

**MINUTES  
CITY OF LAKEWOOD  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
FEBRUARY 13, 2020 at 5:30 P.M.  
LAKEWOOD CITY HALL  
AUDITORIUM**

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

of **MAR 12 2020** meeting.

  
**CHAIRMAN**

1. Roll Call

Board Members

Brian Grambort, Chair (Acting)  
Amy Haney  
David Maniet  
John Waddell

Others

David Baas, City Planner, Board Secretary  
Allison Hennie, Urban Designer  
Christopher Parmelee, Assistant Building Commissioner  
Bryce Sylvester, Director of Planning & Development

A motion was made by Mr. Grambort, seconded by Ms. Haney to excuse Mr. Donaldson who is absent.

2. Approve the minutes of the January 9, 2020 Meeting

A motion was made by Mr. Grambort, seconded by Mr. Waddell to **APPROVE** the January 9, 2020 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

Mr. Sylvester read the Opening Remarks into record.

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**OLD BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

4. **Docket No. 03-20-19\***

**C**

**16000 and 15801 Detroit Avenue  
Market Rate Apartments**

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

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

Applicant proposes a mixed-use development consisting of approximately 150 market rate, three-story apartments and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues. (Page 10)

Administrative staff ("staff") provided a re-introduction of this proposal given its last review by the Board during the April timeframe. Staff also provided an overview of the conditions specified under the August 2019 Planning Commission approval of the proposal and the applicable code sections towards the ABR review – specifically 1325.03 Purpose of the Board, 1135.01 Mixed-Use Development; and 1325.08 Parking Lot Design. Alex Solove and Bhakti Bania (Project Architect) presented the updated proposal on behalf of the applicant – including the current site plan, elevations, streetscape renderings, parking lot design, and landscaping. Board discussion progressed through site plan/parking lot design (traffic/pedestrian flow, trash collection, resident move-in/out), parking lot fencing (buffers to adjacent residential properties), streetscape/elevation context (scale, set-backs along residential streets), alleyway design (between north building/adjacent commercial building), landscaping (seasonal, retail vs. residential area considerations), building design (first-floor residential interaction with sidewalk level,

differentiation/scale of first floor vs. upper floors, consistency in materials across all sides), and streetscape considerations (street trees – 3” caliper minimum, benches, bicycle parking, potential for bus shelter). Public comment was taken.

Concerns

- Parking lot screening - fence height, landscaping, and boundaries with adjacent residential properties
- Integration of project with context of residential neighborhoods
- Garbage pick-up along Rosewood and Brockley
- Negative impact of project on local traffic and parking
- Avoiding the removal of existing trees during construction

The Board recommended the following regarding the building design:

- Differentiation/dimensions of first floor versus upper floors – to work toward consistency with typical local mixed-use façade dimensions where first floor is differentiated by height/design elements from upper floors.
- First-floor (residential) integration with the streetscape (Detroit/Brockley) – to reconsider the Juliet balconies in terms of better (integration/functionality with sidewalk/landscaping)
- Consider carrying the brick pavers at lobby/entryways around the building edges
- Consider making the commercial/retail space entrance more distinct from the residential entries with different landscaping as to not obstruct the storefront windows.
- Look at the consistency of material use & appearance across all four sides (four-sided design)
- Consider shifting trash collection locations to lessen the potential conflict with residential street traffic.
- Request more detailed elevations and context/integration with Residential neighborhood streets.

The Board recommended the following regarding the parking lot design and landscaping:

- Provide more detail on the parking lot edges, setbacks, and screening of abutting residential properties.
- Consider enhancing the landscaping/innovative design of the Detroit & Orchard Grove parking lot, including the addition of street trees along the Detroit side of lot.
- More detail on parking lot striping/circulation – show plan to deconflict pedestrians and vehicles, especially at lot entry from Brockley on north end of northern building.
- More detail on design of alley between northern building and existing building on Detroit
- Requested to look at adding more bicycle parking and other streetscape amenities.
- Show proposed building/parking lot fixtures and how light will be arranged to produce the desired effect but also as to not unduly impact abutting residential properties (per Code Sections 1325.08f and 1306.311).

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

5.	<b>Docket No. 12-120-19</b>	<b>R</b>	<b>Vacant Lot Erie Cliff Drive</b>
	( ) Approve		Derek Hannah
	( ) Deny		1455 Wyandotte Avenue
	( ) Defer		Lakewood, Ohio 44107

Applicant proposes the construction of a new residential home. (Page 5)

Staff provided a brief introduction/review of pertinent site plan considerations (easement, stormwater outfall, building restrictions) and the purview of the Board (per 1325.03) and the coordination completed with the applicant since the last review of this proposal during the December timeframe. Chris Greenwald (Project Architect) and the applicant provided the Board with the updates to the proposal for this new residential construction project. The Board felt successful updates have been made to the site plan (shifting rear deck stairs to east side, and changes in the proposed fencing), southern façade (successful in blending garage doors with shed roof element), and entryway

(prominence, scale/height of stairs). However, the Board acknowledged that “front” of the home – made up of the combined western & southern facades - still needs more work towards achieving the desired harmony with the context of the neighborhood. The Board discussion included consideration of window arrangement on southern façade, proposed landscaping, and the design/details of the tower element and primary entry to include the design of the entry roof and proposed material choices. Public comment was taken.

Concerns

- Current design does not fit within the neighborhood context and does not meet the “harmonious and integrated” intent of the code. Including lack of prominent front entry/porch oriented to face the street.
- Historic character/legacy of the neighborhood.
- The importance of maintaining the Lake Erie access easement for the neighborhood.

Staff provided a brief wrap-up before the Board provided recommendations regarding the proposal:

- Continue to work toward providing greater detail on achieving compatibility with the neighborhood via the cohesive design of the collective “front” of the home – made up of both the western and southern facades.
- Show the height of the proposed design in relation to adjacent homes in neighborhood.
- Look at the design of the tower and its elements towards creating a more inviting “public front door.” Work a railing into front step design and reconsider the shed roof design on the tower as part of the main entryway.

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

6. **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 25)

Staff received communication from the applicant requesting a deferral from the February meeting.

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

7. **Docket No. 02-09-19\*** **C** **13701/13901 Detroit Ave. & 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 6)

Staff received communication from the applicant requesting a deferral from the February meeting.

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

8. **Docket No. 06-48-19\*** C **13701/13901 Detroit Ave. & 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)

Staff received communication from the applicant requesting a deferral from the February meeting. A motion was made by Mr. Grambort, seconded by Mr. Waddell to **DEFER** the request. All the members voting yea, the motion passed.

9. **Docket No. 11-114-19 A\*** C **14019 Madison Avenue  
Greek Village Grille**

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

Tommy Karakostas  
Greek Village Grille  
14019 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes the addition of flagstone on the lower portion of the building exterior and replacement awning with signage. (Page 17)

Staff is working with the applicant toward an intended public art/mural proposal. Until that is direction is finalized, a deferral from the February meeting is recommended.

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

#### **SIGN REVIEW**

10. **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 19)

Justin Costanzo, representative for the applicant was present to explain the current status of the sign proposal, which centers upon signage related to two primary locations – the entryway of the main building along Edwards Avenue and the pedestrian entryway along Detroit at the south end of the lot. The representative and City Staff provided details on both these locations, as well as a current recommendation against a large monument sign originally proposed for the southeast corner of the lot. The Board provided discussion and refinements for the applicant to consider towards the proposed signage at the two primary locations. Public comment was closed as no one addressed the issue.

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

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**NEW BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

11. **Docket No. 02-08-20** **R** **12558 Clifton Boulevard**

- |                                  |                         |
|----------------------------------|-------------------------|
| <input type="checkbox"/> Approve | Alexandria Rose         |
| <input type="checkbox"/> Deny    | 12558 Clifton Boulevard |
| <input type="checkbox"/> Defer   | Lakewood, Ohio 44107    |

Applicant proposes the addition of a front porch and deck. (Page 42)

Applicant was not present to discuss the proposal. Based on recent communication between Applicant and the Building Department over alterations to previously submitted plans, Staff recommended deferring this proposal. Public comment was closed as no one addressed the issue.

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

12. **Docket No. 02-09-20** **R** **13000 Edgewater Drive**

- |                                  |                           |
|----------------------------------|---------------------------|
| <input type="checkbox"/> Approve | Peggy Sammon and Joe Lobo |
| <input type="checkbox"/> Deny    | 13000 Edgewater Drive     |
| <input type="checkbox"/> Defer   | Lakewood, Ohio 44107      |

Applicant proposes a one-story addition and expansion of an existing garage. (Page 49)

The project Architect and representative for the applicant, Jill Brandt, was present to explain the proposal. Board was supportive of the design, consistent with the existing appearance of the home, and the work done to match the new/proposed and existing materials. Public comment was closed as no one addressed the issue.

A motion was made by Mr. Grambort, seconded by Mr. Waddell to **APPROVE** the request as submitted.

All the members voting yea, the motion passed.

13. **Docket No. 02-10-20** **R** **15409 Edgewater Drive**

- |                                  |                       |
|----------------------------------|-----------------------|
| <input type="checkbox"/> Approve | T. Michael Tomsik     |
| <input type="checkbox"/> Deny    | Tomsik Architects     |
| <input type="checkbox"/> Defer   | 921 Literary Road     |
|                                  | Cleveland, Ohio 44113 |

Applicant proposes an addition above existing study. (Page 54)

Applicant was present to explain the request. Board was supportive of the proposal – as the design/materials are consistent with the existing home. Staff provided comment on a pending zoning variance requirement based on the proposed reduction of the side yard due to the planned expansion of the existing building footprint. Applicant asked if subsequent review would be required if a decision was made by the homeowners to alter the window design on the second floor (four windows vice the three presented to the Board). Staff recommended administrative review should that decision by the homeowners be taken. Public comment was closed as no one addressed the issue.

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

- Variance approval as required by the Board of Zoning Appeals.
- Any change to window design be submitted for administrative review/approval.

All the members voting yea, the motion passed.

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Items 14 and 15 are called together – same applicant

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14.     **Docket No. 02-11-20**                                     **R**     **1224 Edwards Avenue**

          ( ) Approve   Azam Kazmi  
          ( ) Deny   Yellowlite, Inc.  
          ( ) Defer    1925 St. Clair Avenue, NE  
  Cleveland, Ohio 44114

Applicant proposes the installation of 18 Silfab-320 NL Mono solar modules on the roof of the property (Page 61)

Applicant was present to explain the proposal. Staff provided overview of code requirements regarding pathways and total plan area in relation to the solar installation proposal. Board had no other comments or recommendations. Public comment was closed as no one addressed the issue.

A motion was made by Mr. Grambort, seconded by Mr. Maniet to **APPROVE** the request as submitted.

All the members voting yea, the motion passed.

15.     **Docket No. 02-13-20**                                     **R**     **2166 Mars Avenue**

          ( ) Approve   Azam Kazmi  
          ( ) Deny   Yellowlite, Inc.  
          ( ) Defer    1925 St. Clair Avenue, NE  
  Cleveland, Ohio 44114

Applicant proposes the installation of 35 Silfab-320 NL Mono solar modules on the roof of the property (Page 90)

Applicant was present to explain the proposal. Staff provided overview of code requirements regarding pathways and total plan area in relation to the solar installation proposal. Board had no other comments or recommendations. Public comment was closed as no one addressed the issue.

A motion was made by Mr. Grambort, seconded by Mr. Maniet to **APPROVE** the request as submitted.

All the members voting yea, the motion passed.

16.     **Docket No. 02-12-20**                                     **R**     **1310 Gladys Avenue**

          ( ) Approve   Cristos Kallas  
          ( ) Deny   22701 Center Ridge Rd., Apt 214  
          ( ) Defer   Rocky River, Ohio 44116

Applicant proposes the rebuild of a front porch (Page 79)

Applicant was present to explain the proposal. Staff overview of prior and current conditions. Board was supportive except for the proposed solid porch railing and handrail design, preferring that a decorative railing be installed for both that is more consistent with existing City front porch guidelines. Staff recommended that an update to the design that included decorative railing consistent with the guidelines could be approved administratively. Public comment was closed as no one addressed the issue.

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

- Porch railing and handrail design is updated to comply with existing porch guidelines (decorative railing), submitted for administrative review/approval.

All the members voting yea, the motion passed.

17.	<b>Docket No. 02-14-20</b>	<b>R</b>	<b>1080 Nicholson Avenue</b>
	<input type="checkbox"/> Approve		Ryan and Alysia McKean
	<input type="checkbox"/> Deny		1080 Nicholson Avenue
	<input type="checkbox"/> Defer		Lakewood, Ohio 44107

Applicants propose a two-story addition at rear of home; a portion of the project is visible from the right-of-way, necessitating review and approval. (Page 101)

The project Architect and representatives for the applicant, Scott Dimit and Claire Beskitt, was present to explain the proposal. Board was supportive of the design and the work done to integrate the proposed addition with the existing home. Public comment was closed as no one addressed the issue.

A motion was made by Mr. Grambort, seconded by Mr. Waddell to **APPROVE** the request as submitted.

All the members voting yea, the motion passed.

18.	<b>Docket No. 02-15-20</b>	<b>R</b>	<b>1210 West Clifton Boulevard</b>
	<input type="checkbox"/> Approve		Robert and Laura Dezort
	<input type="checkbox"/> Deny		1210 West Clifton Boulevard
	<input type="checkbox"/> Defer		Lakewood, Ohio 44107

Applicants propose an addition and garage to rear of home; a corner lot property (Page 114)

Staff received communication from the applicant requesting a deferral from the February meeting.

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

19.	<b>Docket No. 02-16-20</b>	<b>C</b>	<b>17801 Detroit Avenue</b> <b>Beck Center for the Arts</b>
	<input type="checkbox"/> Approve		Lucinda Einhouse
	<input type="checkbox"/> Deny		Beck Center for the Arts
	<input type="checkbox"/> Defer		17801 Detroit Avenue
			Lakewood, Ohio 44107





LakewoodAlive is excited to communicate with Lakewood's Architectural Board of Review and the Planning Department the status of our Warren Road Project Phase Two, specifically related to public art. This project is funded by a \$50,000 Cuyahoga County Community Development Supplemental Grant, in partnership with the City of Lakewood. (Page 186)

Staff provided the Board with a review of this communication and public art project.

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**ADJOURN**

A motion was made by Mr. Grambort, seconded by Mr. Waddell to **ADJOURN** at 9:45 P.M. All the members voting yea, the motion passed.

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Signature

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Date

**BOARD OF BUILDING STANDARDS / ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW  
PRE-REVIEW MEETING SUMMARY  
FEBRUARY 6, 2020  
LAKEWOOD CITY HALL  
4:00 P.M.  
EAST CONFERENCE ROOM**

**MEMBERS AND ADMINISTRATIVE STAFF PRESENT**

- Four Board members were present (A. Haney, R. Donaldson, J. Waddell, B. Grambort)
- Four administrative staff were present (D. Baas, A. Hennie, C. Parmelee, B. Sylvester)

**SUMMARY OF DISCUSSION**

Old Business – Deferred/Not Covered

- Three projects were not discussed during this session:
  - Docket 02-09-19, 06-48-19 (13701/13901 Detroit) – Market Rate Apartments (Detroit & Bunts/Spitzer site), deferral requested by Applicant.
  - Docket 11-114-19 (14019 Madison) – Greek Village Grille, no update received from applicant, deferral is recommended.
  - Docket 12-123-19 (16900 Detroit) – Lakewood Truck Park, updated sign package not yet received from Applicant in time for Pre-Review.
  - Docket 01-02-20 (1464 Riverside). Based on a follow-up meeting with the Applicant prior to the pre-view session, a deferral has been requested in order to provide more time to prepare for Board review.

Old Business - Residential

- Docket 12-120-19 (Vacant Lot – Erie Cliff). Administrative staff provided the Board with an update on progress made during two meetings held with the applicant during January. Applicant then walked the Board through the changes made to the design proposal for this new residential project. Summary of discussion/Board comments:
  - Board like the progress made in the design from the original proposal seen in December.
  - Explore the asymmetrical character of the home design with the window arrangement and garage door design across the southern elevation.
  - Continue to look at roof options that can support the desired design while also acknowledging the context of the neighborhood.
  - Continue to look at the option of widening the tower feature on the western façade towards the north – resulting in a ratio of 2/3 (tower), 1/3 (remaining façade).
  - Board requested confirmation of material choices (siding) and more information on landscaping, fencing, and lighting choices.

Old Business - Commercial

- Docket 03-20-19 (16000/15801 Detroit) – Market Rate Apartments (Barry Buick site). Administrative staff provided the Board with a brief review of past Board/Commission activity with this docket item – focusing on the approval conditions from the August 2019 Planning Commission meeting. The applicant provided an updated presentation for the Board followed by discussion/comment. Summary of discussion/Board comments:
  - Board requested elevations that also depict the adjacent neighborhood context.
  - Consider pedestrian flow in all parking lots – to include a sidewalk on the northern edge of the northern building along the Brockley Ave entry/exit point.
  - Requested more detail on the streetscape and threshold design for the building/residential units and sidewalk along Brockley and Detroit.
  - Consider inclusion of green infrastructure in the parking lots (permeable pavers, etc.)

- Demonstrate adherence to 1325.08 (Parking Lot Design) by providing a lighting and fencing plan regarding abutting residential properties.

#### New Business - Residential

- Docket 02-08-20 (12558 Clifton). Administrative staff presented the submitted plans for this addition of a front porch/deck. Board requested more information/examples of intended materials (stone veneer, columns, roofing as indicated by plans) – and requested the applicant consider alternative materials that more closely aligned with existing front porch guidelines.
- Docket 02-09-20 (13000 Edgewater). The applicant provided the Board with the plans for a proposed 1-story addition and garage expansion including intended materials (consistent with existing home design/materials). The Board liked the design and requested a comparison photo of the proposed and existing brick to ensure consistency in appearance as intended.
- Docket 02-10-20 (15409 Edgewater). The applicant provided the Board with an overview of the proposed second-story addition over an existing first-floor study. Board like the design (consistent with existing home design/materials), no issues/recommendations. Proposal is pending a Board of Zoning Appeals determination on the proposed addition in relation to the existing side yard and property line.
- Docket 02-11-20 (1224 Edwards). Administrative staff presented the submitted plans for this solar installation – no issues.
- Docket 02-13-20 (2166 Mars). Administrative staff presented the submitted plans for this solar installation – no issues. Clarification was provided by the Building Department regarding pathways less than 36” on this proposal – allowable due to the panel coverage being less than 33% of the total plan area (roof).
- Docket 02-12-20 (1310 Gladys). Administrative staff presented the submitted plans for this rebuild of a front porch. Board requested the applicant consider alternative railing (decorative) design that more closely aligned with existing front porch guidelines.
- Docket 02-14-20 (1080 Nicholson). Administrative staff presented the submitted plans for this two-story addition. No issues/recommendations.
- Docket 02-15-20 (1210 West Clifton). The applicant provided the Board with the plans for a proposed addition to existing home and garage demolition/replacement including intended materials (consistent with existing home design/materials). The Board liked the design and requested cut sheets for the proposed garage door and windows.

#### New Business - Commercial

- Docket 02-16-20 (Beck Center for the Arts). Applicant provided the Board with a presentation covering the demolition of a commercial structure and proposed greenspace replacement in the context of a broader site renovation effort being undertaken by the Center. Discussion centered on and the Board requested more information on the overall purpose and programming intent envisioned/planned for the proposed greenspace in relation to its key location on the corner of Detroit/Rockway Avenues. Considerations also included access points from the public right-of-way and seating and other elements/features that could be included to support a clear vision of the intended active/passive programming of the space.
- Docket 02-17-20 (The Roy Building). Applicant provided the Board with an overview of their proposed (and in-progress) façade rehabilitation. Board discussion centered on the proposed design and how work that had been already been undertaken has impacted the old/existing façade materials. Recommendation was to defer this proposal to provide the Building and Planning Departments time to

work with the applicant towards presenting a clearer path forward towards the proposed design and rehabilitating the façade in accordance with existing building code/standards.

- Docket 02-18-20 (Lakewood Public Library – Madison Branch). Applicant provided the Board with a presentation on the proposed renovation and expansion of existing library, reconfiguration of the parking area and drive access, and landscaping improvements. The Board was supportive of the proposal, recommended considering additional bicycle parking near the Madison Ave entrance and requested a lighting plan (driveway/parking lot) be provided.

#### Sign Review

- Docket 02-19-20 (BottleHouse). Administrative staff presented the submitted façade rehabilitation and signage plans. Board was supportive of the proposal but recommended a more symmetrical design/layout between the proposed awnings on the Madison Ave façade to reinforce the “BottleHouse” branding. Recommendation would have the eastern awning match the western awning with “BottleHouse” on the top line and “Kitchen by UGene” on a second line – in the same scale as “Brewery and Meadery” is on the western side.

#### Other

- Docket 02-20-20 (LakewoodAlive – Public Art: Warren Road Project Phase Two). Administrative staff presented this submitted communication covering the proposed public art installations involving two buildings and a bus shelter at the intersection of Madison Ave/Warren Road. The Board was supportive of the project, no issues/recommendations.

Prepared by: David Baas, ABR Secretary (14 February 2020)

1725-04  
1/14/20



### Oath

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

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Alex Solove / Bhakti Bania
2. BHAKTI BANIA / BBCO
3. Tom Remezo
4. Mike Zody
5. D. Powell
6. SOFIA SHAE
7. Chris Greenwell
8. Steve Onott
9. BILL ROUSE
10. Rego Jasty
11. Kathleen New

1. JSDI
2. '
3. Tom Remezo
4. Mark E. Zody
5. J. LAWRENCE
6. Susan Thier
7. D. Powell
8. Steve Onott
9. Bill Rouse
10. Rego Jasty
11. Kathleen New

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, February 13, 2020



### Oath

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

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Jill Brant

[Signature]

2. Melissa Tomsik

[Signature]

3. Cristos Kullac

[Signature]

4. [Signature]

Bruce Row

5. \_\_\_\_\_

\_\_\_\_\_

6. \_\_\_\_\_

\_\_\_\_\_

7. \_\_\_\_\_

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\_\_\_\_\_

10. \_\_\_\_\_

\_\_\_\_\_

11. \_\_\_\_\_

\_\_\_\_\_

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, February 13, 2020

## Johanna Schwarz

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**From:** David Baas  
**Sent:** Monday, February 10, 2020 9:45 AM  
**To:** Laura Dezort  
**Cc:** rdezort@fisherphillips.com; Johanna Schwarz; Allison Hennie  
**Subject:** RE: City of Lakewood ABR (February)

*1210 West Clifton Boulevard*

Laura,

I will forward a request for deferral on your behalf to the Board for this month – that will give you about a month to re-work the design and come back when ready.

Thank you –

Sincerely,  
Dave

**Dave Baas**  
City Planner  
LtCol, USMC (Retired)  
EcoDistricts AP  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107  
(216) 529-6637 (work)  
(216) 372-8996 (cell)  
[david.baas@lakewoodoh.net](mailto:david.baas@lakewoodoh.net)

**From:** Laura Dezort <laura.dezort@yahoo.com>  
**Sent:** Monday, February 10, 2020 9:25 AM  
**To:** David Baas <David.Baas@lakewoodoh.net>  
**Cc:** rdezort@fisherphillips.com  
**Subject:** Re: City of Lakewood ABR (February)

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

Good morning Dave! After a long discussion with our architect and our designer, we have decided to re-work the garage front to try to increase the symmetry of its appearance. We are also debating the location of the doorway to the mud room. With that being said, we believe that these may result in changes which will cause us to have to re-submit drawings to the Board for their approval. Accordingly, we are requesting that final consideration of our application be delayed to allow us to update our drawings and submission. Please let me know if you will need us to submit an entirely new application or if we can simply substitute the updated drawings for the project. We really appreciate all of your assistance and advice. Our thanks to you and the Board for your indulgence in this matter. Have a nice day!

Laura Dezort  
440-320-3134

Sent from my iPad

## Johanna Schwarz

---

**From:** David Baas  
**Sent:** Monday, February 10, 2020 10:50 AM  
**To:** Johanna Schwarz  
**Subject:** FW: City of Lakewood ABR (February)

FYSA – Deferral request from Beck Center.

**Dave Baas**  
City Planner  
LtCol, USMC (Retired)  
EcoDistricts AP  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107  
(216) 529-6637 (work)  
(216) 372-8996 (cell)  
[david.baas@lakewoodoh.net](mailto:david.baas@lakewoodoh.net)

**From:** David Craun <dcraun@bialosky.com>  
**Sent:** Monday, February 10, 2020 10:25 AM  
**To:** David Baas <David.Baas@lakewoodoh.net>  
**Cc:** Allison Hennie <Allison.Hennie@lakewoodoh.net>; Lucinda Einhouse <lucinda.einhouse@beckcenter.org>  
**Subject:** Re: City of Lakewood ABR (February)

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

David,

Yes, per your request below, please accept this email as a formal confirmation that, on behalf of the Beck Center, we would like to defer our appearance before the Lakewood ABR at this time.

Respectfully,


DAVID W CRAUN  
AIA, LEED AP  
Principal

BIALOSKY CLEVELAND  
AIA Ohio Gold Medal Firm


Innovative. Responsive. Enduring. Beautiful.

On Feb 10, 2020, at 9:22 AM, David Baas <[David.Baas@lakewoodoh.net](mailto:David.Baas@lakewoodoh.net)> wrote:

David,



**Agenda**  
1. Roll Call  
2. Approve minutes (Jan 2020)  
3. Opening Remarks  
4. Old Business  
5. New Business




**Architectural Board of Review**  
*February 13, 2020*

1



**Architectural Board of Review**  
**Old Business - February 2020**


2



**Barry Buick Redevelopment**

- Background - Boards/Commissions
- Code Review
- Applicant Presentation

---



**Docket No. 03-20-19 (16000/15801 Detroit)**  
**Market Rate Apartments - ABR - December 2019**

3

**BACKGROUND – BOARDS/COMMISSIONS**

**March 2019 - Planning Commission & ABR**

- Proposal introduced
- Public comment taken
- Deferred to April

**April 2019 - Planning Commission & ABR**


- Updated design presented
- Traffic and shade studies completed
- Staff analysis of zoning, building height, parking, property lines and setbacks
- Public comment taken
- Deferred to May

**May 2019 – January 2020 - Applicant requested deferral from ABR**

**August 2019 – Planning Commission - Approved with following conditions:**

- Minimum amount of commercial space is 1,500 square feet
- Fitness center available to non-residents
- Innovative landscaping plan as approved by ABR, considered to be over/above landscaping typically required...
- Work with city to exceed amount of Water Quality Volume treated/stored on site above the minimum...
- Long-term maintenance plan for landscaping
- Include bicycle facilities...fix-it station/bike racks
- City is to contact RTA to discuss bus shelter at site

---



**Docket No. 03-20-19 (16000/15801 Detroit)**  
**Market Rate Apartments - ABR - December 2019**

4

**1325.03 PURPOSE OF THE BOARD**

- ...design, use of materials, finished grade lines, dimensions, orientation, location...
- ...parking lot design...
- ...landscaping/fencing...

**1135.01 - 03 MIXED-USE DISTRICT...designs that:**

- ...reflect the City's development and planning policies as set forth...and that are consistent with the Vision.
- ...reflects human scale and emphasizes pedestrian orientation...
- **Signage** (commercial district base zone)...standards set by base zone (C3).
- **Primary design objective**...reflect the area's architectural significance/character, while promoting the pedestrian scale environment. The design must be compatible with the neighborhood.

**1325.08 PARKING LOT DESIGN**

- Lighting may be required for parking lots to be used after sunset...fixtures arranged to reflect light away from adjacent residential property...
- Parking lots abutting a residential lot...shall have a solid visual barrier at least four feet high on the common parking lot, residential lot line...



