

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

**PRE-REVIEW MEETING  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
EAST CONFERENCE ROOM  
JANUARY 4, 2024  
4:00 P.M.**

**REVIEW MEETING  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
JANUARY 11, 2024  
5:30 P.M.**

1. ROLL CALL
2. ELECTION OF 2024 CHAIR AND VICE CHAIR
3. APPROVE THE MINUTES OF THE DECEMBER 14, 2023 MEETING
4. OPENING REMARKS

**OLD BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

5. **Docket No. 12-99-23** (R) **1490 Victoria Ave.**
- ( ) Approve Yousufuddin Mohammed  
( ) Deny 1490 Victoria Ave.  
( ) Defer Lakewood, OH 44107

Applicant proposes repair and enclosure of the front porch and steps repair. (Page 4)

6. **Docket No. 11-93-23** (R) **12534 Lake Ave.  
Shady Cove Townhouses**
- ( ) Approve Tyler Brummett  
( ) Deny Brookside Shady LLC  
( ) Defer 716 University Court  
Cleveland, OH 44113

Applicant proposes demolition of a residential home. (Page 12)

7. **Docket No. 11-94-23** (C) **12534 Lake Ave.**

**Shady Cove Townhouses**

- Approve
- Deny
- Defer

Tyler Brummett  
Brookside Shady LLC  
716 University Court  
Cleveland, OH 44113

Applicant proposes the development of 16 townhouses. (Page 57)

**8. Docket No. 12-101-23 (C)**

**11818 and 11810 Madison Ave.  
RISE Lakewood**

- Approve
- Deny
- Defer

Jonathan Ziegan  
Osborn Engineering  
1111 Superior Ave. E., Suite 2100  
Cleveland, OH 44114

Applicant proposes expansion of a commercial building and parking lot. (Page 103)

**NEW BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

**9. Docket No. 01-01-24 A (C)**

**14203 Madison Ave.  
Mario's Pizzeria**

- Approve
- Deny
- Defer

Tonya Montavo  
BNext Signs & Awnings  
5109 Clark Ave.  
Cleveland, OH 44102

Applicant proposes two awnings (front and side of building). (Page 152)

**SIGN REVIEW**

**10. Docket No. 01-01-24 S**

**14203 Madison Ave.  
Mario's Pizzeria**

- Approve
- Deny
- Defer

Tonya Montavo  
BNext Signs & Awnings  
5109 Clark Ave.  
Cleveland, OH 44102

Applicant proposes a blade sign on front of building. (Page 157)

**11. Docket No. 01-02-24**

**14800 Madison Ave.  
UH Urgent Care**

- Approve
- Deny
- Defer

Marie Cipolletta  
Signarama Cleveland  
18200 South Miles Rd.  
Warrensville Hts., OH 44128

Applicant proposes multiple building, window, and directional signs. (Page 162)

**12. Docket No. 01-03-24**

**15002 Detroit Ave.  
Lakewood Optical**

- Approve
- Deny
- Defer

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

Applicant proposes vinyl window signage and blade sign. (Page 176)

**13. Docket No. 01-04-24**

**15618 Madison.  
Jewish Discovery Center**

- Approve
- Deny
- Defer

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

Applicant proposes sign in band and non-illuminated blade sign. (Page 182)

**ADJOURN**

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



**BOARD OF BUILDING STANDARDS  
ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD**

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • [www.lakewoodoh.gov](http://www.lakewoodoh.gov)

## **Application Cover Page**

**Docket No.: 12-99-23**

**Permit No.: BBS23-000095**

**Applicant Name: Yousufuddin Mohammed**

**Project Address: 1490 Victoria Ave.**

**Project Name: n/a**

**Project: Applicant proposes repair and enclosure of the front porch and steps repair.**



**These columns really don't belong  
looks ugly**





**Much Better Look A+**



BEFORE ENCLOSED PORCH



BEFORE ENCLOSED PORCH



ENCLOSED PORCH AFTER



ENCLOSED PORCH AFTER

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SIDES & FRONT ELEVATIONS	PAGE 2
FOUNDATION & PORCH PLAN	PAGE 3
CROSS-SECTION - A	PAGE 4

**NOTE: LIST OF ITEMS SUPPLIED BY OTHERS**

1. ENERGY CODE COMPLIANCE SHEETS
2. MECHANICALS HVAC, PLUMBING ISOMETRIC DRAWINGS
3. PROPERTY SURVEY OR SITE PLAN
4. DETAIL ON FRAMING, AND FASTNERS FOR TRUSS PACKAGE
5. DETAIL ON MATERIAL, COLORS & TRIM SELECTIONS
6. SMOKE AND FIRE ALARM SYSTEM.

NOTE:

THESE PLANS ARE INTENDED TO SHOW GENERAL DESIGN. ANY STRUCTURAL DESIGN CHANGES TO DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNERS. LUMBER SPAN CHARTS SHOULD BE REFERRED TO IN CHOOSING SIZING OF LUMBER AND SPECIES OF LUMBER. THE DEPTH AND SIZE OF FOUNDATION WALLS OR FOOTERS AND BEAMS ARE ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNERS IF CHANGED. ALL CITY/STATE CODES SHOULD BE FOLLOWED. ANY ROOF WITH LESS THAN A 3/2 PITCH MAY HAVE POTENTIAL WATER PROBLEMS.

PROPERTY LINES MUST BE SURVEYED PRIOR TO EXCAVATION OF FOUNDATION.


BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY DIRECT SUPERVISION OR CONTROL OVER THE CONSTRUCTION OF THIS BUILDING, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES, DUE TO ANY DEFICIENCIES, OMISSIONS, OR ERRORS OR FOR THE IMPROPER INSTALLATION OF MATERIAL IN THE EXECUTION OF THE DESIGN DUE TO VARIATION LUMBER GRADES AND ENGINEERED LUMBER.

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**PLEASE NOTE !**  
 Room dimensions are nominal & may vary due to the installation of plumbing, heating & electrical services. In addition, the location of electrical outlets, switches & lights may vary, but will be installed according to applicable building codes.  
 Buyer understands that while the house plans they are approving are correct, the Builder reserves the right to make any necessary field adjustments to correct any discrepancies in the plans.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERAL ACCEPTED DIMENSIONS AND CONVENTIONS AND SHALL BE HELD BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO ALL APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS. ALL DIMENSIONS ARE TAKEN FROM TOUGH STUDS OF EITHER 5/2" (2x6 STUDS), 3/2" (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE.



PHONE: CELL  
216-389-8911

EMAIL:  
EdZhomes6838@gmail.com

DRAWN BY:  
ED. ZIERNICKI

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CONTRACTOR & COPYRIGHT © 2023 BY:				
	3.	4.	5.	
	COMMENTS / REVISIONS			
1.		2.		

---

CLIENT/LOCATION  
 1490 VICTORIA AVE.  
 LAKEWOOD, OHIO

---

PROJECT:  
 ENCLOSE FRONT PORCH

CONTRACTOR:

---

FOLLOW ONLY 2019  
 RESIDENTIAL CODE OF OHIO

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

PLAN NAME

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PAGE 1 OF 4

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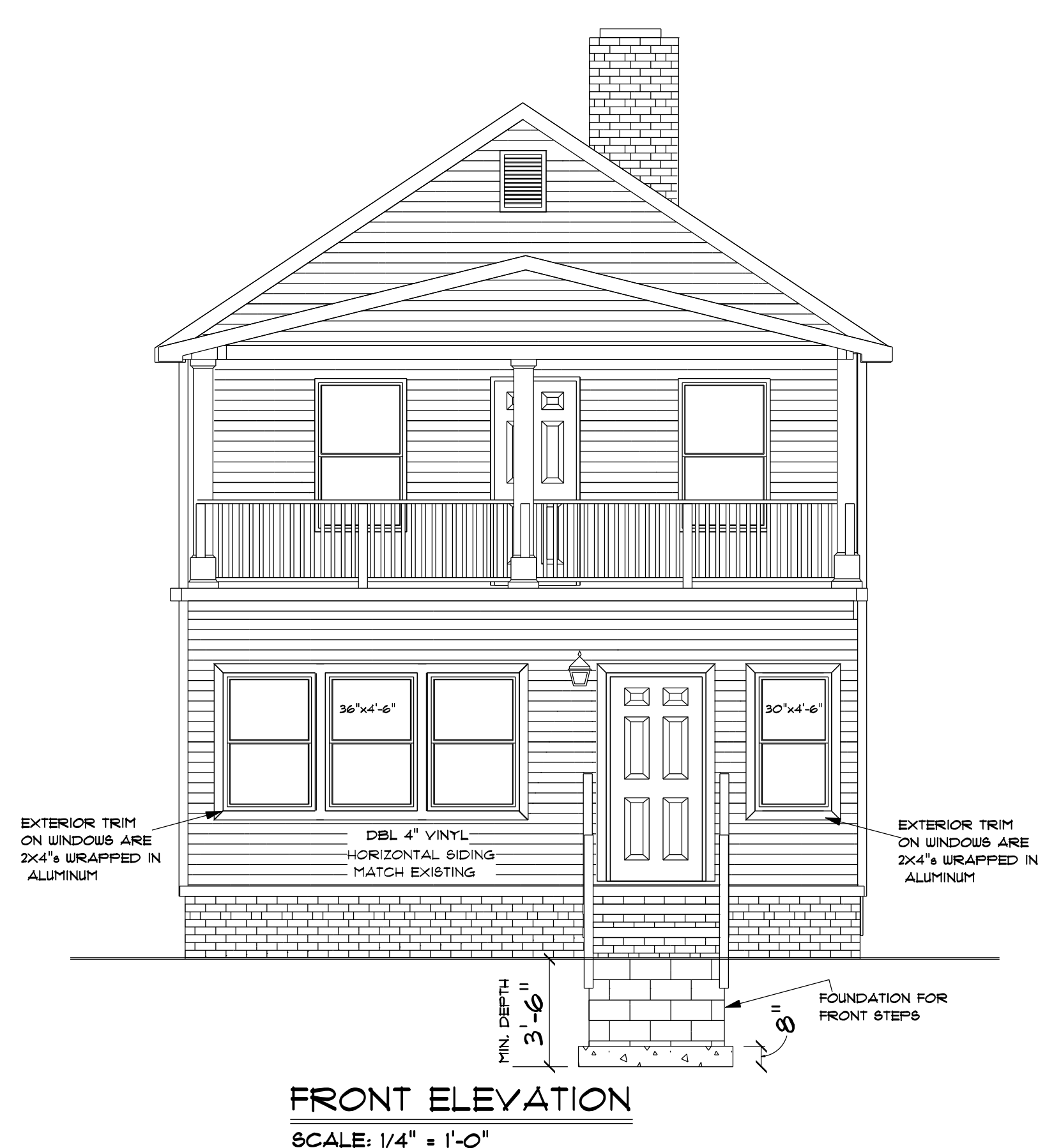
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COMMENTS / REVISIONS	3.	4.	5.
1.			
2.			

CLIENT/LOCATION  
1490 VICTORIA AVE.  
LAKEWOOD, OHIO

PROJECT:  
ENCLOSE FRONT PORCH  
CONTRACTOR:

FOLLOW ONLY 2019 RESIDENTIAL CODE OF OHIO  
SCALE: 1/4" = 1'-0"  
DATE PRINTED



# ENCLOSE FRONT PORCH

**CONSTRUCTION NOTES:**

1. ALL NEW WORK ON THIS PROJECT, INCLUDING ALL ELECTRICAL SHALL BE IN COMPLIANCE WITH ALL BUILDING CODES INCLUDING THE 2019 VERSION OF THE OHIO RESIDENTIAL CODES.
2. DEMO EXISTING PORTION OF REAR OF EXTERIOR KITCHEN WALL. REBUILD NEW WALLS TO CURRENT CODE REQUIREMENTS.
3. ALL EXTERIOR WALLS TO BE 2X4 WOOD STUD CONSTRUCTION, W/ 7/16 OSB EXT. WALL SHEATHING W/ 8D NAILS PER PROVISION SECTION 602.10 IN R.C.O.
4. STRUCTURAL HEADERS: 2= 2X10", EXCEPT AS OTHERWISE NOTED, FIELD VERIFY ALL EXISTING WALL BEARING EXTERIOR WINDOWS AND DOOR HEADERS ARE PROPERLY SIZED. IF NOT, REPLACE WITH PROPER SIZED HEADER, AT NEW OPENINGS, PROVIDE ONE JACK ON EACH SIDE FOR SPANS UNDER 6', TWO JACKS FOR SPANS OVER 6'.
5. ALL NEW WINDOWS OPENINGS TO BE SET AT MAN DOOR HEIGHT
6. FOR SILL PLATE USE PRESSURE-TREATED WOOD IN ACCORDANCE WITH THE PROVISION OF SECTION 318.1 IN R.C.O. WITH FASTENERS HOT-DIPPED ZINC-COATED GALVANIZED STEEL. PER PROVISION SECTION 317.3.3 IN R.C.O.
7. GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING UTILITIES ARE NOT IN THE WAY OF THE NEW CONSTRUCTION.  
\*\* CONTRACTOR SHALL BE LICENSED, INSURED AND BONDED FOR THIS JOB. \*\*
8. PRIOR TO START OF WORK, HOMEOWNER WILL NEED TO REMOVE ALL INTERIOR PERSONAL BELONGINGS, IN THE THE AREA TO BE REMODELED PRIOR TO THE START OF WORK.
9. ALL NEW SIDING ON HOME TO MATCH THE TO CURRENT SIZE WITH VINYL SIDING.
10. ALL NEW SOFFITS, GUTTER BOARD, FLY RAFTERS, AND OTHER EXTERIOR TRIM TO BE ALUMINUM / VINYL WRAPPED. ALL TRIM DETAILS AND OVERHANG SOFFITS TO BE VENTED.
11. ROOF SHINGLES OVER SYNTHETIC FELT WITH A MIN. 3' ICE GUARD UP FROM GUTTER BOARD.
12. PROVIDE CONT. RIDGE VENTS FOR PROPER VENTILATION AS REQUIRED BY CODE.
13. ALL WINDOWS TO BE DETERMINED WINDOW CHOSEN BY CUSTOMER.
14. ALL NEW EXTERIOR DOORS TO BE INSULATED METAL
15. ALL ELECTRICAL SHALL BE IN ACCORDANCE TO ANY LOCAL CODES.
16. DECKING ON SECOND FLOOR PORCH RECOVER OLD FLAT DECK WITH CERTAINTED FLINTASTIC SA NAILBASE AND FLINTLASTIC SA MIDPLY FOR A 20 YR. WARRANTY TWO LAYER MATERIAL FOR A LOW SLOPE DECK

**NOTE: LIST OF ITEMS SUPPLIED BY OTHERS**

1. ENERGY CODE COMPLIANCE SHEETS
2. MECHANICALS HVAC, PLUMBING ISOMETRIC DRAWINGS
3. PROPERTY SURVEY OR SITE PLAN
4. DETAIL ON FRAMING, AND FASTNERS FOR TRUSS PACKAGE
5. DETAIL ON MATERIAL, COLORS & TRIM SELECTIONS
6. SMOKE AND FIRE ALARM SYSTEM.

NOTE:

THESE PLANS ARE INTENDED TO SHOW GENERAL DESIGN. ANY STRUCTURAL DESIGN CHANGES TO DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNERS. LUMBER SPAN CHARTS SHOULD BE REFERRED TO IN CHOOSING SIZING OF LUMBER AND SPECIES OF LUMBER. THE DEPTH AND SIZE OF FOUNDATION WALLS OR FOOTERS AND BEAMS ARE ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNERS IF CHANGED. ALL CITY/STATE CODES SHOULD BE FOLLOWED. ANY ROOF WITH LESS THAN A 3/2 PITCH MAY HAVE POTENTIAL WATER PROBLEMS.

PROPERTY LINES MUST BE SURVEYED PRIOR TO EXCAVATION OF FOUNDATION.

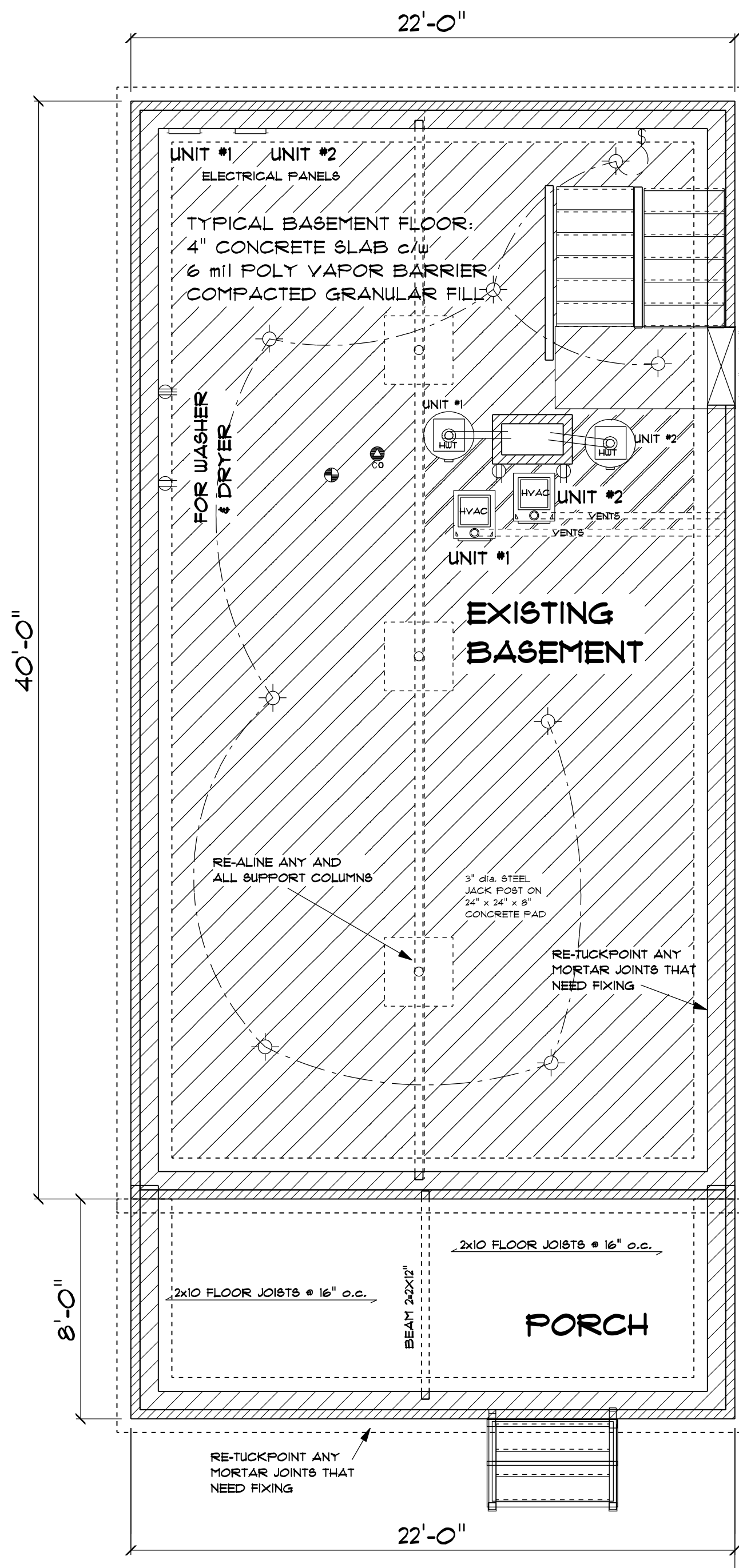
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PLEASE NOTE:  
Room dimensions are nominal & may vary due to the installation of plumbing, heating & electrical services. In addition, the location of electrical outlets, switches & lights may vary, but will be installed according to applicable building codes.  
Buyer understands that while the house plans they are approving are correct, the Builder reserves the right to make any necessary field adjustments to correct any discrepancies in the plans.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

COMMENTS / REVISIONS	3.	4.	5.
1.			
2.			



**PORCH LAYOUT**  
SCALE: 1/4" = 1'-0"

**FOUNDATION BLOCK WALL REPAIR NOTES:**

1. BLOCK/TILE BASEMENT FOUNDATION WALLS THAT NEED REPAIR SHOULD USE TYPE S-MORTAR. TRY TO MATCH GROUT COLOR AS CLOSE AS POSSIBLE, SAME WITH BRICK FACING TO EXISTING MORTAR.
2. REINFORCE ANY DAMAGED FLOOR JOISTS ON FIRST & SECOND FLOORS OR ANY LOSE PLANKING.
3. ALL BASEMENT AND CRAWL SPACE FOUNDATION WALLS BELOW GRADE TO BE WATERPROOFED WITH TAR SEAL COATING OVER IRONITE WATERPROOFING BRUSHED SMOOTH INTO THE CEMENT 1/2" THICK PARING ON FOUNDATION WALLS FOR THE REPAIRING OF THE BACK PORCH WALLS TO REBUILD THE BACK PORCH.
4. REPAIR ANY AN ALL DAMAGED GLASS BLOCK FOR BASEMENT WINDOWS USE WHITE MORTAR.
5. REPAIR ALL DOWNSPOUTS THAT ARE BROKEN & TEST FLOW OF WATER.

**ELECTRICAL / MECHANICAL NOTES:**

1. ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE BUILDING, 2019 IRC, LOCAL ZONING AND CURRENT NATIONAL ELECTRICAL AND PLUMBING CODES.
2. ALL RECEPTACLES TO BE TAMPER RESISTANT, WHERE ALL BRANCH CIRCUITS, EXCEPT FOR "GFCI" CIRCUITS, SHALL BE PROTECTED BY A "AFCI" COMBINATION TYPE CIRCUIT BREAKER.
3. PROVIDE LABELING OF ALL CIRCUIT BREAKERS IN ALL PANELS AND SUB-PANELS.
4. PROVIDE TWO GROUNDING, GROUNDING ROD EXTERIOR AND ALSO TO MAIN COPPER WATER LINE ON THE INTERIOR.
5. PROVIDE STICKER ON PANELS WITH ELECTRICAL CONTRACTORS NAME & PHONE NUMBER FOR EMERGENCIES.
6. ALL ELECTRICAL OUTLETS SHALL BE SPACED NO MORE THAN 12' o.c. ALONG WALL SPACE. AN ELECTRICAL OUTLET SHALL BE PLACED NO MORE THAN 8' FROM ANY DOOR OR WINDOW.
7. ANY LIGHT FIXTURES ABOVE A SHOWER, TUB MUST BE DAMP PROOF WITH TEMPERED GLASS.
8. EXISTING ELECTRICAL WIRING, OUTLETS AND SWITCHES IN EXISTING AREAS NOT AFFECTED BY RENOVATION, TO REMAIN.
9. IN REMODELED AREAS, IF NECESSARY, UPDATE EXISTING ELECTRICAL WORK TO BRING UP TO CURRENT CODES.
10. CHECK ALL CANS WITH WHITE TRIM AND ALL CAN SWITCHED WITH DIMMER SWITCHES. ALL EXTERIOR CANS TO BE RATED FOR EXTERIOR USE.
11. INSTALL SMOKE DETECTORS ON EVERY BEDROOM, HARDWIRED TO EACH WITH BATTERY BACKUP. ALSO INSTALL "CO" DETECTOR ON EACH FLOOR.
12. IF NECESSARY, IF ELECTRICAL PANEL NEEDS TO BE UPGRADED, INSTALL NEW "125 AMP" SERVICE PANEL FOR EACH UNIT.

- NOTE: LIST OF ITEMS SUPPLIED BY OTHERS**
1. ENERGY CODE COMPLIANCE SHEETS
  2. MECHANICALS HVAC, PLUMBING ISOMETRIC DRAWINGS
  3. PROPERTY SURVEY OR SITE PLAN
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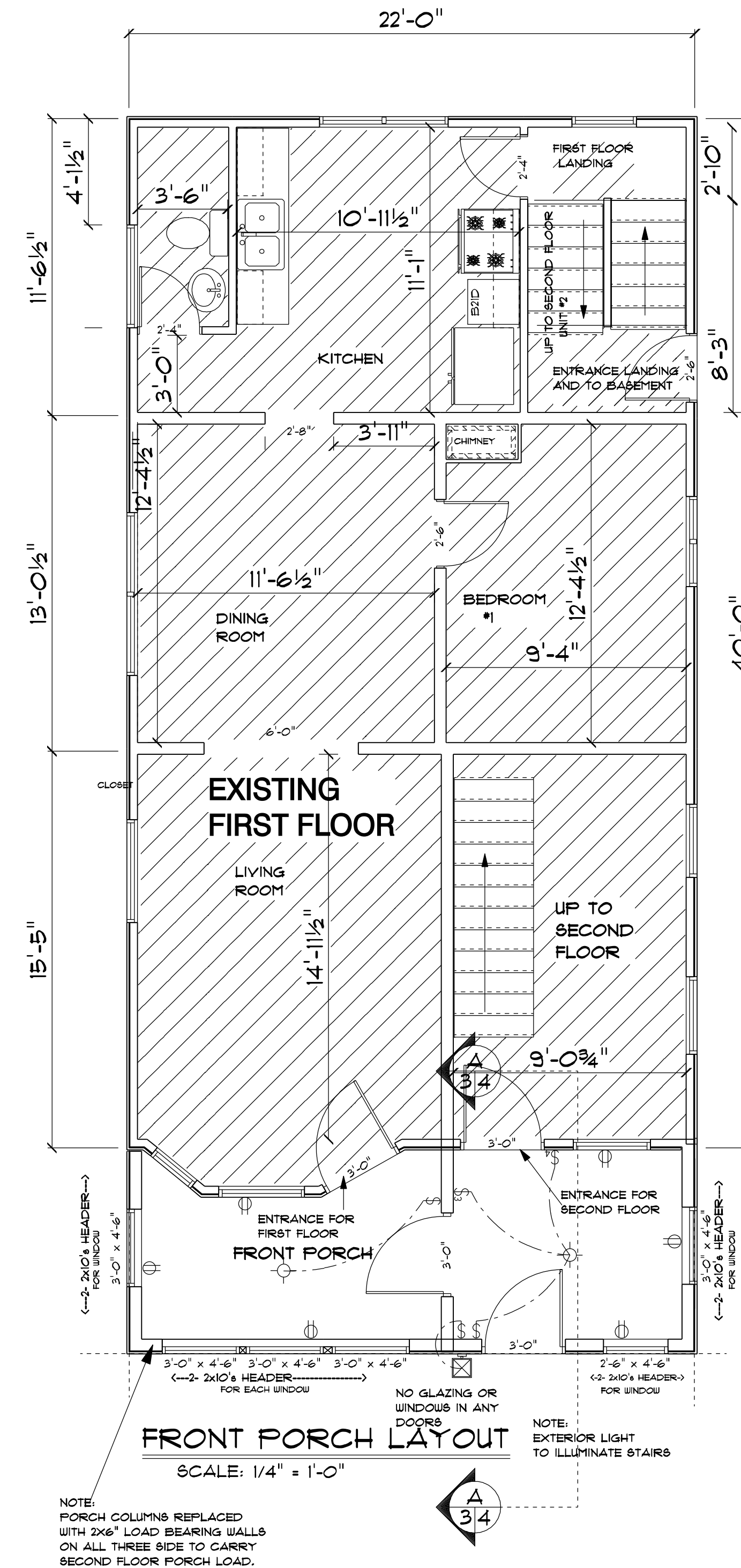
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**FRONT PORCH LAYOUT**  
SCALE: 1/4" = 1'-0"

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Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

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RECOVER OLD DECK WITH CERTAINTED FLINTASTIC SA NAILBASE AND FLINTLASTIC SA MIDPLY FOR A 20 YR. WARRANTY TWO LAYER MATERIAL FOR A LOW SLOPE ROOF

TYPICAL 2x4 SIDING EXTERIOR WALL:  
VINYL SIDING  
HOUSE WRAP PAPER  
1/16" PLYWOOD SHEATHING  
2x6 STUDS @ 16" o.c.  
R19 BATT INSULATION  
ON EXTERIOR OWNS CORNING  
FANFOLD INSULATION R-1  
1/2" DRYWALL  
TAPED & SANDED

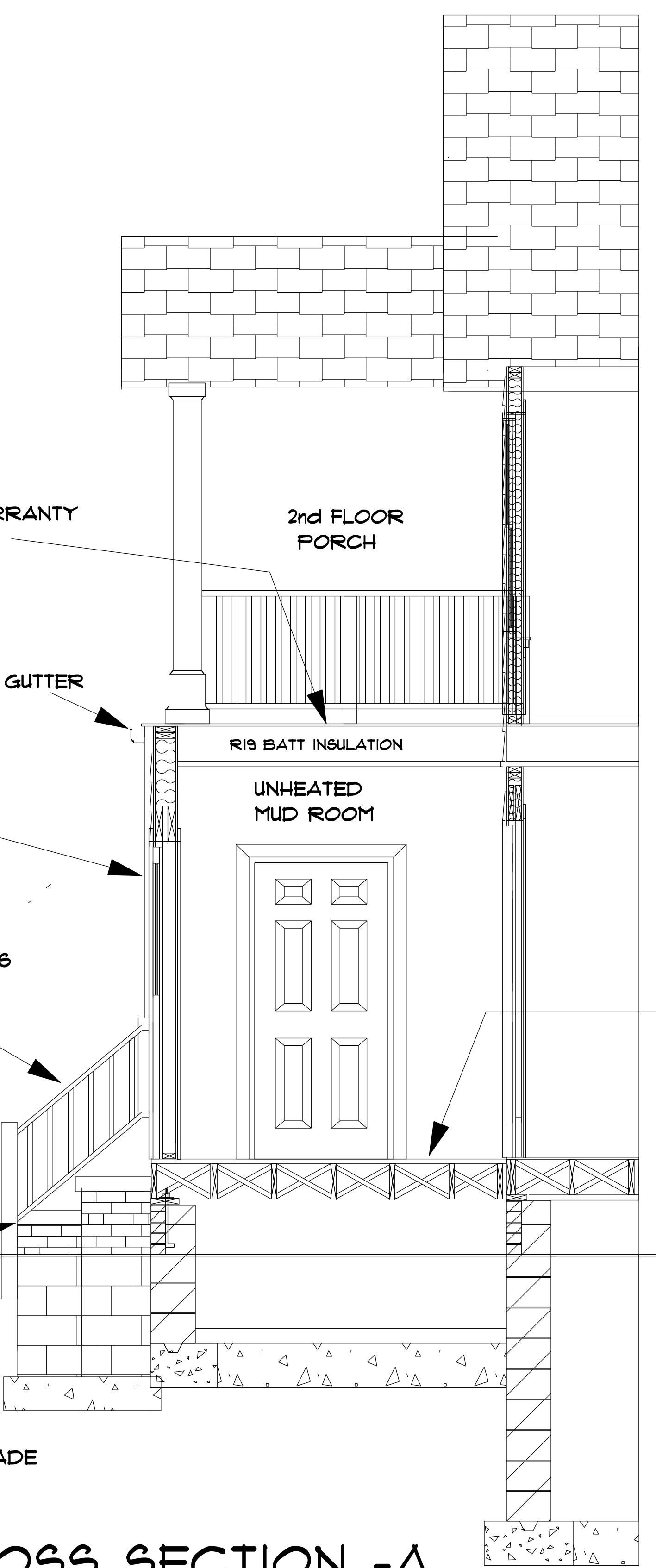
NOTE: RAIL SYSTEM  
FAIRWAY RAILS VINYL SYSTEM USED FOR HANDRAILS

MOUNTING POST 4x4 SECURED TO STAIRS COVERED WITH VINYL SLEEVE  
SPINDLES 4" o.c.  
36" HIGH RAILS SQUARE VINYL

INSTALL NEW STAIRS AND HANDRAIL TO CODE, MAX RISE 8 1/4" MIN. TREAD DEPTH 9"

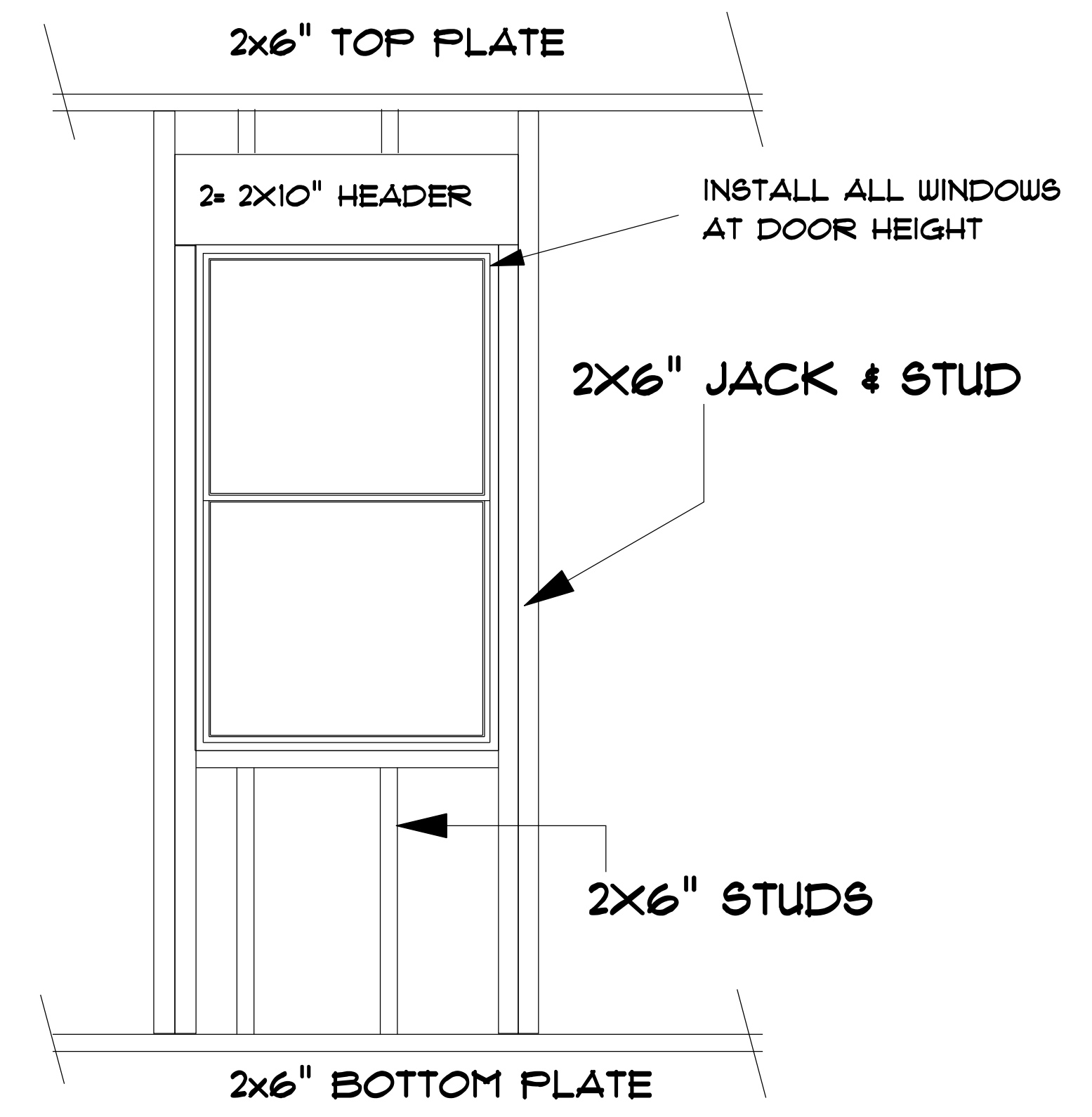
FOUNDATION FOR STAIRS MIN. DEPTH 42" BELOW GRADE

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



FLOORING  
5/4" X 6" TREATED DECK MATERIAL ON 2x8" FLOOR JTS.

**WINDOW & DOOR FRAMING DETAIL**



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Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

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CLIENT/LOCATION  
1490 VICTORIA AVE.  
LAKEWOOD, OHIO

PROJECT:  
ENCLOSE FRONT PORCH

CONTRACTOR:

FOLLOW ONLY 2019 RESIDENTIAL CODE OF OHIO

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

PAGE 4 OF 4

COMMENTS / REVISIONS	3.	4.	5.
1.			
2.			

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**BOARD OF BUILDING STANDARDS  
ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD**

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • [www.lakewoodoh.gov](http://www.lakewoodoh.gov)

## **Application Cover Page**

**Docket No.: 11-93-23**

**Permit No.: BBS23-000089**

**Applicant Name: Tyler Brummett, Brookside Shady LLC**

**Project Address: 12534 Lake Ave.**

**Project Name: Shady Grove Townhouses**

**Project: Applicant proposes demolition of a residential home.**



# CORRECTION NOTICE



DIVISION OF HOUSING AND BUILDING  
12650 DETROIT AVENUE • LAKEWOOD,  
OHIO 44107  
PHONE (216) 529-6270 • FAX (216) 529-5930  
[www.lakewoodoh.gov](http://www.lakewoodoh.gov)

VL FREELAND LLC  
P.O. BOX 30339  
MIDDLEBURG HTS, OH 44130

**Date: July 17, 2023**  
Zoning District: MH

**RE: 12534 LAKE AVE**

Date of Inspection: 07/13/2023

Conditions on Date of Inspection: Cloudy

**Re-Inspection Date: 08/17/2023**

Temperature on Date of Inspection: 75

Type of Inspection: Safety and Maintenance - 23-002741

Dear Sir/Madam:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of the City and our department is prepared to work with you to make the following corrections.

If you have any questions on complying with the aforementioned correction(s), or if I may be of any assistance, do not hesitate to contact me. A re-inspection will occur on or about the above listed dates to verify compliance.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

<b>Correction Needed</b>	<b>Additional Information</b>	<b>Date to Comply</b>
120 - Maintain foundation/exterior walls/roof (1306.29(a)(c)), 1306.30(a)(b)(1), (1306.32)	Throughout property.	08/17/2023
125 - Repair soffit/fascia (1306.30(b)(1)(2))	Where damaged through out property.	08/17/2023
128 - Paint exterior surfaces where weathered/peeling (1306.30(c))	Throughout property.	08/17/2023
133 - Maintain/provide doors/windows/screens (1306.25), 1306.29(d), (1306.30(b)(1), 1306.32)	Throughout property.	08/17/2023
137 - Provide/repair/replace steps (1306.30(b)(1)) (1306.32)	Repair damaged steps at rear of property.	08/17/2023
201 - Provide/Maintain basic kitchen and bathroom facilities (1306.10/32)	Throughout	08/17/2023
208 - Maintain interior doors operable (1306.15(c))	Throughout	08/17/2023
209 - Provide/Maintain approved means of egress (1306.24/32)	Throughout	08/17/2023
210 - Maintain window(s)/door(s) operable/in good repair (1306.29(d)) (1306.32/73)	Throughout	08/17/2023
215 - Provide/Maintain locks at entrances (1306.29(f))	Throughout	08/17/2023
218 - Remove unapproved window coverings (1306.73)	Throughout	08/17/2023
232 - Provide/Maintain approved heating facilities (1306.18/19)	Throughout	08/17/2023
239 - Provide/Maintain electrical facilities (1306.22/32)	Throughout	08/17/2023
242 - Maintain receptacles/switches/fixtures (1306.22)	Throughout	08/17/2023
253 - Maintain Premises		

safe and sanitary (1306.29/32)	Throughout	08/17/2023
257 - Maintain foundation, floors and walls (1306.29(a)(b)) (1306.32)	Throughout	08/17/2023
260 - Maintain floors/walls/ceilings clean & sanitary (1306.29(k))	Throughout	08/17/2023
261 - Repair/seal drywall/plaster (1306.29(k))	Throughout	08/17/2023
262 - Scrape/paint interior surfaces (1306.29(k))	Throughout	08/17/2023
263 - Remove debris from interior (1306.29(k))	Throughout	08/17/2023
267 - Secure a housing license (1306.43(a))	Secure vacant housing license	08/17/2023
268 - Provide for re-inspection (1306.49/50)	8/17/23 at 10:00 AM	See Details of Letter
269 - Secure required permit (1306.62/63/65)	Secure permits for all work requiring permitting.	08/17/2023

PER THE REQUIREMENT OF LAKEWOOD CODIFIED ORDINANCES, FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THIS MATTER BEING REFERRED TO THE LAKEWOOD MUNICIPAL COURT POSSIBLY RESULTING IN FINES AND/OR PROSECUTION.

**Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.**

Thank you for your anticipated cooperation.

**Goran Najdenovski**

**216-529-7697**

[goran.najdenovski@lakewoodoh.net](mailto:goran.najdenovski@lakewoodoh.net)

CC: Electronic File



07/17/2023 -



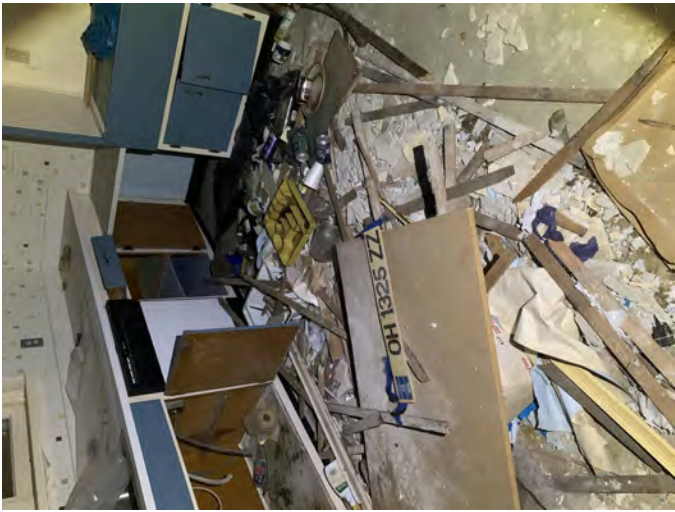
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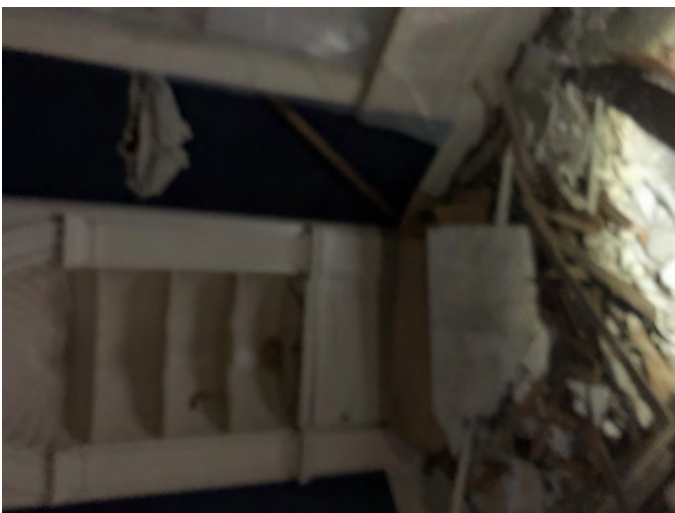
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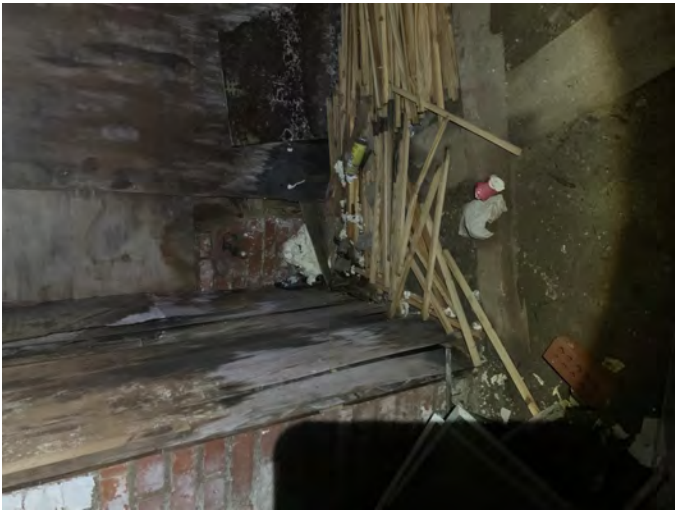
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07/17/2023 -



07/17/2023 -



**CITY OF LAKEWOOD**  
Department of Planning and Development



12650 Detroit Avenue, Lakewood, Ohio 44107  
216-529-HOME (529-4663)  
[www.LakewoodOH.gov](http://www.LakewoodOH.gov)

**HOMEOWNER REHABILITATION PROGRAMS**

- ✓ **Own and occupy a Lakewood home?**
- ✓ **Want to make home repairs or improve**



**energy efficiency?**

- ✓ **Seeking affordable, fixed rate financing, grants, or rebates?**

**LOW INTEREST LOANS** - Not sure how to pay for that home repair project you've been postponing? Funds are available for roof replacement, paint or vinyl siding, waterproofing, porch rebuild, electrical work and HVAC. Our program features low interest rates and affordable monthly payments for qualified applicants. All loans are secured by a lien.

**HOME IMPROVEMENT REBATES** - Don't need financing, but want to get money back for eligible exterior and interior improvements? Qualified applicants receive 50% up to \$10,000 so long as the exterior of your home is in full compliance with the Division of Housing and Building.

**WEATHERIZATION GRANTS** - High energy bills, cold and drafty home? Go green and save money with a free energy audit and receive up to \$5,000 grant assistance for approved improvements that increase energy efficiency including insulation, air sealing, furnaces, & hot water tanks.



**Plover Avenue rehab: exterior siding, new front steps, interior renovations, driveway, and garage.**

<b>2022 INCOME GUIDELINES</b>	
Household Members	Moderate Income
1	\$47,850
2	\$54,650
3	\$61,500
4	\$68,300
5	\$73,800
6	\$79,250
7	\$84,700
8	\$90,200

Learn more about our programs on the City's website: [www.lakewoodOH.gov/housingprograms](http://www.lakewoodOH.gov/housingprograms).

