



City of Lakewood  
Board of Building Standards •  
Architectural Board of Review •  
Sign Review Board

P: (216) 529-6630  
F: (216) 529-5907  
planning@lakewoodoh.gov

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MINUTES  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
REVIEW MEETING  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
MARCH 13, 2025  
5:30 P.M.  
MEETING RECORDED

1. ROLL CALL

Board Members

Hanna Cohan Plessner, Chair  
Chris Egervary (arrived after roll call)  
Nick Slaughterbeck  
Matthew Stevenson

Staff

Amanda Cramer, Co-Board Secretary, City Planner  
Sophia Jones, Co-Board Secretary, City Planner  
William Wagner, Assistant Building Commissioner  
Jeff Crossman, First Assistant Law Director

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **EXCUSE** the absence of Jeremy Smith, Vice Chair. All the members voted yea; the motion passed.

2. APPROVE THE MINUTES OF THE FEBRUARY 13, 2025 MEETING

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **APPROVE** the February 13, 2025 meeting minutes. All the members voted yea; the motion passed.

3. OPENING REMARKS

Ms. Cramer read the Opening Remarks into record.

At the pre-review meeting, one item was Summary Approved (any conditions are noted). A motion and a second is needed for approval of Docket No. 03-18-25.

NEW BUSINESS

SIGN REVIEW

4. Docket No. 03-18-25

12900 Madison Ave.  
Lakewood Community Services Center

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

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

Applicant proposes a non-illuminated projecting sign over the door. (Page 38)

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE the proposal as submitted. All the members voted yea; the motion passed

OLD BUSINESS

COMMUNICATION

5. Docket No. 02-17-25

(C)

14740 Lakewood Heights Blvd.  
Winterhurst Ice Arena

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

David Baas, Assistant Director, P&D  
City of Lakewood  
12650 Detroit Ave.  
Lakewood, OH 44107

The City of Lakewood is conducting renovation of the Winterhurst Ice Arena - including an exterior addition - to provide contemporary locker room facilities, indoor training space, and ADA accessibility improvements. This presentation will provide an alternate elevation sheet and finished material information. (Page 4)

David Baas, Assistant Director, P&D was present to explain the alternative proposal: use of a Kingspan insulated panel system, masonry band with two additional bands to break expanse of the façade, split face brick colors, and the relocation of the public art mural. Discussion ensued about the panel joints, placement of the exterior openings, differing heights and roofs. The members appreciated the revisions and finished materials. Ms. Cramer had no comments about the proposal other than to state the architect would be advised of the members’ comments. Public comment was taken.

Public Comments/Questions

- What about the waste receptacles, where would they be located?
  - Mr. Baas said he would meet with Public Works for determination of the waste receptables.
- Concerned about athletes warming-up and running laps in the parking lot.

- o This was the reason why the addition was being built. The athletes would have an inside place to warm-up and run.

Ms. Cohen Plessner thanked Mr. Baas for the presentation and Received and Filed the communication.

NEW BUSINESS

SIGN REVIEW

6. Docket No. 03-19-25

17114 Detroit Ave.  
Dayz & Nite (or Daze & Nite)

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

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

Applicant proposes an illuminated LED cabinet sign in the sign band. (Page 41)

Shadi Almikdad, Neon & Signs, applicant was present to explain the request. Discussion began about the sign height, wanted the raceway painted to match the sign band, and no window signage was planned at this time. Ms. Cramer asked the members to request an updated drawing with the dimensions for submission to the Division of Housing and Building (H&B). It was confirmed the sign had front lit lettering and would not blink/flash. Public comment was closed as no one addressed the item.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **APPROVE** the request with the following conditions:

- Any additional window signage must come before the Board for approval.
- Any existing window signage will be removed.
- The sign height must fit within the sign band border.
- The applicant will submit an updated drawing for staff review with corrected measurements showing how it will fit in the band.

All the members voted yea; the motion passed.

7. Docket No. 03-20-25

14239 Detroit Ave.  
Pure Puff Smoke Shop

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

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

Applicant proposes three illuminated signs in sign bands with digital graphics. (Page 45)

Shadi Almikdad, Neon & Signs, applicant was present to explain the request. The proposed illuminated signage was over the allowable square footage, the existing cabinets remained from the previous tenant. Ms. Cramer stated it was difficult to calculate the square footage due to the graphic's irregular shape, the black area was included in the calculations. The members needed to see detailed graphic elevations for each of the three signs with reduced square footage. Administrative staff had no comments. Public comment was closed as no one addressed the item. The applicant was instructed to ask the business owner if there was any proposal to include window graphics.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to DEFER the request. All the members voted yea; the motion passed.

ARCHITECTURAL BOARD OF REVIEW

8. Docket No. 03-21-25

15431 Edgewater Dr.

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

(R)

Mark Reinhold  
 Mark Reinhold Architect  
 1120 Forest Rd.  
 Lakewood, OH 44107

Applicant proposes multiple additions on the west elevation of an existing home. (Page 49)

Mark Reinhold, Mark Reinhold Architect, applicant was present to explain the request. It was confirmed the entire house would have new siding, the new roof would match the existing main roof. Materials were provided and discussed. Windows would be replaced, new stone would match the existing, piers would be stone, columns size was discussed. The members said it was a nice addition, the proportions were good, and confirmed the height would not be increased. Ms. Cramer stated the proposal would have to be approved by Planning Commission (PC) for lot consolidation as it was on two separate parcels currently, and it would have to be reviewed for any potential zoning (BZA) issues. The members asked about any new lighting. Public communication was received prior to the meeting. Public comment was taken.

Public Questions/Comments

- Would block views of the lake.
  - Lake view was why the new owners bought it.
- Rear elevation/dormer appeared to add height.
- Too contemporary/modern for the existing home.
  - Already is hodgepodge, trying to equalize it.
- Increase of drainage due to slope of land.
- Rear yard was not deep enough.
- Was not adverse to height but to width.
  - Wanted to keep the home modest, simple.

Mr. Wagner needed to confirm zoning issues and water issues when he reviewed the plans. The lots did not need to be consolidated to build the additions. The members reiterated the proposal was proportioned well, was not out of character with the surrounding neighborhood.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **APPROVE** the request with the following conditions:

- Exterior light is submitted to staff for administrative approval.
- Approval is contingent upon any other necessary board/commission approvals.

All the members voted yea; the motion passed.

9. Docket No. 03-22-25	(C)	12650 Detroit Ave. Lakewood City Hall
( ) Approve		Luke Kraft
( ) Deny		LVK Design
( ) Defer		652 West St. Wadsworth, OH 44281

Applicant proposes a storage building at the City Hall Service Garage. (Page 91)

Luke Kraft, LVK Design, applicant, and Mark Papke, Engineering, Lakewood City Hall, were present to explain the request. It would be a metal prefabricated pole barn building, and the west fence would be replaced in kind. Discussion started about building height, possible repair/replacement of the north chain link fence if damaged during construction. Staff had no comments. Public comment was closed as no one addressed the item. Public communication was received prior to the meeting regarding vegetation that was intertwined with the chain link fence. The members had no other comments.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **APPROVE** the proposal as presented. All the members voted yea; the motion passed

10. Docket No. 03-23-25	(C)	1374 W. 117 <sup>th</sup> St. Norton Industries
( ) Approve		Kevin Turk
( ) Deny		Ground Works Land Design LLC
( ) Defer		869 Canterbury Rd., Unit 3 Westlake, OH 44145

Applicant proposes a garage door resize/install and ramp repair. (Page 98)

Robert Wells, Operations Manager for Ground Works Land Design LLC, was present to explain the request. The members were concerned about the lack of an accurate front elevation, the garage door opening onto the sidewalk which leads to W. 117<sup>th</sup> St., the opacity of the bay and infill of the solid wall that

was a former storefront into a solid wall with no windows. Commercial Design Guidelines (available on the City's website) were discussed against aspects of the proposal: pedestrian/vehicular safety, walkability/pedestrian experience, etc. Traffic will increase due to the opening of a neighboring business. Tricia Rhea (building owner) explained the building's condition when purchased, and the reasoning behind the proposed design. City staff had no comments. Public comment was taken. The members said the ramp was nice but there remained conflict with the guidelines. Ms. Cramer said accurate site plan elevations were needed along with the property lines. Mr. Wagner stated a storefront was preferable to a garage door. The members wanted complete elevations and updated drawings.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **DENY the request**. All the members voted yea; the motion passed.

The owner asked if she could get approval for the ramp only. The members decided to rescind the previous motion.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **APPROVE the request with the following conditions:**

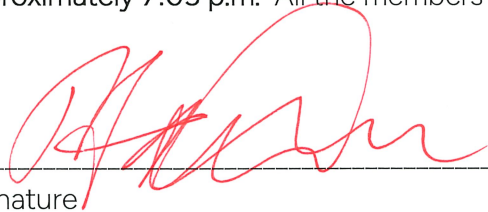
- Approval is for the ramp only.
- Approval does not include any alterations to the building façade or the garage door.

All the members voted yea; the motion passed.

#### ADJOURN

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to **ADJOURN at approximately 7:03 p.m.** All the members voted yea; the motion passed.

Signature



Date

4/10/25



ll

### 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. DAVID BOAS

2. Barbara McLa

3. Carrie Howcroft

4. Shadi Almkdad

5. MARK REINHOLD

6. DAVID WILLIAMS

7. Amelia Leonard

8. MARK PABKE

9. LUKE KRAFT

10. Robert Wells

11. TRAVIS PETER

11. Dan Schul

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, March 13, 2025

page 1 of 1

## Johanna Schwarz

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**From:** Gregg Podnar <gregg.podnar@gmail.com>  
**Sent:** Wednesday, March 12, 2025 5:53 PM  
**To:** Planning Dept  
**Subject:** Re: Docket No. 03-21-25, 15431 Edgewater Dr.

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

Concerns about the architectural plans for multiple additions to 15431 Edgewater Dr.

As a resident of the neighborhood (on Cliffdale Avenue, which is the cross street along 15431 Edgewater Drive), I am concerned that the proposed additions to 15431 Edgewater Drive will *negatively impact the neighborhood* by infilling between houses, increasing height, and removing greenspace, canopy, and vegetation.

Further, it should be noted that the current *owner* proposing these renovations does not appear to be a "neighbor" *in any sense*; not having appeared to ever dwell in the house. Instead the owner appears to be a serial house renovator and reseller. The owner has *no apparent relationships* with residents in the area who will be affected.

I respectfully request that the Architectural Board of Review *deny* any expansion in plan or elevation of 15431 Edgewater Drive. This would help to preserve the nature of our neighborhood, the value of the adjoining properties, and the charm of this beautiful neighborhood in Lakewood.

Thank you.  
Gregg Podnar  
1081 Cliffdale Avenue  
Lakewood, Ohio 44107

## Johanna Schwarz

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**From:** Mary T Grant <marytgrant@msn.com>  
**Sent:** Thursday, March 13, 2025 10:15 AM  
**To:** Planning Dept  
**Subject:** Re: Docket No. 03-21-25, 15431 Edgewater Dr.

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

I wish to add my voice to those who are requesting the denial of the renovation project at 15431 Edgewater Drive due to the negative impact to our neighbors and our neighborhood.

Although I am a proponent of free expression, when one chooses to be part of a neighborhood, the key word is "neighbor," being thoughtful and considerate of one's neighbors. I am not a fan of outsider flippers in historic neighborhoods; just take a walk to the end of ErieCliff Drive and talk with those neighbors about the house and fence that were allowed along the easement and the ill will that it has caused along with a complete disregard for the character of the neighborhood.

It was my impression that Lakewood valued its historic homes, tree canopy, and friendly neighborhoods made up of those who also cherish those things. The renovation plan for 15431 Edgewater Drive shows no concern or interest in these ideals or long-term vision and should not be implemented.

Thank you,  
Mary T Grant  
1081 Cliffdale Ave

## Johanna Schwarz

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**From:** Laura Klasa <laura.klasa@gmail.com>  
**Sent:** Thursday, March 13, 2025 2:51 PM  
**To:** Planning Dept  
**Subject:** Proposal for 15431 Edgewater

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

To Whom it May Concern:

My name is Laura Klasa and I reside at 1061 Cliffdale Ave.

I am writing with concern and objection to the proposed property changes for 15431 Edgewater Dr. I am objecting to this project for several reasons. I believe that the proposed changes will disrupt the continuity of the neighborhood, having an adverse effect on the character of the area, while lowering property values.

The loss of mature trees is another concern.

The footprint for the proposed plan will eliminate much of the yard and established trees. I feel that this will negatively impact quality of life for residents, as well as property values.

And finally, the proposed plan would obstruct views of the lake for established residents on Cliffdale Ave.

I strongly object to this project, and would be there in person if not for having to work.

Please take these concerns into consideration when making your decision.

Respectfully,  
Laura Klasa

## Johanna Schwarz

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**From:** Mitch Eichler <meichler23@gmail.com>  
**Sent:** Wednesday, March 12, 2025 8:46 PM  
**To:** Planning Dept  
**Subject:** Docket 03-22-25

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

Hello

I live at 1338 Lakewood Ave and received a mailer about the storage building at the service garage. I will be out of town for tomorrow's hearing so I am putting my thoughts in writing. After reading through the plans, I implore you to consider a different approach than re-installing the existing chainlink fence behind our houses. The fence is a rusty and ugly eyesore and it interferes with trees/plants. Some of the trees have even grown into the fence or are between the fence and our garages making it almost impossible to trim or remove them. For example, a neighbor of mine has a dead tree but it would be extremely difficult to remove it with the restrictions from the fence.

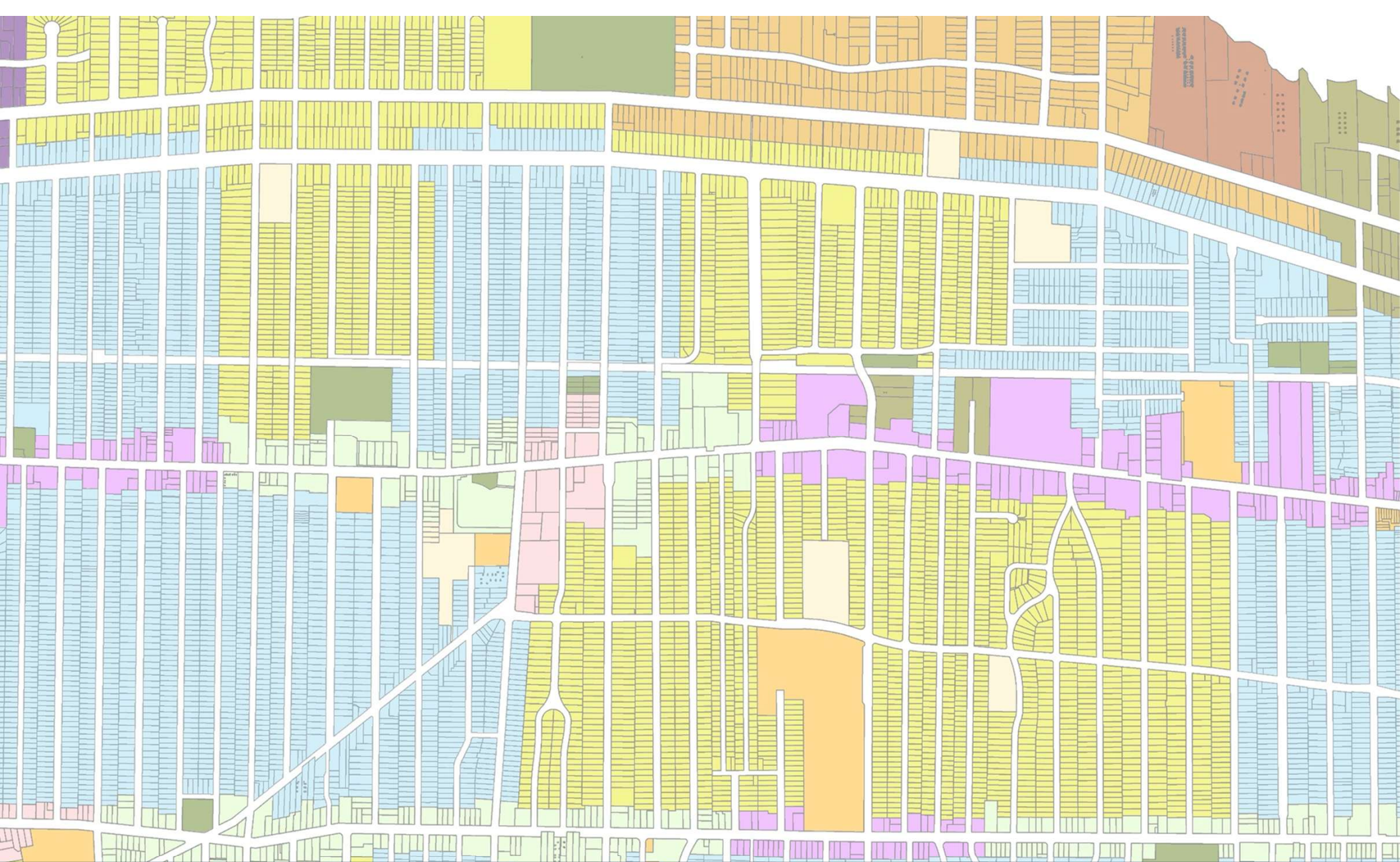
The fence has already been removed behind my neighbor at 1342. If there will definitely be a fence, will you please consider an alternative? Perhaps a wooden privacy fence hiding some of the garage building (like the fence going up near the top of the steet)? Maybe even no fence?

If the chainlink is a must, could you at least give us some time where the fence is down to clean up the trees/growth next to it before re-installing?

While the storage building is not directly because of or related to the fence, this is an opportunity for the city to make things better for the residents that have the garage building right behind us and frequently hear vehicles coming in and out.

Could you please confirm receipt of this message and provide a follow up after the hearing?

Thanks!  
Mitch Eichler  
4402428845  
1338 Lakewood Ave



# Architectural Board of Review

March 2025



## **Architectural Board of Review**

Pre-Review Meeting: March 6th, 4 pm (East Conf Rm)

Regular Meeting: March 13th , 5:30 pm (Auditorium)

### **Members**

Hanna Cohan Plessner (2025 Chair)

Jeremy Smith (2025 Vice-Chair)

Chris Egervary

Nick Slaughterbeck

Matt Stevenson

### **Staff**

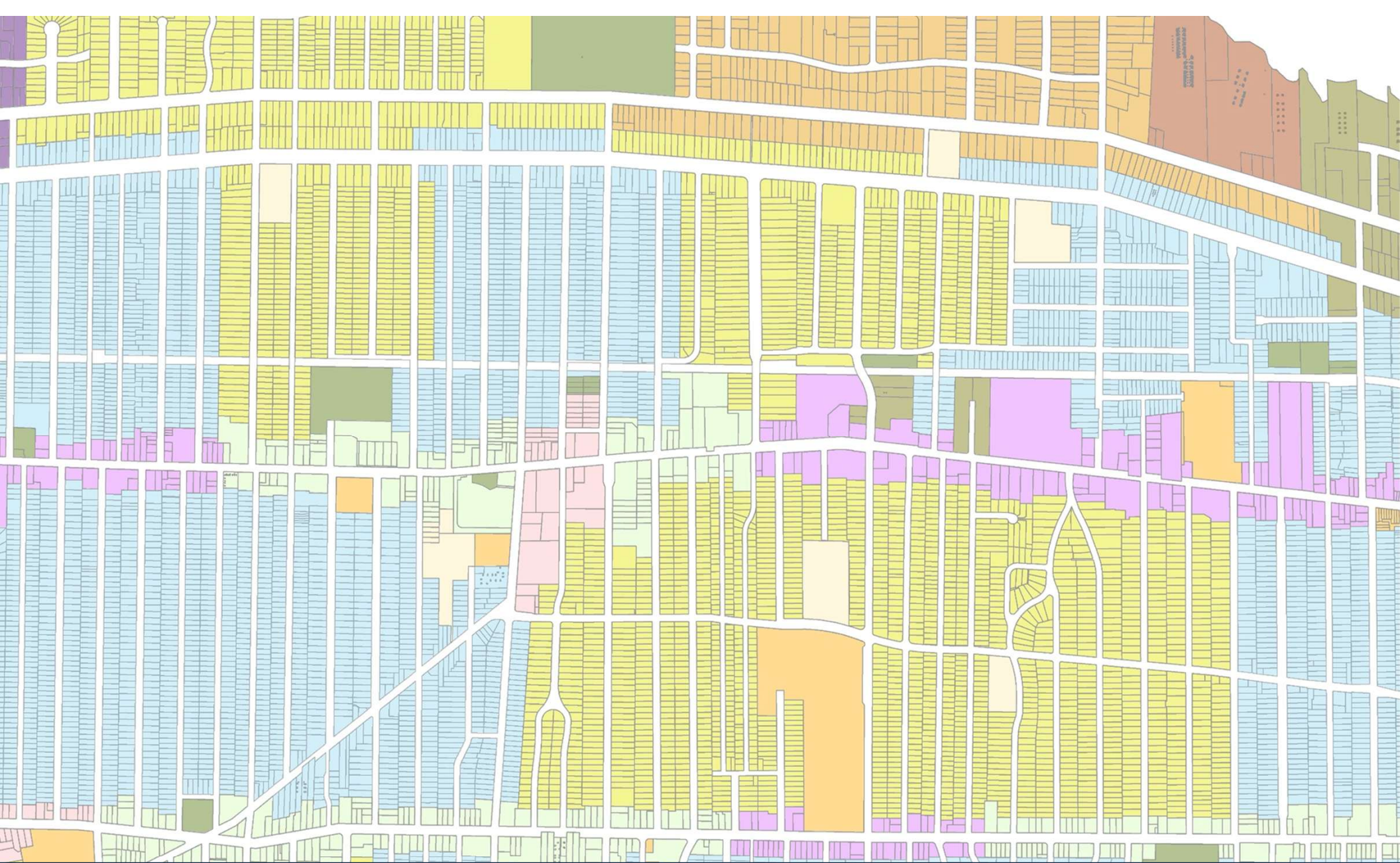
*Board Secretary:* Amanda Cramer, Sophia Jones

*Assistant Building Commissioner:* William Wagner



## Architectural Board of Review March Agenda

1. Roll call
2. Approve minutes – February 2025 meeting
3. Opening Remarks
4. Old Business
5. Sign Review
6. New Business
7. Adjourn



# Architectural Board of Review

Old Business – March 2025

**Applicant proposes new signage.**

**City Notes:**

- Applicant proposes 1 blade sign (16 sq ft)
- Max allowed square footage: 52.5 sq ft
- Total proposed square footage: 16 sq ft

**Summary Approval: No Conditions**

12900 Madison Ave



**Docket No. 03-18-25 (12900 Madison)**  
New Signage – Lakewood Community Services Center  
Steven Foster



**PROPOSED DIMENSIONAL SIGN**  
(N.T.S.)

This drawing is CONFIDENTIAL and PROPRIETARY. Use without written permission of The Sign & Graphics Firm is strictly prohibited.

