

**MINUTES SUMMARY
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
JUNE 10, 2021 at 5:30 P.M.
LAKEWOOD CITY HALL
VIRTUAL MEETING**

RECORDED MINUTES NOT AVAILABLE DUE TO TECHNICAL ERROR.

Under the orders of the Governor and Director of Health of Ohio, the Board of Building Standards/Architectural Board of Review/Sign Review will meet remotely until further notice.

The remote meeting information will be posted by 3:30 PM the day of the meeting at <http://www.lakewoodOH.gov/accordions/architectural-board-of-review-board-of-building-standards-sign-review-board/>

1. Roll Call

Board Members

Rob Donaldson, Chair
David Maniet, Vice Chair
Jeremy Smith
John Waddell

Others

Christopher Parmelee, Asst. Building Comm.
Zachary Schauer, Urban Planning Intern

Brian Grambort was absent.

City of Lakewood
Architectural Board of Review
Approved as set forth in the minutes

2. Approve the minutes of the May 13, 2021 Meeting

The members **APPROVED** the May 13, 2021 meeting minutes.

of JUL 08 2021 meeting



CHAIRMAN

3. Opening Remarks

At the June 3, 2021 pre-review meeting, item 23 as Summary Approved with a condition. A motion and a second are needed for approval.

**SUMMARY APPROVED
SIGN REVIEW**

23. Docket No. 06-81-21

**14601 Detroit Ave.
Cleveland Clinic**

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

Kristin Swenson
Cleveland Clinic Lakewood
14601 Detroit Ave.
Lakewood, OH 44107

Applicant proposes pole banners. (Page 173)

***Temporary banners are to be removed by 01/02/2022.**

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

4. **Docket No. 05-44-21** **R** **1522 Wayne Avenue**

- | | |
|----------------------------------|--------------------|
| <input type="checkbox"/> Approve | Michael Palleschi |
| <input type="checkbox"/> Deny | 1522 Wayne Avenue |
| <input type="checkbox"/> Defer | Lakewood, OH 44107 |

Applicant proposes metal siding on a new garage. (Page 6)

The applicant was not present. The members **TABLED** the request.

5. **Docket No. 05-58-21** **C** **15509 Madison Avenue**
Hudec Dental

- | | |
|----------------------------------|-------------------------|
| <input type="checkbox"/> Approve | Leon S. Sampat |
| <input type="checkbox"/> Deny | LS Architects |
| <input type="checkbox"/> Defer | 22082 Lorain Rd. |
| | Fairview Park, OH 44126 |

Applicant proposes the exterior painting of commercial building. Applicant proposes the exterior painting of commercial building. Conditional approval was granted at the May 13, 2021 meeting, subject to administrative approval upon review of the product information. Administration did not approve. (Page 12)

The applicant was present to explain the request. The limewashing of the masonry surface was discussed.

The members **APPROVED painting of the wood only**. Brick limewashing was not approved; more information or precedent images would be required to verify maintenance and long-term viability of the product.

6. **Docket No. 05-55-21** **R** **1544 Elmwood Avenue**

- | | |
|----------------------------------|-------------------|
| <input type="checkbox"/> Approve | Martin Chaney |
| <input type="checkbox"/> Deny | 784 Kenmore Blvd. |
| <input type="checkbox"/> Defer | Akron, OH 44314 |

Applicant proposes front porch repairs and installation of a new railing system. Applicant proposes the exterior painting of commercial building. Conditional approval was granted at the May 13, 2021 meeting, subject to administrative approval upon review of the product information. Administration did not approve. (Page 20)

Applicant was present to explain the request. Discussion ensued about product, design.

The members **APPROVED** the request with the following conditions:

- Porch will replace existing in kind.
- Railing shall be wood, shall be set in same location as existing metal.
- No plywood floorboard – deck board only.
- No sanding of paint.
- Stairs to be replaced. All wood construction, deck - no plywood
- **Wood railing to replace existing wood in same location.**

- **New stairs match deck board.**

**NEW BUSINESS
ARCHITECTURAL BOARD OF REVIEW**

7. **Docket No. 06-65-21** **R** **1503 Lincoln Avenue**

- | | |
|----------------------------------|------------------------|
| <input type="checkbox"/> Approve | Neil Stallard |
| <input type="checkbox"/> Deny | 8619 Courtland Dr. |
| <input type="checkbox"/> Defer | Strongsville, OH 44139 |

Applicant proposes second floor repairs: fascia and gutters. (Page 27)

The applicant was not present.

The members decided to **DEFER** the request.

8. **Docket No. 06-66-21** **R** **17703 Lakewood Heights Blvd.**

- | | |
|----------------------------------|------------------------|
| <input type="checkbox"/> Approve | Ryan Bell |
| <input type="checkbox"/> Deny | Great Day Improvements |
| <input type="checkbox"/> Defer | 700 E. Highland Rd. |
| | Macedonia, OH 44056 |

Applicant proposes enclosing a front porch. (Page 33)

The applicant was not present.

The members decided to **DEFER** the request.

9. **Docket No. 06-67-21** **R** **1558 Rosewood Ave.**

- | | |
|----------------------------------|----------------------|
| <input type="checkbox"/> Approve | Christopher Parmelee |
| <input type="checkbox"/> Deny | 1558 Rosewood Ave. |
| <input type="checkbox"/> Defer | Lakewood, OH 44107 |

Applicant proposes the demolition and rebuild of a front porch. (Page 42)

Christopher Parmelee, Building Commission recused himself from the Staff as he was the applicant; he proceeded to explain the request.

The members **APPROVED** the request as presented.

10. **Docket No. 06-68-21** **R** **1353 Lakeland Ave.**

- | | |
|----------------------------------|------------------------------|
| <input type="checkbox"/> Approve | Terry Breitenbach |
| <input type="checkbox"/> Deny | Breitenbach Remodeling, Inc. |
| <input type="checkbox"/> Defer | 805 Sharon Dr. |
| | Westlake, OH 44145 |

Applicant proposes the demolition and rebuild of a front porch. (Page 48)

The applicant was present to explain the request. There was discussion about materials and products.

The members **APPROVED** the request with the following condition:

- Applicant is to follow City review and approval processes on subsequent projects.

11. **Docket No. 06-69-21** **C** **14536 Detroit Ave.**
Aladdin's Eatery

() Approve Joey Mannarino
() Deny MR TMG LLC
() Defer 3076 Fairmount Blvd.
Cleveland Heights, OH 44118

Applicant proposes façade renovations. (Page 52)

Applicant was present to explain the request. There was discussion about the façade. The only item for approval was the Aladdin's restaurant. The signage and overall plan/concept for the block renovation would be reviewed later.

The members **APPROVED** the request with the following condition:

- Dark bronze storefront to match the sign board.

12. **Docket No. 06-70-21** **R** **1644 Grace Ave.**

() Approve Mukhammad Farman
() Deny 1642-44 Grace Ave.
() Defer Lakewood, OH 44107

Applicant proposes the demolition and rebuild of a front porch. (Page 66)

The applicant was not present.

The members decided to **DEFER** the request.

13. **Docket No. 06-71-21** **R** **2096 Belle Ave.**

() Approve Rocco Sutera
() Deny Reliable Construction Co.
() Defer 1467 Olivewood Ave.
Lakewood, OH 44107

Applicant proposes renovation of a front porch. (Page 69)

The applicant was present to explain the request. There was discussion about colors and railings.

The members **APPROVED** the request with the following conditions:

- Floorboards shall be Manufacturer's Gray.
- Railing height shall be per drawings (top rail 36 inches off floor).

14. **Docket No. 06-72-21** **R** **15920 Lakewood Heights Blvd.**

- Approve
- Deny
- Defer

Thomas D'Amico
The Great Garage Co.
620 Crystal Brooke Dr.
Hinckley, OH 44233

Applicant proposes construction of a new garage. (Page 79)

The applicant was present to explain the request.

The members **APPROVED** the request as presented.

15. **Docket No. 06-73-21** **R** **2108 Lakeland Ave.**

- Approve
- Deny
- Defer

Tim Neufer
Neu Architecture
2157 Glenbury Ave.
Lakewood, OH 44107

Applicant proposes construction of a first floor addition. (Page 104)

The applicant was present to explain the request.

The members **APPROVED** the request.

16. **Docket No. 06-74-21** **R** **2237 Olive Ave.**

- Approve
- Deny
- Defer

Thomas DeAlexandro
Platform Masonry, LLC
14837 Detroit Ave., #288
Lakewood, OH 44107

Applicant proposes the rebuild of a porch. (Page 117)

The applicant was present to explain the request.

The members **APPROVED** the request as presented.

17. **Docket No. 06-75-21** **R** **1219 Cook Ave.**

- Approve
- Deny
- Defer

Anthony Latina
Latina Design Build Group
21080 Beachwood Dr.
Rocky River, OH 44116

Applicant proposes the extension of an existing porch. (Page 130)

The applicant was present to explain the request. There was discussion about colors and railings.

The members **APPROVED** the request with the following conditions:

- Colors are to match the existing.
- Railing spindle as submitted.

18. **Docket No. 06-76-21** **R** **2209 Alger Rd.**

() Approve Jeremy Smith
() Deny Onward Design Collaborative
() Defer 1451 Rosewood Ave.
Lakewood, OH 44107

Applicant proposes exterior renovations and dormer additions to an existing home. (Page 136)

Jeremy Smith recused himself from the Board as he was the applicant; he proceeded to explain the request.

The members **APPROVED** the request with the following condition:

- Recommend removing window shutters if possible.

Mr. Donaldson, Mr. Grambort, Mr. Maniet, Mr. Waddell voted yea, and Mr. Smith recused himself.

19. **Docket No. 06-77-21** **R** **1585 Marlowe Ave.**

() Approve John Graham
() Deny Graham Construction LLC
() Defer 4042 Rocky River Dr.
Cleveland, Ohio 44135

Applicant proposes the rebuild of a front porch. (Page 140)

The applicant was present to explain the request. There was discussion raisings and stair railing.

The members **APPROVED** the request with the following conditions:

- Concerns with stair riser height expressed with recommendations to make risers equal.
- Railing to be installed on stairs.

20. **Docket No. 06-78-21** **C** **18401-05 Detroit Ave.**
Molto Bene

() Approve Rich Bozic
() Deny Blatchford Architects LLC
() Defer 12429 Cedar Rd., Studio 10
Cleveland Heights, OH 44106

Applicant proposes the installation of a new canopy for the patio. (Page 153)

The applicant was present to explain the request.

The members decided to **DEFER** the request.

SIGN REVIEW

21. **Docket No. 06-79-21** **18260 Detroit Ave.**
Cilantro Taqueria

() Approve Jessica Ruff
() Deny Ruff Neon Sign

Defer

295 W. Prospect St.
Painesville, OH 44077

Applicant proposes wall signage. (Page 160)

The applicant was present to explain the request.

The members decided to **DEFER** the request.

22. **Docket No. 06-80-21**

**17409 Detroit Ave.
CouCou Sentiment**

Approve
 Deny
 Defer

Danielle Zann
CouCou Sentiment, LLC
17409 Detroit Ave.
Lakewood, OH 44107

Applicant proposes awning signage, and door and window decals. (Page 167)

The applicant was present to explain the request.

The members **APPROVED** the request with the following conditions:

- Pull down "C" in door glass.
- Resubmitted vinyl window graphic design is acceptable.
- Awning logo to be centered and fit in awning.

24. **Docket No. 06-82-21**

**14650 Detroit Ave.
Lakewood Center West**

Approve
 Deny
 Defer

Bob Kunzen
Brilliant Electric Sign Company
4811 Van Epps Rd.
Brooklyn Heights, OH 44131

Applicant proposes installation of an externally-illuminated monument sign, replacing an existing. (Page 176)

The applicant was present to explain the request.

The members **APPROVED** the request with the following conditions:

- Higher angle to point towards building.
- Tenant signage colors to be black, not shade of gray.
- Font at top and address number to match tenant font type.

25. **Docket No. 06-83-21**

**13401 Madison Ave.
Iggys Bar**

Approve
 Deny
 Defer

Steven Foster
The Sign & Graphics Firm
1593 Wyandotte Ave.
Lakewood, OH 44107

Applicant proposes interior neon window signage. (Page 182)

The applicant was not present.

The members decided to **DEFER** the request.

26. **Docket No. 04-35-21**

**15623 Detroit Ave.
Bar Italia**

- Approve
- Deny
- Defer

Patrick Granzier
372 Kenilworth Rd.
Bay Village, OH 44140

Applicant proposes awning signage. (Page 184)

The applicant was present to explain the request. there was discussion which resulted in the members stating the proposal did not meet the sign guidelines.

The members decided to **DENY** the request.

27. **Docket No. 06-84-21**

**12401 Detroit Ave.
Peppers Italian Restaurant**

- Approve
- Deny
- Defer

Joe Pinzone
Peppers Italian Restaurant
412401 Detroit Ave.
Lakewood, OH 44107

Applicant proposes door and window signage. (Page 189)

The applicant was not present.

The members decided to **DEFER** the request.

ADJOURN

The members adjourned the meeting at approximately 8:20 p.m.

Signature

Johanna Schwarz

From: Allison Hennie
Sent: Friday, June 4, 2021 11:01 AM
To: Johanna Schwarz
Subject: 17703 Lakewood Heights Boulevard - Deferred

Hi Johanna,

Based on last night's ABR Pre-Review, the applicant for 17703 Lakewood Heights Boulevard has deferred this month.

Thanks,
Allison

Allison Hennie, AIA, NCARB
City Architect
Department of Planning and Development
City of Lakewood OH

Johanna Schwarz

From: Planning Dept
Sent: Wednesday, June 9, 2021 9:28 AM
To: Allison Hennie; Zachary S. Schauer; Christopher Parmelee
Cc: Shawn Leininger
Subject: FW: Docket No. 06-71-21 2096 Belle Ave

Johanna Schwarz
Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

-----Original Message-----

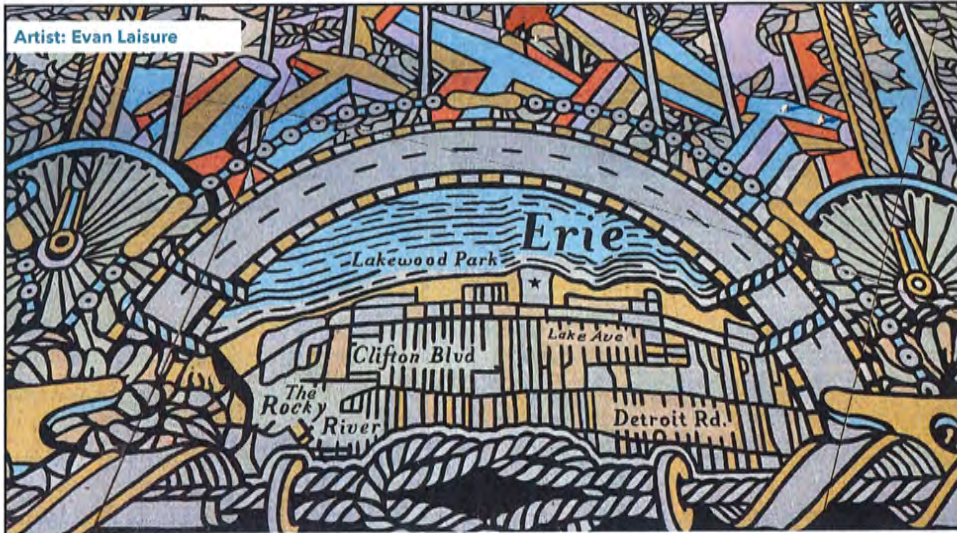
From: Phyllis Brawn <phyllisbrawn@yahoo.com>
Sent: Tuesday, June 8, 2021 7:52 PM
To: Planning Dept <Planning@lakewoodoh.net>
Subject: Docket No. 06-71-21 2096 Belle Ave

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

Please pass this proposal without any further consideration. It will be a betterment of our community.

