



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, May 22, 2024
6:00 PM

NOTICE: *The Planning Commission will hold its public meetings in person, with options for viewing and listening virtually or telephonically, based on availability.*

1. To view this meeting: Please click on the following link to the City of Seaside YouTube Channel: <https://www.youtube.com/c/CityofSeasideCalifornia>
2. To view this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: <https://us02web.zoom.us/j/81555467580>
WEBINAR ID: 815 5546 7580
3. To listen by phone: Please call (669) 900-9128
Enter the **meeting ID 815 5546 7580** when prompted. There is no participate code – press the pound sign # after the recording prompts you.
4. To make public comment, the following options are available:

Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item # ____" (insert the agenda item number relevant to your comment). Written comments must be received at least two (2) hours prior to the meeting time on the day of the meeting.

During the Meeting via Oral Comments: When the Chair calls for public comment, members of the public participating in person and wishing to address the Commission may approach the podium when the Chair calls for public comment.

1. CALL TO ORDER

2. ROLL CALL

William Silva	Chair
Keith Dodson	Commissioner
John Owens	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
Danny Huynh	Commissioner

3. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. PUBLIC COMMENT

Members of the public wishing to address the Commission on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. BUSINESS ITEMS

A. ARCHITECTURAL REVIEW AR-24-06: EDWARD LO, PROPERTY OWNER, AND DENESE SANDERS, APPLICANT, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A NEW MURAL ON AN EXISTING BUILDING FAÇADE AT 1230 FREMONT BLVD (APN: 012-362-052) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT

6. REPORTS FROM COMMISSIONERS

7. REPORTS FROM STAFF

This is a time specifically set aside for the Staff Liaison to provide updates on non-agendized requests from the Commission, and to provide brief information on topics under the purview of the Commission.

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
June 12, 2024
6:00 p.m.

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:

<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



CITY OF SEASIDE STAFF REPORT

Item No.: 5.A.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: May 22, 2024

SUBJECT: ARCHITECTURAL REVIEW AR-24-06: EDWARD LO, PROPERTY OWNER, AND DENESE SANDERS, APPLICANT, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A NEW MURAL ON AN EXISTING BUILDING FAÇADE AT 1230 FREMONT BLVD (APN: 012-362-052) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT

PURPOSE & RECOMMENDATION

The purpose of this item is to consider an Architectural Review application to create a mural on the street-side facade of an existing building at 1230 Fremont Boulevard. Seaside Municipal Code (SMC) 17.40.080.D.4 requires Architectural Review of any murals in a commercial or industrial zone and allows recommendations from the Art and History Commission (AHC). On May 14, 2024 the AHC received a presentation on the mural and expressed positive feedback with no official action taken.

Staff recommends the Commission approve Architectural Review AR-24-06 subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

BACKGROUND

Open Ground Studios, occupying a 1906 square foot (SF) tenant space at 1230 Fremont Boulevard (Blvd.), is located on a parcel with two other tenants to the north: Scissor Shack (1242 Fremont Blvd.) and Monterey County Democrats (1238 Fremont Boulevard). Attachment 2 Location Map shows 1230 Fremont Boulevard. outlined in red with the entire parcel shaded blue. The tenants' three facades are visually distinct from each other, and in the case of Scissor Shack, physically separated. Nearby uses include multifamily residential homes to the east, a money transfer business to the south, and a used car dealership to the west along with other commercial businesses.

PROJECT DESCRIPTION

The project proposes a new mural for the 2,300 SF street-side facade of Open Ground Studios. The mural will visually encompass the new sign, which is permitted separately.

The mural will be painted by professional mural artists Paul Richmond and Brenda Scettrini Saglio who have crafted murals across Monterey County, including recent murals at Mee Memorial Healthcare System in King City and at Mami Chelas restaurant in Salinas. Paul Richmond also created the Art Park mural in Sand City with Bryan Gage. Paul and Brenda's proposal for this mural is included as Attachment 3 Open Ground Studios Mural Proposal.

The mural will be painted with a satin finish using Sherwin Williams Latitude Exterior Acrylic Flat paint for yellow and white. Other colors will be either Sherwin Williams SuperPaint Exterior Acrylic Latex or Behr Exterior Dynasty. The mural will be protected with Old Masters Ascend Exterior Clear Finish. All paints will be applied by brush, no aerosols will be used.

For maintenance, the applicant proposes that Open Ground Studios monitor the condition of the mural. Every one to two years the mural will be washed. Any flaws or damage to the mural will be repaired by Open Ground Studio artists. Open Ground Studios will reapply the clear coat as needed.

STAFF ANALYSIS

The proposed design is bright and airy with its yellows and light oranges. The faces draw the eye and reward passerby with increasing detail upon inspection. The overall hue of the proposed mural is sufficiently similar to neighboring buildings' facades that it forms a harmonious appearance. Adding a mural upgrades the attractiveness of the building and promotes investment.

