

PARADIGM DESIGN

creating success

March 26, 2019

Lisa Sudbury, AICP
Interim Director of Planning
City of Mansfield Department of Planning
1200 E Broad St.
Mansfield, TX 76063

RE: Request to amend Exhibit "F" Design Standards for Building A3-Theatre for the Shops at Broad PD ZC #16-008 Planned Development.

City Council Members:

We are submitting this request to amend the exterior wall requirements described in the Design Standards referenced above to include cast in place concrete exterior wall construction with the use of Formliners.

Formliners are typically used to cast a simulated look of masonry into the exterior concrete walls during fabrication. Attached is the product data sheet we are proposing to use that described the pattern and texture the exterior walls will be prepared to simulate concrete masonry units (CMU). The exterior walls will be reviewed after the Formliners are removed and prior to erection for any imperfections to ensure the quality of the pattern and texture are maintained. Then a colored coating will be applied to represent the design pattern and colors shown on the renderings that have been included in this proposal.

We respectfully request the Council support our request to include cast in place concrete walls using Formliners to simulate the look and texture of concrete masonry units.

Sincerely,

PARADIGM DESIGN

Daniel Colella, AIA
Senior Project Manager

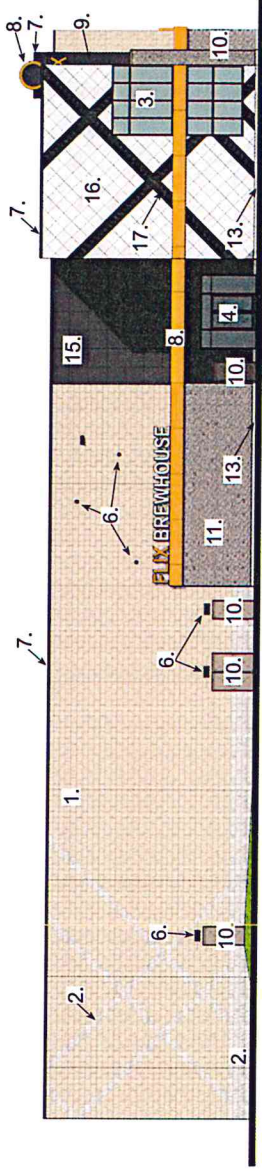


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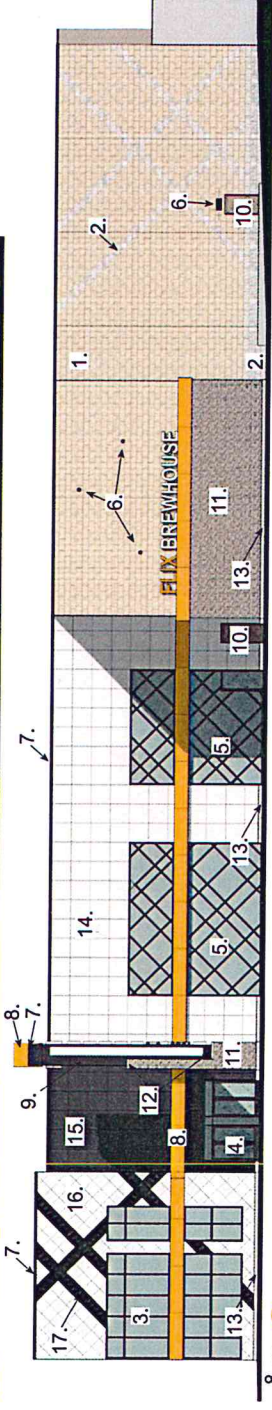
KEY