Docket No. 03-20-19 (16000/15801 Detroit)  
Market Rate Apartments - ABR - December 2019

5

**1135.01 MIXED-USE DISTRICT - PURPOSE...should offer one or more of the following advantages:**

**Designs that...**

- ...reflect the City's development and planning policies as set forth...and that are consistent with the Vision.
- ...are intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification or variation from otherwise applicable zone district and development standards.
- ...encourage a mix of retail, service, office, housing, live-work units, and public activities to coexist in a manner that reflects human scale and emphasizes pedestrian orientation, taking advantage of the vitality that mixed uses can bring to the community.

**1135.03: DESIGNATION OF A MIXED-USE OVERLAY DISTRICT.**

**Development Standards**...the following regulations shall be observed:

- **Signage** (commercial district base zone)...standards set by base zone (C3).
- **Parking**...submit a parking and traffic management proposal that does not adversely affect the neighborhood, identifies peak use times, and explores shared parking agreements.
- **Structural Requirements**...primary design objective...reflect the area's architectural significance/character, while promoting the pedestrian scale environment. The design must be compatible with the neighborhood.
  - ...principal or primary entrance to a non-residential structure must be located on the building front.



Docket No. 03-20-19 (16000/15801 Detroit)  
Market Rate Apartments - ABR - December 2019

6

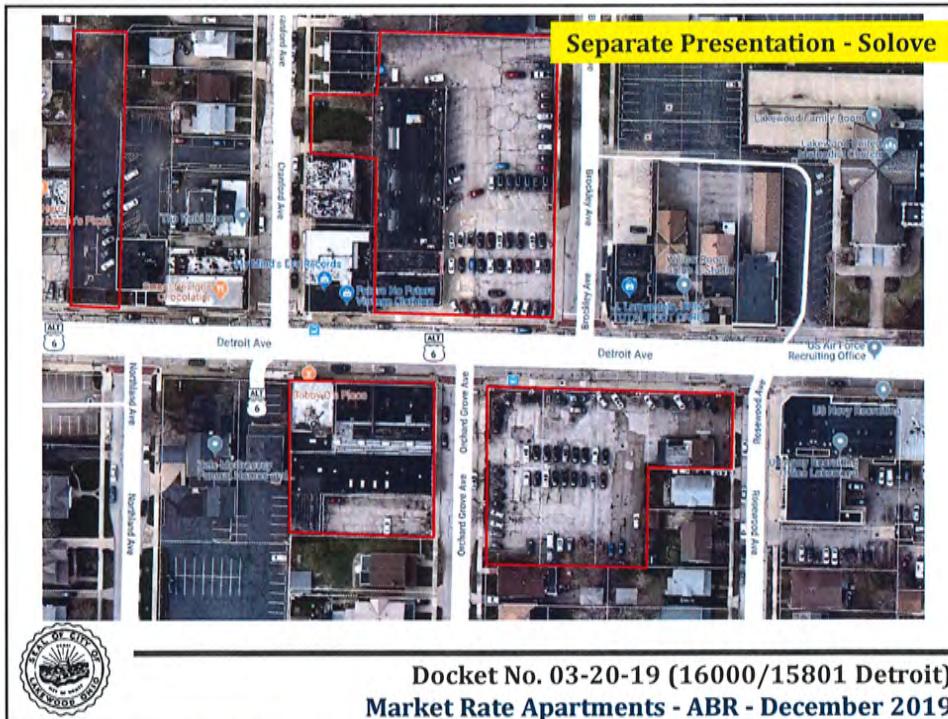
**1325.08 PARKING LOT DESIGN**

- Each required parking space shall have a minimum dimension of 9 feet wide by 18 feet long...except that the Board in its consideration of the design of the parking lot may allow a maximum percent of required spaces for compact/subcompact cars not less than 8 feet wide and 15 feet long...
- ...shall be graded to drain all storm water into a storm sewer or other on-site storm water management device...no free flow of water onto either adjacent properties or sidewalk...
- Lighting may be required for parking lots to be used after sunset...fixtures arranged to reflect light away from adjacent residential property...
- Parking lots abutting a residential lot...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...
  - ✓ Solid decorative masonry wall
  - ✓ Landscape earth mound not less than 2 to 1 slope
  - ✓ Treated wood fence
  - ✓ Evergreen hedge chain link fence



**Docket No. 03-20-19 (16000/15801 Detroit)  
Market Rate Apartments - ABR - December 2019**

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**Survey - May 2019**

**Northern Boundary/Brockley Ave**

VESTED IN:  
Fairlane Realty Co., Inc.  
an Ohio corporation  
Book 9052, Page 347  
Parcel No. 311-33-027

Parcel No. 3  
Parcel No. 7  
Parcel No. 10  
Parcel No. 11  
Parcel No. 6  
Parcel No. 5  
Parcel No. 13

12 Parking Spaces  
13 Long Parking Spaces  
Area Used as  
Construction Staging Area

Corner On  
Fence Post

Docket No. 03-20-19 (16000/15801 Detroit)  
Market Rate Apartments - ABR - December 2019

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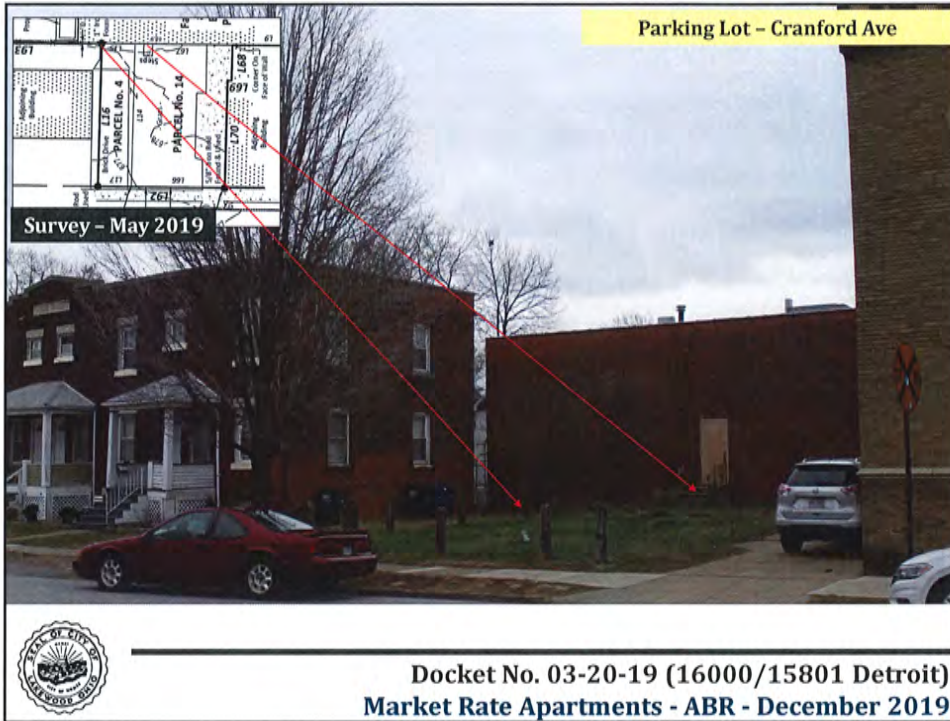
**Survey - May 2019**

**Parking Lot - Cranford Ave**

Parcel No. 4  
Parcel No. 14

Docket No. 03-20-19 (16000/15801 Detroit)  
Market Rate Apartments - ABR - December 2019

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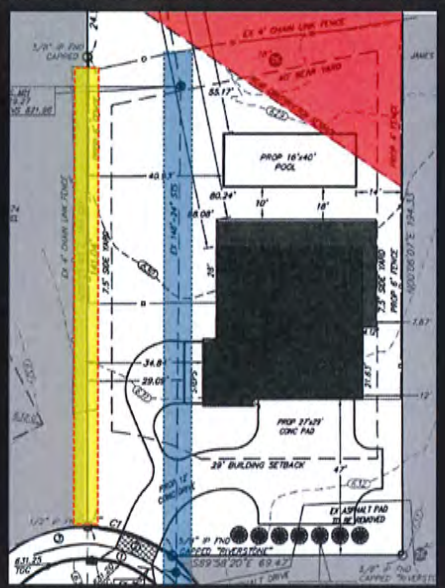
11



12

**Since December ABR Review:**

- Discussion of easement and other considerations with relation to **site plan**...
- Access easement ( ■ ) ...4' on either side of western property boundary...
- Consideration of existing Stormwater out-fall ( ■ )
- Parcel building restrictions ( ■ )



**Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - February 2020**

13

**Since December ABR Review:**

**1325.03 Purposes of the Board...**

- ✓ ...design, use of materials, finished grade lines, dimensions, orientation, location, and landscaping/fencing...
- ✓ "Harmonious/integrated" – What elements from neighborhood can be incorporated/modernized...
- Consider the south & western facades together...
- Anticipate any zoning variances

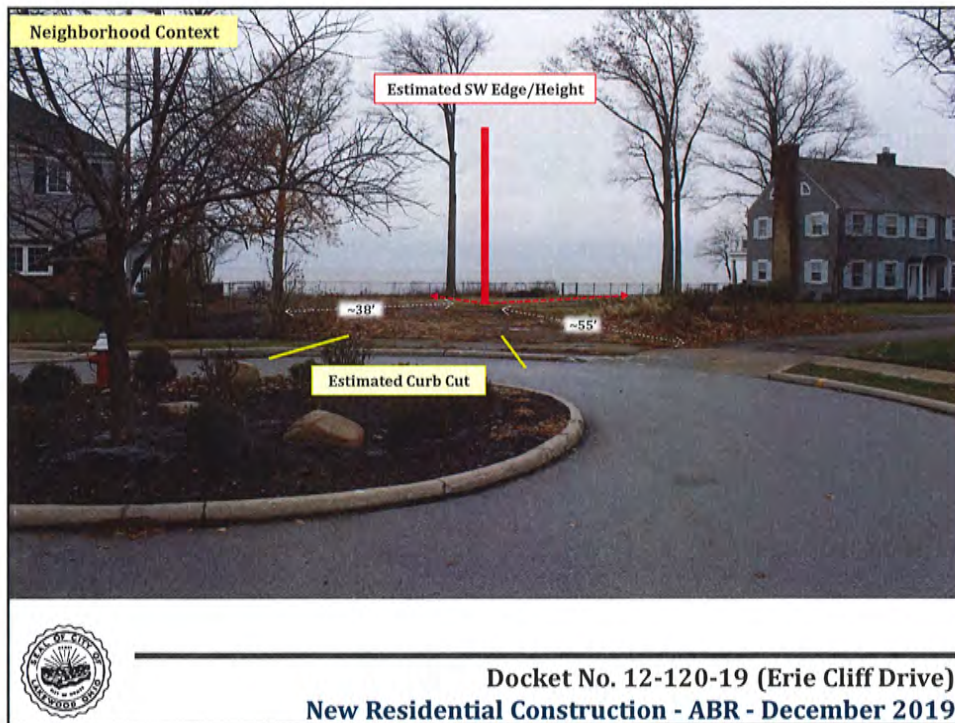


**Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - February 2020**

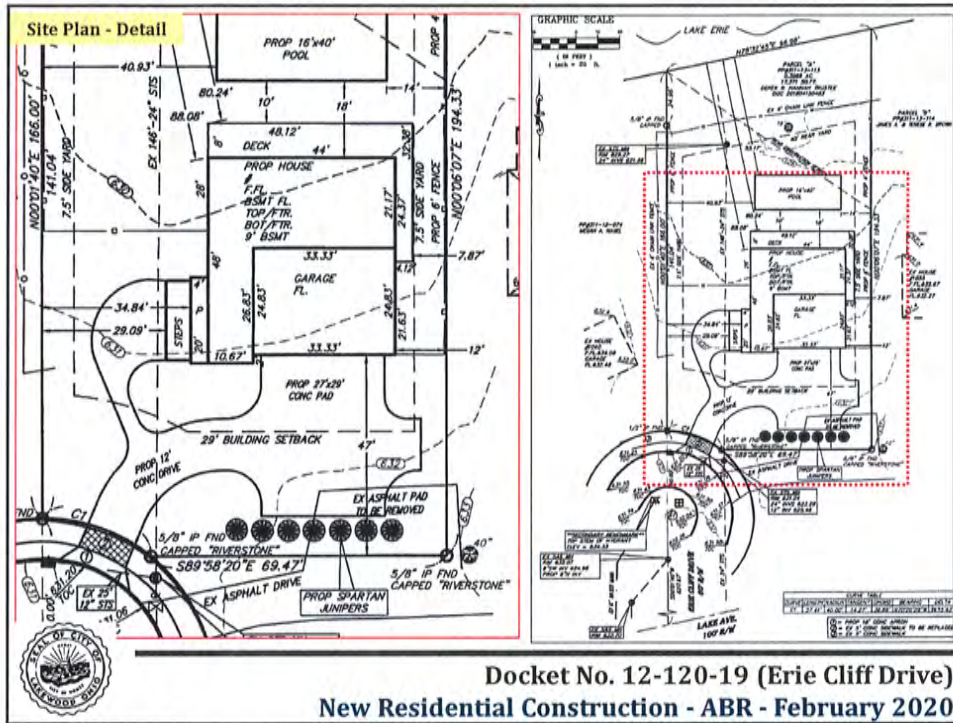
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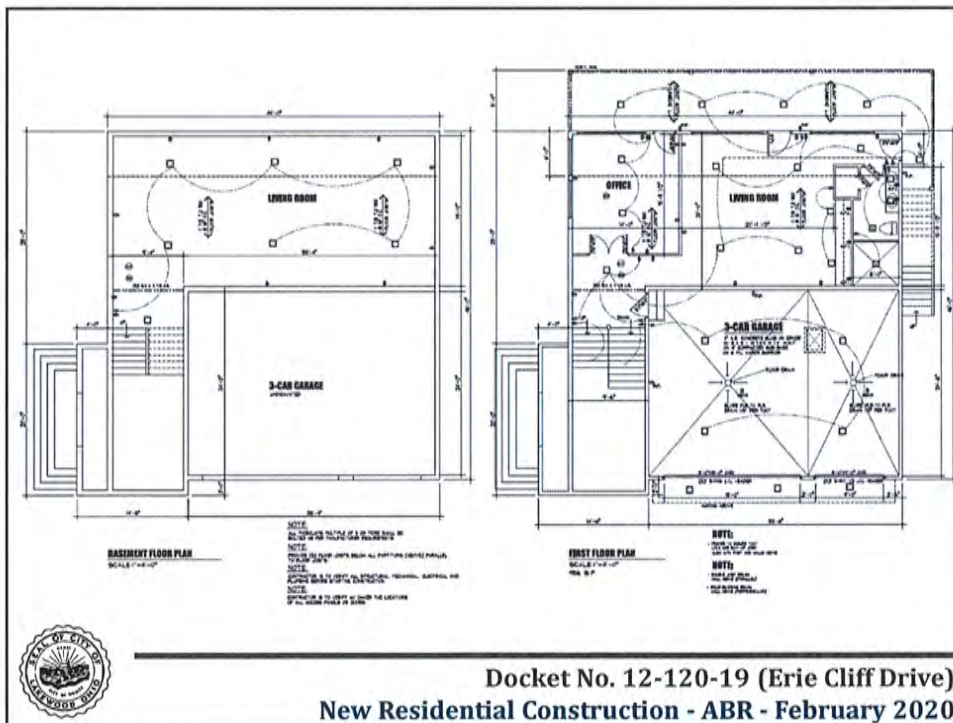
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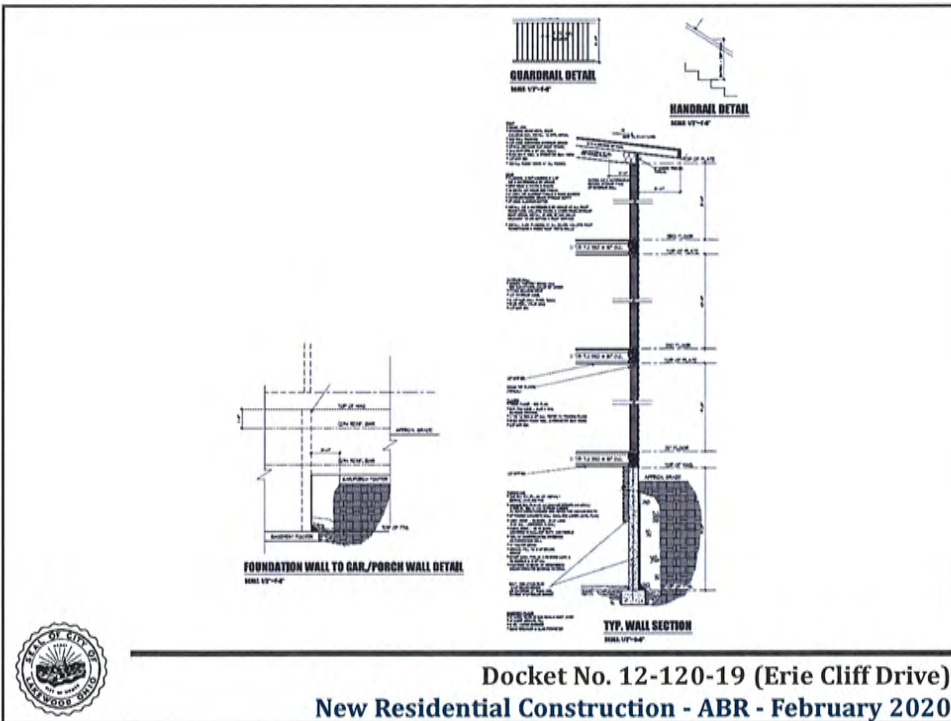
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Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - February 2020

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Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - February 2020

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WEST ELEVATION  
SOUTH ELEVATION

Provided materials - example railing

ATLANTIS

SEAL OF CITY OF LEAFWOOD MISSOURI

Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - December 2019

23

WEST ELEVATION  
SOUTH ELEVATION

12" Exposure  
10" Exposure

Reveal Panel  
Reveal Recess Trim  
Artisan Shiplap

SOBTRISTICATED STYLING

Provided materials - example siding

SEAL OF CITY OF LEAFWOOD MISSOURI

Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - December 2019

24

**Colors & Finishes Pella Impervia**

**FRAME COLORS**

Pella Impervia is a sleek, low-maintenance window featuring a triple-pane construction, double-pane insulating glass units, and a low-E coating. Each color finish allows you to choose a different color for the trim.

**WINDOW STYLES**

Identify shades, colors, sizes and float configurations per the window.

**PATIO DOOR STYLES**

**Provided materials - example doors, windows, trim**


**Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - December 2019**

25

**Provided materials - example roof and garage doors**

**Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - December 2019**

26



GRAPHIC SCALE  
1" = 10' 0"

LAKE ERIE

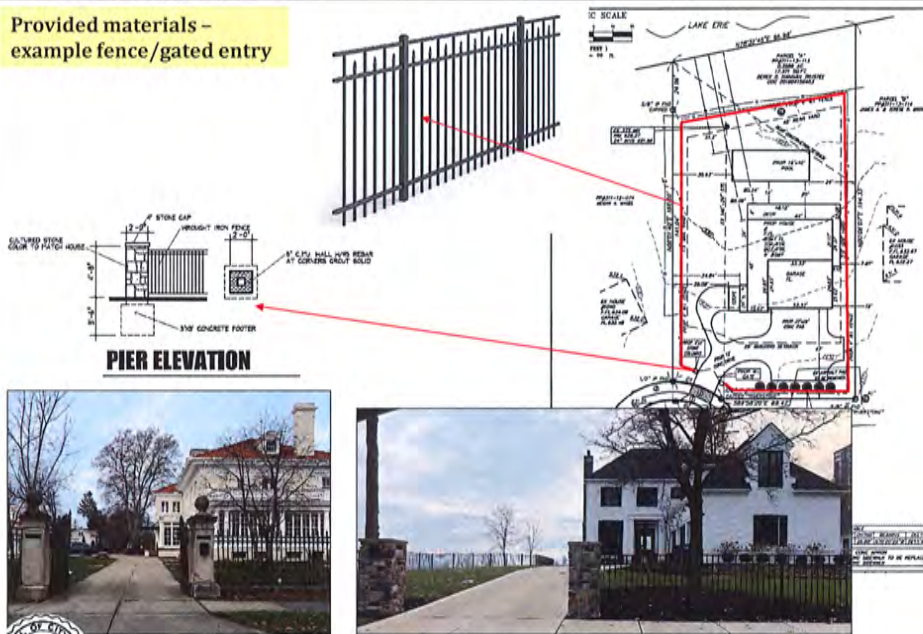
NEWCASTLE BLVD

LAKE AVE. 100' R/W

Provided materials - example landscaping

Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - December 2019

27



Provided materials - example fence/gated entry

PIER ELEVATION

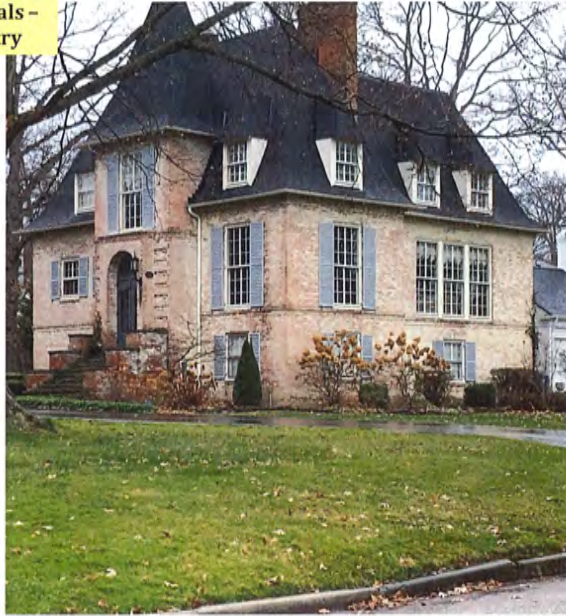
LAKE ERIE

NEWCASTLE BLVD

Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - December 2019

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Provided materials -  
example side entry



Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - December 2019

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Neighboring Home Design - Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - December 2019

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Neighboring Home Design - Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - December 2019

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Neighboring Home Design - Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - December 2019

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Neighboring Home Design - Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - December 2019

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Neighboring Home Design - Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - December 2019

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Neighboring Home Design - Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - December 2019

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Neighboring Home Design - Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - December 2019

36

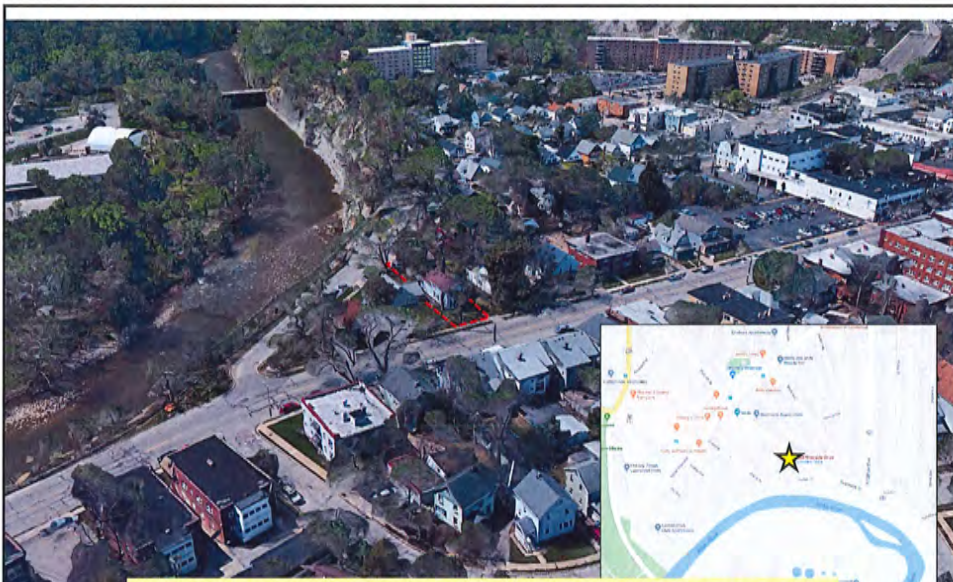


Neighboring Home Design – Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)  
New Residential Construction - ABR - December 2019

37



Applicant has requested deferral



Docket No. 01-02-20 (1464 Riverside Drive)  
Demolition/New Construction – ABR – January 2019

38

**Applicant has requested deferral**

**Docket No. 02-09-19 & 06-48-19 (13701/13901 Detroit)  
Market Rate Apartments - ABR - December 2019**

39

**Pending applicant update,  
recommend deferral**

**Docket No. 11-114-19 (14019 Madison Avenue)  
Greek Village Grill - ABR - February 2020**

40



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42

**Lakewood Truck Park**  
 Exterior Signage - Conceptual Design 02.1  
 DESIGN INTENT ONLY - NOT SUITABLE FOR PRODUCTION

**MONUMENT SIGN - Front Elevation**  
 QTY: 1  
 SCALE: 1/2" = 1'

PRIMARY PALETTE  
 ■ RED (PAINTS) 10A (C)  
 ■ BLACK (PAINTS) 6A (C)  
 ■ METALLIC SILVER (VINYL GRAPHICS FOR TRUCK - COLOR 100)  
 ○ WHITE

ONE (1) 4' 9" x 4' 9" x 8' 6" DOUBLE DECK, INTERNALLY ILLUMINATED, MONUMENT SIGN FEATURING ALUMINUM IDENTIFY CABINET WITH CUSTOM FORMATED SHAPE AND WHITE POLYCARBONATE FACES WITH PRESSURE SENSITIVE VINYL GRAPHICS AND A CUSTOM ALUMINUM CABINET BASE TO INCORPORATE THE TRUCK LOGO SYMBOL, TRUCK BASE INCLUDES ROTATED BACKLASH LIGHTS ELEMENTS (UPROVISED LIGHTS, WHEELS) AND METALLIC SILVER VINYL GRAPHICS.

INTERNALLY ILLUMINATED ALUMINUM IDENTIFY CABINET WITH CUSTOM FORMATED SHAPE AND WHITE POLYCARBONATE FACES WITH PRESSURE SENSITIVE VINYL GRAPHICS.

INTERNALLY ILLUMINATED ALUMINUM BASE CABINET WITH CUSTOM FORMATED SHAPE AND WHITE POLYCARBONATE FACES WITH PRESSURE SENSITIVE VINYL GRAPHICS. BACKLASH LIGHTS TO BE PROVIDED. BACKLASH REMAINING GRAPHICS FROM SILVER METALLIC PRESSURE SENSITIVE VINYL.

DETROIT AVENUE

GRADE

REVISION 1: DESIGN 2: CONCEPT 3: INSTALLATION 4: MAINTENANCE

**ACCOUNT EXECUTIVE:** Cilan Benjamin  
**PROJECT MANAGER:** Miss Boyer  
**DESIGNER:** Chris Dabrowski  
**PROJECT LEADER:** Lakewood Truck Park  
**PROJECT:** Exterior Signage  
**PROJECT LOCATION:** Detroit Avenue at Edwards Avenue, Lakewood, OH 44107  
**DATE CREATED:** 01/06/2019  
**ISSUE TYPE:** Conceptual Rendering/  
 Preliminary Design Intent  
**DESIGN VERSION:** 02.1  
**REVISIONS:**  
**SCALE:** As Noted  
**FILE:** 03 of 06

**SIGNATURE SIGN Co.**  
 1775 East 43rd Street  
 Columbus, Ohio 43113  
 Phone: (614) 426-1234  
 www.signature-sign.com

See drawings and the contract for all specifications and details. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for the installation and maintenance of the sign. The contractor shall be responsible for the removal of the sign at the end of its useful life. The contractor shall be responsible for the cost of the sign and the cost of the installation and maintenance. The contractor shall be responsible for the cost of the removal of the sign at the end of its useful life.

