

**MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
SEPTEMBER 14, 2023
5:30 P.M.
RECORDED
<https://www.lakewoodoh.gov/videos-2/>**

1. ROLL CALL

Board Members

Chris Egervary
Brian Grambort, Vice Chair
David Maniet, Chair
Ms. Hanna Cohan Plessner
Jeremy Smith

Staff

David Baas, Board Secretary, Assistant Director, P&D
Sophia Jones, City Planner
William Wagner, Assistant Building Commissioner

2. APPROVE THE MINUTES OF THE AUGUST 10, 2023 MEETING

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE the August 10, 2023 minutes**. All the members voted yea; the motion passed.

3. OPENING REMARKS

Staff read the Opening Remarks into the record.

SIGN REVIEW

At the September 14, 2023 pre-review meeting, Docket No. 09-75-23 and Docket No. 09-74-23 were Summary Approved (any conditions will be noted). A motion and a second are needed for approval.

4. Docket No. 09-75-23

**15613 Detroit Ave.
Black Market Meats Co.**

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

Jim Briola
North Coast Sign and Lighting Services, Inc.
310 N. Broadway St.
Medina, OH 44256

Applicant proposes a blade sign. (Page 72)

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE the request as submitted**. All of the members voted yea; the motion passed.

5. Docket No. 09-74-23

**13215 Detroit Ave.
Dollar General**

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

Mark Wagner
 Wagner Electric Sign Co.
 7135 West Ridge Rd.
 Elyria, OH 44035

Applicant proposes raceway mounted wall signs and reface of an existing monument sign. (Page 60)

*Condition: The Applicant will eliminate the side elevation sign.

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE the request as the applicant agreed to remove the side elevation sign.** All the members voted yea; the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 09-72-23

(R)

12534 Lake Ave.

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

Tyler Brummett
 Brookside Shady LLC
 716 University Ct.
 Cleveland, OH 44113

Applicant proposes the demolition of a vacant residential home. (Page 3)

Staff relayed communication from the applicant. The project would not be ready for presentation until several conditions had been obtained. Among other things, approval for a number of variances was required from the Board of Zoning Appeals ("BZA"), staff recommended the proposal was tabled.

A motion was made by Mr. Maniet, seconded by Mr. Egervary to **TABLE the request until the proposal is ready for review.** All the members voted yea; the motion passed.

7. Docket No. 09-73-23

(C)

**16205 Hilliard Rd.
The 3rd Estimate**

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

Joseph Matava
 Peninsula Architects
 1775 Main St.
 Peninsula, OH 44264

Applicant proposes renovation of an existing building. (Page 40)

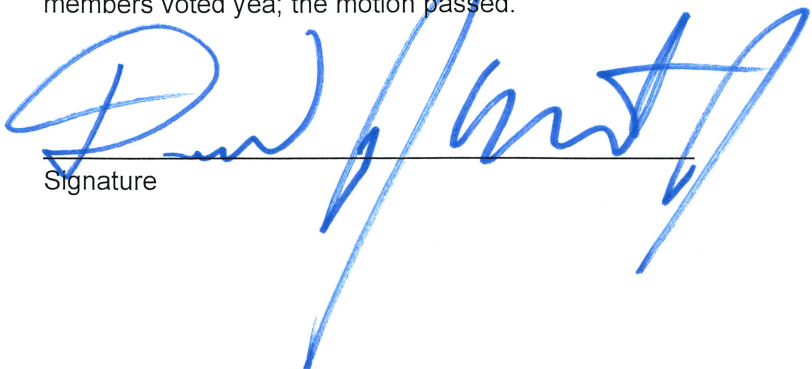
Elyse Winch, Peninsula Architects, representative was present to explain the request. Discussion ensued about the City's legislative criteria for painting of brick and alternative solutions; the members urged the applicant to seek preservation methods if unable to locate compatible brick. The members liked the proposed windows, said the

driveway/parking needed definition. Public comment was closed as no one addressed the item. A letter was received and distributed (made part of record). Staff had no comment beyond the standards for painting of brick.

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **DEFER** the request. All of the members voted yea; the motion passed.

ADJOURN

A motion was made by Mr. Maniet, seconded by Mr. Smith to **ADJOURN the meeting at 6:30 p.m.** All the members voted yea; the motion passed.

A large, stylized handwritten signature in blue ink, written over a horizontal line. The signature is cursive and appears to be 'Paul Smith'.

Signature

10-12-2023

Date



Oath

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

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

PRINT NAME:

SIGN NAME:

1. Elyse Winch

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

Elyse Winch

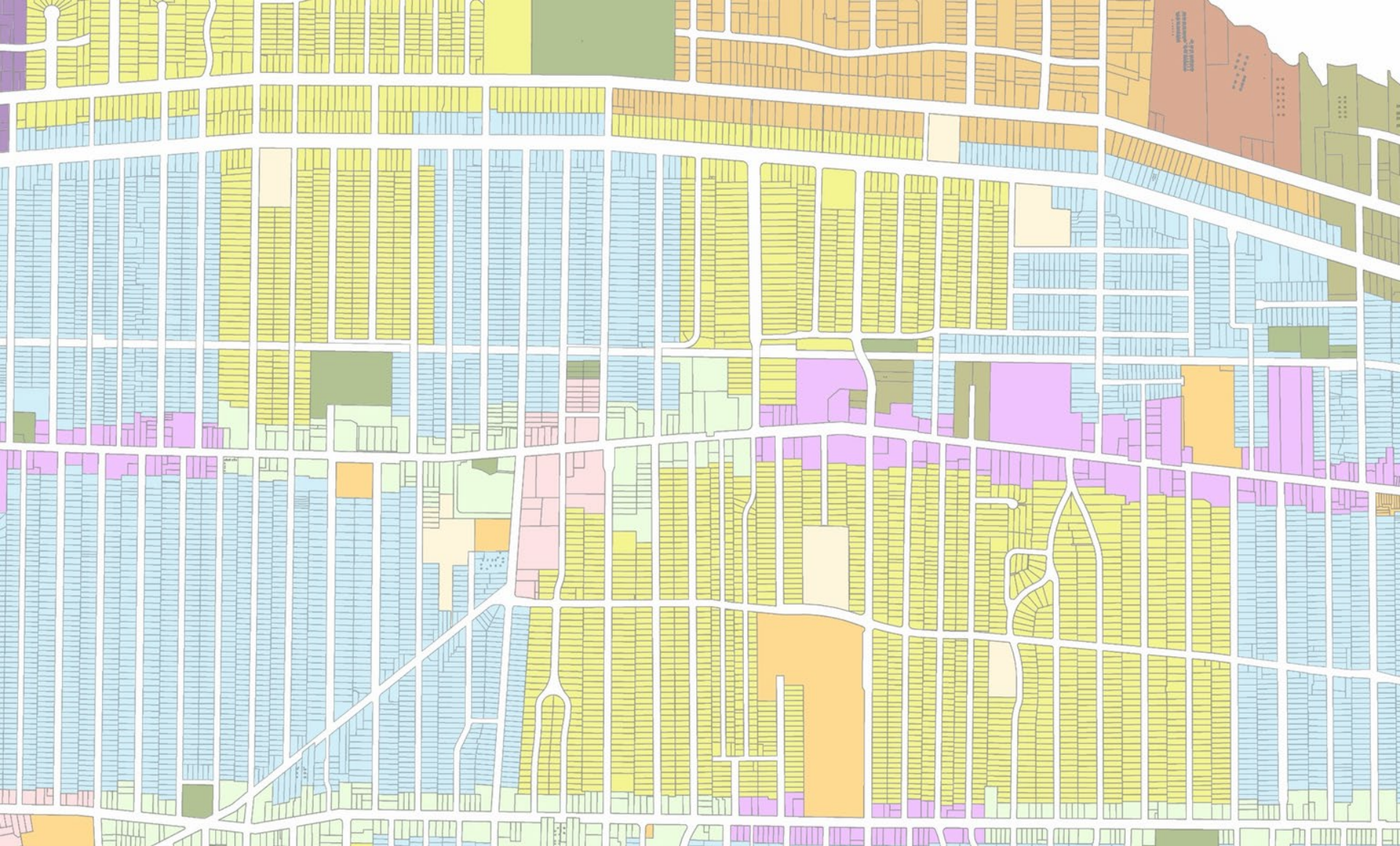
Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, September 14, 2023

Page 1 of 1



Architectural Board of Review

September 2023



Architectural Board of Review

Pre-Review Meeting: 7 Sep, 5 pm (East Conf Rm)

Regular Meeting: 14 Sep, 5:30 pm (Auditorium)

Members

David Maniet (2023 Chair)

Brian Grambort (2023 Vice Chair)

