


MINUTES  
CITY OF LAKEWOOD  
BOARD OF BUILDING STANDARDS/ of **JUL 09 2020** meeting.  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
JUNE 11, 2020 at 5:30 P.M.  
REMOTE MEETING  
RECORDED

  
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 June 11, 2020 remote meeting information will be posted by 3:30 PM the day of the meeting at <http://www.onelakewood.com/accordions/architectural-board-of-review-board-of-building-standards-sign-review-board/>

1. Roll Call

Board Members

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

Others

David Baas, City Planner, Board Secretary  
Allison Hennie, Urban Designer  
Christopher Parmelee, Asst. Building Comm.

2. Approve the minutes of the May 14, 2020 Meeting

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the May 14, 2020 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

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

Items 24 and 25 were Summary Approved at the pre-review meeting on June 4, 2020. A motion and a second are needed for approval.

**SUMMARY APPROVED  
SIGN REVIEW**

24. **Docket No. 06-58-20**

**13703 Madison Avenue  
Undercover Vintage**

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

Max Quinn  
Undercover Vintage  
13703 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes a three-foot by three-foot white window sticker with logo and store name. (Page 109)

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

25. **Docket No. 06-59-20**

**17316 Madison Avenue**

**grace a salon**

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

Celina Pagan  
grace a salon  
17316 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes window sticker signage, approximately three-feet by one-foot. (Page 111)

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

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

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

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

Linda Fredrickson, President  
Judehome LLC  
2234 Warren Road  
Lakewood, Ohio 44107

Applicant proposes the demolition of a single-family home in order to construct of a new home. (Page 7)

Staff stated the applicant requested a deferral until the July meeting.

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

5. **Docket No. 05-35-20** **R** **1121 Wilbert Road**

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

Jason Amato  
1121 Wilbert Road  
Lakewood, Ohio 44107

Applicant proposes renovation and addition: garage and bedroom first floor addition and renovation of home. (Page 8)

Staff announced the original request was amended to that of demolition and construction of a new home. Staff provided a brief history of the existing structure and outlined the requirements for approval. David Maddux, applicant and Jason Amato, property owner, were present to explain the amended request. The Board members ("Board") asked for a description of the materials, window specifications, landscaping plan, exterior lighting. The Board said the proposal was very nice, fit with the neighborhood, and a was successful gateway design. The Board asked about the roof standing seam color, floor and porch material, style of garage door (color to be determined), front door (selection was forthcoming), fencing, etc. The existing fence would be removed later and replaced with a black metal one. Staff had no comments. Public comment was taken. Staff addressed email communication from the public. The applicant and owner stated the existing tree on the property line would be protected during demolition and construction, and the front porch columns would be square to for consistency.

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

- The color of the standing seam roof is grey.

All the members voting yea, the motion passed.

6. **Docket No. 05-36-20** **R** **1603 Wyandotte Avenue**

- Approve
- Deny
- Defer

David Borowske  
Borowske Builders Inc  
10428 Abbey Road  
North Royalton, Ohio 44133

Applicant proposes to replace front porch deck and support posts; all replacement to mimic existing as closely as possible. (Page 9)

Joseph (last name not given), representative was present to explain the request. The Board asked about the new footers, position of the center column and railing post. The Board liked the amended proposal, asked about the railing package, front steps and railing. There were no comments from staff. Staff relayed an email communication. Public comment was closed as there was no one to address the issue.

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

- The center column is centered on the house.
- The step rails would match the porch railing system.

All the members voting yea, the motion passed.

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

- Approve
- Deny
- Defer

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

Applicant requests the review and approval of a planned development consisting of two mid-rise apartment buildings and one parking garage on 2.12 acres, pursuant to section 1156 – planned development. The property is in a C3, Commercial, General Business district. (Page 13)

\*This item is deferred from the June meeting.

Staff stated the applicant requested a deferral. Staff consulted with the Law Department. It was determined the item could be tabled administratively until the applicant was ready to present.

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

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

- Approve
- Deny
- Defer

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

Applicant proposes to build a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325. ((Page 15)

\*This item is deferred from the June meeting.

Staff stated the applicant requested a deferral.

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

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

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

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

Applicant proposes the demolition of an annex building on the corner of Detroit and Rockway Avenues to create a public "pocket park". (Page 17)

\*The applicant has withdrawn this item from consideration.

Staff stated the applicant withdrew the application because the plan changed. No action was required from the Board.

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

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

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

Applicant proposes site improvements and renovations to existing structures. (Page 19)

\*This item is deferred from the June meeting.

Staff stated the applicant requested a deferral until the July meeting.

A motion was made by Ms. Haney, 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 21)

Staff said there was no communication from the applicant and suggested to table administratively until the applicant is ready to present.

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

Dockets Number 03-27-20 A and 03-27-20 S – 15509 Madison Ave. are called together.



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

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

Applicant proposes renovation and additions to an existing home. (Page 29)

Staff presented a brief summary. Michael McGettrick, representative was present to explain the request. The Board asked about window detailing, placement of the third story gable, siding material, front porch, railings. Staff had no comments. Public comment was closed as no one addressed the issue.

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

- Remove keystone detailing and shutters around the windows.
- Replace the windows only, matching with the other windows on the house on the other elevations.
- Recess the third story gable eight to ten inches
- Bring the roofline in front of the gable.
- White Hardie lap siding and grey Hardie shingle siding in the gables.

All the members voting yea, the motion passed.

15. **Docket No. 06-49-20** **R** **1061 Nicholson Avenue**

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

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

Applicant proposes the construction of a new home. (Page 35)

Staff stated the applicant requested a deferral until the July meeting.

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

16. **Docket No. 06-50-20** **R** **2253 Olive Avenue**

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

Anatoliy Torchilo  
Keselman Construction Group Inc.  
2475 Maple Hill Road  
Willoughby Hills, Ohio 44094

Applicant proposes a new, wider driveway and extend the sidewalk apron. (Page 44)

Staff said that Public Works had no issue with the proposal and provided a brief summary. Anatoliy Torchilo, applicant, and Anna, homeowner, were present to explain the request. The Board saw no other option for a garage and the trash receptacle screening. Staff confirmed the 6.5-foot screening was permitted and would be secured. Staff relayed an email communication. Public comment was closed as there was no one to address the issue.

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



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

- The 25-foot setback is confirmed.
- The garage height is confirmed to be 15 feet.
- There is a window in place of the side door.

All the members voting yea, the motion passed.

20. **Docket No. 06-54-20** **C** **17801 Detroit Avenue**  
**Beck Center for the Arts**

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

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

Applicant proposes improvements to the existing west park along Detroit Avenue. (Page 64)

Staff stated the applicant requested a deferral until the July meeting.

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

21. **Docket No. 06-55-20** **C** **1384 Hird Avenue**  
**Stonewall Sports Complex**

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

Jim "JP" Ptacek  
Larsen Architects  
12508 Edgewater Drive, Suite10  
Lakewood, Ohio 44107

Applicant proposes renovation of existing warehouse spaces into new field house, courtyard, restaurant, and bar. (Page 68)

Staff provided a brief summary. Jim "JP" Ptacek, applicant was present to explain the request. The Board and applicant discussed awnings, murals, EFIS on one wall, needed lighting in parking/alley area. The applicant stated the Planning Commission's requests prior to it granting approval. The Board had no further comments or questions other than to delineate the pedestrian area and to state it would activate the community. Staff asked about the dumpster location, confirmed the final sign designs were forthcoming (as would public art), wanted to see a trash enclosure and clarification on what ABR can approve. Staff did not receive any communication. Public comment was closed as there was no one to address the issue.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the architectural design and site design requests with the following conditions:

- Subject to the Planning Commission parking plan review; should the need arise, the applicant will return to ABR.
- Should the dumpster and fence enclosure not be able to be located on the agreed spot, the applicant will return to ABR with a new location.

All the members voting yea, the motion passed.

22. **Docket No. 06-56-20** **C** **14500 Madison Avenue**  
**Hipler Family Dentistry**

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

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

Applicant proposes exterior alterations for new dental office. (Page 90)

Staff provided a brief summary. Leon Sampat, applicant was present to explain the request. The Board asked for an explanation about the easement, said the renovation looked very nice and was an improvement, discussed ADA parking, was concerned about the adjacent building, posting of signage, new pavement would replace the razed garage with the curb cut being as wide as the paved area, stone on back of building looked different compared to the east elevation, asked if the rear stairs would be rebuilt. Staff said the applicant needed to contact Public Works to discuss the elimination of a curb cut, said one handicap spot was required and had to be van accessible. Staff received correspondence from Mr. Chris Gonda, who was also present to provide comment and resolve an issue with the rear parking lot design of the building. No other public comment was offered.

The applicant's responses were:

- There would be no vinyl siding.
- Landscaping could remain and keep three parking spaces.
- The dumpster could be relocated.

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

- The easement and landscaping would remain "as is".
- Three head-in parking spaces would be provided from Marlowe Avenue in the lot to the rear of the building.
- There will be no dumpster located on the west side of Marlowe Avenue; it would remain on the property across the street.
- The applicant will confer with Public Works on updating of any concrete aprons it would need to do.
- The applicant will confer with Public Works about the location of an ADA parking space along Madison Avenue.

All the members voting yea, the motion passed.

**SIGN REVIEW**

23. **Docket No. 06-57-20**

**C**

**13603 Madison Avenue  
 Hako Sushi**

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

Jackie Kim  
 Hako Sushi  
 13603 Madison Avenue  
 Lakewood, Ohio 44107

Applicant proposes signage to reflect name change of existing business and sign for pick-up area. (Page 102)

Staff provided a brief summary. Mr. Kim, representative was present to explain the request. the Board liked the blade and parking lot signage, asked if the temporary banner covered old signage and could it go in the window, asked if SUSHI was needed in the window; letters could be white with no background and moved to the second section of the window, discussion continued about combining the logo and business name and their optional placements. Staff had no further comments. Staff did not receive any communication. Public comment was closed as there was no one to address the issue.

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

- The temporary vinyl and window signs are flipped (SUSHI is in the banner, the logo and HAKO are in the window).

All the members voting yea, the motion passed.

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**ADJOURN**

A motion was made by Ms. Haney, seconded by Mr. Grambort to **ADJOURN** at 9:20 P.M. All the members voting yea, the motion passed.

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Signature

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Date

## Johanna Schwarz

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**From:** Mayor's Office  
**Sent:** Tuesday, June 9, 2020 7:58 AM  
**To:** David Baas; Johanna Schwarz  
**Subject:** FW: 1121 Wilbert Avenue

FYI

**From:** Jeanne Mackay <jeannenmackay@gmail.com>  
**Sent:** Monday, June 8, 2020 5:25 PM  
**To:** Planning Dept <Planning@lakewoodoh.net>  
**Cc:** Tristan Rader <Tristan.Rader@lakewoodoh.net>; Mayor's Office <Mayor@lakewoodoh.net>; Gerry Weber <gweber@weberarchitecture.com>; Gaynel Mellino <gmellino@mac.com>; Michael Mackay <mmackay@mackayeng-surv.com>; Kevin Butler <kbutler@b-law.net>  
**Subject:** 1121 Wilbert Avenue

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

Attn: David Baas, City Planner and Board Secretary

Hello,

I would like to view the new materials/plans submitted for this Thursday's ABR meeting for the proposed project at 1121 Wilbert Road. I have looked online at the new agenda and there are no updated project materials corresponding to this project.

Also, I would like to attend the public "pre-review meeting" this month. How will I find the link to attend the meeting? I know that last month I was not able to attend the pre-meeting because the link was **not** posted as stated in your letter dated 5/5/2020. I also know that other neighboring residents who wanted to attend the meeting had terrible difficulty finding the meeting link, and thus gave up in frustration. This is not a good situation. The link should be posted in a place of prominence on the City's website and in plenty of time before the meeting begins.

I trust that this month's meetings will be more available to all who wish to attend. Thanks for your help in this matter.

Jeanne Mackay  
216.221.1803

## Johanna Schwarz

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**From:** Carl Orban <carlorban@att.net>  
**Sent:** Wednesday, June 10, 2020 1:36 PM  
**To:** Planning Dept  
**Subject:** 11840 Lake Ave. 06-47-20

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

Dear Architectural Board of Review Members,

Regarding the driveway proposal for Brian and Gretchen at 11840 Lake Ave. as a 42 year resident in this neighborhood I would like to thank them for their investment in there home. There energy and commitment to the property shows very well.

Having been a past member of the Architectural board I understand the the time and energy you commit too when discussing and reviewing the changes in all our neighborhoods.

The five properties in this section of Lake Ave. are a little different than the typical Lakewood home. First and foremost there are no front porches and that typical path that welcomes guests to the front door is not as prominent from the street. The second large issue is the existing driveway has been retrofitted in the past to save the expense of removing trees that now makes the vehicle very difficult to maneuver, most of the time it is necessary to back out onto the 35 mph Lake Ave. Having spent some years working with storm water management issues, I understand that less hard surface is usually better, however there are larger issues for this property that need to be addressed.

I am supporting these changes to this property and want to thank Brian and Gretchen for there investment. This driveway, the welcoming path to the front door and landscaping will have a fresh and improved look that will last a long time.

Thank You  
Carl Orban

*Carl Orban*

*11852 Lake Avenue*

*Lakewood, Ohio 44107*

*b: 216.521.3283*

*c: 216.905.3478*

## Johanna Schwarz

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**From:** Steven Sparks <levain3@hotmail.com>  
**Sent:** Monday, June 8, 2020 3:54 PM  
**To:** Planning Dept  
**Subject:** 2253 Olive Avenue

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

Dear Mr. Baas

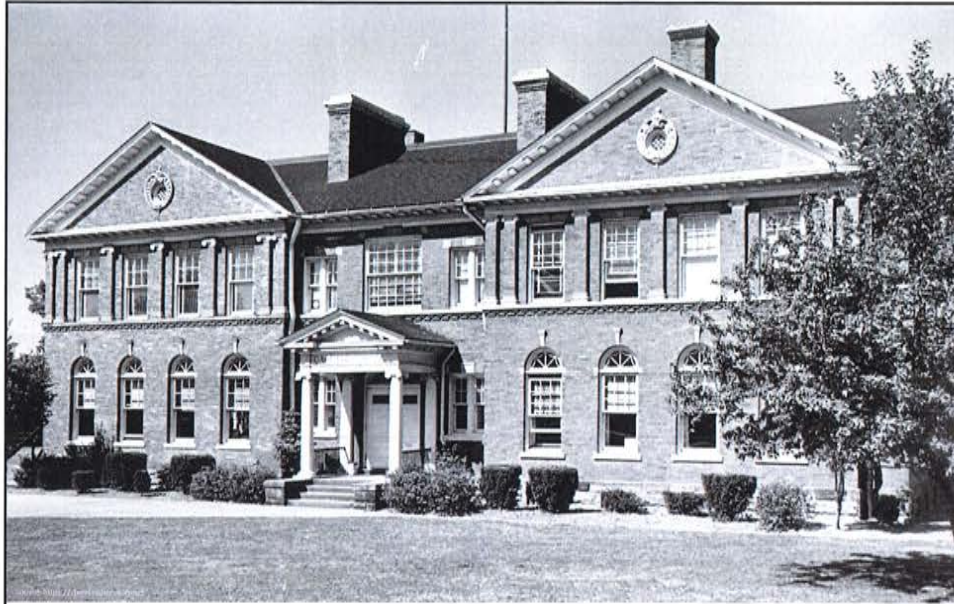
I am writing to indicate my support for the project at 2253 Olive Ave. The couple living there has done a tremendous job improving what had been an eyesore of a house. They should certainly be able to proceed with widening their driveway.


Thank you

Steven Sparks  
2263 Olive Ave  
Lakewood, OH 44107

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Sent from Outlook Email App for Android




 **Architectural Board of Review**  
*June 2020*

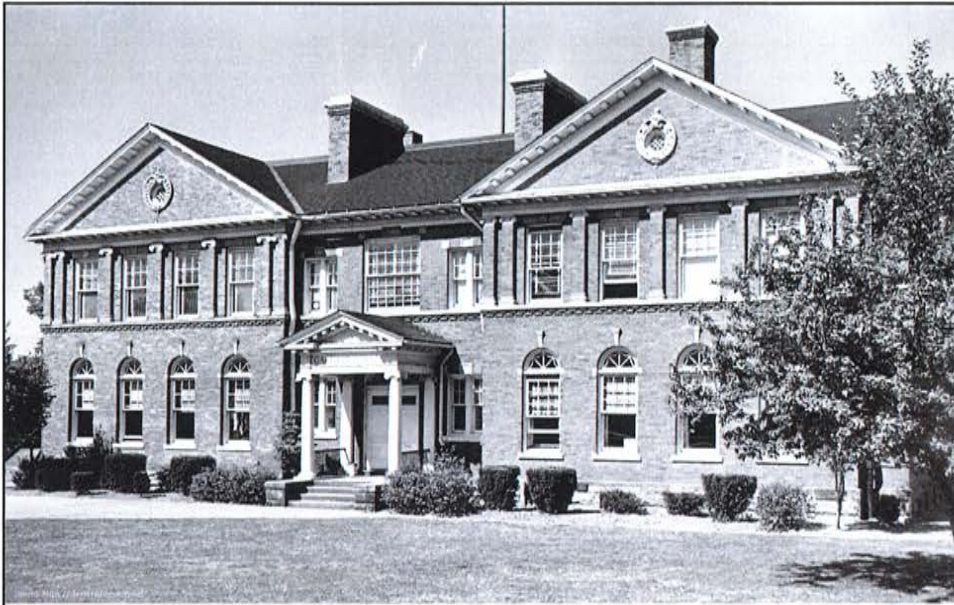
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**Remote Meeting Procedures**

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

 **Architectural Board of Review**  
*June 2020*

2



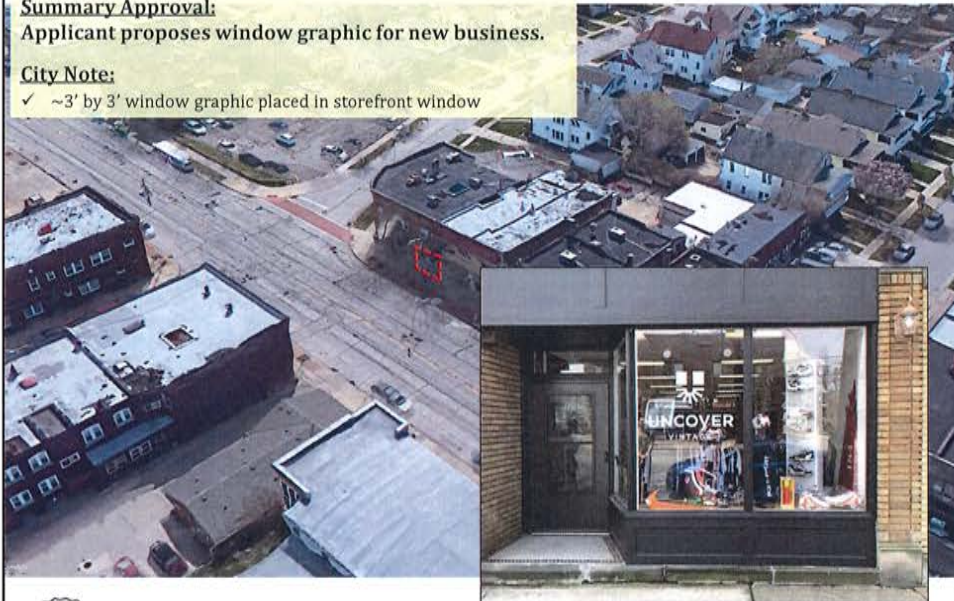
Architectural Board of Review  
**Sign Review (Summary Approval) - June 2020**

3

**Summary Approval:**  
Applicant proposes window graphic for new business.

**City Note:**

✓ ~3' by 3' window graphic placed in storefront window



Docket No. 06-58-20 (13703 Madison)  
**Uncover Vintage - Sign Review - June 2020**

4

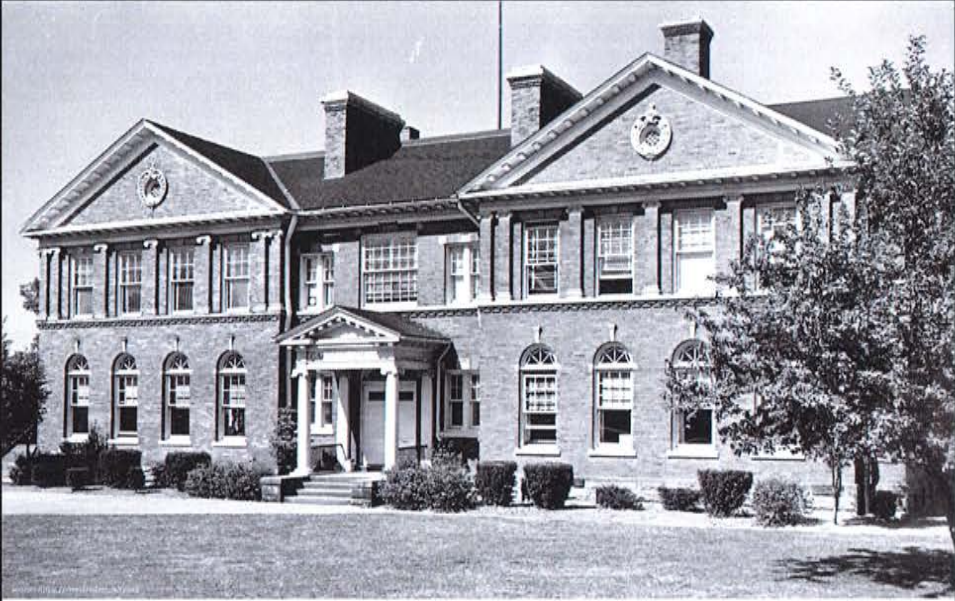
**Summary Approval:**  
Applicant proposes window graphic for new business.

**City Note:**  
✓ Proposes a 3 ft<sup>2</sup> graphic for centered placement in existing single ~10' X 5' storefront window




**Docket No. 06-59-20 (17316 Madison)**  
**Grace a Salon - Sign Review - June 2020**

5




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

6

Applicant proposes demolition of existing home, new construction.

**City Notes:**

- Existing home built in 1854, Garage added in 1987 (County Records), Not a locally-designated historic property
- Current site plan would require variances for side yard, lot coverage (R-2)
- Recommend maintaining a front façade along Riverside and garage to remain at rear of home
- Request confirmation of rear yard set back, intended materials, lighting, landscaping



## Deferral Requested



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

7

### 1133.09 Demolition or Removal of Residential Structures

(a) Lakewood consists of very **distinctive neighborhoods that were settled at different times** during its development each with its own distinctive housing patterns...

...recognizable by their **consistency of characteristics such as height, setbacks and side yards as well as their distinctive exterior façade design elements** including, but not limited to, porches and steps, masonry, stoops, cornices and trims, doors and windows and other architectural styles and features...

...in a correspondence from the Ohio Historic Preservation Office dated May 5, 1992, their opinion is that **the entire City constitutes a single historic district...**

...As a result of the Ohio Historic Preservation findings, the **City encourages conservation, preservation, redevelopment, and revitalization of residential neighborhoods** to preserve their unique environments and for the public welfare of the City.



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

8

**1133.09 Demolition or Removal of Residential Structures**

- (b) Requirements Before Demolition or Removal of Principal Structures on Residential Properties. **No demolition or removal of a principle structure, built in 1945 or earlier...** shall be permitted unless and until one of the following conditions is satisfied:
- (3) **The proposed principle structure at the location of such property conforms to the design requirements set forth in Chapter 1325 of the Building Code and has been approved by the Architectural Board of Review (ABR),** and by any other required boards and commissions of the City, in order to proceed with the new principle structure. In addition...all approvals for such proposed principle structure shall be based on the following factors:
- (a) The proposed principle structure is consistent with **the Code, the Vision, and the "Standards for Rehabilitation"** adopted by the U.S. Secretary of the Interior, as stated in Title 36 of the Code of Federal Regulations, Part 1208 (Formerly of Part 67); and...
  - (b) The proposed principle structure is consistent with **any historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.**



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

9

**Three Levels of Scrutiny for a Residential Demolition:**

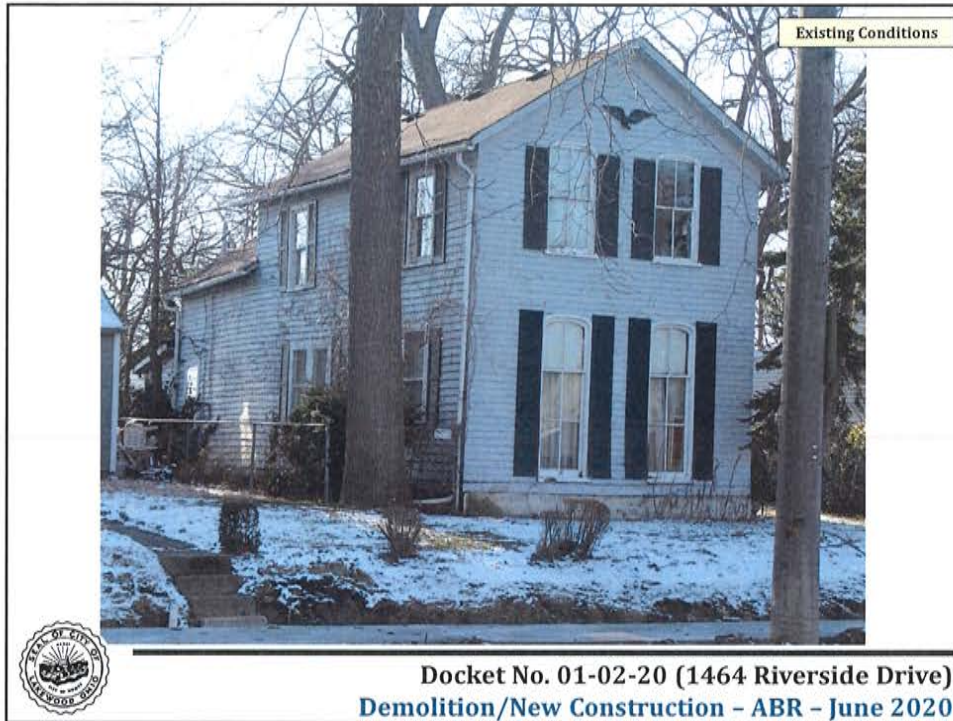
- For a structure built *after 1945* - No special requirements  
- ABR must approve replacement
- For a structure built *before 1945* - **ABR must approve replacement**  
- **Proposed replacement is consistent with historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.**
- *Locally-Designated Historic Property* - ABR must approve replacement  
- ABR must issue a Certificate of Appropriateness  
- Consistent with Secretary of the Interior's *Standards for Rehabilitation*  
- Proposed replacement is consistent with historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood



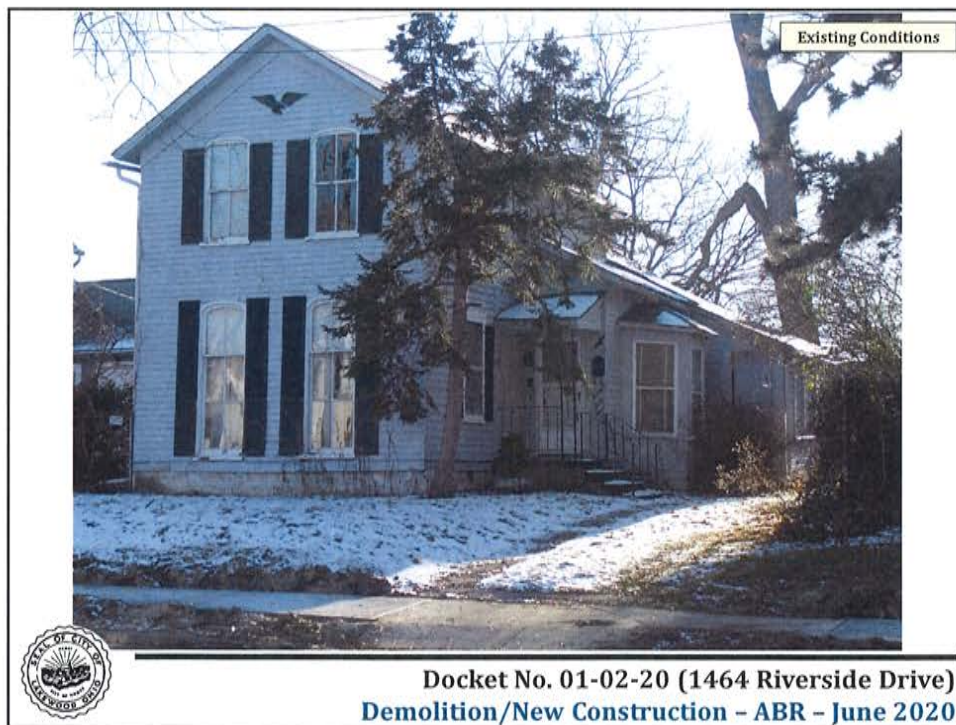
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**Docket No. 01-02-20 (1464 Riverside Drive)  
Demolition/New Construction - ABR - June 2020**

10



11



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Existing Conditions



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

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Existing Conditions



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

14

Neighborhood Context



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

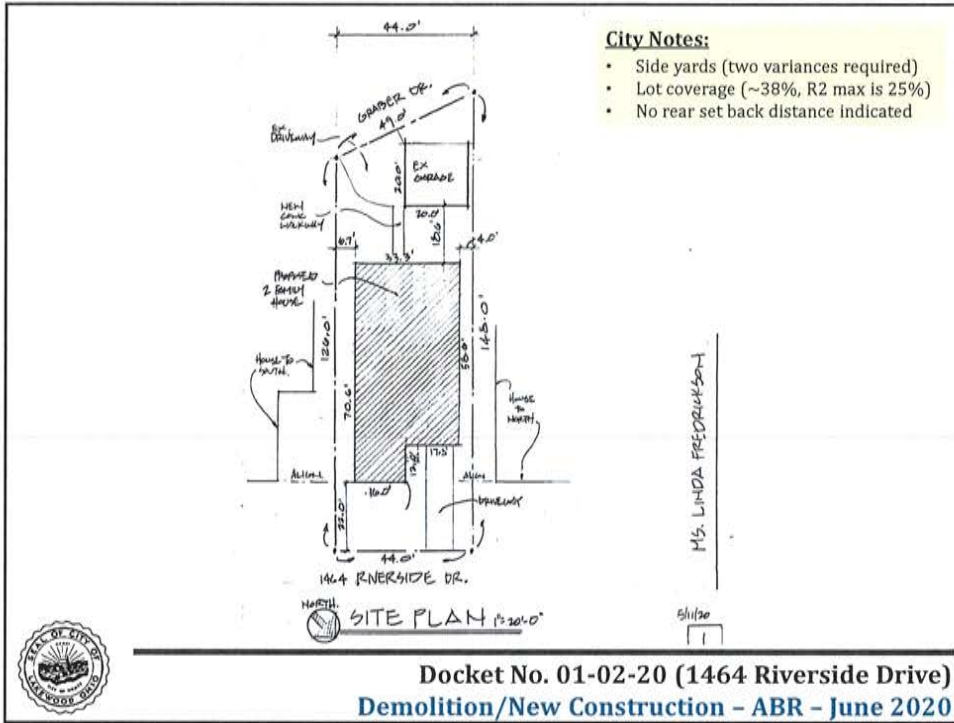
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Neighborhood Context

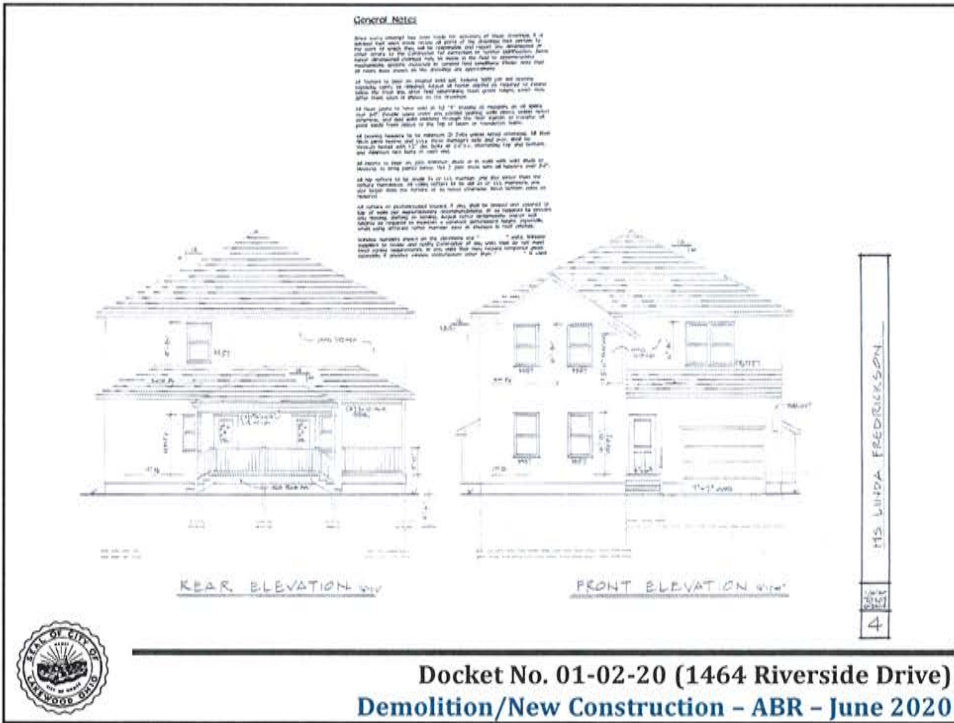


Docket No. 01-02-20 (1464 Riverside Drive)  
Demolition/New Construction - ABR - June 2020

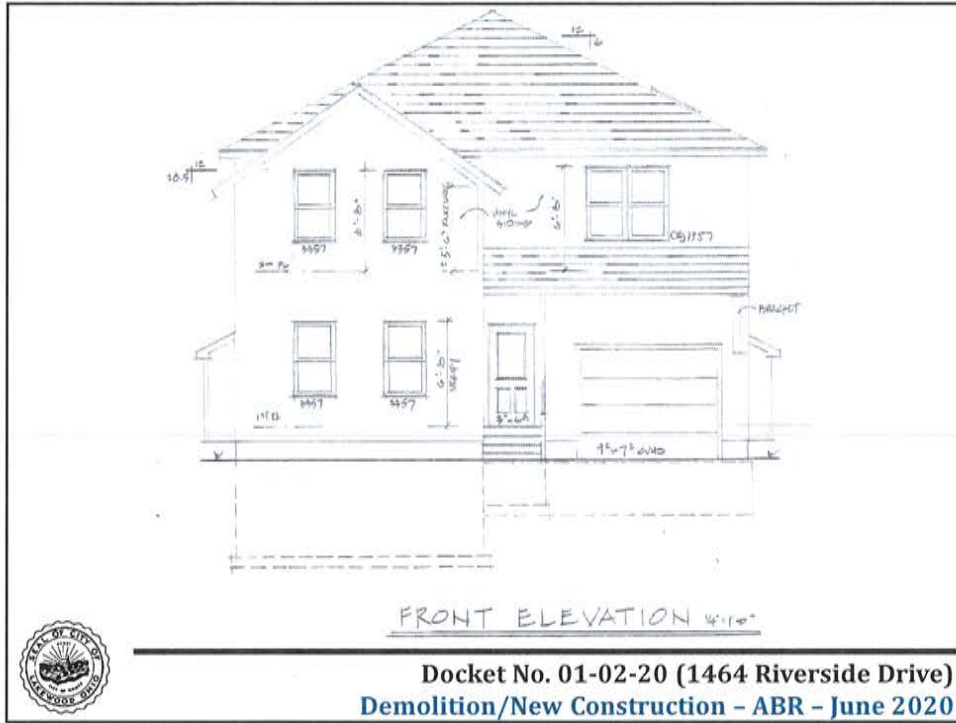
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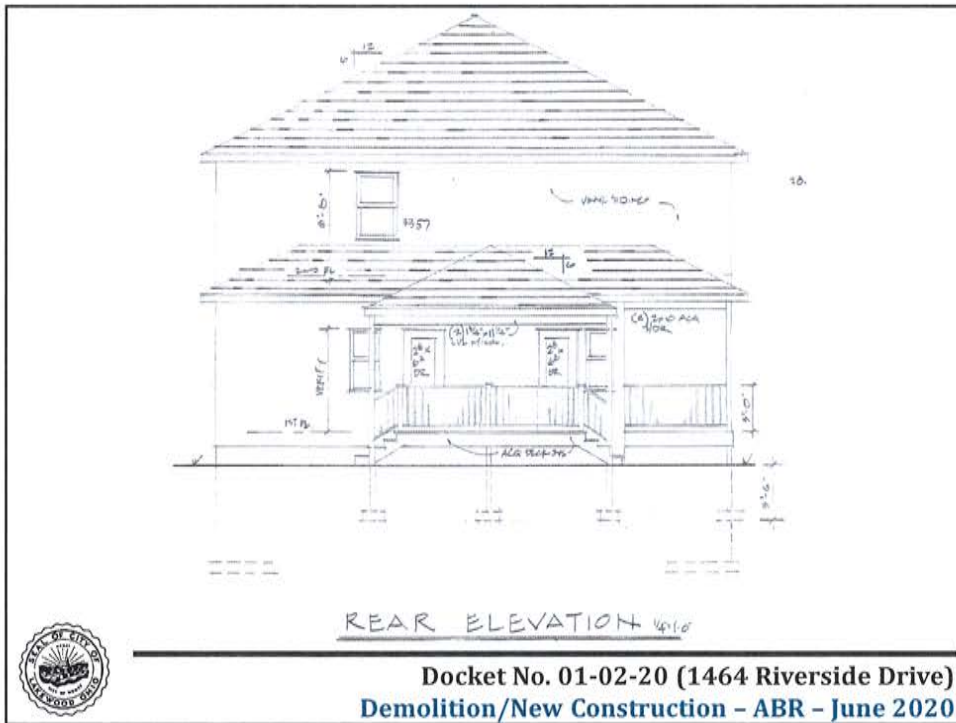
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18

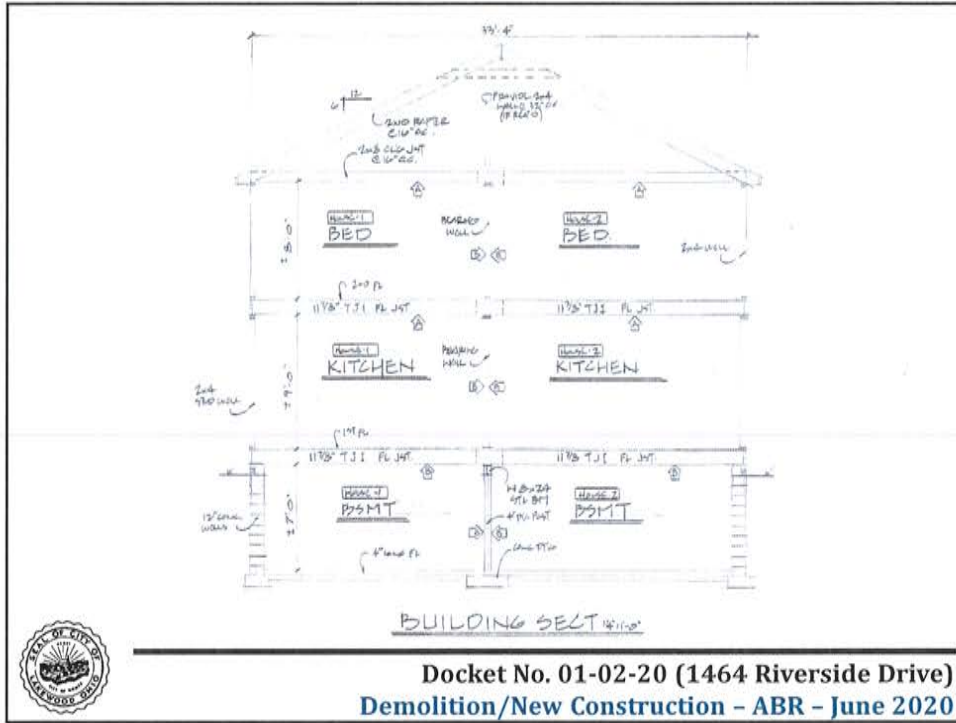


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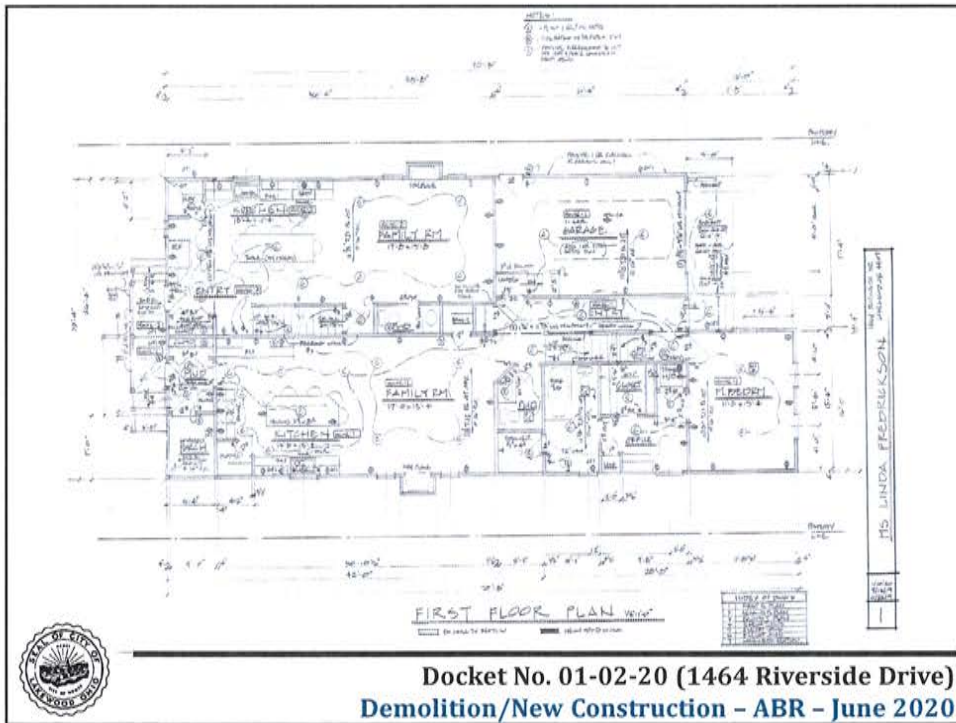
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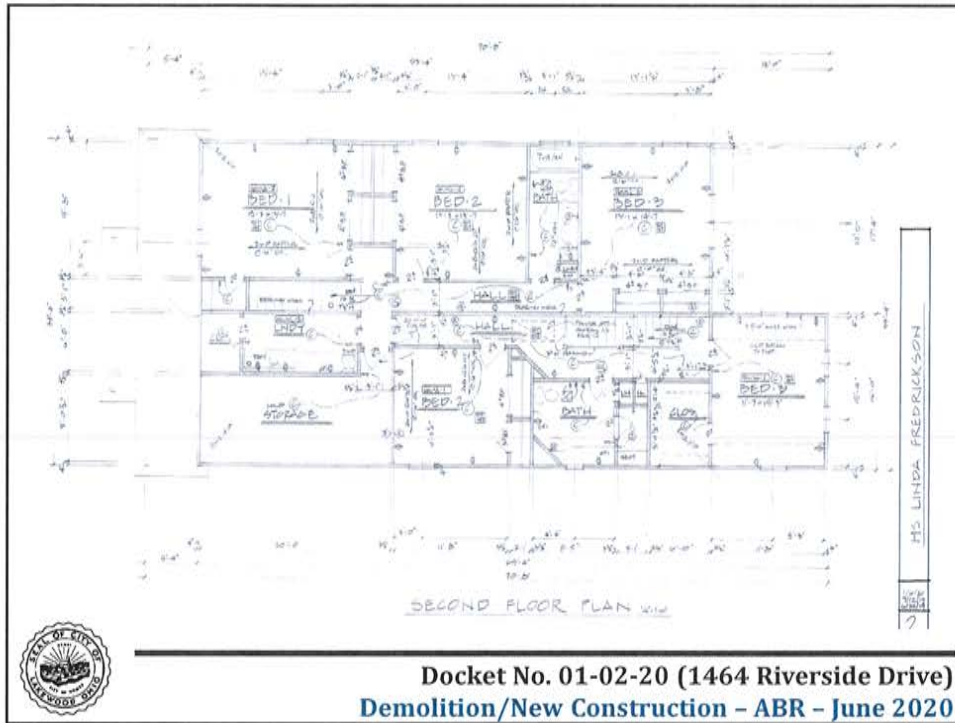
Docket No. 01-02-20 (1464 Riverside Drive)  
Demolition/New Construction - ABR - June 2020

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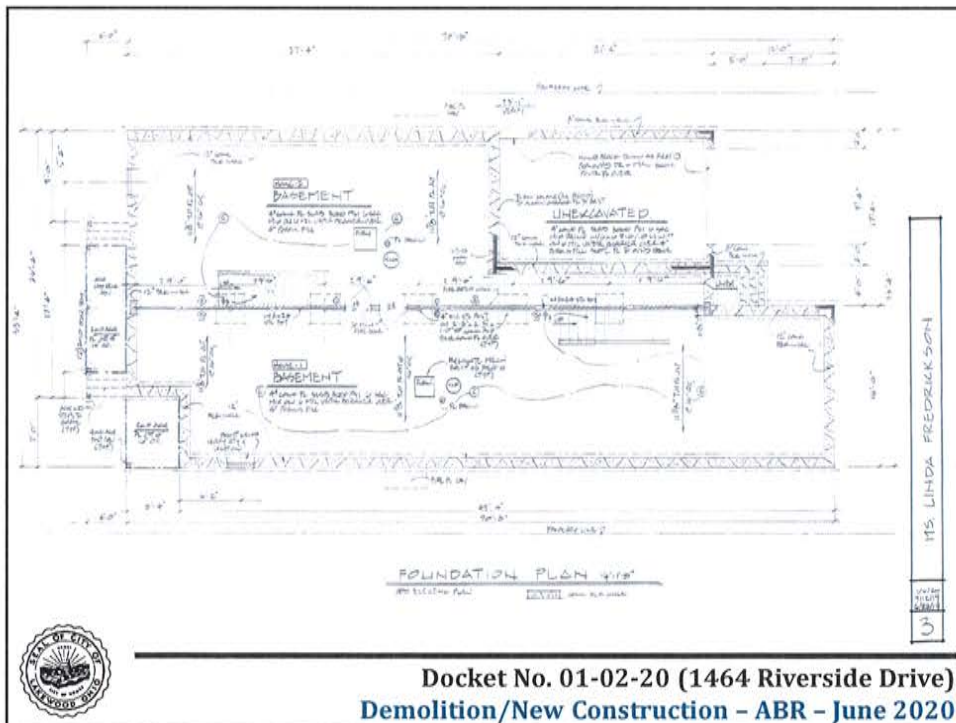
Docket No. 01-02-20 (1464 Riverside Drive)  
Demolition/New Construction - ABR - June 2020

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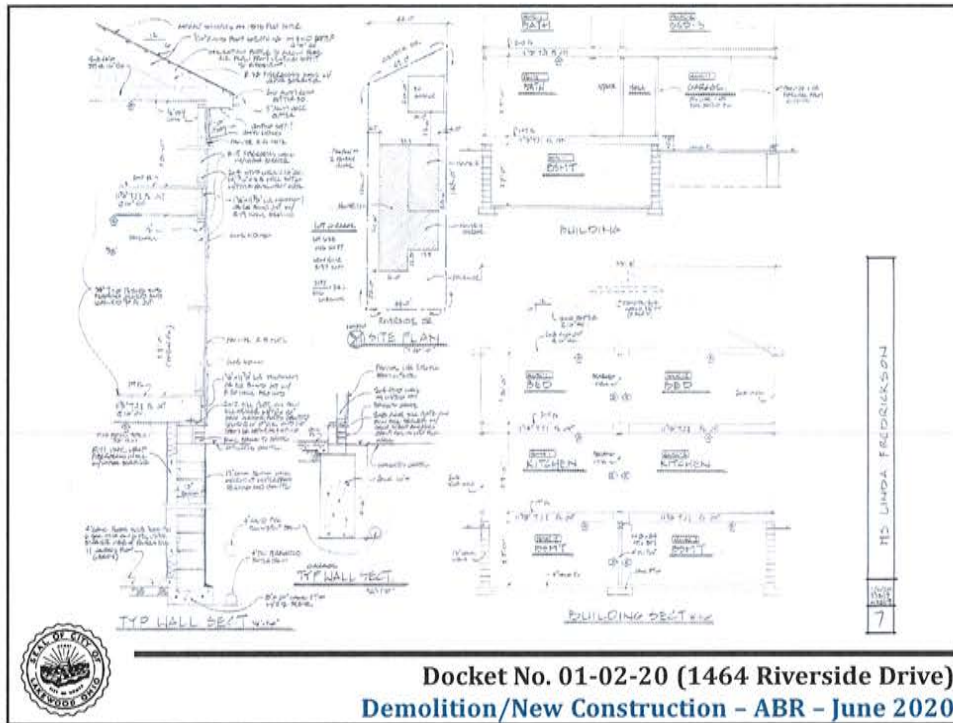
**Docket No. 01-02-20 (1464 Riverside Drive)  
Demolition/New Construction - ABR - June 2020**

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

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

27

**Applicant proposes demolition of existing home, new construction.**

**City Notes:**

- Existing home built in 1952 (County Records), not a locally-designated historic property
- Requires coordination with Public Works for shift of curb cut/new driveway
- Provide updated plans that include full driveway design and walkway from front door to Wilbert sidewalk.
- Provide intended material examples, lighting and detailed landscaping plan.

