

**MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
MAY 13, 2021 at 5:30 P.M.
LAKEWOOD CITY HALL
VIRTUAL MEETING**

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

of JUN 10 2021 meeting

CHAIRMAN

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

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

- | | |
|--------------------------|---|
| 1. Roll Call | |
| <u>Board Members</u> | <u>Others</u> |
| Rob Donaldson, Chair | Allison Hennie, City Architect, Secretary |
| Brian Grambort | Shawn Leininger, Director, Planning & Development |
| David Maniet, Vice Chair | Christopher Parmelee, Asst. Building Comm. |
| Jeremy Smith | |
| John Waddell | |

2. Approve the minutes of the April 8, 2021 Meeting

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** the April 8, 2021 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

At the May 6, 2021 pre-review meeting, items 30, 34, and 36 were Summary Approved (items 34 and 36 were approved with conditions). A motion and a second are needed for approval.

**SUMMARY APPROVED
SIGN REVIEW**

- | | |
|-------------------------|--|
| 30. Docket No. 03-22-21 | 11851 Detroit Avenue
Cleveland Clinic |
| () Approve | James Groh |
| () Deny | Brilliant Electric Sign Co LTD |
| () Defer | 4811 Van Epps Road
Cleveland, Ohio 44131 |

Applicant proposes the installation of one non-illuminated wall sign. (Page 332)

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

- | | |
|-------------------------|--|
| 34. Docket No. 05-62-21 | 13740 Madison Avenue
Lakewood Tire Pros |
|-------------------------|--|

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

Dean Schramm
 Schramm Signs
 41431 Schadden Road
 Elyria, Ohio 44035

Applicant proposes new signage for a business. (Page 347)

- **Conditions:**
 - **Total square footage of sign faces reduced to less than 100sf.**
 - **Signage above entry along Madison to fit within beige square.**
 - **Raceway to be painted to match building.**
 - **Raceway depth reduced as shown.**

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

36. **Docket No. 05-64-21** **14503 Madison Avenue**
Marlowe Park Townhomes

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

Sean Nugent
 Oster Services Commercial LLC
 1387 Mathews Avenue
 Lakewood, Ohio 44107

Applicant proposes temporary marketing signs for Marlowe Park Townhome project. (Page 357)

- **Conditions:**
 - **Only one semi-permanent sign is allowed.**
 - **Sign to be placed at approximate center of building face along Madison.**
 - **Sign to be removed by 01/01/2022.**

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

**NEW BUSINESS
 COMMUNICATION**

4. **Docket No. 05-37-21** **13029 Madison Avenue**
Madison Park

The Department of Planning and Development staff will present a proposal for temporary signage at Madison Park. (Page 8)

Shawn Leininger presented the communication. The members said the proposal was straight forward. There were no additional comments from the members and no further comments from staff. Public comment was closed as no one addressed the item.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **RECEIVE AND FILE** the communication. All the members voting yea, the motion passed.

5. **Docket No. 05-38-21** **12525 Lake Avenue**
**Cove Church - The Proposed Lakewood
 Intergenerational Community Center**

The City of Lakewood, in partnership with the Design-Build team of Infinity Construction Co. Inc and Moody Nolan, will present the design for the adaptive reuse of the former Cove United Methodist Church and its surroundings into the City's community center. The project will consolidate the Department of Human

Services' three divisions – Early Childhood, Youth Services, and Aging – into one facility, which will exceed the current core services. (Page 10)

Mr. Donaldson recused himself from any vote and presented the communication. The members said it was nice to preserve and revitalize the building/area, asked about the existing and new signage, and thanked the city. Staff thanked the design team. Public comment was closed as no one addressed the item. There was one chat asking about the church property perimeter and fencing. The members asked about another sidewalk to connect from one area to another.

A motion was made by Mr. Maniet, seconded by Mr. Waddell to **RECEIVE AND FILE** the communication. Mr. Grambort, Mr. Maniet, Mr. Smith and Mr. Waddell voting yea, and Mr. Donaldson recused, the motion passed.

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

6. **Docket No. 06-48-19** **C** **13701/13901 Detroit Ave. & 1406 Wyandotte Ave.**
The View on Detroit East (VODE)

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

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

Applicant proposes the construction of a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325. (Page 40)

Mark Green, Marous Brothers Construction and Alex Solove, JSDI were present to explain the updated proposal. The members said the former issues had been resolved and thanked the development team for the hard work and cooperation. Staff echoed the member sentiments. For the record, the Planning Commission's conditions were met. Public comment was closed as no one addressed the item; there were no chats.

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** the request as presented, incorporating the Planning Commission's conditions, and future signage to be a separate package. All the members voting yea, the motion passed.

7. **Docket No. 04-32-21** **R** **2164 Concord Drive**

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

Leon S. Sampat
LS Architects
22082 Lorain Road
Fairview Park, Ohio 44126

Applicant proposes alteration to a two-family residence for a new third floor attic and new shared rear vestibule. (Page 79)

Leon S. Sampat, LS Architects was present to explain the updated proposal. The members said this was a more thorough plan, asked for about the left elevation. The members and staff thanked the applicant for the updated package. Public comment was closed as no one addressed the item; there were no chats.

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

8. **Docket No. 04-33-21** **C** **14319 Madison Avenue**
Harlow Pizza
- () Approve
() Deny
() Defer
- Leon S. Sampat
LS Architects
22082 Lorain Road
Fairview Park, Ohio 44126

Applicant proposes a new front patio for Harlow Pizza. (Page 95)

Leon S. Sampat, LS Architects was present to explain the updated proposal. the members said it was a nice proposal, confirmed the rail system color, location of the primary entrance. Staff stated the business received conditional use approval for temporary outdoor dining by the Planning Commission at its May 6, 2021 meeting. Public comment was closed as no one addressed the item; there were no chats.

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

9. **Docket No. 04-34-21*** **C** **1516 W.117th Street**
Rockport Enterprise
- () Approve
() Deny
() Defer
- Allen Chen
Rockport Enterprises LLC
1512 W. 117th Street
Lakewood, Ohio 44107

Applicant proposes parking lot design and building addition. (Page 98)
***This item will be tabled administratively.**

Staff relayed the applicant's request to table the item. No action was taken by the members.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

10. **Docket No. 05-39-21** **C** **17609 Detroit Avenue**
Dunkin'
- () Approve
() Deny
() Defer
- Heidi DeMark
Phillips/Sekanick Architects
142 East Market
Warren, Ohio 44481

Applicant proposes site upgrades to an existing business. (Page 99)

Heidi DeMark, Phillips/Sekanick Architects, was present to explain the proposal. There was discussion about revised signage size, brick over siding, the stone banding/moulding, chimney sign placement relating to the stone band, bump-out depth. Staff had no additional comments. Public comment was closed as no one addressed the item; there were no chats.

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

- Rendering as presented, received via e-mail by the City for basis of color and design.
- Fiber cement siding shall be provided for administrative review.

- On the Spring Garden Avenue side, lower the sign with fiber cement above (as marked on the drawing).

All the members voting yea, the motion passed.

11. **Docket No. 05-40-21** **R** **1238 Westlake Avenue**

- Approve
- Deny
- Defer

Terry Sharaneuych
Deck Pro dba Deckmasters
18362 N. Salem Row
Strongsville, Ohio 44136

Applicant proposes the rebuild of the front porch deck, railing system, and steps. (Page 118)

Terry Sharaneuych, Deck Pro dba Deckmasters was present to explain the proposal. There was discussion about stair dimensions and return, railing system, columns, railing height. The members said an open porch will be nice. Staff had no further comments. Public comment was closed as no one addressed the item; there were no chats.

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

- The railing height to be reviewed with the homeowner.
- Trim at the top and bottom of column to be provided (for administrative review).
- Example of the railing to be used is circled in the packet.
- Refer to front porch guidelines for top of porch.

All the members voting yea, the motion passed.

12. **Docket No. 05-41-21** **R** **1574 Winchester Avenue**

- Approve
- Deny
- Defer

Alexis Boothe
1215 Marlowe, LLC
6385 Bryson Drive
Mentor, Ohio 44060

Applicant proposes the rebuild of the first level of the front porch. (Page 131)

Mr. Boothe, Alexis Boothe, and contractor Rocco Sutera (Reliable Construction) were present to explain the proposal. There was discussion about columns and railings. The members said it would be a good rebuild. Staff appreciated the additional supporting documents. Public comment was closed as no one addressed the item; there were no chats.

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

- The railings are built as shown on the rendering.

All the members voting yea, the motion passed.

13. **Docket No. 05-42-21** **R** **2168 Clarence Avenue**

- Approve
- Deny
- Defer

Shannon Weber
2168 Clarence Avenue
Lakewood, Ohio 44107

Applicant proposes the rebuild of porches on a two-family home. (Page 139)

Shannon Weber was present to explain the proposal. There was discussion about the vinyl shake siding, railing system and mounts. The members liked the renovation. Staff had no further comments. Public comment was closed as no one addressed the item; there were no chats.

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

14. **Docket No. 05-43-21** **R** **12900 Clifton Boulevard**

 () Approve Harry Lee
 () Deny 1970
 () Defer 517 Treeside Avenue
 Avon Lake, Ohio 44012

Applicant proposes the reconstruction of a front porch. (Page 162)

David Grootegoed, Modamerican Design was present to explain the proposal. The members said it was a good design. Discussion continued about paint colors, stone return, lighting. Railing height to match existing. Staff said it was a nice proposal. Public comment was closed as no one addressed the item; there were no chats.

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

- A stone return for the railing at the house might be required once work has commenced.

All the members voting yea, the motion passed.

15. **Docket No. 05-44-21** **R** **1522 Wayne Avenue**

 () Approve Michael Palleschi
 () Deny 1522 Wayne Avenue
 () Defer Lakewood, Ohio 44107

Applicant proposes metal siding on a new garage. (Page 167)

Michael Palleschi was present to explain the proposal. The members encouraged the applicant to look for another material as a metal industrial product was an anomaly in the residential districts of Lakewood and to work with city personnel. There were no further comments from the members. Staff said that if a traditional product were used, there would be no need for ABR review. Public comment was closed as no one addressed the item; there were no chats.

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

16. **Docket No. 05-45-21** **R** **1033 Roy Drive**

 () Approve Patrick Beam
 () Deny 9th Avenue Designs
 () Defer 1588 Sheridan Road
 South Euclid, Ohio 44121

Applicant proposes landscaping and new patio. (Page 173)

Patrick Beam, 9th Avenue Designs was present to explain the request. There was discussion about the gate and railing. The members and staff said it looked good. Public comment was closed as no one addressed the item; there were no chats.

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

- The rail and gate will match the existing fence.

All the members voting yea, the motion passed.

17. **Docket No. 05-46-21** **C** **14523-27 Madison Avenue**
Sarita a Restaurant

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

Daniel Margulies
Daniel Margulies Co., Inc.
14204 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes an outdoor bar, fence, fireplace, and dumpster enclosure on an existing rear patio.
(Page 177)

Daniel Margulies, Daniel Margulies Co., Inc. was present to explain the proposal. Discussion ensued about lighting, fence height, grease receptor and condenser location, dumpster and enclosure, parking, metal roof color. The members said it would be a nice improvement. Staff said it was a nice proposal and provided background information; the business did not have administrative approval for the existing lighting, dumpster enclosure is nonexistent, parking is not provided, fence height along the right-of-way should be 48 inches. Public comment was closed as no one addressed the item; there were no chats.

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

- The color of the standing seam roof is Coal Black.
- Fence is to match the existing; height along the south residential side is six feet, returning north along the Belle Avenue right-of-way is six feet then reducing the height to forty-eight inches.
- Compressor is on the roof.
- Dumpster enclosure will be extended for retrieval of the grease.
- Lighting on the pier to match the existing.

All the members voting yea, the motion passed.

18. **Docket No. 05-47-21** **R** **1101 Maple Cliff Drive**

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

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

Applicant proposes the addition of a sunroom. (Page 184)

Charles McGettrick, Architects, C.A. McGettrick was present to explain the proposal. The here was discussion about the front elevation door and windows, foundation material, roof style, asked about reveal detail on the west elevation. The members said it would be a nice addition. Staff had no comments. Public comment was closed as no one addressed the item; there were no chats.

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

- The standing seam roof shall be black in color.

- The stone veneer shall be approved administratively.
- The detailing at the top of the sunroom frieze shall match the front porch.

All the members voting yea, the motion passed.

19. **Docket No. 05-48-21** **C** **17514 Detroit Avenue**
St. James Catholic Church

- | | |
|---|---|
| <input type="checkbox"/> Approve
<input type="checkbox"/> Deny
<input type="checkbox"/> Defer | Dru Siley
Liberty Development Co.
28045 Ranney Parkway, Suite E
Westlake, Ohio 44145 |
|---|---|

Applicant proposes exterior renovations and replacement windows. (Page 195)

Dru Siley, Liberty Development Co. and Sean Nugent, Oster Services LLC were present to explain the proposal. There was discussion about removal of the garage, members agreed the garage should be removed, existing window materials, mulls/mullions between the windows, stair/handrails, door replacements. The members liked the proposal. Staff provided a list of Certificate of Appropriateness requirements, proposed the front doors to be approved administrative, and appreciated the changes from the pre-review meeting. Review of the parking lot design will be submitted under a separate application. Public comment was closed as no one addressed the item; there were no chats.

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

- Mull between the windows to be emulated or preserved.
- Removing doors and railings at north entrance contingent upon plan review by A.H.J.
- New north door shall match railing and stoop.
- Proposed storefront door shall have more detail and be approved administratively.

All the members voting yea, the motion passed.

20. **Docket No. 05-49-21** **R** **1523 Woodward Avenue**

- | | |
|---|---|
| <input type="checkbox"/> Approve
<input type="checkbox"/> Deny
<input type="checkbox"/> Defer | Daniel Schiau
1523 Woodward Avenue
Lakewood, Ohio 44107 |
|---|---|

Applicant proposes to seal and paint the exterior of a brick home. (Page 214)

Daniel and Katie Schiau were present to explain the proposal. It was decided to stain the brick rather than paint. It was asked if there was a product sheet, would there be a separate sealant application. Staff requested additional information about application to brick surfaces. Public comment was closed as no one addressed the item; there were no chats.

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

- Approval is for staining brick only; sealer is not permitted.
- Provide additional product information for administrative approval.
- Manufacturer's directions for installation and preparation shall be followed.

All the members voting yea, the motion passed.

21. **Docket No. 05-50-21** **R** **2348 Woodward Avenue**

- | | |
|---|--|
| <input type="checkbox"/> Approve
<input type="checkbox"/> Deny | Liz Khrenovsky
2348 Woodward Avenue |
|---|--|

() Defer

Lakewood, Ohio 44107

Applicant proposes the installation of a Catio - a seasonal temporary structure to be built on top of garage.
(Page 231)

Staff announced the application had been withdrawn. No further action from the members was required.