UL LISTED

**CITY OF CLEVELAND**  
**DEPARTMENT OF PUBLIC WORKS**  
**16900 DETROIT AVENUE**

**Docket No. 12-123-19 (16900 Detroit Avenue)**  
**Lakewood Truck Park - Sign Review - December 2019**

43

**SUSPENDED SIGN - East Elevation**  
 QTY: 1  
 SCALE: 1/2" = 1'

DETROIT AVENUE

GRADE

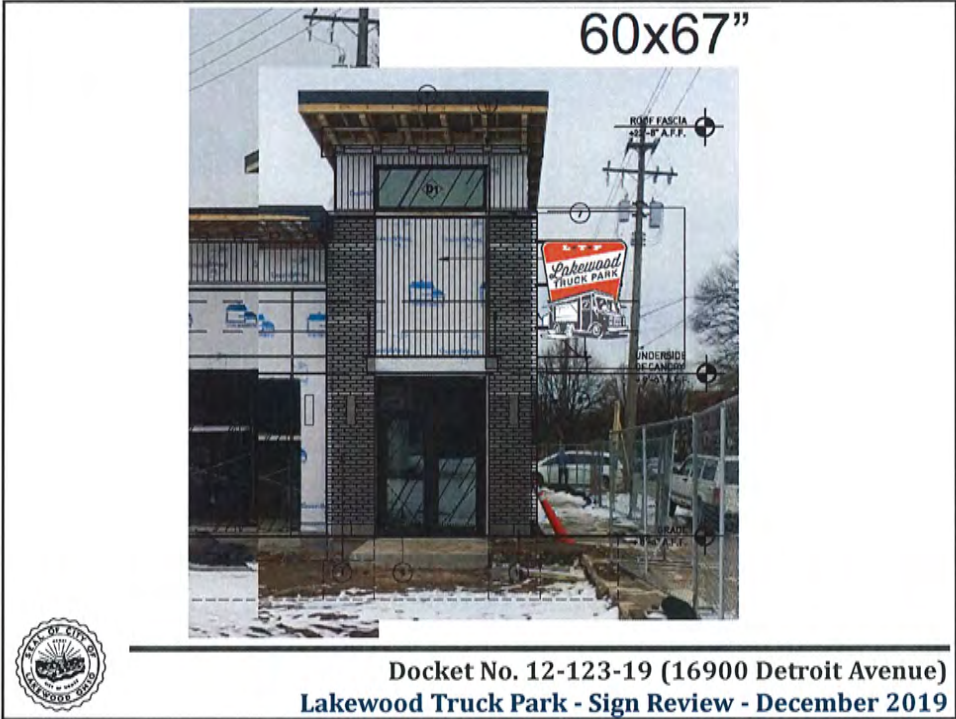
CANOPY

OUTDOOR WALK-THROUGH TRELLIS STRUCTURE AT DETROIT AVENUE PEDESTRIAN ENTRANCE

**CITY OF CLEVELAND**  
**DEPARTMENT OF PUBLIC WORKS**  
**16900 DETROIT AVENUE**

**Docket No. 12-123-19 (16900 Detroit Avenue)**  
**Lakewood Truck Park - Sign Review - December 2019**

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Docket No. 02-08-20 (12558 Clifton)  
Front Porch/Deck - ABR - February 2020

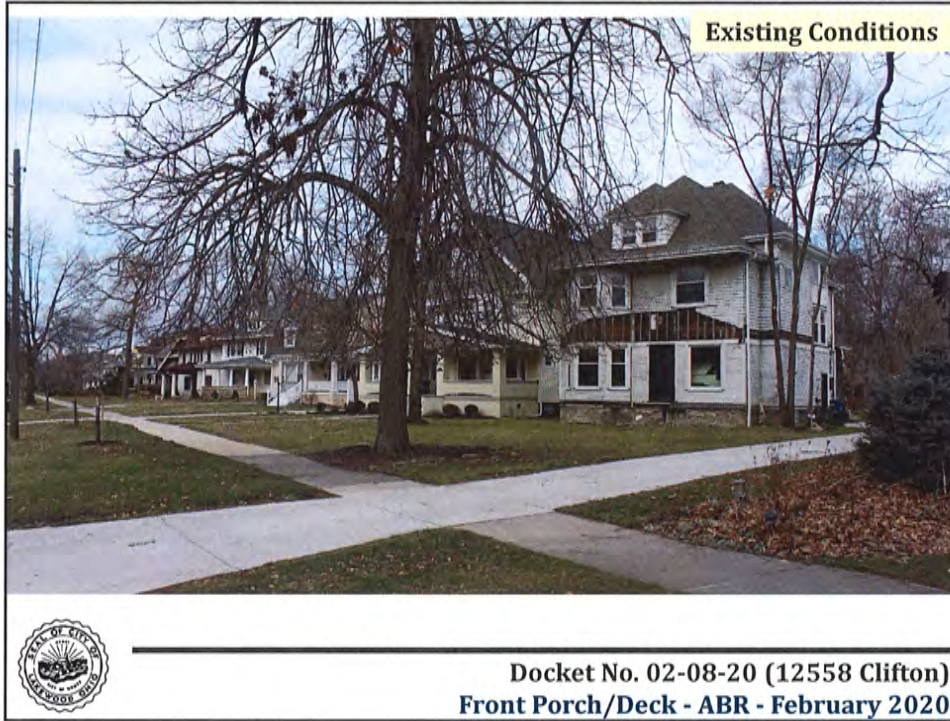
47

Prior Design



Docket No. 02-08-20 (12558 Clifton)  
Front Porch/Deck - ABR - February 2020

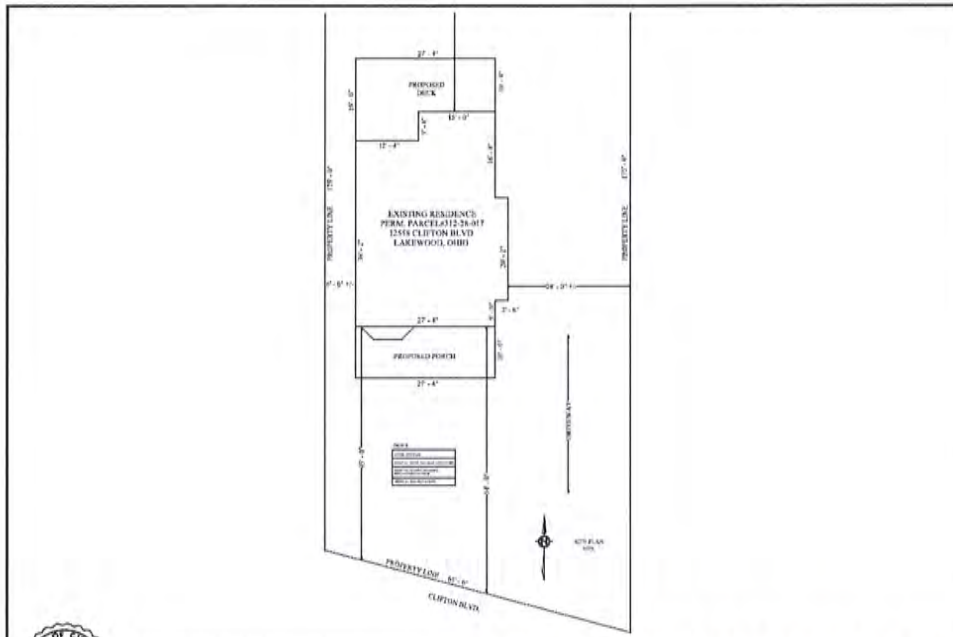
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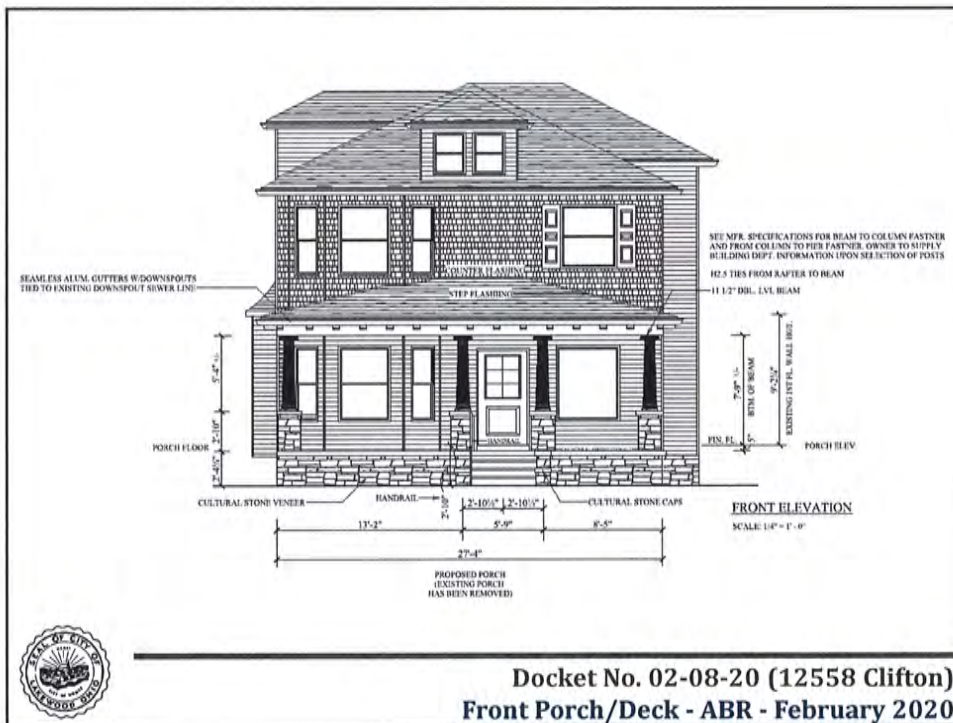


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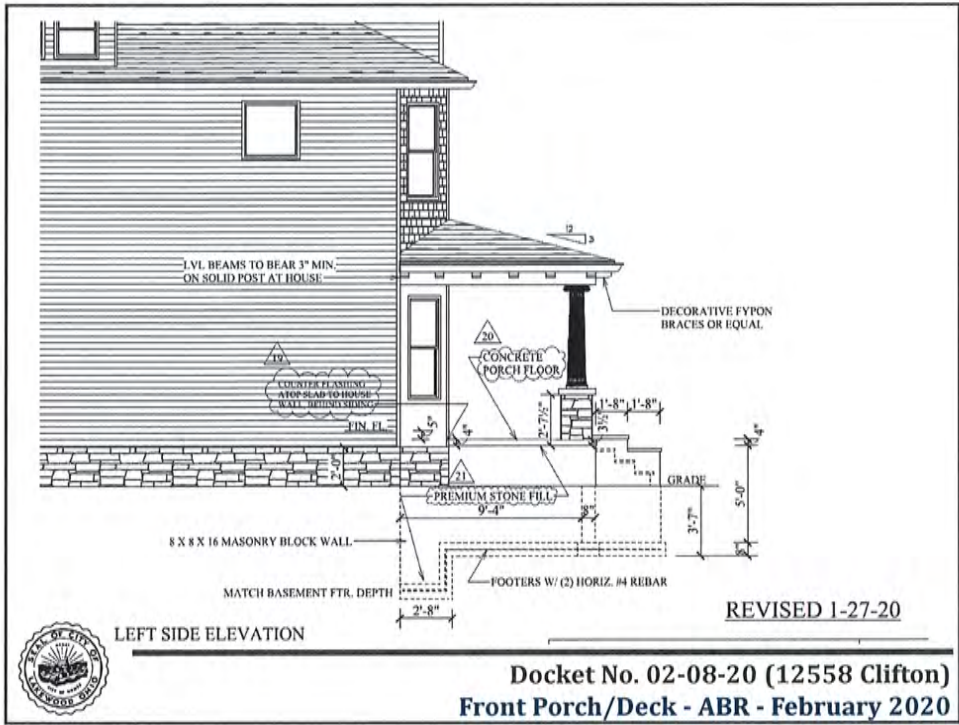
Docket No. 02-08-20 (12558 Clifton)  
Front Porch/Deck - ABR - February 2020

51



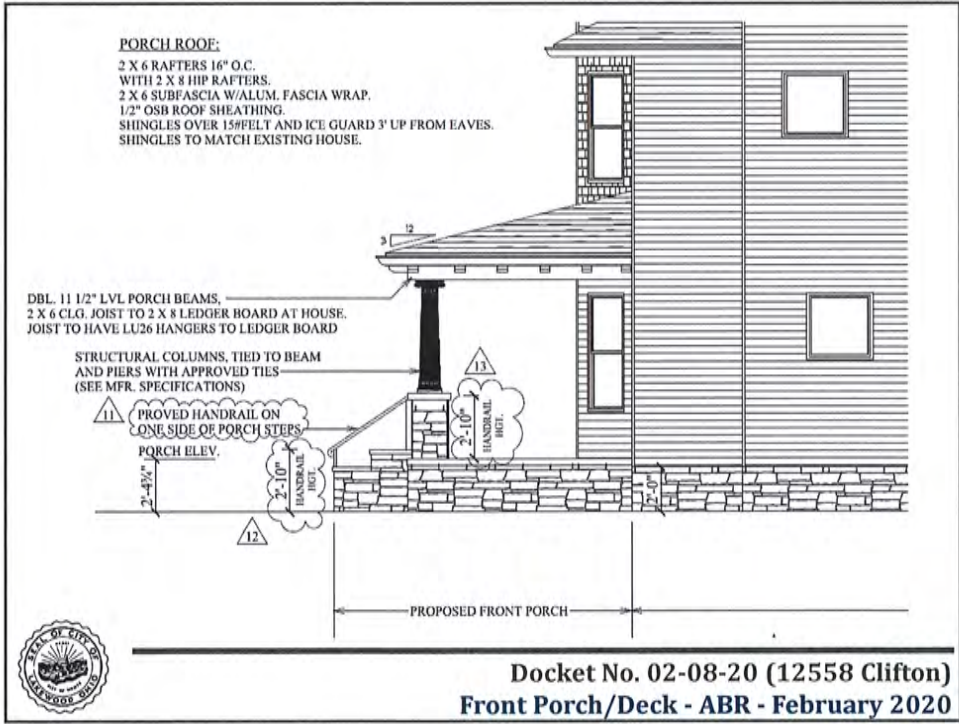
Docket No. 02-08-20 (12558 Clifton)  
Front Porch/Deck - ABR - February 2020

52

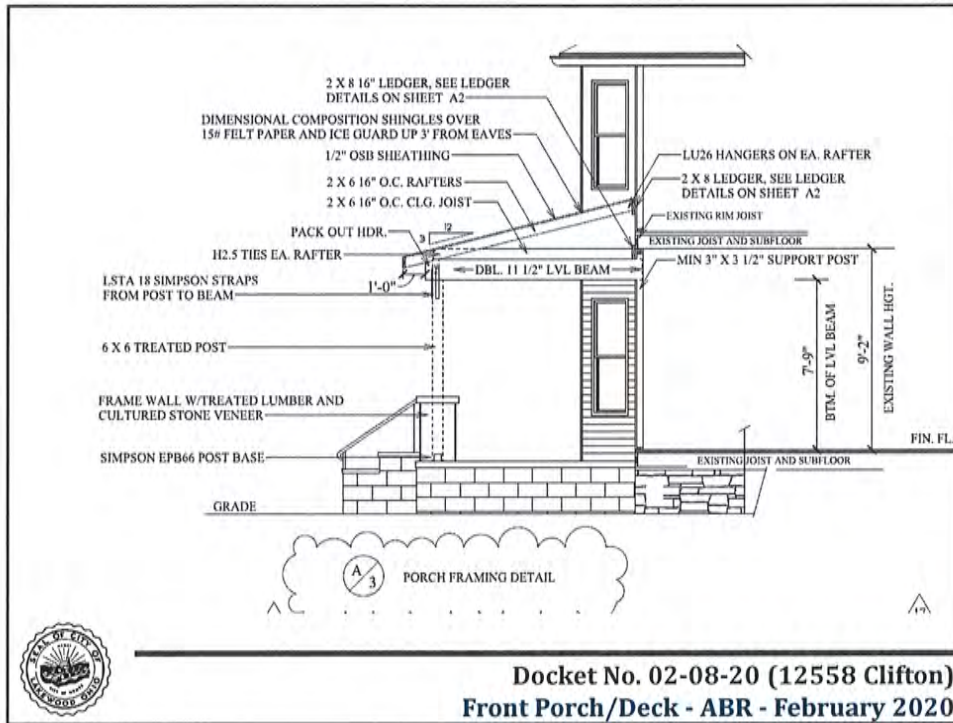


Docket No. 02-08-20 (12558 Clifton)  
 Front Porch/Deck - ABR - February 2020

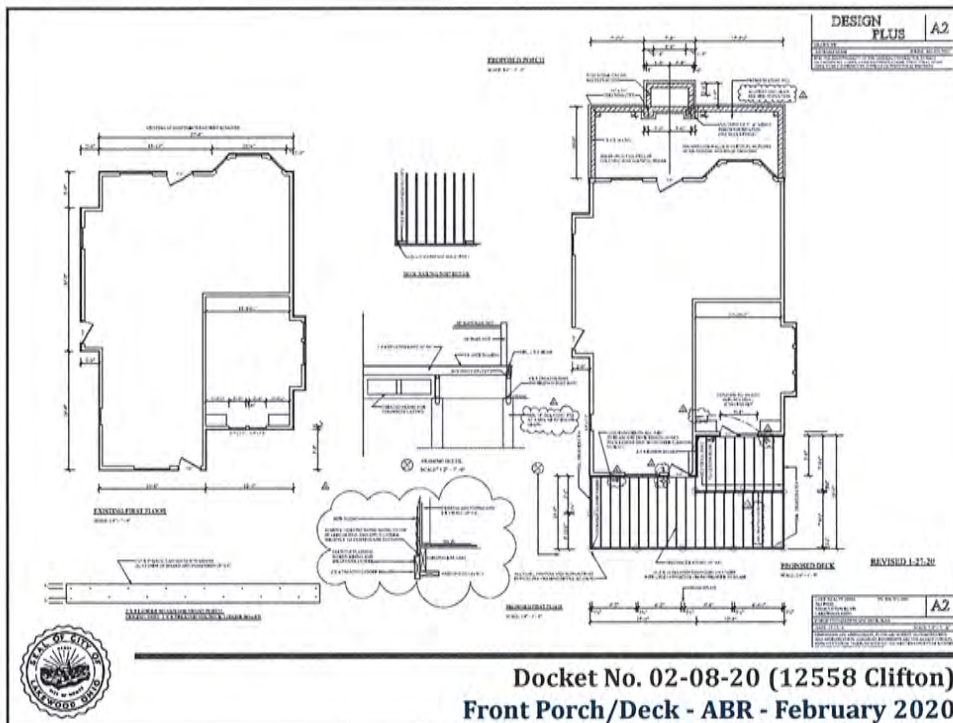
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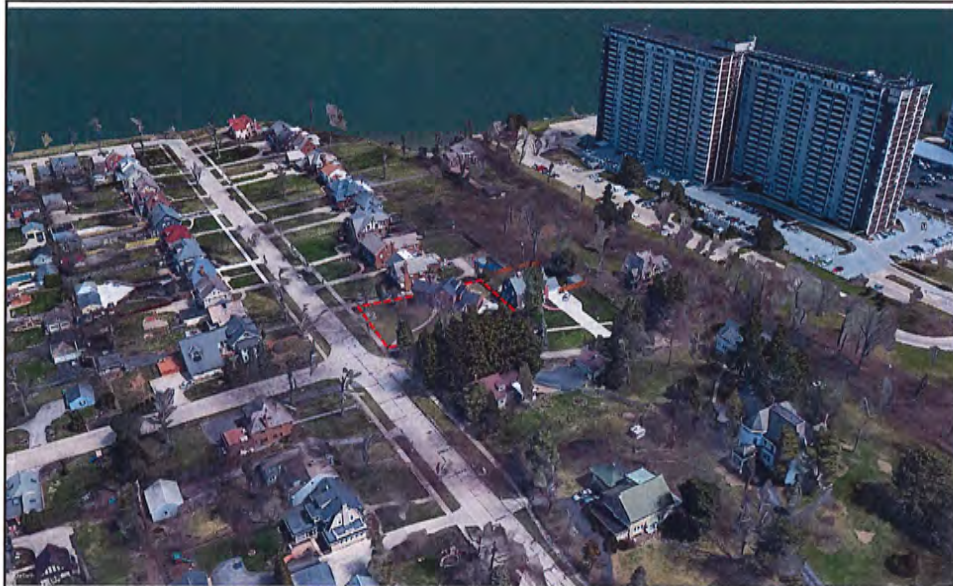
54



55



56



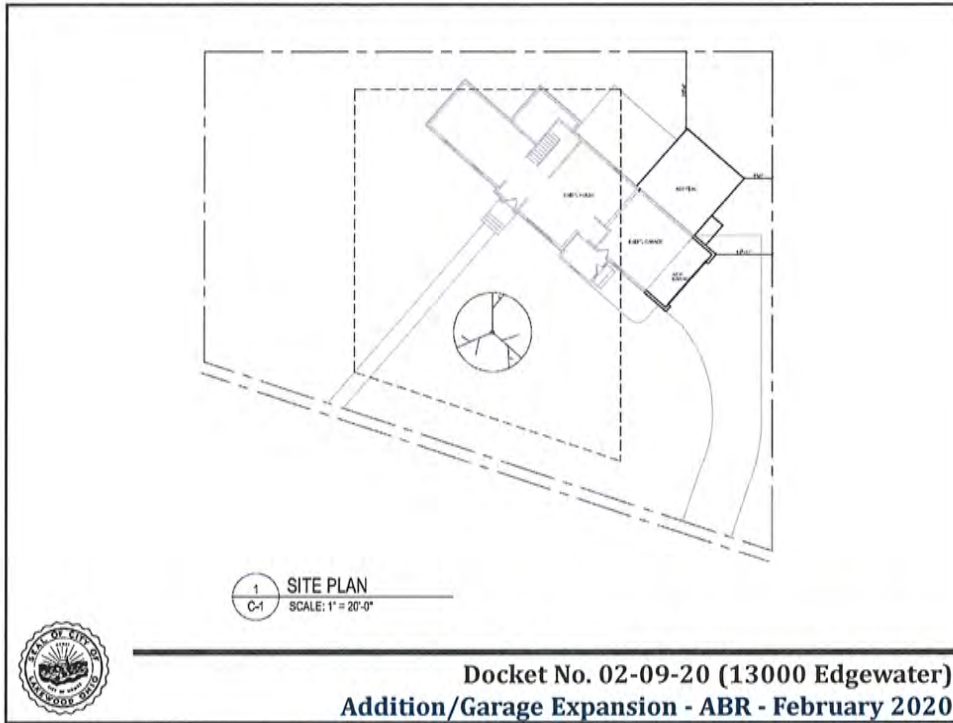
Docket No. 02-09-20 (13000 Edgewater)  
Addition/Garage Expansion - ABR - February 2020

57

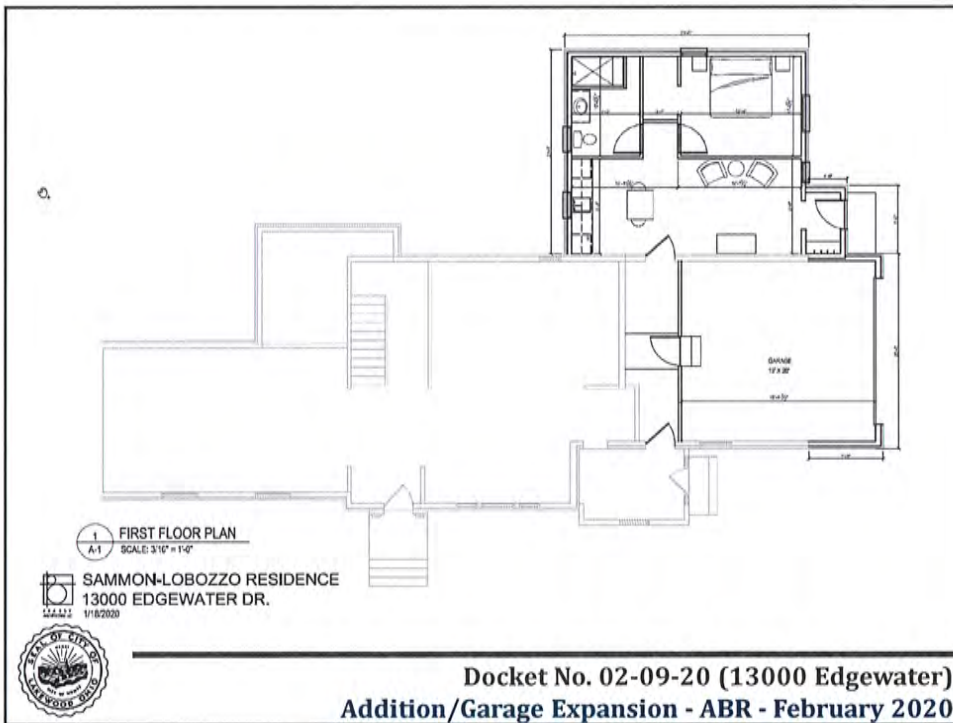


Docket No. 02-09-20 (13000 Edgewater)  
Addition/Garage Expansion - ABR - February 2020

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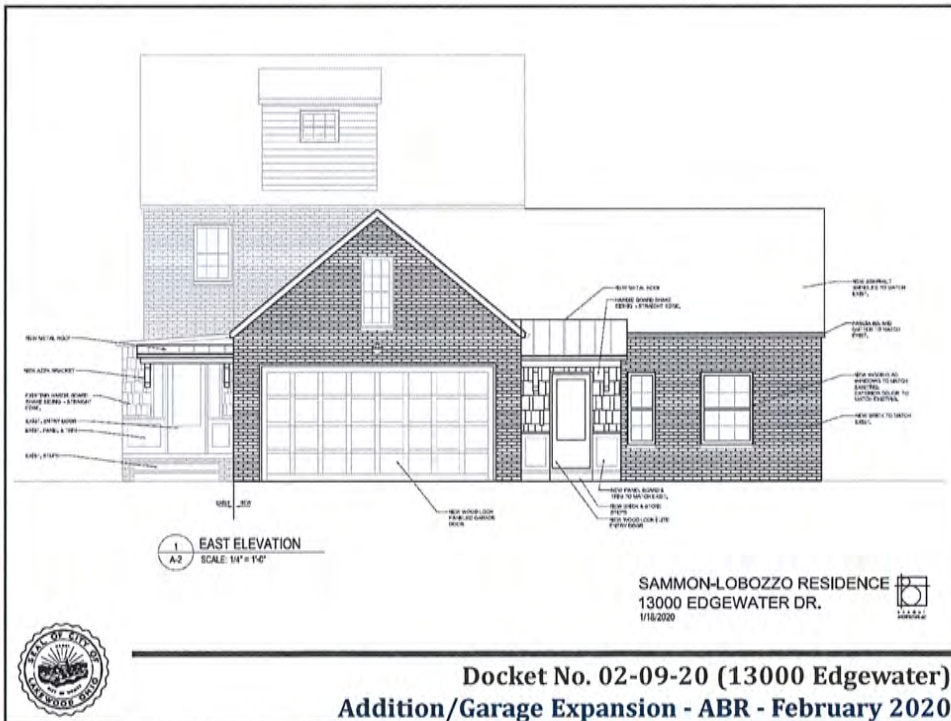
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60



