

MINUTES
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
NOVEMBER 9, 2023
5:30 P.M.
RECORDED
<https://www.lakewoodoh.gov/videos-2/>

1. ROLL CALL

Board Members

Chris Egervary
Brian Grambort, Vice Chair
David Maniet, Chair
Jeremy Smith

Staff

Amanda Cramer, Board Secretary, City Planner
Sophia Jones, City Planner
William Wagner, Assistant Building Commissioner
Shawn Leininger, Director, Planning and Development

Hanna Cohan Plessner was not present for the meeting.

2. APPROVE THE MINUTES OF THE OCTOBER 12, 2023 MEETING

A motion was made by Mr. Maniet, seconded by Mr. Smith to **APPROVE the October 12, 2023 minutes**. All the members voted yea; the motion passed.

3. OPENING REMARKS

Staff read the Opening Remarks into the record.

SIGN REVIEW

At the pre-review meeting, five items were Summary Approved (any conditions will be noted). A motion and a second are needed for approval for Docket No. 10-80-23, 11-83-23, 11-86-23, 11-87-23, and 11-88-23.

1. Docket No. 10-80-23

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

17119 Madison Ave.
Ayurveda Wellness House

Shilpika Devaiah
Ayur-Shilpi Ayurveda & Wellness LLC
17119 Madison Ave.
Lakewood, OH 44107

Applicant proposes new signage in an existing ground sign. (Page 10)

A motion was made by Mr. Maniet, seconded by Mr. Smith to **APPROVE the request with no conditions**. All the members voted yea; the motion passed.

2. Docket No. 11-83-23

**15613 Detroit Ave.
Black Market Meats**

- Approve
- Deny
- Defer

Jim Briola
 North Coast Sign and Lighting Services Inc.
 310 N. Broadway St.
 Medina, OH 44256

Applicant proposes a neon window sign. (Page 18)

*Condition: neon sign in red only.

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE the request with the condition that the neon sign will remain red at all times.** All the members voted yea; the motion passed.

3. Docket No. 11-86-23

**18119 Detroit Ave.
Onward Design Collaborative**

- Approve
- Deny
- Defer

Steven Foster
 The Sign & Graphics Firm, LLC
 14837 Detroit Ave., Ste. 195
 Lakewood, OH 44107

Applicant proposes window signage. (Page 31)

A motion was made by Mr. Maniet, seconded by Mr. Egervary to **APPROVE the request with no conditions.** Mr. Egervary, Mr. Grambort, and Mr. Maniet voted yea, and Mr. Smith abstained; the motion passed.

4. Docket No. 11-87-23

**12815 Detroit Ave.
LakewoodAlive and Larsen Architects**

- Approve
- Deny
- Defer

James Ptacek
 Larsen Architects
 12506 Edgewater Dr., Ste 10
 Lakewood, OH 44107

Applicant proposes signage on doors and building for two separate businesses. (Page 34)

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE the request with no conditions.** All the members voted yea; the motion passed.

5. Docket No. 11-88-23

**13804 Detroit Ave.
iRiE Jamaican Restaurant**

- Approve
- Deny
- Defer

Shadi Almikdad
 Neon Signs
 10505 Berea Rd.
 Cleveland, OH 44102

Applicant proposes internally illuminated flush mounted channel letters in the sign band. (Page 40)
*Condition: centered in sign band.

A motion was made by Mr. Maniet, seconded by Mr. Smith to **APPROVE the request with the condition it is centered in the sign band.** All the members voted yea; the motion passed.

OLD BUSINESS

SIGN REVIEW

6. Docket No. 10-79-23

**13306 Detroit Ave.
Cloud City Vapes**

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

Sam Baadani
Cloud City Smokes
13306 Detroit Ave.
Lakewood, OH 44107

Applicant proposes signage in the sign band. (Page 6)

Staff advised the members the applicant had not submitted all the required documentation, and a deferral was requested.

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

7. Docket No. 10-81-23

**15000 Madison Ave.
NextHome Experts**

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

Laura Higgins-Woyma
Brilliant Electric Sign Co.
4811 Van Epps Rd.
Cleveland, OH 44131

Applicant proposes a ground sign. (Page 14)

Staff advised the members the applicant was not ready for a presentation and requested the members to table the item.

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

NEW BUSINESS

SIGN REVIEW

8. Docket No. 11-84-23

**15500 Madison Ave.
Vapor Kings**

- Approve
- Deny
- Defer

Aldo Dure
Be Next Awning & Graphics
5109 Clark Ave.
Cleveland, OH 44102

Applicant proposes illuminated cloud channel letters on flush mount sign in sign board. (Page 23)

Tania Montallo, representative for Vapor Kings was present to explain the request. Discussion ensued about the sign position in the sign band, potential copyright issues (not pertinent to the meeting); the members liked it. Public comment was closed as no one addressed the item. No public communication was received prior to the meeting. Staff asked about the background color in the sign band.

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

- **The sign panel background to remain the matching color that exists on the rest to the front of the building.**

All the members voted yea; the motion passed.

9. Docket No. 11-89-23

**12211 Madison Ave.
Miss Frippery's Costume Jewelry Emporium**

- Approve
- Deny
- Defer

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

Applicant proposes vinyl window signage. (Page 42)

Camelia Carter, Miss Frippery's Costume Jewelry Emporium was present to explain the request. The members like the updated proposal. Public comment was closed as no one addressed the item. No public communication was received prior to the meeting.

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

ARCHITECTURAL BOARD OF REVIEW

10. Docket No. 11-90-23

(R)

1100 Maple Cliff Dr.

- Approve
- Deny
- Defer

Charles McGettrick
Architects, C.A. McGettrick LLC
14551 Madison Ave.
Lakewood, OH 44107

Applicant proposes renovations of an existing residence. (Page 47)

Mike McGettrick, Architects, C.A. McGettrick LLC, representative was present to explain the request. Discussion began about colors, materials, and painted chimney. Staff had no comments. Public comment was closed as no one addressed the item. No public communication was received prior to the meeting.

A motion was made by Mr. Maniet, seconded by Mr. Grambort **APPROVE the request as presented.** All the members voted yea; the motion passed.

11. Docket No. 11-91-23

(R)

15703 Lake Ave.

- Approve
- Deny
- Defer

Charles McGettrick
Architects, C.A. McGettrick LLC
14551 Madison Ave.
Lakewood, OH 44107

Applicant proposes renovations of an existing residence. (Page 58)

Mike McGettrick, Architects, C.A. McGettrick LLC, representative was present to explain the request. Discussion began about colors, materials, roof, garage doors, shingles, lighting, and windows. Staff had no comments. Public comment was closed as no one addressed the item. No public communication was received prior to the meeting.

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

12. Docket No. 11-85-23

**15729 Detroit Madison Ave.
Happy Bear Chandlery**

- Approve
- Deny
- Defer

Steven Foster
The Sign & Graphics Firm, LLC
14837 Detroit Ave., Ste. 195
Lakewood, OH 44107

Applicant proposes window signage. (Page 28)

Steven Foster, The Sign & Graphics Firm, LLC, applicant was present to explain the request. Discussion started about the "Bear" graphic on the door, fonts; the members liked the proposal. Public comment was closed as no one addressed the item. No public communication was received prior to the meeting. Discussion continued about the square footage.

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

Docket No. 11-93-23 and 11-94-23 were called together.

13. Docket No. 11-93-23

(R)

**12534 Lake Ave.
Shady Cove Townhouses**

- Approve
- Deny
- Defer

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

Applicant proposes demolition of a residential home. (Page 78)

DEFER the request.

14. 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 the development of 16 townhouses. (Page 110)

Tyler Brummett, Brookside Shady LLC, applicant was present to explain the requests. Discussion began with the demolition. William Wagner, Assistant Building Commissioner explained the process. At the time of the city's inspection, no structural problems were visible. The applicant said the home was full of mold and would be too costly to rehab. The members confirmed that approval for demolition was predicated upon approval of the new townhouses.

Greg Soltis, RDL Architects, was present to explain the townhouses. Staff said that approval of four variances by the Board of Zoning Appeals would be required for each unit, and the Planning Commission ("PC") would have to approve the lot splits.

The members said there was a lot involved in the proposal, the concept and design were a good first step, needed to take pedestrian scale into detailing for the first floor. They discussed windows, doors, materials, sconce lighting, masonry, wrapping of brick into vinyl siding, and stepped elevation along the street.

Public comment was taken.

- The design was not appropriate for Lake Ave.
 - There were mid-century buildings in the area; interpretation of the design was derived from them.
- There was not enough space for parking.
- The driveway needed to be repaired.
- Would have a difficult time proving a practical difficulty for Board of Zoning Appeals ("BZA") approval.
 - Staff stated that no application for BZA had been received.

Written comment on behalf of LakewoodAlive was received prior to the meeting (made part of record):

1. Are the townhouses for sale or for rent?
 - They are for sale homes.
2. Are any of the adjacent numbered parking spaces intended to be for guest parking? If not, are there any provided?
 - Yes, there would be guest parking.
3. Landscaping:
 - Suggest looking at ways to incorporate more landscaping features. Especially between units 11-16 and the curb.
 - Question the choice of trees as landscaping on the west side (townhouses 6-10). Would they be viable?
 - Trees could be added. Needed space for snow removal.
4. Appreciate that the historic wall is remaining along Lake Ave.
5. Can the City/RTA work with this property owner to add a paved sidewalk/waiting area from the sidewalk to the bus stop loading zone?

- Two bus stops exist already.
- 6. What were the Planning Commission's thoughts on this plan? Particularly emergency access to Townhouses 6-10?
 - This will be Planning Commission's purview.
- 7. Is an enclosed dumpster on the north side the correct choice for these? Can trucks navigate the neighboring curb cut/turning radius to service that?
 - No, refuse receptacles will be in the individual residence garages. Refuse trucks will be able to navigate.
- 8. Suggest figuring out a way to provide a least one townhouse with on-trade entry at the front and garage – no steps. (Question whether it's actually on-grade entry at the garage if it's a couple feet up at the front?)
 - It is possible. An interior elevator could be added.
- 9. Will rooftop decks need a railing in addition to the parapet?
 - An additional railing is suggested.
- 10. How will the alley and driveways be illuminated?
 - Pole lighting is an option. Sconces would be on either side of the garage doors.
- 11. The plans illustrate about a 6" finished floor difference each between townhomes 1-5. Does the site have this much existing topography change?
 - Reflects the existing condition. Need a civil survey.
- 12. When are the exterior colors anticipated to be selected? Will these be consistent between the building groupings, or will they differ? Would like to see colors chosen before approval?
 - Do not know colors yet. Sometimes homeowner will select.
- 13. Are the elevations of Townhomes 11-16 the same as the others?
 - See answer to question 11.
- 14. Will there be HVAC equipment located on the roof? If so, what type?
 - Yes, behind the parapet or in the garage.
- 15. Plans and elevations don't match in certain instances.
 - For example, in townhomes 1-5, the ground floor den shows an exterior door in plan. and the doors are not shown in elevation.
 - Still in discussions.

Additional work was to be made; this was a good first step. The demolition permit would not be issued by the Division of Housing and Building until approvals had been granted by all the necessary boards and commissions. Historical context should be explored further.

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **DEFER the request for Docket No. 11-93-23 (demolition)**. All the members voted yea; the motion passed.

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **DEFER the request for Docket No. 11-94-23, (townhouses)**. All the members voted yea; the motion passed.

16. Docket No. 11-92-23

(C)

12815 Detroit Ave.

LakewoodAlive and Larsen Architects

() Approve

() Deny

() Defer

James Ptacek

Larsen Architects

12506 Edgewater Dr., Ste 10

Lakewood, OH 44107

Applicant proposes exterior renovations of an existing commercial building. (Page 72)

Jim "JP" Ptacek, Larsen Architects, applicant was present to explain the request. Discussion ensued about the fastening of the new canopy to the building. The members liked it. Public comment was closed as no one addressed the item. No public communication was received prior to the meeting.

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

COMMUNICATION: PRELIMINARY REVIEW

17. Docket No. 11-95-23

(C)

**11818 Madison Ave.
RISE LAKEWOOD**

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

Jonathan Ziegen
Osborn Engineering
1111 Superior Ave. E., Suite 2100
Cleveland, OH 44114

Applicant proposes an informational presentation of a new project. (Page 117)

Staff provided a brief summary of the application. Jon Ziegen, Osborn Engineering, applicant was present to explain the project. With him was Chris Dawson, Chris Dawson Architects and Jayme Schwartzberg, landscape design. PC approval was needed for lot split. There was discussion about the offset property line, an enhanced streetscape in the right-of-way, location of the entrance, location of the building, local and state ordinances/guidelines/requirements, window translucency, pedestrian thoroughfare, need for additional parking, more green area within the parking lot, entrance should be at the front, the canopy connector between the two building masses, pedestrian traffic flow needs to be considered in the parking lot.

Public comment was taken.

- With demolition of the existing building, security would be the issue.
 - Plans were being made to address the issue.
- Suggested the erection of a fence.
 - Fencing was also being addressed in the proposal.

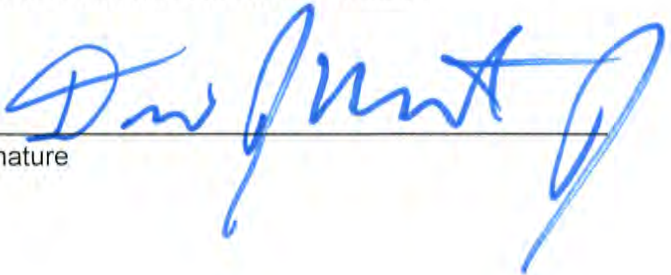
Written public comment on behalf of LakewoodAlive was received prior to the meeting (made part of record).

- Front door location on Madison in the elevation, floor plan, where sidewalks lead on site plan...none match. Which is correct?
- Suggest bollards in addition to wheel stops in front of the main entry walkway.
- Are all 53 surface parking spaces allocated for customer parking spaces? Does Rise Lakewood need all this parking?
- Have landscaping/planting plans been provided at this time?
- What is the sally port enclosure material and finish? Will the gates be closed all the time or just during use?
 - Not confirmed but most likely would be metal and kept closed when not in use.
- Since the building expansion will affect the existing electrical meter/disconnect location, how will the future service be provided? i.e. new pole layout through the site or via an underground route and pad mounted transformer?
- Can the applicant provide confirmation on the proposed building materials?

Mr. Maniet stated the communication was **RECEIVED AND FILED**.

ADJOURN

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **ADJOURN the meeting at 8:06 p.m.** All the members voted yea; the motion passed.



Signature

12-14-2023

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. Tania montalvo
- 2. Camelia Carter
- 3. Mike McGettrick
- 4. Steve Foster
- 5. GREG SOLTIS
- 6. Tyler Burnett
- 7. Mike Pusco
- 8. Jim JP PACEK
- 9. Jon ZEGAN
- 10. CAWS DAWSON
- 11. Tayme Schwartzberg
TAYME C1817

- 1. *[Signature]*
- 2. Camelia Carter
- 3. MAM
- 4. Steven Foster
- 5. Gregg Soltis
- 6. *[Signature]*
- 7. *[Signature]*
- 8. Jim PACEK
- 9. *[Signature]*
- 10. *[Signature]*
- 11. Tayme Schwartzberg
CLARK 15161 TAYME

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, November 9, 2023

Amanda L. Cramer

From: Amanda L. Cramer
Sent: Thursday, November 2, 2023 11:22 AM
To: David Maniet (DavidJManiet@gmail.com)
Cc: Sophia M. Jones
Subject: LakewoodAlive Design Committee Comments

Just a couple things to add to our very full agenda!

Black Market Meats sign
-Sign looks awesome. Where is it going? Behind window?

Irie Jamaican Kitchen sign
-Does "Jamaican Kitchen" need the black stroke around it? Otherwise, looks great

1100 Maple Cliff
-Looks great

15703 Lake
-Very nice!

For the Townhomes, in addition to your comments:

- VERY appreciative that the historic wall is remaining along Lake Ave
- I actually disagree about another way to cut through wall to townhouse entry. I like that separation of public/private, especially because there is a bus stop in front of the property. Which leads me to...
- Can the City/RTA work with this property owner to add a paved sidewalk/waiting area from the sidewalk to the bus stop loading zone?
- Question the choice of trees as landscaping on the west side (townhouses 6-10.) Would they be viable?
- What was Planning Commissions thoughts on this plan? Particularly emergency access to Townhouses 6-10?
- Is an enclosed dumpster on the north side the correct choice for these? Can trucks navigate the neighboring curb cut/turning radius to service that? It seems small as well
- What are the colors/materials choices for the townhouses? Looks like brick - Would like to see colors chosen before approval
- Parking provided is fine, in my opinion.
- Suggest figuring out a way to provide at least 1 townhouse with on-grade entry at the front and garage - no steps. (Question whether it's actually on-grade entry at the garage if it's a couple feet up at the front?)
- Will the rooftop decks need a railing in addition to the parapet?
 - Are the townhouses for sale or for rent?
 - Are any of the adjacent numbered parking spaces intended to be for guest parking? If not, are there any provided?
 - Suggest looking at ways to incorporate more landscaping features. Especially between units 11-16 and the curb.
 - Suggest studying a way to provide a sidewalk connection to Lake Ave due to the existing low stone wall to remain.
 - How will the alley and driveways be illuminated.
 - The plans illustrate about a 6" finished floor difference each between townhomes 1-5. Does the site have this much existing topography change?
 - When are the exterior colors anticipated to be selected? Will these be consistent between the building groupings or will they differ?
 - Are the elevations of Townhomes 11-16 the same as the others?

- Will there be HVAC equipment located on the roof? If so what type?
- Plans and elevations don't match in certain instances.
 - For example, in Town Homes 1-5, the ground floor den shows an exterior door in plan and however the doors are not shown in elevation.

Rise Dispensary

- "Front" door location on Madison in the elevation, floor plan, where sidewalk leads on site plan...none match. Which is correct?

- Suggest bollards in addition to wheel stops in front of the main entry walkway

- Are all 53 surface parking spaces allocated for customer parking spaces? Does Rise Lakewood need all this parking?
- Have landscaping/planting plans been provided at this time.
- What is the sally port enclosure material and finish? Will this gates be closed all the time or just during use?
- Since the building expansion will affect the existing electrical meter/disconnect location, how will the future service be provided. I.e. new pole layout through the site or via an underground route and pad mounted transformer?
- Can't the applicant provide confirmation on the proposed building materials.

Amanda Cramer, AICP

City Planner

City of Lakewood

Department of Planning & Development

12650 Detroit Avenue

Lakewood, Ohio 44107

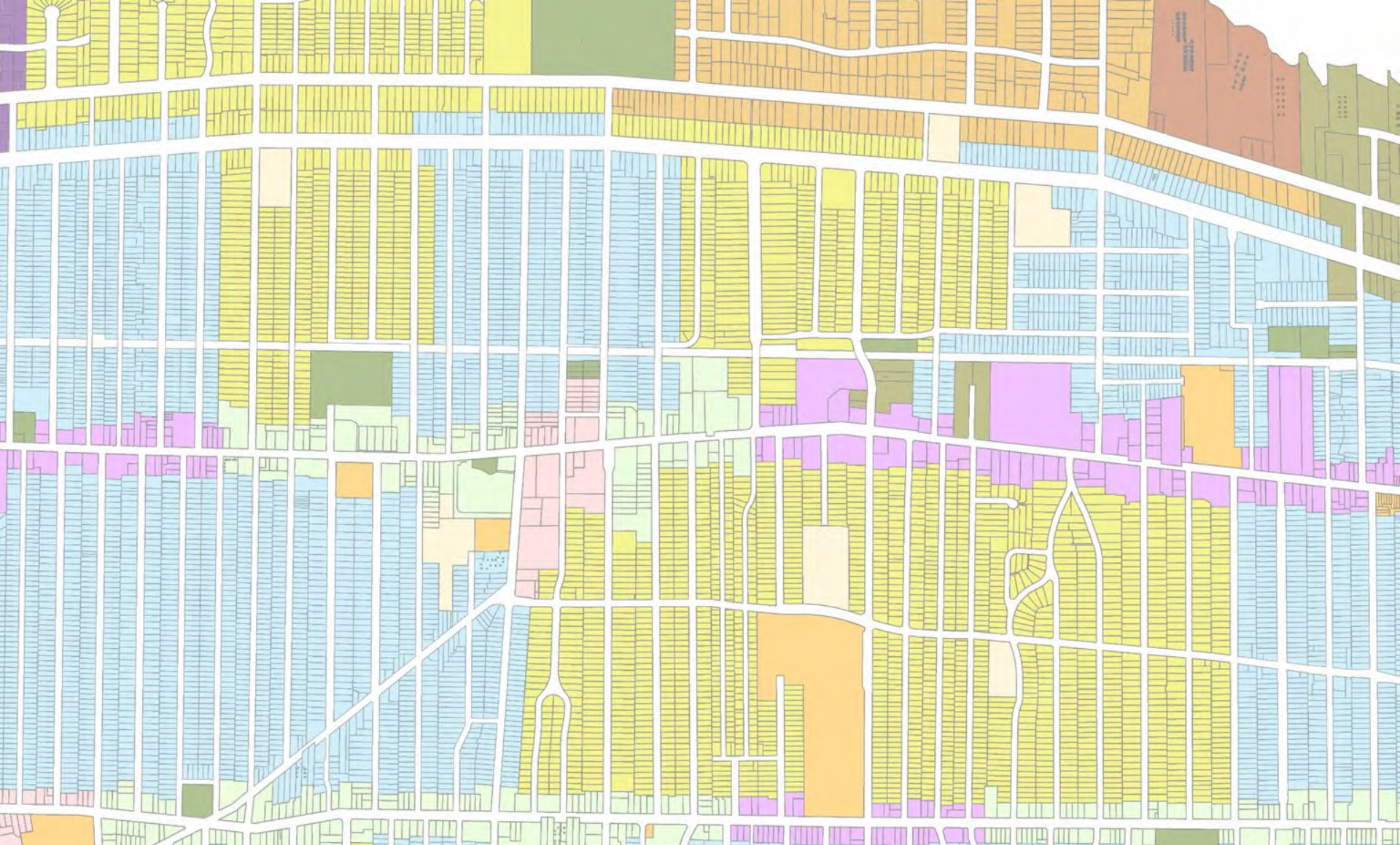
(216) 529-6630 main

(216) 529-7679 office

www.lakewoodoh.gov

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Architectural Board of Review

November 2023



Architectural Board of Review

Pre-Review Meeting: 2 Nov, 4 pm (East Conf Rm)

Regular Meeting: 9 Nov, 5:30 pm (Auditorium)

Members

David Maniet (2023 Chair)

Brian Grambort (2023 Vice Chair)

Jeremy Smith

Hanna Cohan Plessner

Chris Egervary

Staff

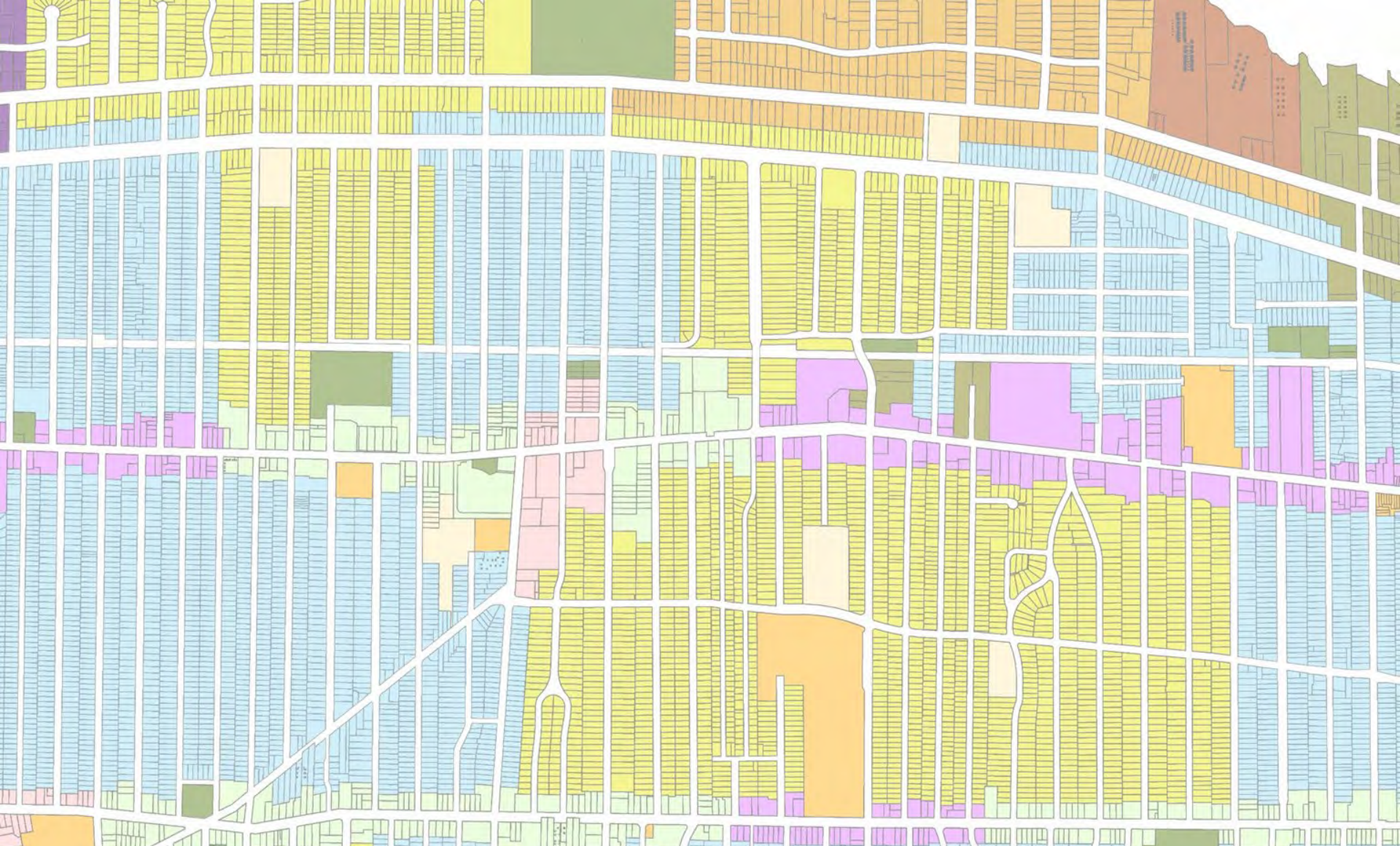
Board Secretary: Amanda Cramer

Building Commissioner: Chris Parmelee



Architectural Board of Review **November Agenda**

1. Roll call
2. Approve minutes – October 2023 meeting
3. Opening Remarks
4. Old Business
5. Sign Review
6. New Business
7. Communication
8. Adjourn



Architectural Board of Review

Summary Approved - Old Business - November 2023

Applicant proposes new signage in an existing ground sign.