Program participants must comply with all federal, state and local law; all are welcome to apply.

**ADDITIONAL PROGRAMS AVAILABLE TO LAKEWOOD PROPERTY OWNERS**

**CITY OF LAKEWOOD RENTAL REHAB LOANS** – Special financing is available for rental owners making improvements that bring their units into code compliance and increase energy efficiency and/or accessibility. Funding is dedicated to units that are or will be occupied by low & moderate income tenants. \$14,000 maximum per unit investment & five (5) year commitment to affordability required. Contact the City’s Planning Department at 216-529-4663 for program information and requirements.

**HOUSING ENHANCEMENT LOAN PROGRAM (HELP)** – Who wouldn’t like a 3% interest rate reduction on a fixed rate equity loan? Cuyahoga County sponsors the HELP Loan for County residents making improvements to their homes. No income restrictions. Use your home’s equity to make necessary home improvements at very low interest rates. Contact your local Key or Huntington Bank branch for additional information.

**LEAD SAFE CUYAHOGA GRANT PROGRAM** – Want to get the lead out? If you are a renter or homeowner with children under the age of 5 who occupy or frequently visit your home, the Cuyahoga County Board of Health provides grant based assistance to remediate lead hazards. Contact the Board of Health staff at 216-201-2000.



**WINTER CRISIS PROGRAM** – Emergency assistance is available through Step Forward, a northeast Ohio agency, for residents who are threatened with or have already been disconnected by a utility provider. Contact the Council at (216) 350-8008 to make an appointment. Additional information is available on their website at <https://www.stepforwardtoday.org/energy-assistance-programs>.

**DOMINION EAST OHIO GAS OHIO HOME PERFORMANCE WITH ENERGY STAR PROGRAM** - Dominion Energy helps customers of all income levels boost their home’s comfort and long-term value, while keeping energy bills in check. To schedule a Home Performance Energy Assessment, call 877.287.3416 or go online at <https://www.deohpwes.com/>.

**HOME ENERGY ASSISTANCE PROGRAM** – Looking to improve your home’s energy efficiency? Contact Lakewood Alive at 216-521-0655 for information on this program offered through the Ohio Department of Development. Income guidelines and additional information at <https://dsas.cuyahogacounty.us/en-US/energy-assistance-programs.aspx>.

**LAKEWOODALIVE PROGRAMS**

**PAINT LAKEWOOD** - Provides a grant of up to \$3,500 to qualified Lakewood homeowners and residents for exterior paint, supplies and professional labor costs to paint their home. The program has been designed to offer a grant on a sliding scale to help reduce the cost of an exterior paint job.

**LAKEWOODALIVE PRIDE FUND** - Provides loan guaranties to qualified Lakewood homeowners with incomes not more than 120% of the Area Median Income to help them secure a home repair loan of up to \$8,000 (the “Pride Loan”) from First Federal of Lakewood.

Contact Lakewood Alive at 216-521-0655 for more information about their programs.

# CUYAHOGA COUNTY BOARD OF HEALTH

## Lead Safe Cuyahoga

### Target Cities

Bratenahl  
 Brooklyn  
 Brooklyn Hts.  
 Brook Park  
 Cleveland Hts.  
 Cuyahoga Hts.  
 East Cleveland  
 Euclid  
 Fairview Park  
 Garfield Hts.  
 Lakewood  
 Linndale  
 Maple Hts.  
 Newburgh Hts.  
 Parma  
 Rocky River  
 Shaker Hts.  
 South Euclid  
 Warrensville Hts.

**What?** Free Home Repairs

**Who?** Owners or Renters in target cities with children **5 years of age or younger** and qualify by income

**How Much?** Up to \$8,000\*

**What may get fixed?** Windows, doors, porches and the outside of the house



**Call:** 216-201-2000

\*Landlords are required to pay a *minimum* of \$500 towards the cost of repairs



## Protect Your Child from Lead

Lead is a poison. When it gets into a child's body it can harm their brain and cause learning and behavior problems. Many homes built before 1978 may have paint that contains lead.

**Testing:** To have your child tested for lead, contact our clinic at:  
**216-201-2041**

Cleveland residents, call the Community Development office at: 216-664-2045

CCBH-LSC-10/15-1















OH 1325 ZZ

05

48P DSP-12

PROOF



OH 1325 ZZ





















Fluoresce

ORTON  
ET-SALT































**BOARD OF BUILDING STANDARDS  
ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD**

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • [www.lakewoodoh.gov](http://www.lakewoodoh.gov)

## **Application Cover Page**

**Docket No.: 11-94-23**

**Permit No.: BBS23-000080**

**Applicant Name: Tyler Brummett, Brookside Shady LLC**

**Project Address: 12534 Lake Ave.**

**Project Name: Shady Grove Townhouses**

**Project: Applicant proposes the development of 16 townhouses.**

# SHADY COVE TOWNHOUSES

LAKEWOOD, OHIO

## PRICING PACKAGE

AUGUST 11, 2023

### DRAWING INDEX:

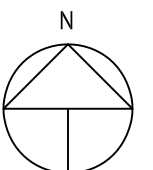
TS.011	TITLE SHEET
A1.09	SITE PLAN
A2.01	EXTERIOR ELEVATIONS
A2.02	EXTERIOR ELEVATIONS
A3.01	TYPICAL FLOOR PLAN
A4.01	INTERIOR ELEVATIONS

### SHADY COVE TOWNHOUSES

12534 LAKE AVE  
LAKEWOOD, OHIO

### KEY PLAN:

NOT TO SCALE



SITE



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### ISSUE

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### TITLE SHEET

PROJECT #	22214
DRAWN BY	_____
CHECKED BY	RDL
FILE NAME	_____
PLOT DATE	_____

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**MATERIAL SCHEDULE:**

1. SIDING: 10.25" Wide Artisan Shiplap cement Panels. Color 1: TBD
- 2A. SIDING: Fiber cement Panels. Color 1: TBD
- 2B. SIDING: Fiber cement Panels. Color 2: TBD
- 3A. BRICK: Modular Brick Veneer. Color: TBD
- 3B. BRICK SILL: Brick rowlock sill / water table. Color to match face brick.
- 3C. BRICK HEADER: 8" Soldier course brick over windows. Color to match face brick.
- 3D. CAST STONE: 4" high cast stone cap. Color: TBD
4. DOOR & WINDOW TRIM: Boral trim. Color: TBD
  - 4A. 3/4" x 7 1/4" surround with 1"x2 1/2" horizontally installed sill (when applicable).
5. CORNICE TRIM: 18" high cement bd. panel with 1" x 2 1/2" Boral trim at bottom & 1 1/2" x 3 1/2" Boral trim at top. Color to match door & window trim.
6. TRIM: 1" x 2 1/2" Boral trim set over 3/4" x 1 1/4" Boral trim. Color to match door & window trim.
7. PANEL BREAK.
8. GUTTERS, DOWN SPOUTS & ALUMINUM WRAPPED FASCIAS: Pre-finished aluminum. Color to match trim.
9. COLUMN / POST WRAP: Square, Fypon or Cement Bd. Color to match trim.
10. RAILING: Stainless Steel Cable railing system.
11. OVERHEAD GARAGE DOOR: Steel.
12. ADDRESS PLACARD
13. EXTERIOR WALL SCENCE

21111 Chagrin Blvd, Suite 110  
Shaker Heights, Ohio 44120  
PHONE: 216-752-4300  
FAX: 216-752-4301  
www.RDLarchitects.com

**SHADY COVE TOWNHOUSES**

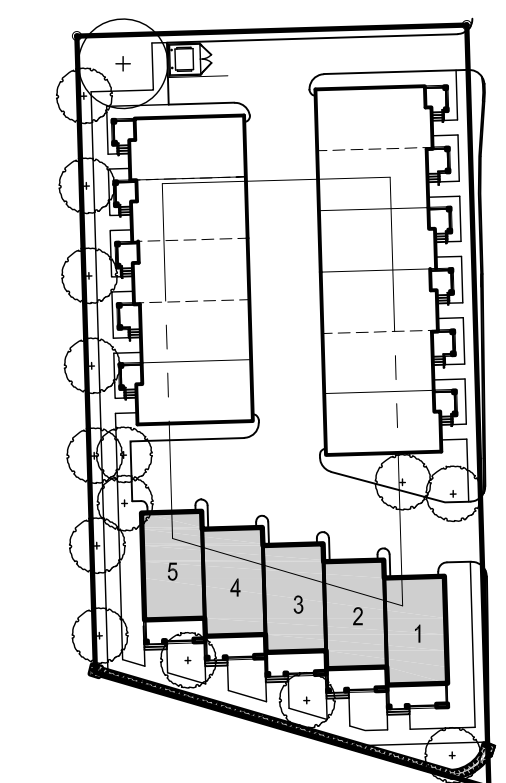
12534 LAKE AVE  
LAKEWOOD, OHIO

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**KEY PLAN:**

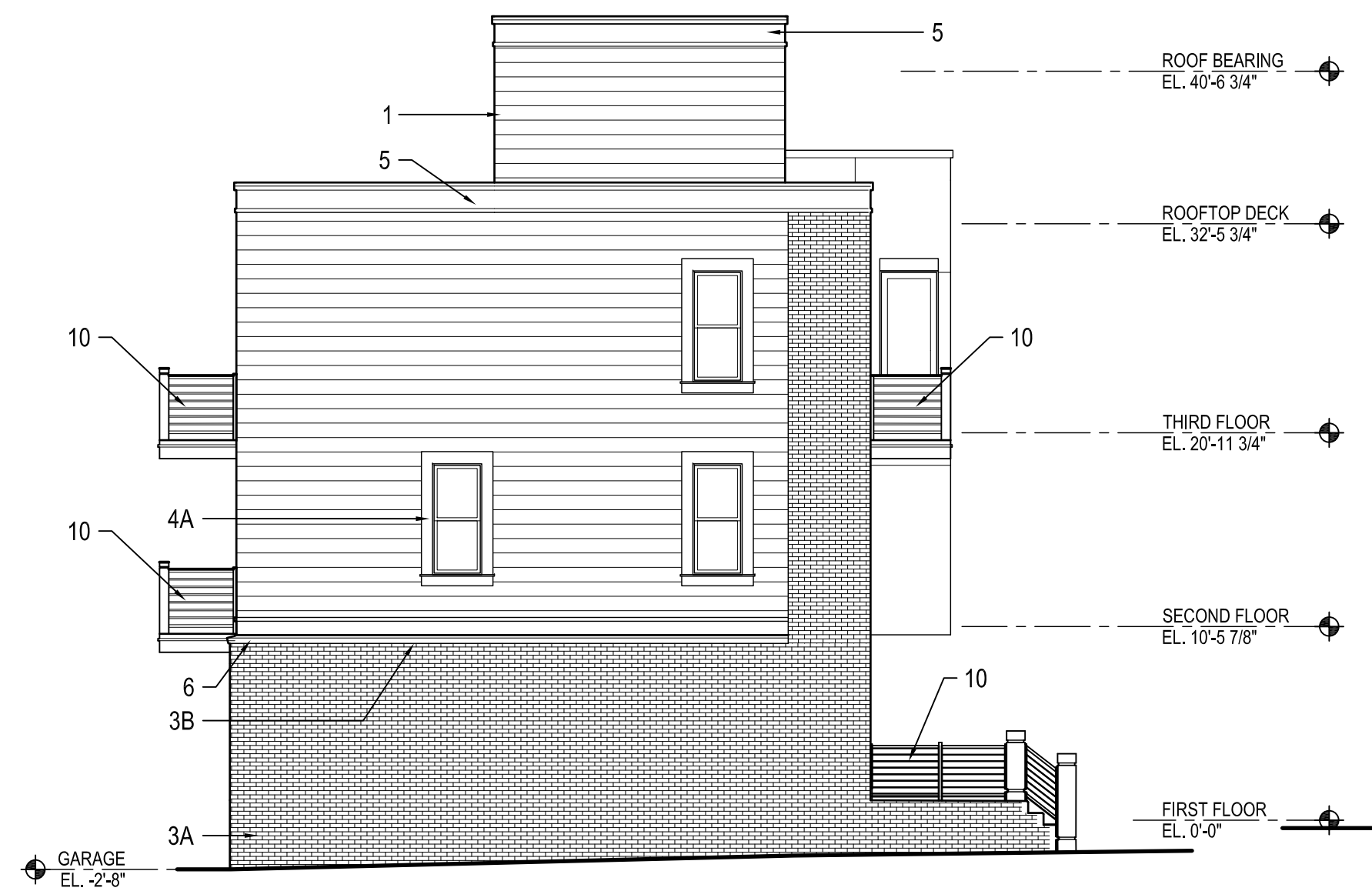


**EXTERIOR ELEVATIONS**

SCALE: 1/8" = 1'-0"  
0' 1' 2' 4' 8' 16'

PROJECT # 22214  
DRAWN BY  
CHECKED BY RDL  
FILE NAME  
PLOT DATE

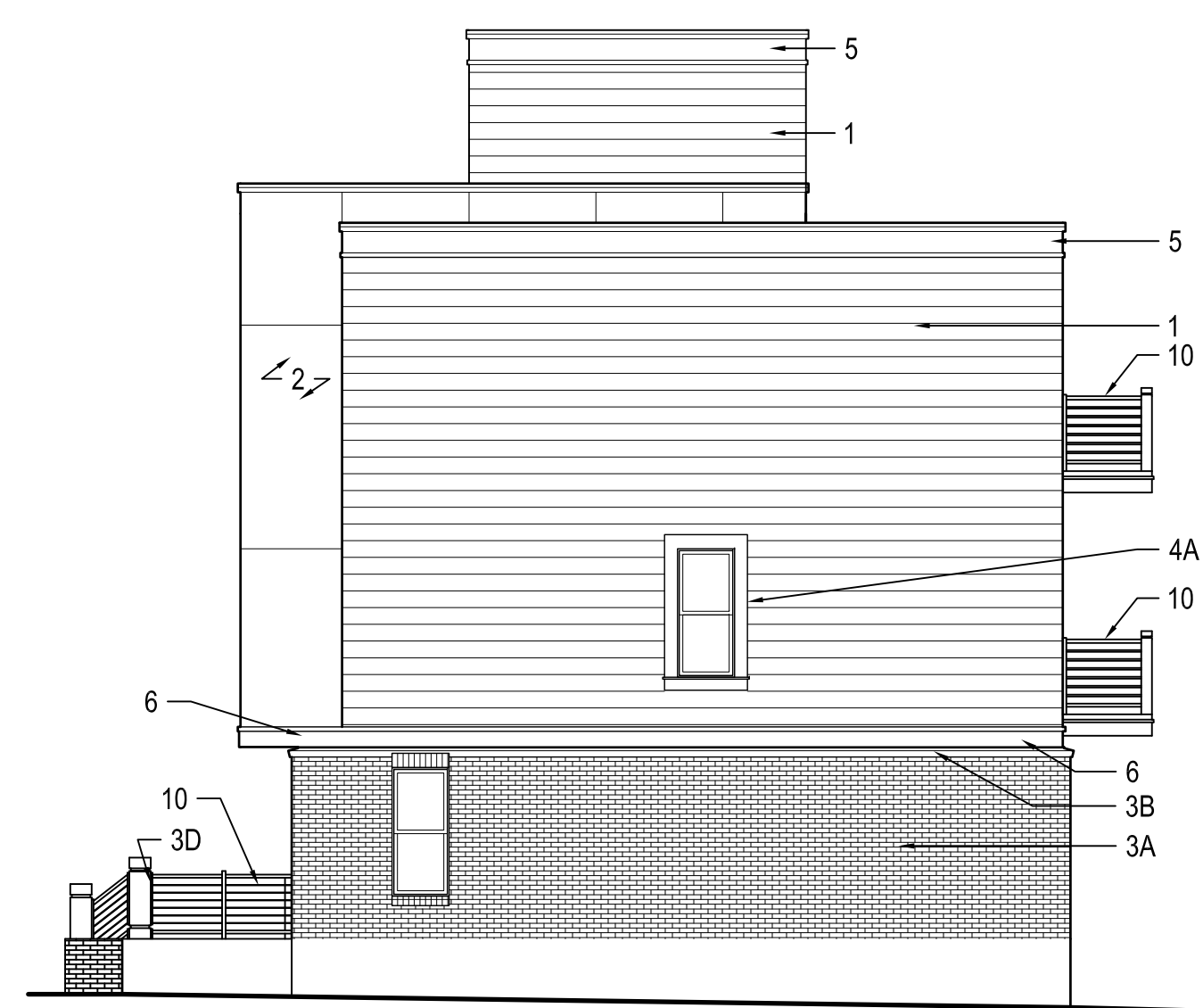
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**2 LEFT SIDE ELEVATION: TOWNHOUSES 1 - 5**  
SCALE: 1/8" = 1'-0"  
A3.07



**1 FRONT ELEVATION: TOWNHOUSES 1 - 5**  
SCALE: 1/8" = 1'-0"  
A3.07



**4 SIDE ELEVATION: TOWNHOUSES 1 - 5**  
SCALE: 1/8" = 1'-0"  
A3.07

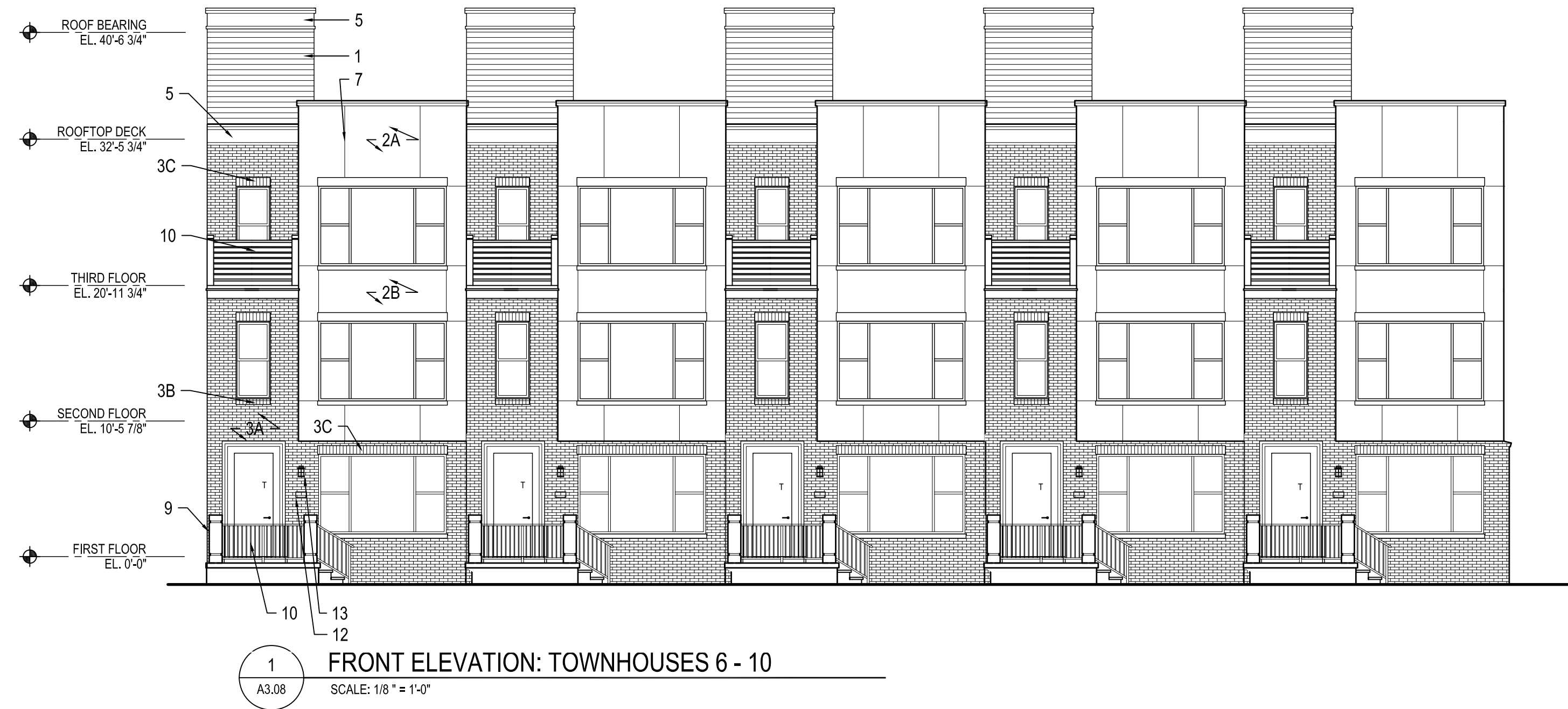


**3 REAR ELEVATION: TOWNHOUSES 1 - 5**  
SCALE: 1/8" = 1'-0"  
A3.07

**MATERIAL SCHEDULE:**

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- 2A. SIDING: Fiber cement Panels. Color 1: TBD
- 2B. SIDING: Fiber cement Panels. Color 2: TBD
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7. PANEL BREAK.
8. GUTTERS, DOWN SPOUTS & ALUMINUM WRAPPED FASCIAS: Pre-finished aluminum. Color to match trim.
9. COLUMN / POST WRAP: Square, Fypon or Cement Bd. Color to match trim.
10. RAILING: Stainless Steel Cable railing system.
11. OVERHEAD GARAGE DOOR: Steel.
12. ADDRESS PLACARD
13. EXTERIOR WALL SCENCE

21111 Chagrin Blvd, Suite 110  
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PHONE: 216-752-4300  
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www.RDLarchitects.com



**SHADY COVE TOWNHOUSES**

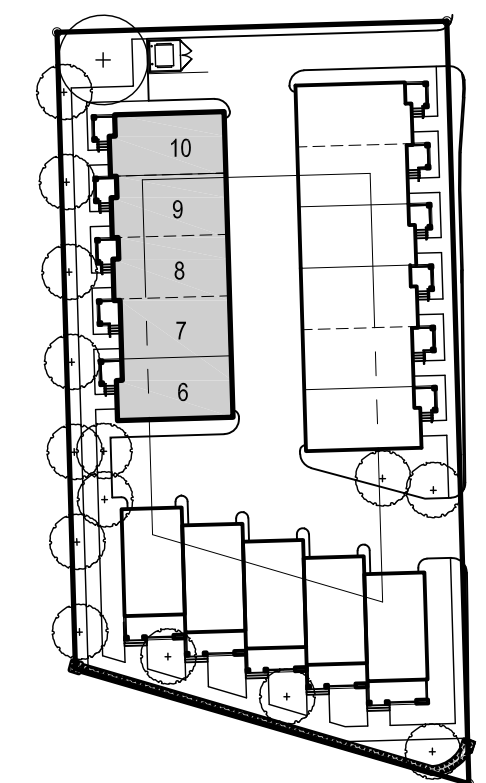
12534 LAKE AVE  
LAKEWOOD, OHIO

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**ISSUE**

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**KEY PLAN:**



**EXTERIOR ELEVATIONS**

SCALE: 1/8" = 1'-0"  
0' 1' 2' 4' 8' 16'

PROJECT # 22214  
DRAWN BY \_\_\_\_\_  
CHECKED BY RDL  
FILE NAME \_\_\_\_\_  
PLOT DATE \_\_\_\_\_

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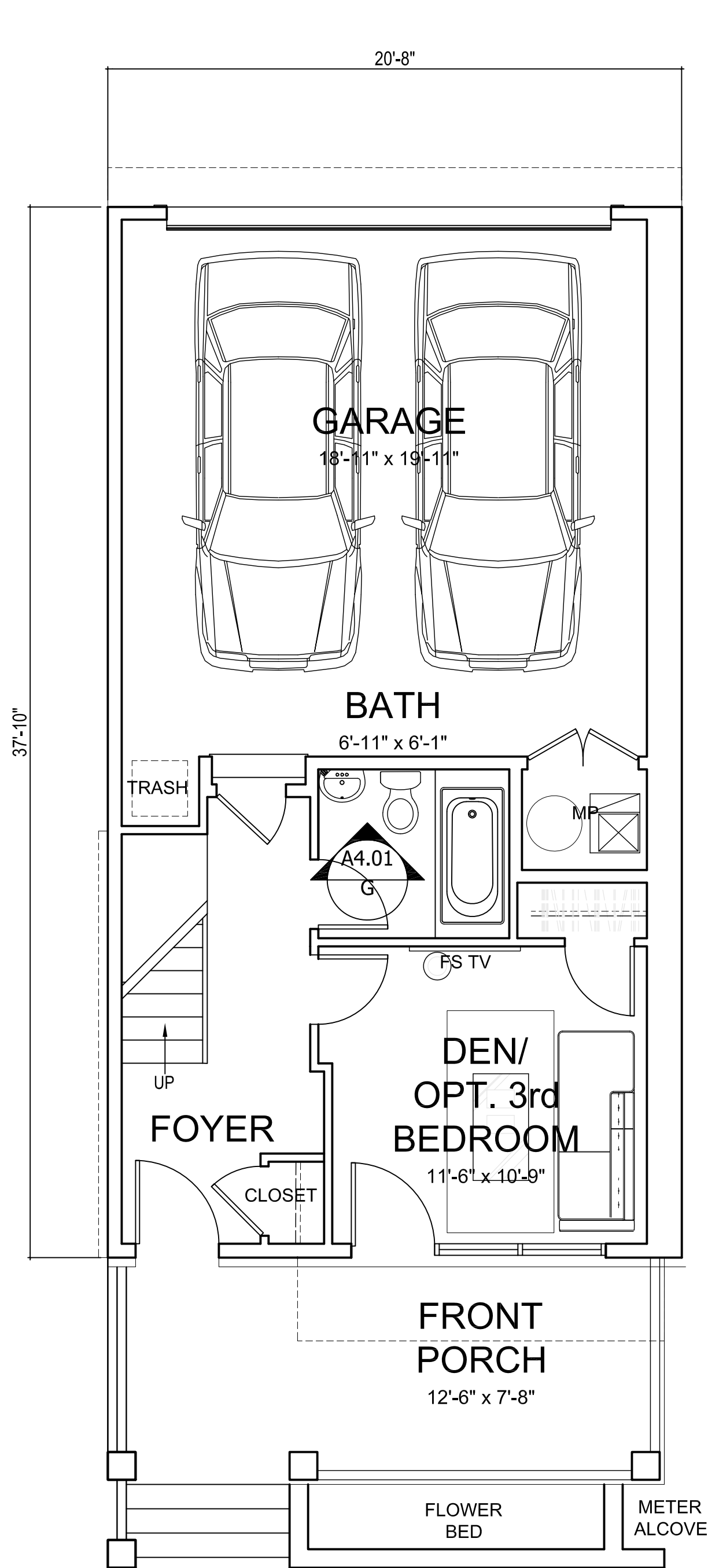
**ISSUE**

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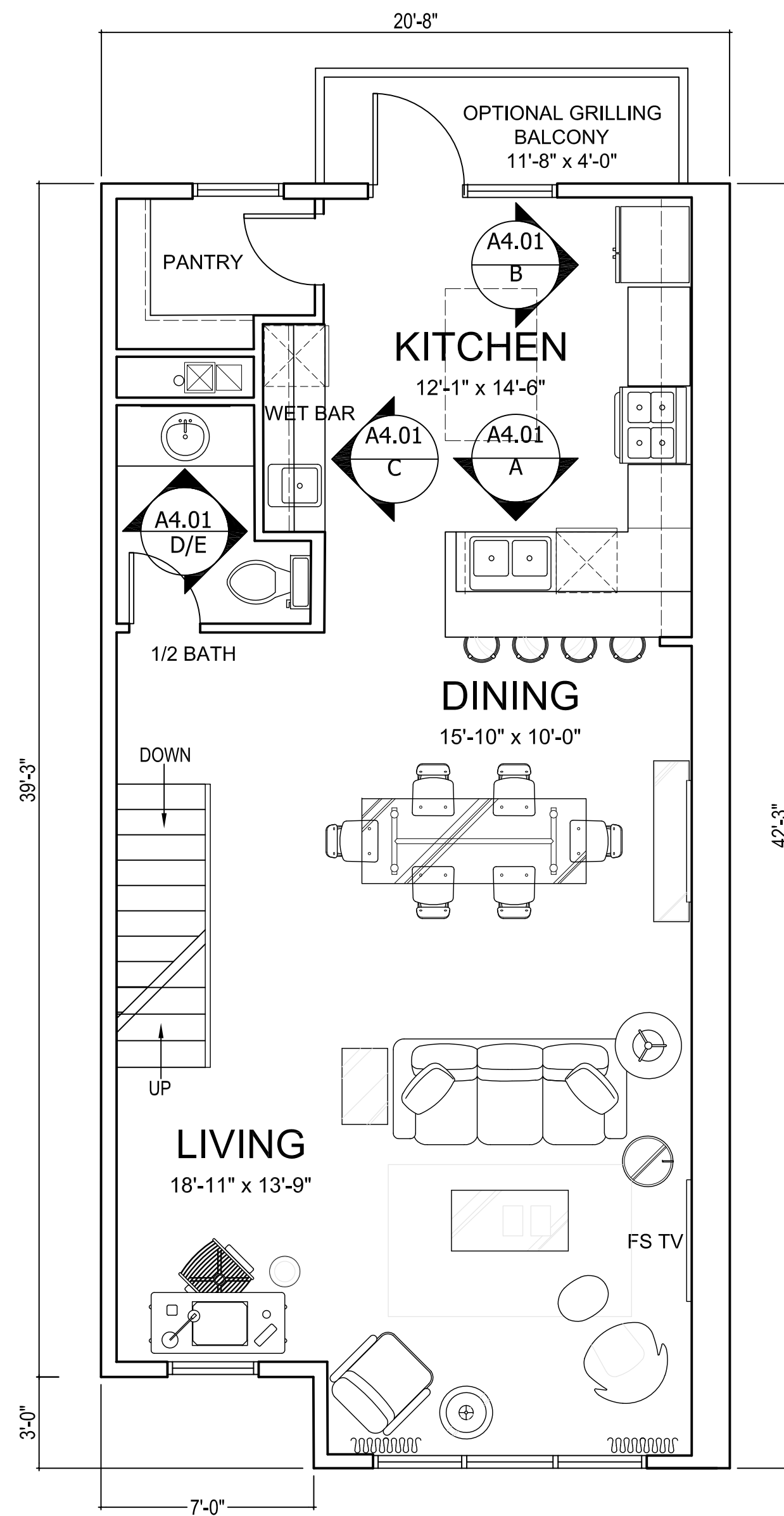
**TYPICAL**  
TOWNHOUSE  
FLOOR PLANS

PROJECT #	22214
DRAWN BY	
CHECKED BY	RDL
FILE NAME	
PLOT DATE	

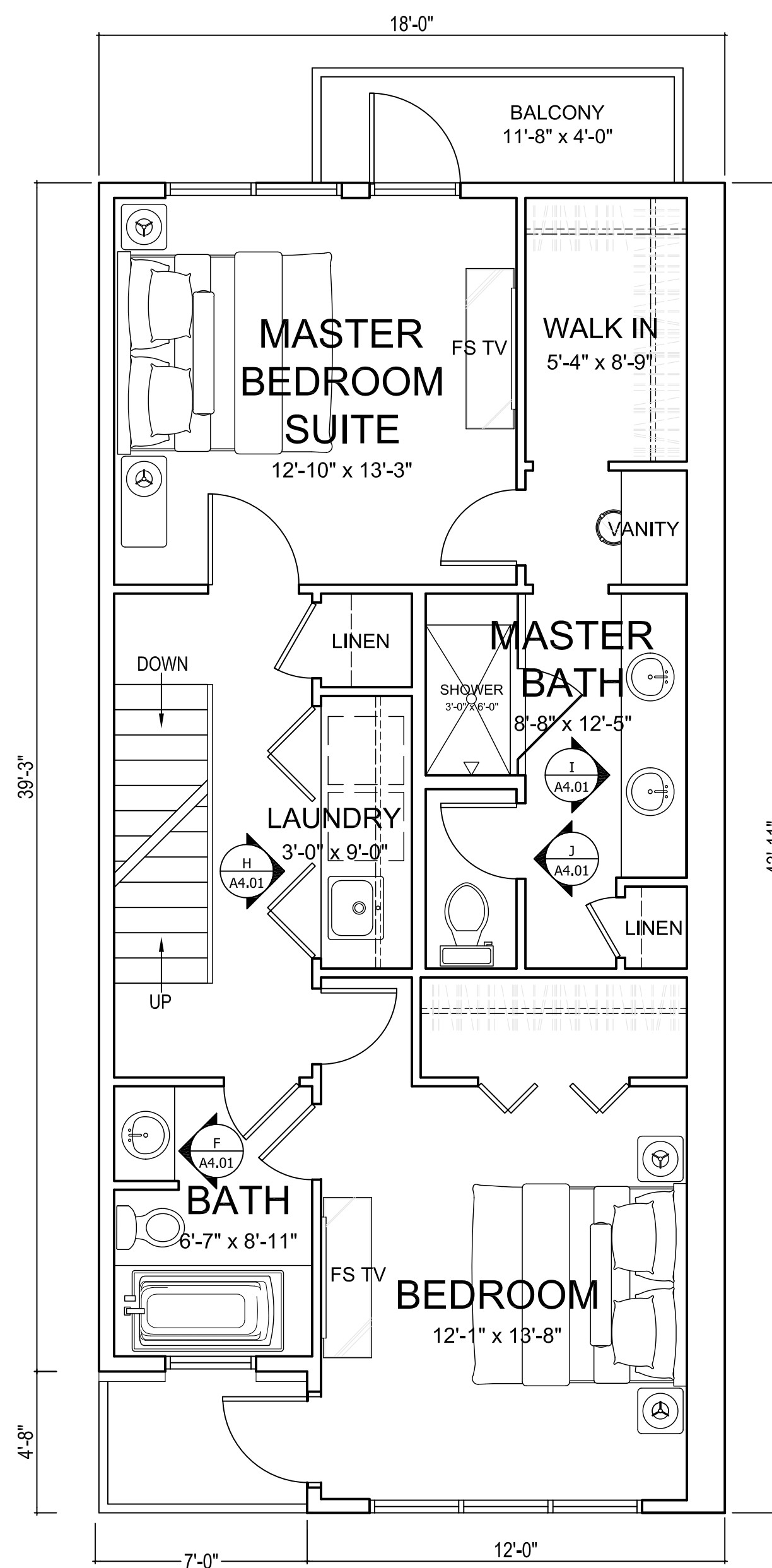
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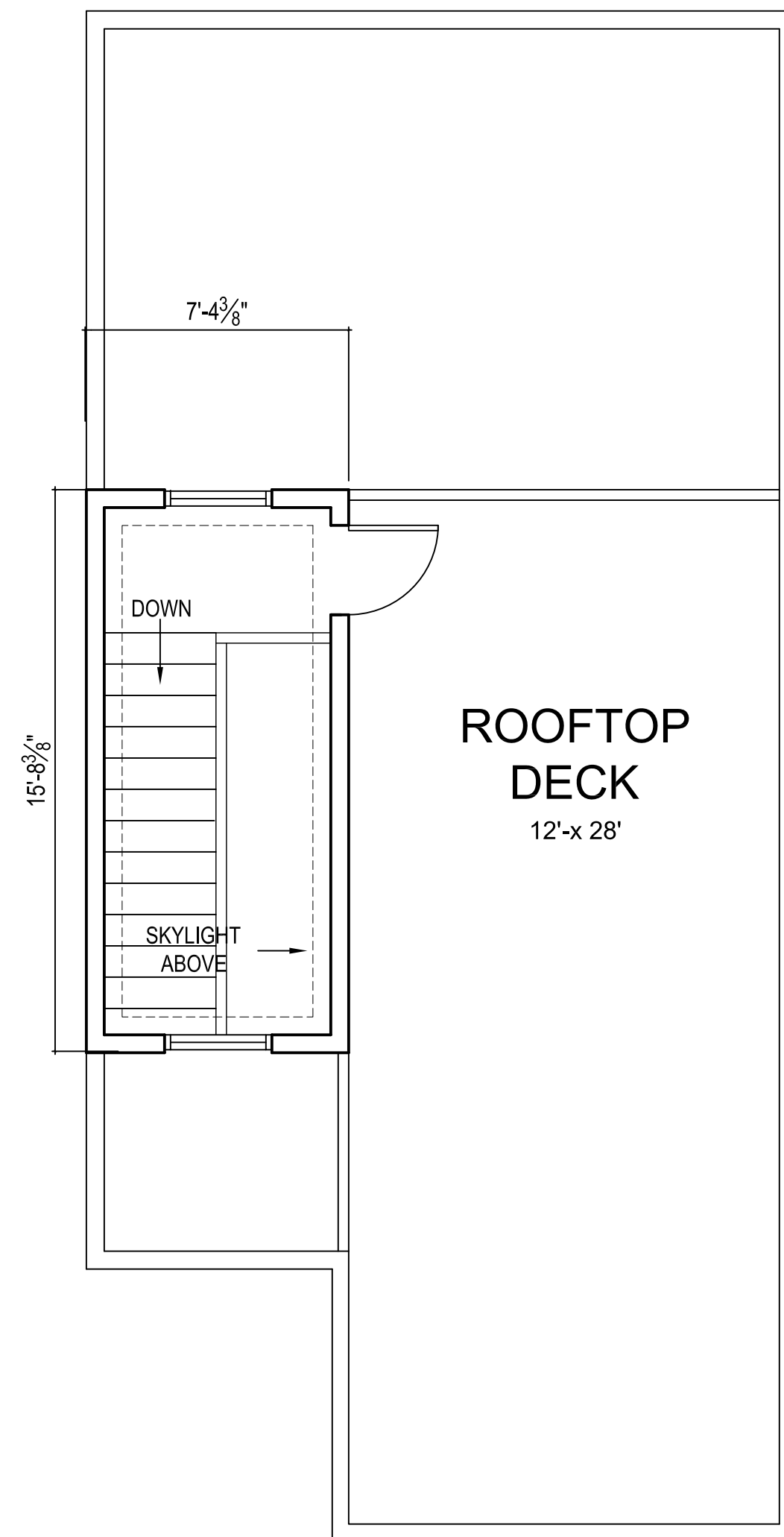
**1 GROUND FLOOR**  
SCALE: 1/4" = 1'-0" AREA: 329 sf (includes stairwall)



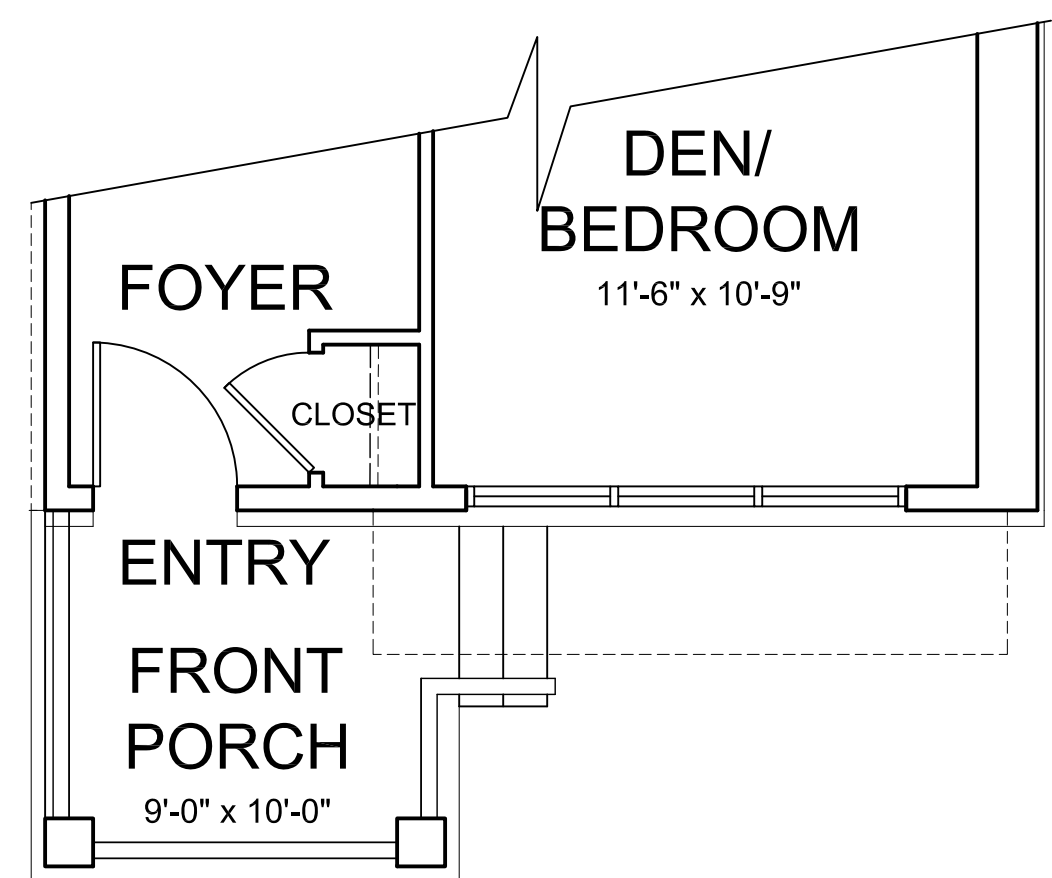
**2 FIRST FLOOR**  
SCALE: 1/4" = 1'-0" AREA: 815 sf



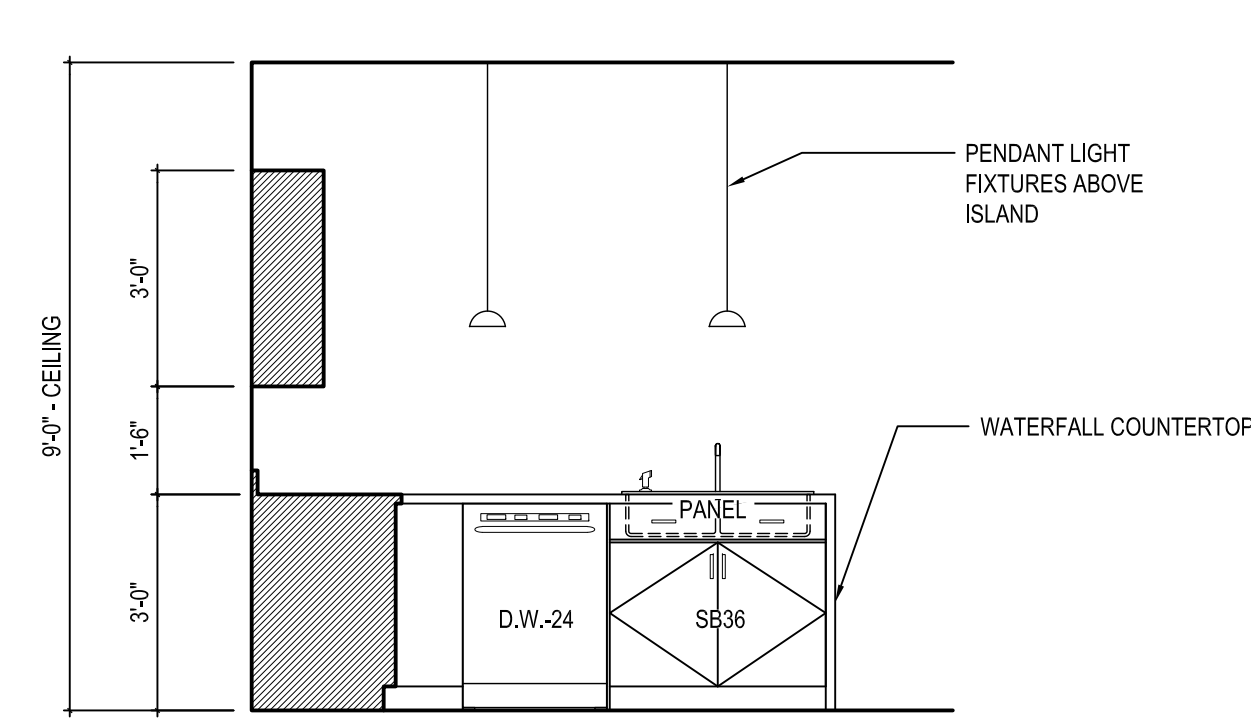
**3 SECOND FLOOR**  
SCALE: 1/4" = 1'-0" AREA: 815 sf



