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

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

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

PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
ZOOM LINK: https://us06web.zoom.us/j/87342514021?pwd=cMkOjeyHppJ9kpPs0aw5SPNYmtirth.1
Meeting ID: 873 4251 4021
Passcode: 253909
November 5, 2026
4:00PM

REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
November 12 , 2026
5:30 P.M.

1. ROLL CALL
2. APPROVE THE MINUTES OF THE October 8, 2026 MEETING
3. OPENING REMARKS

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

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

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes alterations to the facade.

NEW BUSINESS

SIGN REVIEW

5. Docket No. 11-98-26 (C) 11750 Madison Ave.
Arthur Treacher's

( ) Approve
( ) Deny
( ) Defer

George Simon
GTS Architects
6200 Rockside Woods Blvd. STE 105
Independence, OH 44131

Applicant proposes new signage.

6. Docket No. 11-99-26 (C) 17409 Detroit Ave.
Linked By Laur

( ) Approve
( ) Deny
( ) Defer

Joseph Lanza
American Awning & Canvas Inc
3435 Service Rd.
Cleveland, OH 44111

Applicant proposes new awning with graphics.

7. Docket No. 11-100-26 (C) 11728 Detroit Ave.
Lake Erie High School

( ) Approve
( ) Deny
( ) Defer

Jessica Ruff
Ruff Neon Sign
295 W. Prospect St.
Painesville, OH 44077

Applicant proposes new signage.

8. Docket No. 11-101-26 (C) 17415 Northwood Ave.
Northwood Center

( ) Approve
( ) Deny
( ) Defer

Redmond Doyle
FastSigns of North Olmsted
24181 Lorain Rd.
North Olmsted, OH 44070

Applicant proposes new awning sign.

ARCHITECTURAL BOARD OF REVIEW

9. Docket No. 11-102-26 (R) 12915 Plover St.

( ) Approve
( ) Deny
( ) Defer

Maya Hermelin
2240 W 10th St.
Cleveland, OH 44113

Applicant proposes painting the front façade.

ADJOURN

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

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

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

Application Cover Page

Docket No.: 09-90-26

Permit No.: BBS26-000076

Applicant Name: Leon Sampat, LS Architects Inc

Project Address: 15711 Madison Ave.

Project Name: Lakewood Dental Associates

Project: Applicant proposes alterations to the facade.

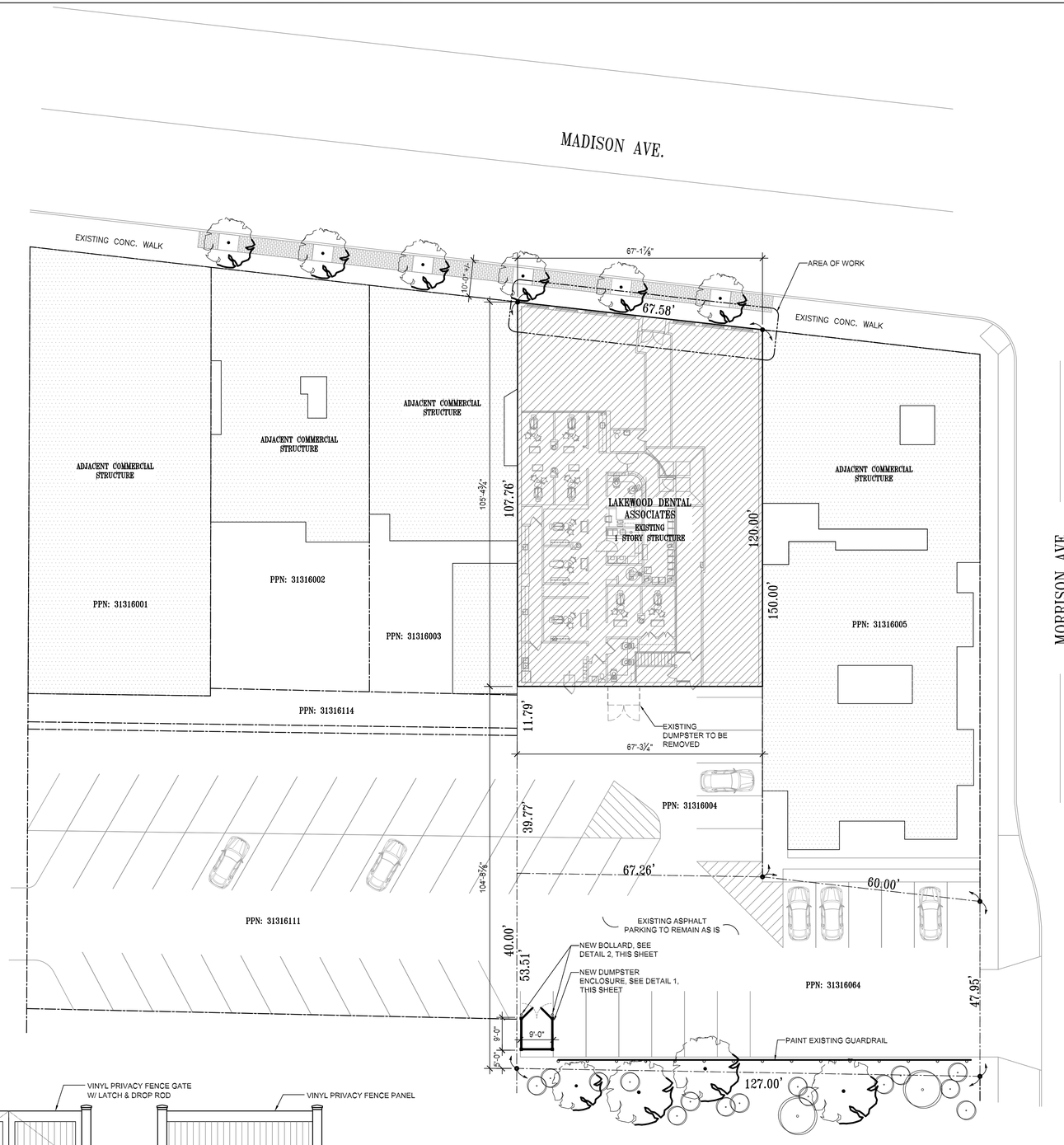




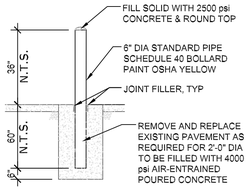
PROPOSED FRONT ELEVATION



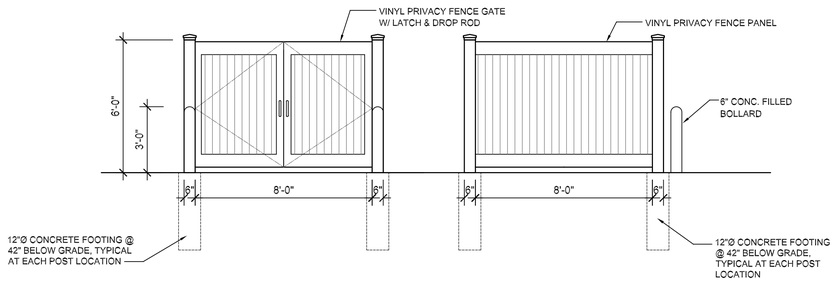
EXISTING FRONT ELEVATION



SITE PLAN
SCALE: 1/16" = 1'-0"



2 BOLLARD DETAIL
SCALE: NTS



1 VINYL TRASH ENCLOSURE DETAILS
SCALE: NTS

REV.	DATE

LS ARCHITECTS
22082 LORAIN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-9654 FAX 440-716-8837

STATE OF OHIO
LEON S. SAMPAT
13053
REGISTERED ARCHITECT

LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2025

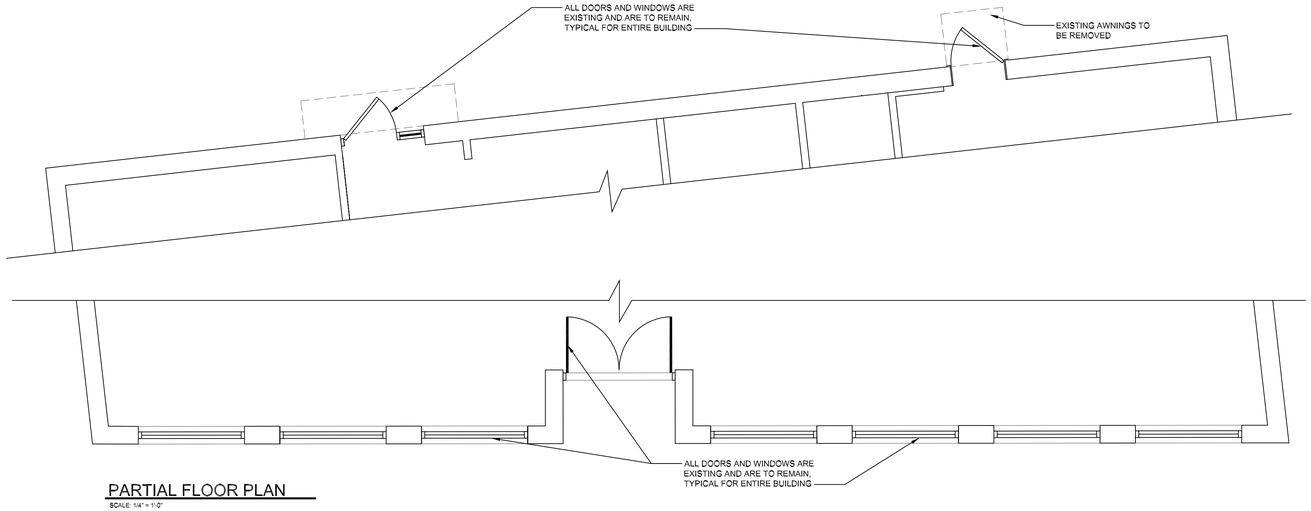
EXTERIOR ALTERATIONS FOR:
LAKEWOOD DENTAL ASSOC.
15711 MADISON AVE. SUITE 104
LAKEWOOD, OH

JOB NO: 25-112

DATE: 10.21.2026

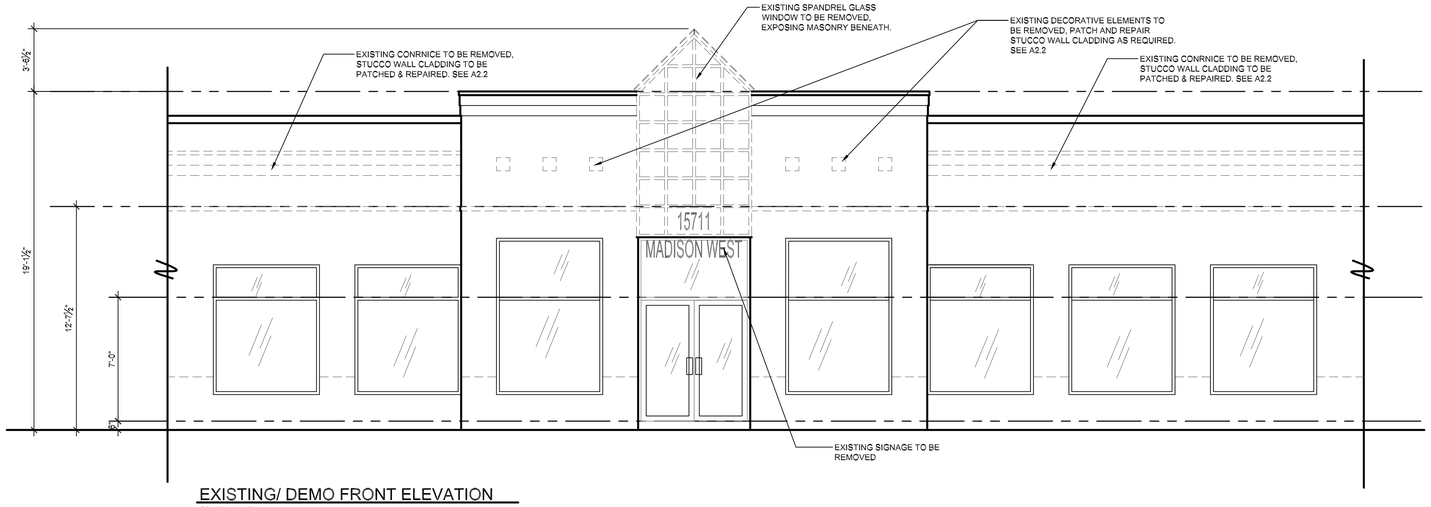
ISSUE: REVIEW

SHEET:
SD1.1



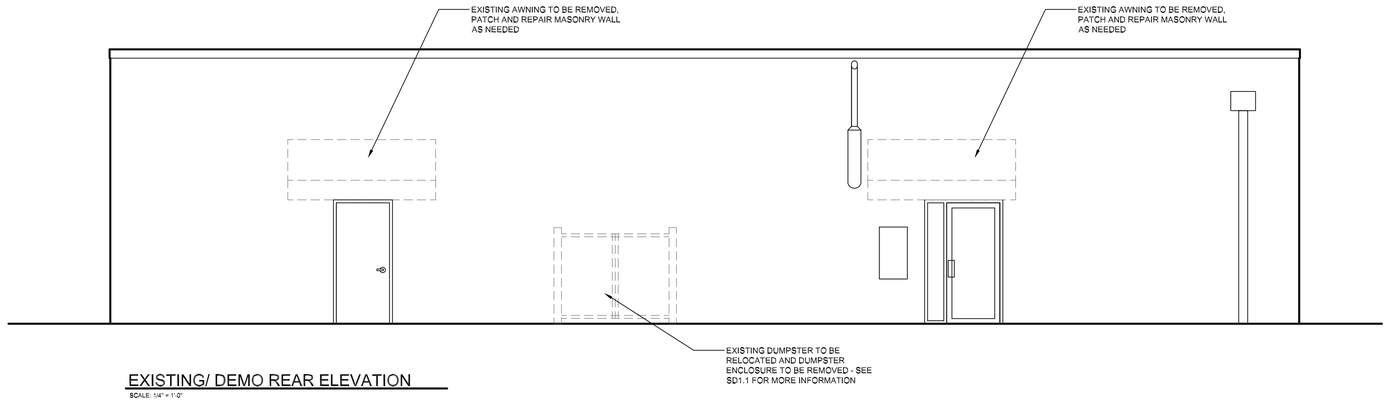
PARTIAL FLOOR PLAN

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



EXISTING/ DEMO FRONT ELEVATION

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



EXISTING/ DEMO REAR ELEVATION

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

REV.	DATE

LS ARCHITECTS
22082 LORAIN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-9654 FAX 440-716-8837