ADDRESS:  
12900 Madison Ave.  
Lakewood, OH 44107

BUSINESS NAME:  
Lakewood Community  
Services Center

Steven Foster  
216.390.0198  
sgfoster09@gmail.com

**SGF**  
SIGN &  
GRAPHICS  
FIRM



**1**

2-18-25



**Docket No. 03-18-25 (12900 Madison)**

The City of Lakewood is conducting renovation of the Winterhurst Ice Arena – including an exterior addition – to provide contemporary locker room facilities, indoor training space, and ADA accessibility improvements.

**City Notes:**

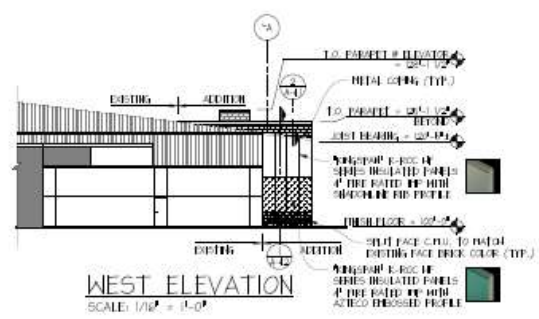
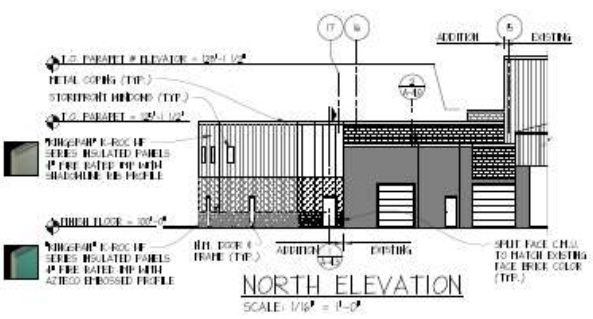
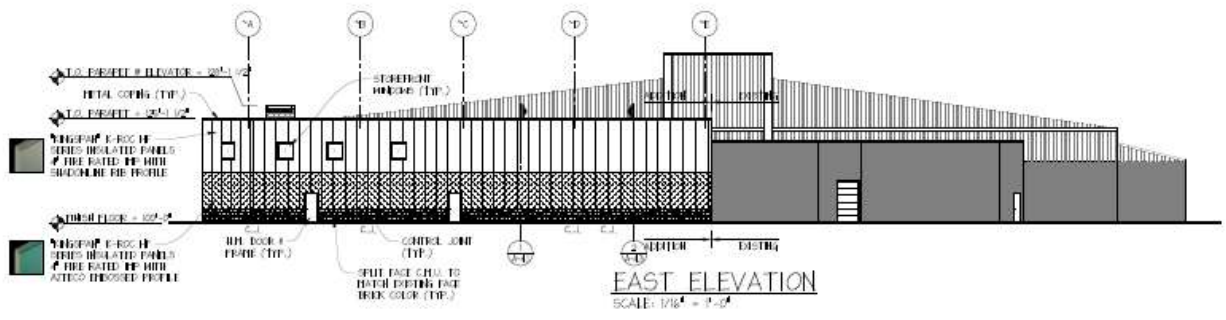
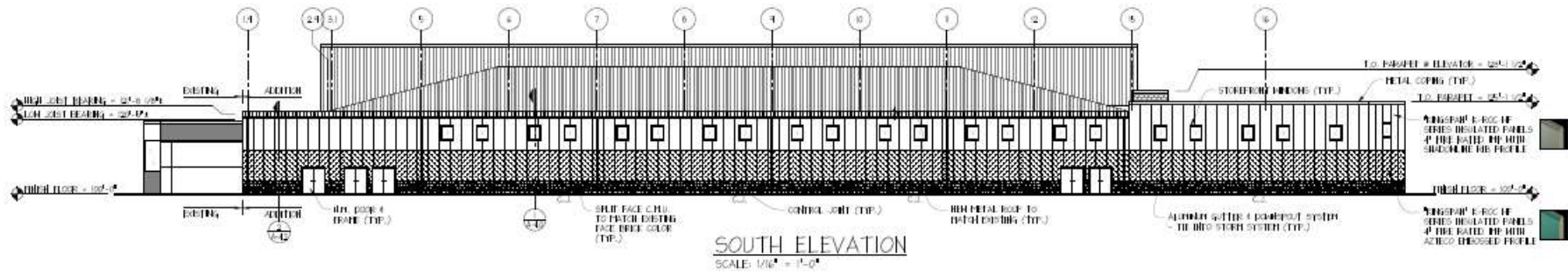
N/A



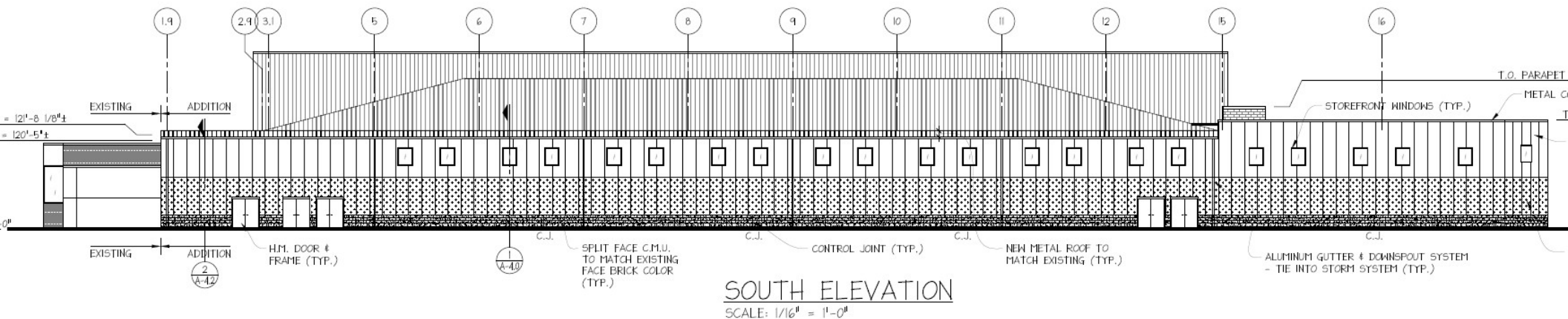
**Docket No. 02-17-25 (14740 Lakewood Heights)**

City of Lakewood – Winterhurst Ice Arena

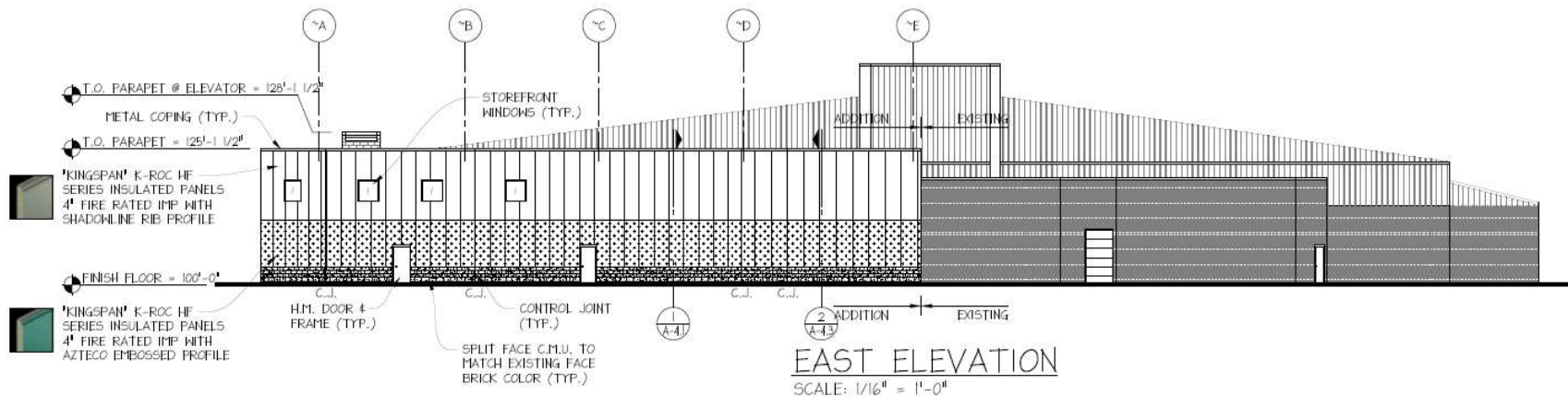
David Baas



# Docket No. 02-17-25 (14740 Lakewood Heights)



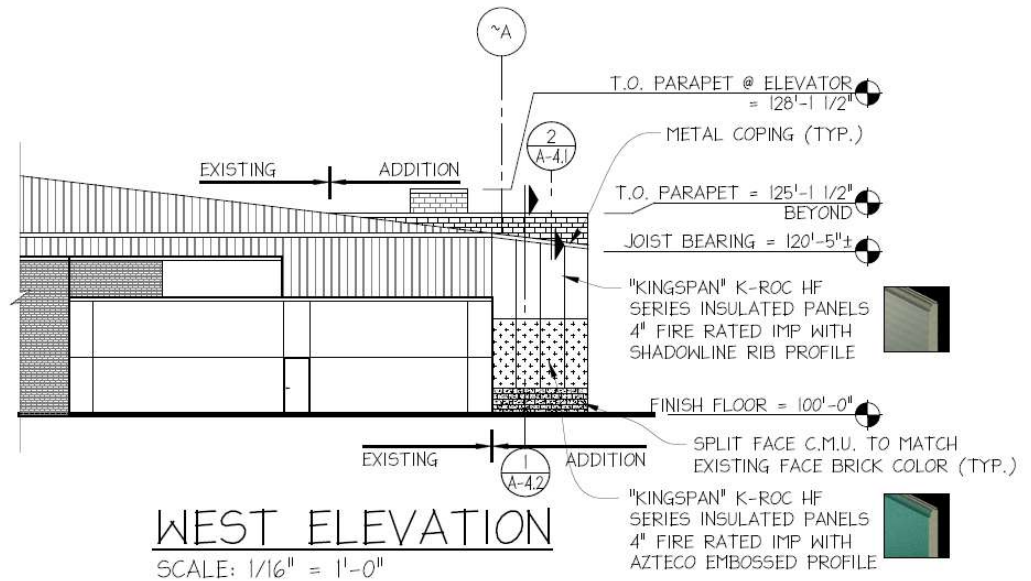
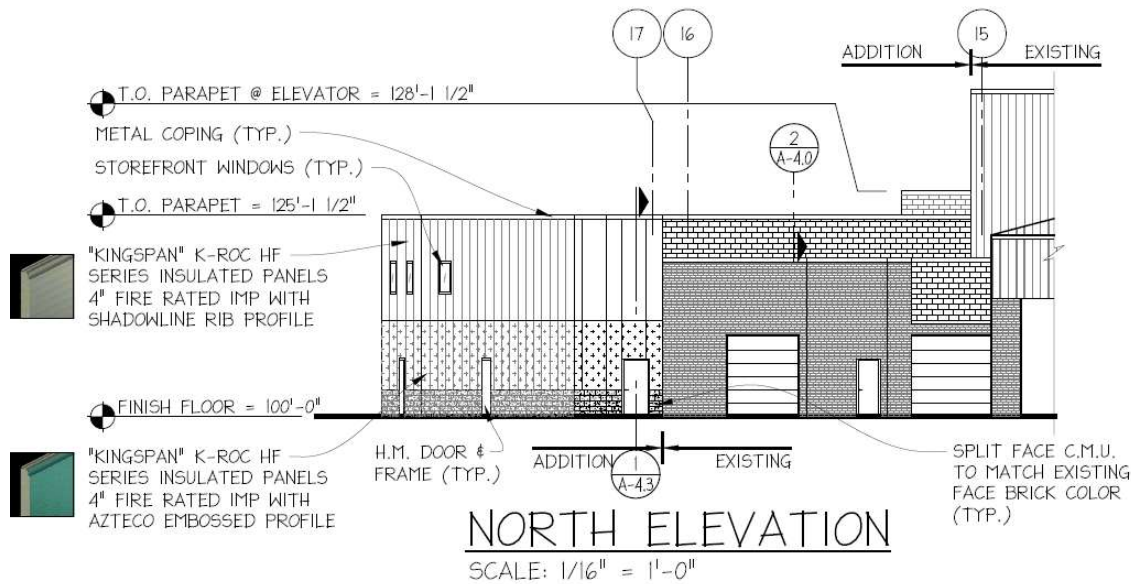
**SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/16" = 1'-0"

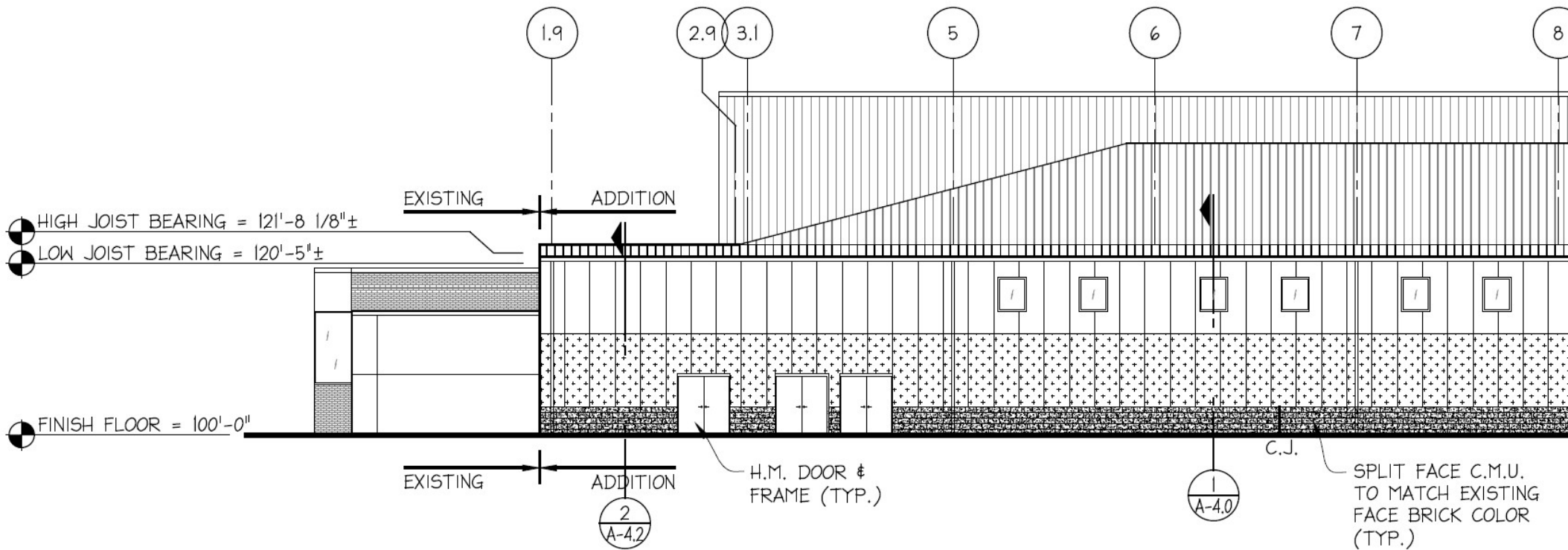


# Docket No. 02-17-25 (14740 Lakewood Heights)



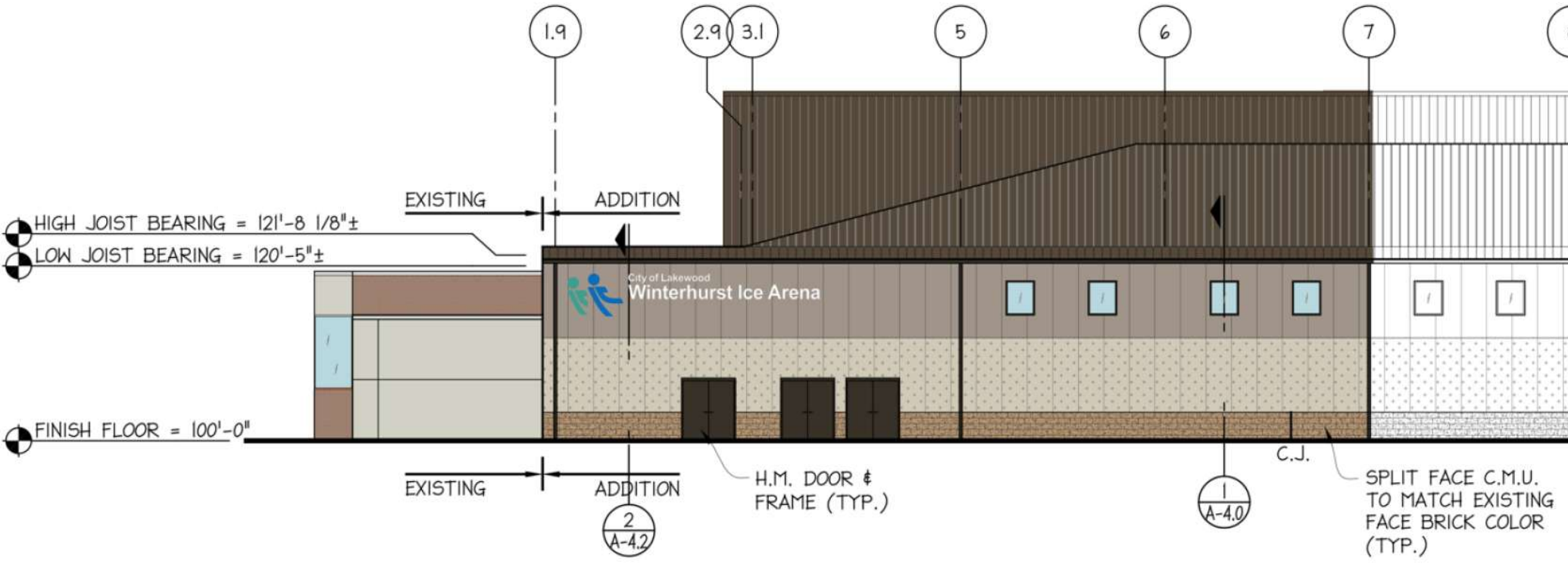
# Docket No. 02-17-25 (14740 Lakewood Heights)

