



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JUNE 20, 2023
6:00 PM

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. June 5, 2023 Planning and Zoning Commission Meeting Draft Minutes

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

UNFINISHED BUSINESS

NEW BUSINESS

1. PUBLIC HEARING Application #23-017: Text Amendment to the Zoning Ordinance to Amend Section 405.470.A.27, Conditional Uses, to Remove NAICS 624410 Child Day Care Services From the Additional requirements Within the "PO"-Planned Office and "RO"-Research and Office Park Zoning Districts

Mark J. Goodman, of Higher Ground Education, Inc, has submitted a zoning ordinance text amendment application to amend Section 405.470.A.27, Conditional Uses, to remove NAICS 624410, Child Day Care Services, from the additional



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requirements currently assigned to this use when in the “PO”-Planned Office and “RO”-Research and Office Park zoning districts. Under Section 405.470, some conditional uses in certain zoning districts are assigned additional requirements to be met in order for the Conditional Use Permit to be approved, including that they be located on sites of at least 3 acres. NAICS 6244410, Child Day Care Services, is still a Conditional Use per Table A of Section 405.210, Regulation of Uses, in all zoning districts but this amendment would remove it from the additional requirements which will then only apply to this use when in the “A,” “B,” “C,” “D,” “AR,” and “HE” zoning districts. The applicant plans to seek approval of a Conditional Use permit for their business to be located at 689 Craig Road after text amendment approval has been granted by the Planning and Zoning Commission and City Council.

2. Application #23-018: An Application for a Minor Site Plan Including Exterior Material Alterations, Lighting, Patio, and Landscaping for 717 Office Parkway

Dan Dokovic, has submitted an application for a Minor Site Plan for the office building at 717 Office Parkway, in the “PO” Planned Office zoning district, in order to update the building and site. The project includes painting the exterior brick, updating lighting, new landscaping and a patio covering. The updated signage included in the proposal will be reviewed under a separate permit and does not require Planning and Zoning Commission approval. Minor Site Plans are required for any proposed alteration involving significant new impermeable surfaces or exterior changes to a building or site provided that any such expansion, change or redevelopment shall not add more than 5,000 square feet of new impermeable surface to the site. Planning and Zoning Commission review and approval is required for Minor Site Plans and City Council review is not required.

3. Application #23-019: An Application for a Minor Site Plan Including Exterior Painting and Landscaping for 211 N. Lindbergh Boulevard

Tom Auer, of Oakline Studio, has submitted an application for a Minor Site Plan for the office building at 211 N. Lindbergh Boulevard, in the “GC” General Commercial zoning district, in order to update the building to attract new tenants. The project includes painting the exterior brick and new landscaping. The updated signage included in the proposal will be reviewed under a separate permit and does not require Planning and Zoning Commission approval. Minor Site Plans are required



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for any proposed alteration involving significant new impermeable surfaces or exterior changes to a building or site provided that any such expansion, change or redevelopment shall not add more than 5,000 square feet of new impermeable surface to the site. Planning and Zoning Commission review and approval is required for Minor Site Plans and City Council review is not required.

WORK AGENDA

DEPARTMENT REPORTS

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted by: _____

Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



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300 NORTH NEW BALLAS RD
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6:00 PM**

CALL TO ORDER

The meeting was called to order at 6:02 PM

Ms. O'Brien made a motion to elect Mr. Thomas Buelter as acting Chair. Ms. Richter seconded. All in favor.

ROLL CALL

Ms. Julie LaBonte (Chair)(Virtual)
Ms. Muriel Hall
Mr. Larry Potashnick (Absent)
Ms. Marjorie Richter
Mr. AJ Wang (Absent)
Ms. Rhonda O'Brien
Mr. Thomas Buelter

The following staff were also present:

Ms. Stephanie Karr, Assistant City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA

Ms. O'Brien made a motion to accept the agenda. Ms. Richter seconded. All in favor.

APPROVAL OF MINUTES

Ms. O'Brien made a motion to accept the May 15th, 2023 meeting minutes. Ms. Richter seconded. All in favor.

PUBLIC COMMENT

Mr. John Headrick, 1 Ladue Estates Dr., Creve Coeur, MO 63141, reminded the Commission that he previously spoke about preserving the K Cafeteria on the former Bayer West campus. He stated he is pleased to hear that the developer is going to keep the K cafeteria.

Mr. Headrick stated that he is pleased to hear that a buffer is proposed along the western side of the development of the former Bayer campus. He had concerns that the 35 ft minimum requirement proposed will not be enough to preserve the existing wooded area.



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UNFINISHED BUSINESS

1. PUBLIC HEARING. Application #23-013: Text Amendment to Modify Section 405.390 Planned Zoning Districts of the Zoning Ordinance

Those speaking to the request were sworn in.

Mr. Jason Jaggi, Director of Community Development, reminded the commission that this item was continued from the previous meeting on May 15th.

Mr. Jaggi stated that based on feedback from the previous meeting, staff has added a section to the proposed ordinance to require an economic analysis of any direct impacts on public costs. He explained that this analysis is to be reviewed by the Planning and Zoning Commission as well as City Council with an associated planned development application.

Ms. O'Brien made a motion to recommend approval of the text amendment to City Council as outlined in the draft ordinance. Ms. Richter seconded. All in favor.

RESULT: Approved

MOVER: O'Brien

SECONDER: Richter

AYES: Julie LaBonte, Thomas Buelter, Muriel Hall, Rhonda O'Brien, Marjorie Richter

NAYS: None

2. PUBLIC HEARING. Application #23-014: Review and Adoption of an Amendment to the 39 North Master Plan within the Creve Coeur 2030 Comprehensive Plan. The Planning and Zoning Commission continued this item from the May 15, 2023 meeting.

Those speaking to the request were sworn in.

Mr. Jason Jaggi, Director of Community Development, stated that there have been no additional changes to the proposed comprehensive plan updates since the May 15th meeting. He stated that the amendment is complete and ready for a vote.

Ms. O'Brien asked if the St. Louis County water easement extends under Laverne Collins park. Mr. Jaggi stated that it extends under Olive Blvd, through LaVerne Collins Park, and all the way to the Missouri River. He stated that it extends past Stacey Park to the East.



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Ms. O'Brien asked if the water easement has been factored into the re-development plans for the former Bayer West Campus. Mr. Jaggi stated that it is recognized by the developer, and that there will be requirements and restrictions outlined by Missouri American Water.

Ms. O'Brien made a motion to approve the adoption of an amendment to the City's comprehensive plan as referenced by application 23-014. Ms. Richter seconded. All in favor.

RESULT: Approved

MOVER: O'Brien

SECONDER: Richter

AYES: Julie LaBonte, Thomas Buelter, Muriel Hall, Rhonda O'Brien, Marjorie Richter

NAYS: None

NEW BUSINESS

**1. PUBLIC HEARING. Application #23-016: A Conditional Use permit for a
19,244 Square Foot Colleges, Universities, and Professional Schools Use,
NAICS 611310, Located Within the Creve Coeur Center Development at
721 Emerson Road**

Ms. LaBonte was absent for this item.

Those speaking to the request were sworn in.

Ted Bernstein, 13813 Boiler Pl, Carmel, IN 46032, stated that the proposal is for a hybrid nursing program through Grand Canyon University. He explained that this program will be partnered with Mercy Hospital.

Mr. Bernstein stated that all classroom work will be completed online, and the proposed space will be used as a testing facility and skills lab.

Mr. Bernstein stated that the hours of operation are Monday - Friday 8:00AM - 6:00PM.

Ms. O'Brien asked if the Grand Canyon University and Mercy Hospital partnership is in other states. Ms. Bernstein stated that it is.

Ms. O'Brien asked how many students will be on site. Mr. Bernstein stated that will not be more than 72 students on site at any time due to teacher to student ratios.



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Ms. Bethany Moore, City Planner, stated that there are no proposed changes to the exterior of the site.

Ms. Moore stated that there are 933 existing parking spaces with 782 spaces required for the two office buildings.

Ms. Moore stated that staff does not have concerns with the existing lighting and landscaping on the site.

Ms. O'Brien made a motion to recommend approval of the conditional use permit to City Council subject to the conditions in the staff report. Ms. Richter seconded. All in favor.

RESULT: Approved

MOVER: O'Brien

SECONDER: Richter

AYES: Thomas Buelter, Muriel Hall, Rhonda O'Brien, Marjorie Richter

NAYS: None

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jason Jaggi, Director of Community Development, reminded the commission that the next meeting will be on Tuesday, June 20th in observation of the Juneteenth holiday. He stated that there is an application for a text amendment for daycare in the planned office district and two minor site plans for updates to existing buildings.

Mr. Jaggi reminded the commission that the July 3rd meeting has been canceled in observation of the Fourth of July holiday.



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ADJOURNMENT

Ms. Richter made a motion to adjourn. Ms. Hall seconded. All in favor.

The meeting adjourned at 6:32 PM.

Submitted by:

Recording Secretary

Chair



**APPLICATION TO PLANNING AND ZONING COMMISSION
#23-017: TEXT AMENDMENT TO THE ZONING ORDINANCE TO AMEND
SECTION 405.470.A.27, CONDITIONAL USES, TO REMOVE NAICS
624410 CHILD DAY CARE SERVICES FROM THE ADDITIONAL
REQUIREMENTS WITHIN THE “PO”-PLANNED OFFICE AND “RO”-
RESEARCH AND OFFICE PARK ZONING DISTRICTS**

FOR THE MEETING OF: Tuesday, June 20, 2023, 6:00 P.M.

LOCATION: PO-Planned Office District and RO-Research Office District, city-wide

REQUEST: Mark J. Goodman, of Higher Ground Education, Inc, has submitted a zoning ordinance text amendment application to amend Section 405.470.A.27, Conditional Uses, to remove NAICS 624410, Child Day Care Services, from the additional requirements currently assigned to this use when in the “PO”-Planned Office and “RO”-Research and Office Park zoning districts. Under Section 405.470, some conditional uses in certain zoning districts are assigned additional requirements to be met in order for the Conditional Use Permit to be approved, including that they be located on sites of at least 3 acres. NAICS 624410, Child Day Care Services, is still a Conditional Use per Table A of Section 405.210, Regulation of Uses, in all zoning districts but this amendment would remove it from the additional requirements which will then only apply to this use when in the “A,” “B,” “C,” “D,” “AR,” and “HE” zoning districts. The applicant plans to seek approval of a Conditional Use permit for their business to be located at 689 Craig Road after text amendment approval has been granted by the Planning and Zoning Commission and City Council.

ADDITIONAL INFORMATION: Text Amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by the City Council.

APPLICANT’S Mark J. Goodman

REPRESENTATIVE: Higher Ground Education, Inc
10 Orchard Road, Suite 200
Lake Forest, CA, 92630

REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: June 9, 2023

ATTACHMENTS: Draft Ordinance

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the objectives and strategies of the Comprehensive Plan?

Zoning Code References

- Section 405.320 “PO” Planned Office District
- Section 405.330 “RO” Research Office
- Section 405.470 Conditional Uses

BACKGROUND AND REQUEST

NAICS code 624410, Child Day Care Services, comprises establishments primarily engaged in providing care and early learning opportunities for infants and children. These establishments generally care for children from birth through school age and may also offer pre-kindergarten, kindergarten, and/or before- or after-school educational programs. The care and early learning provided by these establishments may include opportunities for development in health, social and emotional learning, and family engagement. These types of uses are currently allowed in the PO, RO, and other districts as Conditional Uses. Most of the districts that this use is allowed in are also subject to additional requirements that limit these establishments to 3 acre sites, located on paved streets with sufficient width to accommodate vehicular traffic generated by the use and required to have loading and unloading areas designed to preclude any back-up movements to enter or exit the site. Removing sites in the PO and RO districts from being subject to these requirements would mean that they join PH, MX, PC, GC, CB and LI districts as being exempt from these requirements and would leave the residential districts to be subject to them. The need for this type of use easily accessible to the office buildings and commercial uses in PO and RO districts is something for which staff have seen an increase in demand.

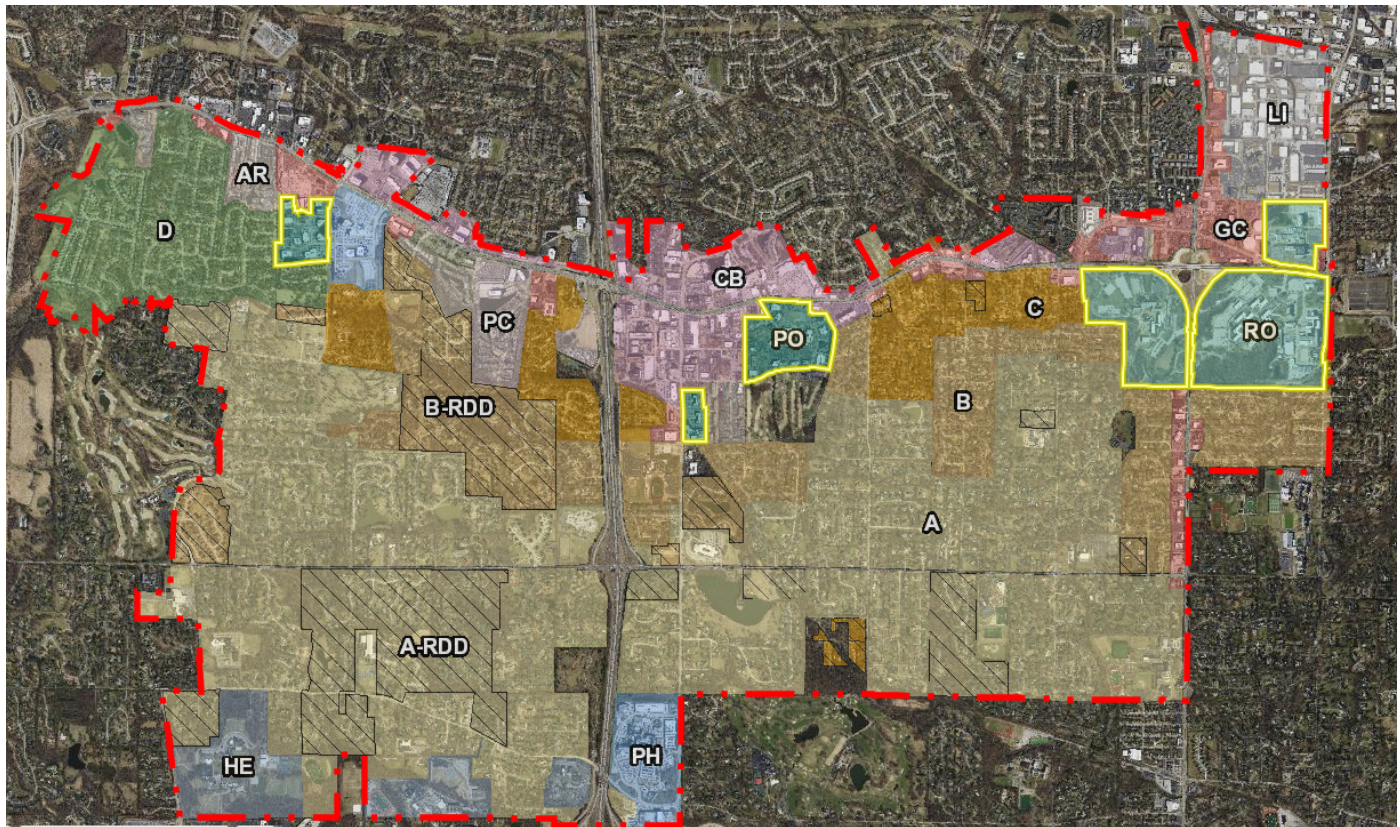


Figure 1: Zoning Map showing PO-Planned Office and RO-Research Office District properties highlighted in light yellow.

The Applicant's representative, Mark J. Goodman, is representing Higher Ground Education, Inc., who plans to operate a Montessori child daycare center at 689 Craig Road in the "PO"-Planned Office zoning district. The parcel at 689 Craig Road is less than 3 acres, which is currently an additional requirement for NAICS 624410 Child Daycare Services located in the PO under Section 405.470.A.27. Given the development history within the PO district, the majority of the lots are already subdivided and developed into parcels less than 3 acres which makes finding a parcel or assembling parcels into one 3-acre parcel infeasible. The applicant has found that its most successful schools are those in the heart of a community's core business districts as they provide childcare within a reasonable distance from

June 20, 2023

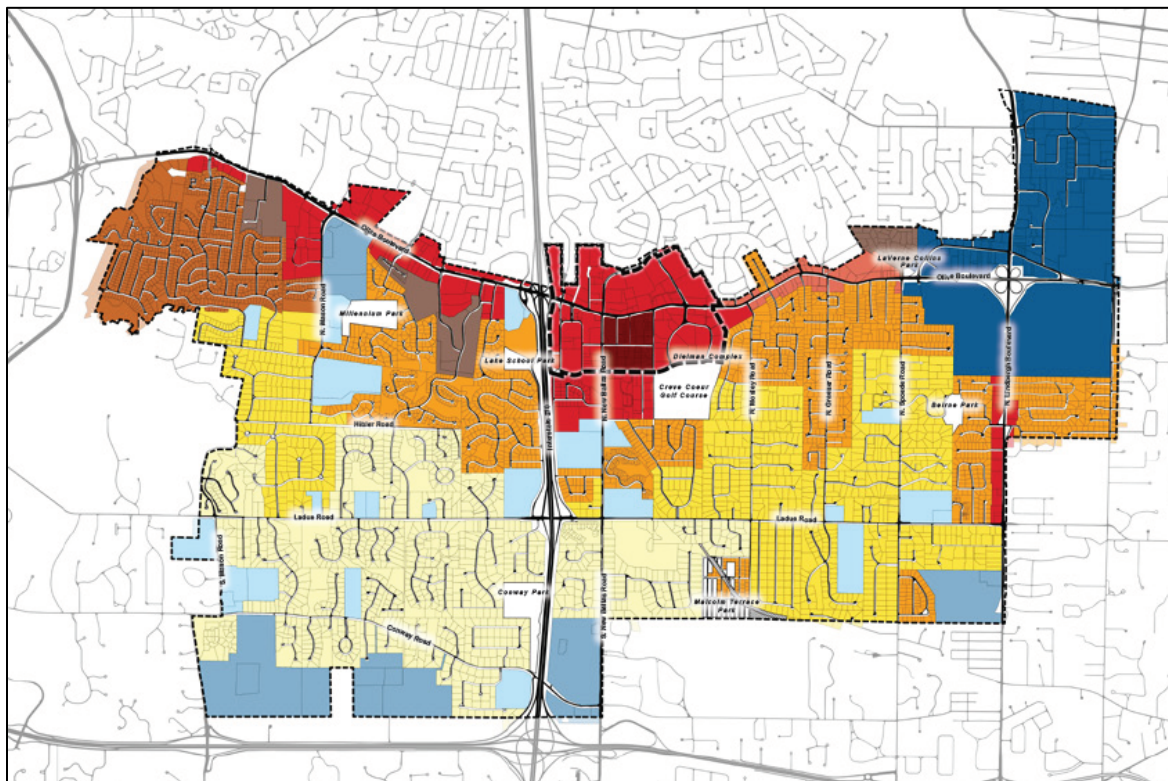
employment locations. Due to a post pandemic shift in work environments, staff have noticed an increase in vacancies in the “PO”-Planned Office districts and more inquiries for business licenses in this district for uses that are not currently allowed there as landlords try to fill their empty space. Given the high-density nature of the district, staff does not see the need for a 3-acre minimum lot for NAICS 624410, Child Daycare Services, which will operate generally the same hours as surrounding office uses and serve those uses. Staff proposes to also remove the “RO”-Research Office zoning district from the additional requirements of Section 405.470.A.27 given the similar struggles for this district as well as due to feedback staff have received from the 39 North district regarding what kinds of needs the area is trying to fill.

COMPREHENSIVE PLAN REVIEW

Properties zoned “PO” Planned Office District fall within the Mixed-Use Place Type District and properties zoned “RO” Research Office District fall within the Mixed-Use Innovation Campus District as identified in the *Creve Coeur 2030 Comprehensive Plan* and discussed on pages 82-87 and 96-100. Community Place Types represent the geographic framework for the plan to guide the appropriate physical development within specific areas of the City (p.54).

The Mixed-Use District supports the development of a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential on large development sites with centralized parking lots. It is a regionally-recognized commercial corridor that provides access to retail and service businesses for the “day-to-day” use of Creve Coeur’s residents and workers.

The Mixed-Use Innovation Campus District is envisioned as a sustainable hub for cutting-edge research, job opportunities, and community amenities that encourages innovation, collaboration, and entrepreneurship in a vibrant, mixed-use environment. The current proposal is considered a service business use and, as such, is supported by the Comprehensive Plan recommendations within the Mixed-Use and Mixed-Use Innovation Campus District Place Type.



4.1. COMMUNITY PLACE TYPE DISTRICTS

	I - Countryside Estate (CR)
	II - Estate Neighborhood 2 (ER-2)
	III - Estate Neighborhood 1 (ER-1)
	IV - Suburban Neighborhood 2 (SR-2)
	V - Suburban Multi-Family Neighborhood 1 (SR-1)
	VI - Civic (CV)
	VII - Campus (CP)
	VIII - Neighborhood Commercial District (NC)
	IX - Mixed-Use District (MU)
	IX.A - Central Business District (CBD)
	X - Community Center District (CC)
	XI - Mixed-Use Innovation Campus District (MUIC)

Figure 2: Community Place Type Districts map, Creve Coeur 2030 comprehensive plan.

ZONING REVIEW

This use is allowed as a conditional use in all zoning districts but is only subject to the additional requirements of Section 405.470.A.27 in the “A,” “B,” “C,” “D,” “AR,” “HE,” “PO,” and “RO” zoning districts. The PO district is intended to provide, by site development plan approval, for the construction of planned developments comprised of office uses and appropriate accessory retail uses and services. Although the application submitted is to only remove this use in the PO district from the additional requirements, staff believes it would be beneficial to remove RO from the additional conditions as well. The intent of the RO district is to provide by site concept and site development plan approval for the planned development of large-scale office parks which include extensive laboratories and other similar scientific research facilities. The removal of the PO and RO districts from the additional requirements of Section 405.470.A.27 does not appear to be incongruous with the stated intent of these districts as the use is currently and would still be allowed as a Conditional Use. The development patterns of these two districts severely limit and almost eliminate the ability or a child daycare use to be located in them with the 3-acre minimum site requirement.

If approved, Section 405.470.A.27 would be revised as follows:

Child day care services — NAICS 624410 (conditional use in the “A,” “B,” “C,” “D,” “AR,” “HE,” ~~“PO”~~ and ~~“RO”~~ districts).

- a.** Shall be located on lots of not less than three (3) acres.
- b.** The site shall be located on a paved street with sufficient width to accommodate vehicular traffic generated by the use.
- c.** Passenger loading and unloading facilities shall be provided on the site and such facilities shall be designed to preclude any back-up movements to enter or exit the site.

CONCLUSION AND ACTION

The proposed use, Child Daycare Services, would not negatively impact the surrounding uses in the “PO” and “RO” zoning districts if it were to be removed from the additional requirements of Section 205.470.A.27 and still subject to Planning and Zoning Commission review and City Council approval as a Conditional Use.

MOTION

If the Planning and Zoning Commission believes the proposed change to Section 405.A.27 to remove the “PO”-Planned Office District and “RO”-Research Office Districts is appropriate, the following would be a suitable motion for this application:

“I move to recommend approval of the text amendment to remove “PO”-Planned Office District and “RO”-Research Office from being subject to the additional requirements for Conditional Uses under Section 405.A.27 as described in the attached draft ordinance as part of Application 23-017 at the meeting of June 20, 2023.”

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.



May 5, 2023

City of Creve Coeur, Missouri
Planning Division
Attn: Jason Jaggi, Director of Community Development
Bethany L. Moore, City Planner
300 North New Ballas Road
Creve Coeur, Missouri 63141

Dear Jason and Bethany,

On behalf of Higher Ground Education, Inc. (the "Applicant"), please allow this letter to serve as the "Description of Request" and "Statement of Justification" with respect to the enclosed Text Amendment Application. Under the NAICS, Applicant operates as a child day care service provider (NAICS 624410).

Applicant is an international, Montessori- powered, educational service provider whose mission is to bring Montessori education everywhere. Part of Applicant's mission in serving the communities in which it operates is to make accessible to the world's working caregivers Montessori-enriched programming. As such, in response to Creve Coeur's ever-expanding and welcoming business community, Applicant has located a suitable site in the City's Planned Office District ("PO District") located at 689 Craig Road. As a child day care service provider, Applicant would be subject to the City's zoning code, and specifically, those requirements set forth in Section 405.470.A.27, including the requirement that a day care facility must be located on a lot of no less than three (3) acres.

Applicant seeks to remove the PO District from the list of Districts set forth in Section 405.470.A.27. Imposing such a requirement for child day care service providers within the PO District renders it nearly impossible to operate, as the City's PO Districts are already improved, and/or contain lots have already been subdivided in increments that are less than three (3) acres, and/or lots that are not economically viable in which to construct and operate a child day care service facility.

Applicant has found that its most successful schools are those that are in the heart of the community's core business districts. Caregivers desire childcare that is a reasonable distance from their work, reducing miles and time traveled, and provides convenient access to the child whenever a need to modify their schedule arises.

10 Orchard Rd. Suite 200, Lake Forest, CA 92630

Much like the City's General Commercial Districts, the City's PO Districts are ones that are outside of any residential district and are not typically comprised of lots that contain three (3) or more acres. Further, Applicant would still be subject to those conditions set forth in Section 405.1070 and looks forward to applying for its Conditional Use Permit in the coming weeks.

Attached for your use and review is our current site plan. On behalf of the Applicant, thank you for this opportunity to become a part of the Creve Coeur family, and we look forward to working with you during this process.

Sincerely,

Mark J. Goodman

Mark J. Goodman
Predevelopment Project Manager

RECEIVED
MAY 04 2023
PLANNING DEPT.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 405.470.A.27 *CONDITIONAL USES* OF THE ZONING CODE TO REMOVE NAICS 624410 CHILD DAY CARE SERVICES FROM THE ADDITIONAL REQUIREMENTS WITHIN THE “PO”-PLANNED OFFICE AND “RO”-RESEARCH AND OFFICE PARK ZONING DISTRICTS

WHEREAS, an application by Mark J. Goodman, of Higher Ground Education, Inc, was submitted for a text amendment to the zoning code to remove Child Daycare Centers (NAICS 624410) from being subjected to the additional requirements of Section 405.470.A.27 as a conditional use in the PO-Planned Office and RO-Research and Office Park Districts; and

WHEREAS, such uses are currently allowed within the PO-Planned Office and RO-Research and Office Park Districts as a Conditional Use subject to Section 405.470.A.27; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, June 20, 2023, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the text amendment, at its meeting on June 20, 2023; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest;

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

Section 1: Section 405.470.A.27 *Conditional Uses* shall be amended as follows, while all other parts of Section 405.470 shall remain unchanged:

Child day care services — NAICS 624410 (conditional use in the "A", "B", "C", "D", "AR", "HE", "~~PO~~" and "~~RO~~" districts).

a. Shall be located on lots of not less than three (3) acres.

b. The site shall be located on a paved street with sufficient width to accommodate vehicular traffic generated by the use.

c. Passenger loading and unloading facilities shall be provided on the site and such facilities shall be designed to preclude any back-up movements to enter or exit the site.

Section 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

BILL NO. _____

ORDINANCE NO. _____

ADOPTED THIS ____ DAY OF _____, 2023.

NICOLE GREER
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2023.

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



**APPLICATION TO PLANNING AND ZONING COMMISSION
#23-018: AN APPLICATION FOR A MINOR SITE PLAN INCLUDING
EXTERIOR MATERIAL ALTERATIONS, LIGHTING, PATIO, AND
LANDSCAPING FOR 717 OFFICE PARKWAY**

FOR THE MEETING OF: Tuesday, June 20, 2023

PROPERTY LOCATION: 717 Office Parkway. The property is zoned PO-Planned Office District.

REQUEST: Dan Dokovic, has submitted an application for a Minor Site Plan for the office building at 717 Office Parkway, in the “PO” Planned Office zoning district, in order to update the building and site. The project includes painting the exterior brick, updating lighting, new landscaping and a patio covering. The updated signage included in the proposal will be reviewed under a separate permit and does not require Planning and Zoning Commission approval.

ADDITIONAL INFORMATION: Minor Site Plans are required for any proposed alteration involving significant new impermeable surfaces or exterior changes to a building or site provided that any such expansion, change or redevelopment shall not add more than 5,000 square feet of new impermeable surface to the site. Planning and Zoning Commission review and approval is required for Minor Site Plans and City Council review is not required.

Key Issues:

- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

Comprehensive Plan References

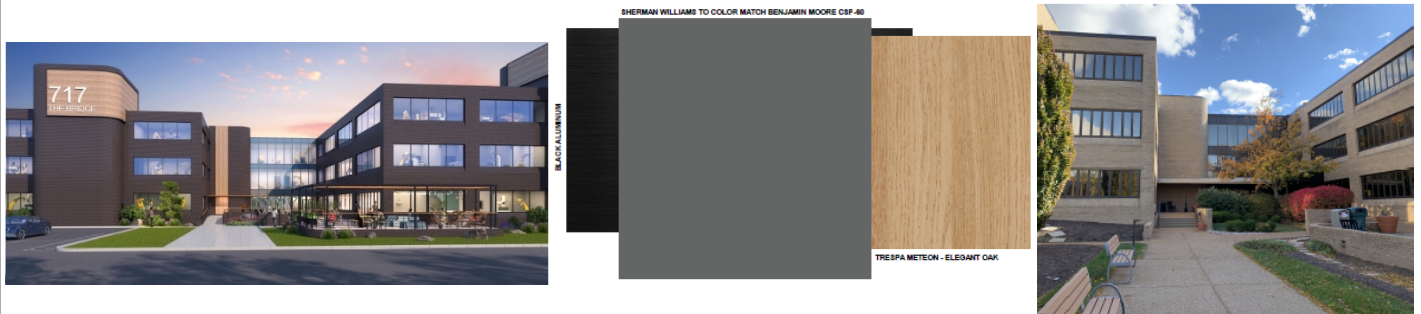
- Design Guidelines
- Mixed-Use District (MU)

Zoning Code References

- Section 405.320: PO-Planned Office District
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Dan Dokovic
BMO-II 717 Office Pkwy, LLC
11701 Borman Dr, Ste 100
St. Louis, MO 63146

PROPERTY OWNER: Tom Auer
Oakline Studio
11701 Borman Dr, Ste 100
St. Louis, MO 63146



REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: 6/14/2023
ATTACHMENTS: Applicant's Materials received May 19, 2023.

PROJECT DESCRIPTION

The subject property is a 5.67-acre site with a three-story, 100,000+ square foot brick commercial building constructed in two phases and connected via a 3-story hyphen and a one-story, 1,156 square foot mechanical services building surrounded by surface parking lots containing 350 parking stalls. The applicant is seeking a Minor Site Plan in order to update the façade of the building with new exterior materials, add new landscaping, new lighting and an updated patio area. The applicant is also seeking new and updated signage as well as interior alterations that will be reviewed under separate permits. The applicant is seeking to paint the exterior brick a gray color in the shade “CSP-60” in order to give the building a more uniform look and add a wood-look metal siding as an accent in the color “Elegant Oak.” The paint chosen has a special coating that will extend the weathering of the exterior surface. The landscaping plan includes additional landscaping around the building and throughout the site with new site lighting and a new updated patio area with retaining wall.



Figure 1: Existing façade of 717 Office Parkway



Figure 2: Proposed façade after painting, new accent material, glass curtain wall and updated patio area. Signage reviewed under separate permit.



Figure 3: Proposed color scheme for exterior façade.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	PO-Planned Office	Office Parkway
South	Commercial	PO-Planned Office	N/A
East	Commercial	PO-Planned Office	Office Parkway
West	Commercial	PO-Planned Office	NA

COMPREHENSIVE PLAN REVIEW

The *Creve Coeur 2030 Plan* includes the subject property in the Mixed-Use District (MU). The Mixed-Use District supports a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential through primarily vehicular access with improved walkability, pedestrian connections and beautifully landscaped streets (p.58). The review of this request only pertains to proposed façade changes, updated landscaping plan, updated lighting and new patio covering.

Design Guidelines

The Design Guidelines encourage materials to be of good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged (p.9). Generally, the materials selected should require minimal maintenance and their color should be integral to the material, not painted on (p.9). In this case, the material is a durable brick but the facade of the two phases don't match each other and are in need of an update in order to attract new tenants. The color chosen is not incompatible with the surrounding buildings. The surrounding buildings in the office park are mostly of a brick material in various natural shades. The building located at 744 Office Parkway is clad in a gray material, although not brick. Painting of brick has also been approved at 425 N. New Ballas Road for the same reasons as stated in this application-to update the building's façade. The product is not incompatible with the design guidelines and staff does not see a conflict with the proposal.



Figure 4: 744 Office Parkway directly across Office Parkway from the subject property.

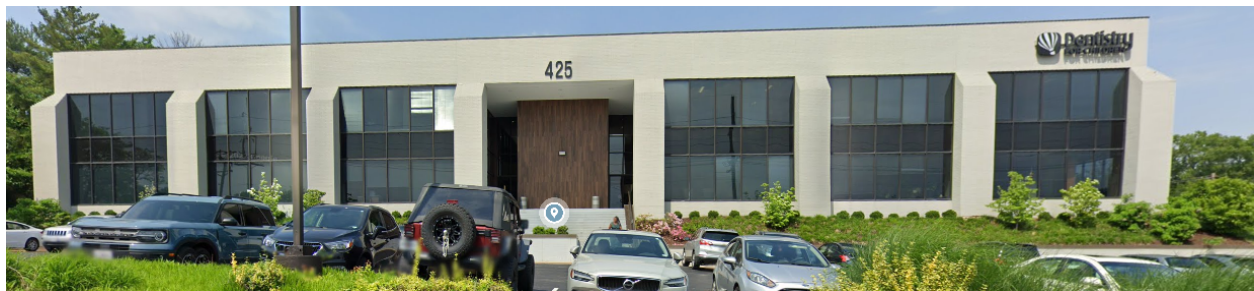


Figure 5: Painted brick at 425 N. Lindbergh Boulevard

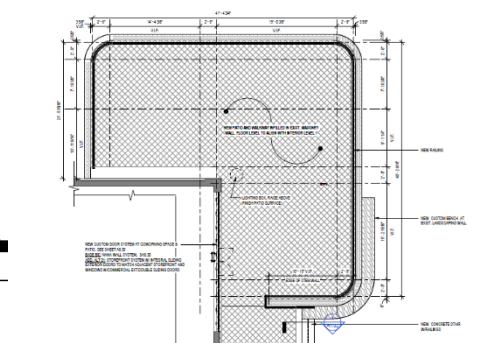
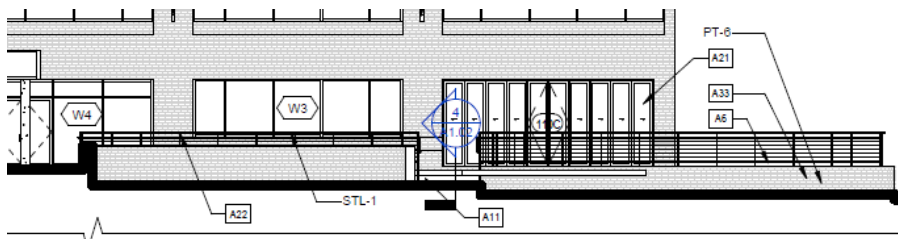


Figure 6: Proposed raised patio with new railing and retaining wall.

The site includes an existing at-grade patio area that will be raised to first level height in order to accommodate ADA access. The patio will include new handrails and a retaining wall around the base. Staff is asking that the material for the retaining wall be a tan color. The patio area will also include a custom bench to serve as an outdoor gathering space for the office.

Landscaping Plan

The landscaping plan provides additional landscaping around the building and throughout the site. The plan includes a mix of native trees, perennials, and evergreen shrubs. Staff noticed while reviewing the site that there are a few missing trees from the parking lot islands and the replacement of any missing parking lot island trees has been added as a condition. Due to existing site conditions including a utility easement, there is limited space for street trees but 6 additional trees are part of the proposal.

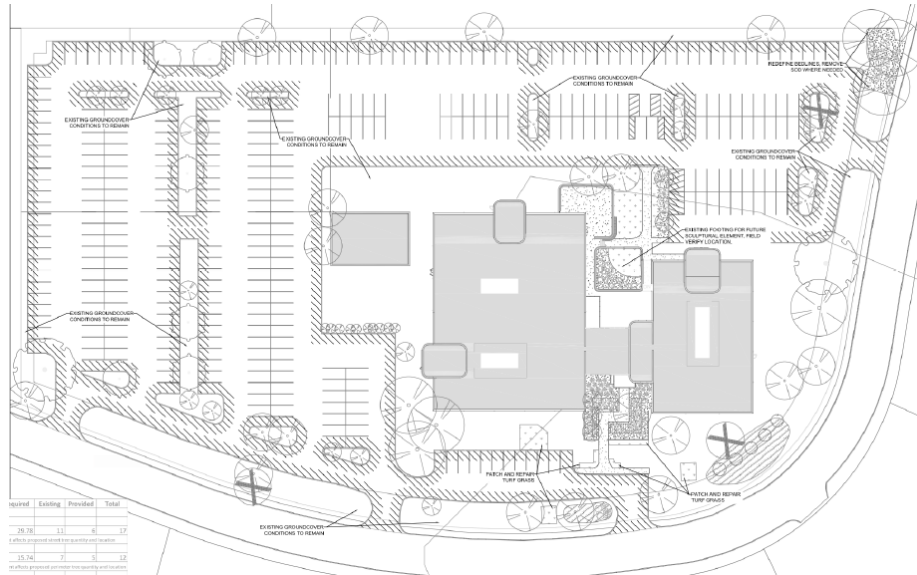


Figure 7: Proposed Landscaping Plan

Lighting Plan

The lighting plan shows that the existing poles will be reused and the existing fixture heads will be replaced with down turned and shielded fixture heads compliant with Section 405.680. The lighting will not be cast upon adjacent property or right of way.



Figure 8: Replacement lighting fixture heads.

