MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
NOVEMBER 9, 2017 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM
(Recording Available)

1. Roll Call

Board Members	Others
Bryan Evans, Vice Chairman	Alex Harnocz, Planner, Board Secretary
Amy Haney	Michael Molinski, Building Commissioner, City Architect
David Robar, Chairman	
John Waddell	

2. Approve the minutes of the October 12, 2017 meeting

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the minutes of the October 12, 2017 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

Mr. Harnocz read the Opening Remarks.

Item 5 was Summary Approved at the pre-review meeting on November 2, 2017.

SUMMARY APPROVED
SIGN REVIEW

5. **Docket No. 10-89-17** — **13310 Detroit Avenue**, **King Hair Design**

( ) Approve
( ) Deny
( ) Defer

Ahmed Alzuwaidi
King Hair Design
2077 Lark Street
Lakewood, Ohio 44107

Applicant proposes signage for business; this item was deferred from the October 12, 2017 meeting. (Page 7)

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

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

4. **Docket No. 10-81-17** — **R** — **2077 Brown Road**

( ) Approve
( ) Deny
( ) Defer

Nagua F. Sarkis
2077 Brown Road
Lakewood, Ohio 44107

Applicant proposes the addition of a front porch; this item was deferred from the October 12, 2017 meeting. (Page 4)

Amill Sarkis was present to explain the request.

The Board members wanted the applicant to replace the solid boards with framed lattice on the lower portion of the porch. Discussion continued about the posts.

Public comment was closed. City staff supported the application as long as framed lattice was used.

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

- **Framed lattice work is used for the lower portion of the porch,**
- **Boxed columns for porch railing, and**
- **Handrail on the stairs.**

All of the members voting yea, the motion passed.

SIGN REVIEW

6. **Docket No. 10-90-17** — **18645 Detroit Avenue**
Mayfair Apartments

( ) Approve
( ) Deny
( ) Defer

Howard Krantz
Mayfair Enterprises Ltd
18645 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes a monument sign; this item was deferred from the October 12, 2017 meeting. (Page 12)

Howard Krantz, owner was present to explain the request.

The Board liked the revisions.

Public comment was closed. City staff supported the application.

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

NEW BUSINESS
ARCHITECTURAL BOARD OF REVIEW

7. **Docket No. 11-86-17** — **R** — **1454 Winchester Avenue**

( ) Approve
( ) Deny
( ) Defer

Joan Becker
1454 Winchester Avenue
Lakewood, Ohio 44107

Applicant proposes to retain the stone veneer added to the front of existing home. (Page 18)

Joan Becker, applicant was present to explain the request.

The Board members did not approve any stonework above the foundation; if any home had stonework currently, it was done a long time ago. Discussion continued looking for a solution to remedy the work that had been done already. City staff suggested a deferral.

Public comment was closed.

A motion was made by Mr. Robar, seconded by Mr. Evans to **DEFER** the request **until the meeting on December 14, 2017**. All of the members voting yea, the motion passed.

8. **Docket No. 11-87-17** — **R** — **1534 Woodward Avenue**

( ) Approve
( ) Deny
( ) Defer

Antonio Metri
1518 Westwood Avenue ~~1534 Woodward Avenue~~
Lakewood, Ohio 44107

Applicant proposes modifications to an existing front porch. (Page 23)

The applicant was not present to explain the request.

Mr. Harnocz explained he spoke with Mr. Metri numerous times. The home was asymmetrical, and there was a false wall; all of which made any renovation a difficult one. City staff did not support the submission. It was suggested that Mr. Metri meet with a professional architect.

The Board members thought it was a cool funky house; a smaller portico would allow for the construction of a driveway.

Public comment was taken. Mr. Molinski addressed some of the issues.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **DEFER** the request **until the meeting on December 14, 2017**. All of the members voting yea, the motion passed.

9. **Docket No. 11-88-17** **C** **1335 Cove Avenue**
Apartment Building

( ) Approve
( ) Deny
( ) Defer

James and Denise Warren
JKCD Belfrey Company, Ltd.
520 Belfrey Court
Avon Lake, Ohio 44012

Applicant proposes the demolition of a 9-car garage to establish a 10-car open air parking lot. (Page 31)

Denise Warren, applicant was present to explain the request.

The Board members inquired about drainage, screening with shrubbery and/or fence.

Public comment was taken, and Mr. Harnocz read a letter into record (made part of record). City staff liked the revisions and expressed preference of shrubbery for screening from the neighboring properties.

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

- **Screening is provided by a 36" evergreen hedge.**

All of the members voting yea, the motion passed

10. **Docket No. 11-89-17** **C** **12900 Lake Avenue**
Summer House

( ) Approve
( ) Deny
( ) Defer

Anthony Asimou
Asimou Architects
7540 Old Mill Road
Gates Mills, Ohio 44040

Applicant proposes exterior renovations to an existing restaurant located at the Carlyle Condominiums. (Page 49)

Anthony Asimou, applicant was present to explain the request.

The Board members thought it was a nice renovation. However they expressed concern for the safety of patrons regarding the sliding windows and low sills. Mr. Molinski said it would be examined administratively. Signage would be presented at a later date. Discussion continued about materials and applications, etc.

Public comment was taken. City staff supported the application.

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

11. **Docket No. 11-90-17** **C** **1481 Riverside Drive**
Apartment Building

( ) Approve
( ) Deny
( ) Defer

John Gerwitz
1656 Marlowe Avenue
Lakewood, Ohio 44107

Applicant proposes the demolition of a garage, replace asphalt with concrete pad for parking, and install a privacy fence. (Page 56)

John Gerwitz, applicant was present to explain the request.

Public comment was closed. City staff supported the application.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the request with the 6' board-on-board privacy fence as shown on the sketch. All of the members voting yea, the motion passed.

12. **Docket No. 11-91-17** **C** **1600 West 117th Street**
ALDI's

( ) Approve
( ) Deny
( ) Defer

Tami Thompson
ms consultants, inc.
2221 Schrock Road
Columbus, Ohio 43229

Applicant proposes the expansion of existing ALDI location and modifications to entry façade. (Page 59)

Ian McManamon, Construction Manage for ALDI's was present to explain the request.

The Board members thought it was a beautiful renovation.

Public comment was closed. City staff said the renovation was appropriate for the location.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the request. All of the members voting yea, the motion passed.

13. **Docket No. 11-92-17** **C** **13100 Madison Avenue**
Lakewood "1" Stop

( ) Approve
( ) Deny
( ) Defer

Carleton Moore
CWM! Developers
3195 East 130th Street
Cleveland, Ohio 44120

Applicant proposes the addition of a new canopy over an existing fuel pump. (Page 84)

Carleton Moore, applicant was present to explain the request.

Public comment was closed. City staff supported the application.

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

SIGN REVIEW

14. **Docket No. 11-93-17** — **12214 Detroit Avenue**
Pro Automotive

( ) Approve
( ) Deny
( ) Defer

Aldo Dure
BNext Awnings & Graphics, Inc.
8336 Avery Road
Broadview Heights, Ohio 44147

Applicant proposes the manufacture of a new cabinet sign and to reface existing projecting sign. (Page 98)

Aldo Dure, applicant was present to explain the request.

The Board members talked about painting of the existing awnings, omission of the wall sign and addition of window graphics.

Public comment was closed. City staff supported the application minus the wall sign.

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

- **The sign brackets are painted black,**
- **There is not a wall sign, and**
- **Awnings painted red.**

All of the members voting yea, the motion passed

15. **Docket No. 11-94-17** — **13324 Madison Avenue**
Allstate – Maschari Agency

( ) Approve
( ) Deny
( ) Defer

Michael Simko
Epic Signs & Graphics
12307 Plaza Drive
Parma, Ohio 44130

Applicant proposes to replace old window graphics with new graphics. (Page 102)

Michael Simko, Epic Signs & Graphics, applicant was present to explain the request.

Public comment was closed. City staff supported the request.

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

ADJOURN

A motion was made by Mr. Robar, seconded by Mr. Waddell to **ADJOURN** the meeting at 7:06 p.m. All of the members voting yea, the meeting adjourned.

Signature

12.14.17
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. AMILL SARKISS	
2. JOAN BECKER	
3. Michael Simko	
4. Lindsey Gordine	
5. ~~Denise Warren~~ Denise Warren	Denise Warren
6. Anthony Asimou	
7. CHRIS Gonda	
8. Christine Lewis	
9. John Gerwitz	
10. ~~CARLETON MOORE~~	CARLETON
11. ALDO DUZZ	

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, 2017

Schwarz, Johanna

From: Lori Lee <avonlee1@hotmail.com>
Sent: Wednesday, November 8, 2017 12:47 PM
To: Planning Dept
Subject: Board of Building Standards Docket # 11-88-17

To Whom It May Concern:

I'm writing this because I'm unavailable to attend the hearing scheduled on Thursday, November 9, 2017 due to a family funeral.
My name is Loraine Lee, owner/occupy of the property at 1330 Beach Avenue. My property is adjacent to the east of the said apartment building.
The submitted plans did not show where the new parking was to be located.
My concern is where would the new 10 car spaces would be. Will the opening parking spaces be on the north side of the back lot (aka old 9 space garage)? There has been a couple of tenants parking their vehicles on the east side of the lot that shines their headlights into my house when they park, which I thought this situation was temporary. The properties are separated by an open chain-linked fence. If parking will still be facing the east, a solution might be to make it a closed chain-linked (aka privacy) by adding the privacy strips to the existing fence or have all vehicles park facing north (aka toward the railroad tracks). The parking on the north side would not add any additional monetary burden to the new owners of the apartment building.

Sincerely,
Loraine Lee
1330 Beach Ave

Sent via the Samsung Galaxy S™III, an AT&T 4G LTE smartphone

LAKEWOOD
PUBLIC LIBRARY

15425 Detroit Avenue | Lakewood, Ohio 44107

RECEIVED
NOV 03 2017
DEPT. OF PLANNING
& DEVELOPMENT

November 01, 2017

Alex Harnocz, Board Secretary
Planner, Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107

Re: Docket No. 11-92-17
13100 Madison Avenue
Lakewood "1" Stop

Dear Mr. Harnocz,

As a neighbor of Lakewood "1" Stop, the Madison Branch Library of the Lakewood Public Library does not object to this property owner's proposed construction.

Lakewood "1" Stop is a valued neighbor of the Library, and we appreciate the care taken by this property owner in maintaining this property in an excellent condition.

We wish our neighbor, Lakewood "1" Stop, the very best and continued success.

Sincerely,

J. CRAWFORD

James Crawford, Director

JC/jw

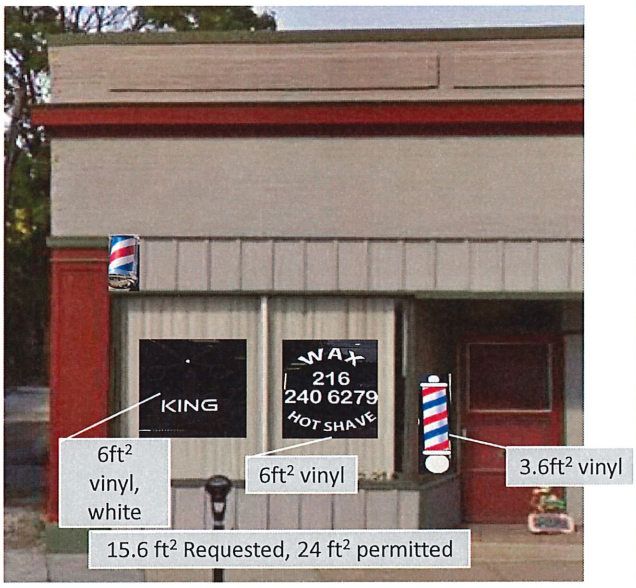
cc: Lakewood "1" Stop
13100 Madison Avenue
Lakewood, OH 44107

Judy Grzybowski, Manager, Madison Branch Library

Architectural Board of Review
November 9, 2017

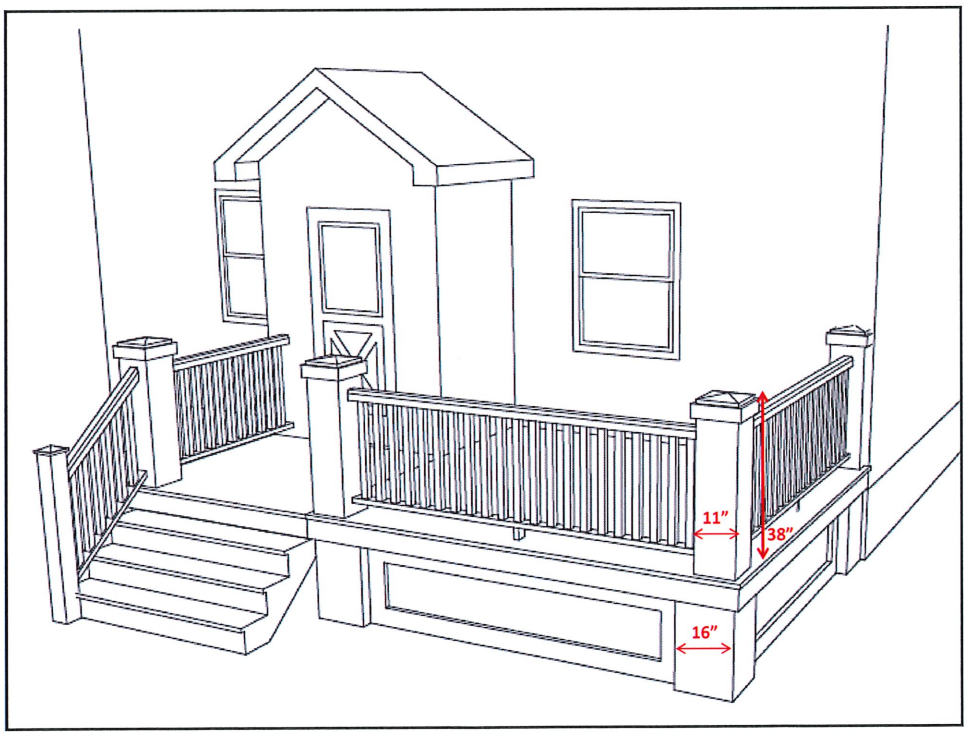
Summary Approval:

