

**MINUTES  
CITY OF LAKEWOOD  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
MAY 14, 2020 at 5:30 P.M.  
REMOTE MEETING  
RECORDED**

Under the orders of the Governor and Director of Health of Ohio, the Board of Building Standards/Architectural Board of Review/Sign Review will meet remotely until further notice.

The May 14, 2020 remote meeting information will be posted by 3:30 PM the day of the meeting at <http://www.onelakewood.com/accordions/architectural-board-of-review-board-of-building-standards-sign-review-board/>

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

of JUN 11 2020 meeting.

1. Roll Call

Board Members

Rob Donaldson, Vice Chair  
Brian Grambort  
Amy Haney, Chair  
David Maniet  
John Waddell

Others

David Baas, City Planner, Board Secretary  
Allison Hennie, Urban Designer

  
CHAIRMAN

2. Approve the minutes of the March 12, 2020 Meeting

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** the March 12, 2020 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

Administrative staff ("staff") read Opening Remarks and Remote Meeting Procedures into record.

Items 25 and 27 were Summary Approved at the pre-review meeting on May 7, 2020. A motion and a second are needed for approval.

**SUMMARY APPROVED**

**SIGN REVIEW**

25. **Docket No. 05-42-20**

**13500 Detroit Avenue  
St. Edward High School**

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

John Goers, Associate VP  
St. Edward High School  
13500 Detroit Avenue  
Lakewood, Ohio 44107

Applicant proposes replacement of main school sign on Detroit Avenue. (Page 141)

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

27. **Docket No. 05-44-20** **17917 Detroit Avenue**  
**Sacred Hour Spa**

- Approve  
 Deny  
 Defer
- Tabitha Baker  
1383 Edanola Avenue  
Lakewood, Ohio 44107

Applicant proposes replacement signage for an existing business. (Page 148)

Approval included condition (update illumination for new sign), which the applicant has already responded, accepted.

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

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**OLD BUSINESS**  
**ARCHITECTURAL BOARD OF REVIEW**

4. **Docket No. 01-02-20\*** **R** **1464 Riverside Drive**

- Approve  
 Deny  
 Defer
- Linda Fredrickson, President  
Judehome LLC  
2234 Warren Road  
Lakewood, Ohio 44107

Applicant proposes the demolition of a single-family home in order to construct of a new home. (Page 7)  
\*This item is deferred from the May meeting.

Staff advised the Board the applicant requested a deferral until the June meeting.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **DEFER** the request. All the members voting yea, the motion passed.

5. **Docket No. 03-21-20\*** **R** **17717 Indianola Road**

- Approve  
 Deny  
 Defer
- Stephen Jouriles  
SNJ Design Studio  
12518 Clifton Boulevard  
Lakewood, Ohio 44107

Applicant proposes removal of an existing screen porch and construction of a two-car attached garage.  
(Page 9)

\*This item is withdrawn per the applicant's request.

Mr. Baas advised the Board the applicant withdrew the request. No action was required from the Board.

6. **Docket No. 02-09-19\*** **C** **13701/13901 Detroit Ave. and 1406 Wyandotte Ave.**  
**Detroit and Bunts Market Rate Apartments**

- Approve  
 Deny  
 Defer
- Jerome Solove  
Jerome Solove Development, Inc.  
470 Olde Worthington Road, Suite 200  
Westerville, Ohio 43082

Applicant requests the review and approval of a planned development consisting of two mid-rise apartment buildings and one parking garage on 2.12 acres, pursuant to section 1156 – planned development. The property is in a C3, Commercial, General Business district. (Page 11)

\*This item is deferred from the May meeting.

Staff advised the Board the applicant requested a deferral until the June meeting.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** the request. All the members voting yea, the motion passed.

7. **Docket No. 06-48-19\*** **C** **13701/13901 Detroit Ave. and 1406 Wyandotte Ave. Detroit and Bunts Market Rate Apartments**

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

Jerome Solove  
Jerome Solove Development, Inc.  
470 Olde Worthington Road, Suite 200  
Westerville, Ohio 43082

Applicant proposes to build a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325. (Page 13)

\*This item is deferred from the May meeting.

Staff advised the Board the applicant requested a deferral until the June meeting.

A motion was made by Ms. Haney, seconded by Mr. Grambort to **DEFER** the request. All the members voting yea, the motion passed.

8. **Docket No. 02-16-20\*** **C** **17801 Detroit Avenue Beck Center for the Arts**

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

Lucinda Einhouse  
Beck Center for the Arts  
17801 Detroit Avenue  
Lakewood, Ohio 44107

Applicant proposes the demolition of an annex building on the corner of Detroit and Rockway Avenues to create a public “pocket park”. (Page 15)

\*This item is deferred from the May meeting.

Staff advised the Board the applicant requested a deferral until the June meeting.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** the request. All the members voting yea, the motion passed.

9. **Docket No. 02-17-20** **C** **18520-24 Detroit Avenue The Roy Building**

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

Michael J. Krivosh  
17479 Clifton Boulevard  
Lakewood, Ohio 44107

**Applicant proposes storefront façade rehabilitation with new siding and trim. (Page 17)**

Staff provided a brief synopsis of the proposal. Staff stated work was done without prior authorization and was not to the standards of the Board. Greg Sawchak, representative for the applicant was present to explain the request. The Board said the replacement windows on the Ride and Workout business were inappropriate for the structure and location and would not have been approved. Due to the cost to replace them, the Board would forgive the windows. The Board said they did not want to see anything like this again; all storefront renovations had to be approved by the Architectural Board of Review ("ABR"), particularly with this applicant. Regarding the Roy Building, the Board was concerned that damage might have been done to the building by installation of a new facade, and that historical features might have been destroyed and/or covered. There was progress since the pre-review meeting. The Board asked about the condition of the alcove ceilings and their lighting. There would be no exterior lighting, the existing awnings would be used. There were no further comments from the Board. Staff said the Division of Housing and Building approved the drawings from a construction standpoint and emphasized this was not true storefront renovation because of the historical details/aspects being covered, rather than being replaced with appropriate materials. Public comment was closed as no one from the public communicated a question or concern.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the request with the following condition:

- Any other alterations proposed on this property or other property owned by this owner will have to be approved by the Board before any changes take place.

All the members voting yea, the motion passed.

**Item 10 - HOLA TACOS** - a deferral has been requested by the applicant.

10. **Docket No. 03-25-20** **C** **12102 Madison Avenue**  
**Hola Tacos**

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

Charles McGettrick  
C.A. McGettrick, LLC  
14551 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes site improvements and renovations to existing structures. (Page 18)

Staff advised the Board the applicant requested a deferral until the June meeting.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **DEFER** the request. All the members voting yea, the motion passed.

**SIGN REVIEW**

11. **Docket No. 12-123-19** **16900 Detroit Avenue**  
**Lakewood Food Truck Park**

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

Daniel Deagan  
12700 Lake Avenue, #3005  
Lakewood, Ohio 44107

Applicant proposes signage for Lakewood Food Truck Park. (Page 28)

Staff advised the Board there were no updates or communication from the applicant and recommended a deferral.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** the request. All the members voting yea, the motion passed.

**Items 12 and 13 - HUDEC DENTAL** - a deferral has been requested by the applicant.

**ARCHITECTURAL BOARD OF REVIEW**

12. **Docket No. 03-27-20 A** **A** **15509 Madison Avenue**  
**Hudec Dental**

( ) Approve Ann Corbo  
( ) Deny LS Architects  
( ) Defer 22082 Lorain Road  
Fairview Park, Ohio 44126

Applicant proposes façade renovation and updated signage. (Page 29)

Staff advised the Board the applicant requested a deferral until the June meeting.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **DEFER** the request. All the members voting yea, the motion passed.

**SIGN REVIEW**

13. **Docket No. 03-27-20 S** **15509 Madison Avenue**  
**Hudec Dental**

( ) Approve Ann Corbo  
( ) Deny LS Architects  
( ) Defer 22082 Lorain Road  
Fairview Park, Ohio 44126

Applicant proposes façade renovation and updated signage. (Page 34)

Staff advised the Board the applicant requested a deferral until the June meeting.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **DEFER** the request. All the members voting yea, the motion passed.

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**NEW BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

14. **Docket No. 05-31-20** **R** **1315 Donald Avenue**

( ) Approve Andy Erker  
( ) Deny ACE Design  
( ) Defer 1361 Gladys Avenue  
Lakewood, Ohio 44107

Applicant proposes the construction of a new infill home on vacant lot on Donald Avenue. (Page 39)

Staff provided an update. Andy Erker, applicant was present to explain the request. the Board asked about exterior lighting, details about the site plan, and liked the design. There were no further comments from the staff. Public comment was closed as no one from the public communicated a question or concern.

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

15. **Docket No. 05-33-20** **R** **15417 Edgewater Drive**

( ) Approve Hadden Alexander  
( ) Deny 15417 Edgewater Drive  
( ) Defer Lakewood, Ohio 44107

Applicant proposes removal of front concrete steps and replace with composite decking and railing. (Page 45)

Staff provided a brief summary of the proposal. Hadden Alexander, applicant was present to explain the request. The Board asked about the materials, asked if there was consideration to repair the steps instead of replacing them, confirmed the sidewalk would be new, railings were black and would be around the perimeter of the side porch. The Board said the project would provide safety, looked nice and had no more questions or comments. There were no further comments from the staff. Staff read an email of support into record. Public comment was closed as no one from the public communicated a question or concern.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following condition:

- Black railings will be installed around the porch where needed.

All the members voting yea, the motion passed

16. **Docket No. 05-32-20** **R** **17111 Edgewater Drive**

( ) Approve William J. Fugo, Jr.  
( ) Deny Architect  
( ) Defer 2424 Princeton Road  
Cleveland Heights, Ohio 44118

Applicant proposes the addition of stained wood pergola to second level terrace. (Page 63)

Staff provided an brief synopsis. William J. Fugo, Jr., applicant was present to explain the request. The Board confirmed there would be no fabric canopy, the columns would painted/stained to match the existing, discussed the gutter and head height. The Board liked the pergola and had no more comments or questions. There were no further comments from the staff. Public comment was closed as no one from the public communicated a question or concern.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request as submitted. All the members voting yea, the motion passed

17. **Docket No. 05-34-20** **R** **1585 St. Charles Avenue**

( ) Approve Dan Bracken  
( ) Deny 1585 St. Charles Avenue  
( ) Defer Lakewood, Ohio 44107

Applicant proposes to remove crumbling brick stairs and entry; replace with wood structure that complements existing facade. (Page 81)

Staff provided a brief summary of the proposal. Dan Bracken, applicant was present to explain the request. The Board suggested the brick piers for the columns should be rebuilt in brick/masonry, the side of the porch should be

lattice, there was discussion about extending the porch, the side of the stairs could be solid, a balustrade would be installed as stair railing, the flower boxes were discussed, etc. the Board had no more questions or concerns. Staff had no additional comments. Public comment was closed as no one from the public communicated a question or concern.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following conditions:

- There would be lattice under the porch instead of the panel.
- The boxes, as they meet the house, will be aligned with the trim pieces and not extend beyond that.

All the members voting yea, the motion passed.

18	<b>Docket No. 05-35-20</b>	<b>R</b>	<b>1121 Wilbert Road</b>
	<input type="checkbox"/> Approve		Jason Amato
	<input type="checkbox"/> Deny		1121 Wilbert Road
	<input type="checkbox"/> Defer		Lakewood, Ohio 44107

Applicant proposes renovation and addition: garage and bedroom first floor addition and renovation of home. (Page 90)

Staff provided an brief synopsis. David Maddux, The Arcus Group was present to explain the request. The Board asked to see the Lake Avenue elevation and suggested adding a feature to enhance its corner lot presence, the existing brick and stone would remain, the house looked garage-heavy, landscaping would mitigate the problem (a landscaping plan was needed), The Board wanted to see a landscaping plan, the garage addition needed work to make it a Lake Avenue fronting house. The Board wanted to see materials, photos, garage door spec, etc. Staff reported the receipt of an email whereby the sender expressed concern about the Lake Avenue setback. Staff received a Chat regarding color south and rear elevations. Public comment was taken. Staff confirmed the May 21, 2020 meeting BZA request was for four feet Staff said the applicant needed to provide the total height of the structure and provide driveway dimensions.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **DEFER** the request. All the members voting yea, the motion passed.

19.	<b>Docket No. 05-36-20</b>	<b>R</b>	<b>1603 Wyandotte</b>
	<input type="checkbox"/> Approve		David Borowske
	<input type="checkbox"/> Deny		Borowske Builders Inc
	<input type="checkbox"/> Defer		10428 Abbey Road
			North Royalton, Ohio 44133

Applicant proposes to replace front porch deck and support posts; all replacement to mimic existing as closely as possible. (Page 95)

Neither the applicant nor property owner was present. Staff recommended a deferral.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** the request. All the members voting yea, the motion passed.

20.	<b>Docket No. 05-37-20</b>	<b>C</b>	<b>17303 Detroit Avenue Detroit Tough</b>
	<input type="checkbox"/> Approve		James Miketo

- Deny
- Defer

JYD LLC  
17303 Detroit Avenue  
Lakewood, Ohio 44107

Applicant proposes the addition of storefront windows, new front roof over entry, and new siding on the commercial first floor (apartments above). (Page 99)

Staff provided a brief summary of the proposal. James Miketo, applicant was present to explain the request. The Board liked the renovation, asked for front porch/entrance details. The Board and staff appreciated the investment. Public comment was closed as no one from the public communicated a question or concern.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following condition:

- The front porch railing is black metal, not wood.
- All the members voting yea, the motion passed.

21. **Docket No. 05-38-20**

**C 12501 Madison Avenue  
The Nest on Madison**

- Approve
- Deny
- Defer

James Miketo  
Little Jemmy LLC  
12501 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes the complete rehab of building; applying for Historic Tax credits and will add storefront windows and repaint the brick to match the original brick color. (Page 106)

Staff provided a brief synopsis of the proposal. James Miketo, applicant was present to explain the request. Discussion ensued about the erection of a barrier/fence to protect the rear of the building and screen headlights from shining into the basement unit. The Board said the proposal was nice. Signage would be presented later. Discussion continued about placement of the enclosed dumpster. There were no more comments from the Board. Staff had no further comments or questions. A Chat was received about the refuse service. Public comment was closed as no one from the public communicated a question or concern.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the request with the following conditions:  
All the members voting yea, the motion passed.

22. **Docket No. 05-39-20**

**C 14503 Madison Avenue  
Marlowe Park Townhomes**

- Approve
- Deny
- Defer

Dru Siley  
Liberty Development Company  
28045 Ranney Parkway  
Westlake, Ohio 44145

Applicant proposes the redevelopment of the former St. Clement school site for 16 For Sale townhomes. (Page 115)

Staff provided brief summary of the project. Dru Siley, applicant was present to explain the request. The Board asked about lighting on the buildings and in the alley, grade elevations, landscaping. The Board liked the widened tree lawn and setbacks transitioning into the neighborhood. Discussion continued about parking. The Board liked the proposed changes made to the Madison Avenue building and the transition to the western side of the building.

There were no further comments from the Board about the Madison building. Discussion continued about the Marlowe Avenue buildings; the Board said the porch railings could be optional. The Board liked the proposal, although there was question about the color of the brick, and the brick placement on the facades. The Board had no other questions or comments. Staff relayed Chats and emails from the public into record. Public comment was closed.

The applicant said the neighbors' concerns were taken into consideration regarding flat facades, there were more available parking spaces, the setbacks were increased from ten feet to created front yards, there were less curb cuts resulting in more greenspace. The Board said the issues were solved creatively and the development would enhance the neighborhood.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following condition:

- The center two doorways on Marlowe Avenue Buildings 1 and 3 are pushed forward eight to ten inches in order to resolve the brick condition at those locations.

All the members voting yea, the motion passed.

23. **Docket No. 05-40-20**

**C 14822 Madison Avenue  
Malley's Chocolates**

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

David Robar, AIA  
Vocon  
3142 Prospect Avenue E  
Cleveland, Ohio 44115

Applicant proposes alteration to existing structure to add walk-up ice cream serving window(s) and potential outdoor seating area. (Page 125)

Staff provided a brief synopsis of the proposal. David Robar, applicant was present to explain the request. the Board asked about windows (existing and proposed). Discussion ensued about the sidewalk felt tight along Madison Avenue because of the large pine trees and sign, and the waiting area on Victoria Avenue. The Board liked the proposed windows, asked if there was bike parking, asked if there was a gutter system for the awning. There were no more comments or questions from the Board. Staff said that LakewoodAlive had already purchased bike racks to be placed in the vicinity of Malley's as part of the Madison/Warren public art project. Public comment was closed as no one from the public communicated a question or concern.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the request with the following condition:

- The applicant will work with the City to install bike racks.

All the members voting yea, the motion passed.

24. **Docket No. 05-41-20**

**C 11714 Nelson Court  
Nelson Court**

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

Richard Carr  
Emerald Development and Economic Network, Inc.  
7812 Madison Avenue  
Cleveland, Ohio 44102

Applicant proposes gut rehab of two existing buildings; reconfigure seven existing 1-bedroom units and provide one new ADA unit; add new 2-bedroom unit on the third floor of each building. (Page 126)

Staff provided a brief summary of the proposal. Richard Carr, applicant and Brian (no last name given) were present to explain the request. The Board and applicants discussed exterior lighting, roof top mechanicals, width of the access drive, pedestrian traffic to the apartments, potential blind spot in parking lot, fencing, refuse disposal. The Board said the renovations were successful. The Board had no more questions or comments. Staff had no comments other than an email read into record. Public comment was taken. The concern was access to the properties was via an easement, owned by another property owner. Staff said the easement was a civil matter. The Board said the applicant had done as much as possible to remedy the situation.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the request as submitted. Mr. Donaldson, Ms. Haney, Mr. Maniet, Mr. Waddell voting yea, and Mr. Grambort abstaining, the motion passed.

#### SIGN REVIEW

26. **Docket No. 05-43-20**

**14701 Detroit Avenue  
Master Pizza**

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

Daniel Beeman  
Wagner Sign Co.  
7135 West Ridge Road  
Elyria, Ohio 44035

Applicant proposes application of vinyl graphics to two front windows and door glass. (Page 145)

Staff provided a brief synopsis. Daniel Beeman, applicant was present to explain the request. the Board liked the proposal. Staff received no emails or Chats. Public comment was closed as no one from the public communicated a question or concern.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

28. **Docket No. 05-45-20**

**15400 Madison Avenue  
Mars Cafe**

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

George Gountis  
Gountis Properties, LLC  
15314 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes installation of signage in front of the "Mars Bar", 15400 Madison Avenue. (Page 151)

Staff provided a brief summary. George Gountis, applicant was present to explain the request. Discussion regarded the reinforcing angle irons for stabilization some of the letters, the font size and spacing, centering of the words with the façade; lighting could be approved administratively Staff received no emails or Chats. Public comment was closed as no one from the public communicated a question or concern.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the request with the following conditions:

- The angles used to anchor the letters are the same color as the awning.
- The 24-inch high letters are centered on the building face when installed.

All the members voting yea, the motion passed.

#### COMMUNICATION

29. **Docket No. 05-46-20**

**Public Art Grant Program**

Planning and Development personnel will present the communication. Projects awarded through the Spectacular Vernacular public art grant program provides funding for civic art and urban design projects within the city of Lakewood. The goal of the program is to incentivize community-driven art and design projects. (Page 153)

Allison Hennie, Urban Designer presented the communication. Last year the City launched a community-wide public grant program called Spectacular Vernacular. The grant was \$5,000 per contract – a mixture of permanent and temporary art installations. The City received 15 applications, seven are under contract. They were reviewed by the Public Art Advisory Board and City staff. The final design documents were presented with the request that the Board comment on each of them.

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**ADJOURN**

A motion was made by Ms. Haney, seconded by Mr. Grambort to **ADJOURN** at 10:56 P.M. All the members voting yea, the motion passed.

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Signature

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Date

## Johanna Schwarz

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**From:** David Baas  
**Sent:** Tuesday, May 12, 2020 9:19 AM  
**To:** Johanna Schwarz  
**Cc:** Allison Hennie  
**Subject:** Fw: Hudec Dental - City of Lakewood ABR/Sign Review (May)

Deferral from Hudec Dental...

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**From:** Ann Corbo <[ann@lsarchitectsinc.com](mailto:ann@lsarchitectsinc.com)>  
**Sent:** Tuesday, May 12, 2020 9:15 AM  
**To:** David Baas <[David.Baas@lakewoodoh.net](mailto:David.Baas@lakewoodoh.net)>  
**Subject:** Fwd: Hudec Dental - City of Lakewood ABR/Sign Review (May)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi David,

Thank you for keeping us updated.

Dr. Hudec did not approve the new design we emailed it to him, right now we have it on pause. We have another dental office we want to submit for planning design review do you know when that meeting is? and the submittal deadline?

Thank you,

**Ann Corbo**  
**LS ARCHITECTS**  
22082 Lorain Road  
Fairview Park, Ohio 44126  
office: 216.403.9654  
fax: 440.716.8837

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----- Forwarded message -----

**From:** David Baas <[David.Baas@lakewoodoh.net](mailto:David.Baas@lakewoodoh.net)>  
**Date:** Mon, May 11, 2020 at 4:45 PM  
**Subject:** Re: Hudec Dental - City of Lakewood ABR/Sign Review (May)  
**To:** Ann Corbo <[ann@lsarchitectsinc.com](mailto:ann@lsarchitectsinc.com)>

Ann,

## Johanna Schwarz

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**From:** David Baas  
**Sent:** Tuesday, May 12, 2020 9:19 AM  
**To:** Johanna Schwarz  
**Cc:** Allison Hennie  
**Subject:** Fw: City of Lakewood ABR (May) - Hola Tacos

Deferral from Hola Tacos...

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**From:** Charles McGettrick <archicam@ameritech.net>  
**Sent:** Monday, May 11, 2020 6:43 PM  
**To:** David Baas <David.Baas@lakewoodoh.net>  
**Subject:** Re: City of Lakewood ABR (May) - Hola Tacos

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

David,

We have not made any changes at this point.

Juan has had his hands full with the pressure of the covid-19 on his restaurants.

We will update you when we are back on track.

Thank you for the inquiry.

Hope all is well with you and your.

Chuck

Sent from my iPhone

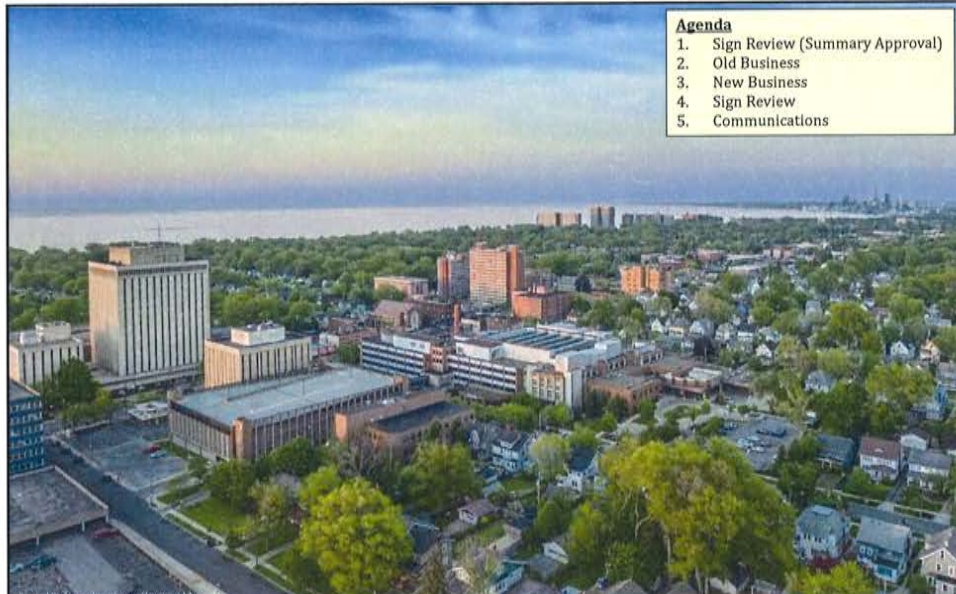
On May 11, 2020, at 4:46 PM, David Baas <David.Baas@lakewoodoh.net> wrote:

Chuck,

Checking back with you (email below)- the ABR public meeting is this week. If you have updates for your ABR application (Hola Tacos), please provide by Thursday morning so we can get it lined up for review.


If you are unable to make the remote public meeting (held over GoToMeeting) on Thursday evening - please let me know so we can request a deferral until June.

Please let me know -



**Agenda**

1. Sign Review (Summary Approval)
2. Old Business
3. New Business
4. Sign Review
5. Communications



## Architectural Board of Review

*May 2020*

1

**Remote Meeting Procedures**

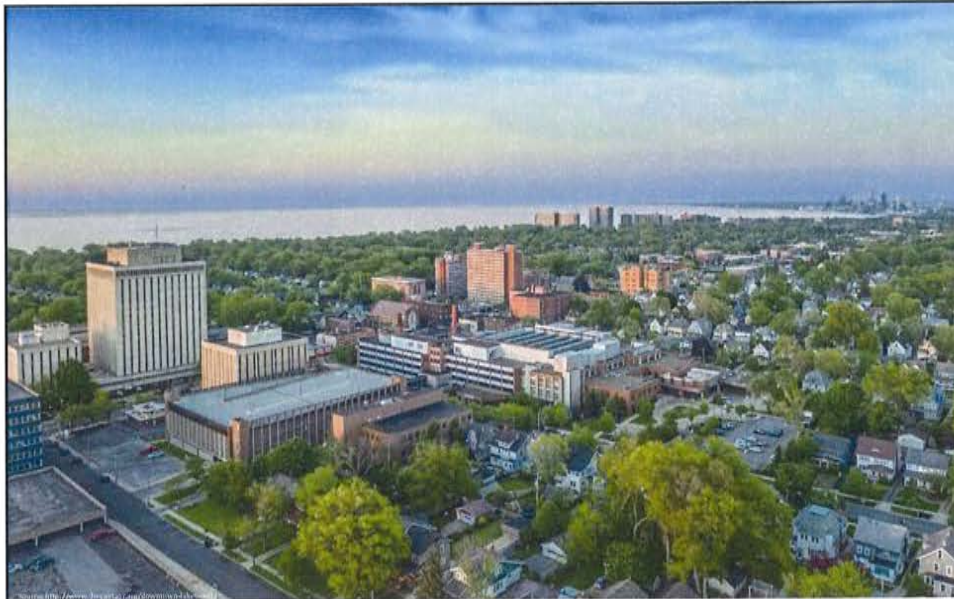
- Applicants have been provided login/link and timeframe
- Meeting will follow normal agenda and procedures as closely as possible
- Please mute microphones unless speaking
- Public Comment:**
  - Public notices encouraged comment submission in advance via email
  - Public is highly encouraged to use the **chat feature** to submit comment
  - During public comment portion of each application:
    1. Review email comments submitted in advance
    2. Review comments submitted in chat
    3. Call for any remaining comments (name, address, 3 min rule)
- If applicant is not present, we will move on to next item, checking back periodically as needed.
- We will pause to deal with technical issues as they arise.
- Option for break at ~8pm if needed.



## Architectural Board of Review

*May 2020*

2



Architectural Board of Review  
 Sign Review (Summary Approval) - May 2020

3

**Summary Approval**

**ST. EDWARD HIGH SCHOOL**  
 EST. 1949  
 Sponsored by the COMMISSIONER OF HIGHWAYS - MICHIGAN DEPT. OF TRANSPORTATION

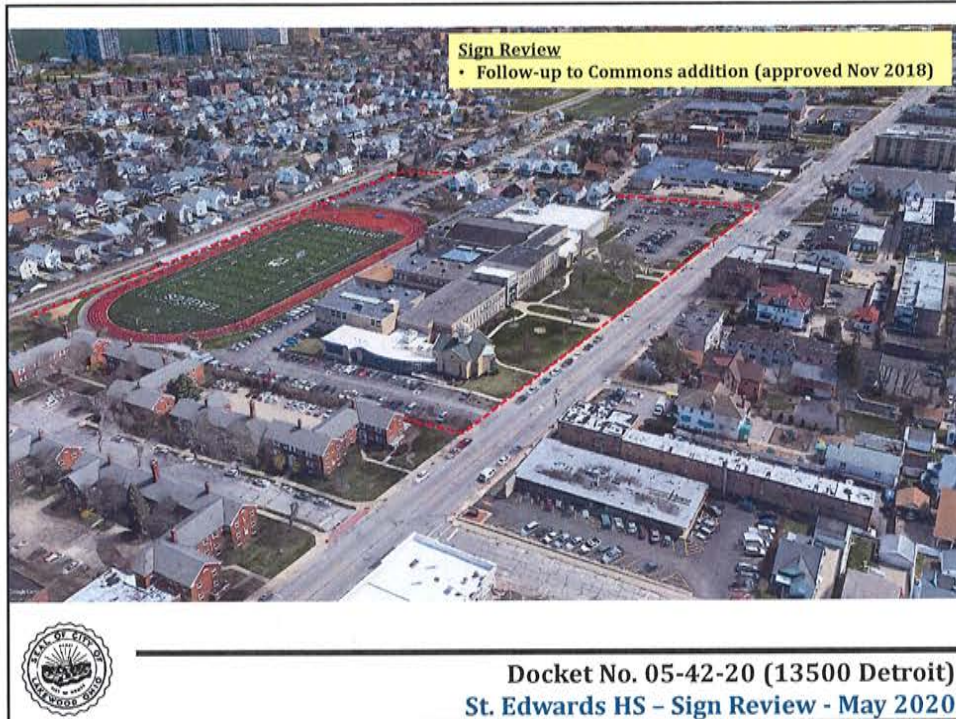
**ST. EDWARD HIGH SCHOOL**

MARILYN AND DAVID PALISIN '64 COMMONS

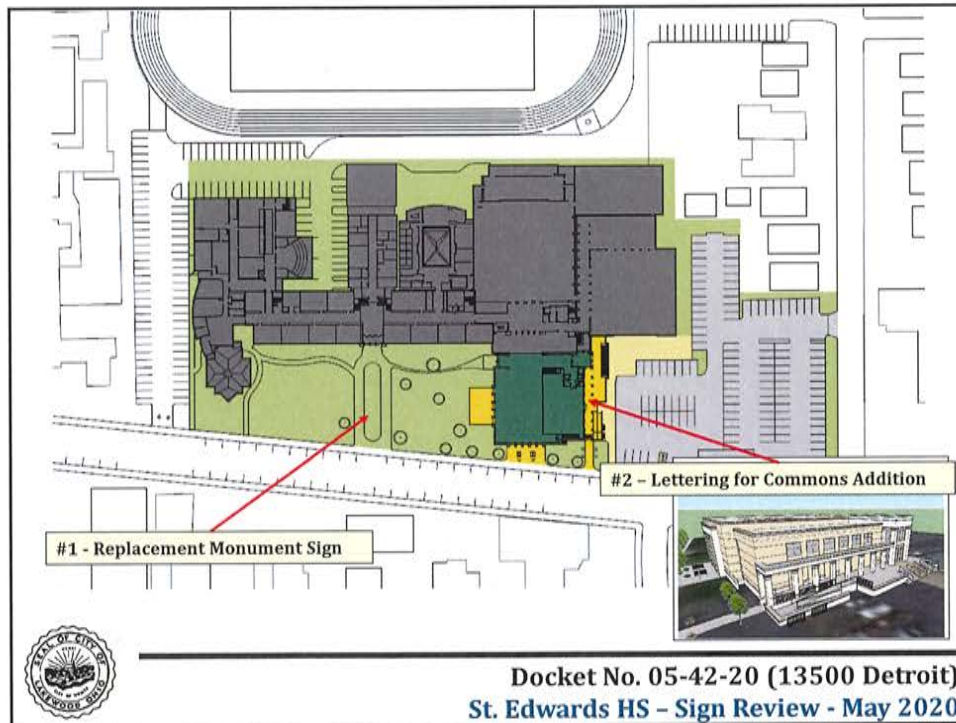
**ST. EDWARD HIGH SCHOOL**

**Docket No. 05-42-20 (13500 Detroit)**  
**St. Edwards HS - Sign Review - May 2020**

4



5

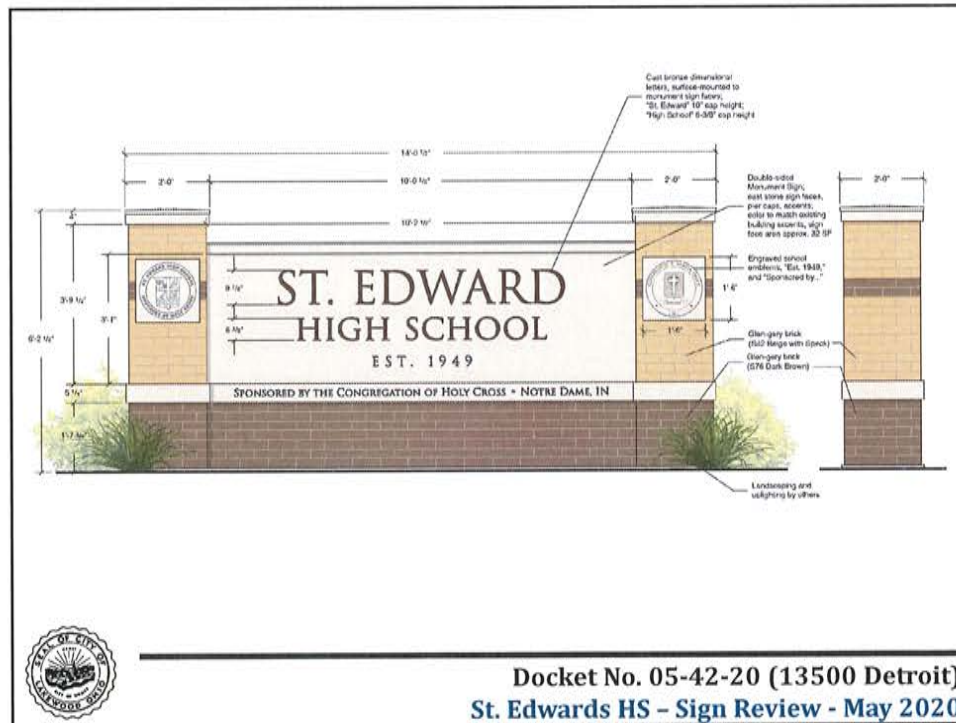


6



Docket No. 05-42-20 (13500 Detroit)  
 St. Edwards HS - Sign Review - May 2020

7



Docket No. 05-42-20 (13500 Detroit)  
 St. Edwards HS - Sign Review - May 2020

8

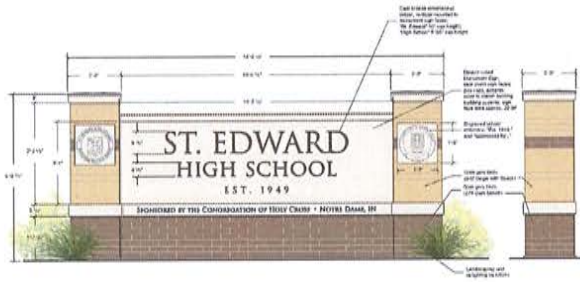
**Existing**

- 14' total width
- 10' width (sign)
- 6.5' height



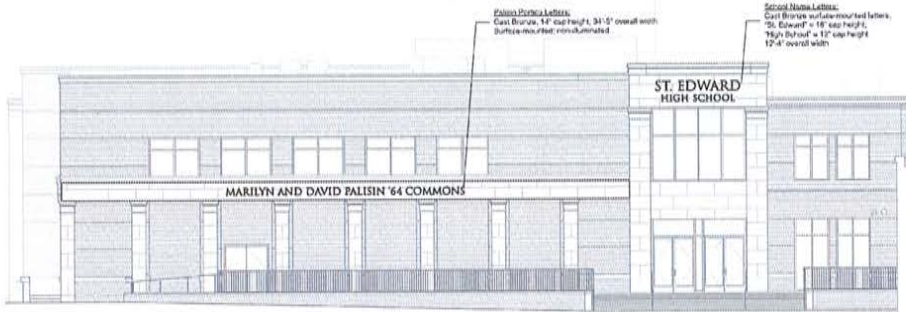
**Proposed**

- Same overall dimensions
- Similar design/materials
- Simplified center sign design
- Adds brick base (center)
- Adds school crests on pillars



Docket No. 05-42-20 (13500 Detroit)  
St. Edwards HS - Sign Review - May 2020

ID1: Building Identification



Docket No. 05-42-20 (13500 Detroit)  
St. Edwards HS - Sign Review - May 2020

**SIDE VIEW**

**Summary Approval:**  
 • Condition: Illumination to be updated for new sign

1" THICK, EXTERIOR PVC, PAINTED WITH LETTERING ENAMEL BLACK

APPLIED HIGH PERFORMANCE VINYL.

14.7 in

32 in

4.9 in

2.5 in

WELLNESS SPA & TEHR LOUNGE

**TOP VIEW**

1/4" THICK ALUMINUM MOUNTING PLATE, FASTENED WITH STAINLESS STEEL SCREWS.

1" THICK EXTERIOR GRADE PVC PANEL

BOTTOM SECTION PAINTED A MATTE BLACK WITH APPLIED HIGH PERFORMANCE VINYL, GREY IN COLOR.

**NORTHCOAST SIGNWORKS**  
 23116 Miles Road  
 Bedford Heights, Ohio 44128  
 (216) 834-6600  
 3.com

CLIENT: SACRED HOUR  
 CONTACT: ANTHONY ZART  
 PROJECT: SACRED HOUR  
 COMMENTS: QTY OF 1, PAINTED EXTERIOR GRADE PVC WITH APPLIED VINYL.

DESIGNED BY: BILL HAMILTON

Approved As Is    Approved With Changes    Not Approved

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Version: 02  
 Date: 03/03/  
 Page 1 of 1

**Docket No. 05-44-20 (17917 Detroit)**  
**Sacred Hour - Sign Review - May 2020**

11

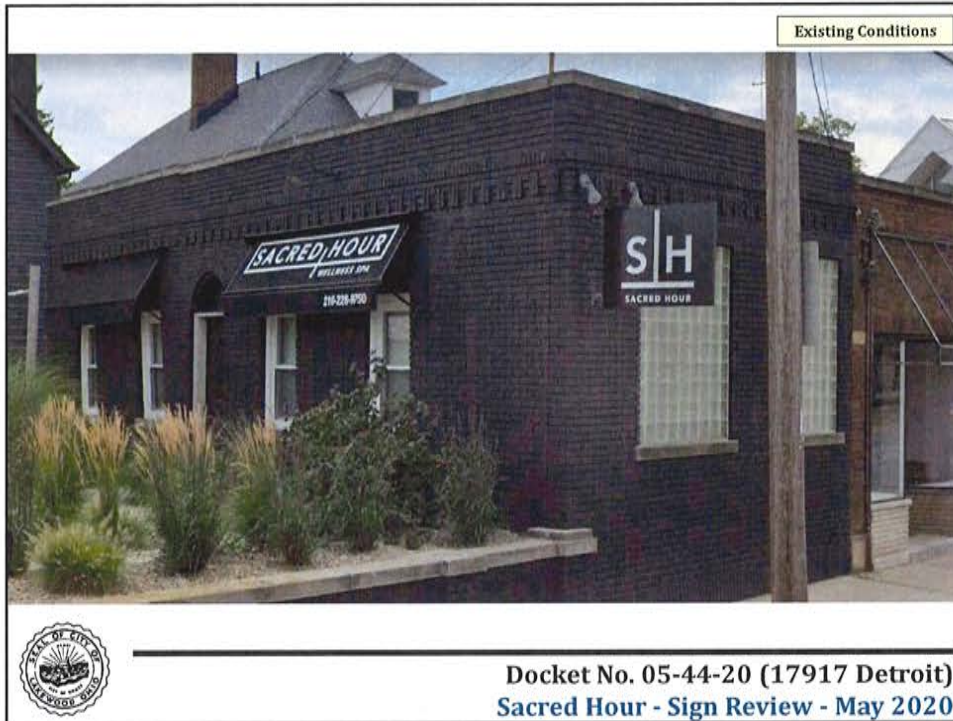
**Commercial District (C2) signage**  
 Projecting signs. May be permitted in cases where innovative design is demonstrated and where no potential safety hazard to motorists or pedestrians is created...

- Old Blade sign = ~9 ft<sup>2</sup>
- New Blade sign = ~5.3 ft<sup>2</sup>
- ✓ Overall reduction in total sign area

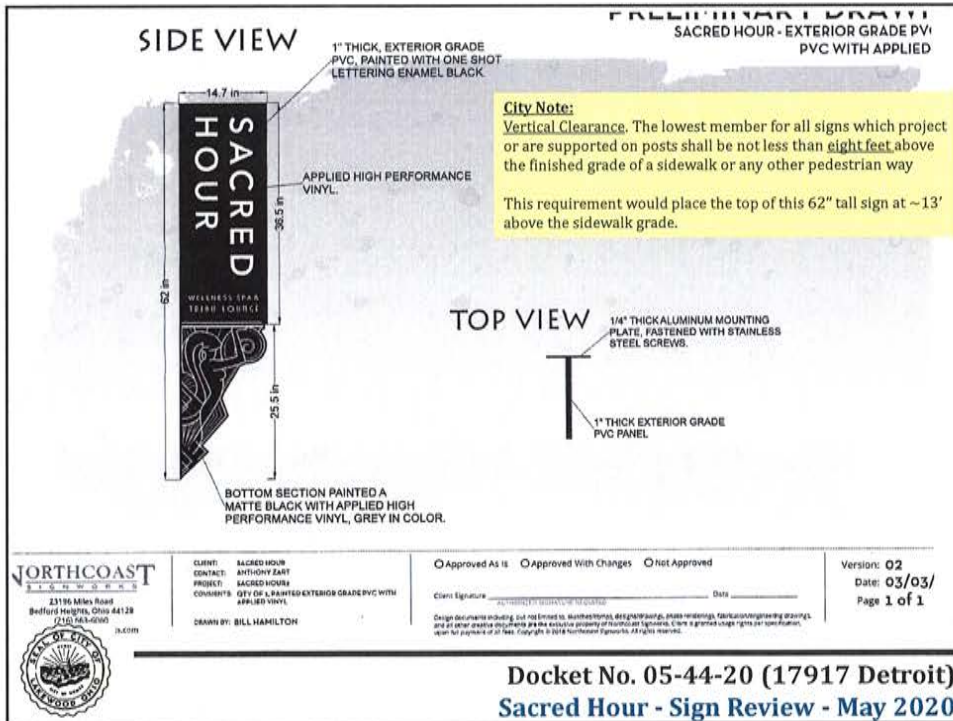
**NORTHCOAST SIGNWORKS**

**Docket No. 05-44-20 (17917 Detroit)**  
**Sacred Hour - Sign Review - May 2020**

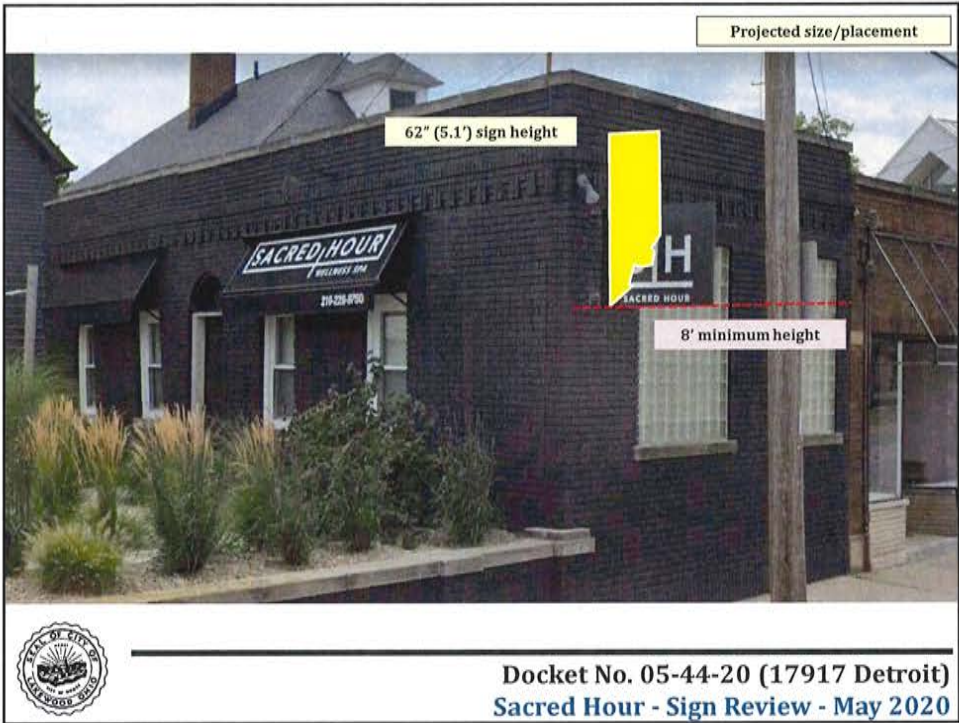
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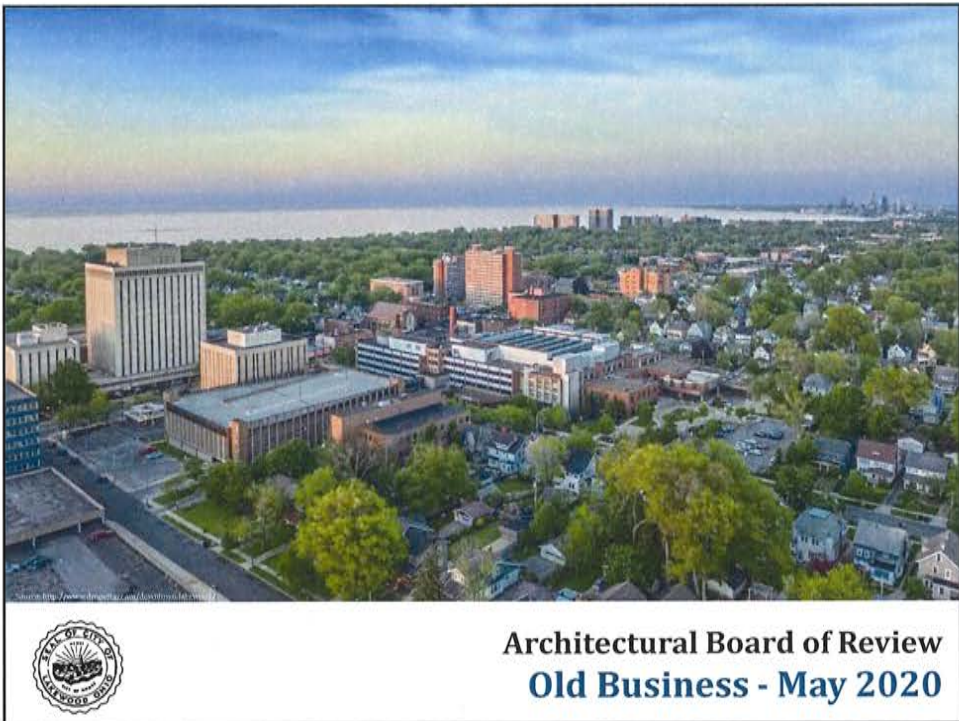
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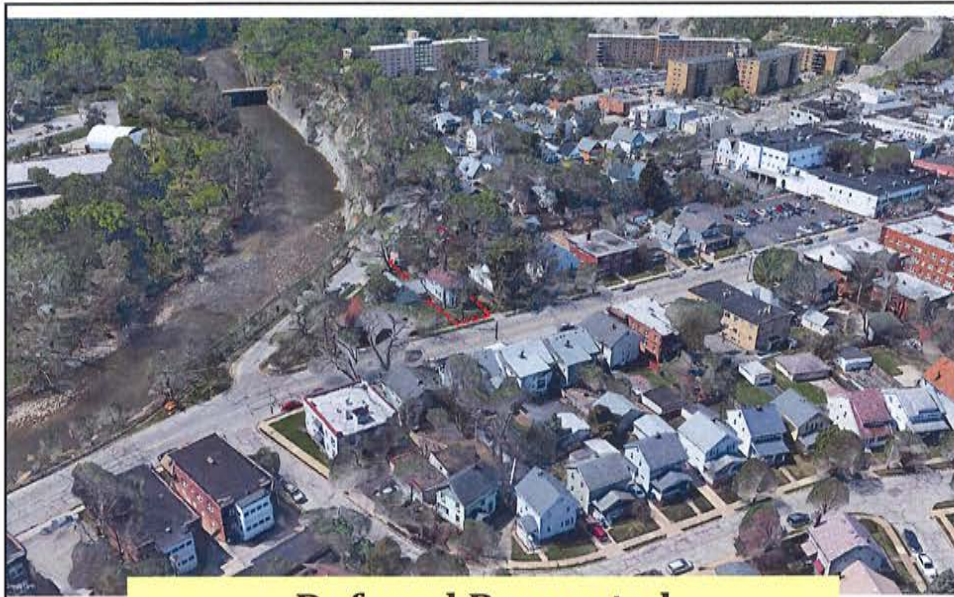
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15