Utility Enclosure

The current wooden fenced utility enclosure is in disrepair and will need to be replaced either with a site-proof wooden fence or a material to match the building. A condition of approval has been added to reflect this.



Figure 9: Existing utility enclosure.

RECOMMENDATION

Should the Commission find the façade and landscaping revisions acceptable, below are the recommended conditions of approval:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the “Exterior Elevations” as bound together and submitted in conjunction with Application #23-019 by Oakline Studio received on May 19, 2023.
2. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.
3. Existing wooden utility enclosure shall be replaced with a new trash enclosure of a wooden material or other material to match the building.

4. All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards. Revised landscaping plan shall be submitted for final review before approval of building permits.
5. Any missing trees from the parking lot landscape islands shall be replaced with a tree of minimum 2.5 caliper inches at time of planting.
6. All lighting shall comply with Section 405.680 and 405.810 of the Zoning Ordinance, including the shielded and downcast angle of the new fixture heads, and with the lighting levels as shown on the photometric plans for the canopy structures, as submitted on May 19, 2023.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
8. Parking lot to be resealed and restriped according to the propsoed plans submitted May 19, 2023.
9. Retianing wall to be neutral, tan color approved by the Zoning Administrator.
10. All roof mounted mechanical equipment installed for the site shall be properly screened with approved materials to match existing.

MOTION

The motion to approve the minor site development plans as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. City Council action is not required for minor site development plans. The following is an example of an appropriate motion for this proposal:

"I move to recommend approval of the minor site plan for 717 Office Parkway as bound together with Application #23-018, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of June 20, 2023" (conditions may be added, eliminated, or modified by preceding motion).

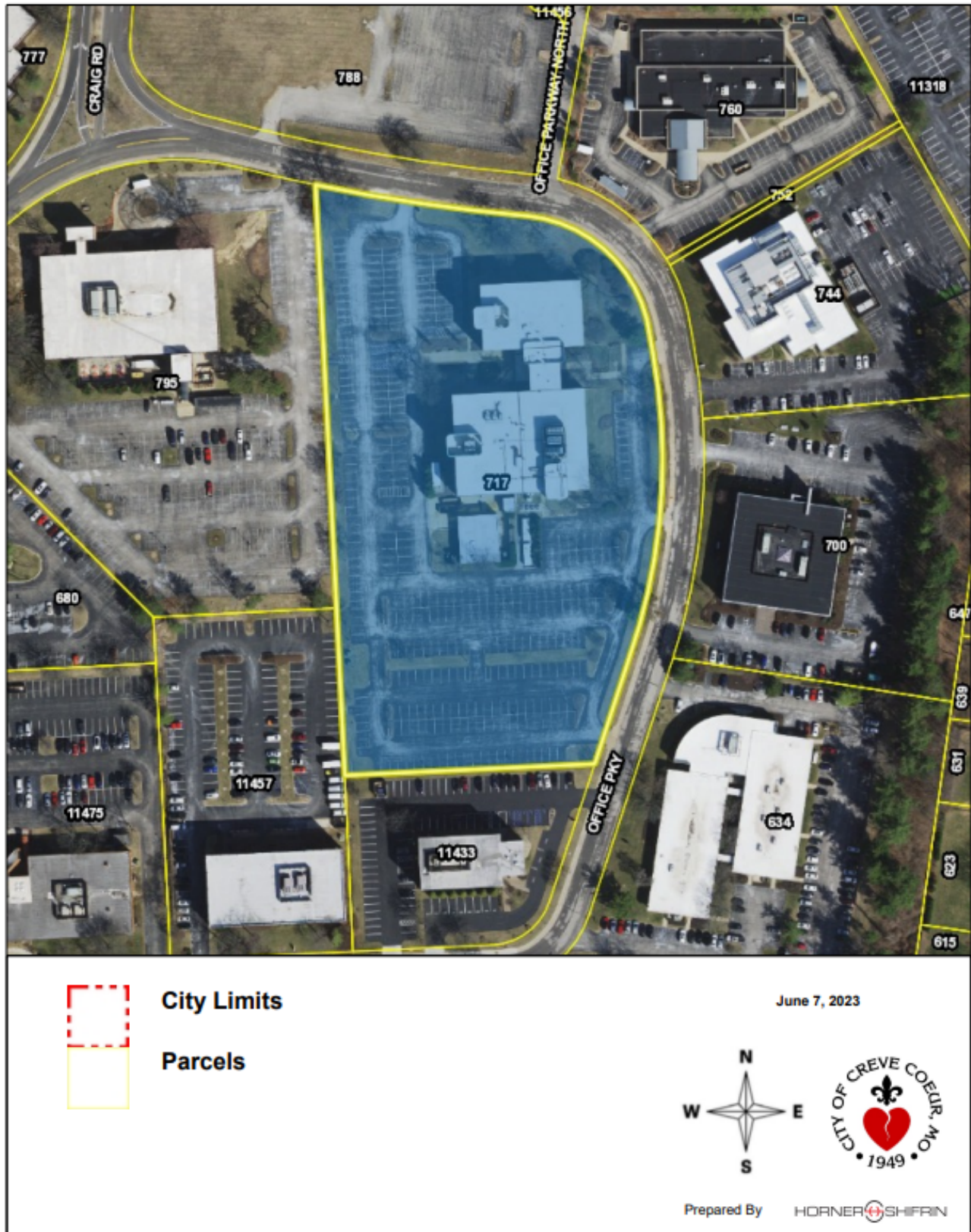
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS

Date: 6/9/2023



Description:



Description:

	Description:
	Description:



city

of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan ☐ Site Concept Plan ☐ Minor Site Plan ☒

Title of Project: 717 Building

Location of Project: 717 Office Parkway Locator #

Subject for Agenda: Exterior finishes, Exterior Signage, Landscaping, site lighting, interior remodel

Applicant:

Architect ☐ Engineer ☐ Contractor ☐ Agent ☐ Owner ☒

Applicant:	Applicant's Representative (if applicable):
Dan Dokovic _____ <i>Name</i> BMO-II 717 Office Pkwy, LLC _____ <i>Company (If Applicable)</i> 11701 Borman Dr. - Suite 100 _____ <i>Address</i> Maryland Heights, MO 63146 _____ <i>Address</i> Telephone # 314-270-5992 _____ <i>Telephone #</i> Fax # _____ <i>Fax #</i> Email: ddokovic@bambooequity.com _____ <i>Email</i> _____ <i>Applicant's Signature</i>	Thomas Auer _____ <i>Name</i> Oakline Studio _____ <i>Company (If Applicable)</i> 11701 Borman Dr. - suite 200 _____ <i>Address</i> Maryland Heights, MO. 63146 _____ <i>Address</i> Telephone # 314-550-7554 _____ <i>Telephone #</i> Fax # _____ <i>Fax #</i> Email: tauer@oaklinestudio.com _____ <i>Email</i> _____ <i>Applicant's Representative's Signature</i>

Owner's Acknowledgement (if different from applicant):

Bamboo Equity Partners

Name *Company (If Applicable)*

Address

Phone *Fax* *Email*

Applicant's Signature

Description of Request (attach additional sheets as needed)

General Description: _____

Exterior brick finish to receive new masonry coating, new building signage, new landscaping, relamped site lighting (LED), New glass and glazing, renovated public spaces including corridors, elevator cabs, and new toilet rooms.

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included. see attached

Submittal Checklist

☐ Rationale	☐ Building elevations for new construction
☐ Site plan 4 hard copies	☐ Photographs of existing structures
☐ Access and parking plan-4 hard copies; (may be shown on site plan)	☐ Materials samples for Commission review
☐ Landscape plan 4 hard copies	☐ Legal Description in Word format
☐ Floor plan 4 hard copies	☐ Fees: \$250 (non-refundable)
☐ Electronic copies of all materials	☐ \$2000 (refundable deposit)
	☐ Other items as requested by staff

Preferred Public Hearing Date: Monday, _____, 20____.

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only

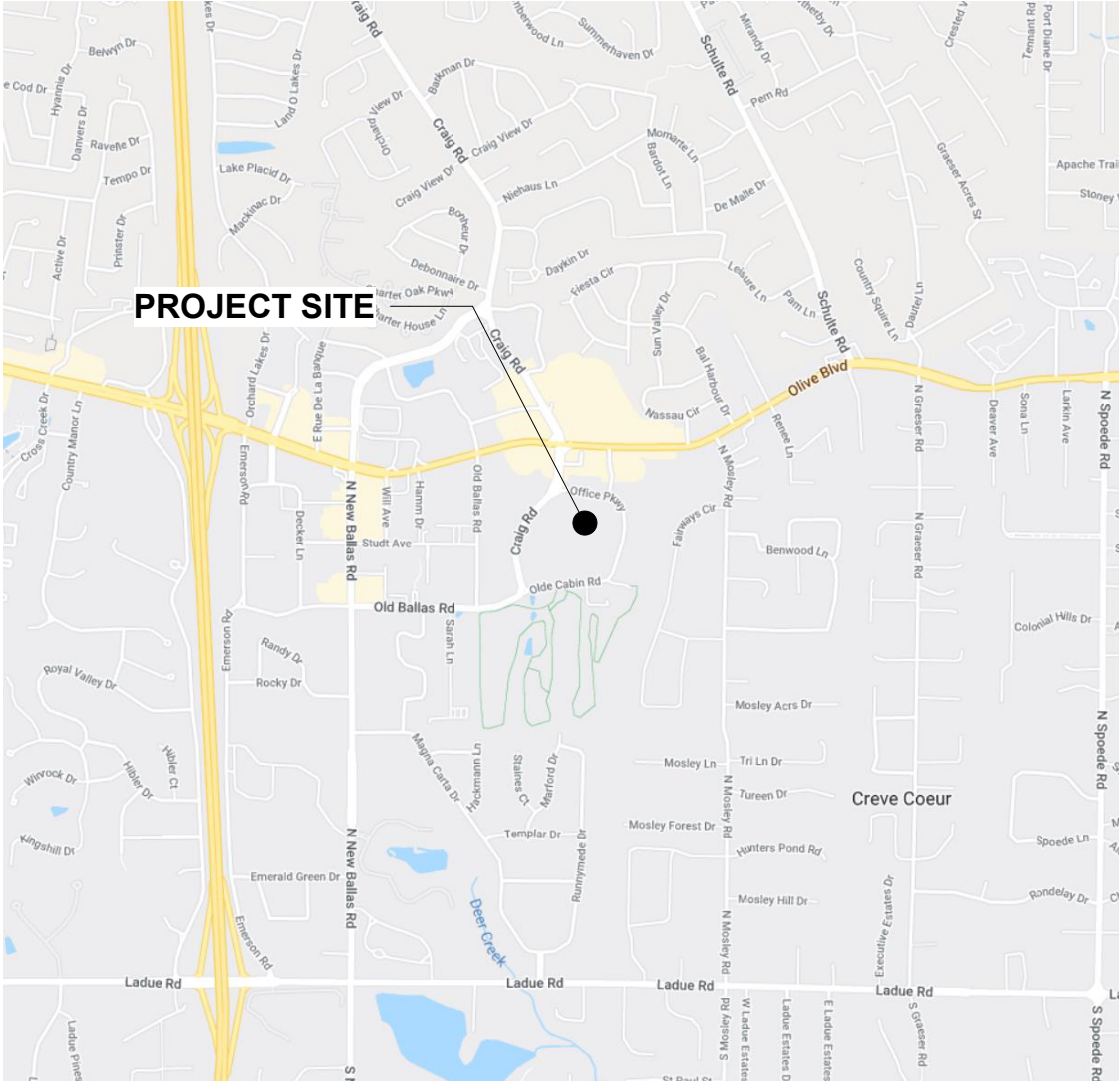
_____ All Sections Complete	Received By: _____
_____ All Documents, incl. e-Copies	_____
_____ Fees Paid	Date: _____

Revised: 7/22

717 OFFICE PARKWAY

DESCRIPTION OF PROJECT:

Interior demolition of floors, ceilings, walls and plumbing fixtures at defined locations. Installation of new block of restrooms, interior updates to lobbies on 1st, 2nd, and 3rd floor. Update to Cafe on 1st floor. No architectural changes to Basement Level.



NO.	DESCRIPTION:	DATE:

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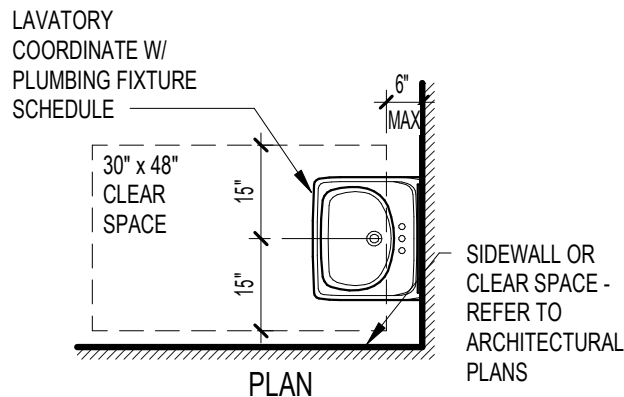
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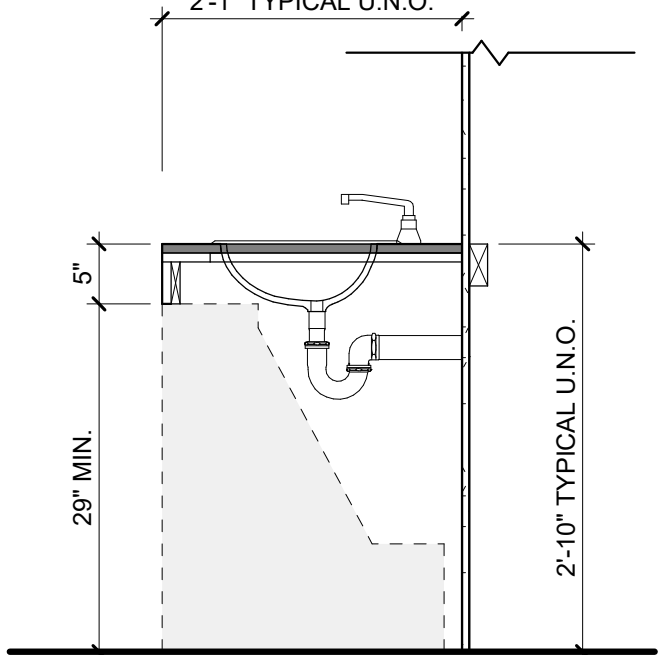
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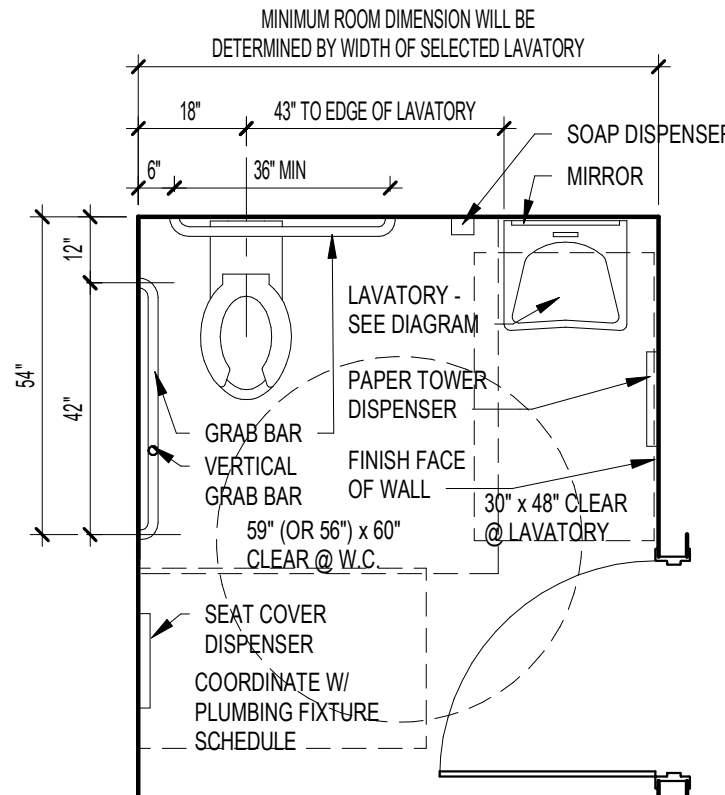
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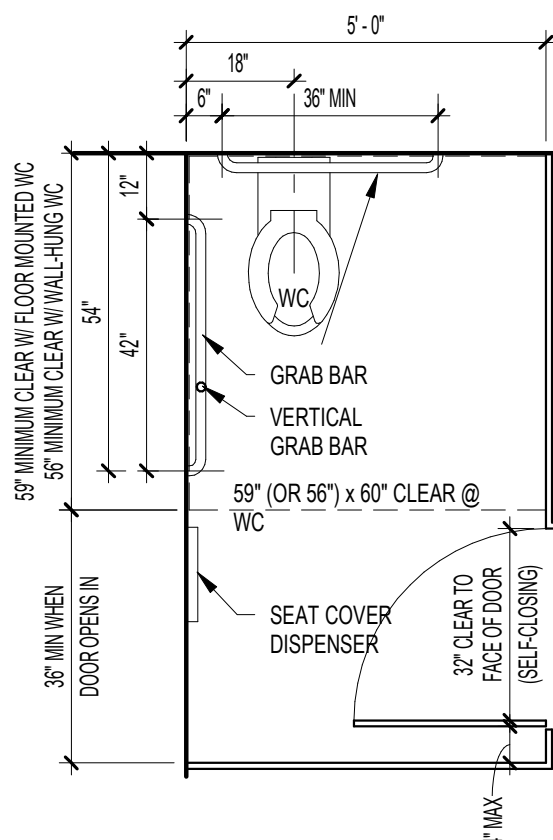
LAVATORIES
3/8" = 1'-0"



NOTE: SHADED AREA INDICATES MIN. KNEE & TOE CLEARANCE PER ADA CONTRACTOR TO VERIFY COMPLIANCE AT TIME OF FABRICATION. ALL FIXTURES, WATER SUPPLIES, AND DRAIN PIPES SHALL BE CONFIGURED SO AS NOT TO INTERFERE W/ SHOWN ADA CLEARANCES.



CLEAR FLOOR SPACES - SINGLE USER TOILET ROOM



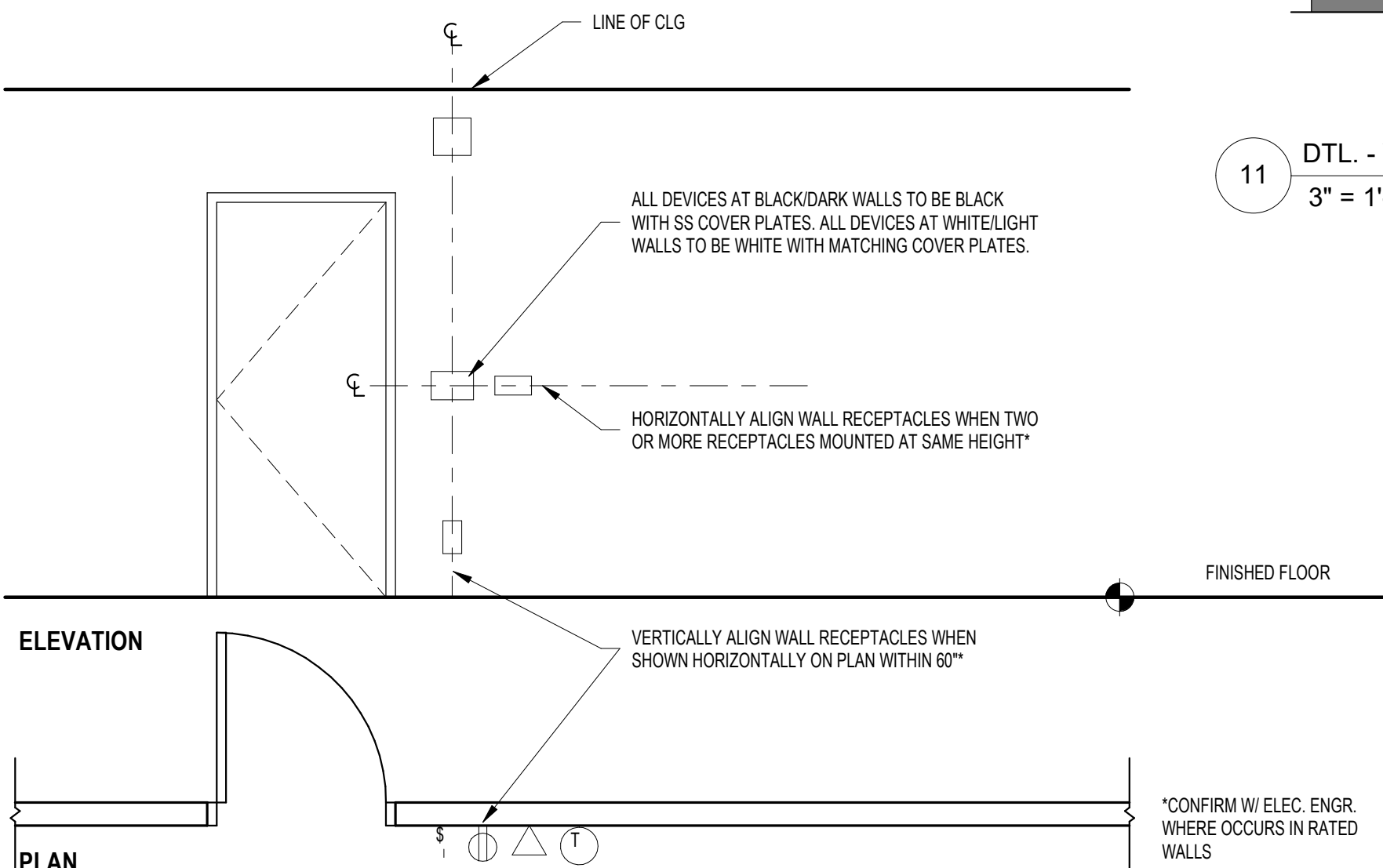
GENERAL NOTES FOR ALL STALLS:
1. WATER CLOSET MUST BE IN CORNER DIAGONAL FROM DOOR (WITH THE EXCEPTION OF AMBULATORY STALLS)
2. DOORS SHALL BE SELF-CLOSING
3. DIAGRAMS ARE FOR WALL-HUNG WATER CLOSETS.

STANDARD ACCESSIBLE STALL
3/8" = 1'-0"

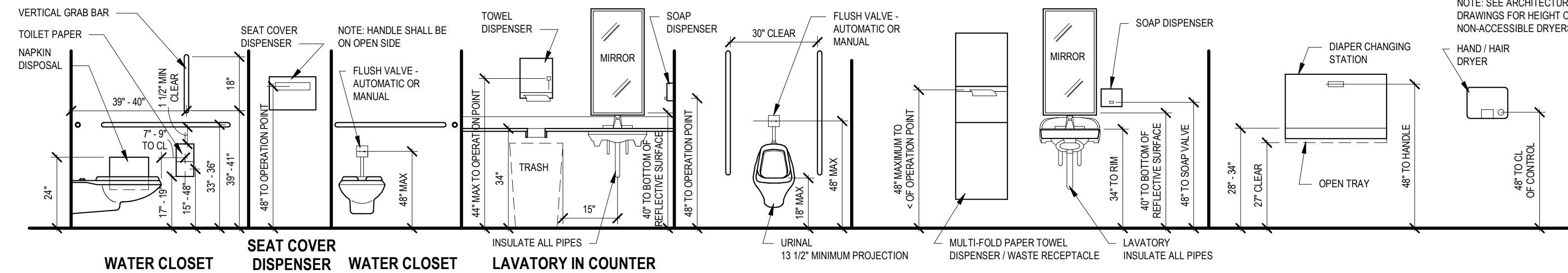
ACCESSIBLE SINGLE-USER TOILET ROOM2
3/8" = 1'-0"

ADA VANITY SINK SECTION
3/4" = 1'-0"

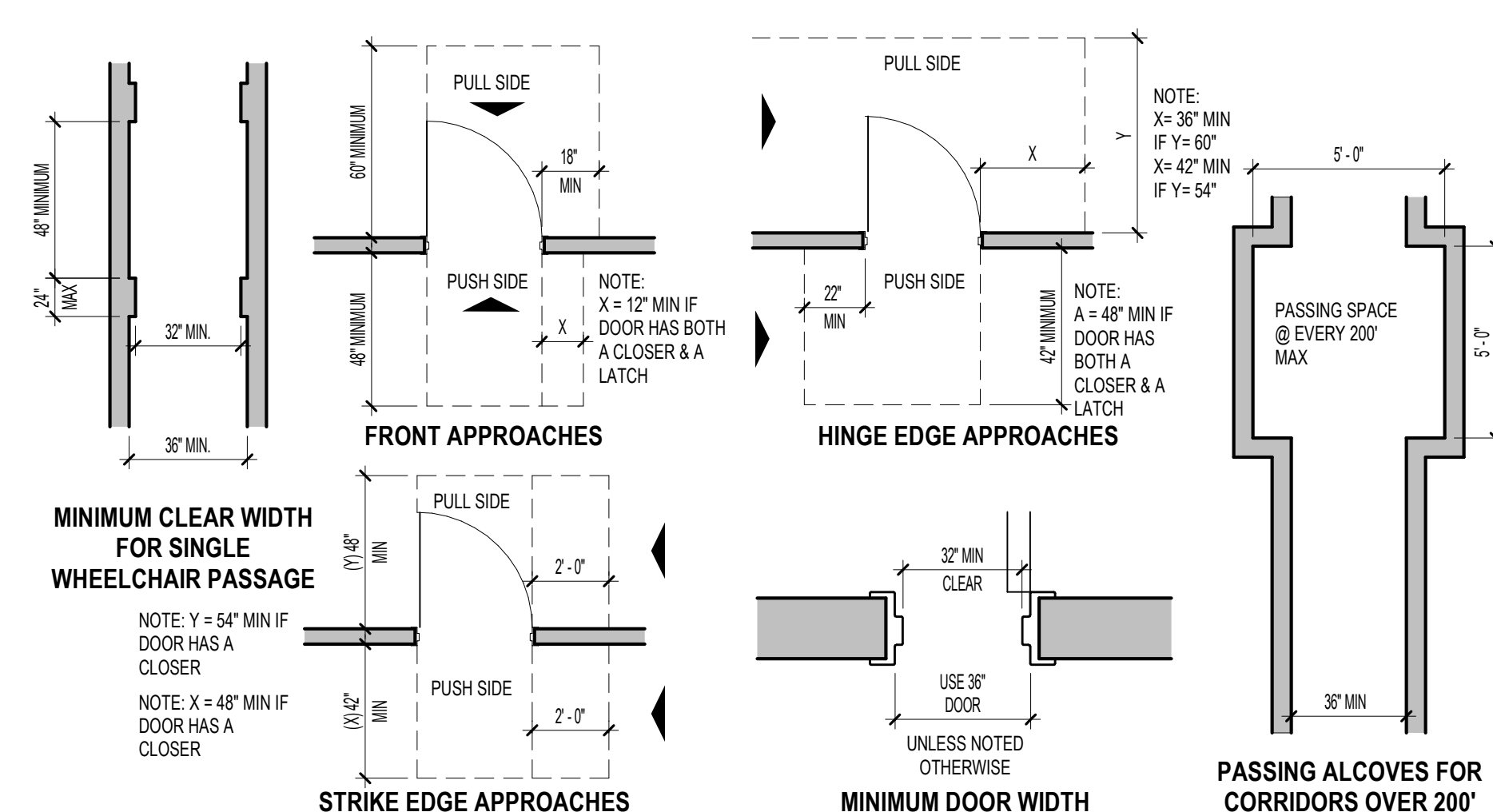
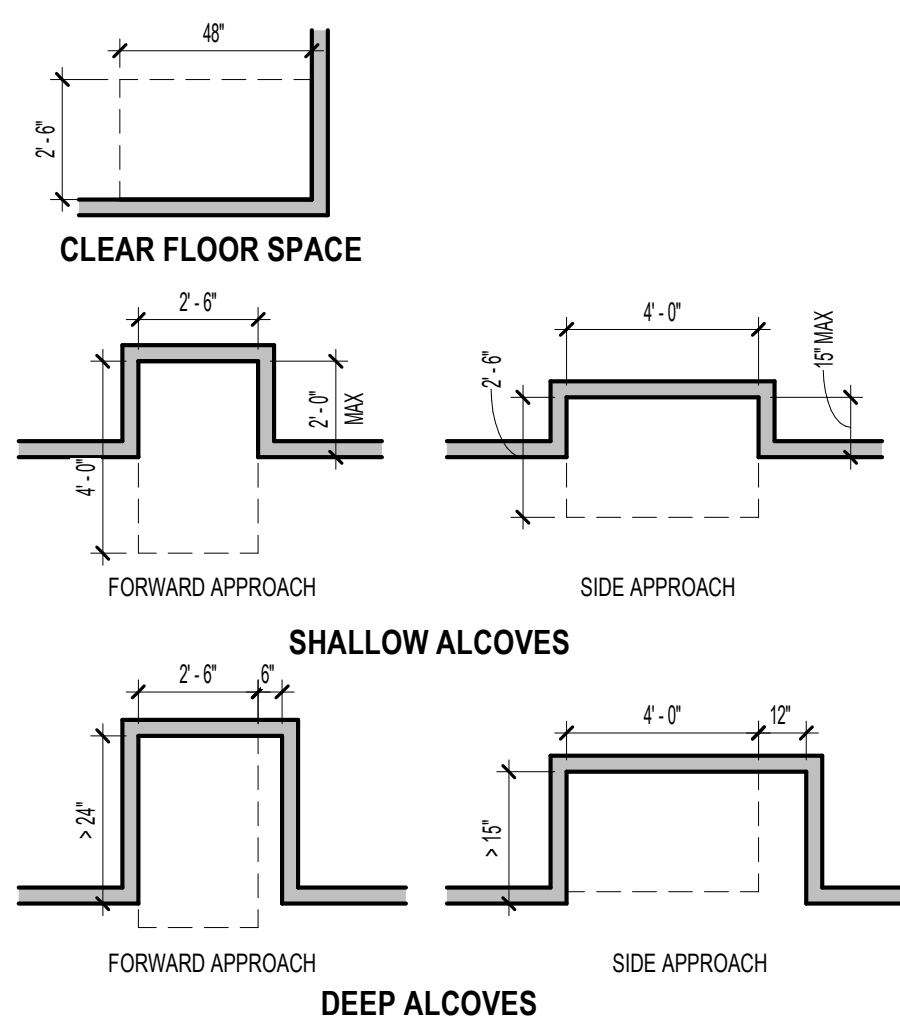
DTL. - WALL-MOUNTED HANDRAIL, TYP.
3" = 1'-0"



ELECTRICAL DEVICES ALIGNMENT
3/8" = 1'-0"

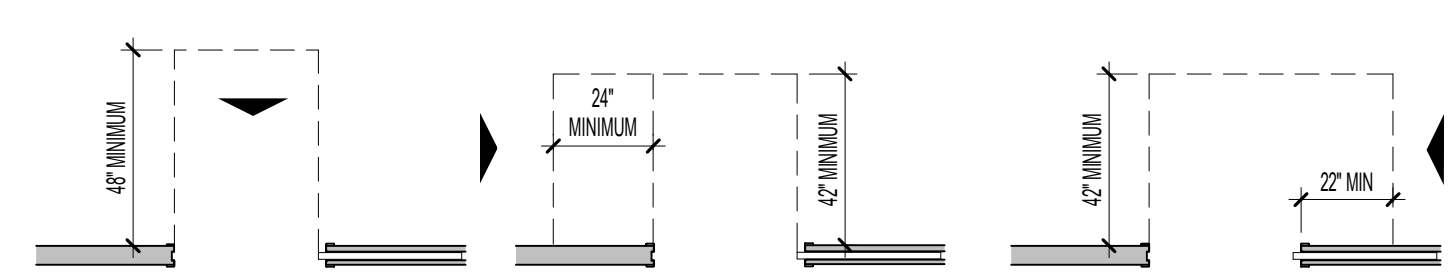


FIXTURES AND ACCESSORIES TYPICAL MOUNTING HEIGHTS
3/8" = 1'-0"

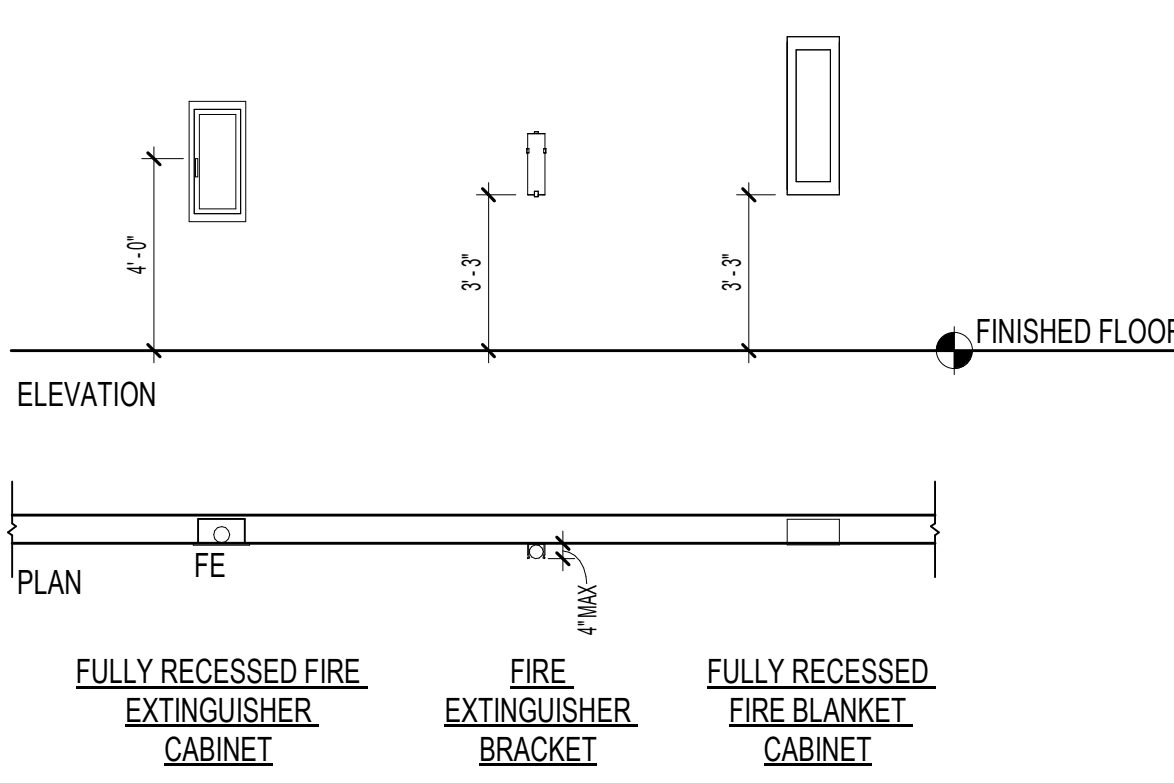


ADA SWINGING DOOR CLEARANCES
1/4" = 1'-0"

ADA WHEEL CHAIR FLOOR CLEARANCE
1/4" = 1'-0"



ADA SLIDING DOOR CLEARANCE
1/4" = 1'-0"



FIRE PROTECTION MOUNTING HEIGHTS
1/4" = 1'-0"

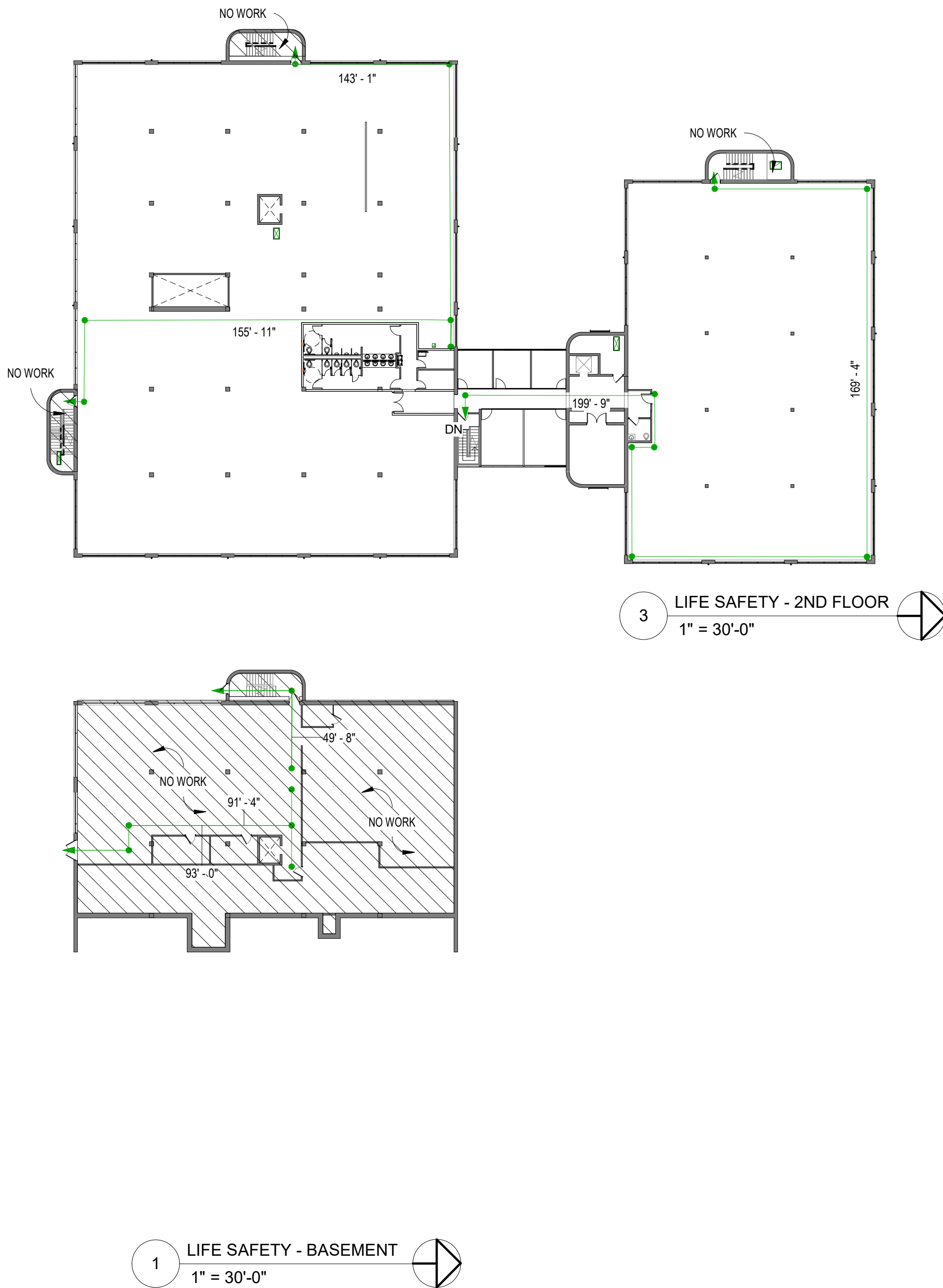
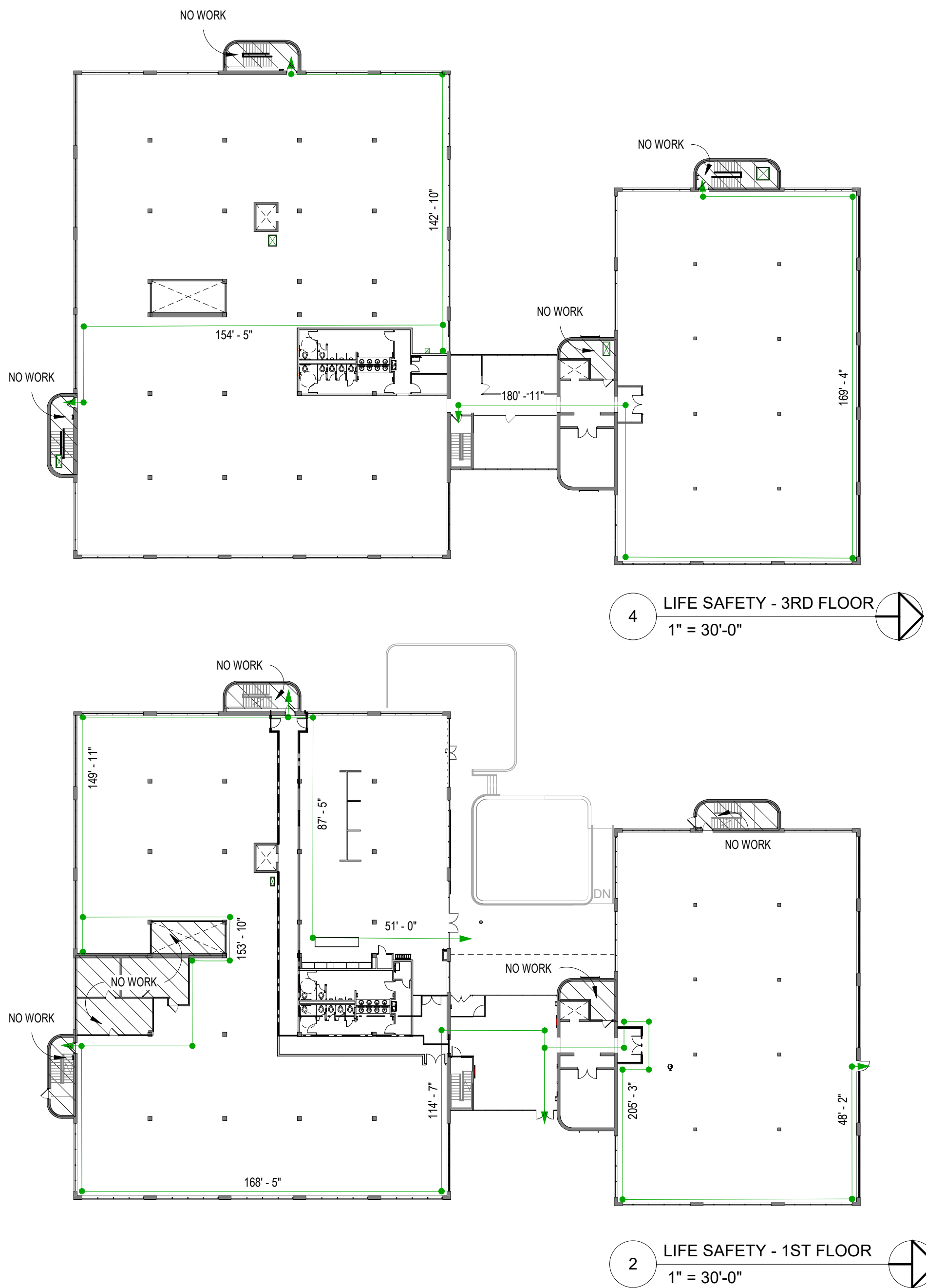
NO.	DESCRIPTION:	DATE:

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PROJECT DATA

BUILDING CODE INFORMATION

BUILDING CODE:	2015 INTERNATIONAL EXISTING BUILDING CODE / 2021 INTERNATIONAL BUILDING CODE
ELECTRICAL CODE:	2014 NATIONAL ELECTRICAL CODE
PLUMBING CODE:	2015 UNIFORM PLUMBING CODE
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE
FIRE CODE:	2015 INTERNATIONAL FIRE CODE
ACCESSIBILITY CODE:	ICC/ANSI A 117.1
ENERGY CODE:	2015 INTERNATIONAL ENERGY CONSERVATION CODE

PROJECT CODE DATA

WORK CLASSIFICATION - IN ACCORDANCE WITH IEBC 2015
BUILDING WILL MAINTAIN ITS CURRENT USE GROUP (B).