Respectfully submitted
Phyllis A Brawn
2088 Belle Ave

Artist: Evan Laisure



Pre-Review Meeting 06-03-2021




Architectural Board of Review
June 2021

1

REMOTE MEETING PROCEDURES

- Applicants have been provided login/link and timeframe
- Meeting will follow normal agenda and procedures as closely as possible
- Please mute microphones unless speaking
- **Public Comment:**
 - Public notices encouraged comment submission in advance via email
 - Public is highly encouraged to use the **chat feature** to submit comment
 - During public comment portion of each application:
 - Review email comments submitted in advance
 - Review comments submitted in chat
 - Call for any remaining comments (name, address, 3 min rule)
- If applicant is not present, we will move on to next item, checking back periodically as needed.
- We will pause to deal with technical issues as they arise.
- Option for break at ~8pm if needed.



Architectural Board of Review
June 2021

2

June - DOCKET/AGENDA

- **Note: Updates must have been received by noon on 06/09 to be included**
- Roll Call
- Approval of Minutes - 05/2021 Meeting
- Opening Remarks
- Summary Approvals
 - 14601 Detroit - Cleveland Clinic Centennial Banners
- Old Business
 - 1522 Wayne - TABELLED
 - 15509 Madison - Painting masonry
 - 1544 Elmwood - Front porch
- New Business
 - 1503 Lincoln - Front porch
 - 17703 Lakewood Heights Blvd - WITHDRAWN
 - 1558 Rosewood - Front porch
 - 1353 Lakeland - Front porch
 - 14536 Detroit - Aladdin's storefront renovation
 - 1642/44 Grace - Front porch
 - 2096 Belle - Front porch



Architectural Board of Review

June 2021

3

June - DOCKET/AGENDA

- **Note: Updates must have been received by noon on 06/09 to be included**
- New Business (continued)
 - 15920 Lakewood Heights Blvd
 - 2108 Lakeland - Residential addition
 - 2237 Olive - Front porch
 - 1219 Cook - Front porch
 - 2209 Alger - Residential renovation
 - 1585 Marlowe - Front porch
 - 18401-05 Detroit - Molto Bene outdoor dining improvements
- Sign Review
 - 18260 Detroit - Cilantro Taqueria
 - 17409 Detroit - CouCou Sentiment
 - 14650 Detroit - Lakewood Center West
 - 13401 Madison - Iggy's
 - 15623 Detroit - Bar Italia
 - 12401 Detroit - Pepper's



Architectural Board of Review

June 2021

4





Sign Review - Summary Approval







June 2021

5


Proposal: Applicant proposes pole banners

City Notes:

- Exceeds allowable number of days for temporary sign permit
- Conditions of Approval To be removed January 2, 2022.

					
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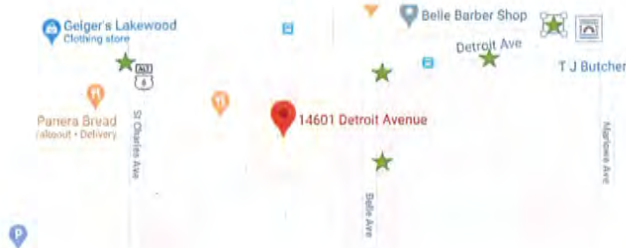
If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



Docket No.: 06-81-21 **14601 Detroit**
Signage - June 2021

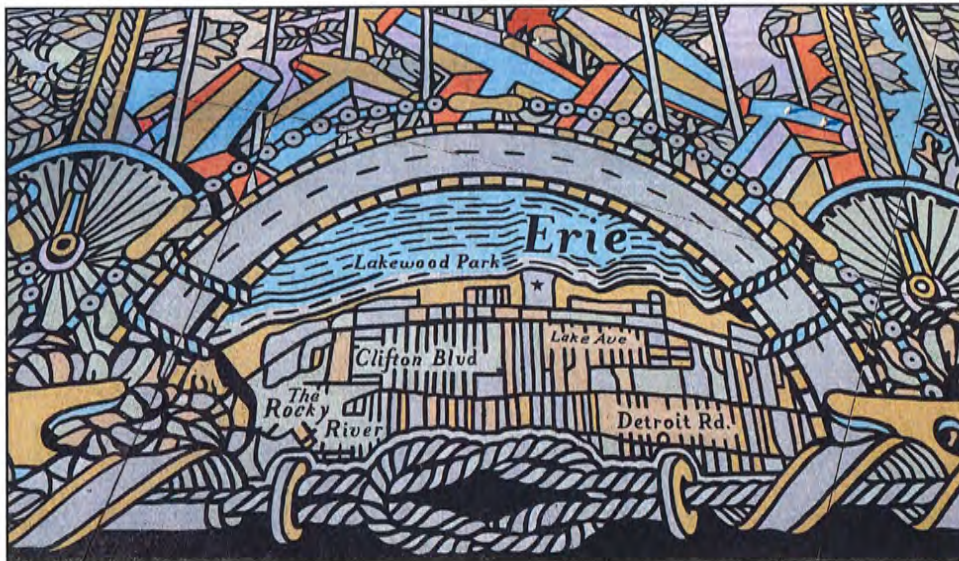
6

Map for Lakewood FHC pole banner placement. Stars are locations for the poles.



Docket No.: 06-81-21 14601 Detroit
Cleveland Clinic Signage - June 2021

7



Architectural Board of Review
OLD BUSINESS - June 2021

8

Proposal: Applicant proposes metal siding on a new garage.

ADMINISTRATIVELY TABLED

If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No.: 05-44-21 1522 Wayne
Garage - May/June 2021**

9

Proposal: exterior painting of commercial building

City Notes:

- As outlined in the city's standards, painting, staining or covering of raw brick surfaces is not supported or recommended, unless it is found to be necessary.
- City Staff was not able to administratively approve the original paint product
- Applicant returning for a new approval.
- Proposal is for branding, not maintenance
- Applicant's rendering shows intent to mix LimeWash product with paint color.
- Requires maintenance every 2-6 years.



If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No.: 05-58-21 15509 Madison Ave
Commercial Masonry Painting - May/June 2021**

10



Docket No.: 05-58-21 15509 Madison Ave
Commercial Masonry Painting - June 2021

11



Stain-Ecologic™ LimeWash Platinum
Paint Color Selection - Sherwin Williams Paints:



L.S. ARCHITECTS
 DR. HUDEC
 15509 MADISON AVE
 LAKESWOOD, OHIO
 A1.1



Docket No.: 05-58-21 15509 Madison Ave
Commercial Masonry Painting - June 2021

12



Ecologic™ LimeWash Platinum

Ecologic™ LimeWash Platinum is made in the USA. It is a traditional whitewash recipe that when mixed with water on site will with one coat create a stone-like finish. Applying two or more coats will result in a solid and opaque covering for masonry and various wood elements. Ecologic™ LimeWash Platinum is a mineral coating. Mineral coatings absorb into a substrate and they form a network of interconnected crystals which seal in the pores and on the surface of the substrate to which it is applied. Ecologic™ LimeWash Platinum is vapor permeable and resistant to salt attack. Since water in a substrate is allowed to evaporate out freely any salts that crystallize on the surface of the coating can be flushed off instead of becoming trapped under the coating. The proper installation of Ecologic™ LimeWash Platinum for it to stay well-adhered to rough substrate is to install it in successive thin coats to build it up over many days rather than attempting to install it as a thicker coating by adding too much water which would lead to cracking. When installed correctly the result is a sheltering coat of calcium carbonate which is generally referred to as "whitewash" when it is non-pigmented or "colored limewash" when it is pigmented. Ecologic™ LimeWash Platinum will wear down over time to naturally weather away grain by grain as it is worn down by exposure to the elements. Extreme weathering may require some reapplication in 2 years but it can have a 5-7 year service life out in the elements and longer if used inside or in a protected area.

Where to use:
Ecologic™ LimeWash Platinum is used as a decorative or sheltering coat on any raw and porous masonry such as untreated vertically laid clay brick, concrete blocks, concrete, terra cotta, Cast Stone, scaffold concrete, traditional sand finish stone, lime plaster all which needs to display a coarse surface which will first allow water to absorb in. It is also to be used on backgrounds with no action as a natural containing any waterproofing agents or has a water repellency property or may previously (recommended) painted surfaces. It can be used on smooth wood and fine pores but all previous treated or green wood must be over a year old before Ecologic™ LimeWash Platinum is applied and it must have 17% Ecologic™ Acrylic Latex Additive to be added to the mixing water for a bond to these smooth surfaces.

Mixing:
Fill the container with clean hot water to the bottom ring of the normal container opening. A quart will require around 10ml of water (approximately 2.5 cups), a gallon around 2.4 liters of water (approximately 2.5 quarts) and a 5 gallon pail around 12 liters of water (approximately 3.2 gallons). Prepare mixing for 3-5 minutes with a drill water and paddle is essential and the material should be completely free of lumps or larger particles. For gallon and quart containers put the lid on securely and shake. It can be applied immediately to a pre-dampened surface where no standing water remains. A best practice is to add 1% of the clean and cold mixing water the day before and let the Ecologic™ LimeWash Platinum sit with a lid on for 24 hours before use. When ready to use, stir in the remaining amount of hot water for the next 30 minutes. Spred and smooth wood, for rough or smooth, tree trunks, outdoor rocks, plywood, panning, etc. apply 15% of the whole amount of water to be used in the mix by adding all of the Ecologic™ Acrylic Latex additive into just the second day's addition of hot water and then mix that into the cold water and lime wash that stood overnight then apply it to the pre-dampened wood or masonry surfaces after all dripping from pre-wetting has stopped. Use Ecologic™ LimeWash Platinum periodically while in use to keep lime particles in suspension. It must be applied like a lime water mix and not thicker. It will exfoliate eventually revealing the color in the morning. As many as three more

successive coats can be applied on the second day after applying the second coat by waiting 4 hours between coats. Let dry it all day 18-24 hours before applying more Ecologic™ LimeWash Platinum.

Colors:
Ecologic™ LimeWash Platinum is a milky white clear color while in a liquid form and this will turn white. A single coat may be semi-transparent the next morning, subsequent coats will result in more solid colors. Vertical cracking will happen if applied too thick before drying. Additional colors are available upon adjustment of a Benjamin Moore, Sherwin Williams or Pantone color code and an upcharge for a custom simulation to a home factory prepared. Ecologic™ LimeWash Platinum "Colored" mix produced. An Ecologic™ Color Patch can also be produced separately and added in the field to create color to an Ecologic™ LimeWash Platinum material. Adhesion and all color test spots should be done before any major installation.

Coverage:
Approx. 175-200 sq ft per gallon (1000 sq ft with surface textured, texture and pre-wetting).

Drying Time:
18-24 hours between coats is best.

Application:
Do not work in temperatures below 40°F (4°C) or above 100°F (38°C) or in the heat of an environment. Protect painted areas from direct sun, drying wind and rain for 3 to 4 days (longer in damp weather conditions). Do not use water on eyes. All new plastered surfaces should be properly cured before applying Ecologic™ LimeWash Platinum. Apply with a good quality long-handled brush in short strokes in both directions to a cross-hatch pattern to finish the Ecologic™ LimeWash Platinum.

Cleaning:
Wash tools with water immediately after use.

Storage and Shelf Life:
Keep all containers tightly sealed in a cool, dry and frost-free place. Unopened containers have a 12 month shelf life from the purchase date. Once mixed with water the shelf life is 24 months if kept sealed in airtight containers which are properly stored.

General Preparation:
Remove any loose or flaking paint and repair

defective plaster in cracks. Test the background for moisture by rubbing a clean rag from a brush on to the surface of the wall. Rapid evaporation into the background means that dampness with clean water will be required. In the area of rapid evaporation it may also be necessary to thin the first coat with 20% additional water. A low moisture background does not require pre-wetting or additional dampening for the first coat but three coats to be seven success. For the Ecologic™ LimeWash Platinum to adhere. Very smooth or polished surfaces offering little or no texture might require sanding down with sandpaper to create the necessary texture. In the case of historic and old portions where wall has formed a glossy stain that it is necessary to open the pores of the existing coat by sanding or by using an acidic wash down to ensure a proper bond of the new material. Ensure that the background was initially dry, clean and sound. Do not use lime wash in areas subjected to abnormal conditions such as a kitchen or bathroom, unless sufficient ventilation is available to prevent condensation. Ecologic™ LimeWash Platinum is a non-flammable material that will take the background conditions if it was initially dry. However, salts and dampness will show through if moisture is moving through the wall and cause the Ecologic™ LimeWash Platinum to fail. Some surfaces may have variations in background texture (i.e. brick, stone, cement, etc.). Therefore extra care is required in covering off uneven mortar levels. Ecologic™ LimeWash Platinum can react with some moisture systems pre-treated plasters, especially an exterior condition. Wallpaper joints are often covered with adhesive during hanging. Make sure that the adhesive paste used is not water soluble. Clean the walls before applying Ecologic™ LimeWash Platinum. When in doubt prime wall-board or gypsum plastered walls with 100% acrylic primer first and allow to dry. Because using 100% acrylic primer dilutes the purpose of "breathable wall" in historic and "non-water" structures consider priming all raw masonry with Ecologic™ Whitewash first and allowing it to cure for 24 hours. Further consider covering old gypsum plaster, wall paper and water-based paint remnants or to fully a portion of patches to minimize fire caused by using Ecologic™ PLASTER TAHCOCAT Platinum. It is a warning this coat to transition, condition and prime walls with a thin layer of self-etching lime plaster so that the Ecologic™ LimeWash Platinum finish will bond well and the end result is more consistent using Ecologic™ LimeWash Platinum. Pg. 2 of 3

13

Docket No.: 05-58-21 15509 Madison Ave
Commercial Masonry Painting - June 2021



Adding more Durability:
After Ecologic™ LimeWash Platinum has cured for a week, Ecologic™ Waterglass can be applied in a mist application to create greater wear resistance, slow any chipping surface of the material and make the material much more durable. Ask us for details on limitations of this application enhancement.

Contact:
LimeWorks.us
3145 State Road, Telford, PA 16960
www.LIMEWORKS.us
Toll-free helpline 214-854-6456
Fax number 214-114-1110
[email: info@LimeWorks.us]

SAFETY:
In case of contact with eyes immediately flush eyes with large quantities of clean water for at least 15 minutes. Call a physician if irritation persists. In case of contact with the skin flush with water and apply a moisturizing cream to the skin. If swallowed do not induce vomiting. Give large quantities of water. Call a physician. Never give anything by mouth to an unconscious person. If inhaled, remove to fresh air. If breathing is difficult, give oxygen. If breathing stops, give artificial respiration.

Precautions for safe handling:
Special care should be taken to prevent dust from becoming airborne. The use of ventilation and wet methods are recommended.

Spraying and Respiratory Protection:
Best protection for all installations starts with the use of a NIOSH approved full-face piece or half mask air purifying respirator which uses particle filters. Dust masks, rubber gloves, goggles, long sleeves and long pants should be worn for all applications as a minimum. When spraying Ecologic™ LimeWash Platinum the installer will need to be trained in the material manually using a lime wash brush spray applying Ecologic™ LimeWash Platinum will result in a reduction of lime particles causing respiratory, skin and eye irritation. Full PPE set up is required for spraying Ecologic™ LimeWash Platinum.