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

**Docket No. 05-35-20 (1121 Wilbert)  
Demolition/New Construction - ABR - June 2020**

28

**1133.09 Demolition or Removal of Residential Structures**

- (a) Lakewood consists of very **distinctive neighborhoods that were settled at different times** during its development each with its own distinctive housing patterns...

...recognizable by their **consistency of characteristics such as height, setbacks and side yards as well as their distinctive exterior façade design elements** including, but not limited to, porches and steps, masonry, stoops, cornices and trims, doors and windows and other architectural styles and features...

...in a correspondence from the Ohio Historic Preservation Office dated May 5, 1992, their opinion is that **the entire City constitutes a single historic district...**

...As a result of the Ohio Historic Preservation findings, the **City encourages conservation, preservation, redevelopment, and revitalization of residential neighborhoods** to preserve their unique environments and for the public welfare of the City.

(Ord. 124-05. Passed 2-6-2006.)



Docket No. 05-35-20 (1121 Wilbert)  
Demolition/New Construction - ABR - June 2020

29

**1133.09 Demolition or Removal of Residential Structures**

- (b) Requirements Before Demolition or Removal of Principal Structures on Residential Properties. **No demolition or removal of a principle structure, built in 1945 or earlier...** shall be permitted unless and until one of the following conditions is satisfied:

(3) **The proposed principle structure at the location of such property conforms to the design requirements set forth in Chapter 1325 of the Building Code and has been approved by the Architectural Board of Review (ABR),** and by any other required boards and commissions of the City, in order to proceed with the new principle structure. In addition...all approvals for such proposed principle structure shall be based on the following factors:

- (a) The proposed principle structure is consistent with **the Code, the Vision, and the "Standards for Rehabilitation"** adopted by the U.S. Secretary of the Interior, as stated in Title 36 of the Code of Federal Regulations, Part 1208 (Formerly of Part 67); and...
- (b) The proposed principle structure is consistent with **any historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.**

(Ord. 124-05. Passed 2-6-2006.)



Docket No. 05-35-20 (1121 Wilbert)  
Demolition/New Construction - ABR - June 2020

30

**Three Levels of Scrutiny for a Residential Demolition:**

- For a structure built *after 1945* - No special requirements  
- ABR must approve replacement
- For a structure built *before 1945* - ABR must approve replacement  
- Proposed replacement is consistent with historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.

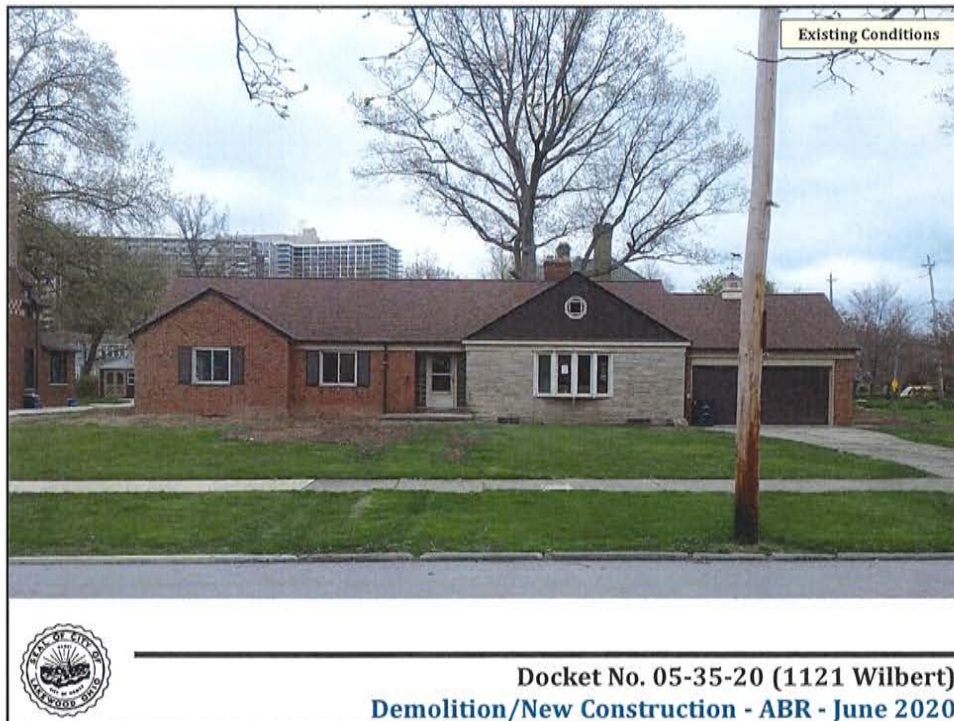
**1325.03 PURPOSES OF BOARD.**

- ...to protect the value, appearance and use of property...
- ...to maintain a high character of community development...
- ...to protect the public health, safety, convenience and welfare...
- ...to protect real estate within the City from impairment or destruction of value being replaced and/or the nature and appearance of the surrounding neighborhood



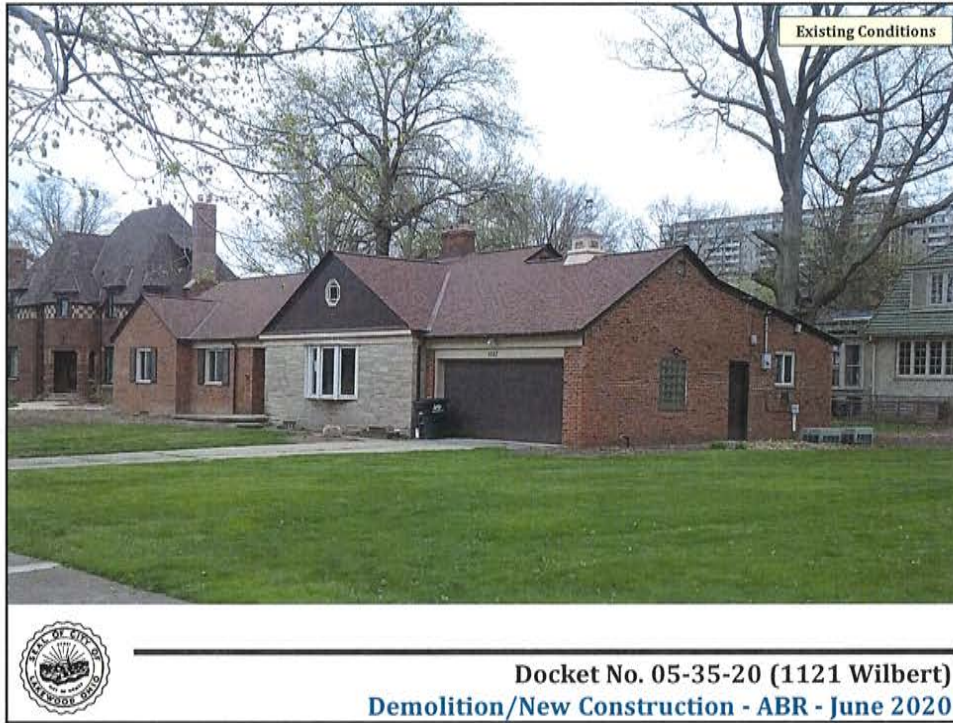
Docket No. 05-35-20 (1121 Wilbert)  
Demolition/New Construction - ABR - June 2020

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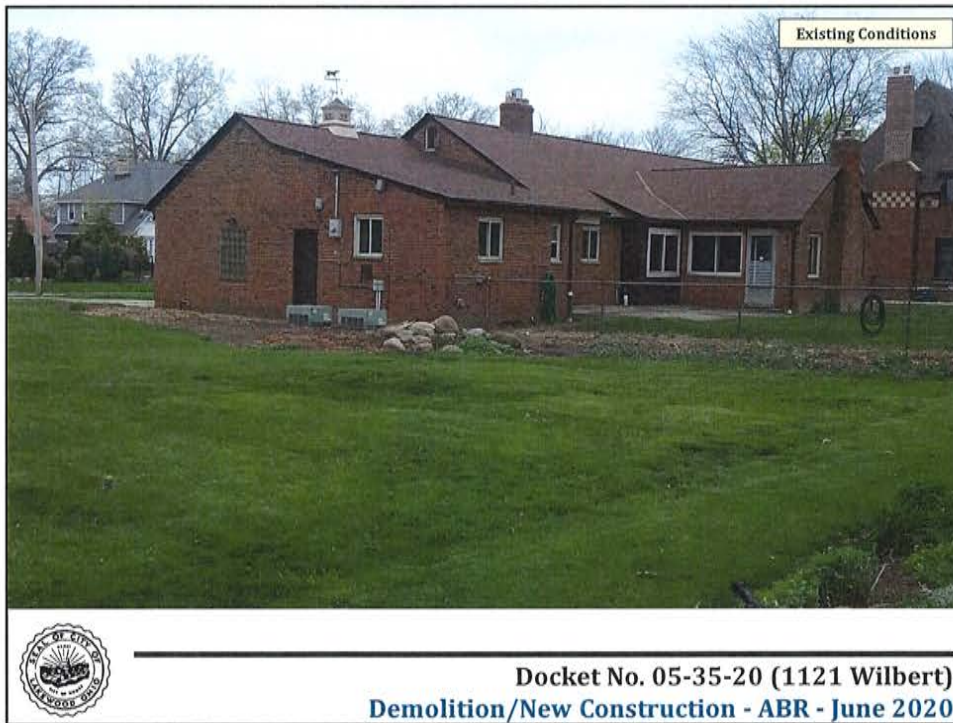


Docket No. 05-35-20 (1121 Wilbert)  
Demolition/New Construction - ABR - June 2020

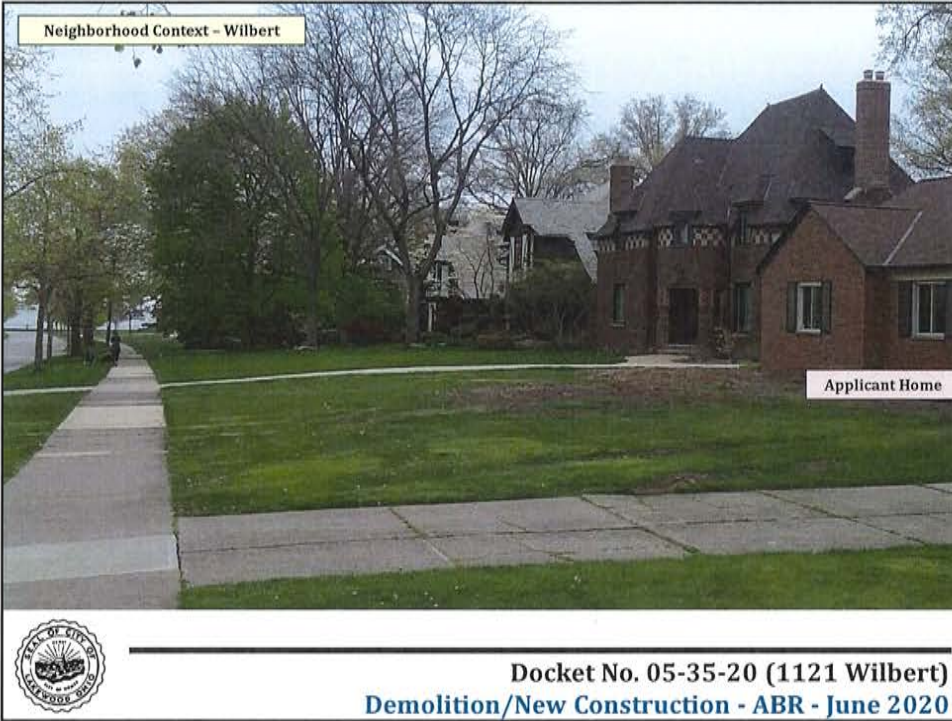
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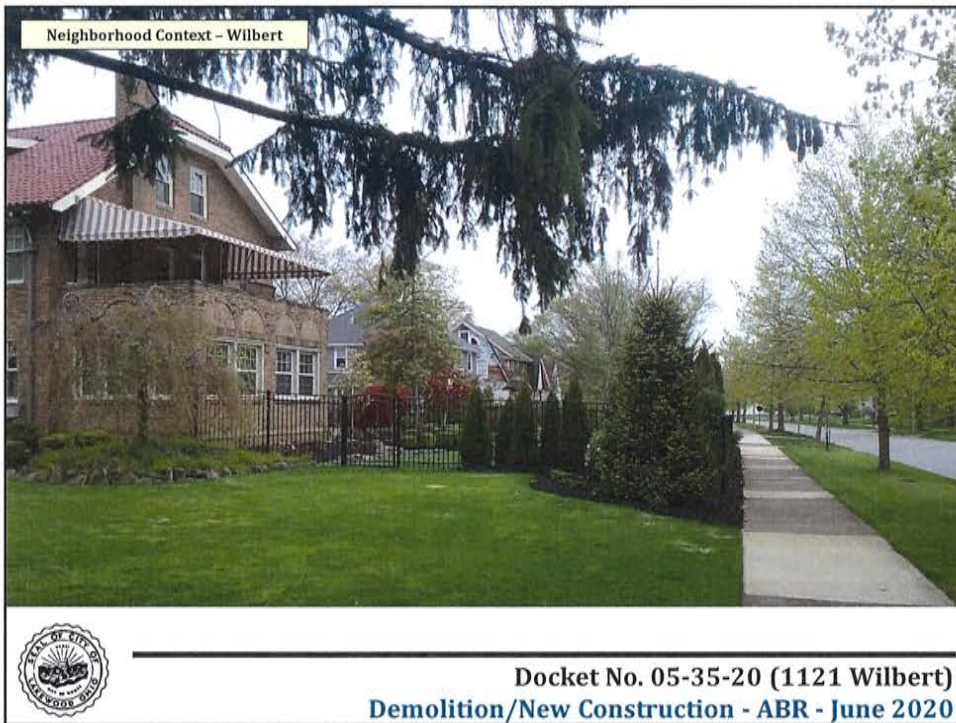
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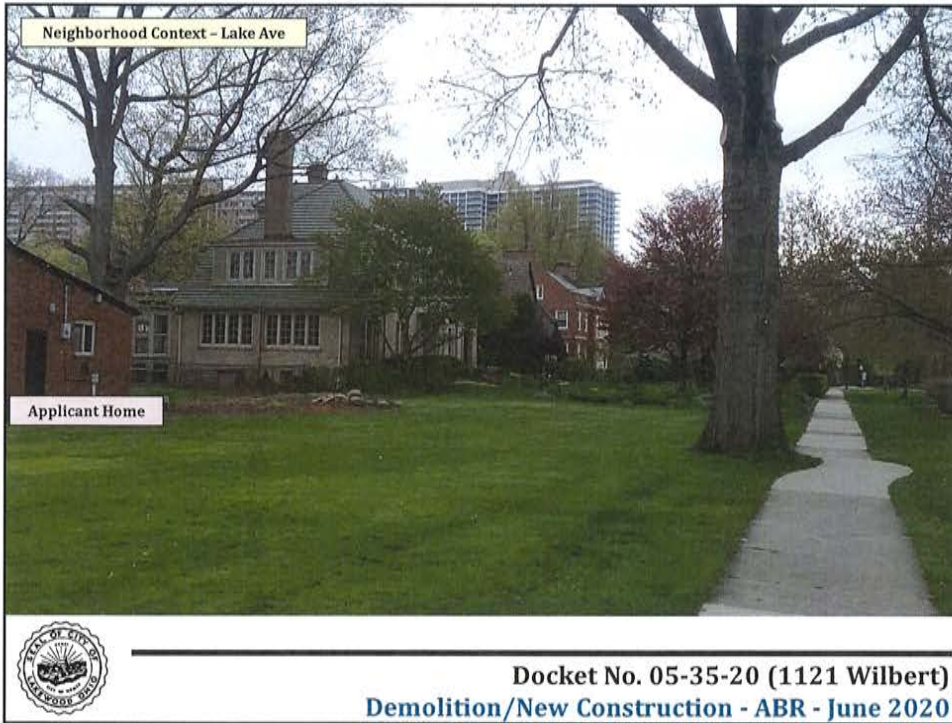
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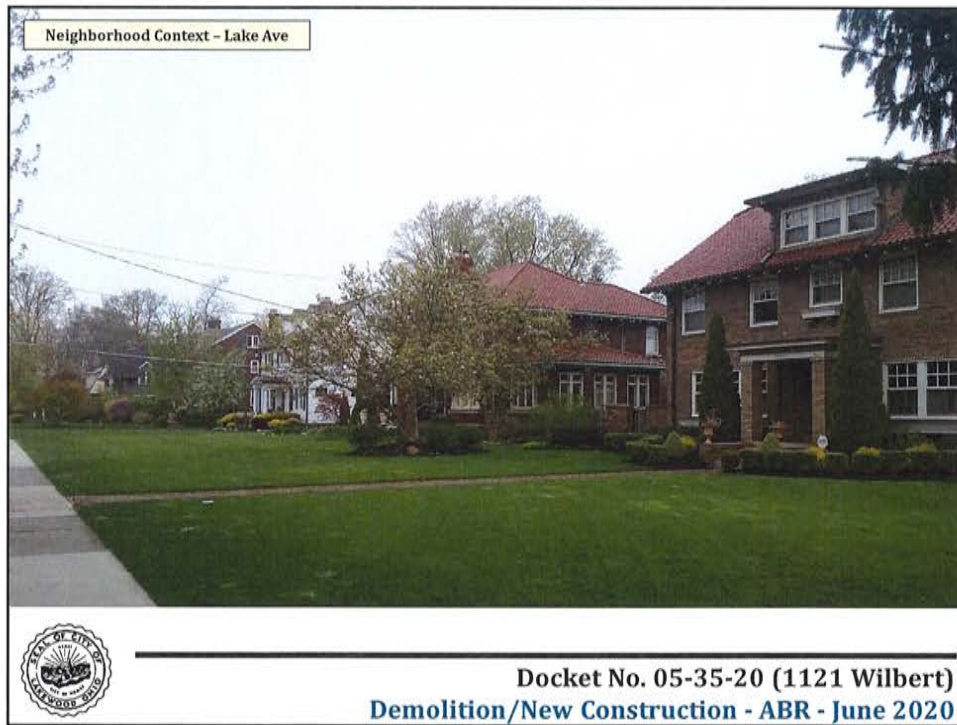
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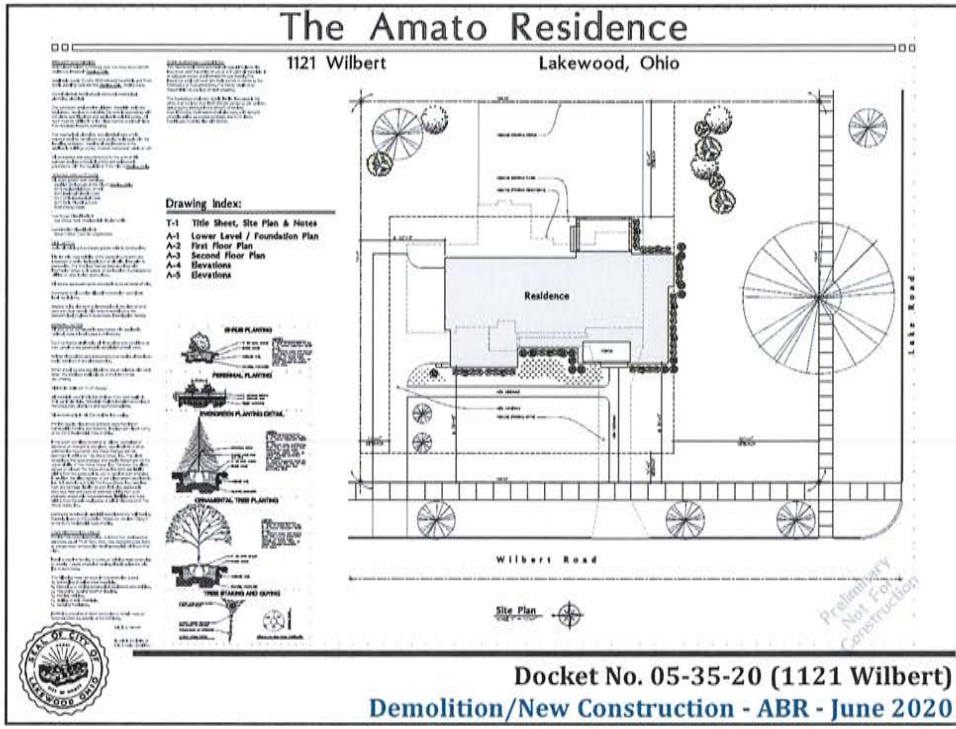
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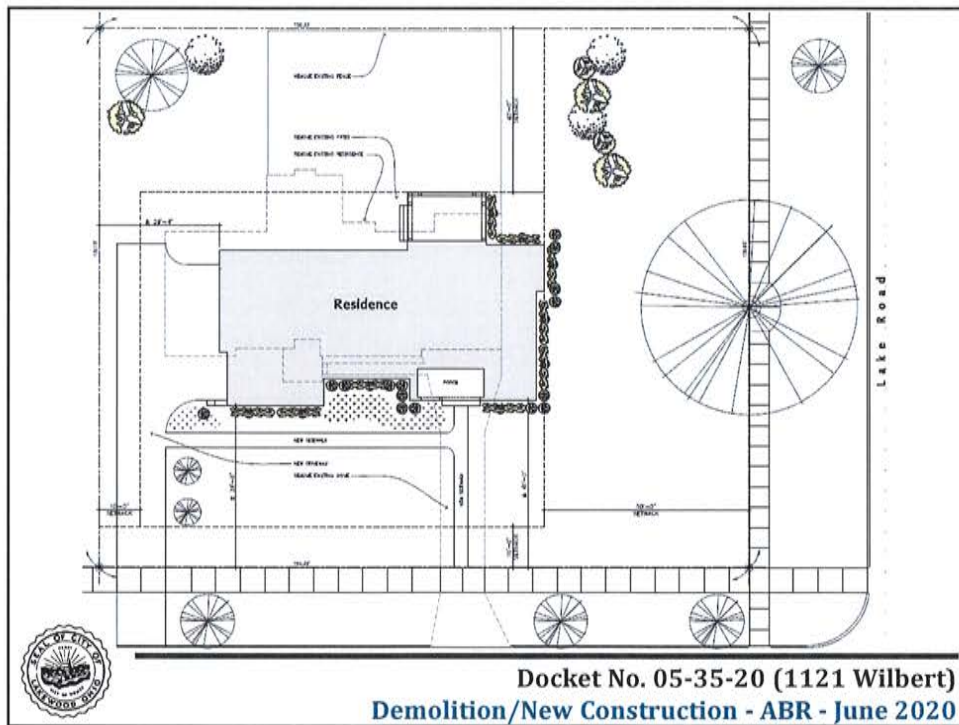
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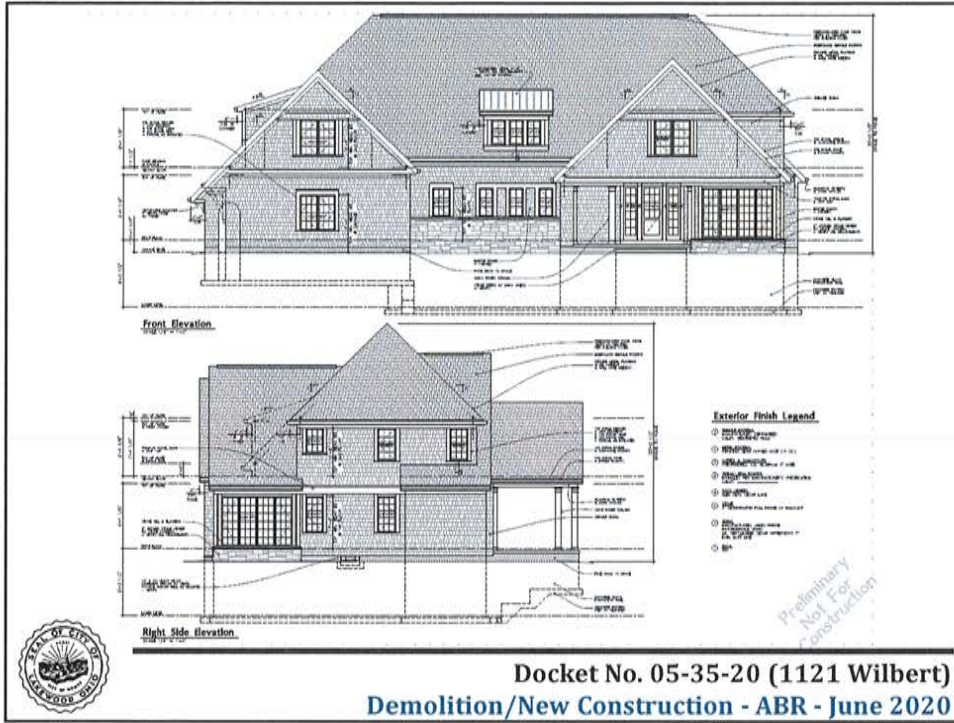
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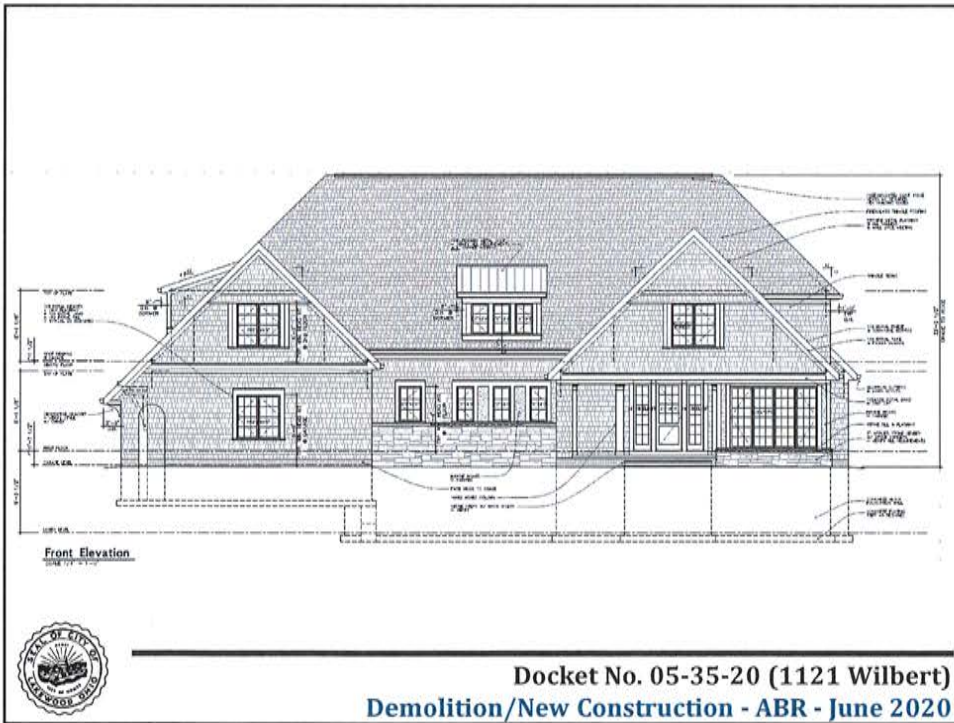
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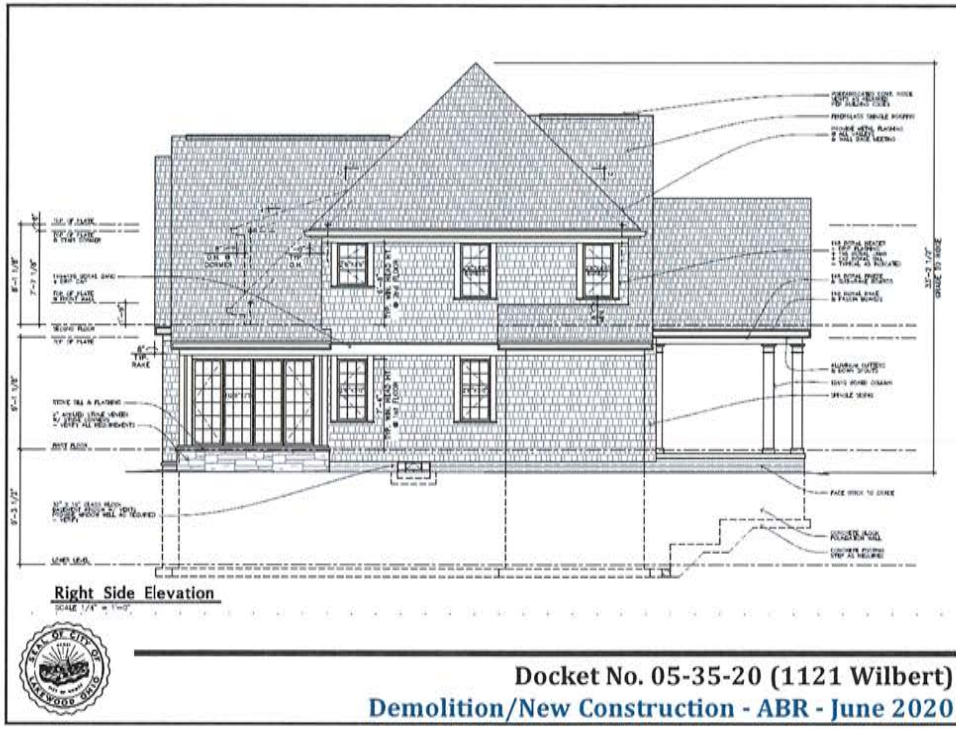
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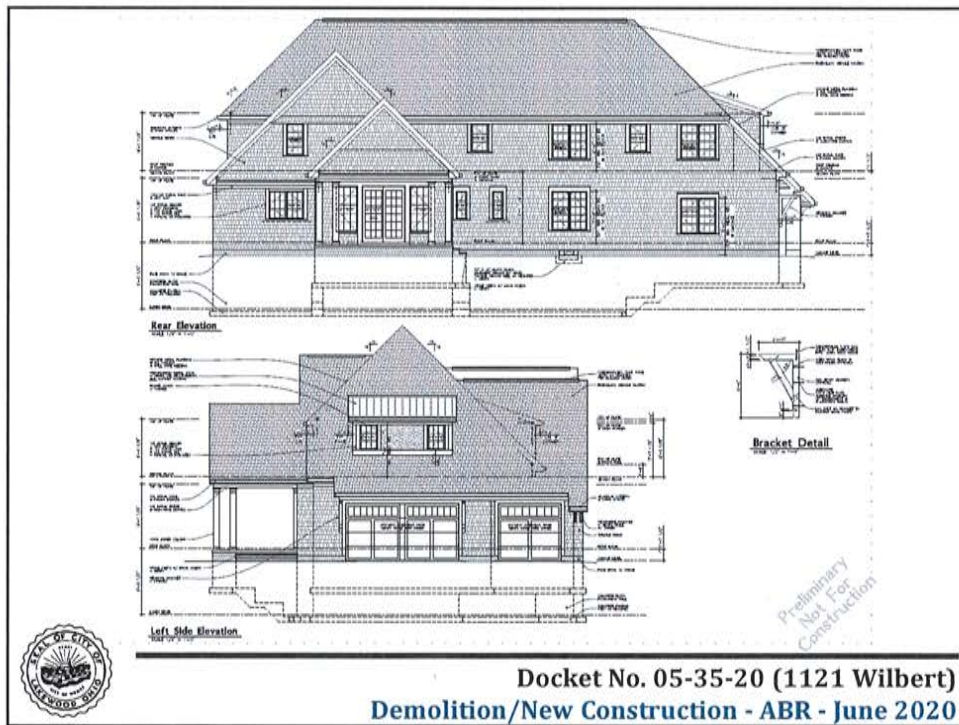
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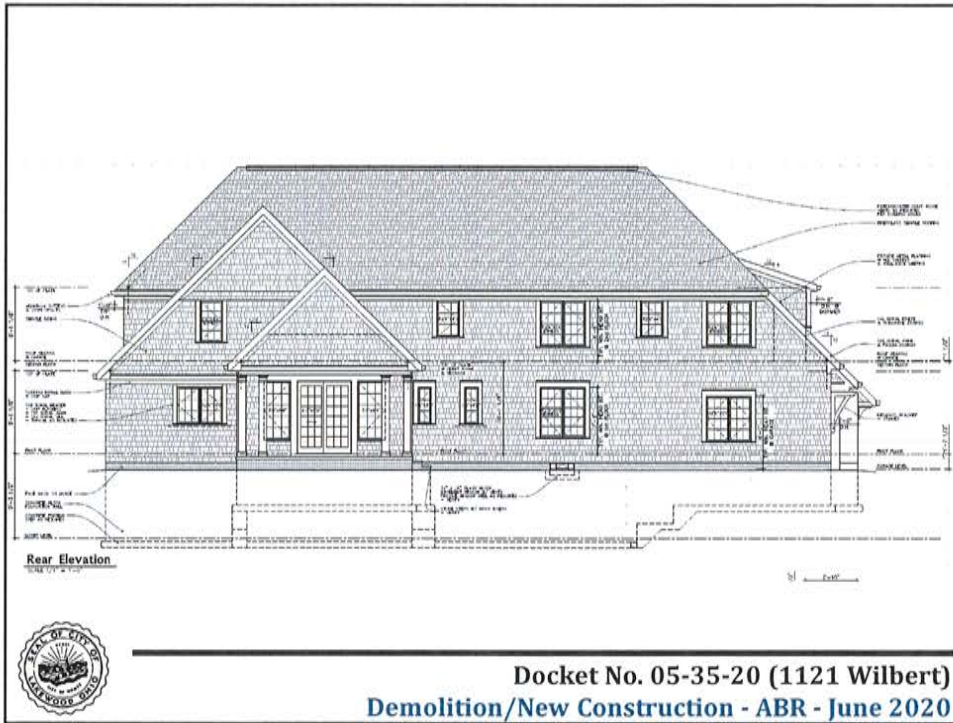
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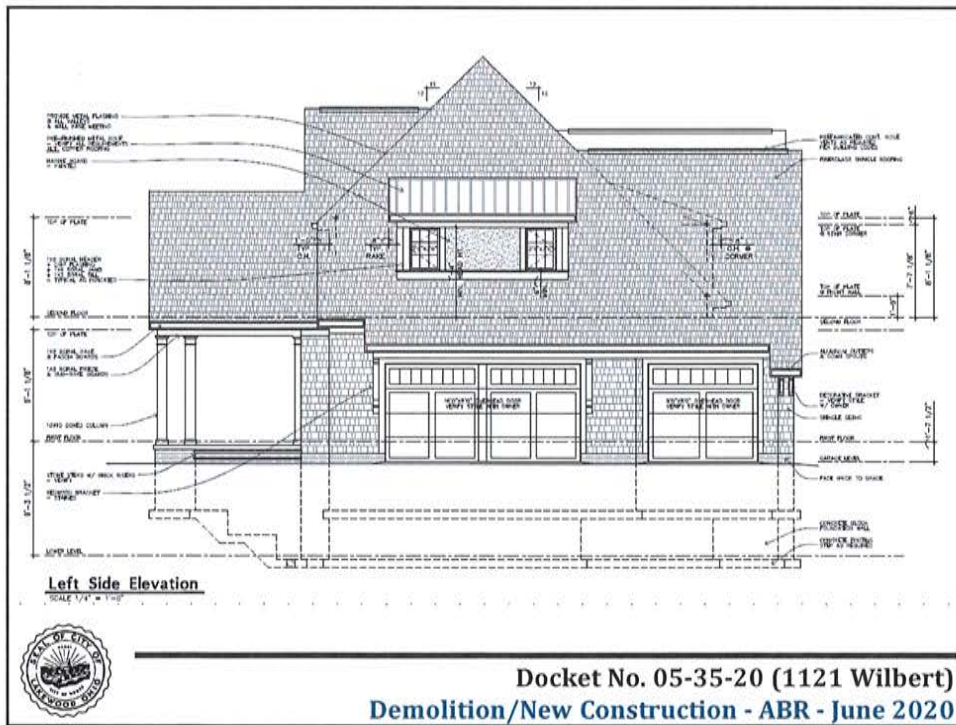
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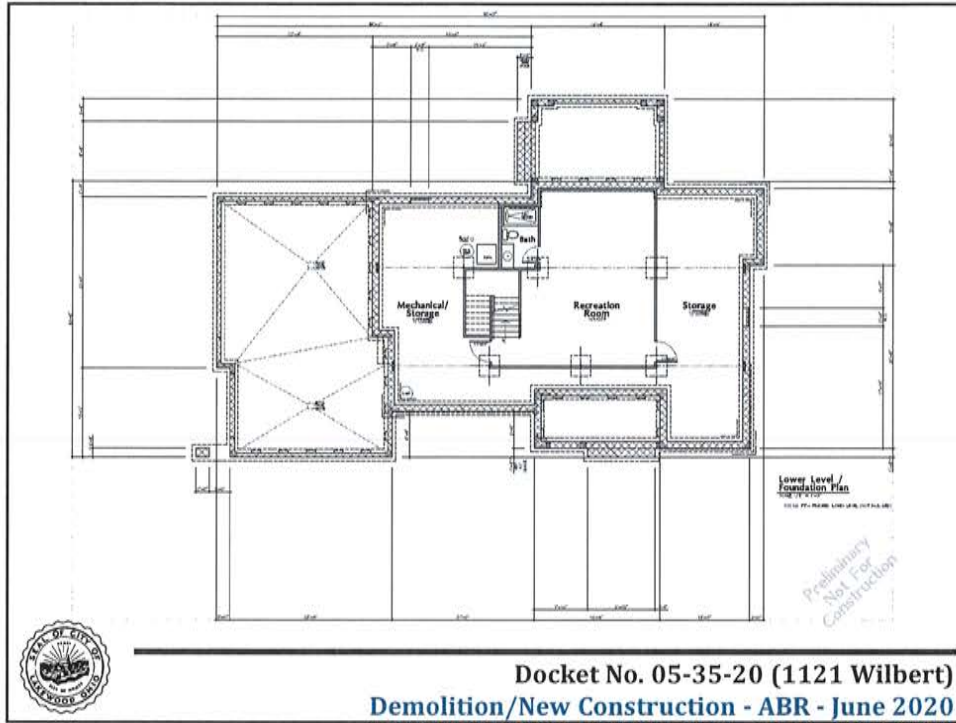
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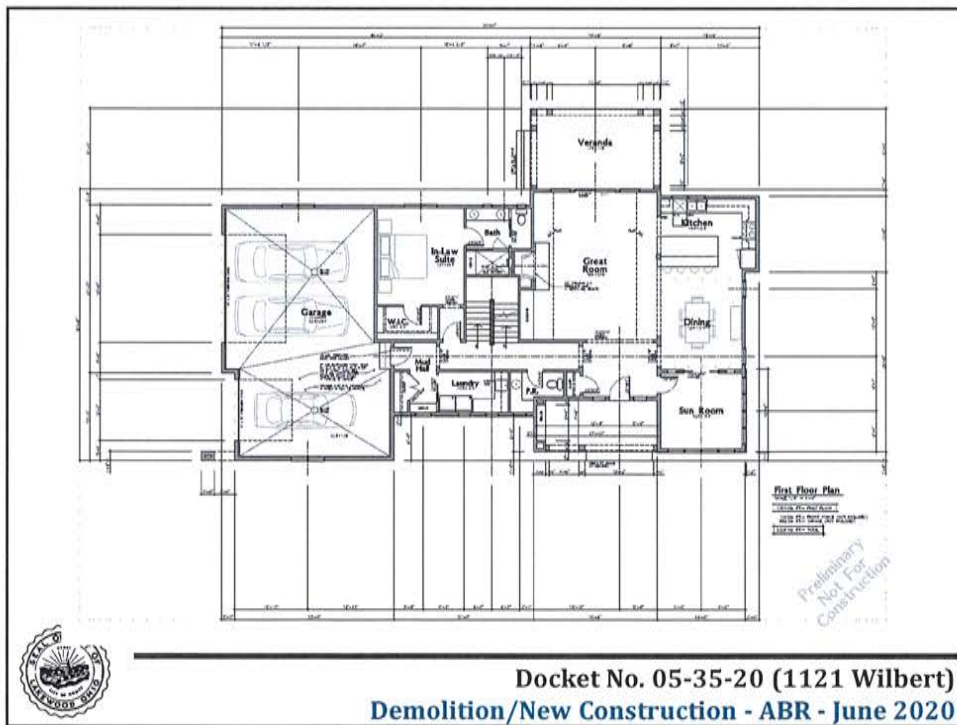
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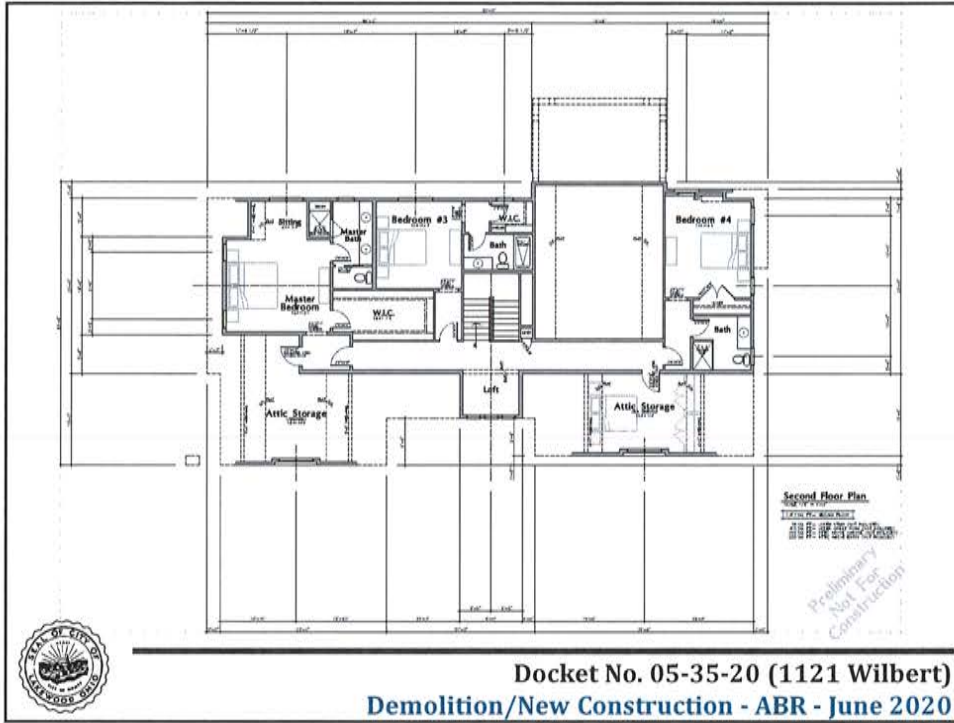
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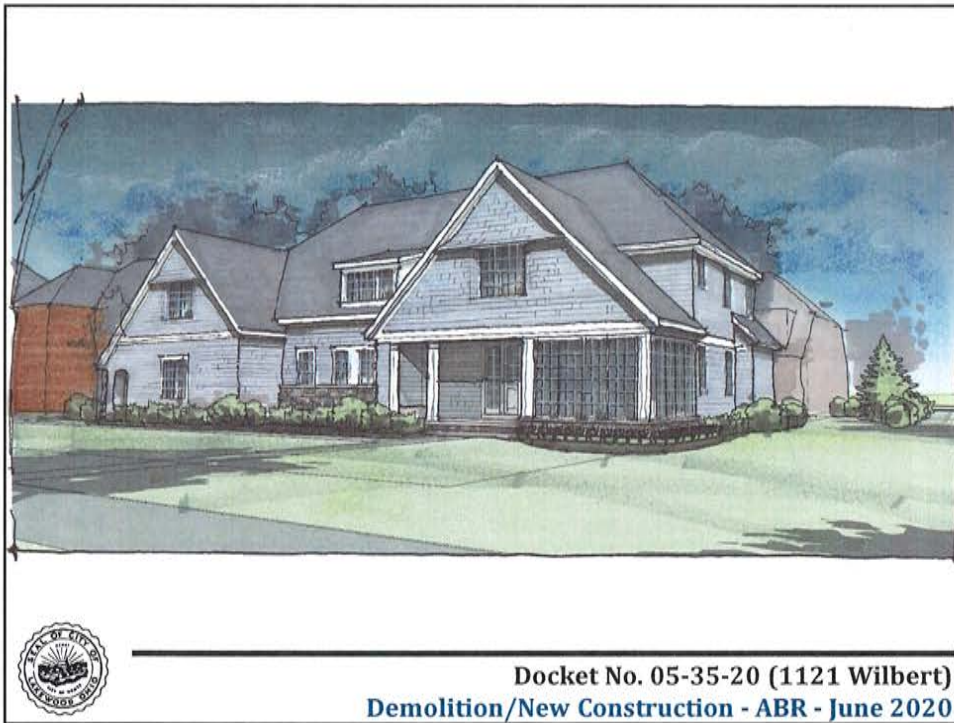
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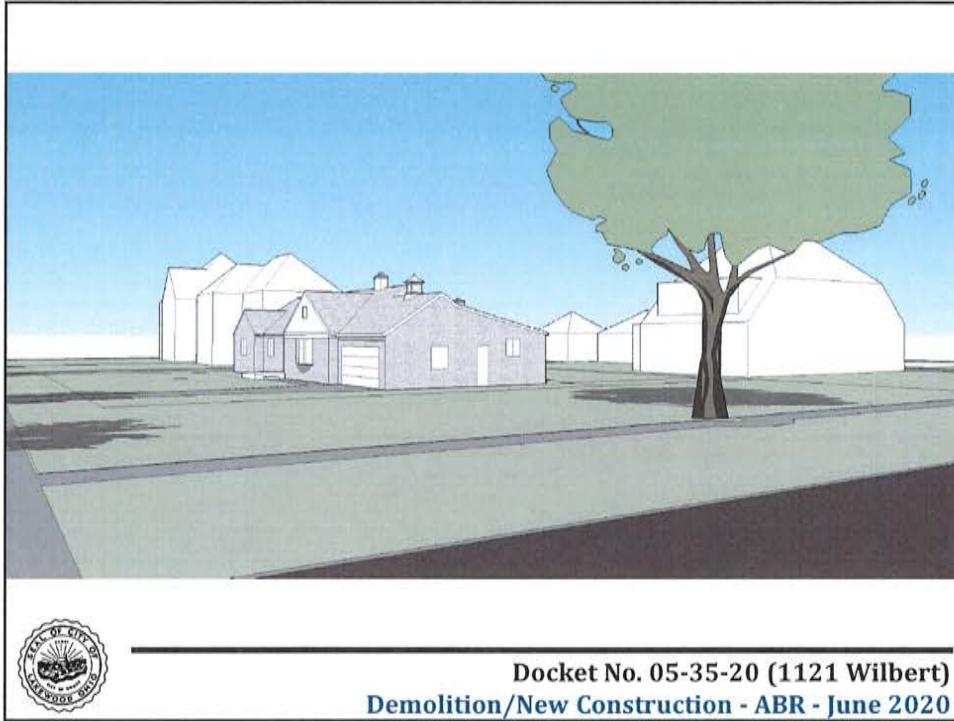
**Docket No. 05-35-20 (1121 Wilbert)**  
**Demolition/New Construction - ABR - June 2020**

