

**MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
SEPTEMBER 12, 2024
5:30 P.M.**

1. ROLL CALL

Board Members

Hanna Cohan Plessner, Vice Chair
Chris Egervary
David Maniet, Chair
Nick Slaughterbeck
Jeremy Smith

Staff

Amanda Cramer, Board Secretary, City Planner
Angela Byington, Planning and Development Director
Sophia Jones, City Planner
Christopher Parmelee, Building Commissioner
Jeff Crossman, First Assistant Law Director

2. APPROVE THE MINUTES OF THE AUGUST 8, 2024 MEETING

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the August 8, 2024 meeting minutes**. All of the members voted yea; the motion passed.

3. APPROVE THE MINUTES OF THE TUESDAY, AUGUST 6, 2024 SPECIAL JOINT PC & ABR MEETING

A motion was made by Mr. Maniet, seconded by Ms. Cohen Plessner to **APPROVE the August 6, 2024 Special Joint PC & ABR meeting minutes**. All of the members voted yea; the motion passed.

4. OPENING REMARKS

Ms. Cramer read the Opening Remarks into record.

SUMMARY APPROVED

At the pre-review meeting, four items were Summary Approved (conditions are noted). A motion and a second is needed for approval of Docket No. 09-75-24, Docket No. 09-76-24, Docket No. 09-78-24, and Docket No. 09-79-24.

5. Docket No. 09-75-24

**15230 Madison Ave.
Bear Soul Studio & Rock Shop**

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

Lisa Owen
Bear Soul Studio
15219 Madison Ave.
Lakewood, OH 44107

Applicant proposes signage in the band sign and window graphics. (Page 33)

*Approval with condition they return for their wall signage.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the item with the condition that the applicant returns for approval of wall signage**. All of the members voted yea; the motion passed.

6. Docket No. 09-76-24

17017 Madison Ave.
Simply Sugar

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

Mark Hannah
L3 Sign & Image
212 Warden Ave.
Elyria, OH 44035

Applicant proposes the installation of a monument sign. (Page 37)

*Approval with condition that they send landscape bed dimensions to assure sign fits.

Ms. Cramer confirmed that the landscaping information was received. A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the request**. All of the members voted yea; the motion passed.

7. Docket No. 09-78-24

17923 Detroit Ave.
Functional Luxury Goods

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

Shawn Warren
Erie deSign Co. Inc.
16504 Detroit Ave.
Lakewood, OH 44107

Applicant proposes a blade sign. (Page 51)

*Approval with condition that any window signage needs approval by ABR.

Ms. Cramer stated the existing window signage was within the guidelines. A motion was made by Mr. Maniet, seconded by Ms. Cohan Plessner to **APPROVE the request**. All of the members voted yea; the motion passed.

8. Docket No. 09-79-24

13706 Madison Ave.
Sagittarius Moon

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

Shawn Warren
Erie deSign Co. Inc.
16504 Detroit Ave.
Lakewood, OH 44107

Applicant proposes signage in the band sign and window graphics. (Page 56)

*No conditions.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the request**. All of the members voted yea; the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

9. Docket No. 08-71-24

(R)

1464 Riverside Dr.

- () Approve
- () Deny

Gary Fischer
Fischer & Associates Architects Inc.

() Defer

554 W. 9th St.
Lorain, OH 44052

Applicant proposes the construction of a new home on a vacant lot. (Page 5)

Ms. Cramer advised the Board that the applicant was not ready and requested to be removed from the evening's agenda.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **TABLE** the request. All of the members voted yea; the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

10. Docket No. 09-80-24

(C)

**14501-14519 Detroit Ave.
Downtown Development**

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

Kolby Turnock, V.P.
CASTO Communities
250 Civic Center, Suite 500
Columbus, OH 43215

Applicant proposes a mixed-use development consisting of office, retail, commercial, and residential uses.
(Page 62)

Paul Glowacki, Dimit Architects, and Drew Russell, Edge Architects, were present to explain the updated proposal. The members said a lot of progress was made, the townhouses would be seen separately at a later meeting, and a special ABR meeting was scheduled for Wednesday, September 25th at 5:30 p.m. Staff received public comment prior to the meeting; it was distributed to the members and made part of record.

Public Comments/Questions

- When would the Curtis Block Building's scope of work be ready for viewing/comment?
- Will the Curtis Block Building be in the first phase of the development?
 - Yes. Elevations and materials would be ready for discussion within the next two meetings.
- Will there be involvement of a preservationist consultant?
- Would like to see a detail of the Curtis Block Building's plaza side.
 - Were thinking along the lines of using garage doors to open onto the plaza.
- Liked the use of the brick paver behind the Curtis Block Building and its continuance into the plaza.
- Wondered about the use of public art on the garage versus live plantings; what happens to the plants in the cold winter months?
 - Would like to focus on this at the next meeting. Some plantings can survive harsh weather conditions
- Consider the window matching color of surrounding homes when selecting window colors.
 - Presuming the question related to Building 4, a couple of options were being presented.
- Consider having trees in planters to allow movement within the plaza.
 - Was not being proposed. Planters would not be optimal for trees and this specific project.
- Would the brick wall between Building 3 and the abutting neighbor's property remain?
 - The brick wall and fence would remain; it was not the developer's property.

- Appreciated the designated area for Uber pickups and other deliveries near the pocket park on Belle Avenue.
 - There will be three spots in front of Building 4, were shifted east to line up with garage. Planning Commission's approval was conditional upon spots on Detroit Avenue.
- Would like a pet relief area along Belle Avenue, along with waste bags and waste containers.
 - There were some throughout the site and would be shown before or on the final plans.
- Was there an opportunity for street trees in front of the Curtis Block Building?
- Liked the appearance of the Marlowe apartment building façade.
- The massing and programming behind the Curtis Block Building respects the surrounding context.
- Transcended nicely from commercial to residential properties.
- Due to space constraints, the elimination of liner units was appropriate.
- Parking garage screening was important.
- What type of vegetation was to be used; what was the growth rate?
- Has garage signage been designed yet?
- What type of lighting would be used in the garage and the top level?
 - A full lighting package will be presented at the next meeting for building and site lighting.
- Would light sources on top of the garage be visible from grade and the surrounding properties?
- Would sensors be operated at night?
- Will there be concrete crash rails behind the vegetable screening that will obstruct headlights?
 - The crash walls would be solid.
- Will the existing bus stop and shelter remain on Detroit Avenue?

Board Members' Comments/Questions

First one-third of development - Building 1 and Curtis Block Building:

- Looked forward to seeing the materials for it and the Curtis Block Building.
- Brick did not have to match perfectly between the two buildings.
- Liked the color palette and dark windows.
- What was the expected height of the trees, what was the age of the trees in the renderings?
 - Will plant the largest tree possible and with the appropriate volume of soil. Trees in the renderings are five to ten years beyond the development completion.
- Liked the balconies especially on the street-facing sides.
- Will want to see elevations/materials of all side of the buildings.
- The materiality was appropriate.
- It was a strong design.
- Liked the updates made to the plaza.
- Saw only two locations for bike racks. Need to add them in the plaza and by entrances.
- Had thought been given to sign bands for the commercial spaces?
 - A rendering will be produced that exhibited the potential sign locations, depended upon the tenant.
- Develop a comprehensive sign package for approval.
- The west side of Curtis Block Building would match the Detroit Avenue side.
- Liked the updates very much and appreciated the work done by the developer.
- Will the windows be tinted?
 - Plan to have clear glass.
- Will there be lighting in the alley (between Building 1 and garage and behind Curtis Block Building)?
 - Yes. Will provide cutsheets.
- Provide night renderings for lighting purposes.

Summary:

- Want to see four side elevations of all buildings, especially the west side of the Curtis Block Building.

- View the materials in person.
- Provide night renderings, and if possible, winter version of the plaza.

Mid one-third of development – Building 3 and garage:

- Concerned about vegetation on the garage.
- Liked the overall design.
- Connects nicely with the Health Center.
- Need to clarify the garage lighting. The public will want to see a plan.
 - Photometrics plan had not been started yet.
- Asked for details regarding the small pocket park along Belle Avenue.
- Because of the grade change, added a curve to the path for a park-like feel, terraced walls for seating, curved tree lawn, linear lighting at base of wall.
- Liked the refinement of Building 3.
- Street-facing facade of Building 3 is detailed nicely.
- The side elevations do not match the front, needs detailing.
- Want to see which bay on the garage would have the public art.
- Want to see the back façade of the garage facing Building 3.
- Liked the porches on Building 3.
- What is the trellis material?
 - Propose aluminum but most likely would be wood.
- Want to see lighting.
- Liked the inset balconies on the fourth floor.
- Infill/not infill all the spaces of the garage.

Summary:

- Provide a level of detail for lighting especially around the garage.
- Ready to see all of the elevations..
- Looking of all sides for refinement of Building 3 and garage.
- Garage could be successful with either plantings or public art.

Final one-third of development – Building 4:

- Liked the site, it is a usable space.
- Refinement of the building is good, looks like individual units.
- Liked the uniformity/detailing with use of brick.
- Provides cohesiveness with Marlowe Avenue and Belle Avenue homes.
- Successfully transitions from Building 3.
- Ties well with the neighborhood.
- Not sure if brick is needed on every feature.
- Liked the use of black for the windows.
- Likes the use of materials used on the other buildings.
- Emulate elevations from some of the Marlowe Avenue and Belle Avenue homes for diversity.
- Appreciated the elevation articulation of the Belle Avenue roofs.
- Cross pitch roof should extend through the building to feel more like a single building instead of a mega block.
- Liked the plaza, entry and grass area.
- Liked the promenade at the rear of Building 4.
- What will happen to the existing plantings/trees?
- Liked the privacy as provided by the plantings.

- Are the second floor porches accessible to the residents?
 - Yes.
- Overall, liked the direction of the project.
- The contemporary look responds well with the traditional.
- The rooflines are moving in the right direction.

Summary:

- Refinement of brick placement.
- Roofline of parapet needed to fade into the background.
- Use of brick on the second floor of some of the popouts is confusing. Maybe keep it to the first floor.
- Could reduce height of the interior bays on the Belle Avenue side.
- Will want to see all of the materials.

A motion was made by Mr. Maniet, seconded by Ms. Cohan Plessner to **DEFER the request**. All of the members voted yea; the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

<p>11. Docket No. 08-74-24</p> <p>() Approve () Deny () Defer</p>	<p>(C)</p>	<p>16003 Detroit Ave. Huntington Bank</p> <p>Joshua Gonsalves Vocon 2142 Prospect Ave. E. Cleveland, OH 44115</p>
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Applicant proposes the construction of a new bank and parking lot. (Page 9)

Joshua Gonsalves, Vocon, applicant was present to explain the updated request. Planning Commission approved the project at its September 5, 2024 meeting. The Board members liked the updates, were comfortable with any revision to the mechanicals screening wall, and appreciated the pedestrian pathway/landscaping. Public comment was taken. There would be a new fence on the south side of the property line, landscaping would act as an additional buffering element, rainwater would be directed north from the property line toward the water retention area of the parking lot, the fence material was yet to be determined, care would be taken to protect the neighbor's existing fence, and there would be communication with the neighbor. There were no comments from administrative staff.

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

- **There is a new privacy fence along the south property line.**

All of the members voted yea; the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

<p>12. Docket No. 09-81-24</p>	<p>(R)</p>	<p>18169 Clifton Rd.</p>
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- Approve
- Deny
- Defer

Michael Davis
 18169 Clifton Rd.
 Lakewood, OH 44107

Applicant proposes the demolition and construction of a new home. (Page 109)

Michael Davis, applicant was present to explain the request. Staff confirmed the existing home was not designated historic. The Board members liked the design, scale, and massing; the proposal was appropriate to the neighborhood. Materials were discussed: brick foundation, metal roof, and Hardee siding. Ms. Cramer stated the project was deferred from the August 15, 2024 meeting, but the design changed since then which invalidated the need for zoning approval. Public comment was taken.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the request**. All of the members voted yea; the motion passed.

13. Docket No. 09-83-24 (R) 12201 Detroit Ave.

- Approve
- Deny
- Defer

Brian Salsbury
 AAY LLC dba Master Deck Builder Cleveland
 314 Bon Air Ave.
 Elyria, OH 44035

Applicant proposes the addition of a second floor deck. (Page 150)

Bill Holton, Master Deck Builder Cleveland, representative, and Nicholas Huggett, property owner, were present to explain the request. The Board members said it was a unique design and blended with the neighborhood. Materials and design were discussed. BZA approval was granted at its August 15, 2024 meeting. The outward opening second floor door would fit height wise. The condo's owner association approved of the design. Public comment was closed as no one addressed the item. Staff had no comments.

A motion was made by Mr. Maniet, seconded by Mr. Smith to **APPROVE the request**. All of the members voted yea; the motion passed.

14. Docket No. 09-84-24 (C) 16803 Detroit Ave. Dairy Queen

- Approve
- Deny
- Defer

Michele Schwartz
 Phillips Sekanick Architects
 142 East Market St.
 Warren, OH 44481

Applicant proposes exterior alterations including parking lot, patio fence, trash enclosure, and shed. (Page 158)

Heidi DeMark, Phillips Sekanick Architects, representative was present to explain the request. The Board members liked the proposed updates, signage was not changing, verbiage within the menu board and its location were changing but not size or anything else associated with the menu board. Next discussed was the parking lot, asked about the condition between the drive thru lane and the sidewalk along Avenue, liked the addition of planting at the top left corner, confirmed the outdoor seating area's railing would be replaced. Public comment was closed as no one addressed the item. Staff had no comments.

A motion was made by Mr. Maniet, seconded by Mr. Smith to **APPROVE the request**. All of the members voted yea; the motion passed.

15. Docket No. 09-85-24

(C)

**16203 Hilliard Rd.
New Cafe**

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

Adil Altaei
EA Construction Inc.
15118 Lanning Ave.
Lakewood, OH 44107

Applicant proposes alteration/addition of building to accommodate a new cafe. (Page 167)

Adil Altaei, EA Construction Inc., applicant was present to explain the request. The Board members said it was a nice building and appreciated the update for a small additional and fencing, liked the enclosure (metal frame and wood gate), the siding would match what was on the back of the building. Staff had no comments. Public comment was closed as no one addressed the item.

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

- **Approval is for the new addition.**
- **Approval is for the trash/fence enclosure.**
- **Approval is for the new door.**
- **Approval is for the exterior light fixture.**

All of the members voted yea; the motion passed.

REQUEST FOR MODIFICATIONS

16. Docket No. 11-94-23

(C)

**12534 Lake Ave.
Shady Cove Townhouses**

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

Tyler Brummett
Brookside Shady LLC
716 University Court
Cleveland, OH 44113

Applicant proposes modifications for the development of 16 townhouses that were approved at the January 11, 2024 meeting. (Page 174)

Staff advised the Board the applicant was not ready and requested to be removed from the evening's agenda.

A motion was made by Mr. Maniet, seconded by Ms. Cohan Plessner to **TABLE** the request. All of the members voted yea; the motion passed.

NEW BUSINESS

SIGN REVIEW

17. Docket No. 09-77-24

11728 Detroit Ave.

Lake Erie International High School

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

Shawn Warren
Erie deSign Co. Inc.
16504 Detroit Ave.
Lakewood, OH 44107

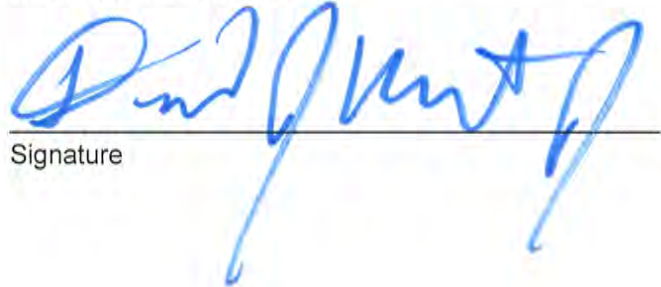
Applicant proposes signage on the top of the front of the building. (Page 43)

Neither the applicant nor representative was present to explain the request. Ms. Cramer said the square footage requested was much higher than the signage square footage allowance.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **TABLE** the request. All of the members voted yea; the motion passed.

ADJOURN

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **ADJOURN at 8:28 p.m.** All the members voted yea; the motion passed.



Signature

10-10-2024

Date



Oath

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

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

PRINT NAME:

SIGN NAME:

- 1. PAUL M. GLAWACKI
- 2. HATHER PUDGE
- 3. LINDA BARBERO
- 4. CINDY STREBIA
- 5. JOSH GONSALVES
- 6. MARK COAY
- 7. MIKE DAVIS
- 8. NANCY BINDER
- 9. BILL HO HOR
- 10. NICHOLAS HUGGINS
- 11. HEIDI DEMARK

- Paul M. Glawacki
- Hather Pudge
- Linda Barbero
- Cynthia Streb
- Josh Gonsalves
- Mark E. Coay
- Mike Davis
- Nancy Binder
- Bill Ho Hor
- Nicholas Huggins
- Heidi DeMark

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, September 12, 2024



Oath

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

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

PRINT NAME:

SIGN NAME:

- 1. Adil Aitoui
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, September 12, 2024

Johanna Schwarz

From: Brian Meng <bmeng@bialosky.com>
Sent: Wednesday, September 11, 2024 5:03 PM
To: Johanna Schwarz; Amanda L. Cramer; David Baas
Cc: Ian Andrews; amyjhaney@gmail.com; Jo Higgins
Subject: FW: Agenda: BBS/ABR/Sign Review

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Johanna, Amanda, and Dave,

On behalf of LakewoodAlive we wanted to provide comments and observations to the projects on the current Lakewood ABR agenda for the 09/12/2024 meeting.

Comments to Lakewood ABR agenda for the 09/12/2024 meeting:

- **Docket 08-17-24 1464 Riverside Dr.**
 - No Comment assuming the proposed design does not exceed lot coverage requirements.
- **Docket 08-74-24 Huntington Bank.**
 - The landscape plan suggests lighting along the pedestrian path however they are not included in the photometric. What type of lights are proposed along the path and what type of impact will the fixtures have on the footcandle levels at the property line?
 - The plan shows the SL fixtures at 14.5'. Does this include the 30" concrete base?
- **Docket 09-75-24 Bear Soul Studio & Rock Shop**
 - No comment, although it appears the photo with the proposed signage has been cropped so we aren't sure if we are able to see all of the proposed signage.
- **Docket 09-76-24 Simply Sugar**
 - Will the size of the new ground mounted sign create any sight line issues with vehicles exiting the rear yard via the driveway to Madison Ave. such as individuals stepping off the sidewalk?
 - If so, would a blade sign alleviate this issue?
- **Docket 09-77-24 Lake Erie International High School.**
 - Will the roof top sign be illuminated by external lighting?
- **Docket 09-78-24 Functional Luxury Goods.**
 - Will the existing awnings remain?
 - Was there any consideration to align the blade sign on a masonry pier rather than centered over the storefront?
- **Docket 09-79-24 Sagittarius Moon.**
 - No comment.
- **Docket 09-80-24 Downtown Development**
 - Is there an opportunity for street trees in front of the Curtis Block?

- We appreciate the appearance of the Marlow Apartment Facade and the massing and program behind the Curtis block. It respects the surrounding context and a transitions nicely from the commercial into the single family residential properties.
 - Due to site constraints, the elimination of the Liner units along Belle Ave. seems appropriate.
 - The Parking Garage screening will be important. What type of vegetation is proposed and what is the expected grow rate.
 - Has garage signage been designed yet?
 - What type of lighting will be provided inside the garage and on the top level? Will light sources be visible from grade or adjacent properties? Will these be sensor operated at night?
 - Will there be concrete crash rails behind the vegetative screens that would obstruct headlights?
 - Will the existing bus stop (and shelter) on Detroit remain?
- **Docket 09-81-24 18169 Clifton Rd.**
 - We suggest the applicant provide clarification on the proposed materials.
 - **Docket 09-83-24 12201 Detroit Ave.**
 - Will the door replace the larger second floor window?
 - **Docket 09-84-24 Dairy Queen**
 - With the removal of the existing flower bed and plantings in the NE corner it is unfortunate that there is no other opportunity for landscaping along Detroit Road.
 - **Docket 09-85-24 New Café**
 - Will the dumpster area be screened along the south property line?
 - What type of kitchen odors are anticipated? Is a scrubber or other similar application necessary due to the adjacent residential properties?
 - Will the use generate grease waste? if so how will this be handled?
 - **Docket 11-94-23 Shady Grove Townhouses**
 - No comment whereas it is unclear what modifications to the approved plans are proposed.

We truly appreciate the opportunity to share our thoughts with you on these applications. If you have any questions on our comments, please let us know and we would be happy to discuss further. It is exciting to see so many developments occurring in Lakewood.

Thank you,

BRIAN MENG RA, LEED AP
Principal | Architect

BIALOSKY Always By Design.

P 216-767-2023

From: Ian Andrews <iandrews@lakewoodalive.org>
Sent: Wednesday, September 4, 2024 12:02 PM
To: Amy Haney <amyjhaney@gmail.com>; Brian Meng <bmeng@bialosky.com>
Cc: Jo Higgins <jhiggins@lakewoodalive.org>
Subject: FW: Agenda: BBS/ABR/Sign Review

Hi everyone,

Please see below.

Ian

Ian Andrews

Executive Director
LakewoodAlive
12815 Detroit Avenue
Lakewood, OH 44107
216-521-0655



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Upcoming Events:

- [9/12 – Knowing Your Home: Recycle Right](#)
- [9/19 – Knowing Your Home: EV at Home](#)
- [10/3 – Knowing Your Home: Fireplaces & Chimneys](#)
- [10/10 – Knowing Your Home: Pest & Rodent Control](#)
- [10/12 – 17th Annual Spooky Pooch Parade](#)
- [10/19 – Knowing Your Home: Rain Barrel Workshop](#)
- [10/24 – 15th Annual Lakewood Chocolate Walk](#)



From: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>
Sent: Wednesday, September 4, 2024 11:56 AM
To: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>
Subject: Agenda: BBS/ABR/Sign Review

Good morning,

Please click on the link to view the September 12, 2024 BBS/ABR/Sign Review meeting. The pre-review meeting will be held September 5, 2024 in the East Conference Room at 4:00 p.m.

https://www.lakewoodoh.gov/wp-content/uploads/2024/09/BBSARBAgenda_091224.pdf

Thank you.

Johanna Schwarz

Administrative Assistant II

City of Lakewood
Department of Planning and Development
12650 Detroit Avenue
Lakewood, Ohio 44107

(216)529-6630 main
(216)529-6631 office

www.lakewoodoh.gov

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Johanna Schwarz

From: Amanda L. Cramer
Sent: Tuesday, September 10, 2024 11:31 AM
To: Johanna Schwarz
Subject: Fwd: Shady Cove Lakewood Townhomes

FYI

From: Gregory Soltis <greg@rdlarchitects.com>
Sent: Tuesday, September 10, 2024 10:38:07 AM
To: Amanda L. Cramer <Amanda.Cramer@lakewoodoh.net>
Cc: Sophia M. Jones <Sophia.Jones@lakewoodoh.net>; tbrummett@freelandventures.com <tbrummett@freelandventures.com>; John Ducatman <johnd@rdlarchitects.com>; Nick Valentino <nickv@rdlarchitects.com>; Michal Tannenbaum <michal@rdlarchitects.com>; Eileen Nacht <eileen@rdlarchitects.com>
Subject: Shady Cove Lakewood Townhomes

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

Hi Amanda and Sophia,

We would like the Shady Cove Lakewood Townhome project to be pulled from the agenda for this Thursday. We need some extra time to review design changes and the budget. Thank you and we hope to see you again in the near future.