1. C1 - CONCRETE TILT-UP PANEL - FORMLINER PATTERN TO MATCH 8"X16" CMU - PAINT COLOR TO MATCH SHERWIN WILLIAMS SW7052 GRAY AREA
2. C2 - CONCRETE TILT-UP PANEL - FORMLINER PATTERN TO MATCH 8"X16" CMU - PAINT COLOR TO MATCH SHERWIN WILLIAMS SW7050 USEFUL GRAY
3. G1 - WINDOW FRAME - COLOR: ANODIZED ALUMINUM - SEE SPEC. FOR GLAZING
4. G2 - ENTRANCE SYSTEM - ANODIZED ALUMINUM WITH ALUMINATED GLASS IN DOORS AND SIDELITES - SEE SPEC. FOR GLAZING
5. G3 - STRUCTURAL GLAZING SYSTEM - ANODIZED ALUMINUM WITH 1" INSULATED GLASS COLOR: ANODIZED ALUMINUM
6. L1 - EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL
7. M1 - METAL CAP FLASHING - COLOR: MEDIUM BRONZE
8. M2 - ALUMINUM METAL PANEL - COLOR: MATCH SHERWIN WILLIAMS SW6904 GUSTO GOLD
9. M3 - METAL PANEL - FIRESTONE - KYNAR 500/HYLAR/5000 FLOUROCARBON STEEL - COLOR: MEDIUM BRONZE
10. P1 - PAINT - COLOR: MATCH SHERWIN WILLIAMS SW9174 MOTH WING
11. S1 - STONE VENEER - ELDORADO STONE - CUFFSTONE - COLOR: WHITEBARK
12. S2 - PRECAST SILL - COLOR: READING ROCK BUFFSTONE - SEE WALL SECTIONS
13. S3 - CONCRETE BASE CURB - REFER TO WALL SECTIONS
14. T1 - CROSSVILLE - LAMINAM - URBAN INFLUENCES - OXIDE - SIZE: 1M X 1M COLOR: L3764 PERLA
15. T2 - CROSSVILLE - LAMINAM - FILO - SIZE: 1M X 1M COLOR: L2095 GHISA
16. T3 - VIRGINIA TILE - SIZE: 24"X24" - COLOR: CTI 2099 BLANCO
17. T4 - VIRGINIA TILE - TAU GRES - SIZE: 12"X24" - COLOR: CORBEN BLACK

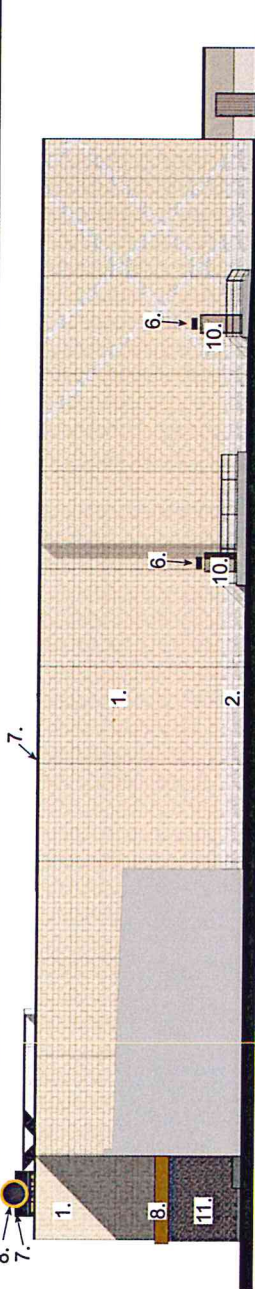
NORTH ELEVATION



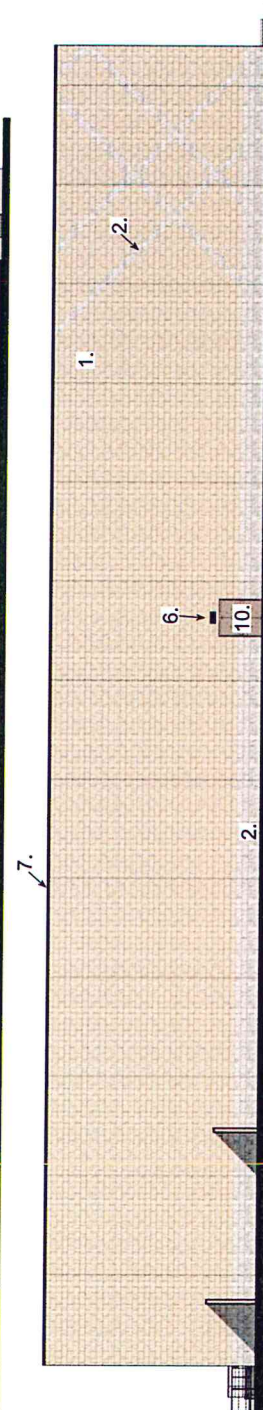
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