The proposed paints are all intended for outdoor use and designed to be moisture resistant and applied in a wide range of temperatures (See Attachment 4 Product Specification Sheets). The Old Masters Ascend Exterior Clear Finish is designed to absorb UV light thereby protecting the colors beneath from fading.

ENVIRONMENTAL REVIEW AND FINDINGS

1. The project is Categorically Exempt, Class 1, from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines:

Evidence: The project proposes painting a mural on the exterior wall of an existing building. No floor area would be added to the use.

2. The colors, placement, and size of the mural are visually compatible with the structure's architecture.

Evidence: The mural covers all of the street-side facade other than the sign. The sign will be integrated into the color scheme of the mural. The neutral metal door trim and

black window trim are visually compatible with the mural.

3. The mural will serve to enhance the aesthetics of the City.

Evidence: The mural transforms a nondescript one-story building into a story-telling palette that invites the imagination and indicates to residents and visitors that art is welcomed here.

ATTACHMENTS

1. Attachment 1 Draft Resolution
 2. Exhibit A Project Plans
 3. Attachment 2 Location Map
 4. Attachment 3 Open Ground Studios Mural Proposal
 5. Attachment 4 Product Specifications
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**PLANNING COMMISSION
RESOLUTION NO. 24-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING ARCHITECTURAL REVIEW APPLICATION NO. AR-24-06 FOR A NEW MURAL ON AN EXISTING BUILDING FAÇADE AT 1230 FREMONT BLVD (APN: 012-362-052) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT.

WHEREAS, Denese Sanders, applicant, and Edward Lo, owner, applied for Architectural Review No. AR-24-06; and

WHEREAS, the proposed project requires approval by the Planning Commission, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Planning Commission considered oral comments and written information concerning the architectural review application No. AR-24-06 at a duly noticed public hearing that the Planning Commission held on May 22, 2024.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following finding:

- 1. The project is Categorically Exempt, Class 1, from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines:**

Evidence: The project proposes painting a mural on the exterior wall of an existing building. No floor area would be added to the use.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings for Architectural Review AR-24-06:

- 2. The colors, placement, and size of the mural are visually compatible with the structure's architecture.**

Evidence: The mural covers all of the street-side facade other than the sign. The sign will be integrated into the color scheme of the mural. The neutral metal door trim and black window trim are visually compatible with the mural.

3. The mural will serve to enhance the aesthetics of the City.

Evidence: The mural transforms a nondescript one-story building into a story-telling palette that invites the imagination and indicates to residents and visitors that art is welcomed here.

BE IT FURTHER RESOLVED, the Planning Commission approves AR-24-06 subject to the following Conditions of Approval:

Planning:

1. The mural shall be washed as needed, at a minimum of once every two years.
2. The protective clear coat shall be reapplied when it needs repair or otherwise wears off.
3. Whenever damage to the mural depictions or colors is found, the property owner or person in control shall repair the mural within 60 days using materials of equal quality and weather resistance.
4. Whenever graffiti is found, the property owner or person in control shall remove the graffiti or otherwise return the mural to its original condition within 15 days. This Condition of Approval is in addition to the requirements found in Seaside Municipal Code Chapter 8.31.
5. The Zoning Administrator has the authority to approve minor changes to the landscaping, lighting, and architectural finishes of this project, given changes are kept in a similar design style, the colors and materials are within the same design family (metal, wood, composite siding), and the juxtaposition of the materials and colors achieves a similar design balance and aesthetic.

Building:

6. Construction must comply with all requirements of the California Building Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Fire Department:

7. Construction must comply with all requirements of the California Fire Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Standard:

8. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
9. The applicant agrees as a condition and in consideration of the approval of this permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
10. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
11. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within 15 days from the date of its approval.
12. This approval shall become null and void unless the approval is exercised within twelve (12) months of May 29, 2024. Time extensions may be granted by the procedures explicated in Seaside Municipal Code Section 17.64.080.B.
13. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 22nd day of May 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