Jeremy Smith

Hanna Cohan Plessner

Chris Egervary

Staff

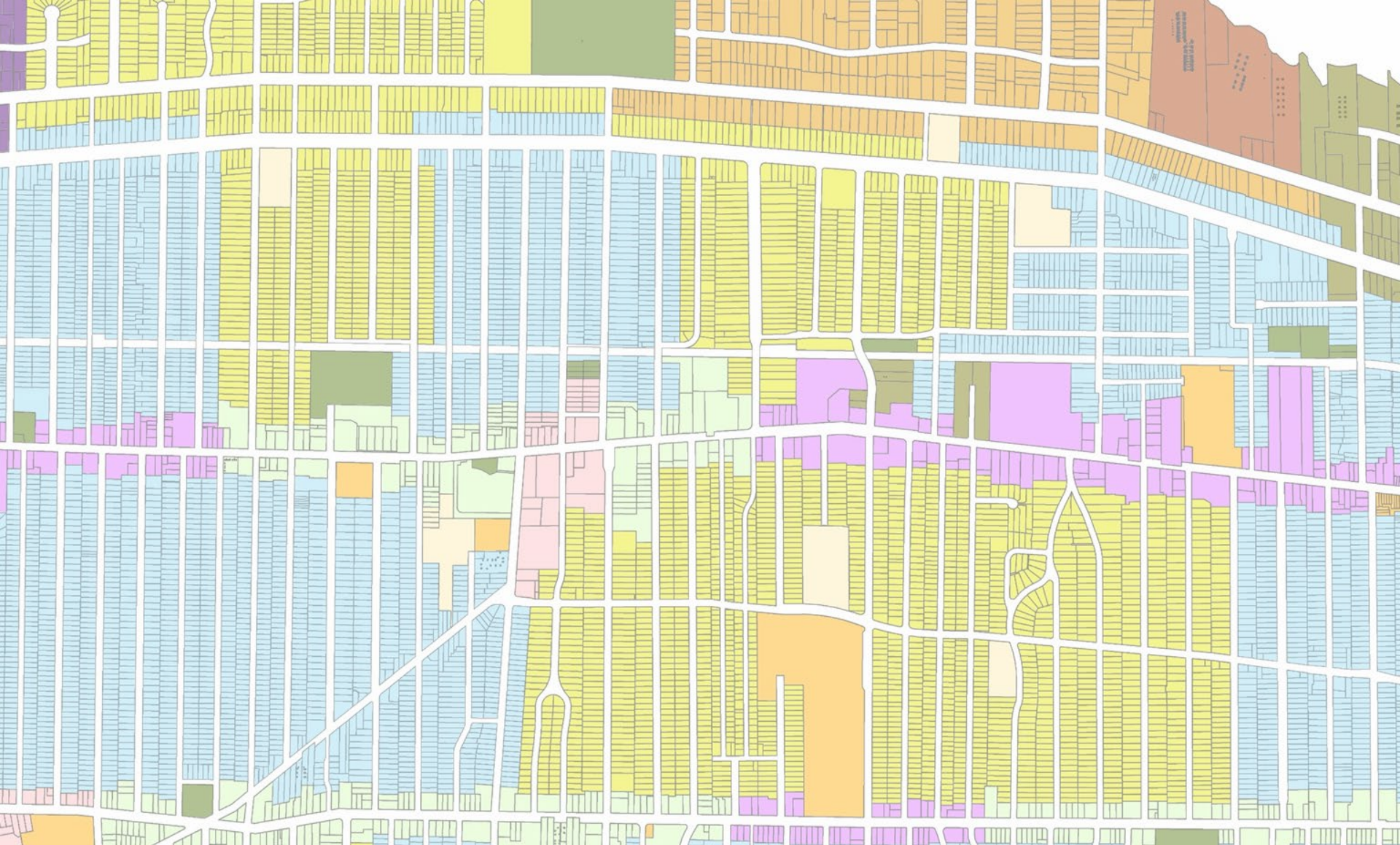
Board Secretary: David Baas

Building Commissioner: Chris Parmelee



Architectural Board of Review **September Agenda**

1. Roll call
2. Approve minutes – August 2023 meeting
3. Opening Remarks
4. New Business
5. Sign Review
6. Adjourn



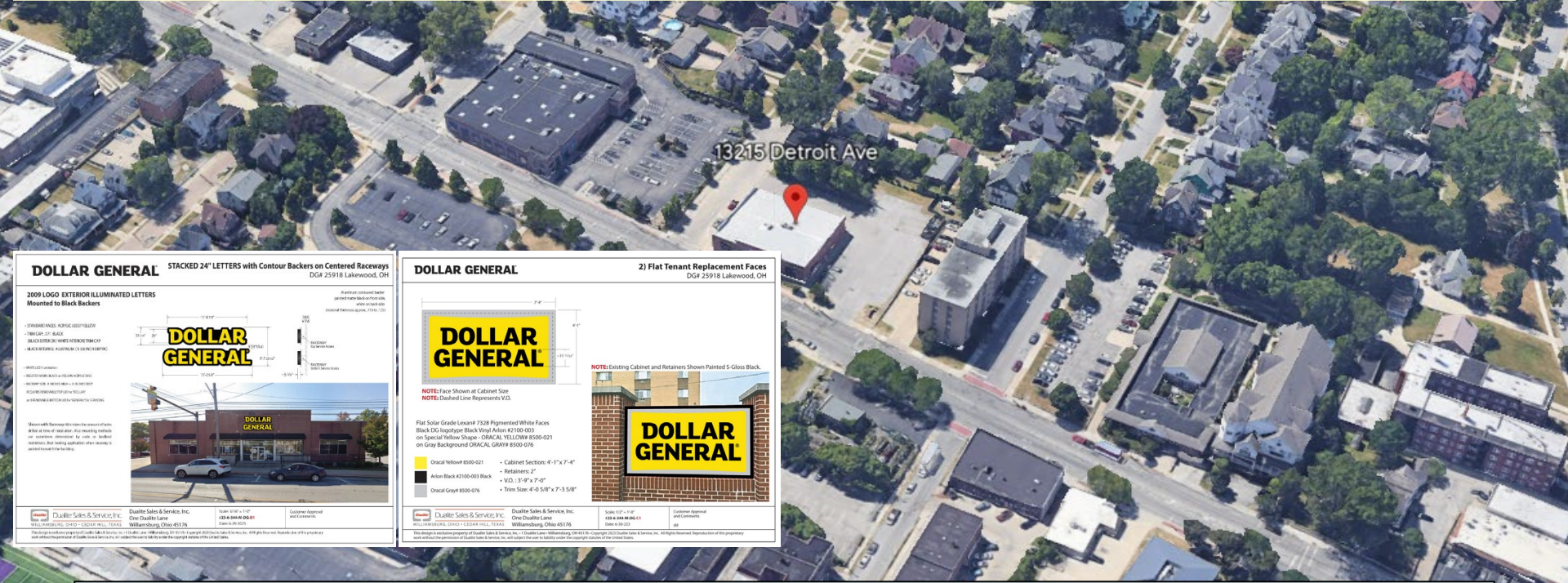
Architectural Board of Review

New Business – September 2023

Applicant proposes replacement signage in C3 District.

City Notes:

- ❑ Building Frontage = 100ft, maximum permitted square footage is 100 ft²
- ❑ Replacement/Refacing: 1 ground (28 ft²) and 1 illuminated raceway sign (63 ft²); 91 ft² total
- ❑ Former signage has been removed. The building currently has temporary banner signage.



DOLLAR GENERAL STACKED 24" LETTERS with Contour Backers on Centered Raceways
DG# 25918 Lakewood, OH

2020 LOGO EXTERIOR ILLUMINATED LETTERS
Mounted to Black Backers

STANDARDIZED APPROVED LETTERS
• 2020 LOGO EXTERIOR ILLUMINATED LETTERS
• BACKERS ON CENTERED RACEWAYS
• BACKERS ON CENTERED RACEWAYS

2020 LOGO EXTERIOR ILLUMINATED LETTERS
Mounted to Black Backers

Dollar General
13215 Detroit Ave
Lakewood, OH 44122
(440) 235-1321

Dualite Sales & Service, Inc.
One Duallite Lane
Willoughby, Ohio 44094
Phone: 440-944-4800
Fax: 440-944-4801

DOLLAR GENERAL 2) Flat Tenant Replacement Faces
DG# 25918 Lakewood, OH

NOTE: Existing Cabinet and Retainers Shown Painted 5-Gloss Black.

NOTE: Face Shown at Cabinet Size
NOTE: Dashed Line Represents V.G.D.

Flat Solar Grade Lexan® 7328 Pigmented White Faces
Black DG Logo on Black Vinyl Axiom #2 100-003
on Special Yellow Shade - ORACAL YELLOW 8500-021
on Gray Background ORACAL GRAY 8500-076

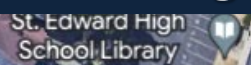
- Cabinet Section: 4'-1" x 7'-4"
- Retainers: 2"
- V.G.D.: 3'-9" x 7'-0"
- Trim Size: 4'-0 5/8" x 7'-3 5/8"

Dualite Sales & Service, Inc.
One Duallite Lane
Willoughby, Ohio 44094
Phone: 440-944-4800
Fax: 440-944-4801

Summary Approval – Condition Accepted
"...all signage fit within sign code's maximum allowable square footage for building (100ft² total).



