AMENDED AGENDA
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
MARCH 14, 2013
5:30 P.M. – Lakewood City Hall
Auditorium

1. Roll Call

2. Approve the minutes of the February 14, 2013 meeting

3. Approve the minutes of the February 21, 2013 special meeting

4. Opening Remarks

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

5. **Docket 12-124-12** R **13474 Edgewater Drive**

( ) Approve
( ) Deny
( ) Defer

Mark Reinhold
Architect
1120 Forest Road
Lakewood, Ohio 44107

The property owner requests the review and approval of the demolition of a single family home. This item was deferred from the meeting of February 7, 2013. (Page 4)

6. **Docket 02-08-13** R **15319 Clifton Boulevard**

( ) Approve
( ) Deny
( ) Defer

Tarsem Garg
480 Aber Felda Drive
Springfield, Ohio 45504

The applicant requests the review and approval of changes to front of home and dormers. This item was deferred from the meeting of February 7, 2013. (Page 5)

NEW BUSINESS
BOARD OF BUILDING STANDARDS

7.. **Docket 03-16-13 - B** C **18515 Detroit Avenue**
VOSH

( ) Approve
( ) Deny
( ) Defer

Michael J. Krivosh
Georgetown Corners, LLC
17479 Clifton Boulevard
Lakewood, Ohio 44107

The applicant requests the review and approval of a variance for more than one sign, pursuant to Sections 1329.09(d)(4) – Supplementary Area and Location Standards, 1329.11 Schedule B – Permitted Structural Sign Types by Functional Types, and 1329.12(d) -- Application for Permits, banners, and a small awning over the man door. (Page 6)

8. **Docket 03-20-13 - B** C **13751 Madison Avenue**
MMRS Beverage, LLC
dba McGinty's Pub

( ) Approve

Brion Stenger

( ) Deny
( ) Defer

1628 Winton Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a variance for exceeding the allowable square footage of signage on awnings, pursuant to Sections 1329.05(m) - Design Standards, 1329.09(c)(12) – Maximum Area and Number Permitted, 1329.09(d)(4) – Supplementary Area and Location Standards, and 1329.12(d) – Application for Permits. (Page 32)

ARCHITECTURAL BOARD OF REVIEW

9. **Docket 03-17-13** **R** **1589 Hopkins Avenue**

( ) Approve
( ) Deny
( ) Defer

Chris Mullins
CB Mullins Construction
P.O. Box 200
66 Lincoln Avenue
Berea, Ohio 44017

The applicant requests the architectural review and approval of the reconstruction of the front porch of a four (4) family home. (Page 16)

SIGN REVIEW

10. **Docket 03-16-13 - S**

18515 Detroit Avenue
VOSH

( ) Approve
( ) Deny
( ) Defer

Michael J. Krivosh
Georgetown Corners, LLC
17479 Clifton Boulevard
Lakewood, Ohio 44107

The applicant requests the review and approval of a blade sign. (Page 6)

11. **Docket 03-18-13**

14041 Madison Avenue
Rex's Rods & Customs

( ) Approve
( ) Deny
( ) Defer

Rex Napier
Rex's Rods & Customs
14041 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a business sign. (Page 24)

12. **Docket 03-19-13**

13605 Detroit Avenue
Prana Lifestyle LLC

( ) Approve
( ) Deny
( ) Defer

Jaclyn Hoffman
Prana Lifestyle LLC
3321 Berea Road
Cleveland, Ohio 44111

The applicant requests the review and approval of a sign on the front of a new business. (Page 28)

13. **Docket 03-20-13 - S**

13751 Madison Avenue
MMRS Beverage, LLC
dba McGinty's Pub

( ) Approve

Brion Stenger

( ) Deny
( ) Defer

1628 Winton Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of new signs on existing awnings. (Page 32)

ADD-ON
REQUEST FOR REVISIONS
ARCHITECTURAL BOARD OF REVIEW

14. Docket 01-06-12 **C** **15314-15412 Detroit Avenue**
Lakewood Plaza

( ) Approve
( ) Deny
( ) Defer

David Berkovitz, Representative
LRC-G Lakewood, LLC
1585 Frederick Boulevard
Akron, Ohio 44320

The applicant requests the review and approval of revisions to the exterior façade as approved at the January 12, 2012 meeting. (Page 40)

15. **ADJOURN**

Account: 101-0000-321. 30-01

PL12-000660

DOCKET No. 12-124-12
FEE PAID 11/9/12 (cc)

APPLICATION

ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 13474 EDGEWATER Business Name

Owner Name & Phone MIKE SEMAAN Owner Address Same...

Project Description DEMOLITION of main and auxillary structure.

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

✓ **Architectural Board of Review – (Commercial $50.00, Residential $25.00)**
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

___ **Sign Review Board – ($25.00)**
New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Board of Building Standards – ($25.00)
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:
Architectural Board of Review: 1-7, 9, 10 **Sign Review Board: 1-4, 6, 8, 9, 10** **Board of Building Standards: 1-5, 9, 10**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (3 copies, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (3 copies color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (3 copies color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (3 copies color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): MARK REINHOLD Company

Applicant Address: 1120 FOREST, 44107

Phone: 216-906-7097 Fax: --- E-mail: mhrein@aol.com.

Signature: [signature] Date: 11-8-12.

OFFICE USE ONLY: Application Reviewed and Accepted by: [signature] Date: 11-8-12

File History: MANY - visits to ARB+ZONING

Bldg. Dept. Remarks: OWNER REQUESTING DEMOLITION of SINGLE FAMILY HOME

ORD. 2 SECTION

4

PL13-000705

Account 101-0000-321. 30-01

DOCKET No. 02-08-13
FEE PAID 1/30/13 MLAN

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 15319 Clifton Blvd Business Name

Owner Name & Phone TARSEM GARG 937-369 3274 Owner Address 480 ABER FELDA DR SPFD. OH 45504

Project Description FRONT PORACH, SIDING & WINDOWS

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

✓ **Architectural Board of Review – (Commercial $50.00, Residential $25.00)**
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

___ **Sign Review Board – ($25.00)**
New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

___ **Board of Building Standards – ($25.00)**
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:
Architectural Board of Review: 1-7, 9, 10 **Sign Review Board: 1-4, 6, 8, 9, 10** **Board of Building Standards: 1 -5, 9, 10**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (3 copies, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (3 copies color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (3 copies color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (3 copies color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): TARSEM GARG Company

Applicant Address: 480 ABER FELDA DRIVE SPRINGFIELD OHIO 45504

Phone: 216-469-8677 Fax: E-mail: Propertymgmt101@Gmail.com

Signature: Tarsem Garg Date: TUES- JAN 29-2013

OFFICE USE ONLY: Application Reviewed and Accepted by: Date:

File History: NO PREVIOUS

Bldg. Dept. Remarks: OWNER REQUESTING REVIEW of CHANGES TO front of HOME. AND DORMERS

5

13
PL-000724

Account: 101-0000-321. 30-01

DOCKET No. 03-16-13
FEE PAID 2/27/13 m/n
BBS - 3/1/13

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 18515 DETROIT AVE Business Name Vosh / Georgetown

Owner Name & Phone Michael J. Krivosh Owner Address 17479 Clifton Blvd.; Lakewood, Ohio 44107

Project Description Building signage including (1)Vosh lettering on entrance canopy and address on door awning, (2) blade sign at 2nd. floor above Vosh entrance, (3) Banner signs for building tenants between 2nd floor windows (4) Placard signs next to doors on 1st floor. (See attached description)

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

___ **Architectural Board of Review – (Commercial $50.00, Residential $25.00)**
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

✓ **Sign Review Board – ($25.00)**
New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

✓ **Board of Building Standards – ($25.00)**
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:
Architectural Board of Review: 1-7, 9, 10 **Sign Review Board: 1-4, 6, 8, 9, 10** **Board of Building Standards: 1 -5, 9, 10**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (3 copies, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (3 copies color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (3 copies color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (3 copies color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Michael J. Krivosh Company Georgetown Corners, LLC

Applicant Address: 17479 Clifton Blvd.; Lakewood, Ohio 44107

Phone: 216-440-3257 Fax: 216-712-6493 E-mail: mickeyatc@gmail.com

Signature: Date: February 26, 2013

OFFICE USE ONLY: Application Reviewed and Accepted by: Date: 2-27-13

File History: SEE FILE

Bldg. Dept. Remarks: OWNER ASKING FOR APPROVAL OF BANNERS, SIGN ON CANOPY AND BLADE SIGN NOT PACKAGE, ALSO SMALL AWNING OVER THE MAN DOOR

ORD. 27-92 SECTION 1329.11.(d)

6

52-95 1329.11 B PROJECTING SIGN

52-95 1329.09 (d)(4) MORE THAN 1 BUSINESS SIGN

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____Yes ___X___No

Please Print or Type:

Owner/Agent Name: Michael J. Krivosh

Property Address: 1414 Riverside Dr.

Owner/Agent Phone: 216-440-3257

Tenant Name Vosh / Georgetown Restaurant Tenant Phone 216 - 440 - 3257

Owner/Agent Signature

2013 Calendar

Architectural Board of Review/Sign Review Board/Board of Building Standards

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-26-12	Thursday	01-03-13	Thursday	01-10-13
February	Wednesday	01-30-13	Thursday	02-07-13	Thursday	02-14-13
March	Wednesday	02-27-13	Thursday	03-07-13	Thursday	03-14-13
April	Wednesday	03-27-13	Thursday	04-04-13	Thursday	04-11-13
May	Wednesday	04-24-13	Thursday	05-02-13	Thursday	05-09-13
June	Wednesday	05-29-13	Thursday	06-06-13	Thursday	06-13-13
July	**Tuesday**	**06-25-13**	**Wednesday**	**07-03-13**	Thursday	07-11-13
August	Wednesday	07-24-13	Thursday	08-01-13	Thursday	08-08-13
September	Wednesday	08-28-13	Thursday	09-05-13	Thursday	09-12-13
October	Wednesday	09-25-13	Thursday	10-03-13	Thursday	10-10-13
November	Wednesday	10-30-13	Thursday	11-07-13	Thursday	11-14-13
December	Monday	11-27-13	Thursday	12-05-13	Thursday	12-12-13

PLEASE NOTE: **Applications** are submitted to the Building Department. It is recommended to submit them **prior to** the application deadline to review applications. Applications are due before **noon** on the dates indicated above. This will allow the Building Department to review the applications for completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings start at **4:00 P.M.** in the **lower level conference room** of Lakewood City Hall.

Review Meetings will commence at **5:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to receive review. Please use the western entrance.

7

Application
Architectural Board of Review/Sign Review Board
Board of Building Standards

Property Address: 1414 Riverside Dr.

Detailed Description of Request:

Signage to be placed on front of the canopy to be installed over the main entrance to Vosh

- 24' high lettering spelling Vosh, per drawings attached to application

Installation of a vertical blade sign above entrance to Vosh

- Location between windows on second floor facade as indicated in drawings and illustration submitted.
- 2'-0" W x 8'-0" H x 1'- 0" D, Double faced blade sign with rounded end, projecting out from building
- Lettering VOSH, as depicted. (Letter Size approx. 1' ft. - 4 inch in height)
- Lighting: 3 blue neon vertical bands, white neon "Vosh" letters and ruby red neon "Established 2013"

Installation of 8 Vertical banner signs between windows on second floor facade.

- Location: Between windows on second floor of Riverside facade
- Size of Banners: Approx. 7' - 2" Ht. x 18" Wide
- Material: Same as Awning approved for main entrance to Vosh.
- Color: Black
- Lettering: Names of Second Floor tenants, as required, in white letters 12" Ht with font to be determined and white border around edges. Lettering on all banners to be uniform font and orientation. Banners not being used for tenant names will be blank.