STATE OF OHIO
LEON S. SAMPAT 13053
REGISTERED ARCHITECT

LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2025

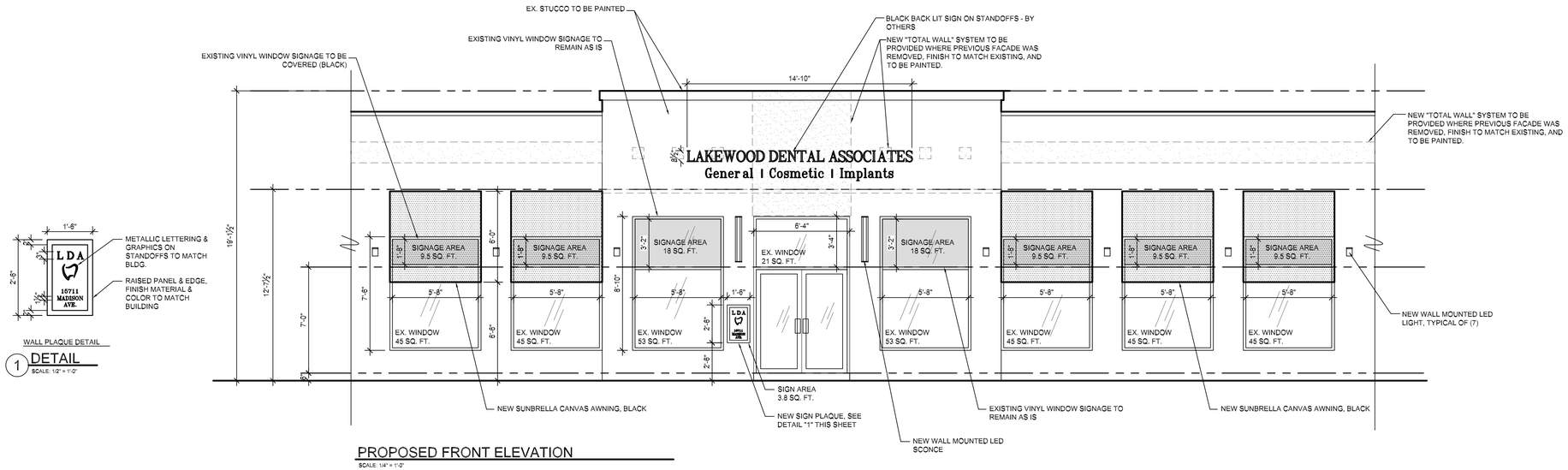
EXTERIOR ALTERATIONS FOR:
LAKEWOOD DENTAL ASSOC.
15711 MADISON AVE. SUITE 104
LAKEWOOD, OH

JOB NO: 25-112

DATE: 10.21.2026

ISSUE: REVIEW

SHEET:
A2.1



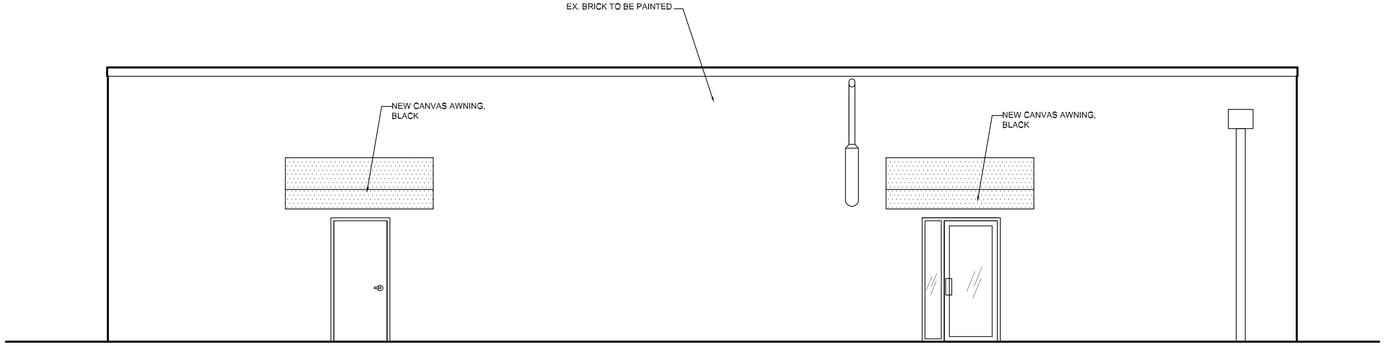
PROPOSED FRONT ELEVATION

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

WALL PLAQUE DETAIL

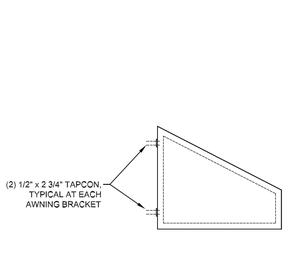
1 DETAIL

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



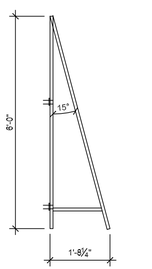
PROPOSED REAR ELEVATION

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



2 DETAIL

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



3 DETAIL

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

REV.	DATE

LS ARCHITECTS
22082 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-9654 FAX 440-78-8837

STATE OF OHIO ARCHITECT LEON S. SAMPAT 13053 REGISTERED

LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2025

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

JOB NO: 25-112

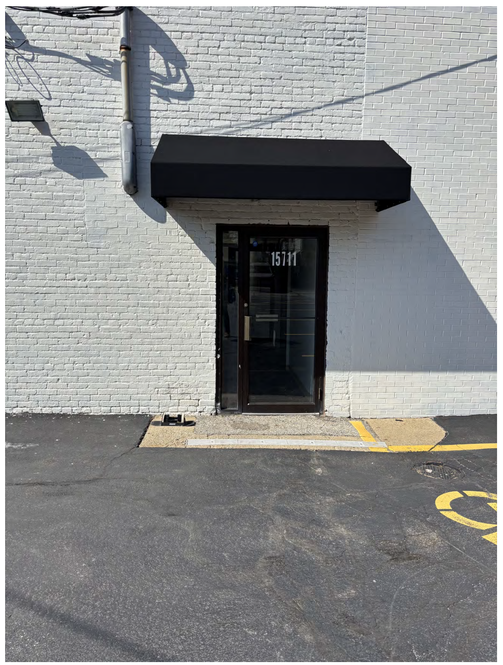
DATE: 10.21.2026

ISSUE: REVIEW

SHEET:
A2.2



NORTH ELEVATION (AS BUILT)
SCALE: NTS



-SOUTH ELEVATION AWNINGS (AS BUILT)
SCALE: NTS



NORTH -EAST VIEW (AS BUILT)
SCALE: NTS



NORTH -WEST VIEW (AS BUILT)
SCALE: NTS

REV.	DATE

LS ARCHITECTS
22082 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-9654 FAX 440-76-8837

STATE OF OHIO ☆ LEON S. SAMPAT 13053 ☆ REGISTERED ARCHITECT

LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2025

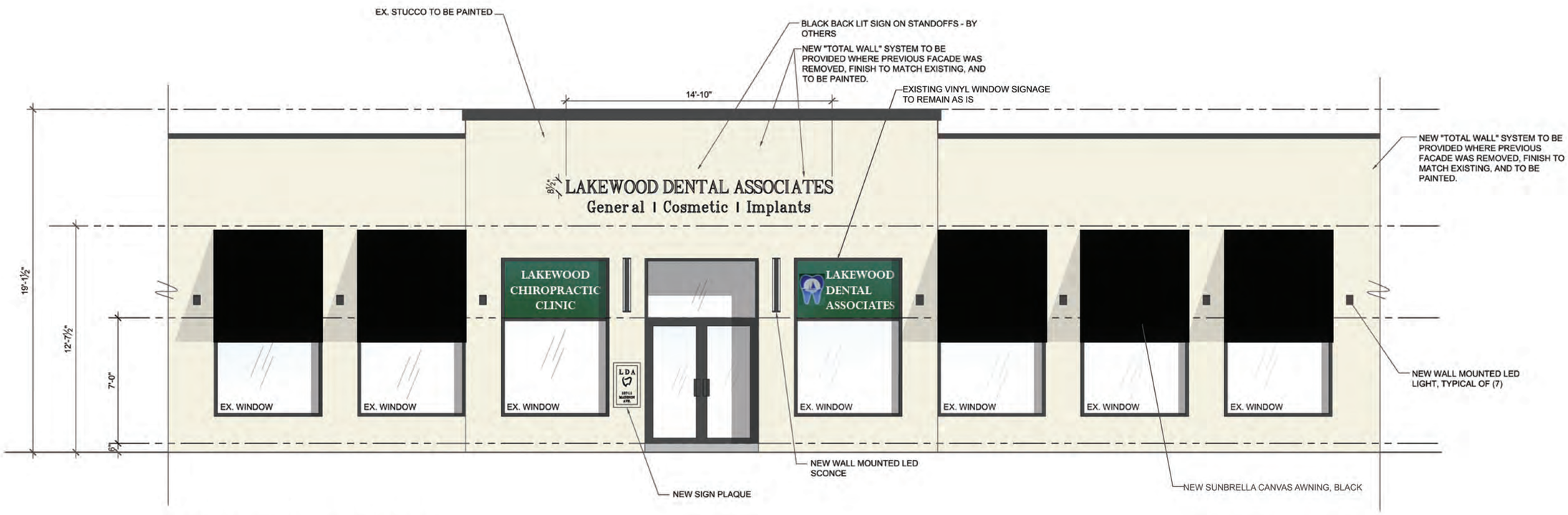
EXTERIOR ALTERATIONS FOR:
LAKEWOOD DENTAL ASSOC.
15711 MADISON AVE. SUITE 104
LAKEWOOD, OH

JOB NO: 25-112

DATE: 10.21.2026

ISSUE: REVIEW

SHEET:
A3.1



PROPOSED FRONT ELEVATION

SCALE: NTS

TECHNICAL DATA SHEET

BEHR PREMIUM SPECIALTY COATINGS

EXTERIOR ELASTOMERIC MASONRY, STUCCO & BRICK PAINT

NO. 68 WHITE

PRODUCT INFORMATION

BEHR PREMIER® Elastomeric Masonry, Stucco & Brick Paint is a high-build 100% acrylic coating designed to expand and contract, bridging hairline cracks in exterior, vertical masonry surfaces. This waterproofing coating is extremely durable and is mildew resistant. It withstands 98 mph wind-driven rain. It has superior elasticity and elongation properties, stretching up to 600%, while providing excellent color retention and a breathable film. It is recommended for use on stucco, masonry, concrete, concrete block or brick as well as adjacent wood and metal surfaces.

RECOMMENDED USES:

Ideal for properly prepared coated and uncoated substrates such as:
• Concrete • Concrete Block/CMU • Fiber Cement • Stucco • EIFS • Brick

PRODUCT SPECIFICATIONS:

Tint Bases/Max Tint Load:
No. 68 White 124 fl oz / 6 fl oz
No. 67 Deep Base 116 fl oz / 14 fl oz

Sheen: 0 – 5 @ 85°

Resin Type: 100% Acrylic

Weight per Gallon: 11.3 lb

% Solids by Volume: 48% ± 2%

% Solids by Weight: 67% ± 2%

VOC: < 50 g/L

Flash Point: N/A

Viscosity: 120 – 135 KU

Recommended Film Thickness:
Wet: 21.3 mils / Dry: 10.2 mils @ 75 sq ft/gal
Wet: 12.8 mils / Dry: 5.1 mils @ 125 sq ft/gal

Coverage: 75 – 125 sq ft/gal depending on application method and substrate porosity. Does not include the loss of material from spraying.

APPLICATION:

Brush: Nylon/polyester

Roller: 3/4" – 1 ¼" nap roller cover, depending on surface texture

Airless Spray:
Tip: .025" – .029"
Filter: 60 mesh

Thinning: DO NOT THIN. Product is formulated for use at package consistency.

Dry Time: @ 77° & 50% RH
To Touch: 4 – 6 hours
To Recoat: 24 hours
Full Cure: 2 weeks
Longer dry time may be required in cooler temperatures and higher humidity.

SURFACE PREPARATION:

All surfaces must be clean, free of dust, chalk, oil, grease, wax, polish, mold and mildew stains, loose and peeling paint, rust, and all other foreign substances.