USE GROUPS & OCCUPANCY CLASSIFICATION	
USE GROUP:	B - OFFICE AREA - (CHAPTER 3, SECTION 304); A - CAFE AREA - (ACCESSORY USE - CHAPTER 5, SECTION 508.4) S-2 - STORAGE - (ACCESSORY USE - CHAPTER 5, SECTION 508.4)

ALLOWABLE AREA - CHAPTER 5, SECTION 506	
ALLOWABLE AREA:	UNLIMITED (TABLE 506.2)
ACTUAL AREA:	BASEMENT - 9 440 SF 1ST FLOOR - 30 403 SF 2ND FLOOR - 30 403 SF 3RD FLOOR - 30 403 SF TOTAL: 100 649 SF

BUILDING AREAS:	
BUSINESS AREA (B):	+/- 87 325 SF
CAFE (A):	+/- 3 786 SF
STORAGE (S-2):	+/- 9 460 SF
TOTAL BUILDING AREA	+/- 100 649 SF

CONSTRUCTION TYPE - CHAPTER 6, TABLE 601
ALL RATINGS REQUIRED PER TABLE 601 SHALL BE MAINTAINED.

CONSTRUCTION TYPE:	II A (EXISTING NO CHANGE);
STRUCTURAL FRAME:	1 HOUR
BEARING WALLS (EXTERIOR):	1 HOUR
BEARING WALLS (INTERIOR):	1 HOUR
NON-BEARING WALLS:	0 HOURS
FLOOR CONSTRUCTION:	1 HOUR
ROOF CONSTRUCTION:	1 HOUR

SEISMIC SITE CLASS:
CATEGORY C

FIRE PROTECTION SYSTEM - CHAPTER 9
FULLY SPRINKLED - REQUIRED (903.2.9.1)
FIRE ALARMS - REQUIRED (907.2.10)
PORTABLE FIRE EXTINGUISHERS - REQUIRED (906.1)
MANUAL PULL STATIONS - NOT REQUIRED (907.2.10 EXCEPTION 1)

OCCUPANT LOADS - CHAPTER 10, TABLE 1004.1.2	
OFFICE (B):	+/- 87 325 SF / 150 OCC GROSS = 582 OCC
CAFE (A):	+/- 3 786 SF / 15 OCC NET = 252 OCC
BASEMENT (S-1):	+/- 9 440 SF / 300 OCC GROSS = 32 OCC
TOTAL: 866 OCC	

EGRESS DATA - CHAPTER 10, SECTION 1005		
DOOR EGRESS FACTORS:	20" PER OCCUPANT 2 X 863 = 173.6"	PROVIDED: 252"
COMMON PATH OF TRAVEL REQUIREMENT:	100'	MAX: 10'-2"
MAXIMUM TRAVEL DISTANCE:	250'	MAX: 205'-3"

EGRESS LEGEND

---XXX--- PATH OF TRAVEL LINE WITH
EGRESS TRAVEL DISTANCE

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05/12/2022

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THE PROJECT OF THE ARCHITECTURAL OR ENGINEERING PROJECT.

717 OFFICE PARKWAY

717 OFFICE PKWY, CREVE
COEUR, MO 63141

REVISION SCHEDULE

NO.	DESCRIPTION:	DATE:

ISSUE DATE: 03/06/23

PROJECT NO: 21-0046-01

DRAWN BY: CHECKED BY:

SHEET NAME:
LIFE SAFETY / CODE
INFORMATION

SHEET NO:

G1.03

1

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A



B

1 EXISTING PICTURES
NTS

C



D

2 RENDER
6" = 1'-0"

SHERMAN WILLIAMS TO COLOR MATCH BENJAMIN MOORE CSP-60

BLACK ALUMINUM



TRESPA METEON - ELEGANT OAK

3 EXTERIOR MATERIAL SELECTION
3" = 1'-0"

oaklinestudio
architecture + design

11701 BORMAN ROAD, SUITE 200
MARYLAND HEIGHTS, MO 63146
314.270.5991

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05/12/2022

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REVISION SCHEDULE

NO.	DESCRIPTION:	DATE:

ISSUE DATE: 05/18/23

PROJECT NO: 21-0046-01

DRAWN BY: CHECKED BY:

SHEET NAME:

EXISTING PHOTOS

SHEET NO:

G1.04

	Quantity	Required	Existing	Provided	Total
Street Tree					
<i>Office Parkway (LF)</i>	893.39				
<i>1 tree / 30 LF of street*</i>		29.78	11	6	17
	*existing utility easement affects proposed street tree quantity and location				
Perimeter Parking Landscape					
<i>2 trees / 100 LF (spaced evenly)**</i>	787	15.74	7	5	12
	**existing utility easement affects proposed perimeter tree quantity and location				
Island/Interior Landscape					
<i>min 1 tree / island</i>	15	15	18	3	21

EXISTING SCHEDULE



EXISTING TREE
Existing tree to remain. Protect in place.

60



EXISTING TREE TO BE REMOVED
Existing tree to be removed due to damage and/or poor health.

3



EXISTING PLANTING BED

2 396 of

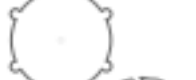
MULCH SCHEDULE



WOOD MULCH
Double ground hardwood mulch. 3"
depth.

4.336 sf

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	5	Celtis occidentalis 'Prairie Sentinel' / Prairie Sentinel Hackberry	B & B	3" cal
	7	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	3" cal
	2	Quercus phellos / Willow Oak	B & B	3" cal
SHRUBS	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT
	17	Cornus sericea 'Farrow' / Arctic Fire Red Twig Dogwood	5 gal	
	26	Hydrangea arborescens 'NCHAS' / Invincibelle Wee White Hydrangea	2 gal	
	7	Hydrangea paniculata 'ILVOBO' TM / Bobo Panicle Hydrangea	5 gal	
	29	Itea virginica 'Merlot' / Merlot Sweetpire	5 gal	

<u>EVERGREEN SHRUBS</u>		<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SPEC</u>	<u>HEIGHT</u>
	16	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	5 gal		
	9	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	5 gal		
<u>PERENNIALS</u>		<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SPEC</u>	<u>HEIGHT</u>
	23	Hosta x 'Blue Angel' / Blue Angel Hosta	1 gal		
<u>SHRUB AREAS</u>		<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	
	407	Tiarella x 'Sugar and Spice' / Sugar and Spice Foamflower 15" O.C. spacing	4" pot		
<u>GROUND COVERS</u>		<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SPEC</u>	
	1,752 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue	sod		

717 OFFICE PKWY, CREVE
COEUR, MO 63141

A1.00

[illegible]

ARCHITECTURAL SITE PLAN
1" = 30'-0"

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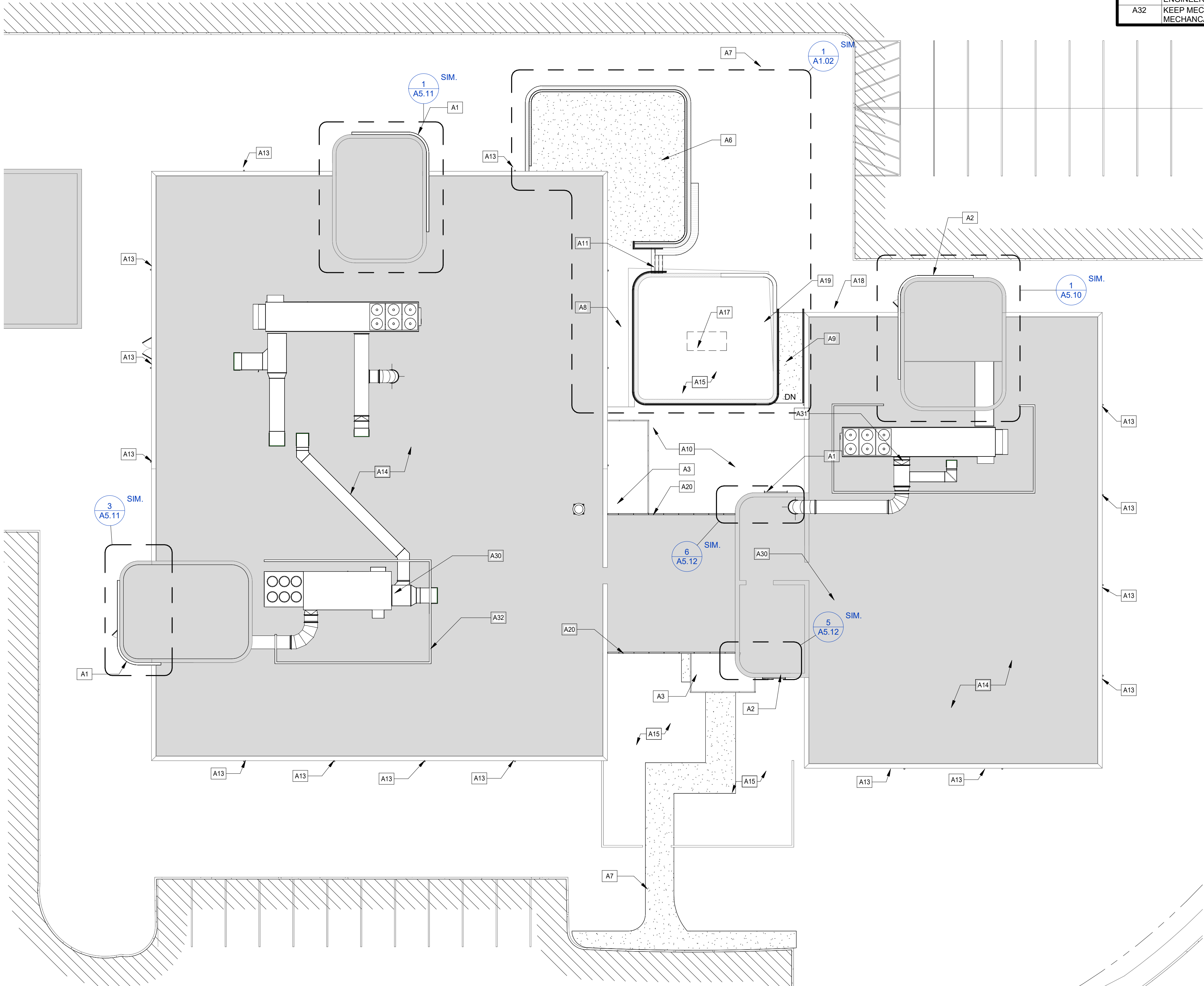
A

B

C

D

#	KEY NOTES PER THIS SHEET
A1	SCREENPRINTED ALUMINUM ACCENT BANDS @ BRICK COLUMNS, WD. FINISH.
A2	BUILDING-MOUNTED SIGNAGE ON COMPOSITE WOOD ACCENT BAND.
A3	ENTRY CANOPIES TO BE RESURFACED - TBD.
A6	PATIO RAISED TO FIRST LEVEL HEIGHT FOR ADA ACCESS. NEW DOOR SLIDING DOOR TO BE PROVIDED FOR ACCESS TO PATIO SPACE.
A7	REPAVE SIDEWALKS. PROVIDE LIGHT BOLLARDS @ WALKWAYS AS NEEDED.
A8	NEW RAISED CONCRETE PATIO @ LOCATION OF DEMO'D RAMP. PROVIDE METAL RAILING.
A9	NEW ADA-COMPLIANT CONCRETE RAMP WITH METAL RAILING @ LOCATION OF DEMO'D STAIR.
A10	NEW RAISED CONCRETE ENTRY PATIO WITH METAL RAILING.
A11	NEW CONCRETE STAIR WITH METAL RAILING.
A13	EXTERIOR UP/DOWN WALL SCONCE FIXTURE AS SCHEDULED. FIXTURE TO USE PENCIL BEAM TO AVOID WINDOWS.
A14	CLEAN, PRIME, AND PAINT ALL EXTERIOR BRICK. TYP. COLOR TBD.
A15	REVISE ENTRY LANDSCAPING TO PROVIDE CLEARER VIEW OF THE ENTRY LINK. FINAL LANDSCAPE PLAN TO BE APPROVED BY ARCHITECT AND CM.
A17	PROVIDE SCULPTURE THIS LOCATION W/FOOTING AS NEEDED.FINAL LANDSCAPE PLAN TO BE APPROVED BY ARCHITECT AND CM.
A18	PROVIDE CONCRETE WALK TO EXIT DOOR THIS LOCATION.
A19	REPLACE EXIST. WALL-MOUNTED EXTERIOR LANDSCAPING LIGHTS, TYP.
A20	ADD ALT. 02-REPLACE EXIST. CURTAINWALL @LINK W/4-SIDED SSG CURTAINWALL SYSTEM WITH FROSTED GLASS. VERIFY SIZING, CONNECTION POINTS AND DETAILS WITH MANUFACTURER. SEE SHEET 8.30.
A30	NEW MECHANICAL UNIT. SEE MECHANICAL DRAWINGS.
A31	NEW MECHANICAL UNIT SCREENING. COORDINATE WITH MECHANICAL ENGINEER FOR SPACING.
A32	KEEP MECHANICAL SCREENING. G.C. TO COORDINATE SCOPE WITH MECHANICAL ENGINEER.



1 ENLARGED ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

oak|linestudio
architecture + design

11701 BORMAN ROAD, SUITE 200
MARYLAND HEIGHTS, MO 63146
314.270.5991

CLIENT

CONSULTANTS

05/12/2022
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717 OFFICE PARKWAY
717 OFFICE PKWY, CREVE
COEUR, MO 63141

REVISION SCHEDULE		
NO.	DESCRIPTION:	DATE:

ISSUE DATE: 7.11.2022

PROJECT NO: 21-0046-01

DRAWN BY: CHECKED BY:

SHEET NAME:
ENLARGED ARCHITECTURAL
SITE PLANS AND DETAILS

SHEET NO:
A1.01

Page 38 of 116

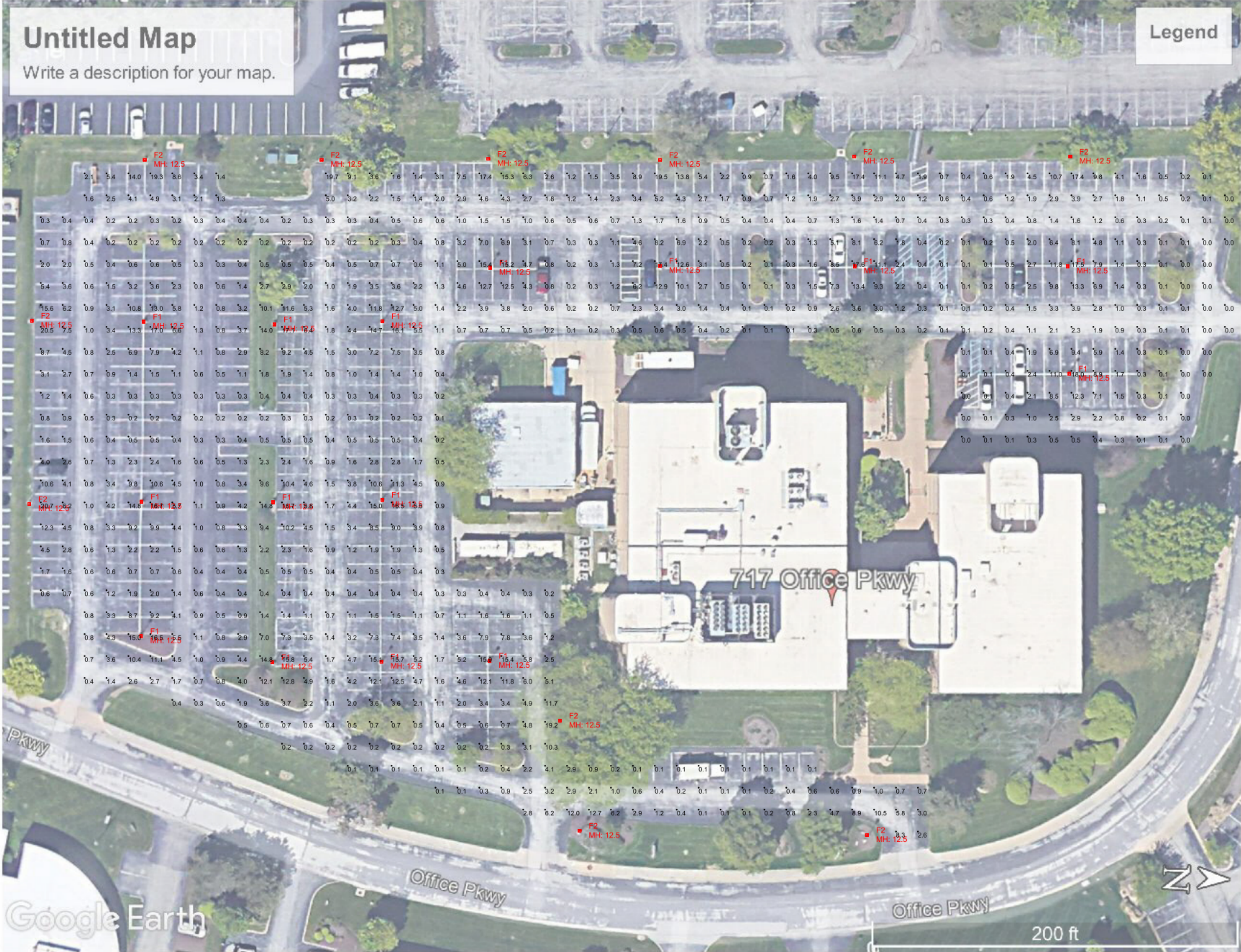


FIXTURES MOUNTED ON EXISTING POLES
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	2.87	20.7	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
■	15	F1	Single	0.900	152.7	2290.5	LAS45S-T5
■	11	F2	Single	0.900	152.7	1679.7	LAS45S-T3

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



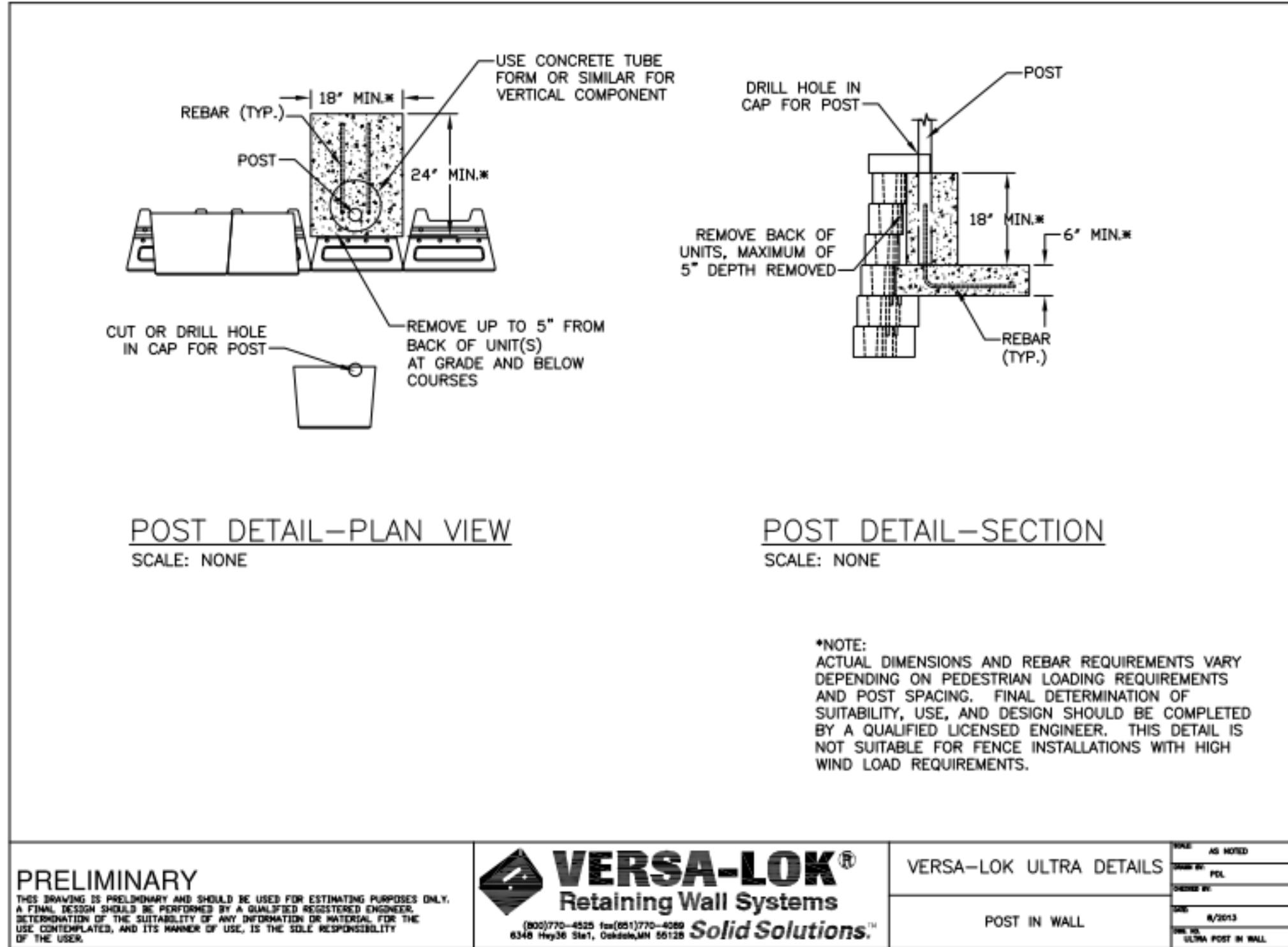
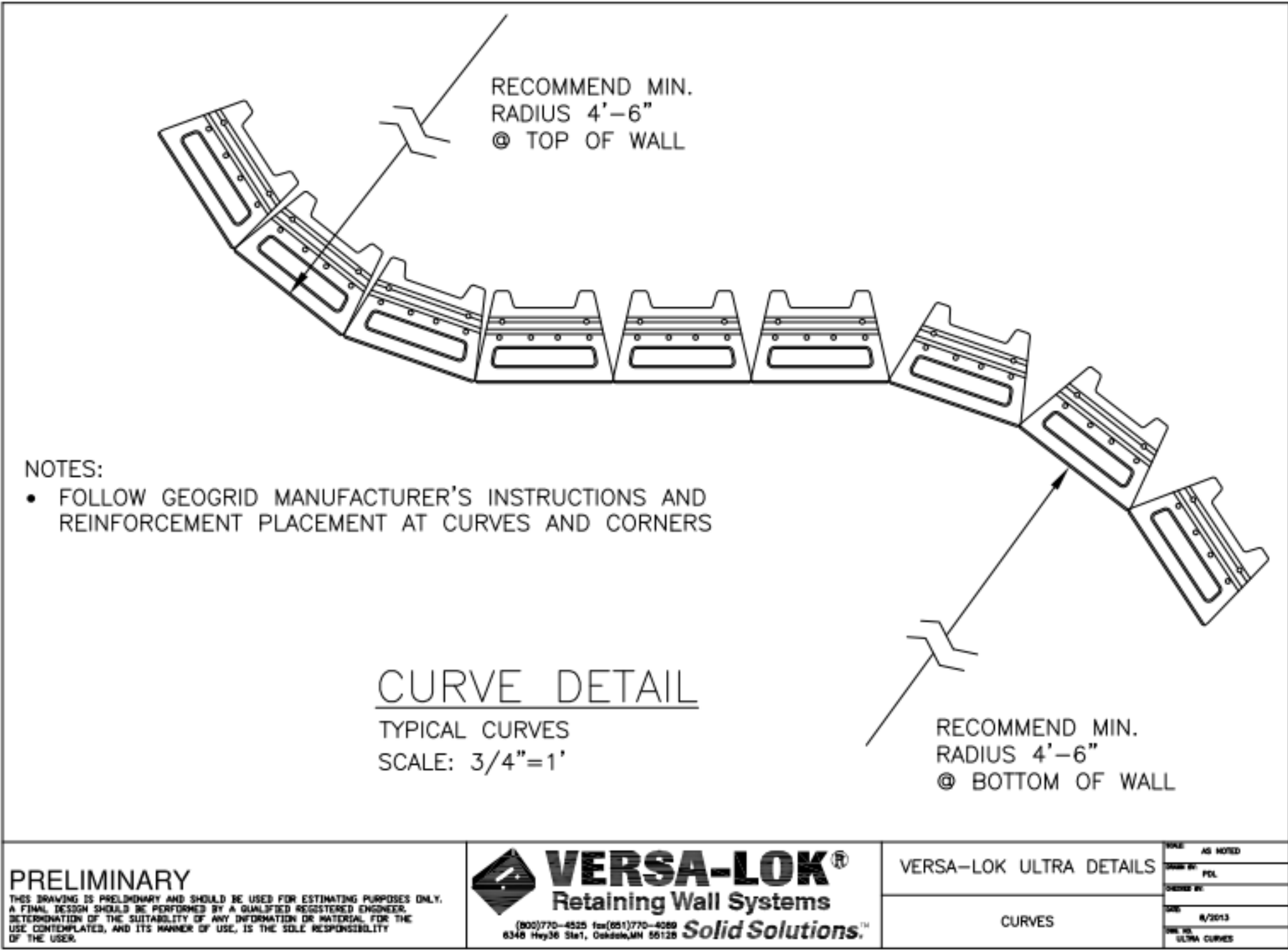
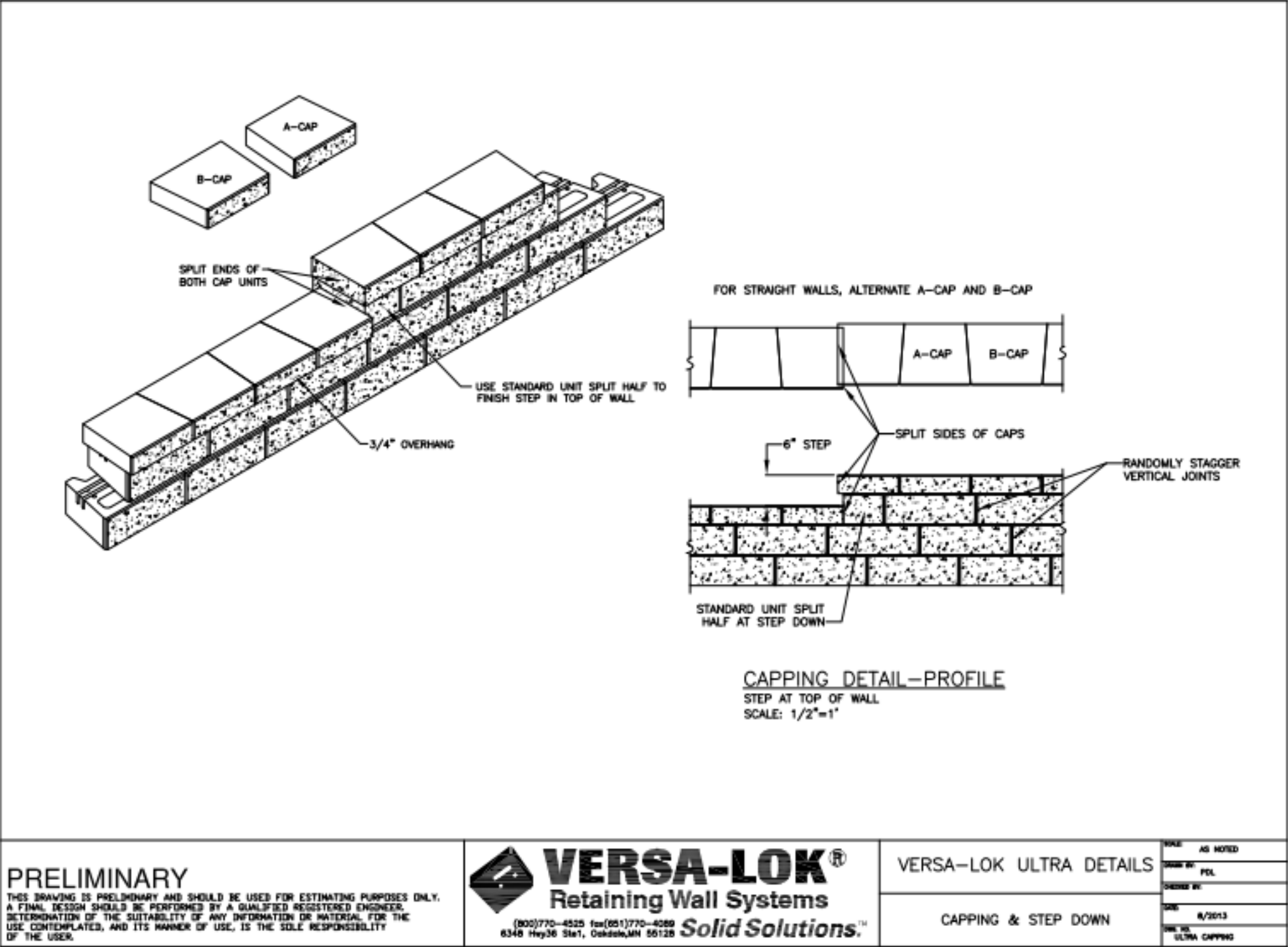
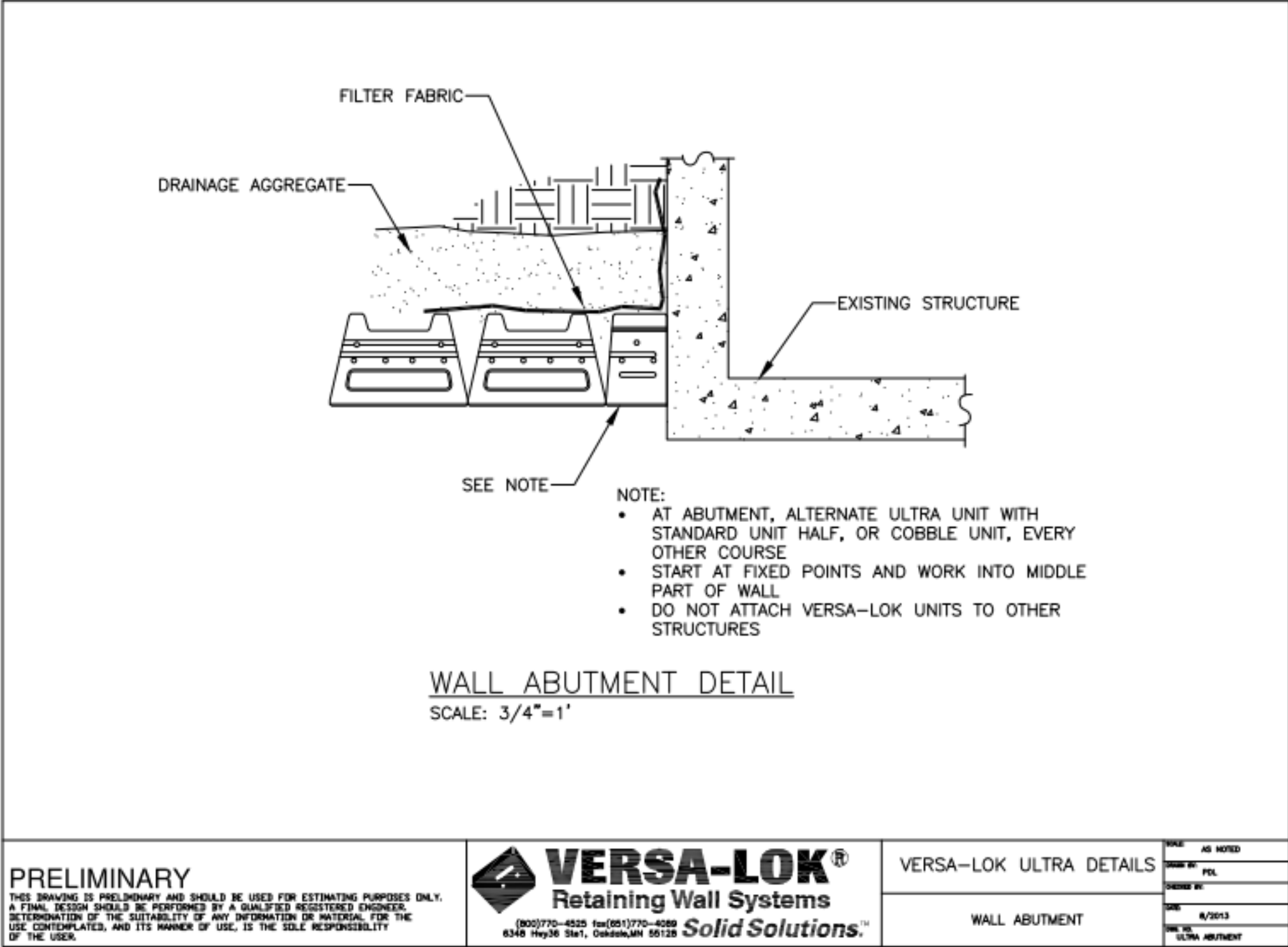
NO.	DESCRIPTION	DATE