22. **Docket No. 05-51-21** **R** **2040 Clarence Avenue**

() Approve

Jed Collins

() Deny

2040 Clarence Avenue

() Defer

Lakewood, Ohio 44107

Applicant proposes the installation of a front porch railing system. (Page 240)

Jed Collins was present to explain the proposal. There was discussion about the railing return, ground level post. The members said it was a nice proposal. Staff had no further comments. Public comment was closed as no one addressed the item; there were no chats.

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** the proposal with the following conditions:

- Return railing to a post at the house.
- Post at base shall be secured in the ground with a post.

All the members voting yea, the motion passed

23. **Docket No. 05-52-21** **C** **15605-07 ½ Detroit Avenue**
Merry Arts Pub & Grille

() Approve

John Waddell

() Deny

Erbach Waddell Architects

() Defer

2335 W. 11th Street

Cleveland, Ohio 44113

Applicant proposes storefront renovation. (Page 255)

John Waddell recused himself. John Waddell, Erbach Waddell Architects and John Granzier, business owner were present to explain the request. there was discussion about updated signage, Nanawall product details. The members said it was a nice refresh. Staff had no further comments. Public comment was closed as no one addressed the item; there were no chats.

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** the proposal with the following conditions:

- Nanawall product data shall be approved administratively.
- Nanawall system shall be clear anodized.

Mr. Donaldson, Mr. Grambort, Mr. Maniet and Mr. Smith voting yea, and Mr. Waddell abstaining, the motion passed

24. **Docket No. 05-53-21** **R** **1585 St. Charles Avenue**

() Approve

John Graham

() Deny

Graham Construction LLC

() Defer

4042 Rocky River Drive

Cleveland, Ohio 44135

Applicant proposes the rebuild of a front porch and steps. (Page 266)

John Graham, Graham Construction LLC, Daniel Bracken and Pamela DiPasquale, property owners were present to explain the proposal. The members said it was a thorough presentation, the project would improve the front of the home, the planters were a nice touch, were glad the balusters would be retained. Staff had no further comments. Public comment was closed as no one addressed the item; there were no chats.

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

25. **Docket No. 05-54-21** **R** **1081 Rosalie Avenue**

- Approve
- Deny
- Defer

Gerald Weber
Weber Architecture
13711 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes a second floor addition to an existing garage. (Page 277)

Gerald Weber, Weber Architecture and Branden Dancik, property owner were present to explain the request; the second floor would be for storage purposes only. Christopher Parmelee, Building Commissioner questioned details about the north side of the west elevation bracing; prohibitions of projections on the property line side; fire rating and stairs to second floor; and north/east sides fire retardant materials. The members said it was a nice submission, acknowledged there were code compliance issues that needed remedied. Staff said BZA approvals had been granted already. Public comment was closed as no one addressed the item; there were no chats.

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

- The second floor space shall be used for storage only (as per BZA approval).
- Constructability and rating requirements shall be resolved with the A.H.J.

All the members voting yea, the motion passed.

27. **Docket No. 05-56-21** **R** **1515 Grace Avenue**

- Approve
- Deny
- Defer

William Birt
1515 Grace Avenue
Lakewood, Ohio 44107

Applicant proposes restoration of a front porch. (Page 310)

William Birt was present to explain the request. The members appreciated the removal of the siding and said it was a nice porch renovation. Staff had no further comments. Public comment was closed as no one addressed the item; there were no chats.

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

28. **Docket No. 05-57-21** **R** **12971 Harlon Avenue**

- Approve
- Deny
- Defer

John Graham
Graham Construction LLC
4042 Rocky River Drive
Cleveland, Ohio 44135

Applicant proposes the rebuild of a front porch. (Page 320)

John Graham, Graham Construction LLC was present to explain the request. The members had no questions or comments, said it was a thorough submission, and thanked the applicant. Staff had no further comments. Public comment was closed as no one addressed the item; there were no chats.

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

29.	Docket No. 05-58-21	C	15509 Madison Avenue Hudec Dental
	<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		Leon S. Sampat LS Architects 22082 Lorain Road Fairview Park, Ohio 44126

Applicant proposes the exterior painting of commercial building. (Page 327)

Leon S. Sampat, LS Architects was present to explain the proposal. The members asked for staining product information detail and did not have an issue with the change of color scheme. Staff had no further comments. Public comment was closed as no one addressed the item; there were no chats.

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

- Product information shall be provided and approved administratively.
- Stain shall be applied with strict accordance of the manufacturer's recommendations.
- Sealer is not permitted for use.

All the members voting yea, the motion passed.

**SIGN REVIEW
OLD BUSINESS**

31.	Docket No. 04-35-21	C	15623 Detroit Avenue Bar Italia
	<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		Patrick Granzier 372 Kenilworth Road Bay Village, Ohio 44140

Applicant proposes awning signage. (Page 334)

Staff announced the applicant was deferring the request. the members stated that if updates were not received next week, the item would be tabled at the next meeting.

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

NEW BUSINESS

32.	Docket No. 05-59-21	C	11832 Madison Avenue Madison Ave Soft Cloth Car Wash
	<input type="checkbox"/> Approve		Eric McQueen

- Deny
- Defer

McQueen Advertising Co. Inc.
2010 Vermillion Road
Vermillion, Ohio 44089

Applicant proposes installation of a new sign face in an existing cabinet. (Page 336)

Eric McQueen, McQueen Advertising Co. Inc. was present to explain the request. The members said the pole should be painted black, lighting in the pole sign face was discussed. Staff had no further comments. Public comment was closed as no one addressed the item; there were no chats.

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** the proposal with the following conditions:

- LED replacement in the pole sign box shall be 4K in color.
- Pole and surround shall be painted black.

All the members voting yea, the motion passed.

33. **Docket No. 05-60-21**

**13314 Detroit Avenue
Lakewood Historical Society**

- Approve
- Deny
- Defer

Greg Palumbo
Lakewood Historical Society
13314 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes new signage on the building. (Page 342)

Staff announced the applicant was deferring the request.

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

35. **Docket No. 05-63-21**

**14725 Detroit Avenue
Arepaz Latino & Bar**

- Approve
- Deny
- Defer

Aldo Dure
BNext Awnings & Graphics Inc.
5109 Clark Avenue
Cleveland, Ohio 44102

Applicant proposes signage for a new business. (Page 353)

Aldo Dure, BNext Awnings & Graphics Inc. was present to explain the request. Discussion was about the design to the right of the "Z", rescaling the letters and graphics, business branding, change the color of the blue background. Staff had no further comments. Public comment was closed as no one addressed the item; there were no chats.

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

- Reduce "AREPAZ" to approximate 16 inches to 18 inches to permit a black sign border.
- The blue background behind "LATINO & BAR" shall be black to match the sign border.

All the members voting yea, the motion passed.

26. **Docket No. 05-55-21**

R 1544 Elmwood Avenue

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

Martin Chaney
784 Kenmore Boulevard
Akron, Ohio 44314

Applicant proposes front porch repairs and installation of a new railing system. (Page 301)

The applicant was not present.

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

ADJOURN

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **ADJOURN** the meeting at 10:04 p.m. All the members voting yea, the motion passed.

Signature

Date

Johanna Schwarz

From: Allison Hennie
Sent: Monday, May 10, 2021 10:16 AM
To: Kathy Haber
Cc: Johanna Schwarz
Subject: RE: Signage for 13314 Detroit

Hi Kathy,

Thanks for the email. We will defer your application for this month until you are ready to move forward in the process. Please note the next ABR deadline is noon on 05/19 to be heard at the June meeting. Any updates will need to be provided at that time.

All the best to the organization in light of Greg's departure!

Best,
Allison

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

From: Kathy Haber <kathy.haber@sbcglobal.net>
Sent: Monday, May 10, 2021 10:08 AM
To: Allison Hennie <Allison.Hennie@lakewoodoh.net>
Subject: Signage for 13314 Detroit

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

Good morning! I need to put a hold on making decisions going forward with the sign for the building. When we began this process I thought the Board had decided to remove the existing sign, however, Greg is remembering a discussion which makes him think that several Board members wanted to keep it. So, I need to take this up at our next meeting which is May 19th.

Greg 's last day with us was last Friday, he has moved on to a better position. I will be the contact person for this going forward along with Erie Design. My phone number is 216.559.3749.

Thanks for your patience!

Kathy Haber

Sent from my iPad

Johanna Schwarz

From: Sarah Reid <sarah@sessions.ws>
Sent: Saturday, May 8, 2021 3:17 PM
To: Planning Dept
Subject: Docket No 05-45-21

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

I have studied the proposal for 1033 Roy Drive for a new landscape design.

I highly approve the design. It will be a positive improvement to the Thomas property and beautify Roy Drive.

Living next door, I will also enjoy the benefits of beautiful landscaping.

Sincerely,
Sarah Sessions Reid

1021 Roy Drive

Sent from my iPad

Johanna Schwarz

From: Rick Dawson <fenwick3922@yahoo.com>
Sent: Monday, April 12, 2021 11:20 AM
To: Planning Dept
Subject: 2164 concord

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

Dear Planning Committee:

I didn't receive your letter until Thursday, April 8th about our neighbors on 2164 Concord, but I really don't like the idea of expanding the house. I'm afraid the owner will want to add a third unit to the home. We've already been disturbed by tenants in the past and a third unit will make it worse. Besides, the house is really pretty to look at the way it is and I hate to see it changed. I tried to look up the architectural drawing on the website you indicated, but I couldn't find them. Thank you.

Artist: Stephanie Crossen



Public Meeting 05-13-2021



Architectural Board of Review

May 2021

1

REMOTE MEETING PROCEDURES

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



Architectural Board of Review

May 2021

2

May - DRAFT DOCKET/AGENDA

- **Note: Updates must have been received by noon on 05/12 to be included**
- Roll Call
- Approval of Minutes - 05/2021 Meeting
- Opening Remarks
- Summary Approvals
 - 11851 Detroit - Cleveland Clinic
 - 13740 Madison - Lakewood Tire Pros
 - 14503 Madison Marlowe Park Townhomes
- Communications
 - Madison Park Signage - City of Lakewood
 - 12525 Lake Ave - Cove Church
- Old Business
 - 13701-13091 Detroit - Solove Mixed-Use Development
 - 2164 Concord - Addition
 - 14319 Madison - Harlow's Pizza - Outdoor Dining Patio
 - 1516 W117 - Commercial Bldg and Site Improvements - TABLED
- New Business
 - 17609 Detroit - Dunkin' - Site, Façade and Signage
 - 1238 Westlake - Front Porch
 - 1574 Winchester - Front Porch
 - 2168 Clarence - Front Porch
 - 12900 Clifton Blvd - Front Porch

3

May - DRAFT DOCKET/AGENDA

- New Business
 - 1522 Wayne - Garage
 - 1033 Roy Dr - Landscape and Patio
 - 14523-27 Madison - Sarita Outdoor Dining
 - 1101 Maple Cliff - Residential Addition
 - 17514 Detroit - St James Window Replacement
 - 1523 Woodward - Painting Brick Residential
 - 2348 Woodward - Cat Patio (Catio) - WITHDRAWN
 - 2040 Clarence - Front Porch
 - 15607 ½ Detroit - Merry Arts Storefront
 - 1585 St Charles - Front Steps
 - 1081 Rosalie - Garage
 - 1544 Elmwood - Front Porch
 - 1515 Grace - Front Porch
 - 12971 Harlon Ave - Front Porch
 - 15509 Madison Ave - Painting Brick Commercial
- Sign Review
 - 15623 Detroit - Bar Italia
 - 11832 Madison - Madison Soft Cloth Car Wash
 - 13314 Detroit - Lakewood Historical Society - DEFERRED
 - 14725 Detroit - Arepazo - Latino & Bar



May 2021

4



Summary Approval



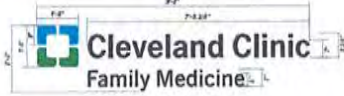
Sign Review - Summary Approval


May 2021

5

Proposal: installation of one non-illuminated wall sign

City Notes:





OPTION 2
 SIGN DESCRIPTION: 7'-0" x 1'-0"
 Notes:
 - Remove & replace one (1) set of letters reading "Western Office Building," south-southeast corner & retain one set of the word.
 - Manufacture & install one (1) set of non-illuminated, 2.5" x 2.5" PVC logo letterhead sign mounted to the wall of the building.
 - Sign to have (2) letters in the parallel line PVC 2000C; bottom line (2) letters to be printed green PVC 2000C; all remaining signs to be painted black.

6

Proposal: new signage for a business

City Notes:

- Conditions of Approval - total square footage of sign faces reduced to below 100sf
- Signage above front door to fit within band
- Raceway painted white to match building
- Raceway width reduced to as shown



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



**Docket No.: 05-62-21 13740 Madison
Signage - May 2021**

7

SEPARATE PDF DOCUMENT



**Docket No.: xx.xx.xxxx 13740 Madison
Signage - May 2021**

8

Proposal: Temporary marketing signs for townhome project

City Notes/Conditions of Approval:

- Request signage to be in place until 01/01/2022
- One sign to be installed at center of property along Madison



SUMMARY APPROVED w/ CONDITIONS

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



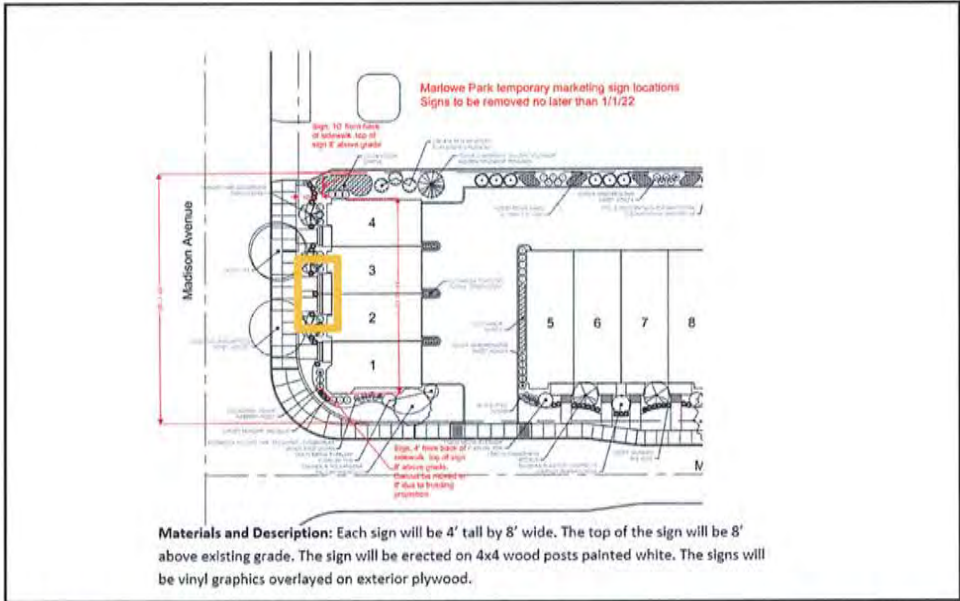
**Docket No.: 05-64-21 14503 Madison - Marlowe Park Town Homes
Semi-Permanent Signage - May 2021**



Materials and Description: Each sign will be 4' tall by 8' wide. The top of the sign will be 8' above existing grade. The sign will be erected on 4x4 wood posts painted white. The signs will be vinyl graphics overlaid on exterior plywood.