16

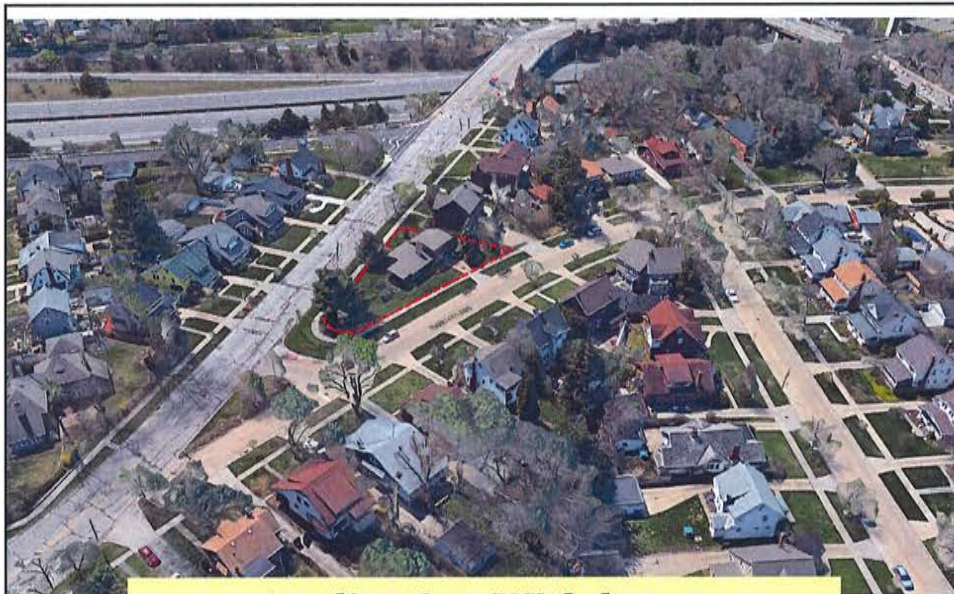


**Deferral Requested**



**Docket No. 01-02-20 (1464 Riverside Drive)  
Demolition/New Construction - ABR - May 2020**

17



**Application Withdrawn**




**Docket No. 03-21-20 (17717 Indianola)  
Porch Removal/Attached Garage Construction - ABR - May 2020**

18

**Deferral Requested**


Docket No. 02-09-19 & 06-48-19 (13701/13901 Detroit)  
Market Rate Apartments - ABR - May 2020



19

**Deferral Requested**

Docket No. 02-16-20 (17801 Detroit)  
Beck Center for the Arts - ABR - May 2020

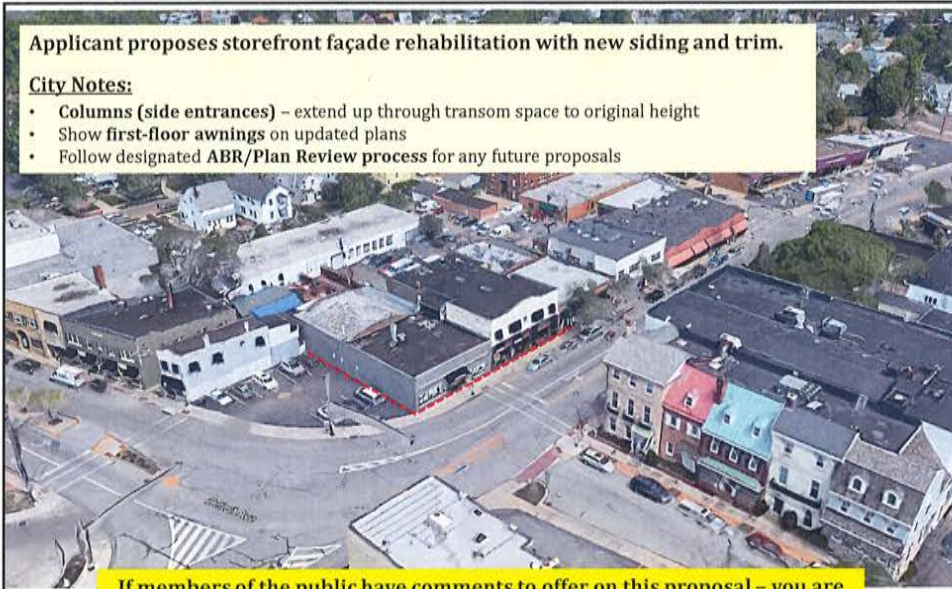


20

**Applicant proposes storefront façade rehabilitation with new siding and trim.**

**City Notes:**

- Columns (side entrances) – extend up through transom space to original height
- Show first-floor awnings on updated plans
- Follow designated ABR/Plan Review process for any future proposals



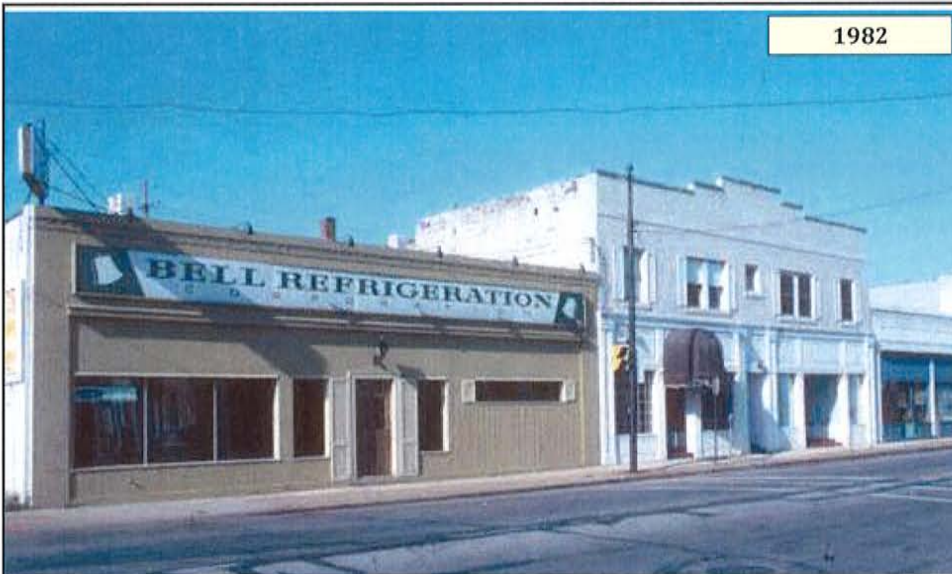
If members of the public have comments to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No. 02-17-20 (18520-24 Detroit)  
The Roy Building – ABR – May 2020**

21

1982




**Docket No. 02-17-20 (18520-24 Detroit)  
The Roy Building – ABR – May 2020**


22

**Changes (1982 - 2007):**

- Removed signage
- Added east window
- New awning (entry)
- New panels over windows
- Color scheme

2007





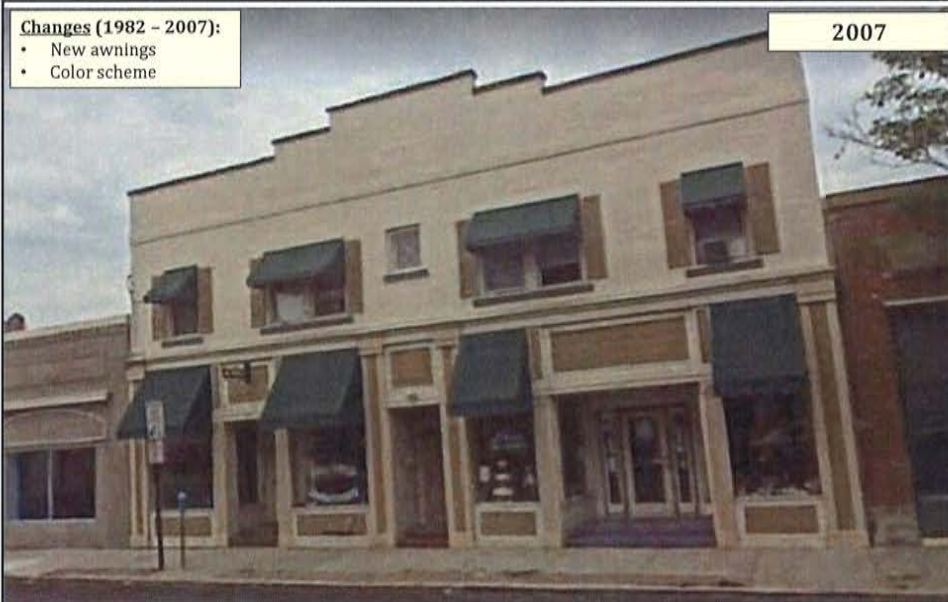
**Docket No. 02-17-20 (18520-24 Detroit)**  
**The Roy Building - ABR - May 2020**


23

**Changes (1982 - 2007):**

- New awnings
- Color scheme

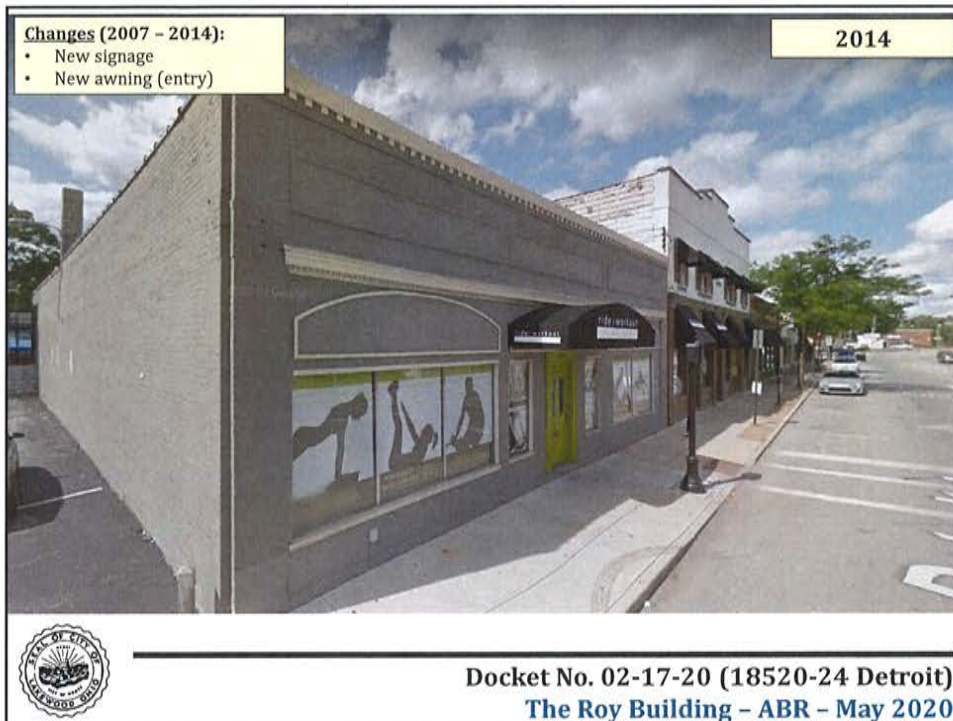
2007



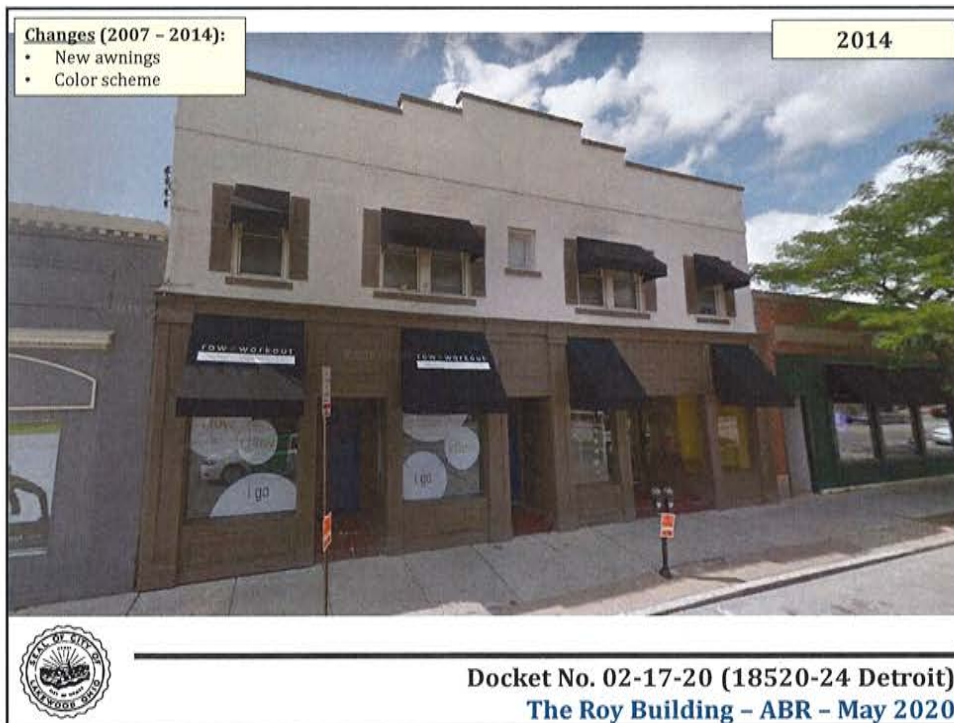


**Docket No. 02-17-20 (18520-24 Detroit)**  
**The Roy Building - ABR - May 2020**

24



25

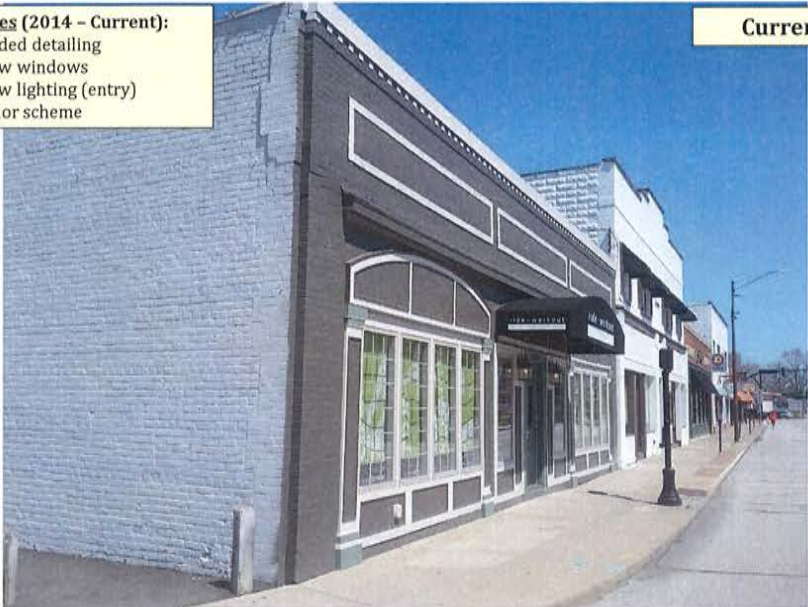



26

**Changes (2014 - Current):**

- Added detailing
- New windows
- New lighting (entry)
- Color scheme

**Current**



 Docket No. 02-17-20 (18520-24 Detroit)  
The Roy Building - ABR - May 2020

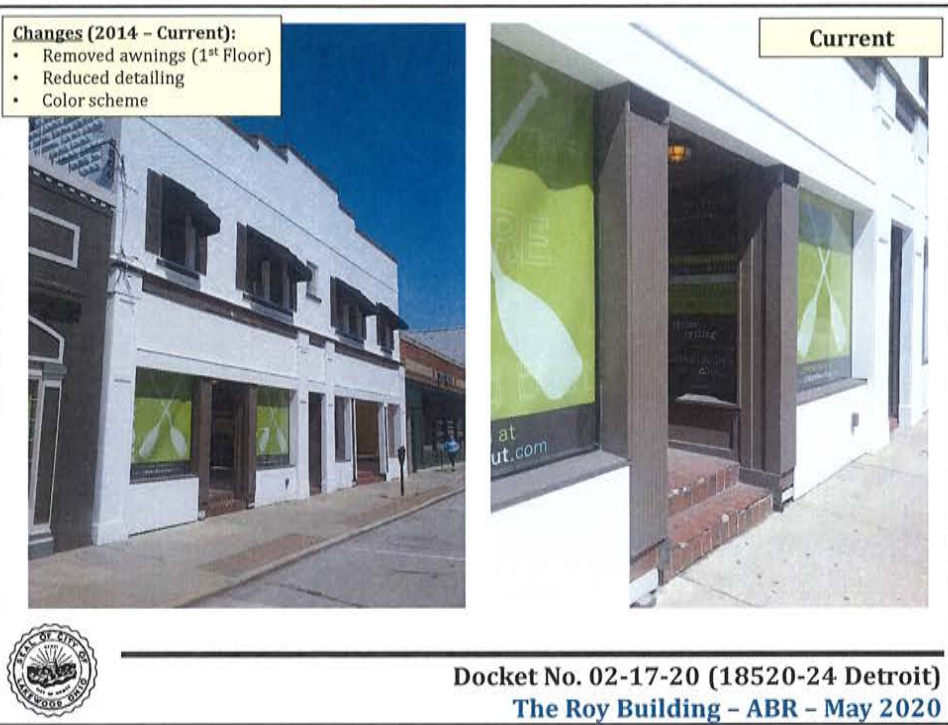
27

**Current - Detail**



 Docket No. 02-17-20 (18520-24 Detroit)  
The Roy Building - ABR - May 2020

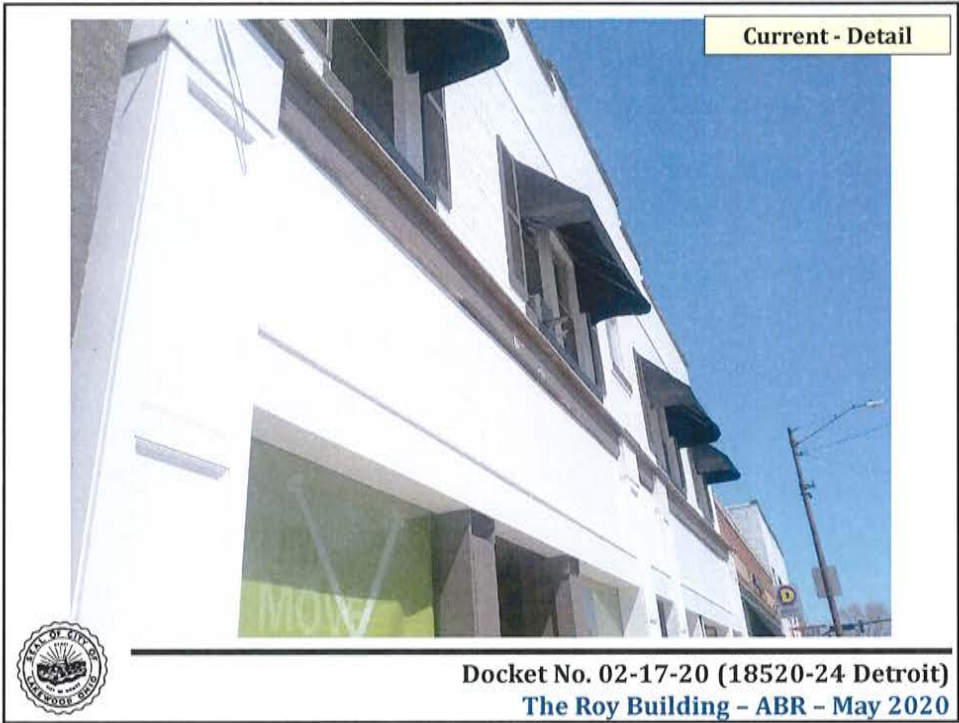
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29



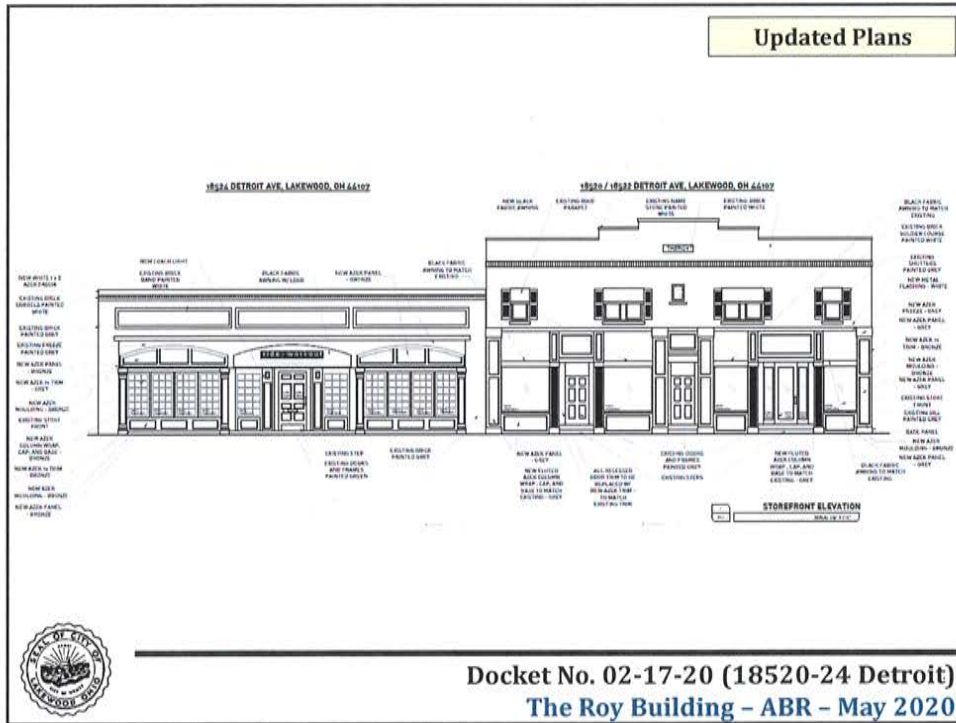
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31

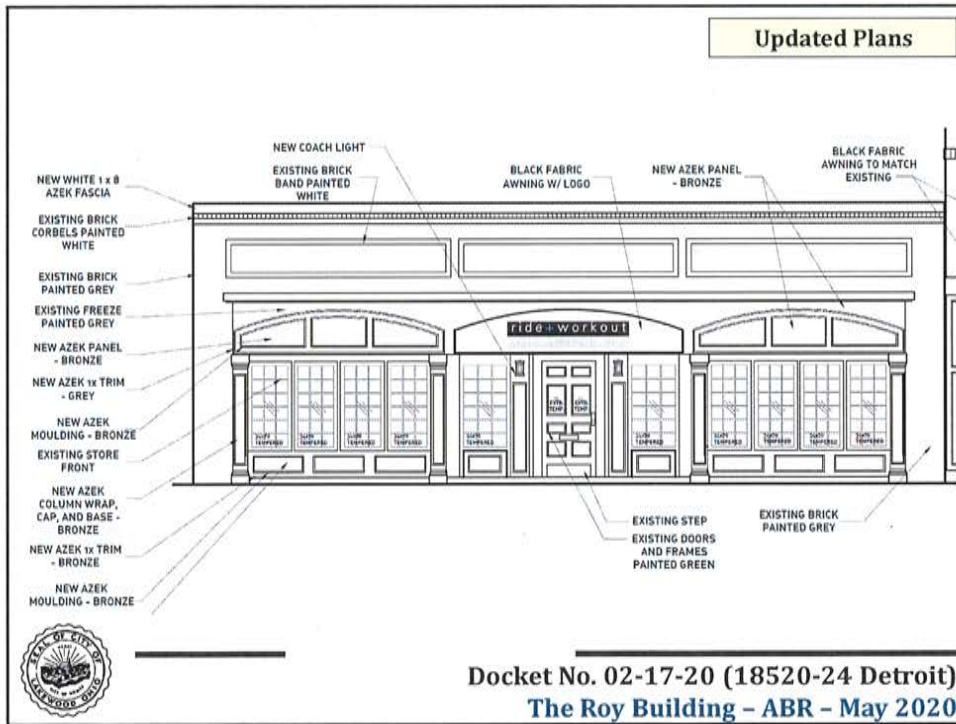


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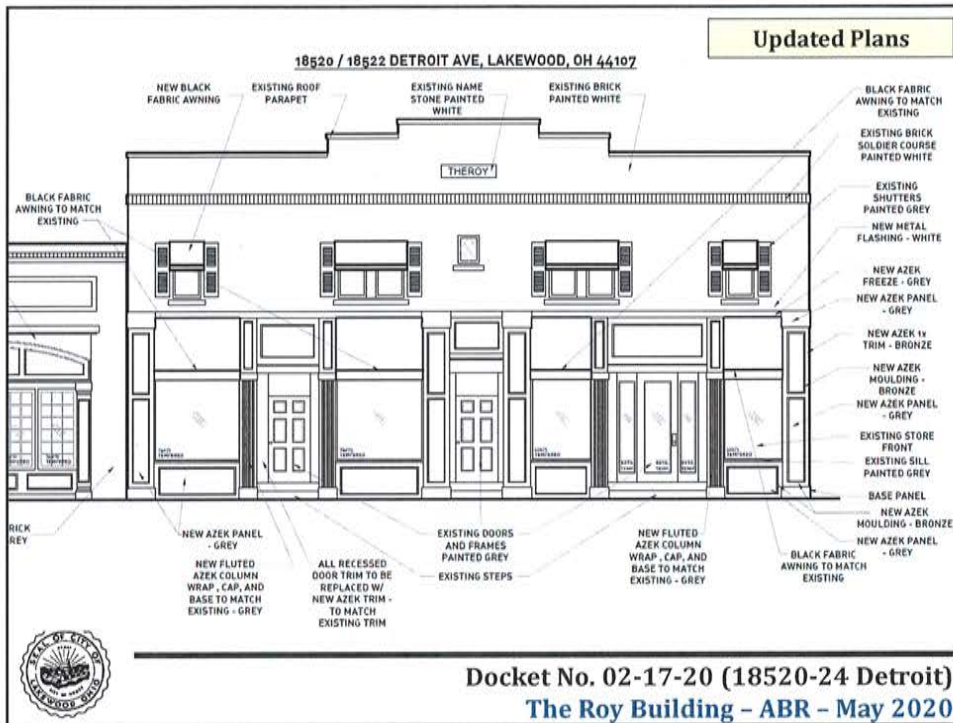
Docket No. 02-17-20 (18520-24 Detroit)  
 The Roy Building - ABR - May 2020

33

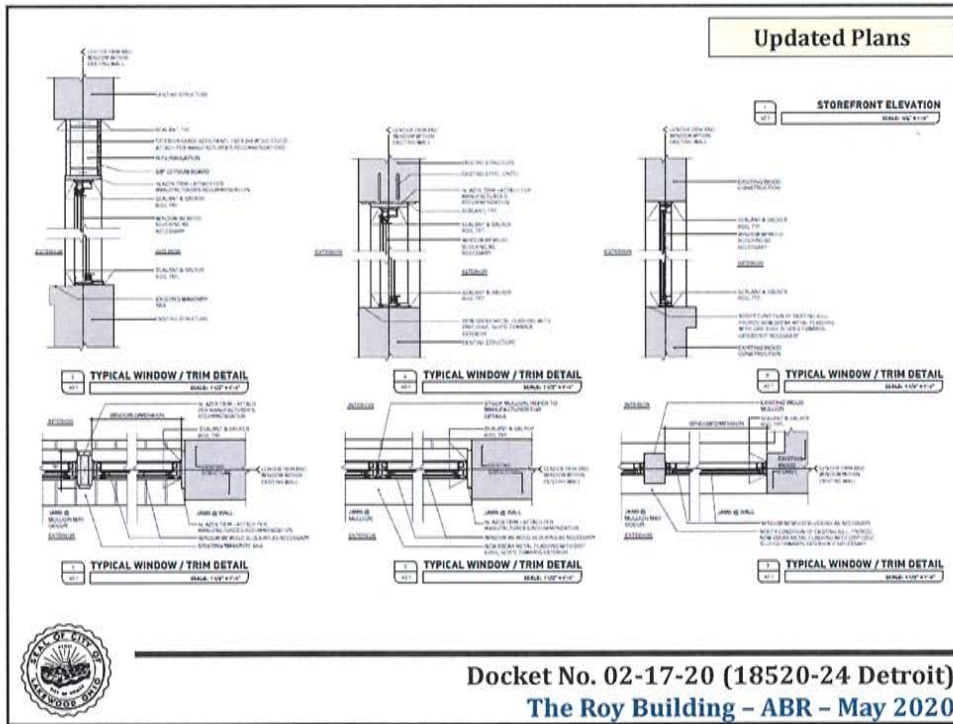


Docket No. 02-17-20 (18520-24 Detroit)  
 The Roy Building - ABR - May 2020

34



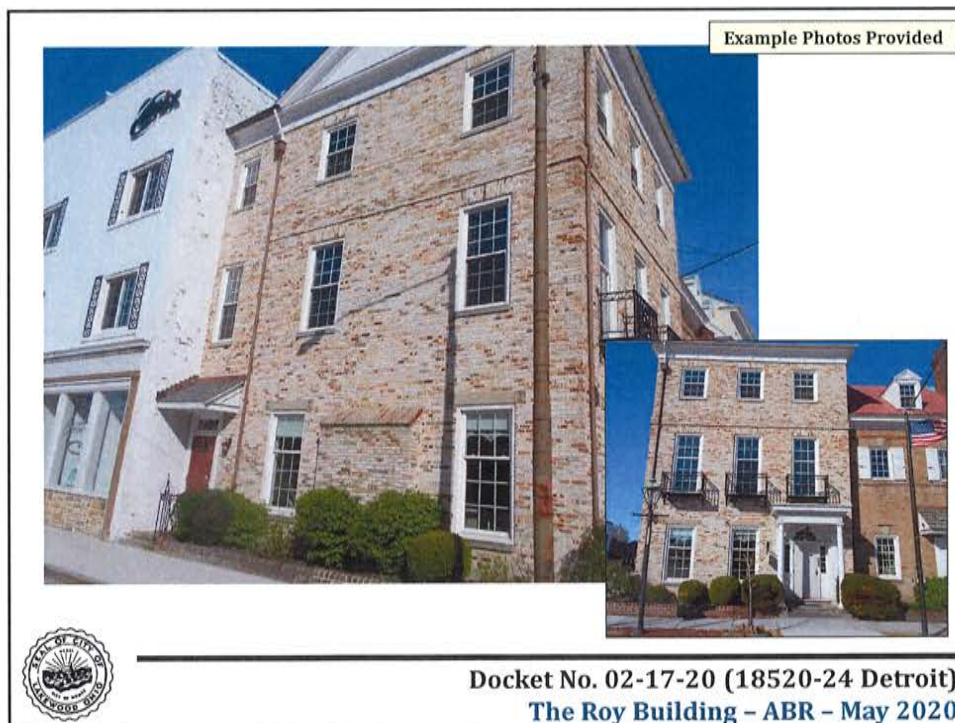
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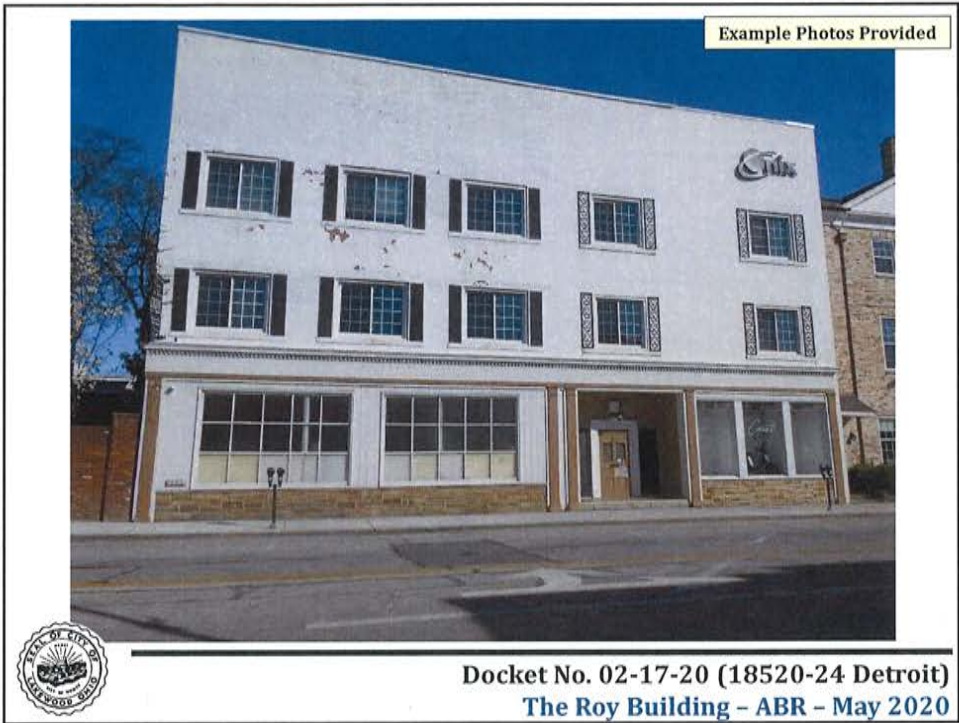
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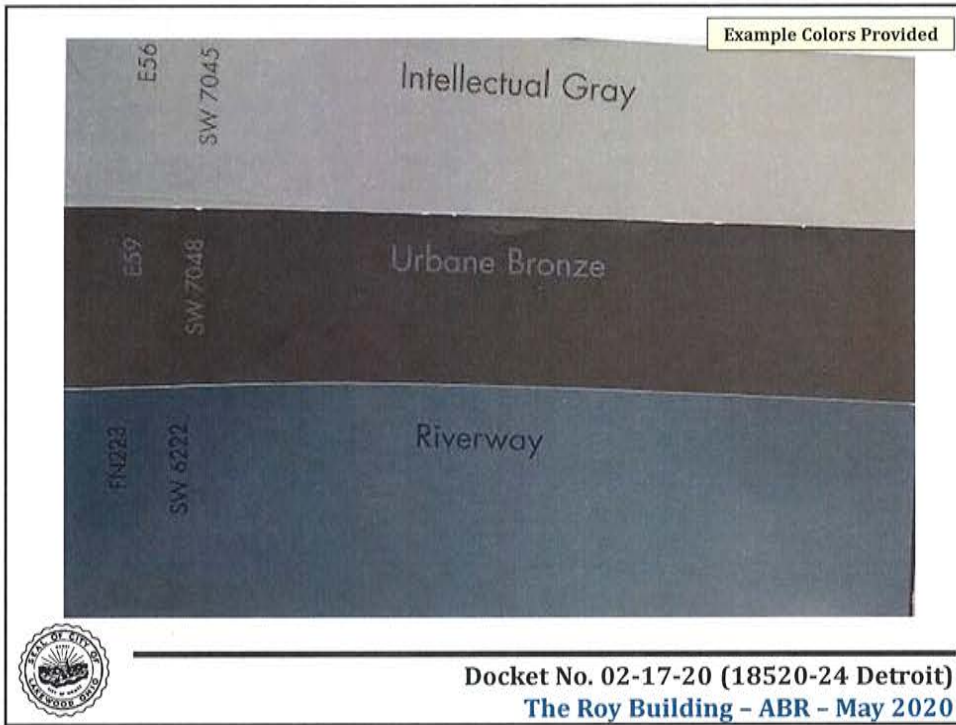
38



39



40



41



42



Docket No. 02-17-20 (18520-24 Detroit)  
The Roy Building - ABR - May 2020

43



Docket No. 02-17-20 (18520-24 Detroit)  
The Roy Building - ABR - May 2020

44



**AZEK Trim & Moulding  
Install Guide**

Storage & Handling, Cutting, Drilling, Boring ..... 2  
Fastening, Expansion & Contraction..... 3  
Fastening, Gluing..... 4  
Spanning Water Table ..... 5  
Garage Door Threshold, Rubbered Cornerboard ..... 6  
Universal Skirt Board, Integrated Crisp Edge ..... 7  
Installing Finish Grade Trim ..... 8-9  
Installing Column Wrap ..... 10-11  
Care and Cleaning ..... 12

- These guidelines cover the general installation requirements for AZEK® Trim and Moulding for exterior installation. A detailed installation manual for AZEK® Trim and Moulding is available on the AZEK website.
- AZEK Trim and Moulding should be installed using the correct fastening techniques and correct installation and fastening procedures with the correct fastening system and the installation system specified in the AZEK® Building Products literature. A change of responsibility for the installation shall remain with the installer.
- AZEK Trim and Moulding should be installed using the correct fastening system and the installation system specified in the AZEK® Building Products literature. A change of responsibility for the installation shall remain with the installer.
- AZEK® Building Products disclaims any liability for damages or injuries resulting from the use of AZEK® Trim and Moulding products. It is the installer's responsibility to determine the correct installation requirements for each use and fastening system.
- AZEK® Building Products disclaims any liability for damages or injuries resulting from the use of AZEK® Trim and Moulding products if you have any questions or need further assistance please call AZEK Customer Service at 877-838-4256 or visit the AZEK website at [www.azek.com](http://www.azek.com).



**Docket No. 02-17-20 (18520-24 Detroit)  
The Roy Building – ABR – May 2020**



**The Home Depot Special Order Quote**

Customer Agreement #: H8847-53155  
Printed Date: 2/24/2020

<b>Customer:</b> QUENTIN STALEY <b>Address:</b> 1019 HARDWICH COURT CLEVELAND, OH 44116 <b>Phone 1:</b> 440-868-9996 <b>Phone 2:</b> 440-668-9996 <b>Email:</b> STALEY17@UNION.COM	<b>Store:</b> 3847 <b>Associate:</b> DANIELLE <b>Address:</b> 21669 CENTER RIDGE RD ROCKY RIVER, OH 44110 <b>Phone:</b> 440-855-4420	<b>Pre-Savings Total:</b> \$4,125.60 <b>Total Savings:</b> (\$0.00) <b>Pre-Tax Price:</b> \$4,125.60
---	--	--

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Frame Width = 34  
Frame Height = 69 1/2

SKU	DESCRIPTION	UNIT PRICE	QUANTITY	TOTAL PRICE	SAVINGS	TOTAL
100-1	50 Series Back Picture Window-2051, Fixed, 34 x 69.5, 66kg / 46kg	\$412.56	10	\$4,125.60	\$0.00	\$4,125.60

**Begin Line 100 Description**

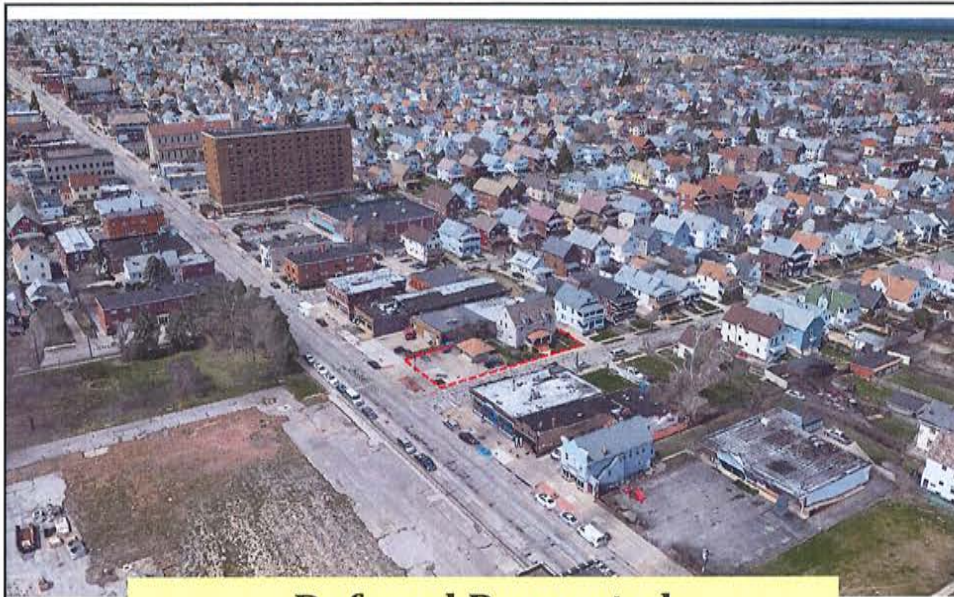
— Line 100-1 —

50 Series Back Picture Window-2051 Overall Rough Opening = 34 1/4" x 70" Overall Unit = 34" x 69 1/2" Insulation Dig Code = 4811A U.S. ENERGY STAR® Climate Zone = Northern ENERGY STAR Required = No Frame Width = 34 Frame Height = 69 1/2 Mounting / Handling = Fixed Exterior Color = Bronze Interior Finish Color = Bronze Performance Rating = FG33 / SP 33/50 Glass Construction Type = Dual Pane	Glass Option = Clear Dual Pane High Altitude Breather Tubes = No Glass Strength = Tempered Glass Tint = No Tint Specialty Glass = None Gas Fill = Air Hot Gases Between-the-Glass Specified Equal Light Grille Pattern = Specified Equal Light Exterior Grille Color = Bronze Interior Grille Color = Bronze 3WSH	Vinyl Sill Angle = 90 Angle Pneil Expander = Yes No-Order Item = No Pneil Location = Unit U-Factor = 0.5 Unit Solar Heat Gain Coefficient (SHGC) = 0.59 U.S. ENERGY STAR Certified = No SKU = 238841 Vendor Name = S/D SILVER LINE BLDG PFD Vendor Number = 10800514 Customer Service = (888) 304 0029 Catalog Version Date = 01/09/2020
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**End Line 100 Description**



**Docket No. 02-17-20 (18520-24 Detroit)  
The Roy Building – ABR – May 2020**

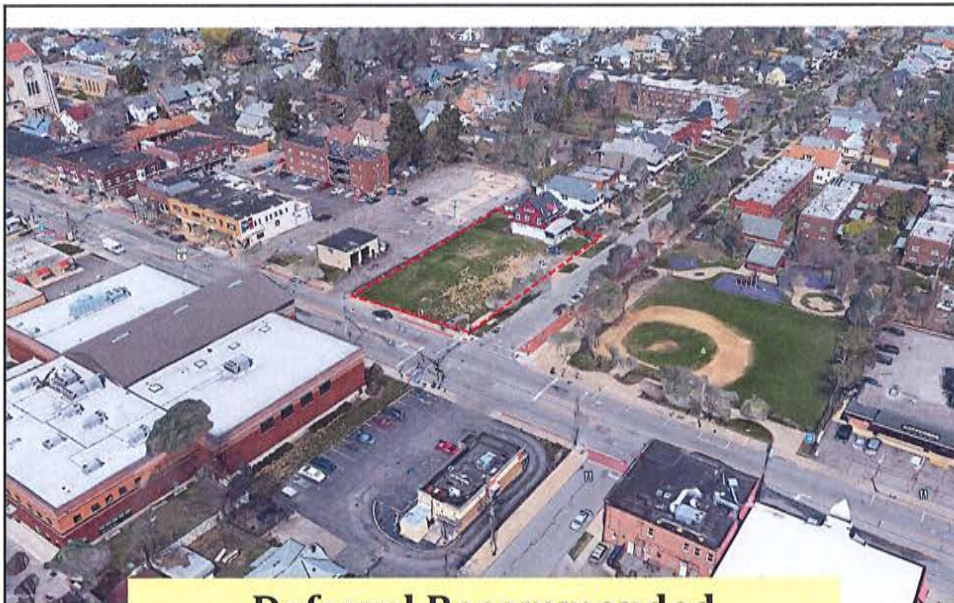


**Deferral Requested**



Docket No. 03-25-20 (12102 Madison)  
Hola Tacos - ABR - May 2020

47



**Deferral Recommended**



Docket No. 12-123-19 (16900 Detroit Avenue)  
Lakewood Truck Park - Sign Review - May 2020

48



**Docket No. 12-123-19 (16900 Detroit Avenue)  
Lakewood Truck Park - Sign Review - May 2020**

49



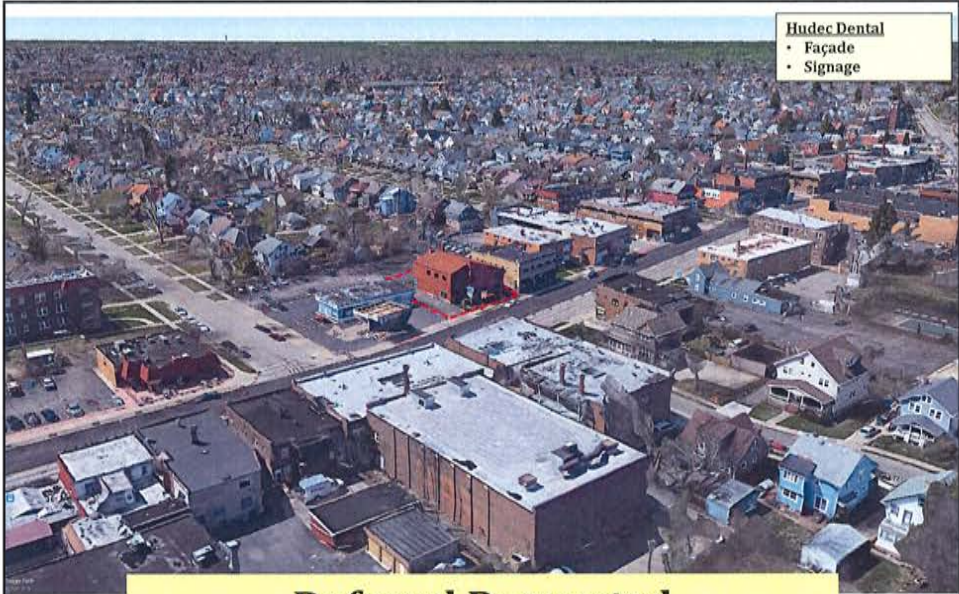
**Docket No. 12-123-19 (16900 Detroit Avenue)  
Lakewood Truck Park - Sign Review - May 2020**

50



Docket No. 12-123-19 (16900 Detroit Avenue)  
Lakewood Truck Park - Sign Review - May 2020

51



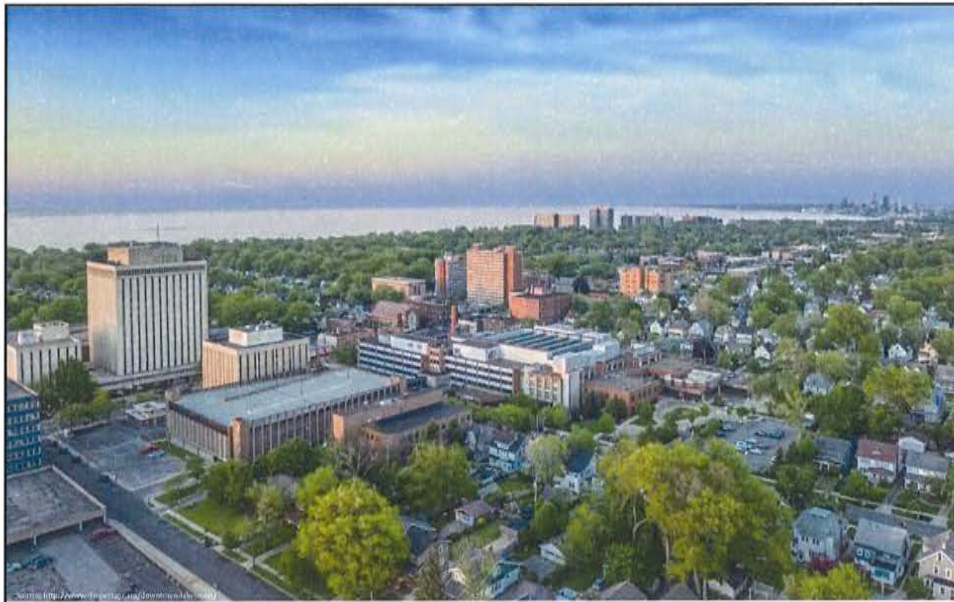
Hudec Dental  
• Façade  
• Signage



**Deferral Requested**

Docket No. 03-27-20 (15509 Madison)  
Hudec Dental - ABR/Sign Review - May 2020

52



**Architectural Board of Review  
New Business - May 2020**

53

**Applicant proposes new residential construction on vacant lot.**

**City Note:**

- Request material specifications
- Survey/site plan reviewed: meets primary and accessory lot coverage, side, rear and front setbacks, height of primary, patio decks, and garage.