City Notes:

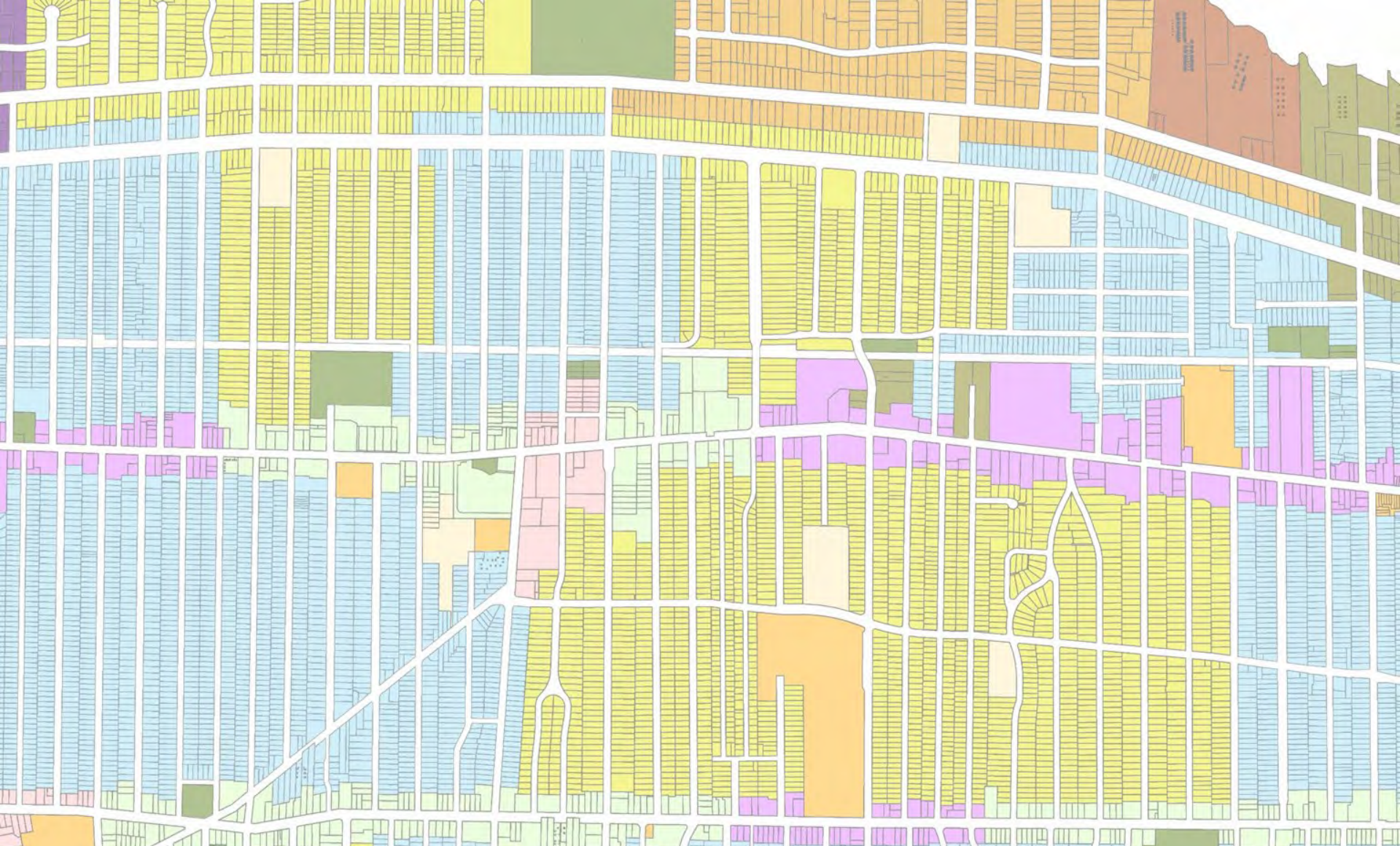
- Sign installed prior to ABR Review



Summary Approval - No Conditions



Docket No. 10-80-23 (17119 Madison)
Signage – Ayurveda Wellness House
Shilpika Devaiah



Architectural Board of Review

Summary Approved - New Business – November 2023

Applicant proposes new LED window hanging sign.

City Notes:

- Sign installed prior to ABR review
- Code prohibits flashing or moving illumination
- Frontage ~17 ft = max sign area of ~17 ft²
- Applicant proposes new 9.5 ft² LED illuminated window hanging sign
- Existing sign 3.14 ft²



**Summary Approval with Condition: Sign will remain red
at all times**



Docket No. 11-83-23 (15613 Detroit)

Signage – Black Market Meats Co.

Jim Briola

Applicant proposes window decal signage.

City Notes:

- ❑ Frontage ~17 ft = max sign area of ~17 ft²
- ❑ Proposal includes 1 window decal sign (2 ft²)



Summary Approval - No Conditions



Docket No. 11-86-23 (18119 Detroit)
Signage - Onward Design Collaborative
Steven Foster

Applicant proposes new sign package.

City Notes:

- ❑ Frontage ~38 ft = max sign area of 38 ft
- ❑ Proposal includes 2 door decal signs (1.7 ft²), 1 logo bike rack (6.3 ft²), 1 directional blade sign, and 1 parking lot striping applied to asphalt



Summary Approval – No Conditions



Docket No. 11-87-23 (12815 Detroit)

Signage – LakewoodAlive and Larsen Architects

James Ptacek

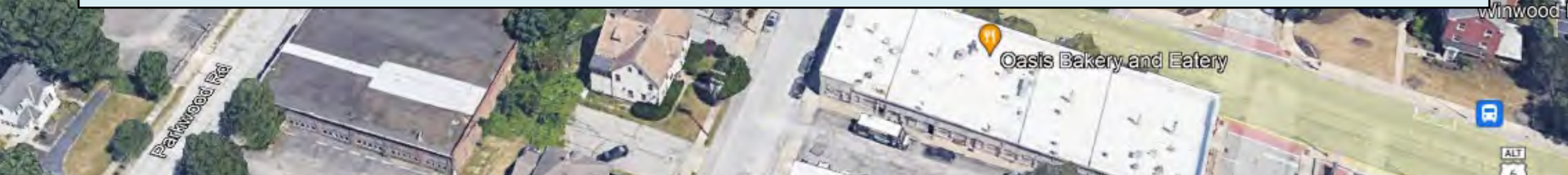
Applicant proposes illuminated channel sign.

City Notes:

- ❑ Frontage ~20 ft = max sign area of ~30 ft²
- ❑ Proposal includes 1 internally illuminated sign with flush mounted channel letters (26.3 ft²)



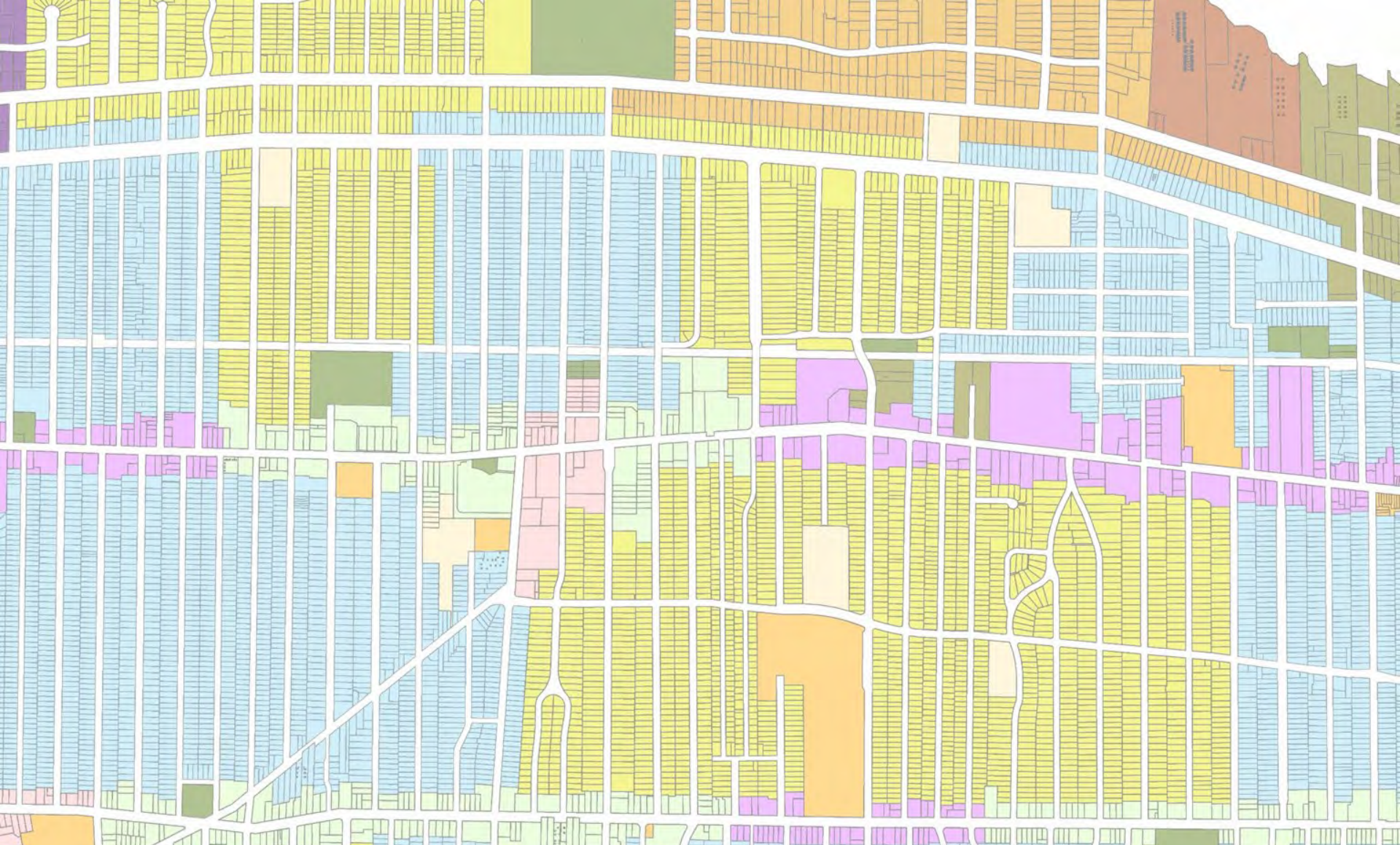
Summary Approval – No Conditions



Docket No. 11-88-23 (13804 Detroit)

Signage – Irie Jamaican Kitchen

Shadi Almikdad



Architectural Board of Review

Old Business – November 2023

Applicant proposes new signage in the sign band.

City Notes:

- Applicant proposing 1 new wall sign (48 sq ft)
- Business frontage = 19.5 ft; maximum allowed square footage 19.5 sq ft
- Suggests tabling as there is no sign imagery submitted at this time



Docket No. 10-79-23 (13306 Detroit)

Signage – Cloud City Vapes
Sam Baadani



Docket No. 10-79-23 (13306 Detroit)
Signage – Baadani Cloud City Vapes



Docket No. 10-79-23 (13306 Detroit)
Signage – Baadani Cloud City Vapes



Docket No. 10-79-23 (13306 Detroit)
Signage – Baadani Cloud City Vapes

Applicant proposes new sign: ground sign (projecting sign and front wall letters approved at October 2023 meeting)

City Notes:

- ❑ Applicant proposing 1 internally illuminated raceway sign (28 sq ft), 1 double-sided non-illuminated projecting sign (7.5 sq ft), and **1 internally illuminated cabinet ground sign (26 sq ft)**
- ❑ Building frontage = 165 ft; maximum square footage of sign is 100 sq ft



Applicant requests application be tabled

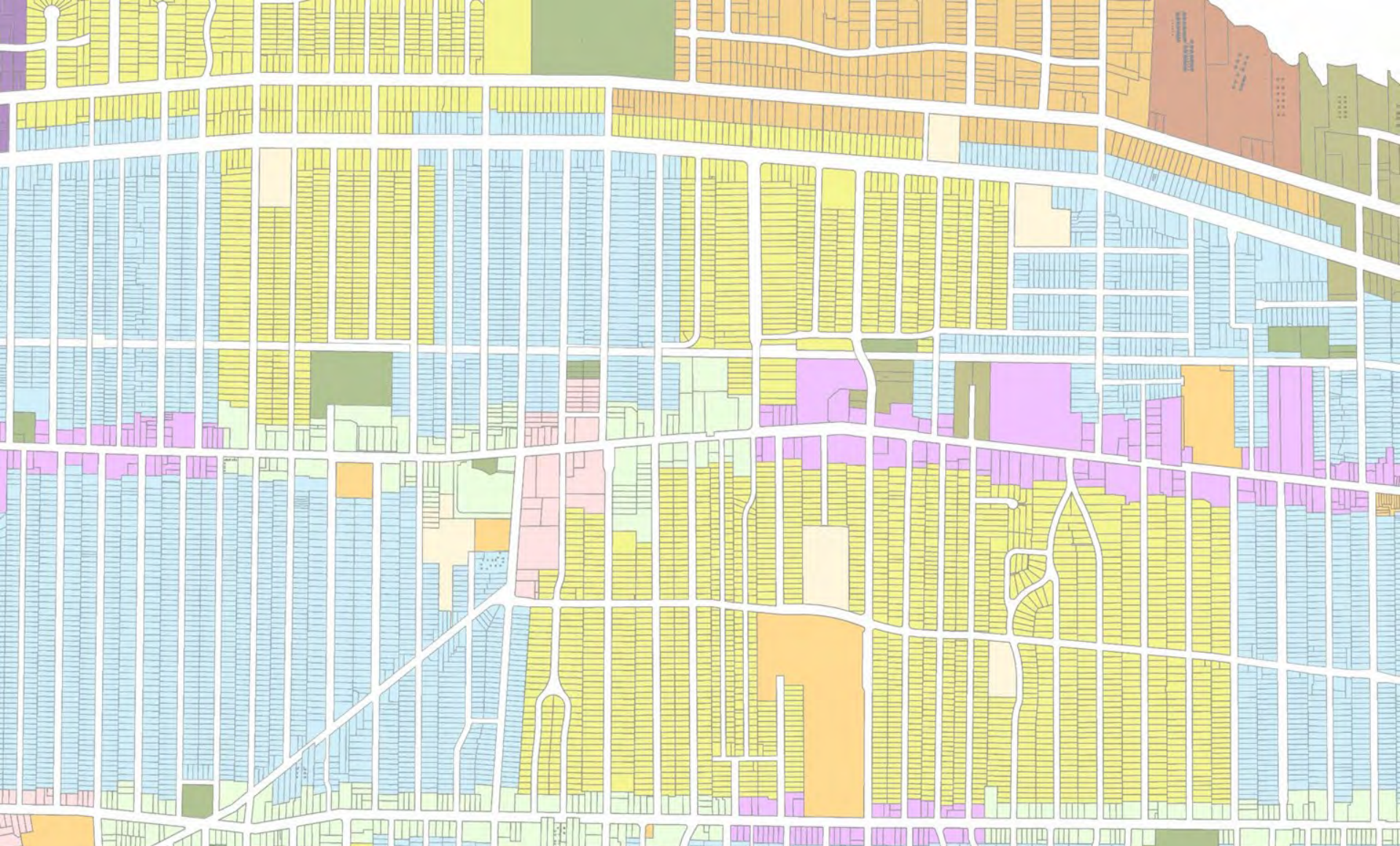


Docket No. 10-81-23 (15000 Madison)

Signage – NextHome Experts

Laura Higgins-Wyoma

Walgreens Pharmacy



Architectural Board of Review

New Business - Sign Review – November 2023

Applicant proposes new illuminated cloud channel letters on flush mount sign.

City Notes:

- ❑ Sign band color should match others in plaza – beige
- ❑ Frontage ~20 ft = max sign area of ~20 ft²
- ❑ Applicant proposes new flush mount sign with cloud channel letters (~20 ft²)



Docket No. 11-84-23 (15500 Madison)

Signage – Vapor Kings

Aldo Dure



Docket No. 11-84-23 (15500 Madison)
Signage – Dure Vapor Kings

A SIGN LOCATION



Docket No. 11-84-23 (15500 Madison)

Signage – Dure Vapor Kings

ILLUMINATED CLOUD CHANNEL LETTERS ON FLUSH MOUNT SIGN A

21'0" FRONTAGE



SURVEY NEEDED TO VERIFY DIMENSIONS

BASED ON ARCHITECTURAL RENDERINGS

NEED SIGN PLACEMENT APPROVAL

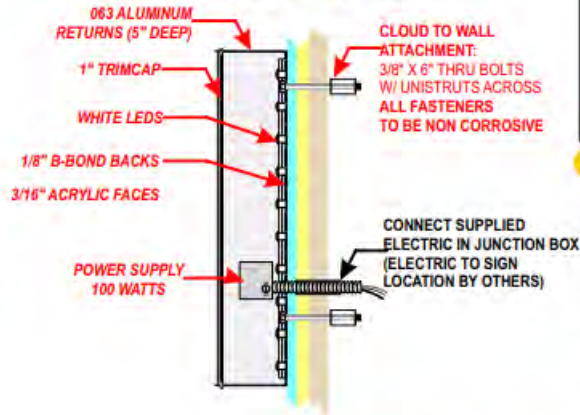
COLOR SPECIFICATIONS

-  3/16" WHITE ACRYLIC
-  1/8" WHITE B-BOND BACKS
-  1" BLACK TRIMCAP
-  063 BLACK ALUMINUM RETURNS
-  PAINT TO MATCH FACADE TBD
-  ORACAL 8500 #010 White
-  ORACAL 8500 #021 Yellow

Customer Initials to approve colors

This drawing and the concepts contained herein are the exclusive property of BNEXT DESIGN Signs and are not to be shared without our expressed written consent. All rights are retained.

SIDE VIEW



MEASUREMENT SIGN A



SIGNAGE REPRESENTS 16.6' SQ FT

2



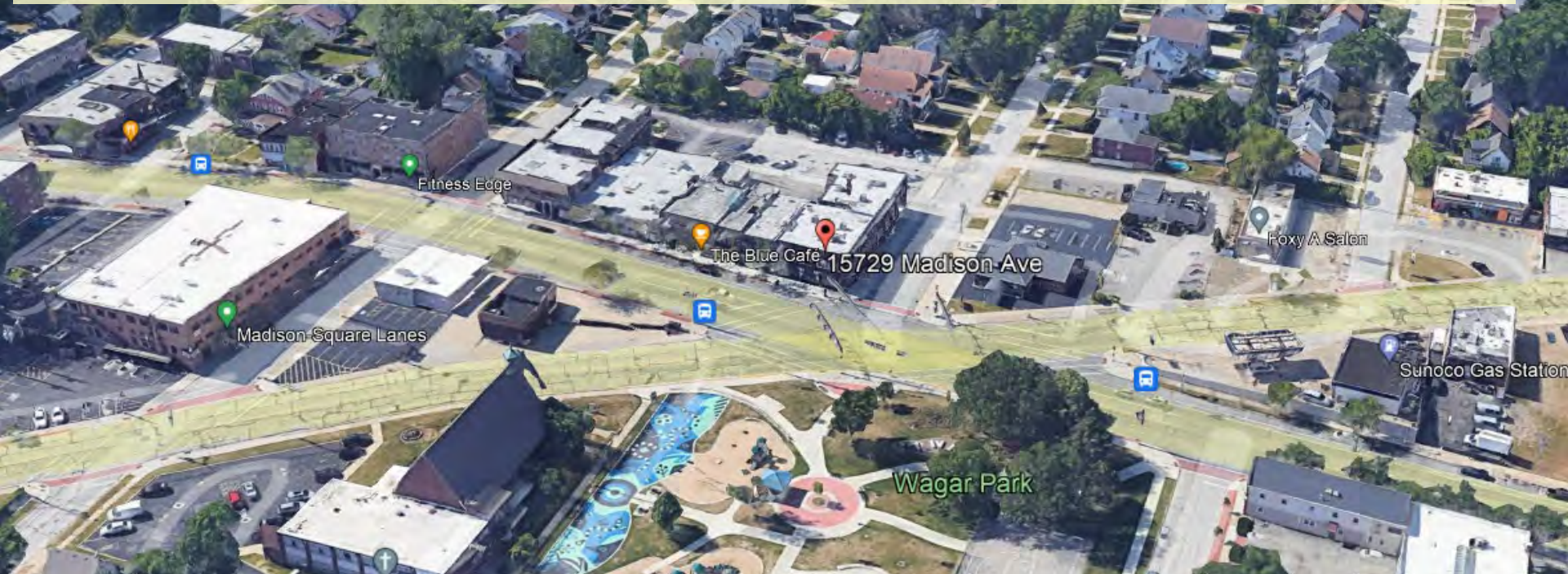
Docket No. 11-84-23 (15500 Madison)

Signage – Dure Vapor Kings

Applicant proposes window and door decal signage.

City Notes:

- ❑ Frontage ~20 ft = max sign area of ~20 ft²
- ❑ Proposal includes 2 window decal signs (left side 2.9 ft² and right side 3.5 ft²) and 1 door decal sign (3.5 ft²)
- ❑ Total proposed signage 9.9 ft²
- ❑ Window coverage (15% allowed by code):
 - ❑ Left side - 13%
 - ❑ Right side - 16%
 - ❑ Door - 32%



Docket No. 11-85-23 (15729 Madison)

Signage – Happy Bear Chandlery

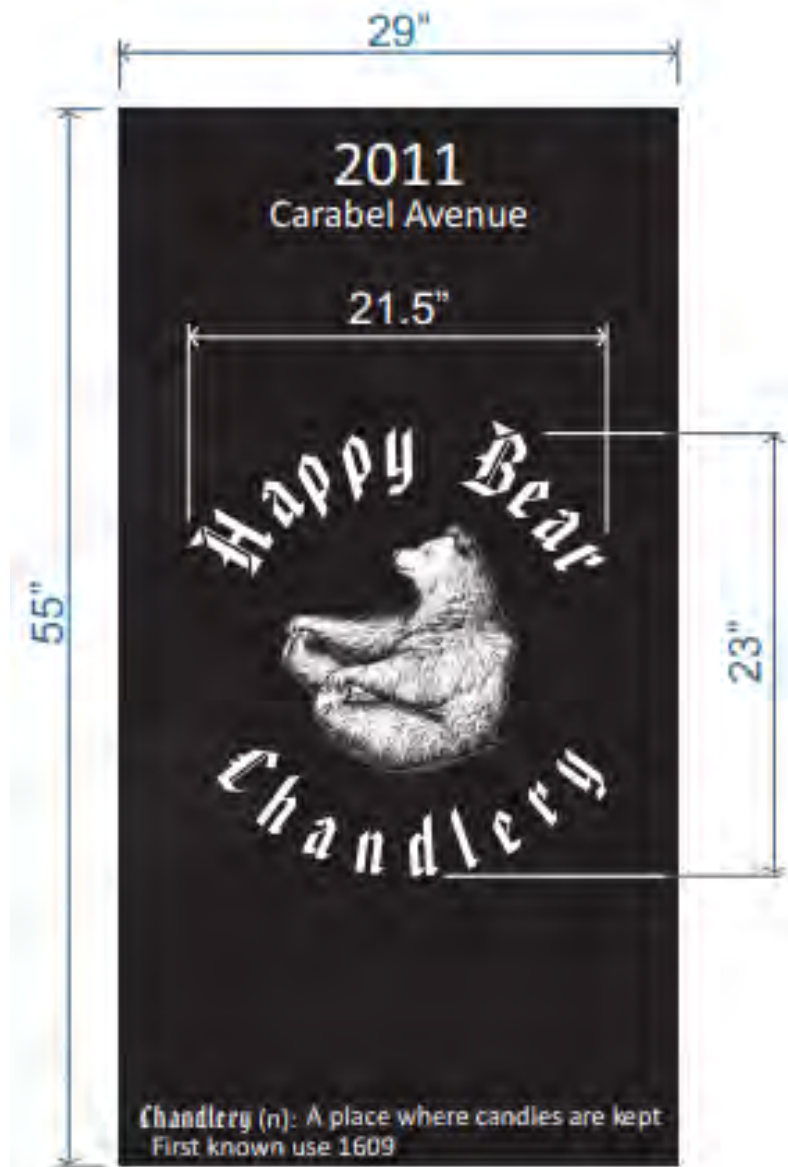
Steven Foster



Storefront Window Decals



Docket No. 11-85-23 (15729 Madison)
Signage – Foster Happy Bear Chandlery

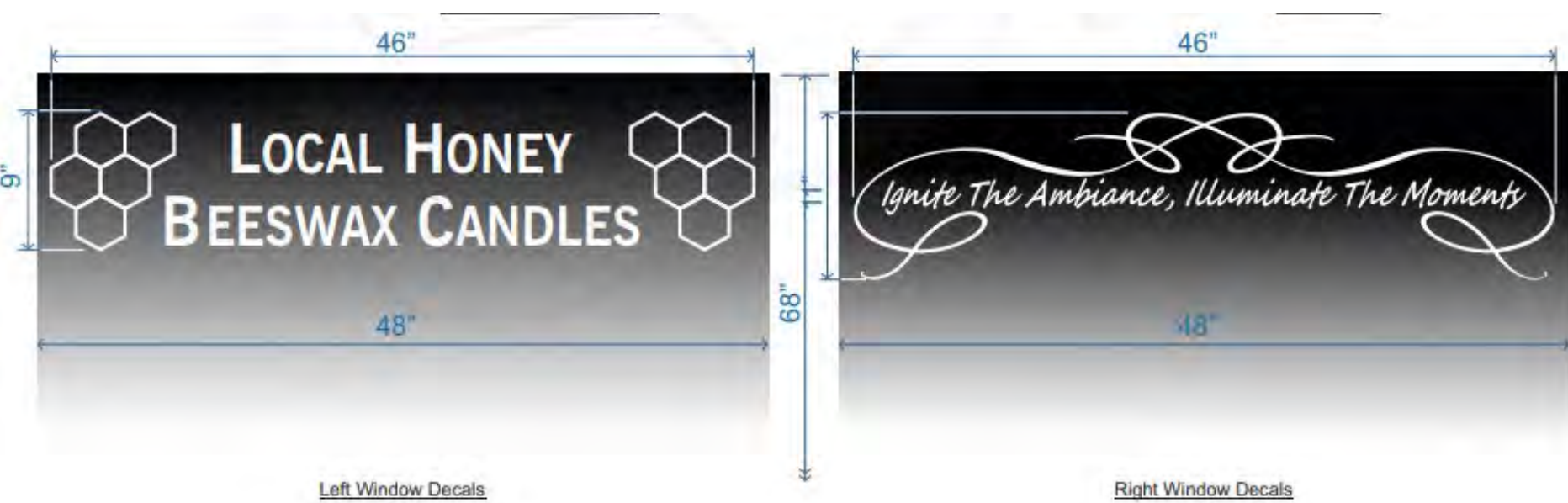


Door Decals



Docket No. 11-85-23 (15729 Madison)

Signage – Foster Happy Bear Chandlery



Docket No. 11-85-23 (15729 Madison)
Signage – Foster Happy Bear Chandlery

Applicant proposes cut vinyl window graphics.