Masonry: All masonry surfaces must be cured at least 30 days before painting. The pH must be 10 or lower prior to coating. Smooth masonry may require an adequate profile for adhesion. Use a cleaner to remove loose aggregate and debris.

Wood: Remove mill glaze with sandpaper or use a product such as BEHR PREMIUM® All-In-One Wood Cleaner No. 63 to open the pores of the wood and follow all label instructions. For severe stains caused by mold, mildew, algae and fungus, apply a mildew stain removing product. Set nails and fill holes, scratches, and gouges with the appropriate wood filler and let dry completely. Remove all dust with a wiping cloth. Fill all gaps with a 100% acrylic, siliconized, paintable caulking and allow to dry completely. Patched and filled surfaces should be sanded smooth and dusted clean prior to coating.

Steel: Minimum surface preparation is Hand Tool Cleaning in accordance with SSPC-SP2. Remove all oil and grease from the surface with a solvent in accordance with SSPC-SP1. For optimal performance, use Commercial Blast Cleaning in accordance with SSPC-SP6. Prime the area with a rust-inhibitive primer such as BEHR Interior/Exterior Metal Primer No. 435 the same day as cleaned.

Galvanized Steel: Solvent clean new galvanized metal in accordance with SSPC-SP1 to remove oil and grease from the surface. Pre-treat with a phosphoric acid solution or a commercially-available etching solution. Galvanized metal that has been passivated with chromates or silicates may require brush blasting in accordance with SSPC-SP16 to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning in accordance with SSPC-SP2. Prime the area with BEHR Interior/Exterior Metal Primer No. 435 or BEHR Interior/Exterior Multi-Surface Stain Blocking Primer/Sealer No. 436 the same day as cleaned.

COMPLIES WITH THE BELOW AS OF 7/1/2020			
SCAQMD	YES	LADCO	YES
CARB SCM 2007	YES	AIM	YES
OTC PHASE II	YES	MPI	40, 113
OTC	YES		

Shop-Primed Steel: As there is potential for many forms of contamination during storage and transport, a thorough cleaning is always recommended for shop-primed surfaces. Paint exposed areas, i.e., where shop primer is abraded, with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces. Note: Assess the integrity of the shop primer prior to application of subsequent coatings. Review all coatings intended for the project and confirm the compatibility between shop and field-applied coatings.

Aluminum: Remove all oil and grease from the surface with a solvent in accordance with SSPC-SP1. Prime the area with BEHR Interior/Exterior Metal Primer No. 435 or BEHR Interior/Exterior Multi-Surface Stain-Blocking Primer/Sealer No. 436 the same day as cleaned.

Stain-Blocking: After priming, test for stain bleed-through by applying the topcoat to a small section. If the stain bleeds through the topcoat, apply a second coat of primer and test again before top-coating the entire area. If bleeding continues, a longer dry time of the primer may be needed before top-coating.

Previously Painted Surfaces: Remove all loose and peeling paint and all other foreign substances. Clean any dirt and grease by scrubbing the surface with a detergent and water solution, followed by a thorough rinsing with clean water. Set nails and fill holes, scratches, and gouges with the appropriate wood filler and let dry completely. Remove all dust with a tack or wiping cloth. Fill all gaps with a 100% acrylic, siliconized, paintable caulking, and allow to completely dry prior to coating.

Glossy Surfaces: For maximum adhesion, sand the surface thoroughly to provide a rough surface before coating.

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. Clean up carefully 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 Center at 1-800-424-LEAD or log on to www.epa.gov/lead.

This information is provided "as is" and no representations or warranties, either express or implied, of merchantability, fitness for a particular purpose or of any other nature are made with respect to this information or to any product referred to in this information. For SDS or to consult with a Behr Paint Company representative, call 1-800-854-0133 Ext. 2 (U.S.A. only). ©2020 Behr Process Corporation, Santa Ana, CA 92705 U.S.A.

Revised 7/2020

TOTAL WALL

PRODUCT DATA

TOTAL JOURNEYMAN FINISH COAT

888.702.9915
www.totalwall.com

ACRYLIC FINISH COAT

AMERICA'S EIFS AND STUCCO COMPANY!

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

Shot Blast Coarse - a deep sand blast texture;

Shot Blast Medium - a rich sandblast texture;

Shot Blast Fine - a porous limestone texture;

Swirl Ultra Coarse - a deep open swirl pattern;

Swirl Coarse - a medium open swirl pattern;

Swirl Fine - a light swirl pattern;

Freestyle - produces a variety of patterns;

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



Features

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

Coverage

Texture	Coverage
Shot Blast Medium	100 - 120 sq.ft. / pail
Swirl Ultra Coarse	90 - 120 sq.ft. / pail
Shot Blast Coarse	70 - 100 sq.ft. / pail
Swirl Coarse	130 - 160 sq.ft. / pail
Swirl Fine	140 - 160 sq.ft. / pail
Freestyle	80 - 140 sq.ft. / pail
Shot Blast Fine	140 - 170 sq.ft. / pail

TOTAL WALL

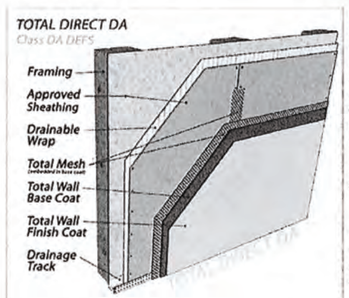
SYSTEM SUMMARY

TOTAL DIRECT DA

Section 09220
Masterformat 2004 06-24-23

Total Wall EIFS and Stucco Systems

AMERICA'S EIFS AND STUCCO COMPANY!



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

It is used in both commercial and residential applications.

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

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

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

Layer 3- Approved Sheathing or CMU and poured concrete
Approved sheathing for areas that are exposed to the elements must be cement board, such as Durock, PermaBase or as otherwise approved by Total Wall in writing. For areas that are protected such as a soffit or portico, a siliconized core gypsum board is also acceptable, including DensGlass, Fiberock, GlasRoc, EXP sheathing or as otherwise approved by Total Wall in writing.

Layer 4- Base Coat and Reinforcing Mesh
Approved base coats are T-2000 Base Coat, Total EZ Base NCB (Non-Cement Base), Tuff II and Total Foam N' Base Coat ES. Total Wall 4-oz standard mesh is used with this system. Mesh is optional with CMU and poured concrete substrates.

Layer 5- Finish Coat (Optional when Tuff II is used)
Total Wall 100% acrylic based, synthetic finishes are very high quality and are available in Premier and Journeyman grades, in eight different textures. Total Wall pre-mixed synthetic finishes can be tinted to match virtually any color.

Total Wall, Inc • PO Box 366, Rio, WI 53960 • (888) 702-9915 • Fax (888) 702-9916 • www.TotalWall.com

TOTAL WALL

PRODUCT DATA

T-2000 BASE COAT

888.702.9915
www.totalwall.com

Cementitious Base Coat For Total Wall Coating Systems

AMERICA'S EIFS AND STUCCO COMPANY!

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

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

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

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



Features

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

Coverage

Estimated Coverage per 50 LB bag of mix:

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

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

REV.	DATE

LS ARCHITECTS
22082 LORAIN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-8654 FAX 440-716-8837

STATE OF OHIO · LEON S. SAMPAT 13053 · REGISTERED ARCHITECT

LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2025

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

JOB NO: 25-112

DATE: 10.21.2026

ISSUE: REVIEW

SHEET:
M.1

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

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 11-98-26

Permit No.: BBS26-000094

Applicant Name: George Simon, GTS Architects

Project Address: 11750 Madison Ave.

Project Name: Arthur Treachers

Project: Applicant proposes new signage.

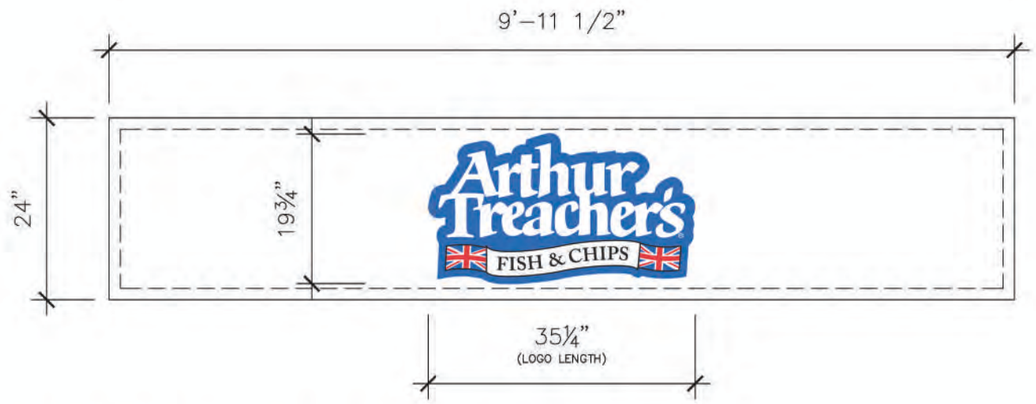


ARTHUR TREACHER'S - SIGN FACE REPLACEMENT

11750 MADISON AVE., LAKEWOOD, OH 44107 | EXISTING SIGN CABINET TO REMAIN

PROPOSED SIGN FACE - ELEVATION

N.T.S.



1/8" WHITE POLYCARBONATE SIGN FACE W/ TRANSLUCENT DIGITAL PRINT APPLIED.
EXISTING SIGN CABINET: 20.0 SQ. FT. TOTAL SIGN AREA. CABINET SIZE AND LOCATION TO REMAIN UNCHANGED.

EXISTING BUILDING / SIGN LOCATION



EXISTING SIGN CABINET TO REMAIN AS IS.
NEW FACE ONLY.

GENERAL NOTES

1. EXISTING SIGN CABINET, SUPPORTS, MOUNTING, AND ELECTRICAL TO REMAIN.
2. REMOVE EXISTING SIGN FACE AND INSTALL NEW SIGN FACE / GRAPHICS FOR ARTHUR TREACHER'S.
3. EXISTING SIGN LOCATION, SIZE, CABINET, SUPPORTS, MOUNTING, AND ELECTRICAL TO REMAIN UNCHANGED.
4. EXISTING SIGN CABINET: 20.0 SQ. FT. TOTAL SIGN AREA. CABINET SIZE AND LOCATION TO REMAIN UNCHANGED.
5. THE INTENT OF THIS DRAWING IS TO PROVIDE A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING METHODS, DISPLAY DEVICES, MATERIALS, SUBSTRATES, AND LIGHTING CONDITIONS, FINAL COLORS AND APPEARANCE MAY VARY SLIGHTLY FROM THOSE SHOWN.

PROPOSED SIGN GRAPHIC

Arthur Treacher's®
FISH & CHIPS

ARTHUR TREACHER'S
SIGN FACE REPLACEMENT
11750 MADISON AVE.
LAKEWOOD, OH 44107

SHEET: A-1.0 **DATE:** 10.07.2026 **PROJECT:** SIGNAGE

ARTHUR TREACHER'S - SIGN FACE REPLACEMENT

11750 MADISON AVE., LAKEWOOD, OH 44107 | EXISTING SIGN CABINET TO REMAIN

EXISTING SITE PLAN/ EXISTING SIGN LOCATION



SIGN / MATERIAL INFORMATION

EXISTING SIGN CABINET:	TO REMAIN
SIGN FACE SIZE:	9'-11 1/2" x 2'-0"
TOTAL SIGN AREA:	20.0 SQ. FT.
NEW FACE:	1/8" WHITE POLYCARBONATE
GRAPHICS:	TRANSLUCENT DIGITAL PRINT
ILLUMINATION:	EXISTING INTERNAL - TO REMAIN
ELECTRICAL:	EXISTING - NO MODIFICATIONS

ARTHUR TREACHER'S

SIGN FACE REPLACEMENT

11750 MADISON AVE.

LAKEWOOD, OH 44107

SHEET: A-2.0 **DATE:** 10.07.2026 **PROJECT:** SIGNAGE

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

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 11-99-26

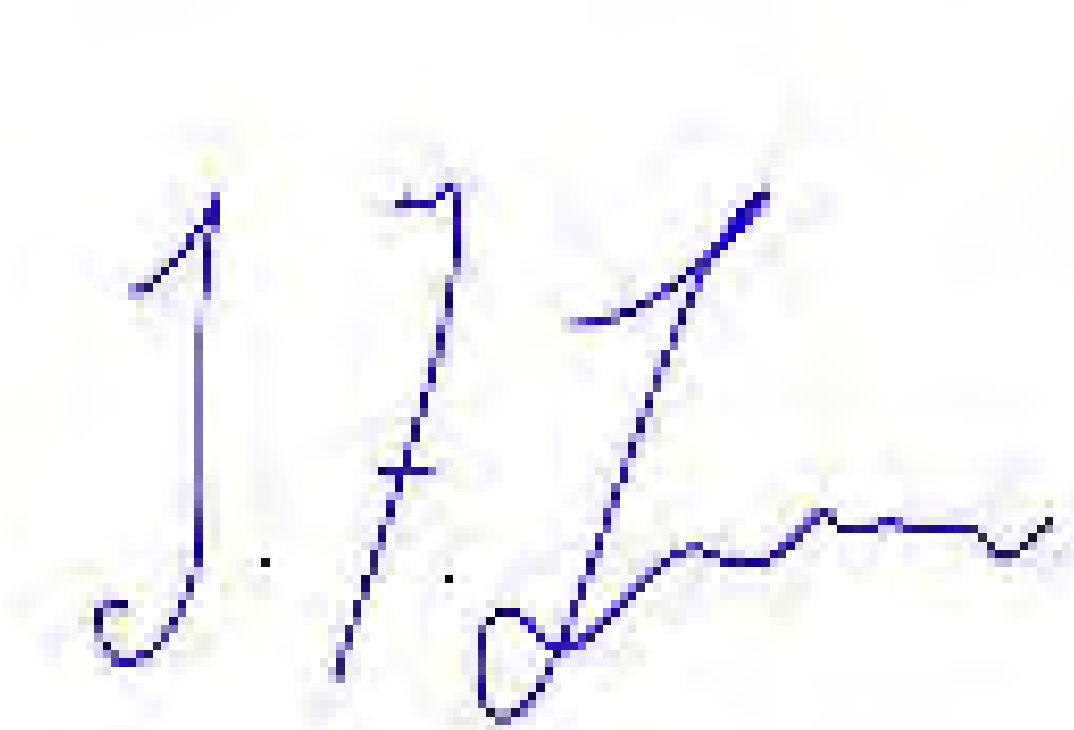
Permit No.: BBS26-000095

Applicant Name: Joseph Lanza, American Awning & Canvas Inc

Project Address: 17409 Detroit Ave.