# Southwest Corner (Lakewood Heights)



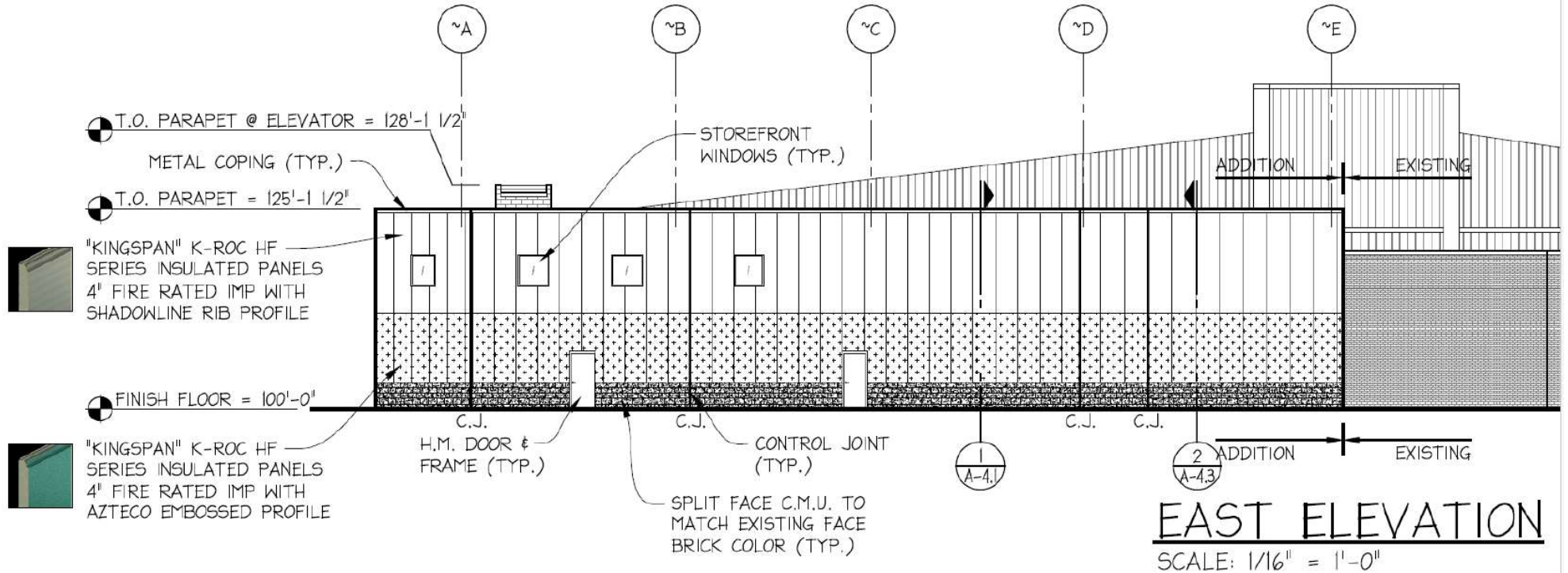
**Docket No. 02-17-25 (14740 Lakewood Heights)**

**Southwest Corner (Lakewood Heights)**



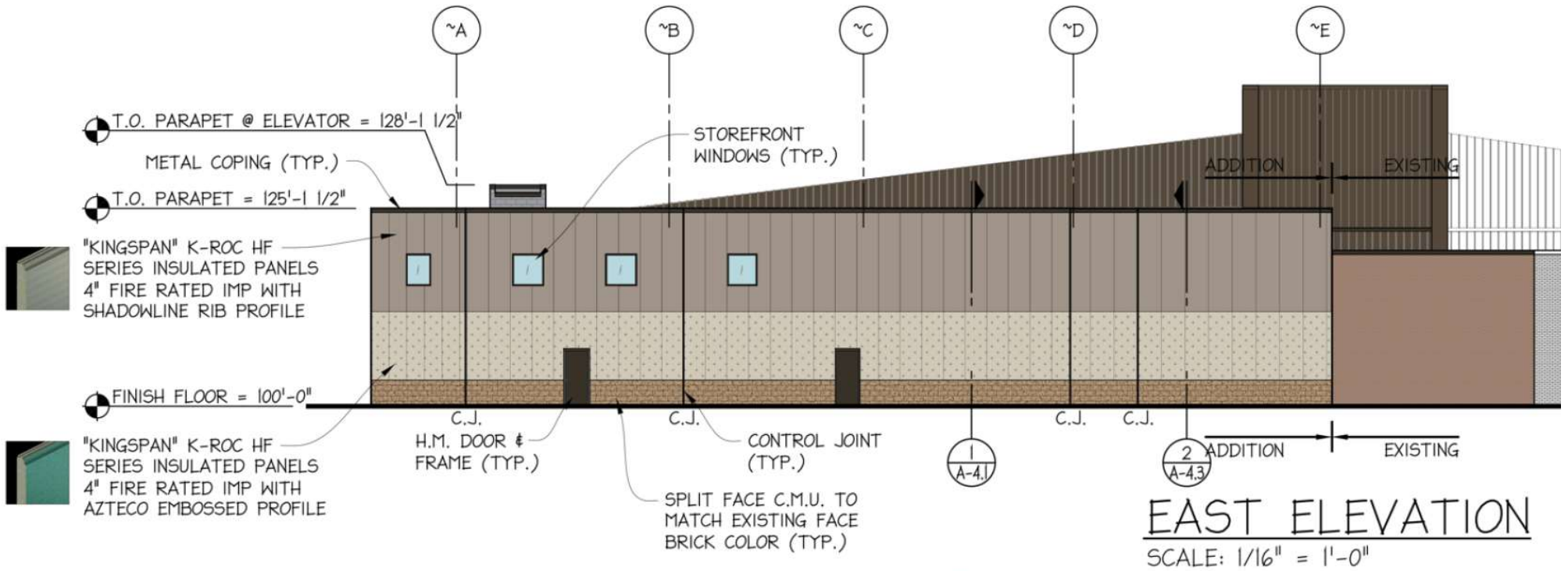
**Docket No. 02-17-25 (14740 Lakewood Heights)**

**Southeast Corner (Warren Road)**



**Docket No. 02-17-25 (14740 Lakewood Heights)**

**Southeast Corner (Warren Road)**



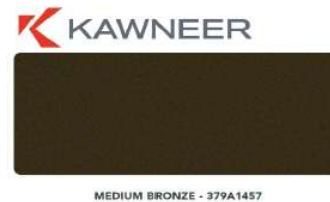
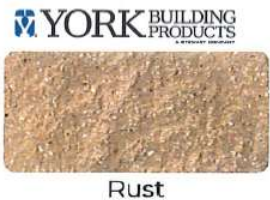
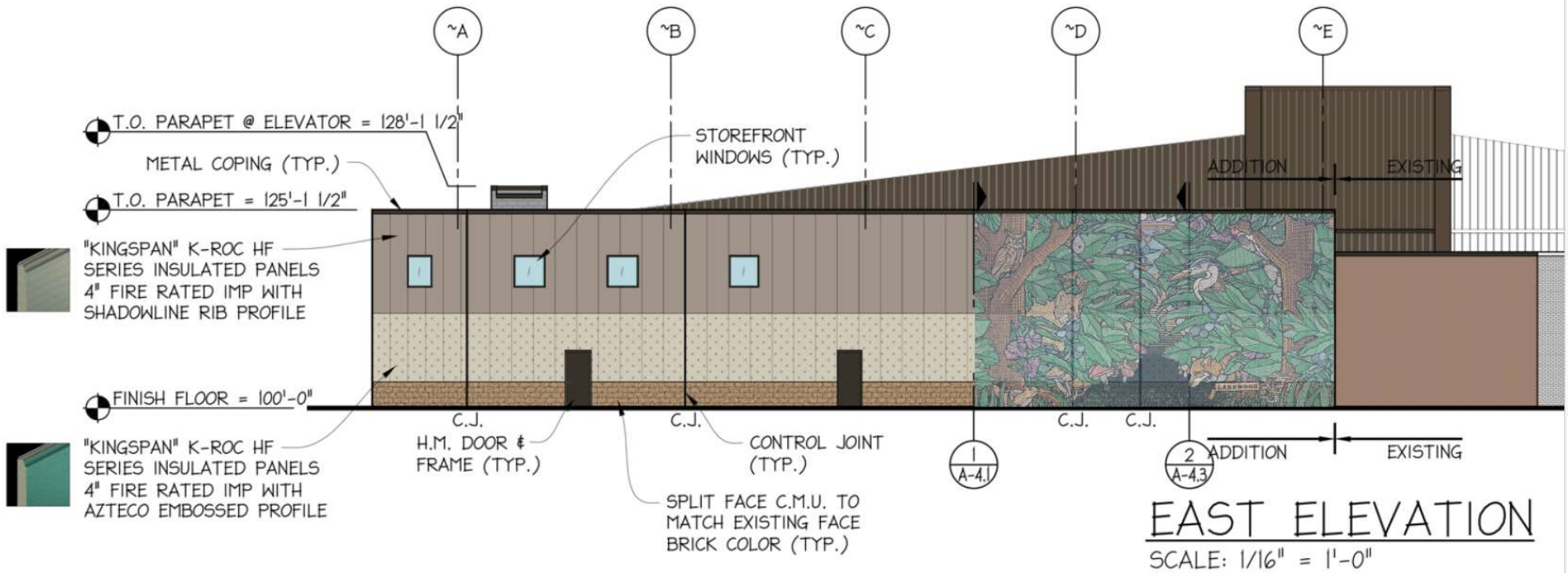
**EAST ELEVATION**  
SCALE: 1/16" = 1'-0"

  <b>Rust</b>	 <b>Sandstone</b> <small>SR:0.61 E:0.85 SRI:72</small> <b>Taupestone</b> <small>SR:0.27 E:0.86 SRI:26</small>	  <b>MEDIUM BRONZE - 379A1457</b>
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**Docket No. 02-17-25 (14740 Lakewood Heights)**

## Mural Replacement (Proposed)



**Docket No. 02-17-25 (14740 Lakewood Heights)**



## Split Face ARCHITECTURAL CMU

Split Face CMU are consistently the most popular architectural masonry unit finish because they offer a uniquely textured face and can also be manufactured as a paint-grade product.

Our Split Face units can be used as a load-bearing wall or as a veneer, and it blends well with other architectural block finishes, or even clay brick.

Split Face masonry is thermally efficient, sound absorbent and fire resistant—making it a preferred product in the construction of commercial projects such as theaters, schools and municipal buildings. Manufactured as a normal weight or lightweight unit, it conforms to ASTM C 90 standard specification for load-bearing concrete masonry units.

### BIM – Revit® Design Files:

We provide Revit® design files for our common unit shapes & sizes, including the family of finishes and colors— by shape. They are free to download from our website.



**YORK BUILDING PRODUCTS**  
A STREUHL COMPANY  
950 Smile Way, York, PA 17404  
800.673.2408 | www.yorkbuilding.com

## Split Face Color Options

### PREMIUM:



### STANDARD:



### STOCK:



### Notes:

- Matching Type-S masonry cement is available for all colors shown.
- Due to the limitations of the printing process, colors shown may vary slightly from actual product. Please refer to our color sample box for accurate representation.

800.673.2408 | www.yorkbuilding.com



# Docket No. 02-17-25 (14740 Lakewood Heights)



Insulated Panel Systems  
North America



K-Roc HF

**K-Roc HF Azteco™**  
Gauge: Exterior: 24, 22 ga  
Interior: 26, 24, 22 ga

**Lower Band**



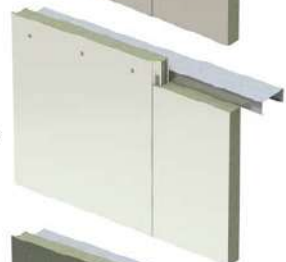
K-Roc HF Flat  
Gauge: Exterior: 24, 22 ga  
Interior: 26, 24, 22 ga



K-Roc HF Micro-Rib  
Gauge: Exterior: 24, 22 ga  
Interior: 26, 24, 22 ga



K-Roc HF Mini  
Micro-Rib  
Gauge: Exterior: 24 ga  
Interior: 26, 24, 22 ga



**Upper Band**

**K-Roc HF Shadowline**  
Gauge: Exterior: 26, 24, 22 ga  
Interior: 26, 24, 22 ga



**Docket No. 02-17-25 (14740 Lakewood Heights)**



**Insulated Panel Systems**  
North America



K-Roc HF

Insulated Panels  
Weathering

### High Performance Color Coating Systems

Building Envelope Design Solutions

High Performance Color Coating Systems  
Building Envelope Design Solutions

### Standard Colors

Sherwin-Williams® WeatherXL™ – Siliconized Modified Polyester (SMP)

WeatherXL™ coating systems utilize ceramic and inorganic pigments offering superior color stability, chalk and fade resistance as well as gloss retention.

SMP



Driftwood  
SR:0.55 E:0.86 SRI:04



Sandstone  
SR:0.49 E:0.86 SRI:56



Surrey Beige  
SR:0.41 E:0.86 SRI:45

MP (Modified Polyester)



Imperial White  
SR:0.62 E:0.86 SRI:04



Sherwin-Williams® Fluropon® Solid PVDF Colors (Unless otherwise noted as Illumipon™ FEVE\*)

Fluropon® coatings are durable polyvinylidene coating system containing 70% PVDF resins, ceramic and inorganic pigments. This system provides a powerful chemical bond, superior resistance to weathering and is in exceptional color retention, resistance to chalking and chemical degradation.

Category 1



Regal White  
SR:0.70 E:0.86 SRI:85



Ascot White  
SR:0.69 E:0.85 SRI:85



Bone White  
SR:0.69 E:0.84 SRI:85



Driftwood  
SR:0.45 E:0.86 SRI:50



Sandstone  
SR:0.61 E:0.85 SRI:72



Surrey Beige  
SR:0.48 E:0.86 SRI:54



Category 2



Dove Gray  
SR:0.49 E:0.86 SRI:56



Zinc Gray  
SR:0.35 E:0.86 SRI:57



Rawhide  
SR:0.55 E:0.85 SRI:64



Parchment  
SR:0.55 E:0.85 SRI:61



Rock Tan  
SR:0.62 E:0.86 SRI:74



Taupestone  
SR:0.27 E:0.86 SRI:26



Spartan Bronze  
SR:0.31 E:0.85 SRI:31



Redwood\*  
SR:0.59 E:0.87 SRI:45



Slate Blue  
SR:0.28 E:0.85 SRI:27

Category 3



Colonial Red\*  
SR:0.55 E:0.87 SRI:55



Evergreen\*  
SR:0.26 E:0.85 SRI:24



Regal Blue  
SR:0.26 E:0.85 SRI:24



Tahoe Blue  
SR:0.26 E:0.85 SRI:24

### Upper Band

**SR (Solar Reflectivity)**  
This is the ability of a material to reflect solar energy back into the atmosphere. Rated on a scale from 0 to 1, where 1 is the most reflective.

**E (Emissivity)**  
Emissivity is the ability of the material to release absorbed energy back into the atmosphere. Rated on a scale from 0 to 1, where 1 is the most emissive.

**SRI (Solar Reflective Index)**  
This is used to determine compliance with LEED® requirements and is calculated according to ASTM E 1889 using values for reflectance and the material's ability to release absorbed energy (emissivity) in medium wind speed conditions. Rated on a scale from 0 to 1, where 1 is the most reflective.

\*Illumipon™ is a FEVE (Fluoroethylene Vinyl Ether) resin-based coating that is highly resistant to weathering, airborne chemicals, acid rain and most cleaning solvents used to remove graffiti. It is a two-coat system that can be formulated in a wide range from low to high gloss.



# Docket No. 02-17-25 (14740 Lakewood Heights)

DOOR FRAME / WINDOW SCHEDULE			
SIZE			
TAG	A	B	C
TYPE	HOLLOW METAL	HOLLOW METAL	ALUMINUM
OPERATION	FIXED	FIXED	FIXED
GLAZING	INSULATED, LOW-E, TINTED, TEMPERED	INSULATED, CLEAR, TEMPERED	INSULATED, CLEAR, TEMPERED
RATING	----	----	----
FILM	----	----	----
QUANTITY (G.C. TO VERIFY)	25	9	1
MANUFACTURER / MODEL	KAWNEER TRI-FAB 451T OR TUBELITE T14000	KAWNEER TRI-FAB 451T OR TUBELITE T14000	KAWNEER TRI-FAB 451T OR TUBELITE T14000
FRAME COLOR	T.B.D.	T.B.D.	MATCH EXISTING
NOTES	----	----	----

[About](#) | [Locations](#) | [Sustainability](#) | [News](#) | [Careers](#) | [Kawneer Collaborative](#) | [KAWNEERDIRECT](#)

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[PRODUCTS](#)
[PROJECTS](#)
[PERFORMANCE SOLUTIONS](#)
[TECHNICAL DOWNLOADS](#)
[TOOLS](#)
[SUPPORT & TRAINING](#)
[CONTACT](#)

---

STRUCTURAL FRAMING

**TRIFAB® VERSAGLAZE® 451/451T FRAMING SYSTEM**

Trifab® VersaGlaze® Framing System is built on the proven and successful Trifab® Framing platform – with all the versatility its name implies. Designed for performance and unmatched fabrication flexibility, the Trifab® VersaGlaze® Framing System can be used on almost any project. Trifab® VersaGlaze® Framing System also offers a pre-glaze option for the existing center set screw spine assembly application, available on non-thermal, thermal and ultra-thermal frame types. Pre-glaze units can be completely fabricated and glazed in the shop, minimizing job-site costs and enhancing field-installed quality.