**Docket No.: 05-64-21 14503 Madison - Marlowe Park Town Homes
Temporary Signage - May 2021**



Docket No.: 05-64-21 14503 Madison -
Marlowe Park Town Homes Temporary Signage - May 2021



Communications
May 2021

Proposal: Temporary Signage at Madison Park not to exceed 180 days



8'

2'



**Docket No. 05-37-21 - 13029 Madison
Madison Park Temporary Signage - May 2021**

13

SEPARATE PDF DOCUMENT



**Docket No. 05-38-21 - 12525 Lake Ave
City of Lakewood's Community Center - May 2021**

14



Architectural Board of Review

OLD BUSINESS - May 2021

15

Proposal: construction of a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325

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

Please provide your name and physical address in the chat window and the city will call on you in the order we receive your info.

Following individuals who sign up through the chat feature, we will then ask for public comment from individuals who have dialed into the meeting on phones.

Public comment will be limited to 3 minutes per individual.

The city will use a digital timer displayed on the screen.

As a friendly reminder, please do not use the chat feature as a discussion forum.



**Docket No. 06-48-19 - 13701-13901 Detroit & 1406 Wyandotte
Solove Mixed Use Development - March 2021**

16

Considerations:

Commercial Design Guidelines: The following five principles elaborate on the concepts, means and methods of development that will positively impact the physical realm of Lakewood's commercial districts.

- Think Pedestrian First
- Place Activity at the Street
- Minimize the Impact of Parking and Vehicles
- Compatibility with the Historic Context
- Quality of Design

1135.01 Mixed-Use Overlay (Purpose): Should offer one or more of the following advantages:
Designs which...

- ...encourage **flexibility, innovation, and creativity in site and development design...**
- ...encourage a **mix of...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.
- ...provide substantial buffers & **transitions between areas of different land uses &** development densities.
- ...enhance the appearance of neighborhoods by conserving areas of natural beauty and natural green spaces.
- ...provide a choice in type of environment available to the public by allowing development that would not be possible under the strict application of other sections of this Code .
- A creative approach to the use of land and related physical facilities that result in better urban design, higher quality construction and the provision of aesthetic amenities.



**Docket No. 06-48-19 - 13701-13901 Detroit & 1406 Wyandotte
Solove Mixed Use Development - March 2021**

17

Planning Commission:

**Docket No. 03-11-20
13701-13901 Detroit Avenue
Solove Development**

July 2020

APPROVED the request for Mixed-Use Overlay District with the following conditions and recommendations to ABR:

- Parking plan as proposed meets the minimum code requirements. The proposal is for 113-120 dwelling units in two buildings, each building not to exceed 4 stories in height, not including building mechanicals and their appurtenances, with 1,500-4,250 sq. ft of commercial space on the ground floor. Applicant will provide access to Detroit for both buildings.
- Minimum amount of commercial space available for non-residents of the project is a minimum of 1,500 square feet on the ground floor. Reference 1135.01(c)(3).
- Recommend an innovative landscaping plan for human scale as approved by ABR. Referencing 1135.01(c)(4) and 1135.01(c)(5) and 1141.
- Exceed the amount of Water Quality Volume treated and stored on site above the minimum as determined by Chapter 1339. Reference 1135.01(c)(1) and 1135.01(c)(2).
- Developer will work with the city and the RTA in the event a bus stop should be moved to the right of way adjacent to the development to create an innovative transit waiting environment.
- Developer will provide a minimum of 2 bike parking spaces for the commercial space.
- Height of the rooftop ancillary mechanical units met the code.
- Development's resident pedestrian access to/along Detroit Avenue for east and west buildings.



**Docket No. 06-48-19 - 13701-13901 Detroit & 1406 Wyandotte
Solove Mixed Use Development - March 2021**

18

SEPARATE PDF DOCUMENT



**Docket No. 06-48-19 - 13701-13901 Detroit & 1406 Wyandotte
Solove Mixed Use Development - March 2021**

19

Proposal: alteration to a two-family residence for a new third floor attic and new shared rear vestibule

City Notes:

- Clarify if house will be repainted to match proposed Yarmouth Blue of vestibule



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



**Docket No.: 04-32-21 2164 Concord
Residential addition - May 2021**

20



Docket No.: 04-32-21 2164 Concord
Residential addition - May 2021

21



ALTERATIONS FOR:
WALTERS RESIDENCE
2164 CONCORD DRIVE
LAKEWOOD, OH

PLAN APPROVED FOR PERMIT
DATE: 05/11/21
BY: [Signature]

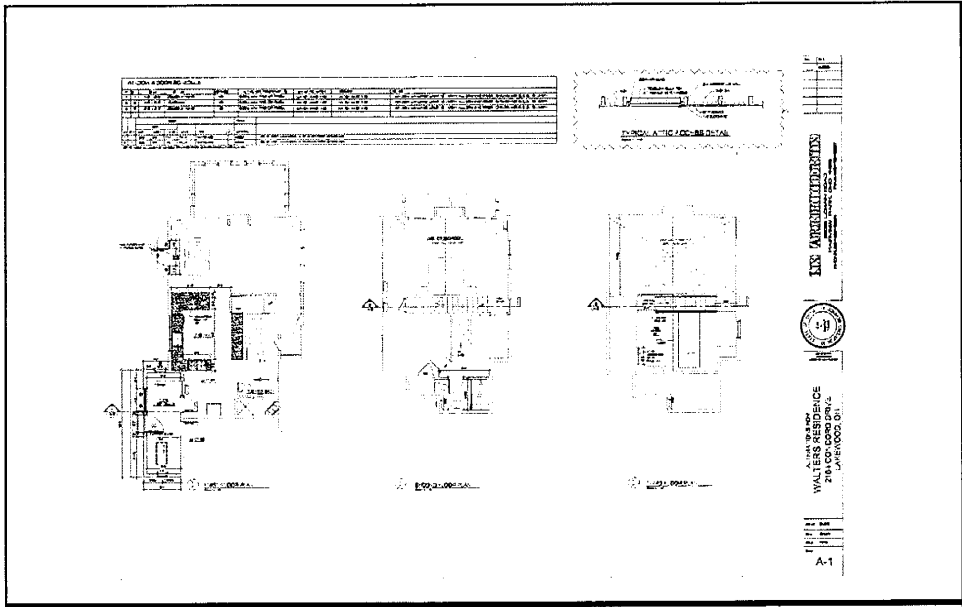


SITE PLAN	GENERAL NOTES	SITE INFORMATION	DRAWING INDEX
 LOCATION PLAN	<p>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>2. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD ZONING ORDINANCES AND ALL APPLICABLE CODES.</p> <p>3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD SUBDIVISION ORDINANCES AND ALL APPLICABLE CODES.</p> <p>4. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD PLANNING AND ZONING COMMISSION'S DECISION.</p> <p>5. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD PLANNING AND ZONING COMMISSION'S DECISION.</p> <p>6. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD PLANNING AND ZONING COMMISSION'S DECISION.</p> <p>7. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD PLANNING AND ZONING COMMISSION'S DECISION.</p> <p>8. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD PLANNING AND ZONING COMMISSION'S DECISION.</p> <p>9. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD PLANNING AND ZONING COMMISSION'S DECISION.</p> <p>10. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD PLANNING AND ZONING COMMISSION'S DECISION.</p>	<p>REVISIONS:</p> <p>NO. DATE BY</p> <p>1 05/11/21 [Signature]</p> <p>2 05/11/21 [Signature]</p> <p>3 05/11/21 [Signature]</p> <p>4 05/11/21 [Signature]</p> <p>5 05/11/21 [Signature]</p> <p>6 05/11/21 [Signature]</p> <p>7 05/11/21 [Signature]</p> <p>8 05/11/21 [Signature]</p> <p>9 05/11/21 [Signature]</p> <p>10 05/11/21 [Signature]</p>	<p>1. DIMENSIONS, BRICKWORKING</p> <p>2. FOUNDATION PLAN AND NOTES</p> <p>3. FOUNDATION FROSTED PLAN</p> <p>4. FLOOR PLAN & ELEVATION</p> <p>5. ARCHITECTURAL ELEVATION</p> <p>6. EXTERIOR FINISH & NOTES</p> <p>7. FINISHED PLAN</p> <p>8. EXTERIOR PLAN</p>



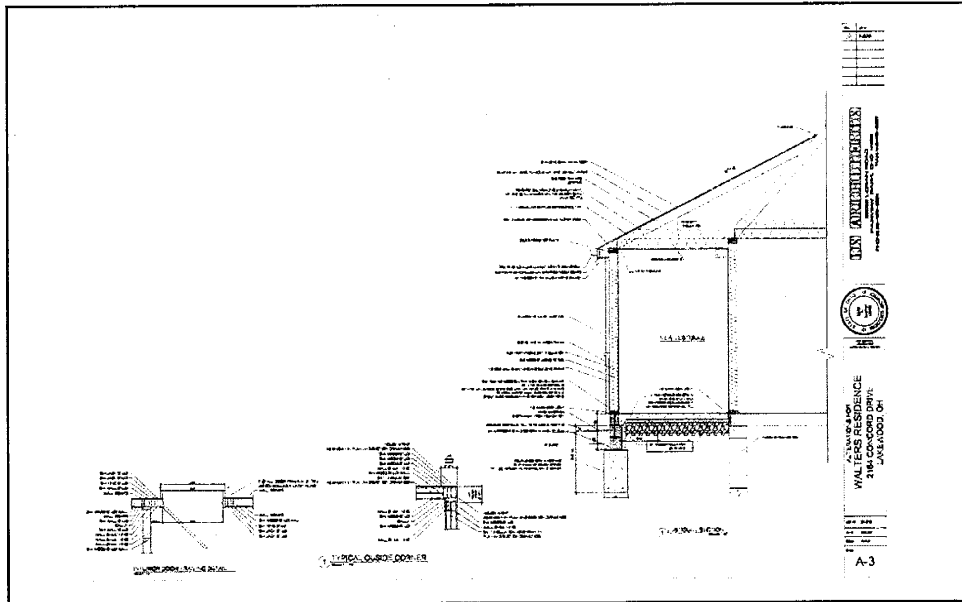
Docket No.: 04-32-21 2164 Concord
Residential addition - May 2021

22




Docket No.: 04-32-21 2164 Concord
Residential addition - May 2021

23




Docket No.: 04-32-21 2164 Concord
Residential addition - May 2021


24

American Craftsmen
 Benjamin Moore
 HardiePanel
 VELUX
 Standing Seam Metal Roof
 WALTERS ARCHITECTS
 WALTERS RESIDENCE
 2164 CONCORD DRIVE
 LANESBORO, OH
 A-4

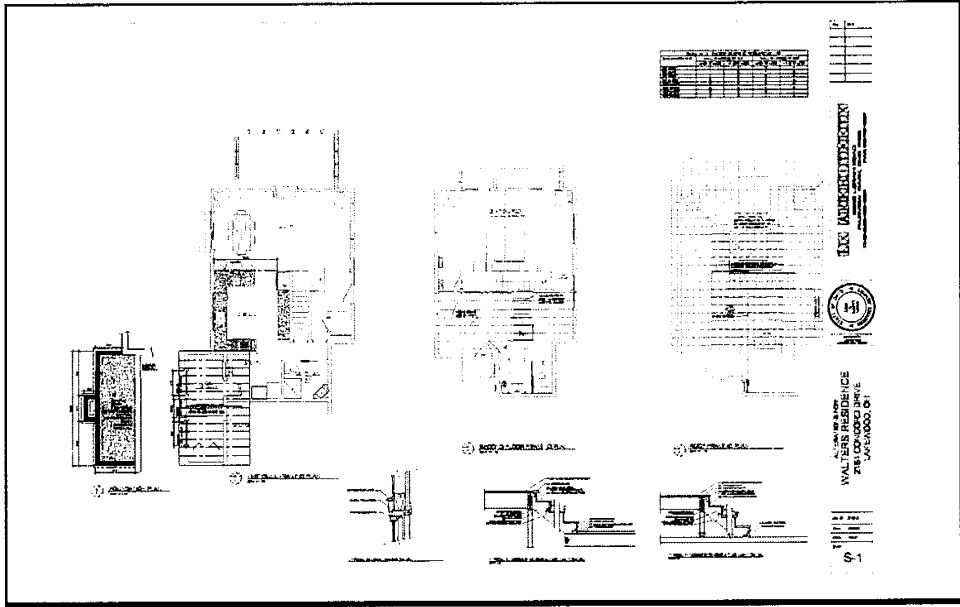

Docket No.: 04-32-21 2164 Concord
Residential addition - May 2021

25

WALTERS ARCHITECTS
 WALTERS RESIDENCE
 2164 CONCORD DRIVE
 LANESBORO, OH
 D-1

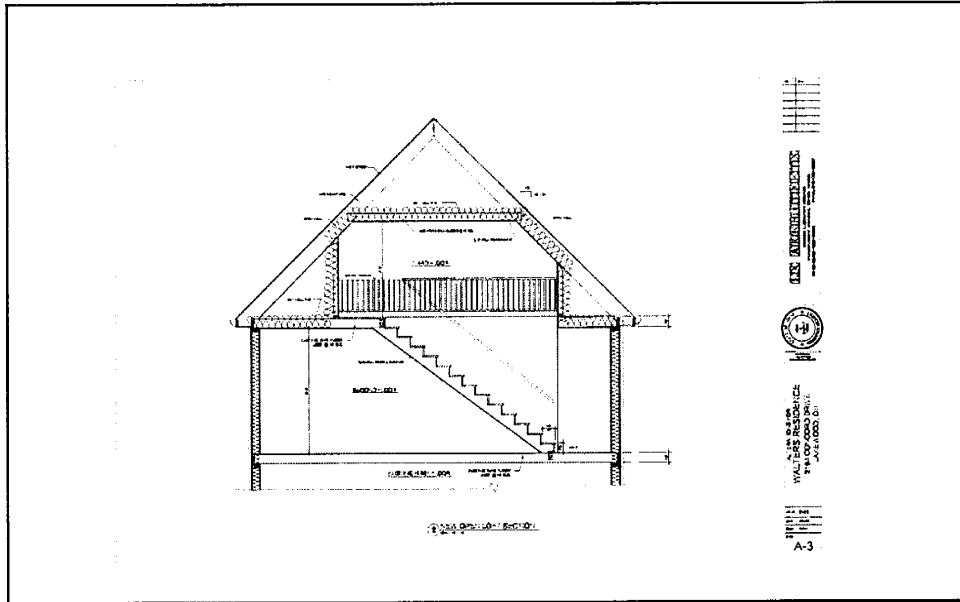

Docket No.: 04-32-21 2164 Concord
Residential addition - May 2021

26



Docket No.: 04-32-21 2164 Concord
Residential addition - May 2021

27



Docket No.: 04-32-21 2160 Concord
Residential addition - May 2021

28

VERTICAL CROSS SECTION **HORIZONTAL CROSS SECTION** **DETAIL 1**

PRODUCT DIMENSIONS

FIXED SKYLIGHT DIMENSIONS				PRODUCT DIMENSIONS										SPECIAL SIZES (mm)		
Size	Depth (mm)	Frame Depth (mm)	Frame Width (mm)	Height (mm)	Frame Depth (mm)	Frame Width (mm)	Height (mm)	Depth (mm)	Frame Width (mm)	Height (mm)	Depth (mm)	Frame Width (mm)	Height (mm)	Depth (mm)	Frame Width (mm)	Height (mm)
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125
150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175
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VELUX
FS - Fixed Skylight

