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

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

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

PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
ZOOM LINK: https://us06web.zoom.us/j/87342514021?pwd=cMkOjeyHppJ9kpPs0aw5SPNYmtirth.1
Meeting ID: 873 4251 4021
Passcode: 253909
September 3, 2026
4:00PM

REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
September 10, 2026
5:30 P.M.

1. ROLL CALL

Board Members	Staff
Chris Egervary	Amanda Cramer, Senior Planner
Nick Slaughterbeck	William Wagner, Asst. Building Commissioner
Hanna Cohan Plessner	Jeffrey Crossman, First Asst. Law Director
Matthew Stevenson	
Ashley Matonis	

2. APPROVE THE MINUTES OF THE August 13, 2026 MEETING

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE the August 13, 2026 meeting minutes. All the members voted yea; the motion passed.

3. OPENING REMARKS

Ms. Cramer read the opening remarks into the record.

SUMMARY APPROVALS
SIGN REVIEW

4. Docket No. 09-85-26 (C) 15701 Detroit Ave.
Decent Shape

( ) Approve
( ) Deny
( ) Defer

Brandon Hall
Decent Shape
1 Edgewater Square
Lakewood, OH 44107

Applicant proposes new signage.
No Conditions

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE Docket No. 09-85-26 as presented. All the members voted yea; the motion passed.

5. Docket No. 09-86-26 (C) 16000 Detroit Ave.
Lakewood Detroit LLC

( ) Approve
( ) Deny
( ) Defer

Mark Conzelmann
Lakewood Detroit LLC
20033 Detroit Rd, North Ridge E
Rocky River, OH 44416

Applicant proposes new signage.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE Docket No. 09-86-26 with the following condition:

1) Any additional window signage needs to be approved by the Board before installation.

All the members voted yea; the motion passed.

6. Docket No. 09-87-26 (C) 17004 Madison Ave.
Gathering Kitchen/Gingham Market

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes new signage.
No Conditions

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE Docket No. 09-87-26 as presented. All the members voted yea; the motion passed.

7. Docket No. 09-89-26 (C) 17921 Detroit Ave.
Interiors by Madeline

( ) Approve
( ) Deny
( ) Defer

Madeline Beck
Interiors by Madeline.
17921 Detroit Ave.
Lakewood, OH 44107

Applicant proposes new signage.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE Docket No. 09-89-26 with the following condition:

1) There will be no opaque background

All the members voted yea; the motion passed.

OLD BUSINESS

SIGN REVIEW

8. Docket No. 08-77-26 (C) 1392 Bonnieview Ave.
Rockhouse Barbershop & Shave Parlor

( ) Approve
( ) Deny
( ) Defer

Tommy Oravec
RockHouse Barbershop
1392 Bonnieview Ave.
Lakewood, OH 44107

Applicant proposes new signage.

Ms. Cramer spoke for the applicant as he was out of town. Applicant has stated that the window signage will be acrylic paint not vinyl and the Board likes this idea and are looking forward to seeing the finished sign. The Board stated that a slight overage is fine considering where this project started.
No Public Comment was made

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE Docket No. 08-77-26 with the following conditions:

1) Confirmation that the sign will fit proportionately within the existing sign band, if it fits within trim of existing sign board and is centered
2) Window graphic does not exceed 5'x2' size shown

All the members voted yea; the motion passed.

ARCHITECTURAL BOARD OF REVIEW

9. Docket No. 08-82-26 (R) 864 Beach Rd.

( ) Approve
( ) Deny
( ) Defer

Jeff Evans
Jeff A Evans
1580 Rockland Ave.
Rocky River, OH 44416

Applicant proposes improvements to the front elevation and third level outside terrace.
Will be TABLED by applicant.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to TABLE Docket No. 08-82-26 as requested. All the members voted yea; the motion passed.

BOARD OF BUILDING STANDARDS-APPEAL

10. Docket No. 08-78-26 (R) 17517 Hilliard Rd.

( ) Approve
( ) Deny
( ) Defer

Cheyenne Knight
Trident Restoration
228 S Thomas Rd.
Tallmadge, OH 44278

Applicant is APPEALING the decision of the Building Commissioner to provide a compliant water-resistive barrier in compliance with RCO 703.1 through 703.2.

The Board discussed how to alleviate the issue, they also stated that they are only going to discuss submissions related to the adjudication order, nothing after that decision was made. The discussion ensued on how the fan fold siding could be used as a weather resistive barrier only if the joints were taped according to manufacturer instructions. Mr. Wagner stated that this is not changing the original denial and a variance cannot be granted, but the Board will state how they want the applicant to proceed. Mr. Stevenson offered his advice to alleviate the issue, stating that if the joints are taped, that would work as a weather resistive barrier. Discussion was made on how removing all the exterior finishes including the existing cedar siding is undue hardship and the Board stated that they are comfortable having WRB installed, taping the seams under the fan fold that was already installed, which will provide a weather resistive barrier to correct the adjudication order. Ms. Cohan Plessner read a summary of this discussion, stated no vote is necessary and stated that any new evidence that is presented, be presented to the Cuyahoga County Court of Common Pleas. Mr. Crossman stated potential next step process for applicant/homeowner to file an administrative appeal with the Cuyahoga County Court of Common Pleas.
No vote is necessary.

NEW BUSINESS

SIGN REVIEW

11. Docket No. 09-83-26 (C) 18605 Detroit Ave.
The Forest Dispensary

( ) Approve
( ) Deny
( ) Defer

Ryan Brady
Brady Sign Company
1721 Hancock St.
Sandusky, OH 44870

Applicant proposes new signage.

Ryan Brady, Brady Signs and Kate Olg, Standard Wellness were both present to discuss the plan. Mr. Brady stated that changes were made following the pre-review discussions. He said the update presents a simplified version, highlighting the brick architecture and the color of the awning was made darker to closer match the paint being used. The corner blade sign for the second tenant, War Horse Ink, will be six inches from the left edge of the window and light will reflect through the sign and will be minimal. Ms. Olg stated the side of the building currently has signage for War Horse but a mural is planned for that side. Ms. Cramer stated that the mural will need to be approved the PAAB (Public Art Advisory Board) first. Ms. Olg also stated that War Horse will be removing the neon signs. Mr. Brady stated that the barn doors in rear of building will be painted and remain locked at all times, the ADA entry will be up front. The Board discussed that the War Horse blade sign seems large, very tall, 8 ft. they suggested that maybe reduce the size to match the window and not crowd the window. The Board also suggested that a blade sign would serve better at the rear of the building. The Board would like to see the mural idea and how it will interact. The Board stated that they would like to see measurements and scaled elevations as they have concerns over the size of the signs. Can the City do anything about the derelict sign that is still hanging on the closed business next door?
No Public Comment was made

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to DEFER Docket No. 09-83-26 as presented. All the members voted yea; the motion passed.

12. Docket No. 09-84-26 (C) 14321 Detroit Ave.
Horizon Education Center

( ) Approve
( ) Deny
( ) Defer

Ryan Brady
Brady Sign Company
1721 Hancock St.
Sandusky, OH 44870

Applicant proposes new signage.

Ryan Brady, Brady Sign was present to discuss the plan. Mr. Brady stated that the plan has been revised within 40 square feet of signage, moving the elevation "launchpad" up from the base of the freestanding monument sign to just below the logo. The Board questioned why the need for a readerboard and what the purpose was, the applicant could not speak on it.

No Public Comment was made

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE Docket No. 09-84-26 as presented. All the members voted yea; the motion passed.

13. Docket No. 09-88-26 (C) 15112 Detroit Ave.
Numa Studios

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes new signage.

MacKenzie Loesch, co-founder and owner, was present to discuss the plan. Ms. Loesch stated that she is requesting a small change to the existing blade sign. She stated she would like to change the black background to cream color to match the business logo, brand identity. She emphasized that this is a color change only. Ms. Cramer stated that this was a comprehensive sign package approval from a few years ago and Ms. Cohan Plessner explained the sign package and how the black background was approved for all the signs on that building to keep it more cohesive. The Board asked about the door vinyl and what color it would be. Ms. Loesch explained that the vinyl would be a cream colored logo. Ms. Cohan Plessner stated that the sign should have a black background and that burgundy or white lettering can be used on the black background. Ms. Loesch asked if the lettering on the sign could be cream colored and the Board felt that was appropriate.
No Public Comment was made

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE Docket No. 09-88-26 with conditions;

1) The background is black

All the members voted yea; the motion passed.

ARCHITECTURAL BOARD OF REVIEW

14. Docket No. 09-90-26 (C) 15711 Madison Ave.
Lakewood Dental Associates

( ) Approve
( ) Deny
( ) Defer

Leon Sampat
LS Architects Inc
22082 Lorain Rd.
Fairview, OH 44126

Applicant proposes alterations to the facade.

Connor Kilander, building owner, was present to discuss the plan. Dr. Kilander stated he was asked for streetside photos and has provided them. He also stated that he restored the existing awning and restored the front of the building. He stated that he really did not want to put awnings on the front of the building as he feels that

debris from the trees and birds will clutter them up and destroy them. He stated that it is expensive to replace the awnings. Dr. Kilander also asked if front awnings were required. Mr. Slaughterbeck made a discussion on how all the character was taken away from the façade shown in the original approval. He stated that the front needed to be elevated as the proposed plan was flat and lack of detailing. One central awning is not making a difference. Dr. Kilander stated that there was so much damage to the front of the building that he could not imagine hanging awnings there. He stated he will bring the architect with him to the next meeting. The Board discussed the front awnings and how they are pretty steep and did not think that there needed to be any worry of debris destroying them.
Public Comment was made: Mr. Paul Beegan, neighboring business and building owner, stated that he is hopeful for more detail to the building and requests to uphold the original approval. He also stated that he felt that the stark white façade with green lettering looks more like a gas station and he hopes that the Board approves what is most appropriate.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to DEFER Docket No. 09-90-26 as presented. All the members voted yea; the motion passed.

15. Docket No. 09-91-26 (R) 13980 Lake Ave.

( ) Approve
( ) Deny
( ) Defer

David T Maddux
The Arcus Group
1244 Smith Ct.
Rocky River, OH 44416

Applicant proposes the construction of a new front porch over existing stoop.

Ms. Cramer stated that the applicant, Mr. Maddux was unable to attend but encouraged the Board to vote on the project accordingly. Ms. Cohan Plessner stated that she was pleased to see the cut sheet provided for the light fixture that was added and discussed at pre-review. The Board stated that the proposed project is compatible and appropriate for the existing property and that it elevates and adds dimension to the existing entry.
No Public Comment was made

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE Docket No. 09-91-26 as presented. All the members voted yea; the motion passed

ADJOURN

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck, to ADJOURN the meeting at 7:01pm.

All the members voted yea; the motion passed.

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.gov ."

Signature

10/8/26

Date

Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

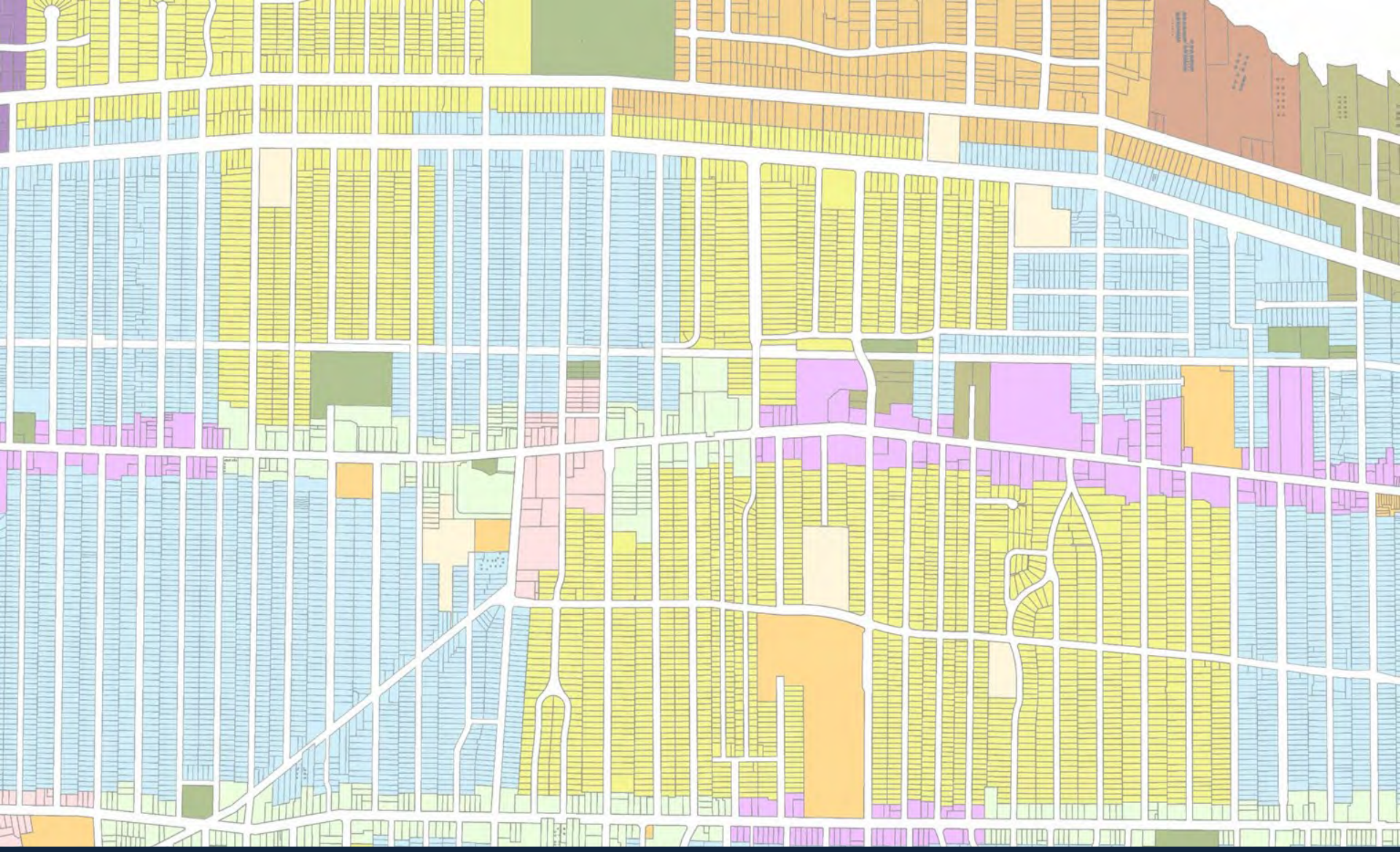
	PRINT NAME:	SIGN NAME:
1.	Ryan Brady	
2.	Kate Oler	
3.	MacKenzie Loesch	
4.	Connor Kilanly	
5.	PAUL BERGAN	
6.		
7.		
8.		
9.		
10.		
11.		