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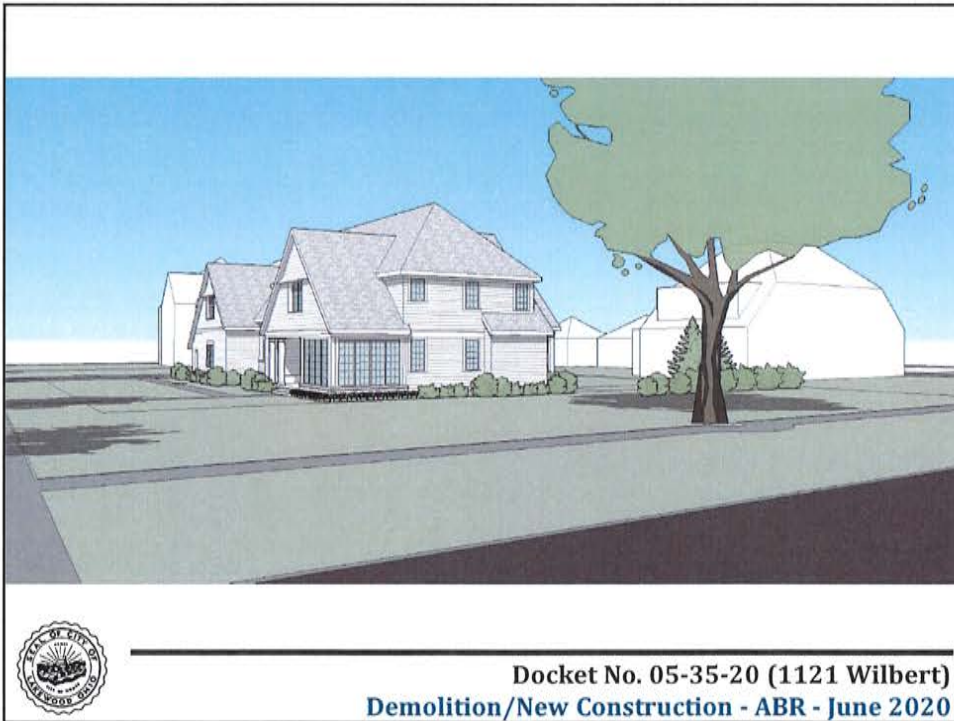


**Docket No. 05-35-20 (1121 Wilbert)**  
**Demolition/New Construction - ABR - June 2020**

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54



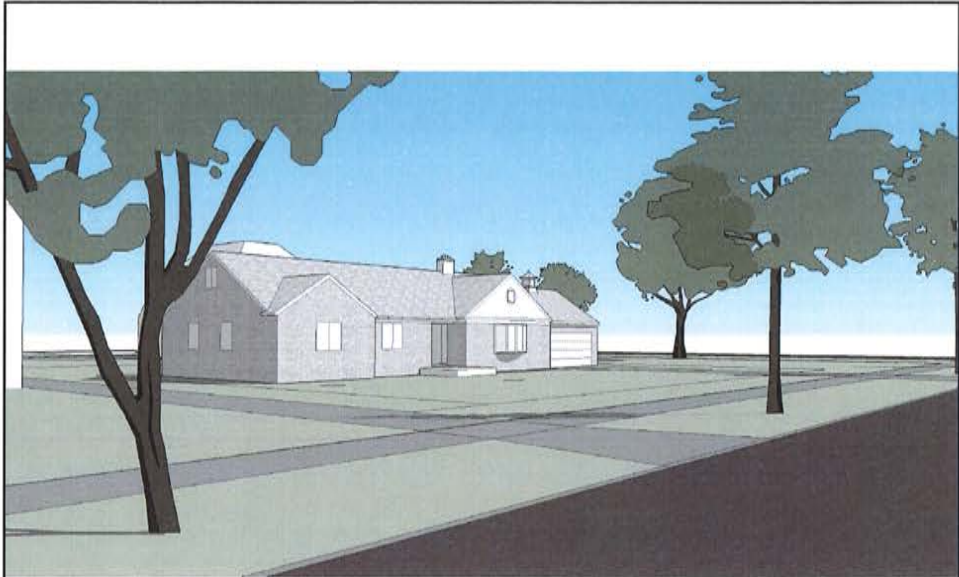
Docket No. 05-35-20 (1121 Wilbert)  
Demolition/New Construction - ABR - June 2020

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Docket No. 05-35-20 (1121 Wilbert)  
Demolition/New Construction - ABR - June 2020

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Docket No. 05-35-20 (1121 Wilbert)  
Demolition/New Construction - ABR - June 2020

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Docket No. 05-35-20 (1121 Wilbert)  
Demolition/New Construction - ABR - June 2020

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**LOCK JOINT PROFILES**

**ARTISAN® V-GROOVE SIDING**

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

WIDTH 3.25 in. (7.6 in. Exposed)	THICKNESS 5/8 in.	TEXTURE Smooth	FINISH Primer	PROFILE WIDTH x DEPTH 0.5 in. x 0.263 in.
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**ARTISAN® BEVEL CHANNEL SIDING**

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

WIDTH 12.25 in. (9.0 in. Exposed)	THICKNESS 5/8 in.	TEXTURE Smooth	FINISH Primer	PROFILE WIDTH x DEPTH 1.88 in. x 0.263 in.
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**City of Wilbert**

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

59

**City of Wilbert**


**Docket No. 05-35-20 (1121 Wilbert)  
Demolition/New Construction - ABR - June 2020**

60


**Applicant proposes front porch replacement.**

**City Notes:**

- Initially proposed as solid railing design, shifted to conform with porch guidelines
- No change to existing porch footprint
- Deferred from May ABR



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



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

61



Existing Conditions



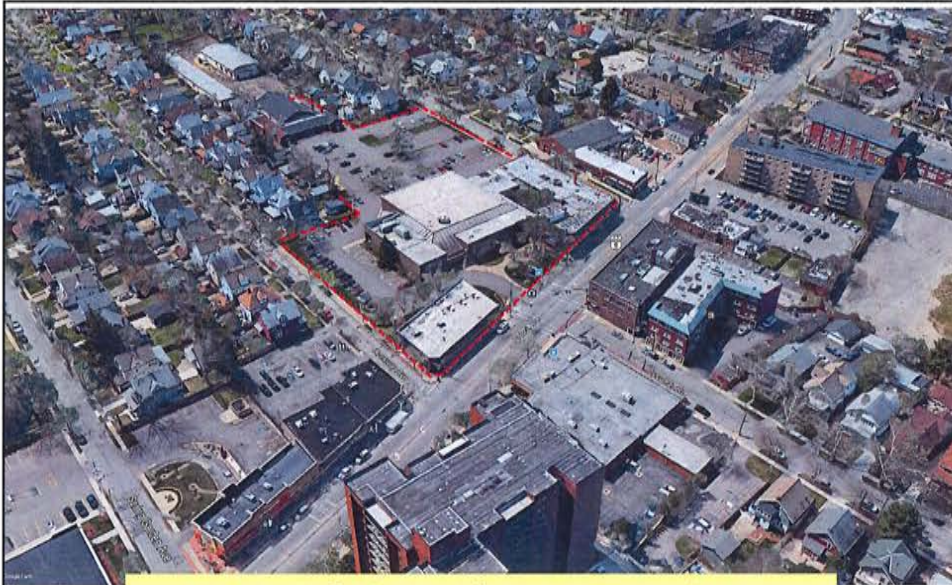
**Docket No. 05-36-20 (1603 Wyandotte)  
Front Porch Replacement - ABR - May 2020**

62







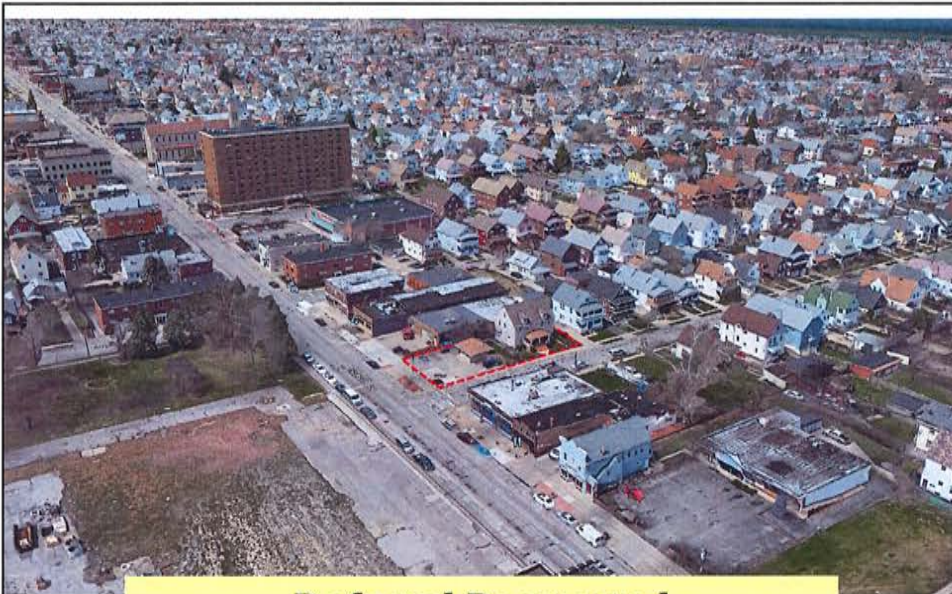


**Withdrawal Requested**



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

69

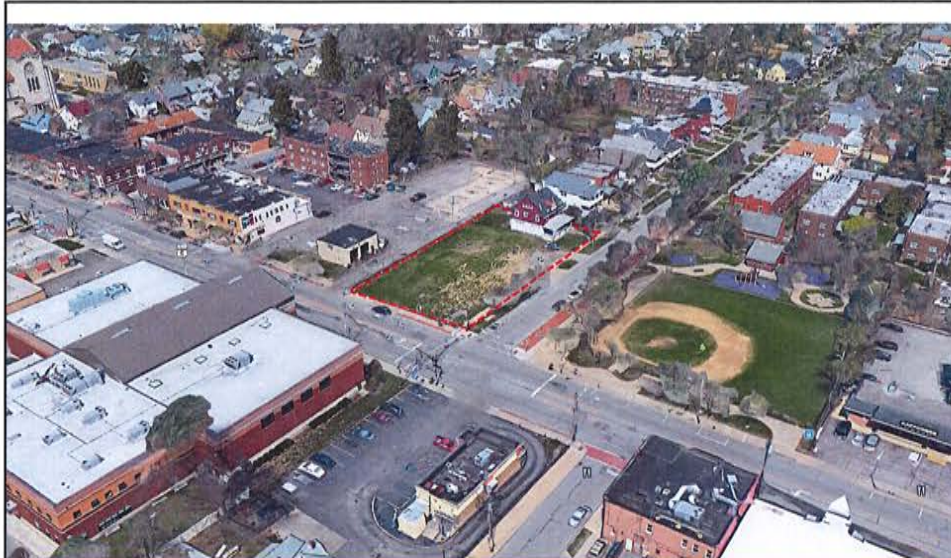


**Deferral Requested**




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

70

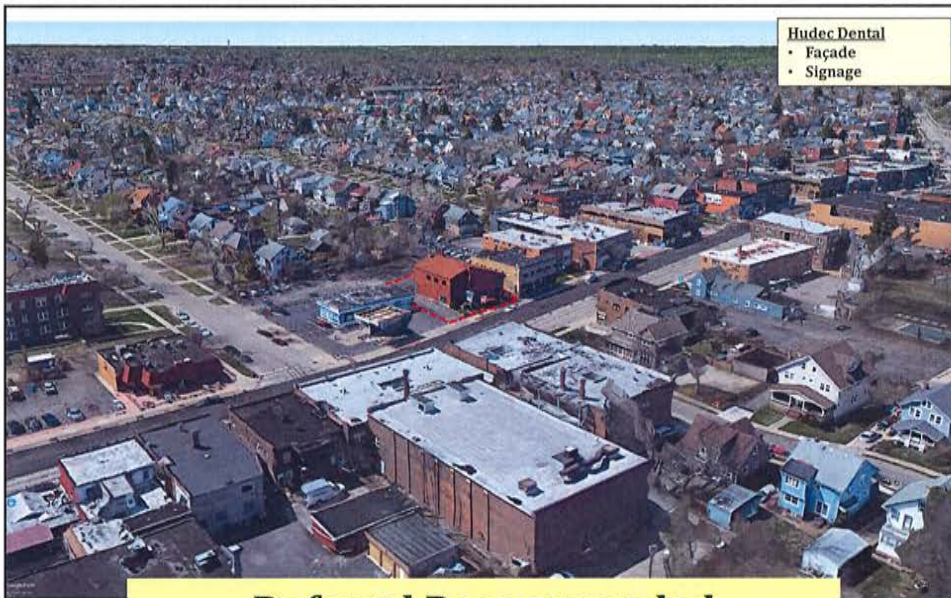


**Deferral Recommended – Request Vote To Table**




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

71



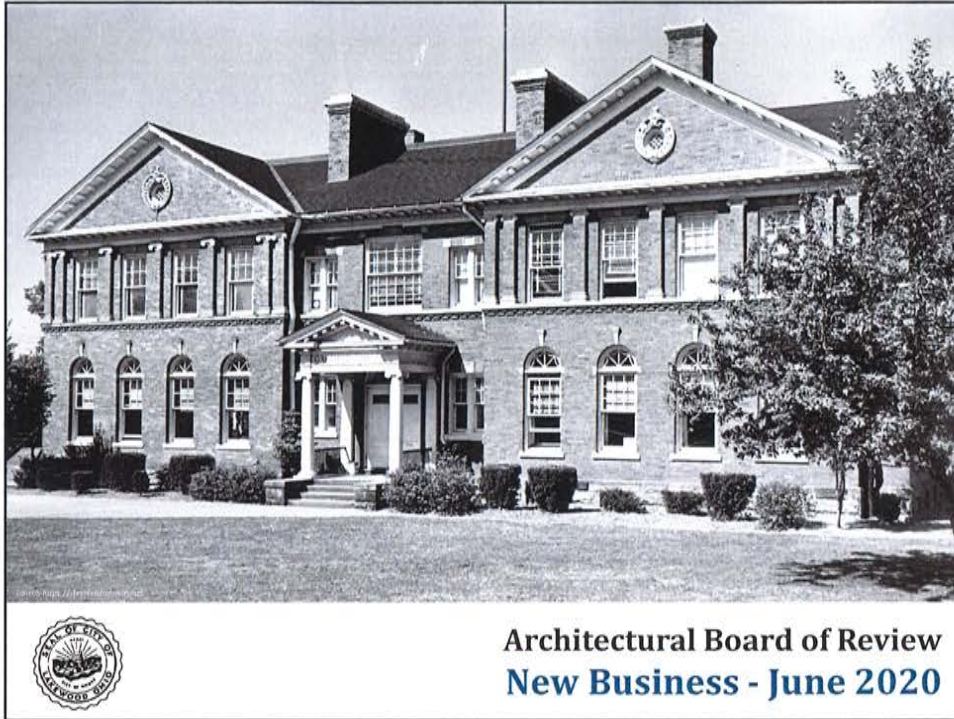
**Hudec Dental**  
• Façade  
• Signage

**Deferral Recommended**



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

72



73

**Applicant proposes replacing existing driveway with new circular design.**

**City Notes:**

- No code, variance issues; small frontage compared to other approved examples (65')
- Public works – concern over impact to street trees & on-street parking; ensure deconfliction with existing water/sewer infrastructure
- Provide updated design that includes re-worked walkway from front door.
- Provide detailed landscaping plan

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

**Docket No. 06-47-20 (11840 Lake)  
Driveway - ABR - June 2020**

74

**351.01 Limitations on Parking**

No person shall stand or park a vehicle, except when necessary to avoid conflict with other traffic or to comply with the provisions of this Traffic Code, or while obeying directions of a police officer or a traffic control device, in any of the following places:

(s) Upon any private property between the building line...and the street line, **except upon driveways, including circular accessways and turnarounds** where applicable...

**1325.08 Parking and Vacant Lot Design**

(d) All parking areas, and access driveways shall be improved with concrete, asphalt, or other material approved by the Board, and shall be graded to drain all storm water into a storm sewer or other on-site storm water management device. There shall be no free flow of water onto either adjacent properties or sidewalk.

(h) **The Director of Public Works shall approve the location of all driveways from or to a public thoroughfare.**

**1141.01 Landscaping and Screening (Purpose)**

Landscaping and screening regulations are established to:

(e) Contribute to **improved community appearance and property values and preserve and enhance the established character** of Lakewood neighborhoods;




Docket No. 06-47-20 (11840 Lake)  
Driveway - ABR - June 2020



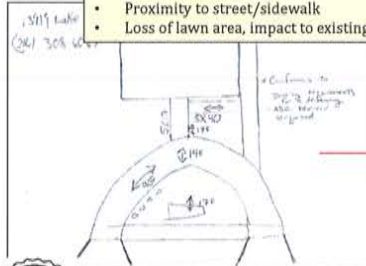

Docket No. 06-47-20 (11840 Lake)  
Driveway - ABR - June 2020

**13919 Lake (ABR Nov 2018 - Feb 2019)**  
**119' frontage, 40' setback**




**Nov 2018 submission; concerns:**

- Driveway dimensions
- Proximity to street/sidewalk
- Loss of lawn area, impact to existing tree(s)

**Feb 2019 approved design**



**Docket No. 06-47-20 (11840 Lake)**  
**Driveway - ABR - June 2020**

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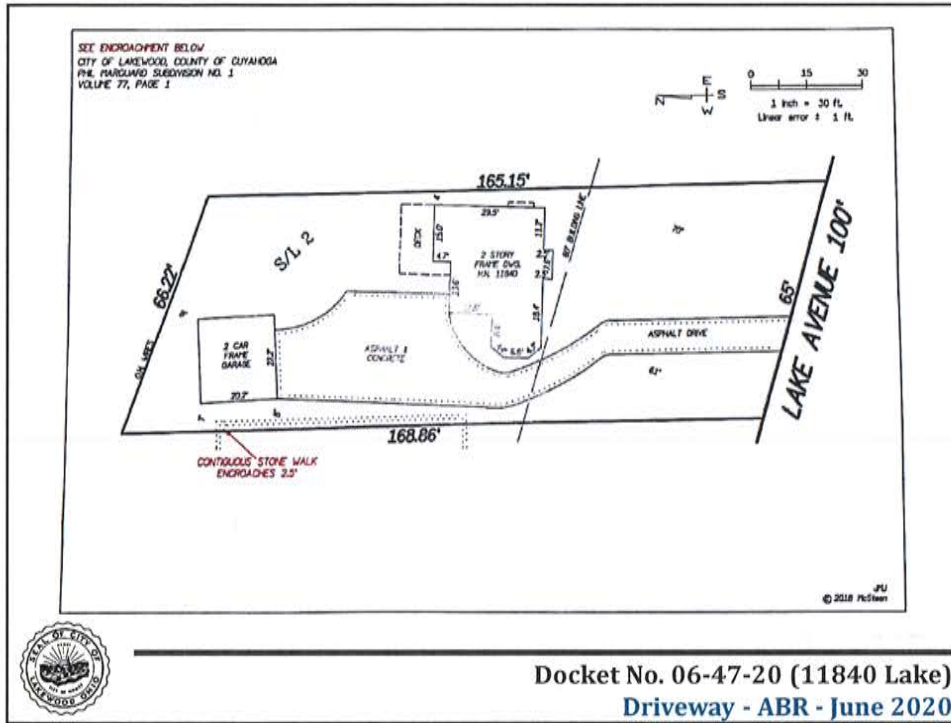
**13882 Lake (Pre-2008)**  
**70' frontage, 50' setback**



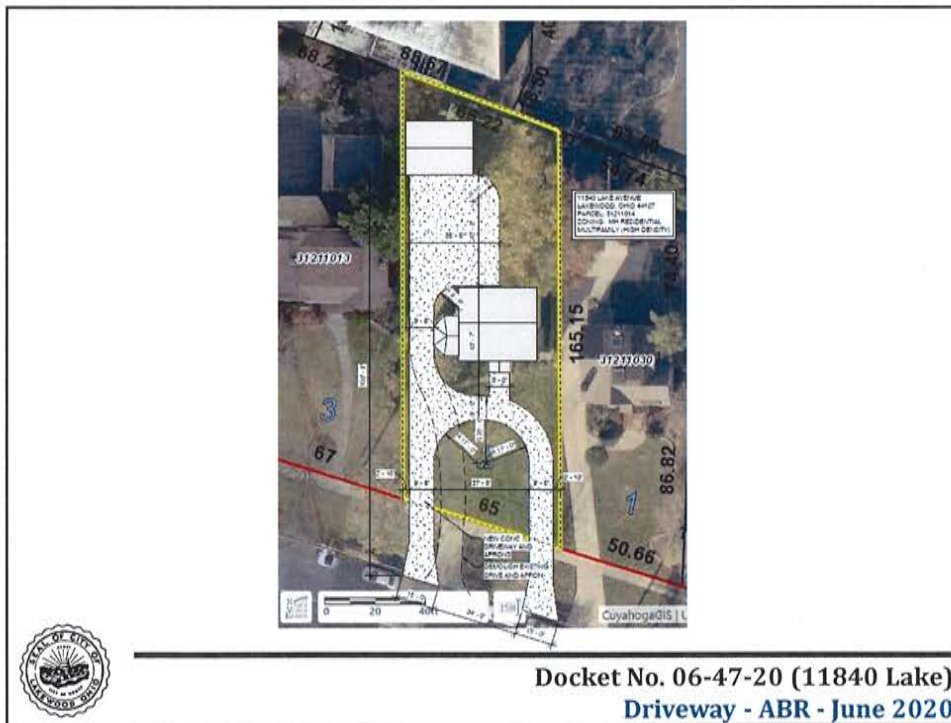


**Docket No. 06-47-20 (11840 Lake)**  
**Driveway - ABR - June 2020**

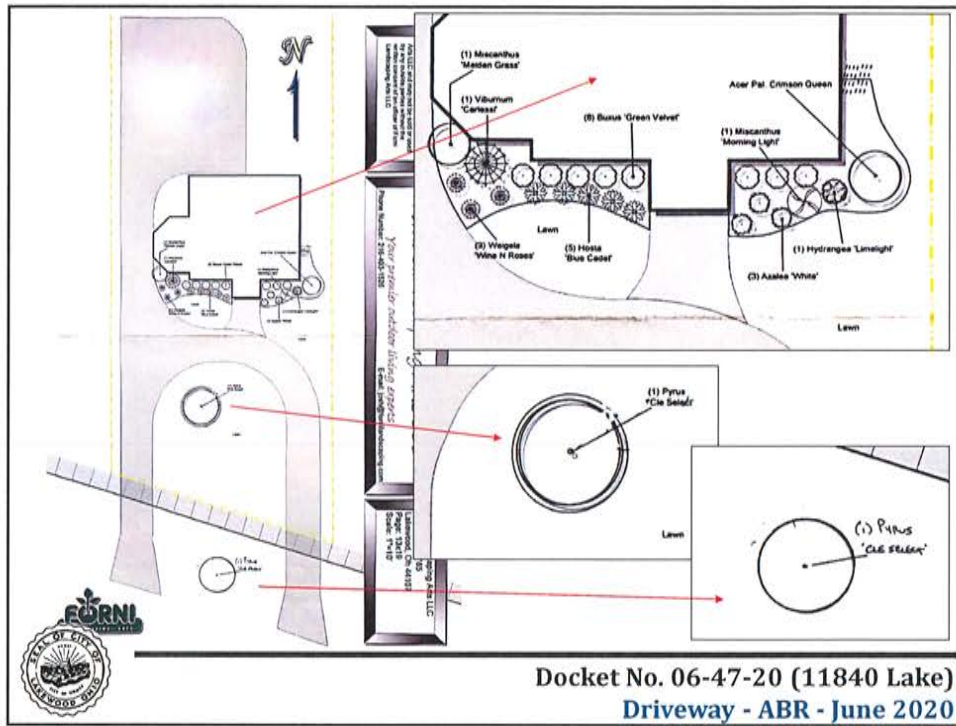
78



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Docket No. 06-47-20 (11840 Lake)  
Driveway - ABR - June 2020

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Docket No. 06-47-20 (11840 Lake)  
Driveway - ABR - June 2020

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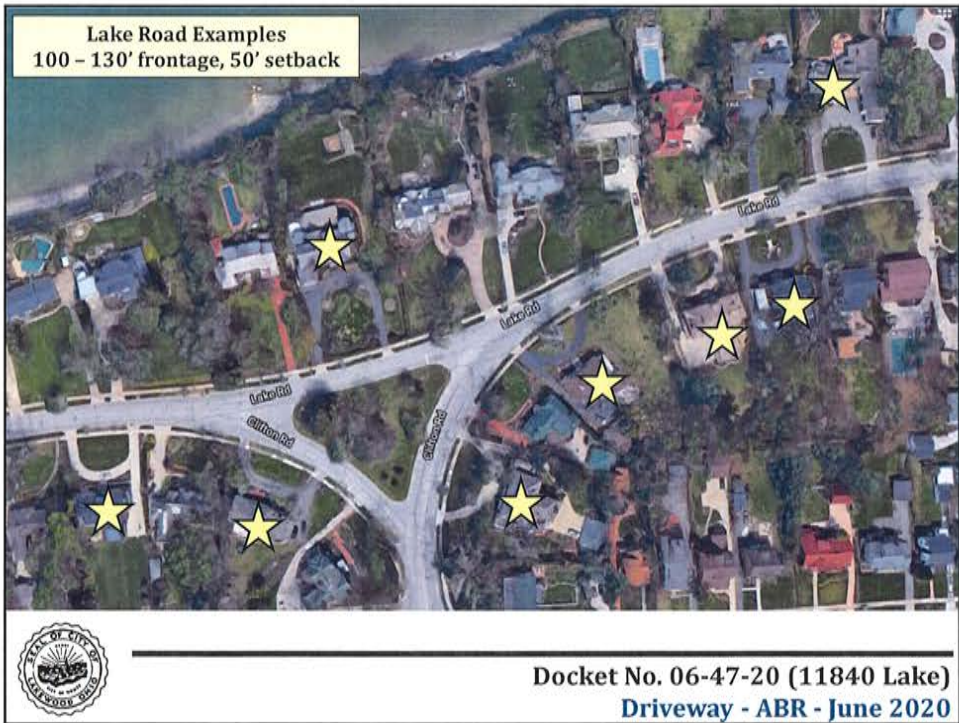
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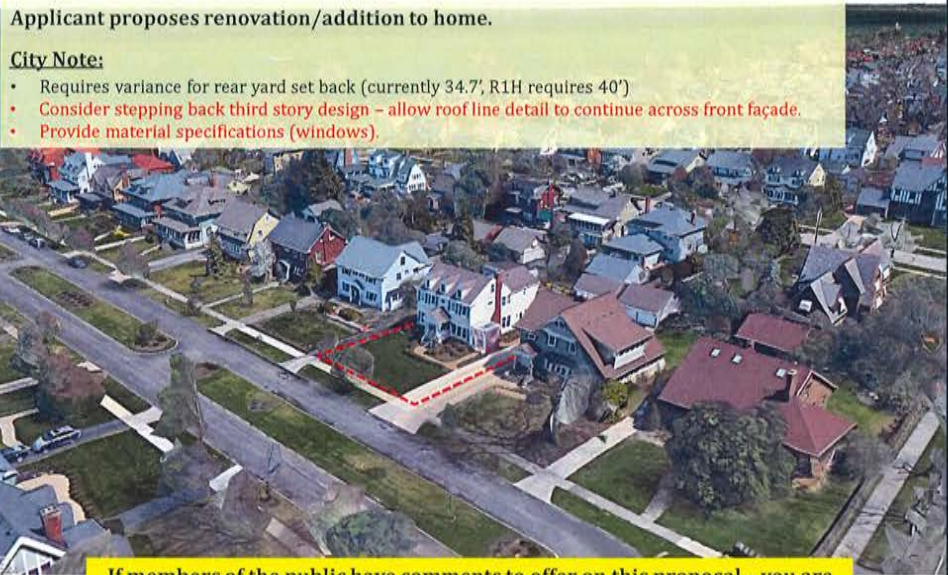


88


**Applicant proposes renovation/addition to home.**

**City Note:**

- Requires variance for rear yard set back (currently 34.7', R1H requires 40')
- Consider stepping back third story design – allow roof line detail to continue across front façade.
- Provide material specifications (windows).