Docket No.: 04-32-21 2160 Concord Residential addition - May 2021

American Craftsman by Andersen

PREMIUM QUALITY VINYL WINDOWS & DOORS

American Craftsman ranked "Highest in Customer Satisfaction with Windows and Patio Doors" by J.D. Power

70 SERIES 80 SERIES WINDOWS & DOORS

AMERICAN CRAFTSMAN BY ANDERSEN

Docket No.: 04-32-21 2160 Concord Residential addition - May 2021

Proposal: a new front patio for Harlow's Pizza

City Notes:

- Applying for *temporary* outdoor dining application - extends through 2022
 - Allows for greater number of outdoor seating
- Making *permanent* alterations requiring ABR and Building Department review
- Requires survey and coordination with city
- Administrative deferral until a survey can be provided



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



**Docket No.: 04-33-21 14319 Madison
Harlow's Pizza Front Patio - May 2021**

31



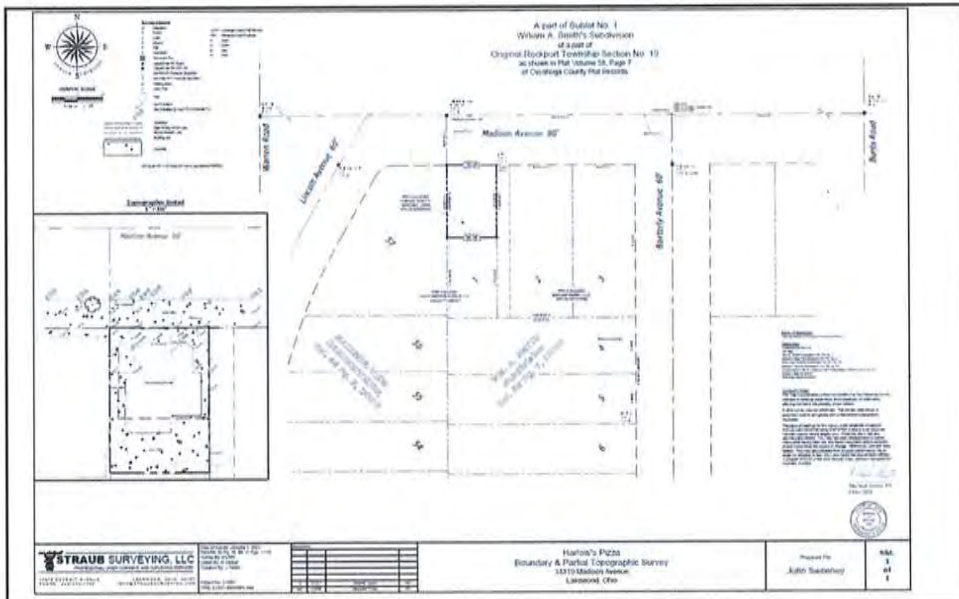
**Docket No.: 04-33-21 14319 Madison
Harlow's Pizza Front Patio - May 2021**

32



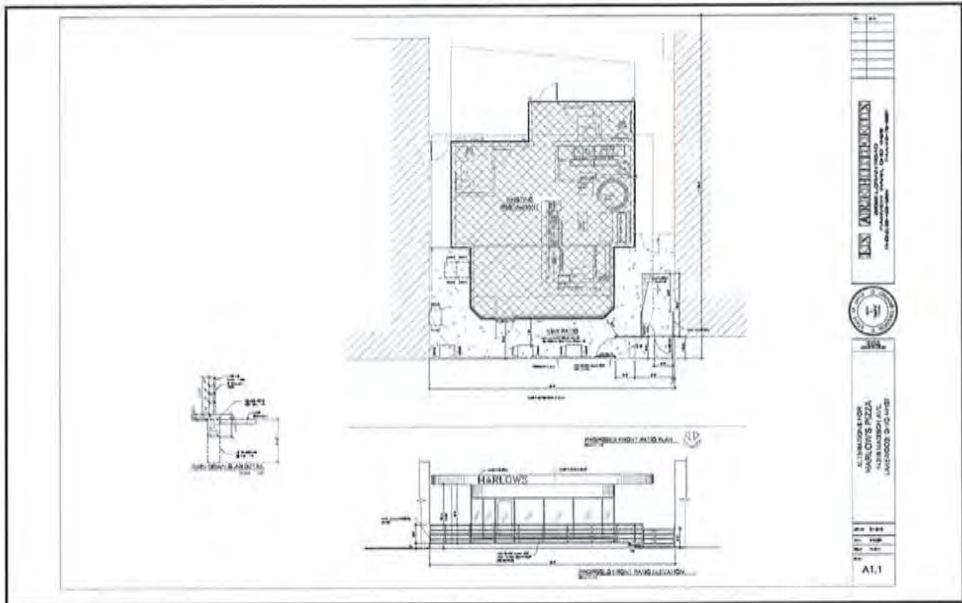
**Docket No.: 04-33-21 14319 Madison
Harlow's Pizza Front Patio - May 2021**

33



**Docket No.: 04-33-21 14319 Madison
Harlow's Pizza Front Patio - May 2021**

34



Docket No.: 04-33-21 14319 Madison
Harlow's Pizza Front Patio - May 2021

35



Docket No.: 04-33-21 14319 Madison
Harlow's Pizza Front Patio - May 2021

36

Proposal: Applicant proposes parking lot design and building addition

City Notes:

ADMINISTRATIVELY TABLED



**Docket No.: 04-34-21 1516 W117th
Parking lot design and building addition - May 2021**

37



Architectural Board of Review
NEW BUSINESS - May 2021

38

Proposal: site upgrades to an existing business

City Notes:



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



**Docket No.: 05-39-21 17609 Detroit
Dunkin' - May 2021**

39



**Docket No.: 05-39-21 17609 Detroit
Dunkin' - May 2021**

40

Docket No.: 05-39-21 17609 Detroit Dunkin - May 2021

41

Docket No.: 05-39-21 17609 Detroit Dunkin - May 2021

42

ARCHITECTURAL ELEVATION

PROJECT INFORMATION

PROJECT NAME: DUNKIN' BLDG. RENOVATION

PROJECT NO.: 05-39-21 17609

DATE: 05/2021

CLIENT: DUNKIN' BRANDS, INC.

ARCHITECT: [Firm Name]

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

NOTES:

1. SEE GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS AND FINISHES.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURB AND SIDEWALKS.

7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPING.

8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.

9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PAINT.

10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOFING.

11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING MECHANICAL SYSTEMS.

12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ELECTRICAL SYSTEMS.

13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PLUMBING SYSTEMS.

14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FIRE PROTECTION SYSTEMS.

15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SECURITY SYSTEMS.

16. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ACCESSIBILITY FEATURES.

17. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ENERGY EFFICIENCY FEATURES.

18. THE CONTRACTOR SHALL MAINTAIN THE EXISTING HISTORIC FEATURES.

19. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ARCHITECTURAL DETAILS.

20. THE CONTRACTOR SHALL MAINTAIN THE EXISTING MATERIALS AND FINISHES.

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/2021	ISSUED FOR PERMIT

APPROVALS:

ARCHITECT: [Signature]

PROJECT MANAGER: [Signature]

D-6.0

SEAL OF CITY OF DETROIT

**Docket No.: 05-39-21 17609 Detroit
Dunkin - May 2021**

43

ARCHITECTURAL ELEVATION

PROJECT INFORMATION

PROJECT NAME: DUNKIN' BLDG. RENOVATION

PROJECT NO.: 05-39-21 17609

DATE: 05/2021

CLIENT: DUNKIN' BRANDS, INC.

ARCHITECT: [Firm Name]

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

NOTES:

1. SEE GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS AND FINISHES.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

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13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PLUMBING SYSTEMS.

14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FIRE PROTECTION SYSTEMS.

15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SECURITY SYSTEMS.

16. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ACCESSIBILITY FEATURES.

17. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ENERGY EFFICIENCY FEATURES.

18. THE CONTRACTOR SHALL MAINTAIN THE EXISTING HISTORIC FEATURES.

19. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ARCHITECTURAL DETAILS.

20. THE CONTRACTOR SHALL MAINTAIN THE EXISTING MATERIALS AND FINISHES.

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/2021	ISSUED FOR PERMIT

APPROVALS:

ARCHITECT: [Signature]

PROJECT MANAGER: [Signature]

A-5.0

SEAL OF CITY OF DETROIT

**Docket No.: 05-39-21 17609 Detroit
Dunkin - May 2021**

44

<p>EXTERIOR METAL PAINTED COATINGS</p>	<p>PERGOLA PANELS</p> <p>MULTI-PURPOSE INTERIOR CEILING</p> <p>MULLIONS & LAMINATES</p> <p>TRUSS BRACKETS</p>	<p>OPEN TO ALL AGENTS MAY 2021 MAY 2021 MAY 2021</p> <p>PROJECT NUMBER GN-2.4</p>
---	---	---

City of Detroit Logo

Docket No.: 05-39-21 17609 Detroit Dunkin - May 2021

47

Proposal: rebuild of the front porch deck, railing system, and steps

City Notes

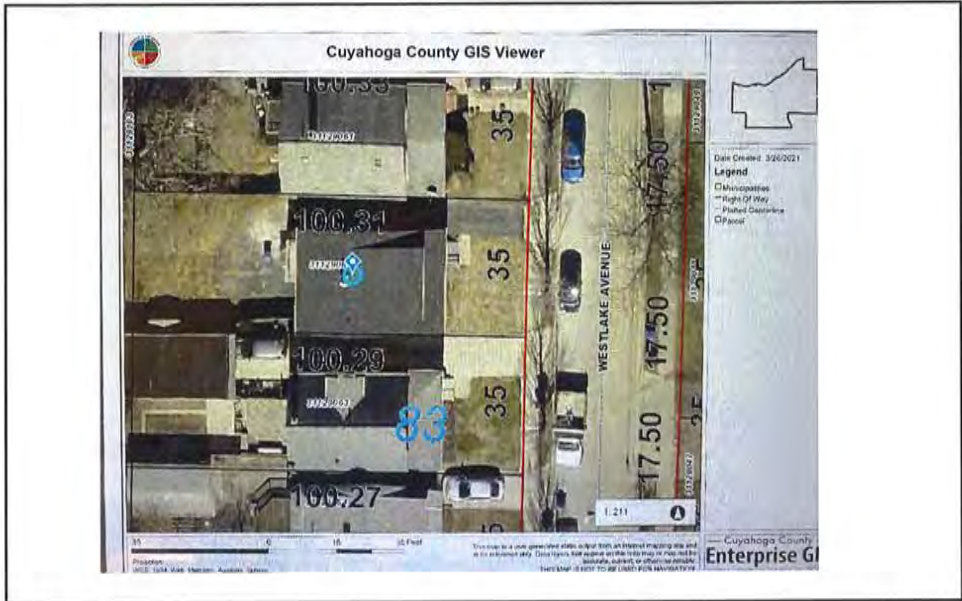
1. Drawings/product details for the porch columns
2. Deck railings construction at the stairs is not an approved design; please clarify the product spec sheet submitted
3. Provide drawings/details of building modifications where the solid rail will be removed at the house and replaced with an open rail
4. Clarify which railing has been selected

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

City of Detroit Logo

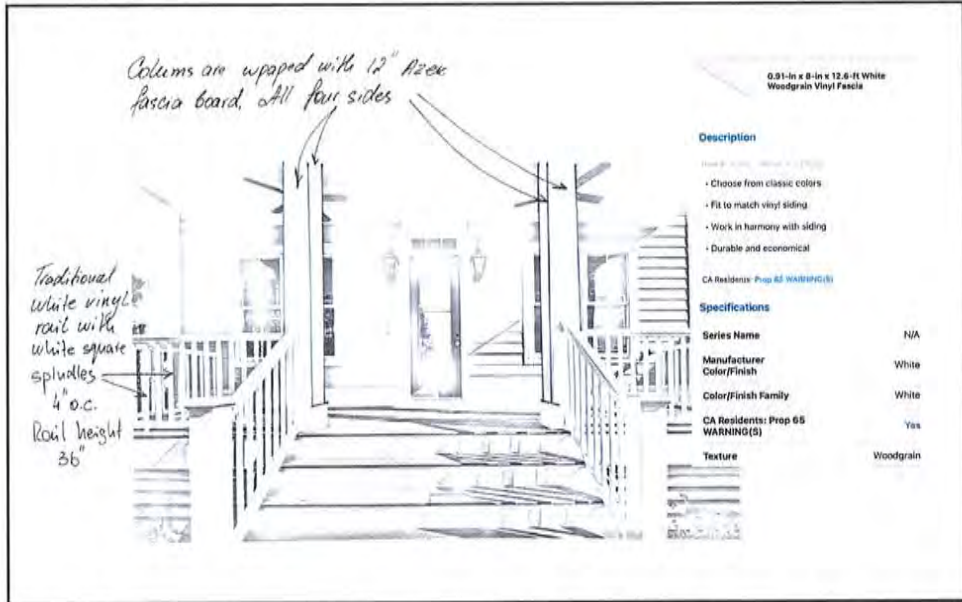
Docket No.: 05-40-21 1238 Westlake Front Porch - May 2021

48



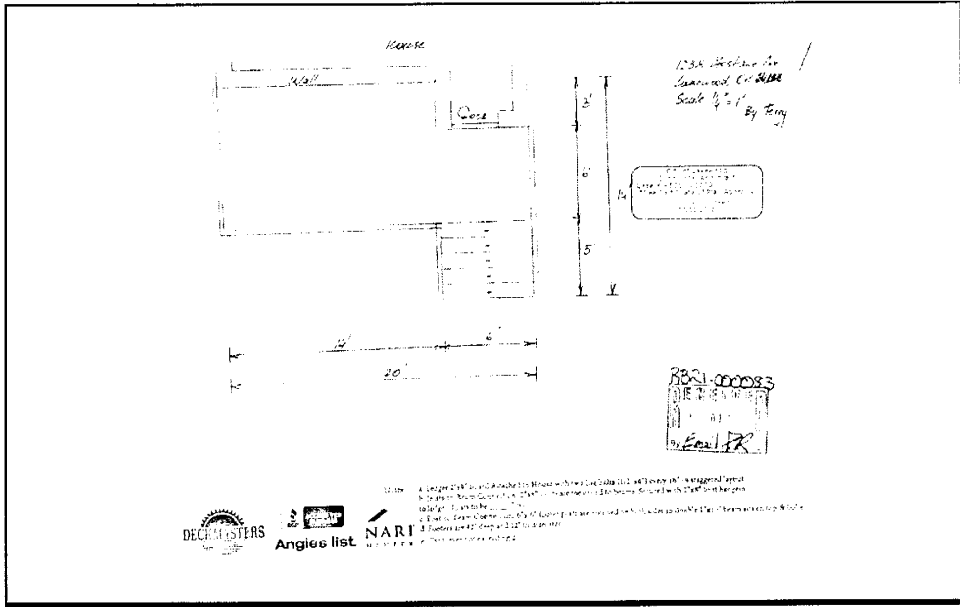
Docket No.: 05-40-21 1238 Westlake
Front Porch - May 2021

