

HISTORIC AND DESIGN REVIEW COMMISSION

February 20, 2019

HDRC CASE NO: 2019-054
ADDRESS: 510 S ALAMO ST
LEGAL DESCRIPTION: NCB 13814 BLK 3 LOT 15 (HEMISFAIR SUBD)
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Hemisfair Historic District
APPLICANT: Roger Tavares/HPARC
OWNER: Hemisfair Park Area Redevelopment Corporation (HPARC)
TYPE OF WORK: Signage
APPLICATION RECEIVED: February 01, 2019
60-DAY REVIEW: April 02, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install two (2) painted wall graphics on the facades of the Pereida House, located at Hemisfair Park. The new tenant will occupy a previously existing space within Suite 104. Existing signage for Paletteria will remain.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 6, Guidelines for Signage

1. General

A. GENERAL

- i. Number and size*—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.
- ii. New signs*—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.
- iii. Scale*—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

B. HISTORIC SIGNS

- i. Preservation*—Preserve historic signs, such as ghost signs or other signs characteristic of the building's or district's period of significance, whenever possible.
- ii. Maintenance*—Repair historic signs and replace historic parts in-kind when deteriorated beyond repair.

C. PLACEMENT AND INSTALLATION

- i. Location*—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.
- ii. Obstruction of historic features*—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.
- iii. Damage*—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.
- iv. Pedestrian orientation*—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

D. DESIGN

- i. Inappropriate materials*—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.
- ii. Appropriate materials*—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.
- iii. Color*—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.
- iv. Typefaces*—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

E. LIGHTING

- i. Lighting sources*—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.
- ii. Neon lighting*—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

F. PROHIBITED SIGNS

- i.* An abbreviated list of the types of signs prohibited within San Antonio's historic districts and on historic landmarks is provided below. Refer to UDC Section 35-612(j) and Chapter 28 of the Municipal Code for more detailed information on prohibited signs.
 - Billboards, junior billboards, portable signs, and advertising benches.
 - Pole signs.
 - Revolving signs or signs with a kinetic component.
 - Roof mounted signs, except in the case of a contributing sign.
 - Digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign.
 - Moored balloons or other floating signs that are tethered to the ground or to a structure.
 - Any sign which does not identify a business or service within the historic district or historic landmark.
 - Any non-contributing sign which is abandoned or damaged beyond 50 percent of its replacement value, including parts of old or unused signs.
 - Notwithstanding the above, signs designated as a contributing sign or structure by the historic preservation officer shall not be prohibited unless or until such designation is revoked.

G. MULTI-TENANT PROPERTIES

- i. Signage Plan*—Develop a master signage plan or signage guidelines for the total building or property.
- ii. Directory signs*—Group required signage in a single directory sign to minimize visual clutter and promote a unified appearance

3. Projecting and Wall-Mounted Signs

A. GENERAL

- i. Mounting devices*—Construct sign frames and panels that will be used to attach signs to the wall of a building of wood, metal, or other durable materials appropriate to the building's period of construction.
- ii. Structural supports*—Utilize sign hooks, expansion bolts, or through bolts with washers on the inside of the wall depending upon the weight and area of the sign, and the condition of the wall to which it is to be attached.
- iii. Appropriate usage*—Limit the use of projecting and wall-mounted signs to building forms that historically used these types of signs, most typically commercial storefronts. To a lesser degree, these signage types may also be appropriate in areas where residential building forms have been adapted for office or retail uses, if sized accordingly.

B. PROJECTING SIGNS

- i. Placement*—Mount projecting signs perpendicularly to a building or column while allowing eight feet of overhead clearance above public walkways.
- ii. Public right-of-way*—Limit the extension of projecting signs from the building facade into the public right-of-way for a maximum distance of eight feet or a distance equal to two-thirds the width of the abutting sidewalk, whichever distance is greater.
- iii. Area*—Projecting signs should be scaled appropriately in response to the building façade and number of tenants.

C. WALL-MOUNTED SIGNS

- i. Area*—Limit the aggregate area of all wall-mounted signs to twenty-five percent of a building facade.
- ii. Projection*—Limit the projection of wall-mounted signs to less than twelve inches from the building wall.
- iii. Placement*—Locate wall signs on existing signboards—the area above the storefront windows and below the second story windows—when available. Mount wall signs to align with others on the block if an existing signboard is not available.
- iv. Channel letters*—Avoid using internally-illuminated, wall-mounted channel letters for new signs unless historic precedent exists. Reverse channel letters may be permitted.

4. Freestanding Signs

A. GENERAL

- i. Appropriate usage*—Freestanding signs are most appropriate in locations where building forms are set back from the street, such as in areas where historic residences have been adapted for office or retail uses, or in commercial districts where they may be used to identify parking areas or other accessory uses.
- ii. Placement*—Place freestanding signs near the public right-of-way where they are clearly visible to passing pedestrians and motorists, a minimum of five feet from the street right-of-way and ten feet from all interior side lot lines. No freestanding sign should be placed in a manner that obstructs the pedestrian walkway.
- iii. Number*—Limit the number of freestanding signs per platted lot to one, unless the lot fronts more than one street, in which case, one sign is allowed on each street on which the lot has frontage.
- iv. Monument signs*—Do not use —suburban-style monument signs or electronic messaging signs not historically found in San Antonio’s historic districts.