City Notes:

- ❑ Frontage ~23 ft = max sign area of ~23 ft²
- ❑ Proposal includes cut vinyl window graphics across 5 window panels (19.5 ft²)



Docket No. 11-89-23 (12211 Madison)
Signage – Miss Frippery’s Costume Jewelry Emporium
Shawn Warren

Existing



Docket No. 11-89-23 (13804 Detroit)
Signage – Warren Miss Frippery's

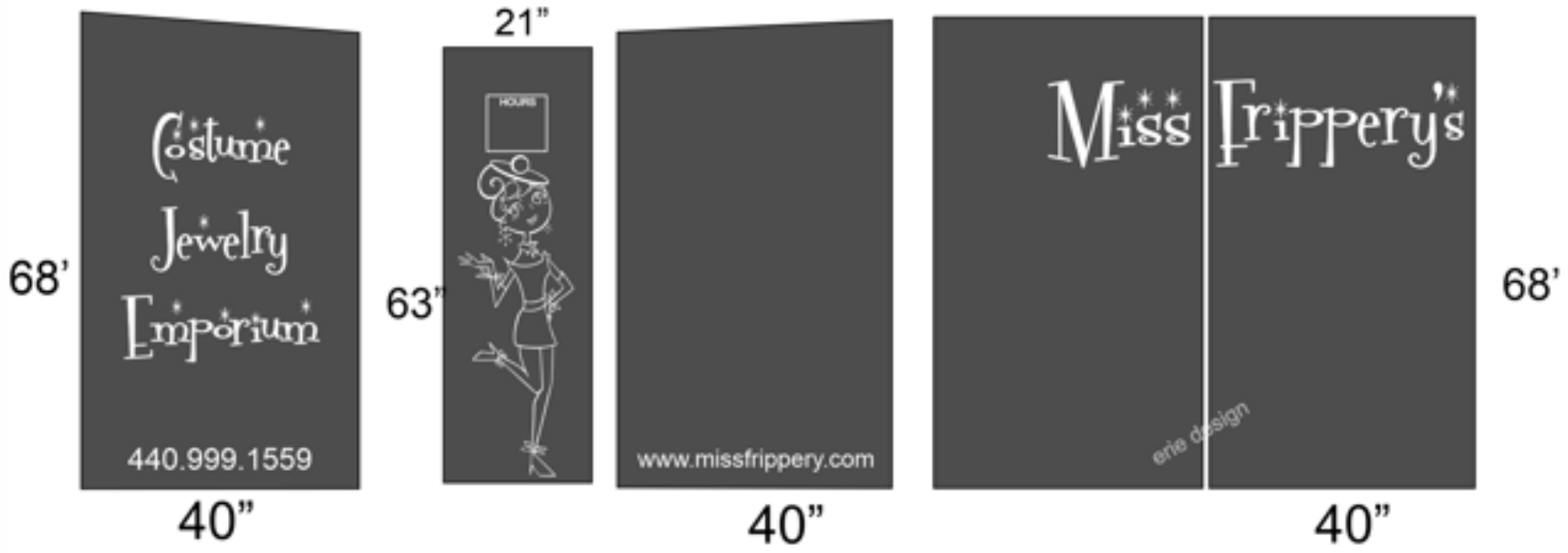
Proposed



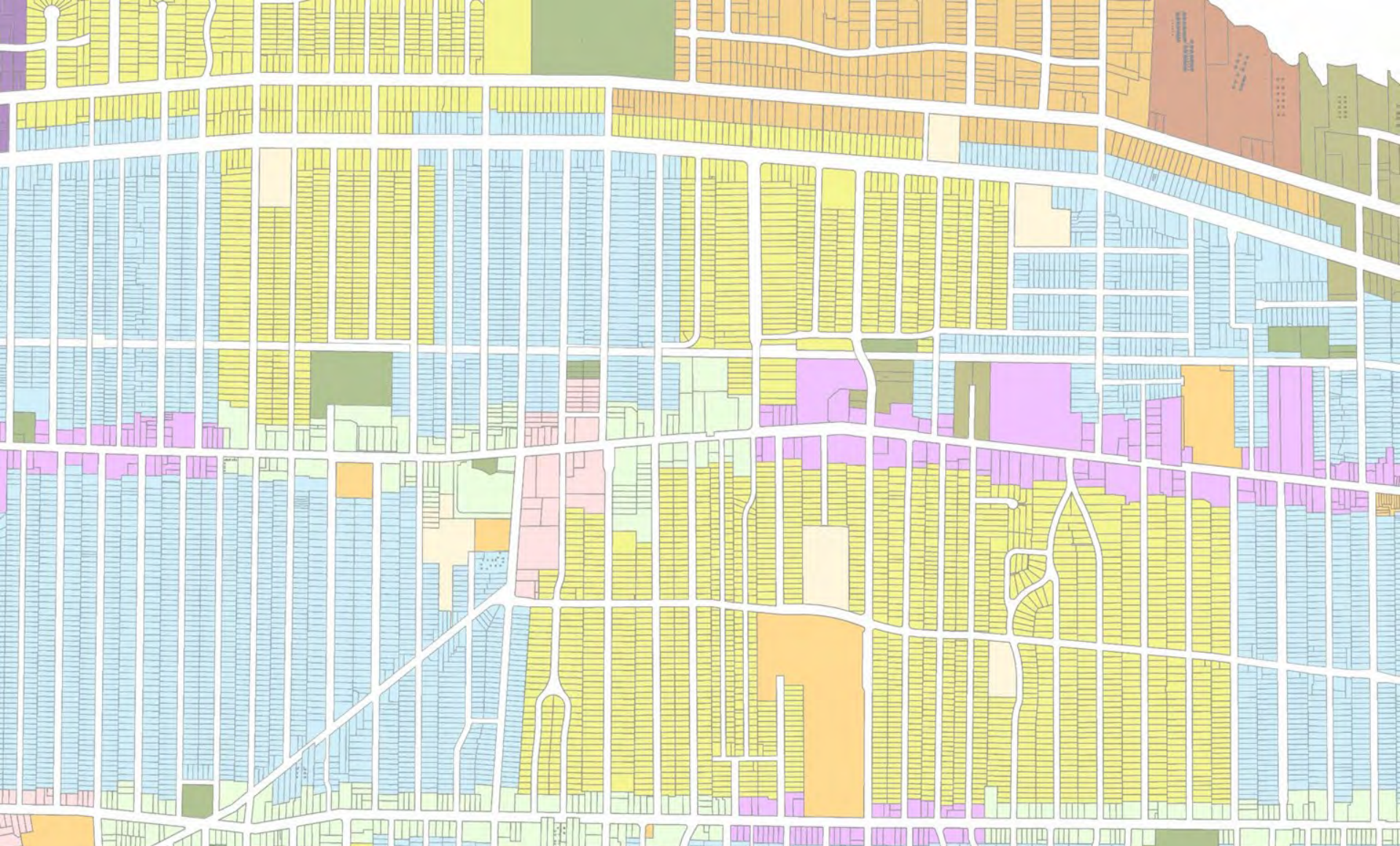
Cut vinyl graphics - White
logo 12" x 5" girl 18" x 48" text 28" x 36" text 6" x 30"
total 19.5 sq. ft



Docket No. 11-89-23 (13804 Detroit)
Signage – Warren Miss Frillery's



Docket No. 11-89-23 (13804 Detroit)
 Signage – Warren Miss Frippery's



Architectural Board of Review

New Business – November 2023

Applicant proposes addition to residential structure.

City Notes:

N/A



Docket No. 11-90-23 (1100 Maple Cliff)

House Addition – 1100 Maple Cliff

Charles McGettrick



Docket No. 11-90-23 (1100 Maple Cliff)
House Addition – McGettrick 1100 Maple Cliff



Docket No. 11-90-23 (1100 Maple Cliff)
House Addition – McGettrick 1100 Maple Cliff

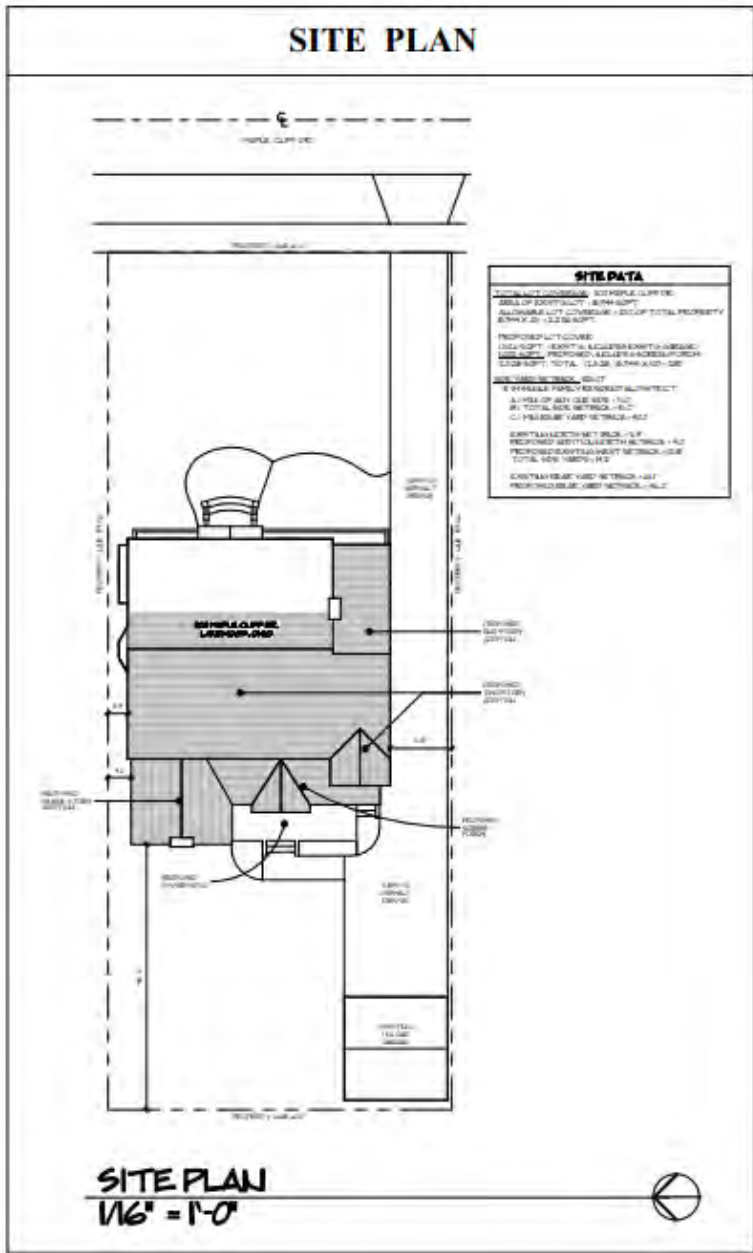


Docket No. 11-90-23 (1100 Maple Cliff)
House Addition – McGettrick 1100 Maple Cliff



Docket No. 11-90-23 (1100 Maple Cliff)
House Addition – McGettrick 1100 Maple Cliff

SITE PLAN



SITE DATA

TOTAL LOT COVERAGE: 1100 MAPLE CLIFF DR.

- AREA OF EXIST'G LOT = 8,944 SQFT.
- ALLOWABLE LOT COVERAGE = 25% OF TOTAL PROPERTY
8,944 X .25 = 2,236 SQFT.

- PROPOSED LOT COVER:
- 1,526 SQFT. (EXIST'G, INCLUDES EXIST'G GARAGE)
- 1,002 SQFT. (PROPOSED, INCLUDES SCREEN PORCH)
- 2,528 SQFT. TOTAL $(2,528 / 8,944) \times 100 = 28\%$

SIDE YARD SETBACK: 1121.07

- R-1H SINGLE FAMILY RESIDENTIAL DISTRICT
- A.) MIN. OF ANY ONE SIDE = 5.0'
- B.) TOTAL SIDE SETBACK = 15.0'
- C.) MIN. REAR YARD SETBACK = 40.0'

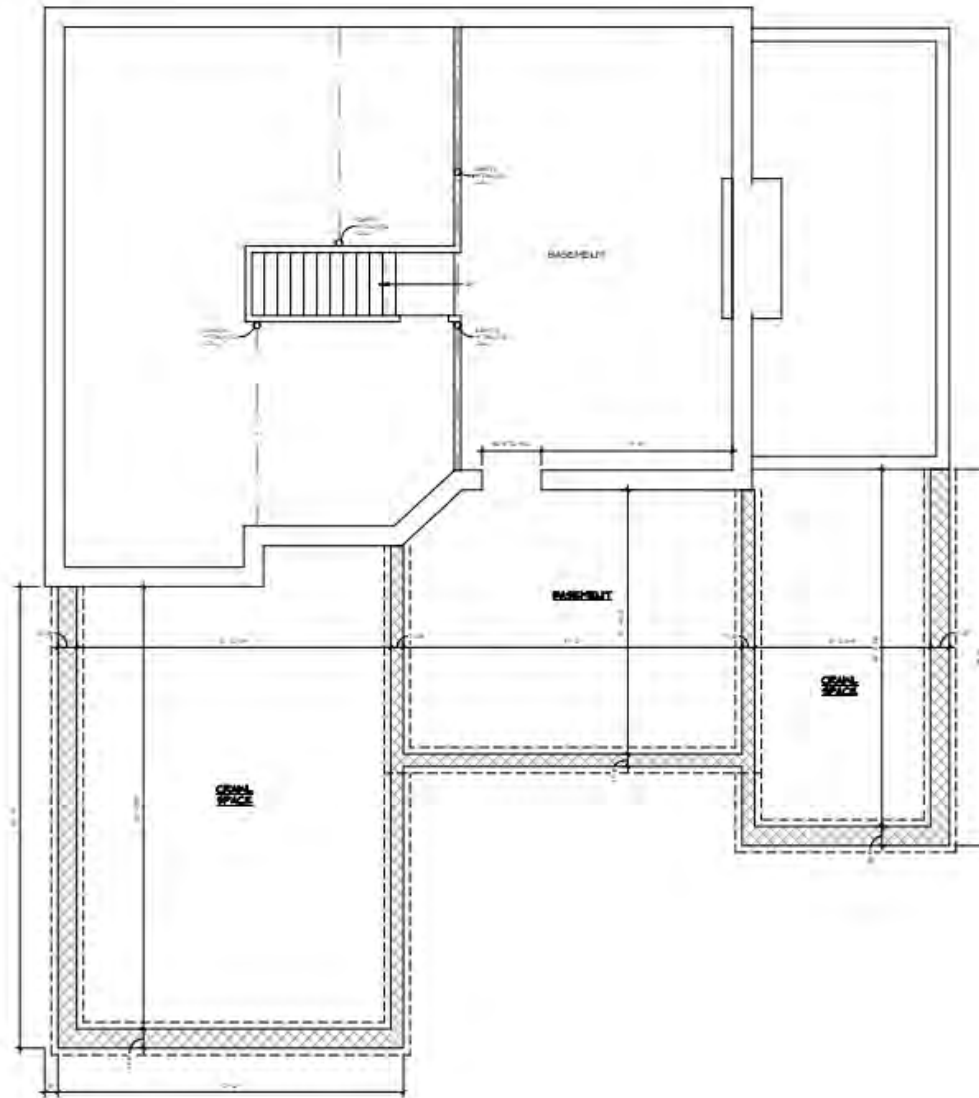
EXISTING NORTH SET BACK = 3.4'
 PROPOSED ADDITION NORTH SETBACK = 4.0'
 PROPOSED/EXISTING WEST SETBACK = 10.8'
 TOTAL SIDE YARDS = 14.2'

EXISTING REAR YARD SETBACK = 61.1'
 PROPOSED REAR YARD SETBACK = 46.2'

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



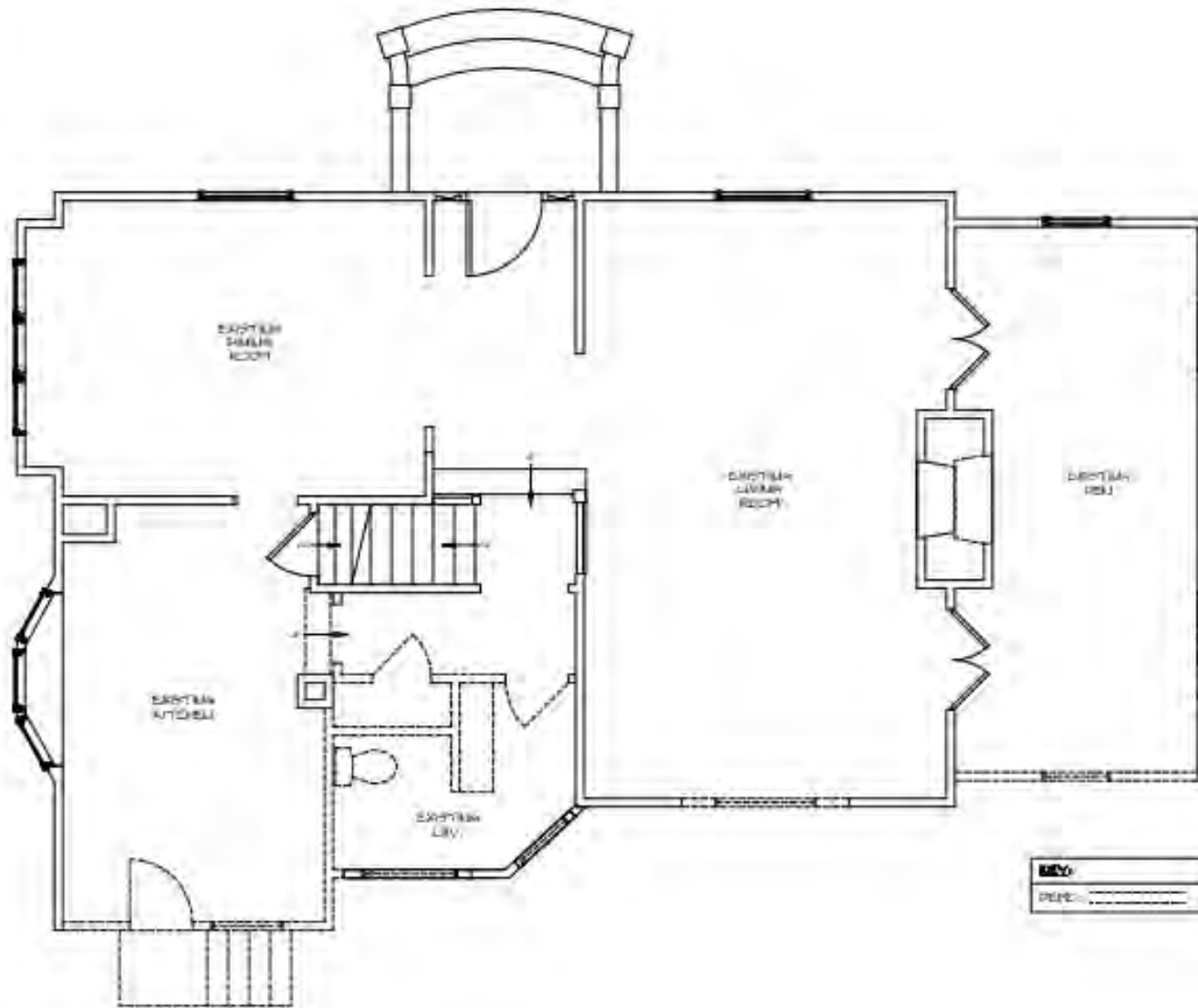
Docket No. 11-90-23 (1100 Maple Cliff)
 House Addition - McGettrick 1100 Maple Cliff



FOUNDATION PLAN
1/4" = 1'-0"



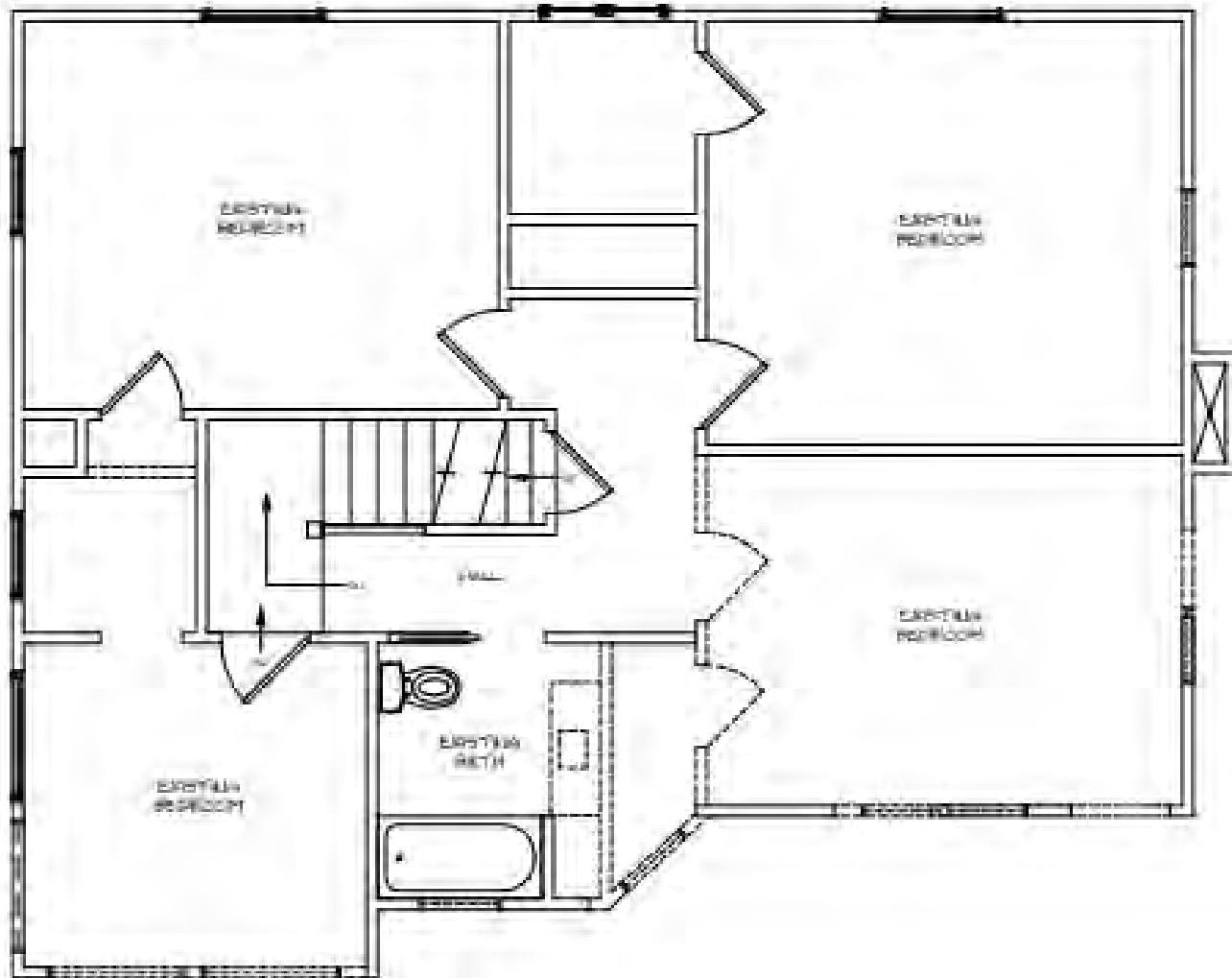
Docket No. 11-90-23 (1100 Maple Cliff)
House Addition – McGettrick 1100 Maple Cliff



FIRST FLOOR DEMO PLAN
 $1/4" = 1'-0"$



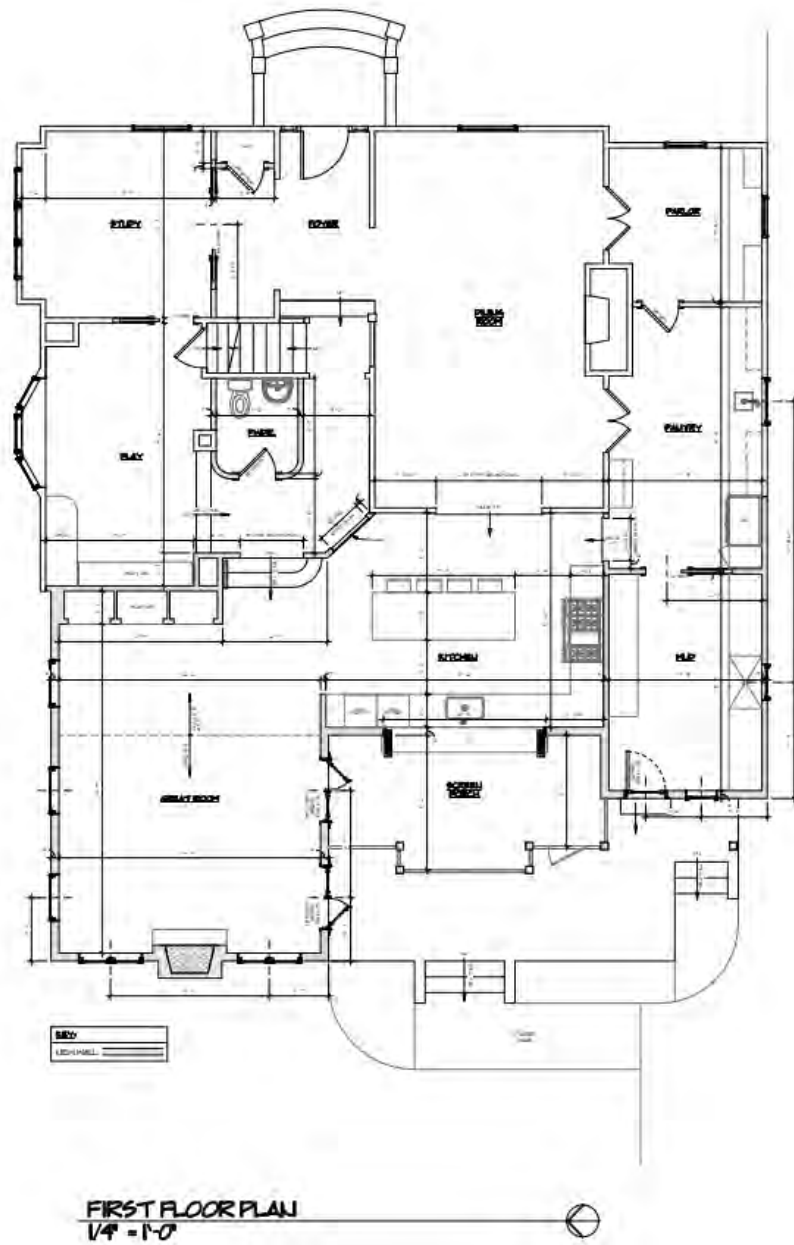
Docket No. 11-90-23 (1100 Maple Cliff)
 House Addition – McGettrick 1100 Maple Cliff



SECOND FLOOR DEMO PLAN
1/4" = 1'-0"