Project Name: Linked By Laur

Project: Applicant proposes new awning with graphics.



From: Bert Stratton <bertstratton@gmail.com>
Sent: Wednesday, October 21, 2026 9:06 AM
To: Lauren Hollis <linkedbylaur@outlook.com>
Subject: Awning: 17409 Detroit

Oct 21, 2026
To store tenant:
Lauren Hollis
Linked by Laur
17409 Detroit Ave.
Lakewood OH 44107

From landlord/bldg owner
Albert Stratton
Acorn Mgmt Co.
17439 Shelburne Rd
Cleve Hts OH 44118

re: proposed awning for storefront at 17409 Detroit Ave.

Laura Hollis has my approval to install a black awning with the words "Linked by Laur / permanent jewelry/ 17409" on the storefront facade.

Photo below.

Albert Stratton
bldg owner / landlord
216-496-1055

AMERICAN AWNING AND CANVAS
3435 SERVICE ROAD
CLEVELAND, OHIO 44111
216.431.9444

Applicant Name: Joseph Lanza
American Awning And Canvas, Inc.

Project Address: 17409 Detroit Avenue
Lakewood, Ohio 44107

Project Name: Linked be Laur
Lauren Hollis proprietor

Project: Recover existing awning frame and apply graphics

AMERICAN AWNING AND CANVAS

3435 SERVICE ROAD
CLEVELAND, OHIO 44111
216.431.9444

Proposal to re cover existing 18'1" wide x 4'7" high x 2' projection with 10" fixed valance using 9 ounce per square yard, solution dyed acrylic Black Sunbrella™ (same material as existing cover). Apply customers graphics in White latex paint as follows:

Linked by Laur	30" high x 7' wide	17.5 ft sq
17409	4" high x 1'4" wide	.45 ft sq
PERMANENT JEWELRY	6" high x 6' wide	3 ft sq
	Total square feet	20.95 ft sq

AMERICAN AWNING AND CANVAS
3435 SERVICE ROAD
CLEVELAND, OHIO 44111
216.431.9444

Storefront located at 17409 Detroit Ave is 20'1" wide from the East corner of the building to the center of the West column shared with 17411 Detroit Avenue, Window Universe.

Base of existing awning frame is 7'6" above the grade.

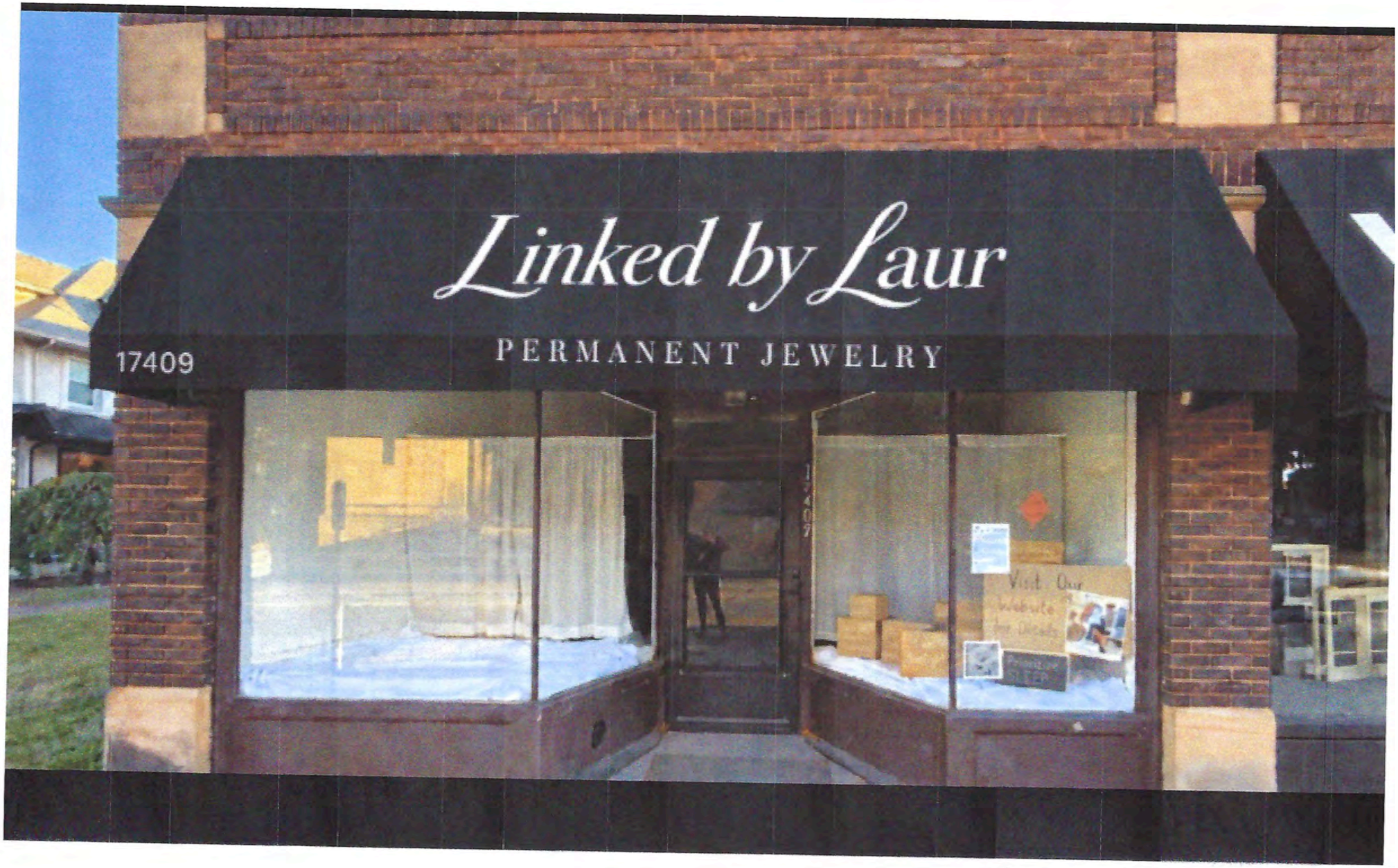
Existing 18'1" wide x 4'7" high x 2' projection with a 10" fixed valance at 17409 Detroit Avenue is covered with 9 ounce per square yard, solution dyed acrylic Black Sunbrella™.

Current graphics:

Bluestone Functional Health Solutions	5" x 12'2"	5.05 ft sq
17409 address graphic	4" x 1'4"	.45 ft sq
Bluestone logo graphic	3' x 5'	15 ft sq
	Total square feet	20.5 ft sq


17409
BLUESTONE FUNCTIONAL HEALTH SOLUTIONS
17409


Window Universe
The Future of Replacement Windows


Linked by Laur
PERMANENT JEWELRY
17409

GLEN RAVEN	**"Technical Data Sheet"** **Revision Date: 1/31/2014**

Product Type:	**Sunbrella® Awning/Marine 46"**
Fiber Content:	100% Sunbrella Acrylic

Test Name	Test Method	Basis	Nominal Value
Fabric Construction: Ends	ASTM D3775-98	Each	***76***
Fabric Construction: Picks	ASTM D3775-98	Each	***36***
Fabric Weight	ASTM D3776-96	Ounces/Square Yard	***9.00***
Finished Fabric Width	ASTM D3774-96	Inches	***46.0***
Hydrostatic Test	AATCC 127-1998	cm.	***45.0***
Oil Repellency	AATCC 118-1997	Grade	***5***
Spray (Large)	AATCC 22-2001 (Modified)	Rating	***100 Front 100 Back***
Break Strength	ASTM D5034-95	Lbs. of Force	***285 Warp 180 Filling***
Tear Strength	ASTM D2261-96	Lbs. of Force	***12 Warp 8 Filling***
Tabor Stiffness	ASTM D1388-96	Tabor Unit	***13.0***
Wyzenbeek Abrasion-Wire Screen	ASTM D4157-92	Cycle	***40,000 Warp 40,000 Filling***
California Technical Bulletin #117	TB 117-2013	Pass/Fail	***Meets Class 1 Requirements***
Colorfastness to Light	AATCC 169-2003 Option 3	Grade	***Grade 4 @ 2200 Kj***
	SAE 1960J	Grade	***Grade 4/5 @ 1500 Kj***
Warranty	Limited	Year	***10***

COMMERCIAL TESTING COMPANY
1215 South Hamilton Street · Dalton, Georgia 30720
Telephone (706) 278–3935 · Facsimile (706) 278–3936

Standard Method of Test for
Surface Burning Characteristics of Building Materials

ASTM E84–16

FF 4600–0000

Report Number 17–08216

Test Number 5058–4181
August 11, 2017

Glen Raven Custom Fabrics, LLC
Anderson, South Carolina

Commercial Testing Company

Deanne Jackson

(Authorized Signature)

This report is provided for the exclusive use of the client to whom it is addressed. It may be used in its entirety to gain product acceptance from duly constituted authorities. The test results presented in this report apply only to the samples tested and are not necessarily indicative of apparent identical or similar materials. Sample selection and identification were provided by the client. A sampling plan, if described in the referenced test procedure, was not necessarily followed. This report, or the name of Commercial Testing Company, shall not be used under any circumstance in advertising to the general public.

TESTED TO BE SURE®
Since 1974

INTRODUCTION

This report is a presentation of results of a surface flammability test on a material submitted by Glen Raven Custom Fabrics, LLC, Anderson, South Carolina.

The test was conducted in accordance with the ASTM International fire-test-response standard E84–16, *Surface Burning Characteristics of Building Materials*, sometimes referred to as the Steiner tunnel test. ASTM E84 is an American National Standard (ANSI) and has been approved for use by agencies of the Department of Defense. The ASTM E84 test method is the technical equivalent of UL No. 723. The test is applicable to exposed interior surfaces such as walls and ceilings. The test is conducted with the specimen in the ceiling position with the surface to be evaluated face down toward the ignition source. Thus, specimens shall either be self-supporting by its own structural quality, held in place by added supports along the test surface, or secured from the back side.

This standard is used to measure and describe the response of materials, products, or assemblies to heat and flame under controlled conditions, but does not by itself incorporate all factors required for fire-hazard or fire-risk assessment of the materials, products, or assemblies under actual fire conditions.

PURPOSE

The purpose of the test is to provide only the comparative measurements of surface flame spread and smoke development of materials with that of select grade red oak and fiber–reinforced cement board, Grade II, under specific fire exposure conditions. The test exposes a nominal 24-foot long by 20-inch wide test specimen to a controlled air flow and flaming fire adjusted to spread the flame along the entire length of a red oak specimen in 5½ minutes. During the 10-minute test duration, flamespread over the specimen surface and density of the resulting smoke are measured and recorded. Test results are calculated relative to red oak, which has an arbitrary rating of 100, and fiber–reinforced cement board, Grade II, which has a rating of 0.

The test results are expressed as Flame Spread Index and Smoke Developed Index. The Flame Spread Index is defined in ASTM E176 as "a number or classification indicating a comparative measure derived from observations made during the progress of the boundary of a zone of flame under defined test conditions." The Smoke Developed Index, a term specific to ASTM E84, is defined as "a number or classification indicating a comparative measure derived from smoke obscuration data collected during the test for surface burning characteristics." There is not necessarily a relationship between the two measurements.

The method does not provide for measurement of heat transmission through the surface tested, the effect of aggravated flame spread behavior of an assembly resulting from the proximity of combustible walls and ceilings, or classifying a material as noncombustible solely by means of a Flame Spread Index.

The zero reference and other parameters critical to furnace operation are verified on the day of the test by conducting a 10–minute test using 1/4–inch fiber–reinforced cement board, Grade II. Periodic tests using NOFMA certified 23/32–inch select grade red oak flooring provide data for the 100 reference.