B. DESIGN

- i. Height*—Limit the height of freestanding signs to no more than six feet.
- ii. Area*—The size of new signs should be appropriate within the historic context, and should not exceed 25 square feet on either side, for a total of 50 square feet. Appropriate size shall be determined by considering historic precedent, sign patterns within historic districts, and conditions specific to individual properties.
- iii. Structural supports*—Use subtle structural elements (in terms of their scale and mass) with historically compatible materials to support a freestanding sign.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install two (2) painted wall graphics on the facades of the Pereida House, located at Hemisfair Park. The new tenant will occupy a previously existing space within Suite 104. Existing signage for Paleteria will remain. The applicant has noted that KEIM Granital silicate based coating will be used, which is a highly vapor permeable coating for limecrete substrates.
- b. The applicant has noted that the proposed painted signs will feature an overall size of approximately six feet in height and four feet in width for approximately twenty-four (24) square feet. The proposed signage will read “Chocollazo” and “Hemisfair” and will feature “sugar, sugar” numerous times. The proposed size of each sign is consistent with previously approved painted signs; however, staff finds that the proposed “sugar, sugar” text should be removed to be consistent with the Guidelines for Signage 1.D.i., which notes that hard-to-read or overly intricate styles should be avoided.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulation that the “sugar, sugar” text be removed as noted in finding b.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 12, 2019

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Roger Tavares

Subject: Exterior Signage Design Review Application - Chocollazo/Sugar Sugar - Hemisfair Pereida House - 510 S. Alamo Street, Ste. 101

DETAILED DESCRIPTION OF PROJECT/WORK SCOPE

Property Address: 510 South Alamo Street, Suite 101, San Antonio, TX 78205

Landmark Name: Pereida House at Hemisfair

Business Name: Chocollazo – Sugar Sugar

PROJECT DESCRIPTION:

We are seeking design approval for an exterior sign design proposal for, Chocollazo/Sugar Sugar, a new business tenant located within Suite 101 at Hemisfair's Pereida House (replacing former tenant, B-Cycle). Paleteria San Antonio will remain business tenant located within Suite 104 of Pereida House.

BACKGROUND

Our tenant is proposing application of a custom, painted wall graphic to (2) two building elevations of Pereida House. One application along the North elevation and the other along the East elevation (facing Yanaguana Garden). The same graphic would be applied at both elevations.

Due to previous HDRC concerns regarding paint material applied to Pereida House's lime plaster finish & the building's limecrete wall composition, we have specified the paint to be used for the applied graphic shall be a KEIM mineral-based coating which is highly vapor permeable for the limecrete substrate. I've included the following paint product information for review:

- Plaster & Paint Spec Sheets from 2012 Bond Project
- KEIM Granital silicate based coating brochure
- KEIM Granital silicate based coating technical data sheet

The proposed location, size and color of the painted wall graphics is described in detail via the attached submittal.



