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

PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
EAST CONFERENCE ROOM
JUNE 1, 2023
4:00 P.M.

REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
JUNE 8, 2023
5:30 P.M.

1. **ROLL CALL**
2. **APPROVE THE MINUTES OF THE MAY 11, 2023 MEETING**
3. **OPENING REMARKS**

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

4. **Docket No. 5-43-23** **(R)** **1464 Riverside Dr.**

( ) Approve
( ) Deny
( ) Defer

Gary Fischer
Fischer & Associates Architects Inc.
554 W. 9th St.
Lorain, OH 44052

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

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

5. **Docket No. 06-48-23** **(R)** **2106 Mars Ave.**

( ) Approve
( ) Deny
( ) Defer

Susan Broadwater
Beegan Architectural Design
15703 Madison Ave
Lakewood, Ohio 44107

Applicant proposes an addition on the rear of a house on a corner lot. (Page 14)

6. Docket No. 06-49-23 (R) 2083 Wyandotte Ave.

( ) Approve
( ) Deny
( ) Defer

Michael Tomsik
Tomsik Architects
921 Literary Rd.
Cleveland, OH 44113

Applicant proposes front porch reconstruction/renovation. (Page 20)

7. Docket No. 06-50-23 (C) 18501 Detroit Ave.
Folicle (a salon)

( ) Approve
( ) Deny
( ) Defer

Elizabeth Vega
18501 Detroit Ave.
Lakewood, OH 44107

Applicant proposes storefront window replacement. (Page 25)

8. Docket No. 06-51-23-S (C) 13222 Madison Ave.
Mahall's/Roxy

( ) Approve
( ) Deny
( ) Defer

Joseph Pavlik
13200 Madison Ave.
Lakewood, OH 44107

Applicant proposes new signage. (Page 33)

9. Docket No. 06-51-23-A (C) 13222 Madison Ave.
Mahall's/Roxy

( ) Approve
( ) Deny
( ) Defer

Joseph Pavlik
13200 Madison Ave.
Lakewood, OH 44107

Applicant proposes new awnings.

10. Docket No. 06-52-23 (C) 13749 Madison Ave.
McGinty's Pub

( ) Approve
( ) Deny
( ) Defer

Patrick McGinty
13749 Madison Ave.
Lakewood, OH 44107

Applicant proposes storefront alterations and outdoor dining. (Page 36)

11. Docket No. 06-53-23 (C)

18123-18125 Sloane Ave.
Raw Esthetics

( ) Approve
( ) Deny
( ) Defer

Kristen Parken
18123 Sloane Ave.
Lakewood, OH 44107

Applicant proposes new awning. (Page 50)

SIGN REVIEW

12. Docket No. 06-54-23

12525 Lake Ave.
Cove Community Center

( ) Approve
( ) Deny
( ) Defer

Joan Palumbo
HELP Foundation
26900 Euclid Ave.
Euclid, OH 44132

Applicant proposes additional signage to existing sign. (Page 55)

13. Docket No. 06-55-23

1411-1413 Lauderdale Ave.
Advance Glass

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes signage for new business. (Page 58)

14. Docket No. 06-56-23

12061 Lake Ave.
Lakewood Counseling & Ray Bielto & Associates

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes new business signage. (Page 62)

15. Docket No. 06-57-23

14800 Madison Ave.
UH Urgent Care

( ) Approve
( ) Deny
( ) Defer

Iliana Kazandziev
Agile Sign & Lighting Maintenance Inc.
35280 Lakeland Blvd.
Eastlake, OH 44095

Applicant proposes signage for a new business. (Page 66)

16. Docket No. 06-58-23

14833-15009 Detroit Ave.
Advanced Dental Care

( ) Approve
( ) Deny
( ) Defer

Taylor Hannah
L3 Sign & Image
212 Warden Ave.
Elyria, Ohio 44035

Applicant proposes replacement signage. (Page 75)

17. Docket No. 06-59-23

12501 Madison Ave.
Heyday Collective

( ) Approve
( ) Deny
( ) Defer

Dean Guernsey
Dynamic Sign Co.
1202 Rowley Ave.
Cleveland, Ohio 44109

Applicant proposes signage for new business. (Page 79)

ADJOURN

"*Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 michelle.nochta@lakewoodoh.net .*"

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 05-43-23

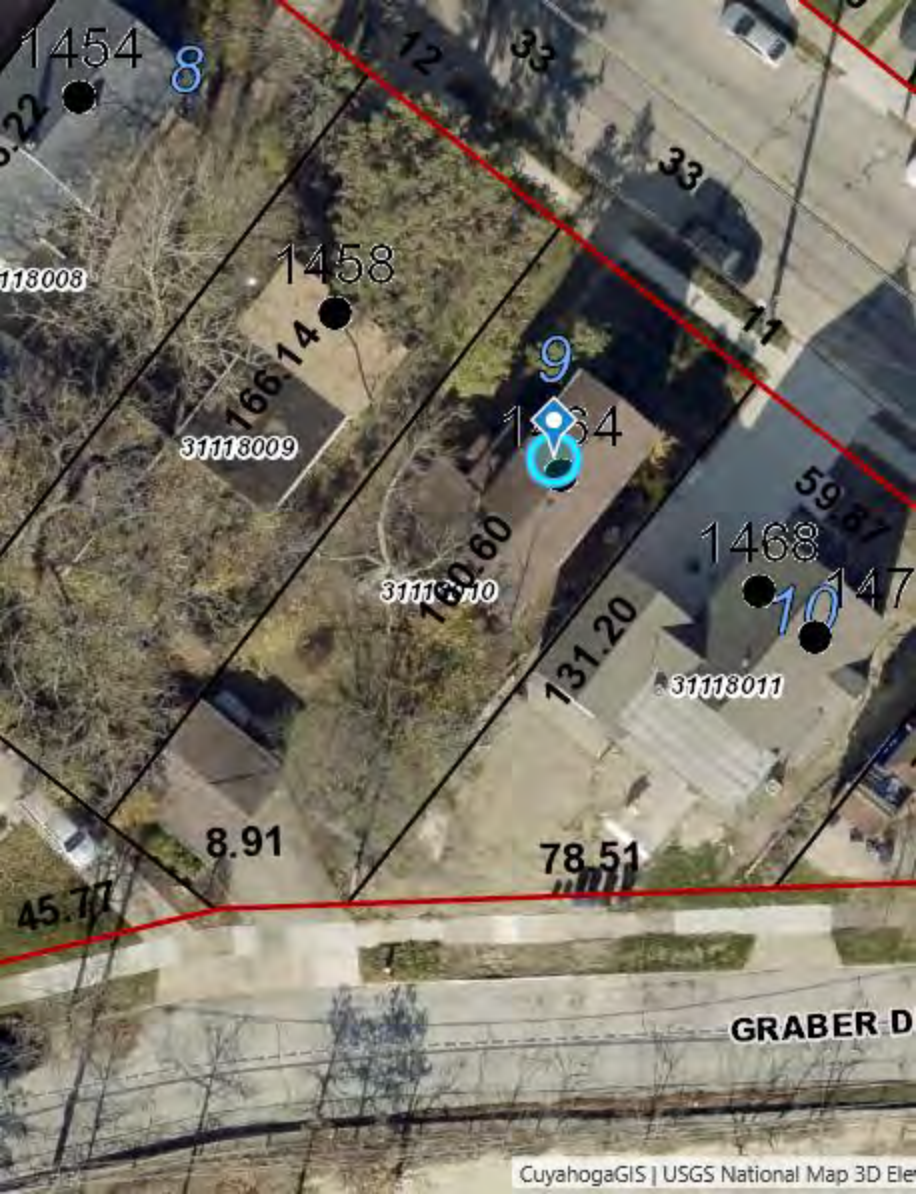
Permit No.: BBS23-000028

Applicant Name: Gary Fischer, Fischer & Associates Architects Inc.

Project Address: 1464 Riverside Dr.

Project Name: n/a

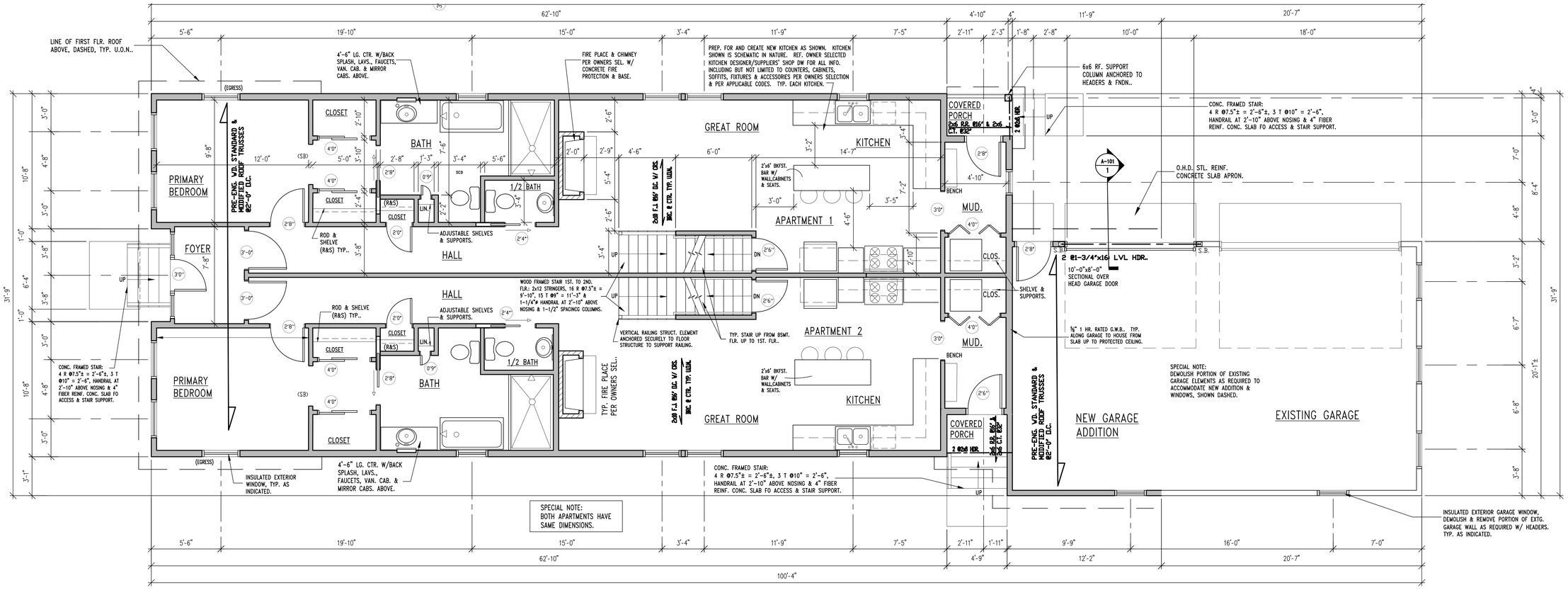
Project: Applicant proposes the construction of a new home.


1454
8
12
33
33
11
1458
166.14
31118009
9
1464
160.60
31118010
59.87
1468
10
147
131.20
31118011
8.91
78.51
45.77
GRABER D
CuyahogaGIS | USGS National Map 3D Ele

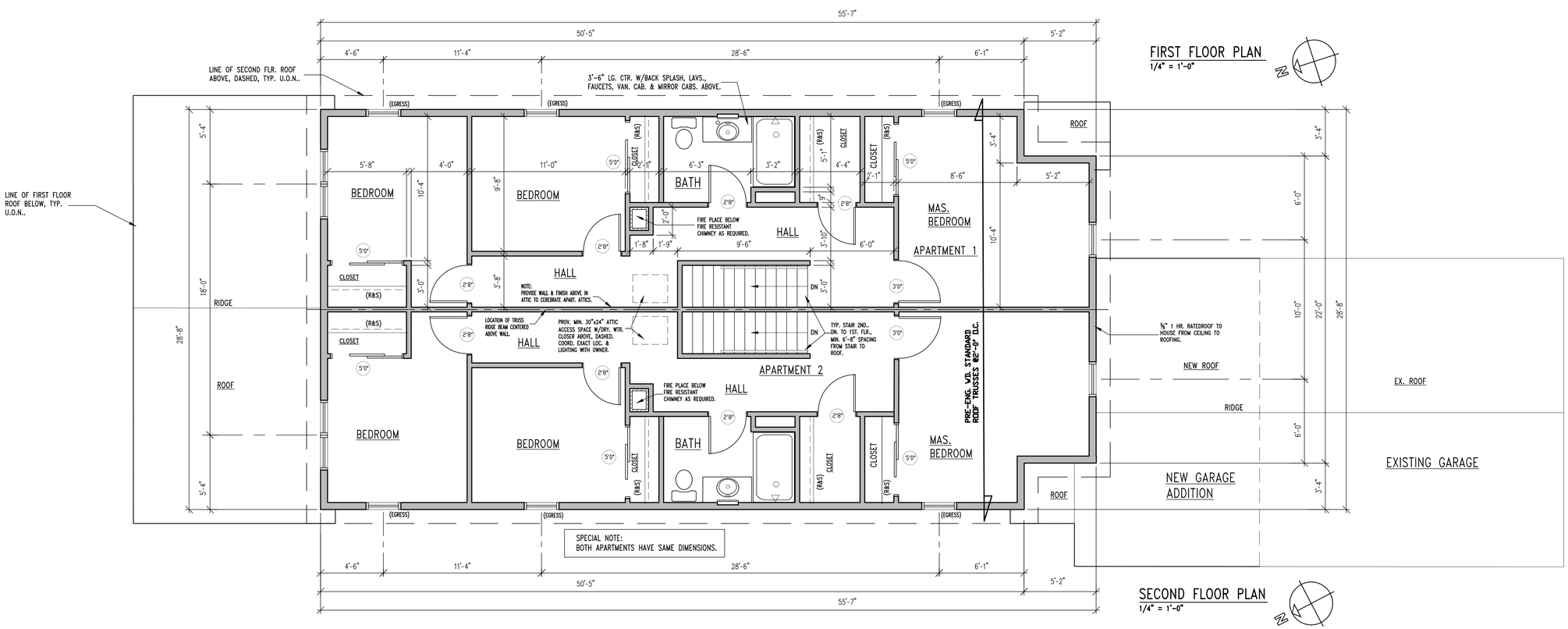
1471 Graber Dr
© 2021 Google

1471 Graber Dr
Exit Street View
© 2021 Google

1465 Riverside Dr
Exit Street View
ERGENCY
SNOW
REET
PARKING
EN SNOW
EBS 4 IN.
© 2021 Google
Google Earth



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



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

FISCHER & ASSOCIATES

ARCHITECTS INC.

554 West Ninth Street
Lorain, Ohio 44052
Tel: (440) 315-2300
E mail: andrea@fischerarch.com

Fischer & Associates ©2021

ISSUE:	DATE:
NEW HOUSE PLAN PRELIM	03/28/23
NEW HOUSE ELEVATIONS PROGRESS	03/30/23
NEW HOUSE ELEVS. & FLR. PLANS PROGRESS	04/05/23
NEW HOUSE, GAR. ADT. FINAL REVIEW	04/10/23

Client Name/Project Name/Address

1464 Riverside Drive

(NEW HOUSE & GARAGE ADDITION)

1464 Riverside Drive
Lakewood, Ohio 44107

Drawing Name

DEMOLITION FLOOR PLANS-
ADDITIONS & REVISIONS FIRST & SECOND FLOOR PLANS

Fischer Project Number

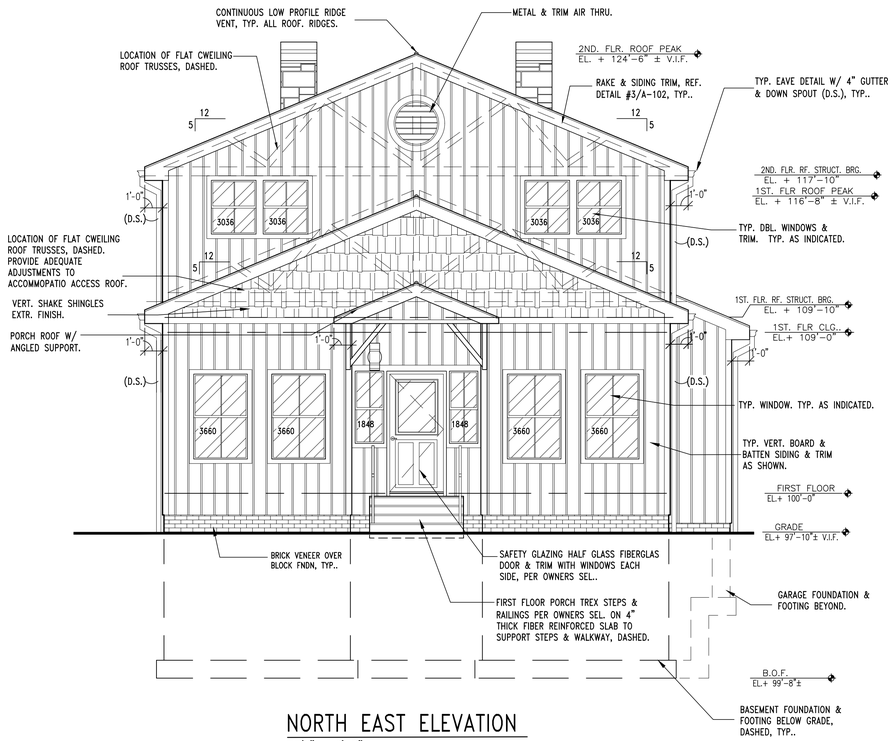
21.046A

SHEET #

A-101

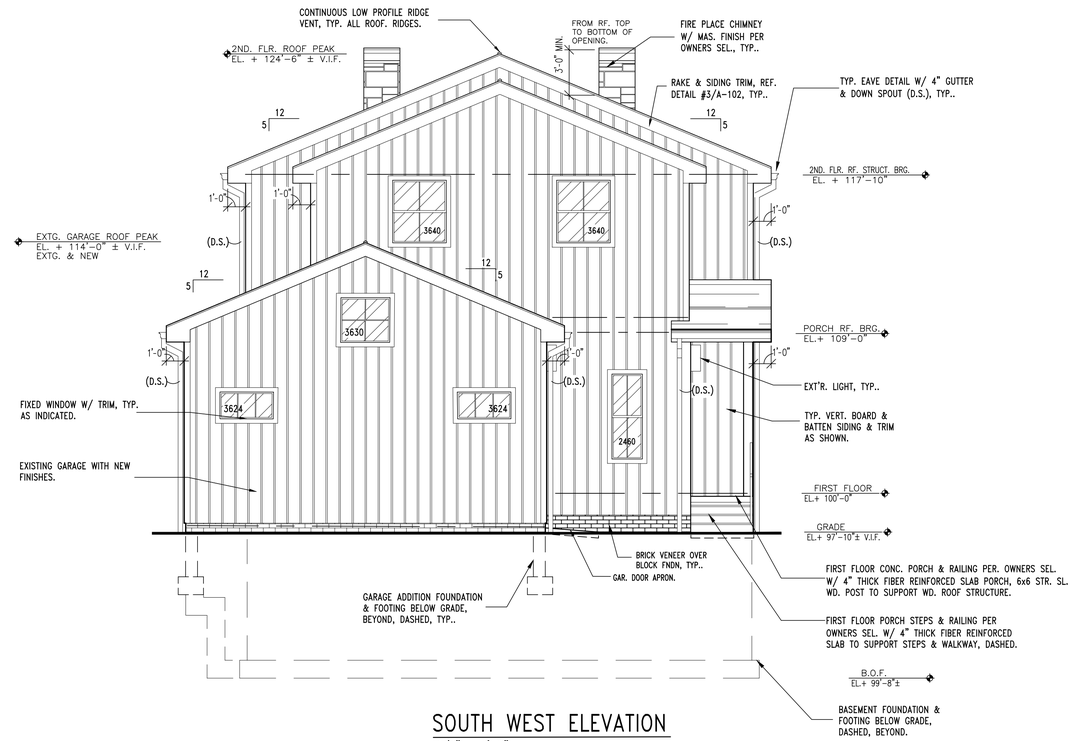
Seal

PRELIMINARY
NOT FOR CONSTRUCTION



NORTH EAST ELEVATION

1/4" = 1'-0"



SOUTH WEST ELEVATION

1/4" = 1'-0"

FISCHER & ASSOCIATES

ARCHITECTS INC.