TEST SAMPLE

The test sample, selected by the client, was identified as **FF 4600–0000**, a green fabric with a total weight of 8.7 ounces per square yard. Three test panels, each measuring two feet wide by eight feet in length, were prepared by adhering the material to 5/8-inch thick Type X gypsum board complying with ASTM Specification C1396 using Gardner-Gibson Dynamite 111 Heavy Duty Wallcovering Adhesive. The adhesive was applied to the smooth side of the gypsum wallboard, the fabric placed into the adhesive, and smoothed with a brush and roller. This method of sample preparation is described in ASTM E2404-15a, Standard Practice for *Specimen Preparation and Mounting of Textile, Paper or Polymeric (Including Vinyl) and Wood Wall or Ceiling Coverings, Facings and Veneers, to Assess Surface Burning Characteristics*, Section 8.3, Wall or Ceiling Coverings Intended to be Applied over Gypsum Board. After dead-stacking overnight, the prepared panels were transferred to storage racks and conditioned to equilibrium in an atmosphere with the temperature maintained at 71 ± 2°F and the relative humidity at 50 ± 5 percent. For testing, the

panels were placed end-to-end on the ledges of the tunnel furnace and the test conducted with no auxiliary support mechanism.

TEST RESULTS

The test results, calculated on the basis of observed flame propagation and the integrated area under the recorded smoke density curve, are presented below. The Flame Spread Index obtained in E84 is rounded to the nearest number divisible by five. Smoke Developed Indices are rounded to the nearest number divisible by five unless the Index is greater than 200. In that case, the Smoke Developed Index is rounded to the nearest 50 points. The flame spread and smoke development data are presented graphically at the end of this report.

Test Specimen	Flame Spread Index	Smoke Developed Index
Fiber-Reinforced Cement Board, Grade II	0	0
Red Oak Flooring	100	100
FF 4600–0000	**45**	**15**

OBSERVATIONS

Specimen ignition over the burners occurred at 0.42 minute. Surface flame spread was observed to a maximum distance of 9.10 feet beyond the zero point at 1.27 minutes. The maximum temperature recorded during the test was 610°F. For information purposes, the actual (unrounded) Flame Spread and Smoke Developed Indices were 42.5 and 13.6 respectively.

CLASSIFICATION

The Flame Spread Index and Smoke Developed Index values obtained by ASTM E84 tests are frequently used by code officials and regulatory agencies in the acceptance of interior finish materials for various applications. The most widely accepted classification system is described in the National Fire Protection Association publication NFPA 101 *Life Safety Code*, where:

Class A	0 – 25 Flame Spread Index	0 – 450 Smoke Developed Index
Class B	26 – 75 Flame Spread Index	0 – 450 Smoke Developed Index
Class C	76 – 200 Flame Spread Index	0 – 450 Smoke Developed Index

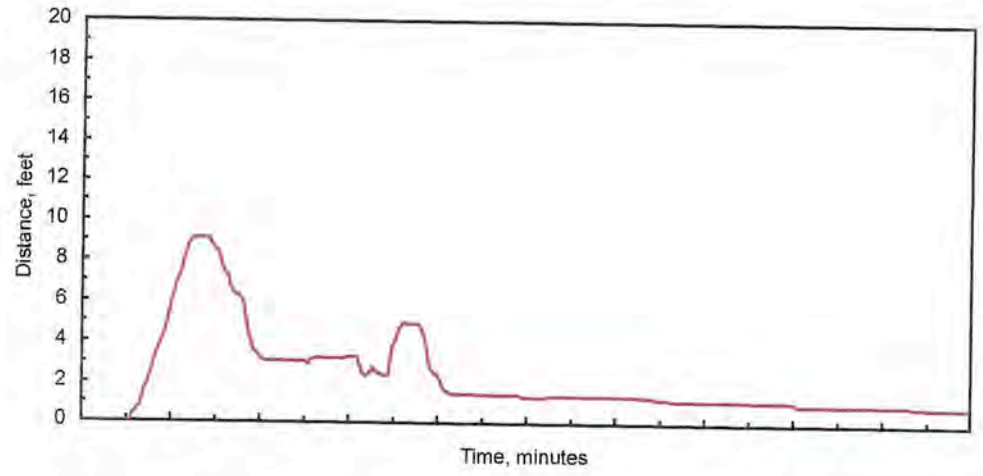
Class A, B, and C correspond to Type I, II, and III respectively in other codes. They do not preclude a material being otherwise classified by the authority of jurisdiction.

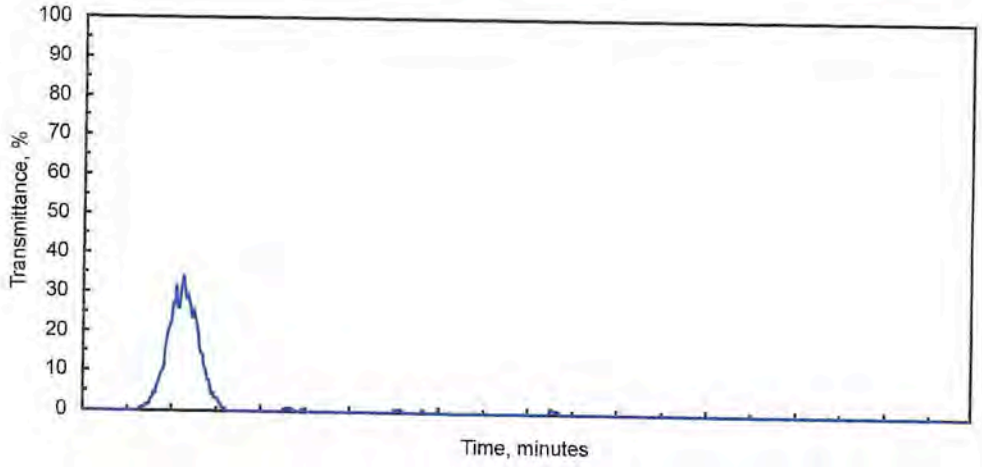
ASTM E 84 TEST DATA

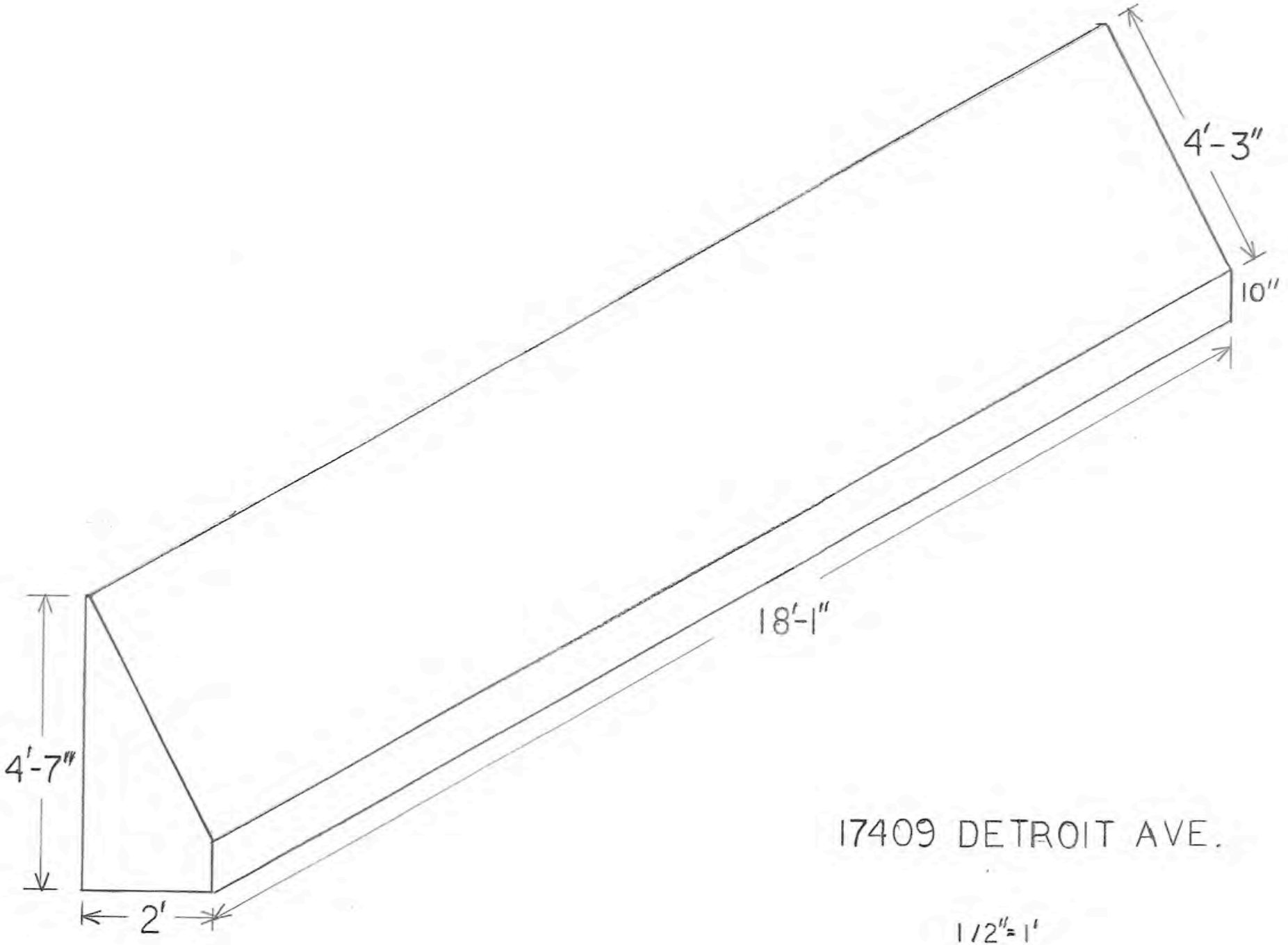
Client: Glen Raven Custom Fabrics, LLC
Test Number: 5058-4181
Material Tested: FF 4600-0000
Date: August 11, 2017

Test Results:

Time to Ignition	=	00.42 minutes
Maximum Flamespread Distance	=	09.10 feet
Time to Maximum Spread	=	01.27 minutes
Flame Spread Index	=	45
Smoke Developed Index	=	15







17409 DETROIT AVE.

1/2" = 1'

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

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 11-100-26

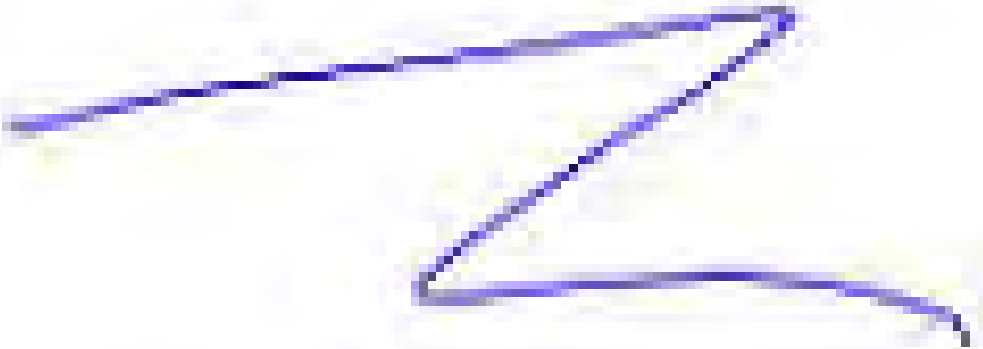
Permit No.: BBS26-000096

Applicant Name: Jessica Ruff, Ruff Neon Sign

Project Address: 11728 Detroit Ave.

Project Name: Lake Erie High School

Project: Applicant proposes new signage.