Installation of address lettering on replacement awning above single door entrance to second floor.

- Existing blue awning with white lettering 1414 to be replaced with similar awning in black material matching new awning previously approved for main entrance to Vosh. White lettering to be same size as current awning .

Installation of Placard Signs beside single doors on first floor facade.

- Size of signs: Approximately 18" H. x 18" W.
- Material: Brushed Aluminum or stainless steel
- Lettering: Black Lettering, font to be determined, with black border
- Sign Content: (1) Sign next to door at south end of Riverside facade to read "Riverside Room"

  (2) Sign next to center door to include address 1414 Riverside Dr. and List below of names of tenants located on the second floor of the building.

Signature of Owner : _____ Date: 2/26/13

Georgetown Corners, LLC

SIGN-LITE
SLS Services LLC

2.27.2013

City of Lakewood
Architectural Review Board/
Sign Review Board/
Board of Building Standards
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: Vosh - 1412 Riverside Drive

Board Members:
The following is a brief description of the revision of plans for a previously approved sign concept at the aforementioned location.

The approved sign was 4' x 12' double face sign with neon, incandescent bulb and internal illuminated letters.

The project now consists of the installation of a 2'-0" x 8'-0" double face illuminated projecting sign that will be attached flush to the wall, as shown in the plans, above a previously approved entrance canopy. The sign is sized appropriately to the building and is styled similarly to signs of other sophisticated night clubs of its type around the country. The sign is in keeping with other similar signs within Lakewood with regards to style that is complimentary to business type and illumination that is appropriate to it's surroundings i.e. Melt, Angelo's, Plank Road and the historic sign at Mahall's. The style consists of a simple modern rounded face rectangle and includes classic neon illumination and colors appropriate to the business type, building and with respect to the surrounding area and adjacent properties.

Please review the plans and contact me with any questions prior to the meeting at 216.851.1000.
We thank you in advance for your consideration and look forward to discussing this at the next meeting.

Sincerely,
Michael Bizjak
Sign-Lite SLS Services LLC

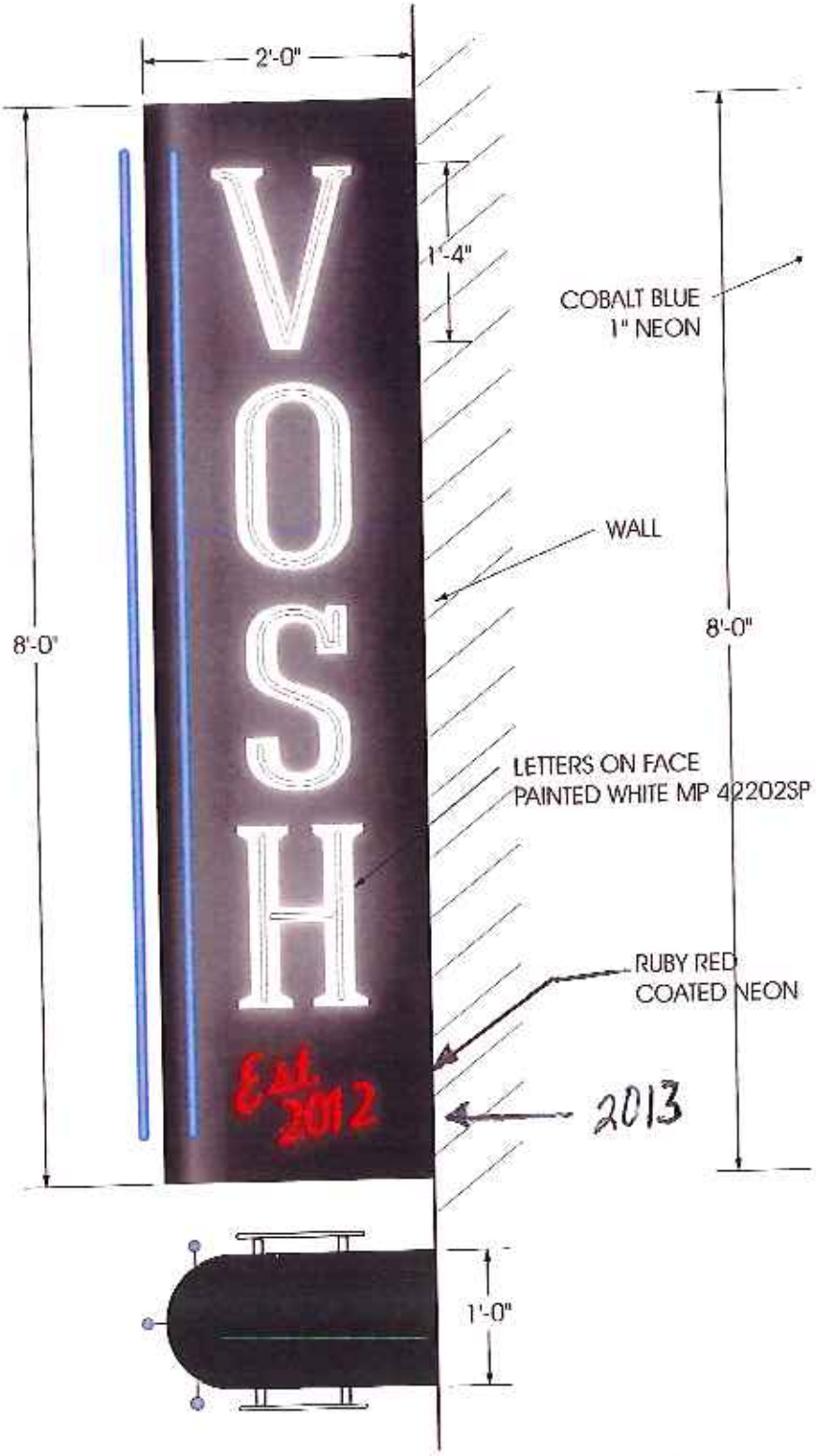
CC: File

9

10

VOSH JAZZ & BLUES CLUB

Projecting Sign

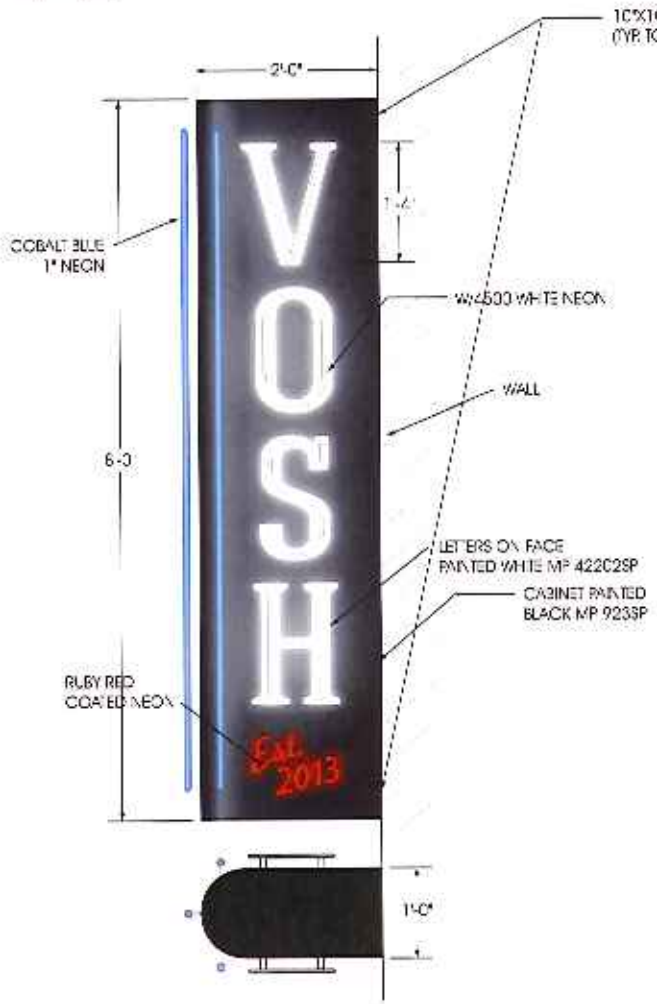


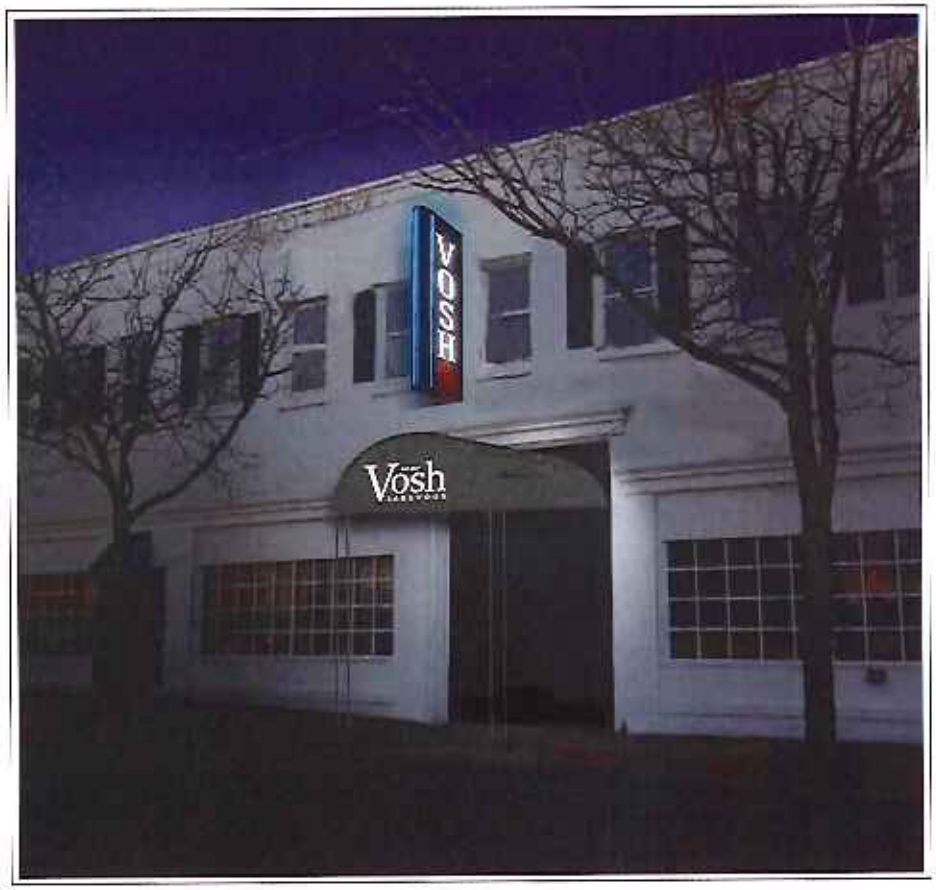
Projecting Signs

SCALE:3/4" = 1'

11

VOSH JAZZ & BLUES CLUB
Projecting Sign





SCOPE OF WORK
Manufacture & Install one (1) double face & illuminated projecting sign

SPECIFICATIONS
SEE NOTES ON DETAIL

Projecting Signs
SCALE:3/4" = 1'

DISTRIBUTION OF PRINTS			
MASTER ☐	GC ☐	ACCESSORY ☐	FINISH CAP ☐
ELECTRICAL ☐	ALUMINUM ☐	AWNING ☐	STICKER ☐
INSTALL ☐	VINYL ☐	CHAN. LTR. ☐	CRATE ☐
SHOP ☐	NEON ☐	LTD ADD ☐	PLAN ☐
PAINT ☐	POLES ☐	LTD PAINT ☐	OTHER ☐