554 West Ninth Street
Lorain, Ohio 44052
Tel: (440) 315-2300
E mail: andrea@fischerarch.com

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ISSUE:	DATE:
NEW HOUSE PLAN PRELIM	03/28/23
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Client Name/Project Name/Address

1464 Riverside Drive

(NEW HOUSE & GARAGE ADDITION)

1464 Riverside Drive
Lakewood, Ohio 44107

Drawing Name

ELEVATIONS

Fischer Project Number

21.046A

SHEET #

A-104

Seal

PRELIMINARY
NOT FOR CONSTRUCTION

SPECIAL ROOF STRUCTURE NOTES:

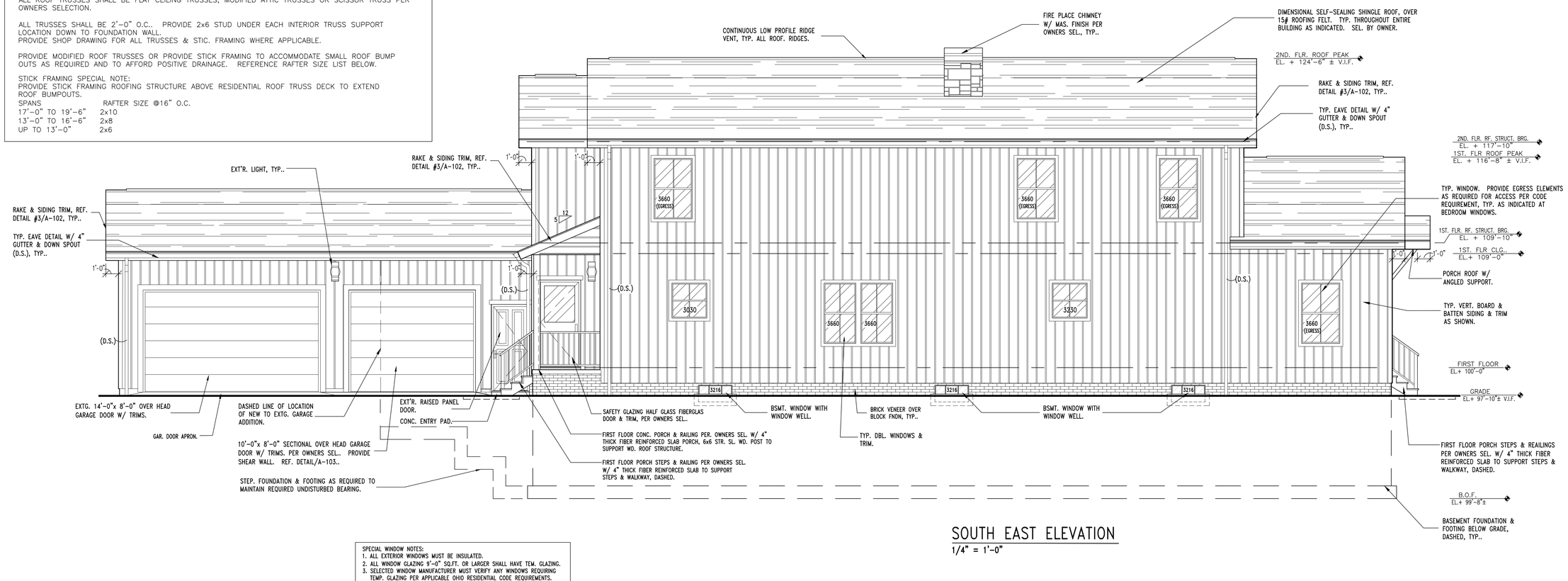
ALL ROOF TRUSSES SHALL BE FLAT CEILING TRUSSES, MODIFIED ATTIC TRUSSES OR SCISSOR TRUSS PER OWNERS SELECTION.

ALL TRUSSES SHALL BE 2'-0" O.C.. PROVIDE 2x6 STUD UNDER EACH INTERIOR TRUSS SUPPORT LOCATION DOWN TO FOUNDATION WALL.
PROVIDE SHOP DRAWING FOR ALL TRUSSES & STIC. FRAMING WHERE APPLICABLE.

PROVIDE MODIFIED ROOF TRUSSES OR PROVIDE STICK FRAMING TO ACCOMMODATE SMALL ROOF BUMP OUTS AS REQUIRED AND TO AFFORD POSITIVE DRAINAGE. REFERENCE RAFTER SIZE LIST BELOW.

STICK FRAMING SPECIAL NOTE:
PROVIDE STICK FRAMING ROOFING STRUCTURE ABOVE RESIDENTIAL ROOF TRUSS DECK TO EXTEND ROOF BUMPOUTS.

SPANS	RAFTER SIZE @16" O.C.
17'-0" TO 19'-6"	2x10
13'-0" TO 16'-6"	2x8
UP TO 13'-0"	2x6

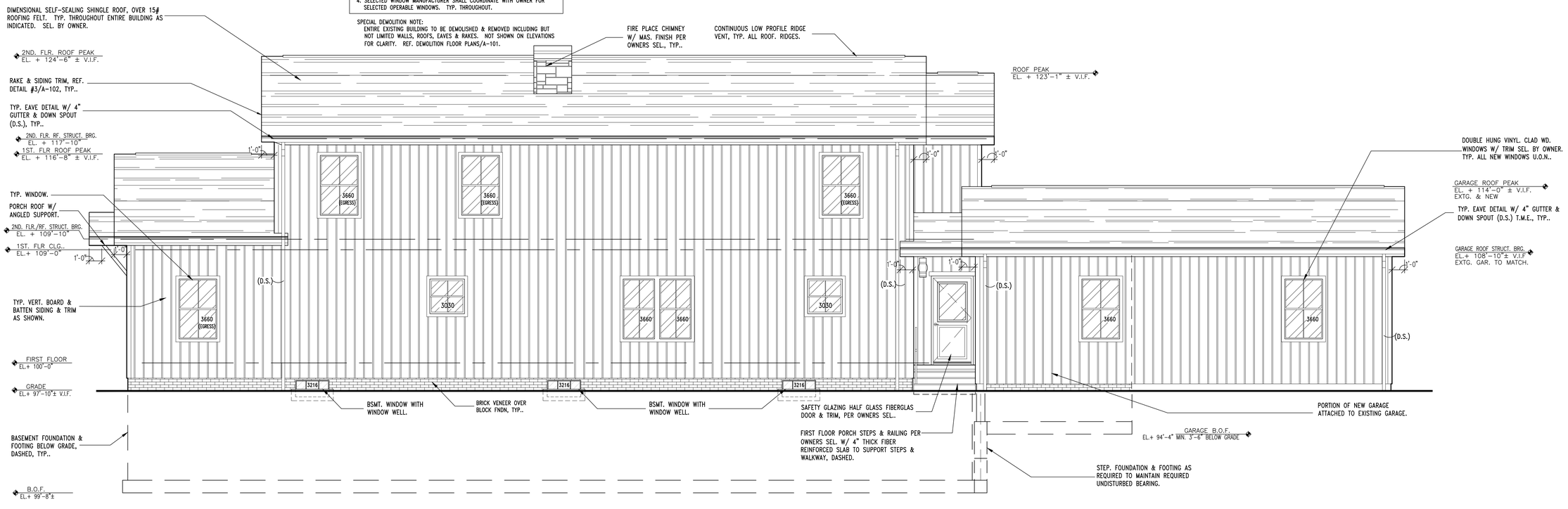


SOUTH EAST ELEVATION

1/4" = 1'-0"

SPECIAL WINDOW NOTES:
1. ALL EXTERIOR WINDOWS MUST BE INSULATED.
2. ALL WINDOW GLAZING 9'-0" SQ.FT. OR LARGER SHALL HAVE TEM. GLAZING.
3. SELECTED WINDOW MANUFACTURER MUST VERIFY ANY WINDOWS REQUIRING TEMP. GLAZING PER APPLICABLE OHIO RESIDENTIAL CODE REQUIREMENTS.
4. SELECTED WINDOW MANUFACTURER SHALL COORDINATE WITH OWNER FOR SELECTED OPERABLE WINDOWS. TYP. THROUGHOUT.

SPECIAL DEMOLITION NOTE:
ENTIRE EXISTING BUILDING TO BE DEMOLISHED & REMOVED INCLUDING BUT NOT LIMITED WALLS, ROOFS, EAVES & RAKES. NOT SHOWN ON ELEVATIONS FOR CLARITY. REF. DEMOLITION FLOOR PLANS/A-101.



NORTH WEAT ELEVATION

1/4" = 1'-0"

FISCHER & ASSOCIATES

ARCHITECTS INC.

554 West Ninth Street
Lorain, Ohio 44052
Tel: (440) 315-2300
E mail: andrea@fischerarch.com

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ISSUE:	DATE:
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Client Name/Project Name/Address

1464 Riverside Drive

(NEW HOUSE & GARAGE ADDITION)

1464 Riverside Drive
Lakewood, Ohio 44107

Drawing Name

ELEVATIONS

Fischer Project Number

21.046A

SHEET #

A-103

Seal

PRELIMINARY
NOT FOR CONSTRUCTION

2506

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
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Application Cover Page

Docket No.: 06-48-23

Permit No.: BBS23-000044

Applicant Name: Susan Broadwater, Beegan Architectural Design

Project Address: 2106 Mars Avenue

Project Name: n/a

Project: Applicant proposes a rear addition on a corner lot.

2106 Mars Avenue

ISSUE	DATE	DESCRIPTION
1	02.20.23	architectural board of review

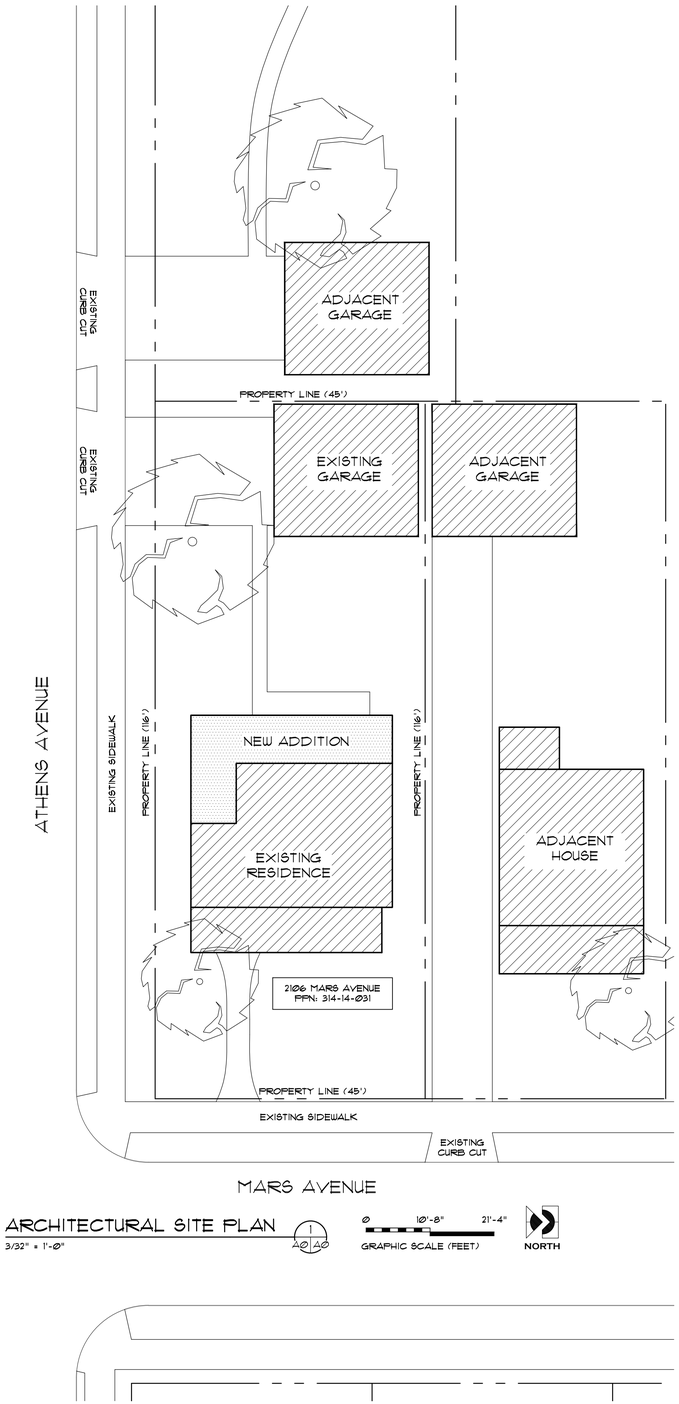
SITE LOCATION MAP

N.T.S.

NORTH

EXISTING HOUSE

N.T.S.



ARCHITECTURAL SITE PLAN

3/32" = 1'-0"

A0 A0

0 10'-8" 21'-4"

GRAPHIC SCALE (FEET)

NORTH

STATE OF OHIO
PAUL R. BEEGAN
12574
REGISTERED ARCHITECT

PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-009

2106 Mars Avenue
Residential Renovations

2106 mars avenue
lakewood, ohio 44107

Architectural Site Plan
Existing House

A0

© BEEGAN ARCHITECTURAL DESIGN LLC

2106 Mars Avenue

PROPOSED ADDITION

N.T.S.

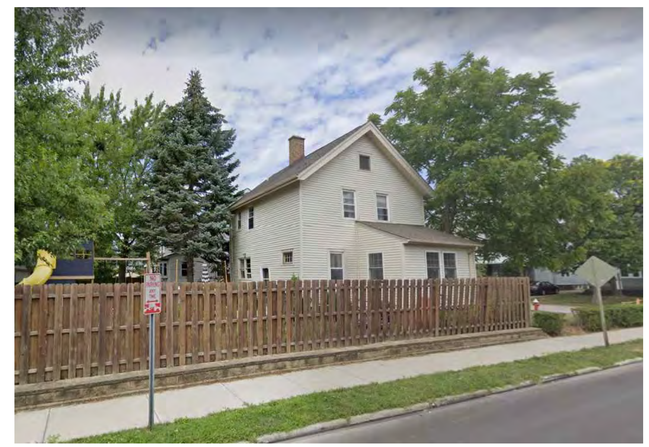
Cape Cod Gray

ALSIDES VINYL SIDING

N.T.S.

EXISTING SOUTH SIDE OF HOUSE

N.T.S.



EXISTING BACKYARD

N.T.S.

STREETVIEW

N.T.S.

ISSUE	DATE	DESCRIPTION
1	05.10.23	architectural board of review

STATE OF OHIO
PAUL R. BEEGAN 12574
REGISTERED ARCHITECT

PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
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216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-009

2106 Mars Avenue
Residential Renovations

2106 mars avenue
lakewood, ohio 44107

Proposed Rendering
& Existing Conditions

A1

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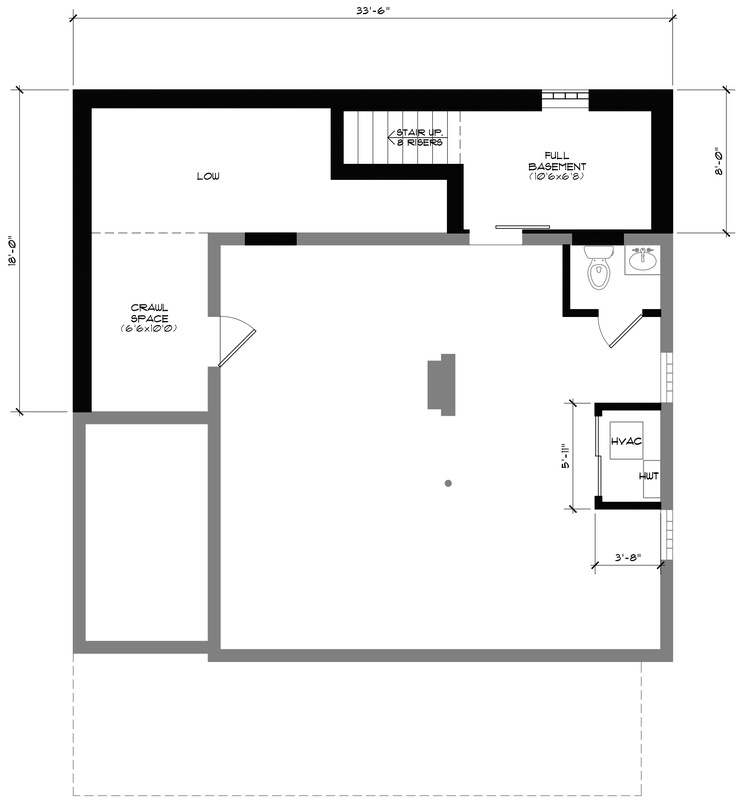
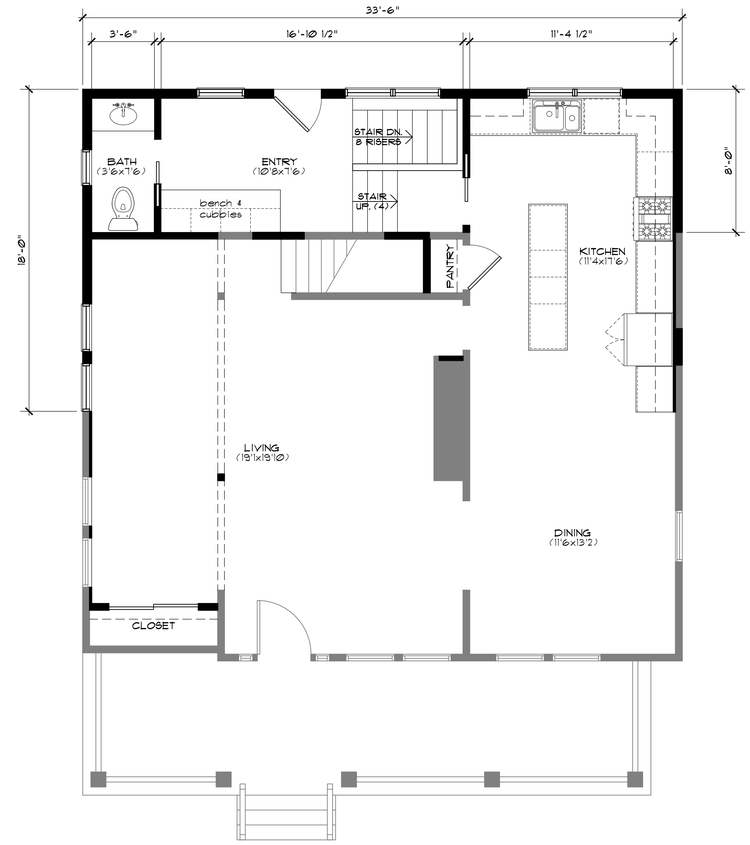
ISSUE	DATE	DESCRIPTION
1	05.10.23	architectural board of review



BASEMENT DEMO PLAN (1 / A8.1 A8.2)
1/4" = 1'-0"

0 4' 8'
GRAPHIC SCALE (FEET)

NORTH



1ST FLOOR DEMO PLAN (2 / A8.1 A8.2)
1/4" = 1'-0"

0 4' 8'
GRAPHIC SCALE (FEET)

NORTH

STATE OF OHIO
PAUL R. BEEGAN
12574
REGISTERED ARCHITECT

PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023

BEEGAN
ARCHITECTURAL DESIGN

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LAKEWOOD, OHIO 44107
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216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-009

