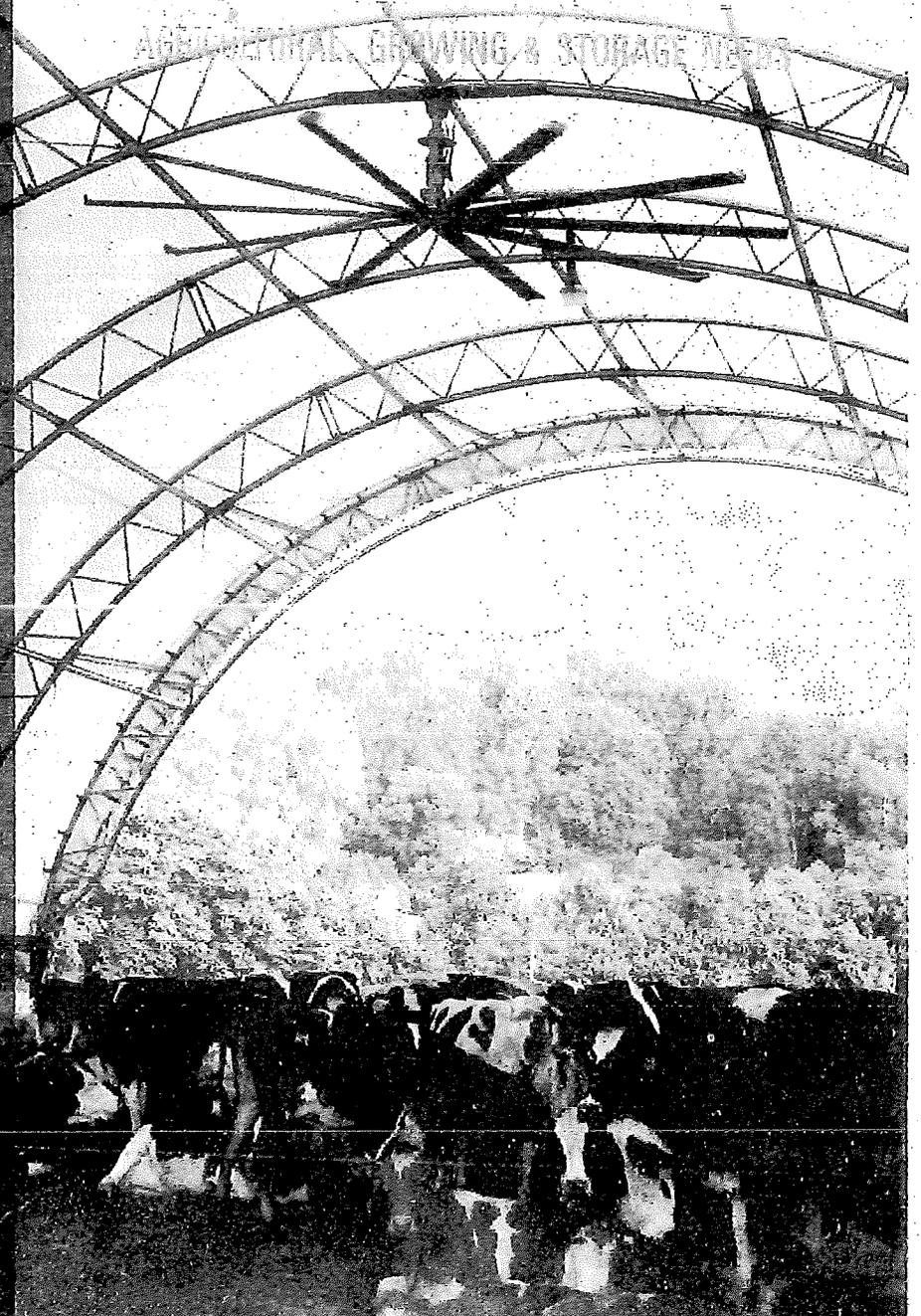


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Barry Goldsher, CEO



Payment Options

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*Please note, special order items are not returnable.

Returns will not be accepted if shipped COD.

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Monday-Friday: 7:30am-5:30pm CT

Fax

1.800.457.8887

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www.FarmTek.com

Iowa Retail Store

Monday-Friday: 8:00am-5:00pm CT, Saturday: 9:00am-1:00pm CT

Call us at 1.563.875.2288

1440 Field of Dreams Way, Dyersville, IA 52040 (Off Highway 20W)

Customer Service

Call us at 1.800.245.9881

Email us at ContactUs@FarmTek.com

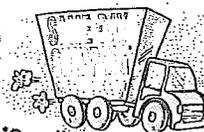
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APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 17788 Edgewater Business Name _____

Owner Name & Phone Guilherme & Heather Oliveira Owner Address 17788 Edgewater

Project Description 20,040 square foot lot located at the corner of Edgewater Dr & Webb Rd

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

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8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Anthony M. Valore Company Valore Builders

Applicant Address: 23550 Center Ridge Rd Suite 101 Westlake

Phone: 440-331-1900 Fax: 440-331-3140 E-mail: office@valorebuilders.com

Signature: *AM Valore* Date: 10-25-2016

OFFICE USE ONLY: Application Reviewed and Accepted by: BS Date: 10-28-16

File History: _____

Bldg. Dept. Remarks: _____

Valore Builders

October 25, 2016

City of Lakewood
Architectural Review Board

RE: Oliveira Residence @ 17788 Edgewater

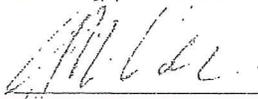
We respectfully submit to you our request to build a new home by removing our existing residence that's depicted in preliminary drawings dated 10-20-16 by The Arcus Group, Inc; Tom Liggett Architect.

This home will consist of 2747 Sq. ft. on the first floor with a veranda of 295 sq. ft. and a 3 car attached garage. The exterior of the home will be brick, stone and stucco. The second floor will have 2535 sq. ft., open foyer of 262 sq. ft. and a master outdoor terrace of 295 sq. ft., 4 bedrooms, 4 full baths and 2 ½ baths.

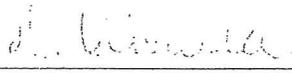
The ceiling heights on the first floor will be 11' 1/8" and the second floor will be 9' 1/8". Maximum height of this building will be 35'.

Thank you and please advise.

We hereby authorize Valore Builders & Tony Valore to represent us in this matter.



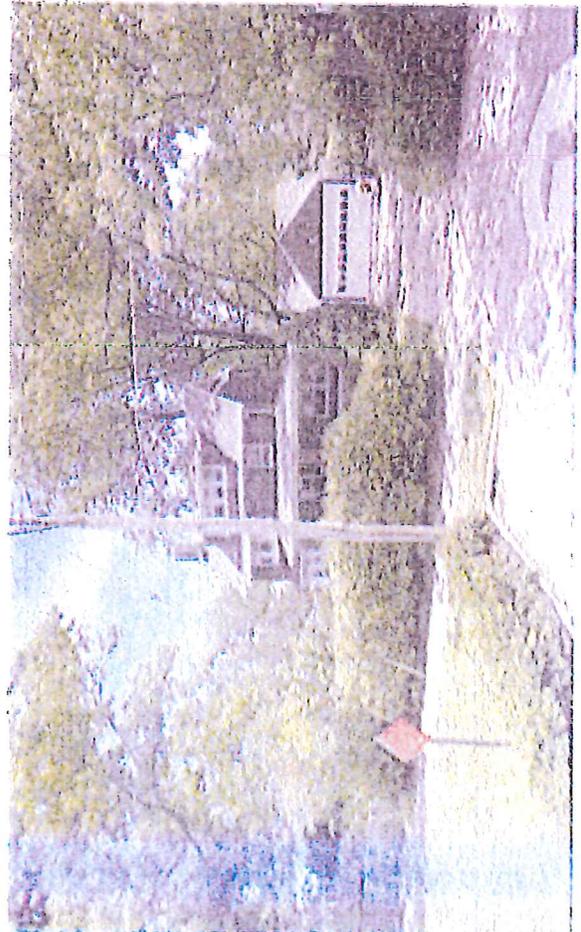
Anthony M. Valore



Guilherme & Heather Oliveira

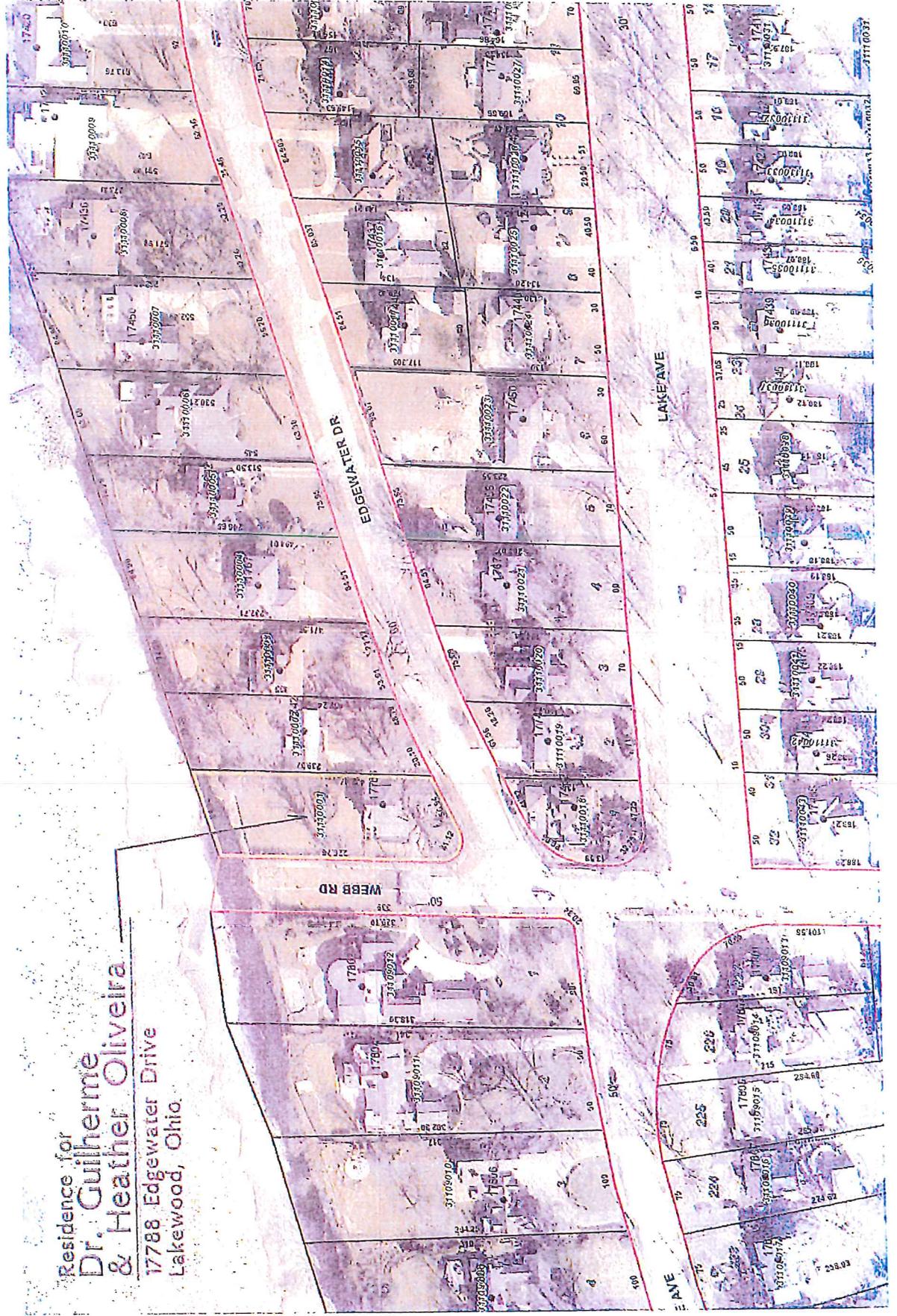
23550 Center Ridge Rd, Suite 101, Westlake, OH 44145
Tel: 440-331-1900; Fax: 440-331-3140; office@valorebuilders.com

Existing Pictures Webb & Edgewater Drive



Residence for
**Dr. Guilherme
& Heather Oliveira**

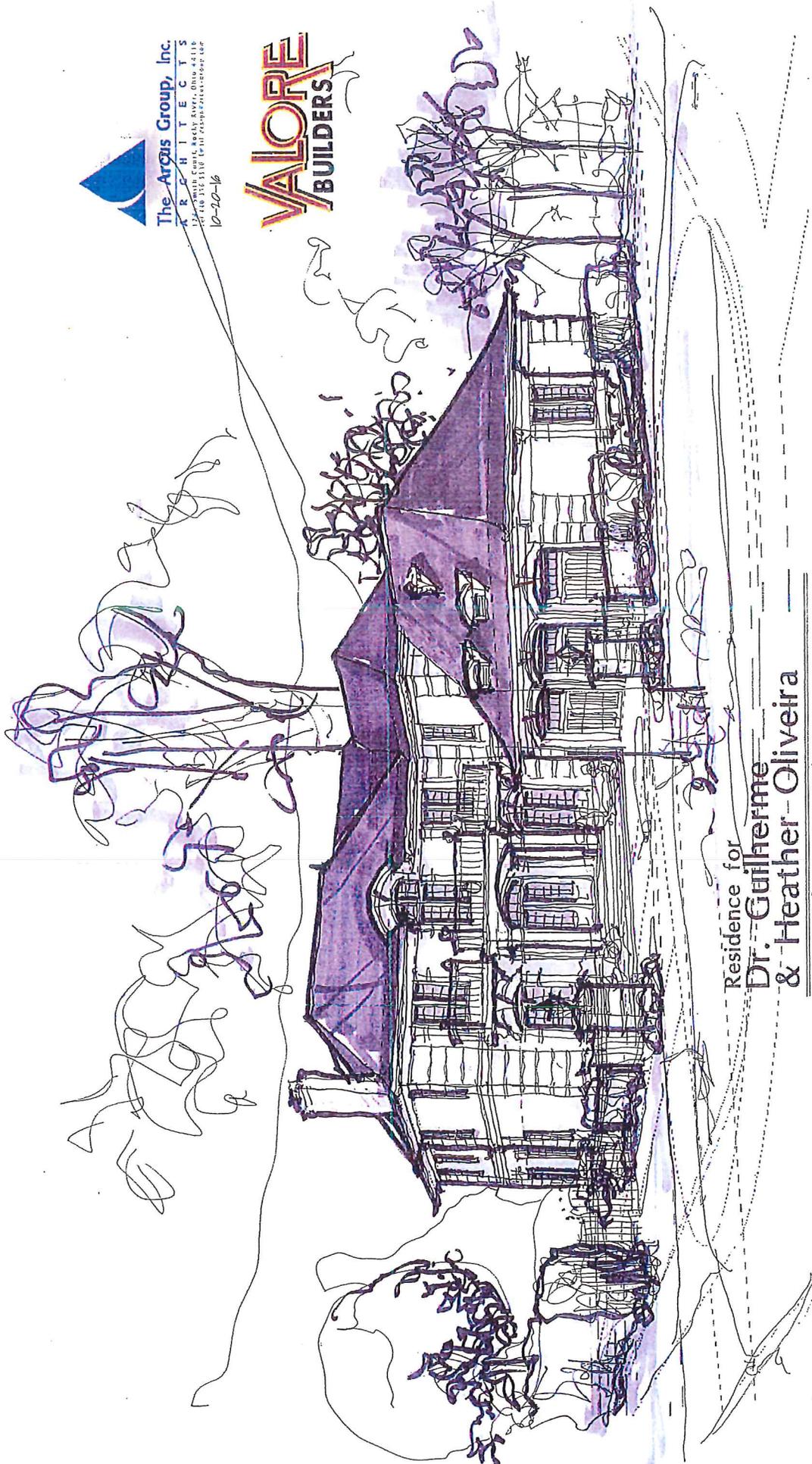
17788 Edgewater Drive
Lakewood, Ohio.





The Arcus Group, Inc.
ARCHITECTS
17700 CLEVELAND AVENUE, OHIO 44130
TEL: (216) 481-1100 FAX: (216) 481-1101
10-20-16

VALORE
BUILDERS



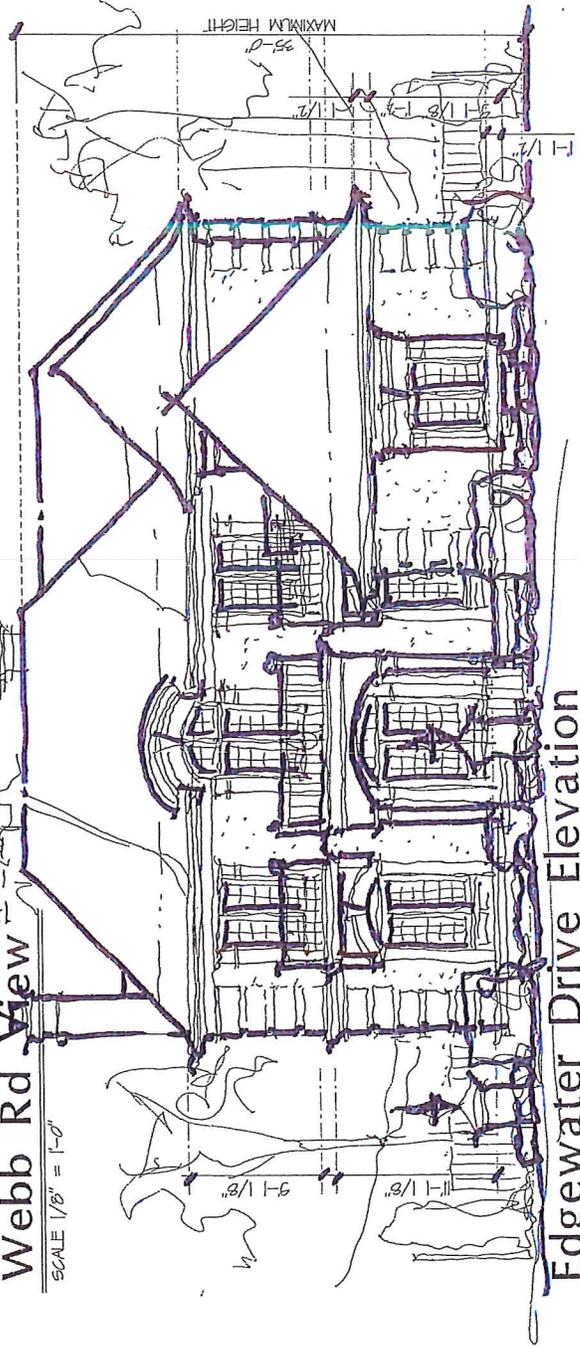
Residence for
**Dr. Guilherme
& Heather-Oliveira**

17788 Edgewater Drive
Lakewood, Ohio



Webb Rd View

SCALE 1/8" = 1'-0"



Edgewater Drive Elevation

SCALE 1/8" = 1'-0"

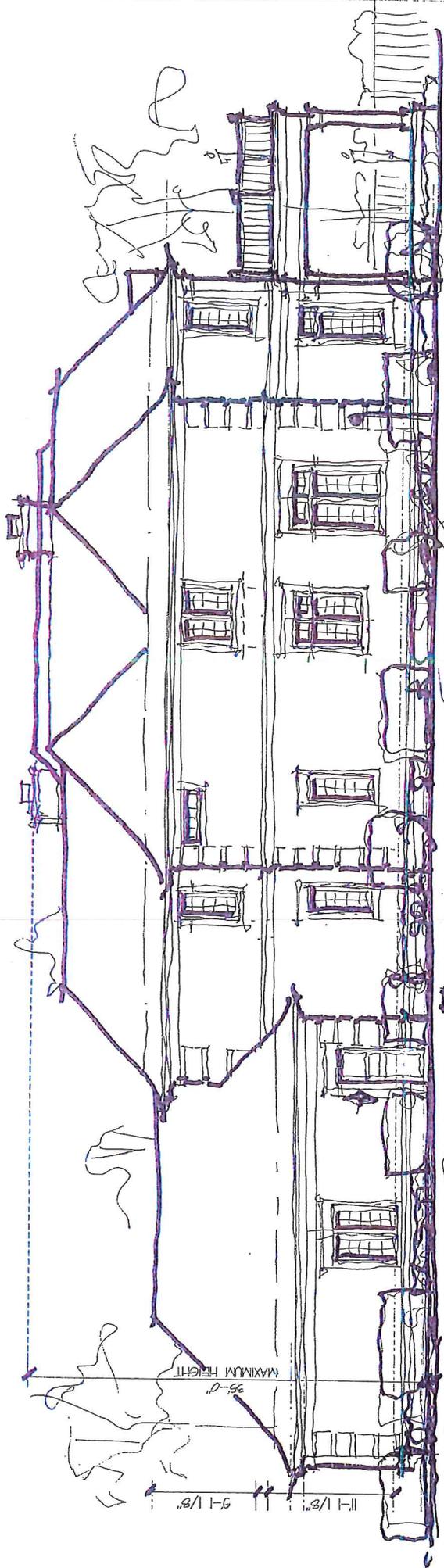


The Arcus Group, Inc.
 ARCHITECTS
 11445 WILK CIRCLE, CLEVELAND, OHIO 44136
 TEL: 216-318-6600 FAX: 216-318-6601
 10-20-16

VALORE
 BUILDERS

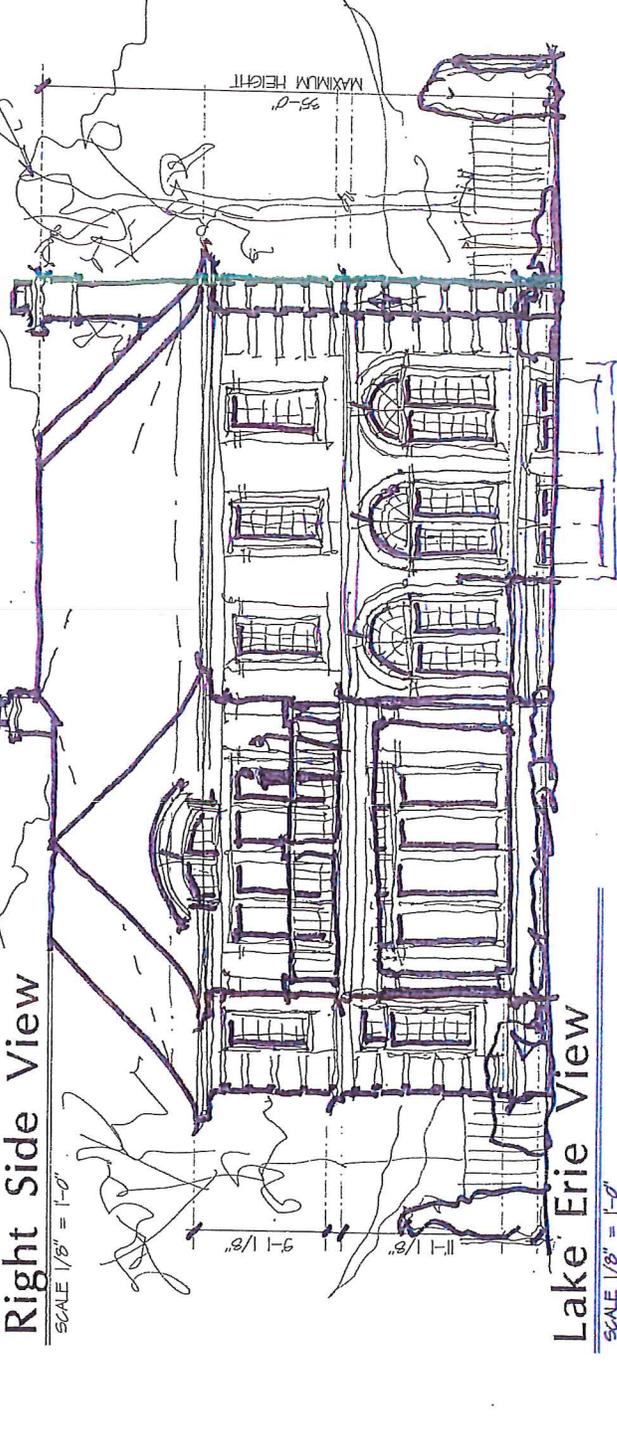
Residence for
**Dr. Guilherme
 & Heather Oliveira**

17788 Edgewater Drive
 Lakewood, Ohio



Right Side View

SCALE 1/8" = 1'-0"



Lake Erie View

SCALE 1/8" = 1'-0"



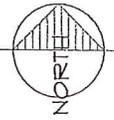
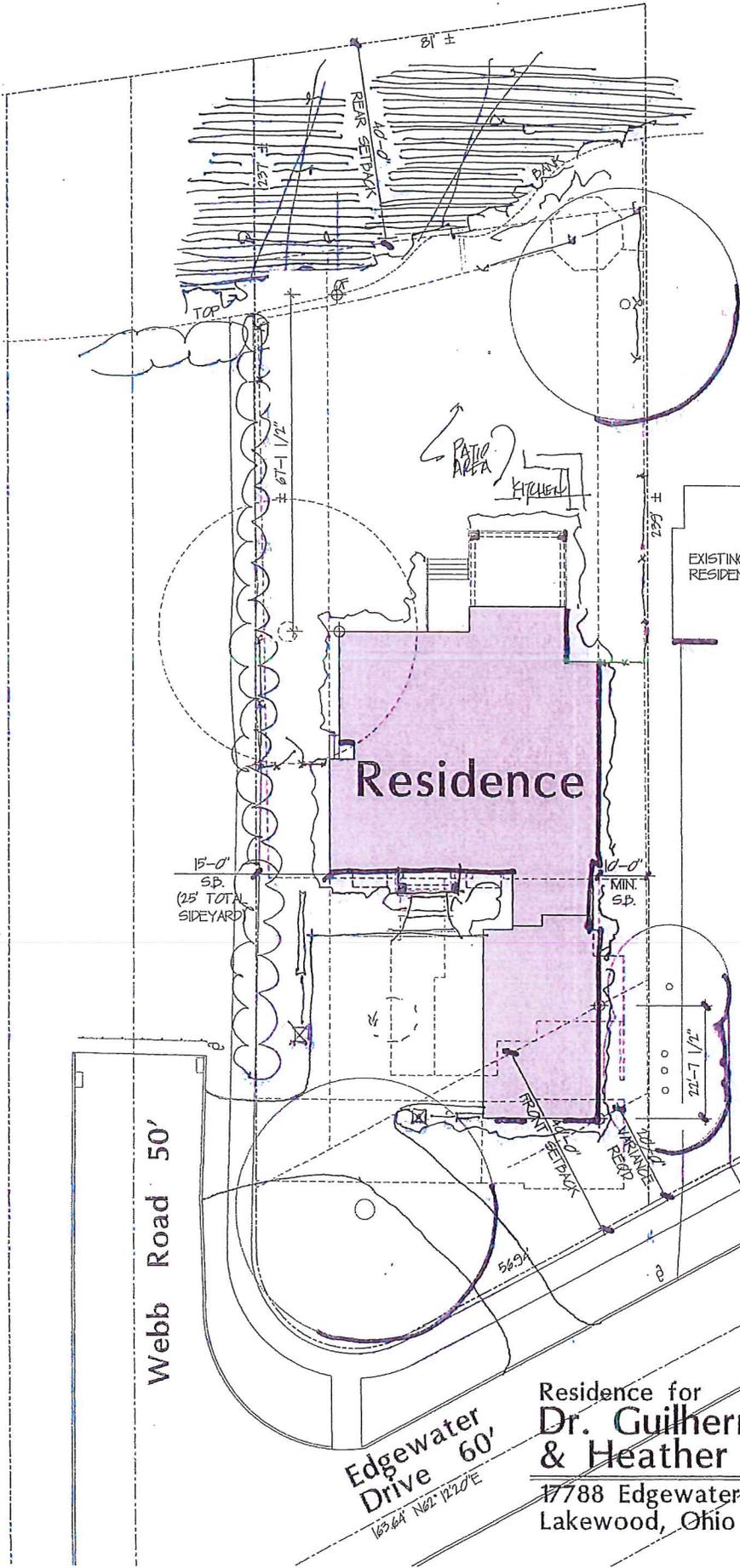
The Arcus Group, Inc.
 ARCHITECTS
 10000 E. 15th Ave., Suite 100
 Denver, CO 80231
 303-751-1010
 10-20-16