Respectfully,

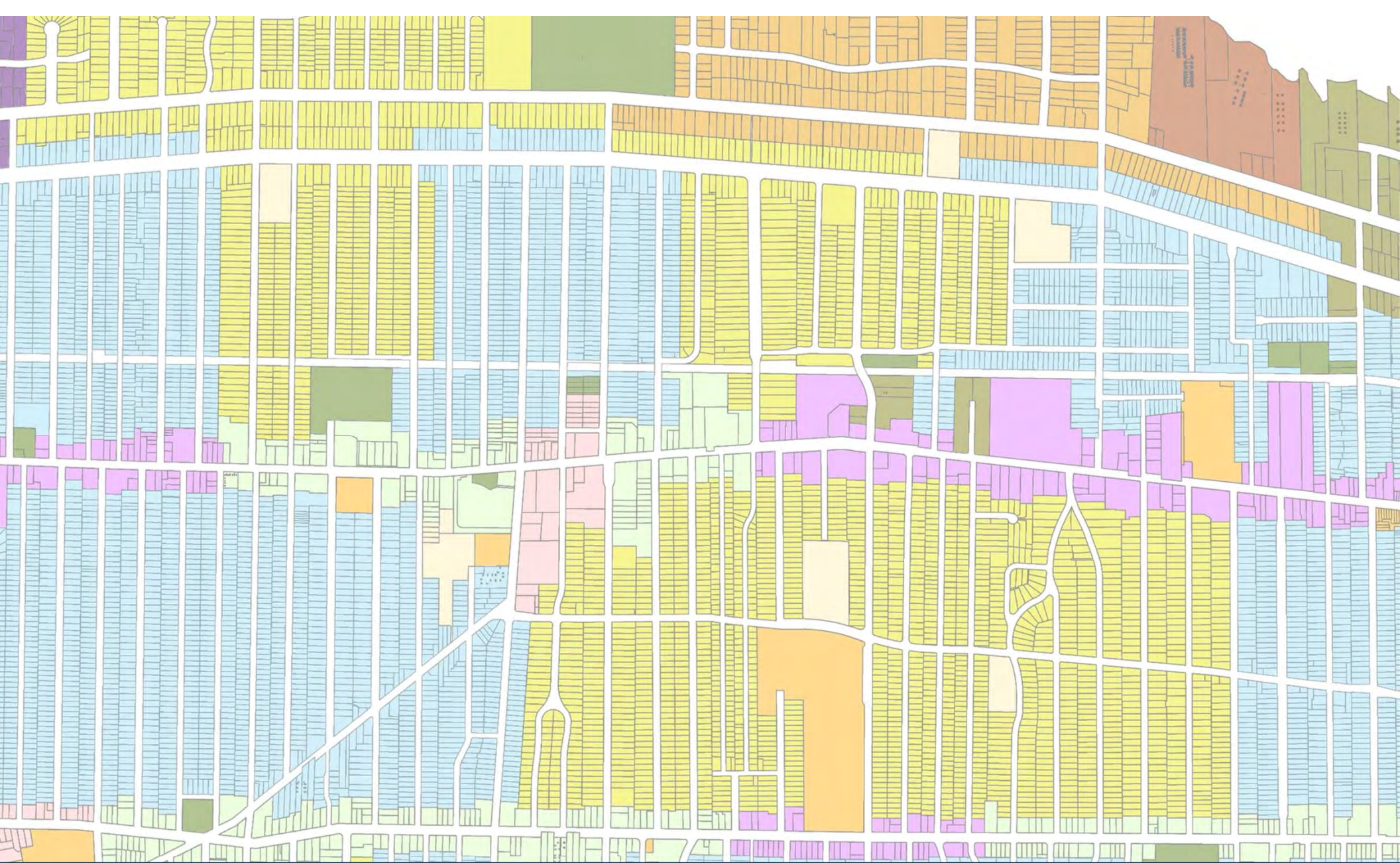
Gregory SJ Soltis, AICP
Senior Designer

RDL
ARCHITECTS

21111 Chagrin Blvd., Suite 110 / Beachwood, Ohio 44122
PHONE 216.752.4300 EXT 4142 / DIRECT 216.352.4142 / CELL 216.502.7311

RDLarchitects.com

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Architectural Board of Review

September 2024



Architectural Board of Review

Pre-Review Meeting: September 5th, 4 pm (East Conf Rm)

Regular Meeting: September 12th, 5:30 pm (Auditorium)

Members

David Maniet (2024 Chair)

Hanna Cohan Plessner (2024 Vice-Chair)

Jeremy Smith

Chris Egervary

Nick Slaughterbeck

Staff

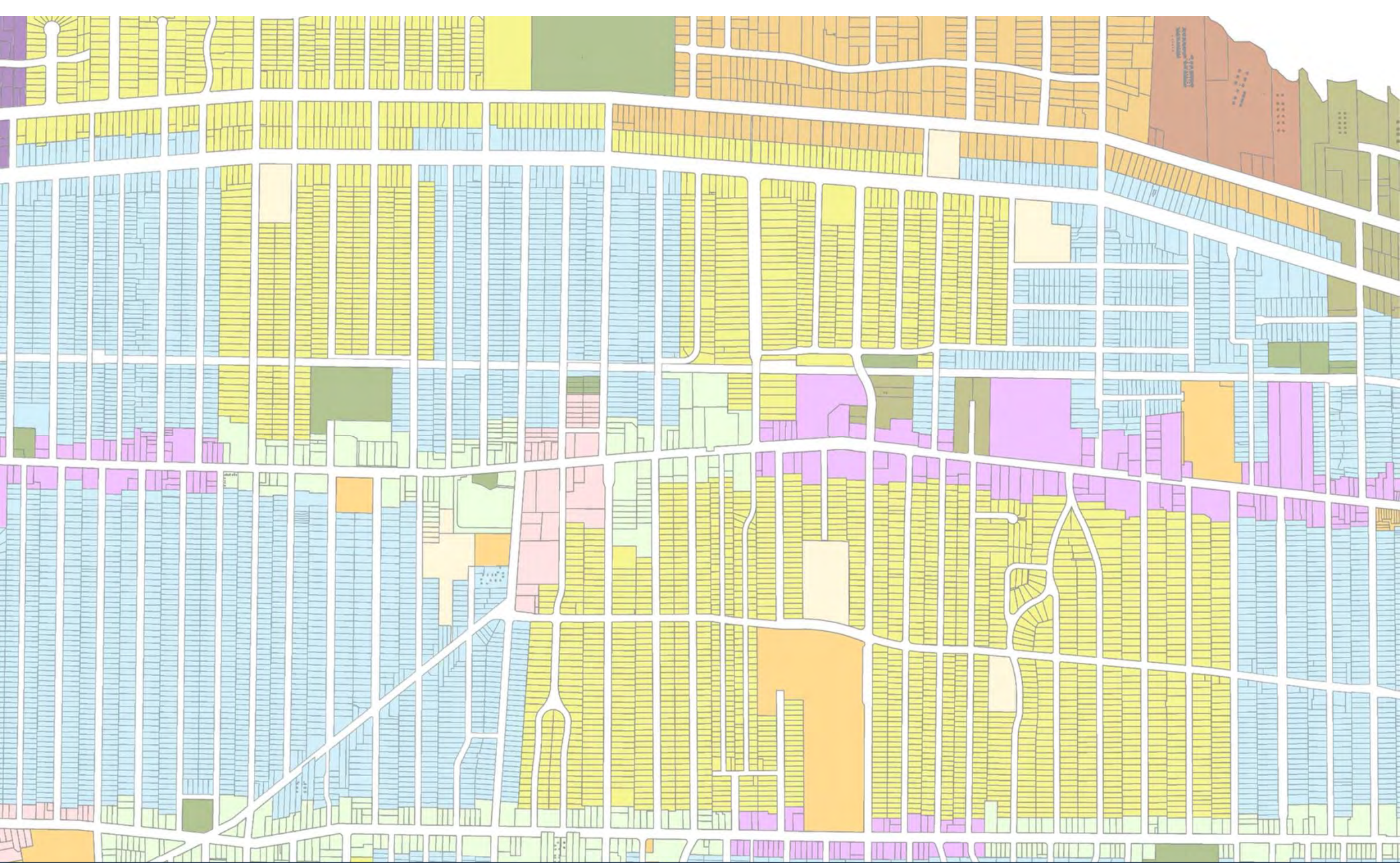
Board Secretary: Amanda Cramer, Sophia Jones

Building Commissioner: Chris Parmelee



Architectural Board of Review **September Agenda**

1. Roll call
2. Approve minutes – August 2024 meeting
3. Opening Remarks
4. Old Business
5. Sign Review
6. New Business
7. Adjourn



Architectural Board of Review

Summary Approval – September 2024

Applicant proposes new signage.

City Notes:

- Applicant proposes 5 new vinyl decals for windows and door (2x 5.2 sq ft, 3x ½ sq ft,)
- Wall signs in rendering not being considered
- Max allowed square footage: 19.33 sq ft
- Total proposed square footage: 12 sq ft (8% coverage per window; 5% door window coverage)



Summary Approval
with condition that applicant returns for wall signage



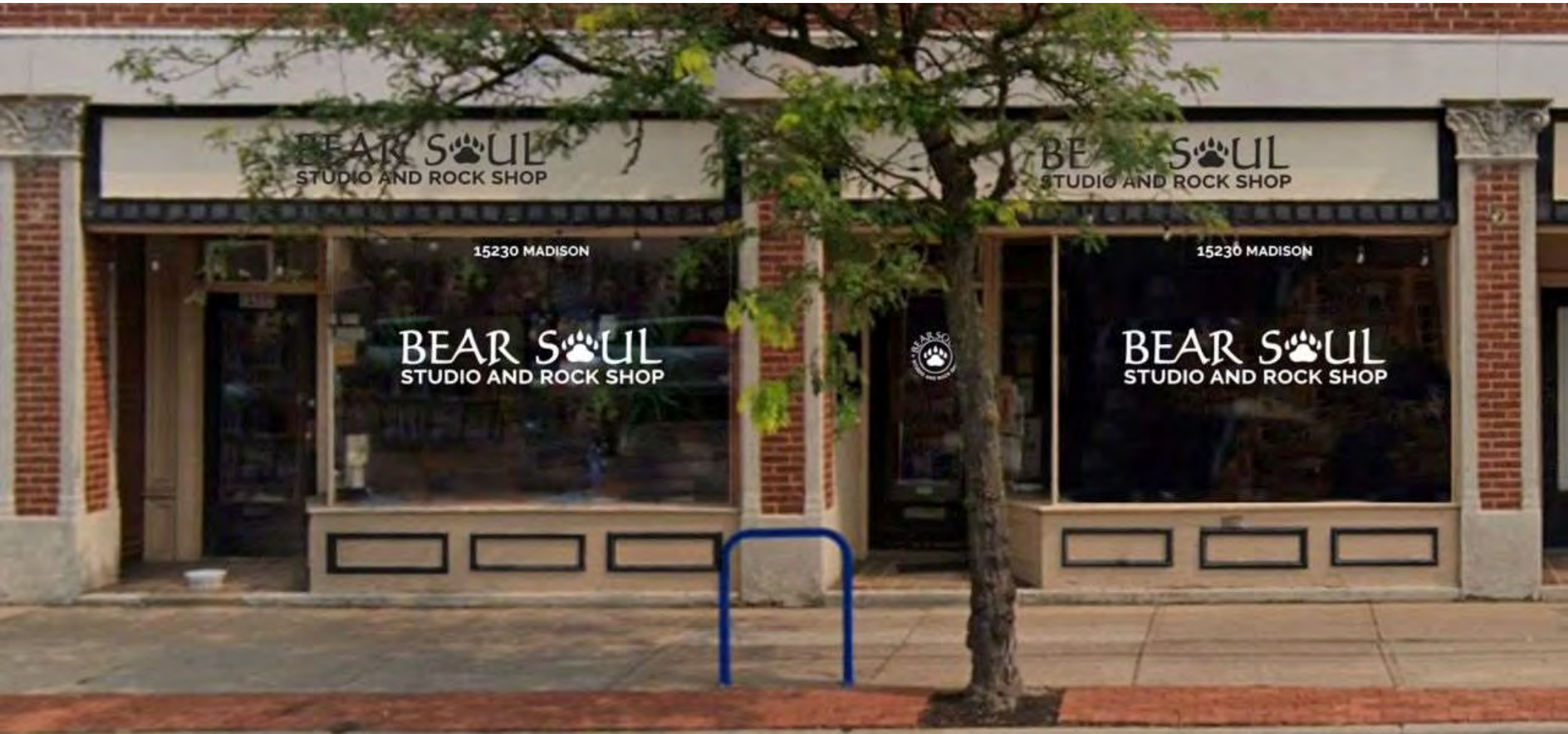
Docket No. 9-75-24 (15230 Madison)

New Signage – Bear Soul
Lisa Owen



Docket No. 9-75-24 (15230 Madison)





Docket No. 9-75-24 (15230 Madison)

BEAR SOUL STUDIO AND ROCK SHOP



9 x 9

(1) entrance door

15230 MADISON

26 x 2.76

(1) main window (a)

(1) main window (b)

60in x 12.65in

(1) main window (a)

(1) main window (b)

5 TOTAL



Docket No. 9-75-24 (15230 Madison)

Applicant proposes new signage.

City Notes:

- Applicant proposes 1 new post and panel sign (7.2 sq ft)
- Max allowed square footage: 45 sq ft
- Total proposed square footage: 7.2 sq ft



Summary Approval



Docket No. 9-76-24 (17017 Madison)

**New Signage – Simply Sugar
Mark Hannah**

Plot Drawing - 17017 Madison



The star represents the sign location. It is 33' back from the property line.

Docket No. 9-76-24 (17017 Madison)





Rendering in Sign Location - 17017 Madison Ave

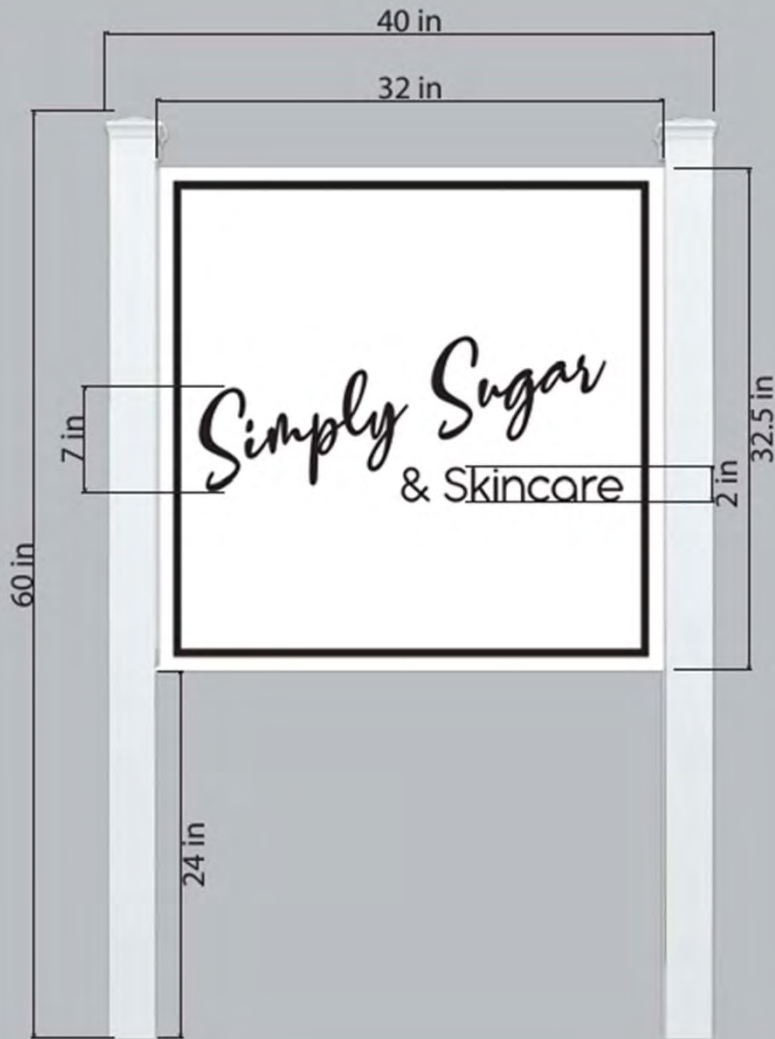


The face is 32.5" x 32", making the sign 7.2 sqft



Docket No. 9-76-24 (17017 Madison)

40" x 60" White vinyl post & panel - 36" x 32 1/2" (Viewable Area - 32" x 32 1/2") ACM Panel w/ applied vinyl graphics



Project: Simply Sugar & Skincare

Project Location: 17017 Madison Ave, Lakewood, OH 44107

Client: Kaleigh Maglionico



212 Warden Ave.
Elyria, OH
44035

These are original designs or concepts and are the property of L3 Sign & Image and may not be shown to any individuals other than the addressee without the written consent of L3 Sign & Image. Should these designs be used in anyway other than as intended by the addressee, design changes will apply.

Client Signature:

Date Issued: 07/22/24 Revision Date: 07/25/24 Revision #:



Docket No. 9-76-24 (17017 Madison)

Applicant proposes new signage.

City Notes:

- Applicant proposes 1 new blade sign (6 sq ft) and 1 window vinyl for store hours (1 sq ft)
- Max allowed square footage 25.5 sq ft
- Total proposed square footage: 7 sq ft



Summary Approval
with condition that any window signage needs approval by ABR



Docket No. 9-78-24 (17923 Detroit)

New Signage – Functional Luxury Goods
Shawn Warren



Property as is.



CLIENT: Functional Luxury Goods	JOB #:	DATE:
ADDRESS: 11724 Detroit Ave.	SALESPERSON/ DESIGNER:	DATE:
REVISION HISTORY:		CHANGES MADE:
DATE:	CLIENT SIGNATURE OF APPROVAL DATE:	



Docket No. 9-78-24 (11728 Detroit)

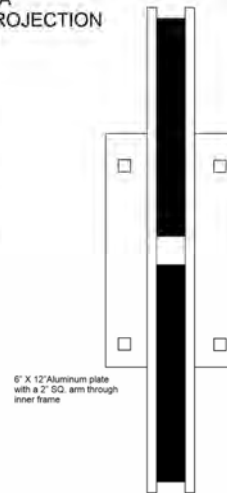


STORE FRONT APPROX. 14+' H X 17' W
240 SQ. FT

2 sided color print on
maxx metal 1/8"
mounted to brick mortar with
4- 3" lag bolts and shields



33" DIA
36" PROJECTION



6" X 12" Aluminum plate
with a 2" SQ. arm through
inner frame

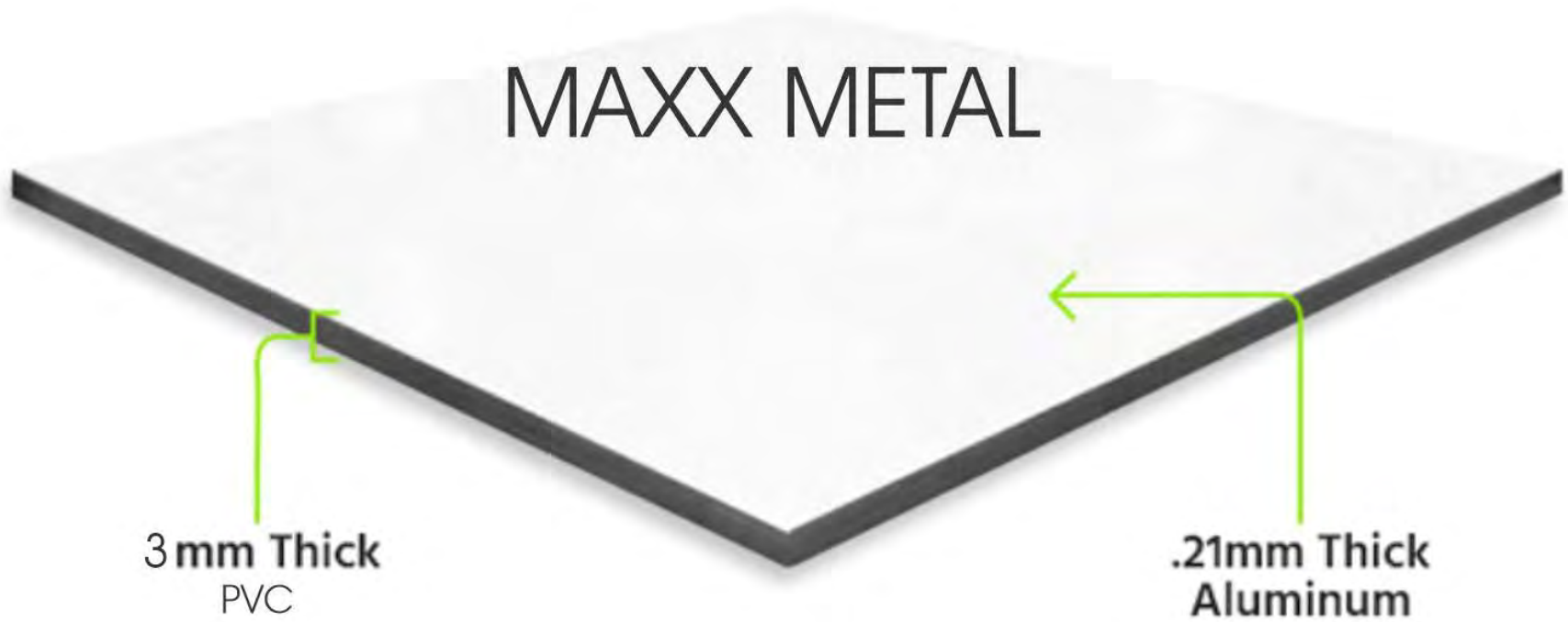


CLIENT: Functional Luxury Goods	JOB #:	DATE:
ADDRESS: 11724 Detroit Ave.	SALESPERSON/ DESIGNER:	DATE:
REVISION HISTORY: DATE:	CHANGES MADE:	
		CLIENT SIGNATURE OF APPROVAL DATE:



Docket No. 9-78-24 (11728 Detroit)

MAXX METAL



3mm Thick
PVC

.21mm Thick
Aluminum

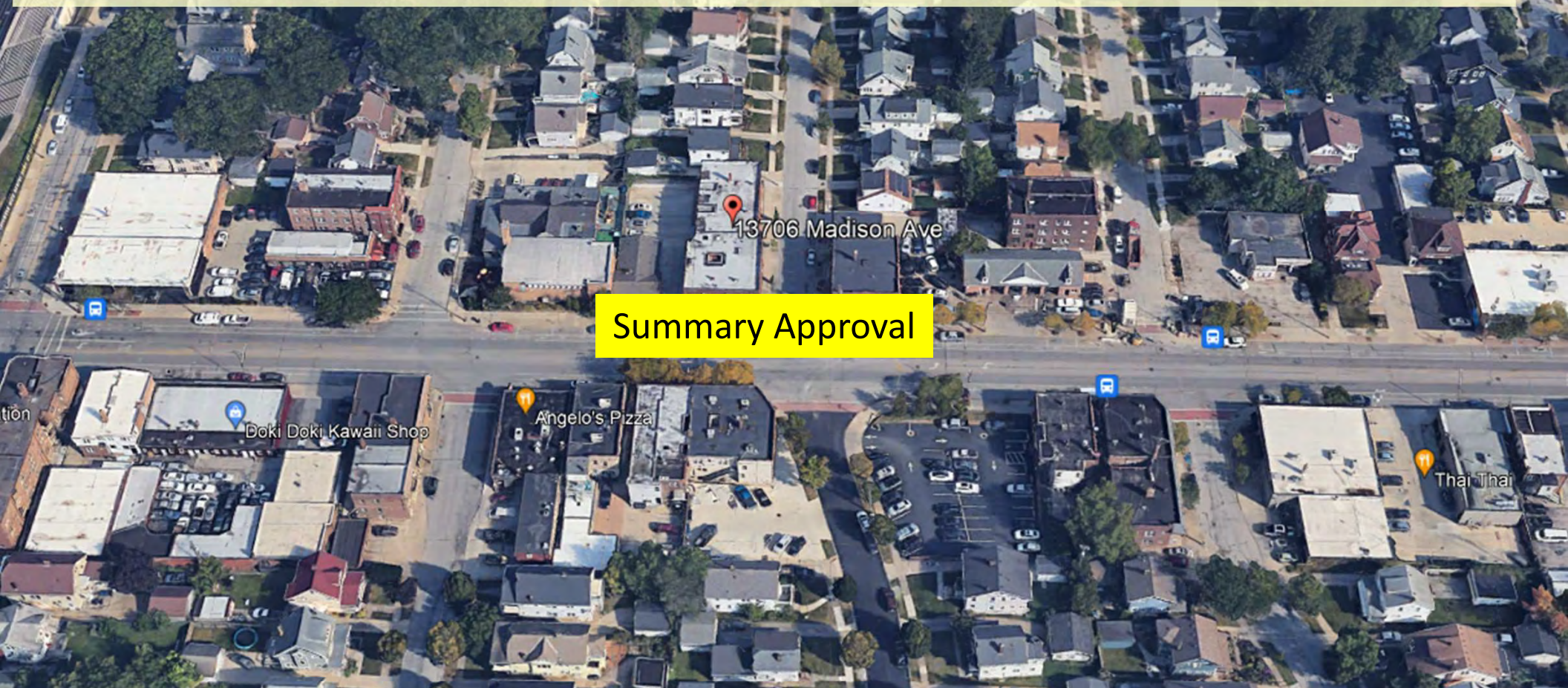


Docket No. 9-78-24 (11728 Detroit)

Applicant proposes new signage.

City Notes:

- Applicant proposes 1 wall sign (7 sq ft) and two vinyl window decals (7.5 sq ft/ea.)(within coverage requirement)
- Max allowed square footage 22.5 sq ft
- Total proposed square footage: 22 sq ft




Docket No. 9-79-24 (13706 Madison)

**New Signage – Sagittarius Moon
Shawn Warren**



Property as is now.

 <p>ERIE deSign Signs, Banners & Graphics 216-227-0043 www.eriedesign.com</p>	CLIENT:	Sagittarius Moon	
	ADDRESS:	13706 Madison Ave, Lakewood, OH 44107	
	REVISION HISTORY:	DATE:	CHANGES MADE:
	DATE:		CLIENT SIGNATURE OF APPROVAL

16504 Detroit Avenue Lakewood, Ohio 44107 216-227-0043



Docket No. 9-79-24 (13706 Madison)



Store front 15' x 15' 225 sq.



4 windows + door 2.5x6 50" w x 67" h 108 sq. 15% = 16.2 sq
 cut vinyl window logo (grey represents windows and is in place only to block out previous signage)
 37" w x 36" h, 7.5 x 2 ea. 15 sq. ft. \$80 EA.