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



**Docket No. 06-48-20 (1101 Maple Cliff)**  
**Addition - ABR - June 2020**

89

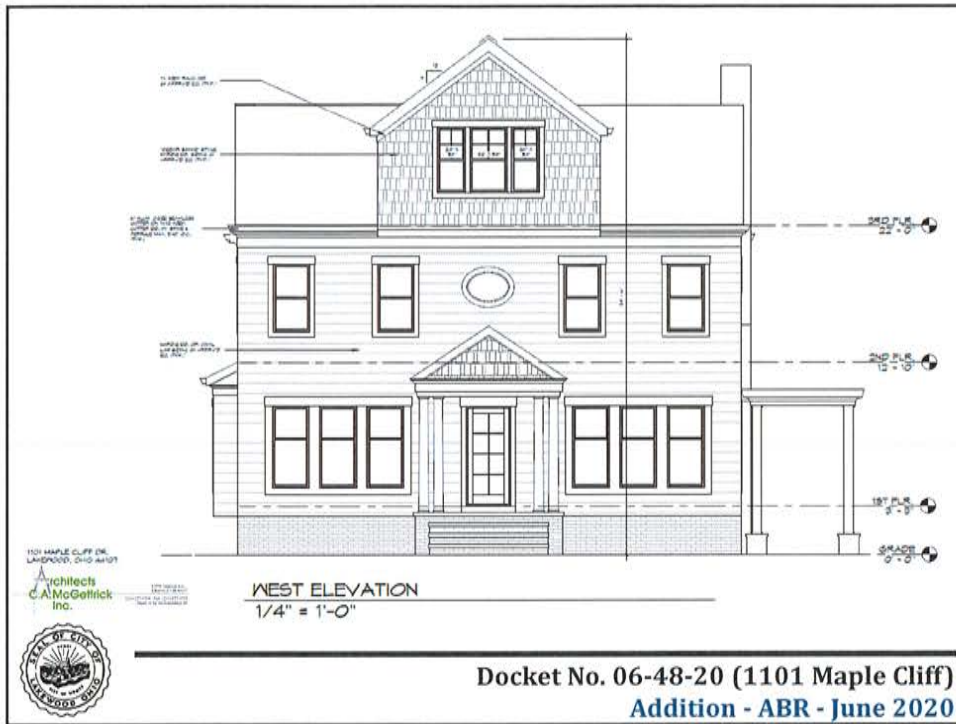
Existing Conditions

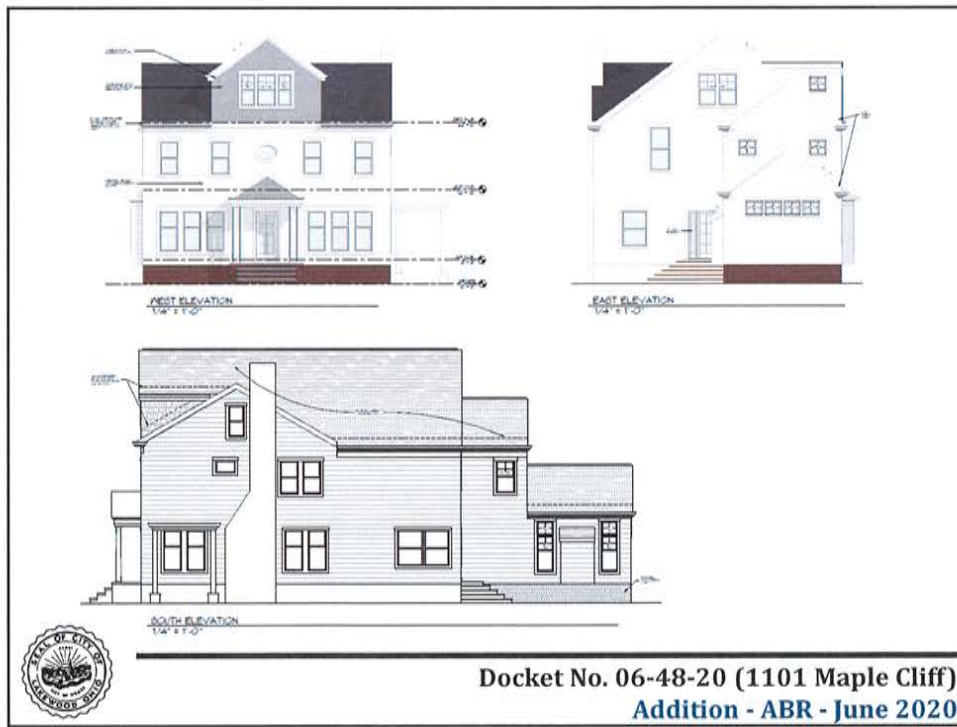
**Docket No. 06-48-20 (1101 Maple Cliff)**  
**Addition - ABR - June 2020**

90

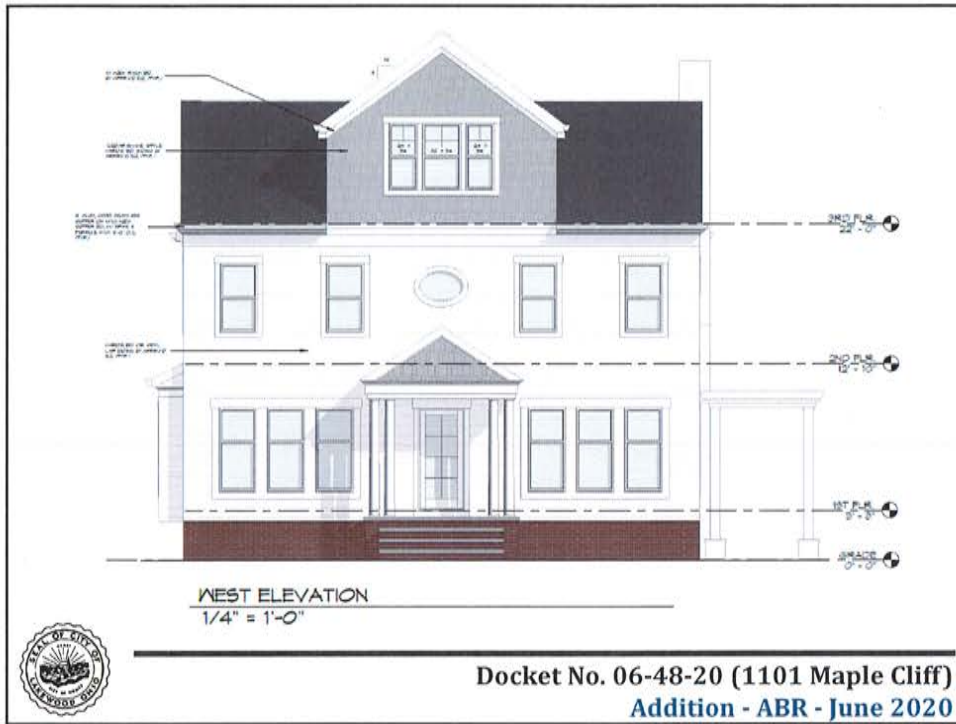




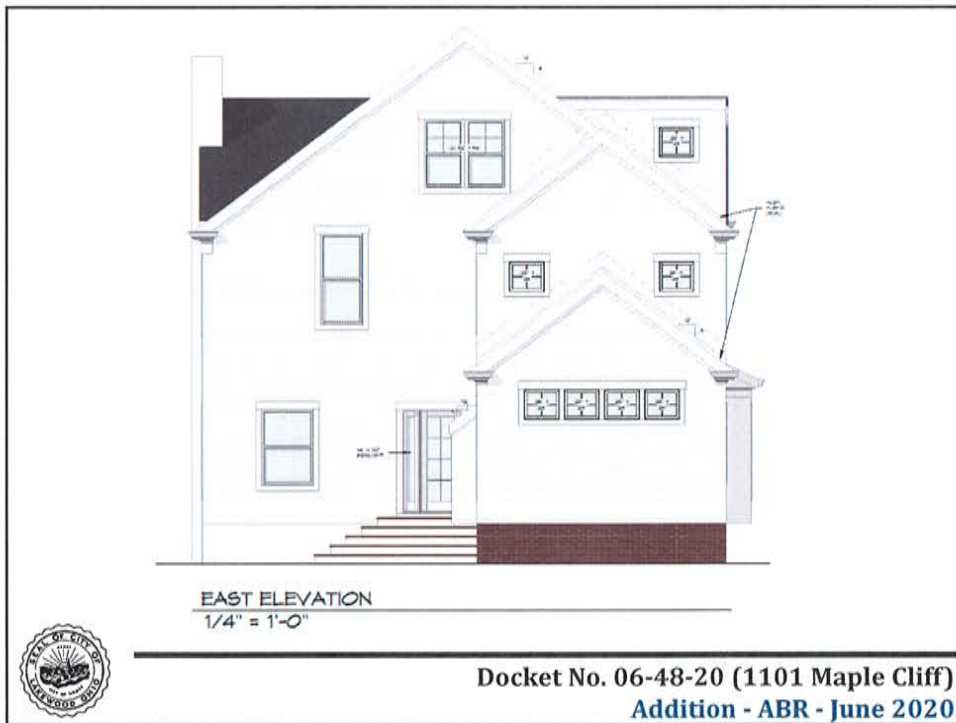
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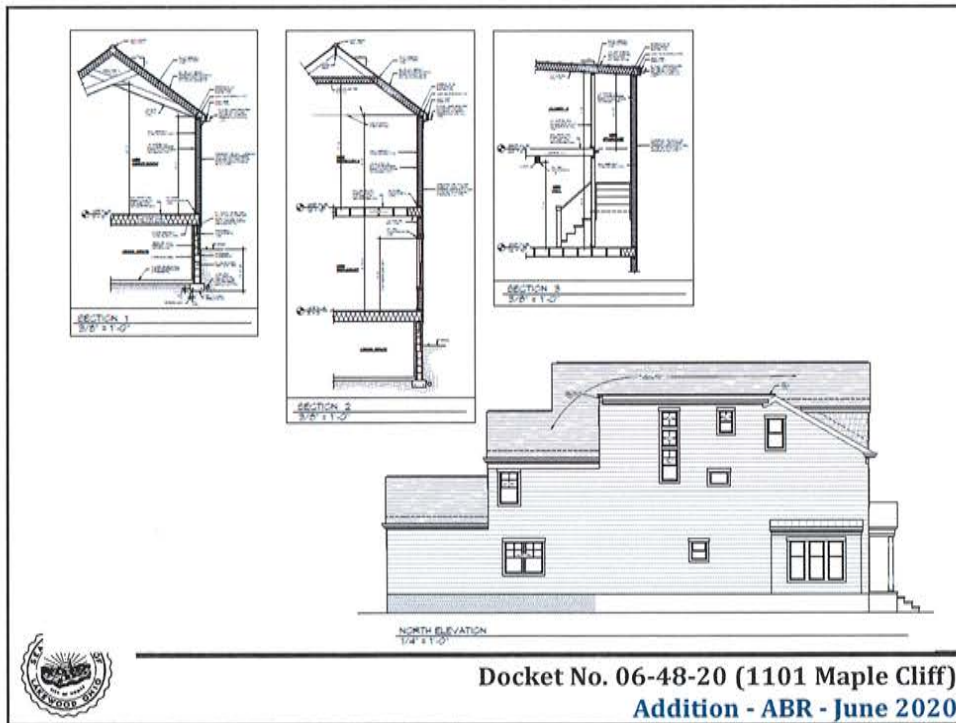


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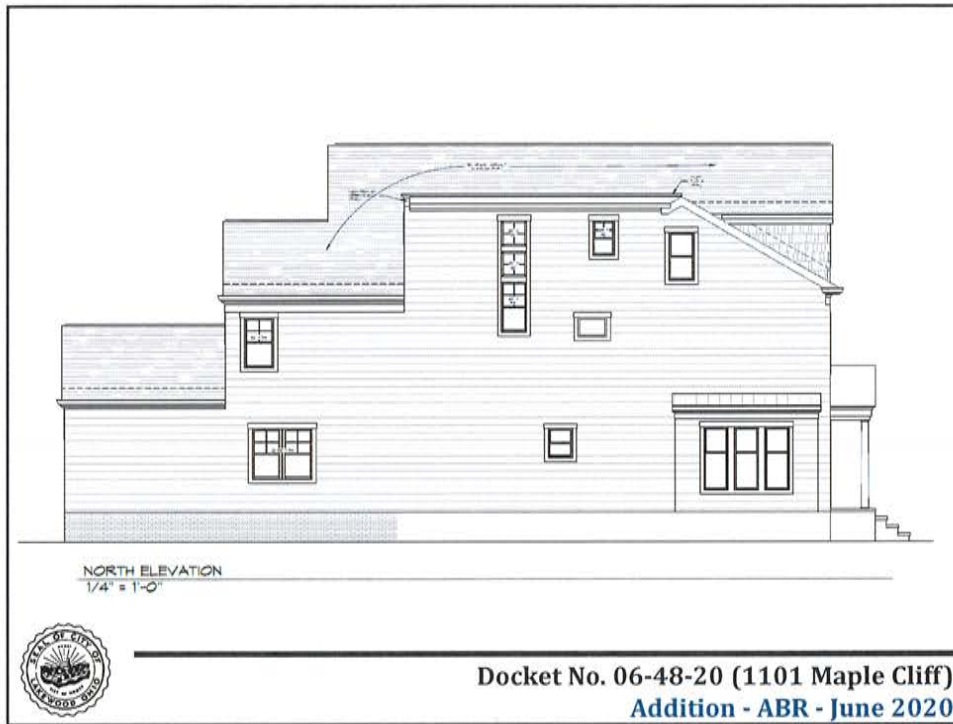
Docket No. 06-48-20 (1101 Maple Cliff)  
Addition - ABR - June 2020

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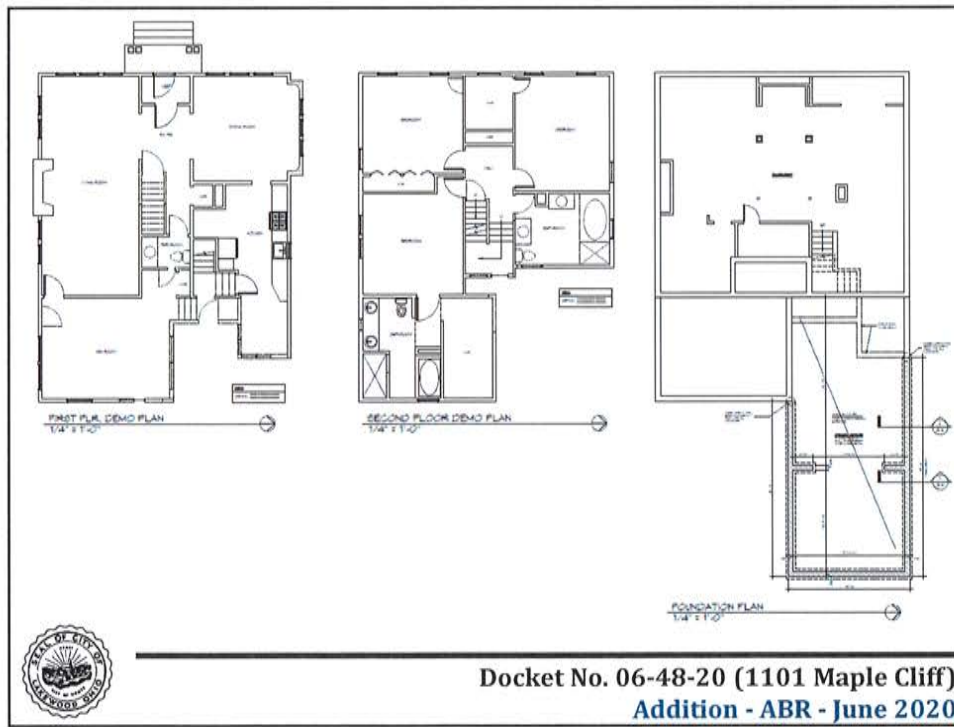


Docket No. 06-48-20 (1101 Maple Cliff)  
Addition - ABR - June 2020

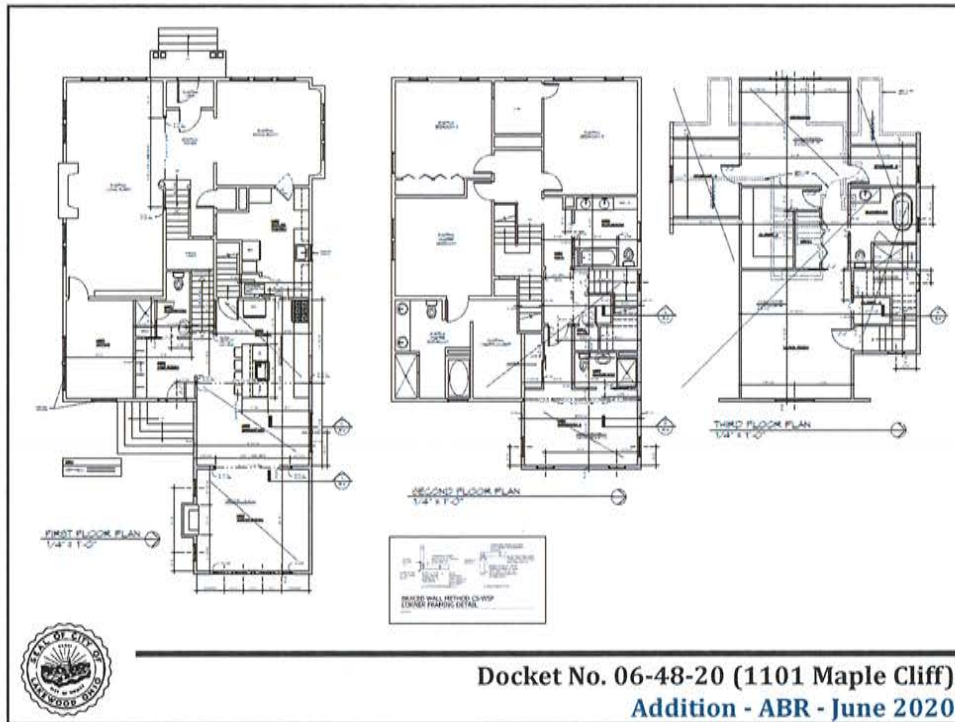
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99



100



101

**Applicant proposes demolition of existing home and new residential construction.**

**City Notes:**

- Existing home built in 1969 (County Records), Not a locally-designated historic property
- Granted three side yard variances at May 2020 BZA (north, south, combined)

**Deferral Requested**

**Docket No. 06-49-20 (1061 Nicholson)**  
**Demolition/New Construction - ABR - June 2020**

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**1133.09 Demolition or Removal of Residential Structures**

(a) Lakewood consists of very **distinctive neighborhoods that were settled at different times** during its development each with its own distinctive housing patterns...

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...As a result of the Ohio Historic Preservation findings, the **City encourages conservation, preservation, redevelopment, and revitalization of residential neighborhoods** to preserve their unique environments and for the public welfare of the City.



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Docket No. 06-49-20 (1061 Nicholson)  
Demolition/New Construction - ABR - June 2020

**1133.09 Demolition or Removal of Residential Structures**

(b) Requirements Before Demolition or Removal of Principal Structures on Residential Properties. **No demolition or removal of a principle structure, built in 1945 or earlier**...shall be permitted unless and until one of the following conditions is satisfied:

(3) **The proposed principle structure at the location of such property conforms to the design requirements set forth in Chapter 1325 of the Building Code and has been approved by the Architectural Board of Review (ABR)**, and by any other required boards and commissions of the City, in order to proceed with the new principle structure. In addition...all approvals for such proposed principle structure shall be based on the following factors:

(a) The proposed principle structure is consistent with **the Code, the Vision, and the "Standards for Rehabilitation"** adopted by the U.S. Secretary of the Interior, as stated in Title 36 of the Code of Federal Regulations, Part 1208 (Formerly of Part 67); and...

(b) The proposed principle structure is consistent with **any historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood**.



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Docket No. 06-49-20 (1061 Nicholson)  
Demolition/New Construction - ABR - June 2020

**Three Levels of Scrutiny for a Residential Demolition:**

- For a structure built *after 1945* - No special requirements  
- ABR must approve replacement
- For a structure built *before 1945* - ABR must approve replacement  
- Proposed replacement is consistent with historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.

**1325.03 PURPOSES OF BOARD.**

- ...to protect the value, appearance and use of property...
- ...to maintain a high character of community development...
- ...to protect the public health, safety, convenience and welfare...
- ...to protect real estate within the City from impairment or destruction of value

being replaced and/or the nature and appearance of the surrounding neighborhood



**Docket No. 06-49-20 (1061 Nicholson)  
Demolition/New Construction - ABR - June 2020**

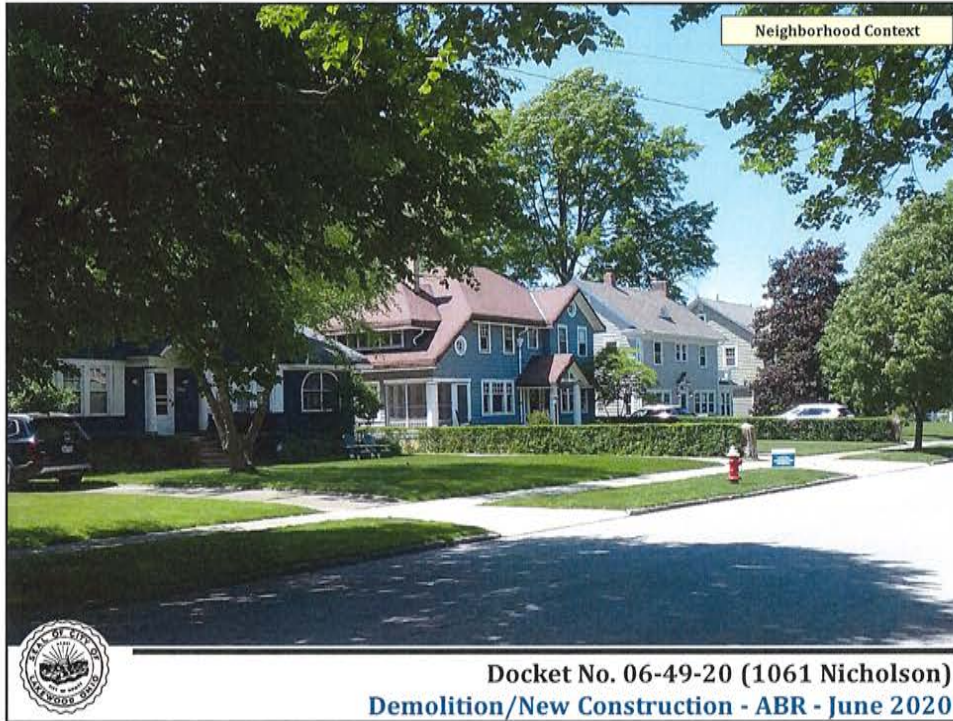
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Existing Conditions

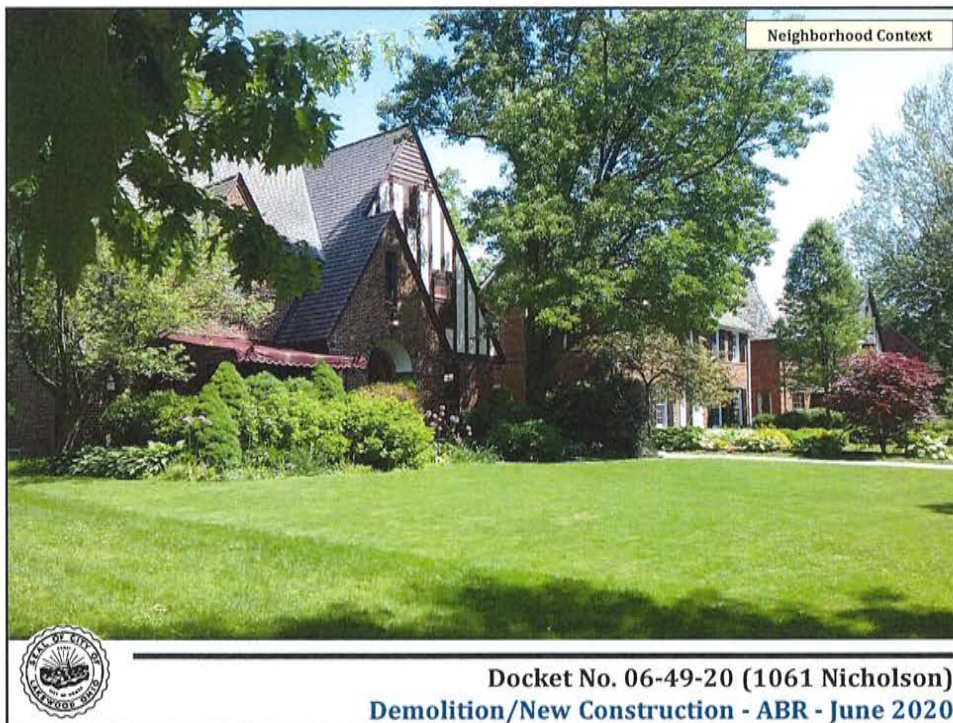


**Docket No. 06-49-20 (1061 Nicholson)  
Demolition/New Construction - ABR - June 2020**

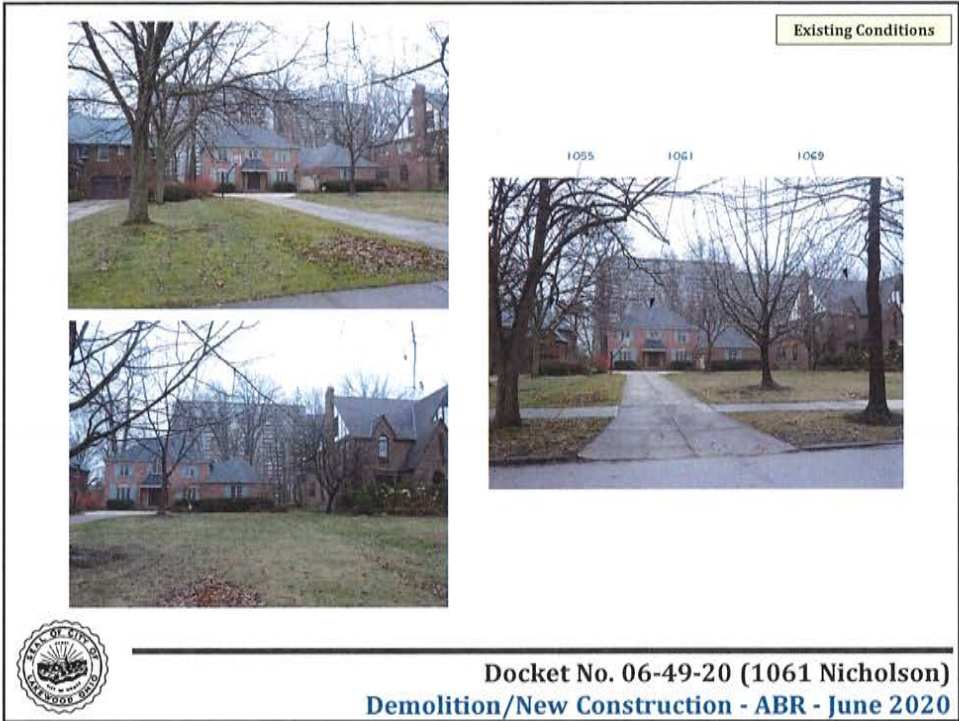
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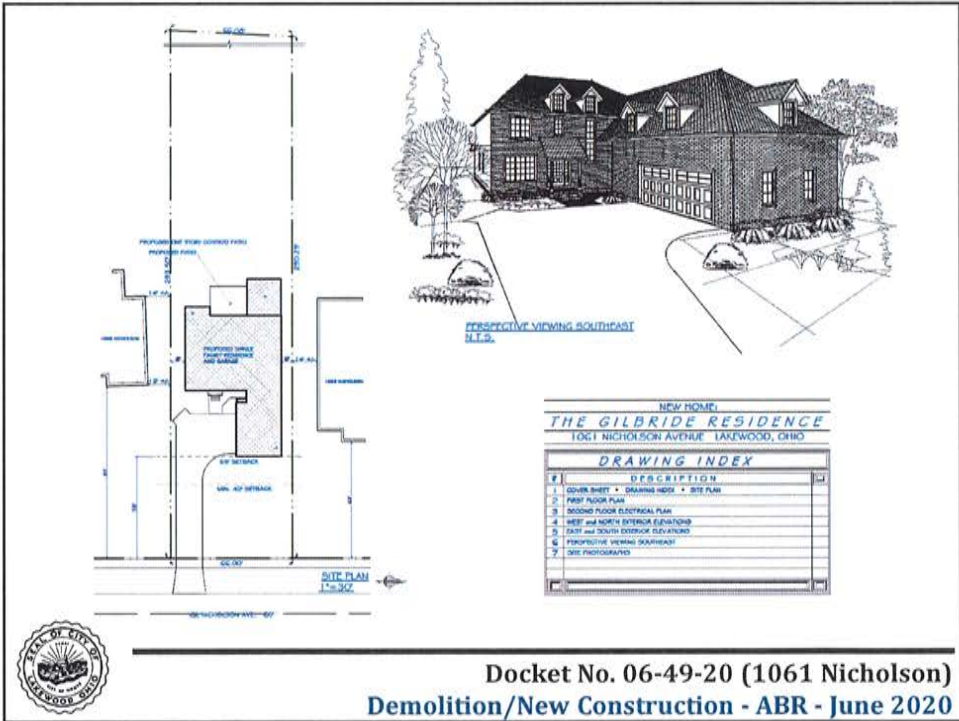


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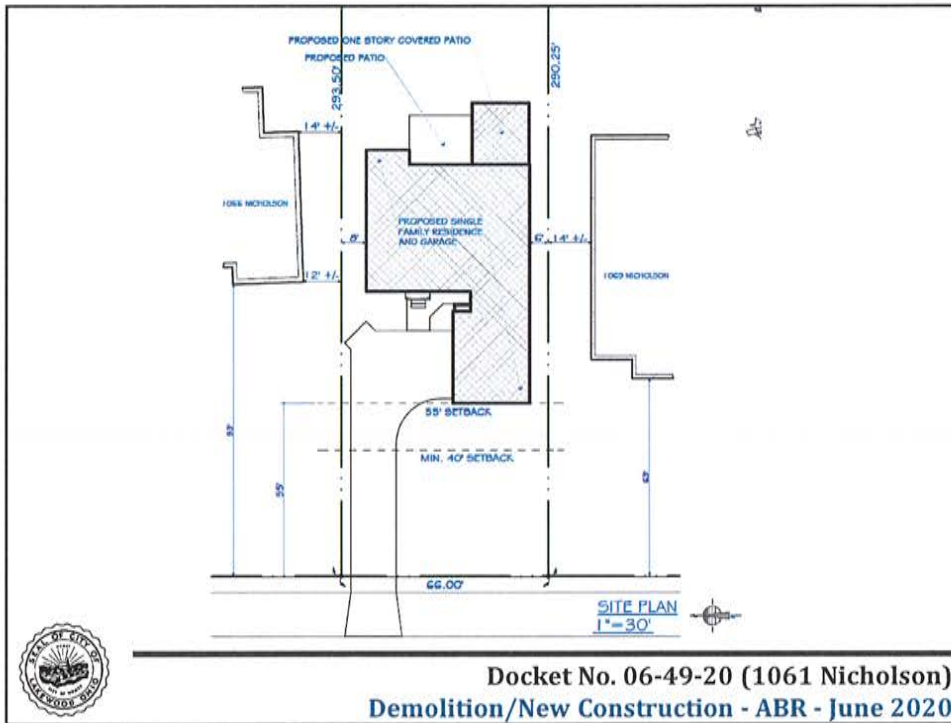
Docket No. 06-49-20 (1061 Nicholson)  
Demolition/New Construction - ABR - June 2020

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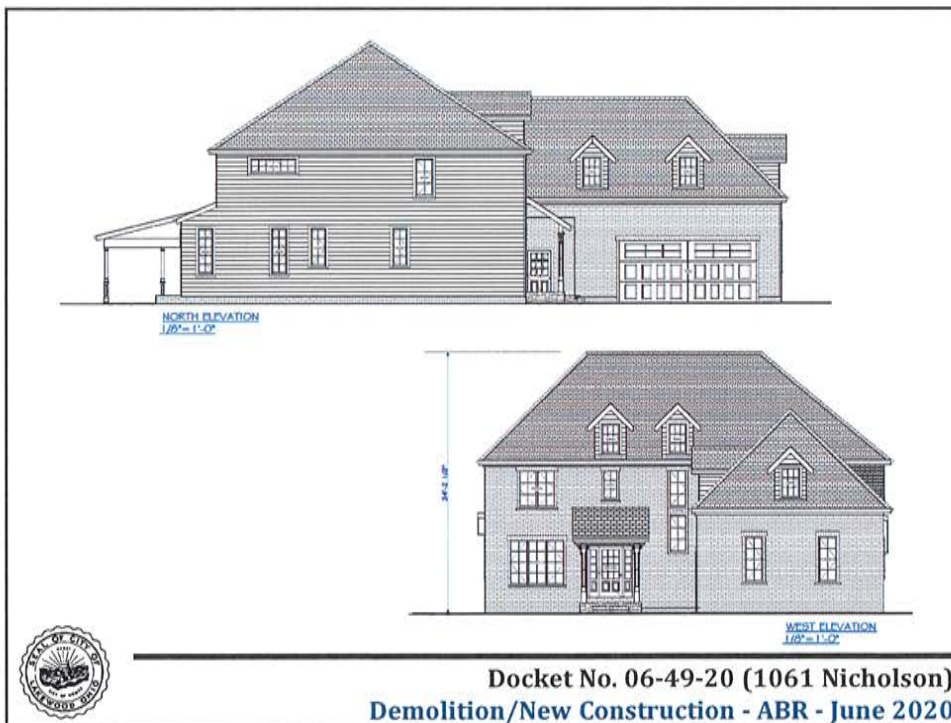


Docket No. 06-49-20 (1061 Nicholson)  
Demolition/New Construction - ABR - June 2020

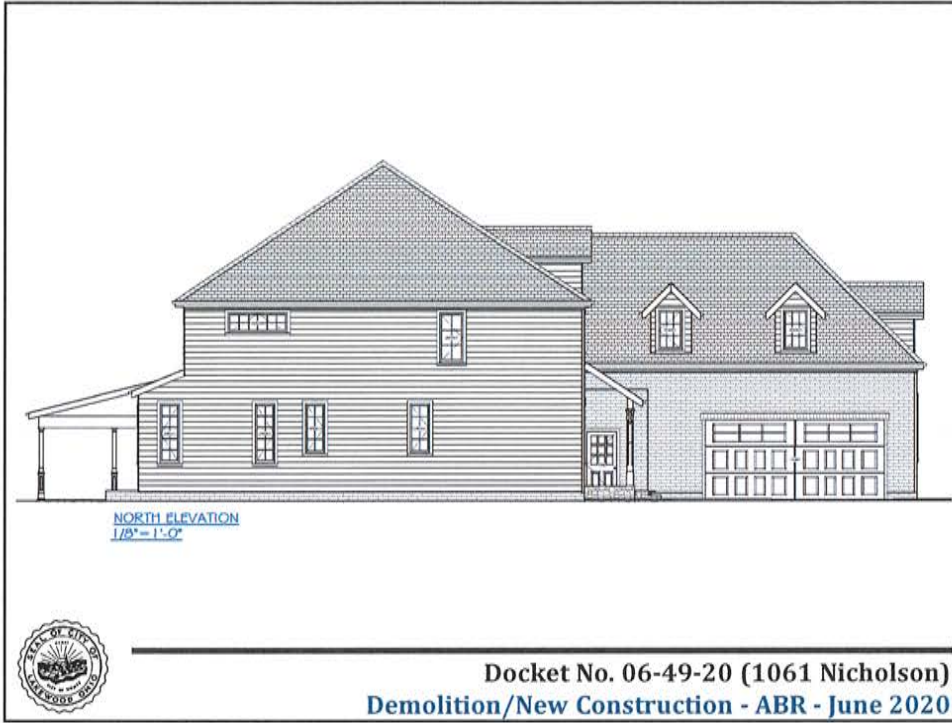
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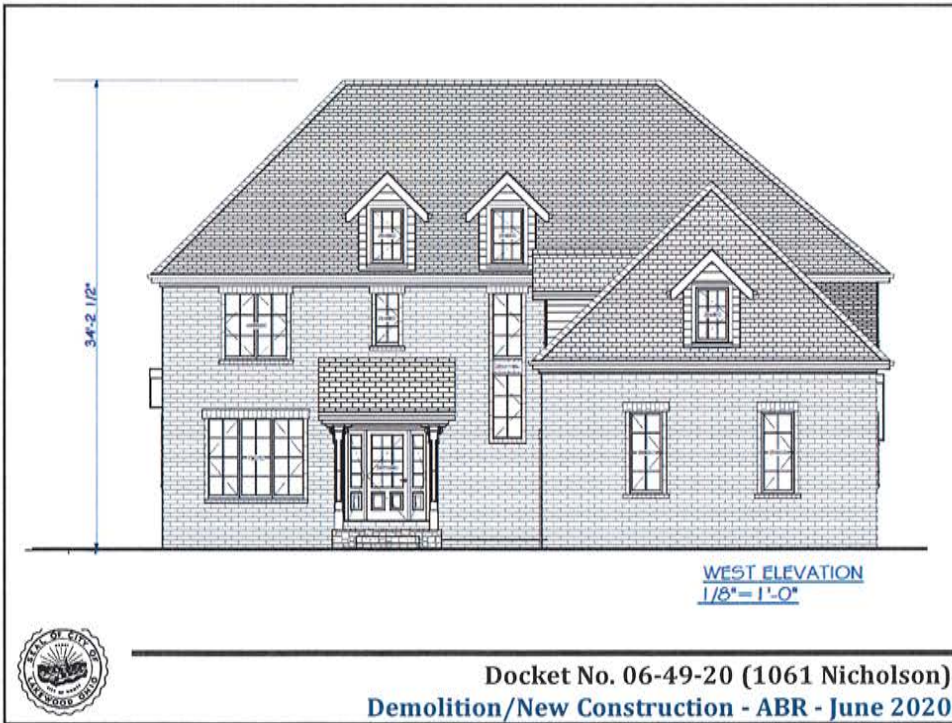
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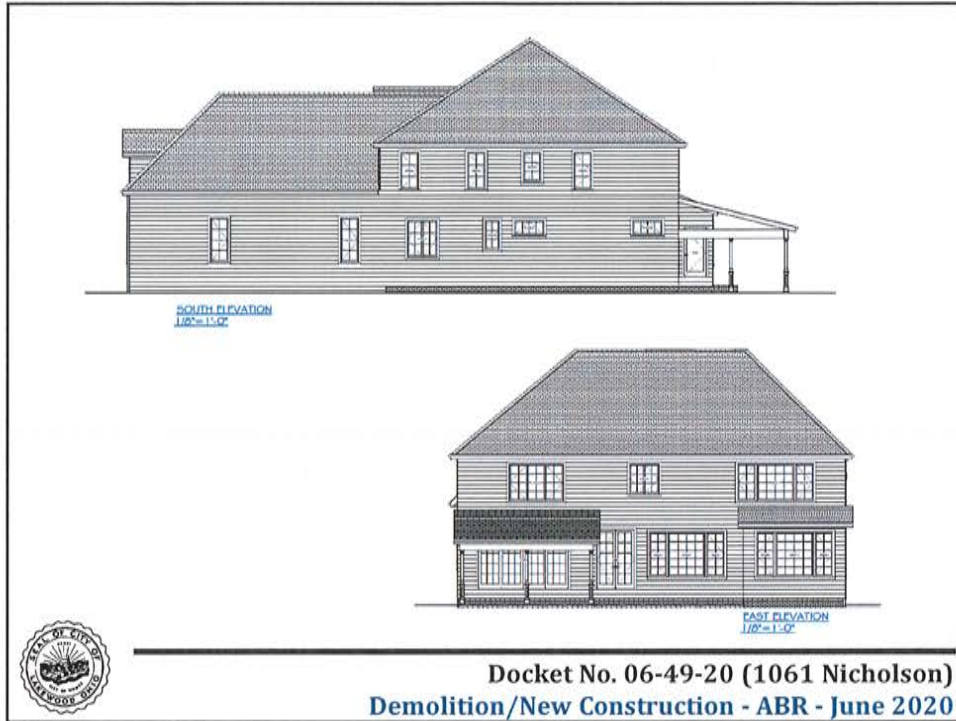
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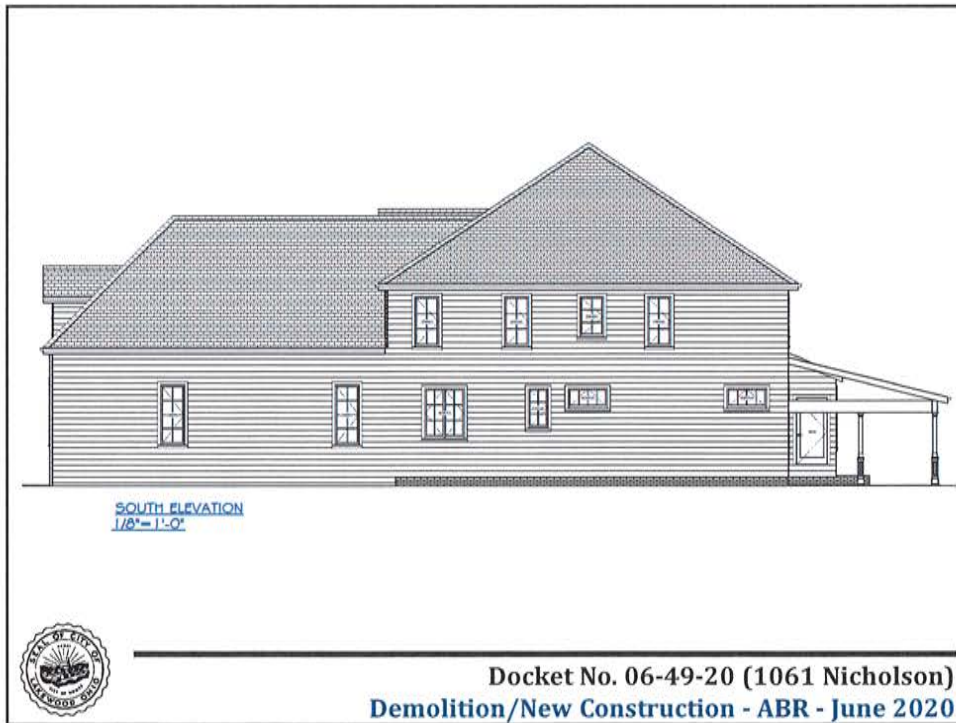
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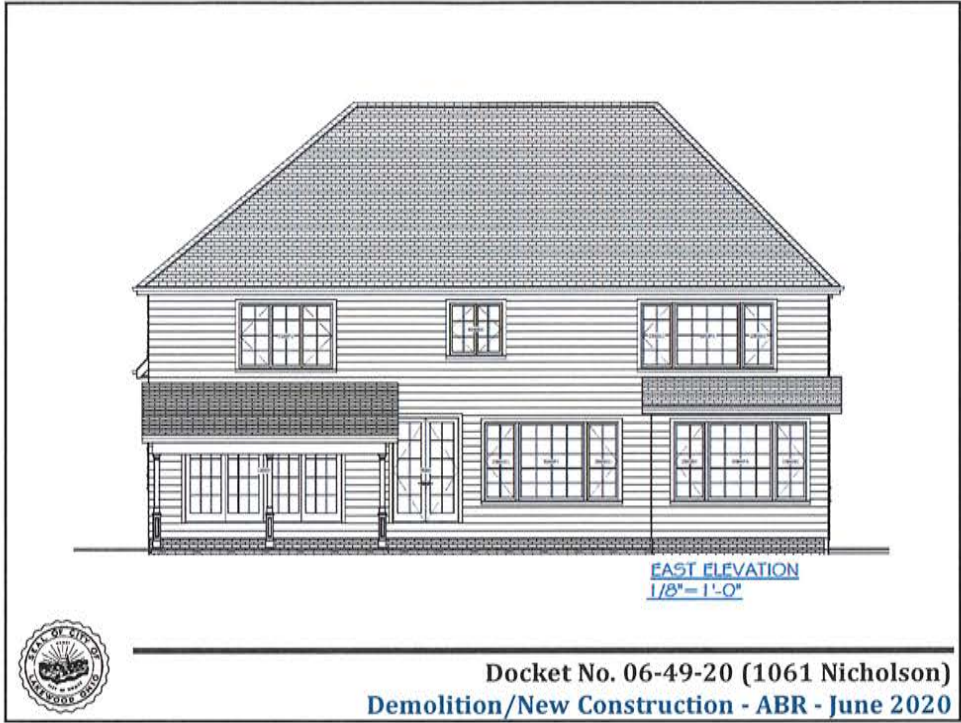
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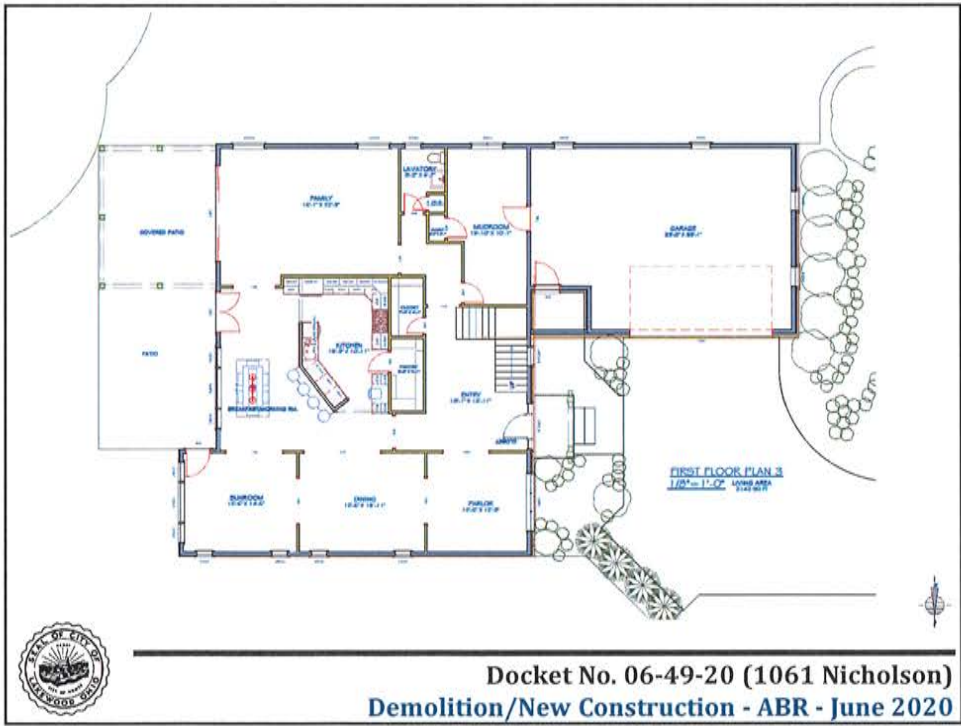
115



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### Remote Meeting Procedures

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



## Architectural Board of Review

June 2020

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Applicant proposes expanding existing driveway to accommodate two vehicles.

#### City Notes:

- Recent permit issued for interior renovations
- Unique property/circumstances, no code/variance issues
- Public works - no issues; request applicant ensure deconfliction with existing water/sewer infrastructure
- Provide example/drawings of screening for trash location



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



Docket No. 06-50-20 (2253 Olive)  
Driveway Expansion - ABR - June 2020

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**351.01 Limitations on Parking**

No person shall stand or park a vehicle, except when necessary to avoid conflict with other traffic or to comply with the provisions of this Traffic Code, or while obeying directions of a police officer or a traffic control device, in any of the following places:

(s) Upon any private property between the building line...and the street line, **except upon driveways, including circular accessways and turnarounds** where applicable...

**1325.08 Parking and Vacant Lot Design**

(d) All parking areas, and access driveways shall be improved with concrete, asphalt, or other material approved by the Board, and shall be graded to drain all storm water into a storm sewer or other on-site storm water management device. There shall be no free flow of water onto either adjacent properties or sidewalk.