VMC 2003
11724
LAKE ERIE INTERNATIONAL HIGH SCHOOL

LAKE ERIE INTERNATIONAL
WHERE LEGENDS ARE MADE
HIGH SCHOOL

LAKE ERIE
INTERNATIONAL
HIGH SCHOOL

SPEED LIMIT 25

ONLY

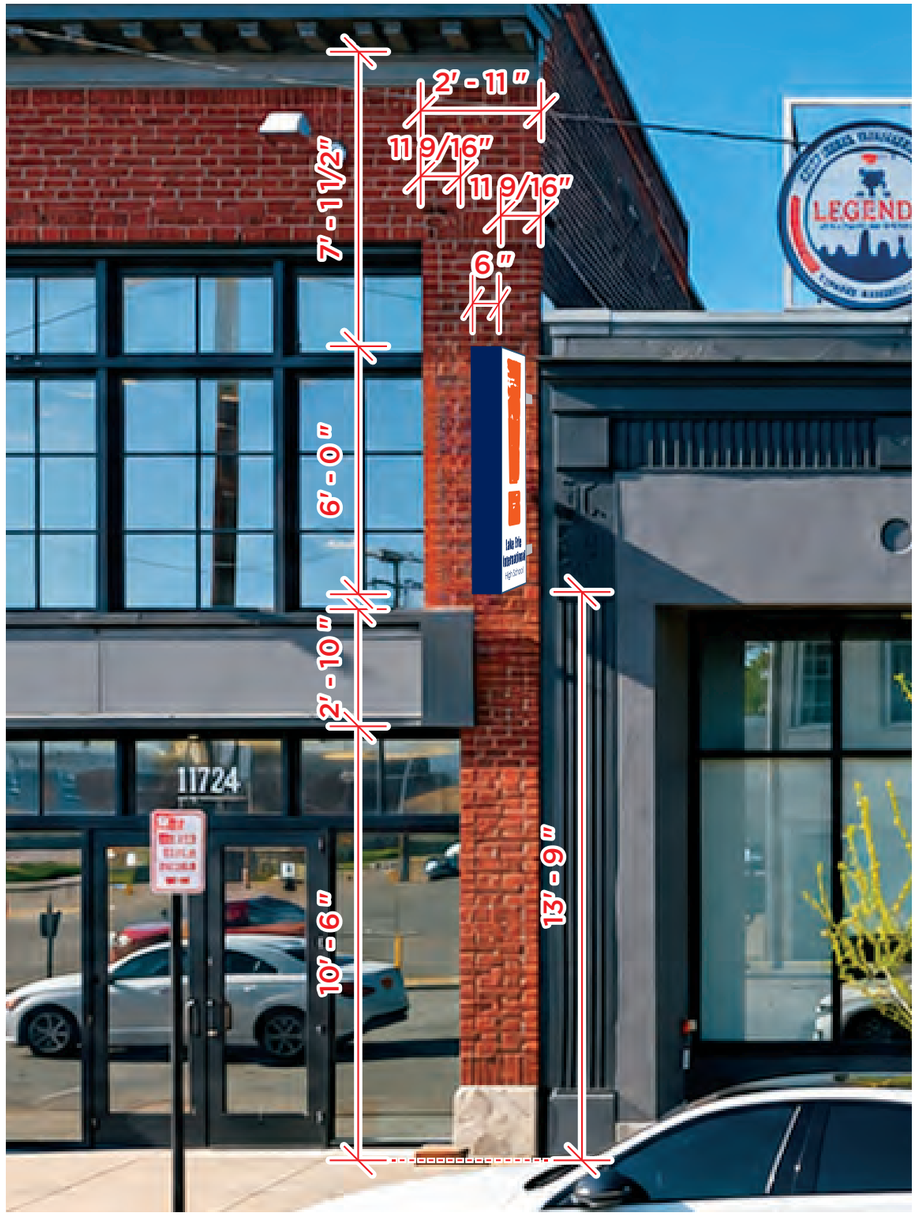
Hird

poor visibility

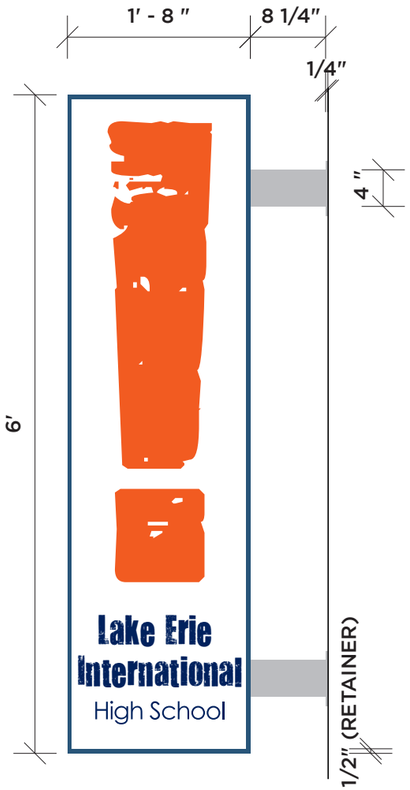
12035-LAKE ERIE INTERNATIONAL SCHOOL/BLADE SIGN

OVERVIEW

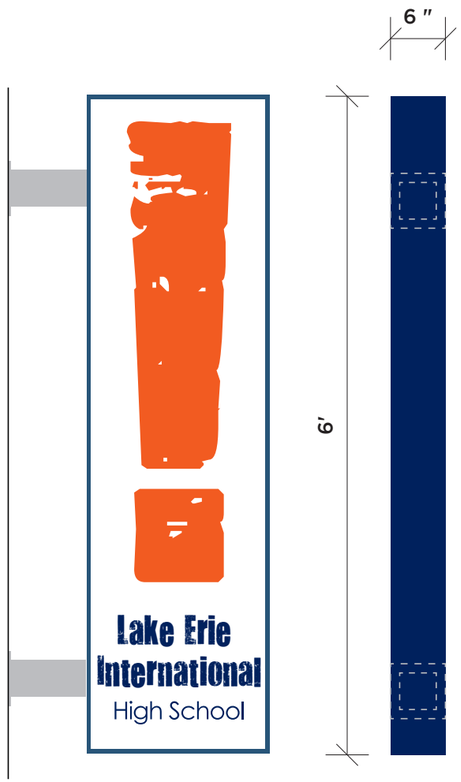
SIGN PLACEMENT



MEASUREMENTS



SIDE VIEW



LOCATION:



DIMENSIONS

AREA
1' - 8"(W) x 6'(H) x 6"(D)
10 SQ FT

DISTANCE FROM GROUND
13' 9"

EXISTING CONDITION



FACE COLOR

WHITE

RETAINER COLOR:

BLUE TBD

CONTRACTOR:
JESSICA RUFF
jessica@ruffneonsign.com
440.350.6267

CUSTOMER:
12035-LAKE ERIE INTERNATIONAL SCHOOL
11728 Detroit Avenue,
Lakewood, OH, USA

DESCRIPTION:
NON-ILLUMINATED, DOUBLE-SIDED BLADE SIGN WITH ALUMINUM FACES

NOTES:
UL CERTIFIED
INSPECTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGNS INSTALLED USING UL LISTED PARTS AND METHODS OF INSTALLATION.

RUFFneon
Signs and lighting maintenance inc.
24 HR EMERGENCY SERVICE

12035-LAKE ERIE INTERNATIONAL SCHOOL/BLADE SIGN

EXISTING BLADE SIGN

SURVEY





ZOOM



LOCATION:



DIMENSIONS

AREA
46"(W) x 51"(H) x 2 1/4"(D)
16.29 SQ FT

EXISTING CONDITION



FACE COLOR

WHITE

RETAINER COLOR:

BLUE TBD

CONTRACTOR:
JESSICA RUFF
jessica@ruffneonsign.com
440.350.6267

CUSTOMER:
12035-LAKE ERIE INTERNATIONAL SCHOOL
11728 Detroit Avenue,
Lakewood, OH, USA

DESCRIPTION:
NON-ILLUMINATED, DOUBLE-SIDED BLADE SIGN WITH ALUMINUM FACES

NOTES:
UL CERTIFIED
INSPECTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGNS INSTALLED USING UL LISTED PARTS AND METHODS OF INSTALLATION.

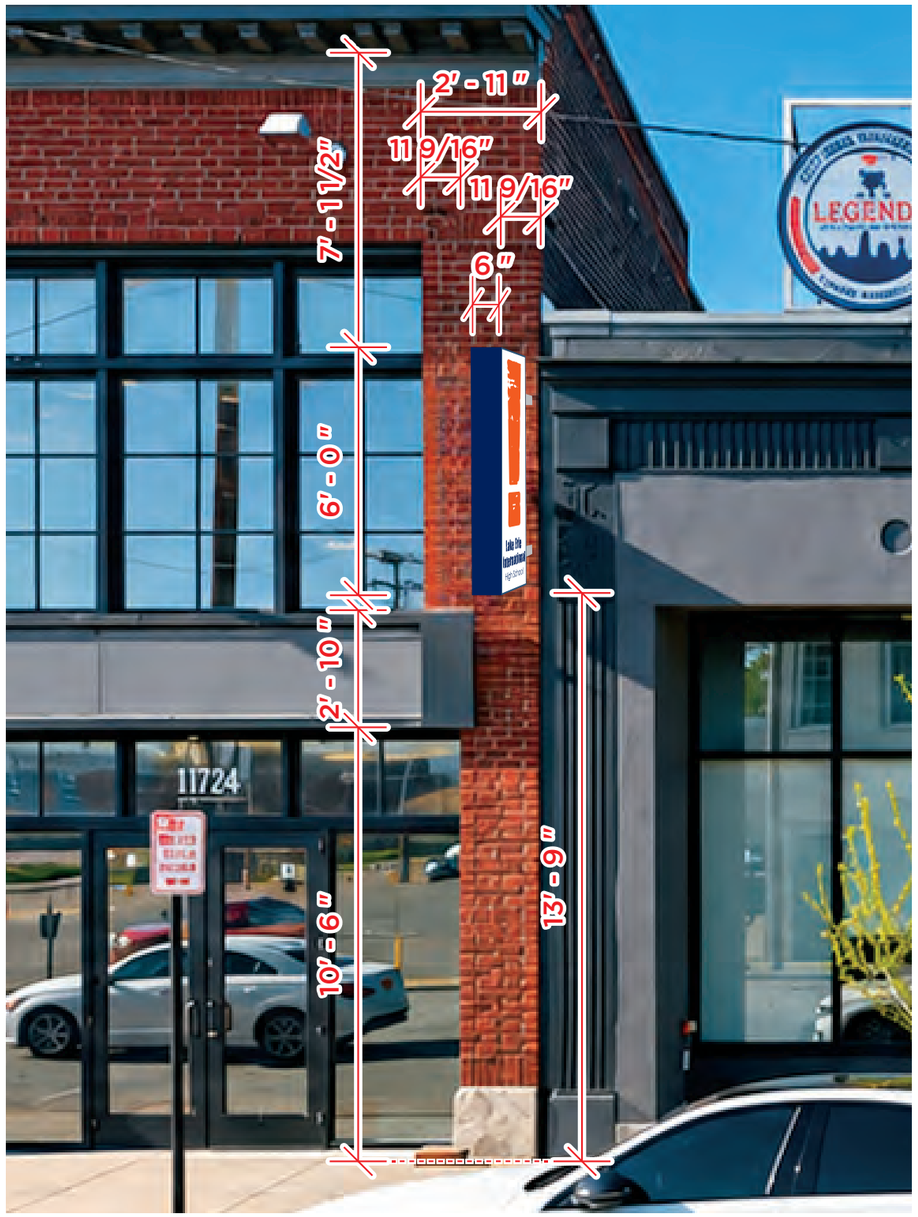
RUFFneon
Signs and lighting maintenance inc.
24 HR EMERGENCY SERVICE

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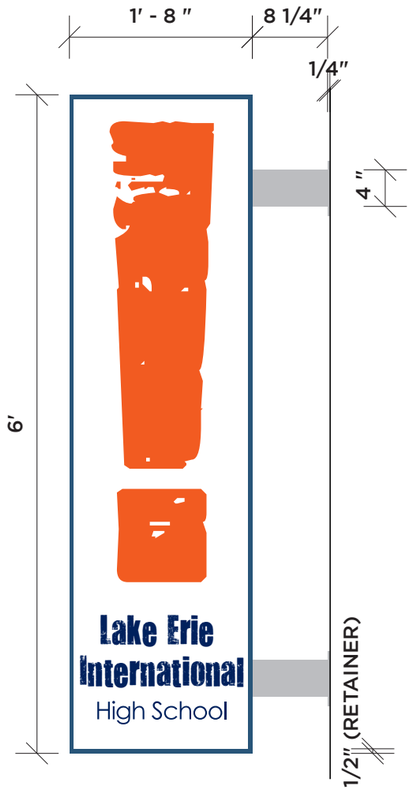
12035-LAKE ERIE INTERNATIONAL SCHOOL/BLADE SIGN

OVERVIEW

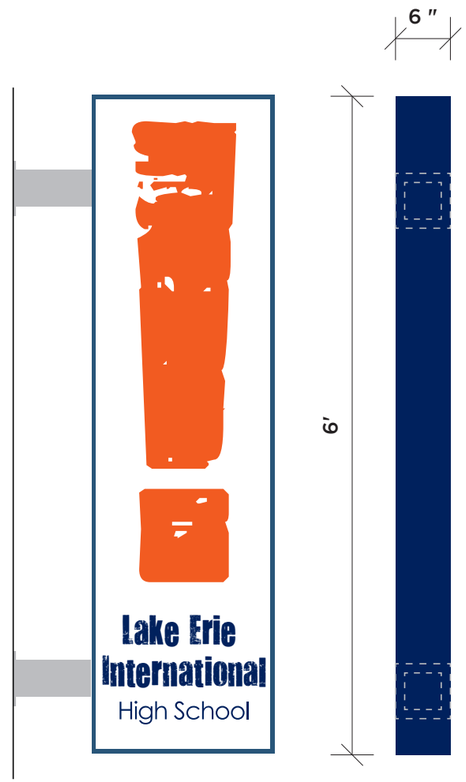
SIGN PLACEMENT



MEASUREMENTS



SIDE VIEW



DocuSigned by:
Paulette Hare 10/22/2026
B1DE352C145D485...

LOCATION:

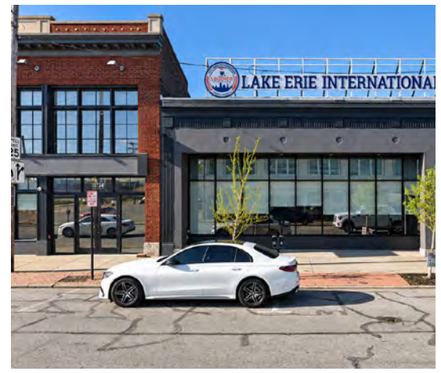


DIMENSIONS

AREA
1' - 8"(W) x 6'(H) x 6"(D)
10 SQ FT

DISTANCE FROM GROUND
13' 9"

EXISTING CONDITION



FACE COLOR

WHITE

RETAINER COLOR:

BLUE TBD

CONTRACTOR:
JESSICA RUFF
jessica@ruffneonsign.com
440.350.6267

CUSTOMER:
12035-LAKE ERIE INTERNATIONAL SCHOOL
11728 Detroit Avenue,
Lakewood, OH, USA

DESCRIPTION:
NON-ILLUMINATED, DOUBLE-SIDED BLADE SIGN WITH ALUMINUM FACES

NOTES:
UL CERTIFIED
INSPECTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGNS INSTALLED USING UL LISTED PARTS AND METHODS OF INSTALLATION.