49



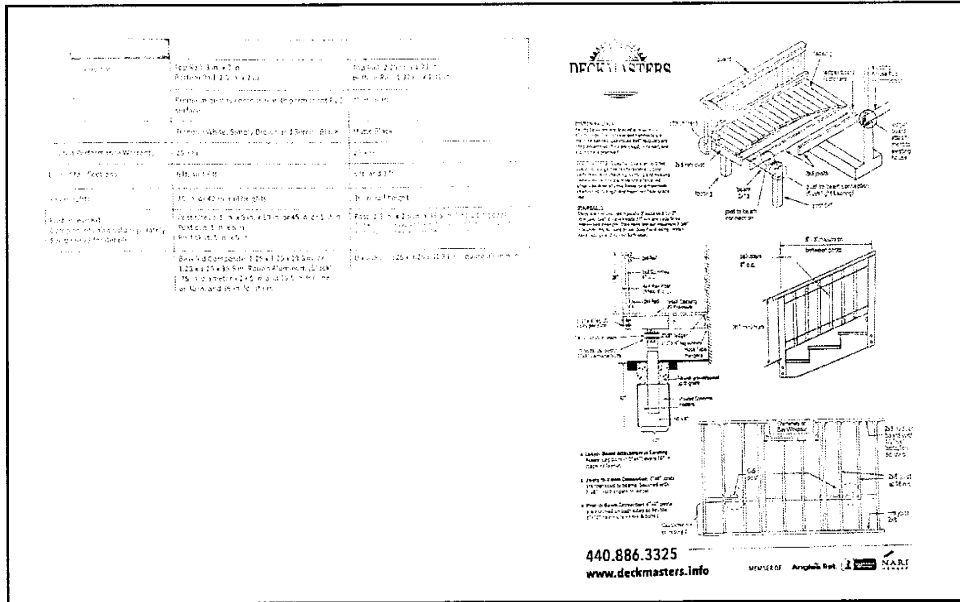
Docket No.: 05-40-21 1238 Westlake
Front Porch - May 2021

50



Docket No.: 05-40-21 1238 Westlake
Front Porch - May 2021

51



Docket No.: 05-40-21 1238 Westlake
Front Porch - May 2021

52



Docket No.: 05-40-21 1238 Westlake
Front Porch - May 2021

53



Docket No.: 05-40-21 1238 Westlake
Front Porch - May 2021

54

Proposal: the rebuild of the first level of the front porch

City Notes:

- 1. Drawings/product details for the porch column base and capital**
- 2. Color selections or indicate if to match existing**
- 3. Product specs/color of PVC floor**

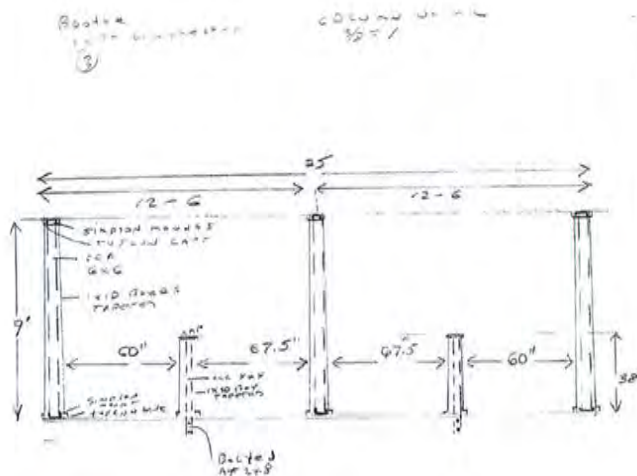


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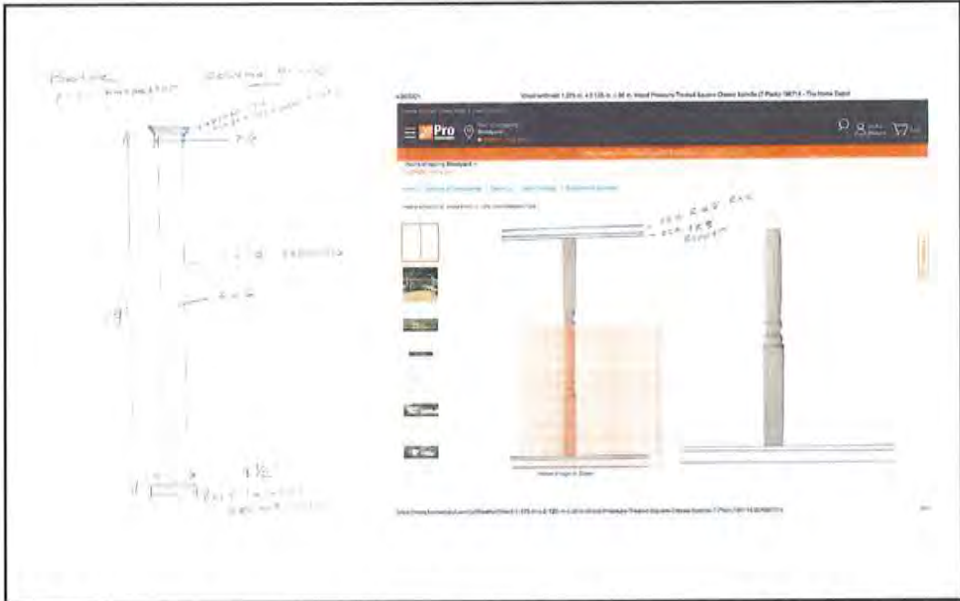
**Docket No.: 05-41-21 1574 Winchester
Front Porch - May 2021**

55



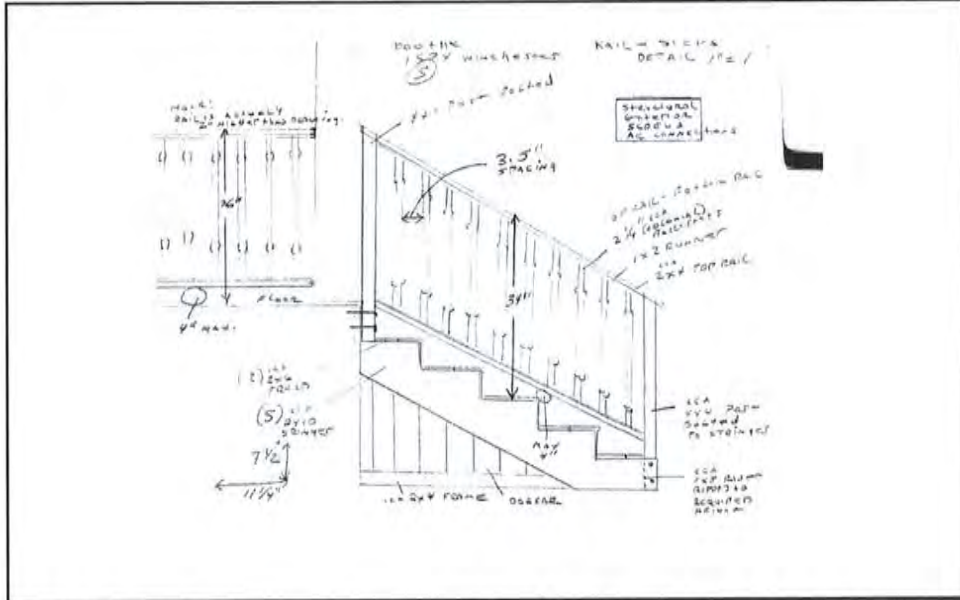
**Docket No.: 05-41-21 1574 Winchester
Front Porch - May 2021**

56



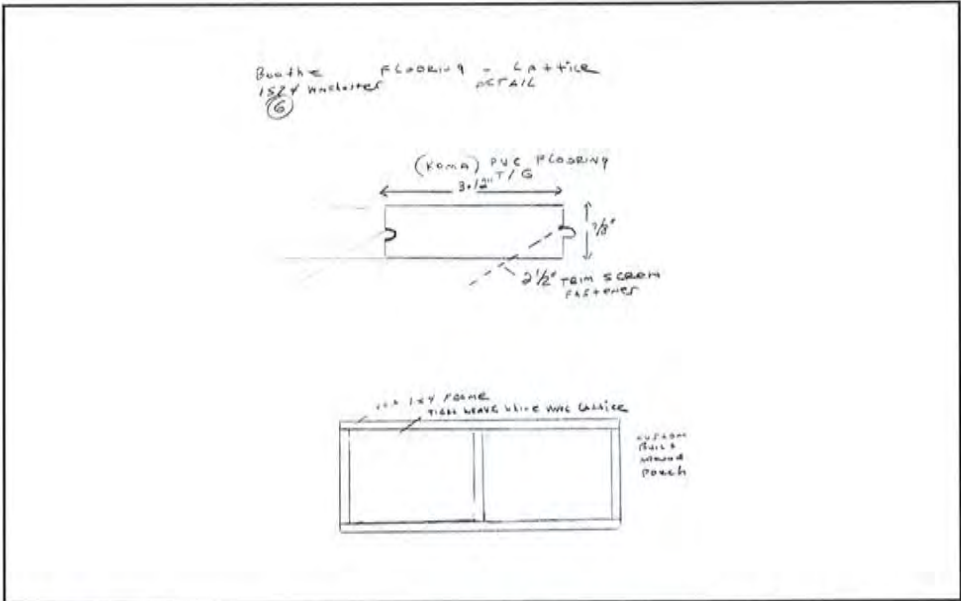
Docket No.: 05-41-21 1574 Winchester
Front Porch - May 2021

57



Docket No.: 05-41-21 1574 Winchester
Front Porch - May 2021

58



Docket No.: 05-41-21 1574 Winchester
 Front Porch - May 2021

**APPLIED
 TECHNOLOGIES**

CELUKA
EXTRUSION TECHNOLOGY

**GERMAN
 ENGINEERED,
 MADE IN THE USA**

CELUKA

• Durable, long-lasting, 100% slip resistant
 even in the harshest of conditions

• Reversible
 patch board is smooth filled or wood grain surface

CELUKA Porch Flooring

• 100% available in delivery
 Pre-sanded and ready for paint

DURABLE - WEARABLE - ECONOMICAL

CELUKA
 - PORCH FLOORING -

SPECIFICATIONS

- Exact 1/2" thickness
- Tensile strength
- Pre-sanded and ready to install
- No joint gaps
- Up to 100 lbs. per sq. ft. load capacity
- 6' x 12', 12' x 12' lengths
- 1/2" M.P.C. installation
- Net thickness 3/4"
- Net width 3 1/2"
- Net length 11 1/2'
- Dimensional stability

INDIVIDUAL BOARD DIMENSIONS

THE CELUKA
 EXTRUSION
 PROCESS

KOMA



Docket No.: 05-41-21 1574 Winchester
 Front Porch - May 2021

MADE IN THE USA

DURABLE

- The hardest board in the industry.
- Will not ding or dent.
- Big, moisture and rot resistant.
- Contains 50% less than regular PVC.
- Best paint adhesion in the market.
- 100% soluble.

WORKABLE

- No special installation tools needed.
- Stacks like wood.
- Easy groove placement technique.
- Pre-sanded for best paint adhesion and installation.
- Can be stained with heat.

ECONOMICAL

- Nothing to cut. All boards 100% ready to use.
- Most cost-effective porch board.
- One coat of paint bonds in days not weeks like Fibra-Tex PVC.
- Less labor & surge at the end of the job.

Get more information about CELUKA Porch Flooring and the other great KOMA Building materials at: www.komausa.com

HÖRMERLING

MADE IN USA

DISTRIBUTED BY:

KOMA
BUILDING PRODUCTS

CELUKA
DURABLE • WORKABLE • ECONOMICAL

POURCH FLOORING
THE BEST VALUE IN THE PORCH FLOORING



SEE US AT ALL EXPO'S AT TRADE SHOWS

KOMA
BUILDING PRODUCTS
Huntsville, AL 35893-2257
www.komausa.com



**Docket No.: 05-41-21 1574 Winchester
Front Porch - May 2021**

61

Proposal: rebuild of porches on a two-family home

City Notes:



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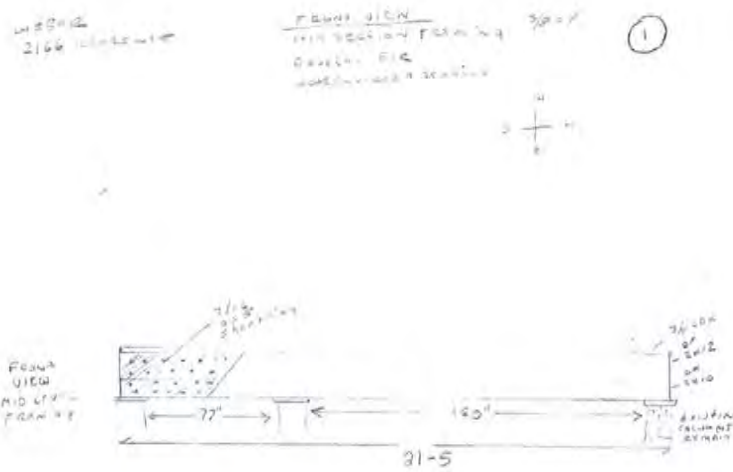
**Docket No.: 05-42-21 2168 Clarence
Front Porch - May 2021**

62



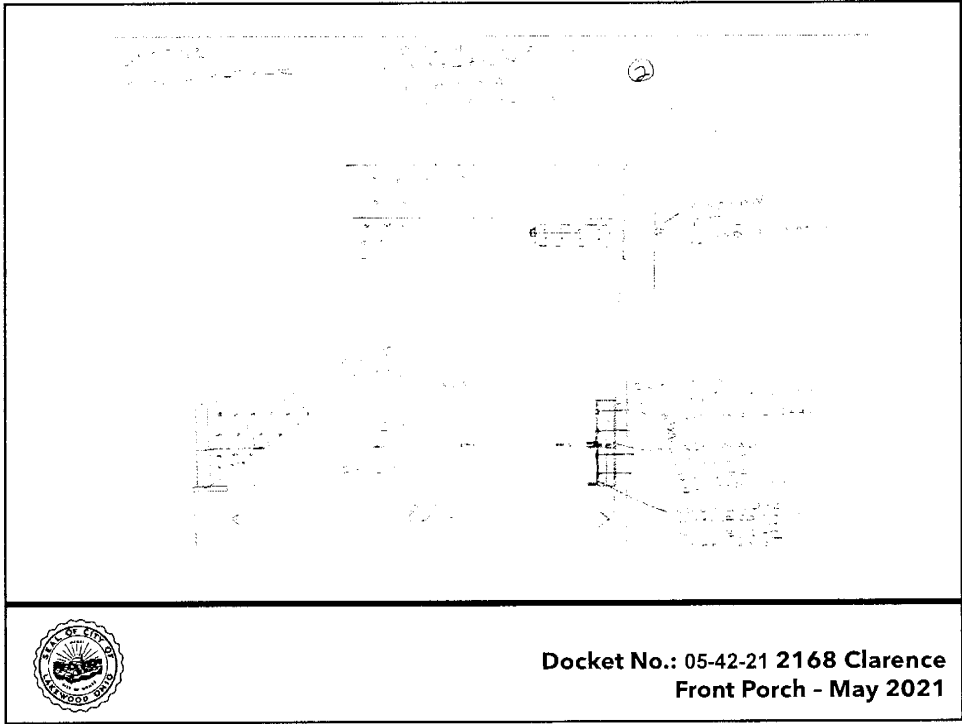
Docket No.: 05-42-21 2168 Clarence
Front Porch - May 2021