Docket No. 11-90-23 (1100 Maple Cliff)
House Addition – McGettrick 1100 Maple Cliff

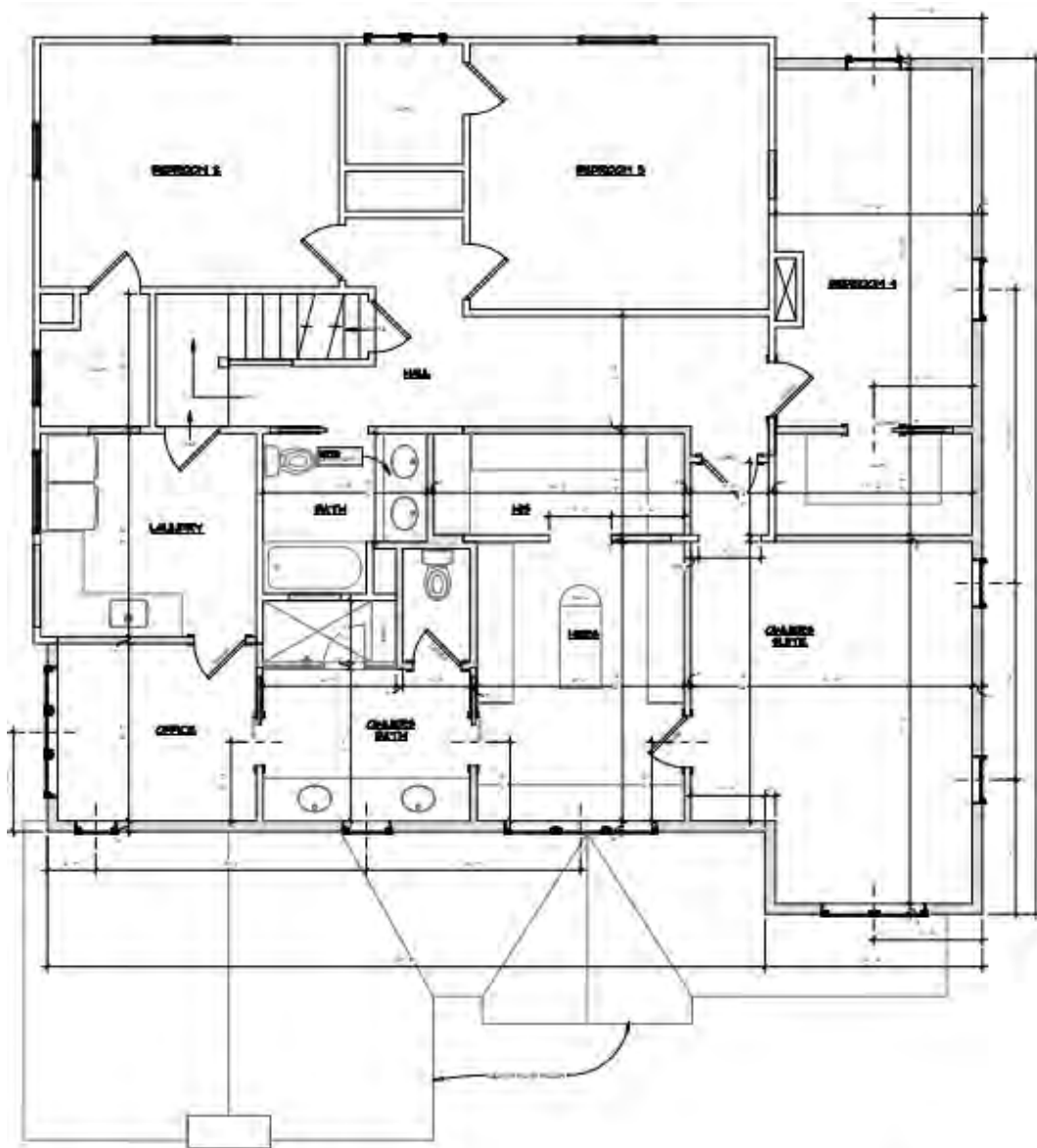


1/4" = 1'-0"
 ARCHITECT
 LEONARD

FIRST FLOOR PLAN
 1/4" = 1'-0"



Docket No. 11-90-23 (1100 Maple Cliff)
 House Addition – McGettrick 1100 Maple Cliff



SECOND FLOOR PLAN

1/4" = 1'-0"



Docket No. 11-90-23 (1100 Maple Cliff)
House Addition – McGettrick 1100 Maple Cliff



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



Docket No. 11-90-23 (1100 Maple Cliff)
 House Addition – McGettrick 1100 Maple Cliff

See Greek Villa work in any room



LIVING ROOM

KITCHEN

BEDROOM

BATHROOM

EXTI



Docket No. 11-90-23 (1100 Maple Cliff)
House Addition – McGettrick 1100 Maple Cliff

Pella® Lifestyle Series

Aluminum-Clad Wood

#1 performing wood window and patio door¹
For the combination of energy, sound and value.

37 time-tested innovations
Create unique, room-by-room solutions to meet real-life needs.

83% more energy efficient²
On average compared to single-pane windows – with performance solutions for improved comfort.



Create solutions that are perfect for real life. Covered by the best limited lifetime warranty in the industry for wood windows and patio doors, Pella Lifestyle Series offers everything you love about wood – including beauty, durability and style flexibility. Begin with dual- or triple-pane glass and then

Pella® Lifestyle Series Features & Options

Colors & Finishes

Wood Type

A beautiful wood species to complement a home's interior.



Pine

Prefinished Pine Interior Colors

We can prefinish in your choice of a variety of beautiful paints and stains. Unfinished or primed and ready-to-paint are also available.



Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years.



Glass

InsulShield® Low-E Glass



Advanced Low-E insulating double-pane glass with argon or triple-pane glass with argon.



Advanced Comfort Low-E insulating double-pane glass with argon and triple-pane glass with argon.



Natural Sun Low-E insulating double-pane glass with argon or triple-pane glass with argon.



SunDeflector® Low-E insulating double-pane glass with argon or triple-pane glass with argon.

Additional Glass Options



Tempered glass available on dual- and triple-pane products.



Obscure and treated obscure glass available on dual- and triple-pane products.

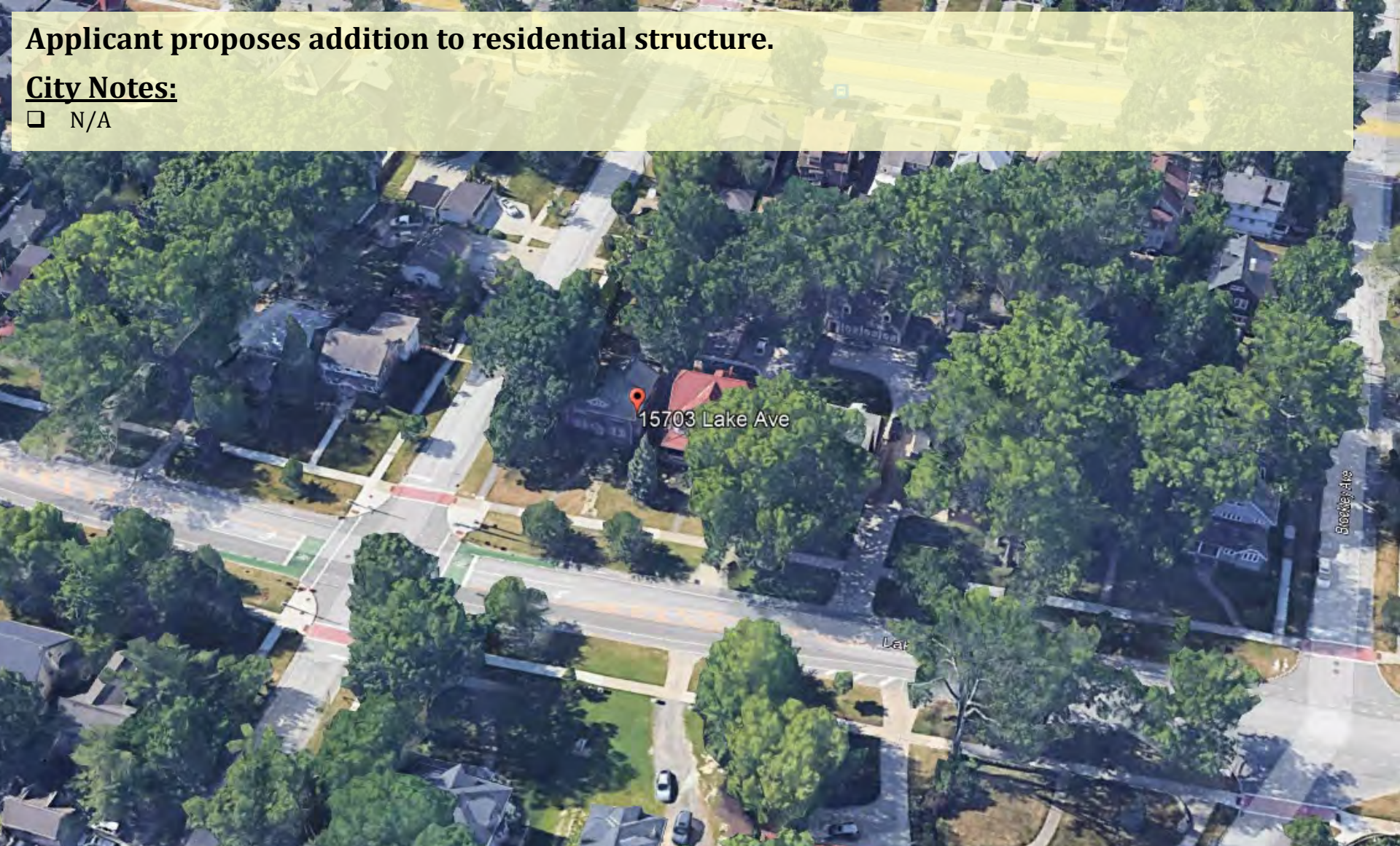


Docket No. 11-90-23 (1100 Maple Cliff)
House Addition – McGettrick 1100 Maple Cliff

Applicant proposes addition to residential structure.

City Notes:

N/A



Docket No. 11-91-23 (15703 Lake)

House Addition – 15703 Lake

Charles McGettrick



West Elevation



Docket No. 11-91-23 (15703 Lake)
House Addition – McGettrick 15703 Lake



West Elevation



Docket No. 11-91-23 (15703 Lake)
House Addition – McGettrick 15703 Lake



East Elevation



Docket No. 11-91-23 (15703 Lake)
House Addition – McGettrick 15703 Lake



East Elevation



Docket No. 11-91-23 (15703 Lake)
House Addition – McGettrick 15703 Lake

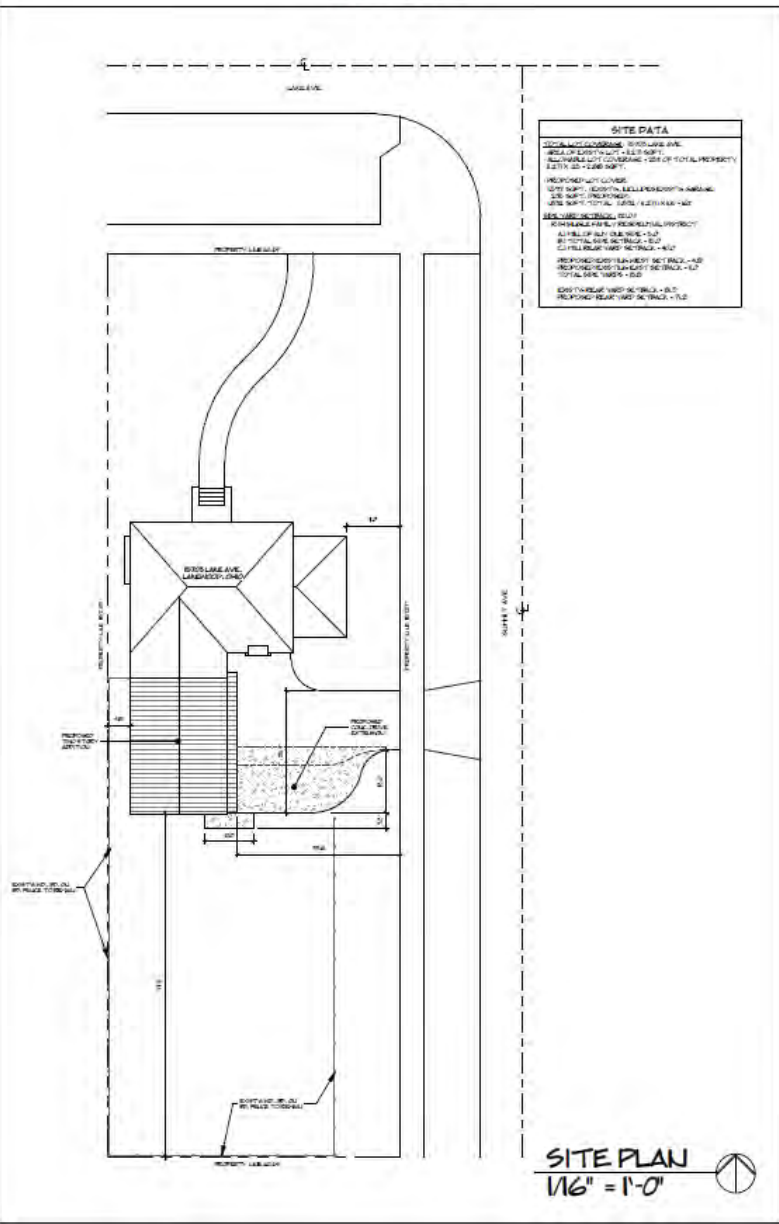


South Elevation



Docket No. 11-91-23 (15703 Lake)
House Addition – McGettrick 15703 Lake

SITE PLAN



SITE DATA	
TOTAL LOT COVERAGE:	15703 LAKE AVE.
AREA OF EXIST'G LOT:	11,271 SQFT.
ALLOWABLE LOT COVERAGE:	25% OF TOTAL PROPERTY
	11,271 X .25 = 2,818 SQFT.
PROPOSED LOT COVER:	
EXIST'G:	1,597 SQFT. (EXIST'G, INCLUDES EXIST'G GARAGE)
PROPOSED:	235 SQFT. (PROPOSED)
TOTAL:	1,832 SQFT. TOTAL (1,832 / 11,271) X 100 = 16%
SIDE YARD SETBACK:	
MIN. OF ANY ONE SIDE:	5.0'
TOTAL SIDE SETBACK:	15.0'
MIN. REAR YARD SETBACK:	40.0'
PROPOSED/EXISTING WEST SETBACK:	4.8'
PROPOSED/EXISTING EAST SETBACK:	11.0'
TOTAL SIDE YARDS:	15.8'
EXIST'G REAR YARD SETBACK:	81.3'
PROPOSED REAR YARD SETBACK:	71.2'

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

SITE DATA

TOTAL LOT COVERAGE: 15703 LAKE AVE.

- AREA OF EXIST'G LOT = 11,271 SQFT.
- ALLOWABLE LOT COVERAGE = 25% OF TOTAL PROPERTY
11,271 X .25 = 2,818 SQFT.
- PROPOSED LOT COVER:
1,597 SQFT. (EXIST'G, INCLUDES EXIST'G GARAGE)
235 SQFT. (PROPOSED)
1,832 SQFT. TOTAL (1,832 / 11,271) X 100 = 16%

SIDE YARD SETBACK : 1121.07

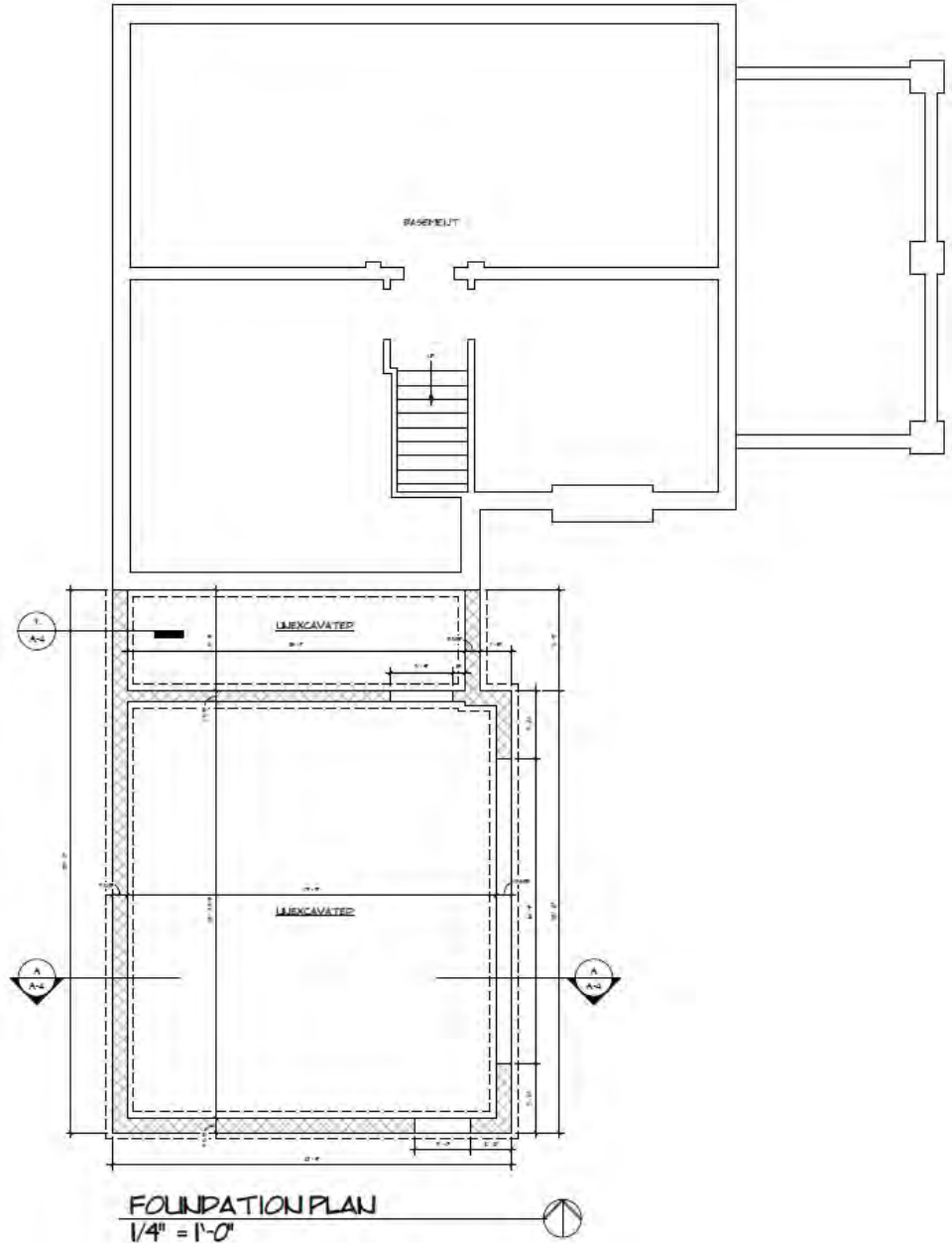
- R-1H SINGLE FAMILY RESIDENTIAL DISTRICT
- A.) MIN. OF ANY ONE SIDE = 5.0'
- B.) TOTAL SIDE SETBACK = 15.0'
- C.) MIN. REAR YARD SETBACK = 40.0'

PROPOSED/EXISTING WEST SET BACK = 4.8'
 PROPOSED/EXISTING EAST SETBACK = 11.0'
 TOTAL SIDE YARDS = 15.8'

EXIST'G REAR YARD SETBACK = 81.3'
 PROPOSED REAR YARD SETBACK = 71.2'

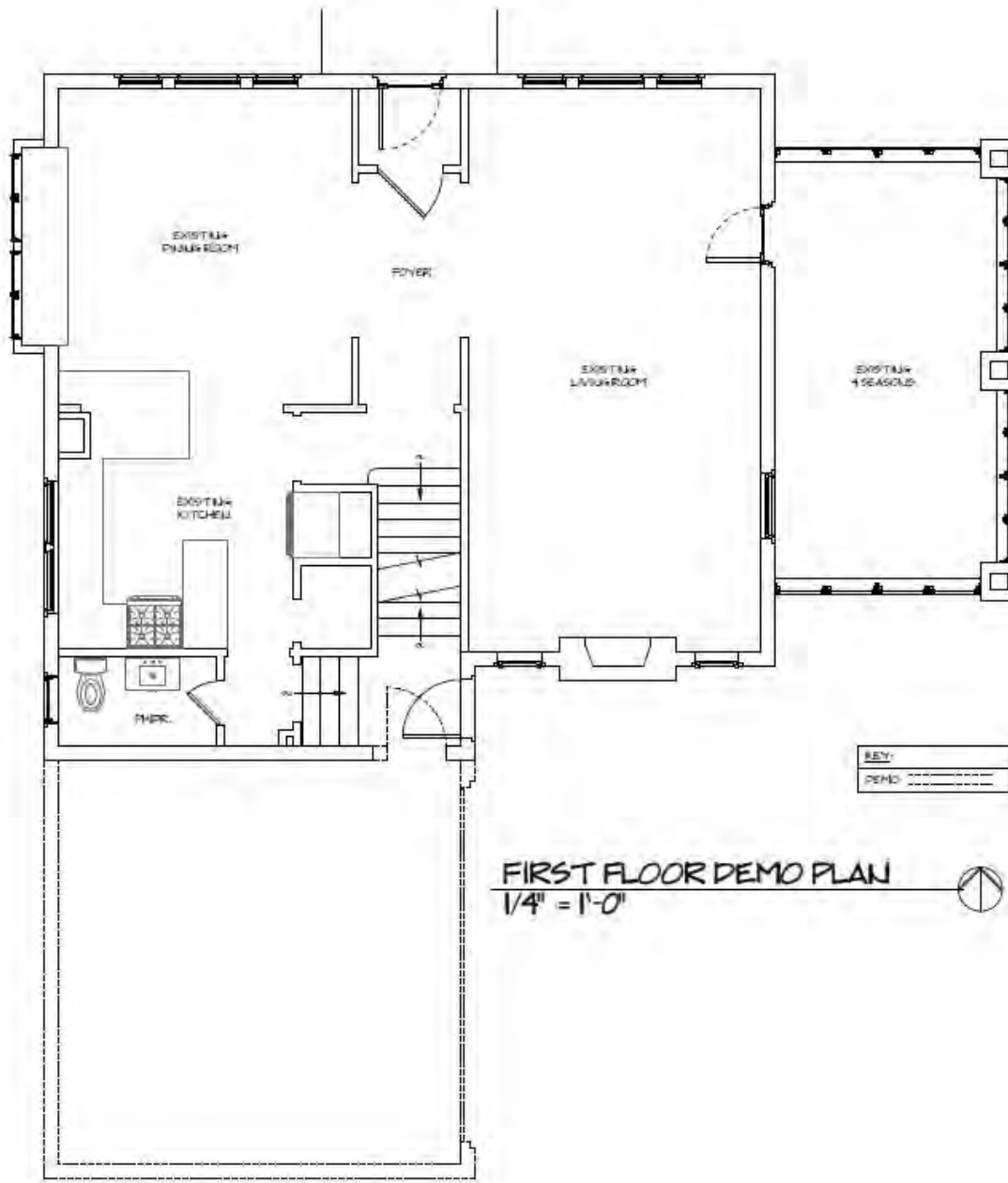


Docket No. 11-91-23 (15703 Lake)
 House Addition – McGettrick 15703 Lake

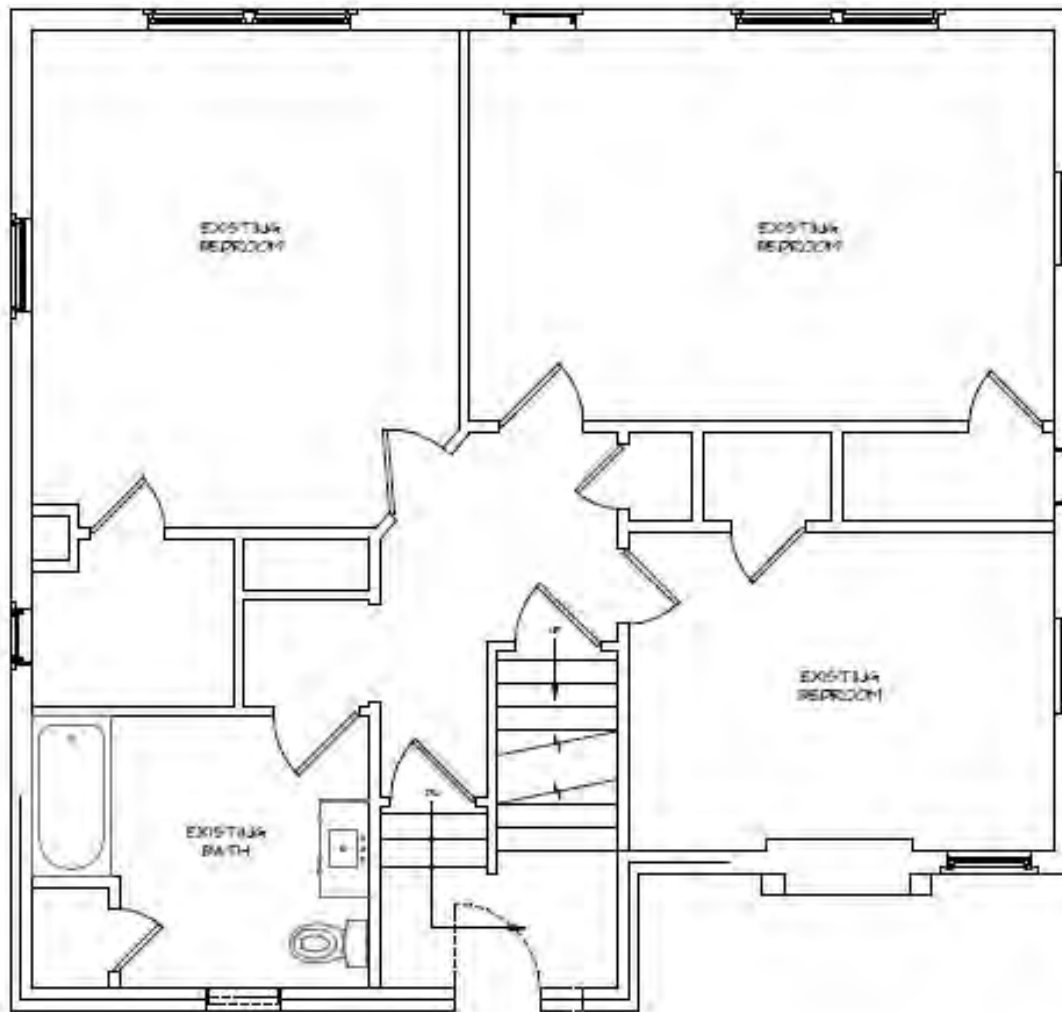


Docket No. 11-91-23 (15703 Lake)
 House Addition – McGettrick 15703 Lake





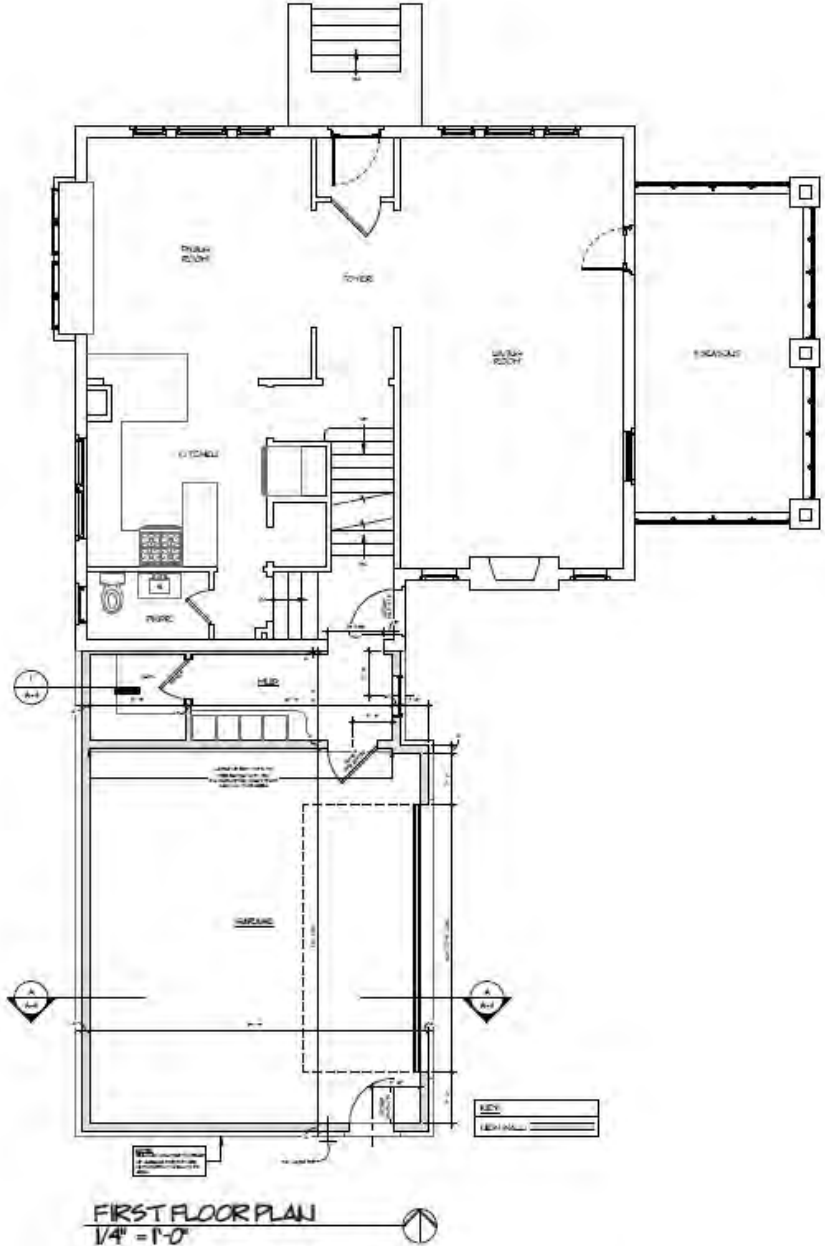
Docket No. 11-91-23 (15703 Lake)
 House Addition – McGettrick 15703 Lake