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62



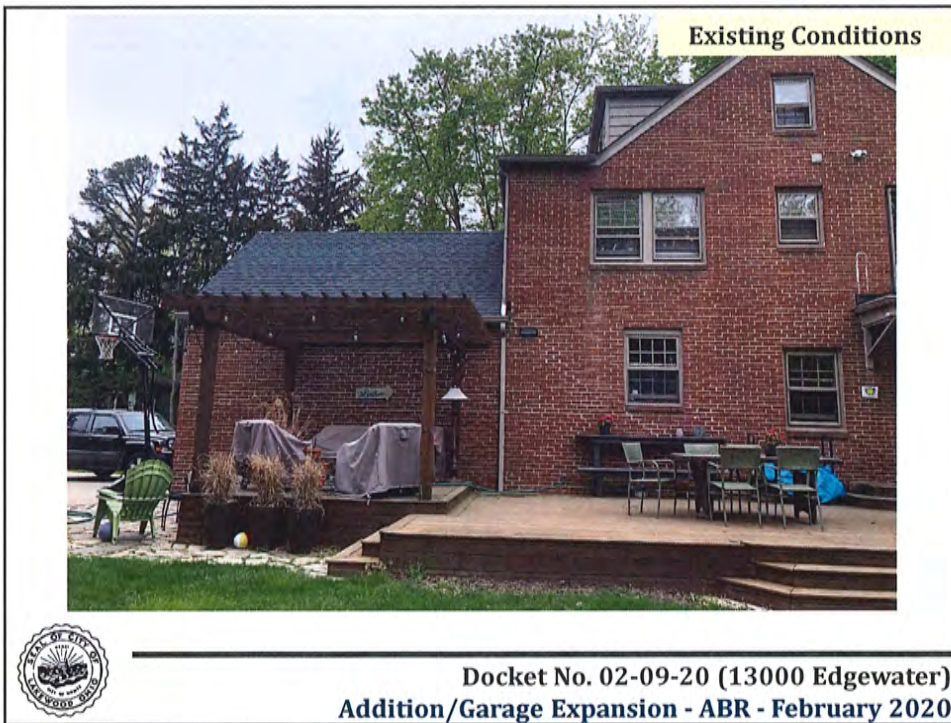
63



64



65



66

Existing/New Brick Comparison



Docket No. 02-09-20 (13000 Edgewater)  
Addition/Garage Expansion - ABR - February 2020

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Example Garage Door



Docket No. 02-09-20 (13000 Edgewater)  
Addition/Garage Expansion - ABR - February 2020

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Docket No. 02-10-20 (15409 Edgewater)  
Addition - ABR - February 2020

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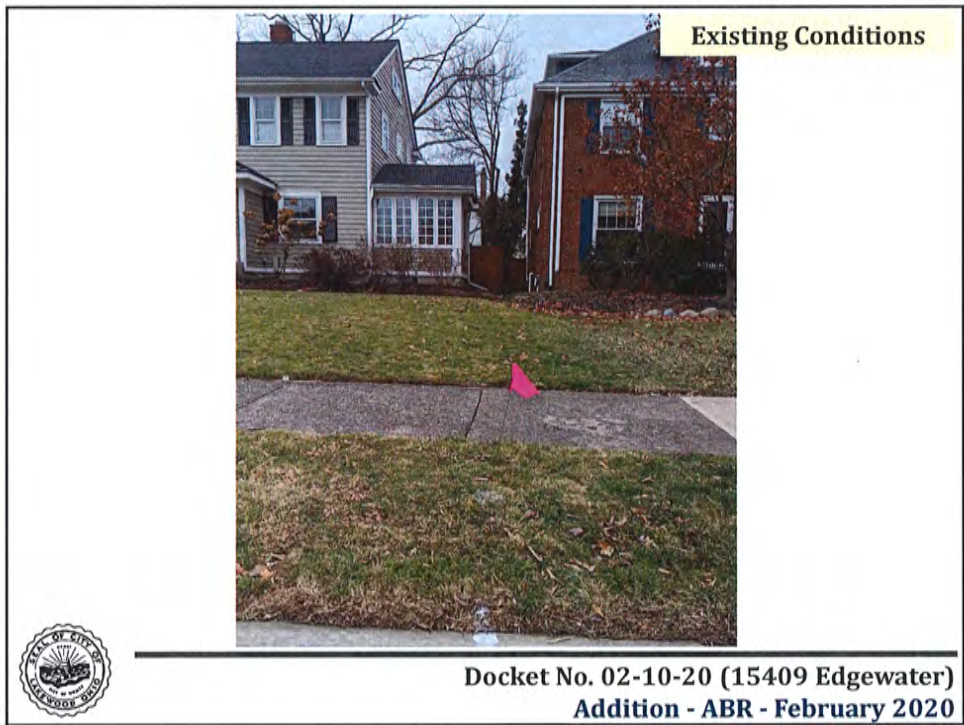


Docket No. 02-10-20 (15409 Edgewater)  
Addition - ABR - February 2020

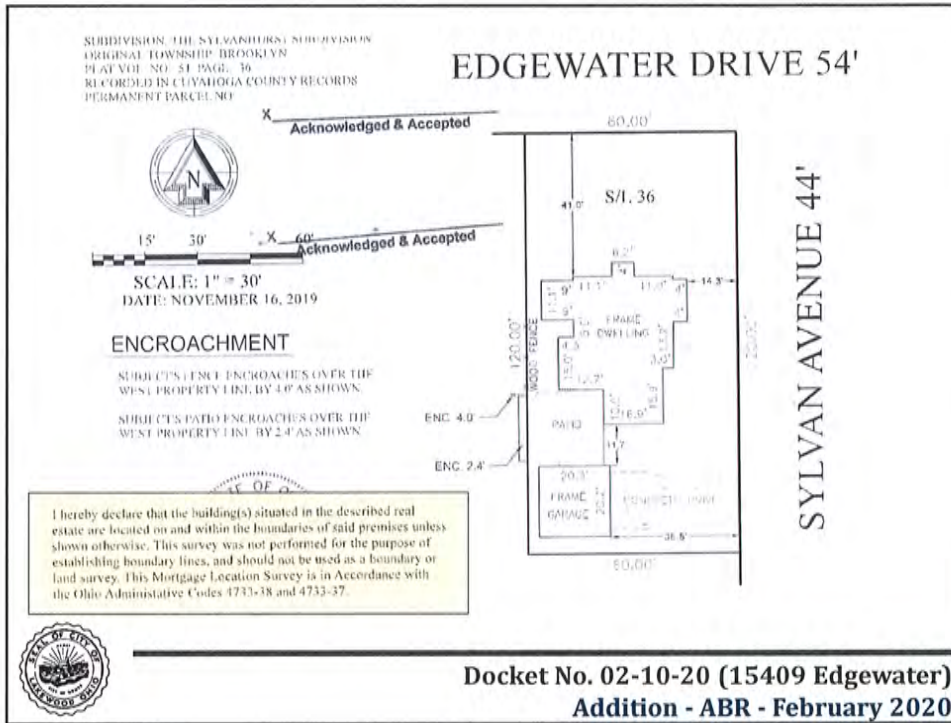
70



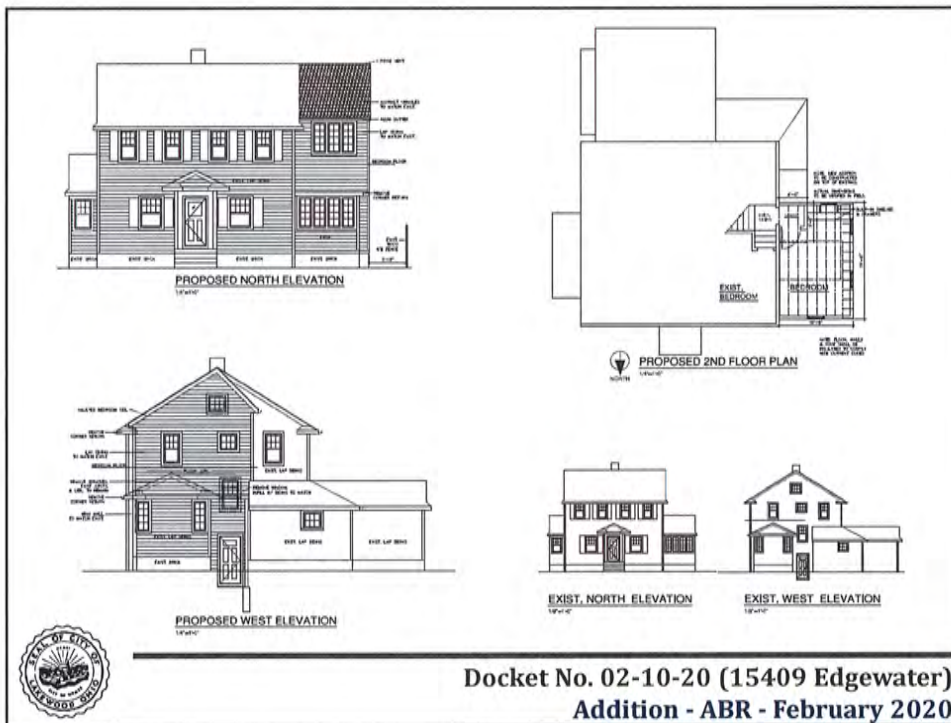
71



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Docket No. 02-11-20 (1224 Edwards)  
Solar Installation - ABR - February 2020

75



Docket No. 02-11-20 (1224 Edwards)  
Solar Installation - ABR - February 2020

76

**Roof 1: South**  
18 x Modules

**Legend**

- Utility Meter & AC Disconnect (TBD)

**Inspection Notes for Crew**

---

**PV Installation Professional**  
Fida Aziz  
Certe PV-102216-015307

**System Details:**

- Residential 5.76kW grid tied (photovoltaic) system
- This system has been designed in accordance with all current and applicable NEC, OBC, and RCO codes
- Height of the Array: 3-4in above the roof, parallel to the roof
- Weight of the Array: Less than 4lbs/ft<sup>2</sup>
- Total Area of Array: 5.6ft x 3.3ft x 18 = 333 sq. ft.
- Weight of the Array on Roof: 41.4lbs x 18 = 745.2 lbs
- Stress of Array on entire roof: 745.2 lbs /333 sq ft = 2.24 lbs/sq. ft.
- No fencing or trenching would be needed with this project

**SYSTEM: 18 x Sifab SIL-320 NL @ 320W - 5.76 kW • AZIMUTH: R1: 181° • PITCH: R1: 45°**

**Customer Signature**

---

April Stoltz  
1224 Edwards Ave.  
Lakewood, OH 44107  
PH: (216) 571-0282

**PV Layout**  
5.76 kW Solar Photovoltaic  
Project 1070 - AS

Sifab  
SIL-320 NL  
66.9 x 39.4 x 1.5 in

3825 St. Clair Ave NE  
Cleveland, OH 44114  
Phone: 216-333-1364  
www.yellowlite.com

**Docket No. 02-11-20 (1224 Edwards)**  
**Solar Installation - ABR - February 2020**

77

**Docket No. 02-08-20 (1310 Gladys)**  
**Front Porch - ABR - February 2020**

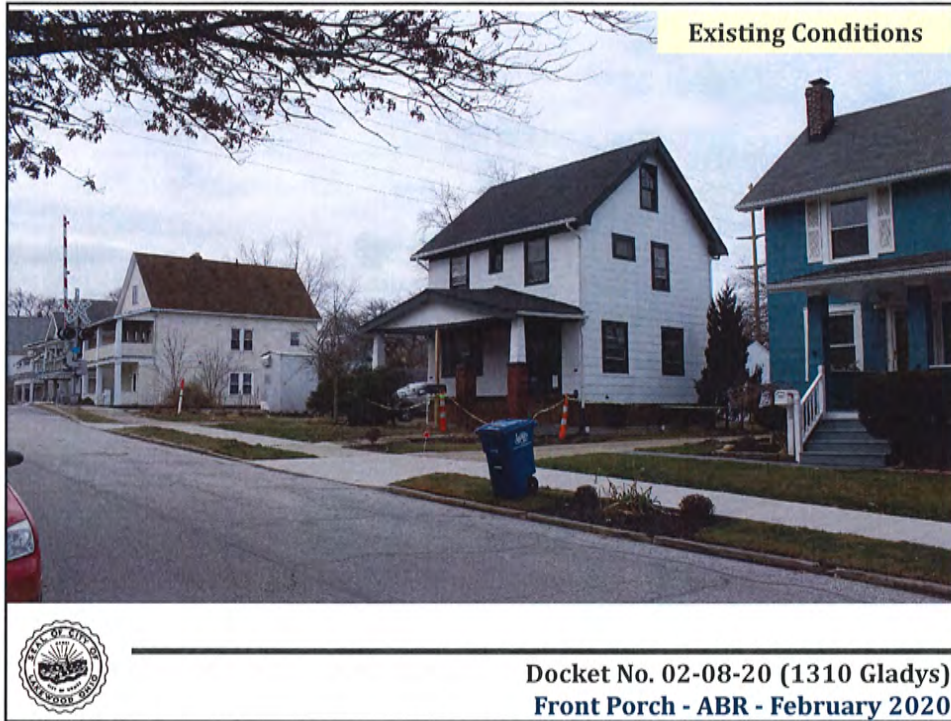
78



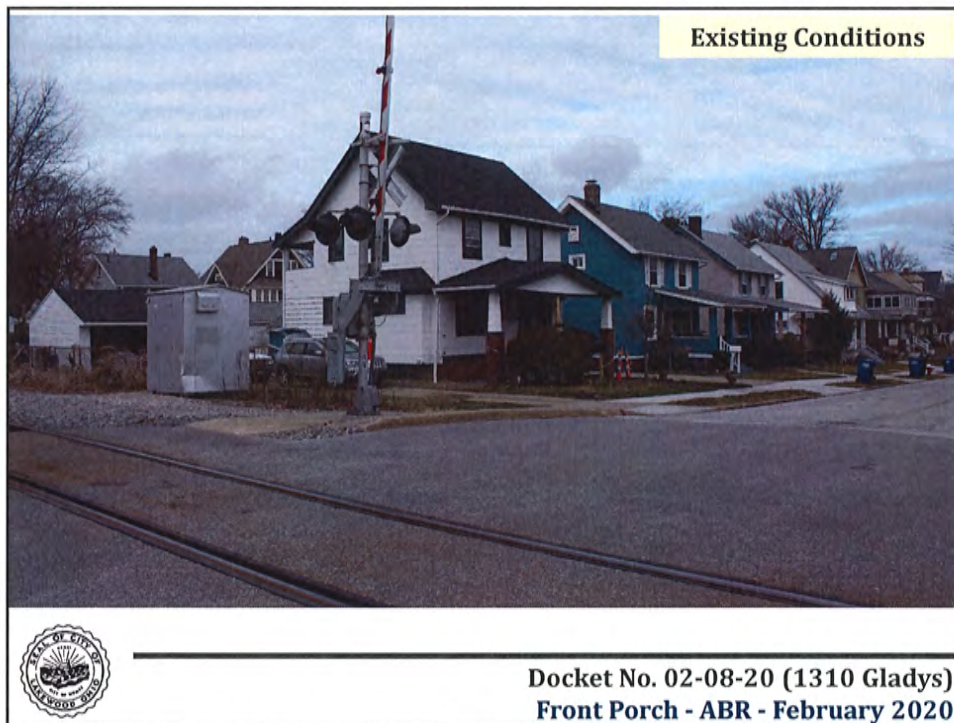
79



80



81



82

**City of Lakewood APPROVED**  
 Case # 19-000662  
 \*See Certificate of Plan Approval  
 Christopher Parmelee  
 01/27/2020

**PROJECT INFORMATION:**

DATE: 01/27/2020  
 DRAWN BY: J.M. PARRIS  
 TITLE: 1310 GLADYS AVENUE  
 LAKESWOOD, OH 44107  
 (513) 654-1072

**SCOPE OF WORK:**

REPLACE FRONT FRAMING & FLOORING. ADD NEW STRUCTURAL SUPPORTS TO EXISTING PORCH ROOF FRAMING. ADD NEW PLASTER & FINISHES TO EXISTING PORCH WALLS TO EXISTING PUBLIC HERSENAULT. NOTE EXISTING PORCH FINISHES, DECK & STAIRS HAS PREVIOUSLY BEEN DEMOLISHED.

**PROJECT INFORMATION:**

1310 GLADYS AVENUE  
 LAKESWOOD, OHIO 44107  
 P/NL 320-34-020

CONCT TYPE: VB  
 VIB GROUP: K2  
 SQ. FT. AREA: 248 SF  
 SQ. FT. PERM: 200 SF

**LIST OF DRAWINGS:**

A1 COVER SHEET - SITE / LOCATION PLAN / DEMO & FLOOR PLANS, CODE INFO  
 A2 ELEVATIONS & DETAILS  
 A3 FRAMING PLANS & DETAILS  
 A4 SECTION & DETAIL 2

**DEMO NOTES:**

- REMOVE EXIST. WALL & PORTION OF NEW EXIST. DETAILS BACK TO MAIN STRUCTURAL. PREP AREA FOR NEW WALL TO ALLOW BRICKWORK TO BE REUSED.
- REMOVE EXIST. COLUMN & PLASTERWORK AS DEMO. CONCRETE TO BE OPEN TO MAIN FLOOR WITH NEW EXISTING PLASTER. SPLIT JOIST OF THE 2ND FLOOR AS DEMO COLUMN.
- NOTE EXIST. PORCH FRAMING, STAIRS, WALK OFF STAIRS NOT PREVIOUSLY BEEN DEMOLISHED.
- REMOVE EXIST. NEW FINISHES FOR PORCH FLOORING & STAIRS.

**PROPOSED NOTES:**

- REMOVE EXIST. FINISHES FROM EXIST. PORTION OF EXISTING COL. IN ORDER TO INSTALL NEW COL. IN ORDER TO ALLOW BRICKWORK TO BE REUSED.
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1310 GLADYS AVENUE  
 LAKESWOOD, OHIO 44107  
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**1310 GLADYS AVENUE  
PORCH REPLACEMENT**

**Docket No. 02-08-20 (1310 Gladys)  
Front Porch - ABR - February 2020**

REQUEST FOR PERMIT  
 2/20/2020

**A1**

1310 GLADYS AVENUE  
 PORCH REPLACEMENT

83

**PROPOSED NOTES:**

- NEW 4" x 8" x 12" CONCRETE FOUNDATION. 2" OF REEF. PROPER NEW REBAR/STEEL COLUMN TO MATCH EXIST. TO USE EXISTING CONCRETE AT
- EXIST. WOODEN POST TO REMAIN.
- NEW 2" x 4" x 8" REBAR/STEEL. NEW 2" x 4" x 8" REBAR/STEEL. NEW 2" x 4" x 8" REBAR/STEEL. NEW 2" x 4" x 8" REBAR/STEEL. NEW 2" x 4" x 8" REBAR/STEEL.
- REMOVE EXIST. WALL & PORTION OF NEW EXIST. DETAILS BACK TO MAIN STRUCTURAL. PREP AREA FOR NEW WALL TO ALLOW BRICKWORK TO BE REUSED.
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**1310 GLADYS AVENUE  
PORCH REPLACEMENT**

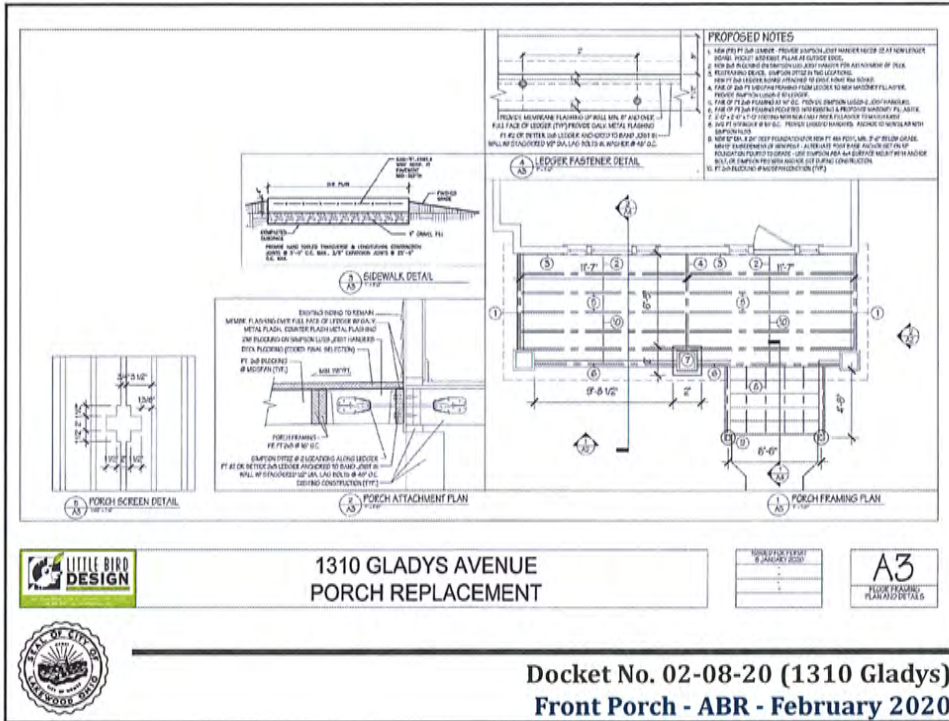
**Docket No. 02-08-20 (1310 Gladys)  
Front Porch - ABR - February 2020**

REQUEST FOR PERMIT  
 2/20/2020

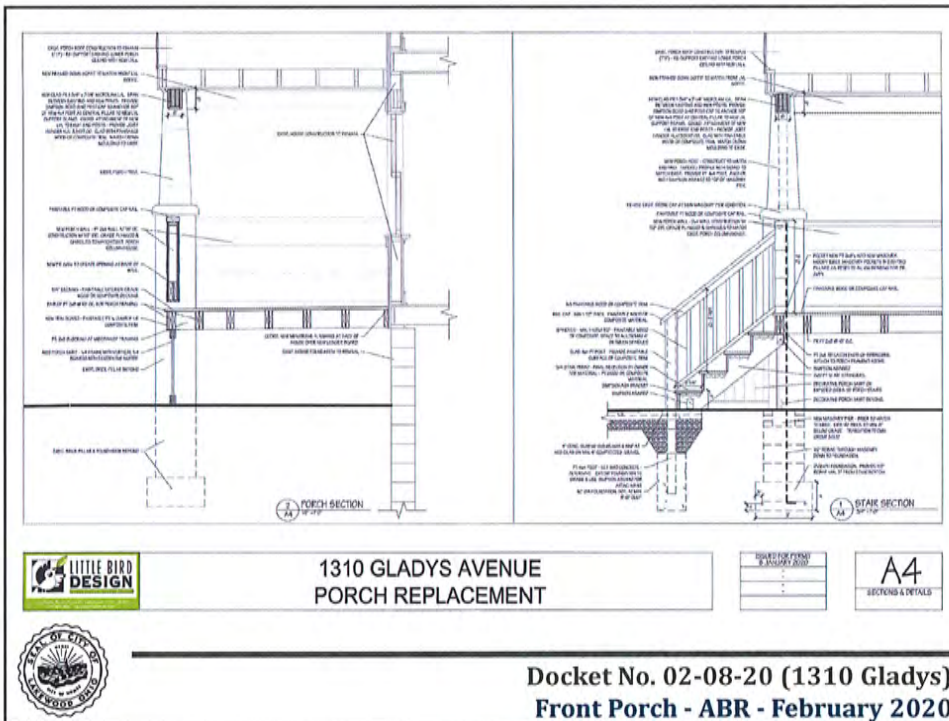
**A2**

ELEVATIONS & DETAILS

84



85



86



Docket No. 02-13-20 (2166 Mars)  
Solar Installation - ABR - February 2020

87



Docket No. 02-13-20 (2166 Mars)  
Solar Installation - ABR - February 2020

88

**Roof 1: South**  
35 x Modules

Inspection Notes for Crew:

Sifab  
SIL-320 NL  
66.9 x 39.4 x 1.5 in

<p><b>NABCEP CERTIFIED</b> PV Installation Professional Fida Aziz Cert# PV-102216-015307</p>	<p><b>System Details:</b></p> <ul style="list-style-type: none"> <li>• Residential 11.2kW grid tied (photovoltaic) system</li> <li>• This system has been designed in accordance with all current and applicable NEC, OBC, and RCO codes</li> <li>• Height of the Array: 3-4in above the roof, parallel to the roof</li> <li>• Weight of the Array: Less than 4lbs/ft<sup>2</sup></li> <li>• Total Area of Array: 5,08' x 3.38' x 35' = 647 sq. ft.</li> <li>• Weight of the Array on Roof: 41.4lbs x 35' = 1449 lbs</li> <li>• Stress of Array on entire roof: 1449 lbs / 647 sq ft = 2.24 lbs/sq. ft.</li> <li>• No fencing or trenching would be needed with this project</li> </ul> <p style="text-align: center; font-size: x-small;">SYSTEM: 35 x Sifab SIL-320 NL @ 320W = 11.2 kW • AZIMUTH: R1: 181° • PITCH: R1: 45°</p>	<p>Customer Signature</p>   <p>Andree Kinnee 2166 Mars Ave. Lakeood, OH 44107 PH: (216) 905-4875</p>	<p><b>YellowLite</b> 1925 St. Clair Ave NE Cleveland, Ohio 44134 Phone: 216-933-1384 www.yellowlite.com</p>
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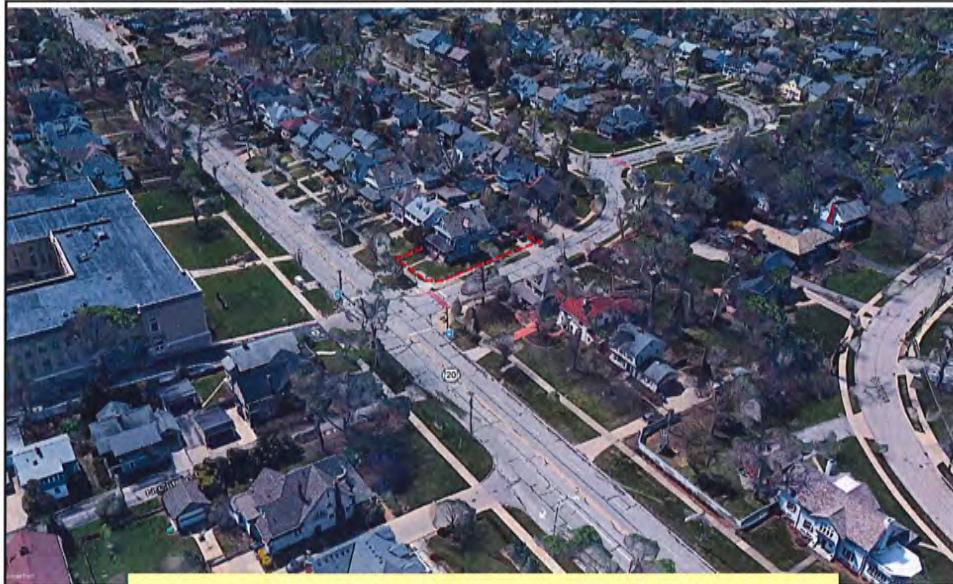
Docket No. 02-13-20 (2166 Mars)  
Solar Installation - ABR - February 2020

89

**Separate Presentation - Dimit**

Docket No. 02-14-20 (1080 Nicholson)  
Addition - ABR - February 2020

90

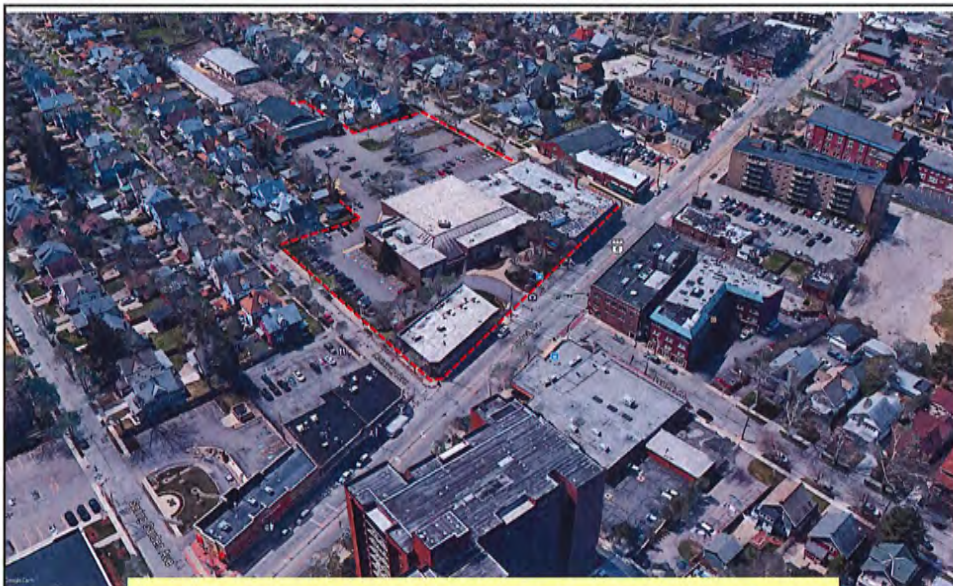


**Applicant has requested deferral**



**Docket No. 02-15-20 (1210 West Clifton)  
Addition/Garage - ABR - February 2020**

91



**Applicant has requested deferral**



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

92



**Applicant has requested deferral**



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

93



**Madison Branch Library**  
• Site Plan  
• Exterior Renovations  
• Landscaping/Materials  
• Encroachment Permit under review by City Council to enable proposed driveway, parking lot, landscaping modifications (\*\*\*\*\*)