3D lettering: PVC cut letters
 9.5" x 102" 1/2 PVC letters 6.72 sq ft. \$480

21.72 sq. ft. for all sign

GRAPHICS	\$160
PVC TEXT	\$480
INSTALLATION	\$120
PERMIT EST.	\$175
TOTAL	\$935
TAX	\$74.80
GRAND TOTAL	\$1009.80

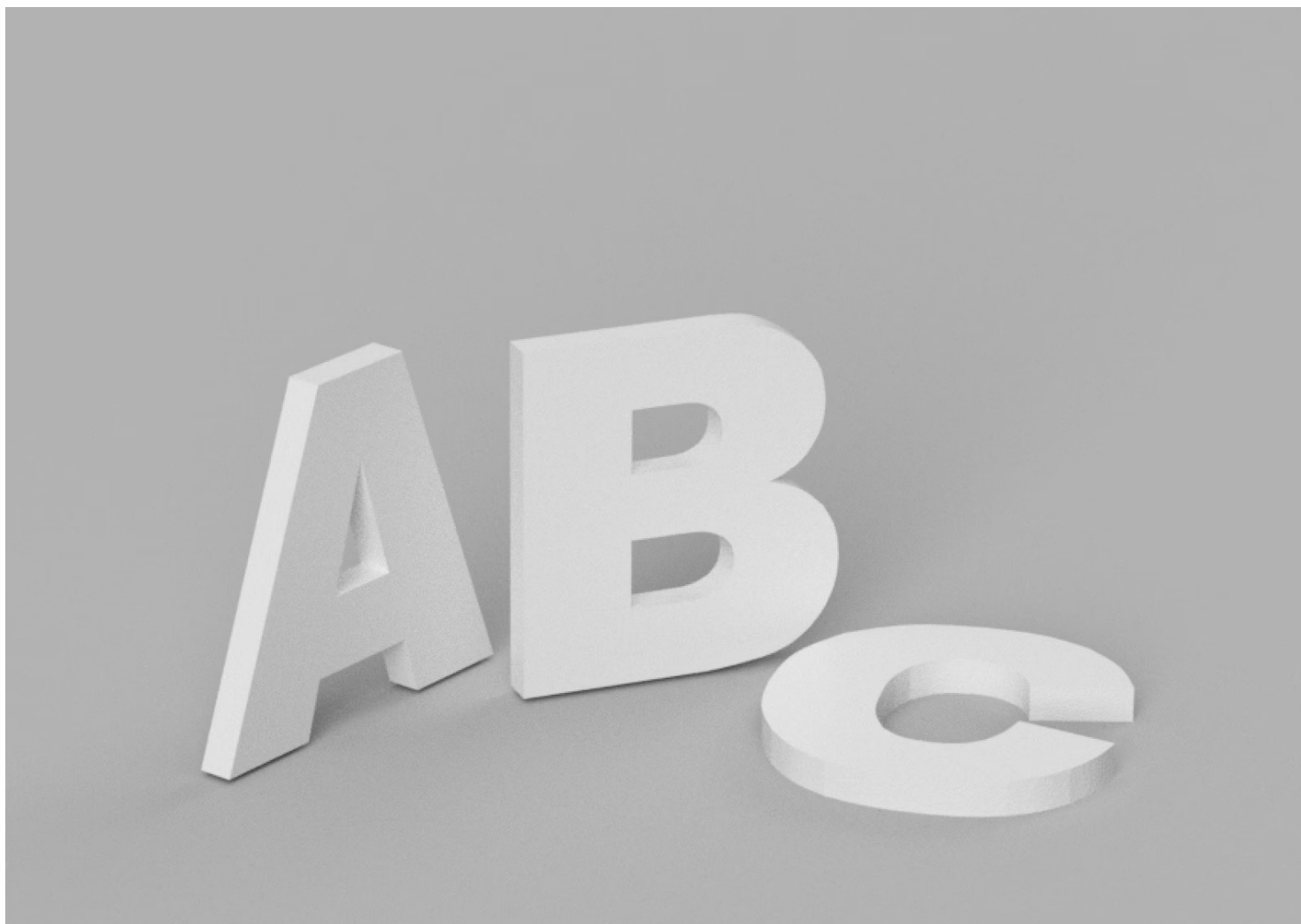
ERIE
 deSign
 Signs, Banners & Graphics
 216-227-0043
 www.eriadesign.com

CLIENT:	Sagittarius Moon		JOB #:	DATE:
ADDRESS:	13706 Madison Ave, Lakewood, OH 44107		SALESPERSON/ DESIGNER:	DATE:
REVISION HISTORY:	DATE:		CHANGES MADE:	
			CLIENT SIGNATURE OF APPROVAL:	DATE:

16504 Detroit Avenue Lakewood, Ohio 44107 216-227-0043

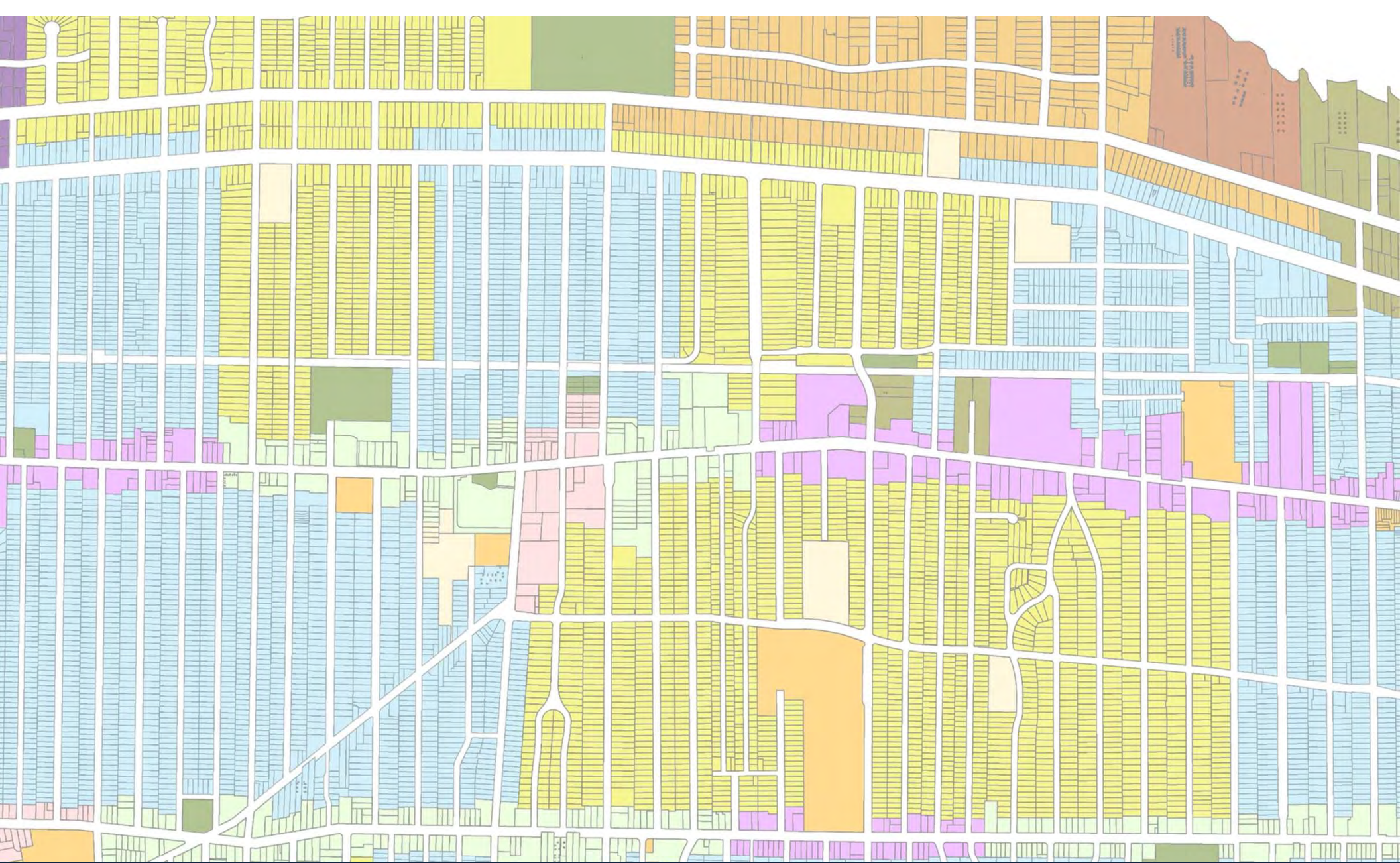


Docket No. 9-79-24 (13706 Madison)



Docket No. 9-79-24 (13706 Madison)





Architectural Board of Review

Old Business – September 2024

Applicant proposes the construction of a new home on a vacant lot.

City Notes:

- Table to allow applicant to get BZA approvals.

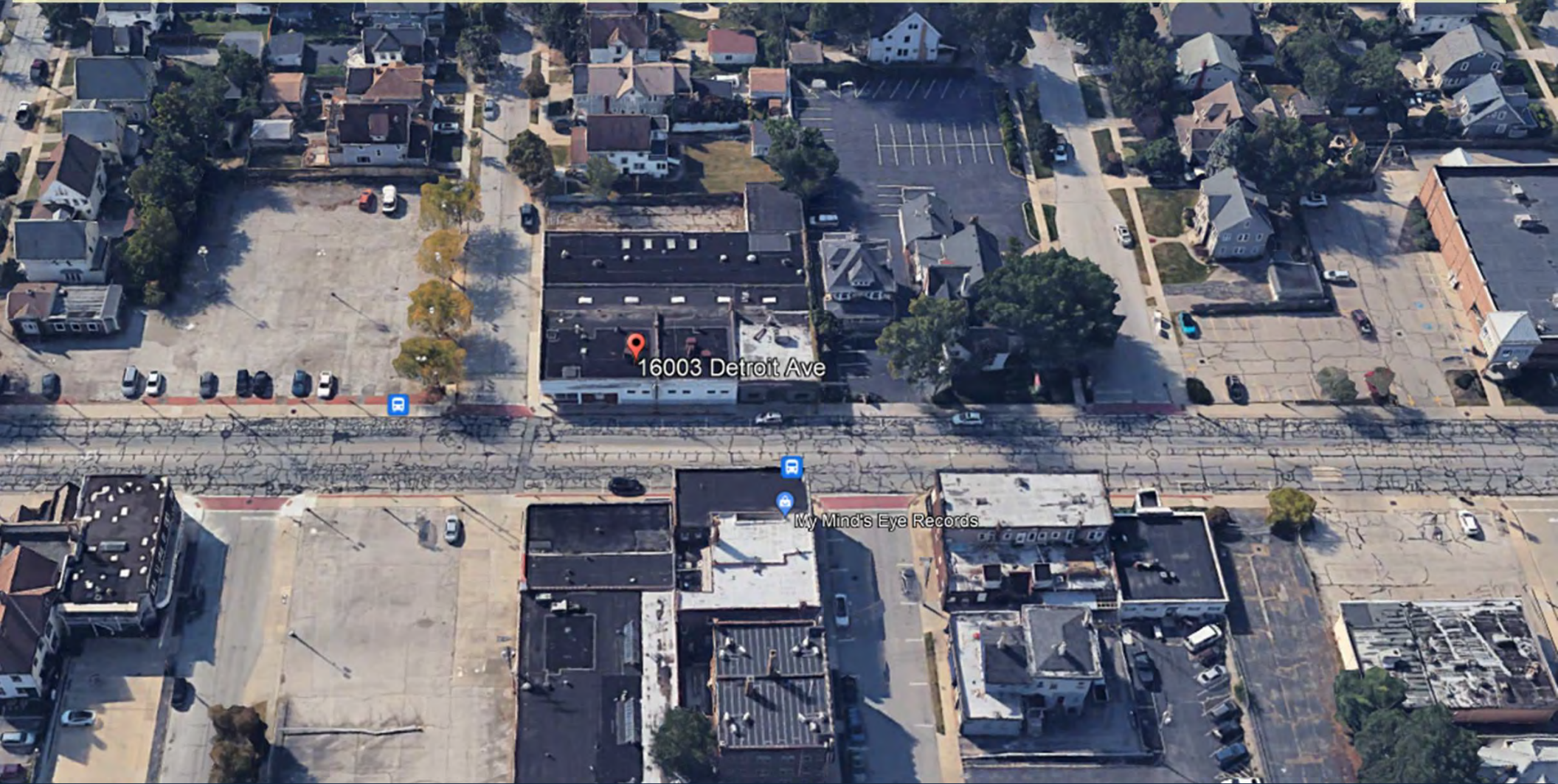


Docket No. 8-71-24 (1464 Riverside)
Residential New Construction
Gary Fischer

Applicant proposes the demolition and build of a retail bank.

City Notes:

- Parking plan review at PC 9/5 – Approved.



Docket No. 8-74-24 (16003 Detroit)
New Construction – Huntington Bank
Joshua Gonsalves



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-8630 • FAX (216) 529-5907
www.lakewoodoh.gov

DISPOSITION LETTER
JULY 12, 2024

Docket No. 06-19-24
16000/15801 Detroit Ave.
Barry Buick Development

Dear Applicant:

At the meeting on 7/9/2024, the Lakewood Planning Commission met for approval for a mixed-use development on the former Barry Buick sites, pursuant to Section 1135 – mixed-use overlay. The property is located in the C3, Commercial General Business district.

The Commission decided to APPROVE the request for a conditional use permit with the following conditions:

1. The applicant will work with City to investigate options/alternatives for installation of a crosswalk and/or safe crossing to connect the north and south buildings.*
2. The applicant will investigate coordination of shared use of proposed green space on adjacent parcel (proposed Huntington Bank) as a pet relief area.*
3. The applicant will evaluate retail tenant parking need, and if necessary, investigate pursuing a shared use agreement with adjacent parcel (proposed Huntington Bank) to support retail business.*
4. Adjustments will be made to the Cranford Ave. facing parking spots to provide a safe vegetation buffer to disconnect and protect the public right-of-way/sidewalk.

* For clarification purposes; items 1, 2, and 3 above are not conditions/requirements for the issuance of a building permit and/or certificate of occupancy.

Please contact the Division of Housing and Building with any comments or concerns you may have at (216) 529-6270.

Sincerely,

David Baas, Assistant Director
Planning and Development



Docket No. 8-74-24 (16003 Detroit)

July 17, 2024

RE: Architectural Review Board / Planning Commission – Project Narrative

Project Name: Huntington National Bank – Lakewood, OH
Project Location: 16003 Detroit Avenue

Vocon Project No. 230829.00

16003 Detroit Avenue Retail Bank Development

The new retail development located at 16003 Detroit Avenue is situated on a single site of 0.482 acres +/- (20,999 sf). The site is situated on the corner of Detroit Avenue and Orchard Grove Avenue to the east. The total project is approximately 3,100 gross square feet and will replace the currently vacant Buick Body Shop.

The new development's ground floor addresses the street and corner with a new retail bank designed to complement the adjacent commercial district.

Design Approach: Enhancing Community Fabric in Lakewood, Ohio

Within Lakewood, Ohio's Commercial District, there's an opportunity to integrate modern elements with historical context, aiming to create an urban environment that aligns with the community's values and aspirations. Our proposed development consists of a retail bank, intending to address this opportunity through a contextually sensitive and design quality.

Lakewood's Commercial District thrives on pedestrian activity, underscoring the importance of designing spaces conducive to human-scale interactions. The building prioritize pedestrian access, site continuity, and safety for customers and neighbors alike. The project prioritizes that ground floors are activated with engaging storefronts to foster vibrant pedestrian corridors.

Contextual Integration and Adaptive Design:

Lakewood's architectural heritage, characterized by a mix of historic and modern structures, presents an opportunity for our development. Extensive site analysis and contextual research guided us to respect the scale, materials, and character of the surrounding built environment while meeting contemporary urban needs. Our design approach integrates traditional materials like brick and metal panels, blending into the district's historic fabric, while introducing modern elements to enhance the urban experience.

Parking and Mobility Solutions:

Our design incorporates discreet parking solutions at the building and dedicated bicycle parking strategically located for accessibility and connectivity. We acknowledge that we are beyond our maximum parking allowance but intend to ask for an exemption based on providing additional green space, landscaping, and stormwater control.

Quality of Design and Materiality:

Our design framework prioritizes design excellence and material integrity. Through evaluation of proportions, material properties, construction techniques, and environmental performance, we selected high-quality materials that enhance the building's aesthetic appeal, durability, sustainability, and resilience. Well-crafted masonry facades with depth of materiality and details, accents, and detail elements showcase a richness in building form and texture, elevating the architectural expression, and enriching the urban fabric of Lakewood's Commercial District.

Conclusion:

The design for the proposed retail building in Lakewood reflects a thoughtful and strategic approach to urban design and placemaking. By leveraging design rigor, contextual understanding, and a commitment to excellence, our aim is to create a development that enhances the community fabric.

Building Information Summary:

Huntington National Bank: 16003 Detroit Avenue

Gross Retail Area: 3,100 sf +/-

Height: 20'-0"

Parking: 13



Docket No. 8-74-24 (16003 Detroit)



ARCHITECTURAL BOARD OF REVIEW - AUGUST 8, 2024

- DEMOLITION
- NEW BUILD

PARCELS: 313-22-150, 313-22-001, & 313-22-002

HUNTINGTON NATIONAL BANK 16003 DETROIT AVE., LAKEWOOD, OHIO



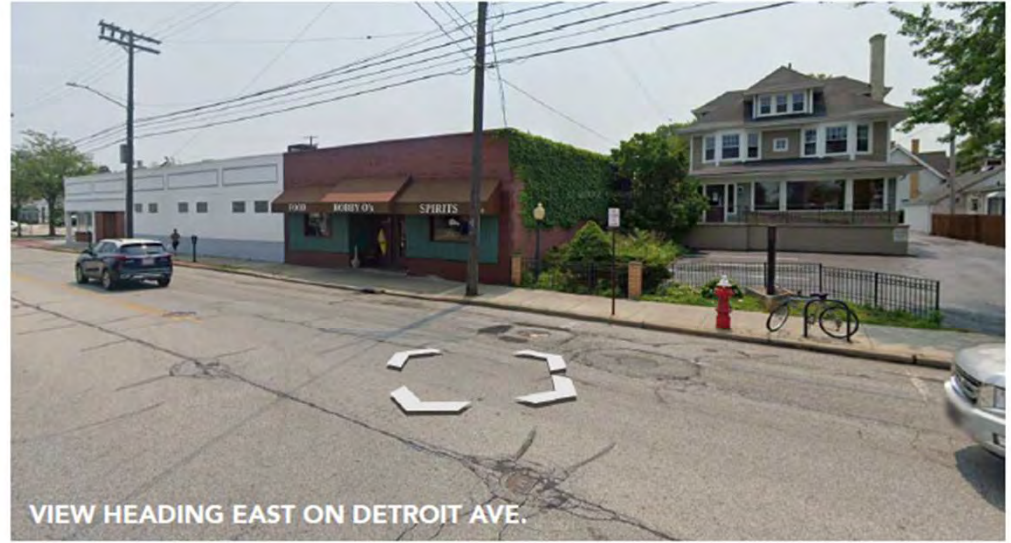
Docket No. 8-74-24 (16003 Detroit)



Docket No. 8-74-24 (16003 Detroit)



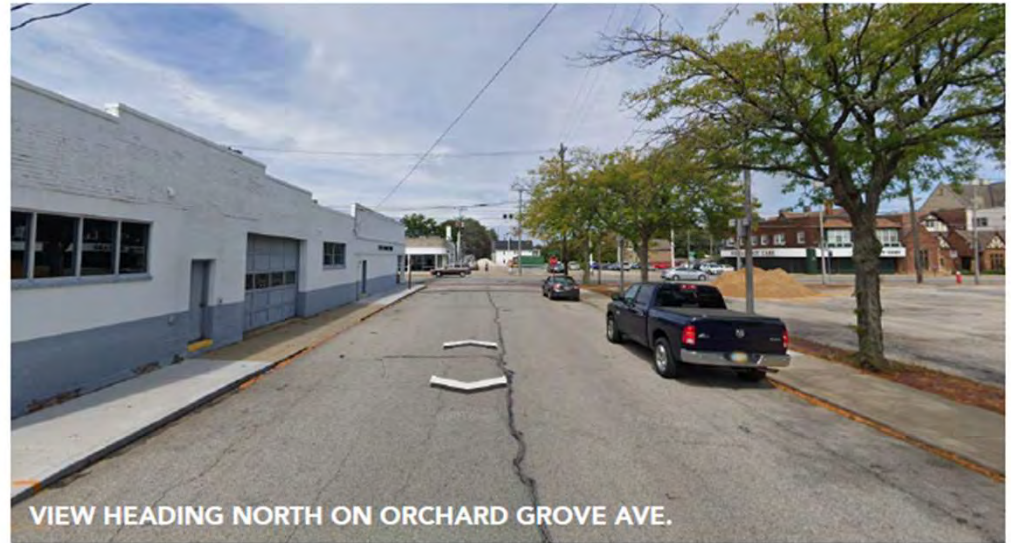
VIEW HEADING WEST ON DETROIT AVE.



VIEW HEADING EAST ON DETROIT AVE.



VIEW ALONG ORCHARD GROVE AVE.

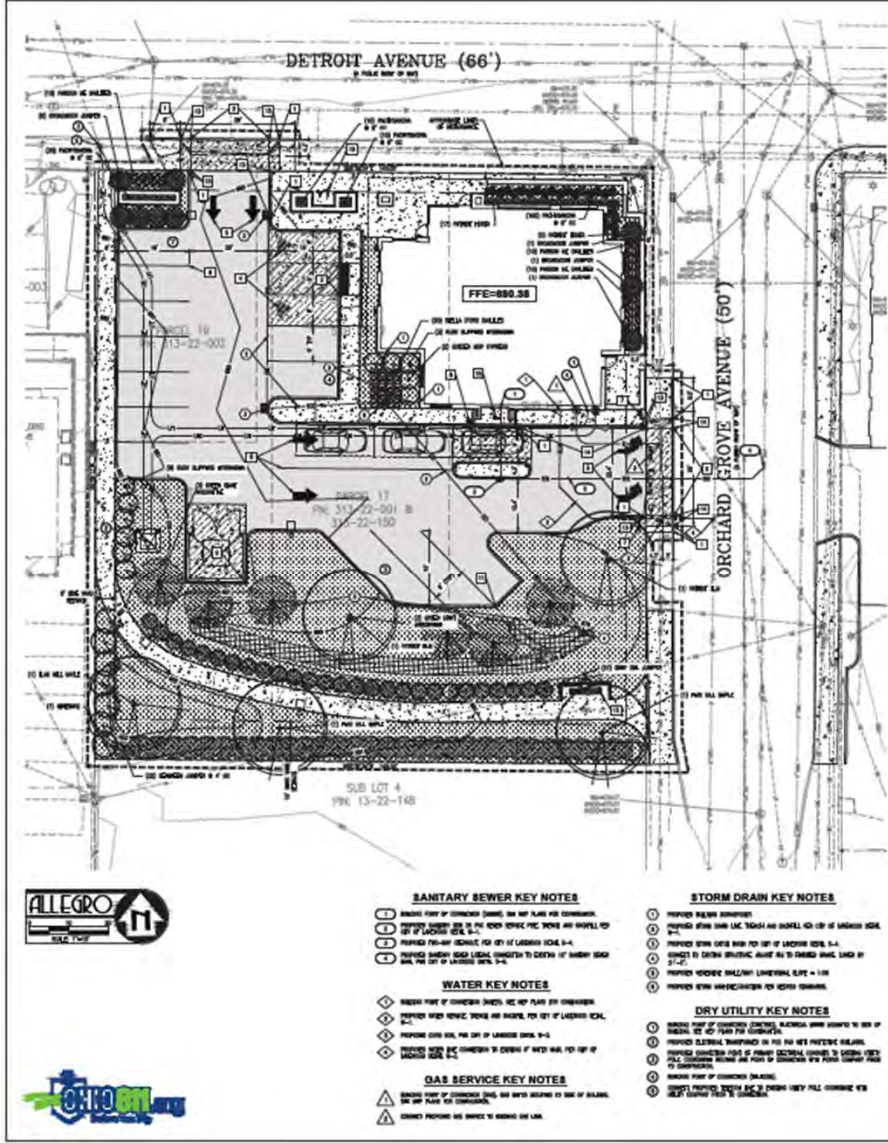


VIEW HEADING NORTH ON ORCHARD GROVE AVE.





Docket No. 8-74-24 (16003 Detroit)



SURVEY NOTES:

1. ALL DIMENSIONS SHALL BE MEASURED FROM CORNER POINTS OR BENCHMARKS.
2. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE OF THE ROAD.
3. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE OF THE ROAD.
4. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE OF THE ROAD.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAKESIDE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAKESIDE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAKESIDE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAKESIDE.

ACCESSIBILITY NOTES:

1. ALL NEW AND EXISTING SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA).
2. ALL NEW AND EXISTING SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA).
3. ALL NEW AND EXISTING SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA).

UTILITY NOTES:

1. ALL UTILITIES SHALL BE SHOWN AS APPROVED AND MARKED BY THE CITY OF LAKESIDE.
2. ALL UTILITIES SHALL BE SHOWN AS APPROVED AND MARKED BY THE CITY OF LAKESIDE.
3. ALL UTILITIES SHALL BE SHOWN AS APPROVED AND MARKED BY THE CITY OF LAKESIDE.

GENERAL LANDSCAPE REQUIREMENTS:

1. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF LAKESIDE.
2. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF LAKESIDE.
3. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF LAKESIDE.

SYMBOL	LEGEND	SYMBOL	LEGEND
(Symbol)	PROPERTY LINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED LOT OF 20'00"	(Symbol)	EXISTING SIDEWALK
(Symbol)	1-4"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	4-6"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	6-8"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	8-10"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	10-12"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	12-14"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	14-16"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	16-18"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	18-20"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	20-22"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	22-24"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	24-26"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	26-28"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	28-30"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	30-32"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	32-34"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	34-36"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	36-38"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	38-40"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	40-42"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	42-44"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	44-46"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	46-48"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	48-50"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	50-52"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	52-54"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	54-56"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	56-58"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	58-60"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	60-62"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	62-64"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	64-66"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	66-68"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	68-70"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	70-72"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	72-74"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	74-76"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	76-78"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	78-80"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	80-82"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	82-84"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	84-86"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	86-88"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	88-90"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	90-92"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	92-94"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	94-96"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	96-98"00" CURBLINE	(Symbol)	EXISTING SIDEWALK
(Symbol)	98-100"00" CURBLINE	(Symbol)	EXISTING SIDEWALK



SITE INFORMATION:

PROJECT NAME: HUNTINGTON NATIONAL BANK LAKEWOOD OH
PROJECT ADDRESS: 16003 DETROIT AVE, LAKEWOOD, OH 44107
OWNER: HUNTINGTON NATIONAL BANK
DESIGNER: ALLEGRO ARCHITECTURE
DATE: 08/08/2024
SCALE: 1/8" = 1'-0"

NO.	PLANT MATERIAL	QUANTITY	REMARKS
1	PLANT MATERIAL	1	PLANT MATERIAL
2	PLANT MATERIAL	1	PLANT MATERIAL
3	PLANT MATERIAL	1	PLANT MATERIAL
4	PLANT MATERIAL	1	PLANT MATERIAL
5	PLANT MATERIAL	1	PLANT MATERIAL
6	PLANT MATERIAL	1	PLANT MATERIAL
7	PLANT MATERIAL	1	PLANT MATERIAL
8	PLANT MATERIAL	1	PLANT MATERIAL
9	PLANT MATERIAL	1	PLANT MATERIAL
10	PLANT MATERIAL	1	PLANT MATERIAL
11	PLANT MATERIAL	1	PLANT MATERIAL
12	PLANT MATERIAL	1	PLANT MATERIAL
13	PLANT MATERIAL	1	PLANT MATERIAL
14	PLANT MATERIAL	1	PLANT MATERIAL
15	PLANT MATERIAL	1	PLANT MATERIAL
16	PLANT MATERIAL	1	PLANT MATERIAL
17	PLANT MATERIAL	1	PLANT MATERIAL
18	PLANT MATERIAL	1	PLANT MATERIAL
19	PLANT MATERIAL	1	PLANT MATERIAL
20	PLANT MATERIAL	1	PLANT MATERIAL

ALLEGRO ARCHITECTURE

SANITARY SEWER KEY NOTES

1. SANITARY SEWER SHALL BE 12" DIA. PVC PIPE WITH 2" DIA. MANHOLE.
2. SANITARY SEWER SHALL BE 12" DIA. PVC PIPE WITH 2" DIA. MANHOLE.
3. SANITARY SEWER SHALL BE 12" DIA. PVC PIPE WITH 2" DIA. MANHOLE.
4. SANITARY SEWER SHALL BE 12" DIA. PVC PIPE WITH 2" DIA. MANHOLE.

