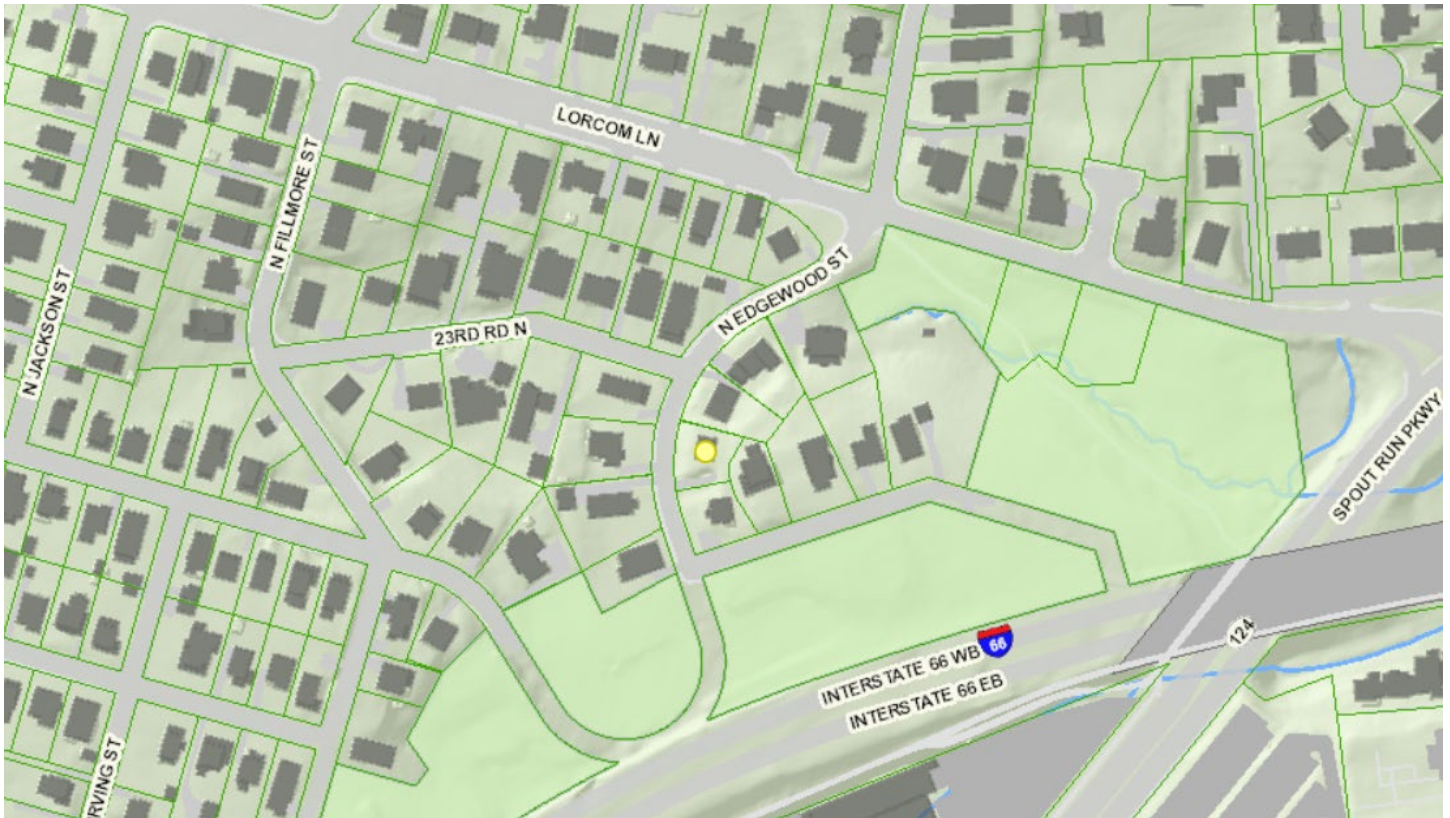


Historical Affairs and Landmark Review Board

Arlington County, Virginia



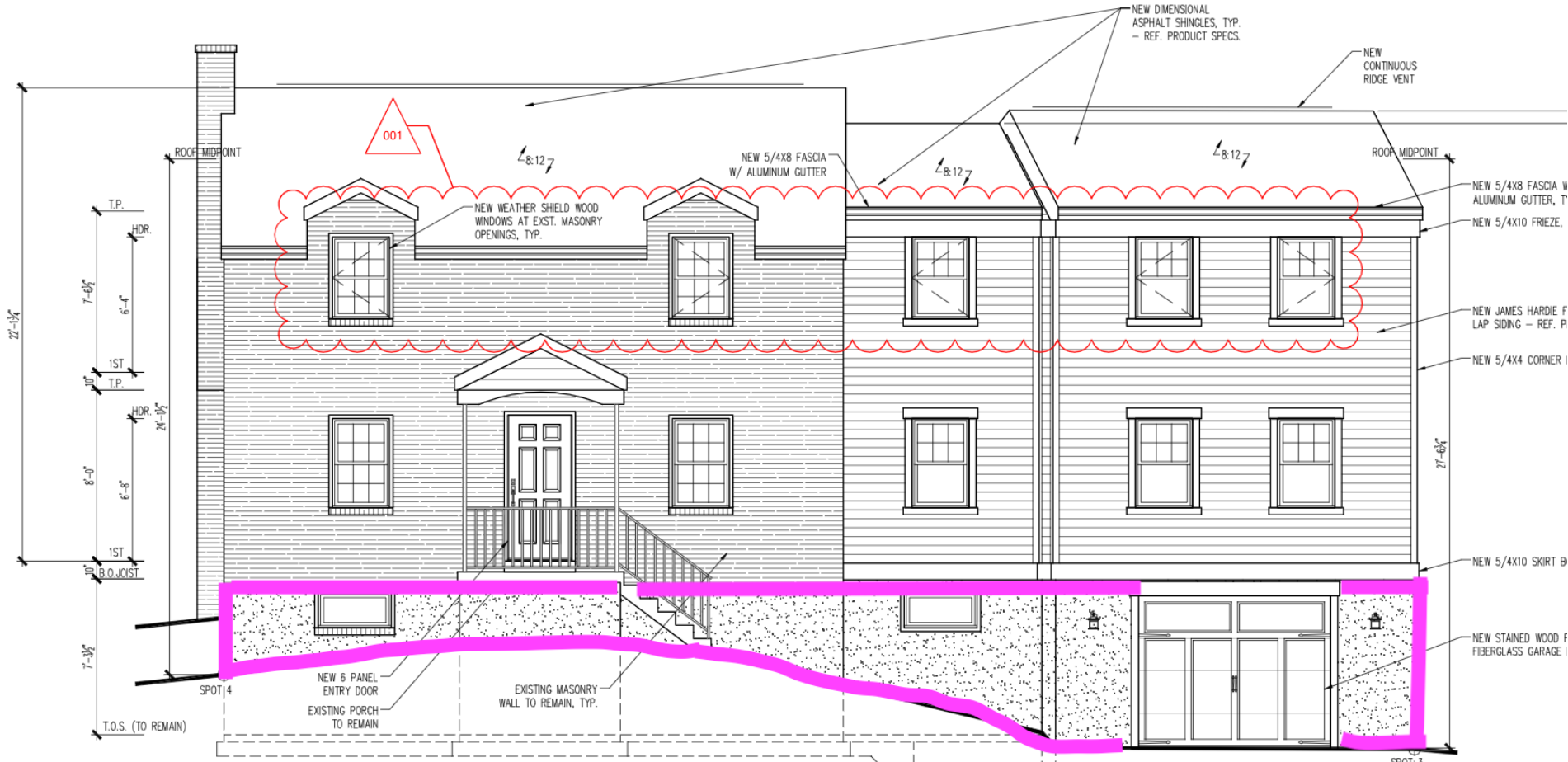
HALRB meeting November 16, 2022, CoA 21-28B

2329 North Edgewood Street: Request to amend CoA 21-28 to coat the original dwelling and addition in mineral paint and add a stone veneer to the basement level.