SECOND FLOOR DEMO PLAN
1/4" = 1'-0"



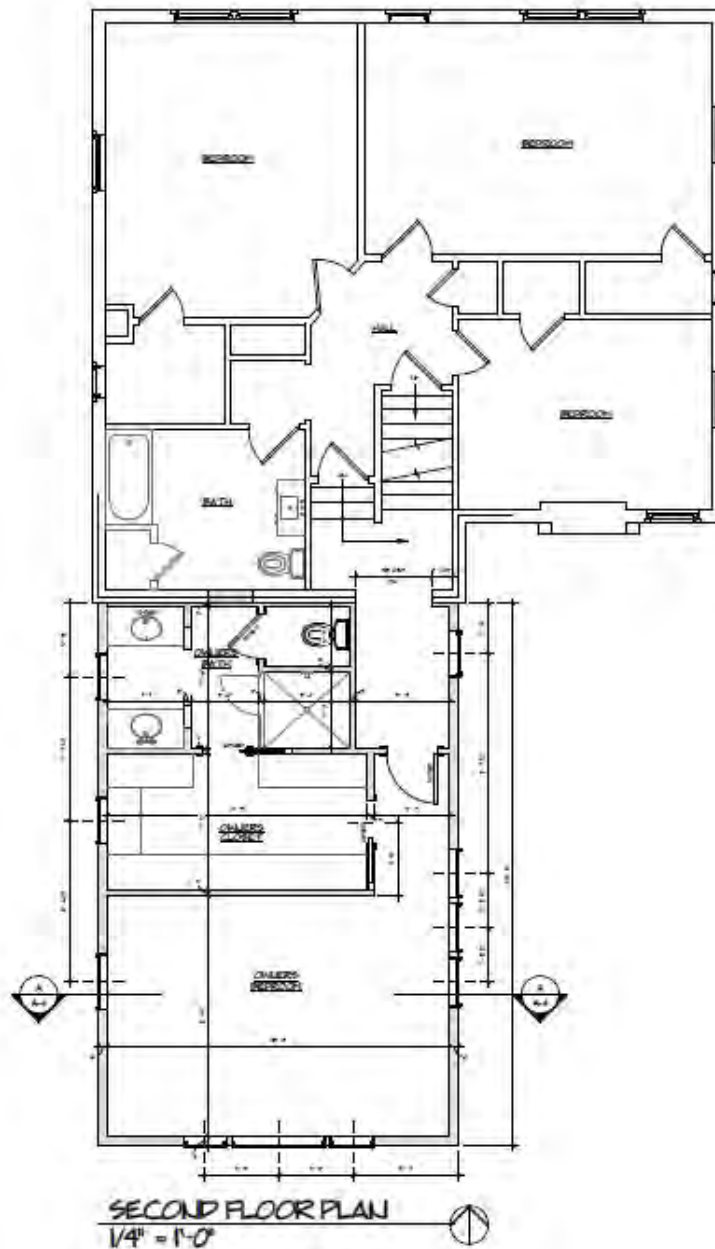
Docket No. 11-91-23 (15703 Lake)
House Addition - McGettrick 15703 Lake



FIRST FLOOR PLAN
 1/4" = 1'-0"



Docket No. 11-91-23 (15703 Lake)
 House Addition – McGettrick 15703 Lake



SECOND FLOOR PLAN
1/4" = 1'-0"

Docket No. 11-91-23 (15703 Lake)
House Addition – McGettrick 15703 Lake

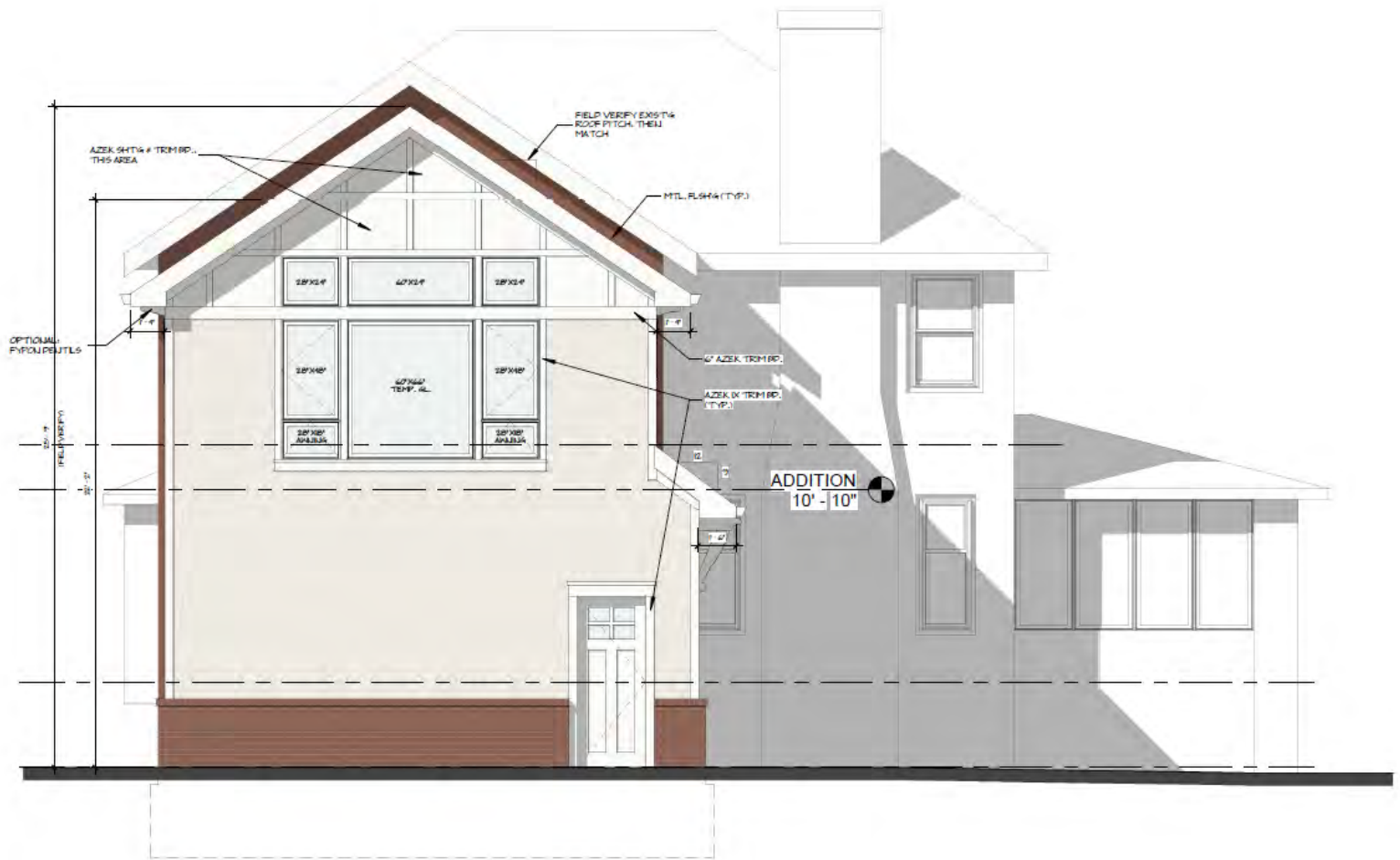




EAST ELEVATION
 1/4" = 1'-0"



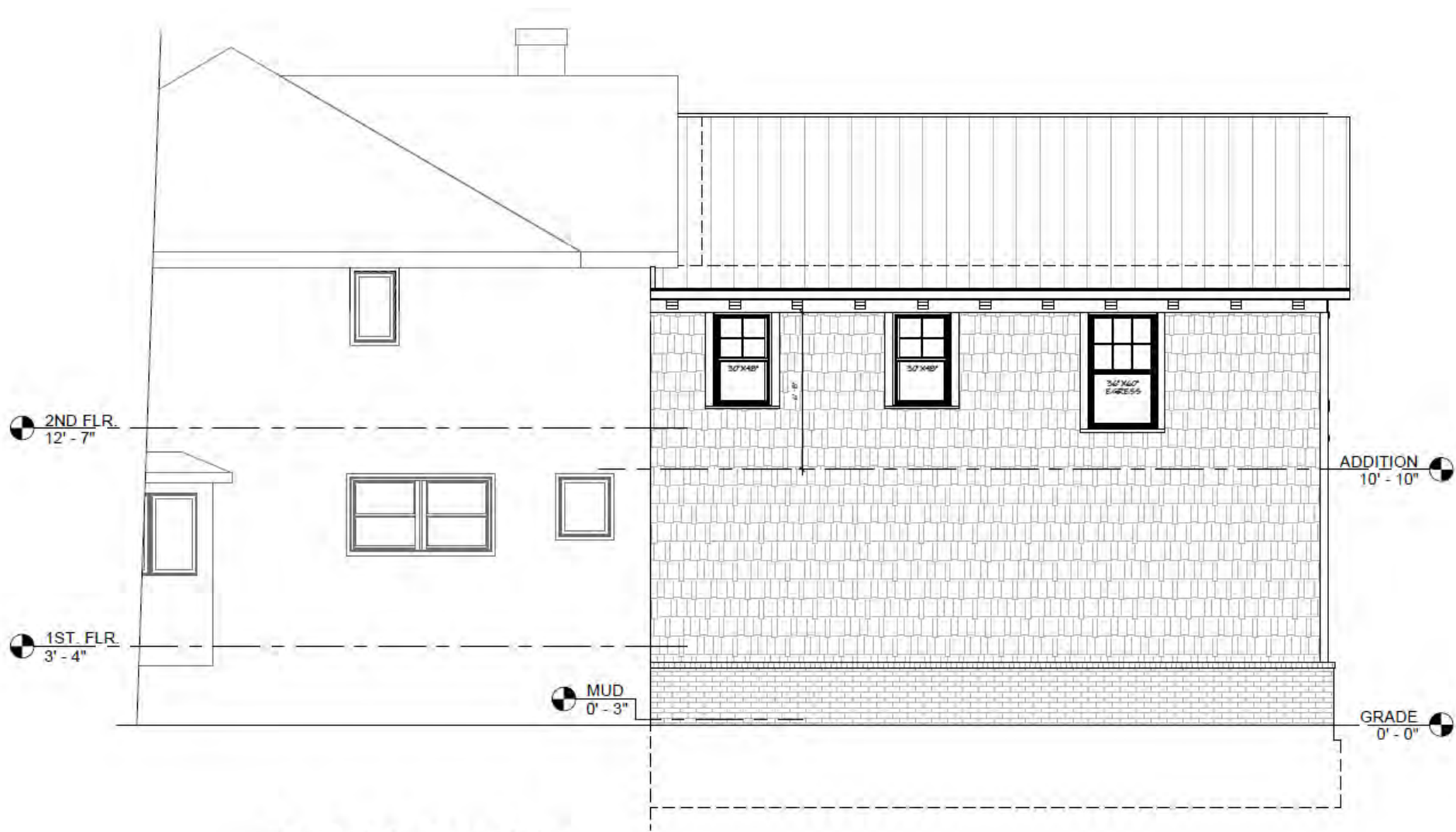
Docket No. 11-91-23 (15703 Lake)
 House Addition – McGettrick 15703 Lake



SOUTH ELEVATION
 1/4" = 1'-0"



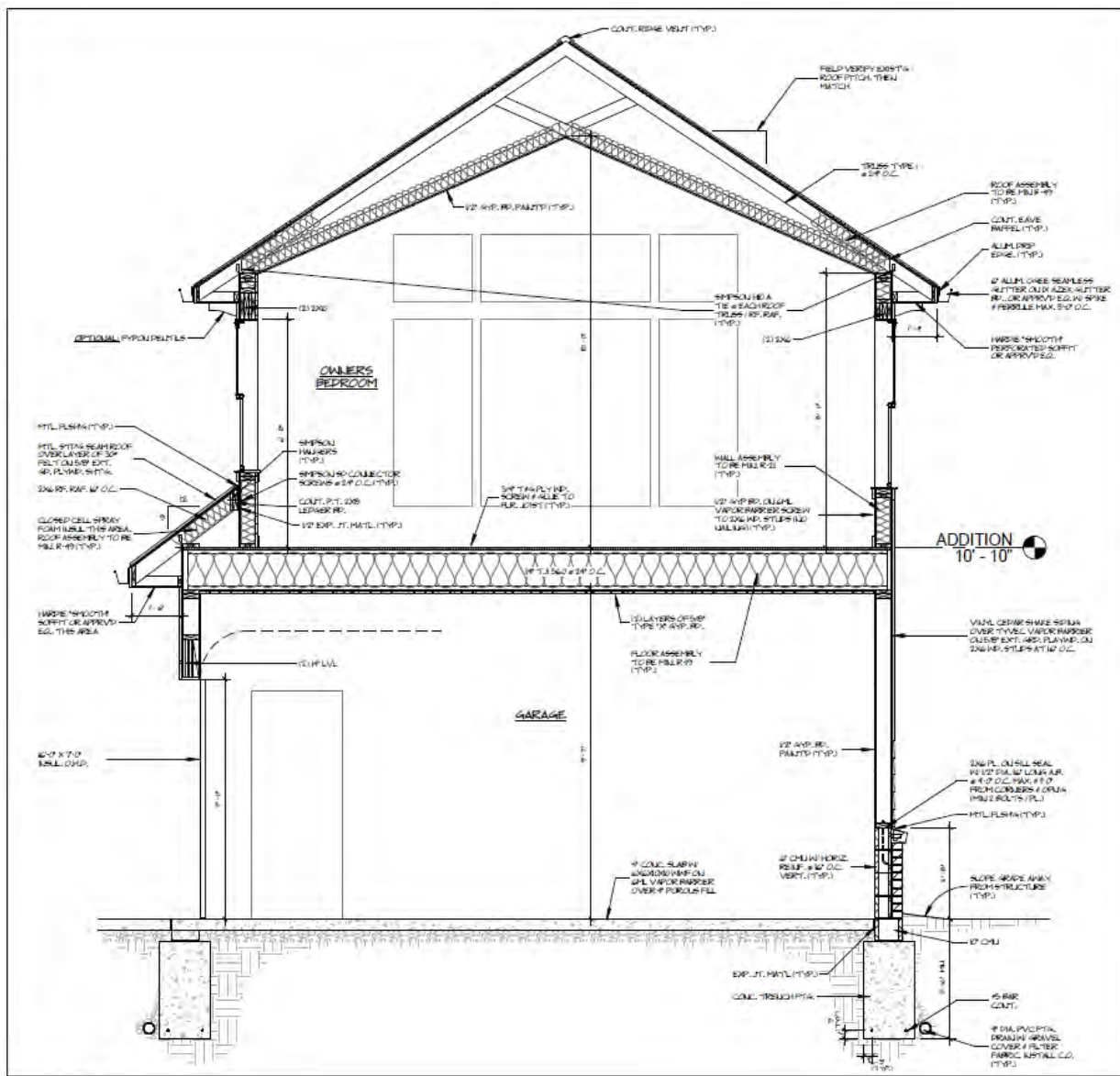
Docket No. 11-91-23 (15703 Lake)
 House Addition – McGettrick 15703 Lake



WEST ELEVATION
 $\frac{1}{4}'' = 1'-0''$



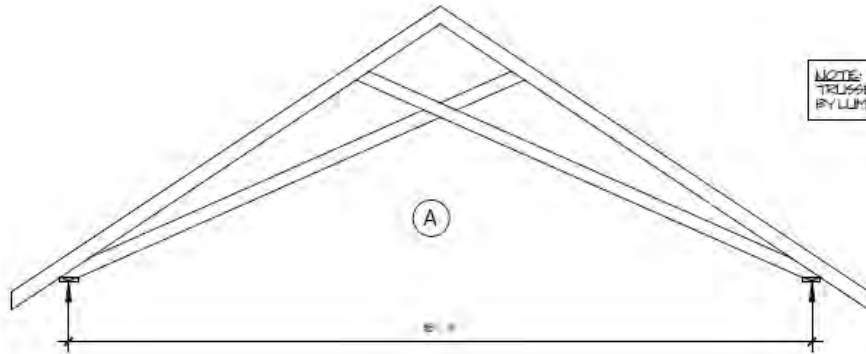
Docket No. 11-91-23 (15703 Lake)
 House Addition – McGettrick 15703 Lake



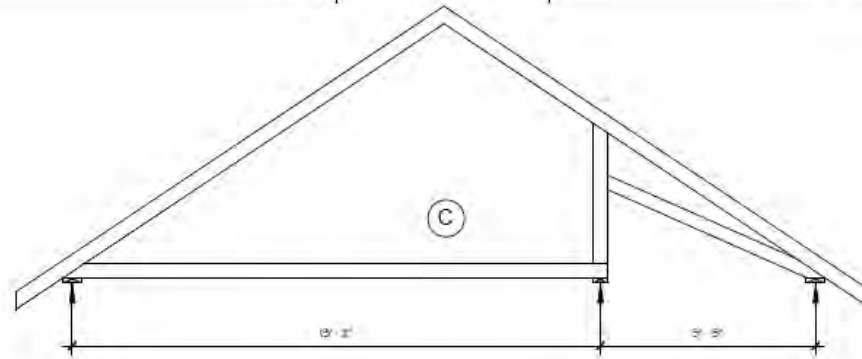
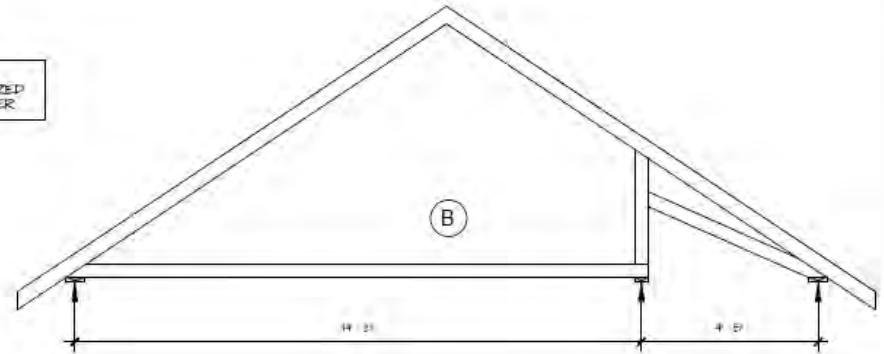
SECTION A
 $3/8" = 1'-0"$



Docket No. 11-91-23 (15703 Lake)
 House Addition - McGettrick 15703 Lake



NOTE:
TRUSSES TO BE SIZED
BY LUMBER SUPPLIER

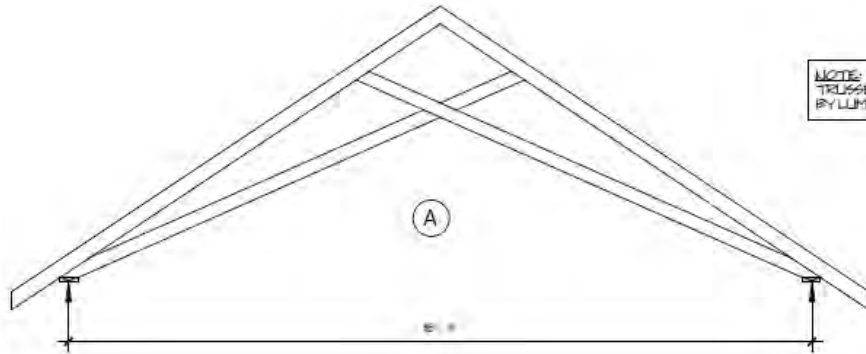


TRUSS DIAGRAM

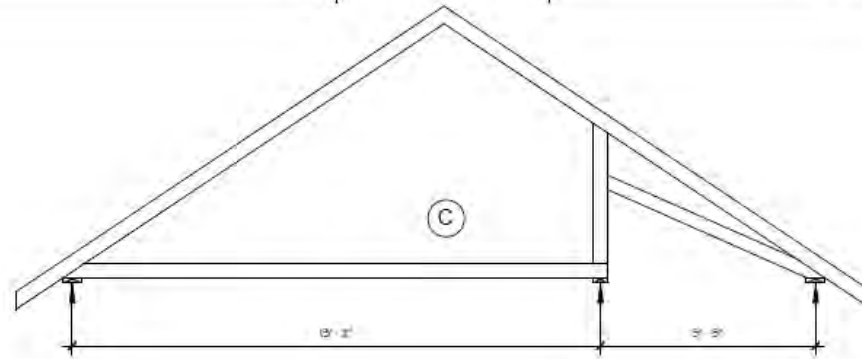
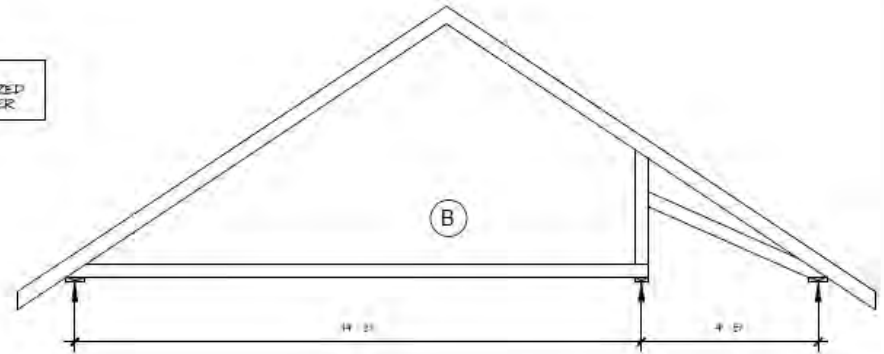
1/4" = 1'-0"



Docket No. 11-91-23 (15703 Lake)
House Addition – McGettrick 15703 Lake



NOTE:
TRUSSES TO BE SIZED
BY LUMBER SUPPLIER



TRUSS DIAGRAM

1/4" = 1'-0"



Docket No. 11-91-23 (15703 Lake)
House Addition – McGettrick 15703 Lake



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Some products are not available in all locations.

Colors (24)



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HERRINGBONE

Unsurpassed engineering.

In addition to being beautiful, the Cedar Impressions Single 7" Perfection Shingles panel is engineered to be more installer friendly to ensure a beautiful, low-maintenance authentic cedar shingle look upon completion.



Premium Panel Thickness
.090"



Ageless Cedar™ Color Blends and Solid Colors
16



Deep Panel Projection
3/4" Panel Projection



TrueTexture™ Perfection



Secure Lock System
CertiLock CrossLock Hanger

16 Colors

Choose from subtle tones, deep shades or rich Ageless Cedar™ Color Blends, all with the highest color fade protection available anywhere. Solid colors offer the look of painted cedar and Color Blends replicate the authentic appearance of natural cedar at different life stages.

* Color Blends are premium colors



TrueTexture™

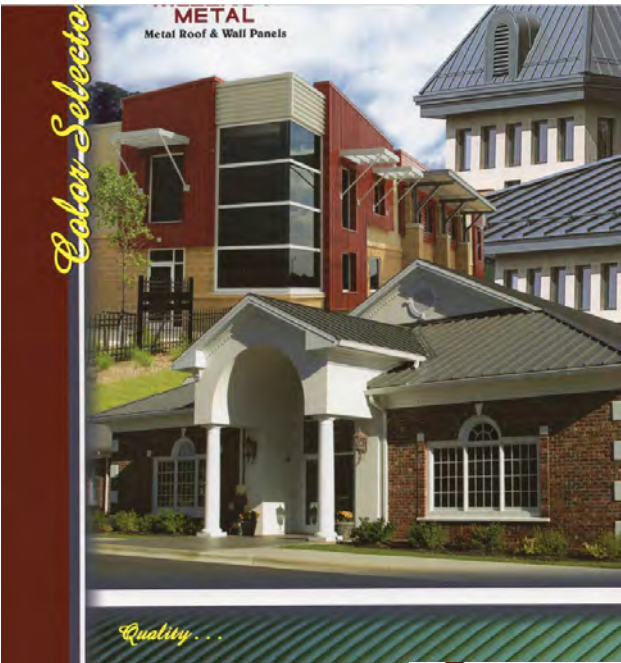
Cedar Impressions Single 7" Straight Edge Perfection Shingles are designed to capture the look of freshly sawn wood, utilizing a direct transfer system from real cedar shingles for a natural TrueTexture woodgrain finish.