**If members of the public have comments to offer on this proposal - you are encouraged to use the chat feature if you are viewing through GoToMeeting**



**Docket No. 05-31-20 (1315 Donald)  
New Residential Construction - ABR - May 2020**

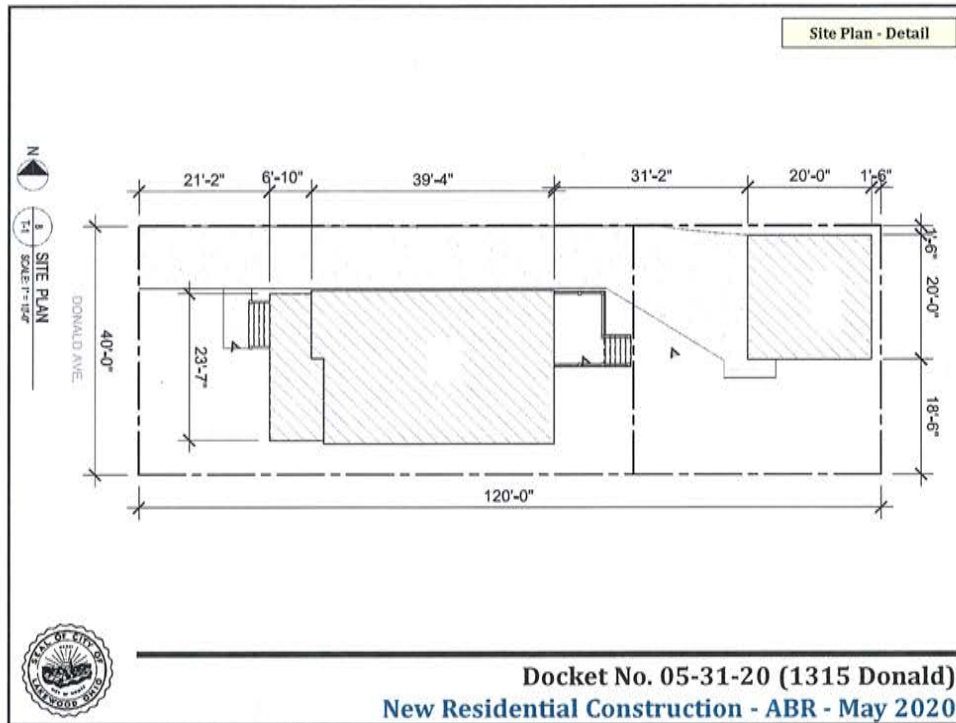
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**Docket No. 05-31-20 (1315 Donald)**  
**New Residential Construction - ABR - May 2020**

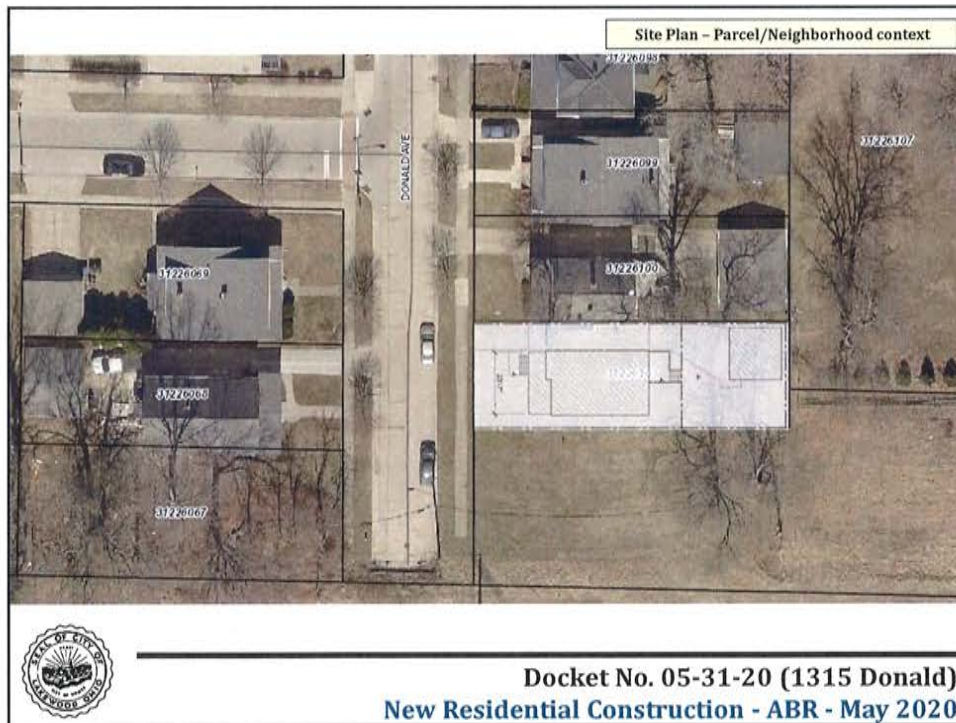
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**Docket No. 05-31-20 (1315 Donald)**  
**New Residential Construction - ABR - May 2020**

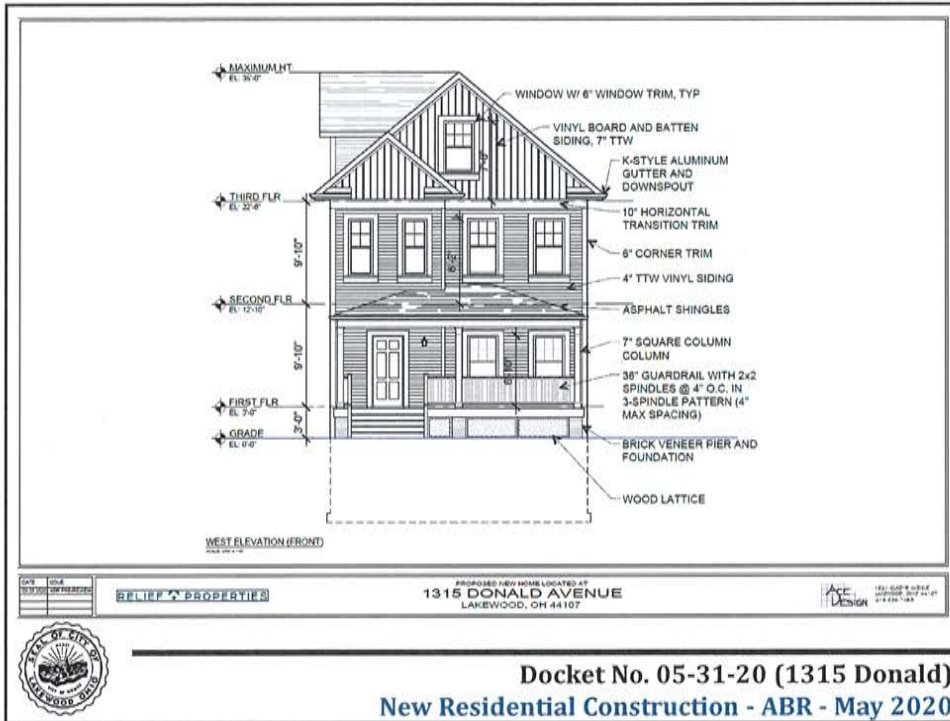
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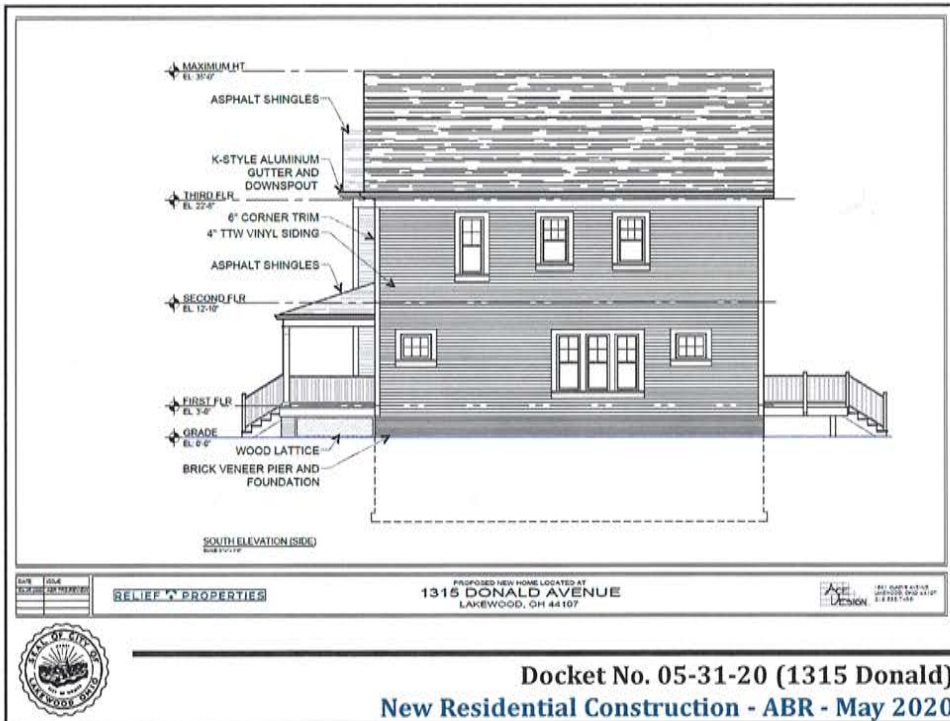
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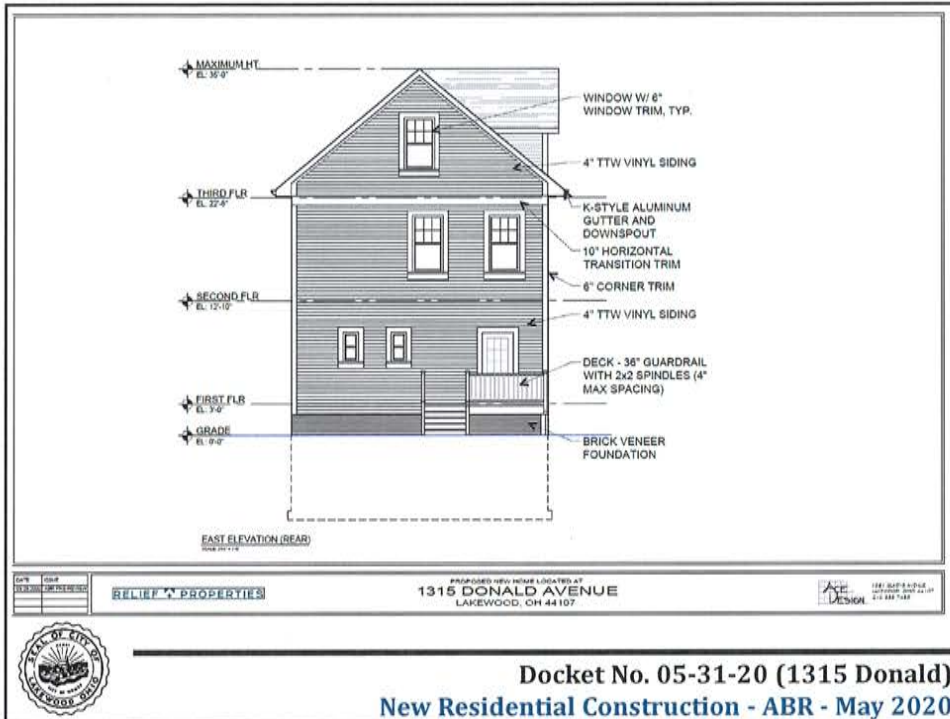
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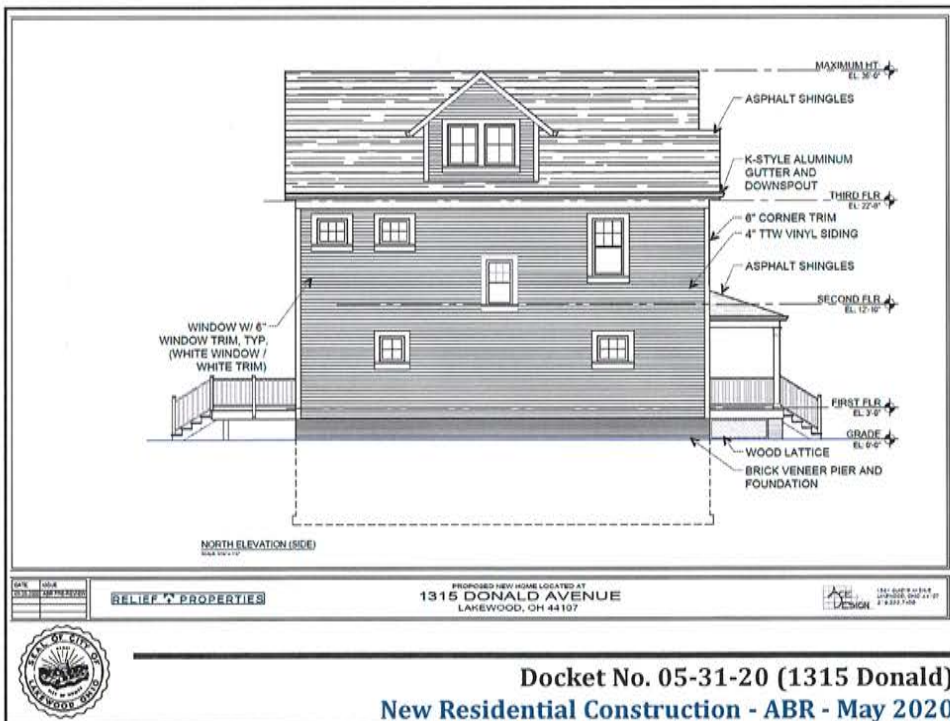
59



60



61



62

**Color Selections**

- Siding - Navy Blue
- Trim - White
- Windows - White
- Front Door - White or Brown
- Railings - White

Example Home/Colors Provided

63

Docket No. 05-31-20 (1315 Donald)  
New Residential Construction - ABR - May 2020

63

Docket No. 05-31-20 (1315 Donald)  
New Residential Construction - ABR - May 2020

64

64

**Garage - Detail**

4 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

5 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

6 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

7 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**Docket No. 05-31-20 (1315 Donald)**  
**New Residential Construction - ABR - May 2020**

65

**Applicant proposes removing existing concrete/masonry steps due to condition, replace with wood/composite decking**

**City Notes:**

- Request confirmation of intended materials, landscaping (remain or replace)
- City asks to verify a **porch railing** will be installed and not a deck railing as shown in the application

If members of the public have comments to offer on this proposal - you are encouraged to use the chat feature if you are viewing through GoToMeeting

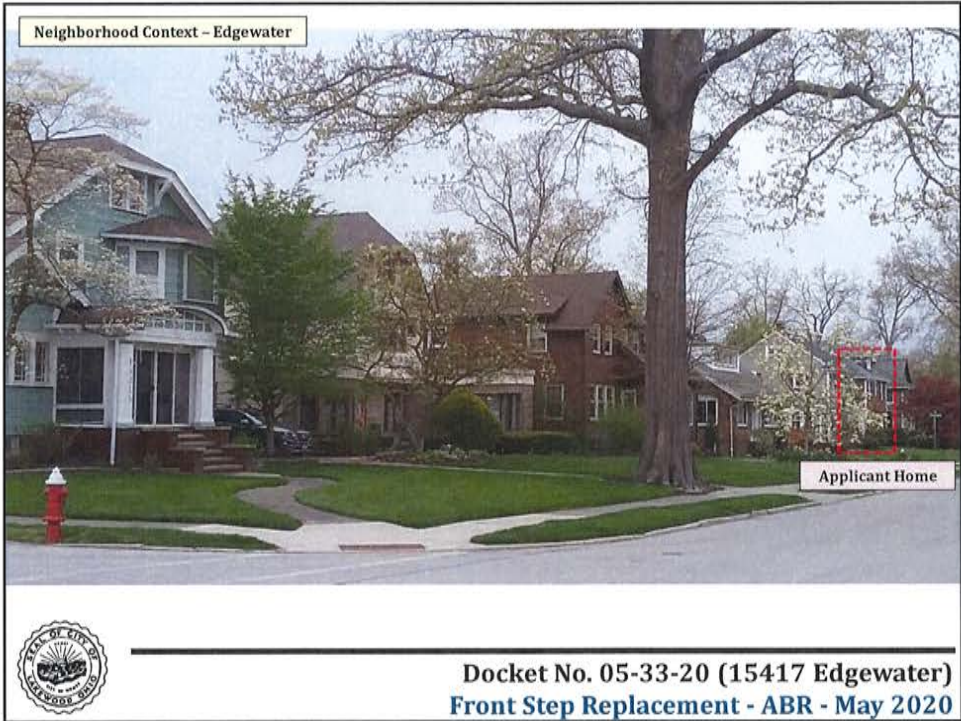
**Docket No. 05-33-20 (15417 Edgewater)**  
**Front Step Replacement - ABR - May 2020**

66



Docket No. 05-33-20 (15417 Edgewater)  
Front Step Replacement - ABR - May 2020

67



Docket No. 05-33-20 (15417 Edgewater)  
Front Step Replacement - ABR - May 2020

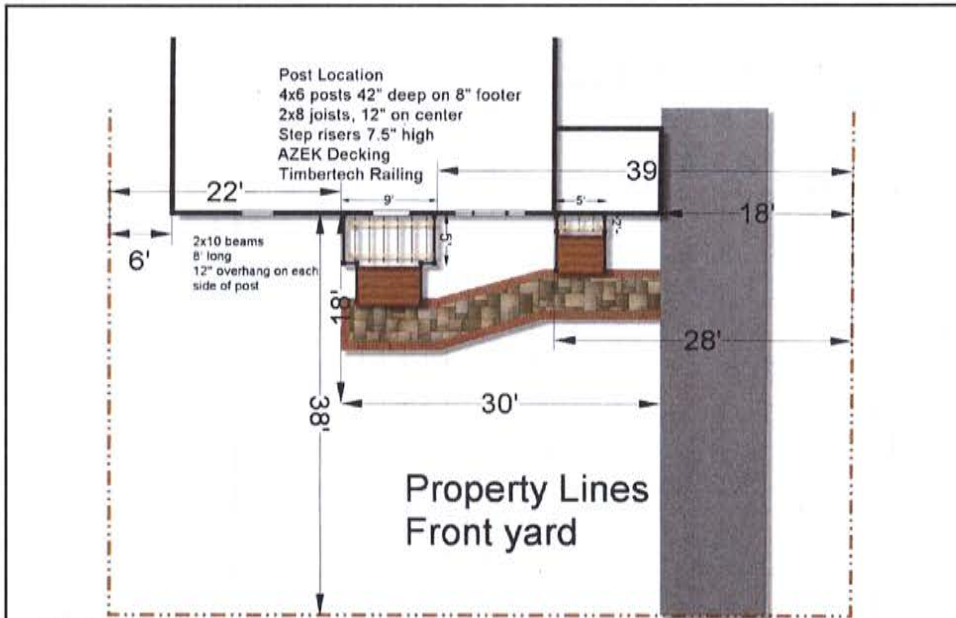
68

Neighborhood Context - Edgewater



Docket No. 05-33-20 (15417 Edgewater)  
Front Step Replacement - ABR - May 2020

69



Docket No. 05-33-20 (15417 Edgewater)  
Front Step Replacement - ABR - May 2020

70



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**Docket No. 05-33-20 (15417 Edgewater)**  
**Front Step Replacement - ABR - May 2020**

71



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**Docket No. 05-33-20 (15417 Edgewater)**  
**Front Step Replacement - ABR - May 2020**

72

Deck Construction plans for TAB PROPERTY ENHANCEMENT LLC

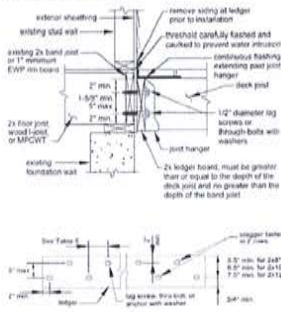


Post holes will be dug 42" deep  
 4 x 6 posts will be set on an 8" thick concrete footer  
 1 1/2" diameter holes

FOOTER TO BE USED FOR THIS DECK WILL CONSIST OF:  
**CONCRETE 8" THICK FOOTER**

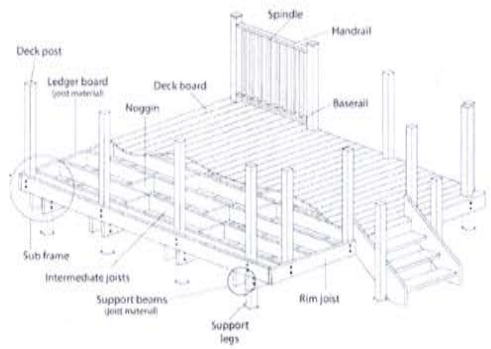
City of Edgewater  
 15417 Edgewater  
 Case # RB20-00073  
 \*See Certificate of Plan Approval  
 Christopher Ferreras  
 02/14/2020

Ledger Board Attachment



Docket No. 05-33-20 (15417 Edgewater)  
 Front Step Replacement - ABR - May 2020

- Deck Railing post size - 4 x 4 Aluminum
- Spindle size and type - 1 x 1- Black Aluminum
- Handrail Height and type- 36" high, Aluminum
- Deck Board size and type- 5/4 x 6 -- AZEK
- Joist size- 2 x 8, 16 inches on center
- Beam size - 2 x 10 double beam
- Support post size- 4 x 6



Docket No. 05-33-20 (15417 Edgewater)  
 Front Step Replacement - ABR - May 2020

Railing posts will be blocked on all 4 sides.

Railing will be 36" high.

less than 4 in. x 4 in.

36 in. min.

less than 4 in.

less than 4 in.

more than 30 in.

less than 4 in.

more than 30 in.

**Docket No. 05-33-20 (15417 Edgewater)  
Front Step Replacement - ABR - May 2020**

75

**Figure 2. Joist Span - Free Standing Deck**

optional overhang

optional overhang

rim joist

rim joist

beam (flush, tight bearing)

beam (flush, tight bearing)

joist

post

post

L/4 maximum overhang

L/4 maximum overhang

Joist Span (L): see Table 2

American Wood Council

If deck cannot be attached to house, then deck will be constructed using this method. If deck is attached then we will still construct deck with the post and beam construction as seen above.

Post Size --- 4 x 6  
 Beam Size--- 2 x 10  
 Joist Size--- 2 x 8  
 Joist span--- (11' span or less for 2x8's --- 13' of less for 2x10's)  
 Max. Overhang - (1' on sides of deck and 2' on front and back of deck)

**Docket No. 05-33-20 (15417 Edgewater)  
Front Step Replacement - ABR - May 2020**

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**Docket No. 05-33-20 (15417 Edgewater)**  
**Front Step Replacement - ABR - May 2020**

77

**A TOP RAIL**  
 3-1/4" X 1-5/8" X 66-1/2" (6' wide)  
 3-1/4" X 1-5/8" X 92-1/2" (8' wide)  
 with aluminum channel.

**B BOTTOM RAIL**  
 3-1/4" X 1-5/8" X 66-1/2" (6' wide)  
 3-1/4" X 1-5/8" X 92-1/2" (8' wide)  
 with aluminum channel.

**C PICKETS 32-1/2" BALUSTERS 33-1/4"**  
 10 pieces of 1-1/2" X 1-1/2" X 33-1/4" per 6' section.  
 14 pieces of 1-1/2" X 1-1/2" X 33-1/4" per 8' section.

**D STAIR RAIL MOUNT BRACKETS**  
 4 per section.

**E POST**  
 4" X 4" X 44"

**Docket No. 05-33-20 (15417 Edgewater)**  
**Front Step Replacement - ABR - May 2020**

78

**Applicant proposes to add a stained wood pergola to second-floor terrace  
(replace existing awning)**



**If members of the public have comments to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting**



**Docket No. 05-32-20 (17111 Edgewater)  
Second-Floor Porch/Pergola - ABR - May 2020**

79

Existing Conditions




**Docket No. 05-32-20 (17111 Edgewater)  
Second-Floor Porch/Pergola - ABR - May 2020**

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Terrace Repair & Pergola  
for  
17111 Edgewater Drive  
Lakewood, Ohio 44107

Site Plan, Notes, Index, & Details



**Docket No. 05-32-20 (17111 Edgewater)**  
**Second-Floor Porch/Pergola - ABR - May 2020**

81

May 14, 2020  
**RE: MEMO ARB MEETING**  
**17111 EDGEWATER DRIVE**  
**LAKEWOOD, OHIO 44107**

Existing Front Views

Decorative Columns Wood Pergola Center of Terrace Width  
 Main Beams parallel to street


**Docket No. 05-32-20 (17111 Edgewater)**  
**Second-Floor Porch/Pergola - ABR - May 2020**

82

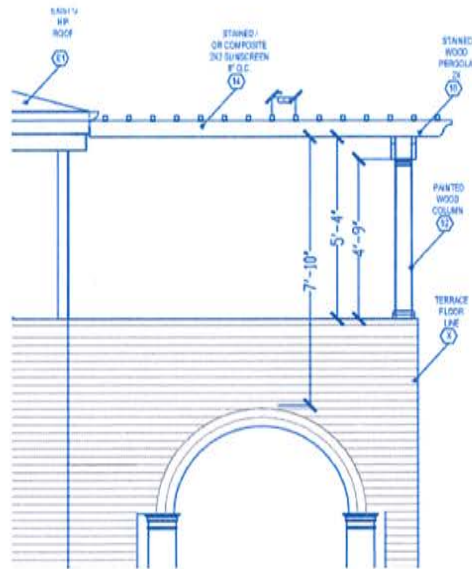
Decorative Columns, Capitals, & Bases  
Wood Pergola

Painted to match existing  
Stained & Sealed to match Bistro Walnut Sherwin Williams



Docket No. 05-32-20 (17111 Edgewater)  
Second-Floor Porch/Pergola - ABR - May 2020

83

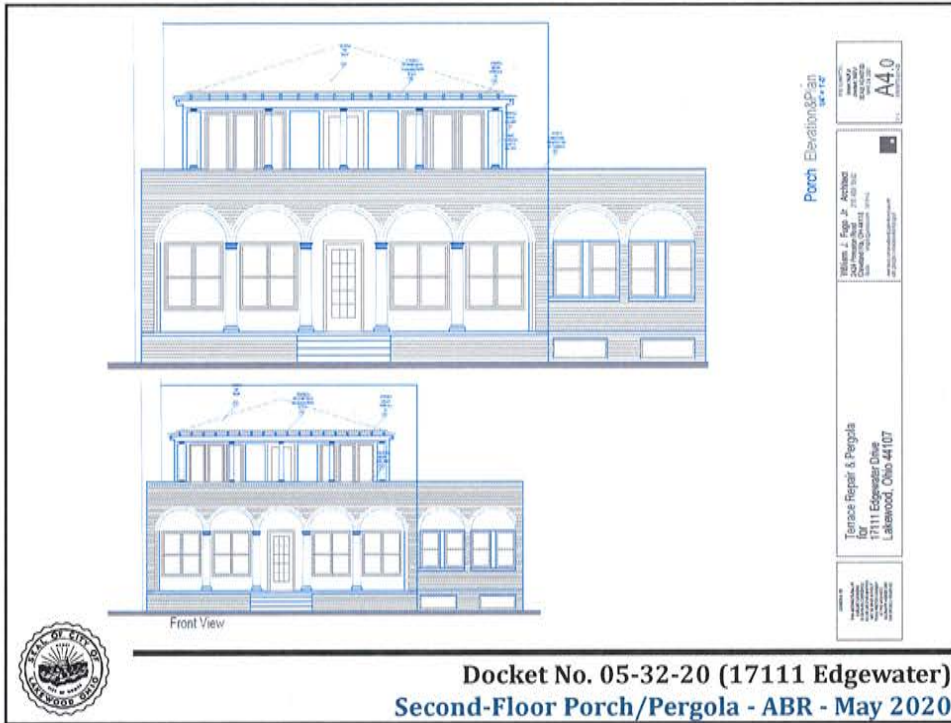


Revised Clearance

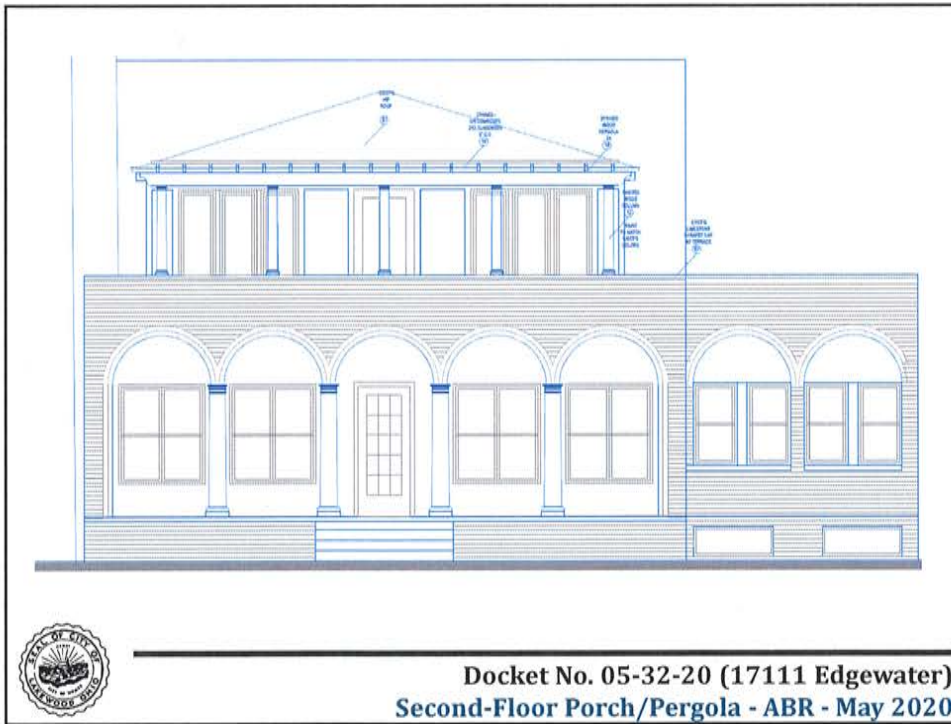


Docket No. 05-32-20 (17111 Edgewater)  
Second-Floor Porch/Pergola - ABR - May 2020

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86

**Side Elevation & Enlarged Terrace Elevation**

Enlarged Side View

Side View

TERENCE J. ROY ARCHITECT  
17111 Edgewater Blvd.  
Lakewood, Ohio 44107

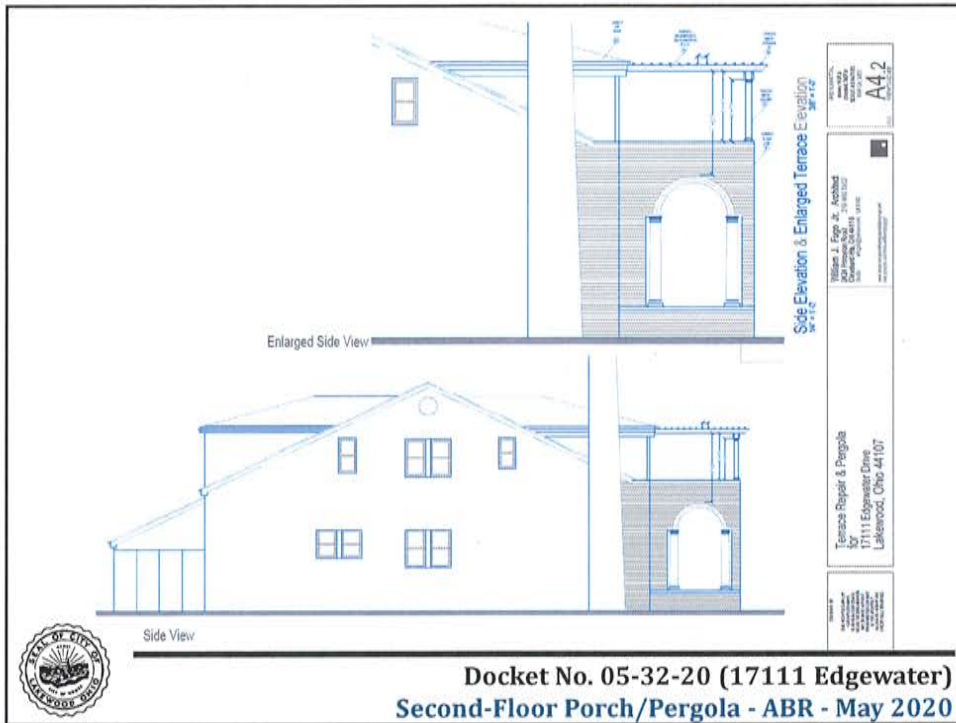
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**Docket No. 05-32-20 (17111 Edgewater)**  
**Second-Floor Porch/Pergola - ABR - May 2020**

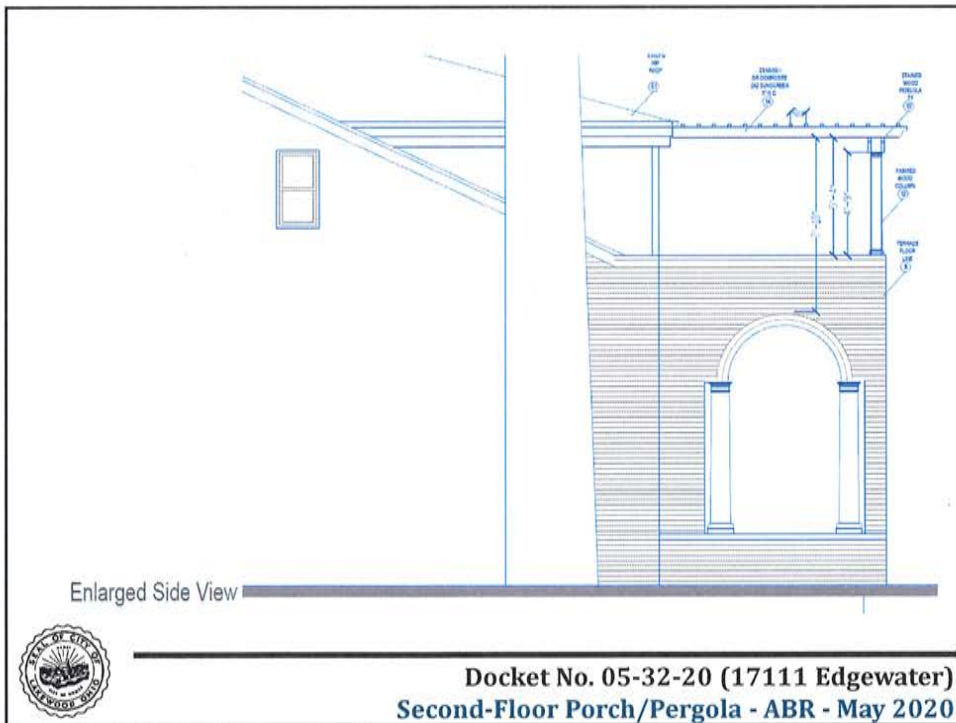
87

**Docket No. 05-32-20 (17111 Edgewater)**  
**Second-Floor Porch/Pergola - ABR - May 2020**

88



89



90

Applicant proposes to remove existing stairs/entry and replace with wood structure that compliments existing façade.

**City Notes:**

- Request confirmation of intended materials/color/stains
- Confirm railing height location of railing in relation to landing/columns



If members of the public have comments to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



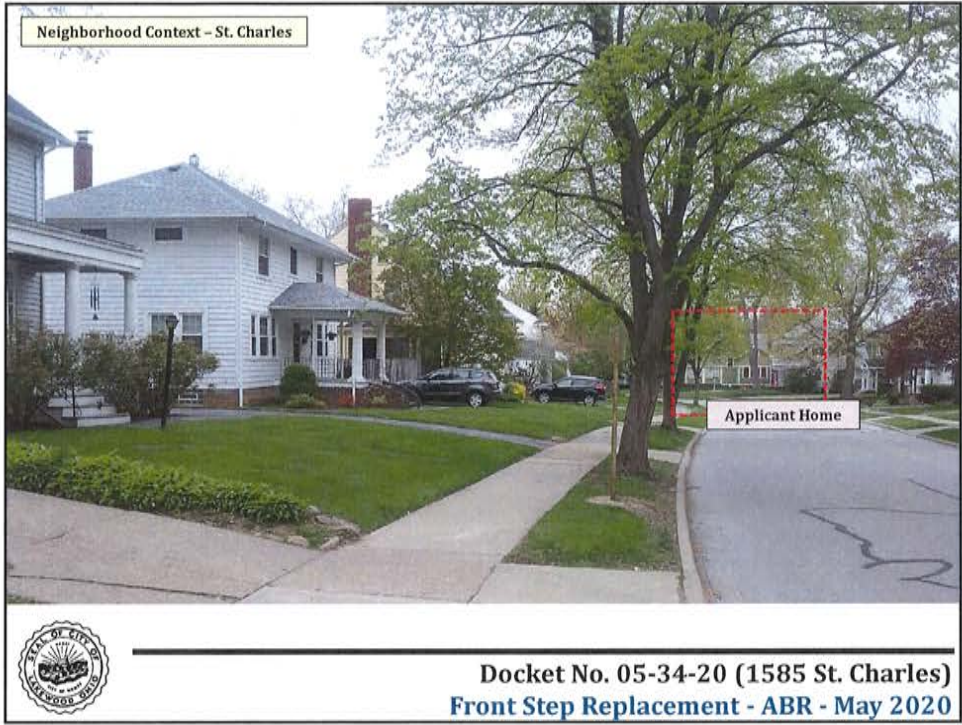
Docket No. 05-34-20 (1585 St. Charles)  
Front Step Replacement - ABR - May 2020

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Docket No. 05-34-20 (1585 St. Charles)  
Front Step Replacement - ABR - May 2020

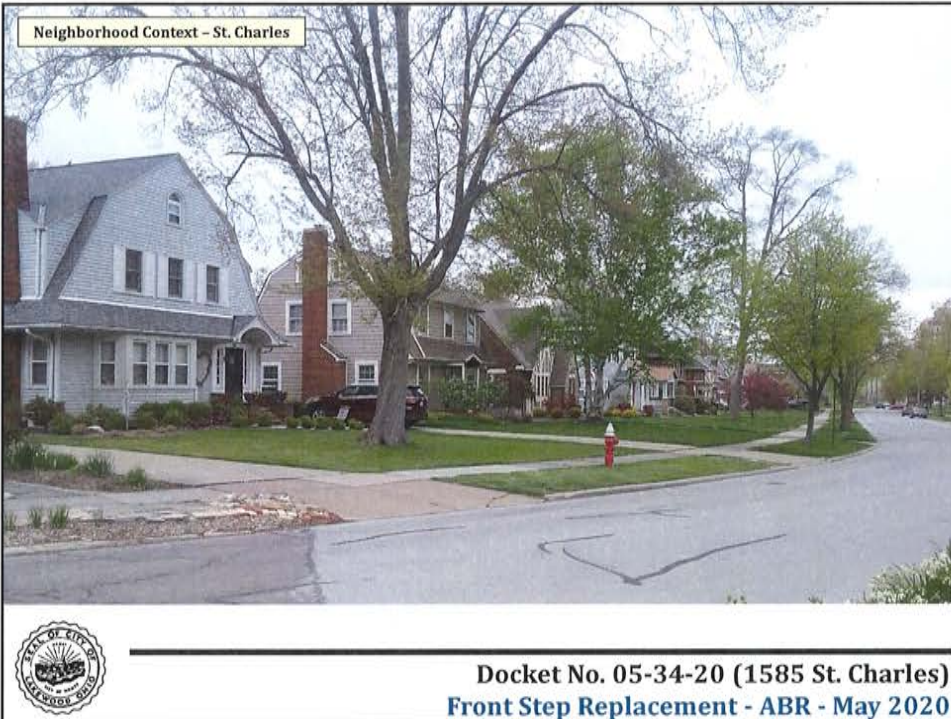
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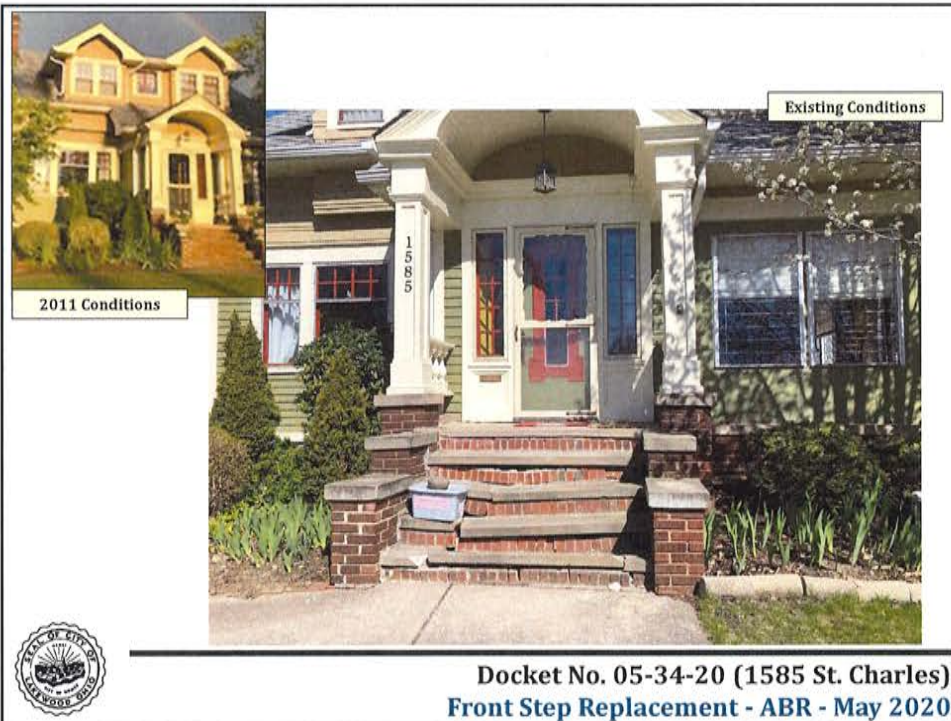
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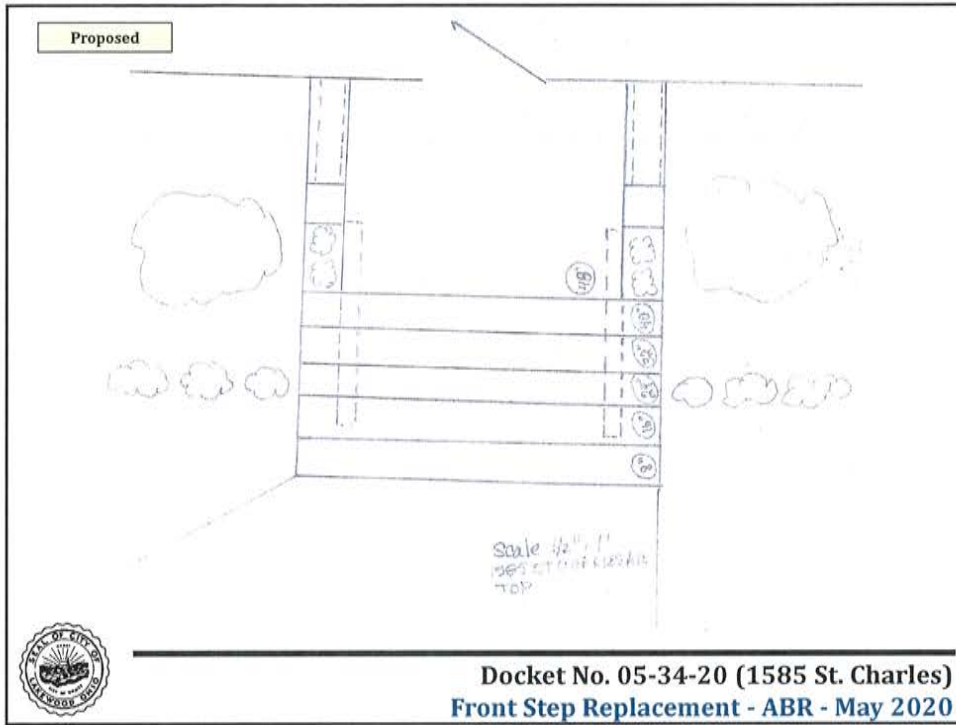
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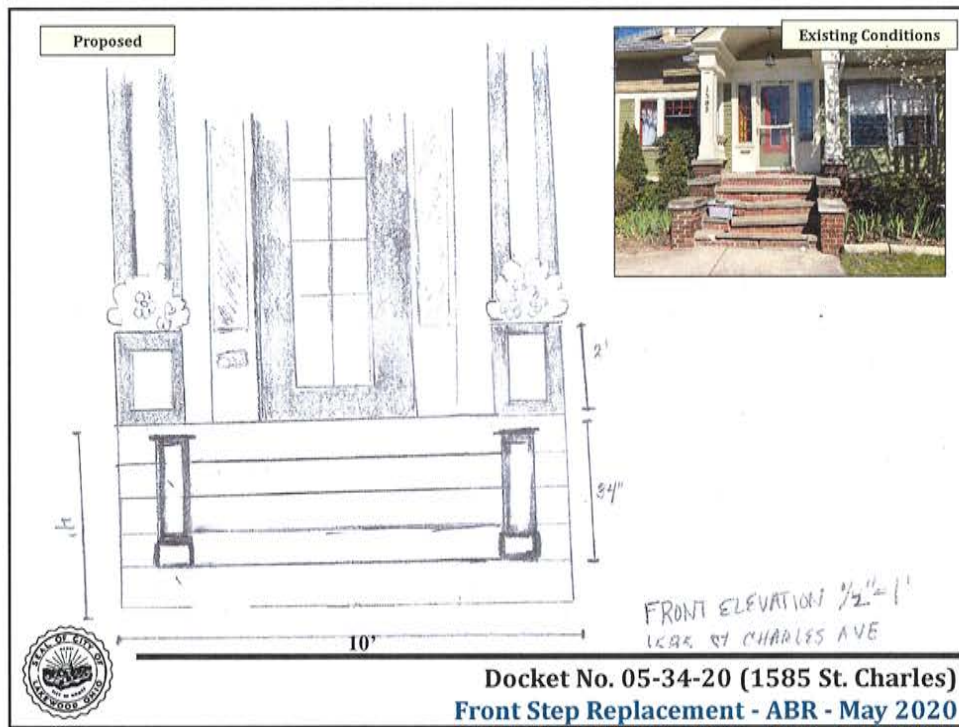
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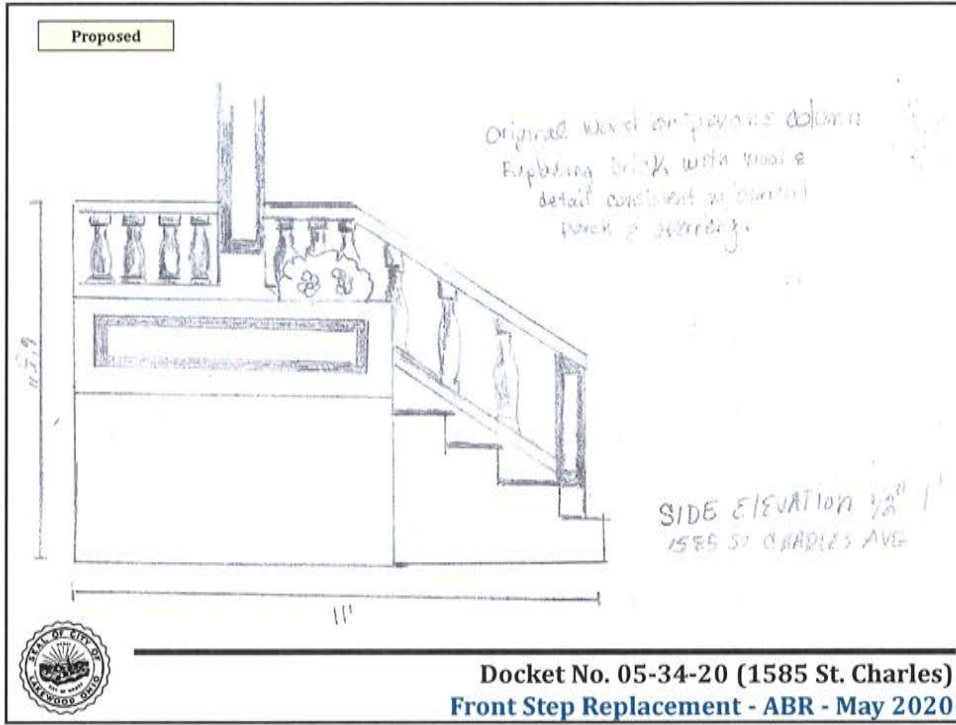
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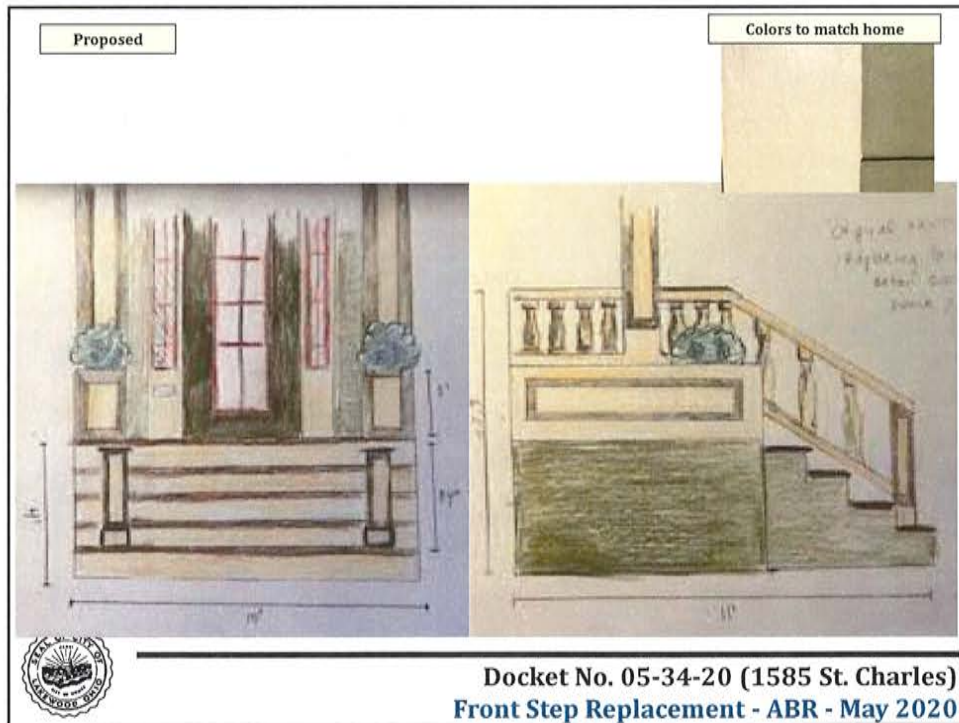
101



102



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**Materials To Be Used (1585 St Charles Ave)**

- **Porch floor:** 2 in. x 6 in Tongue & Groove White Fir Decking
- **Stair tread:** 2 in. x 12 in. x 4 ft. White Fir Pressure-Treated Wood Step Tread
- **Stair Stringing:** Ground contact pressure treated pine stair stringer
- **Stair rise:** ¾ in. x 8 in. x 12 ft. #2 Prime Ground Contact Pressure-Treated Lumber
- **Stair Rail:** Salvaged Balustrade rail system (example below)
- **Stair Column:** [6 in. x 6 in. x 10 ft. Pressure Treated Wood Column](#)
- **Column Cap:** [Hampton 4 in. x 4 in. Pressure-Treated Wood Pyramid Post Cap](#)
- **Siding and flower boxes:** 3/4 in. x 4 ft. x 8 ft. Ground Contact Pressure Treated Pine
- **Decorative Moulding:** 3/8 in. x ¾ in. x 96 in. Pine Half-Round Moulding

*\*Please note that we would use reclaimed or salvaged wood for decking, treads or columns if available and appropriate for substitution.*

Home / Architectural / Staircase Elements / Salvaged Balustrade Balcony Railing



**Salvaged Balustrade Balcony Railing**

\$455.00

Add to cart

SKU: N245583



**Docket No. 05-34-20 (1585 St. Charles)  
Front Step Replacement - ABR - May 2020**

105

**Remote Meeting Procedures**

- Applicants have been provided login/link and timeframe
- Meeting will follow normal agenda and procedures as closely as possible
- Please mute microphones unless speaking
- Public Comment:**
  - Public notices encouraged comment submission in advance via email
  - Public is highly encouraged to use the **chat feature** to submit comment
  - During public comment portion of each application:
    1. Review email comments submitted in advance
    2. Review comments submitted in chat
    3. Call for any remaining comments (name, address, 3 min rule)
- If applicant is not present, we will move on to next item, checking back periodically as needed.
- We will pause to deal with technical issues as they arise.
- Option for break at ~8pm if needed.