MATERIAL LIST		

WORK ORDER

VOSH
JAZZ & BLUES CLUB

DESIGN #
130014
Page 2 of 2

CLIENT
VOSH JAZZ & BLUES CLUB

Address
Rocky River Dr.
Cleveland, OH

Acct. Rep. Mike Bizjak
Designer L.C.
Date 01/25/13

Revision/Date
1. 02-26-13 LC
Revised per customer decision

☒ 120 VOLT ☐ 277 VOLT

FINAL ELECTRICAL CONNECTION BY CUSTOMER

Approval / Date
ACCEPTANCE
Name
Signature
Date

SIGN-LITE

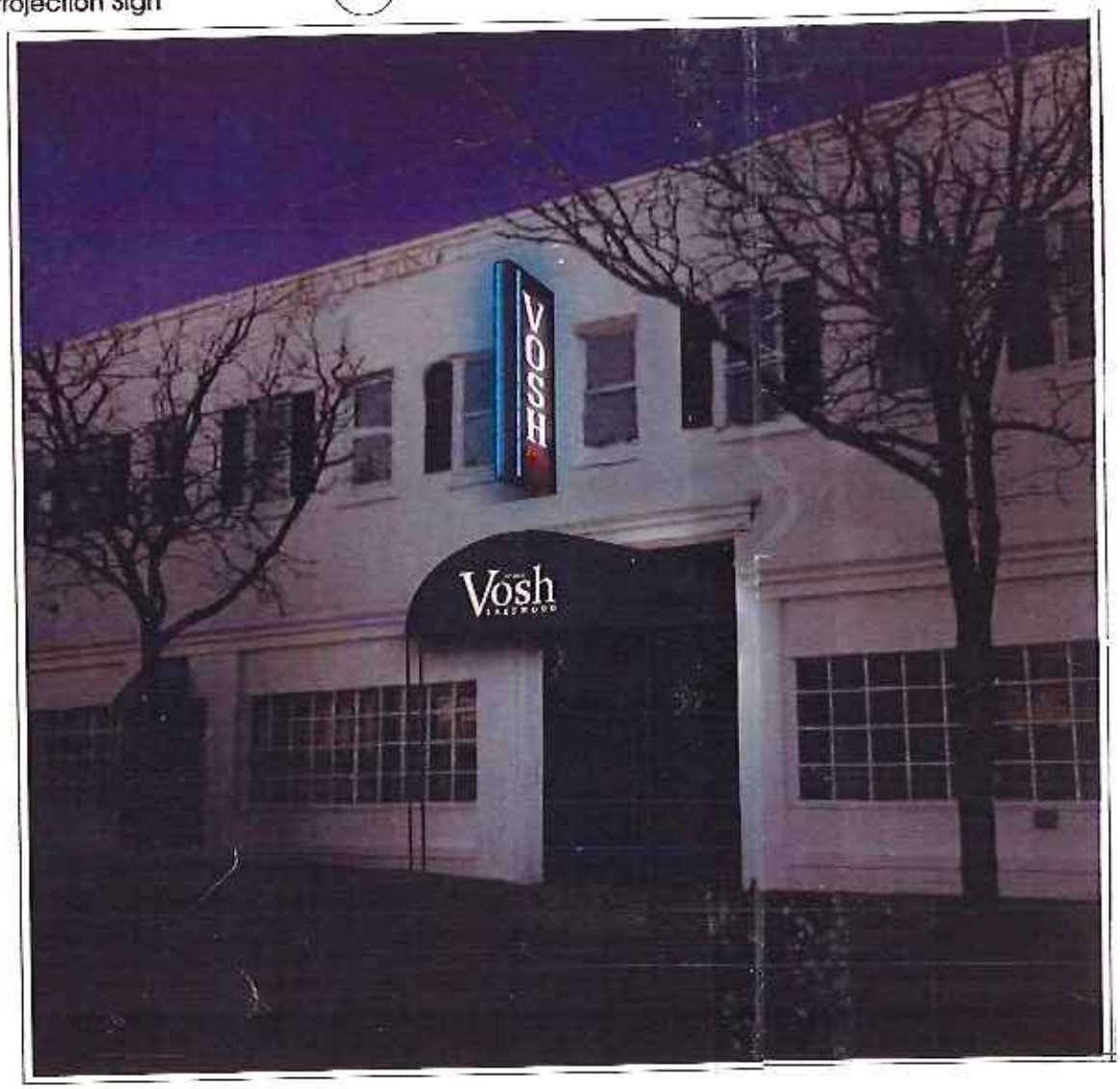
SLS4200

12

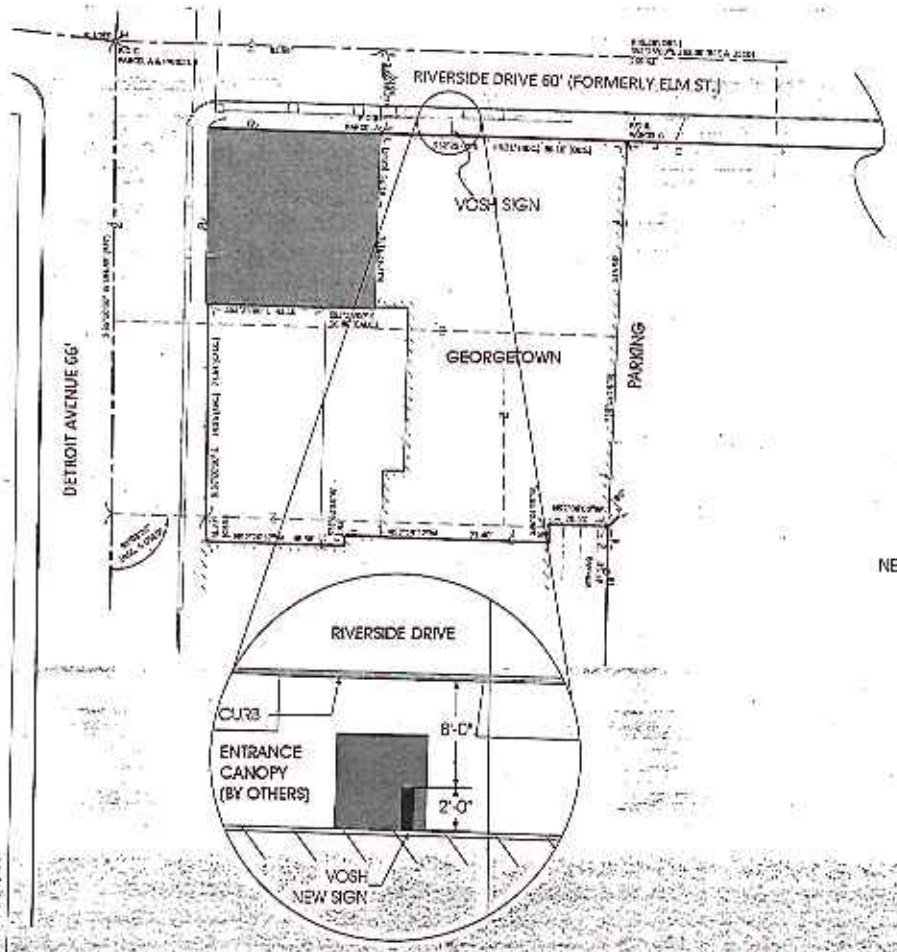
VOSH JAZZ & BLUES CLUB

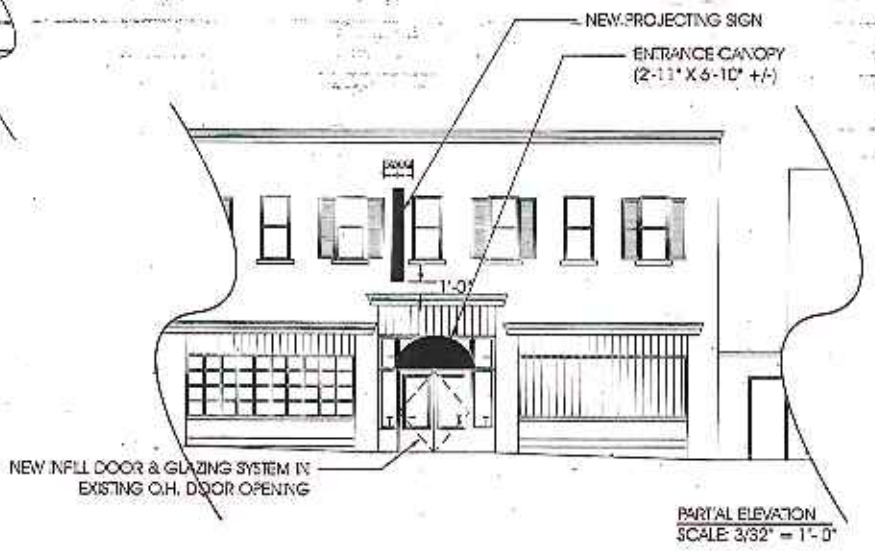
Projection Sign

1A



'OSH JAZZ & BLUES CLUB
'ARTIAL SITE PLAN





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

SALE: NTS

F

DISTRIBUTION OF PRINTS			
MASTER ☐	ART ☐	ASSEMBLY ☐	TRIM CAP ☐
ELECTRICAL ☐	PATTERN ☐	AWNING ☐	STIL RM. ☐
INSTALL ☐	VINYL ☐	CHIL. LTR ☐	CRATE ☐
SHOP ☐	NEON ☐	LTR. ASSY. ☐	FLEX ☐
PAINT ☐	ROUTER ☐	LTR. PAINT ☐	OTHER ☐