Ageless Cedar™

CertainTeed's innovative Ageless Cedar Color Blends capture the appearance of natural Eastern White Cedar and Western Red Cedar at various life stages.



Docket No. 11-91-23 (15703 Lake)
House Addition – McGettrick 15703 Lake



Quality...
Service...
Performance...

STANDARD COLORS

REGAL WHITE	BONE WHITE	SURREY BEIGE
SANDSTONE	ALMOND	BUCKSKIN
ASH GRAY	SLATE GRAY	CHARCOAL
DARK CHARCOAL	MATTE BLACK	MEDIUM BRONZE
DARK BRONZE	PATINA GREEN	EVERGREEN



COLORS

FRAME COLORS Create a signature look with dual-color and dual-color frames. Dual-color frames allow you to choose a different color for the exterior with a White interior.

EXTERIOR COLOR

WHITE ALMOND CHARCOAL

DUAL-COLOR FRAMESET*

BROWN BLACK

GRILLES

Grilles are color-matched to your window or patio door interior and exterior frame color.

GRILLES BETWEEN THE GLASS (PAT 1187)

GRILLES BETWEEN THE GLASS (WINDOW GLAZING)

WINDOW HARDWARE

CASEMENT & AWNING Fits nearly out of the way so it won't interfere with in-home window treatments. Finishes match interior frame colors.

COLOR-MATCHED FINISHES

FIELD BODY (BLACK) WHITE ALMOND CHARCOAL

SLIDING, SINGLE- & DOUBLE-HUNG Pull's cam-action locks pull the sashes against the weatherstripping for a tighter seal. Optional AutoLock hardware automatically locks the window when it's shut, easily close the sash and confirm it latches.

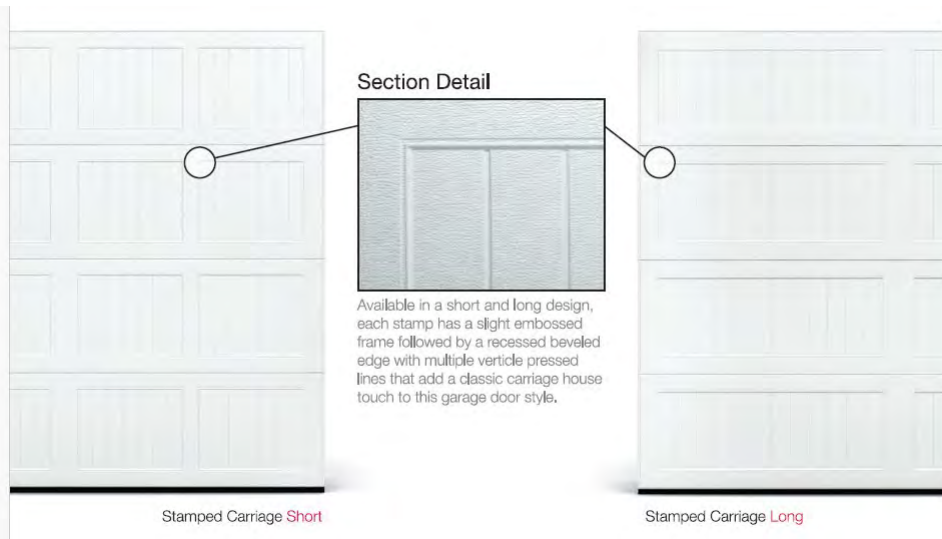
COLOR-MATCHED FINISHES

FAB-ACTION LOCKS REVOLVER WHITE ALMOND CHARCOAL

WINDOW LIMITED OPENING DEVICES A work stop can be engaged or disengaged manually and restricts how far the bottom sash of a single- or double-hung window can open. A window command control device (WCCD) complies with a safety standard and allows for ventilation.



Docket No. 11-91-23 (15703 Lake)
House Addition – McGettrick 15703 Lake

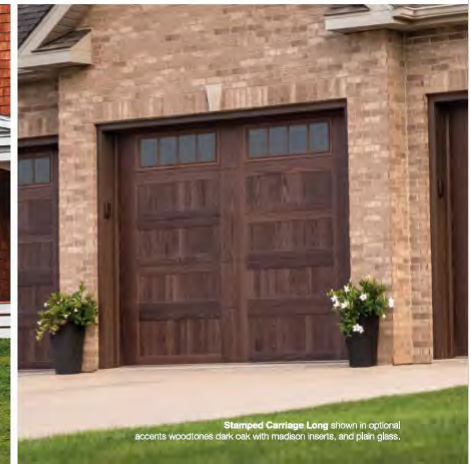


STAMPED CARRIAGE HOUSE

COLORS'

White Almo

POWDER COATING'



Docket No. 11-91-23 (15703 Lake)
House Addition – McGettrick 15703 Lake

Applicant proposes demolition and reconstruction of exterior elevation.

City Notes:

N/A



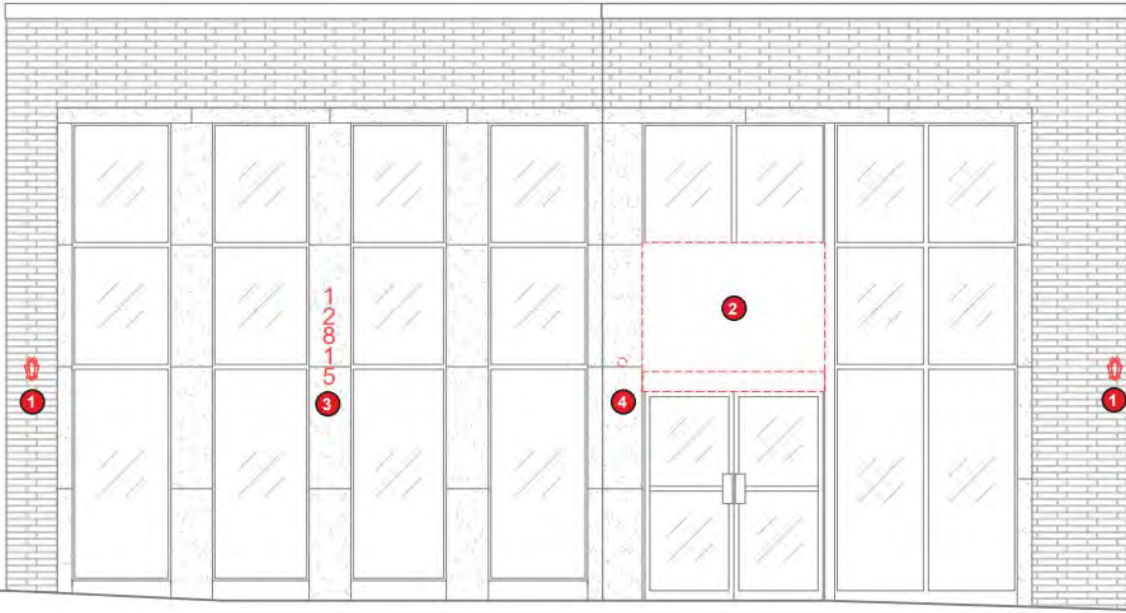
Docket No. 11-92-23 (12815 Detroit)
Demolition and Reconstruction – LakewoodAlive and Larsen Architects
James Ptacek



Docket No. 11-92-23 (12815 Detroit)

Demolition and Reconstruction – Ptacek LakewoodAlive and Larsen Architects

Proposed Demolition Exterior Elevation



DEMOLITION CODED NOTES

- 1 Remove existing carriage lighting-discard.
Retain electrical box for new fixture.
- 2 Remove existing canopy and mounting hardware- discard.
If possible, patch all holes from abandoned fasteners.
- 3 Remove existing address numbers-discard
Patch all holes from abandoned fasteners.
- 4 Remove existing cover plate.
Prepare existing circuit to receive new fixture.

Proposed Demolition Elevation

Scale: 1/4" = 1'-0"



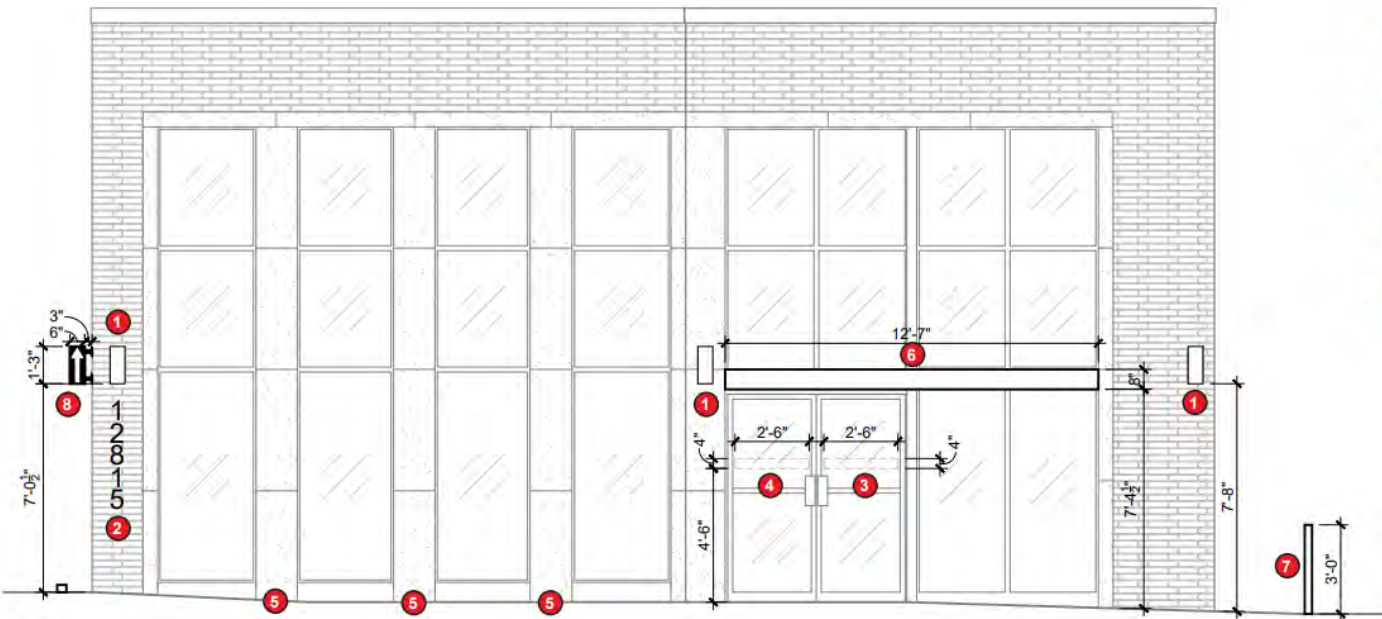
Docket No. 11-92-23 (12815 Detroit)

Demolition and Reconstruction – Ptacek LakewoodAlive and Larsen Architects

Proposed Exterior Elevation

ELEVATION CODED NOTES

- 1 Install new Kichler Cylinders Outdoor Wall Light Black powder coat finish.
Lamp: GE Outdoor Par38 1300 lumen LED 3000k
- 2 Install new 8" tall address numbers on stand offs Polished aluminum finish.
- 3 Install new Lakewood Alive vinyl decal
- 4 Install new Larsen Architects vinyl decal
- 5 Install new Hinkley aluminum landscape spotlight Black powder coat finish.
Lamp: GE 12v MR16 530 lumens LED 3000k
- 6 Furnish and install new 12'-8" wide, 8" tall, 3'-0" deep metal canopy. Black powder coat finish.
- 7 Furnish and install new 30" wide, 36" tall, 3" deep custom metal bike rack.
- 8 Furnish and install new 6"X1'-3" projected parking directional signage.



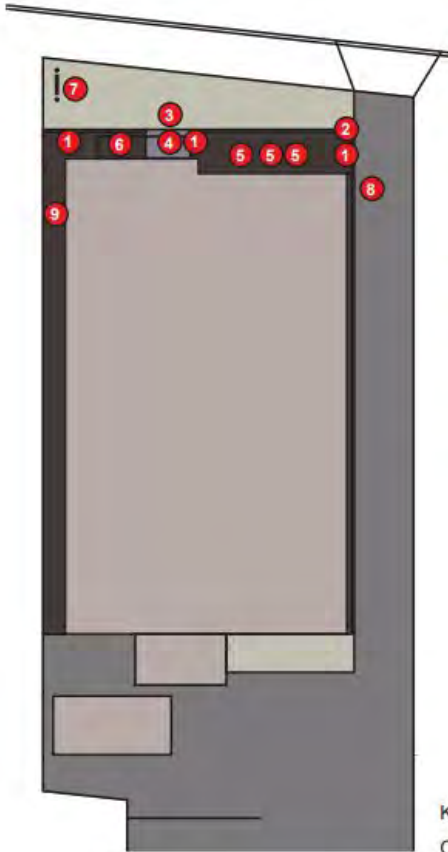
Enlarged Door Signage
Scale: Not to scale

Proposed Elevation
Scale: 1/4" = 1'-0"



Docket No. 11-92-23 (12815 Detroit)

Demolition and Reconstruction – Ptacek LakewoodAlive and Larsen Architects



CODED NOTES

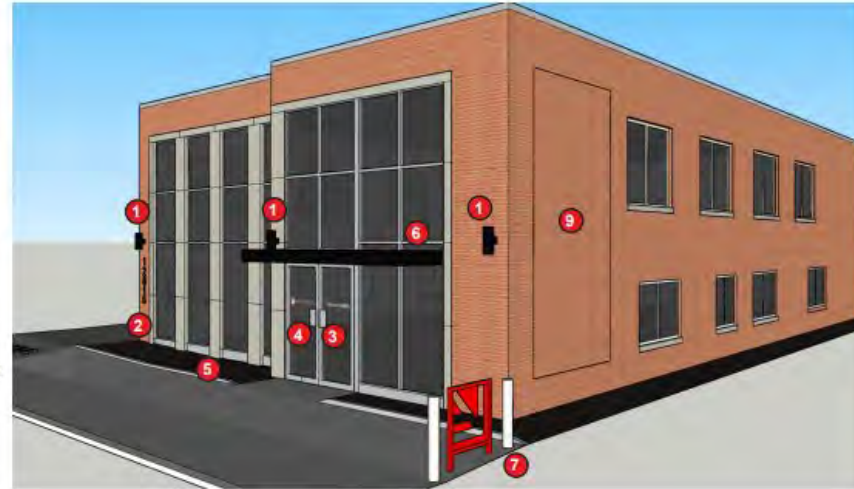
- 1 Install new Kichler Cylinders Outdoor Wall Light
Black powder coat finish.
Lamp: GE Outdoor Par38 1300 lumen LED 3000k
- 2 Install new 8" tall address numbers on stand offs
Polished aluminum finish.
- 3 Install new Lakewood Alive vinyl decal
- 4 Install new Larsen Architects vinyl decal
- 5 Install new Hinkley aluminum landscape spotlight
Black powder coat finish.
Lamp: GE 12v MR16 530 lumens LED 3000k
- 6 Furnish and install new 12'-8" wide, 8" tall, 3'-0"
deep metal canopy. Black powder coat finish.
- 7 Furnish and install new 30" wide, 36" tall, 3" deep
custom metal bike rack.
- 8 Furnish and install new 6"X1'-3" projected parking
directional signage.
- 9 Future mural location. 8' wide x 14' high



Kichler
Cylinders
Outdoor Wall Light
Black powder coat finish.
Lamp: GE Outdoor Par38
1300 lumen LED 3000k



Hinkley
Aluminum landscape spotlight
Black powder coat finish.
Lamp: GE 12v MR16 530
lumens LED 3000k



Proposed Site Plan
Scale: 1/16" = 1'-0"



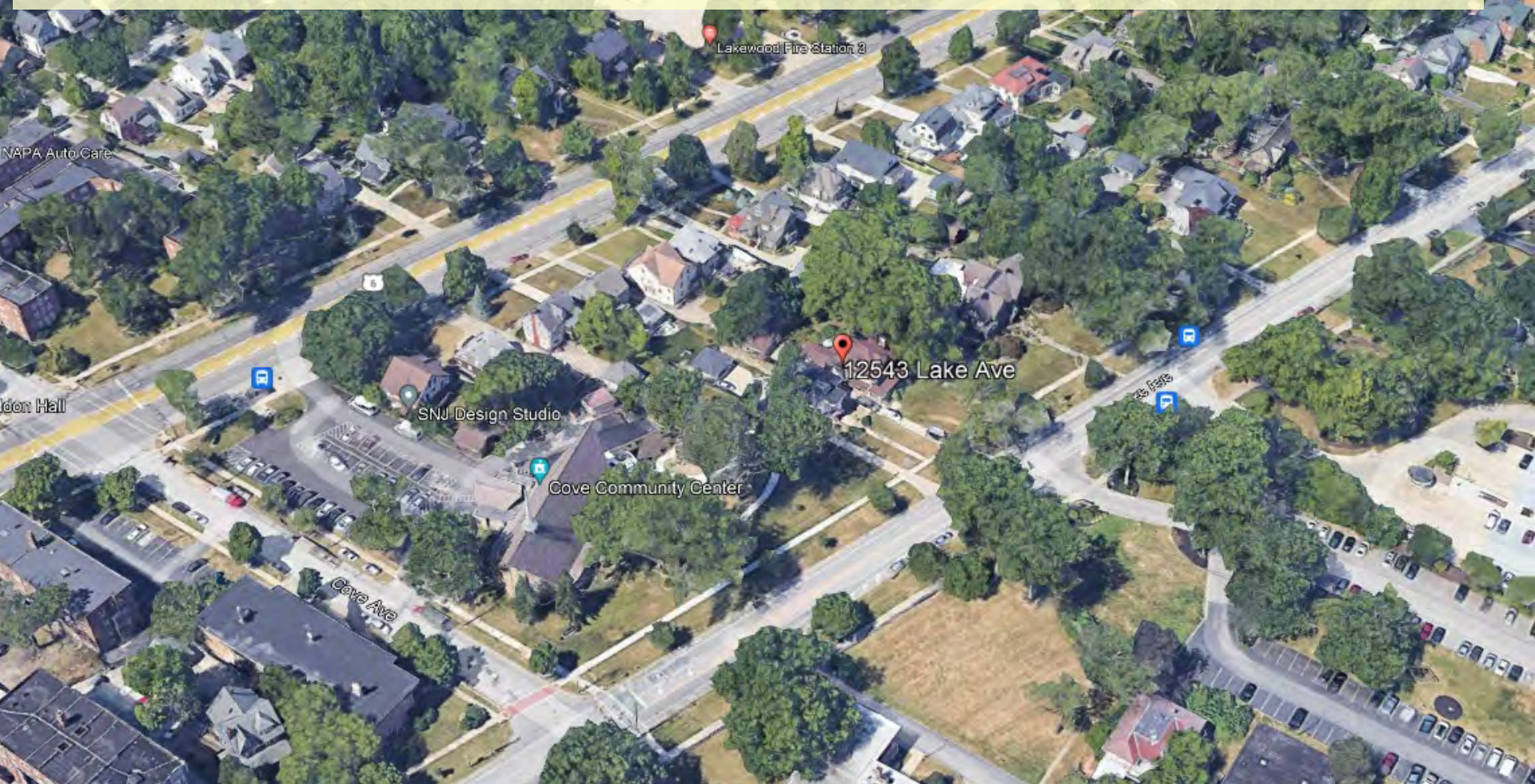
Docket No. 11-92-23 (12815 Detroit)

Demolition and Reconstruction – Ptacek LakewoodAlive and Larsen Architects

Applicant proposes demolition of vacant residential home.

City Notes:

Items 11-93-23 (demolition) and 11-94-23 (new construction) ruled on as a package



Docket No. 11-93-23 (12534 Detroit)

Demolition – Shady Cove Townhomes

Tyler Brummett



1133.09 DEMOLITION OR REMOVAL OF RESIDENTIAL STRUCTURES.

(b) Requirements Before Demolition or Removal of Principal Structures on Residential Properties. No demolition or removal of a principal structure, built in 1945 or earlier...shall be permitted unless and until one (1) of the following conditions is satisfied:

(1) The Safety Director of the *City* authorizes the Commissioner to grant a demolition or removal permit, based on causes such as fire or other source of property damage or loss, in order to remedy conditions immediately dangerous to life, health or property, or to remedy a nuisance, as jointly determined and recommended by the Commissioner, the Fire Chief, and the *City* Engineer; or (Ord. 24-2016. Passed 5-2-2016.)

(2) The passage of 180 days following application to the Commissioner for a demolition permit or permit to move a principal structure, during which time the applicant has further made good faith application to all required boards and commissions of the *City* for approval of a new principal structure at the location of such property; or

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

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

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

C. The Secretary of all such required boards and commissions of the *City* shall immediately notify the Commissioner of compliance with the provisions of this section by any applicant that would allow and provide for the issuance of a demolition permit or a removal permit by the Commissioner.



Docket No. 11-93-23 (12534 Lake Ave.)
Residential Demolition



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes





Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes





Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes



Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes





Docket No. 11-93-23 (12534 Lake)
Demolition – Brummett Shady Cove Townhomes

Correction Needed	Additional Information	Date to Comply
120 - Maintain foundation/exterior walls/roof (1306.29(a)(c)), 1306.30(a)(b)(1), (1306.32)	Throughout property.	08/17/2023
125 - Repair soffit/fascia (1306.30(b)(1)(2))	Where damaged through out property.	08/17/2023
128 - Paint exterior surfaces where weathered/peeling (1306.30(c))	Throughout property.	08/17/2023
133 - Maintain/provide doors/windows/screens (1306.25), 1306.29(d), (1306.30(b)(1), 1306.32)	Throughout property.	08/17/2023
137 - Provide/repair/replace steps (1306.30(b)(1)) (1306.32)	Repair damaged steps at rear of property.	08/17/2023
201 - Provide/Maintain basic kitchen and bathroom facilities (1306.10/32)	Throughout	08/17/2023
208 - Maintain interior doors operable (1306.15(c))	Throughout	08/17/2023
209 - Provide/Maintain approved means of egress (1306.24/32)	Throughout	08/17/2023
210 - Maintain window(s)/door(s) operable/in good repair (1306.29(d)) (1306.32/73)	Throughout	08/17/2023
215 - Provide/Maintain locks at entrances (1306.29(f))	Throughout	08/17/2023
218 - Remove unapproved window coverings (1306.73)	Throughout	08/17/2023
232 - Provide/Maintain approved heating facilities (1306.18/19)	Throughout	08/17/2023
239 - Provide/Maintain electrical facilities (1306.22/32)	Throughout	08/17/2023
242 - Maintain receptacles/switches/fixtures (1306.22)	Throughout	08/17/2023
253 - Maintain Premises safe and sanitary (1306.29/32)	Throughout	08/17/2023
257 - Maintain foundation, floors and walls (1306.29(a)(b)) (1306.32)	Throughout	08/17/2023
260 - Maintain floors/walls/ceilings clean & sanitary (1306.29(k))	Throughout	08/17/2023
261 - Repair/seal drywall/plaster (1306.29(k))	Throughout	08/17/2023
262 - Scrape/paint interior surfaces (1306.29(k))	Throughout	08/17/2023
263 - Remove debris from interior (1306.29(k))	Throughout	08/17/2023
267 - Secure a housing license (1306.43(a))	Secure vacant housing license	08/17/2023
268 - Provide for re-inspection (1306.49/50)	8/17/23 at 10:00 AM	See Details of Letter
269 - Secure required permit (1306.62/63/65)	Secure permits for all work requiring permitting.	08/17/2023



Docket No. 11-93-23 (12534 Lake Ave.) Residential Demolition

Applicant proposes new construction of townhomes.

City Notes:

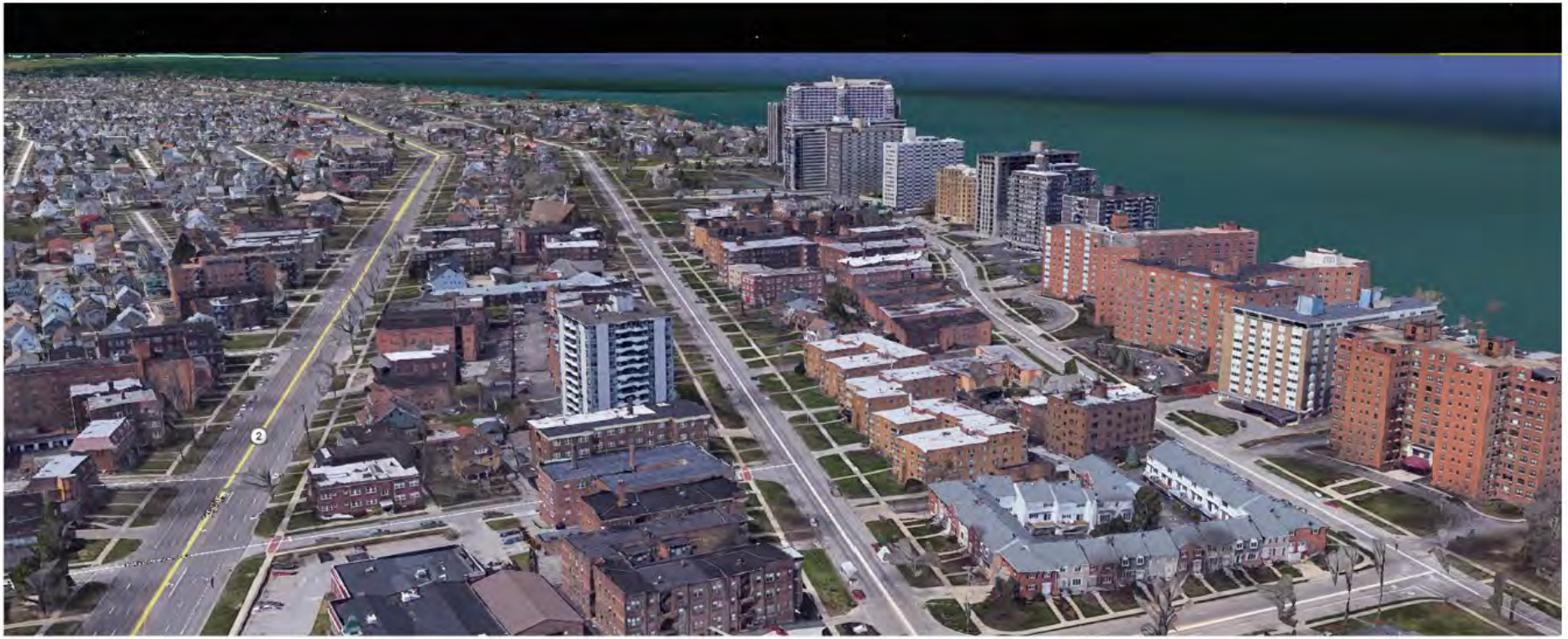
- BZA variances required for front (50' required; 13' proposed), rear (50' required; 20' proposed) and side (27' required; 6' proposed) yard setbacks for each parcel (16 proposed)
- BZA variance required for lot coverage (25% allowed; 45% proposed)
- Items 11-93-23 (demolition) and 11-94-23 (new construction) ruled on as a package



Docket No. 11-94-23 (12543 Lake)

New Construction – Shady Cove Townhomes

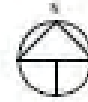
Tyler Brummett



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

KEY PLAN:

NOT TO SCALE



SITE



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



SITE DATA:	
ZONING	MH - RESIDENTIAL, MULTI-FAMILY
ACREAGE	+/- 0.70-AC (30,315-SF)
UNIT COUNT	18 UNITS

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	10,000-SF	30,315-SF
BUILDING SF	800-SF	1,725-SF/DU
MIN LOT FRONTAGE	60'	136'
FRONT SETBACK	50'	13'
BASED ON BUILDING LINE MAP		
REAR YARD SETBACK	50'	20'
SIDE YARD SETBACK	75% OF HT (27')	6'
LOT AREA COVERAGE (BUILDINGS/PORCHES)	25%	45% (13,890-SF)
OFF-STREET PARKING	1 SPACE/DU	2 SPACES/DU GARAGE SPACES
		ONE SPACE MUST BE IN A GARAGE

The drawings, specifications, items, design and arrangements represented therein 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. Within 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 shall advise in writing of any variances from the dimensions and conditions shown by these drawings.