**Architectural Board of Review**

May 2020

106

**Applicant proposes renovation and addition to existing home.**

**City Notes:**

- Pending BZA variance for set back from Lake Avenue
- Request confirmation of intended materials, lighting, landscaping, addition height, and dimensions/final layout of the new drive

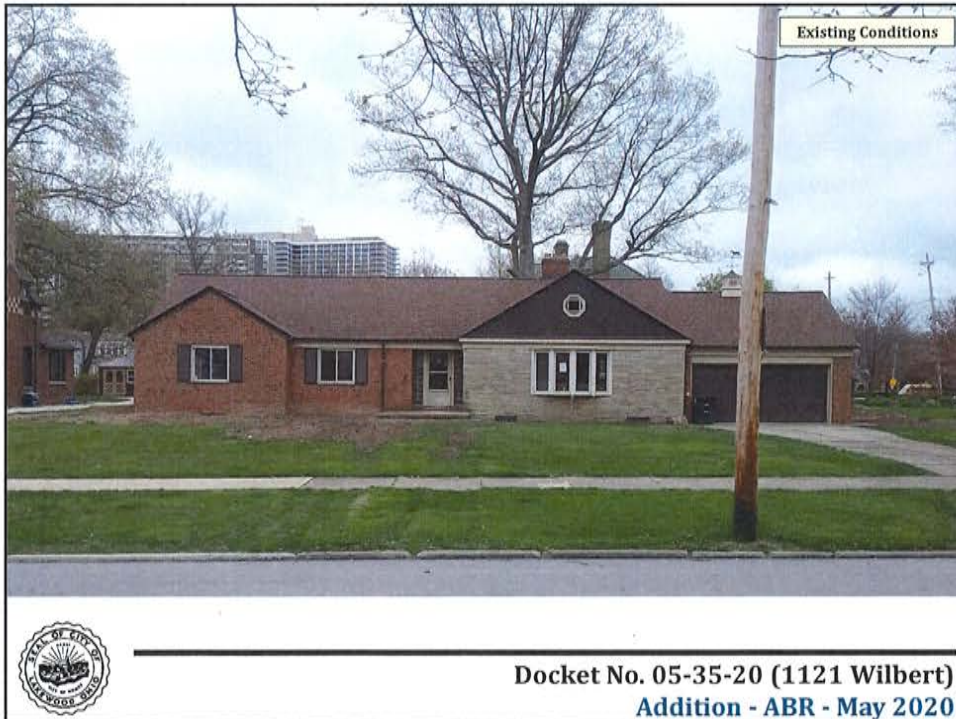


If members of the public have comments to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No. 05-35-20 (1121 Wilbert)**  
**Addition - ABR - May 2020**

107



**Docket No. 05-35-20 (1121 Wilbert)**  
**Addition - ABR - May 2020**

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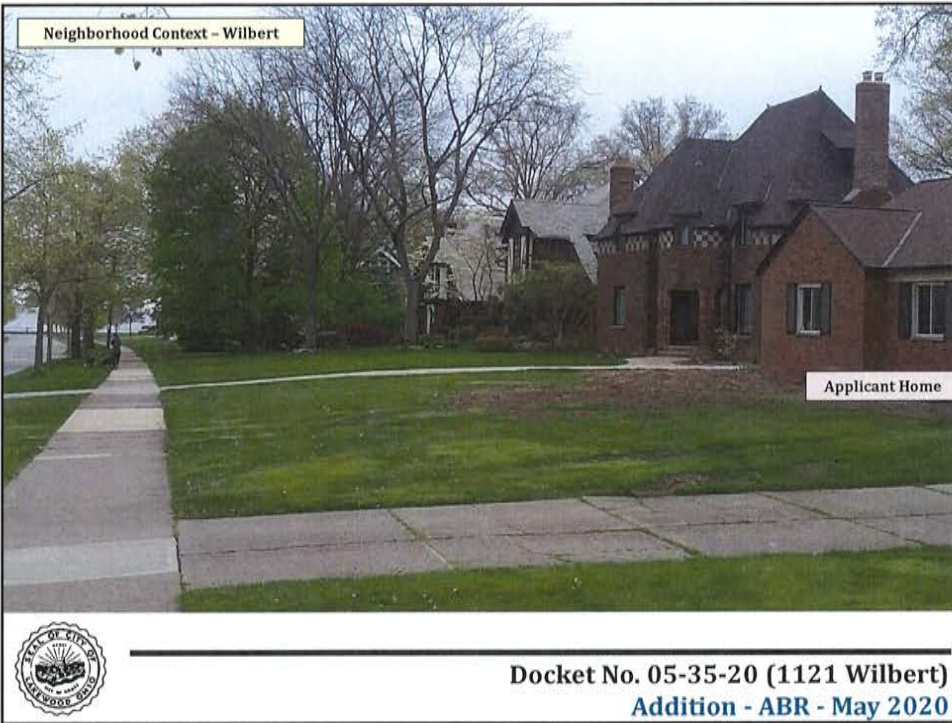
Docket No. 05-35-20 (1121 Wilbert)  
Addition - ABR - May 2020

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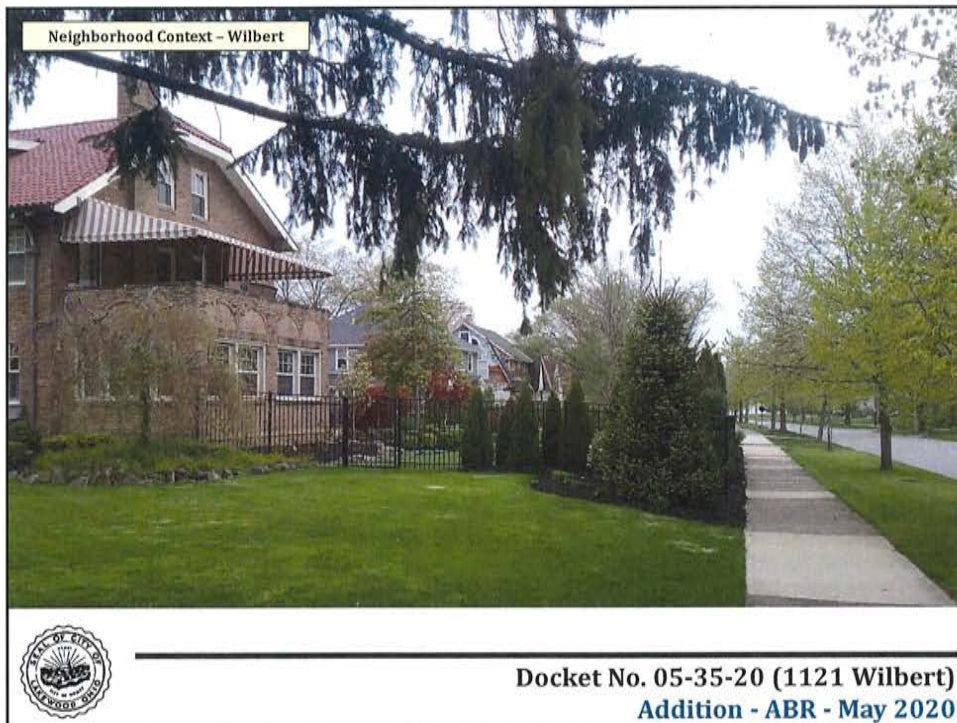


Docket No. 05-35-20 (1121 Wilbert)  
Addition - ABR - May 2020

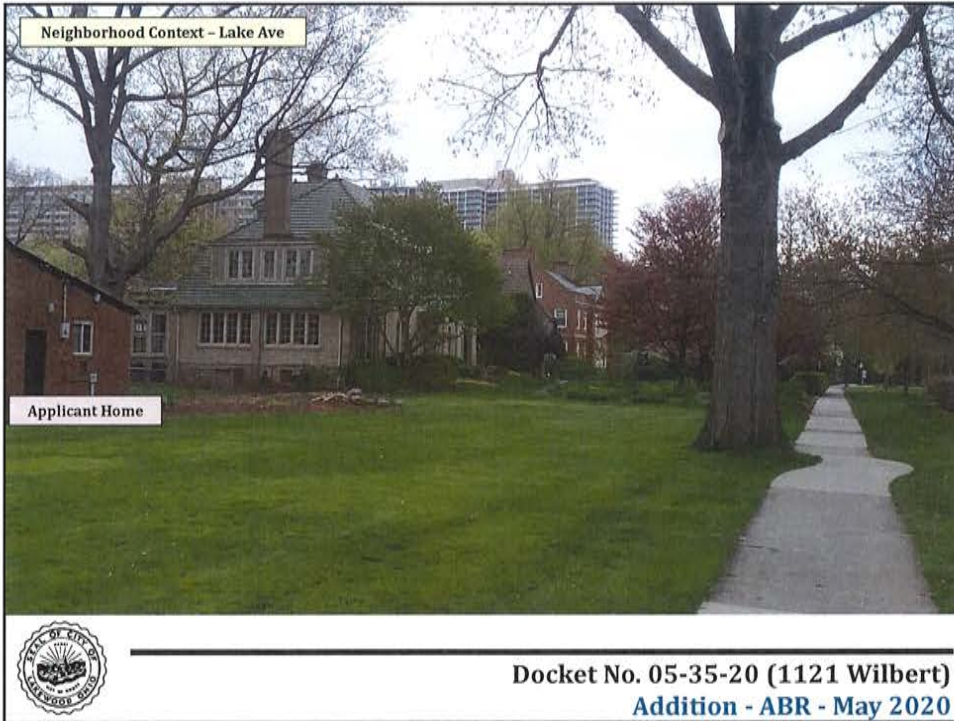
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111



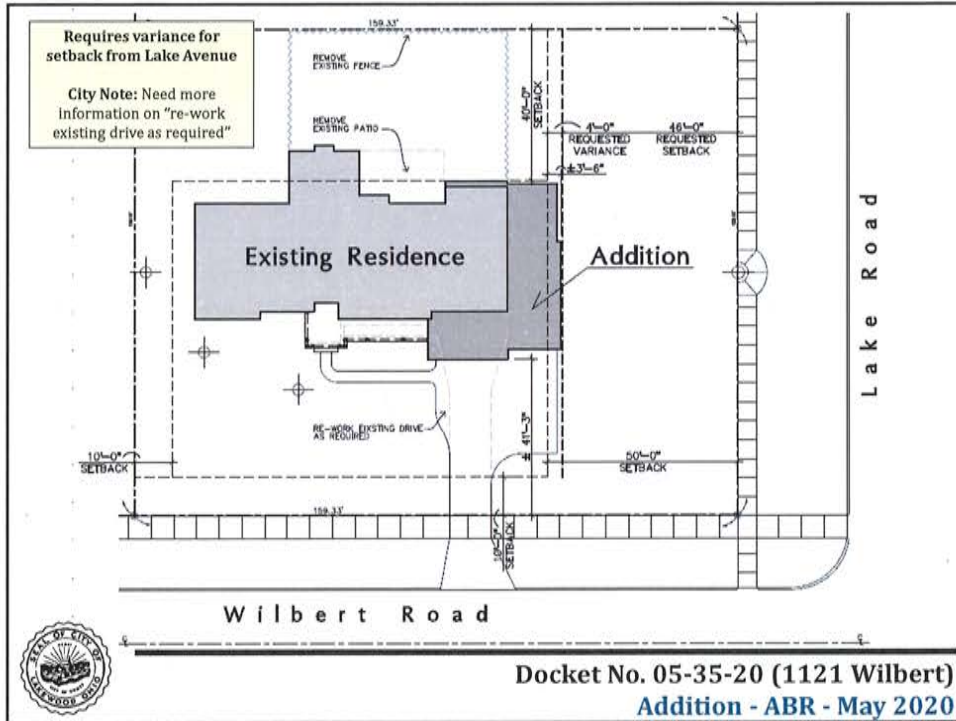
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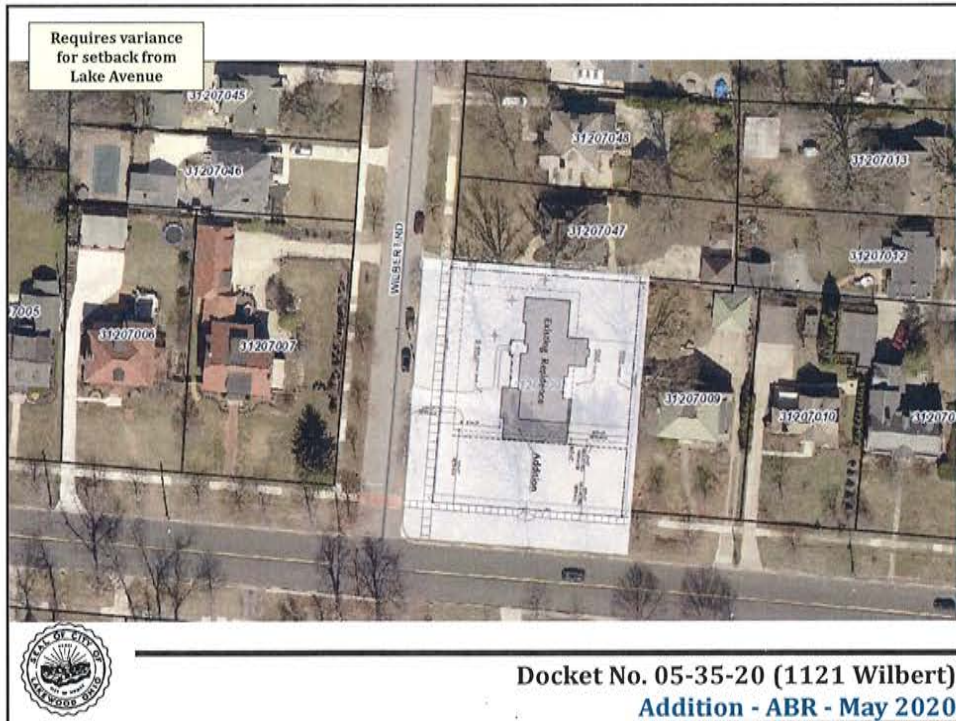
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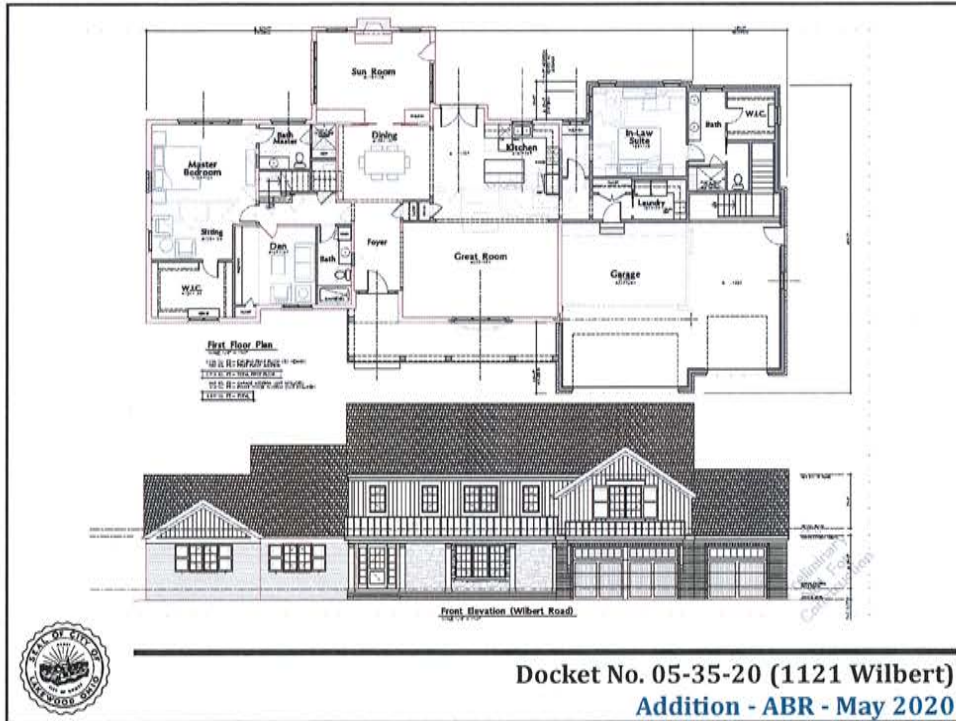
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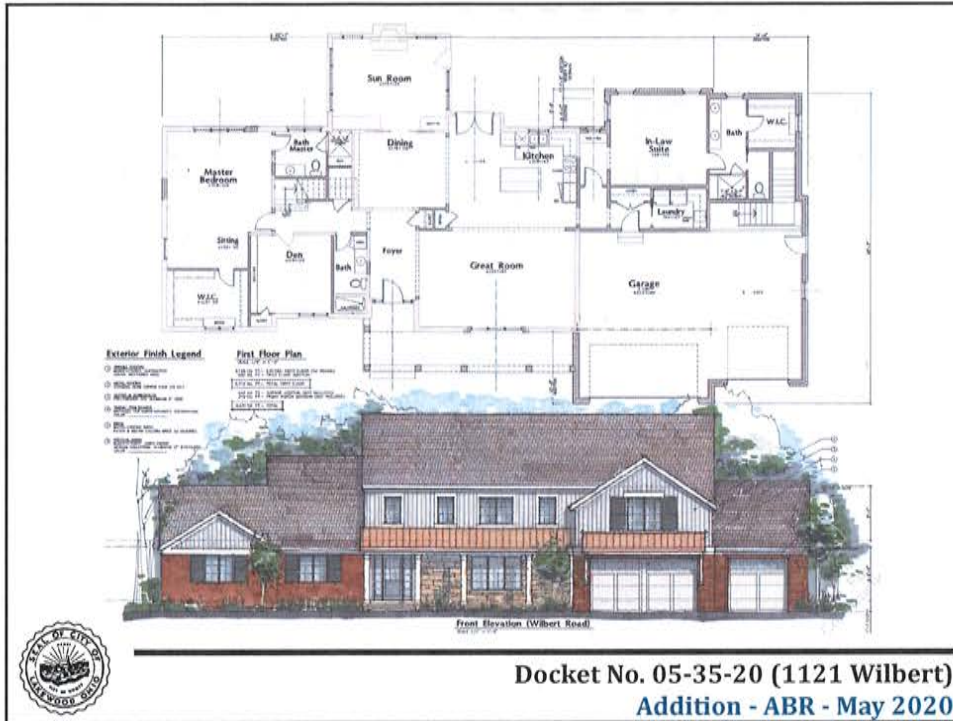
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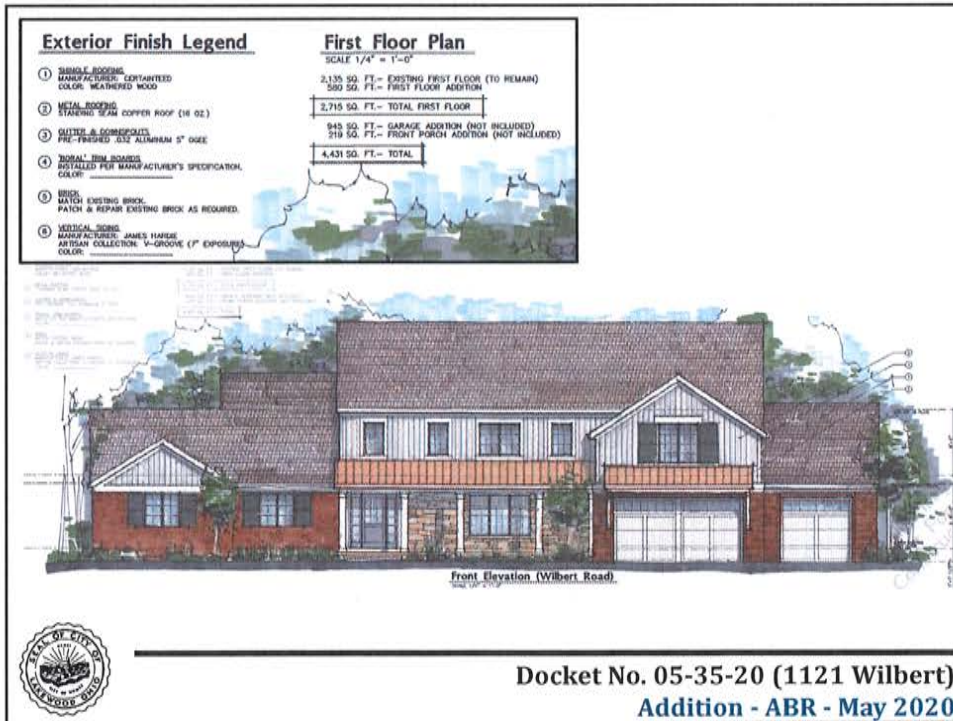
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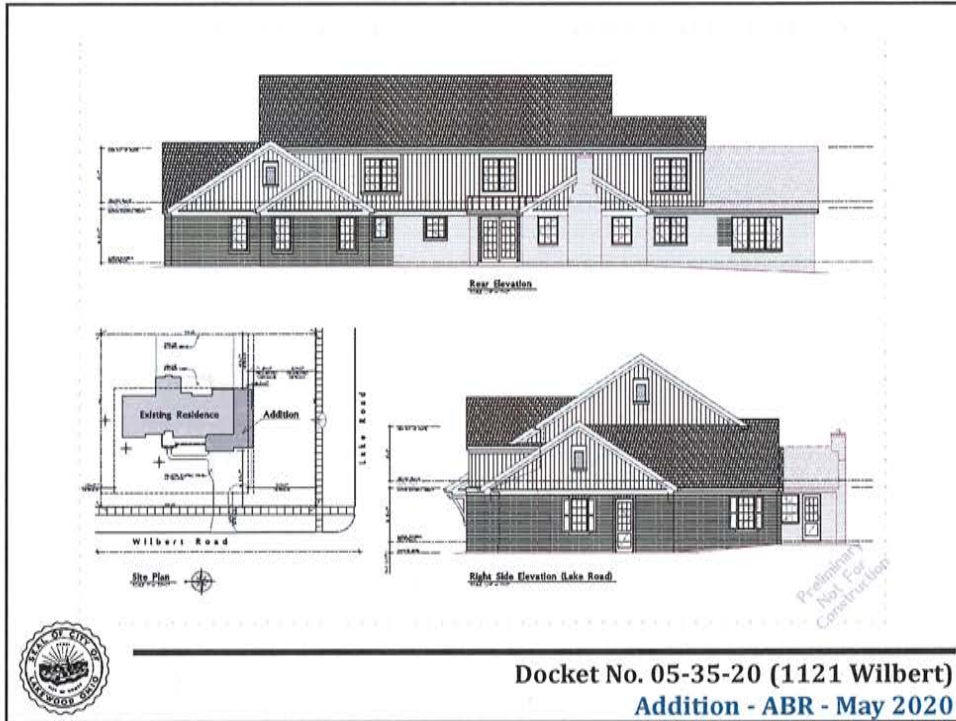
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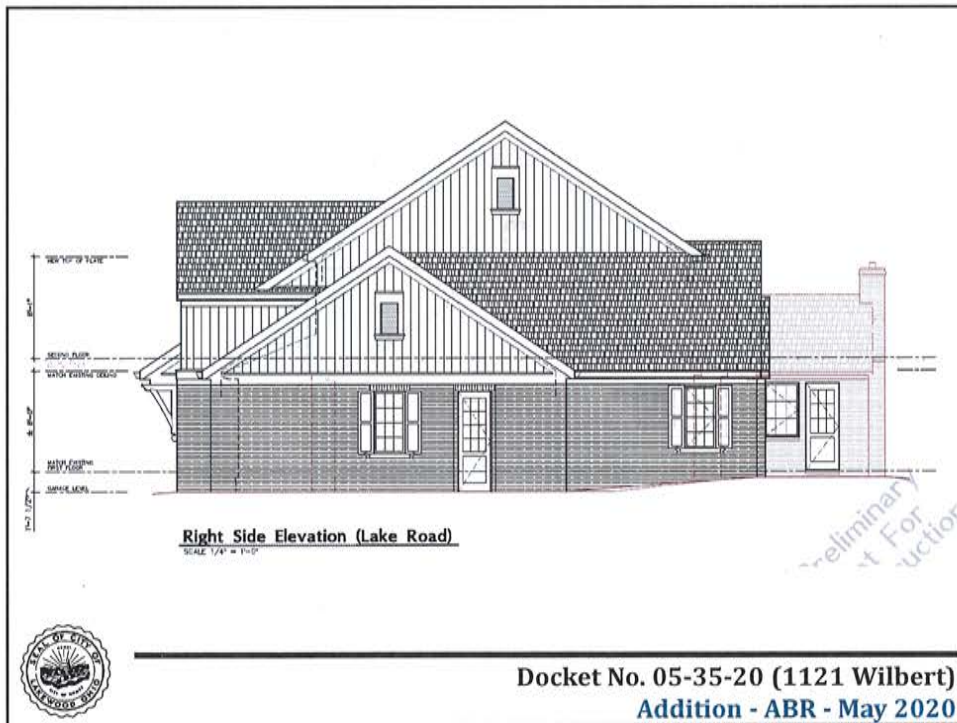
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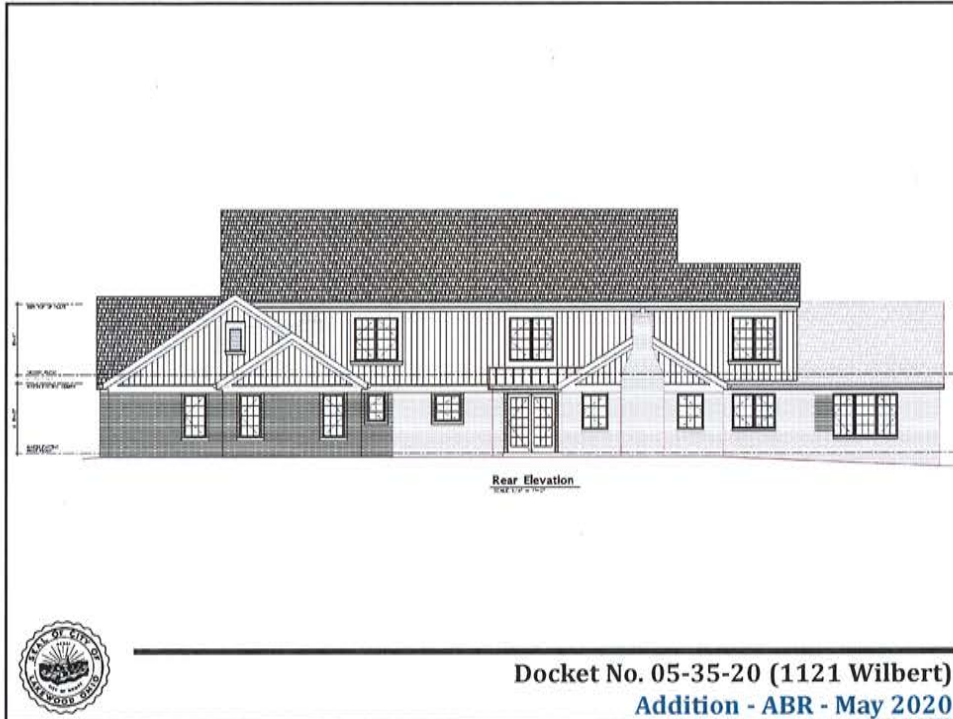
120



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**Docket No. 05-35-20 (1121 Wilbert)**  
**Addition - ABR - May 2020**

123

**LOCK JOINT**  
PROFILES

**ARTISAN®  
V-GROOVE SIDING**

- Deep v-shaped channels
- Great for vertical, horizontal and soffit applications

WIDTH 8.25 in. (20 in. Exposure)	THICKNESS 5/8 in.	TEXTURE Smooth	FINISH Primer	PROFILE WIDTH x DEPTH 6.5 in x 6.250 in.
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**ARTISAN®  
BEVEL CHANNEL SIDING**

- Chiseled lines emphasize its deep channels
- Adds an upscale accent to every home

WIDTH 10.25 in. (9.6 in. Exposure)	THICKNESS 5/8 in.	TEXTURE Smooth	FINISH Primer	PROFILE WIDTH x DEPTH 1.68 in x 0.263 in.
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**Docket No. 05-35-20 (1121 Wilbert)**  
**Addition - ABR - May 2020**

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**Second Floor Plan**  
1111 S. GUTHRIE AVE. (1111 S. GUTHRIE AVE.)  
1111 S. GUTHRIE AVE. (1111 S. GUTHRIE AVE.)  
1111 S. GUTHRIE AVE. (1111 S. GUTHRIE AVE.)

**Docket No. 05-35-20 (1121 Wilbert)**  
**Addition - ABR - May 2020**

125

**Applicant proposes front porch replacement.**

**City Notes:**

- Worked to move from solid railing (existing) design to conform with porch guidelines

**If members of the public have comments to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting**

**Docket No. 05-36-20 (1603 Wyandotte)**  
**Front Porch Replacement - ABR - May 2020**

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Existing Conditions



Docket No. 05-36-20 (1603 Wyandotte)  
Front Porch Replacement - ABR - May 2020

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**General Notes**

Since every attempt has been made for accuracy of these drawings, it is advised that each trade review all parts of the drawings that pertain to the work of which they will be responsible and report any dimensional or other errors, to the Contractor for correction or further clarification. Some minor dimensional changes may be made in the field to accommodate mechanicals, specific materials or general field conditions. Please note that all room sizes shown on the drawings are approximate.

All footers to bear on original solid soil. Assume 3000 pcf soil bearing capacity, unless noted otherwise. Adjust all footer depths as required to extend below the frost line, after field determining finish grade height, which may differ from what is shown on the drawings.

All floor joists to have solid or 1x6 blocking at midspan, on all spans over 8'-0". Double joists under any parallel bearing walls above, unless noted otherwise, and solid blocking through the floor system to transfer all point loads from above to the top of beam or foundation below.

All bearing headers to be minimum (2) 2x6s unless noted otherwise. All steel 18th plate beams and LVLs, three members wide and over, shall be through bolted with 1/2" dia. bolts at 2'-0" o.c. alternating top and bottom, and minimum two bolts at each end.

All beams to bear on Jack (brimber) studs or in walls with solid studs or blocking, to bring points below. Use 2 Jack studs with all headers over 8'-0".

All hip rafters to be single 2x or LVL member, one size larger than the rafters themselves. All valley rafters to be 2x4 or LVL members, one size larger than the rafters, or as noted otherwise, level bottom edge as required.

All rafters or prefabricated trusses, if any, shall be braced and secured to top of work per manufacturer's recommendations, or as required to prevent any racking, shifting or settling. Adjust rafter dimensions and/or wall heights as required to maintain a consistent gutterboard height, especially when using different rafter member sizes or changes in roof pitches.

Window numbers shown on the elevations are " " units. Window suppliers to review and notify Contractor of any units that do not meet local egress requirements, or any units that may require tempered glass, especially if another window manufacturer other than " " is used.

**PROPOSED REPAIRS FOR:**  
DAVID HOMENUK  
1603 WYANDOTTE  
LAKEWOOD, OHIO 44107

**BUILDERS:**  
BOROWISKE BUILDERS INC.  
10428 ABBEY RD.  
N. CROYALTON, OH 44133  
440-243-0220

**SITE PLAN**  
1" = 20'-0"

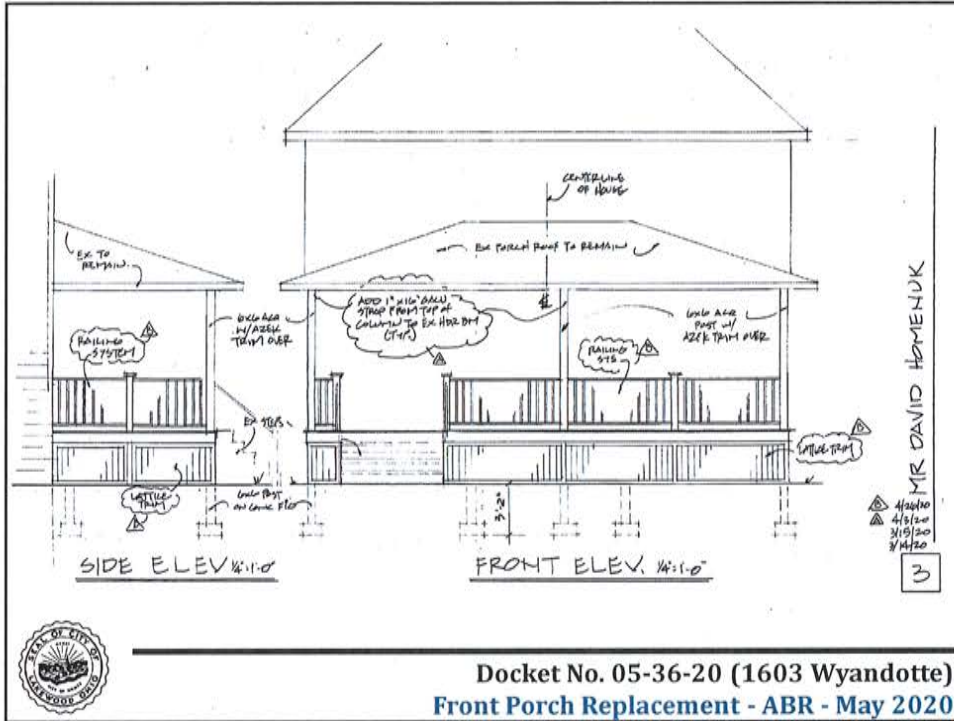
**PORCH SECTION**  
1/4" = 1'-0"

REPLACE EXISTING PORCH DECKING AND ANCHOR BOLTS  
REPLACE W/ HEAD

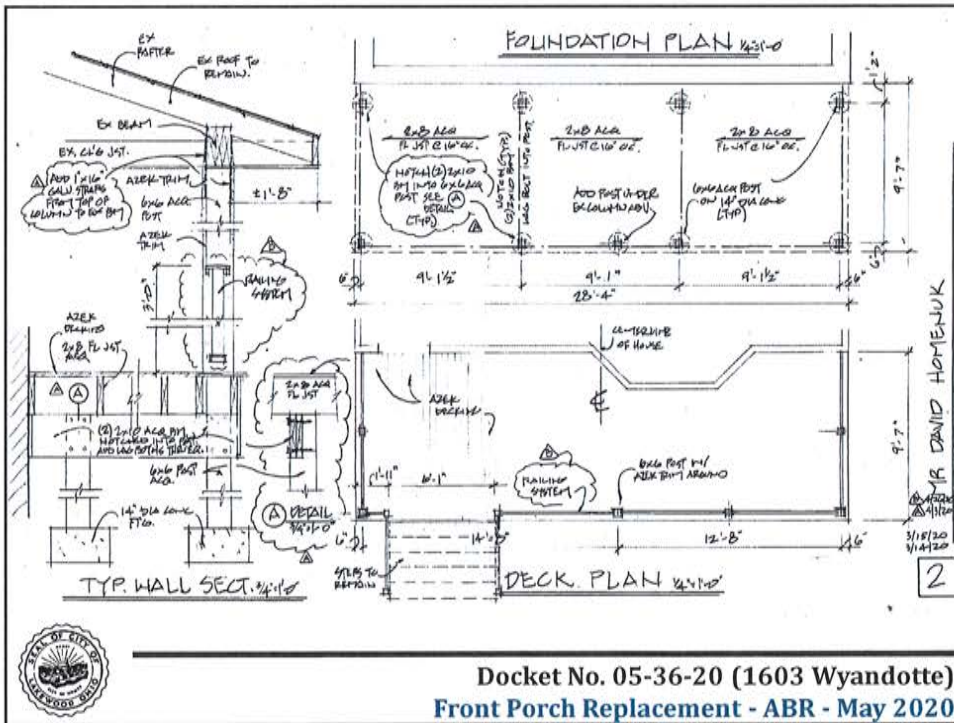
DAVID HOMENUK  
1603 WYANDOTTE  
LAKEWOOD, OHIO 44107

Docket No. 05-36-20 (1603 Wyandotte)  
Front Porch Replacement - ABR - May 2020

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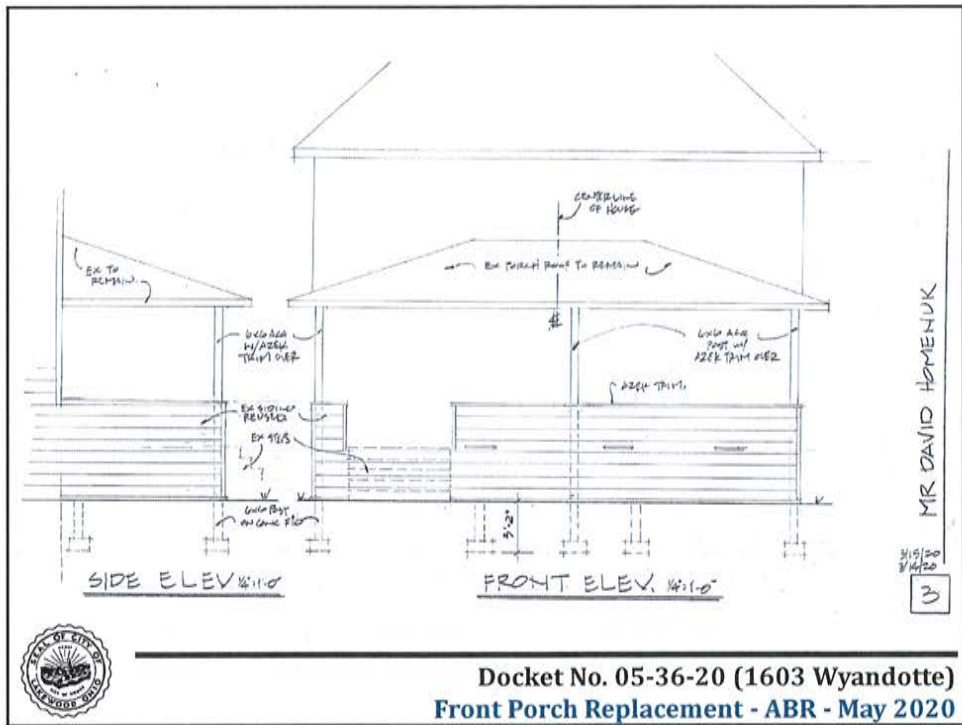
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131

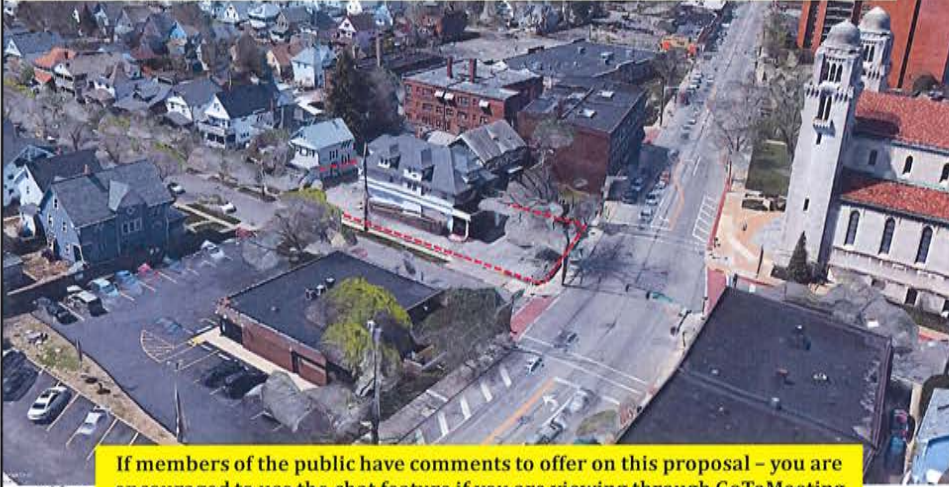


132

**Applicant proposes renovation including addition of storefront windows, new roof over entry, and new siding on commercial first floor (apartments above).**

**City Notes:**

- Update and provide color elevations (or rendering) to fully illustrate awning roof line and materials.



If members of the public have comments to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



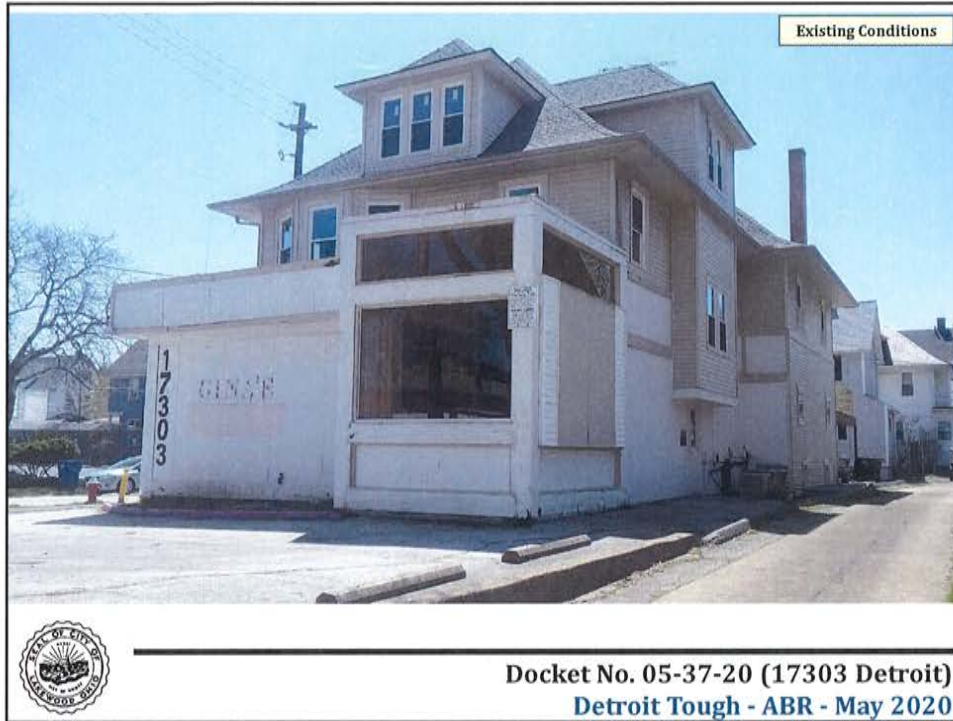
**Docket No. 05-37-20 (17303 Detroit)  
Detroit Tough - ABR - May 2020**