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

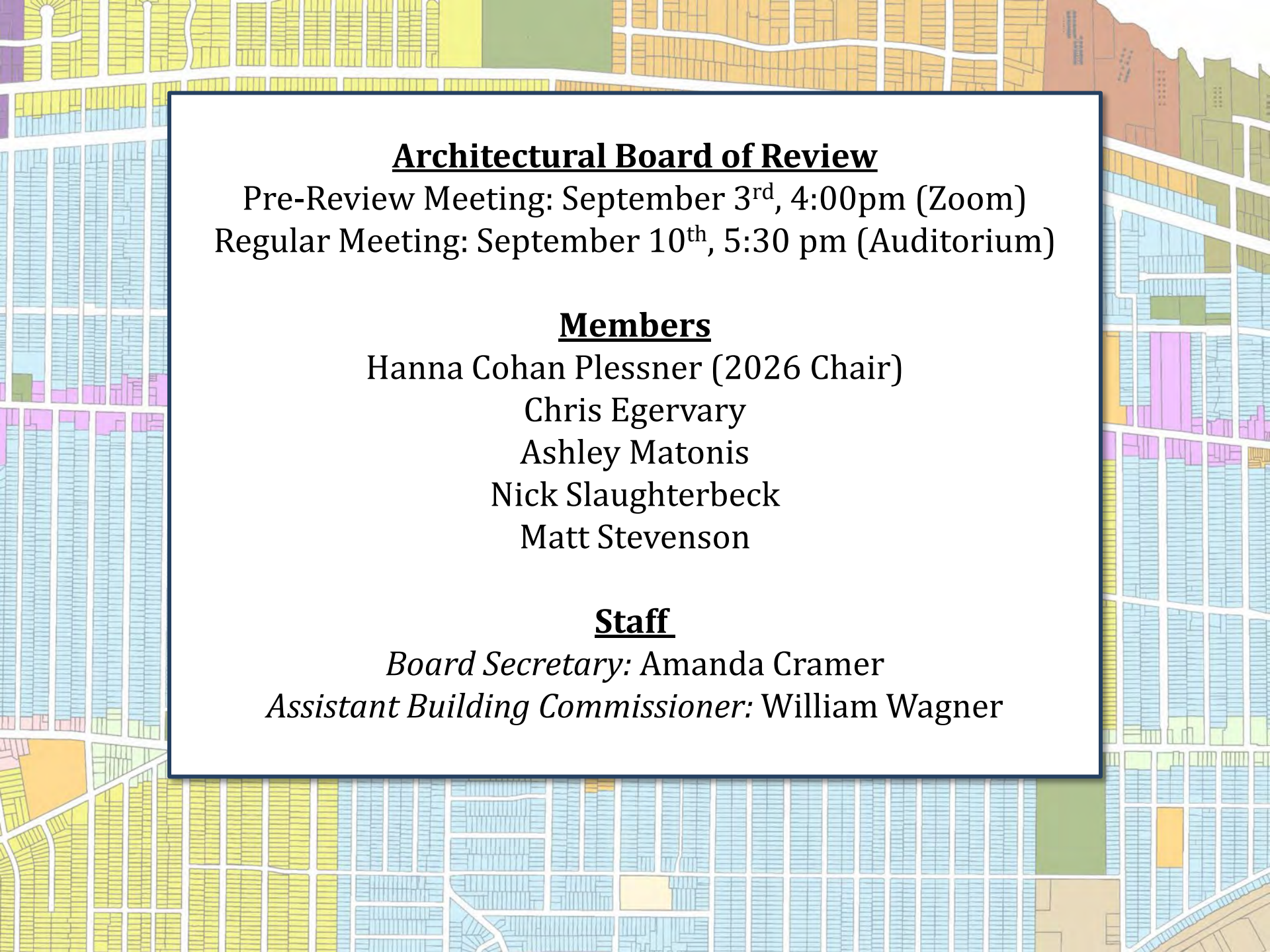
Lakewood Administrative Procedure: ■ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: THURS. SEPT. 10, 2026



Architectural Board of Review

September 2026



Architectural Board of Review

Pre-Review Meeting: September 3rd, 4:00pm (Zoom)
Regular Meeting: September 10th, 5:30 pm (Auditorium)

Members

Hanna Cohan Plessner (2026 Chair)
Chris Egervary
Ashley Matonis
Nick Slaughterbeck
Matt Stevenson

Staff

Board Secretary: Amanda Cramer
Assistant Building Commissioner: William Wagner

Architectural Board of Review
September Agenda

1. Roll call
2. Approve minutes – August 2026 meeting
3. Opening Remarks
4. Old Business
5. Sign Review
6. New Business
7. Adjourn

1325.03 of the Lakewood Codified Ordinances: Purpose of ABR/BBS/Sign Review Board

- The purposes of the Architectural Board of Review are to protect the value, appearance and use of property on which buildings are constructed or altered, to maintain a high character of community development, to protect the public health, safety, convenience and welfare and to protect real estate within the City from impairment or destruction of value.
- Such purposes shall be accomplished by the Board by regulating, according to accepted and recognized architectural principles, the design, use of materials, finished grade lines, dimensions, orientation and location of all main and accessory buildings to be erected, moved, altered, remodeled or repaired, subject to the provisions of the Zoning and Building Codes and other applicable ordinances of the City, and shall take into consideration the Architectural Standards Workbook and any other design guidelines or standards, as recommended by the Administration or City Council and adopted by the Planning Commission pursuant to Part One, Title Five, Chapter 154 of the Codified Ordinances of the City of Lakewood, for use by the Board.
- In reviewing, regulating and approving building plans, the Board shall consider and take cognizance of the development of adjacent, contiguous and neighboring buildings and properties for the purpose of achieving safe, harmonious and integrated development of related properties.

Applicant proposes new signage.

City Notes:

- ❑ Applicant proposes awning signage (9.68 SF)
- ❑ Max allowed square footage: 66.56 SF total (18’ storefront)
- ❑ Total proposed square footage: 25.18 SF



Docket No. 09-85-26 (15701 Detroit)

Awning Sign – Decent Shape

Brandon Hall

Applicant proposes new signage.

City Notes:

- ❑ Applicant proposes wall signage (24.68 SF on each building)
- ❑ Max allowed square footage: 125 SF total
- ❑ Total proposed square footage: 49.35 SF



Summary approval, condition that any window signage needs to be approved by the Board before installation.

Docket No. 09-86-26 (16000 Detroit)

Wall Signs – Westline

Mark Conzelmann

Applicant proposes new signage.

City Notes:

- ❑ Applicant proposes window signage (6.24 SF)
- ❑ Max allowed square footage: 41.25 SF total (22’ storefront, corner lot), 15.23 SF window
- ❑ Total proposed square footage: 6.24 SF



Docket No. 09-87-26 (17004 Madison)

Window Signs – Gatherings Kitchen/Gingham Market

Steven Foster

Applicant proposes new signage.

<u>City Notes:</u>

- ❑ Applicant proposes window (5.75 SF without frosted area) signage
- ❑ Max allowed square footage: 19.5 SF total (13’ storefront), 16.8 SF window
- ❑ Total proposed square footage: 6.81 SF



Docket No. 09-89-26 (17921 Detroit)

Window Signs – Interiors by Madeline

Madeline Beck



Architectural Board of Review

Old Business – August 2026

Applicant proposes new signage package.

City Notes:

- ❑ Applicant proposes wall (12 SF) and window (10 SF) signage
- ❑ Max allowed square footage: 21 SF total (14' storefront), 10.2 SF window
- ❑ Total proposed square footage: 22 SF



Docket No. 08-77-26 (1392 Bonnieview)