**Docket No. 02-18-20 (13229 Madison)  
Lakewood Public Library Madison Branch - ABR - February 2020**

94



Docket No. 02-18-20 (13229 Madison)  
 Lakewood Public Library Madison Branch - ABR - February 2020

95



Docket No. 02-18-20 (13229 Madison)  
 Lakewood Public Library Madison Branch - ABR - February 2020

96



3D VIEW - ENTRY

LAKESWOOD PUBLIC LIBRARY  
MADISON BRANCH

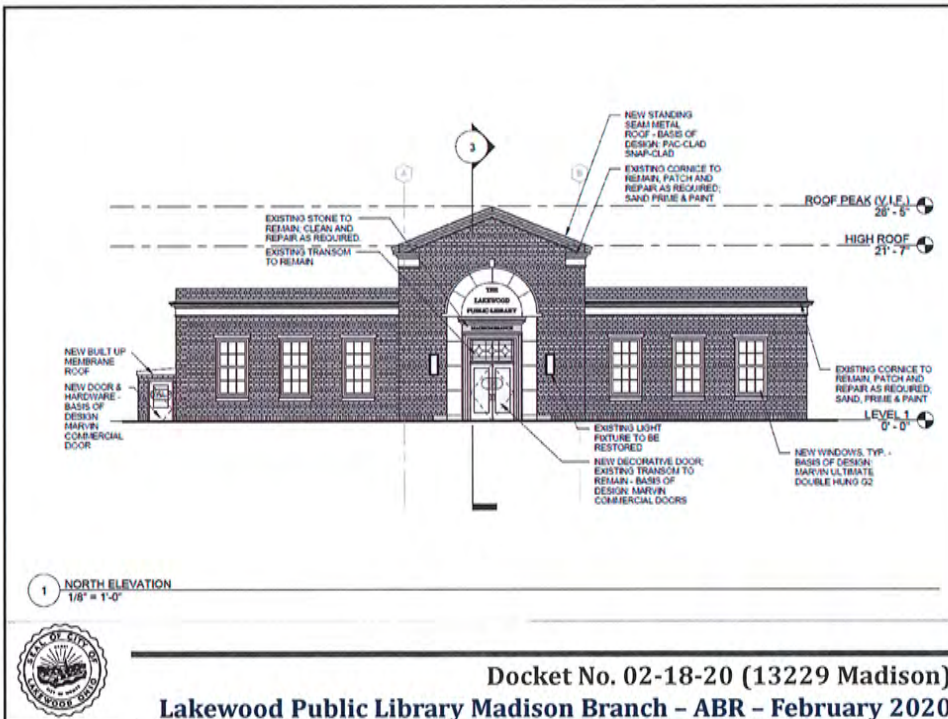
HBM ARCHITECTS, LLC

HBM SELECT  
INTERIOR DESIGNERS



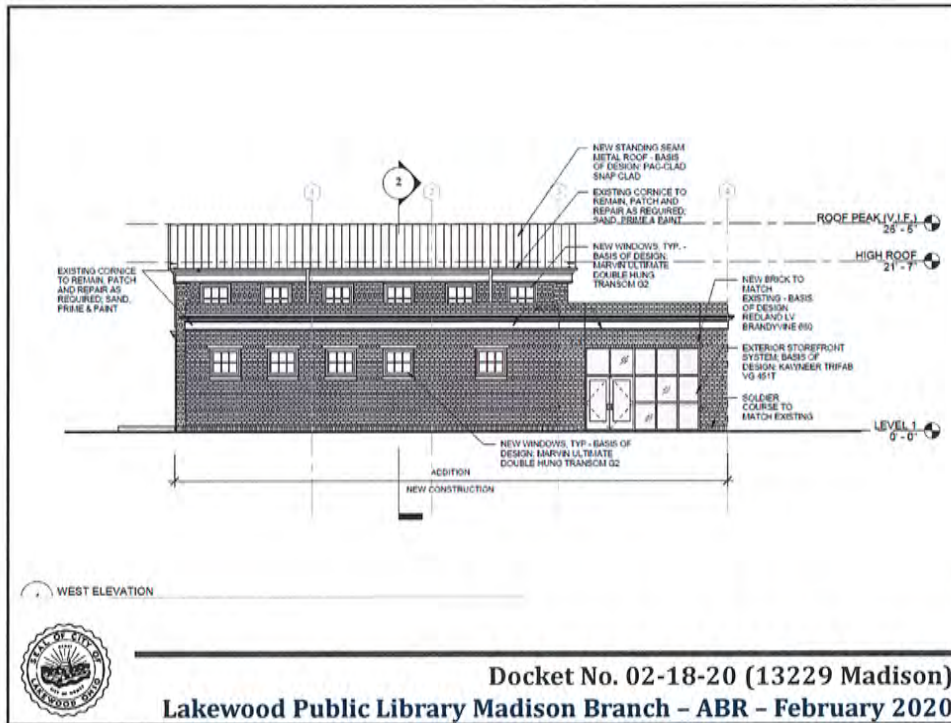
Docket No. 02-18-20 (13229 Madison)  
Lakewood Public Library Madison Branch - ABR - February 2020

97

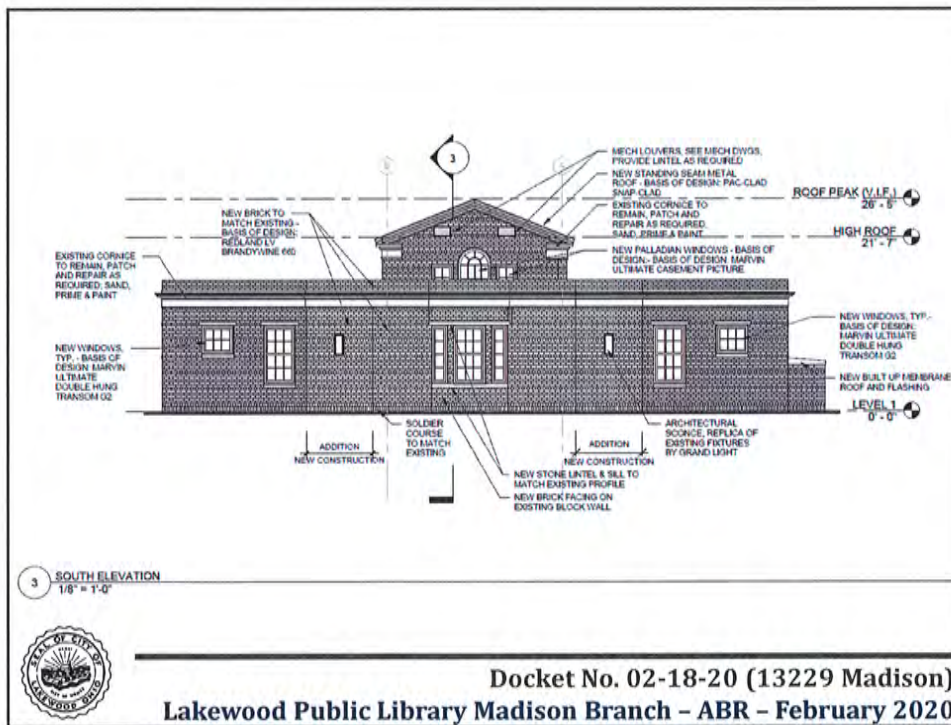


Docket No. 02-18-20 (13229 Madison)  
Lakewood Public Library Madison Branch - ABR - February 2020

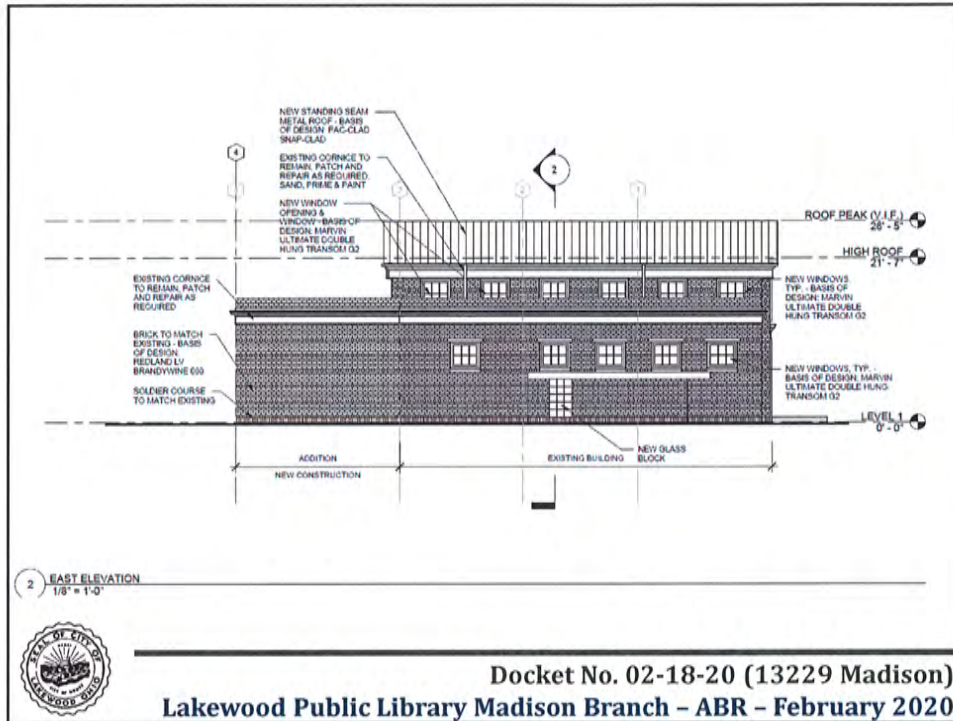
98



99



100



101




102

**LV Brandywine (660)**  
 SFL # 1000110



**Color Range:** Red    **C216 Type:** FSA    **Texture:** Sanded Vertical (15)  
**C1086 Type:** TBA

**Cleaning Recommendation:** (Cleaning Guide for All Redford Brick Types)



**Red Brick**

18 photos

SIZE	WIDTH	HEIGHT	LENGTH	WEIGHT	THICKNESS	WIDTH SQ. FT.
Module 2.5/8	3.91" / 99mm	2.14" / 54mm	7.67" / 195mm	9.16" / 233mm	9/16" / 14mm	6.58
Japanese Module 3/8/8	3.91" / 99mm	2.34" / 59mm	7.50" / 190mm	9.16" / 233mm	9/16" / 14mm	6.75

Any size not listed is unavailable

**Docket No. 02-18-20 (13229 Madison)**  
**Lakewood Public Library Madison Branch - ABR - February 2020**

103



TYPE 1 - EXISTING FIXTURES AS SHOWN TO BE RESTORED  
 TYPE 2 - REPLICA OF EXISTING FIXTURE

**Docket No. 02-18-20 (13229 Madison)**  
**Lakewood Public Library Madison Branch - ABR - February 2020**

104

**SNAP-CLAD PANEL**

**MATERIALS**  
 304 Stainless Steel  
 316 Stainless Steel

**FINISH**  
 316 Stainless Steel  
 304 Stainless Steel



- PRODUCT FEATURES**
- Interlocking design for easy installation
  - All components are made of 304 or 316 stainless steel
  - Non-toxic, non-flammable, and non-corrosive
  - Available in various colors and finishes
  - Easy to clean and maintain
  - Resistant to scratches and impact
  - Suitable for both interior and exterior use
  - Available in various sizes and shapes
  - Can be used for a variety of applications
  - Available in various finishes and colors
  - Can be used for a variety of applications
  - Available in various finishes and colors



304 STAINLESS STEEL PANELS  
 316 STAINLESS STEEL PANELS

**RICHCLIFF®**

RichCliff is the leader in natural stone veneer. RichCliff offers superior quality, and varieties appeal to professionals, designers, and homeowners alike. A multitude of stone finishes are available from RichCliff's Technology, which ensures that finished projects will look a completely natural, and have a distinctive look. Unlike other stone veneer products, RichCliff's stone veneer is made from natural stone. A wide range of colors and finishes are available for use on the exterior or interior of a building. RichCliff's stone veneer is made from natural stone, and is available in a variety of sizes and shapes.



- Random Stone**  
 12" x 12" x 1/2" (305 x 305 x 12.7 mm)  
 18" x 18" x 1/2" (457 x 457 x 12.7 mm)
- Large Stone**  
 12" x 12" x 1/2" (305 x 305 x 12.7 mm)
- Thin Stone**  
 12" x 12" x 1/4" (305 x 305 x 6.35 mm)
- Small Stone**  
 6" x 6" x 1/2" (152 x 152 x 12.7 mm)

Stone & Building	Stone	Units	Area	Weight	Per Bundle	Color Left Per	Units Per	Area Per	Weight Per
Random Stone	12" x 12" x 1/2"	100	11.35	11.35	100	100%	100	11.35	11.35
Large Stone	12" x 12" x 1/2"	100	11.35	11.35	100	100%	100	11.35	11.35
Thin Stone	12" x 12" x 1/4"	100	11.35	11.35	100	100%	100	11.35	11.35
Small Stone	6" x 6" x 1/2"	100	11.35	11.35	100	100%	100	11.35	11.35



Docket No. 02-18-20 (13229 Madison)  
 Lakewood Public Library Madison Branch - ABR - February 2020



Docket No. 02-18-20 (13229 Madison)  
 Lakewood Public Library Madison Branch - ABR - February 2020

**MARVIN**

PRODUCT INFORMATION - MARVIN® WINDOW SPECIFICATIONS  
 VISIT US AT WWW.MARVINWINDOWS.COM  
 © 2018 MARVIN WINDOWS AND DOORS, INC.

0-011  
 2  
 1/18

**Docket No. 02-18-20 (13229 Madison)**  
**Lakewood Public Library Madison Branch - ABR - February 2020**

107

**Docket No. 02-18-20 (13229 Madison)**  
**Lakewood Public Library Madison Branch - ABR - February 2020**

108



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

109



**Docket No. 02-19-20 (13368 Madison)  
BottleHouse - Sign Review - December 2019**

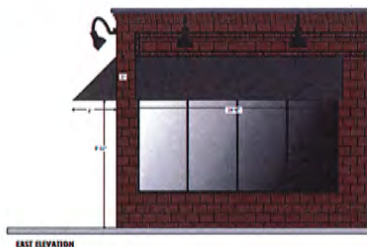
110

Existing Conditions



Docket No. 02-19-20 (13368 Madison)  
BottleHouse - Sign Review - December 2019

111



Docket No. 02-19-20 (13368 Madison)  
BottleHouse - Sign Review - December 2019

112

**NOTE: PRIMARY ELECTRICAL TO BE RUN BY OTHERS & ACCESSIBLE WITHIN 5'-0".  
NOTE: INSTALLER TO BE PREPARED FOR CONDUIT RUN TO AN EXTERIOR POWER SOURCE.**

**FIGURE NO. 1000**  
Manufacture & Install (1) 1000 Standard Single Sign  
Advertising Contract

**SIGN SPEC'S**  
Please refer to description on the right.

**FINISH SPEC'S**  
Black  
White  
Yellow PMS - 100

**BLINK SIGNS**  
1000 1000 Ave NW  
Doraville, GA 30135  
877-532-5555  
P.O. Box 2024  
www.blinksigns.com

**REVISIONS**

NO.	DESCRIPTION	DATE
01/17/20	Revised details - msp	

**PROJECT INFORMATION**

OWNER	PROJECT NO.	PROJECT NAME
Miranda Peters	The BottleHouse Brewery And Meadery	7594
PROJECT MANAGER	Edwin Craggs	01.17.2020
PROJECT NO. <td>7594</td> <td></td>	7594	
PROJECT NAME <td>13368 Madison Ave.</td> <td></td>	13368 Madison Ave.	
PROJECT NO. <td>01.17.2020</td> <td></td>	01.17.2020	

**SEAL OF CITY OF DORAVILLE**

**Docket No. 02-19-20 (13368 Madison)  
BottleHouse - Sign Review - December 2019**

113

**GRAPHICS PAINTED ON DECK OF AWNING**  
**COLOR: LIGHT GREY**

**SIZE:**  
**BOTTLEHOUSE APPROXIMATELY 2'-0" HIGH X 8'-0" WIDE**  
**KITCHEN BY UGENE APPROX. 2'-0" H X 11'-9" W**

**SEAL OF CITY OF DORAVILLE**

**Docket No. 02-19-20 (13368 Madison)  
BottleHouse - Sign Review - December 2019**

114



REVISED CONDITION



Docket No. 02-19-20 (13368 Madison)  
**BottleHouse - Sign Review - December 2019**

115

Existing Conditions



Proposed



Docket No. 02-19-20 (13368 Madison)  
**BottleHouse - Sign Review - December 2019**

116

**TYPICAL FRAME DESIGN**

**FRAME/FABRIC NOTES**

1. FRAMEWORK TO BE CONSTRUCTED OF WOODEN 1" x 4" OR 2" x 4" WALL STUDS, 2" x 4" BRACES, AND 2" x 4" END STUDS.
2. WOOD END STUDS AND BRACES TO BE 1" x 4" OR 2" x 4" UNLESS OTHERWISE NOTED.
3. FABRIC ATTACHMENT STRIPS TO BE 1" x 4" UNLESS OTHERWISE NOTED.
4. FABRIC TO BE 100% UV PROTECTIVE BLACK FABRIC.
5. FABRIC TO BE 100% UV PROTECTIVE BLACK FABRIC.

SEAL OF THE CITY OF LAKEWOOD 2019

**Docket No. 02-19-20 (13368 Madison)  
BottleHouse - Sign Review - December 2019**

117

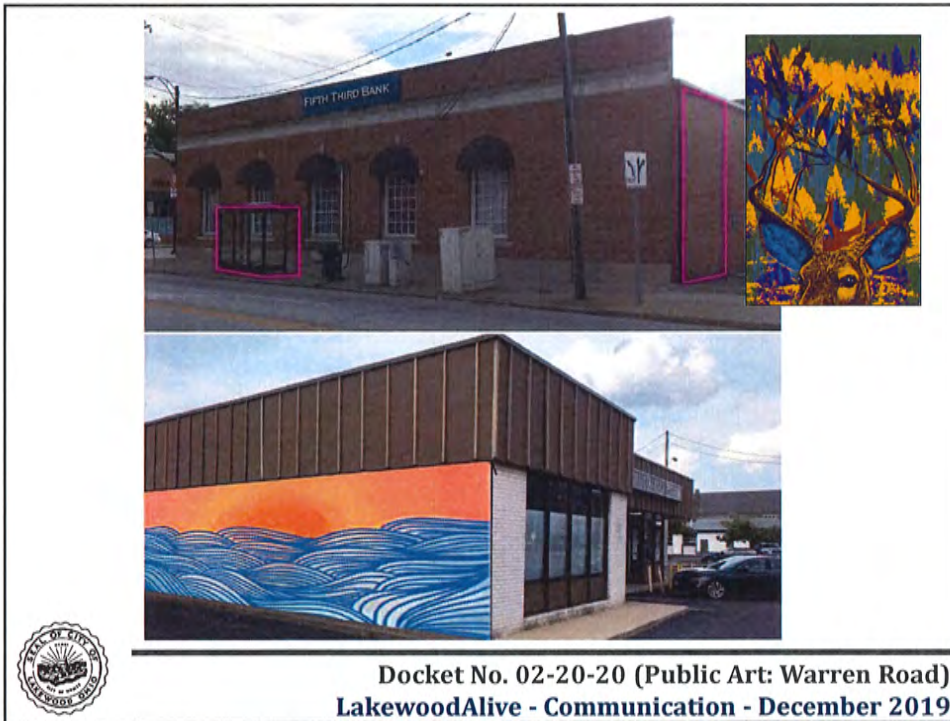
SEAL OF THE CITY OF LAKEWOOD 2019

**Docket No. 02-20-20 (Public Art: Warren Road)  
LakewoodAlive - Communication - December 2019**

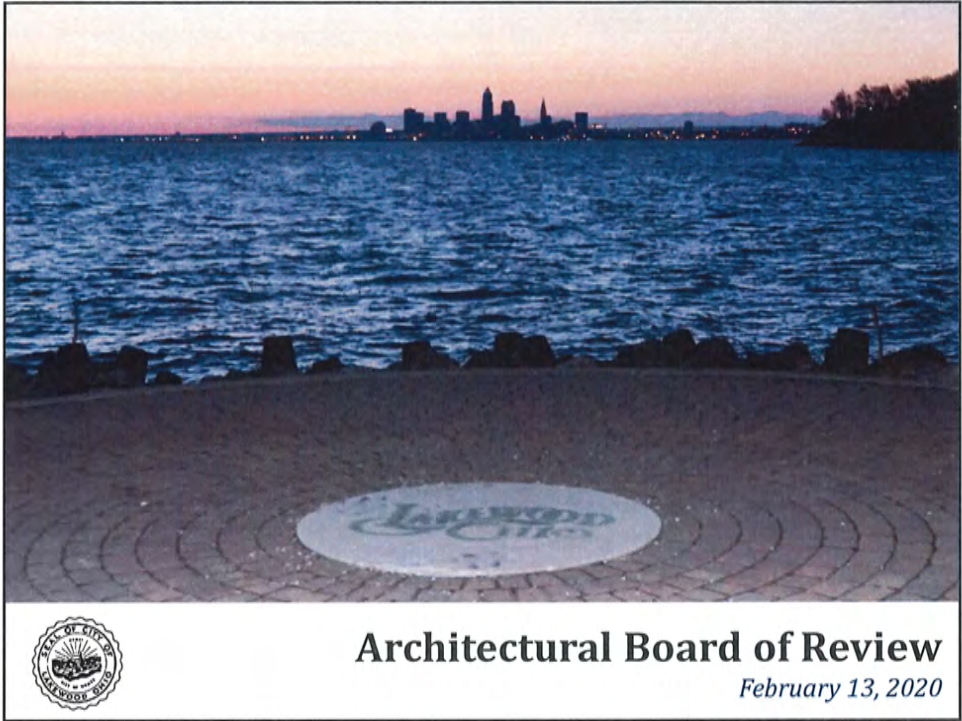
118



119



120



**Architectural Board of Review**

*February 13, 2020*

# DIMIT ARCHITECTS

architecture + interiors + urban design

January 29, 2020

**Department of Planning and Development**

City of Lakewood  
 12650 Detroit Ave  
 Lakewood, OH 44107  
 Phone: 216-521-7580

**RE: McKean Residence**

Dear City of Lakewood Department of Planning and Development,

On behalf of our clients, Ryan and Alysia McKean, we would like to submit to be on the agenda for the February Architectural Board of Review. The McKean family would like to discuss the design of their proposed new addition at 1080 Nicholson Ave, Parcel 312-07-017.

The addition consists of nine-hundred-thirty-four (934) square feet of interior space, a one-hundred-eighty-nine (189) square foot covered porch, and a thirty (30) square foot covered rear entry porch. The existing brick patio will be relocated west of the covered deck. The driveway, garage, curb cut, and existing fencing will not be relocated or affected.

The addition will provide a family room, mud room, and pantry on the first floor as well as an outdoor covered porch to provide an area with shade and protection from the elements and a new rear entry with a direct path to the driveway. On the second level, it will provide a new master suite, complete with a master bedroom, bathroom, and closet space.

The addition will match the existing cladding, shingles, gutters, soffits and window types of the existing structure. The new cladding and trim will be painted to match the existing. The wood porch railing will be wood picket railing to match the composite wood deck and stair, and the new metal railings will be a black finish similar to those existing at the front entry.

We look forward to meeting with the Architectural Board of Review to further discuss the project. If you have any additional questions or comments, please feel free to contact us directly.