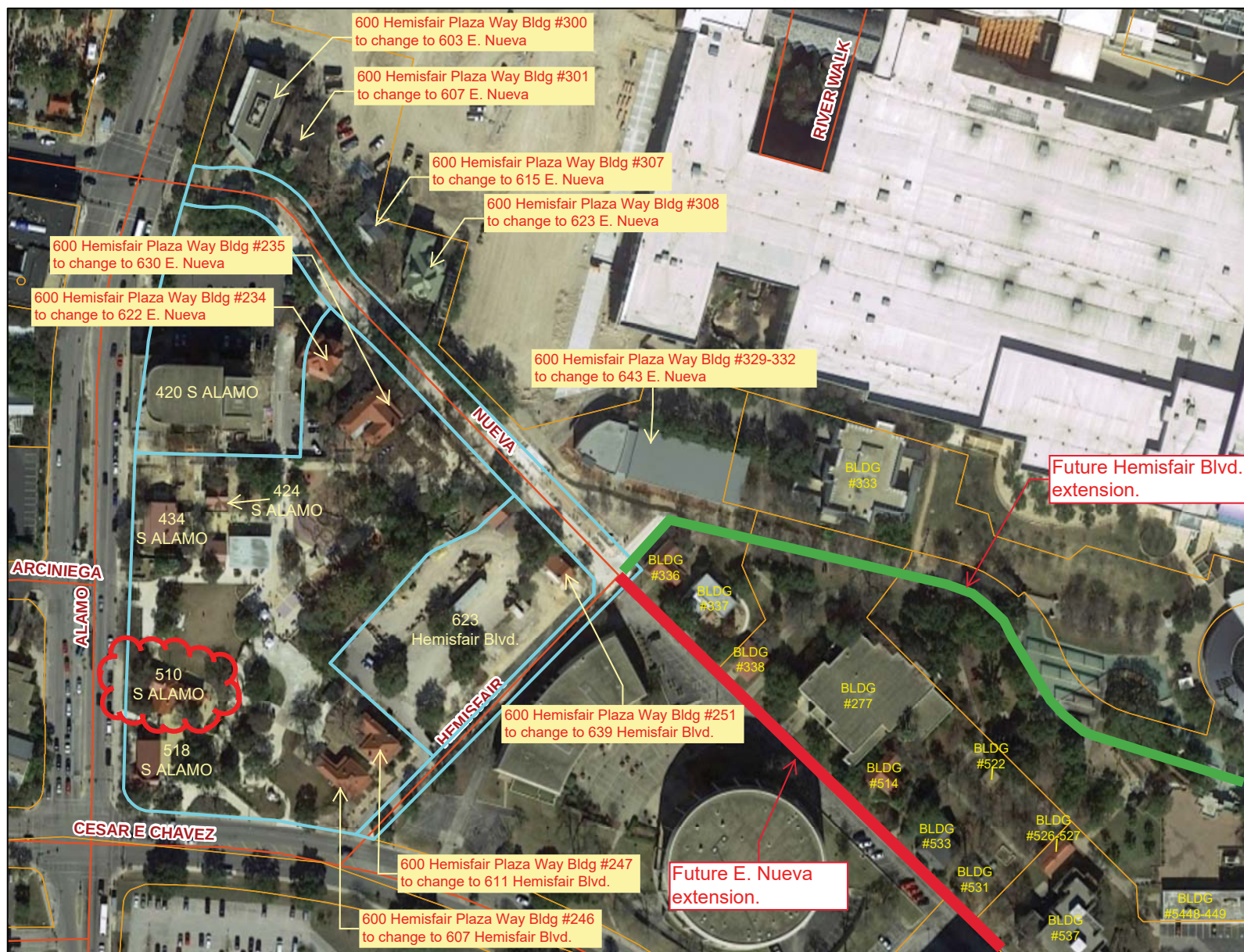
Roger Tavares

Senior Project Manager

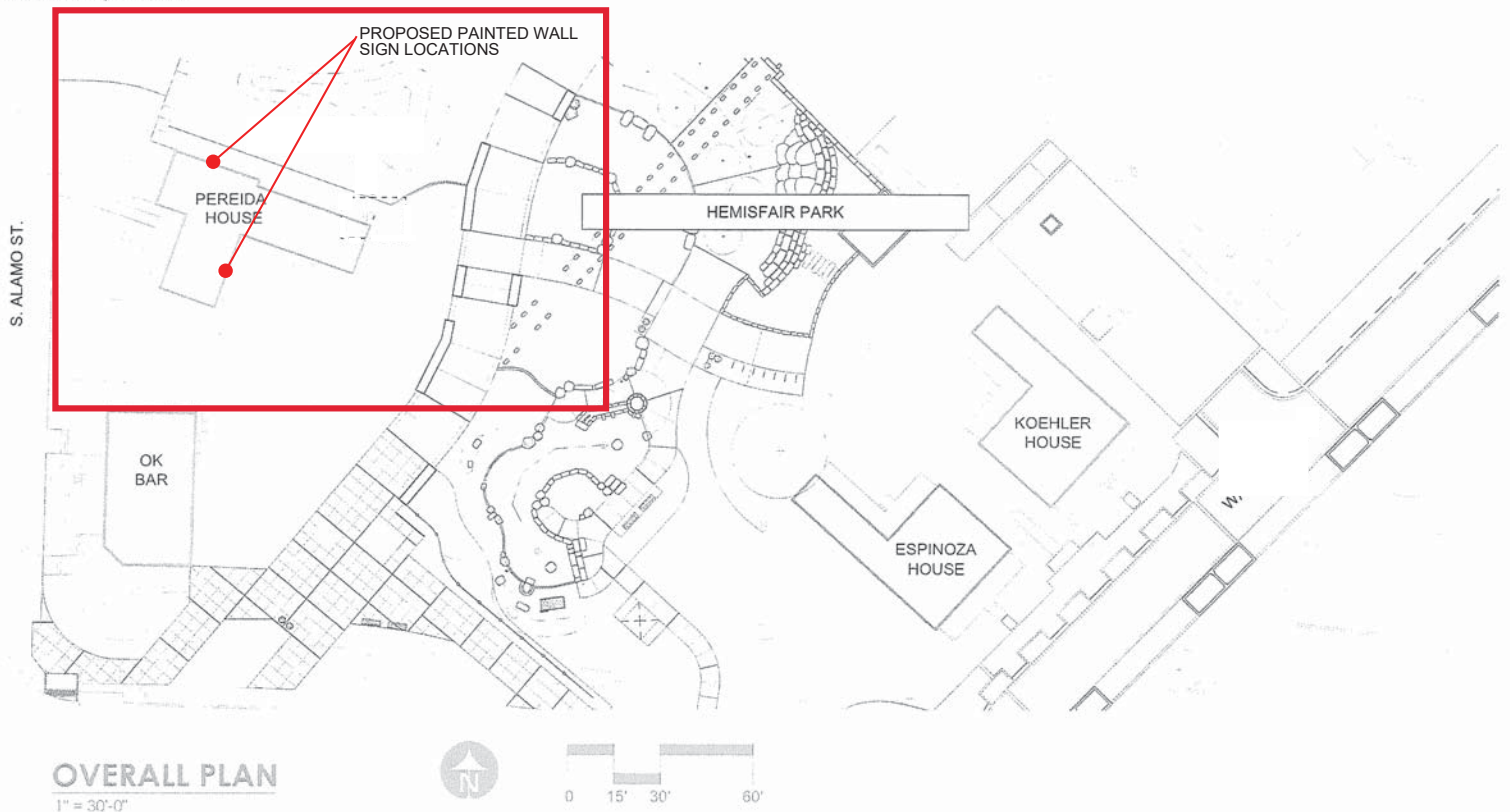
Hemisfair

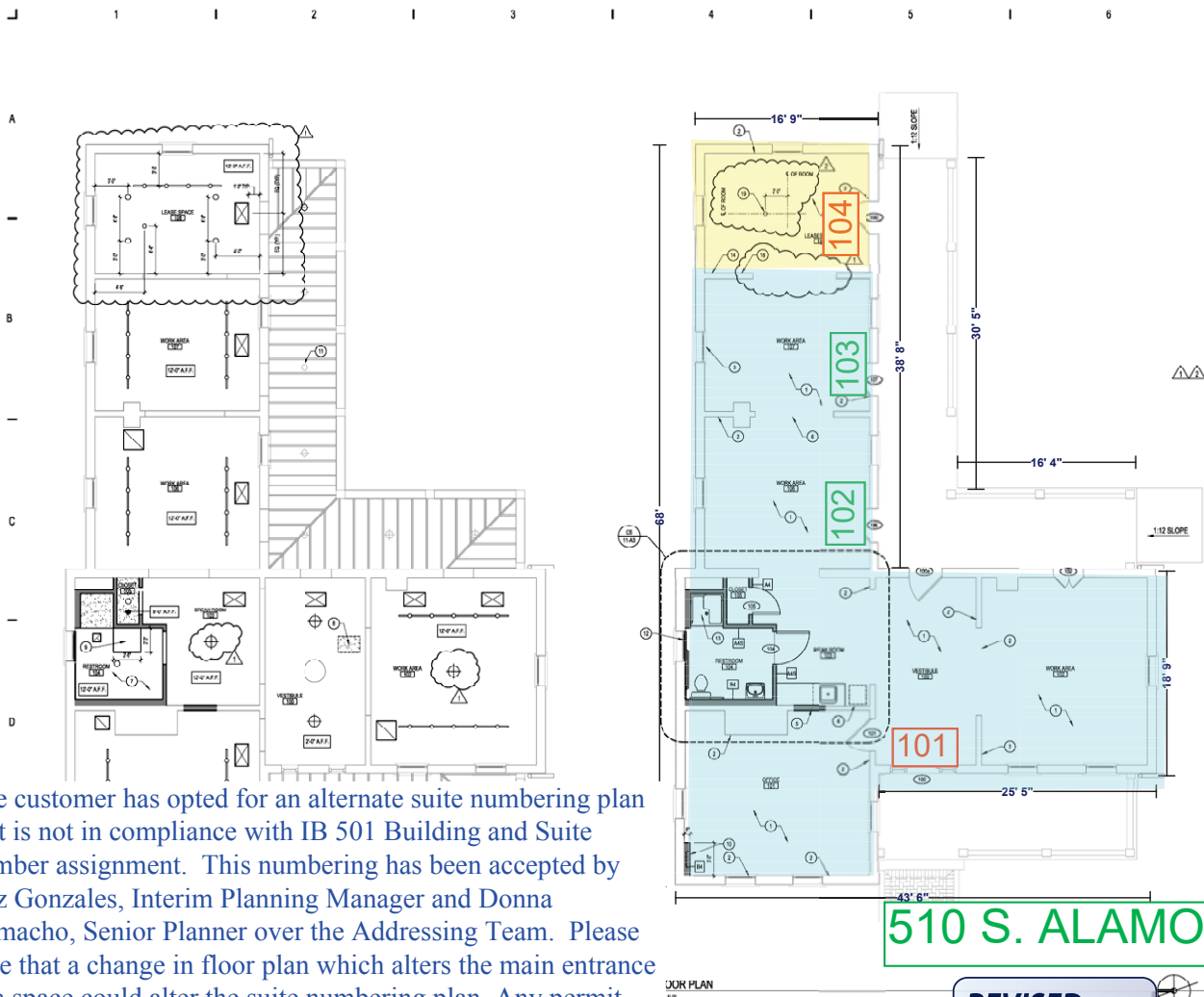
630 E. Nueva St. | San Antonio, TX 78205

