

MINUTES
CITY OF LAKEWOOD
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**
REVIEW MEETING
OCTOBER 14, 2021 at 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM
MEETING RECORDED
<https://www.lakewoodoh.gov/videos-2/>

1. **Roll Call**

Board Members

Rob Donaldson, Chair
Brian Grambort
David Maniet, Vice Chair
Jeremy Smith
John Waddell

Others

David Baas, Board Secretary, City Planner
Shawn Leininger, Director, Planning & Development
Christopher Parmelee, Building Commissioner
Jennifer Swallow, Executive Assistant Law Director

2. **Approve the minutes of the September 9, 2021 Meeting**

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** the September 9, 2021 meeting minutes. All the members voting yea, the motion passed.

3. **Opening Remarks**

Administrative staff ("staff") read the opening remarks into record.

NEW BUSINESS

BOARD OF BUILDING STANDARDS

8. **Docket No. 10-137-21** **R** **1487 Ridgewood Ave.**

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

Stuart Bouscher
1487 Ridgewood Ave
Lakewood, OH 44107

Applicant and property owner, Stuart Bouscher does not want to allow access to his property (1487 Ridgewood Ave) by the neighboring landowner, Kosta Mathiellis (1483/1485 Ridgewood Ave.), pursuant to LCO 1311.02. Property is in an R2, Single and Two-Family district. (Page 53)

Applicant and property owner, Stuart Bouscher was present to explain the request. Ms. Swallow asked for product specifications of the various mechanical lifts Mr. Bouscher stated could be used in lieu of workers encroaching onto his property. Also present was Kosta Mathiellis, abutting property owner of 1483/85 Ridgewood Ave. who spoke to the safety of using ladders instead of lifts and of his need to make repairs before winter (he displayed photographs to the members – photographs and the lift specifications were made part of record). The project was expected to take approximately four (4) hours to complete. The members asked if the home was tenant-occupied. Greg Homer, tenant commented on the project. Ms. Swallow advised the members of their next procedure in rendering a decision. The members stated the property line and side yard plantings did not allow enough space for lifts; they discussed the use of lifts versus ladders for installation of gutters; the taking of measures to protect the neighboring plantings and property; that COVID 19 concerns prompted the wearing of masks by laborers; and the need to document everything before and after the work was done. Legal language and procedures were discussed between

the members and staff. The applicant rebutted that the lifts were safe; the members reiterated that they were not. Public comment was closed as no one addressed to the item.

Based upon the evidence presented regarding the health, safety, and well-being of the inhabitants of the currently occupied structure, and with concerns expressed about the density of the neighborhood, the members stated it was reasonable to have a ladder(s) put on the property (1487 Ridgewood Ave.) for a period of approximately four (4) hours in order to replace the gutters, fascia board and anything else reinforcing the repair. The use of a scissor lift would not be applicable based upon the experience of the members. They said that the contractor must be registered with the City and adhere to all property protection requirements. They recommended that there was documentation of site conditions prior to the start of work, and that the contracted workers wear masks due to the pandemic. The property was to be brought into compliance, as it was a priority to preserve the housing stock.

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

At the October 7, 2021 pre-review meeting, items 7, 12, 13, and 15 were Summary Approved (any conditions are noted). A motion and a second are needed for approval.

SUMMARY APPROVED

SIGN REVIEW

7. Docket No. 09-136-21

**14100 Detroit Ave.
Giant Eagle**

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

Steve Bres
Scout Services
490 Quail Ridge Dr.
Westmont, IL 60559

Applicant proposes replacement signage. (Page 32)

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

12. Docket No. 10-141-21

**14873 Detroit Ave.
Wing-Stop**

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

Joe Palecek
Advanced Installation & Sign Service
28 Elevator Ave.
Painesville, OH 44077

Applicant proposes wall and window signage for a new business. (Page 125)

***Condition of Summary Approval:** Adjust the vertical placement of the proposed sign down to align with adjacent signage more appropriately. The condition was accepted by the applicant on October 8, 2021.

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

13. Docket No. 10-142-21

**16016 Hilliard Rd.
Sunoco**

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

Vince Dionno
Blink Signs and Blink Swag
1925 St. Clair Ave.
Cleveland, OH 44114

Applicant proposes new signage for rebranding of an existing business. (Page 144)

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

15. Docket No. 10-144-21

**15616 Detroit Ave.
KW Citywide – Circle Home Group**

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

Jon Legato
Circle Home Group Realty
2001 Crocker Rd.
Westlake, OH 44145

Applicant proposes door and window signage. (Page 167)

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

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

4. Docket No. 08-108-21

R

1334 Park Row Ave.

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

Matthew Gallagher
1334 Park Row Ave.
Lakewood, OH 44107

Applicant proposes renovation of a front porch. (Page 4)

Staff provided a grief summary. Matthew Gallagher, applicant was present to explain the request. There was discussion about the railing balusters and handrails, treads overhang, paint color, handrail alignment. Staff stated the building permit was on hold and awaiting ABR's decision. Public comment was closed as no one addressed to the item.

- A motion was made by Mr. Donaldson, seconded by Mr. Smith to **APPROVE** the request with the following conditions:
Right hand railing shall be finished flush to the post with the baluster at the bottom.
- Stair treads are to be redone with a 1-inch (1") nosing.

All the members voting yea, the motion passed.

6. Docket No. 09-129-21

C

**12928 Berea Rd.
City of Lakewood Refuse and Recycling Center**

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

David Watkins
Osborn Engineering Company
1100 Superior Ave., Suite 300
Cleveland, OH 44114

Applicant proposes site and building improvements to the City of Lakewood's Refuse and Recycling Facility. (Page 13)

Matthew Ebersol, Domokur Architects was present to explain the updates. The members and staff had no questions or comments. Public comment was closed as no one addressed to the item.

A motion was made by Mr. Donaldson, seconded by Mr. Maniet **APPROVE** the request, brick veneer accepted. All the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

9.	Docket No. 10-138-21	R	1570 Winchester Ave.
	<input type="checkbox"/> Approve		Nancy Rozier
	<input type="checkbox"/> Deny		Rozier Designer Homes LLC
	<input type="checkbox"/> Defer		4948 Fledging Ct.
			North Ridgeville, OH 44039

Applicant proposes building a new residential home on a vacant lot. (Page 58)

Staff said a side yard variance was required for the project. Jeffrey W. Rozier, Sr., representative was present to explain the updates. The members liked the band board and addition of two windows; discussion ensued about the corner boards, porch columns, cut sheets for windows and doors, deck material, venting. Public comment was closed as no one addressed to the item. The members said it would be an attractive home. Staff had no comments.

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

- A zoning variance is required.
- Columns on either side of the porch are to be equally set-offset the porch roof/ porch edge so that they align.
- No vent is required.
- The columns and handrails are finished in white.
- Center the column(s) between the windows.
- Provide the window and door product information to the City for Administrative Approval.

All the members voting yea, the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

5.	Docket No. 09-128-21	R	17788 Edgewater Rd.
	<input type="checkbox"/> Approve		Andrew Erker
	<input type="checkbox"/> Deny		ACE Design LLC
	<input type="checkbox"/> Defer		1361 Gladys Ave.
			Lakewood, OH 44107

Applicant proposes an addition and renovation of an existing home. (Page 11)

Andrew Erker, ACE Design LLC was present to explain the updates. Discussion ensued about the brick (new and existing), brick paint, the need for color rendered elevations. The members wanted to see a more comprehensive composition. Staff wanted to see the doors, porch railing, light fixtures, garage doors, ancillary materials; staff said the painting of brick did not begin with the color but with the absolute need. It was noted the property was not in the Clifton Park Historic District. Public comment was closed as no one addressed to the item.

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

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

10. Docket No. 10-139-21 R 1270 Bunts Rd.

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

Daniel Hurst
Hurst Design Build Remodel
26185 Center Ridge Rd.
Westlake, OH 44145

Applicant proposes second floor additions and rear covered deck. (Page 69)

Tammi Graf, Hurst Design Build Remodel representative and Margaret Hagan, property owner were present to explain the request. There was discussion about monochromatic colors, crown moulding, columns, hierarchy of detailing, composite trim, etc. Staff had no additional comments. Public comment was closed as no one addressed to the item.

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

- Use the 1, 1'4" (one and one fourth inch) shingle mould in lieu of 1, 5/8" (one and five eights inch) shingle mould.
- Extend the trim board under the column.

All the members voting yea, the motion passed.

SIGN REVIEW

14. Docket No. 10-143-21 12607 Madison Ave.
The French Quarter Furniture

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

Charles Matthews
The French Quarter Furniture Gallery
12607 Madison Ave.
Lakewood, OH 44107

Applicant proposes signage in the sign band for a new business. (Page 163)

Charles Matthews, The French Quarter Furniture was present to explain the request. The members stated the letters should be sealed against deterioration; paint colors were discussed along with the sign board reveal. The words would be centered horizontally and vertically. Staff had no additional comments. Public comment was closed as no one addressed to the item.

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

- Center the words horizontally and vertically.
- Finish back of letters with polyurethane.

All the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

11. Docket No. 10-140-21 C 15023 Madison Ave.
The Evelyn

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

David Maniet
Maniet Architects LLC
1315 Bunts Rd.
Lakewood, OH 44107

Applicant proposes storefront renovation. (Page 89)

David Maniet, Maniet Architects LLC was present to explain the request. Staff said an application for historic 106 storefront review had been sent to the property owner – it could affect the board's decision. Discussion ensued about the brick, sandstone caps, rooftop mechanicals, shingles, colors, etc. Staff and members had no further comments or questions. Public comment was closed as no one addressed to the item. An e-mail of support was received and would be made part of record.

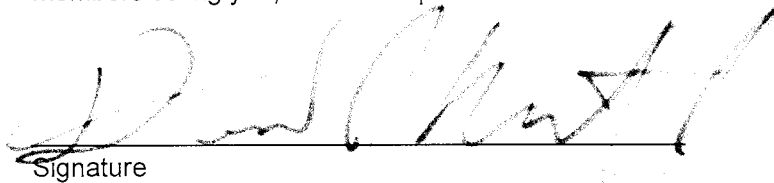
A motion was made by Mr. Donaldson, seconded by Mr. Smith to **APPROVE** the request with the following conditions:

- Brick knee wall at storefront to be coplanar.
- Roof mounted HVAC equipment to not be visible to view from the street.

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

16. ADJOURN

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **ADJOURN** the meeting at 7:39 p.m. All the members voting yea, the motion passed.



Signature

11-11-2021
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. STUART, Bouscher
- 2. Kella Mathells
- 3. Cy Ann
- 4. Matthew Gallagher
- 5. MATT EBERSOLE
- 6. Jeffrey W. Rozver, Sr.
- 7. Andrew Baker
- 8. Tammi Graf
- 9. Margaret Hagan
- 10. Charles I. MATTHEWS
- 11. DAVID MANIET

- Bouscher*
- [Signature]*
- CRAIG Ohmer
- [Signature]*
- [Signature]*
- Jeffrey W. Rozver, Sr.
- [Signature]*
- Tamara K. Graf
- Margaret Hagan
- Charles I. Matthews
- [Signature]*

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, October 14, 2021

Johanna Schwarz

From: scoobster7773@aim.com
Sent: Friday, October 8, 2021 8:43 PM
To: Planning Dept
Subject: Responce to doc 10-137-21

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

Lakewood Ohio Board of building standards and architectural review board
12650 Detroit Ave
Lakewood, Ohio, 44107

October 6, 2021

Dear, Lakewood Ohio Board of building standards and architectural review board

Case Doc No: 10-137-21

I'm writing this letter; to express my personal views on the current proposed plans in this case at the following addresses of 1483 and 1485 Ridgewood Ave, Lakewood, Ohio, 44107. I'm writing this letter to the board of trustees to support Kosta Mathiellis case against Stewart J Boucher. I'm writing this also to be in full agreement with my landlord to allow these plans, repairs that need to be done and completed at this property. Under Lakewood standard by laws. A home owner/ Landlord must well maintain his home or property and building. Free from peeling or failing paint, windows, doors, siding, gutters and landscaping. Or the city will fine the property owner for failing to maintain their home in the city.

I here by would like to state; I do not support the current or field complaint that was submitted by the following neighbor: Know as Stewart J Bucher, who now lives at 1487 Ridgewood Ave, Lakewood, Ohio. His complaint he is calming and that he is now not allowing people in his driveway. So that these major repairs and these improvements can be done to 1485 and 1483 home that is owned by my landlord and his home. Stewart J Boucher complaint invalid and unjustified; He did not ask us several years ago. When he had his driveway fully dug up and had many other kinds of very heavy equipment for several weeks on end to re-service his drive way several years back to install a new brick driveway at his home.

Stewart J Bucher complaint is invalid, because, he is only filing this complaint out of pure spite, vengeance and his uncontrollable hate that he has now towards me a tenant at 1485 Ridgewood Ave, Lakewood, Ohio, 44107. Because, I'm a total disabled person and he thinks that I'm faking my disability. He has stocked me on several social sights, and he has mailed me free sample products to my home of many female products calling me a retard, rosy and other vulgar names. He has continued to stock me. As I leave my home or return. Please look up the Lakewood police file reports from 2012 to current. You will see what I mean.

He is also holding on to a personal grudge. Because, he thinks in his head, that I stole off my left side residence home several years ago. The only proof he has is speculation and wrongfully accusations. Which in fact, when this so called above crime took place and happened, I was not home at all, I was in Florida visiting my family and my girlfriend's family for three weeks. When questioned by the Lakewood police. I showed them my air tickets, hotel reservation. Showing, I was not home, when this crime took place.

He is only now filing this complaint with you and the board only for the main goal. In the hopes that it will make my landlord of twenty years. I have paid my rent to faithfully and helped him maintained his home.

Stewart J Boucher is hopping by filling this complaint with you he will further cause distress and achieve his narcissistic goal to win in a case he has no proof or evidence. He hopes that by doing this also it will get my landlord to ask me to leave my home at 1485 Ridgewood Ave, Lakewood, Ohio, 44107. Stewarts J Boucher hope by filling this or doing this it will get me also finally evicted from my home. This is his main objective and his only goal. The vendetta; Stewart J Boucher against me has been an on going issue with him since 2012. Please look at and request the many on going police reports that where filed.

This person has personally been a public naissance in Lakewood, Ohio. And he has on many occasions violated many stocking, menacing and harassment laws in our city. And the city hall and Lakewood police have allowed it to keep on happing against me as a disabled person in the city. Saying it allegations and a civil matter, it is important to know that he has done these several acts of hate crimes against me since this time.

He has egged my home

He has spray painted my landlord landscaping

He dug my yard up.

He has stocked me every time I come or leave my home I rent

He has keyed my car

He has stolen my mail and medication off my front porch

He has written all my medical illness on my sidewalk in the hope it would scare me or make me move or to let others on my block know my medical information.

He has been also recorded threatened to kidnap me and take care of me and cause me harm.

He has also threatened my landlord and his family.

The above events are truth. I hope that the board will finds favor in this case and grants Kosta Mathiellies the right to repair his property and home. Before, any further damage is done to his home. Because, the following flashboard and gutters are failing and falling off.

Thank you



Search



My Store
Cleveland, OH 44111 ▾

In-Store Returns & Other COVID-19 Information. [Learn more >](#)

Your search for "aerial lift" matched **111** items(s).

All (111)

Equipment (23)

Blog Posts (87)

General Information (1)

Showing results **1** to **20**.

Scissor and Boom Lifts

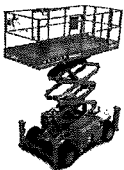
The Home Depot Rental is your one stop for aerial equipment rentals. Rent a scissor or boom lift from well-known brands in our fleet, including JLG and Genie. We offer towable, telescoping, and articulating models in various heights, available for...

32 ft Scissor Lift



Indoor electrical maintenance and installation Indoor sprinkler system maintenance and installation Facility maintenance, HVAC, painting

32 ft Rough Terrain Scissor Lift - 4WD



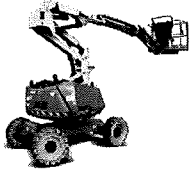
Indoor/Outdoor electrical maintenance and installation Indoor sprinkler system maintenance and installation Outdoor building/facility maintenance, HVAC, painting Outdoor property and tree care

30-33 ft Articulating Boom Lift - DC Powered

Help us improve this website by providing your feedback.
level surfaces Sign and lighting repairs Residential maintenance including: roof, rain gutter and pressure washing

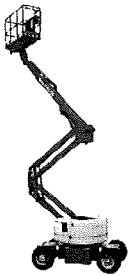


34 ft Articulating Boom Lift - 4WD Engine Powered



Tree care and maintenance Sign and lighting repairs Facility/Building maintenance, painting, HVAC, electrical Residential maintenance including: roof, rain gutter and pressure washing

45 ft Articulating Boom Lift - DC Powered

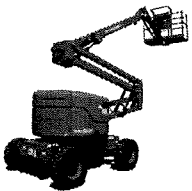


For use on level/smooth slab surfaces only Indoor/Outdoor electrical maintenance and installation Indoor sprinkler system maintenance and installation Indoor/Outdoor building/facility maintenance, HVAC, painting

Chipper and Stump Grinder

The Home Depot Rental offers everything you need for tree care in one place, including woodchipper-shredder and stump grinder rentals from well-known brands such as Altec, Morbark and Barreto. Tree care rentals like scissor and boom lifts,...

45' Articulating Boom w/Jib - 4WD



Tree care and maintenance Sign and lighting repairs Facility/Building maintenance, painting, HVAC, electrical Residential maintenance including: roof, rain gutter and pressure washing

35 ft Towable Boom Lift



Tree care and maintenance Sign and lighting repairs Facility maintenance, painting, HVAC, electrical Residential maintenance including: roof, rain gutter and pressure

Help us improve this website by providing your feedback.

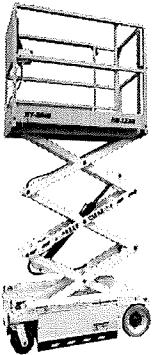
50 ft Towable Boom Lift

Take survey



Tree care and maintenance Sign and lighting repairs Facility maintenance, painting, HVAC, electrical Residential maintenance including: roof, rain gutter and pressure washing

12 ft Scissor Lift on Trailer



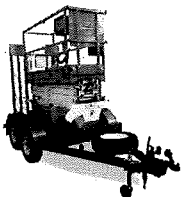
Indoor electrical maintenance and installation Indoor sprinkler system maintenance and installation Facility maintenance, HVAC, painting

19 ft Scissor Lift



Indoor electrical maintenance and installation Indoor sprinkler system maintenance and installation Facility maintenance, HVAC, painting

19 ft Scissor Lift on Trailer



Indoor electrical maintenance and installation Indoor sprinkler system maintenance and installation Facility maintenance, HVAC, painting

26 ft Scissor Lift



Indoor electrical maintenance and installation Indoor sprinkler system maintenance and installation Facility maintenance, HVAC, painting

GIVE US YOUR FEEDBACK

26 ft Scissor Lift on Trailer

Help us improve this website by providing your feedback.

Take Survey



Indoor electrical maintenance and installation Indoor sprinkler system maintenance and installation Facility maintenance, HVAC, painting

40' Telescopic Straight Boom Lift w/Jib



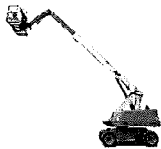
Tree care and maintenance Sign and lighting repairs Facility/Building maintenance, painting, HVAC, electrical Industrial/MRO

60' Articulating Boom Lift w/Jib



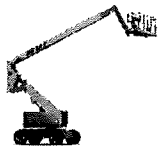
Tree care and maintenance Sign and lighting repairs Facility/Building maintenance, painting, HVAC, electrical Industrial/MRO

60' Telescopic Straight Boom Lift w/Jib



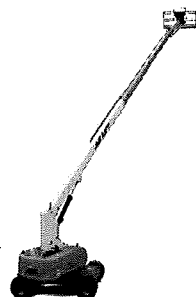
Tree care and maintenance Sign and lighting repairs Facility/Building maintenance, painting, HVAC, electrical Industrial/MRO

80' Articulating Boom Lift w/Jib



Tree care and maintenance Sign and lighting repairs Facility/Building maintenance, painting, HVAC, electrical Industrial/MRO

80' Telescopic Straight Boom Lift w/Jib



Tree care and maintenance Sign and lighting repairs Facility/Building maintenance, painting, HVAC, electrical Industrial/MRO

Johanna Schwarz

From: Planning Dept
Sent: Thursday, October 14, 2021 1:21 PM
To: David Baas
Subject: FW: Docket No. 10-140-21 - The Evelyn

Johanna Schwarz

Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

From: Maureen McHugh Bach <maureen.mchugh@gmail.com>
Sent: Thursday, October 14, 2021 12:04 PM
To: Planning Dept <Planning@lakewoodoh.net>
Subject: Fwd: Docket No. 10-140-21 - The Evelyn

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

Members of the Board, I write to express my support for the proposed storefront renovation at 15023 Madison Ave. – The Evelyn.

I live at 2026 Elmwood Ave, four houses away from The Evelyn. Over the years I have watched with excitement as the vibrancy of my neighborhood has grown to include ice cream parlors, coffee shops, gift stores, an art studio and many more amenities. While the rest of the neighborhood is improving, The Evelyn has deteriorated. The previous owner's lack of maintenance and upkeep have prevented any reputable business from seriously considering the location, and thus preventing our street and neighborhood from realizing its full potential.

A few years ago, an Irish dance studio moved into the space. It was nice to sit on my front porch and wave to the parents and kids walking down the street to class. I understand that the studio relocated, at least in part, due to leaks in the ceiling and other poor conditions on the interior and the landlord's failure to respond. I am very hopeful that the new owners will take care to correct these issues and to restore the property to a condition that will attract quality tenants.

Please vote in support of the proposed storefront renovation. Thank you in advance for your consideration and thank you to the developer for his investment into this property.

Sincerely,

Maureen McHugh Bach

2026 Elmwood Ave.



Architectural Board of Review

October 2021



Architectural Board of Review

Pre-Review Meeting: 7 Oct, 4pm

Regular Meeting: 14 Oct, 5:30 pm

Members

Chair: Rob Donaldson

Vice Chair: David Maniet

Brian Grambort

Jeremy Smith

John Waddell

Staff

Board Secretary: David Baas

Building Commissioner: Chris Parmelee



Architectural Board of Review **October Agenda**

1. Roll call
2. Approve minutes – September 2021
3. Opening Remarks
4. Board of Building Standards
5. Summary Approval – Signs
6. Old Business
7. New Business
8. Adjourn



Board of Building Standards

New Business – October 2021

Appeal to Enter Adjoining Property Permit Application.

City Notes:

- ❑ 10 - 14 Sept: Property owner of 1483 Ridgewood applied for permit to enter adjoining property to conduct soffit/gutter repairs on side of home (Pursuant to LCO 1311.02). Adjacent property owner notified.
- ❑ 22 Sept: Adjacent property owner filed appeal to BBS to deny access to property for proposed repairs.
- ❑ Standard for determination is preponderance of evidence – meaning that a party has shown that its version of facts, causes, damages, or fault is more likely than not the correct version.



Docket No. 10-137-21 (1487 Ridgewood)

Appeal – Permit to Access Property
Stuart Bouscher

Chapter 1311 – Entering Adjoining Property

1311.02 – Consent or Permit Required

- “No person, being the owner of any real property in the City...shall prohibit, prevent, hinder, or obstruct the owner of any adjoining real property...from entering upon such real property between the hours of 9am and 5pm Monday through Saturday...to work therefrom or to erect ladders, scaffolding, or other similar equipment for the purpose of performing construction upon or providing maintenance or repairs to such adjoining real property, provided, however that consent is first obtained by the owner of such adjoining real property...
- ...in lieu of such consent, a permit is first obtained from the Building Commissioner as provided in this chapter. All ladders, scaffolding, and all equipment of every kind and nature shall be removed from the property entered upon between the hours of 5pm and 9am of each day such maintenance or repair work is being performed.

1311.05 – Appeal

- Any person aggrieved by a decision of the Building Commissioner to grant or deny a permit provided for under this chapter may, within 10 days...file a written notice of appeal...shall be heard by the Board of Building Standards in accordance with Chapter 156 and applicable law...
- Except where the Building Commissioner has determined that the permit is required because of an emergency that could affect the public health and safety, an appeal shall act as an automatic stay of the decision from which the appeal has been made.
- A final decision of the Board...shall operate as the final decision of the City and may be appealed to a court of competent jurisdiction.

(Ord. 39-16. Passed 12-5-2016)



Docket No. 10-137-21 (1487 Ridgewood)
Appeal – Permit to Access Property



Docket No. 10-137-21 (1487 Ridgewood)
Appeal – Permit to Access Property

31510098

31511088

Property requesting adjacent access to conduct repairs

31511087

Property appealing request for access

31511086



Docket No. 10-137-21 (1487 Ridgewood)
Appeal – Permit to Access Property

Sept 2021



Property requesting adjacent access to conduct repairs

Property appealing request for access



Docket No. 10-137-21 (1487 Ridgewood)
Appeal – Permit to Access Property



Architectural Board of Review

Sign Review (Summary Approvals) – October 2021

Applicant proposes installation of three internally-illuminated signs in C3 District.

City Notes:

- Branding update to existing signage; net reduction in signage area
- Proposal includes two wall signs and refacing of existing cabinet/pole sign.
- Update – refacing of existing cabinet/pole sign revised in response to Board recommendation



Summary Approval

Docket No. 9-136-21 (14100 Detroit)

Sign – Giant Eagle
Steve Bres



Applicant proposes installation of new signage in C2 District.