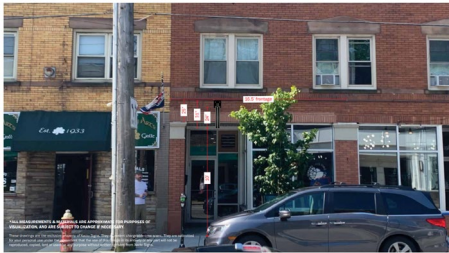
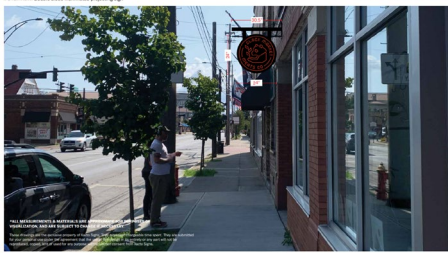
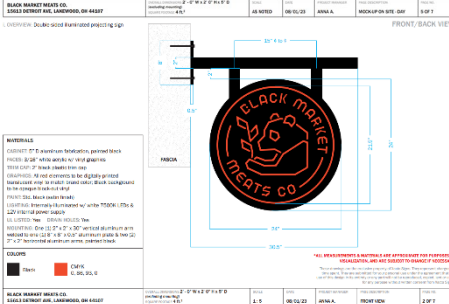
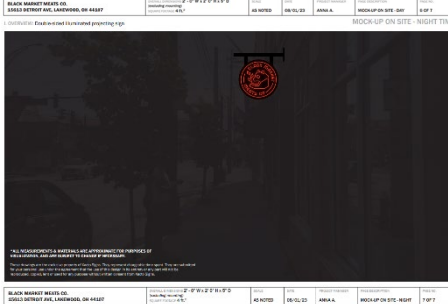
Docket No. 09-74-23 (13215 Detroit)
Sign – Dollar General
Mark Wagner



Applicant proposes a blade sign in C2 District.

City Notes:

- ❑ Frontage ~17 ft = max sign area of ~26 ft²
- ❑ Proposal includes 1 double-sided illuminated projecting sign (3.14 ft²)
- ❑ No other signage included with application.

BLACK MARKET MEATS CO.
15613 DETROIT AVE, LAKEWOOD, OH 44127

BLACK MARKET MEATS CO.
15613 DETROIT AVE, LAKEWOOD, OH 44127

BLACK MARKET MEATS CO.
15613 DETROIT AVE, LAKEWOOD, OH 44127

BLACK MARKET MEATS CO.
15613 DETROIT AVE, LAKEWOOD, OH 44127



Summary Approval



Docket No. 09-75-23 (15613 Detroit)
 Sign – Black Market Meats Co.
 Jim Briola

Applicant proposes the demolition of a vacant residential home, construction of townhomes.

City Notes:

- Applicant requested more time to prepare for review with Board.



Recommend Table until Applicant is ready for review



Docket No. 09-72-23 (12534 Lake)

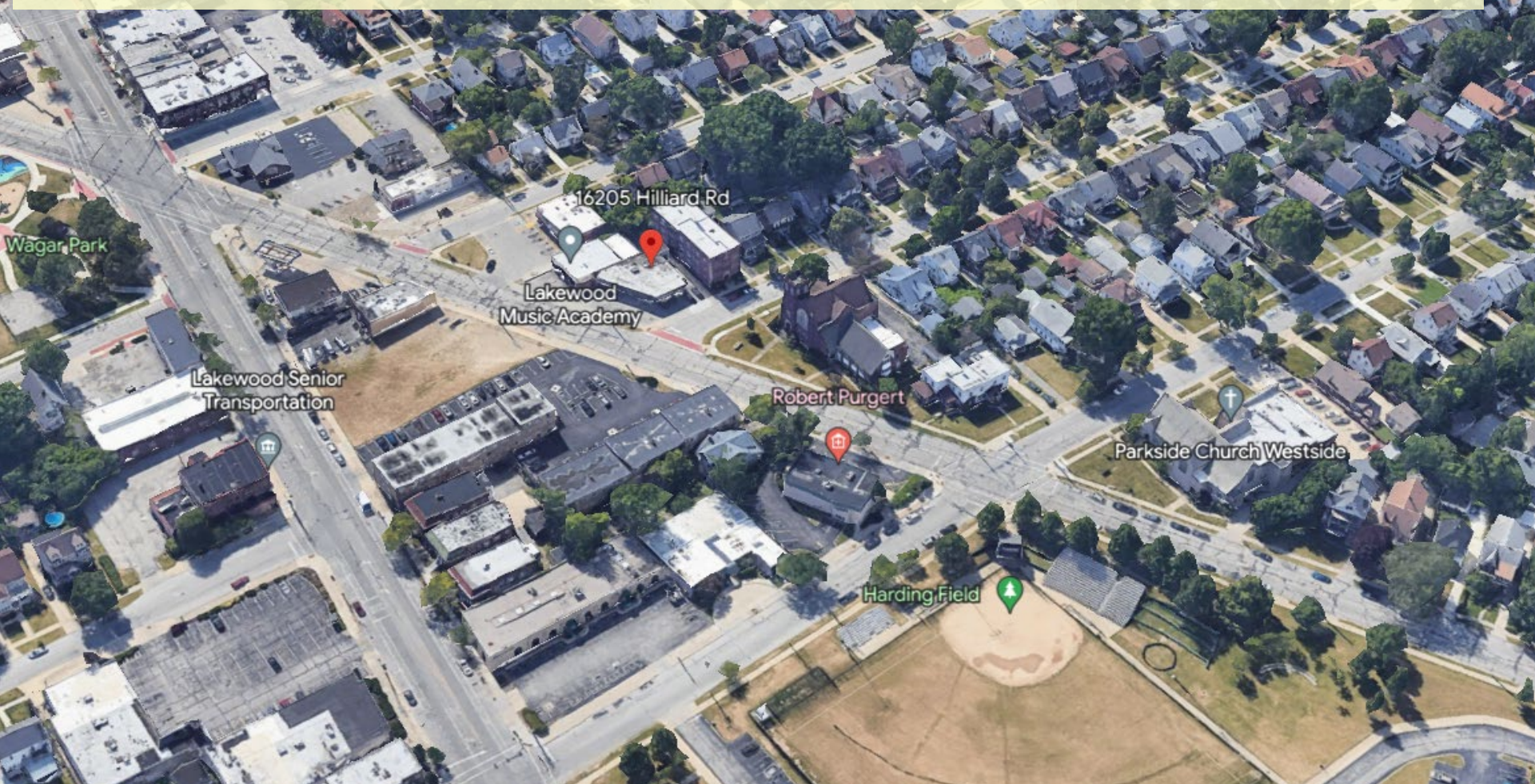
Demolition of Vacant Residential Home

Tyler Brummett

Applicant proposes renovation of an existing building.

City Notes:

- Applicant proposing treatment of existing masonry.



Docket No. 09-73-23 (16205 Hilliard)

**Renovation of Existing Building
Joseph Matava**

CITY OF LAKEWOOD

STANDARDS FOR PAINTING OR COVERING OF MASONRY SURFACES

The following standards shall be met for the painting of any masonry surface:

1. Painting, staining, or covering, such as but not limited to stucco, of previously unpainted or uncovered masonry surfaces is not supported or recommended. There are several reasons for the basis of this recommendation and generally include:

- a. Painting masonry results in regular, costly maintenance whereas natural masonry is low in maintenance work and cost;
- b. Painting masonry can result in moisture being trapped in the wall system causing unintended damage to the masonry itself and the building;
- c. For historic buildings or those located in a historic district, painting of masonry is not recommended by the Secretary of Interior's Standards for Historic Rehabilitation and such action may result in the loss of the historic designation of the building or district – including possibly preventing a building or district from being nominated; and
- d. There are other alternatives to the painting of masonry.

2. However, in the event such painting, staining, or covering is found to be necessary, at a minimum:

- a. The application of such paint, stain, or covering must use a system compatible with the surface on which it is being applied. A mineral paint system is preferred.
- b. The paint, stain, or covering must be durable, easy to apply and have good adhesive characteristics.
- c. The paint, stain, or covering must be porous, thereby permitting the wall to breathe and preventing the trapping of free moisture behind the paint or stain film or covering,
- d. All manufacturer and industry standard specifications must be followed.
- e. A maintenance plan must be provided and developed in accordance with manufacturer and industry standards and strictly implemented.

3. Clear / Transparent and porous waterproofing in a matte or flat finish allowing the wall to breathe is permissible with the application of a system compatible with the surface on which it is being applied. All manufacturer and industry standard specifications must be followed.



Docket No. 09-73-23 (16205 Hilliard)
Renovation of Existing Building



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Renovation of Existing Building