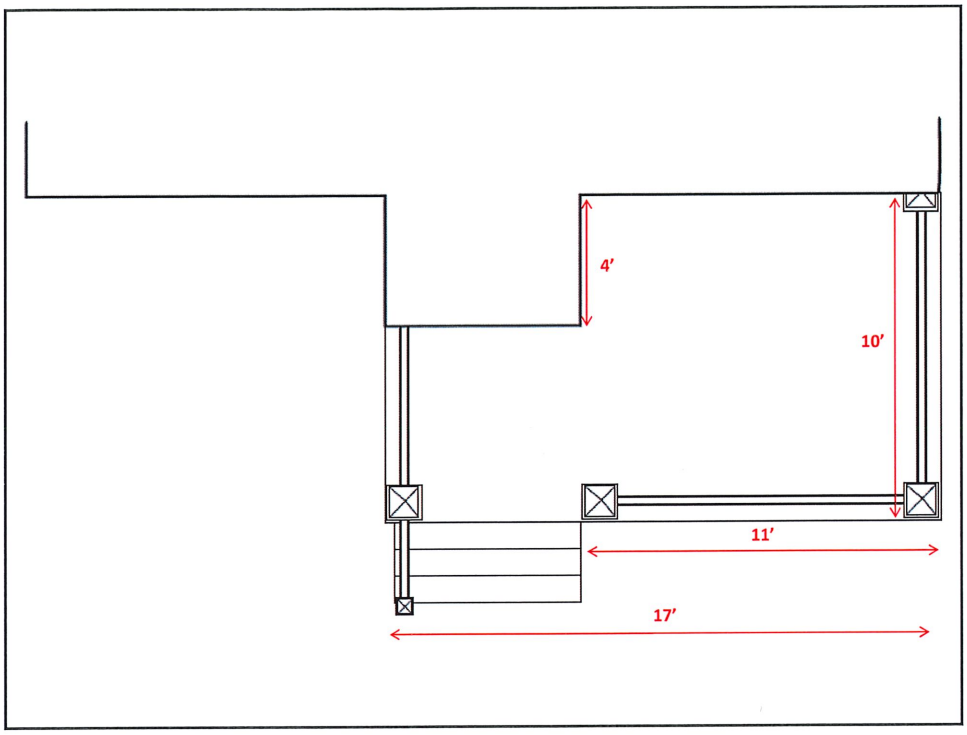
13310 Detroit
King Hair Design

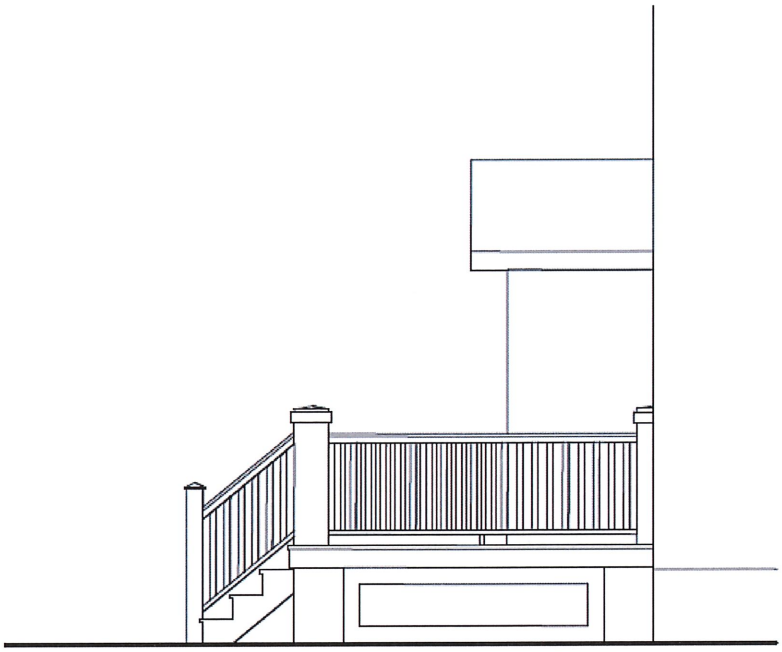


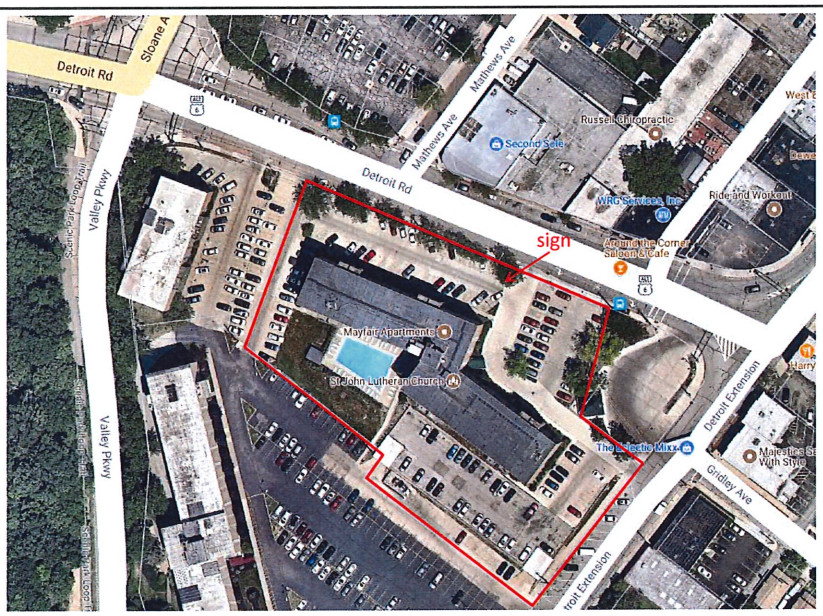
2077 Brown Road

2077 Brown Road


11"
38"
16"


4'
10'
11'
17'

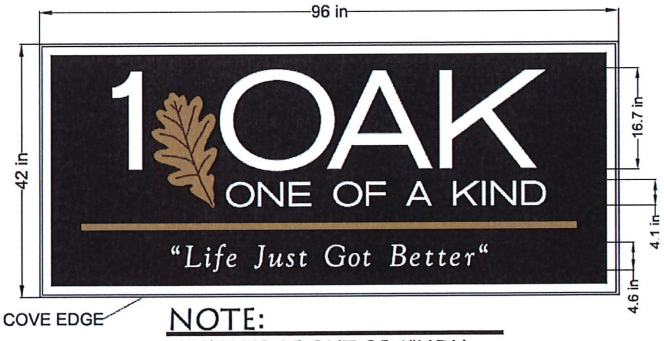




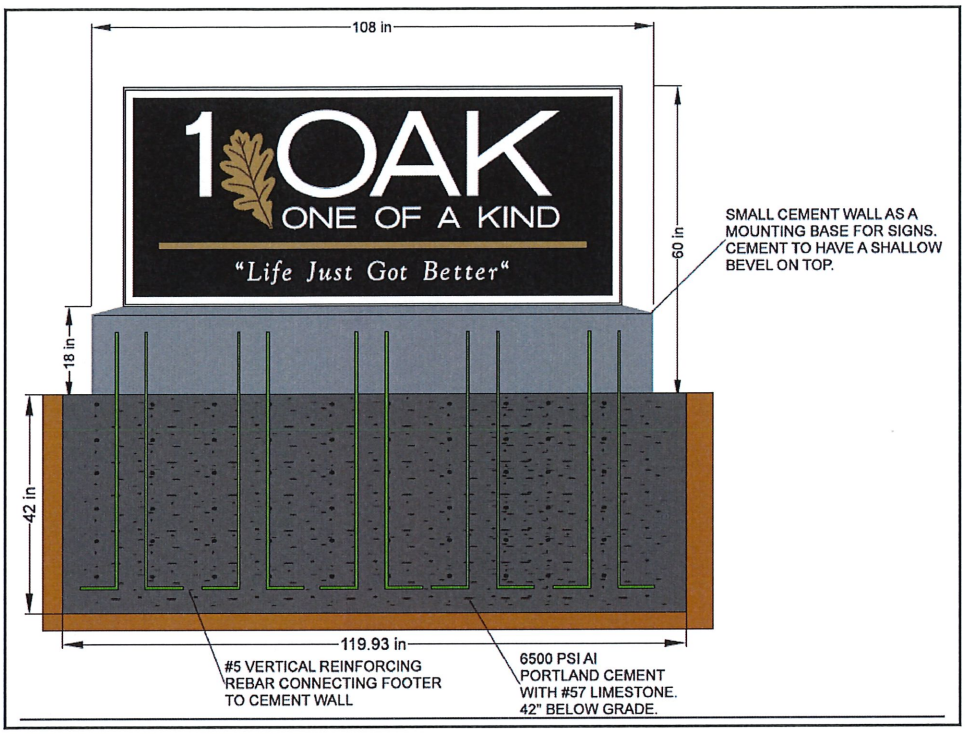
18645 Detroit Avenue
Mayfair Apartments

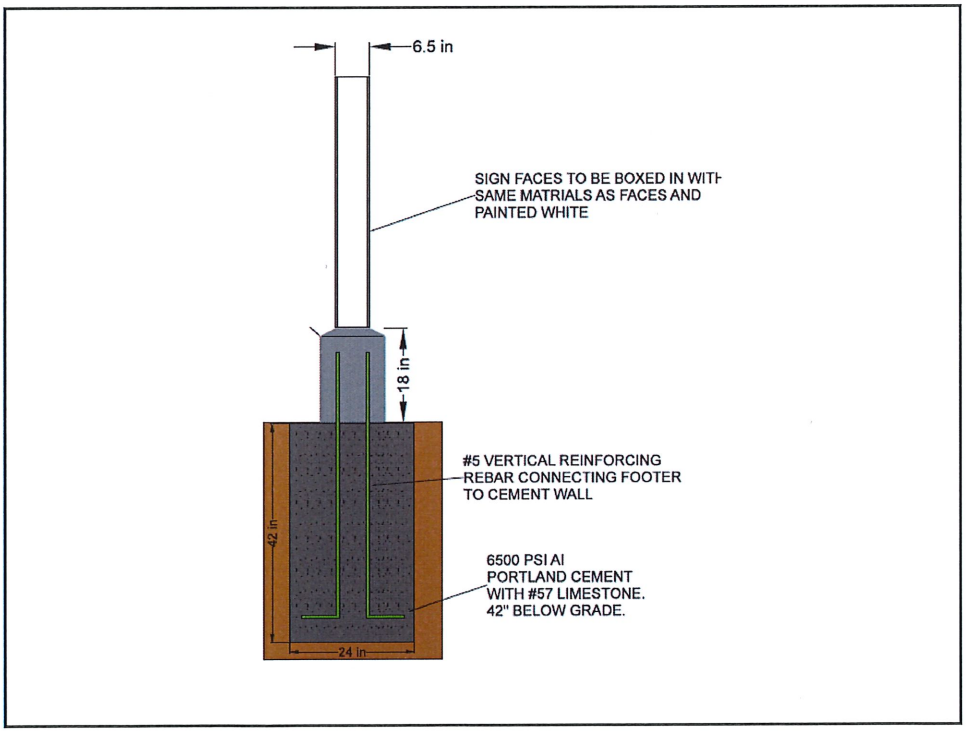
18645 Detroit Avenue
1 Oak (formerly Mayfair)

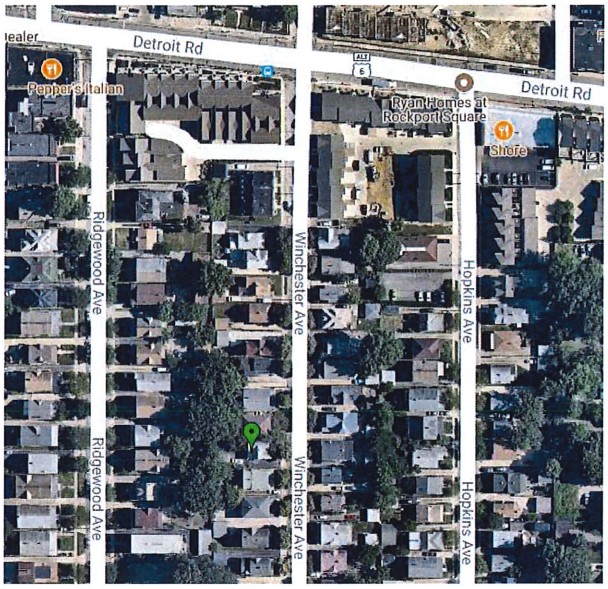
EXAMPLE OF HANDCARVED BACKGROUND



NOTE:
*SIGNS TO BE OUT OF 1"HDU SIGN BOARDS WITH A HAND CARVED BACKGROUND FOR TEXTURE.
*SIGN FACES ARE 28 SQ. FT. IN AREA


108 in
1 OAK
ONE OF A KIND
"Life Just Got Better"
60 in
SMALL CEMENT WALL AS A MOUNTING BASE FOR SIGNS. CEMENT TO HAVE A SHALLOW BEVEL ON TOP.
18 in
42 in
119.93 in
#5 VERTICAL REINFORCING REBAR CONNECTING FOOTER TO CEMENT WALL
6500 PSI AI PORTLAND CEMENT WITH #57 LIMESTONE. 42" BELOW GRADE.


6.5 in
SIGN FACES TO BE BOXED IN WITH SAME MATRIALS AS FACES AND PAINTED WHITE
18 in
#5 VERTICAL REINFORCING REBAR CONNECTING FOOTER TO CEMENT WALL
42 in
6500 PSI AI PORTLAND CEMENT WITH #57 LIMESTONE. 42" BELOW GRADE.
24 in