FLIX
BREWHOUSE

FLIX BREWHOUSE - EXTERIOR CONCEPT

MANSFIELD, TX
26 MARCH 2019



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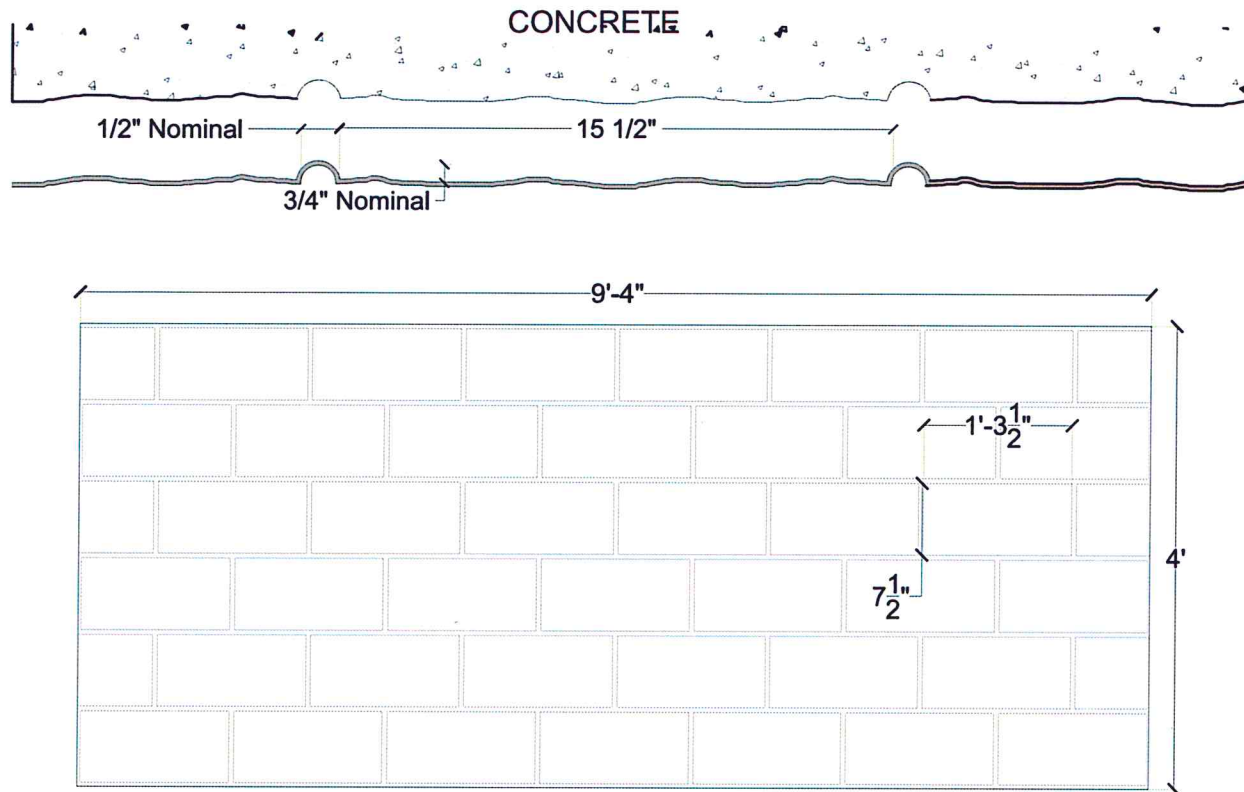
Pattern# 5000

8"x16" Split Face Block

customrock
FORMLINER

General Information:

Thermoformed ABS and Styrene plastic formliners are an inexpensive alternative for providing architectural concrete. The Styrene single use liner is the least expensive liner option. The ABS plastic formliner properties allows for an up to ten reuse factor depending on the design and handling.



Thermal Deformation:

- Do not expose to temperatures >140°F (60°C)

Care and Handling:

- Keep out of the sunlight and covered when not in use
- Keep away from steam, acids, and certain fuels
- For further instructions refer to the application guide

Thermal expansion:

- +/- 1/8" @ 70°F

Note:

Pattern may require additional backing. We recommend a mockup pour simulating job conditions.