Docket No. 09-73-23 (16205 Hilliard)
Renovation of Existing Building

Updated



Docket No. 09-73-23 (16205 Hilliard)
Renovation of Existing Building

Updated



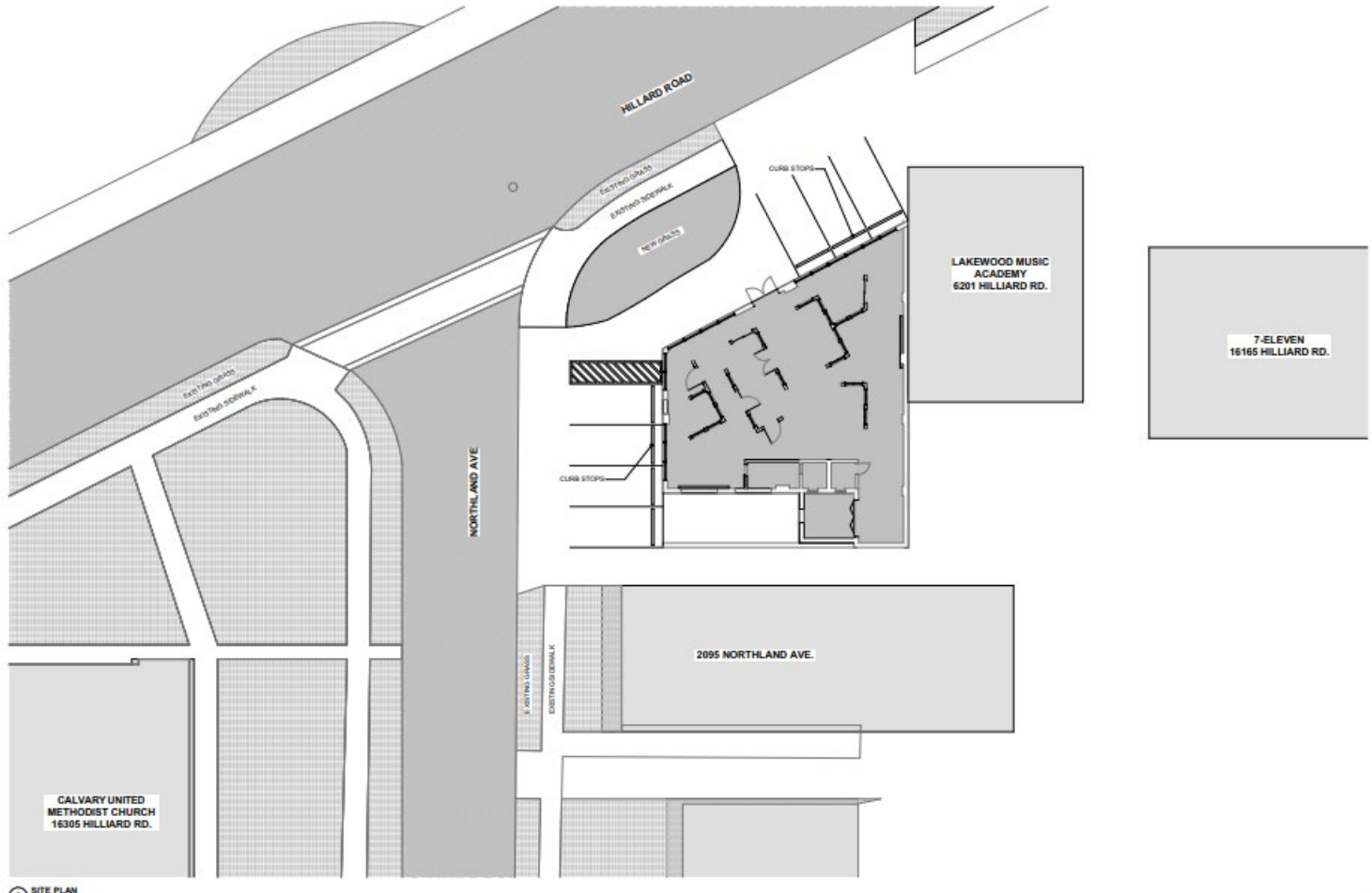
Docket No. 09-73-23 (16205 Hilliard)
Renovation of Existing Building

Updated



Docket No. 09-73-23 (16205 Hilliard)
Renovation of Existing Building





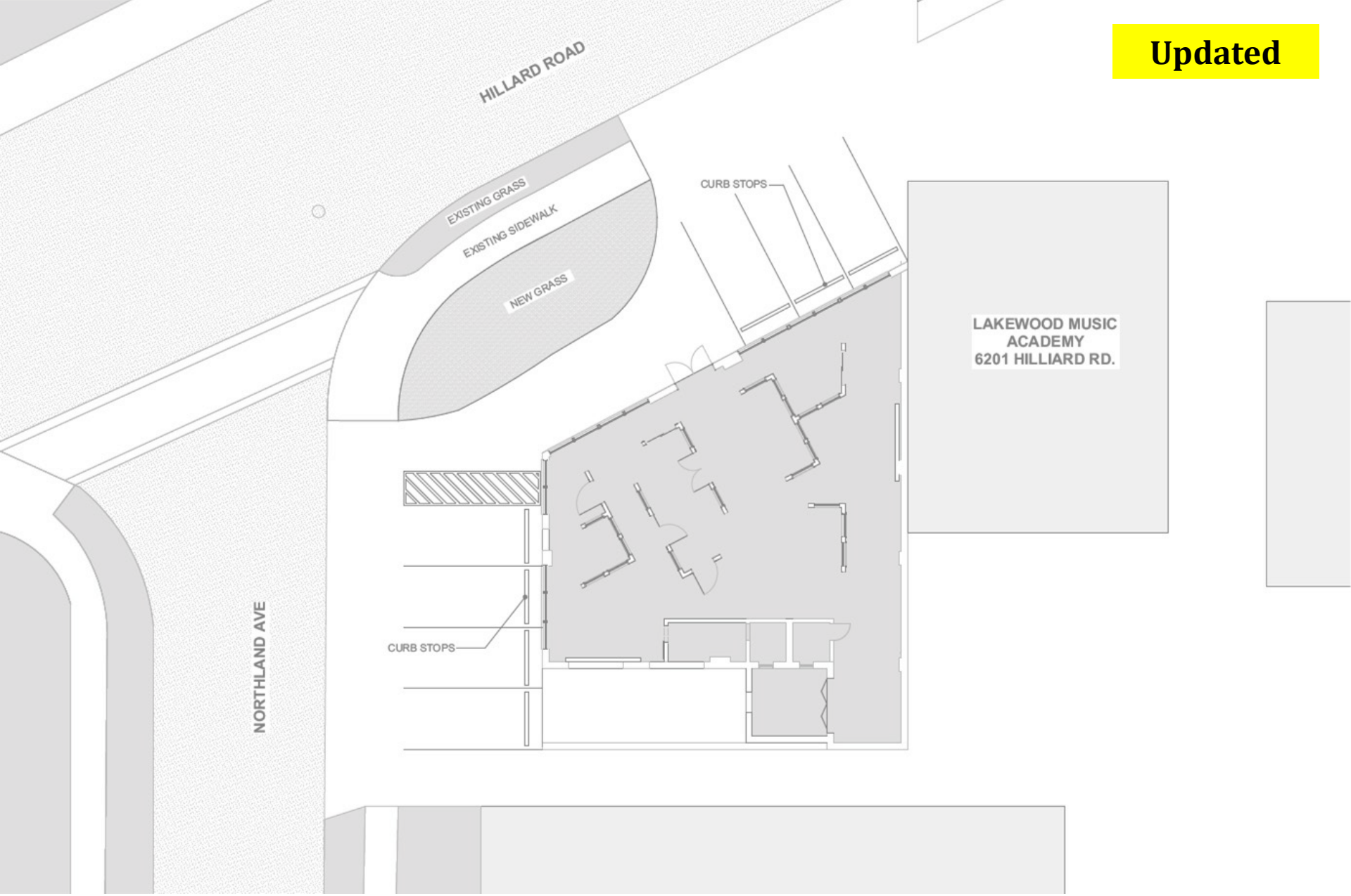
1 SITE PLAN



Docket No. 09-73-23 (16205 Hilliard)

Renovation of Existing Building

Updated



Docket No. 09-73-23 (16205 Hilliard)
Renovation of Existing Building

Updated



NORTHLAND AVE

HILLIARD ROAD

EXISTING GRASS
EXISTING SIDEWALK
NEW GRASS

CURB STOPS

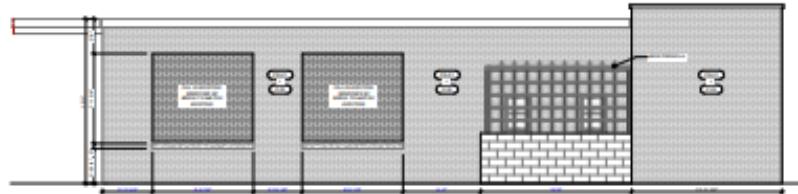
LAKWOOD MUSIC
ACADEMY
6201 HILLIARD RD.

CURB STOPS

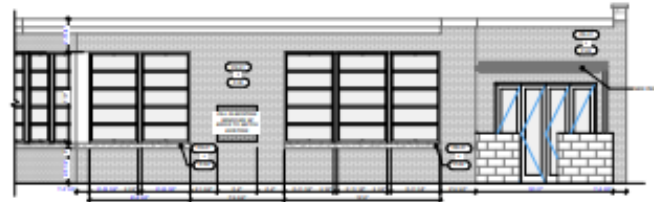


Docket No. 09-73-23 (16205 Hilliard)
Renovation of Existing Building

FINISH LEGEND				
ID	ROOM NAME	APPLICATION	NOTES	APPROVED
01	Interior	Paint	Interior Walls	Yes
02	Interior	Paint	Interior Ceilings	Yes
03	Interior	Paint	Interior Floors	Yes
04	Interior	Paint	Interior Doors	Yes
05	Interior	Paint	Interior Windows	Yes
06	Interior	Paint	Interior Trim	Yes
07	Interior	Paint	Interior Stairs	Yes
08	Interior	Paint	Interior Balconies	Yes
09	Interior	Paint	Interior Closets	Yes
10	Interior	Paint	Interior Storage	Yes
11	Interior	Paint	Interior Utility	Yes
12	Interior	Paint	Interior Mechanical	Yes
13	Interior	Paint	Interior Electrical	Yes
14	Interior	Paint	Interior Plumbing	Yes
15	Interior	Paint	Interior HVAC	Yes
16	Interior	Paint	Interior Fire	Yes
17	Interior	Paint	Interior Security	Yes
18	Interior	Paint	Interior Accessibility	Yes
19	Interior	Paint	Interior Energy	Yes
20	Interior	Paint	Interior Sustainability	Yes