STORM DRAIN KEY NOTES

1. STORM DRAIN SHALL BE 18" DIA. CONCRETE PIPE WITH 24" DIA. MANHOLE.
2. STORM DRAIN SHALL BE 18" DIA. CONCRETE PIPE WITH 24" DIA. MANHOLE.
3. STORM DRAIN SHALL BE 18" DIA. CONCRETE PIPE WITH 24" DIA. MANHOLE.
4. STORM DRAIN SHALL BE 18" DIA. CONCRETE PIPE WITH 24" DIA. MANHOLE.

vocon

ARCHITECTURAL BOARD OF REVIEW

PROPOSED COMMON IMPROVEMENTS FOR:

HUNTINGTON NATIONAL BANK LAKEWOOD OH

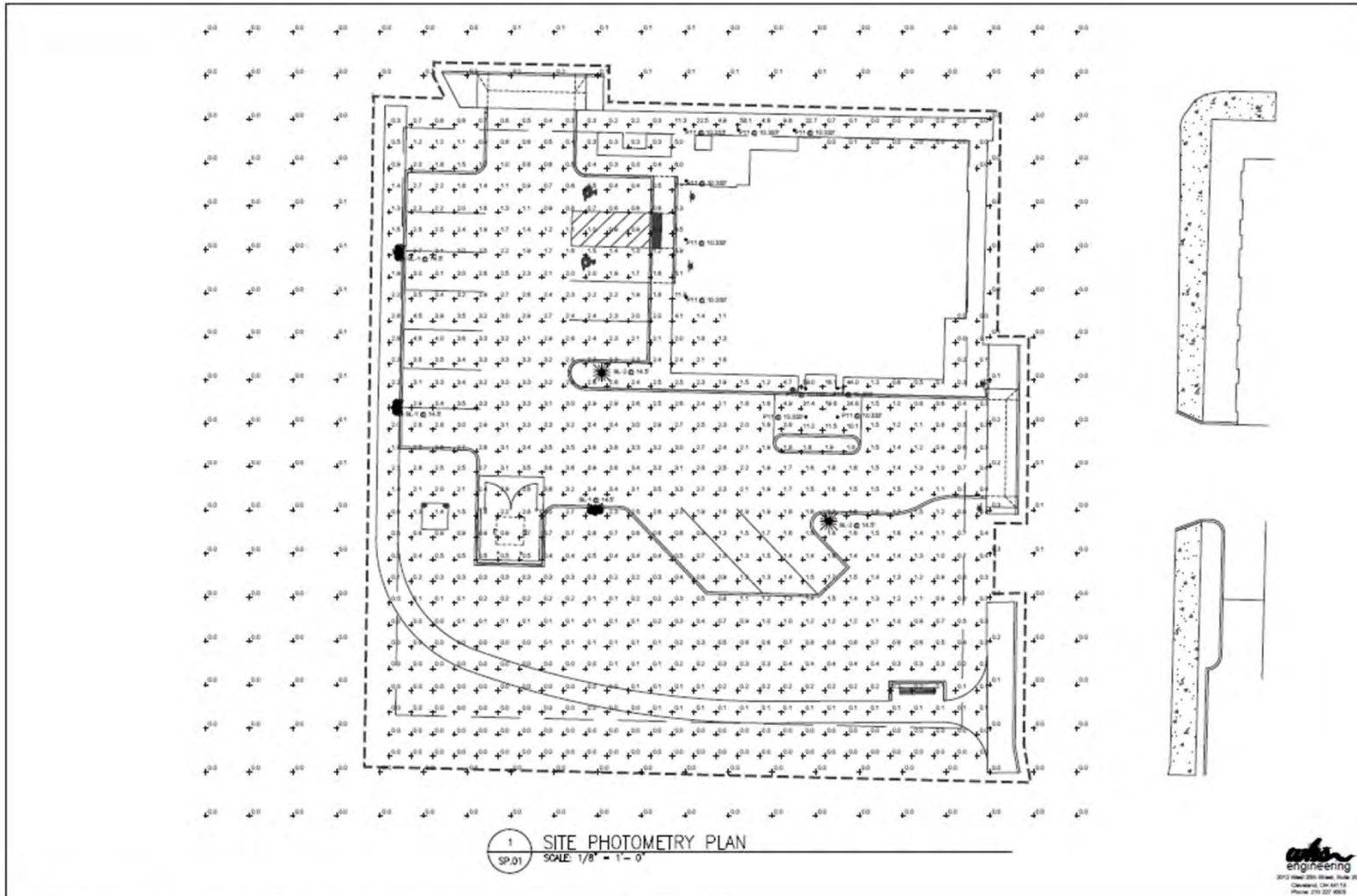
16003 DETROIT AVE, LAKEWOOD, OH 44107

DRAWING RELEASE:

C1.0



Docket No. 8-74-24 (16003 Detroit)



HUNTINGTON NATIONAL BANK | DETROIT & ORCHARD DEVELOPMENT

OVERALL SITE
Photometric Plan

vocon
engineering
3010 WINDYBROOK BLVD, SUITE 200
CLEVELAND, OH 44115
PHONE: 216.227.8800
MAY 22, 2024 | XXXXXX.00 | 102



Docket No. 8-74-24 (16003 Detroit)

POLE BASE DETAIL
W/ BSA

Symbol	Label	Qty	Manufacturer	Coloring	Description	Mounting Lumens	Light Output	Beam Spread	LLP	Fixture Part
SL-1	COOPER LIGHTING SOLUTIONS - STREETWORKS (DOWNWARD SPREAD)	2	AMR-SALC-480-U-SA-R50		MESA ROFT FOR DECORATIVE LUMINAIRE (1) LIGHTS/ROFTS WITH 1/2" LEDS EACH AND THE 1x 3/4" SLIGHT EXHAUSTOR OPTICS WITH HOUSING SIDE SHIELD	15	270	58	9.9	
P11	FORMA LIGHTING	10	HYPER012-004932		Beam 127 - recessed - 4800K CRI90 - 12"	1	1765	18.1	9.9	
SL-2	COOPER LIGHTING SOLUTIONS - STREETWORKS (DOWNWARD SPREAD)	2	AMR-SALC-480-U-SGQ		MESA ROFT FOR DECORATIVE LUMINAIRE (1) LIGHTS/ROFTS WITH 1/2" LEDS EACH AND THE 1x 3/4" SLIGHT EXHAUSTOR OPTICS	15	355	58	9.9	

Statistics			
Description	Avg	Max	Min
Off-Site	0.0 fc	0.3 fc	0.0 fc
Parking Lot	1.5 fc	58.1 fc	0.0 fc
Drive-Thru Canopy	19.4 fc	59.0 fc	1.8 fc

ILLUMINATION BULLET - MINI
OUTDOOR RECESSED FIXED DOWNLIGHT
WET LOCATION - IP66 LED

Streetworks
PMM MESA
Decorative Arm Luminaire

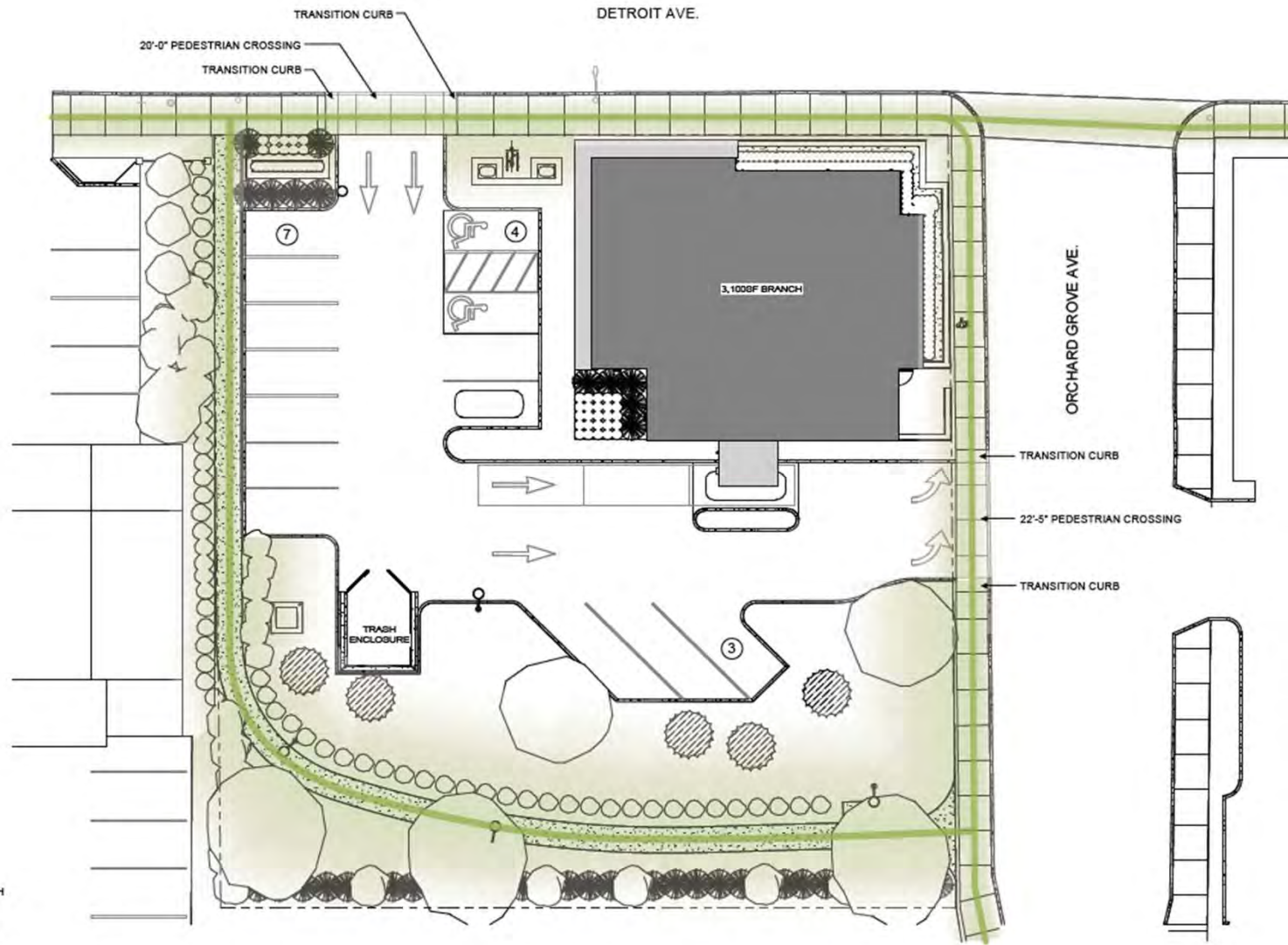
HUNTINGTON NATIONAL BANK | DETROIT & ORCHARD DEVELOPMENT

OVERALL SITE
Photometric Details

VOCON
engineering
3010 West 20th Street, Suite 200
Cleveland, OH 44115
Phone: 714 237 8855
MAY 22, 2024 | XXXXXXXX | 102







LARGE DECIDUOUS TREES



FLAX MILL MAPLE



PATRIOT ELM

EVERGREEN TREES



GREEN GIANT ARBORVITAE

SHRUBS



GOLDEN MOP CYPRESS



RUBY SLIPPERS HYDRANGEA



SEAGREEN JUNIPER



BROADMOOR JUNIPER



GREY OWL JUNIPER



NINEBARK

PERENNIALS



PARDON ME DAYLILIES



STELA D'ORO DAYLILIES

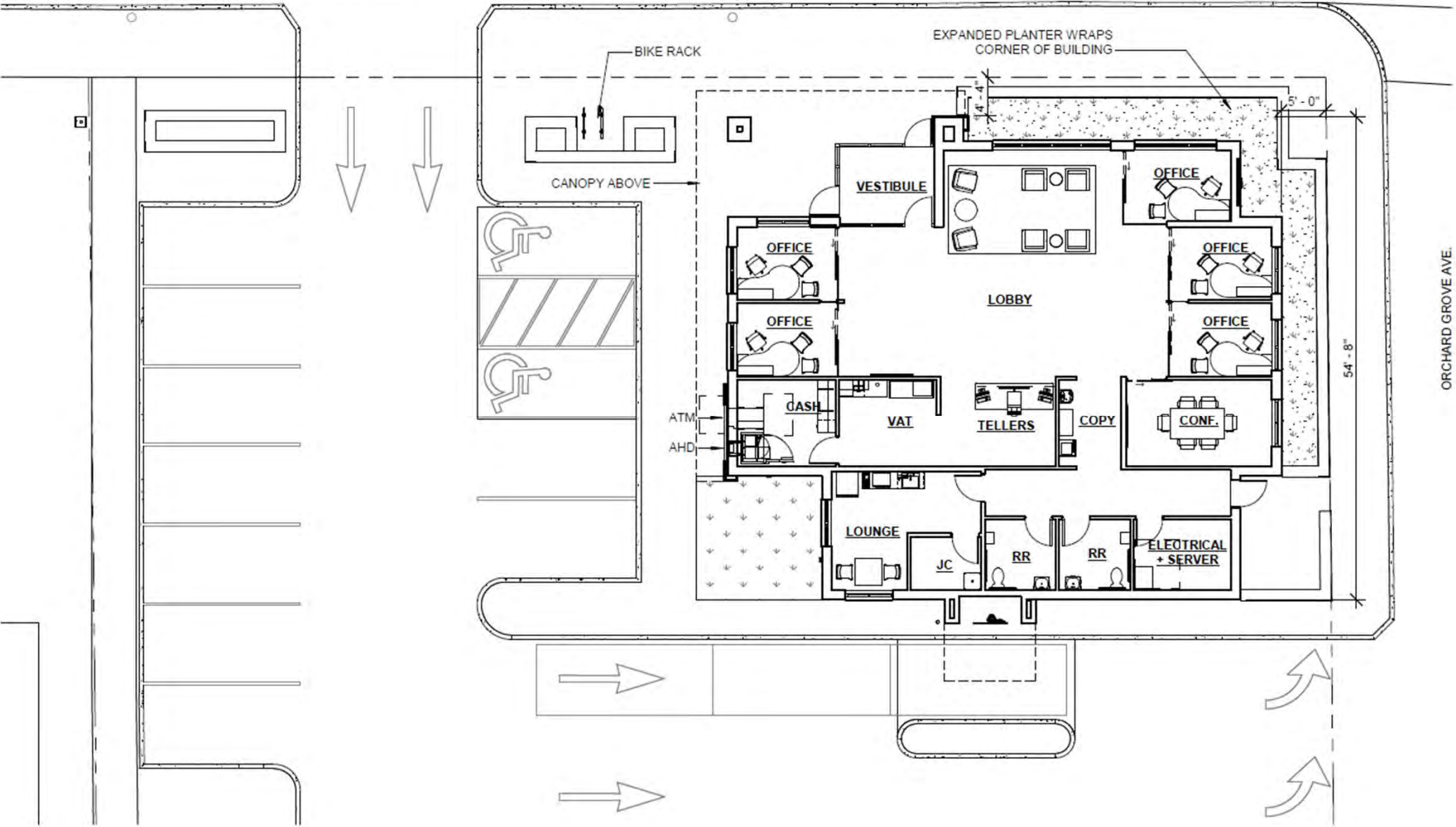


PATRIOT HOSTA



PACHYSANDRA





Docket No. 8-74-24 (16003 Detroit)







Docket No. 8-74-24 (16003 Detroit)



Docket No. 8-74-24 (16003 Detroit)



Docket No. 8-74-24 (16003 Detroit)



Docket No. 8-74-24 (16003 Detroit)

DESIGN DEVELOPMENT | Existing Conditions | Precedents Along Detroit Ave.





1 CONTEXT ELEVATION DETROIT
SCALE: 3/32" = 1'-0"



2 CONTEXT ELEVATION ORCHARD GROVE
SCALE: 3/32" = 1'-0"





NORTH PRESENTATION ELEVATION - FROM DETROIT AVE.



WEST PRESENTATION ELEVATION - FROM PARKING LOT





EAST PRESENTATION ELEVATION - FROM ORCHARD GROVE



SOUTH PRESENTATION ELEVATION - FROM PARKING LOT





NORTH ELEVATION - DETROIT AVE.



1 ENDICOTT BRICK
 COLOR: MANGANESE IRON-SPOT VELOUR
 GROUT: DARK GRAY
 STYLE: RUNNING BOND



2 BELDEN BRICK COMPANY
 COLOR: GLACIER WHITE VELOUR
 GROUT: TO MATCH BRICK
 STYLE: RUNNING BOND



3 MAPES FLAT FASCIA CANOPY
 COLOR: CUSTOM
 OUTRAGEOUS GREEN
 DIMENSIONS: 8" J PROFILE



4 KAWNEER STOREFRONT SYSTEM
 COLOR: CHARCOAL



5 ROCKCAST
 COLOR: CRYSTAL WHITE



6 ALUCOBOND METAL PANEL SYSTEM
 COLOR: CUSTOM
 OUTRAGEOUS GREEN



7 ALUCOBOND METAL PANEL SYSTEM
 COLOR: CUSTOM
 GREYMOOR RGB

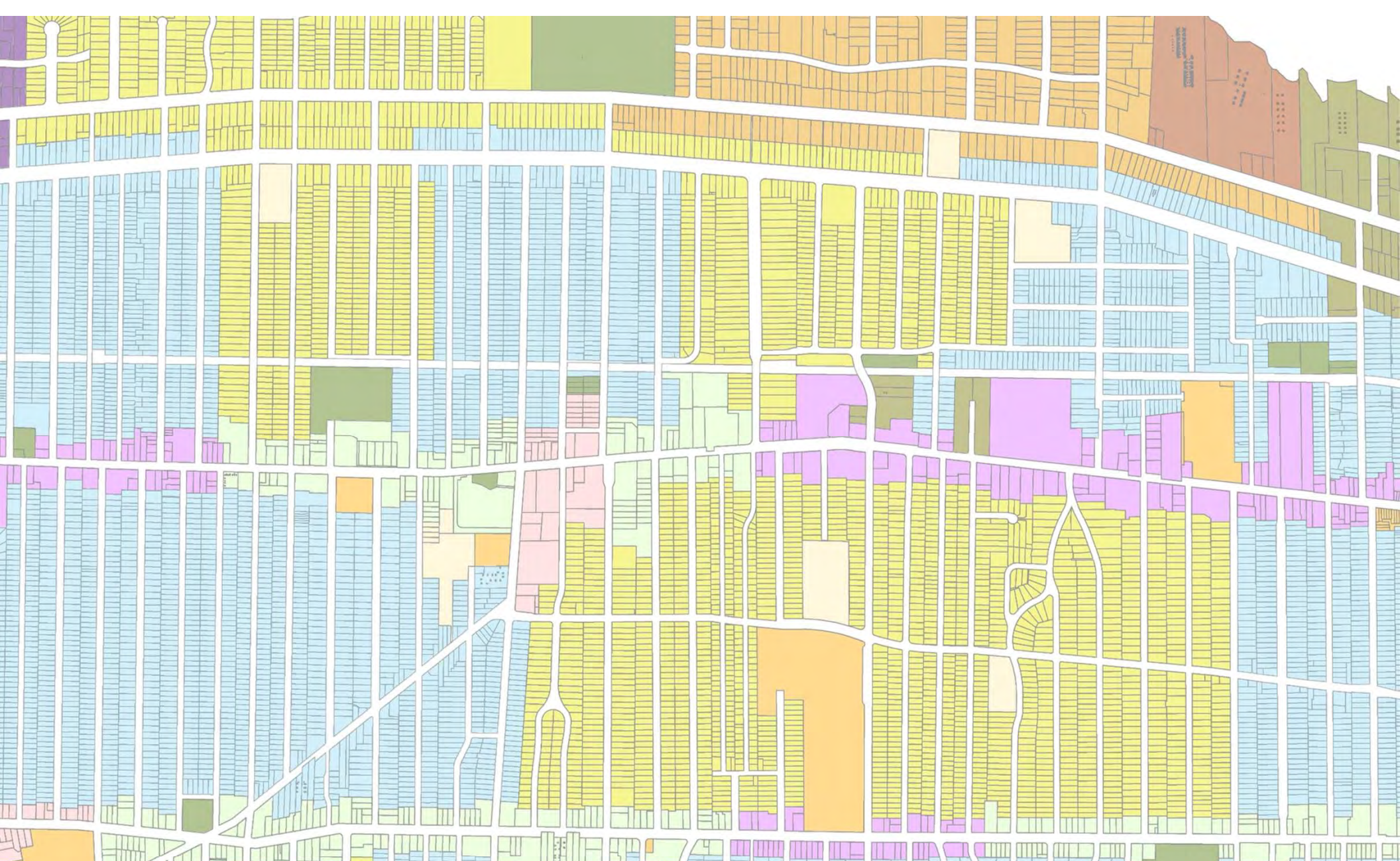


8 NU-VUE CURBSPLUS MECHANICAL SCREEN
 COLOR: WARM WHITE
 GREYMOOR RGB

*NOT VISIBLE FROM GROUND







Architectural Board of Review

Sign Review – September 2024

Applicant proposes new signage.

City Notes:

- Applicant proposes 1 new wall sign (15 sq ft), refacing of existing roof sign (84 sq ft), and updating of existing window vinyl decals (23 sq ft and 19.5 sq ft), rear building sign (40 sq ft) **window coverage unknown but looks like 100%. Need design of window signage.**
- Max allowed square footage 100 sq ft
- Total proposed square footage: 181.5 sq ft**



Docket No. 9-77-24 (11728 Detroit)
New Signage – Lake Erie International High School
Shawn Warren



Property as is Now.

ERIE
design
 Signs, Banners & Graphics
 216-227-0043
 www.eriadesign.com

CLIENT: LAKE ERIE INTERNATIONAL HIGH SCHOOL	JOB #:	DATE:
ADDRESS: 11724 Detroit Ave.	SALESPERSON/ DESIGNER:	DATE:
REVISION HISTORY: DATE:	CHANGES MADE:	
	CLIENT SIGNATURE OF APPROVAL DATE:	



Docket No. 9-77-24 (11728 Detroit)

5' DIA

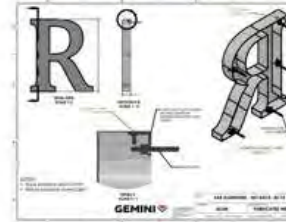
Color print laminated
to 1/8" maxx Metal with
1" pvc re-enforcement backing

Text 1" Thick
formed aluminum letters painted
and mounted to 1/8" PVC/ Aluminum
Maxx Metal. Each panel to be machine
screwed to the existing sign frame on building.

42' X 24"



LAKE ERIE INTERNATIONAL HIGH SCHOOL 20"



41" x 52" h

2 sided sign mounted to existing frame
Maxx Metal with color prints



2) 42" x 72" & 3) 39" X 72"

To replace 5 windows match existing graphics

frontage 50' x 33' = 1650 sq

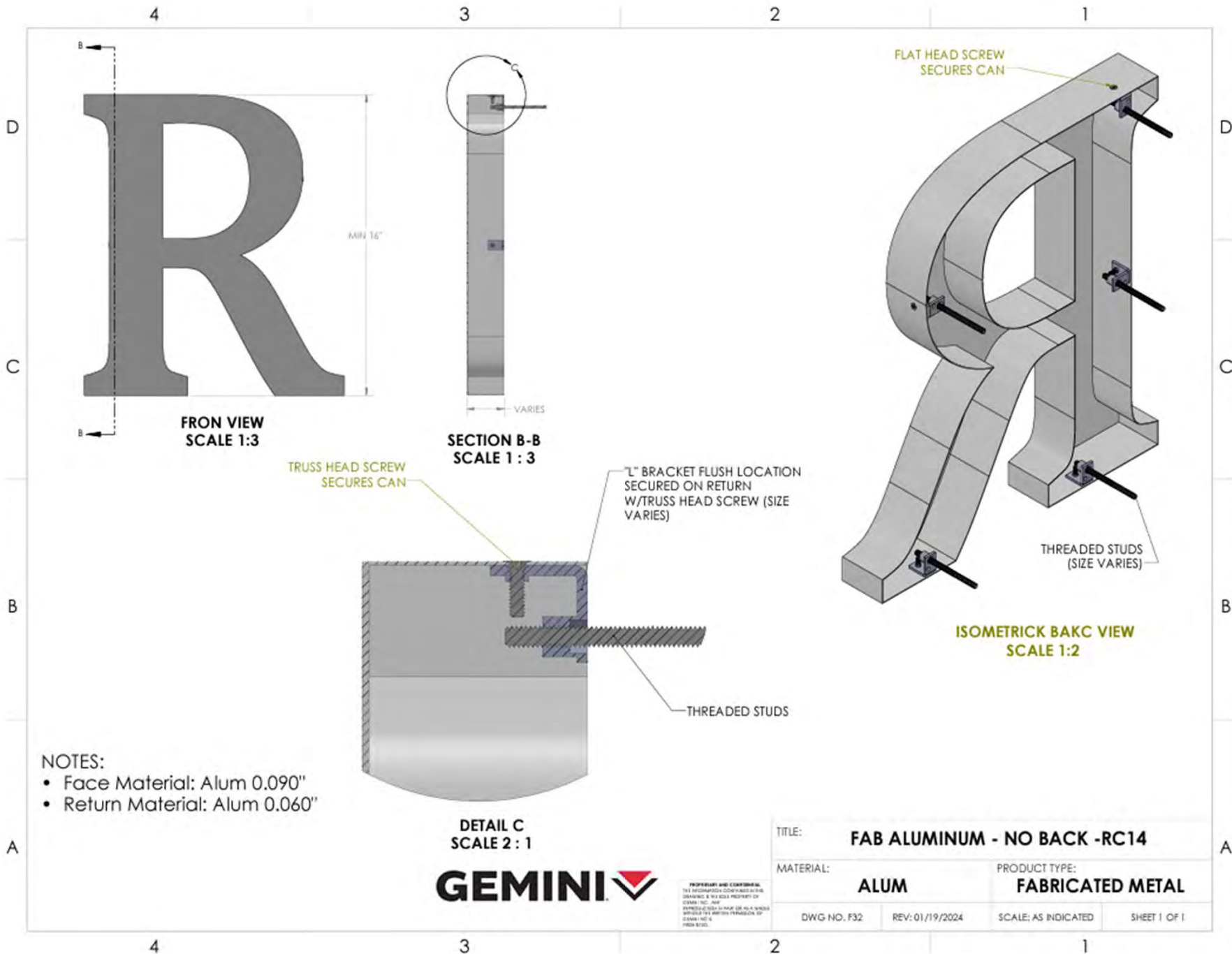
frontage 62' x 22' = 1364 sq.



