



BATH TOWNSHIP ZONING

Summit County, Ohio

3864 West Bath Road - P.O. Box 1188 - Bath, Ohio - 44210-1188,
Phone: 330.666.4007 - Fax: 330.666.0305
www.bathtownship.org

APPEARANCE REVIEW COMMISSION

For office use only:	ARC File No.:	BZA File No.:
Associated permits:		

Applicant Data

Name: HYDE PARK PRIME STEAKHOUSE C/O MIKE BIZJAK (CONTACT)

Company Name: CICOGNA ELECTRIC & SIGN CO., INC dba CESCO IMAGING. MAIN OFFICE

Address: 4330 N-BEND RD. ASHTABULA, OH. 44004

CONTACT - Telephone No.: 216.392.8946 Email: MBIZJAK@CESCOIMAGING.COM

Property Data

Zoning District: (circle one) R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 B-5

Corner Lot: Yes No Note: Corner lots are required to meet the front setback on both streets.

Property Address: 4073 MEDINA RD. (HYDE PARK PRIME STEAKHOUSE)

Allotment Name: MONROSE (RESTAURANT) (PROPERTIES) Parcel No.: 0500737

Owner(s): HA GROUP / TJAF 4073 LLC. / CONTACT JOE SACcone

Owner Address: 21945 CHAGAIN BLVD. BEACHWOOD, OH 44122

Telephone No.: 216.272-8317

Type of Review (check all that apply)

- Site Plan
- Building/Elevation
- Sign
- Other (explain): _____

Required Site Plan Data and Architectural Drawings

The following items must be submitted with the application in order to be reviewed. A digital copy of site plan and plans will be required upon submission. (The application will be reviewed and placed on the agenda for review by the ARC once the application is deemed complete)

- 1 copy of site plan – must show existing structures, proposed structures, all setbacks and lot dimensions, driveway access location, all easements, septic system and well location (if applicable), and any unusual topography (include streams, lakes, ponds, ravines, steep slopes, etc.)
- 1 copy of elevations, signs, landscaping, lighting, parking, etc.
- Digital copy of all required documents (i.e. .pdf file)

Fee – Due at time of application (make check payable to *Bath Township Trustees*)

- For Site Plan - \$100.00

Applicant Signature: [Signature] Date: 9-18-2025



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www.bathtownship.org

SIGN (PERMANENT) APPLICATION

For office use only:	Permit No.:	ARC File No.:	BZA File No.:
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Applicant Data

Name: MIKE BIZJAK

Company

Name: CICOGNA ELECTRIC & SIGN CO. aka CESCO IMAGING.
MAIN OFFICE

Address: 4330 N-BEND RD. ASHTABULA, OH 44004

Telephone No.: 216-392-8946 Email MBIZJAK@CESCOIMAGING.COM

Property Data

Zoning District: (circle one) R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 B-5

Site Address: 4073 MEDINA RD (HYDE PARK PRIME STEAKHOUSE)

Owner(s): RESTAURANT PROPERTY CONTACT
HA GROUP LLC / PJAF 4073 LLC JOE SACCONI

Owner Address: 21945 CHAGRIN BLD. BEACHWOOD, OH 44122

Telephone No.: 26-272-8317

Is this a corner lot? Yes No

Shopping Center or Multiple Occupancy Building Yes* No

*Plaza/Building Name: HYDE PARK PRIME STEAKHOUSE / HOTEL

Sign Data

All permanent sign applications will be reviewed by the Appearance Review Commission (ARC). The ARC reviews the proposed signage and recommends to the Zoning Inspector and Board of Zoning Appeals, if applicable, as to the:

1. General appearance of the sign and compatibility with the surrounding areas
2. Height & Size
3. Landscaping
4. Other contributing factors

Fill out the table below for each proposed sign with the following information:

1. Reason - new, replacement, alteration, location change, etc.
2. Type - wall, side wall, monument, or canopy
3. Overall sign dimensions - height x width x depth (in feet)
4. Sign area in square feet
5. Illumination - internal or external and candle power
6. Number of sides
7. Building face area in square feet

Sign No.	Reason	Type	Dimensions	Area	Illumination	Number of Sides	Building Face Area
1	ID WALL (HPIS)	WALL	2'-7" x 15'-2 3/4" x 3"	39.4 SF	YES INTERNAL LED	1	800 +/-
2	ID WALL (HPIE)		2'-8 1/2" x 7'-3" x 3"	19.65 SF	YES INTERNAL LED	1	1500 +/-
3	ID WALL (HP2S)		5' x 5' x 3"	25 SF	YES EXTERNAL EX-GROWNS LIGHT	1	360 SF +/-
4							
5							

Total area of wall signs: 84.05 SF

Percentage of wall area: 3%

Required Site Plan Data and Sign Detail Drawings

The following items must be submitted with the application in order to be reviewed. The application will be reviewed by the Zoning Inspector and the Appearance Review Commission. No applications will be reviewed at the time of submittal. ***Incomplete applications will delay the review process.*** Site inspections will be conducted at the discretion of the Zoning Inspector.