City Notes:

- ❑ Storefront ~18 ft...maximum allowable sign area of ~27 ft²
- ❑ Proposal includes one internally-illuminated wall (~20 ft²) sign and window graphics (~2 ft²; <15%)
- ❑ Recommend sign be lowered to bring in line with adjacent "Robeks" wall sign



Summary Approval – Condition Accepted

(Adjust the vertical placement of the proposed sign to align with adjacent signage more appropriately)



Docket No. 10-141-21 (14873 Detroit)

Sign – Wing Stop
Joe Palecek

Applicant proposes brand update for signage in C2 District.

City Notes:

- Brand update – net reduction in total signage from existing.
- Proposal includes update of:
 - Canopy - replace existing 4 signs with 2 new internally-illuminated signs (~100 ft² down to ~63 ft²)
 - Reface of existing pole sign.
 - Update of existing dispenser images.



Summary Approval

Docket No. 10-142-21 (16016 Hilliard)

Sign – Sunoco
Vince Dionno



Applicant proposes new window graphics in C2 District.

City Notes:

- ❑ Proposal includes window graphics for front window (7.43 ft²; <15%) and door (1.9 ft²; <15%)



Summary Approval



Docket No. 10-144-21 (15616 Detroit)

Sign – KW Citywide – Circle Home Group

Jon Legato



Architectural Board of Review

Old Business – October 2021

Applicant proposes renovation of front porch.

City Notes:

- Correction notice issued June 2021 – work completed without permit.
- Permit application received July 2021 – on hold pending ABR approval.
- Applicant present in August, deferred.
- Applicant unable to attend in September, deferred.
- Recommendations – Update provided by applicant (13 Oct):**
 - **Rebuild handrails on front steps; bring down in scale w/“graspable” top rail, spindles, bottom rail running between posts at top & bottom of the steps (comparable front porch step examples provided)**
 - **Rebuild front steps to have required overhang on front edge of each tread.**



Docket No. 8-108-21 (1334 Park Row)
Residential – Front Porch
Mark Gallagher

July 2019



Docket No. 8-108-21 (1334 Park Row)
Residential – Front Porch

Current Conditions



Docket No. 8-108-21 (1334 Park Row)
Residential – Front Porch

Current Conditions - Update



Docket No. 8-108-21 (1334 Park Row)
Residential – Front Porch



- **Handrailing correction** – (example provided) balusters will be tied into the top and bottom rail... top rail is a pre-routed handrail section. The balusters will be 2"x2" lumber, the top rail will be 3 1/2" wide with trimmed/routed decorative edges and the bottom rail will be 2x4".
- **Step tread overhang**...will be 1" to fall within the typical standard for overhangs. Current treads will be adjusted to meet this criteria.



Current Conditions - Update



Docket No. 8-108-21 (1334 Park Row)
Residential – Front Porch

Current Conditions - Update



Docket No. 8-108-21 (1334 Park Row)
Residential – Front Porch

Current Conditions - Update



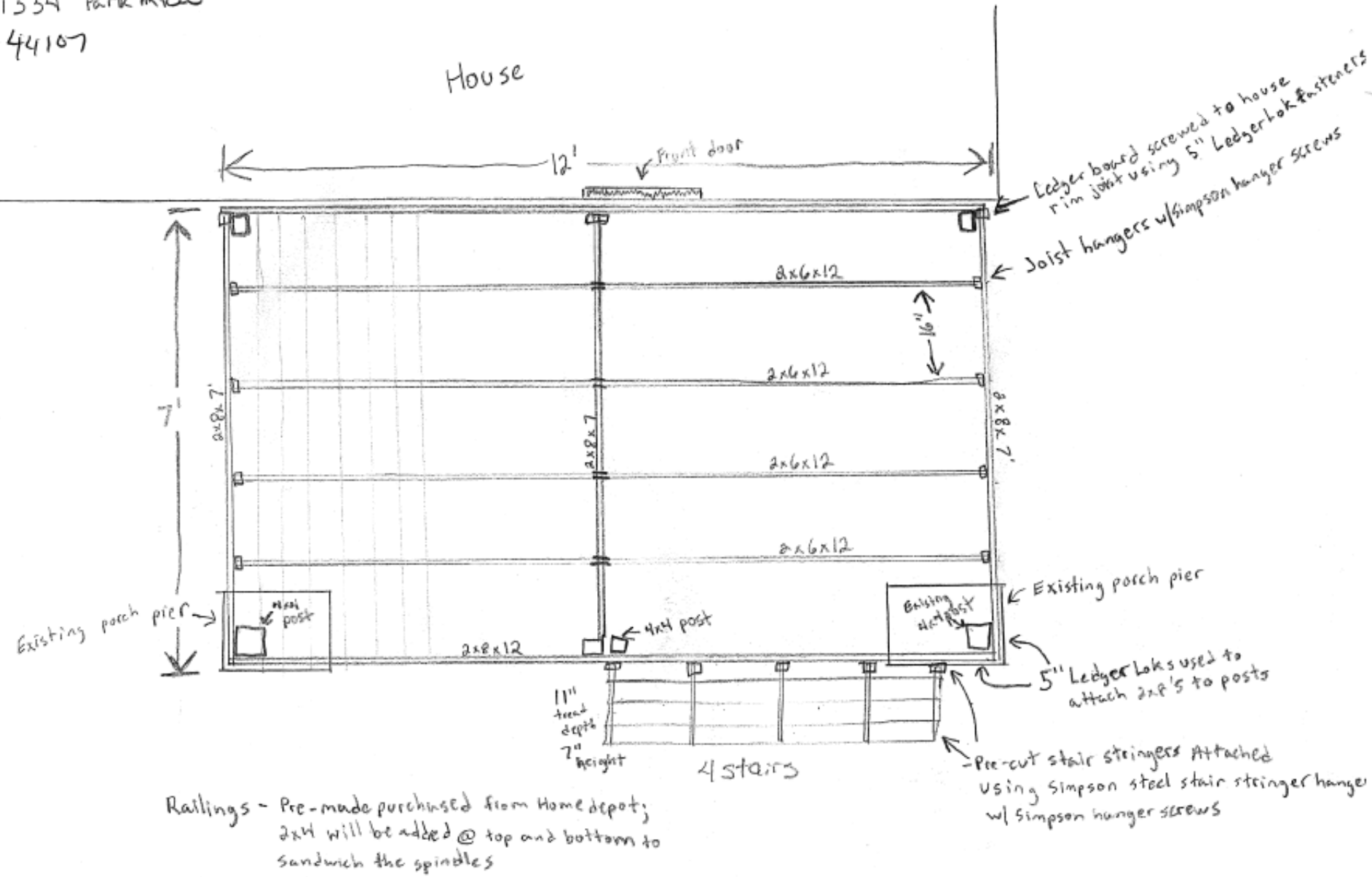
Docket No. 8-108-21 (1334 Park Row)
Residential – Front Porch

Current Conditions - Update

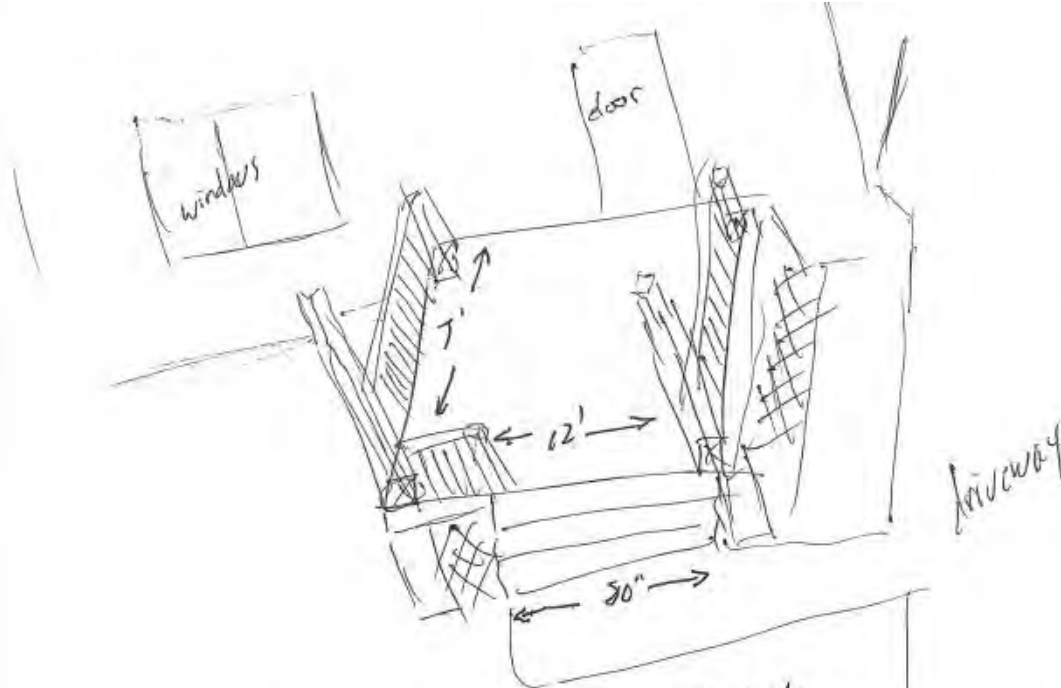


Docket No. 8-108-21 (1334 Park Row)
Residential – Front Porch

1334 Park Row
44107



Docket No. 8-108-21 (1334 Park Row)
Residential - Front Porch



2x6 joists
 2x8 box plates
 12x8 header midway
 under deck

pressure treated lumber
 deck screws 1 3/8"
 'ledger. loc' 5 1/2" x 3/8"

5/4 deck boards
 4x4 posts

plastic lattice
 joist headers w/ simpson screws
 pre-cut stringers w/ 7" risers
 pre-made rails w/ added 2x4 top/bottoms



Applicant proposes a home addition.

City Notes:

- Deferred at Sept ABR following Applicant request.
- Property was approved at Sept Board of Zoning Appeals (BZA) for a variance to place a structure in front of the building line (Edgewater; 40 feet) pursuant to ordinance 1133.02(a).
- Proposal includes treatment of existing/new brick with a mineral system (Beeck).



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition
Andy Erker

City Standards for Painting or Covering of Masonry Surfaces

The following standards shall be met for the painting of any masonry surface:

1. Painting, staining, or covering, such as but not limited to stucco, of previously unpainted or uncovered masonry surfaces is not supported or recommended. There are several reasons for the basis of this recommendation and generally include:
 - a. Painting masonry results in regular, costly maintenance whereas natural masonry is low in maintenance work and cost;
 - b. Painting masonry can result in moisture being trapped in the wall system causing unintended damage to the masonry itself and the building;
 - c. For historic buildings or those located in a historic district, painting of masonry is not recommended by the Secretary of Interior's Standards for Historic Rehabilitation and such action may result in the loss of the historic designation of the building or district – including possibly preventing a building or district from being nominated; and
 - d. There are other alternatives to the painting of masonry.
2. However, in the event such painting, staining, or covering is found to be necessary, at a minimum:
 - a. The application of such paint, stain, or covering must use a system compatible with the surface on which it is being applied. A mineral paint system is preferred.
 - b. The paint, stain, or covering must be durable, easy to apply and have good adhesive characteristics.
 - c. The paint, stain, or covering must be porous, thereby permitting the wall to breathe and preventing the trapping of free moisture behind the paint or stain film or covering.
 - d. All manufacturer and industry standard specifications must be followed.
 - e. A maintenance plan must be provided and developed in accordance with manufacturer and industry standards and strictly implemented.
3. Clear / Transparent and porous waterproofing in a matte or flat finish allowing the wall to breathe is permissible with the application of a system compatible with the surface on which it is being applied. All manufacturer and industry standard specifications must be followed.
4. The U.S. Secretary of Interior Standards for Rehabilitation of Historic Structures shall be complied with for any building:
 - a. Designated by the City of Lakewood as a historic property or landmark or located in historic property district; or
 - b. Individually listed or located within a listed district of the National Register of Historic Places.
5. All contractors must be registered with the City prior to the commencement of any approved work subject to these standards.



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition

Current Conditions



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition

Current Conditions



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition

Current Conditions



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition

Current Conditions



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition

Current Conditions

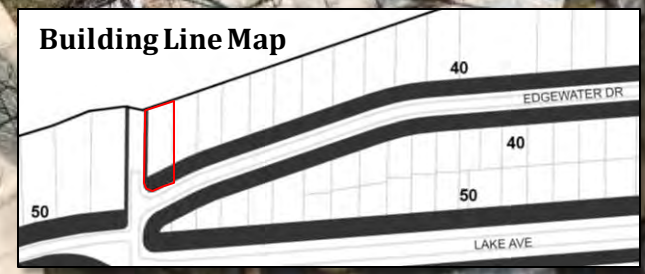


Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition

Current Conditions



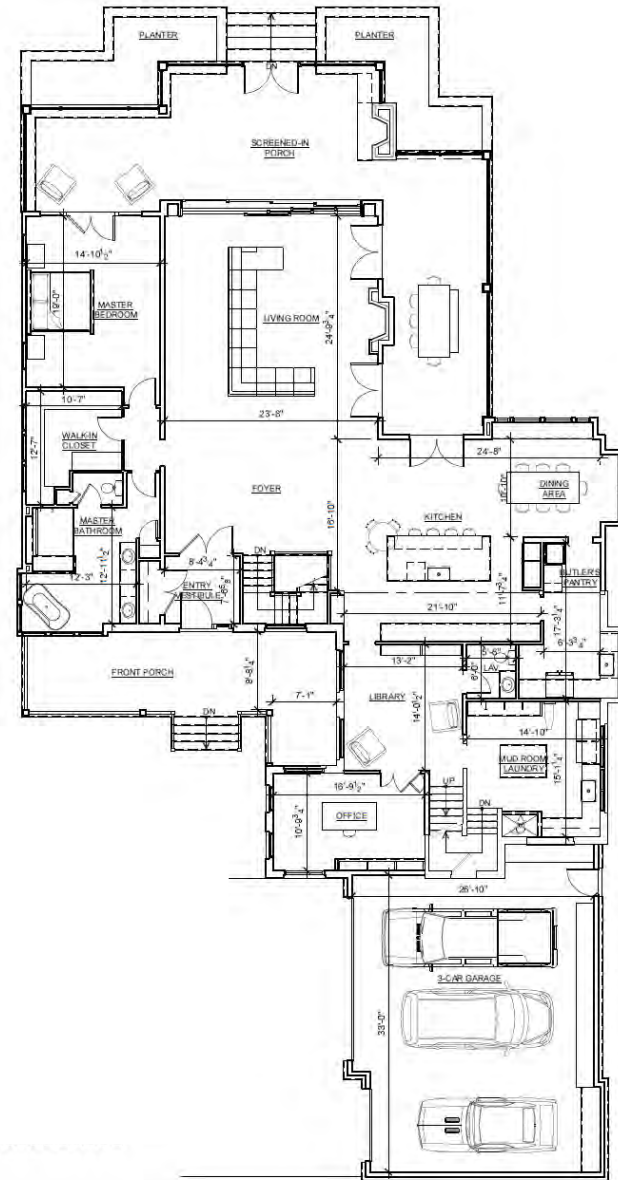
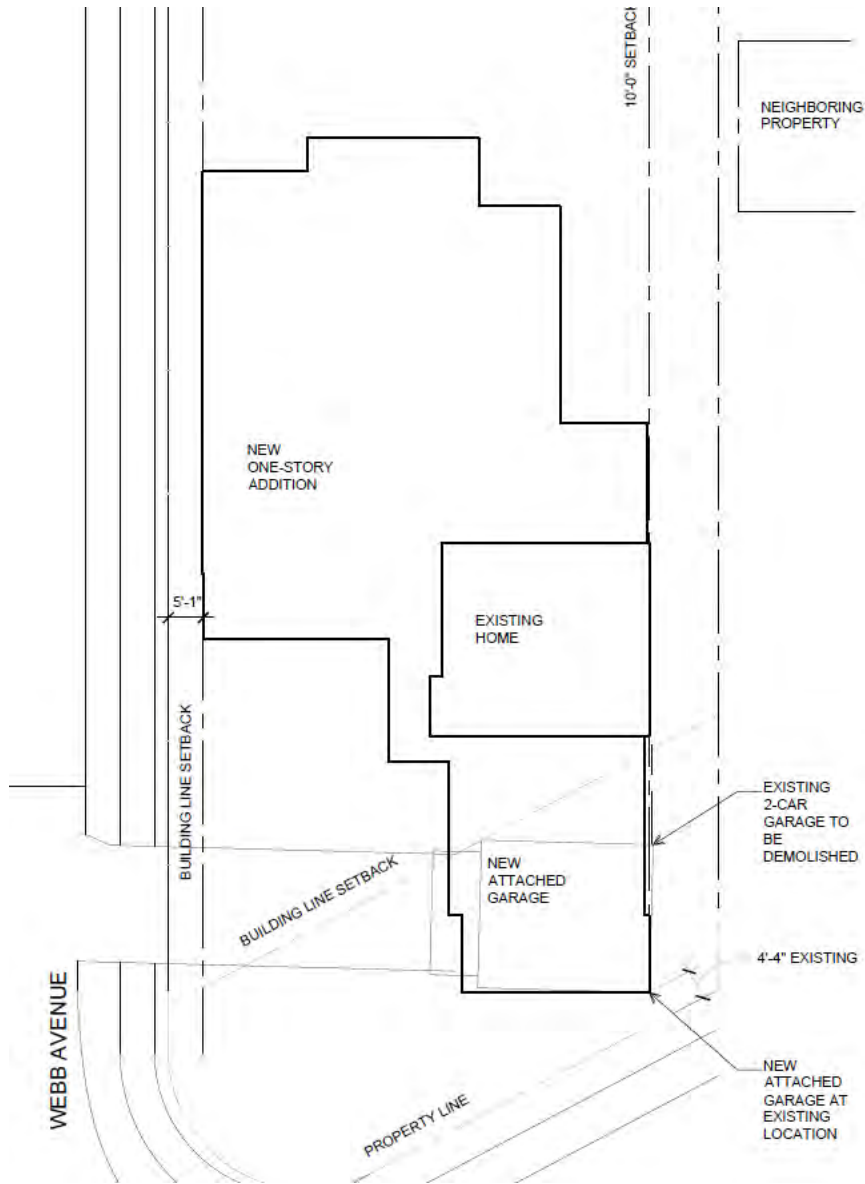
Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition

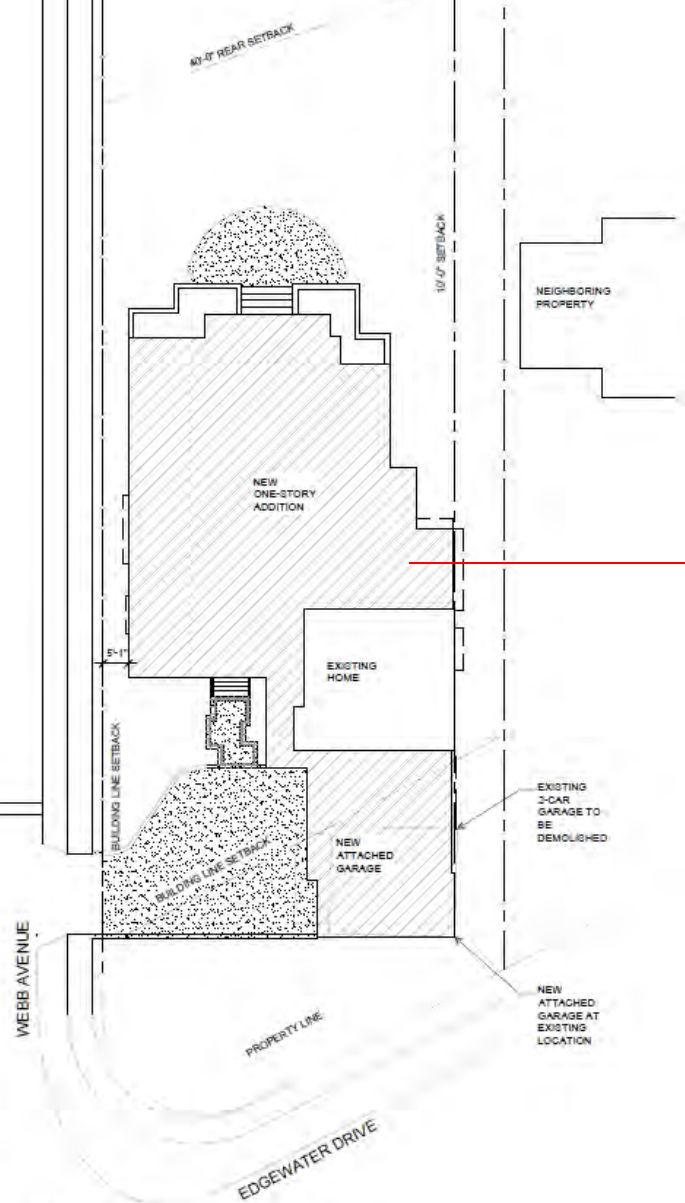


FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

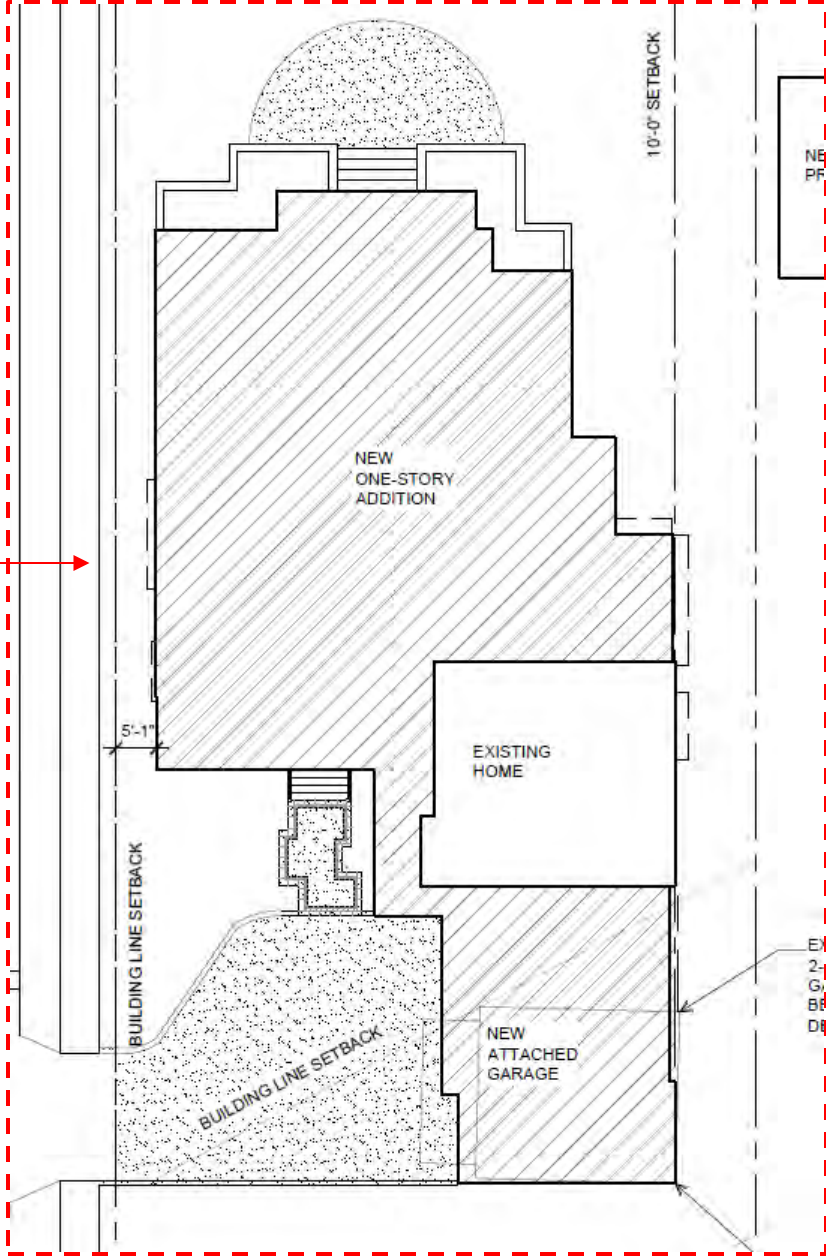


Docket No. 9-128-21 (17788 Edgewater)

Residential - Home Addition



SITE PLAN
SCALE: 1/16" = 1'-0"