CLIENT: LAKE ERIE INTERNATIONAL HIGH SCHOOL	JOB #:	DATE:
ADDRESS: 11724 Detroit Ave.	SALESPERSON/ DESIGNER:	DATE:
REVISION HISTORY: DATE:	CHANGES MADE:	
	CLIENT SIGNATURE OF APPROVAL DATE:	



Docket No. 9-77-24 (11728 Detroit)



Docket No. 9-77-24 (11728 Detroit)

4' x 10' 1/8"thick Max Metal with color print face

LAKE ERIE INTERNATIONAL HIGH SCHOOL

PERMIT PARKING



Parking around the corner. The Sign will be mounted with "Tapcon" screws into the brick mortar .
Screw heads will be covered with print material.

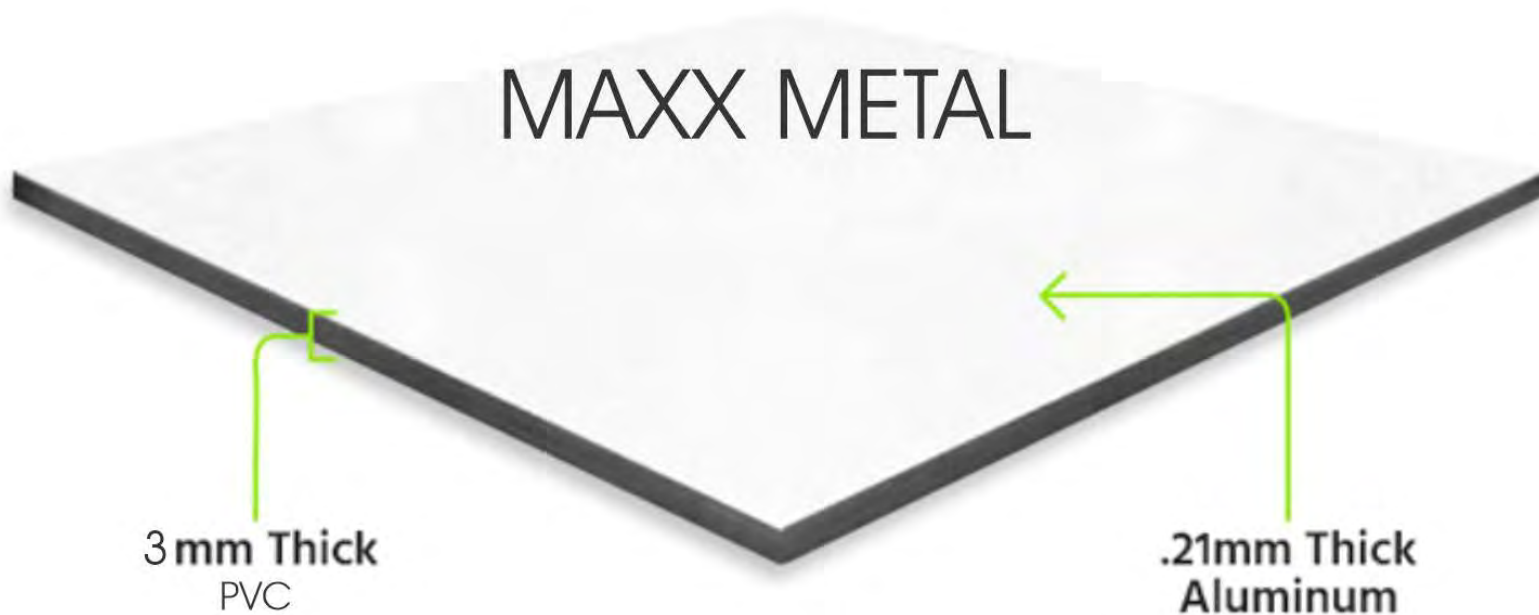


ERIE
deSign
Signs, Banners & Graphics
216-227-0043
www.eriedesign.com

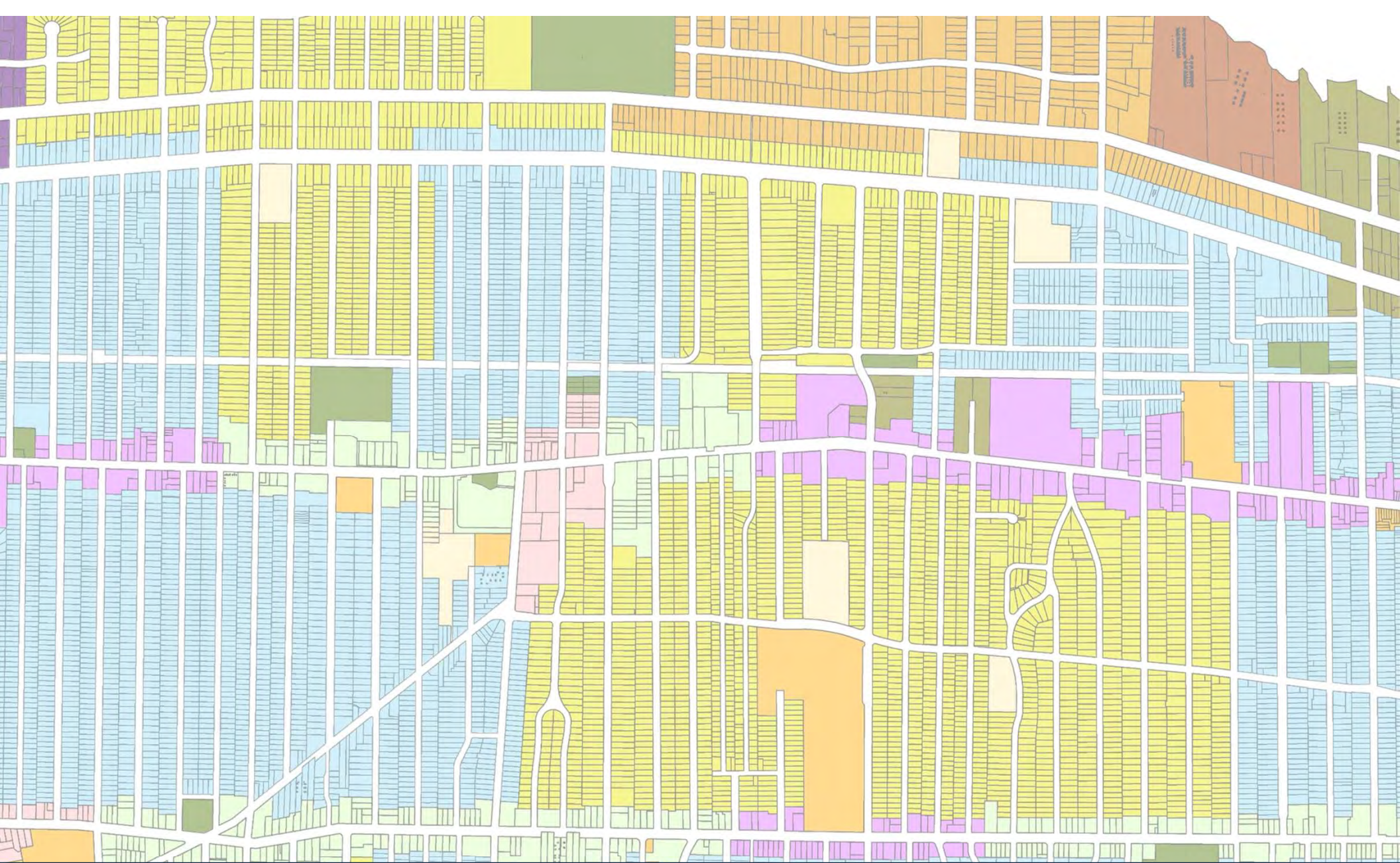
CLIENT: LAKE ERIE INTERNATIONAL HIGH SCHOOL	JOB #:	DATE:
ADDRESS: 11724 Detroit Ave.	SALESPERSON/ DESIGNER:	DATE:
REVISION HISTORY: DATE:	CHANGES MADE:	
	CLIENT SIGNATURE OF APPROVAL	DATE:



Docket No. 9-77-24 (11728 Detroit)



Docket No. 9-77-24 (11728 Detroit)

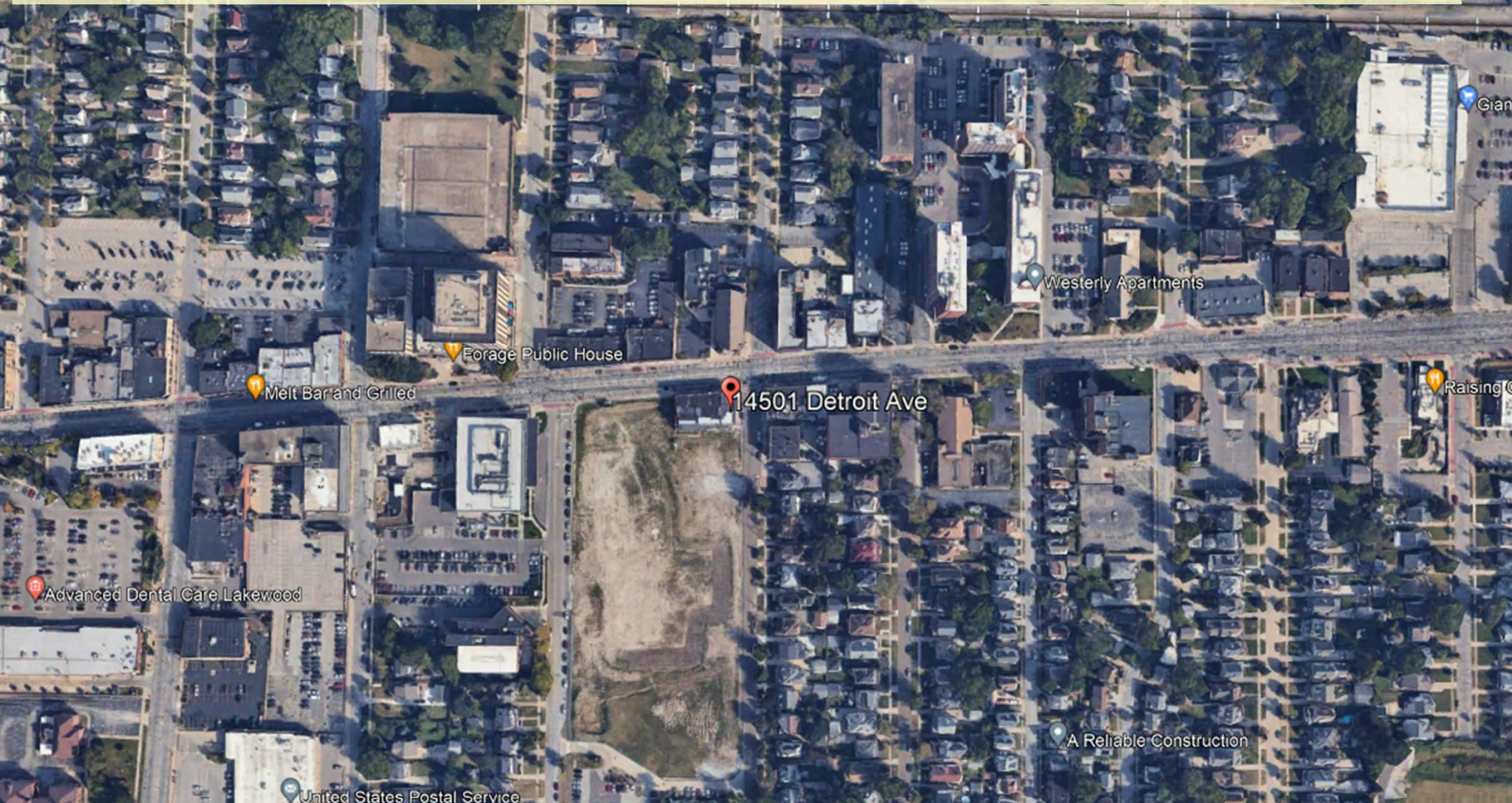


Architectural Board of Review

September 2024

Applicant proposes mixed-use development in Downtown Lakewood.

City Notes:



Docket No. 9-80-24 (14519 Detroit)
Mixed-Use Development
Downtown Development – Kolby Turnock

1156.01 – Purpose (Planned Development)

- ❑ Promote development that is:
 - **Innovative;**
 - **Integrated with surrounding uses; and**
 - **Shows sensitivity to cultural, environmental, and economic considerations**
- ❑ Development which is consistent with the **Community Vision** including:
 - **More compact development**
 - **Pedestrian-friendly site design**
 - **Urban street character**
 - **Energy-efficient design**
 - **Industry best practices**

14519 Detroit
Downtown Development



Docket No. 9-80-24 (14519 Detroit)

Planned Development Approval Process

1. Planning Commission reviews and approves plan for preliminary approval
2. Architectural Board of Review begins review of site plan and elevations
3. Planning Commission approves final development
4. Architectural Board of Review approves site plan, elevations and materials
5. City Council approves Final Planned Development

14519 Detroit
Downtown Development



Docket No. 9-80-24 (14519 Detroit)

Planning Commission Outline

- Final PC Plan Approval 9/5/24 with a few conditions that will be addressed in an update to:
 - The final plat
 - The site plan (ride share spaces designated, crosswalk to health center)
 - The subsequent development agreement (landscaping maintenance/responsibilities)

14519 Detroit
Downtown Development



Docket No. 9-80-24 (14519 Detroit)

Roles & Responsibilities

Planning Commission

Land Use/Zoning:

- ❑ Standards for Preliminary Review set forth in 1156.03
 - ...sensitive to the abutting land uses...mixed use is encouraged (use table and area map).
 - ...comply with the subdivision requirements as set forth in Chapter 1155 (final plat).
 - Adverse impacts on adjacent properties, including but not limited to increased traffic or noise...(traffic impact)
- ❑ (1156.05) PD Design Principles:
 - Building (Structure Height, FAR) and Site (Lot Size, Setbacks)
 - Pedestrian Access and Circulation
 - Vehicular Circulation and Access (Traffic Impact Study)
 - Parking (quantity)



Architectural Board of Review

Building Orientation/Design/Materials:

- ❑ Standards for review set forth in 1156.05 and Chapter 1325 of the building code.
 - (1325)...by regulating, according to accepted and recognized architectural principles, the design, use of materials, finished grade lines, dimensions, orientation and location of all...buildings to be erected...(including Commercial District and other guidelines)
 - (1156.05) PD Design Principles
 - Building and Site (Massing/Design)
 - Pedestrian Access and Circulation
 - Vehicular Circulation and Access
 - Parking (Visual impact, 1325.08/Design)
 - Building Materials
 - Landscaping
 - Streetscape improvements
 - Service Area and Mechanical Screening
 - Signage (Master sign plan required)
 - Lighting (...including photometric illustration)

14519 Detroit
Downtown Development



Docket No. 9-80-24 (14519 Detroit)



14519 Detroit
Downtown Development



Docket No. 9-80-24 (14519 Detroit)



14519 Detroit
Downtown Development



Docket No. 9-80-24 (14519 Detroit)



Development Objectives (No Change)

- A mixed-use development that meets community employment, shopping, and service needs, including opportunities for existing Lakewood businesses to grow.
- Creatively integrate visionary architecture sympathetic to surrounding character and quality of Lakewood's building stock**, including design elements of the original Hospital building.
- Relate to and **activate the streetscape** to generate street level activity and provide for a safe and inviting pedestrian experience.
- Be a catalytic economic development project for Lakewood.
- Incorporate a **multi-functional outdoor community gathering space**.
- Position the development to respond to shifting market conditions.
- Sensitivity to the directly adjacent single-family neighborhood.**
- Support **environmentally sustainable development practices**, including innovative storm water management techniques and energy efficient building practices that go beyond code requirements.
- Promote creative partnership structures to achieve a catalyst development project that builds upon the real estate development momentum in Downtown Lakewood.
- Attract diverse businesses that provide residents with a wide range of options and services.
- Provide a **variety of housing types** that compliment available community housing options.
- Business terms that deliver tangible returns on public investments, including job creation, tax revenue, and property values.
- Recognize and restate the historical significance of the site for our community in built form.

14519 Detroit
Downtown Development



Docket No. 9-80-24 (14519 Detroit)

Council (Development Priorities – Resolution 2022-14)

Council Downtown Development Priorities



14519 Detroit
Downtown Development



Docket No. 9-80-24 (14519 Detroit)

Applicant proposes the demolition and new build of a residence in the R1M District.

City Notes:

- Proposal was tabled at August BZA, now requesting front yard setback variance.

18169 Clifton Rd



Docket No. 9-81-24 (18169 Clifton)

Residential Demolition and New Construction
Michael Davis



SITE PLANS SK-1A

COMPUTER FILED
07 JAN 2024
SITE PLANS SK-1A

1120 Ferriss Road, Lakewood, Ohio 44107 (216) 908-7097

MARK REINHOLD architect

DAVIS RESIDENCE

THE CLIFTON PARK LAND & IMPROVEMENT CO. ALLOTMENT PLAT BOOK 29, PAGE 11

C-1	C-2	C-3
R= 656.14 (P)	R= 656.14 (P)	R= 631.14 (P)
L= 60.00 (D&M)	L= 60.00 (D&M)	L= 215.88 (M)
Δ= 5°14'22" (D)	Δ= 5°14'22" (D)	Δ= 19°35'53" (M)
N 53°50'10" E 59.97' (D)	N 42°52'00" E 59.97' (D)	N 71°38'45" E 214.83' (M)

PT. SLS 185 & 186
PN 31107016
SCOTT R. KIMES
AMY C. KIMES
AFN 199904191398

EXACTA SURVEY (7-2-2024) ORIGINAL DRAWING

SUBJECT PARCEL
PT. OF SLS 184 & 185
MICHAEL R. DAVIS
KATHRYN M. DAVIS
AFH 2024 06180162
AREA = 11,160.46 S.F.
= 0.256 ACRES

LOT AREA:
11,160 SQUARE FEET
GARAGE:
794 SQUARE FEET
HOUSE and PORCHES:
2265 SQUARE FEET
TOTAL COVERAGE:
3059 SQUARE FEET
PERCENTAGE COVERAGE:
27.4%

THE CLIFTON PARK LAND & IMPROVEMENT CO. ALLOTMENT PLAT BOOK 29, PAGE 11

PT. SLS 185 & 186
PN 31107016
SCOTT R. KIMES
AMY C. KIMES
AFN 199904191398

SUBJECT PARCEL
PT. OF SLS 184 & 185
MICHAEL R. DAVIS
KATHRYN M. DAVIS
AFH 2024 06180162
AREA = 11,160.46 S.F.
= 0.256 ACRES

PERCENTAGE
REAR YARD
COVERAGE:
17%

REAR YARD AREA:
4823 SQUARE FEET
GARAGE:
794 SQUARE FEET
PORCH:
44 SQUARE FEET
REAR LOT COVERAGE:
838 SQUARE FEET

- FRONT YARD SET-BACK:
40'-2" (TO FRONT PORCH) (40'-1" TO EXISTING FRONT PORCH)
- FRONT YARD SET-BACK:
49'-5" (TO PRIMARY STRUCTURE (47'-1" TO EXISTING))
- FRONT YARD SET-BACK:
40'-1" EXISTING (TO FRONT PORCH)
- FRONT YARD SET-BACK:
50'-0" PER BUILDING LINE MAP
- SIDE YARD SET-BACKS:
WEST: 15'-7" TO HOUSE 14'-6" TO PORCH EAST: 10'-0"
- REAR YARD SET-BACK:
TO PORCH 46'-7"

ALL DRAWING BASED ON EXACTA SURVEY (7-2-2024)



Docket No. 9-81-24 (18169 Clifton)



Docket No. 9-81-24 (18169 Clifton)





Docket No. 9-81-24 (18169 Clifton)





Docket No. 9-81-24 (18169 Clifton)





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Docket No. 9-81-24 (18169 Clifton)





Docket No. 9-81-24 (18169 Clifton)



Updated



Docket No. 9-81-24 (18169 Clifton)



Updated



Docket No. 9-81-24 (18169 Clifton)



Updated



Docket No. 9-81-24 (18169 Clifton)

Updated



Docket No. 9-81-24 (18169 Clifton)



Updated



Docket No. 9-81-24 (18169 Clifton)

Updated



Docket No. 9-81-24 (18169 Clifton)

Updated

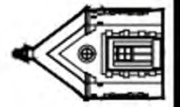
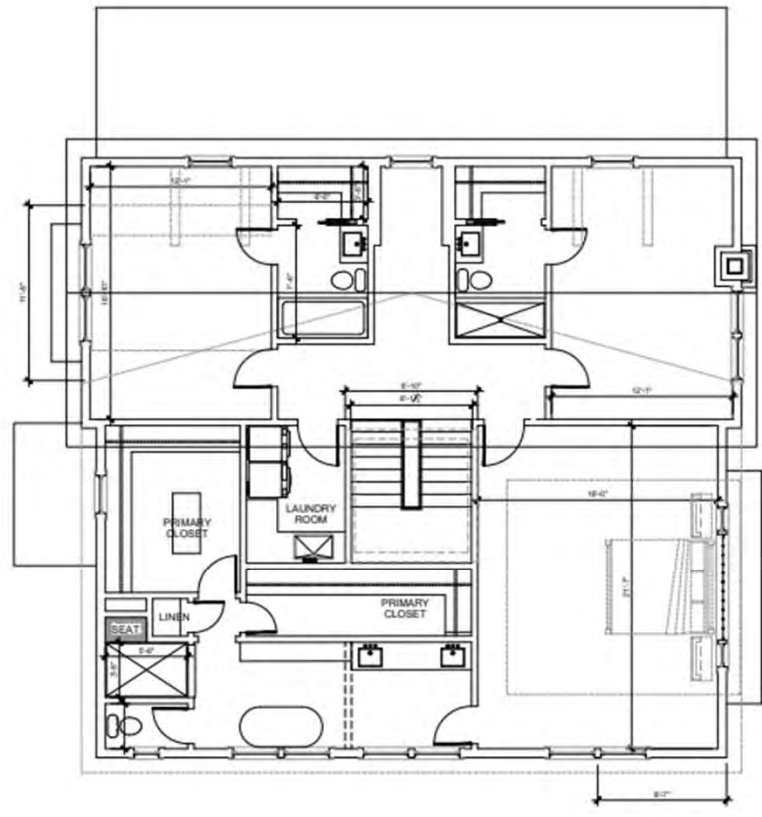
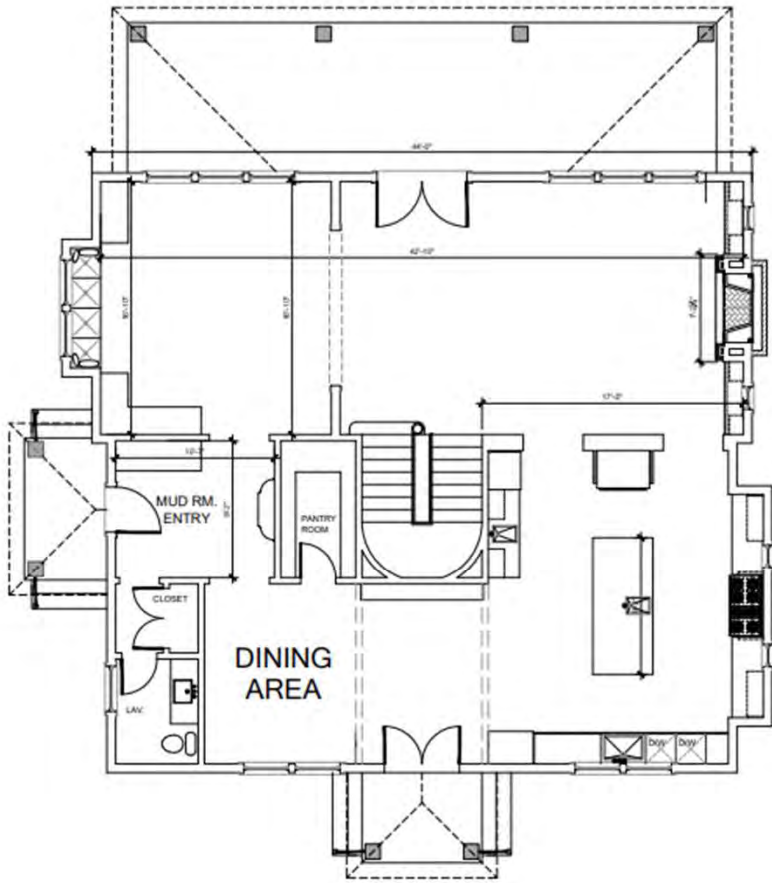


Docket No. 9-81-24 (18169 Clifton)

Updated



Docket No. 9-81-24 (18169 Clifton)



MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 986.7087

DAVIS RESIDENCE

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

SCHEMATIC
07-24-2024



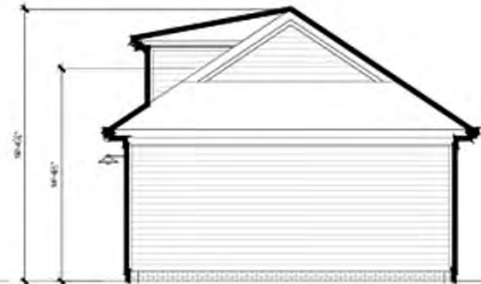
Docket No. 9-81-24 (18169 Clifton)