Cell: 210.200.9881



CHOCOLLAZO/SUGAR SUGAR EXTERIOR SIGN DESIGN
PROPOSED SIGNAGE LOCATIONS
510 South Alamo Street, Suite 101
San Antonio, TX 78205





GENERAL NOTES

1. Re-plaster portion of walls where existing walls have been removed.
2. Fill wall openings where existing duct work have been removed. Fill wall to match existing construction and plaster remove and salvage basement quarter round for reinstallation in all rooms. In Vantage 100 the complete base is to be replaced.
3. Provide R-38 batt insulation at roof deck, secure in place with wing straps.
4. Repair plaster ceilings where light fixtures have been removed.

KEYNOTES

1. Repair and refinish wood flooring (interior Long Leaf Pine). Contractor to provide \$10.00 square foot allowance.
2. Repair cracks in plaster.
3. Re-plaster portion of wall below window.
4. Re-plaster portion of wall adjacent to tiled opening.
5. Fill wall to match existing construction.
6. Fill opening with wood framing and gypsum wall board finish. Existing trim at opening to remain in place.
7. Repair existing plaster ceiling as required from description.
8. Repair / patch existing plaster ceiling as required from access hatch removal.
9. New access hatch, see D111-A3. Contractor to verify opening size to allow HVAC unit to pass thru opening.
10. Reconnect electrical panel, see electrical.
11. Install new glass here in existing future.
12. Provide handrail on the interior of window.
13. Prefabricated T&B comply shower.
14. Provide plumbing connection, see plumbing.
15. Provide ramp with a 20% slope.
16. Existing meditation. Contractor to coordinate with architect to verify existing wall can accommodate plumbing as shown.
17. Rough-in job for tenant provided overhead light.
18. Verify existing wall with can accommodate plumbing as shown.
19. ELECTRICAL, FLOOR BOW, SEE ELECTRICAL.

CEILING SYMBOLS LEGEND

- TRACK LIGHT FIXTURE, SEE ELECTRICAL FOR LAYOUT AND TYPE
- RECESSED LIGHT FIXTURE, SEE ELECTRICAL
- PENDANT FIXTURE, SEE ELECTRICAL
- CEILING FAN, SEE ELECTRICAL
- SUPPLY AIR, SEE MECHANICAL
- RETURN AIR, SEE MECHANICAL
- EXHAUST/OUTSIDE TRANSFER AIR, SEE MECHANICAL
- OPUSCULUM CEILING



PROJECT: HEMSFAR HISTORIC HOMES INTERIOR REHABILITATION
 11 - PEREIDA HOUSE
 600 HEMSFAR WAY, BUILDING 204, SAN ANTONIO, TEXAS 78205
 FLOOR PLAN & REFLECTED CEILING PLAN

PROJECT NO. 1312A3
 REVISIONS
 1. 11-23-2016
 2. 11-23-2016

SHEET NO.
 11-A2



CHOCOLLAZO / SUGAR SUGAR EXTERIOR SIGN DESIGN
PROPOSED SIGNAGE LOCATION - DETAIL OF PROPOSED HAND PAINTED GRAPHIC
510 South Alamo Street, Suite 101
San Antonio, TX 78205



Logo/Sign for park facing entrance and side facing the grass hill.



CHOCOLLAZO / SUGAR SUGAR EXTERIOR SIGN DESIGN
PROPOSED SIGNAGE LOCATION - NORTH ELEVATION - PHOTO
510 South Alamo Street, Suite 101
San Antonio, TX 78205