2106 Mars Avenue
Residential Renovations

2106 mars avenue
lakewood, ohio 44107

Floor Plans

A2

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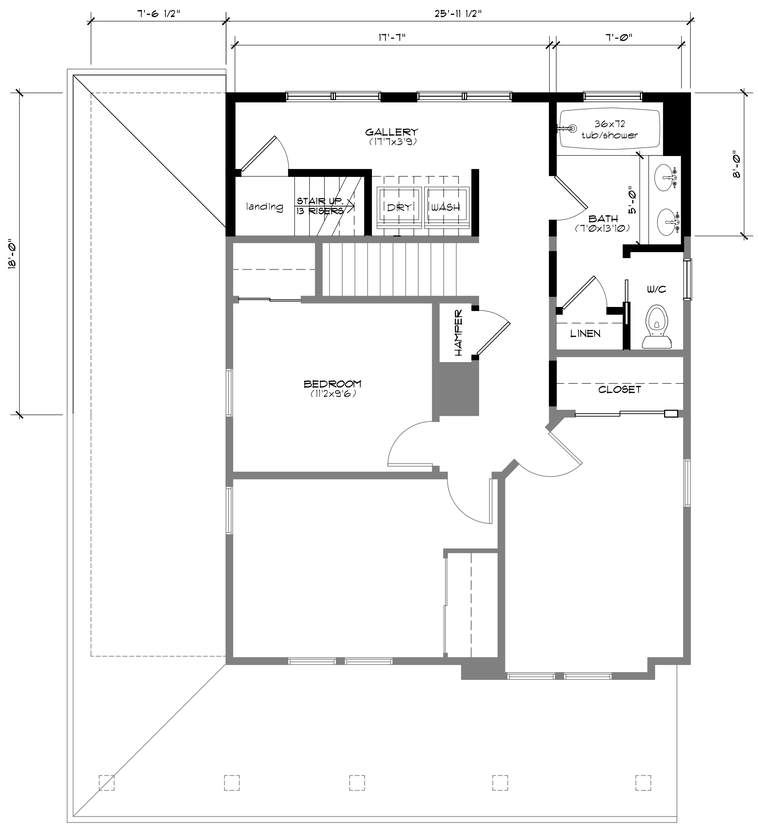
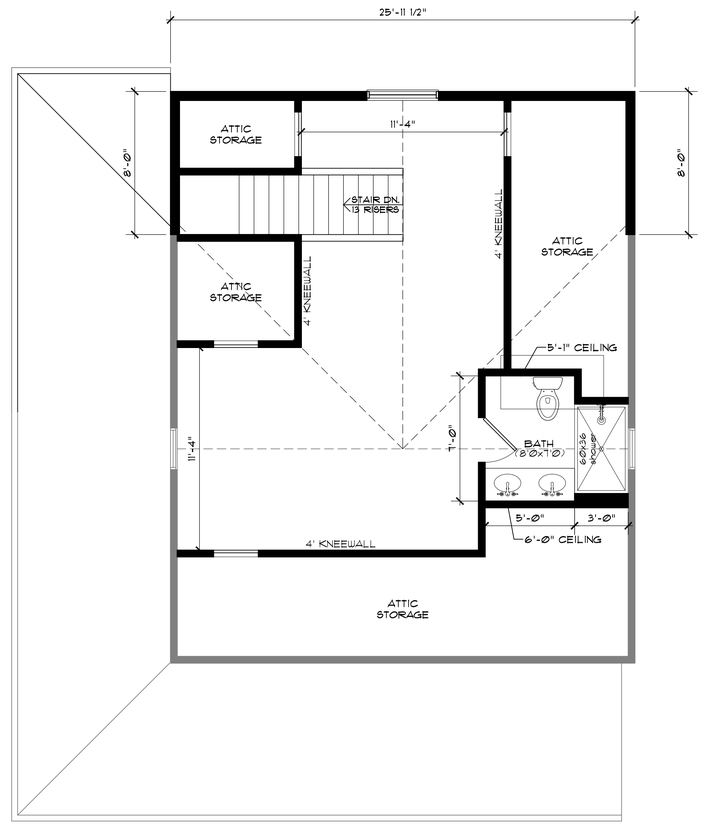
ISSUE	DATE	DESCRIPTION
1	05.10.23	architectural board of review



2ND FLOOR ~~BEAD~~ PLAN 1 A2
1/4" = 1'-0"

0 4' 8'
GRAPHIC SCALE (FEET)

NORTH



ATTIC ~~BEAD~~ PLAN 2 A2
1/4" = 1'-0"

0 4' 8'
GRAPHIC SCALE (FEET)

NORTH

STATE OF OHIO
PAUL R. BEEGAN
12574
REGISTERED ARCHITECT

PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023

BEEGAN
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LAKEWOOD, OHIO 44107
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216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-009

2106 Mars Avenue
Residential Renovations

2106 mars avenue
lakewood, ohio 44107

Floor Plans

A3

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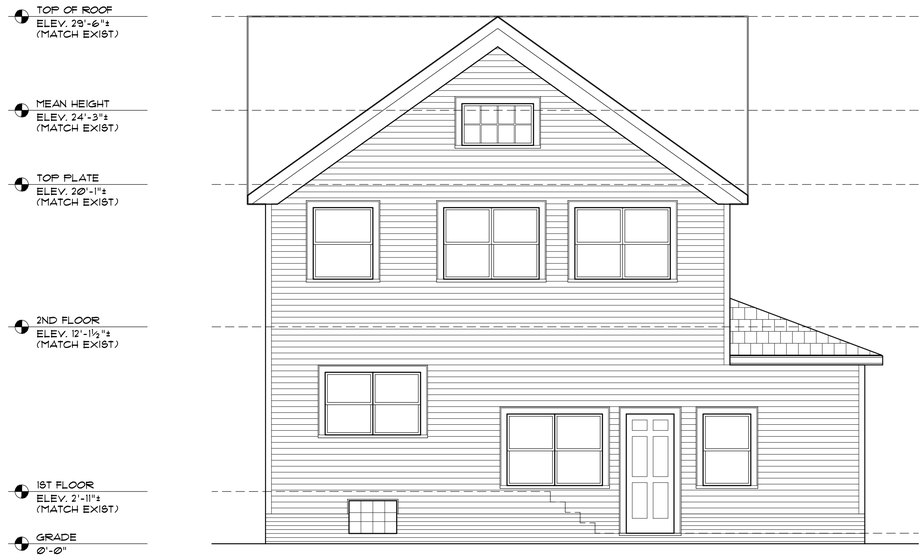
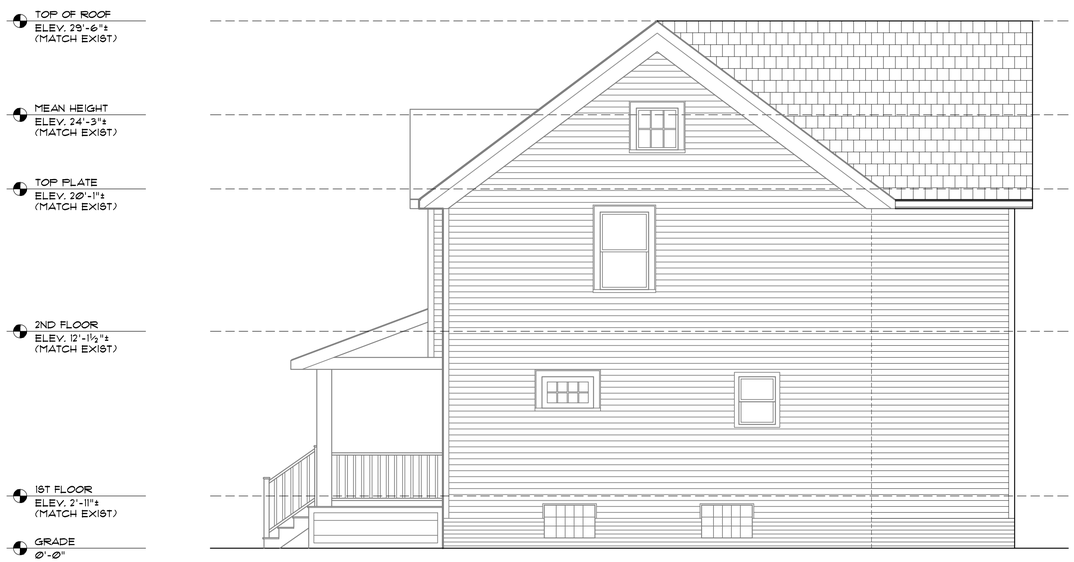
ISSUE	DATE	DESCRIPTION
1	05.10.23	architectural board of review



BACK ELEVATION (A)
1/4" = 1'-0"

0 4' 8'
GRAPHIC SCALE (FEET)



SIDE ELEVATION (B)
1/4" = 1'-0"

0 4' 8'
GRAPHIC SCALE (FEET)

SIDE ELEVATION (C)
1/4" = 1'-0"

0 4' 8'
GRAPHIC SCALE (FEET)

STATE OF OHIO
PAUL R. BEEGAN
12574
REGISTERED ARCHITECT

PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023

BEEGAN
ARCHITECTURAL DESIGN

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LAKEWOOD, OHIO 44107
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216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-009

2106 Mars Avenue
Residential Renovations

2106 mars avenue
lakewood, ohio 44107

Exterior Elevations

A4

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BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 06-49-23

Permit No.: BBS23-000047

Applicant Name: Michael Tomsik, Tomsik Architects

Project Address: 2083 Wyandotte

Project Name: n/a

Project: Applicant proposes front porch renovation/reconstruction.

PORCH REPAIR
DWELLING
2083 WYANDOTTE AVENUE
LAKEWOOD, OH 44107

NORTH

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

OBC DATA:

USE GROUP: RESIDENTIAL	
CONSTRUCTION TYPE: 5B	
FIRST - SECOND FLOOR AREA - NEW (PORCH)	216 SQ. FT. EACH

GENERAL NOTES:
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL LOCAL CODE.
2. PROTECT EXIST. PROPERTY-SHORE & BRACE AS REQ. FOR ALL WORK.
3. CONTRACTORS SHALL AQUIRE & PAY FOR ALL PERMITS.

DESIGN CRITERIA

GROUND SNOW LOAD R301.2(5)=	25
BASIC WIND SPEED R301.2(4)=	115
WIND EXPOSURE CATEGORY R301.2.1.4=	EXPOSURE B
HIGH WIND DESIGN CRITERIA R301.2.1.1=	> 90- NOT APPLICABLE
SEISMIC DESIGN CATERGORY R301.2(2)=	A
WEATHERING R301.2(3)=	SEVERE
TERMITE AREA R301.2(6)=	MODERATE TO HEAVY
WINTER DESIGN TEMPERATURE R301.2(1)=	0-10
FLOOR LOADS FOR DECKS PER R301.5= 40 PSF STAIRS= 40 PSF ROOMS OTHER THAN SLEEPING= 40 SLEEPING ROOMS= 30 PSF GUARDS AND HANDRAILS = 200 PSF	
CONCRETE COMPRESSIVE STRENGTH R402.1=	2,500

DRAWING INDEX:

1 :	SITE PLAN & OBC DATA
A-1:	ELEVATIONS & DETAIL

SPECIFICATIONS

1. GENERAL
   A. GENERAL CONDITIONS - Shall follow latest A.I.A. Document A201.
   B. CODES AND ORDINANCES - Comply with all applicable codes and ordinances.
   C. CLEAN UP
      1. Each subcontractor shall clean up daily at the completion of his part of the work remove all his tools, surplus materials and debris of any kind from his work, and leave all in a clean and perfect condition. All debris must be placed in rubbish containers by the respective trade as work progresses in dumpsters furnished and paid for by the General Contractor.
      2. Prior to occupancy by the Owner, the General Contractor shall have all waste material and debris removed from the site as well as the building cleaned to the satisfaction of the Owner and Architect.
   D. CUTTING AND PATCHING - Each subcontractor shall do their own cutting and patching. They shall not endanger the work of other subcontractors. Cutting and patching must be done under supervision of the General Contractor and with their approval
      NOTE: Cutting and patching will also occur in the Lower Level.
   E. PERMITS - Contractors shall be responsible for acquiring payment for all necessary permits.
2. METALS
   A. MISCELLANEOUS METAL-MISCELLANEOUS HANGERS, BRACKETS, BRACES, ANGLES, ETC - Furnish and install the various lintel angles, channels, plates, bars, etc. for the fabrication of brackets, braces, clips, support hangers, anchors, or other special items as indicated on the Drawings.
   B. All steel required for this structure shall be new and shall conform to ASTM A-36 and shall be painted.
   C. All loose lintels shall have 4" minimum bearing unless noted. loose lintels over doors, windows, ducts, and miscellaneous openings to be used for each 4" of masonry wall thickness.
      1-L 3 1/2 x 4 x 5/16" for spans up to 4'-0" with 4" bearing each end.
3. CARPENTRY
   A. ROUGH CARPENTRY
      1. Rough lumber - Grounds, furring, miscellaneous blocking, etc., select structural grade Douglas Fir (WCLIB grade Stamp) or grade Southern Yellow Pine (SYP grade stamp) minimum 1500 F., in bending stress.
   B. FINISH CARPENTRY
      1. Wood Trim and Wood Veneer shall be Birch or Poplar.
      2. Countertops shall be granite. Outside corners shall chamfered.
      3. Closet Shelving: Shall be ventilated wire by Closet Maid. See drawings for sizes and locations.
4. MOISTURE PROTECTION
   A. SEALANTS - Use the specified products of the Tremco Manufacturing Co.
      1. Sealant - "Lasto-Meric Compound", "Dymonic"
      2. Sealant (Exterior) - Tremco "Perma-Joint".
5. DOORS AND WINDOWS
   A. METAL FRAMES
      1. Metal frames for doors, vision panels, etc., shall be of U.S. 18 gauge minimum steel. At 4' and wider doors provide five anchors per hinge jamb and four anchors per strike jamb. For other conditions provide minimum of three anchors per jam, type as required by all construction, and clip angles at bottom for anchorage to floor. Provide three rubber silencers on each strike stop.
      3. Frames shall be factory prepared for all hardware to template and reinforced for surface applied hardware, but drilling and tapping for surface items shall have U.L. or F.M. labels assuring compliance. Frames shall be prefinished, std. color.
      4. Submit shop drawings showing locations, anchorage, reinforcements, etc., and obtain approval before fabrication.
   C. GLASS AND GLAZING - 1/4" thick clear tempered plate glass as manufactured by PPC or LOF, unless otherwise noted on drawings.
   D. HARDWARE - Hardware shall conform to state and local fire code requirements, and shall comply with ANSI A 117.1.
      Refer to Hardware Schedule.
      Closets rods, shelf brackets and miscellaneous hardware shall be included.
      Cabinet fabricator shall submit samples of cabinet hardware to Architect for approval.
   E. METAL DOORS - As manufactured by Amweld, Ceco Steelcraft or approved equal. Hot-rolled steel sheets (ASTM A 366/A 366M, Commercial Steel (CS), Type B, stretcher-leveled standard of flatness. Interior Doors complying with ANSI 250.8 for level and model and ANSI A250.4 for physical-endurance level: Level 3 and Physical Performance Level A, Model 2 (Seemless). Vison lite kits as per manufacturer standards.
   F. WOOD DOORS
      1. Suite entry-Birch veneer, solid core, 1-3/4" THK, FLUSH DOOR. pre-finished stain, color as selected by architect.
      2. Suite interior- MDO veneer, solid core, 1 3/8" thick, 2 panel by Jeld-Wen.
   G. WINDOWS by JELD-WEN, vinyl V-2500 series double hung.
6. DRYWALL AND METAL STUDS
   A. GYPSUM WALLBOARD: ASTM C36-80 - F.S. SS-L30C. 5/8" thick gypsum board, type "X", with tapered edges.
      1. Use type W/R drywall at all Toilet, laid horizontally, and ceilings.
      2. Joint reinforcing and adhesives shall conform to ASTM C-475-64 and as recommended by manufacturer.
   B. METAL STUDS: Load-bearing locations to be 16 gauge channel shape at 16"o.c.- other ares to be standard 20 gauge channel shape. Spacing to be 16" o.c. in all areas. Fasten all studs with screws to runners top and bottom.
      Fasten all studs and headers for door openings with screws, both sides. Provide double studs at all door jambs.
   C. TEMPERATURE AND HUMIDITY CONDITIONS
      Do not install joint treatment compounds unless installation areas comply with the minimum temperature and ventilation requirements recommended by the manufacturer and conditions are acceptable to the installer.
   D. SOUND ATTENUATION BLANKETS (at Corridor walls.)
      ASTM C 665, Type I (blankets without membrane facing) produced by combining thermosetting resins with mineral fibers manufactured from glass, slag wool or rock wool.
7. FINISHES
   A. CERAMIC TILE
      Submit Product Data, Samples and Maintenance Data for materials. Furnish owner with extra material equal to 1/5 of installed materials for attic stock.
      Contractor shall install according to manufacturer's recommendations, using the recommendation installation products.
      Contractor shall install transition strips and trims as required to meet ADA accessibility standards, and colors shall be as indicated on the Color Schedule. Clean 4 days prior to Substantial Completion.
   B. CARPET
      Submit Product Data, Samples and Maintenance Data for materials. Materials shall be as indicated on the Color Schedule. (J&J Commercial Carpet) Furnish owner with extra material equal to 1/5 of installed materials for attic stock.
      Materials shall meet Fire Resistance ratings of Radient Panel (Class 1).
      Contractor shall install according to manufacturer's recommendations, using the recommendation installation products.
      Contractor shall install transition strips and trims as required to meet ADA accessibility standards, and colors shall be as indicated on the Color Schedule. Submit a seaming diagram to Architect for approval.
      Use trowelable leveling and patching compounds according to manufacturer's written instructions.
      Direct Glue-Down Installation: Comply with CRI 104, Section 8, "Direct Glue-Down Installation".
      Cut and fit carpet to butt tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings. Bind or seal cut edges as recommended by carpet manufacturer.
      Extend carpet into toe spaces, door reveals, closets, open-bottomed obstructions, removable flanges, alcoves, and similar openings.
      Perform the following operations immediately after installing carpet:
      1. Remove excess adhesive, seam sealer, and other surface blemishes using cleaner recommended by carpet manufacturer.
      2. Remove yarns that protrude from carpet surface.
      3. Vacuum carpet using commercial machine with face-beater element.
   C. PAINTING - Materials shall be as manufactured by Sherwin Williams, ICI, Benjamin Moore or as approved by Architect.
      1. PLASTER, GYPSUM BOARD, WOOD DOORS/TRIM, AND EXISTING PAINTED SURFACES SEMI-GLOSS FINISH - LOW ODOR - LOW V.O.C.
         1st Coat: S-W HealthSpec Low Odor Interior Latex primer, B11W44
         2nd Coat: S-W HealthSpec Low Odor Interior Latex Semi-Gloss, B10 Series
         3rd Coat: S-W HealthSpec Low Odor Interior Latex Semi-Gloss, B10 Series
         (4 mils wet, 1.5 mils dry per coat)
      2. STAINED WOOD
         1 coat Sherwin Williams Interior Oil Stain
         1 coat Sherwin Williams Oil Base Varnish, Gloss
         1 coat Sherwin Williams Oil Base Varnish, Satin
      3. METAL SURFACES
         1 coat Sherwin Williams rust inhibitive Primer.
         2 coats Sherwin Williams Industrial Enamel (B54 Series.)
         Contractor shall provide owner with remaining materials, labeled, for attic stock.
      4. CONCRETE FLOOR AND COVE BASE
         1 prime coat Sherwin Williams alkyd floor enamel (gloss)
         1 intermediate coat Sherwin Williams alkyd floor enamel (gloss)
         1 top coat Sherwin Williams alkyd floor enamel (gloss)
   D. WALL COVERINGS
      1. Vinyl Fabric- Material shall be Class A, and meet fire code ratings for commercial use.
         Contractor shall install according to manufacturer's recommendations. Unused material shall be labeled and given to owner as attic stock.
   E. ENGINEERED WOOD
      Prefinished 5-ply solid wood flooring, cross-laminated, 3/8" thick x 5" wide x random length planks.
8. SPECIALTIES
   A. FIRE EXTINGUISHERS - Shall be as manufactured by Larsens Manufacturing Co. or approved equal. Model 20A-120 B:C Provide (4): Locate as directed by City Fire Official.
   B. TOILET ACCESSORIES - Shall include paper holders, mirrors, towel bars, etc.

GENERAL DEMOLITION NOTES

1. WALLS, PARTITIONS, DOORS, FRAMES AND OTHER ITEMS TO BE REMOVED ARE SHOWN DASHED. SERVICES WITHIN WALLS AND PARTITIONS SHALL ALSO BE REMOVED. EDGES OF WALLS SHOWN TO REMAIN SHALL BE SAWCUT OR CLEANLY TOOTHED TO ACCEPT NEW CONSTUCTION. REPAIR AND PATCH EXISTING WALLS SHOWN TO REMAIN WHERE INTERSECTING WALLS, DOORS, FRAMES, ETC. ARE SHOWN TO BE REMOVED AND WHERE EXISTING CONDITIONS WILL NOW BE EXPOSED IN THE NEW CONSTRUCTION.

2. EXISTING CONSTRUCTION SHOWN TO REMAIN, INCLUDING BUT NOT LIMITED TO WALLS, PARTITIONS, DOORS, FRAMES, ETC. SHALL BE PROTECTED DURING DEMOLITION. DAMAGE TO EXISTING CONDITIONS SHOWN TO REMAIN SHALL BE RESTORED TO MATCH PRE-DAMAGED CONDITION.

3. PROTECT FROM DAMAGE ALL EXISTING FINISH WORK TO REMAIN IN PLACE AND WHICH BECOMES EXPOSED DURING DEMOLITION OPERATIONS.

4. PROVIDE ALL NECESSARY SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED AND ADJACENT STRUCTURE OR ELEMENT SHOWN TO REMAIN. SHORING AND BRACING SHALL BE DESIGNED BY CONTRACTOR'S PROFESSIONAL ENGINEER LISCENSED IN THE APPLICABLE JURISDICTION.