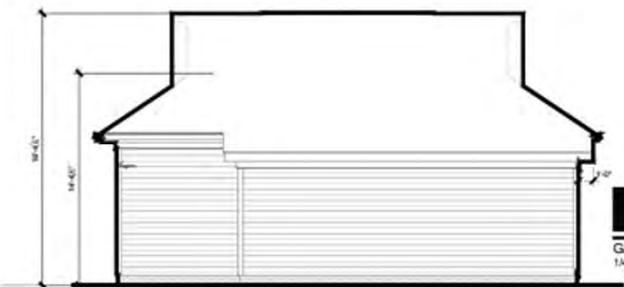
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO
GARAGE FRONT ELEVATION (NORTH)
1/4" EQUALS 1'-0"



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO
GARAGE FRONT ALTERNATE (NORTH)
1/4" EQUALS 1'-0"



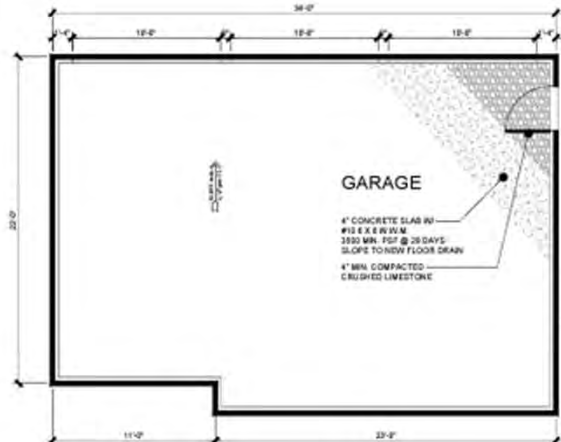
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO
GARAGE SIDE ELEVATION (WEST)
1/4" EQUALS 1'-0"



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO
GARAGE REAR ELEVATION (SOUTH)
1/4" EQUALS 1'-0"



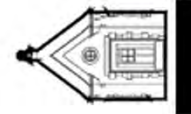
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO
GARAGE SIDE ELEVATION (EAST)
1/4" EQUALS 1'-0"



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO
GARAGE FLOOR PLAN
1/4" EQUALS 1'-0"



MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 906-7097
337 Oak Street
Lakewood, Ohio 44107
SECTION: MA 1/12
ELEVATIONS SK-1D
18169 CLIFTON ROAD, LAKEWOOD OHIO 44107
DAVIS RESIDENCE



Docket No. 9-81-24 (18169 Clifton)



ELEVATIONS SK-1C

1120 Forest Road, Lakewood, Ohio 44107 (310) 906-7087

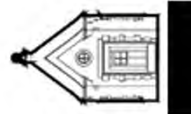
377 Oak - 5026A

SK-1C

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

MARK REINHOLD architect

DAVIS RESIDENCE



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO
HOUSE REAR ELEVATION (SOUTH)
1/4" EQUALS 1'-0"



9



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO
HOUSE SIDE ELEVATION (WEST)
1/4" EQUALS 1'-0"



7



Docket No. 9-81-24 (18169 Clifton)



ELEVATIONS SK-1D

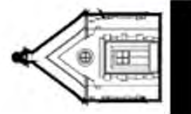
PROJECT NUMBER
1377-046-013204

1120 FRANK ROAD, LASARUS, OHIO 44107 (216) 908-7097

MARK REINHOLD architect

DAVIS RESIDENCE

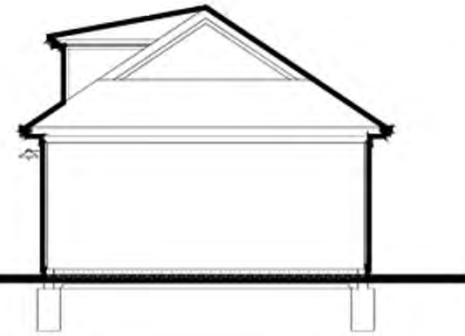
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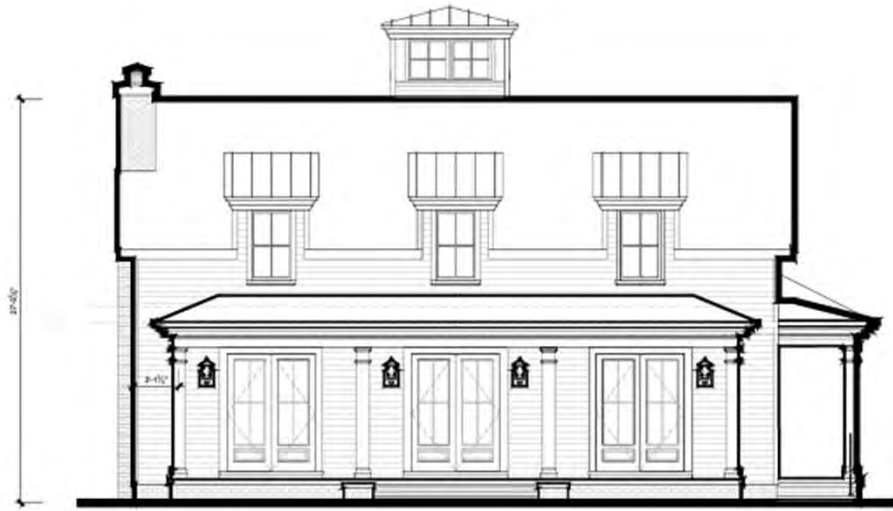
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO
ELEVATION (NORTH)
1/4" EQUALS 1'-0"



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO
SIDE ELEVATION (WEST)
1/4" EQUALS 1'-0"



Docket No. 9-81-24 (18169 Clifton)



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

HOUSE FRONT ELEVATION (NORTH)
3/16" EQUALS 1'-0"



6



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

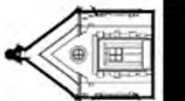
HOUSE SIDE ELEVATION (EAST)
1/4" EQUALS 1'-0"



8



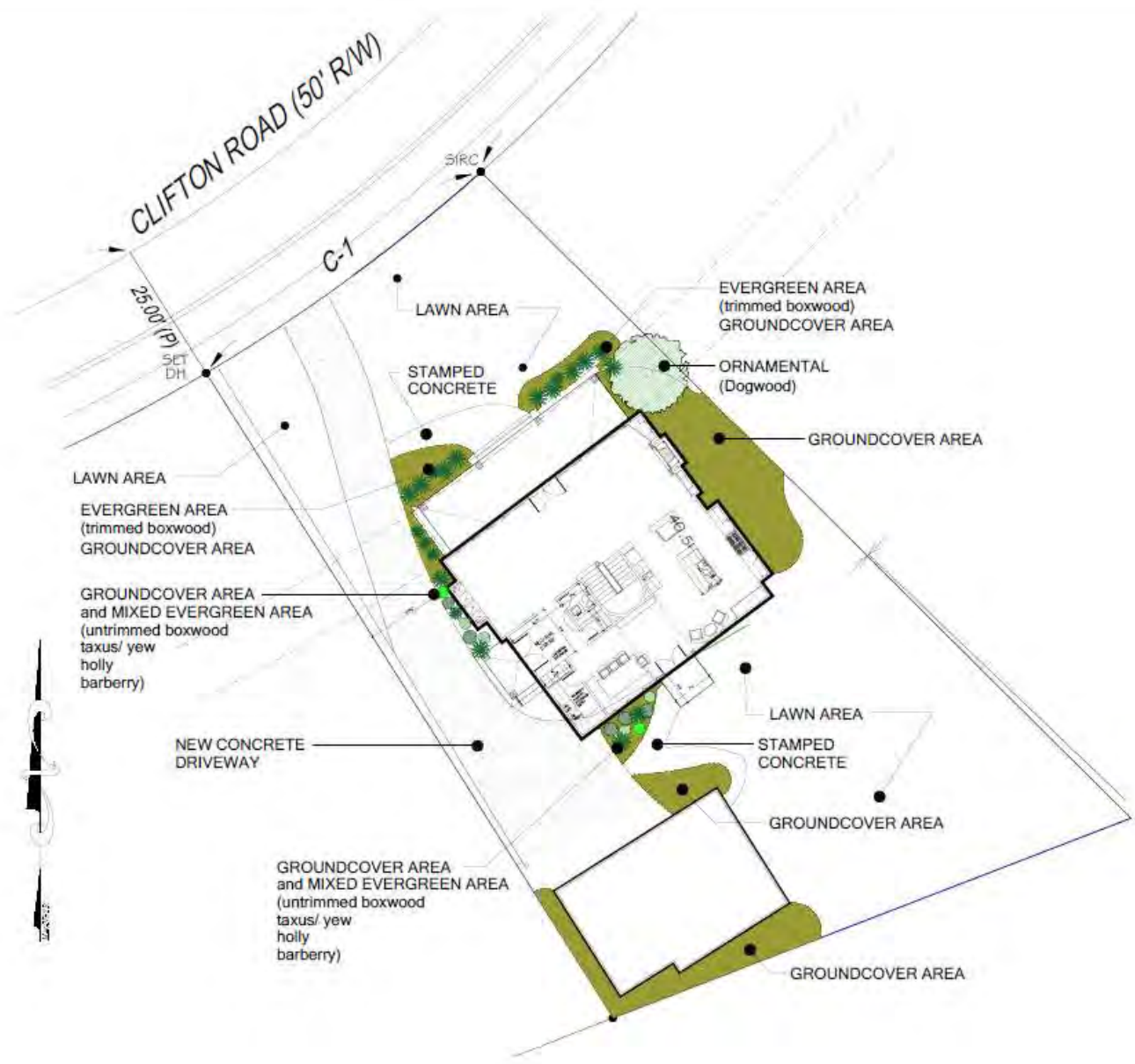
MARK REINHOLD architect 1120 Forest Road, Lakewood Ohio 44107 (216) 806 7097
 18169 CLIFTON ROAD, LAKEWOOD OHIO 44107
 DAVIS RESIDENCE



ELEVATIONS SK-1B



Docket No. 9-81-24 (18169 Clifton)

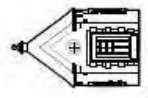


MARK REINHOLD
 LANDSCAPE ARCHITECT
 1120 Forest Road, Lakewood, Ohio 44107 (216) 906-7087
 07-20-2024

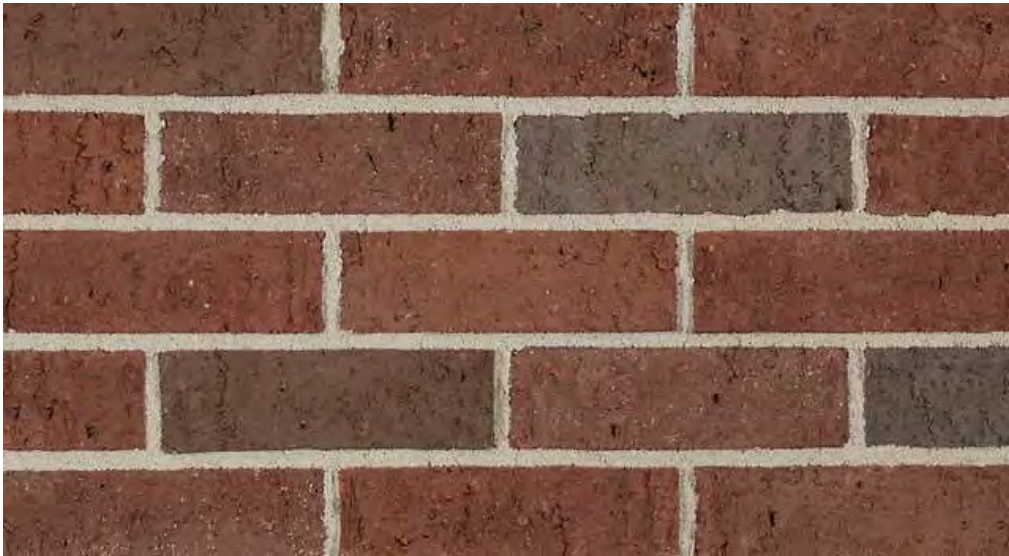
MARK REINHOLD architect

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

DAVIS RESIDENCE



Docket No. 9-81-24 (18169 Clifton)



Docket No. 9-81-24 (18169 Clifton)



Docket No. 9-81-24 (18169 Clifton)

Applicant proposes construction of a second story unroofed deck.

City Notes:

- HOA has approved



Docket No. 9-83-24 (12201 Detroit)
Second Story Deck Construction
Brian Salsbury



Docket No. 9-83-24 (12201 Detroit)



Parcel Number: 315-10-158
Owner: HUGGETT, NICHOLAS
Address: 12201 DETROIT AVE LAKEWOOD, OH 44107



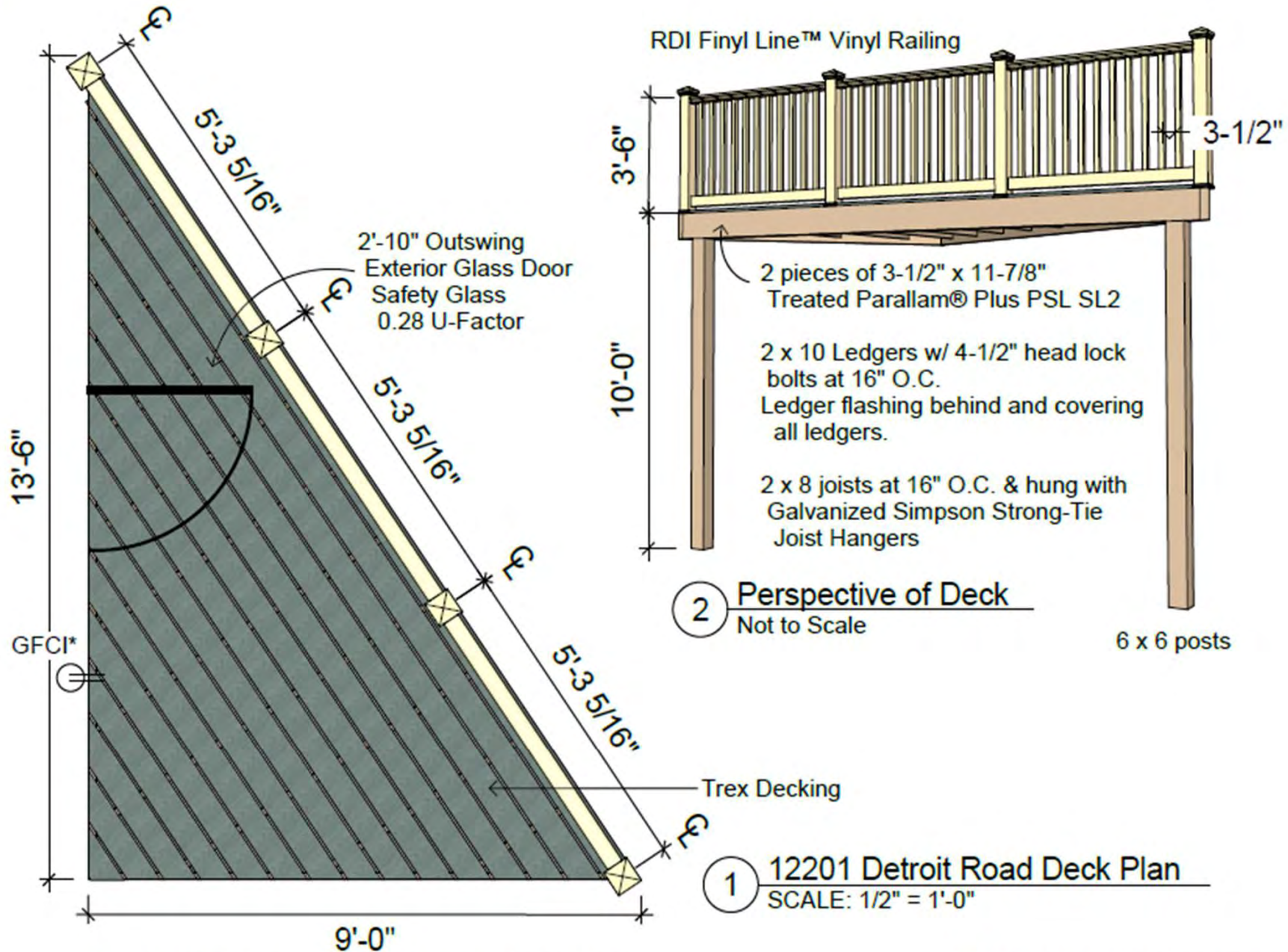
Contractor: MASTER DECK BUILDER CLEVELAND



1 12201 Detroit Rd - Existing



2 Proposed Deck Rendering
With New Glass Door

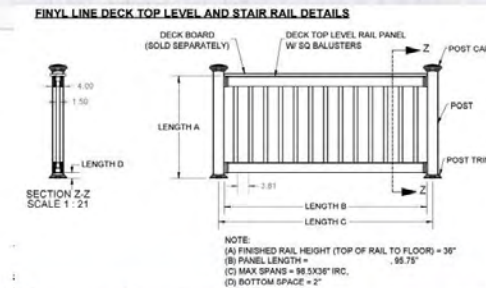
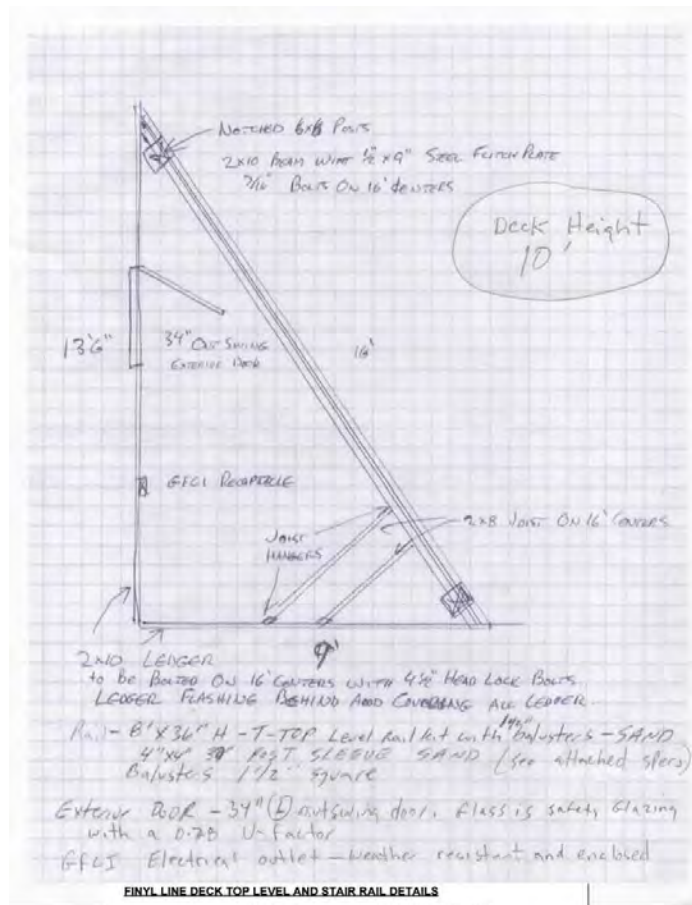
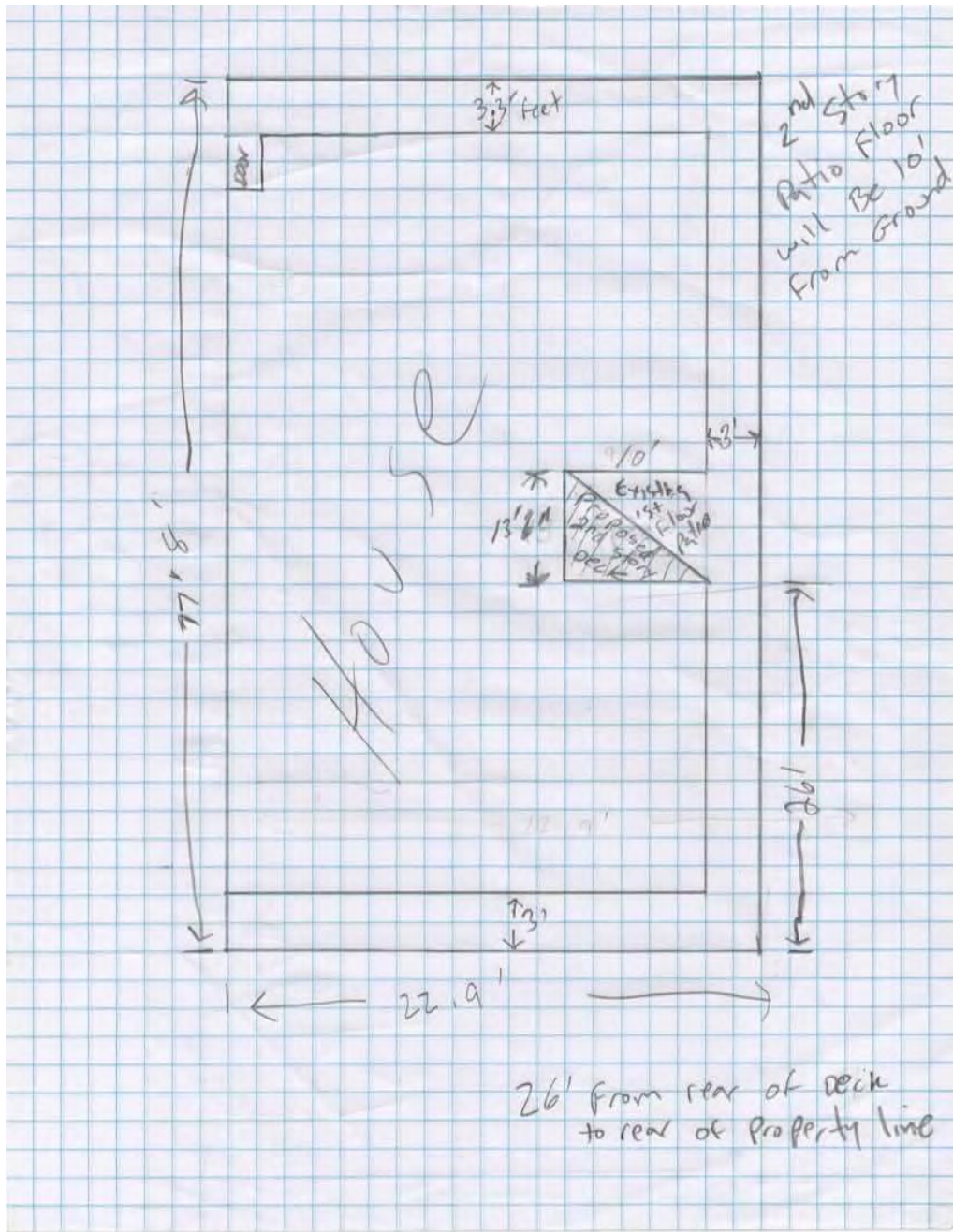


* GFCI Outlet to be weather resistant and enclosed.

LARSEN ARCHITECTS



Docket No. 9-83-24 (12201 Detroit)

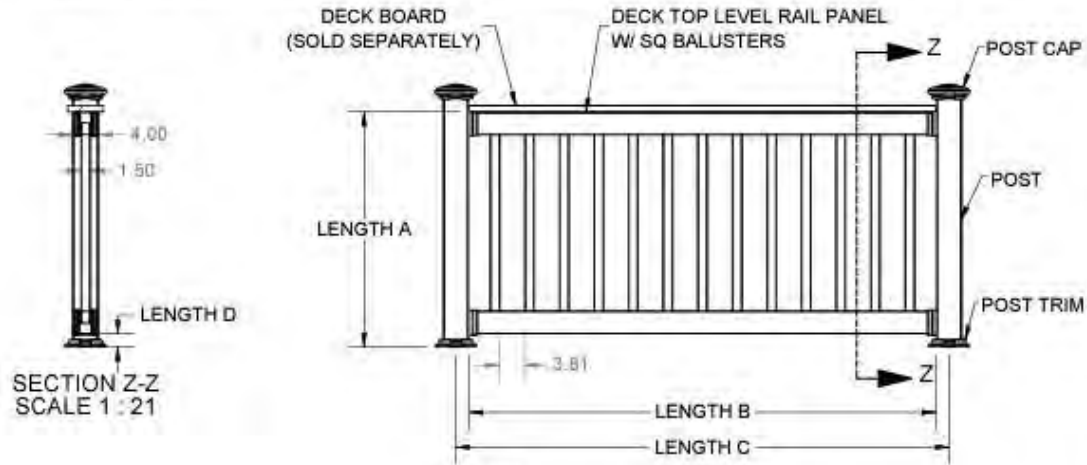


Docket No. 9-83-24 (12201 Detroit)



Docket No. 9-83-24 (12201 Detroit)

FINYL LINE DECK TOP LEVEL AND STAIR RAIL DETAILS

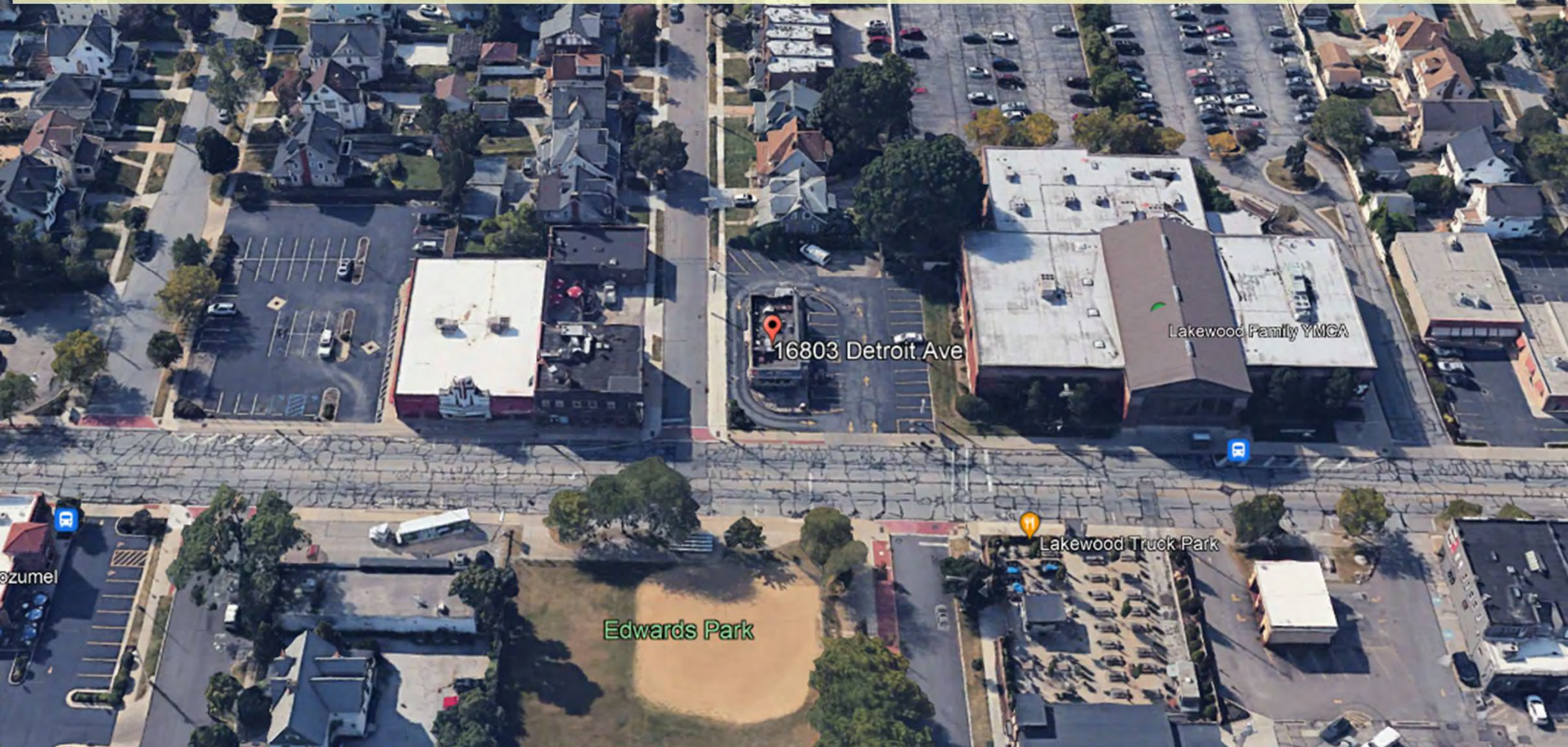


Docket No. 9-83-24 (12201 Detroit)

Applicant proposes exterior alterations to business.