1. One (1) copy of the site plan showing the following:
 - A North arrow and scale
 - Existing structures and dimensions
 - Driveway and road access locations (existing and/or proposed)
 - Proposed sign location(s)
 - Sign area landscaping denoting type and quantity of material (if applicable)
 - All applicable setbacks
 - Roads
 - Lot dimensions
 - Indicate the location of lakes, ponds, wetlands, ravines, or other unusual topography
 - Riparian Corridor(s) must be clearly indicated on all lots containing applicable watercourses
 - All slopes greater than 18% must be indicated on a two (2) foot contour interval map with the contours extending at least 100 feet beyond the lot lines

2. One (1) copy of the sign drawings showing the major details listed below.
 - Overall size, drawn to scale
 - Sign area calculations, including building wall face area (if applicable)
 - Lighting (if applicable)
 - Landscaping (if applicable)
 - Construction materials
 - Mounting details including height of sign above grade
 - Detailed sign color elevations

3. Digital copy of all required documents (i.e. .pdf file)

Applicant Certification

By initialing, the applicant has read, understands, and agrees to the following:

- WB 1. Right Of Revocation - It is understood and agreed by this applicant that any error, misstatement, misrepresentation of material fact, with or without intent, such as might and/or would cause a refusal of this application, or any material alteration in the accompanying plans made subsequent to the issuance of a Zoning Certificate without approval of the Zoning Inspector or Zoning Board of Appeals, shall constitute sufficient grounds for the revocation of such certificate.
- MB 2. The applicant agrees to allow the Zoning Inspector access to the property for on-site inspection(s).
- MB 3. There may be deed restrictions on the property that differ from the Bath Township Zoning Regulations. Please check your deed to make sure that any proposed project meets any restrictions that may be in effect.
- MB 4. The zoning certificate shall become void at the expiration of one (1) year after date of issuance, unless the structure or alteration thereof is started, or within two (2) years after the date of issuance, unless the structure or alteration is completed.

Applicant Signature: _____

Date: 9-18-2025

Fee (make check payable to Bath Township Trustees)

\$50.00 for each sign

For Office Use Only

Appearance Review Commission File No.: ARC - -

Board of Zoning Appeals File No.: BZA - -

- Approved
- Approved with Conditions*
- Denied

*If approved with conditions, attach copy of conditions to this application and Zoning Certificate.

Zoning Certificate File No.: ZP - -

- Approved
- Denied**

Zoning Inspector Signature: _____ Date: _____

** Reason for denial: _____

**Hyde Park Prime Steakhouse – 4073 Medina Rd. –
General Project Description and Zoning Variance Request Outline – Pg 1**

General Project Description

The property is undergoing a multi phased update including reopening of the Hyde Park Restaurant and Hotel affiliation, ID and Exterior of the building overall. As part of this overall project and due to specific hotel affiliation requirements certain interior aspects of the building are shifting from the hotel to the restaurant with regards to management and operation. This is specifically regarding the ballroom/event center/ conference area in the space adjoining the two businesses within the buiding.

The subject of this request is to update signage and awnings for new owners of business. The building is located on east side of I77/SR21, north side of Median Rd and west side of Springside Dr. within the Montrose area business district. The property is zoned B-2. As part of the re-opening HP Group is re-branding this as Hyde Park Prime Steakhouse. The overall restaurant project includes a complete interior and exterior renovation of the building. The subject portion of this project consists of updating the building signs and awnings.

The following is a general outline of the signs and awnings:

Sign 1 – (HP1S) Wall Sign – A set of individual channel letters with LED halo illumination reading Hyde Park Prime Steakhouse. This sign has a size of 39.4 SF and replaces a similar sign of 34 SF on the south elevation of the building facing Medina Rd. This sign is code conforming.