A

B

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D



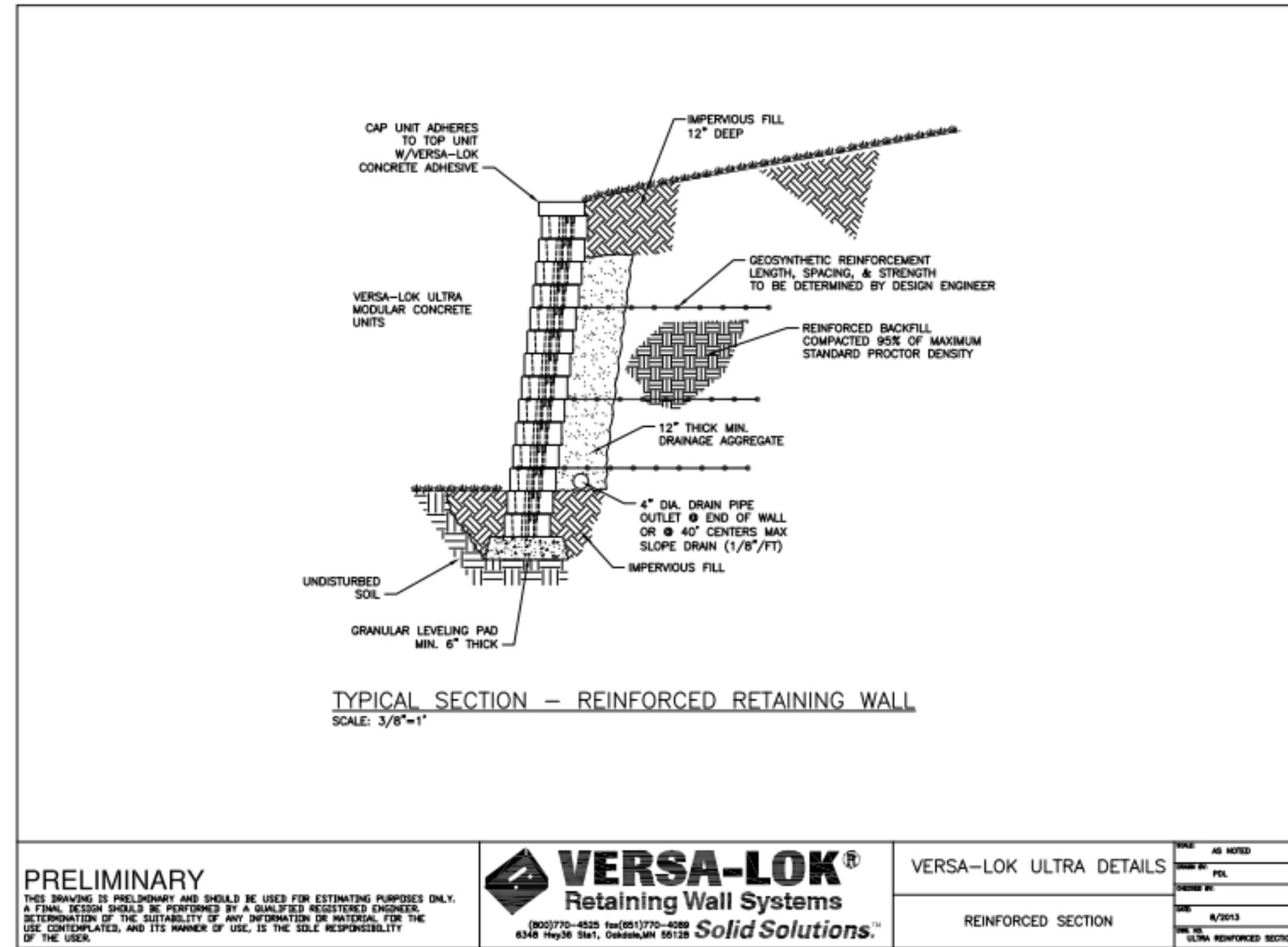
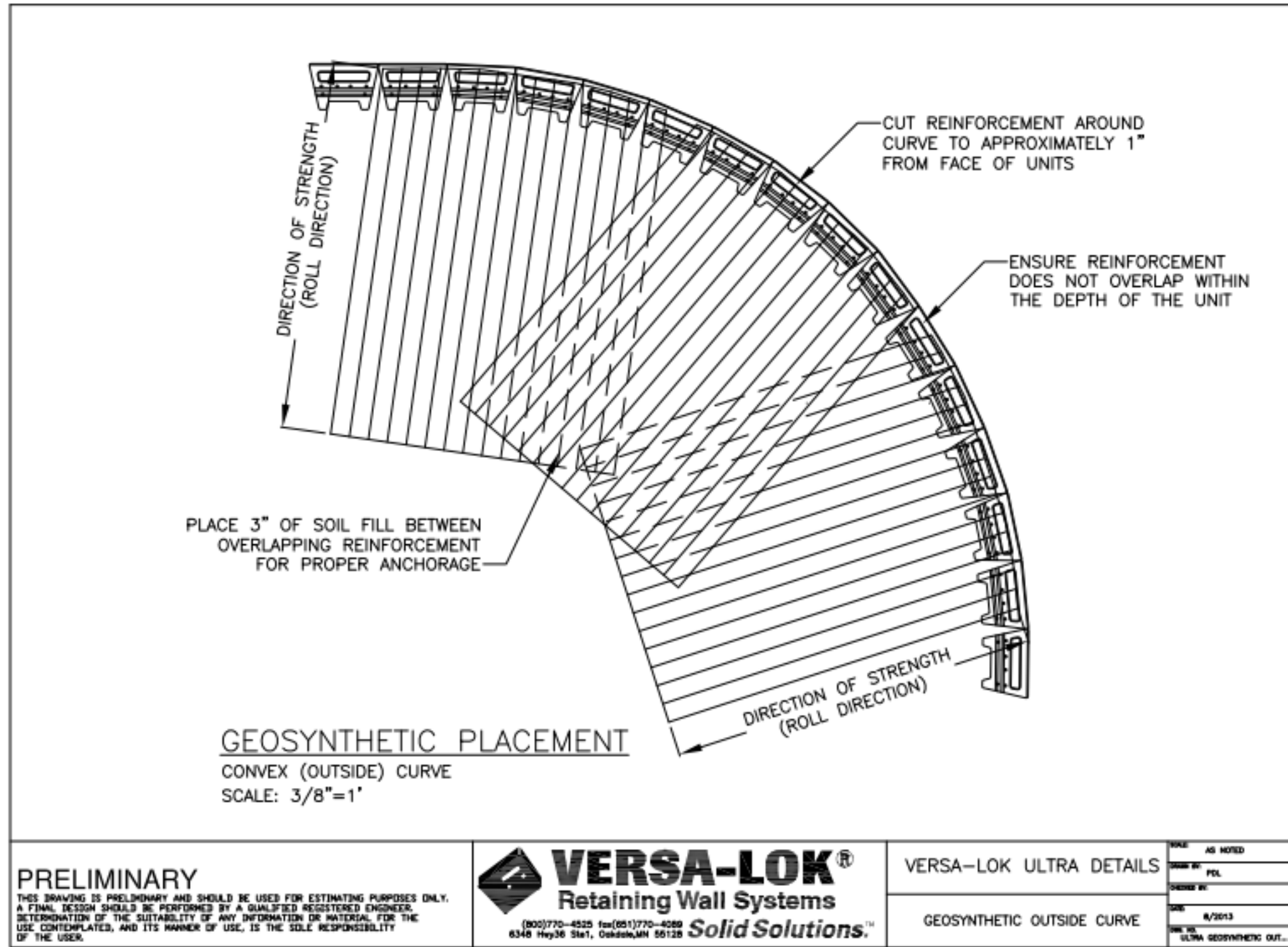
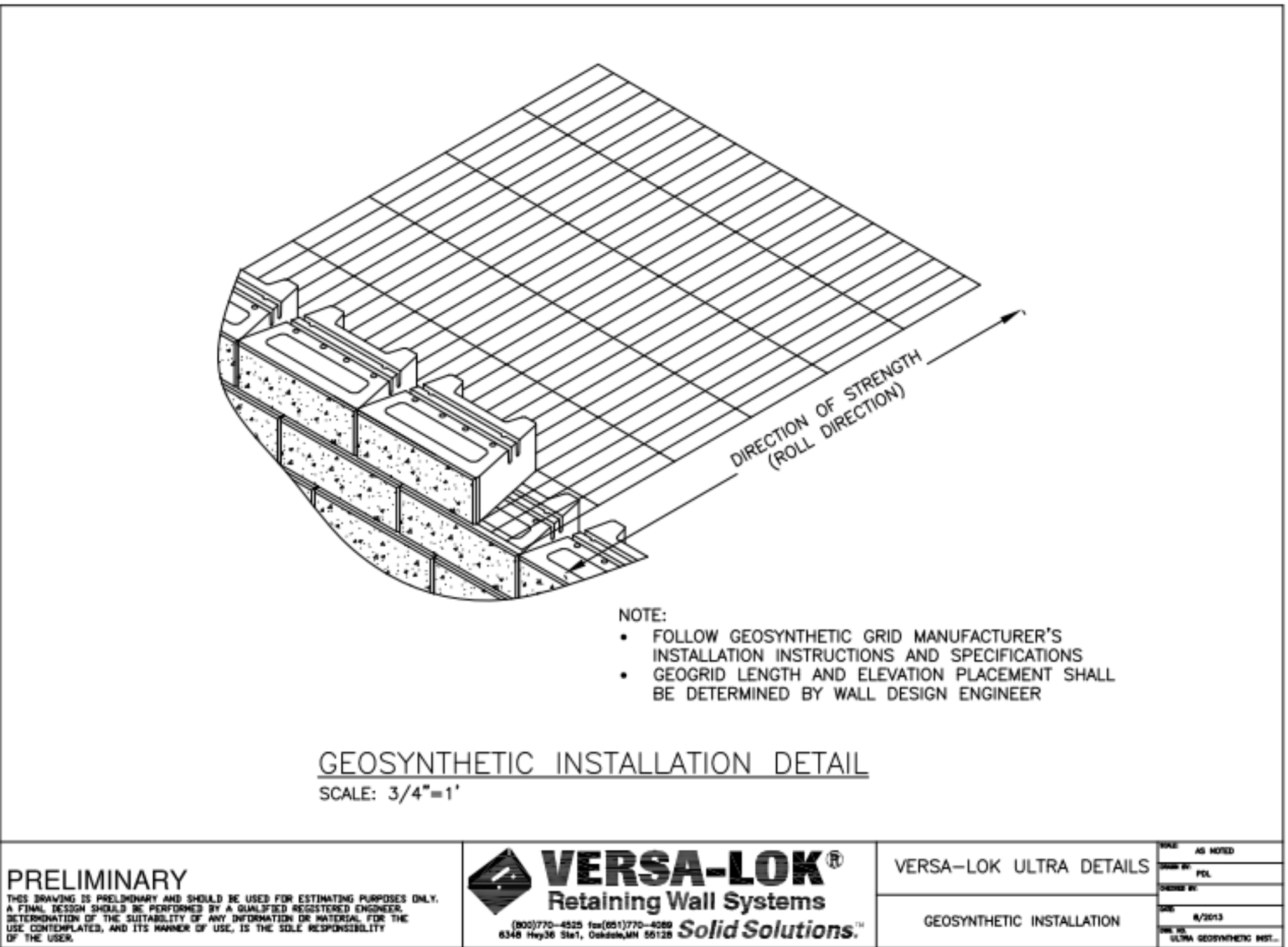
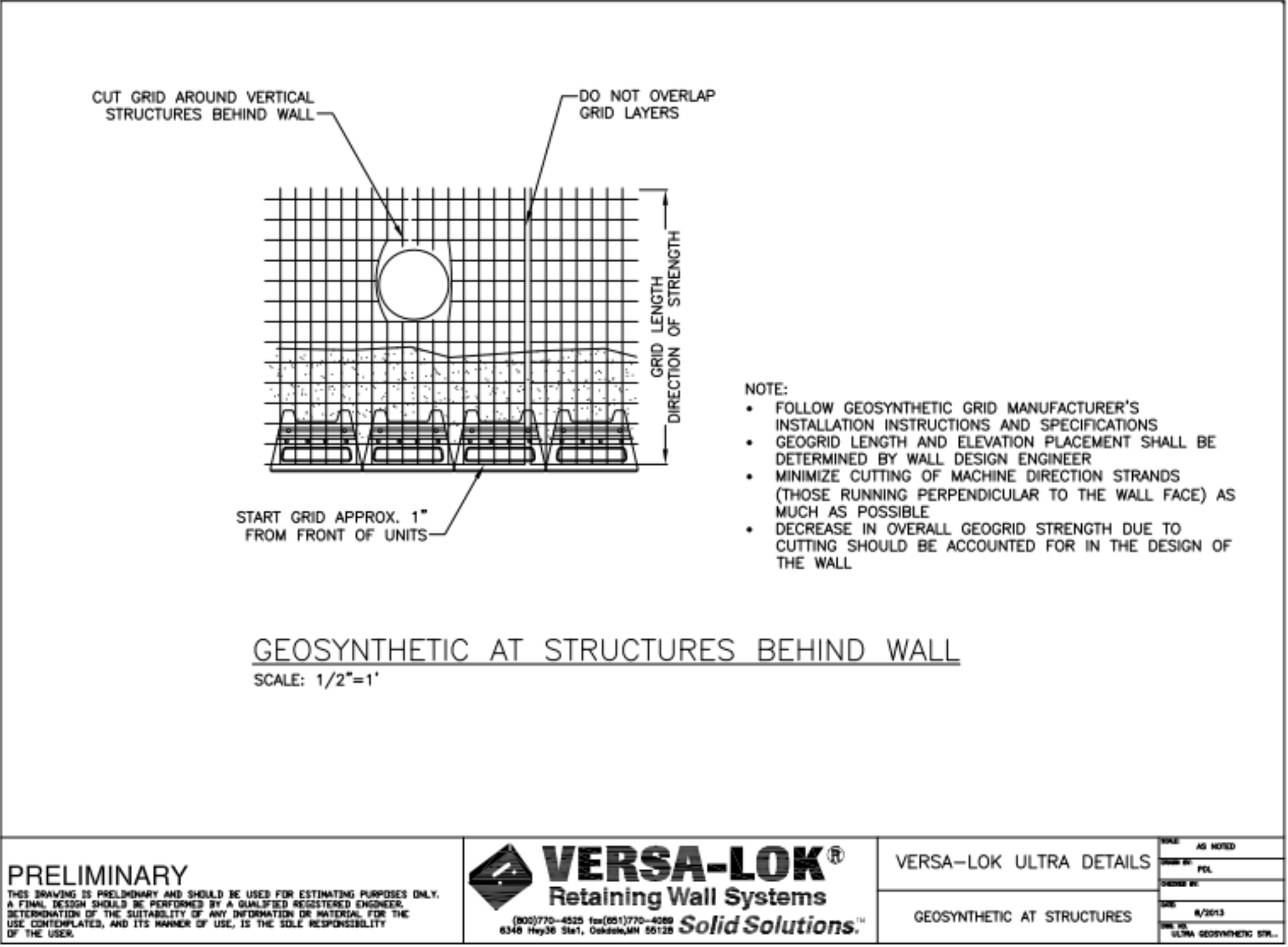
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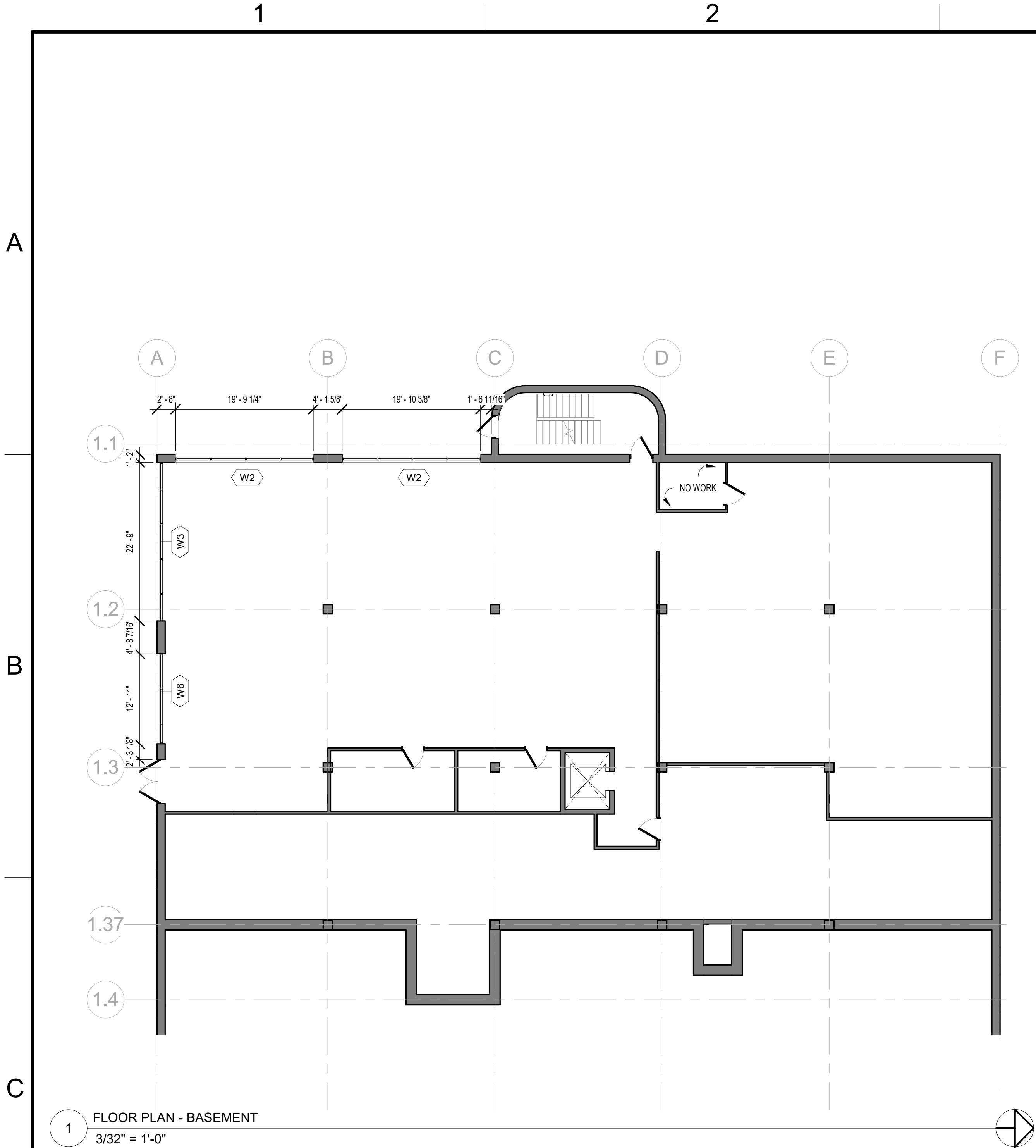
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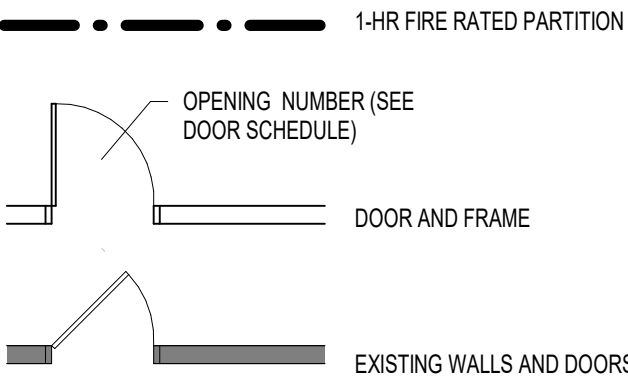
D



NO.	DESCRIPTION:	DATE:



PLAN LEGEND



PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE AND NOTIFY ARCHITECT OF ANY OMISSIONS, DISCREPANCIES, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
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3. ALL DIMENSIONS ARE TO FACE OF PARTITIONS. REFER TO PARTITION SCHEDULE FOR PARTITION THICKNESS.
4. GLAZING AND EQUIPMENT SUPPLIERS SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
5. FIRE RETARDANT BLOCKING SHALL BE PROVIDED IN ALL WALLS AS REQUIRED BY CODE AND AS REQUIRED / RECOMMENDED FOR THE SUPPORT OF MILLWORK, TOILET PARTITIONS AND ACCESSORIES, ETC.
6. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY CODE AND AHJ.
7. REFER TO A4.00 FOR TYPICAL CEILING DETAILS.
8. REFER TO G1.02 FOR TYPICAL EQUIPMENT MOUNTING DETAILS.
9. DOORS SHOWN ADJACENT TO WALLS ARE TYPICALLY 4" FROM WALL TO OUTER FACE OF DOOR FRAME UNLESS NOTED OTHERWISE.
10. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL WET WALLS.
11. PROVIDE FLOOR MATERIAL TRANSITIONAL STRIPS WHERE REQUIRED BY CHANGE IN MATERIAL.
12. ELECTRICAL OUTLETS SHALL NOT BE INSTALLED IN PARTITIONS BACK-TO-BACK IN ORDER TO AVOID SOUND TRANSFER BETWEEN ROOMS. ELECTRICAL OUTLETS TO BE INSTALLED A MINIMUM OF ONE STUD SPACE APART.
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14. WHERE GYP. BD. IS PROVIDED AROUND EXTERIOR OPENINGS, THE GYP. BD. SHALL BE MOISTURE RESISTANT GYPSUM BOARD FOR 2'-0" INTO THE BUILDING.

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architecture + design

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314.270.5991

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CONSULTANTS

05/12/2022

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717 OFFICE PARKWAY

717 OFFICE PKWY, CREVE
COEUR, MO 63141

REVISION SCHEDULE

NO:	DESCRIPTION:	DATE:

ISSUE DATE:

PROJECT NO: 21-0046-01

DRAWN BY:

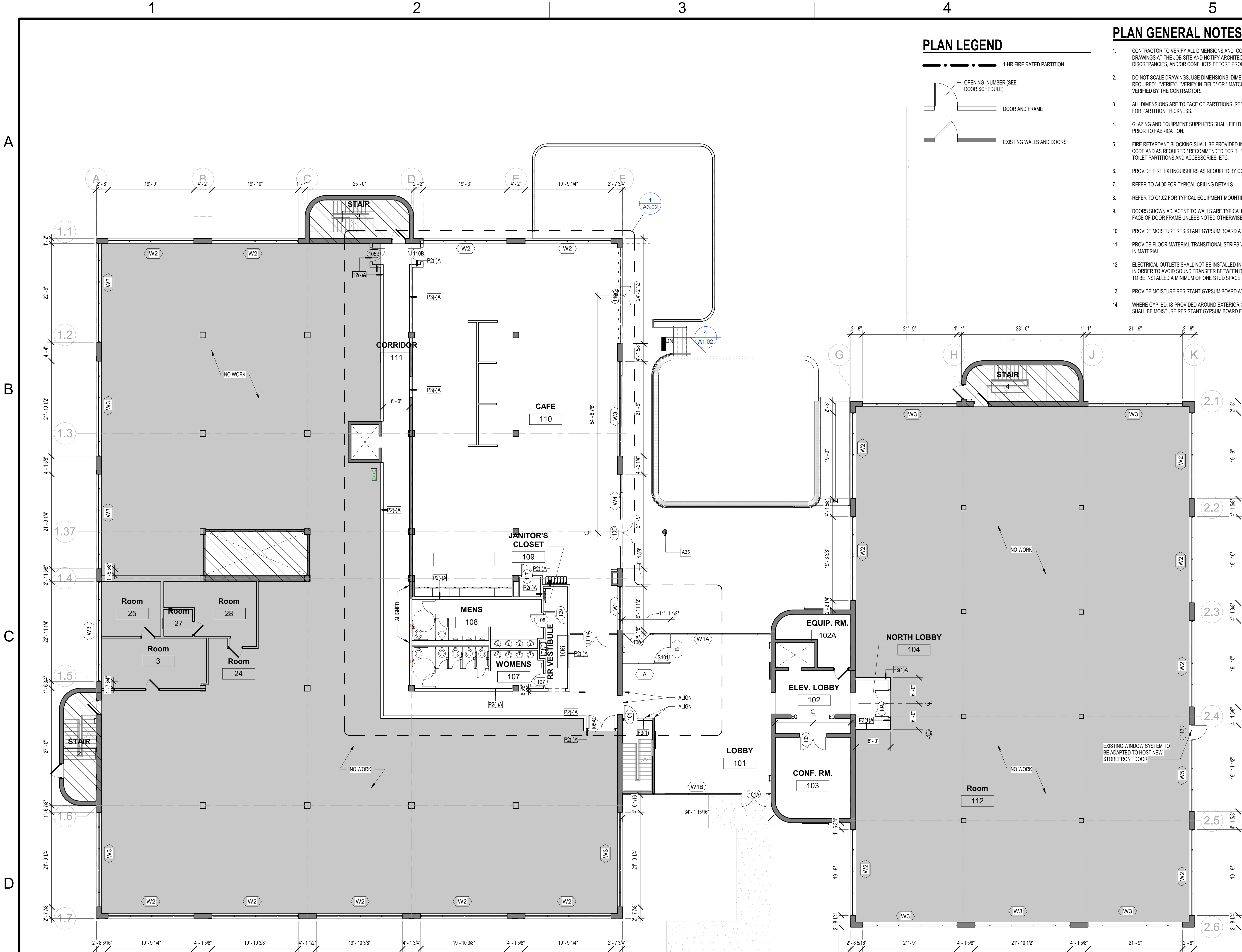
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SHEET NAME:

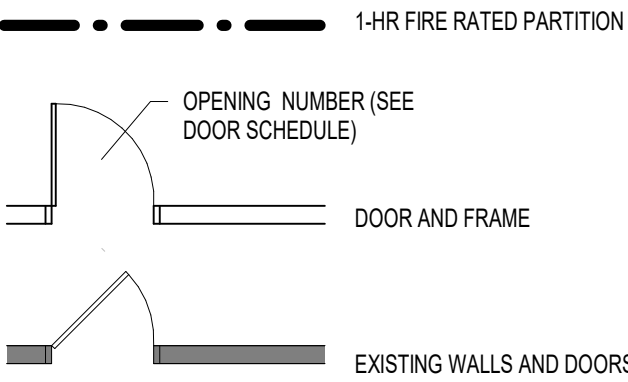
FLOOR PLAN - BASEMENT

SHEET NO:

A2.00



PLAN LEGEND



PLAN GENERAL NOTES

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1 FLOOR PLAN - LEVEL 1
1" = 10'-0"

REVISION SCHEDULE

NO.	DESCRIPTION:	DATE:

ISSUE DATE: 03/06/23

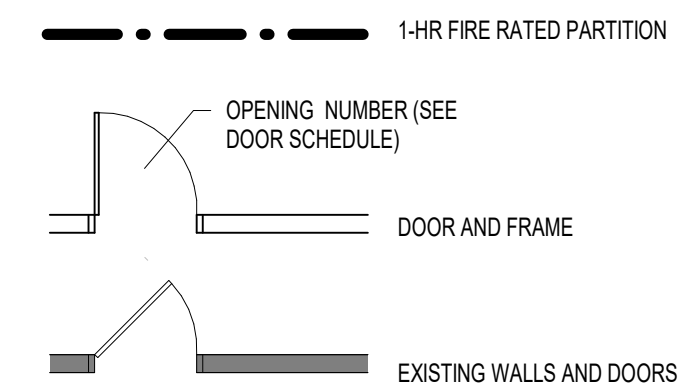
PROJECT NO: 21-0046-01

DRAWN BY: CHECKED BY:

SHEET NAME:
FLOOR PLAN - LEVEL 1

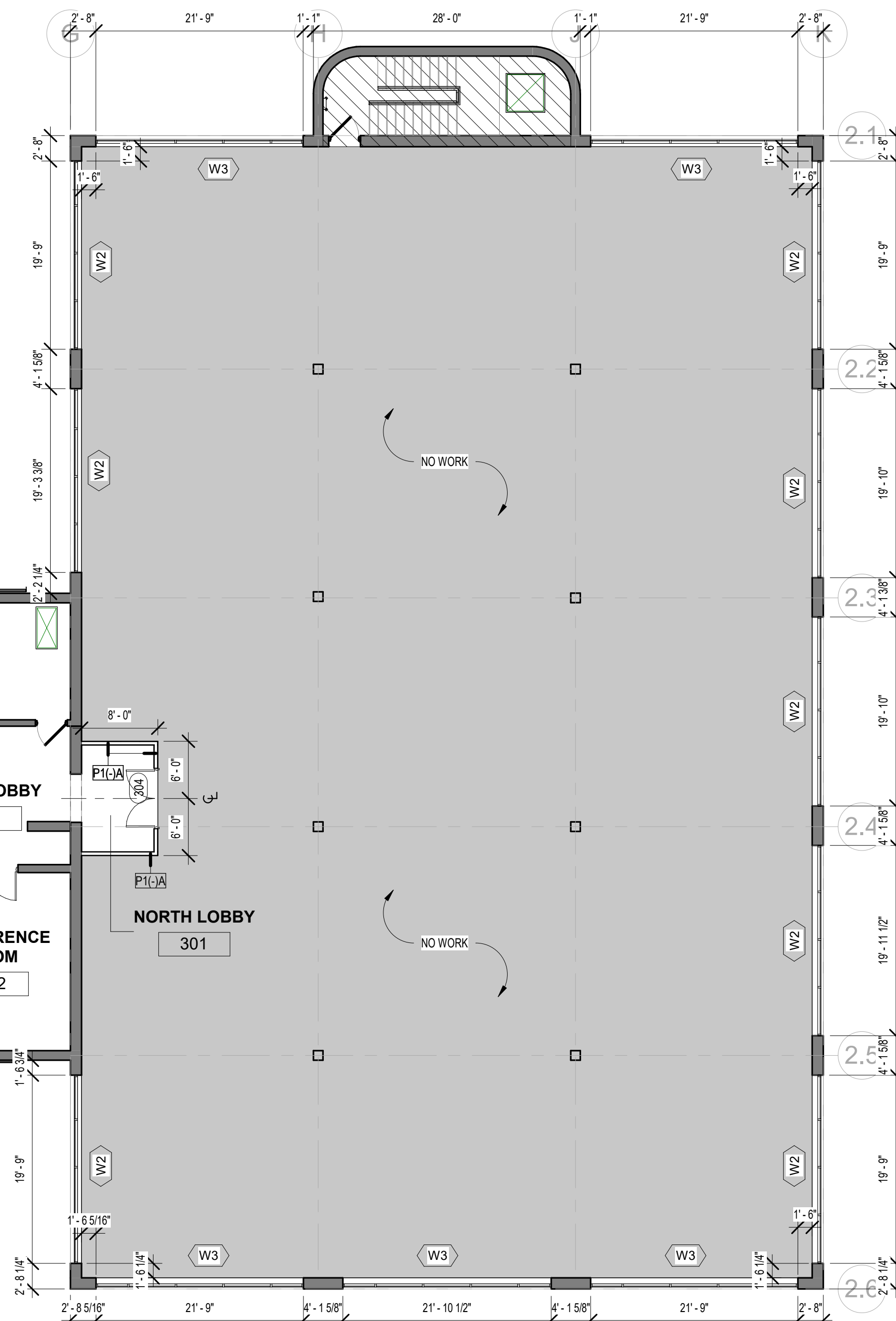
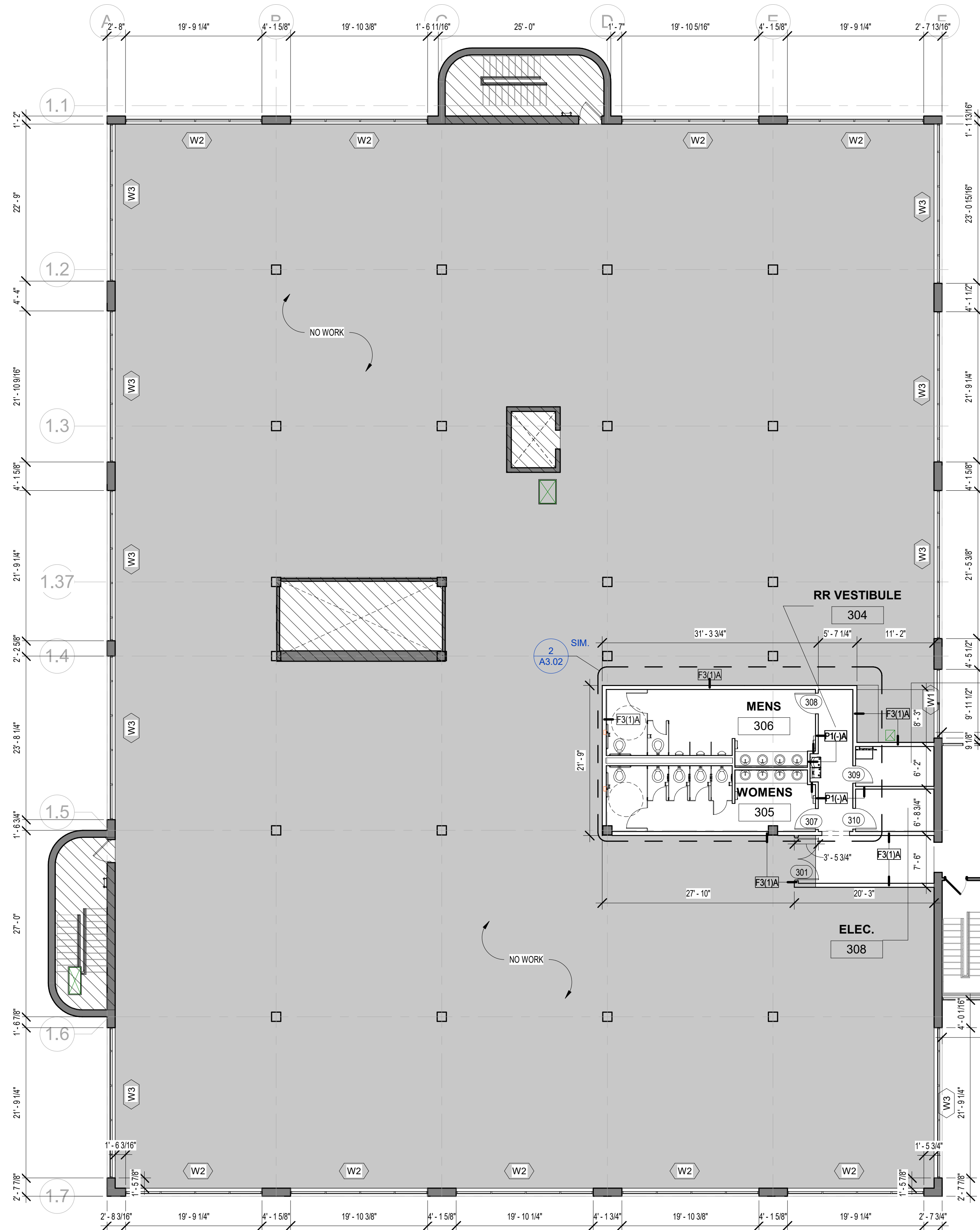
SHEET NO:

PLAN LEGEND



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1 FLOOR PLAN - LEVEL 3
1" = 10'-0"

1

2

3

4

5

A

B

C

D

EXTERIOR FINISHES

WD-1: SCREENPRINTED ALUMINUM, WD. FINISH, BASIS OF DESIGN: LINETEC COLONY MAPLE

PT-6: TBD, LOW SHEEN SATIN FINISH, S.W. COLOR MATCH BENJAMIN MOORE CSP-60

AL-1: MATTE BLACK PAINTED ALUMINUM

STL-1: MATTE BLACK PAINTED STEEL

GL-1: CLEAR GLAZING

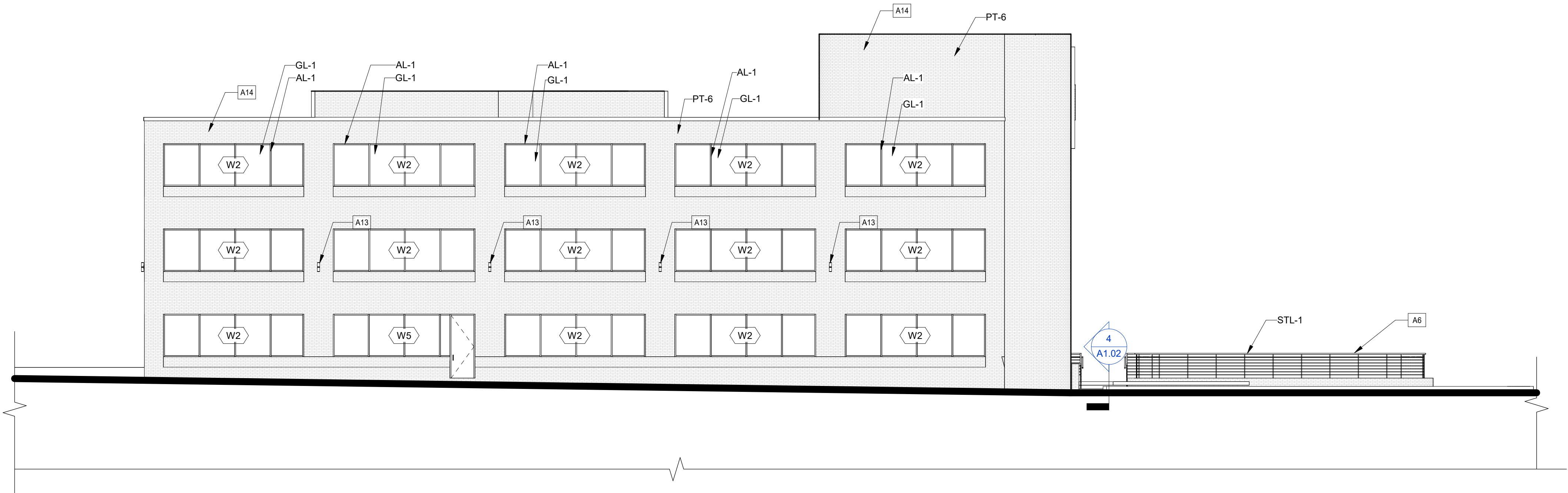
GL-2: CLEAR GLAZING SPANDREL TO MATCH GL-1

S-1: BLACK SILICON TO MATCH AL-1

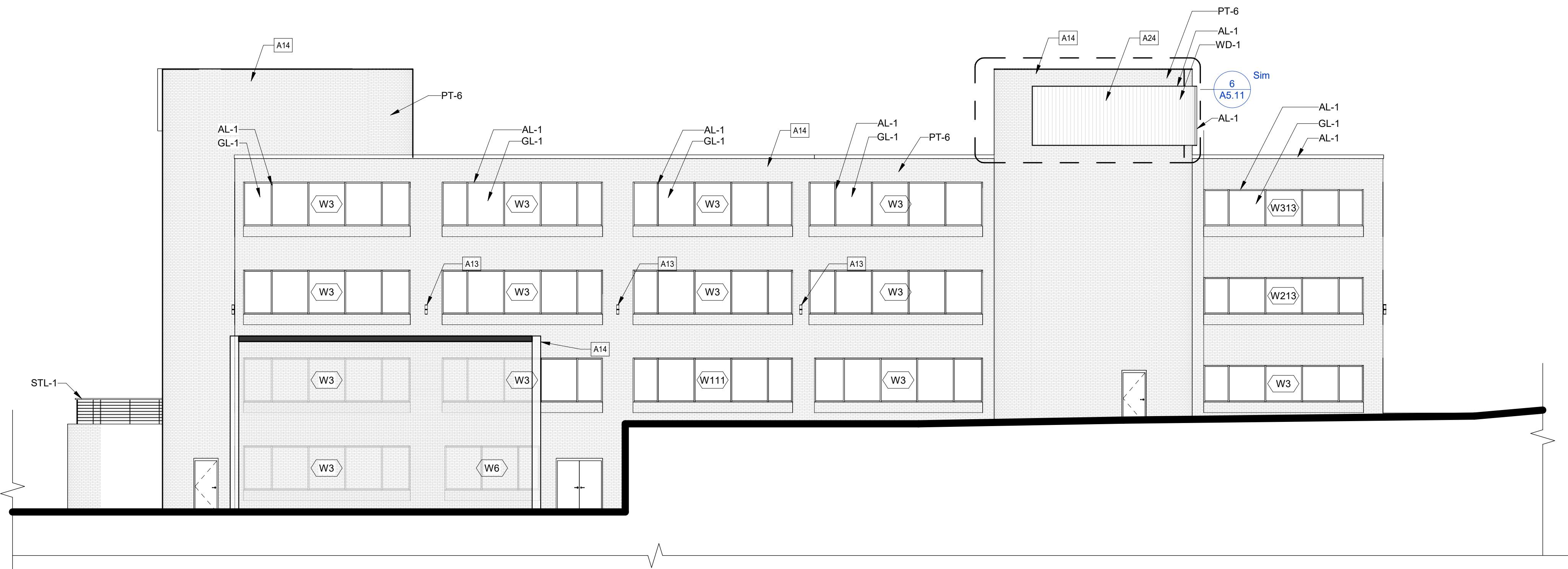
ST-1: VERSA-LOK - CHARCOAL GRAY

KEY NOTES PER THIS SHEET

A6	PATIO RAISED TO FIRST LEVEL HEIGHT FOR ADA ACCESS. NEW DOOR SLIDING DOOR TO BE PROVIDED FOR ACCESS TO PATIO SPACE.
A13	EXTERIOR UP/DOWN WALL SCONCE FIXTURE AS SCHEDULED. FIXTURE TO USE PENCIL BEAM TO AVOID WINDOWS.
A14	CLEAN, PRIME, AND PAINT ALL EXTERIOR BRICK, TYP. COLOR TBD.
A24	COMPOSITE WD. ACCENT PANEL WITH FRAME. SEE SHEETS A5.10-A5.12.