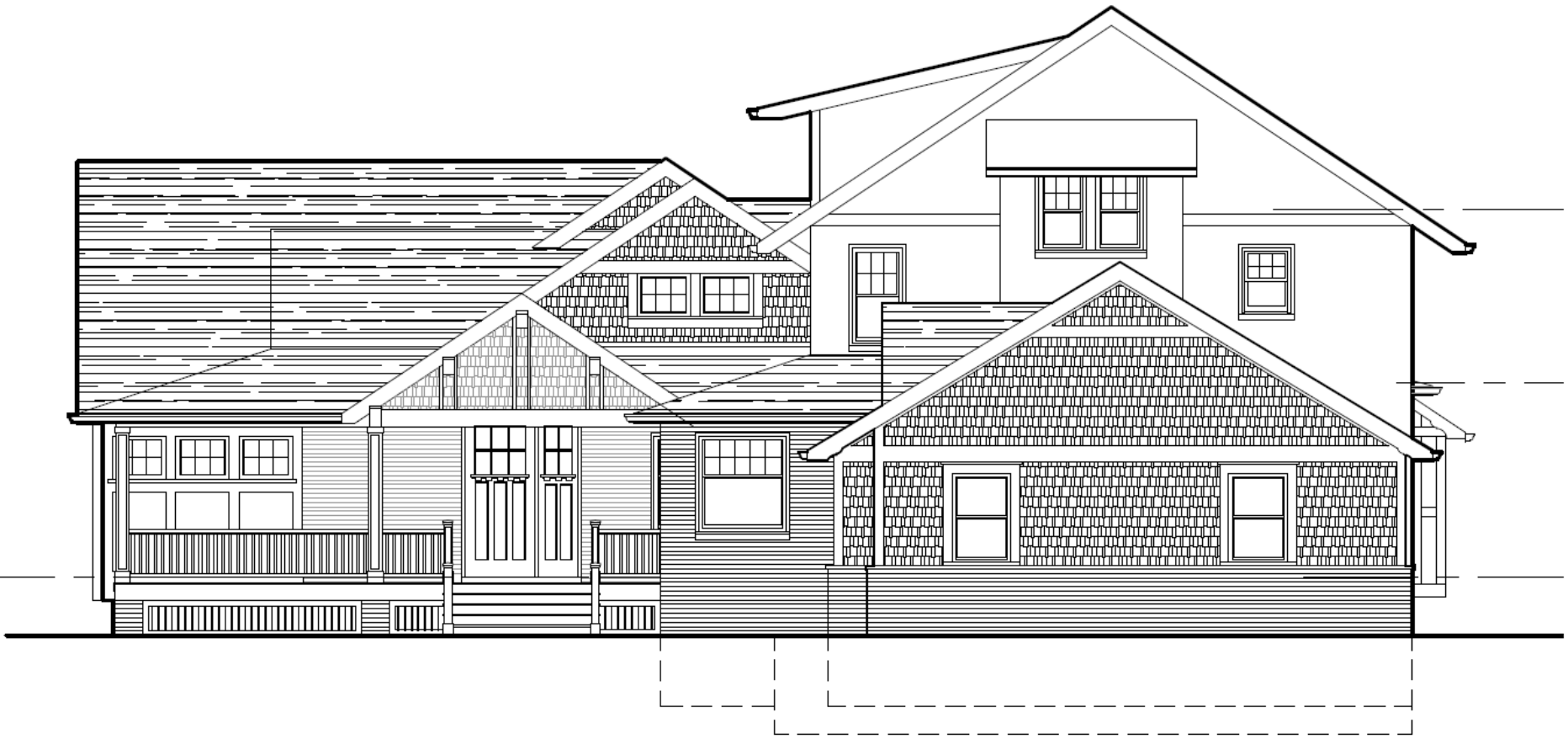
NE
PF

EX
2-
G.
BR
DR



Docket No. 9-128-21 (17788 Edgewater)

Residential – Home Addition

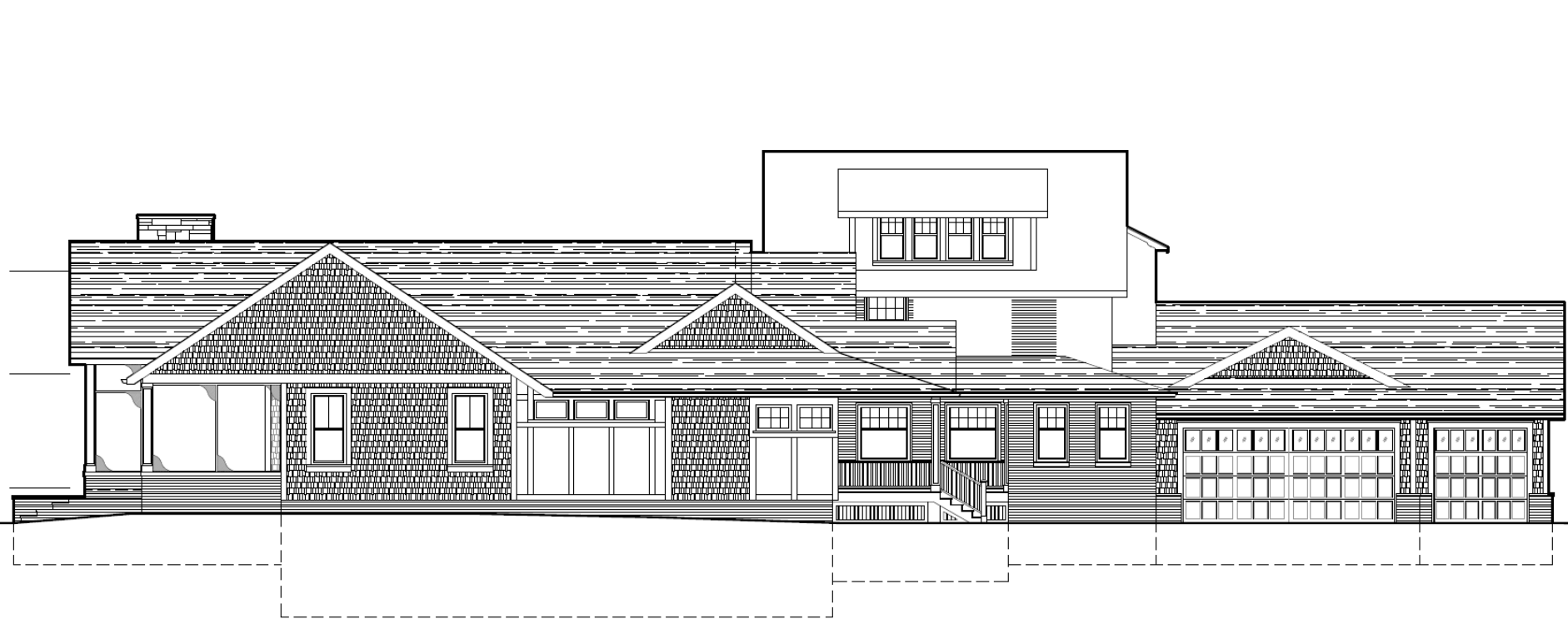


SOUTH (FRONT) ELEVATION

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



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition



WEST (SIDE) ELEVATION

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



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition

Detail - West Elevation



Docket No. 9-128-21 (17788 Edgewater)
Residential - Home Addition



Detail - West Elevation



Docket No. 9-128-21 (17788 Edgewater)
Residential - Home Addition



NORTH (REAR) ELEVATION

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



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition



EAST (SIDE) ELEVATION
SCLAE: 1/8" = 1'-0"



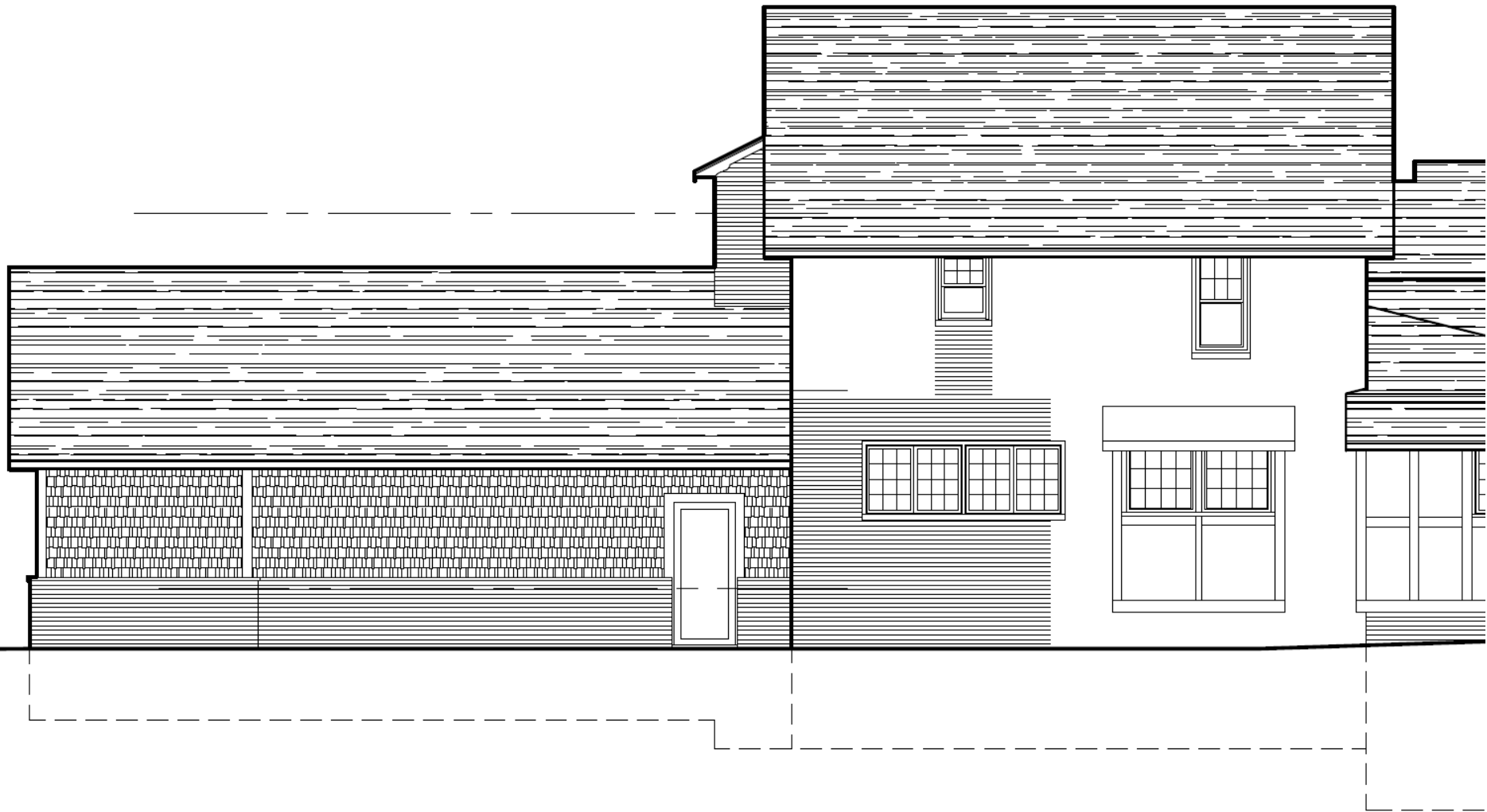
Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition

Detail - East Elevation



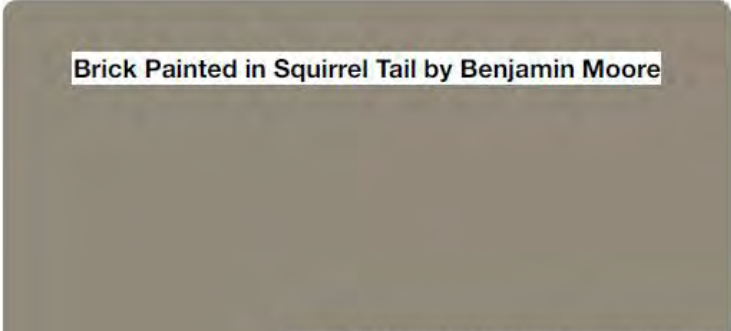
Docket No. 9-128-21 (17788 Edgewater)
Residential - Home Addition

Detail - East Elevation



Docket No. 9-128-21 (17788 Edgewater)
Residential - Home Addition

**Note: "Squirrel Tail" color below is for reference only.
Beeck mineral treatment will be used (color-matched)**



Brick Painted in Squirrel Tail by Benjamin Moore



Certainteed Northwoods Collection
in Sterling Gray



Shoal Creek - Field Rubble Collection
in Sand Bluff



Iko Performance Asphalt Roof Shingle in
Biscayne



Trimline Aluminum Clad Double Hung
Windows in Black



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition

Easy to use, colorfast/non-fading, UV stable, silicate-based, breathable renovation paint/coating for refreshing or renewing and re-mineralizing raw surfaces or surfaces previously coated with water based synthetic resin coatings. Also great for renewing or finishing external thermal insulation façade systems. Commonly used for restoration and renovation of historic structures because of its unique handcrafted quality, period correct formulation, durability, and its physical properties which fit the building physics characteristics of historic structures.

1. Product Properties

BEECK Renosil Fine is a solvent-free one-component silicate paint system that uses a potassium silicate (water glass) binder. A chemical reaction takes place between the mineral substrate and the potassium water glass, producing uniform inseparable bonding. Renosil uses pure mineral pigmentation giving it optimum color and weathering performance. The single component system offers cost-effective easy renovations while creating a desirable mineral matt and water vapor permeable surface. The sole use of inorganic mineral pigments ensures extreme UV stability while maintaining the original color integrity. Renosil can be used universally on all raw masonry surfaces or for the renovation of synthetic resin bonded façade areas such as firmly adhering microporous old emulsion-based coatings, synthetic resin stuccos/renders and external thermal insulation systems.

1.1. Composition

- Pure mineral potassium water glass, produces the best breathability properties
- Inorganic pure Mineral pigments: lightfast, non-fading even in the most extreme conditions
- Auxiliary agents and binder, universal bonding performance
- Water thinable, solvent free

1.2. Technical properties

1.2.1. Overview

- Easy to use on exterior façades and surfaces – excellent durability in extreme weather conditions
- Extremely high water vapor permeable and valuable building physics properties
- Maximum colorfastness A1 (BFS leaflet No. 28) - best possible - No fading, UV stable
- Natural alkalinity helps to prevent algae and mold
- Environmentally responsible, sustainable, extremely low VOC product containing no solvents
- Re-mineralizes surfaces - make it look new again
- Very flat mineral matt - desirable appearance
- High hiding capacity – easy to refinish, no stripping ever required
- Mineral finish stays clean longer and is easy to clean when necessary
- Nonflammable – will not burn
- Pollution and acid rain resistant
- Non-film-forming – surface remains breathable
- Exceeds the strictest air quality regulations, can be applied anywhere
- Contributes to LEED

1.2.2. Data Important for building physics characteristics*

Parameter	Value	Conformity
Density 20°C:	1,45 kg / l	
pH value 20°C:	11	
Dynamic viscosity 20°C:	5,000 mPas	
W ₂₄ value:	< 0.12 kg/(m ² h ^{1/4}) Class III	EN1062-3
Vapor permeability (H ₂ O):	(Best in class) 0.01 - 0.03 m, S _d value	ISO 7783-2
	75 - 85 Perms	ASTM E96
V value Water vapor transmission rate	≥ 2100 (g/m ² d)	EN 1062-1
Colorfastness**:	(Best in class) A1	BFS Information Sheet No. 28
Gloss level at 85°:	matt (0.5 – 1.0)	EN ISO 2813
Flammability class:	A2 nonflammable	EN 13501-1, DIN 4102
VOC content (max.): white or tinted	≤ 8-10 g / L	ChemVOCFarbV, Cat. A / c, ASTM D6688
Thermal Expansion	Matches the masonry surface	
Flash point	nonflammable	
Accelerated Weathering	pass	ASTM G154
Wind Driven rain	pass	ASTM E514

* applicable to white | ** applicable to tinted



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition

ProStone®

Carolina Collection



IKO PERFORMANCE SHINGLES WITH ARMOURZONE®



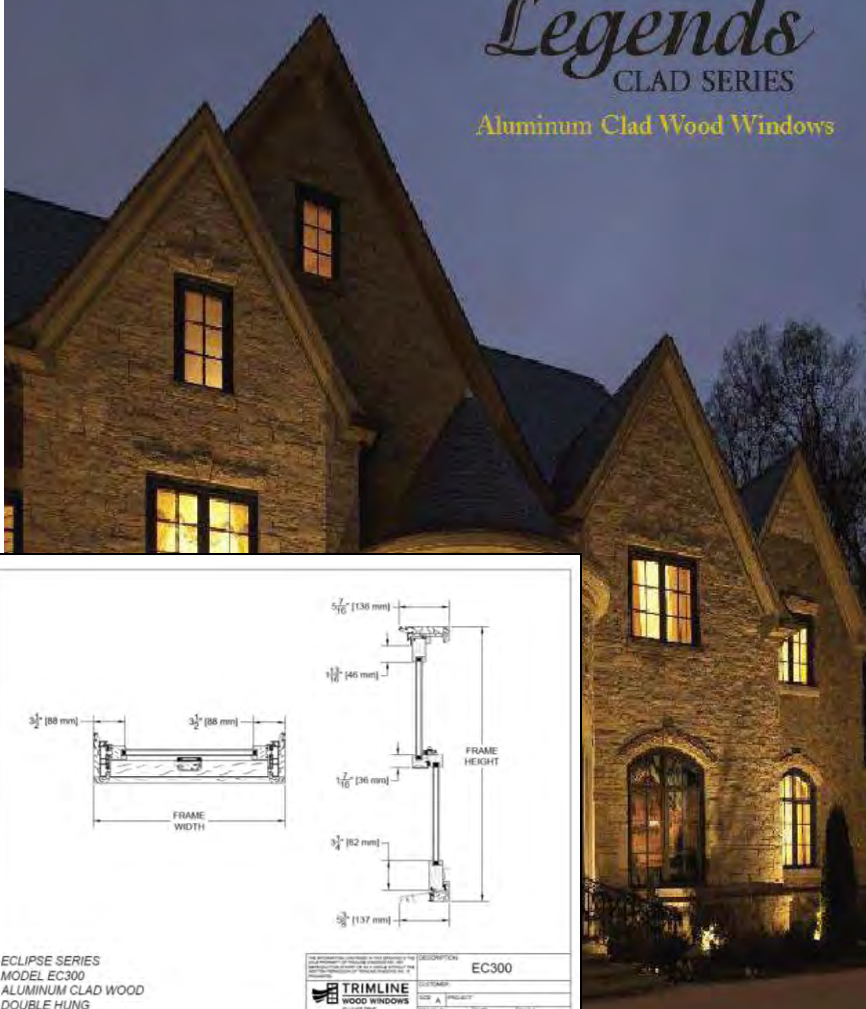
Docket No. 9-128-21 (17788 Edgewater)

Residential – Home Addition

REPLACEMENT • REMODELING • NEW CONSTRUCTION • ARCHITECTURAL

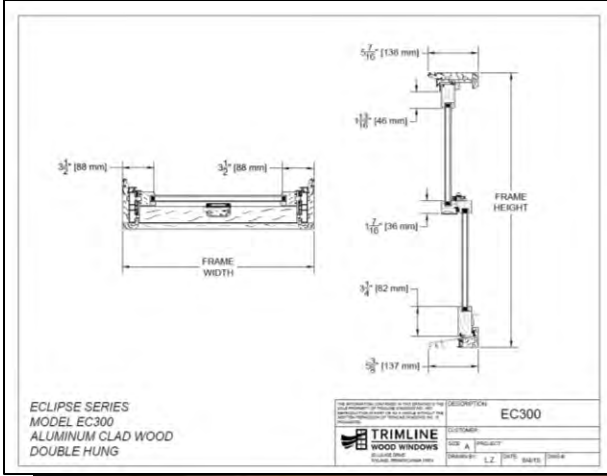
Legends CLAD SERIES

Aluminum Clad Wood Windows



TIMBERBAY™

POLYPROPYLENE EXTERIOR CLADDING COLLECTION



Energy-Tight Windows for Comfortable Living and Fuel Efficiency.



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition



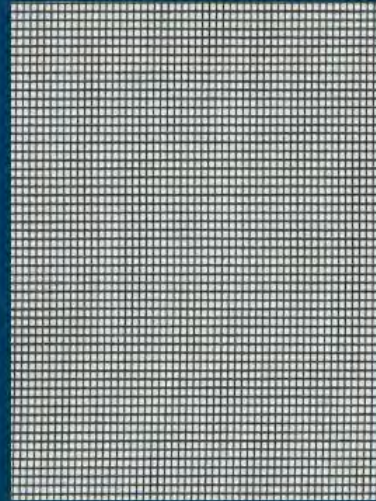
Build



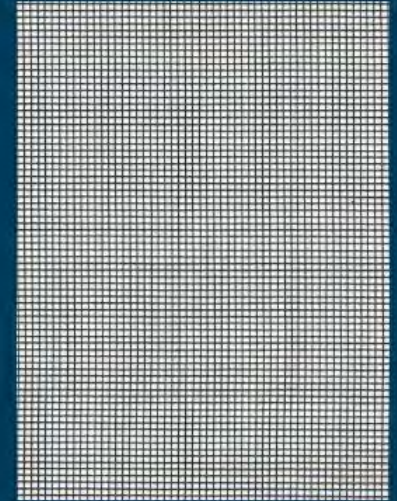
BetterVue®
BY PHIFER



Water Shed Technology™ keeps the screen cleaner longer and clear of water for maximum viewing clarity.



Phiferglass®
Standard Insect Screen



BetterVue®
Improved Visibility Insect Screen



SCREEN WITHOUT
Water Shed Technology



SCREEN WITH
Water Shed Technology



Docket No. 9-128-21 (17788 Edgewater)
Residential – Home Addition

Specification Sheet



Northwoods®

- Single 7" Perfection Shingles
- Single 7" Straight Edge Rough Split Shakes
- Single 9" Staggered Rough-Split Shakes

General Description: Northwoods® 7" Perfection Shingles, 7" Straight Edge Rough-Split Shakes and 9" Staggered Rough-Split sidings provide the look of wood shakes and shingles, but do not require the upkeep common to wood. Northwoods siding is manufactured with TrueTexture™ finish molded directly from natural wood shakes and shingles. It is appropriate for use in new construction for single family homes, multi-housing projects and light commercial developments. Northwoods is also an ideal product for remodeling.

Styles:

Profile	Finish	Panel Dimensions	Panel Projection	Wall Thickness (Nominal)	Lock Design	Colors	Accessory Pocket
7" Perfection Shingle	Cedar	7" x 10' Single Course	¾"	.060"	Full Panel Lock	20	¾"
7" Straight Edge Rough-Split Shakes	Cedar	7" x 10' Single Course	1"	.050"	Full Panel lock	13	1"
9" Staggered Rough-Split Shakes	Cedar	9" x 10' Single Course	1"	.050"	Full Panel lock	10	1"

Colors: Northwood's siding profiles are available in the industry's widest selection of colors. All colors are Spectrophotometer controlled and utilize exclusive PermaColor™ color science.

Colonial White (01)	Charcoal Gray (46)*	Flagstone (97)	Natural Clay (60)	Savannah Wicker (59)
Autumn Red (23)	Cypress (42)	Granite Gray (34)*	Pacific Blue (27)	Seagrass (30)*
Buckskin (41)	Desert Tan (07)	Hearthstone (19)*	Sable Brown (29)	Slate (44)*
Castle Stone (37)*	Espresso (43)*	Midnight Blue (45)*	Sandstone Beige (15)	Sterling Gray (33)

*Available in S7 Perfection Profile only

Accessories: CertainTeed manufactures a wide range of siding accessories that are compatible with Northwoods siding styles and colors. Accessory products include installation components, soffit, window and door trim, corner lineals, corner systems and decorative moldings. Northwoods Rough Split Shake products require 1" pocket accessories. Northwoods Perfection Shingles use ¾" pocket accessories.

Composition: Northwoods siding is produced using PVC resin.

Technical Data: Northwoods siding is in compliance with ASTM specification for Rigid Polyvinyl Chloride (PVC) Siding D 3679, and the requirements of section R703.11 of the International Residential Code, and section 1404.14 of the International Building Code. Northwoods siding meets or exceeds the properties noted in Table 1.

Table 1

ASTM E 84	Meets Class A flame spread requirements as tested according to ASTM E84.
ASTM D 635	Material is self-extinguishing with no measurable extent of burn when tested in accordance with this specification.

CertainTeed LLC
20 Moores Road
Malvern, PA
certainteed.com
© 01/20



Unit Features

Product Name: Coastline Multi-Slide Door

Product Series:

- 800KM
- 800KM-11
- 800KM-12

Abbreviation: COMSD STK IZ4, COMSD PKT IZ4, COMSD STK CNR IZ4, COMSD PKT CNR IZ4.

Frame Material and Construction:

Frame:

- Frame depth is based on number of tracks
- Installation screws are pre-punched for easy installation
- Optional Color Finishes:
 - Coastline White
 - Coastline Bronze
 - Coastline Anodized
 - Coastline Walnut
 - Coastline Hazelnut
 - Coastline Red Cinnamon
 - Coastline Honey Cherry
 - Coastline English Oak
 - Coastline White Kynar
 - Coastline Bronze Kynar
 - Coastline Black Kynar
 - Custom Colors available

Style Options:

- Pocket Door (1, 2, 3, 4 panel options)
- Bypass Door (2, 3, 4, 5, 6, 8 panel options)
- Right and Left
- 90° Corner Door

Hardware:

- 2 Point or 4 Point (90° Corner Door)
- Keyed lock
- Hardware Finish Options:
 - White
 - Black
 - Satin Nickel
 - Brushed Nickel
 - Bronze
- Hardware Options:
 - Handle
 - Euro Crest Handle

Sill:

- Series KM: Residential/Hi-Rise Standard Low & Hi
- Series KM-11: Standard Low & Hi
- Series KM-12: Standard Low & Hi
- Series KM-12 HD: Standard Low & Hi



Docket No. 9-128-21 (17788 Edgewater)

Residential – Home Addition

Material notes provided (22 Sept)

- Roof will be asphalt shingles
- **Existing and new brick will be painted**
- Siding is will be fiber cement shake
- Windows will be clad
- Window and door trim will be composite
- Rear porch will be either a stained or epoxy concrete
- Front porch will be tongue and groove composite decking
- Front door will be a solid wood door with custom stain
- Porch skirt will be 1 x frame with 4" v-groove vertical boards
- Porch ceilings are bead board



Applicant proposes additions to existing refuse & recycling facility.

City Notes:

- Applicant provided updated site plan, landscaping, lighting, and material documents
- Will apply for specific sign approval at a later Board meeting
- Deferred at Sept ABR – updated material selections provided for Oct review.



Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center
David Watkins

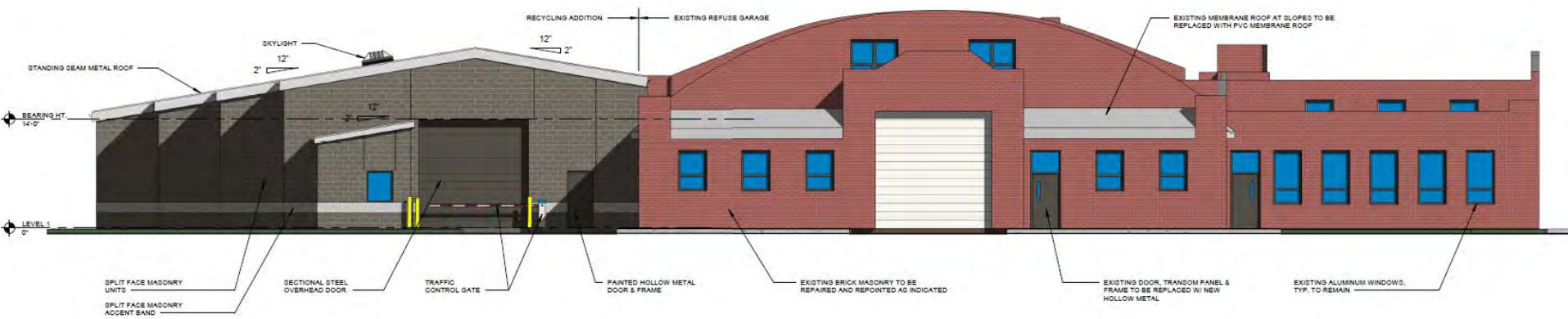
An aerial rendering of a large industrial building with a complex roof structure. A prominent feature is a large, curved, reddish-brown structure that appears to be a recycling addition. A white car is parked in a lot in front of the building. The background shows some greenery and a hazy sky.

Recycling Addition

SOUTHWEST CORNER



Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

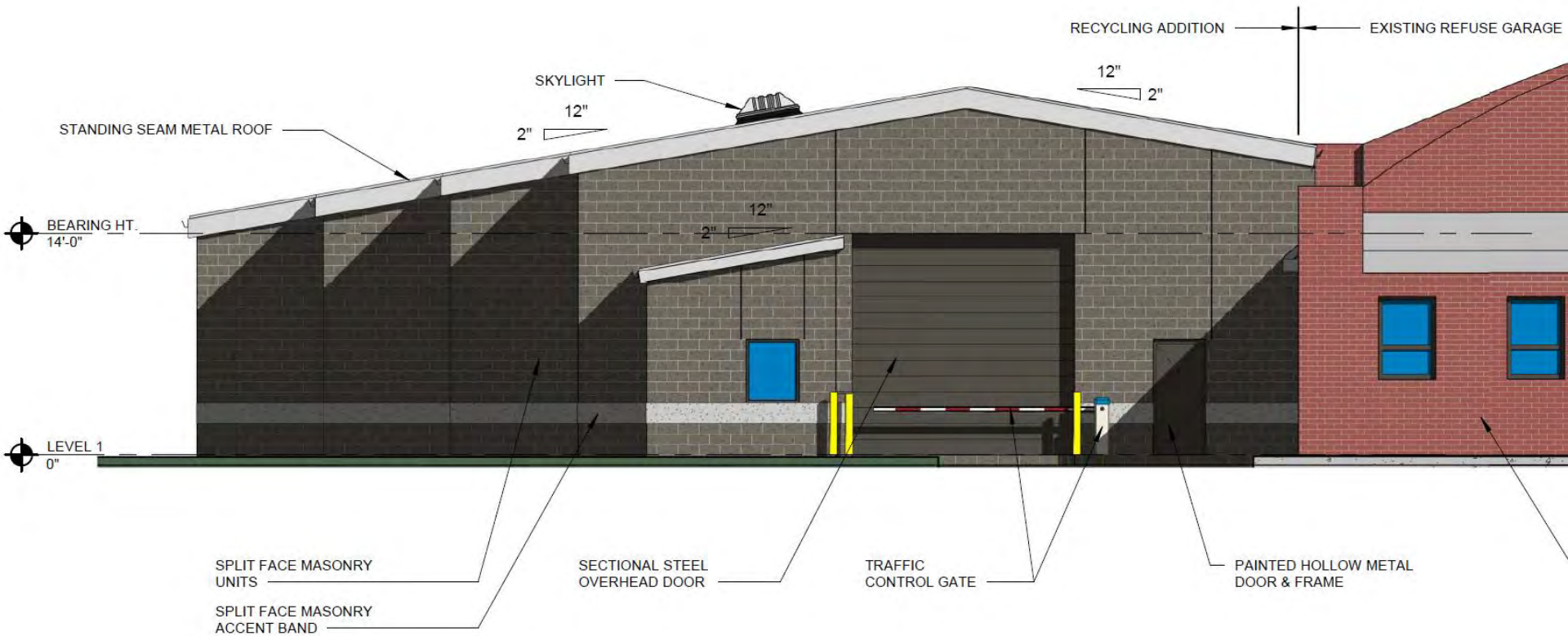


2 SOUTH ELEVATION
 A201 SCALE: 1/8" = 1'-0"

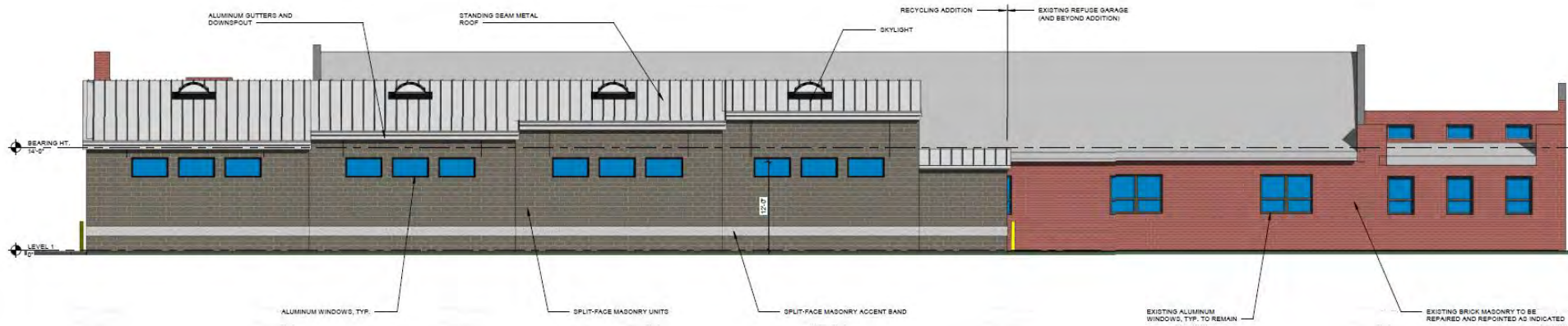


Docket No. 9-129-21 (12928 Berea)

Commercial/Municipal – City Refuse & Recycling Center



Docket No. 9-129-21 (12928 Berea)
 Commercial/Municipal – City Refuse & Recycling Center

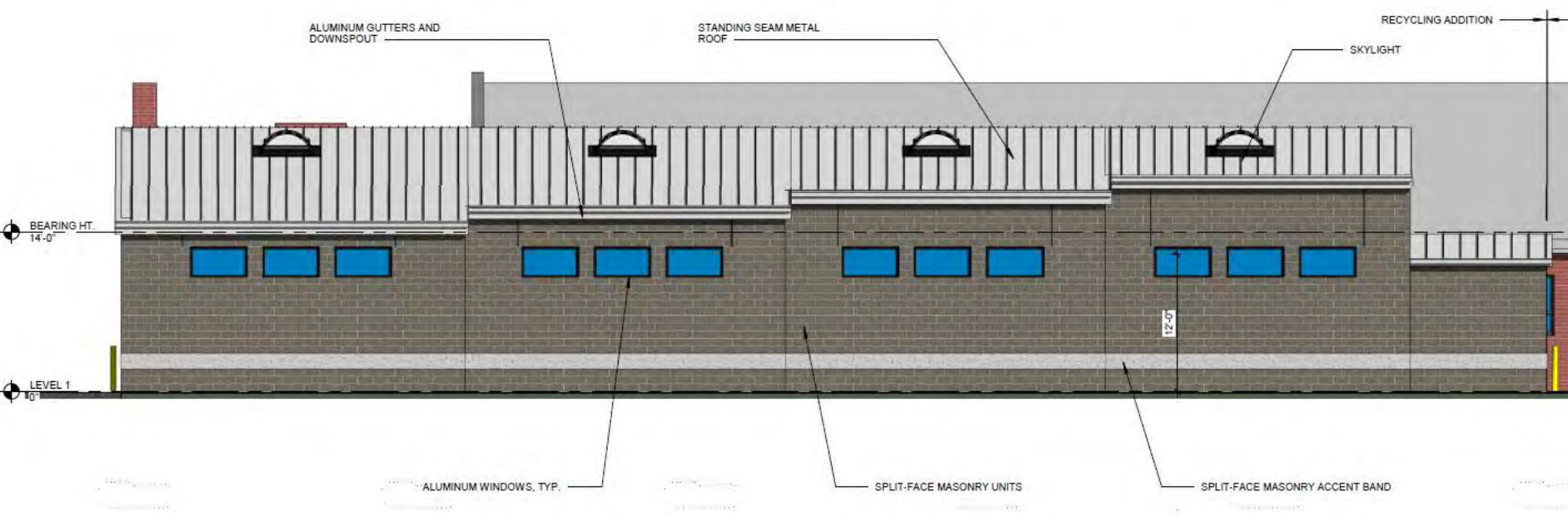


1 WEST ELEVATION
 A200 SCALE: 1/8" = 1'-0"

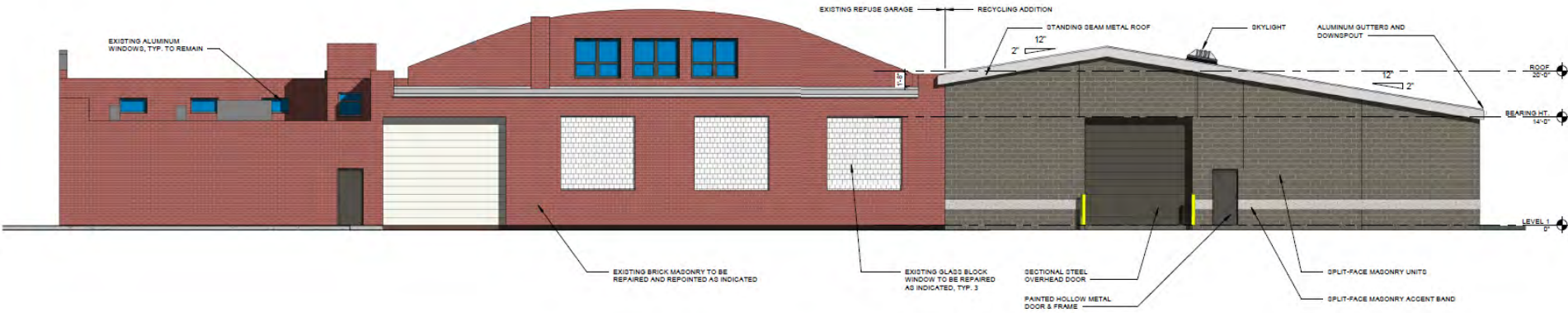


Docket No. 9-129-21 (12928 Berea)

Commercial/Municipal – City Refuse & Recycling Center



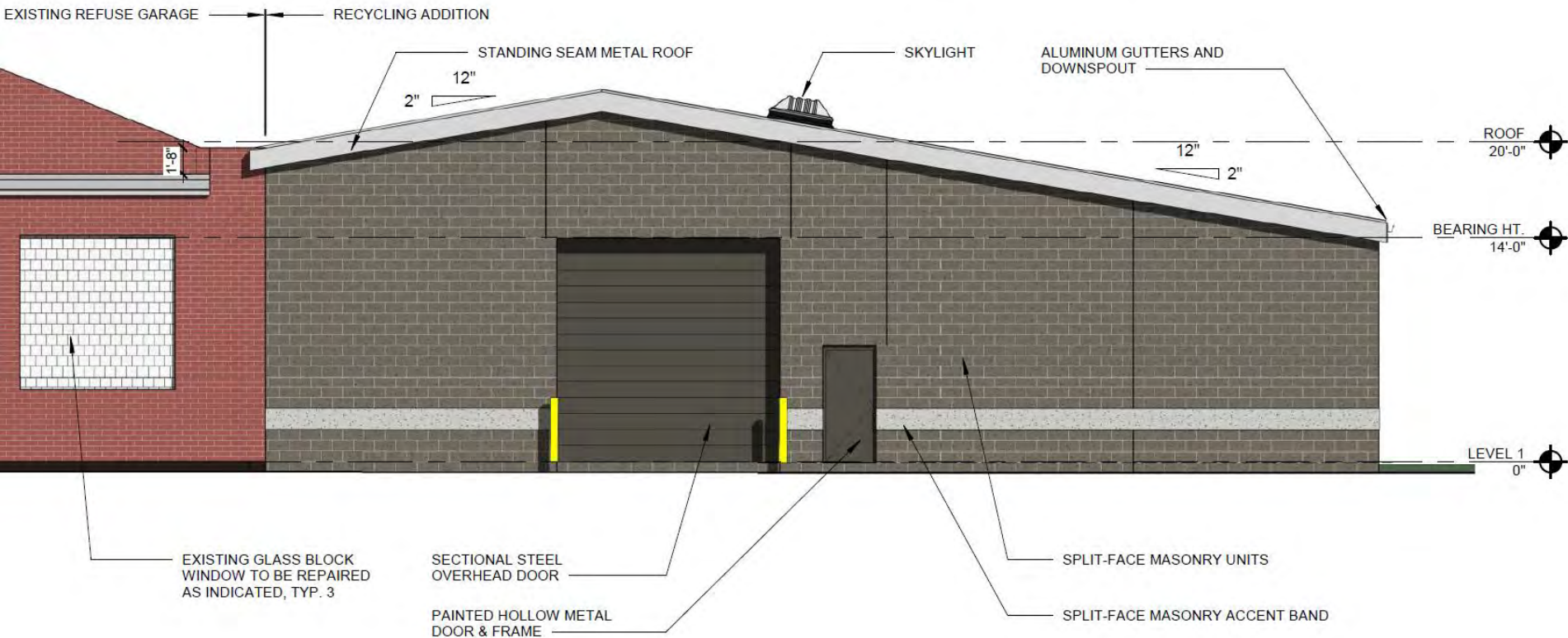
Docket No. 9-129-21 (12928 Berea)
 Commercial/Municipal – City Refuse & Recycling Center



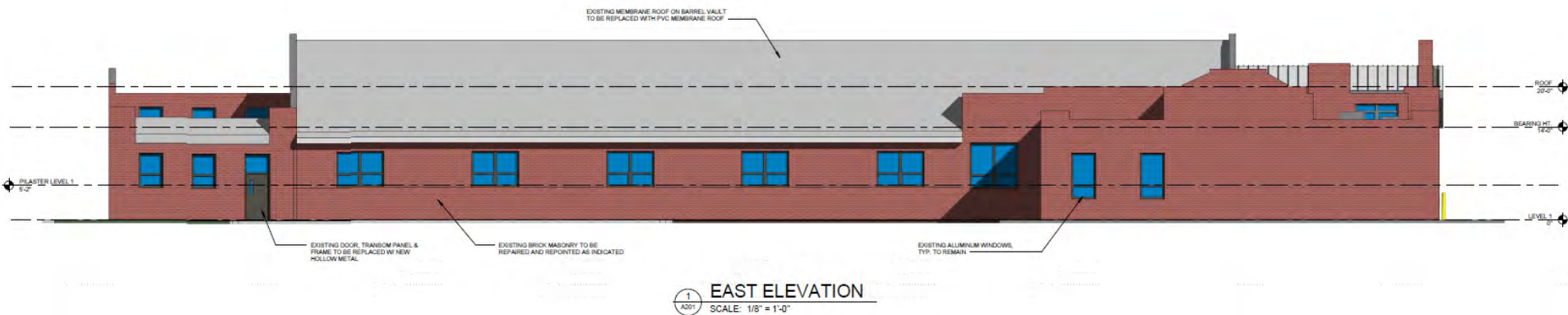
2 NORTH ELEVATION
 A200 SCALE: 1/8" = 1'-0"



Docket No. 9-129-21 (12928 Berea)
 Commercial/Municipal – City Refuse & Recycling Center

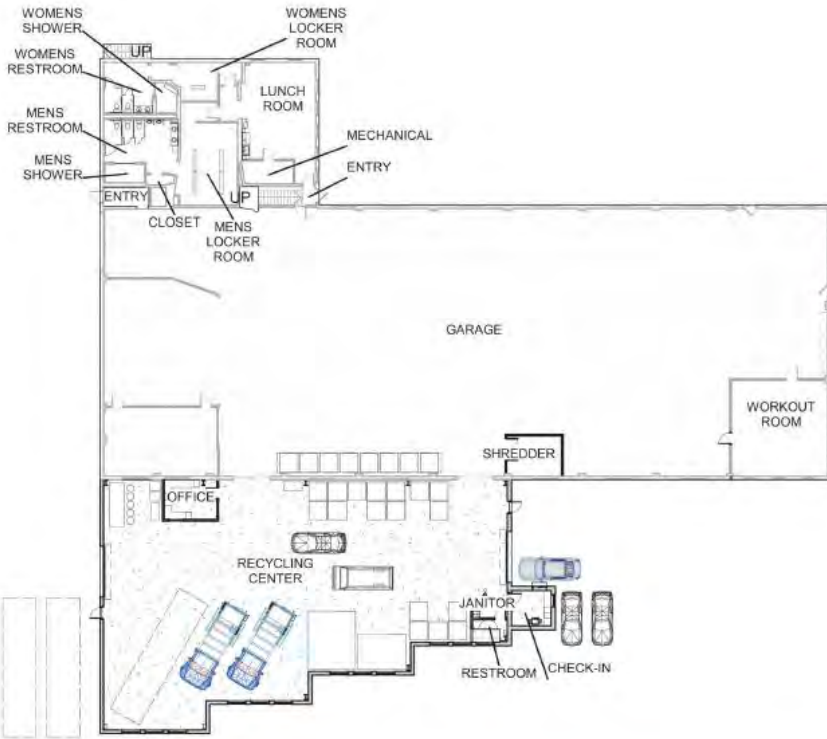


Docket No. 9-129-21 (12928 Berea)
 Commercial/Municipal – City Refuse & Recycling Center



Docket No. 9-129-21 (12928 Berea)

Commercial/Municipal – City Refuse & Recycling Center



RENDER



NW VIEW

EXISTING REFUSE GARAGE
EXISTING BRICK



EXISTING BRICK, RED SMOOTH –
EXTERIOR WALL BRICK

REPLACEMENT BRICK



GLENGERY, RED SMOOTH FLASHED
MODULAR – EXTERIOR WALL BRICK

REPLACEMENT ROOF



PVC FLAT AND BARREL VAULT
AREAS – LIGHT GREY

NEW RECYCLING CENTER
SPLITFACE MASONRY



BLOOMFIELD

GRAND BLANC CEMENT PRODUCTS,
BLOOMFIELD – EXTERIOR WALL SPLIT
FACE CMU

SPLITFACE ACCENTS



EARTHSTONE

GRAND BLANC CEMENT PRODUCTS,
MUSTANG – EXTERIOR WALL SPLIT-FACE
CMU ACCENTS

DOORS/WINDOWS



ALUMINUM WINDOWS &
STOREFRONTS – BRONZE

ROOF



STANDING SEAM METAL ROOF –
SILVER METALLIC

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Docket No. 9-129-21 (12928 Berea)

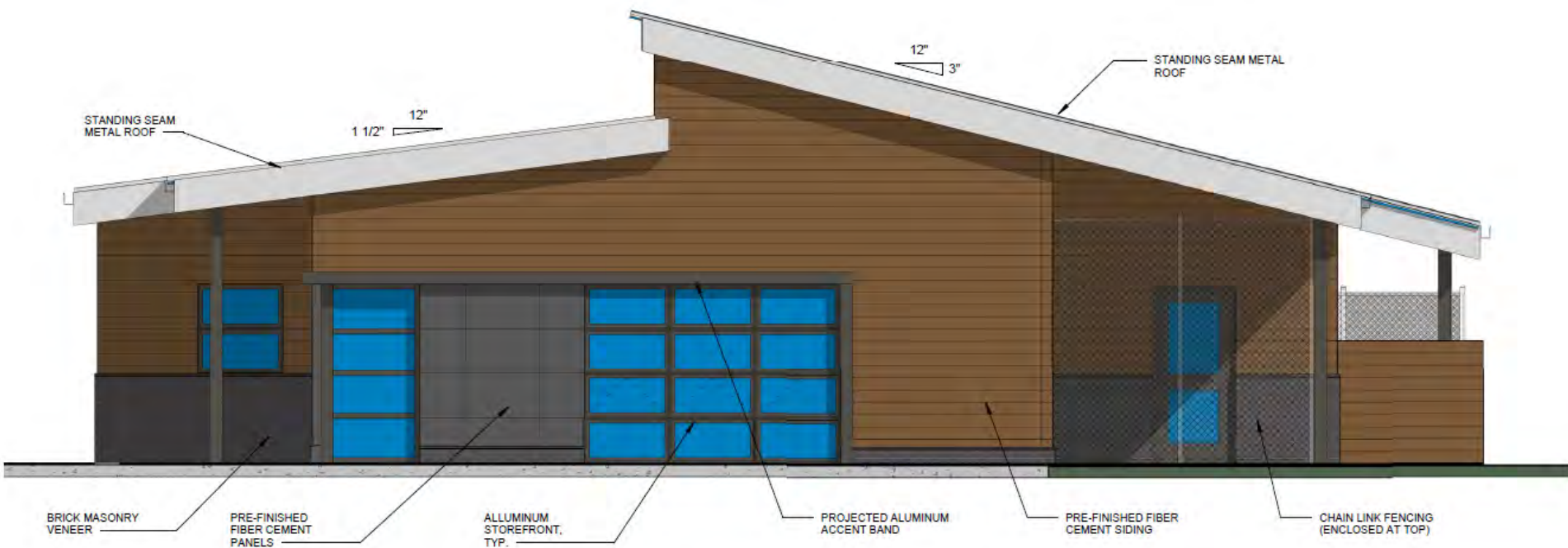
Commercial/Municipal – City Refuse & Recycling Center

SOUTHWEST CORNER

Animal Shelter



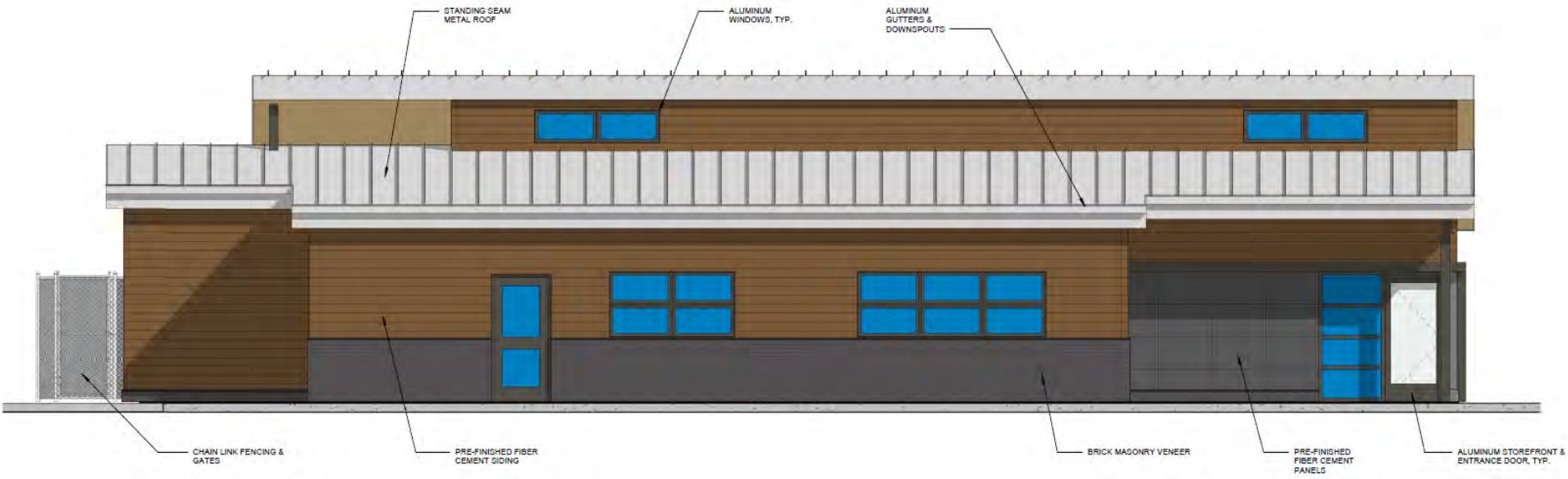
Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center



2
A200
SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



Docket No. 9-129-21 (12928 Berea)
 Commercial/Municipal – City Refuse & Recycling Center