MATERIAL LIST

WORK ORDER

VOSH
JAZZ & BLUES CLUB

DESIGN #
130014
Page 1 of 2

CLIENT
VOSH JAZZ & BLUES CLUB

Address
Rocky River Dr.
Cleveland, OH

Sales Rep. Mike Bizjak
Designer L.C.
Date 01/25/13

Revision/Date
1. 02-26-13 LC
Revised per customer decision

☒ 120 VOLT ☐ 277 VOLT

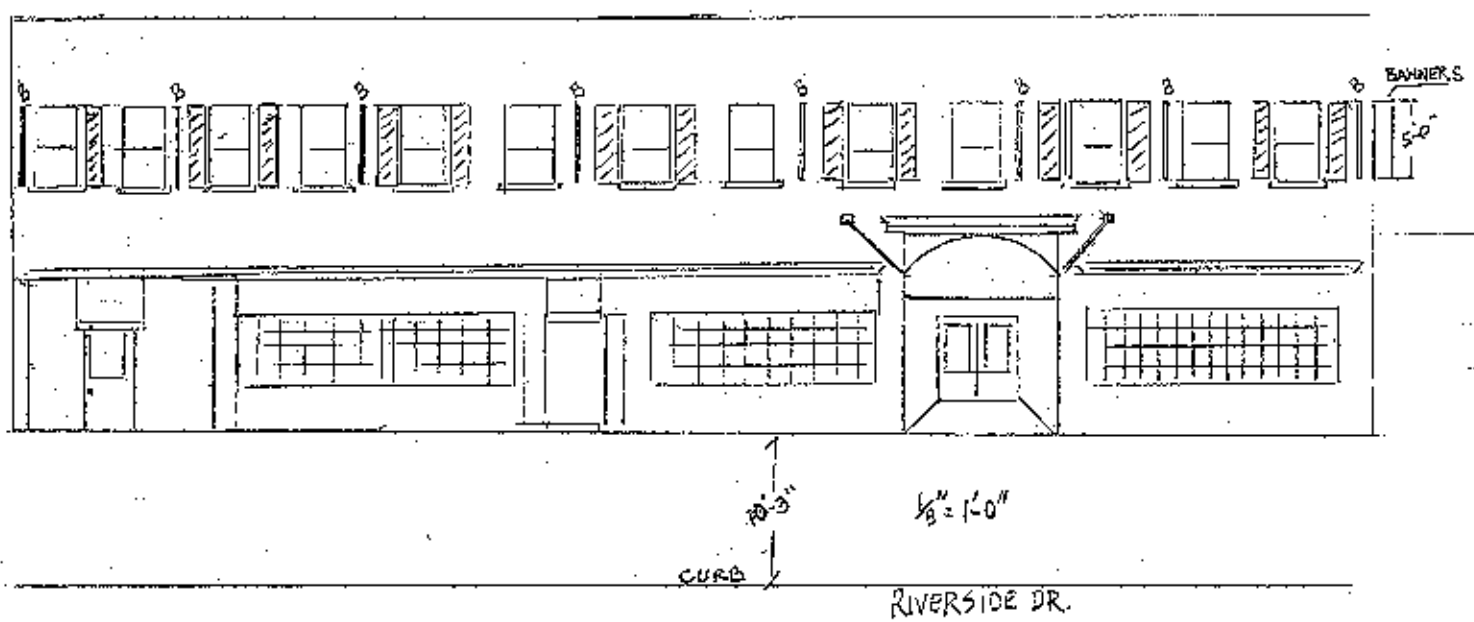
FINAL ELECTRICAL CONNECTION BY CUSTOMER

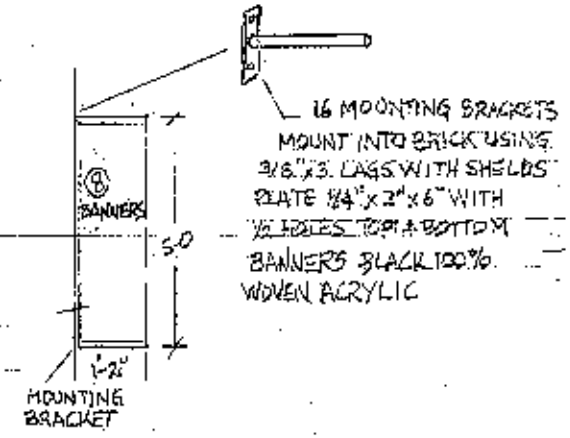
Approval / Date
ACCEPTANCE

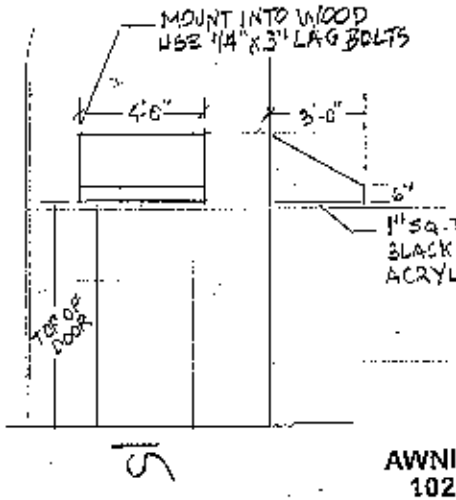
Name
Signature
Date

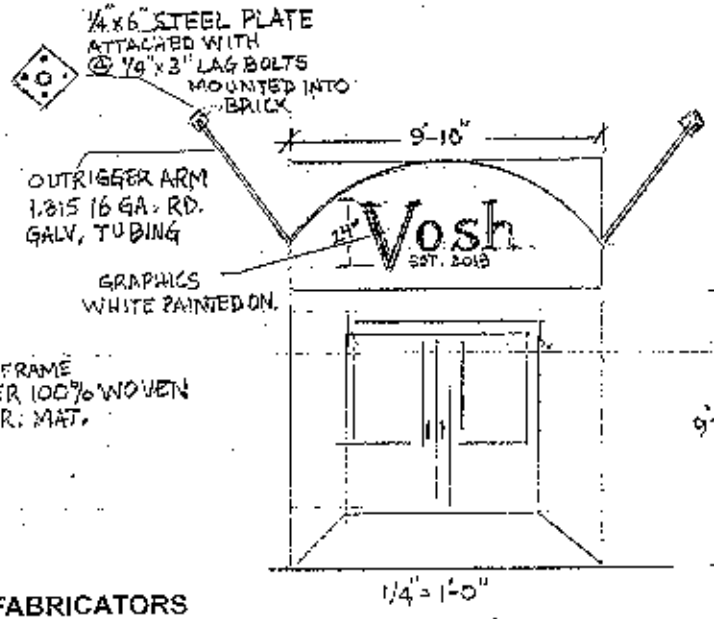
SIGN-LITE

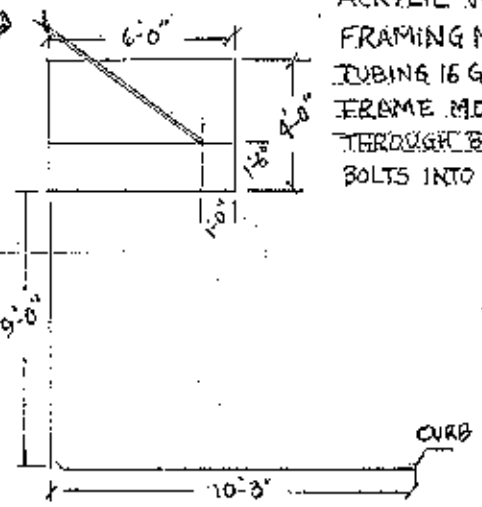
SLS4200











CANOPY COVER MADE OF 100% ACRYLIC WOVEN F.R. MATERIAL FRAMING MADE OF 1" GALV. SQ. TUBING 16 GA. WELDED. FRAME MOUNTED INSIDE OPENING THROUGH BOLTED USING 1/4"x4" LAG BOLTS INTO WOOD.

AWNING FABRICATORS
10237 LORAIN AVE.
CLEVELAND, OHIO 44111

VOSH
1414 RIVERSIDE DR
LAKEWOOD, OH. 44107

Account: 101-0000-321. 30-01

DOCKET No. 03-17-13
FEE PAID 2/26/13 (cc)
PL13-000723

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 1589 HOPKINS Business Name RESIDENTIAL

Owner Name & Phone TOM CORRIGAN 440 382-3621 Owner Address 26394 STRAWBERRY LANE WESTLAKE 44145

Project Description rebuild porch - same as see specs

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

✓ **Architectural Board of Review – (Commercial $50.00, Residential $25.00)**
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

___ **Sign Review Board – ($25.00)**
New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

___ **Board of Building Standards – ($25.00)**
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:
Architectural Board of Review: 1-7, 9, 10 **Sign Review Board: 1-4, 6, 8, 9, 10** **Board of Building Standards: 1 -5, 9, 10**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (3 copies, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (3 copies color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (3 copies color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (3 copies color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): CHRIS MULLINS Company CB MULLINS CONSTRUCTION

Applicant Address: PO BOX 200 (66 Lincoln) BEREA OH 44017

Phone: 440 826 9310 Fax: 440 826 9313 E-mail: MULLINSCONSTRUCT@SBCGlobal.net

Signature: Chris Mullins Date: 02-26-13

OFFICE USE ONLY: Application Reviewed and Accepted by: PSA Date: 2/26/13

File History:

Bldg. Dept. Remarks: ARCHITECTURAL REVIEW OF THE RECONSTRUCTION OF THE FRONT PORCH OF A 4 FAMILY

16

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____Yes ___✓___No

Please Print or Type:

Owner/Agent Name: Tom Corrigan

Property Address: 1589 Hopkins

Owner/Agent Phone: (440) 382-3621

Tenant Name _____ Tenant Phone _____

Tom Corrigan
Owner/Agent Signature

2013 Calendar

Architectural Board of Review/Sign Review Board/Board of Building Standards

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-26-12	Thursday	01-03-13	**Thursday**	**01-10-13**
February	Wednesday	01-30-13	Thursday	02-07-13	**Thursday**	**02-14-13**
March	Wednesday	02-27-13	Thursday	03-07-13	**Thursday**	**03-14-13**
April	Wednesday	03-27-13	Thursday	04-04-13	**Thursday**	**04-11-13**
May	Wednesday	04-24-13	Thursday	05-02-13	**Thursday**	**05-09-13**
June	Wednesday	05-29-13	Thursday	06-06-13	**Thursday**	**06-13-13**
July	**Tuesday**	**06-25-13**	**Wednesday**	**07-03-13**	**Thursday**	**07-11-13**
August	Wednesday	07-24-13	Thursday	08-01-13	**Thursday**	**08-08-13**
September	Wednesday	08-28-13	Thursday	09-05-13	**Thursday**	**09-12-13**
October	Wednesday	09-25-13	Thursday	10-03-13	**Thursday**	**10-10-13**
November	Wednesday	10-30-13	Thursday	11-07-13	**Thursday**	**11-14-13**
December	Monday	11-27-13	Thursday	12-05-13	**Thursday**	**12-12-13**

PLEASE NOTE: **Applications** are submitted to the Building Department. It is recommended to submit them **prior to** the application deadline to review applications. Applications are due before **noon** on the dates indicated above. This will allow the Building Department to review the applications for completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings start at **4:00 P.M.** in the **lower level conference room** of Lakewood City Hall.

Review Meetings will commence at **5:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to receive review. Please use the western entrance.

17

To Whom it may concern,

I authorize CD Mullins to rebuild my porch at 1589 Hopkins Ave, Lakewood, OH.

Tom Corrigan 2/23/2013

ELI MAHLER ASSOCIATES

Architects and Planners

3947 West Ash Lane
Cleveland, Ohio 44122
Telephone (216) 831-3947

February 25, 2013

Architectural Board of Review
Lakewood Building Department
12650 Detroit Road
Lakewood, Ohio 44107

RE: Porch Reconstruction
1589 Hopkins Avenue

Dear Members:

We are requesting to be placed on the Agenda for the Pre-Review Meeting on Thursday, March 7, 2013 and also the Review Meeting on Thursday, March 14th for approval of our drawings for the reconstruction of the front and rear porches.

We are including all items requested on the attached application.