New Signage - Rockhouse Barbershop & Shave Parlor

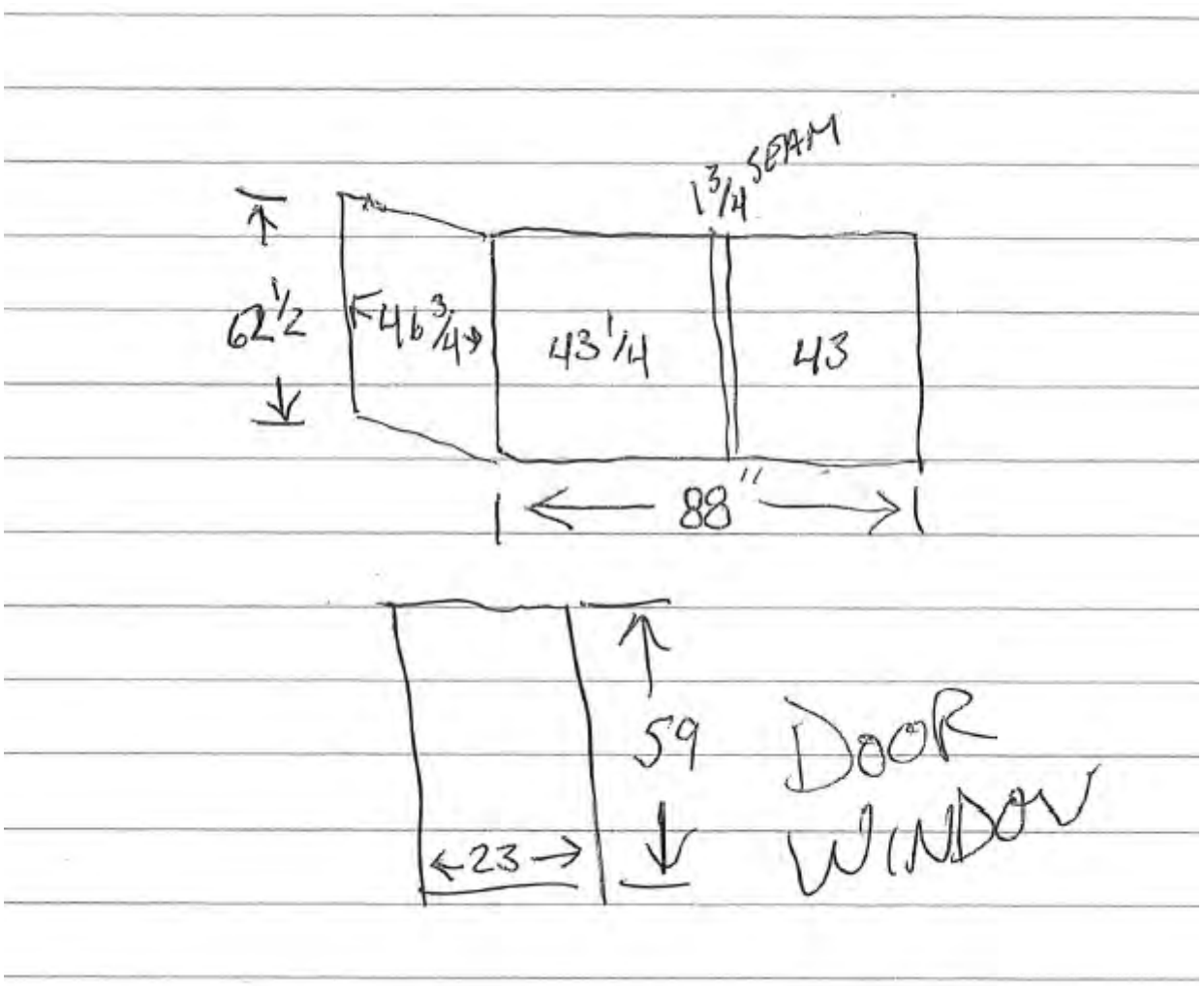
Tommy Orevec

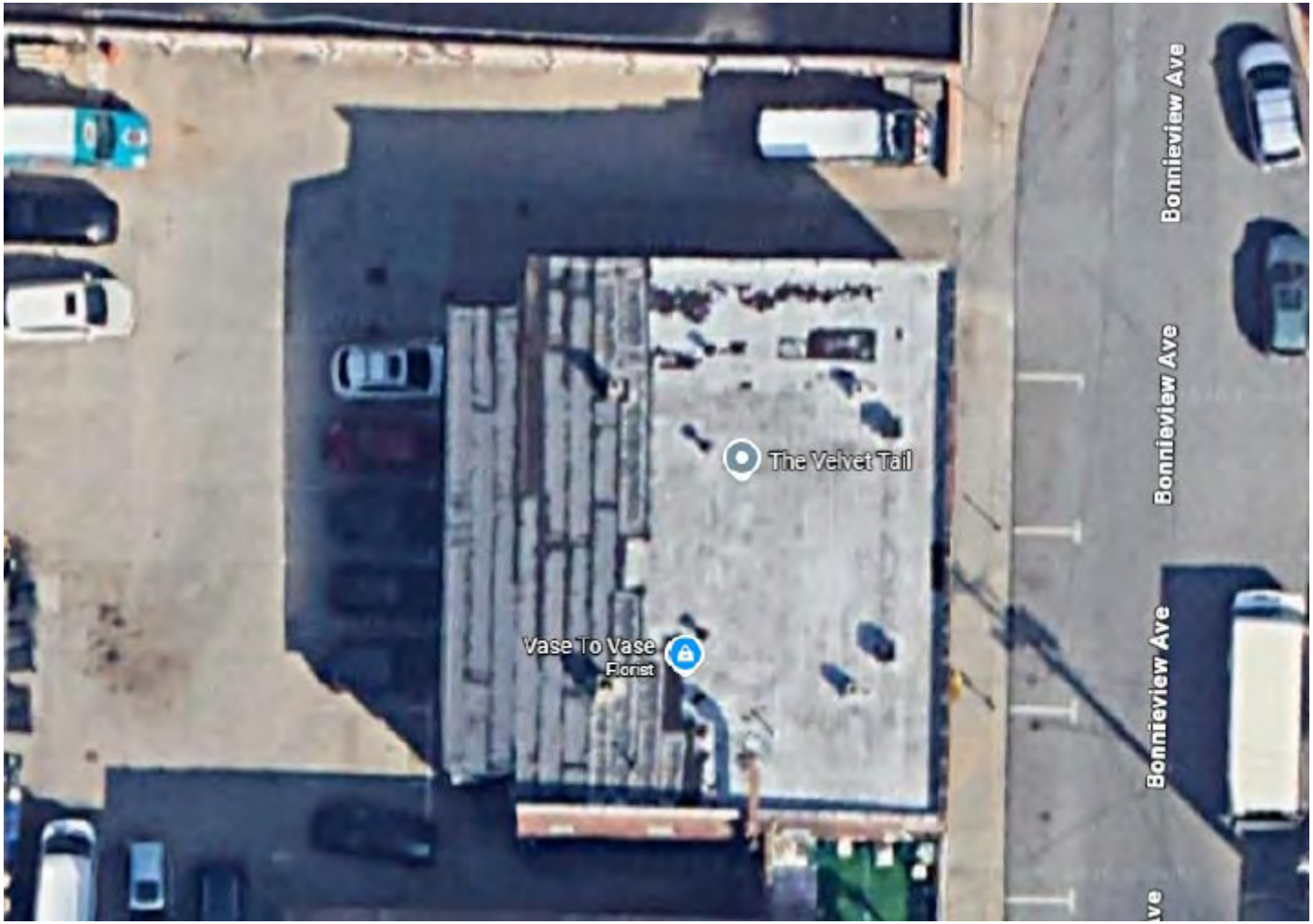


Docket No. 08-77-26 (1392 Bonnieview)



Docket No. 08-77-26 (1392 Bonnieview)


1 3/4 SEAM
62 1/2
46 3/4
43 1/4
43
88"
59
23
DOOR
WINDOW



Docket No. 08-77-26 (1392 Bonnieview)

Applicant proposes façade renovation.
<u>City Notes:</u>



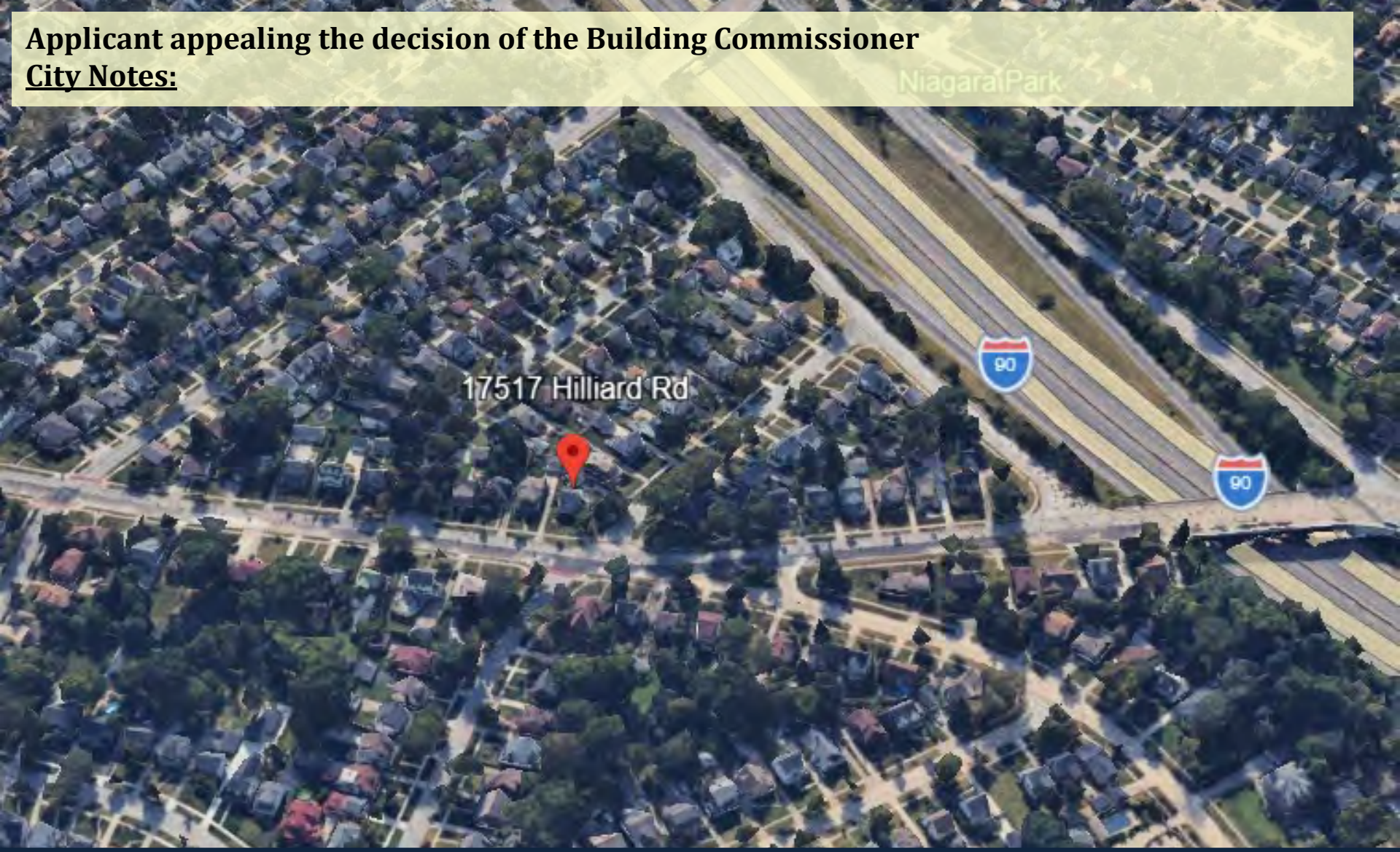
Docket No. 08-82-26 (864 Beach)

Façade Alterations

Jeff Evans

Applicant appealing the decision of the Building Commissioner

<u>City Notes:</u>



Docket No. 08-78-26 (17517 Hilliard)

Appeal under RCO 703.1-703.2

Cheyenne Knight

1.Provide a complaint water-resistive barrier in compliance with RCO 703.1 through 703.2-
a) Exterior walls shall provide the building with a weather-resistant exterior wall envelope.
b) The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section 703.2 and a means of draining to the exterior water that penetrates the exterior cladding. The exterior wall envelope design shall be considered to resist wind-driven rain where the results of testing indicate that water did not penetrate control joints in the exterior wall envelope, joints at the perimeter of openings penetration or intersections of terminations with dissimilar materials.
b) One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. No.15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152 mm). Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No. 15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section 703.1.


INSULFOAM
WeatherAll PRO


INSULFOAM
WeatherAll PRO





Docket No. 08-78-26 (17517 Hilliard)





Architectural Board of Review

Sign Review – September

Applicant proposes new comprehensive sign plan.

City Notes:

- ❑ Applicant proposes wall (48.3 SF) awning (7.1 SF), rear wall (23.8 SF) and blade (20 SF) signage
- ❑ Max allowed square footage: 67.5 SF total (36’ storefront, double frontage),
- ❑ Total proposed square footage: 99.2 SF



Docket No. 09-83-26 (18605 Detroit)

Comprehensive Sign Plan – The Forest Dispensary

Ryan Brady

SITE PLAN



- **A** Front Elevation Illuminated Wall Sign
- **B** Rear Elevation Illuminated Wall Sign
- **C** Front Elevation Awning
- **D** Front Elevation Illuminated Blade

SIGN TYPE

SCALE
NTS

COLOR PALLET

DATE
06/05/2026

FILENAME
Dwg75041A

CUSTOMER / ADDRESS
The Forest Dispensary
18605 Detroit Ave
Lakewood, OH 44107

CLIENT APPROVAL
Sign
Print
Title
Date

Proud Member Of:

ORIGINAL ARTWORK, DESIGNS & LAYOUTS ARE THE SOLE PROPERTY OF BRADY SIGNS AND MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF BRADY SIGNS.

BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

Docket No. 09-83-26 (18605 Detroit)

STOREFRONT ELEVATION



Spacing Details

The Forest Dispensary Channel Letters

7.5" of clearance above and below letters to raised brick element. 24" of clearance to left and right of sign to raised brick sign band element.

War Horse Ink Corner Blade Sign

9" of clearance above and below sign to raised brick element/top of awning. 6" of clearance from edge of sign to left most window.

SIGN TYPE

SCALE

NTS

COLOR PALLET

DATE

06/05/2026

FILENAME

Dwg75041A

CUSTOMER / ADDRESS

The Forest Dispensary
18605 Detroit Ave
Lakewood, OH 44107

CLIENT APPROVAL

Sign

Print

Title

Date

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BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

ILLUMINATED WALL SIGN

A **48.3 SQ FT**



FRONT VIEW



SIDE VIEW



Scope of Work

Furnish and install (1) face-lit building sign on the existing storefront elevation.
Letters and logo to be face-lit channel letters mounted to an extruded aluminum raceway painted to match the building.
Trim cap and letter returns to be standard black.

SIGN TYPE
Raceway Mounted Channel Letters

SCALE
3/8" = 1'-0"

COLOR PALLET
- WHITE
- OPAQUE MATTE BLACK VINYL
- FOREST LIGHT GREEN
- SW 6440 COURTYARD GREEN

DATE
06/05/2026

FILENAME
Dwg75041A

CUSTOMER / ADDRESS
The Forest Dispensary
18605 Detroit Ave
Lakewood, OH 44107

CLIENT APPROVAL

Sign

Print

Title

Date

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BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

ILLUMINATED WALL SIGN

B **23.8 SQ FT**



FRONT VIEW



SIDE VIEW



Spacing Details
5" of clearance above and below sign to molding below and wall packs above.

Scope of Work
Furnish and install (1) face-lit building sign on existing storefront elevation.
Cabinet to be extruded aluminum with routed aluminum faces and flat backed copy/logo.
Logo face to be decorated with vinyl applied first surface to white flat plastic backer.

SIGN TYPE
Wall Cabinet Sign

SCALE
1/2" = 1'-0"

COLOR PALLET
- WHITE
- SW 6440 COURTYARD GREEN
- FOREST LIGHT GREEN

DATE
06/05/2026

FILENAME
Dwg75041A

CUSTOMER / ADDRESS
The Forest Dispensary
18605 Detroit Ave
Lakewood, OH 44107

CLIENT APPROVAL
Sign
Print
Title
Date

Proud Member Of:

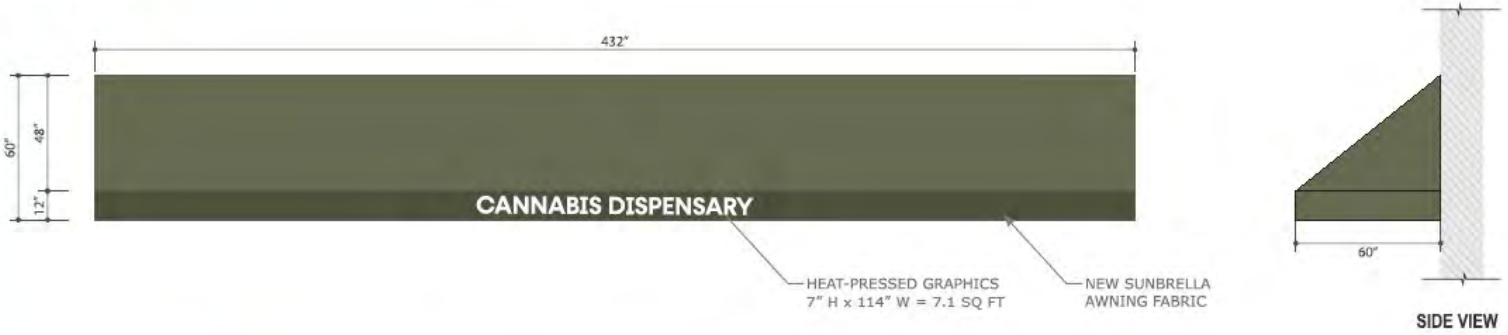
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BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

Docket No. 09-83-26 (18605 Detroit)

FRONT AWNING

C **7.1 SQ FT**





Scope of Work

Remove existing awning cover and replace with new Tempotest Chive canvas awning covering using existing frame system. Recover includes heat pressed graphics applied to front of valance of awning.