Disposal:
Sweep and place both material in containers and remove for disposal. Flush spill area with water. Materials should be disposed of in a landfill in accordance with all local, state and federal regulations.

All LimeWorks publications are offered on a complimentary basis and as a general guide for our customers without guarantee to the accuracy or completeness of any information contained on them. The purchaser is solely responsible to determine the suitability of any LimeWorks product for any intended use.

14

Docket No.: 05-58-21 15509 Madison Ave
Commercial Masonry Painting - June 2021





Mineral Paint Comparison Chart

Disclaimer: This document is not intended to replace a consultation with an expert or technical data sheet. The purpose of this chart is to assist the customer with their selection of a LimeWorks.us product.
 3145 State Road Telford, PA, 18969 | 215-536-6706 | sales@limeworks.us | www.limeworks.us

	Ecologic™ Potassium Silicate Paint	Ecologic™ Colorwash Stain	Saint-Astley™ Lime Paint	Ecologic™ LimeWash Platinum
Cost per Gallon (Stock / Custom)	\$99 / \$125	\$90 / \$112.50	\$31 / \$31	\$21.60 / \$24.80
Coverage	300-310 sq. ft. per gallon	220-275 sq. ft. per gallon	150-200 sq. ft. per gallon	150-200 sq. ft. per gallon
Color	13 Full Tone Colors, 80 Designer Colors Custom Colors including color blends Can be combined with Ecologic™ Colorwash Stain for extra vibrancy	13 Full Tone Colors, 80 Designer Colors Custom Colors including color blends Can be diluted with Ecologic™ Waterglass for increased transparency	Natural white and 24 stock colors Custom colors possible	Brilliant white Custom colors possible
Surface Texture	Smooth opaque matte finish similar to latex paint	Semi-transparent, texture determined by substrate	Textured pastel finish, can be treated with Ecologic™ Waterglass (in most cases) to make more durable	Smooth pastel finish, can be treated with Ecologic™ Waterglass to reduce dust
Use Over Masonry	Can be applied to clean, porous, raw brick, stone, and unsealed masonry surfaces including Ecologic™ Mortar, Ecologic™ PLASTER TAKCOAT™ AND TOPCOAT™ PLATINUM, and TOPCOAT™ Customized	Can be applied to clean, porous, unsealed masonry surfaces including new magnesium floated or old concrete with open pores, and Ecologic™ Mortar, PLASTER TOPCOAT™ and TOPCOAT™ Platinum, and PLASTER PLATINUM	Can be applied to clean, porous, unsealed masonry surfaces including Ecologic™ Mortar, PLASTER TOPCOAT™ and TOPCOAT™ Platinum, and surfaces prepared with an 100% acrylic primer.	Can be applied to clean, porous, unsealed masonry surfaces including Ecologic™ Mortar, PLASTER TOPCOAT™ and TOPCOAT™ Platinum, and TAKCOAT™ Platinum
Use Over Interior Wall Finishes and Wood	Can be applied over 100% acrylic paint and flat or semi-gloss latex paint	Cannot be applied over acrylic paint or flat/semi-gloss latex paint	Over 100% acrylic primer or untreated rough sawn timbers	Over 100% acrylic primer or raw untreated rough sawn timbers and untreated smooth wood surfaces when mixed with 1% acrylic latex additive



**Docket No.: 05-58-21 15509 Madison Ave
Commercial Masonry Painting - June 2021**

15

Durability	20+ years - The longevity of the application depends on the amount of moisture moving through the application surface. Ecologic™ Waterglass can be applied if placed directly over a mineral substrate.	20+ years - The longevity of the application depends on the amount of moisture moving through the application surface. Ecologic™ Waterglass can be applied if placed directly over a mineral substrate.	1 - 5 years - The longevity of the application depends on the amount of moisture moving through the application surface. Ecologic™ Waterglass can be applied if placed directly over a mineral substrate.	3-10 years - The longevity of the application depends on the amount of moisture moving through the application surface. Ecologic™ Waterglass can be applied if placed directly over a mineral substrate.
Coats	(1-2)	(1-2)	(1-2*)	(1-2*)
Unsuitable Backgrounds	Non-porous, non-absorbent backgrounds including old acrylic or high-gloss latex paints and sealed or unsealed masonry and coatings. Flaking, dusting, or chipping material must be removed first. Not suitable for horizontal surfaces receiving heavy foot traffic.	Non-porous, non-absorbent backgrounds including old acrylic or high-gloss latex paints and sealed or unsealed masonry and coatings. Flaking, dusting, or chipping material must be removed first. Not suitable for new steel troweled or closed pore horizontal concrete surfaces.	Not to be used on backgrounds with no suction or containing waterproofing agents, oil paints, gypsum plasters, grease dispensers or cement paints which have water repellent agents. Not suitable for horizontal surfaces.	Not to be used on backgrounds with no suction or containing waterproofing agents, oil paints, gypsum plaster, grease dispensers or cement paints which have water repellent agents. Not suitable for horizontal surfaces.
Surface Preparation	Remove old non-absorbent coatings and clean surface of all dust. Optimal installations should be first primed and conditioned with Ecologic™ Waterglass. Test the surface for absorption by lightly spraying water on the surface to see if it absorbs or runs off.	Remove old non-absorbent coatings and clean surface of all dust. Optimal installations should be first primed and conditioned with Ecologic™ Waterglass. Test the surface for absorption by lightly spraying water on the surface to see if it absorbs or runs off.	Clean surface of dust and flaking coatings. Optimal installations should be first primed and conditioned with Ecologic™ Waterglass. Test the background for suction by lightly flicking clean water from a brush on to the surface of the wall. Rapid absorption into the background means that dampening with clean water will be critical.	Clean surface of dust and flaking coatings. Optimal installations should be first primed and conditioned with Ecologic™ Waterglass. Test the background for suction by lightly flicking clean water from a brush on to the surface of the wall. Rapid absorption into the background means that dampening with clean water will be critical.



**Docket No.: 05-58-21 15509 Madison Ave
Commercial Masonry Painting - June 2021**

16

Ecologic™ LimeWash Platinum (Whitewash) Product Description

Ecologic™ LimeWash Platinum is a 100% made in the U.S.A product. Our whitewash is a perfect complement to lime plaster and suitable for most backgrounds. It uses a custom formulated lime that is mixed with water on the job site, to create a stain-like coating for masonry.

Where can it be applied?

It can be applied to properly primed gypsum plasters, drywall, lining paper, cement and lime backgrounds, bricks, blocks, smooth stone, wood, and fence posts, with the addition of 15% Ecologic Acrylic Latex Additive, and untreated aged timber. For a heavy-bodied LimeWash finish consider Ecologic Takecoat Platinum - call 215-526-6706 for details.

Coverage 150-200 sq. ft. per gallon

Benefits

Ecologic™ LimeWash Platinum is a mineral coating, meaning that it absorbs into the substrate and then will form lime crystals in the pores of the masonry and on the surface. It is vapor permeable and immune to salt attack. Due to its crystal structure and chemistry, vapor in the wall is able to evaporate out. Since water nor salts will get trapped behind the lime wash, it will not bubble, blister, or flake off.

Ordering Customs

Custom colors are available upon request. All customs are made to order and can be produced by either sending in a sample of your mineral paint (for more information on ordering Custom Simulations go here).

If no sample can be acquired or if you prefer, you can send us a Benjamin Moore® or Sherman-Williams® color code and we will simulate that color for your project.

To order a custom color visit: Custom Platinum*

Made in America

Ecologic™ LimeWash Platinum is made in America.

What are the main differences between your mineral paints?

Check out our quick reference [Mineral Paint Comparison Chart](#) to learn more about the main differences between our Ecologic LimeWash Platinum, Ecologic Potassium Silicate Paint, Ecologic Colorwash Stain, and our Saint-Astier Lime Paint.



Docket No.: 05-58-21 15509 Madison Ave Commercial Masonry Painting - June 2021



Safety Data Sheet Ecologic™ LimeWash Platinum

SECTION 1 - IDENTIFICATION OF THE SUBSTANCE OR MIXTURE AND OF THE SUPPLIER	
Product Name:	Ecologic™ LimeWash Platinum
Brand:	Ecologic™
Recommended Use:	All lime to be put in a plastic water bucket to form a decorative paint slaking for masonry.
Supplier's Details:	LimeWorks.us 2148 State Road Tulsa, OK 74105 Phone: 318-658-8200 Fax: 318-485-5310 Website: www.limeworks.us
Emergency Phone Number:	1800/241-4500-0013

SECTION 2 - HAZARD IDENTIFICATION					
Signal word: Danger					

Hazard statements:
H314 Causes skin irritation
H335 Causes serious eye irritation
H336 May cause respiratory irritation

Precautionary statements:
P273 Avoid release into the environment
P303+P361+P353 In case of contact with the eyes, rinse carefully with clean water for several minutes. In relevant cases, seek medical advice if possible. Immediately call a Poison Center or a doctor if you feel unwell.
P305+P351+P338 If in contact with skin, wash thoroughly with soap and water.
P312 Call a Poison Center or a doctor if you feel unwell.
P314 Call a Poison Center or a doctor if you feel unwell.
P330 If swallowed, rinse the mouth with water.
P332+P313 If irritated, rinse with water.
P337+P313 If contact with eyes, rinse with water for several minutes. Remove contact lenses if you wear them and continue to rinse. Do not rub the eyes.
P340 If you feel unwell, call a Poison Center or a doctor immediately. Do not stop breathing on your own.
P342 If you feel unwell, call a Poison Center or a doctor immediately. Do not stop breathing on your own.
P350 If you feel unwell, call a Poison Center or a doctor immediately. Do not stop breathing on your own.
P360 If you feel unwell, call a Poison Center or a doctor immediately. Do not stop breathing on your own.
P370+P378 If you feel unwell, call a Poison Center or a doctor immediately. Do not stop breathing on your own.
P380+P312 If you feel unwell, call a Poison Center or a doctor immediately. Do not stop breathing on your own.
P390+P312 If you feel unwell, call a Poison Center or a doctor immediately. Do not stop breathing on your own.
P403+P233 Store in a cool, dry place. Do not store in direct sunlight.
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P403+P231+P232+P233+P234+P235+P236+P237+P238+P239+P240+P241+P242+P243+P244+P245+P246+P247+P248+P249+P250+P251+P252+P253+P254+P255+P256+P257+P258+P259+P260+P261+P262+P263+P264+P265+P266+P267+P268+P269+P270+P271+P272+P273+P274+P275+P276+P277+P278+P279+P280+P281+P282+P283+P284+P285+P286+P287+P288 Store in a cool, dry place. Do not store in direct sunlight.
P403+P231+P232+P233+P234+P235+P236+P237+P238+P239+P240+P241+P242+P243+P244+P245+P246+P247+P248+P249+P250+P251+P252+P253+P254+P255+P256+P257+P258+P259+P260+P261+P262+P263+P264+P265+P266+P267+P268+P269+P

Proposal: front porch repairs and installation of a new railing system

City Notes:

- Recommend using a traditional deck material option instead of plywood
- Based on new rendering, need clarification on scope of work being proposed
- Clarify railing system
- Clarify work related to columns and roof

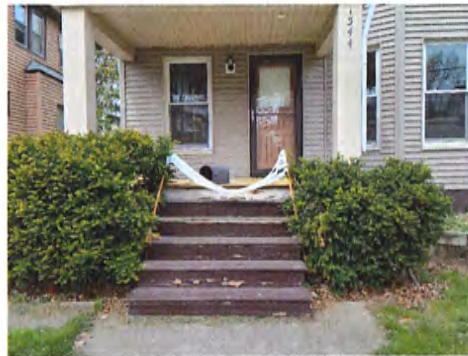


If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No.: 05-55-21 1544 Elmwood
Front porch - May 2021**

19



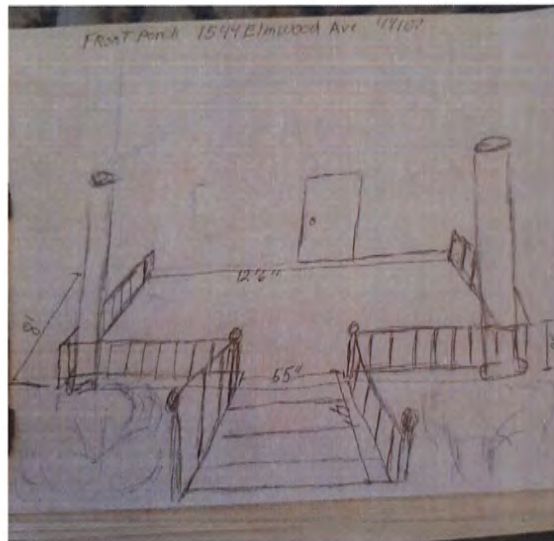
**Docket No.: xx.xx.xxxx 1544 Elmwood
Front porch - May 2021**

20



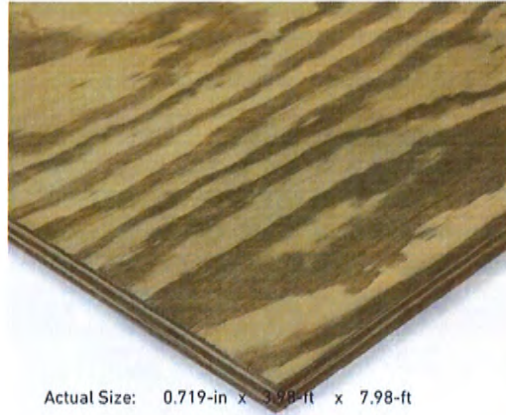
Docket No.: xx.xx.xxxx 1544 Elmwood
Front porch - May 2021

21

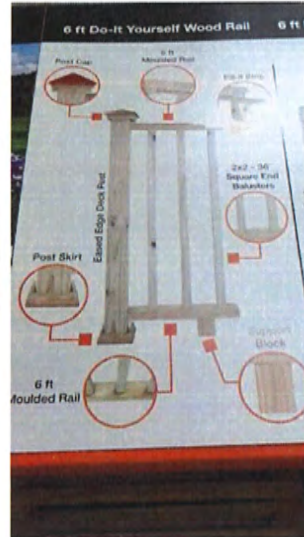


Docket No.: xx.xx.xxxx 1544 Elmwood
Front porch - May 2021

22



Actual Size: 0.719-in x 3.98-ft x 7.98-ft



Docket No.: xx.xx.xxxx 1544 Elmwood
Front porch - May 2021

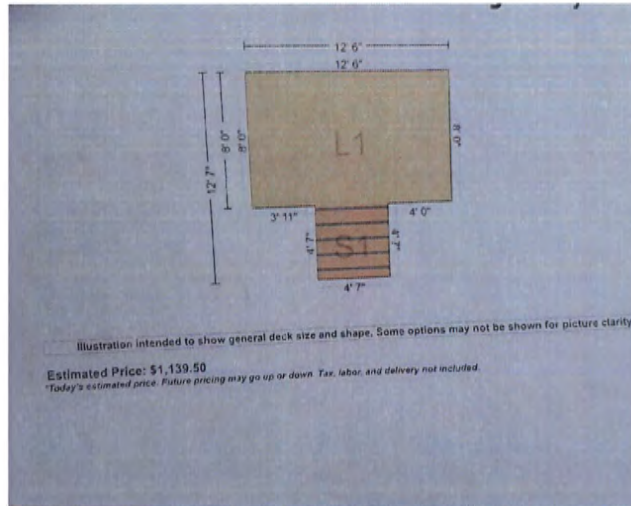


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.
Estimated Price: \$1,139.50
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Docket No.: xx.xx.xxxx 1544 Elmwood
Front porch - May 2021