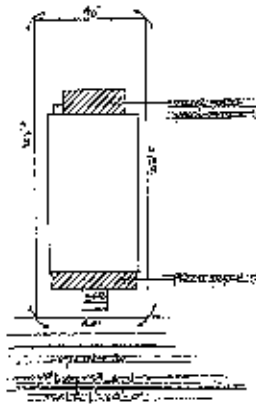
Respectfully submitted,

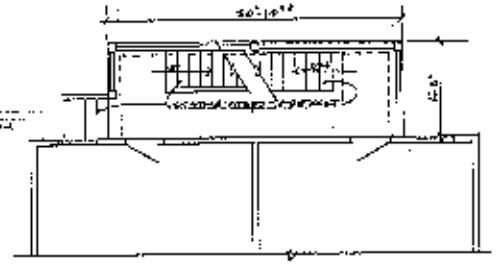
Eli Mahler

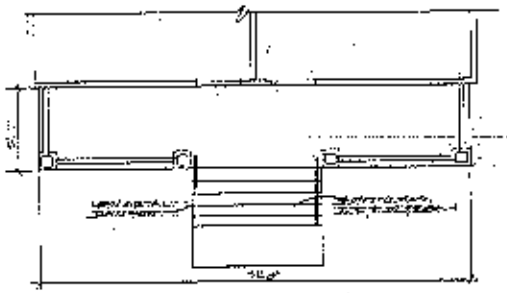
Eli Mahler

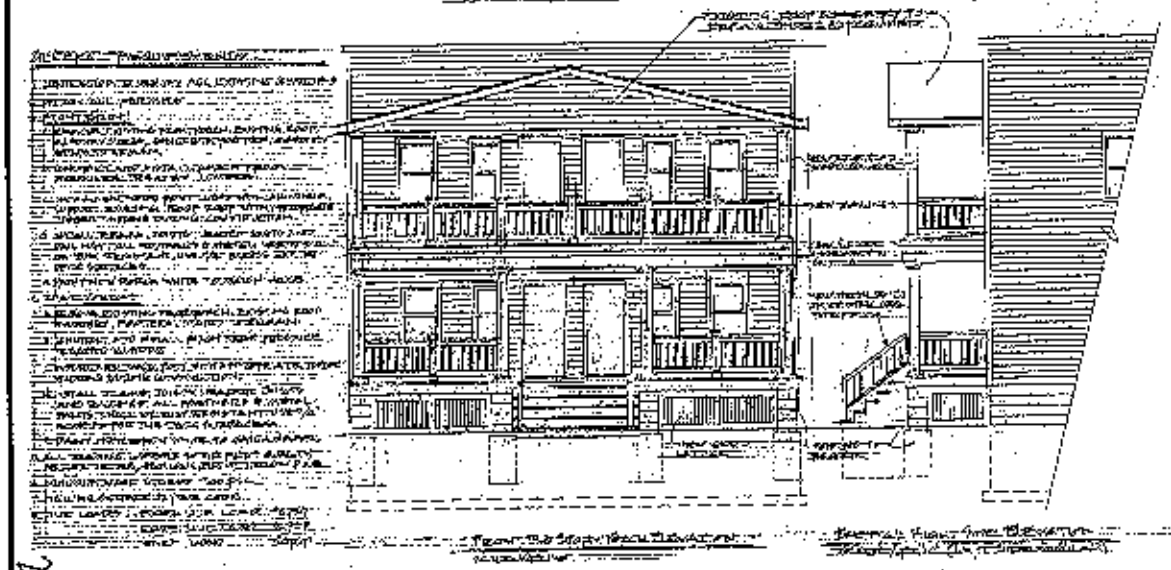
• Ohio 3938 • Florida 5840 • Illinois 7627 • Michigan 18197 • Nevada 804 •
• Pennsylvania 63158 • West Virginia 1385 •

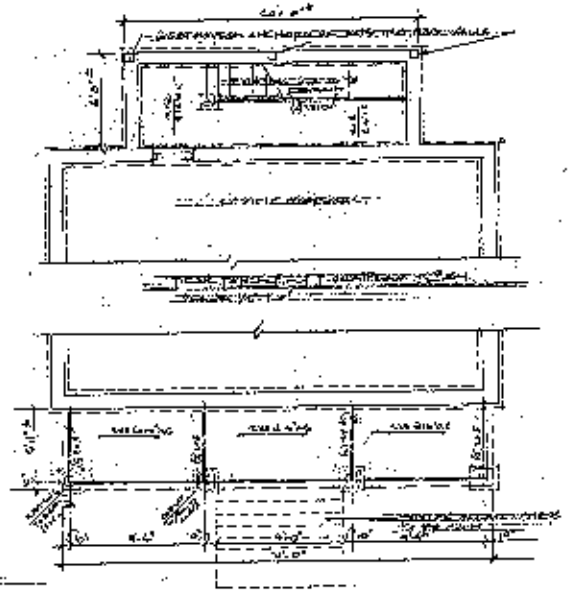
12







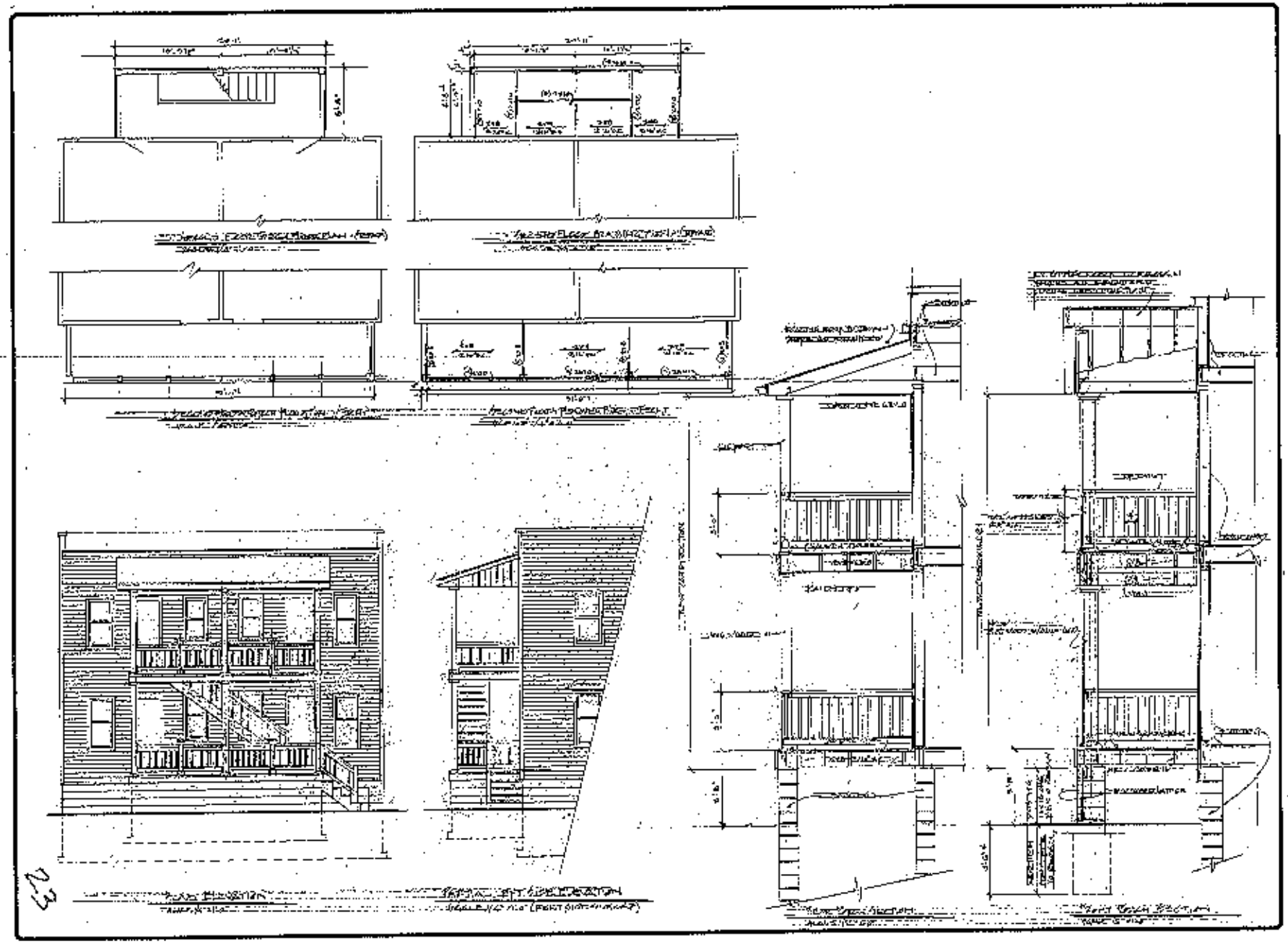




REVISIONS	BY

ELI MAHLER - ASSOCIATES
ARCHITECTS & PLANNERS

A-1



ELI MAHLER - ASSOCIATES
ARCHITECTS & PLANNERS

A-2

Account: 101-0000-321. 30-01

DOCKET No. 03-18-13
FEE PAID 02/06/13 pm
PL 13-000713

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 14041 MADISON AVE Business Name REX'S Rods & CUSTOMS

Owner Name & Phone REX NAPIER 440-341-6296 Owner Address 2205 TUXEDO AVE PARMA OH 44134

Project Description SIGNAGE FOR OUTSIDE OF BUILDING

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

___ **Architectural Board of Review – (Commercial $50.00, Residential $25.00)**
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

X **Sign Review Board – ($25.00)**
New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

___ **Board of Building Standards – ($25.00)**
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:
Architectural Board of Review: 1-7, 9, 10 **Sign Review Board: 1-4, 6, 8, 9, 10** **Board of Building Standards: 1 -5, 9, 10**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (3 copies, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (3 copies color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (3 copies color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (3 copies color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): REX NAPIER Company REX'S Rods & CUSTOMS

Applicant Address: 14041 MADISON AVE LAKEWOOD 44107

Phone: 440-341-6296 Fax: ___ E-mail: ___

Signature: ___ Date: 1-23-13

OFFICE USE ONLY: Application Reviewed and Accepted by: TJM Date: 2/5/13

File History: PL13-000713

Bldg. Dept. Remarks: OWNER REQUESTING REVIEW of BUSINESS SIGN

ORD. 97-92 SECTION 1329.12(d)

24

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____Yes ___X___No

Please Print or Type:

~~Owner~~/Agent Name: REX NAPIER

Property Address: 14041 MADISON AVE.

Owner/Agent Phone: 440-341-6296

Tenant Name REX NAPIER Tenant Phone 4403416296

Owner/Agent Signature

2012 Calendar

Architectural Board of Review/Sign Review Board/Board of Building Standards

Month	Application Deadlines Noon		Pre-Review Meeting 4:00 PM - Lower Conference Room		Review Meeting 5:30 PM - Auditorium	
January	Wednesday	12-28-11	Thursday	01-05-12	Thursday	01-12-12
February	Wednesday	01-25-12	Thursday	02-02-12	Thursday	02-09-12
March	Wednesday	02-22-12	Thursday	03-01-12	Thursday	03-08-12
April	Wednesday	03-28-12	Thursday	04-05-12	Thursday	04-12-12
May	Wednesday	04-25-12	Thursday	05-03-12	Thursday	05-10-12
June	Wednesday	05-30-12	Thursday	06-07-12	Thursday	06-14-12
July	Wednesday	06-27-12	Thursday	07-05-12	Thursday	07-12-12
August	Wednesday	07-25-12	Thursday	08-02-12	Thursday	08-09-12
September	Wednesday	08-29-12	Thursday	09-06-12	Thursday	09-13-12
October	Wednesday	09-26-12	Thursday	10-04-12	Thursday	10-11-12
November	Wednesday	10-24-12	Thursday	11-01-12	Thursday	11-08-12
December	Monday	11-28-12	Thursday	12-06-12	Thursday	12-13-12

PLEASE NOTE: **Applications** are submitted to the Building Department. It is recommended to submit them **prior** to the application deadline to review applications. Applications are due before **noon** on the dates indicated above. This will allow the Building Department to review the applications for completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings start at **4:00 P.M.** in the **lower level conference room** of Lakewood City Hall.

Review Meetings will commence at **5:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to receive review. Please use the western entrance.

25

Request for sign review board:

I am requesting permission to install a sign in an existing sign box. The existing sign structure was left by the previous owner. It consists of an aluminum framed box that has provisions to slide in a sheet of plexiglass or lexan with a logo on it. Its dimensions are 6 ft. wide by 4 ft. high by 6 in deep. It is fastened to the outside of the building above the garage door. Prior to installing the sign I had talked to a city employee who did my inspection and I misunderstood his asking me if I was going to use the box for signage and said yes. He said ok which I took that as it was ok, which is the reason why the sign is already installed. Please take my request into consideration Thank you.