133

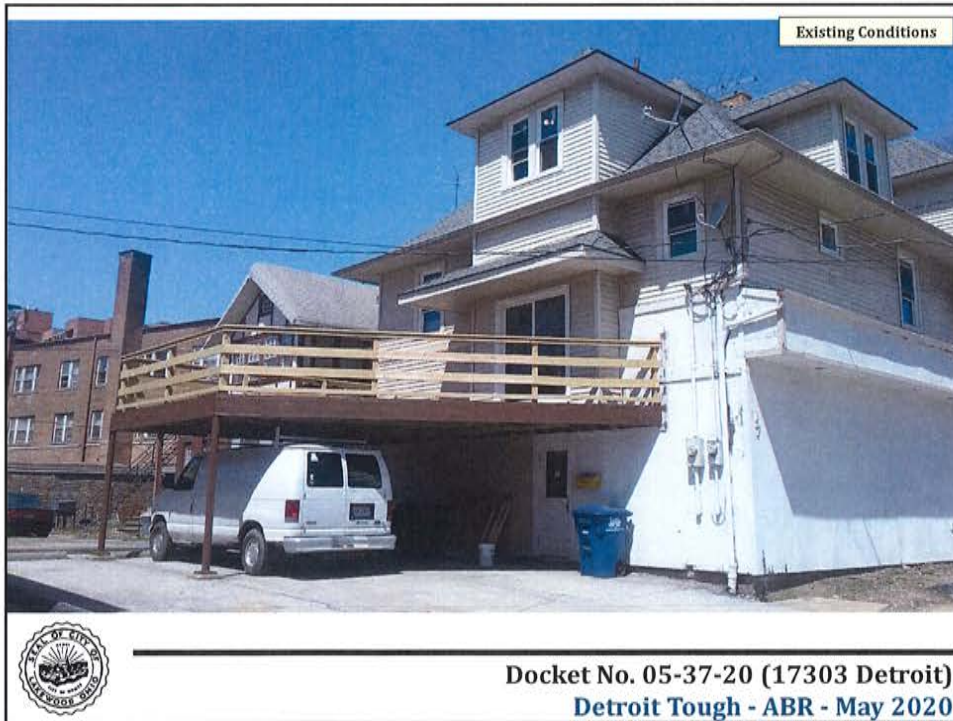


**Docket No. 05-37-20 (17303 Detroit)  
Detroit Tough - ABR - May 2020**

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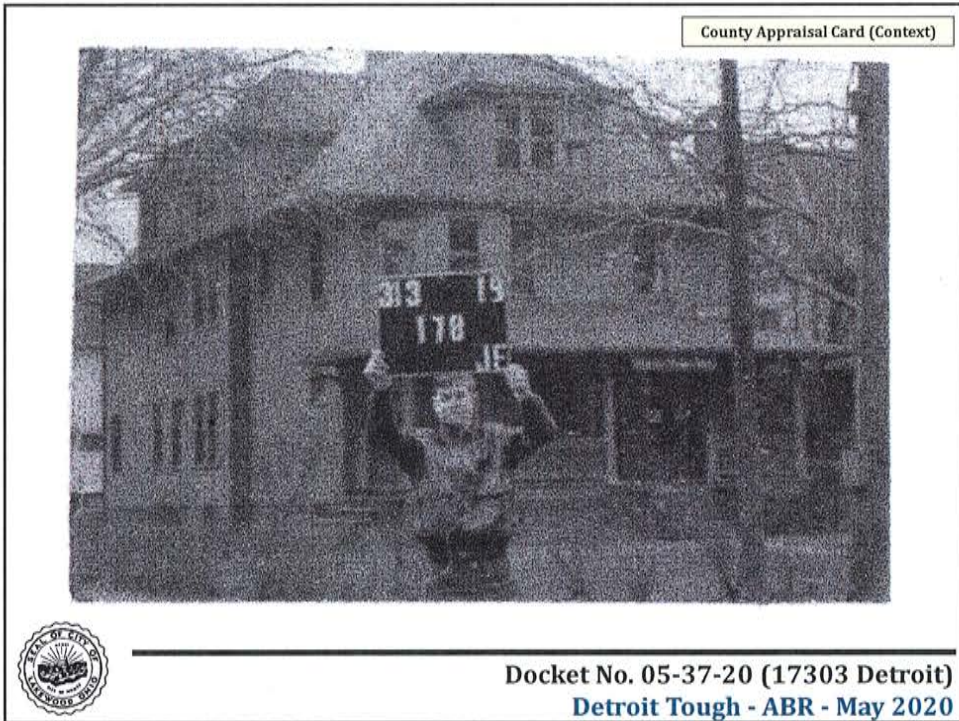
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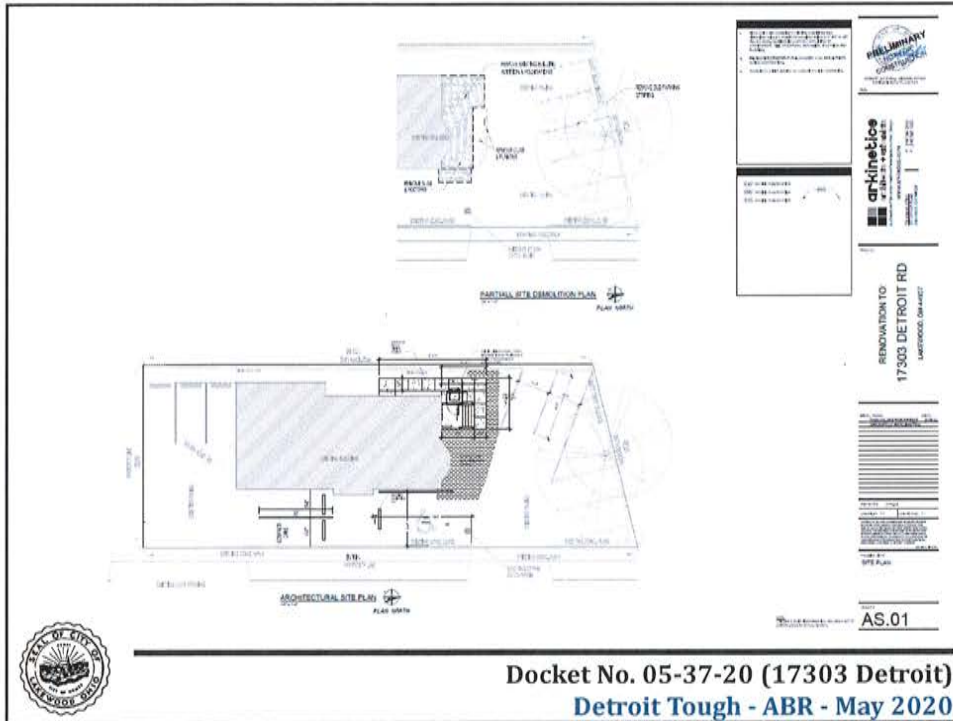
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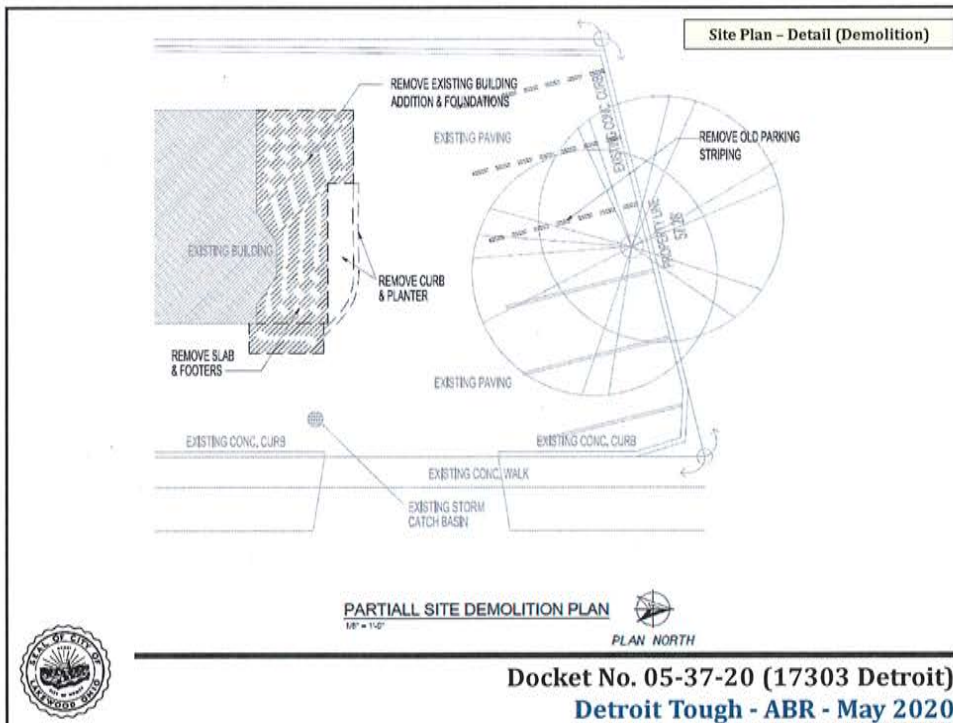
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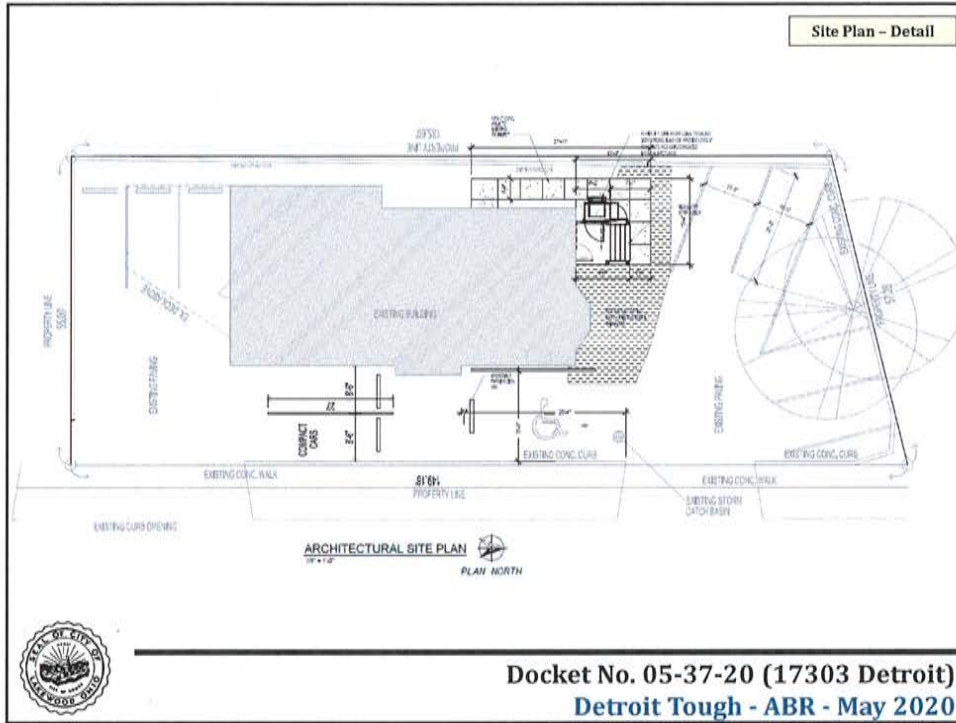
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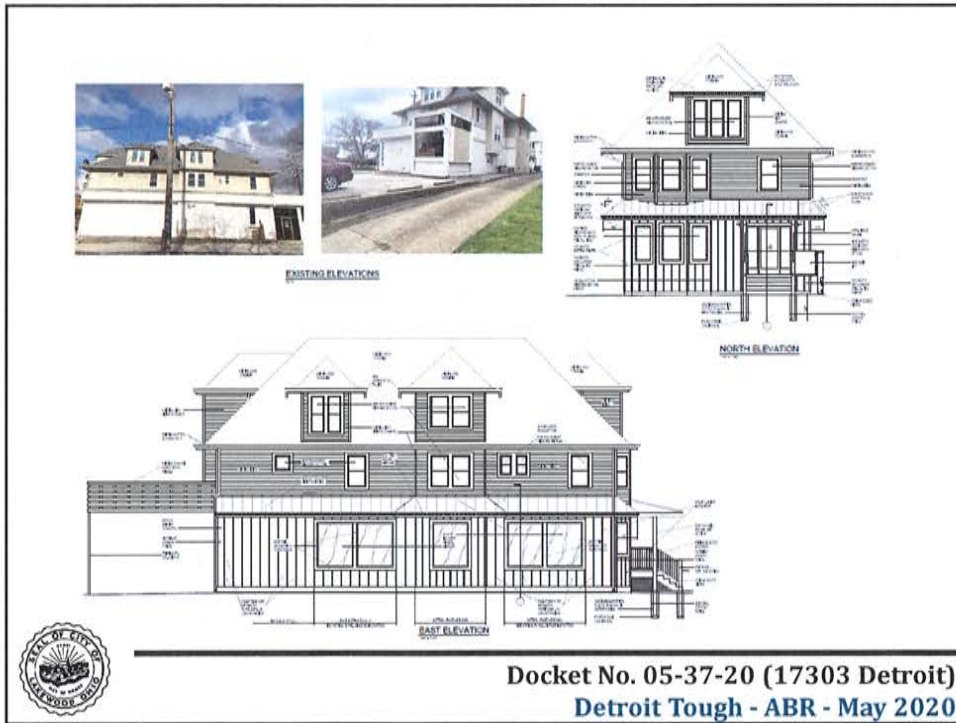
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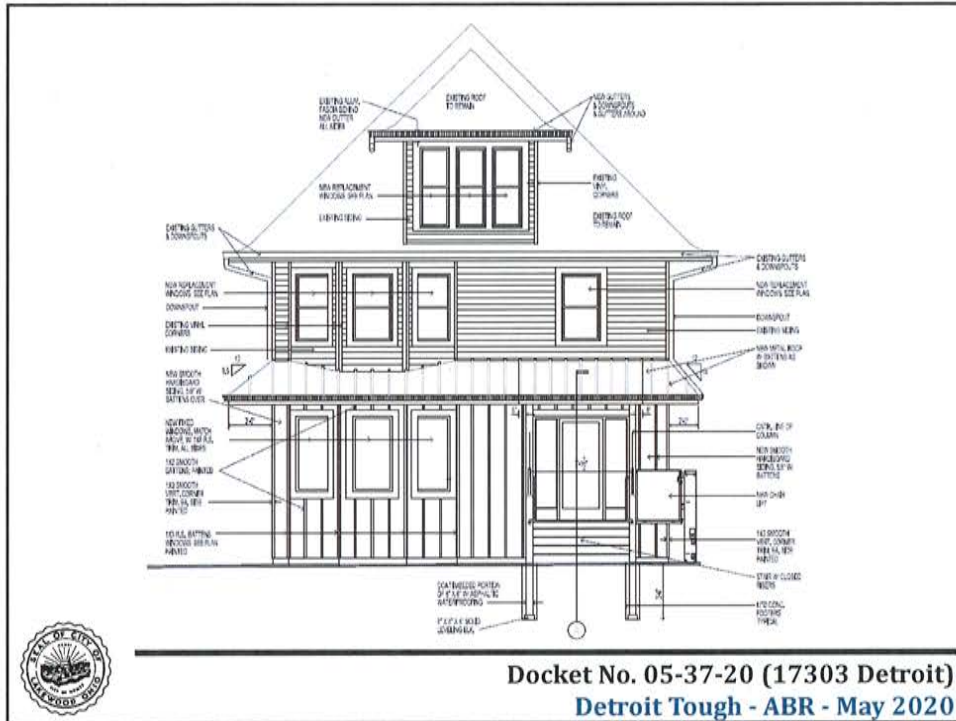
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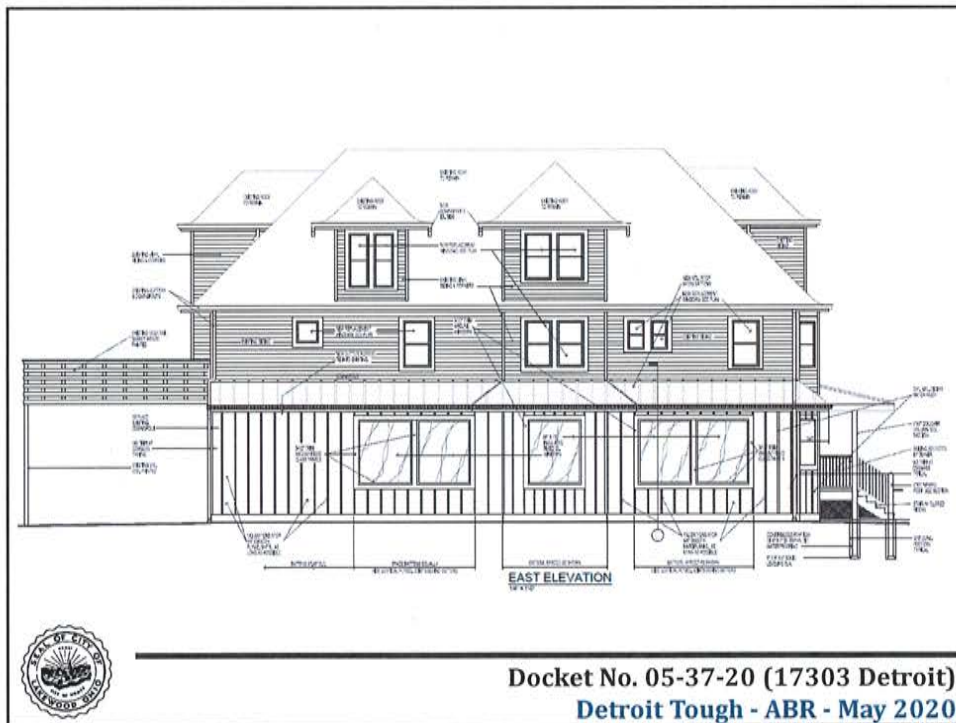
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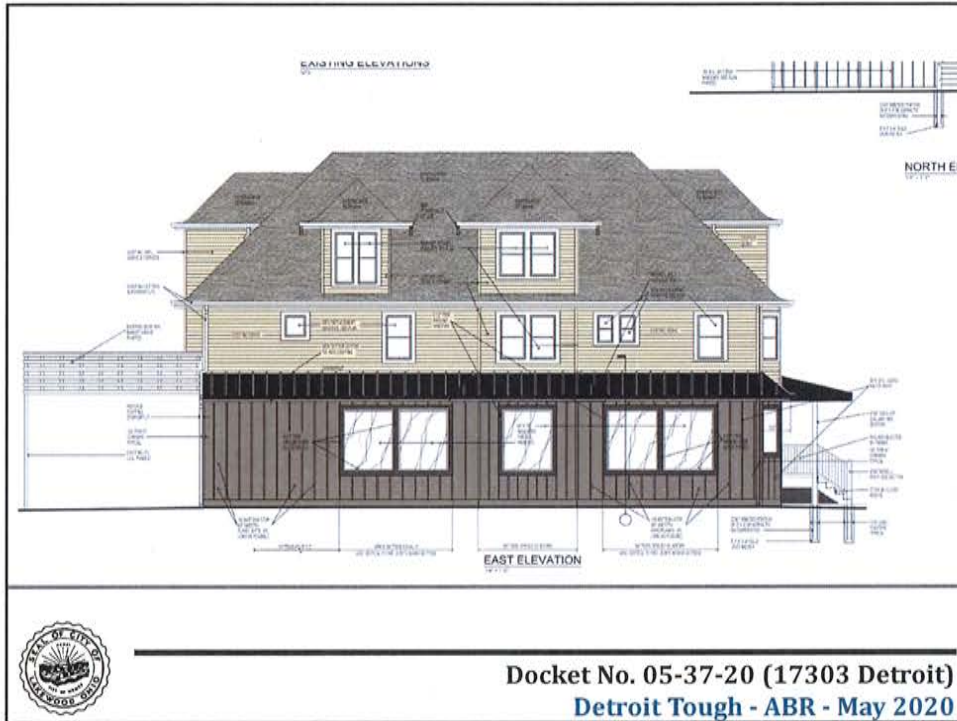
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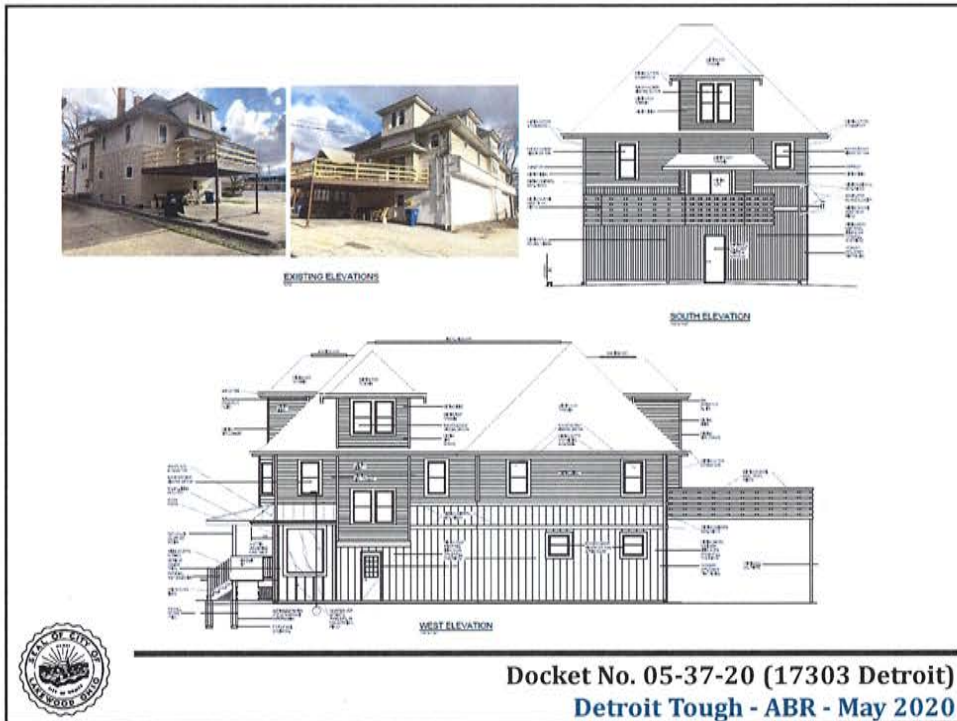


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Docket No. 05-37-20 (17303 Detroit)  
 Detroit Tough - ABR - May 2020

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Docket No. 05-37-20 (17303 Detroit)  
 Detroit Tough - ABR - May 2020

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**Applicant proposes rehabilitation of building including addition of storefront windows, repainting of brick to match original brick color, applying for Historic Tax Credits.**

**City Notes:**

- Planning Commission – approved Conditional Use (February 2020) – required repaving of parking lot
- Rear (south) lot – review fencing/screening between property and adjacent residential parcels
- Provide material examples to fully illustrate proposal
- Provide SHPO historic review documents for background/context on the elements of historic significance



If members of the public have comments to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



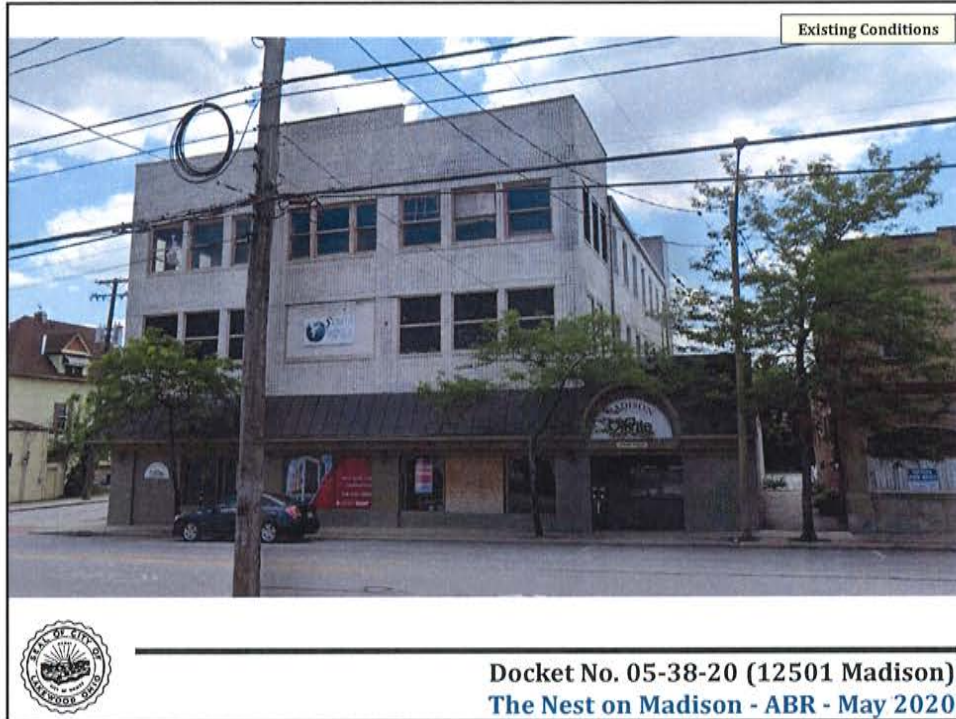
**Docket No. 05-38-20 (12501 Madison)  
The Nest on Madison - ABR - May 2020**

151

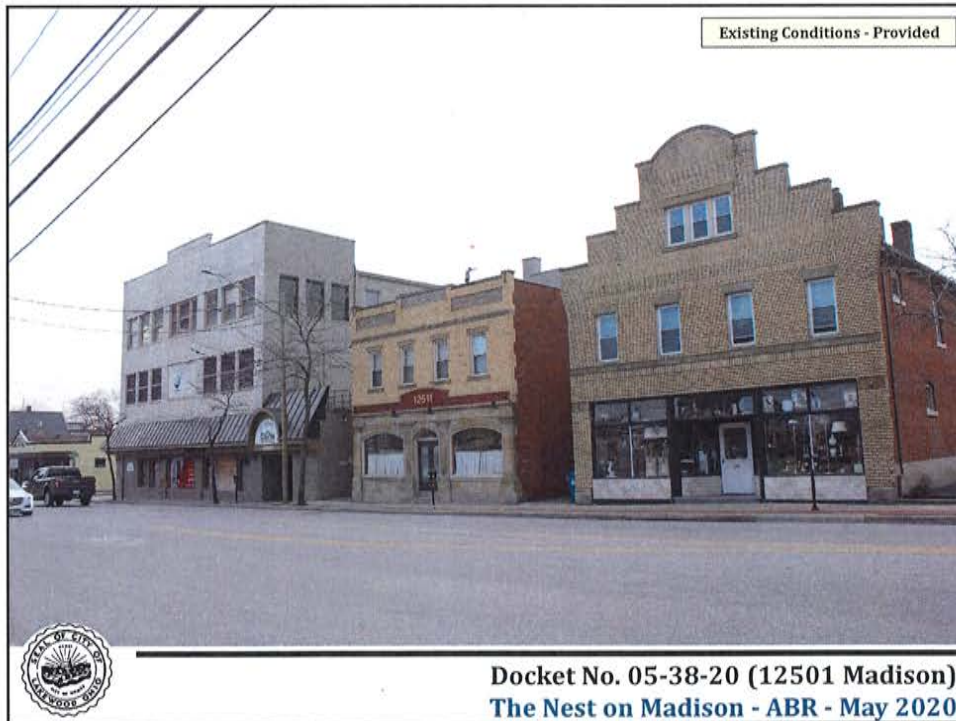


**Docket No. 05-38-20 (12501 Madison)  
The Nest on Madison - ABR - May 2020**

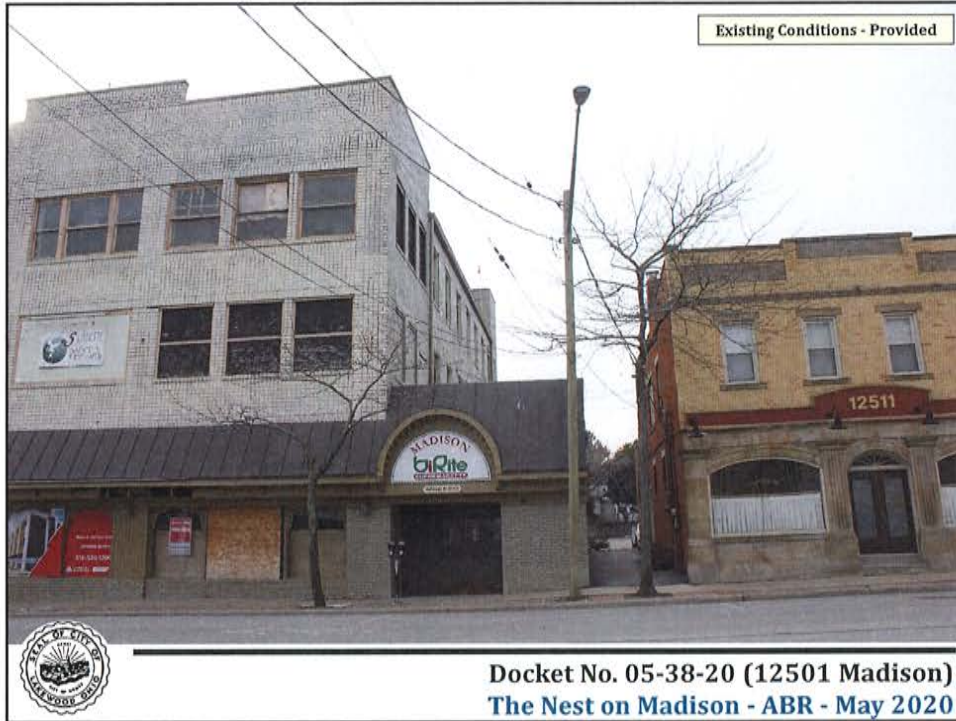
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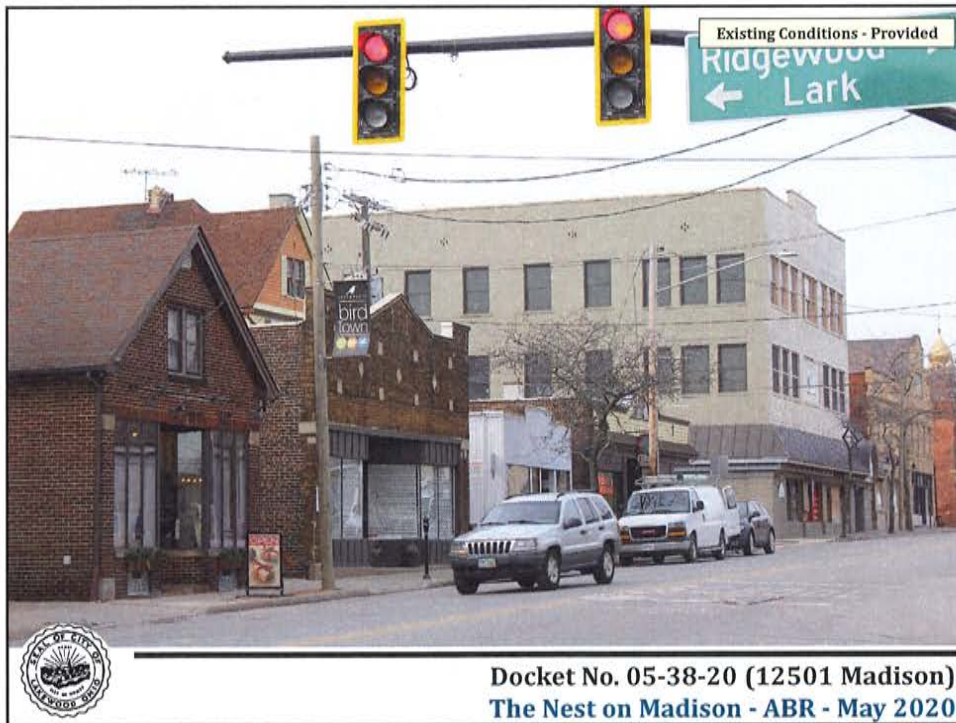
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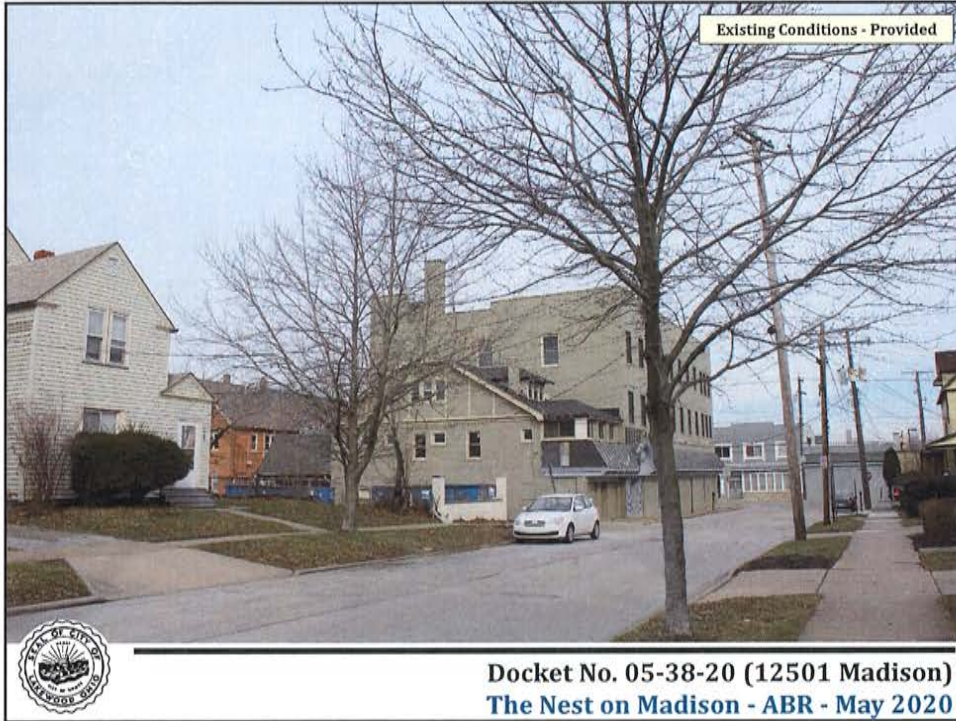
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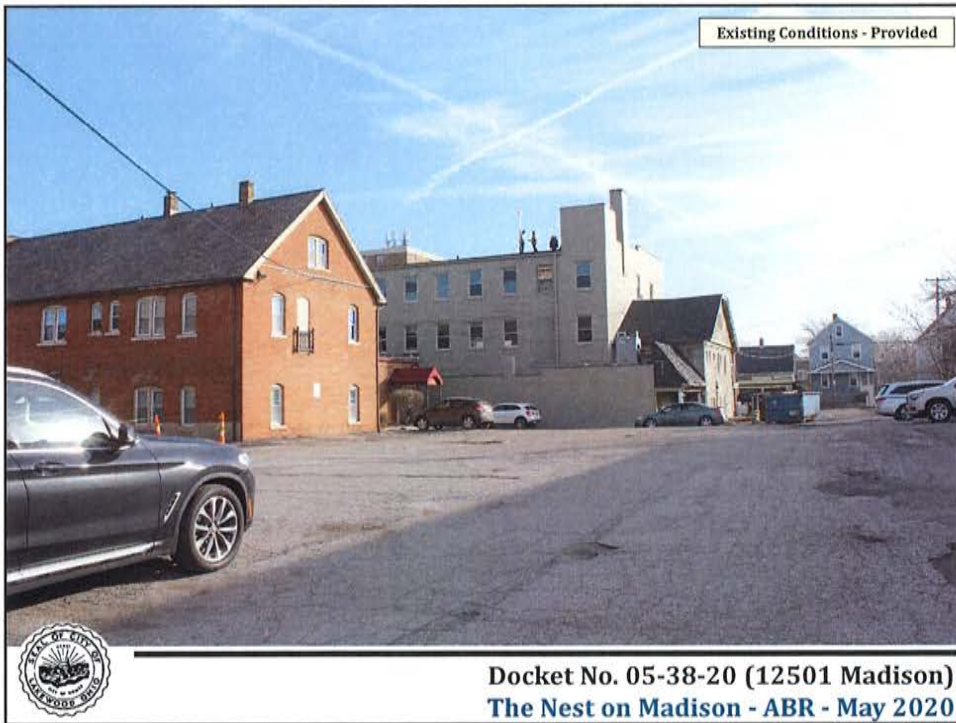
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158



**1325.08 PARKING AND VACANT LOT DESIGN.**

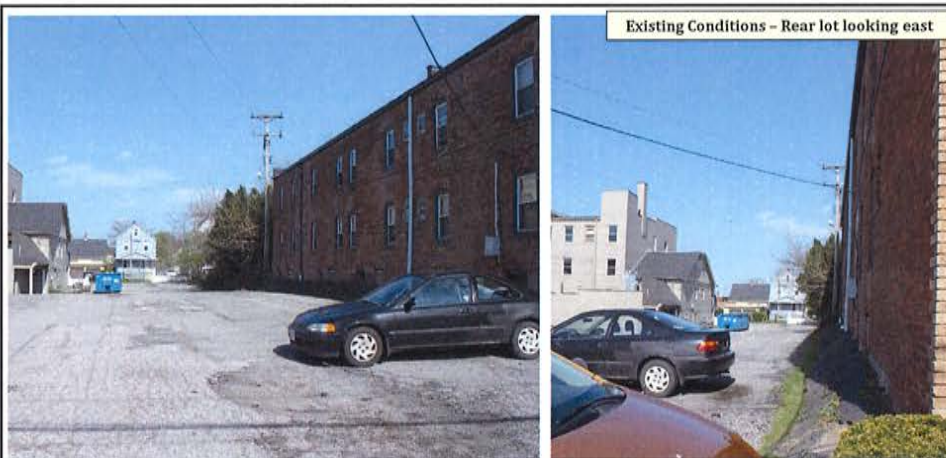
(g) Screening of parking lots. Parking lots abutting a residential lot or projecting into a residential district by a special exception shall have a solid visual barrier at least four feet high on the common parking lot, residential lot line by one or a combination of the following methods:

- (1) Solid decorative masonry wall.
- (2) Landscape earth mound not less than 2 to 1 slope.
- (3) Treated wood fence.
- (4) Evergreen hedge chain link fence.



**Docket No. 05-38-20 (12501 Madison)  
The Nest on Madison - ABR - May 2020**

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**1325.08 PARKING AND VACANT LOT DESIGN.**

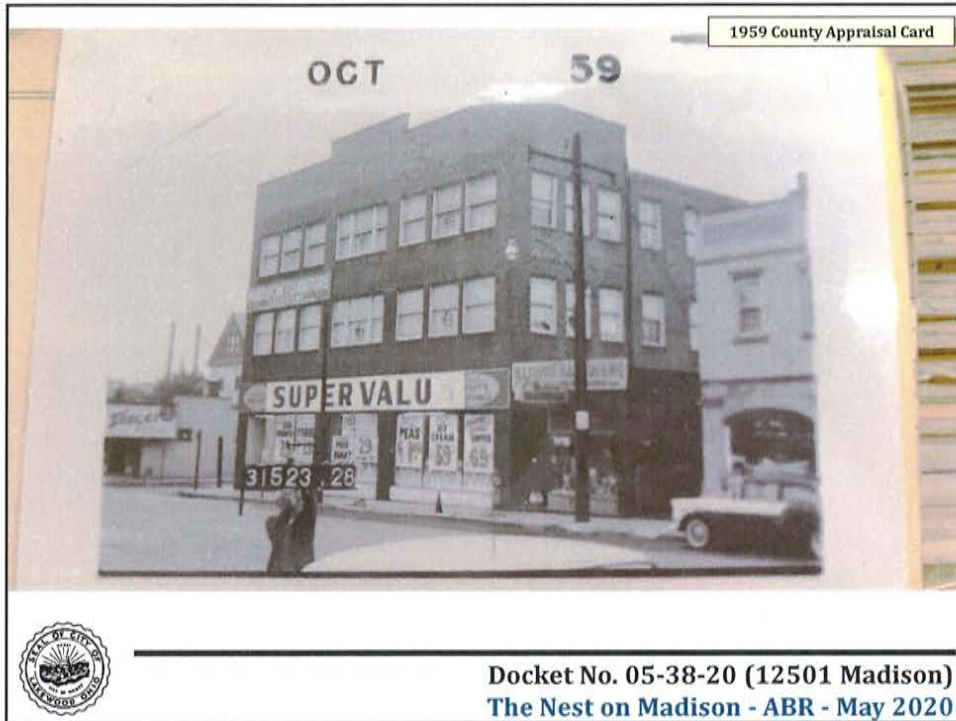
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- (1) Solid decorative masonry wall.
- (2) Landscape earth mound not less than 2 to 1 slope.
- (3) Treated wood fence.
- (4) Evergreen hedge chain link fence.

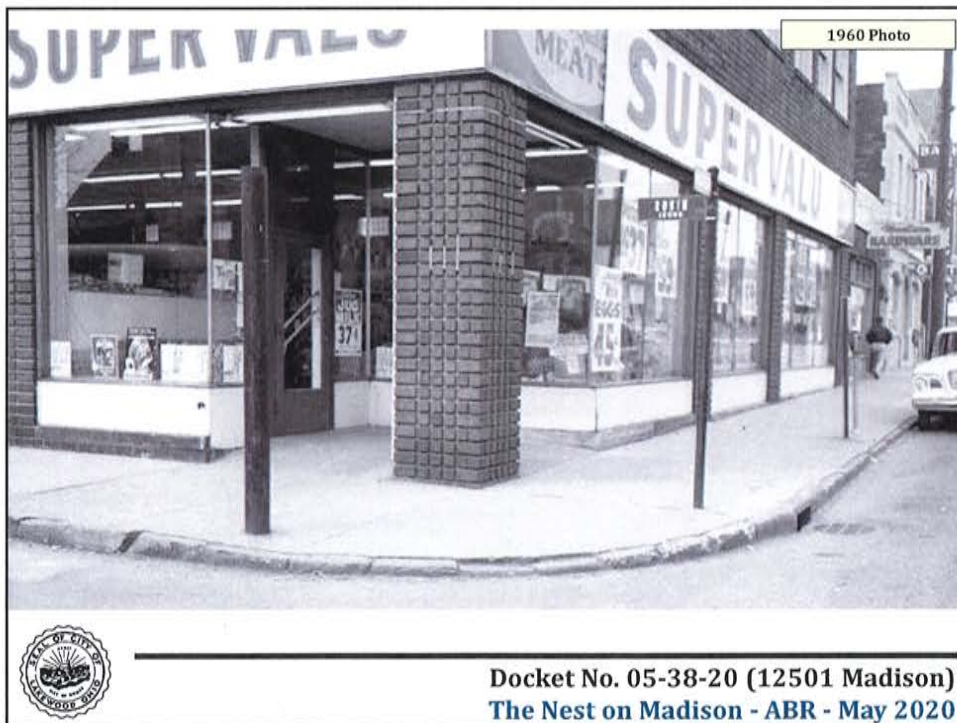


**Docket No. 05-38-20 (12501 Madison)  
The Nest on Madison - ABR - May 2020**

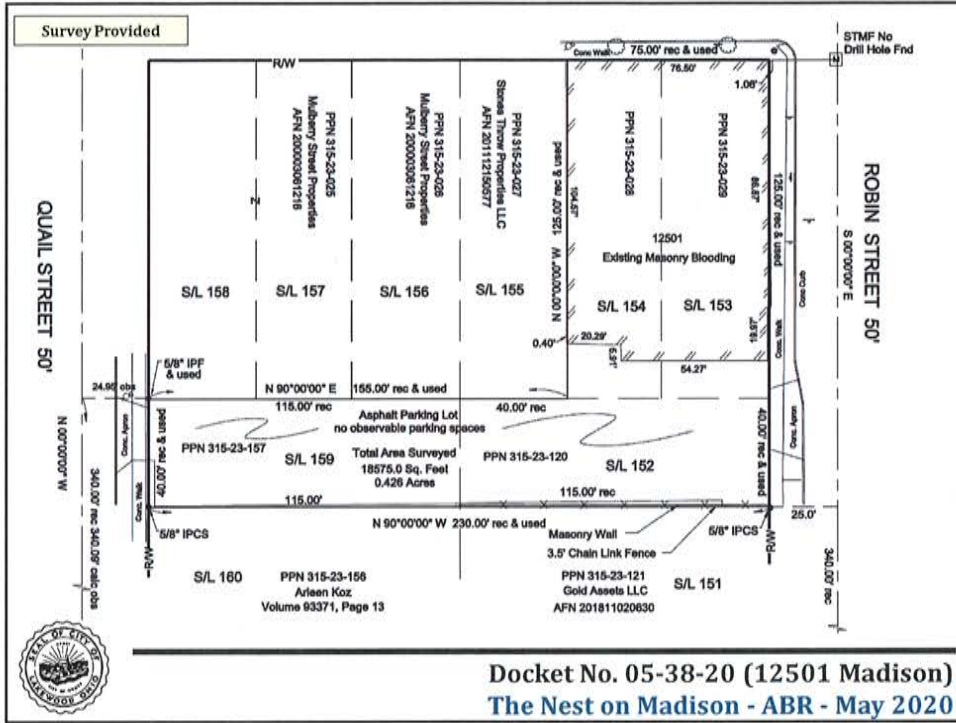
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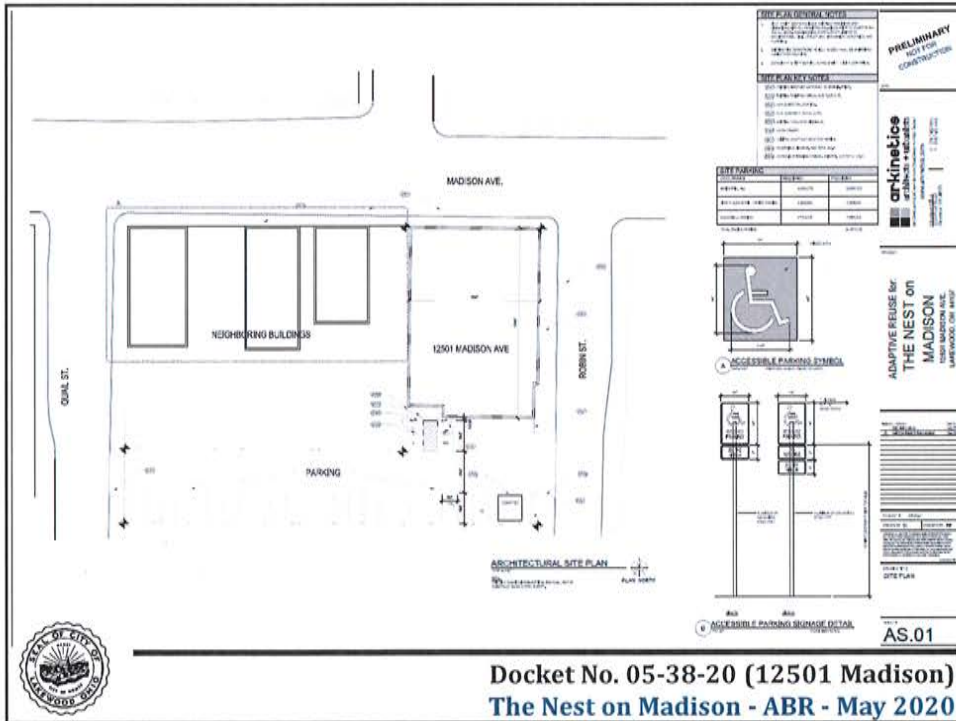
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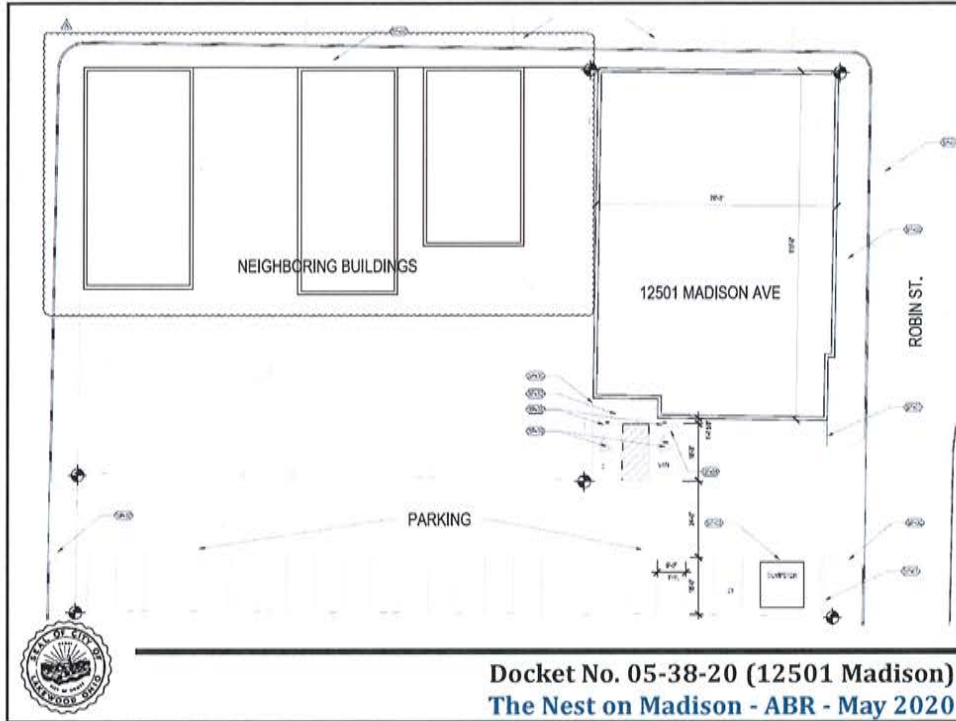
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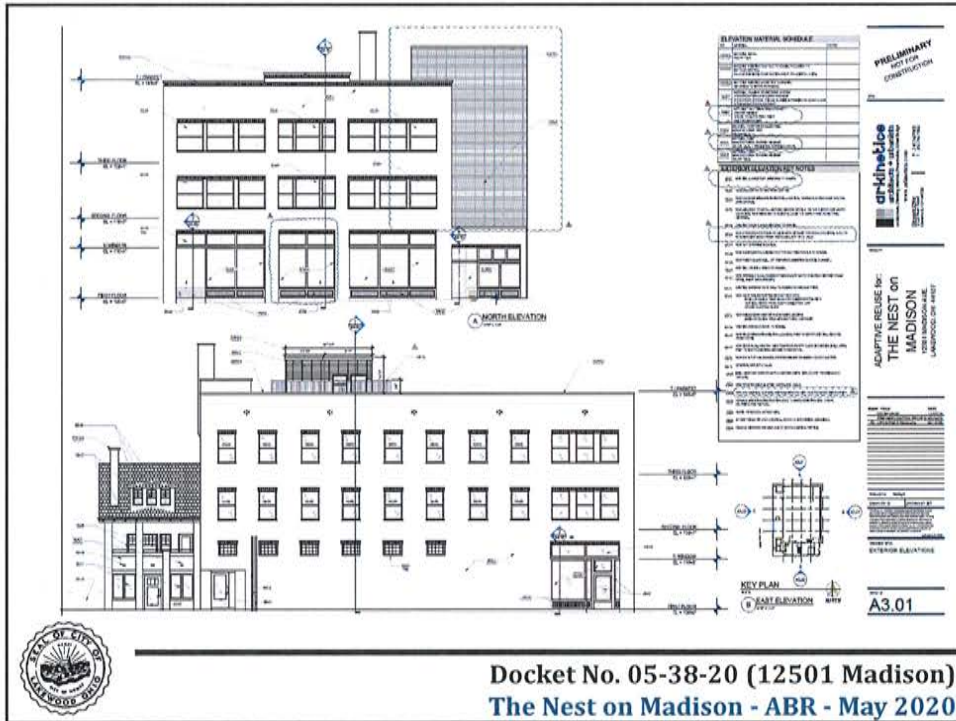
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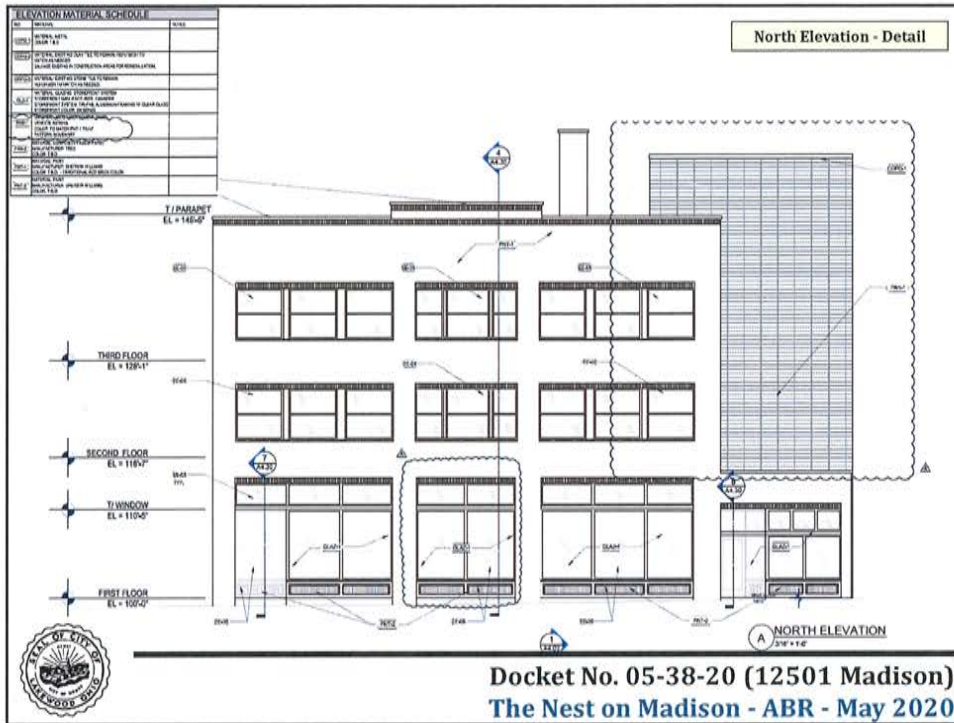
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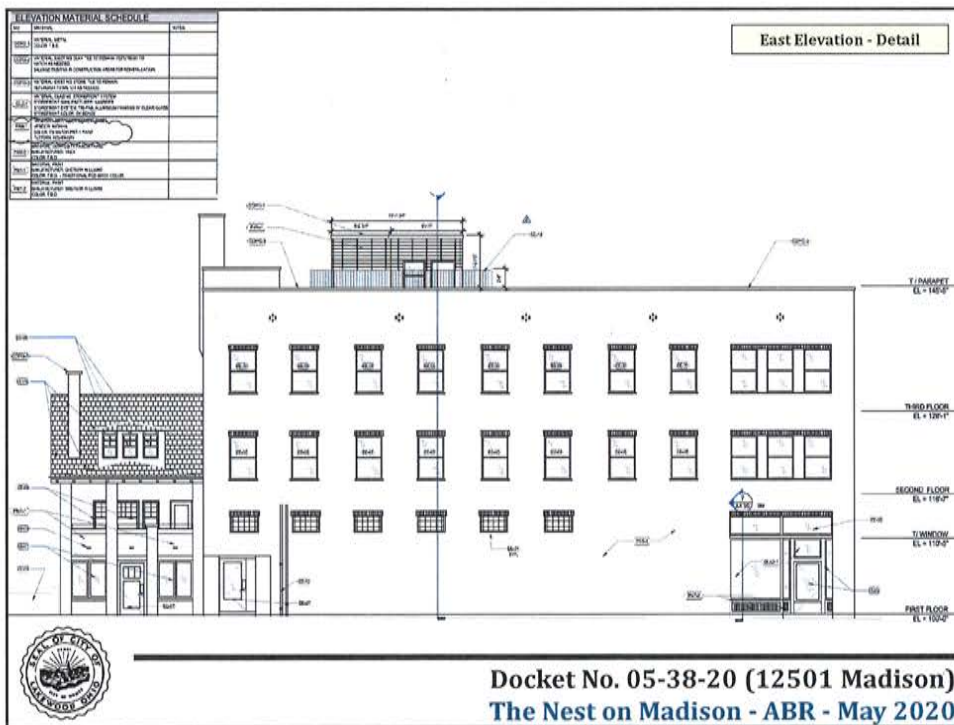
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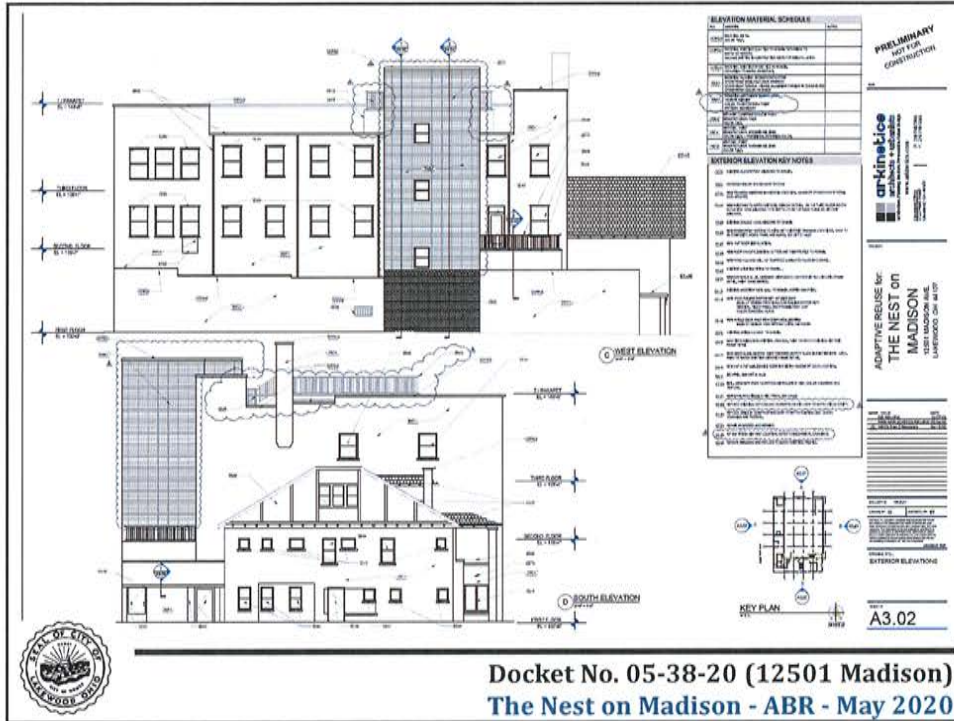
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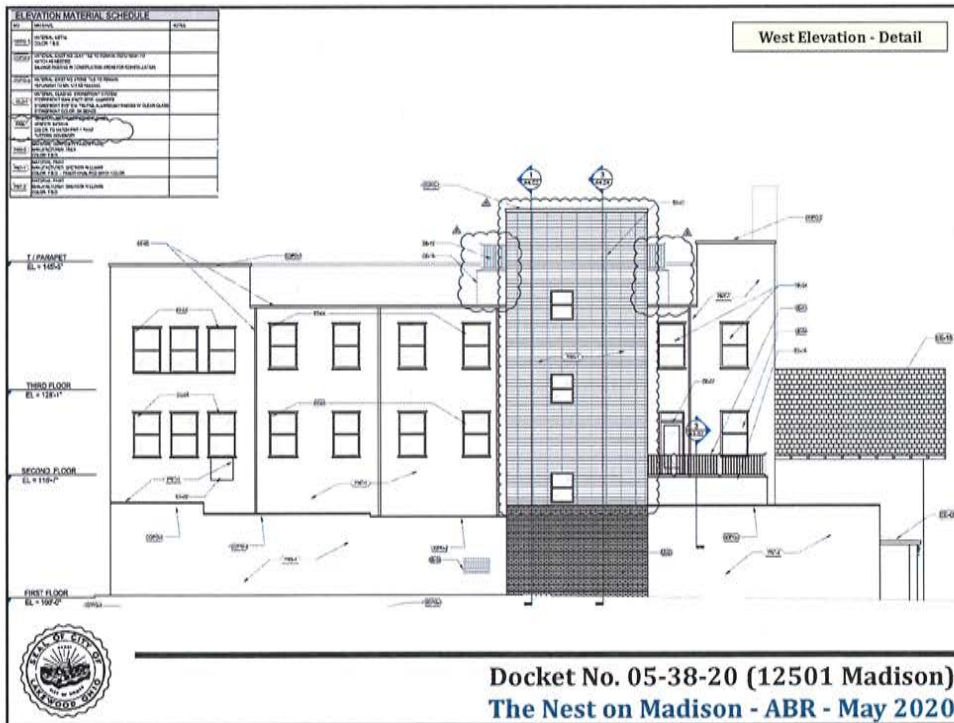