1454 Winchester Avenue

1454 Winchester Avenue

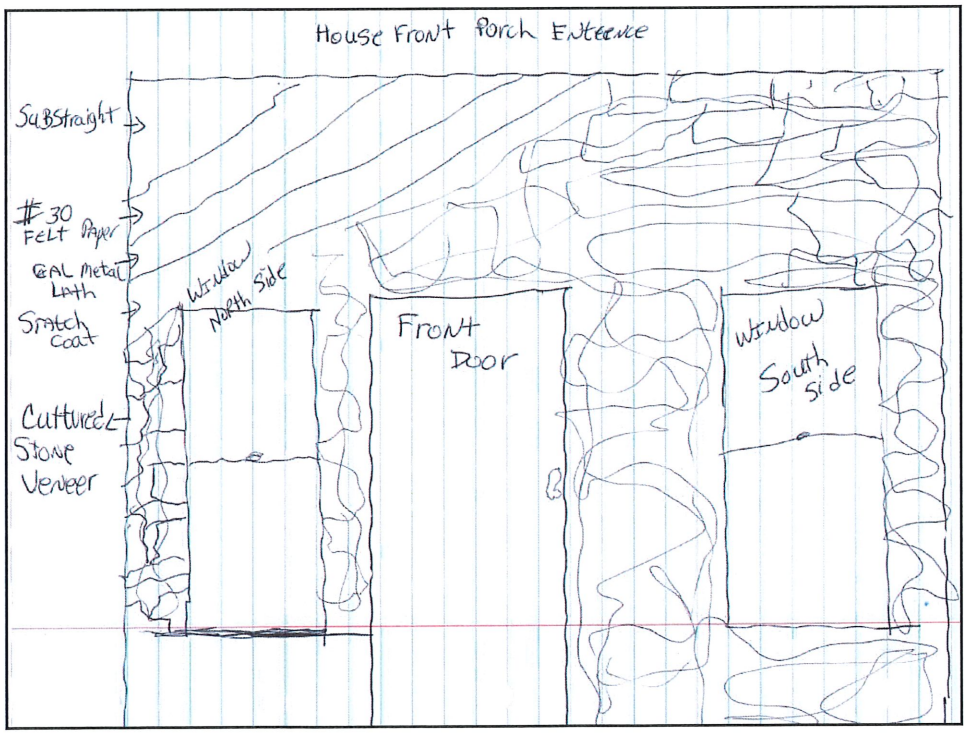
Local Examples

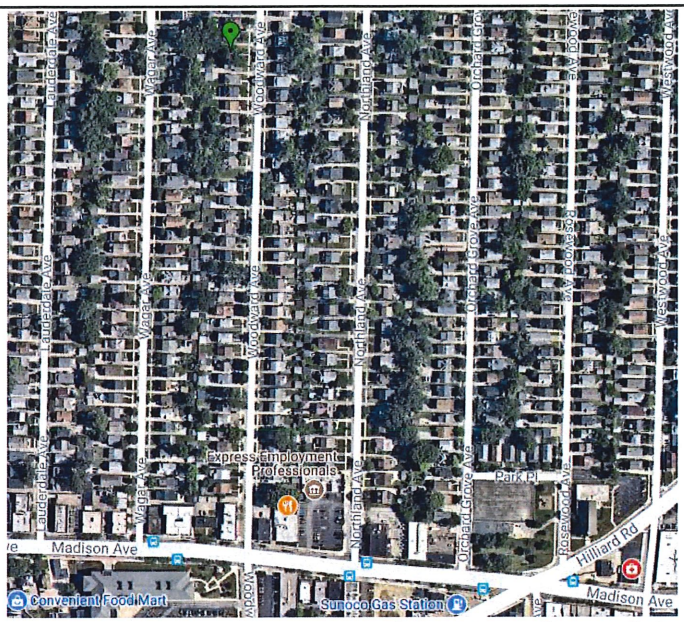
1459 Clarence

1535 Winchester

1467 Winchester

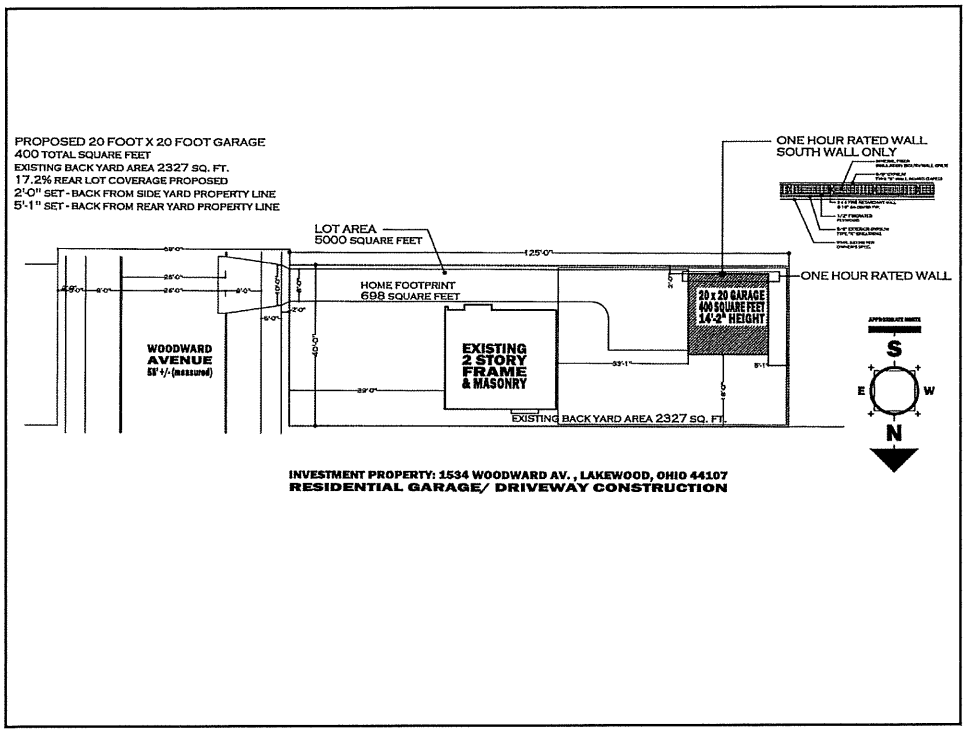
1515 Newman

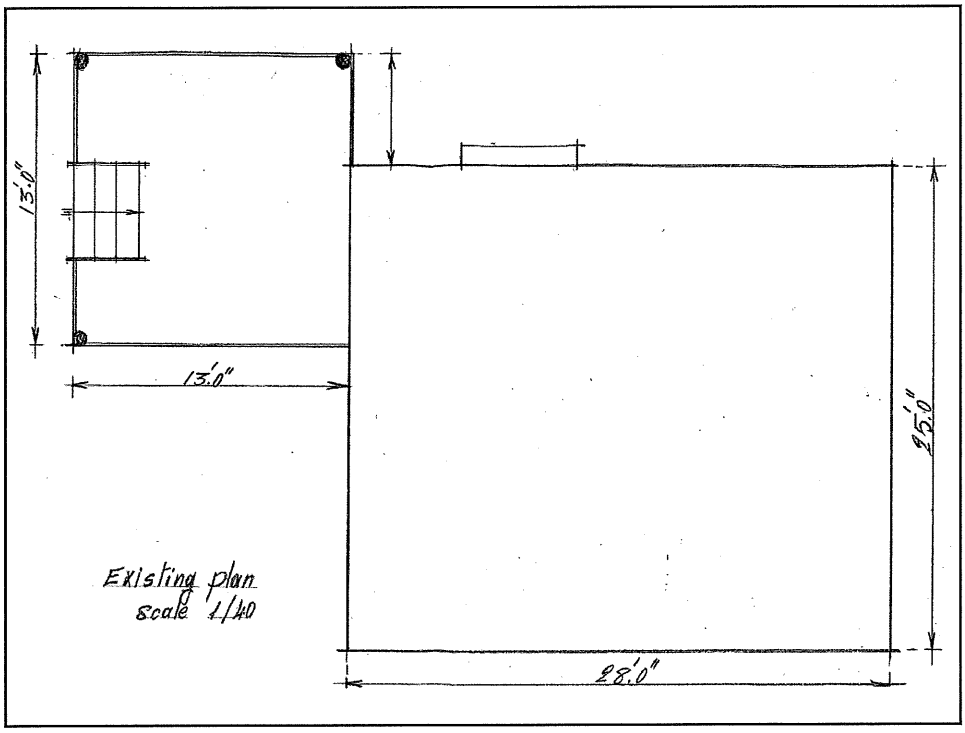


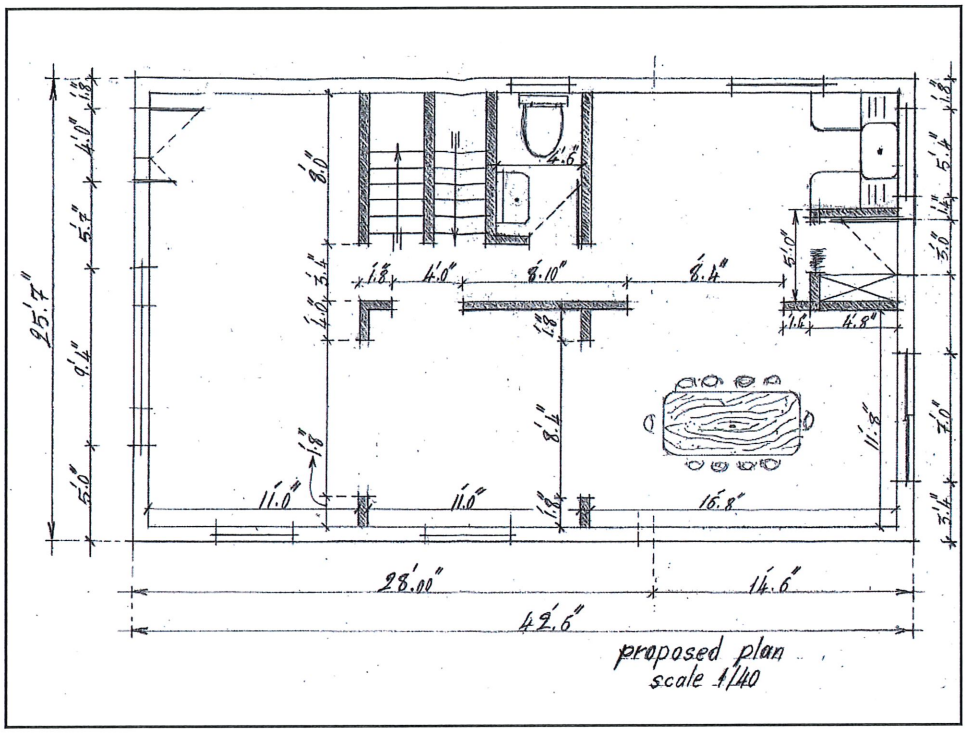


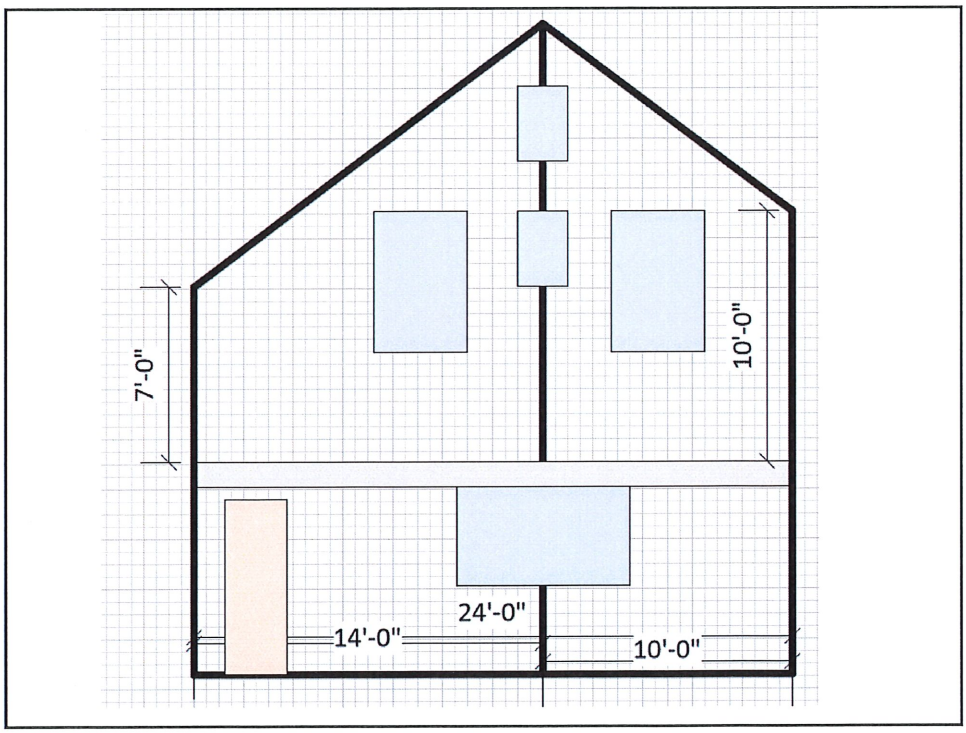
1534 Woodward Avenue

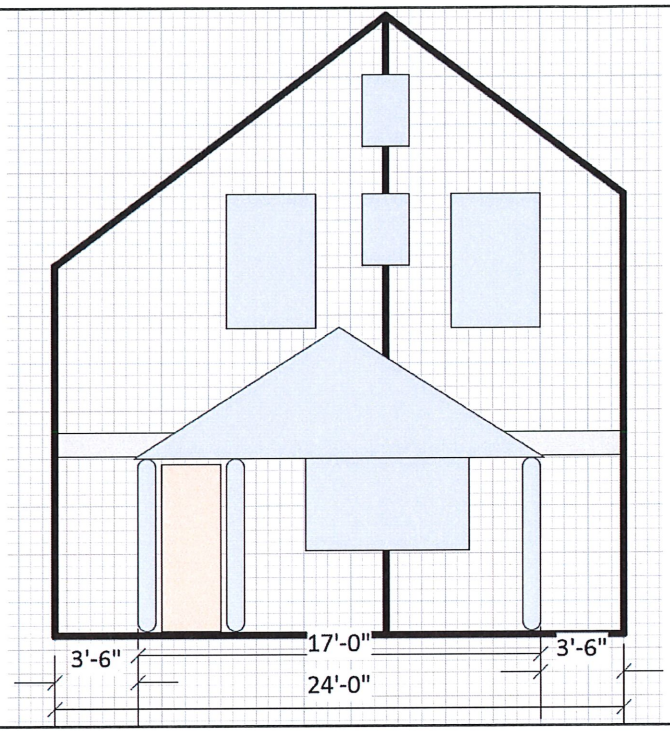
1534 Woodward Avenue


PROPOSED 20 FOOT X 20 FOOT GARAGE
400 TOTAL SQUARE FEET
EXISTING BACK YARD AREA 2327 SQ. FT.
17.2% REAR LOT COVERAGE PROPOSED
2'-0" SET - BACK FROM SIDE YARD PROPERTY LINE
5'-1" SET - BACK FROM REAR YARD PROPERTY LINE
ONE HOUR RATED WALL
SOUTH WALL ONLY
LOT AREA
5000 SQUARE FEET
125'-0"
ONE HOUR RATED WALL
HOME FOOTPRINT
698 SQUARE FEET
20 x 20 GARAGE
400 SQUARE FEET
14'-2" HEIGHT
WOODWARD
AVENUE
EXISTING
2 STORY
FRAME
& MASONRY
EXISTING BACK YARD AREA 2327 SQ. FT.
S
E
W
N
INVESTMENT PROPERTY: 1534 WOODWARD AV., LAKEWOOD, OHIO 44107
RESIDENTIAL GARAGE/ DRIVEWAY CONSTRUCTION

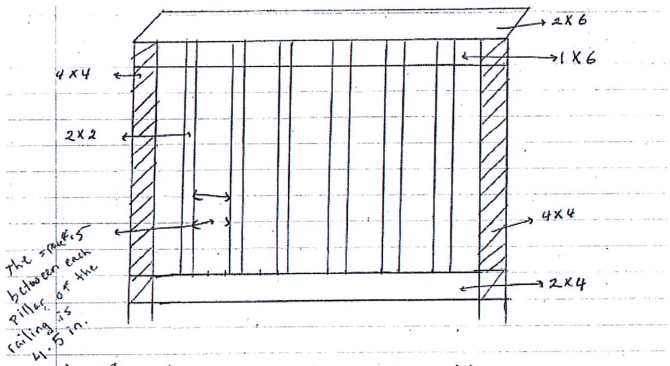

13'-0"
13'-0"
25'-0"
28'-0"
Existing plan
scale 1/40


25'-7"
28'.00"
14'.6"
42'.6"
proposed plan
scale 1/40


7'-0"
10'-0"
24'-0"
14'-0"
10'-0"



- Brick piers under columns
- Match style of current columns
- Match style of current beams
- Match style of current pediment
- Under porch, 1" x 6" vertical slats



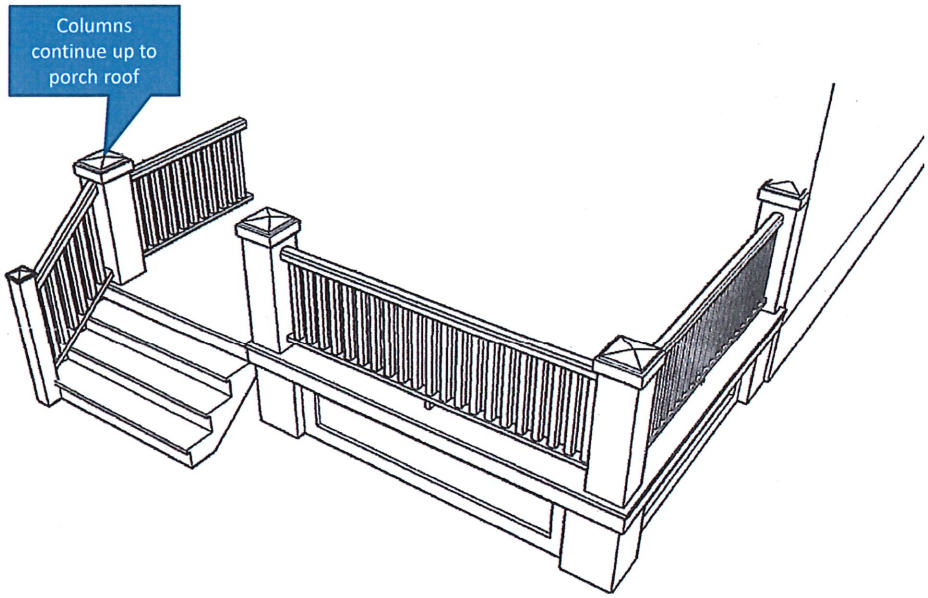
1) This is an example of the railing that will be around the front porch and includes both sides of the steps.

2) All the wood used will be treated wood and will be painted.

3) The railing will be 36 in. high.

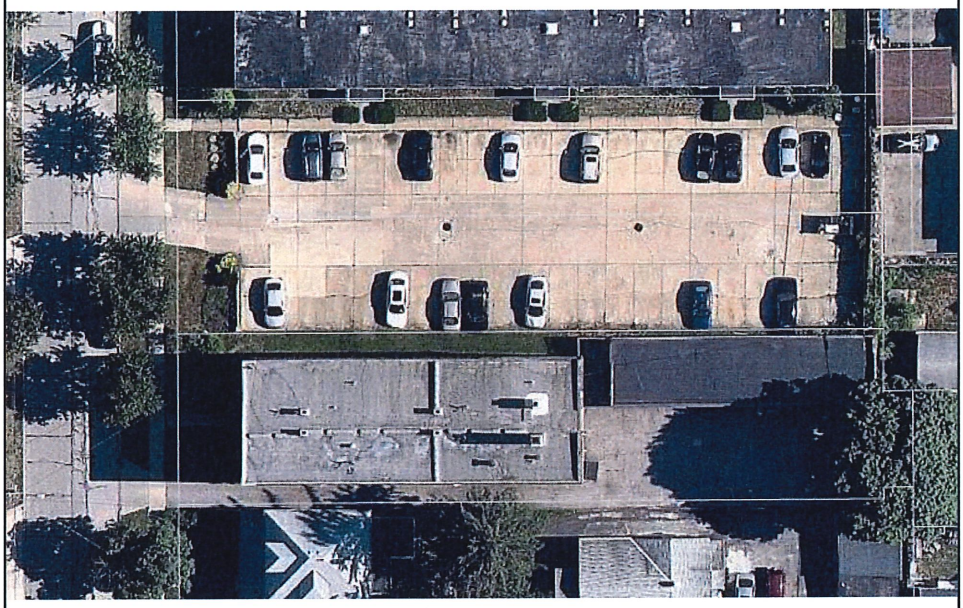
4) The height of an individual step will be 7 in. high and will be 9.0 in. deep.