SIGN TYPE
Front Awning

SCALE
1/4" = 1'-0"

COLOR PALLET
- TEMPOTEST CHIVE FABRIC
- WHITE VINYL

DATE
06/05/2026

FILENAME
Dwg75041A

CUSTOMER / ADDRESS
The Forest Dispensary
18605 Detroit Ave
Lakewood, OH 44107

CLIENT APPROVAL

Sign

Print

Title

Date

Proud Member Of:

ORIGINAL ARTWORK, DESIGNS & LAYOUTS ARE THE SOLE PROPERTY OF BRADY SIGNS AND MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF BRADY SIGNS.

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419-626-5112
www.bradysigns.com

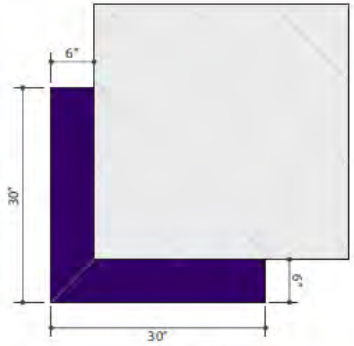
Docket No. 09-83-26 (18605 Detroit)

V-SHAPED ILLUMINATED BLADE

D 20 SQ FT



FRONT VIEW



PLAN VIEW

V-SHAPED ALUMINUM BLADE SIGN:
-6" DEEP CABINETS
-ALUMINUM CONSTRUCTION
-FACE ROUTED AND BACKED WITH WHITE ACRYLIC COPY/GRAPHICS
-INTERNAL ILLUMINATION WITH WHITE LEDs
-MOUNTED FLUSH TO WALL WITH FASTENERS AS REQUIRED



Scope of Work

Furnish and install (1) v-shaped illuminated blade sign.

SIGN TYPE
Blade Sign

SCALE
3/4" = 1'-0"

COLOR PALLET
PAINT: PURPLE COLOR TBD
ACRYLIC: WHITE

DATE
06/05/2026

FILENAME
Dwg75041A

CUSTOMER / ADDRESS
The Forest Dispensary
18605 Detroit Ave
Lakewood, OH 44107

CLIENT APPROVAL

Sign

Print

Title

Date

Proud Member Of:

ORIGINAL ARTWORK, DESIGNS & LAYOUTS ARE THE SOLE PROPERTY OF BRADY SIGNS AND MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF BRADY SIGNS.

BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

Docket No. 09-83-26 (18605 Detroit)

Applicant proposes new signage.

<u>City Notes:</u>

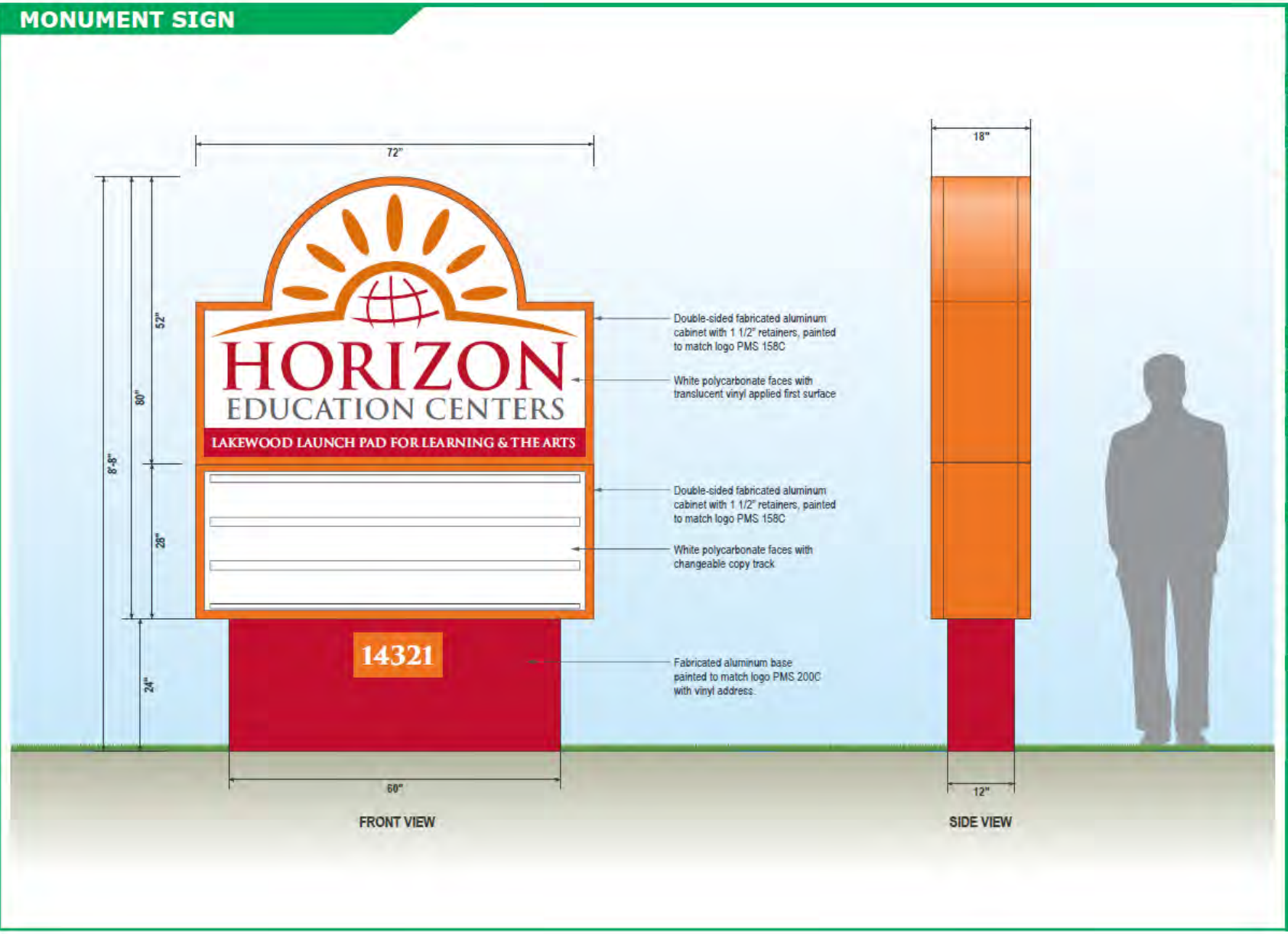
- ❑ Applicant proposes ground signage (40 SF)
- ❑ Max allowed square footage: 125 SF total (138’ storefront). 40 SF max for ground sign.
- ❑ Total proposed square footage: 40 SF



Docket No. 09-84-26 (14321 Detroit)

Signage – Horizon Education Centers

Ryan Brady



Docket No. 09-84-26 (14321 Detroit)

MONUMENT SIGN



EXISTING CONDITIONS



PROPOSED SIGNAGE

SIGN TYPE
LED Lit Monument Sign

SCALE
NTS

COLOR PALLET
PMS 158C
PMS 200C

DATE
09/08/2026

FILENAME
Dwg26519A-R1

CUSTOMER / ADDRESS
Horizon Education Centers
14321 Detroit Ave.
Lakewood, OH 44107

CLIENT APPROVAL
Sign
Print
Title
Date

Proud Member Of:

ORIGINAL ARTWORK, DESIGNS & LAYOUTS ARE THE SOLE PROPERTY OF BRADY SIGNS AND MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF BRADY SIGNS.

BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

Docket No. 09-84-26 (14321 Detroit)

SITE PLAN



A PROPOSED MONUMENT SIGN

SETBACK 5' FROM ROW

SIGN TYPE
Site Plan

SCALE
NTS

COLOR PALLET

DATE
07/16/2026

FILENAME
Dwg26519A

CUSTOMER / ADDRESS
Horizon Education Centers
14321 Detroit Ave.
Lakewood, OH 44107

CLIENT APPROVAL

Sign

Print

Title

Date

Proud Member Of:

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BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

Docket No. 09-84-26 (14321 Detroit)

Applicant proposes new signage.

<u>City Notes:</u>

- ❑ Applicant proposes blade (8.54 SF) and window (.75 SF) signage
- ❑ Max allowed square footage: 49.5 SF total (18’ storefront), unknown window
- ❑ Total proposed square footage: 9.29 SF
- ❑ **<u>Comprehensive sign package requires blade sign to be black</u>**



Docket No. 09-88-26 (15112 Detroit)

Signage – Numa Studios

Shawn Warren

EXISTING BLADE SIGN 30"H X 41"W

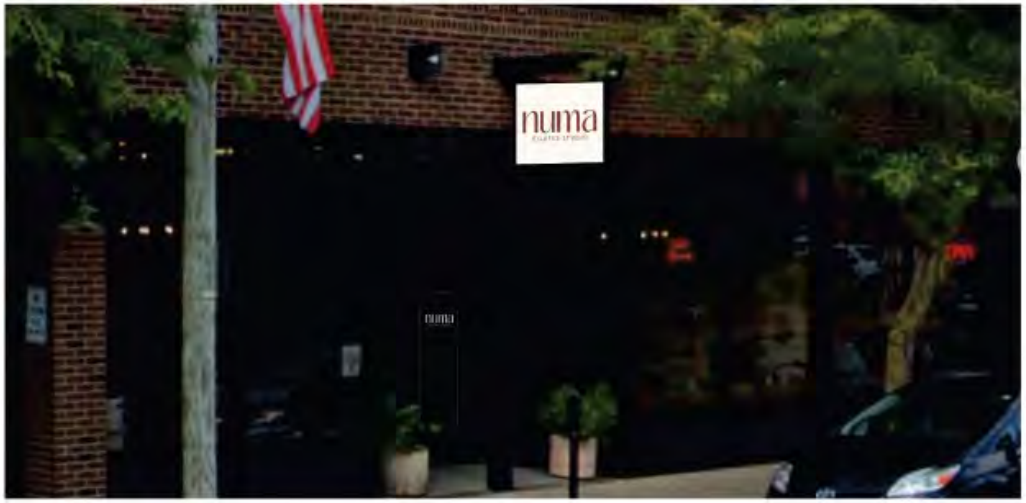
numa
PILATES STUDIO

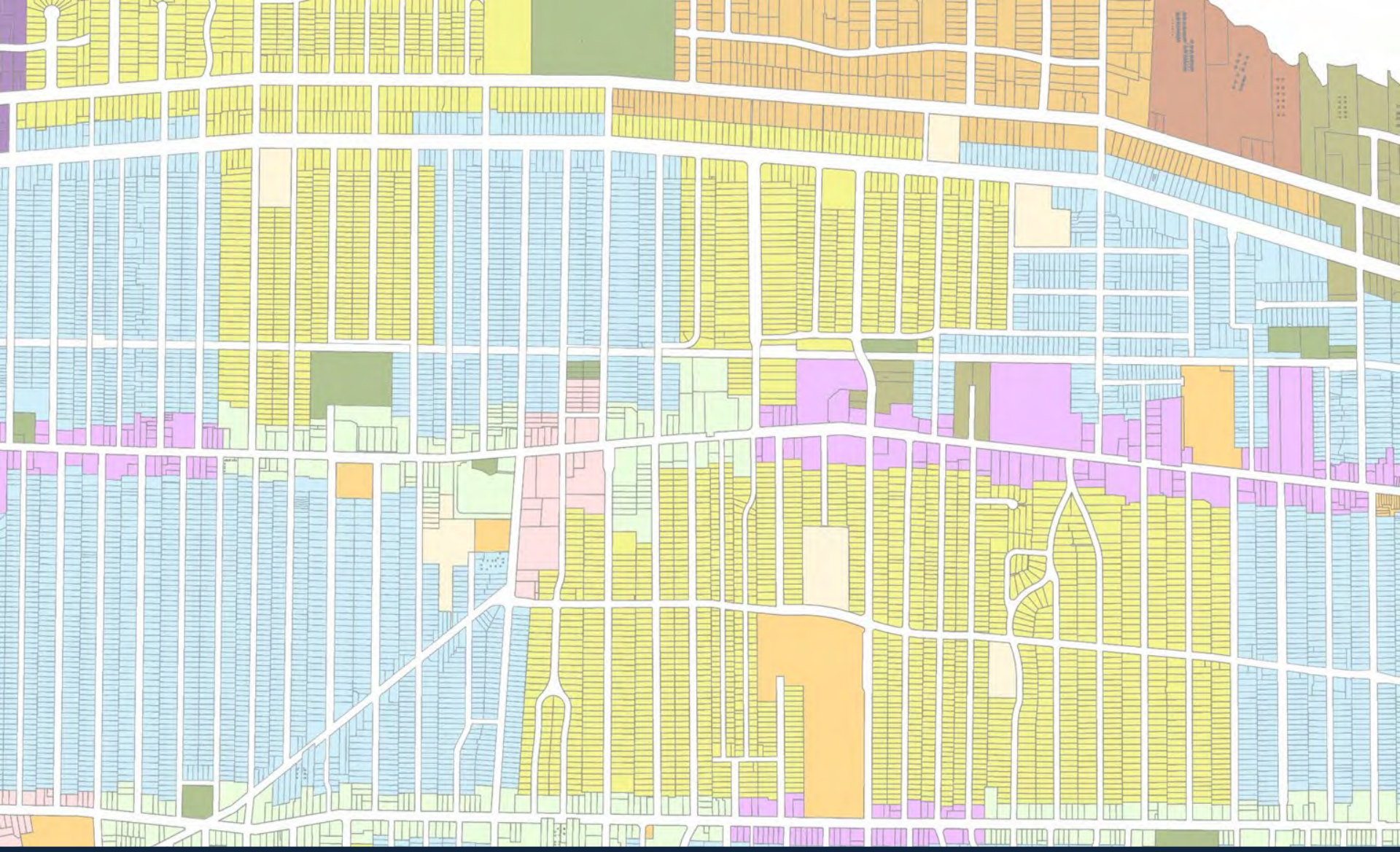
6"H X 18"W .75 SQ. FT.