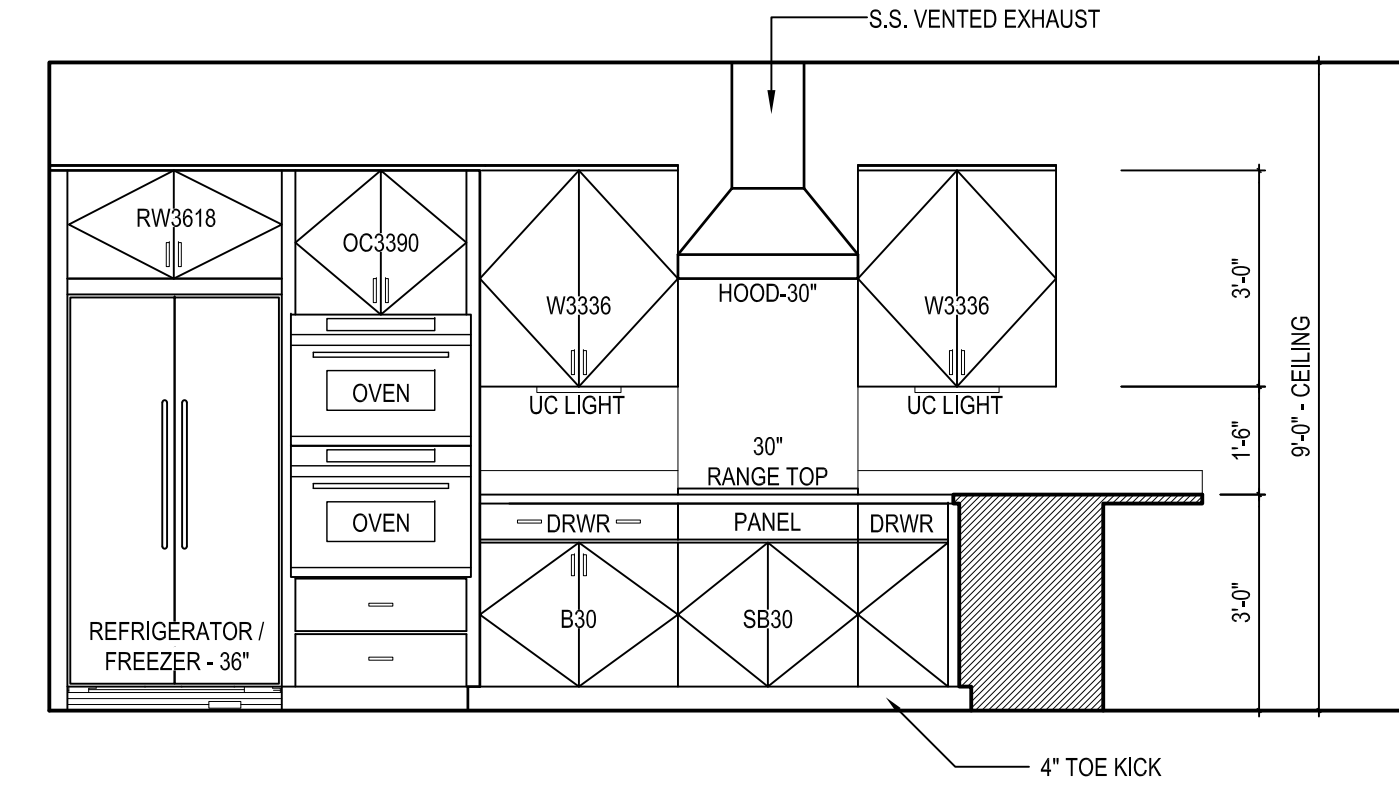
**4 ROOF**  
SCALE: 1/4" = 1'-0" AREA: 103 sf TOTAL AREA: 2,022 sf



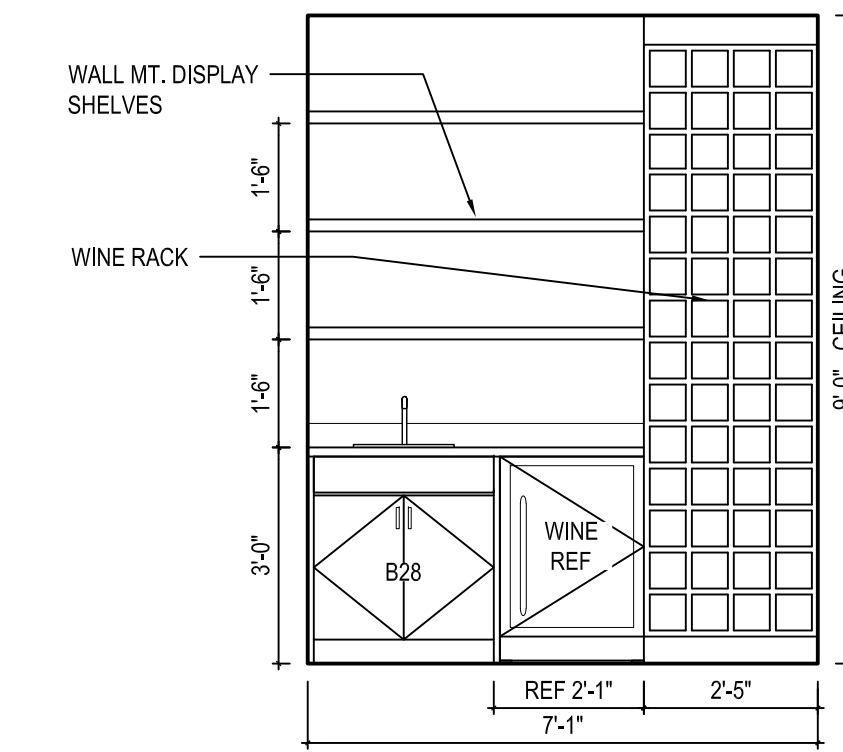
**5 GROUND FLOOR - FRONT PORCH UNITS 6 - 16**  
SCALE: 1/4" = 1'-0" AREA: 329 sf (includes stairwall)



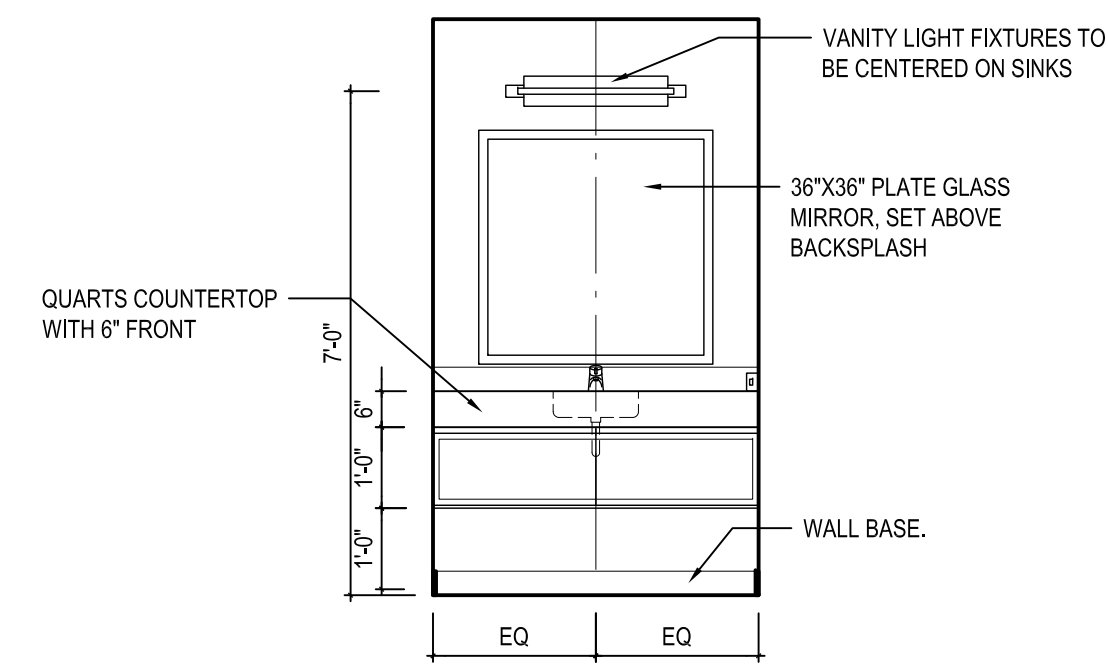
**A KITCHEN ELEVATION**  
A4.01 SCALE: 3/8" = 1'-0"



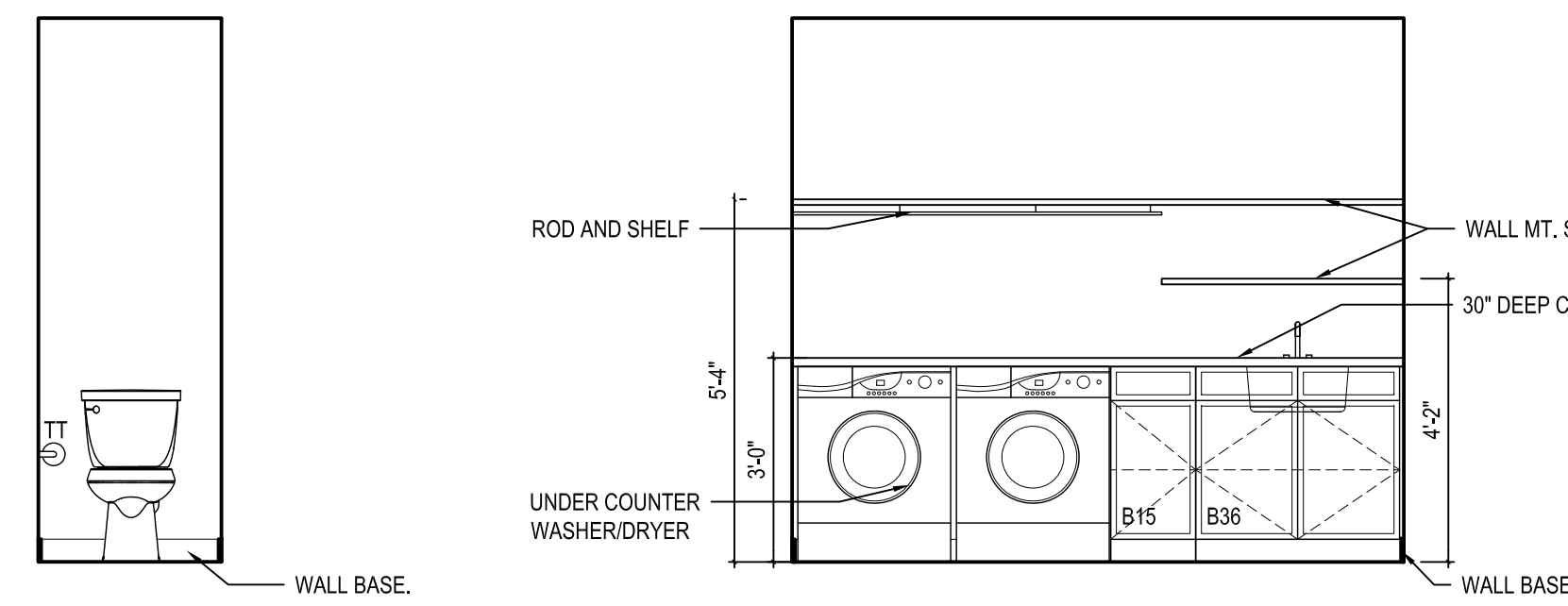
**B KITCHEN ELEVATION**  
A4.01 SCALE: 3/8" = 1'-0"



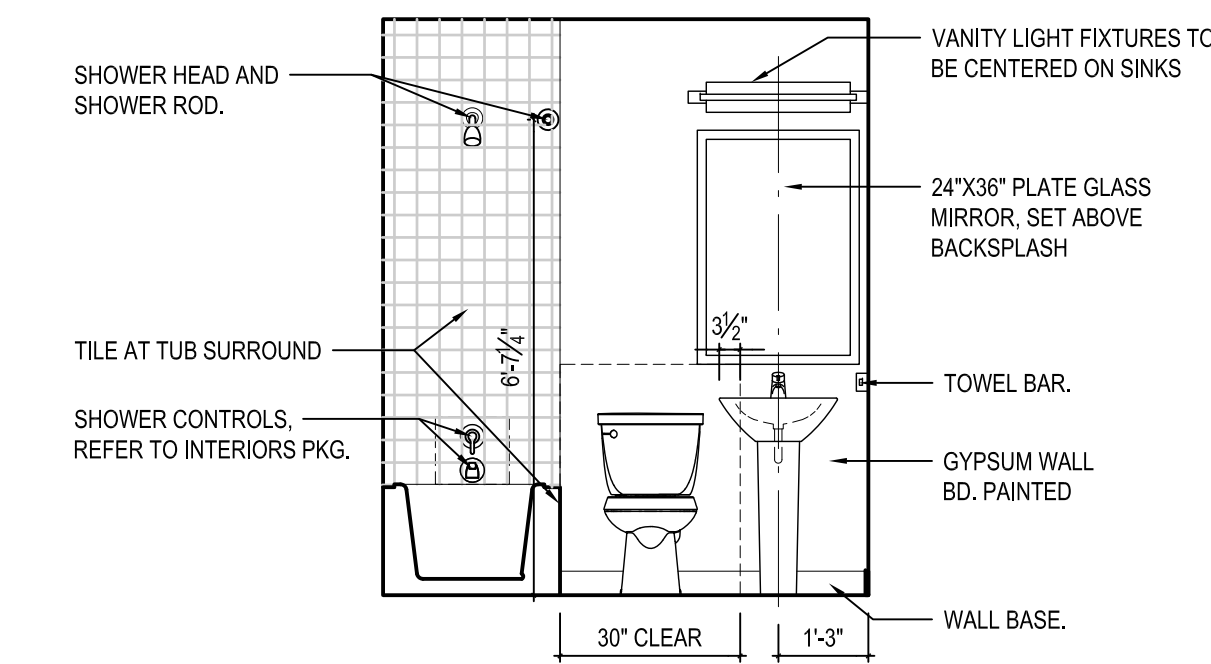
**C KITCHEN ELEVATION**  
A4.01 SCALE: 3/8" = 1'-0"



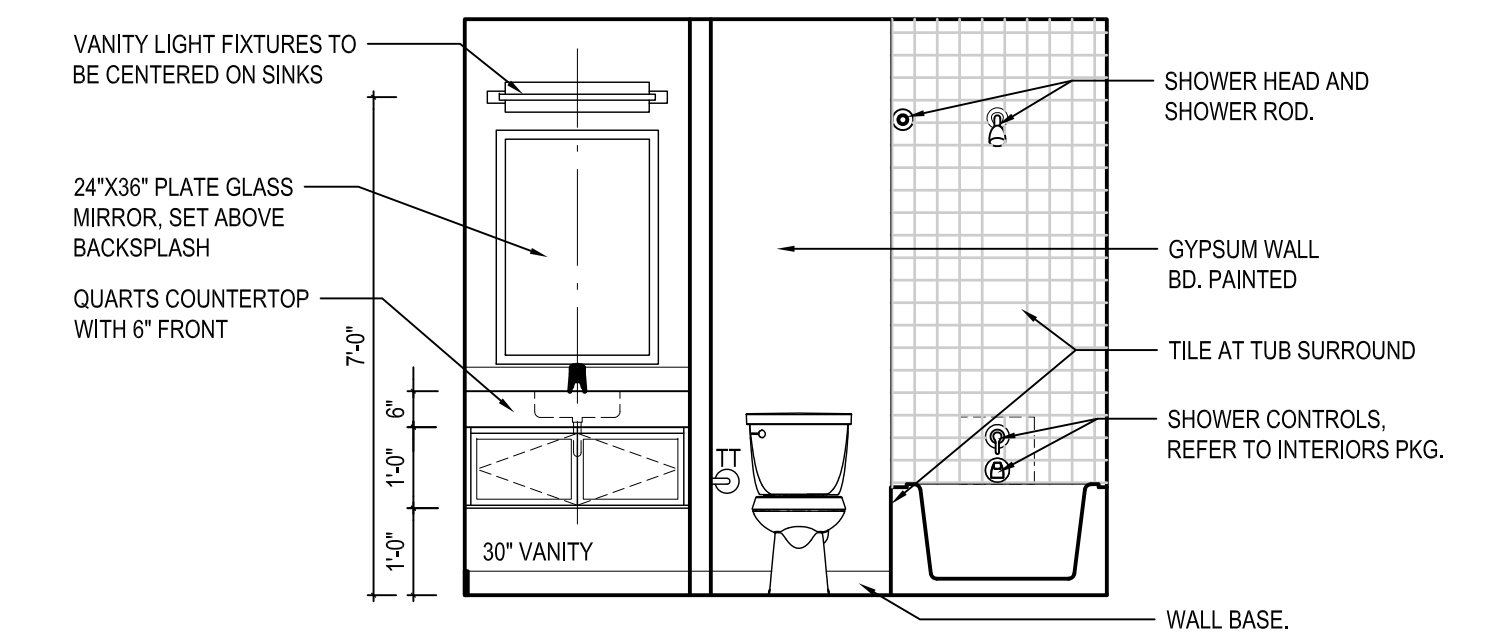
**D 1/2 BATH ELEVATION**  
A4.01 SCALE: 3/8" = 1'-0"



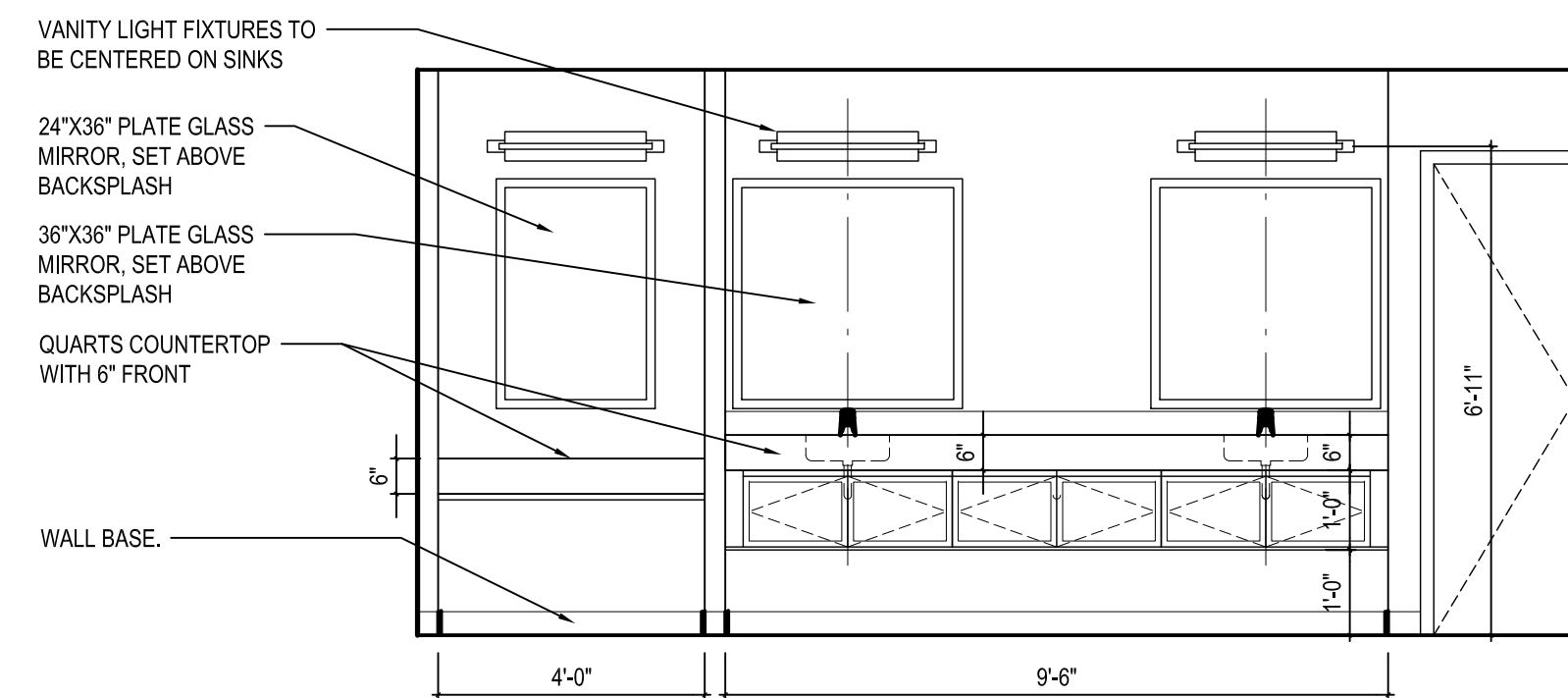
**E 1/2 BATH ELEVATION**  
A4.01 SCALE: 3/8" = 1'-0"



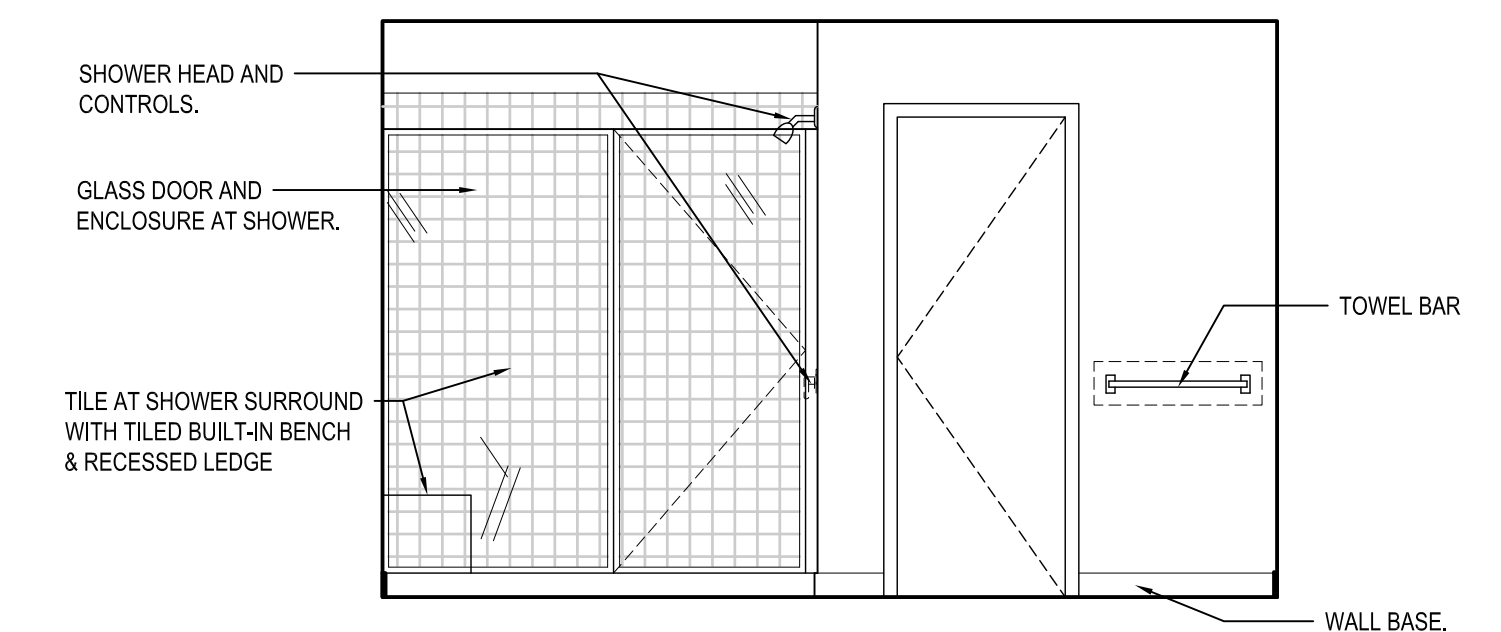
**G BATH ELEVATION**  
A4.01 SCALE: 3/8" = 1'-0"



**H BATH ELEVATION**  
A4.01 SCALE: 3/8" = 1'-0"



**I MASTER BATH ELEVATION**  
A4.01 SCALE: 3/8" = 1'-0"



**J MASTER BATH ELEVATION**  
A4.01 SCALE: 3/8" = 1'-0"

**SHADY COVE TOWNHOUSES**

12534 LAKE AVE  
LAKEWOOD, OHIO

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**ISSUE**

PRICING PACKAGE	08.11.2023

**TYPICAL INTERIOR ELEVATIONS**

PROJECT #	22214
DRAWN BY	
CHECKED BY	RDL
FILE NAME	
PLOT DATE	

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# LAKEWOOD TOWNHOMES

ADDRESS: 12534 LAKE AVE, LAKEWOOD, OH

The Lakewood Townhome project proposes for sale residential urban living on Lakewood's Gold Coast. The site is the nexus of three urban conditions:

1. Lakewood's famous mid-century high-rises,
2. Nearby historic colonial revival, art deco, and midcentury mid-rises,
3. And the beautiful historic homes that line Lake Avenue as it moves west.

The townhouse concept brings together elements of all three urban conditions with a new element that melds the other three. The townhouses together relate to the massing and site placement of the mid-rises to the east, they reflect the architectural styling of the high-rises to the north that serve as a backdrop when viewed from Lake Avenue, and in use they match the single-family private ownership of the houses to the south.

The site and urban design proposed will increase the walkability and livability of the Gold Coast by creating context that is human scaled, friendly to the street, and fills the existing void between Lake Avenue and Edgewater Drive.

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LAKEWOOD TOWNHOMES | LAKEWOOD OHIO |

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## LAKWOOD TOWNHOMES | LAKWOOD OHIO | SITE LOCATION MAP

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MID-CENTURY  
HIGH-RISE  
CONTEXT

LAKE AVE

CLIFTON BLVD

COVE AVE

COVE AVE

EDGEWATER DR

W 117TH ST

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## LAKWOOD TOWNHOMES | LAKWOOD OHIO | SITE LOCATION MAP

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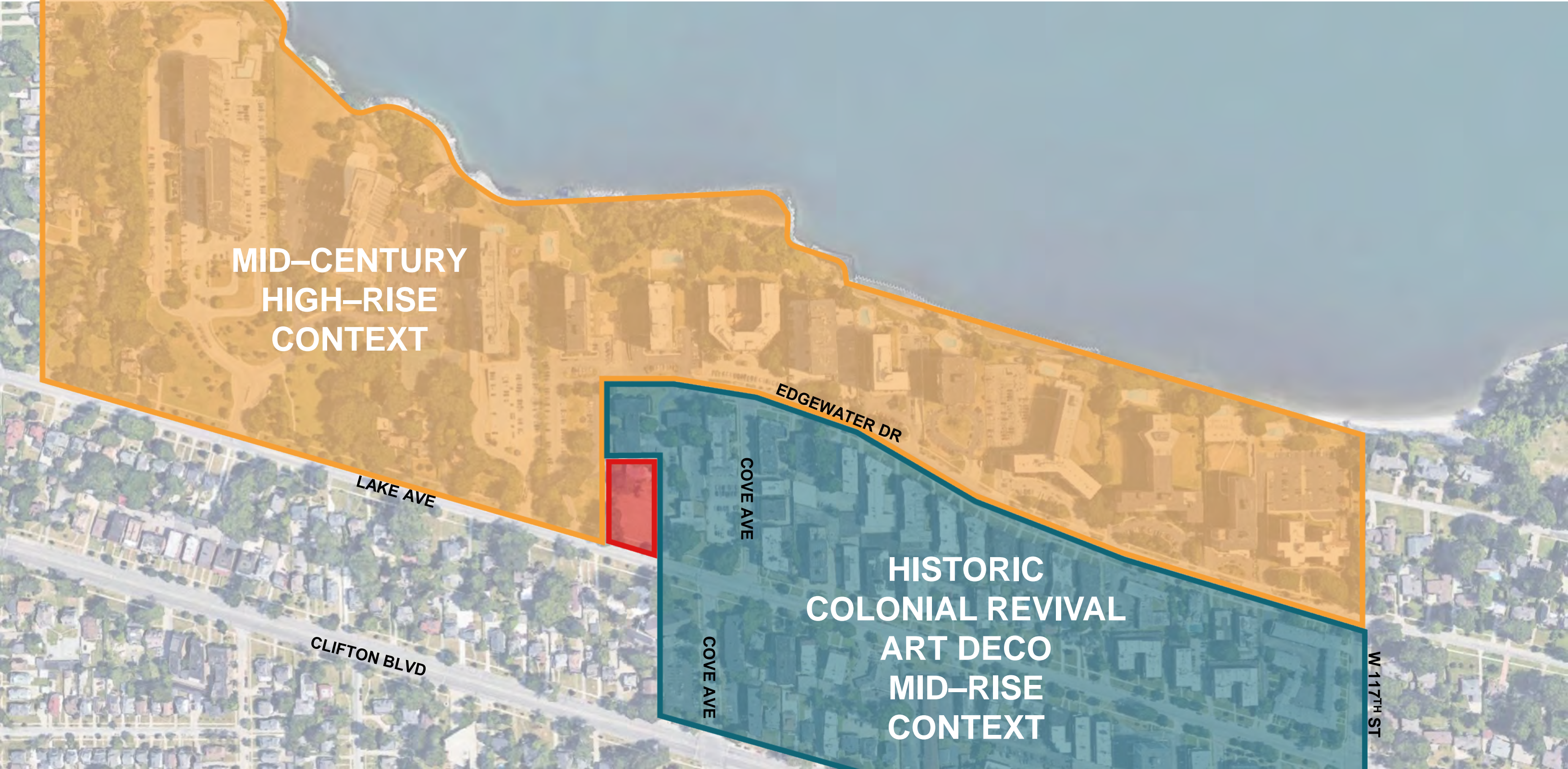


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# LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SITE CONTEXT HIGH-RISE

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**MID-CENTURY  
HIGH-RISE  
CONTEXT**

**HISTORIC  
COLONIAL REVIVAL  
ART DECO  
MID-RISE  
CONTEXT**

LAKE AVE

EDGEWATER DR

COVE AVE

COVE AVE

CLIFTON BLVD

W 117TH ST

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**LAKWOOD TOWNHOMES | LAKWOOD OHIO | SITE CONTEXT PLAN**

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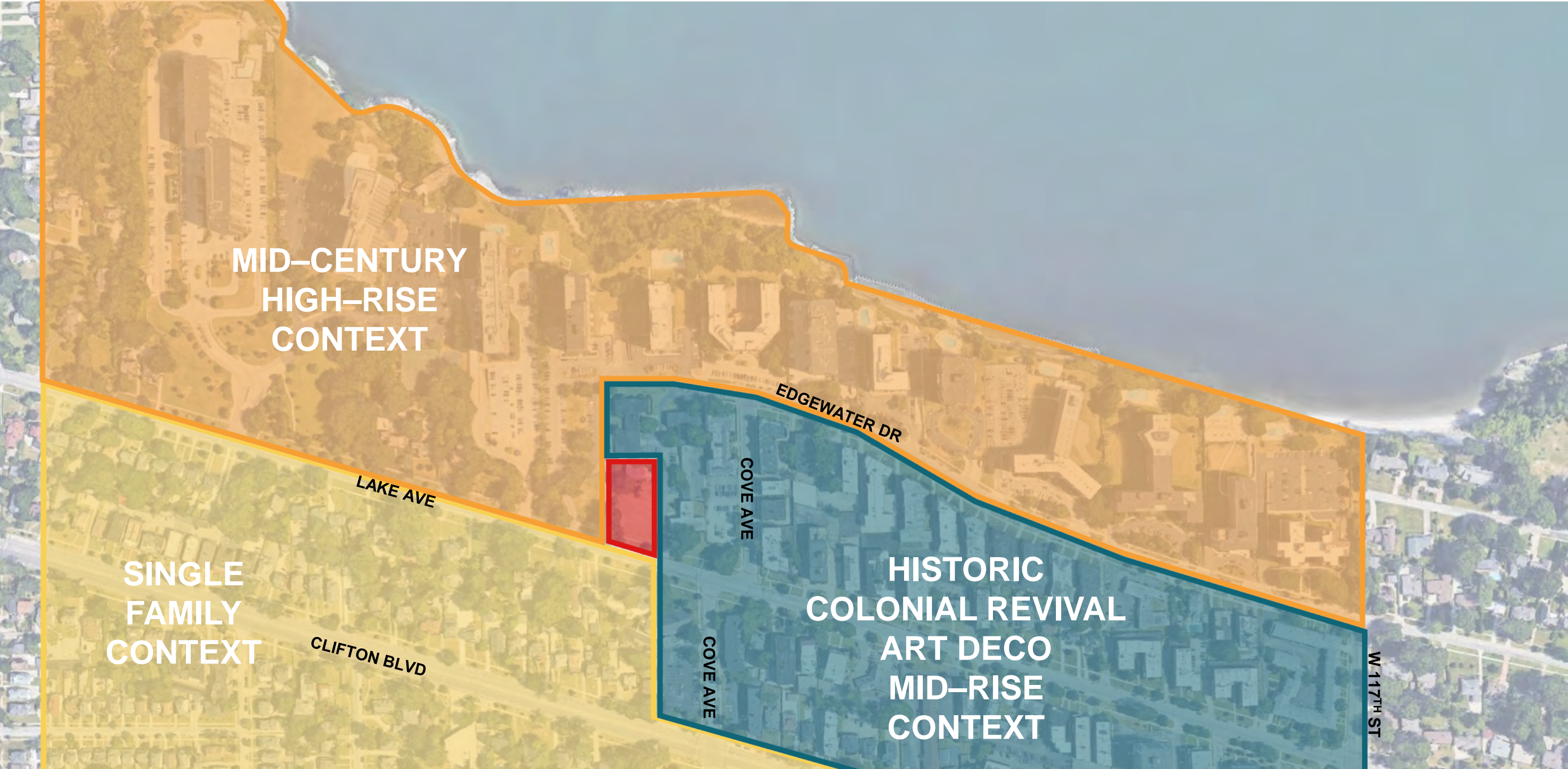


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# LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SITE CONTEXT MID-RISE

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MID-CENTURY  
HIGH-RISE  
CONTEXT

SINGLE  
FAMILY  
CONTEXT

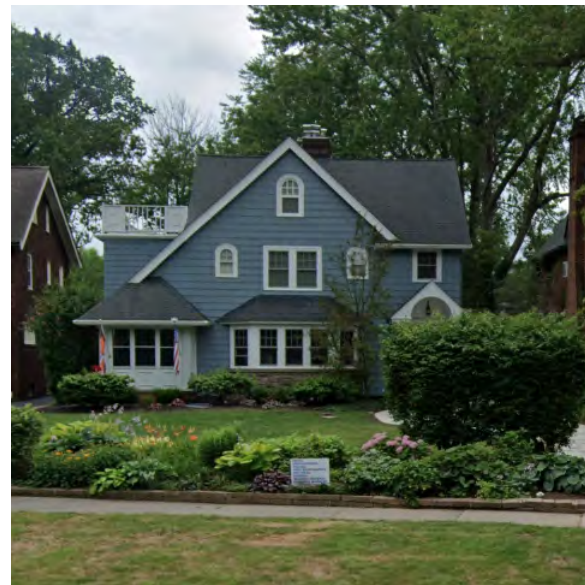
HISTORIC  
COLONIAL REVIVAL  
ART DECO  
MID-RISE  
CONTEXT

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# LAKESWOOD TOWNHOMES | LAKESWOOD OHIO | SITE CONTEXT PLAN

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## LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SITE CONTEXT MID-RISE

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## LAKESWOOD TOWNHOMES | LAKESWOOD OHIO | CONTEXT VOLUME STUDY

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## LAKESWOOD TOWNHOMES | LAKESWOOD OHIO | CONTEXT VOLUME STUDY

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## LAKWOOD TOWNHOMES | LAKEWOOD OHIO | IMMEDIATE CONTEXT

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## SITE DATA

### ZONING

MH –RESIDENTIAL,  
MULTI-FAMILY (HIGH  
DENSITY)

### ACREAGE

+/- 0.70-AC (30,315-SF)

### PROPOSED USE

SINGLE-FAMILY  
RESIDENTIAL

### BUILDING FOOTPRINT

+/- 800 SF

### BUILDING TOTAL SF

+/- 2,000 SF

### BUILDING HEIGHT

36' (3 STORIES)

43' (ROOF ACCESS)

### PARKING

2 SPACES / DU

### FRONT YARD SETBACK

R. 50'-0" P. 20'-0"

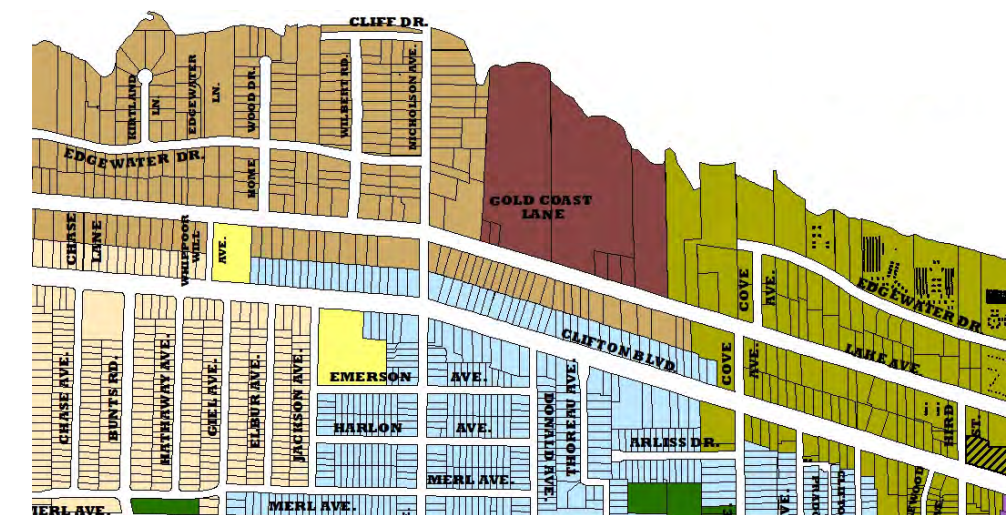
### SIDE YARD SETBACK

R. 20'-0" P. 13'-2"W, 11'-6" E

### REAR YARD SETBACK

R. 50'-0" P. 7'-6"

-  Mixed Use Overlay
-  MH - Residential, Multi-Family (High Density)
-  ML - Residential, Multi-Family (Low Density)
-  R1H - Residential, Single Family (High Density)
-  R1M - Residential, Single Family (Medium Density)
-  R1L - Residential, Single Family (Low Density)
-  R2 - Residential, Single and Two Family

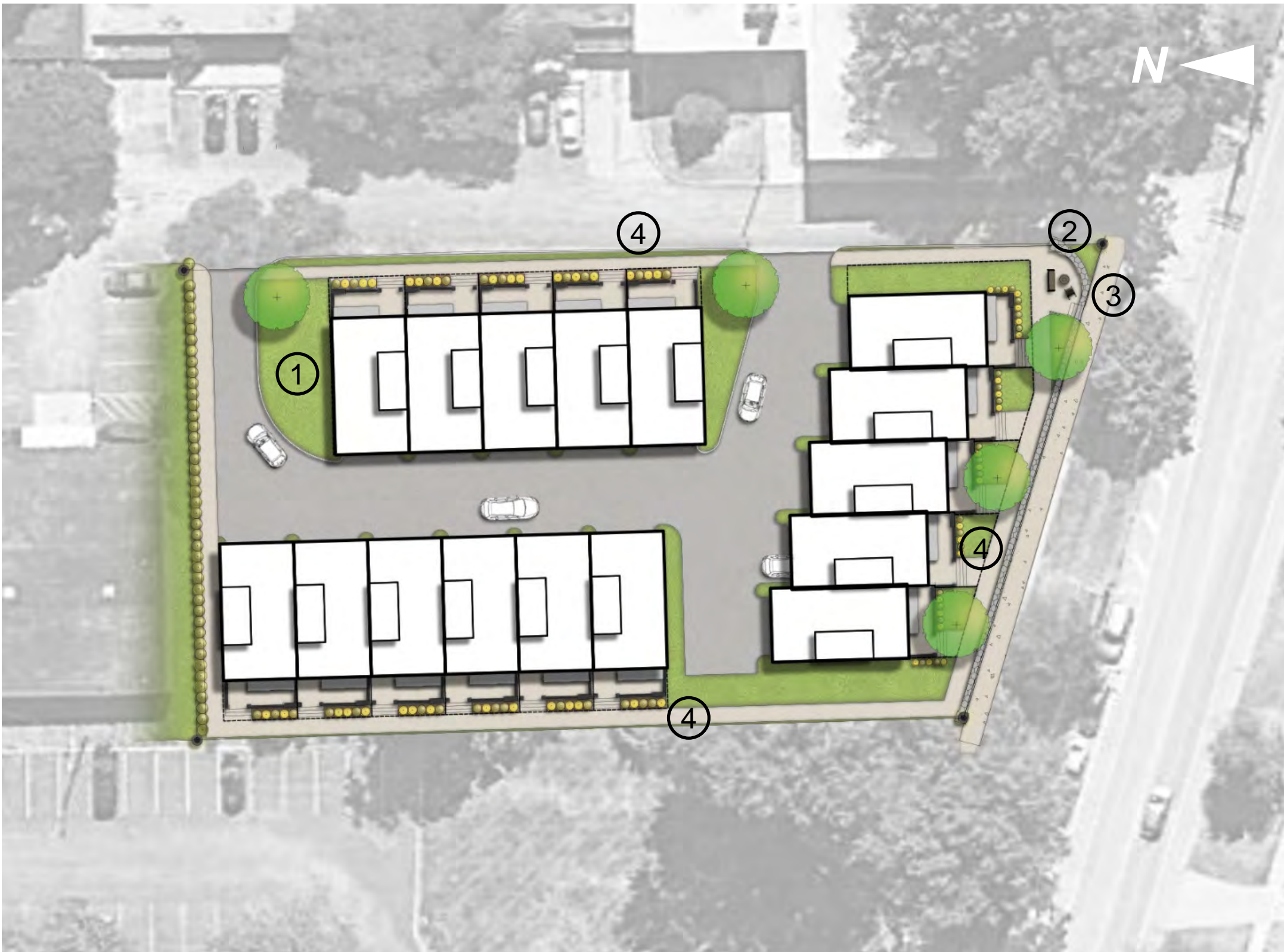


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## LAKWOOD TOWNHOMES | LAKWOOD OHIO | PR. SITE PLAN & DATA

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- ①. LAWN
- ②. COMMUNITY SEATING AREA
- ③. SIDEWALK CONNECTIONS
- ④. GARDEN TERRACES

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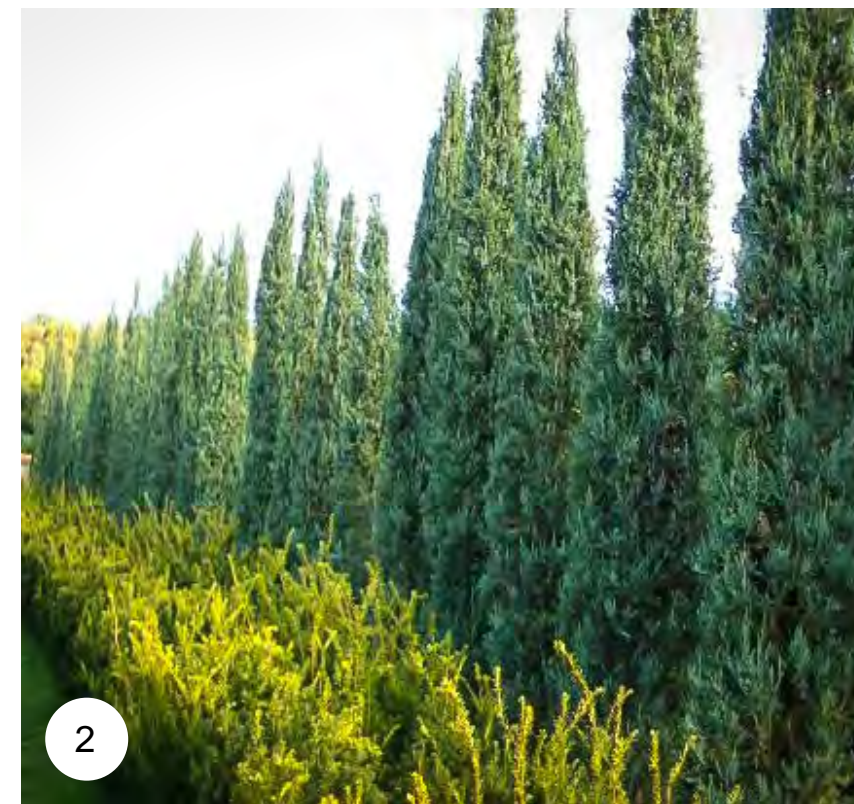
## LAKWOOD TOWNHOMES | LAKEWOOD OHIO |

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WHITE SPIRE BIRCH



SKY ROCKET JUNIPER



ANGELINA SEDUM



IVORY HALO RED TWIG  
DOGWOOD



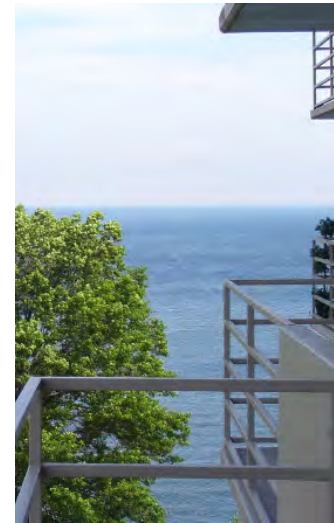
GREEN MOUNTAIN  
BOXWOOD

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LAKWOOD TOWNHOMES | LAKWOOD OHIO | LANDSCAPE DESIGN

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# LAKWOOD TOWNHOMES | LAKEWOOD OHIO | ARCH. NSPIRATION

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## LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SOUTH ELEVATION

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## LAKWOOD TOWNHOMES | LAKEWOOD OHIO | WEST ELEVATION

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## LAKWOOD TOWNHOMES | LAKEWOOD OHIO | NORTH ELEVATION

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## LAKWOOD TOWNHOMES | LAKEWOOD OHIO | EAST ELEVATION

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## LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SITE EAST ELEVATION

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## LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SITE WEST ELEVATION

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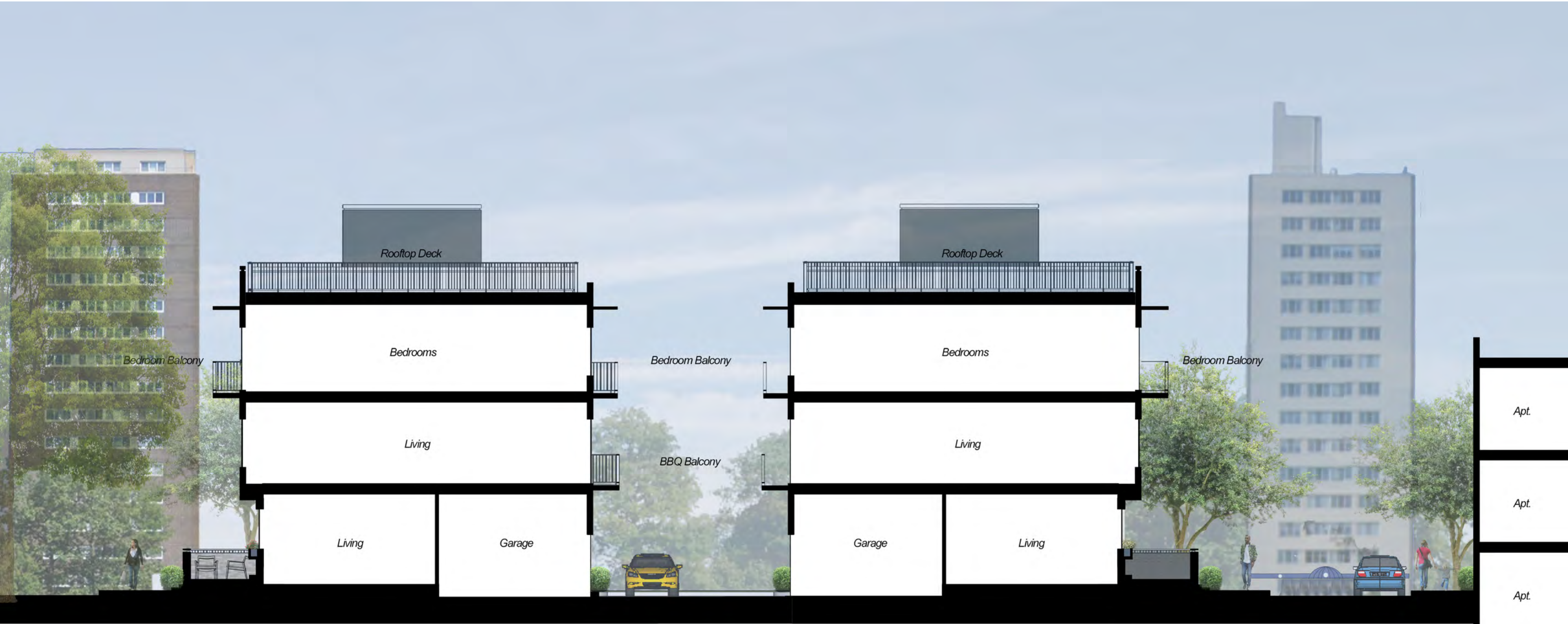


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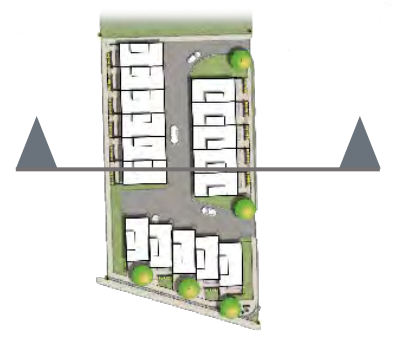
## LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SITE NORTH ELEVATION

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Adjacent Property Parking / Greenspace    Private Sidewalk 5'    Garden Terrace 8'    Townhouse 40'    Alley 24'    Townhouse 40'    Garden Terrace 8'    Private Sidewalk 6'    Private Drive 18'    Private Sidewalk 7'    Adjacent Bldg.