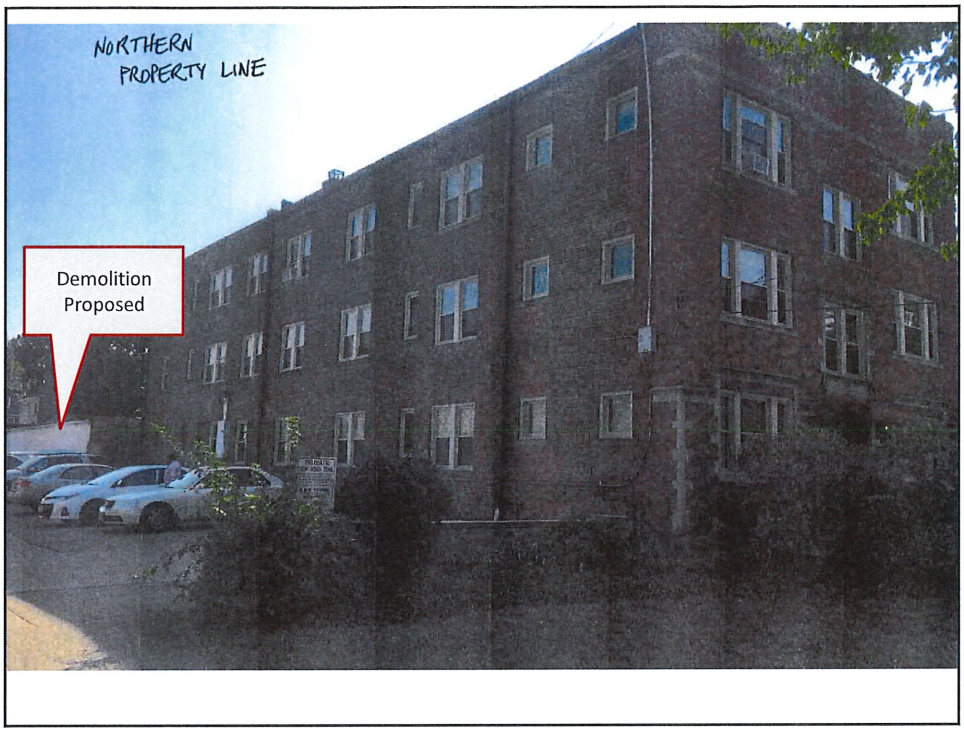
5) The space between each pillar of the railing is 4.5 in.

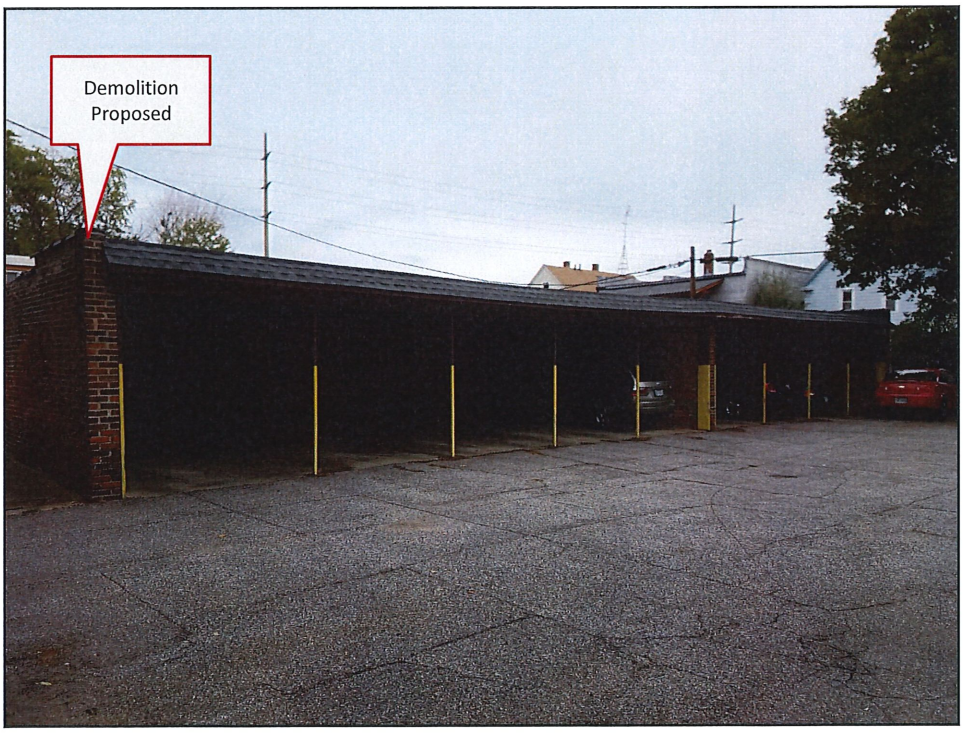


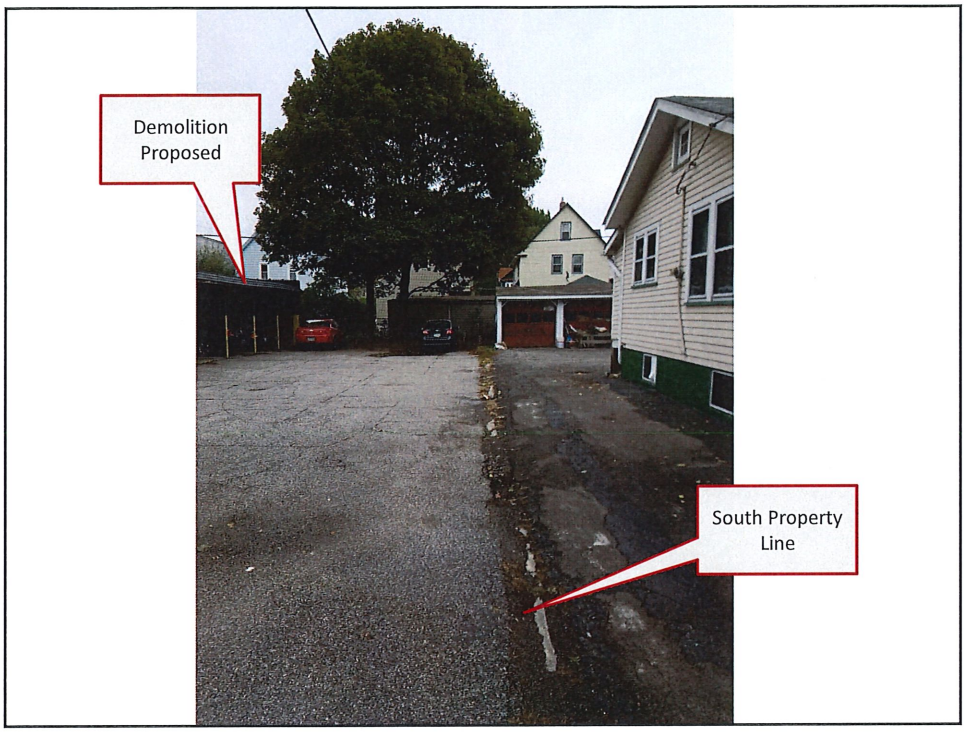
1335 Cove Avenue
Apartment Building

1335 Cove Avenue
Apartment Building



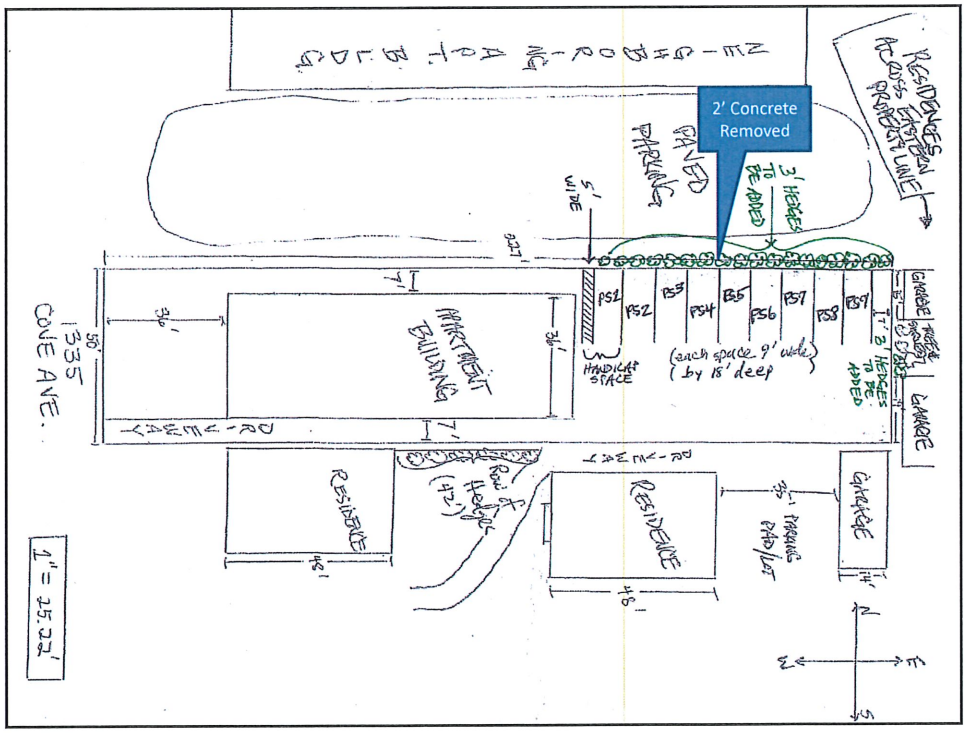

NORTHERN
PROPERTY LINE
Demolition
Proposed

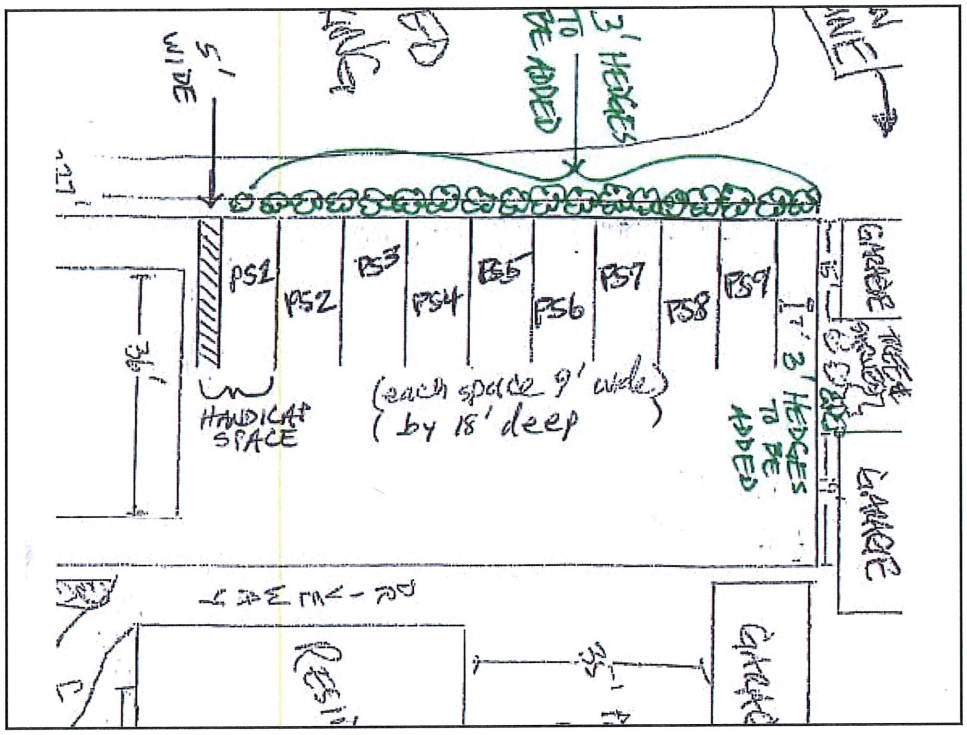

Demolition
Proposed

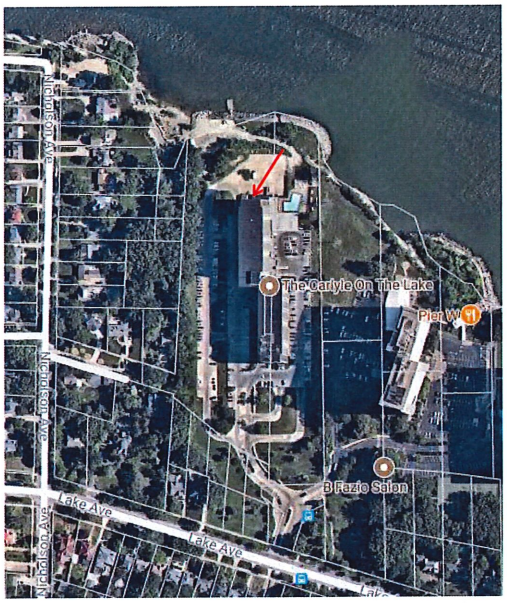

Demolition Proposed
South Property Line

WESTERN/SOUTHERN
PORTION OF
PROPERTY

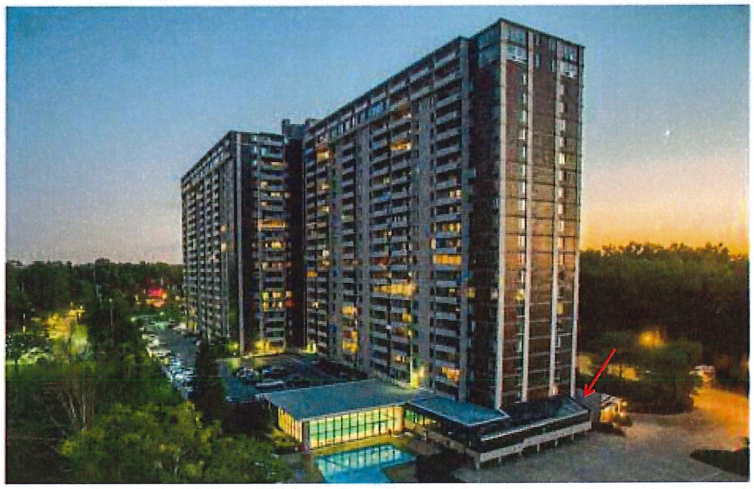
SOUTHERN
PROPERTY LINE


2' Concrete
Removed
PAVED
PARKING
3' HEDGES
TO BE ADDED
5' WIDE
227'
PS1
PS2
PS3
PS4
PS5
PS6
PS7
PS8
PS9
HANDICAP SPACE
(each space 9' wide)
(by 18' deep)
APARTMENT
BUILDING
36'
7'
DRIVEWAY
1335
COVE AVE.
56'
RESIDENCE
48'
Row of Hedges
(42')
RESIDENCE
48'
35'
PARKING
PAD/LOT
GARAGE
14'
GARAGE
GARAGE
1" = 25.22'
N
E
S
W