Sign 2 – (HP1E) Wall Sign – A cabinet sign with routed metal face and displaying the Hyde Park Prime Steakhouse logo with border. This sign is LED internally illuminated This sign has a size of 19.65 SF and replaces a similar sign of 34 SF on the east elevation of the building facing Springside Dr. This sign is code conforming.

Sign 3 – (HP2S) Wall Sign – An HP emblem sign consisting of 2” depth fabricated aluminum pieces and with ground illumination with the HP monogram. This sign has a size of 25 SF on the south elevation of the building facing Medina Rd. The location currently has a Holiday Inn sign (HI1S). As Hyde park is expanding within the building as described in the preceding this is now part of space operated by HP Group. This sign requires variances for additional sign and area of wall sign.

Awnings – (A1/A2/A3/A4/A5/A6/A7/A8/A9) – The existing awnings are being removed and completely refurbished including new paint finish on frames and new covers. The awnings will be reinstalled on the existing mounts in the wall. With the awning update there will be no HP emblem included. Currently there is a 20” x 20” (2.77 SF) emblem graphic on each of the nine awnings. This update includes a removal of 25 SF of signage.

As presented this application shows all existing signs on the property. All existing signs will ultimately be removed. The plans depict the new signage by keynote and with all details and respective locations in plan and elevation form.

**Hyde Park Prime Steakhouse – 4073 Medina Rd. –
General Project Description and Zoning Variance Request Outline – Pg 2**

Sign HP2S Variance Details, Request and Additional Information

As stated the restaurant is undergoing a substantial renovation as it reopens. The interior footprint is changing as the restaurant has expanded operations as outlined in the project description which also results in additional frontage. As part of the overall rebranding the HP emblem sign is a part of the marketing and site ID of operations of HP Group.

The additional sign has a 25 SF size (per Bath ordinances) and is requested as part of this new project and rebranding effort of the operations of Hyde Park.

As outlined in the preceding, with this project there will be a slight overall reduction of OA wall sign size associated with Hyde Park from 89 SF to 84.05 SF and a reduction in the quantity of times the Hyde Park associated brand is shown on the building from eleven (11) to three (3).

The following information is a brief overview and response to the questions on the application:

- A). The property does not have unique shape or topographical issues. The primary issue this attempts to address is the building design with feature wall and interior footprints of the respective entities within the building and the expanded efforts undertaken by Hyde Park and respective expansion to include the feature wall. If nothing else the feature wall will odd without a feature – with all other things being improved and otherwise generally equal.
- B). This will provide for reasonable and appropriate branding and ID of the business of Hyde Park.
- C). The variance is not substantial. As described in the project overview and sign descriptions this will actually be a slight overall reduction in overall size and quantity of Hyde Park associated building sign ID.
- D). The property is located within a business district surrounded by businesses. The variance will not substantially alter the adjacent properties or the general surrounding areas.
- E). The variance would have no effect on delivery of governmental services.
- F). The applicant/owner did not have knowledge of the specifics of the applicable zoning restrictions as it relates to this request.
- G). The variance request is simply part of a general evolution of the property, the Hyde Park business interests and the general business climate. To that extent this is a result of owner actions however this is not in a negative manner in our opinion.
- H). We do not believe this can be reasonably resolved without a variance aside from a complete building redesign. This is simply a result of the described evolution of the property and varying interior footprints and impact on the overall building design from the exterior.
- I). This sign is generally within the overall allowances of signage for Hyde Park in the building and is actually a slight overall reduction in size and quantity of Hyde Park associated branding. This is within the spirit and intent of the ordinance as it provides reasonable identification of Hyde Park entity and completes in a tasteful manner within the area of the Township and as per the high standards of Bath Township.

Please review this information and accompanying photos, plans and miscellaneous information and contact Mike Bizjak of CESCO Imaging with any questions or discussion on this project at 216.392.8946 or mbizjak@cescoimaging.com.