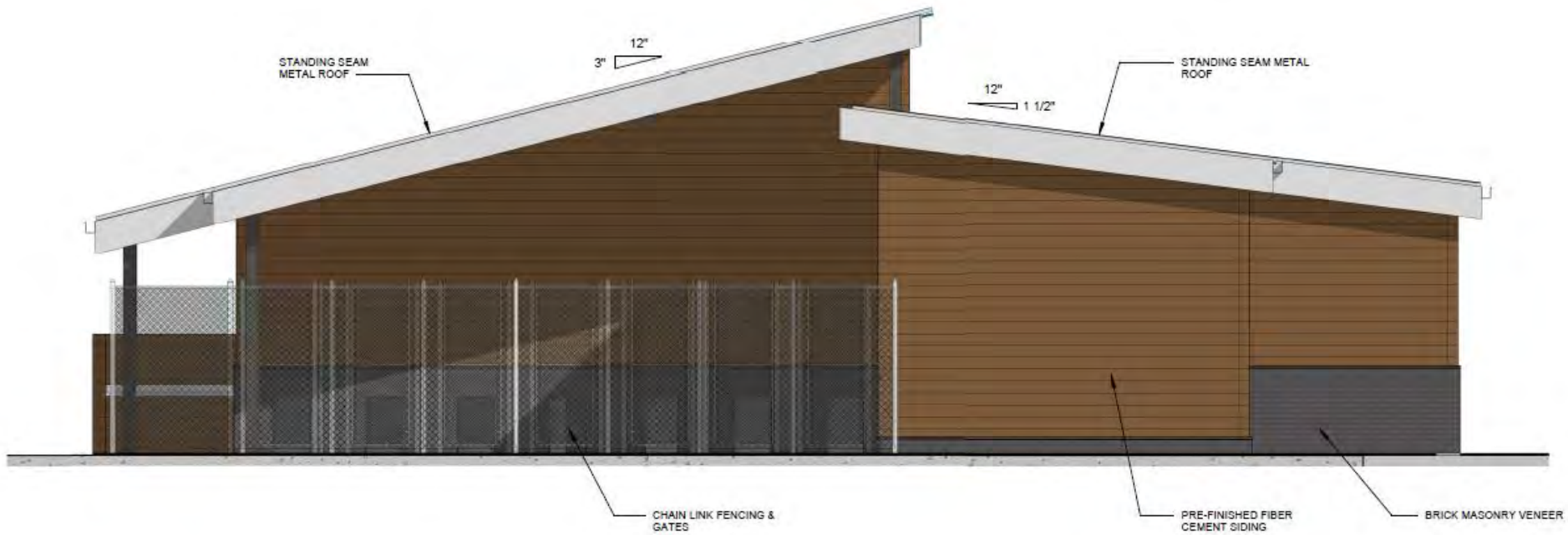


1 WEST ELEVATION
A200 SCALE: 1/4" = 1'-0"



Docket No. 9-129-21 (12928 Berea)

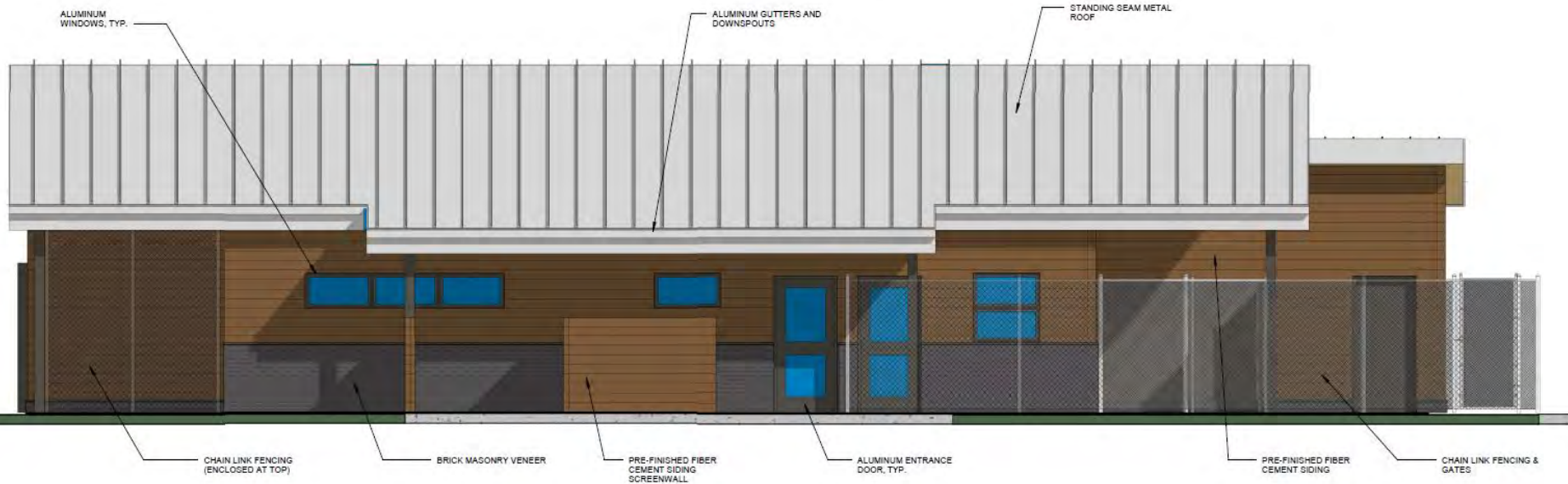
Commercial/Municipal – City Refuse & Recycling Center



2 NORTH ELEVATION
A201 SCALE: 1/4" = 1'-0"



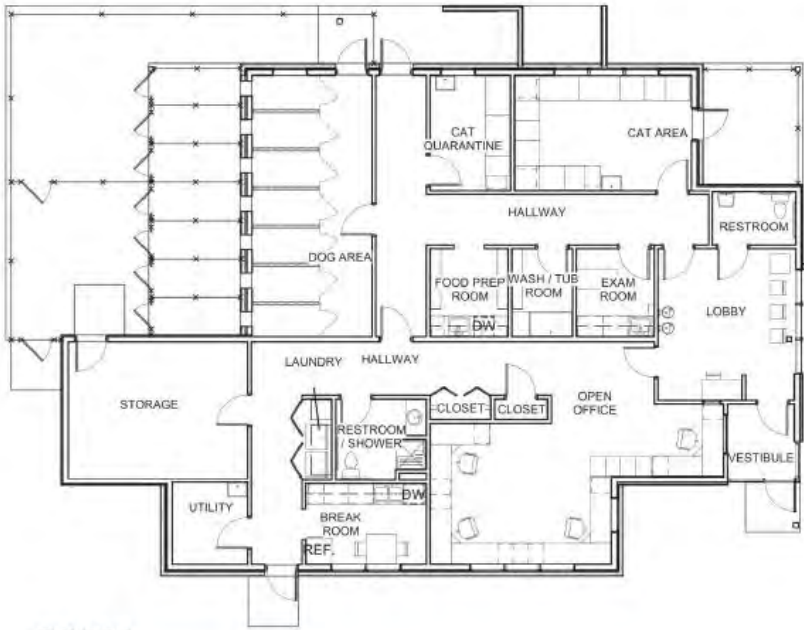
Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center



1 EAST ELEVATION
 A201 SCALE: 1/4" = 1'-0"



Docket No. 9-129-21 (12928 Berea)
 Commercial/Municipal – City Refuse & Recycling Center



RENDER



FRONT CORNER VIEW

EXTERIOR WALL FINISHES



ENDICOTT, DARK IRONSPOT SMOOTH MODULAR - EXTERIOR WALL FACE BRICK



STOCK ILLUMINATION GRAPHITE

NICHIHA, STOCK ILLUMINATION GRAPHITE - EXTERIOR WALL FIBER CEMENT



VINTAGEWOOD CEDAR

NICHIHA, VINTAGEWOOD CEDAR - EXTERIOR WALL FIBER CEMENT

DOORS/WINDOWS



ALLUMINUM WINDOWS & STOREFRONTS - BRONZE

ROOF



STANDING SEAM METAL ROOF - SILVER METALLIC



Docket No. 9-129-21 (12928 Berea)
 Commercial/Municipal – City Refuse & Recycling Center

EST. 1929
BOWERSTON
OHIO QUALITY BRICK

BW/50 W/C
MODULAR

LAKEWOOD ANIMAL SHELTER - NEW PROPOSED BRICK

STANDING SEAM ROOFING



DOOR & WINDOW FRAMES



FIBER CEMENT PANELS



FIBER CEMENT SIDING



Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

EDDIDT
ENDICOTT CLAY PRODUCTS CO
402-729-3315
www.endicott.com

**DARK IRONSPOT
SMOOTH MODULAR**

LAKEWOOD ANIMAL SHELTER - OLD PROPOSED BRICK



Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

OLD BRICK



MODULAR

NEW BRICK

Update



Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

THE THOMAS BRICK COMPANY
BRICK • STONE • TILE
27701 Chagrin Blvd, Cleveland, OH 44122
714.248.4222 • F: 216.833.4600
www.thomasbrick.com • E: sales@thomasbrick.com

EST. 1937
BOWERSTON
OHIO QUALITY BRICK

ANIMAL SHELTER - OLD BRICK

BW/50 W/C
MODULAR

ANIMAL SHELTER - NEW BRICK



RECYCLING ADDITION -
PROPOSED BLOCK



Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center



ANIMAL SHELTER - PROPOSED NEW BRICK

RECYCLING ADDITION - PROPOSED BLOCK



Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center



ANIMAL SHELTER -
NEW BRICK

RECYCLING ADDITION - PROPOSED BLOCK

REFUSE GARAGE -
EXISTING BRICK
MATCH



Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

RED

RECYCLING ADDITION -
PROPOSED ACCENT BLOCK

REFUSE GARAGE - EXISTING
BRICK MATCH

RECYCLING ADDITION - PROPOSED BLOCK



Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center



Architectural Board of Review

New Business – October 2021

Applicant proposes new home construction on vacant lot.

City Notes:

- ❑ Site plan, as proposed, requires side yard variance (south set back < 5 feet) from Board of Zoning Appeals.
- ❑ Updated elevations, materials provided following Pre-Review.



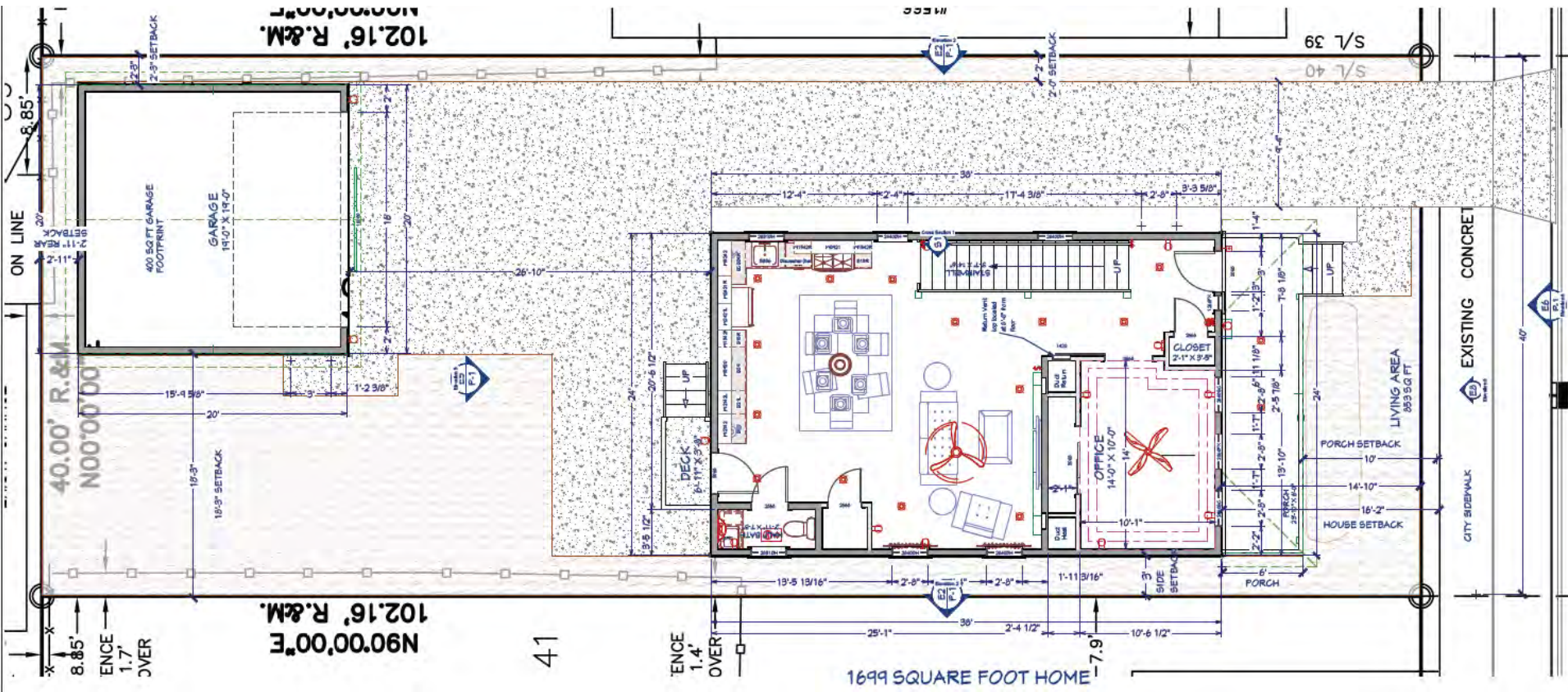
Docket No. 10-138-21 (1570 Winchester)