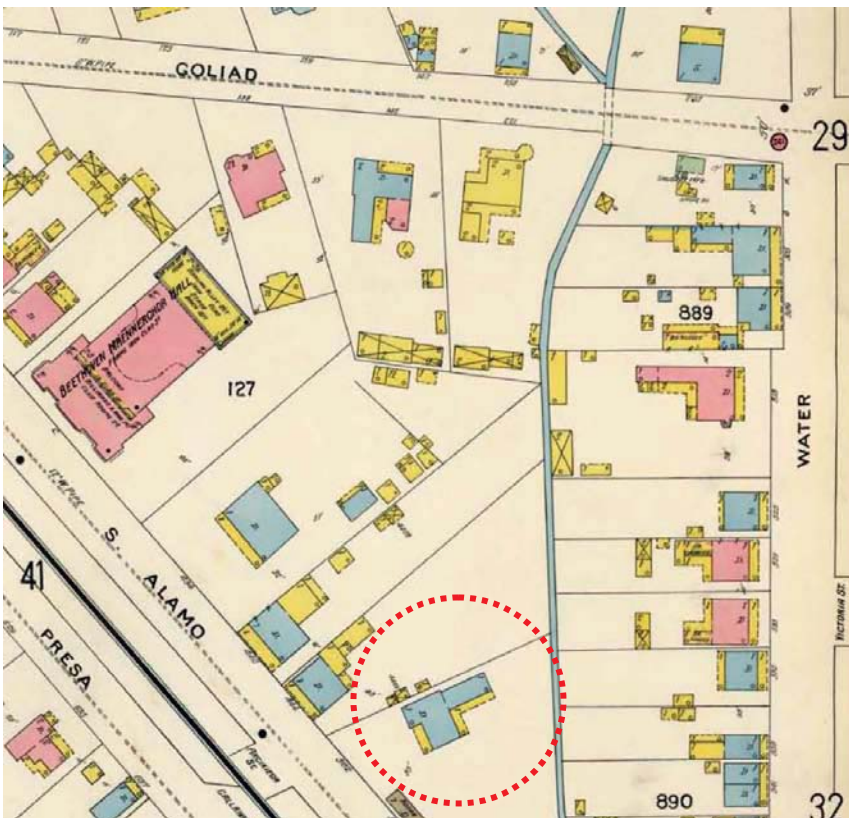
CHOCOLLAZO / SUGAR SUGAR EXTERIOR SIGN DESIGN
PROPOSED SIGNAGE LOCATION - EAST ELEVATION @ PORCH - PHOTO
510 South Alamo Street, Suite 101
San Antonio, TX 78205

INTRODUCTION

Historic Overview

This 'limecrete' home was built for Raphael M. Pereida on land purchased from Robert and Sarah Eager about 1883. Rafael and his sister Gumecinda hired James Wahrenberger and Albert Felix Beckmann to design 'a one-story concrete dwelling house' at this site with construction to be completed October 15, 1883 at a cost of \$3,578.¹ This L-shaped home is believed to be the first limecrete home in San Antonio - which uses crushed limestone and cement to form this pliable load-bearing building material that was then clad in exterior plaster or stucco. This simple cottage was enhanced by the wood framed front and rear porches with decorative arches that framed the open porches.

During Hemisfair, the home was used as an Irish Bar, and dubbed 'Irish House'; it is currently occupied by Alamo City Chamber of Commerce.



Sanborn Map, 1896, sheet 28.

Pereida home on original lot (at 502 South Alamo Street) is noted with dashed circle.

¹ The University of Texas at San Antonio, *Historic and Architectural Conditions Inventory, Hemisfair Park Area*, 2010; page 136.

KEIM Granital®

Exterior Mineral Silicate Finish compliant with DIN 18 363 2.4.1



1. Product description

KEIM Granital is a traditional water-repellent, ready-to-apply historic potassium silicate based exterior paint in accordance with VOB/C DIN 18 363 2.4.1 (Mineral silicate paint) with absolutely lightfast inorganic pigments and mineral fillers. It offers water repellency, high vapor permeability and forms a chemical bond with the mineral substrate.

2. Field of application

KEIM Granital is a 2 – 3 coat system that can be used for all mineral, absorbent surfaces. Due to its product characteristics, KEIM Granital is particularly suitable for traditional environments that typically have four seasons. Applications include old historic and new surfaces. Ideal absorbent surfaces include but are not limited to, brick, stucco, historic masonry, stone, lime plasters, mortars, CMU, GFRG, cement boards and renders. In combination with products from the KEIM Granital system a wide variety of application areas are possible.

Exceptions not suitable for coating with KEIM Granital are resin based coatings, plasto-elastomeric coatings, saponifiable old paints (e.g. certain oil-based paints), non-wettable substrates (e.g. lacquers and varnishes).

Optional added water repellency can be added with a treatment of KEIM Silan-100 before the first coat of KEIM Granital.

KEIM Granital is not suitable for horizontal and slightly inclined surfaces exposed to weathering or floor surfaces.

3. Product properties

KEIM Granital is a proven extremely long-life exterior silicate based paint with a modified potassium silicate binder. KEIM Granital has excellent hiding power, is non-yellowing and contains only absolutely lightfast inorganic mineral pigments. KEIM Granital protects mineral substrates from strong weathering loads and also from atmospheric pollutants.

- Non-film-forming
- Mineral matt finish
- Non-flammable – will not burn
- Anti-static – surfaces stay clean longer
- Lightfast – will not fade
- All components UV-stable
- Excellent weathering resistance
- Resistant to industrial pollutants and acid rain
- Highly water-repellent
- Extremely vapor permeable
- Resistant to fungal and algae growth
- No solvents
- Easy application
- Very durable even in extreme freeze thaw conditions

Material characteristics

- Specific weight: approx. 1.45 g/cm²
- VOCs (white or tinted) ASTM D6886: 0 g/l
- Light fastness of color pigments: A1
(Fb-Code acc. to BFS technical bulletin No. 26)
- pH-value: approx. 11
- Water vapor DIN EN 1062-1
diffusion density: $V \geq 2100 \text{ g}/(\text{m}^2 \cdot \text{d})$
- Diffusion-equivalent DIN EN ISO 7783-2
air layer thickness: class I $sd \leq 0.01 \text{ m}$
- Water permeability rate: $w < 0.1 \text{ kg}/(\text{m}^2 \cdot \text{h}^{0.5})$
DIN EN 1062-3 class III



- Gloss at 85° DIN EN ISO 2813: matt 0.5
- Vapor permeability ASTM E96 80 - 85 perms
- Accelerated Weathering ASTM G154: Pass
2016 hours "No change to the KEIM Granital"
- Wind-Driven Rain ASTM E514: Pass
Results: "No water leaked through"
- Non-flammable (DIN 4102-A2 & ASTM E84)

Color shade

White and also colors found in the KEIM Palette Exclusiv.

KEIM also offers custom matching to your color selection within our natural mineral range.

4. Application instructions

Substrate preparation

The substrate must be sound, solid, dry, absorbent, clean and free of dust, grease, oils, salts, moss, algae and other substances that would prevent bonding. Old oil based coatings, loose substrate layers and organically bound coats must be removed. Repair damaged areas before painting.