63



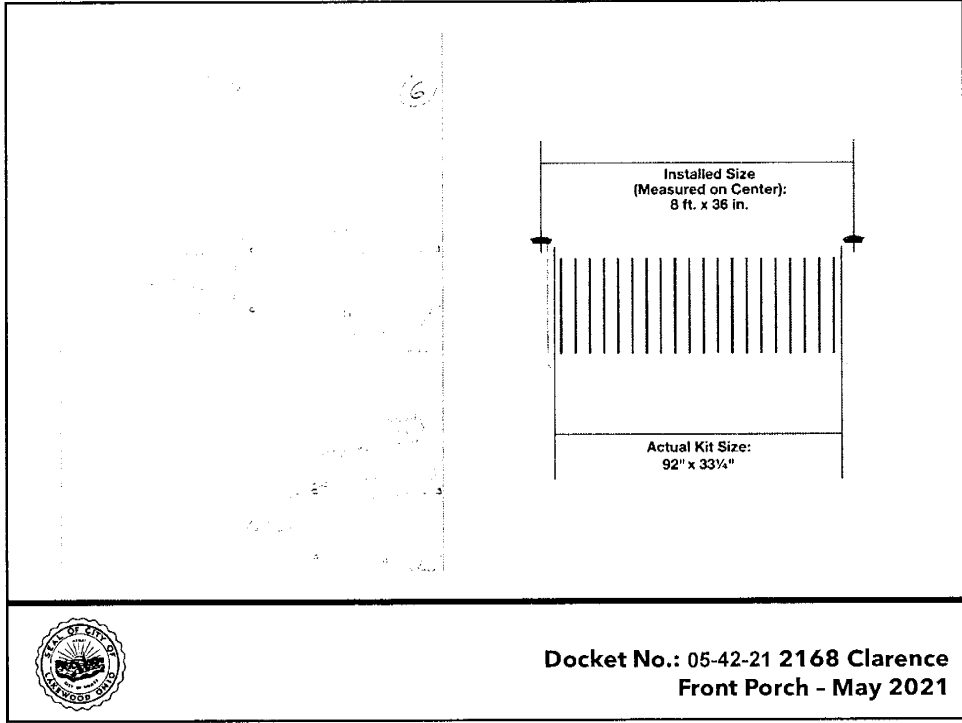
Docket No.: 05-42-21 2168 Clarence
Front Porch - May 2021

64



**Docket No.: 05-42-21 2168 Clarence
Front Porch - May 2021**

65



**Docket No.: 05-42-21 2168 Clarence
Front Porch - May 2021**

66

2021-05-21 10:00 AM
 2021-05-21 10:00 AM (7)

Seal of the City of Greenwood, Oklahoma
Docket No.: 05-42-21 2168 Clarence
Front Porch - May 2021

67

2021-05-21 10:00 AM
 2021-05-21 10:00 AM (8)

Seal of the City of Greenwood, Oklahoma
Docket No.: 05-42-21 2168 Clarence
Front Porch - May 2021

68

Home / Building Materials / Siding / Vinyl Siding

Internet #308058060 Model #F00000088



**Docket No.: 05-42-21 2168 Clarence
Front Porch - May 2021**

69

Proposal: reconstruction of a front porch

City Notes:




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**Docket No.: 05-43-21 12900 Clifton
Front Porch - May 2021**

70


MCDAMERICAN DESIGN
 10000 W. 10th Ave.
 Suite 100
 Greenwood Village, CO 80120
 Phone: 303.751.1100
 Fax: 303.751.1101
 Email: info@mcdamericandesign.com

ISSUED FOR PERMIT
04.27.2020
 Clifton Renovation
 12900 Clifton
FRONT PORCH
A110



Docket No.: 05-43-21 12900 Clifton
Front Porch - May 2021

73

ÆRATIS

[Products](#) - [Request](#) - [Where to Buy](#) - [Installation](#) - [Aeratis Porch Details](#) - [Solutions](#)


Aeratis Heritage




Aeratis Heritage is a premium, hand-crafted decking product made from recycled plastic and wood fibers. It offers a natural wood look and feel, with a smooth, non-slip surface. Aeratis Heritage is available in a variety of colors and finishes, including a natural wood grain finish.

Aeratis Heritage is a premium, hand-crafted decking product made from recycled plastic and wood fibers. It offers a natural wood look and feel, with a smooth, non-slip surface. Aeratis Heritage is available in a variety of colors and finishes, including a natural wood grain finish.


Aeratis Heritage T&G Porch Flooring Dimensions



Length: 33 1/2"
 Width: 12 1/2"
 Thickness: 7/8"



Aeratis Heritage is available in a variety of colors and finishes, including a natural wood grain finish.


Docket No.: 05-43-21 12900 Clifton
Front Porch - May 2021

74

Proposal: metal siding on a new garage

City Notes:

- City offered opportunity to substitute steel siding for more compatible material



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



**Docket No.: 05-44-21 1522 Wayne
Garage - May 2021**

CITY OF GREENWOOD
Department of Planning and Public Works
1000 North Elm - Greenwood, IN 46117
317.434.2200 ext. 2200
317.434.2200

**DETACHED GARAGE PLACEMENT
WORKSHEET (RIGHT-HAND OPTION)**

PROPERTY ADDRESS: 1522 Wayne Ave

ORIENTATION
NORTH
INDICATE DIRECTION:

DETACHED GARAGE (IN FEET):

A LOT DEPTH	227
B LOT WIDTH	70
C REAR YARD DEPTH	157
D REAR SETBACK	93
E SIDE SETBACK	16'
F GARAGE WIDTH	25
G GARAGE DEPTH	76
H GARAGE AREA (WIDTH X DEPTH)	720 sq

DRIVEWAY

REPLACEMENT	1 x 18'
DRIVE	1 x 10'

SITE PLAN

STARTING MARCH 08, 2008, A LEGAL BOUNDARY SURVEY IS REQUIRED.
The applicant will need to provide an accurate boundary survey showing property lines and zoning plat location.



**Docket No.: 05-44-21 1522 Wayne
Garage - May 2021**



**Docket No.: 05-44-21 1522 Wayne
Garage - May 2021**

77

This request is for permission to use steel siding on new garage. The siding would be ordered in clay to match the house. Roof would be brown to match the front porch and some other trim.



Clay



Brown

Metal side that would be used is:

- 29-gauge high tensile steel
- Dent-resistant, weather-tight, minimal expansion/contraction
- Extremely resistant to mildew, peeling, flaking, chalking and fading
- Galvalume coated – a patented aluminum-zinc alloy coating that provides a heavy-duty base for primer and pigment coats
- Top coat is pigmented silicone polyester specifically designed to withstand the effects of sun, wind, rain, heat and cold



**Docket No.: 05-44-21 1522 Wayne
Garage - May 2021**

78

Proposal: landscaping and new patio

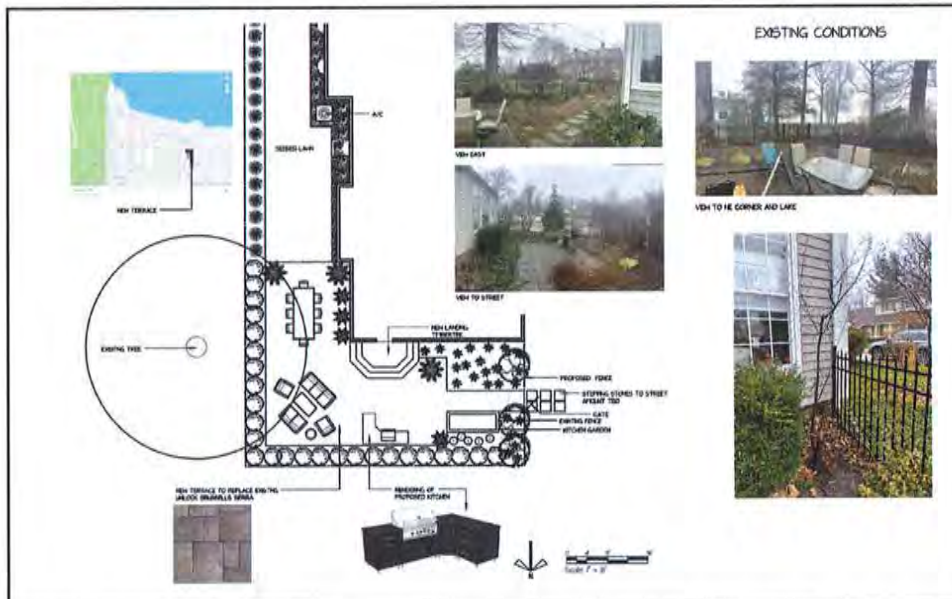
City Notes:



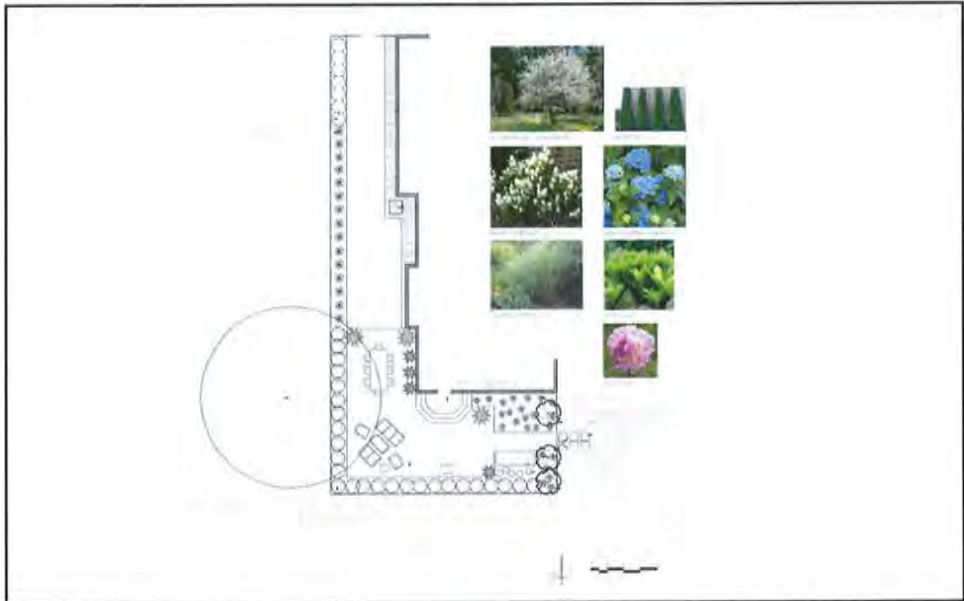
If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No.: 05-45-21 1033 Roy Drive
Landscape and Patio - May 2021**

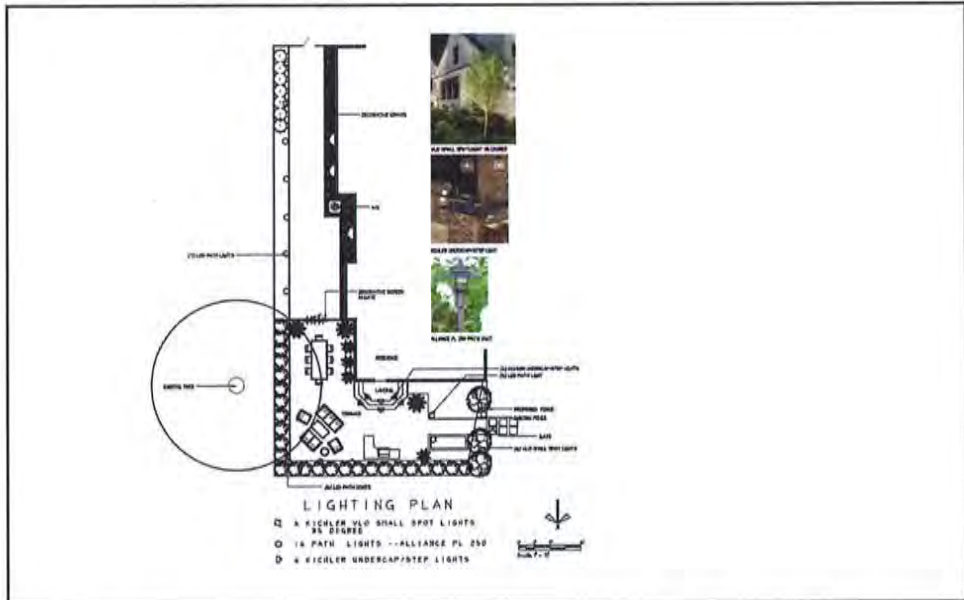


**Docket No.: 05-45-21 1033 Roy Drive
Landscape and Patio - May 2021**



Docket No.: 05-45-21 1033 Roy Drive
Landscape and Patio - May 2021

81



Docket No.: 05-45-21 1033 Roy Drive
Landscape and Patio - May 2021

82

Proposal: outdoor bar, fence, fireplace, and dumpster enclosure on an existing rear patio

City Notes:

- Received conditional use permit for *temporary* outdoor dining - extends to 2022
 - Allows for greater number of outdoor seating
- Making *permanent* alterations requiring ABR and Building Department review
- Concerns with current conditions: lack of a dumpster enclosure, lighting that was not approved, and not providing parking

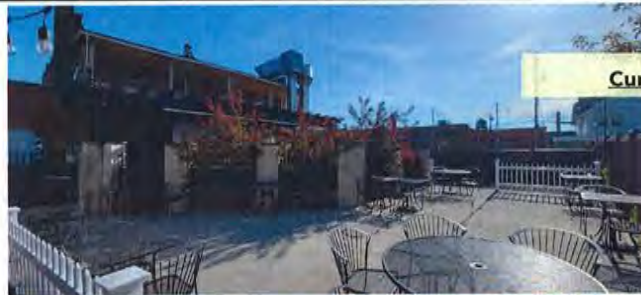


If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No.: 05-46-21 14523-27 Madison
Sarita Outdoor Dining - May 2021**

83



**Docket No.: 05-46-21 14523-27 Madison
Sarita Outdoor Dining - May 2021**

84

SEPARATE PDF DOCUMENT



Docket No.: 05-46-21 14523-27 Madison
Sarita Outdoor Dining - May 2021

85

Proposal: addition of a sunroom

City Notes:

- No variances required



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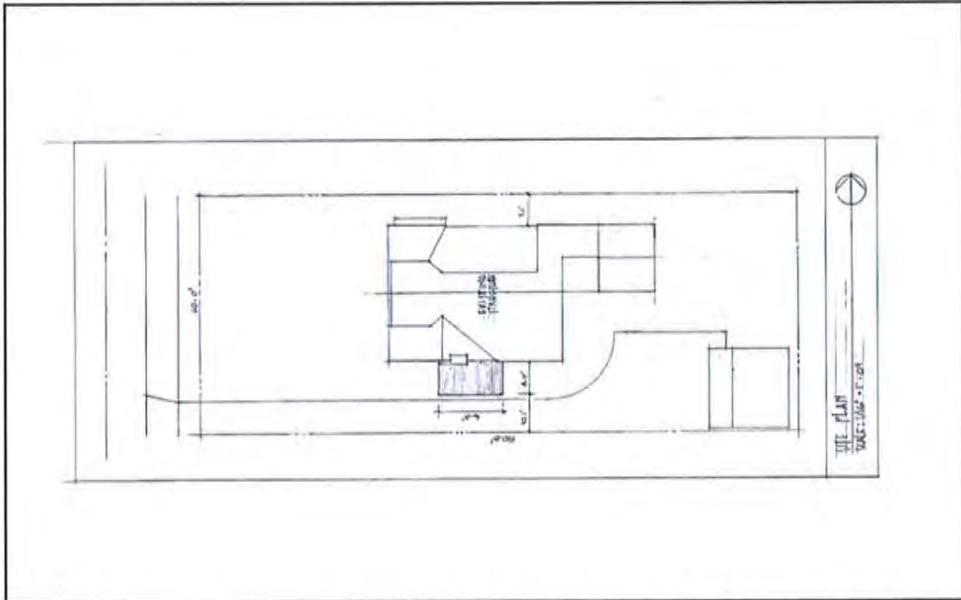
Docket No.: 05-47-211101 Maple Cliff
Residential Addition - May 2021

86



Docket No.: 05-47-21 1101 Maple Cliff
Residential Addition - May 2021

87



Docket No.: 05-47-21 1101 Maple Cliff
Residential Addition - May 2021

88

Proposal: exterior renovations and replacement windows

City Notes:

- **Building located within a locally designated historic district**
- **Work requires Certificate of Appropriateness (Separate Slide)**
- **The Parking Lot Design will be submitted under a separate application**
- **More information on number and location of railings (per OBC)**

In order to better prepare for pre-review, the City has consulted with LHAB on the recommendations below for consideration

- South entry door/storefront design appears modern and incongruous with the historic character. Recommend consulting historic photographs for guidance to create a more compatible design. (LHAB to assist with locating photos.)
- Re-establishing the full-width steps at the south entry as proposed is commendable. Historic photographs should be consulted to inform details.
- Visibility (or lack thereof) of new roll-up metal door on south elevation (west end) should be further evaluated and documented to determine visual impact of the proposed change.
- (Continued)



**Docket No.: 05-48-21 17514 Detroit St James
Window Replacement - May 2021**

91

City Notes:

- Proposed design for replacement of existing double-hung windows with fixed storefront assemblies in a single plane is inconsistent with the character of historic (and existing) hung windows, which include an offset at the meeting rail. Recommend using a hung or "fixed-offset" window system to maintain the character of a hung window. A putty bevel appearance is also recommended on the exterior to better reflect the historic character. Traco 9700 (single-hung) and 7100 (fixed-offset) windows are examples of similar aluminum windows by same manufacturer as proposed, capable of meeting Secretary of the Interior's Standards.
- Retaining the existing aluminum-wrapped wood frames may result in ongoing maintenance issues. It is also likely that at least some of the concealed wood is deteriorated and no longer sound for anchoring new windows. Complete new installation in a clean masonry opening is likely to deliver the best performance and longevity.
- More information is needed on plans for the Rectory building.
- More information is needed on proposed parking layout on south lawn. Based on the information provided, the initial concept appears to conflict with the Secretary of the Interior's Standards. (Note: the site is included in the local historic designation.)



**Docket No.: 05-48-2117514 Detroit St James
Window Replacement - May 2021**

92

1134.06 PROCEDURES FOR THE REVIEW OF PROPOSED ALTERATIONS, DEMOLITION AND NEW CONSTRUCTION AND FOR ISSUANCE OF APPROVAL TO PROCEED WITH WORK (CERTIFICATE OF APPROPRIATENESS).

(b) Unless the Commission has previously approved unique historic guidelines, the Architectural Board of Review when considering an application for a certificate of appropriateness shall determine whether the proposed construction, reconstruction, alteration or demolition is appropriate and shall refer to the Secretary of the Interior's Standards for Rehabilitation, as amended from time to time, and which on the date of the adoption of this chapter are as follows:

- (1) A property shall be used for its historic purpose or placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an HP shall be preserved.

(Continued)



**Docket No.: 05-48-21 17514 Detroit St James
Window Replacement - May 2021**

93

- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to the historic materials and structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and environment would be unimpaired.



**Docket No.: 05-48-21 17514 Detroit St James
Window Replacement - May 2021**

94

MULTIPLE PDF DOCUMENTS



Docket No.: 05-48-21 17514 Detroit St James
Window Replacement - May 2021

95



Docket No.: 05-48-21 17514 Detroit St James
Window Replacement - May 2021

96

Proposal: seal and paint the exterior of a brick home

City Notes: Updates provided to stain rather than paint; please clarify process



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**Docket No.: 05-49-21 1523 Woodward
Brick Painting - May 2021**

97



**Docket No.: 05-49-21 1523 Woodward
Brick Painting - May 2021**

98

SEPARATE PDF DOCUMENT



Docket No.: 05-49-21 1523 Woodward
Brick Painting - May 2021



108.20A

LOXON
Conditioner

ALSO REFER TO THE FOLLOWING
AGREEMENT: 0104



108.20A

LOXON
Conditioner

ALSO REFER TO THE FOLLOWING
AGREEMENT: 0104

SURFACE PREPARATION	APPLICATION	CAUTIONS
<p>Notes:</p> <p>1. Apply to clean, dry, and sound masonry surfaces.</p> <p>2. Apply to surfaces that are free of dirt, oil, grease, and other contaminants.</p> <p>3. Apply to surfaces that are free of efflorescence and other salts.</p> <p>4. Apply to surfaces that are free of loose material and crumbling mortar.</p> <p>5. Apply to surfaces that are free of peeling paint and other coatings.</p> <p>6. Apply to surfaces that are free of mold and mildew.</p> <p>7. Apply to surfaces that are free of acid and alkali.</p> <p>8. Apply to surfaces that are free of fire damage and other structural damage.</p> <p>9. Apply to surfaces that are free of other masonry treatments.</p> <p>10. Apply to surfaces that are free of other masonry treatments.</p>	<p>Directions:</p> <p>1. Mix thoroughly.</p> <p>2. Apply with brush, roller, or sprayer.</p> <p>3. Apply in a uniform coat.</p> <p>4. Allow to dry for 24 hours.</p> <p>5. Reapply as needed.</p> <p>6. Do not use on surfaces that are not masonry.</p> <p>7. Do not use on surfaces that are not clean.</p> <p>8. Do not use on surfaces that are not dry.</p> <p>9. Do not use on surfaces that are not sound.</p> <p>10. Do not use on surfaces that are not free of contaminants.</p>	<p>Precautions:</p> <p>1. Avoid contact with eyes.</p> <p>2. Avoid contact with skin.</p> <p>3. Avoid contact with clothing.</p> <p>4. Avoid contact with other surfaces.</p> <p>5. Avoid contact with water.</p> <p>6. Avoid contact with other materials.</p> <p>7. Avoid contact with other masonry treatments.</p> <p>8. Avoid contact with other masonry treatments.</p> <p>9. Avoid contact with other masonry treatments.</p> <p>10. Avoid contact with other masonry treatments.</p>
CLEANUP INFORMATION		
<p>1. Clean up spills immediately.</p> <p>2. Wash hands thoroughly after use.</p> <p>3. Wash tools and equipment thoroughly.</p> <p>4. Dispose of waste properly.</p> <p>5. Store in a cool, dry place.</p> <p>6. Do not use in confined spaces.</p> <p>7. Do not use in areas with poor ventilation.</p> <p>8. Do not use in areas with high humidity.</p> <p>9. Do not use in areas with high temperature.</p> <p>10. Do not use in areas with high alkalinity.</p>		

CHARACTERISTICS	SPECIFICATION	SURFACE PREPARATION
<p>Color: White</p> <p>Consistency: Cream</p> <p>Odor: Slight</p> <p>Shelf Life: 12 Months</p> <p>Storage: Store in a cool, dry place.</p> <p>Transportation: Handle with care.</p> <p>Use: For masonry surfaces.</p> <p>Application: Apply with brush, roller, or sprayer.</p> <p>Notes: See also the following agreement: 0104.</p>	<p>Application: Apply to clean, dry, and sound masonry surfaces.</p> <p>Notes: See also the following agreement: 0104.</p>	<p>Notes: See also the following agreement: 0104.</p>
CLEANUP INFORMATION		
<p>1. Clean up spills immediately.</p> <p>2. Wash hands thoroughly after use.</p> <p>3. Wash tools and equipment thoroughly.</p> <p>4. Dispose of waste properly.</p> <p>5. Store in a cool, dry place.</p> <p>6. Do not use in confined spaces.</p> <p>7. Do not use in areas with poor ventilation.</p> <p>8. Do not use in areas with high humidity.</p> <p>9. Do not use in areas with high temperature.</p> <p>10. Do not use in areas with high alkalinity.</p>		



Docket No.: 05-49-21 1523 Woodward
Brick Painting - May 2021

Proposal: Build a temporary seasonal cat patio on the garage

City Notes:

- Recommend finding an alternative location, not on the roof
- Safety concerns; lack of railing



APPLICATION WITHDRAWN

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



**Docket No.: 05-50-21 2348 Woodward
Cat Patio- May 2021**

View from garage roof:



Cont. PG 2



**Docket No.: xx.xx.xxxx 2348 Woodward
Cat Patio- May 2021**

Structure is 8'W x 6'H x 5'D. Fencing will be mounted to the platform and anchored to wall. Platform will be made level and allow water to pass underneath. Platform will not be anchored to roof. Black fencing and black stained shelves will be used to minimize visual impact. Platform or green astro turf carpet will not be visible from sidewalk. The patio will be temporary and only used May thru October.



Docket No.: xx.xx.xxxx 2348 Woodward
Cat Patio- May 2021

103

Base: 3/4 in. x 4 ft. x 8 ft. Ground Contact Pressure Treated Pine Performance Rated Sheathing



Base Cover: Type to enter textMeadowland Collection 8 ft. 6 in. x 9 ft. 3 in. Artificial Grass Synthetic Lawn Turf Indoor/Outdoor Carpet Area Plug



Structure: Ironcraft Fences Euro Steel Fence Panel, 6 ft. x 6 ft., gauge wire. Largest opening 2x4"



Misc lumber: Shelves and structure support. Stained black

1 in. x 12 in. x 6 ft. Premium Kiln-Dried Square Edge Whitewood Common Board



Pet Door: PetSafe® 8.12" x 12.25" Medium White Extreme Weather Pet Door



Docket No.: xx.xx.xxxx 2348 Woodward
Cat Patio- May 2021

104

Proposal: installation of a front porch railing system

City Notes:



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**Docket No.: 05-51-21 2040 Clarence
Front porch - May 2021**


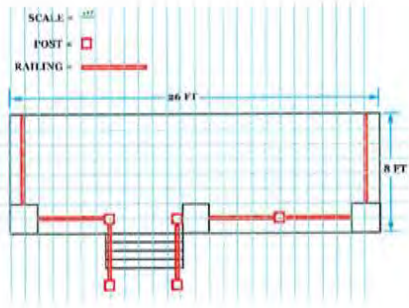
105



**Docket No.: 05-51-21 2040 Clarence
Front porch - May 2021**

106

Style Name	Standard	Width Measurement	1200mm
CA Numbering - Prep 18 Standard	Height Measurement	Railor Style	Style
Maximum Opening (inches)	36"	Dimensions (L x W x H)	48 x 87 x 1200mm
Type	100 x 100 x 100	Material	Standard
Minimum Opening (inches)	4"	Line's Estimate	0
Wind Speeds	75%	Railor Material	Standard
Height Measurement	114"	Manufacturer SubPoint	0%
Pressure Rating	0"	Color/Finish Family	None
Railors Included	0	Package Quantity	1
Length Measurement	114"	Weight	20 lbs/1000mm
Assembly	Standard		


Docket No.: 05-51-21 2040 Clarence
Front porch - May 2021

107

Proposal: Merry Arts storefront renovation

City Notes:



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



Docket No.: 05-52-21 15607 1/2 Detroit
Storefront renovation - May 2021

108

Proposal: Merry Arts Storefront

City Notes:



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**Docket No.: 05-52-21 15607 1/2 Detroit
Storefront renovation - May 2021**

109

SEPARATE PDF DOCUMENT



**Docket No.: 05-52-21 15607 1/2 Detroit
Storefront renovation - May 2021**

110

Proposal: rebuild of a front porch and steps

City Notes:

Received prior approval in May 2020; previous applicant was the owner

- **Graham Construction "shall provide a more thorough application in future specifically denoting project context."**

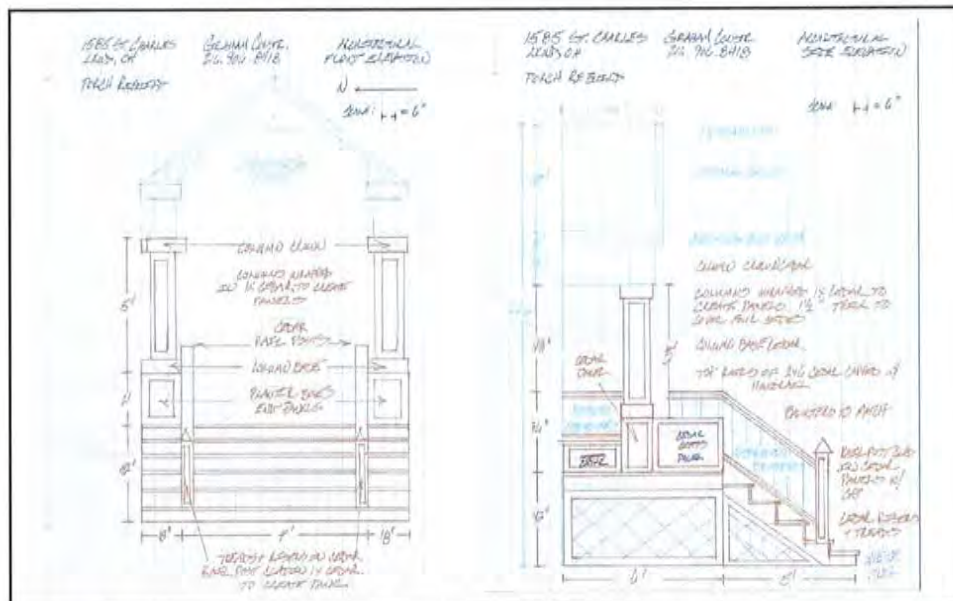


If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



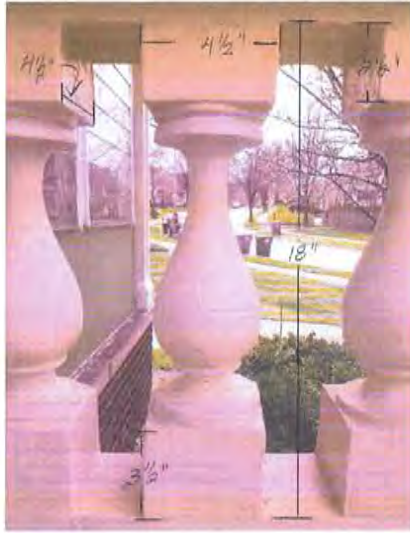
**Docket No.: 05-53-21 1585 St Charles
Front stoop - May 2021**