5. PROVIDE TEMPORARY WEATHER PROTECTION AND SECURITY DEVICES DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRCUTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRCUTION TO ENSURE THAT NO WATER LEAKAGE OR DAMGAE TO STRUCTURE OR TO INTERIOR AREAS OF EXISTING BUILDING.

6. EXISTING CONCRETE FLOOR SLABS AND EXISTING STRUCTURAL FRAMING SYSTEMS SHOWN TO BE REMOVED SHALL BE CLEANLY

STATE OF OHIO
T. M. TOMSIK
8890
REGISTERED ARCHITECTS

Thomas M Tomsik-License # 8890
Expiation Date 12/31/2023

ISSUED FOR:	DATE:
REVIEW	05/17/2023

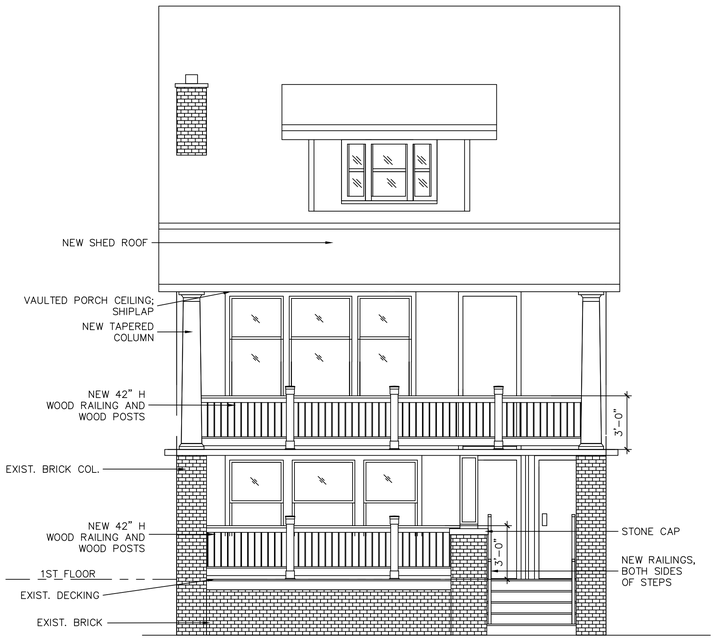
PORCH REPAIR
DWELLING
2083 WYANDOTTE AVE
LAKEWOOD, OH 44107

921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440
216/781-7385 FAX 216/781-7387
TOMSIK TOMSIK ARCHITECTS, INC.

SITE PLAN, OBC DATA
SPECIFICATIONS

1

PROJECT NO. 2023-08

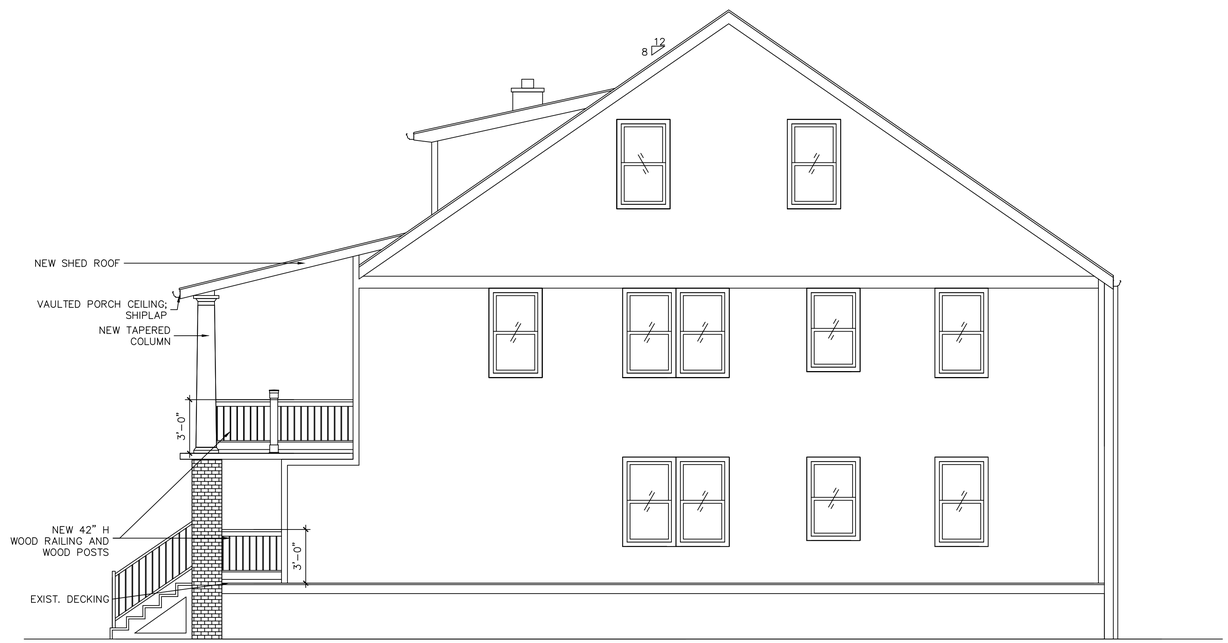


WEST ELEVATION

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

NORTH ELEVATION

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



SOUTH ELEVATION

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

STATE OF OHIO
T. M. TOMSIK
8890
REGISTERED ARCHITECTS

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216/781-7385 FAX 216/781-7387
TOMSIK TOMSIK ARCHITECTS, INC.

ELEVATION & DETAILS

A-1

PROJECT NO. 2023-08

2083

2083

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Application Cover Page

Docket No.: 06-50-23

Permit No.: BBS23-000042

Applicant Name: Elizabeth Vega

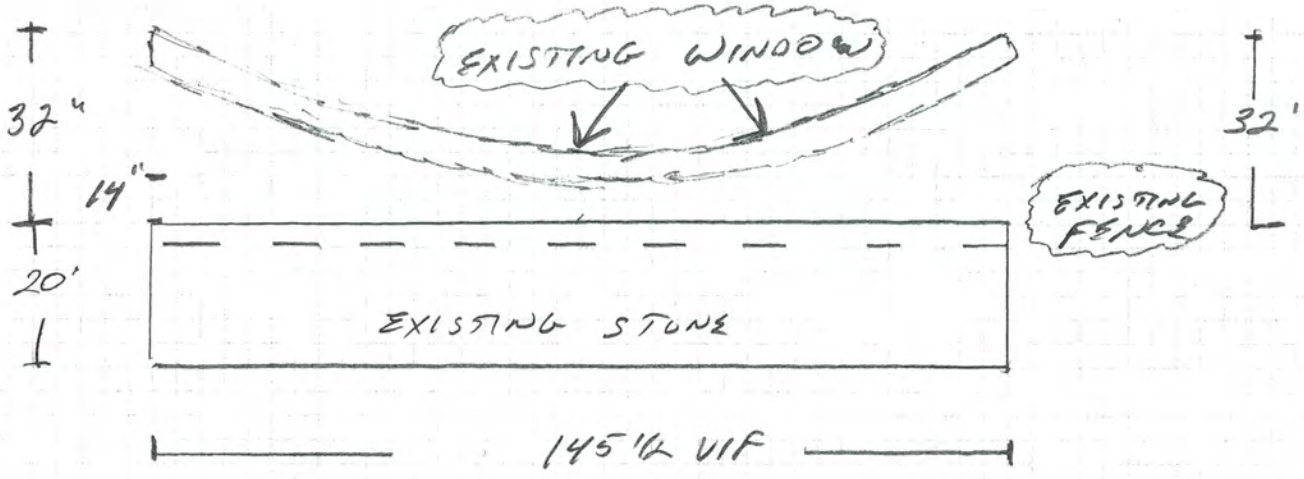
Project Address: 18501 Detroit Avenue

Project Name: Folicle (a salon)

Project: Applicant proposes window replacement.

18501 DETROIT AVE
LAKEWOOD OHIO

EXISTING



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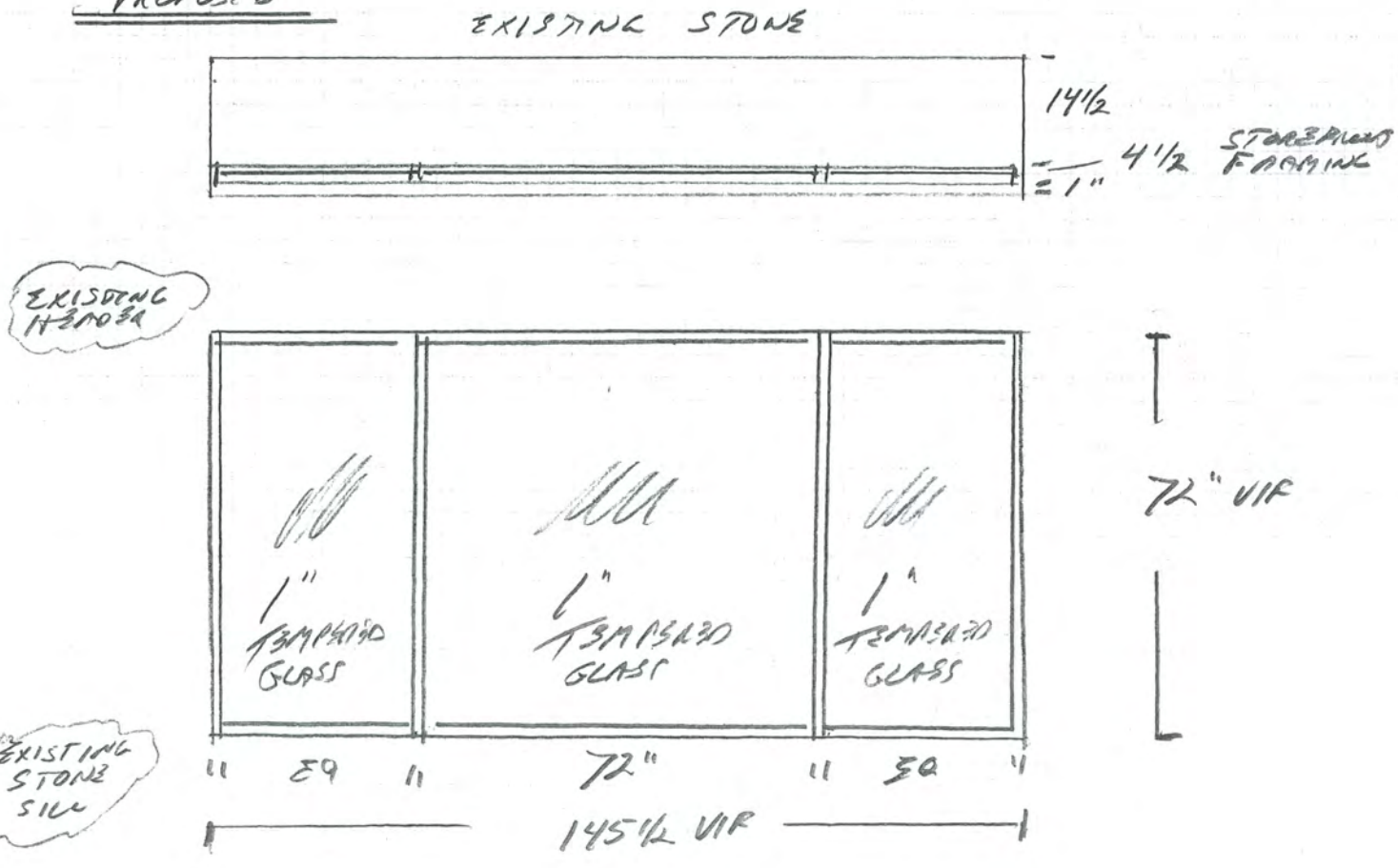


Bellflower
18501 Detroit Ave.
Lakewood, Ohio

Kawneer 451T Dark Bronze Anodized Alumninum Framing
1" Low E Tempered Insulated Glass
Dark Bronze Aluminum Brake Metal trim as needed

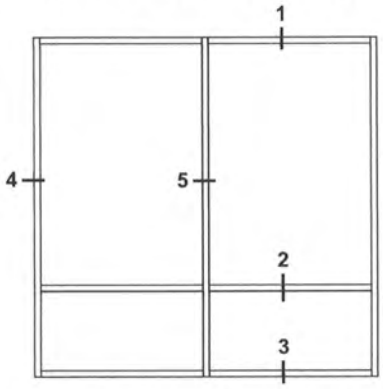
Trifab® VersaGlaze® 451/451T Framing System

JANUARY, 2023

BASIC FRAMING DETAILS (CENTER - Outside Glazed - Stops Up)

EC 97911-281

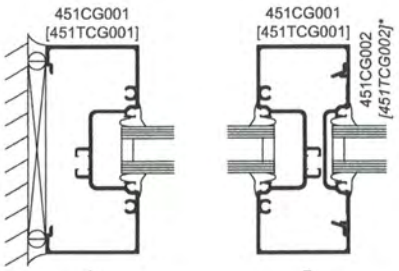
Additional information and CAD details are available at www.kawneer.com



ELEVATION IS NUMBER KEYED TO DETAILS

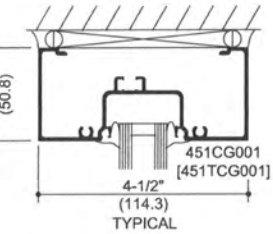
NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

SCREW SPLINE

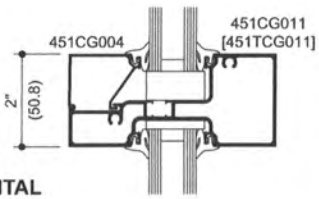


4 JAMB **5 VERTICAL**

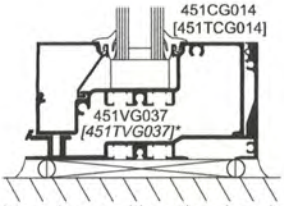
1 HEAD



2 HORIZONTAL

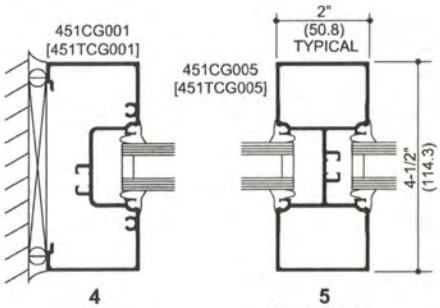


3 SILL



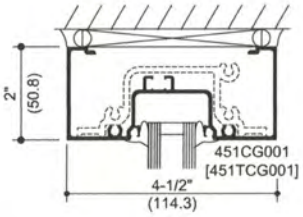
* HP Sill Flashing shown with optional gasket.

SHEAR BLOCK



4 JAMB **5 VERTICAL**

1 HEAD



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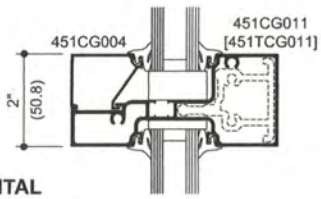
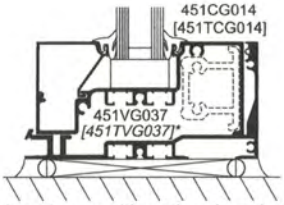
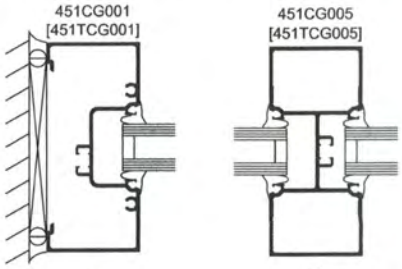


3 SILL



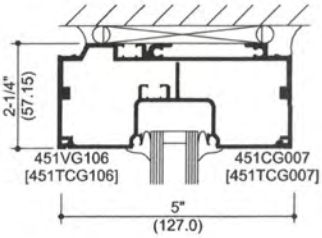
* HP Sill Flashing shown with optional gasket.

STICK

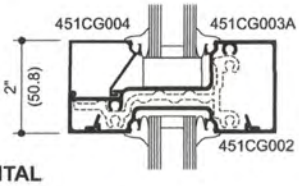


4 JAMB **5 VERTICAL**

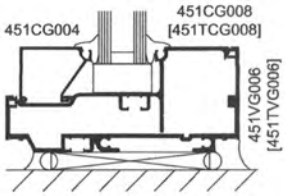
1 HEAD



2 HORIZONTAL



3 SILL



Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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25

18501
Folicle
(a salon)
CREATE YOUR SUNSHINE
ElaNour
COUTURE
18503 Detroit Ave.

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YOUR
SHINE

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SUNSHINE
ALT
6

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Application Cover Page

Docket No.: 06-51-23-S

Permit No.: BBS23-000043

Applicant Name: Joseph Pavlik

Project Address: 13222 Madison Avenue

Project Name: Mahall's/Roxy

Project: Applicant proposes new signage.

PRIVATE
TOW AWAY ZONE

The Roots 12/22 8pm
Macy Green 1/14 9pm
NIN 1/22 1030p
Mannish Boy 1/27 8pm
Tango Marathon 1/30-2/2
the
ROXY

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Application Cover Page

Docket No.: 06-52-23

Permit No.: BBS23-000046

Applicant Name: Patrick McGinty

Project Address: 13749 Madison Avenue

Project Name: McGinty's Pub

Project: Applicant proposes storefront alterations and outdoor dining.

McGinty's Pub Storefront Renovation

Prepared for: Lakewood City BBS/ABR/Sign Review Board

Prepared by: Haley McGinty, Property Manager. Patrick McGinty, Building Owner. Jean McGinty, Architect.

May 17, 2023

SUMMARY

Proposal

MMRC Properties is proposing **two garage doors** on the front, North facing windows of Madison Avenue. The initial plan also proposes a **stacking window** on the West facing side of the building (Bunts Avenue).
MMRC Properties is also proposing a **sidewalk patio**, and **covered terrace area** recessed into the building, located on the North side facing Madison Avenue. The covered terrace will be located in the East room of McGinty's Pub. There will be no structural changes to the building.

Purpose

McGinty's Pub exists in a neighborhood where the biggest portion of our clientele lives within walking distance. Our customers aren't just customers, they're our neighbors, local business owners, family, and most importantly- our friends. It's no secret that McGinty's Pub thrives in the fall and winter seasons. We are known to be cozy and dimly lit, with a warm fireplace and candlelit tables, perfect for the chillier days. By adding the proposed garage doors, new windows and sidewalk patios, McGinty's Pub hopes to bring a new vibe for our summer months. Airy and open, while still catering to our neighborly (cozy) reputation. We believe this renovation will enhance the curb appeal and overall atmosphere of McGinty's Pub.