RUFFneon
Signs and lighting maintenance inc.
24 HR EMERGENCY SERVICE

Docusign Envelope ID: 59CF8C4B-98A2-842F-8184-664EB4AD8696

12035-LAKE ERIE INTERNATIONAL SCHOOL/BLADE SIGN

EXISTING BLADE SIGN

SURVEY





ZOOM



LOCATION:



DIMENSIONS

AREA
46"(W) x 51"(H) x 2 1/4"(D)
16.29 SQ FT

EXISTING CONDITION



FACE COLOR

WHITE

RETAINER COLOR:

BLUE TBD

DocuSigned by:
Paulette Hare
B1DE352C145D485...

10/22/2026

CONTRACTOR:
JESSICA RUFF
jessica@ruffneonsign.com
440.350.6267

CUSTOMER:
12035-LAKE ERIE INTERNATIONAL SCHOOL
11728 Detroit Avenue,
Lakewood, OH, USA

DESCRIPTION:
NON-ILLUMINATED, DOUBLE-SIDED BLADE SIGN WITH ALUMINUM FACES

NOTES:
UL CERTIFIED
INSPECTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGNS INSTALLED USING UL LISTED PARTS AND METHODS OF INSTALLATION.

RUFFneon
Signs and lighting maintenance inc.
24 HR EMERGENCY SERVICE

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

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 11-101-26

Permit No.: BBS26-000097

Applicant Name: Redmond Doyle, FastSigns of North Olmsted

Project Address: 17415 Northwood Ave.

Project Name: Northwood Center

Project: Applicant proposes new awning sign.

Gmail

FASTSIGNS 141 <fastsigns.141@fastsigns.com>

Proof - Northwood Center

7 messages

FASTSIGNS 141 <fastsigns.141@fastsigns.com> Thu, Oct 1, 2026 at 11:56 AM
To: Alexis Oster <alexis@osterservices.com>

Good morning,
Attached is the gold option with the requested changes.

Thank you,

Sydnie Baker

Graphic Design/Production Specialist

Phone: 440-979-0025

Fax: 440-979-0325

FASTSIGNS
Make Your Statement™

FASTSIGNS of North Olmsted

24181 Lorain Rd. North Olmsted, OH 44070

Make Your Statement with custom signs and visual solutions.
ADA Now Made In-House

On Mon, Sep 28, 2026 at 10:03 PM Alexis Oster <alexis@osterservices.com> wrote:

> Yes, that works for us. Thank you !
>
> **Alexis S. Oster**
> *Owner*
> (440) 539-8055 (Mobile)
>
> **Oster Services LLC**
> 17415 Northwood Ave.
> Suite 100
> Lakewood, OH. 44107
>
> On Mon, Sep 28, 2026 at 9:43 PM FASTSIGNS 141 <fastsigns.141@fastsigns.com> wrote:
>
> > Hi Alexis,
> >
> > We are currently planning on next Thursday. Please let me know if that date works.
> >
> > Thank you,

FASTSIGNS
Make Your Statement℠

Order/Estimate: 9036
Customer: Oster Services
Date: 10/21/2026
Proof Rev: 1

City: Lakewood
Max Size: N/A
Product: 3MM ACM
W/ Solid Cut Vinyl

FASTSIGNS of North Olmsted
24181 Lorain Rd
North Olmsted, Ohio 44070
Phone 440-979-0025
141@fastsigns.com

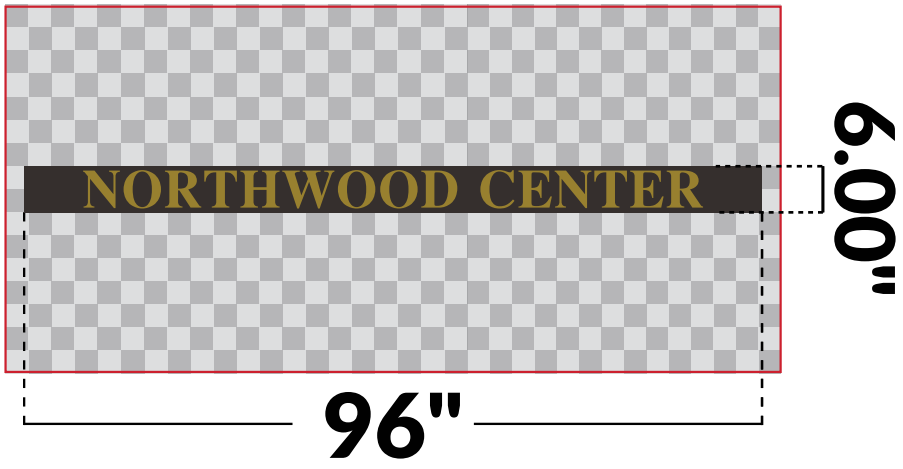
FRONT ELEVATION

ADDRESS:
17415 NORTHWOOD AVE
LAKEWOOD, OH, 44107

BUILDING FRONTAGE: 95.79 FT
SQFT OF SIGN: 4.00

(SIGN @ W:96" X H:6")

BACKGROUND IS FOR PROOFING PURPOSES ONLY





Description: This sign is to be made out of 3MM dark bronze ACM with solid cut "Bright Gold" vinyl overlayed on top. This is to match the rest of the signage of the building that is made out of the same specs submitted in a prior permit. This sign is to be mounted directly to the metal awning with screws.

Please review this proof carefully. It details every aspect of the sign construction and installation.
Following proof approval any alterations will constitute a change order and may be subject to additional charges.
Thank you. Production begins with permit approval from the governing jurisdiction.

FASTSIGNS
Make Your Statement℠

Order/Estimate: 9036
Customer: Oster Services
Date: 10/21/2026
Proof Rev: 1

City: Lakewood
Max Size: N/A
Product: 3MM ACM
W/ Solid Cut Vinyl

FASTSIGNS of North Olmsted
24181 Lorain Rd
North Olmsted, Ohio 44070
Phone 440-979-0025
141@fastsigns.com

SPECIFICATIONS | MOUNTING

ADDRESS:
17415 NORTHWOOD AVE
LAKEWOOD, OH, 44107

SIGN

- OVERALL SIZE:
  - W:96" X H:6"
    - SQFT: 4.00
- MATERIAL:
  - 3MM “DARK BRONZE” ALUMINUM COMPOSITE WITH “BRIGHT GOLD” SOLID CUT VINYL OVERLAYED TO THE TOP

MOUNTING

- DIRECT TO METAL AWNING
- SCREWS TO BE USED TO SCREW THROUGH SIGN AND MOUNT DIRECTLY TO THE METAL AWNING

SIDE VIEW OF SIGN



FRONT VIEW OF SIGN



FASTSIGNS
Make Your Statement℠

Order/Estimate: 9036
Customer: Oster Services
Date: 10/21/2026
Proof Rev: 1

City: Lakewood
Max Size: N/A
Product: 3MM ACM
W/ Solid Cut Vinyl

FASTSIGNS of North Olmsted
24181 Lorain Rd
North Olmsted, Ohio 44070
Phone 440-979-0025
141@fastsigns.com

SITE PLAN (ZOOMED IN)

ADDRESS:
17415 NORTHWOOD AVE
LAKEWOOD, OH, 44107



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

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 11-102-26

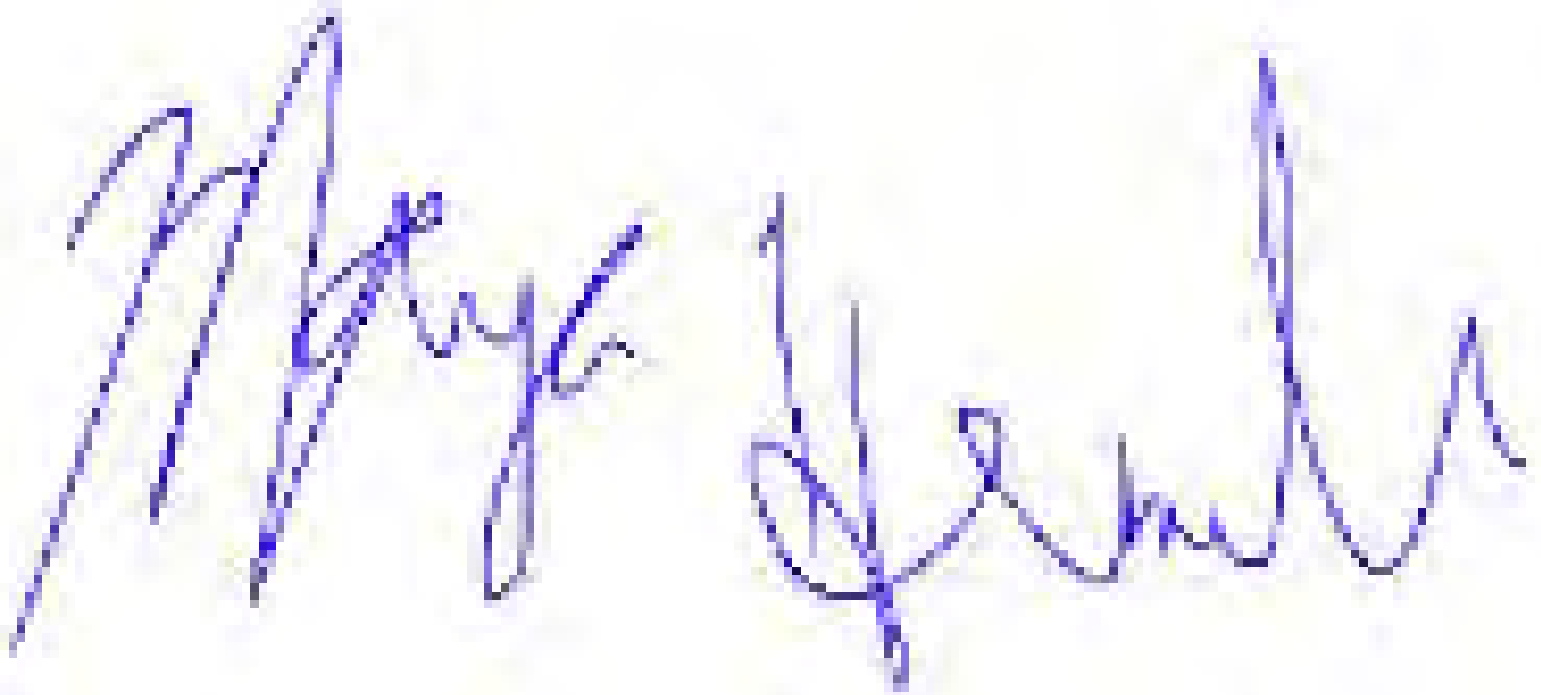
Permit No.: BBS26-000092

Applicant Name: Maya Hermelin

Project Address: 12915 Plover St.

Project Name: N/A

Project: Applicant proposes painting the front facade.



DESIGN DOCUMENTS: ARCHITECTURAL BOARD OF REVIEW

Exterior Masonry Coating, Front Elevation: 8-Unit Building, Plover Ave, Lakewood OH

1. Project Narrative

Existing conditions

The subject property is an eight-unit brick multi-family building. More than half of the building's exterior brick, including the side and rear elevations, has already been painted by prior owners. The front elevation is the only major exposure that is still unpainted brick. Because of this, the building currently has two different exterior finishes: painted masonry on most of the envelope and bare brick on the street face.

Photos of every elevation are uploaded under Photos of Existing Conditions.

Proposed work

The owner proposes to coat the front elevation's brick with a breathable, flat-finish masonry coating in Sherwin-Williams SW 7625 Mount Etna so it matches the painted elevations, and to paint the window trim in SW 6994 Greenblack. This gives the whole building one consistent finish. The scope does not include any change to the building's massing, openings, windows, doors, trim profiles, or site.

Why the work is necessary

The City's Masonry Painting / Covering Standards discourage painting previously unpainted masonry unless it is necessary. The owner respectfully submits that this project meets that threshold, for these reasons:

- **The building is already mostly painted.** The work finishes an existing condition; it does not introduce paint to an unpainted building. What gets decided here is whether the building keeps one finish or two, not whether the brick stays natural.
- **Removing the existing paint is not a reasonable alternative.** Stripping paint from the painted majority of the building would require chemical or abrasive removal across most of the envelope, and those methods risk damaging the brick face and mortar joints. Coating the one remaining elevation is the less invasive way to get a unified exterior.
- **It restores a coherent appearance from the street.** A single consistent finish reads as one building and is more compatible with the neighborhood than a building that is painted on three sides and bare on the fourth.
- **The coating system is breathable and suited to masonry.** The specified product is designed for brick, lets water vapor pass through (about 18 perms), and is a flat finish, in line with the City's standard. See Section 4.
- **It comes with a maintenance commitment.** A written maintenance plan based on the manufacturer's guidance is included (Section 5).

2. Scope of Work and Application Method

All work will be done by a professional painting contractor registered with the City of Lakewood before work begins, following the manufacturer's current Product Data Sheet and application instructions.

Area of work

- Front (street-facing) elevation brick masonry: SW 7625 Mount Etna

- Existing painted elevations: clean and refresh as needed so the whole building has one color and sheen
- Window trim: SW 6994 Greenblack. The trim paint goes on the trim only and does not touch the masonry.