(h) **The Director of Public Works shall approve the location of all driveways from or to a public thoroughfare.**

**1141.01 Landscaping and Screening (Purpose)**

Landscaping and screening regulations are established to:

(e) Contribute to **improved community appearance and property values and preserve and enhance the established character** of Lakewood neighborhoods;



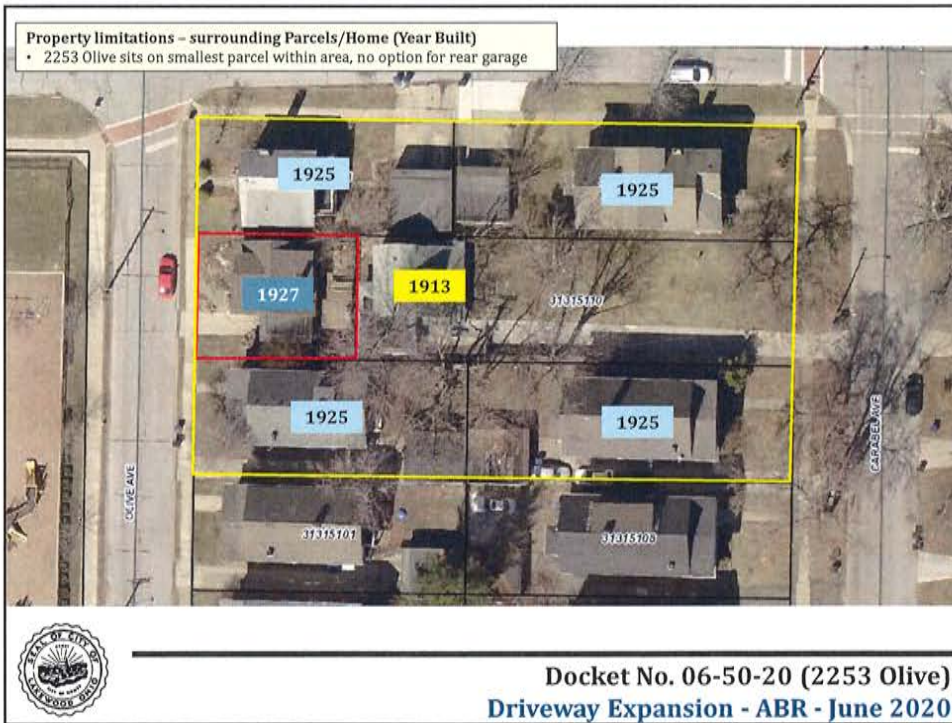
Docket No. 06-50-20 (2253 Olive)  
Driveway Expansion - ABR - June 2020



Docket No. 06-50-20 (2253 Olive)  
Driveway Expansion - ABR - June 2020



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Neighborhood Examples - Olive



Docket No. 06-50-20 (2253 Olive)  
Driveway Expansion - ABR - June 2020

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Neighborhood Examples - Delaware

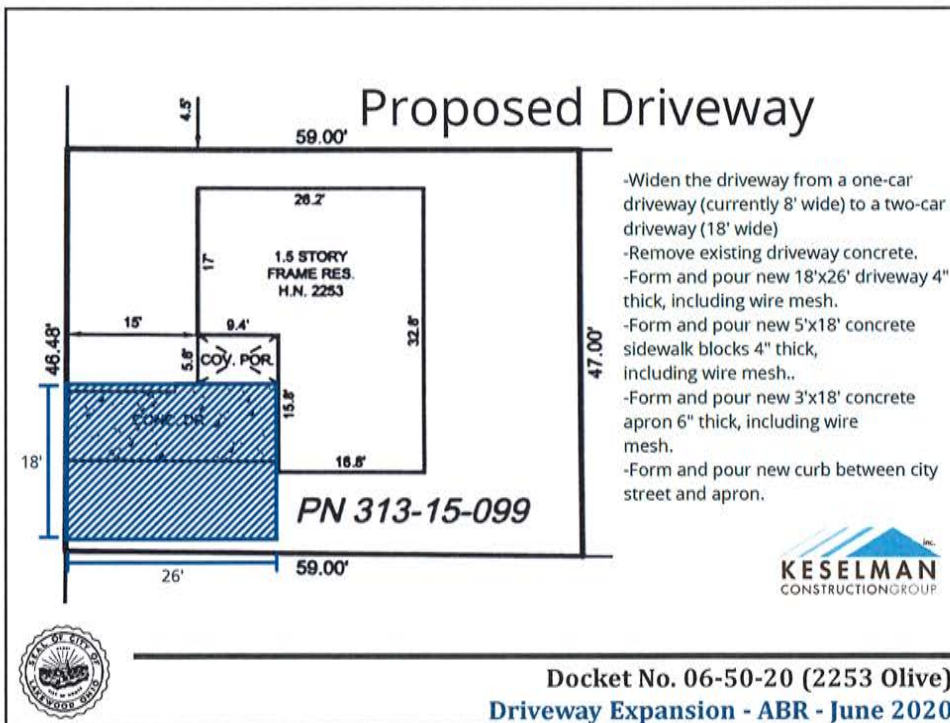


Docket No. 06-50-20 (2253 Olive)  
Driveway Expansion - ABR - June 2020

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**Proposed Screening Example**

The top left shows a Google Street View of a house with a driveway. The top right shows a screenshot of an Amazon product page for a 'Screen Series 6.5 ft. H x 4 ft. W Privacy Screen' priced at \$273.99. Below the product image are several 'Try These Instead' options with prices ranging from \$276.99 to \$279.99. The bottom right of the screenshot shows a 'Product Overview' section with various specifications.



**Docket No. 06-50-20 (2253 Olive)**  
**Driveway Expansion - ABR - June 2020**

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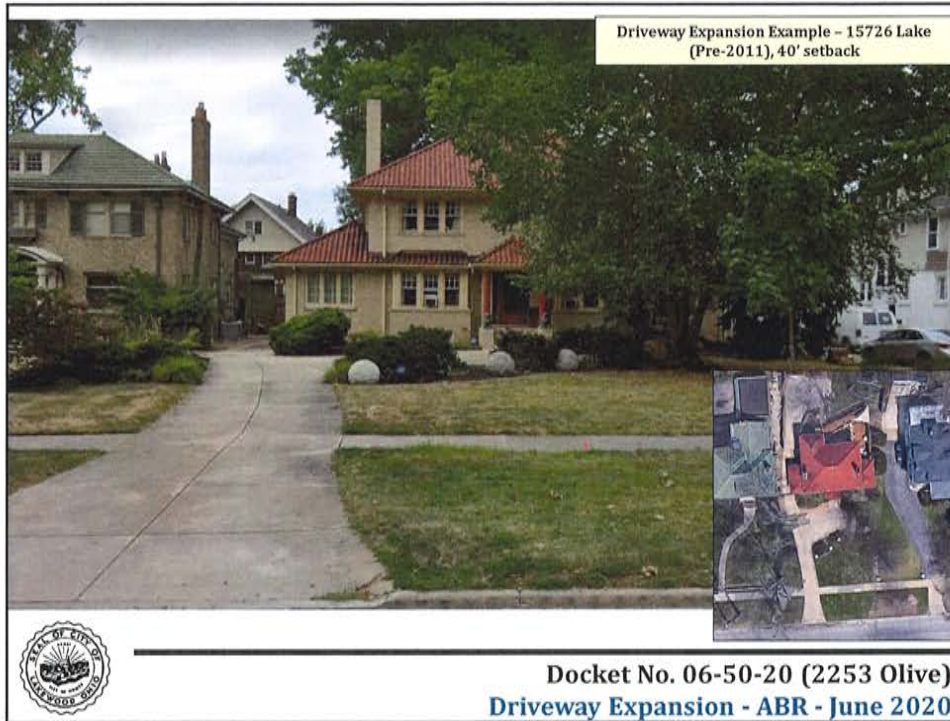
**Estimate/Projection of proposed expansion**

The photograph shows a house with a driveway. A yellow dashed-line rectangle is overlaid on the driveway area, indicating the estimated area for a proposed expansion. The rectangle covers the existing driveway and extends further into the yard.



**Docket No. 06-50-20 (2253 Olive)**  
**Driveway Expansion - ABR - June 2020**

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Applicant proposes conversion of a two family into a single-family residence, including removal of two-story front porch to replace with a one-story porch, as well as removal of third floor roof and adding a steeper pitched roof. A small addition will expand the existing bay.

**City Notes:**

- Property suffered major fire (March 2020), confirmed no variances required
- **Recommend eliminating sidelight detail on front door**
- **Recommend standard porch railing**
- **Provide material examples/specifications (siding, windows, door)**



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



Docket No. 06-51-20 (15894 Park Place)  
Home Renovation/Conversion - ABR - June 2020

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Existing Conditions

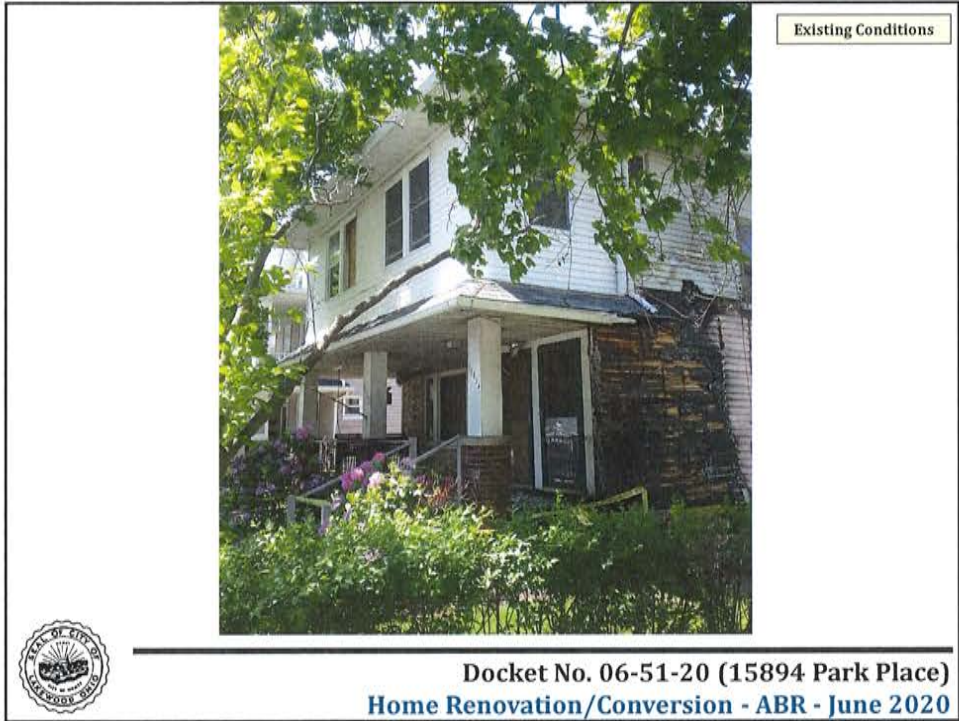


Fire – March 2020

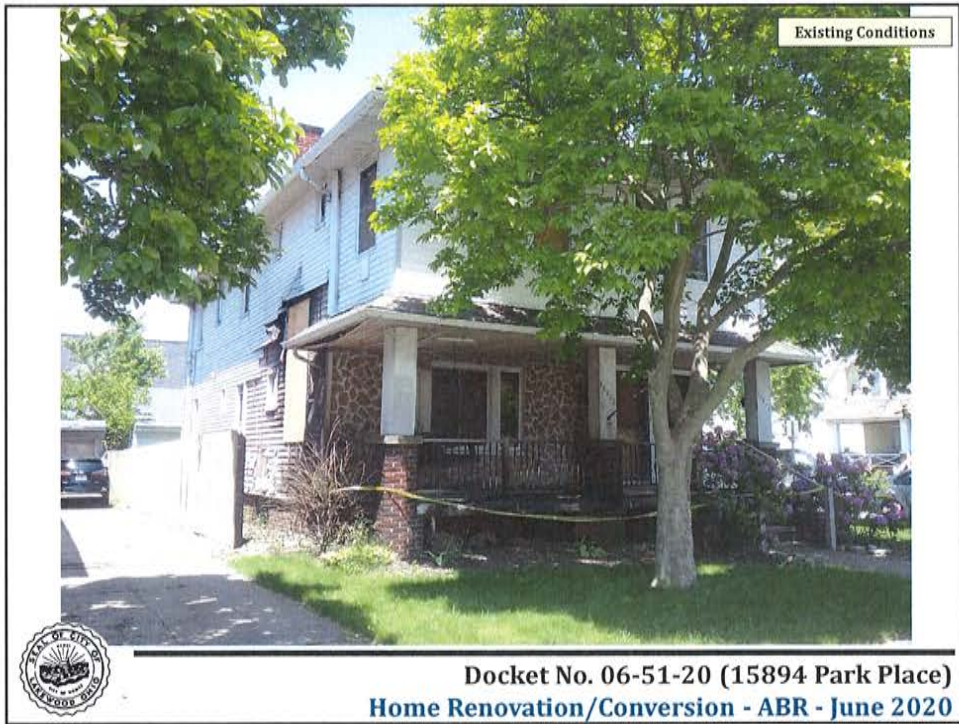


Docket No. 06-51-20 (15894 Park Place)  
Home Renovation/Conversion - ABR - June 2020

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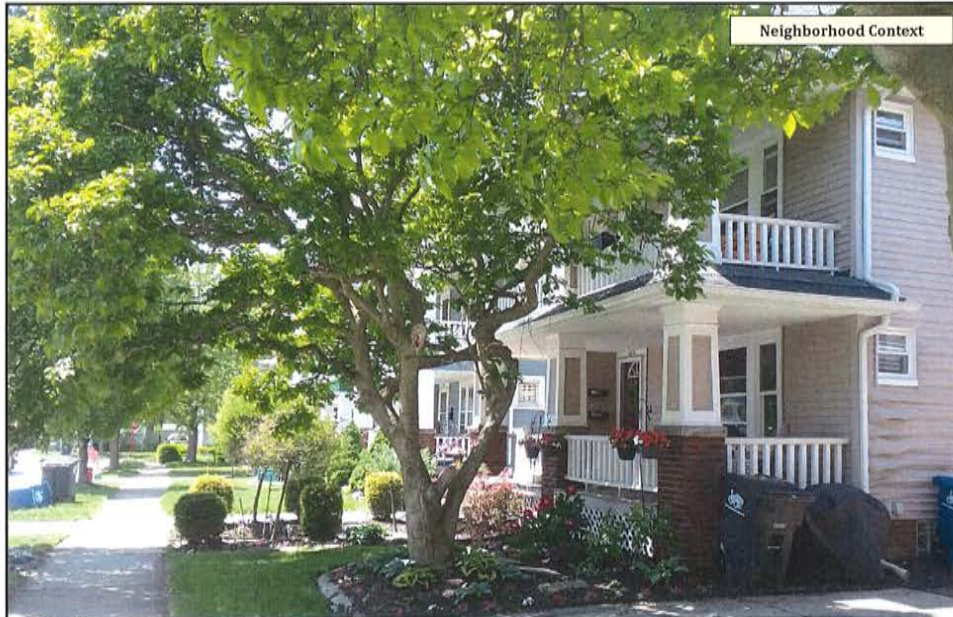


Neighborhood Context



Docket No. 06-51-20 (15894 Park Place)  
Home Renovation/Conversion - ABR - June 2020

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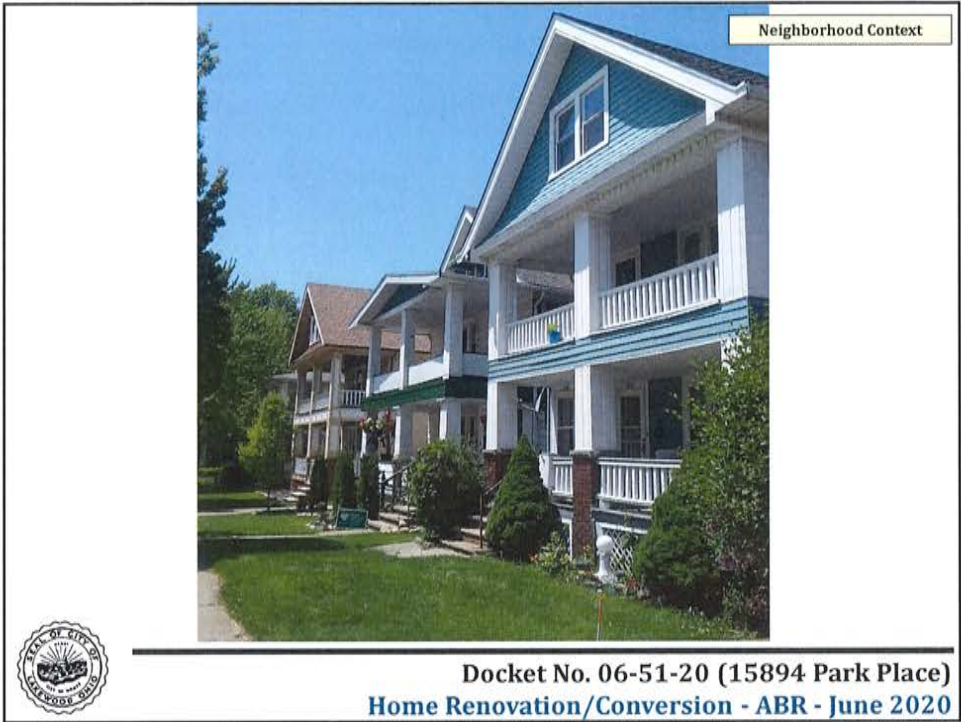


Neighborhood Context

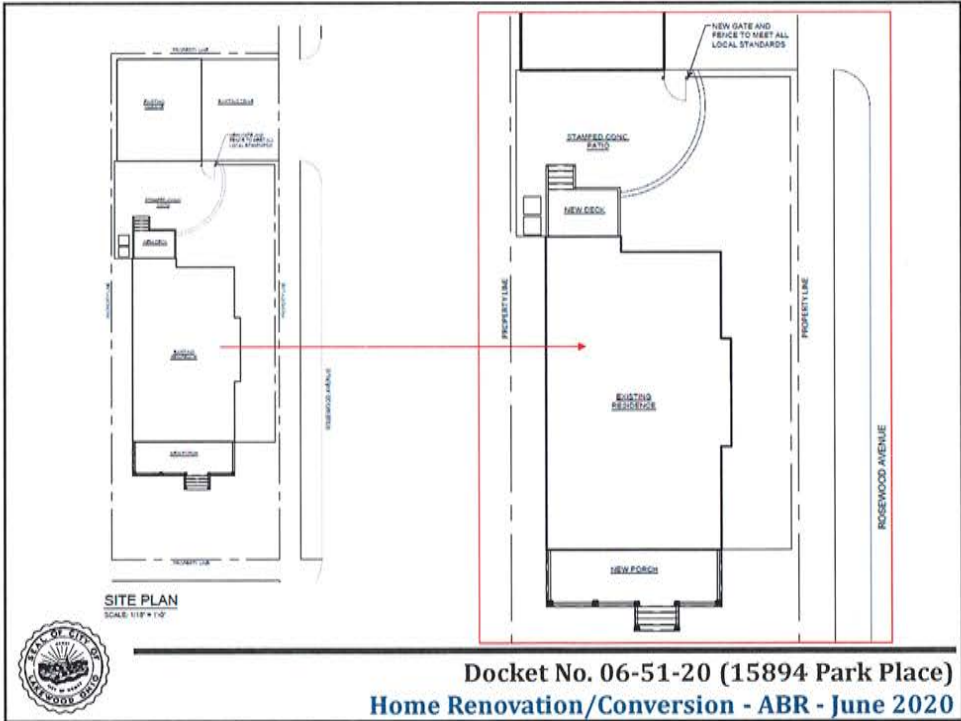


Docket No. 06-51-20 (15894 Park Place)  
Home Renovation/Conversion - ABR - June 2020

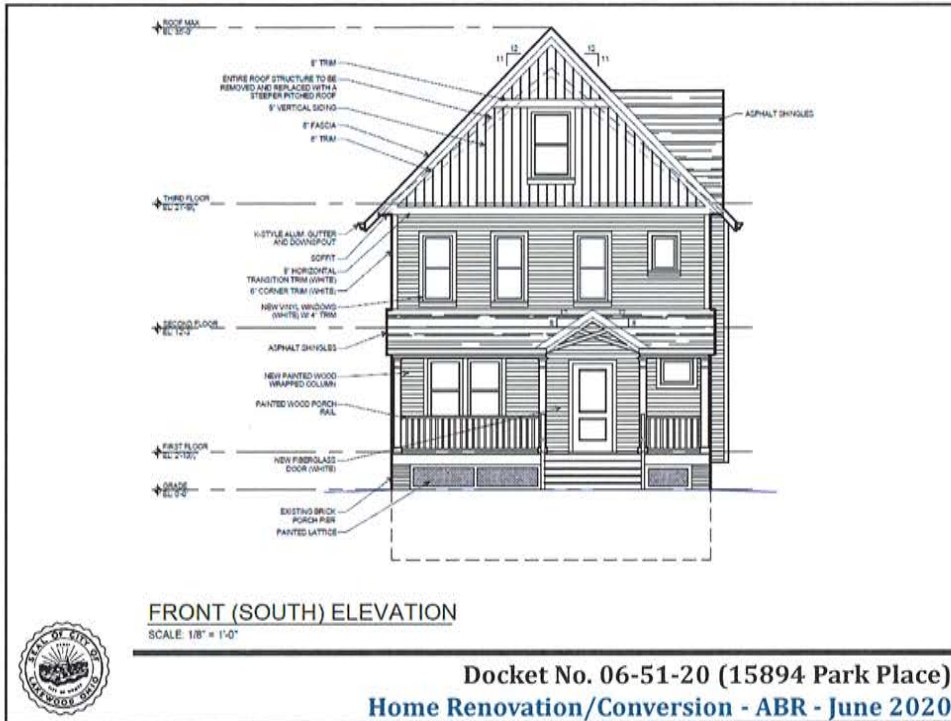
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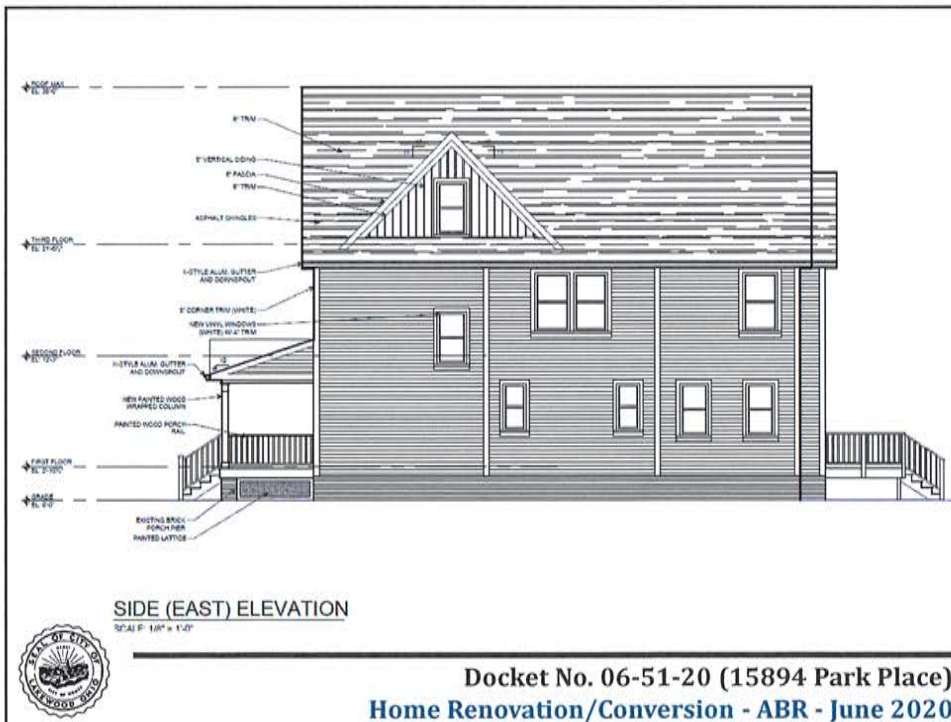
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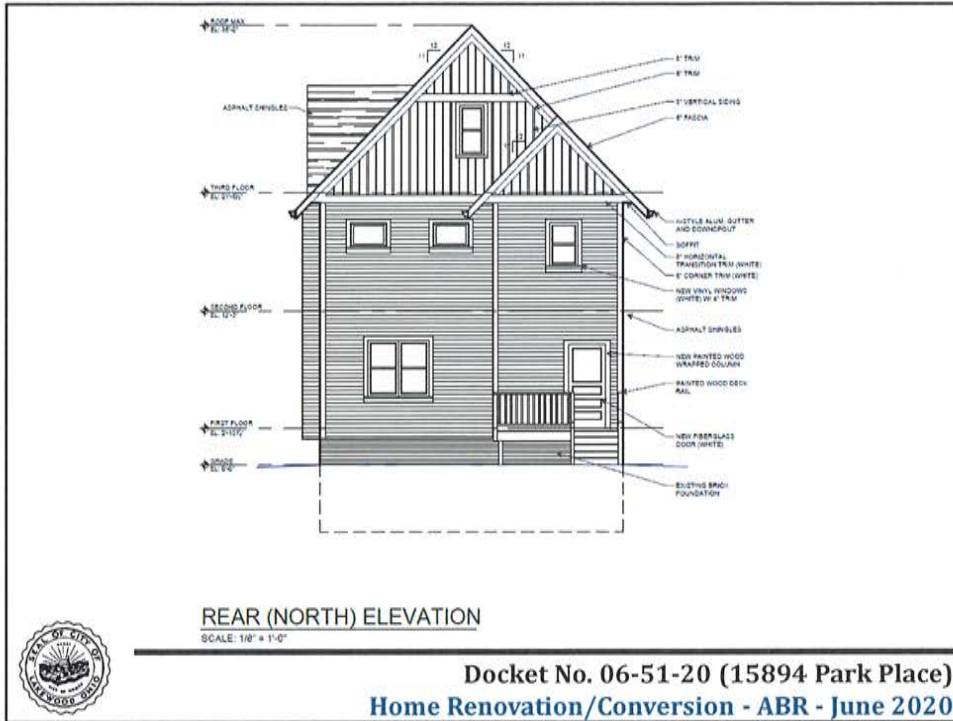
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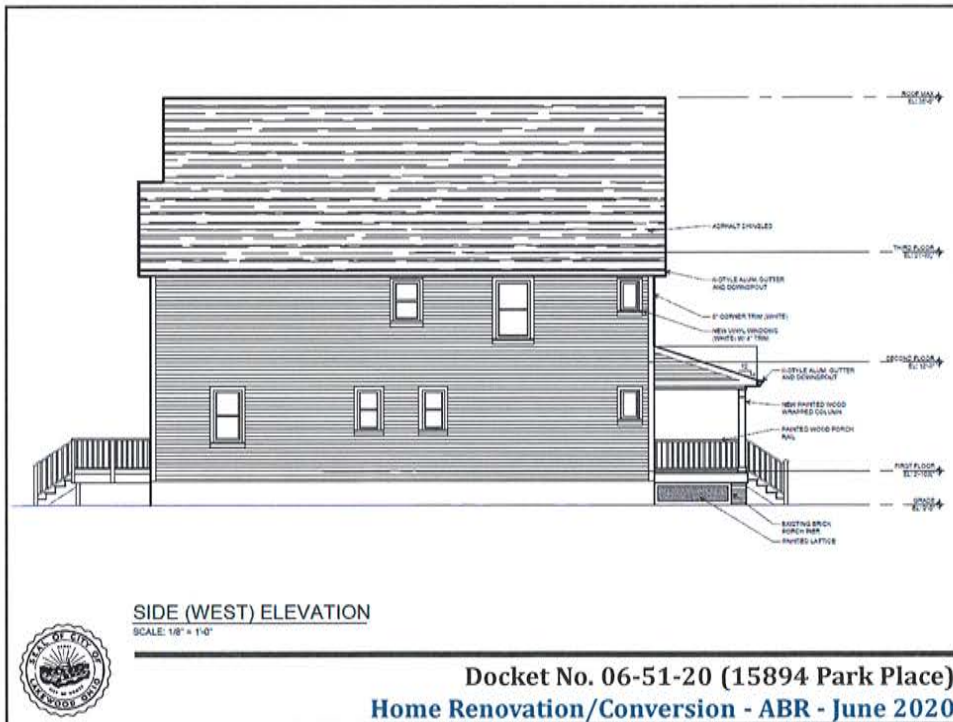
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Applicant proposes minor exterior renovation/material change.

**City Note:**

- N/A

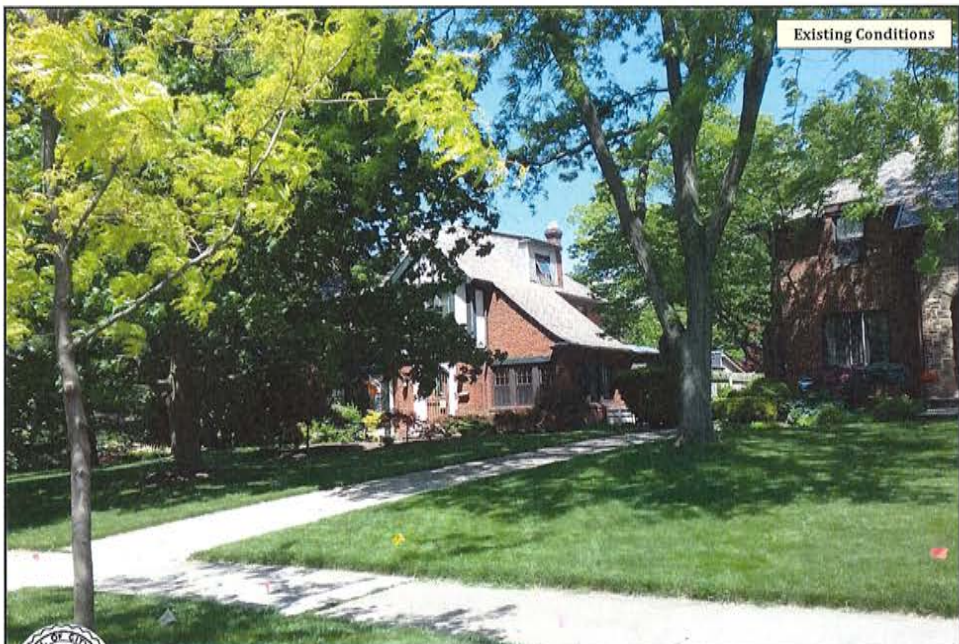


If members of the public have comments to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting




**Docket No. 06-52-20 (1101 Wilbert)**  
**Addition/Renovation - ABR - June 2020**

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Existing Conditions



**Docket No. 06-52-20 (1101 Wilbert)**  
**Addition/Renovation - ABR - June 2020**

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Existing Conditions



**Docket No. 06-52-20 (1101 Wilbert)**  
**Addition/Renovation - ABR - June 2020**

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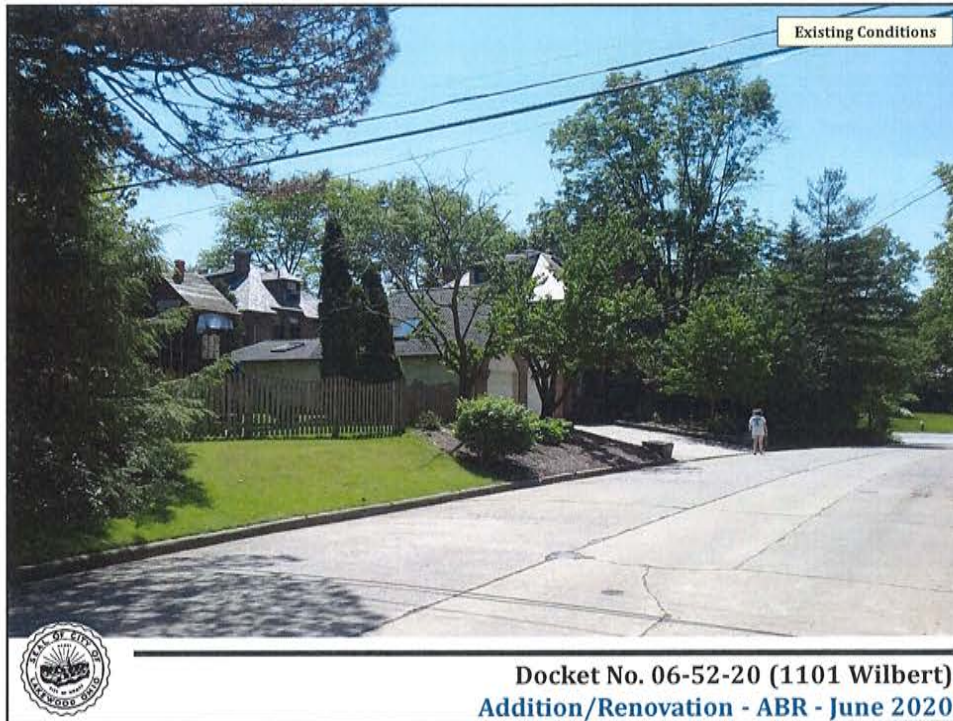


Existing Conditions

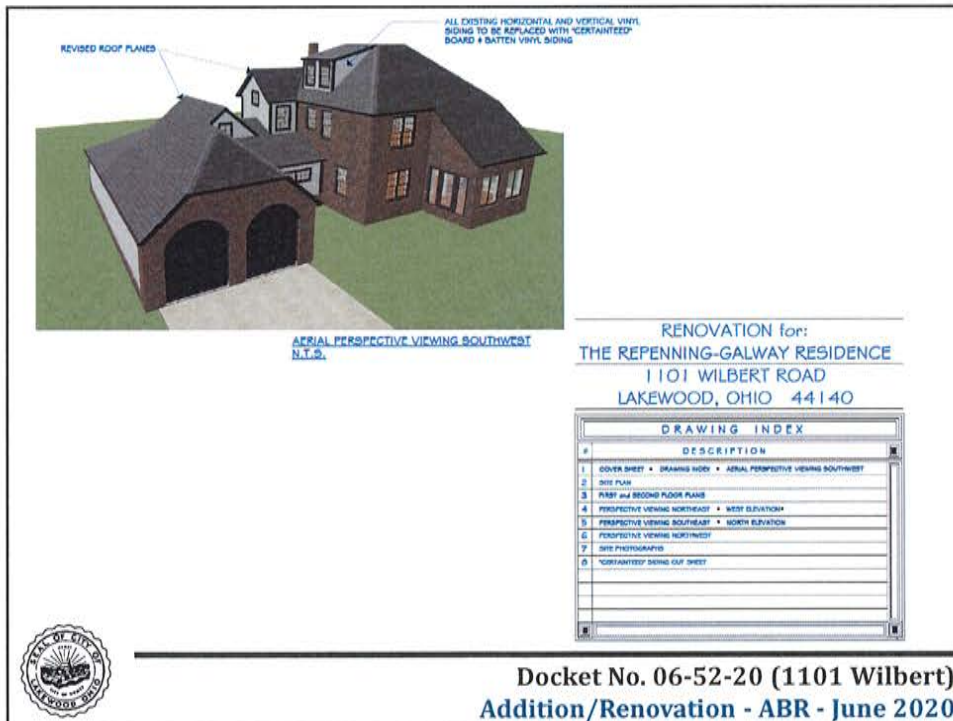


**Docket No. 06-52-20 (1101 Wilbert)**  
**Addition/Renovation - ABR - June 2020**

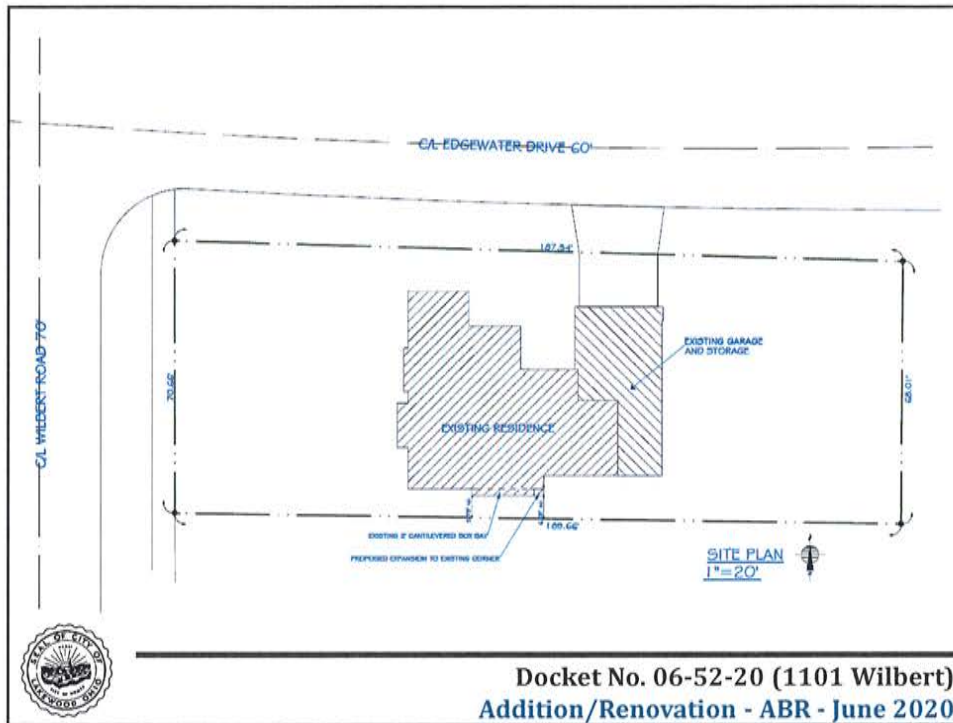
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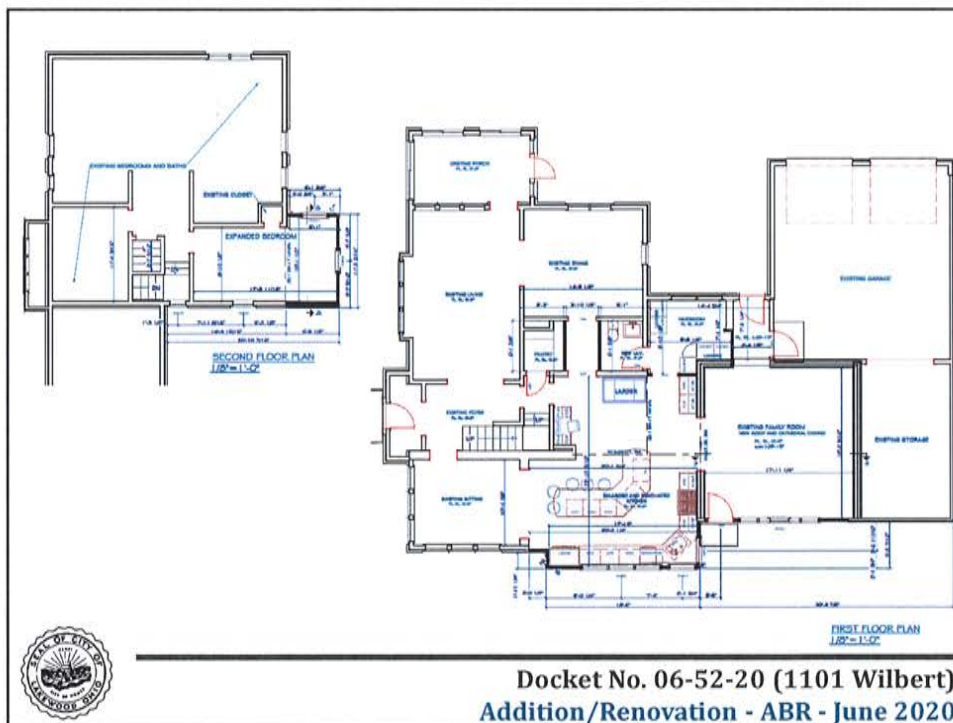
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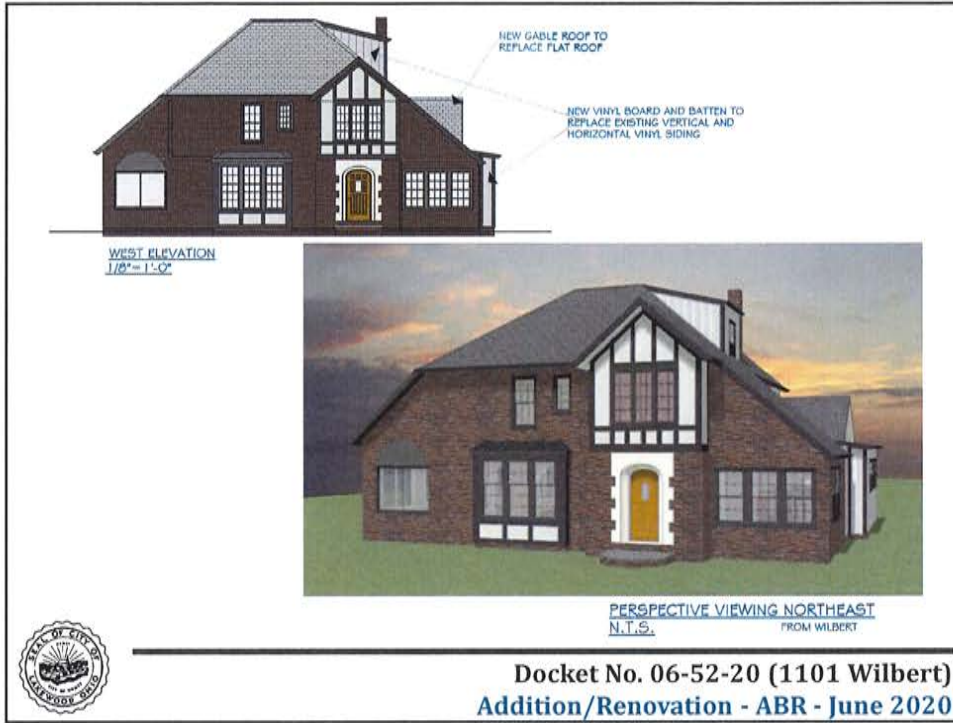
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**Applicant proposes new residential construction on vacant lot.**

**City Notes:**

- Provide revised plans that depicts current design (indicated changes to porch roof, side door, etc.)
- Recommend redesigning garage front gable detail to match home.
- Provide material examples (siding, windows, door) and details on lighting, landscaping