EXISTING FRONT ELEVATION

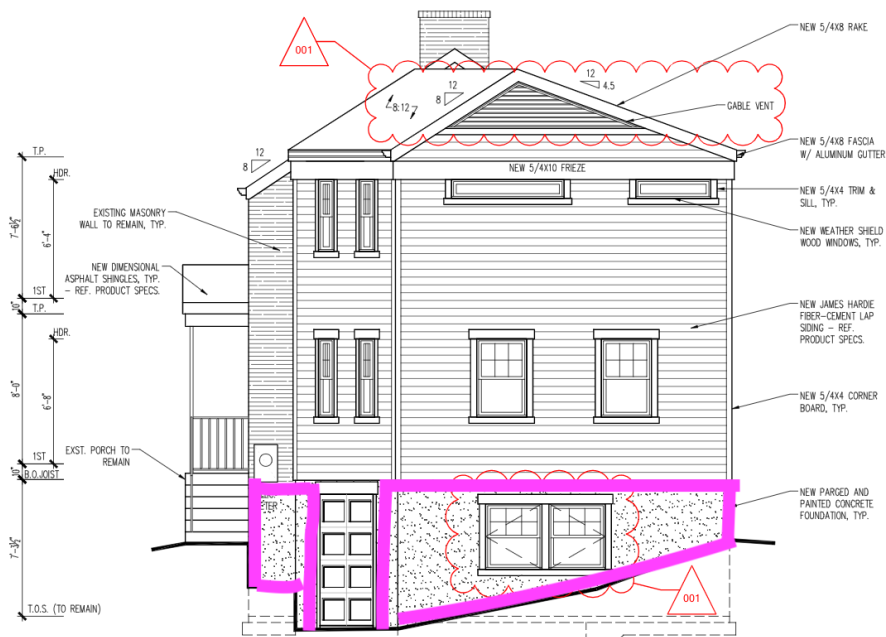
SCALE: 1/4" = 1'-0"



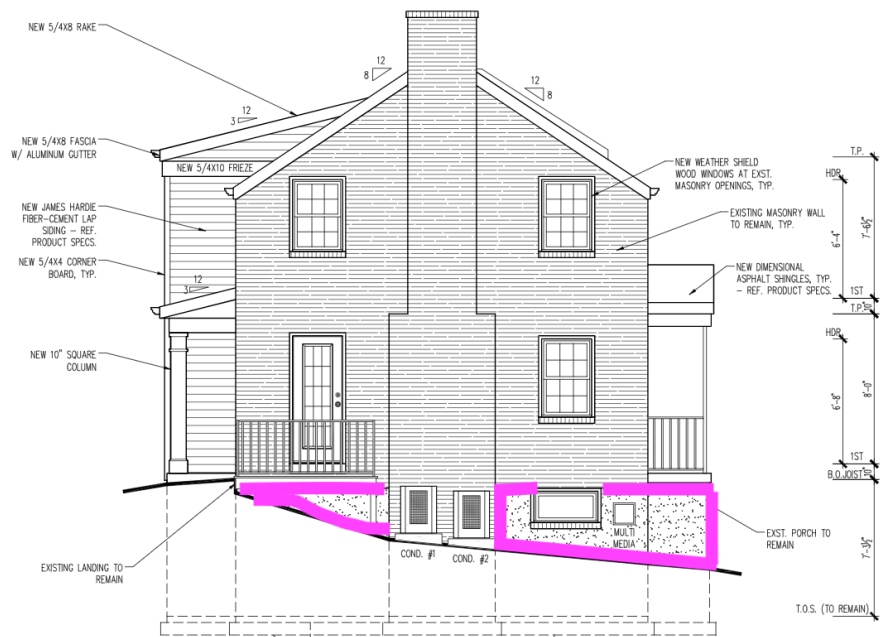
PROPOSED FRONT ELEVATION

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

STEP FOOTING PER GRADE, TYP.