City Notes:

- Exterior alterations include parking lot changes, new patio fence, new trash enclosure fence, new walk-in cooler/freezer, and minor refresh of exterior finishes



Docket No. 9-84-24 (16803 Detroit)

**Exterior Alterations to Business
Dairy Queen - Michele Schwartz**



1 ZONING SITE MAP
A1.0

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NO.	DESCRIPTION	DATE

DO TREATS
LAKEWOOD
REMODEL

16803 DETROIT AVE,
LAKEWOOD, OH 44107



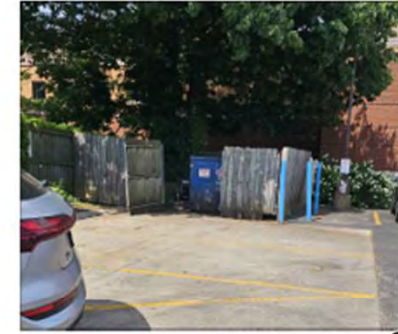
Docket No. 9-84-24 (16803 Detroit)



EXISTING ELEVATION
NO SCALE



EXISTING ELEVATION
NO SCALE



EXISTING DUMPSTER ENCLOSURE
NO SCALE



EXISTING ELEVATION
NO SCALE



EXISTING ELEVATION
NO SCALE



EXISTING ELEVATION
NO SCALE

psd
ARCHITECTURE
142 EAST MARKET STREET
WARREN, OH 44485-1121
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NO.	DESCRIPTION	DATE

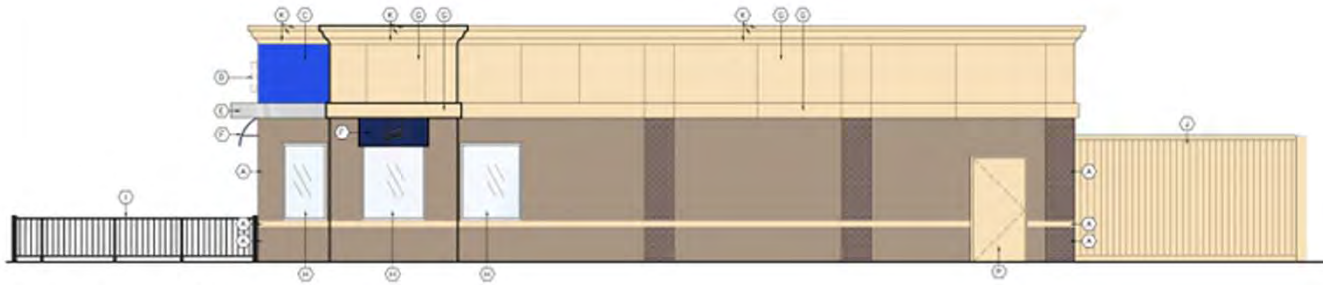
**DO TREATS
LAKEWOOD
REMODEL**
16803 DETROIT AVE.
LAKEWOOD, OH 44107

PROJECT NUMBER:
24-0702
PROJECT DATE:
00/00/0000

SHEET NO:
EXISTING EXTERIOR
PHOTOS
EX-A3.1



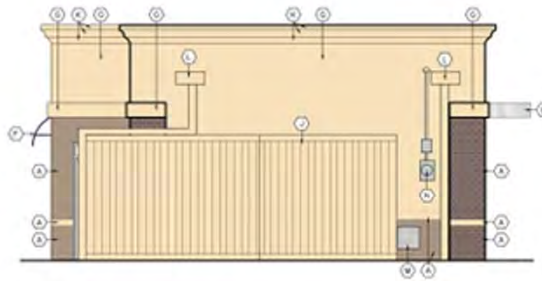
Docket No. 9-84-24 (16803 Detroit)



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



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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

- ELEVATION NOTES
- 1 EXISTING FIN BRICK TO REMAIN - CLEAN AS PART OF NEW WORK
 - 2 EXISTING OO DRINKS METAL PANEL TO REMAIN - CLEAN AS PART OF NEW WORK
 - 3 EXISTING OO SODA METAL PANEL TO REMAIN - CLEAN AS PART OF NEW WORK
 - 4 EXISTING OO SODA TO REMAIN
 - 5 EXISTING ANODIZED ALUMINUM METAL PANEL TO REMAIN - CLEAN AS PART OF NEW WORK
 - 6 EXISTING FABRIC CANOPY TO REMAIN - CLEAN AS PART OF NEW WORK
 - 7 EXISTING EPS TO REMAIN NEW COAT OF EXISTING PAINT COLOR DENHAM MOORE - STRAW #214-S2 TO BE APPLIED
 - 8 EXISTING EXTERIOR SYSTEM TO REMAIN - RETAILER AS REQUIRED AND CLEAN AS PART OF NEW WORK
 - 9 NEW PAINT FENCE TO BE APPLIED TO EXISTING FENCE
 - 10 NEW WALK-IN COOLER/FREEZER TO BE PAINTED DENHAM MOORE - STRAW #214-S2
 - 11 EXISTING CORNER TO REMAIN NEW COAT OF EXISTING PAINT COLOR DENHAM MOORE STRAW #214-S2 TO BE APPLIED
 - 12 EXISTING DOWNPOUTS TO BE RE-ROUTED AROUND NEW WALK-IN DOWNPOUTS TO BE PAINTED DENHAM MOORE - STRAW #214-S2
 - 13 EXISTING GAS METER TO REMAIN
 - 14 EXISTING ELECTRICAL METER TO BE RELOCATED
 - 15 NEW DRIVE THRU WINDOW
 - 16 NEW SERVICE DOOR TO BE PAINTED DENHAM MOORE - STRAW #214-S2
 - 17 NEW TRASH ENCLOSURE FENCE TO BE PAINTED TO MATCH LIGHT FIN BRICK DENHAM MOORE - DATE AS LST #23P-23K
 - 18 NEW SHED W/ WOOD SIDING TO BE PAINTED TO MATCH LIGHT FIN BRICK DENHAM MOORE - DATE AS LST #23P-23K
 - 19 NEW SHED FLOOR TO BE PAINTED TO MATCH DARK FIN BRICK DENHAM MOORE - CHOCOLATE #24-145
 - 20 NEW ASPHALT SINGLE RAMP ON SHED



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



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

NO.	REVISIONS	DATE

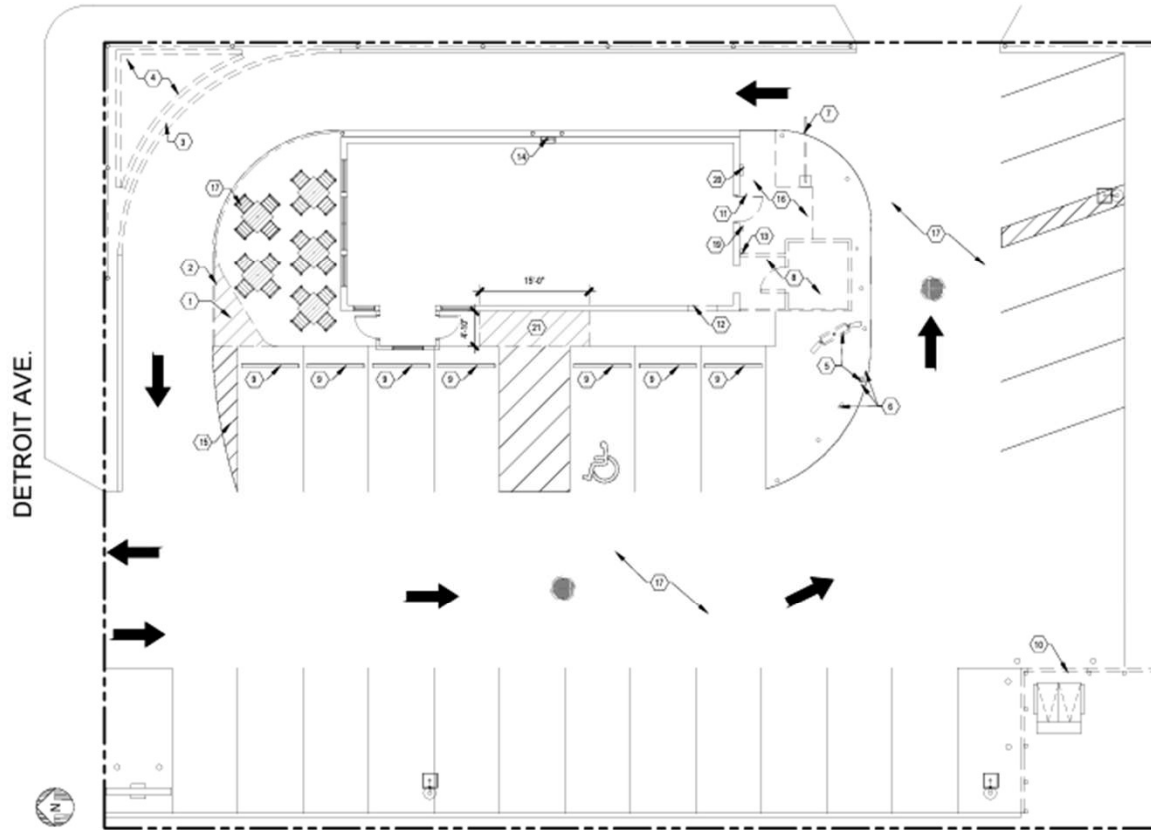
DQ TREATS LAKEWOOD REMODEL
16603 DETROIT AVE.
LAKEWOOD, OH 44107



PROJECT NUMBER: 24-0702
PROJECT DATE: 00/00/0000
SHEET NO: ELEVATIONS
A3.1



LAUDERDALE AVE.



DEMOLITION SITE PLAN NOTES

- 1 REMOVE PORTION OF EXISTING PATIO
- 2 PORTION OF EXISTING PATIO FENCE TO BE RELOCATED
- 3 REMOVE EXISTING CURB
- 4 REMOVE EXISTING LANDSCAPING AND FLOWER BED
- 5 REMOVE EXISTING DRIVE THRU EQUIPMENT
- 6 REMOVE EXISTING BOLLARD
- 7 REMOVE EXISTING CLEARANCE BAR
- 8 REMOVE EXISTING WALK IN
- 9 REMOVE EXISTING CONCRETE PARKING BLOCKS
- 10 REMOVE EXISTING TRASH ENCLOSURE FENCING SLATS
- 11 EXISTING STEEL FRAMING & GATE FRAMES TO REMAIN
- 12 REMOVE EXISTING SERVICE DOOR
- 13 REMOVE PORTION OF EXTERIOR WALL FOR NEW DOOR
- 14 EXISTING ELECTRICAL POLE TO BE RELOCATED
- 15 REMOVE EXISTING DRIVE THRU WINDOW
- 16 AREA OF STRIPING TO BE REMOVED FOR NEW DRIVE THRU PARKING SPOT
- 17 AREA OF EXISTING CONCRETE SLAB TO BE REWORKED WITH NEW WALK-IN COOLER/FREEZER
- 18 (1) PATIO TABLE TO BE REMOVED
- 19 ALL ASPHALT SHALL BE SCRAPPED. RAISE AREAS OF CATCH BASIN IN PARKING LOT AND APPLY NEW ASPHALT LAYER
- 20 EXISTING ELECTRICAL METER TO BE RELOCATED. SEE A1.1 IMPROVEMENT SITE PLAN.
- 21 EXISTING GAS METER TO REMAIN
- 22 PORTION OF EXISTING SIDEWALK TO BE REMOVED FOR NEW ADA RAMP

1 DEMOLITION SITE PLAN
A1.1 SCALE: 1/8"=1'-0"

psa
ARCHITECTURE

140 EAST MARKET STREET
WARREN, OH 44145-1171
PH: 330.336.8616
F: 330.336.4266
www.psaarch.com

SCALE:
DATE:

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NO.	DATE	DESCRIPTION

DO TREATS
LAKEWOOD
REMODEL

16803 DETROIT AVE.
LAKEWOOD, OH 44107

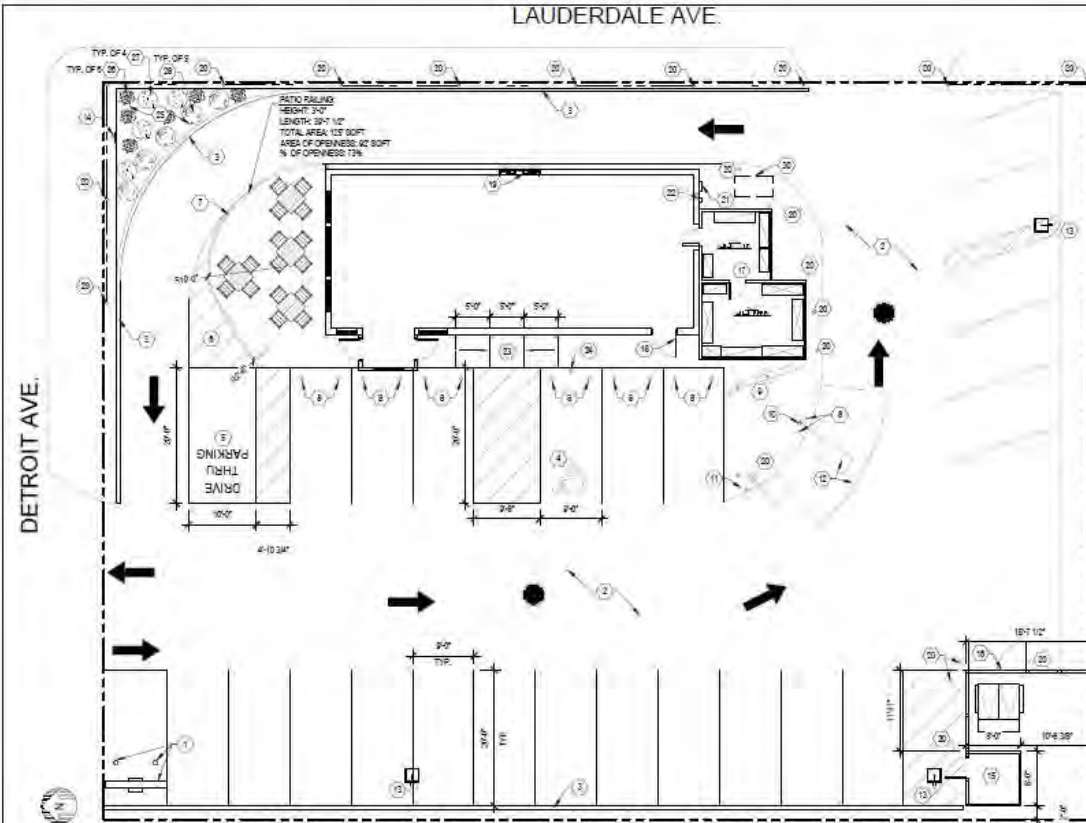
PROJECT NUMBER:
24-0702
PROJECT DATE:
00/00/0000

SHEET NO:
D1.0
DEMOLITION SITE
PLAN



Docket No. 9-84-24 (16803 Detroit)

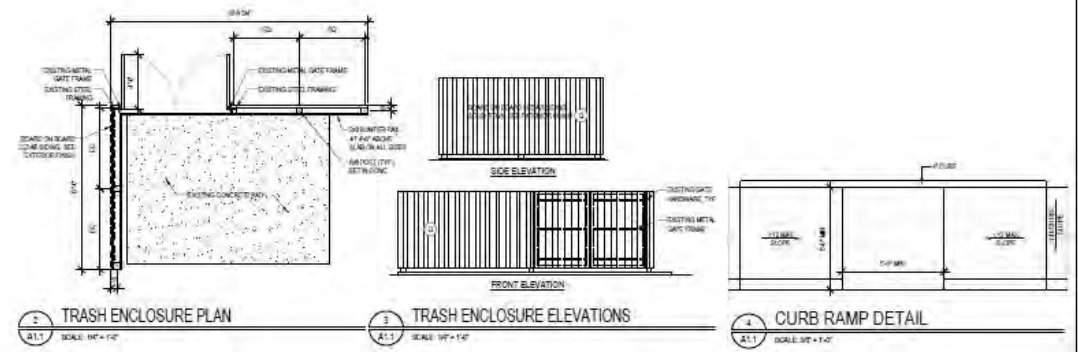
LAUDERDALE AVE.



DETROIT AVE.

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

- SITE PLAN NOTES**
- 1 EXISTING PYLON SIGNAGE AND BOLLARDS TO REMAIN.
 - 2 RAISE ELEVATION OF EXISTING CATCH BASIN & TAPER SURROUNDING AREA TO SLOPE MIN 1% TO DRAIN. RESERVE PARKING LOT AND DRIVES MAINTAINING ALL SLOPED DRAINAGE. RE-STRIPE PARKING LOT STRIPING COLOR TO BE "HIGHWAY WHITE" OR "SAFETY" YELLOW. HARDWARES STILL PHOTOGRAPH COLOR AS PER LOCAL CODE. VERIFY. SEE SPECIFICATIONS.
 - 3 EXISTING CURBING TO REMAIN.
 - 4 ACCESSIBLE PARKING SIGNAGE, SEE DETAIL 5A1.2
 - 5 DT PULL-AHEAD PARKING SIGNAGE, SEE DETAIL 5A1.2 & PAINTING SCHEDULE.
 - 6 PORTION OF PREVIOUS CONCRETE PATIO TO BE FILLED WITH ASPHALT AND STRIPED.
 - 7 EXISTING PATIO RAILING TO BE RELOCATED ALONG EDGE OF NEW PATIO PERIMETER.
 - 8 ASP HIGH BOLLARD 4" STEEL W/CONCRETE FILL, PAINTED BLACK
 - 9 MENU BOARD SEE DETAILS 1A1.2, 5A1.2, & 11A1.2
 - 10 SPEAKER SEE DETAIL 6A1.2 & 12A1.2
 - 11 CLEARANCE SIGN SEE 10A1.2 & 13A1.2
 - 12 NEW CONCRETE PAD AND LOOP INDUCTION SYSTEM SEE 1A1.2 OR 6A1.2
 - 13 ALL EXISTING LIGHT POLES TO REMAIN.
 - 14 DRIVE THRU DIRECTIONAL SIGNAGE
 - 15 NEW STORAGE BIN
 - 16 NEW WOOD TRASH ENCLOSURE. ATTACH TO EXISTING STEEL FRAMING AND METAL GATE FRAMES - SEE DETAIL 2A1.1 & 3A1.1
 - 17 NEW WALK IN COOLER/FREEZER. PAINT TO MATCH EXISTING ADJACENT BUILDING COLOR.
 - 18 NEW SERVICE DOOR. PAINT TO MATCH EXISTING ADJACENT BUILDING COLOR.
 - 19 NEW DRIVE THRU WINDOW.
 - 20 EXISTING BOLLARDS TO REMAIN.
 - 21 RELOCATE EXISTING ELECTRICAL METER TO LOCATION SHOWN
 - 22 EXISTING GAS METER
 - 23 NEVADA SIDEWALK RAMP - SEE 4A1.1
 - 24 NEVADA PARKING SIGNAGE - SEE 5A1.2
 - 25 NEW LANDSCAPING. NEW TOP SOIL TO REPLACE EXISTING ASPHALT. AREA TO BE FILLED WITH 12" DEPTH FOREST BLEND DOUBLE GROUND MULCH. PLANTS NOT TO EXCEED 24" MATURE HEIGHT.
 - 26 PLANT: GENETA LYDIA, MATURE HEIGHT/SPREAD: 10 FT
 - 27 PLANT: DOUBLE PLAY OOLD SPRUSA JAPONICA YAN, MATURE HEIGHT: 12 FT, MATURE SPREAD: 2-3 FT
 - 28 PLANT: PICEA ABIES LITTLE GEM, MATURE HEIGHT: 10 FT, MATURE SPREAD: 3 FT
 - 29 EXISTING ORFAGE TRAP BELOW GRADE TO REMAIN



2 TRASH ENCLOSURE PLAN
SCALE: 1/8" = 1'-0"

3 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

4 CURB RAMP DETAIL
SCALE: 3/8" = 1'-0"



Docket No. 9-84-24 (16803 Detroit)



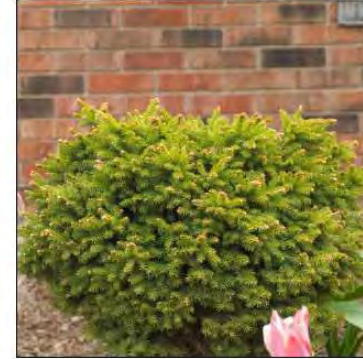
26

PLANT: GENISTA LYDIA
MATURE HEIGHT/SPREAD: 1-2 FT
QUANTITY: 6



27

PLANT: DOUBLE PLAY GOLD SPIRAEA
JAPONICA 'YAN', MATURE HEIGHT: 1-2 FT
MATURE SPREAD: 2-3 FT
QUANTITY: 4

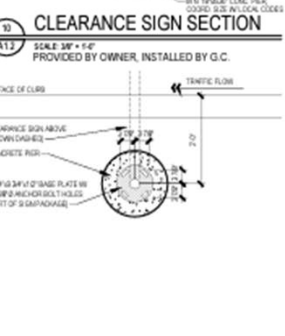
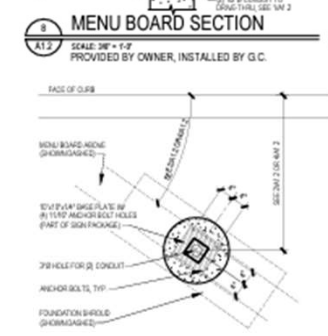
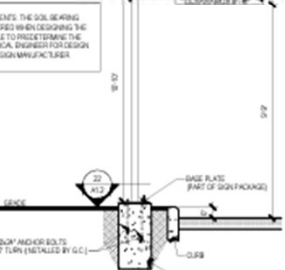
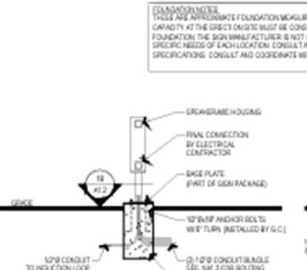
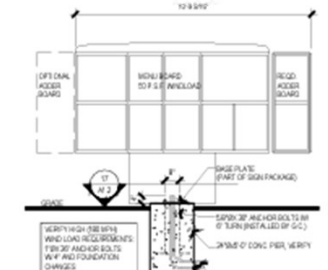
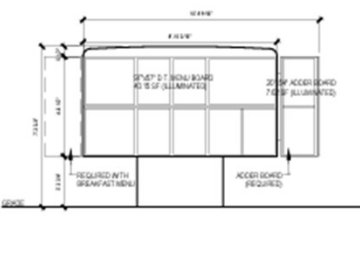
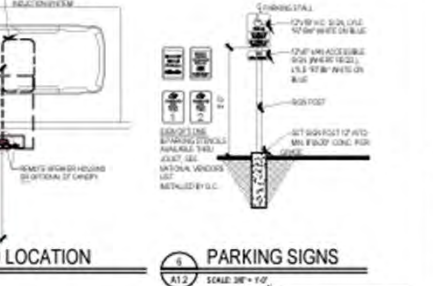
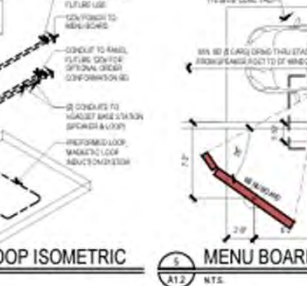
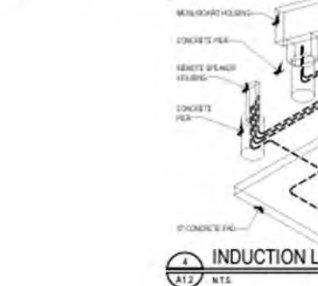
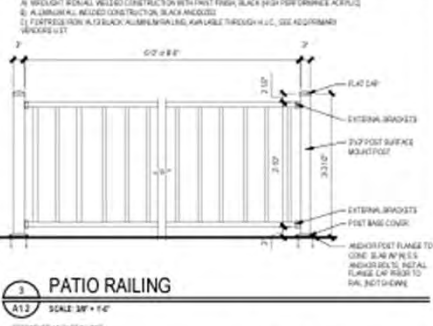
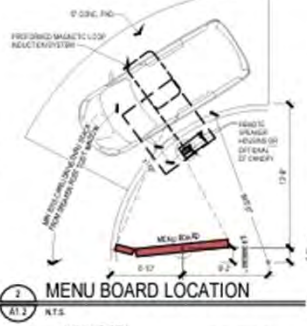
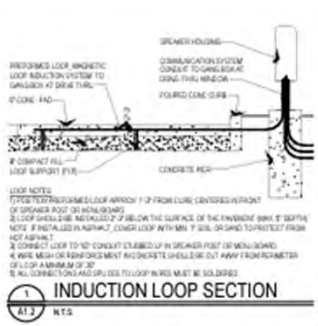


28

PLANT: PICEA ABIES 'LITTLE GEM'
MATURE HEIGHT: 1-2 FT
MATURE SPREAD: 3 FT
QUANTITY: 5



Docket No. 9-84-24 (16803 Detroit)



psa ARCHITECTURE
16603 DETROIT AVE., SUITE 200
LAKELAND, OHIO 44127
PH: 330.355.5054
WWW.PSAARCHITECTURE.COM

REVISIONS

NO.	DESCRIPTION

DO TREATS LAKELAND REMODEL
16603 DETROIT AVE., SUITE 200
LAKELAND, OHIO 44127
PH: 330.355.5054
WWW.DOTREATS.COM

PROJECT NUMBER: 24-0702
PROJECT DATE: 00/00/0000
SHEET NO.:
SITE EQUIPMENT DETAILS
A1.2



Docket No. 9-84-24 (16803 Detroit)

Applicant proposes building renovations and addition.