Residential – New Home Construction

Nancy Rozier

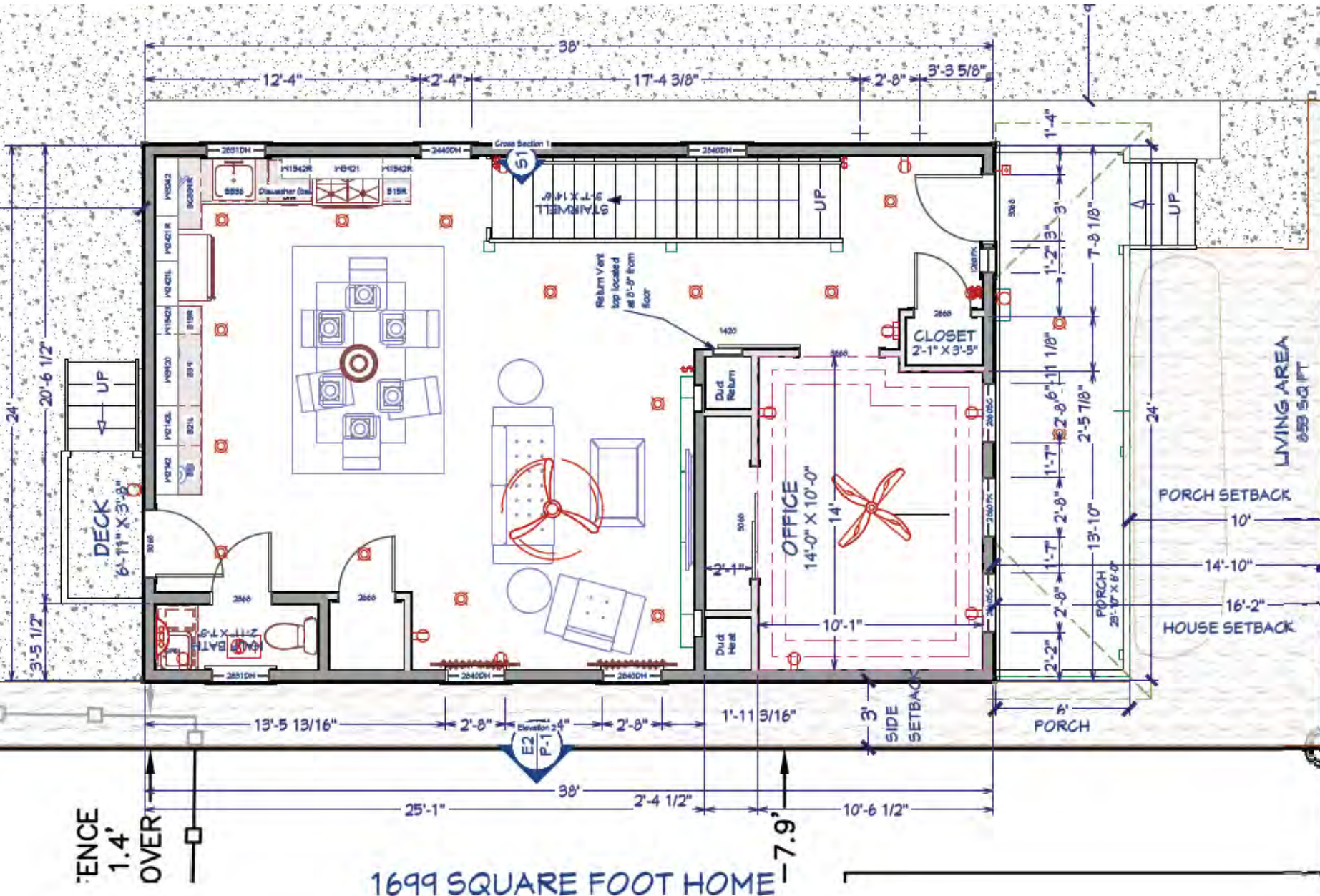


Docket No. 10-138-21 (1570 Winchester)
Residential – New Home Construction



Docket No. 10-138-21 (1570 Winchester)
 Residential – New Home Construction

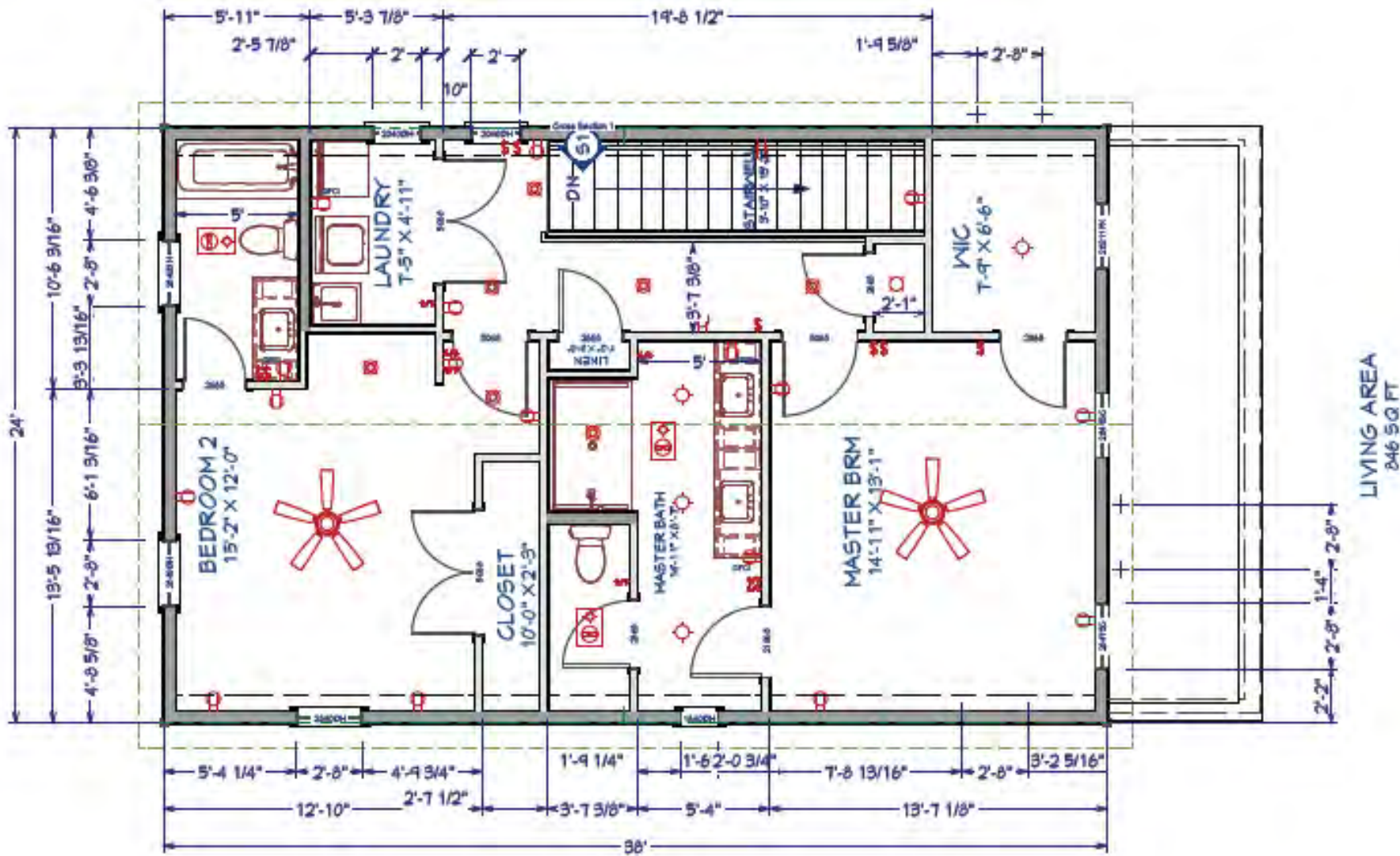




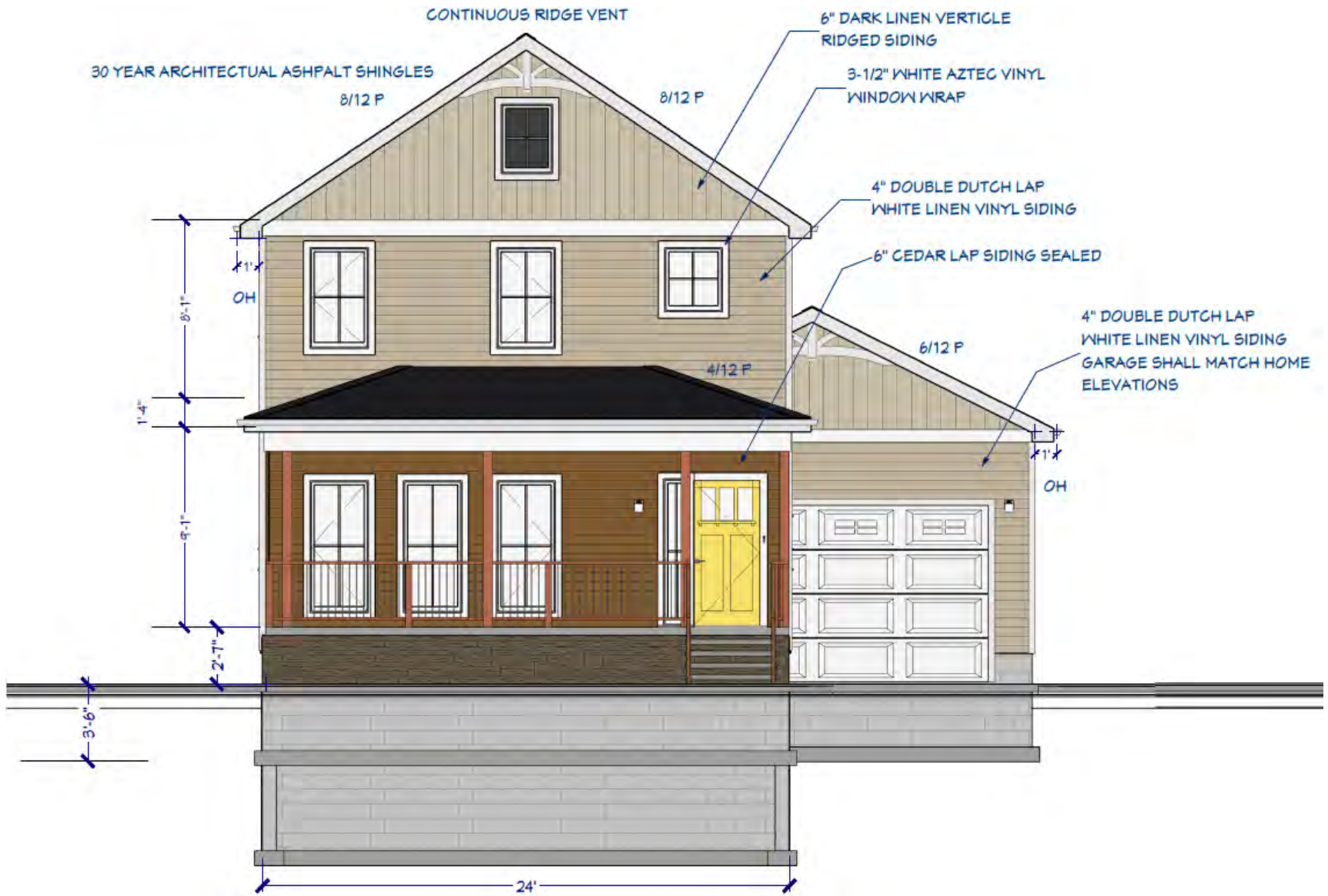
1699 SQUARE FOOT HOME

Docket No. 10-138-21 (1570 Winchester)
 Residential - New Home Construction





Docket No. 10-138-21 (1570 Winchester)
 Residential – New Home Construction



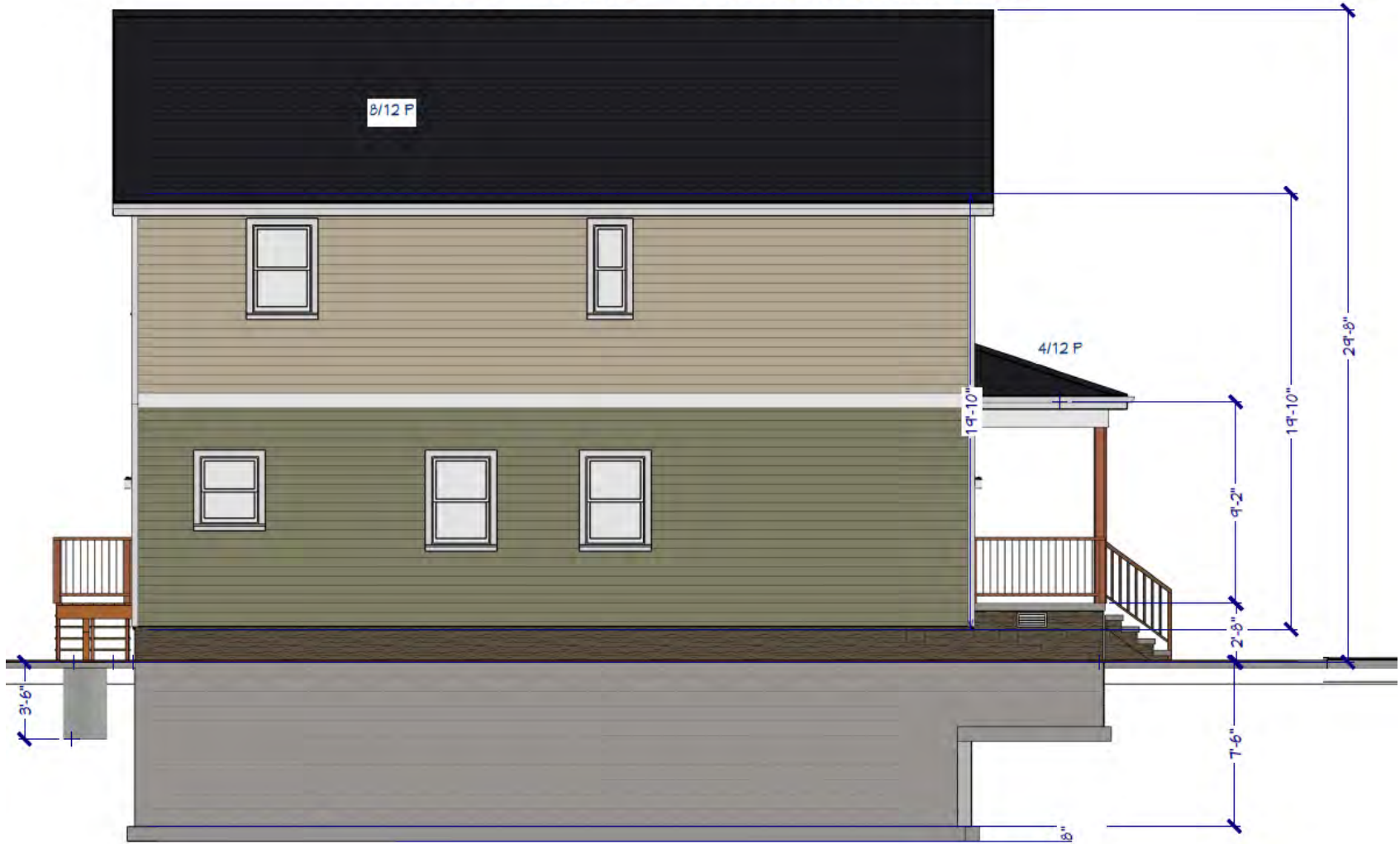
FRONT ELEVATION VIEW



Docket No. 10-138-21 (1570 Winchester)
 Residential – New Home Construction

CONTINUOUS RIDGE VENT

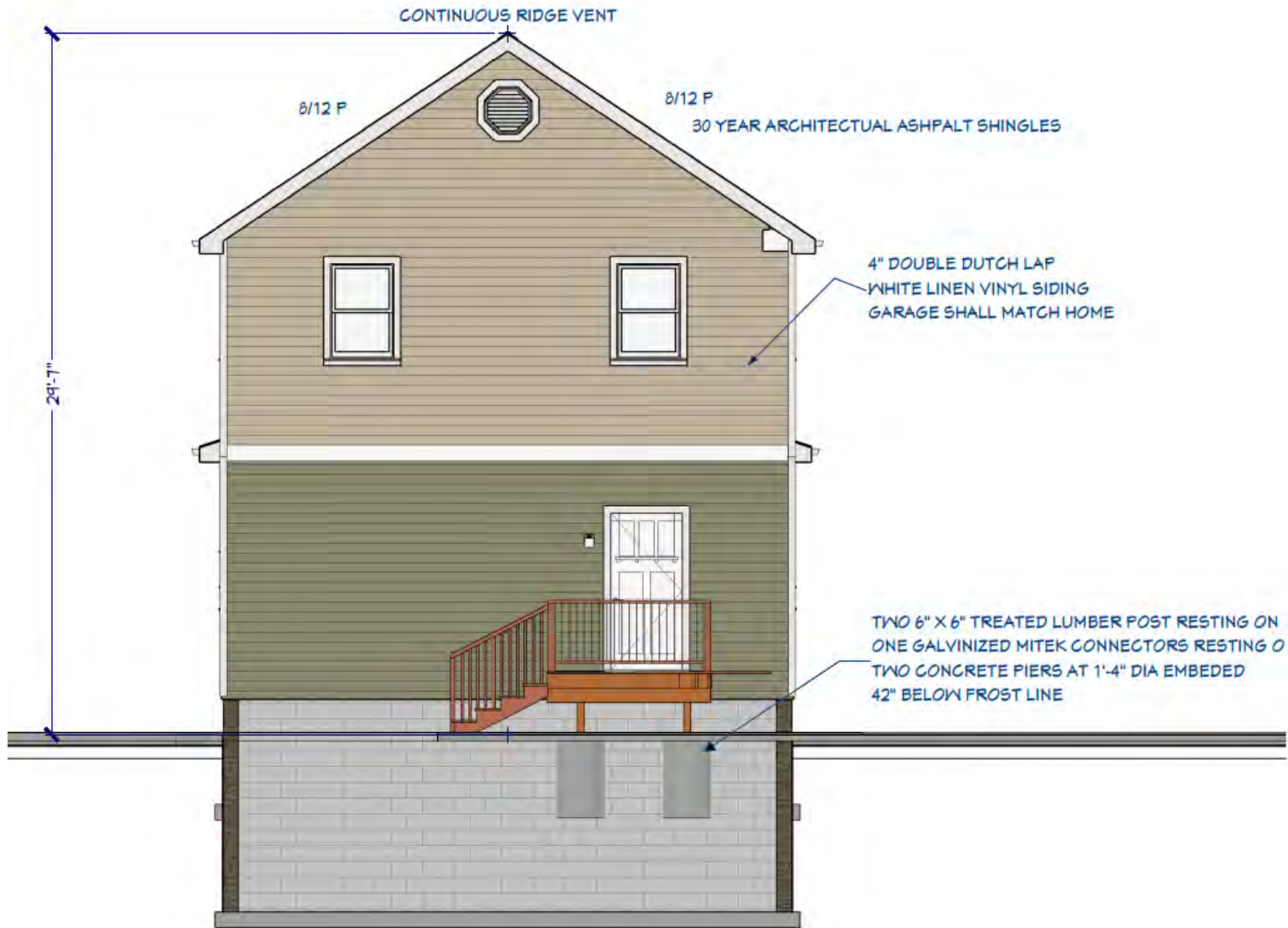
30 YEAR ARCHITECTUAL ASPHALT SHINGLES



LEFT ELEVATION VIEW



Docket No. 10-138-21 (1570 Winchester)
Residential – New Home Construction



REAR ELEVATION VIEW

Docket No. 10-138-21 (1570 Winchester)
 Residential – New Home Construction



CONTINUOUS RIDGE VENT

30 YEAR ARCHITECTUAL ASPHALT SHINGLES

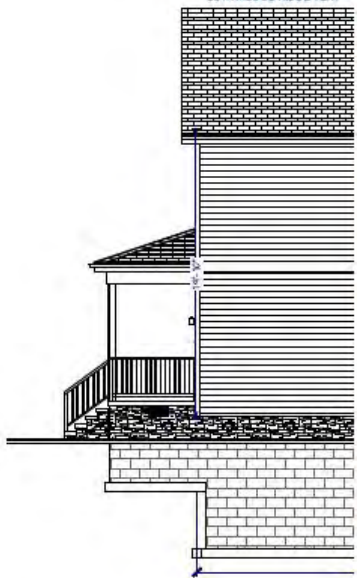


RIGHT ELEVATION VIEW

Docket No. 10-138-21 (1570 Winchester)
Residential – New Home Construction



CONTINUOUS RIDGE VENT



RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCOACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.

Staircase and Porch shall be made of cinder block and or poured concrete as well as the deck, the porch area shall be made of 8" concrete block or 8" poured walls with 14" X 6" vents at either end. The core of the porch area shall be Un-excavated and filled with #57 Stone to the top course. The porch pitch shall be stopped towards the street at a 1% slope.

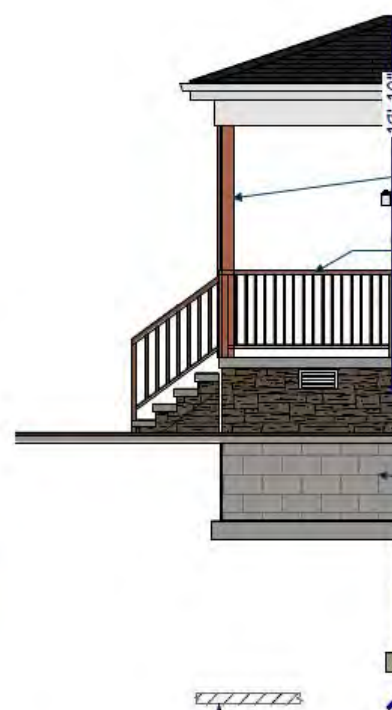
Specifications

Product Type	Wood Railing Section Kit	Material	Treated
Color/Finish	Unfinished	Assembled Width	72 inch
Assembled Depth	72 inch	Assembled Height	36 inch
Number of Spindles per Panel	15	Maximum Opening Width	72 inch
For Use With	2x4 Rail Hanger Bracket, Designer's Image Aluminum Spindles	Includes	(1) Top Rail Cap, (1) Bottom Rail, (1) Top Rail
Package Quantity	1	Resistance Features	Rbt, Decay
Spindle Shape	round	Return Policy	Regular Return (view Return Policy)



30" Tall Powder Coated Black Colonial Style Aluminum Spindles

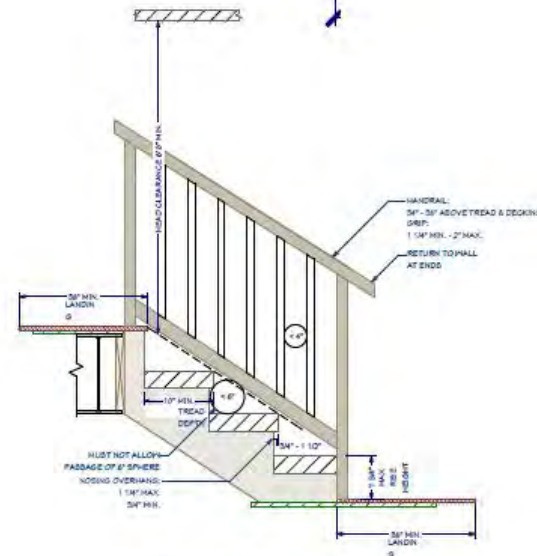
6' Wood Railing Kit for Round Aluminum Spindles Model Number: 1717478 Menards® SK U: 1717478



6" X 6" Column treated post wrapped in cedar, stained and sealed to match cedar front home siding. The Columns are anchored with Mitek heavy gauge metal galvanized connectors.

6" Wide X 30" Tall mounted at 36" height attached to home with interior blocking and mounting using 1/4" X 3" stainless steel screws into columns and home. This railing is scheduled for 200 lbs impact capacity.

The Porch Foundation shall be Concrete Block and/or Poured walls at 42" below frost line and the core filled with #57 stone to the top course. The concrete porch pad shall be 3,000 PSI with a simple brush finish. The stone veneer wrap shall continue around the porch area and the home as viewed. Please see stone selection on page 12.



EXTERIOR STAIR & RAILING DETAIL



Docket No. 10-138-21 (1570 Winchester)
Residential – New Home Construction



Product is made by: MainStreet™ Double 4" x 12' 6" Light Maple Vinyl Siding Model

Number: 3911055 Menards® SKU: 1480408

- Patented STUdfinder™ is designed for accurate and secure installation
- DuraLock® post-formed lock design
- .042" thickness
- 12 pieces cover 100 sq ft
- Limited lifetime warranty
- Woodgrain finish
- 9/16" panel projection
- Class 1(A) fire rating



Product is made by CertainTeed 8" X 10' Vertical Vinyl Siding Board & Batten, Called: Desert Tan

- 8" vertical
- .048" thickness
- 15 pieces cover 100 sq ft
- Limited lifetime warranty
- Cedar texture
- Class 1(A) fire rating

Menards Model Number 3413842
SKU: 1481945



Restoration Classic™ Double 4" x 12' 6" Cypress Vinyl Siding Model

Number: 3611042 Menards® SKU: 1481912

- Patented STUdfinder™ is designed for accurate and secure installation
- DuraLock® post-formed lock design
- .044" thickness
- 12 pieces cover 100 sq ft
- Limited lifetime warranty
- Select cedar finish
- 5/8" panel projection
- Class 1(A) fire rating



Product is made by: Royal® Building Products 1 x 8 x 8' White PVC Trim Board (Actual size 0.75" x 7.25" x 8')

Model Number: 1429228 Menards® SKU: 1429228

- 100% PVC
- No paint required, but it can be painted with 100% acrylic latex paint
- Resistant to moisture, rot, cracking, or splintering
- Resistant to insects and rodents
- Dent resistant
- Reversible - Woodgrain textured on one side, smooth on the other
- Low maintenance
- Cut and machine with standard woodworking tools
- Paintable with 100% acrylic latex paint
- Install direct to grade or masonry



Cast Natural Green Lake Weatheredge Manufactured Stone Veneer Siding (10 sq. ft.) Model Number: 16601 Menards® SKU: 1445080

Link for Specs: https://hw.menardc.com/main/items/media/SHARE002/Prod_Tech_Spec/CastNaturalStone-Strength_DurabilityICC-ESreportDec2015.pdf

- 50-year limited warranty tested and meets or exceeds the most stringent standards in the industry set forth by ICC-ES (ESR-3566) code approval
- Covers approximately 10 sq ft assuming application with 1/2" mortar joint, changing mortar application will change coverage
- Matching corner stones
- For interior and exterior applications
- For residential and commercial uses
- Beautiful stone veneer
- Adds value to your home or project



11/16 x 8 x 6' Red Cedar Bevel Siding (Actual Size 11/16" x 7-1/4" x 6') Model

Number: 1078002 Menards® SKU: 1078002

Shall be clear coated and sealed

- Kiln dried for stability
- Reversible face allows you the choice of exposing the rough or smooth side
- Can be stained, painted or left natural to patina to a weathered gray



Docket No. 10-138-21 (1570 Winchester)
Residential – New Home Construction



Docket No. 10-138-21 (1570 Winchester)
Residential – New Home Construction



Docket No. 10-138-21 (1570 Winchester)
Residential – New Home Construction



Docket No. 10-138-21 (1570 Winchester)
Residential – New Home Construction



Docket No. 10-138-21 (1570 Winchester)
Residential – New Home Construction



Docket No. 10-138-21 (1570 Winchester)
Residential – New Home Construction

Applicant proposes addition to existing home.

City Notes:

- Applicant provided updated elevations (crown detail, window height) and photo examples of monochromatic (preferred) and two-tone color schemes following Pre-Review.



Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition
Daniel Hurst



Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition



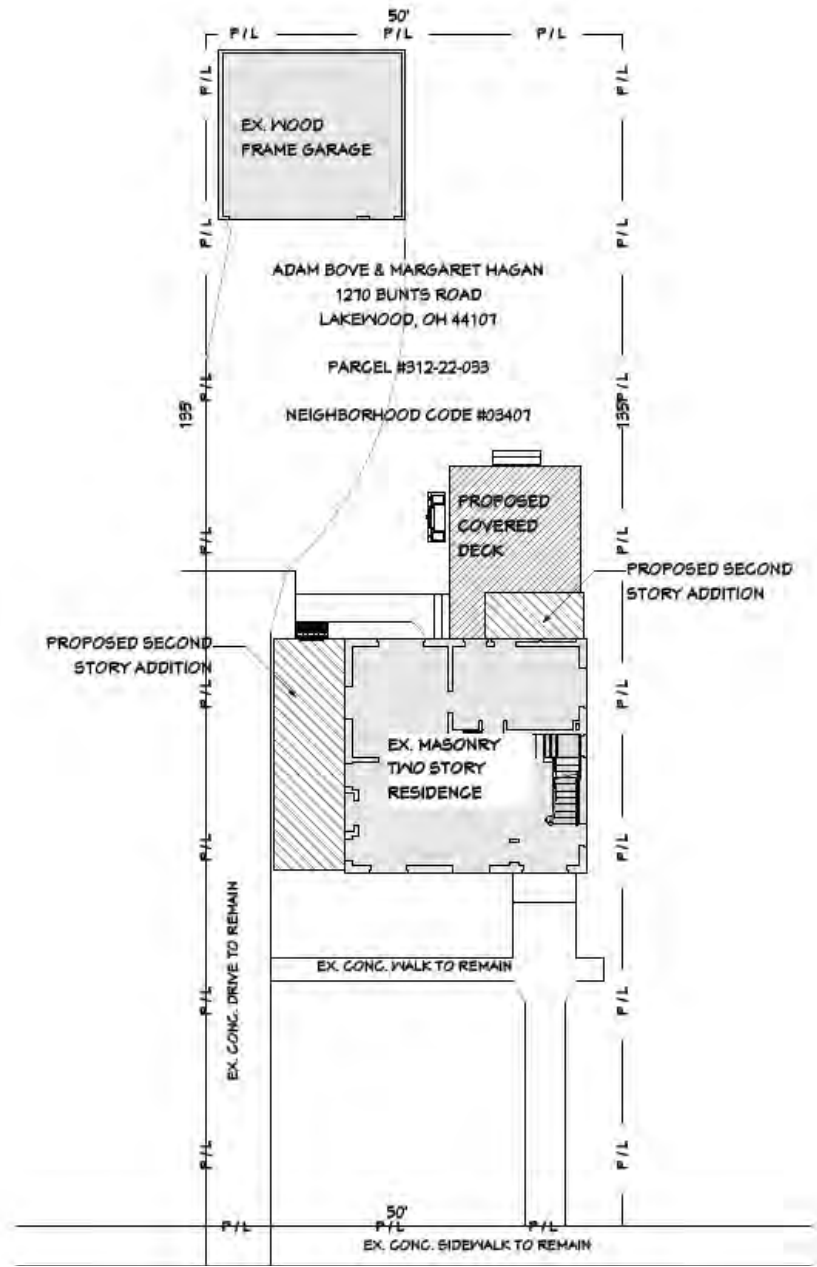
Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition



Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition



Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition

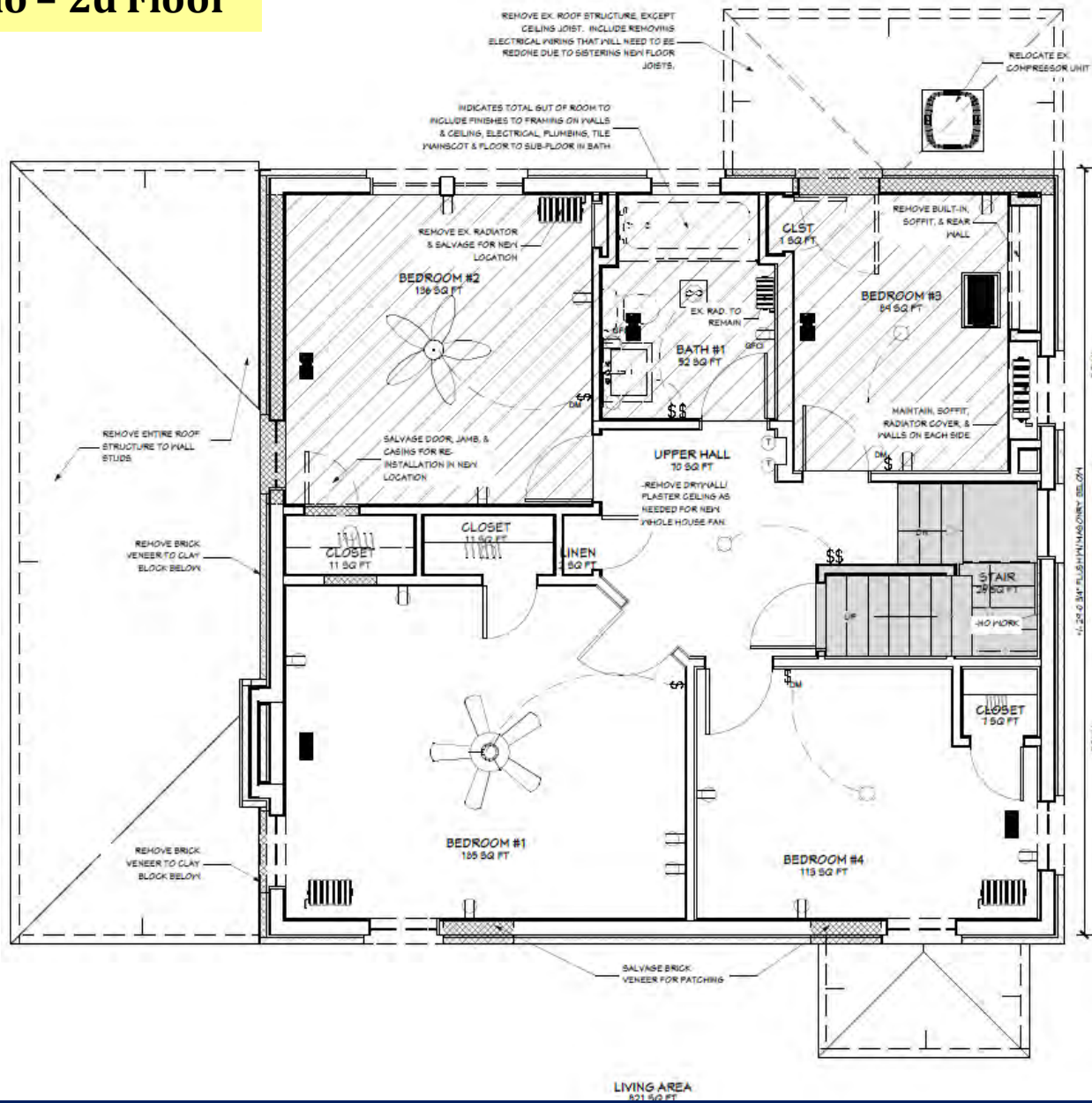


Docket No. 10-139-21 (1270 Bunts)