1 EXTERIOR ELEVATION - REAR



2 EXTERIOR ELEVATION - SIDE



3 EXTERIOR ELEVATION - FRONT



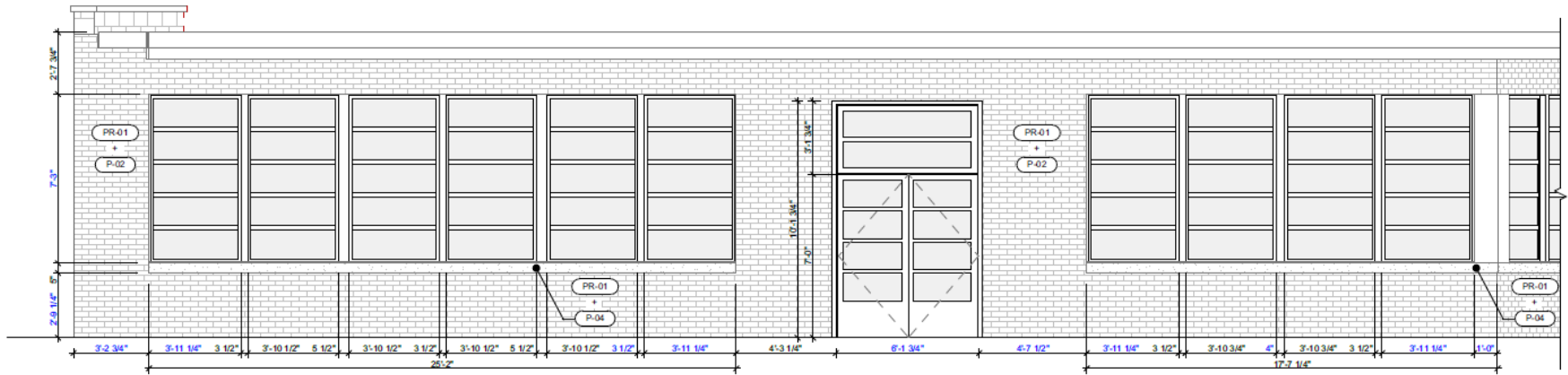
Docket No. 09-73-23 (16205 Hilliard)

Renovation of Existing Building

FINISH LEGEND

ID	ROOM NAME	APPLICATION	NOTES	APPROVED
C-01	SHOWROOM	CONCRETE FLOOR	KEEP EXISTING - CLEAR EPOXY	NO
P-01	SHOWROOM	SLAT WALL PAINT - LIGHT	5/8" A.C. PLYWOOD	NO
P-02	EXTERIOR	BRICK PAINT	SHERWIN WILLIAMS SUPERPAINT EXTERIOR LATEX STAIN A89-SERIES	NO
P-03	SHOWROOM	CEILING PAINT		NO
P-04	EXTERIOR	SANDSTONE SILL PAINT	SHERWIN WILLIAMS SUPERPAINT EXTERIOR LATEX STAIN A89-SERIES	NO
PR-01	EXTERIOR	EXTERIOR PRIMER	INSL-X STIX WATERBORNE PRIMER SXA-110	---
WD-01	SHOWROOM	SLAT WALL STAIN - DARK	#2 PINE	NO
WD-02	SHOWROOM	FURNITURE SURROUND STAIN - MEDIUM	#2 PINE	NO

Updated



3 EXTERIOR ELEVATION - FRONT
SCALE: 1/4" = 1'-0"

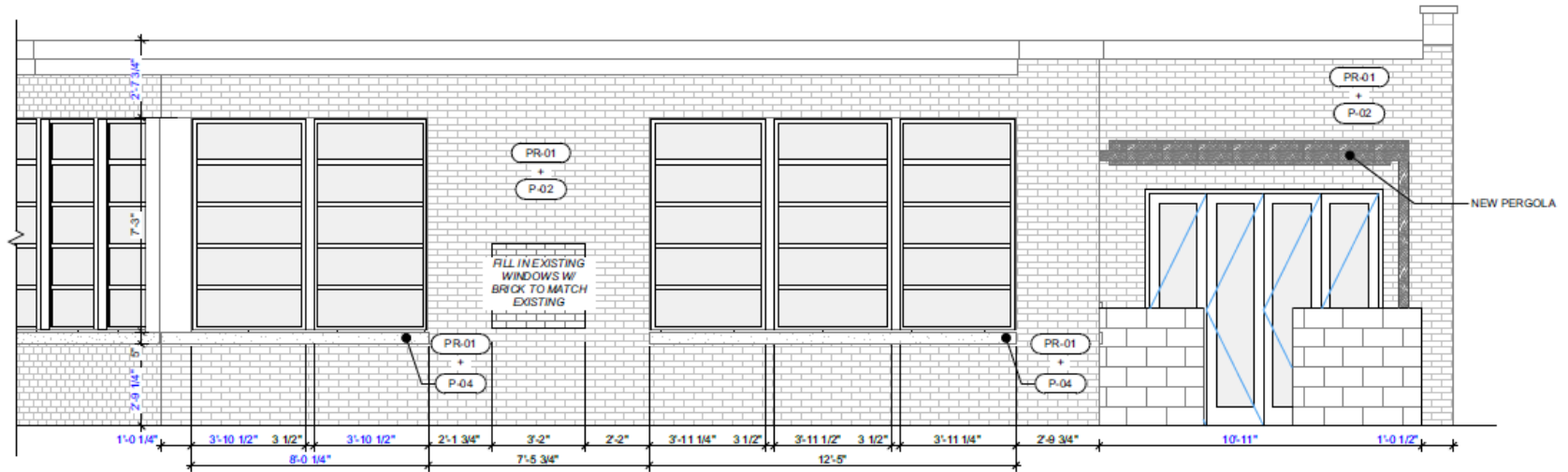


Docket No. 09-73-23 (16205 Hilliard)
Renovation of Existing Building

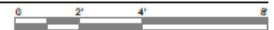
FINISH LEGEND

ID	ROOM NAME	APPLICATION	NOTES	APPROVED
C-01	SHOWROOM	CONCRETE FLOOR	KEEP EXISTING - CLEAR EPOXY	NO
P-01	SHOWROOM	SLAT WALL PAINT - LIGHT	5/8" A.C. PLYWOOD	NO
P-02	EXTERIOR	BRICK PAINT	SHERWIN WILLIAMS SUPERPAINT EXTERIOR LATEX STAIN A89-SERIES	NO
P-03	SHOWROOM	CEILING PAINT		NO
P-04	EXTERIOR	SANDSTONE SILL PAINT	SHERWIN WILLIAMS SUPERPAINT EXTERIOR LATEX STAIN A89-SERIES	NO
PR-01	EXTERIOR	EXTERIOR PRIMER	INSL-X STIX WATERBORNE PRIMER SXA-110	--
WD-01	SHOWROOM	SLAT WALL STAIN - DARK	#2 PINE	NO
WD-02	SHOWROOM	FURNITURE SURROUND STAIN - MEDIUM	#2 PINE	NO

Updated



2 EXTERIOR ELEVATION - SIDE
SCALE: 1/4" = 1'-0"

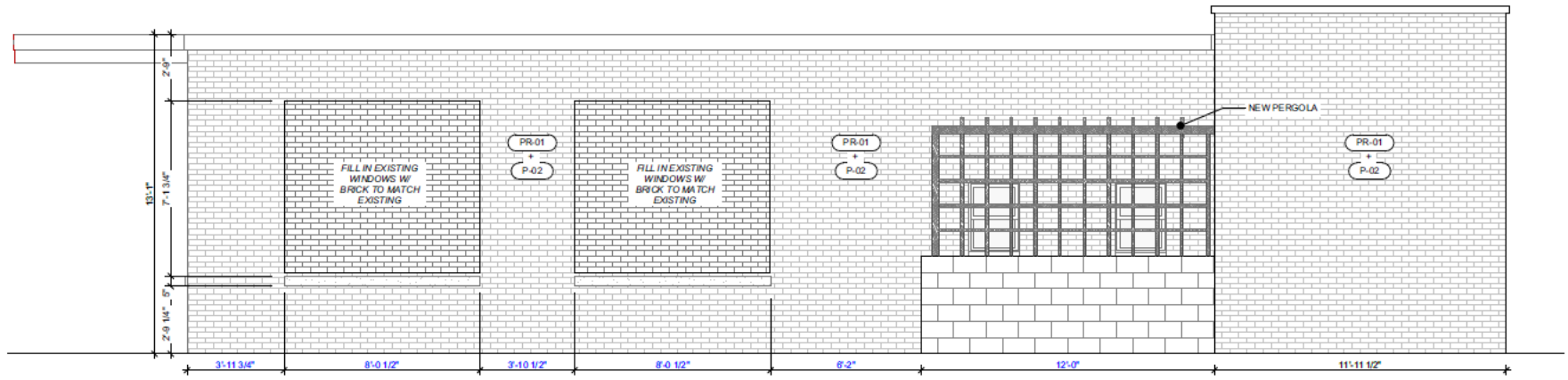


Docket No. 09-73-23 (16205 Hilliard)
Renovation of Existing Building

FINISH LEGEND

ID	ROOM NAME	APPLICATION	NOTES	APPROVED
C-01	SHOWROOM	CONCRETE FLOOR	KEEP EXISTING - CLEAR EPOXY	NO
P-01	SHOWROOM	SLAT WALL PAINT - LIGHT	5/8" A.C. PLYWOOD	NO
P-02	EXTERIOR	BRICK PAINT	SHERWIN WILLIAMS SUPERPAINT EXTERIOR LATEX STAIN A89-SERIES	NO
P-03	SHOWROOM	CEILING PAINT		NO
P-04	EXTERIOR	SANDSTONE SILL PAINT	SHERWIN WILLIAMS SUPERPAINT EXTERIOR LATEX STAIN A89-SERIES	NO
PR-01	EXTERIOR	EXTERIOR PRIMER	INSL-X STIX WATERBORNE PRIMER SXA-110	--
WD-01	SHOWROOM	SLAT WALL STAIN - DARK	#2 PINE	NO
WD-02	SHOWROOM	FURNITURE SURROUND STAIN - MEDIUM	#2 PINE	NO