2 EXTERIOR ELEVATION - NORTH
1" = 10'-0"



3 EXTERIOR ELEVATION - SOUTH
1" = 10'-0"

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717 OFFICE PARKWAY

717 OFFICE PKWY, CREVE
COEUR, MO 63141

REVISION SCHEDULE

NO.	DESCRIPTION:	DATE:

ISSUE DATE: 7.11.2022

PROJECT NO: 21-0046-01

DRAWN BY: CHECKED BY:

SHEET NAME:
EXTERIOR ELEVATIONS

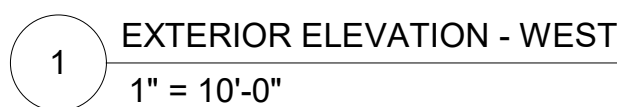
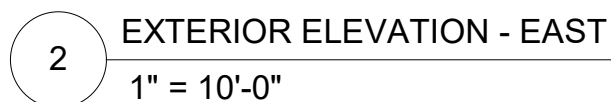
SHEET NO:

A5.00

KEY NOTES PER THIS SHEET

A13	EXTERIOR UP/DOWN WALL SCONCE FIXTURE AS SCHEDULED. FIXTURE TO USE PENCIL BEAM TO AVOID WINDOWS.
A14	CLEAN, PRIME, AND PAINT ALL EXTERIOR BRICK, TYP. COLOR TBD.
A23	SIGNAGE BY OTHERS.
A24	COMPOSITE WD. ACCENT PANEL WITH FRAME, SEE SHEETS A5.10-A5.12.
A25	PAINT LOUVERS TO MATCH BRICK.

ST-1: VERSA-LOK - CHARCOAL GRAY



717 OFFICE PKWY, CREVE
COEUR, MO 63141

SHEET NO.

A5.01

1

2

3

4

5

A

B

C

D

EXTERIOR FINISHES

WD-1: SCREENPRINTED ALUMINUM, WD. FINISH, BASIS OF DESIGN: LINETEC COLONY MAPLE

PT-6: TBD, LOW SHEEN SATIN FINISH, S.W. COLOR MATCH BENJAMIN MOORE CSP-60

AL-1: MATTE BLACK PAINTED ALUMINUM

STL-1: MATTE BLACK PAINTED STEEL

GL-1: CLEAR GLAZING

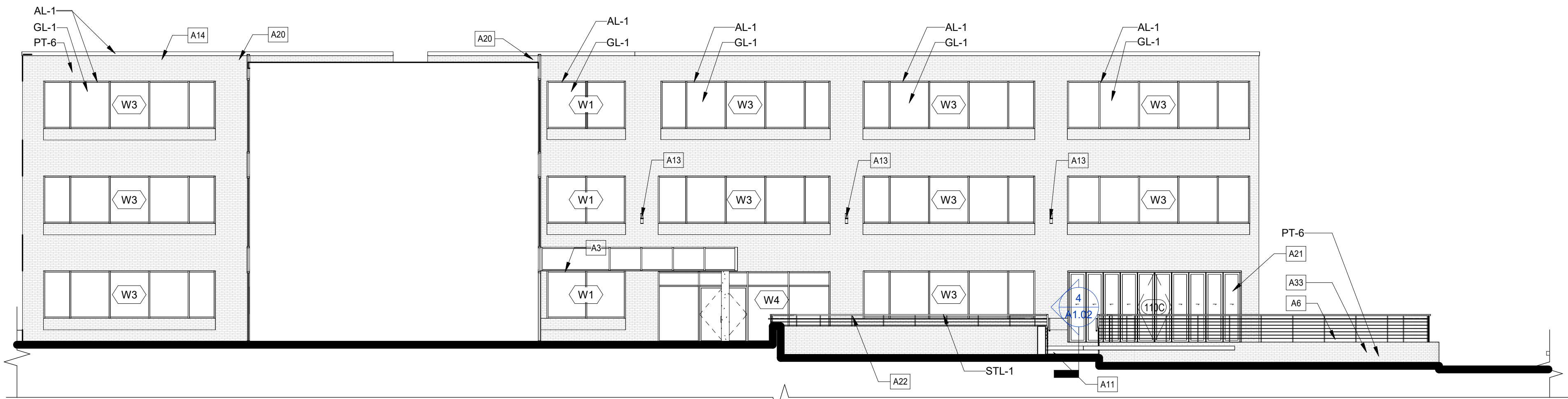
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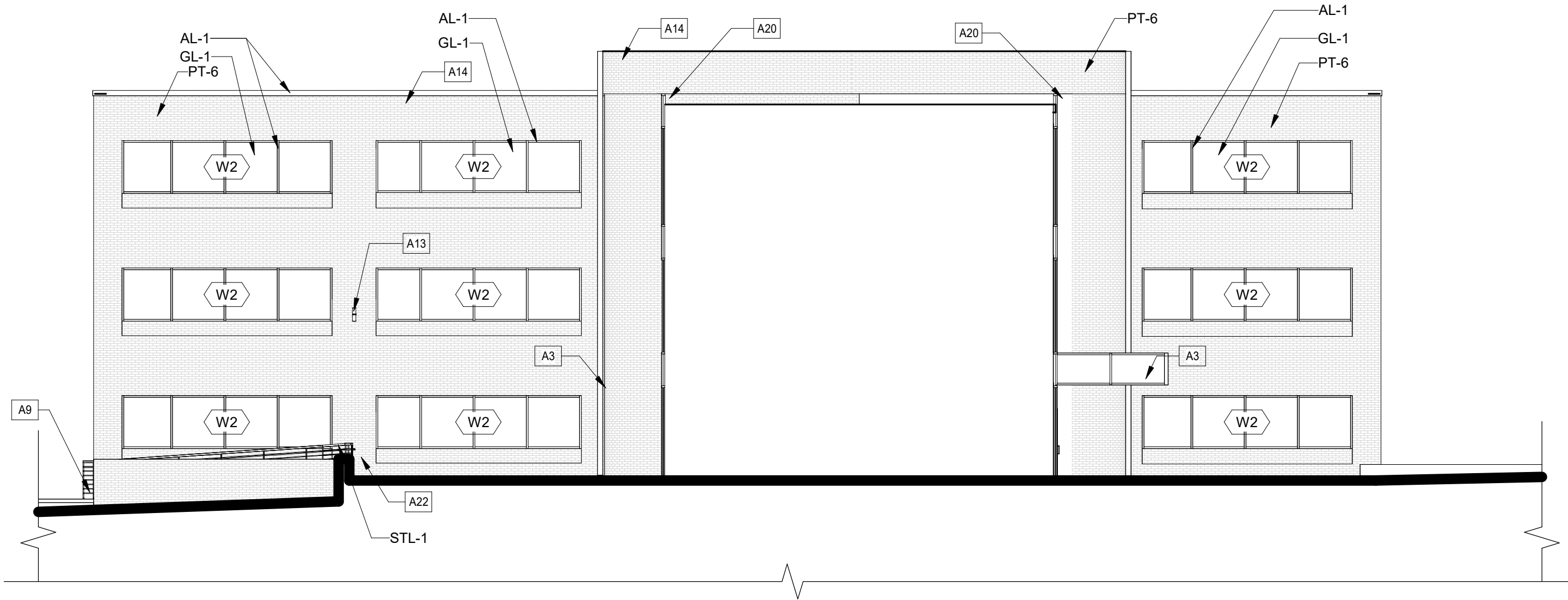
ST-1: VERSA-LOK - CHARCOAL GRAY

KEY NOTES PER THIS SHEET

A3	ENTRY CANOPIES TO BE RESURFACED - TBD.
A6	PATIO RAISED TO FIRST LEVEL HEIGHT FOR ADA ACCESS. NEW DOOR SLIDING DOOR TO BE PROVIDED FOR ACCESS TO PATIO SPACE.
A9	NEW ADA-COMPLIANT CONCRETE RAMP WITH METAL RAILING @ LOCATION OF DEMO'D STAIR.
A11	NEW CONCRETE STAIR WITH METAL RAILING.
A13	EXTERIOR UP/DOWN WALL SCONCE FIXTURE AS SCHEDULED. FIXTURE TO USE PENCIL BEAM TO AVOID WINDOWS.
A14	CLEAN, PRIME, AND PAINT ALL EXTERIOR BRICK, TYP. COLOR TBD.
A20	ADD ALT. 02 -REPLACE EXIST. CURTAINWALL @LINK W/4-SIDED SSG CURTAINWALL SYSTEM WITH FROSTED GLASS. VERIFY SIZING, CONNECTION POINTS AND DETAILS WITH MANUFACTURER. SEE SHEET 8.30.
A21	NEW DOOR SYSTEM - BASE BID: STOREFRONT SYSTEM W/SLIDING DOOR, ADD ALT. 01: SLIDING/FOLDING, SEE SHEET A8.30.
A22	NEW RAIL SYSTEM W/COMPOSITE TOP RAIL. INSTALL RAIL AT ALL NECESSARY AREAS INCLUDING PATIO HT. AREAS, NEW STAIR, AND RAMP.
A33	NEW VERSALOK RETAINING WALL. G.C. TO COORDINATE SCOPE.



2 EXTERIOR ELEVATION - BLDG A - NORTH ELEVATION
1" = 10'-0"



1 EXTERIOR ELEVATION - BLDG. B SOUTH ELEVATION
1" = 10'-0"

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COEUR, MO 63141

REVISION SCHEDULE

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ISSUE DATE: 7.11.2022

PROJECT NO: 21-0046-01

DRAWN BY: CHECKED BY:

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NO:

A5.02

717 OFFICE PARKWAY LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF SECTION "D" OF "CREVE COEUR EXECUTIVE OFFICE PARK"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 139, PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHERN LINE OF OLDE CABIN LANE, 50 FEET WIDE, AT THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO FAMILY GUARDIAN LIFE INSURANCE COMPANY BY DEED RECORDED IN BOOK 7126, PAGE 271 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERN LINE OF SAID PROPERTY NORTH 2 DEGREES 40 MINUTES 30 SECONDS WEST 210.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE CONTINUING ALONG THE EASTERN LINE OF SAID FAMILY GUARDIAN LIFE INSURANCE COMPANY PROPERTY AND ALONG THE EASTERN LINE OF PROPERTY CONVEYED TO ANDES ASSOCIATES BY DEED RECORDED IN BOOK 6664, PAGE 11 OF THE ST. LOUIS COUNTY RECORDS NORTH 2 DEGREES 40 MINUTES 30 SECONDS WEST, 705.86 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT OF BEING LOCATED ON THE SOUTHERN LINE OF OFFICE PARKWAY, 50 FEET WIDE; THENCE ALONG SAID STREET LINE THE FOLLOWING: SOUTHEASTWARDLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 2297.97 FEET AN ARC DISTANCE OF 255.50 FEET (THE CHORD WHICH BEARS SOUTH 81 DEGREES 14 MINUTES 24 SECONDS EAST, 255.37 FEET) TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTWARDLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 163.93 FEET AN ARC DISTANCE OF 209.57 FEET TO A POINT OF TANGENCY, THENCE SOUTH 11 DEGREES 10 MINUTES 30 SECONDS EAST, 21.62 FEET TO A POINT OF CURVE; THENCE SOUTHEASTWARDLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 710.00 FEET AN ARC DISTANCE OF 365.56 FEET TO A POINT OF TANGENCY, THENCE SOUTH 18 DEGREES 19 MINUTES 30 SECONDS WEST, 146.18 TO A POINT; THENCE LEAVING SAID STREET LINE AND RUNNING SOUTH 87 DEGREES 19 MINUTES 30 SECONDS WEST, 300.36 FEET TO THE POINT OF BEGINNING.

(THE ABOVE DESCRIPTION AS PROVIDED IN TITLE COMMITMENT REFERENCED HEREON AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS—1097212— STLO, EFFECTIVE DATE OF OCTOBER 21, 2021 AT 8: 00 AM, BEING THE SAME PROPERTY AS SURVEYED).



The Sherwin-Williams Company
2145 Schuetz Road
St. Louis, MO 63146

Cell: 314-281-7485
Fax 314-997-1603
hank.meinking@sherwin.com

Hank Meinking, CSI, CDT
Area Account Executive – Architectural Services

Oakline Studio

attn: Marcia Trein and Jason Scharf

Proposed Painting Specification for the Office Parkway Project

Exterior Painting Schedule

A. Exterior Unpainted Brick Walls (*100% Acrylic Exterior Finish Coat – Non-Waterproofing System*)

1. Full Prime Coat: **LX02W0050 Loxon Concrete & Masonry Primer/Sealer - Interior/Exterior Latex** tinted towards the finish coat color.
- 2a. Two Finish Coats: **A6W151 A-100 Exterior Latex Flat** or **A12W151 A-100 Exterior Latex Low Sheen** or **A82W151 A-100 Exterior Latex Satin** tinted to the choice of color.

or

2b. Two Finish Coats: **A80W1151 SuperPaint Exterior Latex Flat** or **A78W51 SuperPaint Exterior Latex Low Lustre** or **A89W1151 SuperPaint Exterior Latex Satin** tinted to the choice of color.

Note: This is an upgraded finish coat.

Notes: 1. Pressure wash/clean all surfaces to be painted to remove all dirt, grease, chalk, loose paint and surface contaminants.

2. Where a sheen is present on the existing coating, sand the existing paint finish to create a surface profile so the new coating can obtain proper mechanical adhesion.

3. If the surfaces to be painted are heavily contaminated with grease or oil, clean the highly contaminated areas with Great Lakes Laboratories Extra Muscle Prepaint Cleaner.

4. On ferrous metal surfaces remove all loose existing paint and corrosion by using SSPC-SP2 Hand Tool Cleaning and SSPC-SP3 Power Tool Cleaning.

5. Follow all instructions on the Product Data Sheet and Product Label.

6. Mock up samples should be applied before the start of the project to insure the acceptable and successful installation technique. Successful mock up samples will also help insure the compatibility of the new coatings with the previously painted surfaces. Acceptable mock up samples can then be approved by the owner/design professional before the start of the project.

7. Please contact a local Sherwin-Williams Commercial Representative to assist with the application of the mock up samples if needed.



Page 55 of 116

Loxon®

Concrete and Masonry Primer-Sealer

U.S. LX02W0050 White, Canada LX02WQ050 White



**SHERWIN
WILLIAMS®**

CHARACTERISTICS

Loxon Concrete & Masonry Primer-Sealer is an acrylic coating specifically engineered for interior and exterior, above-grade, masonry surfaces requiring a high performance primer. It is highly alkali and efflorescence resistant and can be applied to surfaces with a pH of 6 to 13.

Loxon Concrete & Masonry Primer-Sealer:

Seals and adheres to concrete, brick, stucco and plaster

Conditions porous masonry surfaces

Use on above grade masonry surfaces for a long-lasting finish

Apply to masonry and concrete surfaces that are at least 7 days old.

Prevents harm to subsequent coatings by alkalis in the substrate

For use on these surfaces:

Concrete, Concrete Block, Brick, Stucco, EIFS, Fiber Cement Siding, Plaster, Mortar, Exterior Wall Cladding

Color: White

Coverage:

Wet mils: 5.3-8.0

Dry mils: 2.1-3.2

Coverage sq.ft. per gallon 200-300

Coverage on porous & rough stucco 80 square feet per gallon

Drying Schedule 77° F @ 50% RH:

Touch: @ 77°F 4 hours

Recoat: 24 hours

Air and surface temperatures must not drop below 40°F for 48 hours after application.

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

Finish: 0-10 units @85°

Tinting with CCE only:

For best topcoat color development, use the recommended "P"-shade primer. If desired, up to 4 oz. per gallon of ColorCast Ecotones can be used to approximate the topcoat color. Check color before use.

White LX02W0050

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: 40 ± 2%

Weight Solids: 55 ± 2%

Weight per Gallon: 10.92 lb

Flash Point: NA

Vehicle Type: Acrylic

Shelf Life: 36 months,unopened

COMPLIANCE

As of 04/07/2021, 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	Yes
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Product Lens Certified	Yes
MPI®	Yes

APPLICATION

Temperature:

minimum 40°F

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

Reducer: No reduction necessary

Airless Spray:

Pressure 2000-2700 p.s.i.

Tip .019 inch

Brush Use a nylon-polyester brush.

Roller Cover Use a 1/2 to 1 1/2 inch nap synthetic cover.

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

For porous block a coat of Loxon Acrylic Block Surfer is required to achieve a pinhole free surface.

Apply at temperatures above 40°F. When the air temperature is at 40°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 40°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 4-6 hours.

Do not apply at air or surface temperatures below 40°F or when air or surface temperatures may drop below 40°F within 48 hours.

For best performance results, avoid painting in direct sun or painting substrates with elevated surface temperatures.

Do not reduce.

May be applied to damp but not to wet surfaces.

APPLICATION TIPS

Apply paint at the recommended film thickness and spreading rate as indicated on the page. Application of coating below minimum recommended spreading rate may adversely affect the coating systems performance.

When spot priming on some surfaces, a non-uniform appearance of the final coat may result, due to differences in holdout between primed and unprimed areas. To avoid this, prime the entire surface rather than spot priming.

For optimal performance, this primer-sealer must be topcoated with a latex, alkyd-oil, water based epoxy, or solvent based epoxy coating on architectural applications.

For exterior use, this primer-sealer must be topcoated within 14 days to prevent degradation due to weathering.

RECOMMENDED SYSTEMS

Concrete, Masonry, Cement

1 coat Loxon Concrete and Masonry Primer

2 coats Appropriate topcoat

Stucco, Fiber Cement Siding, EIFS:

1 coat Loxon Concrete and Masonry Primer

2 coats Appropriate topcoat

Recommended Architectural Topcoats:

A-100 Exterior Latex

Duration Exterior & Duration Home Interior

Emerald Exterior & Interior

Loxon Masonry Coatings

SuperPaint Exterior & Interior

ProClassic Interior

ProMar Interior

Recommended Industrial Topcoats:

Industrial Enamels

Pro Industrial Series

Steel Master 9500 Silicone Alkyd

Water Based Catalyzed Epoxy

Industrial finishes have been tested for architectural applications only. Loxon Concrete and Masonry Primer has not been tested in environments subject to chemical attack. Any recommendations for use in such areas must follow a thorough evaluation of the effects of the environment on the Loxon Concrete and Masonry Primer and topcoat system.

Concrete and Masonry Primer-Sealer

SURFACE PREPARATION

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

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull. Seal stains from water, smoke, ink, pencil, grease, etc. 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.

Masonry, Concrete, Stucco:

All new surfaces must cure for at least 7 days. Remove all form release and curing agents. Pressure clean to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, peeling and defective coatings, chalks, etc. Allow the surface to dry before proceeding. Repair cracks, voids, and other holes with an appropriate patching compound or sealant.

Concrete and mortar must be cured at least 7 days at 75°F. Moisture content must be 15% or lower. On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Fill bugholes, air pockets and other voids with an elastomeric patch or sealant.

Caulking

Fill gaps between walls, ceilings, crown moldings, and other trim with the appropriate caulk after priming the surface.

SURFACE PREPARATION

Mildew:

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

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

PHYSICAL PROPERTIES

Do not paint on wet surfaces.

LX02W0050

Water Vapor Permeance (US) : 25.79 perms

Method: ASTM D1653 grains/(hr ft² in Hg)

Flexibility:

Method: ASTM D522, method B, 180° bend, 1/8 inch mandrel

Result: Pass

Alkali Resistance:

Method: ASTM D1308

Result: Pass

Mildew Resistance:

Method: ASTM D3273/D3274

Result: Pass

Efflorescence:

Method: ASTM D7072-04

Result: None

Wind Driven Rain Test:

Method: ASTM D6904-03

Result: Pass

CAUTIONS

For interior or exterior use.

Protect from freezing.

Do not apply at temperatures below 40°F. Air and surface temperatures must not drop below 40°F for 48 hours after application.

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.**

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CLEANUP INFORMATION

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

A-100®**Exterior Latex Low Sheen**

A12-Series

**SHERWIN
WILLIAMS®****CHARACTERISTICS**

A-100 Exterior Latex is a quality exterior finish. This product is recommended for use on aluminum, vinyl, and wood siding, clapboard, shakes, shingles, plywood, masonry, and metal down to a surface and air temperature of 35°F.

Color: Most Colors

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

Drying Time, @ 50% RH:

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

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

Finish: 10-20 units @ 85°
5+ 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

Extra White A12W00151

(may vary by color)

VOC (less exempt solvents):

less than 50 grams per litre; 0.42 lbs. per gallon

As per 40 CFR 59.406

Volume Solids: 37 ± 2%**Weight Solids:** 51 ± 2%**Weight per Gallon:** 10.56 lbs**Flash Point:** N/A**Vehicle Type:** 100% Acrylic**Shelf Life:** 36 months unopened**WVP Perms (US)** 29.27 grains/(hr ft² in Hg)**Mildew Resistant**

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

COMPLIANCE

As of 08/21/2020, Complies with:

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

APPLICATION

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

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

No reduction necessary.

Brush:

Use a nylon-polyester brush.

Roller:

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

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

Spray—Airless

Pressure 2000 p.s.i.
Tip .019-.021 inch

APPLICATION TIPS

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

SPECIFICATIONS

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

Aluminum & Aluminum Siding¹, Galvanized Steel¹

2 coats A-100 Exterior Latex

Concrete Block, CMU, Split face Block

1 coat Loxon Acrylic Block Surfer

2 coats A-100 Exterior Latex

Brick, Stucco, Cement, Concrete

1 coat Loxon Concrete and Masonry Primer³
or

Loxon Conditioner²

2 coats A-100 Exterior Latex

Cement Composition Siding/Panels

1 coat Loxon Concrete and Masonry Primer³
or

Loxon Conditioner²

2 coats A-100 Exterior Latex

Plywood

1 coat Exterior Latex Primer

2 coats A-100 Exterior Latex

***Vinyl Siding**

2 coats A-100 Exterior Latex

Wood, (Cedar, Redwood)⁴1 coat Exterior Oil-Based Wood Primer²

2 coats A-100 Exterior Latex

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

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

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

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

Other primers may be appropriate.

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

SURFACE PREPARATION

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

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

Concrete, Masonry, Cement, Block:

All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces should be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer/Sealer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. **Concrete masonry units (CMU)** - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacers. 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 water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

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 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. Do not paint vinyl with a color having a Light Reflective Value (LRV) of less than 56. Painting with darker colors lower than an LRV of 56 may cause vinyl to 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**

ZINC: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately.

WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

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CLEANUP INFORMATION

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



SECTION 07 42 33

PHENOLIC WALL PANELS

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Exterior solid phenolic cladding panel system and accessories as required for a complete drained and back-ventilated rainscreen system.
 - 1. Wall panels.
 - 2. Fascia.
 - 3. Horizontal soffits.
 - 4. Storefront panels.
- B. Interior solid phenolic cladding panel system and accessories.

1.2 RELATED SECTIONS

- A. Section 05 50 00 - Metal Fabrications; additional sub framing, Z girts to accommodate exterior insulation is not in the scope of Section 07 42 33.
- B. Section 07 20 00 - Insulation; exterior insulation, if required for NFPA 285 compliance, is not included in the scope of Section 07 42 33.
- C. Section 08 41 00 - Entrances and Storefronts.
- D. Section 08 44 12 - Metal Framed Curtain Wall*.
- E. Section 09 29 00 - Gypsum Board.

1.3 REFERENCES

- A. ASTM International (ASTM):
 - 1. ASTM B 117 - Standard Practice for Operating Salt Spray (Fog) Apparatus.
 - 2. ASTM D 635 - Standard Test Method for Small Scale Burning.
 - 3. ASTM D 1929 - Standard Test Method for Ignition Temperature.
 - 4. ASTM D 2244 - Standard Practice for Calculation of Color Tolerances and Color Differences from Instrumentally Measured Color Coordinates.
 - 5. ASTM D 2247 - Standard Practice for Testing Water Resistance of Coatings in 100% Relative Humidity.
 - 6. ASTM E 84 - Standard Test Method for Surface Burning Characteristics of Building Materials.
 - 7. ASTM E 119 - Standard Test Method for Fire Rated or Fire Resistive Construction.
 - 8. ASTM E 330 - Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors Under the Influence of Wind Loads.
- B. European Standards (EN):
 - 1. EN 438-2 - Decorative High Pressure Laminate (HPL) Sheets Based on Thermosetting Resins - Determination of Properties.
 - 2. EN 12524 - Building Materials and Products, Hygrothermal Properties, Tabulated Design Values.
- C. International Organization for Standardization (ISO):
 - 1. ISO 105 A02-93 - Tests for Color Fastness -- Part A02: Grey scale for assessing change in color.
 - 2. ISO 178 - Determination of Flexural Properties.
 - 3. ISO 527-3 - Determination of Tensile Properties.
 - 4. ISO 846 - Evaluation of the Action of Organisms.
- D. National Fire Protection Association (NFPA):
 - 1. NFPA 268 - Standard Test Method for Determining Ignitibility of Exterior Wall Assemblies Using a Radiant Heat Energy Source.
 - 2. NFPA 285 - Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components

1.4 SUBMITTALS

- A. Submit under provisions of Section 01 30 00.

- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- C. Shop Drawings: Submit plan, section, elevation and perspective drawings necessary to describe and convey the layout, profiles and product components, including edge conditions, panel joints, fixture location, anchorage, accessories, finish colors, patterns and textures.
- D. Code Compliance: Documents showing product compliance with local building code shall be submitted prior to the bid. These documents shall include, but not be limited to, appropriate Evaluation Reports and/or test reports supporting the use of the product. Alternate materials must be approved by the architect of record prior to the bid date.
- E. Engineering Calculations: Submit engineering calculations as required by the local building code, showing that the installed panels and attachments system meets the wind load requirements for the project.
- F. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns. Please note that samples are only representative for color and pattern and not for thickness or edge finish. Metallic colors may also show a slight fluctuation in appearance do to the metal flake orientation from batch to batch.
- G. Verification Samples: For each finish product specified, two samples a minimum of 3.5 inches by 3.5 inches (89 mm by 89 mm) representing actual product, color, and patterns. Sample edges may vary from field panel edges.
- H. Operation and Maintenance Data: Submit operation, maintenance, and cleaning information for products covered under this section.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: All primary panel products specified in this section will be supplied by a single manufacturer with a minimum of ten years experience.
 - 1. Products covered under the Work listed in this section are to be manufactured in an ISO 9001 certified facility.
- B. Installer Qualifications: All products listed in this section are to be installed by a single installer trained and approved by the manufacture or representative.
- C. Manufacturer's Field Services: Upon Owner's request, provide manufacturer's field service consisting of product use recommendations and periodic site visits for inspection of product installation in accordance with manufacturer's instructions.
- D. Mock-Up: Provide a mock-up for evaluation of the product and application workmanship.
 - 1. Do not proceed with remaining work until workmanship, color, and sheen are approved by Architect.
- E. Pre-installation Meetings: Conduct pre-installation conference to verify project requirements, substrate conditions, manufacturer's installation instructions and manufacturer's warranty requirements.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Delivery:
 - 1. During transportation, use stable, flat pallets that are at least the same dimension as the sheets.
 - 2. Materials shall be packaged to minimize or eliminate the possibility of damage during shipping. Items such as wooden side boards, wooden lid, and spacers or protective sheeting between panels shall be used to protect the panels from surface and/or edge damage.
- B. Storage:
 - 1. Store products in an enclosed area protected from direct sunlight, moisture and heat. Maintain a consistent temperature and humidity.
 - 2. Store products in manufacturer's unopened packaging until ready for installation.
 - 3. Stack panels using protective dividers to avoid damage to decorative surface.
 - 4. For horizontal storage, store sheets on pallets of equal or greater size as the sheets with a protective layer between the pallet and sheet and on top of the uppermost sheet.
 - 5. Do not store sheets, or fabricated panels vertically.
- C. Handling:
 - 1. Remove protective film within 24 hours of the panels being removed from the pallet.
 - 2. When moving sheets, lift evenly to avoid dragging panels across each other and scratching the decorative surface.
 - 3. Remove all labels and stickers immediately after installation.

1.7 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
- B. Field Measurements: Verify actual measurements/openings by field measurements performed by the installer prior to release for fabrication. Recorded measurements to be indicated on shop drawings based on field measurements provided by the installer. Coordinate field measurements and fabrication schedule with construction progress to avoid construction delays.

1.8 WARRANTY

- A. Warranty: At project closeout, provide manufacturer's limited ten year warranty covering defects in materials. Warranty only available when material installed by an installation contractor trained and approved by the manufacturer's representative.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Trespa International B.V.; P.O. Box 110, 6000 AC Weert Wetering 20, 6002 SM Weert The Netherlands; www.trespa.com.
- B. Acceptable Manufacturer's Representative: Trespa North America, Ltd.; 12267 Crosthwaite Cir., Poway, CA 92064. ASD. Toll Free Tel: (800) 4-TRESPA. Tel: (858) 679-2090. Fax: (858) 679-9568. Email: info.northamerica@trespa.com. Web: <http://www.trespa.com/na>.
- C. Substitutions: Not permitted.
- D. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00.

2.2 WALL PANELS

- A. Solid Phenolic Wall Panels: Trespa Meteor by Trespa International as represented by Trespa North America, LTD.
1. Material: Solid panel manufactured using a combination of high pressure and temperature to create a flat panel created from thermosetting resins, homogenously reinforced with wood-based fibers and an integrated decorative surface or printed décor.
 2. Color on Primary Face: _____ color with black reverse.
 3. Color on Primary Face: _____ color with white reverse.
 4. Color on Primary and Reverse Faces: _____ color on primary face and _____ color on reverse face.
 5. Color: As selected by the Architect from manufacturer's standard color palette.
 6. Finish: Satin sheen.
 7. Finish: Gloss.
 8. Finish: Rock.
 9. Panel Core: Fire retardant (FR) black core.
 10. Panel Thickness: 5/16 inch (8 mm).
 11. Panel Thickness: 3/8 inch (10 mm).
 12. Panel Thickness: 1/2 inch (13 mm).
 13. Panel Thickness: As indicated on the Drawings.
 14. Physical Properties:
 - a. Modulus of Elasticity: 1,300,000 psi (9000 N/mm²) minimum, ISO 178.
 - b. Tensile Strength: 10,100 psi (70 N/mm²) minimum, ISO 527-2.
 - c. Flexural Strength: 14,500psi (120 N/mm²) minimum, ISO 178.
 - d. Thermal Conductivity: 2.1 BTU/inch/ft².hr.°F, EN 12524.
 - e. Structural Performance (ASTM E330):
 - 1) Panels shall be designed to withstand the Design Wind Load based upon the local building code, but in no case less than 15 pounds per square foot (psf). Wind load testing shall be done in accordance with this standard to obtain the following results:
 - 2) Normal to the plane of the wall, the maximum panel deflection shall not exceed L/175
 - 3) Normal to the plane of the wall between supports, deflection of the aluminum sub-framing members shall not exceed L/175 or 3/4 inch, whichever is less
 - a) At 1-1/2 times design pressure, permanent deflection of framing members shall not exceed L/100 of span length and components shall not experience failure or gross permanent distortion.
 - b) If system tests are not available, mock ups shall be constructed and tests performed under the direction of an independent third party laboratory which show compliance to the minimum standards listed above.
 15. Fire Performance:
 - a. Flame Spread: Class A, ASTM E 84.
 - b. Smoke Development: Less than 450, ASTM E 84.
 - c. Ignition Temperature: Greater than 650 degree F (350 degree C) above ambient, ASTM D1929.
 - d. Burning Classification: CC1 or CC2, ASTM D635.
 - e. When required for compliance with local building codes, the wall cladding assembly shall show no degradation of the rating of Fire Resistant Assemblies, ASTM E119.
 - f. When required for compliance with local building codes, the wall cladding assembly including cladding and non-cladding elements such as, but not limited to, specific weather resistive barriers and/or exterior insulation materials, shall meet the performance requirements of NFPA 285. Performance shall be determined by actual testing in accordance with NFPA 285 or through an equivalency analysis provided by a recognized fire protection expert.
 - g. When required for compliance with local building codes, the wall cladding assembly shall not ignite when exposed to a radiant heat energy source, NFPA 268.
 16. Finish Performance: Electron Beam Cure resin in conformance with the following general requirements:
 - a. Color: As selected by the architect/engineer from manufacturer's standard colors or a custom color to be matched by the panel supplier.
 - b. Humidity Resistance: No formation of blisters when subjected to condensing water fog at 100% relative humidity and 100 degree F (38 degree C) for 3000 hours, ASTM D 2247.
 - c. Salt Spray Resistance: Corrosion creepage from scribe line (1/16 inch (1.6 mm) max.) and minimum blister rating of 8 within the test specimen field, ASTM B117.

- d. Weather Exposure: Accelerated - 3000 hours in Atlas Type Weatherometer using cycle of 90 minutes light and 30 minutes diminished light and demineralized water with a maximum color change of 5 Delta E units from the original color according to ASTM D-2244, with the exception of Uni-Colors A12.3.7 / A18.3.5 / A04.1.7, which will not deviate more than 10 Delta E units from original color according to ASTM D-2244.
 - e. Color Stability: The decorative surface comply with, classification, 4 - 5 measured with the grey scale according to ISO 105 A02-93 according to test method EN 438-2:29.
 - f. Microbial Characteristics: Will not support micro-organic growth (ISO 846).
- B. Mounting System :
 - 1. TS110 - Exposed fastening on fixed depth aluminum sub-framing.
 - 2. TS120 - Exposed fastening on variable depth aluminum sub-framing.
 - 3. TS210 - Concealed fastening over fixed depth aluminum sub-framing.
 - 4. TS220 - Concealed fastening over variable depth aluminum sub-framing.
 - 5. TS110-285 - Exposed fastening on fixed depth aluminum sub-framing tested and meeting the performance requirements of NFPA 285.
 - 6. TS120-285 - Exposed fastening on variable depth aluminum sub-framing tested and meeting the performance requirements of NFPA 285.
 - 7. TS210-285 - Concealed fastening over fixed depth aluminum sub-framing tested and meeting the performance requirements of NFPA 285.
 - 8. TS220-285 - Concealed fastening over variable depth aluminum sub-framing tested and meeting the performance requirements of NFPA 285.
 - 9. Other installation systems - Include test documentation showing compliance with the performance criteria set forth in the specification and in accordance with the local building code.
- C. Aluminum Sub Structure: Aluminum sub-structure designed to withstand structural loading due to wind load and the dead load of the panel, painted as required to conceal behind the open joinery of the attachment system.
 - 1. Extrusions, including corner closures, joint closures and vent screens, formed members, sheet, and plate shall conform with the recommendations of the manufacturer.
- D. Extruded Aluminum Trim: Color as specified in the finish schedule.
- E. Fasteners (Concealed/Exposed): Fasteners shall be non-corrosive and as recommended by panel manufacturer. Exposed fasteners shall be colored to match panels where required by the architect.
- F. Panel Corner Profile:
 - 1. Dimensions: 143.70 inches by 11.81 inches by 11.81 inches (3650 by 300 by 300 mm) with a 5/16 inch (8 mm) thick by 3/4 inch (19 mm) radius.
 - 2. Dimensions: 143.70 inches by 11.81 inches by 11.81 inches (3650 by 300 by 300 mm) with a 3/8 inch (10 mm) thick by 3/4 inch (19 mm) radius.