- 2" (50.8mm) sightline
- 4-1/2" (114.3mm) depth
- High-thermal performance
- Front, center, back or multi-plane glass applications
- Blast mitigation (451T), hurricane resistance
- Structural silicone glazed (SSG) options, pre-glazed options



## Doors/Windows/Coping

HIGHLIGHT YOUR ARCHITECTURAL ACHIEVEMENTS TODAY

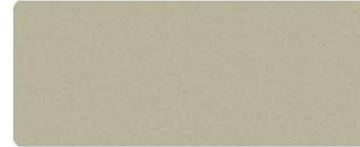
PERMADIZE® HARDCOAT FINISHES



LIGHT SEQUIN - 379A1453



BLACK - 789G035



GOLD - 379A1451



CHAMPAGNE - 379A1455



DARK BRONZE - 379A1456



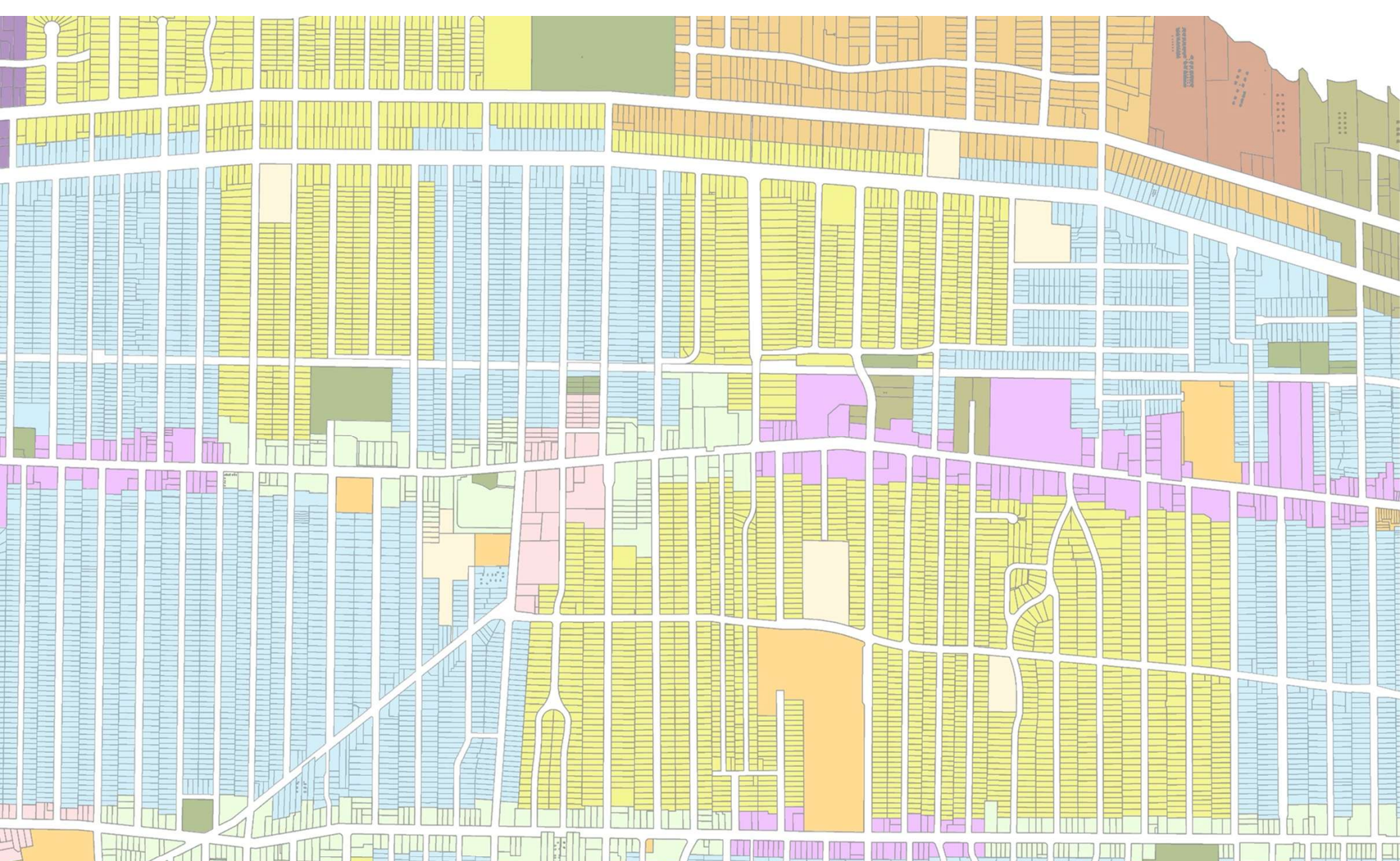
STERLING GRAY - 789G018



MEDIUM BRONZE - 379A1457



# Docket No. 02-17-25 (14740 Lakewood Heights)



# Architectural Board of Review

Sign Review – March 2025

**Applicant proposes new signage.**

**City Notes:**

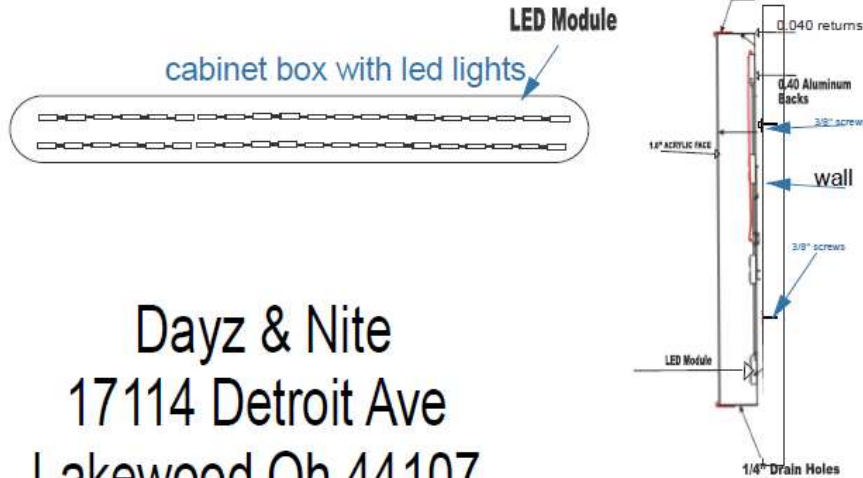
- Applicant proposes 1 wall sign (25.3 sq ft)
- Max allowed square footage: 26.6 sq ft
- Total proposed square footage: 25.3 sq ft



**Docket No. 03-19-25 (17114 Detroit)**  
New Signage – Dayz & Nite Smoke Shop  
Shadi Almkdad



led channel letters sign mounted to 1"x1" tubing letters to have red faces and 5.5 returns  
 1" trim cap  
 1/8" backs  
 powered by LEDS



Dayz & Nite  
 17114 Detroit Ave  
 Lakewood Oh 44107



	THIS SIGN SHALL REMAIN THE PROPERTY OF NEON & SIGNS UNTIL FULLY PAID FOR.	THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.	
ALL INFORMATION CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND PROPRIETARY. IT IS THE SOLE PROPERTY OF NEON AND SIGNS AND IS NOT TO BE REPRODUCED BY ANYONE WITH OUT WRITTEN CONSENT FROM NEON AND SIGNS	SCALE: 1:16	DATE: 12-11-24	
	SALES: Shadi Mikdad		

NEON & SIGNS 10505 BEREA RD CLEVELAND OH 44102 216-390-0818 NEONSIGNS44111@GMAIL.COM OR SHADINEONSIGNS@AOL.COM



**Docket No. 03-19-25 (17114 Detroit)**

## Applicant proposes new signage.

### City Notes:

- Applicant proposes 3 illuminated wall signs (34 sq ft; 28 sq ft; 11.5 sq ft)
- Max allowed square footage: 53.3 sq ft
- Total proposed square footage: 73.5 sq ft**

14239 Detroit Ave



# Docket No. 03-20-25 (14239 Detroit)

New Signage – Pure Puff Smoke Shop  
Shadi Almikdad



13ft w x 26" h

64" w x 26" h

15.5ft w x 26" h

remove existing faces and install new faces as showing with digital graphics applied to face

THIS SIGN SHALL REMAIN THE PROPERTY OF NEON & SIGNS UNTIL FULLY PAID FOR.

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

ALL INFORMATION CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND PROPRIETARY. IT IS THE SOLE PROPERTY OF NEON AND SIGNS AND IS NOT TO BE REPRODUCED BY ANYONE WITH OUT WRITTEN CONSENT FROM NEON AND SIGNS

SCALE: 1:16

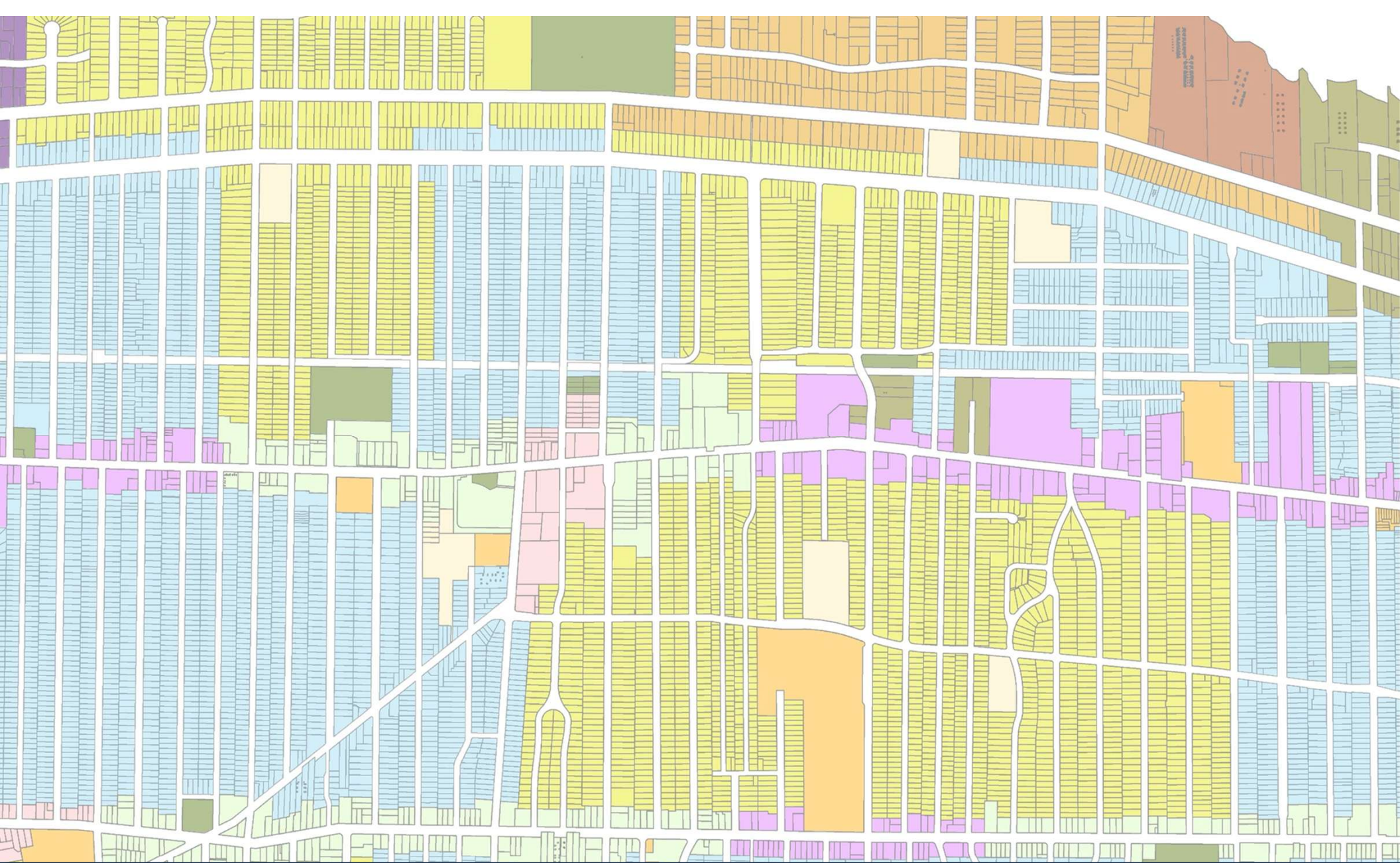
DATE: 2-15-25

SALES: Shadi Mikdad

NEON & SIGNS 10505 BEREA RD CLEVELAND OH 44102 216-390-0818 [NEONSIGNS44111@GMAIL.COM](mailto:NEONSIGNS44111@GMAIL.COM) OR [SHADINEONSIGNS@AOL.COM](mailto:SHADINEONSIGNS@AOL.COM)



**Docket No. 03-20-25 (14239 Detroit)**



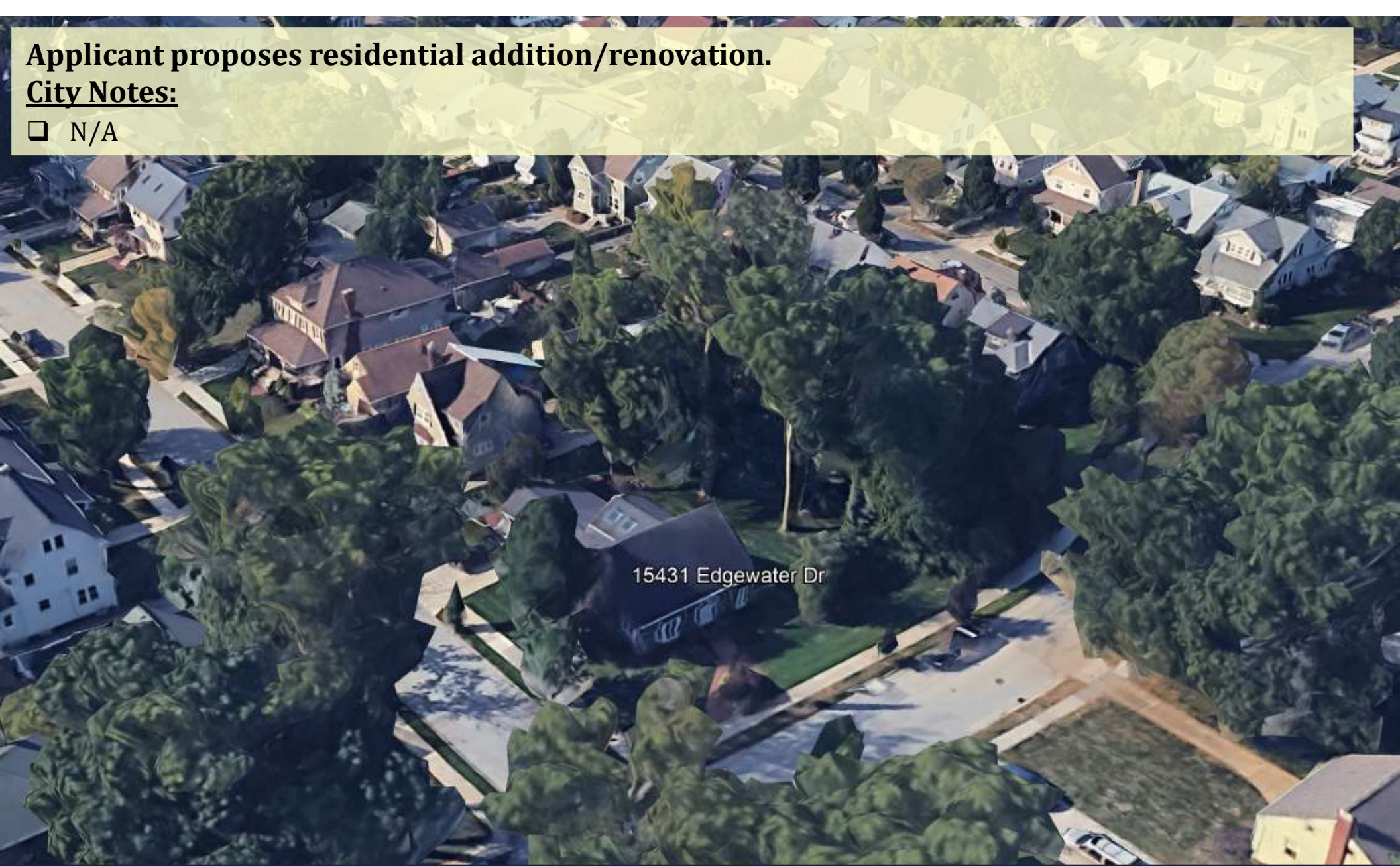
# Architectural Board of Review

March 2025

**Applicant proposes residential addition/renovation.**

**City Notes:**

N/A



15431 Edgewater Dr



**Docket No. 03-21-25 (15431 Edgewater Dr)**

**Residence – Addition/Renovation**  
**Mark Reinhold**



**Docket No. 03-21-25 (15431 Edgewater)**





**Docket No. 03-21-25 (15431 Edgewater)**



**Docket No. 03-21-25 (15431 Edgewater)**





**Docket No. 03-21-25 (15431 Edgewater)**



**Docket No. 03-21-25 (15431 Edgewater)**



**FRAME GREAT RM. ADDITION**

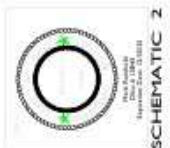
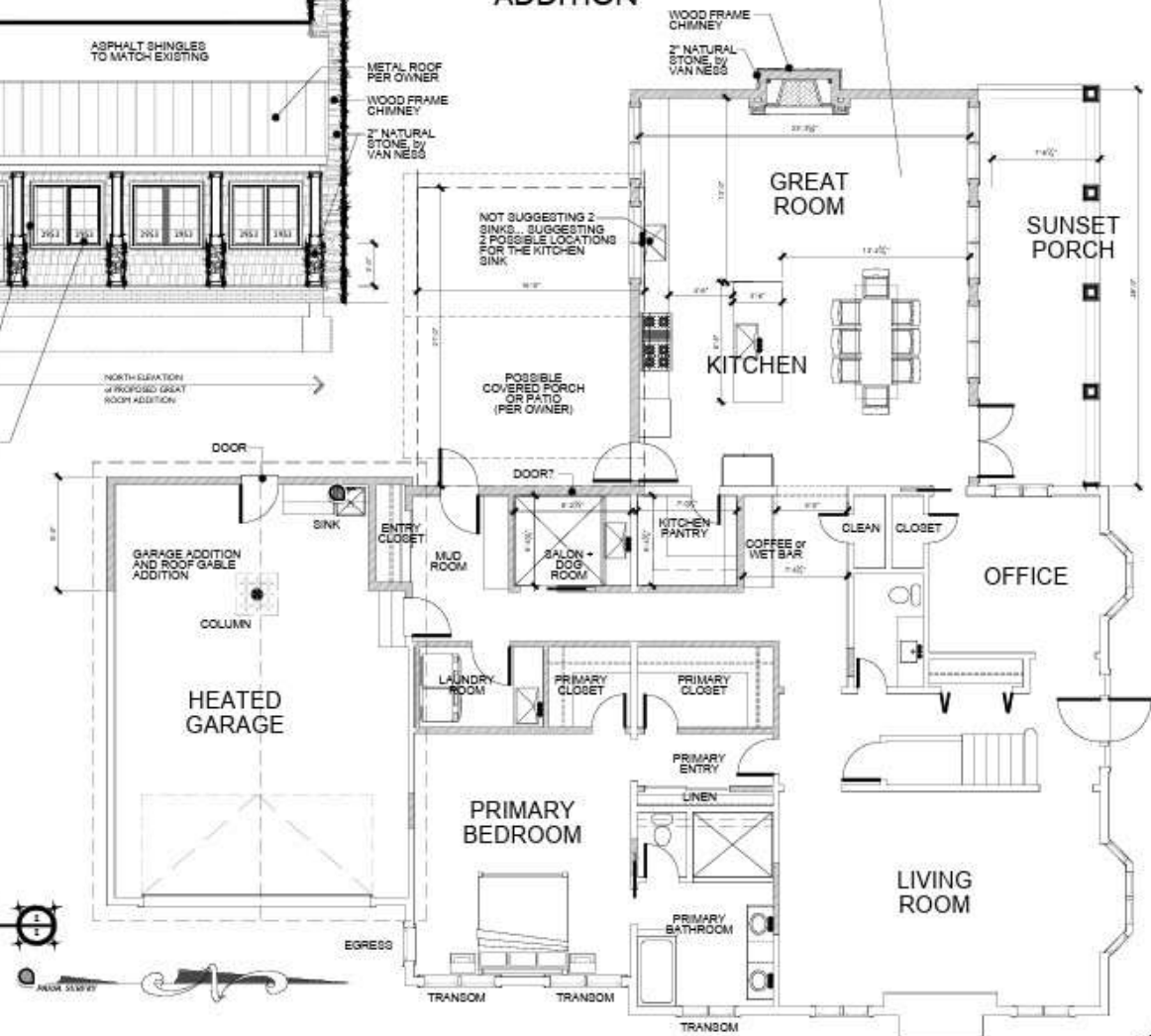


**WILLIAMS RESIDENCE**  
15431 EDGEWATER DRIVE, LAKEWOOD OHIO  
TERRY OSTER, OSTER BUILDING  
WESTLAKE, OHIO

**NORTH ELEVATION (FRONT)**  
1/4" = 1'-0"

**WILLIAMS RESIDENCE**  
15431 EDGEWATER DRIVE, LAKEWOOD OHIO  
TERRY OSTER, OSTER BUILDING  
WESTLAKE, OHIO

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

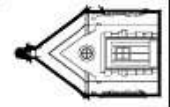


OSTER BUILDING  
15431 EDGEWATER DRIVE  
LAKEWOOD, OHIO 44107

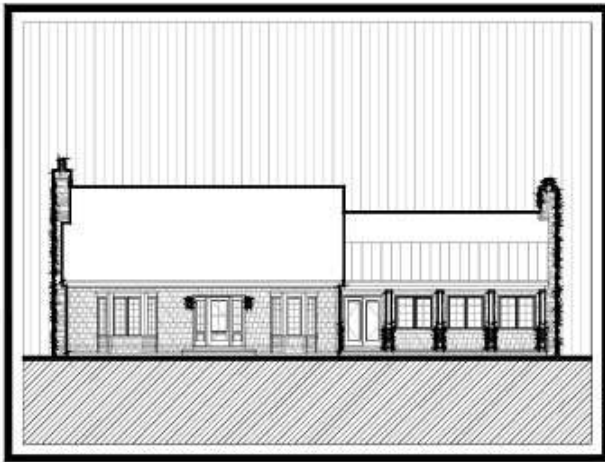
MARK REINHOLD architect 1120 Forest Road, Lakewood Ohio 44107 (516) 304-7097

DATE: 12/15/2010  
DRAWN BY: TERRY OSTER  
CHECKED BY: TERRY OSTER  
SCHEMATIC 2

DAVID and MAE WILLIAMS RESIDENCE 15431 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107