4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 1

Photo 1 – South Elevation – HP1S Sign Location – Awning A3/A4/A5 Location



4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 2

Photo 2 – East Elevation – HP1E Sign Location – Awning A6/A7/A8/A9 Location



4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 3

Photo 3 – Partial West Elevation of Hyde Park – Awning A1/A2 Location



4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 4

Photo 4 – South Elevation – Previous Holiday Inn Sign Location – New HP2S Sign Location



4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 5

Photo 5 – West Elevation – Previous Holiday Inn Sign Location



4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 6

Photo 6 – Medina Rd Frontage – Ex. Sign M1 Location



4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 7

Photo 7 – Springside Dr Frontage – Ex. Sign M2 Location



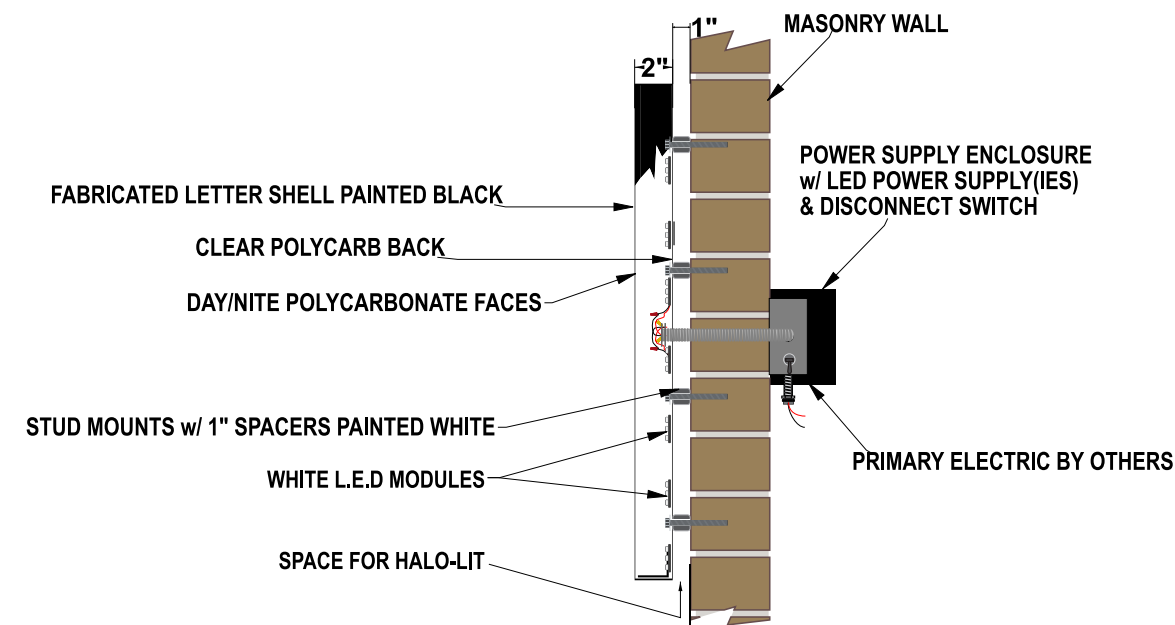
MAIN BUILDING ID - CHANNEL LETTERS - SOUTH 1

CODE CONFORMING IN
ZONING DISTRICT 39.4 SQF

HP1S



CONSTRUCTION DETAIL



CONSTRUCTION STANDARD - HALO LIT:

BLACK FABRICATED REVERSE CHANNEL LETTERS.
WHITE LED ILLUMINATION HALO/SILHOUETTE



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PROJECT: HYDE PARK/SPARK | LOCATION: BATH, OH

SALEMAN: M.BIZJAK | TYPE OF SIGN: ...

DRAWN BY: L.SHOLTIS

FONT(S): FONT TYPE

VOLTAGE: 120 277

DESIGN APPROVAL SIGNATURE

X

DATE OF DRAWING: 09/17/2025

PRINT #

HYDE PARK BUILDING ID-2500REV1

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MAIN BUILDING ID - CHANNEL LETTER RENDERING



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PROJECT: HYDE PARK/SPARK | LOCATION: BATH, OH

SALESMAN: M.BIZJAK | TYPE OF SIGN: ...

DRAWN BY: L.SHOLTIS
FONT(S): FONT TYPE

VOLTAGE: 120 277

DESIGN APPROVAL SIGNATURE

X

DATE OF DRAWING: 09/17/2025

PRINT #

HYDE PARK BUILDING ID-2500R

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MAIN BUILDING ID - SIGN - EAST

HP1E



SCOPE OF WORK:

MANUFACTURE & INSTALL ONE(1) SINGLE LED ILLUMINATED WALL SIGN

COLORS

- MP BLACK
- 7328 WHITE ACRYLIC



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PROJECT: HYDE PARK/SPARK	LOCATION: BATH, OH	X
SALEMAN: M.BIZJAK	TYPE OF SIGN: ...	
DRAWN BY: L.SHOLTIS		
FONT(S): FONT TYPE		
VOLTAGE: <input type="checkbox"/> 120 <input type="checkbox"/> 277		
<p>DATE OF DRAWING: 09/17/2025</p>		
<p>PRINT #</p> <p>HYDE PARK BUILDING ID-2501REV1</p>		