Residence for
**Dr. Guilherme
 & Heather Oliveira**
 17788 Edgewater Drive
 Lakewood, Ohio



The Arcus Group, Inc.
 ARCHITECTS
 1244 Smith Court, Rocky River, Ohio 44116
 Tel: 440.339.5130 Email: design@arcus-group.com
 10-20-16



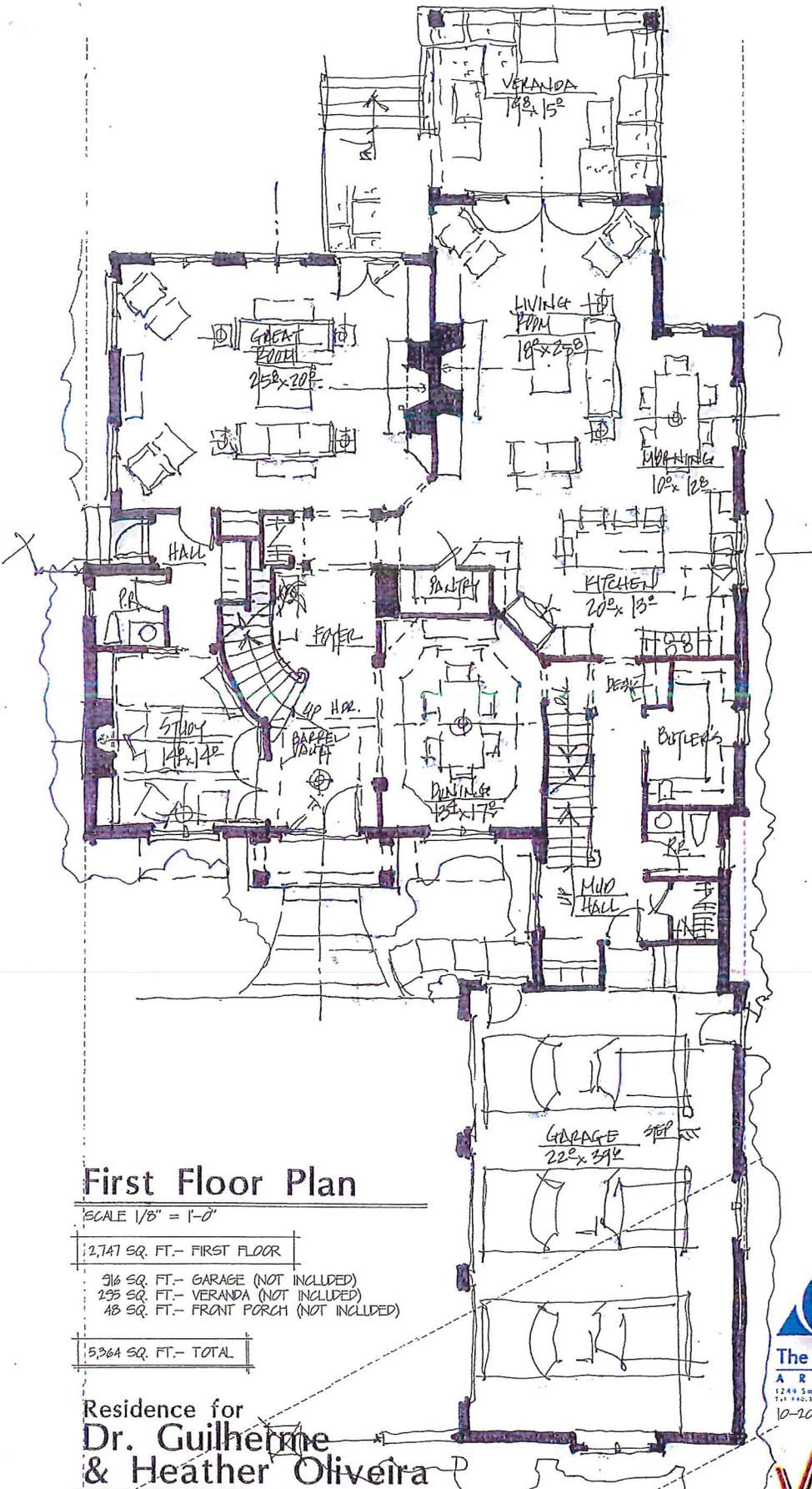
Site Plan

SCALE 1" = 20'-0"

LOT AREA	20,000 SQ. FT.
MAX. LOT COVERAGE	25 %
ALLOWABLE COVERAGE	5,010 SQ. FT.

Residence for
**Dr. Guilherme
 & Heather Oliveira**
 17788 Edgewater Drive
 Lakewood, Ohio

EXISTING
RESIDENCE



First Floor Plan

SCALE 1/8" = 1'-0"

2,747 SQ. FT. - FIRST FLOOR

- 516 SQ. FT. - GARAGE (NOT INCLUDED)
- 295 SQ. FT. - VERANDA (NOT INCLUDED)
- 48 SQ. FT. - FRONT PORCH (NOT INCLUDED)

5,364 SQ. FT. - TOTAL

Residence for
**Dr. Guilherme
& Heather Oliveira**

17788 Edgewater Drive
Lakewood, Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 South Court, Rocky River, Ohio 44130
Tel: 440.325.4730 Email: info@arcusgroup.com
10-20-16

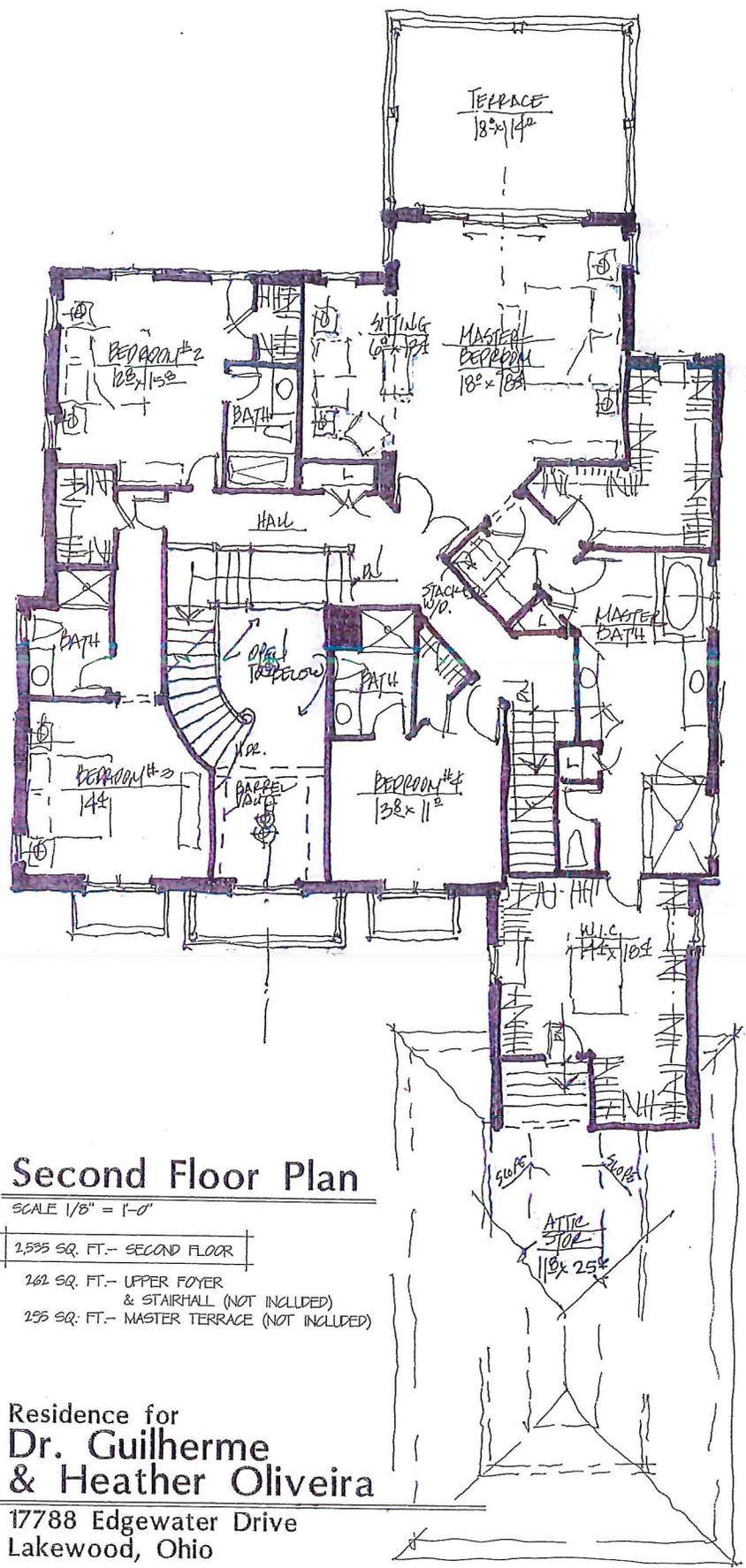
VALORE
BUILDERS



The Arcus Group, Inc.
 ARCHITECTS
 1200 Smith Court, Rocky River, Ohio 44116
 Tel: 440.356.3230 Email: design@arcus-group.com
 10-20-16



VALORE
 BUILDERS



Second Floor Plan

SCALE 1/8" = 1'-0"

2,535 SQ. FT. - SECOND FLOOR

- 262 SQ. FT. - UPPER FOYER & STAIRHALL (NOT INCLUDED)
- 255 SQ. FT. - MASTER TERRACE (NOT INCLUDED)

Residence for
Dr. Guilherme & Heather Oliveira

17788 Edgewater Drive
 Lakewood, Ohio

Account: 101-0000-321. 30-01

REFERENCE No. PL16-001890

DOCKET No. 09-93-16

FEE PAID 8/20/16

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Check # 10505

Property Address 11849 CLIFTON Business Name THE EDGE ON CLIFTON

Owner Name & Phone HIDDEN VILLAGE LLC Owner Address 1189 BASSETT WESTLAKE
440-360-7901

Project Description _____

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

Architectural Board of Review - (Commercial \$50.00; Residential \$25.00)

Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

Sign Review Board - (\$25.00)

New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Board of Building Standards - (\$25.00)

All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:

Architectural Board of Review: 1-7, 9, 10 Sign Review Board: 1-4, 6, 8, 9, 10 Board of Building Standards: 1-5, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
- ✓ 4. Photos of the existing conditions.
- ✓ 5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
- ✓ 6. Material samples.
- ✓ 7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
- ✓ 9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): MICHAEL PRONE Company HIDDEN VILLAGE LLC

Applicant Address: 1169 BASSETT

Phone: 440-360-7901 Fax: _____ E-mail: _____

Signature:  Date: 8/9/16

OFFICE USE ONLY: Application Reviewed and Accepted by: BS Date: 8-25-16

File History: _____

Bldg. Dept. Remarks: Review proposed infill panels on front of building

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? Yes No

Please Print or Type:

Owner/Agent Name: MICHAEL FROONE / SHERRI KARANSKY

Property Address: 11849 CLIFTON

Owner/Agent Phone: 440-360-7901

Tenant Name _____ Tenant Phone _____



Owner/Agent Signature

2016 Calendar Board of Building Standards / Architectural Board of Review / Sign Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
January	Wednesday	12-30-15	Thursday	01-07-16	Thursday	01-14-16
February	Wednesday	01-27-16	Thursday	02-04-16	Thursday	02-11-16
March	Wednesday	02-24-16	Thursday	03-03-16	Thursday	03-10-16
April	Wednesday	03-30-16	Thursday	04-07-16	Thursday	04-14-16
May	Wednesday	04-27-16	Thursday	05-05-16	Thursday	05-12-16
June	Wednesday	05-25-16	Thursday	06-02-16	Thursday	06-09-16
July	Wednesday	06-29-16	Thursday	07-07-16	Thursday	07-14-16
August	Wednesday	07-27-16	Thursday	08-04-16	Thursday	08-11-16
September	Wednesday	08-24-16	Thursday	09-01-16	Thursday	09-08-16
October	Wednesday	09-28-16	Thursday	10-06-16	Thursday	10-13-16
November	Wednesday	10-26-16	Thursday	11-03-16	Thursday	11-10-16
December	Wednesday	11-23-16	Thursday	12-01-16	Thursday	12-08-16

PLEASE NOTE: Applications are submitted to the Building Department. It is recommended to submit them **prior** to the application deadline to review applications. Applications are due before **noon** on the dates indicated above. This will allow the Building Department to review the applications for completeness. **Late or incomplete applications cannot be accepted.**

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Review Meetings will commence at **5:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to receive review. Please use the western entrance.



HIDDEN VILLAGE



VILLI
APARTMENTS

VILLI

33

Specifications of Norwich Dakota Stone Wall Fresco Panel:

Model:	NW-SW-PN-FS
Line:	Norwich
Style:	Dakota Stone Wall
Color:	Fresco
Type:	Panel
Edge Type:	Interlocking
Firerating:	Class A available for extra charge
Production Time:	Quick ship - Approx. 1 to 4 days Standard - Approx. 1 to 4 weeks
Material:	Polyurethane
Overall Dimensions:	48 ¾" Wide × 24 ¾" High × approx. 1 ¾" Thick
Coverage Dimensions:	44 ¼" Wide × 23 ¾" High
Coverage:	Approx. 7.3 sq. ft.
Weight:	Approx. 10 lbs 8 oz each panel
Suggested Amount of Caulk / Glue:	1 tube per 4 panels
Exterior Use:	Weather Proof, near zero UV degradation
Interior Use:	Highly Durable, increases R-value
Area price: based on overall dimensions	Approx. \$13.11 / sq.ft.
Coverage price: based on coverage dimensions	Approx. \$15.05 / sq.ft.
Price per pound:	Approx. \$10.44 / lb.
Ships From:	Southeast Region

34

Account: 101-0000-321. 30-01

REFERENCE No. PL16-001949

DOCKET No. 12-117-16

FEE PAID \$25.00 in credit card

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 12547 LAKE Ave Business Name _____

Owner Name & Phone July & Henry Hilow Owner Address 12547 LAKE Avenue

Project Description Hen Keeping Permit

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

Sign Review Board – (\$25.00)
New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Board of Building Standards – (\$25.00)
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:

Architectural Board of Review: 1-7, 9, 10 Sign Review Board: 1-4, 6, 8, 9, 10 Board of Building Standards: 1-5, 9, 10

- ✓ 1. A detailed written description of the request signed by the applicant/owner.
- ✓ 2. Letter of Authorization from property owner, if different from the applicant.
- ✓ 3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
- ✓ 4. Photos of the existing conditions.
- ✓ 5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
- 6. Material samples.
- 7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
- 8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
- ✓ 9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
- ✓ 10. Fee(s)

Applicant Name (Print Clearly): Henry & July Hilow Company _____

Applicant Address: 12547 LAKE Avenue

Phone: 216-870-2546 Fax: _____ E-mail: jghilow@gmail.com

Signature: [Signature] Date: _____

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 23-16 SECTION 505.18

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? Yes No

Please Print or Type:

Owner/Agent Name: Judy & Henry Hilow

Property Address: 12547 Lake Avenue

Owner/Agent Phone: 216-870-2546

Tenant Name _____ Tenant Phone _____



Owner/Agent Signature

**2016 Calendar
Board of Building Standards / Architectural Board of Review / Sign Review**

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
January	Wednesday	12-30-15	Thursday	01-07-16	Thursday	01-14-16
February	Wednesday	01-27-16	Thursday	02-04-16	Thursday	02-11-16
March	Wednesday	02-24-16	Thursday	03-03-16	Thursday	03-10-16
April	Wednesday	03-30-16	Thursday	04-07-16	Thursday	04-14-16
May	Wednesday	04-27-16	Thursday	05-05-16	Thursday	05-12-16
June	Wednesday	05-25-16	Thursday	06-02-16	Thursday	06-09-16
July	Wednesday	06-29-16	Thursday	07-07-16	Thursday	07-14-16
August	Wednesday	07-27-16	Thursday	08-04-16	Thursday	08-11-16
September	Wednesday	08-24-16	Thursday	09-01-16	Thursday	09-08-16
October	Wednesday	09-28-16	Thursday	10-06-16	Thursday	10-13-16
November	Wednesday	10-26-16	Thursday	11-03-16	Thursday	11-10-16
December	Wednesday	11-23-16	Thursday	12-01-16	Thursday	12-08-16

PLEASE NOTE: Applications are submitted to the Building Department. It is recommended to submit them prior to the application deadline to review applications. Applications are due before noon on the dates indicated above. This will allow the Building Department to review the applications for completeness. Late or incomplete applications cannot be accepted.

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Review Meetings will commence at 5:30 P.M. in the Auditorium of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative MUST attend the review meeting in order for an application to receive review. Please use the western entrance.

36

Tuesday, November 22, 2016

City of Lakewood
Board of Building Standards
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: Denial of Backyard Hen Keeping Application

Dear Board of Building Standards:

This letter is to serve as my detailed written description (1.) for the application for backyard hen keeping.

Hens in Lakewood was an idea brought to us by our 10 year old daughter three years ago. Catherine Hilow is now thirteen, an eighth grader at Lakewood Catholic Academy. As parents, we agreed to allow Catherine to do the research and find out about being a pilot family for Hens in Lakewood. This process consisted of my husband and I going to meetings with Catherine, taking her to council meetings to speak explaining to Mayor Summers, council members and residents all about her request to be a pilot family for Hens in Lakewood.

Catherine learned about local government, increased her public speaking skills, learned about proper etiquette in meetings, became passionate about something she believed in and learned how to pursue that passion.

This was not just about Hens in Lakewood, it was about building the character and knowledge of a young girl. You are asking us to change the living quarters of Hens that have lived and thrived in their current environment for almost two years. This will not only have an adverse effect on the Hens and potentially kill them but may also kill the spirit of a child that worked so hard to have Hens in her backyard. We have never had a complaint from any neighbors, it's actually the opposite...they love the Hens!

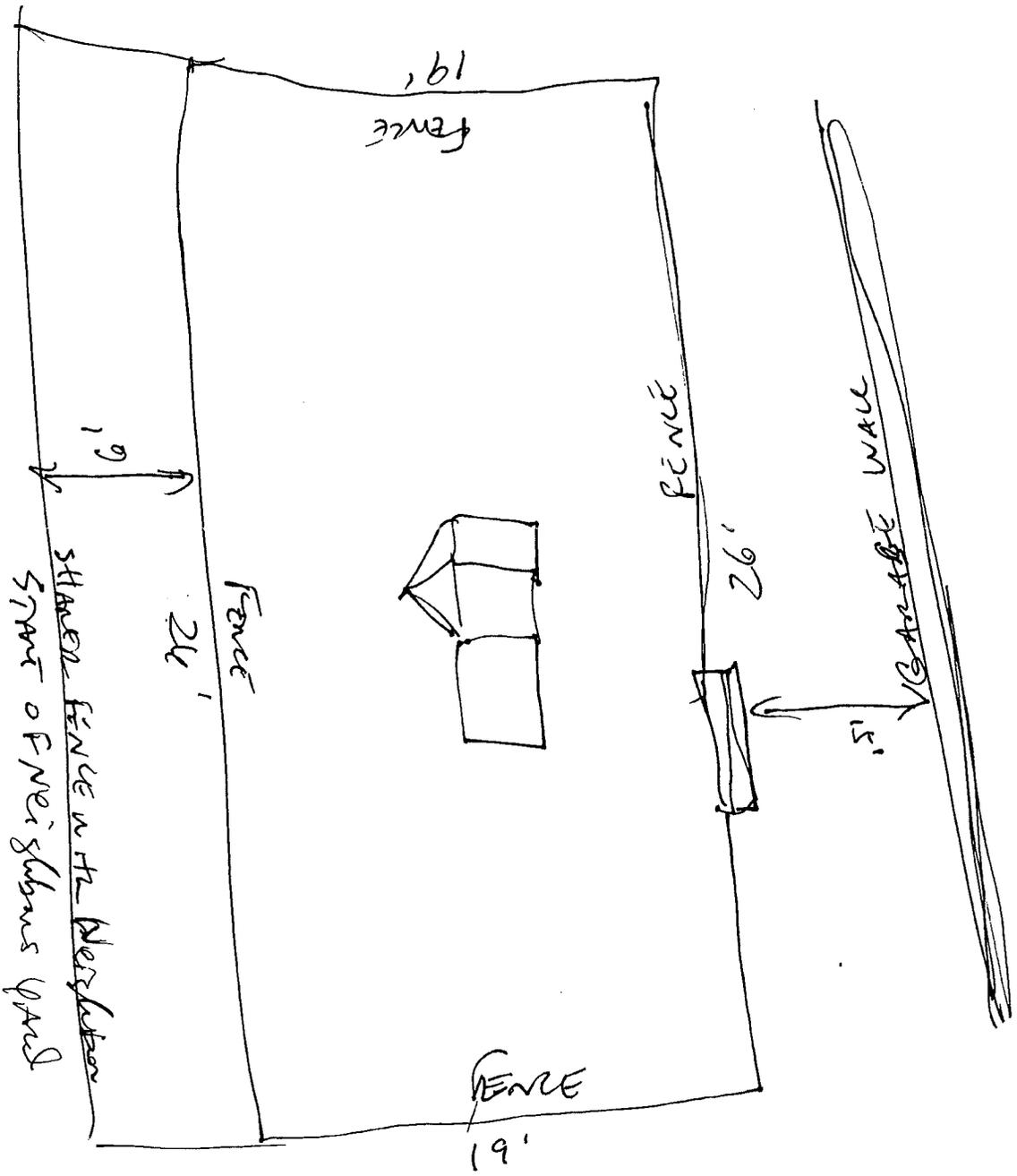
We are asking for an exception to the current standard to keep our hens in their current living quarters just the way they are and not disturb their happy existence. If you have ever had a dog or cat, it would be no different than having them die or put down. This will ultimately be the result if you do not make an exception.

My husband grew up in Lakewood and we have lived as a married couple for 30 years with five children in two homes in this amazing city. We are so grateful for being a part of this beautiful city. Happy Holidays to you and your families!

Sincerely,



Judy Ghazoul Hilow





Account: 101-0000-321. 30-01

REFERENCE No. PL16-001944
DOCKET No. 12-118-16 B,S
FEE PAID _____

PL16-001943-13135
PL16-001944
-13135

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 14871 (14875) Detroit Rd Business Name T-mobile

Owner Name & Phone Lakewood Station LLC Owner Address 14875 Detroit Ave

Project Description remove existing roadway mounted channel letters and installing new channel letters with Backer panel

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)

Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

Sign Review Board – (\$25.00)

New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Board of Building Standards – (\$25.00)

All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:

Architectural Board of Review: 1-7, 9, 10

Sign Review Board: 1-4, 6, 8, 9, 10

Board of Building Standards: 1 -5, 9, 10

- ✓ 1. A detailed written description of the request signed by the applicant/owner.
- ✓ 2. Letter of Authorization from property owner, if different from the applicant.
- ✓ 3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
- ✓ 4. Photos of the existing conditions.
- ✗ 5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
- 6. Material samples.
- ✗ 7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
- ✗ 8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
- ✗ 9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
- 10. Fee(s)

Applicant Name (Print Clearly): Cindy Tschantz Company Adams Signs

Applicant Address: 1100 Industrial Ave SW, Massillon, OH 44647

Phone: 330 832 9844 x124 Fax: 330 832-6999 E-mail: Cindyt@adamssigns.com

Signature: Cindy Tschantz Date: _____

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

Sign Review: 2-16 ORD. SECTION 1329.05

Sign

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? Yes No

Please Print or Type:

Owner/Agent Name:

BRADEY T. WICK as agent for Lakewood Station, LLC

Property Address:

14875 Detroit Avenue Lakewood

Owner/Agent Phone:

Tenant Name

T-Mobile

Tenant Phone

216-221-4092

Owner/Agent Signature



2017 Calendar

Board of Building Standards / Architectural Board of Review / Sign Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
January	Wednesday	12-28-16	Thursday	01-05-17	Thursday	01-12-17
February	Wednesday	01-25-17	Thursday	02-02-17	Thursday	02-09-17
March	Wednesday	02-22-17	Thursday	03-02-17	Thursday	03-09-17
April	Wednesday	03-29-17	Thursday	04-06-17	Thursday	04-13-17
May	Wednesday	04-26-17	Thursday	05-04-17	Thursday	05-11-17
June	Wednesday	05-24-17	Thursday	06-01-17	Thursday	06-08-17
July	Wednesday	06-28-17	Thursday	07-06-17	Thursday	07-13-17
August	Wednesday	07-26-17	Thursday	08-03-17	Thursday	08-10-17
September	Wednesday	08-30-17	Thursday	09-07-17	Thursday	09-14-17
October	Wednesday	09-27-17	Thursday	10-05-17	Thursday	10-12-17
November	Wednesday	10-25-17	Thursday	11-02-17	Thursday	11-09-17
December	Wednesday	11-29-17	Thursday	12-07-17	Thursday	12-14-17
January	Wednesday	12-27-17	Thursday	01-04-18	Thursday	01-11-18

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Review Meetings will commence at 5:30 P.M. in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to receive review. Please use the western entrance.

November 16, 2016

SENT VIA UPS 2-DAY

Adams Signs
Attn: Cindy Tschantz
1100 Industrial Ave. SW
Massillon, OH 44647

RE: Retail Space Lease agreement dated January 17, 2005, by and between Lakewood (Ohio) Station LLC., as interest and successor to Lakewood Associates, LP, (“Landlord”) and T-Mobile Central LLC, (“Tenant”), located at Lakewood City Center, Lakewood, Ohio (“Demised Premises”).

RE: EXTERIOR SIGNAGE UPGRADE

Dear Tenant,

T-Mobile Central LLC is currently a tenant at Lakewood City Center pursuant to the above-referenced Lease. This letter shall serve as formal notice that Landlord agrees with Tenant’s request for updated signage, and thus consents to Tenant having the signs installed by Adams Signs. Please be advised that said signage must comply with all local municipal codes and ordinances.

If you should have questions regarding this Notice, please contact Senior Regional Property Manager, **Brad Wick** at 513-338-2740.

Thank you,
Phillips Edison & Co. Ltd.
As Management Agents for Lakewood (Ohio) Station LLC



Cassie Vome,
Property Management Assistant



ADAMS SIGNS & GRAPHICS

November 17, 2016

City of Lakewood
Division of Building and Housing
12650 Detroit Ave
Lakewood, OH 44107

To Whom It May Concern,

This letter is to inform the City of Lakewood the scope of work that will be done for the exterior signage at T-Mobile located at 14875 Detroit Road, Lakewood, OH.

We will be removing the existing T-Mobile signage and installing the new signage for T-Mobile.