Intended Materials

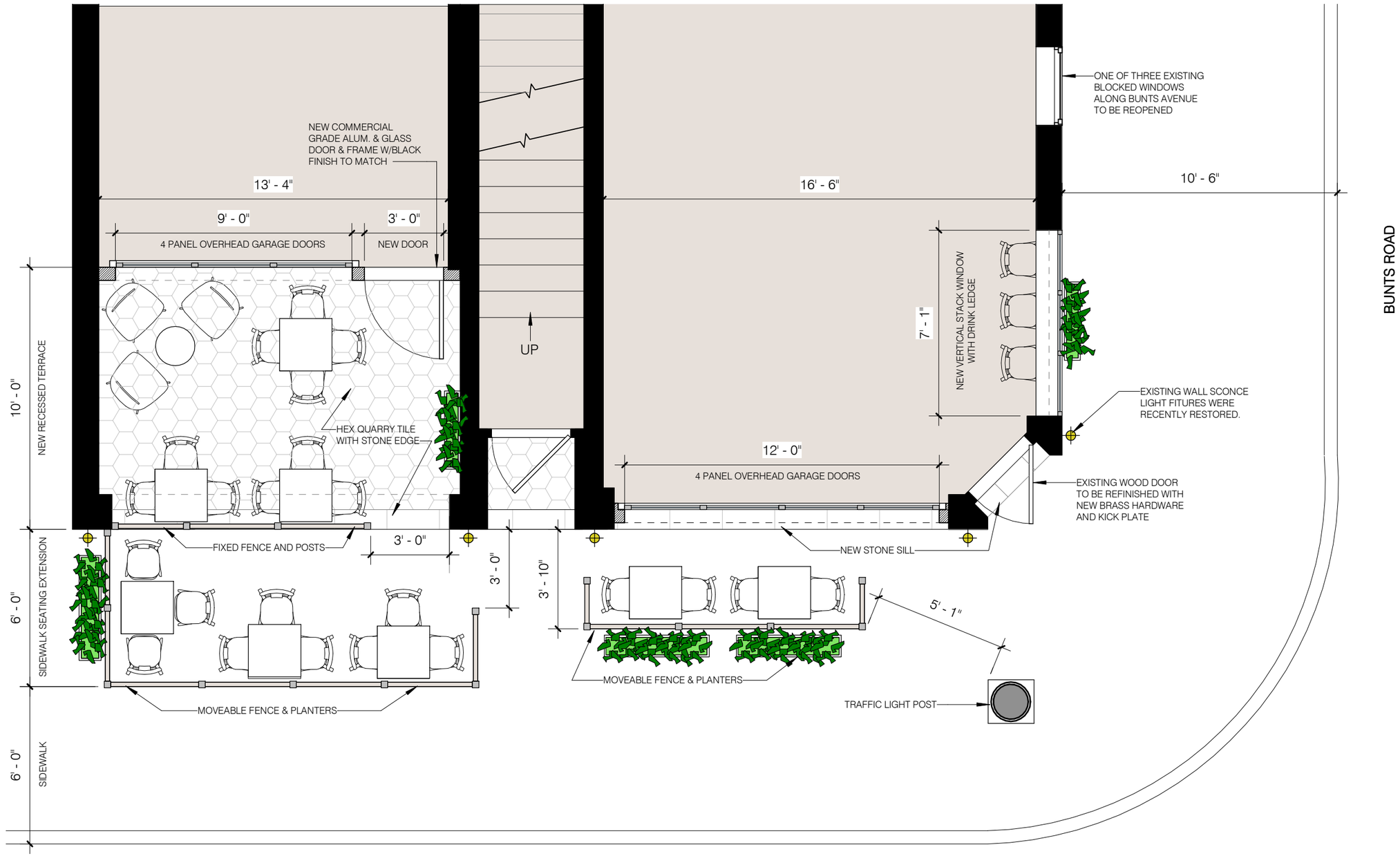
Garage Doors

- CLOPAY Commercial Insulated Aluminum Overhead Door with Solid Bottom Panel and Full View Glass Panels.
- CLOPAY Commercial Vertistack Clear Vertical Stacking Window
- Wood Framing
- Insulation (recessed terrace area)
- Commercial Grade Aluminum and Glass Door and Frame with Black Finish

Sidewalk Patios and Terrace Area

- TREX Signature Railing and Rod Rail Panel in Charcoal Finish
- 9" Hex Quarry Tile Floor with Stone Edge (at recessed terrace and door alcoves)
- Lancaster Dining Height Outdoor Table and Seating Alloy Series in Black Finish
- Matte Black Tall Aluminum Planted

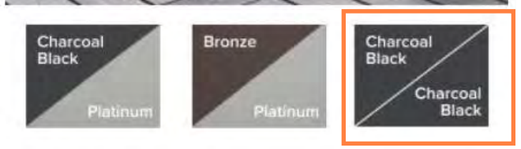
MMRC PROPERTIES, LLC 13749 MADISON AVENUE LAKEWOOD, OH 44107	MCGINTYS PUB RECESSED TERRACE & OPERABLE OPENINGS TITLE: EXISTING & PROPOSED MADISON AVENUE ELEVATION ISSUE: STOREFRONT RENOVATION DESIGN REVIEW	05/16/23	3/16" = 1'-0" A-100



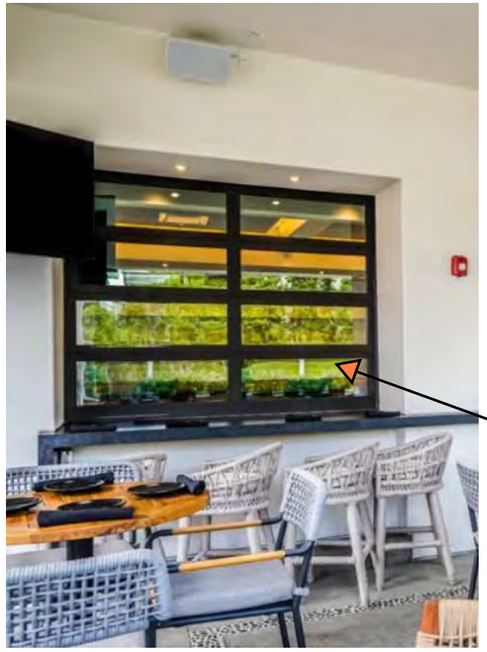
MMRC PROPERTIES, LLC 13749 MADISON AVENUE LAKEWOOD, OH 44107	MCGINTYS PUB RECESSED TERRACE & OPERABLE OPENINGS TITLE: FLOOR PLAN ISSUE: STOREFRONT RENOVATION DESIGN REVIEW	05/16/23	1/4" = 1'-0" A-101

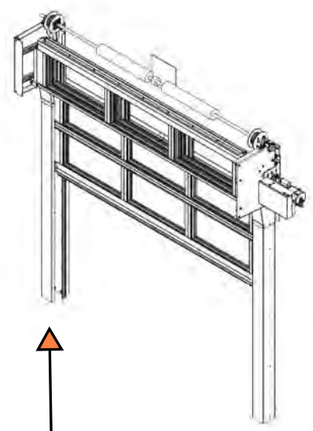
CLOPAY COMMERCIAL INSULATED ALUMINUM OVERHEAD DOOR WITH SOLID BOTTOM PANEL AND FULL VIEW GLASS PANELS ABOVE FOR MADISON AVE. FACADE.

MATTE BLACK TALL ALUMINUM PLANTER



TREX SIGNATURE RAILING - ROD RAIL PANEL, FINISH: CHARCOAL BLACK





CLOPAY COMMERCIAL VERTISTACK CLEAR VETICAL STACKING WINDOW ON BUNTS ROAD FACADE.

LANCASTER DINING HEIGHT OUTDOOR TABLE & SEATING ALLOY SERIES, FINISH: BLACK,

9" HEX QUARRY TILE FLOOR W/ STONE EDGE AT TERRACE & DOOR ACLOVES

MMRC PROPERTIES, LLC 13749 MADISON AVENUE LAKEWOOD, OH 44107	MCGINTYS PUB RECESSED TERRACE & OPERABLE OPENINGS TITLE: MATERIALS & FIXTURES ISSUE: STOREFRONT RENOVATION DESIGN REVIEW	05/16/23	A-102

Project _____

Item 164CMCAFEBLK Quantity _____

Approval _____ Date _____

Lancaster Table & Seating Alloy Series Black Outdoor Cafe Chair

Item #164CMCAFEBLK

Special Features

- Rust-resistant steel construction with e-coat sealant and black powder coat
- Ample 400 lb. weight capacity
- Reinforced frame with under-seat cross bracing enhances strength and stability
- Designed for use indoors and outdoors
- Stackable with other Lancaster Table & Seating Alloy cafe chairs for space-saving storage

Technical Data

Width	17 Inches
Depth	17 1/4 Inches
Height	33 1/2 Inches
Seat Width	14 1/8 Inches
Seat Depth	14 1/2 Inches
Back Height	17 Inches
Height Style	Standard Height
Seat Height	17 3/4 Inches
Arms	Without Arms
Assembled	Fully Assembled
Back	With Back
Back Color	Black
Capacity	400 lb.
Color	Black
Features	E-Coat Sealant Powder Coated Stackable
Frame Material	Steel
Installation Type	Freestanding
Seat Color	Black
Seat Material	Steel
Seat Type	Drain Hole
Style	Cafe Side Chair
Type	Chairs
Usage	Indoor Outdoor

Certifications

Fully Assembled

Stackable

⚠ **WARNING:** This product can expose you to chemicals including lead, which are known to the State of California to cause cancer, birth defects, or other reproductive harm. For more information, go to www.p65warnings.ca.gov.

© 2023 LT&S Alloy Series

CLOPAY COMMERCIAL – MODEL VS904

STACKING SERIES

VERTISTACK™ CLEAR DOOR

The VertiStack Clear door utilizes unique, compact stacking sections that take up minimal ceiling space, so it won't interfere with mechanical, electrical or plumbing fixtures. Vertically stacked sections with minimal projection on the wall allow for a clear and open ceiling. The sections can even be recessed into the ceiling if desired. Designed to operate smoothly and quietly, the door will not disturb patrons when operating.

clopaycommercial.com

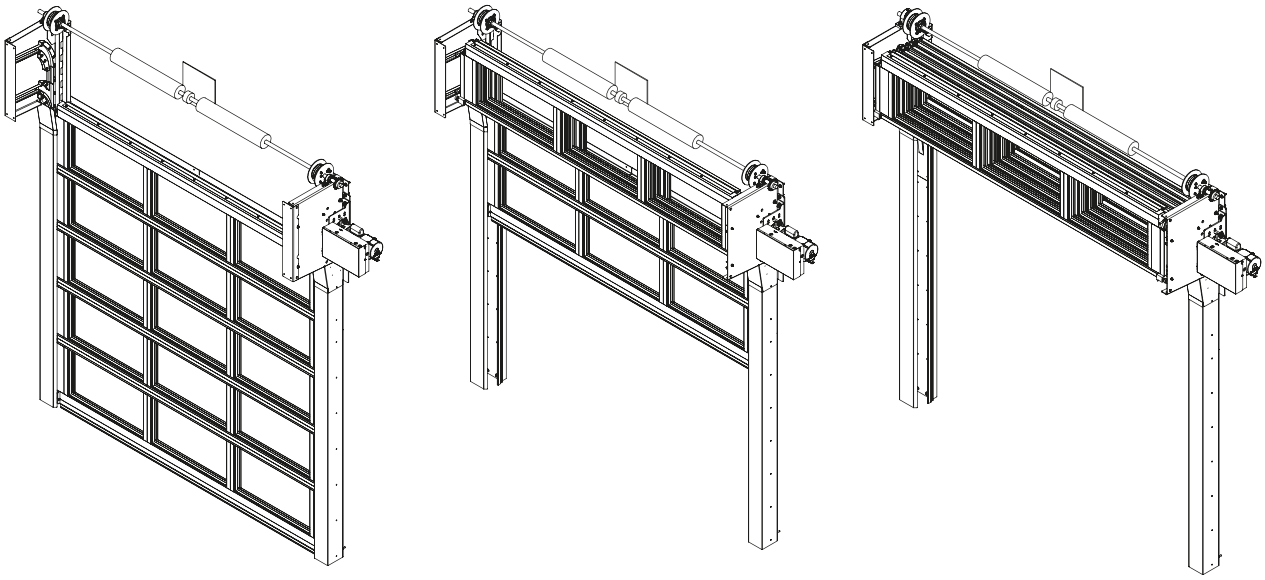
COMPACT VERTICAL STACKING ENABLES CLEAN AESTHETIC

EXPAND YOUR FOOTPRINT

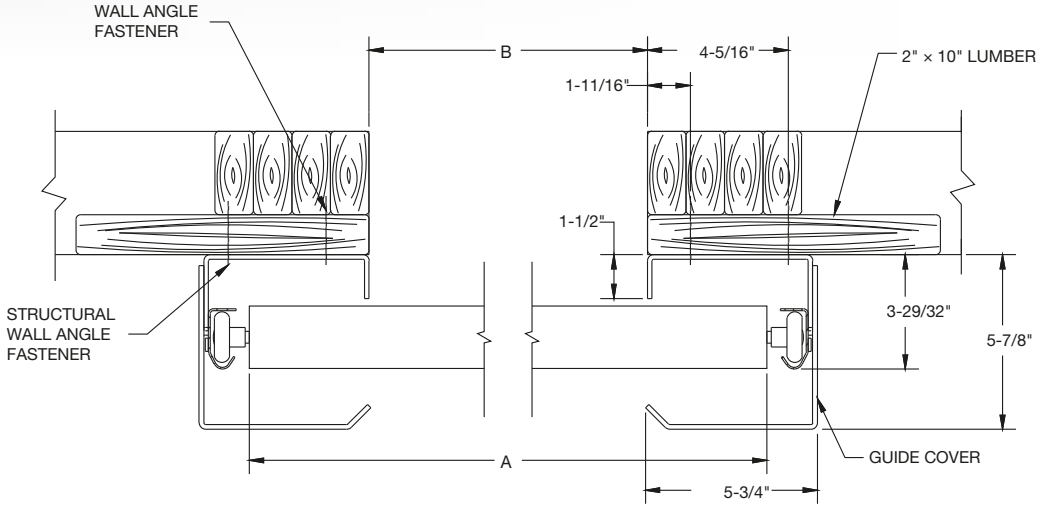
VertiStack Clear allows you to bring the outside in. When the door is open, indoor seating can be extended to the outside areas, inviting a state of flow between interior and exterior spaces. When the door is closed, the glass panels let in ample sunlight to offer warm hospitality. The built-in gaskets between sections make the door IECC compliant for air infiltration, keeping patrons comfortable while reducing energy usage.

CLEAR AESTHETICS

VertiStack offers a sleek design with minimal lines and angles. A clean, modern look from inside and out with aesthetic appeal is created since VertiStack Clear has no visible hinges or exposed track or cable. Available in a variety of glass, acrylic and polycarbonate options, VertiStack Clear also offers choices for customizable color and finish, giving designers free rein and flexibility to match or enhance any aesthetic.



GUIDE CONSTRUCTION



CALCULATE NUMBER OF PANELS AND SECTIONS

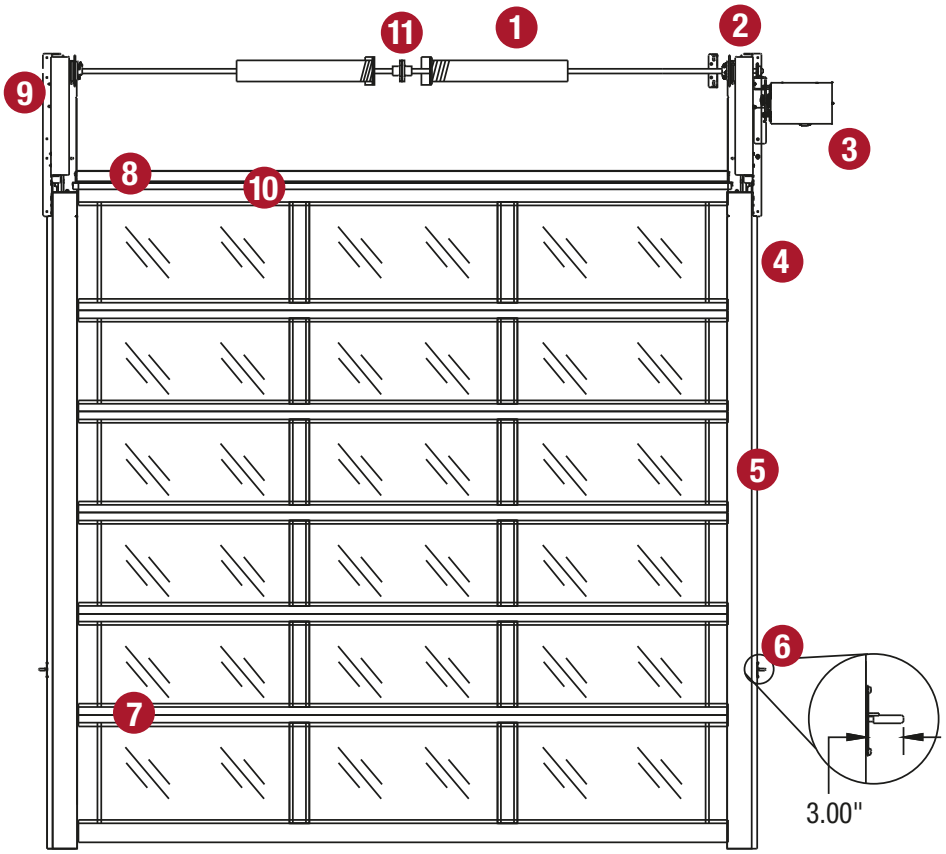
OPENING WIDTH	NUMBER OF PANELS
Up to 4'8"	1
4'9" – 9'2"	2
9'3" – 13'2"	3
13'3" – 14'0"	4

DOOR HEIGHT	NUMBER OF SECTIONS
4'0" – 5'8"	3
5'9" – 7'0"	4
7'1" – 8'4"	5
8'5" – 9'8"	6
9'9" – 11'2"	7
11'3" – 12'8"	8
12'9" – 14'0"	9

The details and dimensions on this sheet are provided as a rough guide for planning purposes.
To request project-specific shop drawings, contact your Clopay customer support or sales representative.
Architects and specifiers, visit ***architectdoorhelp.com.***

STANDARD COMPONENT MATERIALS AND FINISHES

1. **TORSION SPRINGS**
   25,000-cycle springs
2. **STRAP SPOOL**
   2" nylon strap in lieu of cable
3. **OPERATOR**
   Side mount shown
   Top and front mounts are also available
4. **GUIDE COVERS**
   Slip-on design with no visible fasteners, powder coated in RAL 9005 (Jet Black)
5. **VINYL WEATHER SEAL**
   Clips onto guide channel.
   ASTM E283 Air Leakage Rating
6. **MANUAL LOCK**
   Integrated into guide cover (1 per guide)
7. **SECTIONS**
   Clear anodized aluminum (standard)
8. **HEADER CHANNEL**
   For top seal contact, cable management and installation tool
9. **HEAD PLATES**
   Powder coated in RAL 9005 (Jet Black)
10. **TOP SEAL**
    Mounts to top section
11. **SHAFT COUPLER**



OPERATION AND STRUCTURAL REQUIREMENTS

Motor operation required.

The standard VertiStack operator includes an auxiliary hand chain for emergency use only. This product is supported by a guide assembly attached to the jamb construction. Header support is required for mounting counterbalance system as would be required with any standard sectional door. Adding an optional hood to a wider door may require hood supports.

OPTIONAL GLASS AND FINISHES

- A variety of glass and acrylic panels are available, including tempered, insulated, frosted, and Low-E options available in thicknesses of 1/8", 1/4", 1/2" and 5/8"
- Anodized finishes: Clear, Black, Bronze, Dark Bronze
- Paint finishes: Chocolate, White and Bronze

AVAILABLE SAFETY FEATURES

- Photo eye sensors (concealed by guide covers)
- Wireless sensing edge (only available on doors over 53" high)

CERTIFICATIONS AND LISTINGS

- ±25 PSF Design Pressure – WindCode® W4
- Meets ASHRAE® 90.1, Title 24 and IECC® (International Energy Conservation Code) 2021 Section C406.9 Air Infiltration requirements with an independently tested value of 0.2 cfm/ft²

CUSTOM-DESIGNED SOLUTIONS

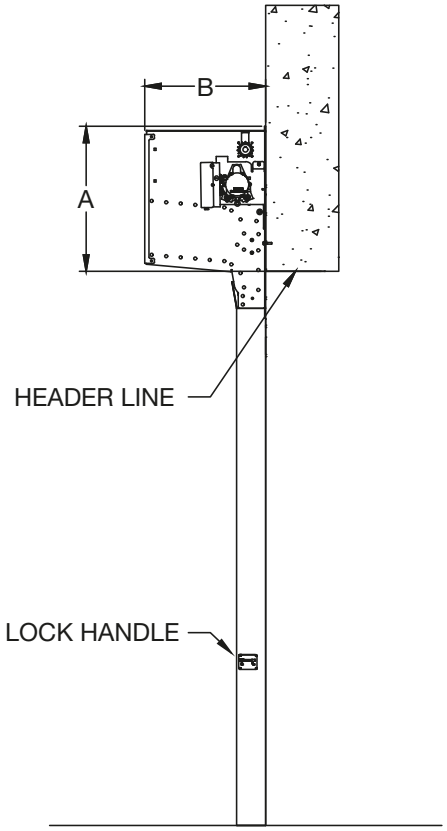
Contact our experienced Architectural Design Support Team for help in customizing our products to fit your specific application at

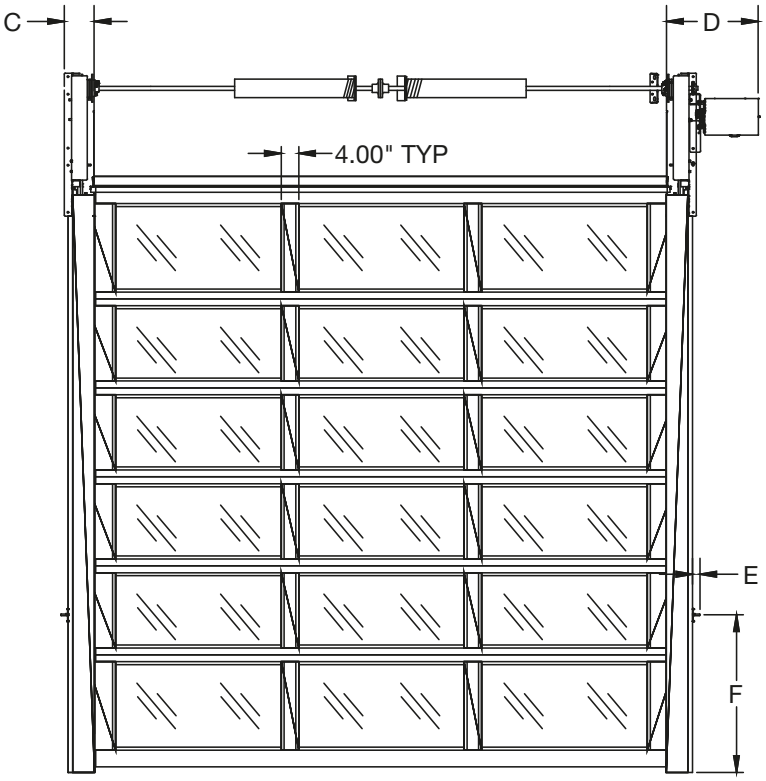
www.architectdoorhelp.com

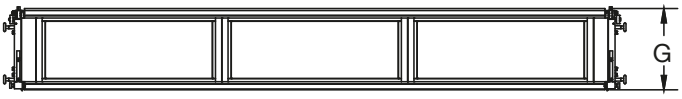
MEASURE THE HEIGHT AND WIDTH OF THE OPENING

HEIGHT	A	B	C*	D**	E*	F***	G
4'	26.938"	12.500"	7.688"	23.5"	3.000"	12"****	14.500"
5'	30.938"	12.500"	7.688"	23.5"	3.000"	12"****	18.500"
6'	29.313"	15.500"	7.688"	23.5"	3.000"	40"	16.875"
7'	32.313"	15.500"	7.688"	23.5"	3.000"	40"	19.875"
8'	30.750"	18.500"	7.688"	23.5"	3.000"	40"	18.313"
9'	29.688"	21.500"	7.688"	23.5"	3.000"	40"	17.250"
10'	28.938"	24.500"	7.688"	23.5"	3.000"	40"	16.500"
11'	30.625"	24.500"	7.688"	23.5"	3.000"	40"	18.188"
12'	29.875"	27.500"	7.688"	23.5"	3.000"	40"	17.438"
13'	29.250"	30.500"	7.688"	23.5"	3.000"	40"	16.813"
14'	30.625"	30.500"	7.688"	23.5"	3.000"	40"	18.188"

**Actual dimensions provided. We recommend 12" of total side clearance from the opening on each side for installation and lock operation.*
***Dimensions for side-mounted operator. Front and top mounts are also available.*
****Lock handle height.*
*****12" For counter applications.*







The details and dimensions on this sheet are provided as a rough guide for planning purposes. To request project-specific shop drawings, contact your Clopay customer support or sales representative. Architects and specifiers, visit ***architectdoorhelp.com.***

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MADE IN USA

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CLOPAY COMMERCIAL – MODELS 904, 904U

architectural series

ALUMINUM FULL-VIEW DOORS

Clopay's Model 904 showcases a sleek design with fewer lines and angles to its appearance. With equal stile spacing, rail and stile profiles are more proportional to each other. This design provides an aesthetically pleasing appearance making it ideal in applications such as restaurants, auto dealerships and fire stations. In addition to these features, Model 904U features Intellicore® polyurethane insulated rails and stiles.