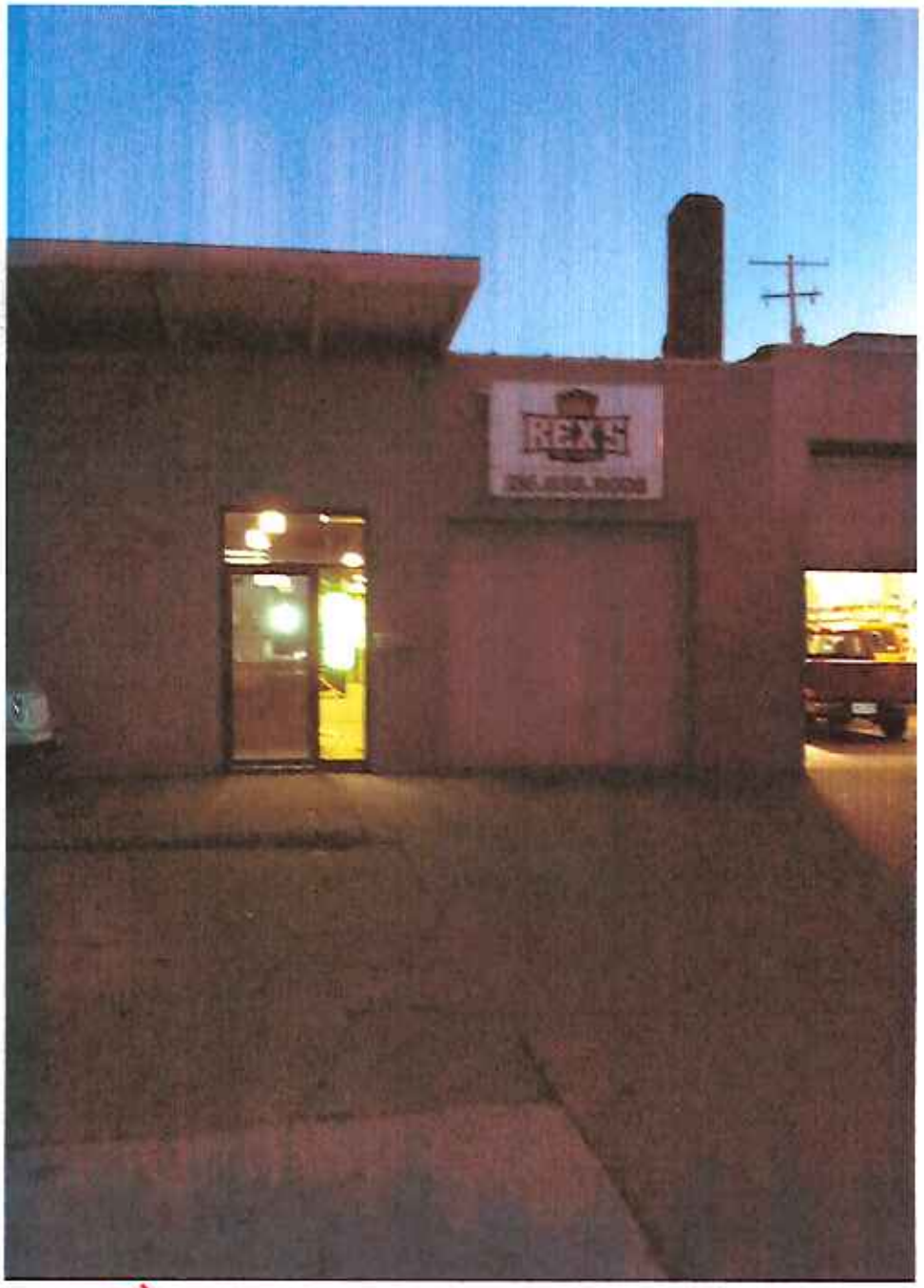
Rex Napier

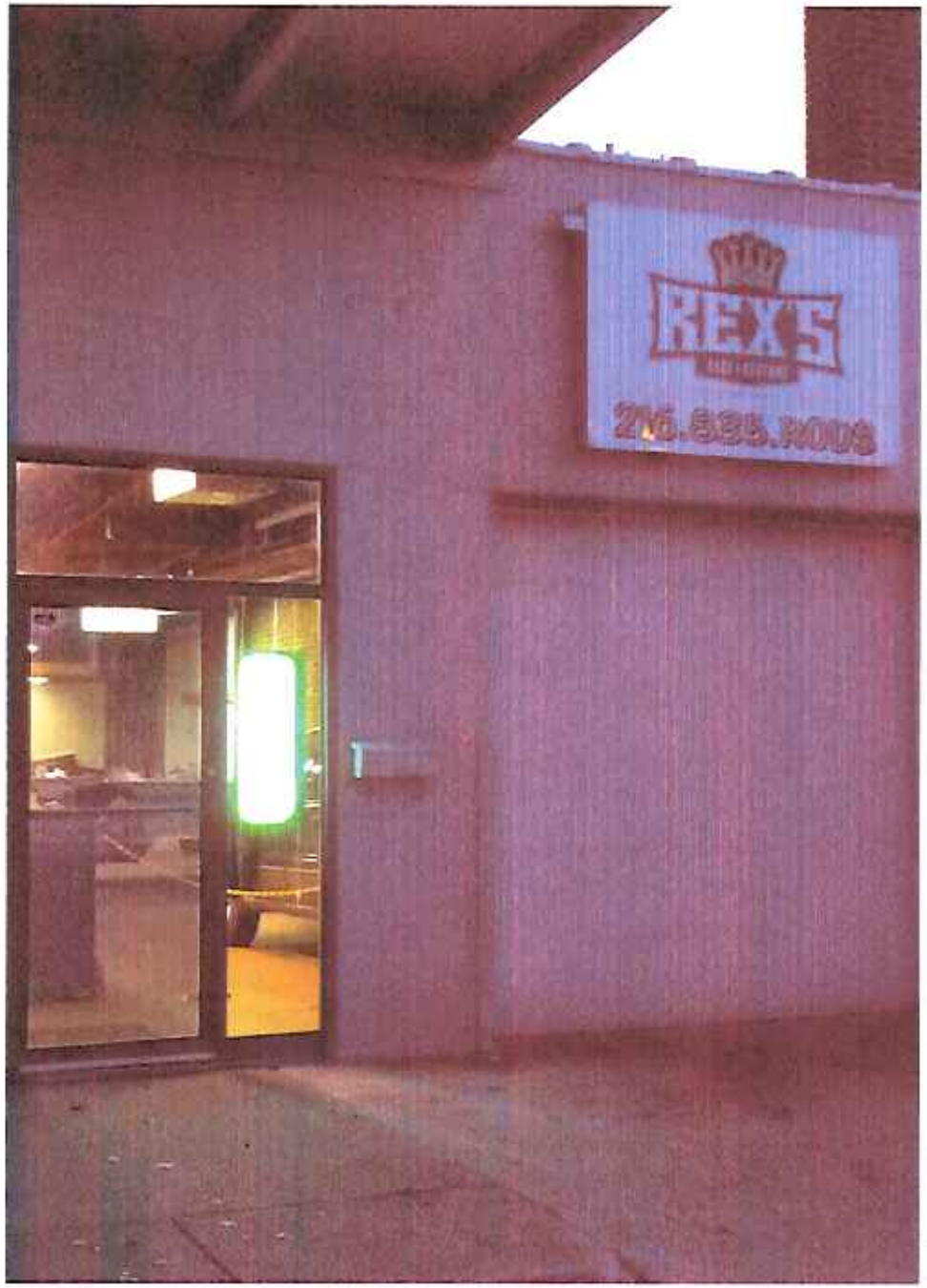
Rex's Rods & Customs

14041 Madison Ave

Lakewood Oh 44107

(216) 835-RODS





24

PL13-000714

Account: 101-0000-321. 30-01

DOCKET No. 03-19-13
FEE PAID 2-6-13 MCH

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 13605 Detroit Business Name Prana Lifestyle LLC

Owner Name & Phone Jaclyn Hoffman 707.533.9197 Owner Address 3321 Berea Rd. cleveland

Project Description Yoga studio, Health & wellness, massage.

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

___**Architectural Board of Review – (Commercial $50.00, Residential $25.00)**
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

Y **Sign Review Board – ($25.00)**
New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Board of Building Standards – ($25.00)
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:
Architectural Board of Review: 1-7, 9, 10 **Sign Review Board: 1-4, 6, 8, 9, 10** **Board of Building Standards: 1 -5, 9, 10**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (3 copies, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (3 copies color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (3 copies color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (3 copies color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Jaclyn Hoffman Company Prana Lifestyle LLC

Applicant Address: 3321 Berea Rd. cleveland OH 44111

Phone: 707.533.9197 Fax: _____ E-mail: jackiceleste@yahoo.com

Signature: Jaclyn Hoffman Date: 02.05.13

OFFICE USE ONLY: Application Reviewed and Accepted by: [signature] Date: 2-6-13

File History: SEE ARB File

Bldg. Dept. Remarks: APPLICATION for SIGN ON front of NEW BUSINESS.

ORD. 2792 SECTION 1329.12 (b)

28

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes _____ No

Please Print or Type:

Owner/Agent Name: _____

Property Address: _____

Owner/Agent Phone: _____

Tenant Name _____ Tenant Phone _____

_____
Owner/Agent Signature

2013 Calendar
Architectural Board of Review/Sign Review Board/Board of Building Standards

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-26-12	Thursday	01-03-13	Thursday	01-10-13
February	Wednesday	01-30-13	Thursday	02-07-13	Thursday	02-14-13
March	Wednesday	02-27-13	Thursday	03-07-13	Thursday	03-14-13
April	Wednesday	03-27-13	Thursday	04-04-13	Thursday	04-11-13
May	Wednesday	04-24-13	Thursday	05-02-13	Thursday	05-09-13
June	Wednesday	05-29-13	Thursday	06-06-13	Thursday	06-13-13
July	Tuesday	06-25-13	Wednesday	07-03-13	Thursday	07-11-13
August	Wednesday	07-24-13	Thursday	08-01-13	Thursday	08-08-13
September	Wednesday	08-28-13	Thursday	09-05-13	Thursday	09-12-13
October	Wednesday	09-25-13	Thursday	10-03-13	Thursday	10-10-13
November	Wednesday	10-30-13	Thursday	11-07-13	Thursday	11-14-13
December	Monday	11-27-13	Thursday	12-05-13	Thursday	12-12-13

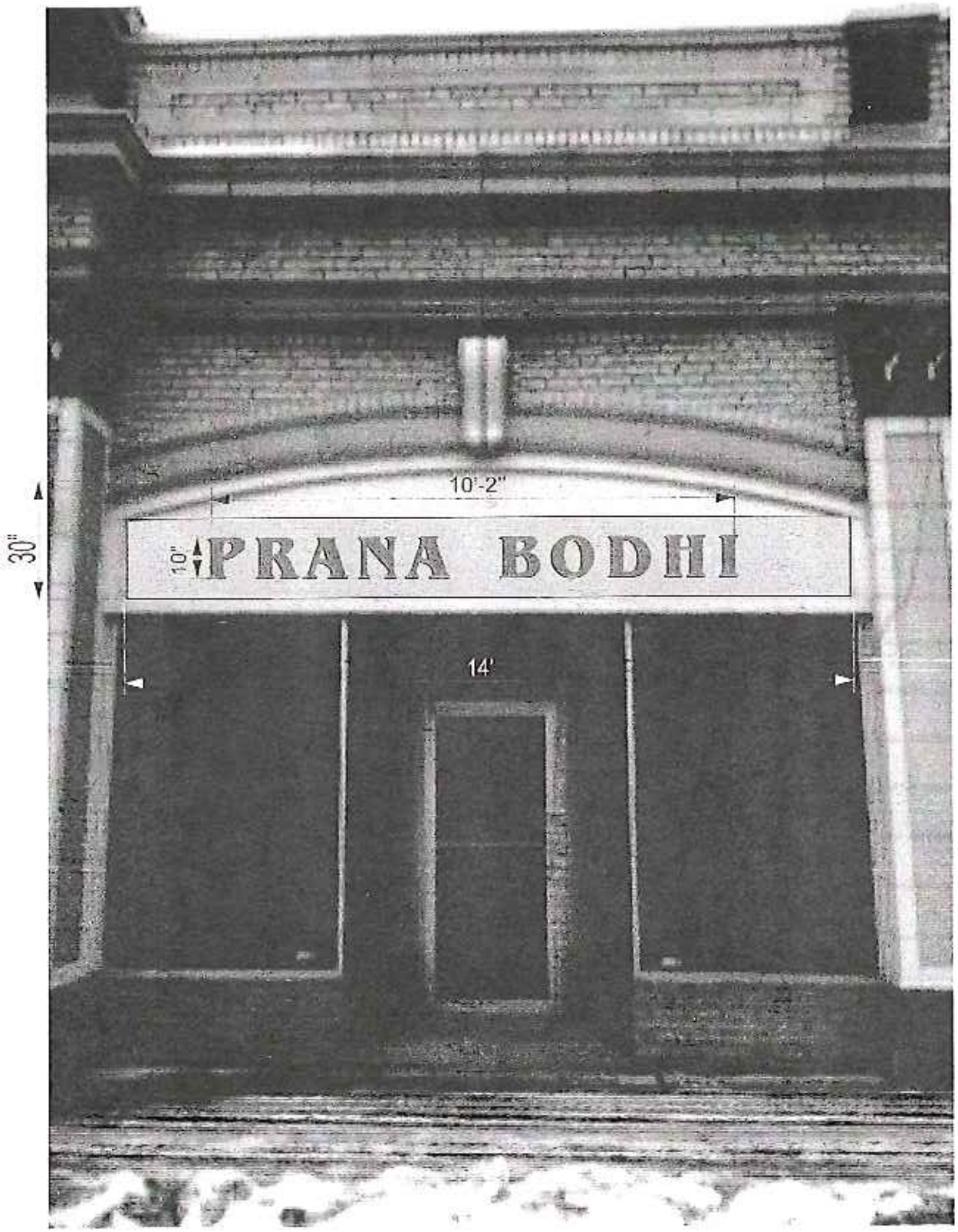
PLEASE NOTE: **Applications** are submitted to the Building Department. It is recommended to submit them **prior to** the application deadline to review applications. Applications are due before **noon** on the dates indicated above. This will allow the Building Department to review the applications for completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings start at **4:00 P.M.** in the **lower level conference room** of Lakewood City Hall.