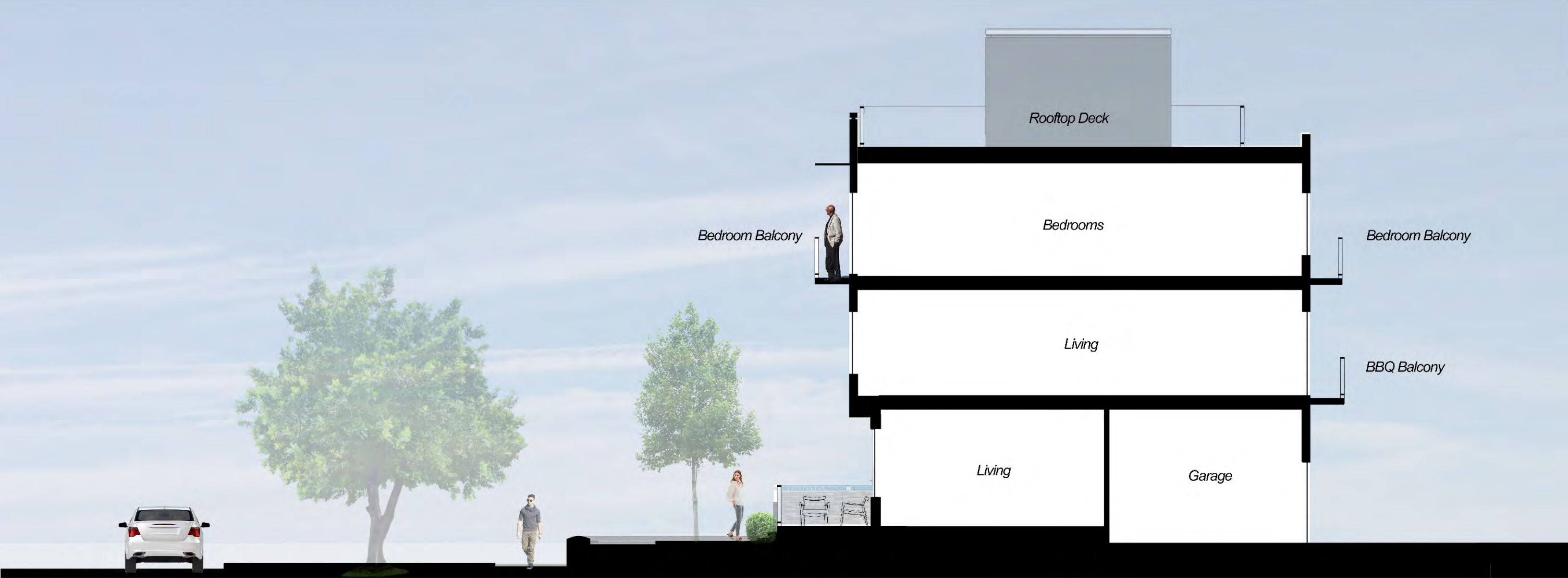


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# LAKWOOD TOWNHOMES | LAKEWOOD OHIO | CROSS SITE SECTION

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Lake Avenue

Public  
Tree Lawn  
~ 24'

Public  
Sidewalk  
~ 6'

Private  
Sidewalk  
5'

Private  
Tree-  
Lawn  
~ 10'  
(varies)

Garden  
Terrace  
8'

Townhouse  
40'

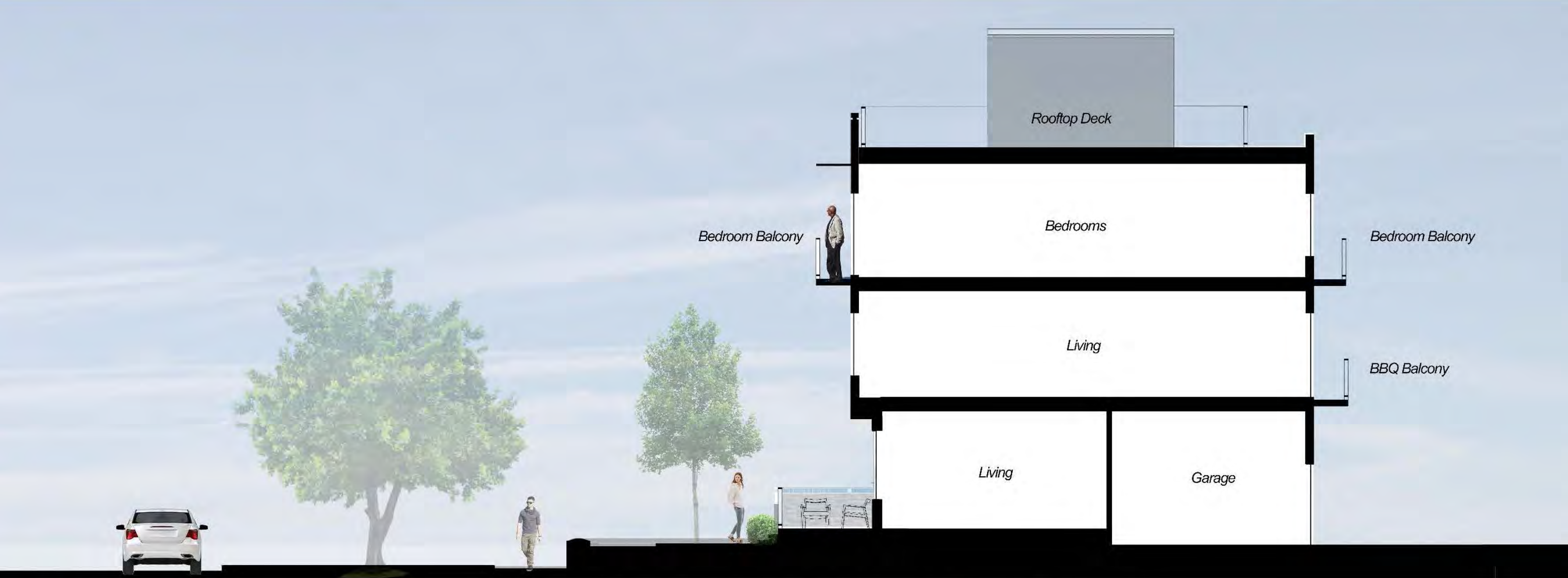


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**LAKESWOOD TOWNHOMES | LAKESWOOD OHIO | LAKE AVE. SECTION**

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Lake Avenue

Public  
Tree Lawn  
~ 24'

Public  
Sidewalk  
~ 6'

Private  
Sidewalk  
5'

Private  
Tree-  
Lawn  
~ 10'  
(varies)

Garden  
Terrace  
8'

Townhouse  
40'



**LAKE AVENUE SECTION**

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**LAKESWOOD TOWNHOMES | LAKESWOOD OHIO | CROSS SITE SECTION**

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## LAKWOOD TOWNHOMES | LAKEWOOD OHIO | RENDER VIEW

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## LAKWOOD TOWNHOMES | LAKEWOOD OHIO | RENDER VIEW

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23138S 12.14.23

## LAKWOOD TOWNHOMES | LAKEWOOD OHIO | RENDER VIEW

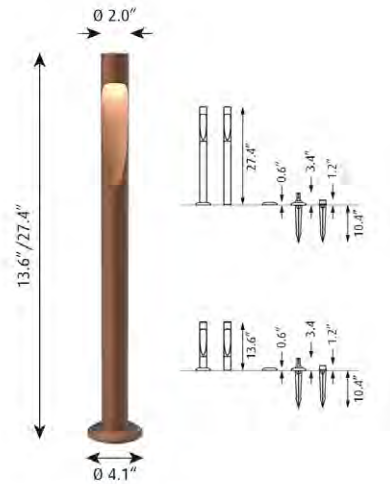
The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



**louis poulsen**

## FLINDT GARDEN BOLLARD

Designed by Christian Flindt



23138S 12.14.23

### LAKWOOD TOWNHOMES | LAKWOOD OHIO | FF&E

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Du Mor

**FREELAND**  
VENTURES 

**RDL**  
ARCHITECTS



### Key Features

-  Dimmable
-  OK For Outdoor Use
-  Contract Grade

Whether inside or outside, the Vue LED Indoor/Outdoor Wall Sconce by Hinkley Lighting provides a versatile, minimalist solution for your lighting needs. Its design is tall and slim, made out of finished Aluminum and Acrylic, and contains an integrated LED light source which elicits a warm, encompassing spill once lit. Can be installed horizontally or vertically depending on need.

Cleveland-based Hinkley is driven by a passion to combine design and function to create exceptional lighting solutions. Family-owned Hinkley began as a traditional lantern company in 1922, and, still today, they produce top quality outdoor lighting. Hinkley has also expanded to include a full range of interior lighting solutions, including chandeliers, sconces, pendants and vanity lights.

### Details:

- Versatile, minimalist design
- Integrated LED light source
- Can be installed horizontally or vertically
- Material: Aluminum
- Dimmable: Yes
- Location Rating: ETL Listed Wet
- ADA Compliant: This design satisfies the requirements of the Americans with Disabilities Act.
- Title 24 Compliant: This design is compliant with California's expansive Title 24 energy use regulations.
- OK for Outdoor Use
- Made In China

<b>Lamp Type</b>	LED Built-in	<b>Color Temp</b>	2700 (Warm)
<b>Total Lumens</b>	1200	<b>CRI</b>	90
<b>Total Watts</b>	15.00	<b>Equivalent Halogen, CFL or LED Bulb Can Be Used</b>	No
<b>Volts</b>	120		

### Dimensions:

**Small Option Backplate:** Width 5", Height 6"

**Small Option Fixture:** Width 5", Height 14.75", Depth 3", Weight 2Lbs

**Large Option Backplate:** Width 5", Height 6"

**Large Option Fixture:** Width 5", Height 26", Depth 3", Weight 3.5Lbs

### Compare Brightness:



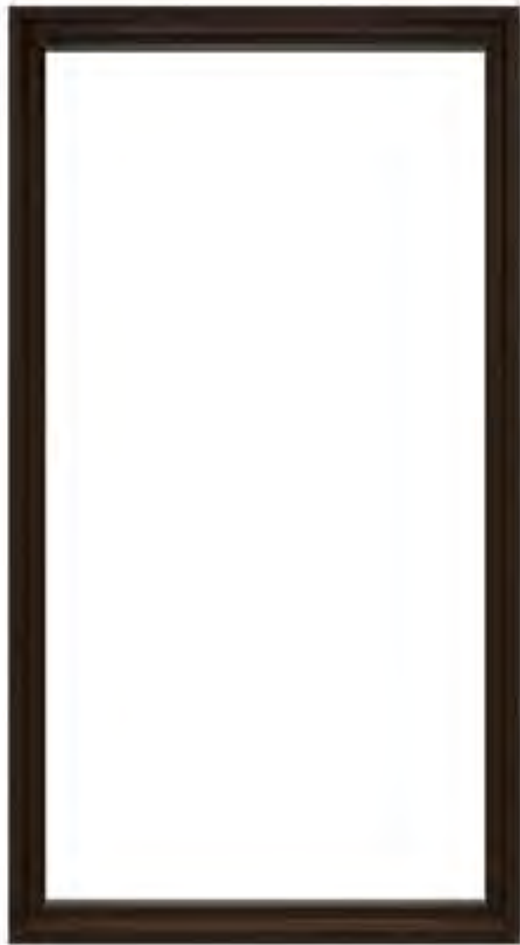
23138S 12.14.23

## LAKWOOD TOWNHOMES | LAKWOOD OHIO | FF&E

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# PELLA® RESERVE™ – CONTEMPORARY Wood Picture Window

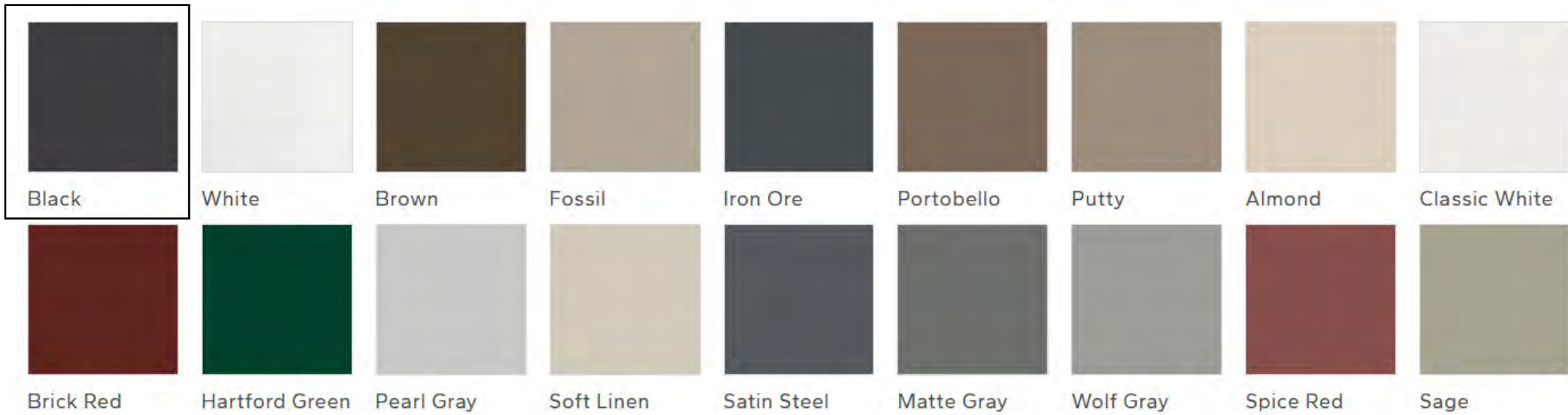


For more visible glass, Pella Reserve – Contemporary aluminum-clad wood picture windows feature glass glazed directly into the frame. Designed not to open, picture windows are exceptionally energy efficient. With a clear sash joint and pure, 90-degree corners, these windows deliver exacting contemporary design tenets.

- Optional triple-pane glass helps make your home more comfortable. Trusted and registered by Passive House Institute US.
- Advanced wood protection and durable extruded aluminum-clad exteriors provide long-lasting beauty and help protect your home from the elements.
- Available in rectangles, shapes and with custom colors.

### Exterior Finishes

Our low-maintenance, aluminum-clad exteriors with EnduraClad® resist chalking and fading and are available in a wide variety of colors plus virtually unlimited custom options. Take durability further with EnduraClad Plus protective finish, which meets the industry’s highest exterior coating standard to defend against chalking and fading.<sup>26</sup>



23138S 12.14.23

LAKWOOD TOWNHOMES | LAKWOOD OHIO | FF&E

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# PELLA® RESERVE™ – CONTEMPORARY Wood Hinged Patio Door

3.54 ★★★★★ 339 Reviews

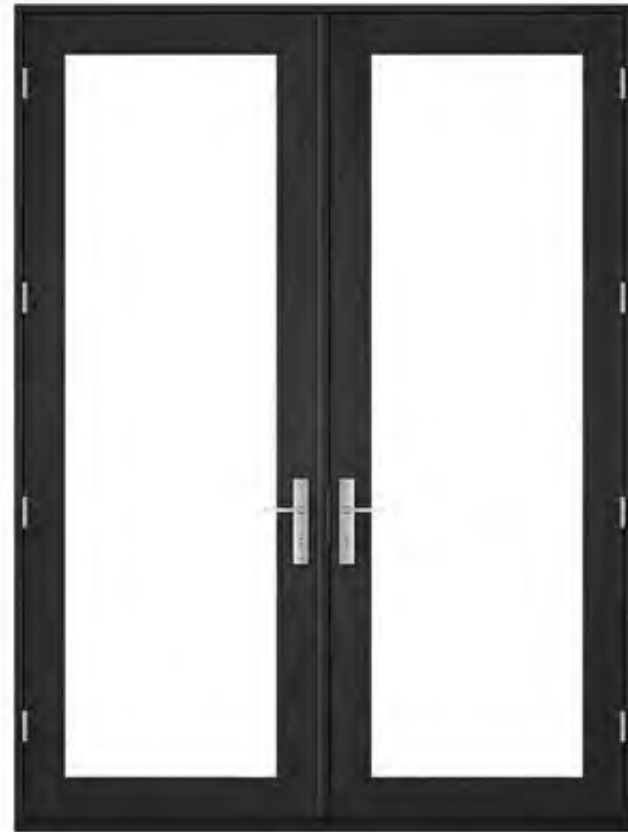
Embodying the tenets of pure contemporary design, Pella Reserve – Contemporary aluminum-clad wood hinged patio doors make a statement in any room. Featuring expansive glass and through-stile construction, our industry-leading modern designs deliver uncompromised attention to detail – all the way down to the premium hardware from Baldwin®.

- Available in single and double door designs up to 10' tall to perfectly complement your home.
- In-swing and out-swing patio doors are available with optional upgrades including triple-pane glass and innovative grilles provide energy efficiency and style.
- Integrated security sensors preserve the beautiful sightlines and warranty and give you added peace of mind.

Talk to a Pella Rep for Pricing

## Exterior Finishes

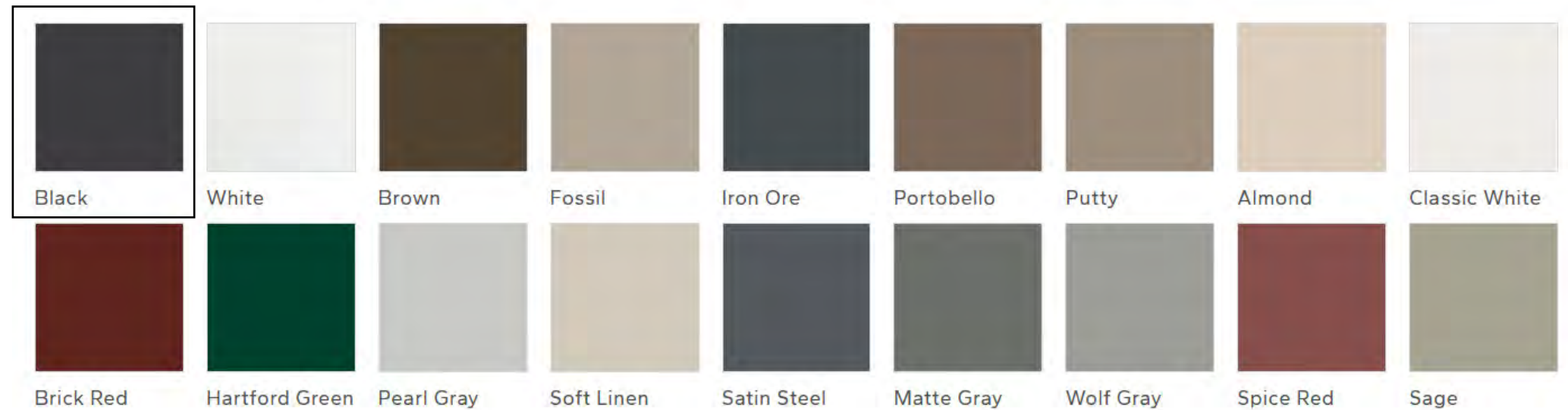
Our low-maintenance, aluminum-clad exteriors with EnduraClad® resist chalking and fading and are available in a wide variety of colors plus virtually unlimited custom options. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.<sup>26</sup>



## Baldwin Modern Collection



Spiere - Matte Black



23138S 12.14.23

LAKWOOD TOWNHOMES | LAKWOOD OHIO | FF&E

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HARDIE BOARD  
CEMENT FIBER BOARD  
PANELS (iron grey)

HARDIE BOARD  
CEMENT FIBER BOARD  
SIDING (cobblestone)

HARDIE BOARD  
CEMENT FIBER BOARD  
SIDING (khaki brown)

HARDIE BOARD  
CEMENT FIBER BOARD  
SIDING (iron grey)

GLEN GERY  
BRICK  
stretcher bond  
(forged steel)

METAL RAILING  
(white)

MAPES  
ARCHITECTURAL  
METAL PANELS  
(night  
horizon blue)

CONCRETE  
LINTEL & SILL

GLEN GERY  
BRICK  
stack bond  
(silver city  
smooth)

MAPES  
ARCHITECTURAL  
METAL PANELS  
(navy blue)

GLEN GERY  
BRICK  
stretcher bond  
(silver city  
smooth)

GLEN GERY  
BRICK  
stretcher bond  
(white plains  
velour)

EXISTING WALL

23138S 12.14.23

# LAKWOOD TOWNHOMES | LAKEWOOD OHIO | ELEVATION W MATERIALS

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**RAILING**  
GRECO  
BLACK



**LAP SIDING**  
HARDIE PLANK  
KHAKI BROWN



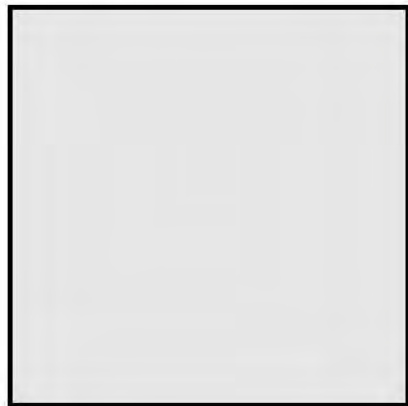
**LAP SIDING**  
HARDIE PLANK  
COBBLESTONE



**BRICK**  
GLEN GERY  
SILVER CITY SMOOTH



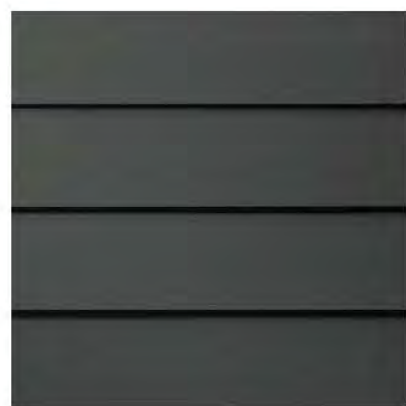
**BRICK**  
GLEN GERY  
BELGIAN GREY WIRECUT



**RAILING**  
GRECO  
WHITE



**LAP SIDING**  
PECAN



**LAP SIDING**  
HARDIE PLANK  
IRON GREY



**BRICK**  
GLEN GERY  
WHITE PLAINS VELOUR



**BRICK**  
ARRISCRAFT  
FORGED STEEL

23138S 12.14.23

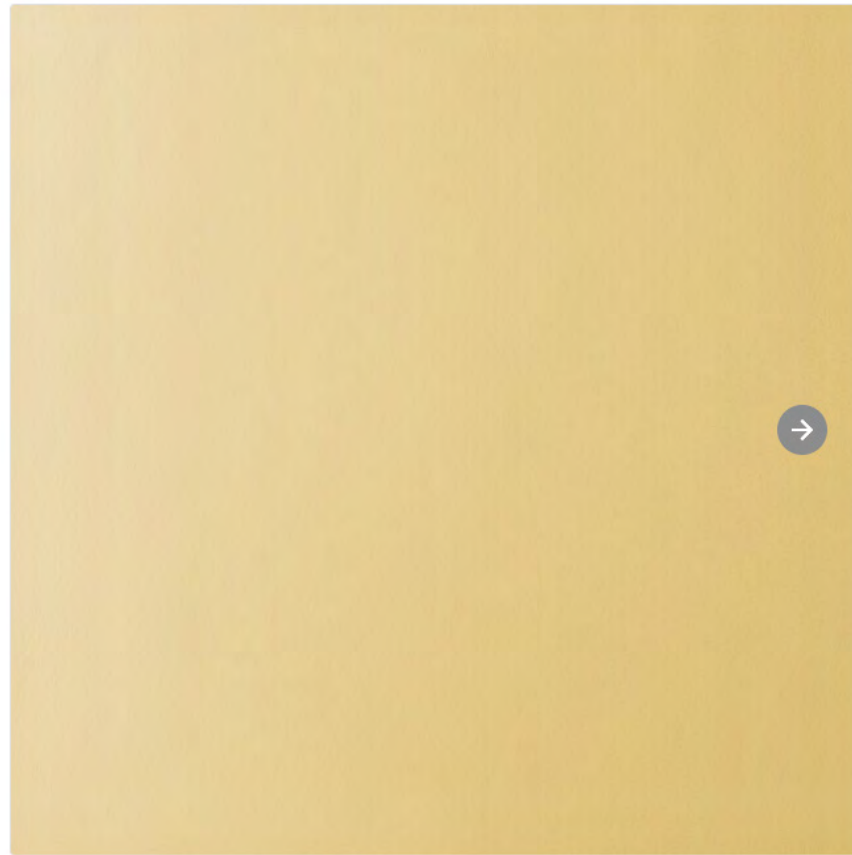
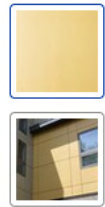
## LAKWOOD TOWNHOMES | LAKWOOD OHIO | MATERIALS

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# James Hardie HardiePanel Primed Harris Cream Smooth Vertical Fiber Cement Siding Panel (Actual: 0.312-in x 48-in x 96-in)


## Overview



- Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs
- James Hardie siding and trim are Engineered for Climate so no matter where you live, you can rest assured that your investment is going to stand up to Mother...
- Each substrate is precisely engineered to resist moisture intrusion, cracking, shrinking and swelling in the specific region for which it was designed

- Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs
- James Hardie siding and trim are Engineered for Climate so no matter where you live, you can rest assured that your investment is going to stand up to Mother Nature
- Each substrate is precisely engineered to resist moisture intrusion, cracking, shrinking and swelling in the specific region for which it was designed
- Perfect for your next do-it-yourself project - pre-painted, easy to handle and install
- Ask the ProServices Desk for available color options
- James Hardie fiber cement siding products also resist water absorption to help prevent damage from mold, swelling and cracking
- Over a lifetime fiber cement siding costs less than natural wood siding, doesn't attract pests and is fire resistant
- James Hardie fiber cement siding products are backed by a 30-year non-prorated warranty
- James Hardie siding products with ColorPlus Technology are backed by a 15-year limited finish warranty

 **Warranty Guide**  
PDF

 **Use and Care Guide**  
PDF

## Specifications

texture	Smooth	primed	Yes
squareFeetperPanel	32	actualThickness	0.312
recommendedExposure	0	manufacturerColorFinish	Harris Cream
painted	Yes	type	Vertical
actualLength	96	warranty	30-year limited
actualWidth	48	colorFinishFamily	Yellow
modelDescription	PAN CP SM HZ5 4X8 HC-50	CA Residents: Prop 65 Warning(s)	No
seriesName	HardiePanel	UNSPSC	30151800

23138S 12.14.23

## LAKWOOD TOWNHOMES | LAKWOOD OHIO | MATERIALS

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**BOARD OF BUILDING STANDARDS  
ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD**

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • [www.lakewoodoh.gov](http://www.lakewoodoh.gov)

## **Application Cover Page**

**Docket No.: 12-101-23**

**Permit No.: BBS23-000096**

**Applicant Name: Jonathan Ziegan, Osborn Engineering**

**Project Address: 18118 and 11810 Detroit Ave.**

**Project Name: RISE Lakewood**

**Project: Applicant proposes expansion of a commercial building and parking lot.**

Cleveland, OH 44114

p 216 861 2020 x13005 | c 440 785 4691 | [jziegan@osborn-eng.com](mailto:jziegan@osborn-eng.com)

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Existing Photos for 11818 & 11810 Madison Avenue – 11/22/2023



View of 11810 Madison from Coutant Ave (#1)



View of 11810 Madison from Coutant Ave (#2)

Existing Photos for 11818 & 11810 Madison Avenue – 11/22/2023



View of 11810 & 11818 Madison from intersection of Madison Ave and Coutant Ave



View of 11810 Madison from Madison Ave

Existing Photos for 11818 & 11810 Madison Avenue – 11/22/2023



View of 11818 Madison from Madison Ave

# RISE LAKEWOOD - MADISON DISPENSARY RENOVATION & EXPANSION

11818 MADISON AVE., LAKEWOOD, OHIO 44107

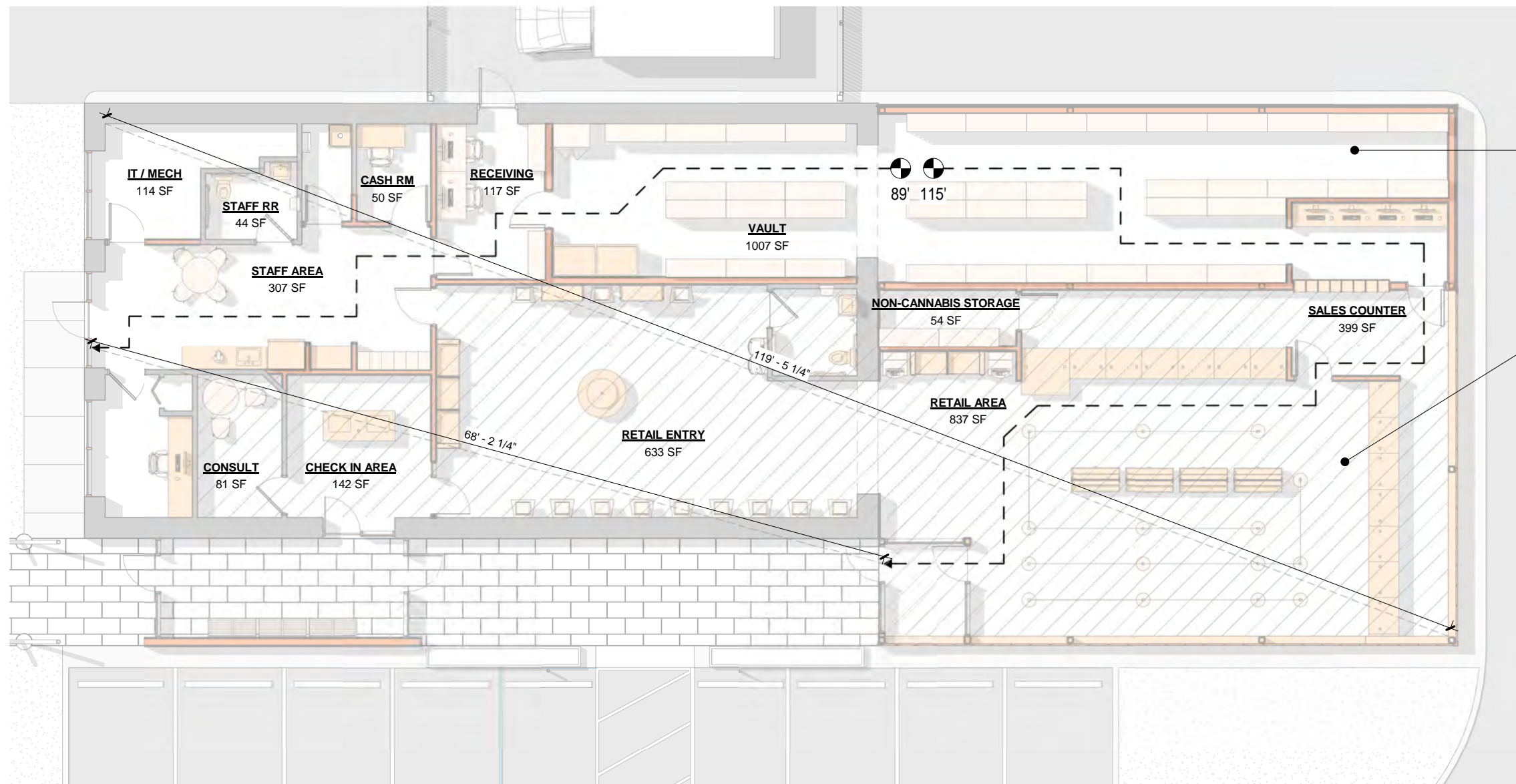


## DRAWING INDEX - CONCEPT SET

CS	COVER SHEET
LS-1	CODE ANALYSIS PLAN
A-1	LOCATION MAP
A-2	EXISTING PHOTOS
A-3	EXISTING FLOOR PLAN
A-4	PROPOSED SITE PLAN
A-5	PROPOSED FLOOR PLAN
A-6	ELEVATIONS
A-7	ELEVATIONS
A-8	WALL SECTIONS
A-9	EXTERIOR RENDERING
A-10	EXTERIOR RENDERING
A-11	EXTERIOR RENDERING
A-12	EXTERIOR RENDERING
A-13	EXTERIOR RENDERING
A-14	PARTIAL AXON
A-15	OVERALL AXON
A-16	DIGITAL FINISH BOARD
A-17	DIGITAL FINISH BOARD
	MATERIAL APPENDIX

## PROJECT DESCRIPTION

CDA has been engaged to expand the existing Rise dispensary located at 11818 Madison Avenue. The expansion will consist of two volumes added to the rear of the building expanding both the sales floor and back of house space. The final building square footage will be approximately 4,550 square feet. The front of house volume is proposed to be clad in polycarbonate which allows extensive daylighting into the space while fully obscuring views into the sales floor from the exterior, as required by the state. The interior of the existing space will be fully renovated with minor upgrades to the exterior of the existing building. Signage will be submitted under a signage permit package.



**STORAGE, STOCK & SHIPPING**  
 1,780 S.F. @ 300 GROSS OCCUPANTS  
 = 6 OCCUPANTS (TABLE 1004.5)

**MERCANTILE**  
 2,300 S.F. @ 60 GROSS OCCUPANTS  
 = 38 OCCUPANTS (TABLE 1004.5)  
 DESIGN OCCUPANT LOAD = 49 OCCUPANTS

**CODE SUMMARY NOTES - 2018 IBC**

PROJECT TYPE:	RENOVATION / ADDITION TENANT FIT-OUT (LEVEL 3 ALTERATION)
LOCATION:	LAKWOOD, OH
OCCUPANCIES:	<b>MERCANTILE (M)</b>
MAX. OCCUPANT LOAD:	44
CONSTRUCTION:	TYPE VB CONSTRUCTION (UNPROTECTED WOOD FRAME)
EXISTING FIRE RESISTANCE:	<b>NON-SPRINKLERED</b>
MAX. TRAVEL DISTANCE:	200'-0" AS PER TABLE 1017.2
TOTAL SF=	GROUND FLOOR: 4,160 SF (INTERIOR GROSS S.F.) (MAX. 9,000 SF 0 TABLE 506.2)
NUMBER OF STORIES:	1 STORY (MAX. 1 STORY - TABLE 504.4)
HEIGHT=	+/- 26' 7" (MAX. 40' 0" - TABLE 504.3)

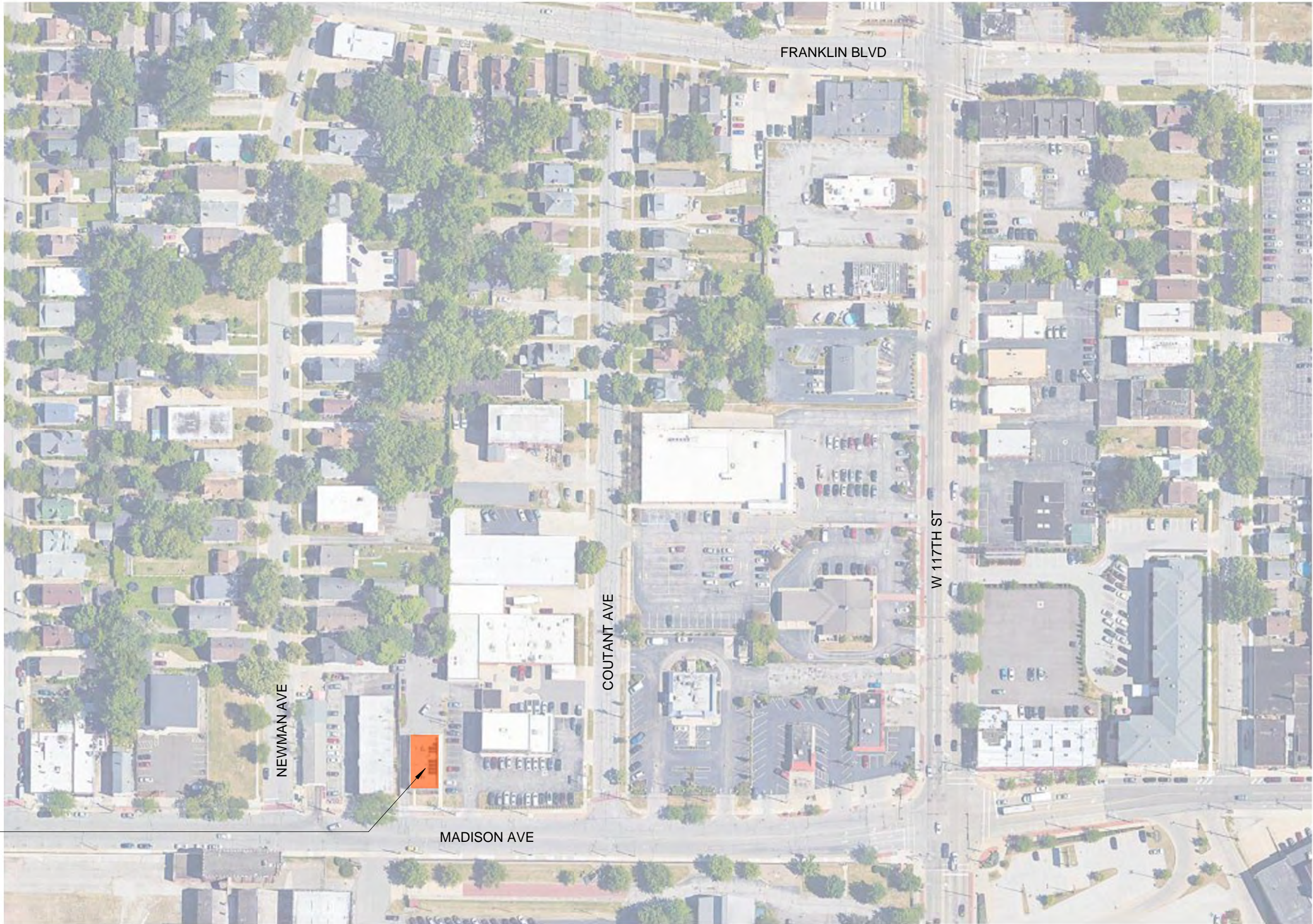
**OHIO CODES IN FORCE**

OHIO BUILDING CODE 2017  
 OHIO FIRE CODE 2017  
 OHIO PLUMBING CODE 2017  
 OHIO MECHANICAL CODE 2017  
 OHIO FUEL GAS CODE 2015  
 OHIO ENERGY CODE 2017  
 OHIO ACCESSIBILITY CODE 2009  
 ADA STANDARDS 2010  
 OHIO ELECTRICAL CODE 2017  
 LIFE SAFETY CODE OF CMS  
 OHIO FIRE ALARM CODE 2016

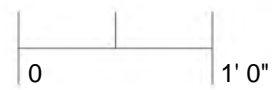
**PLUMBING**

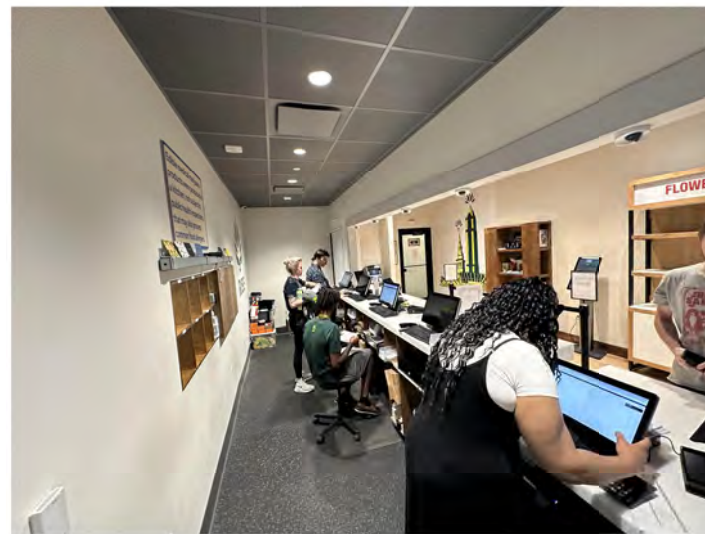
**PLUMBING PER IBC TABLE 2902.1**

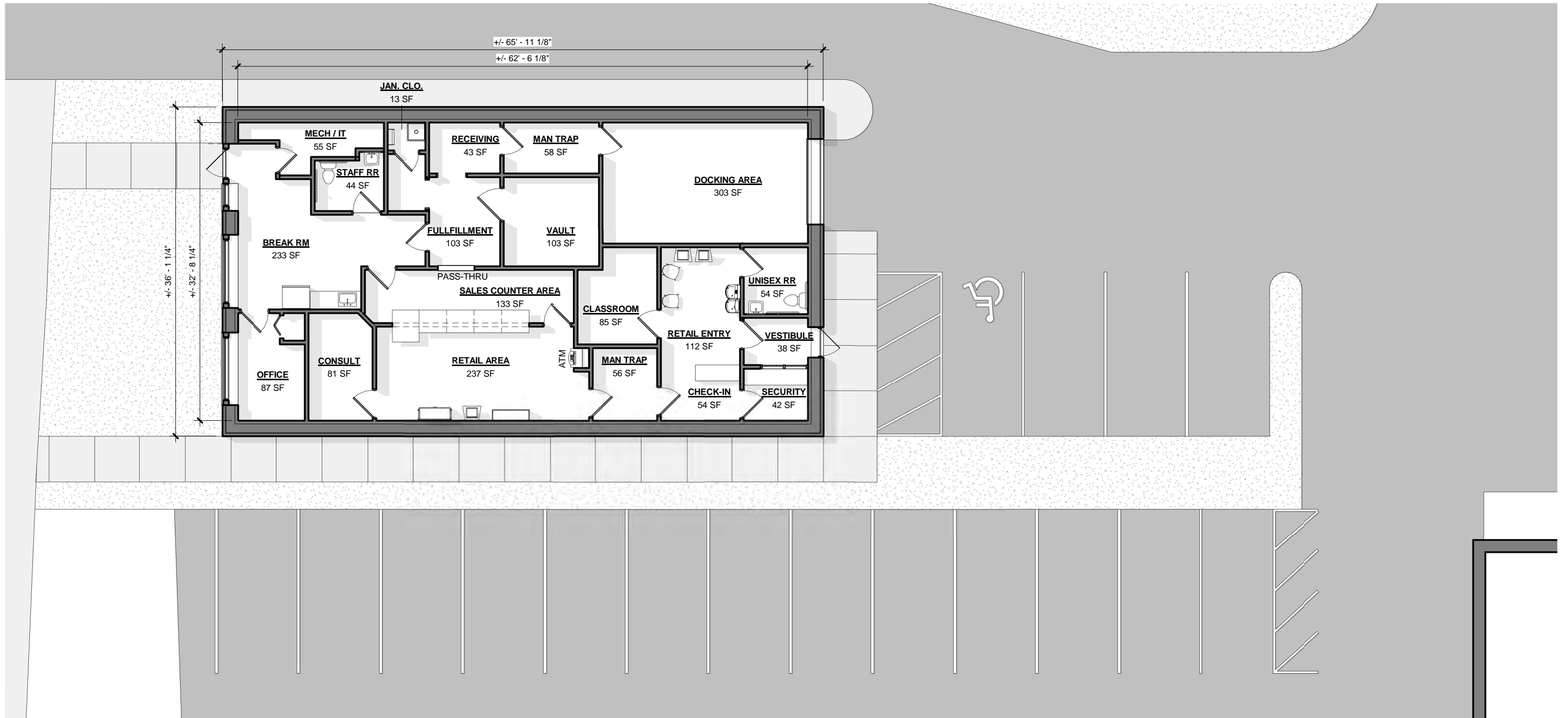
1 WATER CLOSET PER 500 OCC.	1 REQ'D / 2 PROVIDED
1 LAVATORY PER 750 OCC.	1 REQ'D / 2 PROVIDED
1 WATER FOUNTAIN PER 1000 OCC.	1 REQ'D / 1 PROVIDED
1 JANITOR CLOSET	1 REQ'D / 1 PROVIDED