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

**Docket No. 06-53-20 (1570 Woodward)**  
**New Construction - ABR - June 2020**

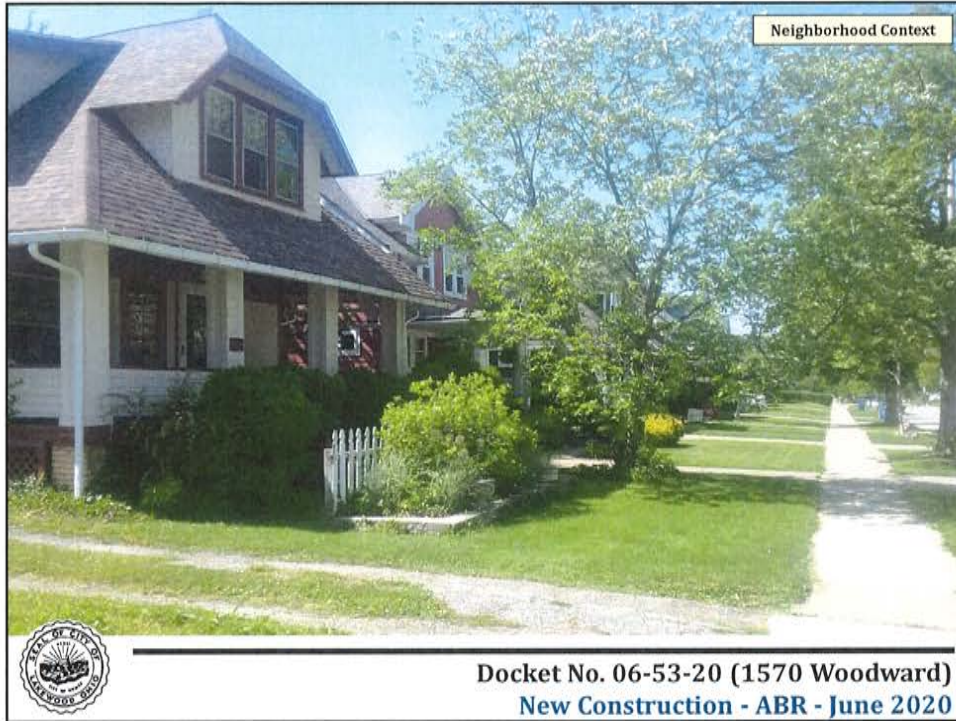
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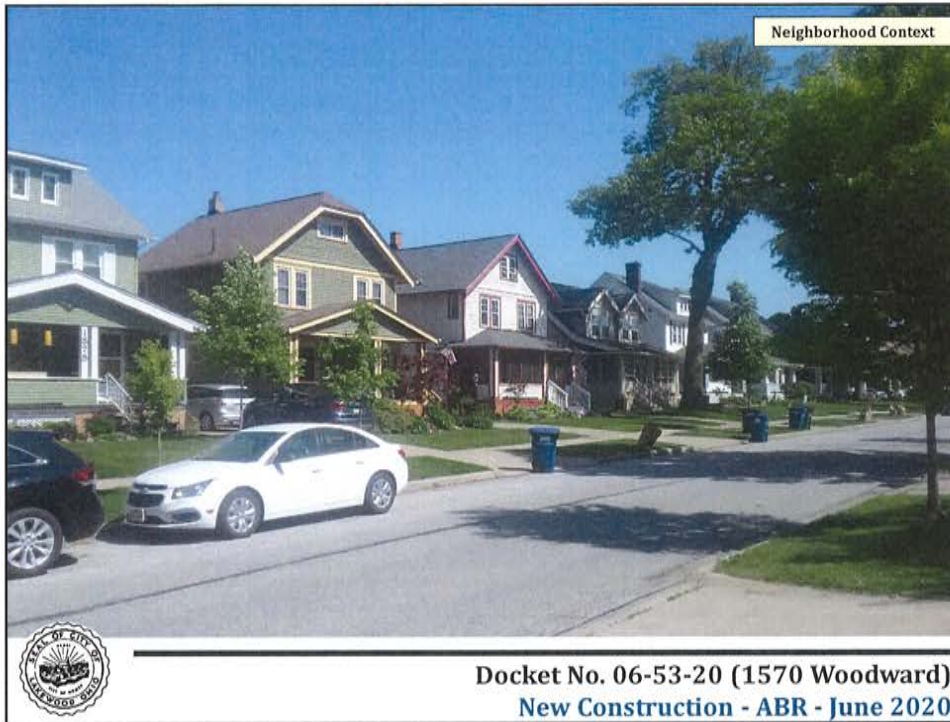
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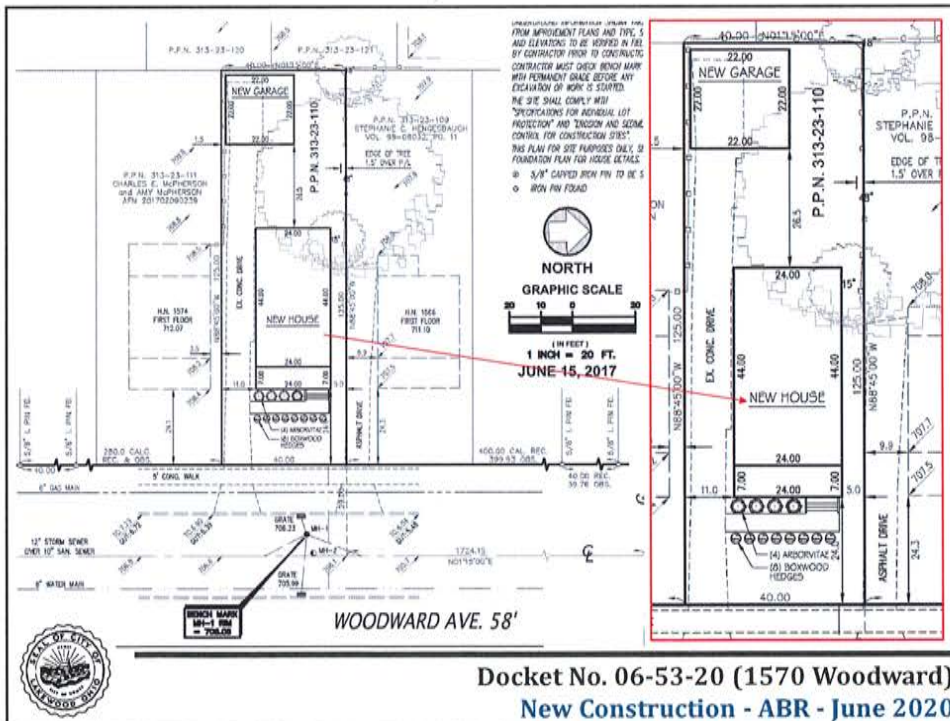
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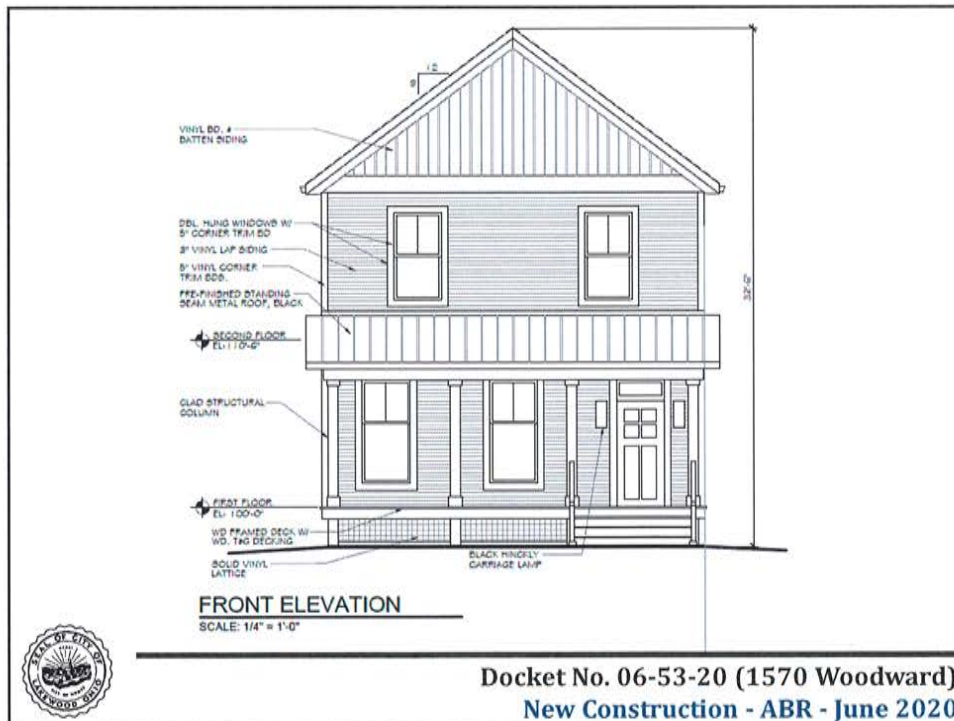


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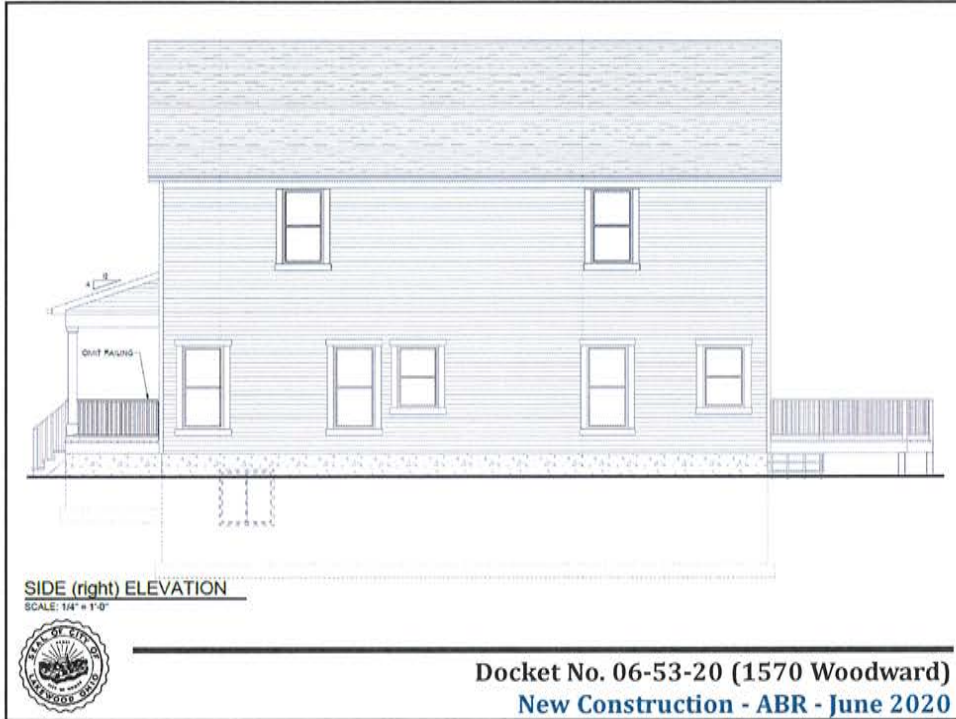
Docket No. 06-53-20 (1570 Woodward)  
 New Construction - ABR - June 2020

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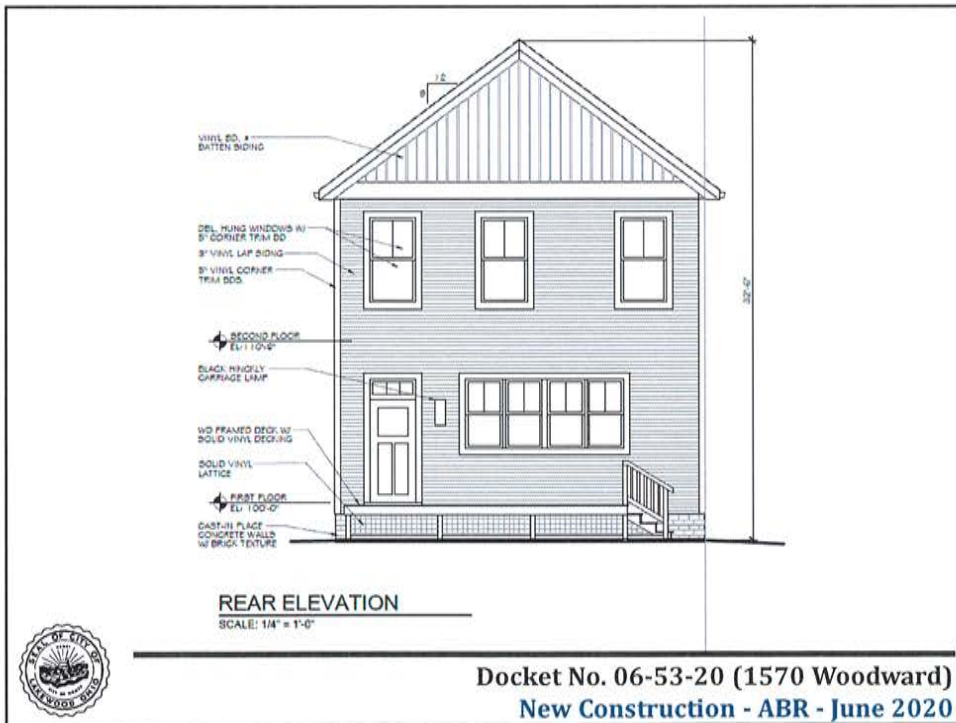
Docket No. 06-53-20 (1570 Woodward)  
 New Construction - ABR - June 2020

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Docket No. 06-53-20 (1570 Woodward)  
New Construction - ABR - June 2020

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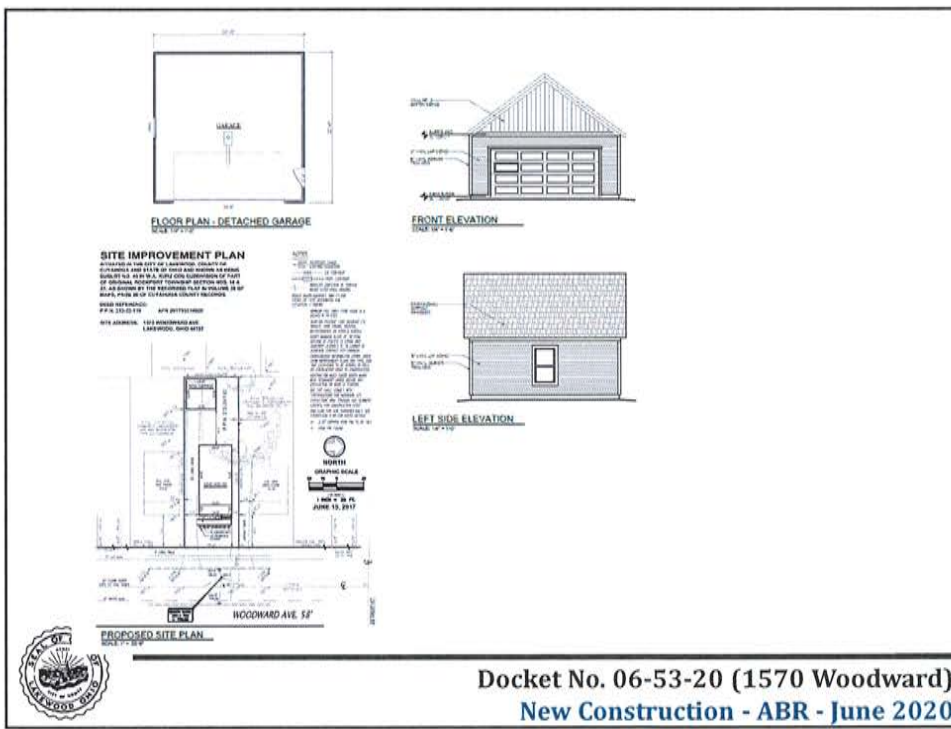
Docket No. 06-53-20 (1570 Woodward)  
New Construction - ABR - June 2020

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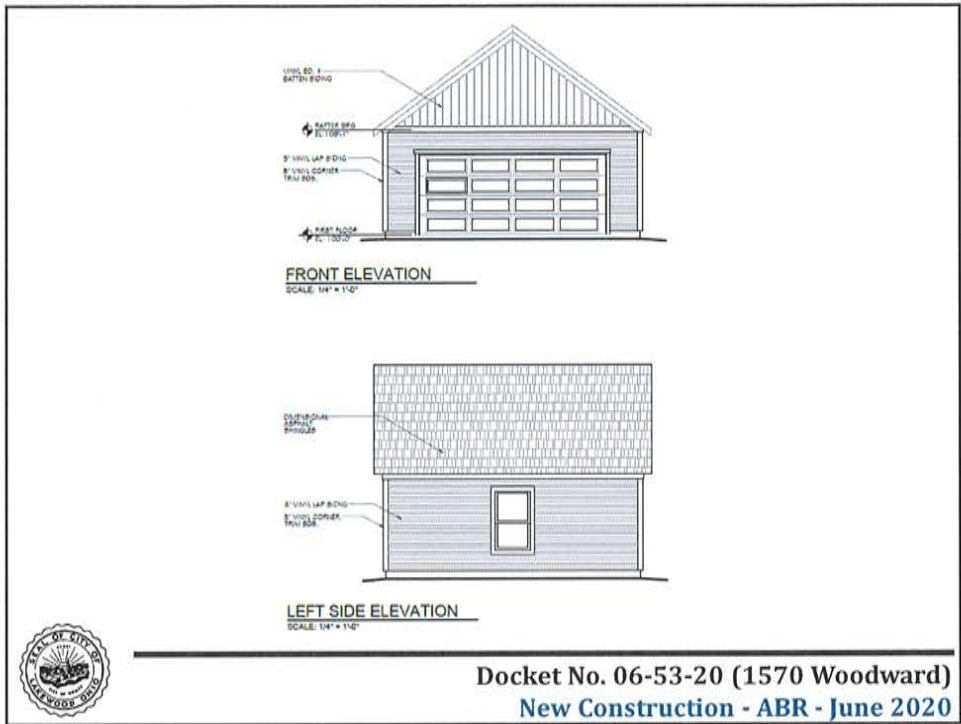


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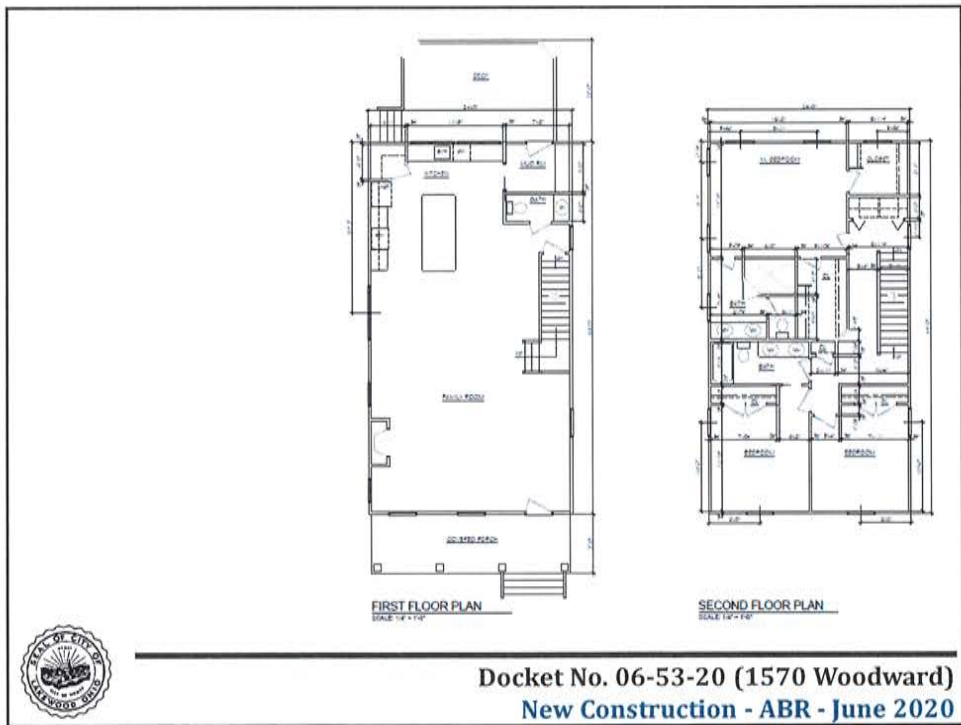
Docket No. 06-53-20 (1570 Woodward)  
New Construction - ABR - June 2020



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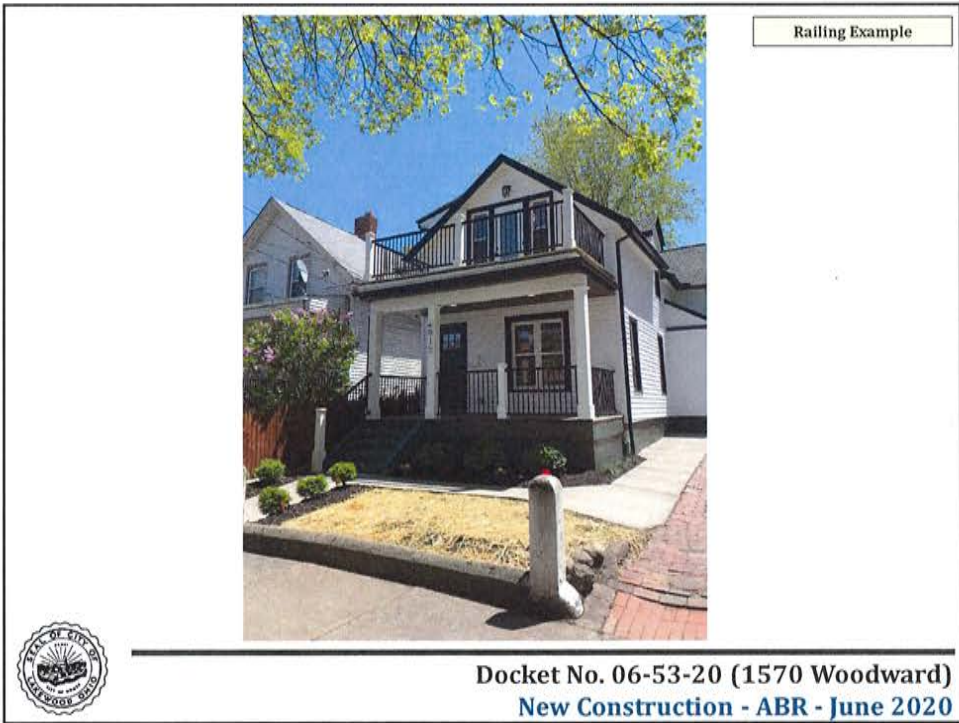
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INTRODUCTION  
PAGE 1 OF 8

**SERIES 2000A DOUBLE HUNG WINDOWS**

TEST SIZE	AAMA RATING	U-Factor	DESIGN PRESSURE	WATER RESISTANCE	U-VALUE	SHGC	VT
36" x 36"	CA-P050	0.32 (SHGC)	50 psf	7.5 gpd	0.37-0.50	0.17-0.62	0.31-0.82

**TABLE OF CONTENT**

- INTRODUCTION P.1
- SECTION DETAILS P.2
- INSTALL P.3
- FACE FINISH P.4
- TRIPLE GLAZING P.5
- AC OR SLIT P.6

**FEATURES**

- ALUMINUM THERMAL-BREAK DOUBLE-HUNG TILT WINDOW
- 3-1/4" FRAME DEPTH
- 7/8" DOUBLE PANE INSULATED GLASS
- AAMA 500 POWDER COAT PAINT
- EQUAL RISE/TILT DESIGN
- SLOPED SILL
- SILL WITH 1/2" EXTERIOR LED
- TILT SASH WITH TILT LATCH
- CONTINUOUS LIFT HANDLE ON BOTTOM SASH
- ANTI-DRAFT HEED CLIP LOCK
- MEETING RAIL LOCK
- SPRIG BALANCES
- INSTALLATION SCHEMATIC

**OPTIONAL SELECTIONS**


- LOW-E COATING & ARGON FILLED IGU
- SILL WITH EQUAL LED
- 1-1/2" HANDLE FIN (1-1/2" SETBACK)
- FACE FINISH WITH VARIOUS SIDE
- CUSTOM FINISH AND CUSTOM COLORS
- DRIPS
- REGON & FACILE OR ULTRA LIFT BALANCES
- AC OR SLIT FIT
- HALF OR FULL SCREEN
- SASH STOPS

**Window Specifications**

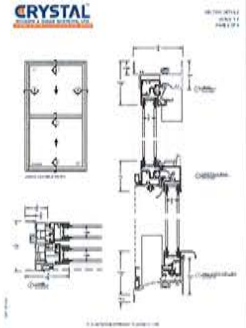
**CRYSTAL**  
ALUMINUM PRODUCTS

ARCHITECTURAL COLORS FOR ALUMINUM PRODUCTS

FINAL COLOR VARIATIONS SHOULD BE MADE FROM ACTUAL COLOR CHIPS



**CRYSTAL**  
ALUMINUM PRODUCTS




**Docket No. 06-53-20 (1570 Woodward)**  
**New Construction - ABR - June 2020**

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**Applicant proposes improvements to existing park along Detroit Ave.**

**City Notes:**

- N/A



**Deferral Requested**

**Docket No. 06-54-20 (17801 Detroit)**  
**Beck Center for the Arts (West Park) - ABR - June 2020**

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Existing Conditions



Docket No. 06-54-20 (17801 Detroit)  
Beck Center for the Arts (West Park) - ABR - June 2020

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Existing Conditions



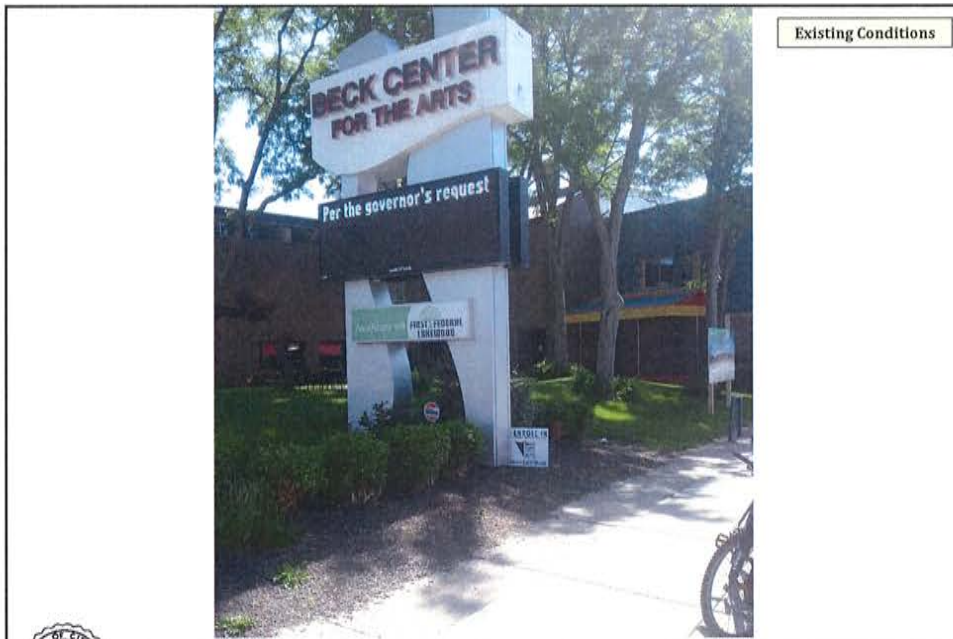
Docket No. 06-54-20 (17801 Detroit)  
Beck Center for the Arts (West Park) - ABR - June 2020

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Docket No. 06-54-20 (17801 Detroit)  
 Beck Center for the Arts (West Park) - ABR - June 2020

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Docket No. 06-54-20 (17801 Detroit)  
 Beck Center for the Arts (West Park) - ABR - June 2020

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Existing Conditions



Docket No. 06-54-20 (17801 Detroit)  
 Beck Center for the Arts (West Park) - ABR - June 2020

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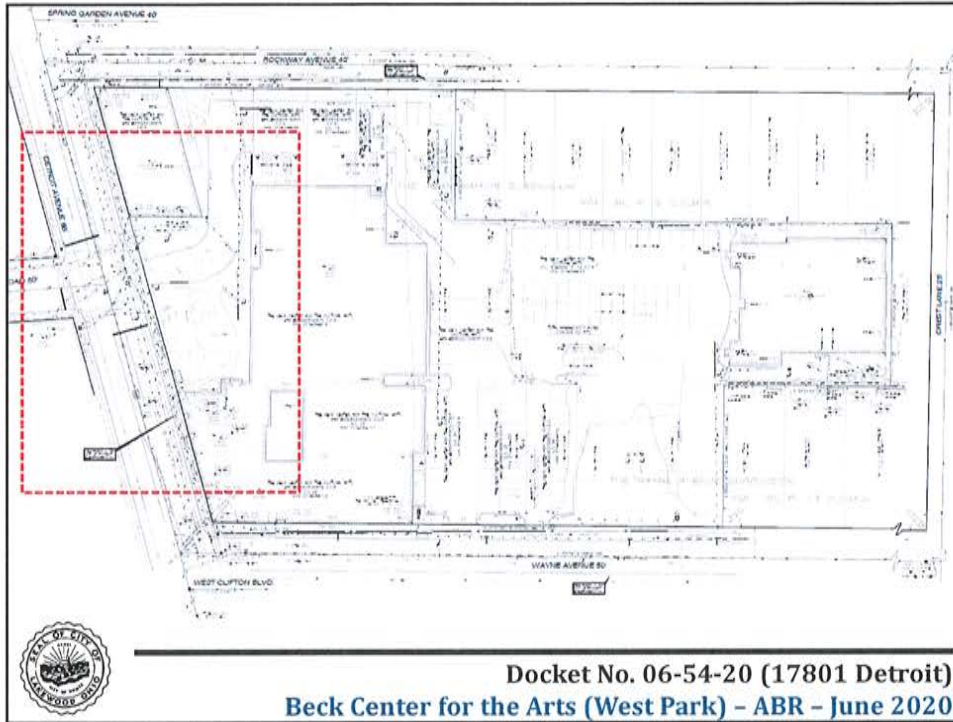


Existing Conditions

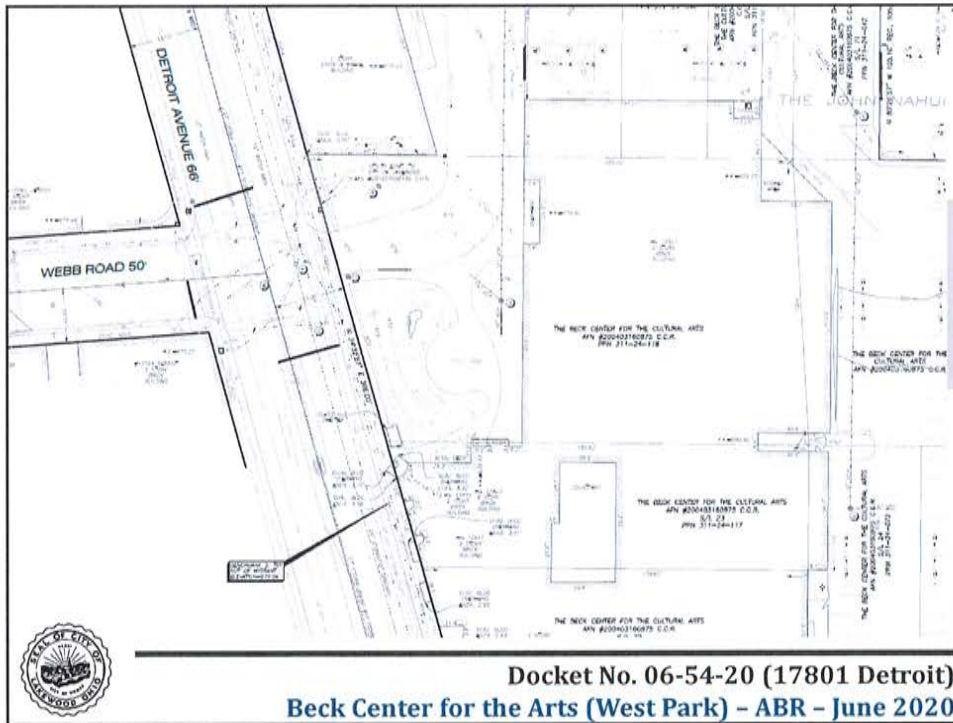


Docket No. 06-54-20 (17801 Detroit)  
 Beck Center for the Arts (West Park) - ABR - June 2020

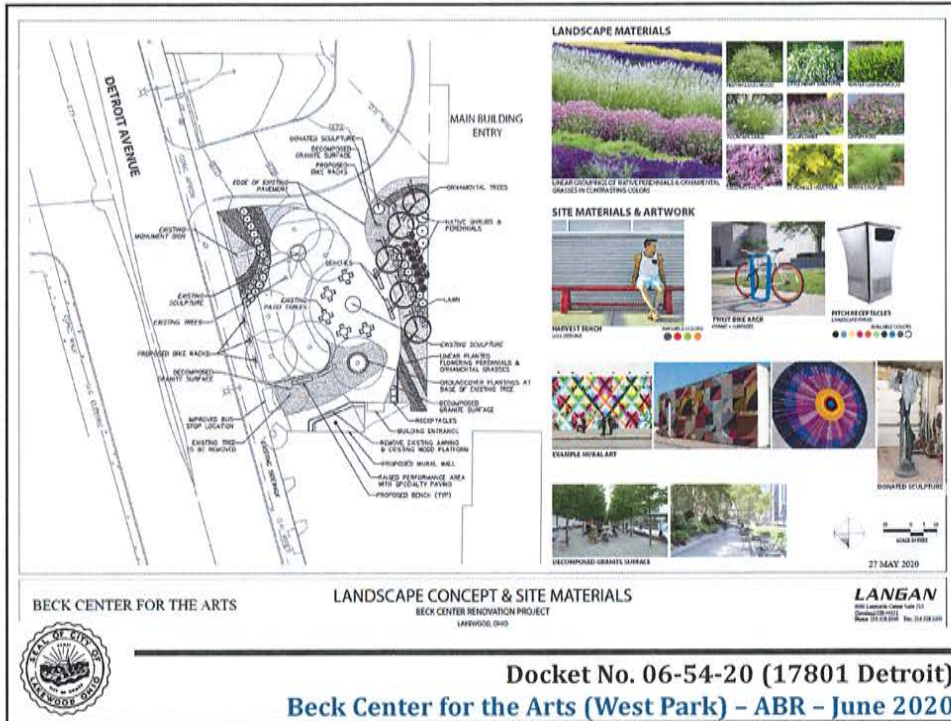
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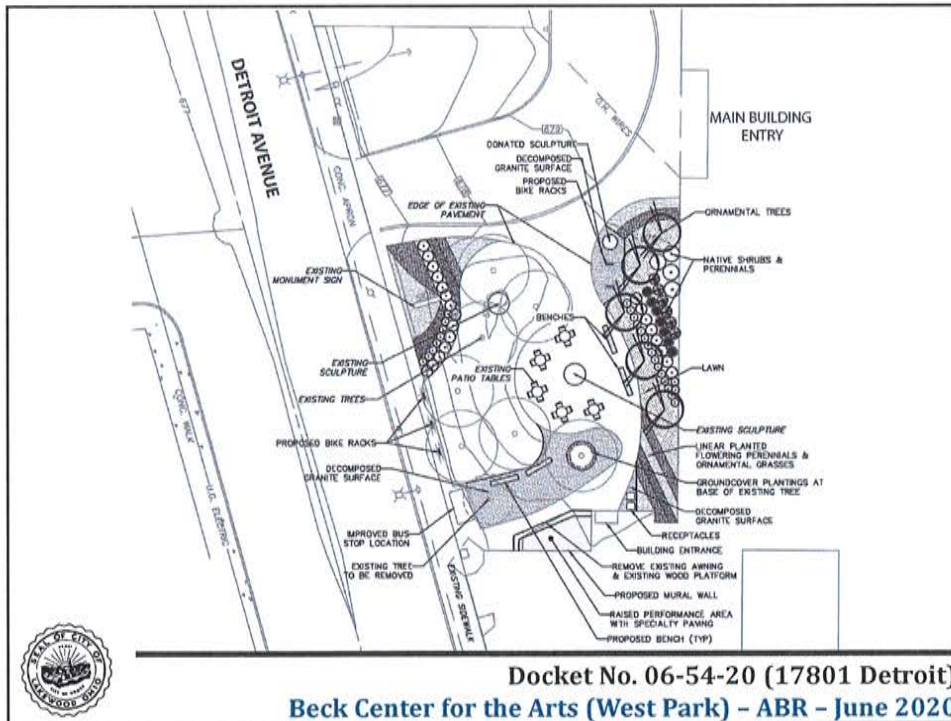
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### Remote Meeting Procedures

- Applicants have been provided login/link and timeframe
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- Please mute microphones unless speaking
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  - Public is highly encouraged to use the **chat feature** to submit comment
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    3. Call for any remaining comments (name, address, 3 min rule)
- If applicant is not present, we will move on to next item, checking back periodically as needed.**
- We will pause to deal with technical issues as they arise.
- Option for break at ~8pm if needed.

**Short Break**

## Architectural Board of Review

June 2020



193

Applicant proposes renovation of existing warehouse spaces into new fieldhouse, courtyard, restaurant and bar.

#### City Note:

- Deferred from June 2020 Planning Commission - More Information for Parking Plan Review
- Recommend adding more pedestrian space and plantings at arrival on SE corner (plaza-like area)
- Recommend continuing select design elements from southern façade around to Hird façade
- Confirm service/refuse dumpster and recycling areas (if shared use - please confirm/justify)



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



Docket No. 06-55-20 (1384 Hird)  
Stonewall Sports Complex - ABR - June 2020

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**1133.08 Demolition or Removal of Principal Structures on Commercial Properties**

(a)...No demolition or removal of a principal structure in a...**C3 General Business**...shall be permitted unless and until one of the following conditions is satisfied:

(3) The proposed new building(s) and/or structure(s) at the location of such property **conforms to the design requirements set forth in Chapter 1325 of the Building Code** and has been **approved by the Architectural Board of Review**, and by any other required boards and commissions of the City, in order to proceed with new development plans. In addition, notwithstanding any other requirements, all approvals for such new development plans shall be based on the following factors:

- A. ...plans are consistent with the Code, the Lakewood Community Vision and the "Standards for Rehabilitation" adopted by the U.S. Secretary of the Interior, as stated in Title 36 of the Code of Federal Regulations, Part 1208 (Formerly of Part 67); and
- B. ...plans are consistent with **any historic or aesthetic features of the commercial or industrial property being replaced and/or the nature and appearance of the surrounding neighborhood.**



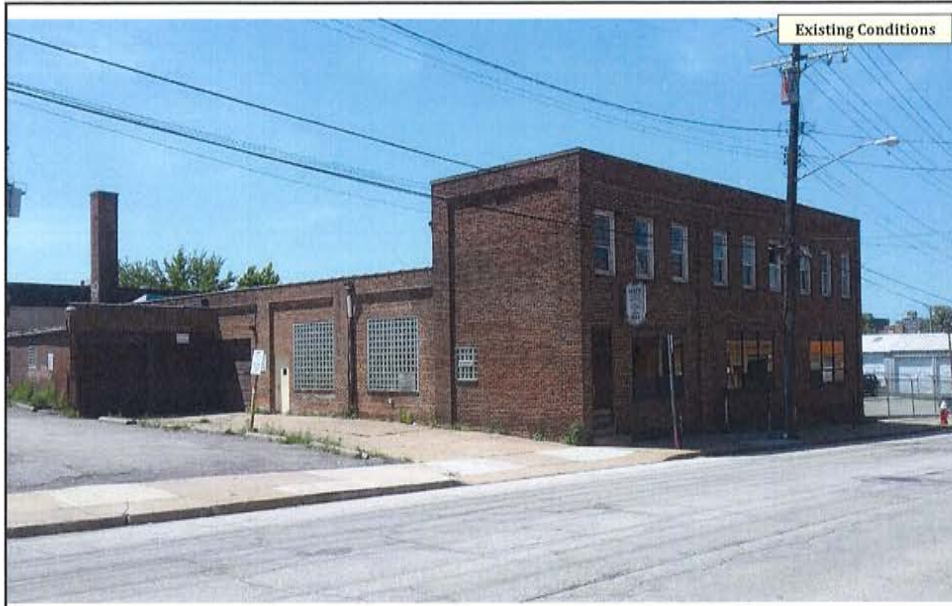
Docket No. 06-55-20 (1384 Hird)  
Stonewall Sports Complex - ABR - June 2020

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Docket No. 06-55-20 (1384 Hird)  
Stonewall Sports Complex - ABR - June 2020

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Docket No. 06-55-20 (1384 Hird)  
Stonewall Sports Complex - ABR - June 2020

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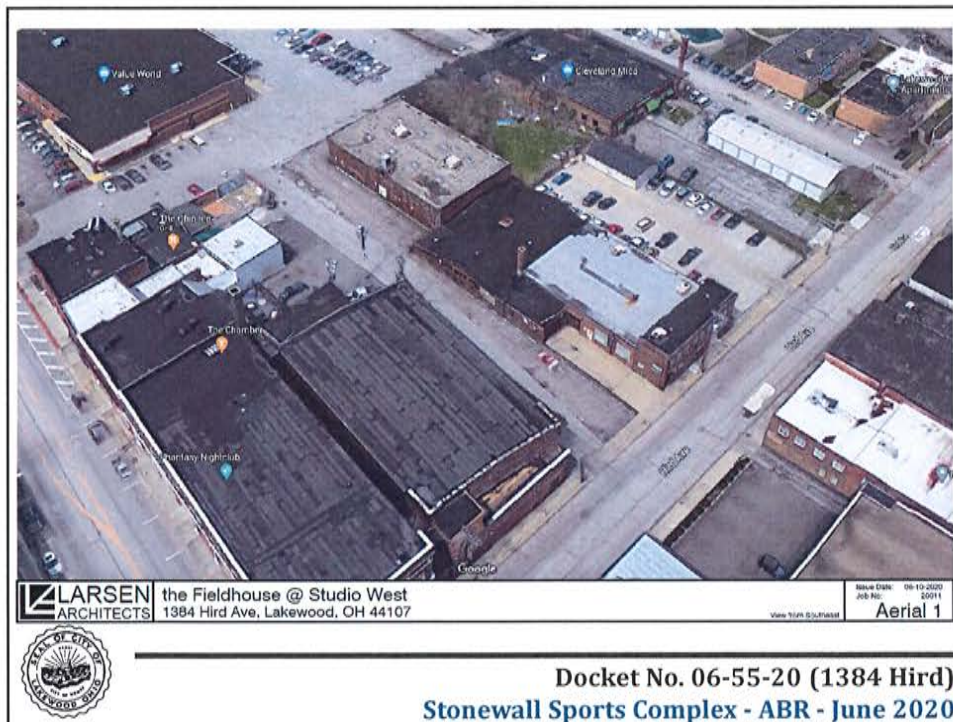