Updated



1

EXTERIOR ELEVATION - REAR

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



Docket No. 09-73-23 (16205 Hilliard)
 Renovation of Existing Building

Updated



Docket No. 09-73-23 (16205 Hilliard)
Renovation of Existing Building

Updated



Docket No. 09-73-23 (16205 Hilliard)
Renovation of Existing Building



Features

- Strongly Bonds to Glossy Surfaces
- Excellent Holdout
- Soap & Water Clean-up
- Unparalleled Adhesion to the Most Challenging Surfaces.
- Cures as low as 35 °F (1.7 °C)

Recommended For

Interior and Exterior surfaces. Drywall, Plaster, Ceiling, Acoustical Tile, Wood Trim & Doors, Formica, Ceramic Tiles, Glossy Surfaces, PVC Plastic, Masonry Walls, Wood, Trim, Shutters, Masonry, Stucco, Concrete, Cement Block, Galvanized Steel, Aluminum, etc.

STIX®
WATERBORNE BONDING PRIMER
SXA-110

General Description

Stix® Waterborne Bonding Primer is a premium quality, waterborne, acrylic urethane primer/sealer with unparalleled adhesion to the most challenging surfaces, including PVC, Vinyl, Plastic, Glass, Tile, Glazed Block, Glossy Paints, Pre-Coated Siding, Fiberglass, and Galvanized Metals. Stix is also ideal for use on plaster, drywall, wood, and non-ferrous metals, where a low ambient or surface temperature would present a problem for conventional primers. Offers an extremely hard film when cured. Use it on interior and exterior surfaces and topcoat with almost any type of coating including Alkyd, Acrylic Latex, Urethane, Epoxy, and Lacquer Finishes. Stix levels to a smooth surface and cleans up with soap and water.

Limitations

- Apply when air and surface temperatures are above 35 °F
- Do not apply in direct sunlight or on a hot surface. Avoid rain, moisture or high humidity for the first 24 hours of curing
- Not intended for immersion service or continuous water contact. Not for below grade applications
- Not recommended for use over polyethylene or polypropylene. Stix® must be top coated for exterior use
- Not recommended over Kynar® (and similar finishes) unless tested and approved by the buyer
- Not recommended as a whole house exterior primer over wood

Product Information

Colors — Standard:	Technical Data ^o	White
SXA-110, White	Vehicle Type	Urethane Modified Acrylic
	Pigment Type	Titanium Dioxide
— Tint Bases:	Volume Solids	40.0 ± 1.0%
N/A	Coverage per Gallon at Recommended Film Thickness	300 – 400 Sq. Ft.
Can be Tinted With a Maximum of 2 oz. Universal Colorant per gallon	Recommended Film Thickness — Wet	4.0 - 5.5 mils
	Thickness — Dry	1.6 - 2.2 mils
— Special Colors:	Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.	
Contact your dealer.	— Tack Free	30 Minutes
	Dry Time @ 77 °F (25 °C) @ 50% RH	— To Recoat 3 – 4 Hours — Full Cure 3 – 4 Days
Certifications & Qualifications:	High humidity and cool temperatures will result in longer dry, recoat and service times.	
VOC compliant in all regulated areas	Dries By	Coalescence
All products supported by this data sheet contain a maximum of 100 grams per liter VOC/VOS (.83 lbs. /gal.) excluding water & exempt solvents.	Viscosity	70 – 80 KU
Qualifies for LEED® v4 Credit	Flash Point	200 °F or greater (TT-P-141, Method 4293)
Qualifies for CHPS low emitting credit (Collaborative for High Performance Schools)	Gloss / Sheen	Flat
CDPH v1 Emission Certified	Surface Temperature — Min.	35 °F
	at Application — Max.	90 °F
Technical Assistance:	Thin With	Do not Thin
Available through your local authorized independent Insl-x dealer. For the location of the dealer nearest you, call 1-866-708-9180 or see www.insl-x.com	Clean Up Thinner	Warm, Soapy Water
	Weight Per Gallon	11.0 lbs.
	Storage Temperature — Min.	45 °F
	— Max.	95 °F
	Volatile Organic Compounds (VOC)	
	87.6 grams/liter	.73 lbs./gallon

^o Reported values are for White. Contact dealer for values of other bases or colors.

Manufactured by Benjamin Moore & Co. 101 Paragon Drive, Montvale, NJ 07645 Tel: 866-708-9180 Fax: 888-248-2143 www.insl-x.com M72 SXA-110 US 050119

Stix® Waterborne Bonding Primer SXA-110

Surface Preparation

General – All surface areas to be painted should be clean, dry, sound and free of all dirt, grease, oils, waxes, mildew and any other surface contaminants that can cause paint failure. Dirt and chalk should be thoroughly removed by scrubbing with warm soapy water. Surface wax should be removed with a commercial wax stripper. Grease residues should be removed with a grease and oil emulsifier. Remove all loose chipping, cracking and peeling from previously painted surfaces by hand scraping, sanding, wire brushing and/or by use of power tool cleaning methods such as electric sanders, grinders, etc. Remove any loose rust, mill scale, rust deposits from metal surfaces by hand or power tool cleaning according to SSPC Standards. Repair/replace any seriously damaged and/or delaminated surface areas. Use over most glossy surfaces without sanding.

Mildew – Surface areas affected by mildew should be thoroughly hand scrubbed with a soft to medium bristle scrub brush and a solution of one cup Tri-Sodium Phosphate or a nonammoniated detergent cleaner mixed with one-part household bleach* and three parts warm water, per gallon solution. Allow solution to stand on the affected surface areas for approximately 10 – 20 minutes, then rinse thoroughly with clean water and allow 24 – 48 hours to dry.

*Follow bleach manufacturer's instructions for safe handling and use of bleach solution.

SPECIAL NOTE ON SURFACE PREPARATION:

Glossy Surfaces – Although Stix® is formulated to be applied to hard to coat surfaces without the need for sanding, it is recommended that proper surface preparation still be completed to enhance adhesion properties. Surfaces such as Formica, ceramic tile and glossy painted surfaces should be properly deglossed. Once applied, allow Stix® to cure for approximately 3 to 4 days to achieve maximum resistance to scrape off. However, Stix® may be topcoated with a quality latex or oil-based finish within 3 to 4 hours, depending on overall drying conditions.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead

Application

Stix® may be applied by brush, roller, pad applicator, or airless spray. Use a high quality nylon brush or a 1/4" – 1/2" synthetic nap roller cover. Do not thin. Do not apply when surface, air, or product temperature is below 35 °F. Do not paint in direct sun or on a hot surface. If possible, plan your painting to avoid rain, moisture, or high humidity for the first 24 hours of curing. Stop application a minimum of two hours before rain or dew is expected. Do not paint if surface temperature is within 5 °F of the dew point.

When top coating with two component paints, allow 24 hours dry time before painting. Always test questionable substrates such as plastics, composites, Kynars, and polyester surfaces by applying a small area for adhesion and top-coat compatibility before proceeding with the entire job.

Airless Spray: Tip range between .013 and .017. Total fluid output pressure at the tip should not be less than 2200 PSI. Preferred pressure is 2500 PSI.

Clean Up

Clean brushes, rollers and other equipment with warm, soapy water immediately after use. If dry, clean with lacquer thinner.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry empty containers may be recycled in a can recycling program. Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.

Environmental Health & Safety Information

WARNING!

Cancer Hazard. Contains Crystalline Silica that can cause cancer when in respirable form (spray mist or sanding dust).

Possible birth defect hazard. Contains, 2,2,4-trimethyl-1,3-pentanediol diisobutyrate, which may cause birth defects based on animal data.

Use only with adequate ventilation. Do not breathe vapors, spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.

WARNING Cancer and Reproductive Harm—
www.P65warnings.ca.gov

FIRST AID: In case of eye contact, flush immediately with plenty of water for at least 15 minutes; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

IN CASE OF SPILL – Absorb with inert material and dispose of as specified under "Clean Up".

KEEP OUT OF REACH OF CHILDREN
PROTECT FROM FREEZING

Refer to Safety Data Sheet for additional health and safety information.

Manufactured by Benjamin Moore & Co. 101 Paragon Drive, Montvale, NJ 07645 Tel: 866-708-9180 Fax: 888-248-2143 www.insl-x.com M72 SXA-110 US 050119
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Docket No. 09-73-23 (16205 Hilliard)
Renovation of Existing Building

**THE 3RD ESTIMATE
EXTERIOR PAINT**



**SHERWIN
WILLIAMS.**

**SuperPaint®
Exterior Latex Satin**

A89-Series

CHARACTERISTICS

SuperPaint Exterior Latex, with resistance to early dirt pick up, provides outstanding performance on properly prepared aluminum and vinyl siding, wood, hardboard, masonry, cement, brick, block, stucco, and metal down to a surface and air temperature of 35°F.

VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to a sound, stable vinyl substrate.

Color: Most Colors

Coverage: 350-400 sq. ft. per gallon @ 4 mils wet/1.5 mils dry

Drying Time, @ 50% RH:
 @ 35-45°F @ 45°F +
 Touch: 2 hours 2 hours
 Recoat: 24-48 hours 4 hours

Finish: 10-20 units @ 80*

Tinting with CCE only:

Base:	oz per gallon	Strength:
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultra-deep Base	10-12	SherColor
Light Yellow	2-12	SherColor

Extra White A89W02151
(may vary by color)

VOC (less exempt solvents):
less than 50 grams per liter; 0.42 lbs. per gallon

As per 40 CFR 59.408

Volume Solids:	37 ± 2%
Weight Solids:	48 ± 2%
Weight per Gallon:	10.06 lbs
Flash Point:	N/A
Vehicle Type:	100% Acrylic
Shelf Life:	36 months unopened
WVP Perms (US)	19.76 grains/(hr ft² in Hg)

Mildew Resistant
This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 08/31/2020, Complies with:

OTC	Yes
OTC Phase II	Yes
SCAQMD	Yes
CARB	Yes
CARB SCM 2007	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N.A.
LEED® v4 & v4.1 VOC	Yes
EPD-NSP® Certified	N.A.
MIR-Manufacturer Inventory	N.A.
MPP®	Yes

APPLICATION

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

No reduction necessary.

Brush: Use a nylon-polyester brush.

Roller: Use a high quality 3/8-3/4 inch nap synthetic roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on sherwin-williams.com

Spray—Airless Pressure 2000 p.s.i.
Tip .015-.019 inch

APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection.

SPECIFICATIONS

SuperPaint Exterior Latex can be self-priming when used directly over existing coatings, or bare drywall, plaster and masonry (with a cured pH of less than 9). The first coat acts like a coat of primer and the second coat provides the final appearance and performance. Please note that some specific surfaces require specialized treatment.

Use on these properly prepared surfaces:

- Aluminum & Aluminum Siding*, Galvanized Steel¹
- 2 coats SuperPaint Exterior Latex
- Concrete Block, CMU, Split face Block
- 1 coat Loxon Acrylic Block Surfacer
- 2 coats SuperPaint Exterior Latex
- Brick, Stucco, Cement, Concrete
- 1 coat Loxon Concrete and Masonry Primer² or Loxon Conditioner²
- 2 coats SuperPaint Exterior Latex
- Cement Composition Siding/Panels
- 1 coat Loxon Concrete and Masonry Primer² or Loxon Conditioner²
- 2 coats SuperPaint Exterior Latex
- Plywood
- 1 coat Exterior Latex Primer
- 2 coats SuperPaint Exterior Latex
- *Vinyl Siding
- 2 coats SuperPaint Exterior Latex
- Wood (Cedar, Redwood)⁴
- 1 coat Exterior Oil-Based Wood Primer²
- 2 coats SuperPaint Exterior Latex

¹ On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

² Not for use at temperatures under 50°F. See specific primer label for that product's application conditions.

³ Not for use at temperatures under 40°F. See specific primer label for that product's application conditions.

⁴ Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.

Other primers may be appropriate. Standard latex primers cannot be used below 50°F. See specific primer label for that product's application conditions.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.

**SuperPaint®
Exterior Latex Satin**

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeling or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Aluminum and Galvanized Steel:
Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method.

Cement Composition Siding-Panels:
Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer.

Caulking:
Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

Masonry, Concrete, Cement, Block:
All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces should be filled to provide a smooth surface, if painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer/Sealer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. Concrete masonry units (CMU) - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Previously Painted Surfaces:
If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. Adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion, if paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

SURFACE PREPARATION

Mildew:
Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

Wood, Plywood, Composition Board:
Clean the surface thoroughly then sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All new and patched areas must be primed. Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, it may show some staining. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using.

Steel:
Rust and mill scale must be removed using sandpaper, wire brush or other abrading method. Bare steel must be primed the same day as cleaned.

Stucco:
Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

***Vinyl or other PVC Building Products:**
Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, if needed prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 66 unless VinylSafe® Colors are used. If VinylSafe colors are not used the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

Updated

CAUTIONS

For Exterior use only
Protect from freezing.
Non-photocchemically reactive.
Not for use on floors.

Before using, carefully read **CAUTIONS on label**

ZINC: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

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CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS.



**Docket No. 09-73-23 (16205 Hilliard)
Renovation of Existing Building**

GRILLE OPTIONS

Grilles for Andersen® 100 Series windows and patio doors are available in a wide variety of patterns to complement virtually any style of home. Plus, they have options for easy cleaning and architectural authenticity many vinyl windows can't match.



Finelight grilles-between-the-glass



Finelight grilles-between-the-glass with permanent exterior grilles



Permanent exterior and permanent interior grilles with spacer



Permanent exterior and permanent interior grilles with no spacer

FINELIGHT™ GRILLES BETWEEN-THE-GLASS

Make glass easy to clean and have an elegant, sculpted profile. Choose a two-sided color scheme to match both the interior and exterior of the window or patio door. Also available with exterior grilles to provide architectural style and detail.

FULL DIVIDED LIGHT

Permanently applied to the exterior and interior of the window, with a spacer between the glass.

SIMULATED DIVIDED LIGHT

Permanently applied to the exterior and interior of the window, with no spacer between the glass.

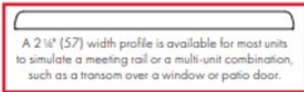
Grille Bar Widths Actual width shown.



19 (19) width grille bar for windows.

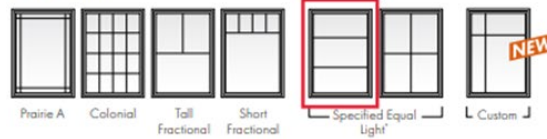


25 (25) width grille bar for patio doors.



A 57 (57) width profile is available for most units to simulate a meeting rail or a multi-unit combination, such as a transom over a window or patio door.

Grille Patterns

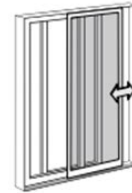


To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide or contact your Andersen supplier.

INSECT SCREEN OPTIONS



Insect screens for venting windows have a fiberglass screen mesh. Optional TruScene® insect screens are made with a micro-fine stainless steel mesh, providing 50% greater clarity than our conventional insect screens. Insect screen frames for casement and awning windows are color matched to the product interior and for single-hung and gliding windows are matched to the product exterior.



Gliding insect screens for 2-panel gliding patio doors have a fiberglass screen mesh. Insect screen frames for doors are color matched to the product exterior.

*Specify number of same-size rectangles across or down. Dimensions in parentheses are in millimeters.





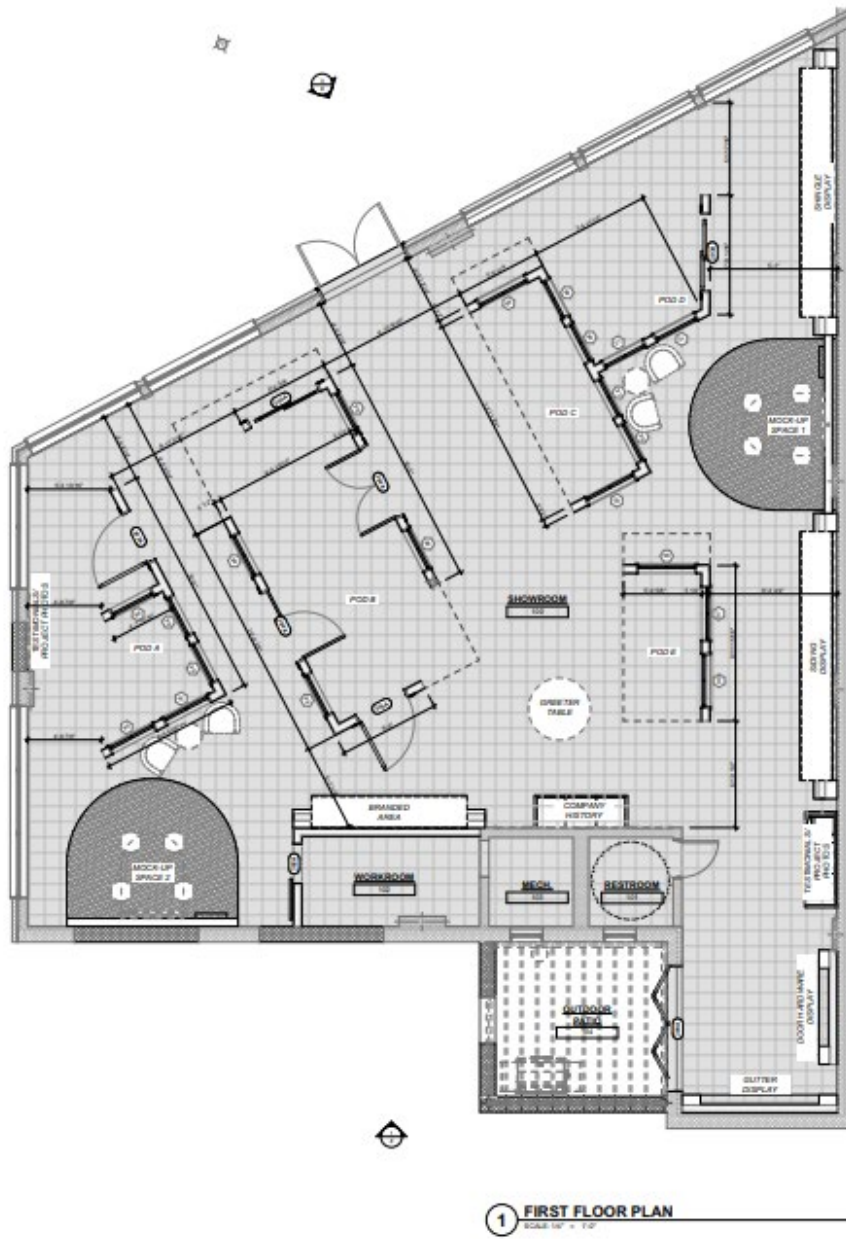
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1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND			
	DIMENSIONAL LUMBER		GRAVEL
	PLYWOOD		CONCRETE
	FINISH WOOD		CONCRETE BLOCK
	GYPSUM BOARD		STEEL
	BRICK		RIGID INSULATION
	EARTH		SPRAY FOAM INSULATION
	STONE VENEER		MINERAL WOOL INSULATION
	BLOCKING		METAL DECK