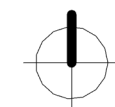
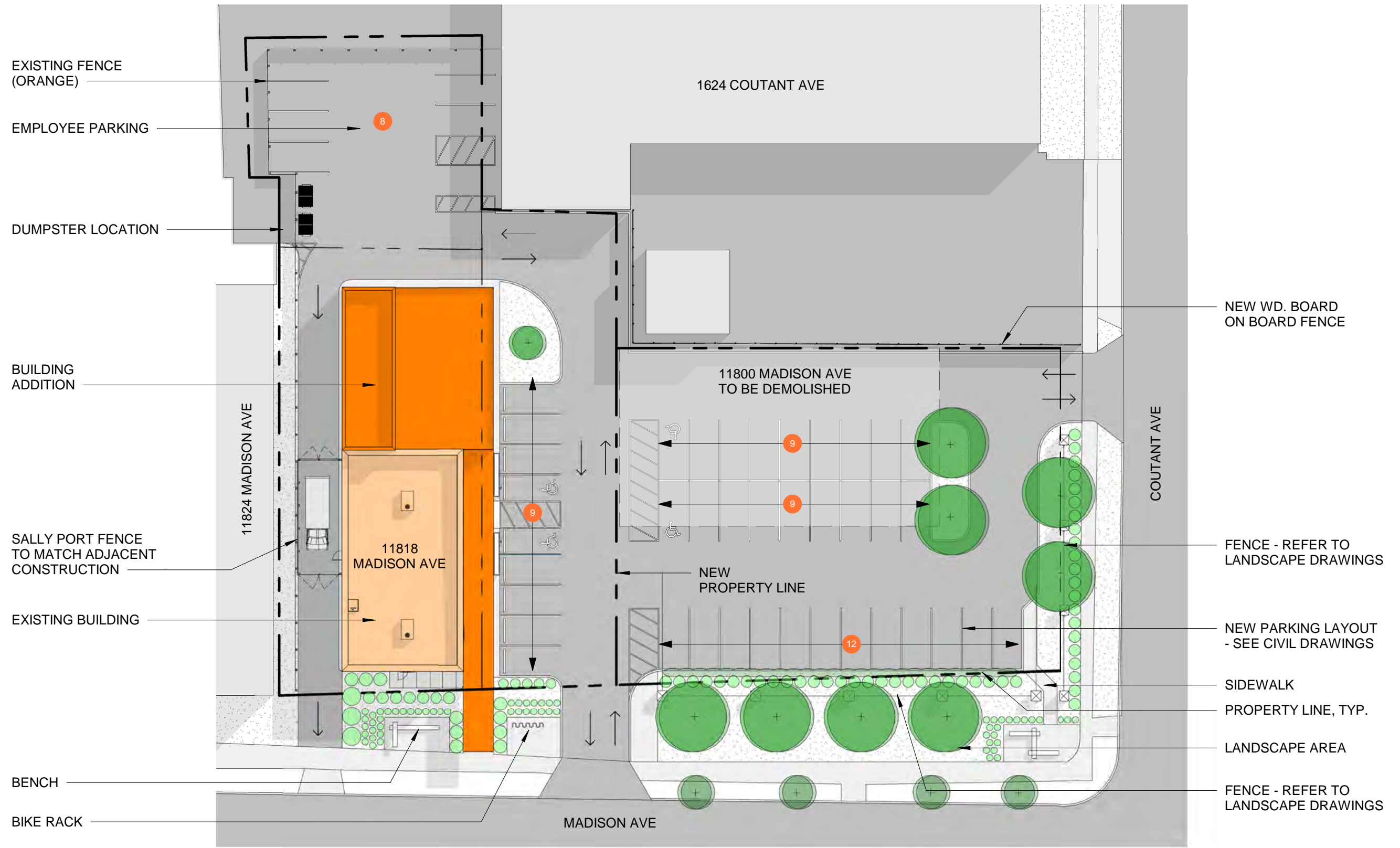


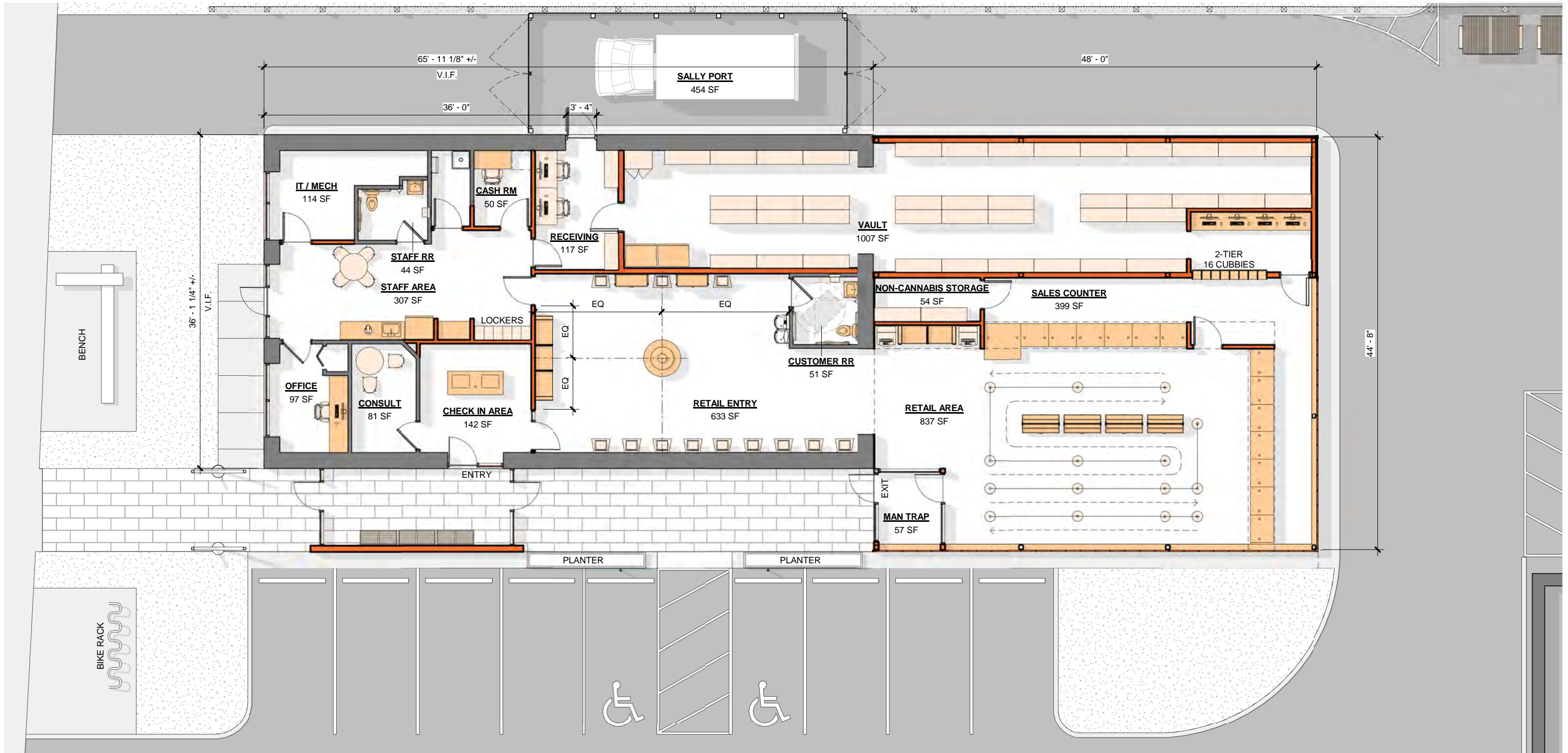
11818 MADISON AVE  
LAKEWOOD, OH

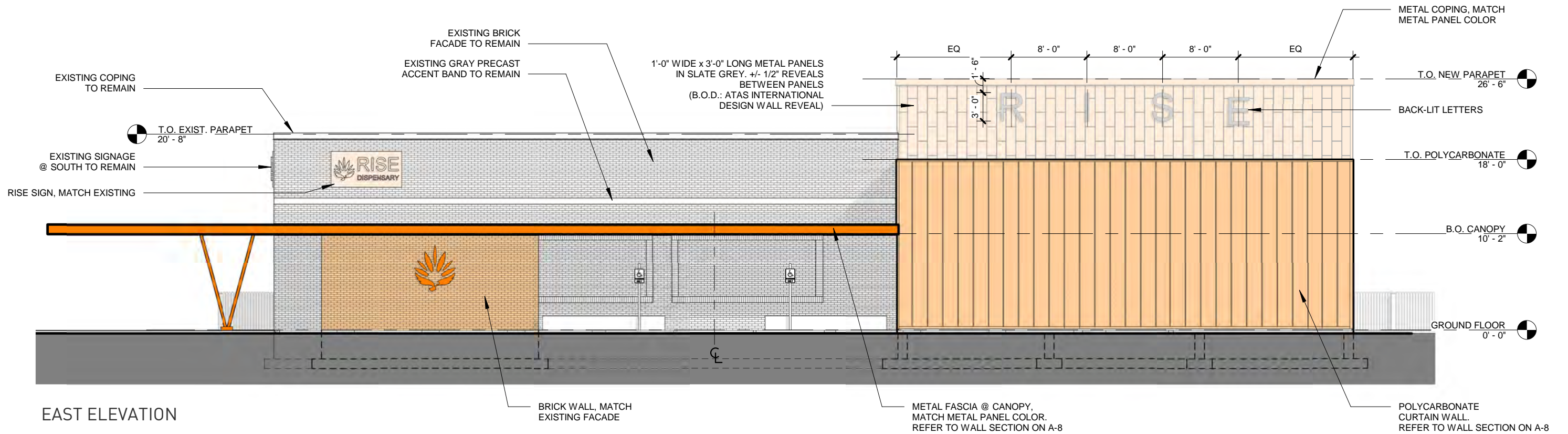












EAST ELEVATION

1'-0" WIDE x 3'-0" LONG METAL PANELS IN SLATE GREY. +/- 1/2" REVEALS BETWEEN PANELS (B.O.D.: ATAS INTERNATIONAL DESIGN WALL REVEAL), BEYOND

EXISTING BRICK FACADE TO REMAIN

EXISTING GRAY PRECAST ACCENT BAND TO REMAIN

NEW FENCE / GATES, BEYOND. WOOD SLAT TO MATCH EX. ADJ. FENCE

EXISTING SIGNAGE TO REMAIN

T.O. NEW PARAPET 26'-6"

T.O. EXIST. PARAPET 20'-8"

T.O. POLYCARBONATE 18'-0"

POLYCARBONATE CURTAIN WALL, BEYOND. REFER TO WALL SECTION ON A-8

B.O. CANOPY 10'-2"

METAL FASCIA @ CANOPY, MATCH METAL PANEL COLOR. REFER TO WALL SECTION ON A-8

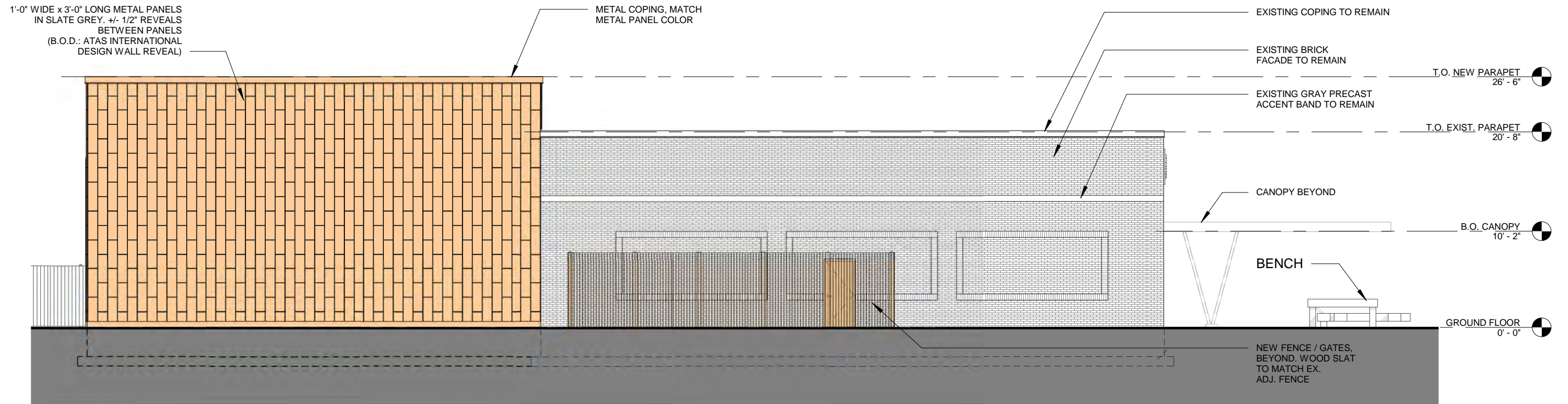
BIKE RACK

GROUND FLOOR 0'-0"

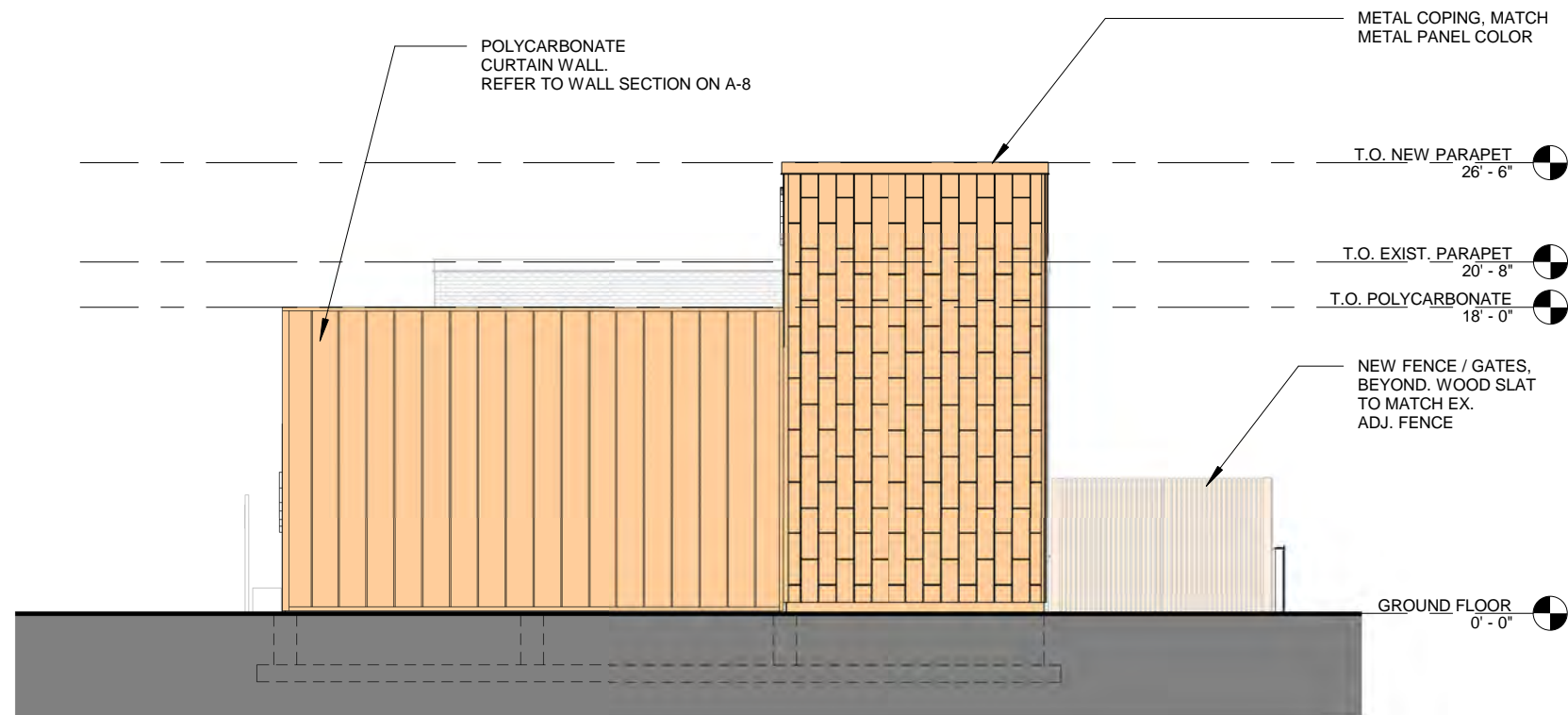
STOREFRONT w/ BRONZE MULLIONS (TO MATCH EXISTING) & FILM OVER GLAZING

STOREFRONT w/ BLACK MULLIONS & CLEAR GLAZING

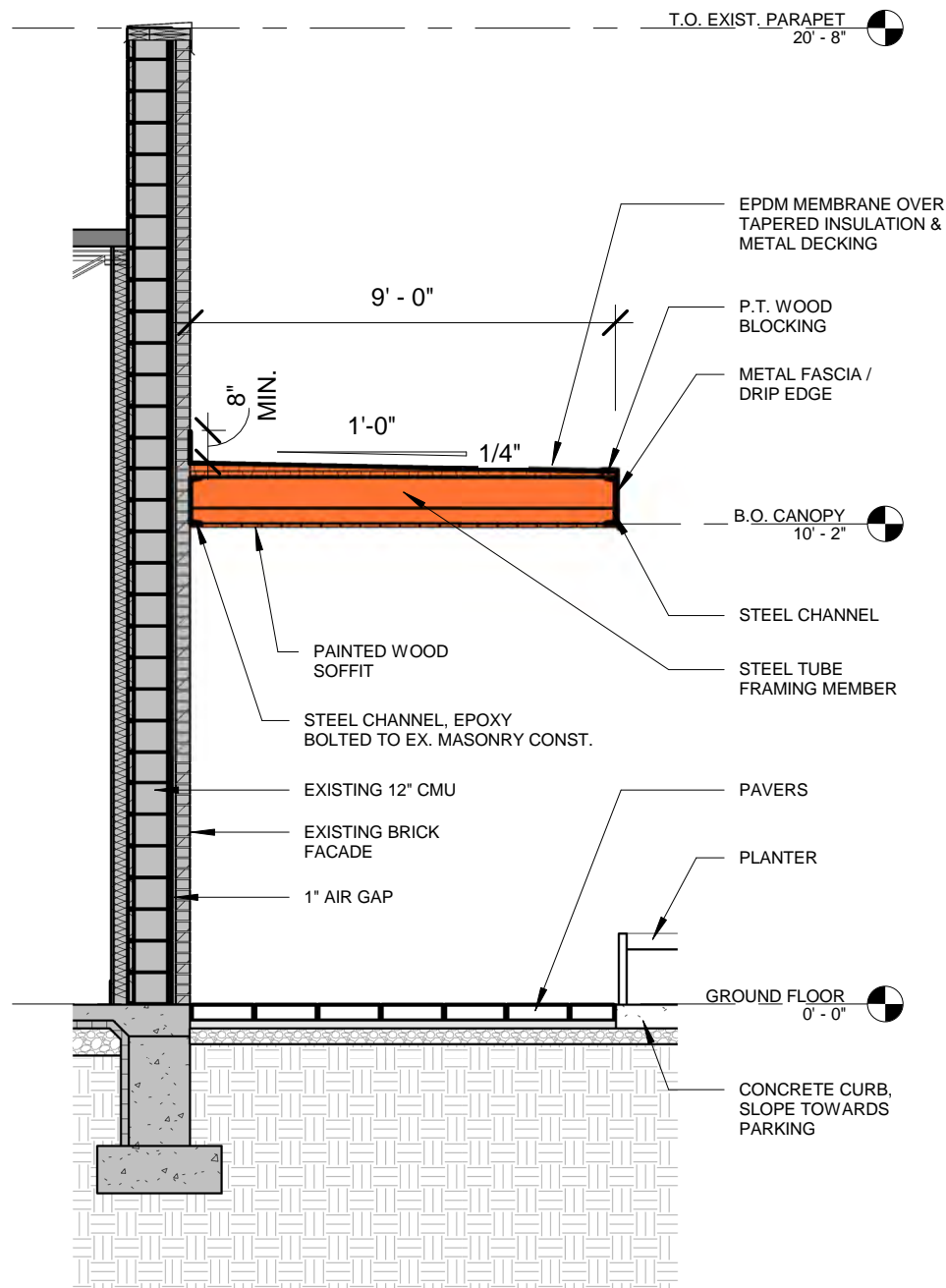
SOUTH ELEVATION



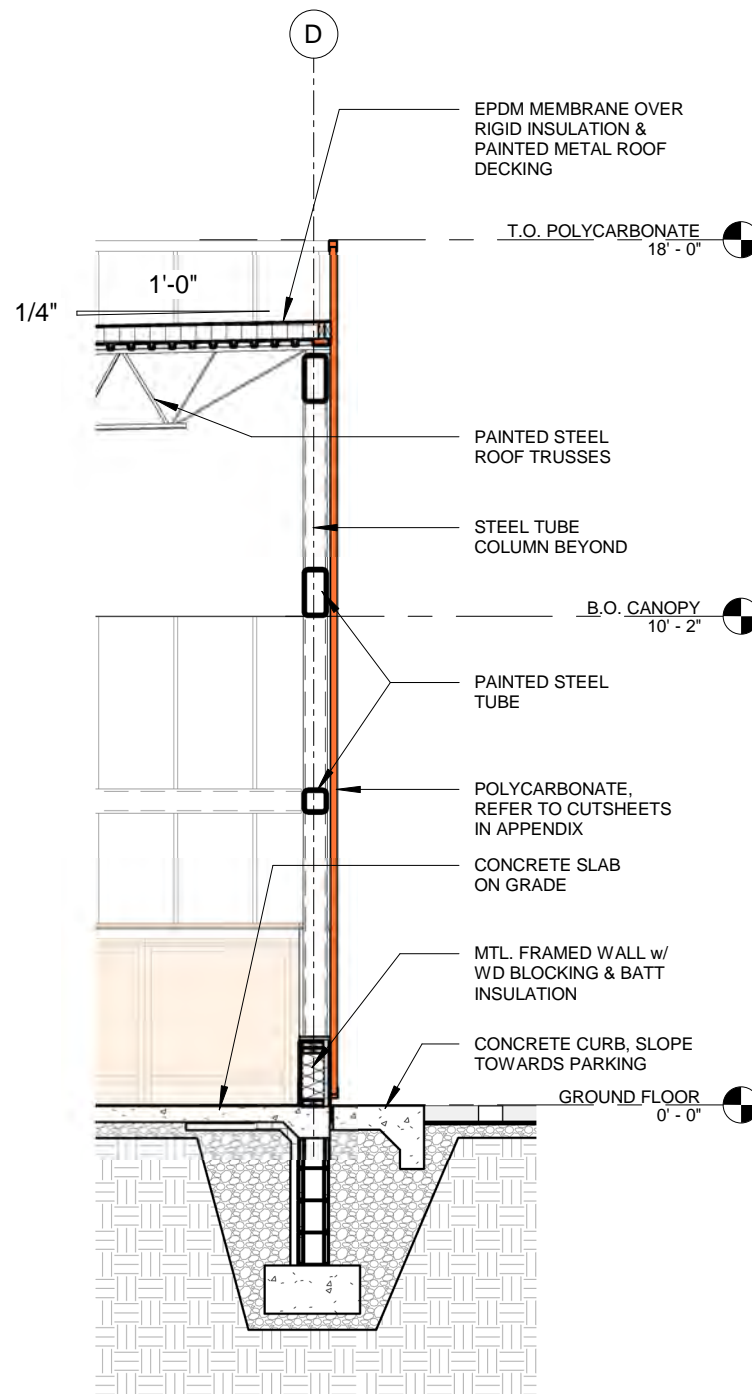
WEST ELEVATION



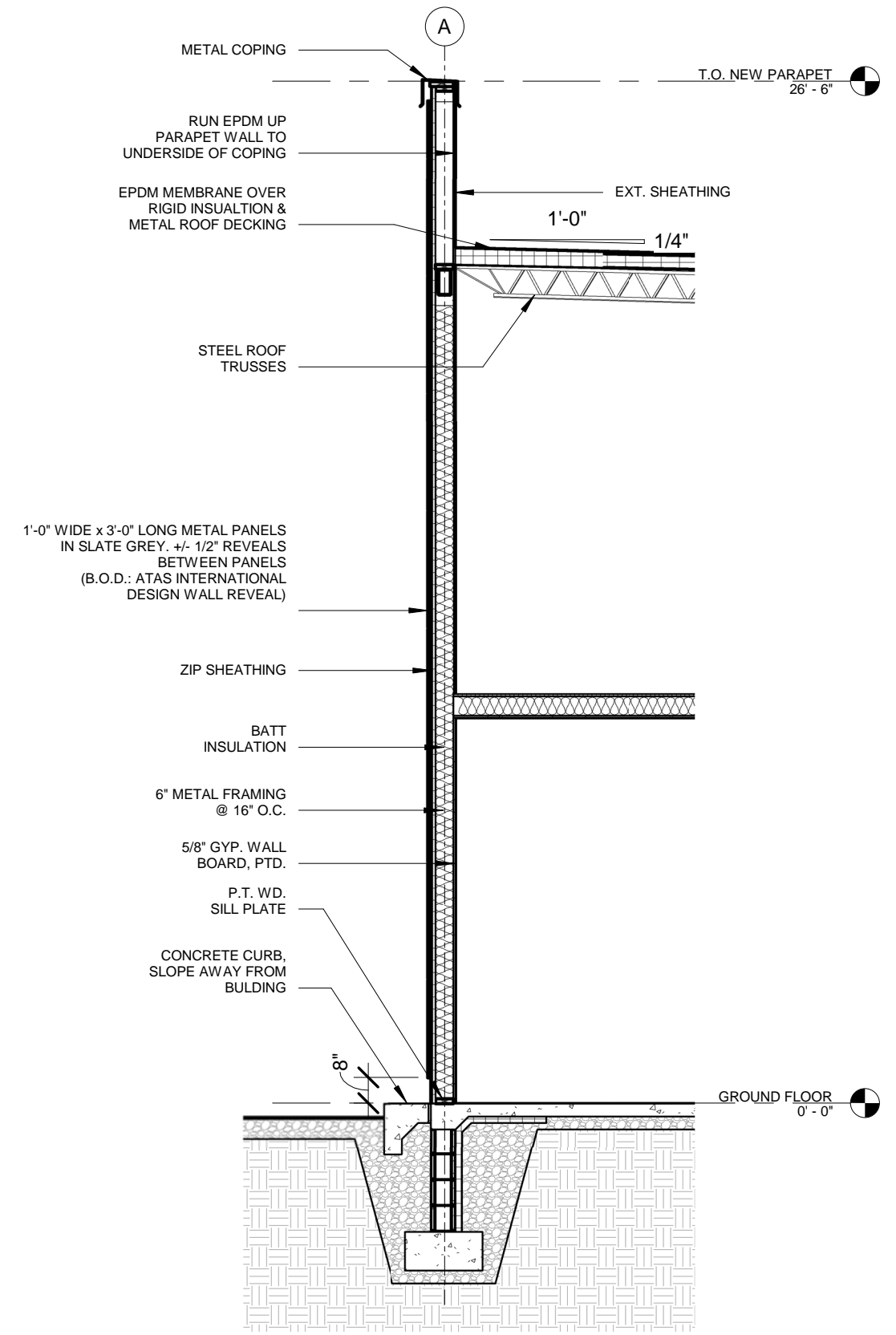
NORTH ELEVATION



CANOPY SECTION



POLYCARBONATE WALL SECTION



METAL PANEL WALL SECTION

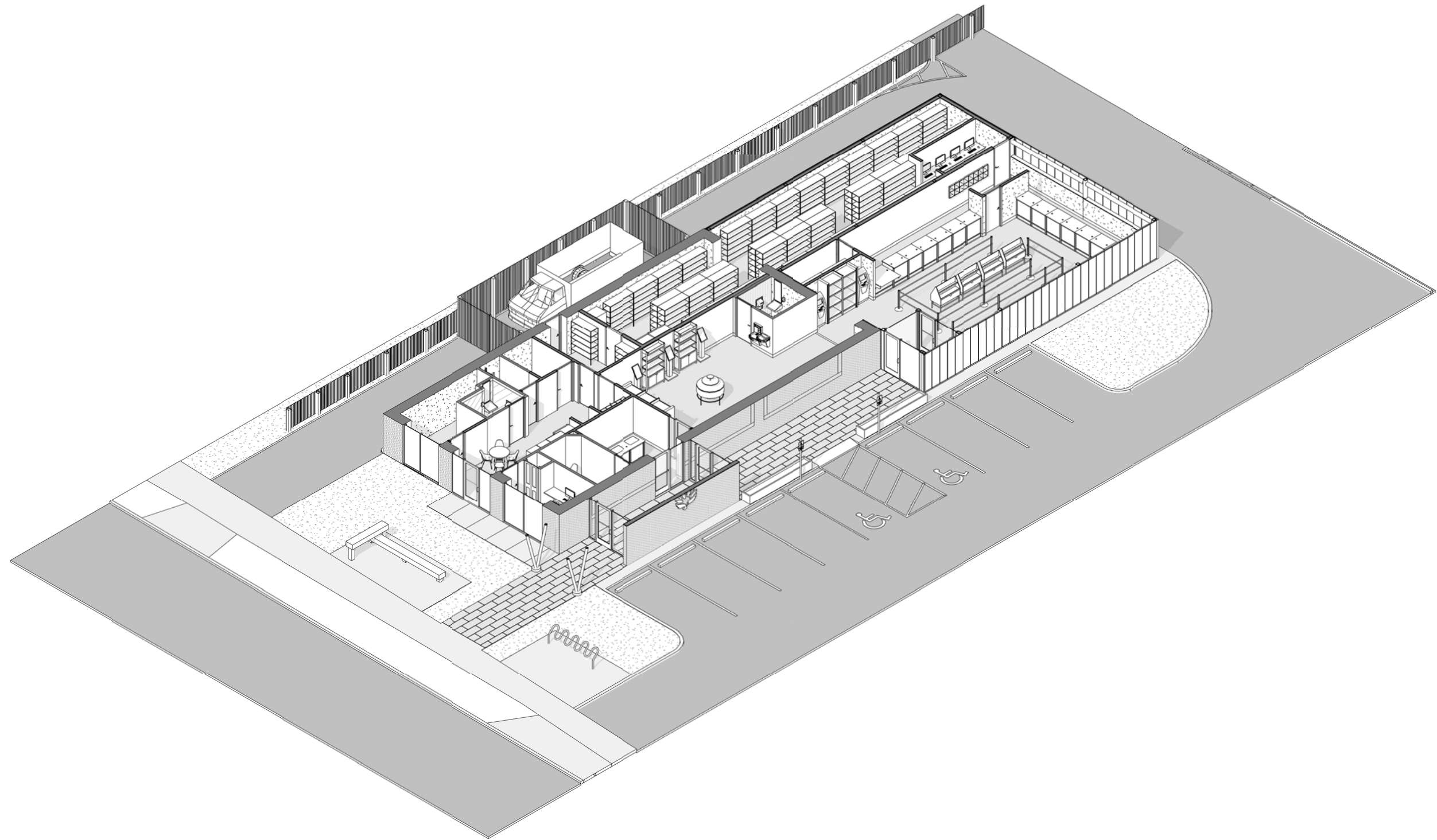


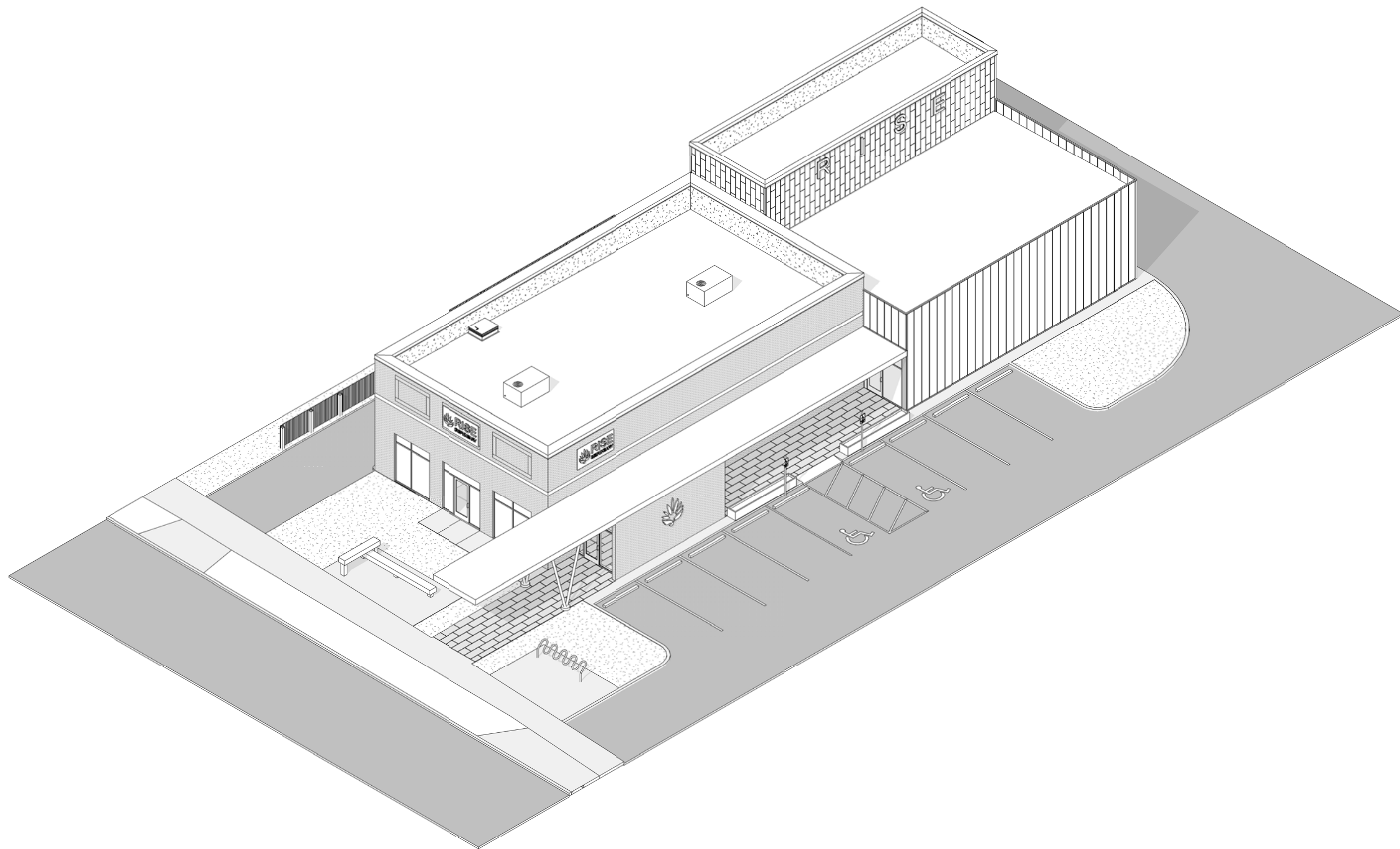










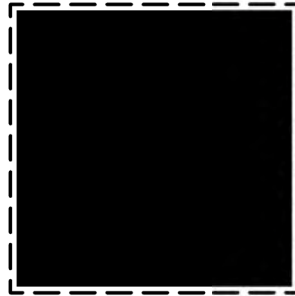




EXISTING BRICK FACADE



NEW STOREFRONT "FILM"



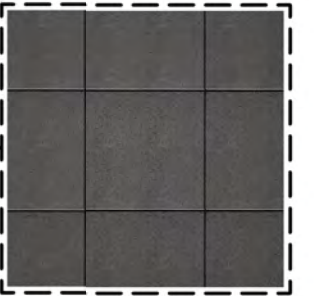
COLUMNS PAINTED BLACK



CANOPY SOFFIT PAINTED GREEN



NEW STOREFRONT "CLEAR"



PAVERS: TECHNO-BLOCK INDUSTRIA - ONYX BLACK



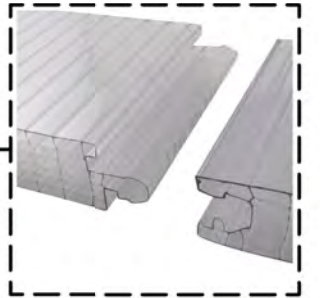
EXISTING BRICK FACADE



CANOPY SOFFIT, PAINTED



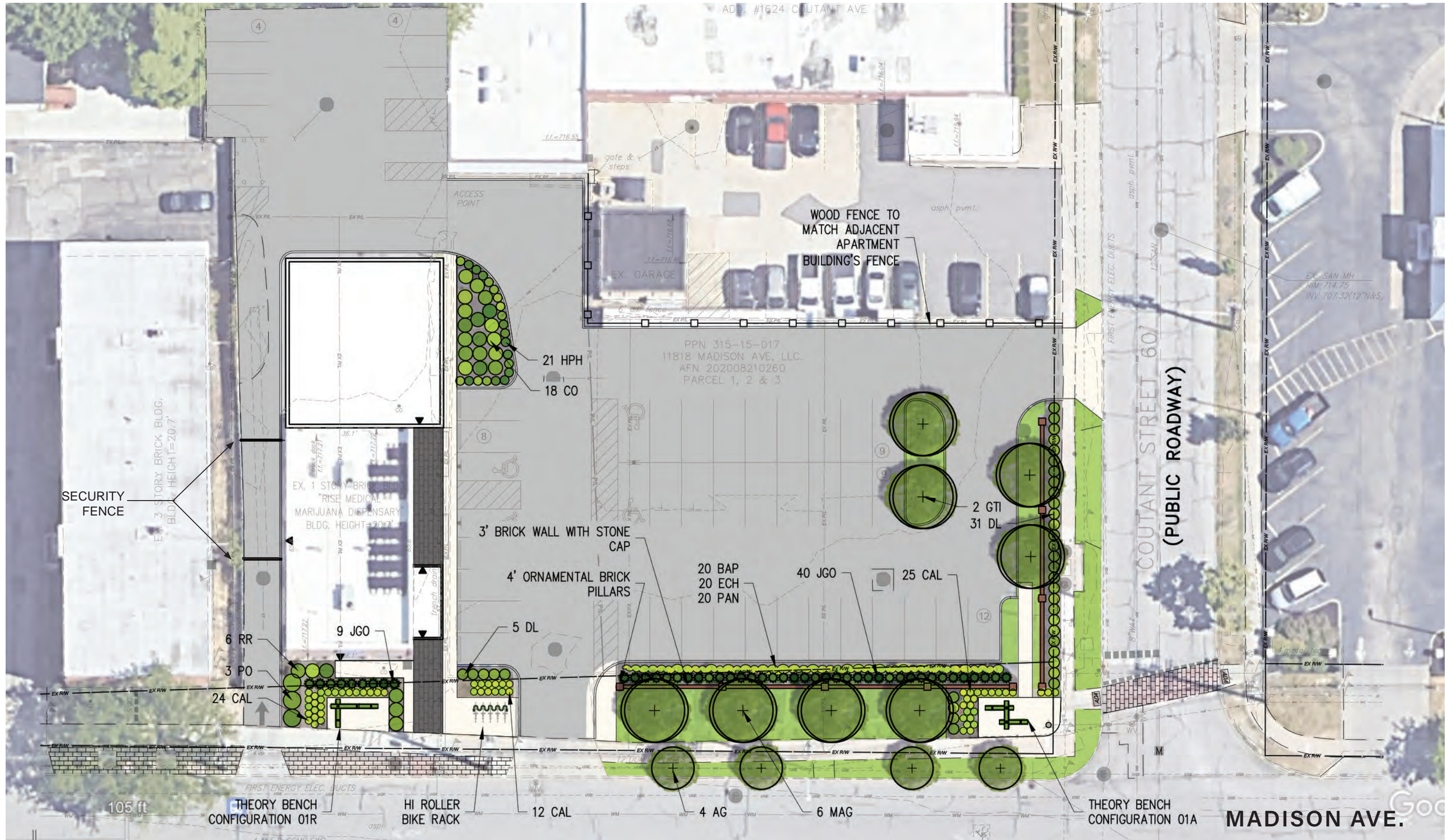
METAL PANELS



POLYCARBONATE CURTAIN WALL



NEW STOREFRONT "FILM"





Theory bench from Landscape Forms- in green



Hi Roller bike rack from DERO



Brick wall with stone cap



Industria Smooth paver from Techo Bloc in Chestnut



AC- Multi-stem Serviceberry



AG- Single-stem Serviceberry



MAG- Saucer Magnolia



GTI- Honeylocust



DL- Bush Honeysuckle



JGO- Grey Owl Juniper



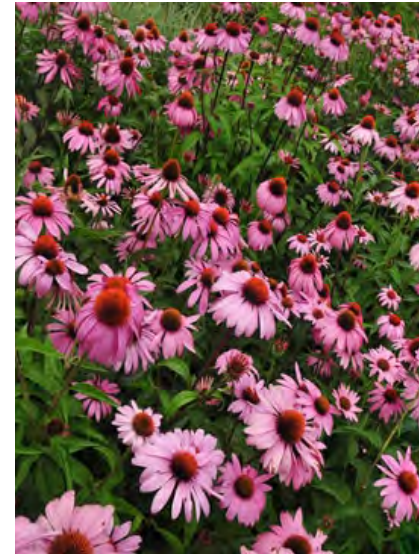
RR- White Rugosa Rose



PO- Tiny Wine Ninebark



BAP- False Indigo



ECH- Purple Coneflower



PAN- Northwind Switchgrass



CAL- Karl Foerster Reed Grass



CO- Arctic Fire Dogwood



HPH- Hidcote St. Johnswort

Plant Schedule					
Key	Qty	Botanical / Common Name	Size	Cond.	Spacing
		<b>Trees</b>			
AG	4	Amelanchier x grandiflora 'Autumn Brilliance'/ Apple Serviceberry	2"	B&B	See Plan
MAG	6	Magnolia x soulangiana/ Saucer Magnolia	8'	B&B	See Plan
GTI	2	Gleditsia t.f.i. Street Keeper/ Street Keeper Honeylocust	2"	B&B	See Plan
				B&B	See Plan
		<b>Shrubs</b>			
CO	13	Cornus stolonifera 'Arctic Fire'/ Arctic Fire Dogwood	24"	No. 5	4' O.C.
DL	36	Diervilla lonicera/ Dwarf Bush Honeysuckle	18"	No. 3	3' O.C.
HPH	18	Hypericum patulum 'Hidcote'/ Hidcote St. Johnswort	6"	No. 1	2.5' O.C.
JGO	9	Juniperus v. 'Grey Owl'/ Grey Owl Juniper	30"	B&B	4' O.C.
RR	10	Rosa rugosa 'Alba'/ White Rugosa Rose	SHRUB	No. 3	4' O.C.
PO	3	Physocarpus o. 'Tiny Wine'/ Tiny Wine Ninebark	24"	No. 3	4' O.C.
		<b>Perennials</b>			
BAP	20	Baptisia australis/ Blue False Indigo	Clump	No. 3	36" O.C.
ECH	20	Echinacea purpurea 'Magnus'/ Magnus Coneflower	Clump	No. 2	24" O.C.
PAN	30	Panicum v. 'Northwind'/ Northwind Switchgrass	Clump	No. 2	30" O.C.
CAL	62	Calamagrostis x ac. 'Karl Foerster'/ Karl Foerster Reed Grass	Clump	No. 2	24" O.C.



# INDUSTRIA SLAB

**DESCRIPTION:** Slab **TEXTURE:** HD<sup>2</sup> Smooth, HD<sup>2</sup> Granitex or HD<sup>2</sup> Polished

## PALLET OVERVIEW



### EXPANDING DESIGN HORIZONS WITH LIVEABLE ROOFTOPS.

#### COOL ROOF

High Solar Reflectivity

#### LENGTHENS ROOF LIFE SPAN

Protects the waterproofing membrane from UV rays and accidental perforations.

#### EASY ACCESS FOR MAINTENANCE

When installed on pedestals, INDUSTRIA slab can be moved for roof system maintenance.

#### NOTES

See page 31 to 33 for more technical information.

See page 25 for more information about applications.


HD<sup>2</sup> Polished and HD<sup>2</sup> Granitex is made-to-order, minimum order of 500 sq. ft. Deposit required.

Allowable load Capacity of slab on pedestal set (including a safety factor of 2): 1441 lb (653 kg)

\*For this application, it is recommended that this product be installed on a concrete base as designed by a local Engineer.