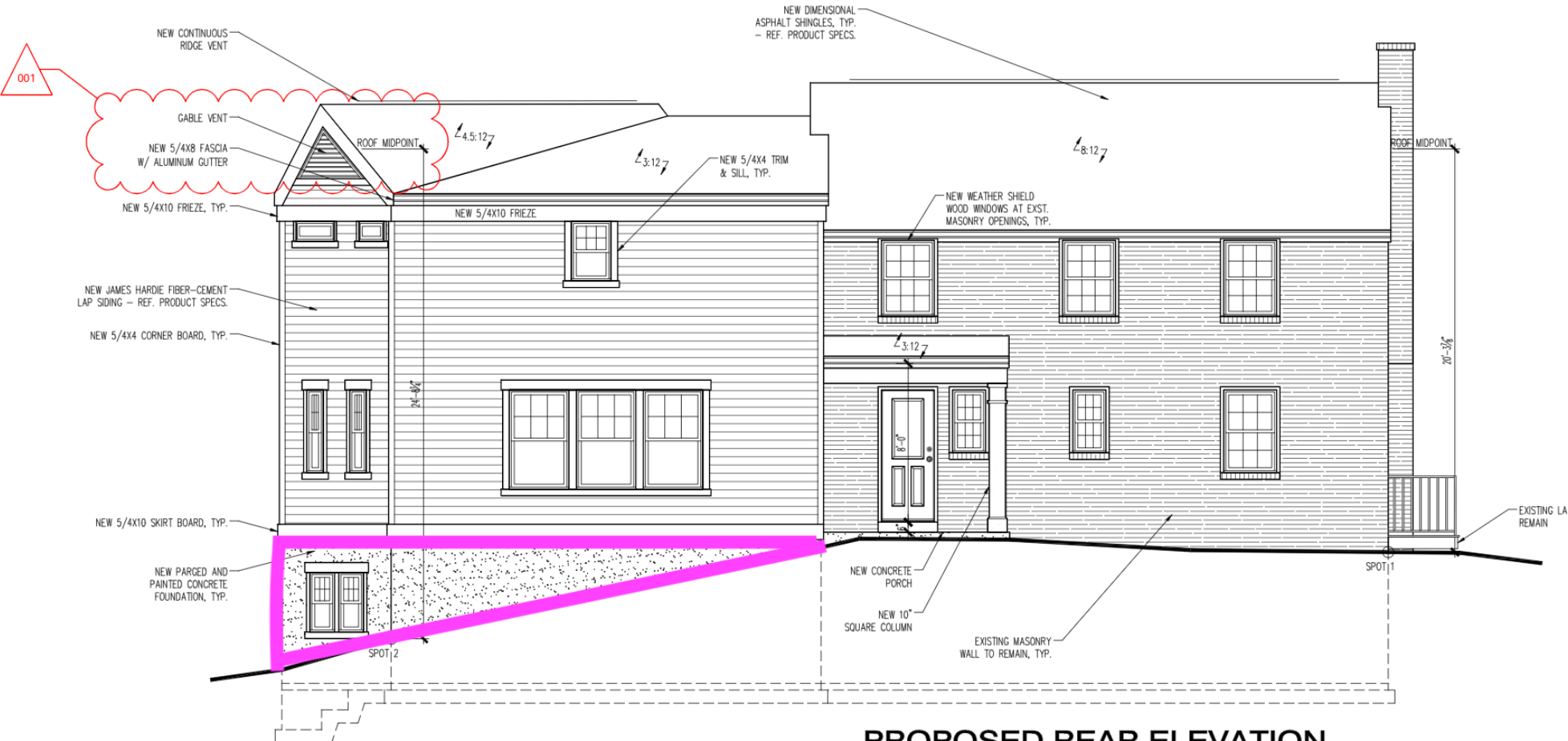


PROPOSED RIGHT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

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



PROPOSED REAR ELEVATION

The logo for KEIM, featuring the word "KEIM" in a bold, white, sans-serif font with a red triangle pointing downwards from the center of the letters.A photograph of a two-story white brick house with a dark roof, a dormer window, and a central arched doorway. A red, yellow, and teal vertical bar is overlaid on the center of the image, containing three lines of text.