Docket No. 06-55-20 (1384 Hird)  
Stonewall Sports Complex - ABR - June 2020

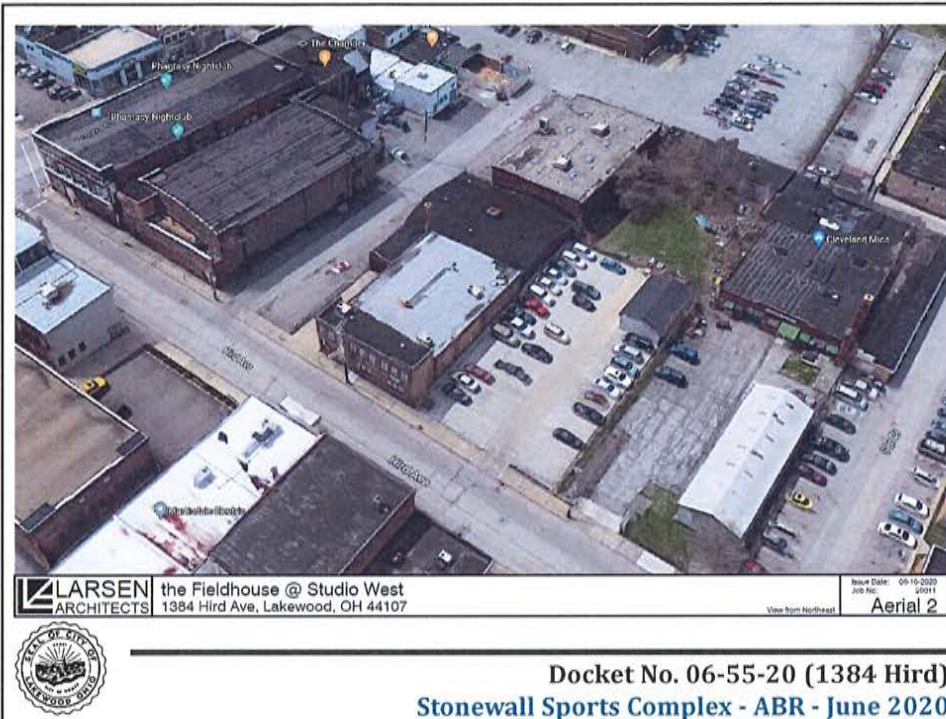
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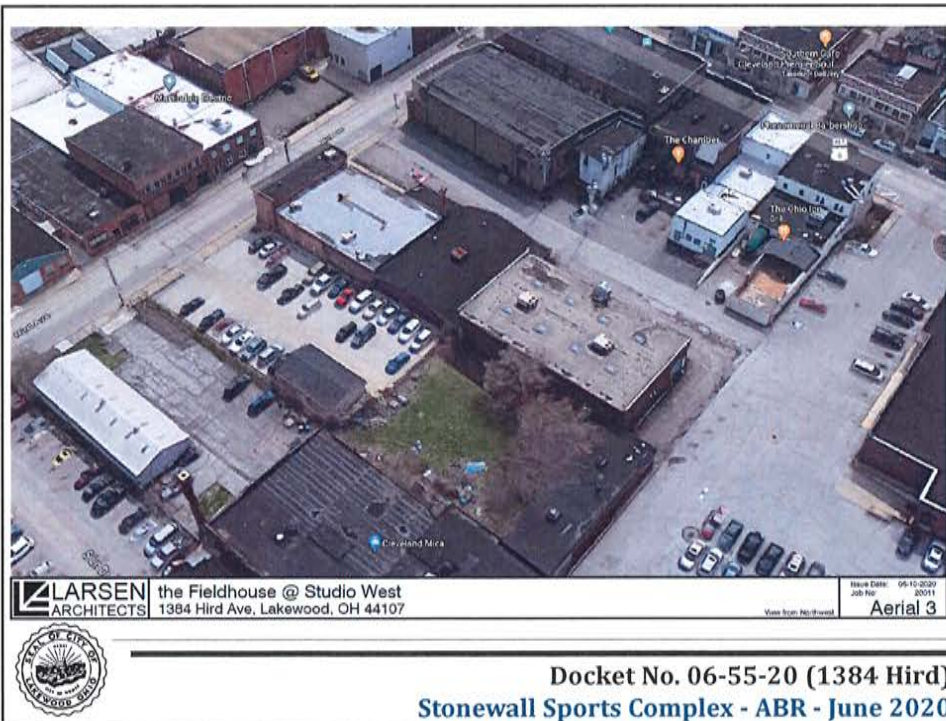
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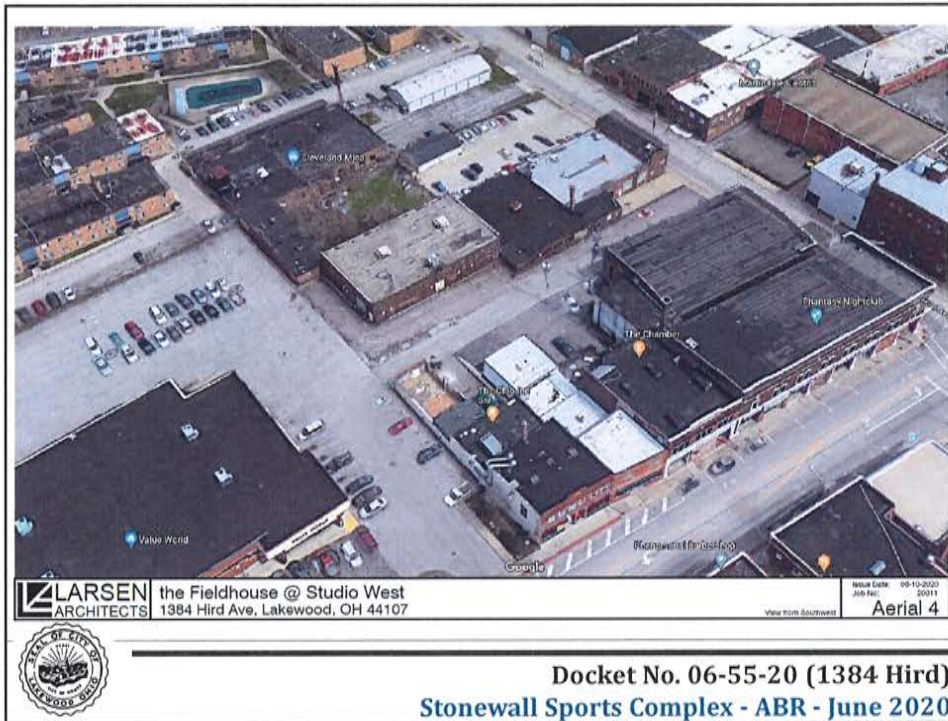
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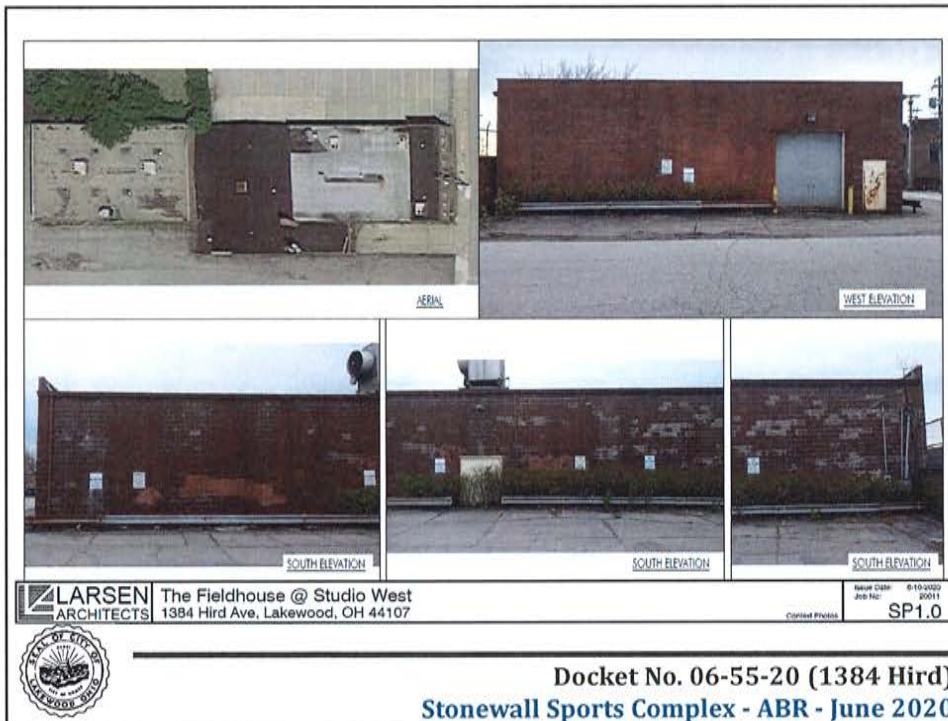


202



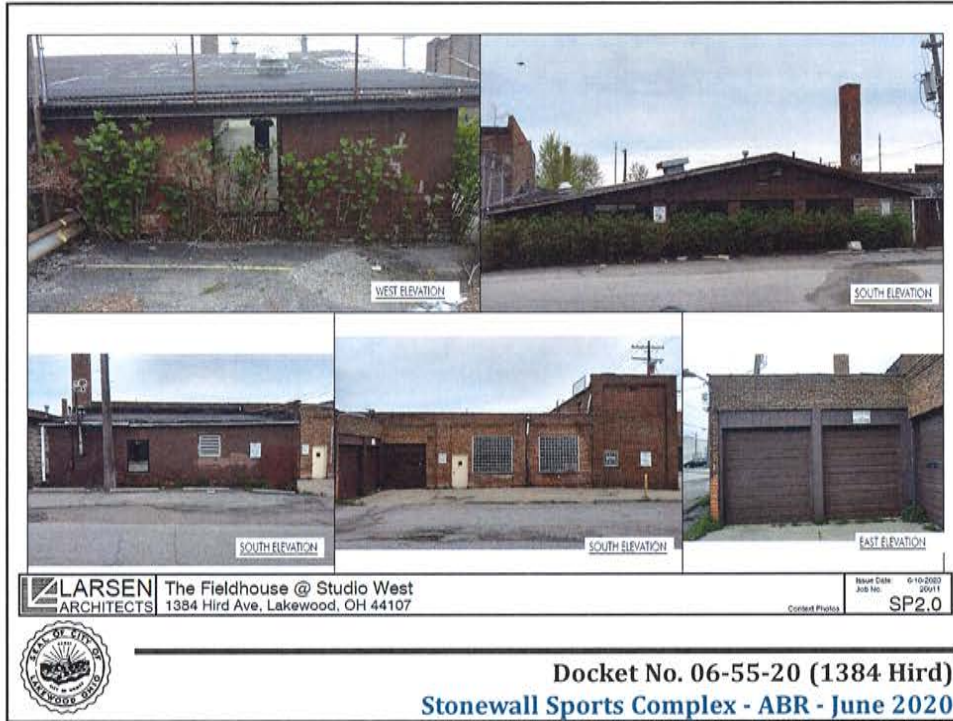
Docket No. 06-55-20 (1384 Hird)  
 Stonewall Sports Complex - ABR - June 2020

203

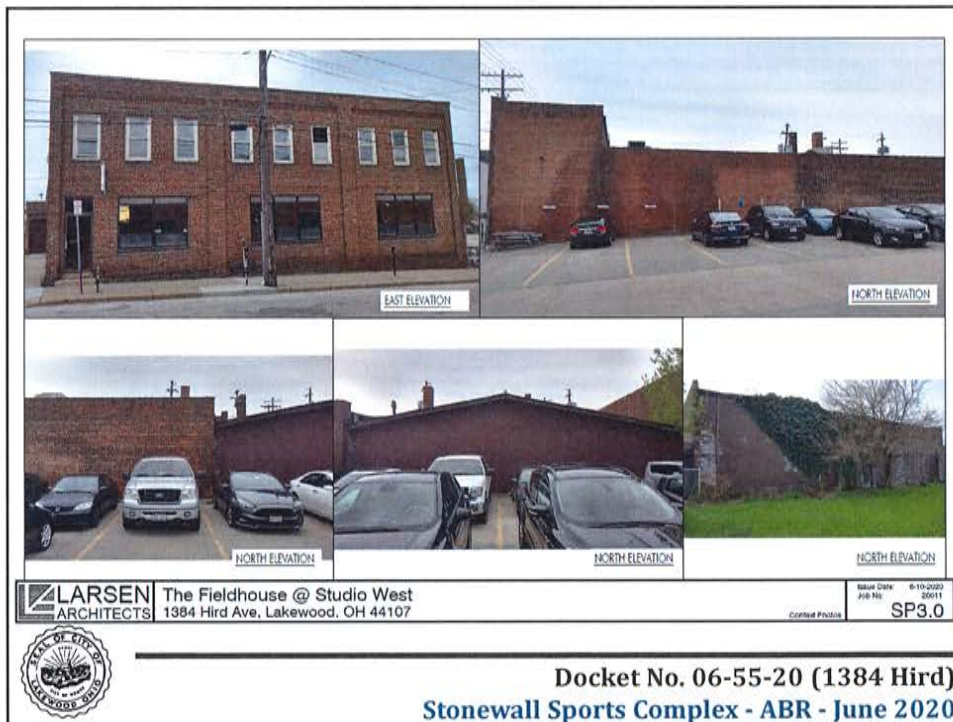


Docket No. 06-55-20 (1384 Hird)  
 Stonewall Sports Complex - ABR - June 2020

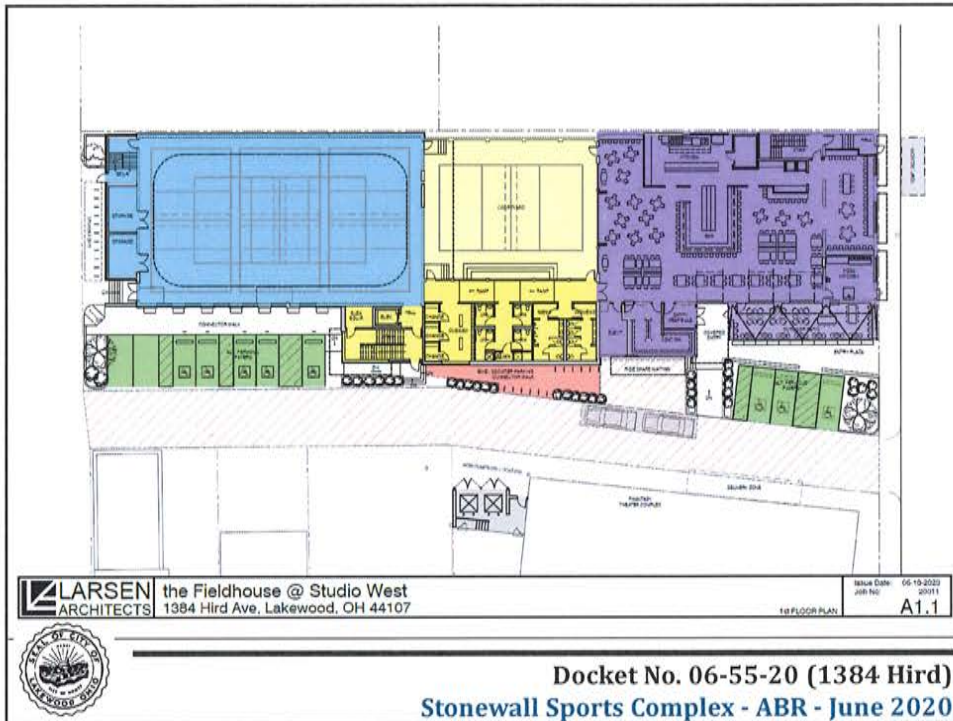
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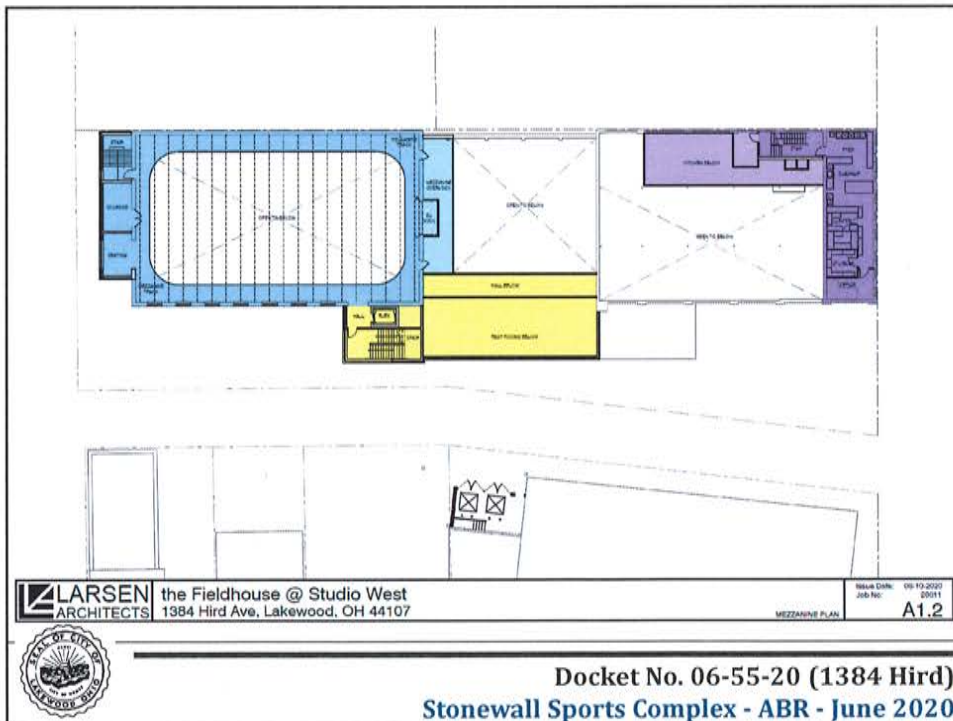
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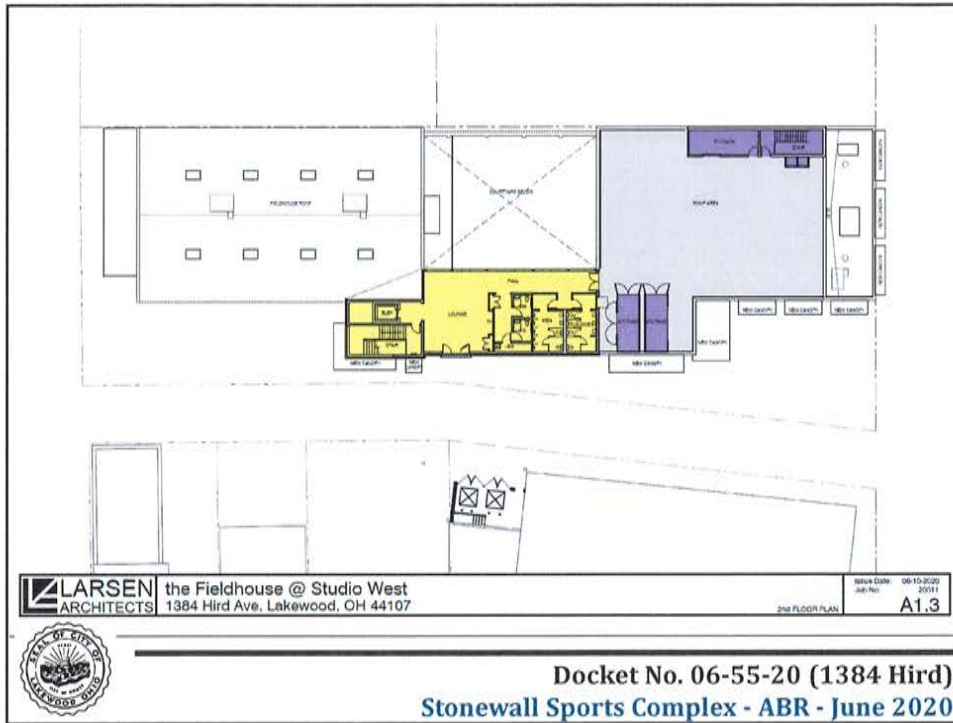
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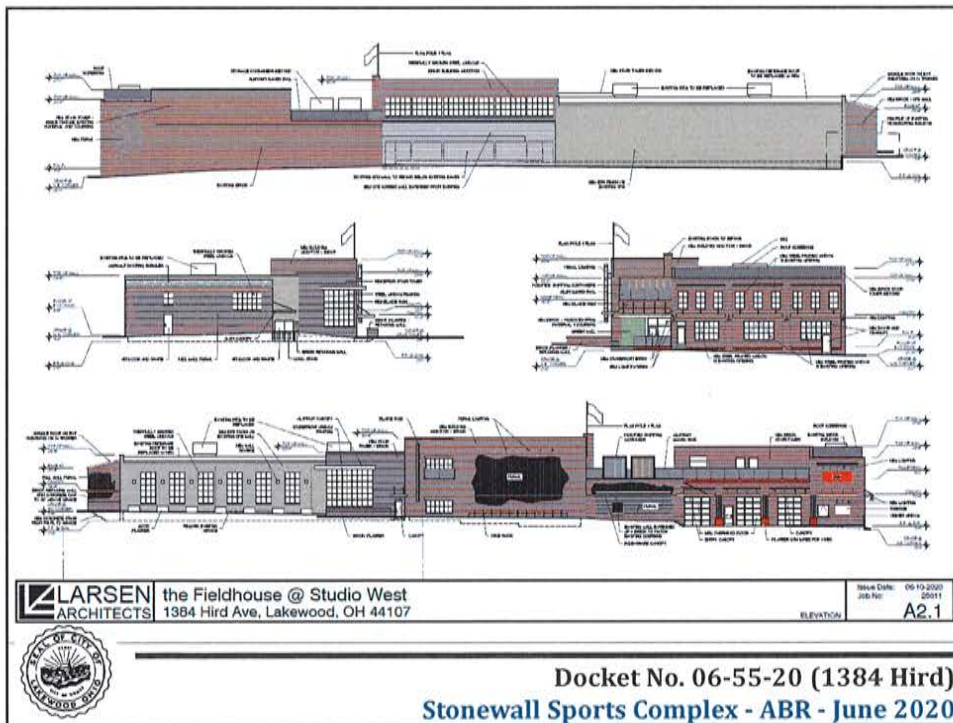


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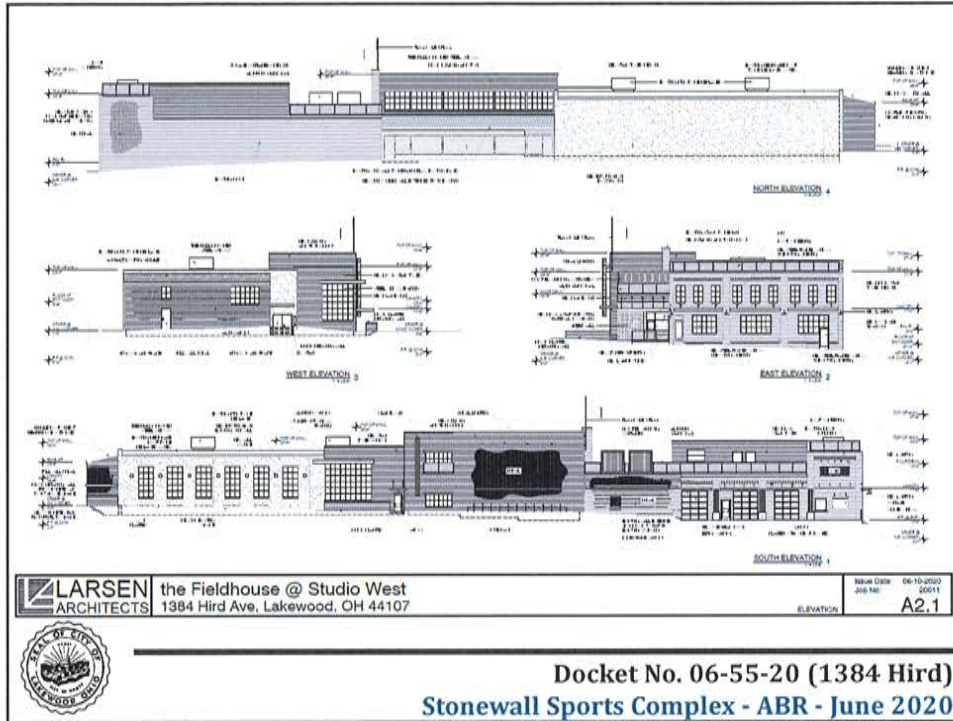
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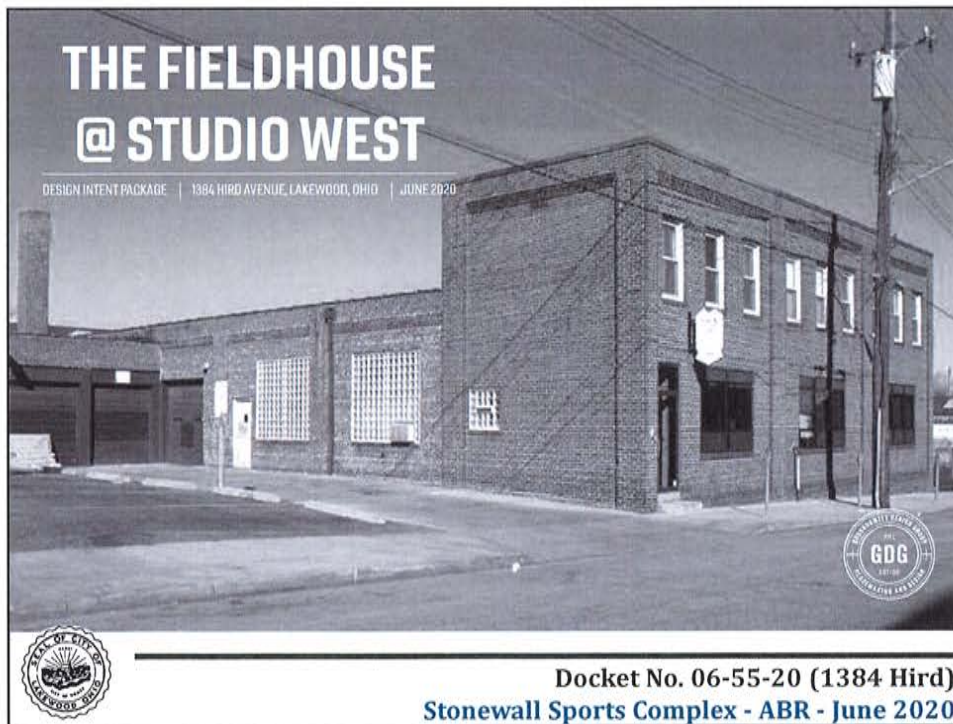


210

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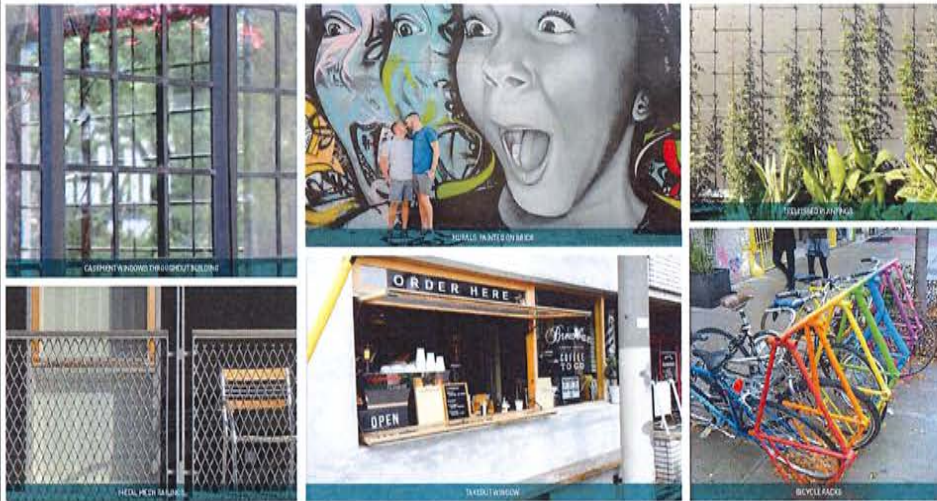
STONEWALL SPORTS FIELD HOUSE & BAR || EXTERIOR LOOK & FEEL

GROUNDWELL



Docket No. 06-55-20 (1384 Hird)  
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STONEWALL SPORTS FIELD HOUSE & BAR || EXTERIOR ELEMENTS

GROUNDWELL



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1384 Hird Avenue || Design Intent Package || page 5

INDUSTRIAL METAL CHAIRS

COMPOSITE TABLE

2x6 METAL TABLE

ROUND WOODEN TABLE

PAINTED METAL BAR COUNTER

FLYING STAIRS

STONEWALL SPORTS FIELD HOUSE & BAR || PATIO FURNISHINGS

**GROUNDWELL**

**Docket No. 06-55-20 (1384 Hird)**  
**Stonewall Sports Complex - ABR - June 2020**

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1384 Hird Avenue || Design Intent Package || page 5

RED ARROW SIGNAGE

EXTENSIBLE SIGN BOARD

EXTERIOR LIGHTING

MULTICOLORED EXTERIOR LIGHTING AT FIELD HOUSE

BEAM & ANCHOR SIGNAGE

VERTICAL SIGNAGE

STONEWALL SPORTS FIELD HOUSE & BAR || EXTERIOR SIGNAGE AND LIGHTING

**GROUNDWELL**

**Docket No. 06-55-20 (1384 Hird)**  
**Stonewall Sports Complex - ABR - June 2020**

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STONEWALL SPORTS FIELD HOUSE & BAR || SOUTH EAST RENDERING

GROUNDWELL



Docket No. 06-55-20 (1384 Hird)  
Stonewall Sports Complex - ABR - June 2020

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STONEWALL SPORTS FIELD HOUSE & BAR || SOUTH WEST RENDERING

GROUNDWELL

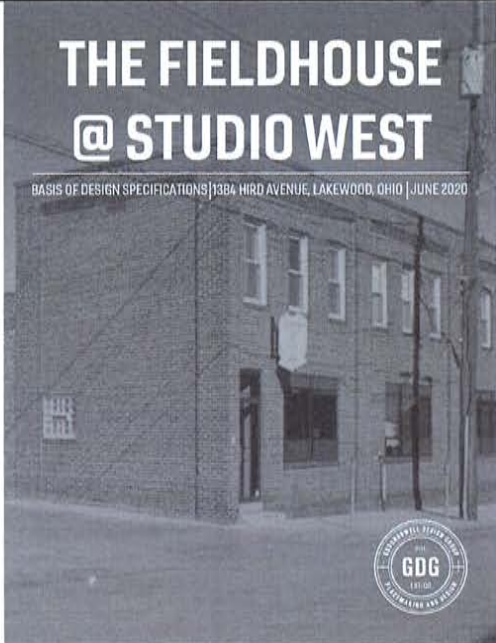




Docket No. 06-55-20 (1384 Hird)  
Stonewall Sports Complex - ABR - June 2020

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# THE FIELDHOUSE @ STUDIO WEST

BASIS OF DESIGN SPECIFICATIONS | 1384 HIRD AVENUE, LAKEWOOD, OHIO | JUNE 2020




**Docket No. 06-55-20 (1384 Hird)**  
**Stonewall Sports Complex - ABR - June 2020**


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**CH-01**




<b>MANUFACTURER:</b>	Design Forms Furniture
<b>IDEM:</b>	3625 Grand Park Chair
<b>ITEM NUMBER:</b>	1781-PL-01
<b>LOCATION:</b>	Outdoor Patio
<b>SIZE:</b>	32 7/8" W x 24 1/4" x 33 1/4" H
<b>MATERIAL:</b>	Steel
<b>FINISH:</b>	Black (optional: polished chrome)
<b>ADDITIONAL INFO:</b>	Check back for any change when call in unit.

**CH-02**




<b>MANUFACTURER:</b>	Strong Oak WoodShop
<b>IDEM:</b>	stepladder for tool sheds
<b>ITEM NUMBER:</b>	NA
<b>LOCATION:</b>	Clubhouse Patio
<b>SIZE:</b>	44 1/2" x 14 1/2" x 30 1/2"
<b>MATERIAL:</b>	wood with galvanized steel rungs
<b>FINISH:</b>	paint
<b>ADDITIONAL INFO:</b>	NA

**CH-03**



<b>MANUFACTURER:</b>	Design Forms Furniture
<b>IDEM:</b>	Lulu Stool
<b>ITEM NUMBER:</b>	1000-01
<b>LOCATION:</b>	Clubhouse Patio - Drink Bar
<b>SIZE:</b>	14 1/2" x 14 1/2" x 47 1/4" H
<b>MATERIAL:</b>	Steel
<b>FINISH:</b>	Black (optional: polished chrome)
<b>ADDITIONAL INFO:</b>	NA




**Docket No. 06-55-20 (1384 Hird)**  
**Stonewall Sports Complex - ABR - June 2020**

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**L-04**




**MANUFACTURER:** N/A  
**ITEM:** Custom Red Fixture  
**ITEM NUMBER:** N/A  
**LOCATION:** Outdoor Plaza  
**SIZE:** 17 1/2 x 17 1/2  
**MATERIAL:** Low peak, black, cast iron  
**FINISH:** Black powder coat  
**ADDITIONAL INFO:** Custom cast iron light fixture to be installed within perimeter of entrance of outdoor plaza. Fixture to have integrated lighting. To be kept and ceiling within fixture to be kept and oriented to support ceiling lighting. 5,000K color temperature.

**L-05**




**MANUFACTURER:** Rector Design  
**ITEM:** Custom LED Wall Lamp  
**ITEM NUMBER:** 1714501  
**LOCATION:** South Wall of Entrance  
**SIZE:** 27 1/2 x 17 1/2  
**MATERIAL:** Aluminum  
**FINISH:** Hand-painted lighting and orange, white, pink, blue, red  
**ADDITIONAL INFO:** Exterior LED wall sconce to be arranged in 2's such that this creates the color of the plaza. To be the maximum of 10' in height. Color temperature to be dependent on desired color range.

**L-06**




**MANUFACTURER:** N/A  
**ITEM:** Custom LED Sign Board  
**ITEM NUMBER:** N/A  
**LOCATION:** Outdoor Plaza  
**SIZE:** 8' x 4'  
**MATERIAL:** 3/4" metal plate, internal lighting  
**FINISH:** N/A  
**ADDITIONAL INFO:** Custom LED sign board to be constructed on metal frame with aluminum face. Face of sign board to have text for lettering. 15,000K color temperature for interior lighting.



**Docket No. 06-55-20 (1384 Hird)**  
**Stonewall Sports Complex - ABR - June 2020**


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**L-07**




**MANUFACTURER:** N/A  
**ITEM:** Custom Lit Signage  
**ITEM NUMBER:** N/A  
**LOCATION:** South Wall  
**SIZE:** 8' x 4'  
**MATERIAL:** 1/4" metal, plastic, internal lighting  
**FINISH:** N/A  
**ADDITIONAL INFO:** Custom lit signage display to reflect name of sports complex. Letters to be individually lit and aligned vertically along south wall of building. 4100K color temperature of interior lighting.

**L-08**







**MANUFACTURER:** N/A  
**ITEM:** Custom Lit Signage  
**ITEM NUMBER:** N/A  
**LOCATION:** South Wall  
**SIZE:** 8' x 4'  
**MATERIAL:** 1/4" metal, lighting  
**FINISH:** N/A  
**ADDITIONAL INFO:** Custom lit signage constructed of a metal arrow and exposed bulbs. Vintage style marquee arrow directs passersby to window for daytime and after dark food pick up. 2500K color temperature of exposed bulbs.



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**Stonewall Sports Complex - ABR - June 2020**




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<p><b>A-01</b></p>  <p><b>MANUFACTURER:</b> N/A <b>ITEM:</b> Not listed <b>ITEM NUMBER:</b> N/A <b>LOCATION:</b> South and west ends of complex <b>SIZE:</b> Not listed <b>MATERIAL:</b> paint <b>FINISH:</b> Not listed <b>ADDITIONAL INFO:</b> Will send 20 images to each with local artists to create exterior wall mural on west and west side of complex and street wall.</p>	<p><b>A-02</b></p>  <p><b>MANUFACTURER:</b> N/A <b>ITEM:</b> Painted exterior signage <b>ITEM NUMBER:</b> Not listed <b>LOCATION:</b> West end of complex <b>SIZE:</b> Not listed <b>MATERIAL:</b> paint <b>FINISH:</b> Not listed <b>ADDITIONAL INFO:</b> Will send 20 images to each with local artists to create mural on exterior wall of west end of complex. Painted signage to fully surround building to both west and complex name.</p>	<p><b>A-03</b></p>  <p><b>MANUFACTURER:</b> N/A <b>ITEM:</b> Exterior bike storage <b>ITEM NUMBER:</b> Not listed <b>LOCATION:</b> South of building <b>SIZE:</b> Not listed <b>MATERIAL:</b> metal, paint <b>FINISH:</b> Not listed <b>ADDITIONAL INFO:</b> Custom bike to be installed on building to reflect unique brand. Bikes to be painted in multi-color similar to building.</p>
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**Docket No. 06-55-20 (1384 Hird)**  
**Stonewall Sports Complex - ABR - June 2020**

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<p><b>PL-01</b></p>  <p><b>MANUFACTURER:</b> N/A <b>ITEM:</b> Custom Porcelain Tiles <b>ITEM NUMBER:</b> Not listed <b>LOCATION:</b> Outdoor patio, located on building's throughout building exterior <b>SIZE:</b> Varies by location <b>MATERIAL:</b> not listed (upon review) - ceramic <b>FINISH:</b> Not listed <b>ADDITIONAL INFO:</b> Custom quantity to suit to be confirmed to design. Tiles to be consistent of rough finish and multi-color palette. Vendor to supply. Please provide at least 10 design photos to review P-02.</p>	<p><b>PL-02</b></p>  <p><b>MANUFACTURER:</b> Venetian Limestone <b>ITEM:</b> Custom Island Planter <b>ITEM NUMBER:</b> Not listed <b>LOCATION:</b> Outdoor Patio <b>SIZE:</b> small 24" W x 12" D x 24" H <b>MATERIAL:</b> Custom Stone <b>FINISH:</b> Natural <b>ADDITIONAL INFO:</b> Planter to house Potted trees that will connect PL-03 with system.</p>	<p><b>PL-03</b></p>  <p><b>MANUFACTURER:</b> Alok-Rupe <b>ITEM:</b> Stainless Steel (round) Glass <b>ITEM NUMBER:</b> Not listed <b>LOCATION:</b> Exterior Partitions on Outdoor Patio <b>SIZE:</b> To be installed in field, not higher than subject's line of vision <b>MATERIAL:</b> Stainless Steel <b>FINISH:</b> Stainless Steel <b>ADDITIONAL INFO:</b> The stainless steel will be showing vertically for the users from the players to game up. They will also require spacers, clamps, hardware etc.</p>
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**Stonewall Sports Complex - ABR - June 2020**

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P-01



Wisteria frutescens 'Amethyst Falls'

Aristolochia 'Dutchman's Pipe'

P-03



Serviceberry

Summerweet

P-02



Yarrow Paprika

Amsonia

Northern Sea Oats

Prairie Dropseed



Purple Coneflower 'Sir's Knee High'

Blue Mistflower

Wood Spurge

Litho



Catmint 'Walker's Low'

Dwarf Fountain Grass

Black-eyed Susan

Little Bluestem



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Stonewall Sports Complex - ABR - June 2020

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A-01



MANUFACTURER:  
ITEM  
ITEM NUMBER

WANCHOLS  
EXPANDED METAL  
4550-55349

LOCATION:

ROOF PERIMETER PATIO

SIZE:

VARIABLE 42" HIGH

MATERIAL:

STEEL

FINISH:

MEDIUM GLOSS BLACK

ADDITIONAL INFO:

RECLAIMED WOOD CAP RAIL

A-02



MANUFACTURER:  
ITEM  
ITEM NUMBER

ANNEX  
PITTSBURGH DRAIN

LOCATION:

OVER DOORS ON SOUTH ELEVATION, @ RIDE-SHARE WAITING AREA

SIZE:

VARIABLE 18" HIGH

MATERIAL:

ALUMINUM

FINISH:

MEDIUM GLOSS BLACK






ADDITIONAL INFO:


INTEGRATED GUTTER



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Stonewall Sports Complex - ABR - June 2020





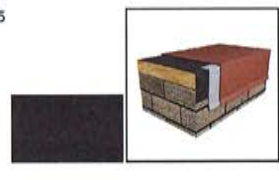
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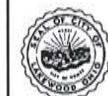
<p><b>W-01</b></p> 	<p><b>W-02</b></p> 	<p><b>W-03</b></p> 
<p><b>MANUFACTURER:</b> J.F. WOOD <b>ITEM:</b> 21100 <b>ITEM NUMBER:</b> 21100 <b>LOCATION:</b> SOUTH BAYVIEW COURT, SOUTH BAYVIEW COURT, SOUTH BAYVIEW COURT <b>SIZE:</b> PER PLAN/SECTION <b>MATERIAL:</b> PER PLAN/SECTION <b>FINISH:</b> PER PLAN/SECTION <b>ADDITIONAL INFO:</b> DOUBLE GLAZED WITH 4 GLASS 10 HORIZONTAL</p>	<p><b>MANUFACTURER:</b> J.F. WOOD <b>ITEM:</b> 21100 <b>ITEM NUMBER:</b> 21100 <b>LOCATION:</b> SOUTH BAYVIEW COURT <b>SIZE:</b> PER PLAN/SECTION <b>MATERIAL:</b> PER PLAN/SECTION <b>FINISH:</b> PER PLAN/SECTION <b>ADDITIONAL INFO:</b> DOUBLE GLAZED WITH 4 GLASS 10 HORIZONTAL</p>	<p><b>MANUFACTURER:</b> J.F. WOOD <b>ITEM:</b> 21100 <b>ITEM NUMBER:</b> 21100 <b>LOCATION:</b> SOUTH BAYVIEW COURT <b>SIZE:</b> PER PLAN/SECTION <b>MATERIAL:</b> PER PLAN/SECTION <b>FINISH:</b> PER PLAN/SECTION <b>ADDITIONAL INFO:</b> DOUBLE GLAZED WITH 4 GLASS 10 HORIZONTAL</p>
<p><b>W-04</b></p> 	<p><b>W-05</b></p> 	
<p><b>MANUFACTURER:</b> J.F. WOOD <b>ITEM:</b> 21100 <b>ITEM NUMBER:</b> 21100 <b>LOCATION:</b> ALPS <b>SIZE:</b> PER PLAN/SECTION <b>MATERIAL:</b> PER PLAN/SECTION <b>FINISH:</b> PER PLAN/SECTION <b>ADDITIONAL INFO:</b> DOUBLE GLAZED WITH 4 GLASS 10 HORIZONTAL</p>	<p><b>MANUFACTURER:</b> J.F. WOOD <b>ITEM:</b> 21100 <b>ITEM NUMBER:</b> 21100 <b>LOCATION:</b> SOUTH BAYVIEW COURT <b>SIZE:</b> PER PLAN/SECTION <b>MATERIAL:</b> PER PLAN/SECTION <b>FINISH:</b> PER PLAN/SECTION <b>ADDITIONAL INFO:</b> DOUBLE GLAZED WITH 4 GLASS 10 HORIZONTAL</p>	



**Docket No. 06-55-20 (1384 Hird)**  
**Stonewall Sports Complex - ABR - June 2020**

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<p><b>F-01</b></p> 	<p><b>F-02</b></p> 	<p><b>F-03</b></p> 
<p><b>MANUFACTURER:</b> PER PLAN/SECTION <b>ITEM:</b> PER PLAN/SECTION <b>ITEM NUMBER:</b> PER PLAN/SECTION <b>LOCATION:</b> PER PLAN/SECTION <b>SIZE:</b> PER PLAN/SECTION <b>MATERIAL:</b> PER PLAN/SECTION <b>FINISH:</b> PER PLAN/SECTION <b>ADDITIONAL INFO:</b> PER PLAN/SECTION</p>	<p><b>MANUFACTURER:</b> PER PLAN/SECTION <b>ITEM:</b> PER PLAN/SECTION <b>ITEM NUMBER:</b> PER PLAN/SECTION <b>LOCATION:</b> PER PLAN/SECTION <b>SIZE:</b> PER PLAN/SECTION <b>MATERIAL:</b> PER PLAN/SECTION <b>FINISH:</b> PER PLAN/SECTION <b>ADDITIONAL INFO:</b> PER PLAN/SECTION</p>	<p><b>MANUFACTURER:</b> PER PLAN/SECTION <b>ITEM:</b> PER PLAN/SECTION <b>ITEM NUMBER:</b> PER PLAN/SECTION <b>LOCATION:</b> PER PLAN/SECTION <b>SIZE:</b> PER PLAN/SECTION <b>MATERIAL:</b> PER PLAN/SECTION <b>FINISH:</b> PER PLAN/SECTION <b>ADDITIONAL INFO:</b> PER PLAN/SECTION</p>
<p><b>F-04</b></p> 	<p><b>F-05</b></p> 	
<p><b>MANUFACTURER:</b> PER PLAN/SECTION <b>ITEM:</b> PER PLAN/SECTION <b>ITEM NUMBER:</b> PER PLAN/SECTION <b>LOCATION:</b> PER PLAN/SECTION <b>SIZE:</b> PER PLAN/SECTION <b>MATERIAL:</b> PER PLAN/SECTION <b>FINISH:</b> PER PLAN/SECTION <b>ADDITIONAL INFO:</b> PER PLAN/SECTION</p>	<p><b>MANUFACTURER:</b> PER PLAN/SECTION <b>ITEM:</b> PER PLAN/SECTION <b>ITEM NUMBER:</b> PER PLAN/SECTION <b>LOCATION:</b> PER PLAN/SECTION <b>SIZE:</b> PER PLAN/SECTION <b>MATERIAL:</b> PER PLAN/SECTION <b>FINISH:</b> PER PLAN/SECTION <b>ADDITIONAL INFO:</b> PER PLAN/SECTION</p>	



**Docket No. 06-55-20 (1384 Hird)**  
**Stonewall Sports Complex - ABR - June 2020**

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D-01



MANUFACTURER: OVERHEAD DOORS OR APPROVED EQUAL  
ITEM: ALUMINUM GLASS DOOR  
ITEM NUMBER: 611  
LOCATION: SEE PLANS/ELEVATIONS  
SIZE: WIDTH VARIES x 10'-0" SEE PLANS/ELEVATIONS  
MATERIAL: 6063-T6 ALUMINUM  
FINISH: BLACK  
ADDITIONAL INFO: GALVANIZED STEEL HINGES AND FIXTURES, INCLUDING LOCK.  
WEATHER SEALED BOTTOM FLEXIBLE PVC



Docket No. 06-55-20 (1384 Hird)  
Stonewall Sports Complex - ABR - June 2020

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Applicant proposes exterior renovations for new dentist office.