PROPOSED SITE PLAN

SCALE: 1" = 60'-0"

0 30' 60'



November 02, 2023 / 1818 0222145 / COPYRIGHT © 2023

RDL ARCHITECTS
 21111 Chagrin Blvd., Suite 110
 Beachwood, Ohio 44122
 T: 216-752-4300 F: 216-752-4301
 www.rdlarchitects.com

**Shady Cove
 Lakewood, OH**



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

New Construction – Brummett Shady Cove Townhomes



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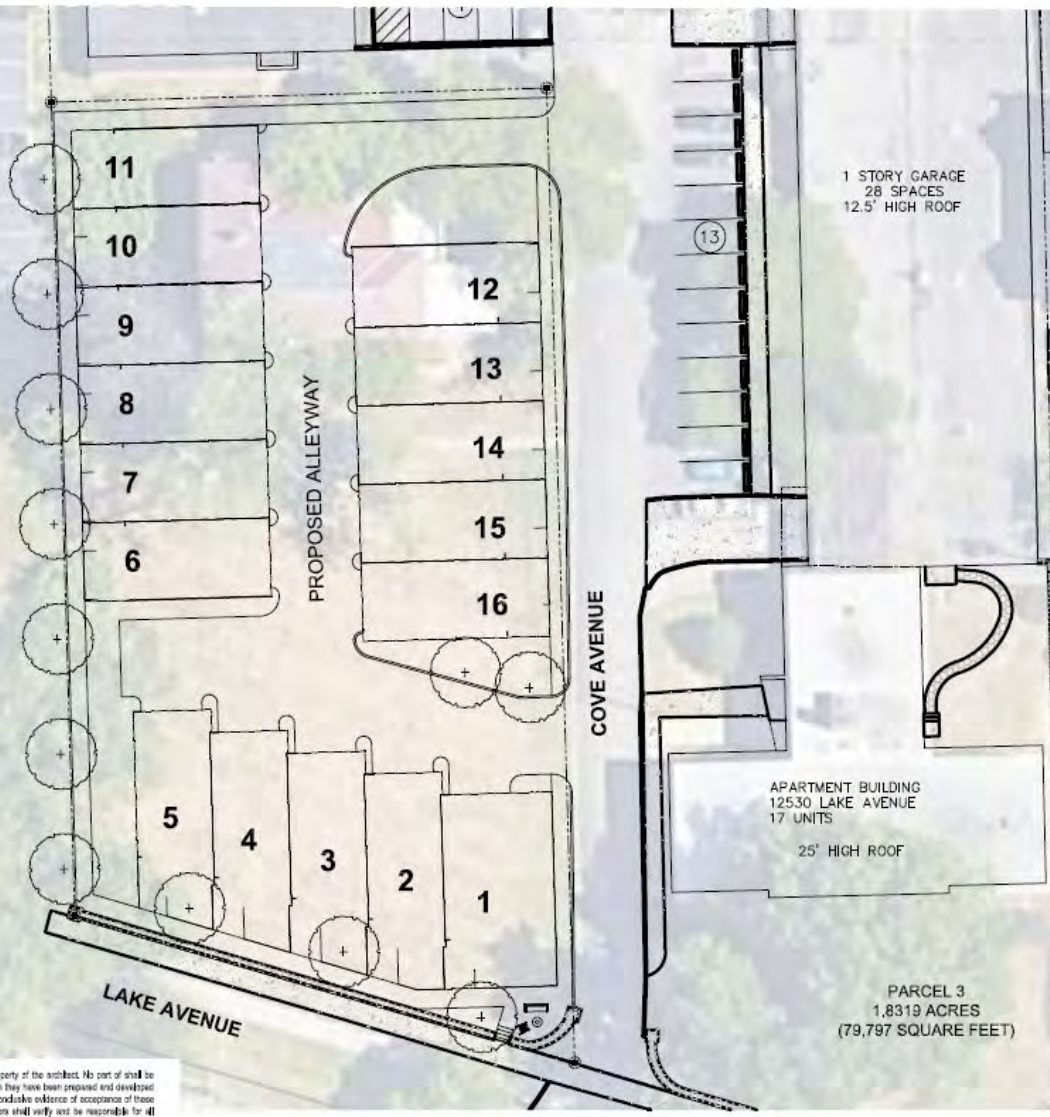
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**Shady Cove
Lakewood, OH**

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

New Construction – Brummett Shady Cove Townhomes





1 STORY GARAGE
28 SPACES
12.5' HIGH ROOF

APARTMENT BUILDING
12530 LAKE AVENUE
17 UNITS
25' HIGH ROOF

PARCEL 3
1,8319 ACRES
(79,797 SQUARE FEET)

P.P. No. 312-10-19
12505 EDGEWATER
APARTMENTS LLC
AFN 200611280447

PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

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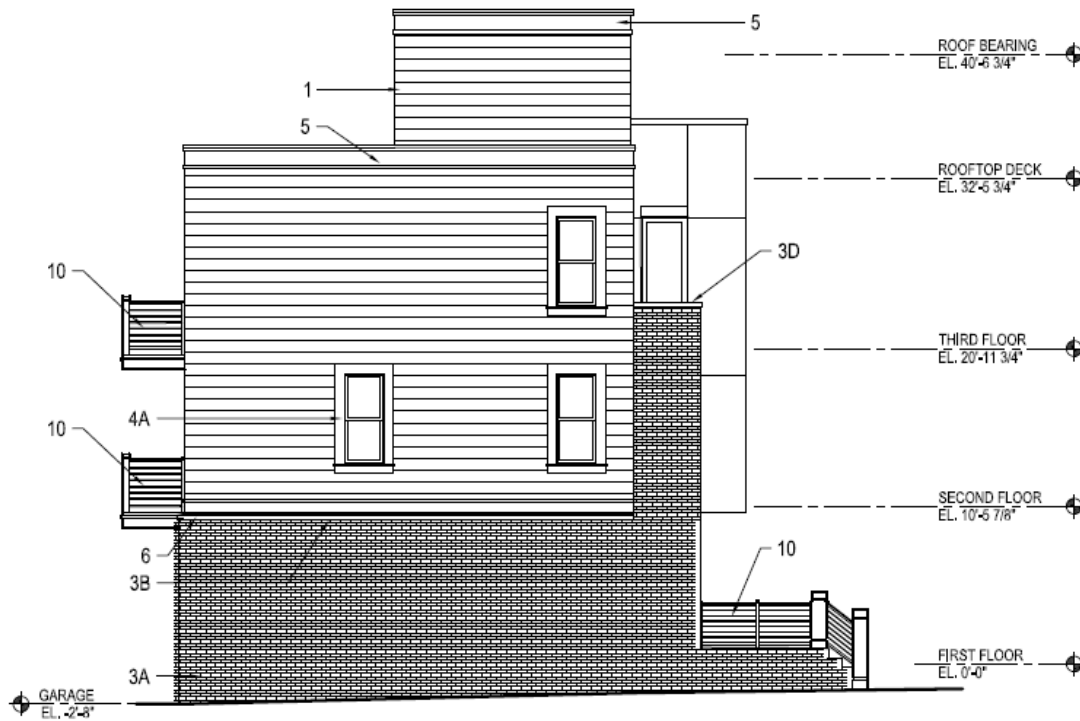
Shady Cove
Lakewood, OH



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

New Construction – Brummett Shady Cove Townhomes

MATERIAL SCHEDULE:



1. SIDING: 10.25" Wide Artisan Shiplap cement Panels. Color 1: TBD
- 2A. SIDING: Fiber cement Panels, Color 1: TBD
- 2B. SIDING: Fiber cement Panels. Color 2: TBD
- 3A. BRICK: Modular Brick Veneer, Color: TBD
- 3B. BRICK SILL: Brick rowlock sill / water table. Color to match face brick.
- 3C. BRICK HEADER: 8" Soldier course brick over windows. Color to match face brick.
- 3D. CAST STONE: 4" high cast stone cap. Color: TBD
4. DOOR & WINDOW TRIM: Boral trim. Color: TBD
4A. 3/4" x 7 1/4" surround with 1"x2 1/2" horizontally installed sill (when applicable).
5. CORNICE TRIM: 18" high cement bd. panel with 1" x 2 1/2" Boral trim at bottom & 1 1/2" x 3 1/2" Boral trim at top. Color to match door & window trim.
6. TRIM: 1" x 2 1/2" Boral trim set over 3/4" x 11 1/4" Boral trim. Color to match door & window trim.
7. PANEL BREAK.
8. GUTTERS, DOWN SPOUTS & ALUMINUM WRAPPED FASCIAS: Pre-finished aluminum. Color to match trim.
9. COLUMN / POST WRAP: Square, Fypon or Cement Bd. Color to match trim.
10. RAILING: Stainless Steel Cable railing system.
11. OVERHEAD GARAGE DOOR: Steel.
12. ADDRESS PLACARD
13. EXTERIOR WALL SCONCE

2

A3.07

LEFT SIDE ELEVATION: TOWNHOUSES 1 - 5

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



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



1
A3.07

FRONT ELEVATION: TOWNHOUSES 1 - 5

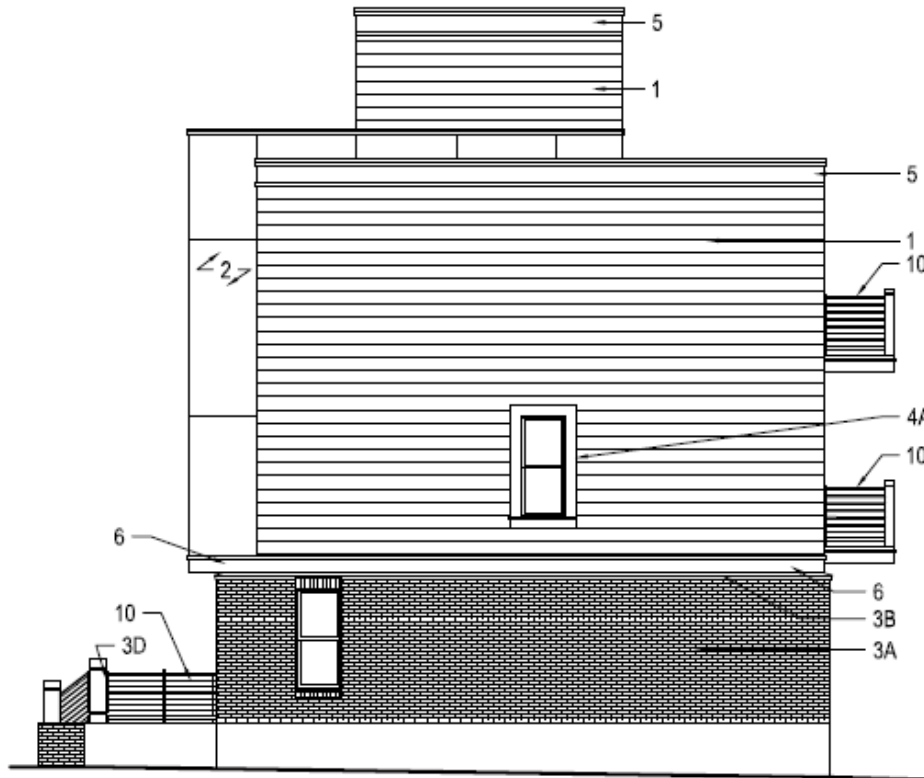
SCALE: 1/8" = 1'-0"



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

MATERIAL SCHEDULE:

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10. RAILING: Stainless Steel Cable railing system.
11. OVERHEAD GARAGE DOOR: Steel.
12. ADDRESS PLACARD
13. EXTERIOR WALL SCONCE



SIDE ELEVATION: TOWNHOUSES 1 - 5

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



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



3 REAR ELEVATION: TOWNHOUSES 1 - 5
 A3.07 SCALE: 1/8" = 1'-0"



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

New Construction – Brummett Shady Cove Townhomes



1
A3,08

FRONT ELEVATION: TOWNHOUSES 6 - 10

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



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

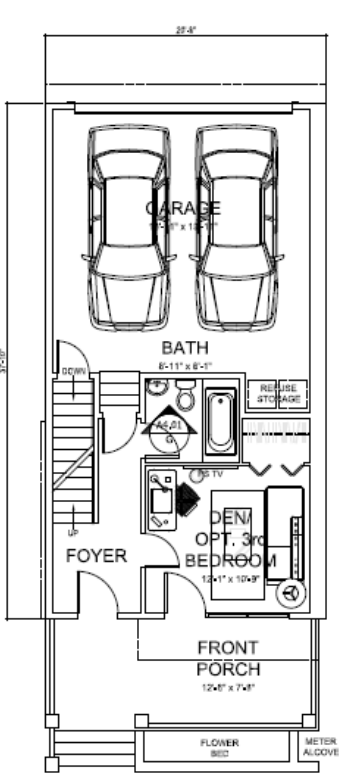
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ISSUE

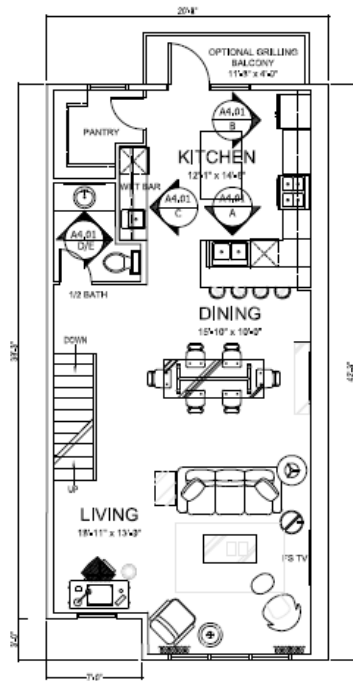
- ▲ #122 PROPOSED 11/13/2023
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TYPICAL
TOWNHOUSE
FLOOR PLANS

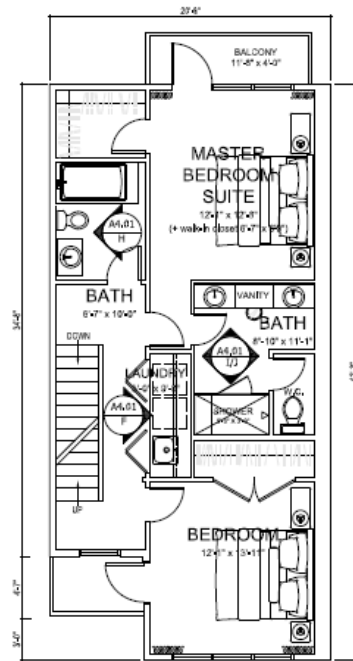
PROJECT # 2224
DRAWN BY HCL
CHECKED BY HCL
FILE NAME
PLOT DATE
COPYRIGHT © 2024 RDL ARCHITECTS



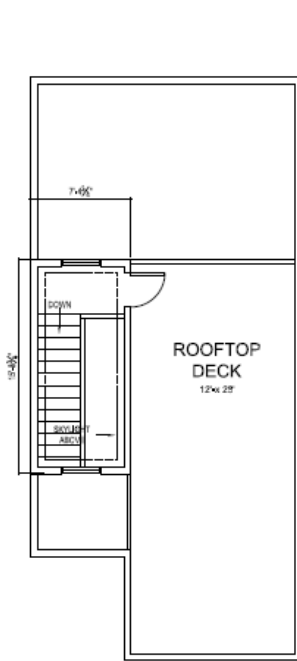
1 GROUND FLOOR
SCALE: 1/8" = 1'-0"
AREA: 120 sf (3-bdr min.)



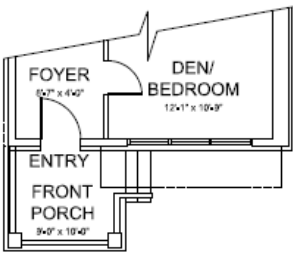
2 FIRST FLOOR
SCALE: 1/8" = 1'-0"
AREA: 120 sf



3 SECOND FLOOR
SCALE: 1/8" = 1'-0"
AREA: 120 sf



4 ROOF
SCALE: 1/8" = 1'-0"
AREA: 33 sf
TOTAL: 494.2222 sf



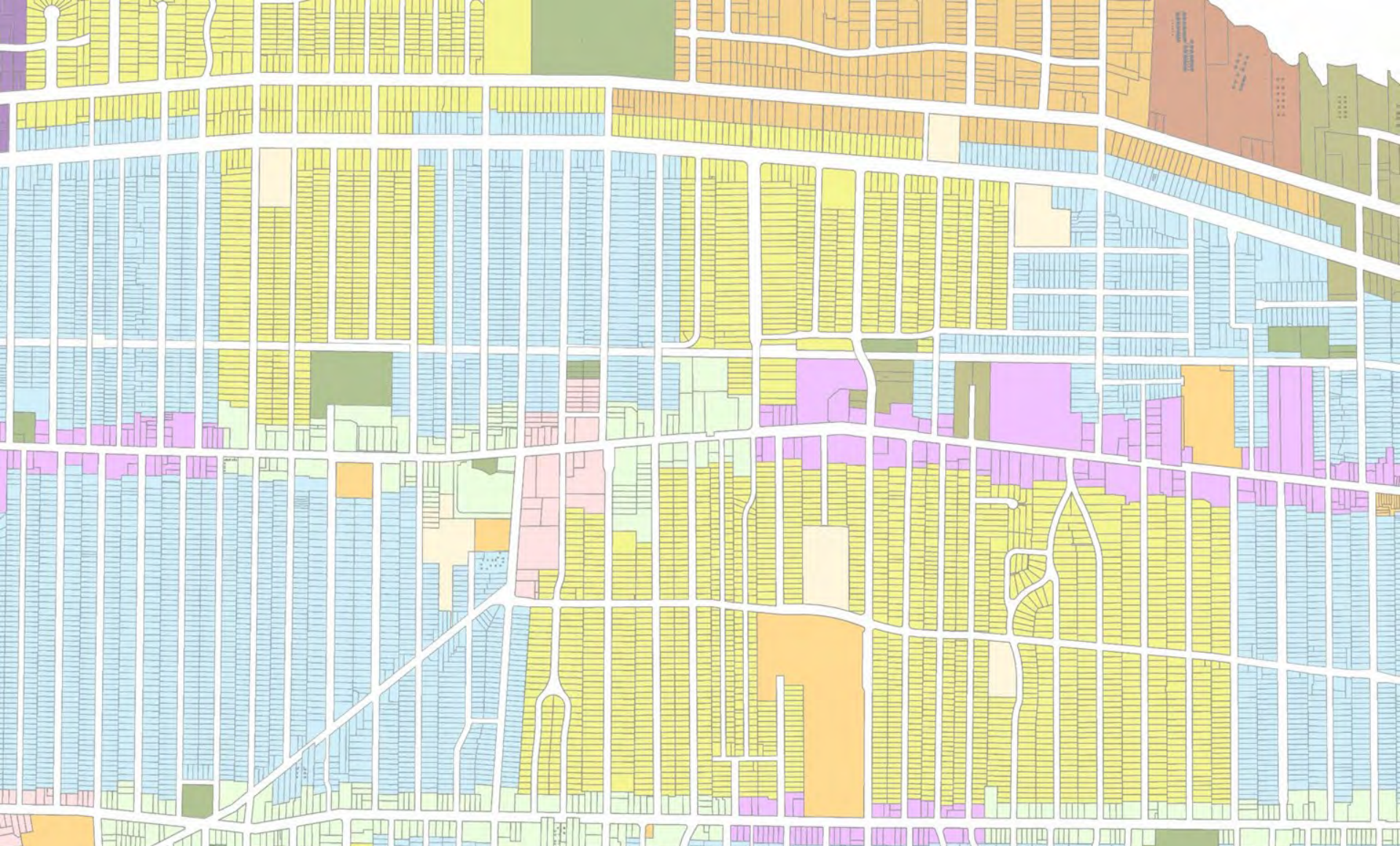
5 GROUND FLOOR - FRONT PORCH UNITS 6-16
SCALE: 1/8" = 1'-0"
AREA: 120 sf (3-bdr min.)



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



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



Architectural Board of Review

Communications – November 2023

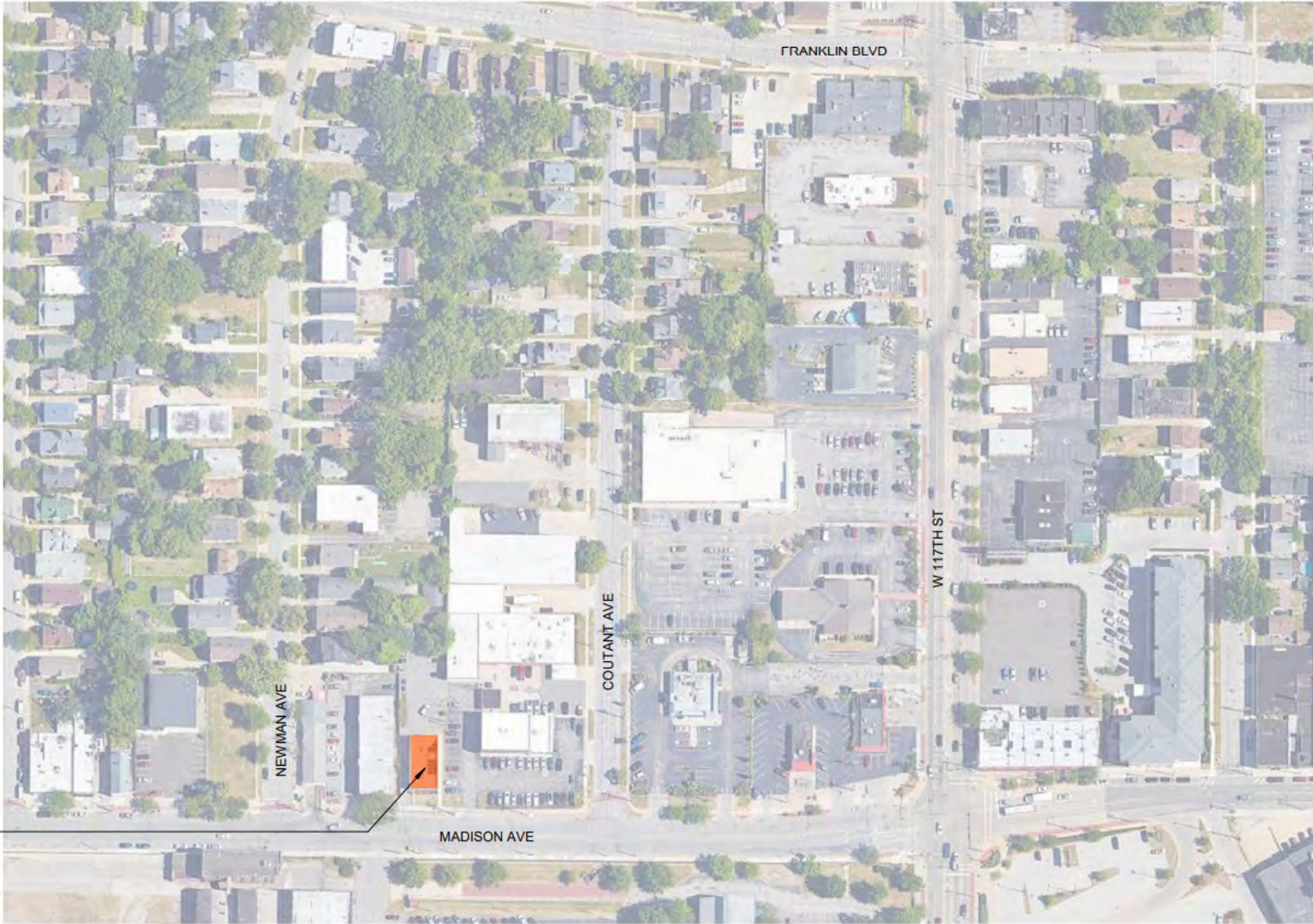
Applicant proposes renovation of dispensary in C3 district.

City Notes:

N/A



Docket No. 11-95-23 (11818 Madison)
Dispensary Renovation – Rise Lakewood
Jonathan Ziegan



11818 MADISON AVE
LAKEWOOD, OH



Docket No. 11-95-23 (11818 Madison)

Dispensary Renovation – Ziegan Rise Lakewood



Docket No. 11-95-23 (11818 Madison)
Dispensary Renovation – Ziegan Rise Lakewood



DRAWING INDEX - CONCEPT SET

CS	COVER SHEET
LS-1	CODE ANALYSIS PLAN
A-1	LOCATION MAP
A-2	EXISTING PHOTOS
A-3	EXISTING FLOOR PLAN
A-4	PROPOSED SITE PLAN
A-5	PROPOSED FLOOR PLAN
A-6	EXTERIOR RENDERING
A-7	EXTERIOR RENDERING
A-8	EXTERIOR RENDERING
A-9	EXTERIOR RENDERING
A-10	EXTERIOR RENDERING
A-11	EXTERIOR RENDERING
A-12	PARTIAL AXON
A-13	OVERALL AXON

PROJECT DESCRIPTION

CDA has been engaged to expand the existing Rise dispensary located at 11818 Madison Avenue. The expansion will consist of two volumes added to the rear of the building expanding both the sales floor and the back of house space. The final building square footage will be approximately 4,551 square feet. The front of house volume is proposed to be clad in polycarbonate which allows extensive daylighting into the space while fully obscuring views into the sales floor from the exterior. The interior of the existing space will be fully renovated with minor upgrades to the exterior of the existing building. A drive through will be added to the West facade of the building and parking will be expanded on site.