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MAIN BUILDING ID - SIGN RENDERING - EAST



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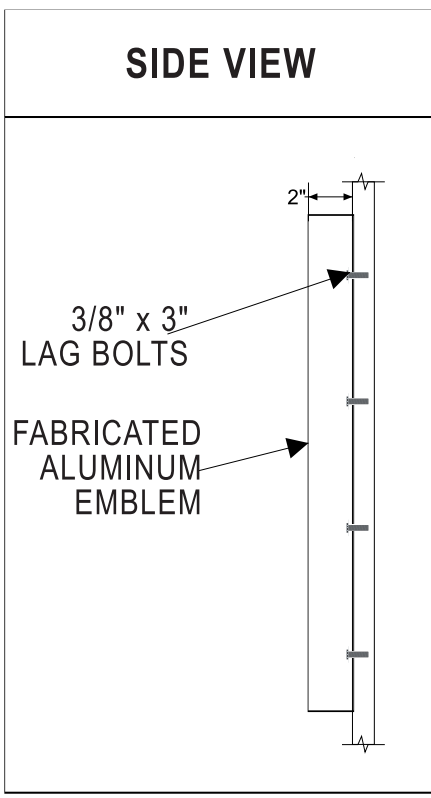
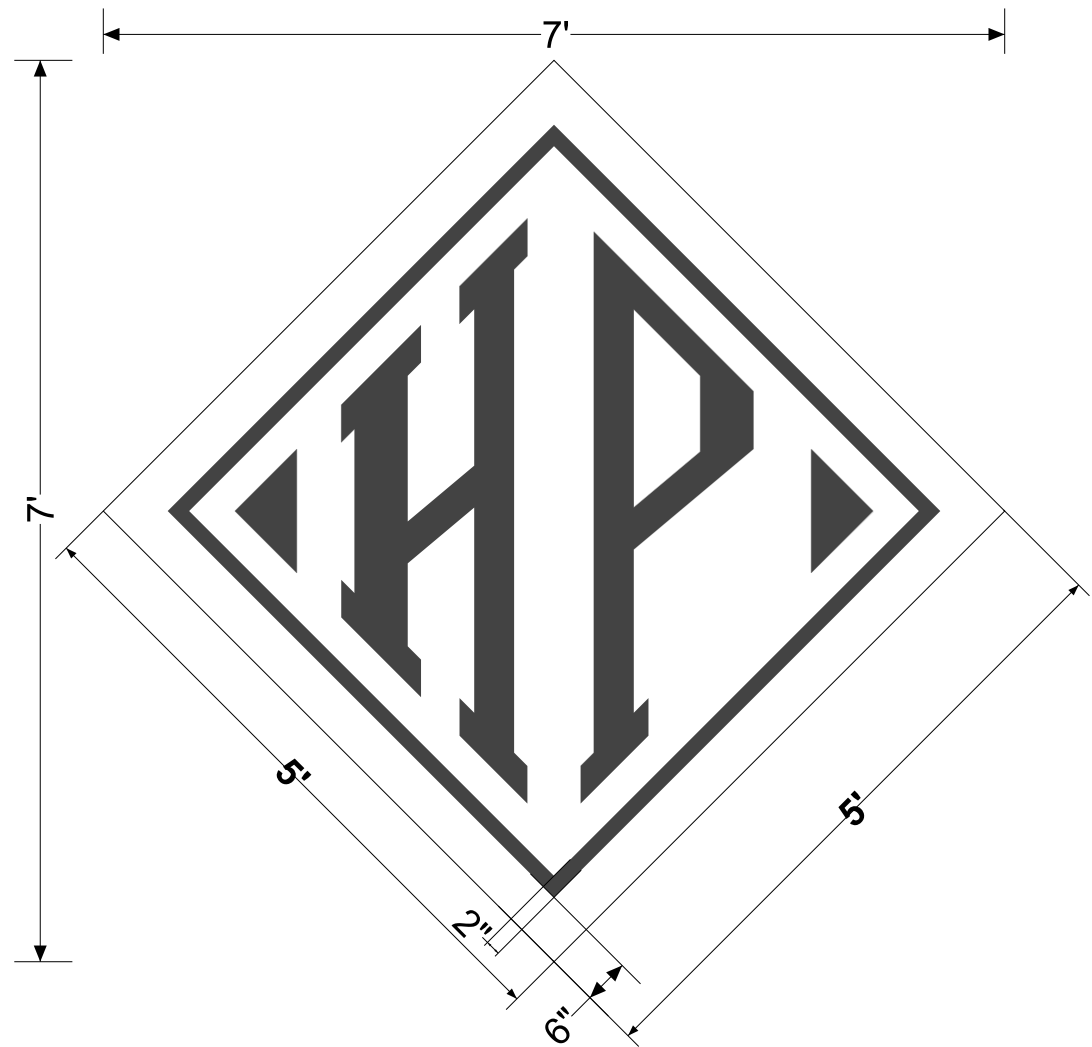
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SALESMAN: M.BIZJAK	TYPE OF SIGN: ...	DATE OF DRAWING: 09/17/2025
DRAWN BY: L.SHOLTIS		PRINT #
FONT(S): FONT TYPE		HYDE PARK BUILDING ID-2501R-REV1
VOLTAGE: <input type="checkbox"/> 120 <input type="checkbox"/> 277		