**City Note:**

- Provide updated plans - depict updates to western façade and foundation line/stone façade details.
- Provide material specifications/examples.
- Recommend applying for Signage review
- Concern over interaction between the northern parking lot/adjacent property driveway (easement)

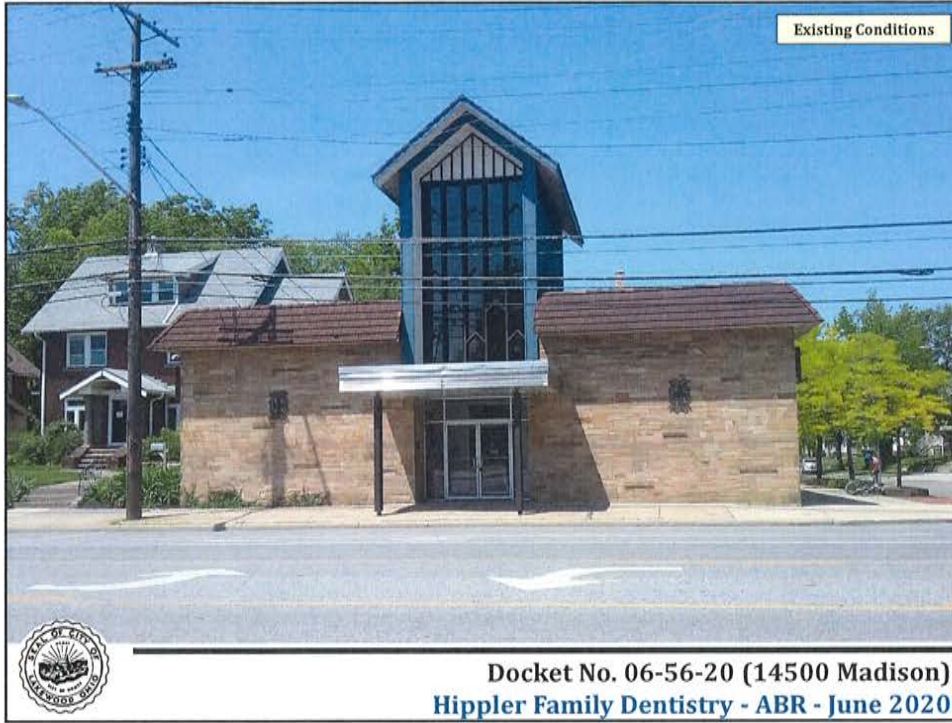


If members of the public have comments to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting

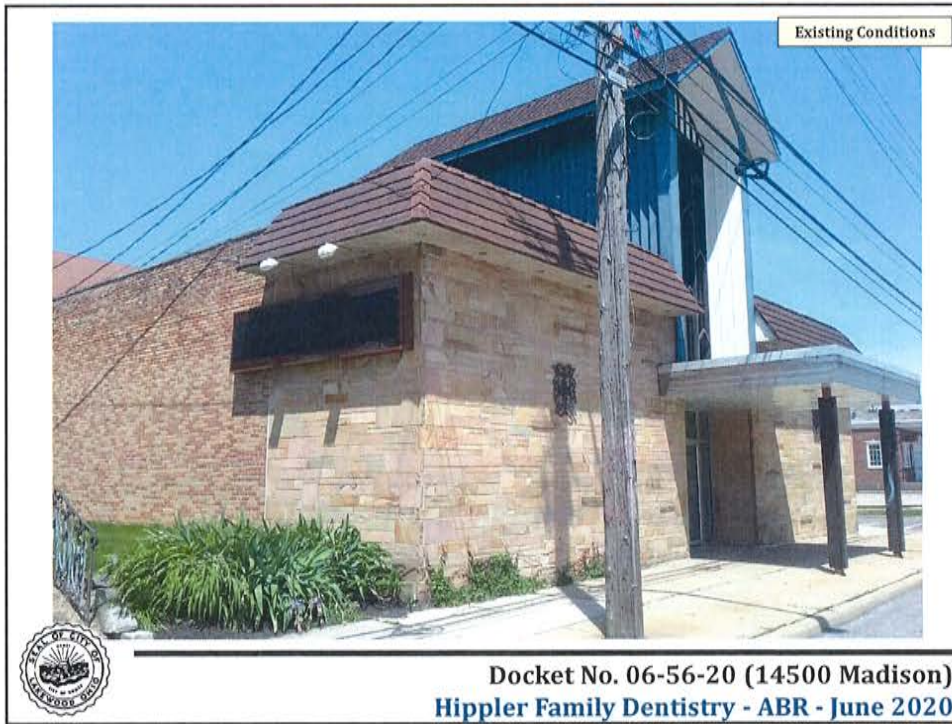


Docket No. 06-56-20 (14500 Madison)  
Hippler Family Dentistry - ABR - June 2020

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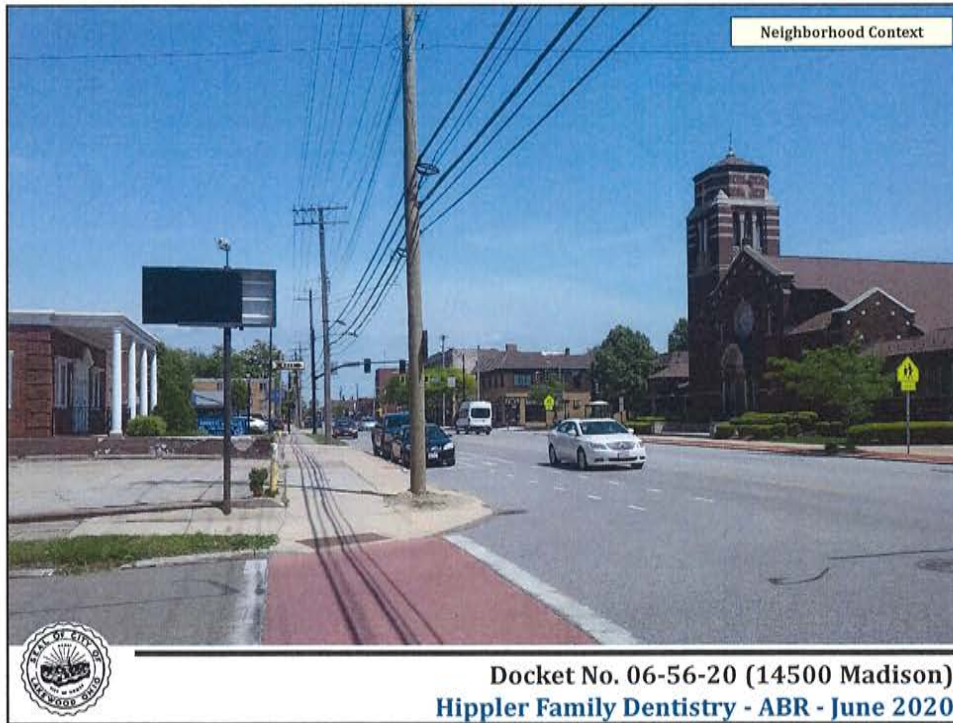
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236



237



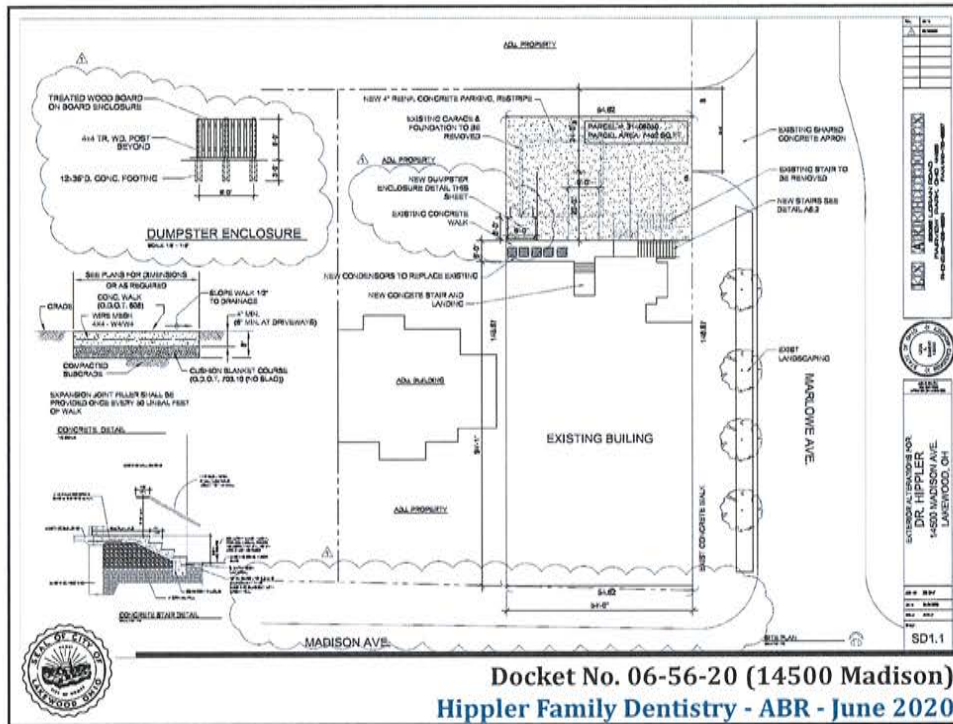
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239

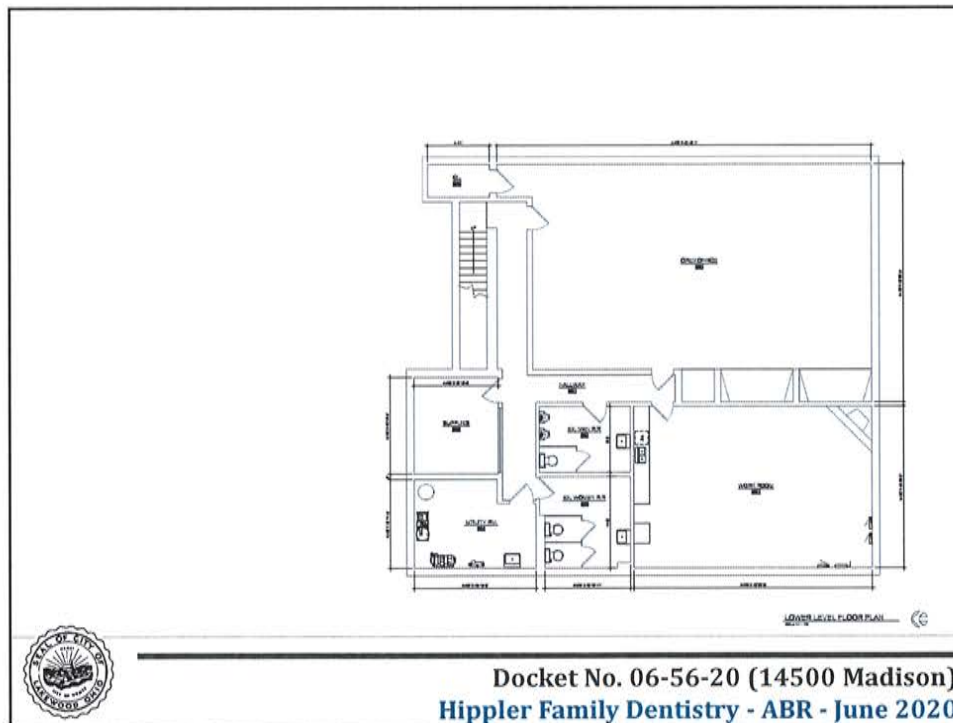


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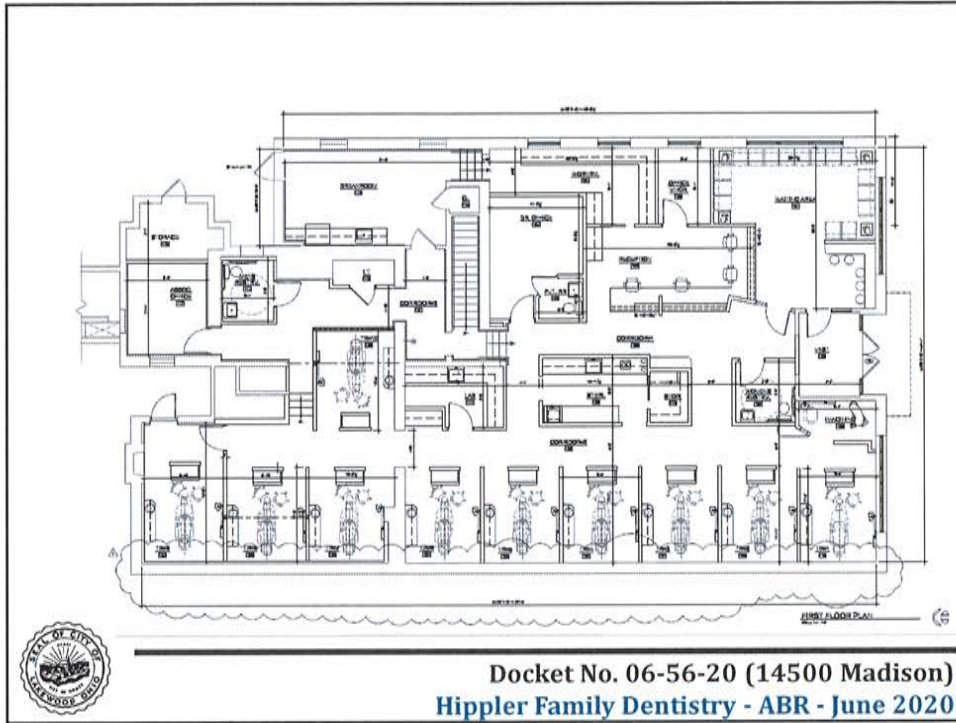
Docket No. 06-56-20 (1450 Madison)  
 Hippler Family Dentistry - ABR - June 2020

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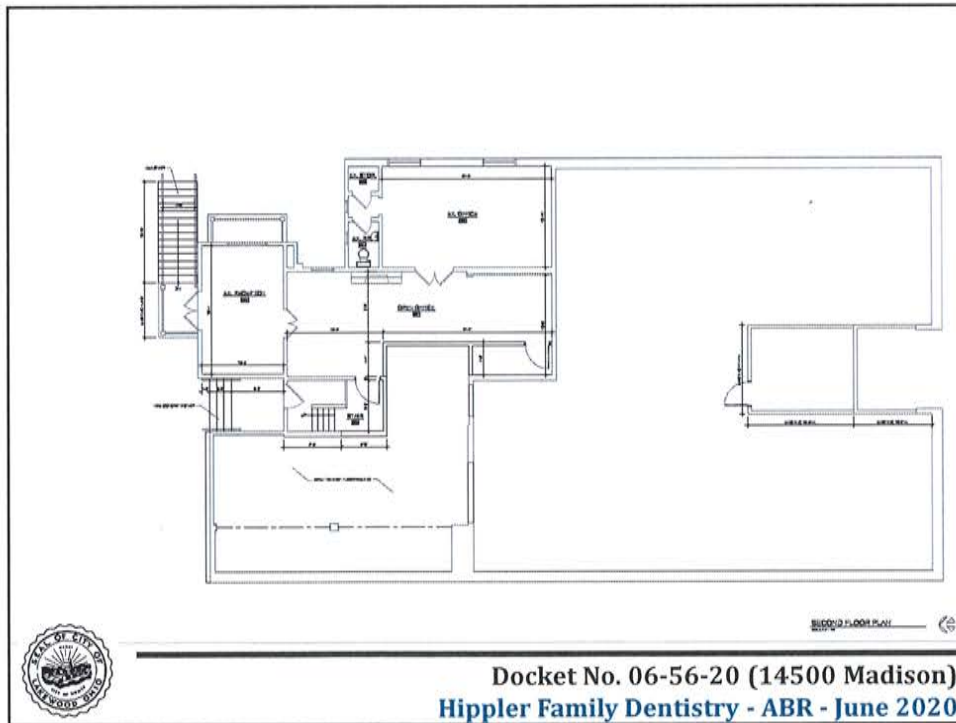


Docket No. 06-56-20 (1450 Madison)  
 Hippler Family Dentistry - ABR - June 2020

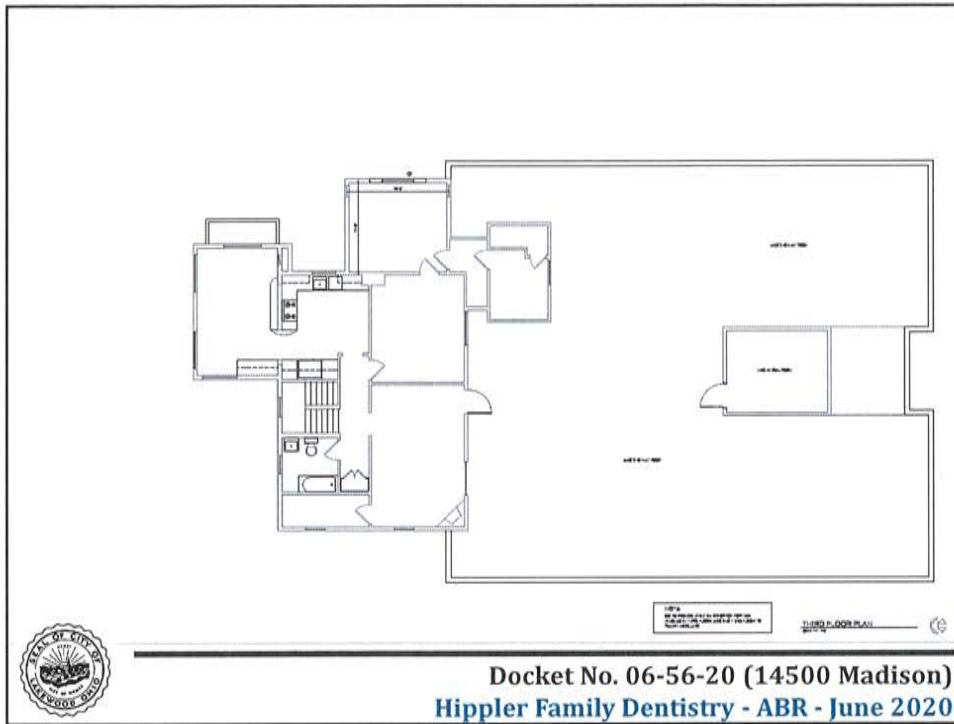
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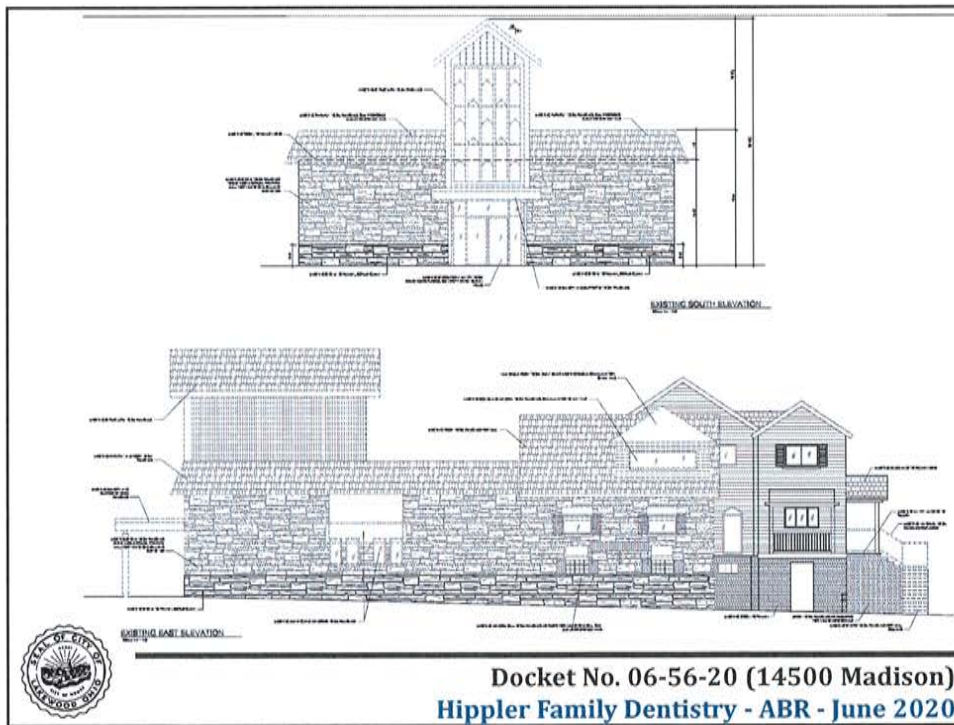
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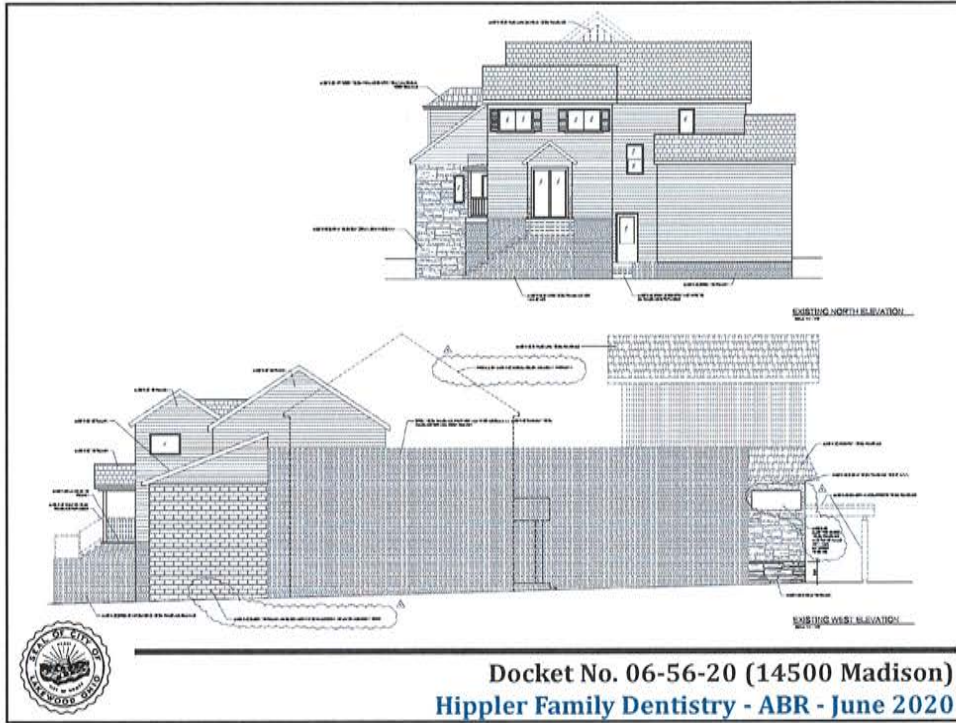
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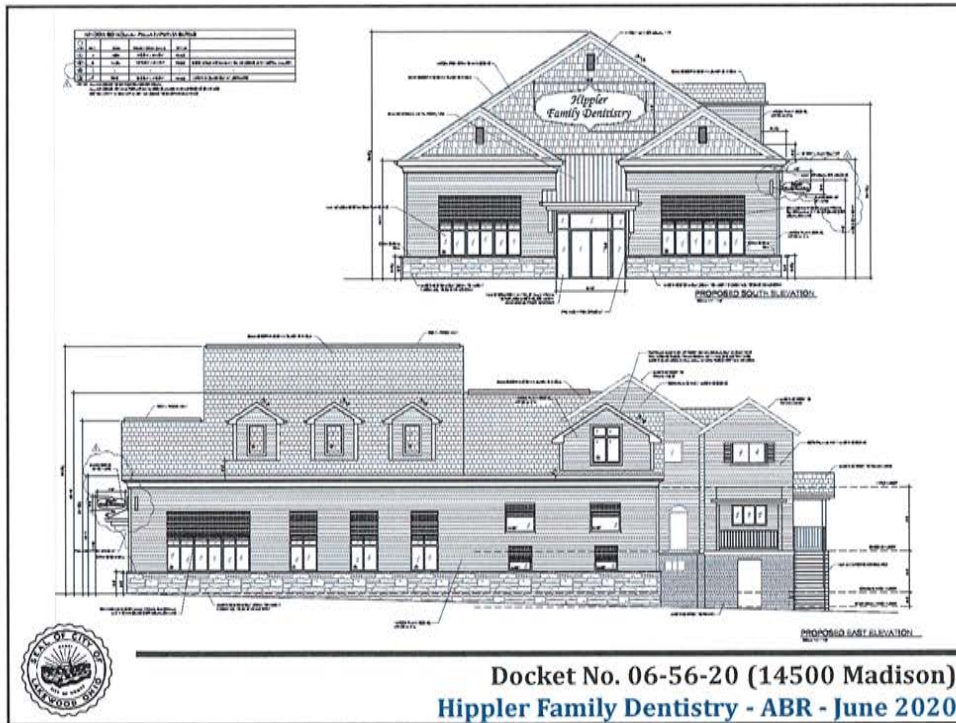
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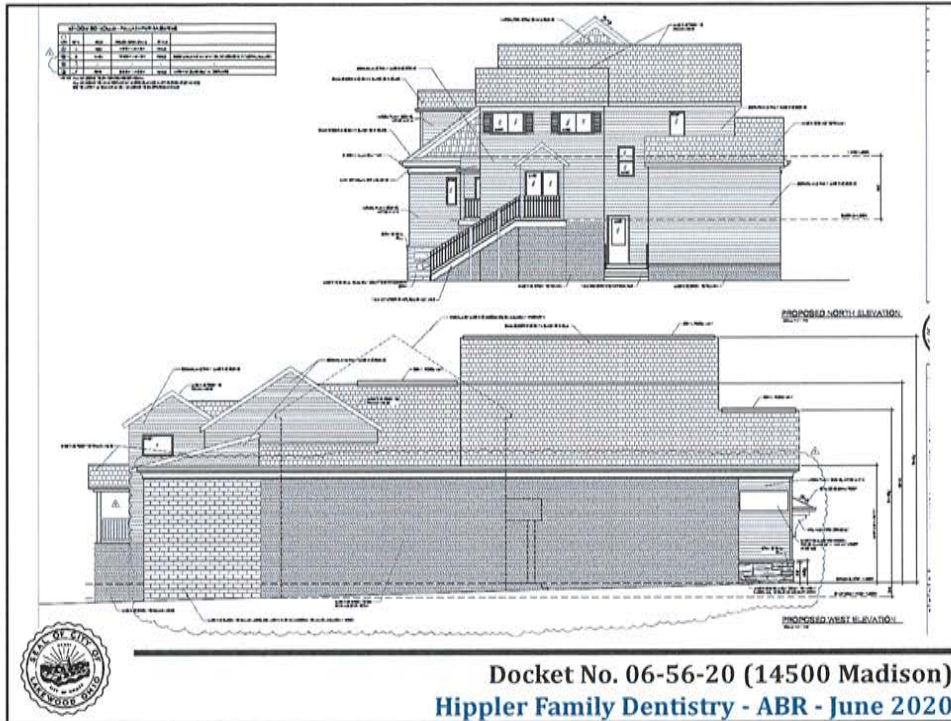
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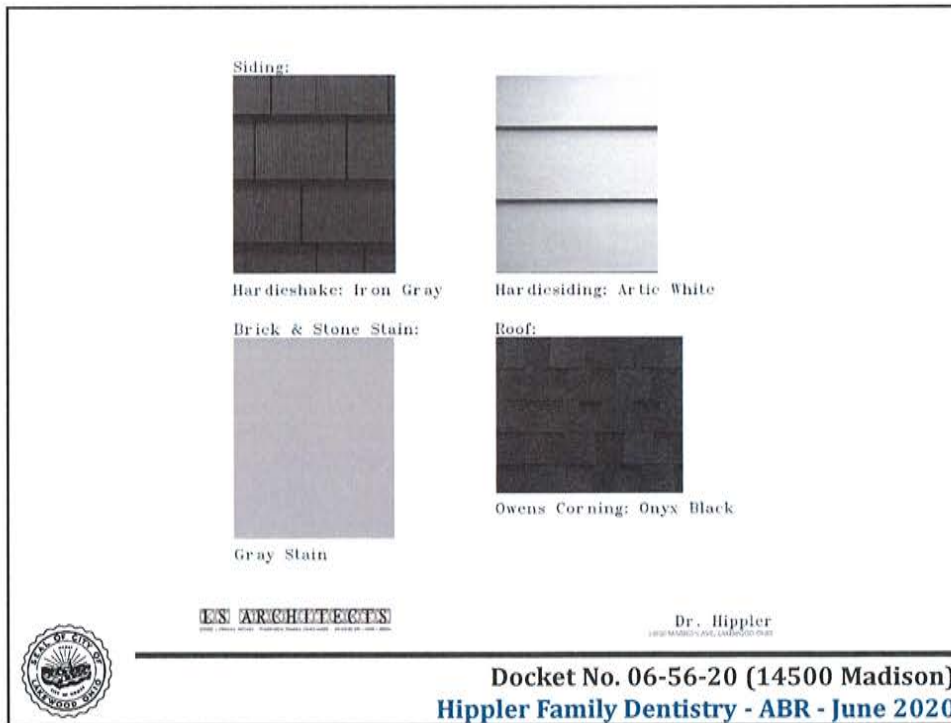
247



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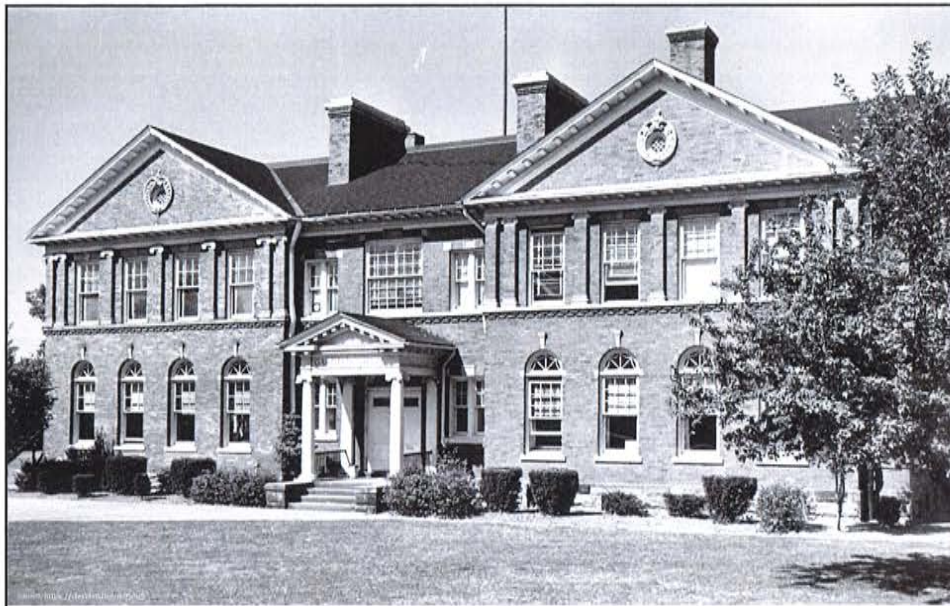
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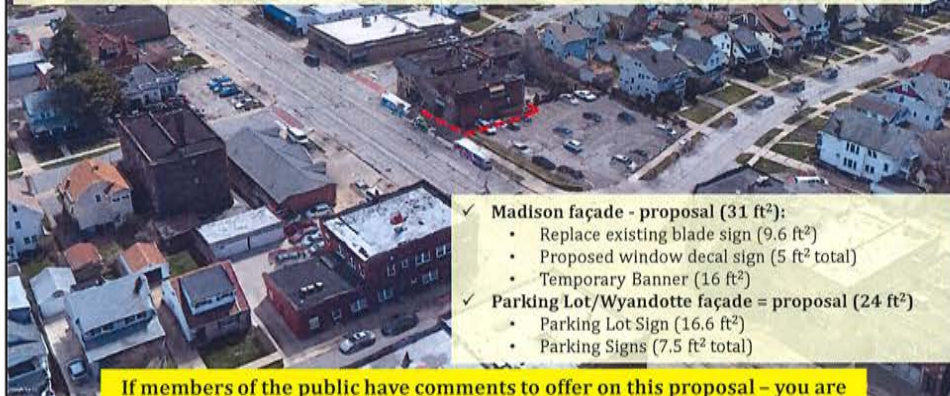
**Architectural Board of Review  
Sign Review - June 2020**

253

Applicant proposes updated signage for change to existing business.

**City Notes:**

- Madison frontage of 36' = 54 ft<sup>2</sup> of allowable signage, with no more than 100 ft<sup>2</sup> total for single use/building
- ✓ Total of 55 ft<sup>2</sup> proposed between both sides of single building
- Recommend pick either "Hako Sushi" or "Hako" to portray business on signage for consistency
- Recommend Blade Sign depict cat face design and/or business name - as with sign for parking lot
- Provide translation/meaning of business name (Hako)



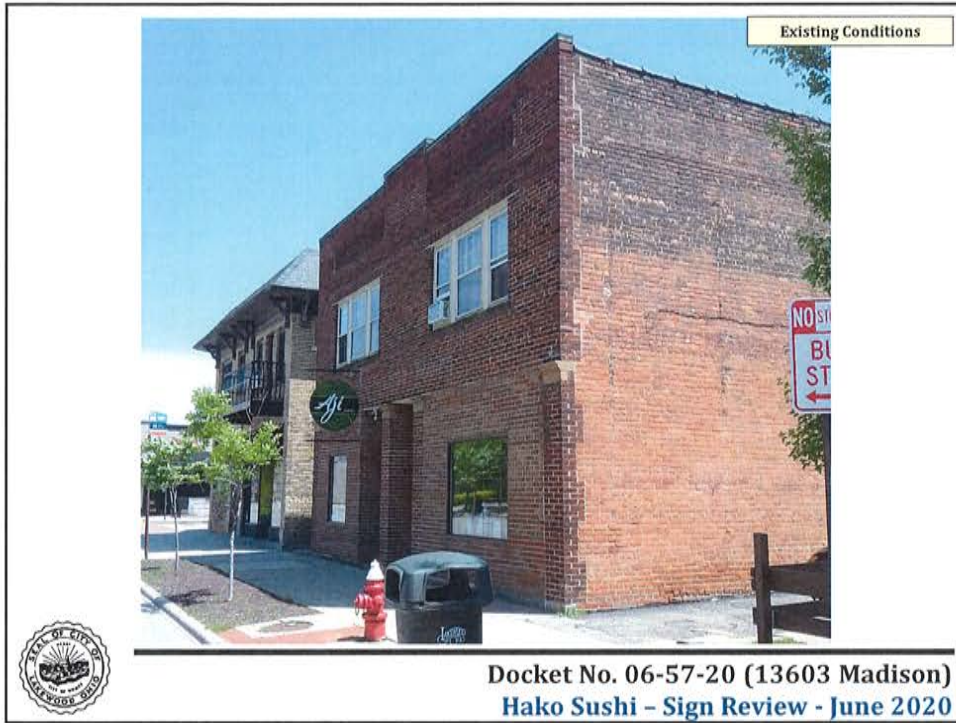
- ✓ **Madison façade - proposal (31 ft<sup>2</sup>):**
  - Replace existing blade sign (9.6 ft<sup>2</sup>)
  - Proposed window decal sign (5 ft<sup>2</sup> total)
  - Temporary Banner (16 ft<sup>2</sup>)
- ✓ **Parking Lot/Wyandotte façade = proposal (24 ft<sup>2</sup>):**
  - Parking Lot Sign (16.6 ft<sup>2</sup>)
  - Parking Signs (7.5 ft<sup>2</sup> total)

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

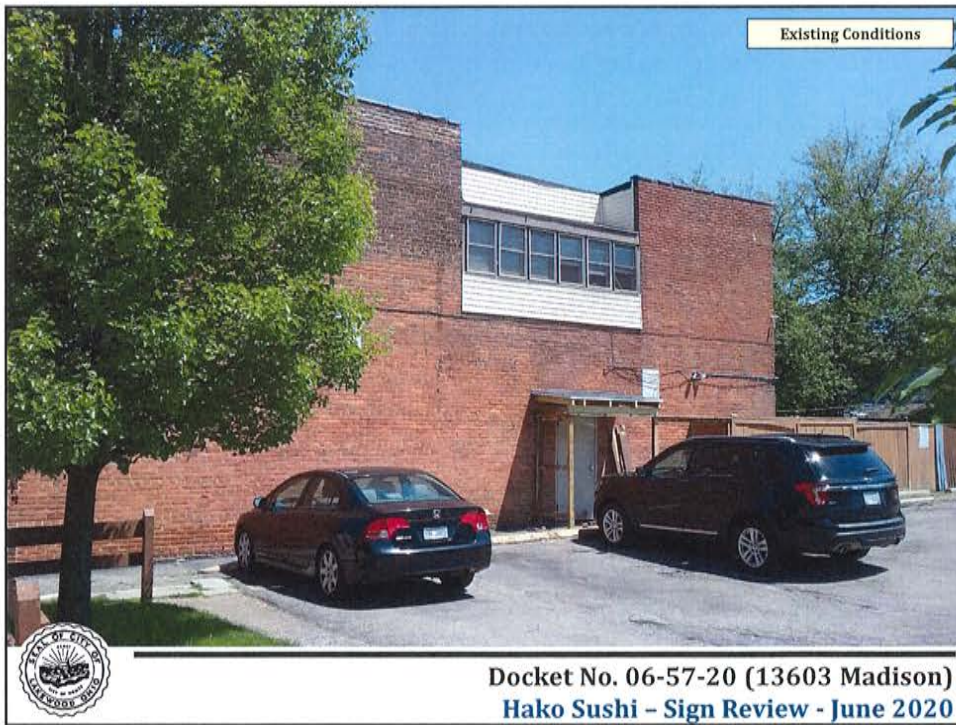


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# HAKO SUSHI

Sign Proposal with Rendeing

**HAKO** (箱): In Japanese meaning of Box  
Box Sushi is old Traditional Osaka province Sushi

Prepared by JSK Food Service



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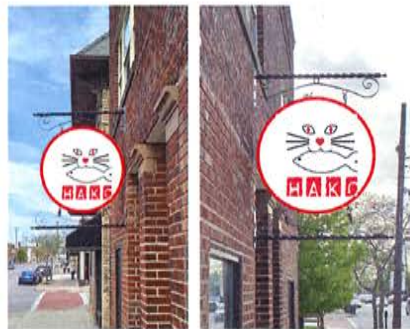
## Main Sign

Change Face Layer

Current



After



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## Main Sign

- Use current sign board & Fixtures
- Change Sign Face
- Size R42"
- Self Adhesive 3M Vinyl Decal



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## Temporary Vinyl Banner & Window Decal Sign

- 2'x8' 3mm Temporary Vinyl Banner
- Use 4corners to existing Anchors for Secure
- 1'x5' Window Decal Lettering (11"x11" each Letter size)



Note: Temporary sign intended for ~12 weeks  
in conjunction w/rebranding



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## Pick Up Entrance



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## Parking Lot Information Sign



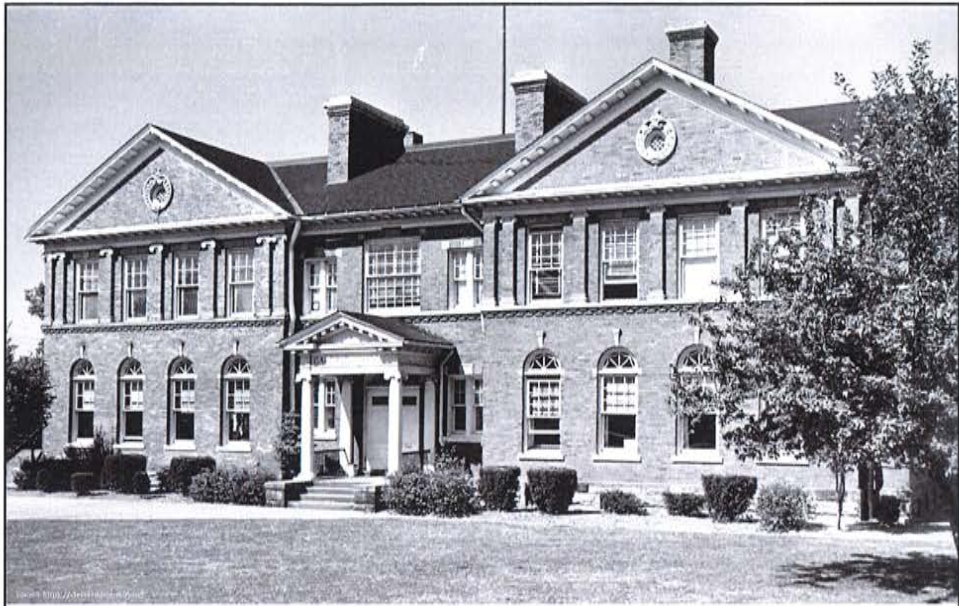
- 12" x 18"
- 6.3mm Thick Aluminum
- 2 - Pick Up Customer 15Min
- 1 - Pick Up Customer Entrance
- 2 - Customer Parking Only

- 48" x 50"
- 3/16" Thick White Acrylic Panel
- Razor Cutting 2mm 3M Adhesive Decal
- 2x1" Oil Stained steamd wood Frame
- 12 - 1/4" x5" Concreat Anchor Direct to Brick wall at every 16" Corner



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## Architectural Board of Review

*June 2020*

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