**Docket No. 03-21-25 (15431 Edgewater)**

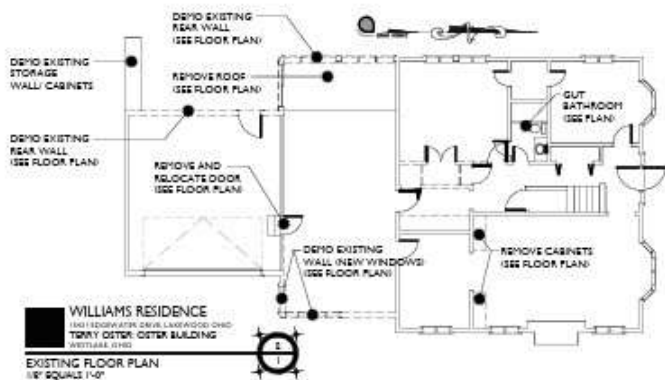


DAVID and MAE WILLIAMS RESIDENCE  
15431 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107

# WILLIAMS ABR REVIEW DRAWINGS

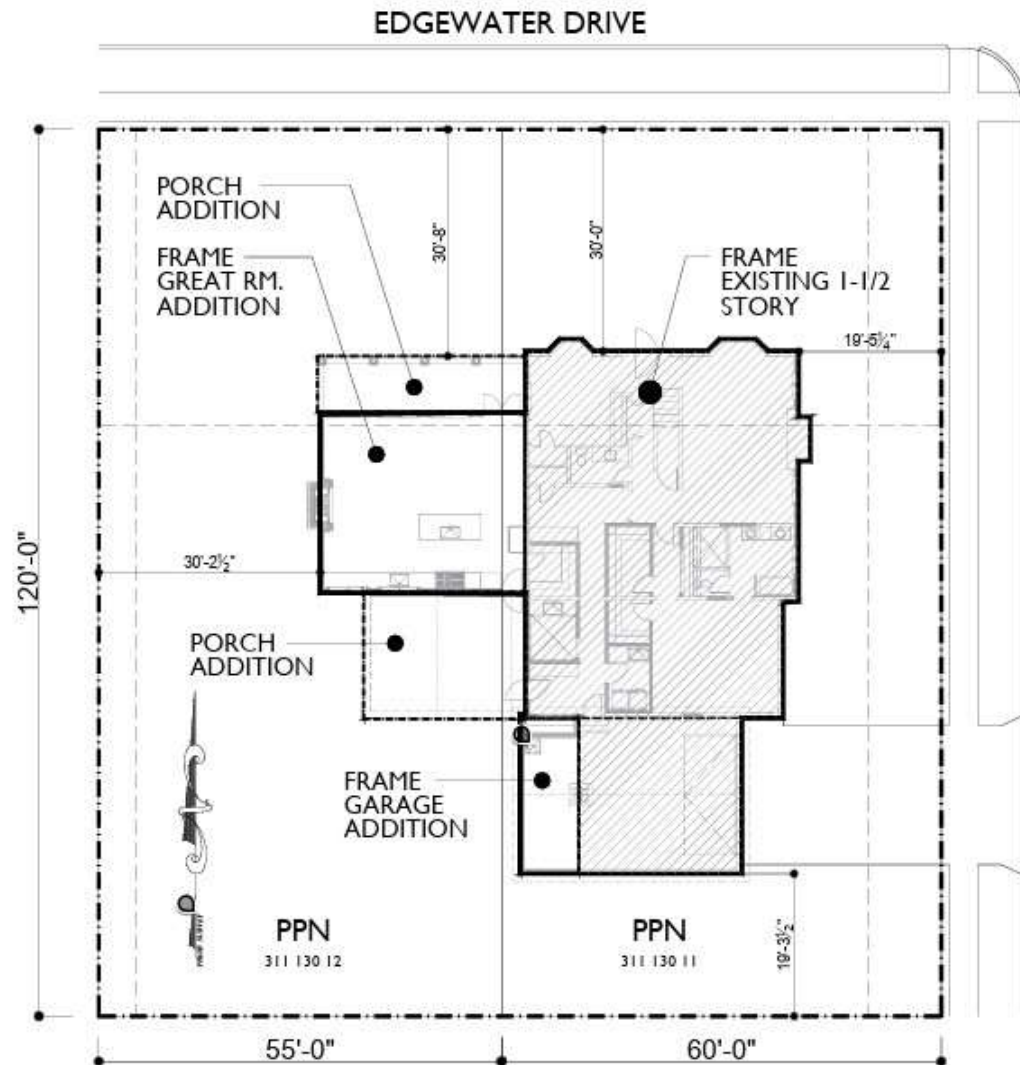
## LIST OF DRAWINGS

TITLE SHEET, SITE PLAN	1
FLOOR PLAN, FRONT ELEVATION	2
EXTERIOR ELEVATIONS	3

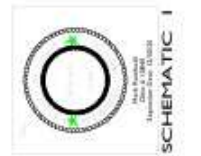


WILLIAMS RESIDENCE  
15431 EDGEWATER DRIVE, LAKEWOOD, OHIO  
TERRY OSTER, OSTER BUILDING  
WILSON, OHIO  
EXISTING FLOOR PLAN  
1/8" SQUARE 1/4"

REMOVE ALL WINDOW FOR  
REPLACEMENT WINDOWS



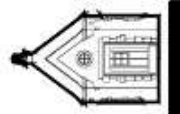
WILLIAMS RESIDENCE  
15431 EDGEWATER DRIVE, LAKEWOOD, OHIO  
TERRY OSTER, OSTER BUILDING  
WILSON, OHIO  
NORTH ELEVATION (FRONT)  
1/8" SQUARE 1/4"



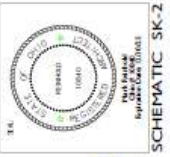
SCHEMATIC 1

SEWER CONNECTION  
15431 W 15028  
15431 W 15028  
15431 W 15028  
15431 W 15028  
MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (419) 964-7897  
DAVID and MAE WILLIAMS RESIDENCE 15431 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107

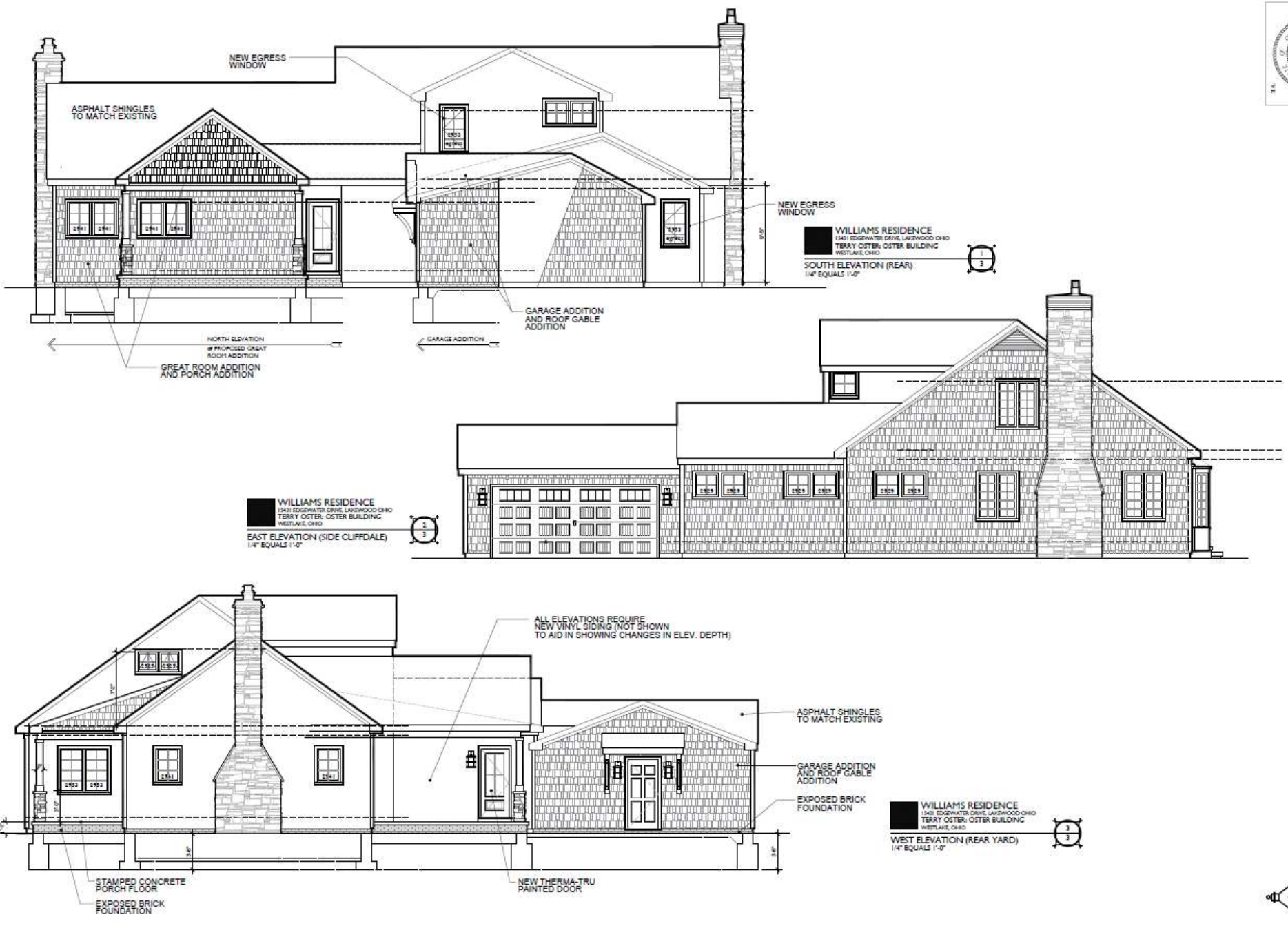
CLIFFDALE AVENUE



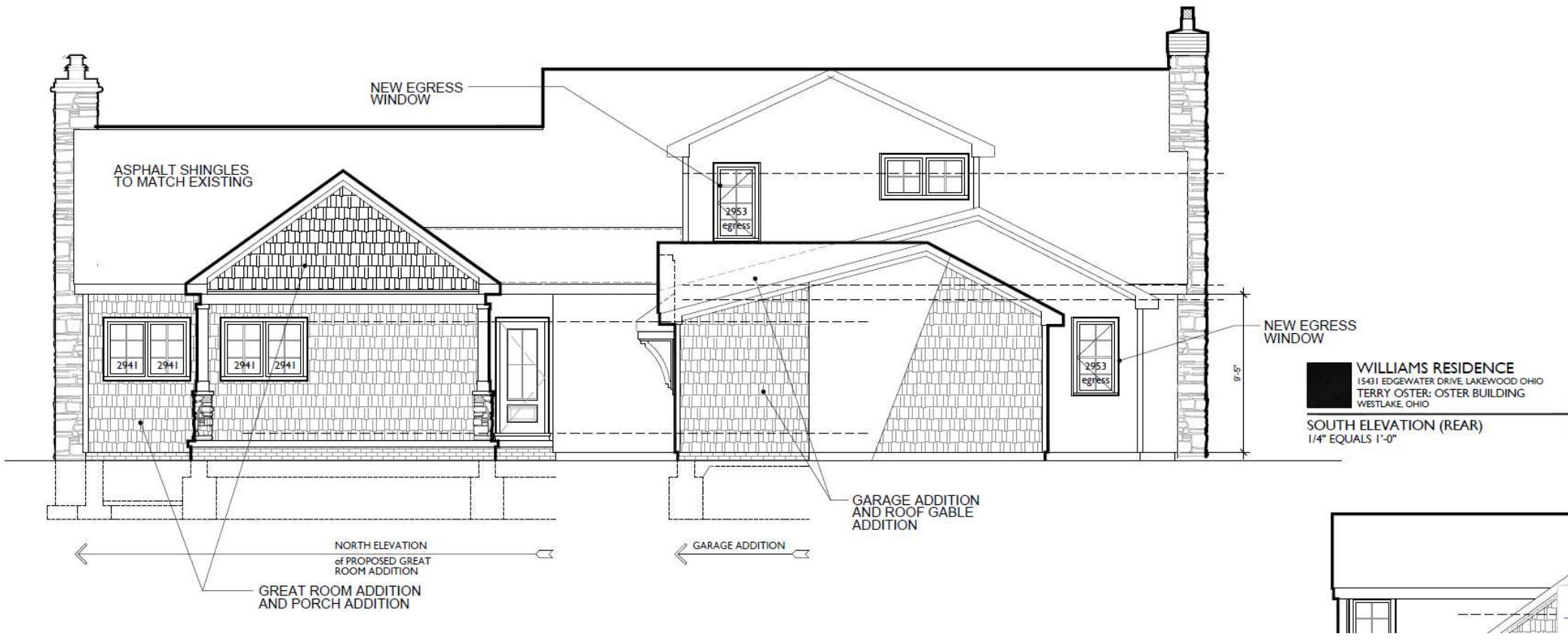
# Docket No. 03-21-25 (15431 Edgewater)



MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 906-7097  
DAVID and MAE WILLIAMS RESIDENCE 15431 Edgewater Drive, Lakewood, Ohio 44107



# Docket No. 03-21-25 (15431 Edgewater)

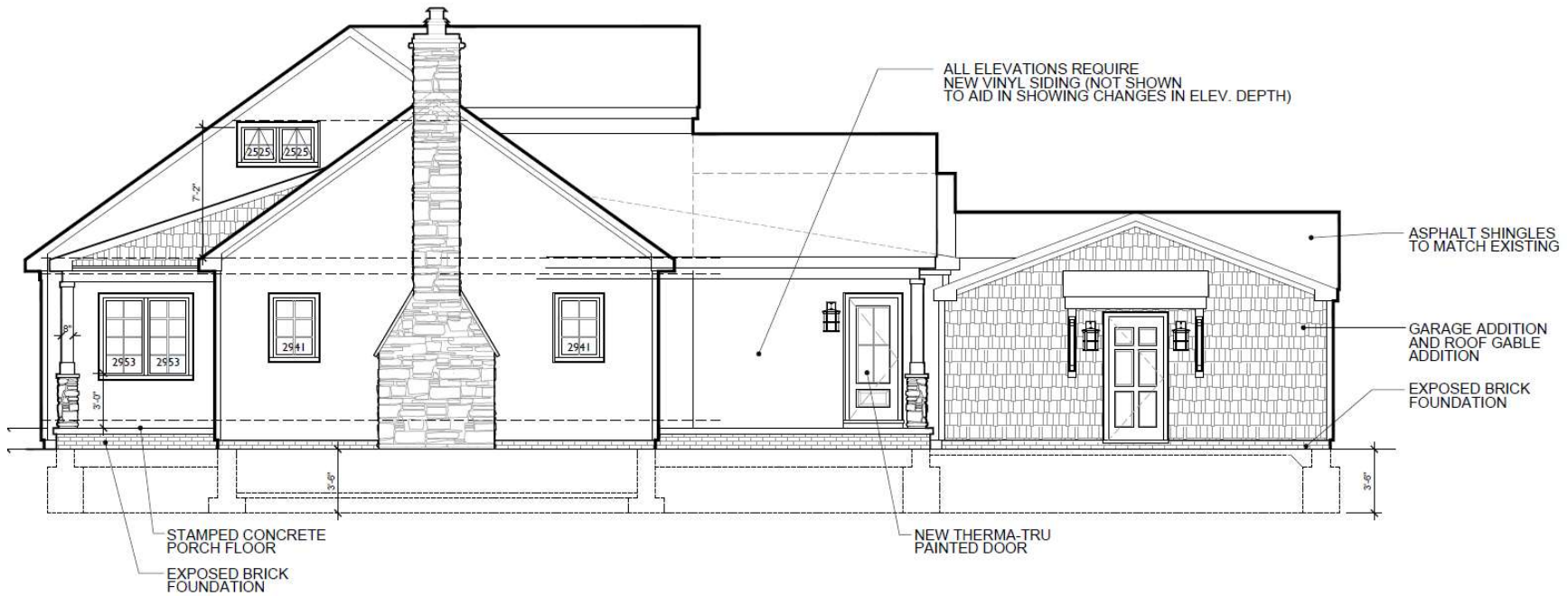
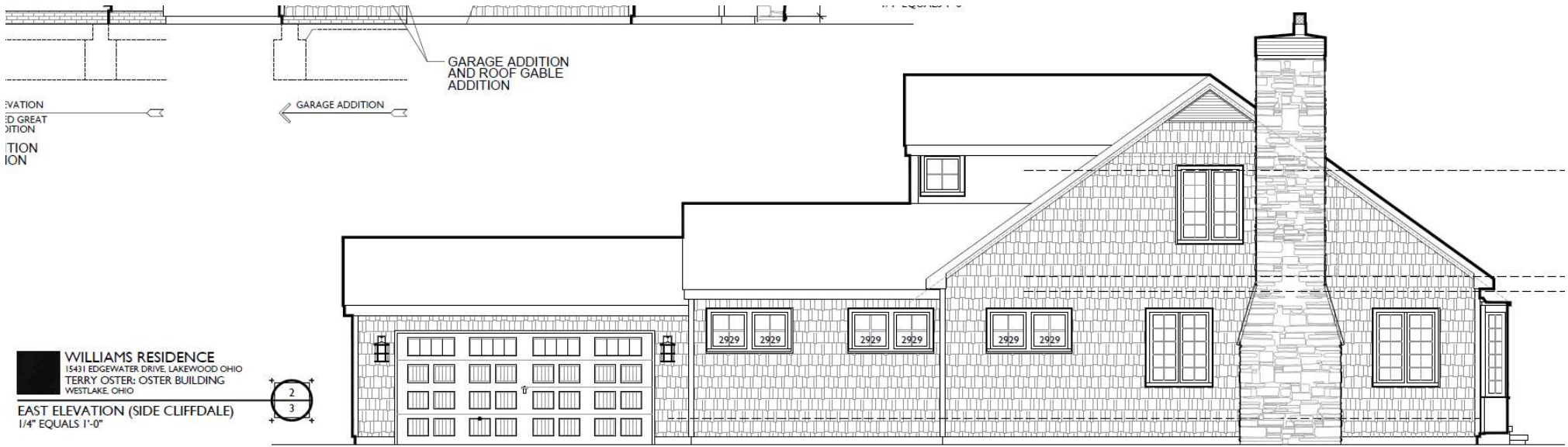