168



Docket No. 05-38-20 (12501 Madison)  
The Nest on Madison - ABR - May 2020

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Docket No. 05-38-20 (12501 Madison)  
The Nest on Madison - ABR - May 2020

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ELEVATION MATERIAL SCHEDULE	
ID	Notes
0001	See Note 1479
0002	See Note 1481
0003	See Note 1482
0004	See Note 1483
0005	See Note 1484
0006	See Note 1485
0007	See Note 1486
0008	See Note 1487
0009	See Note 1488
0010	See Note 1489
0011	See Note 1490
0012	See Note 1491
0013	See Note 1492
0014	See Note 1493
0015	See Note 1494
0016	See Note 1495
0017	See Note 1496
0018	See Note 1497
0019	See Note 1498
0020	See Note 1499
0021	See Note 1500
0022	See Note 1501
0023	See Note 1502
0024	See Note 1503
0025	See Note 1504
0026	See Note 1505
0027	See Note 1506
0028	See Note 1507
0029	See Note 1508
0030	See Note 1509
0031	See Note 1510
0032	See Note 1511
0033	See Note 1512
0034	See Note 1513
0035	See Note 1514
0036	See Note 1515
0037	See Note 1516
0038	See Note 1517
0039	See Note 1518
0040	See Note 1519
0041	See Note 1520
0042	See Note 1521
0043	See Note 1522
0044	See Note 1523
0045	See Note 1524
0046	See Note 1525
0047	See Note 1526
0048	See Note 1527
0049	See Note 1528
0050	See Note 1529
0051	See Note 1530
0052	See Note 1531
0053	See Note 1532
0054	See Note 1533
0055	See Note 1534
0056	See Note 1535
0057	See Note 1536
0058	See Note 1537
0059	See Note 1538
0060	See Note 1539
0061	See Note 1540
0062	See Note 1541
0063	See Note 1542
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0091	See Note 1570
0092	See Note 1571
0093	See Note 1572
0094	See Note 1573
0095	See Note 1574
0096	See Note 1575
0097	See Note 1576
0098	See Note 1577
0099	See Note 1578
0100	See Note 1579

**South Elevation - Detail**

**Docket No. 05-38-20 (12501 Madison)**  
**The Nest on Madison - ABR - May 2020**

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**Example - Lighting**

**KICHLER**
Products   Lighting Ideas   Tips & Guides   For Professionals   Why Kichler

Home > Products > Outdoor Lighting > Outdoor Wall Lights > Outdoor Wall Light (No Arm)
Add to Favorites

**Cylinder 12" Wall Light Architectural Bronze**

32442 (Architectural Bronze)

★★★★☆ 8.2 (95)   [View Reviews](#)   [Ask a Question](#)

This Wall Cylinder features a unique two light design that shoots and down your walls. It includes our Architectural Bronze finish & 30 bulbs which produce 65-watts (max.) of pure light. It measure and is U.L. listed for damp location.

FINISH: Architectural Bronze

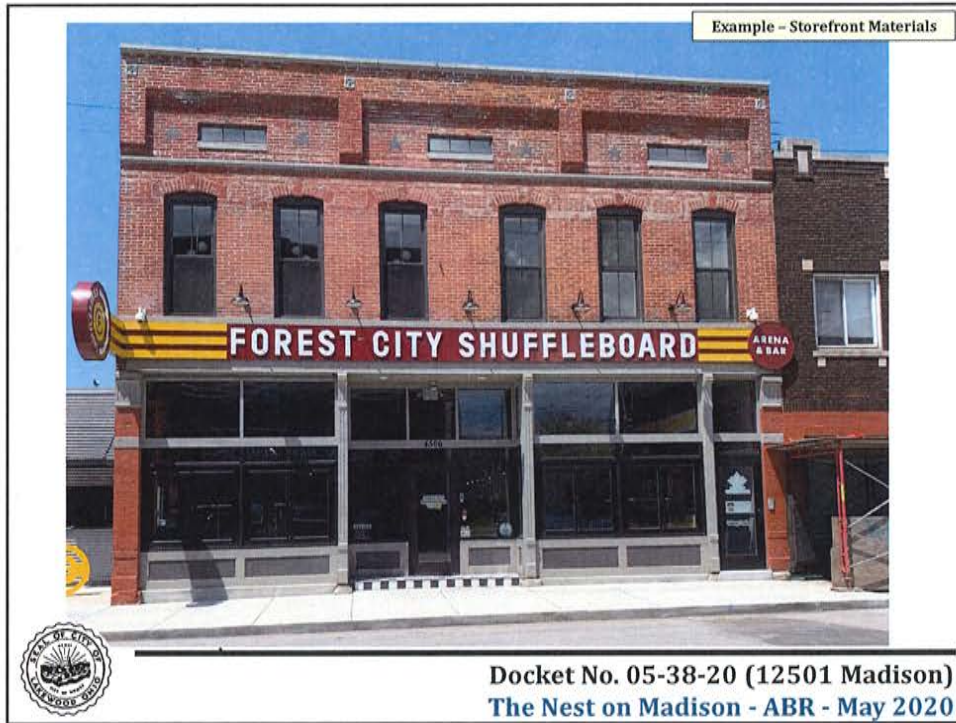
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FIND LOCAL DEALERS

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**Docket No. 05-38-20 (12501 Madison)**  
**The Nest on Madison - ABR - May 2020**

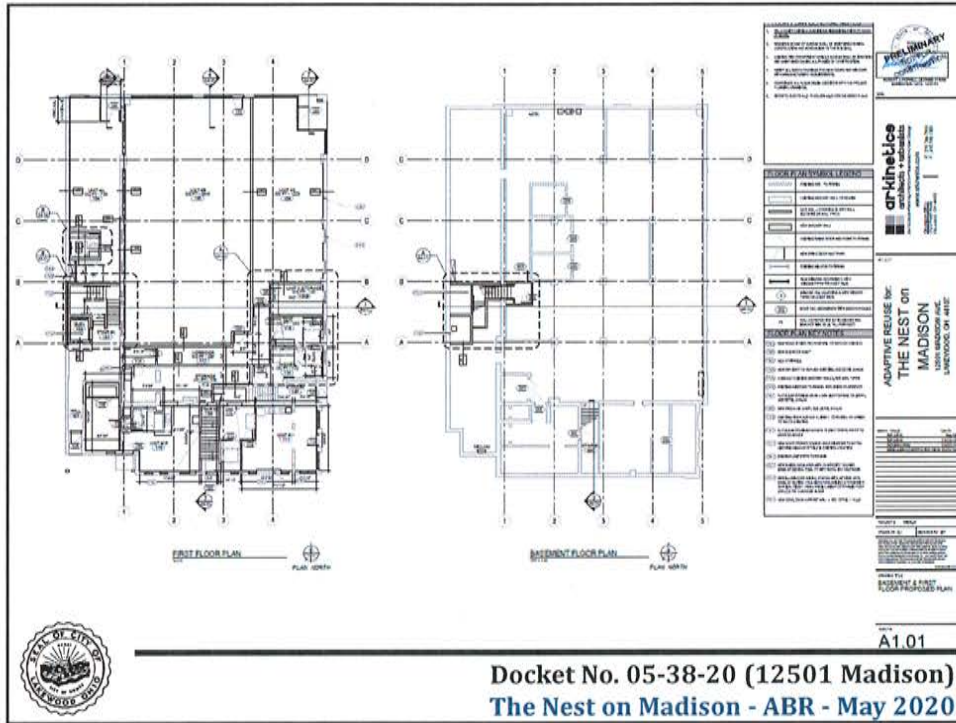
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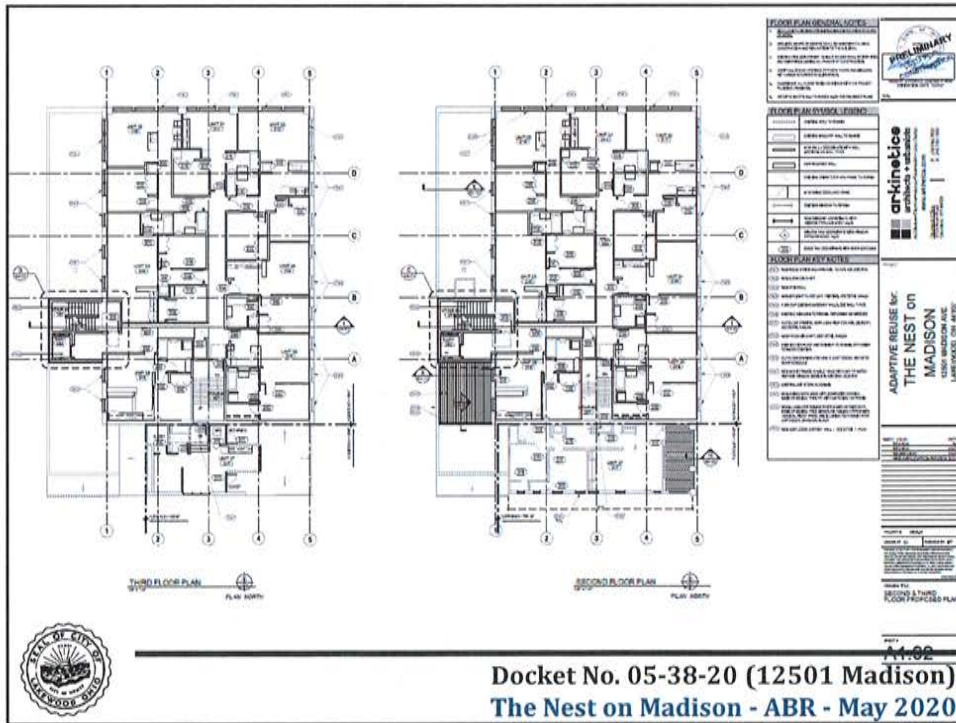


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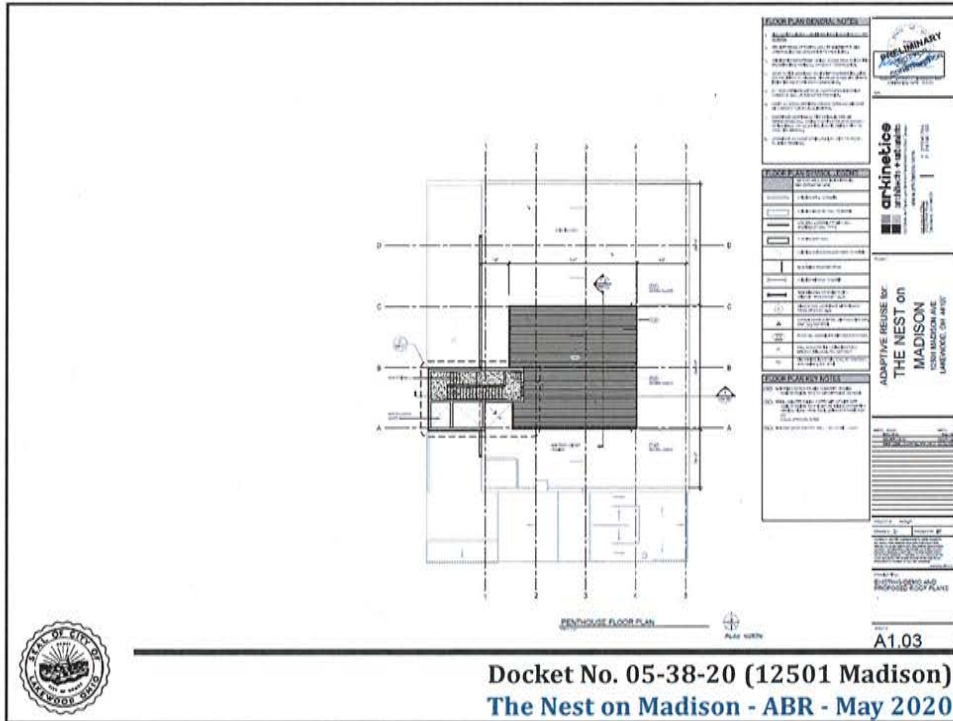
Docket No. 05-38-20 (12501 Madison)  
The Nest on Madison - ABR - May 2020

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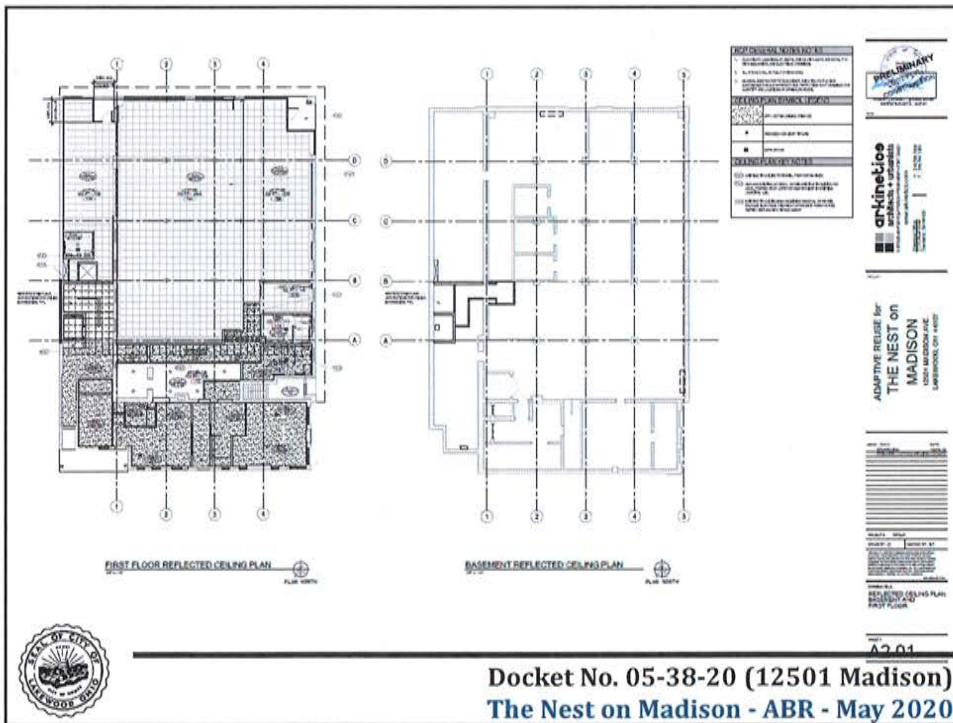
Docket No. 05-38-20 (12501 Madison)  
The Nest on Madison - ABR - May 2020

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Docket No. 05-38-20 (12501 Madison)  
The Nest on Madison - ABR - May 2020

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Docket No. 05-38-20 (12501 Madison)  
The Nest on Madison - ABR - May 2020

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### Remote Meeting Procedures

- Applicants have been provided login/link and timeframe
- Meeting will follow normal agenda and procedures as closely as possible
- Please mute microphones unless speaking
- Public Comment:
  - Public notices encouraged comment submission in advance via email
  - Public is highly encouraged to use the **chat feature** to submit comment
  - During public comment portion of each application:
    1. Review email comments submitted in advance
    2. Review comments submitted in chat
    3. Call for any remaining comments (name, address, 3 min rule)
- If applicant is not present, we will move on to next item, checking back periodically as needed.
- We will pause to deal with technical issues as they arise.
- Option for break at ~8pm if needed.

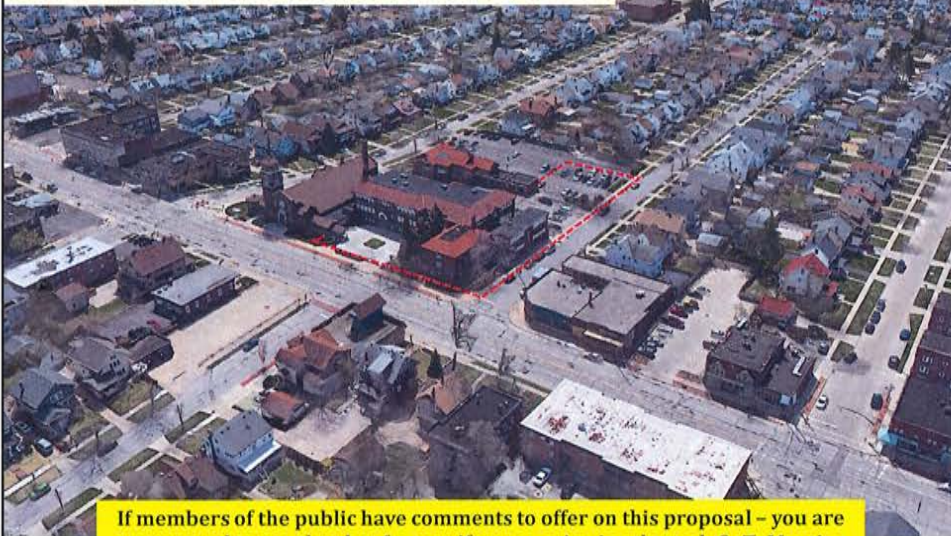


## Architectural Board of Review

May 2020

179

Applicant proposes redevelopment (Planned Development) of the former St. Clement school site for 16 townhomes



If members of the public have comments to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



Docket No. 05-39-20 (14503 Madison)  
Marlowe Park Townhomes - ABR - May 2020

180

### **Planned Development: 1156.01 (Purpose)**

- Promote development that is:
  - **Innovative;**
  - **Integrated with surrounding uses; and**
  - **Shows sensitivity to cultural, environmental, and economic considerations**
- Development which is consistent with the **Community Vision** including:
  - **More compact development**
  - **Pedestrian-friendly site design**
  - **Urban street character**
  - **Energy-efficient design**
  - **Industry best practices**
- More flexible approach to land use control and to **promote a variety of housing types.**
- Compact, pedestrian-scaled...while providing greater efficiencies in use of infrastructure.
- Advance revitalization initiatives and recognize the market demand for new residential and commercial development within compact, pedestrian friendly districts.
- Intended to work in conjunction with the proactive development of pocket parks, open spaces, and the creation of public spaces within the districts.



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**Docket No. 05-39-20 (14503 Madison)**  
**Marlowe Park Townhomes - ABR - May 2020**

181

### **Planned Development: 1156.04 (Process)**

- 1. Introduction to City Council**
  - ✓ Referred to Planning Commission 10/21/19
- 2. Planning Commission reviews plan for preliminary approval**
  - ✓ PC granted 11/7/19
  - ✓ Preliminary review of site plan by City Engineer and Fire
- 3. ABR begins review of site plan and elevations**
  - Informally introduced at pre-review in January and March 2020
  - Starting formal review this month
- 4. Planning Commission approves final development**
  - ✓ PC granted 5/7/20
- 5. ABR approves site plan, elevations and materials**
- 6. City Council approves Planned Development zoning**



---

**Docket No. 05-39-20 (14503 Madison)**  
**Marlowe Park Townhomes - ABR - May 2020**

182

## **Planned Development: 1156.05 (Design Guidelines)**

ABR Review...based on compliance with the standards set forth in Chapter 1325 (ABR) and Section 1156.05 (PD Design Principles):

- **Building and Site Design**
- **Building Materials**
- **Pedestrian & Vehicle Access and Circulation**
- **Parking**
- **Landscaping and Screening**
- **Streetscape Improvements**
- **Service Area & Mechanical Screening**
- **Signage**
- **Lighting plan**
- **Fences**
- **Urban Open Space**
- **Amenities**

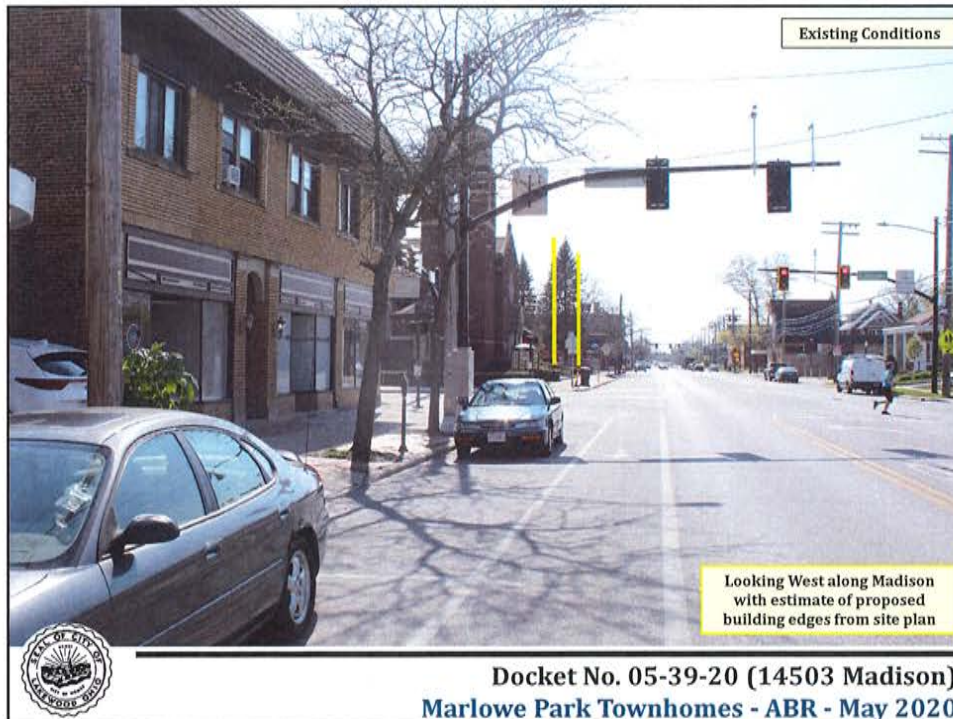
### **City Notes:**

- Requested survey - change in elevation
- West elevation (masonry) for tower and consider extending it down façade
- Request color elevations
- Clarify porch details & railing systems
- Requested roof plan
- Review sidewalk buffer (tree lawn) - between street parking and sidewalk
- Provide example(s) of similar projects



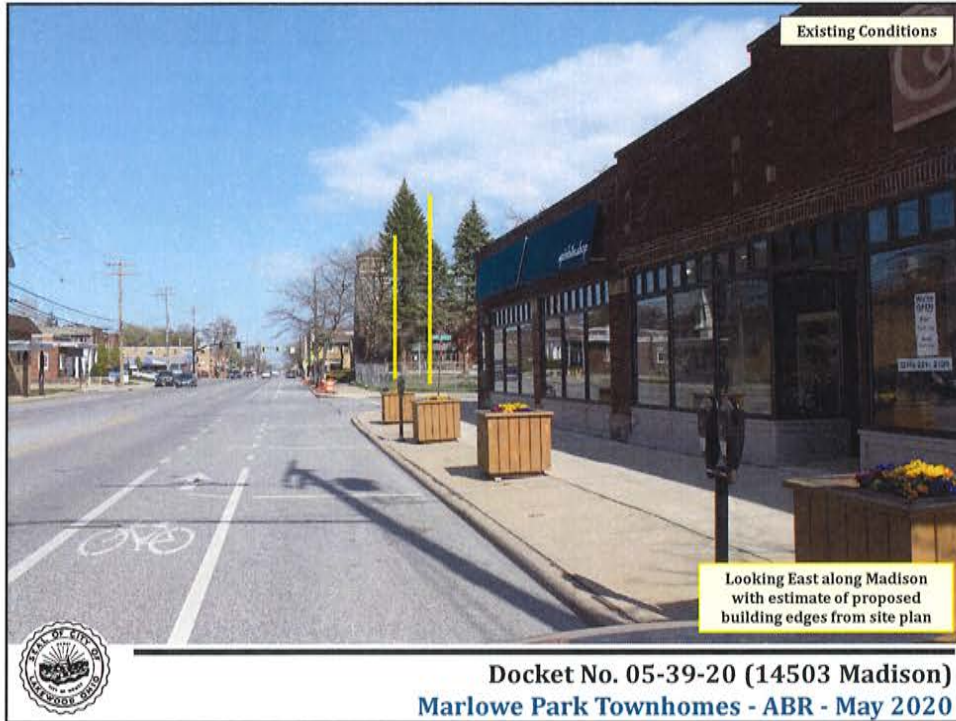
**Docket No. 05-39-20 (14503 Madison)  
Marlowe Park Townhomes - ABR - May 2020**

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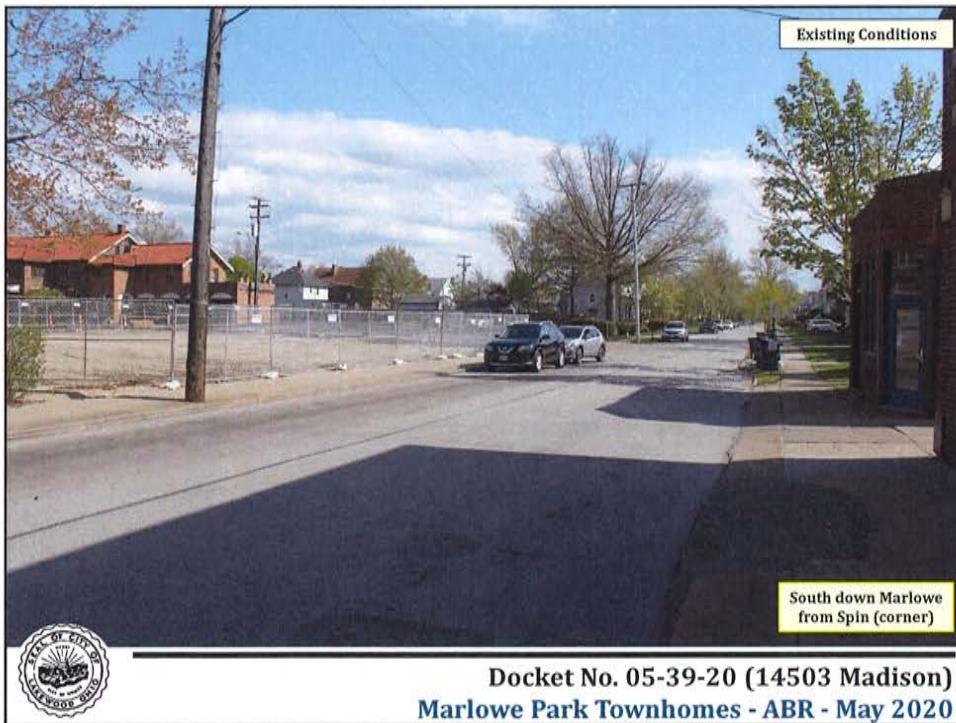


**Docket No. 05-39-20 (14503 Madison)  
Marlowe Park Townhomes - ABR - May 2020**

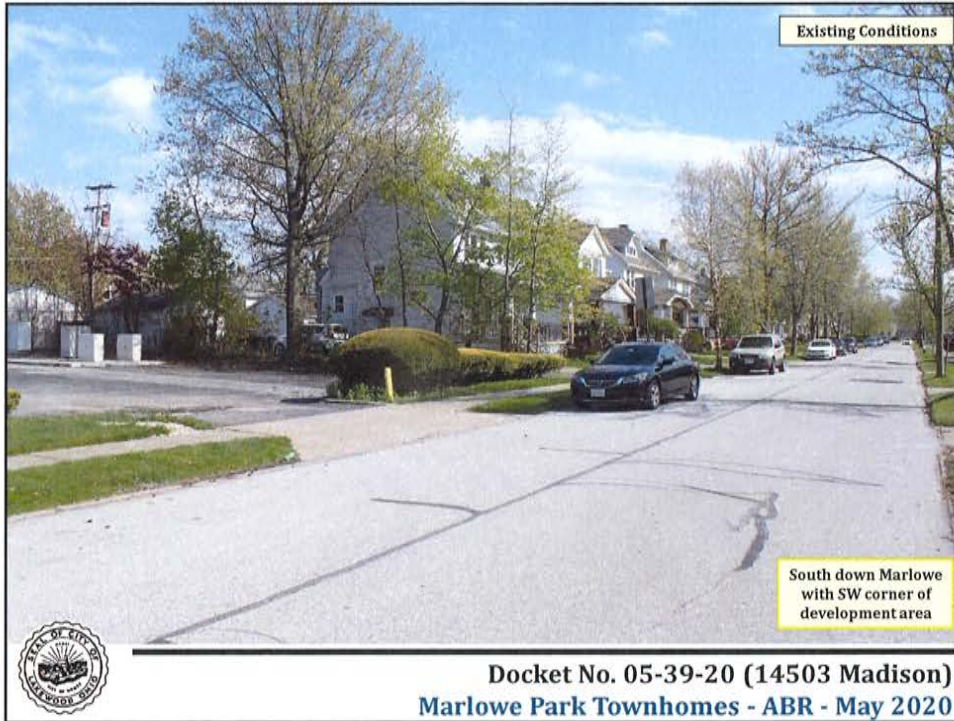
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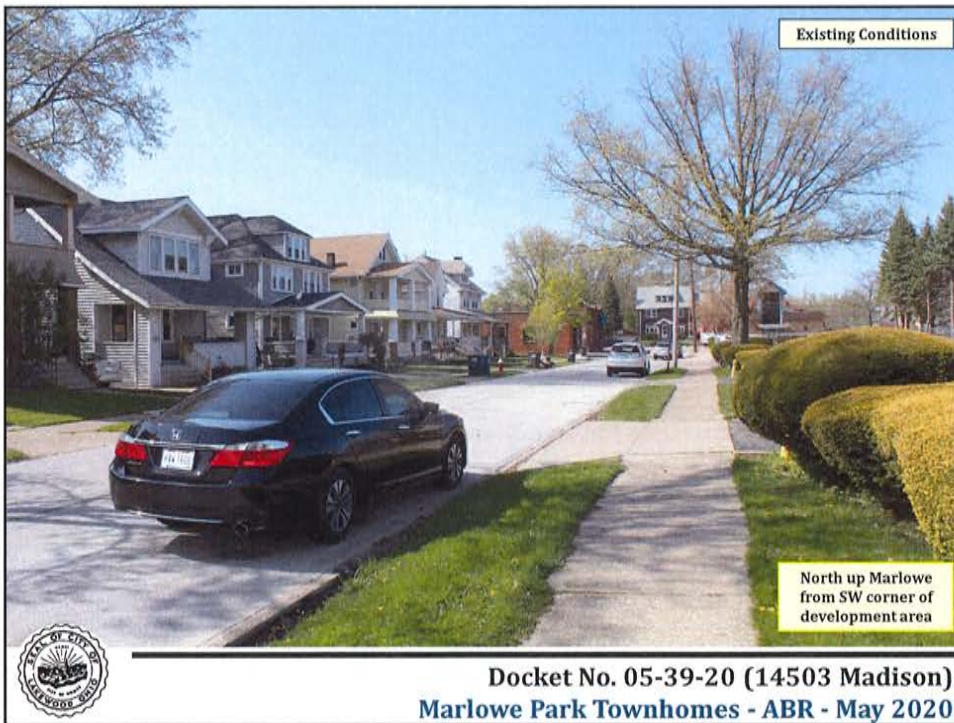
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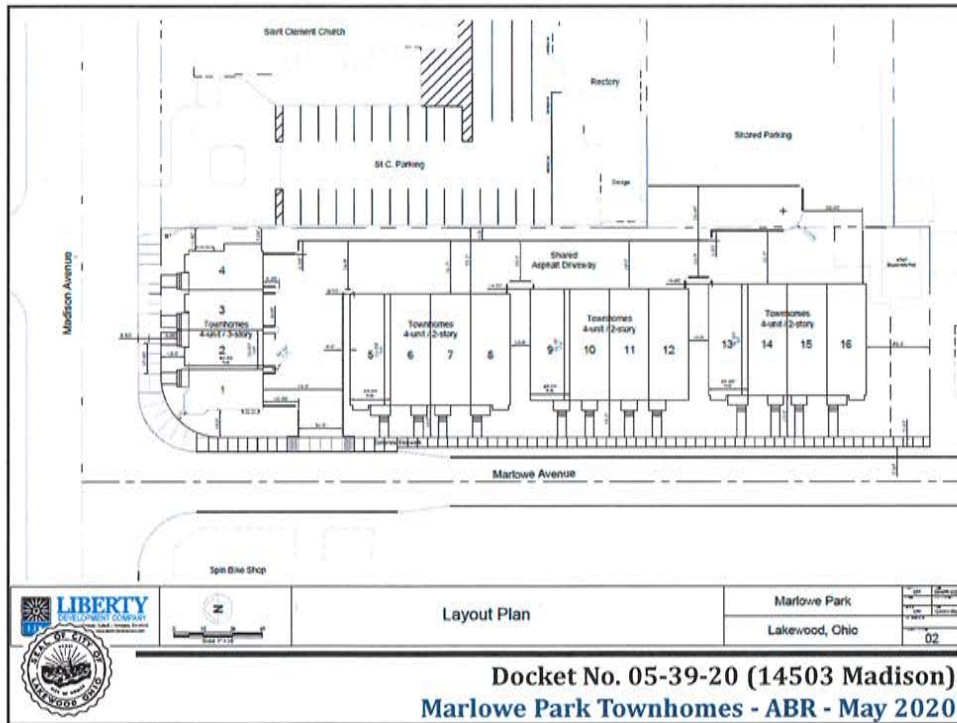
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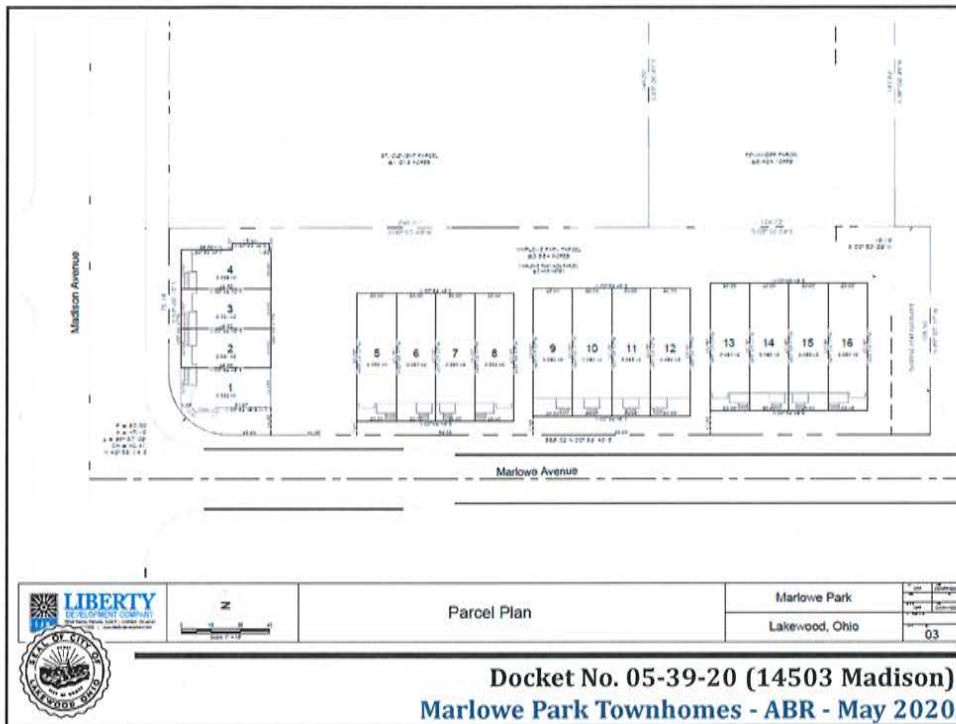
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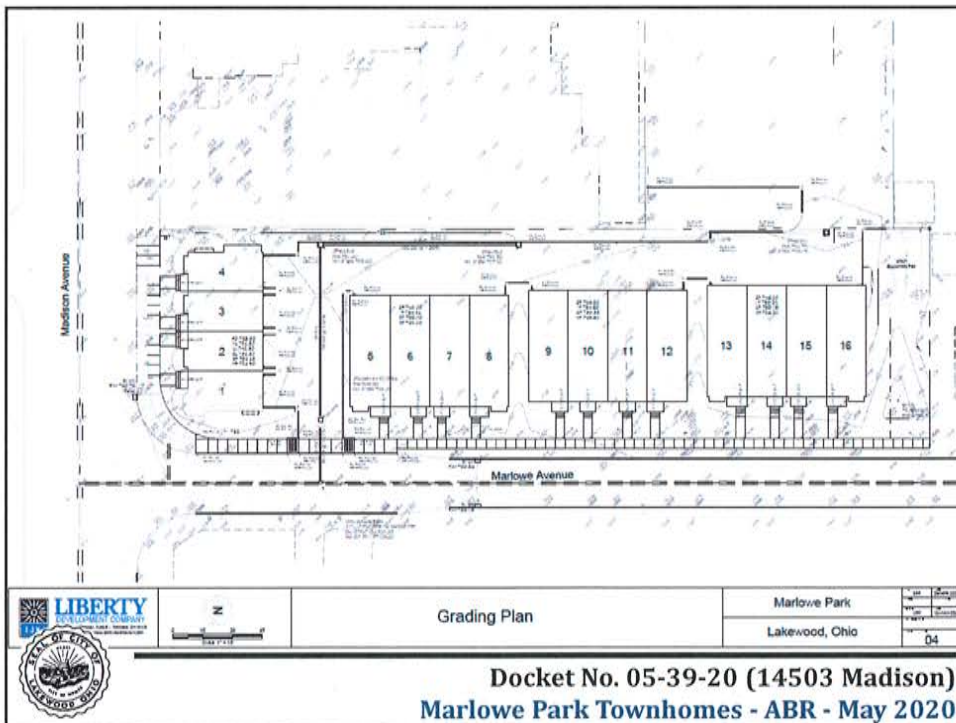
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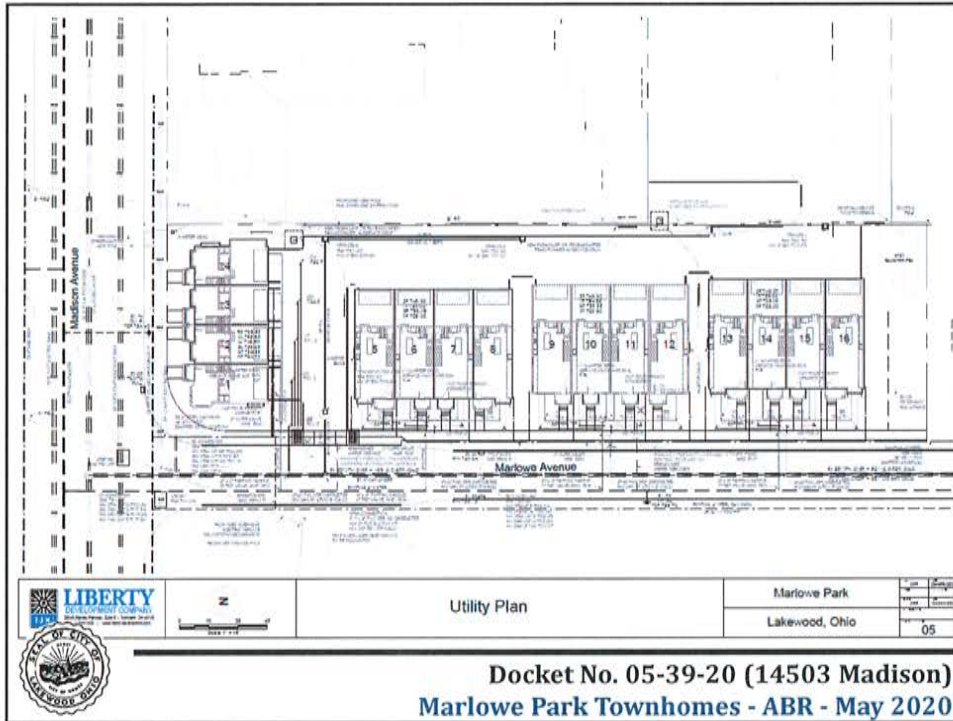
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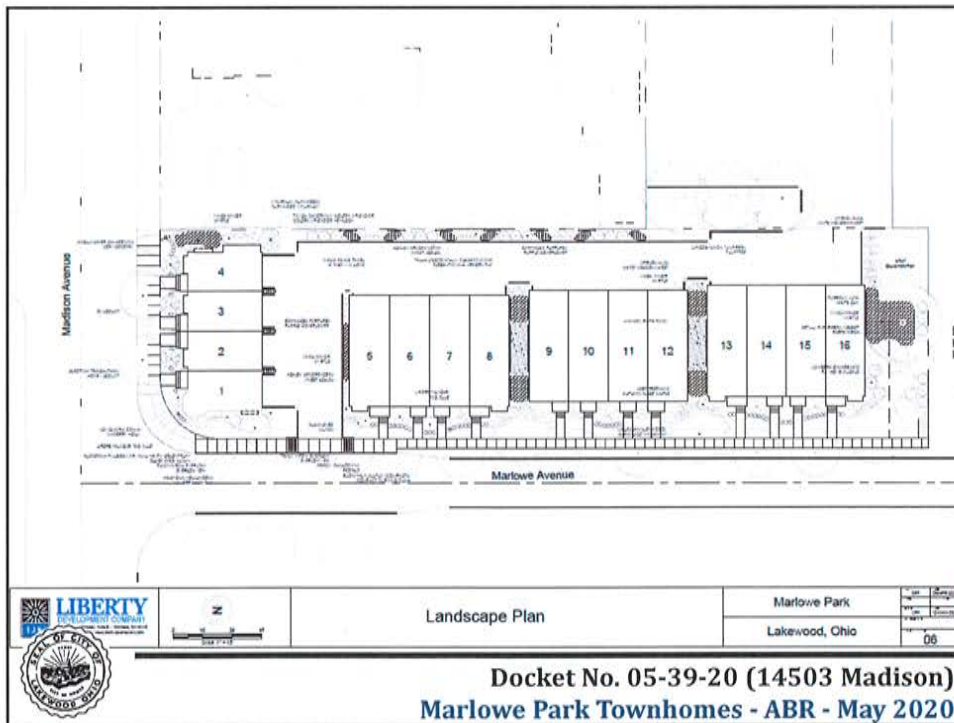
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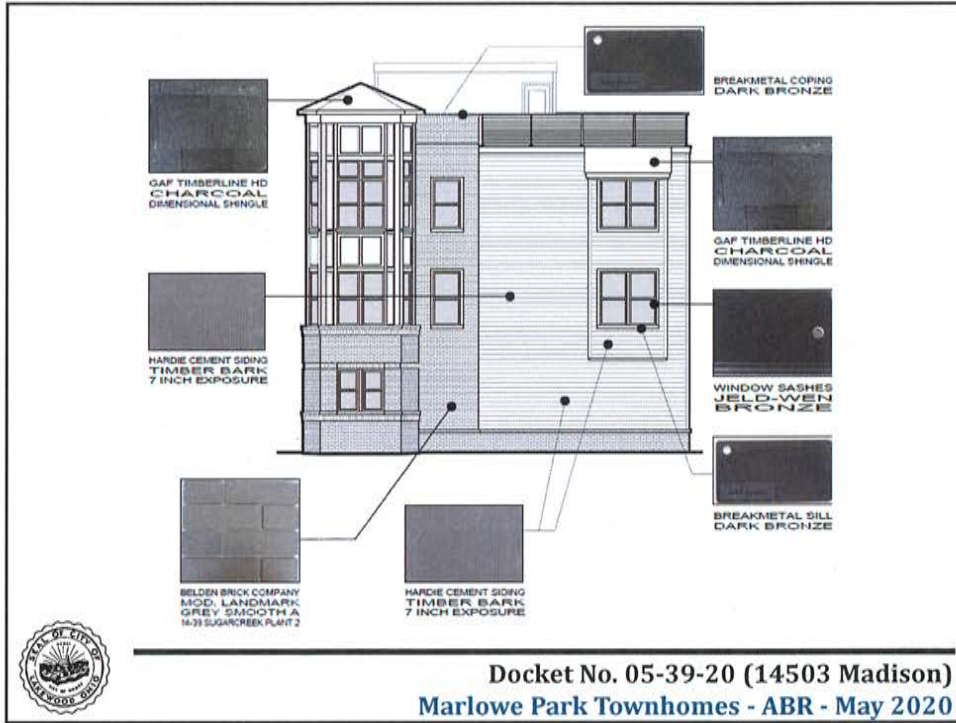