Thank you,

Cindy Tschantz

1100 Industrial Ave SW
Massillon, OH 44647
Toll Free (888) 886-9911

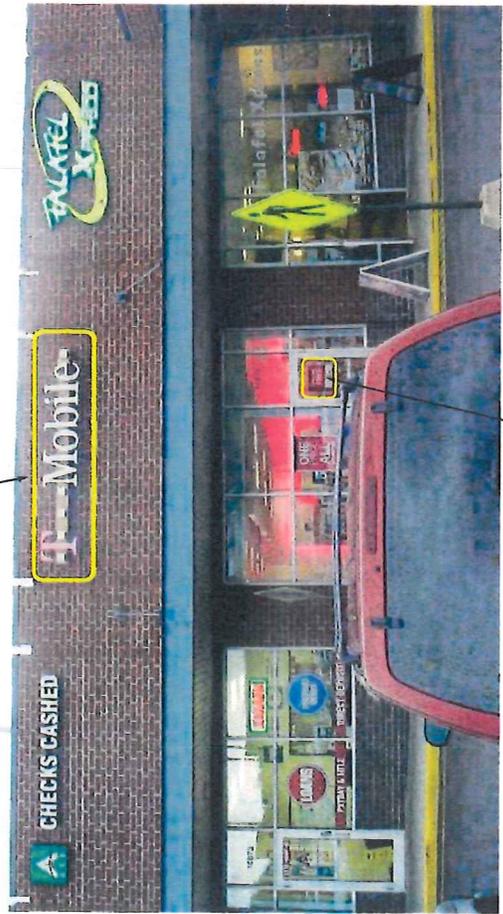
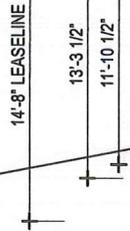
STOREFRONT - PHOTO RENDERING 1

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

SIGN A

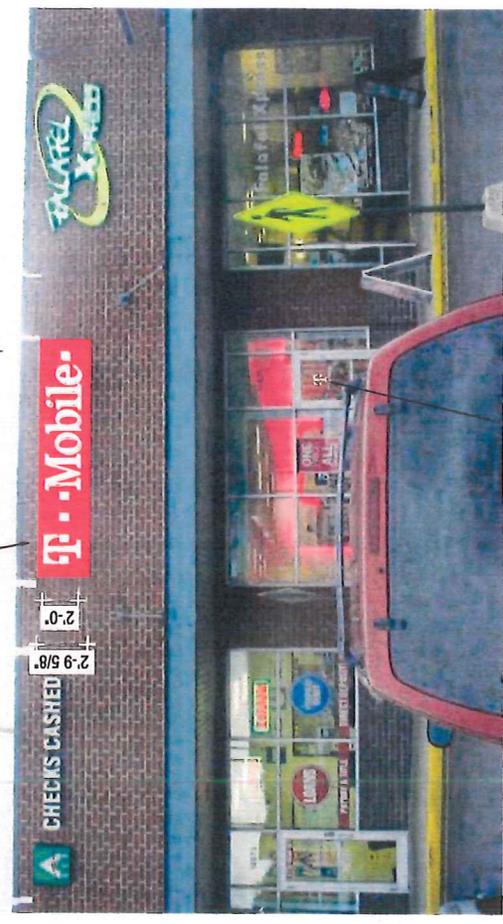
ILLUM. FACE-LIT 'WHITE' CH LTRS on 'MAGENTA' BACKER

REMOVE (E) CH LTRS/RWCWY



EXISTING

REMOVE (E) GRAPHICS



PROPOSED

SIGN B

DOOR VINYL GRAPHICS

TRIANGLE SIGN & SERVICE	CLIENT & LOCATION	STORE #8421 DETROIT & COOK 14875 DETROIT RD LAKEWOOD, OH 44107	LEAD NO. 157651	DATE 10.12.2016	REVIEWED BY	REVISION	SHEET NO. 3 of 6
		T-Mobile	SALESMAN Z. FENER	DRAWN BY JJH	SEG. NO.		

11 AZAR COURT • P.O. BOX 24186 • BALTIMORE, MARYLAND 21227 • T. 410-247-5300 • F. 410-247-1944 • REPRODUCTION IN WHOLE OR PART PROHIBITED WITHOUT EXPRESS PERMISSION OF TRIANGLE S & S • WWW.TRIANGLESIGN.COM

44

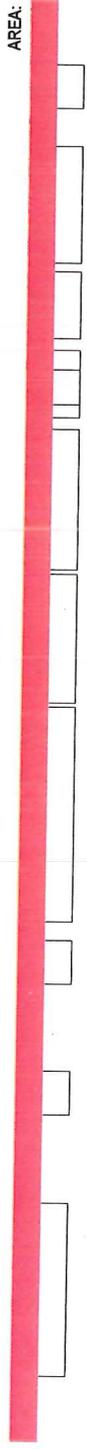
ILLUM. FACE-LIT 'WHITE' CHLTRS on 'MAGENTA' BACKER



SCALE: 3/4"=1'-0"

QTY: ONE (1)

AREA: 33.625' x 159.5" = 37.24' ²



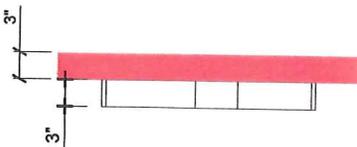
TYP. PLAN **A.3**

RETAINER -
OUTLINE AROUND
OUTSIDE PERIMETER OF LOGO

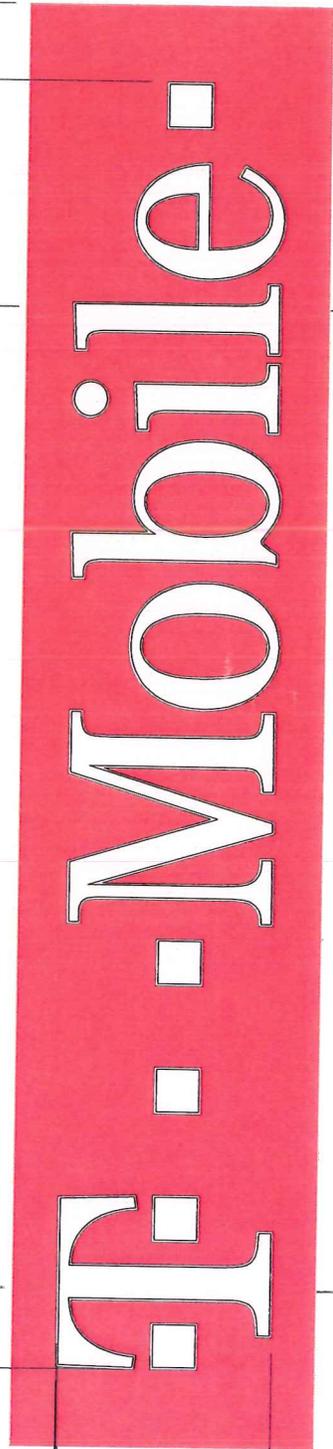


13'-3 1/2"

11'-10 1/2"



TYP. FRONT **A.1**



TYP. SIDE **A.2**

#2447 WHITE AUTOGLASS OR EQUAL	316 GRADE STAINLESS STEEL PAINTED WHITE	MATTHEWS MAGENTA M06055 RT50445 N SEM-GLO V1.0 OVER M065988 WHITE BASECOAT
--------------------------------------	---	--

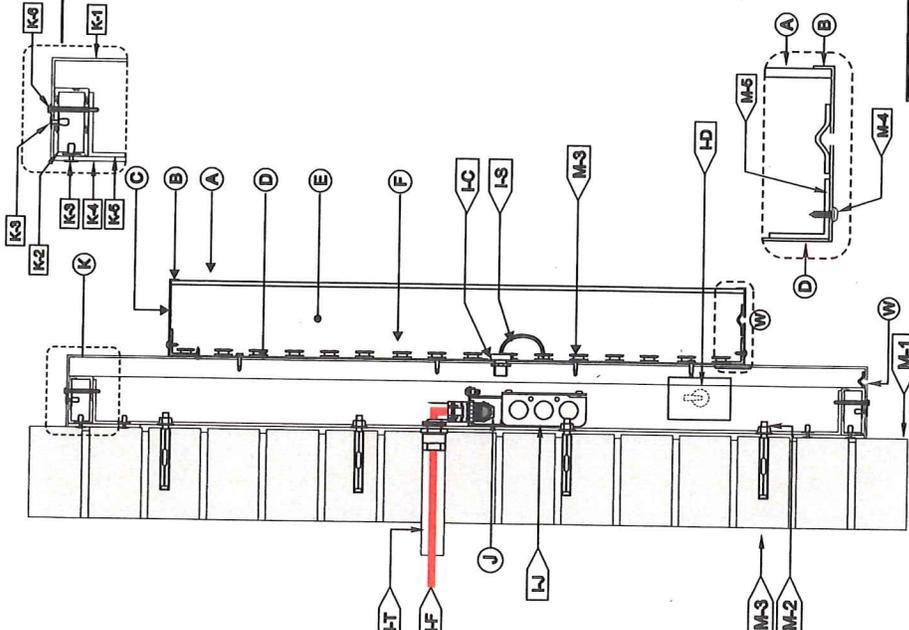
TRIANGLE SIGN & SERVICE	CLIENT & LOCATION	LEAD NO.	DATE	REVIEWED BY	REVISION	SHEET NO.
	T-Mobile	STORE #8421 DETROIT & COOK 14875 DETROIT RD LAKEWOOD, OH 44107	157651 10.12.2016	SALESMAN Z. FENER DRAWN BY JJH	SEG. NO.	4 of 6

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45

A-1

ILLUM. FACE-LIT 'WHITE' CH LTRS on 'MAGENTA' BACKER PANEL - SECTION DETAIL
SCALE: NTS



(A) FACE	MATERIAL: 3/16" #2447 'WHITE' AUTOGLASS OR EQUAL ACRYLIC
VINYL:	N/A
COLOR INFO.:	N/A
(B) RETAINER	
SIZE / FINISH	0.236" / MATCH RETURNS
(C) RETURNS	
DEPTH:	3"
MATERIAL:	316 GRADE STAINLESS STEEL
COLOR/FINISH:	PAINTED WHITE
(D) BACKS	
MATERIAL:	316 GRADE STAINLESS STEEL
COLOR/FINISH:	PAINTED WHITE
(E) INSIDE OF CAN	
COLOR:	PRE-COAT WHITE
(F) ILLUMINATION	
TYPE:	LEDS
COLOR:	6500K - WHITE
(G) BACKER PANEL	
MATERIAL:	.063" ALUM. w/ 3" BRAKE-FORMED RETURNS
COLOR:	MATTHEWS MAGENTA Mp86055 R155445
FINISH:	N SEMI-GLO V1.0 OVER Mp55898 - WHITE BASECOAT
(I) WIRING	
I-C:	BUSHING TO 120V FEED
I-F:	U.L. APPROVED CLASS II LOW VOLTAGE WIRING
I-S:	DISCONNECT SWITCH w/ HOUSING
I-D:	LIQUID TIGHT
I-T:	JUNCTION BOX
(J) POWER SUPPLY	
TYPE:	LOW VOLTAGE U.L. APPROVED LED POWER SUPPLY
VOLTAGE:	HOUSE IN BACKER PANEL 120V
(K) HOLD CLOSE	
K-1:	.080" ALUM. BRAKE-FORMED PANEL
K-2:	1" x 2" ALUM. TUBE, WELDED
K-3:	3/16" POP RIVETS
K-4:	3" x 3" x 1/8" GUSSETS
K-5:	1/8" ALUM. BRAKE-FORMED BACK (1 7/8")
K-6:	TEK SCREWS, MIN. 1 1/2" LENGTHS
(M) MOUNTING	
SEE MOUNTING NOTE.	
M-1:	EXISTING BRICK FASCIA
M-2:	MIN. 3/8" DIA. LAG BOLTS, w/ EXPANSION ANCHORS, AS NECESSARY
M-3:	MECHANICAL FASTENERS, MATCH LTR RETURNS
M-4:	ANGLE CLIPS, AS NECESSARY
(W) WEEP HOLES	1/4" DIA. WITH COVER

INSTALLATION NOTES:
 1. CUSTOMER PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACE FRAMING AS PER NON-CORROSIVE 2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION. 3. ALL EXTERIOR FAÇADE PENETRATIONS TO BE WATERTIGHT. 4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES.

ELECTRICAL NOTES:
 1. ALL ELEC. COMPONENTS TO BE U.L. APPROVED. 2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120V 20A DEDICATED CIRCUIT WITH GROUNDING AND PROPER WIRING. 3. LOCKOUT SWITCH INSTALLER TO PANEL BOX FOR ELEC. SIGNS. 4. INSTALL IN ACCORDANCE W/ N.E.C. ARTICLE 800 & OR LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF SIGN.

FABRICATOR NOTES:
 1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION. 2. MANUFACTURER'S U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX.

NOTE: LOCK OVER AT THE PANEL BOX TO BE INSTALLED ON ALL EXTERIOR SIGNS
NOTE: MANUFACTURER'S U.L. LABELS APPLIED & VISIBLE FROM GROUND, LOCATED ON LAST LETTER (AT A MINIMUM) OR END OF BOX SIGN OR END OF FREESTANDING SIGN.

TRIANGLE SIGN & SERVICE

CLIENT & LOCATION
 STORE #8421
 DETROIT & COOK
 14875 DETROIT RD
 LAKEWOOD, OH 44107

REVISION

REVIEWED BY	DATE	REVISION
Z. FENER	10.12.2016	

SEG. NO. 5 of 6

SHEET NO. 5 of 6

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PROJECT SCHEDULE

SIGN TYPE/DESCRIPTION:	QTY.:	PG.
A. ILLUM. FACE-LIT "WHITE" CH LTRS on "MAGENTA" BACKER	ONE (1)	4
B. DOOR VINYL GRAPHICS	ONE (1)	6

PROJECT:

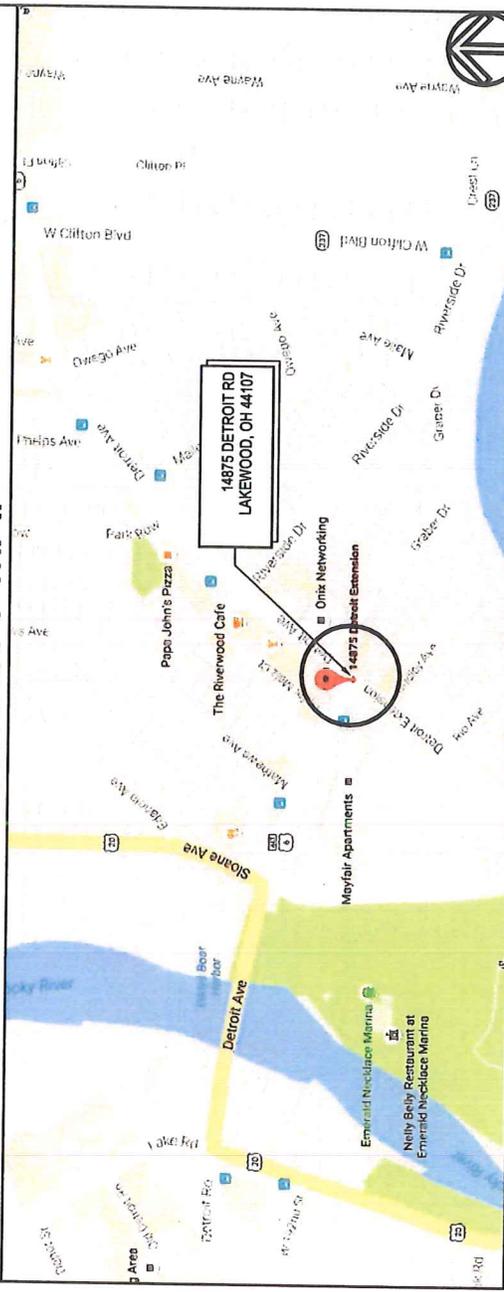


STORE #8421
DETROIT & COOK
14875 DETROIT RD
LAKEWOOD, OH 44107

REVISIONS

#	DATE	DB	NOTES

VICINITY MAP



TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION



STORE #8421
DETROIT & COOK
14875 DETROIT RD
LAKEWOOD, OH 44107

LEAD NO.	DATE	REVIEWED BY	REVISION
157651	10.12.2016	Z. FENER	
SALESMAN	DRAWN BY	SEG. NO.	
	JJH		

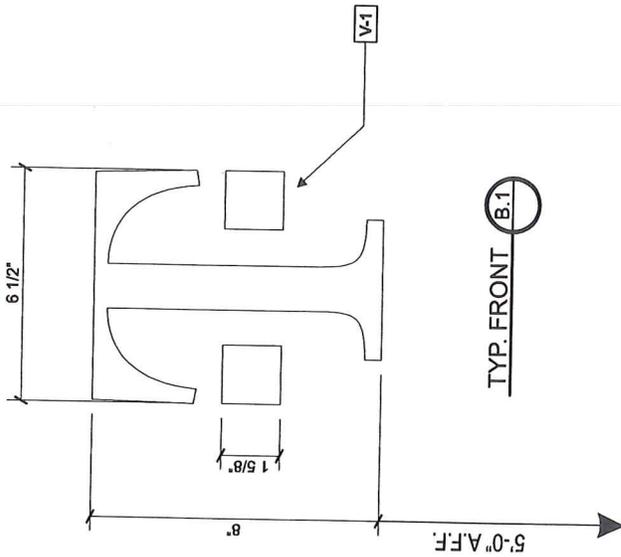
SHEET NO.

2 of 6

14871-

47

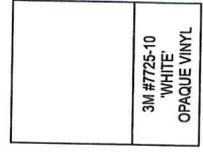
****PLEASE REMOVE ALL EXISTING VINYL,
 BEFORE INSTALLING NEW VINYL GRAPHICS****



TYP. FRONT **B.1**

DETAILS **B.2**

FINISH MATRIX	
V-1	VINYL
	3M #7725-10 'WHITE' OPAQUE VINYL
	OPAQUE
	FINISH
	APPLIED
	1ST SURFACE ON TINTED GLASS
	2ND SURFACE ON CLEAR GLASS
	(APPLICATION BASED ON GLASS TYPE)



TRIANGLE SIGN & SERVICE 11 AZAR COURT • P.O. BOX 24186 • BALTIMORE, MARYLAND 21227 • T: 410-247-5300 • F: 410-247-1944 • REPRODUCTION IN WHOLE OR PART PROHIBITED WITHOUT EXPRESS PERMISSION OF TRIANGLE S & S • WWW.TRIANGLEDESIGN.COM	CLIENT & LOCATION STORE #8421 DETROIT & COOK 14875 DETROIT RD LAKEWOOD, OH 44107		LEAD NO. 157651 SALESMAN Z. FENER	DATE 10.12.2016 DRAWN BY JJH	REVIEWED BY SEG. NO.	REVISION	SHEET NO. 6 of 6
	3M #7725-10 'WHITE' OPAQUE VINYL						

48

Account: 101-0000-321. 30-01

REFERENCE No. PL16-001947

DOCKET No. 12-119-16

FEE PAID 25.00 js check

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 17500 NARRAGANSETT Business Name _____

Owner Name & Phone MARK SCHROEDER Owner Address SAME

Project Description ADDITION

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

Sign Review Board – (\$25.00)
New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Board of Building Standards – (\$25.00)
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:

Architectural Board of Review: 1-7, 9, 10 Sign Review Board: 1-4, 6, 8, 9, 10 Board of Building Standards: 1 -5, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): MARK SCHROEDER Company _____

Applicant Address: 17500 NARRAGANSETT AVE. LAKEWOOD OH 44107

Phone: (216) 533-4570 Fax: _____ E-mail: _____

Signature: [Signature] Date: 11/15/16

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 22-0013 SECTION 1325.05
43-1 1325.08

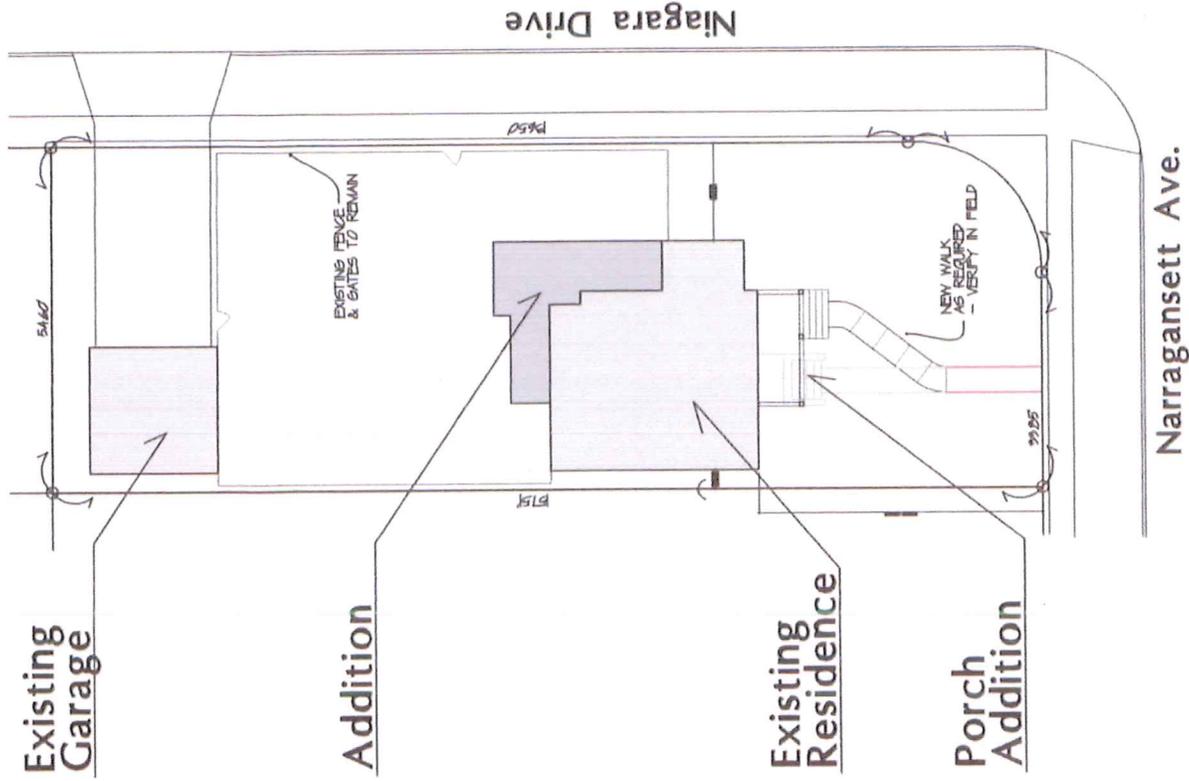
49



The Arcus Group, Inc.

A R C H I T E C T S

1244 SMITH CIRCLE, ROCKY RIVER, OHIO 44116
TEL: 440.336.5310 EMAIL: INFO@ARCUSGROUP.COM

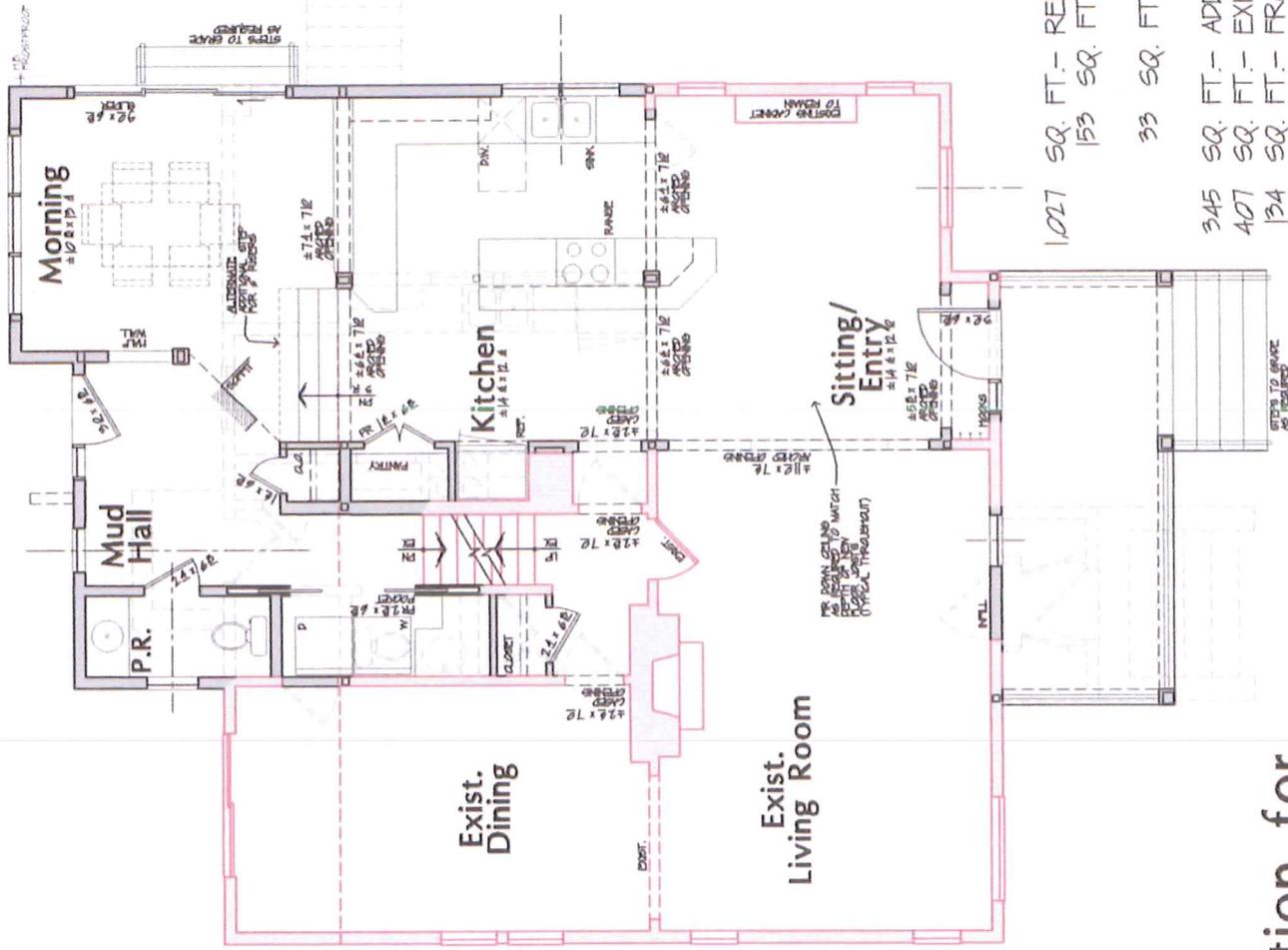


**Addition & Renovation for
Mark & Dawn Schroeder**
17500 Narragansett Avenue **51**
Lakewood, Ohio

Site Plan

SCALE 1" = 30'-0"

11-15-16



1st Floor Plan

SCALE 1/8" = 1'-0"
11-15-16

1,027 SQ. FT.- REMAINING EXISTING FIRST FLOOR
 153 SQ. FT.- DEMOLISHED REAR PORCH (NOT INCLUDED)
 33 SQ. FT.- DEMOLISHED FRONT ENTRY (NOT INCLUDED)
 345 SQ. FT.- ADDITION
 407 SQ. FT.- EXISTING GARAGE (NOT INCLUDED)
 134 SQ. FT.- FRONT PORCH (NOT INCLUDED)

**Addition & Renovation for
 Mark & Dawn Schroeder**
 17500 Narragansett Avenue
 Lakewood, Ohio

1,372 SQ. FT.- TOTAL FIRST FLOOR 52

2,978 SQ. FT.- TOTAL WITH ADDITION



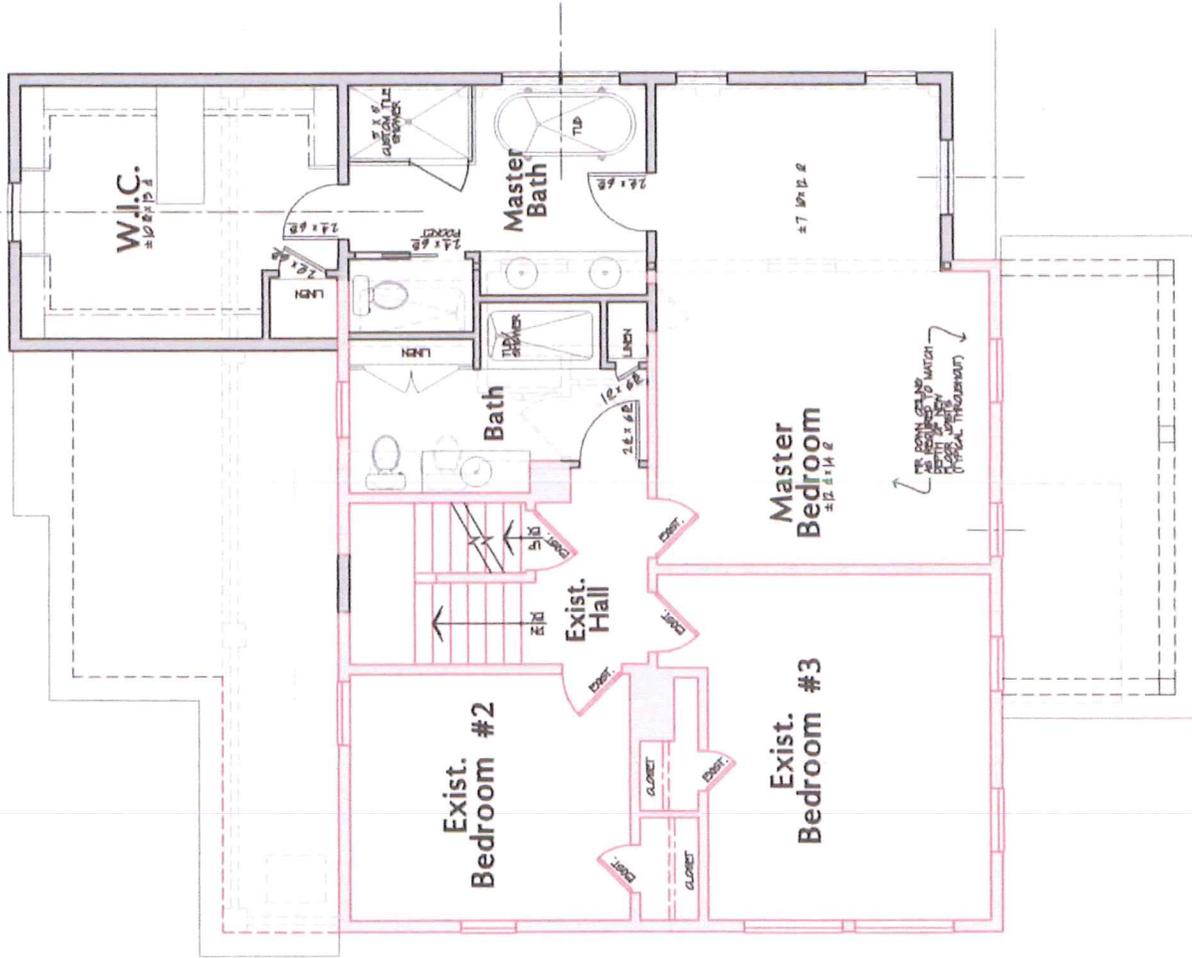
The Arcus Group, Inc.