**WILLIAMS RESIDENCE**  
 15431 EDGEWATER DRIVE, LAKEWOOD OHIO  
 TERRY OSTER: OSTER BUILDING  
 WESTLAKE, OHIO

**SOUTH ELEVATION (REAR)**  
 1/4" EQUALS 1'-0"



# Docket No. 03-21-25 (15431 Edgewater)



**Docket No. 03-21-25 (15431 Edgewater)**

**certainteed**  
SAINT-GOBAIN

# Cedar Impressions®

Polymer Shingles and Shakes



Life happens here.™



2:20

100



**Docket No. 03-21-25 (15431 Edgewater)**

ELDORADO  
STONE



SHADOW ROCK

PRODUCTS / STONE / SHADOW ROCK



CRESCENT PEAK  
EASTERN



**Docket No. 03-21-25 (15431 Edgewater)**

**Applicant proposes construction of storage building.**

**City Notes:**

N/A



**Docket No. 03-22-25 (12650 Detroit)**

**City of Lakewood – Storage Building  
Luke Kraft**



FORMER STORAGE BUILDING



EAST PROPERTY LINE



LOOKING NORTHEAST



JERSEY BLOCK WALL - NORTHWEST CORNER



LOOKING WEST



LOOKING EAST

# +Detail

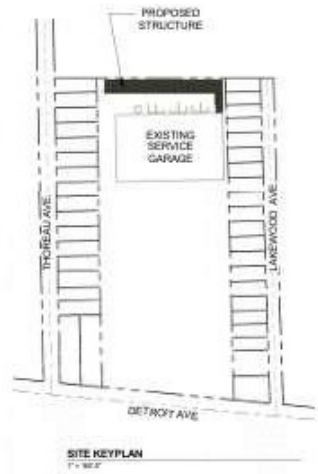
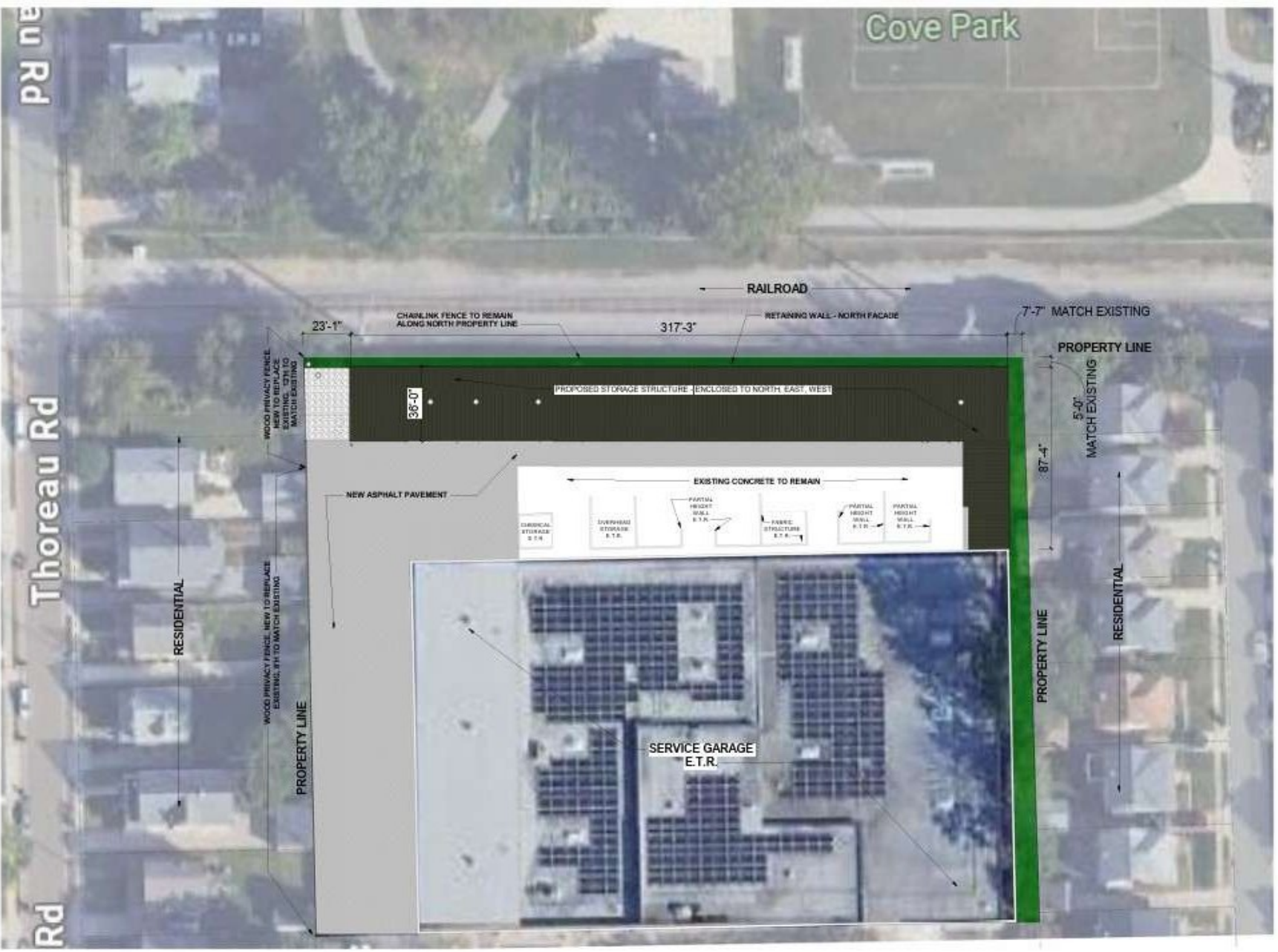
City of Lakewood  
12650 Detroit Avenue  
Lakewood, OH 44107  
New Storage Building at City Hall Service Garage

EXISTING CONDITIONS

P1

## Docket No. 03-22-25 (12650 Detroit)





# +Detail

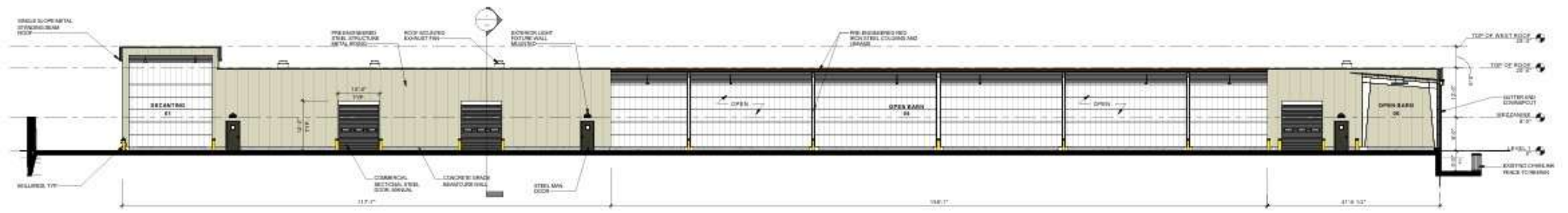
City of Lakewood  
 12650 Detroit Avenue  
 Lakewood, OH 44107  
 New Storage Building at City Hall Service Garage

3/64" = 1'-0"  
 PROPOSED SITE PLAN

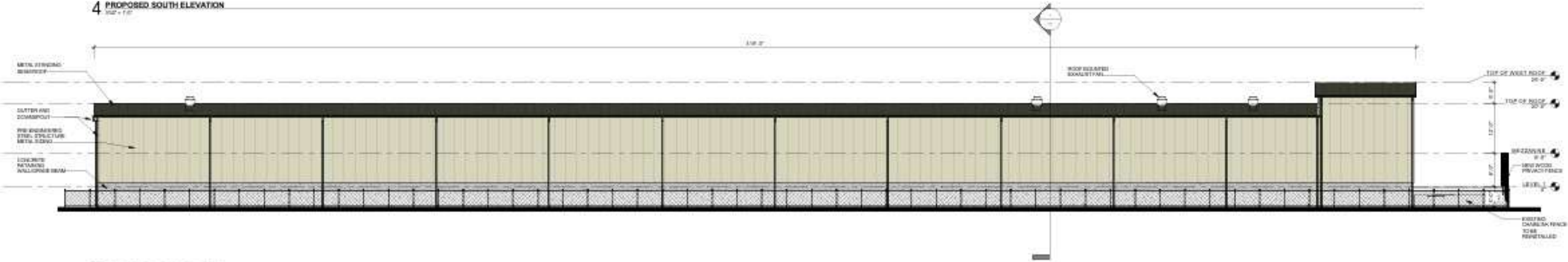
P2



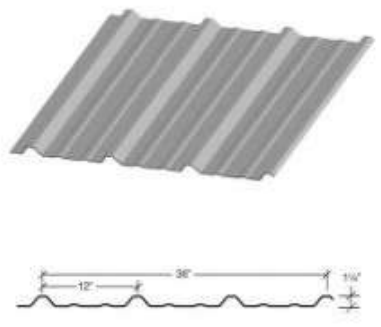
## Docket No. 03-22-25 (12650 Detroit)



4 PROPOSED SOUTH ELEVATION  
3/2" = 1'0"



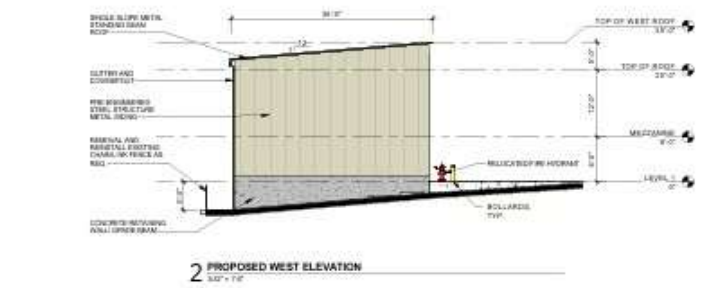
3 PROPOSED NORTH ELEVATION  
3/2" = 1'0"



METAL WALL PANEL - EXPOSED FASTENER  
3/4" = 1'0"



STANDING SEAM METAL ROOF  
3/4" = 1'0"



2 PROPOSED WEST ELEVATION  
3/2" = 1'0"



1 PROPOSED EAST ELEVATION  
3/2" = 1'0"

**+Detail**

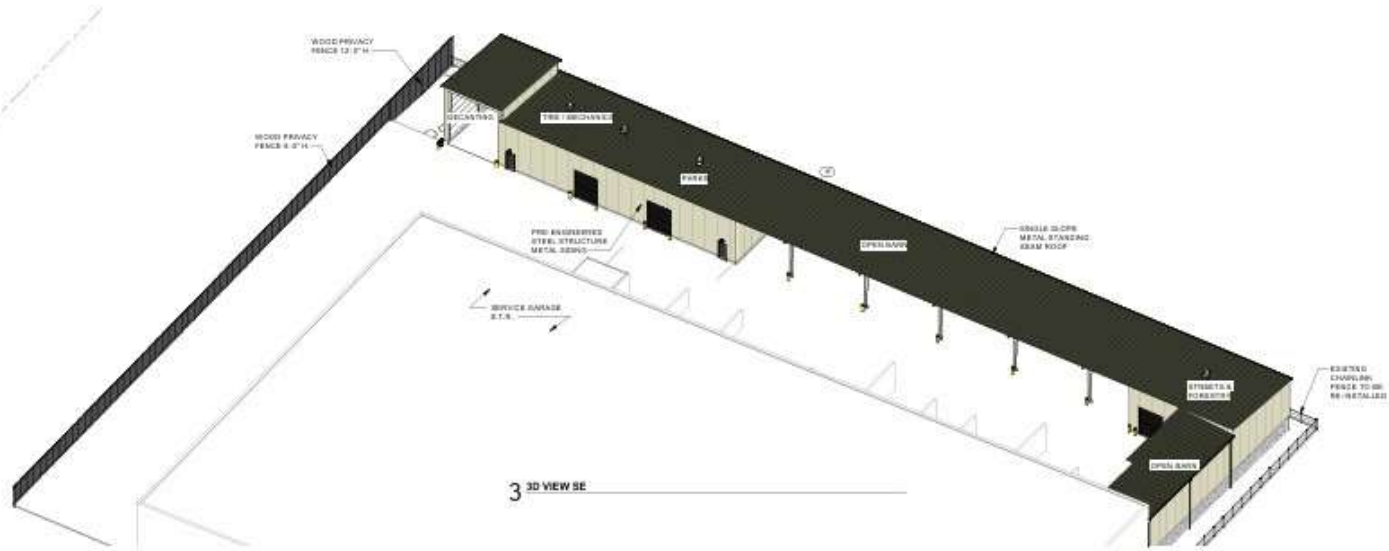
City of Lakewood  
12650 Detroit Avenue  
Lakewood, OH 44107  
New Storage Building at City Hall Service Garage

PROPOSED ELEVATIONS

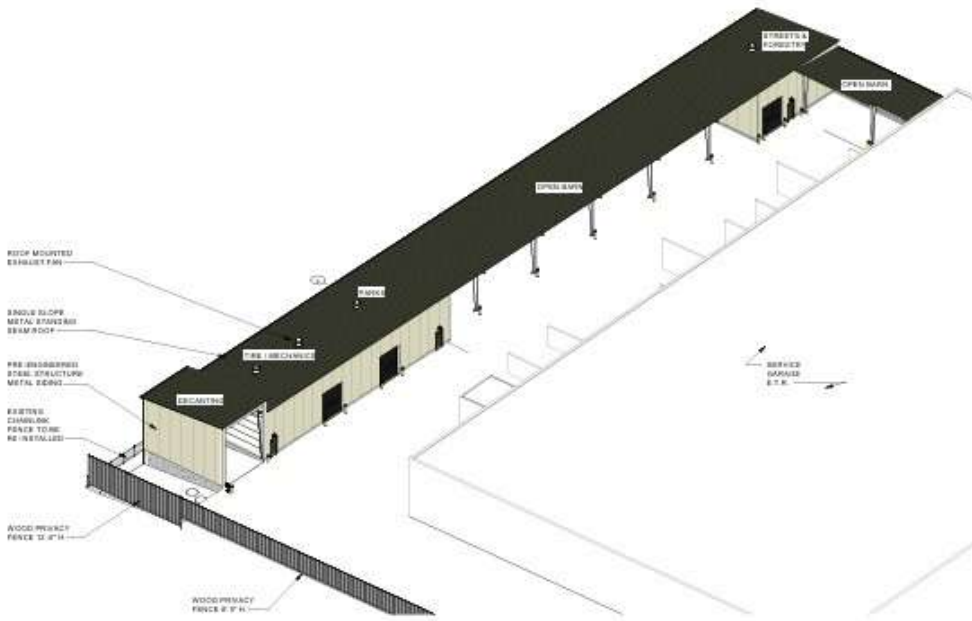
**P3**

**Docket No. 03-22-25 (12650 Detroit)**

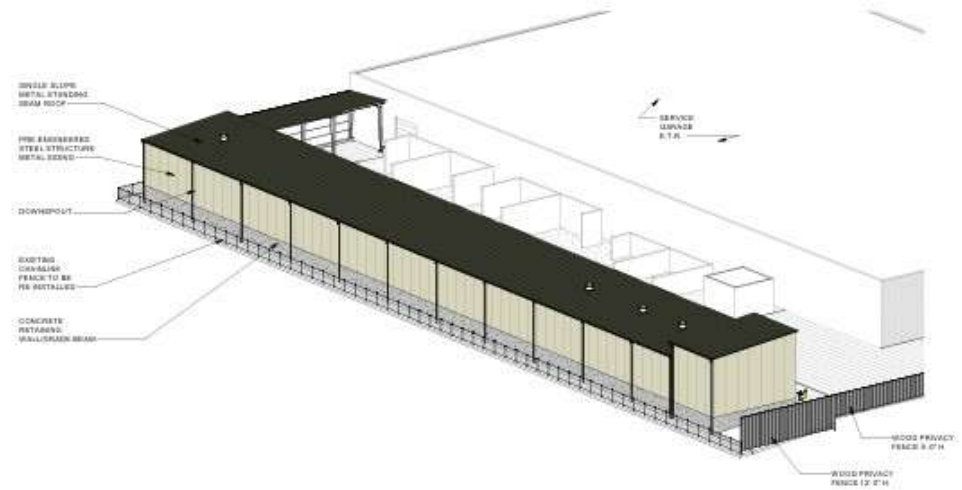




3 3D VIEW SE



1 3D VIEW SW



2 3D VIEW NE

**+Detail**

City of Lakewood  
 12650 Detroit Avenue  
 Lakewood, OH 44107  
 New Storage Building at City Hall Service Garage

PROPOSED 3D VIEWS

**P4**

**Docket No. 03-22-25 (12650 Detroit)**





3 Interior Rendering



2 Exterior Rendering South West



1 Exterior Rendering East

# +Detail

City of Lakewood  
12650 Detroit Avenue  
Lakewood, OH 44107  
New Storage Building at City Hall Service Garage

PROPOSED RENDERINGS

P5

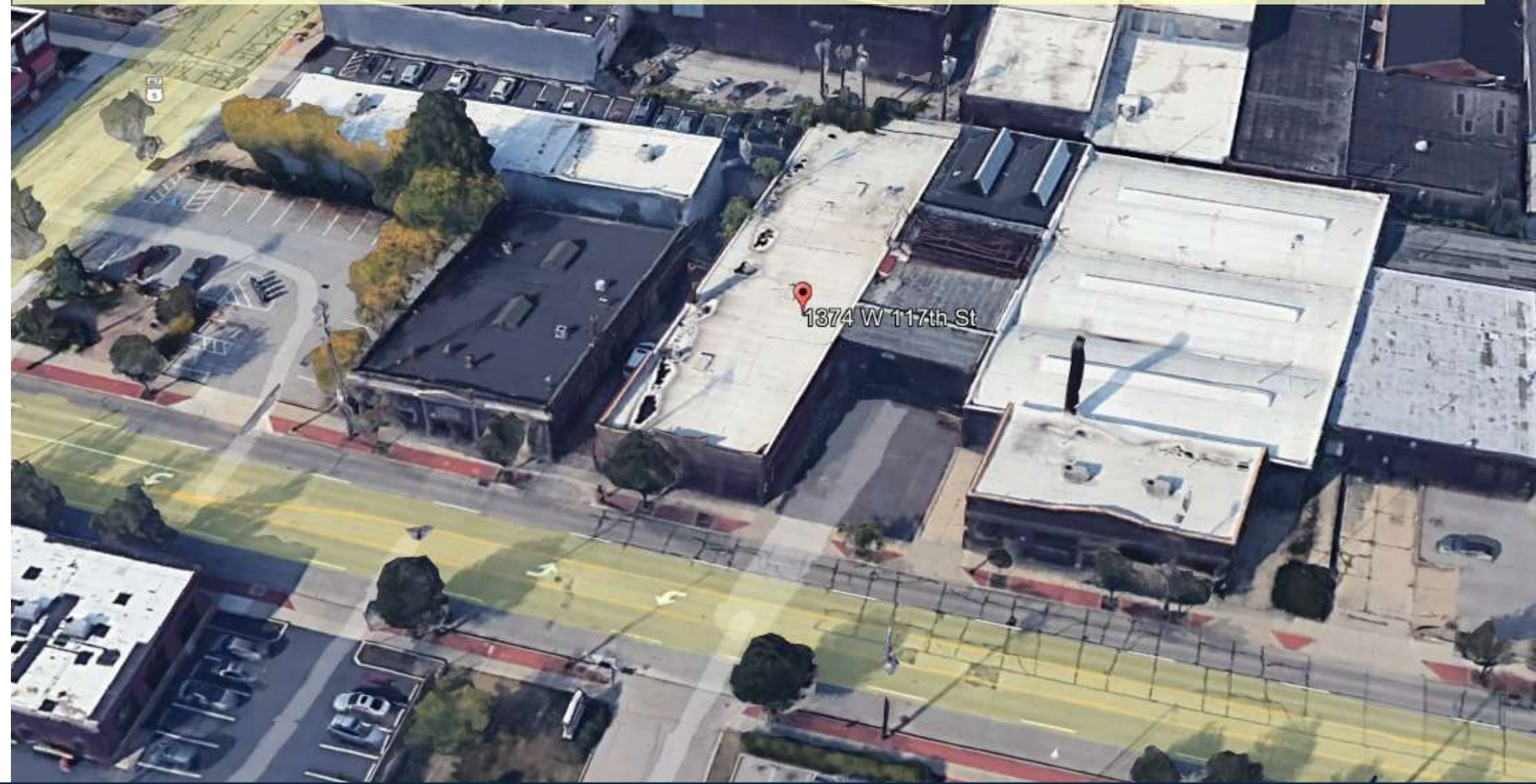
## Docket No. 03-22-25 (12650 Detroit)



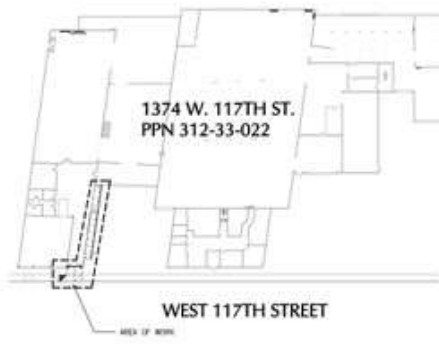
**Applicant proposes a garage door resize/install and ramp repair.**

**City Notes:**

N/A



**Docket No. 03-23-25 (1374 W 117th)**  
**Norton Industries – Garage Door Alterations and Ramp Repair**  
**Kevin Turk**



**4 KEY PLAN**  
A101 NO SCALE



**D EXISTING NORTH ELEVATION**  
A101 NO SCALE



**C EXISTING EAST ELEVATION**  
A101 NO SCALE

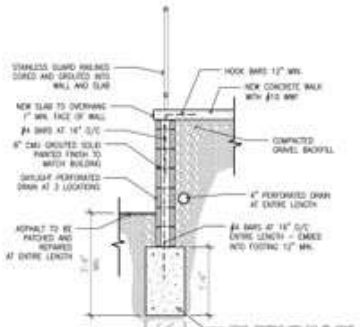
**BUILDING CODE DATA:**

THIS PROJECT IS DESIGNED UNDER AND COMPLIES WITH THE 2018 OHIO EXISTING BUILDING CODE (EBC), CURRENT EDITION AND ALL SUBSEQUENT CODES. THE PROJECT IS DESIGNED PER IRC 301.2.3 WORK AREA COMPLIANCE METHOD AND THE WORK IS CLASSIFIED AN ATTENTION LEVEL 1. PER SECTION 301.2.3.

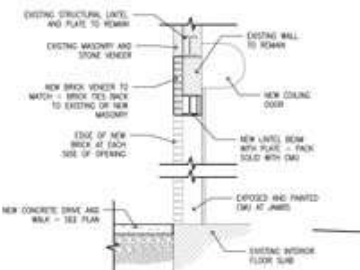
THE SCOPE OF THE PROJECT IS TO RE-BUILD A BRICK DISTRIBUTION SITE WALL ALONG THE EXISTING LOADING DOCK AND INSTALL A CEILING OVERHEAD DOOR WITHIN THE EXISTING FACADE TO ALLOW FOR ON-GRADE ACCESS INTO THE BUILDING.