Long, Long
Lasting

There's No
Greater
Bond

Let Your
Brick
Breathe

MINERAL MASONRY PAINT

Nothing protects your brick home better,
lasts longer, and is lower maintenance.
Guaranteed.

For Brick, Stone, Stucco and Cement Fiber Board



TECHNICAL DATA SHEET

KEIM MINERAL MASONRY PAINT

FOR BRICK, MASONRY AND STUCCO

1. PRODUCT DESCRIPTION

Mineral Masonry Paint is a ready-to-use mineral silicate matte flat paint for exterior masonry, concrete, and stucco surfaces. The penetrating formula forms permanent chemical bonds within the brick and masonry surface so it will never peel or lose adhesion. It provides an extremely low maintenance and durable water repellent finish. This paint is extremely vapor permeable allowing brick and masonry to breathe naturally. Mineral Masonry Paint will never blister or bubble due to moisture vapor in the surface. Both binder and pigment are completely UV resistant and lightfast, so paint colors will not fade for decades.

- All components are completely UV-stable
- Excellent weathering resistance
- Resistant to industrial pollutants and acid rain
- Highly water-repellent
- Extremely vapor permeable
- Resistant to fungal and algae growth
- No solvents – extremely low VOC
- Easy application
- Very durable even in extreme freeze thaw environments

2. FIELD OF APPLICATION

Mineral Masonry Paint is a 2 or 3 coat system formulated for exterior use on new or bare, even previously painted mineral surfaces. It is ideally suited to masonry, brick, and stone as well as aged concrete substrates, CMU, cement boards, plasters, and Portland Stucco. It is ideal for historic restoration, maintenance, and new construction in most climates. It is not suitable for use over previously painted surfaces of elastomeric, oil-based paints or lacquers and varnishes.

3. PRODUCT PROPERTIES

KEIM Mineral Masonry Paint has a proven track record of extremely long-life. The mineral silicate emulsion binder provides excellent weather resistance and color retention. Colors are non-yellowing and won't fade, no matter how harsh the U.V. exposure. It is also impervious to acid rain and other environmental pollutants.

- Non-film-forming, won't ever peel
- Mineral matte finish — very natural appearance
- Non-flammable – will not burn
- Anti-static – surfaces stay clean longer
- Lightfast – will not fade

Technical data

Specific Weight	approx. 1.45 g/cm ²
pH Value @ 20°C	11
Wind Driven Rain ASTM E 514	Passes—no water leaked through
Water Vapor Permeability ASTM E 96	80 - 85 perms
Accelerated Weathering Test ASTM G 154	Passes No change after 2016 hours
Mildew Resistance ASTM D3273/D3274	Passes
Gloss at 85°	0.5 Mineral Dead Flat
Flashpoint	Non-Flammable
Color Stability Color code acc. To BFS Tech. No 26	A1 Best in class rating No color change after 4 years
VOC	0 g/liter
All test results performed on 2 coats Mineral Masonry Paint applied at 300—350 SF/GAL and 14 day cure @ 77°F & 50% RH	

Color shades and Textures

White and full color range. Custom color matches are also available.

TECHNICAL DATA SHEET – KEIM MINERAL MASONRY PAINT

Mineral Masonry Paint is also available as a texture base to fill in minor cracks, pits, and voids and to provide a uniform texture on rough surfaces. MMP Texture Base MUST be finished with a final coat of Mineral Masonry Paint and not left to weather without a topcoat.

Environmental Compliance

EPA	YES
LEED	YES
CARB	YES
SCAQMD	YES
EPD	YES

4. SPECIFICATIONS/SYSTEMS

For proper waterproofing and weather resistant performance, 2 coats of Mineral Masonry Paint must be applied at recommended coverage rates. Surface should be fully coated, with no pinholes, runs, voids or holidays.