Sincerely,

Claire Beskitt  
 Dimit Architects, LLC  
 14414 Detroit Avenue  
 Lakewood, Ohio 44107  
 Telephone – 216-221-9021  
 Email – cbeskitt@dimitarchitects.com



REAR FACADE



FRONT FACADE (NICHOLSON AVENUE)

Drawing Number  
**1.1**

Drawing Title  
**EXISTING CONDITIONS IMAGES**

Project Name  
**McKean Residence Addition**

Sheet  
 1B-036

DATE	BY
1/29/20	CB
APP. APPROVED	
DATE	BY
DATE	BY
DATE	BY

**DIMIT ARCHITECTS**  
 14414 Detroit Ave., #300  
 Lakewood, OH 44107  
 216-221-9021



PROJECT LOCATION

NEIGHBORHOOD



PROJECT LOCATION

IMMEDIATE NEIGHBORHOOD



SOUTH FACADE

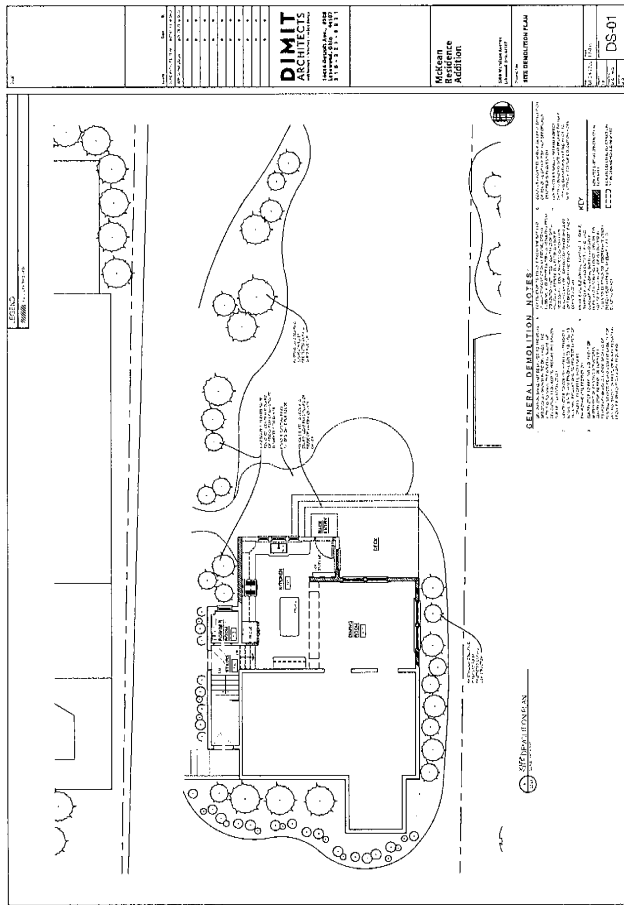
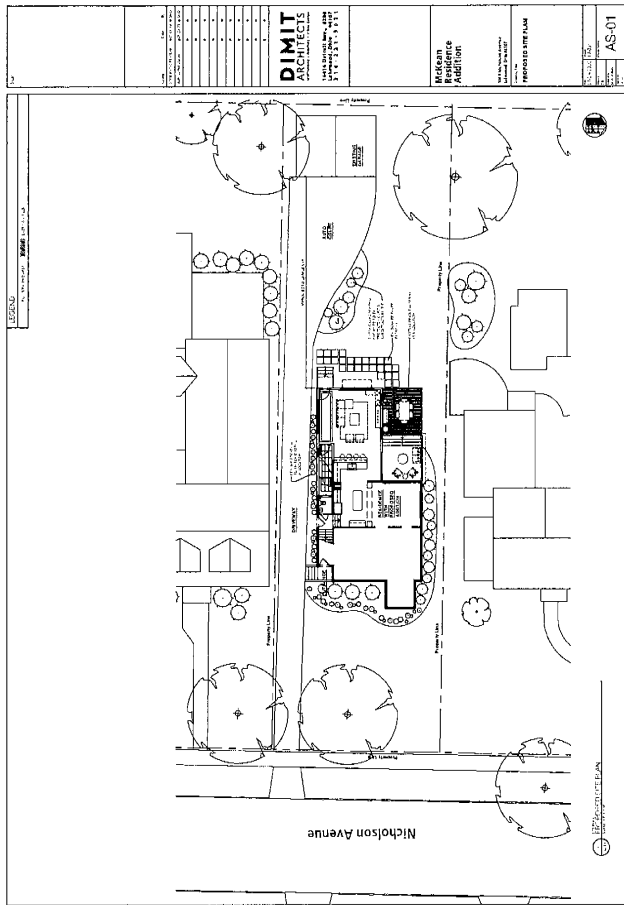


NORTHWEST VIEW

Drawing Number: **1.2**  
 Drawing Title: **EXISTING CONDITIONS IMAGES**  
 Client Name: **Mckean Residence Addition**  
 1800 Nicholson Avenue  
 Lakeland, Ohio 44127  
 Date: **02/23/24**  
 Scale: **AS SHOWN**  
 Author: **DM**  
 Checker: **DM**  
 Project No: **19-036**  
 Job No: **19-036**

Drawing Number: **1.3**  
 Drawing Title: **AERIAL ROAD MAPS**  
 Client Name: **Mckean Residence Addition**  
 1800 Nicholson Avenue  
 Lakeland, Ohio 44127  
 Date: **02/23/24**  
 Scale: **AS SHOWN**  
 Author: **DM**  
 Checker: **DM**  
 Project No: **19-036**  
 Job No: **19-036**

**DIMIT ARCHITECTS**  
 14414 Detroit Ave., #200  
 Cleveland, Ohio 44131  
 216-231-9311



<p><b>DIMIT ARCHITECTS</b>          1405 DEWEY AVE. #200          ST. LOUIS, MO 63103          TEL: 314.433.1100          FAX: 314.433.1101</p>	<p><b>TRASKS</b>          Residence          Addition</p> <p>DATE: 08/10/2010          PROJECT: TRASKS RESIDENCE ADDITION          DRAWING: FLOOR PLAN</p>	<p>Sheet Title: <b>A1-01</b></p> <p>Scale: 1/8" = 1'-0"</p>
---	--	---

**LEGEND:**  
 TRASKS RESIDENCE ADDITION

**EXISTING FLOOR PLAN**

**PROPOSED ADDITION FLOOR PLAN**

<p><b>DIMIT ARCHITECTS</b>          1405 DEWEY AVE. #200          ST. LOUIS, MO 63103          TEL: 314.433.1100          FAX: 314.433.1101</p>	<p><b>TRASKS</b>          Residence          Addition</p> <p>DATE: 08/10/2010          PROJECT: TRASKS RESIDENCE ADDITION          DRAWING: FLOOR PLAN</p>	<p>Sheet Title: <b>D1-01</b></p> <p>Scale: 1/8" = 1'-0"</p>
---	--	---

**LEGEND:**  
 TRASKS RESIDENCE ADDITION

**EXISTING FLOOR PLAN**

**GENERAL DEMOLITION NOTES:**

1. ALL EXISTING WALLS TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
2. ALL EXISTING FLOORS TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
3. ALL EXISTING CEILING TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
4. ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
5. ALL EXISTING PARTITIONS TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
6. ALL EXISTING DOORS AND WINDOWS TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
7. ALL EXISTING STAIRS TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
8. ALL EXISTING ROOFING TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
9. ALL EXISTING EXTERIOR FINISHES TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
10. ALL EXISTING INTERIOR FINISHES TO BE DEMOLISHED UNLESS NOTED OTHERWISE.

**PROPOSED ADDITION FLOOR PLAN**

<b>DIMIT ARCHITECTS</b> 1000 BROADWAY, 10TH FLOOR NEW YORK, NY 10018 TEL: 212-692-1234 FAX: 212-692-1235 WWW.DIMITARCHITECTS.COM	<b>TRACON Residence Addition</b> 1000 BROADWAY, 10TH FLOOR NEW YORK, NY 10018 TEL: 212-692-1234 FAX: 212-692-1235 WWW.DIMITARCHITECTS.COM	<b>TRACON Residence Addition</b> 1000 BROADWAY, 10TH FLOOR NEW YORK, NY 10018 TEL: 212-692-1234 FAX: 212-692-1235 WWW.DIMITARCHITECTS.COM	<b>TRACON Residence Addition</b> 1000 BROADWAY, 10TH FLOOR NEW YORK, NY 10018 TEL: 212-692-1234 FAX: 212-692-1235 WWW.DIMITARCHITECTS.COM	<b>TRACON Residence Addition</b> 1000 BROADWAY, 10TH FLOOR NEW YORK, NY 10018 TEL: 212-692-1234 FAX: 212-692-1235 WWW.DIMITARCHITECTS.COM	<b>TRACON Residence Addition</b> 1000 BROADWAY, 10TH FLOOR NEW YORK, NY 10018 TEL: 212-692-1234 FAX: 212-692-1235 WWW.DIMITARCHITECTS.COM
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<b>DIMIT ARCHITECTS</b> 1000 BROADWAY, 10TH FLOOR NEW YORK, NY 10018 TEL: 212-692-1234 FAX: 212-692-1235 WWW.DIMITARCHITECTS.COM	<b>TRACON Residence Addition</b> 1000 BROADWAY, 10TH FLOOR NEW YORK, NY 10018 TEL: 212-692-1234 FAX: 212-692-1235 WWW.DIMITARCHITECTS.COM	<b>TRACON Residence Addition</b> 1000 BROADWAY, 10TH FLOOR NEW YORK, NY 10018 TEL: 212-692-1234 FAX: 212-692-1235 WWW.DIMITARCHITECTS.COM	<b>TRACON Residence Addition</b> 1000 BROADWAY, 10TH FLOOR NEW YORK, NY 10018 TEL: 212-692-1234 FAX: 212-692-1235 WWW.DIMITARCHITECTS.COM	<b>TRACON Residence Addition</b> 1000 BROADWAY, 10TH FLOOR NEW YORK, NY 10018 TEL: 212-692-1234 FAX: 212-692-1235 WWW.DIMITARCHITECTS.COM	<b>TRACON Residence Addition</b> 1000 BROADWAY, 10TH FLOOR NEW YORK, NY 10018 TEL: 212-692-1234 FAX: 212-692-1235 WWW.DIMITARCHITECTS.COM
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DIMIT ARCHITECTS  
 ARCHITECTS  
 1001 BROADWAY, SUITE 200  
 CLEVELAND, OHIO 44114  
 TEL: 216.464.1111  
 WWW.DIMITARCHITECTS.COM

PROJECT: McKean Residence Addition  
 LOCATION: 10180 Nicholson Avenue - Lakewood, Ohio 44107  
 DRAWING: PROPOSED EXTERIOR ELEVATIONS  
 DATE: 08/18/2015