Frame Detail

Section Joint Seal

Reinforcing Fin (where applicable)

*Model 904U** *Model 904*

**Model 904U R-value 3.8 with clear insulated glass.*

clopaycommercial.com

OPTIONS

PANEL OPTIONS

Aluminum Full-View

Solid Aluminum

FRAME/SOLID PANEL COLOR OPTIONS

Clear Aluminum (Anodized)

Standard White (Painted)

Bronze (Painted)

Chocolate (Painted)

Bronze (Anodized)*

Black (Anodized)*

Dark Bronze (Anodized)*

** Additional cost and lead time may apply. The use of "Bronze (Painted)" is recommended due to slight color variation that may occur during the anodizing process.*

CUSTOM PAINT OPTIONS

Color Blast® finish paint system or RAL Powder Coating give you thousands of color options for endless upgrades. See your Clopay Dealer for details.

COLOR BLAST® | RAL

Model 904U not available with RAL Powder Coat finish.

GLASS/PANEL OPTIONS

Clear Glass

Gray Tinted Glass

Bronze Tinted Glass

Mirrored Glass*

Obscure Glass

Clear Laminate Impact Rated Glass†

White Laminate Glass*

Black Laminate Glass*

Frosted Glass

Frosted Acrylic

Clear Acrylic

Bronze Acrylic

Gray Acrylic

White Acrylic

Black Acrylic

Clear Polycarbonate

Bronze Polycarbonate

Solid Aluminum Panel (Color-matched)

**Glass/acrylic panels may be combined with aluminum panels. Custom glass and colors available.*
†5/16" clear laminate impact rated glass is available only on 904W8/904UW8.

PERFORMANCE OPTIONS

HEAVY-DUTY HARDWARE

Double-end Hinge

3" Track

High Performance Hardware

SPECIALTY PRODUCTS

Center Mullions

Exhaust Port

OPTIONAL WARRANTY

Extended 8-year hardware warranty includes upgraded industrial hardware. Upgraded hardware includes 3" track and rollers, 11 gauge hinges, heavy duty brackets, solid shaft and more.

Clopay EXTENDED 8-YEAR HARDWARE WARRANTY

WINDCODE®

Design pressures (DP) up to 52 PSF depending on configuration. Models tested 50% greater than DP.

STANDARD SPECIFICATIONS	
Max Width	24'2" (Maximum width for Model 904U is 20'2")
Max Height	20'0"
Exterior/Interior Panel Thickness	2-1/8"
Insulation	Intellicore® polyurethane (Model 904U)
R-Value*	3.8 (Model 904U with clear insulated glass)
U-Factor	0.86 (Model 904U with clear insulated glass)
Air Infiltration Rate	0.15cfm/ft^2
End Stile Thickness	4.5" wide single up to 14'2" 6.5" wide double over 14'2"
Emboss	Recessed panel with smooth surface
Panel Style	Full-view or solid aluminum panel
Section Construction	6063-T5 extruded aluminum alloy

Window Style	Full-view
Glass	DSB glass, tempered glass, acrylic, thicknesses of 1/8", 1/4" and 1/2"
Solid Panels	Insulated and non-insulated aluminum panels
Wind Load	Impact rated (W8 only)
Joint Seal	Yes
Springs	10,000 cycle springs Galvanized aircraft cable with minimum 7:1 safety factor
Tracks	2" angle mount track with standard lift 3" track where applicable
Hardware	TPE astragal in corrosion-resistant retainer Steel step plate and lift handle Inside slide lock for increased security Commercial 10-ball steel rollers 14 gauge hinges
Warranty	Standard Paint – 5 Years Material and Workmanship – 1 Year Color Blast® finish – 5 Years Hardware – 1 Year

**Calculated door section R-value is in accordance with DASMA TDS-163.*

Clopay®

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MADE IN USA

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STEEL ARCAT DASMA IDA www.doors.org

CMDC-904-19_REV1122

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Application Cover Page

Docket No.: 06-53-23

Permit No.: BBS23-000048

Applicant Name: Kristen Parken

Project Address: 18123-18125 Sloane Avenue

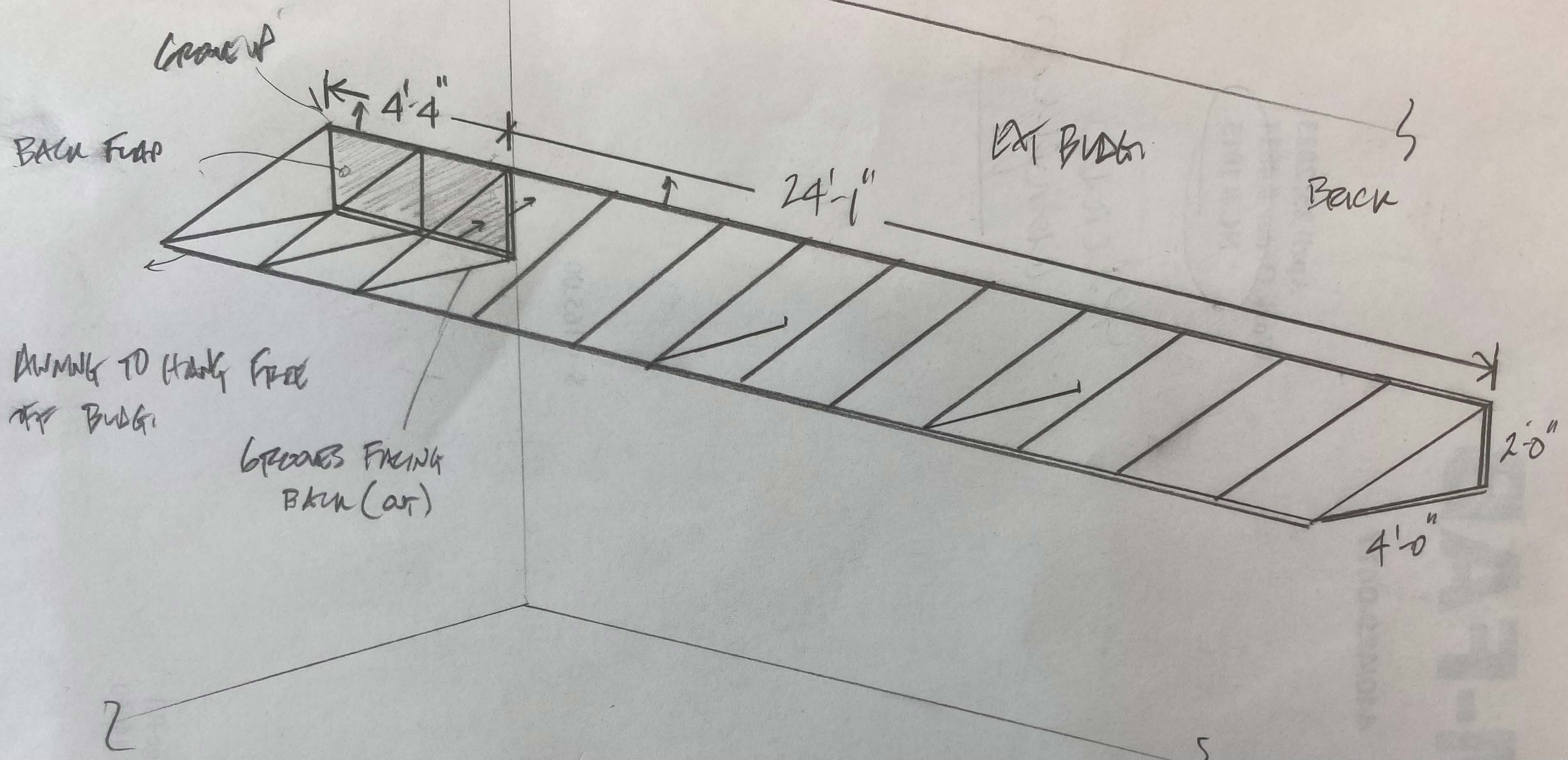
Project Name: Raw Esthetics

Project: Applicant proposes new awning.

254
118.63 ft
Kenilworth Ave
95.66 ft
18123
101.6 ft
118.4 ft
1321
1324
1326
1328
1330
1336
1337
1340
Kenilworth Ave
W Clifton Blvd

PRIVATE
TOW AWAY ZONE
KUFNER TOWING
216-529-3320
RAW
ESTHETICS
SKIN + CLEANING STUDIO
Hello friend!

18123


GROOVE UP
4'-4"
BACK FLAP
24'-1"
EXT BUDGET
BEACH
AWNING TO HANG FREE
OFF BUDGET
GROOVES FACING
BACK (OUT)
2'-0"
4'-0"

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Application Cover Page

Docket No.: 06-54-23

Permit No.: BBS23-000036

Applicant Name: Joan Palumbo

Project Address: 12525 Lake Avenue

Project Name: HELP Bistro

Project: Applicant proposes additional signage to existing monument sign.

78166 - 3/30/23 - DT - SAVE-1
SUBSTRATE: 1/2" PVC
Finished Size W42.25" x H10" - Q=2
FINISHING: Cut to Shape,
Install to Monument Sign w/ Concrete Tape
PMS#:NONE FONTS: Gill Sans

Follow Up	PROOF			MATERIAL		
	Designer	Date	Time	Stock	Special Order	
	DT				Vendor:	
	Proof Sent				PO:	
				HARDWARE		
				None	Stock	Special Order
	Proof Approved					
						Vendor:
						PO:

PRODUCT 1

LOAD INSTRUCTIONS

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2102 St. Clair Ave. | Cleveland, OH 44114
216-523-2288 | 333@fastsigns.com

DESIGN MOCKUP

78166 **Save #:1**

Date: 3/30/23 **Designer: DT**

Substrate:	Sides:
Dimensional Letters	2

Size:	Quantity:
Width: 42.25" Height: 10"	1

Scale:

1:10 (approximate)

Notes:

This drawing and the ideas expressed remain the confidential property of FASTSIGNS Downtown Cleveland. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the express written consent of a representative or an agent of FASTSIGNS Downtown Cleveland.

NOTE: THIS MOCKUP IS AN APPROXIMATION. PHOTO IMAGE IS FOR CONCEPTUAL PURPOSES ONLY, ACTUAL PRODUCT MAY APPEAR DIFFERENTLY WHEN INSTALLED

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Application Cover Page

Docket No.: 06-55-23

Permit No.: BBS23-000037

Applicant Name: Shawn Warren

Project Address: 1411-1413 Lauderdale Avenue

Project Name: Advance Glass

Project: Applicant proposes signage for new business.

AG
ADVANCE GLASS

Sign 48” h x 84” w
mounted with
Tap Con screws
to brick surface

Blade logo 36"w x 36" h 18 sq. ft. 2 sides mounted to brick with 4) 3" lags and shields

Case #:

City of Lakewood Division of Housing and Building
12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930
Building.permits@lakewoodoh.net

Building Permit Application

PROJECT ADDRESS: 1411 Lauderdale ave. Suite/Unit #

or **PERMANENT PARCEL NUMBER:** 31322013

PROPERTY CLASSIFICATION: ☐ 1, 2 or 3 Family OR ☐ Commercial (*includes multifamily and condominiums*)

USE DESCRIPTION: *(1-Family, Retail, Restaurant, etc.)* ☐ Change of Use?

PERMIT TYPE: ☐ Building ☐ ***Plumbing** ☐ ***Mechanical** ☐ ***Electrical** ***(complete reverse side)***

RELATED CASES: ☐ Correction Notice ☐ Plan Review ☐ A.B.R. Approval Case Number:

SCOPE OF PERMIT *(Check all that apply)*:

☐ New Primary Structure ☐ Addition ☐ Alteration ☐ Repair ☐ Equip. Replacement ☐ Commercial Sign
☐ Tent or Temporary ☐ Rear Deck ☐ Shed ☐ Pool ☐ Water Controlling ☐ Waterproofing
☐ Commercial Hood ☐ Fire Suppression ☐ Fire Alarm ☐ HVAC ☐ Refrigeration
☐ Demolition ☐ Paving ☐ Storm Sewer ☐ Other *(Please specify)*: Sign

VALUATION:** ***(cost of the work) $ **PROJECT SIZE:** *(in square feet)*

BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location) _____ **DRAIN**_____ **NO DRAIN**

1/2" Thick PVC 48" x 84" 28 sq. ft. Sign mounted to brick with Blue screws

beppich@advanceglass-llc.com

PROPERTY OWNER NAME: Bill Eppich Phone: 216-849-3375
Business Name (if applicable) Advance glass Email beppich@advanceglass-llc.com
Mailing Address: 1411 Lauderdale Ave. City: LAKEWOOD, State: OH Zip: 44107

CONTRACTOR NAME: Erie design Shawn Warren Phone: 216-227-0043
License/Reg. No.: on file Email: eriedesign@ameritech.net
Mailing Address: 16504 Detroit Ave City: LAKEWOOD, State: OH Zip: 44107

ARCHITECT/ENGINEER: Phone:
Mailing Address: City: State: Zip:

I hereby certify all information contained in this application is true, accurate and complete to the best of my knowledge. Furthermore, I am the property owner of record; or an authorized representative of the contractor registered with the city of Lakewood listed above and authorized by the property owner to perform the work described. I am primarily responsible for the work described and agree to abide by the applicable provisions of law and building codes adopted by the state of Ohio and the City of Lakewood. All subcontractors working under my direction shall be registered with the City of Lakewood. Perpetuation of fraud or misrepresentation including contractors or property owners obtaining permits on behalf of an unregistered contractor is a violation of LCO §1306.69 and punishable by fines, jail time and revocation of contractor registration.

SIGNATURE OF CONTRACTOR / OWNER — DATE: 4-20-23

Anticipated Completion Date: 4-30-23

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Application Cover Page

Docket No.: 06-56-23

Permit No.: BBS23-000038

Applicant Name: Shawn Warren

Project Address: 12061 Lake Avenue

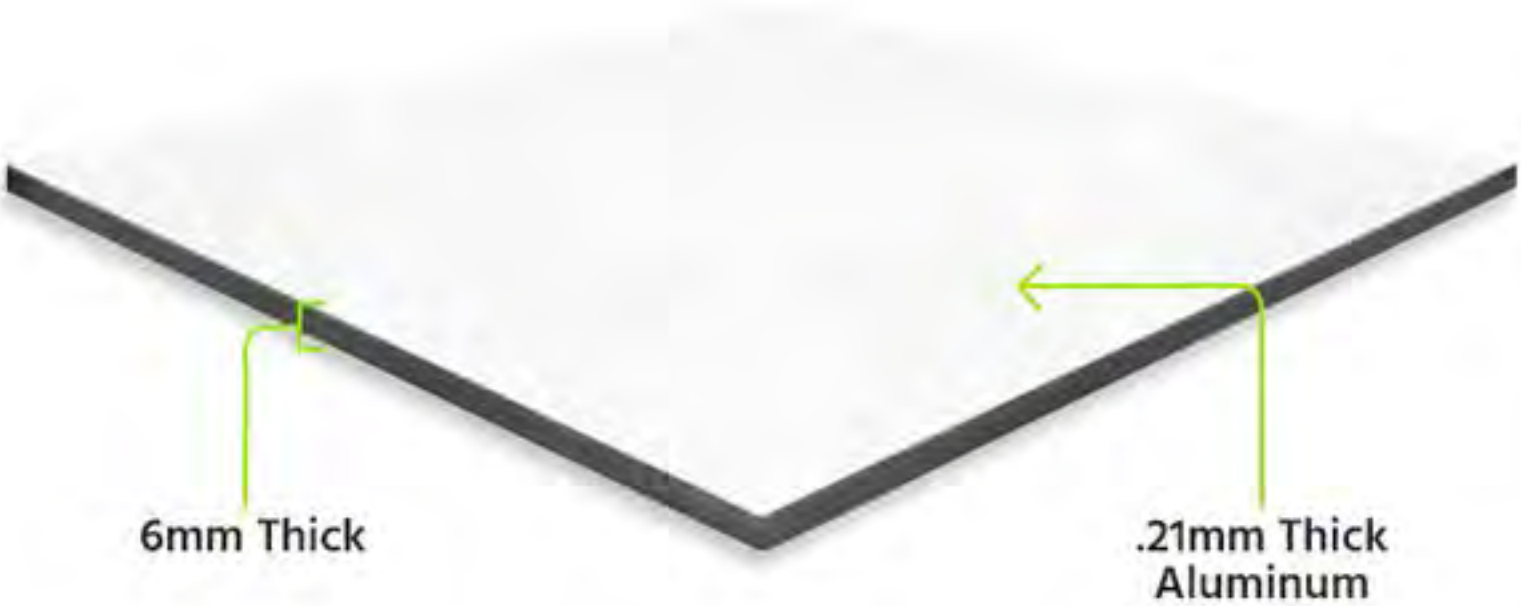
Project Name: Lakewood Counseling & Ray Bielto & Associates

Project: Applicant proposes signage for new business.

Sign 20''h x 72''w cost $275
Installation with L brackets $120

12061 Lake ave.

As is now


6mm Thick
.21mm Thick
Aluminum

Blade logo 36"w x 36" h 18 sq. ft. 2 sides mounted to brick with 4) 3" lags and shields

Case #:

City of Lakewood Division of Housing and Building
12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930
Building.permits@lakewoodoh.net

Building Permit Application

PROJECT ADDRESS: 12061 Lake ave. Suite/Unit #

or **PERMANENT PARCEL NUMBER:** 31229002

PROPERTY CLASSIFICATION: ☐ 1, 2 or 3 Family OR ☐ Commercial (*includes multifamily and condominiums*)

USE DESCRIPTION: *(1-Family, Retail, Restaurant, etc.)* ☐ Change of Use?