ARCHITECTURAL REVIEW APPLICATION No. AR-24-06
RESOLUTION No. 24-XX

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

Date

Property Owner's Signature

Date

MURAL DESIGN 4

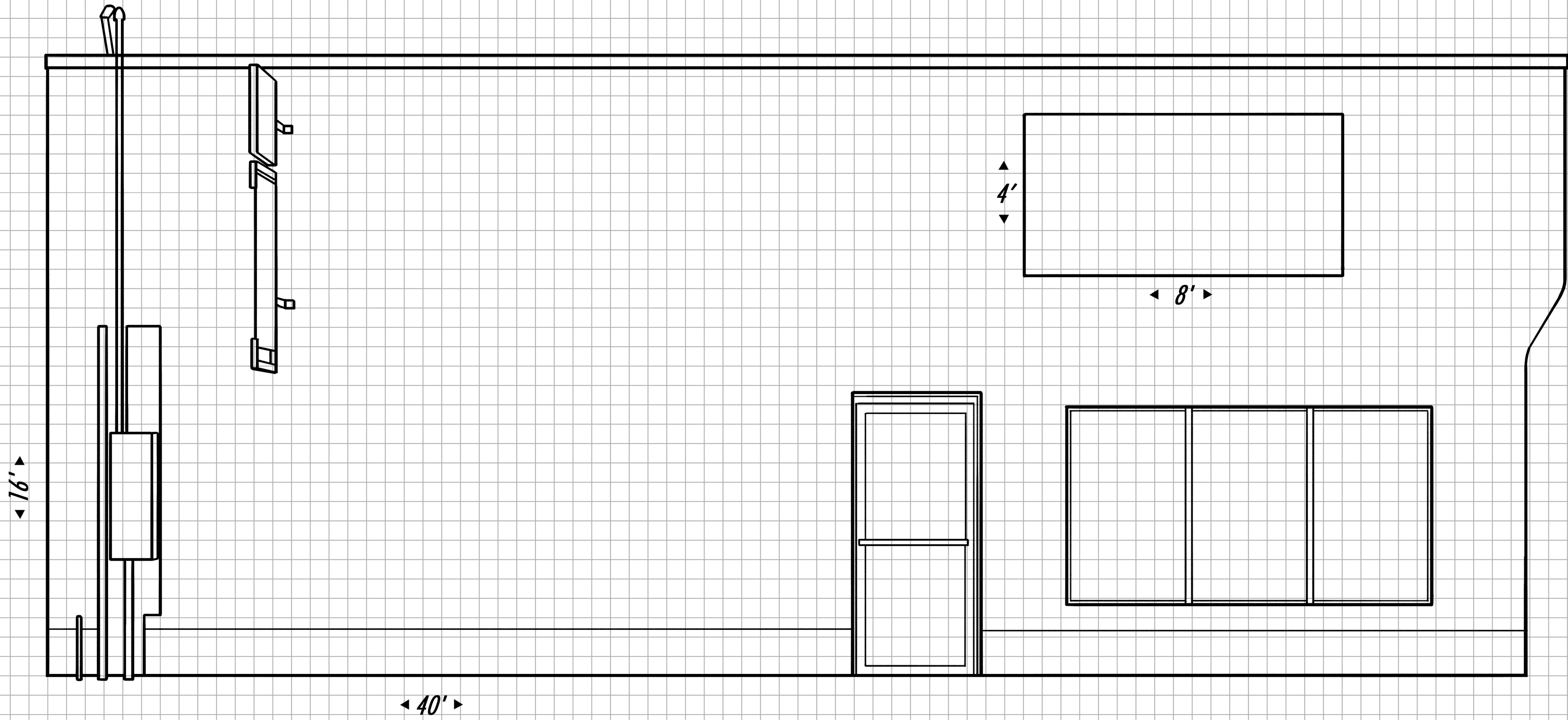
OPEN GROUND STUDIOS

1230 FREMONT BLVD., SEASIDE

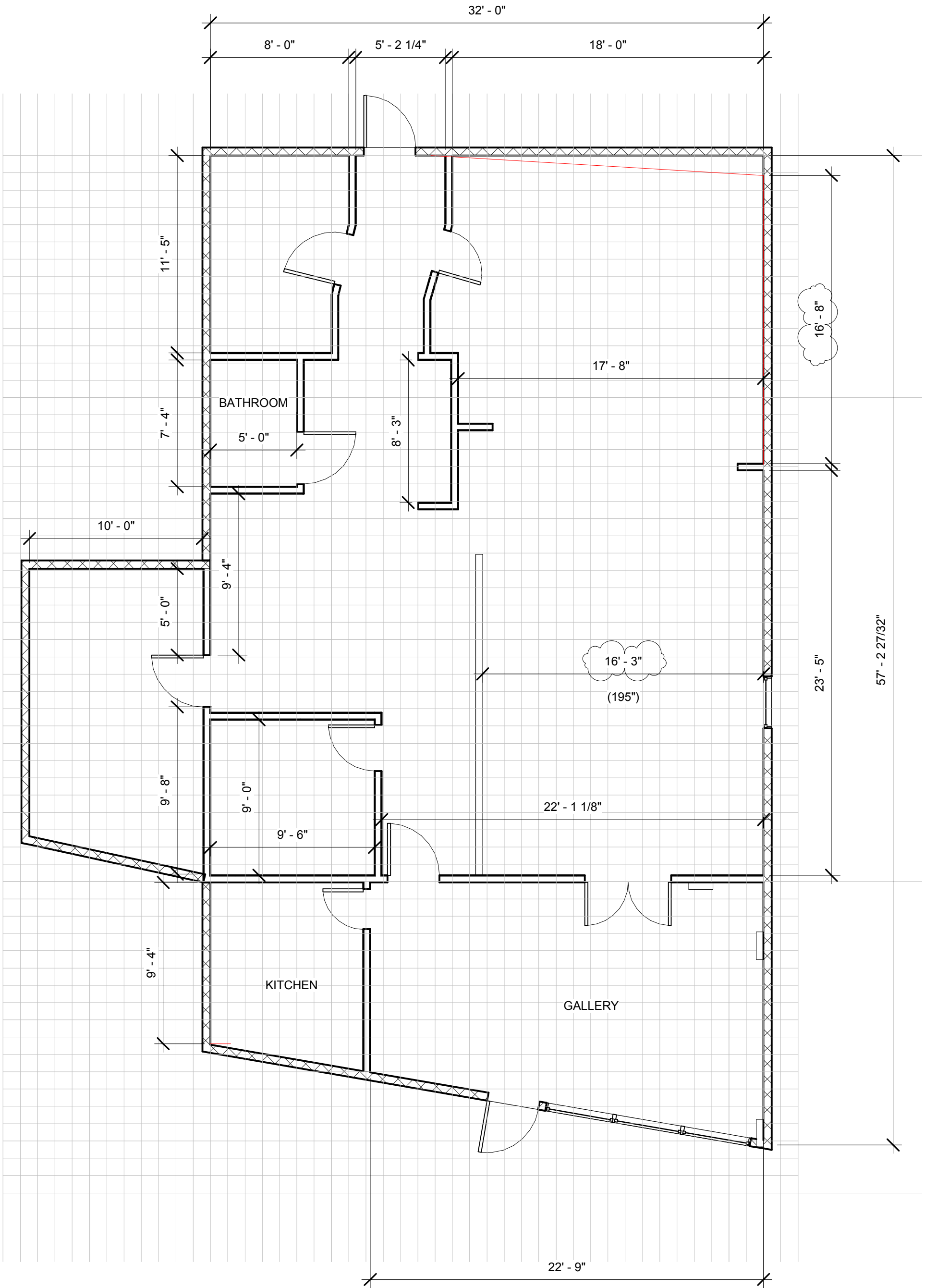


OPEN GROUND STUDIOS

1230 FREMONT BLVD., SEASIDE



SCALE: 1/2" - 1.0'
2300 SQ. FT.



1 FLOOR PLAN
3/16" = 1'-0"

Location Map 1230 Fremont Boulevard



OPEN GROUND STUDIO MURAL PROPOSAL

COMMUNITY

COLORS

Brenda Scettrini Saglio • Paul Richmond

TEAM

Brenda Scettrini Saglio

Paul Richmond

- Local artists
- Eight years of collaboration
- Committed to bettering our community through art
- Solo and group gallery exhibitions
- Engage youth in a variety of visual art programming
- Teach art in local schools
- Anti-bullying advocacy through art
- Experience with large-scale indoor and outdoor murals



EXPERIENCE

Select Murals

- Coastal Kids Home Care
 - Indoor - full room farm scene
 - Outdoor - montage of young patients
- Sol Treasures, King City
 - *Unity*, outdoor mosaic mural
- CSUMB Student Center
 - #Rise2Change interior mural
- Mee Memorial Hospital, King City
 - Outdoor - family in nature setting
- Sand City ART PARK
 - ART PARK mural on pavement
- Mami Chelas Restaurant, Salinas, CA
 - Indoor mural of large portrait

Select Clients

- Netflix
- Disney
- Arts Council for Monterey County
- Capitol Records
- Great Point Media
- American Greetings
- Global Citizen
- Dolly Parton



"They were so easy to work with and honestly made coming to the office fun and exciting. Each day we anxiously awaited not only their progress on the murals themselves, but also the videos they made along the way to keep things playful.

We can't wait for our next project with them!"

-Cassie Jimenez, Outreach Specialist at Coastal Kids Home Care





"We are grateful to everyone who played a part in bringing this project to life. It is a testament to what we can achieve when we come together with a shared vision and passion for our community."