MAIN BUILDING ID - BUILDING SIGN - SOUTH 2

HP2S



EMBLEM PIECES - WHITE
VOIDS/SPACES - WALL COLOR

OPTION 1
NON ILLUMINATED REVERSE
CHANNEL FABRICATED ALUM EMBLEM PIECES.



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PROJECT: HYDE PARK/SPARK | LOCATION: BATH, OH
SALEMAN: M.BIZJAK | TYPE OF SIGN: ...
DRAWN BY: L.SHOLTIS
FONT(S): FONT TYPE

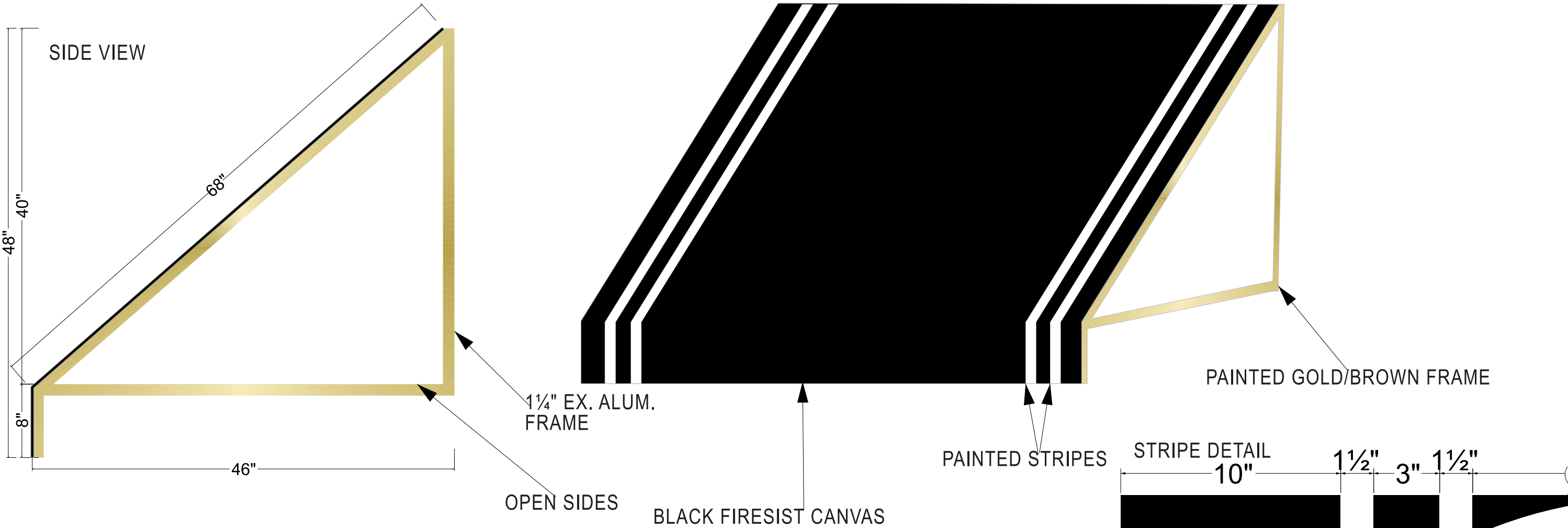
VOLTAGE: 120 277
DESIGN APPROVAL SIGNATURE
X