SHEET: A2-02  
 OF: 02



McKean Residence Addition  
 10180 Nicholson Avenue - Lakewood, Ohio 44107

Proposed Exterior Elevations

DIMIT ARCHITECTS  
 1001 BROADWAY, SUITE 200  
 CLEVELAND, OHIO 44114  
 TEL: 216.464.1111  
 WWW.DIMITARCHITECTS.COM

August 18, 2015

# BARRY LAKEWOOD OH

MIXED USE COMMUNITY  
CONCEPTUAL DESIGN  
02.13.2020





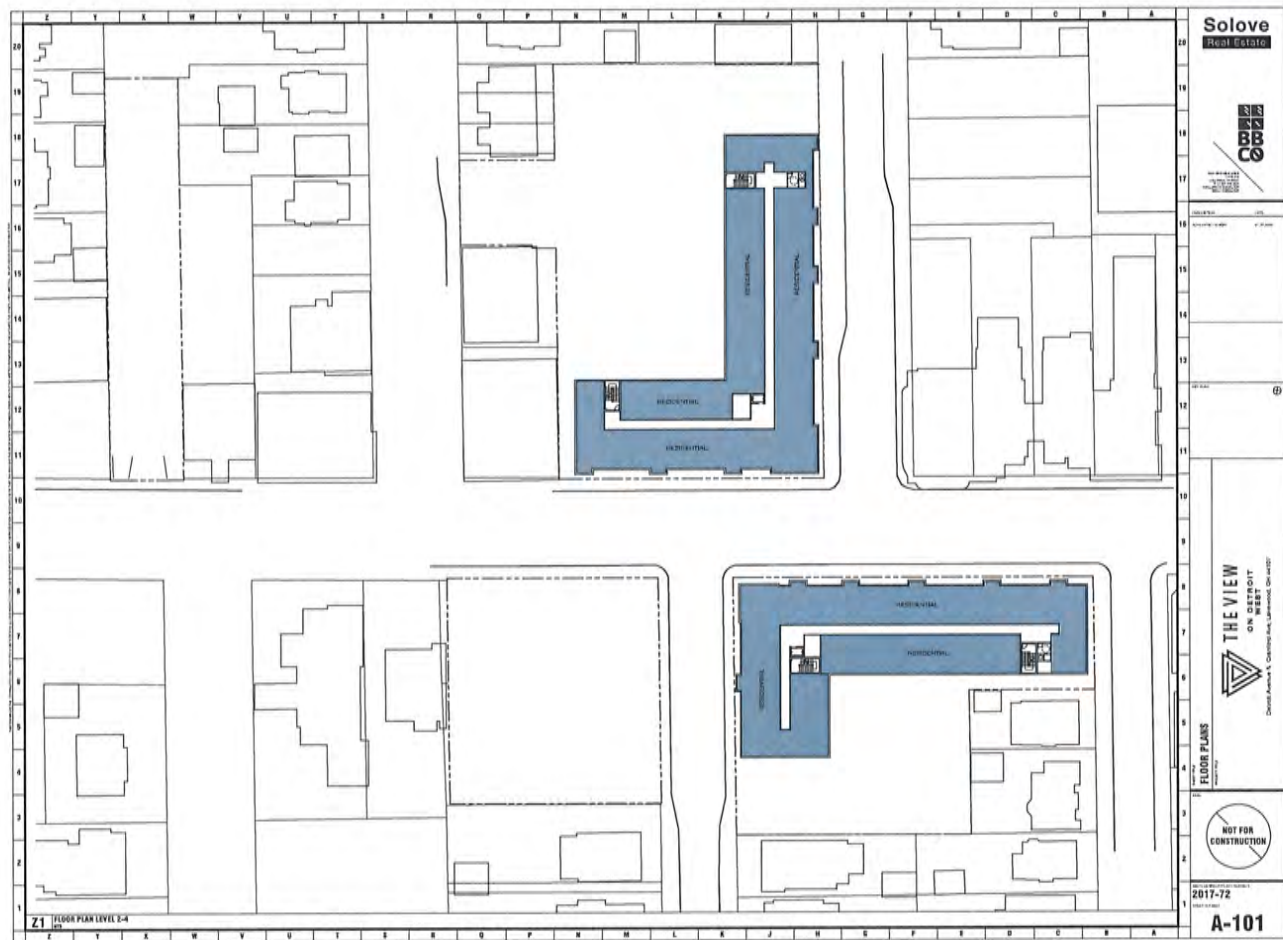
Solove  
Real Estate



THE VIEW  
ON DETROIT  
ON DETROIT  
DETROIT, MI 48207

NOT FOR  
CONSTRUCTION

2017-72



Solove  
Real Estate



FLOOR PLANS  
THE VIEW  
ON DETROIT  
ON DETROIT  
DETROIT, MI 48207

NOT FOR  
CONSTRUCTION

2017-72

A-101



NORTH SIDE OF DETROIT AVE



SOUTH SIDE OF DETROIT AVE

5

BARRY | LAKEWOOD, OHIO 44107  
09.13.2022

CONTEXT STREETSCAPE



6

BARRY | LAKEWOOD, OHIO 44107  
09.13.2022

VIEW LOOKING EAST





7

BARRY | LAKEWOOD, OHIO 44107  
© 2020

VIEW LOOKING NORTHEAST



8

BARRY | LAKEWOOD, OHIO 44107  
© 2020

VIEW OF LOBBY ENTRANCE







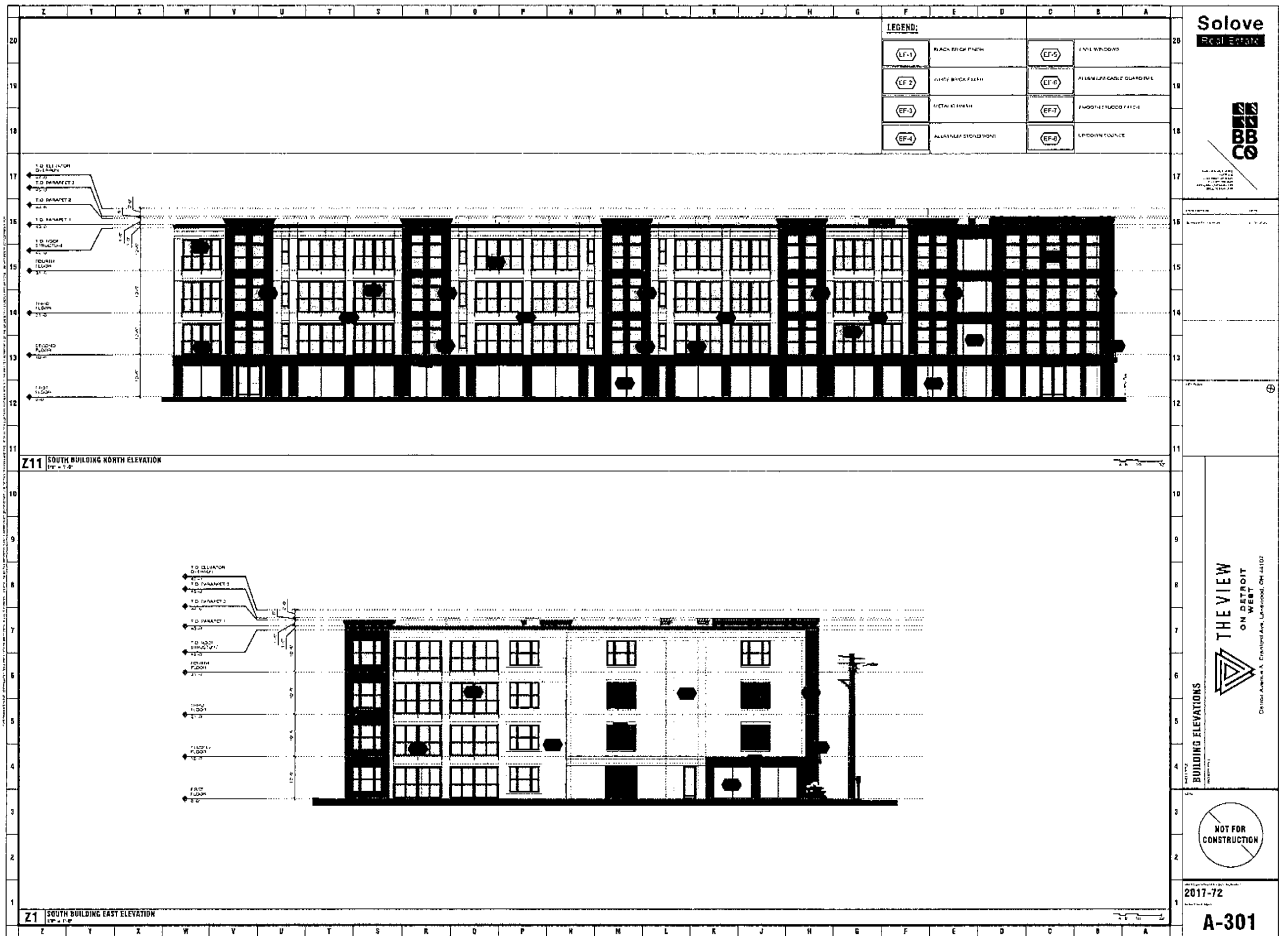
11

BARRY | LAKEWOOD, OHIO 44107  
02-13-2022

DETAIL OF NORTH BUILDING ALONG  
BROCKLEY AVE

Solove **BB**  
Real Estate **CO**





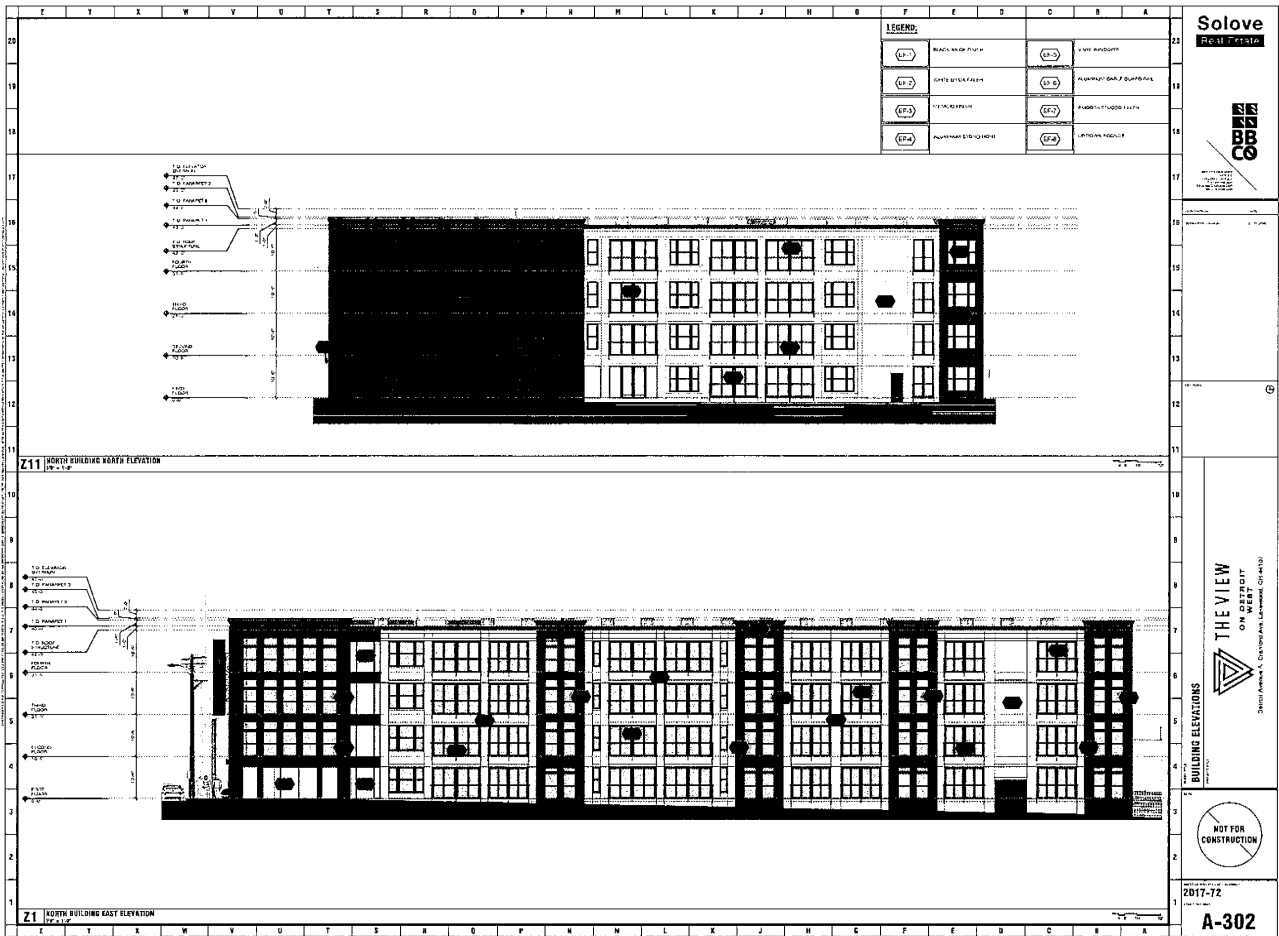
Solove  
ARCHITECTS

THE VIEW  
ON DEPOSIT  
ON DEPOSIT

THE VIEW  
ON DEPOSIT  
ON DEPOSIT

NOT FOR  
CONSTRUCTION

2017-72  
A-301



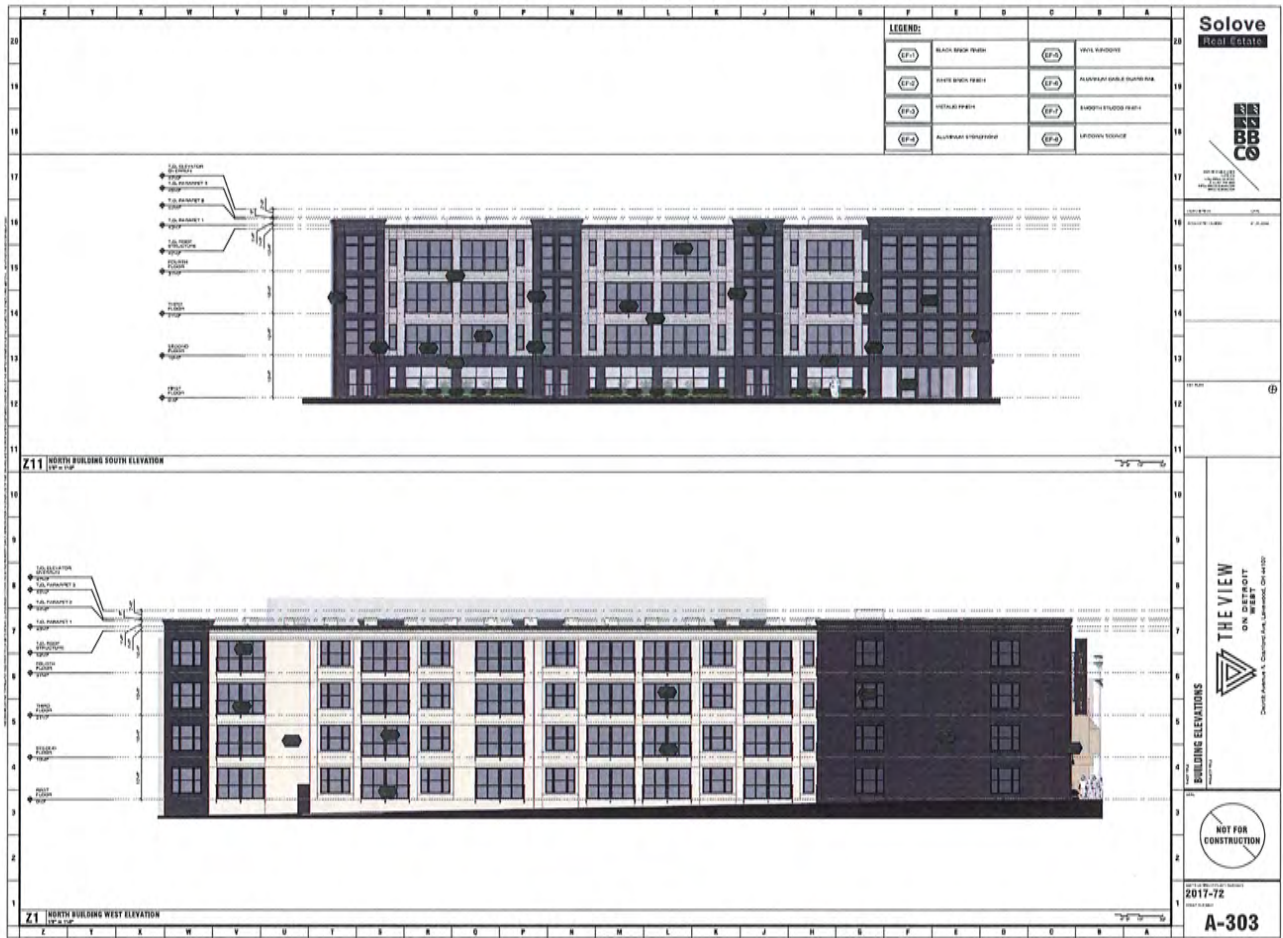
Solove  
ARCHITECTS

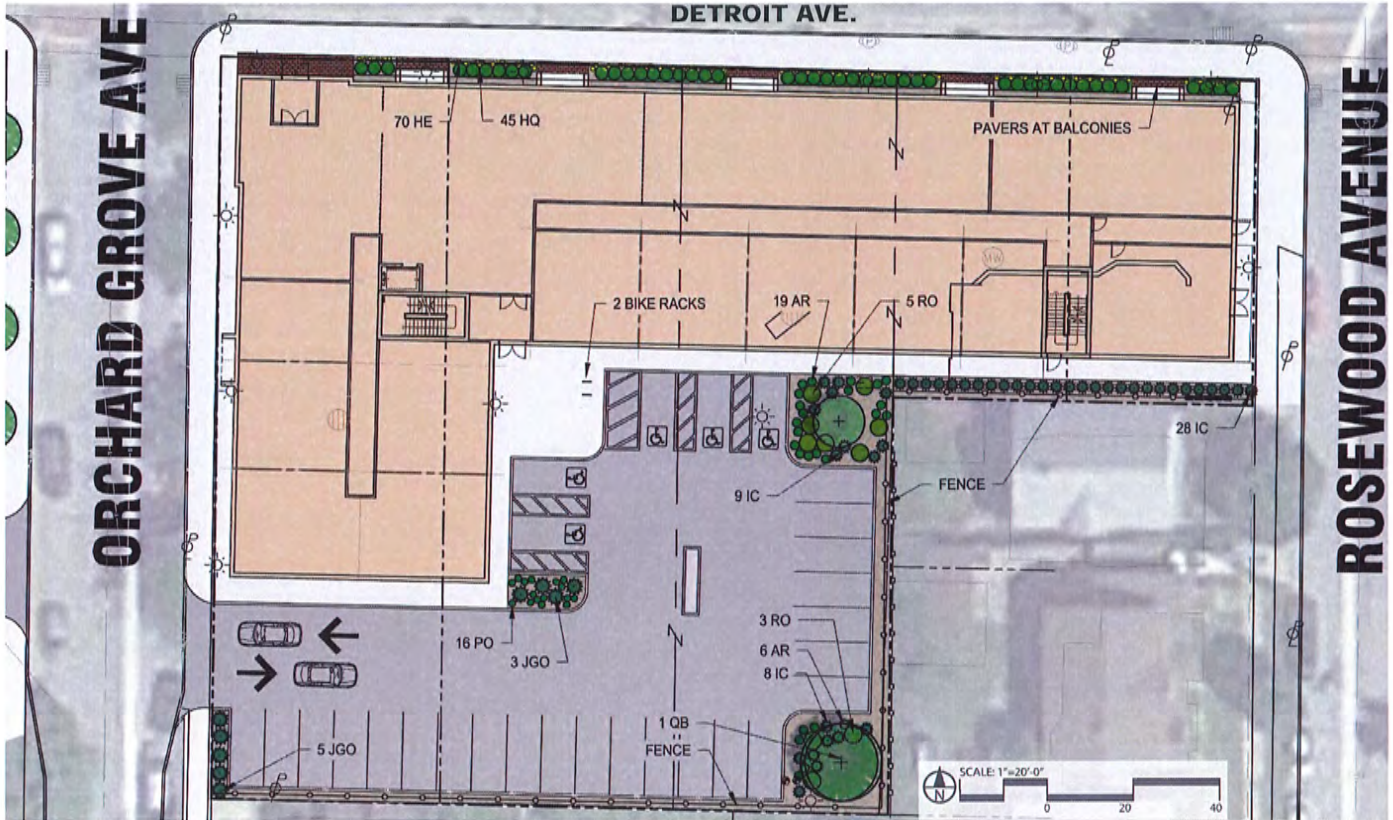
THE VIEW  
ON DEPOSIT  
ON DEPOSIT

THE VIEW  
ON DEPOSIT  
ON DEPOSIT

NOT FOR  
CONSTRUCTION

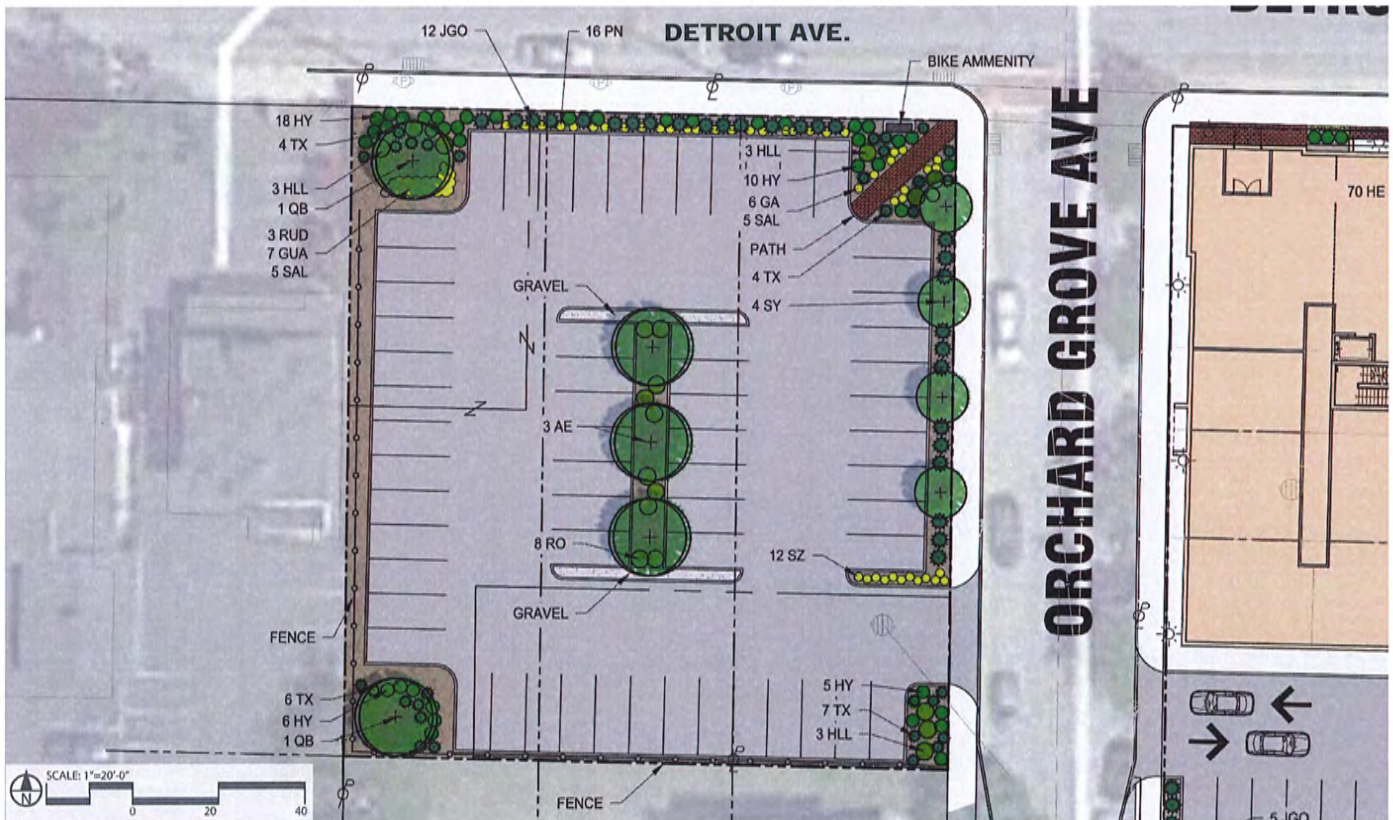
2017-72  
A-302





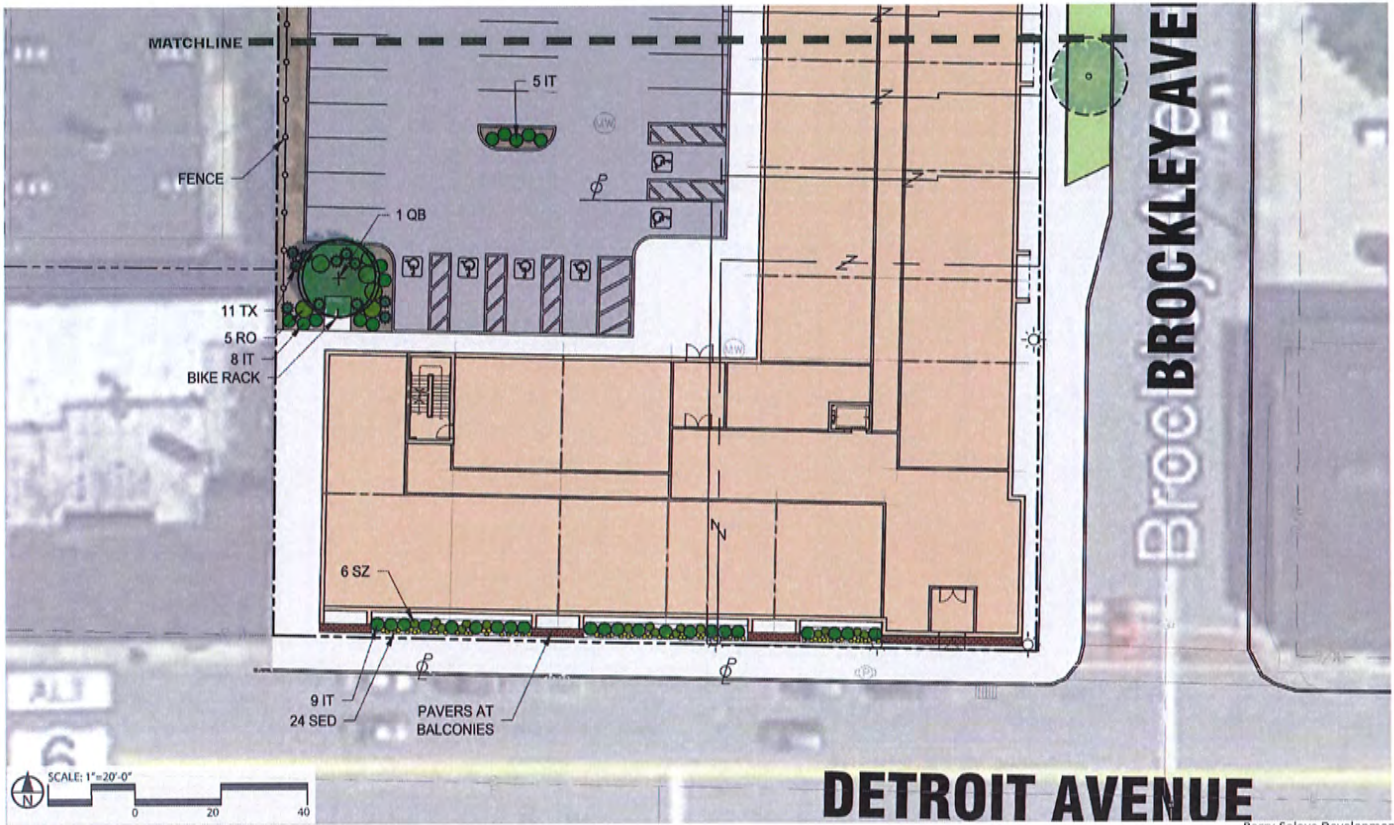
DERUlandscape architecture  
 812 Huron Road E #111 Cleveland OH 44115 | 216.468.4355

Barry-Solove Development  
 Enlargement A  
 1.27.2020



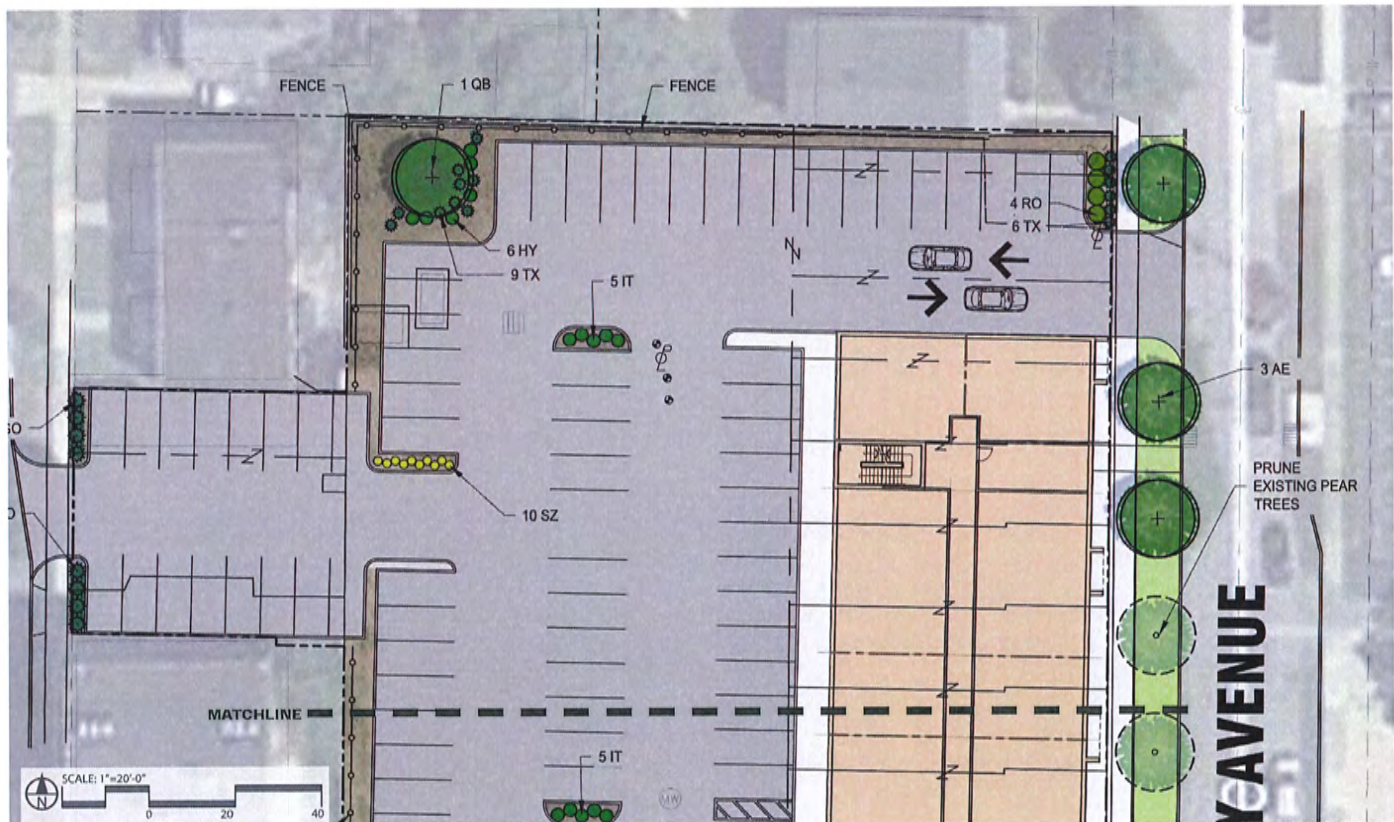
DERUlandscape architecture  
 812 Huron Road E #111 Cleveland OH 44115 | 216.468.4355

Barry-Solove Development  
 Enlargement B  
 1.27.2020



DERUlandscape architecture  
 812 Huron Road E. #1111 Cleveland OH 44115 | 216.468.4355

Barry-Solove Development  
 Enlargement C  
 1.27.2020



DERUlandscape architecture  
 812 Huron Road E. #1111 Cleveland OH 44115 | 216.468.4355

Barry-Solove Development  
 Enlargement D  
 1.27.2020



AE: Fort McNair Horsechestnut



QB: Swamp White Oak



SY: Ivory Silk Lilac



AR: Low-scape Mound Chokeberry



HLL: Little Lime Hydrangea



HQ: Applause Oakleaf Hydrangea



HY: Sunburst St. John's Wort



IC: Beehive Japanese Holly



IT: Little Henry



JGO: Grey Owl Juniper



PO: Abbotswood Cinquefoil



RO: Sunny Knockout Rose



TX: Everlow Yew



GUA: Wandflower



HE: Autumn Brite Alum Root



PN: Panicum



RUD: Black Eyed Susan



SAL: May Night Salvia



SED: Yellow Sedum



SZ: Little Bluestem

Fence Options:



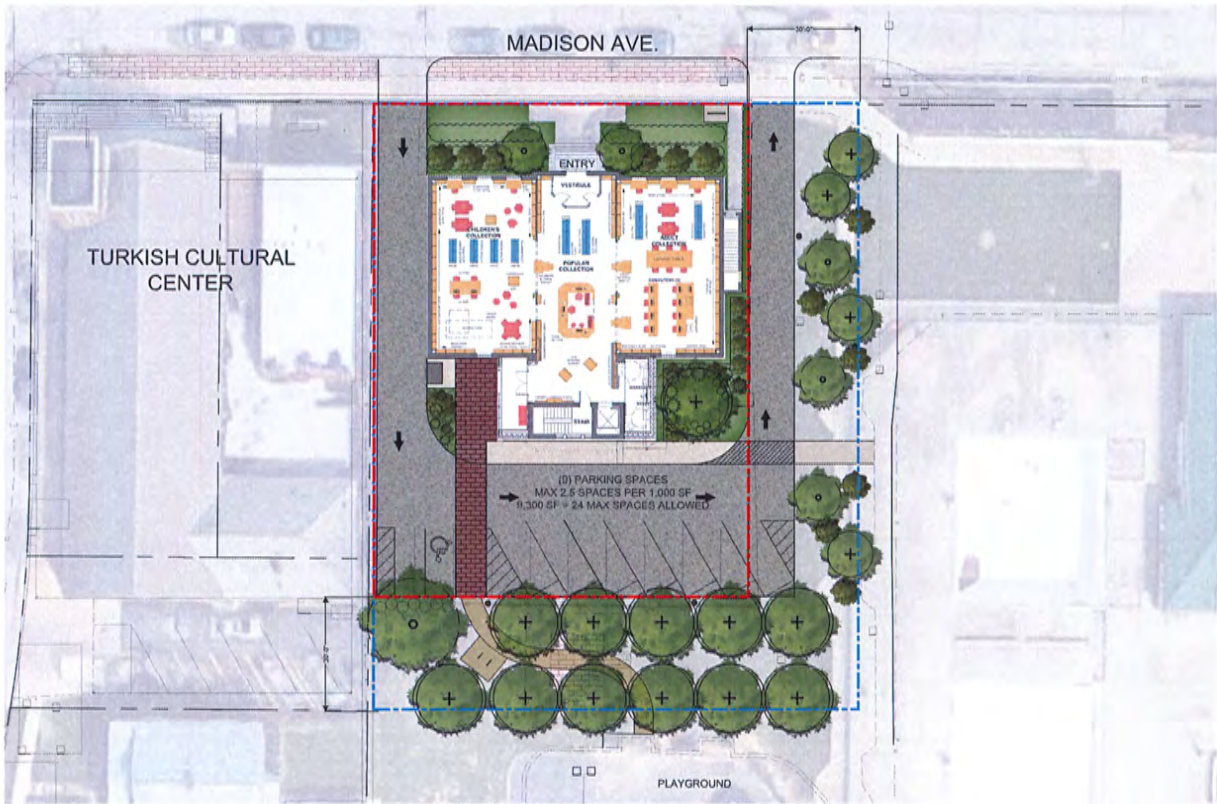
6' horizontal wood fence



6' horizontal board on board wood fence

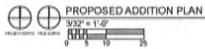


Bike amenity: Tune-up station



LAKWOOD PUBLIC LIBRARY  
MADISON BRANCH

HBMARCHITECTS, LLC

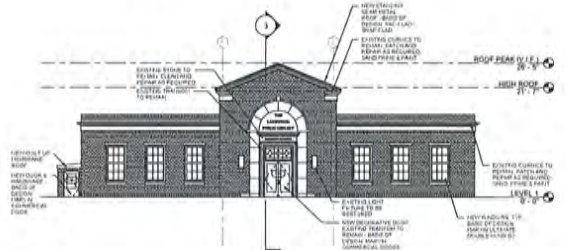
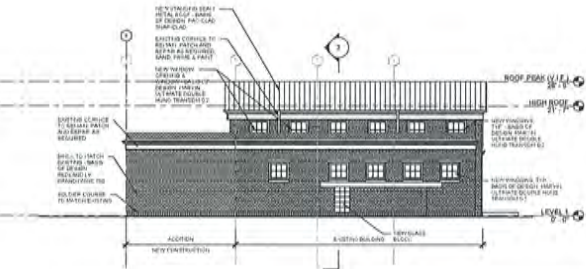
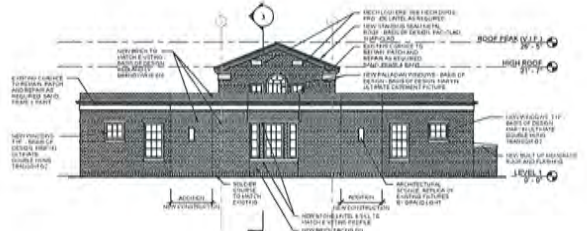
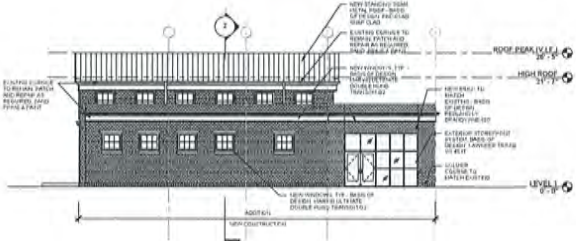


LAKWOOD PUBLIC LIBRARY  
MADISON BRANCH

HBMARCHITECTS, LLC

3D VIEW - ENTRY





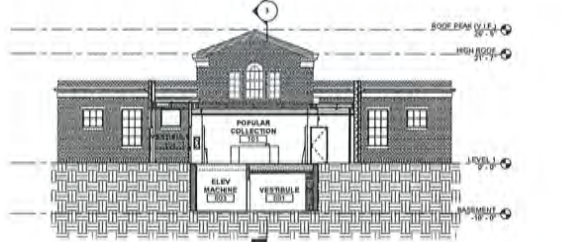
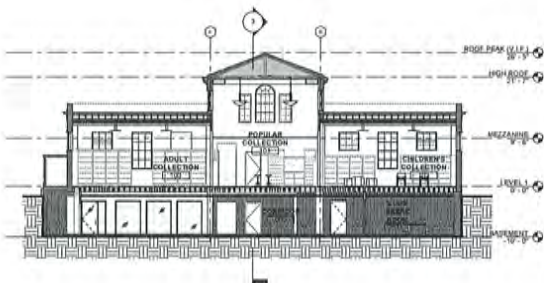
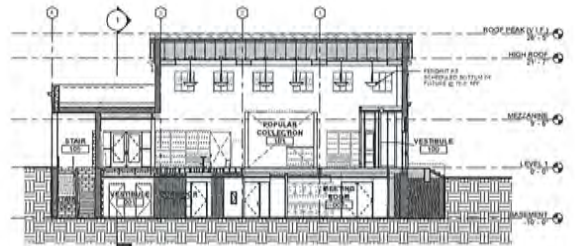
EXTERIOR ELEVATIONS

LAKEWOOD PUBLIC LIBRARY  
MADISON BRANCH

HBM ARCHITECTS  
INTERIOR DESIGNERS

01/26/2020

HBM ARCHITECTS, LLC



BUILDING SECTIONS

LAKEWOOD PUBLIC LIBRARY  
MADISON BRANCH

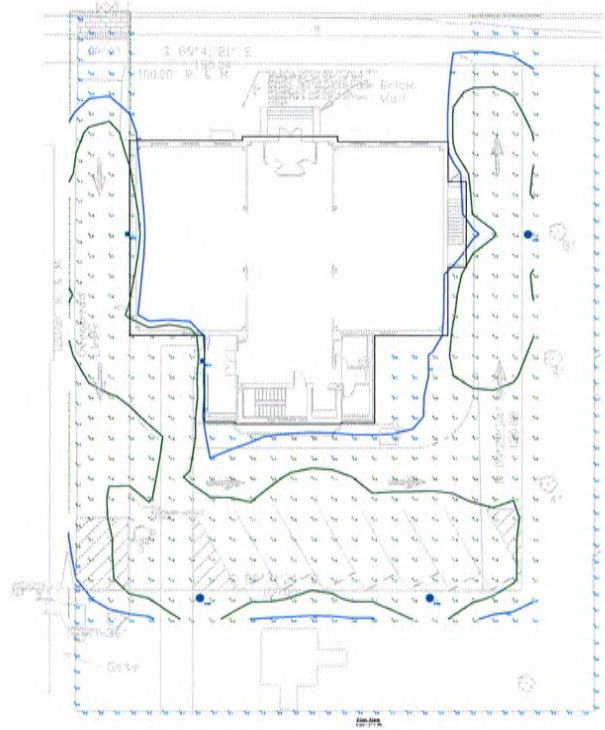
HBM ARCHITECTS  
INTERIOR DESIGNERS

01/26/2020

HBM ARCHITECTS, LLC



Lakewood Public Library  
Site & Lighting Architecture



Symbol	Code	Plant Name	Quantity	Notes
○	SH-2	SH-2	1	
○	SH-4	SH-4	1	
□	AC-2	AC-2	1	
□	PC-2	PC-2	1	

Symbol	Code	Plant Name	Quantity	Notes
○	SH-2	SH-2	1	
○	SH-4	SH-4	1	
□	AC-2	AC-2	1	
□	PC-2	PC-2	1	

1 of 1

EXISTING LANDSCAPE TO REMAIN

BUFFER TO KEEP PEDESTRIANS AND CARS SEPARATE  
BOOK DROP

UNLOCK "RIDGECLIFF" PAVERS IN "PEBBLE TAUPE"

EXISTING TREE EVENTUALLY REMOVED BY CITY

BIKE RACKS

PLAYGROUND CONNECTOR WALK. KEEP OUT OF SWING PATH. ADJUST EXISTING BENCH AS NECESSARY.



ENHANCED NATIVE PLANTING BETWEEN DRIVE AND MAIN WALK

NEW EXIT DRIVE

EXISTING TREES REMAIN

CONNECTOR TO MAIN WALK

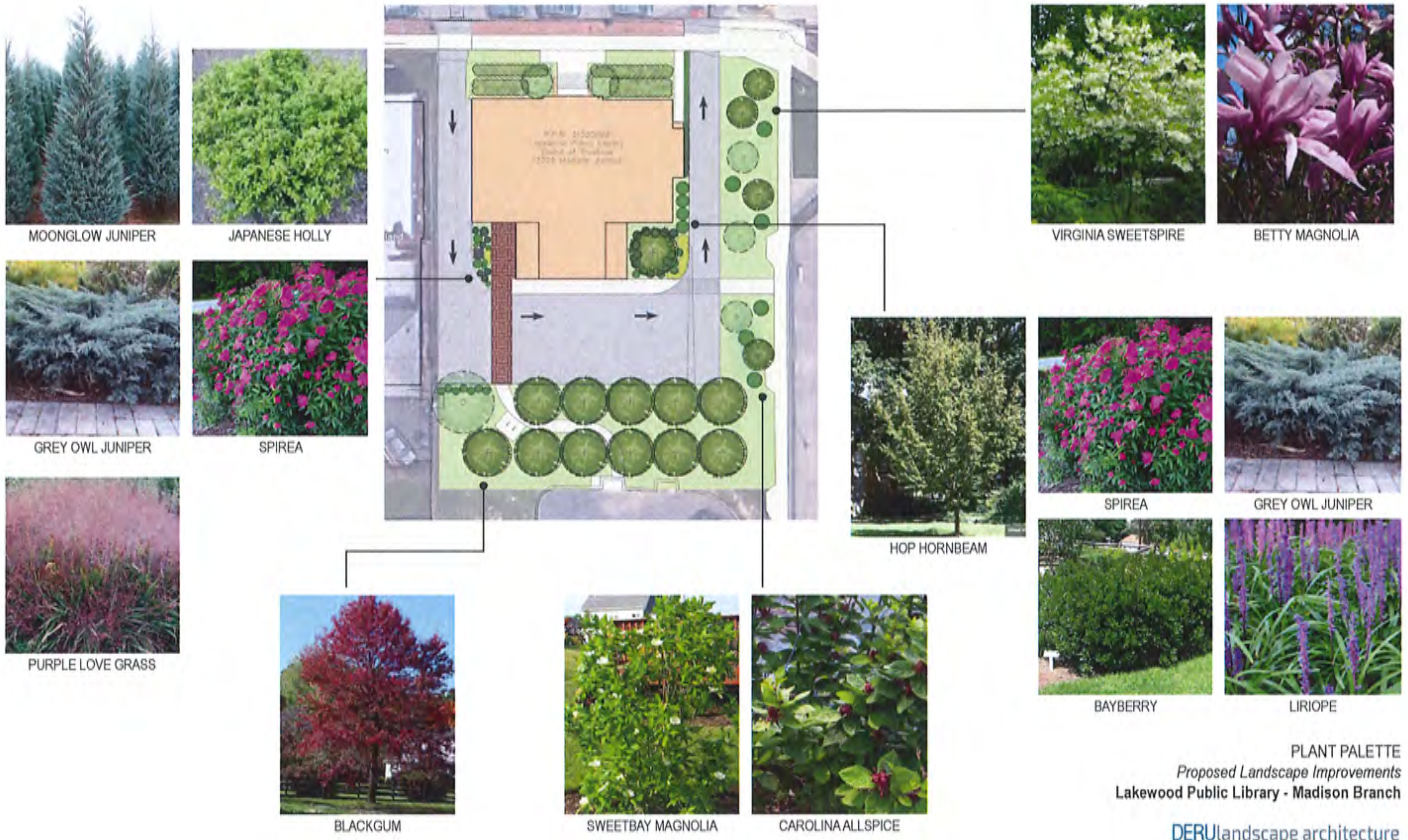
PLANTS THAT WILL TOLERATE DRAINAGE FROM PARKING LOT

NATIVE TREE GROVE

SITE PLAN  
Proposed Landscape Improvements  
Lakewood Public Library - Madison Branch

DERU landscape architecture  
812 Huron Road E. #411 Cleveland, OH 44115 | 216.465.4355

February 12, 2020



PLANT PALETTE  
 Proposed Landscape Improvements  
 Lakewood Public Library - Madison Branch

DERU landscape architecture  
 112 Huron Road E., #411 Cleveland, OH 44115 | 216.585.4353  
 February 12, 2020



**LV Brandywine (660)**

SPL ID: 1000512  
 Color Range: Red C216 Type: FBA Texture: Sanded Velour (15)  
 C1088 Type: TBA

Cleaning Recommendation [Cleaning Guide for All Redland Brick Types](#)



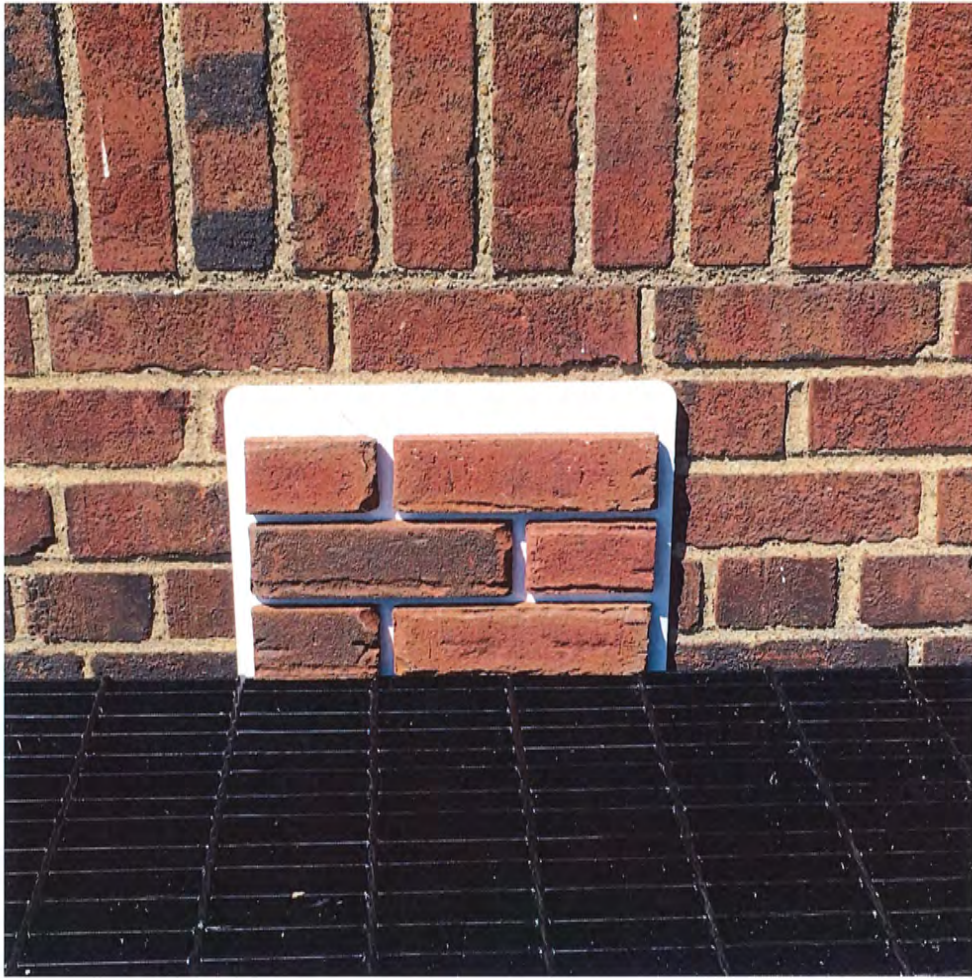
SIZES	WIDTH	HEIGHT	LENGTH	THINBRICK	TRU-BRICK	UNITS / SQ. FT.
Modular 3 9/16	3 9/16" / 90mm	2 1/4" / 57mm	7 5/8" / 194mm	9/16" / 14mm	9/16" / 14mm	6.66
Jumbo(OS) Modular 3 9/16	3 9/16" / 90mm	2 3/4" / 70mm	7 5/8" / 194mm	9/16" / 14mm	9/16" / 14mm	5.76

Any size not listed is unavailable

**Red Brick**

18 photos





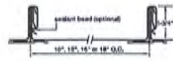
TYPE 1 - EXISTING FIXTURES AS SHOWN TO BE RESTORED  
TYPE 2 - REPLICA OF EXISTING FIXTURE

# SNAP-CLAD PANEL

**MATERIALS**  
 201 Aluminum  
 24 Gauge Sheet

**SPECS**  
 12" x 12" or 12" x 18" or 18" x 18"

UL-90



**PRODUCT FEATURES**

- Anodized aluminum finish
  - Factory-applied sealant
  - Concealed interlock
  - Substrate ready for paint
  - Structural applications
  - Factory used fastening hardware
  - 20-year warranty
  - Maximum fastener protrusion length
- Weather resistant, inherently available
  - 43 matched colors (24 gauge steel)
  - 15 standard colors (22 gauge steel)
  - 20 standard colors (20 gauge steel)
  - 22 standard colors (18 gauge steel)
  - Panels available in Galvalume® Plus
- UL CLASSIFICATION
    - UL-90 Class 10 wall panel
    - UL-1021 used as BT
    - UL-190 Class 4 (resistor)
    - UL-924 fire resistance rated
  - UL-2718 impact resistance tested
  - UL-94 rated aluminum panel up to 1/8" DC

**ASTM TESTS**

- ASTM B1171-10
- ASTM E2337-10
- ASTM E2337-10

**FLORIDA BUILDING & WIND-SAFE PRODUCT APPROVALS**

Florida Building & Wind-Safe Product Approval Facility (for specific product approval numbers for Snap-Clad)

Small image showing a different color option for the panel.