Residential – Home Addition

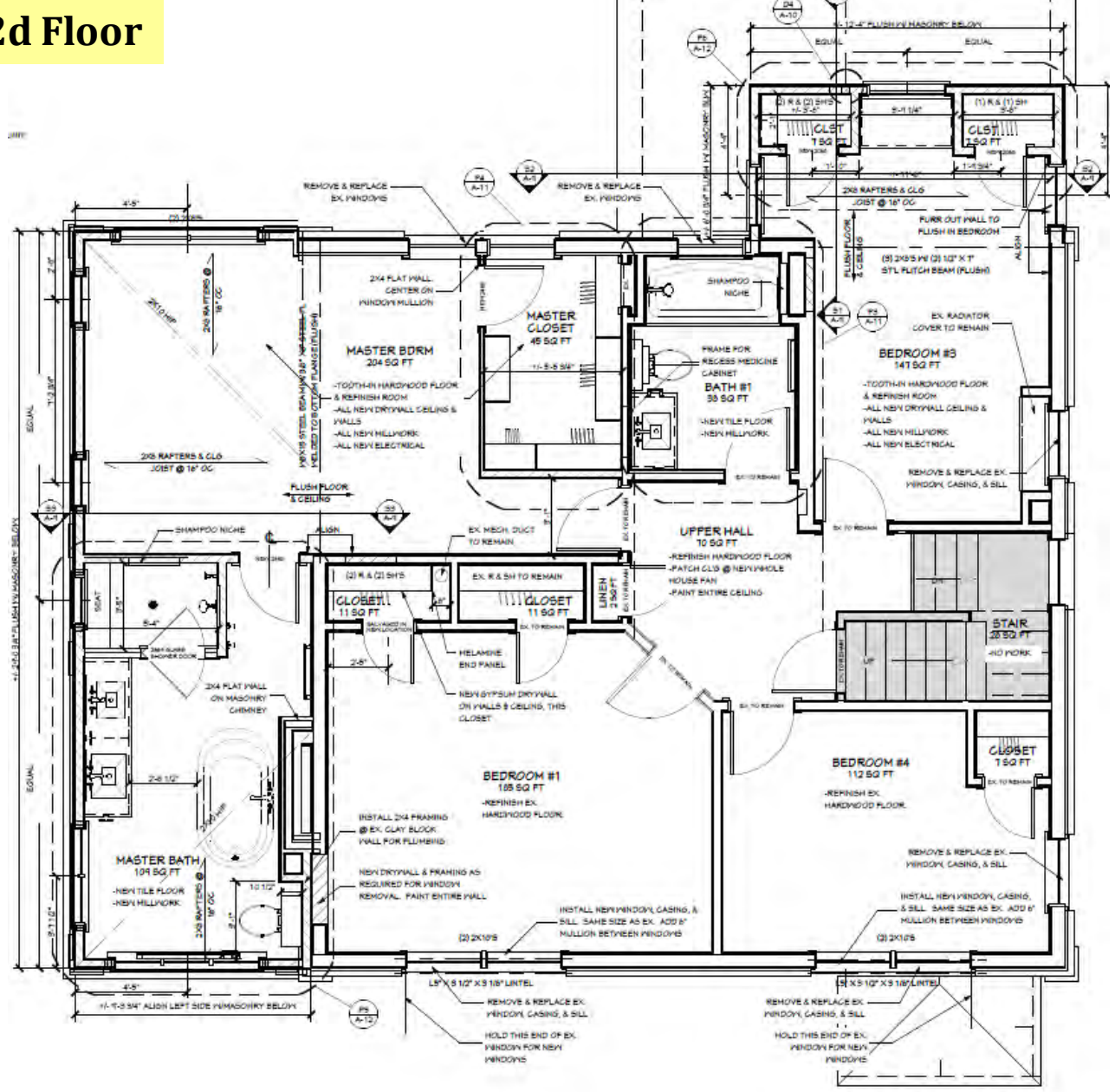


Existing/Demo - 2d Floor



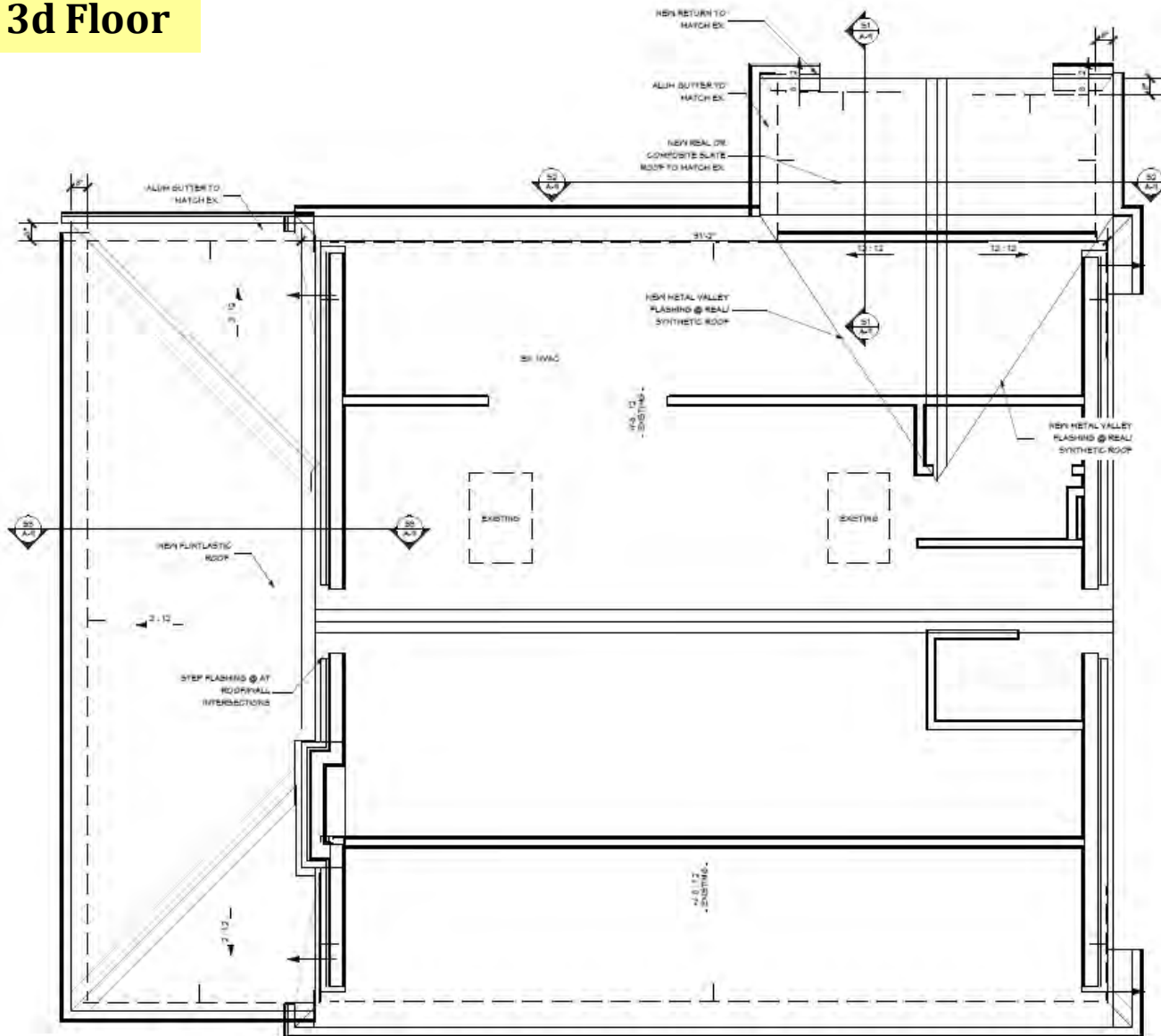
Docket No. 10-139-21 (1270 Bunts)
Residential - Home Addition

Proposed - 2d Floor



Docket No. 10-139-21 (1270 Bunts)
Residential - Home Addition

Proposed - 3d Floor



Docket No. 10-139-21 (1270 Bunts)
Residential - Home Addition

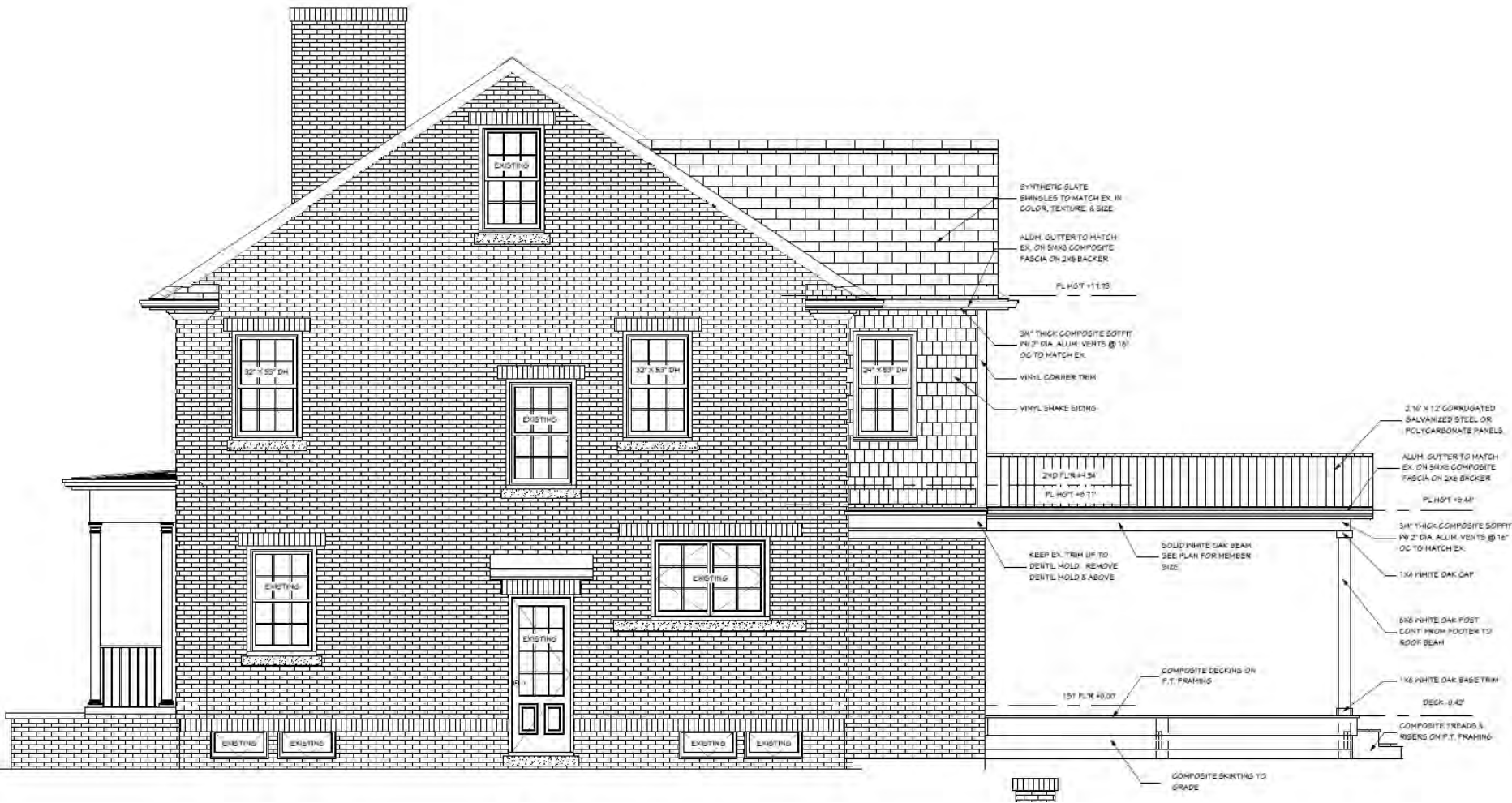


Docket No. 10-139-21 (1270 Bunts)
 Residential - Home Addition



Docket No. 10-139-21 (1270 Bunts)

Residential - Home Addition



Docket No. 10-139-21 (1270 Bunts)

Residential - Home Addition



Existing Front Elevation



Proposed Front Elevation



Existing Left Elevation



Proposed Left Elevation



Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition



Existing Rear Elevation



Proposed Rear Elevation



Existing Right Elevation



Proposed Right Elevation



Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition



Existing Pergola



Proposed Covered Deck



Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition

Examples Provided



Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition

Examples Provided



Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition

Examples Provided

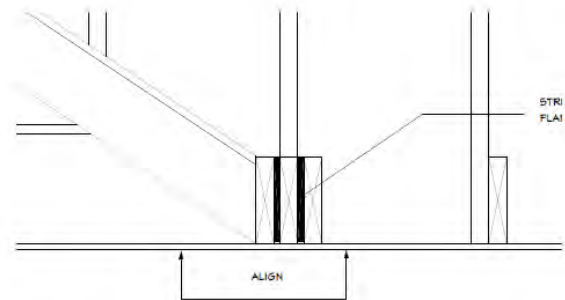


Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition

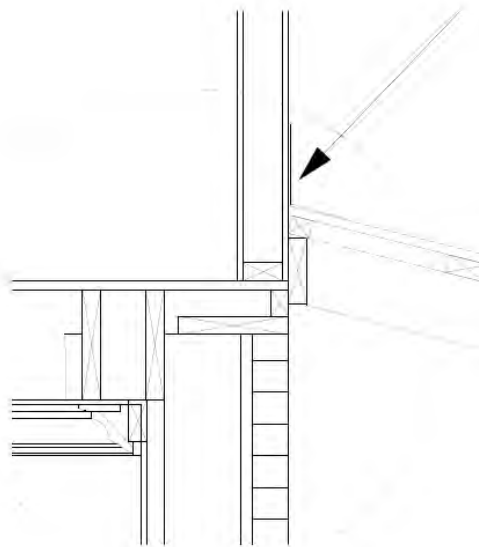
Examples Provided



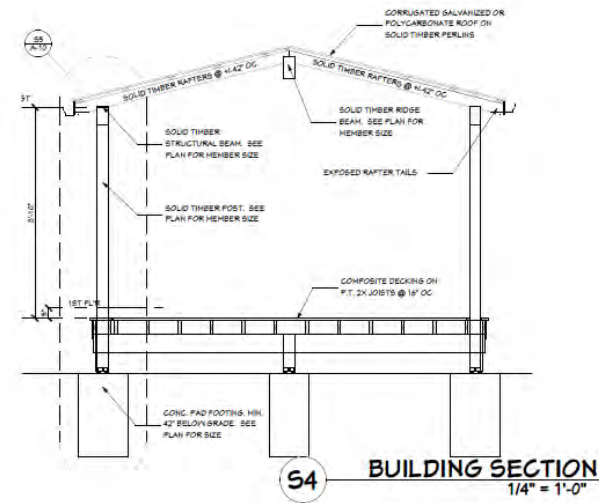
Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition



D1 ————— **DETAIL**
1 1/2" = 1'-0"

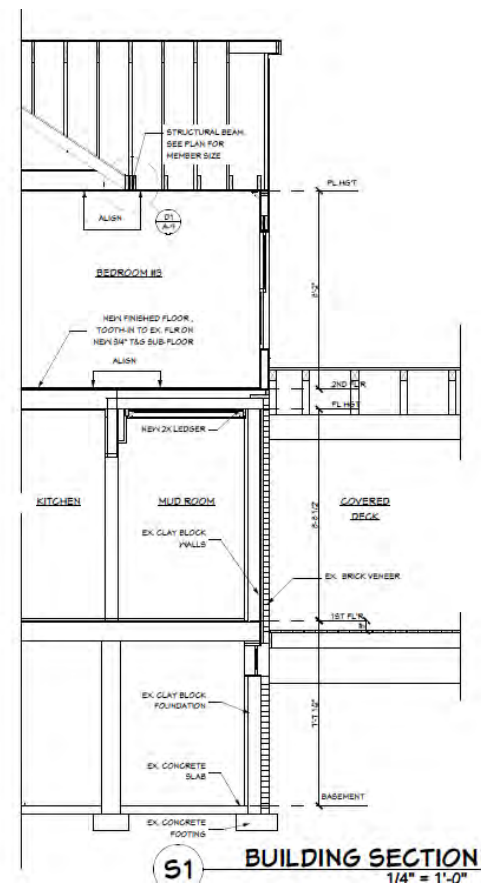
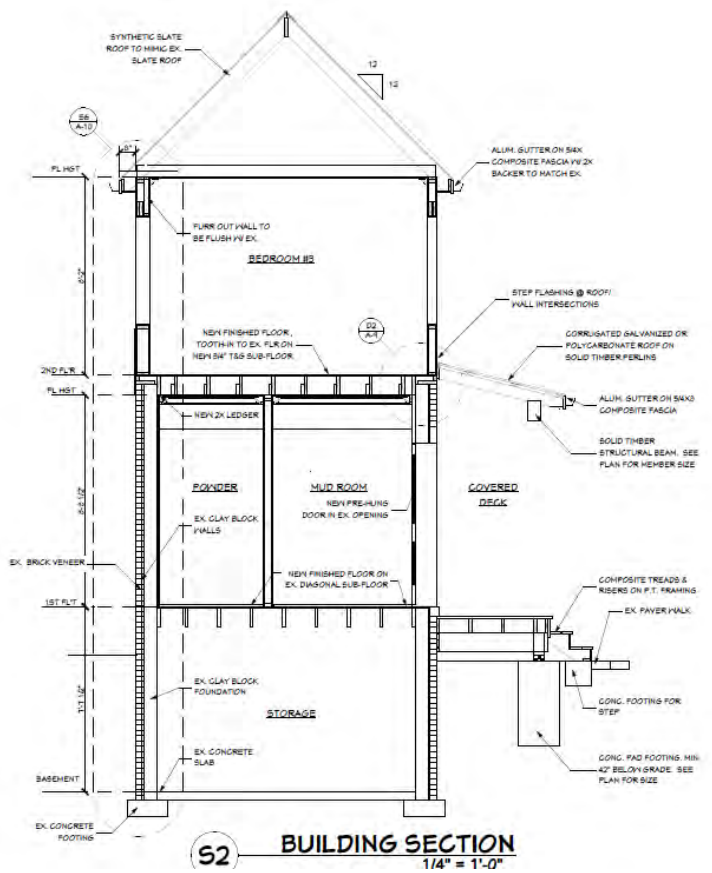
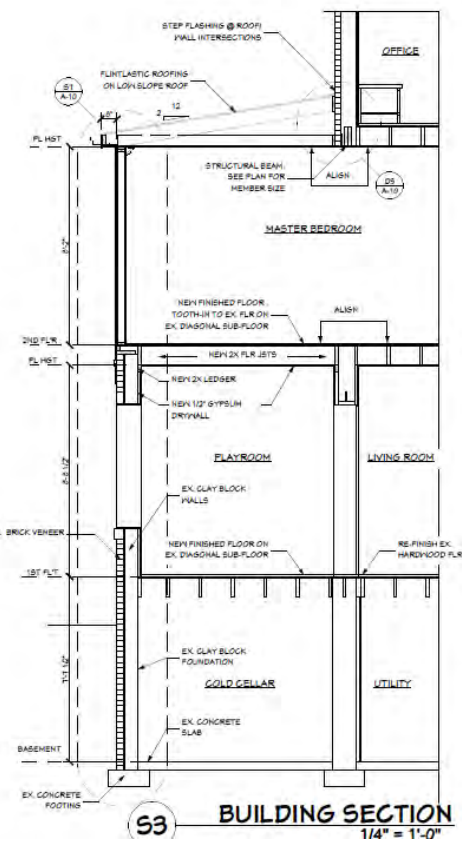


D3 ————— **DETAIL**
1 1/2" = 1'-0"

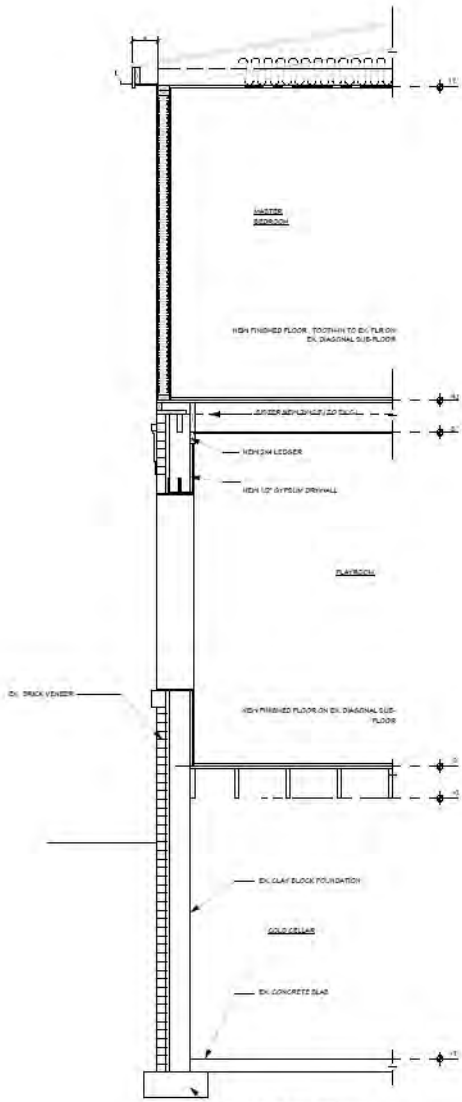


S4 ————— **BUILDING SECTION**
1/4" = 1'-0"

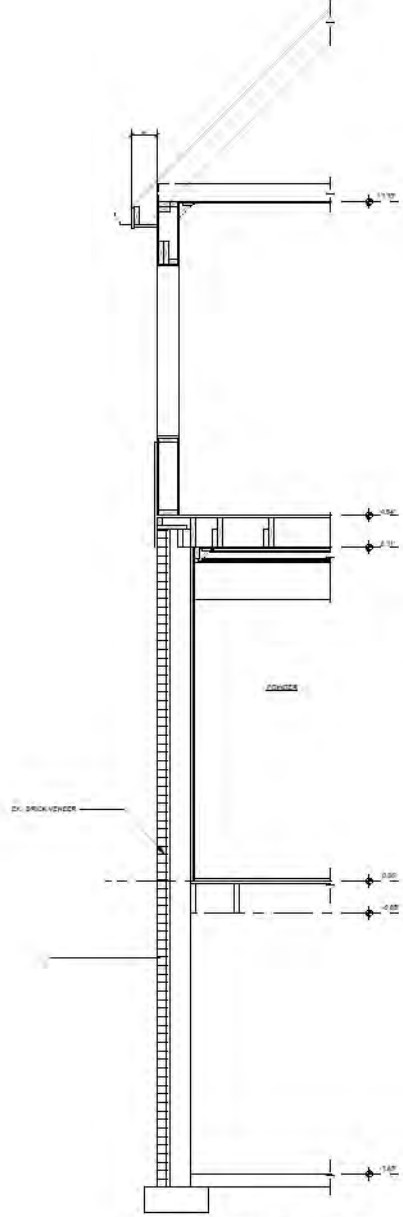




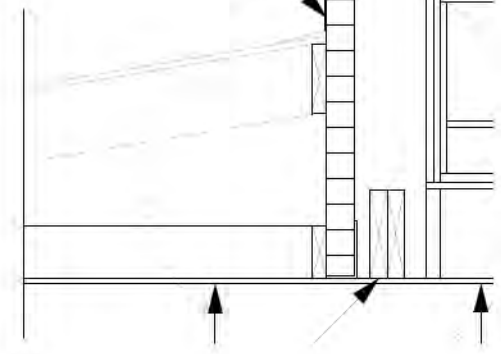
Docket No. 10-139-21 (1270 Bunts)
Residential - Home Addition



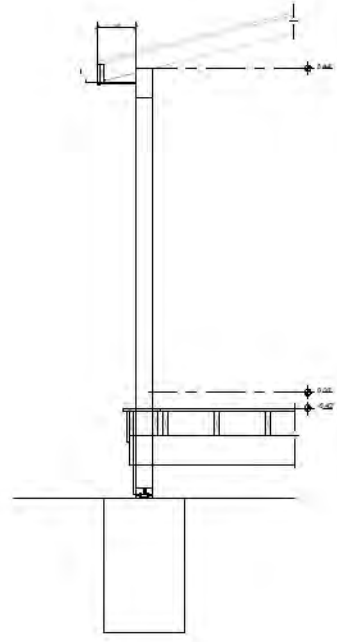
S7 WALL SECTION
1/2" = 1'-0"



S6 WALL SECTION
1/2" = 1'-0"



D3 DETAIL
1 1/2" = 1'-0"



S5 WALL SECTION
1/2" = 1'-0"



Docket No. 10-139-21 (1270 Bunts)
Residential - Home Addition




10-LOW SLOPE ROOF COVERING

Category: 10-Roof System
 Location: Master Suite Addition

Due Date:

N/A

Choices

Choice	Description	Status/Alerts
 <p>Flintlastic Roofing</p> <p><small>COLONIAL SLATE</small></p>	<p>MFR: Certainteed PRODUCT: Flintlastic SA Cap COLOR: Colonial Slate</p>	<p> Unreleased</p>
 <p>GAF EnergyGuard</p> <p>Sloped Tapered Insulation</p>	<p>MFR: GFA STYLE: EnergyGuide Tapered Insulation MATERIAL: Foam SIZE: Slope is 2" per foot, each panel is 4'x4' NOTES: -10 "Q" and 6 "Q+2" boards are required for the project (see second picture in attachments for reference) Benefits of EnergyGuard™ Tapered Polyiso Foam Insulation include:</p> <ul style="list-style-type: none"> • Properly designed and installed, EnergyGuard™ Tapered Polyiso Insulation Systems virtually eliminate ponding water • High thermal efficiency • Easily installed with mechanical fasteners, hot asphalt, or loose-laid in a ballasted system • Low point and letter codes are designated on each board • Engineering design board layouts are available from your plans and field verified dimensions <p><u>Tapered Insulation Roof</u></p> <ol style="list-style-type: none"> 1. Install Tapered Insulation Roof Panels 2": 12 slope. 2. Fasten with mechanical fasteners. 3. Install fully adhered EPDM Rubber Roof over 1/2" OSB Roof Sheath 	<p> Unreleased</p>



Docket No. 10-139-21 (1270 Bunts)
 Residential – Home Addition

10-SYNTHETIC SLATE SHINGLES

Category: 10-Roof System Due Date: N/A
 Location: Rear Addition









Choices

Choice	Description	Status/Alerts
 Brava Old World Slate	MFR: Brava Old World Slate SIZE: 23 3/8" x 12 1/4" EXPOSURE: 10" COLOR: Light Arendale Slate or Cottage NOTE: Match existing slate as close as possible	 Unreleased
Custom Fields		
Selection Status: N/A		

11-ROYAL SHEET SIDING

Category: 11-Siding Due Date: N/A
 Location: Master Suite Addition

Choices


Choice	Description	Status/Alerts
 3/4" Royal Sheets	MFR: Royal Building Products MODEL: Sheet Board 3/4" x4 FINISH:Traditional SIZE: 3/4" x 4' x 8', 10', 12', 18', 20' NOTE: Paint to match trim	 Unreleased
 Royal Rake Mould	MFR: Royal Building Products MODEL: Rake Mould, RM287-WM287 FINISH:Traditional SIZE: 1 1/8" x 2" x 12', 16' NOTE: Paint to match trim	 Unreleased
 Royal Rams Crown	MFR: Royal Building Products MODEL: Rams Crown, 7158 FINISH:Traditional SIZE: 1 3/8 x 2 1/18" x 12', 16' NOTE: Paint to match trim	 Unreleased
 Royal-7837 S45 Trimboard	MFR: Royal Building Products PRODUCT: SFS Trimboard MODEL:7837 SIZE: 3/4" x 9 1/4" NOTE: Paint to match trim	 Unreleased



Docket No. 10-139-21 (1270 Bunts)
 Residential – Home Addition

11-SHUTTERS

Choices

Choice	Description	Status/Alerts
 <p>Standard Raised Panel Shutter</p>	<p>MFR: Mid America MODEL: Raise Panel FINISH: Black SIZE: Widths: 14 1/2" for windows, 18" for doors Lengths: 53" for windows, 90" for doors</p>	 Unreleased

Custom Fields

Selection Status: N/A

11-SIDING

1. Install house wrap vapor barrier under new siding material.
2. Install siding to the areas noted in the design drawings..
3. Locations:
 - o Second floor bedroom addition
 - o