Material	Product Code	# of Reuses	Std. Dims.	Color
Styrene	5000-STY	1	4'x9' 4"	White
ABS	5000-ABS	Up to 10	4'x9' 4"	Gray



CLIFFSTONE



Bariff Springs Cliffstone



Boardwalk Cliffstone



Lantana Cliffstone



Mesquite Cliffstone



Barley Cliffstone



Cambria Cliffstone



Manzanita Cliffstone



Montecito Cliffstone

CLIFFSTONE



Whitebark Cliffstone

LIMESTONE



Grand Banks Limestone

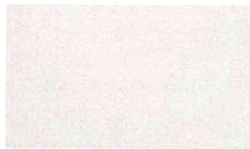
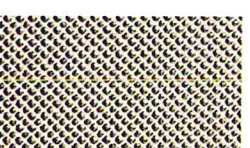
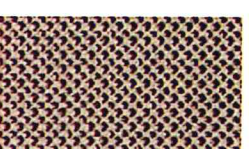


San Marino Limestone



York Limestone



				
L7956 Bianco Assoluto Collection 5,6	L0577 Bianco Assoluto Polished Collection 5,6	L3439 Bianco Oxide 3+	L2013 Perla Oxide 3+	L5135 Pietra di Savoia Perla I Naturali 5,6
				
L2012 Avorio Oxide 3+	L0402 Perla Collection 3+	L3914 Sale Fokos 5,6	L3121 Ossidiana Vena Chiara I Naturali 3+	L2879 Brina Filo 3+
				
L6477 Beige Satori 3+	L5778 Statuario Venato I Naturali 5,6	L0319 Statuario Venato Polished I Naturali 5,6	L6093 Calacatta Oro Venato I Naturali 5,6	L0318 Calacatta Oro Venato Polished I Naturali 5,6
				
L5905 Pietra di Savoia Avorio I Naturali 5,6	L2048 Avorio Blend 3+	L0102 Neve Collection 3+	L0110 Avorio Collection 3+	F7048 Bianco Lasa Bush Hammered Cava 5,6
				
F0375 Bianco Lasa Polished Cava 5,6	L0016 Avorio Polished Collection 5,6	L2224 Travertino Avorio I Naturali 3+	L2226 Crema Marfil I Naturali 3+	F6385 Bianco Calce 3+
				
F6372 Avorio Calce 3+	F6376 Grigio Calce 3+	F7049 Diamond Cream Bush Hammered Cava 5,6	F7467 Oro Seta 3+	L2092 Argento Filo 3+
				
L2093 Oro Filo 3+	L3122 Ossidiana Vena Grigio I Naturali 3+	L2641 Crusca Collection 3+	L3917 Rena Fokos 5,6	L2049 Noce Blend 3+
				
L3915 Terra Fokos 5,6	L3916 Roccia Fokos 5,6	L2881 Rame Filo 3+	L1461 Nero Oxide 3+	L1462 Moro Oxide 3+



F7466 Glace
Seta 3+



L5689 Brown
Satori 5.6



L5349 Fero Ossidato
I Metalli 3+



F7464 Gris
Seta 3+



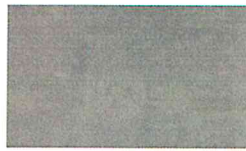
L2581 Grigio
Oxide 3+



L1367 Grigio
Blend 3+



L0047 Fumo
Collection 3+



L6382 Tortora
Calce 3+



L6373 Antracite
Calce 3+



L4338 Piombo
Fokos 5.6



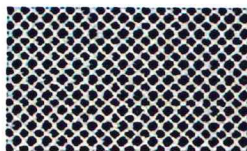
L5347 Plumbeo Ossidato
I Metalli 3+



L4552 Pietra di Savoia Grigia
I Naturali 5.6



L2095 Ghisa
Filo 3+



L2882 Mercurio
Filo 3+



L0046 Nero
Collection 3+



L3500 Nero
Collection 5.6



L1510 Nero
Blend 3+



L5350 Plutonio Ossidato
I Metalli 3+



L2770 Ossidiana Vena Scura
I Naturali 3+



L5253 Pietra di Savoia Antracite
I Naturali 5.6



L5688 Black
Satori 5.6



F6379 Nero
Calce 3+



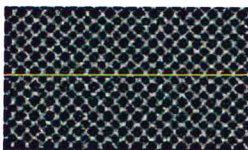
L0372 Noir Desir Polished
Cava 5.6



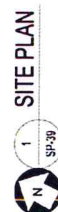
F0373 Nero Greco Polished
Cava 5.6



F7465 Liquorice
Seta 3+



L2880 Pece
Filo 3+



MANSFIELD, TX