Surface preparation

1. Inspect the brick and mortar joints. Repoint any deteriorated, cracked, or missing mortar with a compatible mortar, and let it cure fully before coating.
2. Clean the masonry to remove dirt, efflorescence, biological growth, and loose material, using a masonry-appropriate cleaner and low-pressure water rinse. No sandblasting or high-pressure abrasive cleaning.
3. Let the surface dry thoroughly before coating.
4. Protect adjacent surfaces, landscaping, walks, and the public right-of-way with drop cloths and masking.

Application

Item	Specification
Number of coats	Two coats (the manufacturer requires two for full performance)
Primer	None required on masonry, per the manufacturer
Spread rate	85–110 sq. ft. per gallon per coat
Dry film thickness	13–16.8 mils total (6.5–8.4 mils per coat)
Method	Brush, roller, and/or airless spray, back-rolled into the mortar joints
Temperature	Air and surface 35°F minimum, with no forecast below 35°F within 48 hours
Recoat time	24 hours at 45°F or above; 24–48 hours at 35–45°F
Cleanup	Soap and warm water

3. Material and Color Schedule

Item	Detail
Manufacturer	Sherwin-Williams
Product	LOXON XP Waterproofing Masonry Coating
Type	Waterproofing masonry coating (exterior acrylic)
Finish / sheen	Flat
Base	UltraDeep Base
Product code	LX11T0054
Package / reference no.	6510-32856
Intended substrate	Exterior brick masonry
Water vapor permeance	18.03 perms (per manufacturer data)
VOC	Less than 50 g/L
Standards	ASTM D6904, D1653, D412, D1308; MPI #10, #40

Color schedule

Element	Color (name / SW no.)	Notes
Brick masonry (front elevation, and painted elevations refreshed to match)	SW 7625 Mount Etna	LOXON XP Flat, UltraDeep Base
Window trim (non-masonry)	SW 6994 Greenblack	Trim only; no contact with the masonry

Color chips for both colors are uploaded under Material Samples, and the manufacturer's Product Data Sheet under Manufacturer's Cut Sheets.

4. Compliance with Lakewood Masonry Painting / Covering Standards

City standard	How this project meets it
Painting unpainted masonry only when necessary	More than half the building is already painted. Coating the remaining front elevation unifies the exterior without the damage that stripping paint from most of the building could cause (Section 1).
Coating must be porous so the wall can breathe and doesn't trap moisture	LOXON XP is rated at 18.03 perms of water vapor permeance and is made to let moisture vapor escape from the masonry.
Matte or flat finish	A flat finish is specified (LX11 Flat series).
System must be compatible with the surface	The product is made for exterior brick, concrete, stucco, and other masonry, and can go on high-pH masonry without a primer.
Mineral paint system preferred	The owner considered a mineral system. A breathable acrylic masonry coating was chosen so the front's color and sheen can be matched to the painted side and rear elevations and the building has one uniform finish. The chosen product meets the standard's breathability and flat-finish criteria.
Maintenance plan per manufacturer and industry standards	Provided in Section 5.
Contractor registered with the City before work begins	The painting contractor will be registered with the City of Lakewood before work starts.

5. Maintenance Plan

The owner will maintain the coated masonry according to Sherwin-Williams' guidance and standard industry practice for coated masonry, as follows.

Annual inspection (every spring)

- Walk all four sides of the building (front, rear, and both sides) and look for peeling, blistering, cracking, chalking, fading, or areas where the coating has lost adhesion
- Check mortar joints for cracks or deterioration, and check sealant joints at windows, doors, and penetrations
- Look for efflorescence, staining, or damp areas that could point to water getting in behind the masonry
- Confirm that gutters, downspouts, and grading carry water away from the walls

Routine cleaning (every 1–2 years or as needed)

- Wash with low-pressure water and a mild detergent. No abrasive or high-pressure cleaning.
- Remove biological growth with a masonry-appropriate cleaner and rinse thoroughly

Repairs

- Fix the cause of any moisture problem (roof, gutter, sealant, or grading) before recoating the affected area
- Repoint deteriorated mortar joints with a compatible mortar before touching up the coating
- Touch up with the same product, sheen, and color so the building stays uniform

Recoating

- Recoat when the annual inspection shows general wear or loss of protection, following the manufacturer's preparation and application instructions in effect at the time
- Keep a record of the product, color, and date of each application and repair with the property records

Loxon® XP

Waterproofing Masonry Coating - Flat

LX11–50 Series

CHARACTERISTICS

Loxon XP is an exterior, high build coating that provides excellent flexibility, durability, and weather resistance. This product will protect against wind-driven rain when used on concrete, CMU, stucco and shotcrete/gunite. It is highly alkali and efflorescence resistant. This may be applied to a surface with a pH of 6 to 13.

Apply directly to fresh concrete (at least 7 days old).

Shotcrete-gunite surfaces may be painted after 3 days.

Can be applied over high pH (up to 13) substrates, no primer required.

Can be applied down to 35°F.

Color: Most Colors

1 coat system, brush, roller, or spray applied, coverage per coat:

Wet mils:	14.5-18.5
Dry mils:	6.5-8.4
Coverage:	85-110 sq. ft. per gallon

Can be applied up to 40 mils wet.
Coverage will vary with the substrate and the texture. Coverage on porous & rough stucco 80 square feet per gallon.

Drying Schedule @ 50% RH:

	@35-45°F	@45+°F
To touch	6 hours	4 hours
To recoat	24-48 hours	24 hours

Drying and recoat times are temperature, humidity, and film thickness dependent.

Finish: 0-10 units @ 85°

Tinting with CCE only:

Base	oz. per gallon	Strength
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultradeep	10-12	SherColor
Light Yellow	0-12	SherColor

Extra White LX11W0051
(may vary by color)

V.O.C. (less exempt solvents):
less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	45 ±2%
Weight Solids:	61 ±2%
Weight per Gallon:	11.46 lbs
Flash Point:	N.A.
Vehicle Type:	Proprietary Acrylic
Shelf Life:	36 months, unopened

Mildew Resistant:

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

COMPLIANCE

As of 07/10/2025, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Manufacturer Inventory	N/A
MPI®	#10, 40
SWRI® - Wall Coating	Yes

APPLICATION

Temperature:
minimum 35°F
The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer: Do Not Reduce

Airless Spray:

Pressure	2300 p.s.i.
Tip	.021 inch

Brush: Use a nylon-polyester brush such as Purdy® Pro-Extra®

Roller Cover: 1/2-1 1/2 inch nap synthetic roller cover such as Purdy® Marathon®

The substrate and its condition will determine the application procedure. Considerations to minimize pinholes:

- 2 coat application with overnight drying between coats
- Spray application with backrolling
- Power rolling

Spray and backroll on porous & rough stucco to achieve required film build and a pin-hole free surface.

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.

Do not reduce.

APPLICATION TIPS

For proper waterproofing performance and to resist alkalies, 2 coats of the coating **MUST** be applied between 14.5 -18.5 mils wet per coat.

A total dry film thickness of 13 - 16.8 mils of topcoat and a surface with 10 or less pinholes per square foot is required for a waterproofing system.

For extremely porous block a coat of Loxon Block Surfacer may be required to achieve a pinhole free surface.

For rehabilitating existing concrete water tanks, additional products may be used.

RECOMMENDED SYSTEMS

Concrete, Stucco, Concrete Block, CMU, Split-face Block, and other Cementitious surfaces:

1 coat of Loxon Block Surfacer (if needed)
or
1 coat Loxon Conditioner (if needed)
1-2 coats Loxon XP

Previously Coated in good condition:

After power washing, apply 1 coat of Loxon XP over the surface.

Incidental Wood:

1 coat Exterior Latex Wood Primer
1-2 coats Loxon XP

Incidental Metal:
(steel, galvanized, or aluminum)

1 coat Pro Industrial™ Pro-Cryl® Primer
1-2 coats Loxon XP

Waterproofing System:

- Two coats of topcoat
- 6.5 to 8.4 mils dft per coat
- 13 to 16.8 mils total dry film thickness
- 10 or less pinholes per square foot

continued on back

Loxon® XP

Waterproofing Masonry Coating - Flat

SURFACE PREPARATION

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. Clean up carefully 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.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled 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.

Concrete, CMU Stucco:
On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Concrete and mortar must be cured at least 7 days at 75°F. Fill bugholes, air pockets, cracks, and other voids with an elastomeric patch or sealant. Rough surfaces can be filled to provide a smooth surface.

Incidental Metal:
Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method. Primer required.

Incidental Wood:
Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed. Primer required.

Sealing and Patching:
After cleaning the surface thoroughly, prime the concrete surface with Loxon XP, apply an elastomeric patch or sealant if needed, allow to dry, then topcoat.

To improve the performance, consider:
- Use caution when preparing the substrate tocreate a uniform surface.
- Cracks, crevices, and through-wall openings must be patched with an elastomeric patch or sealant.
- Fill voids and openings around window and doors with an elastomeric patch or sealant.
- Stripe coat all inside and outside corners and edges with 1 coat of Loxon XP coating.

Mildew - Clean mildew from the Surface: Mildew is a fungus that looks like dirt but won't wash off. Mildew must be removed before painting, or it will grow through any new coat of paint. To remove mildew or suspected mildew, scrub surface before painting with a commercial mildew remover following manufacturer's safety instructions.

PHYSICAL PROPERTIES

LX11W0051

Wind-Driven Rain Test:
Method: ASTM D6904 7 day cure
Result: Pass
2 coats Loxon XP @ 8.1 mils d.f.t. per coat

Water Vapor Permeance:
Method: ASTM D1653 Method B, Condition A-Wet cup, 7 day cure @73°F & 50% RH:
Result: **(perms)** 18.03 grains/h-ft^{3}in Hg.
2 coats Loxon XP @ 8.1-mils d.f.t. per coat

Elongation at Break:
Method: ASTM D412-16, Method 1, Die C
7 day cure @73°F & 50% RH
Result: Tensile Strain at Break 335.4%
2 coats Loxon XP @ 7.8-mils total d.f.t.

Elongation Recovery (2 cycle recovery):
Method: ASTM D412-16, Method 1, Die C
7 day cure @73°F & 50% RH
Result: After 10 minutes: 87.5%
After 24 hours: 92.1%
2 coats Loxon XP @ 7.8-mils total d.f.t.

Tensile Strength:
Method: ASTM D412-16, Method 1, Die C
7 day cure @73°F & 50% RH
Result: 423.7 p.s.i.
2 coats Loxon XP @ 7.8-mils total d.f.t.

Flexibility:
Method: ASTM D522
9 mils d.f.t., 1 day cure
Result: Pass 1/8 inch

Alkali Resistance:
Method: ASTM D1308
7 day cure, 11.25 mils d.f.t
Result: Pass

Chloride Ion Permeability:
Method: 243 coulombs
Result: " Very Low" Permeability Class

CO_2 Diffusion (anti-carbonation):
Method: ASTM F2476
Result: 344 meters
Equivalent air thickness >50 meters to pass
8.0 g/m^2/24 hrs

Efflorescence:
Method: ASTM D7072-19
1 coat, 1 day cure, 7.2 d.f.t.
Result: Pass

Crack Bridging: Class A5
Method: EN 1602-7 Method A
Result: up to 2.5 mm @ -10°C, Pass

Adhesion:
Method: ASTM D4541
2 coats, 7 day cure, 7.2 d.f.t. per coat
Result: 375 average p.s.i.

Dry Film Algal Resistance:
Method: ASTM D5589
Result: 48 hours, 1.1 Rating, Trace Growth

Dry Film Chalking:
Method: ASTM D4214
Result: Pass

Salt Spray :
Method: ASTM B117-16
300 hours, Blasted Steel Panels, 7 day cure
Result: 4D Blisters, 0 Rust Creep, Rating 10
1 coat Pro Industrial ProCryl Primer @3.5 d.f.t
1 coat Loxon XP @ 150-160 sq. ft^2/gal

SAFETY PRECAUTIONS

For exterior use only.
Do not paint on wet surfaces.

Protect from freezing.

Non-photochemically reactive.

Not for use on horizonal surfaces (floors, roofs, decks, etc.) where water will collect.

Not for use below grade. Will not withstand hydrostatic pressure.

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.**

HOTW 07/10/2025 LX11W0051 41 00 FRC, SP

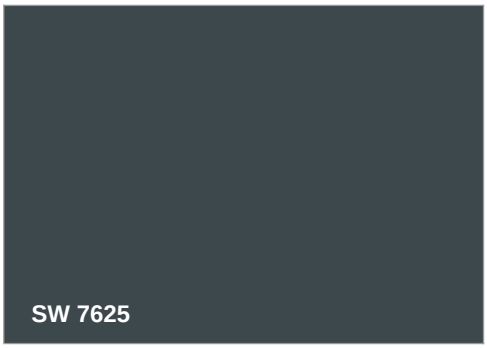
CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean 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

MATERIAL SAMPLES: ARCHITECTURAL BOARD OF REVIEW

Exterior Color Schedule: 8-Unit Building, Plover Ave, Lakewood OH



Mount Etna

Sherwin-Williams SW 7625

Used on: All brick masonry

Product: LOXON XP Waterproofing Masonry Coating, Flat (LX11T0054), UltraDeep Base

LRV: 6

Color strip: 279-C2



Greenblack

Sherwin-Williams SW 6994

Used on: Window trim only (non-masonry)

Masonry contact: None. Trim paint is applied to the trim only.

LRV: 4

The swatches above are digital reproductions of the manufacturer's colors. Printed and on-screen color can differ from the actual paint. Physical color chips are available for the Board at the meeting on request.