For repaired substrates and also on substrates with textural differences or hairline cracks up to 0.3mm use KEIM Granital-Grob as the base coat instead of KEIM Granital.

Larger cracks 0.3 - 0.9mm or strong differences in texture may require a primer coat with KEIM Contact-Plus (0.3 - 0.5mm) or KEIM Contact-Plus-Grob (0.5 - 0.9mm).

Before KEIM Granital or KEIM Granital-Grob is applied, it is recommended that highly absorbent substrates or surfaces exposed to severe moisture or weathering may be treated with a water-

repellent substrate treatment using KEIM Silan-100 to enhance waterproofing. A subsequent base coat of KEIM Granital or Granital-Grob must be applied after approx. 4 to 12 hours drying time for KEIM Silan-100.

Soft, porous highly absorbent surfaces or old existing mineral coats may be stabilized by pre-treatment with KEIM Spezial-Dilution.

New mortar or masonry surfaces may require treatment with KEIM Lime Remover before painting if they have a sinter layer.

Surface contaminants should be entirely removed by suitable mechanical and/or chemical means. Old, film-forming coatings which may hinder the vapor diffusion and/or which are not well adhering must be removed with KEIM Bio Stripper (paint stripper) or by mechanical means.

Well adhering old acrylic coatings that will remain on the surface must be coated with KEIM Contact-Plus as primer coat prior to subsequent applications of KEIM Granital or KEIM Granital-Grob.

Very soft, old and sanding substrates may be consolidated first with a treatment of KEIM Fixativ.

Application

KEIM Granital is typically a 2 - 3 coat system applied by brush, roller or airless spraying (nozzle size 0.79 mm/0.031 in.). Application by brush or roller for base coat can be advantageous to ensure full coverage working it well into all surfaces.



A minimum drying time of 12 hours between coats is required.

Two-coat-system:

Base coat: KEIM Granital or KEIM Granital-Grob diluted up to maximum of 20% (25.6 oz/gallon) with KEIM Spezial-Dilution.

Finish/Top coat: KEIM Granital undiluted.

Three-coat-system:

Base coat: KEIM Granital or KEIM Granital-Grob diluted up to maximum of 20% (25.6 oz/gallon) with KEIM Spezial-Dilution.

Intermediate coat: KEIM Granital or KEIM Granital-Grob diluted up to maximum of 10% (12.8 oz/gallon) with KEIM Spezial-Dilution.

Finish/Top coat: KEIM Granital undiluted.

Stir diluted KEIM Granital and KEIM Granital-Grob before and during application. Neither water nor any other materials may be added. For the finish coat it is important to work swiftly wet-in-wet maintaining a wet edge. Work corner to corner or use an architectural feature as a starting and stopping point.

Application conditions

From 41°F up to max. 86°F (+5°C - 30°C) air and substrate temperature.

Only apply in dry weather conditions. Do not apply under direct sun or on sun-heated substrates or in strong wind. After application, surfaces must be protected from strong wind and direct sun until dry (3-6 hours) and from rain until they are cured (12-36 hours). Times depend on temperature and humidity.

Drying times

Dry to touch in 1-3 hours.

For recoating, at least 12 hours between coats.

For the finish coat, allow 12-36 hours.

If a pretreatment of water repellencies was applied allow drying before base coat is applied. Approx. 4 - 12 hours after KEIM Silan-100.

Consumption

The stated consumption figures are guide values for a smooth substrate. Exact values can only be determined by painting test areas on the structure to be coated using tools and techniques that will be used for the final application.

KEIM Granital

275 - 325 sq.ft./gallon

Tools

Clean immediately after use with water.

Mixing with other products

In order to maintain the specific features of KEIM Granital and the related system products, they may not be mixed with other products or additives nor may they be diluted with water.

5. Packaging

1 gallon
and

4 gallon (packaged in a 5 gal pail)

Only for GR1001 and GR1002 - 1kg, 5 kg and 25kg containers

6. Storage

Shelf life approx. 12 months, if kept cool, but frost-free in tightly closed unopened containers.

Note: Remnants of material from opened containers should be filled in smaller buckets in



order to maintain the air content in the bucket at the lowest possible level.

7. Hazardous substances ordinance class

n/a

8. Transport hazard class

n/a

9. Disposal

EC Waste Code No. 08 01 12

Any residues must be emptied out of containers before recycling.

10. Safety instructions

Provide appropriate protection for surfaces which are not to be coated (e.g. glass, natural stone, ceramics; wood etc.). Any splashes on surrounding surfaces or traffic areas must be rinsed off immediately with plenty of water. Protect the eyes and skin from splashes. Keep out of reach of children.

Product code: M-SK 01

The stated values and properties are the result of extensive development work and practical experience. Our recommendations for application, whether given verbally or in writing, are intended to provide assistance in the selection of our products and do not establish a contractual relationship. In particular, they do not release those purchasing and applying our products from the duty of establishing for themselves, with due care, the suitability of our products for the intended application. Standard building industry practices must be complied with. We retain the right to make modifications to improve the products or their application. This edition supersedes all earlier editions.



SECTION 09 9010
SILICATE PAINTS AND COATINGS

PART 1 – GENERAL

1.01 SUMMARY OF WORK

- A. For coating stucco and plaster surfaces.

1.02 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide complete list of all products to be used, with the following information for each:
 - 1. Manufacturer's name, product name and/or catalog number, and general product category
- C. Maintenance Materials: Furnish the following for Texas Historical Commission's use in maintenance of project.
 - 1. See Section 01 6000 - Product Requirements, for additional provisions.
 - 2. Extra Paint and Coatings: 1 gallon (4 L) of each color; store where directed.
 - 3. Label each container with color in addition to the manufacturer's label.
- D. Samples shall be submitted for color matching to the same address.
- E. Material Safety Data Sheets (MSDS) as appropriate.
 - 1. Apply coating samples on masonry—preferably on the building. Do not apply samples to plywood or other non-masonry surfaces.
 - 2. Written verification from the Contractor that all specified items will be used. Provide purchase orders, shipping tickets, receipts, etc. to prove that the specified materials were ordered and received.