Design & Buy-DECK

S1
 Height off the ground: 3' 2"
 Width: 12' 6"
 Length: 8' 0"

S1
 Height off the ground: 3' 2"
 Width: 4' 7"
 Length: 4' 7"

Decking
 Deck Board Material Type: AC2 Green Treated
 Deck Board: 5/4x6 Thick Deck
 Deck Board Fastener: 6-Lobe Drive Tan Premium Exterior Deck Screw

Framing
 Framing Material Type: No Framing

Railing
 Railing Material Type: AC2 Railing
 Railing Style: Traditional Railing
 Spindle: 2x2x36 Square
 Handrail: 2 x 4 Handrail
 Graspable Handrail: No Graspable Handrail
 Railing Post: 4 x 4 x 54 AC2 Treated Chamfered Deck Post
 Base Ring: No Ring
 Mounting Style: Joist Mount

Additional Options
 Underdecking: No Underdecking

FINAL PRICE \$25,000.00
Handwritten: ~9144.95

Sold in Stores
 141 First & Edinboro Blvd
 Edinboro, PA 16741

Description & Specifications

Features

- 100% recycled plastic composite decking
- 100% recycled plastic composite railing
- 100% recycled plastic composite handrail
- 100% recycled plastic composite spindles
- 100% recycled plastic composite base rings
- 100% recycled plastic composite mounting brackets
- 100% recycled plastic composite fasteners

Specifications

Material	Quantity	Brand	Notes
Decking	144 sq ft	TimberTech	AC2 Green Treated
Railing	144 sq ft	TimberTech	AC2 Railing
Spindle	144 sq ft	TimberTech	2x2x36 Square
Handrail	144 sq ft	TimberTech	2 x 4 Handrail
Railing Post	144 sq ft	TimberTech	4 x 4 x 54 AC2 Treated Chamfered Deck Post
Base Ring	144 sq ft	TimberTech	No Ring
Mounting Style	144 sq ft	TimberTech	Joist Mount

**Docket No.: xx.xx.xxxx 1544 Elmwood
Front porch - May 2021**

25

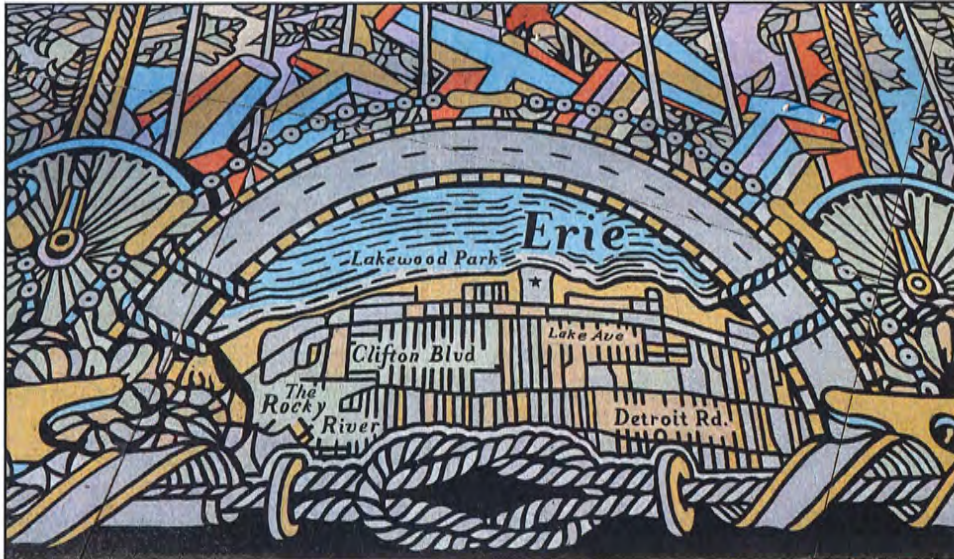
Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Estimated Price: \$1,139.50
**Today's estimated price - Future pricing may go up or down. Tax, labor, and delivery not included.*

Layout dimension sheets are intended as a construction aid. Not all options selected are shown. Final design shall be performed by a registered professional engineer to secure all applicable building codes and regulations and meet estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically stated otherwise on this form. The availability of materials is subject to inventory conditions. MENARCO IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All dimensions on this form, other than price, has been provided by the guest. Menarco is not responsible for any errors or the information on this estimate, including but not limited to quantity, dimensions and quality. Please examine the estimate carefully. MENARCO MAKES NO PROMISES, GUARANTEES, WRITTEN OR OTHERWISE, THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST BECAUSE OF THE VARIATIONS IN COLOR. THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

**Docket No.: xx.xx.xxxx 1544 Elmwood
Front porch - May 2021**

26



Architectural Board of Review

NEW BUSINESS - June 2021

27

Proposal: Applicant proposes second floor repairs: fascia and gutters

City Notes:

- Clarify the full scope of work being proposed



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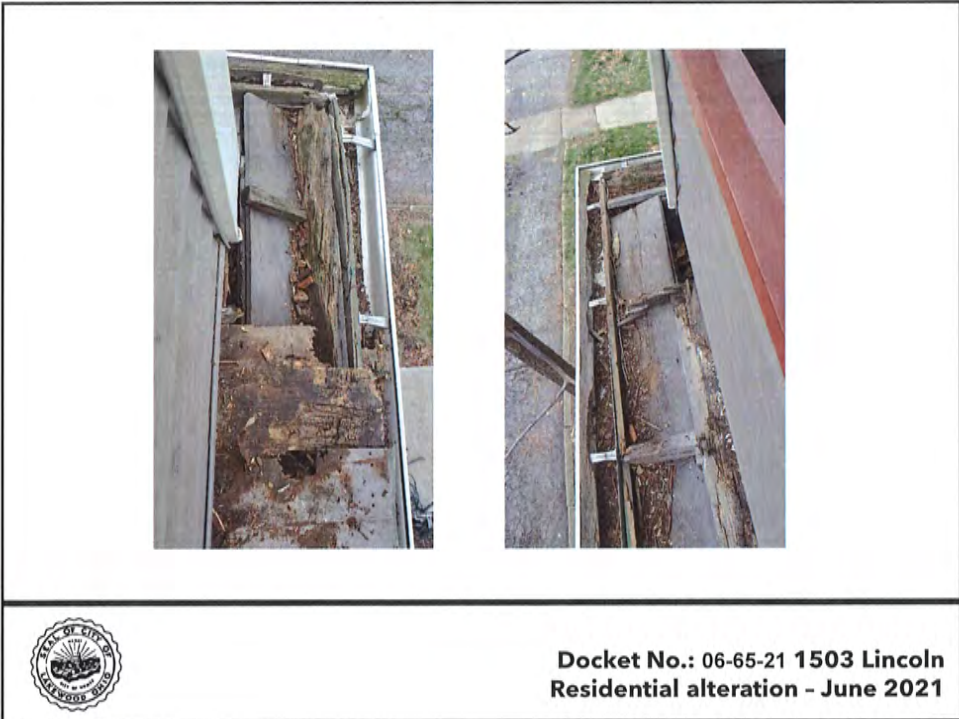


Docket No.: 06-65-21 1503 Lincoln
Residential alteration - June 2021

28



29



30

Proposal: Applicant proposes enclosing a front porch with patio enclosure

City Notes:



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**Docket No.: 06-66-21 17703 Lakewood Heights Blvd
Front Porch Enclosure - June 2021**

Proposal: Applicant proposes the demolition and rebuild of a front porch.

City Notes:

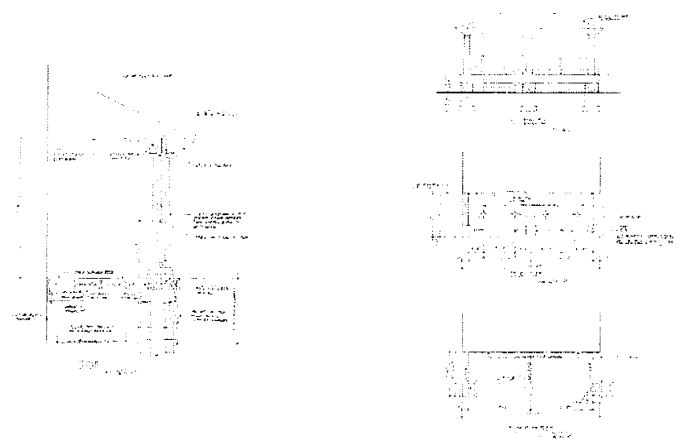
- Recommend matching existing railing height



If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting




**Docket No.: 06-67-21 1558 Rosewood
Residential - June 2021**



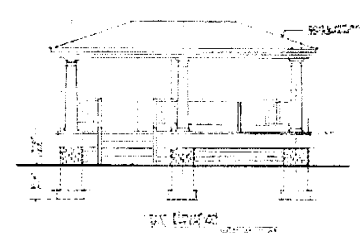

RENOVATION OF FRONT PORCH
 1558 Rosewood Ave., Rosewood, CA 95964
 ARCHITECTS: C.A. McGETTRICK, LLC
 14711 Midway Ave., Berkeley, CA 94704

A-1



**Docket No.: 06-67-21 1558 Rosewood
 Residential - June 2021**



33






**Docket No.: 06-67-21 1558 Rosewood
 Residential - June 2021**

34

Creek 6-in ft Spring Creek B
#FSCGES





**Docket No.: 06-67-21 1558 Rosewood
Residential - June 2021**

35

Proposal:
"Front Porch, demo existing railings, replace bad flooring boards. Install new boards, sand deck. Build new railings. Install stair post for railings. Restore benches and integrate into railings."

City Notes:

- Original application incomplete
- Original conditions photo below
- Next photo shows work completed without approvals
- Recommended matching existing railing height



If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No.: 06-68-21 1353 Lakeland
Residential - June 2021**

36



**Docket No.: 06-68-21 1353 Lakeland
Residential - June 2021**

37



**Docket No.: 06-68-21 1353 Lakeland
Residential - June 2021**

38



**Docket No.: 06-68-21 1353 Lakeland
Residential - June 2021**

39

Proposal: Applicant proposes façade renovations.

From Applicant: "the intent is to paint the entire run of storefront in an effort to refresh the building and then additional upgrades can be made once the design across the street is finalized."

City Notes:

- Recommend complete storefront renovation, not partial
- Pending plan review by Building Department
- Requires additional application/proposal for Sign Review



If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No.: 06-69-21 14536 Detroit
Commercial Renovation - June 2021**

40

GENERAL DEMOLITION PLAN NOTES:

DEMOLITION PLAN CODED NOTES:

HSB ARCHITECTS + ENGINEERS
RICHARDSON Aladdin's Eatery

**ALADDIN'S EATERY
 FINISH RENOVATION
 LAKEWOOD, OH**

SEND FOR FLOOR PLAN
D1.0

DEMOLITION PLAN

**Docket No.: 06-69-21 14536 Detroit
 Commercial Renovation - June 2021**

41

GENERAL FLOORPLAN NOTES:

FLOORPLAN LEGEND:

FLOORPLAN CODED NOTES:

HSB ARCHITECTS + ENGINEERS
RICHARDSON Aladdin's Eatery

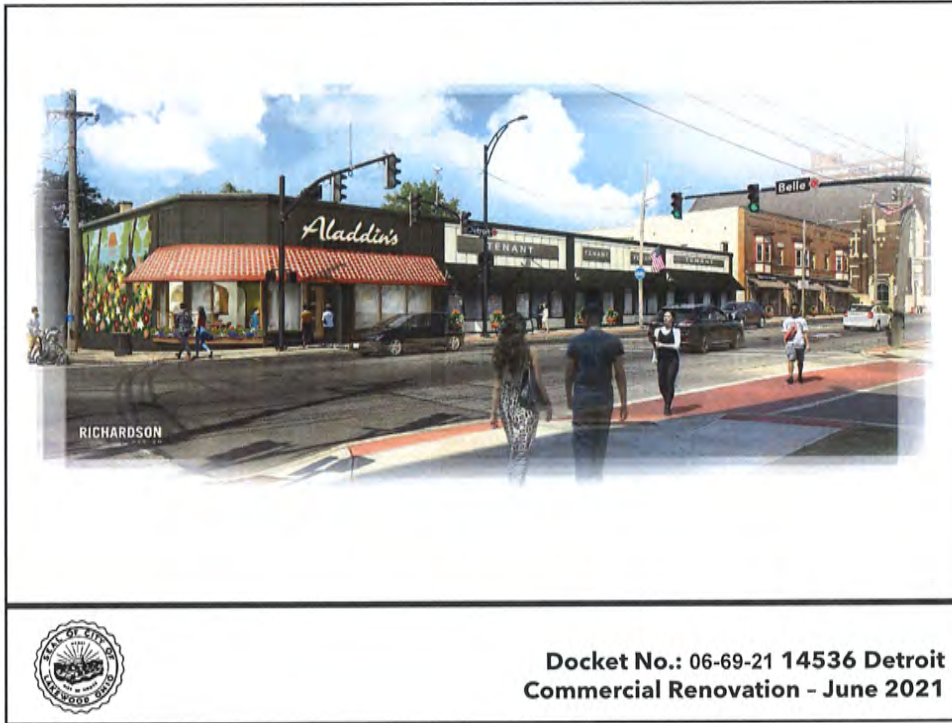
**ALADDIN'S EATERY
 FINISH RENOVATION
 LAKEWOOD, OH**

FLOORPLAN
A1.0

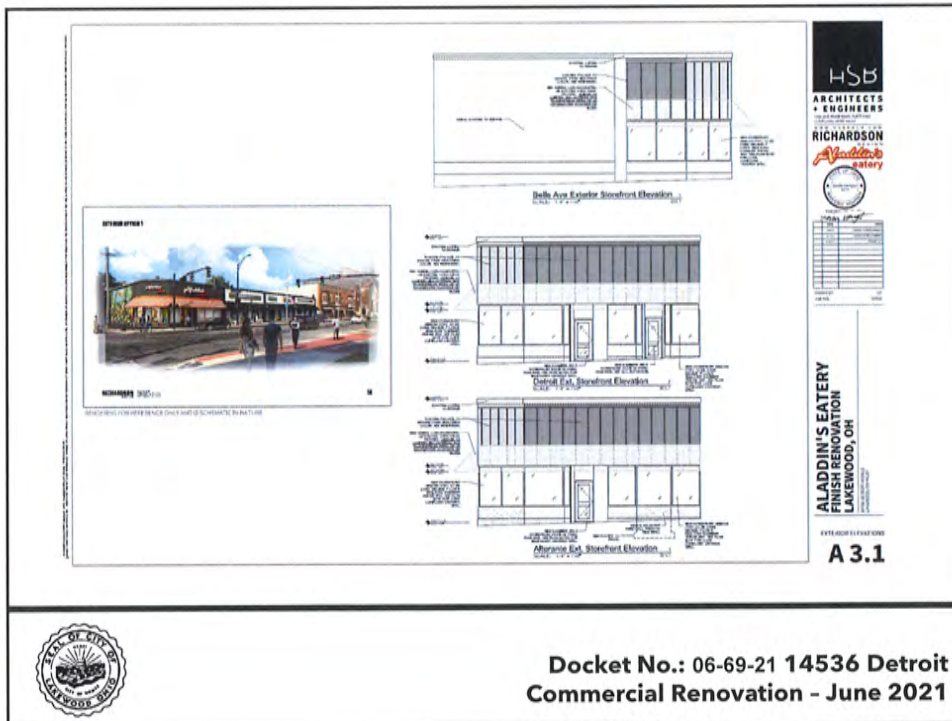
FLOORPLAN

**Docket No.: 06-69-21 14536 Detroit
 Commercial Renovation - June 2021**

42



43



44


48.0"

4.0"

SUNBRELLA
"TERRACOTTA"
AWNING BASE

SCREENPRINT
OR VINYL TO MATCH
PMS 7527 C AT 50%

DETAIL



**Docket No.: 06-69-21 14536 Detroit
Commercial Renovation - June 2021**

45

Homeowners Color Find & Explore Colors Explore All Paint Co.