Review Meetings will commence at **5:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to receive review. Please use the western entrance.

Jaclyn Hoffman
Prana Lifestyle 407.533.9197

Hot yog studio offering a class for all levels two times a day. Also retail & massage. Hot yoga classes are in 105° w/ 40% humidity - very safe, therapeutic, & detoxifying.


10'-2"
30"
10"
PRANA BODHI
14'

PL13-00727

Account: 101-0000-321. 30-01

DOCKET No. 03-20-13
FEE PAID 2/28/13 (00)

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address ~~13747~~ 13751 Madison Ave Lakewood, OH 44107 Business Name MMRS Beverage, LLC, d/b/a McGinty's

Owner Name & Phone Paul Noce (216) 461-9144 Owner Address 6399 Woodhawk Mayfield Hts, OH 44124

Project Description Use existing exterior awning and replace existing logo ("Church Bar") on awning with logo: "McGintys Pub".

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

___ **Architectural Board of Review – (Commercial $50.00, Residential $25.00)**
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

✓ **Sign Review Board – ($25.00)**
New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

✓ **Board of Building Standards – ($25.00)**
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:
Architectural Board of Review: 1-7, 9, 10 **Sign Review Board: 1-4, 6, 8, 9, 10** **Board of Building Standards: 1 -5, 9, 10**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (3 copies, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (3 copies color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (3 copies color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (3 copies color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Brion Stenger Company MMRS Beverage, LLC

Applicant Address: 1628 Winton Ave Lakewood, OH 44107

Phone: (216) 272-5097 Fax: (216) 201-9995 E-mail: stenger_lawoffices@yahoo.com

Signature: [signature] Date: 1/7/13

OFFICE USE ONLY: Application Reviewed and Accepted by: DAK Date: 2/27/13

File History:

Bldg. Dept. Remarks: New signs on existing awnings
Name change, same awnings. Gold Lettering.
Variance for exceeding allowable sf. of sign on awnings.

ORD. 27-92 SECTION 1329.12(d)
27-92 1329.09 (d)(4) 1329.05(m)
(c)(d)

32

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? ____ Yes ✓ No

Please Print or Type:

Owner/Agent Name: Paul Noce

Property Address: 13347-51 Madison Ave. Lakewood, OH 44107

Owner/Agent Phone: ____

Tenant Name MMRS Beverage, LLC Tenant Phone (216) 849-1295

Paul Noce
Owner/Agent Signature

2013 Calendar
Architectural Board of Review/Sign Review Board/Board of Building Standards

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-26-12	Thursday	01-03-13	Thursday	01-10-13
February	Wednesday	01-30-13	Thursday	02-07-13	Thursday	02-14-13
March	Wednesday	02-27-13	Thursday	03-07-13	Thursday	03-14-13
April	Wednesday	03-27-13	Thursday	04-04-13	Thursday	04-11-13
May	Wednesday	04-24-13	Thursday	05-02-13	Thursday	05-09-13
June	Wednesday	05-29-13	Thursday	06-06-13	Thursday	06-13-13
July	Tuesday	06-25-13	Wednesday	07-03-13	Thursday	07-11-13
August	Wednesday	07-24-13	Thursday	08-01-13	Thursday	08-08-13
September	Wednesday	08-28-13	Thursday	09-05-13	Thursday	09-12-13
October	Wednesday	09-25-13	Thursday	10-03-13	Thursday	10-10-13
November	Wednesday	10-30-13	Thursday	11-07-13	Thursday	11-14-13
December	Monday	11-27-13	Thursday	12-05-13	Thursday	12-12-13

PLEASE NOTE: Applications are submitted to the Building Department. It is recommended to submit them prior to the application deadline to review applications. Applications are due before **noon** on the dates indicated above. This will allow the Building Department to review the applications for completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings start at 4:00 **P.M.** in the lower level conference room of Lakewood City Hall.

Review Meetings will commence at 5:30 **P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to receive review. Please use the western entrance.

33

LETTER OF AUTHORIZATION

I, the undersigned Paul Noce, do hereby state the following:

1. I am the owner of the property located at 13747-51 Madison Avenue Lakewood, Ohio 44107.

2. I authorize my current tenants, MMRS Beverage, LLC to erect signage at the address named above, signage which is described as follows:

Two (2) black awnings, covered with fire retardant fabric, with the words "McGinty's Pub" in gold lettering, with black background, portrayed in a tasteful and dignified manner, to be placed above the north and west storefront windows (one facing Madison Avenue, one facing Bunts Road).

Paul Noce

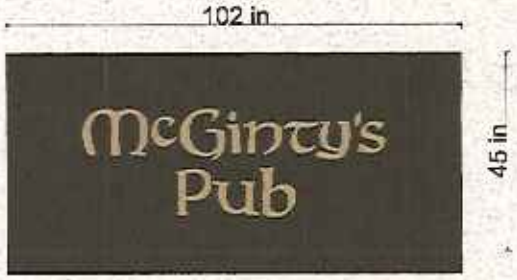
Paul Noce, Landlord.

WRITTEN DESCRITION OF REQUESTED SIGNAGE

The requested signage to be erected and located at 13747-51 Madison Avenue Lakewood, Ohio 44107 is described as follows:

Two (2) black awnings, covered with fire retardant fabric, with the words "McGinty's Pub" in gold lettering, with black background, portrayed in a tasteful and dignified manner, to be placed above the north and west storefront windows (one facing Madison Avenue, one facing Bunts Road).

:Ginty's Pub
751 Madison Avenue
kewood, OH 44107



Awning Graphic Layout

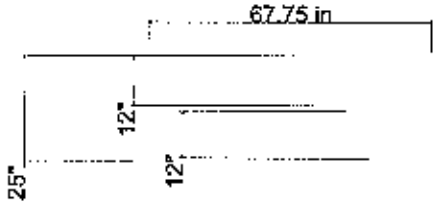
Graphics painted in Imitation Gold Paint

Graphics 67.75" x 25"high=11.68 total square feet per graphic

36

McGinty's Pub
13751 Madison Avenue
Lakewood, OH 44107

Awning Graphic Layout



Graphics painted in Imitation Gold Paint

Graphics 67.75" x 25"high=11.68 total square feet per graphic

Single Us Out

Safety Components Fabric Technologies is located on 22 acres in Greenville, South Carolina. SCFTI's 800,000 square foot facility contains all manufacturing, testing and warehousing functions. With more than 375 trained associates and equipped with the latest in fabric formation technology and equipment, Safety Components produces a diverse array of technical fabrics. Applications range from air bags, fuel cells, oil booms, soft armor, filter media, fire fighter turnout gear, ballistic luggage, to aircraft escape slides. All fabrics are produced, tested and inspected to the industry's highest standards. Safety Components Fabric Technologies maintains ISO 9001:2000, TS 16949 and ISO 14001 certifications. Our fabric testing laboratories are ISO 1725 approved, ASTM (North America), DIN (Europe), JIS (Asia), and NFPA certified. SCFTI is the only company in our industry with global certification capability. Throughout its 85 year history, Safety Components Fabric Technologies has developed a reputation for product quality, product innovation, product diversity and on-time delivery.

Specifications

Made with solution-dyed SaturoMax®

Finished with exclusive HydroMax technology for water, dirt and mildew resistance.

WeatherMax® is also available as WeatherMax®FR for flame retardant applications to meet CSFM T19, CPAI-84, NFPA701, FMVSS 302 and ASTM-E84 Class A.

WeatherMax Performance Properties Properties	WeatherMax 80	WeatherMax LT	WeatherMax FR
Weight (oz/yd²) (g/m²)	8.0 271	6.5 220	9.75 330
Width-fused edge (in) (cm)	60 152	60 152	60 152
Put Up (yards) (meters)	75 69	100 91	65 59
Tensile Strength ASTM D5034 (warp x fill/lbs)	490 x 392	430 x 270	460 x 360
Mullen Burst ASTM D3786 (psi)	420	292	393
Tongue Tear ASTM D2261 (warp x fill/lbs)	20 x 18	15 x 10	13 x 15
Taber Abrasion ASTM D3884 (cycles)	600	600	600
Hydrostatic Pressure AATCC 127 (cm)	56	42	90+
Spray Rating AATCC 22	100	100	100
Air Permeability ASTM D737 (cfm)	1.3	1.5	0.2
UPF Ultraviolet Protection Factor	50+	50+	50+
UVA & UVB Ultraviolet Blockage	Over 99%	Over 99%	Over 99%
Colorfastness AATCC 169 option 1 (1500 hours – scale 1 to 5)	4 - 5	4 - 5	4 - 5

Care Instructions

WeatherMax fabrics may be spot washed by using a soapy solution of a mild detergent and lukewarm water. Rinse thoroughly with clean water to remove soap and allow to air dry. For mildew stains, prepare a solution of one (1) cup bleach plus (1/2) cup of mild detergent per gallon of water. Spray on the entire area and allow soaking. Rinse with clean water and allow to air dry.

WeatherMax Warranty

The limited warranty covers only the fabric being unserviceable because of loss of strength and/or color from normal conditions of exposure. That includes sunlight, mildew and atmospheric chemicals. Labor and installation supplied by the fabricator and/or installer are not covered. The consumer is responsible for normal care, cleaning and maintenance of the fabric.

- The warranty runs for 5 years from the date of original purchase for WeatherMax 80.
- The warranty runs for 5 years from the date of original purchase for WeatherMax FR.
- The warranty runs for 3 years from the date of original purchase for WeatherMax LT.
- SCFTI will supply new fabric, free of charge, to replace the unserviceable fabric.
- Call your dealer who will contact SCFTI to request fabric replacement.
- A valid copy of the original invoice, showing date of purchase, is required for fabric replacement.
- This warranty gives you specific legal rights and you may also have other rights which vary from state to state.