2.3 FABRICATION

- A. Panels: Solid phenolic impregnated kraft paper wall panels with no voids, air spaces or foamed insulation in the core material. Accessory items in accordance with manufacturer's recommendations and approved submittals
- B. Panel Weight: 8 mm (2.4 lb/ft²), 10 mm (3 lb/ ft²), 13 mm (3.8 lb/ ft²).
- C. Panel Bow: = 2 mm / m (= 0.079 inch/39.38 inches).
- D. Panel Dimensions: Field fabrication shall be allowed where necessary, but shall be kept to an absolute minimum. All fabrication shall be done under controlled shop conditions when possible.
- E. Appearance: Panel lines, breaks, and angles shall be sharp, true, and surfaces free from warp and buckle

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Surfaces to receive panels shall be even, smooth, dry, and free from defects detrimental to the installation of the panel system. Notify Contractor in writing of conditions detrimental to proper and timely completion of the work.
- C. Confirm exterior sheathing is plumb and level, with no deflection greater than 1/4 inch (6 mm) in 20 feet (6096 mm).
- D. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

- A. Install solid phenolic wall panels and sub-frame system in accordance with manufacturer's instructions.
- B. Install solid phenolic wall panels plumb and level and accurately spaced in accordance with manufacturer's recommendations and approved submittals and drawings.
- C. Anchor panels and sub-framing securely per engineering recommendations and in accordance with approved shop drawings to allow for necessary movement and structural support.
- D. Fasten solid phenolic wall panels with fasteners approved for use with supporting substrate.
- E. Do not install panels or component parts which are observed to be defective or damaged including, but not limited to: warped, bowed, abraded, scratched, and broken members.
- F. Do not cut or trim component parts during installation in a manner that would damage the finish, decrease the strength, or result in visual imperfection or a failure in performance. Return component parts with require alteration to the shop for re-fabrication or replacement.
- G. Install corner profiles and trim with fasteners appropriate for use with adjoining construction as indicated on the Contract Drawings and as recommended by manufacturer.

3.4 ADJUSTING AND CLEANING

- A. Remove masking or panel protection as soon as possible after installation. Any masking intentionally left in place after panel installation on an elevation, shall become the responsibility of the General Contractor to remove.
- B. Adjust final panel installation so that all joints are true and even throughout the installation. Panels out of plane shall be adjusted with the surrounding panels to minimize any imperfection.
- C. Repair panels with minor damage. Remove and replace panels damaged beyond repair as a direct result of the panel installation. After installation, panel repair and replacement shall become the responsibility of the General Contractor.
- D. Clean finished surfaces as recommended by panel manufacturer. After installation cleaning, cleaning during construction shall become the responsibility of the General Contractor.

END OF SECTION

SPECIFICATION FOR SEGMENTAL RETAINING WALL SYSTEMS

PART 1: GENERAL

1.01 Description

- A. Work shall consist of furnishing materials, labor, equipment and supervision to install a plantable segmental retaining wall system in accordance with plans and specifications and in reasonably close conformity with the lines, grades, design and dimensions shown on plans or established by Owner or Owner's Engineer.

1.02 Reference Standards

A. Segmental Retaining Wall Units

1. **ASTM C 140** – Standard Test Methods for Sampling and Testing Concrete Masonry Units and Related Units
2. **ASTM C 1372** – Standard Specification for Dry-Cast Segmental Retaining Wall Units

B. Geosynthetic Reinforcement

1. **ASTM D 4595** – Standard Test Method for Tensile Properties of Geotextiles by the Wide-Width Strip Method
2. **ASTM D 5262** – Standard Test Method for Evaluating the Unconfined Tension Creep and Creep Rupture Behavior of Geosynthetics
3. **ASTM D 5321** – Standard Test Method for Determining the Shear Strength of Soil-Geosynthetic and Geosynthetic-Geosynthetic Interfaces by Direct Shear
4. **ASTM D 5818** – Standard Practice for Exposure and Retrieval of Samples to Evaluate Installation Damage of Geosynthetics
5. **ASTM D 6706** – Standard Test Method for Measuring Geosynthetic Pullout Resistance in Soil

C. Soils

1. **ASTM D 698** – Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort
2. **ASTM D 2487** – Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System)
3. **ASTM D 422** – Standard Test Method for Particle-Size Analysis of Soils
4. **ASTM D 4318** – Standard Test Methods for Liquid Limit, Plastic Limit and Plasticity Index of Soils
5. **ASTM D 6706** – Standard Test Method for Measuring Geosynthetic Pullout Resistance in Soil

D. Drainage Pipe

1. **ASTM F 758** – Standard Specification for Smooth-Wall Polyvinyl Chloride (PVC) Plastic Underdrain Systems for Highway, Airport and Similar Drainage
2. **ASTM F 405** – Standard Specification for Corrugated Polyethylene (PE) Pipe and Fittings

E. Engineering Design

1. “NCMA Design Manual for Segmental Retaining Walls,” 3rd Edition, 2009.

F. Where specifications and reference documents conflict, the Wall Design Engineer shall make the final determination of applicable document.

1.03 Submittals

- A. Materials Submittals: The Contractor shall submit manufacturers' certifications two weeks prior to start of work stating that the SRW units and geosynthetic reinforcement meet the requirements of Section 2 of this specification.
- B. Design Submittal: The Contractor shall submit two sets of detailed design calculations and final retaining wall plans for approval at least two weeks prior to the beginning of wall construction. All calculations and drawings shall be prepared and sealed by a professional Civil Engineer (P.E.) – (Wall Design Engineer) experienced in SRW design and licensed in the state where the wall is to be built.

1.04 Delivery, Storage and Handling

- A. Contractor shall check materials upon delivery to ensure that the specified type and grade of materials have been received and proper color and texture of SRW units have been received.
- B. Contractor shall store and handle materials in accordance with manufacturer's recommendations and in a manner to prevent deterioration or damage due to moisture, temperature changes, contaminants, corrosion, breaking, chipping or other causes.
- C. Contractor shall prevent excessive mud, wet concrete, epoxies and similar materials that may affix themselves from coming in contact with materials.
- D. Contractor shall protect materials from damage; no damaged material shall be incorporated into the segmental wall.
- E. Geosynthetic shall be protected from UV exposure and the protective covering on geosynthetic shall remain until immediately before installation and shall be stored at temperatures above -10 degrees F.

PART 2: MATERIALS

2.01 Segmental Retaining Wall Units

- A. SRW units shall be machine-formed, Portland cement concrete blocks specifically designed for retaining wall applications. SRW units currently approved for this project are:
- VERSA-LOK Mosaic® Retaining Wall System that includes three unit types: VERSA-LOK Standard units, VERSA-LOK Cobble® units and VERSA-LOK Accent® units, as manufactured by _____.
- B. Color of SRW units shall be _____.
- C. Finish of SRW units shall be weathered split-face. A weathered split-face is a straight-face unit that is mechanically finished to create rounded corners and edges similar in appearance to naturally-worn stone or cobbles.
- D. SRW unit faces shall be of straight geometry.
- E. SRW unit height shall be both 4 and 6 inches.
- F. SRW units shall be designed to stack in “panels” 10 inches high by 24 inches wide consisting of the three SRW unit types that can be stacked in varied patterns to create a random look.
- G. SRW units shall provide a minimum weight of 120 psf wall face area.
- H. SRW units shall be solid through the full depth of the unit.
- I. SRW units shall have a depth (front face to rear) to height ratio of 2:1, minimum.
- J. SRW units shall be capable of being erected with the horizontal gap between adjacent units not exceeding 1/8 inch.
- K. SRW units shall be interlocked with connection pins that provide 3/4-inch setback from unit below (4- and 6-inch-high units stacked alternately, yielding an overall 8.5-degree cant from vertical).
- L. SRW units shall be sound and free of cracks or other defects that would interfere with the proper placing of the unit or significantly impair the strength or permanence of the structure. Any cracks or chips observed during construction shall fall within the guidelines outlined in ASTM C 1372.
- M. Concrete SRW units shall conform to the requirements of ASTM C 1372 and have a minimum net average 28 days compressive strength of 3000 psi. Compressive strength test

ASTM C 140.

- N. SRW units' molded dimensions shall not differ more than $\pm 1/8$ inch from that specified, as measured in accordance with ASTM C 140. This tolerance does not apply to architectural surfaces, such as split-faces.

2.02 Segmental Retaining Wall Unit Connection Pins

- A. SRW units shall be interlocked with VERSA-TUFF® Snap-Off connection pins, 6.8 inches in length, with a section that can snap off, yielding a 4.6-inch long pin. The pins shall consist of glass-reinforced nylon made for the expressed use with the SRW units supplied.

2.03 Geosynthetic Reinforcement

- A. Geosynthetic reinforcement shall consist of high-tenacity PET geogrids, HDPE geogrids, or geotextiles manufactured for soil reinforcement applications. The type, strength and placement of the geosynthetic reinforcement shall be determined by procedures outlined in this specification and the "NCMA Design Manual for Segmental Retaining Walls," (3rd Edition, 2009), and materials shall be specified by Wall Design Engineer in their final wall plans and specifications. The manufacturers/suppliers of the geosynthetic reinforcement shall have demonstrated construction of similar size and types of segmental retaining walls on previous projects.

The geosynthetic type must be approved one week prior to bid opening. Geosynthetic types currently approved for this project are:

VERSA-Grid® Geogrids

- B. The type, strength and placement of the reinforcing geosynthetic shall be as determined by the Wall Design Engineer, as shown on the final, P.E.-sealed retaining wall plans.

2.04 Leveling Pad

- A. Material for leveling pad shall consist of compacted sand, gravel, or combination thereof (USCS soil types GP, GW, SP and SW) and shall be a minimum of 6 inches in depth. Lean concrete with a strength of 200-300 psi and 3 inches thick maximum may also be used as a leveling pad material. The leveling pad should extend laterally at least a distance of 6 inches from the toe and heel of the lowermost SRW unit.

2.05 Drainage Aggregate

- A. Drainage aggregate shall be angular, clean stone or granular fill meeting the following gradation as determined in accordance with ASTM D 422:

<u>Sieve Size</u>	<u>Percent Passing</u>
-------------------	------------------------

1 inch	100
3/4 inch	75-100
No. 4	0-60
No. 40	0-50
No. 200	0-5

2.06 Drainage Pipe

- A. The drainage collection pipe shall be a perforated or slotted PVC, or corrugated HDPE pipe. The drainage pipe may be wrapped with a geotextile to function as a filter.
- B. Drainage pipe shall be manufactured in accordance with ASTM F 405 or ASTM F 758.

2.07 Reinforced Backfill Soil

- A. The reinforced soil material shall be free of debris. Unless otherwise noted on the final, P.E.-sealed, retaining wall plans prepared by the Wall Design Engineer, the reinforced material shall consist of the inorganic USCS soil types GP, GW, SW, SP and SM, meeting the following gradation, as determined in accordance with ASTM D 422:

<u>Sieve Size</u>	<u>Percent Passing</u>
1 inch	100
No. 4	20-100
No. 40	0-60
No. 200	0-35

- B. The maximum particle size of poorly-graded gravels (GP) (no fines) should not exceed 3/4 inch unless expressly approved by the Wall Design Engineer and the long-term design strength (LTDS) of the geosynthetic is reduced to account for additional installation damage from particles larger than this maximum.
- C. The plasticity of the fine fraction shall be less than 20.
- D. The pH of the backfill material shall be between 3 and 9 when tested in accordance with ASTM G 51.

2.10 Geotextile Filter

- A. Drainage geotextile shall consist of geosynthetic specifically manufactured for use as a preamable soil filter that retains soil while still allowing water to pass throughout the life of the structure. The type and placement of the geotextile filter material shall be as required by the Wall Design Engineer in their final wall plans and specifications.

PART 3: DESIGN PARAMETERS

3.01 Soil

- A. The following soil parameters, as determined by the Owner's Geotechnical Engineer shall be used for the preparation of the final design:

	Unit Weight (γ) (pcf)	Internal Friction Angle (ϕ) (degrees)	Cohesion (c) (psf)
Reinforced Fill	_____	_____	0
Retained Soil	_____	_____	0
Foundation Soil	_____	_____	_____

(If internal friction angles are not available for the above section, the specifier can provide the USCS soil type classification for the reinforced, retained, and foundation soils and/or attach the geotechnical investigation report for this project.)

- B. Should the actual soil conditions observed during construction differ from those assumed for the design, design shall be reviewed by the Wall Design Engineer at the Owner's Geotechnical Engineer's direction.

3.02 Design

- A. The design analysis for the final, P.E.-stamped retaining wall plans prepared by the Wall Design Engineer shall consider the external stability against sliding and overturning, internal stability and facial stability of the reinforced soil mass, and shall be in accordance with acceptable engineering practice and these specifications. The internal and external stability analysis shall be performed in accordance with the "NCMA Design Manual for Segmental Retaining Walls," (3rd Edition, 2009), using the recommended minimum factors of safety in this manual.
- B. External stability analysis for bearing capacity, global stability, and total and differential settlement shall be the responsibility of the Owner and the Owner's Geotechnical Engineer. The Geotechnical Engineer shall perform bearing capacity, settlement estimates, and global stability analysis based on the final wall design provided by the Wall Design Engineer and coordinate any required changes with the Wall Design Engineer.
- C. While vertical spacing between geogrid layers may vary, it shall not exceed 20 inches maximum in the wall design.
- D. The geosynthetic placement in the wall design shall have 100% continuous coverage parallel to the wall face. Gapping between horizontally adjacent layers of geosynthetic (partial coverage) will not be allowed.

PART 4: CONSTRUCTION

4.01 Inspection

- A. The Owner or Owner's Engineer is responsible for verifying that the materials supplied by the Contractor meet all the requirements of the specification. This includes all submittals for materials and design, qualifications and proper installation of wall system.
- B. Contractor's field construction supervisor shall have demonstrated experience and be qualified to direct all work at the site.

4.02 Excavation

- A. Contractor shall excavate to the lines and grades shown on the project grading plans. Contractor shall take precautions to minimize over-excavation. Over-excavation shall be filled with compacted infill material, or as directed by the Wall Design Engineer, at the Contractor's expense.
- B. Contractor shall verify location of existing structures and utilities prior to excavation. Contractor shall ensure all surrounding structures are protected from the effects of wall excavation. Excavation support, if required, is the responsibility of the Contractor.

4.03 Foundation Preparation

- A. Following the excavation, the foundation soil shall be examined by the Owner's Engineer to assure actual foundation soil strength meets or exceeds the assumed design bearing strength. Soils not meeting the required strength shall be removed and replaced with infill soils, as directed by the Owner's Geotechnical Engineer.
- B. Foundation soil shall be proof-rolled and compacted to 95% standard Proctor density and inspected by the Owner's Geotechnical Engineer prior to placement of leveling pad materials.

4.04 Leveling Pad Construction

- A. Leveling pad shall be placed as shown on the final, P.E.-sealed retaining wall plans with a minimum thickness of 6 inches. The leveling pad should extend laterally at least a distance of 6 inches from the toe and heel of the lowermost SRW unit.
- B. Granular leveling pad material shall be compacted to provide a firm, level bearing surface on which to place the first course of units. Well-graded sand can be used to smooth the top 1/4 inch to 1/2 inch of the leveling pad. Compaction will be with mechanical plate compactors to achieve 95% of maximum standard Proctor density (ASTM D 698).

4.05 SRW Unit Installation

- A. All SRW units shall be installed at the proper elevation and orientation as shown on the final, P.E.-sealed wall plans and details or as directed by the Wall Design Engineer. The SRW units shall be installed in general accordance with the manufacturer's recommendations. The specifications and drawings shall govern in any conflict between the two requirements.
- B. For ease of installation, generally the base course of SRW units shall be all 6-inch-high Standard units placed on the leveling pad. The units shall be leveled side-to-side, front-to-rear and with adjacent units, and aligned to ensure intimate contact with the leveling pad. The base course is the most important to ensure accurate and acceptable results. No gaps shall be left between the front of adjacent units. Alignment may be done by means of a stringline or offset from baseline to the back of the units. Placing panels of Mosaic directly on the leveling pad is also acceptable. In this case, the entire 10-inch-high course of panels must be installed before the level and alignment can be checked.
- C. All excess debris shall be cleaned from top of units and the next course of units installed on top of the units below.
- D. Mosaic panels shall be placed on the units below. Each panel shall be installed completely prior to installing horizontally adjacent panels. Each Mosaic panel shall be 10 inches high by 24 inches wide, consisting of one Standard unit, one Cobble unit, and two Accent units. With each adjacent panel, the units at the bottom of the panels should be alternated from 4-inch-high units to 6-inch-high units. As an example, one panel shall have Accent units at the base of the panel with Standard and Cobble units on top. The next adjacent panel shall have the Standard and Cobble units at the bottom and Accent units on top. The order of the Cobble and Standard units shall be randomly mixed within the panels to avoid a repetitive pattern. The entire length of each 10-inch-high course of panels shall be installed before starting the next course of panels.
- E. Each unit in a Mosaic panel shall be pinned to the units below in the following manner: Two VERSA-TUFF connection pins shall be inserted through the pin holes of each unit into receiving slots in units below, creating an approximate $\frac{3}{4}$ -inch setback from the unit below. Pins shall be fully seated in the pin slot below. When pinning 4-inch-high Accent units, the top 2 inches of the 6.8-inch VERSA-Tuff Snap-off pin will initially extend above the Accent unit. The top of the pin shall be snapped off by hitting the top of the pin from the side. Once pinned, the units shall be pushed forward to remove any looseness in the unit-to-unit connection.

Prior to placement of next course of panels, the level and alignment of the units shall be checked and corrected where needed.
- F. The next course of panels shall be placed so that it is staggered at least 4 inches from the vertical joints between the panels below. The patterns in the Mosaic panels generally shall not line up with the course below. The bond of the panels shall be varied on subsequent courses to create a random look.

- G. Layout of curves and corners shall be installed in accordance with the wall plan details or in general accordance with SRW manufacturer's installation guidelines. Walls meeting at corners shall be interlocked by overlapping successive courses.
- H. Procedures C. through G. shall be repeated until reaching top of wall units, just below the height of the cap units. Geosynthetic reinforcement, drainage materials, and reinforced backfill shall be placed in sequence with unit installation as described in Section 4.06, 4.07 and 4.08.

4.06 Geosynthetic Reinforcement Placement

- A. All geosynthetic reinforcement shall be installed at the proper elevation and orientation as shown on the final P.E.-sealed retaining wall plan profiles and details, or as directed by the Wall Design Engineer. When used, geosynthetic reinforcement will be installed at the tops of the 10-inch Mosaic panels.
- B. At the elevations shown on the final plans, (after the units, drainage material and backfill have been placed to this elevation) the geosynthetic reinforcement shall be laid horizontally on compacted infill and on top of the concrete SRW units, to within 1 inch of the front face of the unit below. Embedment of the geosynthetic in the SRW units shall be consistent with SRW manufacturer's recommendations. Correct orientation of the geosynthetic reinforcement shall be verified by the Contractor to be in accordance with the geosynthetic manufacturer's recommendations. The highest-strength direction of the geosynthetic must be perpendicular to the wall face.
- C. Geosynthetic reinforcement layers shall be one continuous piece for their entire embedment length. Splicing of the geosynthetic in the design-strength direction (perpendicular to the wall face) shall not be permitted. Along the length of the wall, horizontally adjacent sections of geosynthetic reinforcement shall be butted in a manner to assure 100% coverage parallel to the wall face.
- D. Tracked construction equipment shall not be operated directly on the geosynthetic reinforcement. A minimum of 6 inches of backfill is required prior to operation of tracked vehicles over the geosynthetic. Turning should be kept to a minimum. Rubber-tired equipment may pass over the geosynthetic reinforcement at slow speeds (less than 5 mph).
- E. The geosynthetic reinforcement shall be free of wrinkles prior to placement of soil fill. The nominal tension shall be applied to the reinforcement and secured in place with staples, stakes or by hand tensioning until reinforcement is covered by 6 inches of fill.

4.07 Drainage Aggregate and Drainage Material Placement

- A. Drainage aggregate shall be installed to the line, grades and sections shown on the final P.E.-sealed retaining wall plans. Drainage aggregate shall be placed to the minimum thickness shown on the construction plans between and behind units (a minimum of 1

cubic foot for each exposed square foot of wall face unless otherwise noted on the final wall plans).

- B. Drainage collection pipes shall be installed to maintain gravity flow of water outside the reinforced-soil zone. The drainage collection pipe shall be installed at the locations shown on the final construction drawings. The drainage collection pipe shall daylight into a storm sewer or along a slope, at an elevation below the lowest point of the pipe within the aggregate drain. Drainage laterals shall be spaced at a maximum 50-foot spacing along the wall face.

4.08 Backfill Placement

- A. The reinforced backfill shall be placed as shown in the final wall plans in the maximum compacted lift thickness of 8 inches and shall be compacted to a minimum of 95% of standard Proctor density (ASTM D 698) at a moisture content within -1% point to +3% points of optimum. The backfill shall be placed and spread in such a manner as to eliminate wrinkles or movement of the geosynthetic reinforcement and the SRW units.
- B. Only hand-operated compaction equipment shall be allowed within 3 feet of the back of the wall units. Compaction within the 3 feet behind the wall units shall be achieved by at least three passes of a lightweight mechanical tamper, plate, or roller.
- C. At the end of each day's operation, the Contractor shall slope the last level of backfill away from the wall facing and reinforced backfill to direct water runoff away from the wall face.
- D. At completion of wall construction, backfill shall be placed level with final top of wall elevation. If final grading, paving, landscaping and/or storm drainage installation adjacent to the wall is not placed immediately after wall completion, temporary grading and drainage shall be provided to ensure water runoff is not directed at the wall nor allowed to collect or pond behind the wall until final construction adjacent to the wall is completed.

4.09 SRW Caps

- A. SRW caps shall be properly aligned and glued to underlying units with VERSA-LOK adhesive, a flexible, high-strength concrete adhesive. Rigid adhesive or mortar are not acceptable.
- B. Caps shall overhang the top course of units by 3/4 inch to 1 inch. Slight variation in overhang is allowed to correct alignment at the top of the wall.

4.10 Construction Adjacent to Completed Wall

- A. The Owner or Owner's Representative is responsible for ensuring that construction by others adjacent to the wall does not disturb the wall or place temporary construction loads on the wall that exceed design loads, including loads such as water pressure, temporary

grades, or equipment loading. Heavy paving or grading equipment shall be kept a minimum of 3 feet behind the back of the wall face. Equipment with wheel loads in excess of 150 psf live load shall not be operated within 10 feet of the face of the retaining wall during construction adjacent to the wall. Care should be taken by the General Contractor to ensure water runoff is directed away from the wall structure until final grading and surface drainage collection systems are completed.

END OF SECTION

Features

- Trifab® VersaGlaze® 451/451T is 4-1/2" (114.3) deep with a 2" (50.8) sightline
- Front, Center, Back or Multi-Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Continuous Head and Sill fabrication
- Screw Spline Pre-Glazed option
- SSG / Weatherseal option
- IsoLock® lanced and debridged thermal break option with Trifab® VersaGlaze® 451T
- Infill options up to 1-1/8" (28.6) thickness
- Permanodic® anodized finishes option
- Painted finishes in standard and custom choices

Optional Features

- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-factors (See Thermal Charts)
- Integrates with Versoleil® SunShade Outrigger System and Horizontal Single Blade System
- Profit\$Maker® Plus die sets available

Product Applications

- Storefront, Ribbon Window, Punched Openings or Pre-Glazed
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- Kawneer windows or GLASSvent® Windows for Storefront Framing are easily incorporated

For specific product applications,
consult your Kawneer representative.

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Metric (SI) conversion figures are included throughout these details for reference. Numbers in parentheses () are millimeters unless otherwise noted.

The following metric (SI) units are found in these details:

m – meter
 cm – centimeter
 mm – millimeter
 s – second
 Pa – pascal
 MPa – megapascal

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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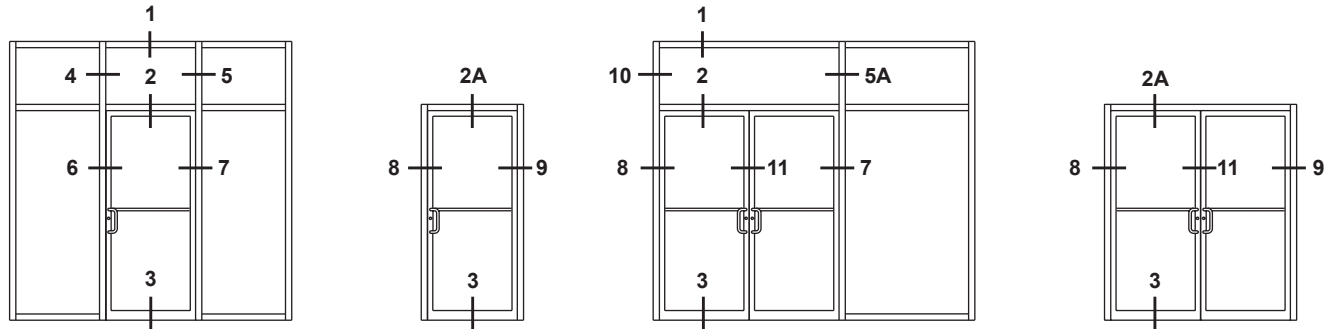


Additional information and CAD details are available at www.kawneer.com

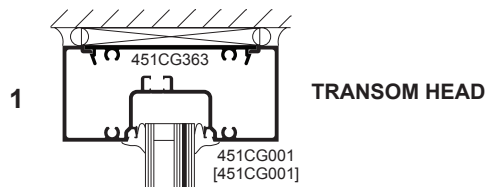
Trifab® VersaGlaze® 451 FRAMING INCORPORATING KAWNEER® “350/500 IR” DOORS (DRY GLAZED).

DOOR FRAMING NON-THERMAL ONLY

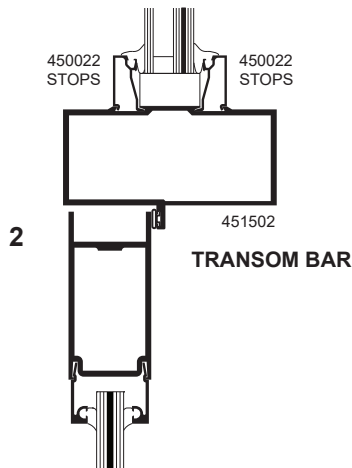
NOTE: OTHER TYPES OF KAWNEER DOORS MAY BE USED WITH THIS FRAMING SYSTEM.
SEE ENTRANCE DETAILS FOR ADDITIONAL INFORMATION.



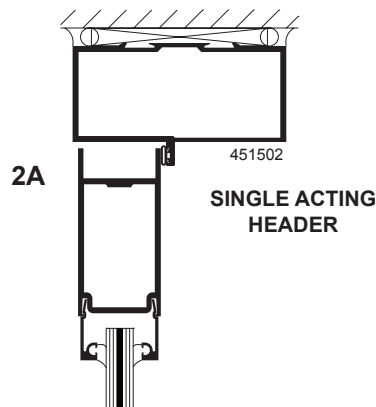
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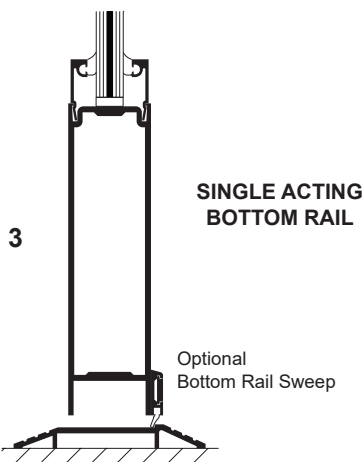
TRANSOM HEAD



TRANSOM BAR



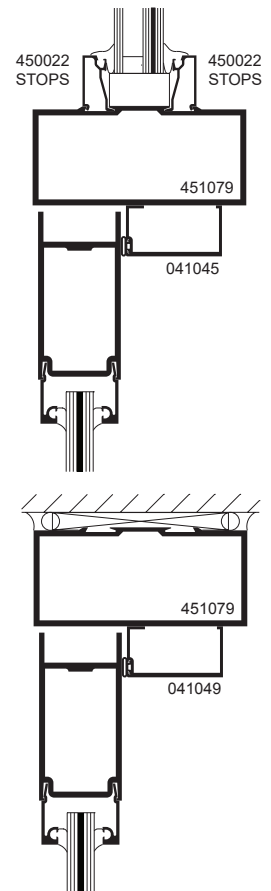
SINGLE ACTING
HEADER



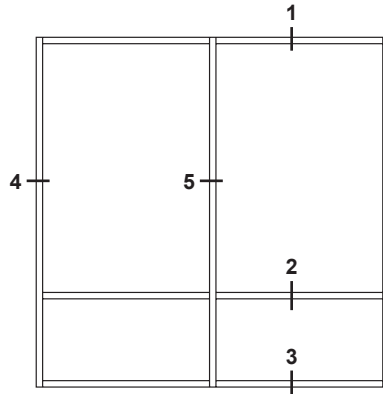
SINGLE ACTING
BOTTOM RAIL

Optional
Bottom Rail Sweep

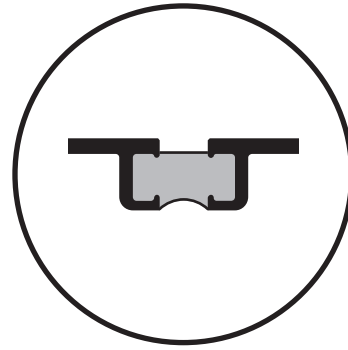
CONCEALED OVERHEAD CLOSERS



Additional information and CAD details are available at www.kawneer.com

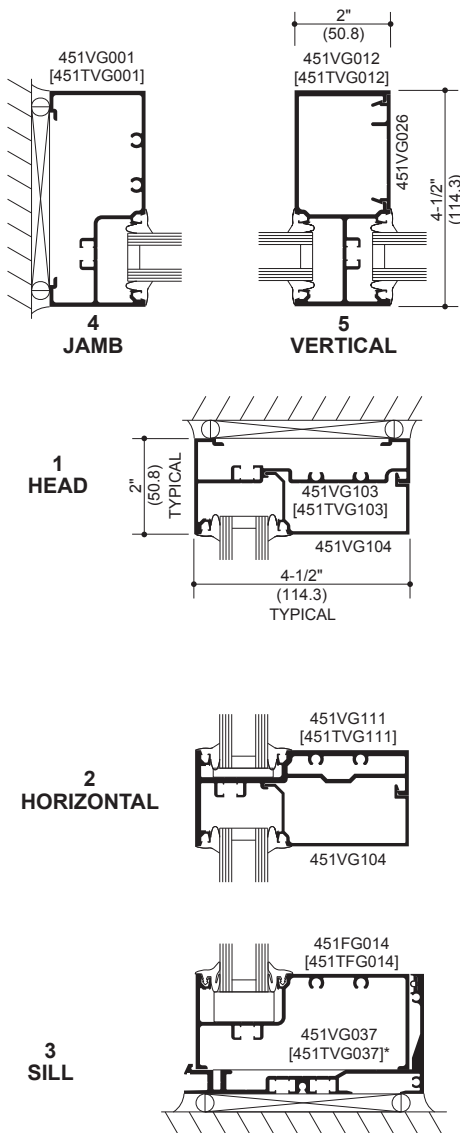


ELEVATION IS NUMBER KEYED TO DETAILS



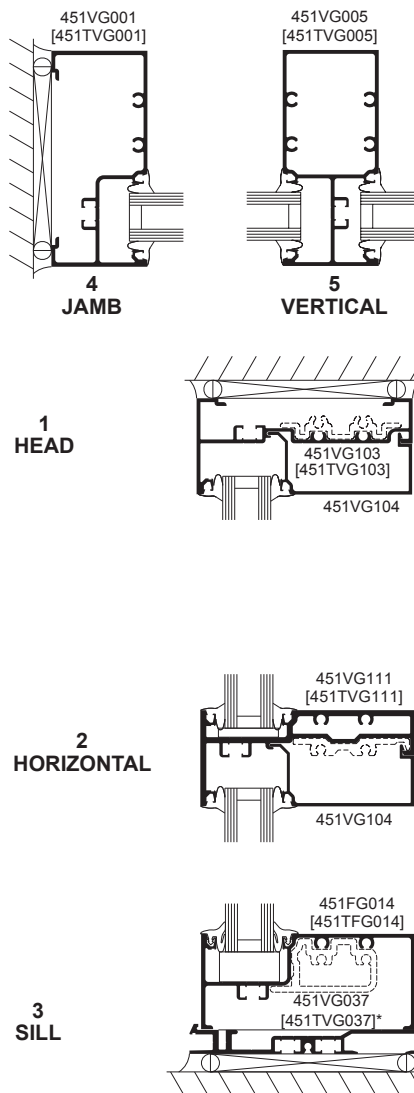
NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

SCREW SPLINE



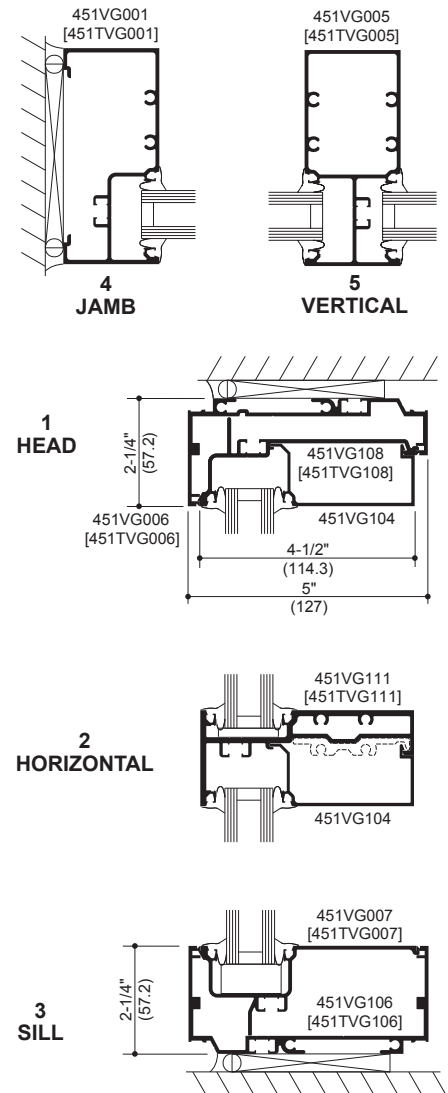
* HP Sill Flashing shown with optional gasket.

SHEAR BLOCK



* HP Sill Flashing shown with optional gasket.

STICK



Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

© 2018, Kawneer Company, Inc.



Attachment to Zoning Application (Rationale)

The attached plans for the renovation of **717 Office Parkway** are being submitted in an effort to enhance this existing property and building, both on the interior and the exterior.

Building ownership has determined that this property is in need of these changes both from an aesthetic and functional perspective. The building's exterior masonry is inconsistent due to it being constructed in two separate phases. It is also in need of tuck-pointing and cleaning. The proposed solution is to paint the existing masonry with a special coating specifically developed for this application. This will result in a more consistent and pleasing look and a superior wearing surface.

These plans also propose new landscaping along with new building signage. These elements are represented in the attached rendering.

The building interior public spaces (corridors, toilet rooms, and elevator cab) will also get completely renovated and upgraded on all three floors. The toilet rooms are planned as all new as the existing could not be brought up to ADA and other standards. The attached plans and renderings depict this planned renovation.