ARCHITECTS
1244 Smith Court, Rocky River, Ohio 44116
Tel: 440.356.3336 Email: info@arcusgroup.com

2nd Floor Plan

SCALE 1/8" = 1'-0"

11-15-16



Addition & Renovation for
Mark & Dawn Schroeder
17500 Narragansett Avenue
Lakewood, Ohio

796 SQ. FT. - EXISTING SECOND FLOOR
269 SQ. FT. - ADDITION
53 SQ. FT. - UPPER STAIRS (INCLUDED)
1,165 SQ. FT. - TOTAL SECOND FLOOR

53



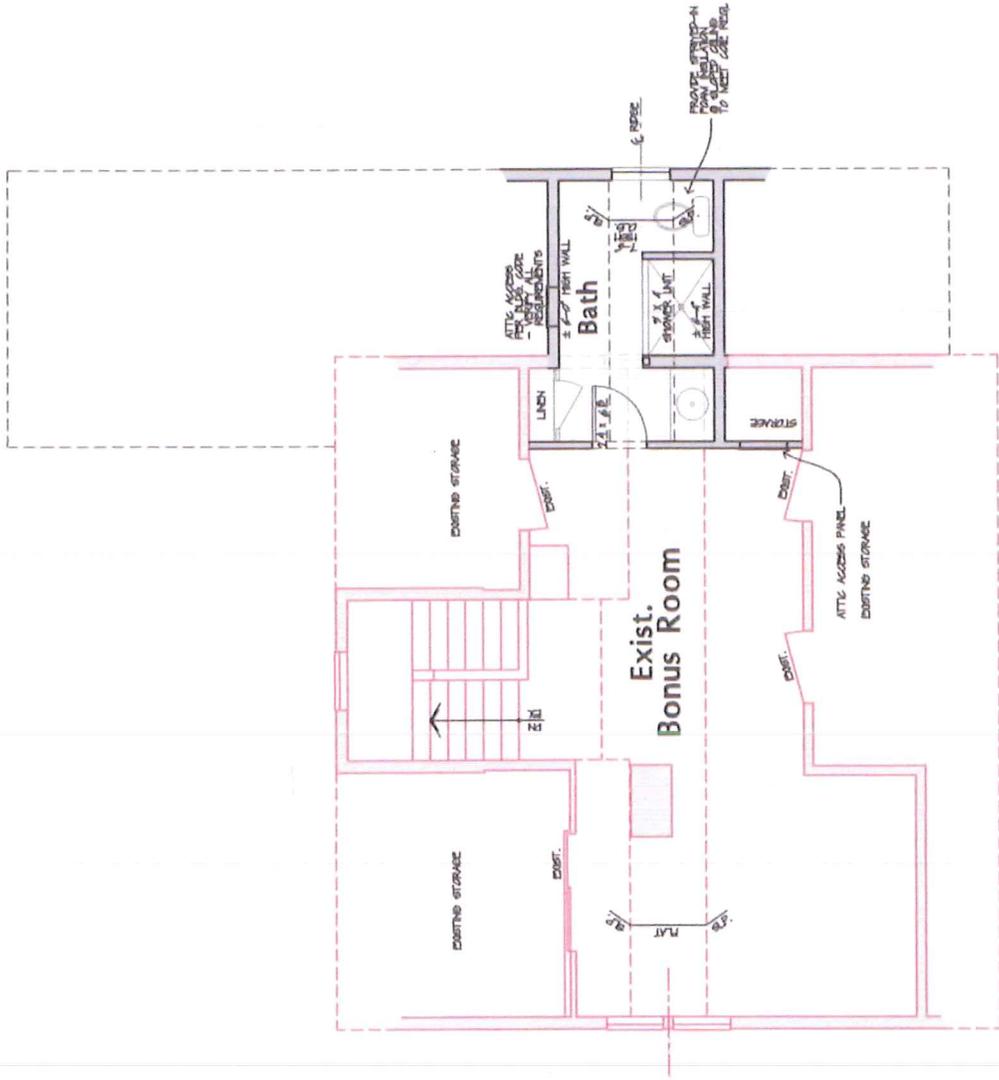
The Arcus Group, Inc.

ARCHITECTS
1244 Smith Court, Rocky River, Ohio 44116
Tel: 440.356.3330 Fax: 440.356.3330

Third Floor Plan

SCALE 1/8" = 1'-0"

11-15-16



Addition & Renovation for
Mark & Dawn Schroeder
 17500 Narragansett Avenue
 Lakewood, Ohio

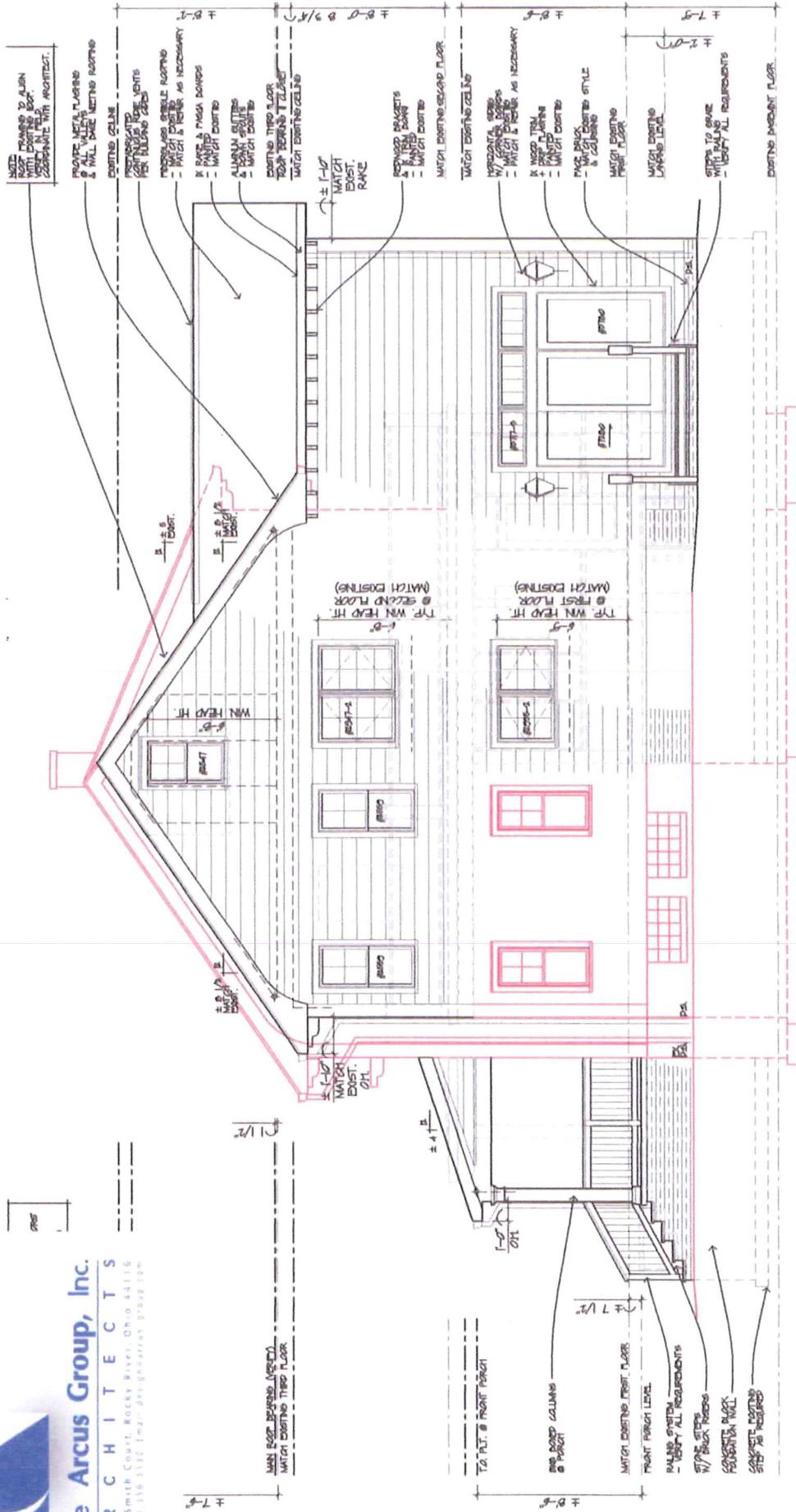
382 SQ. FT.- EXISTING THIRD FLOOR (STORAGE NOT INCLUDED)
 59 SQ. FT.- BATH ADDITION
 60 SQ. FT.- UPPER STAIRS (NOT INCLUDED)

441 SQ. FT.- TOTAL THIRD FLOOR



The Arcus Group, Inc.

A R C H I T E C T S
 1244 Smith Court, Rocky River, Ohio 44116
 Tel: 440.356.3330 Email: info@arcusgroup.com



**Addition & Renovation for
 Mark & Dawn Schroeder**
 17500 Narragansett Avenue
 Lakewood, Ohio

SCALE 1/8" = 1'-0"

11-15-16

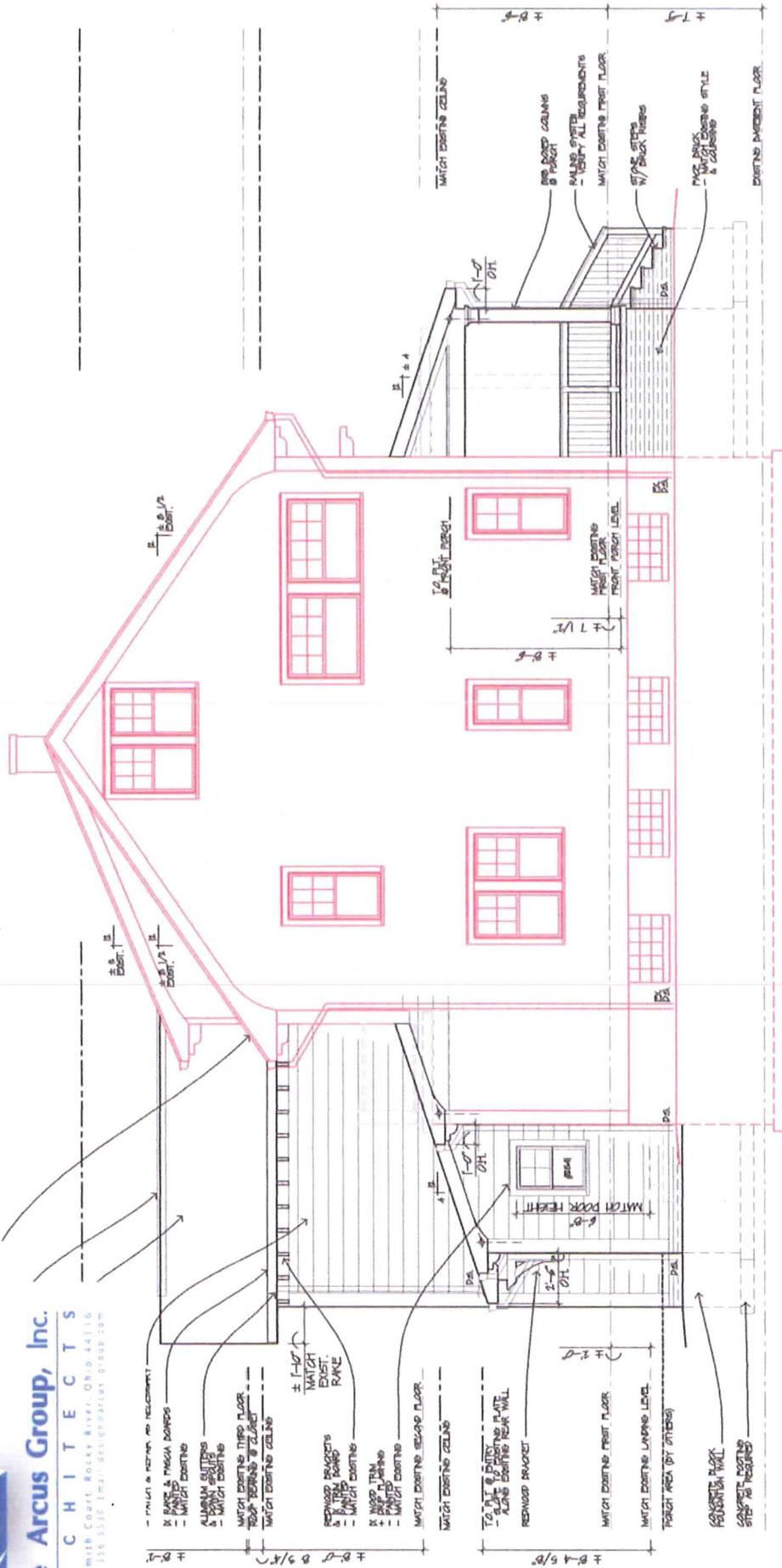
56



The Arcus Group, Inc.

ARCHITECTS

1244 SMITH COURT, ROCKY RIVER, OHIO 44116
TEL: 440.338.3330 EMAIL: DESIGN@ARCUSGROUP.COM



Left Side Elevation

SCALE 1/8" = 1'-0"

11-15-16

Addition & Renovation for Mark & Dawn Schroeder

17500 Narragansett Avenue
Lakewood, Ohio

17500 Narragansett



17500 Narragansett - View from Niagara Dr.



17500 Narragansett. GARDEN VIEW.



APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 18501 Detroit Ave Business Name Folicle A Salon, Inc.

Owner Name & Phone Liz Vega / 216.534.9489 Owner Address _____

Project Description Reopen entrance way

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

Architectural Board of Review - (Commercial \$50.00, Residential \$25.00)
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

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Submission Requirements:

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6. Material samples.
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8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Liz Vega Company Folicle A Salon, Inc.

Applicant Address: 18501 Detroit Avenue Lakewood, OH 44107

Phone: 216-534-9489 Fax: n/a E-mail: vega.liz@live.com

Signature: _____ Date: _____

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 22-0013 SECTION 1325.05

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes X No

Please Print or Type:

Owner/Agent Name: Liz Vega

Property Address: 18501 Detroit Avenue Lakewood, OH 44107

Owner/Agent Phone: 216 534-9489

Tenant Name _____ Tenant Phone _____

 Elizabeth Vega
Owner/Agent Signature

2017 Calendar

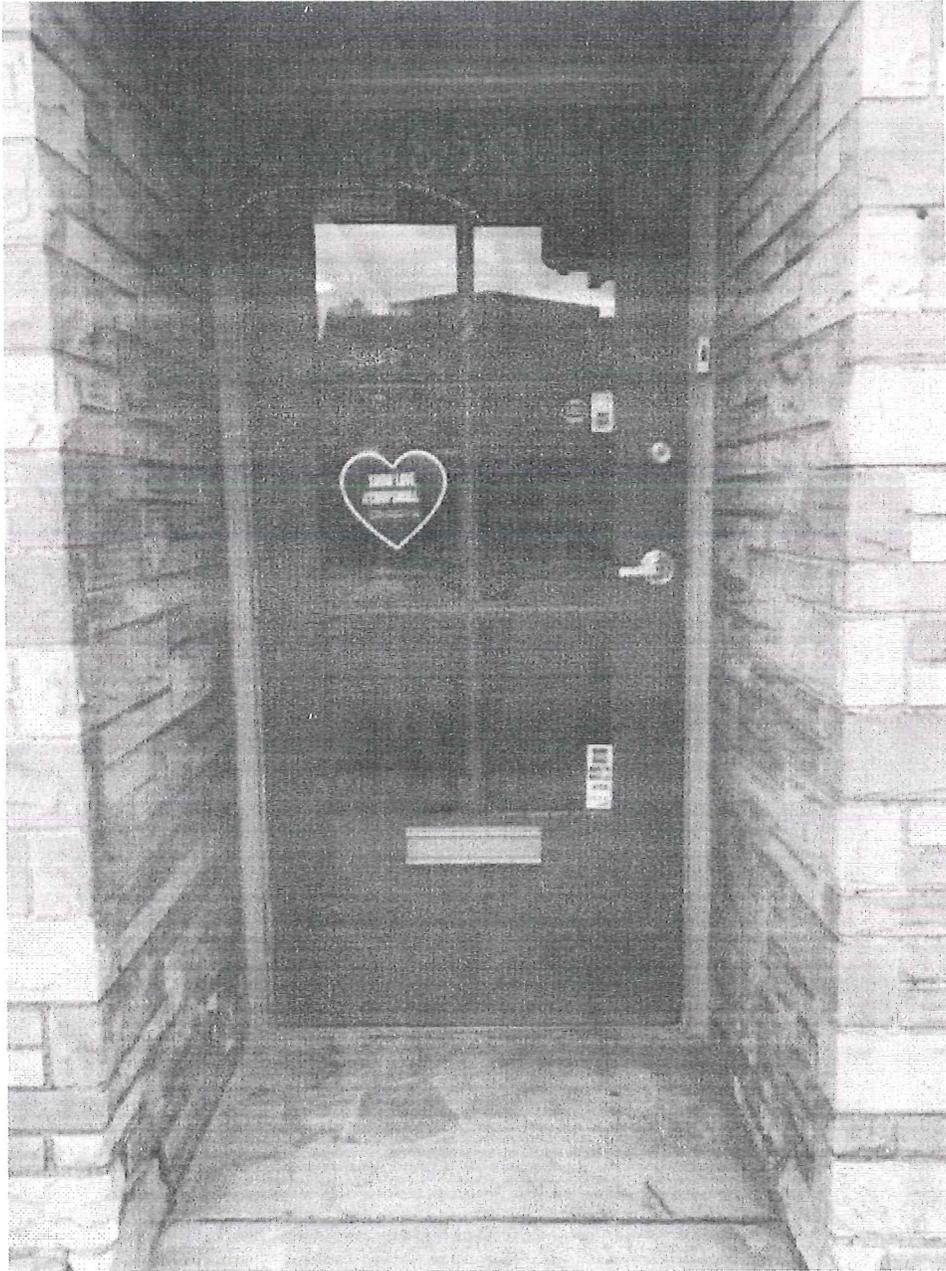
Board of Building Standards / Architectural Board of Review / Sign Review

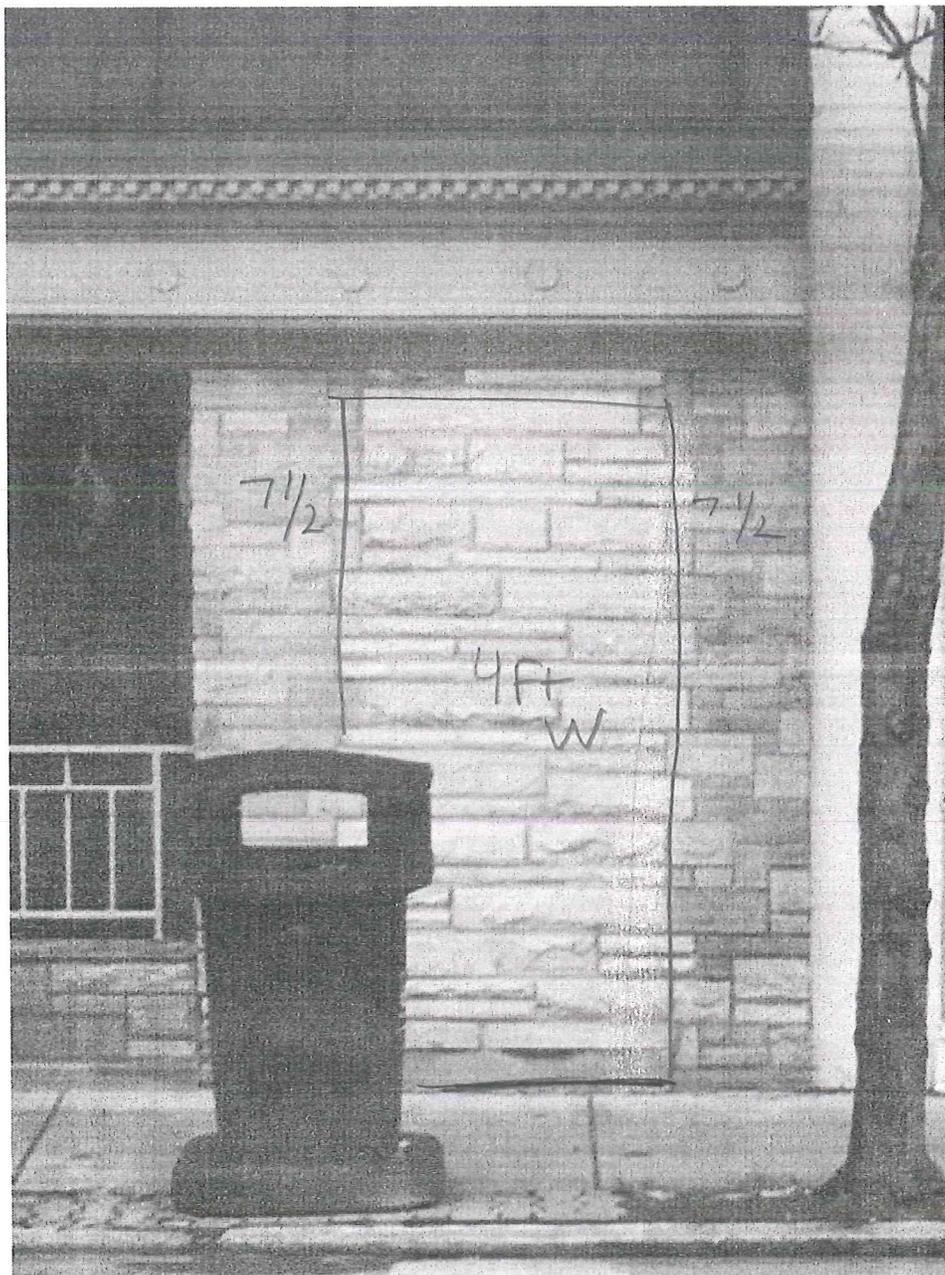
Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-28-16	Thursday	01-05-17	Thursday	01-12-17
February	Wednesday	01-25-17	Thursday	02-02-17	Thursday	02-09-17
March	Wednesday	02-22-17	Thursday	03-02-17	Thursday	03-09-17
April	Wednesday	03-29-17	Thursday	04-06-17	Thursday	04-13-17
May	Wednesday	04-26-17	Thursday	05-04-17	Thursday	05-11-17
June	Wednesday	05-24-17	Thursday	06-01-17	Thursday	06-08-17
July	Wednesday	06-28-17	Thursday	07-06-17	Thursday	07-13-17
August	Wednesday	07-26-17	Thursday	08-03-17	Thursday	08-10-17
September	Wednesday	08-30-17	Thursday	09-07-17	Thursday	09-14-17
October	Wednesday	09-27-17	Thursday	10-05-17	Thursday	10-12-17
November	Wednesday	10-25-17	Thursday	11-02-17	Thursday	11-09-17
December	Wednesday	11-29-17	Thursday	12-07-17	Thursday	12-14-17
January	Wednesday	12-27-17	Thursday	01-04-18	Thursday	01-11-18

PLEASE NOTE: Applications are submitted to the Building Department. It is recommended to submit them prior to the application deadline to review applications. Applications are due before **noon** on the dates indicated above. This will allow the Building Department to review the applications for completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings start at **4:00 P.M.** in the **Planning Conference Room** of Lakewood City Hall.

Review Meetings will commence at **5:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to receive review. Please use the western entrance.





7 1/2 L
4 ft W



Account: 101-0000-321. 30-01

REFERENCE No. PL-16-001942

DOCKET No. 12-121-16

FEE PAID \$50.00 jr

\$25.00 - check
\$25.00 - credit card

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 11922 Madison Ave Business Name East End Bistro

Owner Name & Phone Brandy Maxey Owner Address 2449 Muirwood Avon, OH 44011

Project Description Replace two front windows in building front with full lite overhead garage door and all that entails, i.e., some masonry work, carpentry trim, and counter top.

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)



Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)

Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.



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New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.



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Architectural Board of Review: 1-7, 9, 10

Sign Review Board: 1-4, 6, 8, 9, 10

Board of Building Standards: 1 -5, 9, 10

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2. Letter of Authorization from property owner, if different from the applicant.
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8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Leo Shiekh Company Leo Shiekh Designs LLC

Applicant Address: 27685 Remington Dr Westlake, OH 44145

Phone: 216 406-8777 Fax: 440 385-7275 E-mail: l.shiekh@yahoo.com

Signature:  Date: 10/16/16

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 22-0013 SECTION 1325.05

67

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes NO No

Please Print or Type:

Owner/Agent Name: Brandy Maxey

Property Address: 11912 Madison Ave

Owner/Agent Phone: 440 213-6446

Tenant Name same as above Tenant Phone same as above

Brandy L. Maxey
Owner/Agent Signature

2016 Calendar

Board of Building Standards / Architectural Board of Review / Sign Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-30-15	Thursday	01-07-16	Thursday	01-14-16
February	Wednesday	01-27-16	Thursday	02-04-16	Thursday	02-11-16
March	Wednesday	02-24-16	Thursday	03-03-16	Thursday	03-10-16
April	Wednesday	03-30-16	Thursday	04-07-16	Thursday	04-14-16
May	Wednesday	04-27-16	Thursday	05-05-16	Thursday	05-12-16
June	Wednesday	05-25-16	Thursday	06-02-16	Thursday	06-09-16
July	Wednesday	06-29-16	Thursday	07-07-16	Thursday	07-14-16
August	Wednesday	07-27-16	Thursday	08-04-16	Thursday	08-11-16
September	Wednesday	08-24-16	Thursday	09-01-16	Thursday	09-08-16
October	Wednesday	09-28-16	Thursday	10-06-16	Thursday	10-13-16
November	Wednesday	10-26-16	Thursday	11-03-16	Thursday	11-10-16
December	Wednesday	11-23-16	Thursday	12-01-16	Thursday	12-08-16

PLEASE NOTE: Applications are submitted to the Building Department. It is recommended to submit them **prior** to the application deadline to review applications. Applications are due before **noon** on the dates indicated above. This will allow the Building Department to review the applications for completeness. **Late or incomplete applications cannot be accepted.**

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Review Meetings will commence at **5:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to receive review. Please use the western entrance.



October 26, 2016

Dear Sirs/Ma'am,

I, Beau Maxey give Leo Shiekh permission to represent me at the upcoming ARB Meeting.

I am the President of Huntkey Inc., Dba East End of Birdtown, and we have hired Leo Shiekh Designs LLC to renovate the front of our building located at 11922 Madison Ave. Lakewood, Ohio 44107. Your consideration of this matter would be greatly appreciated.