12900 Lake Avenue
Summer House



EXISTING CARLYLE CONDOMINIUMS

12900 Lake Avenue
Summer House

East (Pool) Wall

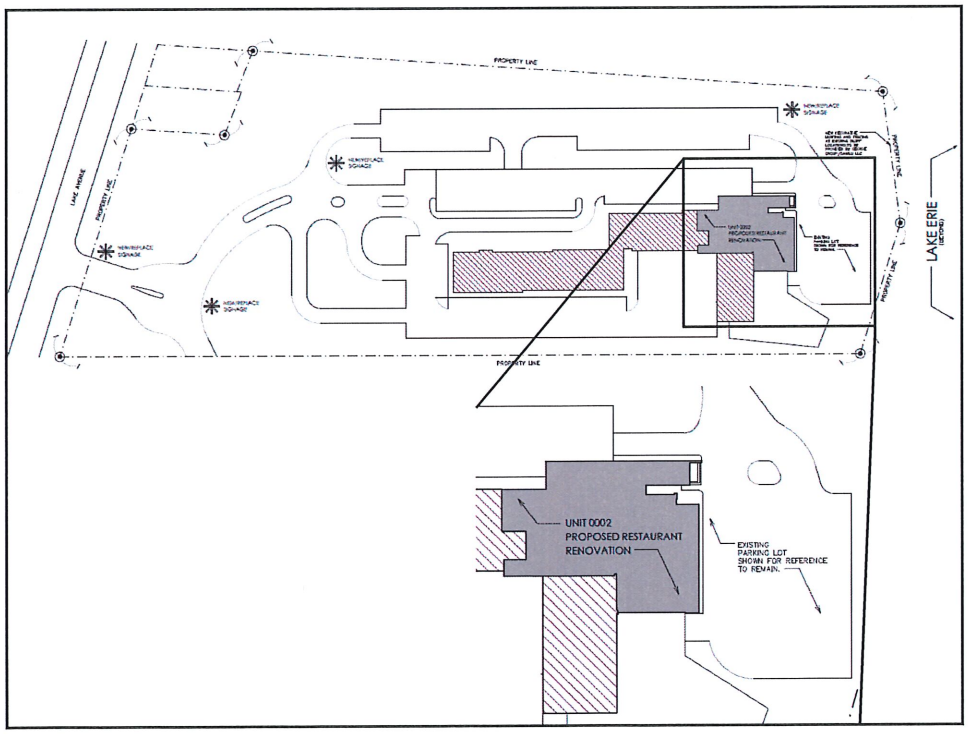
Former Entrance

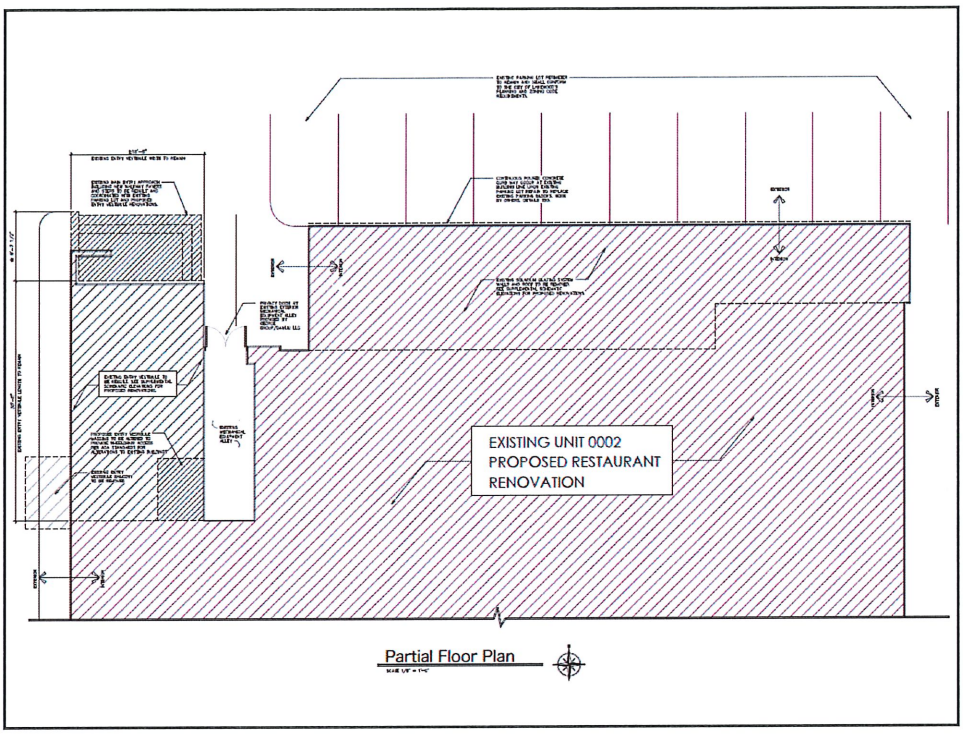
North Wall

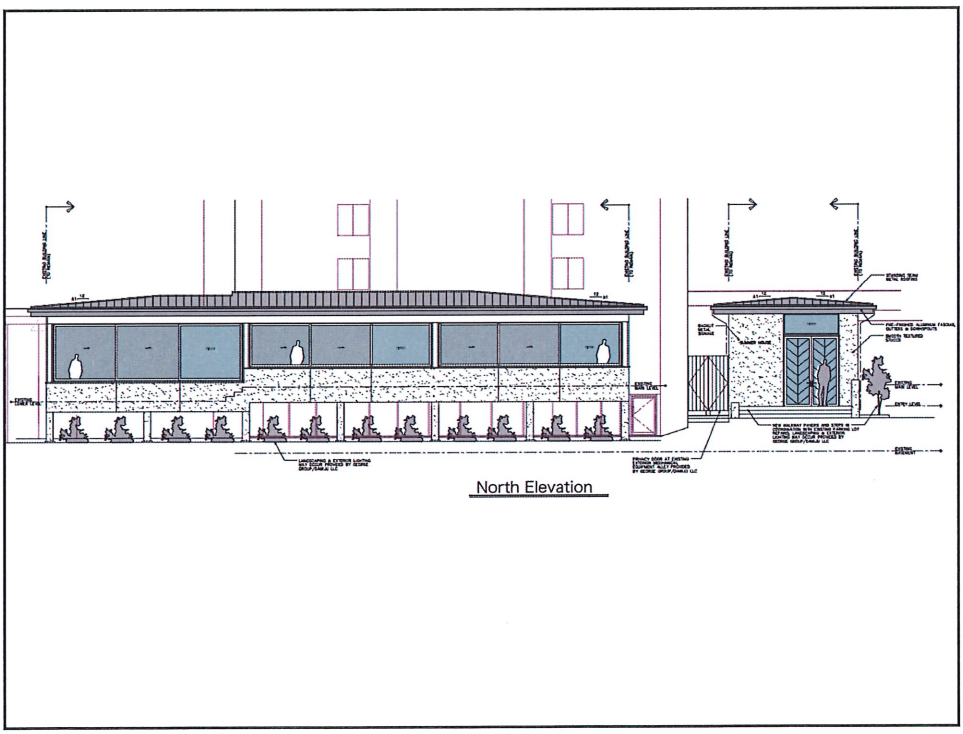
East (Pool) Wall

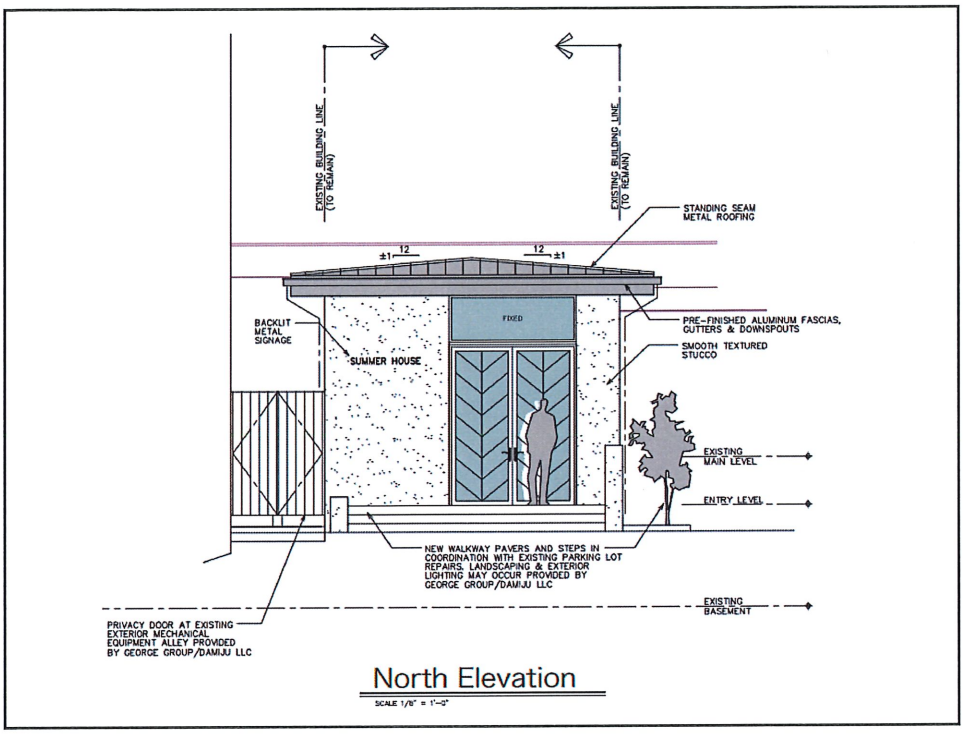
SUMMER HOUSE

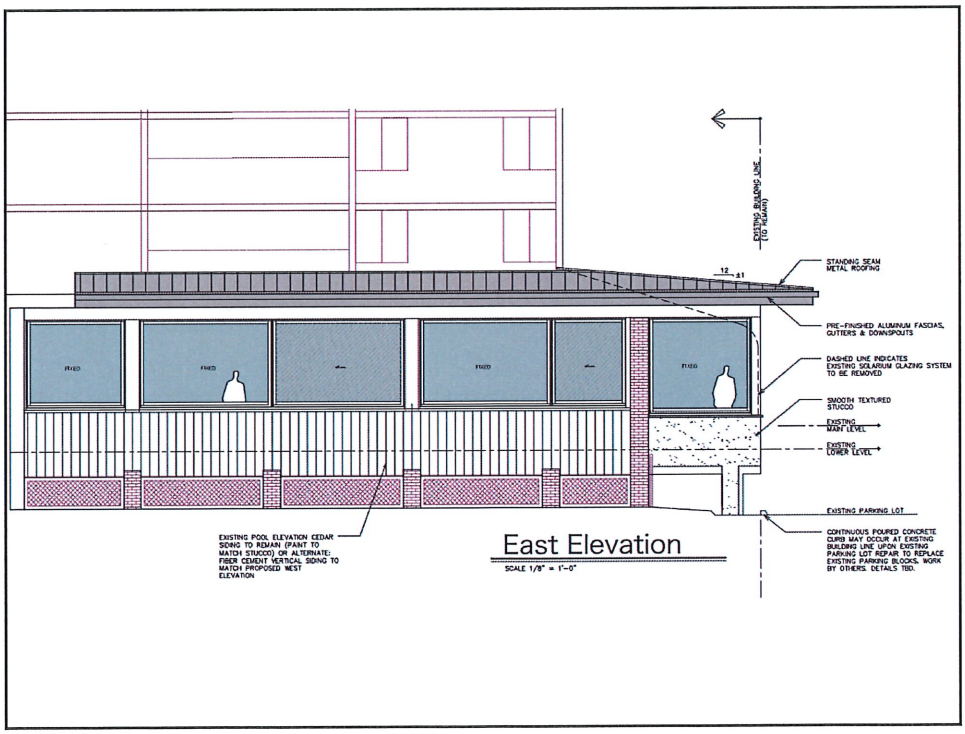
SUMMER HOUSE

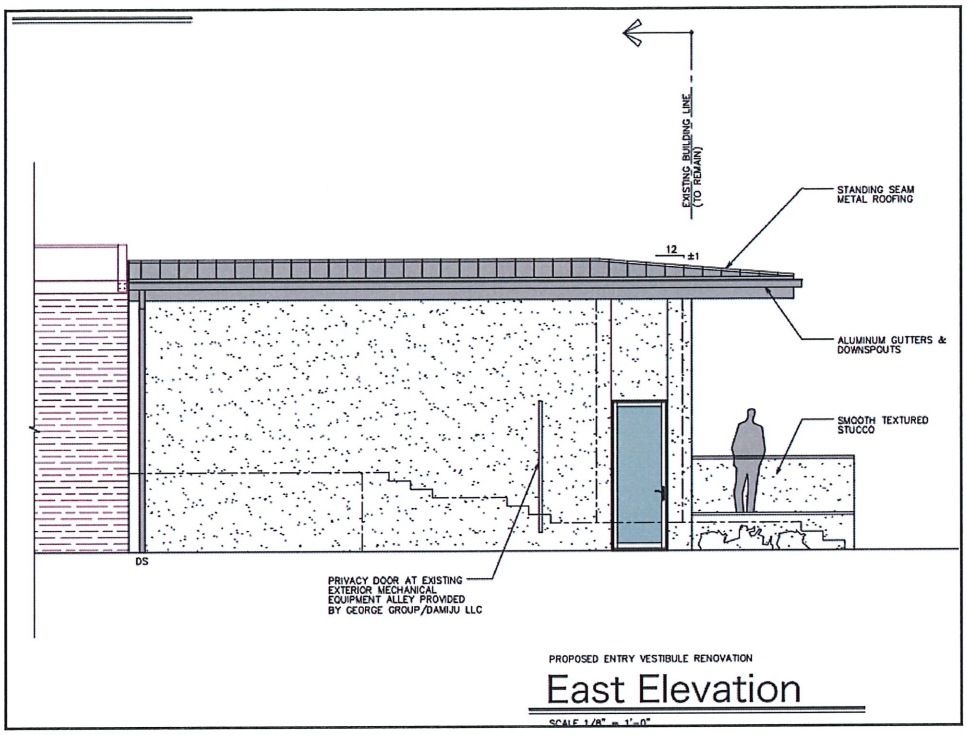

PROPERTY LINE
LAKE ERIE
UNIT 0002
PROPOSED RESTAURANT
RENOVATION
EXISTING
PARKING LOT
SHOWN FOR REFERENCE
TO REMAIN.