Project		Catalog #	LAS45S-T5	Type	F1
Prepared by		Notes		Date	



Lumark

LAS

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

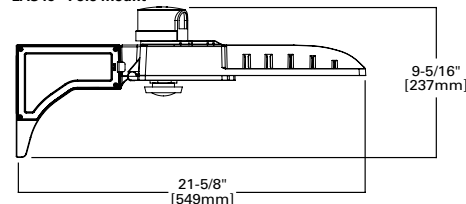
- Stock Ordering Information [page 2](#)
- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Mounting Details [page 3](#)
- Energy and Performance Data [page 3](#)
- Controls Options [page 4](#)

Quick Facts

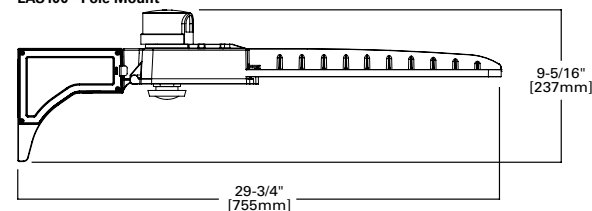
- 10-position lumen selectable across 2 housing sizes
- Lumen packages range from 4,900 - 34,000 lumens (30W - 250W)
- Replaces up to 450W and 1,000W HID equivalent
- Efficacies up to 135 lumens per watt at maximum output
- Energy and maintenance savings up to 79% versus HID solutions

Dimensional Details

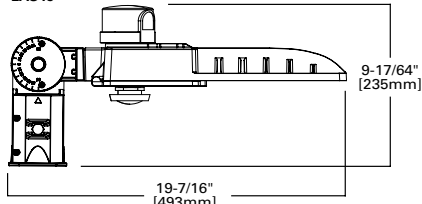
LAS45 - Pole Mount



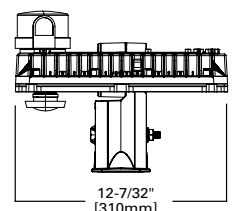
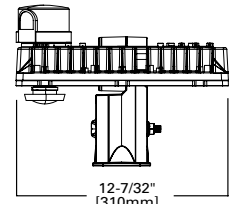
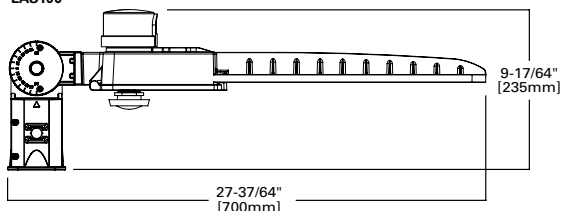
LAS100 - Pole Mount



LAS45



LAS100





city

of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan ☐ Site Concept Plan ☐ Minor Site Plan ☒

Title of Project: 211 N. Lindbergh

Location of Project: 211 N. Lindbergh Blvd. Locator #

Subject for Agenda: Exterior Paint, Exterior Signage, Monument Sign & Landscaping

Applicant:

Architect ☒ Engineer ☐ Contractor ☐ Agent ☐ Owner ☐

Applicant:	Applicant's Representative (if applicable):
Tom Auer	
<i>Name</i>	<i>Name</i>
Oakline Studio	
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
11701 Borman Dr. - Suite 100	
<i>Address</i>	<i>Address</i>
St. Louis, MO 63146	
<i>Address</i>	<i>Address</i>
Telephone # 314-528-2278	Telephone #
<i>Telephone #</i>	<i>Telephone #</i>
Fax #	Fax #
<i>Fax #</i>	<i>Fax #</i>
Email: tauer@oaklinestudio.com	Email:
<i>Email:</i>	<i>Email:</i>
<i>Applicant's Signature</i>	<i>Applicant's Representative's Signature</i>

Owner's Acknowledgement (if different from applicant):

Bamboo Equity Partners

Name *Company (If Applicable)*

11701 Borman Dr. - Suite 100 St. Louis, MO 63146

Address

(314) 744-8998

ddokovic@bambooequity.com

Phone

Fax

Email

Applicant's Signature

Description of Request (attach additional sheets as needed)

General Description: _____

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

☐ Rationale	☐ Building elevations for new construction
☐ Site plan 4 hard copies	☐ Photographs of existing structures
☐ Access and parking plan-4 hard copies; (may be shown on site plan)	☐ Materials samples for Commission review
☐ Landscape plan 4 hard copies	☐ Legal Description in Word format
☐ Floor plan 4 hard copies	☐ Fees: \$250 (non-refundable)
☐ Electronic copies of all materials	☐ \$2000 (refundable deposit)
	☐ Other items as requested by staff

Preferred Public Hearing Date: Monday, _____, 20____.

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only

_____ All Sections Complete	Received By: _____
_____ All Documents, incl. e-Copies	_____
_____ Fees Paid	Date: _____

Revised: 7/22

211 N. LINDBERGH LEGAL DESCRIPTION

A TRACT OF LAND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 OF COUNTRY FAIR ACRES, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 50 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERN LINES OF LOTS 9 AND 10 OF SAID COUNTRY FAIR ACRES, NORTH 0 DEGREES 28 MINUTES 30 SECONDS EAST, 175.36 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LINDELL INVESTMENT COMPANY BY DEED RECORDED IN BOOK 6550, PAGE 1469 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY, SOUTH 89 DEGREES 31 MINUTES 30 SECONDS EAST, 134.65 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PAMAR INVESTMENT COMPANY BY DEED RECORDED IN BOOK 6647, PAGE 222 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE WESTERN LINE THEREOF, SOUTH 0 DEGREES 25 MINUTES 30 SECONDS WEST, 175.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTHERN LINE OF SAID PAMAR INVESTMENT COMPANY PROPERTY, SOUTH 89 DEGREES 31 MINUTES 30 SECONDS EAST, 135.02 FEET TO A POINT ON THE WEST LINE OF LINDBERGH BOULEVARD, (100 FEET WIDE); THENCE ALONG SAID WEST LINE, SOUTH 0 DEGREES 25 MINUTES 30 SECONDS WEST, 259.63 FEET TO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO SOUTHWESTERN BELL TELEPHONE COMPANY BY DEED RECORDED IN BOOK 2901, PAGE 1 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, 269.82 FEET TO A POINT; THENCE ALONG A LINE PARALLEL TO AND 269.82 FEET WEST OF THE WEST LINE OF SAID LINDBERGH BOULEVARD NORTH 0 DEGREES 25 MINUTES 30 SECONDS EAST, 259.15 FEET TO THE POINT OF BEGINNING.

(THE ABOVE DESCRIPTION AS PRODDED IN THE SCHEDULE 'A' OF THE TITLE COMMITMENT AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS—1150641—STLO, EFFECTIVE DATE OF SEPTEMBER 30, 2022, AT 8:00 A.M.



Attachment to Zoning Application (Rationale)

The attached plans for the renovation of **211 N Lindbergh** are being submitted in an effort to enhance this existing property and building, both on the interior and the exterior.

New building ownership has determined that this property is in need of these changes both from an aesthetic and functional perspective. The building's exterior masonry is stained and aesthetically unpleasing. The proposed solution is to paint the existing masonry with a special coating specifically developed for this application. This will result in a more pleasing look and a superior wearing surface.

These plans also propose new landscaping along with a new monument and building sign. These elements are represented in the attached rendering.

The building interior public spaces (corridors, toilet rooms, and elevator cab) will also get completely renovated and upgraded on both the 1st and 2nd floors. The attached plans and renderings depict this planned renovation.

LINDBERGH MEDCENTRE

211 N. LINBERGH BLVD.



AN ALTA/NSPS LAND TITLE SURVEY FOR
211 NORTH LINDBERGH BOULEVARD
A TRACT OF LAND IN THE EAST 1/2 OF THE NORTHWEST 1/4
OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST,
AS RECORDED IN DEED BOOK 19213, PAGE 4614,
ST. LOUIS COUNTY, MISSOURI

LAND DESCRIPTION: (PER TITLE COMMITMENT)

EXHIBIT A

A TRACT OF LAND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 OF COUNTRY FAIR ACRES, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 50 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERN LINES OF LOTS 9 AND 10 OF SAID COUNTRY FAIR ACRES, NORTH 0 DEGREES 28 MINUTES 30 SECONDS EAST, 175.36 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LINDELL INVESTMENT COMPANY BY DEED RECORDED IN BOOK 6550, PAGE 1469 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY, SOUTH 89 DEGREES 31 MINUTES 30 SECONDS EAST, 134.65 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PAMAR INVESTMENT COMPANY BY DEED RECORDED IN BOOK 6647, PAGE 222 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE WESTERN LINE THEREOF, SOUTH 0 DEGREES 25 MINUTES 30 SECONDS WEST, 175.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTHERN LINE OF SAID PAMAR INVESTMENT COMPANY PROPERTY, SOUTH 89 DEGREES 31 MINUTES 30 SECONDS EAST, 135.02 FEET TO A POINT ON THE WEST LINE OF LINDBERGH BOULEVARD, (100 FEET WIDE); THENCE ALONG SAID WEST LINE, SOUTH 0 DEGREES 25 MINUTES 30 SECONDS WEST, 259.63 FEET TO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO SOUTHWESTERN BELL TELEPHONE COMPANY BY DEED RECORDED IN BOOK 2901, PAGE 1 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, 269.82 FEET TO A POINT; THENCE ALONG A LINE PARALLEL TO AND 269.82 FEET WEST OF THE WEST LINE OF SAID LINDBERGH BOULEVARD NORTH 0 DEGREES 25 MINUTES 30 SECONDS EAST, 259.15 FEET TO THE POINT OF BEGINNING.

(THE ABOVE DESCRIPTION AS PROVIDED IN THE SCHEDULE "A" OF THE TITLE COMMITMENT AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1150641-STLO, EFFECTIVE DATE OF SEPTEMBER 30, 2022 AT 8:00A.M.)

TITLE COMMITMENT INFORMATION:

TITLE COMMITMENT AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1150641-STLO, EFFECTIVE DATE OF SEPTEMBER 30, 2022 AT 8:00A.M.

SCHEDULE B-2 (EXCEPTIONS)

ITEMS 1-7: ITEMS GENERAL IN NATURE, NOT SURVEY RELATED, NOT SHOWN.

8. Easement granted to the Metropolitan St. Louis Sewer District, according to instrument recorded in Book 4733, Page 325 and Book 7313, Page 2258.
(AS SHOWN ON SURVEY).

9. Terms and provisions, including a provision for assessments, of Maintenance Agreement with the Metropolitan St. Louis Sewer District, according to instrument recorded in Book 7313, Page 2260.
(COVERS SEWER FACILITIES ON SITE, INCLUDING DETENTION BASIN, BLANKET IN NATURE, NOT PLOTTABLE).

10. Easement granted Southwestern Bell Telephone Company, d/b/a AT&T Missouri according to instrument recorded in Book 20921, Page 907.
(AS SHOWN ON SURVEY).

ITEMS 11-13: ITEMS GENERAL IN NATURE, NOT SURVEY RELATED, NOT SHOWN.

SURVEY NOTES:

1. Site Address:

211 NORTH LINDBERGH BOULEVARD
ST. LOUIS (CREVE COEUR, MISSOURI 63141)
LOCATOR NUMBER 18M420467 (ST. LOUIS COUNTY ASSESSOR)

2. Owner Information:

GILBERT, HELEN R. TRUSTEE (ETAL.)
609 SOUTH WARSON ROAD
ST LOUIS, MO 63124
DEED BOOK 19213, PAGE 4618 (ST. LOUIS COUNTY RECORDER)

3. Area of Tract: 93,719 SQ. FT. OR 2.16 ACRES, MORE OR LESS.

4. AS DETERMINED THROUGH GRAPHIC PLOTTING ONLY AND ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP 29189C0192K, DATED FEBRUARY 4, 2015 FOR CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, THIS DEVELOPMENT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN.

5. THERE ARE 155 PARKING STALLS FOUND ON THIS PROPERTY, 7 OF WHICH ARE HANDICAPPED AS DENOTED BY H.C. THERE ARE 9 PARKING STALLS LISTED AS RESERVED (RES) AND 4 STALLS LISTED AS 30 MINUTE PARKING (30MP).

6. BASIS OF BEARINGS: ADOPTED ON THE WEST RIGHT-OF-WAY LINE OF NORTH LINDBERGH BOULEVARD (U.S. ROUTE 67), AS LISTED IN DEED BOOK 19213, PAGE 4618 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, BEARING LISTED AS SOUTH 00 DEGREES 25 MINUTES 30 SECONDS WEST.

7. PROPERTY HAS ACCESS TO NORTH LINDBERGH BOULEVARD (U.S. ROUTE 67), A PUBLICLY DEDICATED STREET. THE PROPERTY HAS FULL ACCESS ON THE FRONTAGE OF SAID STREET TO ENTER AND EXIT BY VEHICLE.

8. (S) - DENOTES MEASURED DIMENSION, (R) - DENOTES RECORD DIMENSION.

9. BUILDING DIMENSIONS SHOWN ARE TO THE EXTERIOR FOOTPRINT AT GROUND LEVEL.

10. BUILDING HEIGHT TAKEN AT THE LOCATION AS SHOWN ON SURVEY.

11. THIS SURVEY HAS BEEN CONDUCTED FOR A REAL ESTATE TRANSACTION ONLY, AND SHALL BE USED FOR THAT PURPOSE.

12. PROPERTY'S SOUTH LINE LIES APPROXIMATELY 473 FEET FROM THE INTERSECTION OF NORTH LINDBERGH BOULEVARD (U.S. ROUTE 67) AND THE NORTH LINE OF LADUE ROAD, THE NEAREST INTERSECTING STREET.

13. UNDER GROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND MISSOURI ONE CALL LOCATE, THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO AN GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

14. PER SURVEY, THERE DOES NOT APPEAR TO BE RECENT CHANGES IN STREET RIGHT-OF-WAY LINES, ROAD OR SIDEWALK CONSTRUCTION EITHER CURRENTLY OR RECENTLY COMPLETED, AS OF THE DATE OF SURVEY.

15. PER SURVEY, THERE DOES NOT APPEAR TO BE RECENT BUILDING CONSTRUCTION TO THE SUBJECT PROPERTY AND HAS BEEN RECENTLY COMPLETED AS OF THE DATE OF SURVEY.

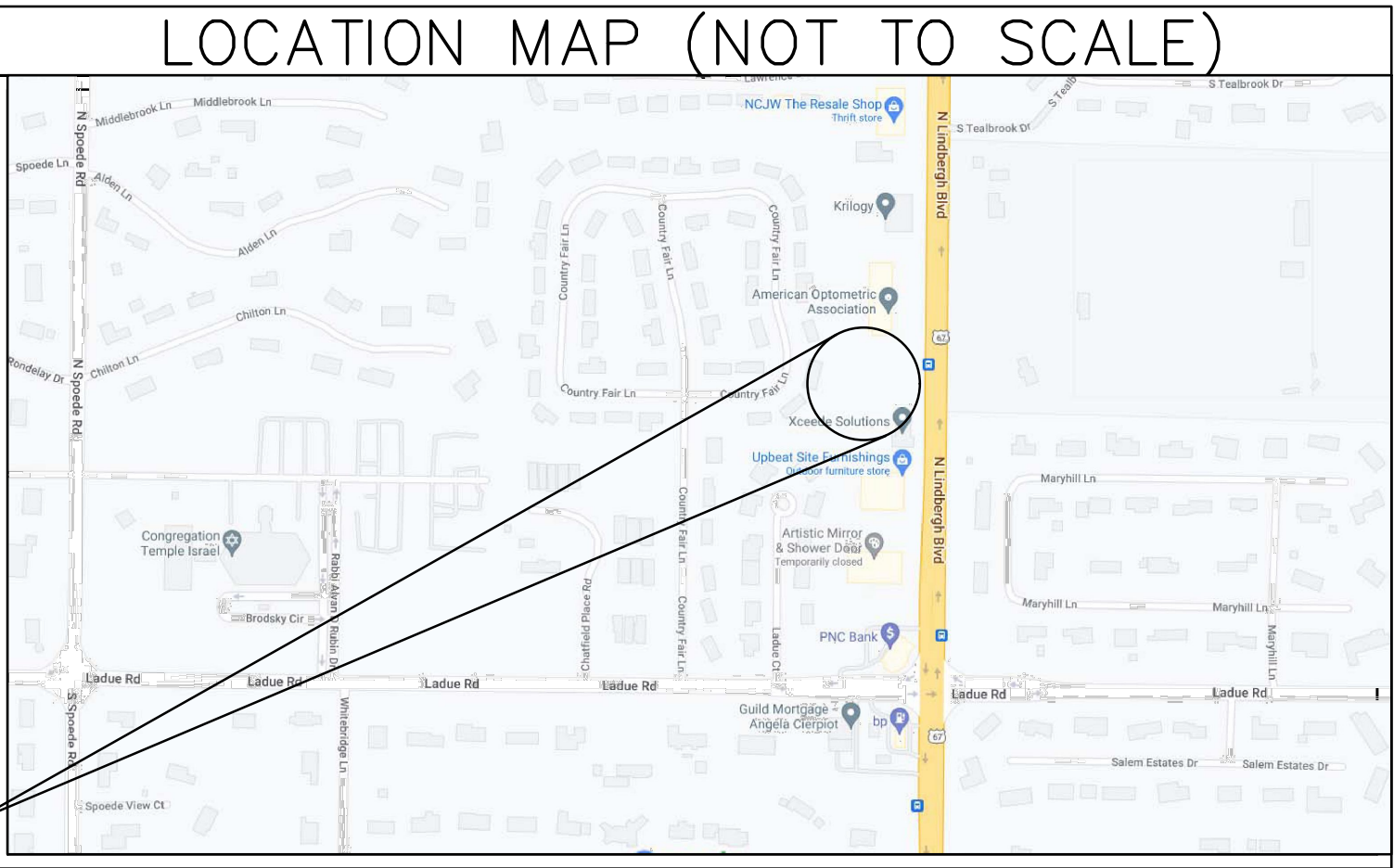
16. THERE DOES NOT APPEAR TO BE BURIAL GROUNDS OR CEMETERIES LOCATED ON THE SUBJECT TRACT, BY SURVEY INSPECTION.

17. THERE DOES NOT APPEAR TO BE USE OF THE PROPERTY FOR REFUSE STORAGE OR DUMP.

18. THERE APPEARS TO BE NO WATERCOURSES, STREAMS, PONDS OR CREEKS LOCATED ON THE SUBJECT PREMISES. DETENTION BASIN ON SITE IS AS SHOWN.

SIGNIFICANT OBSERVATIONS:

A - BLOCK STEPS (4' X 4') LIE ACROSS PROPERTY LINE, AT LOCATION AS SHOWN ON SURVEY.



ZONING INFORMATION:

PER LETTER PROVIDED BY CLIENT

DATED OCTOBER 18, 2022

FROM CITY OF CREVE COEUR

ZONING DESIGNATION OF PROPERTY: "GC" GENERAL COMMERCIAL (PER SECTION 405.360, CITY ZONING ORDINANCE)

NO LISTED VIOLATIONS OF CODE, PRE-EXISTING NON-CONFORMITIES ONLY.

LOT REQUIREMENTS:

MINIMUM AREA = 21,780 SQ. FT. / 0.50 ACRES

MINIMUM LOT WIDTH = 75 FEET

MINIMUM LOT DEPTH = 150 FEET

BUILDING BULK REGULATIONS:

HEIGHT = 3 STORIES OR 45 FEET

SITE COVERAGE = 63%

FLOOR AREA RATIO = 0.4

YARD SETBACK REQUIREMENTS:

FRONT YARD = 10 FEET (50 FEET IF PARKING IS LOCATED IN FRONT OF BUILDING)

SIDE YARD = 12 FEET

REAR YARD = 20 FEET

BUFFER YARD = 20 FEET (ADJACENT TO SINGLE FAMILY RESIDENTIAL DISTRICT)

SURVEYOR'S CERTIFICATION:

TO: Bamboo Acquisitions LLC, a Missouri limited liability company / First American Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEM 1, 2, 3, 4, 7(a), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 11, 2018.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (2 CSR 90-60.010 TO 60.070) OF THE MISSOURI DEPARTMENT OF AGRICULTURE. THIS SURVEY MEETS ACCURACY STANDARDS SET FORTH FOR AN URBAN PROPERTY.

DATE OF PLAT OR MAP: 10/28/2022.

BRIAN J. FISCHER, MO P.L.S. 002584

SYMBOL LEGEND

×	FOUND CROSS	⊞	ELECTRIC BOX	▢	CABLE TV BOX
○	FOUND IRON PIPE	⊞	ELECTRIC METER	⌵	LIGHT STANDARD
●	SET IRON ROD	⌵	POWER POLE	⌵	CLEAN OUT
⊙	BENCHMARK	⌵	GUY WIRE	⊙	SANITARY MANHOLE (EXISTING)
⊞	TRAFFIC SIGNAL BOX	⊞	GAS METER	⊞	STORM SEWER MANHOLE (EXISTING)
□	PHONE BOX	⊞	GAS VALVE	⊞	STORM SEWER DRAIN (EXISTING)
⊞	UTILITY MANHOLE	⊞	WATER METER	⊞	GRATE INLET (EXISTING)
○	BOLLARD	⊞	WATER VALVE	□	AREA INLET (EXISTING)
⊞	MAILBOX	⊞	HYDRANT	~	GENERAL SURFACE DRAINAGE
—	SIGN	⊞	WATER SHUT OFF	~	EXISTING CONTOUR
○	POST	⊞	SPRINKLER HEAD	~	TREE LINE
⊞	EXISTING SHRUB	⊞	IRRIGATION VALVE BOX	~	SAN. SEWER (EXISTING)
⊞	EXISTING DECIDUOUS TREE	⊞	WELL	~	STORM DRAIN (EXISTING)
⊞	EXISTING EVERGREEN TREE	⊞	TEST HOLE		

THD DESIGN GROUP, INC.
"your solution for engineering and surveying"
146 CHESTERFIELD INDUSTRIAL BLVD, STE. G, CHESTERFIELD, MO 63065
TEL: 636-294-2942
FAX: 636-294-3027
WEB: THDDESIGNGROUP.COM
Corporate Certificate of Authority #2011004415

AN ALTA/NSPS LAND TITLE SURVEY FOR
211 NORTH LINDBERGH BOULEVARD
A TRACT OF LAND IN THE EAST 1/2 OF THE NORTHWEST 1/4
OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST,
AS RECORDED IN DEED BOOK 19213, PAGE 4614,
ST. LOUIS COUNTY, MISSOURI

DRAFT

Date: Oct 28, 2022
BRIAN J. FISCHER
License No. MO-LS-002584
PROFESSIONAL LAND SURVEYOR

PROJECT NUMBER: 22-4247

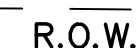
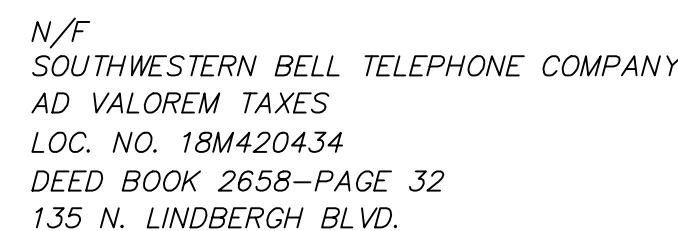
DATE: 10-28-2022

DRAWN BY: BJF

1 OF 2

PREPARED FOR:

BAMBOO EQUITY PARTNERS
11701 BORMAN DRIVE, SUITE 200
ST. LOUIS, MO 63146
PHONE: 314-778-3210



AN ALTA/NSPS LAND TITLE SURVEY FOR
211 NORTH LINDBERGH BOULEVARD
A TRACT OF LAND IN THE EAST 1/2 OF THE NORTHWEST 1/4
OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST,
AS RECORDED IN DEED BOOK 19213, PAGE 4614,
ST. LOUIS COUNTY, MISSOURI

Date: Oct 28, 2022
BRIAN J FISCHER
License No. MO-LS-002584
PROFESSIONAL LAND SURVEYOR

PROJECT NUMBER: 22-4247

DATE: 10/28/2022

DRAWN BY: BJF

2 OF 2



EXISTING EXTERIOR



PROPOSED NEW EXTERIOR & SIGNAGE

NEW EXTERIOR FEATURES

- BUILDING SIGNAGE - "LINDBERGH MEDCENTRE"
- MONUMENT SIGN
- PAINT EXISTING EXTERIOR BRICK
- UPDATED LANDSCAPING
- NUMBER SCULPTURE PAINT

EXTERIOR COLOR SAMPLES



SW 6950 - CALYPSO

SW 6256 - SERIOUS GRAY

PRELIMINARY
DRAWINGS NOT FOR
CONSTRUCTION

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED, AND EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OF PARTS OF THE ARCHITECTURAL OR ENGINEERING PROJECT.

211 N. LINDBERGH
211 N. LINDBERGH
CREVE COEUR, MO 63146

CONSTRUCTION
DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION:	DATE:

ISSUE DATE: 05/16/23

PROJECT NO: 22-164

DRAWN BY: CHECKED BY:

SHEET NAME:
EXTERIOR

SHEET NO:

COLOR & MATERIAL LEGEND								
CODE	PRODUCT	MANUFACTURER	CONTACT	DESCRIPTION	NUMBER / COLOR	FINISH	SIZE	REMARKS
ACT-1	ACOUSTICAL CEILING TILE	USG	LAURIE THOMPSON 314-522-1613	MARS ACOUSTICAL PANELS	ITEM:86785, WHITE	SHADOWLINE TAPERED	2' X 2'	
CPT-1	CARPET - TILE	BENTLEY	TIFFANY AUER 314-440-6235	GALLERY HOP 6AGH20AA0T	TICKET STUBS 400070		18"X36"	INSTALL ASHLAR
CPT-2	CARPET - BROADLOOM	BENTLEY	TIFFANY AUER 314-440-6235	GALLERY HOP 6AGH2007609	TICKET STUBS 400070		6" WIDE ELITEFLEX	
CT-1	CERAMIC TILE - PORCELAIN FLOOR TILE	VIRGINIA TILE/CAESAR CERAMICS	NIKKI STELLOH 314-327-9764	RUN	SALT	MATTE	24" X 24"	INSTALL: STACKED. USE TEC POWER GROUT COLOR:
CT-2	CERAMIC TILE - PORCELAIN COVE BASE	VIRGINIA TILE/CAESAR CERAMICS	NIKKI STELLOH 314-327-9764	RUN	SALT	MATTE	6" X 12"	USE TEC POWER GROUT COLOR:
MTL-1	METAL ACCESSORY-TRANSITION	SCHLUTER	JEFF STONE 417-230-1565	SCHIENE		BRUSHED ALUMINUM		TRANSITION FROM TILE TO EXISTING MARBLE FLOOR.
PT-1	PAINT-LOW VOC LATEX ENAMEL	SHERWIN WILLIAMS	HANK MEINKING 314-281-7485	PAINT	SW7014 EIDER WHITE	EGGSHELL		GENERAL WALL PAINT
PT-2	PAINT-LOW VOC LATEX ENAMEL	SHERWIN WILLIAMS	HANK MEINKING 314-281-7485	PAINT	SW7014 EIDER WHITE	SEMI-GLOSS		HM DOORS AND FRAMES
PT-3	PAINT-LOW VOC LATEX ENAMEL	SHERWIN WILLIAMS	HANK MEINKING 314-281-7485	PAINT	SW7014 EIDER WHITE	FLAT		GYP. BD. CEILINGS
PT-4	PAINT	SCUFFMASTER	DAVID SMITH 314-302-8002	PAINT-AMBIENT METALLIC AM10319	GOH33147619			WOOD PANELS IN LOBBY/WOOD CAP AT STAIRS
PT-5	PAINT	SCUFFMASTER	DAVID SMITH 314-302-8002	PAINT-SOLID METAL SM10054	GOH33145533		3CM	ELEVATOR DOORS/HAND RAILS IN STAIRS
RA-1	RESILIENT ACCESSORY-TRANSITION	JOHNSONITE	AMY ELLIS 314-348-7677	METALEDGE	MET02			TRANSITION FROM CARPET TO SEALED CONCRETE
RB-1	RESILIENT BASE	TARKETT	AMY ELLIS 314-348-7677	MILLWORK SILHOUETTE WALL BASE	MW-27-H MIST		4 1/2"	
RF-1	RESILIENT FLOOR-WOVEN LVT	WAYFLOR	ERIN FERNANDEZ 314-276-2196	LEVEL SET TEXTURED WOODGRAINS	A00403 DISTRESSED HICKORY		50CM X 50CM	INSTALL: ASHLAR
TC-1	TOILET COMPARTMENTS	ASI GLOBAL PARTITIONS		PLASTIC LAMINATE PARTITIONS	1150 CRISP LINEN			FLOOR ANCHORED/OVERHEAD BRACED
WC-1	WALLCOVERING	MOMENTUM	MICHELE LAND 314- 413-2261	MIDSUMMER VINYL WALLCOVERING	BX4972 BAREFOOT		54"W	NON-REVERSE HANG; STRAIGHT ACROSS MATCH
WC-2	WALLCOVERING	MAHARAM	AMBER KRAMER 314- 443-9573	NEBULOUS 300032 VINYL WALLCOVERING	002 PROSECO		54"W	NON-MATCH
WC-3	WALLCOVERING	MAHARAM	AMBER KRAMER 314- 443-9573	SHOWERS 399930 VINYL WALLCOVERING	001 EMERALD LIGHT AND TURQUOISE		54"W	

GENERAL INFORMATION

- 33,420 SF TOTAL. 16,710 SF PER FLOOR
- TENANT SUITES = BLUE PUBLIC AREAS = WHITE

oaklinestudio
architecture + design

11701 BORMAN ROAD, SUITE 100
MARYLAND HEIGHTS, MO 63146
314.270.5991

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CONSTRUCTION

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211 N. LINDBERGH
211 N. LINDBERGH
CREVE COEUR, MO 63146

CONSTRUCTION
DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION:	DATE:

ISSUE DATE: 05/16/23

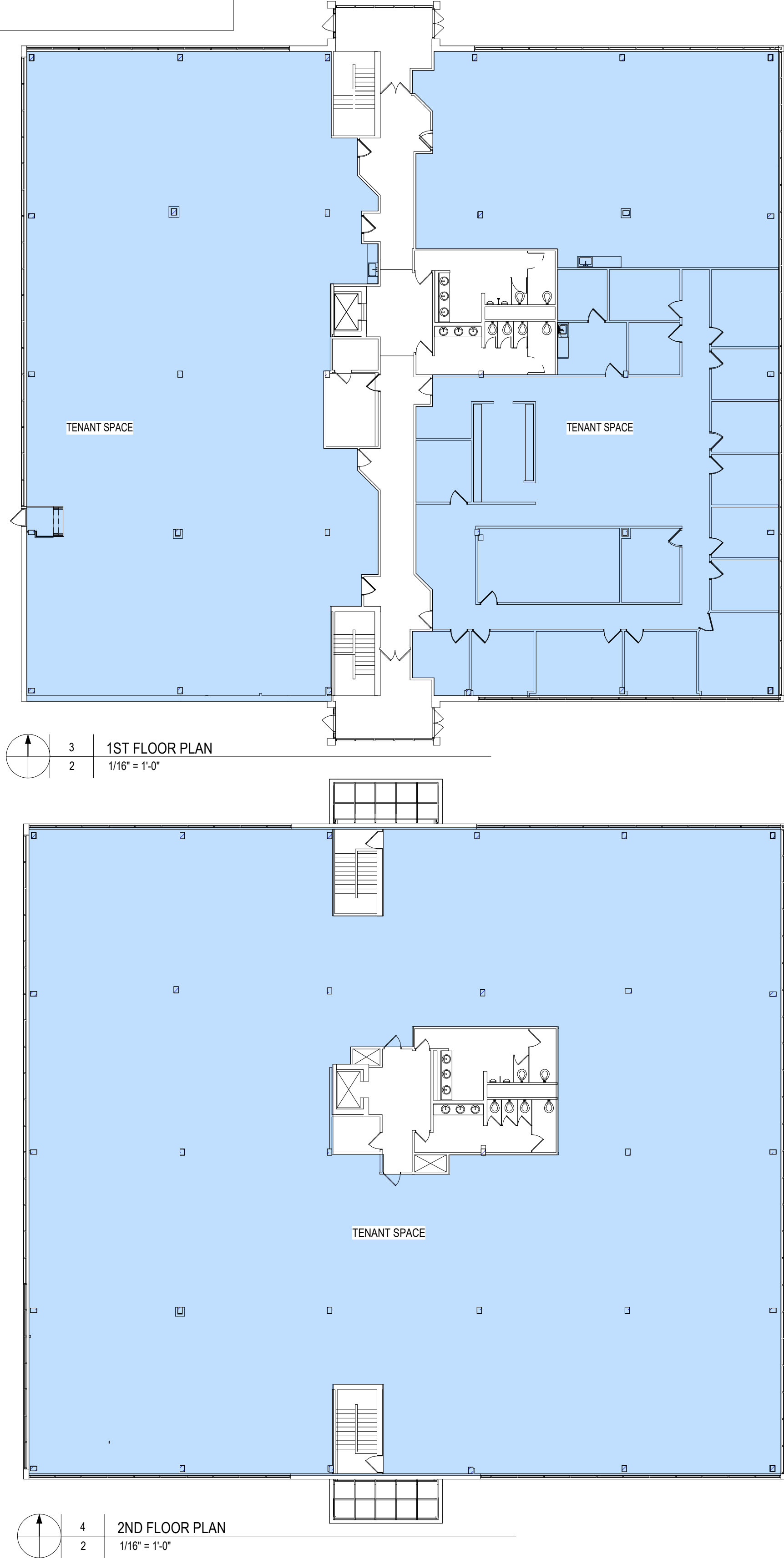
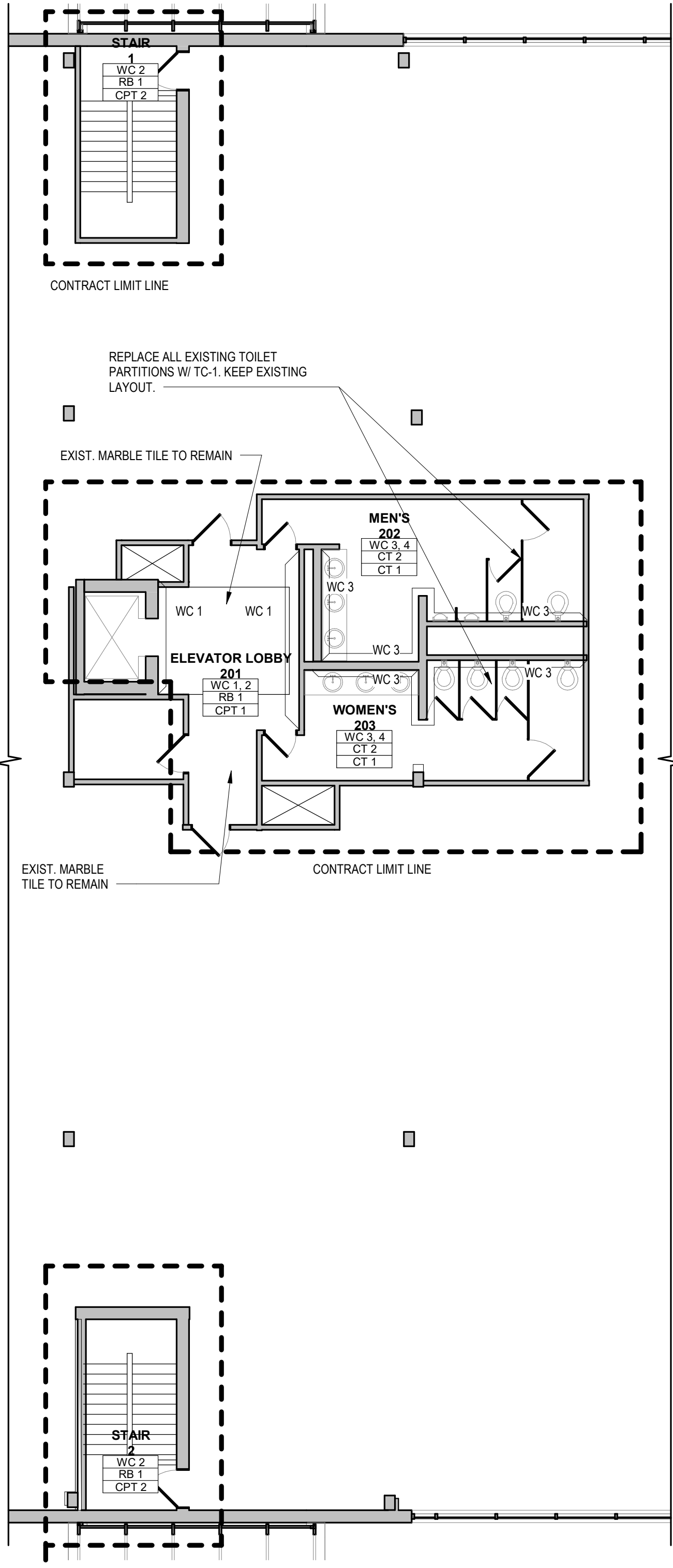
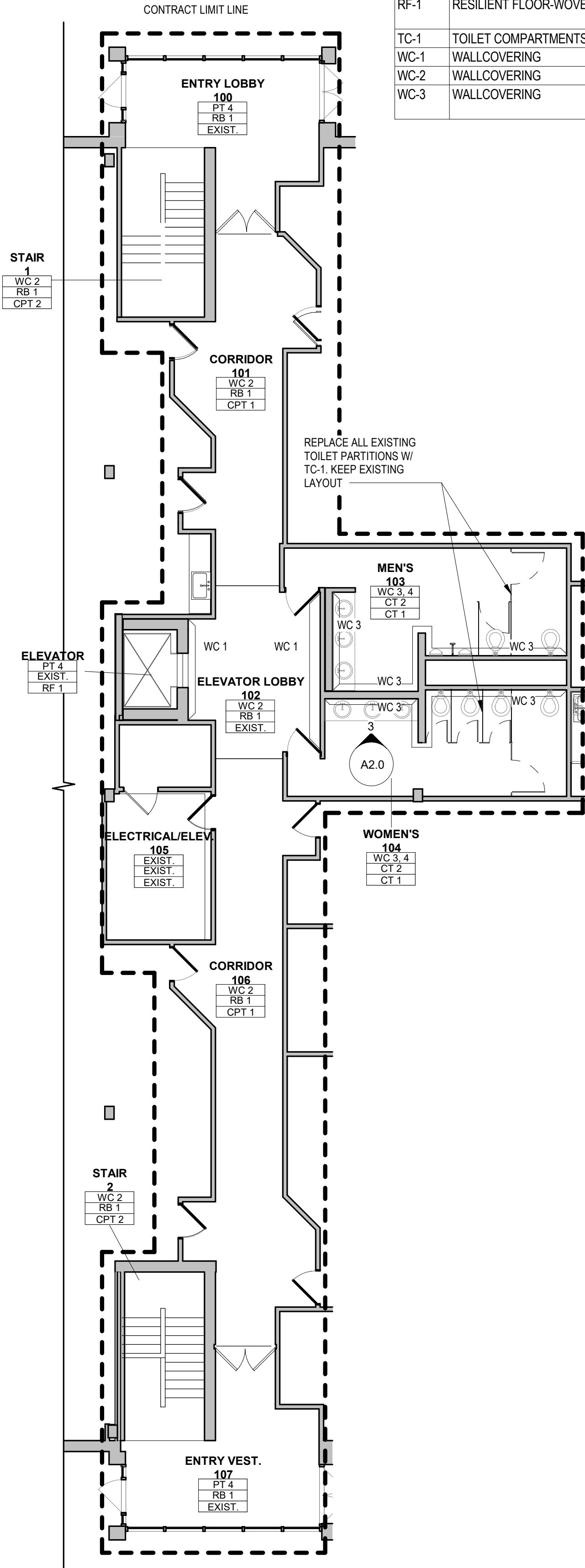
PROJECT NO: 22-164

DRAWN BY: CHECKED BY:

SHEET NAME:
FLOOR PLANS

SHEET NO:

2



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211 N. LINDERBERGH
211 N. LINDERBERGH
CREVE COEUR, MO 63146

CONSTRUCTION
DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION:	DATE:

ISSUE DATE: 05/18/23
PROJECT NO: 22-164
DRAWN BY: Author CHECKED BY: Checker

SHEET NAME:
INTERIOR

SHEET NO:
3



EXISTING INTERIOR



NEW INTERIOR FEATURES

- LED LIGHT FIXTURES
- CEILING TILES
- CORRIDOR PAINT
- WALL COVERING

NEW INTERIOR FINISHES

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INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OF
PARTS OF THE ARCHITECTURAL OR ENGINEERING PROJECT.