Professionally Yours,

Beau Maxey/Brandy Maxey

SCALE SITE PLAN WITH ADJACENT PROPERTIES



Parcel #31515029



1:423

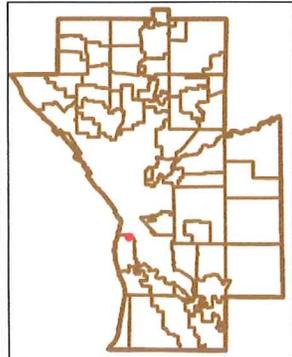
SCALE

76



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere



- Date Created: 11/23/2016
- Legend**
- Address Points
 - Cuyahoga County Facility
 - Point Parcels
 - Right Of Way
 - Platted Centerlines
 - Parcels
 - Municipalities



Proposal

The Areas Leading Resource For The Installation And Service Of Overhead Doors And Dock Equipment
COMMERCIAL – RESIDENTIAL – INDUSTRIAL

Roland Bonacci
201 E Granger Rd.
Brooklyn, Ohio 44131
Ph: 216-739-3667
Fax: 216-739-3680

Prepared For: Beau Maxey
East End
11922 Madison Ave.
Lakewood, OH 44107

Ph: 216-403-2621
Fax:
Email: bmaxey@bevinco.com

Date: 6/23/16

Roland@Action-Door.com

Furnish and Install:

(2) 12'2" x 4'10" "HAAS" MODEL CA220 FULLVIEW SECTIONAL DOOR

2" Track mounted to wood jambs

12" Standard lift radius

Black anodized finish

Full view door design – ½" Tempered, tinted glass

Manual operation

Full perimeter weather seal

½" TEMPERED / INSULATED

PER ROLAND



home | about us | commercial | contact | find a dealer

COMMERCIAL SERIES



800 Series
3" Insulated R-25.8



2000 Series
2" Insulated R-17.66



700 Series
1 3/4" Insulated R-16.18



600 Series
1 3/8" Insulated R-13.45



Ribbed Steel Series
2" Insulation Available

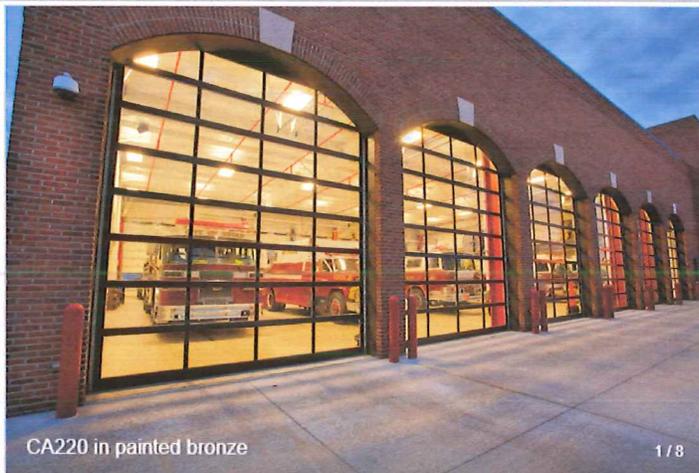


Commercial Aluminum Series

Commercial Aluminum

1 3/4" Thick

CA-220/CA-110



CA220 in painted bronze

1 / 8

Clean Lines

Haas CA-220 and CA-110 Aluminum Sectional Doors are strong, rugged and durable. A versatile product consisting of aluminum rails and stiles, combined to provide a strong profiled framing structure with aluminum panels and a wide range of glazing choices. This is the ideal application for service stations, quick lube facilities, automobile dealerships and other facilities where strength, appearance and corrosion resistance are key factors.

Available Options

- 2" or 3" Track
- Exhaust Port(s)
- Cam Safety Device
- Spring Bumpers
- Chain Hoist
- High Cycle Springs
- Wind Load Rating (220 only)
- High Cycle Rollers
- Pass Door (220 only)
- Top Header Seal
- Car Wash Cutout
- Security Bars



Pass Through Door (Exterior View)



Optional Exhaust Port (interior view)



CA-220

CA-220 Heavy Duty Frame

The CA-220 Commercial Aluminum sections are assembled using .065" minimum aluminum alloy tubular type extrusions with thru-bolt construction. Sections are 1-3/4" thick. Any Section height is available. Bottom rails, top rails and end stiles are 4" on doors up to 18'-2" wide. Doors greater than 18'-2" wide have 6" bottom rails. All doors wider than 12'-0" have built in struts and doors greater than 18'-2" wide have an additional "T" shaped cap strut. Standard color for the CA-220 is clear anodized; while color anodizing and special paint finishes are optional. Panels for solid sections are .040" stucco embossed or .050" smooth aluminum. A wide variety of glazing materials are available.

CA-220	Door Thickness	R-Value*	Max. Door Size		End Stile Type	Center Stile	Rails		Panel & Glazing Types
			Width	Height			Meeting	Top & Bottom	
	1-3/4"	N/A	24'-2"	16'-0"	4" or 6" Aluminum Size Dependant	2" Aluminum	4" Aluminum	4" or 6" Aluminum Size Dependant	Polystyrene & Aluminum Laminated Panels Various Types of Thicknesses of Glazing

CA-220 Color Options



CA-110 Narrow Line Frame

The CA-110 Commercial Aluminum sections are assembled using .065" minimum aluminum alloy, tubular type extrusions with thru-bolt construction. Sections are 1-3/4" thick. Any Section height is available. Bottom rails, top rails and end stiles are 3" on doors up to 13'-11" wide. Doors greater than 13'-11" wide have 4" bottom

72



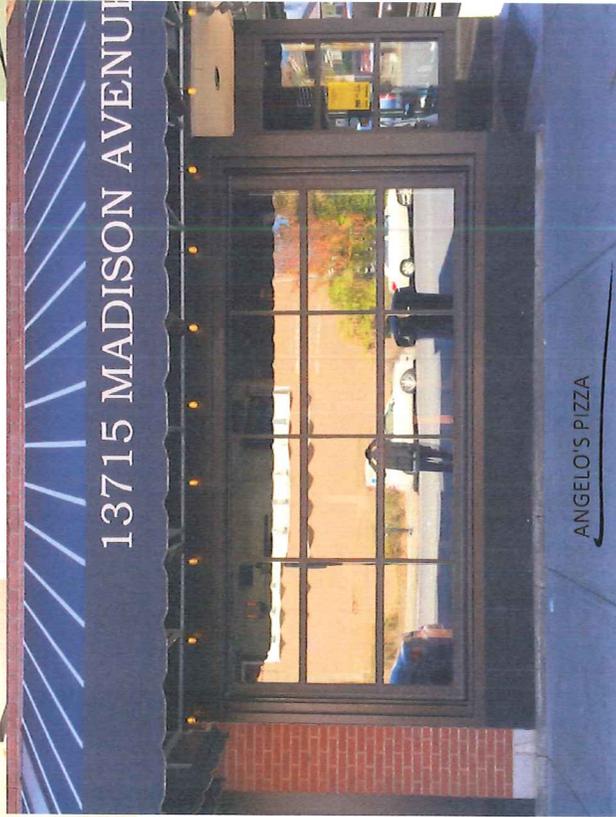
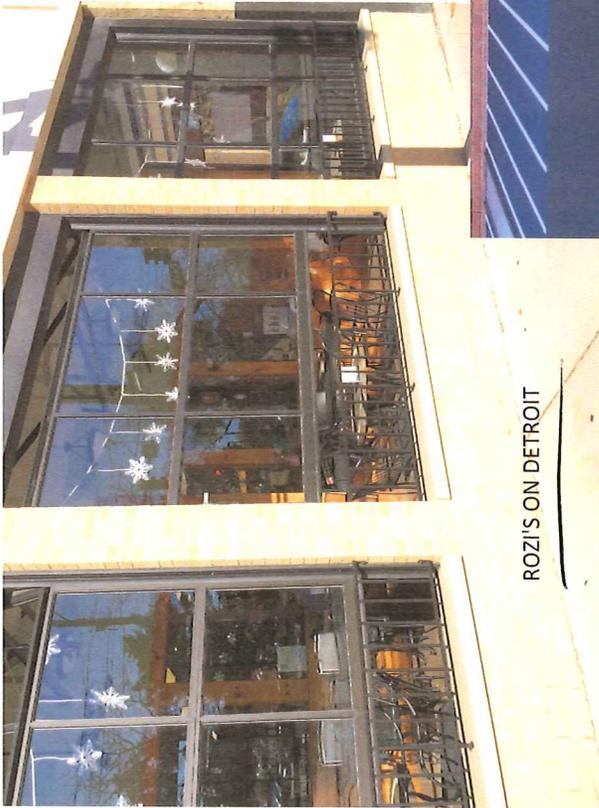
EXISTING ELEVATION



EXISTING ELEVATION VIEW SHOWING ADJACENT PROPERTY



PROPOSED ELEVATION
— RENDERING —



OTHER LAKEWOOD BUSINESSES WITH "GARAGE" DOORS

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 12108 Madison Ave Business Name Casablanca

Owner Name & Phone Casablanca Owner Address 12906 Madison Ave

Project Description Storefront renovation and patio addition for new restaurant

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

Sign Review Board – (\$25.00)
New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Board of Building Standards – (\$25.00)
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:

Architectural Board of Review: 1-7, 9, 10 Sign Review Board: 1-4, 6, 8, 9, 10 Board of Building Standards: 1-5, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Greg Ernst Company AODK Inc.

Applicant Address: 17306 Madison Ave

Phone: 216.771.1920 Fax: 216.771.1797 E-mail: ge@aodkinc.com

Signature: Greg Ernst Digitally signed by Greg Ernst Date: 2016.10.31 15:52:01 -04'00' Date: 10.31.16

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 22-003 SECTION 1325.05

Outdoor Dining?

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes X No

Please Print or Type:

Owner/Agent Name: Greg Ernst
 Property Address: 12108 Madison Ave
 Owner/Agent Phone: 216.771.1920
 Tenant Name Casablanca Tenant Phone _____

Greg Ernst Digitally signed by Greg Ernst
Date: 2016.10.31 15:53:22 -0400'
 Owner/Agent Signature

2016 Calendar Board of Building Standards / Architectural Board of Review / Sign Review

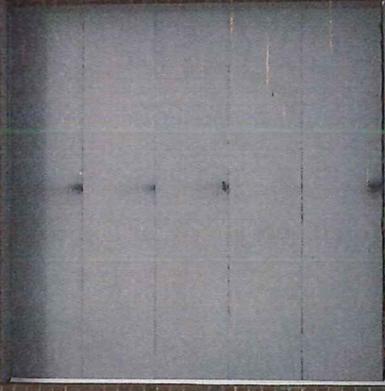
Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-30-15	Thursday	01-07-16	Thursday	01-14-16
February	Wednesday	01-27-16	Thursday	02-04-16	Thursday	02-11-16
March	Wednesday	02-24-16	Thursday	03-03-16	Thursday	03-10-16
April	Wednesday	03-30-16	Thursday	04-07-16	Thursday	04-14-16
May	Wednesday	04-27-16	Thursday	05-05-16	Thursday	05-12-16
June	Wednesday	05-25-16	Thursday	06-02-16	Thursday	06-09-16
July	Wednesday	06-29-16	Thursday	07-07-16	Thursday	07-14-16
August	Wednesday	07-27-16	Thursday	08-04-16	Thursday	08-11-16
September	Wednesday	08-24-16	Thursday	09-01-16	Thursday	09-08-16
October	Wednesday	09-28-16	Thursday	10-06-16	Thursday	10-13-16
November	Wednesday	10-26-16	Thursday	11-03-16	Thursday	11-10-16
December	Wednesday	11-23-16	Thursday	12-01-16	Thursday	12-08-16

PLEASE NOTE: Applications are submitted to the Building Department. It is recommended to submit them **prior to** the application deadline to review applications. Applications are due before **noon** on the dates indicated above. This will allow the Building Department to review the applications for completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings start at **4:00 P.M.** in the **Planning Conference Room** of Lakewood City Hall.

Review Meetings will commence at **5:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to receive review. Please use the western entrance.

AVAILABLE
Real Estate Professionals
GARY PESCATRICE
(440) 835-0272

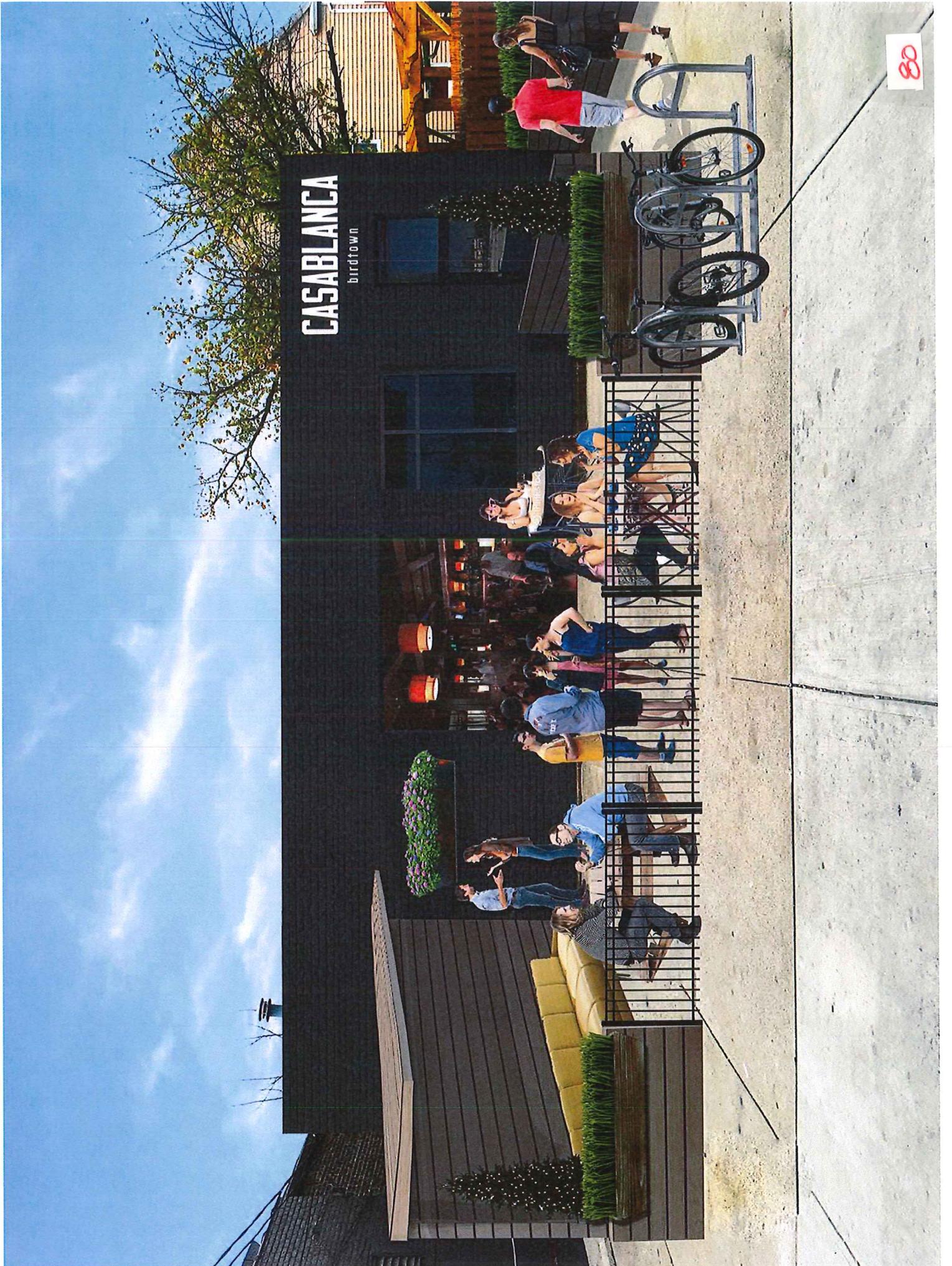


79



CASABLANCA

birdtown



APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 14221 Madison Avenue Business Name Western Reserve Distillers, LLC

Owner Name & Phone Kevin and Ann Thomas / 320-671-0347 Owner Address 6549 Thornbrooke Circle, Hudson, OH 44236

Project Description * please see attached

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)

Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

Sign Review Board – (\$25.00)

New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Board of Building Standards – (\$25.00)

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Architectural Board of Review: 1-7, 9, 10 Sign Review Board: 1-4, 6, 8, 9, 10 Board of Building Standards: 1-5, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Kevin & Ann Thomas Company Western Reserve Distillers, LLC

Applicant Address: 6549 Thornbrooke Circle, Hudson, OH 44236

Phone: 330-671-0347 Fax: _____ E-mail: ann@westernreservedistillers.com

Signature: [Handwritten Signature] Date: 11/22/16

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 22-007 SECTION 1325.05

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes X No

Please Print or Type:

Owner/Agent Name: MICHAEL FRIEDRICH

Property Address: 14221 MADISON AVE

Owner/Agent Phone: 216-676-0500 work

Tenant Name N/A Tenant Phone N/A

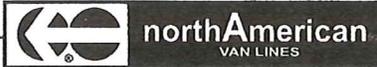
Michael Friedrich
Owner/Agent Signature

**2016 Calendar
Planning Commission**

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
January	Wednesday	12-23-15	Thursday	01-07-16	Thursday	01-07-16
February	Wednesday	01-20-16	Thursday	02-04-16	Thursday	02-04-16
March	Wednesday	02-17-16	Thursday	03-03-16	Thursday	03-03-16
April	Wednesday	03-23-16	Thursday	04-07-16	Thursday	04-07-16
May	Wednesday	04-20-16	Thursday	05-05-16	Thursday	05-05-16
June	Wednesday	05-18-16	Thursday	06-02-16	Thursday	06-02-16
July	Wednesday	06-22-16	Thursday	07-07-16	Thursday	07-07-16
August	Wednesday	07-20-16	Thursday	08-04-16	Thursday	08-04-16
September	Wednesday	08-17-16	Thursday	09-01-16	Thursday	09-01-16
October	Wednesday	09-21-16	Thursday	10-06-16	Thursday	10-06-16
November	Wednesday	10-19-16	Thursday	11-03-16	Thursday	11-03-16
December	Wednesday	11-16-16	Thursday	12-01-16	Thursday	12-01-16

Pre-Review Meetings for the Commission commence at 6:30 P.M. in the Council Conference Room.

Review Meetings commence at 7:00 P.M. in the Auditorium at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants or a representative (designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review.



FRIDRICH MOVING & STORAGE

14800 Brookpark Road, Cleveland, Ohio 44135-5178
Phone: (216) 676-0500 • Fax (216) 676-8107
Toll Free (800) 321-1468



extra care
SINCE 1915

9/19/16

To Whom It May Concern:

I authorize Western Reserve Distillers, owned by Kevin and Ann Thomas to proceed with their efforts to present their plans to Lakewood's Planning Commission concerning the property at 14221 Madison Ave.

Yours truly,

A handwritten signature in black ink, appearing to read 'Michael Fridrich'.

Michael Fridrich
President
Fridrich Warehouse Inc

AGENT FOR northAmerican® VAN LINES



DISTILLERS

**HANDCRAFTED
FAMILY OWNED**

September 21st, 2016

Introductory Presentation

City of Lakewood Attendees:

Mayor Mike Summers – City of Lakewood Mayor

Bryce Sylvester - City of Lakewood Planning Department

Who are we?



The Company:

Western Reserve Distillers is a family owned distiller of handcrafted organic spirits. Located in Cleveland, Ohio Western Reserve Distillers will be a true grain to glass distiller. In addition to distilling and bottling onsite, we will leverage facility tours, tastings, hands on classes and our gift shop to build the brand with the local community.

A majority of our grains will be sourced from organic farmers within 150 miles of our facility. All of our internal processing and ingredients are carefully selected to be in compliance with current organic standards.

The Products:

Western Reserve Distillers will produce a broad range of artisanal products in key spirit categories which represent over \$65 Billion in US sales which accounts for approx. 53% of the total US Spirits market.

These categories include:

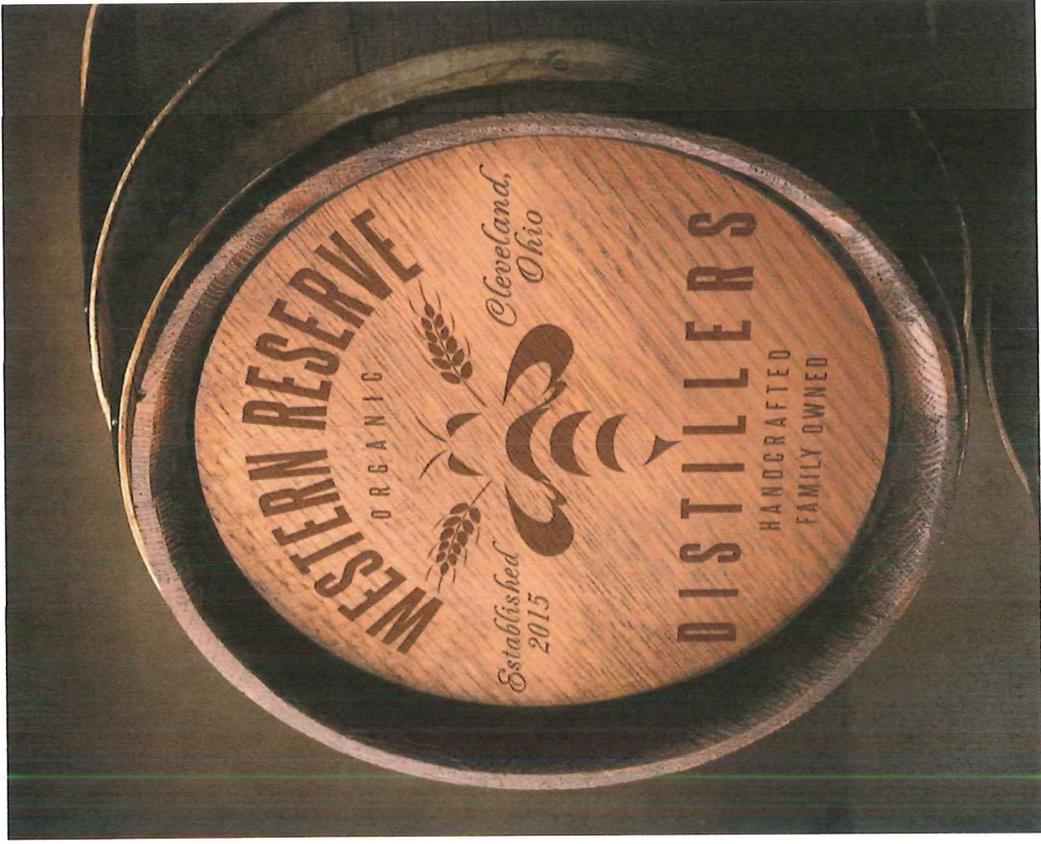
- Vodka
- Gin
- Rum
- Whiskey

Target Consumers:

The primary consumer targets for Western Reserve are sustainable receptive millennials and sustainable receptive boomers.

Target Restaurant Partners:

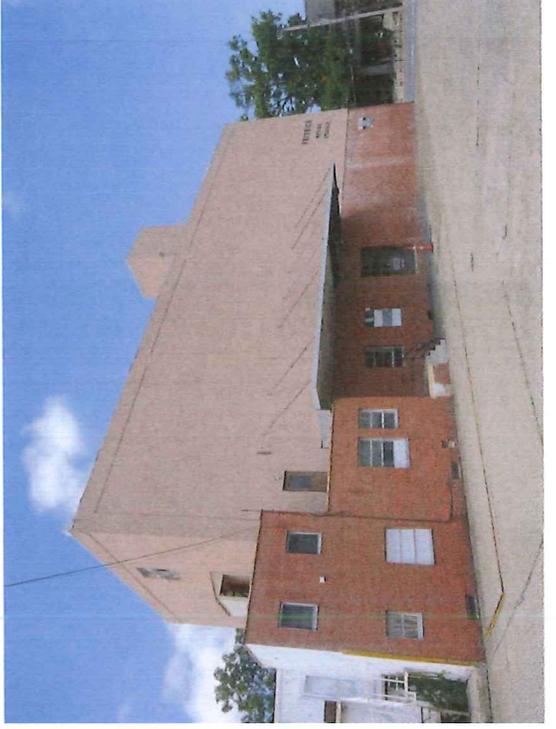
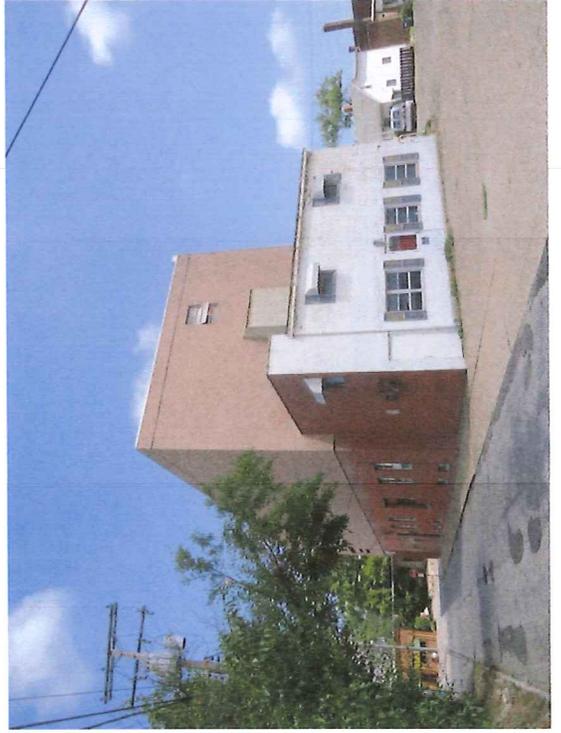
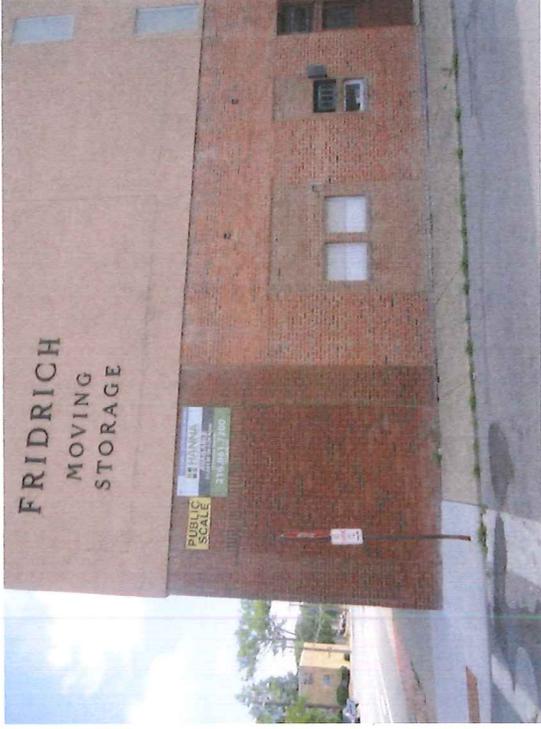
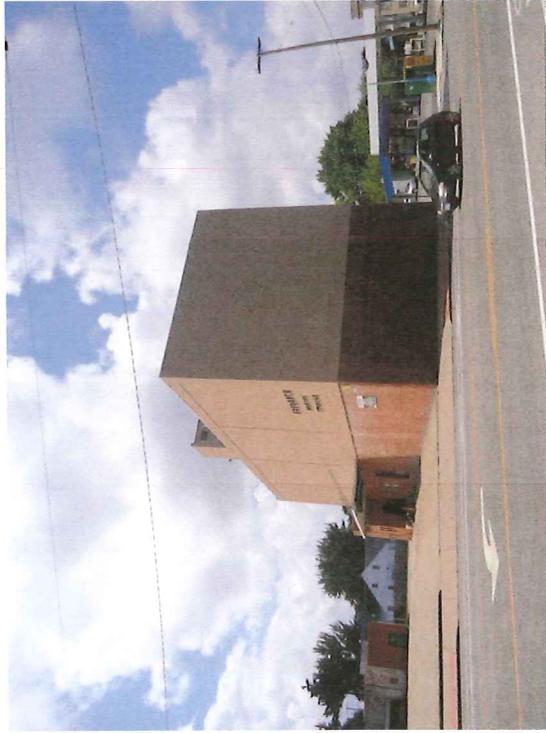
Independent fine dining and high end regional chains.