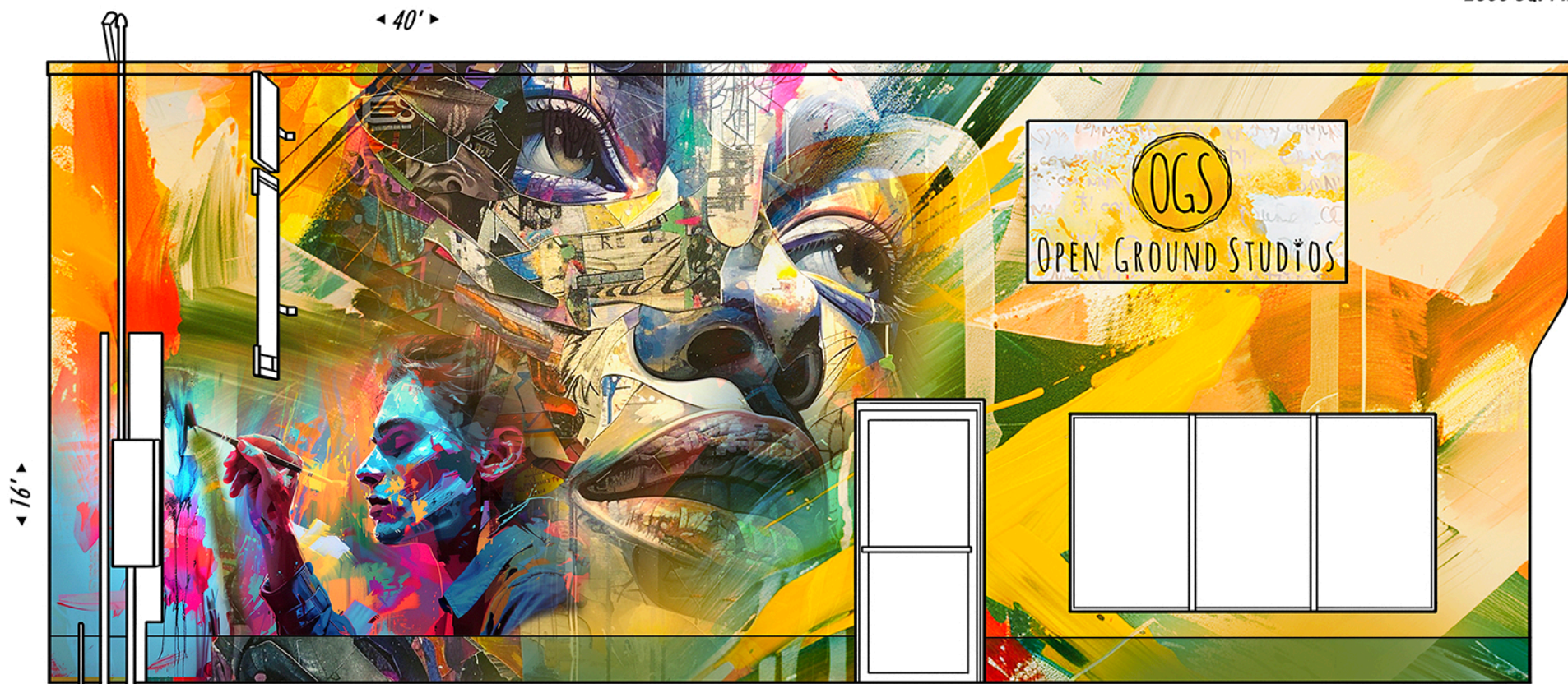
-Rena Salamacha, Mee Memorial CEO



CONCEPT

unity in diversity

2300 SQ. FT.



Envisioned for the front of Open Ground Studios, this mural is a celebration of Seaside's vibrant artistic spirit and the rich tapestry of its community. Titled "Unity in Diversity," the artwork features two dynamic figures, crafted to be universal in their appeal, transcending race and gender to embody every viewer.

These figures are not merely painted; they are a mosaic of creativity, composed of a myriad of art mediums and styles. From watercolor wisps to bold acrylic strokes, from delicate charcoal sketches to vibrant pastel hues, each element is a testament to the diverse methods that breathe life into art. The collage represents the eclectic mix of Seaside's own inhabitants—each unique, yet part of a greater whole.

This mural is not just an adornment for a building; it is a statement. It declares that Open Ground Studios is a place where all forms of expression are welcomed and celebrated, where the community can come together to create something beautiful. It is a visual dialogue about the power of inclusivity and the beauty of collective creativity.

In "Unity in Diversity," every brushstroke is an invitation to participate, to contribute, and to see oneself in the grand, colorful canvas of Seaside. It is a promise that here, at Open Ground Studios, art is the language we all speak fluently, and it is what unites us.

THANK YOU.



Latitude™**Exterior Acrylic Satin**

K62-650 Series

**SHERWIN
WILLIAMS.****CHARACTERISTICS**

Latitude™ Exterior Acrylic Satin gives painters more flexibility in their schedules and extends the painting season. **Latitude** is formulated with ClimateFlex Technology™, providing exceptional early moisture resistance and smooth application and appearance at extreme temperatures (application at 35°F-120°F (1.7°C - 48.8°C) air, surface and material temperatures) and is resistant to early dirt pick up.

Latitude provides outstanding performance on properly prepared aluminum and vinyl siding, wood siding, clapboard, shakes, shingles, plywood, masonry, and metal.

Key Attributes and Benefits:

ClimateFlex Technology™
Excellent application, flow and leveling
Great dirt pick up resistance

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

Color: Most Colors
Coverage: 350-400 sq. ft. per gallon
@ 4 mils wet, 1.4 mils dry

Drying Time, @ 50% RH:

	@35-45°F	@45°F+
Touch:	2 Hours	2 Hours
Recoat:	24-48 hours	4 Hours

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

Finish: 10-20 units @ 60°

Tinting with CCE only:

Base:	oz. per gallon	Strength
Extra White*	0-7	SherColor
Super White	DO NOT TINT	
Deep Base	4-12	SherColor
Ultra Deep Base	10-12	SherColor
Light Yellow	0-10	SherColor
Vivid Yellow	0-10	SherColor
Real Red*	0-10	SherColor

*Extra White and Real Red bases may be used without the addition of CCE tint.