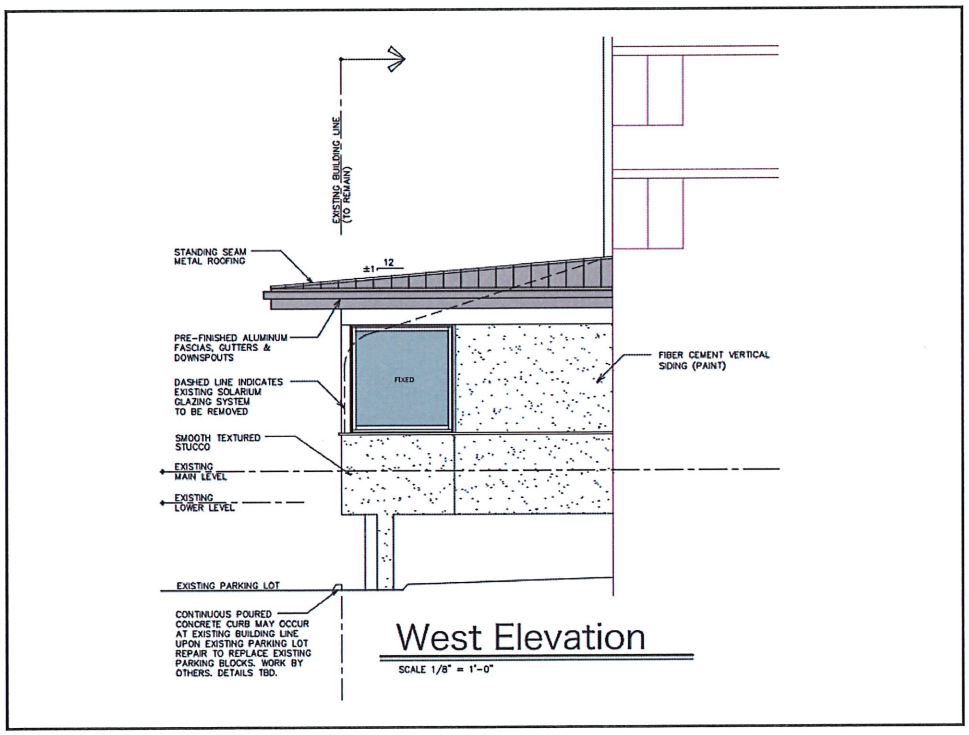

EXISTING UNIT 0002
PROPOSED RESTAURANT
RENOVATION
Partial Floor Plan

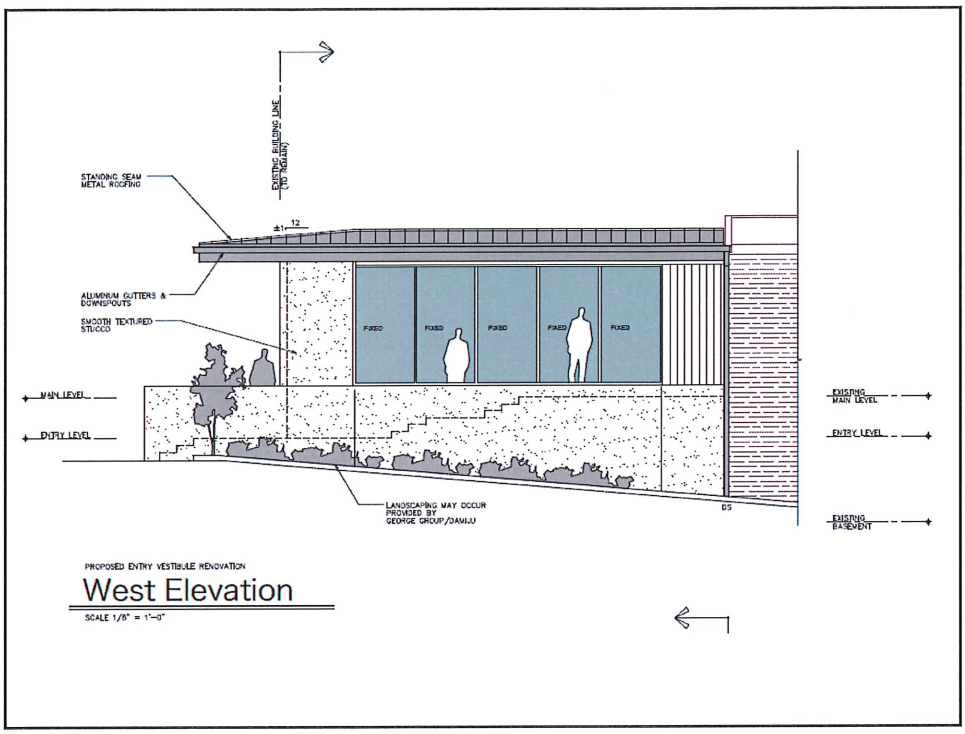

North Elevation

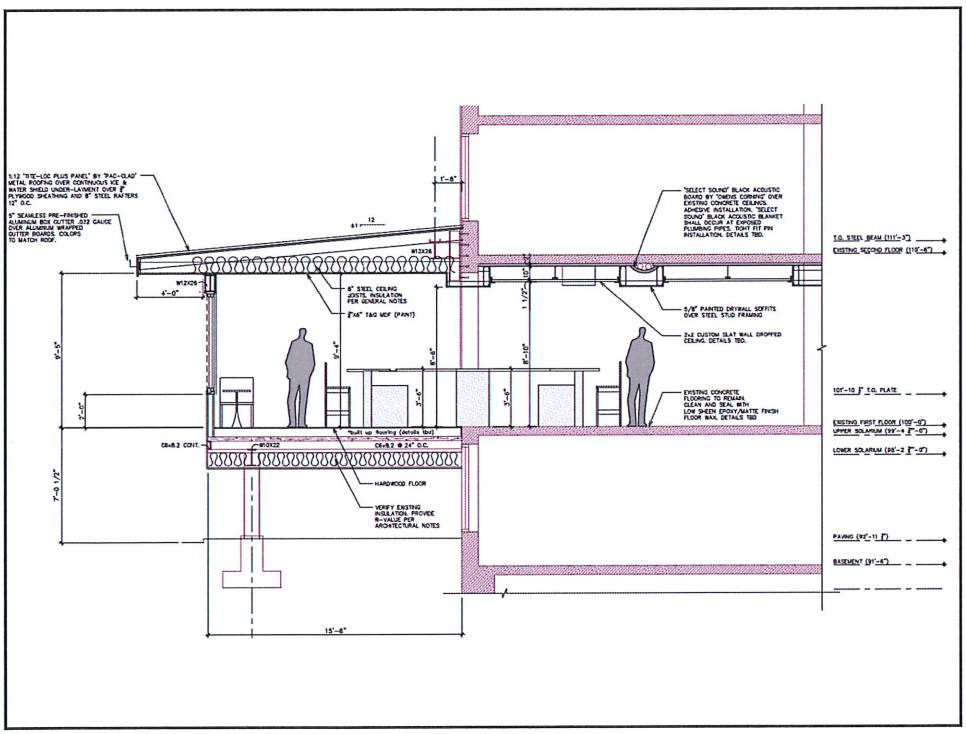

EXISTING BUILDING LINE (TO REMAIN)
EXISTING BUILDING LINE (TO REMAIN)
STANDING SEAM METAL ROOFING
12 ±1
12 ±1
FIXED
BACKLIT METAL SIGNAGE
SUMMER HOUSE
PRE-FINISHED ALUMINUM FASCIAS, GUTTERS & DOWNSPOUTS
SMOOTH TEXTURED STUCCO
EXISTING MAIN LEVEL
ENTRY LEVEL
NEW WALKWAY PAVERS AND STEPS IN COORDINATION WITH EXISTING PARKING LOT REPAIRS, LANDSCAPING & EXTERIOR LIGHTING MAY OCCUR PROVIDED BY GEORGE GROUP/DAMIJU LLC
EXISTING BASEMENT
PRIVACY DOOR AT EXISTING EXTERIOR MECHANICAL EQUIPMENT ALLEY PROVIDED BY GEORGE GROUP/DAMIJU LLC
North Elevation
SCALE 1/8" = 1'-0"

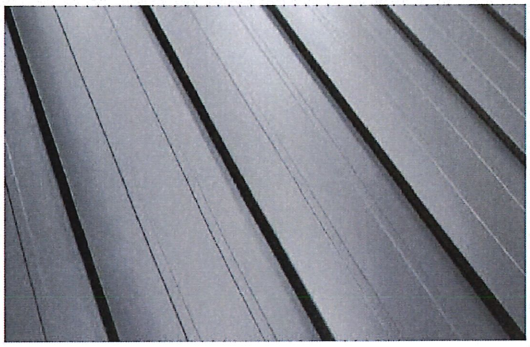

EXISTING BUILDING LINE (TO REMAIN)
12 ±1
STANDING SEAM METAL ROOFING
PRE-FINISHED ALUMINUM FASCIAS, GUTTERS & DOWNSPOUTS
DASHED LINE INDICATES EXISTING SOLARIUM GLAZING SYSTEM TO BE REMOVED
SMOOTH TEXTURED STUCCO
EXISTING MAIN LEVEL
EXISTING LOWER LEVEL
EXISTING PARKING LOT
CONTINUOUS POURED CONCRETE CURB MAY OCCUR AT EXISTING BUILDING LINE UPON EXISTING PARKING LOT REPAIR TO REPLACE EXISTING PARKING BLOCKS. WORK BY OTHERS. DETAILS TBD.
EXISTING POOL ELEVATION CEDAR SIDING TO REMAIN (PAINT TO MATCH STUCCO) OR ALTERNATE: FIBER CEMENT VERTICAL SIDING TO MATCH PROPOSED WEST ELEVATION
East Elevation
SCALE 1/8" = 1'-0"


EXISTING BUILDING LINE (TO REMAIN)
STANDING SEAM METAL ROOFING
12
±1
ALUMINUM GUTTERS & DOWNSPOUTS
SMOOTH TEXTURED STUCCO
DS
PRIVACY DOOR AT EXISTING EXTERIOR MECHANICAL EQUIPMENT ALLEY PROVIDED BY GEORGE GROUP/DAMIJU LLC
PROPOSED ENTRY VESTIBULE RENOVATION
East Elevation
SCALE 1/8" = 1'-0"


EXISTING BUILDING LINE (TO REMAIN)
STANDING SEAM METAL ROOFING
±1
12
PRE-FINISHED ALUMINUM FASCIAS, GUTTERS & DOWNSPOUTS
DASHED LINE INDICATES EXISTING SOLARIUM GLAZING SYSTEM TO BE REMOVED
FIXED
FIBER CEMENT VERTICAL SIDING (PAINT)
SMOOTH TEXTURED STUCCO
EXISTING MAIN LEVEL
EXISTING LOWER LEVEL
EXISTING PARKING LOT
CONTINUOUS POURED CONCRETE CURB MAY OCCUR AT EXISTING BUILDING LINE UPON EXISTING PARKING LOT REPAIR TO REPLACE EXISTING PARKING BLOCKS. WORK BY OTHERS. DETAILS TBD.
West Elevation
SCALE 1/8" = 1'-0"


EXISTING BUILDING LINE (TO REMAIN)
STANDING SEAM METAL ROOFING
±1
12
ALUMINUM GUTTERS & DOWNSPOUTS
SMOOTH TEXTURED STUCCO
FIXED
FIXED
FIXED
FIXED
FIXED
MAIN LEVEL
ENTRY LEVEL
EXISTING MAIN LEVEL
ENTRY LEVEL
LANDSCAPING MAY OCCUR PROVIDED BY GEORGE GROUP/DAMIJU
DS
EXISTING BASEMENT
PROPOSED ENTRY VESTIBULE RENOVATION
West Elevation
SCALE 1/8" = 1'-0"

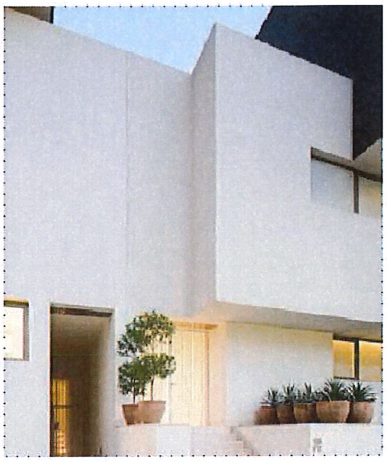

5:12 "TITE-LOC PLUS PANEL" BY "PAC-CLAD" METAL ROOFING OVER CONTINUOUS ICE & WATER SHIELD UNDER-LAYMENT OVER 5/8" PLYWOOD SHEATHING AND 8" STEEL RAFTERS 12" O.C.
6" SEAMLESS PRE-FINISHED ALUMINUM BOX GUTTER .032 GAUGE OVER ALUMINUM WRAPPED GUTTER BOARDS. COLORS TO MATCH ROOF.
1'-8"
12
61
W12X26
W12X26
4'-0"
8" STEEL CEILING JOISTS. INSULATION PER GENERAL NOTES
3/4" T&G MDF (PAINT)
"SELECT SOUND" BLACK ACOUSTIC BOARD BY "OWENS CORNING" OVER EXISTING CONCRETE CEILINGS. ADHESIVE INSTALLATION. "SELECT SOUND" BLACK ACOUSTIC BLANKET BUILD-OUT AT EXISTING CONCRETE CEILINGS. EXPOSED PIN INSTALLATION. DETAILS TBD.
5/8" PAINTED DRYWALL SOFFITS OVER STEEL STUD FRAMING
2x2 CUSTOM SLAT WALL DROPPED CEILING. DETAILS TBD.
EXISTING CONCRETE FLOORING TO REMAIN. CLEAN AND SEAL WITH LOW SHEEN EPOXY/MATTE FINISH FLOOR WAX. DETAILS TBD
"Built up flooring (details tbd)"
06x6.2 CONT.
W10X22
06x6.2 @ 24" O.C.
HARDWOOD FLOOR
VERIFY EXISTING INSULATION. PROVIDE R-VALUE PER ARCHITECTURAL NOTES
9'-5"
2'-0"
7'-0 1/2"
9'-4"
9'-4"
8'-10"
3'-8"
3'-8"
1 1/2"
15'-6"
T.O. STEEL BEAM (111'-3")
EXISTING SECOND FLOOR (110'-6")
10'-10 3/4" T.O. PLATE
EXISTING FIRST FLOOR (100'-0")
UPPER SOLARIUM (99'-4 3/4"-0")
LOWER SOLARIUM (98'-2 3/4"-0")
PAVING (92'-11 1/2")
BASEMENT (91'-6")



MATERIAL REFERENCE

Roofing System

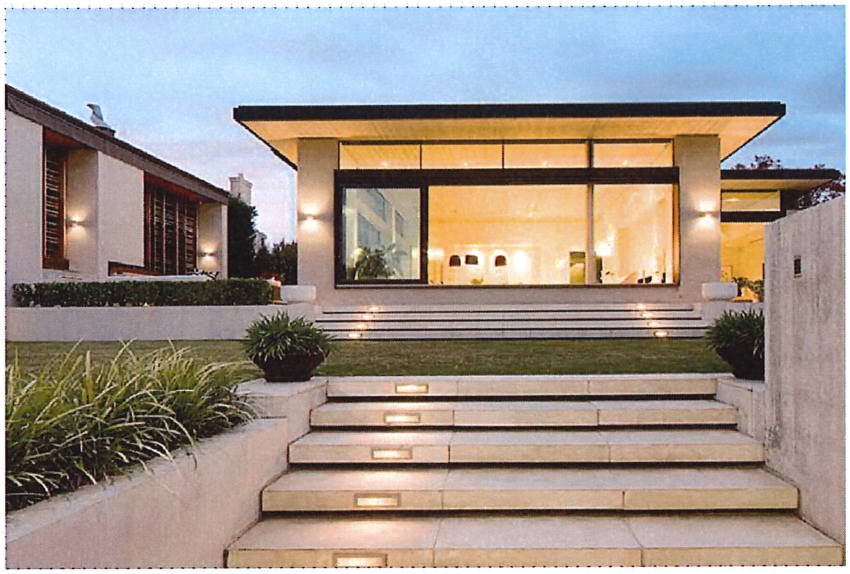
STANDING SEAM METAL
FASTENED PER ±1:12 PITCH



MATERIAL REFERENCE

Walls

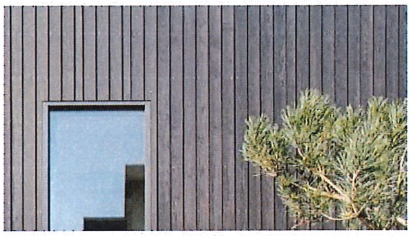
SMOOTH FINISH STUCCO (OFF-WHITE)