Brick Masonry (new or aged, bare)

1 coat MMP (diluted up to 10%)

1 coat MMP (undiluted)

Cast or Pre-cast Bare Concrete

Pretreat: Keim Heavy Duty Cleaner Concentrate (for new concrete)

1 coat MMP (diluted up to 10%)

1 coat MMP (undiluted)

CMU Block

For new, extremely porous block:

1 coat CONTACT-PLUS GROB Block Filler

1 coat MMP (undiluted)

Stucco (new or aged, bare)

Pretreat: Keim Lime Remover (for new stucco only)

1 coat MMP (diluted up to 10%)

1 coat MMP (undiluted)

Previously Acrylic Painted Surfaces

1 coat MMP (diluted up to 10%)

1 coat MMP (undiluted)

Do not apply to aged, oil base, epoxy, or urethane coatings.

5. 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.

The substrate must be sound, dry, absorbent, clean and free from dust and grease. Loose areas, dirt, oily substances, release agents, curing compounds, moss and algae must be completely removed.

Existing film-forming paint coatings, which are loose or poorly bonded must be removed with paint stripper or by mechanical means.

Highly absorbent, sanding surfaces:

Pretreat by saturating surface with KEIM Fixativ, mixed with 3 parts water, and allow to dry and cure for 12 hours.

New Portland Stucco:

Sinter layers on new Portland stucco or stucco repairs should be pretreated with KEIM Lime Remover, rinsed with copious amounts of clean water, and allowed to dry.

New Concrete Surfaces:

Remove all release, form or curing oil residues with KEIM Heavy Duty Cleaner Concentrate, rinse and allow to dry. In some cases, abrasive water blasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Concrete and mortar must be cured at least 7 days at 75°F. Use a primer coat of Contact Plus Bonding Primer on new concrete. Aged, clean, strong and sound concrete requires no pre-treatment or primer.

Provide appropriate protection for surfaces which are not to be coated (e.g., glass, natural stone, ceramics etc.). Any splashes on surrounding surfaces or traffic areas must be rinsed off immediately with plenty of water.

6. APPLICATION

Mineral Masonry Paint may be applied by brush, roller or airless spray.

- Brush - Use a natural bristle or nylon/polyester brush
- Roller - Use a ½" to ¾" nap synthetic roller cover
- Airless Spray
 - Pressure: 3000 psi
 - Tip Size: .029-- .031 in
 - Remove filters from spray gun and pump manifold

TECHNICAL DATA SHEET – KEIM MINERAL MASONRY PAINT

First coat

Mineral Masonry Paint may be diluted up to 10% with KEIM Mineral Dilution depending on absorbency of surface. Thinning is not required. Allow to dry 12 hours or overnight before recoating. DO NOT THIN WITH WATER.

Top coat

Apply Mineral Masonry Paint undiluted. There is no recoat window after the first coat has dried.

NOTE: For extreme weather conditions it is recommended to apply a three-coat system to ensure extra build and durability.

Application conditions

Ambient and substrate temperature: 40°F and rising and below 86°F. Do not apply to sun-heated substrates. Protect coated surfaces from wind and rain during and after application for a minimum of 12 hours.

Drying times

Drying times are temperature, humidity and coverage dependent.

	@ 40-50°F	@ 50°F +
Touch:	4--6 hour	2--4 hours
Recoat:	24--48 hours	24 hours

Coverage*

SUBSTRATE	COVERAGE*
Masonry or Brick	200—250 SF/GAL
Natural Stone Masonry	225—275 SF/GAL
Cast or Pre-Cast Concrete	275—325 SF/GAL
Fiber Cement Siding	275—325 SF/GAL
Portland Stucco	150—200 SF/GAL
CMU Block (smooth)	100—150 SF/GAL
CMU Block (split faced or fluted)	50—100 SF/GAL

*Stated values are based on our experience on smooth surfaces. Surface texture, porosity, application conditions and type of equipment used will all vary consumption. Only a test application, using desired mixing ratio and under production conditions will fore-cast consumption of the system components accurately. **NOTE: Subtract 50--75 SF from stated values for MMP Texture Base Coat.**

Cleaning

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. Tools should be kept in the paint material or in water during work breaks.