Extra White K62W00651
(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:	34 ±2%
Weight Solids:	49 ±2%
Weight per Gallon:	10.49 lbs
Flash Point:	N.A.
Vehicle Type:	100% Acrylic
Shelf Life:	36 months, unopened
WVP Perms (US)	23.49 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 09/22/2022, 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	No
MIR-Manufacturer Inventory	No
MPI®	Yes

APPLICATION

When the air temperature is at 35°F (1.7°C), substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F (1.7°C) and at least 5°F above the dew point. Avoid using if rain or snow is expected within 30 minutes.

Do not apply at air or surface temperatures below 35°F (1.7°C) or when air or surface temperatures may drop below 35°F (1.7°C) within 48 hours.

No reduction needed.

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:

Pressure2000 p.s.i.
Tip0 15-.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 with **Latitude** coating.

SPECIFICATIONS

Latitude can be self-priming when used directly over existing coatings, or exterior 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 Siding¹, Galvanized Steel¹:

2 coats Latitude Exterior Acrylic

Concrete Block, CMU, Split face Block:

1 coat Loxon Acrylic Block Surfacers
2 coats Latitude Exterior Acrylic

Brick, Stucco, Cement, Concrete:

1 coat Loxon Concrete & Masonry Primer
(if needed)
or
Loxon Conditioner (if needed)
2 coats Latitude Exterior Acrylic

Cement Composition Siding/Panels:

1 coat Loxon Concrete & Masonry Primer
(if needed)
or
Loxon Conditioner (if needed)
2 coats Latitude Exterior Acrylic

Plywood:

1 coat Exterior Latex Primer
2 coats Latitude Exterior Acrylic

***Vinyl Siding:**

2 coats Latitude Exterior Acrylic

Wood (Cedar, Redwood):

1 coat Exterior Oil-Based Wood Primer
2 coats Latitude Exterior Acrylic

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.

Wood Composition Board - Hardboard:

Because of the potential for wax bleeding out of the substrate, apply 1 coat of Exterior Oil-Based Wood Primer and then topcoat.

¹ On large expanses of metal siding, the air, surface, and material temperatures must be 50°F (10°) or higher. Standard latex primers cannot be used below 50°F (10°C) or above 100°F (37.7°C). See specific primer label for that product's application limitations.

Other primers may be appropriate.

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

Latitude™

Exterior Acrylic Satin

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.

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

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. After power washing, previously painted masonry may still have a powdery surface that should be sealed with Loxon Conditioner.

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 can 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. 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 Surfer. The filler must be thoroughly dry before topcoating.

Previously Painted Surfaces:

Spot prime bare areas, wait 4 hours, and paint the entire surface. Some specific surfaces require specialized treatment.

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 clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean 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:

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.

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 56 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.

CAUTIONS

For exterior use only.
Protect from freezing.
Non-Photochemically reactive.

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 09/22/2022 K62W00651 04 36
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.

SuperPaint®

Exterior Latex Satin

A89-Series



**SHERWIN
WILLIAMS.**

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. Formulated with Advance Resin Technology for outstanding adhesion and hide and offers improved early moisture resistance (1-2 hours).

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, 1.4 mils dry

Drying Time, @ 50% RH:

	@35-45°F	@45°F+
Touch:	2 Hours	2 Hours
Recoat:	24-48 hours	4 Hours

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

Finish: 10-20 units @ 60°

Tinting with CCE only:

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

Extra White A89W03151

(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: 36 ±2%

Weight Solids: 46 ±2%

Weight per Gallon: 9.93 lbs

Flash Point: N.A.

Vehicle Type: 100% Acrylic

Shelf Life: 36 months, unopened

WVP Perms (US) 19.60 grains/(hr ft² in Hg)

Mildew Resistant

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

2/2024

COMPLIANCE

As of 02/27/2024, 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	Yes
MPI®	No

APPLICATION

When the air temperature is at 35°F (1.7°C), substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F (1.7°C) and at least 5° 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 (1.7°C) or when air or surface temperatures may drop below 35°F (1.7°C) within 48 hours.

No reduction needed.

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.

Aluminum & Aluminum Siding¹, Galvanized Steel¹:

2 coats SuperPaint Exterior Latex

Concrete Block, CMU, Split face Block:

1 coat Loxon Acrylic Block Surfacers

2 coats SuperPaint Exterior Latex

Brick, Stucco, Cement, Concrete:

1 coat Loxon Concrete & Masonry Primer³

or

Loxon Conditioner²

2 coats SuperPaint Exterior Latex

Cement Composition Siding/Panels:

1 coat Loxon Concrete & Masonry Primer³

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 Primer

2 coats SuperPaint Exterior Latex

¹ On large expanses of metal siding, the air, surface, and material temperatures must be 50°F (10°C) or higher.

² Not for use at temperatures under 50°F (10°C). See specific primer label for that product's application conditions.

³ Not for use at temperatures under 40°F (4.4°C). 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 (10°C) or above 100°F (37.7°C). See specific primer label for that product's application limitations.

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! 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.