TOTAL WORK AREA: 107 SF OF BRICK WALL WITH 80 SF OF RETAINING WALL  
 USE GROUP: B - BUSINESS USE GROUP (FROM EXISTING)  
 OCCUPANT LOAD: N/A - WORK HAS NO IMPACT ON OCCUPANT LOAD  
 TYPE OF CONSTRUCTION: TYPE 2B  
 (PER IRC TABLE 301.2)

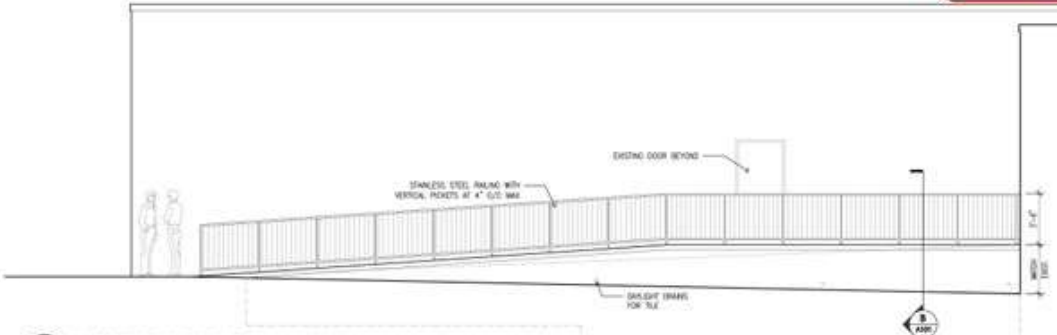
City of Lakewood  
Approved Plans  
CB24-000157  
Christopher Parmelee  
01/24/2025



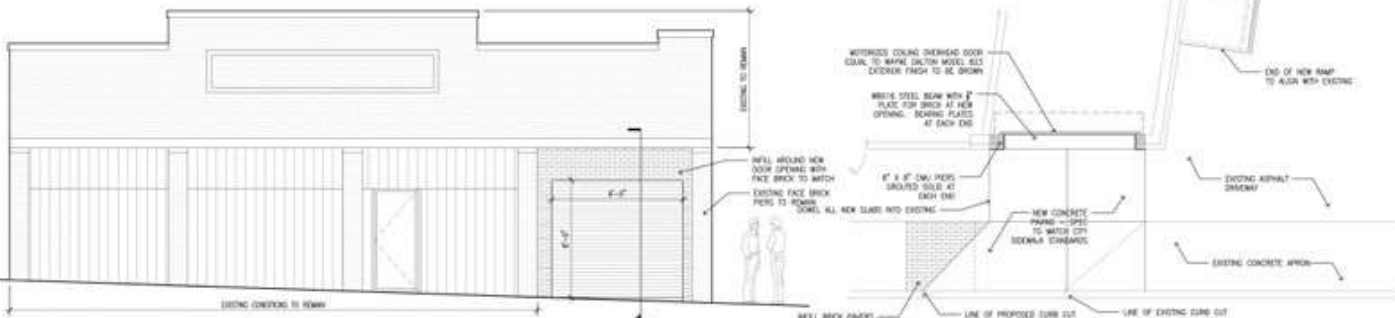
**B DETAIL SECTION**  
A101 SCALE: 1/2" = 1'-0"



**A DETAIL SECTION**  
A101 SCALE: 1/2" = 1'-0"

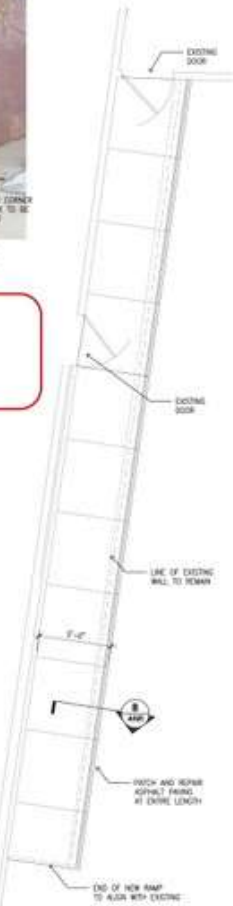


**3 NORTH ELEVATION**  
A101 SCALE: 1/4" = 1'-0"



**2 EAST ELEVATION**  
A101 SCALE: 1/4" = 1'-0"

**1 ENLARGED FLOOR PLAN**  
A101 SCALE: 1/4" = 1'-0"



PRINTS FULL SCALE ON 24"x36" SHEET

SEAL OF CITY OF LAKWOOD

JERRY R. FOSTER 15339

JERRY R. FOSTER, LICENSED 12399 EXPIRATION DATE: 1/3/2025

**NORTON INDUSTRIES**  
RAMP REPAIR AND DOOR INSTALLATION  
1374 WEST 117TH STREET  
LAKWOOD, OH 44107

PAVITO Architects

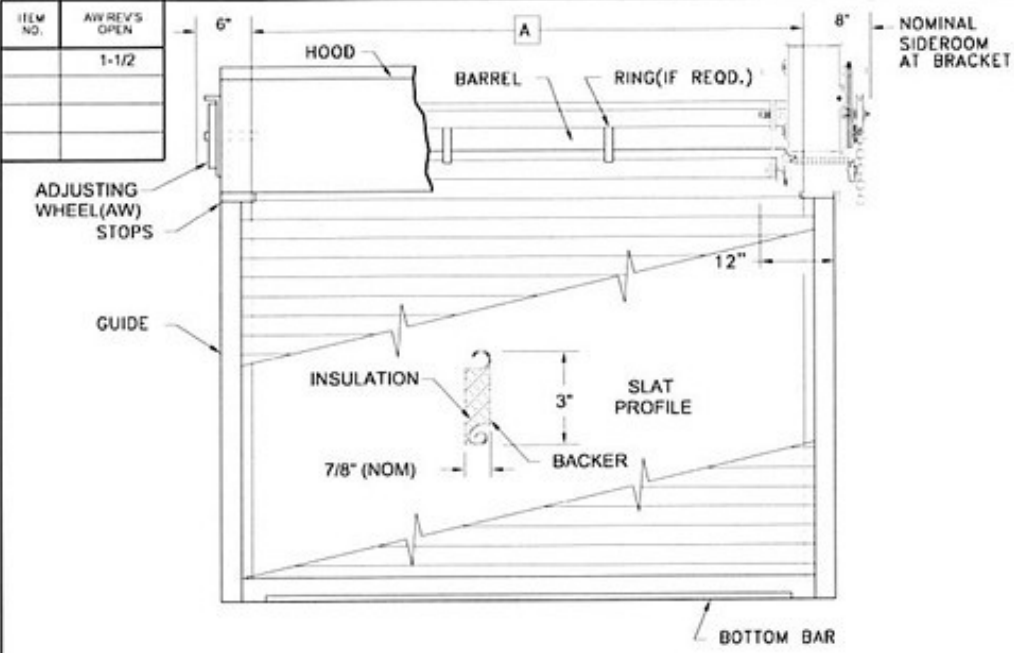
FLOOR PLAN, ELEVATIONS, SECTION & DETAILS

A101

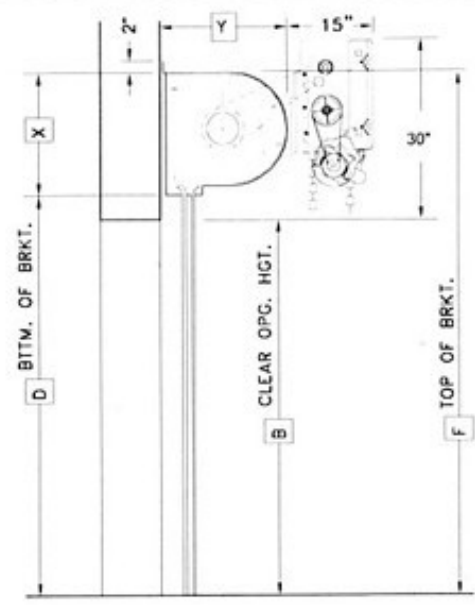
PREPARED AND CONSTRUCTION DOCUMENTS



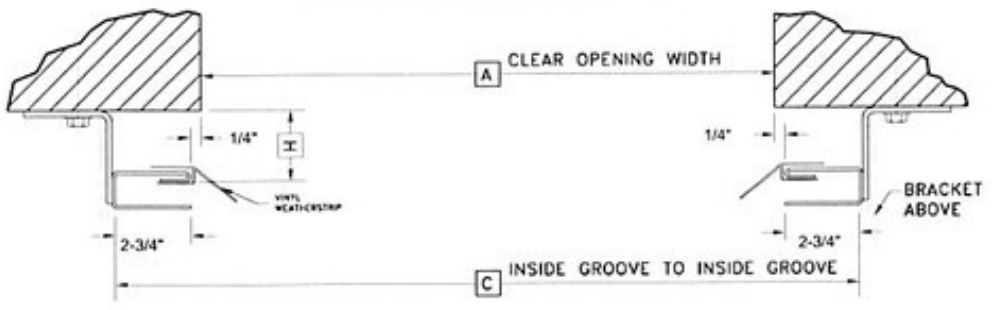
Docket No. 03-23-25 (1374 W 117th)



**COILSIDE ELEVATION**  
 RIGHT HAND OPERATED DOOR SHOWN  
 LEFT HAND OPERATED DOOR OPPOSITE



**VERTICAL SECTION**



**GUIDE SECTION**

NOTE: WIDTH **C** IS IMPORTANT AND MUST BE HELD

SHAFT DIA= 1.00 KEY SIZE= .250

DOOR QTY.	ITEM NO.	HAND OF OPER.	WIDTHS			HEIGHTS			GUIDE	FOR BRACKET		SLAT LENGTH
			A	C	E	B	D	F		X	Y	
1	1	RH	9'0"	9'6"		8'0"	8'2"	9'8-1/2"	3"	18-1/2"	17-1/4"	9'3"

CUSTOMER OPENING IDENTIFICATION  
 RHEA

**GENERAL NOTES:**  
 DESIGNED TO WITHSTAND 20#/SqFt WINDLOAD.  
 CURTAIN IS 22GA STEEL INSULATED.  
 WINDLOCKS ON EACH END OF EVERY OTHER SLAT  
 BOTTOM BAR IS GALVANIZED STEEL  
 DOUBLE ANGLE WITH ASTRAGAL STANDARD.  
 GUIDES ARE ROLLFORMED WITH INTEGRAL BAR.  
 JAMBS ARE 4000 PSI CONCRETE.  
 HOODS ARE 24GA.  
 SHOP COAT OF RUST INHIBITIVE PRIMER ON  
 NONGALVANIZED STEEL SURFACES.  
 ALL GALVANIZING PER ASTM A 653 STANDARDS.  
 MOTOR OPERATOR IS GEAR REDUCTION TYPE  
 CIRCUIT: 1/2 HP 208/230/460 VAC 3 PH 60 HZ NEMA 1

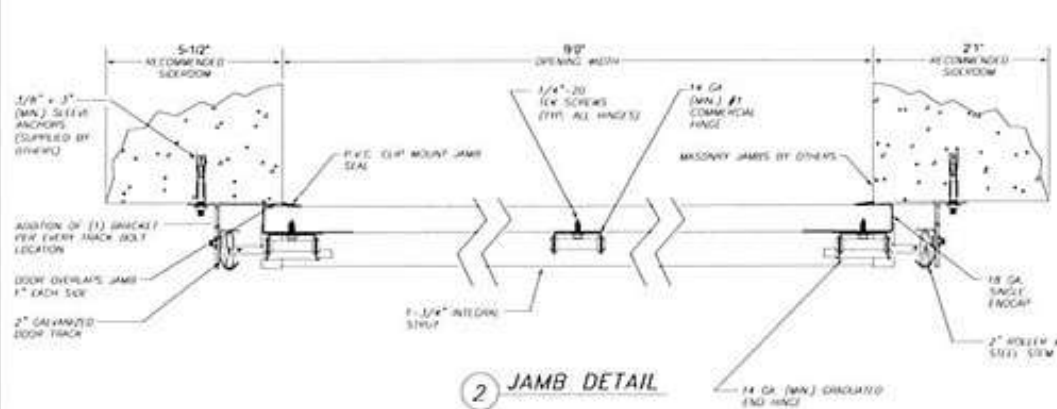
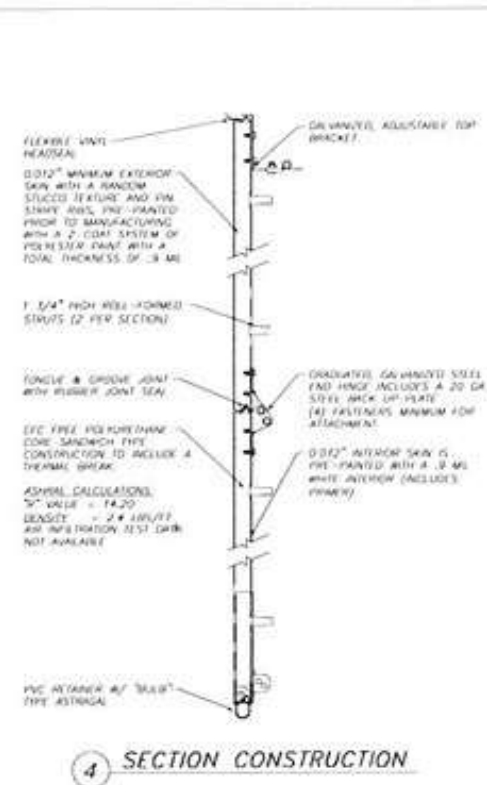
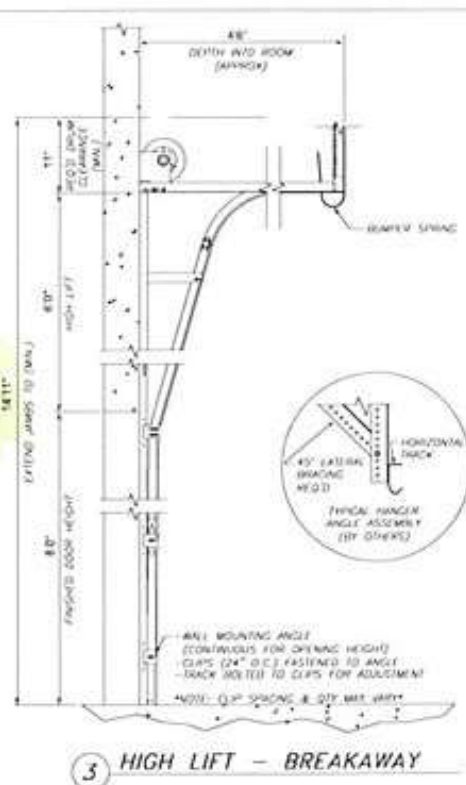
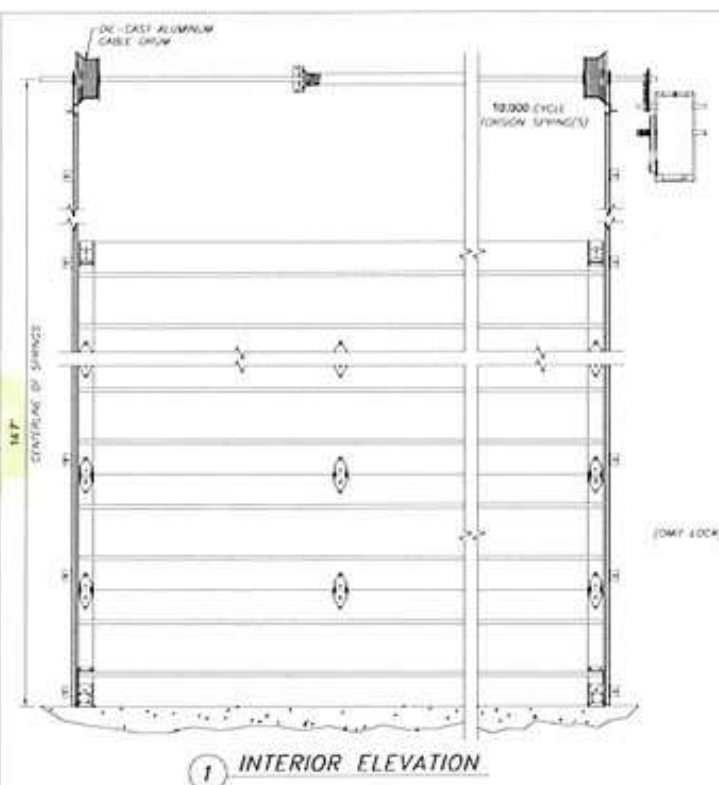
**NOTES:**  
 CURTAIN FINISH: GALV STEEL PAINTED BROWN  
 BOTTOM BAR FINISH: GALVANIZED STEEL  
 BACKER FINISH: GALV STEEL PAINTED BROWN  
 GUIDE FINISH: MATTE BLACK  
 HOOD FINISH:

**OPTIONS ON THIS/ THESE DOORS:**  
 NEOPRENE BAFFEL INSIDE HOOD  
 R VALUE = 7.7  
 TRANSMTR, 3 BTN (315/390MHZ) - QTY: 1

<b>Wayne Dalton</b>	<b>Rolling Door</b>	<b>Kinnear</b>	<b>North American</b>
a Division of Overhead Door Corporation			
MODEL : 823			
PROJECT :			
ARCH :			
E.C. :			
DISTR : Action Door of Lorain Cty Inc			
DISTR P.O. NO. :		PREPARED BY : THOGSED	DATE : 04/08/24
REVISION	ORDER NO.	DWG. NO.	
	3872198 - 1	OF	



**Docket No. 03-23-25 (1374 W 117th)**



**INSTALLATION NOTE:**  
 ALL ANCHORS MUST BE POSITIONED 1\"/>

**STANDARD COMMERCIAL PRODUCT SUBMITTED FOR DESIGN OR DESIGN PROVIDED MEANS AND LOADS REQUIRED BY THE AUTHORITY HAVING JURISDICTION OVER THE GEOGRAPHICAL LOCATION OF DOOR. INSULATION WITH CARE ADDITIONAL DESIGN CONSIDERATION AND/OR CLEARANCE.**

THERMOSPAN 150 DOOR SPECIFICATIONS				
<b>SECTIONS:</b> TOP MATERIAL IS 24 LB/FT <sup>2</sup> DENSITY GFC FIBER POLYURETHANE FOAM. SKIN MATERIAL/OUTSIDE IS 0.012\"/>				
<b>FRAME:</b>	<b>ROLLERS:</b>	<b>SPRINGS:</b>	<b>TORSION SHAFT:</b>	<b>HINGLES/BRACKETS:</b>
MAT'L: GALVANIZED	SU/T: 2\"/>	TYPE: TORXION	MAT'L: SOLID CIRS	MAT'L: GALVANIZED
SU/T: 2\"/>	ANG: STEEL	MAT'L: OIL-TREATED	SU/T: 1\"/>	GAUGE: 14 (MINIMUM)
TYPE: MASONRY	BEARING: CASE-HARDENED	QTY: 1	DIAM: 2\"/>	CABLE:
	JAMBS: MASONRY	LOCATION: FRONT	DRAW: ALUMINUM	MAT'L: GALVANIZED
			TYPE: 500-84	TYPE: ANCHOR
<b>DOOR:</b>	<b>EXTERIOR:</b> BROWN			
<b>SCREEN:</b>	<b>ROLL:</b>			
				P.O. NO.