numa
PILATES STUDIO

TEXT 11"H X 35"W 2 SIDES
20 SQ. FT.

STORE FRONT 33' w x 13" h 433 frontage windows 240 sq. ft





Architectural Board of Review

September 2026

Applicant proposes modifications to the previous approval for building and signage.

City Notes:

- ❑ Applicant proposes wall (35.86 SF) and window (103.67 SF) signage
- ❑ Max allowed square footage: 100 SF total (68' storefront), unknown window
- ❑ Total proposed square footage: 139.53 SF
- ❑ Rear of building painted brick



Docket No. 09-90-26 (15711 Madison)

Alteration to previous approval – Lakewood Dental Associates

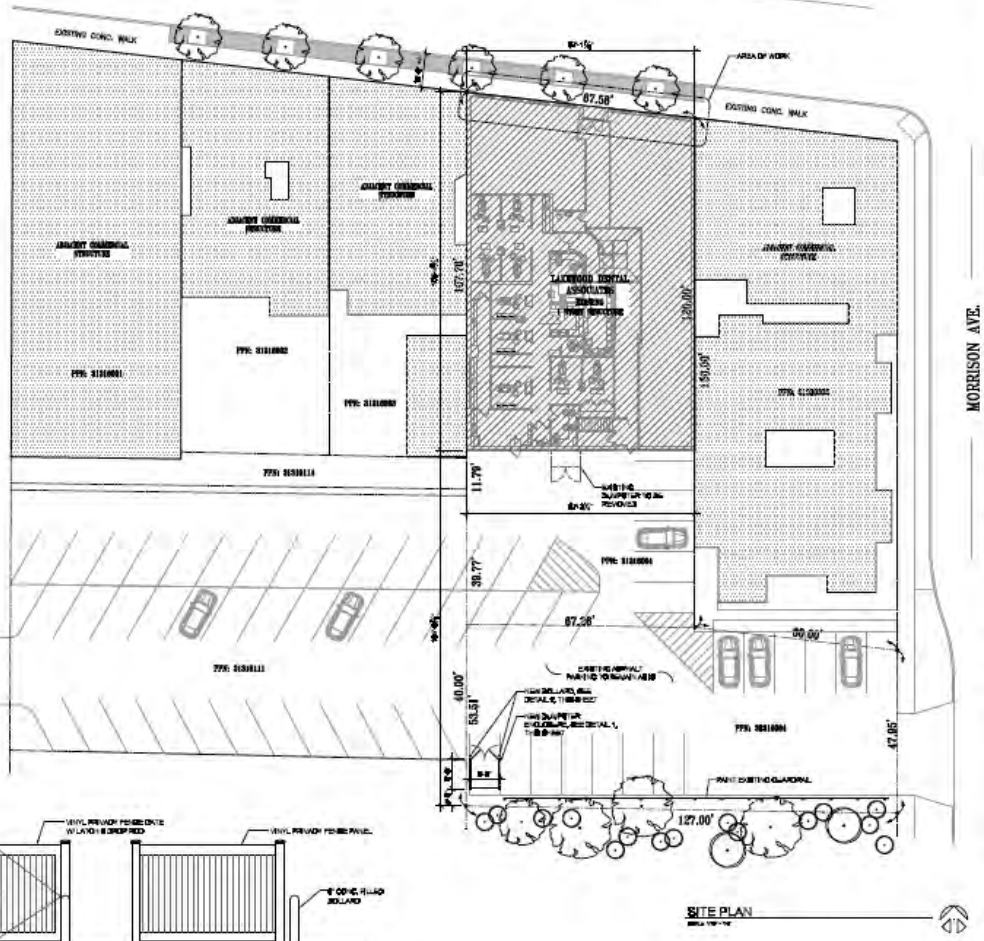
Leon Sampat



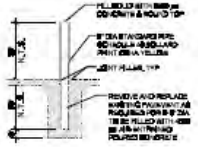
PROPOSED FRONT ELEVATION



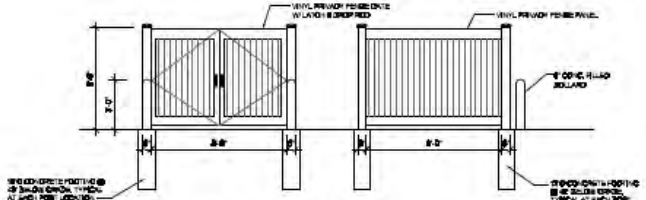
EXISTING FRONT ELEVATION



SITE PLAN



② BOLLARD DETAIL



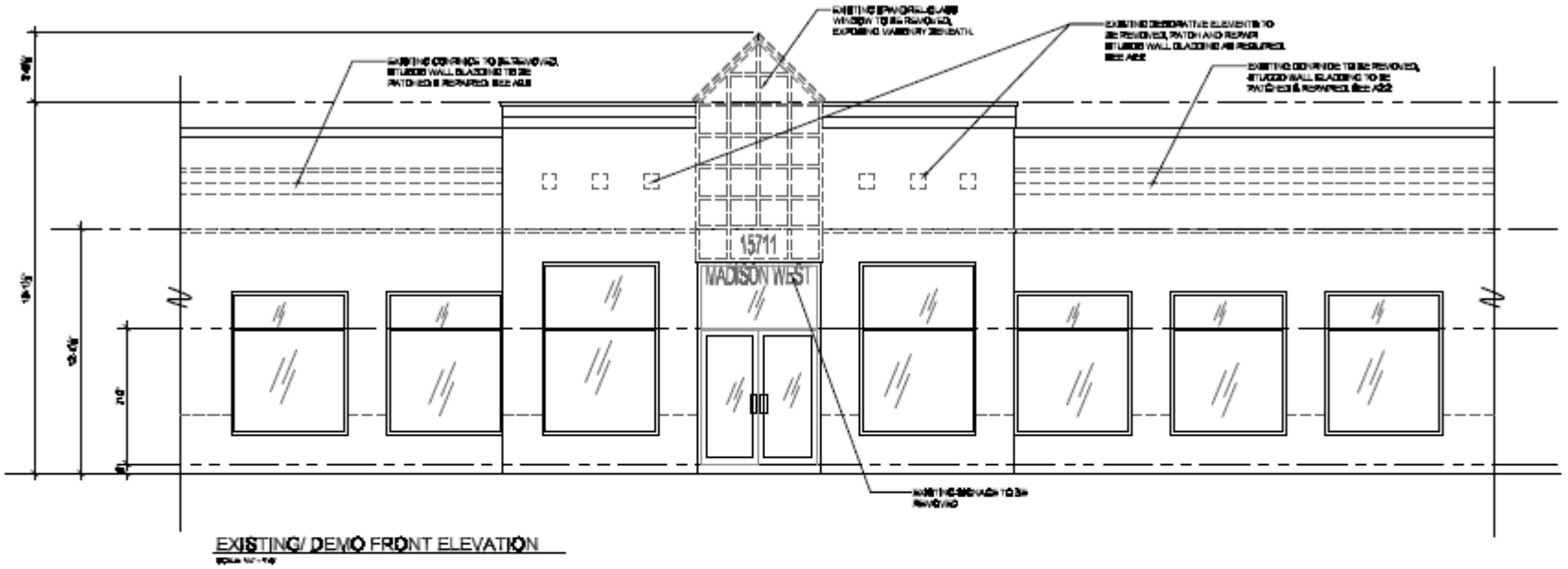
① VINYL TRASH ENCLOSURE DETAILS

ARCHITECTURE
25005 LORAIN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-529-0004 FAX 440-716-4887

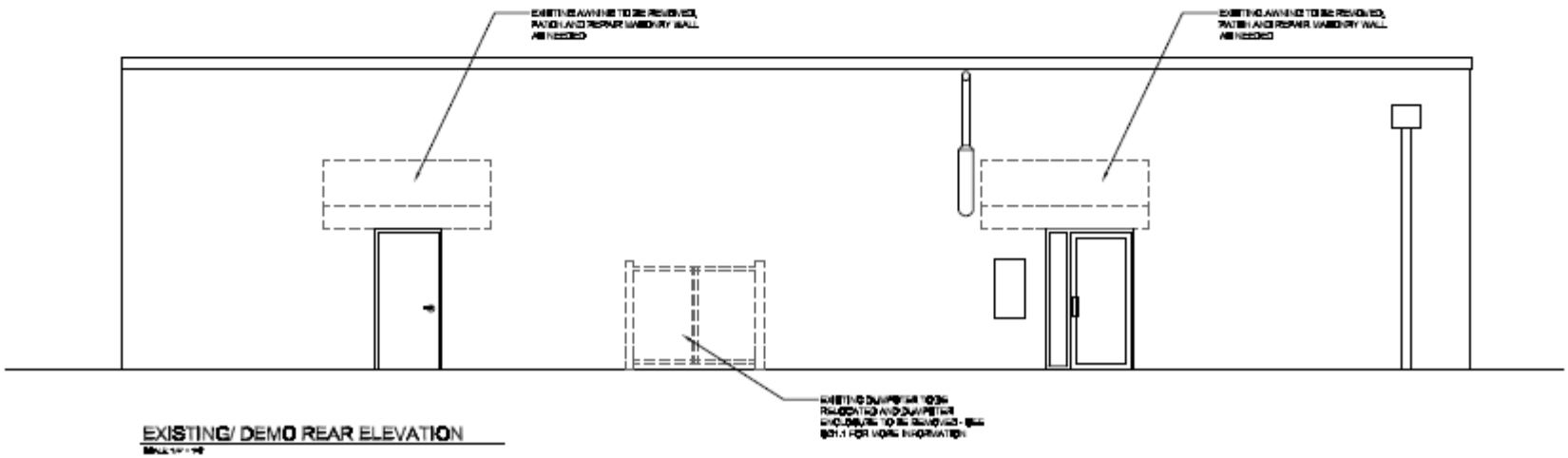
EXTERIOR ALTERATIONS FOR:
LAKEWOOD DENTAL ASSOC.
15711 MADISON AVE. SUITE 104
LAKEWOOD, OH

JOB NO. 23-112
DATE
SCALE
REVISIONS
SHEET
SD1.1

Docket No. 09-90-26 (15711 Madison)