PERMIT TYPE: ☐ Building ☐ ***Plumbing** ☐ ***Mechanical** ☐ ***Electrical** ***(complete reverse side)***

RELATED CASES: ☐ Correction Notice ☐ Plan Review ☐ A.B.R. Approval Case Number:

SCOPE OF PERMIT *(Check all that apply)*:

☐ New Primary Structure ☐ Addition ☐ Alteration ☐ Repair ☐ Equip. Replacement ☐ Commercial Sign
☐ Tent or Temporary ☐ Rear Deck ☐ Shed ☐ Pool ☐ Water Controlling ☐ Waterproofing
☐ Commercial Hood ☐ Fire Suppression ☐ Fire Alarm ☐ HVAC ☐ Refrigeration
☐ Demolition ☐ Paving ☐ Storm Sewer ☐ Other *(Please specify)*: Sign

VALUATION:** ***(cost of the work) $ **PROJECT SIZE:** *(in square feet)*

BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location) _____ **DRAIN** _____ **NO DRAIN**

1/4" Thick PVC/Alum Dibond 20"h x 72"w 10 sq. ft.
1 sided Blade w/ vinyl lettering mounted to
porch roofing with L brackets and wood screws
$395

PROPERTY OWNER NAME: Ray & Wendy Bielto Phone: 440-463-7603
Business Name (if applicable) Ray Bielto & Assoc /Lakewood Counseling Email: wendy@lakecounseling.org
Mailing Address: 12061 Lake ave. City: LAKEWOOD, State: OH Zip: 44107

CONTRACTOR NAME: Erie design Shawn Warren Phone: 216-227-0043
License/Reg. No.: on file Email: eriedesign@ameritech.net
Mailing Address: 16504 Detroit Ave City: LAKEWOOD, State: OH Zip: 44107

ARCHITECT/ENGINEER: Phone:
Mailing Address: City: State: Zip:

I hereby certify all information contained in this application is true, accurate and complete to the best of my knowledge. Furthermore, I am the property owner of record; or an authorized representative of the contractor registered with the city of Lakewood listed above and authorized by the property owner to perform the work described. I am primarily responsible for the work described and agree to abide by the applicable provisions of law and building codes adopted by the state of Ohio and the City of Lakewood. All subcontractors working under my direction shall be registered with the City of Lakewood. Perpetuation of fraud or misrepresentation including contractors or property owners obtaining permits on behalf of an unregistered contractor is a violation of LCO §1306.69 and punishable by fines, jail time and revocation of contractor registration.

SIGNATURE OF CONTRACTOR / OWNER — DATE: 4-25-23

Anticipated Completion Date: 4-25-23

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Application Cover Page

Docket No.: 06-57-23

Permit No.: BBS23-0000340

Applicant Name: Iliana Kazandziev

Project Address: 14800 Madison Avenue

Project Name: UH Urgent Care

Project: Applicant proposes signage for new business.

Stratus™

stratusunlimited.com
888.503.1569

LOCATION NUMBER:

14800

SITE ADDRESS:

14800 MADISON AVE
LAKEWOOD, OH
44107-4010

View in Google Maps

SIGN CODE:

Maximum sign face area = (W x 1.5) square feet, except that the total in all cases shall not exceed 100 square feet.

Front Entrance Elevation = Approx. 11.25 ft W Max sign size = 16.88 SQFT

South Elevation = Approx. 34.50 ft W Max sign size = 51.75 SQFT

East Elevation = Approx. 77.83 ft W Max sign size = 112.25 SQFT

Total # Wall Signs allowed per building elevation: One sign per building face. Notwithstanding the provision of this section, each business shall be permitted a maximum of one sign on any single building face for the building, or the portion of the building, in which the business is located.

Window signs need to be permitted and are are included in aggregated area. All window signage shall be equal to or less than 15% of the total storefront window area square footage.

Variance Information: Time frame is approximately 2-4 months
Likelihood of variance approval is 30%

University Hospitals
Urgent Care

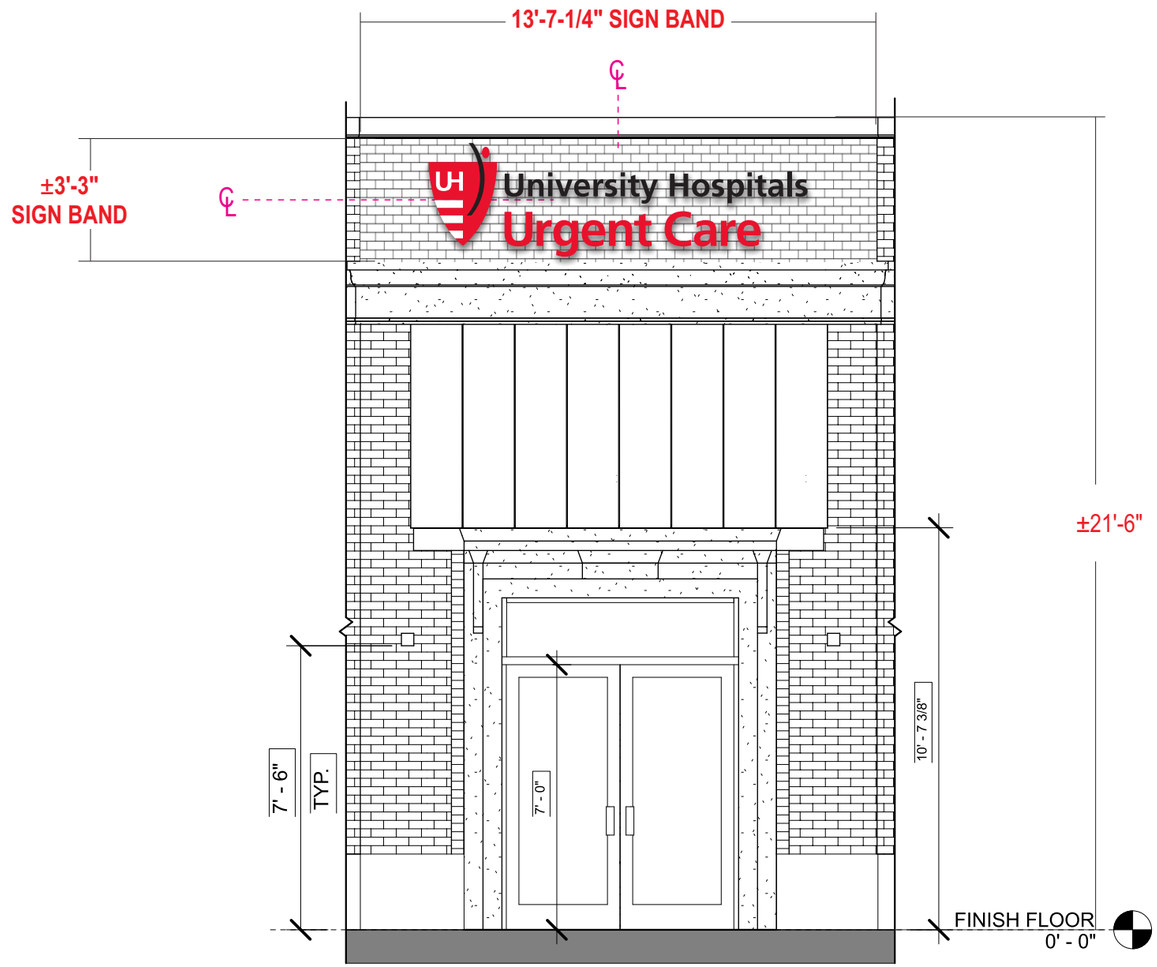
E01 STOREFRONT ELEVATION

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

Scaled based on standard 7'-0" Door

EXISTING SIGN SF:	-
PROPOSED SIGN SF:	26.8

SURVEY REQUIRED



Stratus™
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: University Hospitals Urgent Care

ADDRESS: 14800 MADISON AVE LAKEWOOD, OH 44107-4010

PAGE NO.: 2

ORDER NUMBER: 1180034

PROJECT NUMBER: 86536

SITE NUMBER: 14800

PROJECT MANAGER: ALLYSON NEAL

ELECTRONIC FILE NAME: G:\ACCOUNTS\P\PIEDMONT URGENT CARE\2023\OH\14800_Lakewood\14800_Lakewood_OH_R1.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	430983	05/19/23 Z-RU					
Rev 1	431051	05/22/23 KO	Updated to provided architectural drawing				

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E01 FACE LIT CHANNEL LETTERS

VARIANCE OPTION

Scale: 3/4"=1'-0"

30 square feet

FACES: LOGO: 3/16" white polycarbonate with surface applied vinyl to match colors shown;
LETTERS: 3/16" # 2447 white acrylic with surface applied vinyl to match colors shown;
Black letters and arch to illuminate white at night

TRIMCAP: LOGO: 2" standard black jewelite trimcaps
LETTERS: 3/4" standard black jewelite trimcaps

RETURNS: 5" deep .063 alum. returns - pre-painted black

BACKS: .090 alum. backs - insides painted White

ILLUM.: White LEDs as required by manufacturer;
Remote Power Supplies

WALL MAT.: Brick

INSTALL: Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent

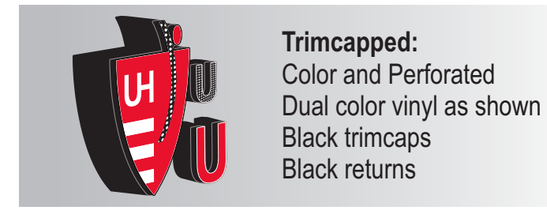
QUANTITY: **(1) ONE REQUIRED FOR STOREFRONT ELEVATION**

COLOR PALETTE

3M 3632-33 Red

3M 3635-222 Dual-Color Black

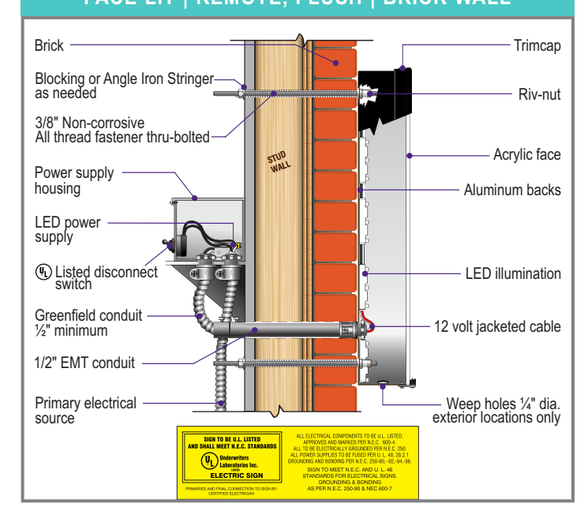
All paint finishes to be Satin unless otherwise noted



Trimcapped:
Color and Perforated
Dual color vinyl as shown
Black trimcaps
Black returns

SIMULATED NIGHT VIEW

FACE LIT | REMOTE, FLUSH | BRICK WALL



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CLIENT: University Hospitals Urgent Care

ADDRESS: 14800 MADISON AVE
LAKEWOOD, OH 44107-4010

PAGE NO.: 3

ORDER NUMBER: 1180034

PROJECT NUMBER: 86536

SITE NUMBER: 14800

PROJECT MANAGER: ALLYSON NEAL

ELECTRONIC FILE NAME: G:\ACCOUNTS\P\PIEDMONT URGENT CARE\2023\OH\14800_Lakewood\14800_Lakewood_OH_R1.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	430983	05/19/23 Z-RU					
Rev 1	431051	05/22/23 KO					

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E02 SOUTH ELEVATION

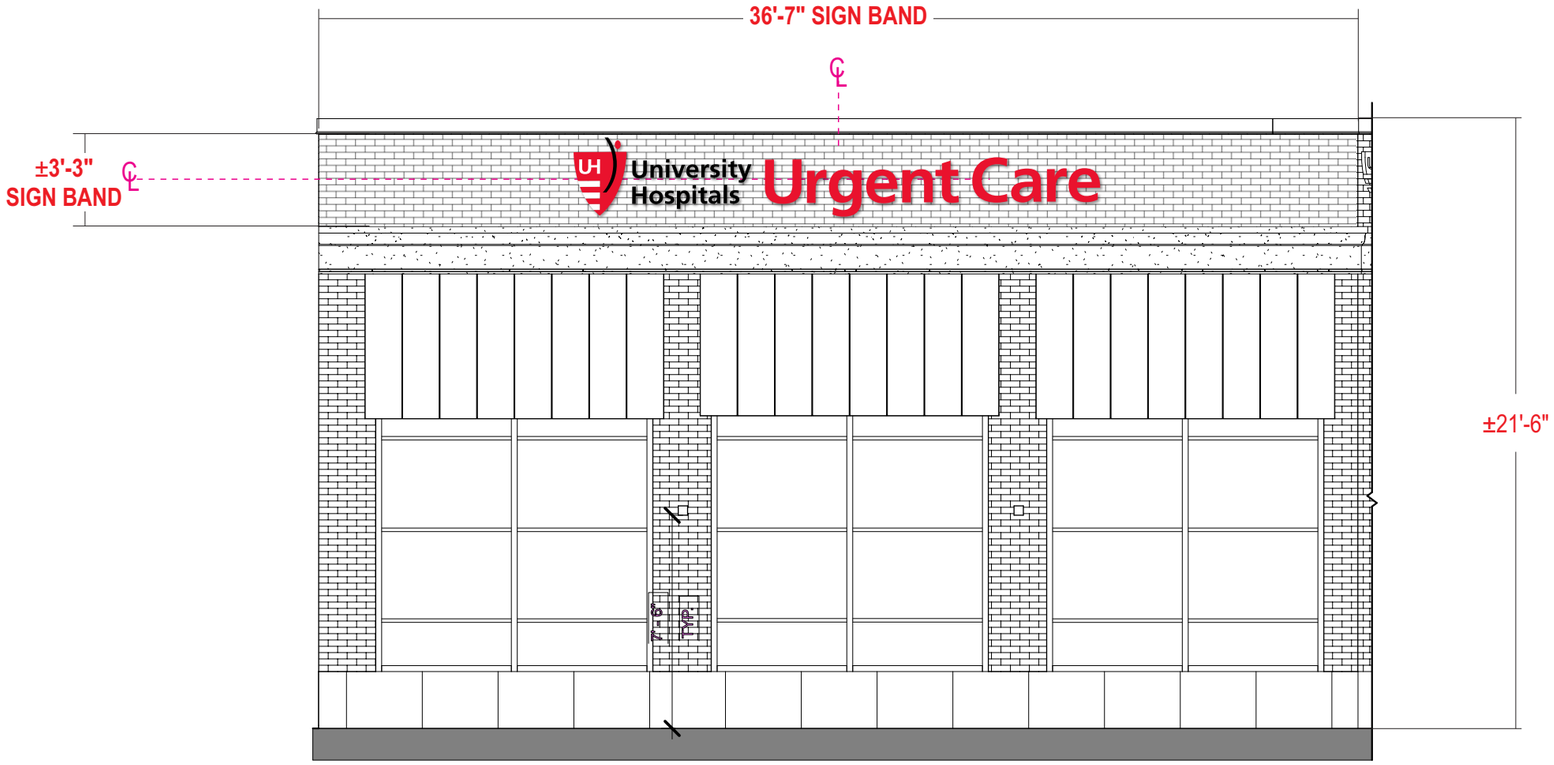
Scale: 3/16"=1'-0"

Scaled based on standard 7'-0" Door

UHUC-L-FL-34

EXISTING SIGN SF:	-
PROPOSED SIGN SF:	37.4

SURVEY REQUIRED



AWNINGS ARE PROVIDED BY OTHERS, COLORS SHOWN AS EXAMPLE ONLY.

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888.503.1569

CLIENT: University Hospitals Urgent Care

ADDRESS: 14800 MADISON AVE LAKEWOOD, OH 44107-4010

PAGE NO.: 4

ORDER NUMBER: 1180034

PROJECT NUMBER: 86536

SITE NUMBER: 14800

PROJECT MANAGER: ALLYSON NEAL

ELECTRONIC FILE NAME: G:\ACCOUNTS\P\PIEDMONT URGENT CARE\2023\OH\14800_Lakewood\14800_Lakewood_OH_R1.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	430983	05/19/23 Z-RU					
Rev 1	431051	05/22/23 KO	Updated to provided architectural drawing				

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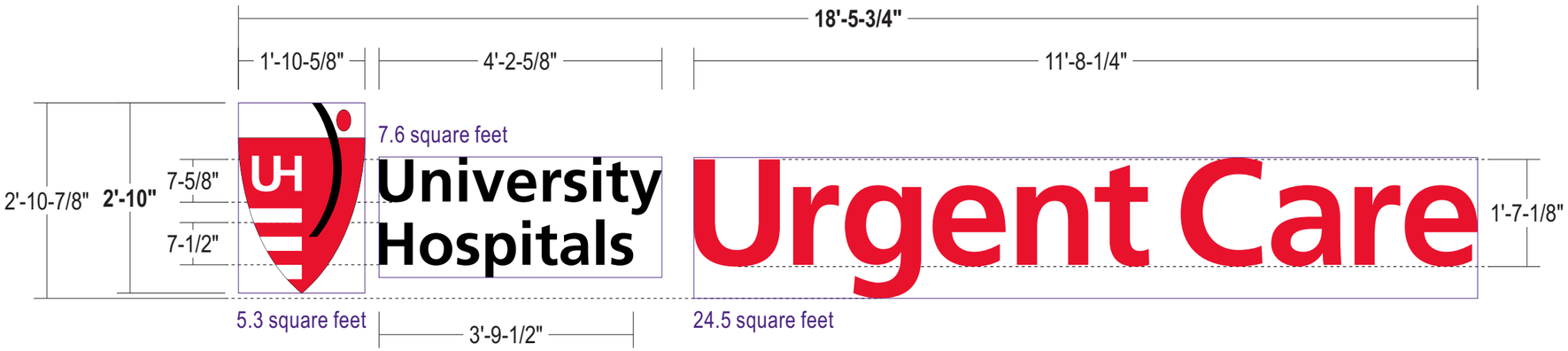
E02 FACE LIT CHANNEL LETTERS

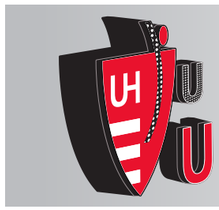
Scale: 1/2"=1'-0"

UHUC-L-FL-34

37.4 square feet

SURVEY REQUIRED





Trimcapped:
Color and Perforated
Dual color vinyl as shown
Black trimcaps
Black returns

FACES: LOGO: 3/16" white polycarbonate with surface applied vinyl to match colors shown;
LETTERS: 3/16" # 2447 white acrylic with surface applied vinyl to match colors shown;
Black letters and arch to illuminate white at night

TRIMCAP: LOGO: 2" standard black jewelite trimcaps
LETTERS: 1" standard black jewelite trimcaps *(3/4" trimcaps for letters under 10" tall)*

RETURNS: 5" deep .063 alum. returns - pre-painted black

BACKS: .090 alum. backs - insides painted White

ILLUM.: White LEDs as required by manufacturer;
Remote Power Supplies

WALL MAT.: Brick

INSTALL: Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent

QUANTITY: **(1) ONE SET REQUIRED FOR SOUTH ELEVATION**

COLOR PALETTE

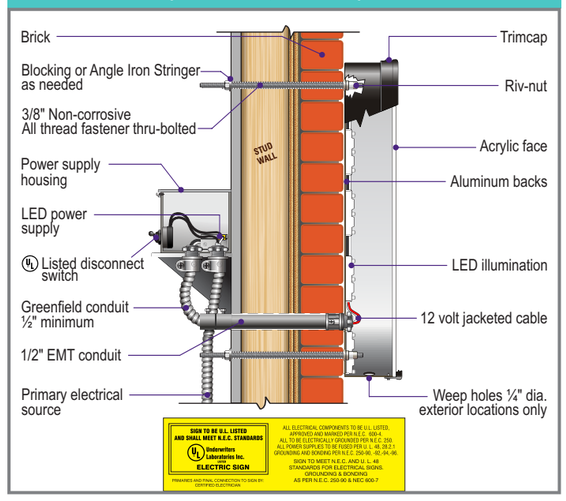
3M 3632-33 Red

3M 3635-222
Dual-Color Black

All paint finishes to be Satin unless otherwise noted

SIMULATED NIGHT VIEW

FACE LIT | REMOTE, FLUSH | BRICK WALL



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8959 Tyler Boulevard
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CLIENT: University Hospitals Urgent Care

ADDRESS: 14800 MADISON AVE
LAKEWOOD, OH 44107-4010

PAGE NO.: 5

ORDER NUMBER: 1180034

PROJECT NUMBER: 86536

SITE NUMBER: 14800

PROJECT MANAGER: ALLYSON NEAL

ELECTRONIC FILE NAME: G:\ACCOUNTS\P\PIEDMONT URGENT CARE\2023\OH\14800_Lakewood\14800_Lakewood_OH_R1.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	430983	05/19/23 Z-RU					
Rev 1	431051	05/22/23 KO					

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E03 EAST ELEVATION

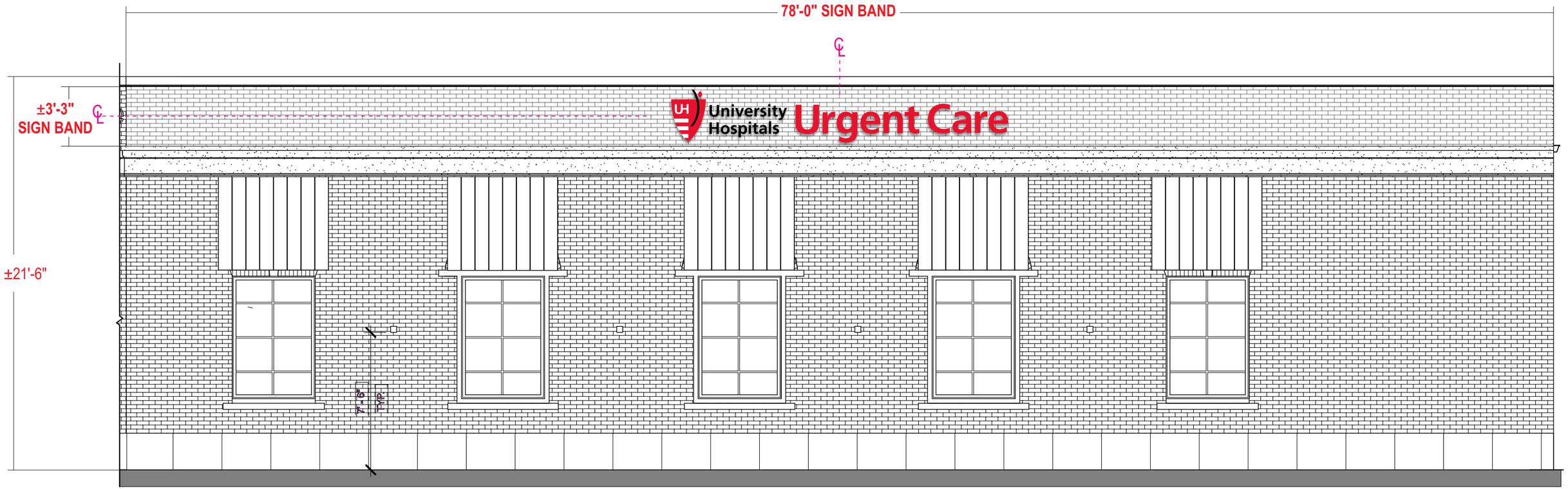
Scale: 3/16"=1'-0"

Scaled based on Architectural drawings

UHUC-L-FL-34

EXISTING SIGN SF:	-
PROPOSED SIGN SF:	52.3

SURVEY REQUIRED



AWNINGS ARE PROVIDED BY OTHERS, COLORS SHOWN AS EXAMPLE ONLY.