Specifications per pallet*		Imperial	Metric
Smooth and Granitex	Cubing	<b>54.25 ft<sup>2</sup></b>	5.04 m <sup>2</sup>
	Approx. Weight	1 567 lbs	711 kg
	Number of rows	7	
	Coverage per row	7.75 ft <sup>2</sup>	0.72 m <sup>2</sup>
	Linear coverage per row	3.94 lin. ft	1.20 lin. m

Specifications per pallet**		Imperial	Metric
Smooth and Granitex	Cubing	<b>85.25 ft<sup>2</sup></b>	7.92 m <sup>2</sup>
	Approx. Weight	2 432 lbs	1 103 kg
	Number of rows	11	
	Coverage per row	7.75 ft <sup>2</sup>	0.72 m <sup>2</sup>
	Linear coverage per row	Depth 3.94 lin. ft Length 3.94 lin. ft	1.20 lin. m 1.20 lin. m

Unit dimensions		in	mm	Units/pallet
	Height	2 3/8	60	14 units*
	Width	23 5/8	600	22 units**
	Length	23 5/8	600	

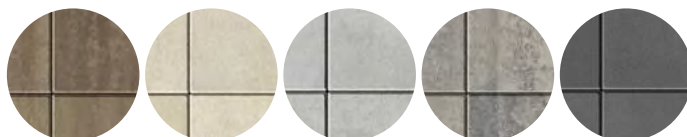
Specifications per pallet*		Imperial	Metric
Polished	Cubing	<b>54.25 ft<sup>2</sup></b>	5.04 m <sup>2</sup>
	Approx. Weight	1 555 lbs	705 kg
	Number of rows	7	
	Coverage per row	7.75 ft <sup>2</sup>	0.72 m <sup>2</sup>
Linear coverage per row	3.94 lin. ft	1.20 lin. m	

Specifications per pallet**		Imperial	Metric
Polished	Cubing	<b>85.25 ft<sup>2</sup></b>	7.92 m <sup>2</sup>
	Approx. Weight	2 432 lbs	1 103 kg
	Number of rows	11	
	Coverage per row	7.75 ft <sup>2</sup>	0.72 m <sup>2</sup>
	Linear coverage per row	Depth 3.94 lin. ft Length 3.94 lin. ft	1.20 lin. m 1.20 lin. m

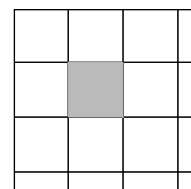
Unit dimensions		in	mm	Units/pallet
	Height	2 5/16	58	14 units*
	Width	23 5/8	600	22 units**
	Length	23 5/8	600	

\*Available while quantities last  
\*\*New packaging - Available Summer 2023

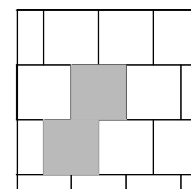
Chestnut Brown    Beige Cream    Greyed Nickel    Shale Grey    Onyx Black  
HD<sup>2</sup> Smooth / HD<sup>2</sup> Polished / HD<sup>2</sup> Granitex



29 | Linear pattern  
100% 600x600



30 | Linear pattern  
100% 600x600







Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

## Product Benefits

- 3M White Matte Translucent Film provides subtle privacy and enhances the aesthetics of the work environment
- 3M Blackout Film provides the ultimate in privacy
- 3M Mirror Film provides very high reflection, giving you a mirror-like appearance on one side, and a non-reflective look on the other side, for mirror or one way mirror applications\*
- 3M Privacy Films are a fraction of the cost of new glass

## Product Performance & Technical Data

Privacy Series				
	¼" Clear	White Matte	Mirror	Blackout
Appearance		Diffuse White	Silver reflective front, Black non-reflective back	Matte Black
Visible Light Transmitted	89%	86%	7%	0%
Visible Light Reflected Interior	9%	6%	18%	NA
Visible Light Reflected Exterior	8%	6%	64%	NA
Haze	NA	82%	NA	NA
Thickness	NA	2 mil	2 mil	2 mil

### IMPORTANT NOTICE:

This product is **not approved** in the State of Florida for use as hurricane, windstorm, or impact protection from wind-borne debris from a hurricane or windstorm. In compliance with Florida Statute 553.842, this product may not be advertised, sold, offered, provided, distributed, or marketed in the State of Florida as hurricane, windstorm, or impact protection from wind-borne debris from a hurricane or windstorm.

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### Commercial Solutions Division

3M Center, Building 220-12E-04 St. Paul, MN 55144  
3M.com/windowfilm

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## Warranty

3M warrants that each 3M product will be free from defects in material and manufacture for the length of the product warranty. 3M MAKES NO OTHER EXPRESS OR IMPLIED WARRANTIES, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

## Limited Remedy

If a 3M product does not conform to this warranty, the sole and exclusive remedy is, at 3M's option, replacement of the 3M product or refund of the purchase price.

## No Extension of Warranty

In the case of an approved warranty claim, the replacement Product will carry only the remaining term of the original warranty period.

## Limitation of Liability

Except where prohibited by law, 3M will not be liable for any loss or damage arising from the 3M product, whether direct, indirect, special, incidental or consequential, regardless of the legal theory asserted.

### IMPORTANT NOTICE:

This product is **not approved** in the State of Florida for use as hurricane, windstorm, or impact protection from wind-borne debris from a hurricane or windstorm. In compliance with Florida Statute 553.842, this product may not be advertised, sold, offered, provided, distributed, or marketed in the State of Florida as hurricane, windstorm, or impact protection from wind-borne debris from a hurricane or windstorm.

The information provided in this report is believed to be reliable; however, due to the wide variety of intervening factors, 3M does not warrant that the results will necessarily be obtained. All details concerning product specifications and terms of sale are available from 3M

### Commercial Solutions Division

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DESIGN WALL REVEAL  
Custom Color  
Couch9

## DESIGN WALL REVEAL

SKU: DSR, DWR

### MATERIAL

.032, .040, .050 aluminum

### PANEL SPECS

Coverage: 8", 10", 12" | Custom widths available in 1" increments\*

High Pressure Clip optional

Reveal: 1"

Minimum Length: 3'-0"

Maximum Length: 15'-0"

Depth: DSR: 1 3/4", DWR: 1 1/8"

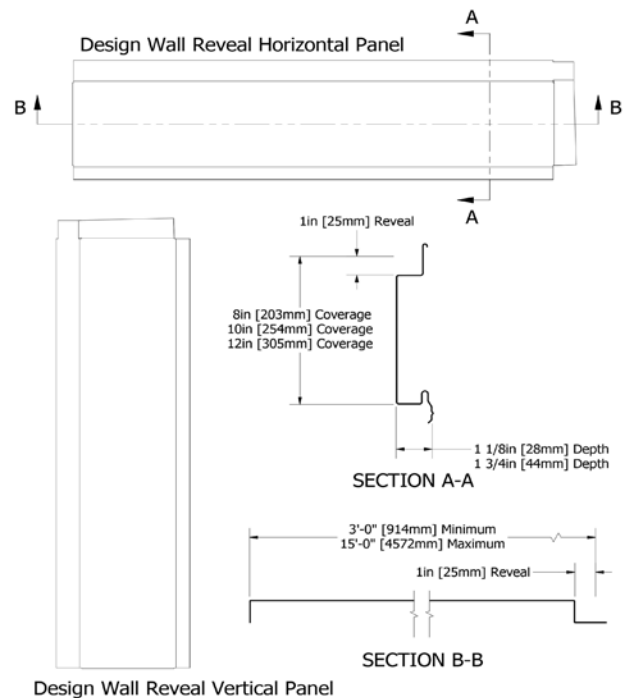
### AVAILABLE

Perforations

### TEXTURE

Smooth, Stucco Embossed, or Wood Grain Embossed (DWR only)

[www.atas.com/designwallreveal](http://www.atas.com/designwallreveal)



**Job Name:**  
CDA NEW OFFICE  
Architect: CHRIS DAWSON, AIA (Harrisburg)  
Engineer: Green Building Engineers (York)

**Catalog Number:**  
SD4DRL3-35-D101-FL / IC430B-SF / 1100  
Notes:

**Type:**  
**A4**  
WST23-206523

## SD4DR / IC430

4" SD LED Downlight

### ELECTRICAL DATA

LED Light Engine	System Wattage * @ 120V	CCT	Nominal Delivered Lumens **	Efficacy
L0	8W	3500K	750 lm	94 lm/W
L1	10W	3500K	1000 lm	103 lm/W
L2	14W	3500K	1500 lm	110 lm/W
L3	19W	3500K	2000 lm	108 lm/W
L4	23W	3500K	2500 lm	111 lm/W
L5	28W	3500K	3000 lm	110 lm/W
L6	33W	3500K	3500 lm	109 lm/W
L7	38W	3500K	4000 lm	108 lm/W

\* System Wattage includes driver and LED Module consumption. | \*\* Delivered lumen output will vary depending on CCT selection.

### LED MODULE / OPTICS

- 80/90 CRI at 2700K, 3000K, 3500K, 4000K with 2 SDCM
- 70% lumen maintenance at 50,000 hours
- 30° Narrow Flood, 50° Flood or 70° Wide Flood

### ELECTRICAL SYSTEM

- Dedicated voltage options of 120V, 277V or 347V must be specified in catalog code.
- Phase dimming available in 120V only
- 347V available with Osram 0-10V 1% Dimming only

### REFLECTOR

Specification grade reflector with 1.2mm thickness. Architectural, discrete polished self flange standard. Optional painted white flange is available. Meets RP-1 requirements with controlled light distribution at a 50° cut off.

### DIMMING

- 0-10V Dimming 1%
- Phase Dimming 120V only, Forward 1% / Reverse 5%
- EldoLED 0-10V 0.1% or 1%
- Lutron® LDE1 Hi-Lume 1% EcoSystem LED driver with Soft-on, Fade-to-Black dimming technology
- Lutron® LTA2W Hi-Lume 1% 2-Wire LED driver (120V forward phase only) DMX512 RDM 0.1%

### FRAME CONSTRUCTION

Heavy duty galvanized steel frame with a large access junction box. ETL listed for through wiring. LED light engine and driver are accessible from above or below ceiling.

### INSTALLATION

The luminaire is type Non-IC. Insulation must be kept at a minimum of 3" away from fixture. Universal mounting brackets included. Compatible with C-channel, flat bar, wood joist bar hanger and EMT. Bar hangers must be ordered separately. C-channel is recommended for T-bar ceilings. Maximum ceiling thickness is 1 1/4". Max. ambient temperature: 95°F (35°C).

### EMERGENCY BACKUP

External battery operates LED load of up to 7W at a minimum of 800 lumens for 90 minutes (EM7), or 20W at a minimum of 2300 lumens for 90 minutes (EM20). Available with remote or integral test switch, must specify.

### intellect™

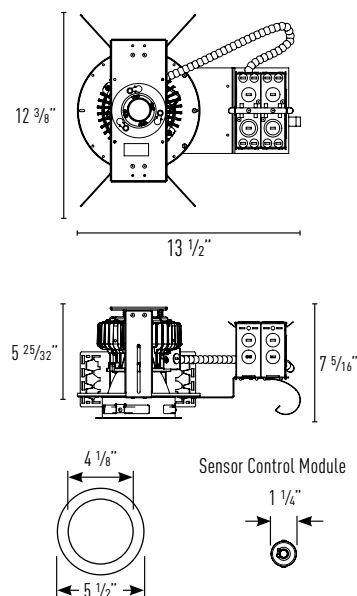
- Integrated control system provides occupancy and light level detection, and controls the load directly by the power control module Integrated intelligent fixture controls
- Visit Leviton [intellect™](#) for more info

### LISTING/WARRANTY

- ETL listed to US and Canadian standards for damp locations.
- 5-Year Intense LED Limited Warranty
- ENERGY STAR® Qualified<sup>10</sup>



JOB NAME	CATALOG NUMBER
NOTES	TYPE



Ceiling Cut Out: 4 3/4"  
Maximum Ceiling Thickness: 1 1/4"

### Housing Part Number (Example: SD4DRL130-D101-NF)

Housing	LED Module	CCT / CRI	Dimming	Voltage	Optic	Options
SD4DR	L0 <sup>1</sup> (8W)	27 (2700K / 80 CRI)	-D101 (Osram 0-10V 1%)	blank (120V)	-NF (30°)	EM7 (7W Emergency Backup w/ Remote Test Switch <a href="#">IOTA part #ILB-CP07-A</a> ) EM7T (7W Emergency Unit w/ Integral Test Switch <a href="#">IOTA part #ILB-CP07-R</a> ) EM20 <sup>2</sup> (20W Emergency Backup w/ Remote Test Switch <a href="#">IOTA ILB-CP20-HE-S</a> )
	L1 (10W)	279 (2700K / 90 CRI)	-IE <sup>3</sup> (Intellect Wireless 1%)	27 (277V)	-FL (50°)	
	L2 (14W)	30 (3000K / 80 CRI)	-DIM <sup>4,5</sup> (Phase Dimming)	34 <sup>6</sup> (347V)	-WF (70°)	
	L3 (19W)	309 (3000K / 90 CRI)	-ED10V1 (eldoLED 0-10V 1%)			
	L4 (23W)	35 (3500K / 80 CRI)	-ED10V01 (eldoLED 0-10V 0.1%)			
	L5 (28W)	359 (3500K / 90 CRI)	-LUT <sup>6</sup> (Lutron® LDE1 EcoSystem 1%)			
	L6 (33W)	40 (4000K / 80 CRI)	-LUT2 <sup>5,6</sup> (Lutron® LTA2W 2-Wire 1%)			
L7 <sup>2</sup> (38W)	409 (4000K / 90 CRI)	-DMXR <sup>7</sup> (DMX512 RDM 0.1%)				

### Reflector Part Number (Example: IC430HZ-SF)

Reflector	Reflector Finish	Trim	Option
IC430	C (Clear)	-SF (Self-Flanged)	EM7T (Integral Test Switch)
	HZ (Haze)	-SFW (Self-Flanged White)	
	W (White)		
	B (Black)		

### Accessories

- 1100 (C-Channel Bar Hangers)
- 1200 (Flat Bar Hangers)
- 1400 (Wood Joist Bar Hangers)

### Notes:

- L0 only available with -D101
- 347V Not available with L7 option
- Intellect not available with eldoLED, Lutron, Dali or DMX Dimming (Integrated intellect control system includes sensor and power pack. Keypad Room Controller must be specified separately)
- Not available in L1, L2 or L7
- Not available in 277V
- Lutron not available in L1 & L7
- DMX512 RDM not available in L1 & L2
- 347V only available with Osram 0-10V 1% Dimming
- 20W emergency not available in L1, L2 & L3
- ENERGY STAR® Qualified (0-10V & ELV only. Excludes CCT/CRI options 279, 309 & 359)

SS-DOWNLIGHTING/LM-0822/P-1

INTENSE LIGHTING | 3340 E La Palma Ave, Anaheim, CA 92806 | tel 714 630-9877 | fax 714 630-9883

For Intense Lighting's limited product warranty, go to [www.intenselighting.com](#). For a printed copy of the warranty, you may call 800 961-5321.

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intense<sup>®</sup> | LEVITON<sup>®</sup>  
LIGHTING company

**Job Name:**  
 CDA NEW OFFICE  
 Architect: CHRIS DAWSON, AIA (Harrisburg)  
 Engineer: Green Building Engineers (York)

**Catalog Number:**  
 SD4DRL3-35-D101-FL / IC430B-SF /  
 I100  
 Notes:

**Type:**  
**A4**  
 WST23-206523

**SD4DR / IC430**  
 4" SD LED Downlight

JOB NAME		CATALOG NUMBER	
NOTES		TYPE	

Electrical Table					
Lumen Package	Voltage	Wattage	VA	Input Current	Power Factor
L0	120	7.43	7.99	0.07	0.930
	277	8.41	11.87	0.04	0.709
L1	120	9.75	10.37	0.09	0.94
	277	10.82	14.18	0.05	0.76
L2	120	13.71	14.35	0.12	0.96
	277	14.85	18.06	0.07	0.82
L3	120	18.27	18.54	0.15	0.99
	277	19.77	22.92	0.08	0.86
L4	120	22.74	23.04	0.19	0.99
	277	24.09	27.31	0.10	0.88
L5	120	27.18	27.44	0.23	0.99
	277	28.93	32.00	0.12	0.90
L6	120	32.76	32.84	0.27	1.00
	277	34.09	36.72	0.13	0.93
L7	120	37.71	37.79	0.31	1.00
	277	38.86	41.77	0.15	0.93

SS-DOWNLIGHTING/LN-08222P-2

**SD4DR / IC430**  
4" SD LED Downlight

JOB NAME		CATALOG NUMBER	
NOTES		TYPE	

**SD4DRL135**  
**IC430C**

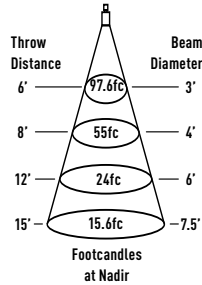
**CCT MULTIPLIERS:**

	<b>80 CRI</b>	<b>90 CRI</b>
2700K	(x 0.92)	(x 0.79)
3000K	(x 0.98)	(x 0.79)
3500K	(x 1.00)	(x 0.82)
4000K	(x 1.01)	(x 0.84)

**FINISH MULTIPLIERS**

	<b>30°</b>	<b>50°</b>	<b>60°</b>
Clear	(x 1.00)	(x 1.00)	(x 1.00)
Haze	(x 0.96)	(x 0.96)	(x 0.88)
White	(x 0.96)	(x 0.97)	(x 0.90)

**-NF (30° Narrow Flood)**

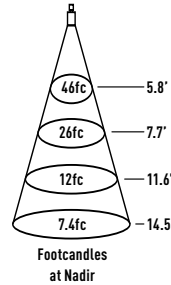


Watts: 10    LPW: 100.8  
Lumens: 1008    CCT: 3500K

**Luminance**

Degree	CBCP
0°	3513
5°	3123
15°	1580
25°	485
35°	88
45°	5

**-FL (50° Flood)**

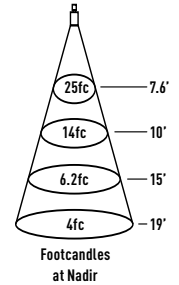


Watts: 10    LPW: 107.7  
Lumens: 1077    CCT: 3500K

**Luminance**

Degree	CBCP
0°	1665
5°	1653
15°	1546
25°	915
35°	105
45°	5

**-WF (70° Wide Flood)**



Watts: 10    LPW: 99.4  
Lumens: 994    CCT: 3500K

**Luminance**

Degree	CBCP
0°	899
5°	984
15°	1084
25°	789
35°	320
45°	36

**SD4DRL235**  
**IC430C**

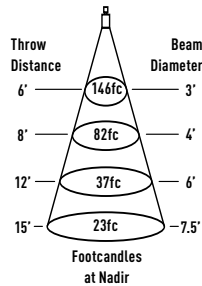
**CCT MULTIPLIERS:**

	<b>80 CRI</b>	<b>90 CRI</b>
2700K	(x 0.92)	(x 0.79)
3000K	(x 0.98)	(x 0.79)
3500K	(x 1.00)	(x 0.82)
4000K	(x 1.01)	(x 0.84)

**FINISH MULTIPLIERS**

	<b>30°</b>	<b>50°</b>	<b>70°</b>
Clear	(x 1.00)	(x 1.00)	(x 1.00)
Haze	(x 0.96)	(x 0.96)	(x 0.88)
White	(x 0.96)	(x 0.97)	(x 0.90)

**-NF (30° Narrow Flood)**

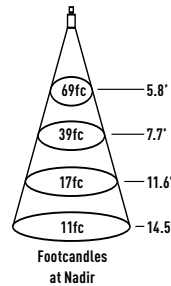


Watts: 14    LPW: 107.9  
Lumens: 1511    CCT: 3500K

**Luminance**

Degree	CBCP
0°	5269
5°	4684
15°	2370
25°	727
35°	132
45°	7

**-FL (50° Flood)**

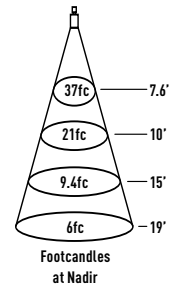


Watts: 14    LPW: 115.4  
Lumens: 1616    CCT: 3500K

**Luminance**

Degree	CBCP
0°	2498
5°	2480
15°	2320
25°	1372
35°	158
45°	8

**-WF (70° Wide Flood)**



Watts: 14    LPW: 106.5  
Lumens: 1491    CCT: 3500K

**Luminance**

Degree	CBCP
0°	1348
5°	1477
15°	1625
25°	1183
35°	480
45°	54

**SD4DR / IC430**  
4" SD LED Downlight

JOB NAME		CATALOG NUMBER	
NOTES		TYPE	

**SD4DRL335  
IC430C**

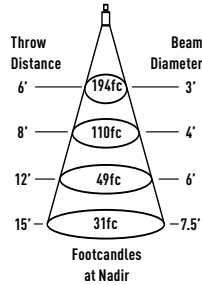
**CCT MULTIPLIERS:**

	<b>80 CRI</b>	<b>90 CRI</b>
2700K	(x 0.92)	(x 0.79)
3000K	(x 0.98)	(x 0.79)
3500K	(x 1.00)	(x 0.82)
4000K	(x 1.01)	(x 0.84)

**FINISH MULTIPLIERS**

	<b>30°</b>	<b>50°</b>	<b>70°</b>
Clear	(x 1.00)	(x 1.00)	(x 1.00)
Haze	(x 0.96)	(x 0.96)	(x 0.88)
White	(x 0.96)	(x 0.97)	(x 0.90)

**-NF (30° Narrow Flood)**

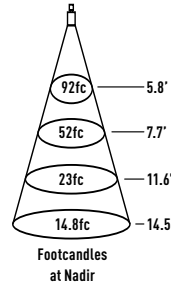


Watts: 19    LPW: 105.89  
Lumens: 2012    CCT: 3500K

**Luminance**

Degree	CBCP
0°	7014
5°	6234
15°	3155
25°	968
35°	176
45°	9

**-FL (50° Flood)**

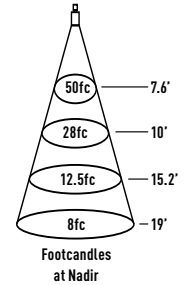


Watts: 19    LPW: 113.2  
Lumens: 2151    CCT: 3500K

**Luminance**

Degree	CBCP
0°	3324
5°	3300
15°	3087
25°	1826
35°	210
45°	11

**-WF (70° Wide Flood)**



Watts: 19    LPW: 104.5  
Lumens: 1985    CCT: 3500K

**Luminance**

Degree	CBCP
0°	1794
5°	1965
15°	2164
25°	1575
35°	639
45°	72

**SD4DRL435  
IC430C**

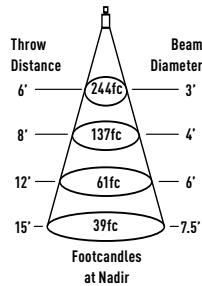
**CCT MULTIPLIERS:**

	<b>80 CRI</b>	<b>90 CRI</b>
2700K	(x 0.92)	(x 0.79)
3000K	(x 0.98)	(x 0.79)
3500K	(x 1.00)	(x 0.82)
4000K	(x 1.01)	(x 0.84)

**FINISH MULTIPLIERS**

	<b>30°</b>	<b>50°</b>	<b>70°</b>
Clear	(x 1.00)	(x 1.00)	(x 1.00)
Haze	(x 0.96)	(x 0.96)	(x 0.88)
White	(x 0.96)	(x 0.97)	(x 0.90)

**-NF (30° Narrow Flood)**

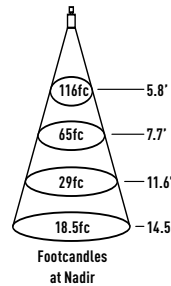


Watts: 23    LPW: 109.3  
Lumens: 2515    CCT: 3500K

**Luminance**

Degree	CBCP
0°	8770
5°	7795
15°	3945
25°	1210
35°	220
45°	12

**-FL (50° Flood)**

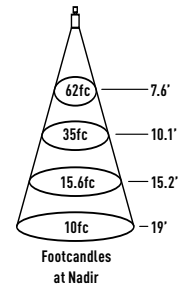


Watts: 23    LPW: 116.9  
Lumens: 2690    CCT: 3500K

**Luminance**

Degree	CBCP
0°	4157
5°	4127
15°	3861
25°	2283
35°	263
45°	13

**-WF (70° Wide Flood)**



Watts: 23    LPW: 107.9  
Lumens: 2482    CCT: 3500K

**Luminance**

Degree	CBCP
0°	2243
5°	2458
15°	2705
25°	1969
35°	799
45°	90



Project 23-34642-2  
Rise Dispensary Lynchburg

Submitted By  
FEDERATED LIGHTING OF VA LLC

Catalog Number: WDGE3 LED P4 40K 80CRI R4 MVOLT SRM DDBXD

Note:

Type  
**G**



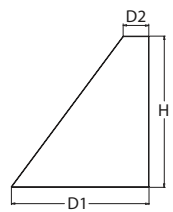
# WDGE3 LED

## Architectural Wall Sconce



### Specifications

- Depth (D1):** 8"
- Depth (D2):** 1.5"
- Height:** 9"
- Width:** 18"
- Weight:** 19.5 lbs (without options)



### Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

### WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

### Ordering Information

**EXAMPLE:** WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347 <sup>1</sup> 480 <sup>1</sup>	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) <sup>2</sup>
						Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options	DDBXD
<b>E15WH</b> Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 5°C min) <b>E20WC</b> Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) <b>PE</b> Photocell, Button Type <sup>3</sup> <b>DMG</b> 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>4</sup> <b>BCE</b> Bottom conduit entry for back box (PBBW). Total of 4 entry points. <b>SPD10KV</b> 10kV Surge pack <sup>5</sup> <b>BAA</b> Buy America(n) Act Compliant	<b>Finish</b> <b>DDBXD</b> Dark bronze <b>DBLXD</b> Black <b>DNAXD</b> Natural aluminum <b>DWHXD</b> White <b>DSSXD</b> Sandstone <b>DDBTXD</b> Textured dark bronze <b>DBLBXD</b> Textured black <b>DNATXD</b> Textured natural aluminum <b>DWHGXD</b> Textured white <b>DSSTXD</b> Textured sandstone
<b>Standalone Sensors/Controls</b> <b>PIR</b> Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. <b>PIRH</b> Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching <b>PIR1FC3V</b> Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. <b>PIRH1FC3V</b> Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. <b>Networked Sensors/Controls</b> <b>NLTAIR2 PIR</b> nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. <b>NLTAIR2 PIRH</b> nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	

### Accessories

- WDGEAWS DDBXD WDGE 3/8inch Architectural Wall Spacer (specify finish)
- WDGE3PBBW DDBXD U WDGE3 surface-mounted back box (specify finish)

### NOTES

- 347V and 480V not available with E15WH and E20WC.
- Not qualified for DLC. Not available with emergency battery backup or sensors/controls
- PE not available in 480V and with sensors/controls.
- DMG option not available with sensors/controls.
- Not available with E20WC option.





Project 23-34642-2  
 Rise Dispensary Lynchburg  
 Submitted By  
 FEDERATED LIGHTING OF VA LLC

Catalog Number: WDGE3 LED P4 40K 80CRI R4 MVOLT SRM DDBXD  
 Note:

Type  
**G**

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	52W	R2	7,037	136	1	0	1	7,649	148	2	0	1	7,649	148	2	0	1
		R3	6,922	134	1	0	2	7,524	145	1	0	2	7,524	145	1	0	2
		R4	7,133	138	1	0	2	7,753	150	1	0	2	7,753	150	1	0	2
		RFT	6,985	135	1	0	2	7,592	147	1	0	2	7,592	147	1	0	2
P2	59W	R2	7,968	135	2	0	1	8,661	147	2	0	1	8,661	147	2	0	1
		R3	7,838	133	1	0	2	8,519	144	1	0	2	8,519	144	1	0	2
		R4	8,077	137	1	0	2	8,779	149	1	0	2	8,779	149	1	0	2
		RFT	7,909	134	1	0	2	8,597	146	2	0	2	8,597	146	2	0	2
P3	71W	R2	9,404	132	2	0	1	10,221	143	2	0	1	10,221	143	2	0	1
		R3	9,250	130	2	0	2	10,054	141	2	0	2	10,054	141	2	0	2
		R4	9,532	134	2	0	2	10,361	145	2	0	2	10,361	145	2	0	2
		RFT	9,334	131	2	0	2	10,146	142	2	0	2	10,146	142	2	0	2
P4	88W	R2	11,380	129	2	0	1	12,369	140	2	0	1	12,369	140	2	0	1
		R3	11,194	127	2	0	2	12,167	138	2	0	2	12,167	138	2	0	2
		R4	11,535	131	2	0	2	12,538	142	2	0	2	12,538	142	2	0	2
		RFT	11,295	128	2	0	2	12,277	139	2	0	2	12,277	139	2	0	2

### Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	52W	0.437	0.246	0.213	0.186	0.150	0.110
P2	59W	0.498	0.287	0.251	0.220	0.175	0.126
P3	71W	0.598	0.344	0.300	0.262	0.210	0.152
P4	88W	0.727	0.424	0.373	0.333	0.260	0.190

### Lumen Output in Emergency Mode (4000K, 70 CRI)

Option	Dist. Type	Lumens
E15WH	R2	3,185
	R3	3,133
	R4	3,229
	RFT	3,162
E20WC	R2	3,669
	R3	3,609
	R4	3,719
	RFT	3,642

### Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.891
40K	0.906
50K	0.906

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.05
10°C / 50°F	1.03
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.97

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.97	>0.92



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WDGE3 LED  
 Rev. 05/11/23



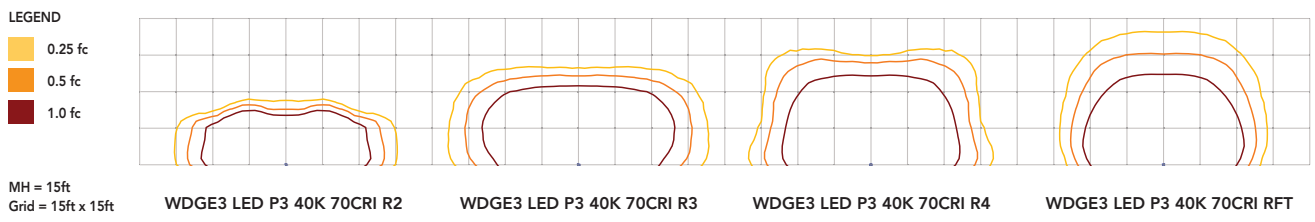
Project 23-34642-2  
 Rise Dispensary Lynchburg  
 Submitted By  
 FEDERATED LIGHTING OF VA LLC

Catalog Number: WDGE3 LED P4 40K 80CRI R4 MVOLT SRM DDBXD  
 Note:

Type  
**G**

### Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



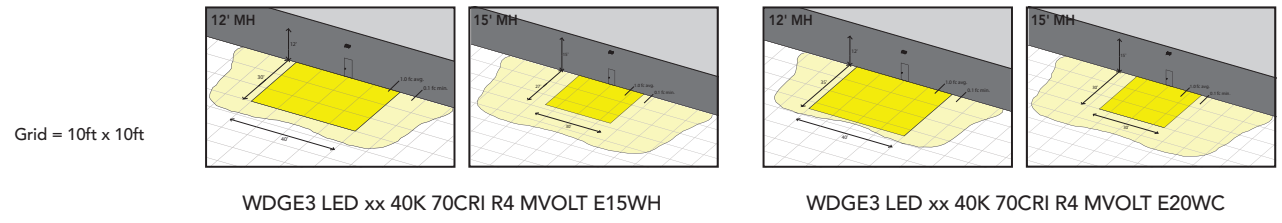
### Emergency Egress Options

#### Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain, minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E15WH or E20WC and R4 distribution.



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WDGE3 LED  
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 Note:

Type  
**G**

## Control / Sensor Options

### Motion/Ambient Sensor (PIR, PIRH)

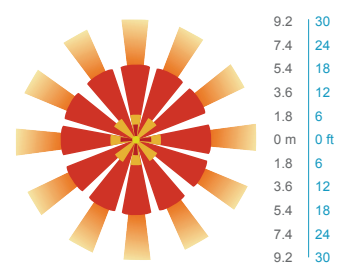
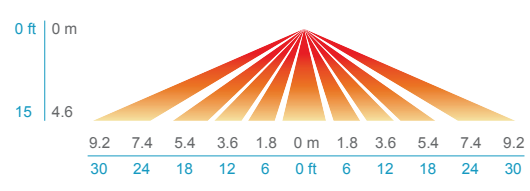
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

### Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

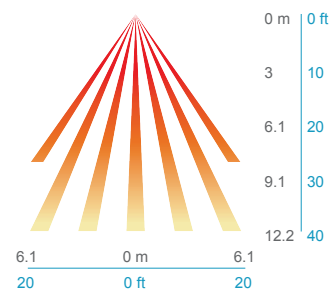
#### PIR

##### HIGH VIEW

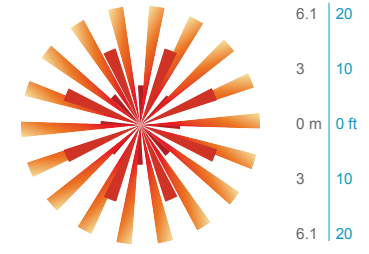


#### PIRH

##### SIDE VIEW



##### TOP VIEW



### Motion/Ambient Sensor Default Settings

Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



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WDGE3 LED  
 Rev. 05/11/23

## Mounting, Options & Accessories



**NLTAIR2 PIR – nLight AIR  
Motion/Ambient Sensor**

D = 8"  
H = 11"  
W = 18"



**PBBW – Surface-Mounted Back Box**  
**Use when there is no junction box available.**

D = 1.75"  
H = 9"  
W = 18"



**AWS – 3/8inch Architectural Wall Spacer**

D = 0.38"  
H = 4.4"  
W = 7.5"

## FEATURES & SPECIFICATIONS

### INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

### CONSTRUCTION

The single-piece die-cast aluminum housing to optimize thermal transfer from the light engine and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

### FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K configurations. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

### INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature and SRM mounting only.

### BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

# 20D, 35D & 50D Doors

Narrow, Medium and Wide Stile Standard Entrance Systems



## ENTRANCE SYSTEM

### Product Description

Entrance systems by YKK AP offer an abundance of design options. VersaJamb®, our unique reinforced tubular door frame, allows for side-lite glazing without shear clips while maintaining the structural integrity of transom frames.

Door corners are mechanically joined and welded to ensure that they are more than capable of withstanding today's most demanding conditions. Standard hardware options include the Smart Series Push/Pull and touch bar exit devices. Custom entrances are available with options for one inch glazing, mid rails, high bottom rails and will accommodate most custom hardware.

### Product Options & Features

- Single and Double acting door options
- Tested and manufactured well above standard grade and performance levels
- Complete Design Freedom via varied rail and stile widths
- Door Corners are mechanically joined and welded together
- Lifetime warranty on all entrance variations
- Integrates seamlessly with a variety of our YKK AP products



**YKK  
ap**

Quality  
inspires®



# 20D, 35D & 50D

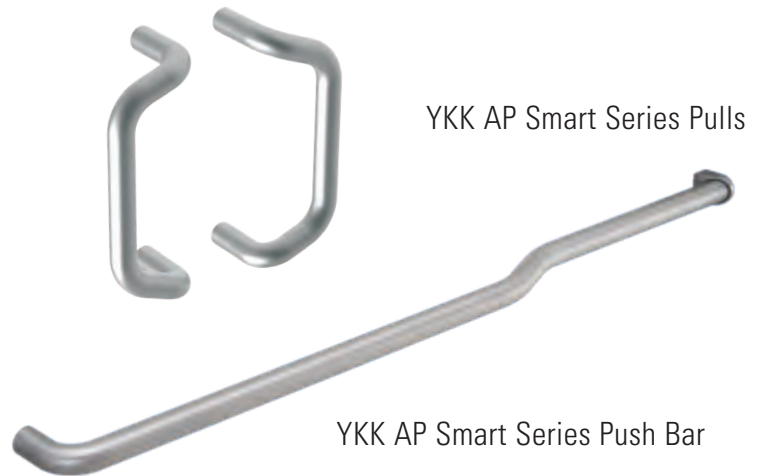
## SYSTEM SPECIFICATIONS

System Stile	Glazing & Config	Glass	Air Infiltration (Single Acting Butt Hinges or Offset Pivots)	Structural Uniform Load	Structural Performance
2-1/8" Narrow 3-1/2" Medium 5" Wide	Outside & Center	<b>Tested Glass:</b> 1" IGU with Low-E (C.O.G. U-factor: 0.29)	<b>Single Doors:</b> 0.50 CFM/FT <sup>2</sup> <b>Paired Doors:</b> 1.00 CFM/FT <sup>2</sup> @ 6.24 PSF (299 Pa)	<b>20D Single/Pair:</b> 35 psf <b>35D Single/Pair:</b> 50 psf <b>50D Single/Pair:</b> 60 psf	Door corner structural strength shall be tested per YKK AP's dual moment test procedure and certified by an independent testing lab to ensure corner integrity and weld compliance. Certified test procedures and results are available upon request.
<b>Testing Standards</b>			ASTM E 283	ASTM E 330	N/A
<b>Entrance Glazing Sizes</b>			3/16", 1/4", 5/16", 3/8", 1/2", 5/8", 3/4" & 1"		
<b>Available Finishes</b>			Factory Anodized (AAMA 612) and Organic Paints (AAMA 2604 & AAMA 2605)		

## SMART SERIES DEVICES

### Smart Series Push/Pull

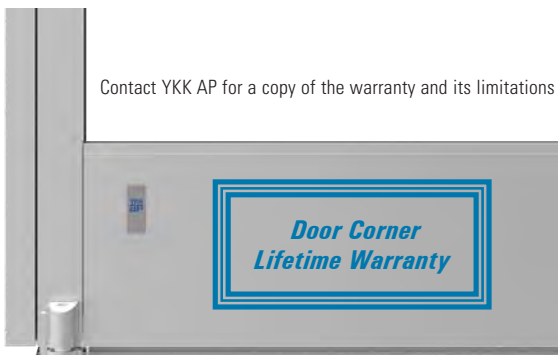
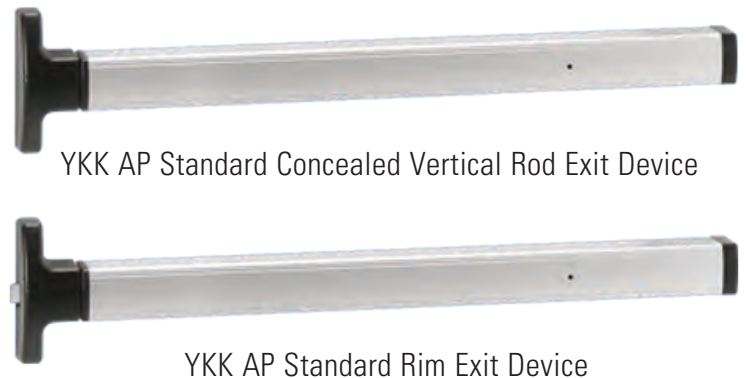
YKK AP's Smart Series one inch diameter Push/Pull provides maximum flexibility and occupant safety. The pull handle is open to permit access to the lock cylinder and is slightly angled to provide a uniquely modern look. The Smart Push starts at the locking stile similar to a typical one inch diameter push bar, but then has an ergonomic "S-Bend" toward the locking stile to bring the bar closer to the door where it is captured by a patented end cap. This innovative push bar easily accommodates custom width openings while subtly informing a pedestrian which side of the door to push on when exiting a building.



## STANDARD DEVICES

### YKK AP Exit Devices

The modern and economical YKK AP standard touch bar exit devices are ideally suited for all applications that require emergency egress. The devices are ANSI Grade 1, carry the UL label and are approved for Life Safety. Both the rim and concealed vertical rod devices feature single point dogging and are available with electric actuation.



### Stock Entrances

- 20D Narrow Stile 3'-0" and 3'-6" x 7'-0" Singles
- 20D Narrow Stile 6'-0" x 7'-0" Pairs
- Offset Pivots, Center Pivots and Butt Hinge hanging options
- MS Lock and CVR Exit Device (Offset Pivot only)

### Custom Entrances

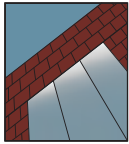
- 20D, 35D, and 50D
- Doors up to 8'-0" Tall
- Standard and Custom Hardware

Additional information including CAD details, CSI specifications, Test Reports and Installation instructions are available online at:

[www.ykkap.com/commercial/product/entrances/20d35d50d/](http://www.ykkap.com/commercial/product/entrances/20d35d50d/)

# YES 45 TU

Thermally Broken, Center Set Storefront System



## STOREFRONT SYSTEM

### Product Description

The YES 45 TU is a thermally broken, center set, flush glazed storefront system for insulating glass. The system is thermally broken by means of a poured and debridged pocket that employs a patented process, ThermaBond Plus®, to greatly improve adhesion of the polyurethane to the extruded aluminum. Combining science and technology, ThermaBond Plus® resolves the problem of adhesion and the resulting dry shrinkage associated with typical poured and debridged systems.

### Product Options & Features

- Excellent thermal performance utilizing standard 1" insulating glass
- Patented ThermaBond Plus® thermal break
- High Performance Sill Flashing
  - ◆ No Blind Seals
  - ◆ Tall back leg for enhanced water resistance
  - ◆ Patented 3-point attachment of end dam
- Assembled with either our Screw Spline or Shear Block Technology
- Integrates with our Model 20D/35D/50D Doors

**U-Factor** Values as low as 0.32\*

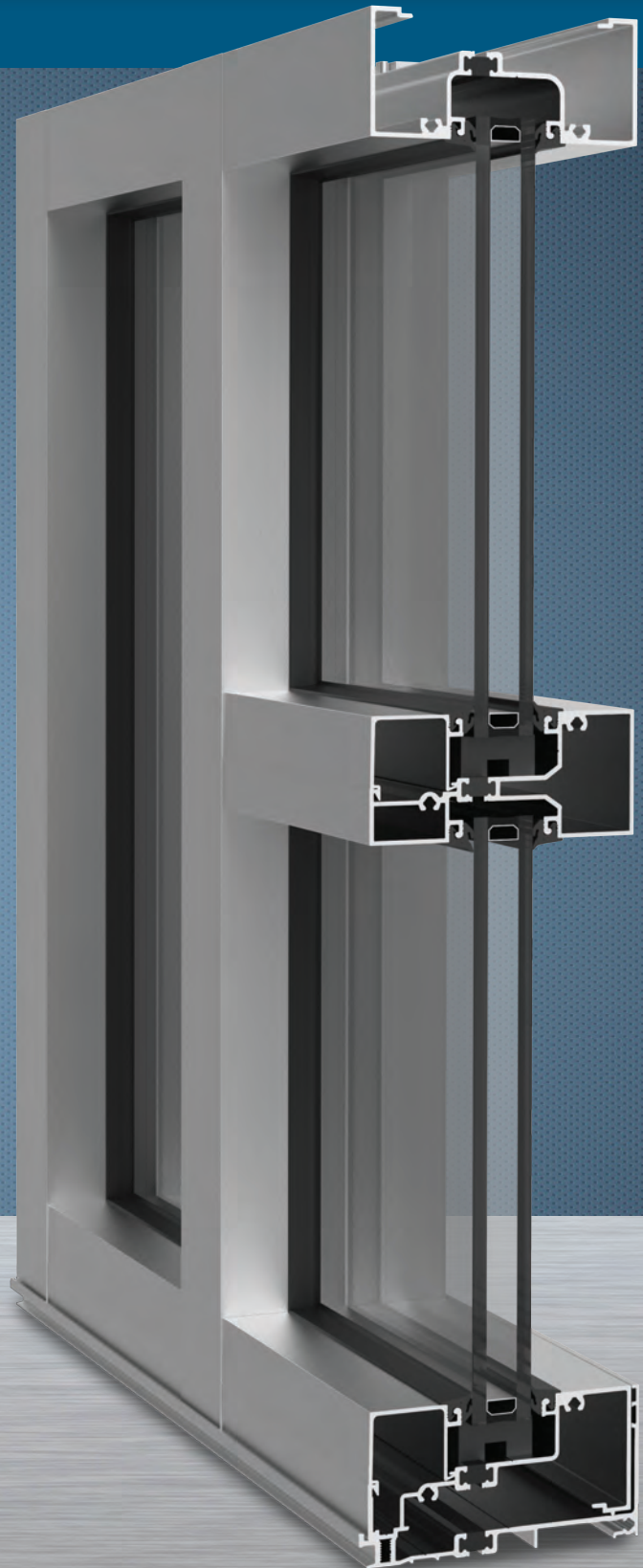
**CRF** Minimum 57<sub>frame</sub> & 62<sub>glass</sub>

\*Based on AAMA 507. Lower values may be achieved through further simulation.



**YKK**  
**ap**

Quality  
inspires®



# YES 45 TU

## SYSTEM SPECIFICATIONS

System Sightline	Base Depth	Glazing & Config	Glass	Air Infiltration	Water Infiltration	Acoustical Performance
2"	4-1/2"	Inside or Outside & Center Set	1" IGU with Low-E (C.O.G. U-factor: 0.29)	0.06 CFM/FT <sup>2</sup> (1.10 m <sup>3</sup> /h·m <sup>2</sup> ) @ 6.24 PSF (299 Pa)	<b>Static:</b> 12 PSF (575 Pa)	<b>Std STC:</b> 32 <b>Std OITC:</b> 26
<b>Testing Standards</b>				ASTM E 283	ASTM E 331 & AAMA 501	ASTM E 90 & 1425
<b>Installation Options</b>				Screw Spline or Shear Block with Monolithic or Insulating Glass		
<b>Available Finishes</b>				Factory Anodized (AAMA 612) and Organic Paints (AAMA 2604 & AAMA 2605)		

Thermal Performance						
1" IGU	BTU/hr·ft <sup>2</sup> ·°F					
<b>C.O.G U-Factor</b>	0.30	0.28	0.26	0.24	0.22	0.20
<b>2" x 4-1/2"</b>	0.43	0.42	0.40	0.39	0.37	0.35
1" IGU	BTU/hr·ft <sup>2</sup> ·°F					
<b>C.O.G U-Factor</b>	0.30	0.28	0.26	0.24	0.22	0.20
<b>2" x 4-1/2" (XT Filler)</b>	0.40	0.38	0.36	0.35	0.33	0.32
<b>Testing Standards</b>	AAMA 507 & NFRC 100					

CRF	
Frame	Glass
57	62
CRF	
Frame	Glass
Not Tested	Not Tested
AAMA 1503	

## SILL FLASHING

- No Secondary penetration of sill and flashing.
- 2" back leg on sill flashing – enhanced water resistance in the field and in field water testing.
- Three point attachment of end dam, with two patented screw splines.
- No sill anchoring required if end reaction is less than 500 lbs.
- Sill flashing and end dams can be assembled and sealed in the shop. Much more secure during transport to job site.
- New silicone sill flashing splice sleeve seals more reliably and with less "bump".