PAC-CLAD

800 PAC CLAD | PAC-CLAD.COM

©2017 Petersen Aluminum Corporation

Richcliff® | Unilock

<https://unilock.com/products/enduracolor-plus/richcliff/?region=2&print...>

## RICHCLIFF®

Inspired by the texture of natural cut flagstone, Richcliff offers superior durability and timeless appeal for driveways, patios, walkways, and commercial projects. A multitude of stone textures were cast using Reala™ Technology, which ensures that finished projects will have a completely random, and natural appearance. And unlike natural stone, which can crack, split and fade, Richcliff is virtually indestructible. Ultra™ Concrete Technology makes Richcliff up to four times stronger than conventional poured concrete. A new large rectangle size is now available for use on its own or in combination with the traditional 3-stone random bundle for expanded patterning options and a larger scale look.



SMOKE SHALE  
**PEBBLE TALPE**  
 DAWN MIST  
 DAWN MIST/PEBBLE TALPE  
 SOLD SEPARATELY/BLENDED ON SITE



**LARGE RECTANGLE**  
 52.8 CM X 30.2 CM X 6 CM  
 20.75" X 11.875" X 2.375"  
 SOLD SEPARATELY

**Random Bundle**

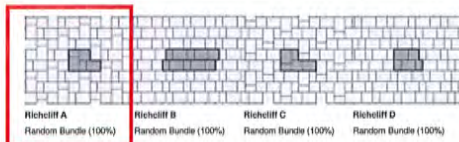


**RECTANGLE**  
 30 CM X 22.6 CM X 6 CM  
 11.75" X 8.875" X 2.375"

**SQUARE**  
 22.6 CM X 22.6 CM X 6 CM  
 8.875" X 8.875" X 2.375"

**SMALL RECTANGLE**  
 15 CM X 22.6 CM X 6 CM  
 5.875" X 8.875" X 2.375"

Stones & Bundling	Unit			Per Bundle		Sator Lxft Per		Units Per		Lbs Per	
	Thickness	Bundle	Layer	Stone	Layers	Sections	SqFt	Bundle	SqFt	Bundle	Bundle
Random Bundle		90.3	11.29		8	6.673	134.2	1.77	160	309	2472
Rectangle	2-3/8" (6cm)			0.73		0.741	64	1.37	64		
Square	2-3/8" (6cm)			0.55		0.741	23.7	1.82	32		
Small Rectangle	2-3/8" (6cm)			0.365		0.492	47.5	2.74	64		
Large Rectangle	2-3/8" (6cm)	82.39	10.3	1.716				0.58	48	301	2411



**Richcliff A**  
 Random Bundle (100%)

**Richcliff B**  
 Random Bundle (100%)

**Richcliff C**  
 Random Bundle (100%)

**Richcliff D**  
 Random Bundle (100%)



SOLID STATE AREA LIGHTING

COLONIAL SERIES-LED

SPECIFICATIONS

HOUSING

Durable, corrosion resistant, heavy cast low copper aluminum assembly (A356 alloy, <math>\leq 0.2\%</math> copper). Minimum wall thickness is .160". Traditional styling of the housing provided with cast aluminum housing top hinges for easy access. All hardware is stainless steel.

VLED OPTICAL MODULE

Low copper A356 alloy (<math>\leq 0.2\%</math> copper) cast aluminum housing, integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°, one from 50° - 65°, one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES type II, IV, and V-SQ distributions. The entire VLED Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

LED EMITTERS

High Output LED's are driven at 350mA for nominal 1 Watt output each or 525mA (COL21 and COL18 only) for nominal 1.5 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER

UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60Hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

PROJECT NAME: \_\_\_\_\_

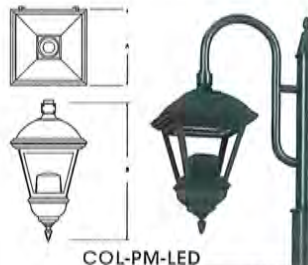
FIXTURE TYPE: \_\_\_\_\_



COL PATENT PENDING

Other Light fixture Mount (7/8" x 3/4") (Mount to wall or pole)

FIXTURE	A	B
COL21-LED	11" 280mm	18" 457mm
COL18-LED	10" 254mm	11" 279mm
COL12-LED	12" 305mm	22" 559mm



COL-PM-LED PATENT PENDING

FIXTURE	A	B
COL21-PM-LED	21" 533mm	18" 457mm
COL18-PM-LED	18" 457mm	22 1/2" 571mm
COL12-PM-LED	12" 305mm	24" 609mm



2018332

Sun Valley Lighting

480 West Avenue 13, Redwood, CA 94061  
Phone: (925) 932-2900 Fax: (925) 932-0901  
www.sunvalley.com



SUN VALLEY LIGHTING

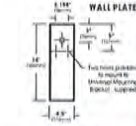
COLONIAL SERIES - LED

SPECIFICATIONS

WALL MOUNT



(COL12-PM shown)



ARM BRACKET EXTENDED AND CAST ALUMINUM CONSTRUCTION

VLED MODULES



**COL21-LED**  
COL21-P.F.A. = 2.03  
COL21-PM-P.F.A. = 1.93  
Available in:  
120, 100, 80, & 64  
LED Module

**COL18-LED**  
COL18-P.F.A. = 1.40  
COL18-PM-P.F.A. = 1.55  
Available in:  
64 & 48 LED Module

**COL12-LED**  
COL12-P.F.A. = 0.90  
COL12-PM-P.F.A. = 0.81  
Available in:  
24 LED Module



MAX INPUT WATTAGE

# OF LED'S	DRIVE CURRENT
120	350mA 4250mA
100	350mA 4250mA
80	350mA 4250mA
64	350mA 4250mA
48	350mA 4250mA
24	350mA 4250mA

Spec/Order Examples: COL21/VLED-V5Q/120LED CW/3-90/BAL7004/DF

LUMINAIRE	OPTICS	# OF LED'S	DRIVE CURRENT	COLOR TEMP - CCT	MOUNTING	FINISH	OPTIONS
<b>LUMINAIRE</b>	<b>OPTICS</b>	<b>LED</b>	<b>MOUNTING</b>	<b>FINISH</b>	<b>OPTIONS</b>		
<input type="checkbox"/> COL21-LED <input type="checkbox"/> COL21-PM-LED	<input type="checkbox"/> THE 4 VLED-B <input type="checkbox"/> THE 8 VLED-B <input type="checkbox"/> THE 16 VLED-IV <input type="checkbox"/> THE 32 VLED-VSQ	<b>COL21</b> <input type="checkbox"/> 120LED <input type="checkbox"/> 100LED <input type="checkbox"/> 80LED <input type="checkbox"/> 64LED  <b>COL18</b> <input type="checkbox"/> 64LED <input type="checkbox"/> 48LED  <b>COL12</b> <input type="checkbox"/> 24LED <input type="checkbox"/> 12LED <input type="checkbox"/> 8LED <input type="checkbox"/> 6LED	<b>ARM MOUNT</b> <input type="checkbox"/> 1-1 <input type="checkbox"/> 2-160 <input type="checkbox"/> 2-90 <input type="checkbox"/> 3-90 <input type="checkbox"/> 3-120 <input type="checkbox"/> 4-90  <b>WALL MOUNT</b> <input type="checkbox"/> WM <input type="checkbox"/> POST TOP <input type="checkbox"/> FT	<b>STANDARD TEXTURED FINISH</b> <input type="checkbox"/> BLACK BAL-4005-T <input type="checkbox"/> WHITE BAL-7003-T <input type="checkbox"/> GREY BAL-7004-T <input type="checkbox"/> DARK BROUZE BAL-8011-T <input type="checkbox"/> GREEN BAL-4005-T	<input type="checkbox"/> INTERNAL HOUSING BRUSHED ALUMINUM <input type="checkbox"/> SHY-VAISE DRIVE (3019) <input type="checkbox"/> HIGH-LOW DIMMING FOR SHADOWED SWAYING OF SCENARIOS (3020) <input type="checkbox"/> 10KV SURGE PROTECTOR <input type="checkbox"/> 20KV SURGE PROTECTOR (20V & 4KV Ohm) <input type="checkbox"/> 48-120V CBU + VOLTAGE DIMMING (3023) <input type="checkbox"/> INVERTED OPTICAL OPTICAL ONLY - IFO (COL21 & COL18 Only) <input type="checkbox"/> DOUBLE RUB (3037, 3407)		
<input type="checkbox"/> COL18-LED <input type="checkbox"/> COL18-PM-LED	<input type="checkbox"/> THE 4-4000K VLED-ASY <input type="checkbox"/> THE 8-4000K VLED-SYM	<b>COL18</b> <input type="checkbox"/> 64LED <input type="checkbox"/> 48LED  <b>COL12</b> <input type="checkbox"/> 24LED <input type="checkbox"/> 12LED <input type="checkbox"/> 8LED <input type="checkbox"/> 6LED	<b>ARM MOUNT</b> <input type="checkbox"/> 1-1 <input type="checkbox"/> 2-160 <input type="checkbox"/> 2-90 <input type="checkbox"/> 3-90 <input type="checkbox"/> 3-120 <input type="checkbox"/> 4-90  <b>WALL MOUNT</b> <input type="checkbox"/> WM <input type="checkbox"/> POST TOP <input type="checkbox"/> FT	<b>STANDARD TEXTURED FINISH</b> <input type="checkbox"/> BLACK BAL-4005-T <input type="checkbox"/> WHITE BAL-7003-T <input type="checkbox"/> GREY BAL-7004-T <input type="checkbox"/> DARK BROUZE BAL-8011-T <input type="checkbox"/> GREEN BAL-4005-T	<input type="checkbox"/> INTERNAL HOUSING BRUSHED ALUMINUM <input type="checkbox"/> SHY-VAISE DRIVE (3019) <input type="checkbox"/> HIGH-LOW DIMMING FOR SHADOWED SWAYING OF SCENARIOS (3020) <input type="checkbox"/> 10KV SURGE PROTECTOR <input type="checkbox"/> 20KV SURGE PROTECTOR (20V & 4KV Ohm) <input type="checkbox"/> 48-120V CBU + VOLTAGE DIMMING (3023) <input type="checkbox"/> INVERTED OPTICAL OPTICAL ONLY - IFO (COL21 & COL18 Only) <input type="checkbox"/> DOUBLE RUB (3037, 3407)		
<input type="checkbox"/> COL12-LED <input type="checkbox"/> COL12-PM-LED	<input type="checkbox"/> THE 4-4000K VLED-ASY <input type="checkbox"/> THE 8-4000K VLED-SYM	<b>COL12</b> <input type="checkbox"/> 24LED <input type="checkbox"/> 12LED <input type="checkbox"/> 8LED <input type="checkbox"/> 6LED	<b>ARM MOUNT</b> <input type="checkbox"/> 1-1 <input type="checkbox"/> 2-160 <input type="checkbox"/> 2-90 <input type="checkbox"/> 3-90 <input type="checkbox"/> 3-120 <input type="checkbox"/> 4-90  <b>WALL MOUNT</b> <input type="checkbox"/> WM <input type="checkbox"/> POST TOP <input type="checkbox"/> FT	<b>STANDARD TEXTURED FINISH</b> <input type="checkbox"/> BLACK BAL-4005-T <input type="checkbox"/> WHITE BAL-7003-T <input type="checkbox"/> GREY BAL-7004-T <input type="checkbox"/> DARK BROUZE BAL-8011-T <input type="checkbox"/> GREEN BAL-4005-T	<input type="checkbox"/> INTERNAL HOUSING BRUSHED ALUMINUM <input type="checkbox"/> SHY-VAISE DRIVE (3019) <input type="checkbox"/> HIGH-LOW DIMMING FOR SHADOWED SWAYING OF SCENARIOS (3020) <input type="checkbox"/> 10KV SURGE PROTECTOR <input type="checkbox"/> 20KV SURGE PROTECTOR (20V & 4KV Ohm) <input type="checkbox"/> 48-120V CBU + VOLTAGE DIMMING (3023) <input type="checkbox"/> INVERTED OPTICAL OPTICAL ONLY - IFO (COL21 & COL18 Only) <input type="checkbox"/> DOUBLE RUB (3037, 3407)		

Sun Valley Lighting

480 West Avenue 13, Redwood, CA 94061  
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www.sunvalley.com



SUN VALLEY LIGHTING

# SOLID STATE AREA LIGHTING COLONIAL-WA SERIES-LED SPECIFICATIONS

## LUMINAIRE

Four piece opal white acrylic lenses provided with heavy cast low copper aluminum corrosion resistant (A356 alloy, <0.2% copper) traditionally styled housing and top. Minimum wall thickness is .188". Top hinges for easy access. Silicone gasket between housing and hood. All hardware is stainless steel.

## LED POWER ARRAY™

Three-dimensional array of individual LED Tubes fastened to a retaining plate. Each LED Tube consists of circuit board populated with a multiple of LED's and is mechanically fastened to a radial aluminum heat sink. An acrylic Lens and end cap protects each LED Tube's internal components.

**VERTICAL POWER ARRAY™:** LED Tubes are aligned vertically and equally arranged radially to produce an even row light distribution that simulates standard light sources. Produces a minimal glare, symmetric diffuse light distribution. Used in conjunction with an opal smooth acrylic diffusing lens.

## LED EMITTERS

High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

## LED DRIVER

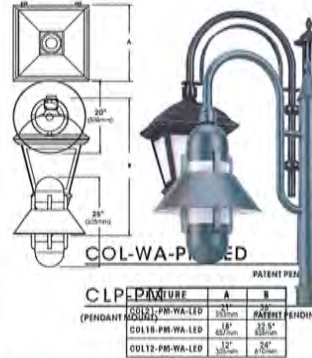
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

## FINISH

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

PROJECT NAME: \_\_\_\_\_

FIXTURE TYPE: \_\_\_\_\_



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Sun Valley Lighting

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Phone: 925.224.0200 Fax: 925.224.0201  
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# COLONIAL-WA SERIES - LED

## SPECIFICATIONS

### WALL MOUNT

(COL12-WM shown)

WALL PLATE

Two holes are used to mount to electrical mounting bracket supplied.

ARM BRACKET IS SUPPLIED AND CAST ALUMINUM CONSTRUCTION.

### LED POWER ARRAY™ MODULES

**COL21-WA-LED**  
COL21 E.P.A. = 3.02  
COL21-PM E.P.A. = 2.93  
ANGLED POWER ARRAY  
94 LED Tubes.

**COL18-WA-LED**  
COL18 E.P.A. = 2.35  
COL18-PM E.P.A. = 2.30  
ANGLED POWER ARRAY  
64 LED Tubes.

**COL12-WA-LED**  
COL12 E.P.A. = 1.12  
COL12-PM E.P.A. = 1.13  
VERTICAL ARRAY  
24 LED Tubes.

SPEC / ORDERING INFORMATION							
LUMINAIRE	OPTICS	# of LED's	COLOR	VOLTAGE	MOUNTING	FINISH	
<b>LUMINAIRE</b>	<b>OPTICS</b>	<b>LED</b>	<b>COLOR</b>	<b>VOLTAGE</b>	<b>MOUNTING</b>	<b>FINISH</b>	
<input type="checkbox"/> COL21-WA-LED <input type="checkbox"/> COL21-PM-WA-LED  <input type="checkbox"/> COL18-WA-LED <input type="checkbox"/> COL18-PM-WA-LED  <input type="checkbox"/> COL12-WA-LED <input type="checkbox"/> COL12-PM-WA-LED	<b>VERTICAL POWER ARRAY</b> <input type="checkbox"/> Standard VPA-STM <input type="checkbox"/> VPA-STM	<b>COL21-WA</b> <input type="checkbox"/> 48LED <input type="checkbox"/> 44LED <input type="checkbox"/> 40LED <input type="checkbox"/> 36LED <input type="checkbox"/> 32LED  <b>COL18-WA</b> <input type="checkbox"/> 48LED <input type="checkbox"/> 44LED <input type="checkbox"/> 40LED <input type="checkbox"/> 36LED  <b>COL12-WA</b> <input type="checkbox"/> 24LED <input type="checkbox"/> 12LED	<input type="checkbox"/> HW (4000K)* <input type="checkbox"/> CW (5000K) <input type="checkbox"/> WW (3000K) <small>*Only LED colors available in warm white color.</small>	<input type="checkbox"/> 120 <input type="checkbox"/> 208 <input type="checkbox"/> 240 <input type="checkbox"/> 277 <input type="checkbox"/> 347 <input type="checkbox"/> 480	<b>ARM MOUNT</b> <input type="checkbox"/> 1 <input type="checkbox"/> 2160 <input type="checkbox"/> 240 <input type="checkbox"/> 360 <input type="checkbox"/> 5120 <input type="checkbox"/> 480  <b>WALL MOUNT</b> <input type="checkbox"/> WM <input type="checkbox"/> PT  <b>POST TOP</b> <input type="checkbox"/> PT	<b>STANDARD TEXTURED FINISH</b> <input type="checkbox"/> BLACK RAL-9005-T <input type="checkbox"/> WHITE RAL-9003-T <input type="checkbox"/> GREY RAL-7004-T <input type="checkbox"/> DARK BRONZE RAL-8019-T <input type="checkbox"/> GREEN RAL-6005-T  <b>FOR BRONZE FINISH REPLACE SUPPLY WITH SUPPLY (W/WHITE FINISH) 480 (W/WHITE FINISH) 480 (W/WHITE FINISH) 480</b>	<input type="checkbox"/> HOUR SEW SHIELD HS <input type="checkbox"/> DIMMABLE (Dim 1/2) (Dim 1/3) ... DIM <input type="checkbox"/> HIGH LOW BARNUM FOR HANDICAPPED PERSONS OR NON-REGULATED MEDICAL SUPPLY ... HLR <input type="checkbox"/> 10KV SURGE PROTECTOR ... 10SP <input type="checkbox"/> 20KV SURGE PROTECTOR (PT-A OR C-4) ... 20SP <input type="checkbox"/> PHOTO CELL - VOLTAGE (SWAPLE PHOTO) ... PCV <input type="checkbox"/> NYS1 LOCK PHOTOCELL RECEPTACLE ONLY ... PPH <input type="checkbox"/> HIGH RUSH (CIRK 277) ... HR <input type="checkbox"/> 20KV FIBER OPTIC ... FO <input type="checkbox"/> 20KV POLYCARBONATE DIFFUSER ... 20P

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SOLID STATE AREA LIGHTING

COLONIAL-CPA SERIES-LED

SPECIFICATIONS

LUMINAIRE

Four piece clear patterned acrylic lenses provided with heavy cast corrosion resistant low copper aluminum (A356 alloy, <0.2% copper) traditionally styled housing and top. Minimum wall thickness is .136". Top hinges for easy access. Silicone gasket between housing and hood. All hardware is stainless steel.

LED POWER ARRAY

Three-dimensional array of individual LED Tubes fastened to a retaining plate. Each LED Tube consists of circuit board populated with a multiple of LED's and is mechanically fastened to a radial aluminum heat sink. An acrylic lens and end cap protects each LED Tube's internal components.

**ANGLED POWER ARRAY™:** Micro-Reflectors mounted around each LED control the raw light output. LED Tubes are uniquely aimed horizontally and vertically and arrayed to produce highly efficient ES Distribution Types II, III, IV and V. Used in conjunction with a clear patterned acrylic lens.

**VERTICAL POWER ARRAY™ WITH GLASS REFRACTOR:** LED Tubes are aligned vertically and equally arranged radially to produce an even raw light distribution that simulates standard light sources. Array is secured within a 6" Prismatic Glass Refractor which provides the optical control. Used in conjunction with clear smooth or clear patterned lenses.

**VERTICAL POWER ARRAY™:** LED Tubes are aligned vertically and equally arranged radially to produce an even raw light distribution that simulates standard light sources. Produces a minimal glare, symmetric diffuse light distribution. Used in conjunction with a clear patterned acrylic.

LED EMITTERS

High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER

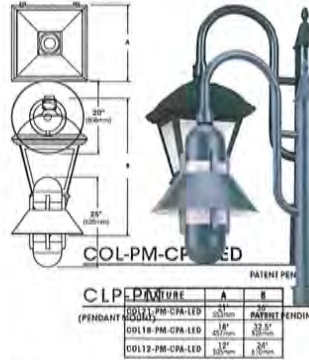
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

PROJECT NAME: \_\_\_\_\_

FIXTURE TYPE: \_\_\_\_\_



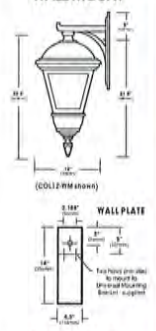
Sun Valley Lighting  
 400 Red Avenue G, Norcross, GA 30091  
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2018332  
**SUN VALLEY LIGHTING**

COLONIAL-CPA SERIES - LED

SPECIFICATIONS

WALL MOUNT



LED POWER ARRAY™ MODULES



SPEC / ORDERING INFORMATION						
LUMINAIRE	OPTICS	# of LED's	COLOR TEMP. CCT	VOLTAGE	MOUNTING	FINISH
<b>LUMINAIRE</b> <input type="checkbox"/> COL21-CPA-LED <input type="checkbox"/> COL21-PM-CPA-LED <input type="checkbox"/> COL18-CPA-LED <input type="checkbox"/> COL18-PM-CPA-LED <input type="checkbox"/> COL12-CPA-LED <input type="checkbox"/> COL12-PM-CPA-LED	<b>OPTICS</b> ANGLED POWER ARRAY <input type="checkbox"/> 2IN. I <input type="checkbox"/> 4IN. I <input type="checkbox"/> 6IN. I <input type="checkbox"/> 8IN. I <input type="checkbox"/> 12IN. I <input type="checkbox"/> 18IN. I <input type="checkbox"/> 24IN. I GLASS REFRACTOR <input type="checkbox"/> 6IN. A <input type="checkbox"/> 12IN. A <input type="checkbox"/> 18IN. A <input type="checkbox"/> 24IN. A VERTICAL POWER ARRAY <input type="checkbox"/> 12IN. V <input type="checkbox"/> 18IN. V <input type="checkbox"/> 24IN. V	<b>LED</b> COLOR <input type="checkbox"/> 4000K <input type="checkbox"/> 5000K <input type="checkbox"/> 3000K VOLTAGE <input type="checkbox"/> 120 <input type="checkbox"/> 208 <input type="checkbox"/> 240 <input type="checkbox"/> 277 <input type="checkbox"/> 347 <input type="checkbox"/> 480	<b>MOUNTING</b> WALL MOUNT <input type="checkbox"/> 1 <input type="checkbox"/> 2180 <input type="checkbox"/> 240 <input type="checkbox"/> 340 <input type="checkbox"/> 3120 <input type="checkbox"/> 440 PORT TOP <input type="checkbox"/> WM <input type="checkbox"/> PT	<b>FINISH</b> STANDARD TEXTURED FINISH <input type="checkbox"/> BLACK RAL-9005-T <input type="checkbox"/> WHITE RAL-9003-T <input type="checkbox"/> GREY RAL-7004-T <input type="checkbox"/> DARK BROWN RAL-8019-T <input type="checkbox"/> GREEN RAL-6005-T	<b>OPTIONS</b> <input type="checkbox"/> HOUR SDR SHIELD - HS <input type="checkbox"/> DRIVABLE SWR SWICH (0-10V) - DSM <input type="checkbox"/> DIMMER DIMMING FOR HANDWIRING SWITCHES OR DIMMER - DSM <input type="checkbox"/> 1KV SURGE PROTECTION - 1SP <input type="checkbox"/> 20KV SURGE PROTECTOR (277-480V only) - 2SP <input type="checkbox"/> IN-CIRCUIT CELL VOLTAGE SENSING (PCB) - PCV <input type="checkbox"/> TRIP LOCK PHOTOCELL RECEPTACLE ONLY - 1PP (COL12 & COL18 only) <input type="checkbox"/> SINGLE TUBE (COL12 only) - ST <input type="checkbox"/> DOUBLE TUBE (GRV, 24V) - DT <input type="checkbox"/> CLEAR BACON POLYCARBONATE LENS - CLP	

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