211 N Lindbergh
211, N Lindbergh Boulevard

SITE LANDSCAPING

REVISION SCHEDULE		
NO:	DESCRIPTION:	DATE:

ISSUE DATE: 5/19/2023

PROJECT NO: 22-164

DRAWN BY: XXX CHECKED BY: XXX

SHEET NAME:
SITE PLAN

SHEET NO:

4

EXISTING SHRUBS AT THE
PERIMETER OF PROPERTY
TO BE TRIMMED AS TO NOT
INTERFERE WITH PARKING.

ANNUAL BEDS

TRIM EXISTING TREE BACK TO
NOT INTERFERE WITH
BUILDING FACADE

TREE TO BE REMOVED

ANNUAL BEDS

ANNUAL BEDS

EXISTING SHRUBS AT THE
PERIMETER OF PROPERTY
TO BE TRIMMED AS TO NOT
INTERFERE WITH PARKING.

EXISTING SHRUBS TO BE
TRIMMED TO 6" BELOW SILL.

TRIM EXISTING TREE BACK TO
NOT INTERFERE WITH
BUILDING FACADE.

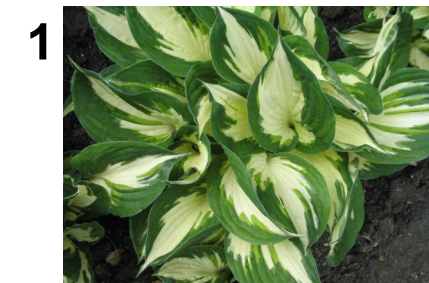
TREE TO BE REMOVED

ANNUAL BEDS

REMOVE SWALE PLANTS AT
THE CENTER OF BASIN.

PLANTING LEGEND

- HOSTA FIRE AND ICE - *Hosta 'Fire and Ice'*
- HOSTA FIRE ISLAND - *Hosta 'Fire Island'*
- DARK VADER LUNGWORT - *Pulmonaria 'Dark Vader'*
- INCREDIBALL HYDRANGEA - *Hydrangea arborescens 'Abetwo'*
- CREeping LIRIOPE - *Liriope spicata*
- CATMINT CAT'S PAJAMAS - *Nepeta 'Cat's Pajamas'*
- BLACK-EYED SUSAN - *Rudbeckia hirta*
- KARLEY ROSE FOUNTAIN GRASS - *Pennisetum orientale 'Karley Rose'*
- COPPERTINA NINEBARK - *Physocarpus opulifolius 'Coppertina'*
- ANNUAL BEDS - DEPENDANT ON SEASON AND SOLAR ORIENTATION





The Sherwin-Williams Company
2145 Schuetz Road
St. Louis, MO 63146

Cell: 314-281-7485
Fax 314-997-1603
hank.meinking@sherwin.com

Hank Meinking, CSI, CDT
Area Account Executive – Architectural Services

Oakline Studio

Proposed Painting Specification for the
LINDBERGH MEDCENTRE

Exterior Painting Schedule

A. Exterior Unpainted Brick Walls (100% Acrylic Exterior Finish Coat – Non-Waterproofing System)

1. Full Prime Coat: **LX02W0050 Loxon Concrete & Masonry Primer/Sealer - Interior/Exterior Latex** tinted towards the finish coat color.
- 2a. Two Finish Coats: **A6W151 A-100 Exterior Latex Flat** or **A12W151 A-100 Exterior Latex Low Sheen** or **A82W151 A-100 Exterior Latex Satin** tinted to the choice of color.

or
- 2b. Two Finish Coats: **A80W1151 SuperPaint Exterior Latex Flat** or **A78W51 SuperPaint Exterior Latex Low Lustre** or **A89W1151 SuperPaint Exterior Latex Satin** tinted to the choice of color.

Note: This is an upgraded finish coat.

Notes: 1. Pressure wash/clean all surfaces to be painted to remove all dirt, grease, chalk, loose paint and surface contaminants.

2. Where a sheen is present on the existing coating, sand the existing paint finish to create a surface profile so the new coating can obtain proper mechanical adhesion.

3. If the surfaces to be painted are heavily contaminated with grease or oil, clean the highly contaminated areas with Great Lakes Laboratories Extra Muscle Prepaint Cleaner.

4. On ferrous metal surfaces remove all loose existing paint and corrosion by using SSPC-SP2 Hand Tool Cleaning and SSPC-SP3 Power Tool Cleaning.

5. Follow all instructions on the Product Data Sheet and Product Label.

6. Mock up samples should be applied before the start of the project to insure the acceptable and successful installation technique. Successful mock up samples will also help insure the compatibility of the new coatings with the previously painted surfaces. Acceptable mock up samples can then be approved by the owner/design professional before the start of the project.

7. Please contact a local Sherwin-Williams Commercial Representative to assist with the application of the mock up samples if needed.

A-100®

Exterior Latex Flat

A06-Series


**SHERWIN
WILLIAMS®**

CHARACTERISTICS

A-100 Exterior Latex is a quality exterior finish. This product is recommended for use on aluminum, vinyl, and wood siding, clapboard, shakes, shingles, plywood, masonry, and metal down to a surface and air temperature of 35°F.

Color: Most Colors

Coverage: 350-400 sq. ft. per gallon
@ 4 mils wet; 1.3 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: 0-5 units @ 85°

Tinting with CCE only:

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

Extra White A06W00151

(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: 10.97 lbs

Flash Point: N/A

Vehicle Type: 100% Acrylic

Shelf Life: 36 months unopened

WVP Perms (US) 33.1 grains/(hr ft² in Hg)

Mildew Resistant

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

COMPLIANCE

As of 08/20/2020, Complies with:

OTC	Yes
OTC Phase II	Yes
SCAQMD	Yes
CARB	Yes
CARB SCM 2007	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	N/A
MIR-Manufacturer Inventory	N/A
MPI®	Yes

APPLICATION

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

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

No reduction necessary.

Brush: Use a nylon-polyester brush.

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

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

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

APPLICATION TIPS

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

SPECIFICATIONS

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

Aluminum & Aluminum Siding¹, Galvanized Steel¹

2 coats A-100 Exterior Latex

Concrete Block, CMU, Split face Block

1 coat Loxon Acrylic Block Surfer

2 coats A-100 Exterior Latex

Brick, Stucco, Cement, Concrete

1 coat Loxon Concrete and Masonry Primer³ or

Loxon Conditioner²

2 coats A-100 Exterior Latex

Cement Composition Siding/Panels

1 coat Loxon Concrete and Masonry Primer³ or

Loxon Conditioner²

2 coats A-100 Exterior Latex

Plywood

1 coat Exterior Latex Primer

2 coats A-100 Exterior Latex

*Vinyl Siding

2 coats A-100 Exterior Latex

Wood, (Cedar, Redwood)⁴

1 coat Exterior Oil-Based Wood Primer²

2 coats A-100 Exterior Latex

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

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

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

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

Other primers may be appropriate.

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

A-100®

Exterior Latex Flat

SURFACE PREPARATION

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

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

Concrete, Masonry, Cement, Block:

All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces should be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer/Sealer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. **Concrete masonry units (CMU)** - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacers. 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 water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

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 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. Do not paint vinyl with a color having a Light Reflective Value (LRV) of less than 56. Painting with darker colors lower than an LRV of 56 may cause vinyl to 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 08/20/2020 A06W00151 45 37
FRC, SP

CLEANUP INFORMATION

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

A-100®**Exterior Latex Low Sheen**

A12-Series

**SHERWIN
WILLIAMS®****CHARACTERISTICS**

A-100 Exterior Latex is a quality exterior finish. This product is recommended for use on aluminum, vinyl, and wood siding, clapboard, shakes, shingles, plywood, masonry, and metal down to a surface and air temperature of 35°F.

Color: Most Colors

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

Drying Time, @ 50% RH:

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

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

Finish: 10-20 units @ 85°
5+ 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

Extra White A12W00151
(may vary by color)

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

As per 40 CFR 59.406

Volume Solids: 37 ± 2%
Weight Solids: 51 ± 2%
Weight per Gallon: 10.56 lbs
Flash Point: N/A
Vehicle Type: 100% Acrylic
Shelf Life: 36 months unopened
WVP Perms (US) 29.27 grains/(hr ft² in Hg)

Mildew Resistant

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

COMPLIANCE

As of 08/21/2020, Complies with:

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

APPLICATION

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

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

No reduction necessary.

Brush: Use a nylon-polyester brush.

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

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

Spray—Airless
 Pressure 2000 p.s.i.
 Tip .019-.021 inch

APPLICATION TIPS

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

SPECIFICATIONS

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

**Aluminum & Aluminum Siding¹,
Galvanized Steel¹**

2 coats A-100 Exterior Latex

Concrete Block, CMU, Split face Block

1 coat Loxon Acrylic Block Surfer

2 coats A-100 Exterior Latex

Brick, Stucco, Cement, Concrete

1 coat Loxon Concrete and Masonry Primer³
or

Loxon Conditioner²

2 coats A-100 Exterior Latex

Cement Composition Siding/Panels

1 coat Loxon Concrete and Masonry Primer³
or

Loxon Conditioner²

2 coats A-100 Exterior Latex

Plywood

1 coat Exterior Latex Primer

2 coats A-100 Exterior Latex

***Vinyl Siding**

2 coats A-100 Exterior Latex

Wood, (Cedar, Redwood)⁴

1 coat Exterior Oil-Based Wood Primer²

2 coats A-100 Exterior Latex

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

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

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

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

Other primers may be appropriate.

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

SURFACE PREPARATION

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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.

Concrete, Masonry, Cement, Block:

All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces should be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer/Sealer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. **Concrete masonry units (CMU)** - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacers. 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 water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

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 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. Do not paint vinyl with a color having a Light Reflective Value (LRV) of less than 56. Painting with darker colors lower than an LRV of 56 may cause vinyl to 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**

ZINC: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately.

WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

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FRC, SP

CLEANUP INFORMATION

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

A-100®

Exterior Latex Satin

A82-Series


**SHERWIN
WILLIAMS®**

CHARACTERISTICS

A-100 Exterior Latex is a quality exterior finish. This product is recommended for use on aluminum, vinyl, and wood siding, clapboard, shakes, shingles, plywood, masonry, and metal down to a surface and air temperature of 35°F.

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

Extra White A82W00151

(may vary by color)

VOC (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: 9.88 lbs

Flash Point: N/A

Vehicle Type: 100% Acrylic

Shelf Life: 36 months unopened

WVP Perms (US) 24.58 grains/(hr ft² in Hg)

Mildew Resistant

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

COMPLIANCE

As of 08/20/2020, Complies with:

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

APPLICATION

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

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

No reduction necessary.

Brush: Use a nylon-polyester brush.

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

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

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

APPLICATION TIPS

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

SPECIFICATIONS

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

Aluminum & Aluminum Siding¹, Galvanized Steel¹

2 coats A-100 Exterior Latex

Concrete Block, CMU, Split face Block

1 coat Loxon Acrylic Block Surfer

2 coats A-100 Exterior Latex

Brick, Stucco, Cement, Concrete

1 coat Loxon Concrete and Masonry Primer³ or

Loxon Conditioner²

2 coats A-100 Exterior Latex

Cement Composition Siding/Panels

1 coat Loxon Concrete and Masonry Primer³ or

Loxon Conditioner²

2 coats A-100 Exterior Latex

Plywood

1 coat Exterior Latex Primer

2 coats A-100 Exterior Latex

*Vinyl Siding

2 coats A-100 Exterior Latex

Wood, (Cedar, Redwood)⁴

1 coat Exterior Oil-Based Wood Primer²

2 coats A-100 Exterior Latex

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

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

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

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

Other primers may be appropriate.

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

SURFACE PREPARATION

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

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

Concrete, Masonry, Cement, Block:

All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces should be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer/Sealer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. **Concrete masonry units (CMU)** - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacers. 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 water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

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 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. Do not paint vinyl with a color having a Light Reflective Value (LRV) of less than 56. Painting with darker colors lower than an LRV of 56 may cause vinyl to 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.**

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FRC, SP

CLEANUP INFORMATION

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

SuperPaint®

Exterior Latex Flat

A80-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.

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

Color: Most Colors

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

Drying Time, @ 50% RH:

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

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

Finish: 0-5 units @ 85°

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 A80W02151

(may vary by color)

VOC (less exempt solvents):

less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	37 ± 2%
Weight Solids:	53 ± 2%
Weight per Gallon:	11.28 lbs
Flash Point:	N/A
Vehicle Type:	100% Acrylic
Shelf Life:	36 months unopened
WVP Perms (US)	27.48 grains/(hr ft² in Hg)

Mildew Resistant

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

COMPLIANCE

As of 08/31/2020, Complies with:

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

APPLICATION

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

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

No reduction necessary.

Brush:

Use a nylon-polyester brush.

Roller:

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

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

Spray—Airless

Pressure 2000 p.s.i.
Tip .015-.019 inch

APPLICATION TIPS

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

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

SPECIFICATIONS

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

Use on these properly prepared surfaces:

Aluminum & Aluminum Siding¹,

Galvanized Steel¹

2 coats SuperPaint Exterior Latex

Concrete Block, CMU, Split face Block

1 coat Loxon Acrylic Block Surfer

2 coats SuperPaint Exterior Latex

Brick, Stucco, Cement, Concrete

1 coat Loxon Concrete and Masonry Primer³ or

Loxon Conditioner²

2 coats SuperPaint Exterior Latex

Cement Composition Siding/Panels

1 coat Loxon Concrete and 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 Primer²

2 coats SuperPaint Exterior Latex

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

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

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

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

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

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

SuperPaint®

Exterior Latex Flat

SURFACE PREPARATION

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

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing 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 should be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer/Sealer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. Concrete masonry units (CMU) - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surface. The filler must be thoroughly dry before topcoating.

Previously Painted Surfaces:

If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. 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.

SURFACE PREPARATION

Mildew:

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

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

Wood, Plywood, Composition Board:

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

Steel:

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

Stucco:

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

***Vinyl or other PVC Building Products:**

Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, if needed prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 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.

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.**

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CLEANUP INFORMATION

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

SuperPaint®

Exterior Latex Low Lustre

A78-Series


**SHERWIN
WILLIAMS®**

CHARACTERISTICS

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

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

Color: Most Colors

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

Drying Time, @ 50% RH:

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

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

Finish: 10 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

Extra White A78W00051

(may vary by color)

VOC (less exempt solvents):

less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	37 ± 2%
Weight Solids:	51 ± 2%
Weight per Gallon:	10.58 lbs
Flash Point:	N/A
Vehicle Type:	100% Acrylic
Shelf Life:	36 months unopened
WVP Perms (US)	29.91 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 04/09/2021, 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 VOC	Yes
EPD-NSF® Certified	N.A.
MIR-Manufacturer Inventory	N.A.
MPI®	Yes

APPLICATION

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

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

No reduction necessary.

Brush:

Use a nylon-polyester brush.

Roller:

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

For specific brushes and rollers, please refer to our Brush and Roller Guide.

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 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 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 and Masonry Primer³
or
Loxon Conditioner²

2 coats SuperPaint Exterior Latex

Cement Composition Siding/Panels

1 coat Loxon Concrete and 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 Primer²

2 coats SuperPaint Exterior Latex

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

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

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

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

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

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

SuperPaint®

Exterior Latex Low Lustre

SURFACE PREPARATION

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

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing 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 should be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer/Sealer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. Concrete masonry units (CMU) - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surface. The filler must be thoroughly dry before topcoating.

Previously Painted Surfaces:

If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. 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.

SURFACE PREPARATION

Mildew:

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

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

Wood, Plywood, Composition Board:

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

Steel:

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

Stucco:

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

***Vinyl or other PVC Building Products:**

Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, if needed prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 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.

Not for use on floors.

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

ZINC: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately.

WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 04/09/2021 A78W00051 15 40

CLEANUP INFORMATION

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

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.

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

Color: Most Colors

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

Drying Time, @ 50% RH:

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

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 A89W02151

(may vary by color)

VOC (less exempt solvents):

less than 50 grams per litre; 0.42 lbs. per gallon

As per 40 CFR 59.406

Volume Solids:	38 ± 2%
Weight Solids:	48 ± 2%
Weight per Gallon:	10.06 lbs
Flash Point:	N/A
Vehicle Type:	100% Acrylic
Shelf Life:	36 months unopened
WVP Perms (US)	19.76 grains/(hr ft² in Hg)

Mildew Resistant

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

COMPLIANCE

As of 03/24/2020, Complies with:

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

APPLICATION

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

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

No reduction necessary.

Brush:

Use a nylon-polyester brush.

Roller:

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

For specific brushes and rollers, please refer to our Brush and Roller Guide.

Spray—Airless

Pressure 2000 p.s.i.
Tip .015-.019 inch

APPLICATION TIPS

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

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

SPECIFICATIONS

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

Use on these properly prepared surfaces:

Aluminum & Aluminum 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 and Masonry Primer³ or

Loxon Conditioner²

2 coats SuperPaint Exterior Latex

Cement Composition Siding/Panels

1 coat Loxon Concrete and 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 Primer²

2 coats SuperPaint Exterior Latex

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

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

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

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

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

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

SuperPaint®

Exterior Latex Satin

SURFACE PREPARATION

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Aluminum and Galvanized Steel:

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

Cement Composition Siding/Panels:

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

Caulking:

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

Masonry, Concrete, Cement, Block:

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

Previously Painted Surfaces:

If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. 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.

SURFACE PREPARATION

Mildew:

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

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

Wood, Plywood, Composition Board:

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

Steel:

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

Stucco:

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

***Vinyl or other PVC Building Products:**

Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, 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.

Not for use on floors.

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

ZINC: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately.

WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

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CLEANUP INFORMATION

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

Loxon®

Concrete and Masonry Primer-Sealer

U.S. LX02W0050 White, Canada LX02WQ050 White



**SHERWIN
WILLIAMS®**

CHARACTERISTICS

Loxon Concrete & Masonry Primer-Sealer is an acrylic coating specifically engineered for interior and exterior, above-grade, masonry surfaces requiring a high performance primer. It is highly alkali and efflorescence resistant and can be applied to surfaces with a pH of 6 to 13.

Loxon Concrete & Masonry Primer-Sealer:

Seals and adheres to concrete, brick, stucco and plaster

Conditions porous masonry surfaces

Use on above grade masonry surfaces for a long-lasting finish

Apply to masonry and concrete surfaces that are at least 7 days old.

Prevents harm to subsequent coatings by alkalis in the substrate

For use on these surfaces:

Concrete, Concrete Block, Brick, Stucco, EIFS, Fiber Cement Siding, Plaster, Mortar, Exterior Wall Cladding

Color: White

Coverage:

Wet mils: 5.3-8.0

Dry mils: 2.1-3.2

Coverage sq.ft. per gallon 200-300

Coverage on porous & rough stucco 80 square feet per gallon

Drying Schedule 77° F @ 50% RH:

Touch: @ 77°F 4 hours

Recoat: 24 hours

Air and surface temperatures must not drop below 40°F for 48 hours after application.

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

Finish: 0-10 units @85°

Tinting with CCE only:

For best topcoat color development, use the recommended "P"-shade primer. If desired, up to 4 oz. per gallon of ColorCast Ecotones can be used to approximate the topcoat color. Check color before use.

White LX02W0050

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: 40 ± 2%

Weight Solids: 55 ± 2%

Weight per Gallon: 10.92 lb

Flash Point: NA

Vehicle Type: Acrylic

Shelf Life: 36 months,unopened

COMPLIANCE

As of 04/07/2021, 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	Yes
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Product Lens Certified	Yes
MPI®	Yes

APPLICATION

Temperature:

minimum 40°F

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

Reducer: No reduction necessary

Airless Spray:

Pressure 2000-2700 p.s.i.

Tip .019 inch

Brush Use a nylon-polyester brush.

Roller Cover Use a 1/2 to 1 1/2 inch nap synthetic cover.

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

For porous block a coat of Loxon Acrylic Block Surfer is required to achieve a pinhole free surface.

Apply at temperatures above 40°F. When the air temperature is at 40°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 40°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 4-6 hours.

Do not apply at air or surface temperatures below 40°F or when air or surface temperatures may drop below 40°F within 48 hours.

For best performance results, avoid painting in direct sun or painting substrates with elevated surface temperatures.

Do not reduce.

May be applied to damp but not to wet surfaces.

APPLICATION TIPS

Apply paint at the recommended film thickness and spreading rate as indicated on the page. Application of coating below minimum recommended spreading rate may adversely affect the coating systems performance.

When spot priming on some surfaces, a non-uniform appearance of the final coat may result, due to differences in holdout between primed and unprimed areas. To avoid this, prime the entire surface rather than spot priming.

For optimal performance, this primer-sealer must be topcoated with a latex, alkyd-oil, water based epoxy, or solvent based epoxy coating on architectural applications.

For exterior use, this primer-sealer must be topcoated within 14 days to prevent degradation due to weathering.

RECOMMENDED SYSTEMS

Concrete, Masonry, Cement

1 coat Loxon Concrete and Masonry Primer

2 coats Appropriate topcoat

Stucco, Fiber Cement Siding, EIFS:

1 coat Loxon Concrete and Masonry Primer

2 coats Appropriate topcoat

Recommended Architectural Topcoats:

A-100 Exterior Latex

Duration Exterior & Duration Home Interior

Emerald Exterior & Interior

Loxon Masonry Coatings

SuperPaint Exterior & Interior

ProClassic Interior

ProMar Interior

Recommended Industrial Topcoats:

Industrial Enamels

Pro Industrial Series

Steel Master 9500 Silicone Alkyd

Water Based Catalyzed Epoxy

Industrial finishes have been tested for architectural applications only. Loxon Concrete and Masonry Primer has not been tested in environments subject to chemical attack. Any recommendations for use in such areas must follow a thorough evaluation of the effects of the environment on the Loxon Concrete and Masonry Primer and topcoat system.

Concrete and Masonry Primer-Sealer

SURFACE PREPARATION

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Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull. Seal stains from water, smoke, ink, pencil, grease, etc. 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.

Masonry, Concrete, Stucco:

All new surfaces must cure for at least 7 days. Remove all form release and curing agents. Pressure clean to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, peeling and defective coatings, chalks, etc. Allow the surface to dry before proceeding. Repair cracks, voids, and other holes with an appropriate patching compound or sealant.

Concrete and mortar must be cured at least 7 days at 75°F. Moisture content must be 15% or lower. On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Fill bugholes, air pockets and other voids with an elastomeric patch or sealant.

Caulking

Fill gaps between walls, ceilings, crown moldings, and other trim with the appropriate caulk after priming the surface.

SURFACE PREPARATION

Mildew:

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

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

PHYSICAL PROPERTIES

Do not paint on wet surfaces.

LX02W0050

Water Vapor Permeance (US) : 25.79 perms

Method: ASTM D1653 grains/(hr ft² in Hg)

Flexibility:

Method: ASTM D522, method B, 180° bend, 1/8 inch mandrel

Result: Pass

Alkali Resistance:

Method: ASTM D1308

Result: Pass

Mildew Resistance:

Method: ASTM D3273/D3274

Result: Pass

Efflorescence:

Method: ASTM D7072-04

Result: None

Wind Driven Rain Test:

Method: ASTM D6904-03

Result: Pass

CAUTIONS

For interior or exterior use.

Protect from freezing.

Do not apply at temperatures below 40°F. Air and surface temperatures must not drop below 40°F for 48 hours after application.

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 04/07/2021 LX02W0050 42 46
FRC, SP

CLEANUP INFORMATION

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



**APPLICATION TO PLANNING AND ZONING COMMISSION
#23-019: AN APPLICATION FOR A MINOR SITE PLAN INCLUDING
EXTERIOR PAINTING AND LANDSCAPING FOR 211 N. LINDBERGH
BOULEVARD**

FOR THE MEETING OF: Tuesday, June 20, 2023

PROPERTY LOCATION: 211 N. Lindbergh Boulevard. The property is zoned GC-General Commercial District.

REQUEST: Tom Auer, of Oakline Studio, has submitted an application for a Minor Site Plan for the office building at 211 N. Lindbergh Boulevard, in the “GC” General Commercial zoning district, in order to update the building to attract new tenants. The project includes painting the exterior brick and new landscaping. The updated signage included in the proposal will be reviewed under a separate permit and does not require Planning and Zoning Commission approval.

ADDITIONAL INFORMATION: Minor Site Plans are required for any proposed alteration involving significant new impermeable surfaces or exterior changes to a building or site provided that any such expansion, change or redevelopment shall not add more than 5,000 square feet of new impermeable surface to the site. Planning and Zoning Commission review and approval is required for Minor Site Plans and City Council review is not required.

Key Issues:

- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

Comprehensive Plan References

- Design Guidelines
- Mixed-Use District (MU)

Zoning Code References

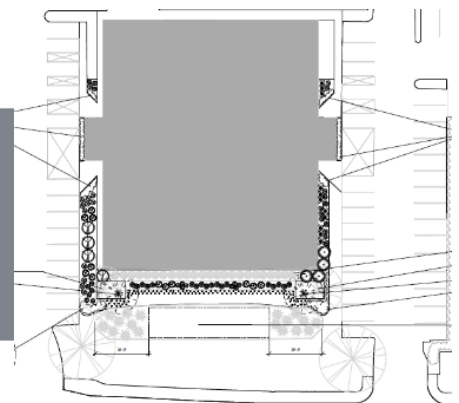
- Section 405.360: GC-General Commercial District
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Tom Auer
Oakline Studio
11701 Borman Dr, Ste 100
St. Louis, MO 63146

PROPERTY OWNER: Bamboo Equity Partners
11701 Borman Dr, Ste 100
St. Louis, Missouri 63146



EXTERIOR COLOR SAMPLES



REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: 6/13/2023
ATTACHMENTS: Applicant's Materials received May 19, 2023.

PROJECT DESCRIPTION

The subject property is a 2.16 acres site with a two-story, 17, 327 square foot brick commercial building surrounded by surface parking lots containing 155 parking stalls. The applicant is seeking a Minor Site Plan in order to update the façade of the building with new paint and new landscaping. The applicant is also seeking new and updated signage as well as interior alterations that will be reviewed under separate permits. The applicant is seeking to paint the exterior brick a gray color in the shade “Serious Gray” in order to cover up the staining on the existing masonry and provide a more appealing façade for prospective tenants. The paint chosen has a special coating that will extend the weathering of the exterior surface. The landscaping plan includes additional landscaping around the building to fill in around the existing landscaping. No other site changes are proposed.



Figure 1: Existing façade of 211 N. Lindbergh Boulevard



Figure 2: Proposed façade after painting. Signage reviewed under separate permit.

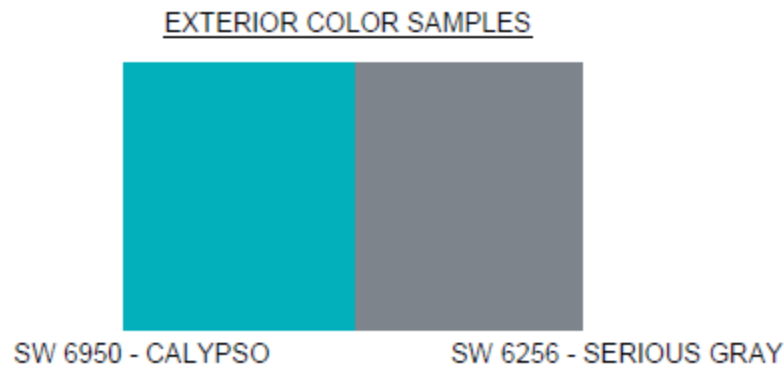


Figure 3: Proposed color scheme for exterior façade in “Serious Gray” and signage in “Calypso.”

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	GC-General Commercial	N/A
South	Commercial	GC-General Commercial	N/A
East	Single-Family Residential	City of Ladue	N. Lindbergh Blvd
West	Single-Family Residential	“B” Single-Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The *Creve Coeur 2030 Plan* includes the subject property in the Mixed-Use District (MU). The Mixed-Use District supports a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential through primarily vehicular access with improved walkability, pedestrian connections and beautifully landscaped streets (p.58). The review of this request only pertains to proposed façade changes and updated landscaping plan.

Design Guidelines

The Design Guidelines encourage materials to be of good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged (p.9). Generally, the materials selected should require minimal maintenance and their color should be integral to the material, not painted on (p.9). In this case, the material is a durable brick but the facade has become dated, stained and in need of an update in order to attract new tenants. The color chosen is not incompatible with the surrounding building. The building to the south and directly next door at 227 N. Lindbergh is a gray colored material and the building next to that at 243 N. Lindbergh is a multi-colored gray, white and tan building. The building directly next to 221 on the northern side is an orangey-brown brick building. Painting of brick has also been approved at 425 N. New Ballas Road for the same reasons as stated in this application-to update the building’s façade. The product is not incompatible with the design guidelines and staff does not see a conflict with the proposal.



Figure 4: 227 N. Lindbergh (left) and 243 N. Lindbergh (right).

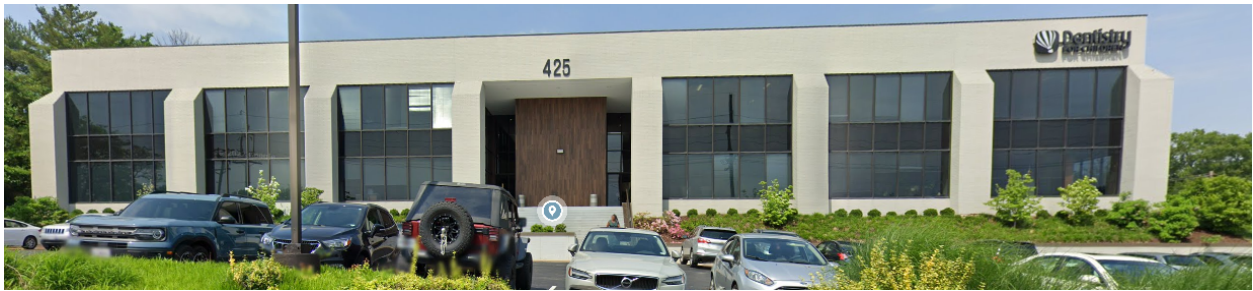


Figure 5: Painted brick at 425 N. Lindbergh Boulevard.

Landscaping Plan

The landscaping plan provides additional landscaping around the building. The plan includes a mix of native plants and seasonal plants to fill in around the existing evergreen shrubs. Staff noted that one of the plants proposed, #5. “Creeping Liriope” is listed as an invasive species by the Missouri Botanical Gardens. Staff have added a condition of approval that this plant be removed and replaced with additional evergreen shrub varieties to provide a year-round covering. Staff also noticed while reviewing the site that there is at least one missing tree from the parking lot islands and the replacement of any missing parking lot island trees has been added as a condition.

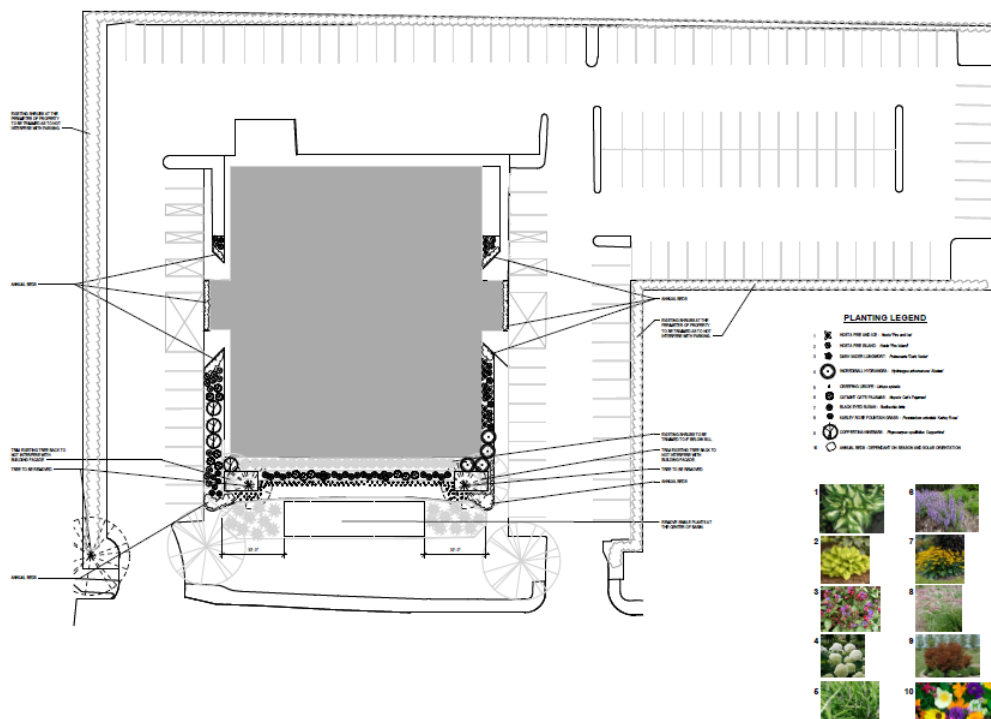


Figure 6: Proposed Landscaping Plan

RECOMMENDATION

Should the Commission find the façade and landscaping revisions acceptable, below are the recommended conditions of approval:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the “Exterior Elevations” as bound together and submitted in conjunction with Application #23-019 by THD Design Group, Inc received on May 19, 2023.
2. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.
3. The invasive plant “Creeping Liriope” shall be removed from the landscaping plan and replaced with an evergreen planting.
4. Any missing trees from the parking lot landscape islands shall be replaced with a tree of minimum 2.5 caliper inches at time of planting.
5. Revised landscaping plan shall be submitted for final review before approval of building permits.

MOTION

The motion to approve the minor site development plans as shown in the Applicant’s materials will be in the form of approval, approval with conditions, denial or deferral. City Council action is not required for minor site development plans. The following is an example of an appropriate motion for this proposal:

“I move to recommend approval of the revised façade and landscaping plan for 211 N. Lindbergh Boulevard as bound together with Application #23-019, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of June 20, 2023” (conditions may be added, eliminated, or modified by preceding motion).

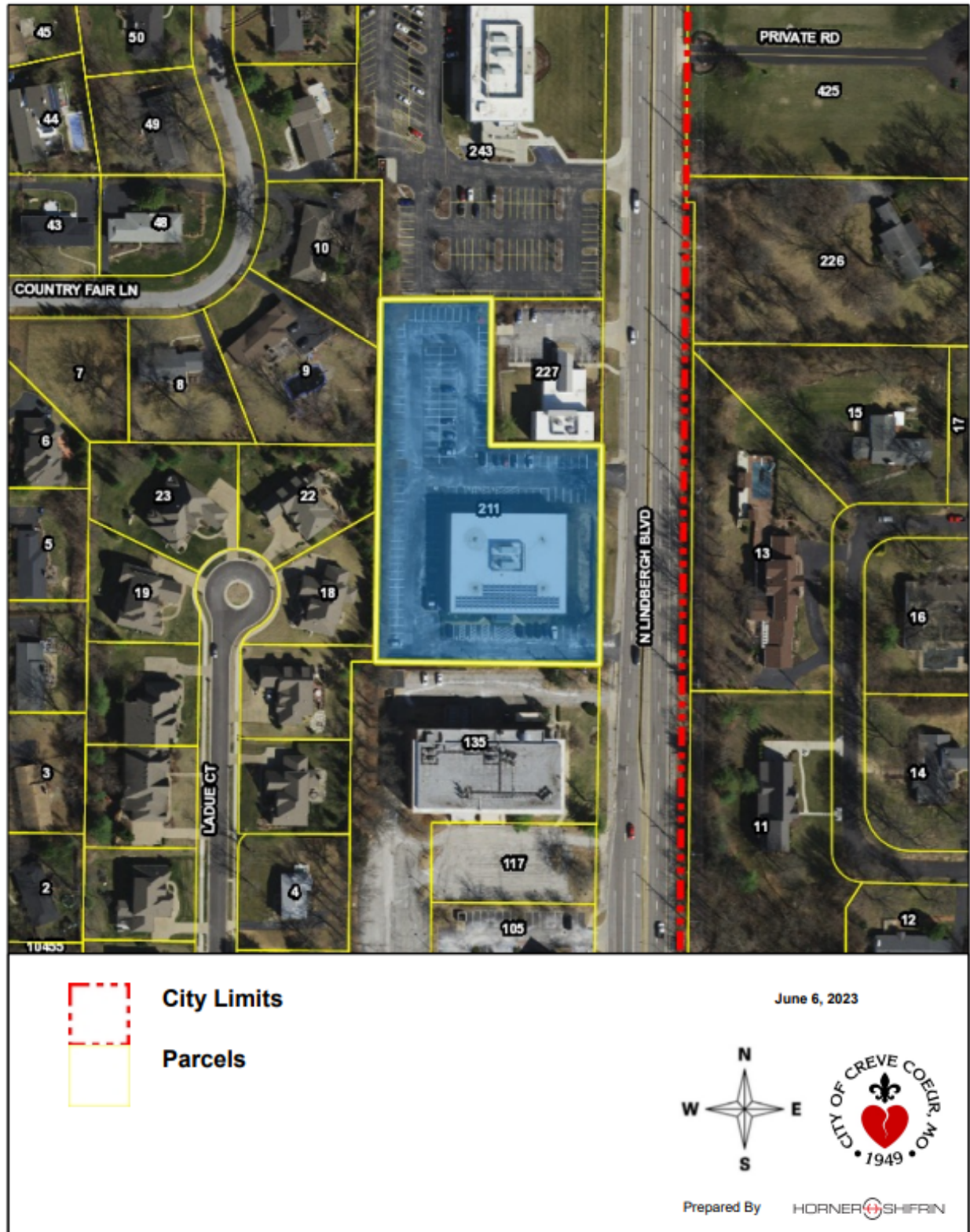
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS

Date: 6/9/2023



Description: 211 N. Lindbergh existing conditions



Description: Existing trash enclosure in good condition.



Description: Parking lot in good repair. Recently resealed and painted.



Description: Existing conditions.