SW 7011
Natural Choice
Natural | Exterior
Location Number: 254-C5

254 Natural Choice

COORDINATING COLORS SIMILAR COLORS DETAILS

SW 7011
Analytical Gray

SW 7011
Serenity Gray

FIND INTERIOR PAINT

Walnut Grove
PPG1028-7

Walnut Grove is a dark, gray, calm, a perfect paint color to add drama! Sage tones for a monochromatic look.
R: 02 G: 56 B: 05 LRV: 5


ORDER A COLOR SWATCH

BUY ONLINE Finish

Give a quality head start for your paint project

SHADES

ACCENT



**Docket No.: 06-69-21 14536 Detroit
Commercial Renovation - June 2021**

46

Proposal: Applicant proposes the demolition and rebuild of a front porch

City Notes:

- Provide proof/drawings/material specs that the work is a 1-for-1 restoration project



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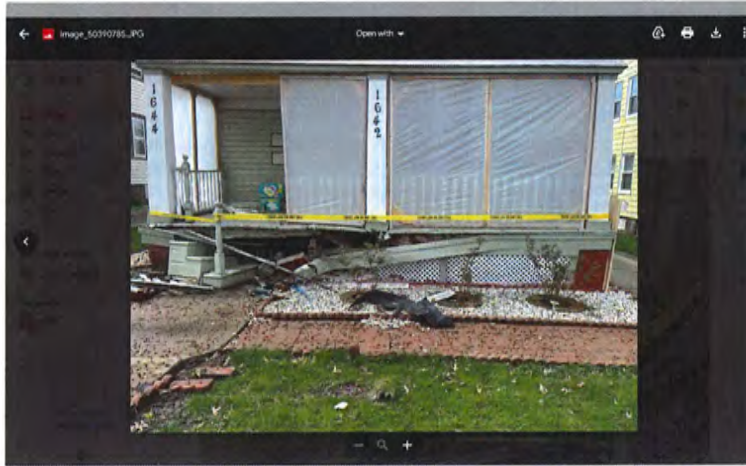
**Docket No.: 06-70-21 1642 / 44 Grace
Residential - June 2021**

47



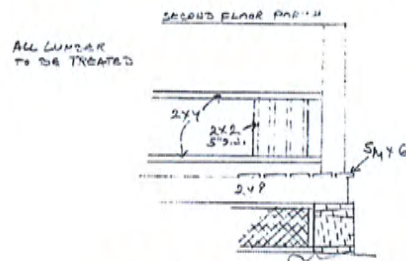
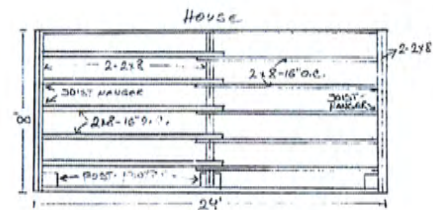
**Docket No.: 06-70-21 1644 Grace
Residential - June 2021**

48



Docket No.: 06-70-21 1644 Grace
Residential - June 2021

49



MUKHAMMAD FARHAN
'642 GRACE AVE



Docket No.: 06-70-21 1644 Grace
Residential - June 2021

50

Proposal:

City Notes:

- Being reviewed concurrently with Section 106
- Received public comment in favor of proposal



If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



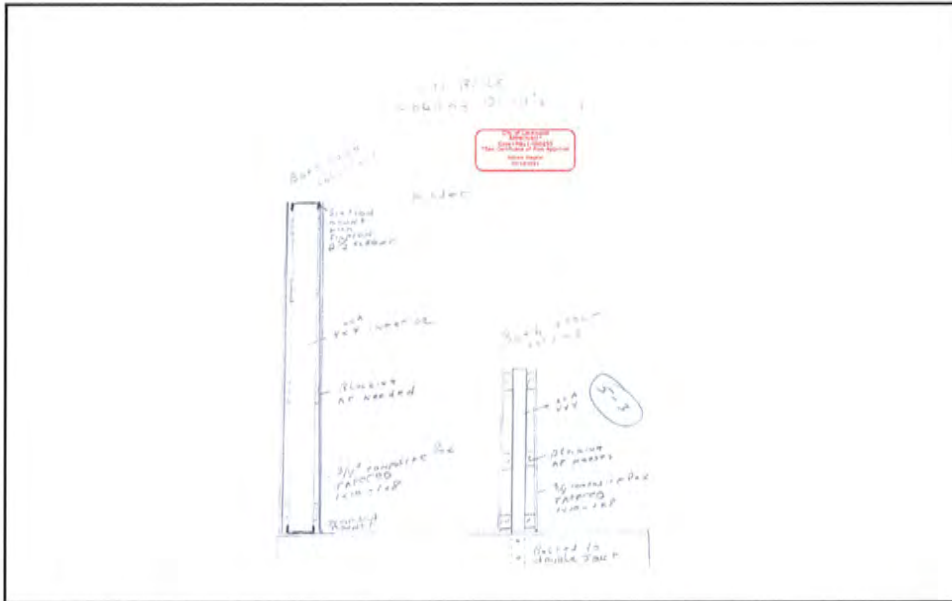
**Docket No.: 06-71-21 2096 Belle
Residential - June 2021**

51



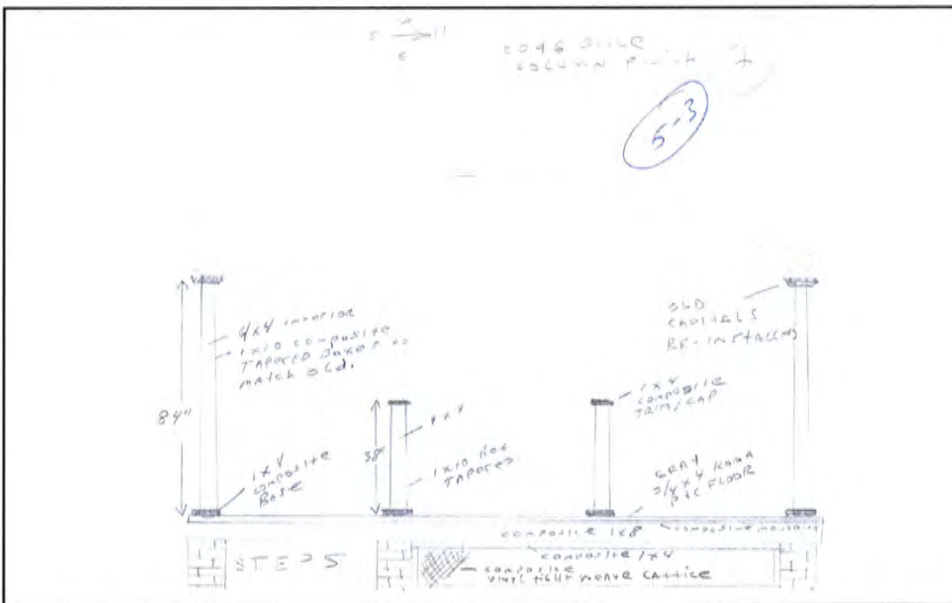
**Docket No.: 06-71-21 2096 Belle
Residential - June 2021**

52



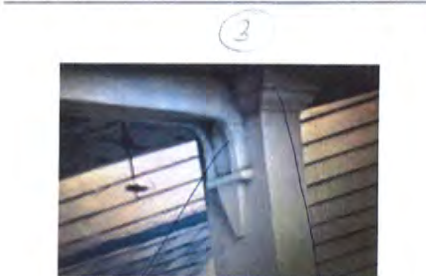
Docket No.: 06-71-21 2096 Belle
Residential - June 2021

53




Docket No.: 06-71-21 2096 Belle
Residential - June 2021

54



This wood will be carefully detached. The new composite pieces will be the same dimension as the old. The wood detail will be reconstructed.

The old caulk will be carefully removed, cleaned up, painted and re-installed.



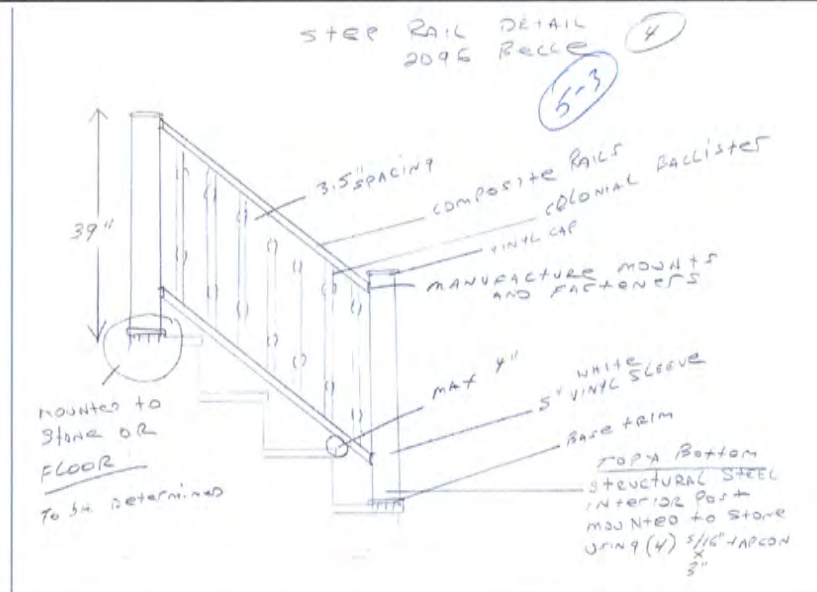
Docket No.: 06-71-21 2096 Belle Residential - June 2021


55

STEP RAIL DETAIL
2096 RAILS

5-3

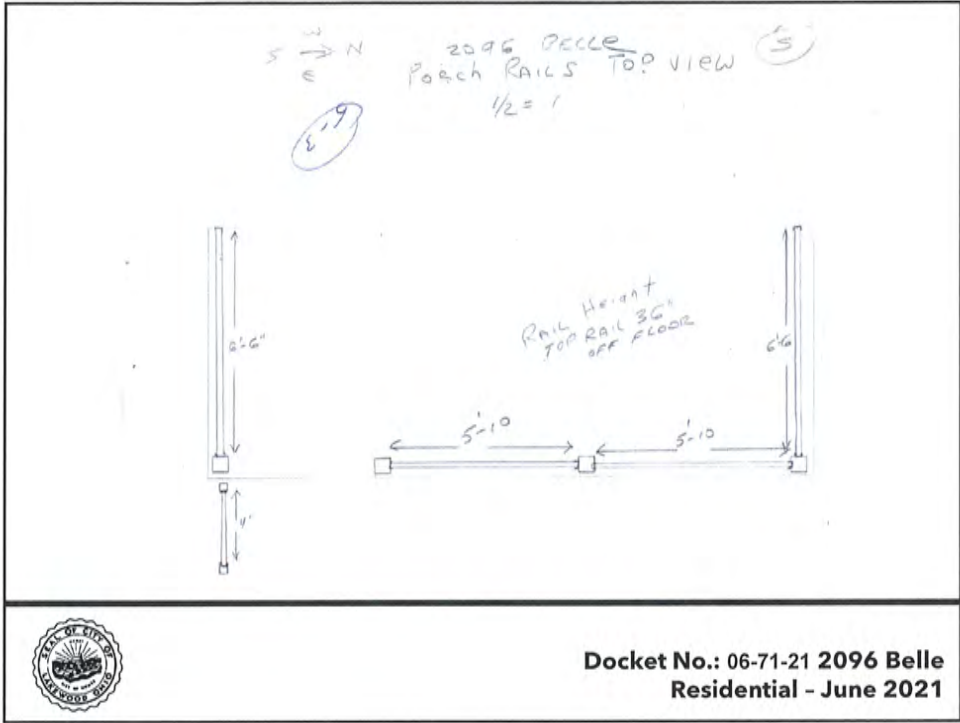
4





Docket No.: 06-71-21 2096 Belle Residential - June 2021

56



57

#90291 Weatherhead 1.375 in. x 2.125 in. x 36 in. Wood Pressure-Treated Square Classic Spindle (7-Pack) 198714 - The Home Depot

1.375 in. x 2.125 in. x 36 in. Wood Pressure-Treated Square Classic Spindle (7-Pack) to Weatherhead Save \$1.00

★★★★☆ 28 - [Write a Review](#) - [Questions & Answers \(20\)](#)

\$33.07 package

How to Get It Delivering to 44108 | [Change](#)

Ship To Store

Package

May 9 - May 7

FREE

Ship To Home

Get it by

Thu, May 6

Free with \$45 order

Scheduled Delivery


Not available for this item.

It's sent up to 750 to Shipyard for you 20000. Outside jobs in market. [Change Store](#)

- 1 + Add to Cart


Complete the Project: How to Replace a Deck Railing

Difficulty: Intermediate Time: 2-4 hours [Learn How](#)




Deck Rail #10-112
x 3 in. 15-Penny
Not Galvanized

★★★★★ (15)




Deck DECKBoard 1
6ft. #50-112
DeckBoard Board

★★★★★ (24)




HDK 16 oz.
FingerGrip Handle
Hammer

★★★★★ (248)




Weather 1 in. 1 1/2
Thin-Edge Deck
1 1/2 in. Angle

★★★★★ (863)



Deck-A-Rite 12 1/2 in.
Gloss Brown
Polymer-Finished


★★★★★ (265)



SEASIDE PREMIUM 1
gal. #50-121
Penetrating Oil

★★★★★ (628)

<https://www.homedepot.com/p/Weatherhead-1-375-in-x-2-125-in-x-36-in-Wood-Pressure-Treated-Square-Classic-Spindle-7-Pack-198714/204637019>



**Docket No.: 06-71-21 2096 Belle
Residential - June 2021**

58

Handwritten notes on the screenshot include: "2096 Belle", "C", "RHS", and "RHS 15".

The screenshot shows a product listing for a railing kit. The text includes: "Williamsburg 4 ft x 36 in. White PolyComposite Rail Kit with 10000 Blends".

Product Overview:

The Traditional/Williamsburg White Line brackets and screws. The bracket kit coordinates with the Traditional and Williamsburg limited palette variety.

× Get Everything

City of Lakewood logo is visible in the bottom left corner of the screenshot.

Docket No.: 06-71-21 2096 Belle Residential - June 2021

59

Proposal: Applicant proposes construction of a new garage

City Notes:

- Corner lot/visible from the public right of way and not a 1-for-1 replacement
- Verify color selection

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City of Lakewood logo is visible in the bottom left corner of the slide.