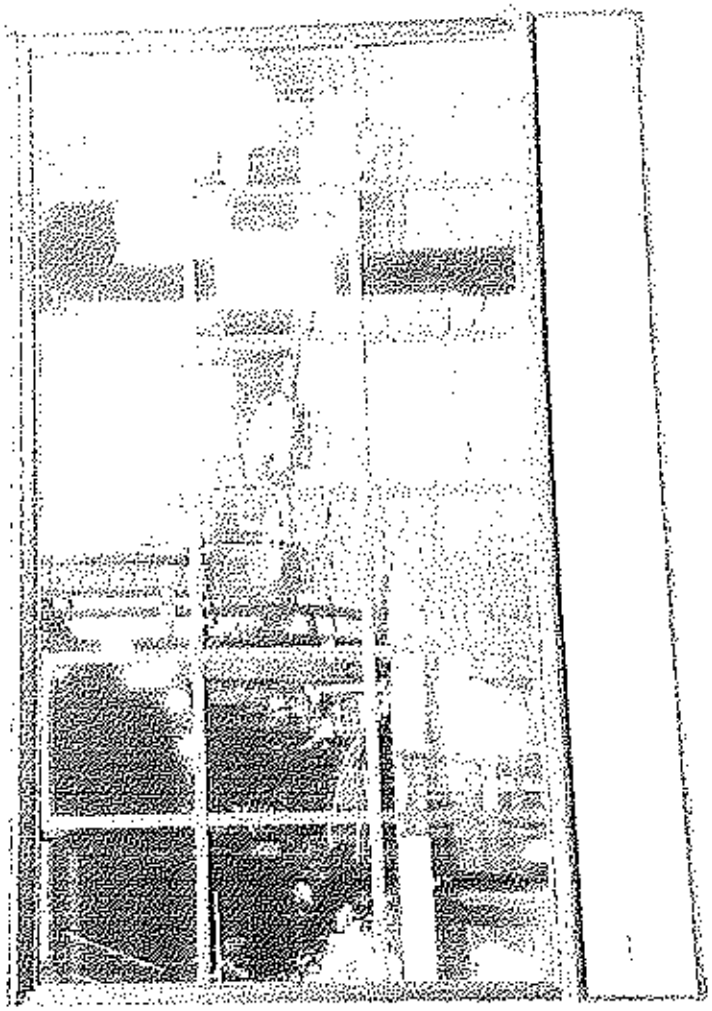
ColorTite TECHNOLOGY

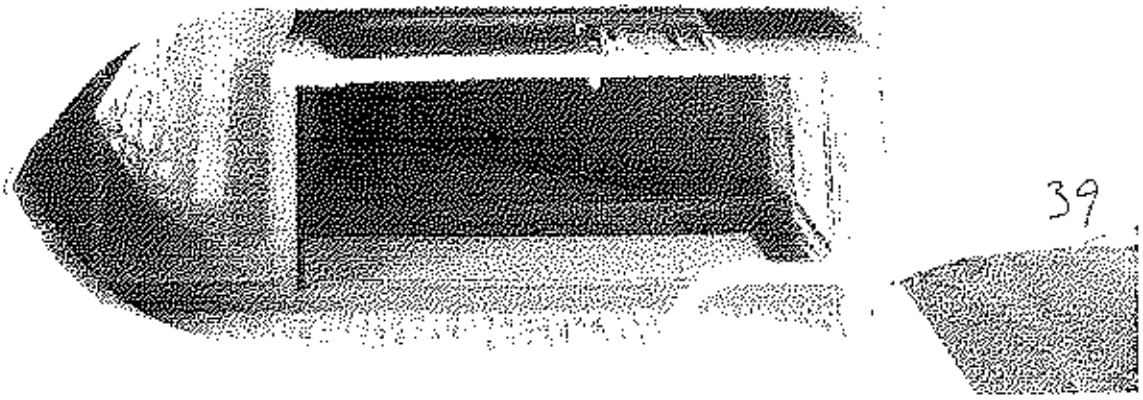
WeatherMAX What Fabric Can Do

Distributed By

THE miami CORPORATION

www.miamicorp.com
800.543.0448





PL11-000318

Account: 101-0000-321. 30-01

DOCKET No. 01-06-12
FEE PAID 12/28/11 (100)

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 15314-15412 DETROIT AVE Business Name LAKEWOOD PLAZA

Owner Name & Phone LRC-G LAKEWOOD LLC 330-253-6958 Owner Address 1585 FREDERICK BLVD AKRON, OH

Project Description EXTERIOR SITE AND FACADE RENOVATIONS OF THE EXISTING CENTER.

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

X **Architectural Board of Review – (Commercial $50.00, Residential $25.00)**
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

___ **Sign Review Board – ($25.00)**
New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

___ **Board of Building Standards – ($25.00)**
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:
Architectural Board of Review: 1-7, 9, 10 **Sign Review Board: 1-4, 6, 8, 9, 10** **Board of Building Standards: 1-5, 9, 10**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (3 copies, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (3 copies color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (3 copies color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (3 copies color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): FRANK LICATA Company LRC-G LAKEWOOD, LLC

Applicant Address: 1585 FREDERICK BLVD, AKRON, OH 44320

Phone: 330-253-6958 Fax: 330-253-5242 E-mail: flicata@levycompany.com

X Signature: [signature] Date: 27 DEC 11

OFFICE USE ONLY: Application Reviewed and Accepted by: KAK Date: 12-28-11

File History: CHANGES FROM ORIGINAL APPROVAL OF 3/11/08 (CONSTRUCTION ONLY)

Bldg. Dept. Remarks: REQUEST APPROVAL OF PROPOSED CHANGES TO THE EXTERIOR FACADE + SITE

40

MINUTES
(Audio Recording Available)
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
MEETING OF January 12, 2012
5:30 PM - LAKEWOOD CITY HALL
AUDITORIUM

ARCHITECTURAL BOARD OF REVIEW

13.	**Docket 01-06-12**	**C**	**15314-15412 Detroit Avenue** **Lakewood Plaza**
	( ) Approve ( ) Deny ( ) Defer		Frank Licata LRC-G Lakewood, LLC 1585 Frederick Boulevard Akron, Ohio 44320

The applicant requests the review and approval of proposed changes to the exterior façade and site. (Page 48)

David Berkovitz, Levey & Company, was present to explain the request. Since the last meeting, roof heights had been amended for variety, the Plaza streetscape had been tied to the building by adding brick accents, and they reduced the amount of green scape in the front and added more areas for people to congregate. At the last work session, questions arose about site and spot elevations. EIFS use had been amended. The side of the building lighting had been changed, and they were working with the Masonic Temple regarding the easement. They created a series of facades to emulate the natural growth progression of a city block. The Drug Mart façade, western exposure and rear of the building had been changed to being all brick. The front had been modified by removing the proposed railing. Mr. Molinski asked if there was a grade change to which Mr. Berkovitz replied to the affirmative. Discussion then ensued about the varying heights and slopes. The Board approached the renderings provided by Levey and Company (electronic renderings to be received by the Building and Planning Departments; once received, they will be made record with the minutes). Mr. Molinski said the proposed revisions were appropriate. Further discussion ensued about means of egress, slopes, steps, and ADA accessibility. Planted trees were to be part of the development with large tree wells that would allow the trees to canopy.

Mr. Berkovitz then described the materials. There were three types/colors of brick. He described the stone for the base, the tiles for Quaker Steak checkerboard pattern, the fabric awning colors (Quaker Steak would be green and white stripe), the windows for Quaker Steak were spandrel, and a minimal amount of EIFS will be used. Regarding the rear of the building, a thin brick would be adhered to the existing surface, there would be metal coping, and the gooseneck lighting color would vary with each tenant.

Kyle Krewson, 1550 St. Charles Avenue, felt the project had come a long way. He wanted clarification about the south facing, front of the Drug Mart store. He thought windows could be used to lessen the feel of desolation. Mr. Berkovitz stated this was the second smallest store in Drug Mart's chain, and they needed the interior wall space for product display/fixtures.

Rick Sicha and Marcia Moll, members of the Downtown Design Committee for the Main Street Program, had a number of comments on behalf of the committee. They wanted to know where the B1 brick would be used on the building because they thought it looked too rustic. They felt the canopy/awning colors were to strident/intense and might not be compatible. The committee wanted the removal of all EIFS. The committee felt there were too many gooseneck lamps around the building. They wanted to know about the vertical facing

material used for the raised areas/seating. They wanted to know the treatment on the rear of the building; would there be an entrance or something more inviting that what looked like loading docks? How far from the curb were the light posts, and what were the materials and style? Would there be hangers for baskets and/or brackets for banners to be put on the light poles? They sought clarification about materials on the front of the plaza, would there be dedicated bicycle parking, what materials were to be used for the railings, what were the dimensions and design of the tree pits, was there a planting plan, and what about irrigation? Concerning Mars Avenue, the Downtown Design Committee felt the removal of the traffic light made the area less pedestrian friendly and suggested the removal of two parking spots, the use of ballards, and perhaps a flashing light to allow for pedestrian crossing.

Mr. Berkovitz said the B1 material was proposed to be around and at the top of Drug Mart, as an accent around some of the windows, at the top of the section closet to Quaker Steak, and along the area where Blockbuster was. As to the canopy colors, they were grey, black, red, and a blue; mostly chosen as personal preference. They tried to create uniformity with the gooseneck lighting. The rear of the building had entrances for pedestrians. They were trying to create a pathway along the Masonic Temple side that would like the front walk with the rear parking; there would be landscaping and lighting. They were currently working with the power company regarding the light posts; Levey & Company would pay for the installation, and the power company would maintain them. As for the planting wells, they could make adjustments to conform to others in Lakewood such as the ones proposed for CVS. They planned to provide irrigation for the plantings. The vertical face of the raised areas/seating turn downs materials would be stained the same color as the concrete. There would be dedicated parking for bicycles in the front and rear of the building. Mr. Molinski asked to see the color for the concrete stamping. Mr. Fleenor asked about the type of trees; Mr. Berkovitz said they had yet to decide. Regarding the basket hangers and/or banner brackets, Mr. Berkovitz said they would have to do more research; as they have not decided about the finishing details yet. Mr. Siley and Mr. Molinski said those items could be disclosed when the sign package was presented. Mr. Molinski said the EIFS material was used on a nominal amount of area and asked if the material could be switched to brick while retaining the EIFS for the sign band. Mr. Berkovitz said it could be done. Mr. Siley asked what about the dimension beyond the piers. Mr. Berkovitz said it was eight inches, a typical dimension. Mr. Orban and Mr. Molinski cautioned that the thin brick finishing details around the windows, sills, doors, etc. were to be done properly. Mr. Fleenor asked about the planter material and ramps. Mr. Berkovitz said the planters were going to be precast concrete and were to be moveable in the event utility work needed to be done. The color was to be the same as that of the ground surface. Mr. Orban suggested the use of drought resistant plants. Mr. Berkovitz stated they would probably use a drip irrigation system.

Ms. Moll asked about keeping the crosswalk at Mars Avenue. Mr. Siley stated that traffic counts indicated there was not the volume needed to warrant one at that location. If the signal were to be retained, the cost of $120,000 would be borne by the City. The concept of crosswalk flashers was not in the current plan. When Ms. Moll inquired about the push buttons, Mr. Siley replied the issue was the same; the cost to the City would be about $65,000.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE with the following stipulations:**

1. **Provide details for site furniture, bike racks, and garbage containers,**
2. **Provide a landscape plan with irrigation plan,**
3. **Provide a tree well detail with type of tree(s),**
4. **Provide a concrete color sample,**
5. **Provide a cut sheet for pedestrian lighting,**
6. **And replace the EIFS with thin brick.**

All members voting yea, the motion passed.