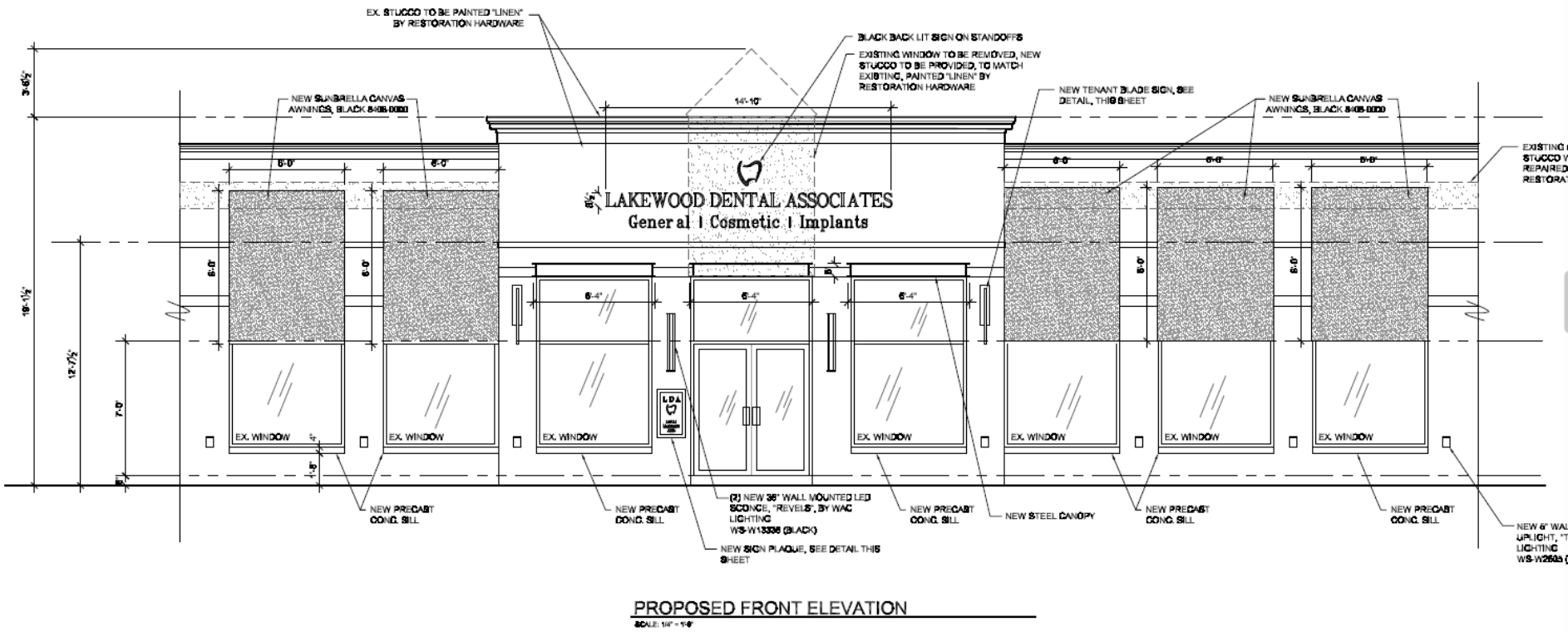
EXISTING/ DEMO FRONT ELEVATION



EXISTING/ DEMO REAR ELEVATION

Docket No. 09-90-26 (15711 Madison)

Previous Approval



PROPOSED FRONT ELEVATION

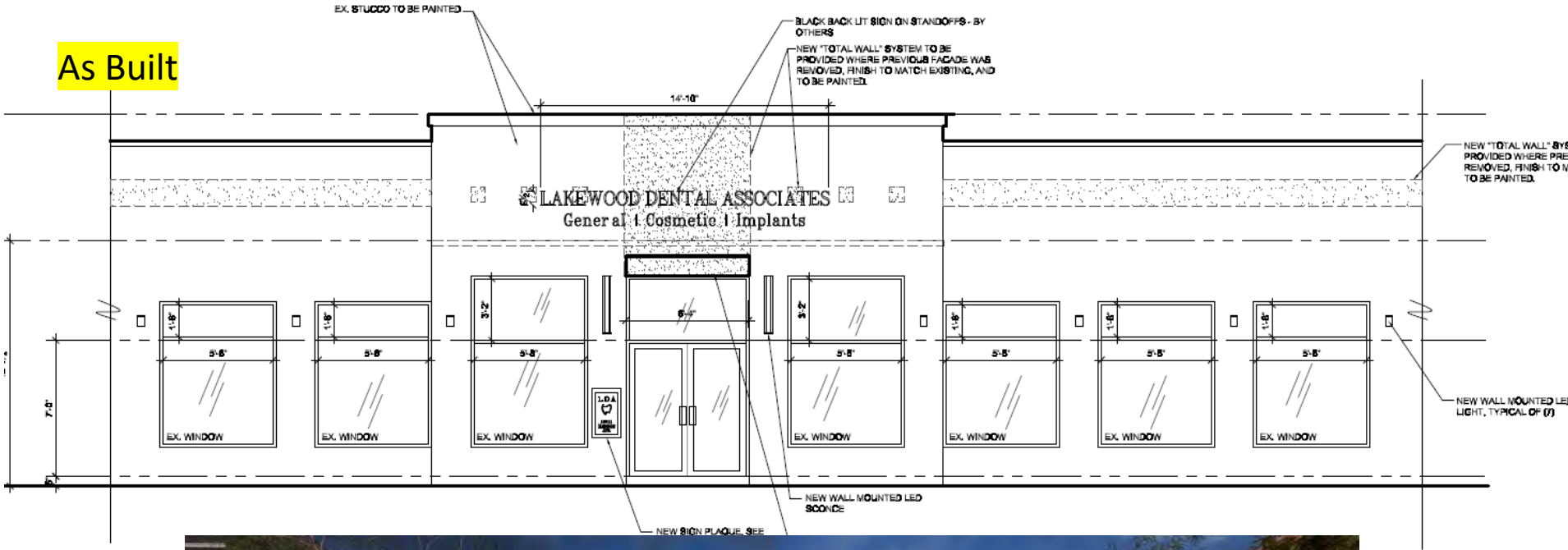
SCALE: 1/4" = 1'-0"

Docket No. 09-90-26 (15711 Madison)

Previous Approval



As Built

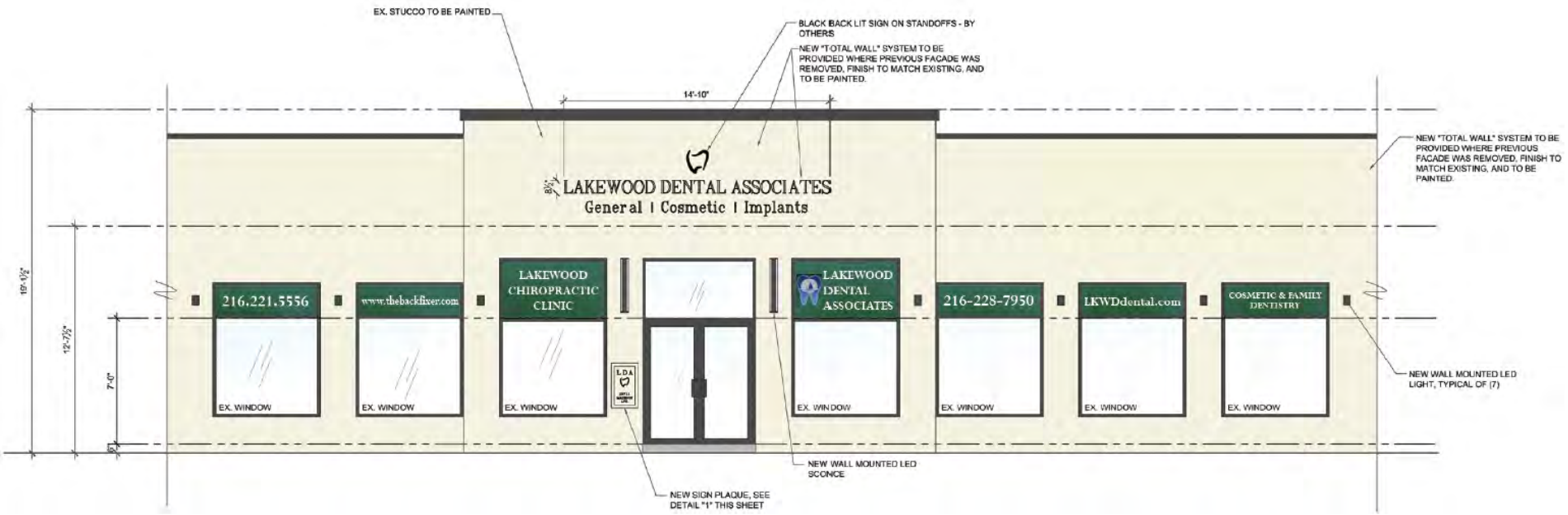


PROPO
SCALE: 1/4" = 1'-0"



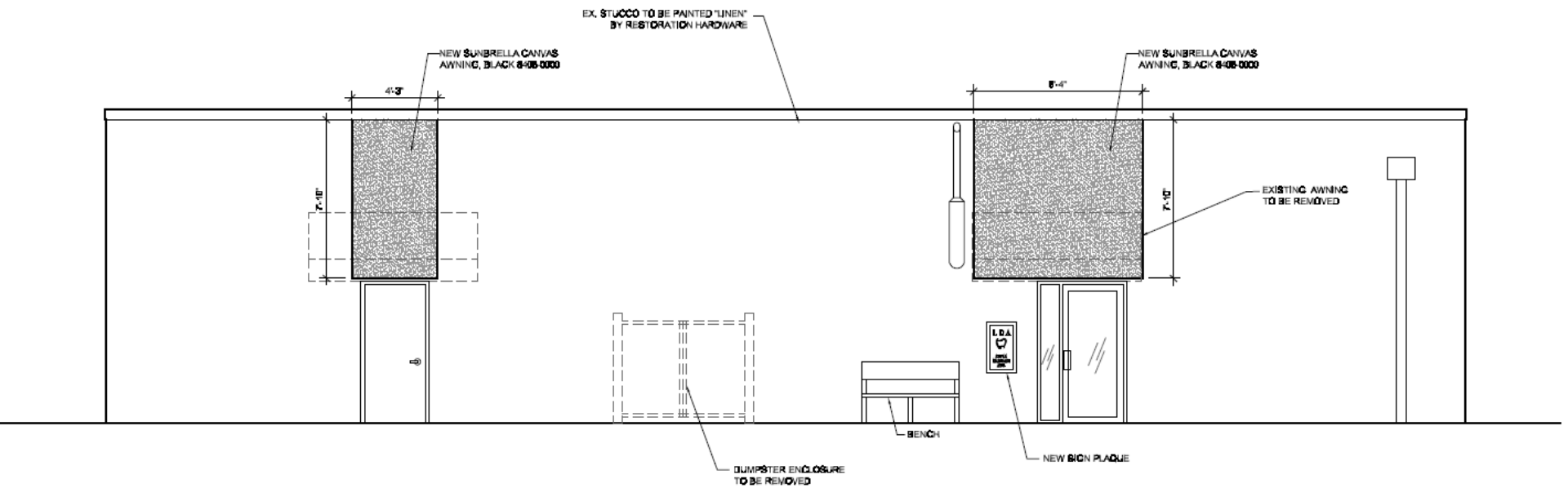
Docket No. 09-90-26 (15711 Madison)

As Built



Docket No. 09-90-26 (15711 Madison)

Previous Approval

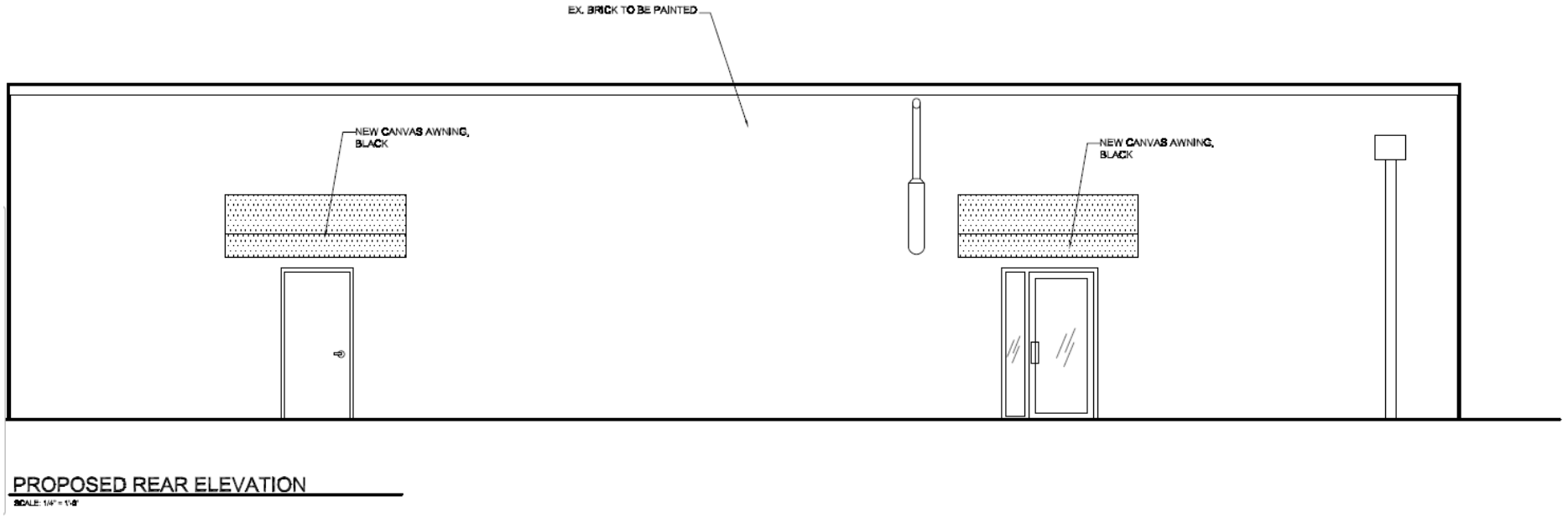


PROPOSED REAR ELEVATION

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

Docket No. 09-90-26 (15711 Madison)

As Built



Docket No. 09-90-26 (15711 Madison)



NORTH ELEVATION (AS BUILT)



SOUTH ELEVATION AWNINGS (AS BUILT)



NORTH-EAST VIEW (AS BUILT)



NORTH-WEST VIEW (AS BUILT)

EXTERIOR ALTERATIONS FOR:
LAKEWOOD DENTAL ASSOC.
15711 MADISON AVE. SUITE 104
LAKEWOOD, OH

A3.1

Docket No. 09-90-26 (15711 Madison)



PROPOSED FRONT ELEVATION

SCALE: NTS

TECHNICAL DATA SHEET

BEHR PREMIUM

EXTERIOR ELASTOMERIC MASONRY, STUCCO & BRICK PAINT

NO. 68 WHITE

PRODUCT INFORMATION

RECOMMENDED USES:

PRODUCT SPECIFICATIONS:

SURFACE PREPARATION:

APPLICATION:

TOTAL WALL PRODUCT DATA

TOTAL JOURNEYMAN FINISH COAT 800.762.9913

AMERICA'S EIFS AND STUCCO COMMUNITY

Total Journeyman Acrylic Finish is a high quality trowel grade textured coating material. Total Journeyman Acrylic Finish is pre-colored, pre-mixed and ready to trowel or directly roll of the pail. The seven standard textures available are:

Shot Blast Coarse - a deep and bold texture

Shot Blast Medium - a rich condition texture

Shot Blast Fine - a pronounced limestone texture

Swirl Ultra-Coarse - a deep open swirl pattern

Swirl Coarse - a medium open swirl pattern

Swirl Fine - a light swirl pattern

Freestyle - produces a variety of patterns

Total Journeyman Acrylic Finish provides a weatherproof, attractive flat finish that is designed for permanent flexibility, excellent adhesion and long term durability.