## THERMALLY BROKEN

ThermaBond Plus® process is a pour and debridged process that greatly improves the adhesion of the polyurethane material to the aluminum extrusion. Combining science and technology, ThermaBond Plus® process resolves the problem of adhesion and the resulting dry shrinkage associated with typical poured and debridged systems.

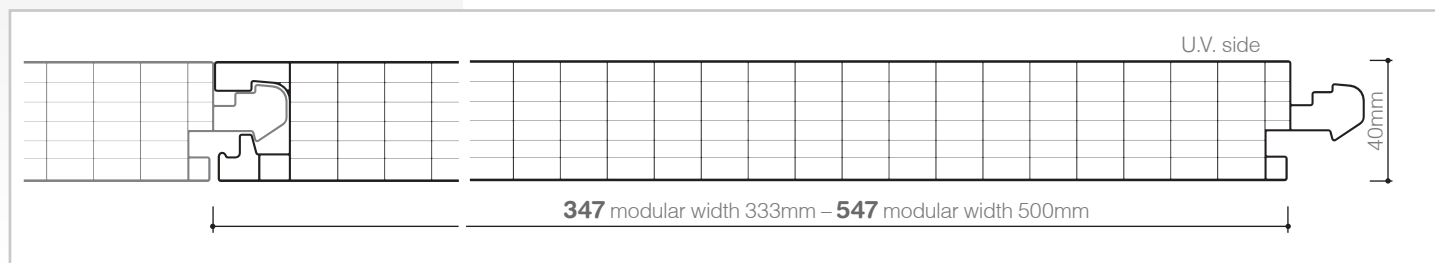
Additional information including CAD details, CSI specifications, Test Reports and Installation instructions are available online at: [www.ykkap.com/commercial/product/storefronts/yes-45-tu-center-set/](http://www.ykkap.com/commercial/product/storefronts/yes-45-tu-center-set/)

## 2.1 INTERLOCKING SYSTEMS

**arcoPlus®**  
 347 | 333mm  
 547 | 500mm



### PROFILE



**Modular system of multiwall UV protected polycarbonate for windows and translucent roofing applications**



LIGHT MANAGEMENT



PRODUCT AVAILABLE WITH IR AND AR TREATMENT

### PRODUCTION STANDARDS

thickness	40mm
structure	7 walls
modular width	333mm (347)–500mm (547)
panel length	no limit
colours available	see page 11

### TECHNICAL FEATURES

Thermal insulation	1,1 W/m <sup>2</sup> K
Acoustic insulation	22 dB
Linear thermal expansion	0,065mm/m°C
Temperature range	-40°C +120 °C
U.V. rays protection	Coextrusion
Fire reaction EN 13501	EuroClass B-s1,d0

### DESCRIPTION



arcoPlus®547 is a modular system of coextruded 7 walls polycarbonate panels with a thickness of 40mm, aluminium profiles, accessories and opening windows, designed for simple and versatile use.

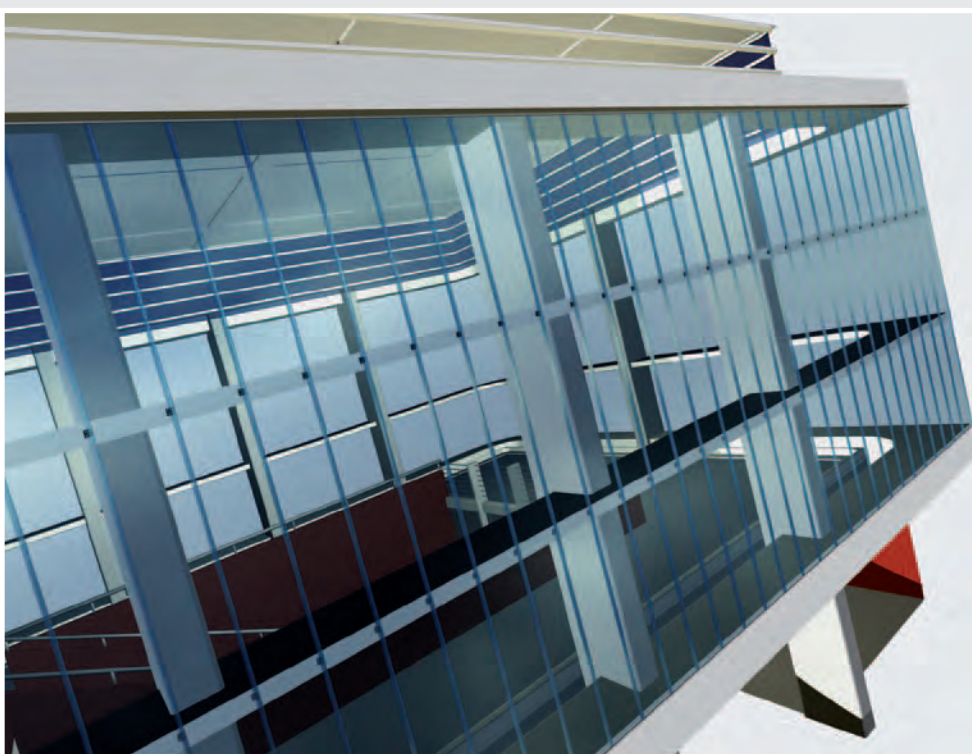
arcoPlus®547 can be used for roofing applications with a minimum slope of 7%.

### ADVANTAGES

- ❖ Easy and low-cost installation
- ❖ Light transmission
- ❖ Resistance to U.V. rays and to hail
- ❖ Heat insulation
- ❖ High load resistance

### APPLICATIONS

-  Vertical windows
-  Roofing

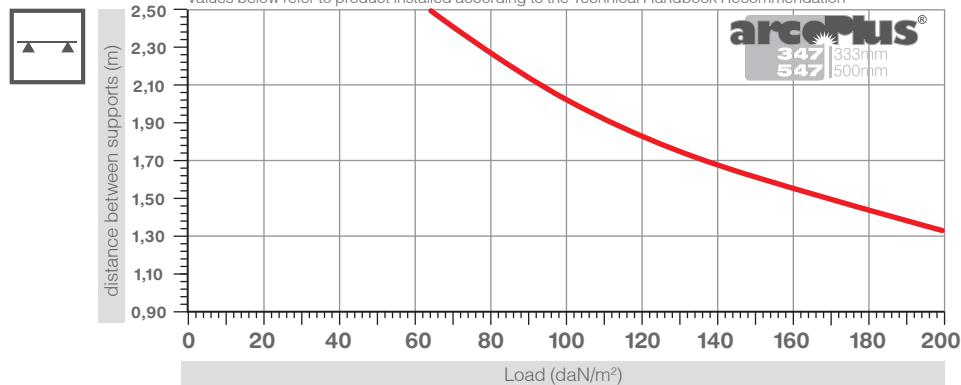




## LOAD RESISTANCE

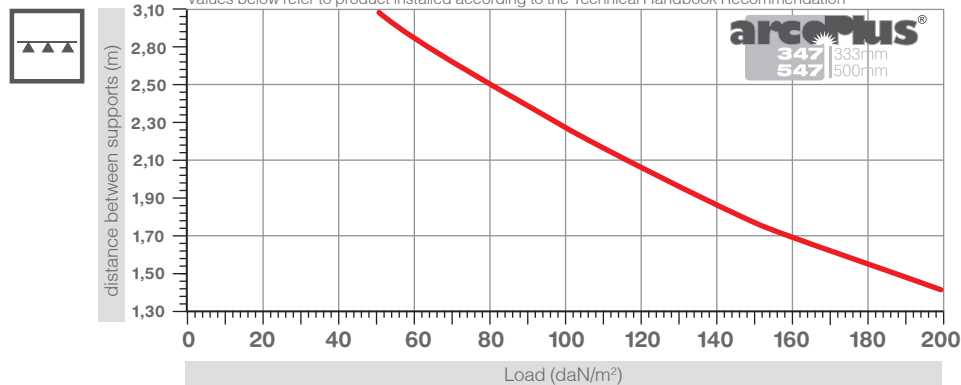
### Maximum loads on two supports

Values below refer to product installed according to the Technical Handbook Recommendation



### Maximum loads on more supports

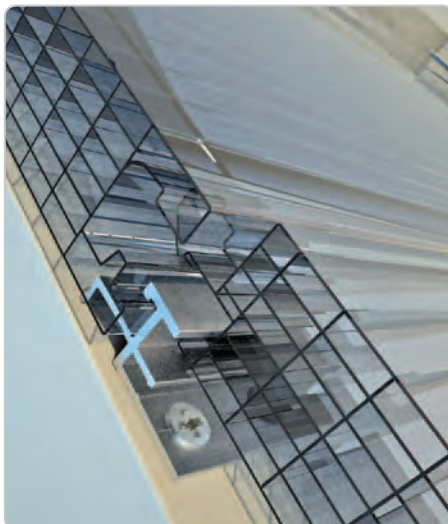
Values below refer to product installed according to the Technical Handbook Recommendation



## EASY AND LOW-COST INSTALLATION

The 40mm-thick, 7 walls design with tongue and groove connection gives the panels remarkable flexural strength. It also allows the panels to be installed without the use of metal reinforcement frames (continuous glazing), thus eliminating heat loss due to the thermal bridges caused by these structures (discontinuous glazing).

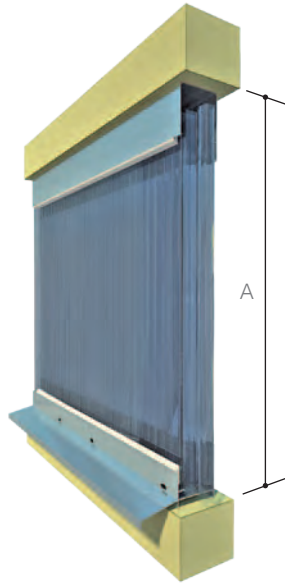
For installations exceeding 2.2m, a suitable section-breaker profile must be installed to which the arcoPlus® panels can then be fixed. This is done using the specific brackets to give the system the necessary resistance to negative wind load and permit sliding due to thermal expansion (see load resistance graph).



**INSERTION OF PLATE**  
Insertion of aluminium plates for anchorage to existing structures.

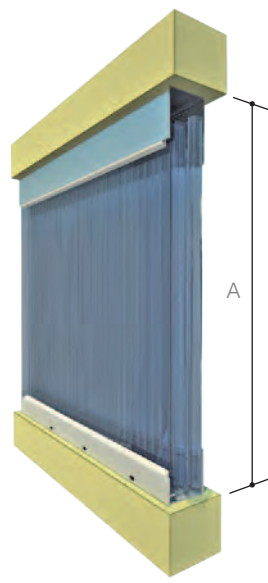


**CALCULATION AND INSTALLATION  
EXAMPLES OF PANEL LENGTH (PL)**



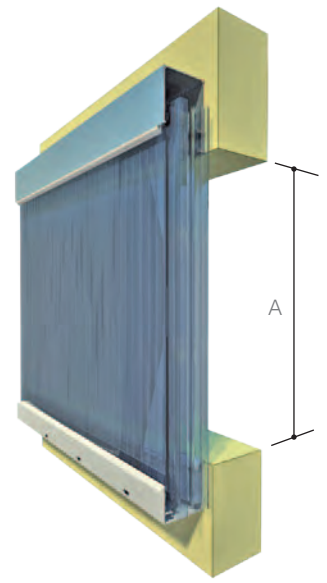
**WITH  
EAVE**

LP = A - 50 mm  
(base profile without TT)  
LP = A - 65 mm  
(base profile with TT)  
A = opening measure



**WITHOUT  
EAVE**

LP = A - 45 mm  
(base profile without TT)  
LP = A - 60 mm  
(base profile with TT)  
A = opening measure



**OUTSIDE OF  
THE BUILDING**

LP = A + 95 mm  
A = opening measure



**TRANSLUCENT CURTAIN WALLS**

Realization vertical translucent curtain walls



## ACCESSORIES

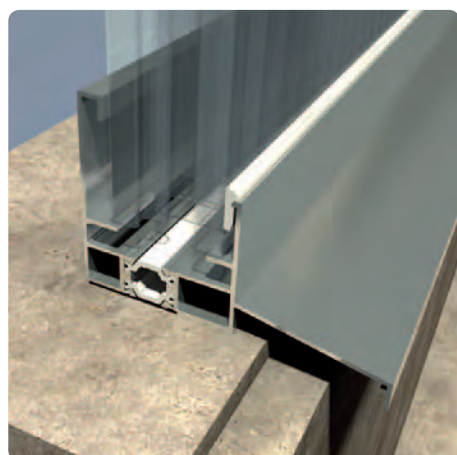
In addition to a complete range of aluminium profiles (also available as thermally insulated) for installing the panels, the system also includes opening windows (manually operated or motorised) to ventilate the building (see opening systems on page 70).

The air cells of the polycarbonate panels must be sealed using vented aluminium breather tape.

This allows correct ventilation and prevents soiling on the inside.



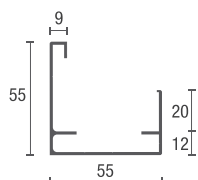
**SIDE PROFILE**  
Detail side profile TT in AL



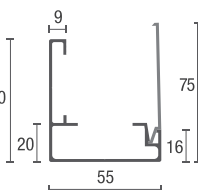
**BASE PROFILE WITH TT**  
Detail base profile TT with eave in AL

## METAL PROFILES

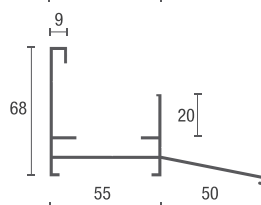
code 4047  
Base AL profile



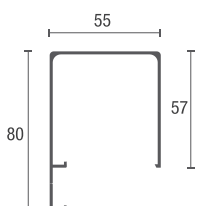
code 4140  
Base AL profile  
with frontal opening



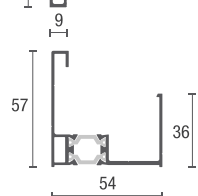
code 4046  
Base AL profile  
with eave



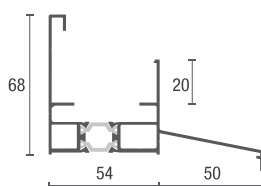
code 4045  
Upper and side  
AL profile



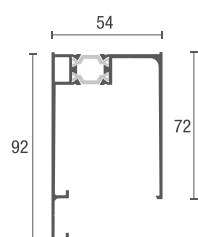
code 4587  
Base profile TT  
in AL



code 4590  
Base profile TT  
with eave in AL



code 4585  
Upper and side  
profile TT in AL



## ACCESSORIES



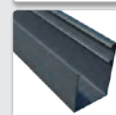
**4047**  
Base AL profile



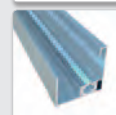
**4046**  
Base AL profile  
with eave



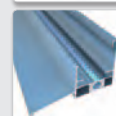
**4140**  
Base AL profile  
with frontal opening



**4045**  
Upper and side  
AL profile



**4587**  
Base profile TT  
in AL



**4590**  
Base profile TT  
with eave in AL



**4585**  
Upper and side profile  
TT in AL



**4050**  
Aluminium bracket



**4052**  
Inox bracket



**4312**  
Eclipse



**1169/B**  
Slip Coat Gasket



**4108**  
Additional sealing tape



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SIGN REVIEW BOARD**

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## **Application Cover Page**

**Docket No.: 01-01-24 A**

**Permit No.: BBS23-000099**

**Applicant Name: Tonya Montavo, BNext Signs & Awnings**

**Project Address: 14203 Madison Ave.**

**Project Name: Mario's Pizza**

**Project: Applicant proposes two awnings (front and side of building).**

Letter owner consent

Subject : Sign Installation

Owner's name : Georgia Salamaleki's Home address :  
property: Address : 14201 Madison Ave. 21700 Hilliard Blvd.  
Telephone no: Lakewood, OH 44107 Rocky River, OH  
(440) 915-7402 44116

the undersigned am the owner of the abobe  
ame property and hereby the proposed sign installation  
y(company performing installation ) BNEXT DESIGN

Georgia Salamaleki's  
Owner's Signature

12 / 2 / 2023  
Date:



# BNEXT

## Cleveland Office

5109 Clark Ave.  
Cleveland, Ohio 44102  
216-688-1800

TEXT 216-407-7711 TO CHAT NOW!

| Monday-Friday | 9:00 am - 5:00 pm |

CLIENT: MARIO'S PIZZERIA

CONTACT:

ADDRESS: 14203 MADISON AVE

DRAWING: 0000132

DATE: 11-27-2023

REPRESENTATIVE: Aldo Dure aldodure2000@gmail.com

FILE: MARIO'S PIZZERIA / drive bnextrd@gmail.com

### DRAWING HISTORY

INFO	NAME	DATE
Reception	Aldo Dure	11-27-23
Design	Juan J. Monsanto	11-27-23

### JOB DESCRIPTION

PROJECTING SIGN

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

**LANDLORD SIGNATURE:**  
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

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CLIENT SIGNATURE:

DATE:



14203 Madison Ave



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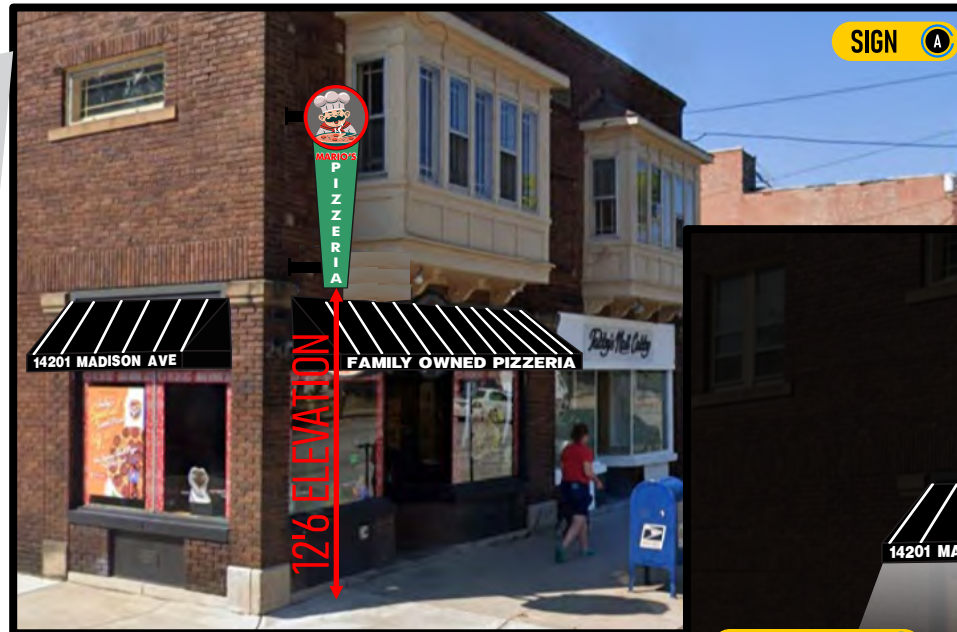
DATE:

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DATE:

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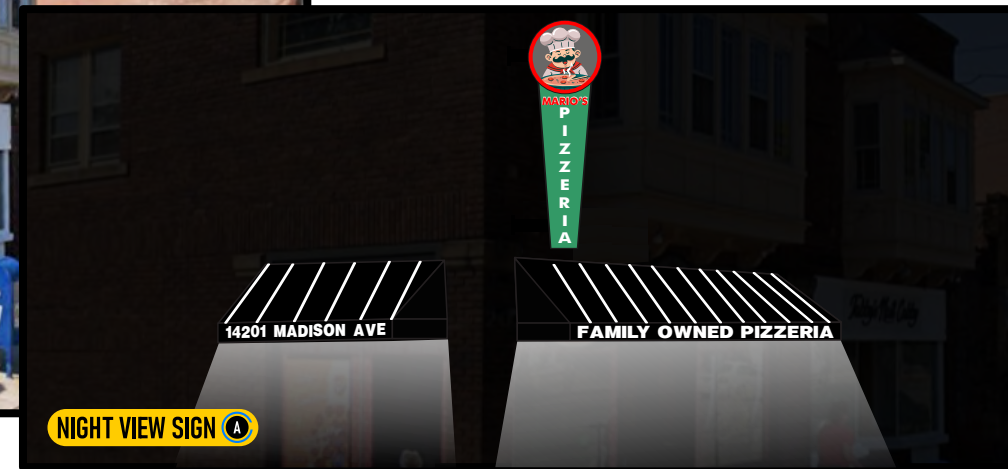


SIGN A

SURVEY NEEDED TO VERIFY DIMENSIONS

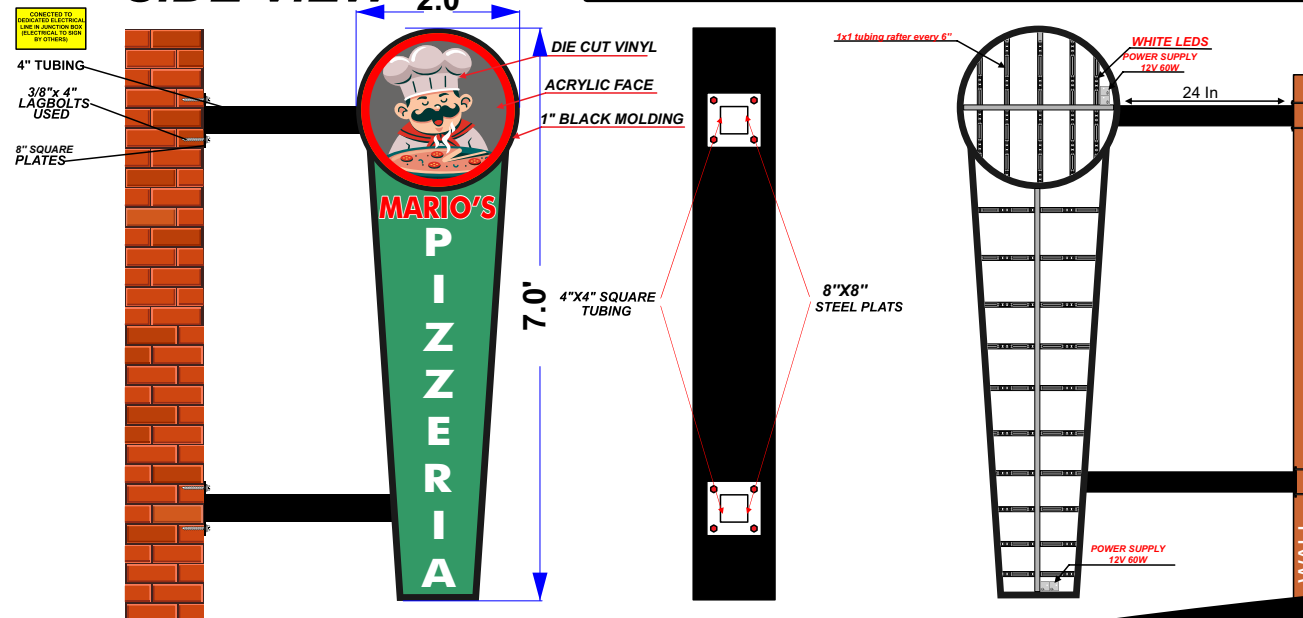
BASED ON ARCHITECTURAL RENDERINGS

NEED SIGN PLACEMENT APPROVAL










NIGHT VIEW SIGN A

## SIDE VIEW



## COLOR SPECIFICATIONS

-  3/16" WHITE ACRYLIC
-  1/8" WHITE B-BOND BACKS
-  1" BLACK TRIMCAP
-  063 BLACK ALUMINUM RETURNS
-  PAINT TO MATCH FACADE TBD
-  ORACAL 8500 #031 Red
-  ORACAL 8500 #070 Black

Customer Initials to approve colors

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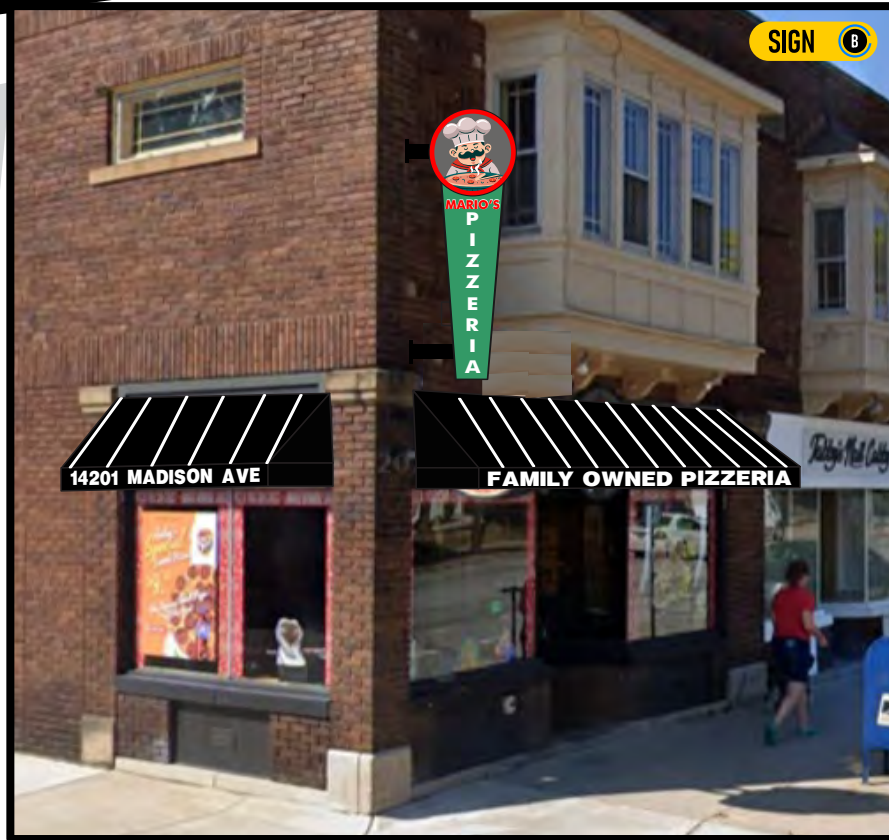
LANDLORD SIGNATURE:  
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DATE:

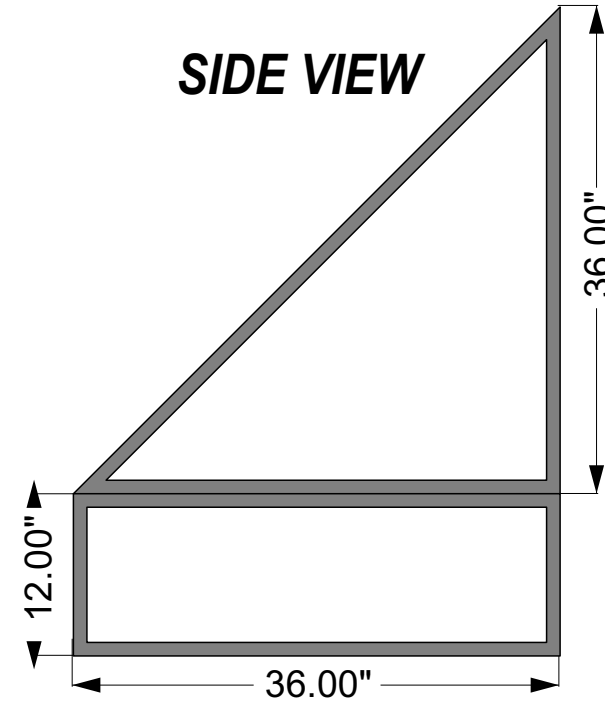
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CLIENT SIGNATURE:

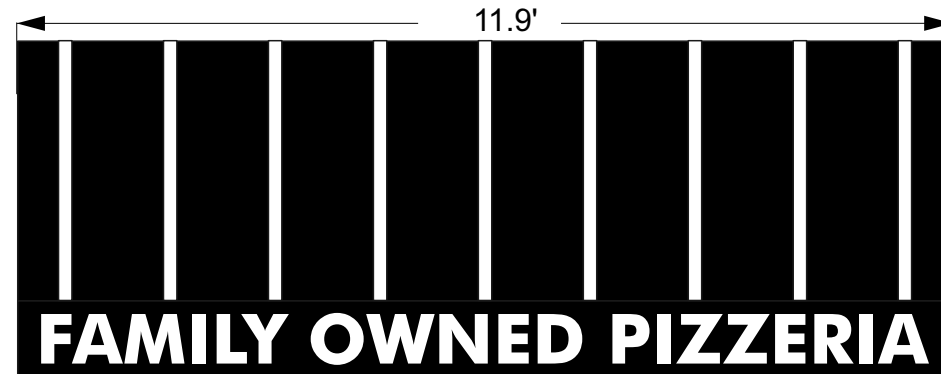
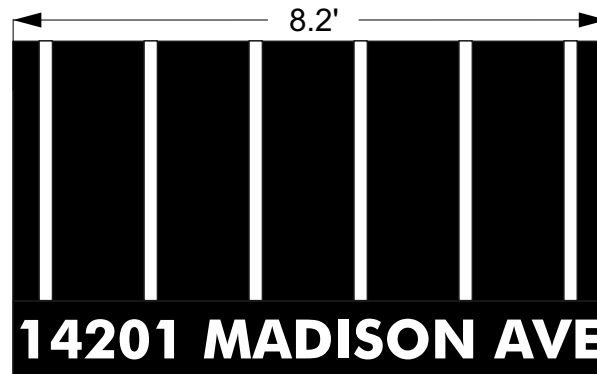
DATE:



### SIDE VIEW



### UNDEFINED MEASUREMENT



### AWNING SIGN B

### COLOR SPECIFICATIONS

- 3/16" WHITE ACRYLIC
- 1/8" WHITE B-BOND BACKS
- 1" BLACK TRIMCAP
- 063 BLACK ALUMINUM RETURNS
- PAINT TO MATCH FACADE TBD
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- ORACAL 8500 #070 Black

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SIGN REVIEW BOARD**

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## **Application Cover Page**

**Docket No.: 01-01-24 S**

**Permit No.: TBD**

**Applicant Name: Tonya Montavo, BNext Signs & Awnings**

**Project Address: 14203 Madison Ave.**

**Project Name: Mario's Pizza**

**Project: Applicant proposes a blade sign on front of building.**

Letter owner consent

Subjet : Sign Installation

Owner's name : Georgia Salamaleki's Home address :  
property: Address : 14201 Madison Ave. 21700 Hilliard Blvd.  
Telephone no: Lakewood, Off 44107 Rocky River, Off  
(440) 915-7402 44116

the undersigned am the owner of the abobe  
ame property and hereby the proposed sign installation  
y(company performing installation ) BNEXT DESIGN

Georgia Salamaleki's  
Owner's Signature

12 / 2 / 2023  
Date:



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FILE: MARIO'S PIZZERIA / drive bnextrd@gmail.com

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# 14203 Madison Ave



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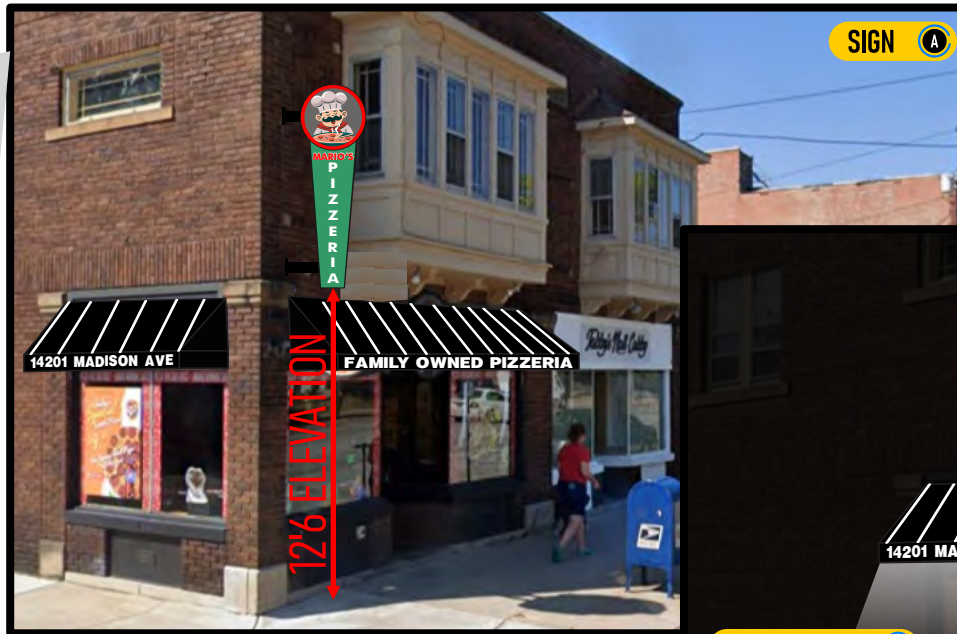
DATE:

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DATE:

## PROJECTING SIGN A

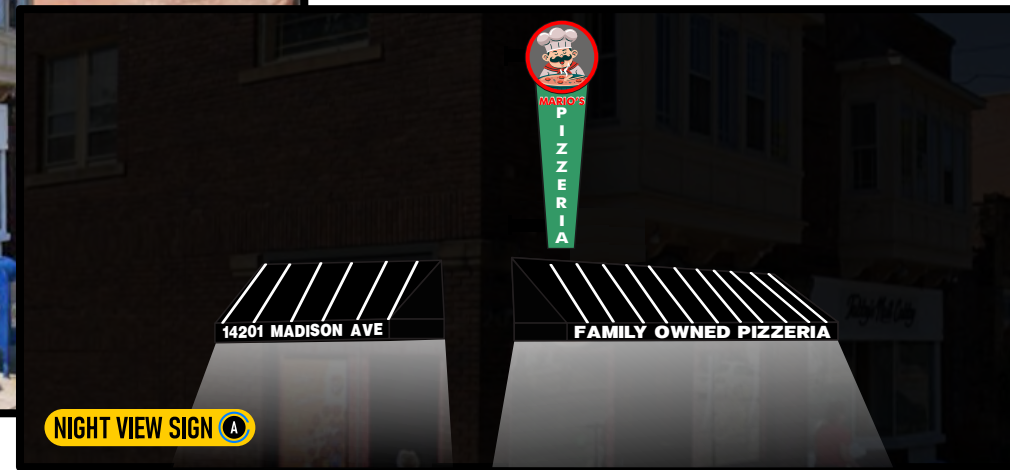


SIGN A

SURVEY NEEDED TO VERIFY DIMENSIONS

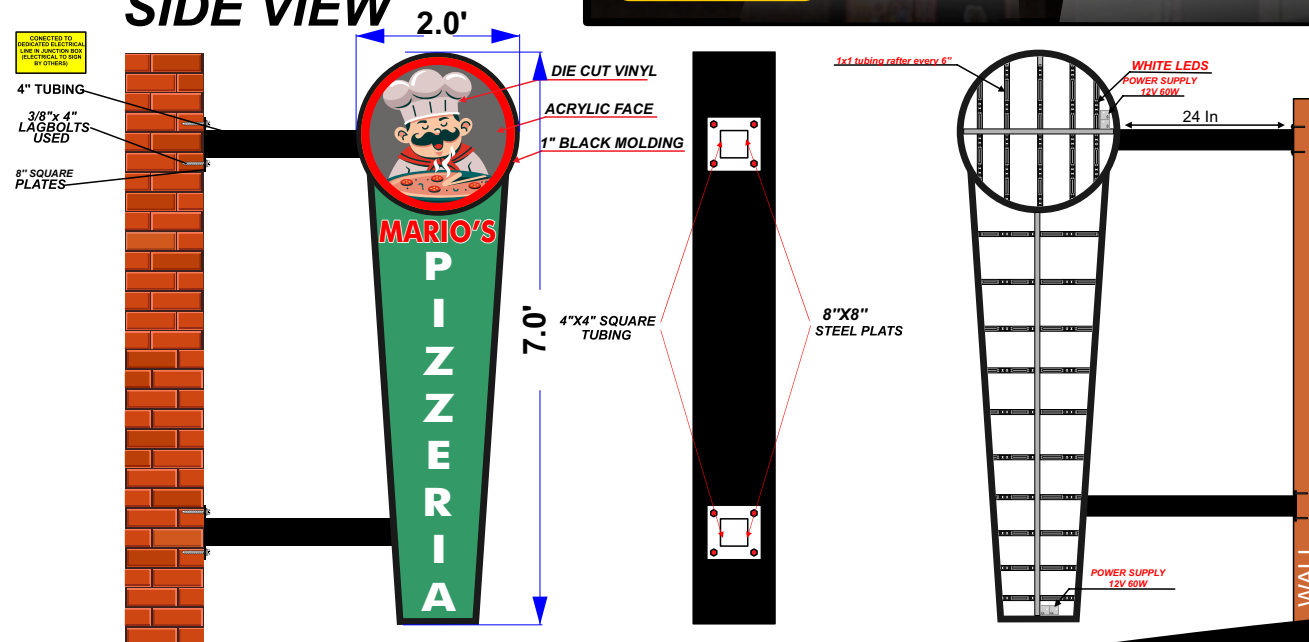
BASED ON ARCHITECTURAL RENDERINGS

NEED SIGN PLACEMENT APPROVAL



NIGHT VIEW SIGN A

## SIDE VIEW



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**216-688-1800**

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| Monday-Friday | 9:00 am - 5:00 pm |

CLIENT: MARIO'S PIZZERIA

CONTACT:

ADDRESS: 14203 MADISON AVE

DRAWING: 0000132

DATE: 11-27-2023

REPRESENTATIVE: Aldo Dure aldodure2000@gmail.com

FILE: MARIO'S PIZZERIA / drive bnextrd@gmail.com

### DRAWING HISTORY

INFO	NAME	DATE
Reception	Aldo Dure	11-27-23
Design	Juan J. Monsanto	11-27-23

### JOB DESCRIPTION

AWNING SIGN

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

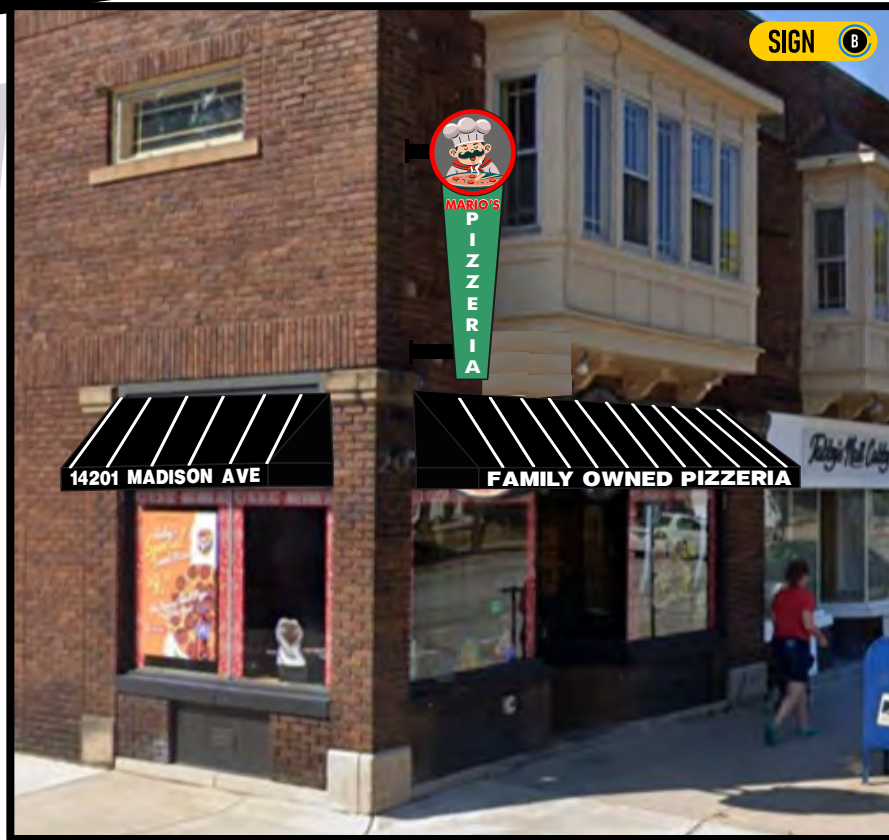
LANDLORD SIGNATURE:  
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

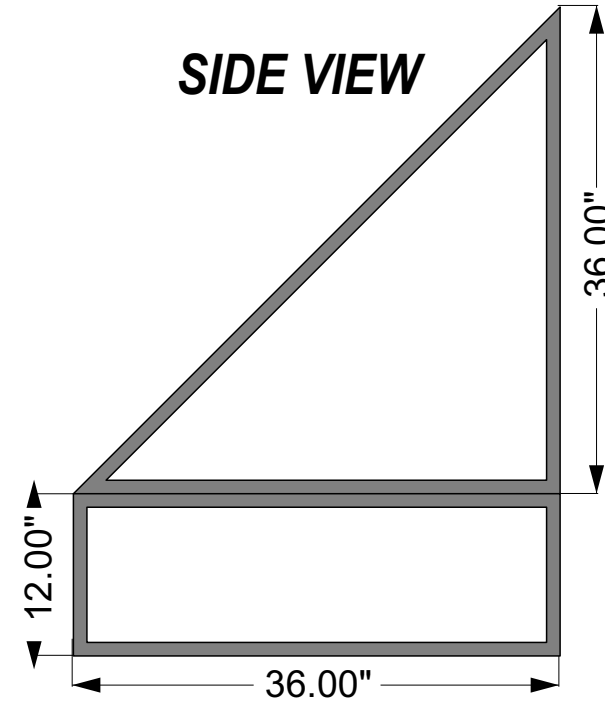
CLIENT SIGNATURE:

DATE:

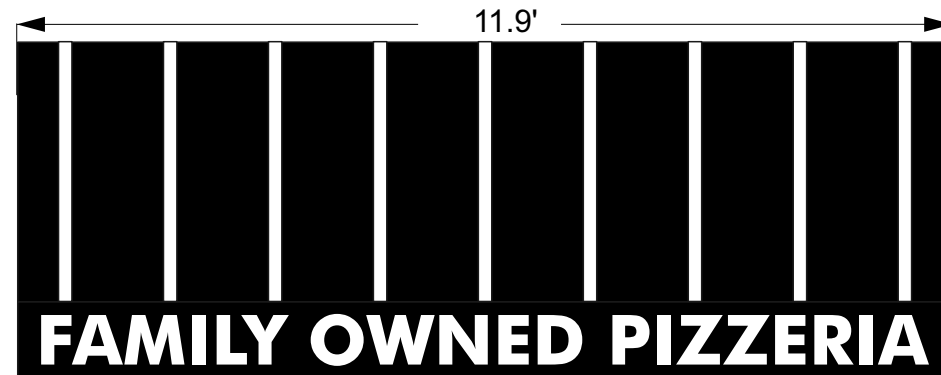
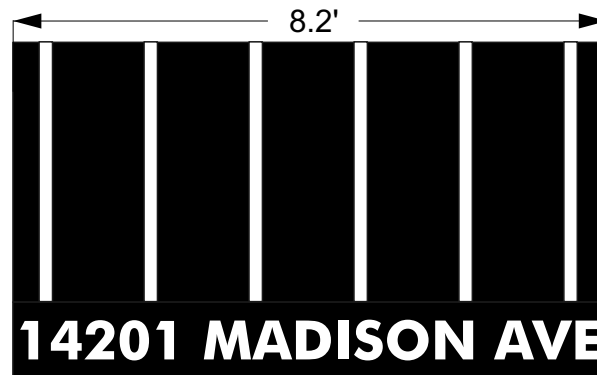


SIGN B

### SIDE VIEW



### UNDEFINED MEASUREMENT B



### AWNING SIGN B

### COLOR SPECIFICATIONS

- 3/16" WHITE ACRYLIC
- 1/8" WHITE B-BOND BACKS
- 1" BLACK TRIMCAP
- 063 BLACK ALUMINUM RETURNS
- PAINT TO MATCH FACADE TBD
- ORACAL 8500 #031 Red
- ORACAL 8500 #070 Black

Customer Initials to approve colors

This drawing and the concepts contained herein are the exclusive property of BNEXT DESIGN Signs and are not to be shared without our expressed written consent. All rights are retained.