Category: 11-Siding
Location: Unassigned

Due Date: N/A

Choices

Choice	Description	Status/Alerts
 <p>Certainteed Northwoods Shingle Midnight blue</p>	<p>MANUFACTURER: Certainteed STYLE: Northwoods SIZE: Single 7" Straight Edge Perfection Shingles COLOR: TBD</p>	 Unreleased
 <p>Lp Smartside Diamond Kote</p>	<p>MANUFACTURER: LP Smartside, Diamond Kote Building Product MODEL: 7" Rigidshake straight edge shake siding STYLE: Vivid Refresh Textured SIZE: .315" thick x 7" high x 48.5" long COLOR: TBD</p>	 Unreleased



Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition

11-SOFFIT

1. Install soffit to the areas noted in the design drawings.
2. Locations:
 - o Addition and tie into the existing-Aerated
 - o Covered Deck Ceiling- Solid

Category: 11-Siding
Location: Exterior

Due Date:







N/A

Choices

jertrend.net/app/Selection/Print?ids=31066547,31066478,31276107,31193568,30752263,30752264,30752265,30752266,30752271&jobl

53 PM

Selection Print

Choice	Description	Status/Alerts
 Alside Charter Oak Hidden Aerated Soffit	MFR: Alside PROFILE: Hidden Aerated Soffit EXPOSURE: Triple 3-1/3" TEXTURE: Finely Textured Matte Finish COLOR: Glacier White	 Unreleased
 Alside Charter Oak Solid Soffit	MFR: Alside PROFILE: Solid Soffit/Vertical Siding SIZE: Exposure: Triple 3-1/3", 3/4" projection, .042" thickness TEXTURE: Finely Textured Matte Finish COLOR: Glacier White	 Unreleased
 LP Smartside Diamond Kote Soffit	MFR: LP Smartside STYLE: Diamond Kote COLOR: TBD SIZE: 8" Soffit vented & solid for second floor additions SIZE: 12" Soffit solid for covered deck addition.	 Unreleased



Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition

12-EXTERIOR DOORS

1. Install weather flashing underlayment around the perimeter of the units and on the opening .
2. Insulate the jambs to the rough openings.
3. The exterior of the unit will have applied brickmold.
4. The interior of the unit will have new casing and custom extension jamb.
5. Schedule:

Location	Qty	Type	Finish	Size	Hand	Jamb Size	Style	Hinges	Hardware	Notes
Mud Room Entry	1	Pre-hung	Smooth	3068	LH	4-5/8"	Ø light	Oil Rubbed Bronze	Oil Rubbed Bronze Key lock & Deadbolt	

Category: 12-Windows & X-doors

Due Date:

N/A

Location: Unassigned

Choices

Choice	Description	Status/Alerts
 <p>Therma- Tru Smooth Star Half Lite 2 Panel Door</p>	<p>MFR: Therma-Tru STYLE/MODEL: Profiles/ Half Lite 2 Panel Flush/Style No. S262HD-SDL EXTERIOR FINISH: Primed INTERIOR FINISH: Primed HARDWARE PREP/KEYING: Key & Deadbolt GRILLES: Colonial Ø Lite 3Wx 3H GRILLE STYLE: Simulated Divided Lites JAMB TYPE: 4 Ø/16" SILL: Mill HINGES: Oil Rubbed Bronze KICK PLATE: No LOCATIONS: Exterior Mud Room NOTE: Include exterior Brickmold</p>	 Price TBD



Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition









12-WINDOWS

1. Install weather flashing underlayment around the perimeter of the units and on the opening.
2. Install weather flashing tape to the nail flange for all new construction window applications, unless noted otherwise.
3. Insulate the jambs to the rough openings.
4. The exterior of the unit will be trimmed with applied brickmould.
5. The interior of the unit will be trimmed with new casing, unless noted otherwise, and custom wood extension jambs @ all masonry openings.
6. Window Schedule:

Location	Qty	Type	R.O.Size	Interior finish	Exterior Finish	Jamb Size	Glass	Grilles	Hardware	Replacement or New Construction	No
Bedroom #1	2	Double Hung	32" x 53"	Unfinished	Almond	4-5/8"	Low E Argon	Traditional	Cam Lock	New construction NO nail fins	Inc Ext Bric
Bedroom #4	3	Double Hung	32" x 53"	Unfinished	Almond	4-5/8"	Low E Argon	Traditional	Almond	New Construction NO nail fins	Inc ext bric
Bedroom #3	1	Double Hung	32" x 53"	Unfinished	Almond	4-5/8"	Low E Argon	Traditional	Almond	New Construction NO nail fins	Inc ext bric
Bedroom #3	2	Double Hung	29" x 53"	Unfinished	Almond	4-5/8"	Low E Argon	Traditional	Almond	New Construction with nail fins	Inc ext bric
Bedroom #3	1	Double Hung	37" x 58"	Unfinished	Almond	4-5/8"	Low E Argon	Traditional	Almond	New Construction with nail fins.	Inc ext bric
Bath #1	1	Casement	32" x 53"	White Fiberglass	Almond	4-5/8"	Tempered Low E Argon	Traditional	Almond	New Construction NO nail fins	Inc ext bric
Master Closet	1	Double Hung	32" x 53"	Unfinished	Almond	4-5/8"	Low E Argon	Traditional	Almond	New Construction NO nail fins	Inc ext bric
Master Bedroom	1	Double Hung	32" x 53"	Unfinished	Almond	4-5/8"	Low E Argon	Traditional	Almond	New Construction NO nail fins	Inc ext bric
Master Bedroom	1	Triple Casement	69" x 41"	Unfinished	Almond	4-5/8"	Low E Argon	Traditional		New Construction w/ nail fins	Inc ext bric
Master Bedroom	2	Single Casement	23" x 41"	Unfinished	Almond	4-5/8"	Low E Argon	Traditional		New Construction w/ nail fins	Inc ext bric
Master Shower	1	Single Casement	23" x 41"	White Fiberglass	Almond	4-5/8"	Tempered Low E Argon	Traditional		New Construction w/ nail fins	Inc ext bric
Master Bath	1	Double Casement	46"x 41"	Unfinished	Almond	4-5/8"	Tempered Low E Argon	Traditional		New Construction w/ nail fins	Inc ext bric
Master Bath	1	Triple Casement	69" x 41"	Unfinished	Almond	4-5/8"	Tempered Low E Argon	Traditional		New Construction w/ nail fins	Inc ext bric







Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition

Choice	Description	Status/Alerts
 <p>Marvin Signature Ultimate Collection Casement</p>	<p>MFR: Marvin SERIES:Signature Ultimate Collection INTERIOR FINISH: Unfinished EXTERIOR FINISH:Cashmere or Sierra White HARDWARE: Antique Brass GRILLE STYLE: Simulated Divided Lite w/ spacer bar GRILLE PATTERN:Traditional GLASS:Dual Pane Low-E with Argon SCREEN:Full Screen NOTE: Include exterior brickmold</p>	 Unreleased
 <p>Marvin Signature Ultimate Collection Double Hung</p>	<p>MFR: Marvin SERIES:Signature Ultimate Collection INTERIOR FINISH: Unfinished EXTERIOR FINISH:Cashmere or Sierra White HARDWARE: Antique Brass GRILLE STYLE: Simulated Divided Lite w/ spacer bar GRILLE PATTERN:Traditional (both sashes) GLASS:Dual Pane Low-E with Argon SCREEN:Full Screen NOTE: Include exterior brickmold</p>	 Unreleased
 <p>Pella Architect Series Casement Window</p>	<p>MFR: Pella SERIES: Architect MATERIAL: Enduraclad Exterior, Pine Interior INTERIOR FINISH: Unfinished EXTERIOR FINISH: Almond HARDWARE: Antique Brass HARDWARE STYLE: Antiek fold away GRILLE PATTERN:Traditional GRILLE STYLE: 7/8" Ogee Intergral Light Technology GRILLE INTERIOR FINISH: White GRILLE EXTERIOR FINISH: Almond GLASS: Low E with Argon SCREEN: In-View NOTE: Include exterior brickmold</p>	 Unreleased
 <p>Pella Architect Series Double Hung Window</p>	<p>MFR: Pella SERIES: Architect Double Hung MATERIAL: Enduraclad Exterior, Pine Interior INTERIOR FINISH: Unfinished EXTERIOR FINISH: Almond HARDWARE: Antique Brass HARDWARE STYLE: Spook Style & Sash Lift GRILLE PATTERN:Traditional (both sashes) GRILLE STYLE: 7/8" Ogee Intergral Light Technology GRILLE INTERIOR FINISH: White GRILLE EXTERIOR FINISH: Almond GLASS: Low E with Argon SCREEN: In-View NOTE: Include Exterior brickmold</p>	 Unreleased



Docket No. 10-139-21 (1270 Bunts)

Residential – Home Addition

Choice	Description	Status/Alerts
 <p>Pella Lifestyle Series Casement Window</p>	<p>MFR: Pella SERIES: Lifestyle MATERIAL: Enduraclad Exterior, Pine Interior INTERIOR FINISH: Unfinished EXTERIOR FINISH: Almond HARDWARE: Oil Rubbed Bronze HARDWARE STYLE: Standard fold away GRILLE PATTERN: Traditional GRILLE STYLE: Simulated Divided Light w/ spacer GRILLE INTERIOR FINISH: White GRILLE EXTERIOR FINISH: Almond GLASS: Low E with Argon SCREEN: In-View</p>	 Unreleased
 <p>Pella Lifestyle Series Double Hung Window</p>	<p>MFR: Pella SERIES: Lifestyle MATERIAL: Enduraclad Exterior, Pine Interior INTERIOR FINISH: Unfinished EXTERIOR FINISH: Almond HARDWARE: Oil Rubbed Bronze HARDWARE STYLE: Cam-action Lock GRILLE PATTERN: Traditional (both sashes) GRILLE STYLE: Simulated Divided Light w/ spacer GRILLE INTERIOR FINISH: White GRILLE EXTERIOR FINISH: Almond GLASS: Low E with Argon SCREEN: Full, In-View</p>	 Unreleased

Custom Fields

Selection Status: N/A

13-DECKING

1. Install new decking to the areas noted in the design drawings.
2. Locations:
 - o On new covered deck
 - o On treads & riser on playroom steps

Category: 13-Decks & Porches Due Date: N/A
 Location: Exterior

Choices

Choice	Description	Status/Alerts
 <p>TimberTech Pro Terrain Collection</p>	<p>MFR: TimberTech COLORS: Brown Oak/ Rustic elm/ Sandy Birch/ Silver Maple/ Stone Ash</p>	 Unreleased



Docket No. 10-139-21 (1270 Bunts)
Residential – Home Addition

Applicant proposes storefront renovation.

City Notes:

- Update (light fixture) provided following Pre-Review.



15023 Madison Ave



Docket No. 10-140-21 (15023 Madison)
Commercial – Storefront Renovation (The Evelyn)
David Maniet



Docket No. 10-140-21 (15023 Madison)
Commercial – Storefront Renovation (The Evelyn)



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Commercial – Storefront Renovation (The Evelyn)

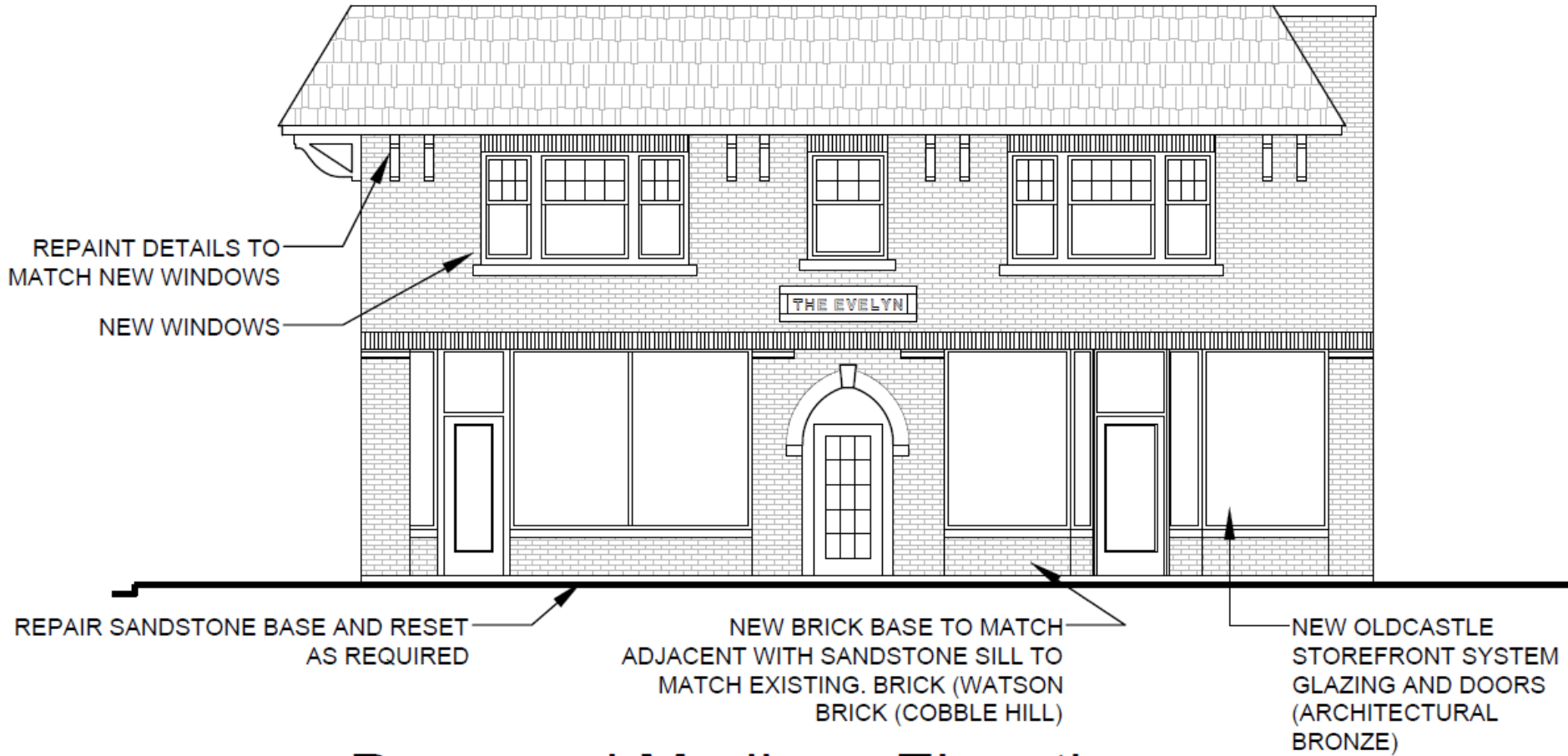


Existing Madison Elevation

1/8" = 1'-0"



Docket No. 10-140-21 (15023 Madison)
 Commercial – Storefront Renovation (The Evelyn)

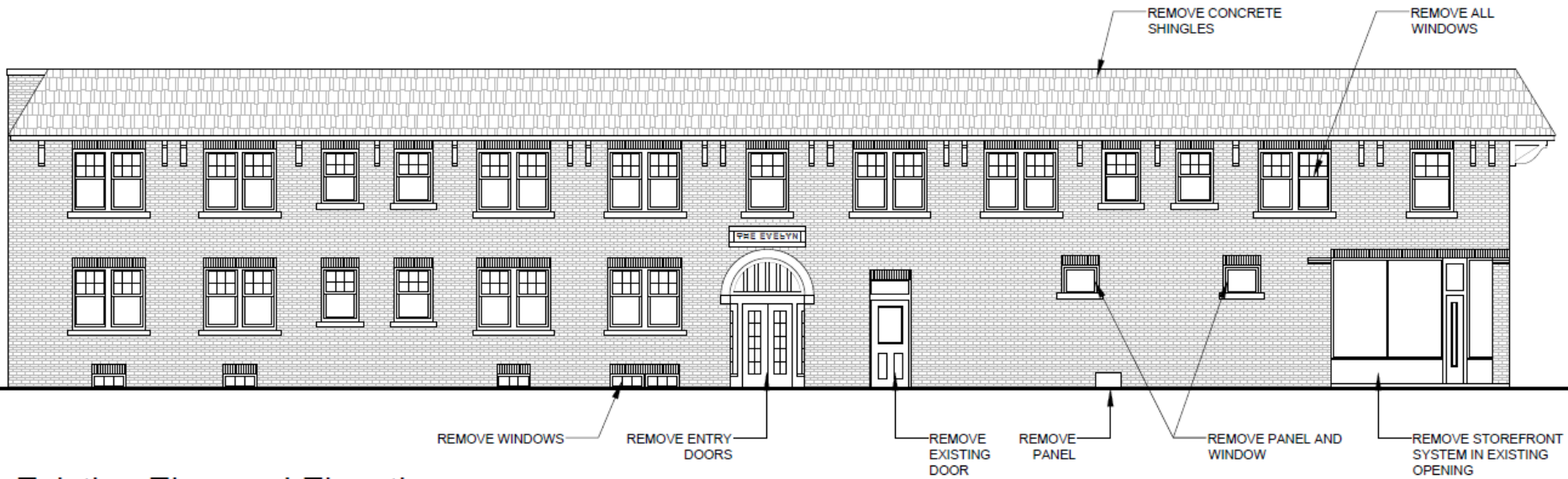


Proposed Madison Elevation

1/8" = 1'-0"



Docket No. 10-140-21 (15023 Madison)
 Commercial – Storefront Renovation (The Evelyn)

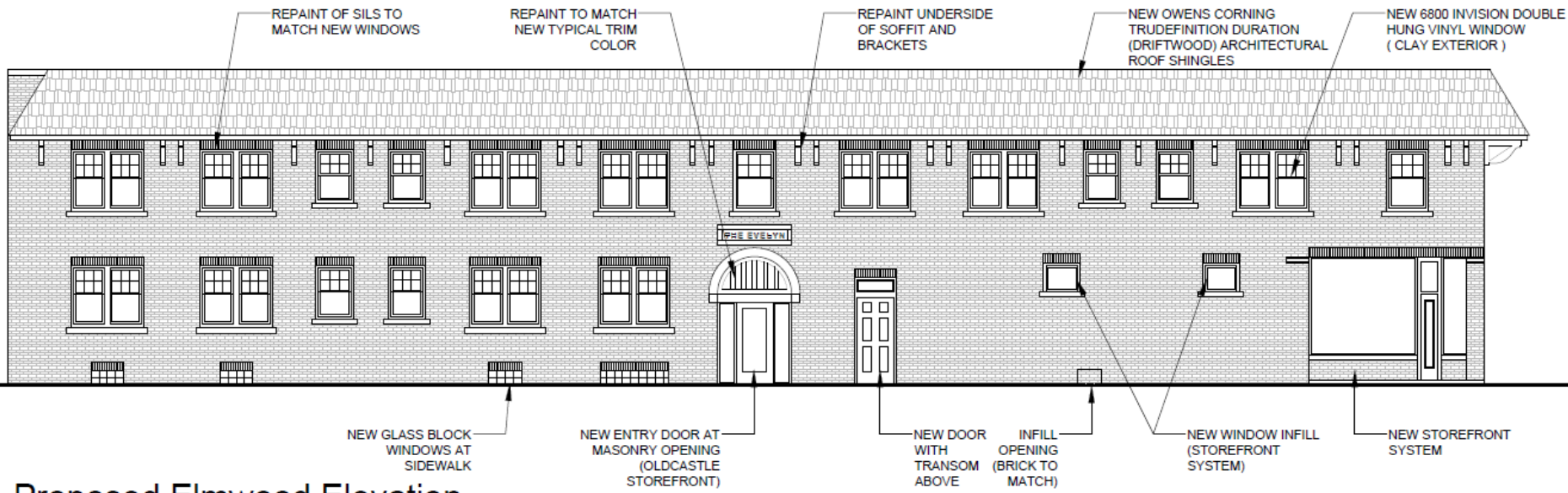


Existing Elmwood Elevation

1/8" = 1'-0"



Docket No. 10-140-21 (15023 Madison)
 Commercial – Storefront Renovation (The Evelyn)



Proposed Elmwood Elevation

1/8" = 1'-0"



Docket No. 10-140-21 (15023 Madison)
 Commercial – Storefront Renovation (The Evelyn)



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Docket No. 10-140-21 (15023 Madison)
Commercial – Storefront Renovation (The Evelyn)



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Docket No. 10-140-21 (15023 Madison)
Commercial – Storefront Renovation (The Evelyn)



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Docket No. 10-140-21 (15023 Madison)
Commercial – Storefront Renovation (The Evelyn)

Example - Light Fixture



Docket No. 10-140-21 (15023 Madison)
Commercial - Storefront Renovation (The Evelyn)



Architectural Board of Review

Sign Review – October 2021

Applicant proposes installation of one wall sign in C2 District.

City Notes:

- Storefront ~16 ft...maximum allowable sign area of 24 ft²
- Proposal includes one wall sign (~8 ft²; lettering) for installation within existing sign panel



Docket No. 10-143-21 (12607 Madison)

**Sign – The French Quarter Furniture Gallery
Charles Matthews**



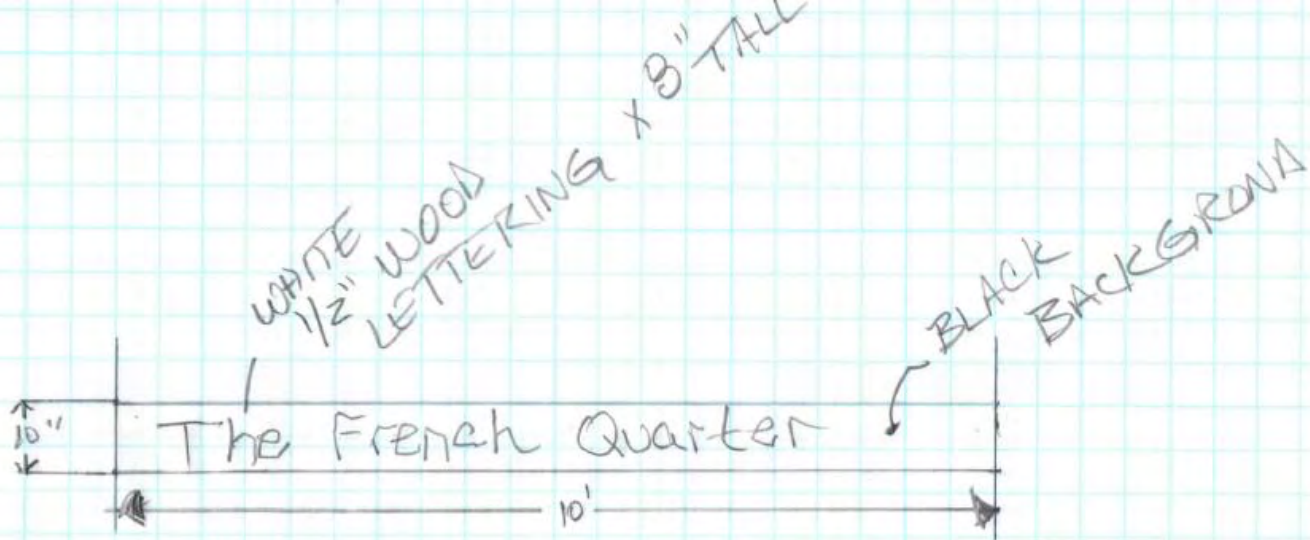
Docket No. 10-143-21 (12607 Madison)
Sign – The French Quarter Furniture Gallery



Docket No. 10-143-21 (12607 Madison)
Sign – The French Quarter Furniture Gallery



Docket No. 10-143-21 (12607 Madison)
Sign – The French Quarter Furniture Gallery



LETTERING TO BE ADHEARED WITH LIQUID NAIL AND BRAD NAILS TO EXISTING STRUCTURE.



Docket No. 10-143-21 (12607 Madison)
Sign - The French Quarter Furniture Gallery

Example provided of intended appearance (font, size, color)



Docket No. 10-143-21 (12607 Madison)
Sign – The French Quarter Furniture Gallery

2007



Docket No. 10-143-21 (12607 Madison)
Sign – The French Quarter Furniture Gallery

2011



Docket No. 10-143-21 (12607 Madison)
Sign – The French Quarter Furniture Gallery



Architectural Board of Review

October 2021

1329.05 DESIGN STANDARDS

...designed to be compatible in character and style with regard to materials, color and size of the building, other signs designed or located on the same building, and other signs adjoining buildings in order to produce an overall unified effect, and in accordance with the standards set forth in this section...

- Continuity. Signs shall be considered in relationship to their surrounding environment and, if seen in series, should have a continuity of design.
- Style and Color. The style of a sign shall be generally consistent throughout the particular building or block involved; the color of signs shall be a component of the color of the building facade and the total number of colors on a sign shall be limited to four unless otherwise permitted by the Board of Building Standards.
- Lettering. The lettering on a sign shall be large enough to be easily read, but not overly large or out of scale with the building upon which it is placed. An excessive amount of information on signs, where visual clutter could create a potential safety hazard to motorists or pedestrians, shall not be permitted.
- Materials. Signs shall be fabricated on and of materials which are of high quality, high durability and complementary to the building of which they become a part.

1329.06 ILLUMINATION OF SIGNS

...shall be shielded from all adjacent buildings and streets and shall not be of such brightness so as to cause glare hazardous to pedestrians or motorists or so as to cause reasonable objection from adjacent residential districts...

1329.09 SIGNS: COMMERCIAL

- Projecting signs. May be permitted in cases where innovative design is demonstrated and where no potential safety hazard to motorists or pedestrians is created...
- Window signs. ...shall be equal to or less than 15% of the total storefront window area square footage.
- Side and rear entrances. In cases where the office or business building has an entrance from the side street of a corner lot or has a back entrance from a parking lot open to the public, additional sign area equal to twenty-five percent (25%) of that permitted on the front of the building may be used over such entrance.