14221 Madison Ave Today



DISTILLERS
HANDCRAFTED
FAMILY OWNED



Why 14221 Madison and the City of Lakewood



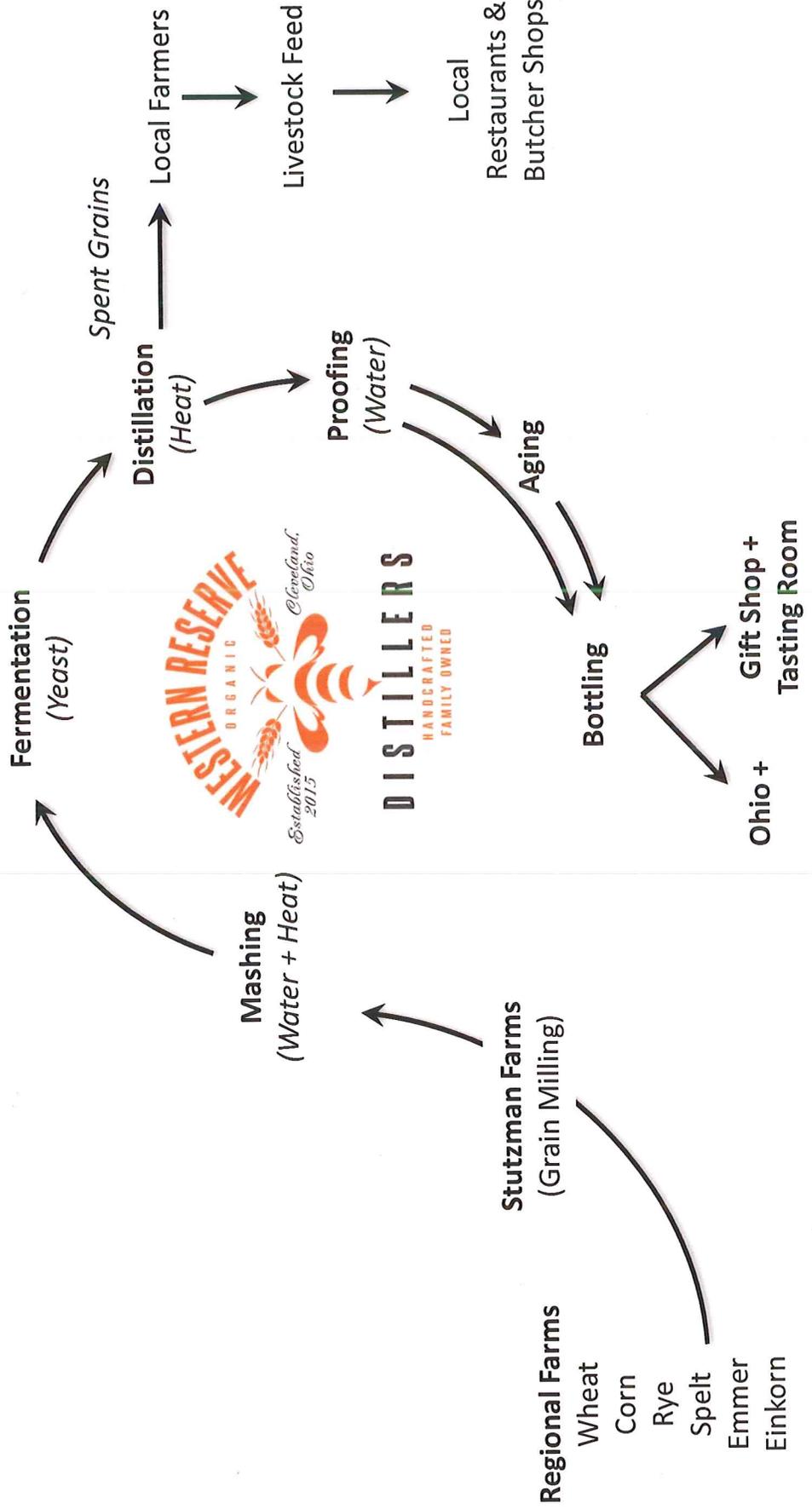
14221 Madison Avenue

- Location fits with project budget
- Site offers flexibility for configuration
- Building functionally fits our desired use
- Good traffic location
- There is a buffer between us and the neighbors
- Sufficient parking
- In a development corridor

City of Lakewood

- Good living community
- Our target demographic is well represented
- Safe community, good fire and police response
- Close to downtown Cleveland
- Good density of bars and restaurants
- Potential for incentives

Our Spirits Production Cycle



Building Usage

First Floor

Main Production

- Mashing
- Fermentation
- Distillation
- Proofing
- Filtration
- Bottling and Racking
- Business Offices
- Utilities

Second Floor

- Thermal recovery off the still for production
- Second story of the still
- Barrel aging

Third and Fourth Floors

- Future Barrel aging



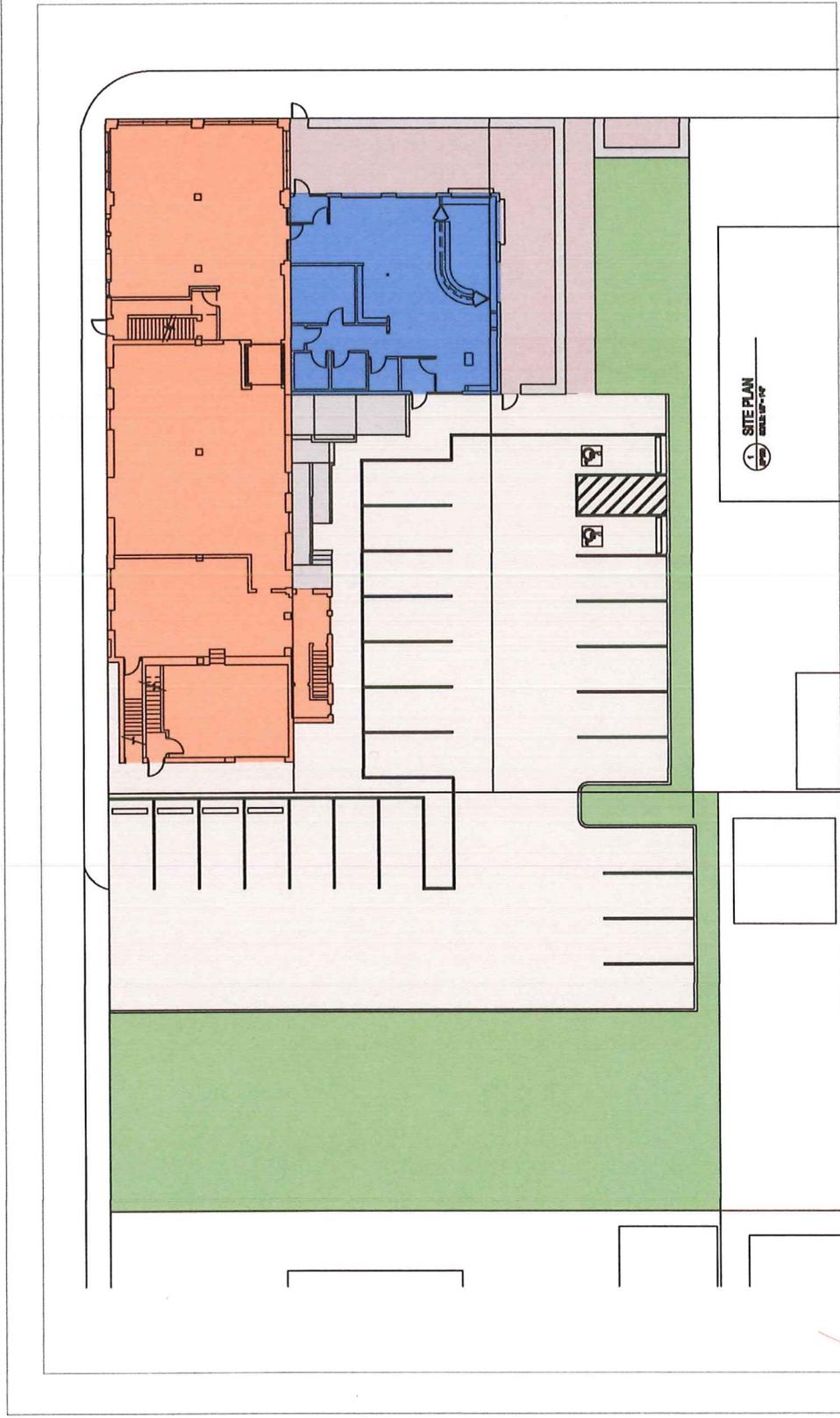
New Addition

Approx. 1600 sq. ft

- Tasting Room
- Gift shop and bottle sales
- Staging for Distillery Tours
- Potentially “Whiskey Appreciation and Distillation Classes”
- Create an attractive storefront to reinforce urban line on Madison Ave.
- Introduce green space back to Madison Ave.

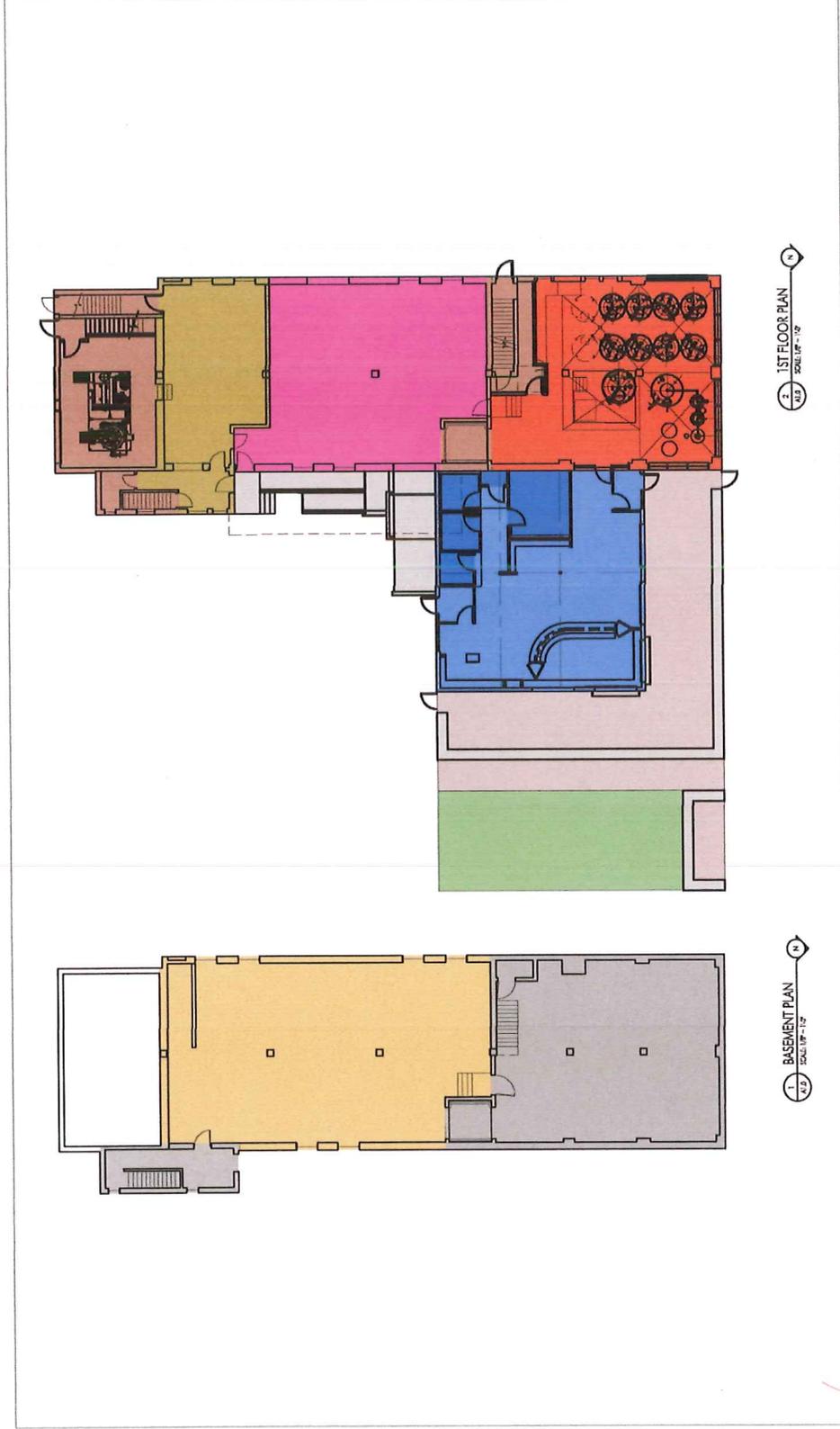


Proposed WRD Site Plan



Western Reserve Distillers - Site Plan
14221 Madison Avenue Lakewood, Ohio

Proposed 1st Floor Plan



2 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

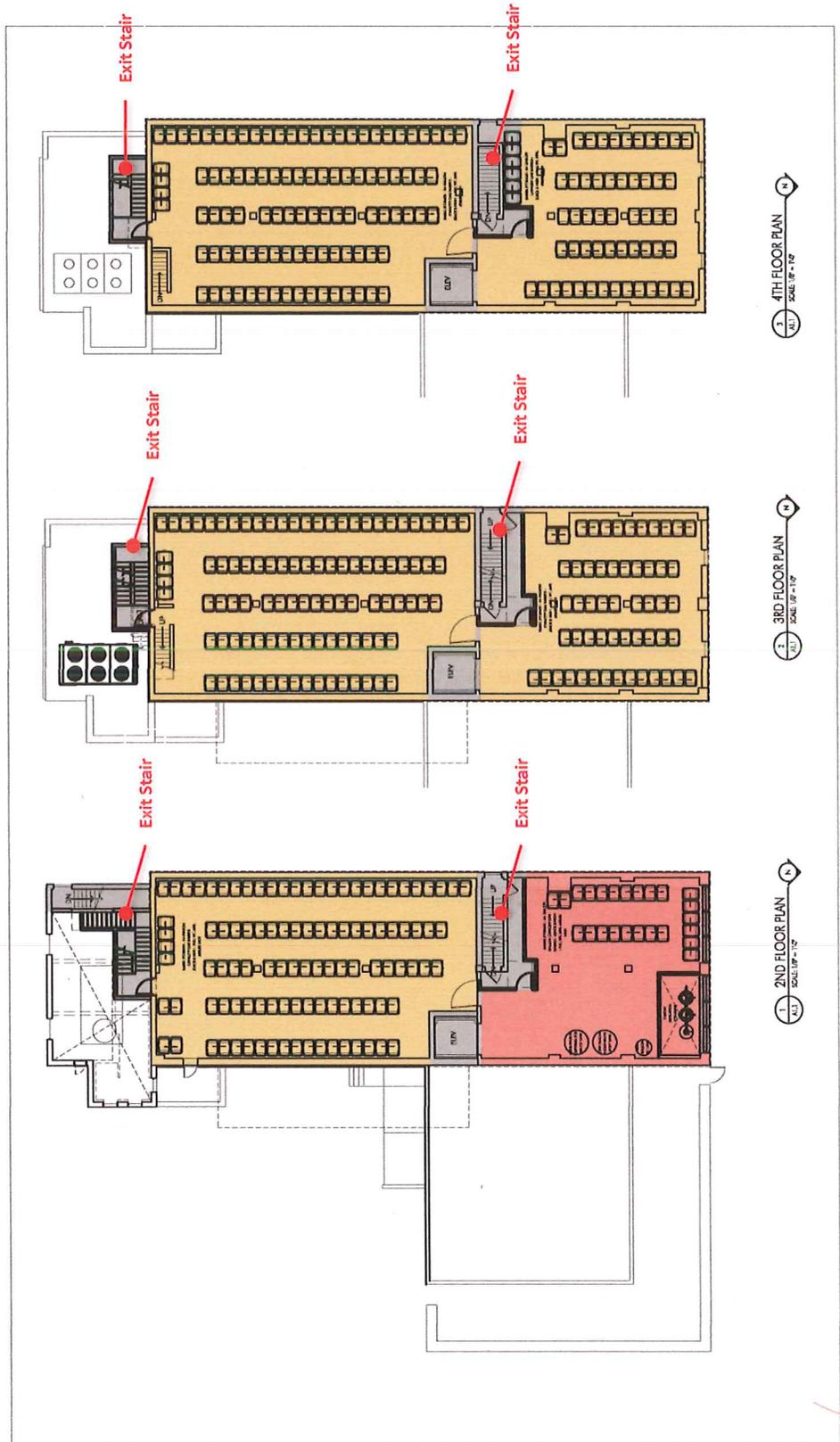
1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



Western Reserve Distillers - Floor Plans
14221 Madison Avenue Lakewood, Ohio



Proposed 2nd, 3rd & 4th Floor Plans



Western Reserve Distillers - Floor Plans
 14221 Madison Avenue Lakewood, Ohio

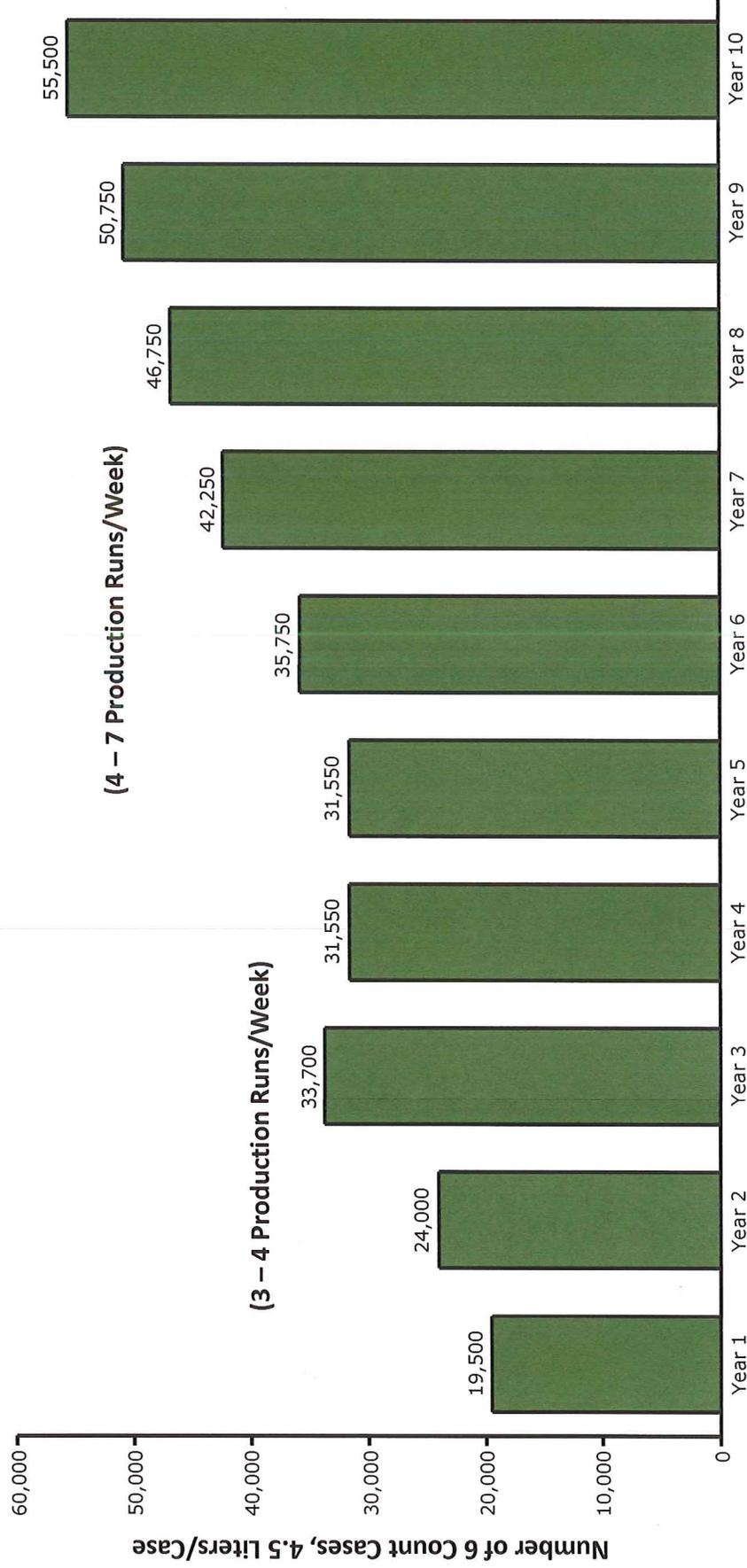


Kothe 3000 Liter Still Will be Able to Supply Volumes through Year 5 with Weekend Operations



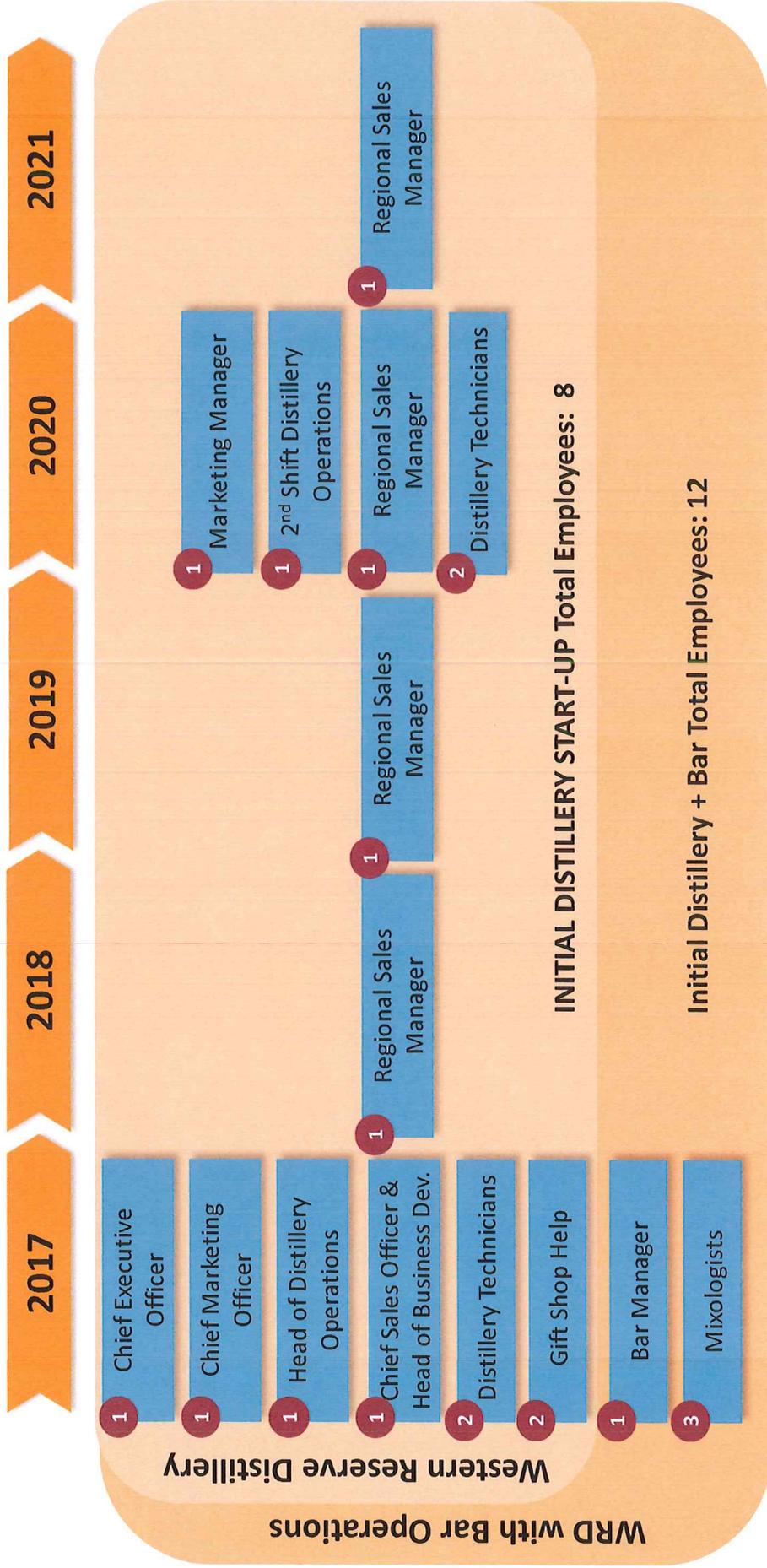
Kothe 3000 Liter Vodka Still Output (6 count cases, 4.5 Liters/Case)

(Transition to 2 Shift Operation)



This document contains information that is the confidential and proprietary property of Western Reserve Distillers, LLC. Neither this document nor the information therein may be reproduced, used or disclosed to, or for the benefit of any third party without the prior written consent of Western Reserve Distillers, LLC.