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7 MOCK-UP 2

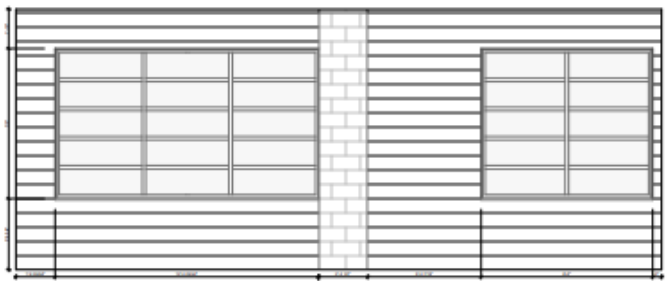


- INTERIOR ELEVATION GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 2. ALL MATERIALS SHALL BE OF QUALITY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECT'S INTENT AND SHALL BE SUBJECT TO THE ARCHITECT'S REVIEW AND APPROVAL.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS AND SHALL BE SUBJECT TO THE ARCHITECT'S REVIEW AND APPROVAL.
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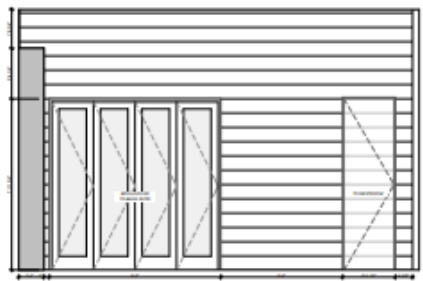


6 MOCK-UP 2

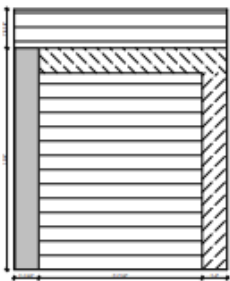
5 ENTRY WALL



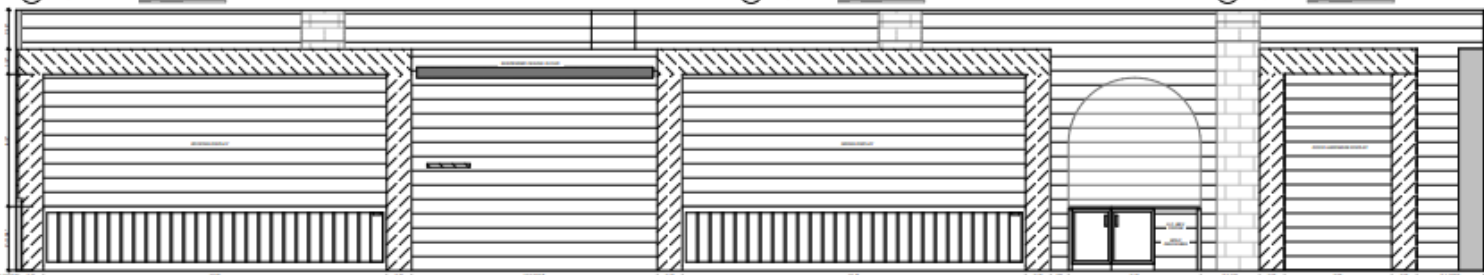
4 WINDOW WALL



3 REAR ENTRY



2 REAR ENTRY



1 DISPLAY WALL

MATERIALS LEGEND

	DIMENSIONAL LUMBER		GRAVEL
	PLYWOOD		CONCRETE
	FINISH WOOD		CONCRETE BLOCK
	GYPSUM BOARD		STEEL
	BRICK		RIGID INSULATION
	EARTH		SPRAY FOAM INSULATION
	STONE VENEER		MINERAL WOOL INSULATION
	BLOCKING		METAL DECK



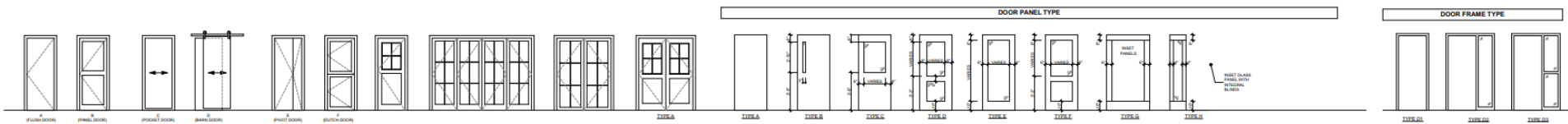
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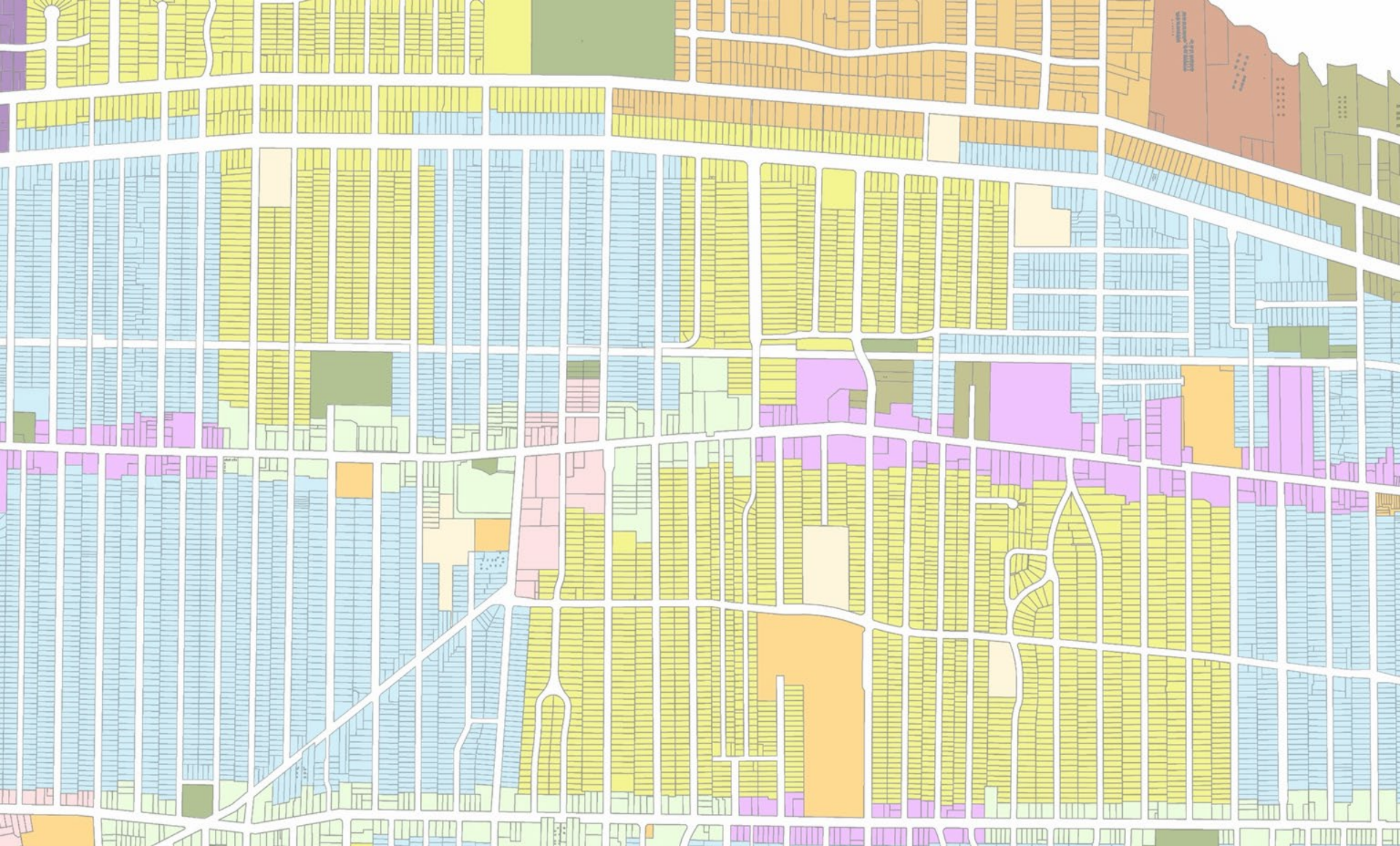
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Architectural Board of Review

September 2023