Mixing with other products

Do not mix with other products or additives and never thin with water.

7. PACKAGING

Gallon and 4 Gallon

8. STORAGE

Approx. 12 months in tightly closed container under cool, frost-free conditions. Protect from heat and direct sunlight.

9. DISPOSAL

Dispose of completely emptied containers in accordance with local, state and federal waste regulations.

HAZARDOUS SUBSTANCE CLASS

n/a

10. LIMITATIONS

KEIM Mineral Masonry Paint is a façade paint finish and should not be used on floors, roofs or decks or where water will collect. Not for use below grade where hydrostatic pressure is present.

11. SAFETY INSTRUCTIONS

Never pour contents into drains, waterways, or the ground. Mineral Color Sample is alkaline. Avoid contact with eyes. In case of contact with eyes, flush immediately with plenty of water and consult a physician. Wear suitable gloves. Do not swallow. If swallowed, seek medical attention immediately and show this label. Wash thoroughly after handling. KEEP OUT OF REACH OF CHILDREN PROTECT FROM FREEZING

TECHNICAL DATA SHEET – KEIM MINERAL MASONRY PAINT

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

The information and recommendations set forth in this Technical Data Sheet are based upon tests conducted by or on behalf of KEIM Mineral Coatings. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult <http://www.keim-usa.com/Technical-Data-Sheets> for the latest in product technical information.

Your One Stop Stone Shop
 Family Owned & Operated Since 1937

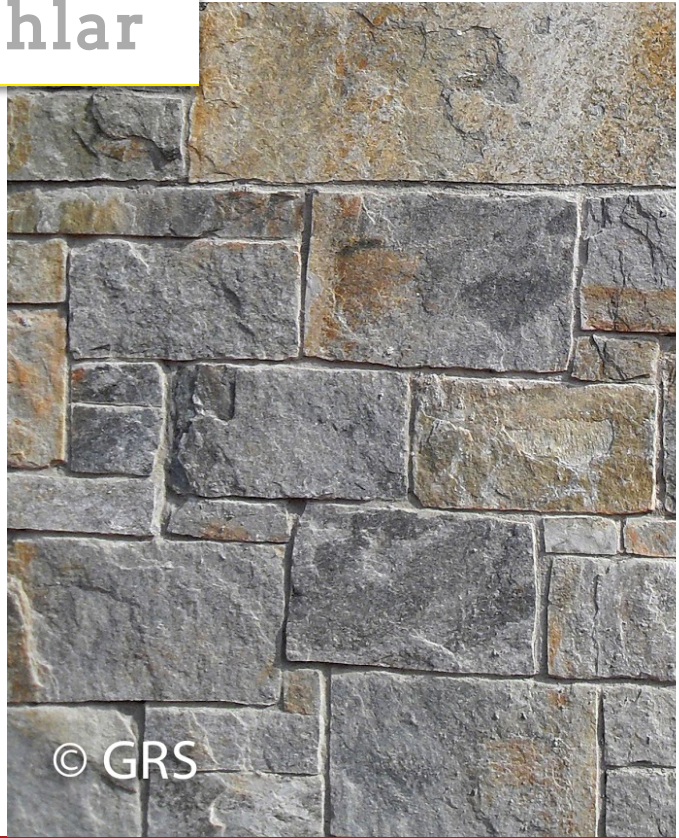
[Home](#) [Library](#) [Products](#) [Contact Us](#)

[Home](#) // [Products](#) // [Natural Stone](#) // [Veneer](#) // *Coyote Gray Ashlar*

Coyote Gray Ashlar

Coyote Gray Ashlar Veneer is part of our Architectural line of hand-split thin veneers, suitable for most wall applications without the need for additional foundation.

Hand-split veneers feature two usable sides, giving masons more options, and at a lower price-point than similar sawed-back and manufactured veneers.



Available in:

Flats:

- 50 sf/plt
- 100 sf/plt

X

Hi! Need help?