1.03 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in commercial painting and finishing with three years documented experience and approved by the coating manufacturer.
- B. Coating Samples: Prepare a sample of each type of repair listed below. Prepare, install, and finish each sample according to the specifications.

1.04 MOCK-UP

- A. See Section 01 4000 - Quality Requirements, for general requirements for mock-up.
- B. Provide panel, 6 feet (1.83 m) long by 6 feet (1.83 m) wide, illustrating special coating color, texture, and finish.
- C. Prepare samples in an area where they will be exposed to the same conditions as will be present on the building during curing. Allow samples to cure at least three days (or longer, if possible) before obtaining Owner's approval for color match. Samples should be viewed from a minimum distance of 12 feet.
- D. Locate where directed.
- E. Mock-up may remain as part of the work.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Materials are to be delivered, stored, and handled to protect them from damage, extreme temperature, and moisture in accordance with Manufacturer's written instructions.
- B. Deliver and store material in Manufacturer's original, unopened containers with the production date shown on the container or packaging.
- C. Comply with the Manufacturer's written specifications and recommendations for mixing, application, and curing coatings.

1.06 PROTECTION/ SITE CONDITIONS

- A. Cold Weather Requirements: Do not work in temperatures below 45° F, when the substrate is colder than 45° F, or when the temperature is expected to fall below 45° F for 48 hours after installation of the coating.
- B. Hot Weather Requirements: Protect coating from direct sunlight and wind during application. Do not use or prepare coating when ambient air temperature is above 95° F.
- C. Foul weather requirements: Do not work when precipitation is expected within 48 hours of installation. The coating needs adequate time to bond to the substrate. Moisture disrupts the curing process.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

- A. Provide all paint and coating products used in any individual system from the same manufacturer; no exceptions.
- B. Paint System: Keim Mineral Coatings of America: www.kiem.com.
 - 1. Products:
 - a. 2 coat system: Soldalit Paint.
 - b. Color: Custom to match existing paint colors.
- C. Substitutions: See 01 6000 Product Requirements.

PART 3 – EXECUTION

3.01 PREPARATION

- A. Do not start work until surfaces to be coated are in proper condition to produce finished surfaces of uniform, satisfactory appearance.
- B. Mildew, algae and fungus should be removed by methods recommended by the coating manufacturer.
- C. Remove dust and loose particulate matter from surfaces to receive coatings immediately prior to coating application.
- D. Protect all non-masonry surfaces such as: glass, wood, metal, etc.
- E. Cracks and spalls must be repaired and cured prior to coating application.
- F. To ensure even penetration of the coating, make sure any masonry repairs have been made with repair materials that are compatible to the substrate.
- G. Remove any previous or existing coatings before application of new mineral coating.

- H. Substrate must be completely dry before coating. Do not work when precipitation is expected within 48 hours of installation. The coating needs adequate time to bond to the substrate. Moisture disrupts the curing process.

3.02 MIXING COATING SYSTEM

- A. It is recommended that proper eye protection be worn during mixing in case of accidental splashing.
- B. Both the base and finish coats require diluting prior to application.
- C. Mix the paint coatings using silicate paint thinner in the desired proportions, before applying to surface.
- D. Allow for drying time as recommended by manufacturer before adding successive coats.
- E. Approximate mixing ratio is 2 quarts of silicate paint thinner for every 5 1/2 gallons for both the base coat and finish coat. Depending on the desired coating consistency and the substrate surface, may slightly vary.

3.03 APPLICATION OF SILICATE COATING

- A. Apply each coat by brush or 1 1/4" lambs-wool roller, making sure to work the material into the pores of the plaster surface. The coating is designed to be absorbed into the surface so it should not be applied in thick layers. Brush application increases the absorption of the coating into the masonry. This feature results in a longer lasting, more durable coating.
- B. Allow manufacturer's specified drying time, and ensure correct coating adhesion, for each coat before applying the next coat.
- C. Apply succeeding coat until it matches the approved mock-up.
- D. Where coating application abuts other materials or other coating color, terminate coating, making clean sharp termination line without coating overlap.
- E. Where color changes occur between adjoining spaces, through framed openings that are of same color as adjoining surfaces, change color at outside stop corner nearest to face of closed door.

3.04 CLEAN UP

- A. Place tools immediately in clean water when pausing work (15-30 minutes or more). Clean tools with clean water immediately after finishing work. Mineral Life Silicate Paint can be removed from non-porous surfaces with clean water while still wet.

END OF SECTION

KEIM exterior coatings



since 1878



silicate based, lasts for decades, ecologically safe

KEIM Granital

recommended for all masonry and mineral surfaces, block walls and renders.

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(See Back Cover for complete division listings)



KEIM Granital is made from waterglass (potassium silicate) and inorganic mineral color pigments.

It is a long-lasting mineral coating that **is highly vapor permeable for the life of the substrate.**



naturally compatible

KEIM Granital comes from minerals: quartz sand, potassium carbonate and water. It is a compatible coating for mineral and masonry substrates, sharing their physical properties and thermal movement. Granital penetrates and cures by chemical reaction leaving a network of micro-pores. High vapor permeability allows water within the substrate to naturally balance with the environment.

lightfast color and refraction

Granital's mineral colors are unaffected by UV light. The structure of the crystalline pigments and mineral fillers refracts light for a pleasant attractive appearance, especially in low light. KEIM's unique anti-static silicate chemistry maintains a clean surface. Granital is available in over 250 standard mineral colors plus custom colors.

weathering protection

Designed for moderate climates having average relative humidity, Granital offers strong weathering protection. The petrification process protects the substrate, penetrating the surface to form a fine micro-porous mineral structure. Naturally resistant to water and salts, Granital completely resists attack from air pollutants and acid rain.



Nothing compares to KEIM's natural composition and chemical binding strength for exterior protection.

Design professionals trust KEIM mineral coatings to endure for decades.