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CLIENT: University Hospitals Urgent Care

ADDRESS: 14800 MADISON AVE
LAKEWOOD, OH 44107-4010

PAGE NO.: 6

ORDER NUMBER: 1180034

PROJECT NUMBER: 86536

SITE NUMBER: 14800

PROJECT MANAGER: ALLYSON NEAL

ELECTRONIC FILE NAME: G:\ACCOUNTS\P\PIEDMONT URGENT CARE\2023\OH\14800_Lakewood\14800_Lakewood_OH_R1.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	430983	05/19/23 Z-RU					
Rev 1	431051	05/22/23 KO	Updated to provided architectural drawing				

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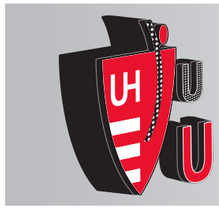
E03 FACE LIT CHANNEL LETTERS

UHUC-L-FL-34

Scale: 1/2"=1'-0"

52.3 square feet

SURVEY REQUIRED



Trimcapped:
Color and Perforated
Dual color vinyl as shown
Black trimcaps
Black returns

FACES: LOGO: 3/16" white polycarbonate with surface applied vinyl to match colors shown;
LETTERS: 3/16" # 2447 white acrylic with surface applied vinyl to match colors shown;
Black letters and arch to illuminate white at night

TRIMCAP: LOGO: 2" standard black jewelite trimcaps
LETTERS: 1" standard black jewelite trimcaps

RETURNS: 5" deep .063 alum. returns - pre-painted black

BACKS: .090 alum. backs - insides painted White

ILLUM.: White LEDs as required by manufacturer;
Remote Power Supplies

WALL MAT.: Brick

INSTALL: Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent

QUANTITY: **(1) ONE SET REQUIRED FOR EAST ELEVATION**

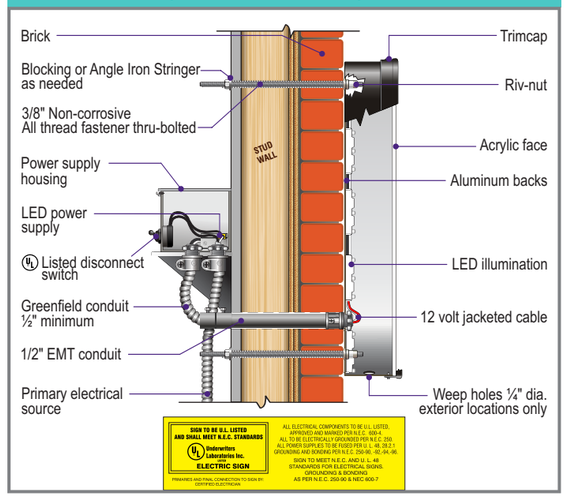
COLOR PALETTE

- 3M 3632-33 Red
- 3M 3635-222 Dual-Color Black

All paint finishes to be Satin unless otherwise noted

SIMULATED NIGHT VIEW

FACE LIT | REMOTE, FLUSH | BRICK WALL



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CLIENT: University Hospitals Urgent Care

ADDRESS: 14800 MADISON AVE
LAKEWOOD, OH 44107-4010

PAGE NO.: 7

ORDER NUMBER: 1180034

PROJECT NUMBER: 86536

SITE NUMBER: 14800

PROJECT MANAGER: ALLYSON NEAL

ELECTRONIC FILE NAME: G:\ACCOUNTS\P\PIEDMONT URGENT CARE\2023\OH\14800_Lakewood\14800_Lakewood_OH_R1.cdr

Rev #	Req #	Date/Artist	Description
Original	430983	05/19/23 Z-RU	
Rev 1	431051	05/22/23 KO	

Rev #	Req #	Date/Artist	Description

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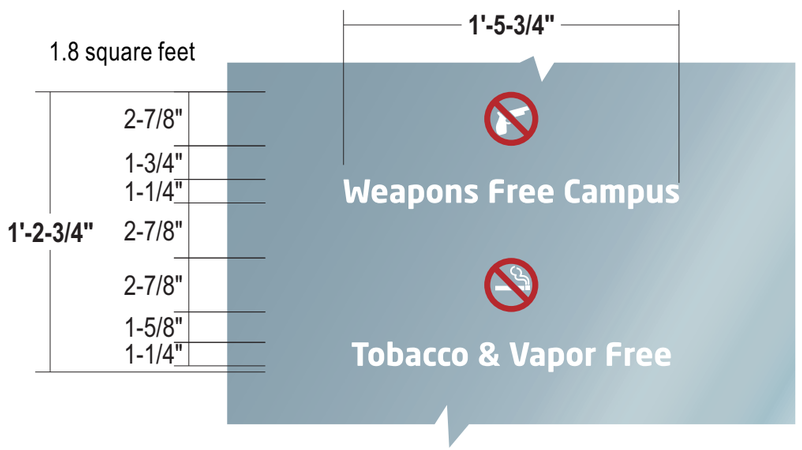
E04 DOOR VINYL

Scale: 1-1/2"=1'-0"

4.4 square feet

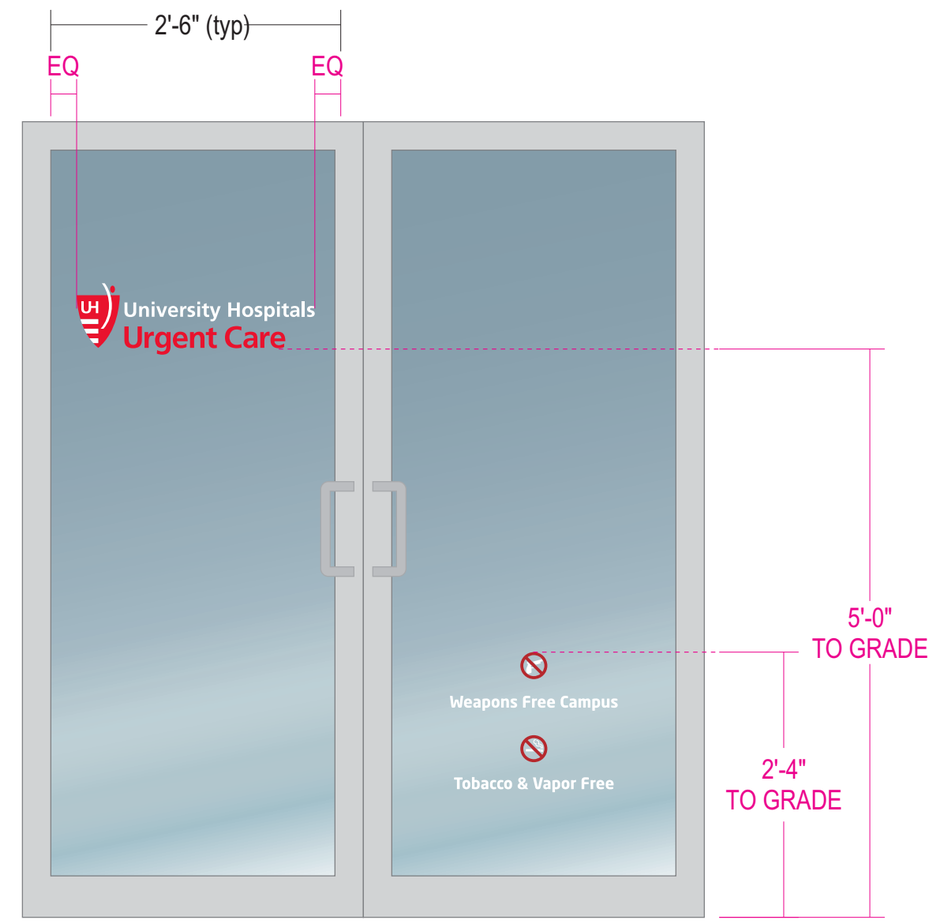


COLOR PALETTE

- 3M 7725-10 White
- Pantone 185 C Red
- Pantone 1805 C Red

GRAPHICS: Surface applied opaque vinyl to match colors shown

QUANTITY: **(1) ONE DOOR VINYL SET REQUIRED**



Scale: 3/4"=1'-0"

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CLIENT: University Hospitals Urgent Care

ADDRESS: 14800 MADISON AVE LAKEWOOD, OH 44107-4010

PAGE NO.: 8

ORDER NUMBER: 1180034

PROJECT NUMBER: 86536

SITE NUMBER: 14800

PROJECT MANAGER: ALLYSON NEAL

ELECTRONIC FILE NAME: G:\ACCOUNTS\P\PIEDMONT URGENT CARE\2023\OH\14800_Lakewood\14800_Lakewood_OH_R1.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	430983	05/19/23 Z-RU					
Rev 1	431051	05/22/23 KO					

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BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue ● (216) 529-6630 ● FAX (216) 529-5907 ● www.lakewoodoh.gov

Application Cover Page

Docket No.: 06-58-23

Permit No.: BBS23-000049

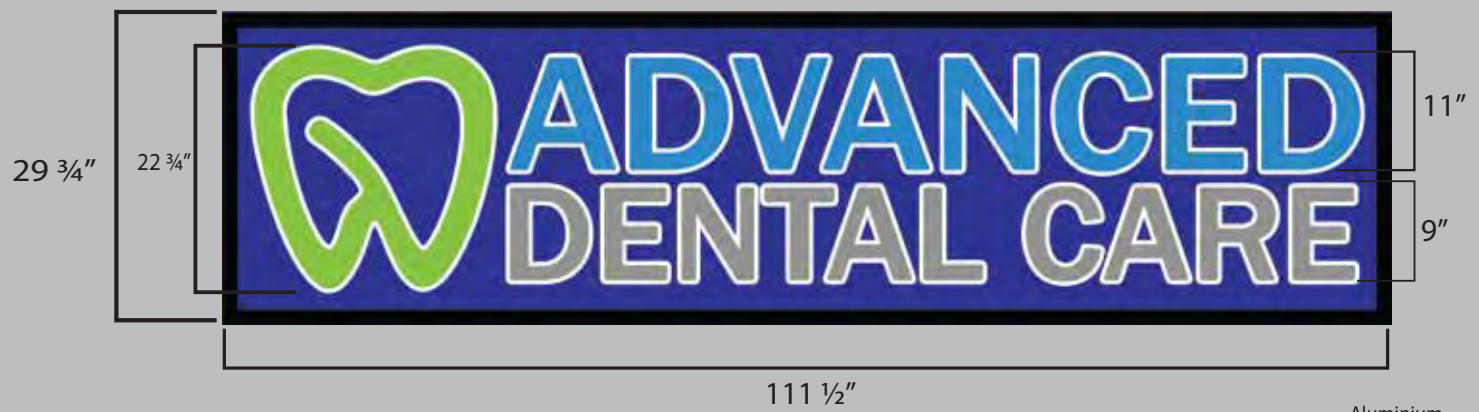
Applicant Name: Taylor Hannah

Project Address: 14833-15009 Detroit Avenue

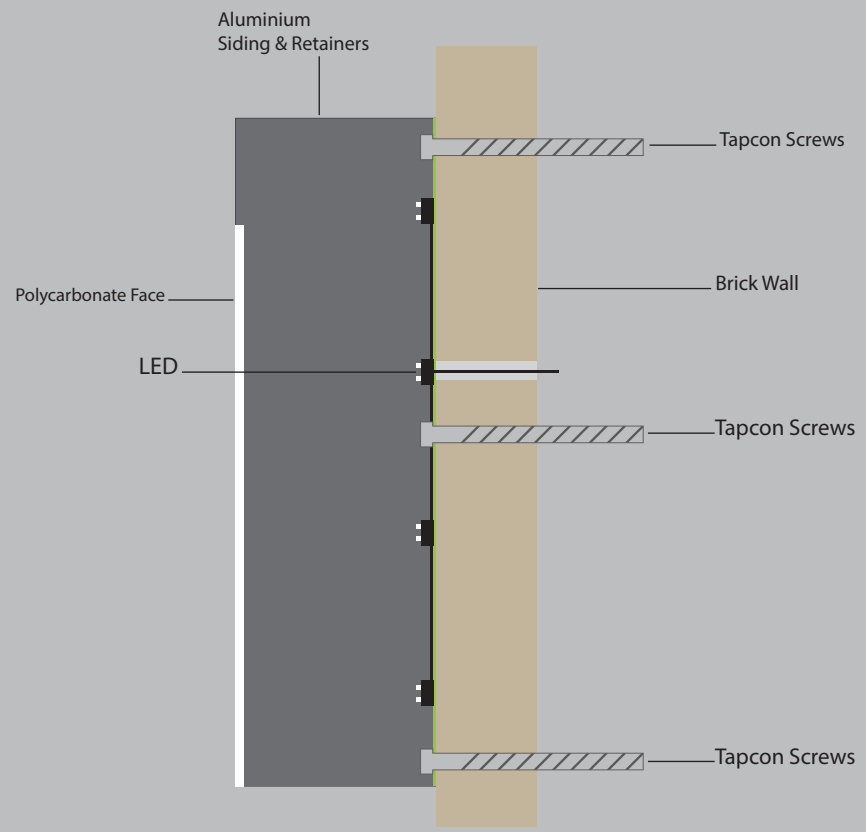
Project Name: Advanced Dental Care

Project: Applicant proposes signage for new business.

Advanced Dental Care



22.95 ft^2



Project: Advanced Dental Care

Project Location: 14865 Detroit Ave, Lakewood OH 44107

Client: Connor Killander

L3 SIGN & IMAGE
212 Warden Ave.
Elyria, OH
44035

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Client Signature:

Date Issued: 04/25/23 | Revision Date: | Revision #:

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ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

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Application Cover Page

Docket No.: 06-59-23

Permit No.: BBS23-000050

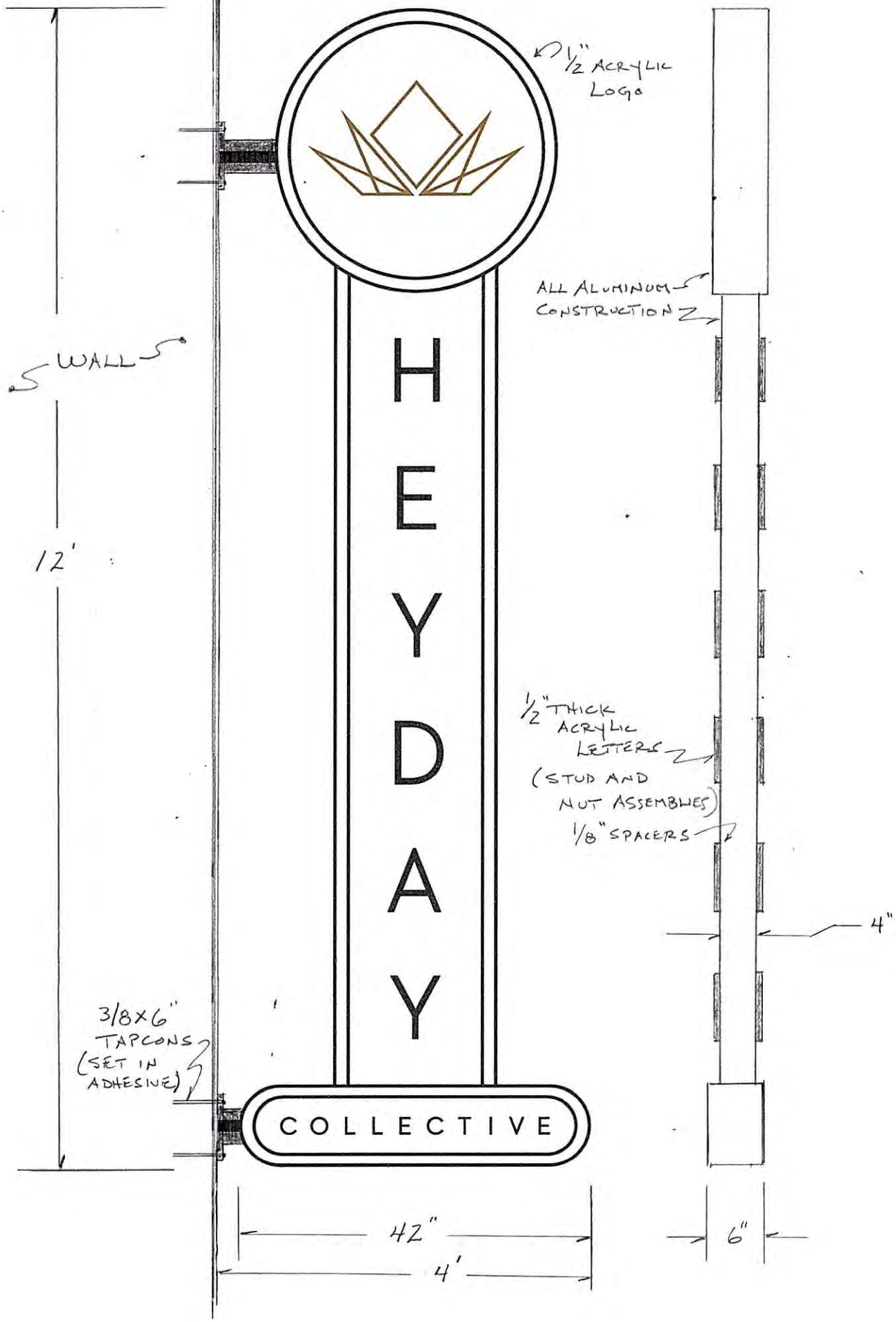
Applicant Name: Dean Guernsey

Project Address: 12501 Madison Avenue

Project Name: Heyday Collective

Project: Applicant proposes signage for new business.

Heyday Collective
Signage: The Nest



HEYDAY
COLLECTIVE
WEIGHT LIMIT 6 TONS
gle Earth
le
9.98 ft