Features

- Meets VOC, VOS requirements
- 100% acrylic water-based coating
- Provides a long-lasting finish
- Does not create a vapor barrier
- Resists dirt pickup and is non-chalking
- Can be sprayed in lieu of trowel applied

Coverage

Texture	Coverage
Shot Blast Medium	100 - 120 sq.ft. / pail
Swirl Ultra-Coarse	90 - 120 sq.ft. / pail
Shot Blast Coarse	70 - 100 sq.ft. / pail
Swirl Coarse	120 - 160 sq.ft. / pail
Swirl Fine	140 - 160 sq.ft. / pail
Freestyle	80 - 140 sq.ft. / pail
Shot Blast Fine	140 - 170 sq.ft. / pail

TOTAL WALL SYSTEM SUMMARY

TOTAL DIRECT DA Section 09220

AMERICA'S EIFS AND STUCCO COMMUNITY

TOTAL DIRECT DA

Framing
Approved Sheathing
Drainable Wrap
Total Mesh
Total Wall Base Coat
Total Wall Finish Coat
Drainage Track

The Total Direct DA system is a moisture drainable system that uses a thin stucco veneer applied directly over an approved sheathing. When applied to CMU or Poured Concrete a Drainable Wrap or Reinforcing Mesh is not necessary.

It is used in both commercial and residential applications.

This system is eligible for a Total Wall system warranty when installed by a Total Wall qualified applicator.

Layer 1- Framing and Sub-sheathing: Both blind and wood are acceptable backings. Sheathing substrate shall be Cement Board, Poured Concrete and CMU are also acceptable substrates.

Layer 2-Moisture Barrier (Not required for CMU and poured concrete): Approved moisture barriers are Tyvek Stucco Wrap, RainDrop, Weather Trek, Vortec Drainage Barrier, and Total Stop BA or as otherwise approved by Total Wall in writing.

Layer 3- Approved Sheathing or CMU and poured concrete

Approved sheathing for areas that are exposed to the elements must be cement board, such as Densck, Permabase or as otherwise approved by Total Wall in writing. For areas that are protected such as a soffit or portico, a chemical core gypsum board is also acceptable, including Densglass, Fiberock, Gladhaw, XRP sheathing or as otherwise approved by Total Wall in writing.

Layer 4- Base Coat and Reinforcing Mesh

Approved base coats are T-2000 Base Coat, Total FX Base MOD (Ultra-Cement Base), Soft II and Total Foam IV Base Coat ES. Total Mesh 4 oz standard mesh is used with this system. Mesh is optional with CMU and poured concrete substrates.

Layer 5- Finish Coat (Optional when Soft II is used):

Total Wall 100% acrylic based, synthetic finishes are very high quality and are available in Premier and Journeyman grades, in over 1 different textures. Total Wall pre-mixed and tinted finishes can be tinted to match virtually any color.

TOTAL WALL PRODUCT DATA

T-2000 BASE COAT 800.762.9913

AMERICA'S EIFS AND STUCCO COMMUNITY

Total Wall T-2000 Soft Coat Base and Adhesive is a dry powder that is designed to be mixed with water to produce the base coat and adhesive for the soft coat Exterior Insulated and Finish System (EIFS), Direct Applied Exterior Finish Systems (DEFS), Insulated Concrete Forms Combination (ICF), and application over raw masonry and approved coated surfaces.

Total Wall T-2000 Soft Coat Base and Adhesive serves two functions:

1. It produces the adhesive that will bond rigid polystyrene insulation board to raw masonry, concrete gypsum, Exora Glass or cement board substrates.
2. It produces the base coating that embeds the reinforcing fabric over the face of rigid polystyrene.

Total Wall T-2000 Soft Coat Base and Adhesive is also available as a Total Wall Journeyman Series product, which is formulated for enhanced workability and designed to help the experienced plasterer increase jobsite productions.



Features

- Functions As A Base Coat & Adhesive
- Bonds Foam To A Variety Of Substrates
- Extremely High Impact Resistance
- Fire and Mildew Resistant
- Pre-Formulated, Just Add Water

Coverage

Estimated Coverage per 50 LB bag of mix:

80 - 100 square feet/bag as a base coat.

30 - 40 square feet/bag as adhesive and base coat

LS ARCHITECTS

32008 LORAIN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-9654 FAX 440-76-6887

REV | DATE

STATE OF OHIO LEON S. SAMPAT 13053 REGISTERED ARCHITECT

LEON S. SAMPAT
LICENSED 13053
EXPIRATION DATE: 12/31/2020

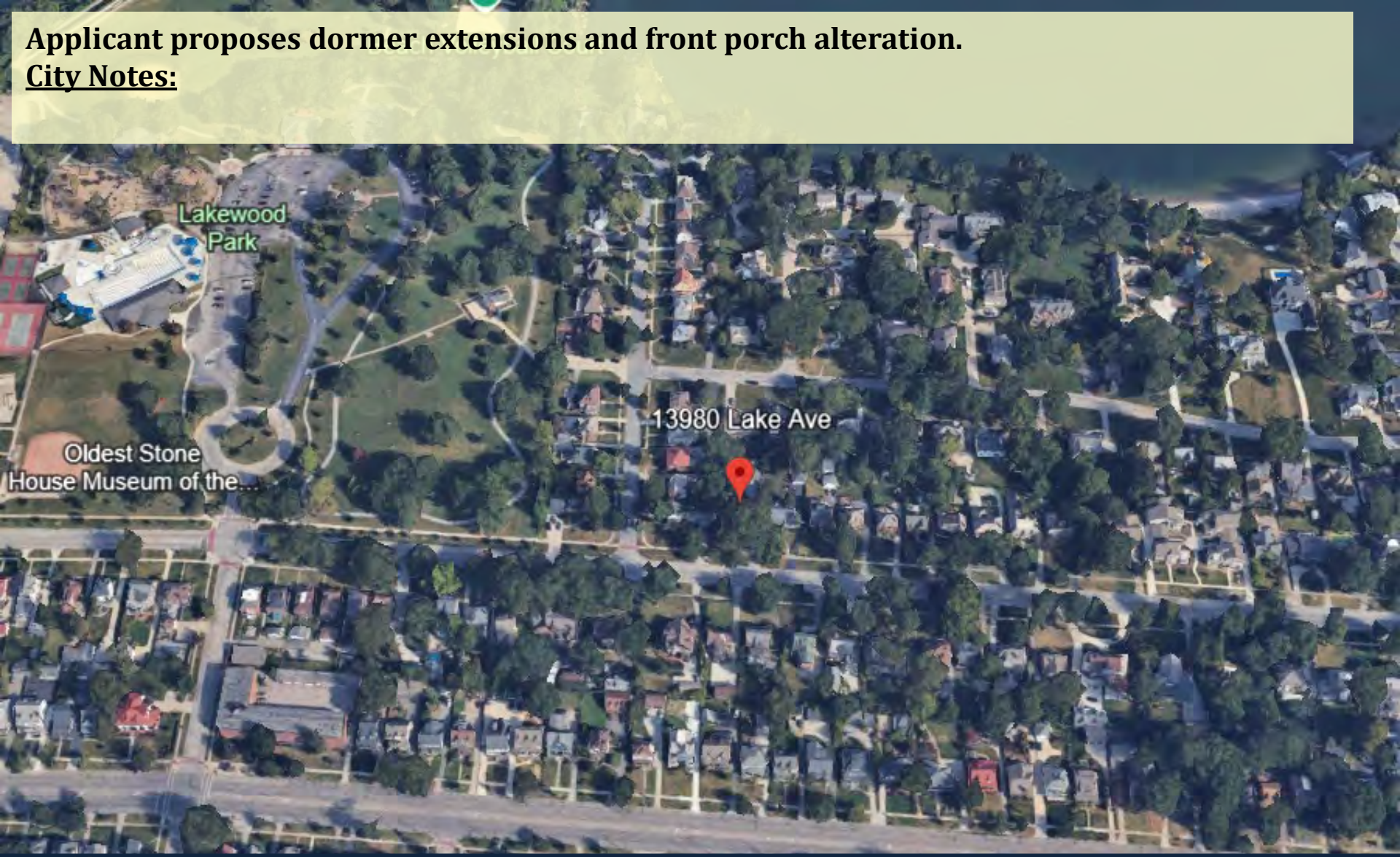
EXTERIOR ALTERATIONS FOR:
LAKEWOOD DENTAL ASSOC.
15711 MADISON AVE. SUITE 104
LAKEWOOD, OH

JOB NO: 25-112
DATE: 08.28.2020
ISSUE: REVIEW
SHEET: M.1

Docket No. 09-90-26 (15711 Madison)

Applicant proposes dormer extensions and front porch alteration.

<u>City Notes:</u>



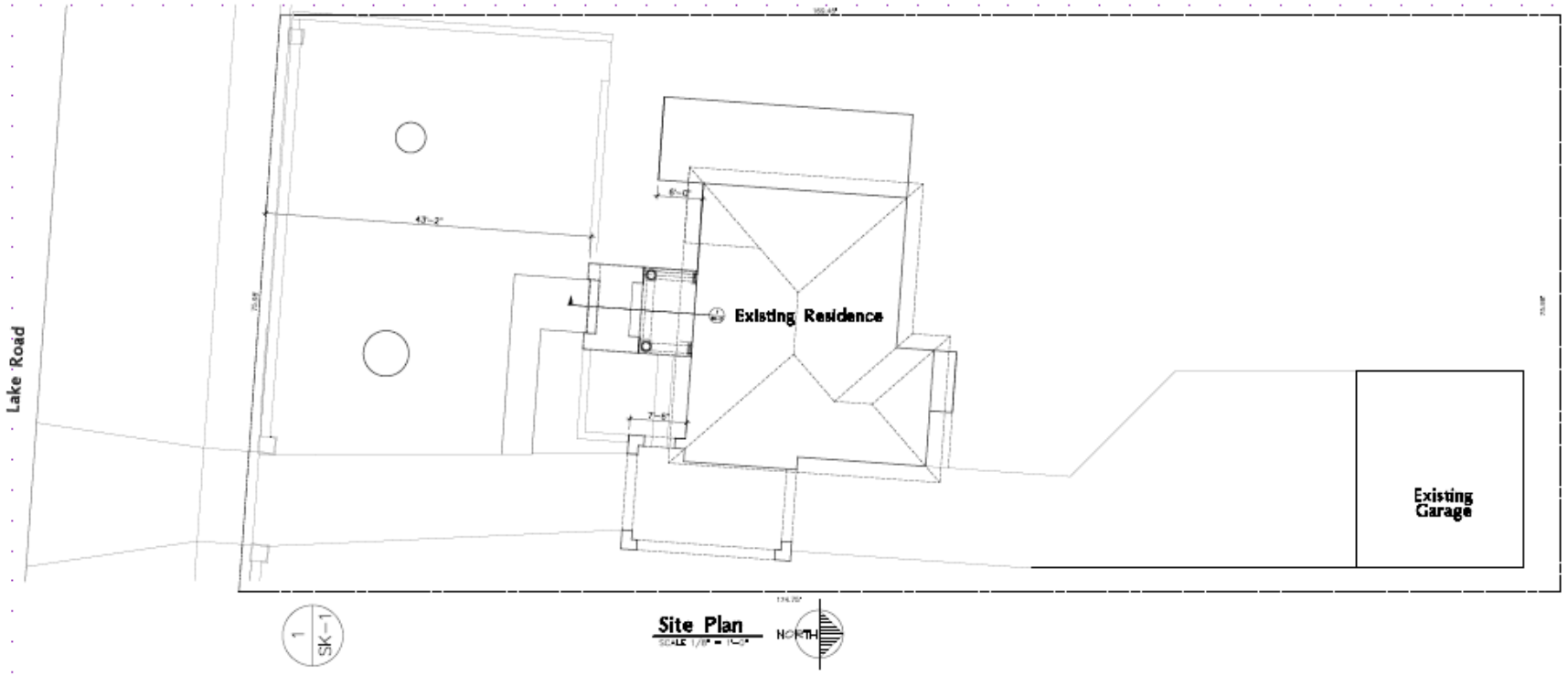
Docket No. 09-91-26 (13980 Lake)