MATERIAL REFERENCE

Doors & Windows

THERMALLY BROKEN ALUMINUM
MULTI SLIDE WINDOWS/SWINGING DOOR
SYSTEMS



MATERIAL REFERENCE

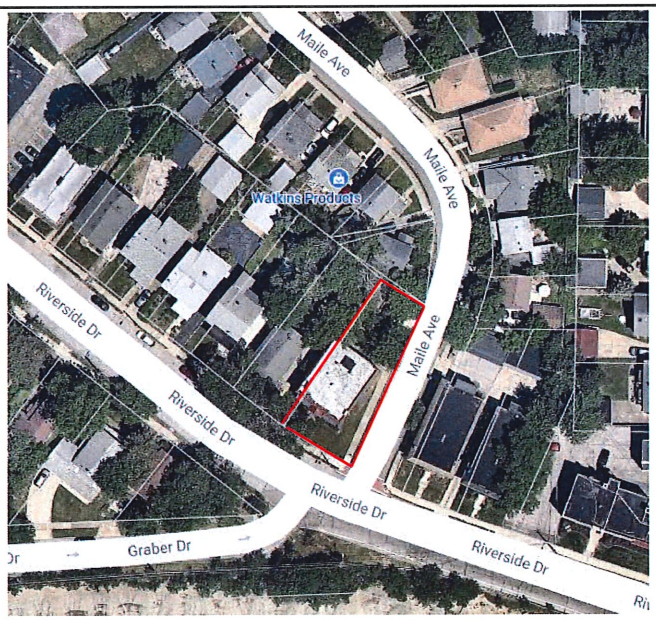
Accent Walls

STAINED WOOD/FIBER CEMENT BOARDS

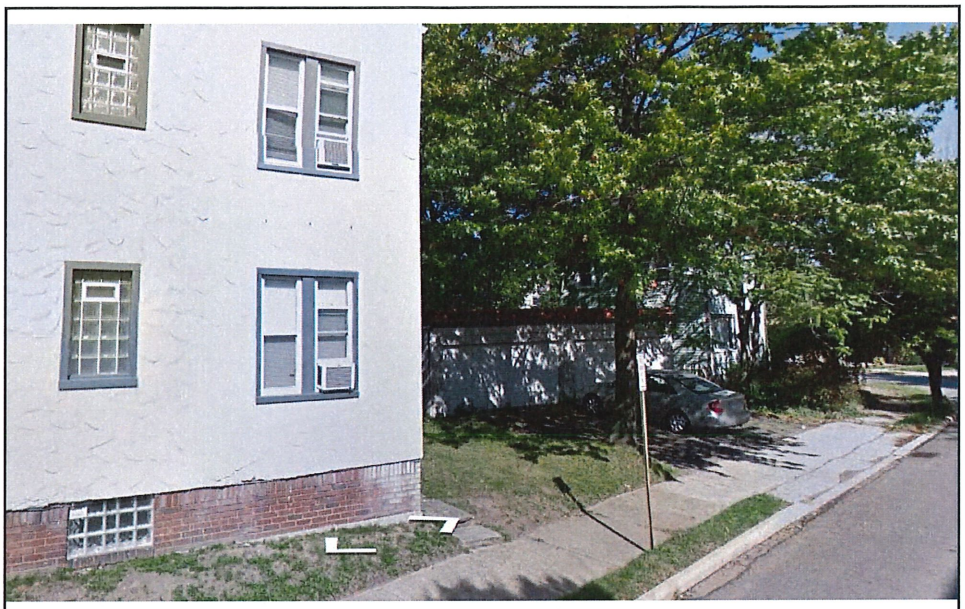
MATERIAL REFERENCE

Soffits

STAINED WOOD/FIBER CEMENT BOARDS

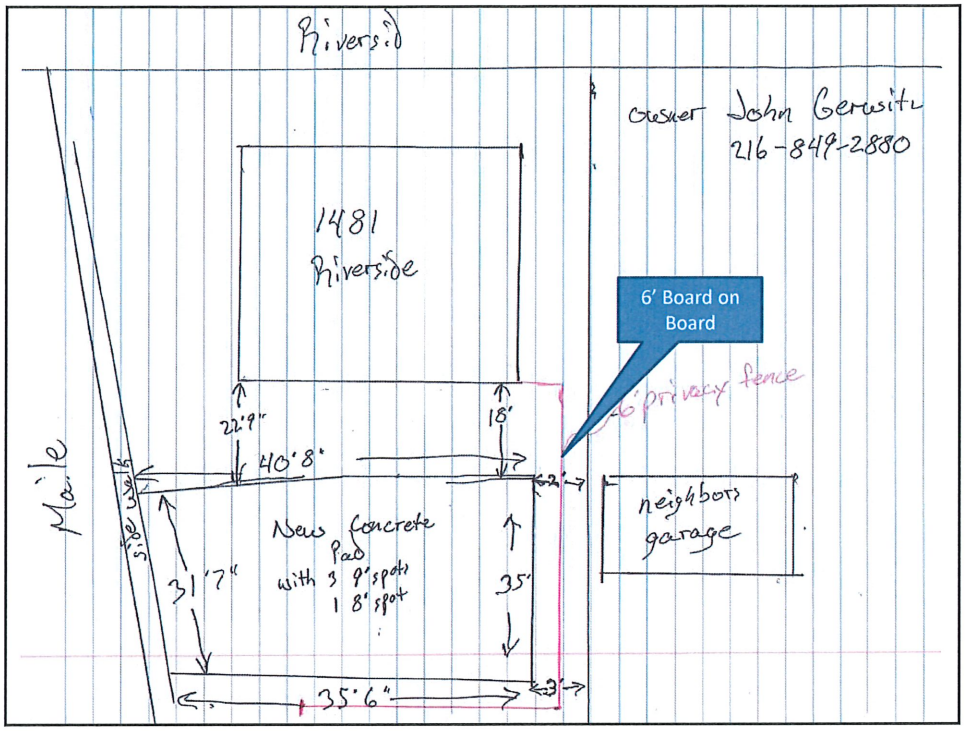


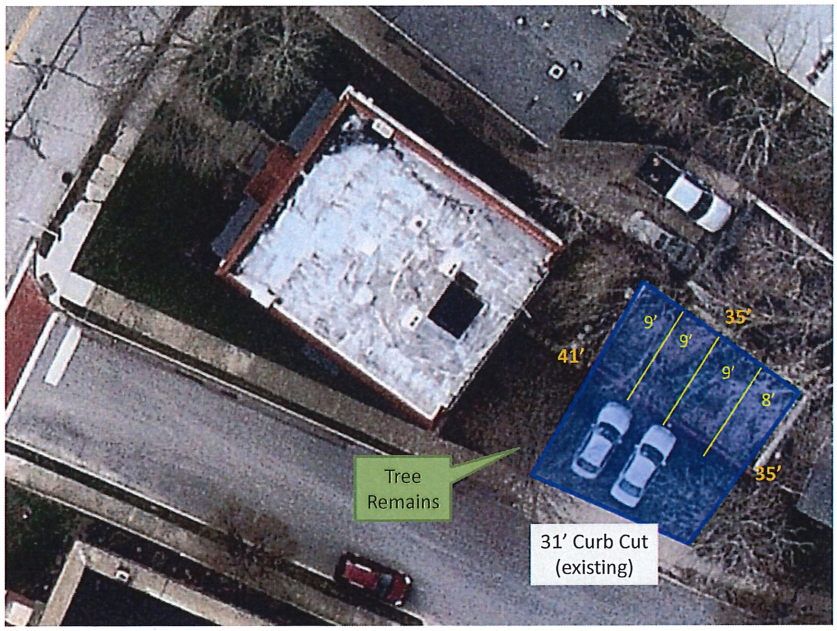
1481 Riverside Drive Apartment Building

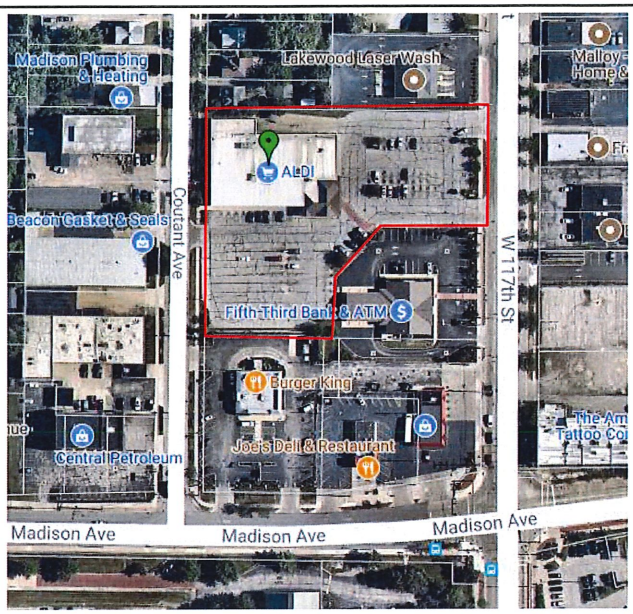


1481 Riverside Drive
Apartment Building

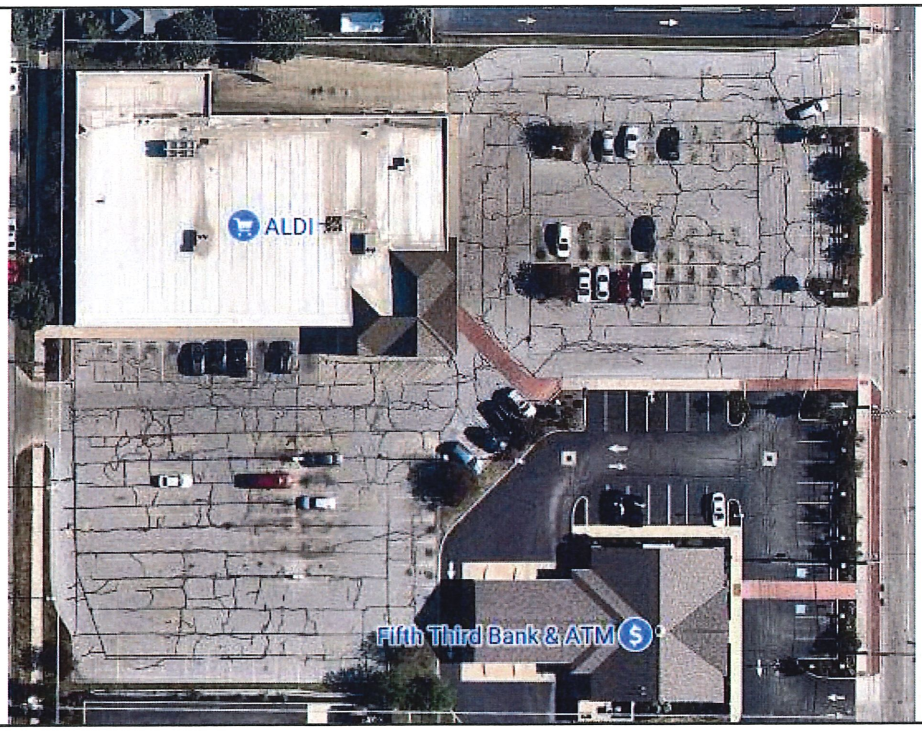
1481 Riverside Drive
Apartment Building


Riverside
Owner John Gerwitz
216-849-2880
1481
Riverside
6' Board on Board
6' privacy fence
22'9"
18'
40'8"
2'
Maile
side walk
New Concrete Pad
with 3 9' spots
1 8' spot
31'7"
35'
neighbors garage
35'6"
3'

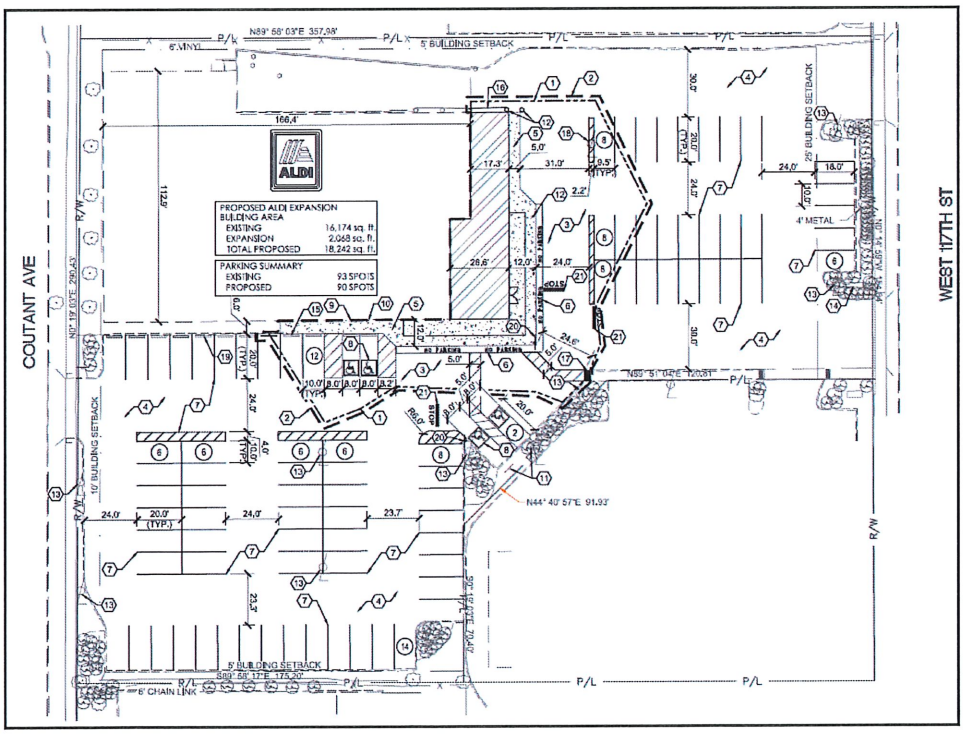

9'
9'
9'
8'
35'
41'
35'
Tree Remains
31' Curb Cut (existing)

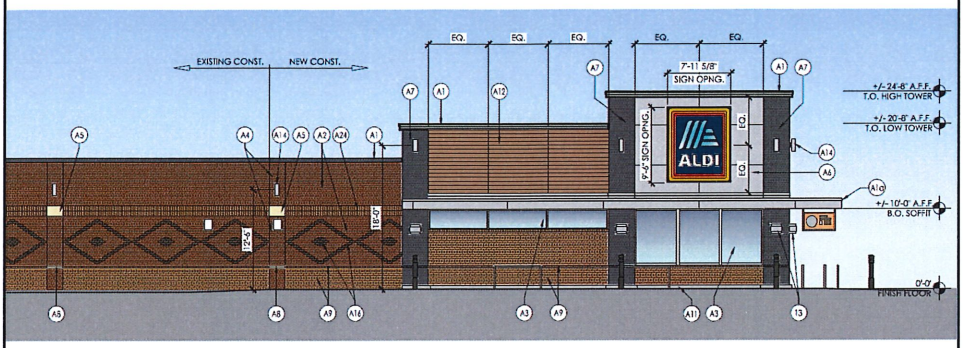


1600 West 117th Street
Aldi



ALDI

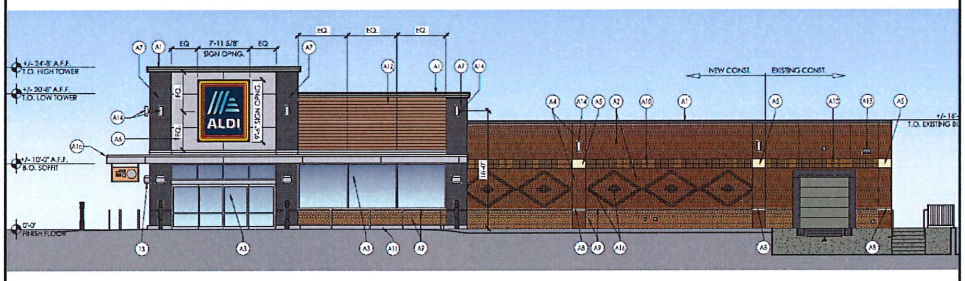

COUTANT AVE
WEST 117TH ST
ALDI
PROPOSED ALDI EXPANSION
BUILDING AREA
EXISTING 16,174 sq. ft.
EXPANSION 2,068 sq. ft.
TOTAL PROPOSED 18,242 sq. ft.
PARKING SUMMARY
EXISTING 93 SPOTS
PROPOSED 90 SPOTS
N89° 58' 03"E 357.98'
5' BUILDING SETBACK
6' VINYL
166.4'
112.0'
10' BUILDING SETBACK
25' BUILDING SETBACK
4' METAL
6' CHAIN LINK
N44° 40' 57"E 91.93'
P/L
R/W



4 Proposed Front Elevation

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

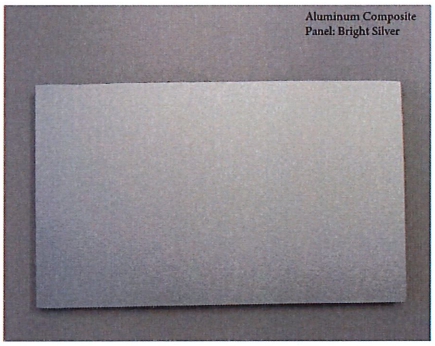
Note: Final Signage coming under separate proposal



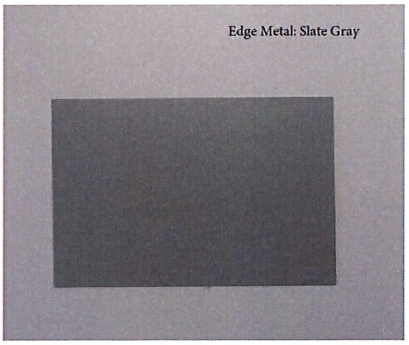
2 Proposed Side Elevation

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

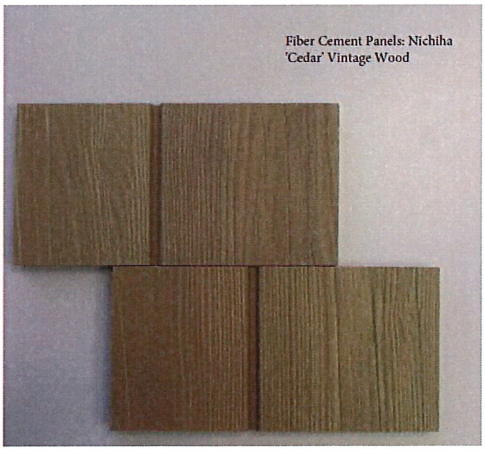
Accent Brick: Belden, Modular
ALDI Blend, Gas Flashed Set