**BOARD OF BUILDING STANDARDS  
ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD**

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## **Application Cover Page**

**Docket No.: 01-02-24**

**Permit No.: BBS23-000097**

**Applicant Name: Maria Cipolletta, Signarama Cleveland**

**Project Address: 14800 Madison Ave.**

**Project Name: UH Urgent Care**

**Project: Applicant proposes multiple building, window, and directional signs.**

# Stratus™

stratusunlimited.com

888.503.1569

## LOCATION NUMBER:

14800

## SITE ADDRESS:

14800 MADISON AVE  
LAKEWOOD, OH  
44107-4010

*Jennifer Greenberg*  
11/22/2023

[View in Google Maps](#)

### SIGN CODE:

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

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

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

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

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

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

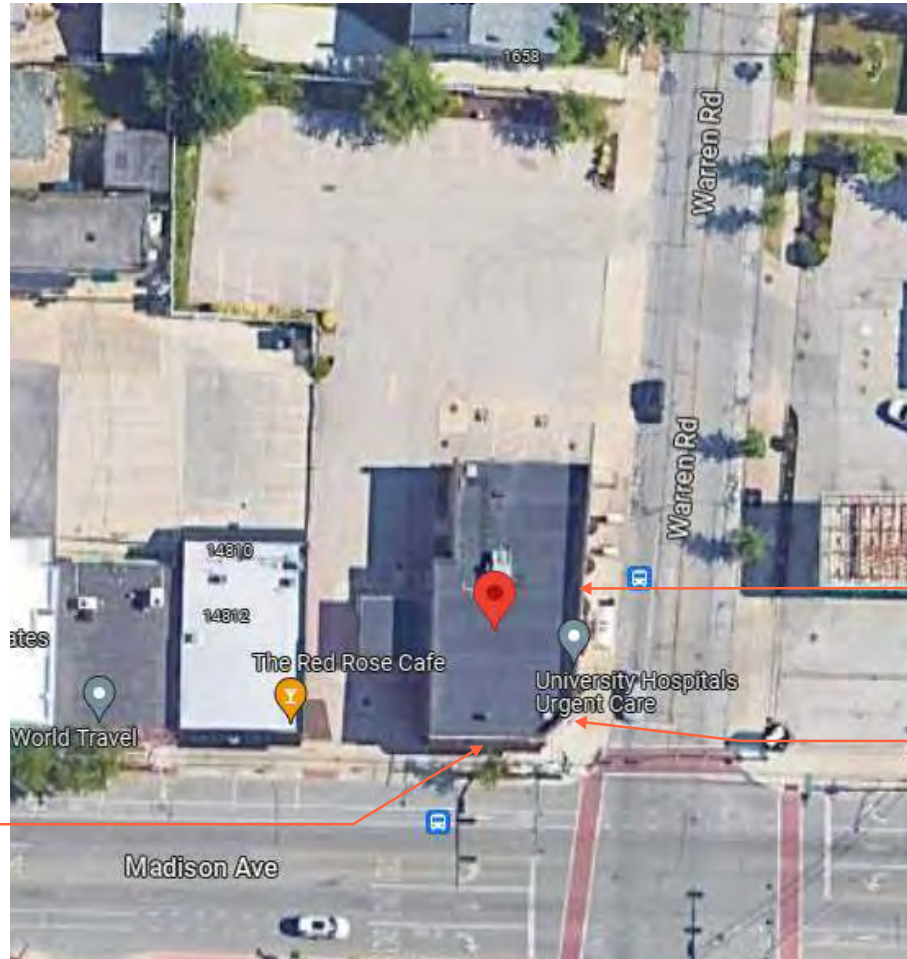
Variance Information: Time frame is approximately 2-4 months  
Likelihood of variance approval is 30%



## University Hospitals Urgent Care

**SITE PLAN**

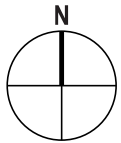
NTS - Not to Scale



**E02**

**E03**

**E01**



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8959 Tyler Boulevard  
Mentor, Ohio 44060

888.503.1569

CLIENT:  **University Hospitals  
Urgent Care**

ADDRESS: 14800 MADISON AVE  
LAKEWOOD, OH 44107-4010

PAGE NO.: **2**

ORDER NUMBER:  
1204086

SITE NUMBER:  
14800

ELECTRONIC FILE NAME:  
G:\ACCOUNTS\PIEDMONT URGENT CARE\2023\OH\14800\_Lakewood\14800\_Lakewood\_Exterior R1.cdr

PROJECT NUMBER:  
86536

PROJECT MANAGER:  
CHRISTIN RENDON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	452534	11/01/23 BB					
Rev 1	455082	11/21/23 KW					

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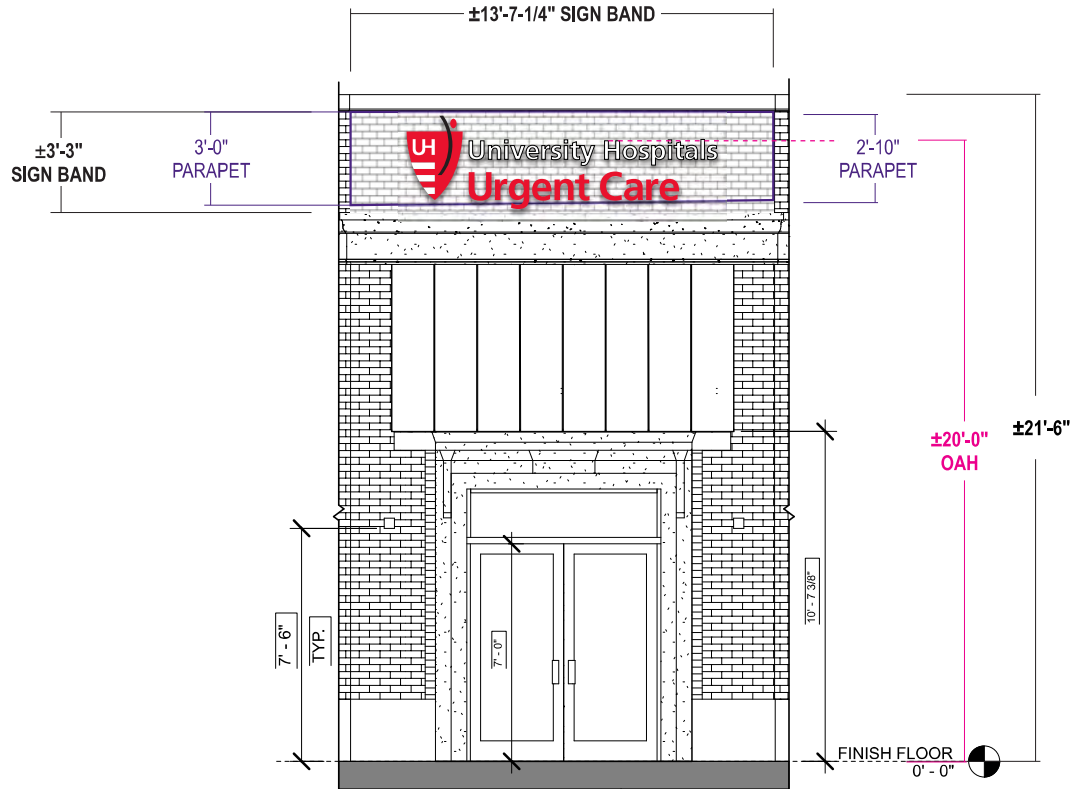
E01

### STOREFRONT ELEVATION

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

Scaled based on standard 7'-0" Door

6.7 square feet



PROPOSED

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



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8959 Tyler Boulevard  
Mentor, Ohio 44060

888.503.1569

CLIENT: University Hospitals  
Urgent Care

ADDRESS: 14800 MADISON AVE  
LAKEWOOD, OH 44107-4010

PAGE NO.: 3

ORDER NUMBER:  
1204086

SITE NUMBER:  
14800

ELECTRONIC FILE NAME:  
G:\ACCOUNTS\PIEDMONT URGENT CARE\2023\OH\14800\_Lakewood\14800\_Lakewood\_Exterior R1.cdr

PROJECT NUMBER:  
86536

PROJECT MANAGER:  
CHRISTIN RENDON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	452534	11/01/23 BB					
Rev 1	455082	11/21/23 KW					

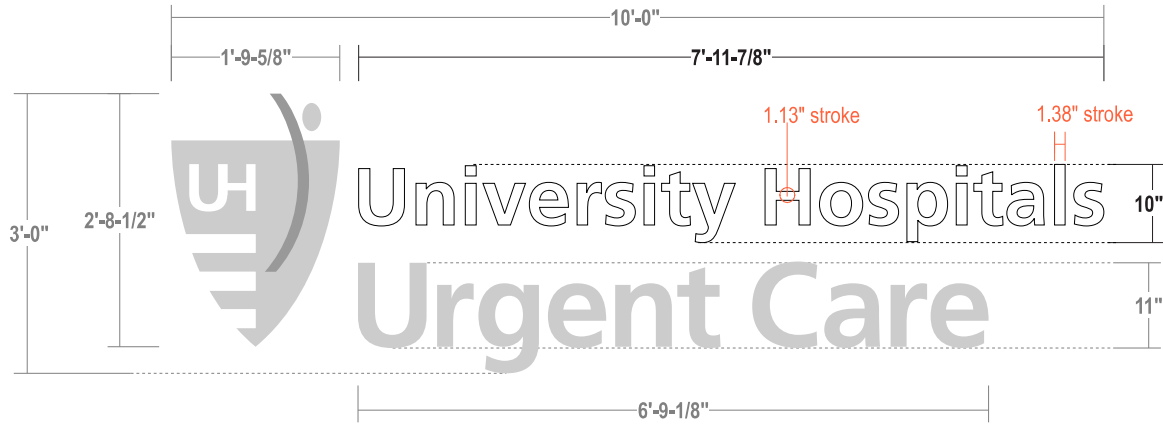
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E01

REPLACEMENT FACES

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

6.7 square feet



NOTE: PATTERN REQUIRED FOR MANUFACTURING TO ENSURE PROPER FIT

EXISTING CONDITIONS



EXISTING "UNIVERSITY HOSPITALS" BLACK FACES TO BE REMOVED AND REPLACED WITH NEW

- FACES: 3/16" #7328 white acrylic
- TRIMCAP: 3/4" Black jewelite trimcap
- RETURNS: Existing 5" deep .063 alum. returns to remain
- QUANTITY: (1) ONE SET REQUIRED FOR STOREFRONT ELEVATION

**COLOR PALETTE**

- #7328 White
- Black

SIMULATED NIGHT VIEW



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Mentor, Ohio 44060

888.503.1569

CLIENT: University Hospitals  
Urgent Care

ADDRESS: 14800 MADISON AVE  
LAKEWOOD, OH 44107-4010

PAGE NO.: 4

ORDER NUMBER: 1204086

SITE NUMBER: 14800

ELECTRONIC FILE NAME: G:\ACCOUNTS\PIEDMONT URGENT CARE\2023\OH\14800\_Lakewood\14800\_Lakewood\_Exterior R1.cdr

PROJECT NUMBER: 86536

PROJECT MANAGER: CHRISTIN RENDON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	452534	11/01/23 BB					
Rev 1	455082	11/21/23 KW					

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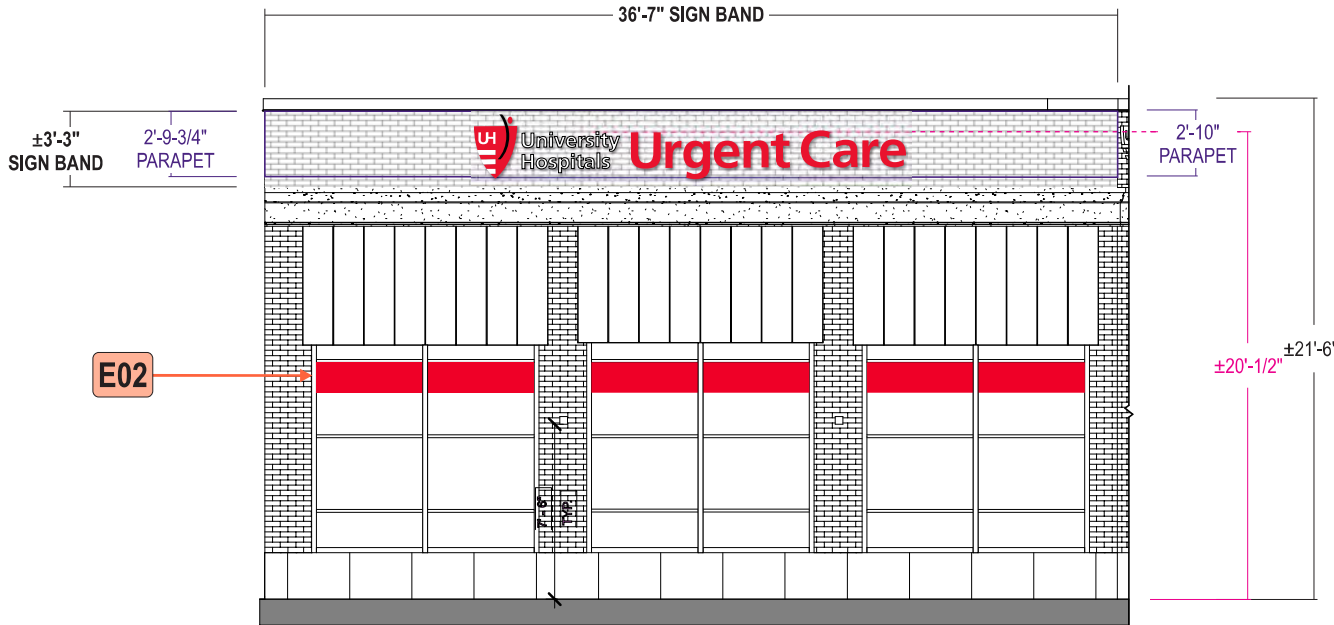
E02

### SOUTH ELEVATION

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

7.6 square feet

Scaled based on standard 7'-0" Door



PROPOSED

Scale: NTS Reference Only



**NOTE: ELEVATION SHOWS INCORRECT MULLION PLACEMENT AND HAS BEEN IGNORED; SHOWN FOR SIZE ESTIMATES ONLY UNTIL SURVEY IS COMPLETE**

# Stratus™

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8959 Tyler Boulevard  
Mentor, Ohio 44060

888.503.1569

CLIENT: University Hospitals  
Urgent Care

ADDRESS: 14800 MADISON AVE  
LAKEWOOD, OH 44107-4010

PAGE NO.: 5

ORDER NUMBER:  
1204086

SITE NUMBER:  
14800

ELECTRONIC FILE NAME:  
G:\ACCOUNTS\PIEDMONT URGENT CARE\2023\OH\14800\_Lakewood\14800\_Lakewood\_Exterior R1.cdr

PROJECT NUMBER:  
86536

PROJECT MANAGER:  
CHRISTIN RENDON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	452534	11/01/23 BB					
Rev 1	455082	11/21/23 KW					

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E02

REPLACEMENT FACES

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

7.6 square feet



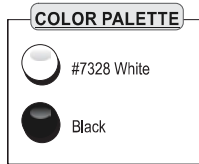
EXISTING CONDITIONS



EXISTING "UNIVERSITY HOSPITALS" BLACK FACES TO BE REMOVED AND REPLACED WITH NEW

NOTE: PATTERN REQUIRED FOR MANUFACTURING TO ENSURE PROPER FIT

- FACES: 3/16" #7328 white acrylic
- TRIMCAP: 3/4" Black jewelite trimcap
- RETURNS: Existing 5" deep .063 alum. returns to remain
- QUANTITY: (1) ONE SET REQUIRED FOR SOUTH ELEVATION



SIMULATED NIGHT VIEW



Stratus™

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888.503.1569

CLIENT: University Hospitals  
Urgent Care

ADDRESS: 14800 MADISON AVE  
LAKEWOOD, OH 44107-4010

PAGE NO.: 6

ORDER NUMBER:  
1204086

SITE NUMBER:  
14800

ELECTRONIC FILE NAME:  
G:\ACCOUNTS\PIEDMONT URGENT CARE\2023\OH\14800\_Lakewood\14800\_Lakewood\_Exterior R1.cdr

PROJECT NUMBER:  
86536

PROJECT MANAGER:  
CHRISTIN RENDON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	452534	11/01/23 BB					
Rev 1	455082	11/21/23 KW					

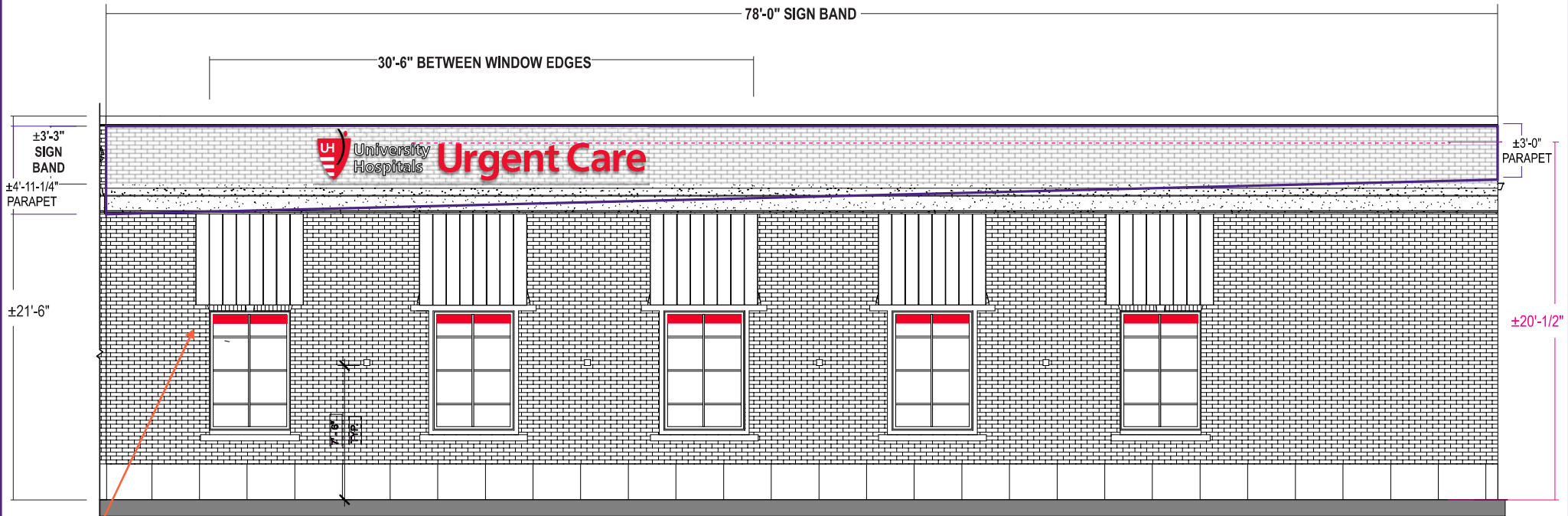
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E03

### EAST ELEVATION

Scale: 3/16"=1'-0"  
Scaled based on Architectural drawings

7.6 square feet



E05

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CLIENT: University Hospitals  
Urgent Care

ADDRESS: 14800 MADISON AVE  
LAKEWOOD, OH 44107-4010

PAGE NO.: 7

ORDER NUMBER:  
1204086

SITE NUMBER:  
14800

ELECTRONIC FILE NAME:  
G:\ACCOUNTS\PIEDMONT URGENT CARE\2023\OH\14800\_Lakewood\14800\_Lakewood\_Exterior R1.cdr

PROJECT NUMBER:  
86536

PROJECT MANAGER:  
CHRISTIN RENDON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	452534	11/01/23 BB					
Rev 1	455082	11/21/23 KW					

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E03

REPLACEMENT FACES - SOUTH ELEVATION

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

7.6 square feet



EXISTING CONDITIONS



EXISTING "UNIVERSITY HOSPITALS" BLACK FACES TO BE REMOVED AND REPLACED WITH NEW

**NOTE: PATTERN REQUIRED FOR MANUFACTURING TO ENSURE PROPER FIT**

- FACES:** 3/16" #7328 white acrylic
- TRIMCAP:** 3/4" Black jewelite trimcap
- RETURNS:** Existing 5" deep .063 alum. returns to remain
- QUANTITY:** (1) ONE SET REQUIRED FOR EAST ELEVATION

**COLOR PALETTE**

- #7328 White
- Black

SIMULATED NIGHT VIEW



PROPOSED

Scale: NTS Reference Only



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Mentor, Ohio 44060

888.503.1569

CLIENT: University Hospitals  
Urgent Care

ADDRESS: 14800 MADISON AVE  
LAKEWOOD, OH 44107-4010

PAGE NO.: 8

ORDER NUMBER:  
1204086

SITE NUMBER:  
14800

ELECTRONIC FILE NAME:  
G:\ACCOUNTS\PIEDMONT URGENT CARE\2023\OH\14800\_Lakewood\14800\_Lakewood\_Exterior R1.cdr

PROJECT NUMBER:  
86536

PROJECT MANAGER:  
CHRISTIN RENDON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	452534	11/01/23 BB					
Rev 1	455082	11/21/23 KW	Removed signage				

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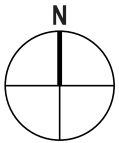
**SITE PLAN**

NTS - Not to Scale



**E01**

**E02**



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8959 Tyler Boulevard  
Mentor, Ohio 44060

888.503.1569

CLIENT:  **University Hospitals  
Urgent Care**

ADDRESS: 14800 MADISON AVE  
LAKEWOOD, OH 44107-4010

PAGE NO.: **2**

ORDER NUMBER:  
1180034

SITE NUMBER:  
14800

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

PROJECT NUMBER:  
86536

PROJECT MANAGER:  
CHRISTIN RENDON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	455161	11/21/23 CA					

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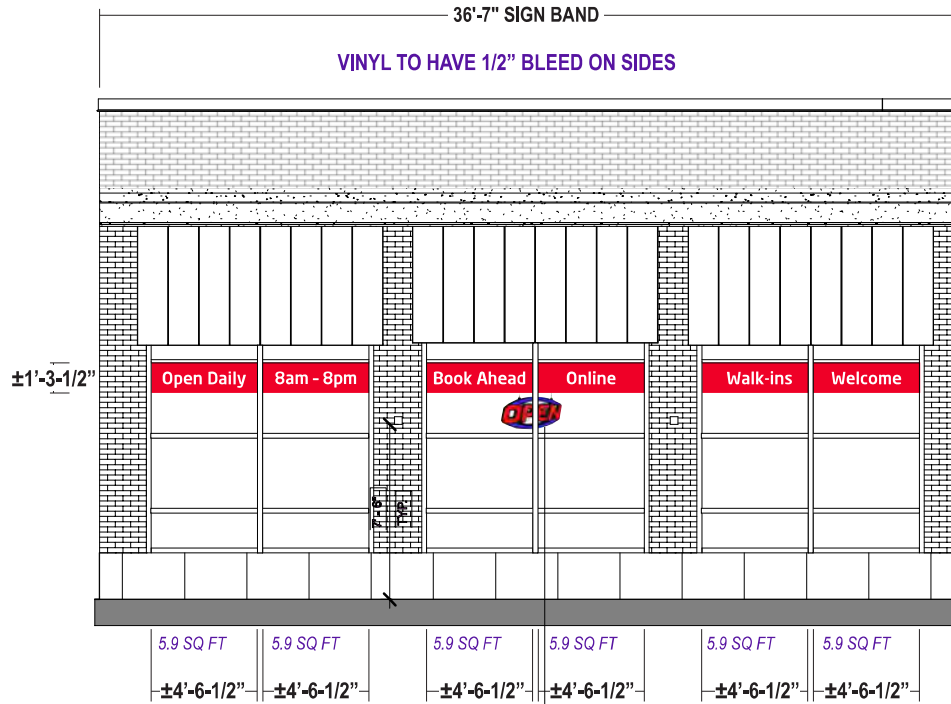
E01

### WINDOW VINYL - SOUTH ELEVATION

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

E03 Scaled based on standard 7'-0" Door

7.6 square feet



E03

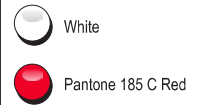
NOTE: ELEVATION SHOWS INCORRECT MULLION PLACEMENT AND HAS BEEN IGNORED; SHOWN FOR SIZE ESTIMATES ONLY UNTIL SURVEY IS COMPLETE

GRAPHICS: First or Second Surface applied Digitally printed vinyl applied to windows are shown

FONT: Neo Sans STD Medium

QUANTITY: (6) Six required

#### COLOR PALETTE



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Mentor, Ohio 44060

888.503.1569

CLIENT: University Hospitals  
Urgent Care

ADDRESS: 14800 MADISON AVE  
LAKEWOOD, OH 44107-4010

PAGE NO.: 3

ORDER NUMBER:  
1180034

SITE NUMBER:  
14800

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

PROJECT NUMBER:  
86536

PROJECT MANAGER:  
CHRISTIN RENDON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	455161	11/21/23 CA					

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E02

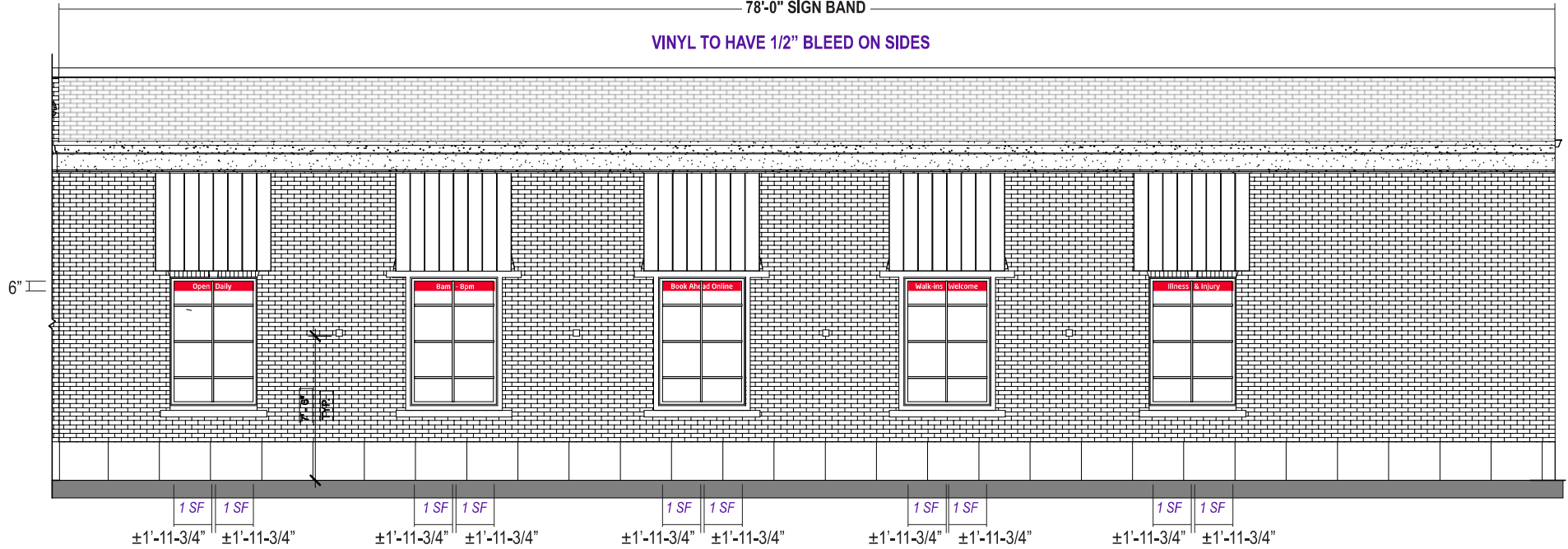
### WINDOW VINYLs - EAST ELEVATION

Scale: 3/16"=1'-0"  
Scaled based on Architectural drawings



78'-0" SIGN BAND

VINYL TO HAVE 1/2" BLEED ON SIDES

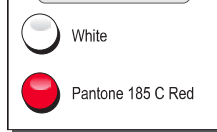


**GRAPHICS:** First or Second Surface applied Digitally printed vinyl applied to windows are shown

**FONT:** Neo Sans STD Medium

**QUANTITY:** (10) Ten required

#### COLOR PALETTE



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8959 Tyler Boulevard  
Mentor, Ohio 44060

888.503.1569

CLIENT: University Hospitals  
Urgent Care

ADDRESS: 14800 MADISON AVE  
LAKEWOOD, OH 44107-4010

PAGE NO.: 4

ORDER NUMBER:  
1180034

SITE NUMBER:  
14800

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

PROJECT NUMBER:  
86536

PROJECT MANAGER:  
CHRISTIN RENDON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	455161	11/21/23 CA					

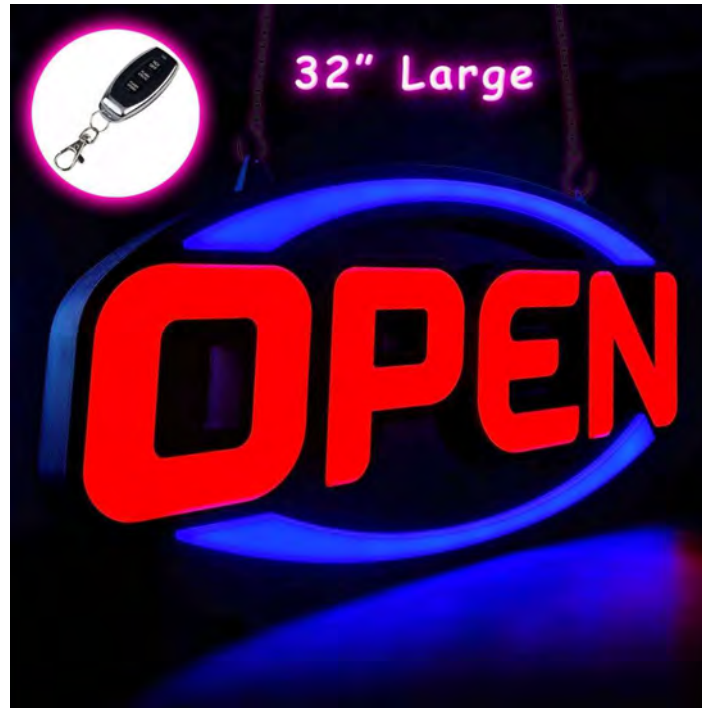
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E03

OPEN SIGN

1'-4" x 2'-8" SIGN

PROVIDED BY OTHER - FOR PERMITTING ONLY



SIGN TO BE INSTALLED ON SOUTH ELEVATION  
HUNG FROM THE MULLIONS IN MIDDLE SET OF WINDOWS

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Mentor, Ohio 44060

888.503.1569

CLIENT:  **University Hospitals  
Urgent Care**

ADDRESS: 14800 MADISON AVE  
LAKEWOOD, OH 44107-4010

PAGE NO.: 5

ORDER NUMBER: 1180034

SITE NUMBER: 14800

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

PROJECT NUMBER: 86536

PROJECT MANAGER: CHRISTIN RENDON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	455161	11/21/23 CA					

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E06

S/F DIRECTIONAL PANEL

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

4 square feet



**PLACEMENT AND ARROW DIRECTION TO BE CONFIRMED**

**PANEL:** .080 Flat aluminum panel w/ eased corners, pre-finished white

**GRAPHICS:** First surface applied reverse weeded digitally printed opaque vinyl to match colors shown

**INSTALL:** Flush mounted to brick building using fasteners to suit

**QUANTITY:** (1)ONE REQUIRED FOR BACK OF BUILDING

**COLOR PALETTE**



**EXISTING CONDITIONS**



REAR ELEVATION

**Stratus**<sup>TM</sup>

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Mentor, Ohio 44060  
888.503.1569

**CLIENT:** University Hospitals  
Urgent Care

**ADDRESS:** 14800 MADISON AVE  
LAKEWOOD, OH 44107-4010

**PAGE NO.:** 11

**ORDER NUMBER:** 1204086

**SITE NUMBER:** 14800

**ELECTRONIC FILE NAME:**  
G:\ACCOUNTS\PIPEDMONT URGENT CARE\2023\OH\14800\_Lakewood\14800\_Lakewood\_Exterior.cdr

**PROJECT NUMBER:** 86536

**PROJECT MANAGER:** CHRISTIN RENDON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	452534	11/01/23 BB					

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**BOARD OF BUILDING STANDARDS  
ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD**

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • [www.lakewoodoh.gov](http://www.lakewoodoh.gov)

## **Application Cover Page**

**Docket No.: 01-03-24**

**Permit No.: BBS23-000098**

**Applicant Name: Shawn Warren, Erie Design Co. Inc.**

**Project Address: 15002 Detroit Ave.**

**Project Name: Lakewood Optical**

**Project: Applicant proposes vinyl window signage and blade sign.**

# EXISTING STORE FRONT



**ERIE**  
*deSign*  
 Signs, Banners & Graphics  
 216-227-0043  
 www.eriedesign.com

**CLIENT:**  
 Lakewood Optical

**ADDRESS:**

**JOB #:**

**DATE:**

**SALESPERSON/ DESIGNER:**

**DATE:**

**REVISION HISTORY:**

**DATE:** **CHANGES MADE:**

**CLIENT SIGNATURE OF APPROVAL** **DATE:**

6) logos 8" x 18" 1 sq. ft ea. and text 8 sq. ft. total area.



36" Dia.  
2 Sided Blade  
16 sq. ft. 1.5" THICK

3" Lag bolt and sleeve mounted to sign surface area



**ERIE**  
deSign  
Signs, Banners & Graphics  
216-227-0043  
www.eriadesign.com

CLIENT: **Lakewood Optical**  
ADDRESS:

JOB #: \_\_\_\_\_ DATE: \_\_\_\_\_  
SALESPERSON/ DESIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_

REVISION HISTORY:  
DATE: \_\_\_\_\_ CHANGES MADE: \_\_\_\_\_  
CLIENT SIGNATURE OF APPROVAL \_\_\_\_\_ DATE: \_\_\_\_\_





Case #:

### City of Lakewood Division of Housing and Building

12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930

[Building.permits@lakewoodoh.net](mailto:Building.permits@lakewoodoh.net)

## Building Permit Application

PROJECT ADDRESS: 15002 Detroit Ave.

Suite/Unit #

or PERMANENT PARCEL NUMBER: 31214116

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

USE DESCRIPTION: (1-Family, Retail, Restaurant, etc.)

 Change of Use?PERMIT TYPE:  Building  \*Plumbing  \*Mechanical  \*Electrical **\* (complete reverse side)** RELATED CASES:  Correction Notice  Plan Review  A.B.R. Approval

Case Number:

SCOPE OF PERMIT (Check all that apply):

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

\*VALUATION: (cost of the work) \$

PROJECT SIZE: (in square feet)

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

1) Blade logo 36" w x 36" h 16 sq. ft. 2 sides mounted to fascia with 4) 3" lags and shields

2) Cut vinyl graphic window lettering 8" x 18" -1 sq. ft. each x 6 plus text for doctors names 8 sq. total

## Lakewood Optical

PROPERTY OWNER NAME: John Bruening

Phone: 216-226-9615

Business Name (if applicable) Lakewood Optical

Email: john@geaugavision.com

Mailing Address: 15002 Detroit Ave. City: LAKEWOOD, State: OH Zip: 44107

CONTRACTOR NAME: Erie design Shawn Warren Phone: 216-227-0043

License/Reg. No.: on file Email: eriedesign@ameritech.net

Mailing Address: 16504 Detroit Ave City: LAKEWOOD, State: OH Zip: 44107

ARCHITECT/ENGINEER: Phone:

Mailing Address: City: State: Zip:

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


  
SIGNATURE OF CONTRACTOR / OWNER
12-1-23  
DATE

Anticipated Completion Date: 12-1-23



MAIN (216) 529-6270

FAX (216) 529-5930

[building.permits@lakewoodoh.net](mailto:building.permits@lakewoodoh.net)

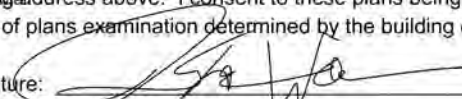
[www.lakewoodoh.gov](http://www.lakewoodoh.gov)

DIVISION OF HOUSING AND BUILDING  
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107

## APPLICATION FOR COMMERCIAL PLAN APPROVAL

(For projects subject to the provisions of the Ohio Building Code Section 107.2)

**ALL INFORMATION MUST BE PROVIDED AND LEGIBLE**

<b>Project Location [OBC 107.2-2]:</b>	<b>Applicant Information [OBC 107.2-5]</b> (Building Owner or Representative)
Street Address: <u>15002 Detroit Ave.</u> <u>31214116</u> Floor Number: _____ Suite: _____ Is this building in the floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	Name: <u>John Bruening</u> Business Name: <u>Lakewood Optical</u> Mailing Address: <u>15002 Detroit Ave.</u> City/State/Zip Code: <u>LAKEWOOD OH 44107</u> Phone Number: <u>216-226-9615</u> For Best Service Provide Email Address: <u>john@geaugavision.com</u>
<b>Project Information [OBC 107.2-1]:</b> (Project Use and Occupancy [OBC 107.2-3]) <b>Project Type (check all that apply):</b> <input type="checkbox"/> New Building <input type="checkbox"/> Alteration <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Fence, pool, paving, landscaping, shed, tent, other <input checked="" type="checkbox"/> Sign <b>Project Scope (check all that apply):</b> <input type="checkbox"/> Demolition <input type="checkbox"/> General Building <input type="checkbox"/> Mechanical (HVAC) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Fire Protection (see below) <input type="checkbox"/> Site Work over 8,000 sq. ft. Describe the (proposed) use (e.g.: Restaurant, boutique, office, etc.): RE- FACE EXISTING ACRYLIC SIGN FACE ON MONUMENT SIGN	<b>Registered Design Professional [OBC 106.2.1]</b> <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Certified Fire Protection System Designer <input type="checkbox"/> NA Name: <u>Shawn Warren</u> Firm or Business: <u>Erie design</u> Certificate or Registration Number: <u>on file</u> Mailing Address: <u>16504 detroit Ave</u> City/State/Zip Code: <u>Lakewood Oh 44107</u> Contact Name: <u>Shawn Warren</u> Contact Phone: <u>216-227-0043</u> For Best Service Provide Email Address: <u>eriedesign@ameritech.net</u>
Occupancy class [OBC Chapter 3]: _____ If Mixed Use [OBC 508.1] check one: <input type="checkbox"/> Separated <input type="checkbox"/> Non-separated <input type="checkbox"/> Accessory only Construction Type [OBC Chapter 6]: _____ Total Project Work Area: <u>Text 8 sq ft</u> <u>    </u> Sq. Ft. <u>Blade 16 sq ft</u> Total cost of construction (valuation): \$ <u>\$600</u> Describe the project: 1) Blade logo 36" w x 36" h 16 sq. ft. 2 sides mounted to fascia with 4) 3" lags and shields 2) Cut vinyl graphic window lettering 8" x 18" -1 sq. ft. each x 6 plus text for doctors names	<b>Certification [OBC 107.2.5]</b> I certify that I am the building <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Owner's Authorized Agent All information provided on this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the mailing address above. I consent to these plans being reviewed in the order of plans examination determined by the building official. Signature:  Printed Name: <u>Shawn Warren</u> Date of Application: <u>12-1-23</u>
<b>Fire Protection Systems [OBC 106.1.1.1]</b> (Indicate all that apply as "E" for Existing, "N" for New, or NA if none)	<b>For Building Department Use</b> Case Number: _____ Date Received: _____ Received By: _____
Building Sprinkler System _____ Limited Area Sprinkler System _____ In-Rack Sprinkler System _____ Demand at Riser Base _____ psi Kitchen Hood Suppression _____ Fire Alarm System _____ Fire Detection System _____ Smoke Detection System _____	Other Approvals Required (prior to permit issuance): Fire Marshall: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA Engineering <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA ABR/Planning/Zoning: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Required Construction Documents [OBC Section 106]</b> 3 sets required for Building Department plus 1 set for Fire Department Review (if applicable) 1 (Civil) set for Engineering Review (if applicable) Date on Plans: <u>12-1-23</u>	Plan Review Fees Outside Plans Examiner: \$ _____ Stormwater Review: \$ _____



**BOARD OF BUILDING STANDARDS  
ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD**

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • [www.lakewoodoh.gov](http://www.lakewoodoh.gov)

## **Application Cover Page**

**Docket No.: 01-04-24**

**Permit No.: BBS23-000100**

**Applicant Name: Steven Foster, The Sign & Graphics Firm, LLC**

**Project Address: 15618 Madison Ave.**

**Project Name: Jewish Discovery Center**

**Project: Applicant proposes vinyl window signage and blade sign.**

Signature of consent

I hereby provide my signature for consent on behalf of the owner and tenant of said property for which I am submitting a sign application for review.

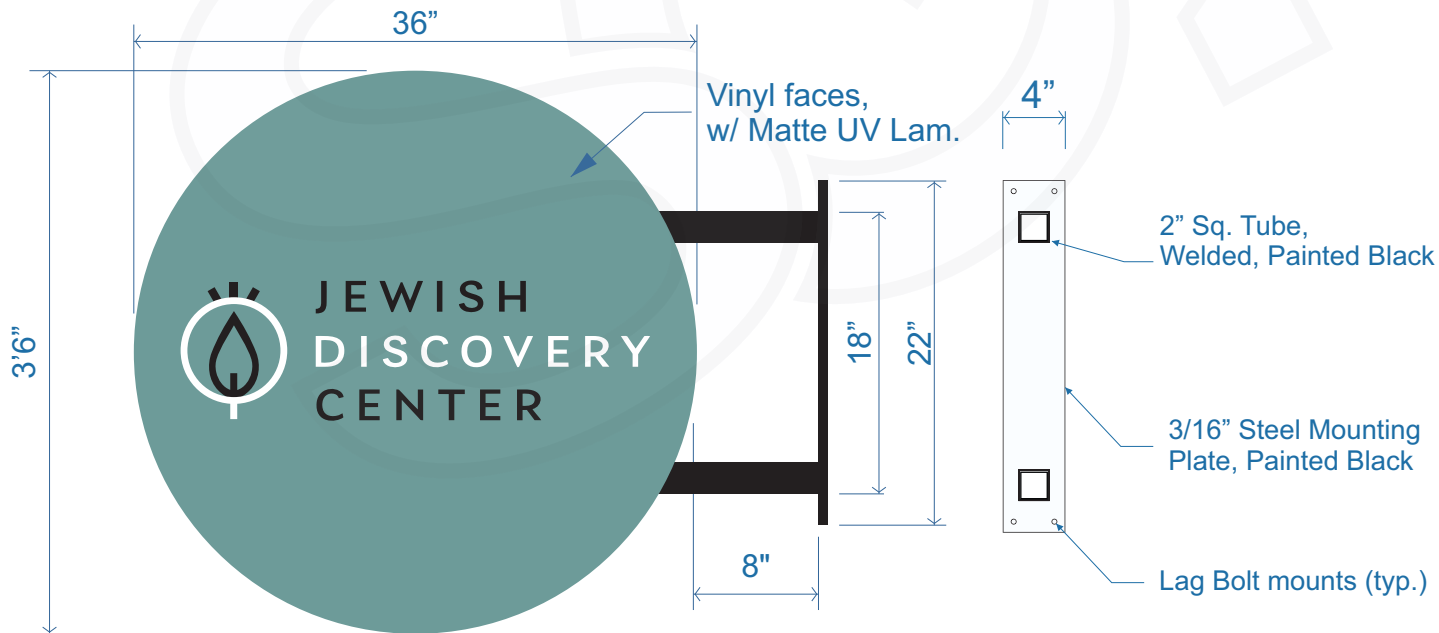
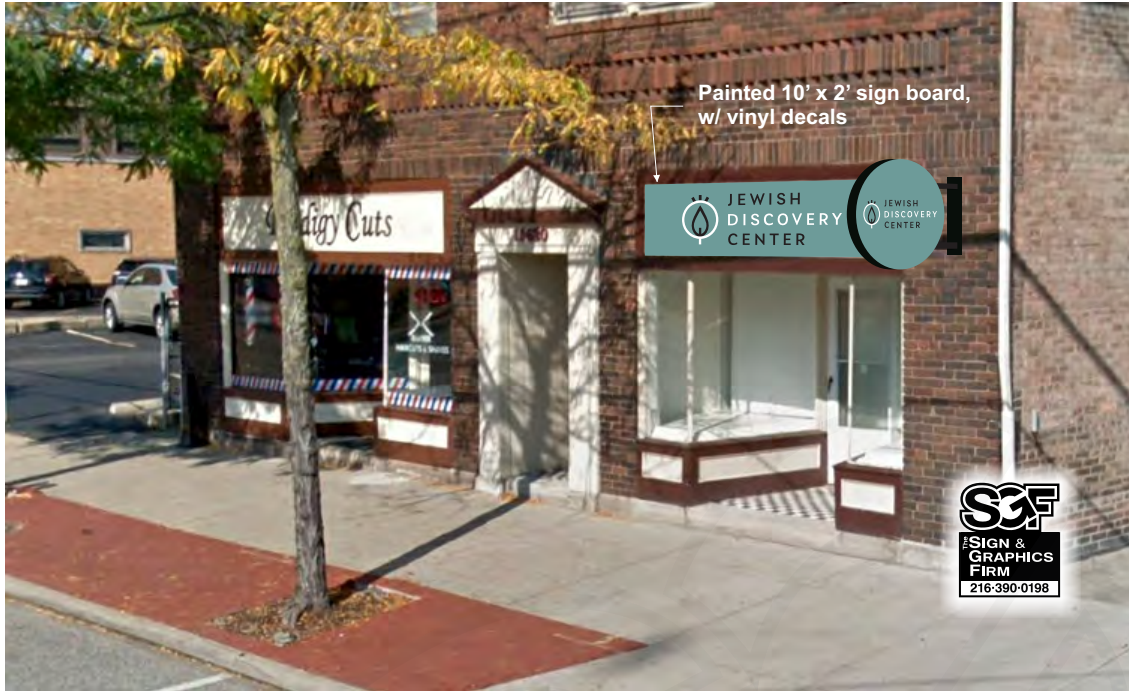
A handwritten signature in black ink that reads "Steve Foster". The signature is written in a cursive, flowing style.

Steve Foster

*The Sign & Graphics Firm*

(216) 390-0198





Double-sided Non-lit Blade Sign

NOTE: Renderings are approximate representations of final production.

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

**Steven Foster**  
216.390.0198  
sgfoster09@gmail.com

**SGF SIGN & GRAPHICS FIRM**

**ADDRESS:**  
15618 Madison Ave.  
Lakewood, OH 44107

**1**  
12-20-23