111



**Docket No.: xx.xx.xxxx 1585 St Charles
Front stoop - May 2021**

112



Docket No.: xx.xx.xxxx 1585 St Charles
Front stoop - May 2021

115

SEPARATE PDF DOCUMENT



Docket No.: xx.xx.xxxx 1585 St Charles
Front stoop - May 2021

116

Proposal: second floor addition to an existing garage

City Notes:

- Received variance from BZA for height increase to 22'
- Building Department concerns about constructability
- Need clarity on existing versus proposed



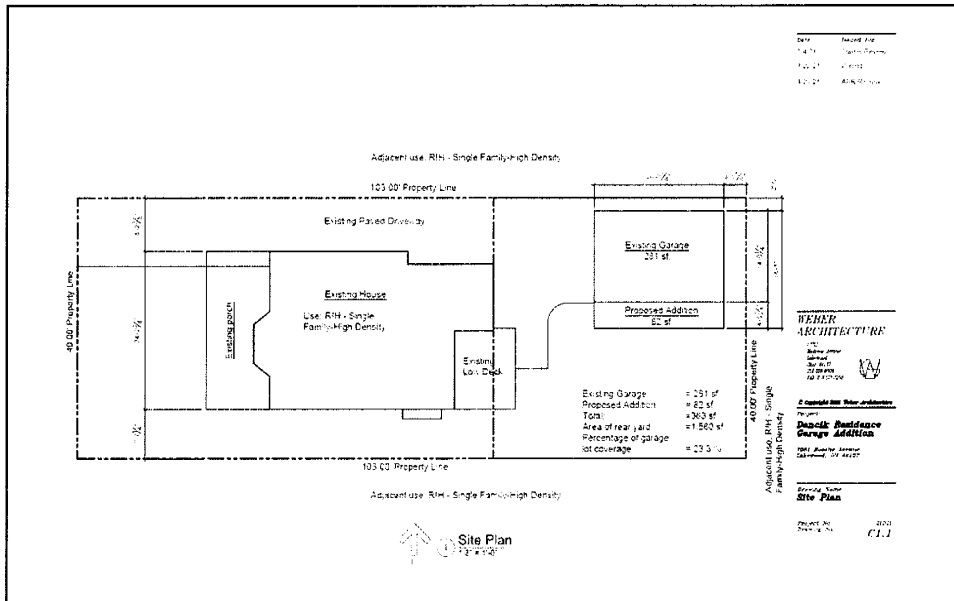
If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No.: 05-54-21 1081 Rosalie
New garage - May 2021**

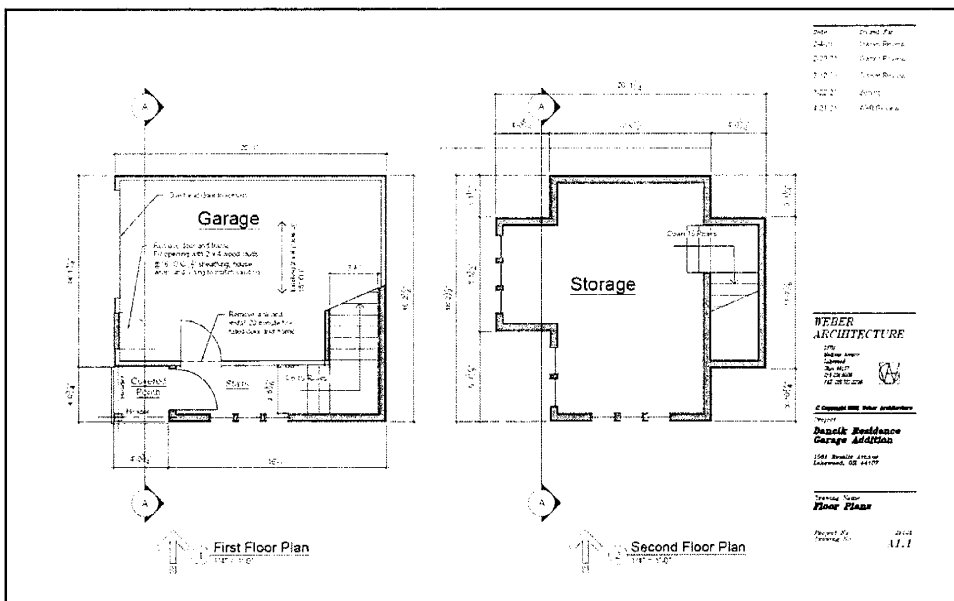


**Docket No.: xx.xx.xxxx 1081 Rosalie
New garage - May 2021**



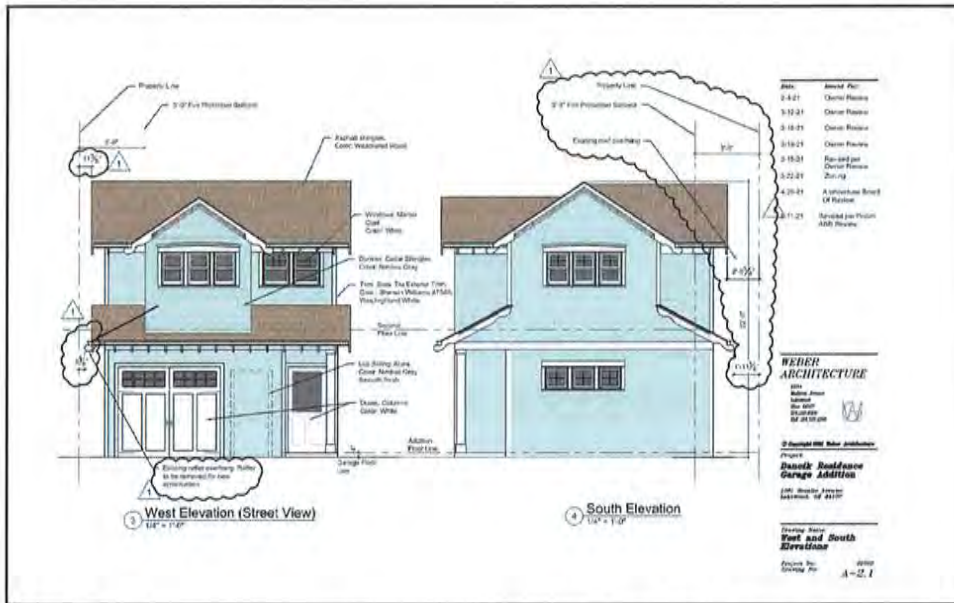
Docket No.: xx.xx.xxxx 1081 Rosalie
New garage - May 2021

119



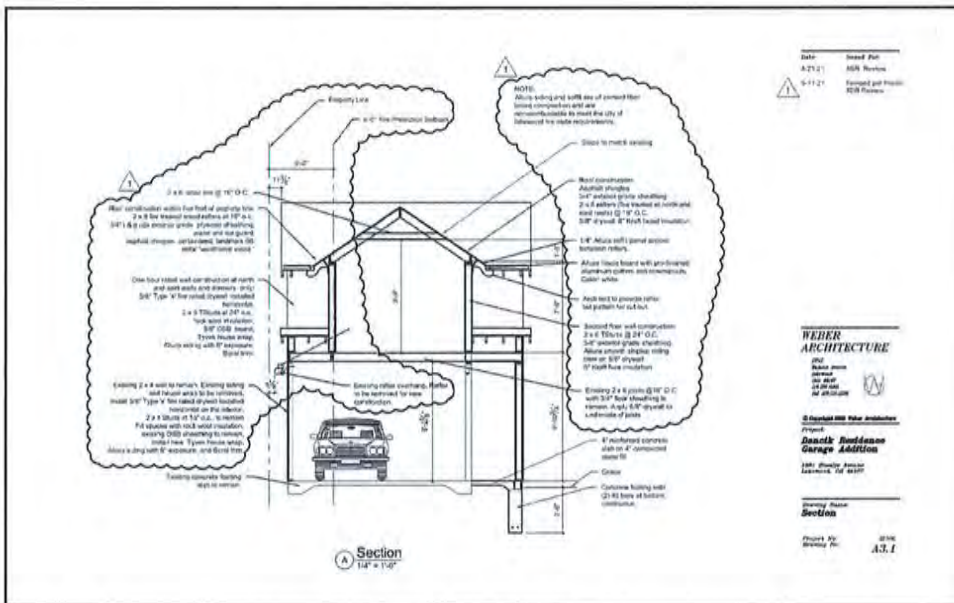
Docket No.: xx.xx.xxxx 1081 Rosalie
New garage - May 2021


120



 **Docket No.: xx.xx.xxxx 1081 Rosalie**
New garage - May 2021

121



 **Docket No.: xx.xx.xxxx 1081 Rosalie**
New garage - May 2021

122



Docket No.: xx.xx.xxxx 1544 Elmwood
Front porch - May 2021

125



Docket No.: xx.xx.xxxx 1544 Elmwood
Front porch - May 2021

126



Docket No.: xx.xx.xxxx 1544 Elmwood
Front porch - May 2021

127



Docket No.: xx.xx.xxxx 1544 Elmwood
Front porch - May 2021

128

Proposal: restoration of a front porch

City Notes:



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**Docket No.: 05-56-21 1515 Grace
Front porch - May 2021**

129



**Docket No.: 05-56-21 1515 Grace
Front porch - May 2021**

130

SEPARATE PDF DOCUMENT



**Docket No.: 05-56-21 1515 Grace
Front porch - May 2021**

131

Proposal: rebuild of a front porch

City Notes:

- **Graham Construction "shall provide a more thorough application in future specifically denoting project context."**



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**Docket No.: 05-57-21 12971 Harlon Ave
Front porch - May 2021**

132

SEPARATE PDF DOCUMENT



Docket No.: xx.xx.xxxx 12971 Harlon Ave
Front porch - May 2021

135

Neighboring properties



Docket No.: xx.xx.xxxx 12971 Harlon Ave
Front porch - May 2021

136

Proposal: exterior painting of commercial building

City Notes:

- Paint specs not provided
- Recommend painting only wood at front façade with color that compliments the existing red brick



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



**Docket No.: 05-58-21 15509 Madison Ave
Commercial Masonry Painting - May 2021**

137



**Docket No.: xx.xx.xxxx 15509 Madison Ave
Commercial Masonry Painting - May 2021**

138



Docket No.: xx.xx.xxxx 15509 Madison Ave
Commercial Masonry Painting - May 2021

139



Sign Review
May 2021

140

Proposal:

City Notes:

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**Docket No.: xx.xx.xxxx 11851 Detroit
Signage - May 2021**

141

Proposal: awning signage

City Notes:

- Does not meet standards for public art
- Advertisements for the business, as proposed, are not considered public art
- Text that is not the name/logo of the establishment is discouraged on awnings
- Per code, defined as mural signs
- Exceeds allowable square footage for (2) awning signs and existing blade signs
 - Allowable = 87.5 sf
 - Existing = 28 SF
 - Remaining allowable = 59.5 sf
 - Proposed = 125 sf
- In order to better calculate the proposed square footage of the awning signs and develop a more accurate proposal, provide dimensions of signage area.
- Revise proposal to adhere to allowable square footage

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



**Docket No.: 04-35-21 15623 Detroit
Signage - May 2021**


142

4.5'x12.67'

4.5'x15.167'

e sempre spazioso per la pasta

tutto ciò di cui HAI BISOGNO è a portata di pasta



Docket No.: xx.xx.xxxx 11851 Detroit Signage - May 2021


145

Proposal: installation of a new sign face in an existing cabinet

City Notes:


- Existing pole sign with new face
- Conditions of Approval
 - Pole to be painted black; applicant agreed to change
 - Signage will not be backlit; need clarity from applicant

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



Docket No.: 05-59-21 11832 Madison Signage - May 2021



146




**MADISON AVE
Soft Cloth
CAR WASH**

**MADISON AVE
Soft Cloth
CAR WASH**

SCALE 1"=1'
32"x 80" aluminum insert, cast vinyl copy.
14" "M", 8.5" "Soft...", 4.25" "Car..."




**Docket No.: xx.xx.xxxx 11832 Madison
Signage - May 2021**

147

Proposal: new signage on the building


City Notes:

- Applicant determining scope of work



APPLICATION DEFERRED

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**Docket No.: 05-60-21 13314 Detroit
Signage - May 2021**

148

Metal letters treated aluminum finish
 6th mounted to the back

LINE 1- 9'h X 121'w
 LINE 2- 9'h X 58'w
 total height of 2 lines 22.75"





**THE FABER FAMILY CENTER
 FOR HISTORY**



Docket No.: xx.xx.xxxx 13314 Detroit
 Signage - May 2021

149

Proposal: New signage for business

City Notes:

- Clarity on name of establishment
- Clarity on background color

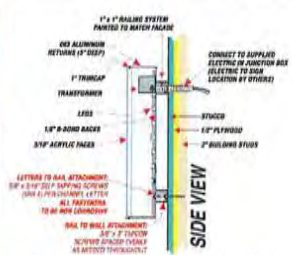


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Docket No.: 05-60-21 14725 Detroit
 Signage - May 2021

150



(2) CLOUD CHANNEL LETTER SIGNS
 3/16" RED & WHITE ACRYLIC FACES
 1/8" WHITE B-BOND BACKS
 VINYL & DIGITAL PRINT GRAPHICS
 1" BLACK TRIMCAP / 5" BLACK RETURNS
 RED & WHITE RETURNS
 SF: 45.9 FRONTAGE: 65' ELEVATION: 12'

110 in

20 in

80 in

14 in

BNEXT
 ARCHITECTURAL SIGNAGE & LIGHTING

10000 Chapel Ave
 Cleveland Ohio 44130
 216.338.1000
 bnnext@bnext.com

NO.	REVISIONS
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT

REVISIONS BY:	PROJECT #/NAME	DATE/ISSUE
ADP	2702	
PNB	2415	
JLS	21177	

SALES/PROJECT: 000
 MEDIA MANAGER: KATY
 JOB LOCATION: 14725 Detroit Ave
 Lakewood, Ohio



Docket No.: xx.xx.xxxx 14725 Detroit
 Signage - May 2021