Docket No.: 06-72-21 15920 Lakewood Hts Blvd Residential - June 2021

60



**Docket No.: 06-72-21 15920 Lakewood Hts Blvd
Residential - June 2021**

61



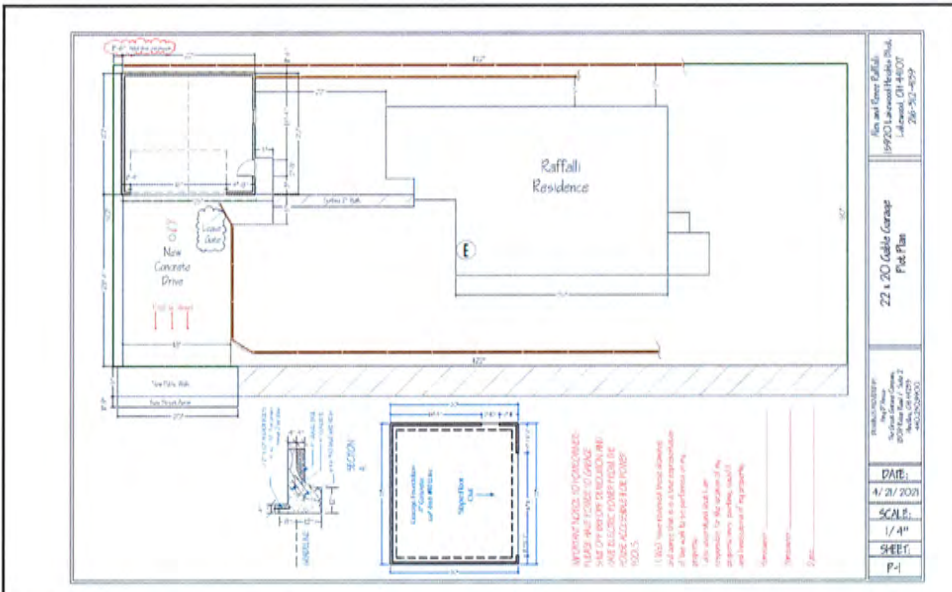
**Docket No.: 06-72-21 15920 Lakewood Hts Blvd
Residential - June 2021**

62



Docket No.: 06-72-21 15920 Lakewood Hts Blvd
Residential - June 2021

63



Docket No.: 06-72-21 15920 Lakewood Hts Blvd
Residential - June 2021

64



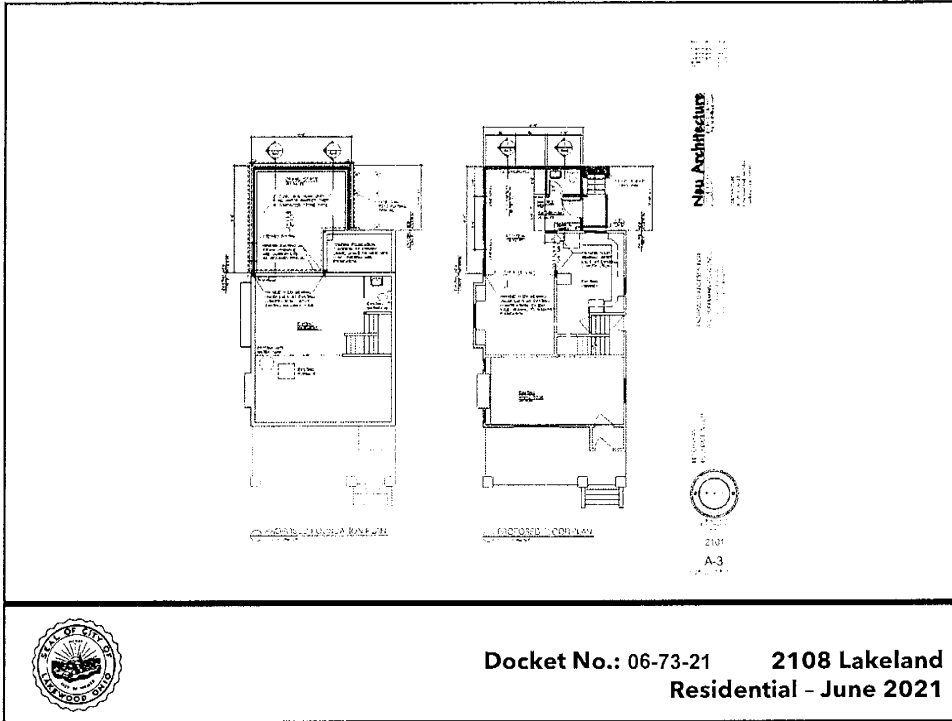
**Docket No.: 06-73-21 2108 Lakeland
Residential - June 2021**

69

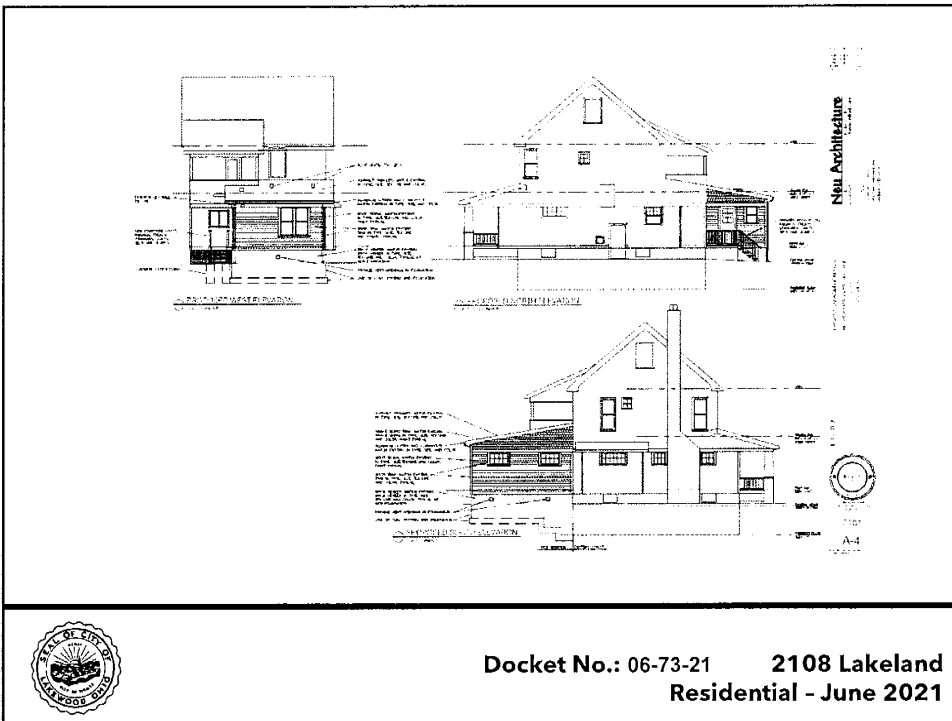


**Docket No.: 06-73-21 2108 Lakeland
Residential - June 2021**

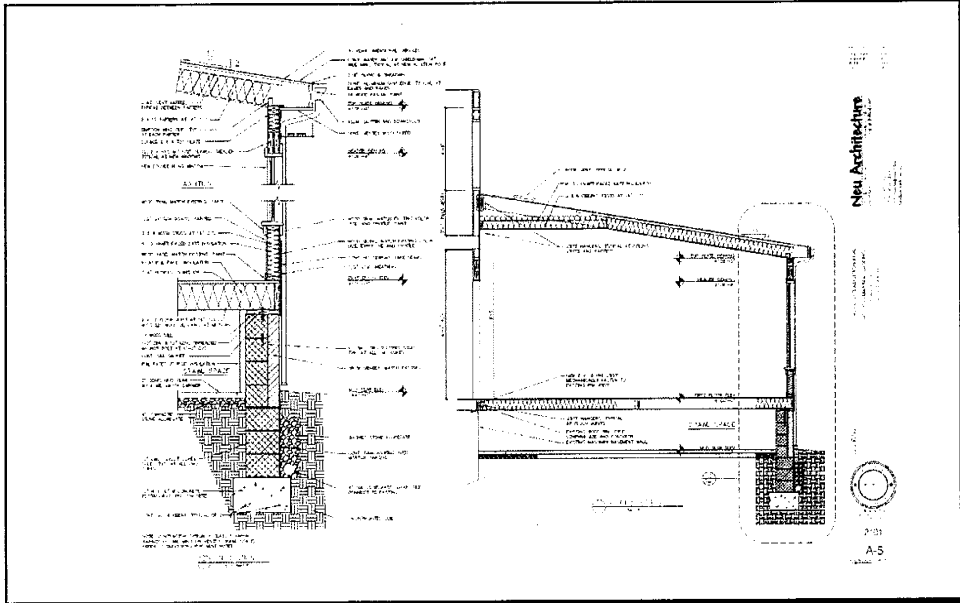
70



75

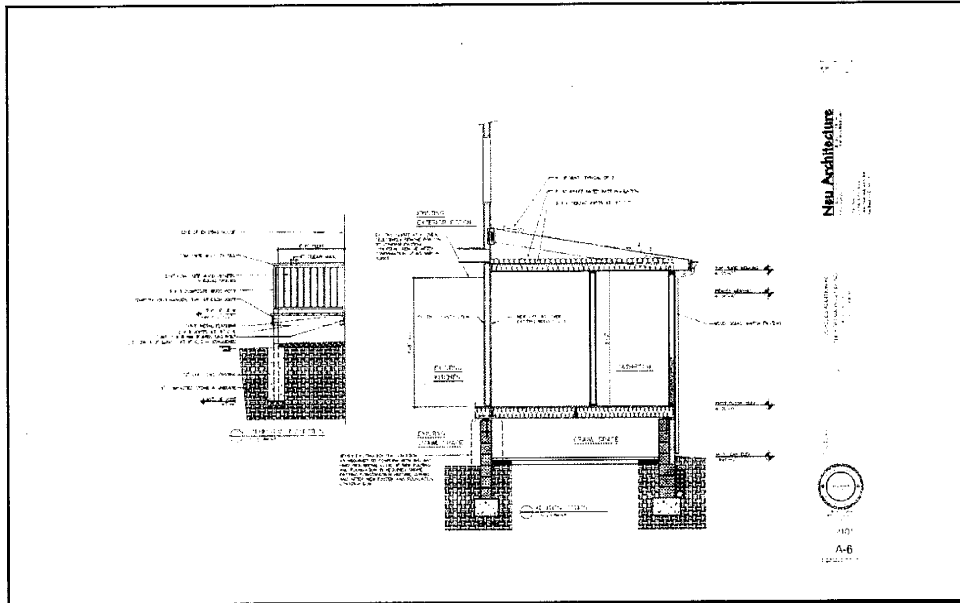


76




Docket No.: 06-73-21 2108 Lakeland Residential - June 2021

77




Docket No.: 06-73-21 2108 Lakeland Residential - June 2021

78

Proposal: Applicant proposes the rebuild of a porch

City Notes:



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**Docket No.: 06-74-21 2237 Olive
Residential - June 2021**

79



**Docket No.: 06-74-21 2237 Olive
Residential - June 2021**

80

Buff Bricks: 505 Vertical

STANDARDS	TYPE	TEXTURE/COMP.	CFR	TEST REPORT
PLANT & EXTRUDED	FACE BRICK C214, SW	Vertical	15,203	4,1009,3000
CREASING RECOMMENDATION	FBS	Vertical	per	

Bedford Brick recommends using **Veratone** to clean this product. Alternatively, **Elite Co. Chem. MATH 800** can be used to clean any of our bricks.

We don't have any photographs of projects we've done with this brick.

Have a project you'd like to submit?
Contact Us!

FAIRBORN CEMENT

Docket No.: 06-74-21 2237 Olive Residential - June 2021

83

Proposal: Applicant proposes the extension of an existing porch.

City Notes:

- 14" Columns confirmed by applicant
- Railing height to match existing - confirmed by applicant
- 2/12 roof pitch at new asphalt roof to remain as proposed
 - Applicant proposes to install an ice and water shield over the ENTIRE roof surface.
- Landscaping by others at a later date

If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting

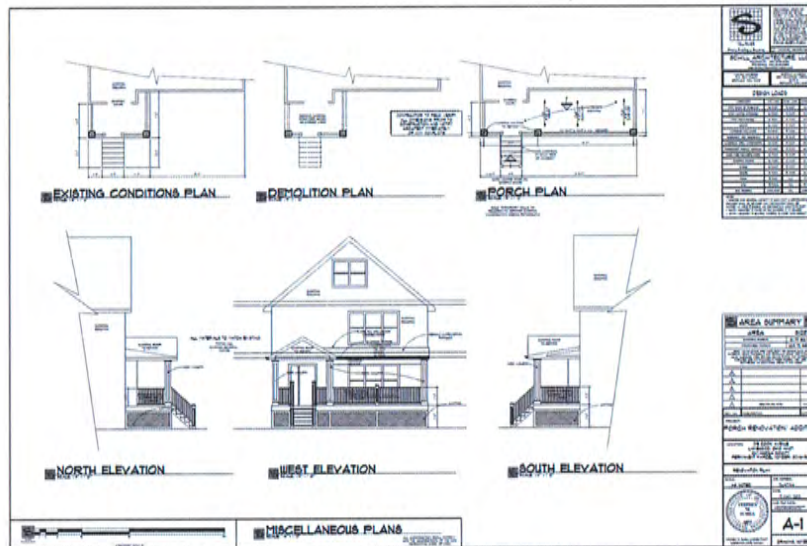
Docket No.: 06-75-21 1219 Cook Residential - June 2021

84



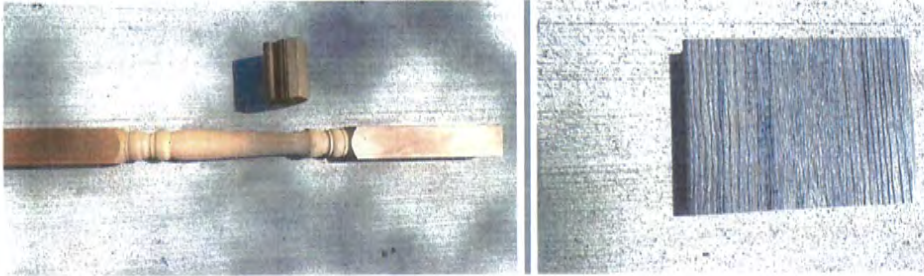
Docket No.: 06-75-21 1219 Cook
Residential - June 2021

85



Docket No.: 06-75-21 1219 Cook
Residential - June 2021

86




**Docket No.: 06-75-21 1219 Cook
Residential - June 2021**

87

Proposal:

City Notes:



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**Docket No.: 06-76-21 2209 Alger
Residential - June 2021**

88

2209 ALGER ROAD
Lakewood, Ohio 44107

PROPOSED SET

onward
design collaboration

A100

**Docket No.: 06-76-21 2209 Alger
Residential - June 2021**

89

2209 ALGER ROAD
Lakewood, Ohio 44107

PROPOSED SET

onward
design collaboration

A101

**Docket No.: 06-76-21 2209 Alger
Residential - June 2021**

90

2209 ALGER ROAD
Lakewood, Ohio 44107

onward
Design Collaborative

A102

Docket No.: 06-76-21 2209 Alger Residential - June 2021

91

Benjamin Moore

REGAL® SELECT
EXTERIOR PAINT - HIGH BUILD
FLAT FINISH N400

2209 Alger Road
Onward Design Collaborative

Product Data
06/09/2021

Emviviator

Color	Black
Dimensions	11" x 11" x 9"
Material	Metal
Max Power	270W
Bulb Base	E26
Hardwire	✓

Cedar Impressions
Polymer Shingles and Shakes

Seawash Wicker

Staggered Rough-Split Shakes

Spence

Docket No.: 06-76-21 2209 Alger Residential - June 2021

92

Proposal: Applicant proposes the rebuild of a front porch.