From modern contemporary to old world appeal, this is the spectrum of KEIM.



economical

Granital lasts for decades. Facades facing weather or the upper floors of tall buildings typically receive 3 protective coats so the building's exterior wears evenly. KEIM Granital will have a 30-year life cycle depending on severity of weather. Recoating preparation is simple: rinse with plain water, air dry, and coat with the desired color of KEIM Granital.

environmental responsibility

Natural ingredients and very low VOC are of the many unique qualities of KEIM Granital. Granital's green characteristics extend to the environmentally-friendly production of our products in accordance with ISO 14001:1996.

fire safety

KEIM Granital will not burn, smoke or produce poisonous gases. Granital is completely incombustible.

health and beauty

The natural chemistry of KEIM Granital leaves nothing behind but lasting beauty. At less than 1g/l VOC, Granital has no odor or chemical residues. Ideal substrate moisture balance due to high vapor permeability, water repellency and inorganic chemistry provide natural resistance against mold, lichen and algae growth.



KEIM façade system

KEIM Granital coating products

KEIM Granital



Silicate-based ready-to-use exterior coating. Excellent for all mineral substrates as it shares their natural physical properties and thermal movement characteristics for unusually long life. KEIM Granital is water resistant yet highly vapor permeable. Dilute with KEIM Spezial Dilution. Dries to a flat matte finish. Very low VOC (less than 1 g/l tinted).

KEIM Spezial Dilution



A silicate-based diluent, used to thin coatings for smooth application and control absorption. Use as primer coat to reduce absorption on highly absorbing substrates. Very low VOC (less than 1 g/l).

KEIM Granital Grob



A silicate-based filled priming coat containing sand (0-0.5mm grains) and mineral fiber fillers used to fill hairline cracks and crazing, opaque white, may be tinted. Dilute with KEIM Spezial Dilution. Very low VOC (less than 1 g/l).

KEIM Contact Plus



A silicate-based primer/bridging coating containing sand (0-0.5mm grains) and mineral fiber fillers for bridging over existing synthetic resin-bound paint layers or as primer when cost or hazmat conditions prevent removal of existing paint layers. Used to fill hairline cracks up to 0.5mm or equalization and renovation of surfaces for a uniform appearance, opaque white. Very low VOC (less than 1 g/l).

permeability, weathering, and wind-driven rain ASTM test results

ASTM E 96,

Test Methods for Water Vapor Transmission of Materials

Test Results

Permeance = 83 Perms. KEIM Granital is highly vapor permeable.

ASTM G 154,

Accelerated Weathering Test 2016 hours

Test Results

No signs of any type of deterioration including Crazing, Cracking, Chipping, Flaking, or Chalking. KEIM Granital endures for decades.

ASTM E 514,

Wind-Driven Rain Test 4 hour test

Test Results

The test walls coated with KEIM Granital allowed no water to leak through while an untreated wall allowed water to flow through at a rate of 0.08 gallons/hour. **After 4 hours against 62 MPH wind**, the uncoated wall facing the wind-driven rain showed dampness on 85.7% of the area while the wall coated with Keim Granital showed only slight dampness on 3% of the area. KEIM Granital is very water resistant.

KEIM preparation and renovation products

KEIM Lime Remover



For use on new render (stucco) to remove sinter layers or for cleaning dirty areas of old render. KEIM Lime Remover is completely neutralized when correctly used. No VOC.

KEIM Bio Stripper



A paint stripper for removing elastomeric latex, acrylic, or resin film-forming coatings. Water-emulsive mixture of solvents, free of fluorinated, chlorinated, and aromatic hydrocarbons. Biodegradable.

KEIM Concrete Cleaner



A silicic acid cleaner for removing surface impurities on old concrete and mold release oils from new concrete. KEIM Concrete Cleaner is completely neutralized when correctly used. No VOC.

KEIM Universalputz Standard Render



A cementitious renovation and thin wall render made of hydraulic lime and white cement binder with quartz sand (0-1.3mm grains) and mineral fiber fillers. KEIM Universalputz Render accommodates thermal expansion cycles preventing surface crazing and cracking. The white surface may be finished from rough-hewn to coarsely smooth with infinite texturing possibilities. No VOC.

KEIM Universalputz Fine Render



Same as Universalputz Standard except the quartz sand grains are between 0 to 0.6mm in size. Surface may be finished from sandy to smooth, closely resembling the appearance of white lime plaster. No VOC.

KEIM Fiber Mesh



A glass fiber lattice mat for reinforcing rendered surfaces. Embed into KEIM renders when applying on CMU or similar block, brick or existing render/stucco/adobe. No VOC.

KEIM Silan 100



An alkylalkoxysilane-based, extremely water repellant primer coating with 100% active ingredients, applied as first coating against the substrate. No VOC.

KEIM I&F Grund



A powerful combination stain blocker and bridge coat primer, opaque white, highly vapor permeable. Prevents underlying stains from bleeding through finish coating. Solvent-based, exterior use only.

KEIM Sealer



Polyurethane-based, solvent free, indoor-outdoor UV resistant transparent sealer. Dries flat matte, one shade darker than underlying color. Uniquely 100% waterproof yet vapor permeable. Apply as wear layer on horizontal surfaces to prevent water intrusion. Due to slippery nature when wet, most soils wash away with rain. KEIM Sealer is an effective waterproof coating protection and soil barrier. Very low VOC (less than 9 g/l).

Need more information

Email us at:
keim-info@keim.com

Download product spec sheet
PDF files at:
www.keim.com

Call us at:
866-906-5346 (In USA)
704-588-4811 (Outside USA)



how to apply KEIM Granital

Granital is of the KEIM family of mineral silicate-based coatings. The inorganic color pigments never fade so decorated buildings retain their original character for decades. Complementary products provide a complete system for new construction, renovation and restoration.

Granital may be applied onto any mineral substrate including mineral renders, concrete, stone, brick, CMU block, and autoclaved aerated concrete (AAC).

Apply by brush, roller or professional spray equipment keeping a wet edge from corner to corner.

Clean up with water. Areas may be occupied immediately after application.

See technical data sheets for comprehensive application information.

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The Construction
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Preservation
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KEIM is ISO 9001:2000 certified for applying a Quality Management System.

the original silicate coating since 1878

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