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 can 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. 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 Surfer. The filler must be thoroughly dry before topcoating.

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.

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 clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean 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.

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. If 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.

Steel:

Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed with a corrosion resistant primer such as All Surface Enamel Primer the same day as cleaned.

***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 56 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.

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.

CAUTIONS

For exterior use only.
Protect from freezing.
Non-Photochemically reactive.
Not for use on floors

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

CRYSTALLINE SILICA, 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. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. 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. **DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE.** Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. **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	02/27/2024	A89W03116	04	32
HOTW	02/27/2024	A89W03151	09	32
HOTW	02/27/2024	A89W03153	04	44
HOTW	02/27/2024	A89T03154	04	42
HOTW	02/27/2024	A89Y03156	02	32

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.



BEHR DYNASTY® Exterior Satin Enamel

- 10-Year Color Fade Protection*
- Rain Resistant After 60 Minutes
- Low Temperature Application
- Doors Won't Stick After 4 Hours^Δ
- Durable, Mildew Resistant Finish
- Lifetime Limited Warranty*
- Low VOC

No. 9650 Ultra Pure White®
No. 9653 Deep Base
No. 9654 Medium Base



1 Hr Dry Time
2 Hr Recoat Time



250-400 Sq. Ft.
Coverage per Gallon



Soap & Water
Clean-Up



Protect
from Freezing

FOR TINT BASES – DO NOT USE WITHOUT THE ADDITION OF TINTING COLORANTS

BEHR DYNASTY® EXTERIOR

BEHR DYNASTY Exterior Paint delivers 10-Year Color Fade Protection for the exterior of your home. Your home will look freshly painted longer, even under the most challenging weather conditions.

- *Valid only when tinted to colors from the BEHR DYNASTY® specially curated Exterior Color Fade Protection Palette, based on predictive lab testing with a color shift less than Delta E of 5 as measured by CielAB. A primer coat may be needed. See back label instructions. Two coats of BEHR DYNASTY Exterior are recommended for optimal durability. Individual results may vary.

^Δ Lower temperatures, higher humidity or deep colors may increase dry time and/or rain resistance time.

PREPARATION & PRIME

Use on properly prepared and cleaned coated and uncoated Exterior surfaces. Countersink nailheads, fill and sand smooth. Remove rust, loose or peeling paint. Repair imperfections and sand smooth. Wash off dirt, grease and chalk with detergent and/or powerwash. Remove mildew stains with a mildew stain removing product. Clean and sand new or weathered wood. Scuff sand or degloss smooth or glossy surfaces. Scuff sand or etch metals. Rinse and allow to dry. Caulk windows, doors and other openings. Allow new stucco, plaster and masonry to cure for 30 days before painting. Use BEHR DYNASTY paint as a primer for repaired or uncoated surfaces, including woods that contain tannins and heavily stained areas (two primer coats required for redwood and cedar). Lock in stains with the first primer coat; if necessary, apply a second primer coat of BEHR DYNASTY Paint. For drastic color changes or when applying deep colors denoted with a dagger (†) on the color chip, apply a tinted primer coat of BEHR DYNASTY Paint, if needed.

APPLICATION

Two coats of BEHR DYNASTY Paint are recommended for optimal durability. Apply product on dry substrates when air and surface temperatures are between 35° – 90° F (2° – 32° C) and will remain between 35° – 90° F (2° – 32° C) for at least 4 hours after applying. Allow paint film to dry for at least 60 minutes prior to rain showers when temperatures are between 60° – 70° F (15° – 21° C) and 60 – 70% relative humidity. Lower temperatures, higher humidity or deep colors may increase dry time and/or rain resistance time. Stir paint occasionally. Intermix containers of same product to ensure color and sheen uniformity. On semi-smooth surfaces, use a high quality 3/8 – 1/2" nap roller cover, nylon/polyester brush or an airless sprayer (.015 – .021" spray tip, 60 mesh filter). On rough surfaces, use a high quality 3/4 – 1" nap roller cover. Do not thin if using a roller or brush; however, if using a sprayer and thinning is required, thin with water at a rate of no more than 1/2 pint per gallon. On heavy stains and woods that contain tannins, allow 12 – 16 hours of dry time between coats. After 4 weeks, cured paint film may be cleaned with a mild, non-abrasive liquid detergent. Dry paint film is mildew resistant. When applying to vinyl, color choice must be the same color or lighter than the existing color. Do not use on floors.

DISPOSAL

For disposal of empty containers, unused paint and soiled rags, contact your household refuse collection service.

Visit behr.com for painting tips, expert project advice and the perfect color coordination with **COLORSMART BY BEHR®**.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. Contact the National Lead Information Center at 1-800-424-LEAD or log on to www.epa.gov/lead.