City Notes:

- Clarify scope of work is for rail replacement only

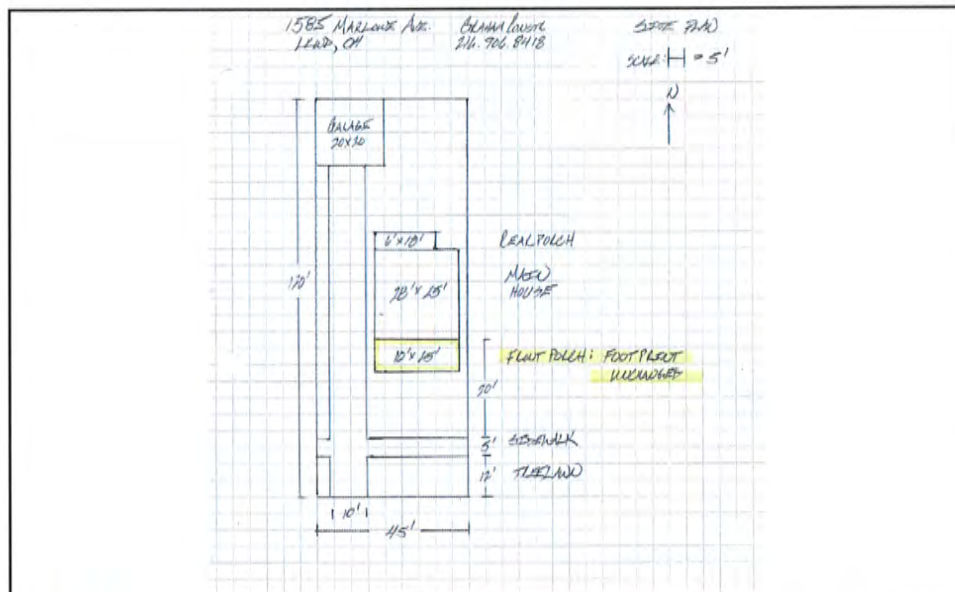


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Docket No.: 06-77-21 1585 Marlowe Residential - June 2021

93



Docket No.: 06-77-21 1585 Marlowe Residential - June 2021

94



**Docket No.: 06-77-21 1585 Marlowe
Residential - June 2021**

95



**Docket No.: 06-77-21 1585 Marlowe
Residential - June 2021**

96

1585 MARLOWE AVE GUYANA CODED PLAN (FRONT VIEW)
LEND, OH 24. 20. 2118 1/4" = 1'

1585 MARLOWE AVE GUYANA CODED L.I.C. ELEVATION
LEND, OH 24. 20. 2118 SCALE 1/4" = 1'

4 LEVELS ALL AROUND
TRAIL AND TWO
KINGS DOUBLE STAIR
LAYOUT @ STAIRS + 11" GAP,
TRAIL LEFT
SPACING 2" x 2"

CEILING PANELS + CHAIR LAMP
WOODEN COLUMNS RE-PAINTED
SEED BOARD
KING WOODWORK

SEAL OF CITY OF CLEVELAND

Docket No.: 06-77-21 1585 Marlowe Residential - June 2021

97

1585 MARLOWE AVE GUYANA CODED STRUCTURAL PLAN
LEND, OH 24. 20. 2118 ONE 1/4" = 1'

1/8" #2 TREATED FLAMINGO MEMBERS, ENDS 1/2" BY SQUARE LEVER, TRAIL FOR 1/8" DOUBLE BOARD
BOARD BEND 3" OR MORE ONLY

SEAL OF CITY OF CLEVELAND

Docket No.: 06-77-21 1585 Marlowe Residential - June 2021



98



**Docket No.: 06-77-21 1585 Marlowe
Residential - June 2021**

99



**Docket No.: 06-77-21 1585 Marlowe
Residential - June 2021**

100

Proposal:

City Notes:

- Concerns about color selection/maintenance of proposed white awning
- Recommend that awning be removed during off-season (November-March) or use a retractable awning below trellis



If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No.: 06-78-21 18401-05 Detroit
Molto Bene - June 2021**

Project Data

PROJECT NO. 06-78-21
PROJECT NAME: 18401-05 DETROIT
PROJECT ADDRESS: 18401-05 DETROIT
PROJECT OWNER: MOLTO BENE ITALIAN EATERY
PROJECT CONTACT: RICHARD BULLA
PROJECT PHONE: 440-225-1821
PROJECT EMAIL: RBULLA@LAKWOODOHIO.GOV
PROJECT DATE: 06/2021
PROJECT STATUS: PENDING

Code Data

APPLICABLE CODES:
ZONING: R-1
SIGNAGE: S-1
AWNING: A-1
TRELLIS: T-1
CITY OF LAKWOOD, OHIO
REVISIONS:
NO. DATE DESCRIPTION
1 06/2021 INITIAL DESIGN
2 06/2021 REVISIONS TO AWNING COLOR AND MATERIAL

General Notes

1. THE PROPOSED AWNING IS TO BE INSTALLED OVER THE EXISTING TRELLIS.
2. THE AWNING SHALL BE WHITE WITH A DURAPOUR FINISH.
3. THE AWNING SHALL BE REMOVED DURING THE OFF-SEASON (NOVEMBER-MARCH).
4. THE AWNING SHALL BE INSTALLED BELOW THE TRELLIS.
5. THE AWNING SHALL BE INSTALLED AT THE ENTRANCE TO THE BUILDING.
6. THE AWNING SHALL BE INSTALLED AT THE ADDRESS 18401-05 DETROIT.
7. THE AWNING SHALL BE INSTALLED AT THE ADDRESS 18401-05 DETROIT.
8. THE AWNING SHALL BE INSTALLED AT THE ADDRESS 18401-05 DETROIT.

Design Limits

AWNING HEIGHT: 8'-0" MAXIMUM
AWNING WIDTH: 12'-0" MAXIMUM
AWNING DEPTH: 4'-0" MAXIMUM
AWNING COLOR: WHITE
AWNING MATERIAL: DURAPOUR
AWNING FINISH: DURAPOUR
AWNING TYPE: RETRACTABLE
AWNING LOCATION: ENTRANCE

Drawing Index

- T1 Project Data
- DL Design Limits
- GM General Notes
- A1 Awning Elevation
- A2 Site Plan
- CP Canopy Plan
- AR Site Elevation
- AS Signage Elevation
- AD Proposed Section



Location Map



New Canopy Project

T1

PROJECT ADDRESS: 18401-05 DETROIT, LAKWOOD, OHIO 44107
PROJECT OWNER: MOLTO BENE ITALIAN EATERY
PROJECT CONTACT: RICHARD BULLA
PROJECT PHONE: 440-225-1821
PROJECT EMAIL: RBULLA@LAKWOODOHIO.GOV
PROJECT DATE: 06/2021
PROJECT STATUS: PENDING



**Docket No.: 06-78-21 18401-05 Detroit
Molto Bene - June 2021**


Rendering not updated

View from Detroit Road View from Male Road

Birdseye View Corner View

A1

International Architecture - 12025 Cedar Hill, Cleveland Heights, Ohio 44105 216.923.2000 Fax: 216.923.2005 E-mail: info@iaa.com
 Molto Bene Italian Eatery - 18401 Detroit Ave Lakewood, OH 44107



**Docket No.: 06-78-21 18401-05 Detroit
Molto Bene - June 2021**


103

Proposed Awning Plan Proposed Plan

Site Plan Canopy Framing Plan

A2

International Architecture - 12025 Cedar Hill, Cleveland Heights, Ohio 44105 216.923.2000 Fax: 216.923.2005 E-mail: info@iaa.com
 Molto Bene Italian Eatery - 18401 Detroit Ave Lakewood, OH 44107



**Docket No.: 06-78-21 18401-05 Detroit
Molto Bene - June 2021**


104

Detroit Rd Elevation
1/4" = 1'-0"

Main Road Elevation
1/4" = 1'-0"

A3

STRUCTURAL ARCHITECTS 13429 Cedar Pk., Cleveland Heights, Ohio 44115 216.473.2099 Fax 216.473.2015 email beamstaff@sd.com
 Molto Bene Italian Eatery 18401 Detroit Ave Lakewood, OH 44107
 1/4" = 1'-0"



Docket No.: 06-78-21 18401-05 Detroit
Molto Bene - June 2021


105

Rear Elevation
1/4" = 1'-0"

Side Elevation
1/4" = 1'-0"

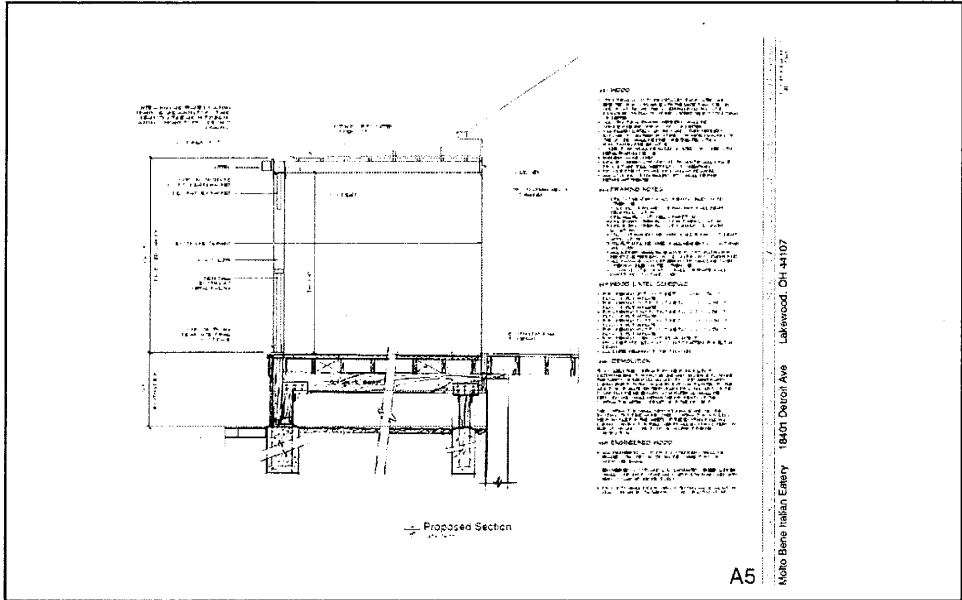
A4

STRUCTURAL ARCHITECTS 13429 Cedar Pk., Cleveland Heights, Ohio 44115 216.473.2099 Fax 216.473.2015 email beamstaff@sd.com
 Molto Bene Italian Eatery 18401 Detroit Ave Lakewood, OH 44107
 1/4" = 1'-0"



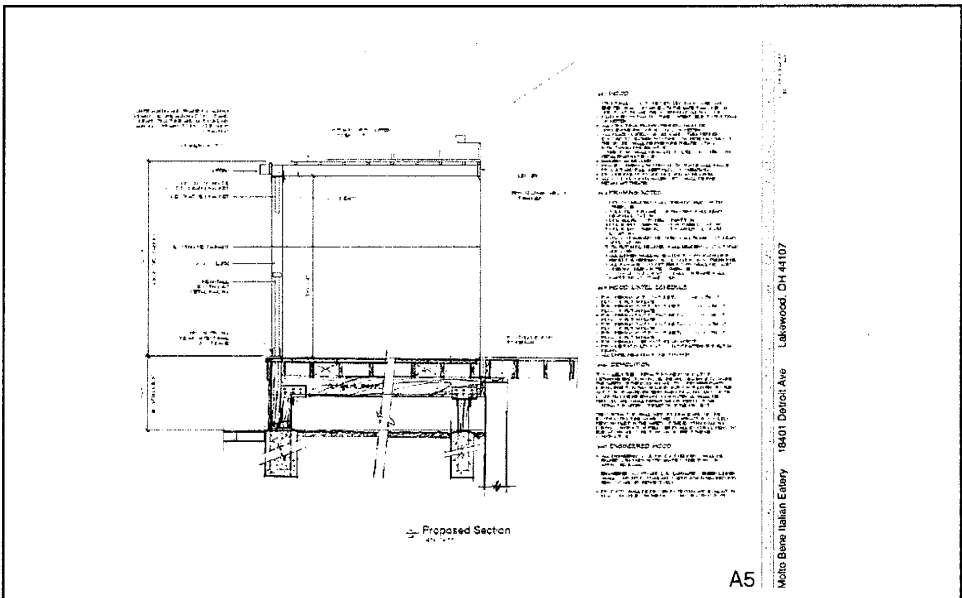
Docket No.: 06-78-21 18401-05 Detroit
Molto Bene - June 2021

106



Docket No.: 06-78-21 18401-05 Detroit
Molto Bene - June 2021

107



Docket No.: 06-78-21 18401-05 Detroit
Molto Bene - June 2021

108



Sign Review

June 2021

109

Proposal: Applicant proposes wall signage.

City Notes:

HAVE NOT MET CONDITIONS OF APPROVAL FROM 02/16/2021

The Board **APPROVED** the request with the following conditions:

- Pole shall be painted black.
- Applicant shall coordinate temporary signage, eliminating as directed by the City
- City's direction:
 - Only allowed one temporary sign - currently have 3 temporary signs
 - Temporary vinyl banners to be removed prior to installation of any proposed new signage
 - Temporary pole sign to be replaced with permanent sign face prior to installation of any proposed new signage



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**Docket No.: 06-79-21 18260 Detroit
Cilantro Taqueria Signage - May 2021**

110

City Notes:

- Temporary signage



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**Docket No.: 06-79-21 18260 Detroit
Cilantro Taqueria Signage - May 2021**

111



**Docket No.: 06-79-21 18260 Detroit
Cilantro Taqueria Signage - May 2021**

112

SITE PLAN (PAGE 1 OF 2)

SIZE OF PANELS NEED VERIFICATION PRIOR TO FABRICATION

SIGN 1F

PROPOSED ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING WIRING EXPOSED ON BACK-MOST SIGN AREA. NEED SURVEY TO DETERMINE MOUNTING OPTIONS.

2F

ALUPPANOON
SIGN AND AVISORY CONSULTING INC.
24 HR EMERGENCY SERVICE
3000 WINDY PRAIRIEWAY
HAINESVILLE, OHIO 44027
TEL: (440) 350-8367
WWW: WWW.ALUPPANOON.COM

Cilantro Taqueria

DATE: _____

CLIENT SIGNATURE: _____

STATE OF OHIO

Docket No.: 06-79-21 18260 Detroit

Cilantro Taqueria Signage - May 2021

113

NON-ILLUMINATED ACM SIGN (SIGN 1F)

(QUANTITY 1)

SCALE: 1" = 1'-0" SIGNAL REPRESENTS 27.4 SQ FT PER SIGN

ACM SIGN

Material: (1) 33" X 104" - 3MM ACM WITH 1" BARK SIDES on 1" X 1" Square aluminum frame painted to match PANTONE 1795C RED.

Graphics: 3M 7125-10 DARK GREEN opaque glossy vinyl, 3M 7125-13 BLACK opaque glossy vinyl, 3M 7125-10 WHITE opaque glossy vinyl & digitally printed graphics with gloss laminate.

Mounting: Mounted flush to facade with 1" angle and screws.