City Notes:

- Applicant proposing building addition that abuts side property line with adjacent residential properties in C2 District
- Pole sign cannot be refaced; needs to be removed



Docket No. 9-85-24 (16203 Hilliard)
Building Renovations and Addition
New Café – Adil Altaei



16205 Hilliard Rd, Lakewood, Ohio 44107

Docket No. 9-85-24 (16203 Hilliard)





VIEW FROM HILLIARD RD



VIEW FROM HILLIARD RD & NORTHLAND AVE



VIEW FROM NORTHLAND AVE

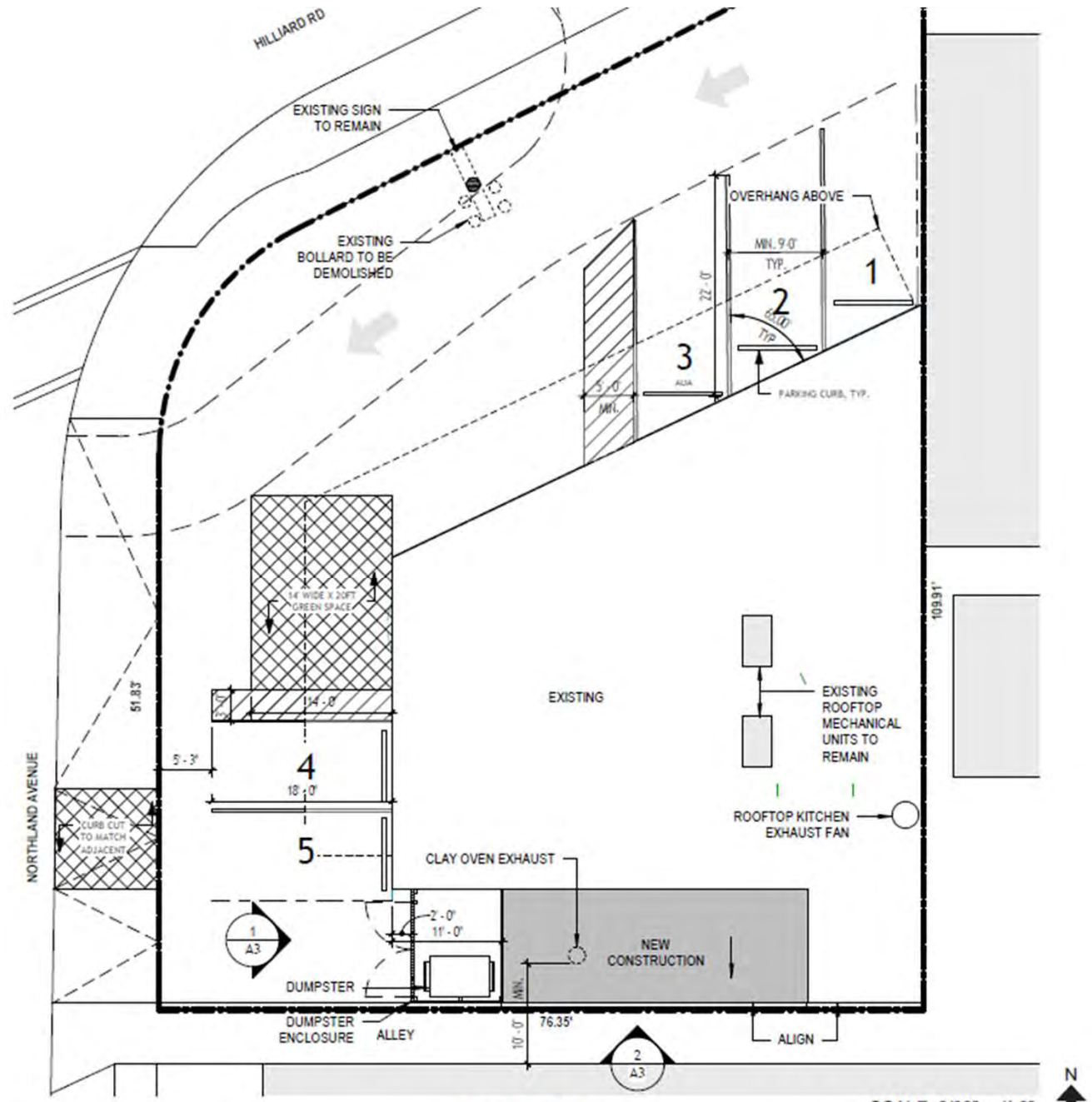


VIEW FROM NORTHLAND AVE


EXISTING CONDITIONS PHOTOS

Docket No. 9-85-24 (16203 Hilliard)





SITE PLAN

SCALE: 3/32" = 1'-0" 



Docket No. 9-85-24 (16203 Hilliard)



NORTHLAND AVE

PERSPECTIVE



NEW DOOR IN HEIGHTENED OPENING

Pella® Reserve – Traditional Out-Swing French Door Aluminum EnduraClad® Exterior (PAINT TO MATCH EXISTING)

DURACHIMNEY II
DOUBLE WALL COMPONENTS



DuraVent

12"

WOOD CLAY OVEN EXHAUST

12" Diameter DuraVent Durachimney



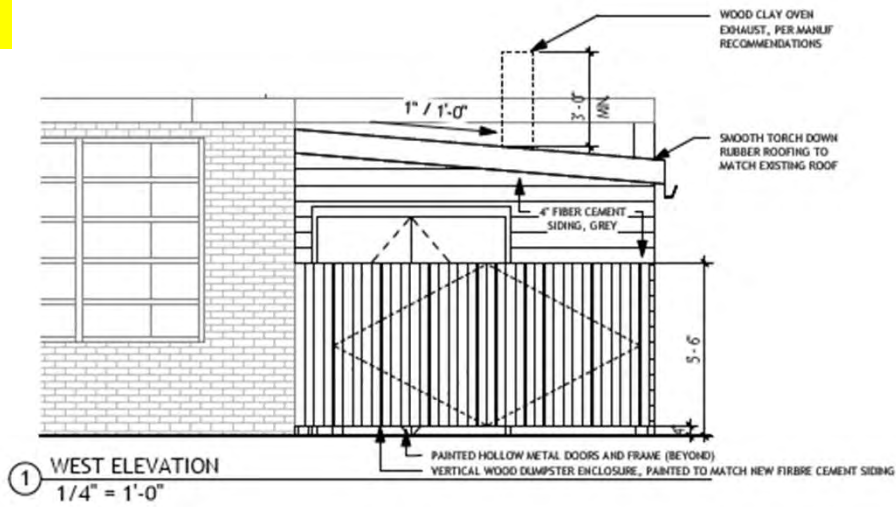
EXTERIOR LIGHT FIXTURE

Visual Comfort Pitch Single Light 5" High Integrated LED Outdoor Wall Sconce - ADA Compliant



EXISTING PHOTOGRAPH





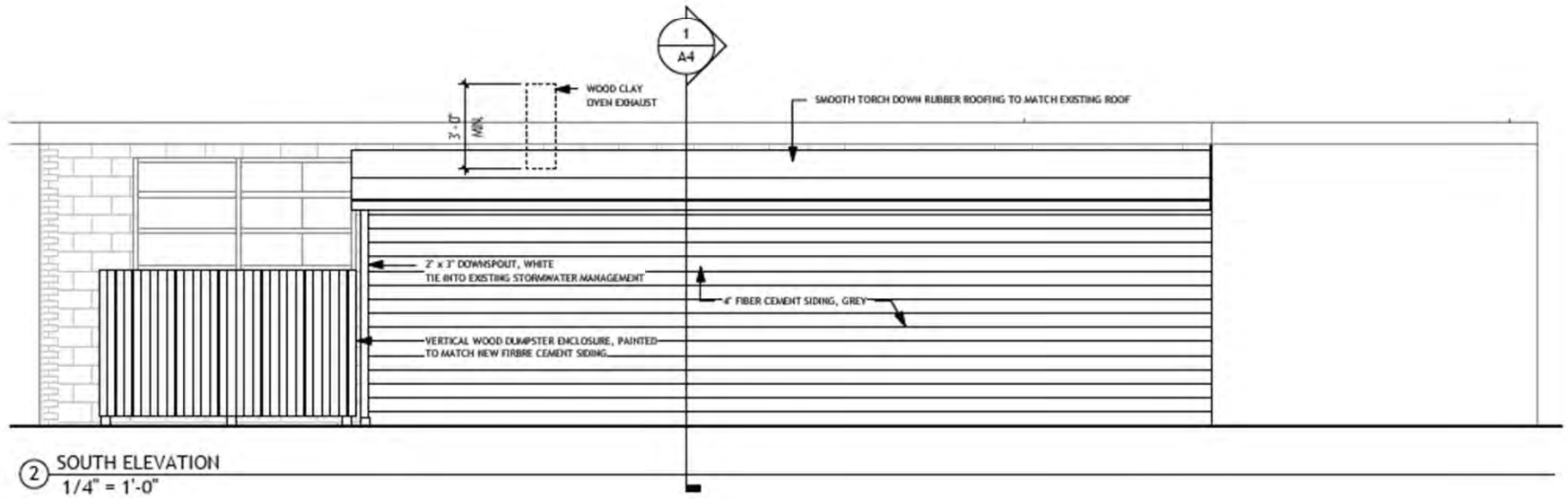
① WEST ELEVATION
1/4" = 1'-0"



EXTERIOR SIDING
James Hardie, 4 in. Pearl Gray Fiber Cement Siding (or equal)



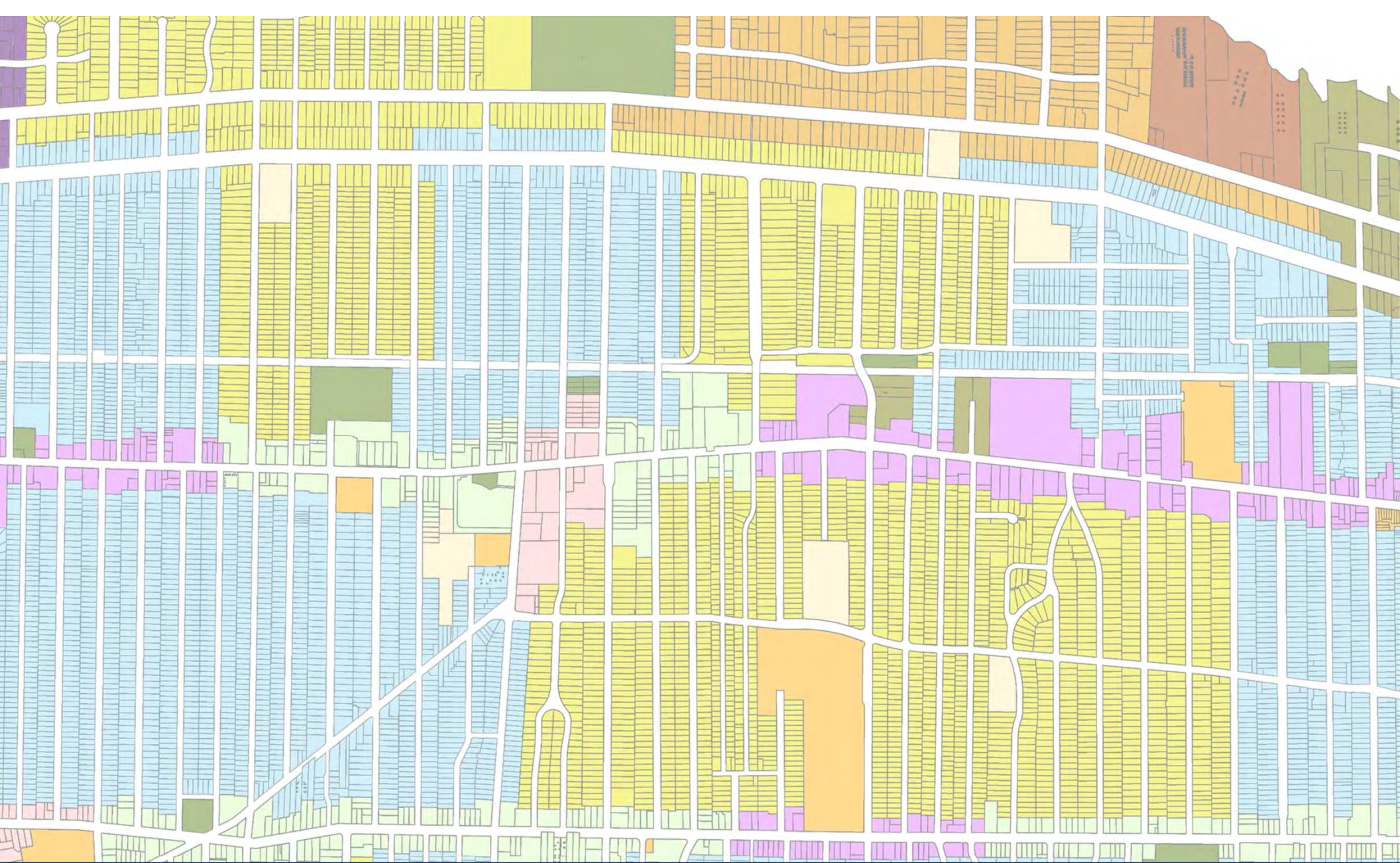
TORCH DOWN ROOFING



② SOUTH ELEVATION
1/4" = 1'-0"

ELEVATIONS





Architectural Board of Review

Return for Modifications - September 2024

Applicant requesting revisions to previously approved plans for construction of Shady Cove Townhomes.

City Notes:

- Awaiting updated 3D rendering



Request to Table



Docket No. 11-94-24 (12534 Lake)

**Request for Modifications
Shady Cove Townhomes – Greg Soltis**

Updated

MATERIAL SCHEDULE

WINDOW TYPE	WINDOW SIZE	
	W	H
WT1	2'-6"	5'-0"
WT2	3'-0"	5'-0"
WT3	3'-0"	3'-0"
WT4	3'-0"	1'-4"
WT5	2'-6"	5'-0"

- 1A SIDING WESTLAKE ROYAL COLLECT 1" WIDE BOARD & BATTEN, COLOR WROUGHT IRON
- 1B SIDING WESTLAKE ROYAL COLLECT 1" WIDE BOARD & BATTEN, COLOR POTTERY
- 1C SIDING WESTLAKE ROYAL COLLECT 1" WIDE BOARD & BATTEN, COLOR BULLDOG
- 2A SIDING BRICK VENEER, WINDGARDY ARCHITECTURAL LINEAR SERIES BRICK, COLOR FORGED STEEL
- 2B SIDING BRICK VENEER, GUNBERRY EMPORIUM-SERIES, COLOR SILVER CITY SMOOTH
- 2C SIDING BRICK VENEER, GUNBERRY EMPORIUM-SERIES, COLOR WHITE PLAINS VELVET
- 3A SIDING HORIZONTAL CEMENT BD, EQUATOR TECHNICAL, COLOR TSB
- 3B SIDING HORIZONTAL CEMENT BD, EQUATOR TECHNICAL, COLOR TSB
- 3C SIDING HORIZONTAL CEMENT BD, EQUATOR TECHNICAL, COLOR TSB
- 4 SIDING ALUCOBOND PLUS-COMPOSITE METAL PANEL, COLOR SPIRE EBLIE
- 5 ALUMINUM RAILING
- 6A PVC TRIM
- 7 CAST STONE UNITS (BS AND SILL ONLY)
- 8 STANDING SEAM METAL ROOF
- 9 CAST STONE CAP
- 10 GLASS RAILING
- 11 GLASS RAILING
- 12 SCRAPPER CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH ELEVATION

1812 Ogden Boulevard, Suite 200
Shaker Heights, Ohio 44120
Phone: (216) 750-4300
Fax: (216) 750-4301
www.rdlarchitect.com

PRELIMINARY SET
3300 SMITH ROAD
PO BOX 3038
MIDDLEBURGH HEIGHTS, OHIO 44130
PHONE: 954.477.8882

SHADY COVE TOWNHOUSES

1812 OGDEN BOULEVARD, SUITE 200
SHAKER HEIGHTS, OHIO 44120
PHONE: (216) 750-4300
WWW.RDLARCHITECT.COM

ISSUE

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
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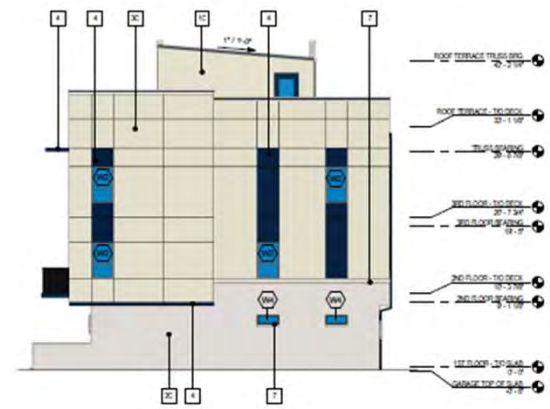
BUILDING 'B' ELEVATIONS

1/8" = 1'-0"
PROJECT # 2108
DRAWN BY JLS
CHECKED BY CWS
FILE NAME 001
PLOT DATE
COPYRIGHT 2011 ALL RIGHTS RESERVED

A3.02



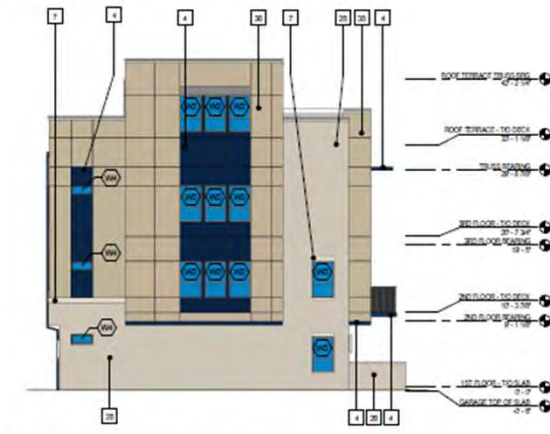
4 BUILDING 'B' - WEST ELEVATION
A3.02 1/8" = 1'-0"



3 BUILDING 'B' - SOUTH ELEVATION
A3.02 1/8" = 1'-0"



2 BUILDING 'B' - EAST ELEVATION
A3.02 1/8" = 1'-0"



1 BUILDING 'B' - NORTH ELEVATION
A3.02 1/8" = 1'-0"



Docket No. 11-94-24 (12534 Lake)



23138S 01.11.24

LAKWOOD TOWNHOMES | LAKWOOD OHIO | SOUTH ELEVATION

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



Docket No. 11-94-23 (12534 Lake)
New Construction – Brummett Shady Cove Townhomes



23138S 01.11.24

LAKWOOD TOWNHOMES | LAKEWOOD OHIO | WEST ELEVATION

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Docket No. 11-94-23 (12534 Lake)

New Construction – Brummett Shady Cove Townhomes



23138S 01.11.24

LAKESWOOD TOWNHOMES | LAKESWOOD OHIO | NORTH ELEVATION

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FREELAND 
VENTURES

RDL
ARCHITECTS



Docket No. 11-94-23 (12534 Lake)

New Construction – Brummett Shady Cove Townhomes



23138S 01.11.24

LAKWOOD TOWNHOMES | LAKWOOD OHIO | EAST ELEVATION

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Docket No. 11-94-23 (12534 Lake)

New Construction – Brummett Shady Cove Townhomes



23138S 01.11.24

LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SITE EAST ELEVATION

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Docket No. 11-94-23 (12534 Lake)

New Construction – Brummett Shady Cove Townhomes



23138S 12.14.23

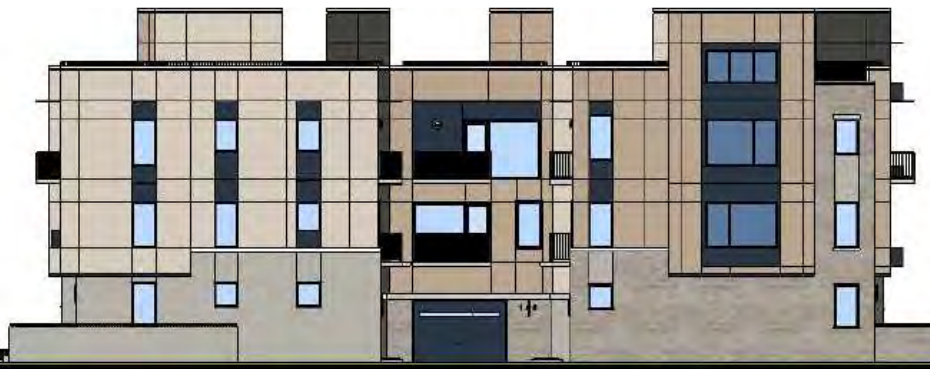
LAKWOOD TOWNHOMES | LAKWOOD OHIO | SITE WEST ELEVATION

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Docket No. 11-94-23 (12534 Lake)

New Construction – Brummett Shady Cove Townhomes



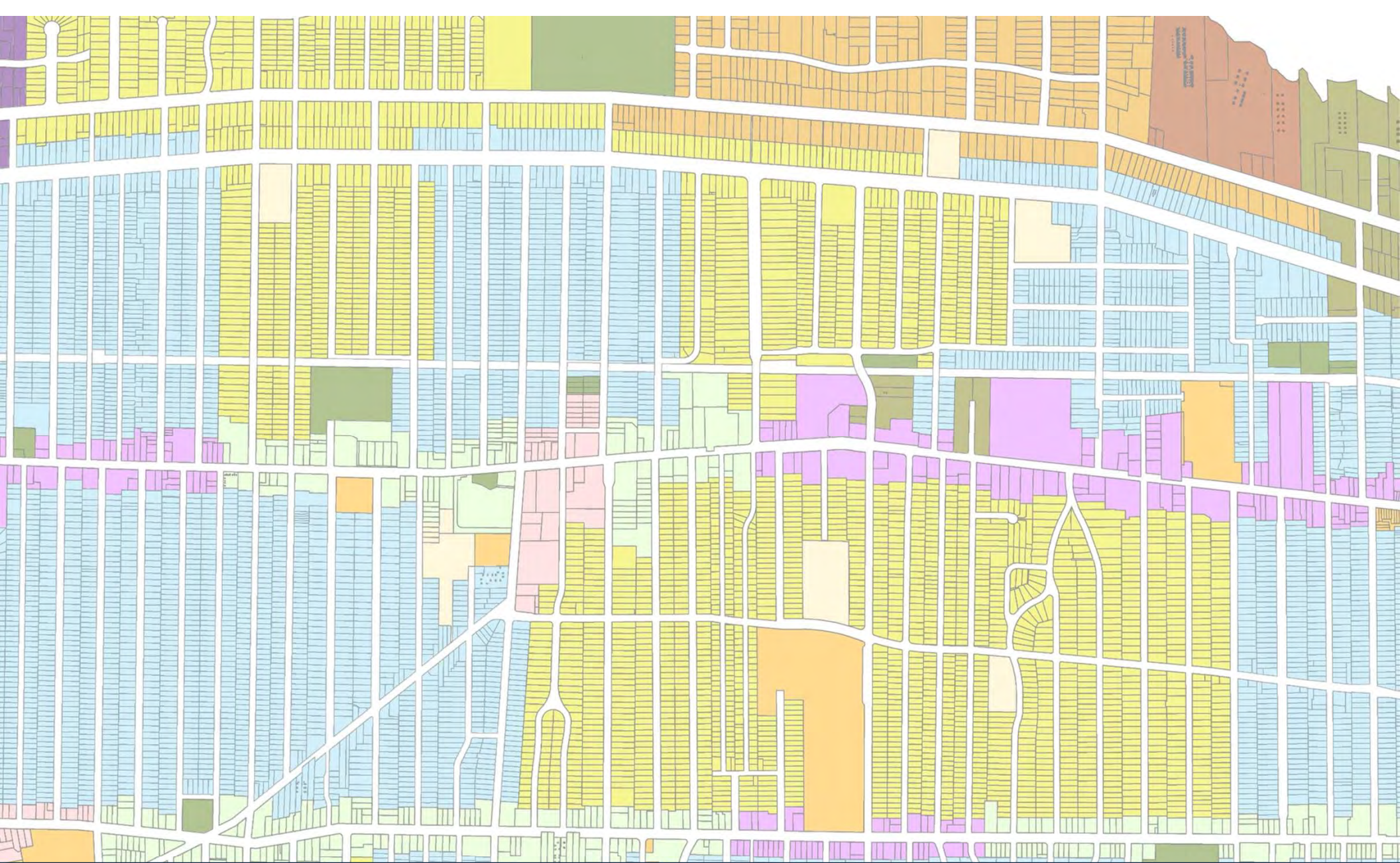
23138S 01.11.24

LAKWOOD TOWNHOMES | LAKWOOD OHIO | SITE NORTH ELEVATION

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New Construction – Brummett Shady Cove Townhomes



Architectural Board of Review

September 2024