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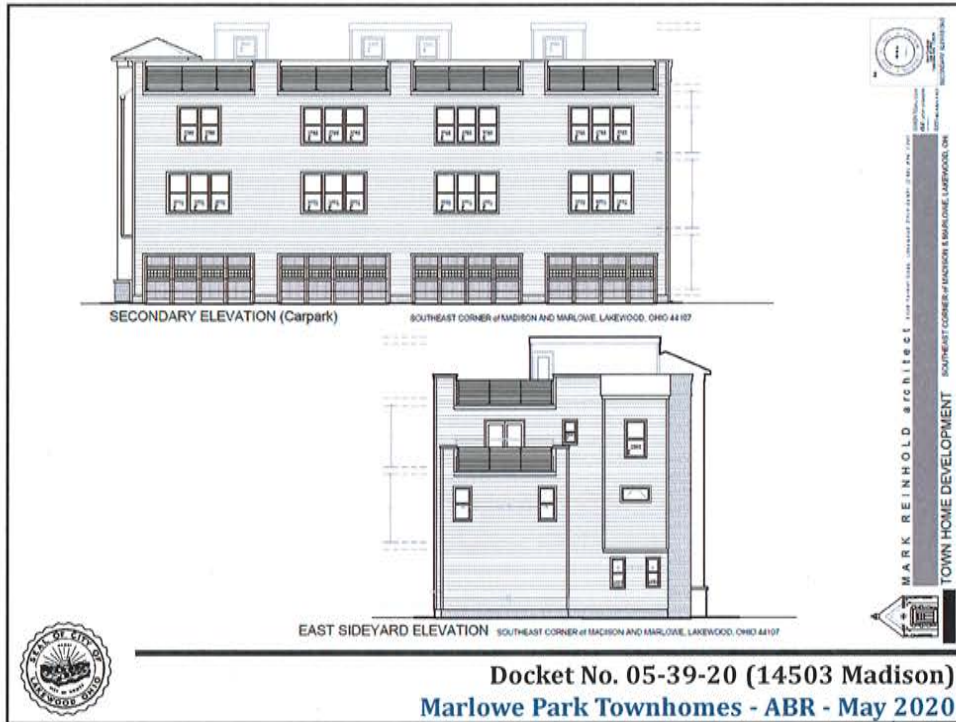




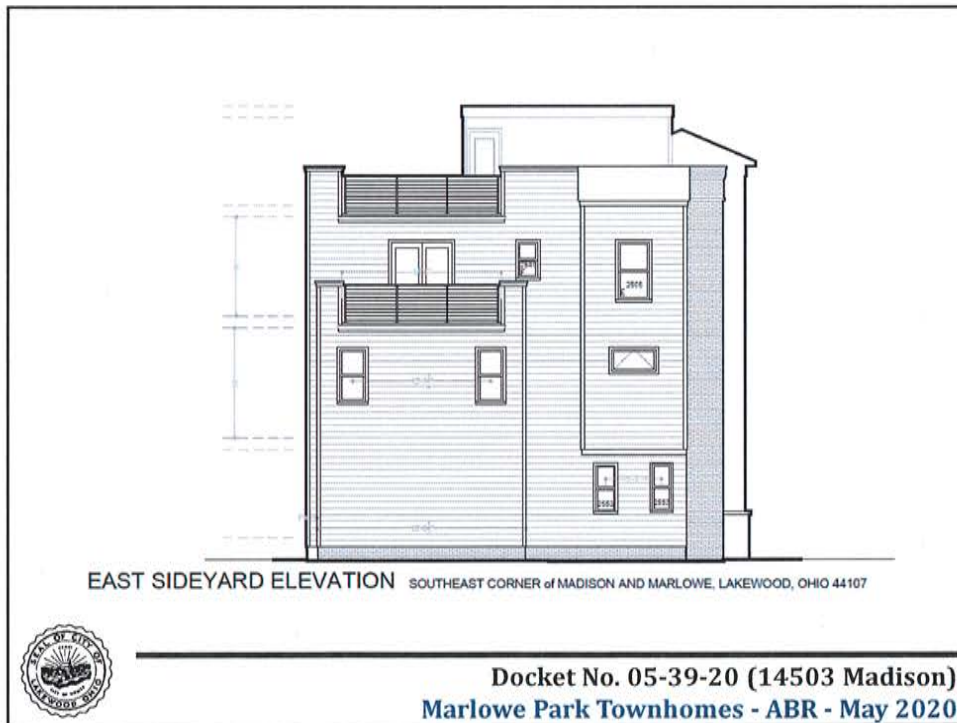
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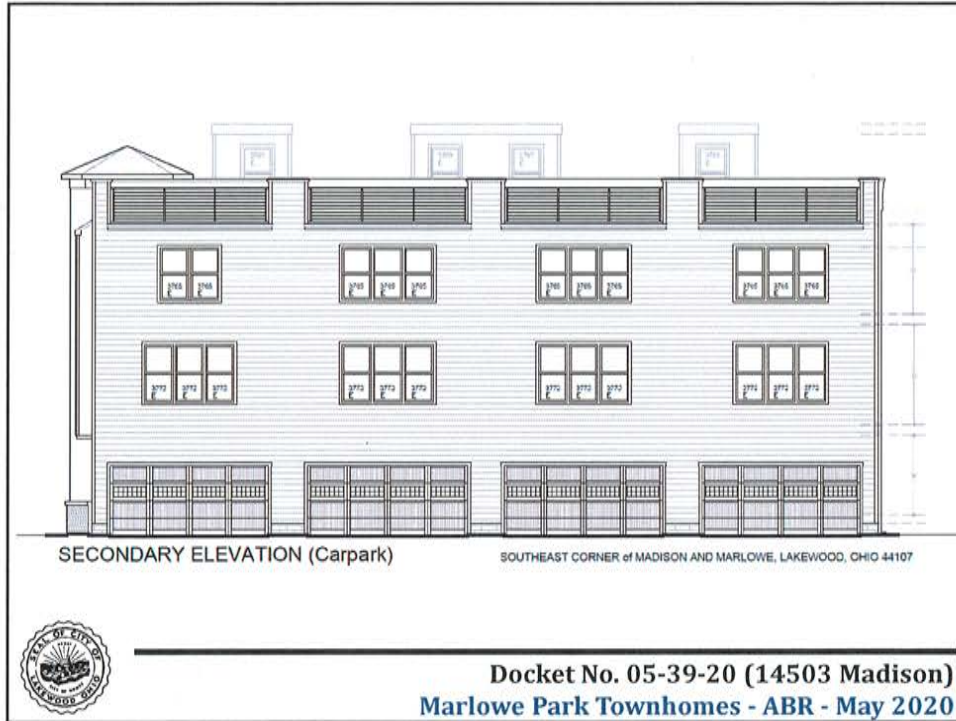
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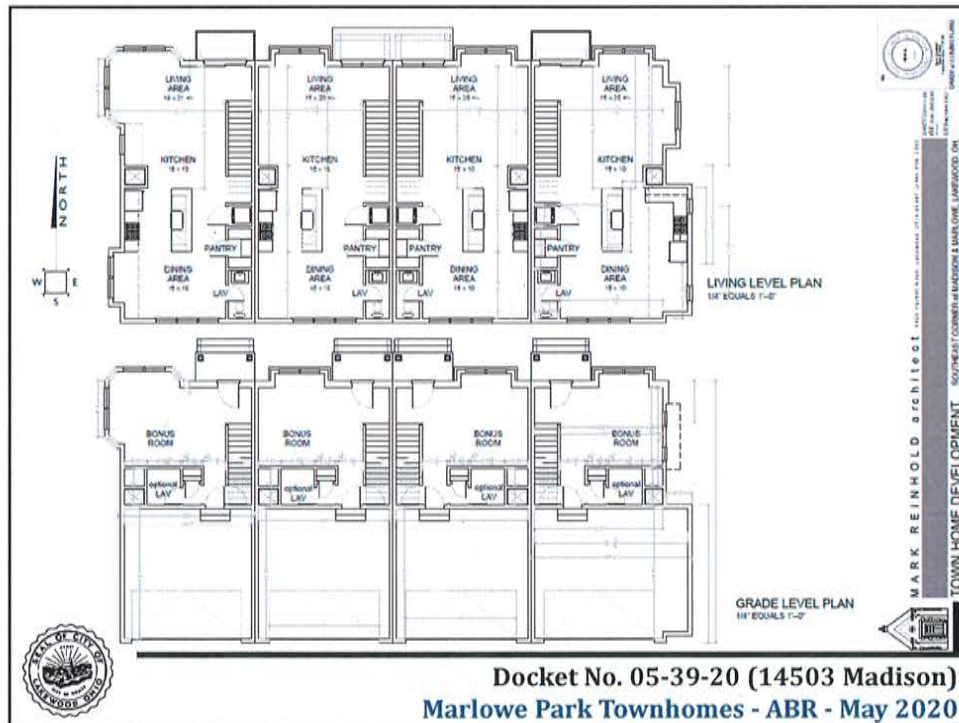
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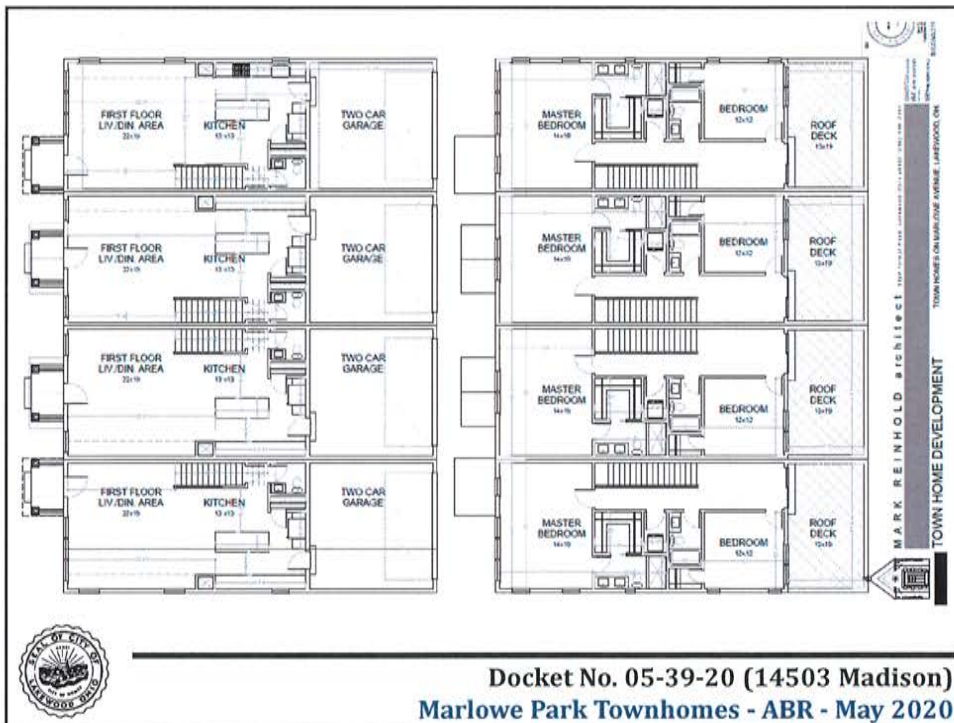


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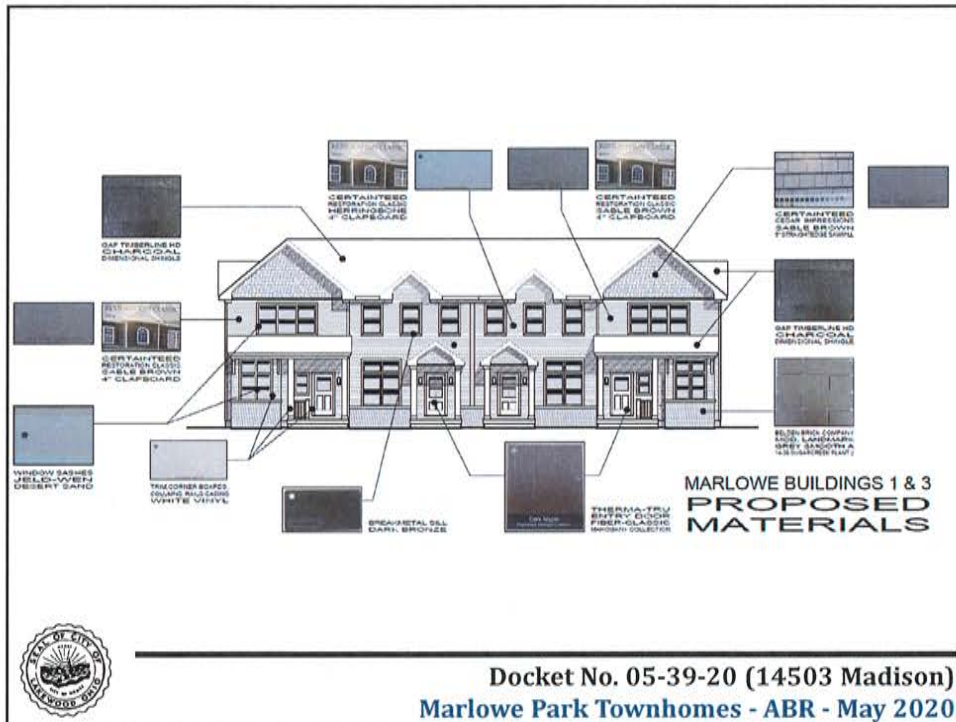




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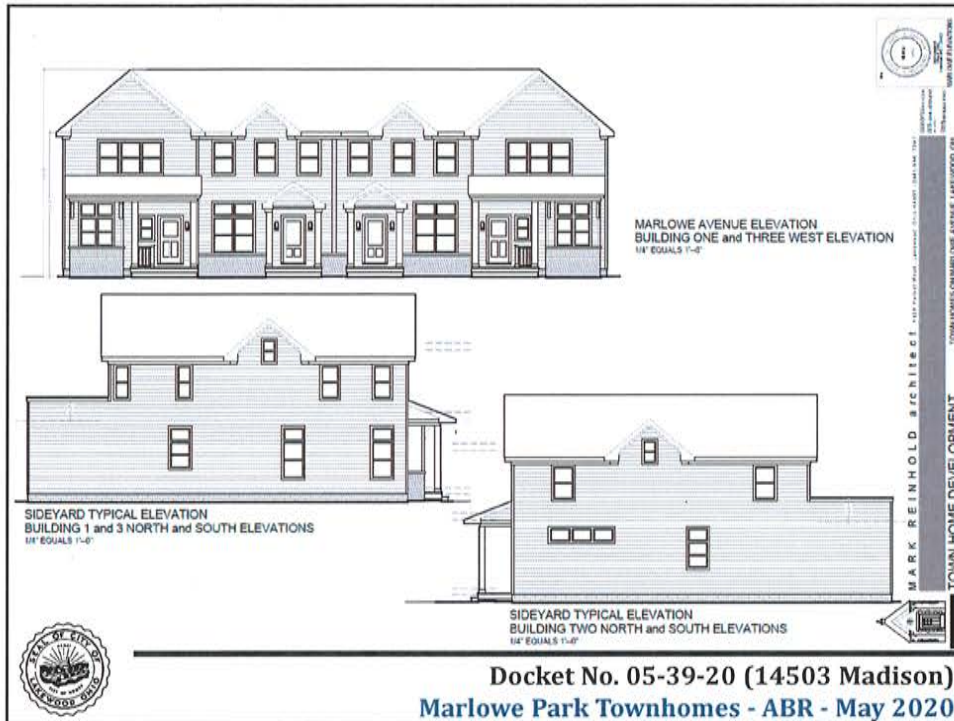
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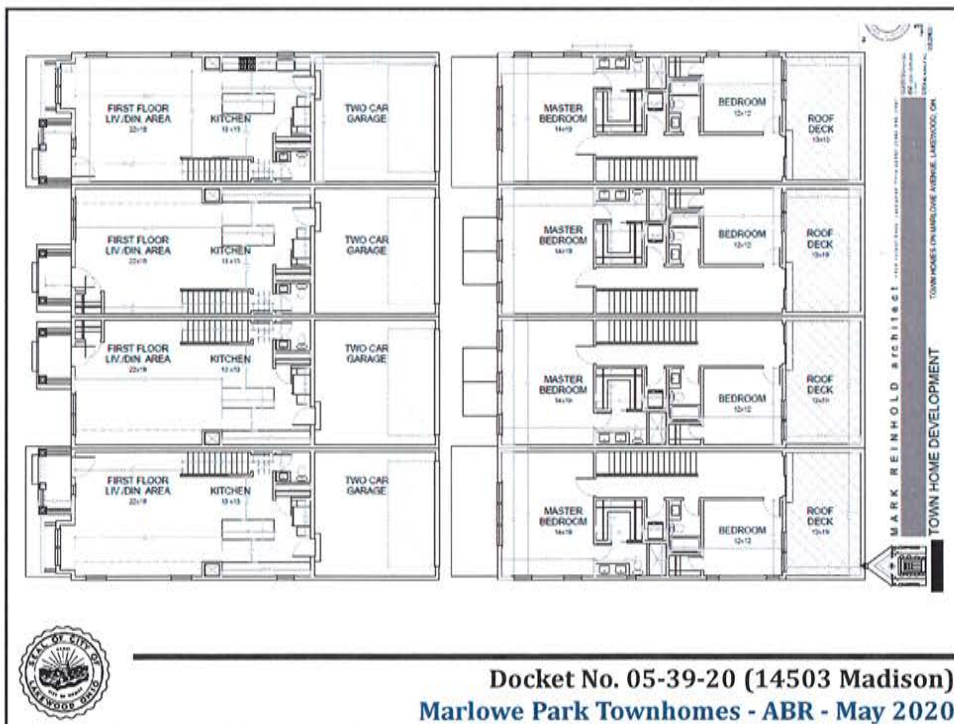
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208



209




210




**Fencing/Landscaping Examples**


**Marlowe Park Townhomes**  
Fence and Landscape Images




Shadow Box Fence 6 Ft.




Autumn Blaze Maple




Tulip Tree




Saucer Magnolia




Serviceberry




Paper Birch



White Oak




Golden Splendor Hemlock




**Docket No. 05-39-20 (14503 Madison)**  
**Marlowe Park Townhomes - ABR - May 2020**

213


**Landscaping Examples**



Abercrombie Hedgehog Holly




Redbud




Cedars of Lebanon




Larch Yew




Purple Coneflower



Sweet Alyssum




Lupine "Big Blue"




Black-eyed Susan




Spring Ailanthus




Fly Honey-suckle



Raspberry Holly

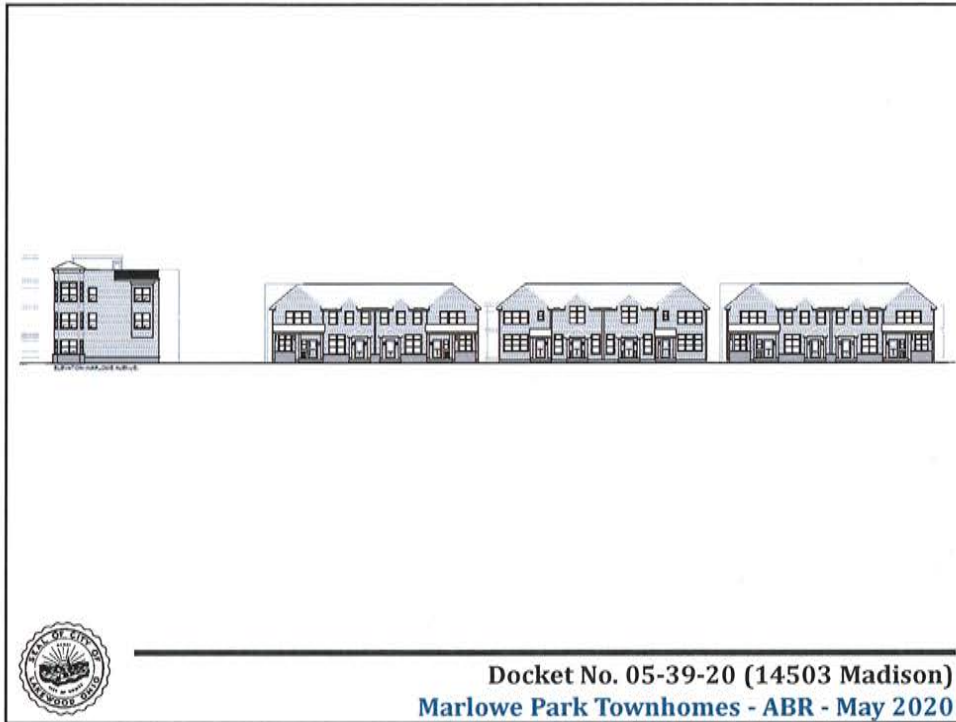


Myrtle



**Docket No. 05-39-20 (14503 Madison)**  
**Marlowe Park Townhomes - ABR - May 2020**

214



215



216




217

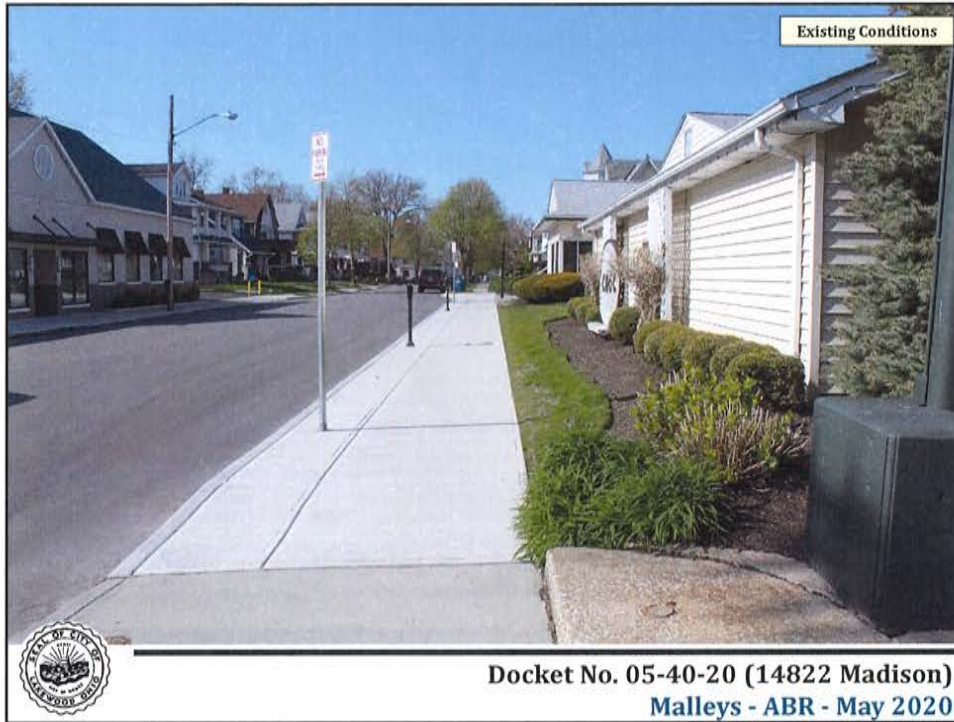
**Applicant proposes alteration of existing structure to add walk-up ice cream serving windows and outdoor seating area**

**City Notes:**

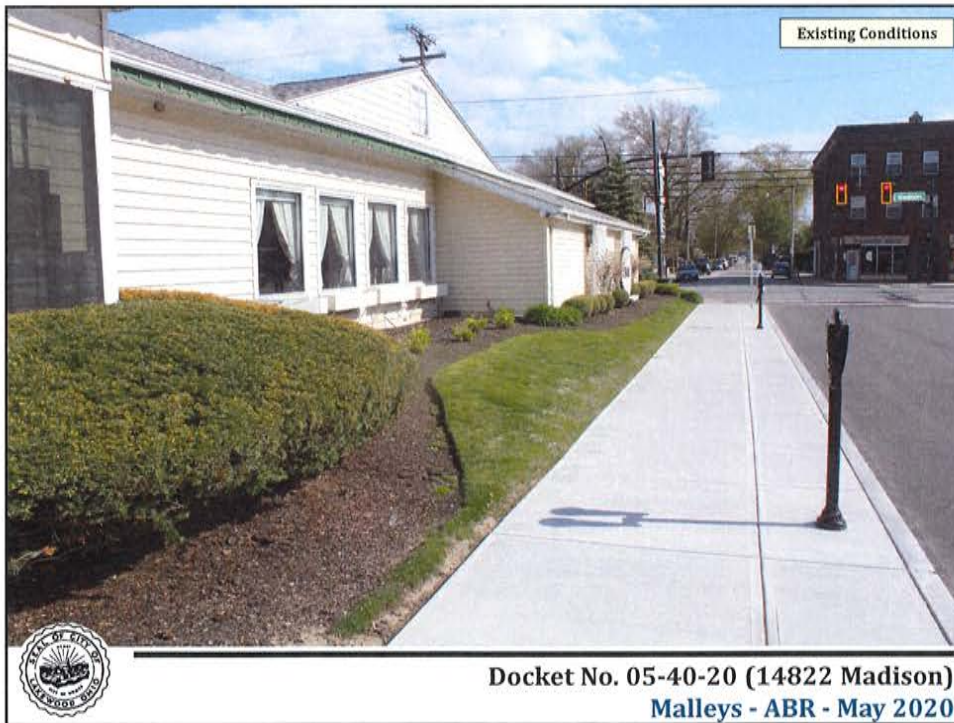
- Current proposal requires BZA variance (awning posts/side yard)
- Inclusion of tables in proposal would require PC outdoor dining review
- Consider both near-term and long-term context for flow of customers (queuing/spacing)
- Request to add people to sketches to help illustrate customer flow/space.


**Docket No. 05-40-20 (14822 Madison)**  
**Malleys - ABR - May 2020**

218



219



220



Existing Conditions



Docket No. 05-40-20 (14822 Madison)  
Malleys - ABR - May 2020

221



Existing Conditions



Docket No. 05-40-20 (14822 Madison)  
Malleys - ABR - May 2020

222

Existing Conditions



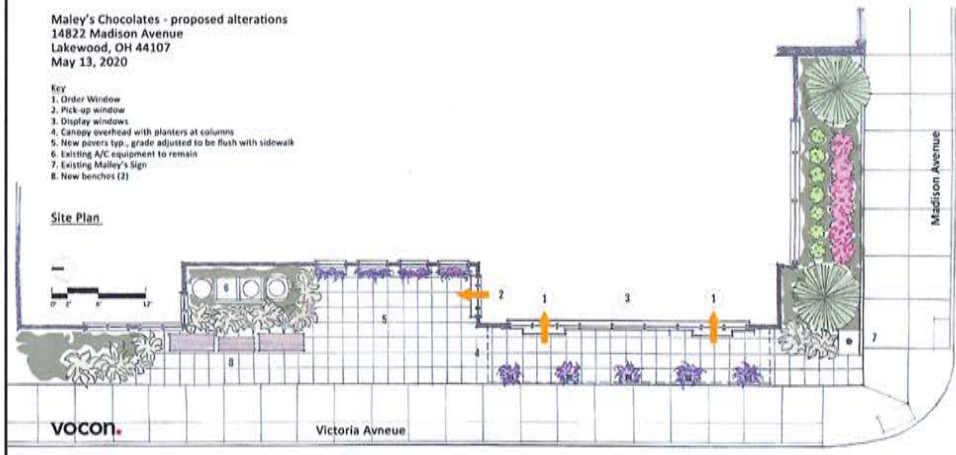
Docket No. 05-40-20 (14822 Madison)  
Malley's - ABR - May 2020

223

Malley's Chocolates - proposed alterations  
14822 Madison Avenue  
Lakewood, OH 44107  
May 13, 2020

- Key
- 1. Order Window
  - 2. Pick-up window
  - 3. Display windows
  - 4. Canopy overhead with planters at columns
  - 5. New pavers typ. grade adjusted to be flush with sidewalk
  - 6. Existing A/C equipment to remain
  - 7. Existing Malley's Sign
  - 8. New benches (2)

Site Plan




Docket No. 05-40-20 (14822 Madison)  
Malley's - ABR - May 2020

224

Maley's Chocolates - proposed alterations  
 14822 Madison Avenue  
 Lakewood, OH 44107  
 May 13, 2020

Proposed West Elevation

Key  
 1. Order Windows (2)  
 3. Display windows  
 4. Canopy overhead with planters at Silk wood columns  
 9. Existing siding to remain



**Docket No. 05-40-20 (14822 Madison)**  
**Malley's - ABR - May 2020**


225

**Applicant proposes rehabilitation of two existing buildings; reconfigure existing units and provide new ADA unit; add new unit on third floor of each building.**

**City Notes:**

- Planning Commission approved (non-conforming use) – February 2020, conditions:
  - ✓ There are three parking spaces
  - ✓ Comply with ADA parking requirements to determine the number of spaces
  - ✓ Include a bike rack in the parking plan.

If members of the public have comments to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No. 05-41-20 (11714 Nelson Court)**  
**Apartment Rehab (EDEN) - ABR - May 2020**

226

**PLANNING COMMISSION (FEB 2020)**

**Docket No. 02-05-20 11714 / 11716 Nelson Court Emerald Development & Economic Network, Inc.**

Richard Carr, Emerald Development & Economic Network, Inc., applicant requests review of rehabilitation of two existing buildings. Reconfigure of existing one-bedroom units and one new ADA unit, addition of two new two-bedroom units on third floor of each building. **Property is located in an R2, Single and Two-Family district. Pursuant to section 1149.03 - non-conforming use of structures and land in combination.**

Richard Carr, Emerald Development & Economic Network, Inc., applicant, and Brian Grambort, Architect were present to explain the requests. Staff provided an overview of both proposals. Public comment was closed as not one addressed the issues. The Commission asked about stormwater, turning radius of cars parked in the rear lot. The project would be presented to ABR for lighting and other approvals. Staff said it would be reviewed by the Fire Department prior to issuance of permits. The Commission wanted to see bicycle parking in the parking plan and expressed concern about density and future ownership. The applicant replied it was a minimum thirty-year commitment based on funding.

A motion was made by Mr. Baker, seconded by Mr. Krewson to **APPROVE** Docket No. 02-04-20 (**Parking Plan**) with the following condition(s):

- **There are three parking spaces**
- **Comply with ADA parking requirements to determine the number of spaces**
- **Include a bike rack in the parking plan.**

Mr. Baker and Mr. Krewson voting yea, Mr. Kelly voting nay, the motion passed.

A motion was made by Mr. Baker, seconded by Mr. Kelly to **APPROVE** Docket No. 02-05-20 (**Conditional Use**) as presented. All the members voting yea, the motion passed.

Mr. Kelly explained his reasoning for opposing the parking plan.



**Docket No. 05-41-20 (11714 Nelson Court)  
Apartment Rehab (EDEN) - ABR - May 2020**

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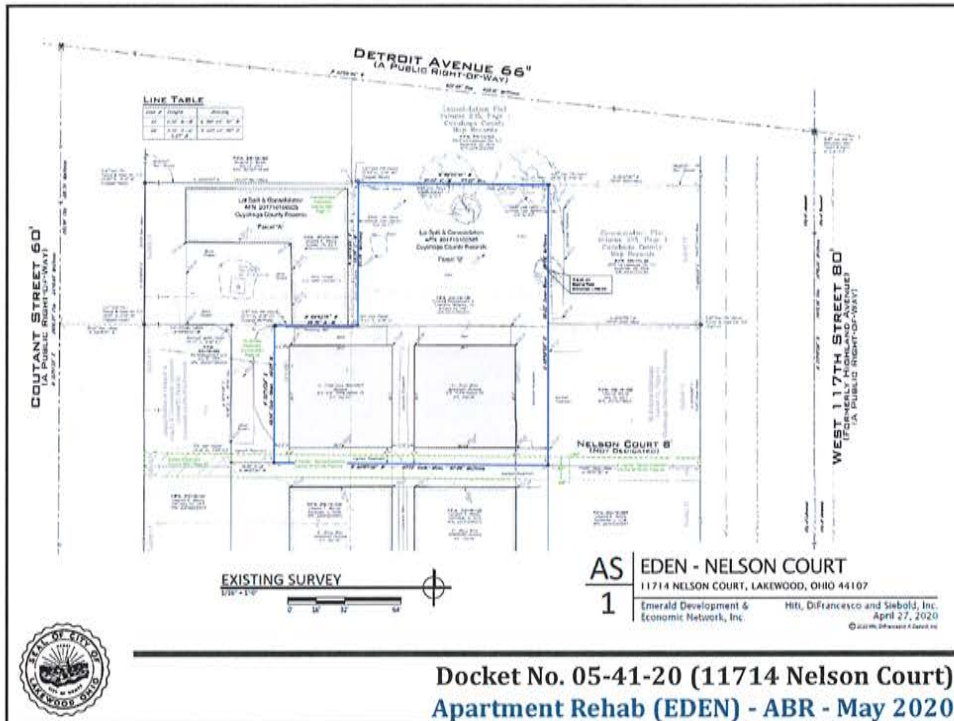


Existing Conditions

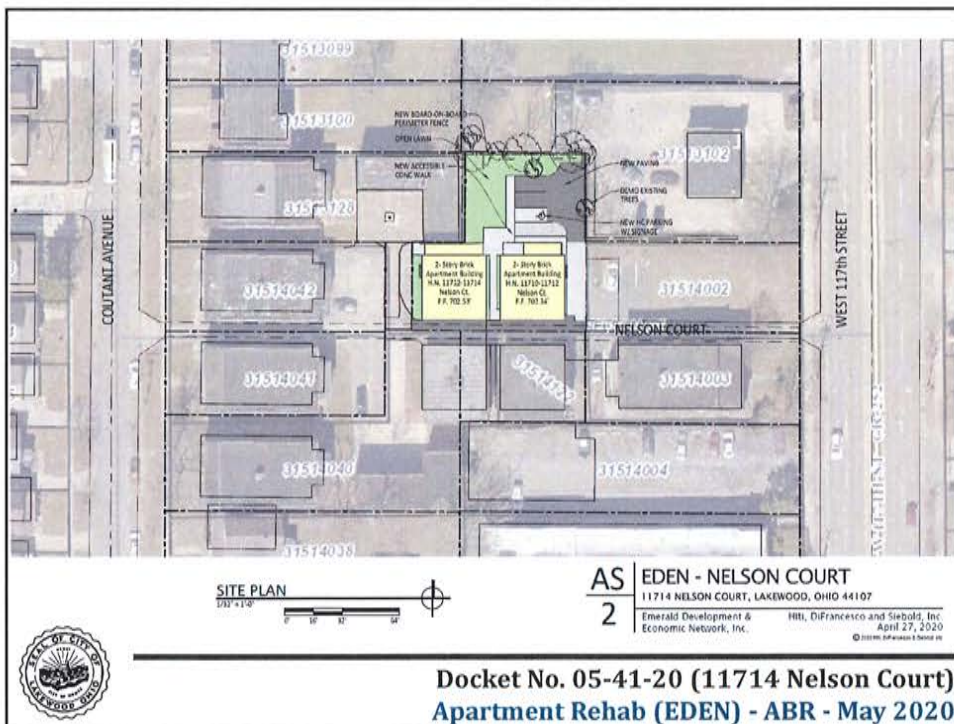


**Docket No. 05-41-20 (11714 Nelson Court)  
Apartment Rehab (EDEN) - ABR - May 2020**

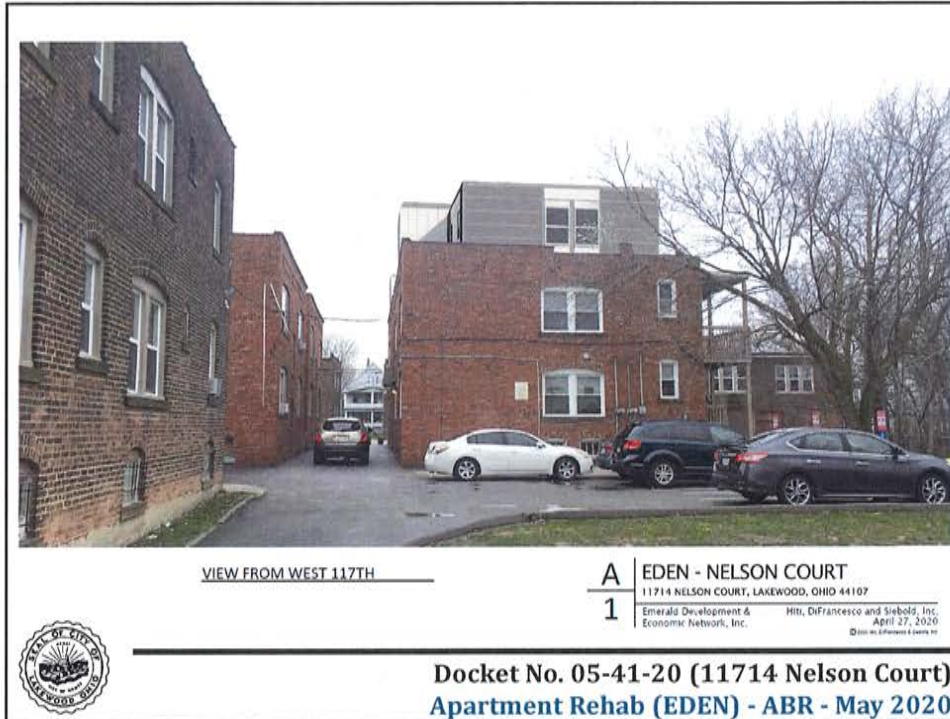
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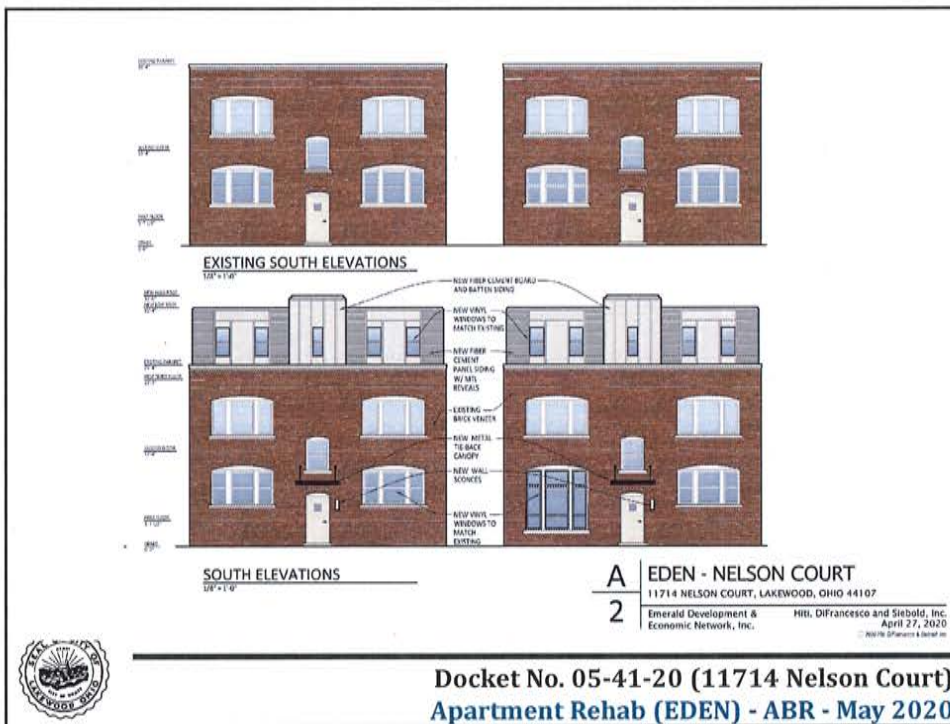
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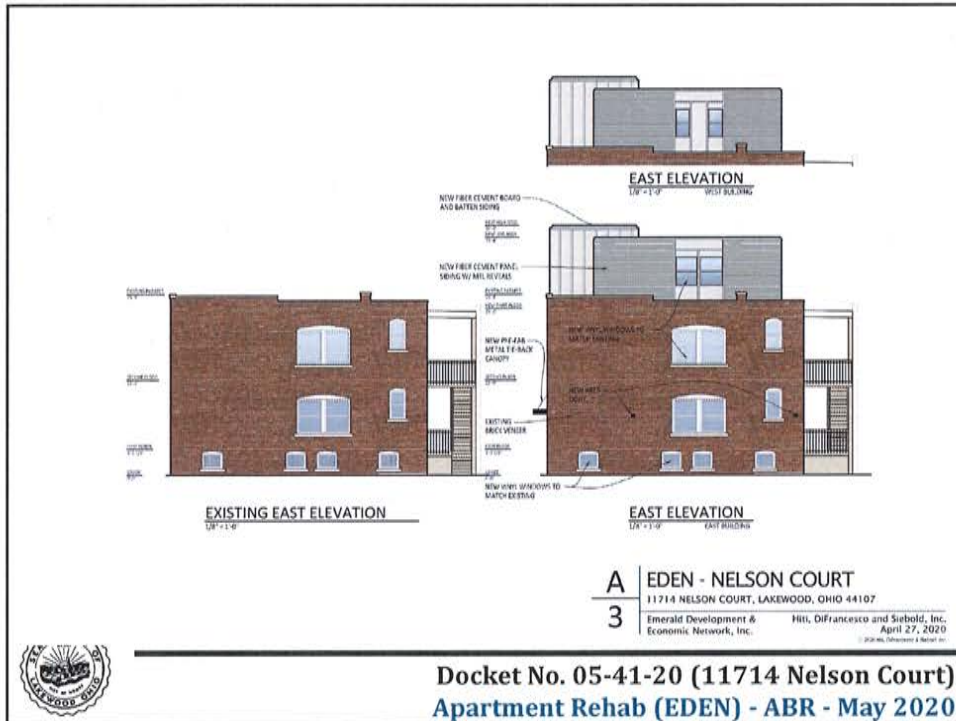
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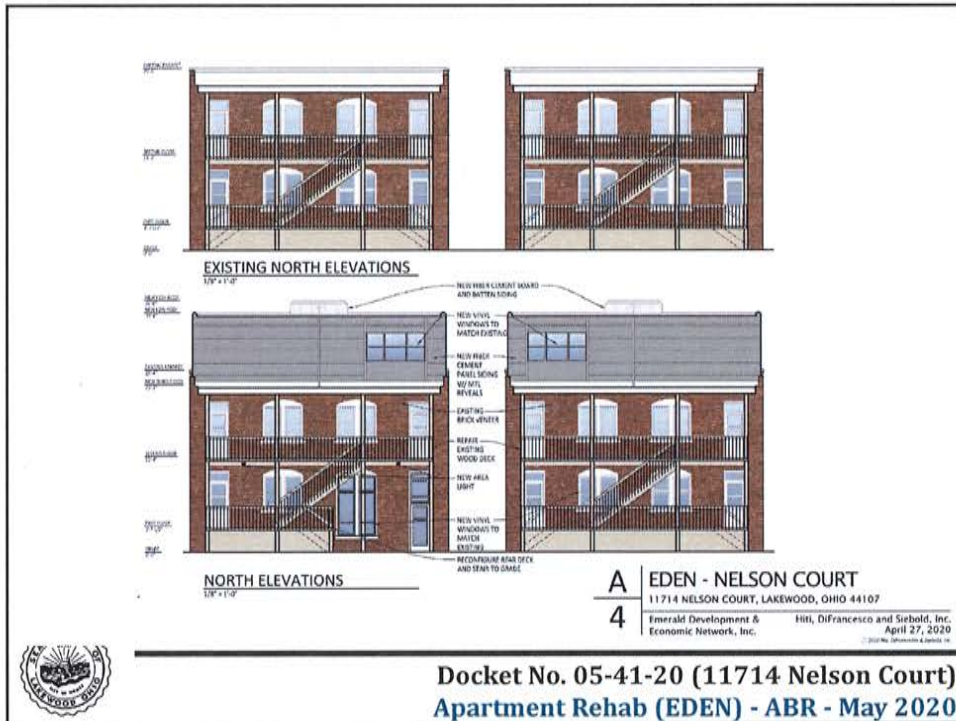
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232



233



234

**EXISTING WEST ELEVATION**  
1/4" = 1'-0"

**WEST ELEVATION**  
1/4" = 1'-0" EAST SIDE

**A** EDEN - NELSON COURT  
11714 NELSON COURT, LAKEWOOD, OHIO 44107  
**5** Emerald Development & Siebold, Inc. Hill, DiFrancesco and Siebold, Inc. April 27, 2020  
Economic Network, Inc.

Docket No. 05-41-20 (11714 Nelson Court) Apartment Rehab (EDEN) - ABR - May 2020

235

Siding	Trim	Softfit	HardieWrap*	Finishing Touches
HardiePlank® Lap Siding				
			<b>● HardiePanel® Vertical Siding</b>	HardieShingle® Siding

**HardiePanel®**

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.

True to the tradition of  
**PERFORMANCE AND BEAUTY.**

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Siding | Trim

[ABOUT JAMES HARDIE](#)

[PRODUCTS](#)

[COLOR](#)

Docket No. 05-41-20 (11714 Nelson Court) Apartment Rehab (EDEN) - ABR - May 2020

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### Color Inspiration

■ Plank, Panel, Batten and Shingle Colors

### Color Selection

Trim and Soffit Colors

## Color Selection

**JamesHardie**  
Siding | Trim

ABOUT JAMES HARDIE

PRODUCTS

COLOR

**Docket No. 05-41-20 (11714 Nelson Court)**  
**Apartment Rehab (EDEN) - ABR - May 2020**

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### Horizontal Board Reveal

**OF BOARD FEATURES:**  
Design creates a 2-inch horizontal reveal within the plane of the wall or roof providing a layered, finished appearance for a look of dramatic framing with elegance.

**WARNING:**  
4000 T&S 100" x 300" installed aluminum alloy with proprietary coating that protects against harsh weather conditions and allows for paint adhesion.

**FINISH:**  
Unless specified all JamesHardie finishes are painted in general. Also available in uncoated aluminum, carbon or stainless steel. For more information on our finishes, visit our website or contact your local distributor.

**NOTE:**  
Do not use JamesHardie Horizontal Board Reveal in proximity to swimming pools, hot tubs, saunas, or other areas where water splash is likely to occur.

FINISH	1/2"	3/4"	1"	1 1/4"	ADDITIONAL INFO
Aluminum	1/2"	3/4"	1"	1 1/4"	1/2" x 1/2"
Aluminum	1/2"	3/4"	1"	1 1/4"	1/2" x 1/2"

**SPECIAL ORDER ITEM**  
Minimum order quantities apply.

**Xtreme Trim**

ABOUT XTREME TRIM


PRODUCTS

COLOR

**Docket No. 05-41-20 (11714 Nelson Court)**  
**Apartment Rehab (EDEN) - ABR - May 2020**

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### Batten Outside Corner


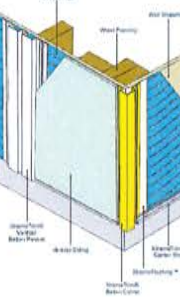


**SECTION FEATURES**  
Batten Corner offers a full, outside corner for vertical siding panels. Special fasteners are available for 4" x 4" corner.

**MATERIAL**  
GEMTEC 202 is 100% recycled plastic with an essential coating that protects against harsh weather conditions and allows for paint adhesion.

**FINISH**  
Options specified at Xtreme Trim® finish are provided to protect finish. Also available in popular solid colors. Finishes range from only color match to full coverage ColorCoat™. ColorCoat™ is available in wood and stone finishes to simulate (extremely well).


**Installation not to scale.**

ITEM #	3/4"	1"	1 1/2"	2"	2 1/2"	3"	3 1/2"	4"	4 1/2"	5"	5 1/2"	6"
PC100A	1/2"	1"	1 1/2"	2"	2 1/2"	3"	3 1/2"	4"	4 1/2"	5"	5 1/2"	6"


All prices are 12 length unless otherwise indicated.

**SPECIAL ORDER ITEM**  
Minimum order quantities apply.



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www.xtrim.com | © 2019 Xtrim, Inc.



## Docket No. 05-41-20 (11714 Nelson Court) Apartment Rehab (EDEN) - ABR - May 2020


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## Pella® 250 Series VINYL

Exceptional vinyl performance and style



**AVAILABLE IN THREE WINDOW & PATIO DOOR STYLES.**



- **PELLA'S FADE-RESISTANT VINYL FORMULA**  
Pella 250 Series is made of high-grade vinyl that resists yellowing and discoloration. The solid color throughout the vinyl keeps your single and double hung windows, patio door frames and windows in blinds, shutters and doors.
- **STRONGER FRAMES THAN ORDINARY VINYL**  
Pella's precision welding process means more durable products that resist warping or bending over time. Pella 250 Series window frames are 52% stronger than ordinary vinyl.
- **EXCLUSIVE WEATHER PROTECTION SYSTEM**  
Protect your home with our exclusive weather seal system on single and double hung windows. It has three points of protection to prevent water from the home... including triple weatherstripping.
- **ENERGY STAR® MOST EFFICIENT 2019 WINDOW\***  
Upgrade to triple-pane glass windows for an average 42% less energy use than single-pane windows.† Pella 250 Series offers products that have been awarded the ENERGY STAR Most Efficient Mark in 2019.
- **DURABLE EXTERIOR FINISHES**  
Durable frame options offer color retention and a choice of nine DurColor™ exterior finishes that exceed industry requirements for fade resistance.
- **STYLE AND INSTALLATION FLEXIBILITY**  
Whether your project calls for a modern or traditional look, Pella 250 Series windows provide style flexibility to meet your project's needs. Multiple frame sizes available.
- **FREE FORM MULLING CAPABILITIES**  
Create a large or unique installation for your project by mulling standard and custom-sized windows together. Customizations are factory-milled and arrive ready for installation.
- **OPTIONAL PERFORMANCE ENHANCEMENTS**  
Increase energy performance and structural strength with optional performance enhancements such as foam insulation and steel reinforcement.
- **ADDITIONAL FEATURES AND OPTIONS**  
We have the features and options that fit your project. Choose from five frame types, stain and triple-pane glazing, four grille options and a full lineup of window & patio door styles.
- **LIMITED LIFETIME WARRANTY**  
Pella products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, or visit [pella.com/warranty](http://pella.com/warranty).
- **TESTING BEYOND REQUIREMENTS**  
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.