COLOR SPECIFICATIONS

3F

ALUPPANOON
SIGN AND AVISORY CONSULTING INC.
24 HR EMERGENCY SERVICE
3000 WINDY PRAIRIEWAY
HAINESVILLE, OHIO 44027
TEL: (440) 350-8367
WWW: WWW.ALUPPANOON.COM

Cilantro Taqueria

DATE: _____

CLIENT SIGNATURE: _____

STATE OF OHIO

Docket No.: 06-79-21 18260 Detroit

Cilantro Taqueria Signage - May 2021

114

Proposal: Applicant proposes awning signage, and door and window decals

City Notes:

- Aligns with a comprehensive sign package for building
- Recommend original window graphics submitted



If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



Docket No.: 06-80-21 **17409 Detroit**
Signage - June 2021

115



Docket No.: 06-80-21 **17409 Detroit**
Signage - June 2021

116



Docket No.: 06-80-21 17409 Detroit
Signage - June 2021

117



17409 Detroit Ave
Lakewood, OH 44107

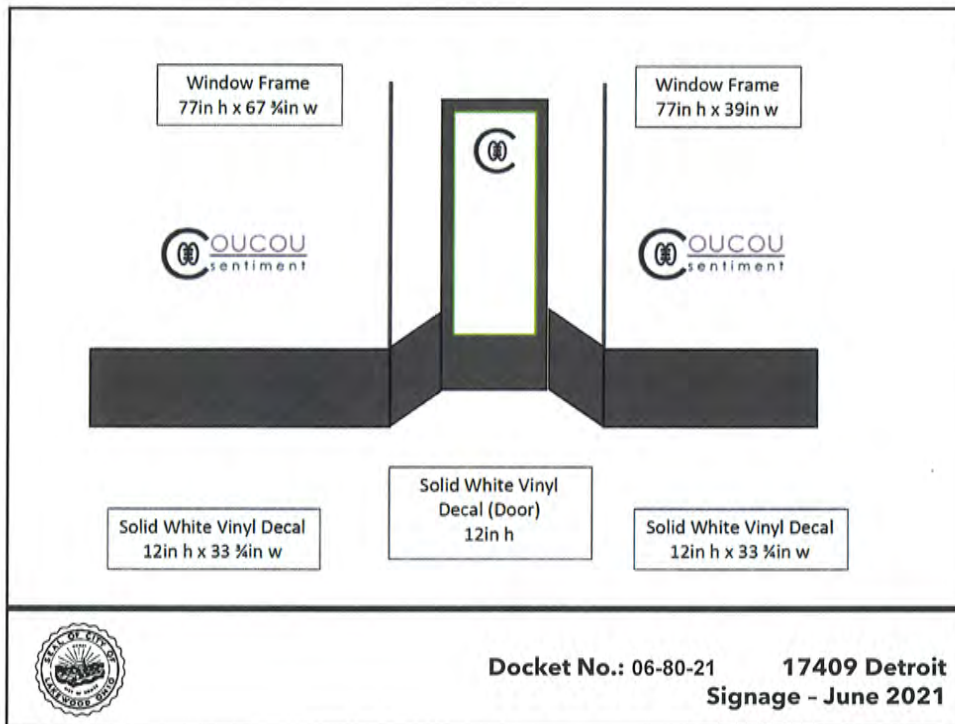
Store Front Awning – NorthCoast Awning, LLC
Sunbrella fabric w/ solid white print
Awning Structure approx. 15.5 ft x 4.5 ft
Awning Print approx. 6 ft x 2.5 ft

Window and Door Decals – ErieDesign
Solid white vinyl
Window Expanse approx. 18.75 ft x 6.5 ft
Window Decals approx. 18.75 ft x 1 ft
Door Decal approx. 1ft x 2ft



Docket No.: 06-80-21 17409 Detroit
Signage - June 2021

118



119

Proposal: Applicant proposes installation of an externally-illuminated monument sign, replacing an existing.

City Notes:

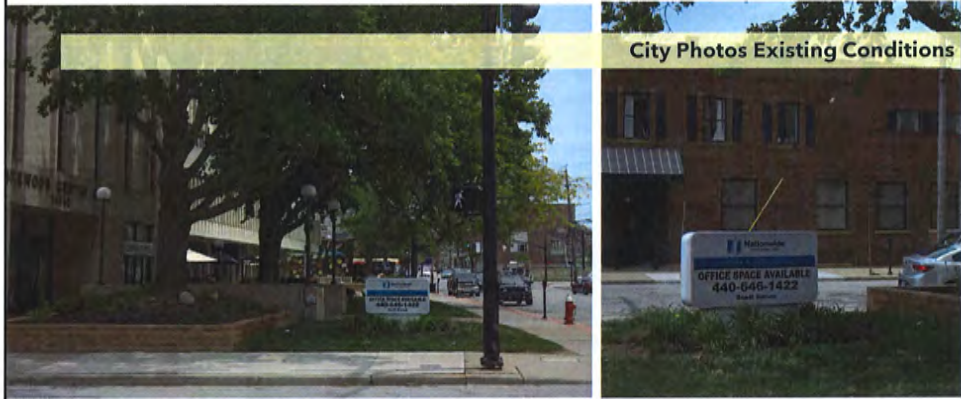
- Signs are to be placed a minimum of 8' from any point on the inside face of sidewalk; city has safety concerns given size and proposed location
- Proposal requires landscaping at base of sign per 1329.05 (g)
 - Unclear of applicant's intent
- 1329.09 (d) (2) Multiple Tenant Signs
 - In addition to the sign face area permitted for each individual establishment, one multi-tenant sign identifying the name and/or logo of a unified commercial building/center in the C1, C2, C3 Districts may be permitted, subject to review and approval by the Board of Building Standards. Multi-tenant signs shall not exceed forty square feet in area and may be either a ground, wall or mural sign, subject to the regulations governing such sign.
- Sign shall not exceed 40sf in area or 10'-0" in height
- Applicant not proposing comprehensive sign package for multi-tenant signage

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Docket No.: 06-82-21 14650 Detroit Signage - June 2021

120



City Photos Existing Conditions



Docket No.: 06-82-21 14650 Detroit
Signage - June 2021

121



Google Maps Existing Conditions



Docket No.: 06-82-21 14650 Detroit
Signage - June 2021

122

EXISTING LANDSCAPE

Docket No.: 06-82-21 14650 Detroit Signage - June 2021

123

Docket No.: 06-82-21 14650 Detroit Signage - June 2021

124

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800
 14650 DETROIT AVE., LAKESIDE, OHIO 44133 (216)741-3800

COMPANY NAME	BRILLIANT ELECTRIC SIGN CO., LTD.	ESTABLISHED	1986
LOCATION	LAKESIDE, OHIO	PERMIT NO.	2021-000000
PROJECT NO.	14650 DETROIT AVE., LAKESIDE, OHIO	DATE	6/18/20
CLIENT	CITY OF DETROIT	SCALE	AS SHOWN
DATE	6/18/20	DESIGNED BY	BRILLIANT
PROJECT NO.	14650 DETROIT AVE., LAKESIDE, OHIO	CHECKED BY	BRILLIANT
CLIENT	CITY OF DETROIT	APPROVED BY	BRILLIANT

SIGN ELEVATION: 3/4"=1'-0"
 Notes:
 Manufacture & install one (1) double face, internally illuminated, irregular shaped header with routed out copy with reverse; also to have one (1) double face, cabinet holding three (3) single face, full team, front panels on either side; total of six (6) panels; all to be mounted on pole cover
 - Header background to be painted dark grey (70% black); copy to be routed out & backed up by white acrylic; copy to be white; cabinet & trim to be painted dark grey (70% black)
 - Cabinet underneath & dividers to be painted dark grey (70% black); panels to have first surface, opaque black vinyl reversed so the copy would be white; (letters to be determined on the first two (2) panels)
 - Rival & pole cover to be painted black
 RATED 120 VOLTS

City of Detroit
 Docket No.: 06-82-21 14650 Detroit Signage - June 2021

125

Proposal: Applicant proposes interior neon window signage

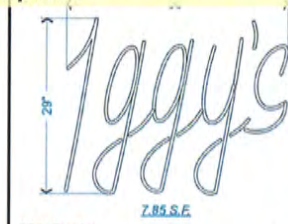
City Notes:

- Clarify if the proposal includes removal of the neon advertisements, as shown in the proposal - **Existing neons in front window will be removed**
- Window signs shall be equal to or less than 15%
 - Exceeds allowable; however etched vinyl is translucent in appearance
- Proposed maintenance of the sign band where previous signage was removed, as shown in the proposal **Maintenance to be determined**
 - 1329.13 Maintenance**
 - All signs, canopies and awnings shall be kept and maintained in good repair to preserve safe, clean and orderly condition and appearance.
 - Signs which no longer serve the purpose for which they were intended, or which have been abandoned or are not maintained in accordance with this chapter and other applicable regulations of the City shall be removed by the latest permit holder or by the City at the expense of such permit holder.
- Proposed illumination for the sign - **to be provided by applicant**

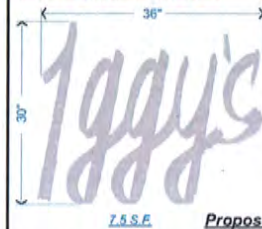
City of Detroit
 Docket No.: 06-83-21 13401 Madison Iggy's Signage - June 2021

126

- 11.9sf allowable (.15x79.33)
- 15.35 proposed



6/7/21 Revision:
 Updated top pic to show current window conditions
 Added window & neon dimensions for front window with sq. footage indications
 Added window & vinyl dimensions for side window



Proposed Window "Etch" 36" x 30" vinyl



Proposed Interior Neon



The following is a copy of the original and proposed sign for the subject property. The sign is located at the corner of the property at 53.33 S.E. and 13401 Madison Ave. The sign is located at the corner of the property at 53.33 S.E. and 13401 Madison Ave. The sign is located at the corner of the property at 53.33 S.E. and 13401 Madison Ave.



Docket No.: 06-83-21 13401 Madison
 Iggy's Signage - June 2021

Proposal: awning signage

City Notes:

- Does not meet standards for public art
- Advertisements for the business, as proposed, are not considered public art
- Text that is not the name/logo of the establishment is discouraged on awnings
- Square footage calculations
 - Allowable = 87.5 sf
 - Existing = 28 SF
 - Remaining allowable = 59.5 sf
 - Proposed = 37.34 sf
- However, Additional regulations - 1329.09 (c) (5) Awning signs.
 - The total area of one face of the sign shall not exceed six square feet and the vertical dimension of the sign shall not exceed twelve inches.
 - Both options exceed allowable for awning sign

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Docket No.: 04-35-21 15623 Detroit
 Signage - June 2021

Option 1



Docket No.: 04-35-21 15623 Detroit Signage - June 2021

131

Option 2



Docket No.: 04-35-21 15623 Detroit Signage - June 2021

132

Proposal: Applicant proposes door and window signage.

City Notes - no updates provided by applicant:

- **Proposals for window signage must include the dimensions of the windows and the surface area of the signage**
 - 1329.04 MEASUREMENT STANDARDS.
 - The size of signs is regulated in this chapter by relating the gross area of signs to the building or use of a lot, or the size of the building unit to which the sign is accessory.
 - (a) The gross area of signs for a building or use shall include all permanent surfaces visible from a public way and shall be measured for all signs except projecting or pole signs as follows:
 - (1) The area of the surface, or surfaces of an opaque or translucent panel used or intended for displaying a message; plus
 - (2) The area within the smallest rectangle enclosing a sign composed of letters or characters which are individually attached to a building wall or other structural element not designed as a panel; plus
 - (3) The area of permanent window and door signs.
- **Per 1329.09 (c) (6) Window signs. All window signage shall be equal to or less than 15% of the total storefront window area square footage.**
- *Confirm is the intended main color of the signage is yellow*
- *Recommend removing the hours of operation as any revisions made to the hours may be subject to a new ABR proposal and review*
- *Recommend consistency with color selection and not including a third (blue print) option*
- *All words should be consistent in height rather scaling up and down depending on the length of the word*
- *Recommend removing signage referring to food within the white band on the main windows*



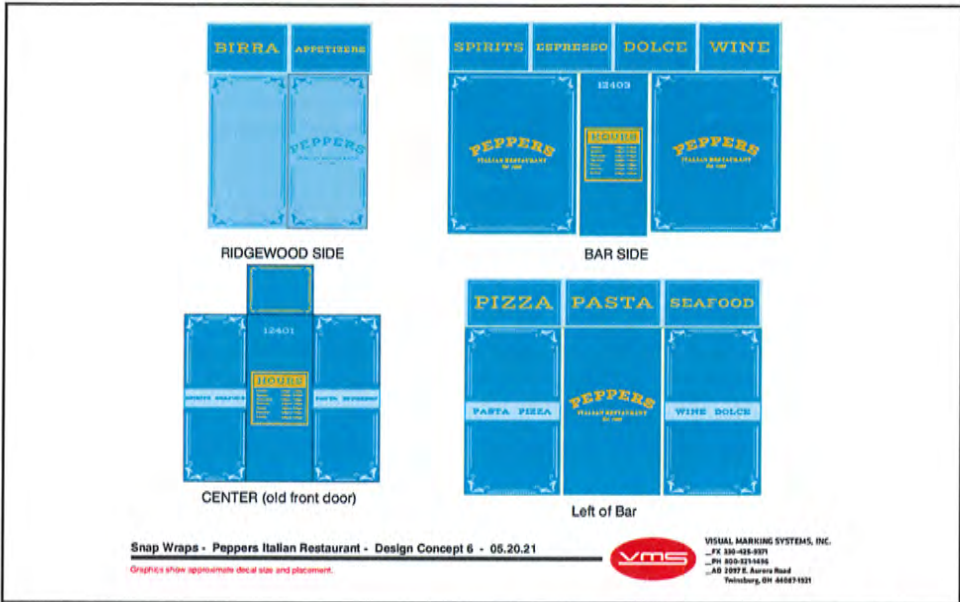
**Docket No.: 06-84-21 12401 Detroit
Pepper's Signage - June 2021**

133



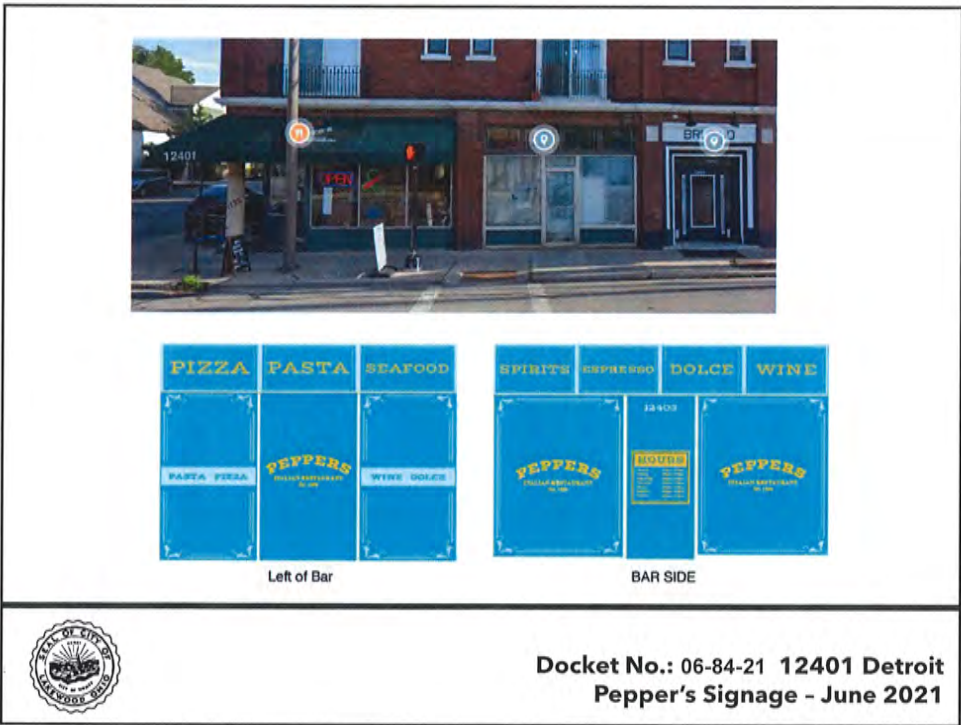
**Docket No.: 06-84-21 12401 Detroit
Pepper's Signage - June 2021**

134



Docket No.: 06-84-21 12401 Detroit
Pepper's Signage - June 2021

135



136



CENTER (old front door)



RIDGEWOOD SIDE



Docket No.: 06-84-21 12401 Detroit
Pepper's Signage - June 2021