***LIFETIME LIMITED WARRANTY:** Behr Process Corporation warrants to the original residential consumer purchaser ("you") the performance of this product as described on this label for so long as you own and reside in the home, subject to the exceptions outlined below. THIS WARRANTY IS NOT VALID IF THE PRODUCT IS NOT PROPERLY APPLIED TO A PROPERLY PREPARED SURFACE AND USED AND CARED FOR IN ACCORDANCE WITH THE LABEL DIRECTIONS. This warranty is not transferable. If this product is found not to perform as specified on the label during the warranty period, subject to the exceptions outlined herein, Behr Process Corporation will, at its sole option and upon presentation of proof-of-purchase (i.e., the original receipt), either furnish an equivalent amount of new product or refund the original purchase price of this product to you. **NOTWITHSTANDING ANYTHING IN THE FOREGOING, THIS WARRANTY DOES NOT APPLY TO OR COVER BEHR DYNASTY 10-YEAR COLOR FADE PROTECTION AND RELATED DESCRIPTION ON THIS LABEL.** This warranty excludes (1) labor and costs of labor for the application or removal of any product, and (2) any incidental, consequential, or punitive damages, whether based on breach of express or implied warranty, negligence, strict liability or any other legal theory. Some states do not allow the exclusion or limitation of incidental, consequential, or punitive damages, so the above limitation or exclusion may not apply to you. This warranty gives you specific legal rights, and you may also have other rights, which may vary from state to state. To obtain warranty service, call 1-800-854-0133. Behr Process Corporation reserves the right to inspect any and all application of the product prior to processing your claim made under this warranty.

To consult with a Behr Paint Company representative, call 1-800-854-0133 Ext. 2 (U.S.A. only).

⚠ WARNING: This product can expose you to chemicals including ethylene oxide, which is known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov

WARNING! IRRITANT CAUSES EYE AND SKIN IRRITATION. MAY CAUSE RESPIRATORY TRACT IRRITATION. MAY CONTAIN: DIURON, ETHYLHEXYL BENZOATE, TITANIUM DIOXIDE AND CRYSTALLINE SILICA. Avoid contact with skin and eyes and avoid breathing vapors, spray mist and sanding dust. Sanding, grinding or abrading may release sanding dust, which may be harmful if inhaled and has been shown to cause lung damage or cancer with long term exposure. Do not breathe dusts, vapor, or spray mist. To avoid breathing in dust, vapors, and spray mist, open windows and doors or use other means to ensure fresh air entry during application, drying, sanding, and/or abrading. If properly used, a respirator (NIOSH approved with particulate pre-filter) may offer additional protection and should be used if adequate ventilation cannot be provided; obtain professional advice before using. If you experience eye watering, headaches, or dizziness during application or drying, increase fresh air or leave the area. Avoid contact with eyes and skin. Wash thoroughly after handling. Close container after each use. **FIRST AID:** If you experience difficulty in breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical assistance immediately. In case of eye contact, flush immediately with plenty of water for at least 20 minutes and get medical attention; for skin, wash thoroughly with soap and water. If swallowed, get medical attention immediately.

KEEP OUT OF REACH OF CHILDREN - DO NOT TAKE INTERNALLY.



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VOC <50 g/L • REV. 09/22

ASCEND EXTERIOR®

WATER-BASED CLEAR FINISH



An Exterior Finish Strong Enough for Even the
Toughest Environments

- Resists water and weather
- Advanced ultraviolet protection
- Clear, durable finish
- Designed for exterior application on wood, fiberglass, coated metal, or painted surfaces
- Available in matte, satin, semi-gloss, and gloss



Old Masters
CRAFTSMAN QUALITY FINISHES



The Ultimate in Protection and Appearance

Ascend Exterior® Water-Based Clear Finish is a durable coating designed for exterior application on wood, fiberglass, coated metal, or painted surfaces. It contains ultraviolet absorbers for advanced sun protection, and dries quickly and cleans easily with soap and water. Use it on properly prepared exterior surfaces, such as railings, outdoor furniture, above waterline marine surfaces, as well as doors (including wood, fiberglass, and steel). It can also be used on interior windowsills and door frames for added ultraviolet protection.

Do not use on wooden decks, steps or fences, log homes, or surfaces below the waterline.



Ascend Exterior Product Information	Matte	Satin	Semi-Gloss	Gloss
Gloss Levels at 60°	15 to 20	25 to 30	55 to 60	75+
Solids by Volume	29% ± 2%			
Solids by Weight	32% ± 2%			
Weight per Gallon	8.6 lbs			
Recommended Dry Film Thickness per Coat	1 to 2 mils			
Coverage at Recommended Dry Film Thickness	465 sq. ft./gal			
Square Feet per Gallon	230 to 465			
Flash Point	> 201°F			
Viscosity at 77°	30 to 40 secs. #2 Zahn			
Dry Time to Touch	Approximately 30 minutes at 70°F and 50% Relative Humidity			
Solvent System	Water			
VOCs	See Technical Data Sheet			

Order/Reorder Information

Sheen	Quart	Gallon	5 Gallon
Matte	71004	71001	71005
Satin	71104	71101	71105
Semi-Gloss	71204	71201	71205
Gloss	71304	71301	71305



36865-OM (74695) 03/24



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