222 Pella.com/PellaProducts

## Docket No. 05-41-20 (11714 Nelson Court) Apartment Rehab (EDEN) - ABR - May 2020

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PRODUCT SPECIFICATIONS

WINDOW & PATIO DOOR STYLE	MIN. WIDTH	MIN. HEIGHT	MAX. WIDTH	MAX. HEIGHT	PERFORMANCE CLASS & GRADE	PERFORMANCE VALUES			FRAMES / INSTALL
						U-FACTOR	SHGC	WTG	
AWNING DOUBLE-PANE VENT	16"	14-1/2"	39-1/2"	43-1/2"	LC24-L250	0.24-0.23	0.17-0.43	38	Black Frame Integral Fin Pin with 2-Chamber Flush-Flushed 5/8" Flange Frame
AWNING TRIPLE-PANE VENT	16"	14-1/2"	39-1/2"	43-1/2"	LC24-L230	0.20-0.23	0.16-0.37	24	
CASEMENT DOUBLE-PANE VENT	14-1/2"	17-1/2"	35-1/2"	71-1/2"	LC24-L250	0.24-0.20	0.17-0.43	30-33	
CASEMENT TRIPLE-PANE VENT	14-1/2"	17-1/2"	35-1/2"	71-1/2"	LC24-L230	0.20-0.23	0.16-0.37	34	
SLIDING WINDOW DOUBLE-PANE VENT	21-1/2"	11-1/2"	96"	77" max. height 43" max. width	R25-R50	0.27-0.32	0.20-0.51	25	
SLIDING WINDOW TRIPLE-PANE VENT	21-1/2"	11-1/2"	96"	77" max. height 43" max. width	R25-R50	0.20-0.24	0.21-0.44	28	
DOUBLE-HUNG DOUBLE-PANE VENT	14-1/2"	23-1/2"	33-1/2"	76"	R20-R50	0.27-0.33	0.19-0.48	24	
DOUBLE-HUNG TRIPLE-PANE VENT	14-1/2"	23-1/2"	33-1/2"	76"	R20-R50	0.21-0.27	0.21-0.42	28	
SINGLE-HUNG DOUBLE-PANE VENT	14-1/2"	23-1/2"	33-1/2"	77-1/2"	R25-R50	0.27-0.33	0.20-0.51	25	
SINGLE-HUNG TRIPLE-PANE VENT	14-1/2"	23-1/2"	33-1/2"	77-1/2"	R25-R50	0.21-0.24	0.22-0.44	28	
FIXED FRAME RECTANGLE DOUBLE-PANE	11-1/2"	11-1/2"	100" max. height 100" max. width		CW20-CV20	0.24-0.21	0.21-0.36	24	
FIXED FRAME RECTANGLE TRIPLE-PANE	11-1/2"	11-1/2"	100" max. height 100" max. width		CW20-CV20	0.19-0.24	0.24-0.47	27	
SLIDING PATIO DOOR DOUBLE-PANE, OX OR IG	46-1/2"	70-1/2"	93-1/2"	95-1/2"	R25-R50	0.27-0.40	0.14-0.45	14	
SLIDING PATIO DOOR TRIPLE-PANE, OX OR IG	46-1/2"	70-1/2"	93-1/2"	95-1/2"	R25-R50	0.22-0.30	0.21-0.42	37	

WINDOW SIZES AVAILABLE IN 1/8" INCREMENTS  
 Specifications include the range of operating and performance, not individual unit performance.  
 See the AIAA 606 for specifications and glass selection and for more information regarding frame and installation types.



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 Apartment Rehab (EDEN) - ABR - May 2020

WINDOW HARDWARE

CASEMENT & AWNING: Fits neatly out of the way so it won't interfere with outside window treatments. Finishes match interior trim colors.



COLOR MATCHES FINISHES:

WHITE ALUMINUM BRASS

SLIDING, SINGLE & DOUBLE-HUNG: Pat's cam-action latches pull the sashes against the weatherstripping for a tighter seal. Optional AutoLock hardware automatically locks the window when it is closed simply close the sash and confirm it latches.



COLOR MATCHES FINISHES:

WHITE ALUMINUM BRASS

INTEGRATED SASH LIFT: Make raising and lowering single and double-hung window sashes easy with a standard, integrated sash lift.



COLOR MATCHES FINISHES:

WHITE ALUMINUM BRASS

WINDOW LIMITED OPENING DEVICES: A vent stop can be engaged or disengaged manually and restricts how far the bottom sash of a single- or double-hung window can open. A window opening control device (WOCOD) complies with a safety standard and allows for restriction, emergency egress and noise when released. A WOCOD automatically limits the vent opening to less than four inches, unless it is intentionally disengaged, enabling the sash to fully open.



COLOR MATCHES FINISHES:

WHITE ALUMINUM BRASS

PATIO DOOR HARDWARE

SLIDING PATIO DOOR: Match the door's exterior door with a color-matched, corrosion-resistant handle, or upgrade the interior finish to add a touch of style.



COLOR MATCHES FINISHES:

WHITE ALUMINUM BRASS

ADDITIONAL FINISHES: BRASS BRASS, OIL RUBBER STAIN, LUSTRE WHITE



Docket No. 05-41-20 (11714 Nelson Court)  
 Apartment Rehab (EDEN) - ABR - May 2020

**COLORS**

**FRAME COLORS** Create a signature look with solid-color and dual-color frames. Dual-color frames allow you to choose a different color for the exterior with a white interior.

**EXTERIOR COLOR:** WHITE, ALUMINUM, BRASS

**INTERIOR COLOR FRAME:** WHITE, BRASS, ALUMINUM, BRASS, SEATTLE, BRASS, SEATTLE, BRASS, SEATTLE, BRASS, SEATTLE

**GRILLES**

Grilles are color matched to your window or patio door interior and exterior frame colors.

**GRILLES:** GRILLE BETWEEN THE GLAZES (1 1/2" W/1"), GRILLE BETWEEN THE GLAZES (2" W/1"), GRILLE BETWEEN THE GLAZES (2 1/2" W/1"), GRILLE BETWEEN THE GLAZES (3" W/1")

Based on product requests from a previous design phase.  
 1. Any fabric screen may not meet (NFPA) 701, § 813.1.1. It is the responsibility of the contractor to verify the fire rating of the fabric screen. The contractor shall verify the fire rating of the fabric screen. The contractor shall verify the fire rating of the fabric screen. The contractor shall verify the fire rating of the fabric screen.  
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**Docket No. 05-41-20 (11714 Nelson Court)  
Apartment Rehab (EDEN) - ABR - May 2020**

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**CANOPY STRUCTURE TOP VIEW**  
SCALE: 3/8" = 1'-0"

**CANOPY STRUCTURE FRONT VIEW**  
SCALE: 1/2" = 1'-0"

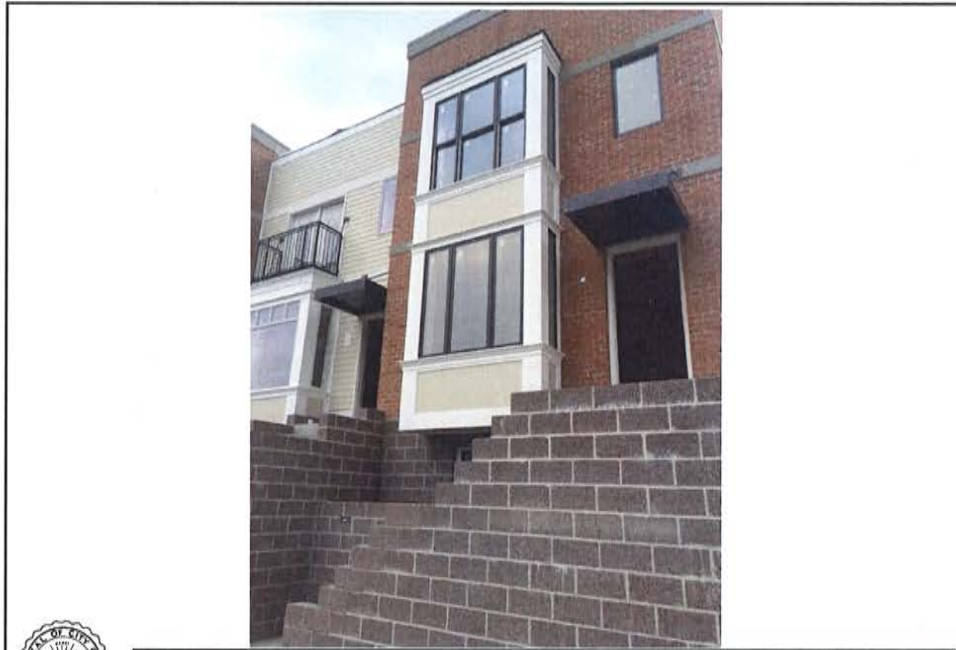
**CROSS SECTION-B DETAIL**  
SCALE: 1" = 1'-0"

**CROSS SECTION-A DETAIL**  
SCALE: 1" = 1'-0"

**OHIO AWNING MANUFACTURING COMPANY**  
15 STRUCTURED PANE CANOPY AVENUE # 6-3" WIDE  
HUDSON STATION (PHASE 2)  
5 WATERBURY BLVD  
HUDSON OHIO 44130  
PHONE: 440.285.1111 FAX: 440.285.1112

**Docket No. 05-41-20 (11714 Nelson Court)  
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**Docket No. 05-41-20 (11714 Nelson Court)  
Apartment Rehab (EDEN) - ABR - May 2020**

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**DAHLIA COLLECTION**  
**Dahlia 15" LED Wall Light Architectural Black**  
455215LED (Black)



Programme	
Location	
Type	
Qty	
Estimate	

**Certifications/Qualifications**

Location	4447
Manufacturer	00000000000000000000

**Dimensions**

Max. Depth	2.41" (61.0)
Max. Height	4.41" (112.0)
Weight	3.50 (0.78)
Height Back (incl. Glass)	16.50"
Height Back (excl. Glass)	12.50"
Height	12.50"
Width	3.40"

**Electrical**

Supply (Wattage)	30
------------------	----

**Photometrics**

Color Rendering Index	80
Beam Spread	30
Color Temperature	4000
Beam Angle	30
Beam Diameter	3.40"
Beam Spread	3.40"

**Primary Lampings**

Color	100
Color Temperature	4000K
Lamp Power	30W/30W
Lamp Type	LED
Max. W. (mm)	44.20
# of Lumens (lm)	2

**Product/Ordering Information**

SKU	455215LED
Brand	KICHLER
Material	Aluminum
Finish	Black

**Specifications**

Light Color	Warm White
Material	Aluminum

**Additional Finishes**

- Architectural (Black)
- White


**KICHLER**



**Docket No. 05-41-20 (11714 Nelson Court)  
Apartment Rehab (EDEN) - ABR - May 2020**

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**C-SERIES COLLECTION**  
**C-Series 3000K 1950Lm Wall Mounted Area Light**  
 Textured Architectural Bronze  
 W234AZT30 (Textured Architectural Bronze)



**Dimensions**  
 Diameter: 4.50"  
 Height: 11.75"  
 Depth: 4.50"  
 Weight: 6.07"

**Mounting/Installation**  
 Mounting Type: Surface  
 Mounting Depth: 4.50"

**Photometrics**  
 Color Rendering Index: 90  
 Beam Spread: 30°  
 Beam Angle: 30°  
 Beam Diameter: 10.00"

**Primary Lamping**  
 Standard Lamp Type: LED  
 LED Power: 19.5W  
 LED Lumens: 1950lm  
 LED Life: 50,000 hrs  
 LED Voltage: 120V  
 LED Temperature: 2700K

**Product/Ordering Information**  
 SKU: W234AZT30  
 Style: C-Series  
 Finish: Textured Architectural Bronze

**Specifications**  
 Material: Aluminum  
 Additional Finishes: Textured Architectural Bronze

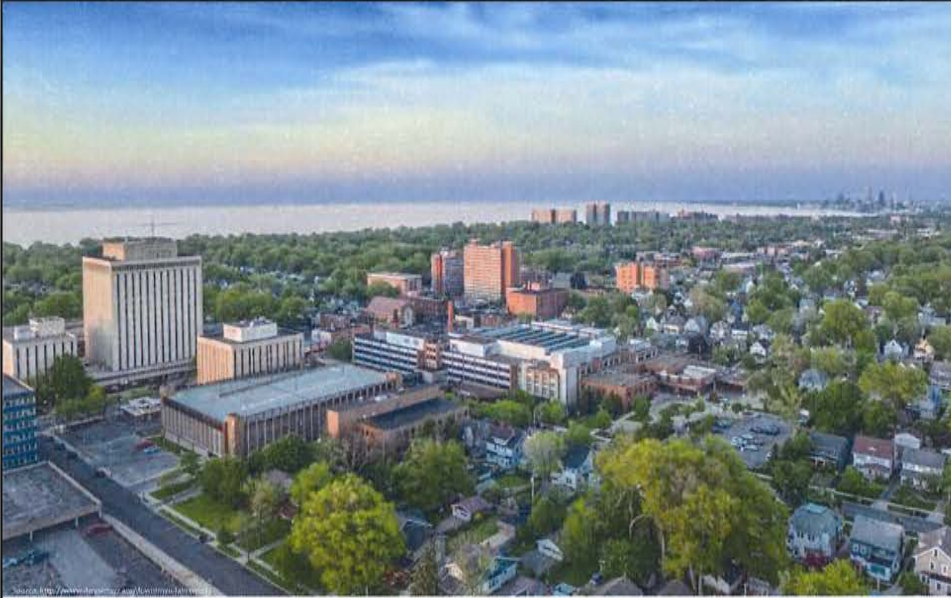
**Notes:**  
 1. All dimensions are in inches unless otherwise specified.  
 2. All weights are in pounds unless otherwise specified.  
 3. All finishes are subject to change without notice.  
 4. All products are made in the USA.

**KICHLER.**

**City of Eden**

**Docket No. 05-41-20 (11714 Nelson Court)**  
**Apartment Rehab (EDEN) - ABR - May 2020**

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**City of Eden**


**Architectural Board of Review**  
**Sign Review - May 2020**

248


**Applicant proposes application of vinyl graphics to front windows and door glass**

**City Notes:**

- Does not exceed limitations
- Main façade windows - recommend larger, limited lettering, remove social media logos





If members of the public have comments to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No. 05-43-20 (14701 Detroit)  
Master Pizza – Sign Review - May 2020**

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Existing Conditions

**Docket No. 05-43-20 (14701 Detroit)  
Master Pizza – Sign Review - May 2020**

250

Master Pizza, 14701 Detroit Rd., Lakewood, OH

**SIGN #1**  
Window vinyl

PMS P 48-8C  
 White

White vinyl shown black for clarity  
\*update hours and phone number

114" = 9'-0"

**SEAL OF THE CITY OF LAKWOOD, OH**

**Docket No. 05-43-20 (14701 Detroit)**  
**Master Pizza - Sign Review - May 2020**

251

Master Pizza, 14701 Detroit Rd., Lakewood, OH

**SIGN #2**  
Door vinyl

PMS P 48-8C  
 White

**SIGN #3**  
Under canopy vinyl

12" = 1'-0"

**SEAL OF THE CITY OF LAKWOOD, OH**

**Docket No. 05-43-20 (14701 Detroit)**  
**Master Pizza - Sign Review - May 2020**

252

Example: Other NEO locations

**Docket No. 05-43-20 (14701 Detroit)**  
**Master Pizza – Sign Review - May 2020**

253

**Applicant proposes application of signage in front of Mars "Café"**

**City Notes:**

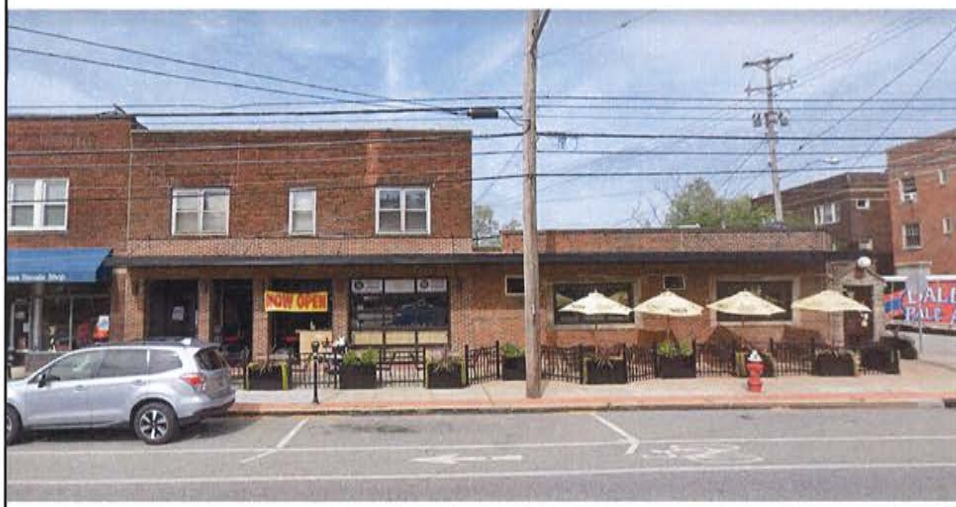
- Does not exceed limitations
- Plan need to reflect intended 24" lettering
- Provide attachment/placement details on awning element, details on any planned illumination.

**If members of the public have comments to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting**

**Docket No. 05-45-20 (15400 Madison)**  
**Mars Cafe – Sign Review - May 2020**

254

Existing Conditions



Docket No. 05-45-20 (15400 Madison)  
Mars Cafe - Sign Review - May 2020

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Does not depict 24" high or 16" wide letters



Docket No. 05-45-20 (15400 Madison)  
Mars Cafe - Sign Review - May 2020

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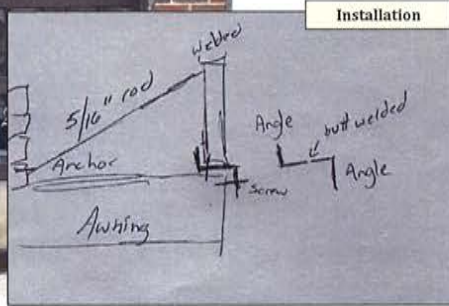


**1 3/4" DEPTH  
18-24" HEIGHT  
APPROX: 16" WIDTH**



**Docket No. 05-45-20 (15400 Madison)  
Mars Cafe - Sign Review - May 2020**

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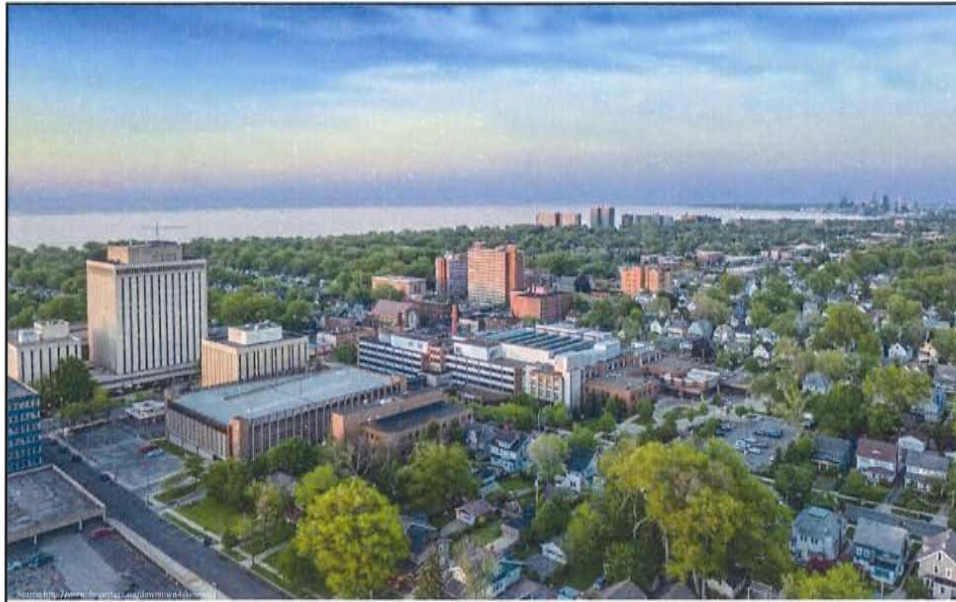


Installation



**Docket No. 05-45-20 (15400 Madison)  
Mars Cafe - Sign Review - May 2020**

258



**Architectural Board of Review  
Communication (Public Art) - May 2020**

259

LAKWOOD PARK  
STAINED GLASS MURAL

*The Pastimes*  
MURAL ARTISTS

1/5



DESIGNED BY | [www.thepastimes.com](http://www.thepastimes.com) | [THEPASTIMES.COM](http://thepastimes.com)

**Docket No. 05-XX-20  
Public Art- Communication - May 2020**

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LAKWOOD PARK  
STAINED GLASS MURAL

*The Pastimes*

Actual Size Line Weight      Site mockup example (not to scale)

City of Lakewood logo

Docket No. 05-XX-20  
Public Art- Communication - May 2020

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LAKWOOD PARK  
STAINED GLASS MURAL

*The Pastimes*

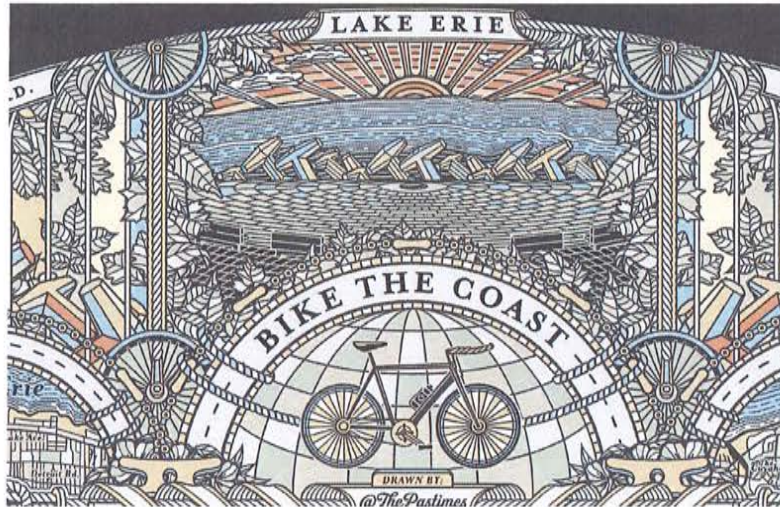
2/5

City of Lakewood logo

Detroit | www.thepastimes.com | THEPASTIMES.COM

Docket No. 05-XX-20  
Public Art- Communication - May 2020

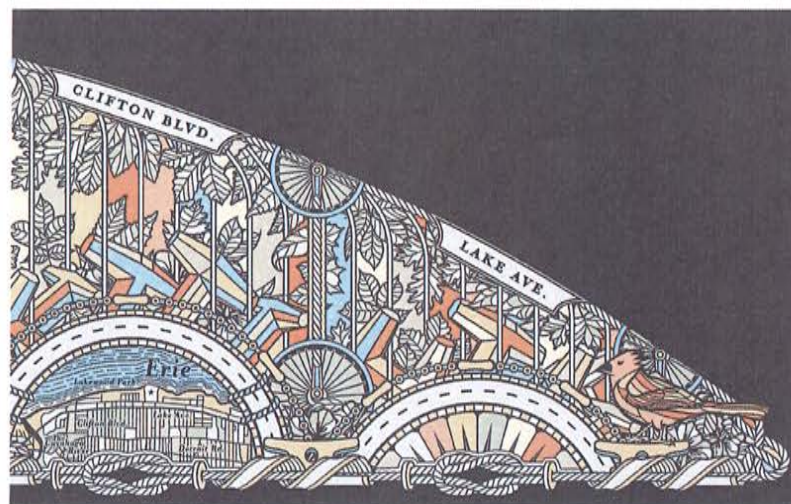
262



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Docket No. 05-XX-20  
Public Art- Communication - May 2020

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Docket No. 05-XX-20  
Public Art- Communication - May 2020

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LAKWOOD PARK  
STAINED GLASS MURAL

*The Pastimes*  
www.thepastimes.com

5 / 5

1) Mulberry 2) Sawtooth Oak 3) Dawn Redwood 4) Northern Catalpa  
5) White Birch 6) Swamp White Oak 7) Northern Red Oak 8) Swamp White Oak  
9) White Oak 10) Sugar Maple 11) Norway Maple 12) Elm Oak  
13) Shagbark Hickory 14) American Sycamore 15) Buckeye 16) Kentucky Coffee Tree

PHILMBAE | www.thepastimes.com | THEPASTIMES.COM

**Docket No. 05-XX-20**  
**Public Art- Communication - May 2020**

265

**City Notes:**

- Project installed at City owned property

**COLOR WAVES**

I'll be using transparent colorful plexiglass to create a modern stained glass effect. It will live in the window at the Department of Aging

Budget: \$5000  
Includes planning, materials, production, and installation

Materials: plexiglass, string, steel and wood (for top support bar)

Dimensions: approx 19' long by 6' tall

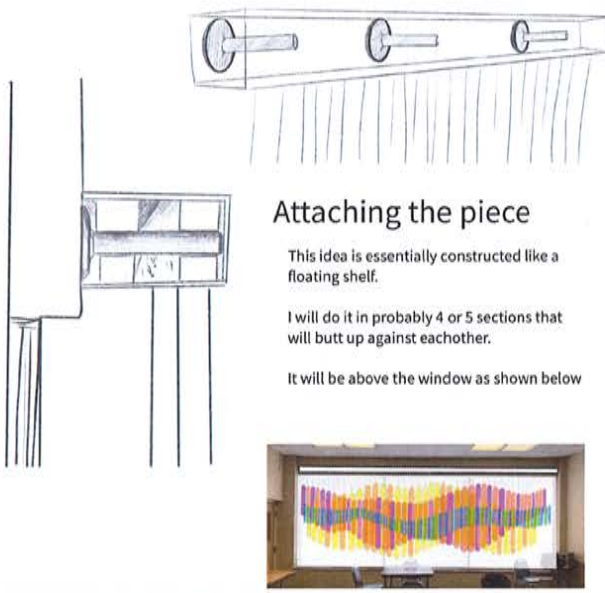
Weight: 45 lbs (yellow section) 35 lbs (red section) 20 lbs (blue section)

Maintenance: The piece will be interior so, it shouldn't need any intense care outside of the occasional dusting

Schedule: The plan is to install in mid-late summer. I will then do a presentation for the center as an in kind contribution

**Docket No. 05-XX-20**  
**Public Art- Communication - May 2020**

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**Attaching the piece**

This idea is essentially constructed like a floating shelf.



I will do it in probably 4 or 5 sections that will butt up against each other.

It will be above the window as shown below



**Docket No. 05-XX-20**  
**Public Art- Communication - May 2020**

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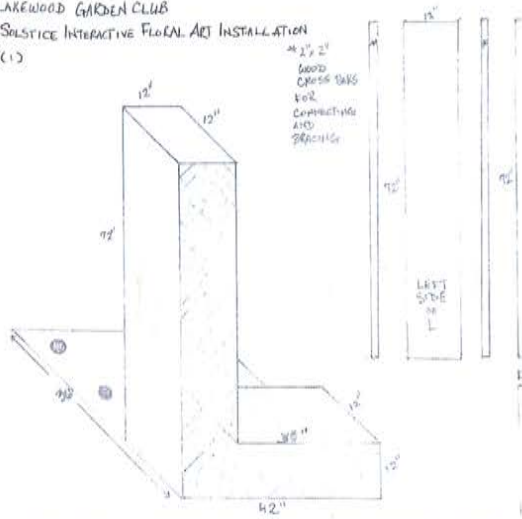
**Docket No. 05-XX-20**  
**Public Art- Communication - May 2020**

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**City Notes:**

- Project on hold due to COVID-19

LAKELWOOD GARDEN CLUB  
SOLSTICE INTERACTIVE FLORAL ART INSTALLATION  
(1)



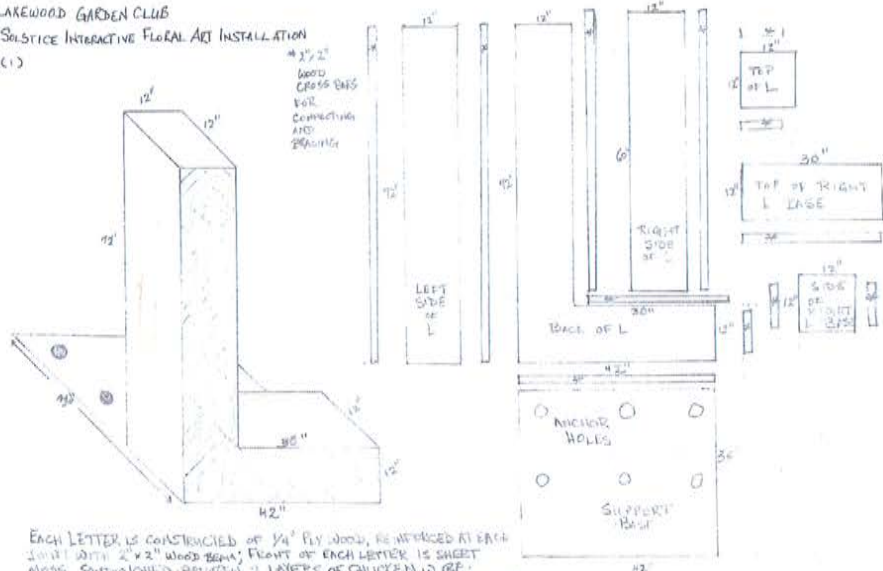
EACH LETTER IS CONSTRUCTED OF 1/4" PLYWOOD, REINFORCED AT EACH JOINT WITH 2"x2" WOOD BARS. FRONT OF EACH LETTER IS SHEET METAL SPACED BETWEEN 2 LAYERS OF CHICKEN WIRE. BASE IS PLYWOOD EXTENDING 2 FEET BEHIND EACH LETTER, WITH SCREW TIES AND SAWBOLTS IN BACK OF AND BEHIND EACH LETTER.



Docket No. 05-XX-20  
Public Art- Communication - May 2020

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LAKELWOOD GARDEN CLUB  
SOLSTICE INTERACTIVE FLORAL ART INSTALLATION  
(1)



EACH LETTER IS CONSTRUCTED OF 1/4" PLYWOOD, REINFORCED AT EACH JOINT WITH 2"x2" WOOD BARS. FRONT OF EACH LETTER IS SHEET METAL SPACED BETWEEN 2 LAYERS OF CHICKEN WIRE. BASE IS PLYWOOD EXTENDING 2 FEET BEHIND EACH LETTER, WITH SCREW TIES AND SAWBOLTS IN BACK OF AND BEHIND EACH LETTER.

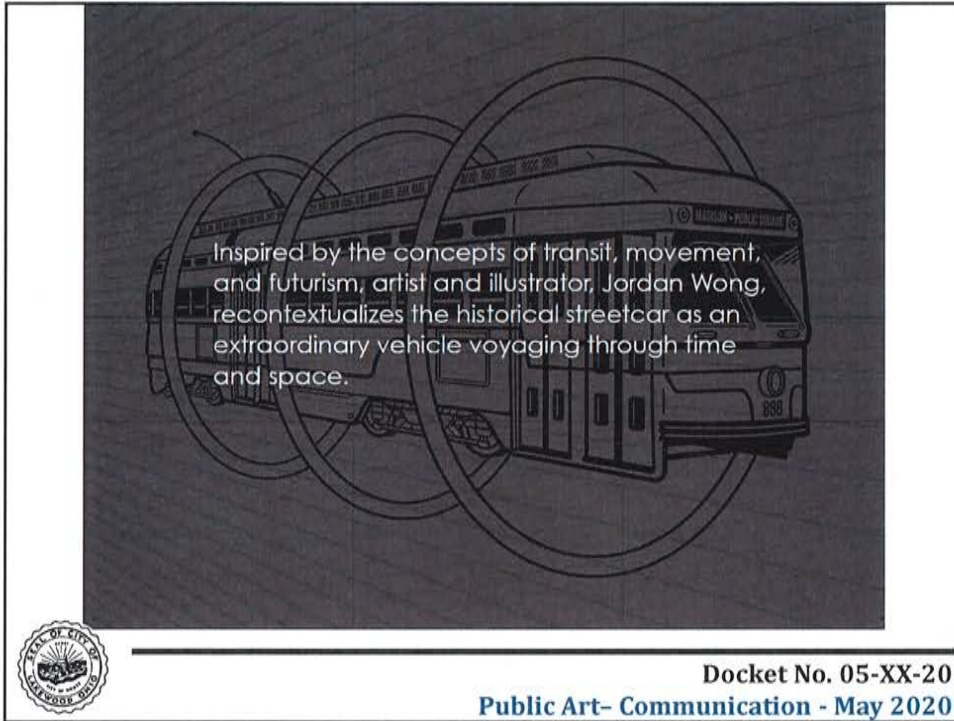


Docket No. 05-XX-20  
Public Art- Communication - May 2020

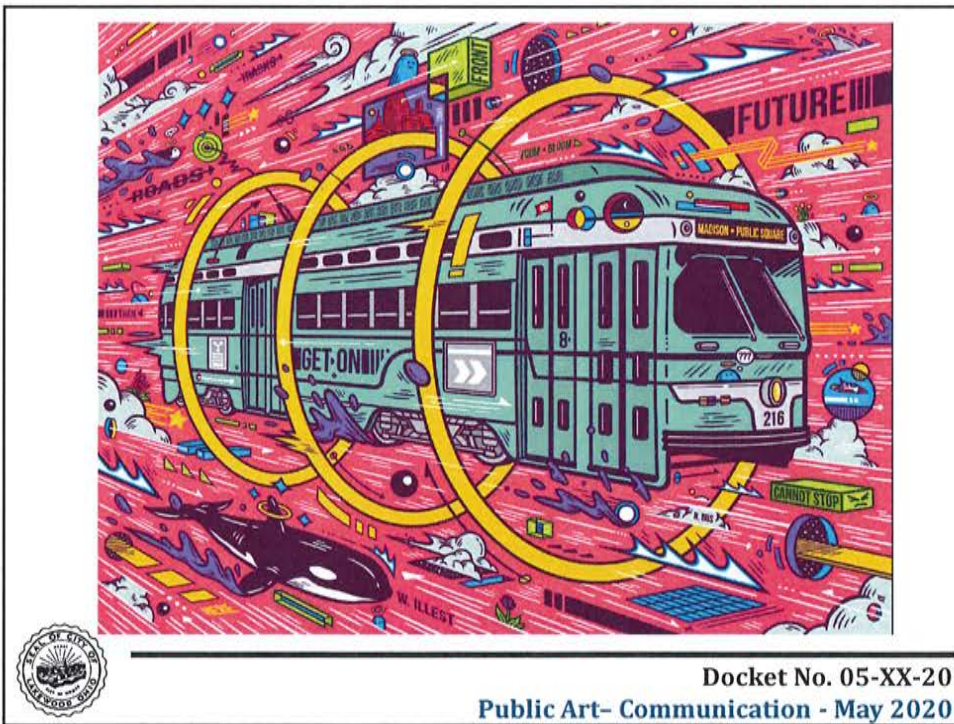
270







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This work was created to delight and inspire residents of Lakewood with color, vibrancy, and thoughts of a brighter, imaginative future.

Our plan is to work with GameDay Vision to fabricate the artwork as an ACM (aluminum composite material) panel and installed directly into the brick of the building.




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- Size: 10 ft. x 13 ft.
- Aluminum composite material (ACM) comprised of two pre-painted sheets of .008 in. aluminum with a solid polyethylene core
- Panels will be digitally printed using UV inks
- Tapcon screws (0.5 in.) – installation



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SPECTACULAR VERNACULAR  
PROJECT PROPOSAL  
ST. CHARLES GREEN

# COLORFIELD

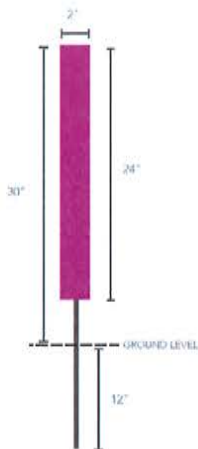
LAUREN HERZAK-BAUMAN



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## COLORFIELD: SCALE AND DIMENSIONS



COLORFIELD IS A TEMPORARY INSTALLATION THAT CONSISTS OF APPROXIMATELY 200 COLOR BARS. EACH BAR IS COMPRISED OF HUNDREDS OF COLORFUL POLY LACTIC ACID PLASTIC DISCS ADHERED TO 3/8" STEEL POLES. THE DISCS AND POLES, SINCE THEY ARE PLASTIC, REQUIRE NO ADDITIONAL FINISH AND LOW MAINTENANCE. THE DISCS WILL BE INSTALLED IN A SQUARE FORMATION TO CREATE A DENSE FIELD OF BRIGHT COLOR ON ST. CHARLES GREEN.



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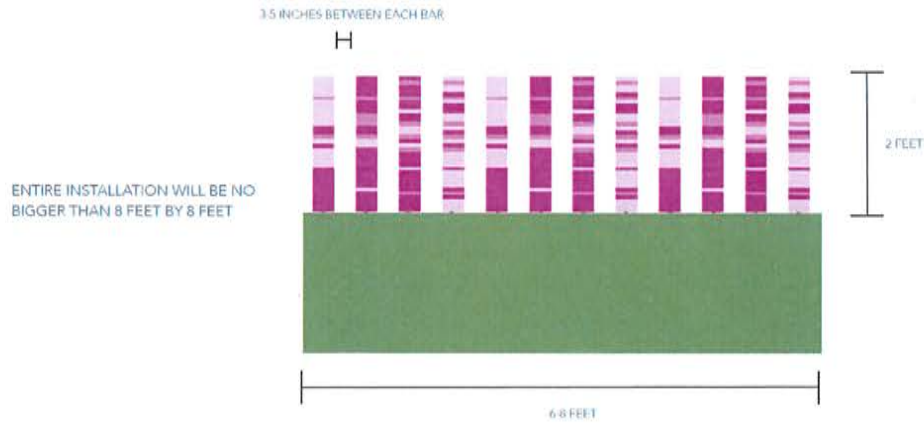
COLORFIELD: COLOR PALETTE



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COLORFIELD: DIMENSIONS



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COLORFIELD: IN SITU



\*LOCATION IS SUBJECT TO CHANGE



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COLORFIELD: IN SITU



\*LOCATION IS SUBJECT TO CHANGE



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COLORFIELD: MAINTENANCE RECOMMENDATIONS



**MOWING**

PLEASE DO NOT MOW FOR THE 7 DAYS OF THE  
INSTALLATION



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Nosotros Rock Climbing Gym  
@nosotrosgym



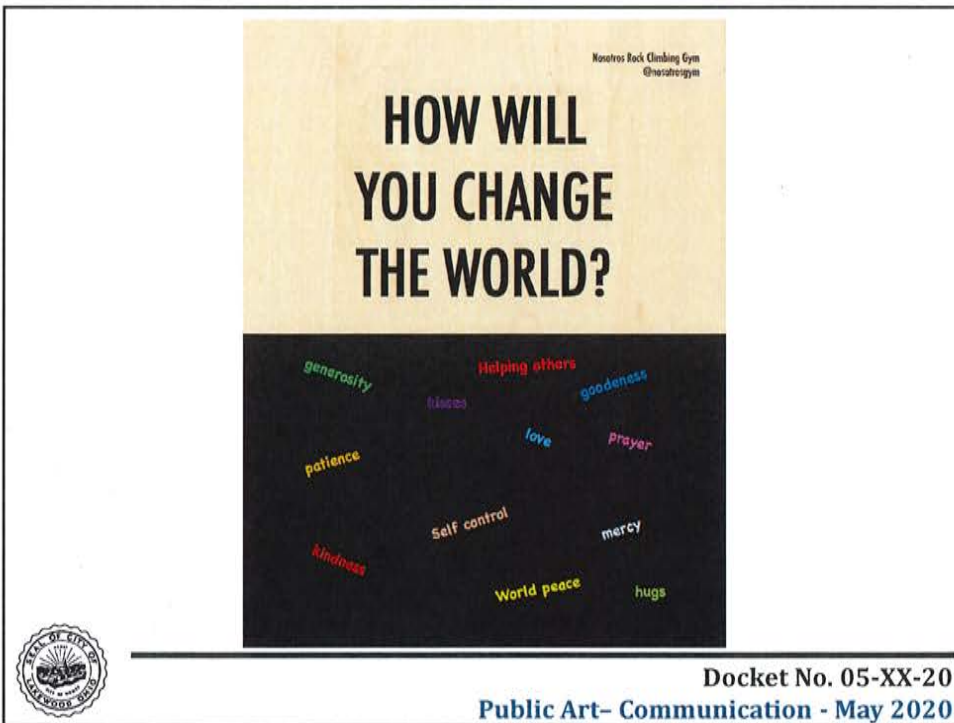
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**City Notes/Concerns:**

- Project exceeds budget
- Yellowing of resin over time
- Better understanding of installation
- Company who will be installing

strunkrampart@gmail.com      Lakewood Skate House Rebuild Mosaic      Joey Strunk

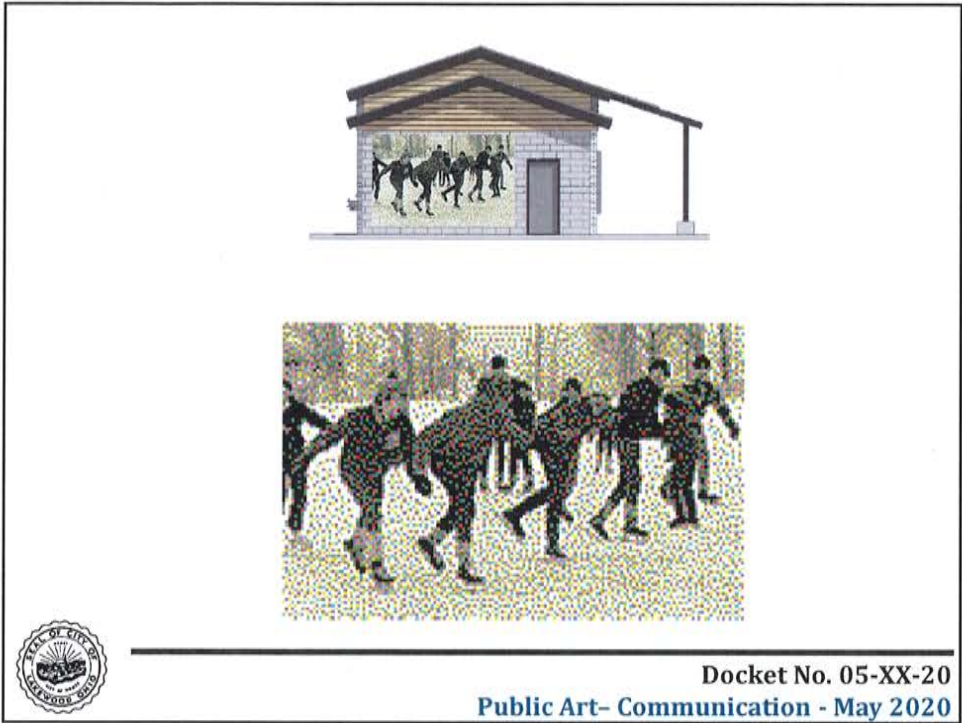
Original Image by Fred Bottomer

Cropped Image for Mosaic



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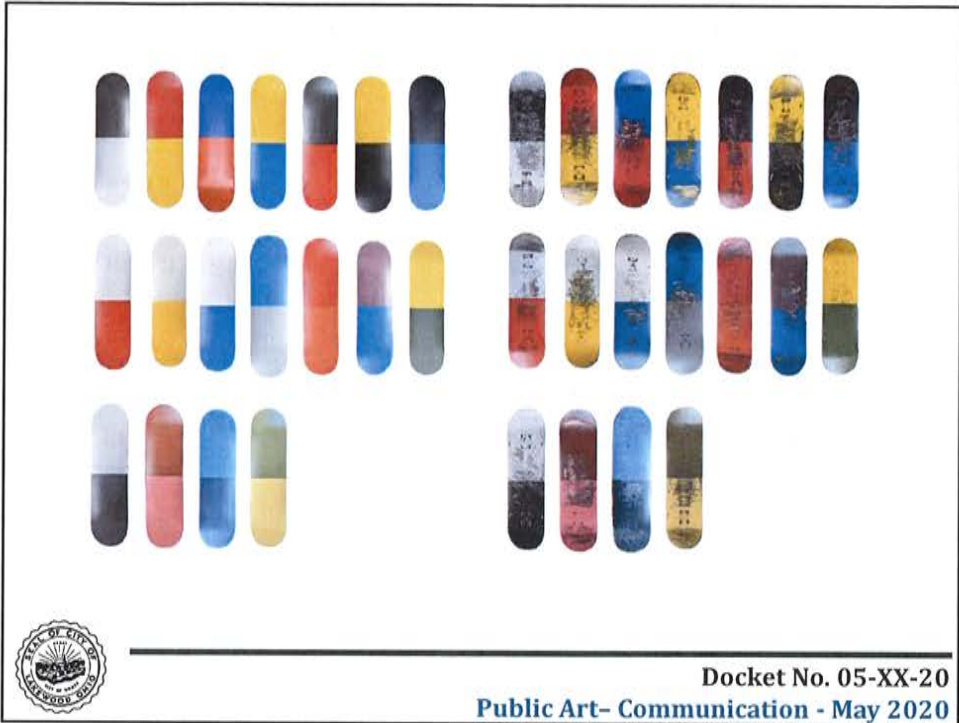
Docket No. 05-XX-20  
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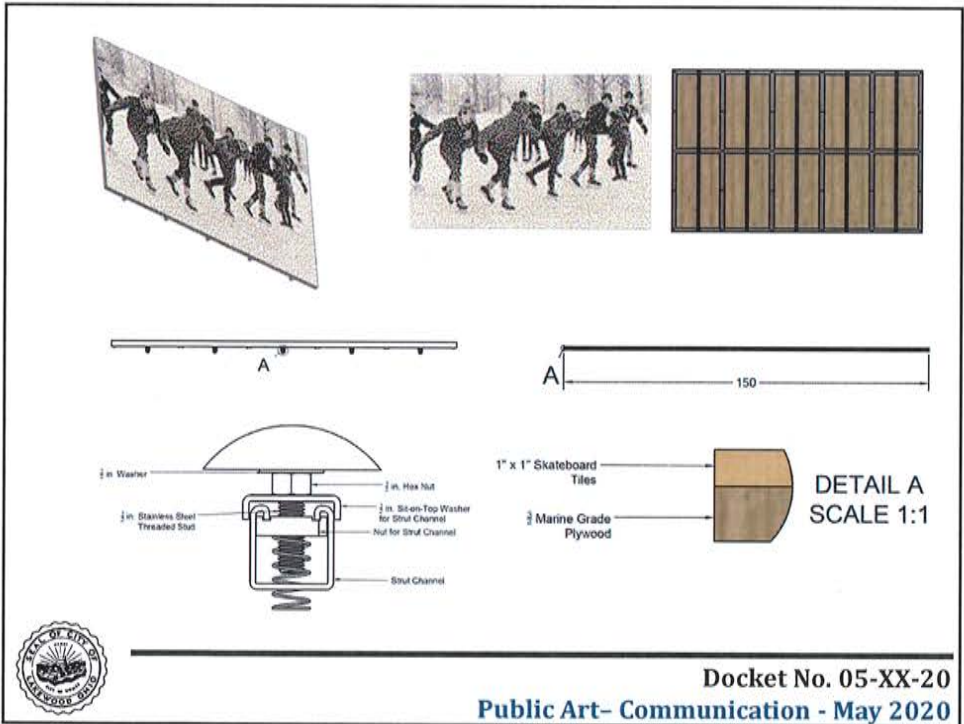
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**Architectural Board of Review**  
*May 2020*

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Thursday, May 21, 2020

 Calendar

May 21 Thu

Weekly Check In BUILDING INSPECTORS / General BUILDING INSPECTORS

Registration approved for Web seminar: 2017 OBC Chapters 3, 5, and 6 of the with Updates  
<https://grovecityohio.webex.com/grovecityohio/onstage/g.php?MTID=ea0f420866b45312e3fc80e43>  
Mike Boso

TIME SHEETS Parmelee, Christopher

9 AM



Morning Break



10 AM

11 AM



2248 WARREN electric Tom

12 PM

2084 DOWD electric Lasalle

Lunch

1 PM



1374 Cove - Rough Electric - Azner 216-288-9456 - E20-000205 (Left voicemail @9:12 on 05/21 DJG)

2 PM

12800 MADISON progress foundation

1210 GIEL electric Sam

3 PM

OFFICE TIME IF NEEDED

15106 EDGEWATER electrical Tom

CALL CONTRACTORS WITH PERMITS PENDING PAYMENTS  
OFFICE  
Parmelee, Christopher



4 PM