Docket No. 11-95-23 (11818 Madison)
Dispensary Renovation – Ziegan Rise Lakewood



Docket No. 11-95-23 (11818 Madison)
Dispensary Renovation – Ziegan Rise Lakewood



Docket No. 11-95-23 (11818 Madison)
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Dispensary Renovation – Ziegan Rise Lakewood



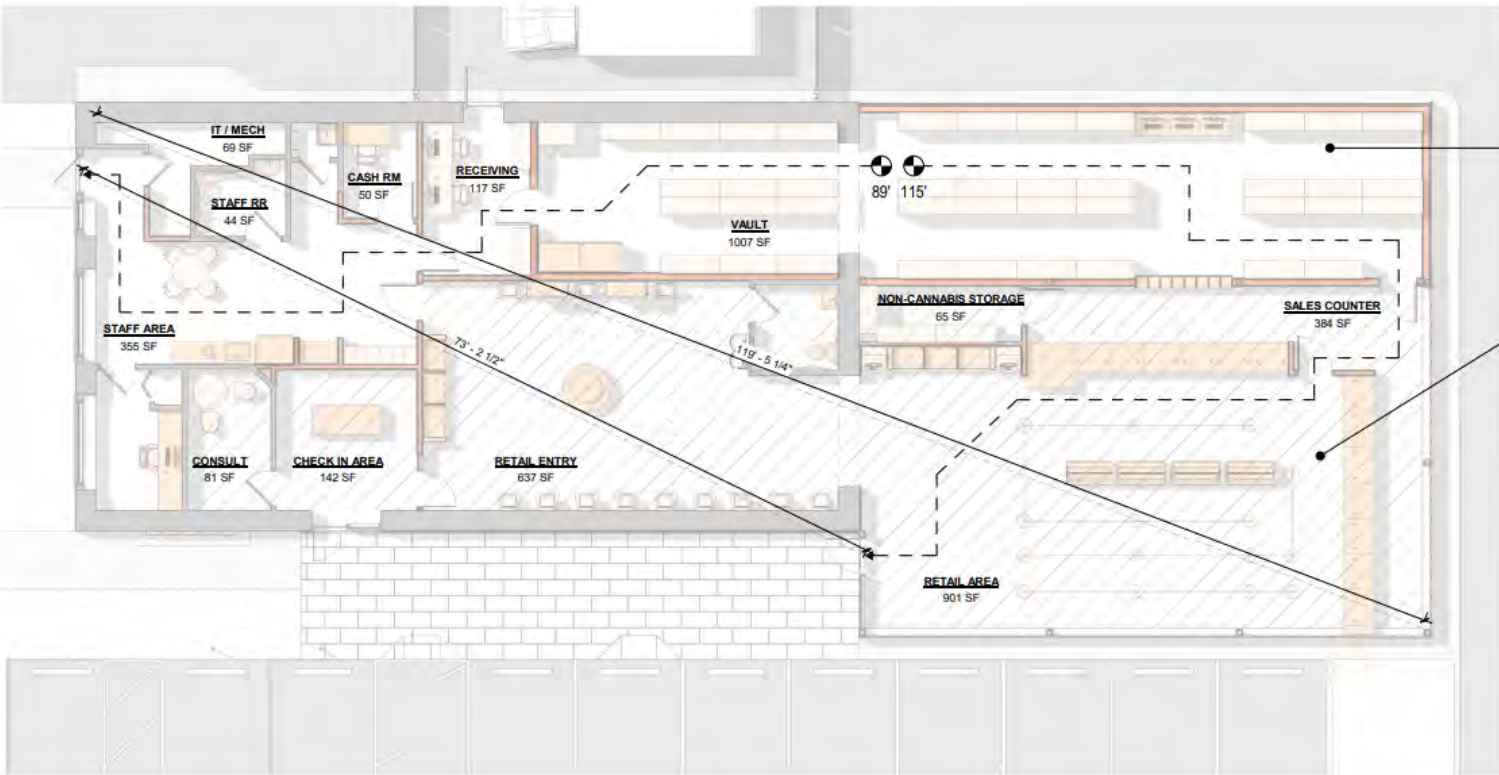
Docket No. 11-95-23 (11818 Madison)
Dispensary Renovation – Ziegan Rise Lakewood



Docket No. 11-95-23 (11818 Madison)
Dispensary Renovation – Ziegan Rise Lakewood



Docket No. 11-95-23 (11818 Madison)
Dispensary Renovation – Ziegan Rise Lakewood



STORAGE, STOCK & SHIPPING
 1,780 S.F. @ 300 GROSS OCCUPANTS
 = 6 OCCUPANTS (TABLE 1004.5)

MERCANTILE
 2,300 S.F. @ 60 GROSS OCCUPANTS
 = 38 OCCUPANTS (TABLE 1004.5)
 DESIGN OCCUPANT LOAD = 48 OCCUPANTS

CODE SUMMARY NOTES - 2018 IBC

PROJECT TYPE: RENOVATION / ADDITION TENANT FIT-OUT (LEVEL 3 ALTERATION)
 LOCATION: LAKEWOOD, OH
 OCCUPANCIES: **MERCANTILE (M)**
 MAX. OCCUPANT LOAD: 44
 CONSTRUCTION: TYPE VB CONSTRUCTION (UNPROTECTED WOOD FRAME)
 EXISTING FIRE RESISTANCE: **NON-SPRINKLERED**
 MAX. TRAVEL DISTANCE: 200'-0" AS PER TABLE 1017.2
 TOTAL SF*: GROUND FLOOR: 4,180 SF (INTERIOR GROSS S.F.)
 (MAX. 9,000 SF @ TABLE 506.2)
 NUMBER OF STORIES: 1 STORY (MAX. 1 STORY - TABLE 504.4)
 HHEIGHT*: 26' 7" (MAX. 40' 0" - TARI F 504.3)

OHIO CODES IN FORCE

OHIO BUILDING CODE 2017
 OHIO FIRE CODE 2017
 OHIO PLUMBING CODE 2017
 OHIO MECHANICAL CODE 2017
 OHIO FUEL GAS CODE 2015
 OHIO ENERGY CODE 2017
 OHIO ACCESSIBILITY CODE 2009
 ADA STANDARDS 2010
 OHIO ELECTRICAL CODE 2017
 LIFE SAFETY CODE OF CMS
 OHIO FIRE ALARM CODE 2016

PLUMBING

PLUMBING PER IBC TABLE 2902.1

1 WATER CLOSET PER 500 OCC.	1 REQ'D / 2 PROVIDED
1 LAVATORY PER 750 OCC.	1 REQ'D / 2 PROVIDED
1 WATER FOUNTAIN PER 1000 OCC.	1 REQ'D / 1 PROVIDED
1 JANITOR CLOSET	1 REQ'D / 1 PROVIDED

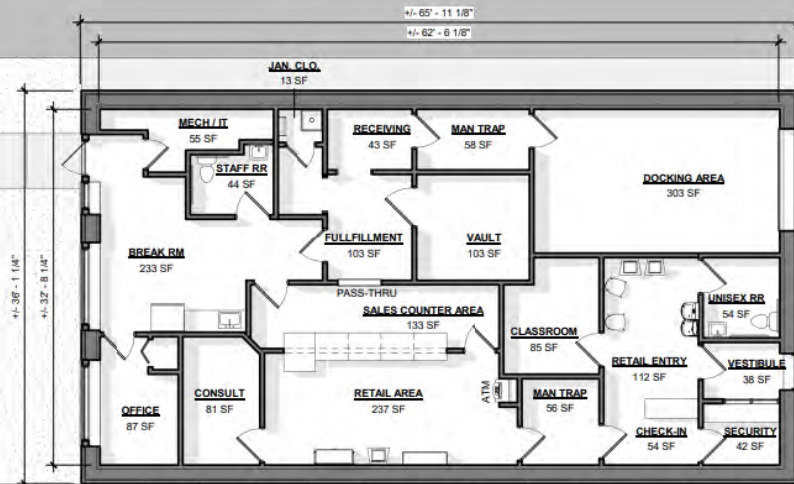


Docket No. 11-95-23 (11818 Madison)

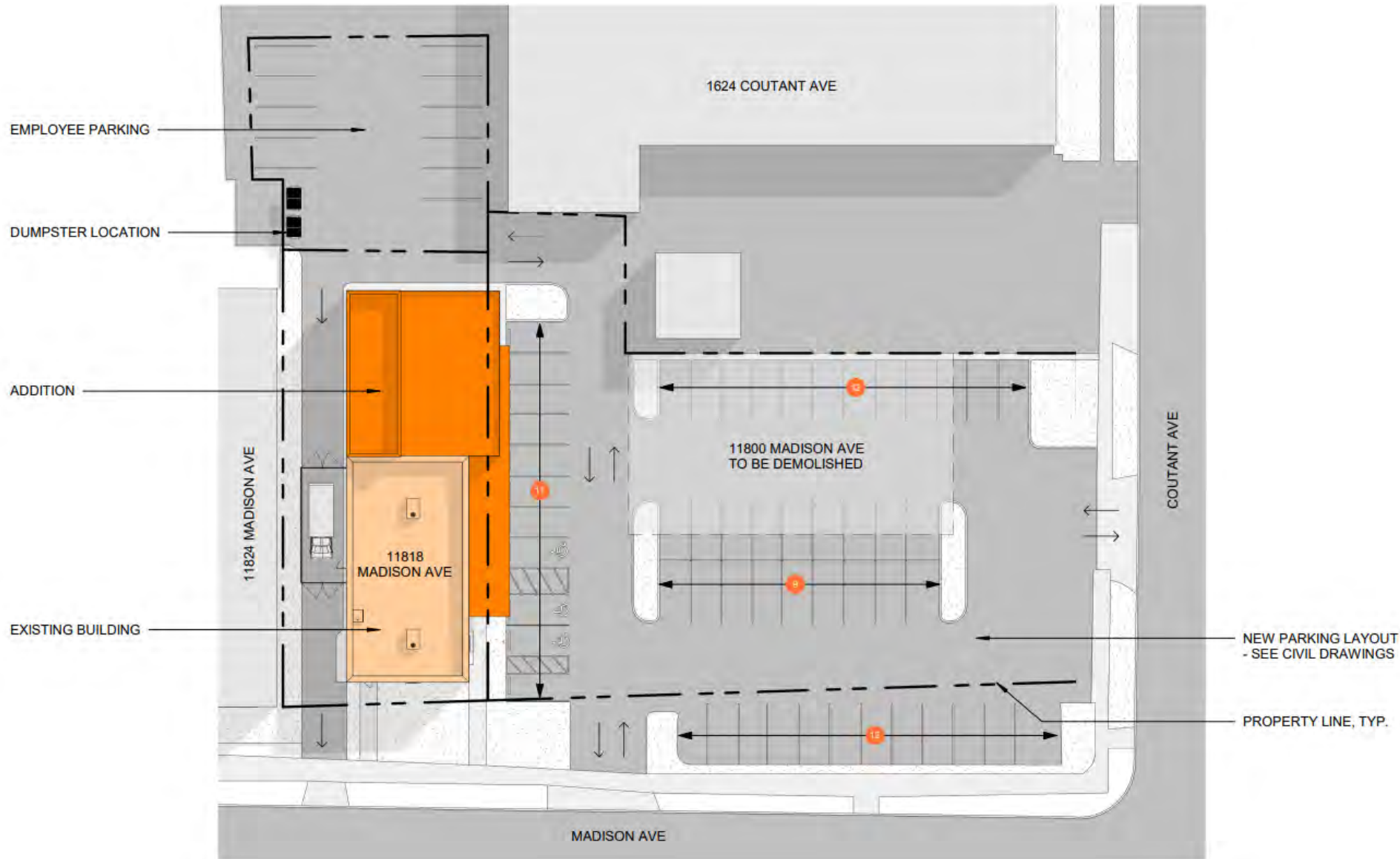
Dispensary Renovation – Ziegan Rise Lakewood



Docket No. 11-95-23 (11818 Madison)
Dispensary Renovation – Ziegan Rise Lakewood

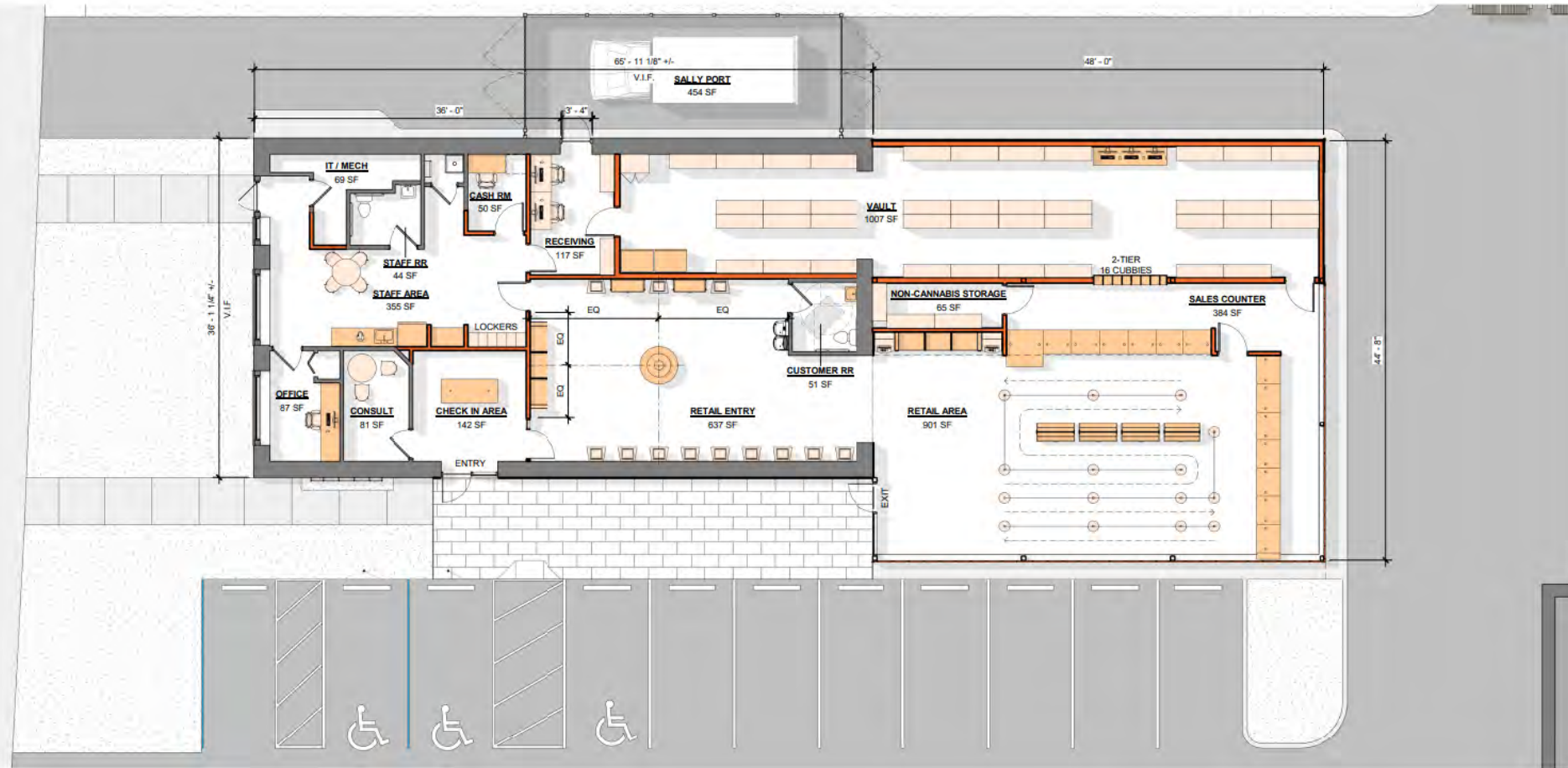


Docket No. 11-95-23 (11818 Madison)
 Dispensary Renovation – Ziegan Rise Lakewood

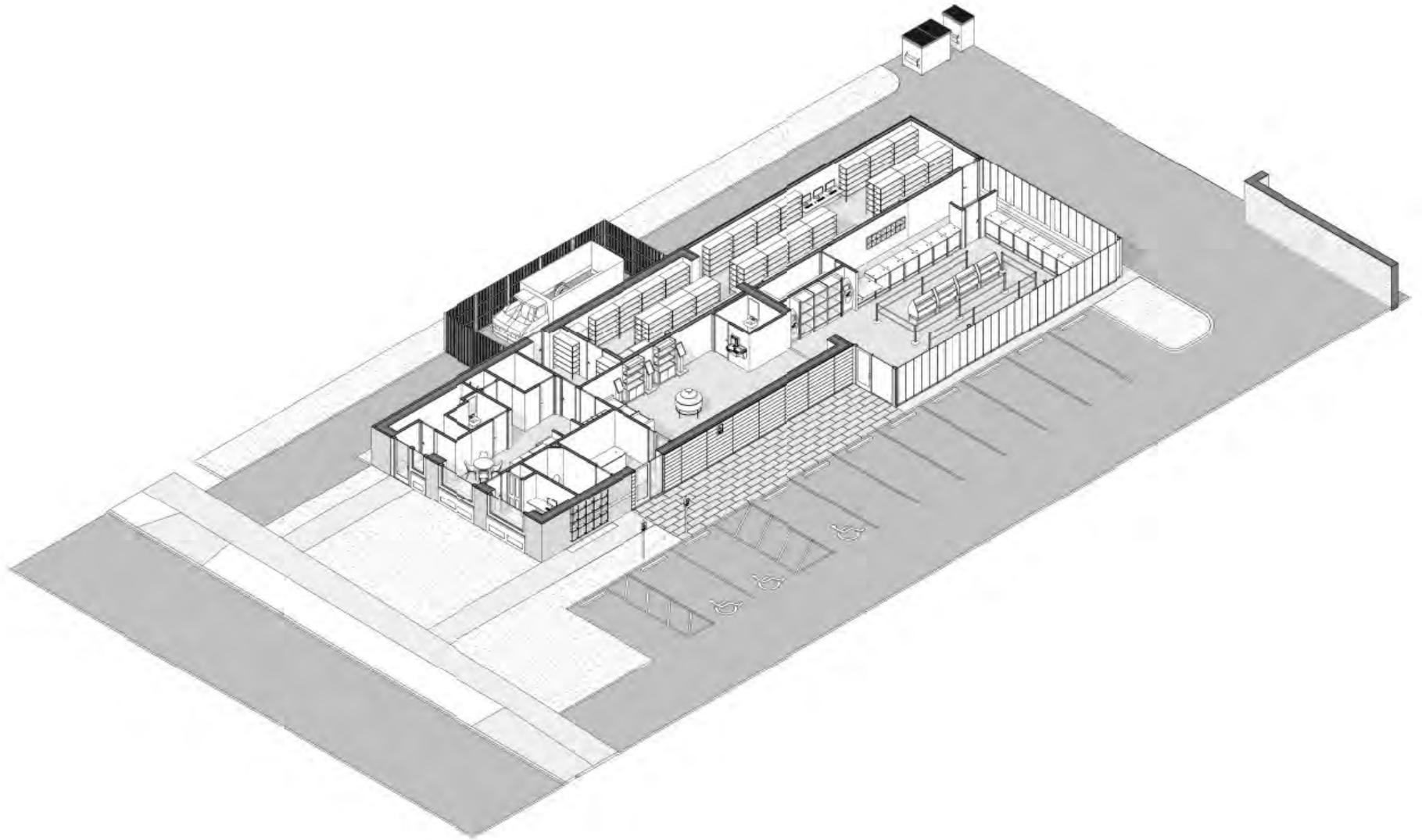


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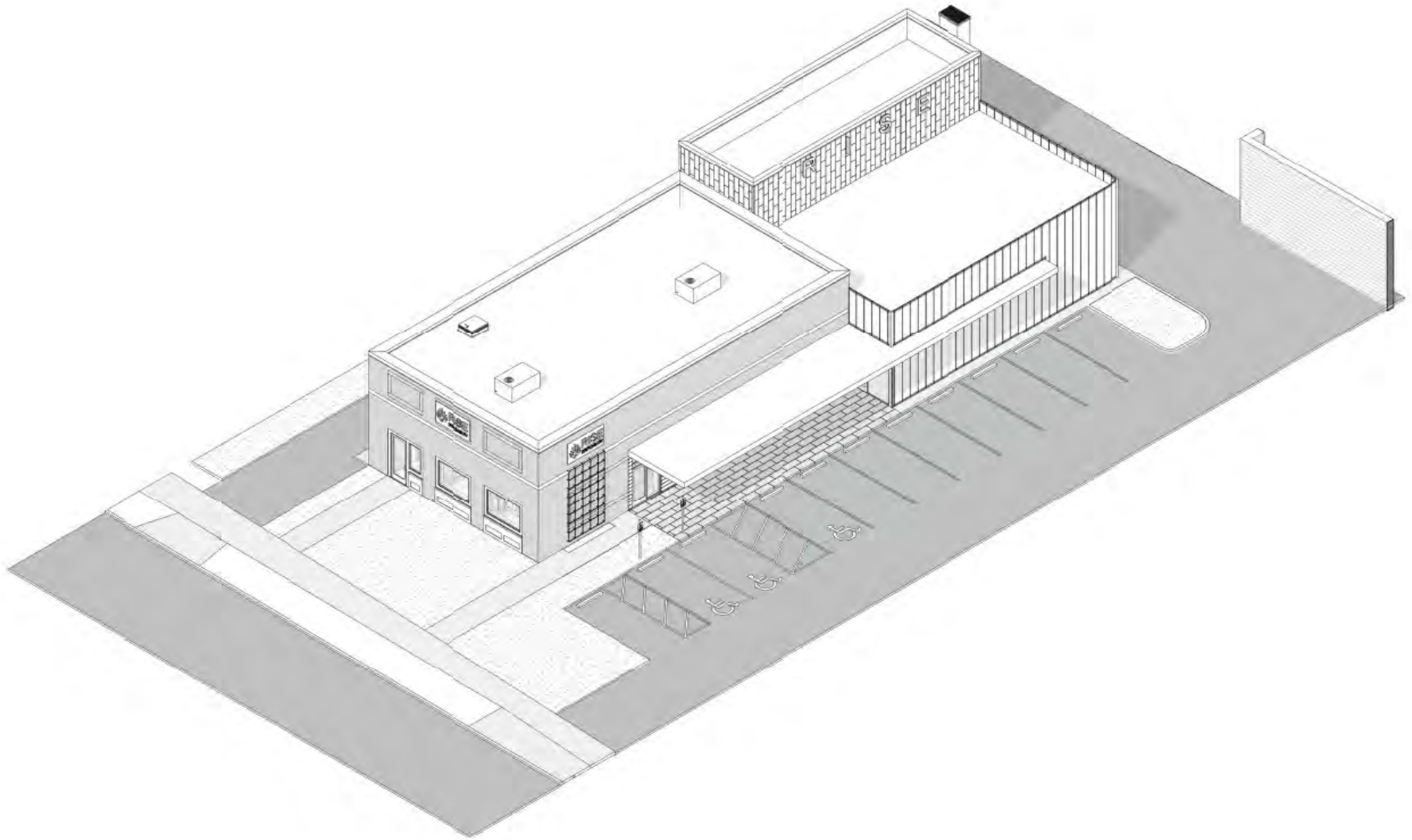
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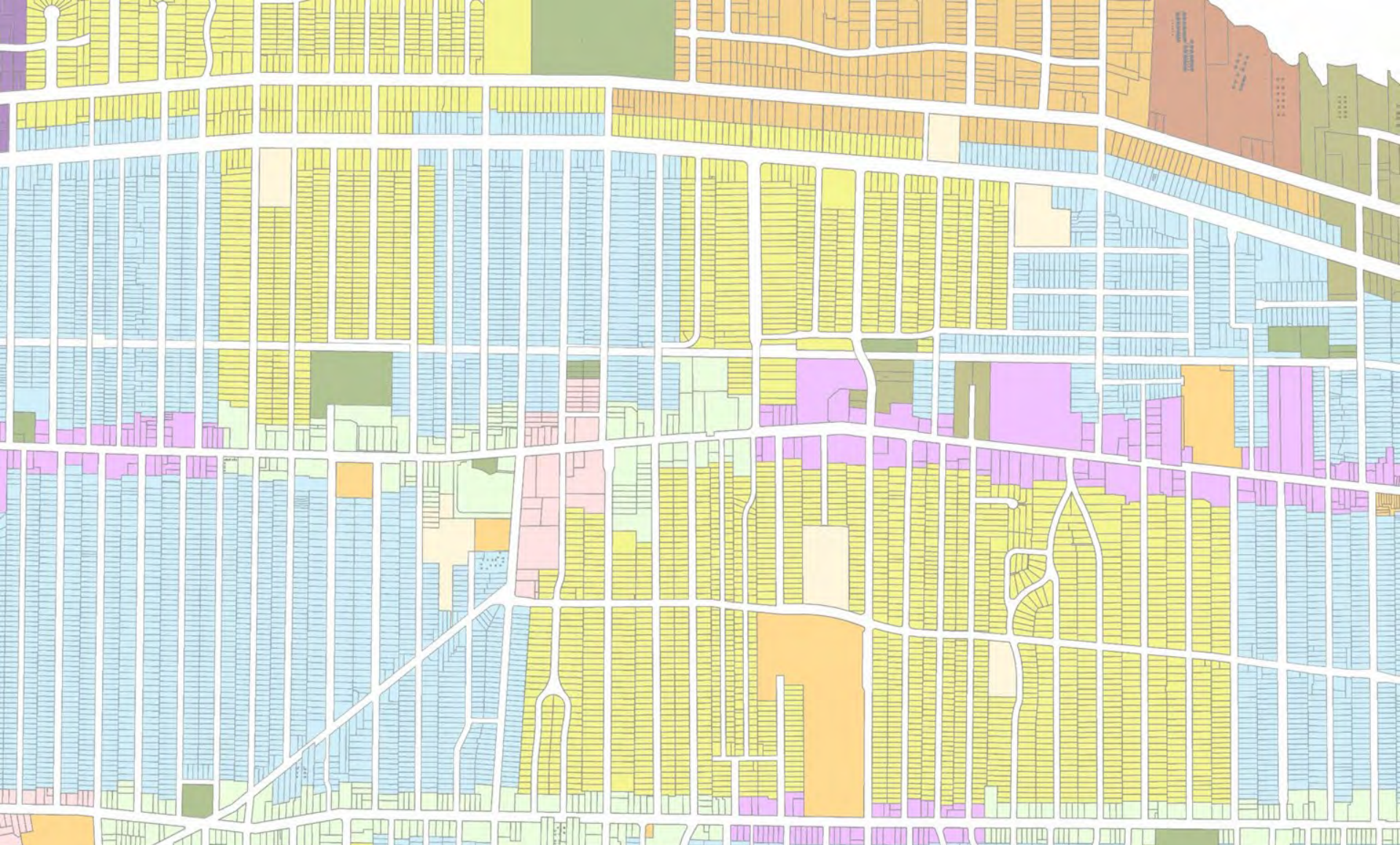
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November 2023