WRD projected Talent Evolution





FRIDRICH
MOVING
STORAGE

LC
LE

EXIT

MANNA
MOVING
216.531.7200

66
99



100





FRIDRICH
MOVING
STORAGE

FRANNA
JACKSON
MARIETTA, GA
217-3017200

PUBLIC
SCALE

Primo Allie
clothes
shoes

101

102

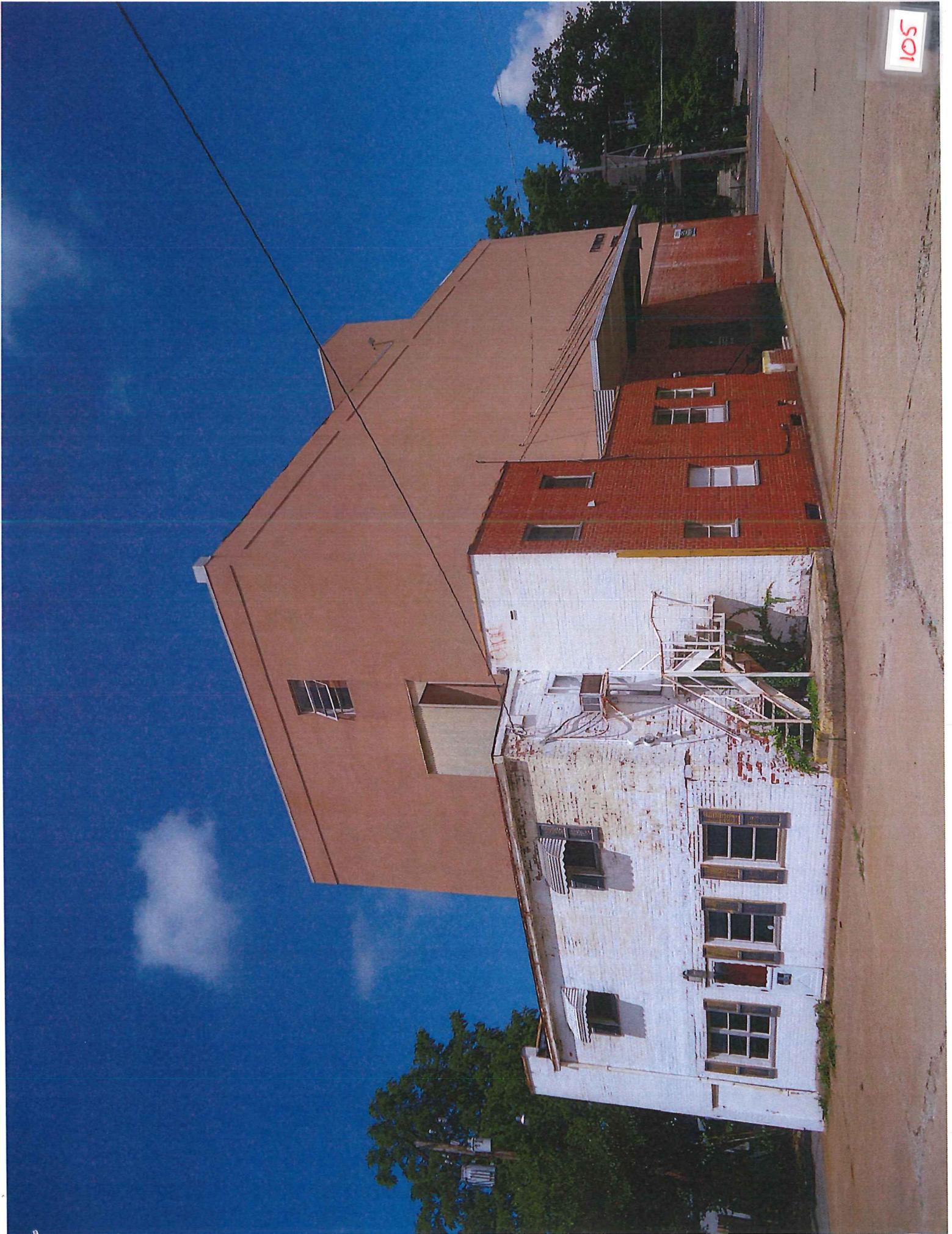


103

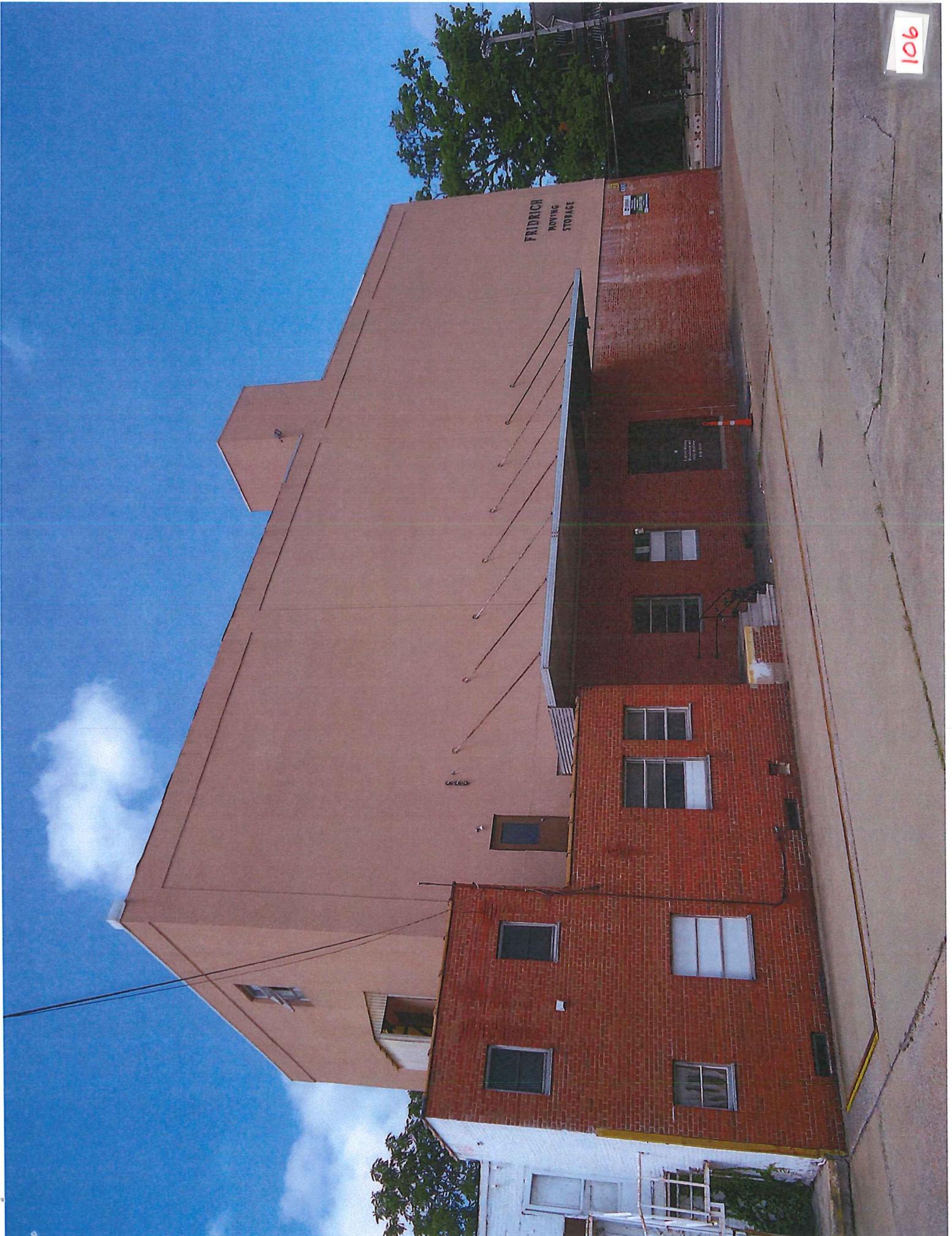




104



105



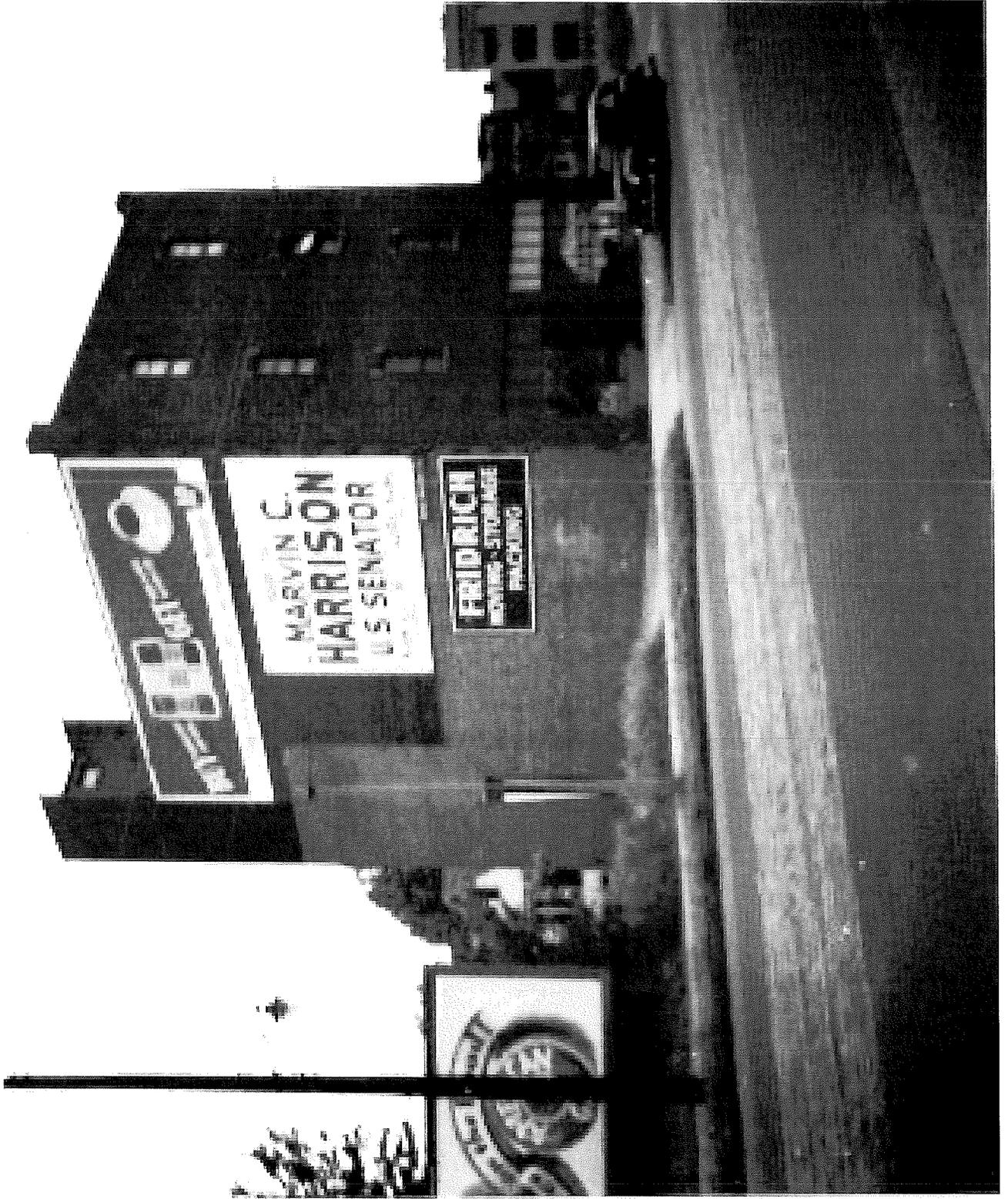
106

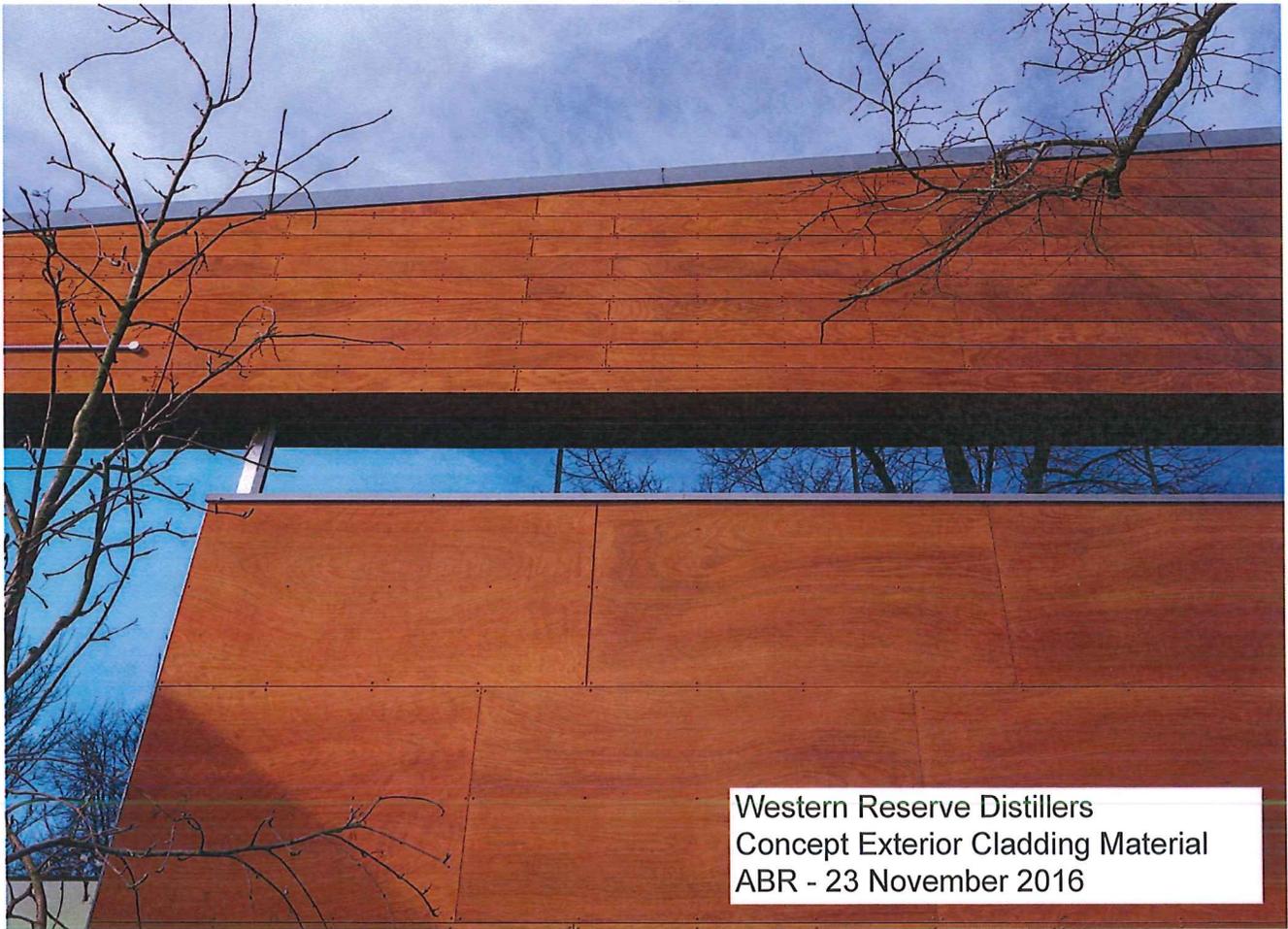
FRIDRICH
MOVING
STORAGE











Western Reserve Distillers
Concept Exterior Cladding Material
ABR - 23 November 2016



Cultured Stone® by Boral®

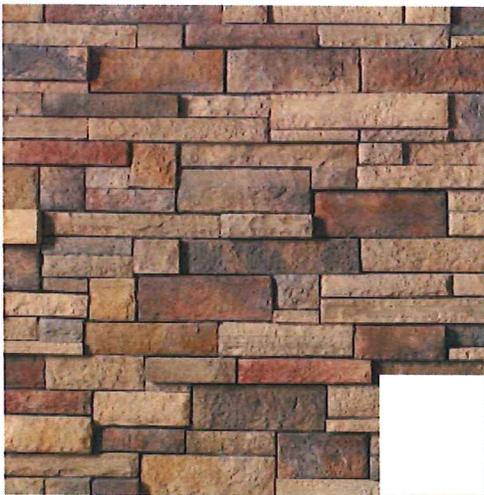
Current Location: 44107
[Change location](#) ?

DRystack LEDGESTONE

The texture and variation of Drystack Ledgestone capture both light and shadow. Individual stones come in carefully-selected, pre-shaped incremental sizes to accommodate tight-fitted installation. Its rustic color palette blends well with contemporary roofing and wall finishes.

Share    

WHERE TO BUY



COLORS

FEATURES

AVAILABILITY

ARCHITECT RESOURCES

PRODUCT LITERATURE

Brochures

- o [Cultured Stone® Cast-Fit® Product Brochure](#)
- o [Cultured Stone® by Boral® Source Guide](#)
- o [Cultured Stone® by Boral® Product Guide](#)
- o [Hewn Stone - Patterns](#)

Warranty

- o [Cultured Stone® by Boral® Warranty](#)
- o [Cultured Stone Terms and Conditions](#)

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BELGARD

— COMMERCIAL —

Eco Dublin



TRAFFIC LOAD & COMPLIANCE



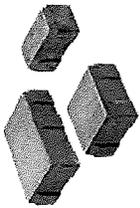
PROCESSES



The classic look of cut stone is combined with contemporary materials technology in Eco Dublin® permeable pavers. Eco Dublin interlocking pavers delivers a permeable surface with the lasting appeal of hand-cobbled stone, minimal maintenance and the option of mechanical installation.

3 PIECE

80 MM



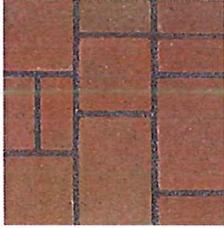
BLENDED COLORS



ASHBURY HAZE



BANNOCKBURN RED



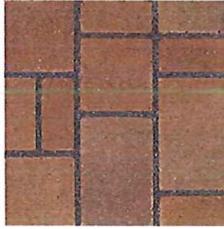
BRISTOL BEIGE*



BROOKSTONE SLATE



COTSWOLD MIST



GASCONY TAN

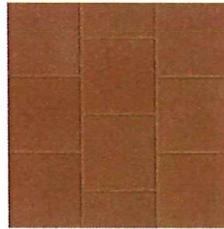


FOSSIL BEIGE*

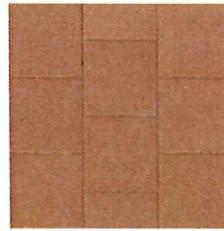


HARVEST BLEND*

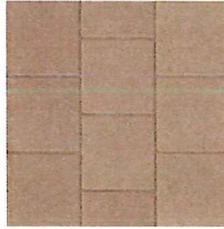
SOLID COLORS



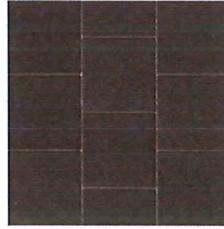
ALMOND



DESERT



FOUNDRY

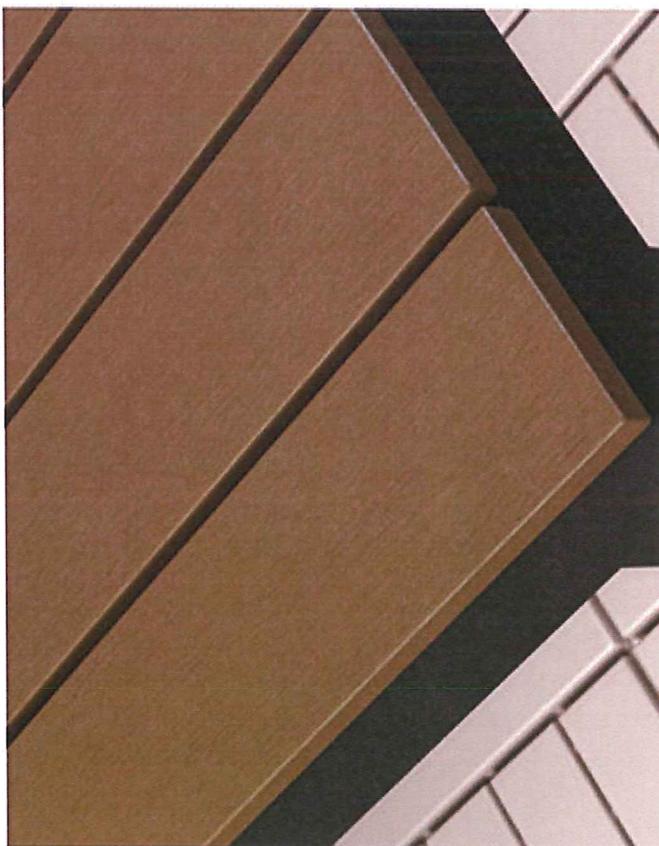
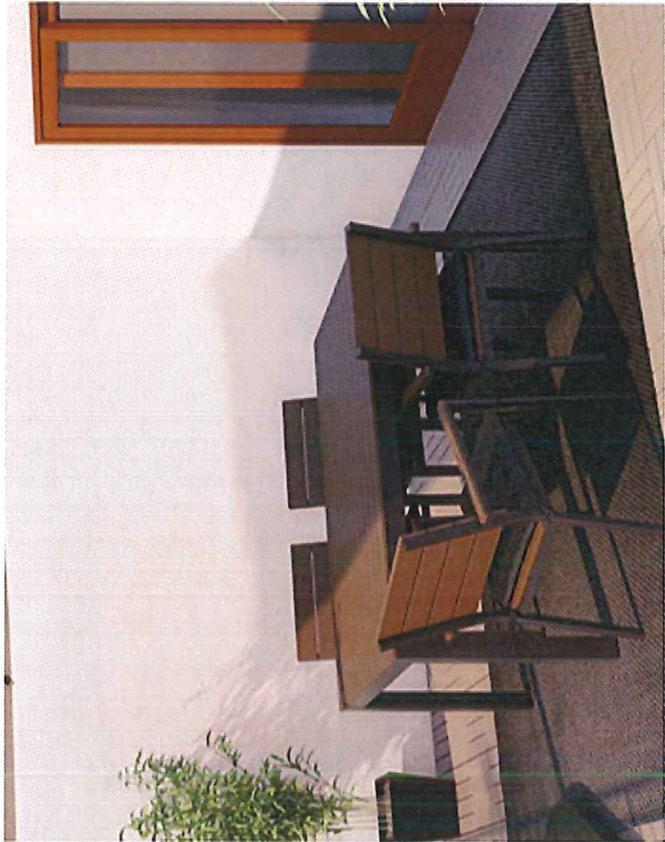


GRAPHITE

Western Reserve Distillers
Pervious Paving - Patio and Walkway
ABR Submittal - 23 November 2016



Western Reserve Distillers
Concept Patio Seating Options
ABR Submittal - 23 November 2016





118

Western Reserve Distillers
Metro Metal Works - Bike Rack
ABR Submittal - 23 November 2016



Western Reserve Distillers
Exterior Emblem Light for Wall Murals
ABR Submittal - 23 November 2016



Select® Composite Decking

SELECT® COMPOSITE DECKING

SHARE: Save

G+1



Like 2

Share

Tweet

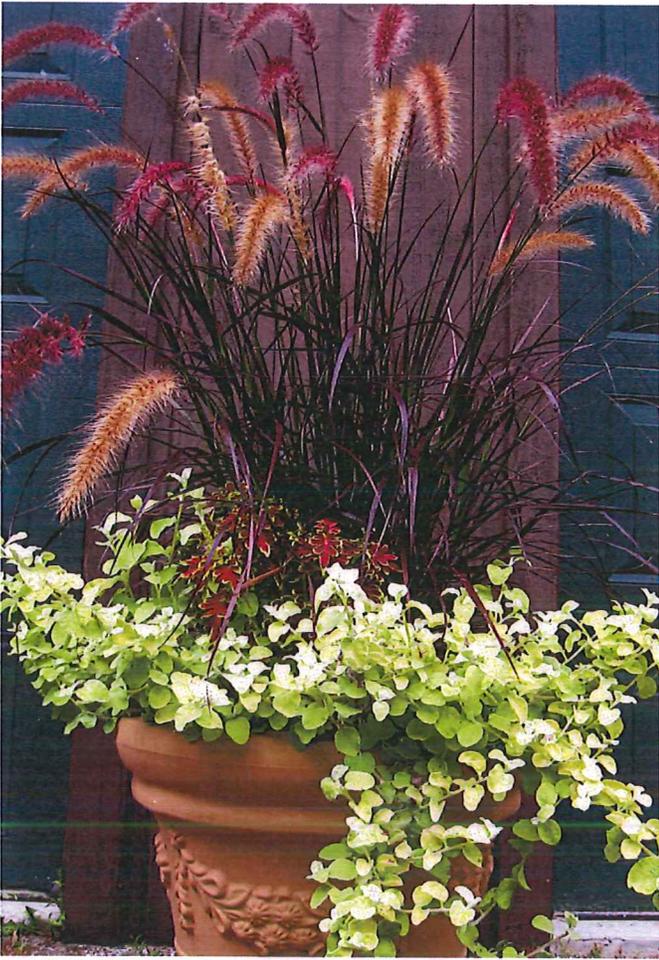


DECKING: TREX SELECT® IN **SADDLE** AND WINCHESTER GREY

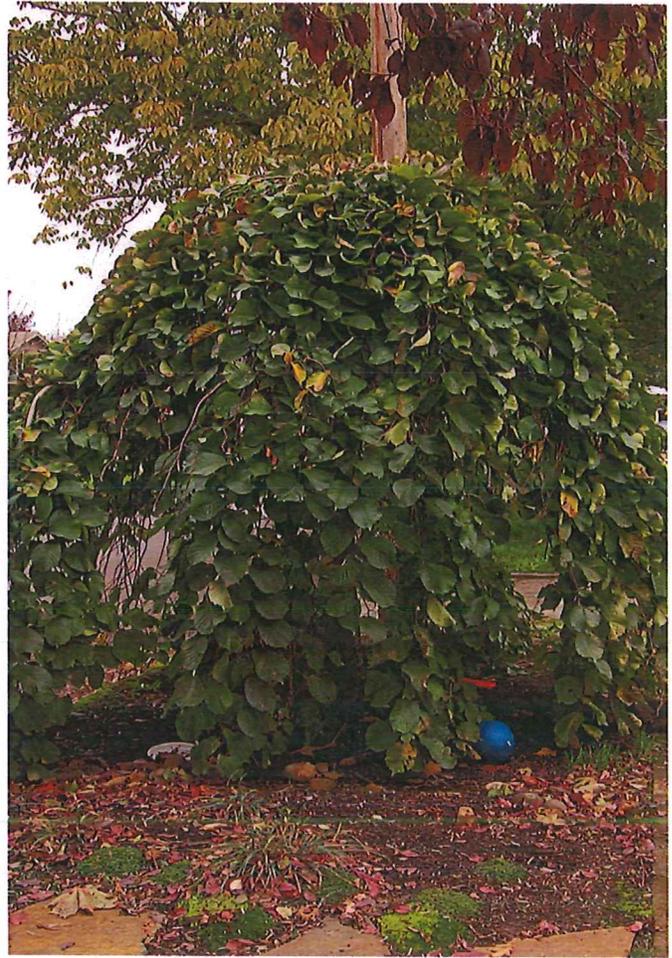
Railing: Trex Select in Classic White

DECKING COLORS

Western Reserve Distillers
Trash Corral Gate Material
ABR Submittal - 23 November 2016 **120**



Seasonal Planters at Patio



Weeping Elm



Arborvitae
Screen Wall



SHEET NUMBER
266-292-2250

SITE PLAN
SP100

WESTERN RESERVE DISTILLERS
RENOVATION / EXPANSION

14221 MADISON AVENUE
LAKWOOD, OH 44107

PROJECT NUMBER
14027

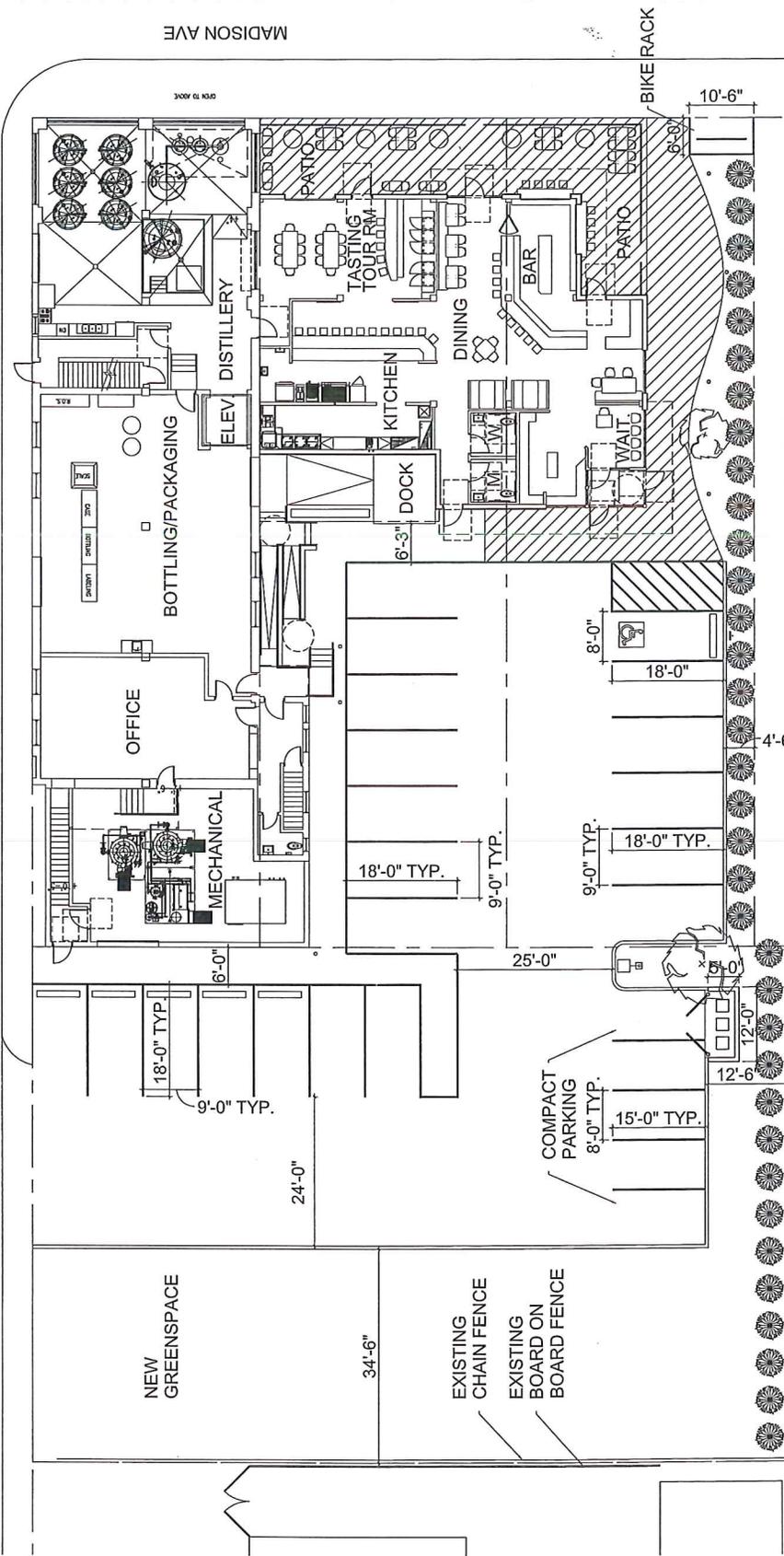
DATE: 09/16/16
ISSUED FOR PERMITS: 09/16/16
ISSUED FOR ARCHITECT REVIEW: 09/16/16
ISSUED FOR CONSTRUCTION: 10/20/16

SCALE: 1/8" = 1'-0"
DATE: 09/16/16

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS OF THE EXISTING SITE PRIOR TO THE START OF CONSTRUCTION.
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FERDALE AVE

MADISON AVE



KEY

- - LANDSCAPE LIGHT BOLLARDS
- - PARKING LOT LIGHT
- **TRASH: CORAL - 6" HIGH MASONRY TRASH ENCLOSURE
GRAY SPLIT FACE BLOCK TO MATCH BUILDING COLOR
- TRASH GATES COMPOSITE LUMBER SIMILAR TO TREX-COLOR SADDLE

6'-0" ARBORVITAE

WEeping ELM

PERVIOUS PAVERS

- BELLE GARD ECR
- DUBLIN COLOR
- HARVEST BLEND

25 PARKING SPACES:

- 19 - 8'x18'
- 1 - 8'x18' ADA
- 5 - 8'x15' (20% COMPACT)

TOTAL SITE AREA - EXISTING (PRESENTLY IMPERVIOUS)

- 25,808 S.F.