New Front Porch

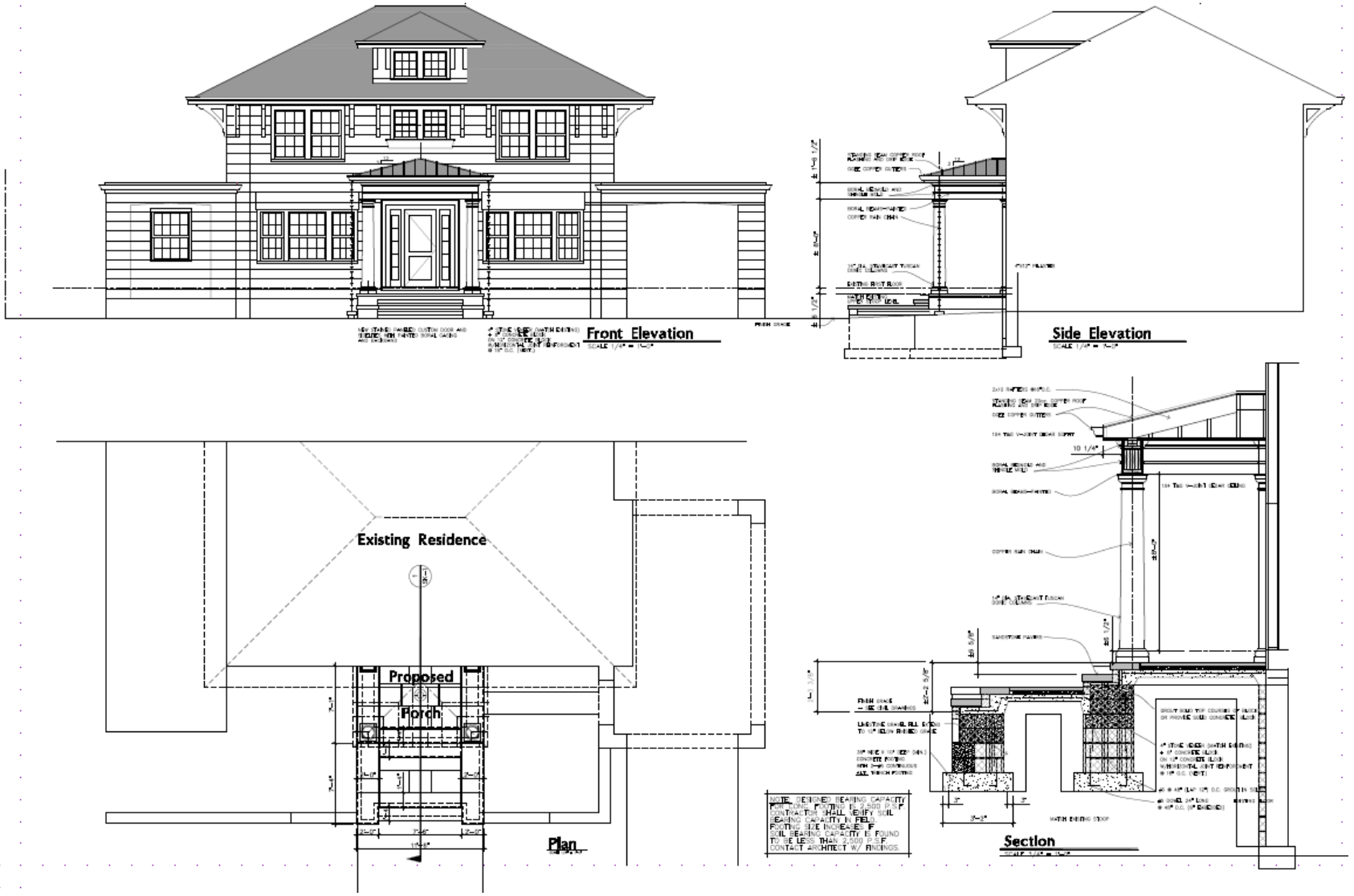
David Maddux



Docket No. 09-91-26 (13980 Lake)



Docket No. 09-91-26 (13980 Lake)



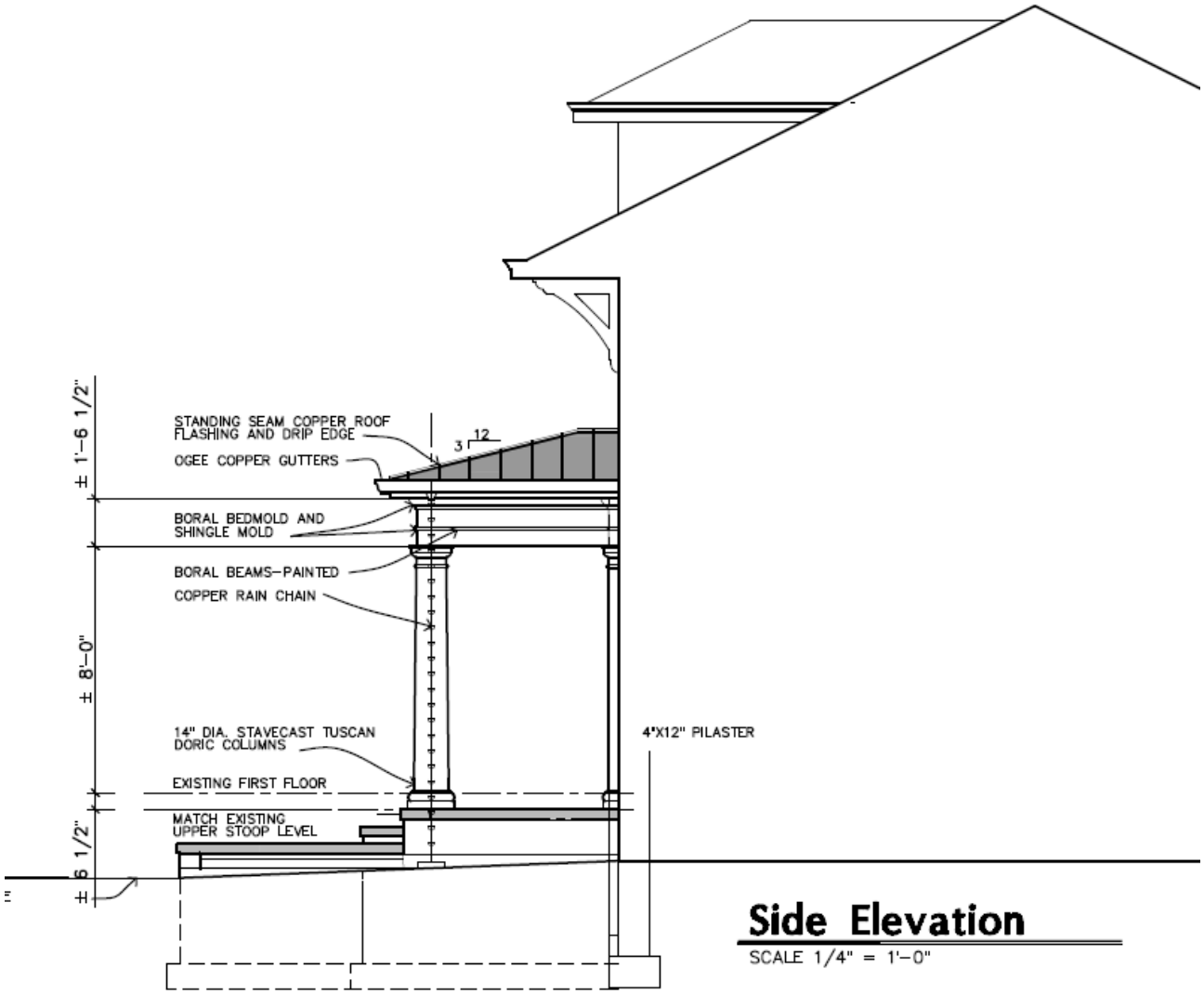
Docket No. 09-91-26 (13980 Lake)



Front Elevation

SCALE 1/4" = 1'-0"

Docket No. 09-91-26 (13980 Lake)



Docket No. 09-91-26 (13980 Lake)

ColdwaterOutdoorFlushmount

By: Maxim Lighting

LUMENS

Call Us (877) 445-4486

Product Options

Finish: Burnished with Honey



Dimensions

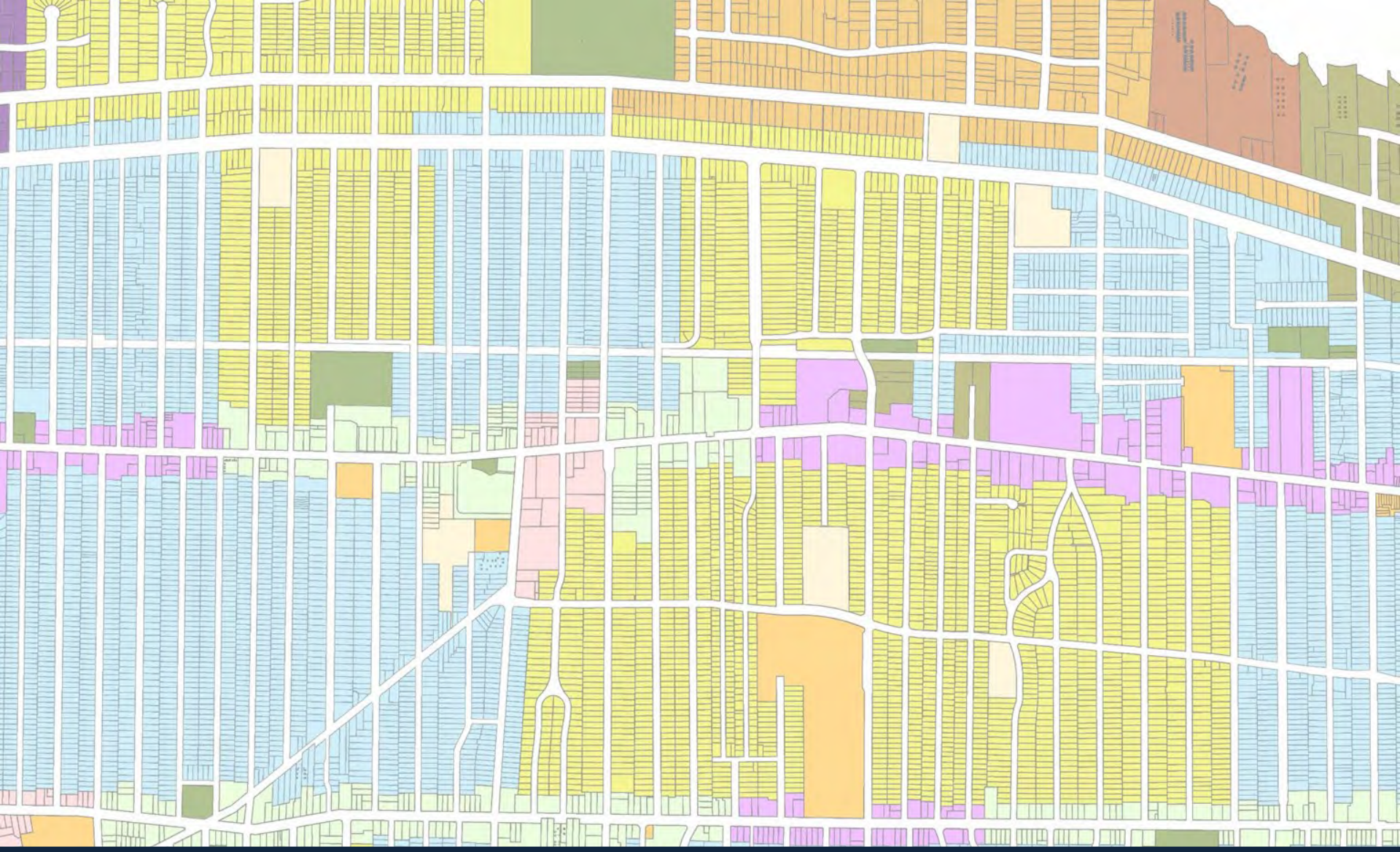
Fixture; Width 9", Height 5", Weight 3.75Lbs

Lighting

Light Source:	Light Bulb (Not Included)	Lumens:	1600.0
Number Of Bulbs:	2	Total Wattage:	9W
Voltage:	120	Color Temperature:	2700 (Warm)
Cri:	90	Other Bulbs Compatible:	Yes
Bulb Shape:	A19	Base A N S I:	E26
Average Life:	25,000	Energy Star Qualified:	Yes
Bulb Requirements:	Bulb Required - Not Included		

Additional Details

Product URL: https://www.lumens.com/coldwater-outdoor-flushmount-by-maxim-lighting-MXL2772219.html
Rating: ETL Listed Damp



Architectural Board of Review

September 2026