DATE OF DRAWING: **09/17/2025**
PRINT #
HYDE PARK BUILDING ID-2503REV1

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MAIN BUILDING ID - AWNING



SCOPE OF WORK

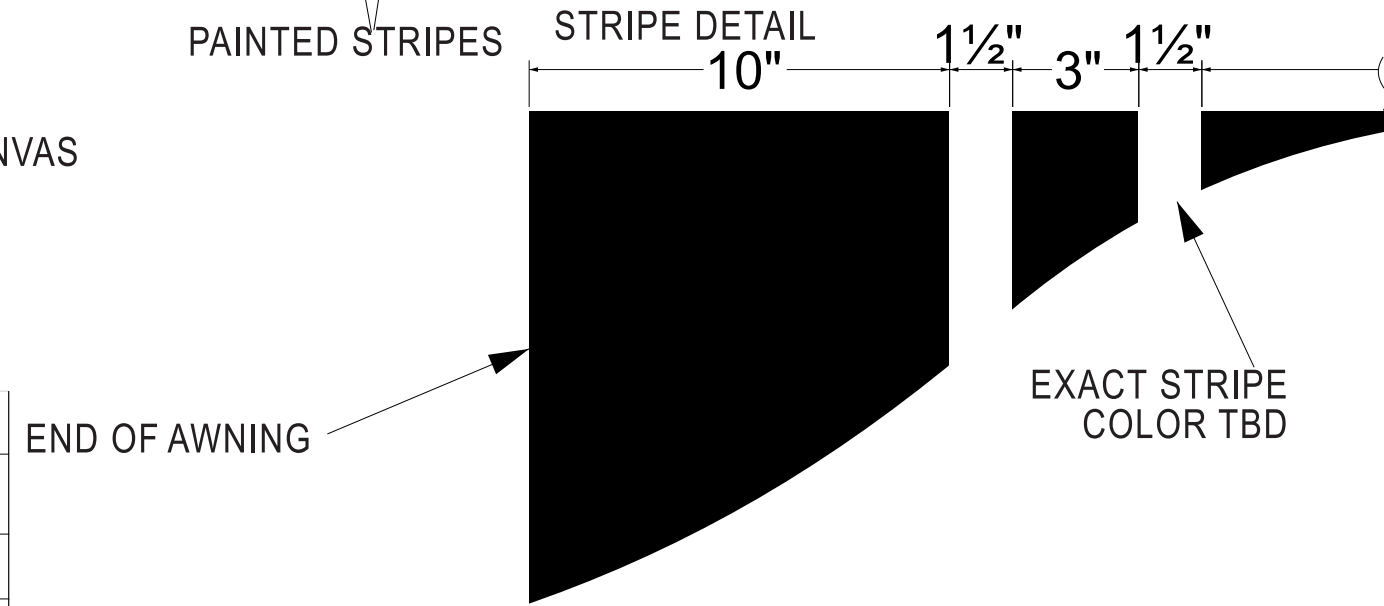
REMOVE EXISTING AWNINGS FROM SITE & BRING BACK TO SHOP.

LEAVE MOUNTS IN WALL.

STRIP AWNINGS-
PREP & REPAINT FRAMES.
PROVIDE & INSTALL NEW CANVAS AWNING COVERS
w/ PAINTED STRIPES.

RE-INSTALL AWNINGS ON EXISTING MOUNTS.

AWNING LENGTHS	
QTY	LENGTHS
7	48"
1	18'-5"
1	11'-6"



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Intertek 117760
 ELECTRIC SIGNS CONFORMS TO ANSI/UL STD 48

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PROJECT: HYDE PARK/SPARK LOCATION: BATH, OH

SALEMAN: M.BIZJAK TYPE OF SIGN: ...