PROPOSED PERVIOUS

- 5,798 SF GREENSPACE
- 1,767 SF PAVERS
- = 7,565 SF (30% OF TOTAL)

NEW GREENSPACE

34'-6"

EXISTING CHAIN FENCE

EXISTING BOARD ON BOARD FENCE

COMPACT PARKING

8'-0" TYP.

15'-0" TYP.

12'-6"

12'-0"

9'-0" TYP.

18'-0" TYP.

9'-0" TYP.

18'-0" TYP.

6'-3"

DOCK

6'-0"

MECHANICAL

OFFICE

BOTTLING/PACKAGING

ELEV

DISTILLERY

TASTING TOUR RM

DINING

BAR

WAIT

DOCK

KITCHEN

PATIO

PATIO

BIKE RACK

10'-6"

8'-0"

4'-6"

25'-0"

9'-0" TYP.

18'-0" TYP.

24'-0"

18'-0" TYP.

9'-0" TYP.

6'-0"

OVER TO DOCK



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

WESTERN RESERVE DISTILLERS
 RENOVATION / EXPANSION

PROJECT NUMBER
 LAKEWOOD, OH 44107
 14221 MADISON AVENUE

14027

DATE ISSUE
 ISSUED FOR OWNER REVIEW
 19 SEPTEMBER 2006
 DATE FOR NEW REVIEW
 23 NOVEMBER 2006

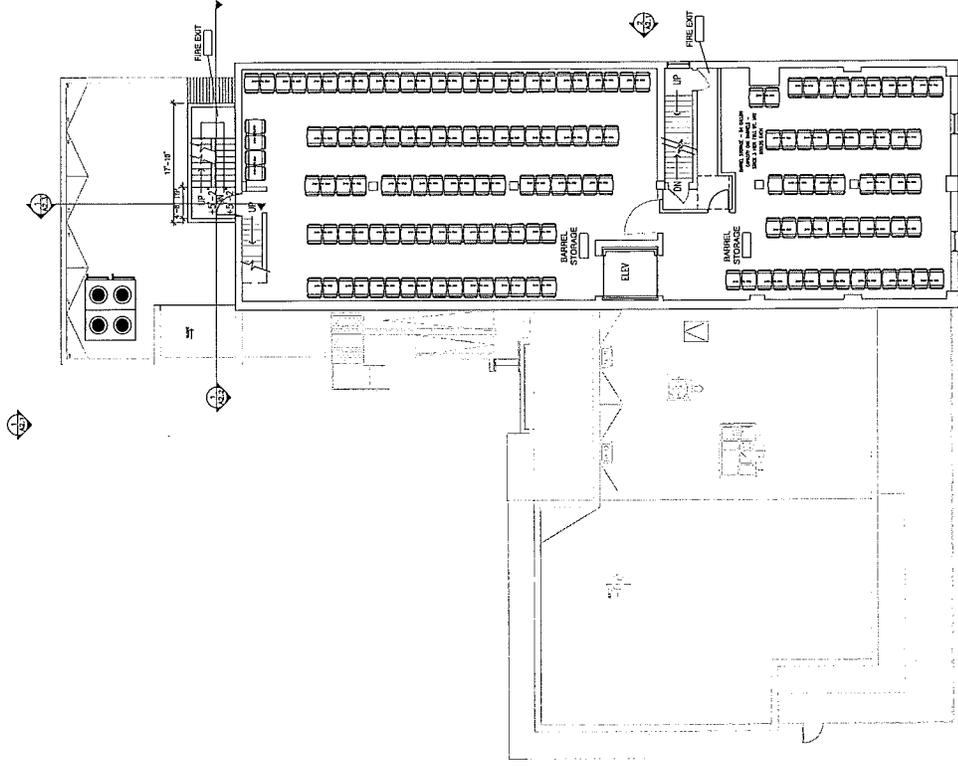


PROFESSIONAL SEAL
 936-222-6200

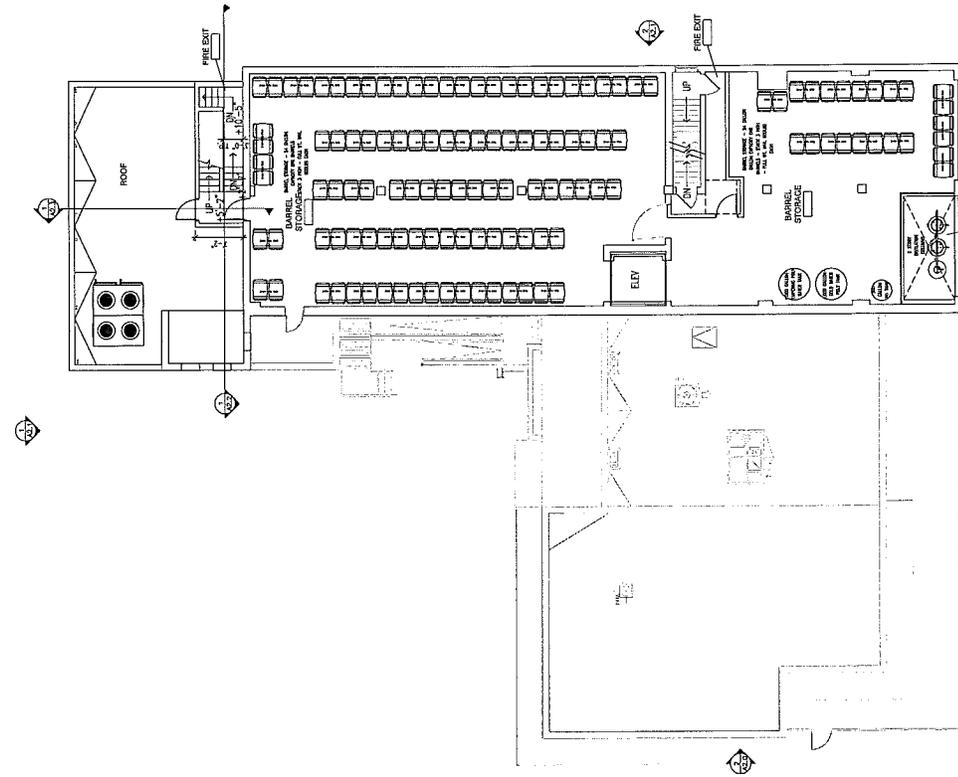
SHEET NUMBER
A1.1
 SECOND AND THIRD
 FLOOR PLAN

124

- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHALL BE IN FULL COMPLIANCE OF THE CODES AND ORDINANCES.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DISCREPANCIES TO THE JOB AND NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF THE DISCREPANCY.
- NO ADDITIONS OR DELETIONS SHALL BE MADE WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY NEW AND EXISTING WALLS, ROOFING, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL NEW AND EXISTING WALLS, ROOFING, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL NEW AND EXISTING WALLS, ROOFING, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.



2 THIRD FLOOR PLAN
 A1.1 1/8" = 1'-0"



3 SECOND FLOOR PLAN
 A1.1 1/8" = 1'-0"



THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS OF THE EXISTING STRUCTURE AND MATERIALS TO BE DEMOLISHED OR RECONSTRUCTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

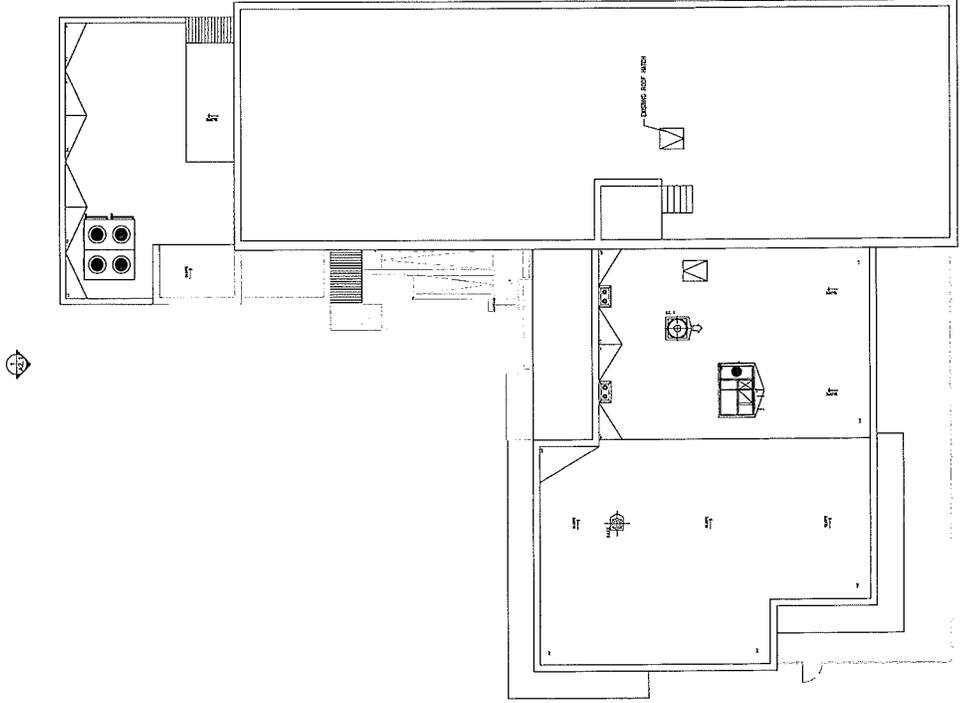
WESTERN RESERVE DISTILLERS
 RENOVATION / EXPANSION
 14221 MADISON AVENUE
 LAKEWOOD, OH 44107
 PROJECT NUMBER
 14027

DATE ISSUE
 15th FEBRUARY 2016
 15th FEBRUARY 2016
 15th FEBRUARY 2016
 23 NOVEMBER 2015

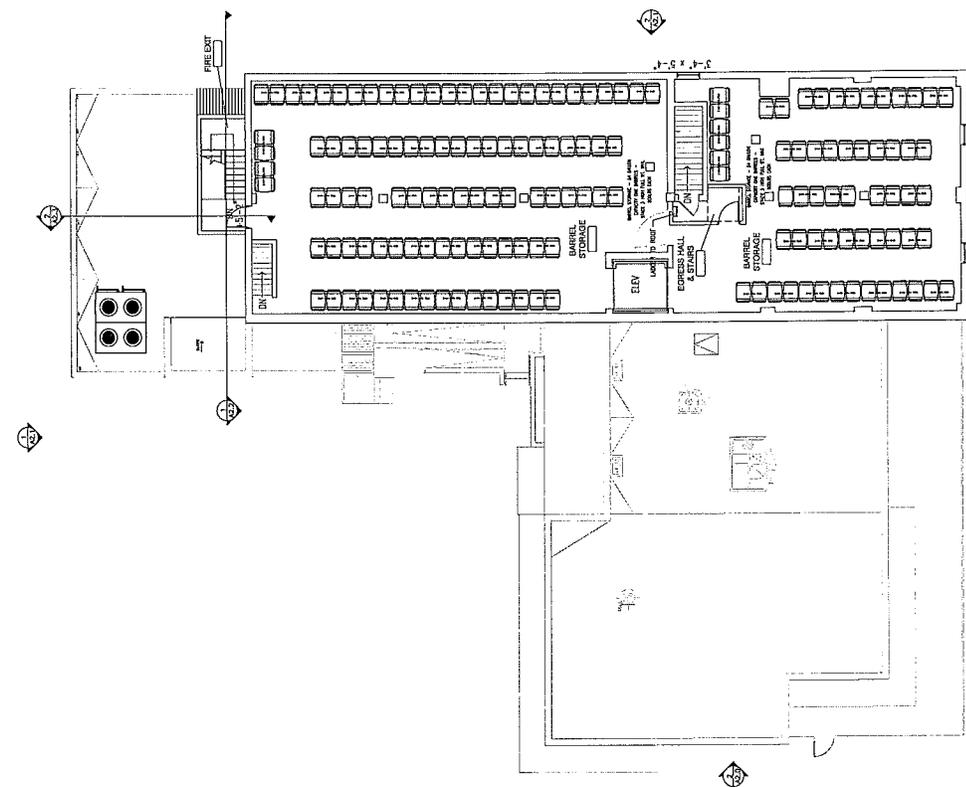


125

A1.2
 FOURTH FLOOR PLAN
 ROOF PLAN



2 ROOF PLAN
 A1.2 1/8" = 1'-0"



1 FOURTH FLOOR PLAN
 A1.2 1/8" = 1'-0"

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 11716 DETROIT RD. Business Name REBOUND PHYSICAL THERAPY

Owner Name & Phone FORTUNEFAVORSTHEBOLD, LLC Owner Address 11716 DETROIT RD.

Project Description GROUND SIGN INSTALLATION

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)
ACTION REQUESTED (Check all that apply)

Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)

Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

Sign Review Board – (\$25.00)

New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Board of Building Standards – (\$25.00)

All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:

Architectural Board of Review: 1-7, 9, 10 **Sign Review Board: 1-4, 6, 8, 9, 10** Board of Building Standards: 1-5, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): MAJOR HARRISON Company BRILLIANT ELECTRIC SIGN

Applicant Address: 4811 VAN EPPS RD. CLEVE, OH. 44131

Phone: 216 741 3800 Fax: 216 741 8733 E-mail: MHARRISON@BRILLIANTSIGN.COM

Signature:  Date: 16 NOV 16

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 2-16 SECTION 1329.05

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AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes _____ No

Please Print or Type:

Owner/Agent Name: MAJOR HARRISON - BRILLIANT & ELECTRIC SIGN CO.

Property Address: 11716 DETROIT Rd.

Owner/Agent Phone: 216 741 3800

Tenant Name REBOUND PHYSICAL THERAPY Tenant Phone _____



Owner/Agent Signature

2016 Calendar
Board of Building Standards / Architectural Board of Review / Sign Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
January	Wednesday	12-30-15	Thursday	01-07-16	Thursday	01-14-16
February	Wednesday	01-27-16	Thursday	02-04-16	Thursday	02-11-16
March	Wednesday	02-24-16	Thursday	03-03-16	Thursday	03-10-16
April	Wednesday	03-30-16	Thursday	04-07-16	Thursday	04-14-16
May	Wednesday	04-27-16	Thursday	05-05-16	Thursday	05-12-16
June	Wednesday	05-25-16	Thursday	06-02-16	Thursday	06-09-16
July	Wednesday	06-29-16	Thursday	07-07-16	Thursday	07-14-16
August	Wednesday	07-27-16	Thursday	08-04-16	Thursday	08-11-16
September	Wednesday	08-24-16	Thursday	09-01-16	Thursday	09-08-16
October	Wednesday	09-28-16	Thursday	10-06-16	Thursday	10-13-16
November	Wednesday	10-26-16	Thursday	11-03-16	Thursday	11-10-16
December	Wednesday	11-23-16	Thursday	12-01-16	Thursday	12-08-16

PLEASE NOTE: Applications are submitted to the Building Department. It is recommended to submit them **prior** to the application deadline to review applications. Applications are due before **noon** on the dates indicated above. This will allow the Building Department to review the applications for completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings start at **4:00 P.M.** in the **Planning Conference Room** of Lakewood City Hall.

Review Meetings will commence at **5:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to receive review. Please use the western entrance.

COMPANY NAME	Rebound Physical Therapy	SALESMAN	LR	DATE	09-26-2016	REVISION	11-07-2016km 10-28-2016km 10-31-2016km	DESIGN NO.	B16-2678	LOCATION	11716 Detroit Rd, Lakewood, OH
DESIGN NO.	B16-2678	DESIGNER	KM	SCALE	3/4" = 1'-0"	FILE NAME	I:\kay\rebound gs	COPYRIGHT	© 2016		

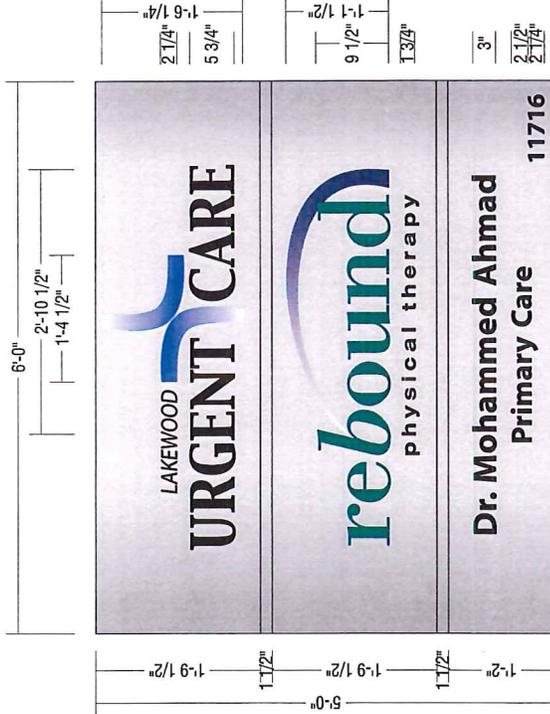
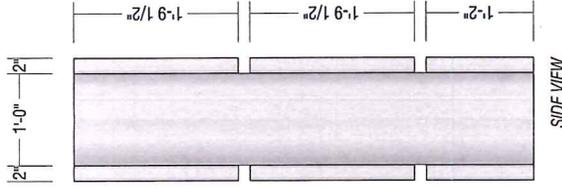
Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800



NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE. IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

NOTE: Due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



NOTES:
 Manufacture and install one (1) double-faced, fluorescent internally-illuminated aluminum ground sign cabinet, with six (6) separate, smooth-routed aluminum, shoebox-lid faces. Cabinet and faces to be painted brushed aluminum. All faces to be backed by white #2447 plex, with black perforated vinyl applied first surface. Logos to have digital print graphics applied first surface. To include an aluminum cap, painted brushed aluminum to cover top of existing stone base. Cabinet to be installed on top of existing stone base.

RATED 120 VOLTS

130



Account: 101-0000-321. 30-01

REFERENCE No. PL16-001948

DOCKET No. 12-125-16

FEE PAID \$25.00 *if credit card*

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 13702 Detroit Ave. Business Name SUGAR BAR

Owner Name & Phone Sarah Herbst Owner Address _____

Project Description Retrofit existing externally lit signboard with black aluminum background and raised white routed lettering.

Lettering: All uppercase 3/4" HDU, 20" tall, painted white, mounted to black aluminum, per attached drawing.

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

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New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Board of Building Standards – (\$25.00)
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Submission Requirements:

Architectural Board of Review: 1-7, 9, 10 Sign Review Board: 1-4, 6, 8, 9, 10 Board of Building Standards: 1 -5, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Steven Foster Company Neon City

Applicant Address: 11500 Madison Ave., Cleveland, OH 44102

Phone: 216-390-0198 Fax: _____ E-mail: sgfoster09@gmail.com

Signature: *Steven Foster* Date: 11/22/16

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 2-16 SECTION 1329.12(d)

131

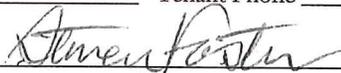
AUTHORIZATION FOR PROPERTY ACCESS

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Any dog(s) on property? _____ Yes No

Please Print or Type:

Owner/Agent Name: Martin Davidson
 Property Address: Winwood Properties P.O. Box 400 Lakewood, Ohio 44107
 Owner/Agent Phone: 216.521.2200
 Tenant Name Sarah Herbst Tenant Phone 440-452-0160



 Owner/Agent Signature

2016 Calendar Board of Building Standards / Architectural Board of Review / Sign Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
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March	Wednesday	02-24-16	Thursday	03-03-16	Thursday	03-10-16
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May	Wednesday	04-27-16	Thursday	05-05-16	Thursday	05-12-16
June	Wednesday	05-25-16	Thursday	06-02-16	Thursday	06-09-16
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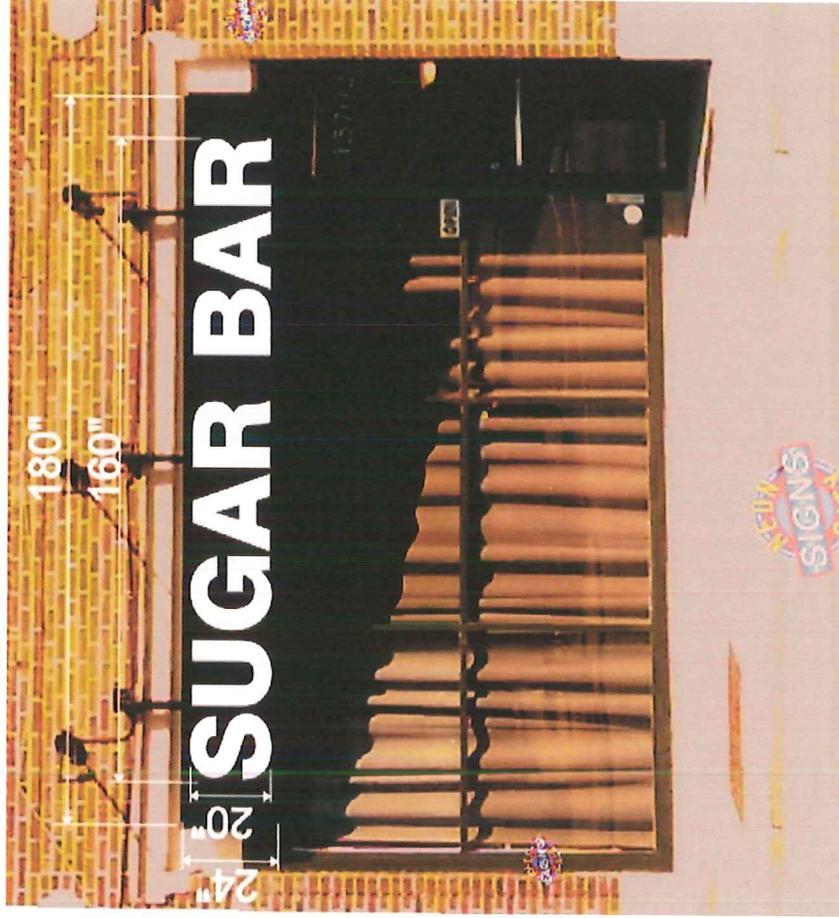
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132

Before



After



Sign Material Details:

Backboard: .090 Black Aluminum laminate (24"H x 180"W)

Routed Letters: 3/4" thick, tough, weather-resistant HDU (High-Density polyUrethane), 20" tall, Painted White.

Mounted to existing signboard frame.

Externally lit by 3 existing LED lights.

Signage Area = approx. 22 Sq. Ft.



STEVE FOSTER
(216) 390-0198

Neon City Signs
11500 Madison Avenue
Cleveland, Ohio 44102

sgfoster09@gmail.com

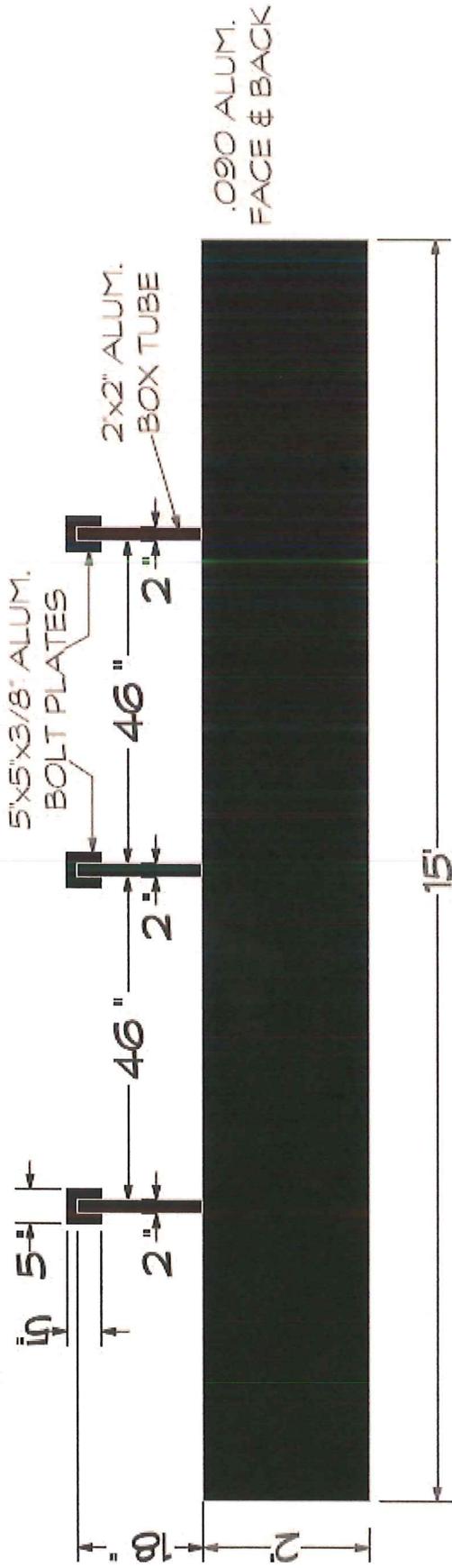
BUSINESS NAME: SUGAR BAR

ADDRESS: 13702 Detroit Avenue
Lakewood, Ohio

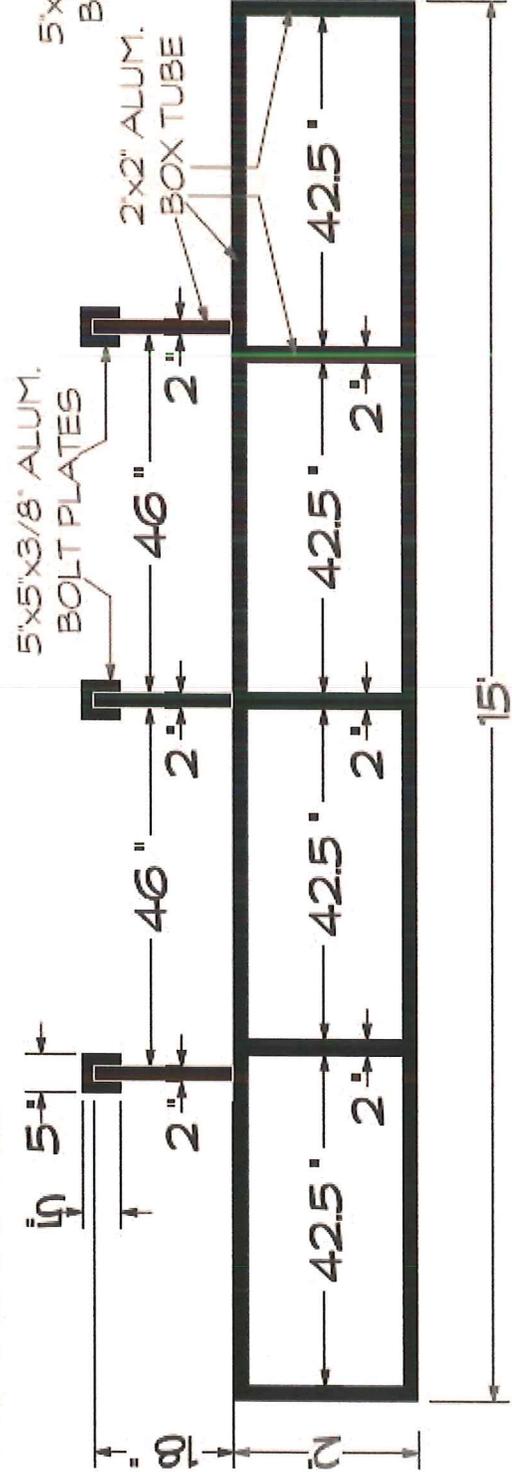
EXISTING SIGNBOARD

13614 - 13702 DETROIT AVE., LAKEWOOD, OH 44107

FACE VIEW



FRAME DETAIL



SIDE VIEW