Wayne Dalton COMMERCIAL DOORS	DOOR NUMBER (DOOR MARK)	QTY	NET OPENING SU/T	FINISHED DOOR SU/T	TYPE OF LIFT	TYPE OF OPERATION	SECTS. DAY/DY	LITS PER SECT.	PANELS WIDE	SECTIONS HIGH	PROJECT	DATE	QUANTITY ORDER NO.
	RHEA	1	9' X 8'	9'-2" X 8'-1"	HIGH	MOTOR	0	0	2	4	0	12/17/24	4025406 - 1
											Contractor	2270351722	

ARCHITECTURAL STAMP

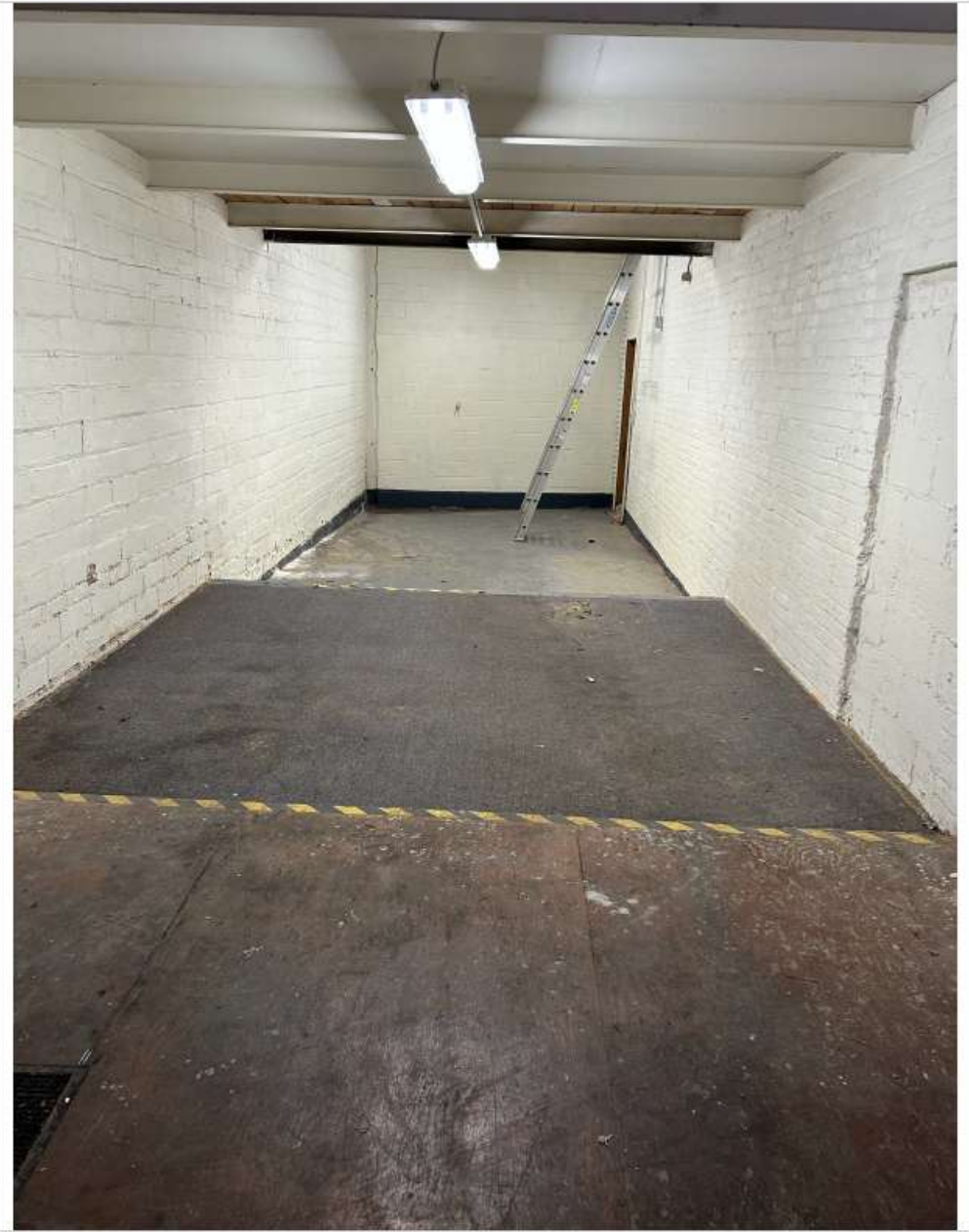
ARCHITECTURAL NOTES

CONTRACTOR STAMP

REVISIONS

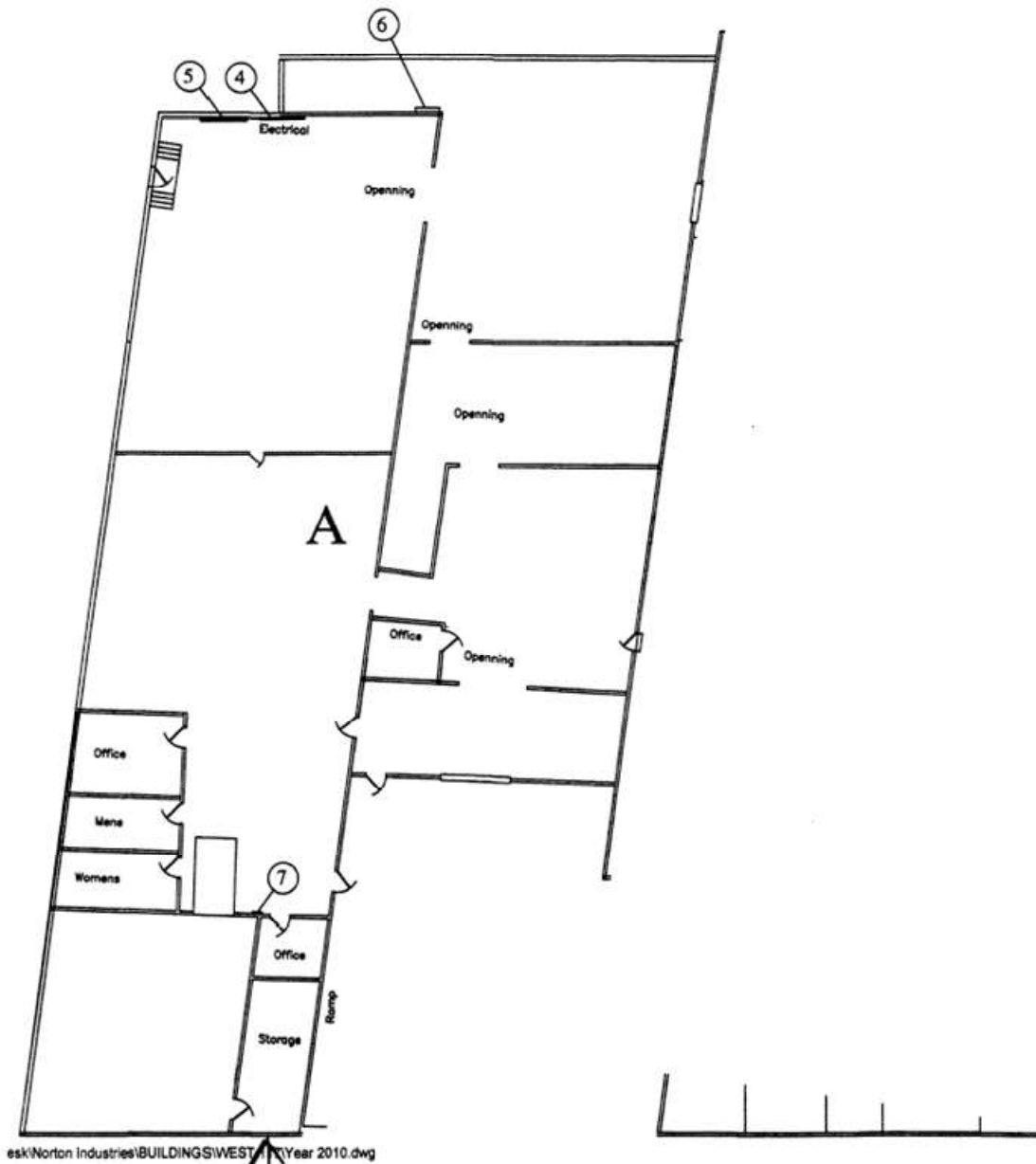


**Docket No. 03-23-25 (1374 W 117th)**



**Docket No. 03-23-25 (1374 W 117th)**





esk\Norton Industries\BUILDINGS\WEST Year 2010.dwg

PROPOSED GARAGE DOOR



**Docket No. 03-23-25 (1374 W 117th)**

# 505 Vertical



Type	Face
Color	Buff
Texture	Vertical
Plant	Plant 8
Manufacturing Method	Extruded

## Specs

Standards / Value	FACE BRICK C216	FBS
<b>Size</b>		
Avg. Comp. (PSI)	12,440	
Avg. 24 Hr. Cold Water Absor.	5.50	
Avg. 5 Hr. Boil Absor.	7.30	
Avg. Saturation Coeff.	0.75	
Avg. Initial Rate Absor.	14.10	
Test Report	<a href="#">Download</a>	
Cleaning Recommendation	Belden Brick recommends using <a href="#">Vanatrol®</a> to clean this product. Alternatively, <a href="#">EaCo Chem NMD 808®</a> can be used to clean any of our brick.	

## Sizes

Sizes	Width	Height	Length	Unit/Sq Ft
Modular	3 5/8"   92mm	2 1/4"   57mm	7 5/8"   194mm	6.86
Standard	3 5/8"   92mm	2 1/4"   57mm	8"   203mm	6.55
Norman	3 5/8"   92mm	2 1/4"   57mm	11 5/8"   295mm	4.57
Ambassador	3 5/8"   92mm	2 1/4"   57mm	15 5/8"   397mm	3.43
Economo Modular	3 5/8"   92mm	3 5/8"   92mm	7 5/8"   194mm	4.50
Utility	3 5/8"   92mm	3 5/8"   92mm	11 5/8"   295mm	3.00
Monarch	3 5/8"   92mm	3 5/8"   92mm	15 5/8"   397mm	2.25



# THERMOTITE® 800C

INSULATED ROLLING STEEL DOORS



## INSULATED ROLLING STEEL DOORS CUT YOUR TOTAL ENERGY COST

The Wayne Dalton ThermoTite® 800C Insulated Rolling Service Door is designed to meet the tough requirements of virtually any commercial or industrial application, with the added advantage of energy efficiency. The ThermoTite® doors offer flexibility in substrate materials with choices of galvanized or primed steel, stainless steel, or aluminum.

Color options range from our four standard factory-finish colors to a full range of approximately 200 RAL powder coat choices. Foamed-in-place polyurethane insulation in each slat promotes energy savings and building comfort.

- » SIZES UP TO 42' WIDE AND 30' HIGH
- » INSULATION R-VALUE\* = 7.7
- » 24-GAUGE STEEL STANDARD
- » FLAT 3" INSULATED SLAT
- » WIND LOAD UP TO 55 PSF

# THERMOTITE® 800C

## STANDARD FEATURES OVERVIEW

### THERMAL EFFICIENCY

R-VALUE*	7.7
U-VALUE*	0.13

### CONSTRUCTION

MAX WIDTH	42' (12,802 mm)
MAX HEIGHT	30' (9,144 mm)
MOUNTING	Face mount; between jambs
OPERATION	Chain hoist; motor recommended on door sizes where door weight exceeds hoist effort!
CURTAIN	3" foamed-in-place polyurethane insulated galvanized steel flat slats (#34 profile), primed and painted gray, white, beige or brown, 24-gauge steel front / 24-gauge steel backer with alternating endlocks
LOCKING	Chain holder, suitable for padlocking, on chain operated doors
BOTTOM BAR	Galvanized steel double angle with weatherseal and insulation
GUIDES	Three angle steel, factory-painted black
BRACKETS	1/4" steel plates with permanently sealed ball bearing, factory-painted black
COUNTERBALANCE	Steel pipe, painted factory black, of adequate size; Oil tempered, 20,000 cycle helical springs
HOOD	24-gauge galvanized steel round hood with internal weatherstrip; primed and painted gray, white or beige
WIND LOAD	+/- 20 psf standard

### WARRANTY

TERMS	Two (2) years
-------	---------------

†Reference door chart on website or contact plant for more information.  
\*Wayne Dalton uses a calculated door section R-value and U-value for our insulated doors

### OPTIONS

- Vision slats/panels
- Safety edges
- Drop stop device
- Exhaust ports
- Sloping bottom bars
- Powder coated
- Motor operation
- Cable reels
- Mullions
- Thru-wall operation
- Stainless steel or aluminum finish
- 18, 20 and 22-gauge front slats

### IECC AIR INFILTRATION PACKAGE OPTION:

- Guide cover and cap
- Dual brush guide seal
- Lintel seal
- Bottom weatherseal



**Popular in both interior and exterior applications, the Wayne Dalton ThermoTite® 800C Insulated Rolling Service Door features a galvanized, pre-painted curtain of 24-gauge steel.**

ThermoTite® 800C doors are designed to withstand wind loads of up to 20 psf standard. Optional wind load ratings of up to 55 psf is available to meet Florida and Dade County wind load requirements.

### MATERIALS AND CONSTRUCTION

The ThermoTite® 800C features a strong double-angle bottom bar that reinforces the lower edge of the curtain against wind pressure and permits varied lock, astragal, and safety edge options. This bottom bar is designed for easy installation and does not require fasteners protruding into the guide openings, so the bottom bar does not interfere with door operation.

The counterbalance assembly consists of a spring barrel which serves as load-carrying beam. It encases the counterbalance mechanism and provides the axis around which the curtain coils. If required, barrel rings of malleable iron or stamped steel may be provided to assure proper counterbalance installation. Oil-tempered, torsion-type counterbalance springs are wound from heat-treated steel, providing accuracy in balancing the door. Barrel plugs connect the ends of the springs to the barrel and tension rod. A tension rod of steel shafting holds the fixed ends of the springs and carries torsion load of spring counterbalance.

The spring tension adjusting wheel is normally mounted outside the bracket on the end of tension rod. An inside adjusting wheel for tight side-room applications is available in limited sizes.

Wind load options available



# Docket No. 03-23-25 (1374 W 117th)

# ROLLING STEEL



### FINISH OPTIONS



White



Gray



Beige



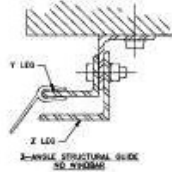
Brown

Note: 18 ga. and 20 ga. doors are only available in Gray.

### SLAT PROFILE



### STANDARD WEATHERSEAL APPLICATIONS



To close space between curtain and guides at jamba, flexible strip on guides contacts flat surface of curtain.

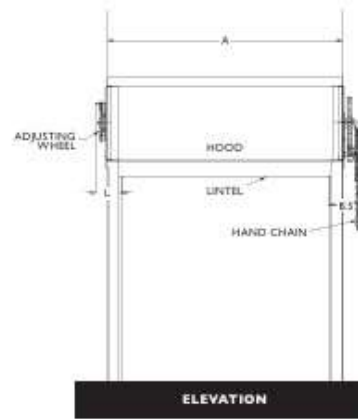


Bottom bar with weatherseal

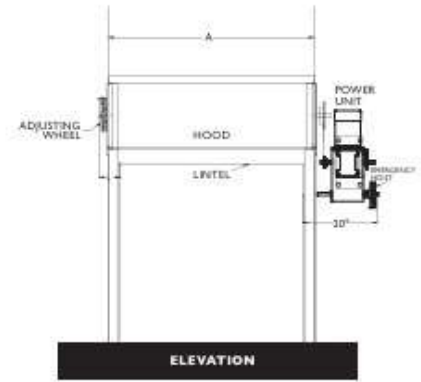
### GENERAL OPERATING CLEARANCES

WIDTH A	OPENING HEIGHT																							
	10'0"		10'0" TO 11'0"		11'0" TO 13'6"		13'6" TO 17'6"		13'6" TO 19'0"		17'6" TO 22'0"		19'0" TO 22'0"											
	X	Y	R	L	X	Y	R	L	X	Y	R	L	X	Y	R	L	X	Y	R	L	X	Y	R	L
<b>FACE MOUNTING</b>																								
<b>CHAIN HOIST OPERATED</b>																								
TO 24'0"	18-1/2"	9 3/4"	7 1/4"	20"	9 3/4"	7 1/4"	22"	9 3/4"	7 1/4"															
TO 16'0"									24"	9 3/4"	7 1/4"													
16'0" TO 24'0"													24"	9 3/4"	7 1/4"									
<b>MOTOR OPERATED</b>																								
TO 24'0"	18-1/2"	9 3/4"	7 1/4"	20"	9 3/4"	7 1/4"	22"	9 3/4"	7 1/4"															
TO 16'0"									24"	9 3/4"	7 1/4"													
16'0" TO 24'0"													24"	9 3/4"	7 1/4"									

NOTE: Dimensions are for general reference only and not for construction purposes.



CHAIN HOIST OPERATION



WALL MOUNTED POWER UNIT

### Architect Resource Center

Visit [wayne-dalton.com/architect-resource-center](http://wayne-dalton.com/architect-resource-center) to find our Architect Resource Center. In this tool, you will quickly find all of the specifications, drawings and documents you need to complete your project.

**Wayne Dalton**  
COMMERCIAL DOORS

DISTRIBUTED BY:

2501 S. State Hwy. 121 Bus., Ste 200  
Lewisville, TX 75067

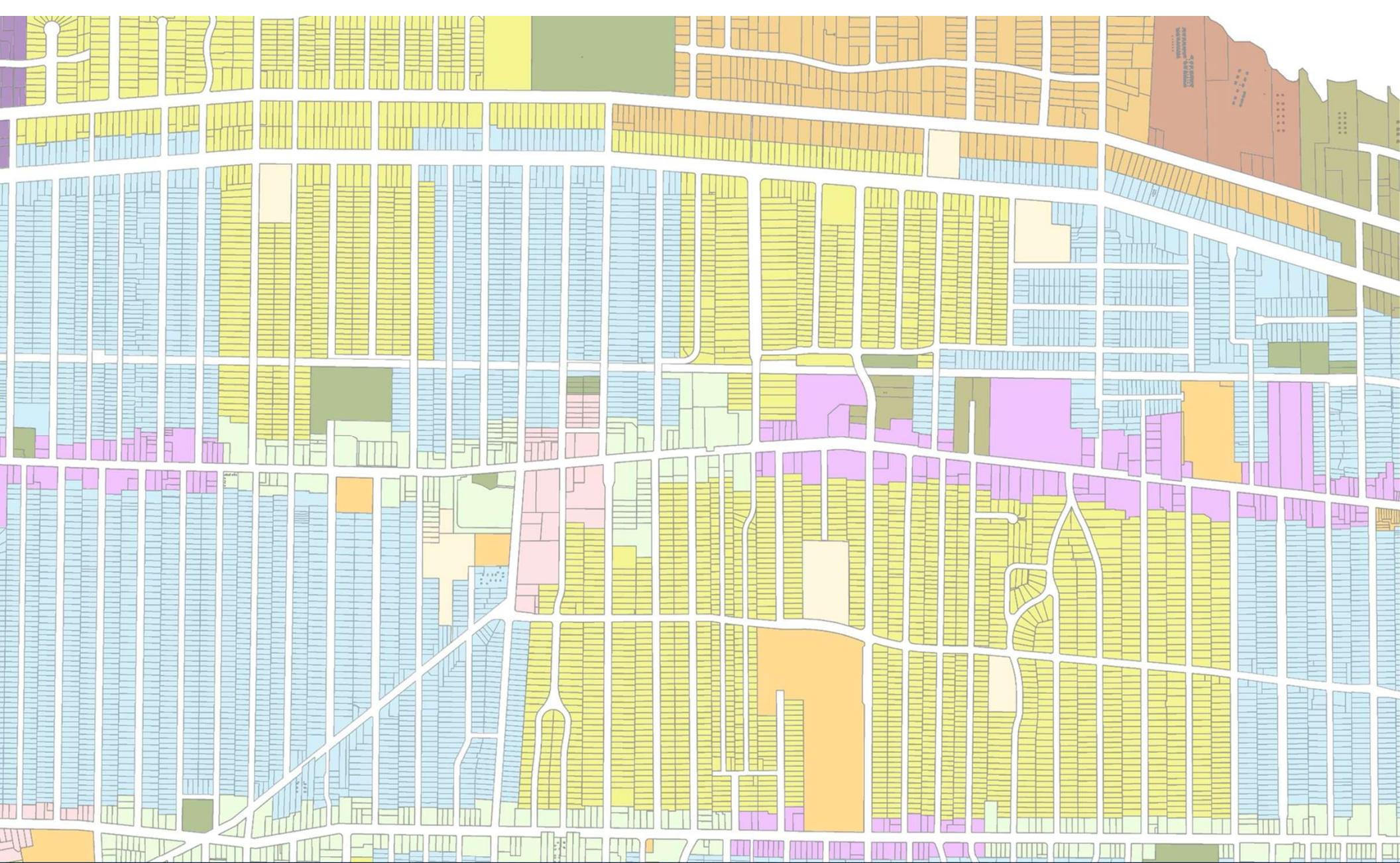
[wayne-dalton.com](http://wayne-dalton.com)



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# Docket No. 03-23-25 (1374 W 117th)



# Architectural Board of Review

March 2025