DRAWN BY: L.SHOLTIS

FONT(S): FONT TYPE

VOLTAGE: 120 277

DESIGN APPROVAL SIGNATURE: X

DATE OF DRAWING: **09/11/2025**

PRINT # **HYDE PARK BUILDING ID-2502**

4073 MEDINA-SITE PLAN

SIGN/LIGHTING PLAN



BUILDING SIGNS

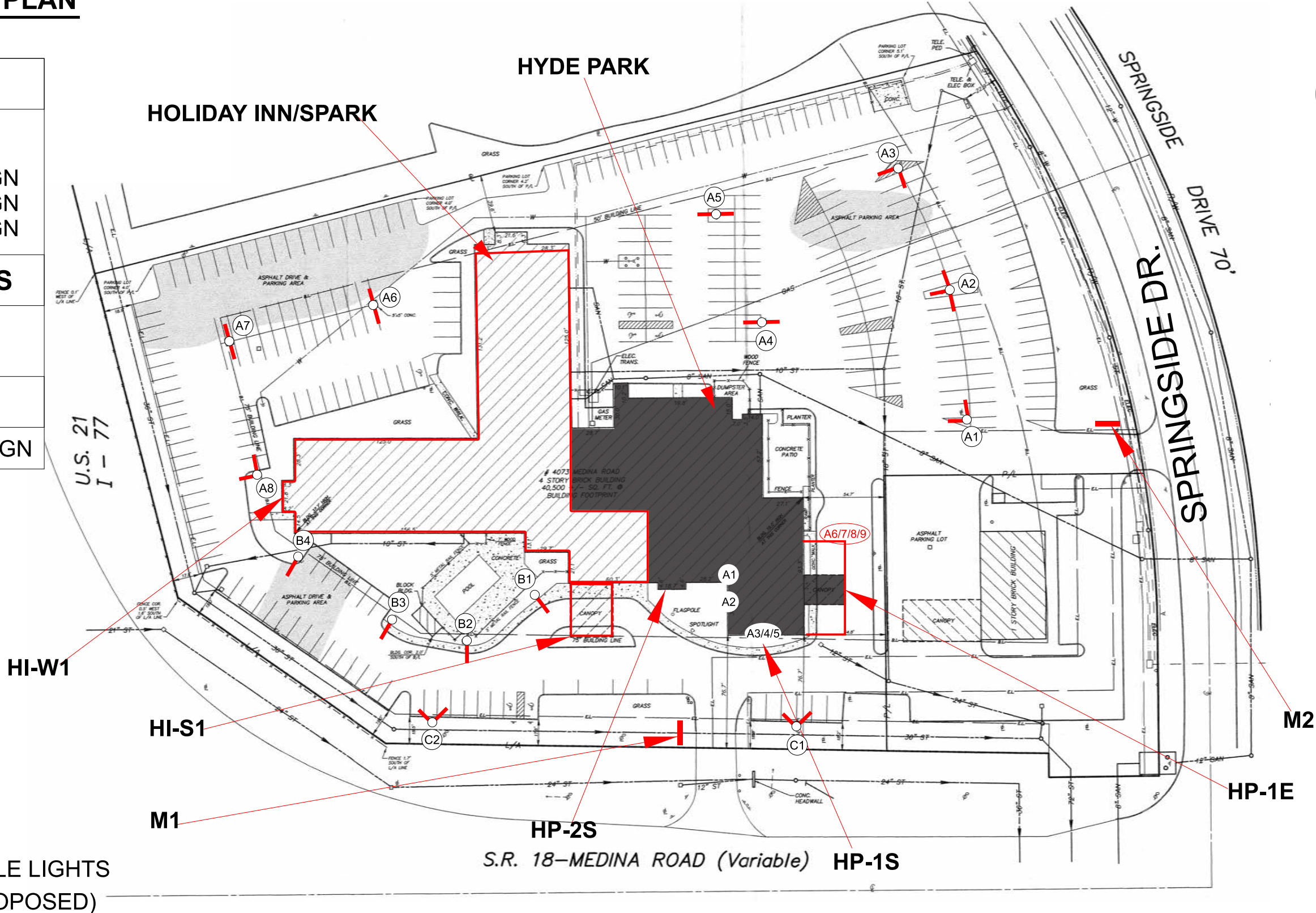
- HI-W1 - EXISTING SIGN
- HI-S1 - EXISTING SIGN
- HP-1S - PROPOSED SIGN
- HP-2S - PROPOSED SIGN
- HP-1E - PROPOSED SIGN

MONUMENT SIGNS

- M1-EXISTING SIGN
- M2 EXISTING SIGN

AWNINGS

- A1/2/3/4/5/6/7/8/9 - EX. SIGN



LIGHT POLES

- TYPE A - 25' HT
- TYPE B - 12' HT
- TYPE C - UTILITY CO POLE LIGHTS
(NO WORK PROPOSED)



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SALESMAN: M. BIZJAK	TYPE OF SIGN: ...				
DRAWN BY: L. SHOLTIS				DATE OF DRAWING: 09/17/2025	
FONT(S): FONT TYPE				PRINT #	
VOLTAGE: <input type="checkbox"/> 120 <input type="checkbox"/> 277				HYDE PARK SITE PLAN-2504	