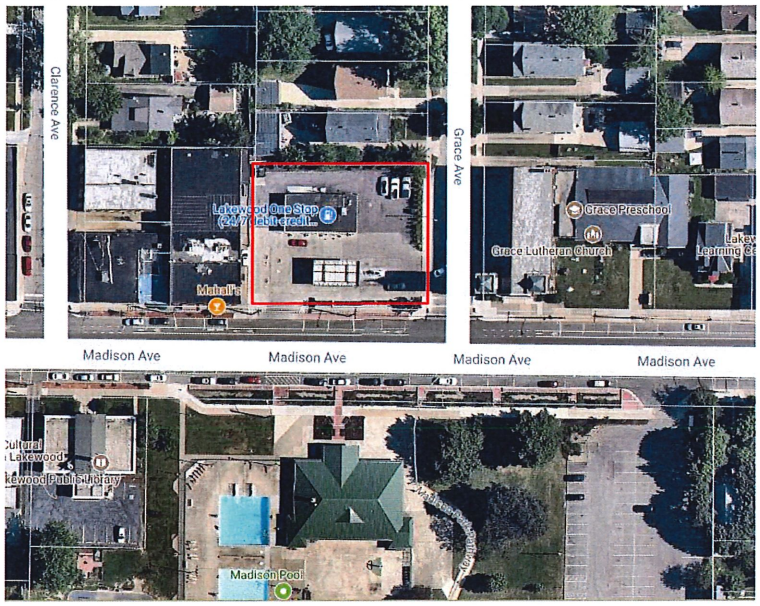
Aluminum Composite
Panel: Bright Silver



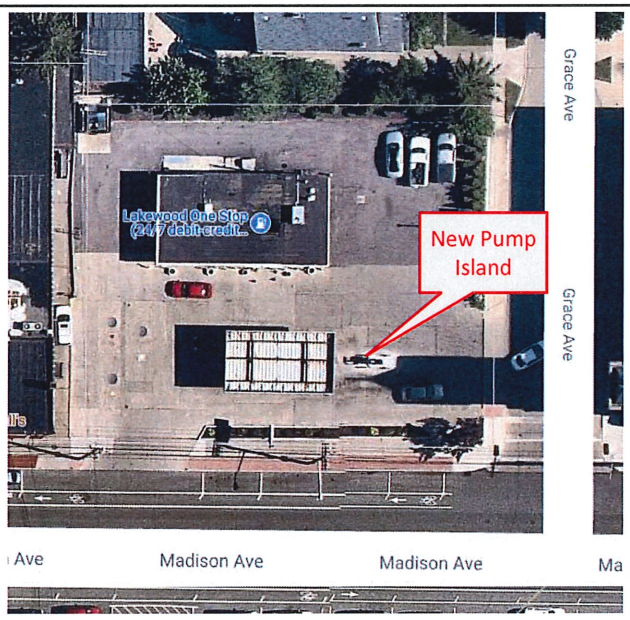
Edge Metal: Slate Gray



Fiber Cement Panels: Nichiha
'Cedar' Vintage Wood



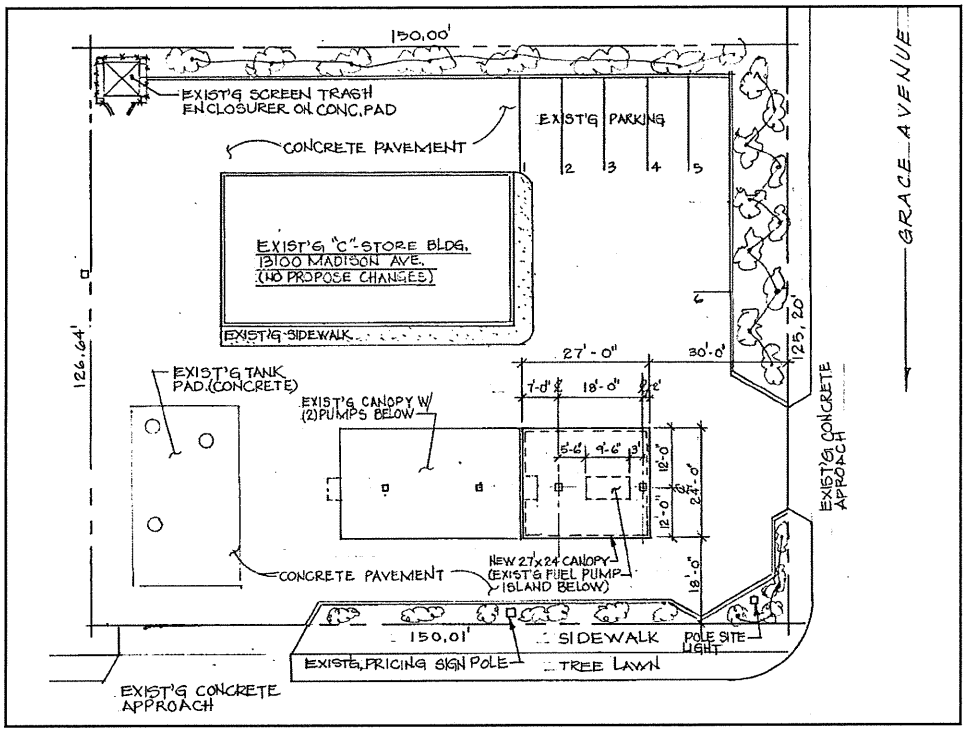
13100 Madison Avenue
Lakewood 1 Stop

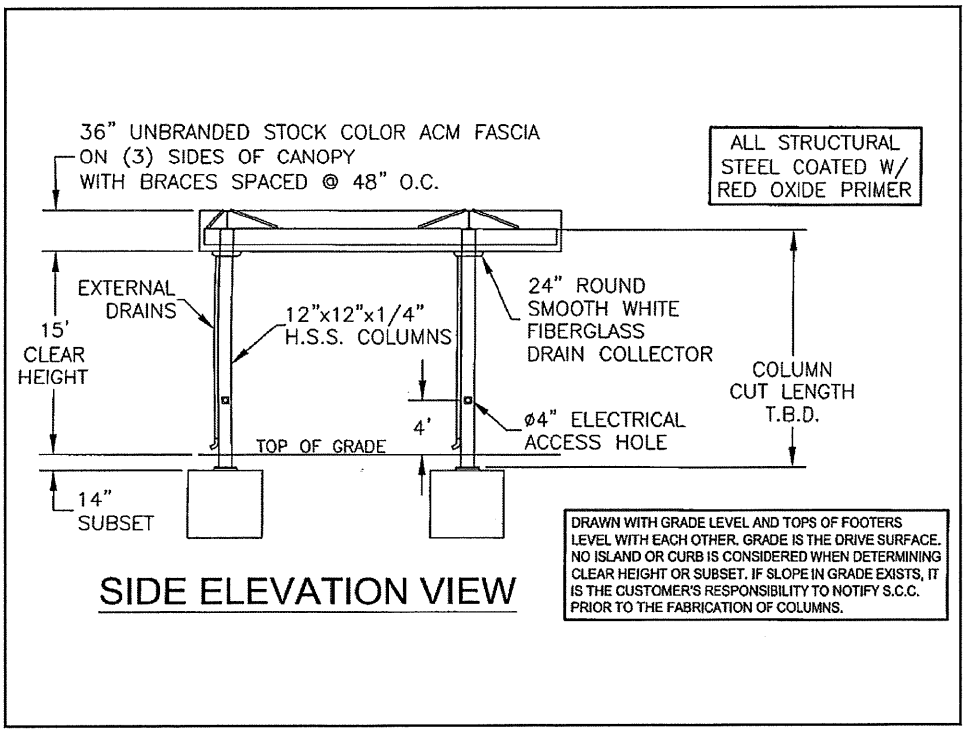


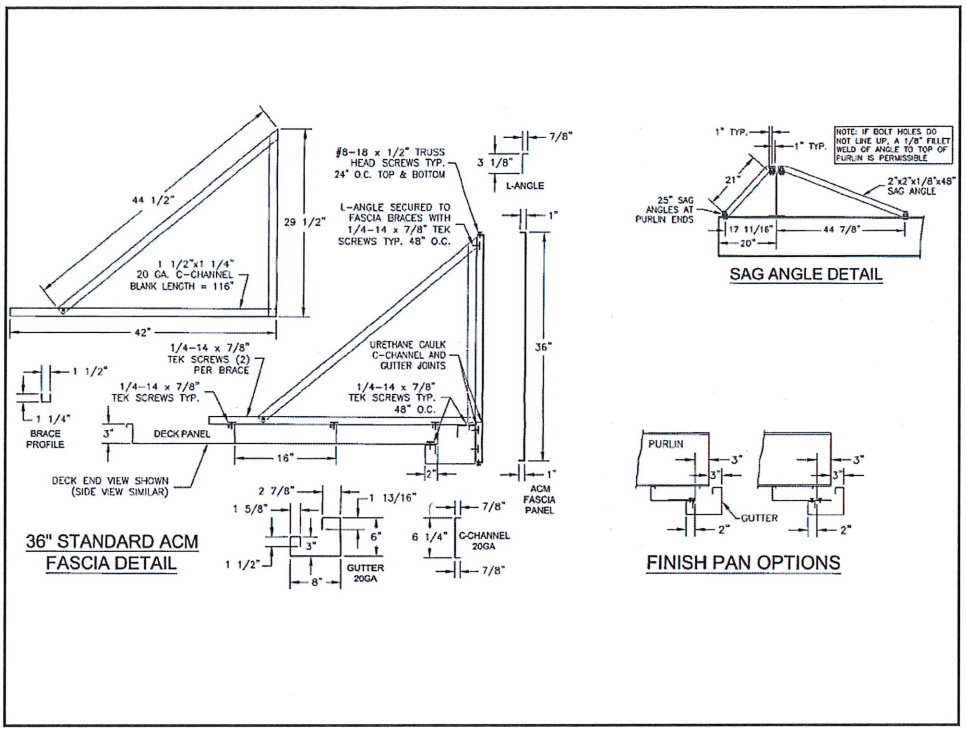
13100 Madison Avenue
Lakewood 1 Stop

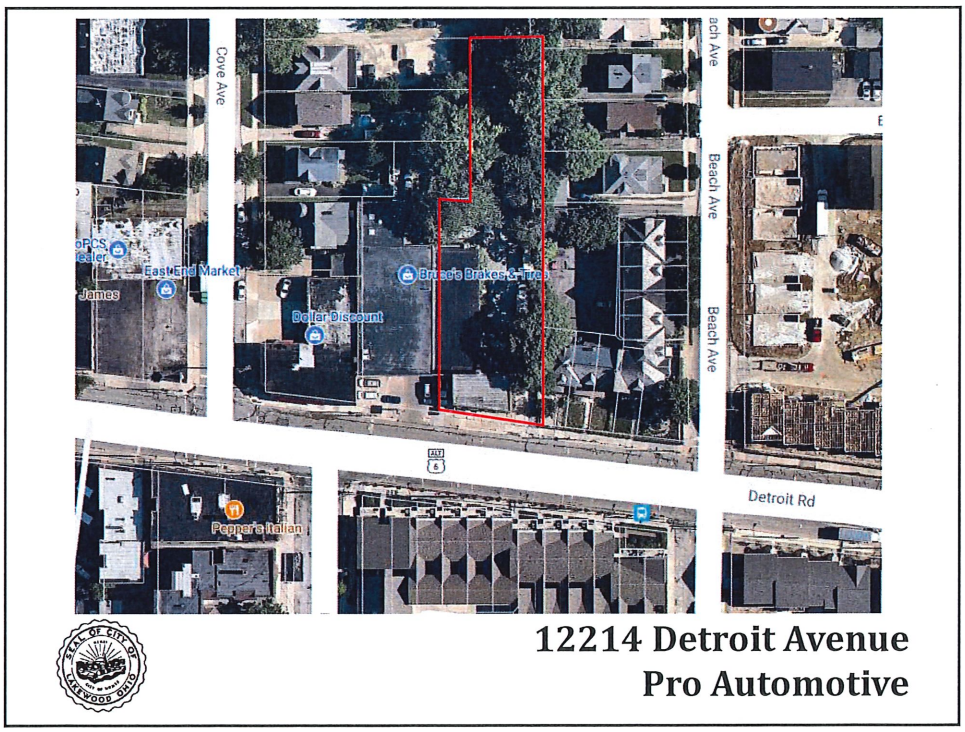
LKWD 1 STOP

LKWD 1 STOP

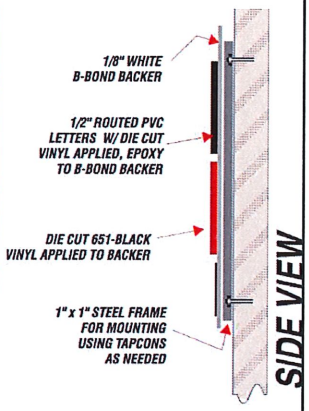

150.00'
EXIST'G SCREEN TRASH ENCLOSURER ON CONC.PAD
CONCRETE PAVEMENT
EXIST'G PARKING
1 2 3 4 5
EXIST'G "C"-STORE BLDG. 13100 MADISON AVE. (NO PROPOSE CHANGES)
EXIST'G SIDEWALK
126.64'
125.20'
GRACE AVENUE
EXIST'G TANK PAD.(CONCRETE)
EXIST'G CANOPY W/ (2)PUMPS BELOW
27'-0"
30'-0"
7'-0"
18'-0"
2'
5'-6"
9'-6"
3'
12'-0"
24'-0"
12'-0"
18'-0"
EXIST'G CONCRETE APPROACH
CONCRETE PAVEMENT
NEW 27'x24' CANOPY (EXIST'G FUEL PUMP ISLAND BELOW)
150.01'
SIDEWALK
POLE SITE LIGHT
EXIST'G PRICING SIGN POLE
TREE LAWN
EXIST'G CONCRETE APPROACH


36" UNBRANDED STOCK COLOR ACM FASCIA ON (3) SIDES OF CANOPY WITH BRACES SPACED @ 48" O.C.
ALL STRUCTURAL STEEL COATED W/ RED OXIDE PRIMER
EXTERNAL DRAINS
12"x12"x1/4" H.S.S. COLUMNS
24" ROUND SMOOTH WHITE FIBERGLASS DRAIN COLLECTOR
15' CLEAR HEIGHT
COLUMN CUT LENGTH T.B.D.
4'
Ø4" ELECTRICAL ACCESS HOLE
TOP OF GRADE
14" SUBSET
SIDE ELEVATION VIEW
DRAWN WITH GRADE LEVEL AND TOPS OF FOOTERS LEVEL WITH EACH OTHER. GRADE IS THE DRIVE SURFACE. NO ISLAND OR CURB IS CONSIDERED WHEN DETERMINING CLEAR HEIGHT OR SUBSET. IF SLOPE IN GRADE EXISTS, IT IS THE CUSTOMER'S RESPONSIBILITY TO NOTIFY S.C.C. PRIOR TO THE FABRICATION OF COLUMNS.





12214 Detroit Avenue
Pro Automotive



108 in

30 in

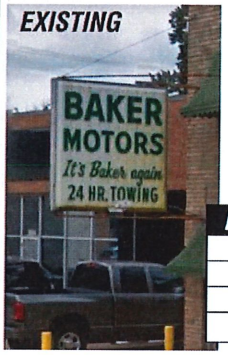
Pro AUTOMOTIVE
VEHICLE REPAIR SPECIALISTS

NON ILLUMINATED B-BOND SIGN
1/8 WHITE B-BOND FACE
1/2" ROUTED PVC LETTERS
651-BLACK & 031 RED VINYL
1" x 1" STEEL FRAME

SIGN TO BE NON-ILLUMINATED

EXTERIOR LIGHTS TO BE MOUNTED ON TOP OF CABINET

EXISTING



60 in

Pro
AUTOMOTIVE
VEHICLE REPAIR SPECIALISTS
216-409-6514

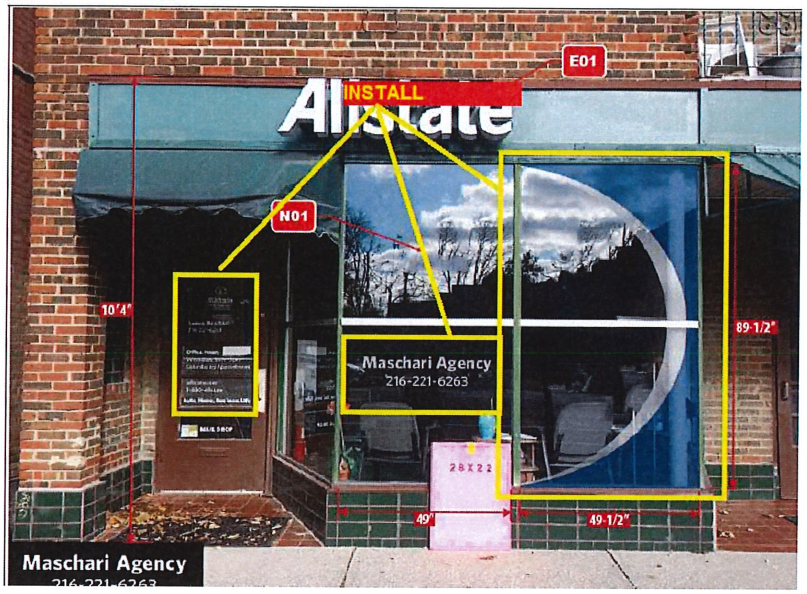
PROJECTING SIGN REFACING (D/S)

1/8 WHITE B-BOND FACE
DIE CUT 651- BLACK VINYL
DIE CUT 651-031 RED VINYL
FACES INSTALLED IN CABINET

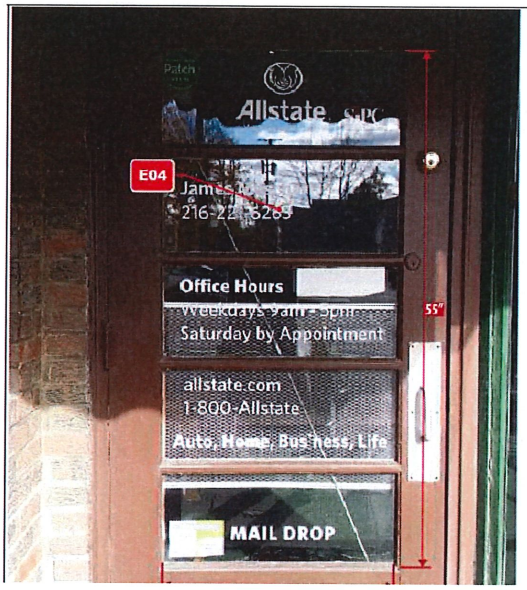
13324 Madison Avenue
Allstate Insurance

13324 Madison Avenue
Allstate Insurance

PROPOSED SIGNAGE PHOTO



PROPOSED SIGNAGE PHOTO



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