City of Charlottesville
Board of Architectural Review
Staff Summary
July 20, 2021

Discussion of proposed stucco repairs
William Taylor Plaza – Phase I
(Currently the Fairfield Inn & Suites by Marriott Charlottesville Downtown/University Area)
401 Cherry Avenue


<u>Background</u>
In December 2015, the BAR approved the final CoA for Phase I of the William Taylor Plaza. (See the attached March 2016 staff report for a summary of the BAR's actions.) That project, a proposed hotel, was completed in 2018. The project/hotel was sold in 2018 and again in 2019. Currently is it operated as The Fairfield Inn & Suites by Marriott, owned by Gateway Terrace Partners, LLC of Charlotte, NC, and managed by Griffin-Stafford Hospitality of Charlotte, NC.

In early 2020, staff was contacted by Doug Stafford (Griffin-Stafford Hospitality) regarding delaminating and otherwise failing stucco on the building and requested guidance on how to proceed with repairs, such that the work would be acceptable to the BAR. After some initial correspondence, the *circumstances of 2020* prevailed, and the matter placed on hold.

In March 2021, discussions with Mr. Stafford resumed and he presented a repair option, which staff circulated to the BAR. The following summarizing the BAR's comments and questions, which I shared with Mr. Stafford:

- Have they established where the moisture is coming from?
  - What exactly is the existing condition?
  - They refer to a vapor barrier. That does not appear to be indicated in the drawing.
  - What is the spec for that vapor barrier? Is it a vapor retarder (i.e. is somewhat permeable) or is it in fact a vapor barrier (i.e. impermeable)?
  - Is there a drainage plane associated with the vapor barrier?
- Request the manufacturer's specs & drawings for the proposed system – details as drawn are too generic.

In following up on the above with, it was agreed that the best path forward would be to present this BAR directly.

<u>Discussion</u>
The areas to be repaired are all stucco walls shown on the elevations on sheets A-200 and A-201--see the key in the lower, righthand corner. (Note: the clouded area on these sheets are not relevant. They are from modifications made in 2017, and not related to the stucco repair.)

Photographs show the existing conditions.

The proposed repairs will apply a Parex EIFS system <u>over</u> the existing hard coat stucco. The primary details are shown on **<u>sheet A-455</u>**, which references to the existing hard coat stucco system (Decoplast Decowall FRS) and details how the Parex EIFS system will be installed (the water resistive and air barrier coating installed over the existing stucco). A-455 also illustrates the details at the various components—door and window trim and sills, roof parapet, etc.

<u>Also provided for reference</u>:
- Information on the existing Decoplast Decowall FRS system. This includes the warranty document from the original developer (affirming that the Decowall FRS was used), and four spec sheets showing how the Decowall FRS is installed, including a water resistive barrier.
- Spec sheets for installing the Parex EIFS. (As noted in the spec sheets and Sheet A-455, the EIFS system will be drainable).

Aside from the material and methods proposed for the repairs, the repairs will result in a slight reveal at the perimeter of the existing windows, doors, and vents. As built, the stucco is flush with these components—see the images below. This modification is detailed on Sheet A-455. This n4ew detail will be consistent on the building—and, in fact, be similar to the reveal condition at the brick wall segments. Staff suggests this is an acceptable detail modification.


The roof coping—at the stucco sections and where they intersect with the other finishes—will be modified to accommodate the additional layer of stucco.

At the interior corners where stucco abuts either brick or siding, appropriate expansion joints and materials will be used to waterproof those locations.

The existing horizontal and vertical joints in the stucco will be replicated with the new surface; however, the new material will cover the existing joints, with the new joints only in that new layer of stucco, and not extending into the old.

The Design Guidelines *recommend* against the use of EIFS; however, its use has been approved for recent projects. (1532–1536 Virginia Avenue, for example.) The BAR should discuss if the proposed Parex EIFS system is acceptable and, if necessary, request additional information about it.

Suggested Action

This is a discussion only, with the owners and property manager seeking BAR guidance on repairing the existing stucco. This is not a CoA request and no formal action is required. The BAR may express that guidance by consensus, straw poll or even by motion and vote; however, such action will not constitute a CoA, nor modify a prior CoA, as defined by the City Code under *Historical Preservation and Architectural Design Control Overlay Districts*.

Staff suggests that the proposed repairs, if acceptable to the BAR, fall generally within *routine repair and maintenan*ce, which does not require a CoA and provides some flexibility for repairs that do not significantly alter a structure. Given the age and contemporary design od this building, staff suggest the resulting physical changes are minor, consistent with the design guidelines, and can be allowed without formal action. (For example, the BAR did not require formal approval for the modified LED lamping at The Standard.)

However, If the BAR feels a formal approval is necessary, staff can work with the owners and property manager to prepare a CoA application and submittal; however, staff recommends that the BAR first indicate they are amenable to the proposed repairs and offer clear guidance on any additional information that should be provided.

Criteria, Standards, and Guidelines

Note: This is not a CoA request; however, guidance from the BAR must still be consistent with the review standards and design guidelines applicable to any project within an ADC District.

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec. 34-288(6); and
2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
4) The effect of the proposed change on the historic district neighborhood;

5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
7) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Guidelines for New Construction

Note: While this is an existing building, the guidelines Rehabilitation are not applicable to this condition, nor helpful under the circumstances.

L. Foundation and Cornice
1. Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
2. Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3. If used, cornices should be in proportion to the rest of the building.
4. Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. Materials & Textures
1. The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
2. In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
3. In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.
4. Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
5. Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
6. Cementitious siding, such as HardiPlank boards and panels, are appropriate.
7. Concrete or metal panels may be appropriate.
8. Metal storefronts in clear or bronze are appropriate.
9. The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
10. The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
11. All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

City of Charlottesville
Board of Architectural Review
Staff Report
April 19, 2016
(excerpts for July 20, 2021 discussion)

Certificate of Appropriateness Application
BAR 15-08-04
NW Corner of Ridge St. and Cherry Ave.
Tax Parcel 290145000-147000, 290149000-151000, 290157000
Charlie Armstrong, Owner/ Cherry Avenue Investments LLC, Applicant
Proposed new construction of a Marriot Hotel on the NW corner intersection of Cherry Avenue and Ridge Street – plaza facade design

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Background

All the parcels fronting on Ridge Street are located within the Ridge Street ADC district. The parcels fronting on Cherry Avenue are not in a design control district. However, the recently approved Planned Unit Development included a requirement that "The entire William Taylor Plaza Planned Unit Development (PUD), all phases, shall be subject to the Board of Architectural Review (BAR) as it applies all pertinent design standards and guidelines to this project in keeping with the Ridge Street Architectural Design Control (ADC) District."

May 18, 2004 – On the same parcels but different applicant: Preliminary Discussion with the BAR on "Cherry Ridge Commons," William Atwood, architect.

July 20, 2004 – Preliminary discussion with the BAR on "Cherry Ridge Commons," William Atwood, architect.

October 6, 2008 - City Council agreed to convey two parcels of City-owned land to the developer.

January 20, 2009 – Preliminary discussion with BAR and current applicant.

July 21, 2009 Preliminary – Preliminary discussion with the BAR. The Chair requested that staff summarize the BAR's discussion.

September 9, 2009 – The Planning Commission recommended approval of the PUD with proffers. The proffers will be revised prior to City Council's consideration. Please note that the landscaped pedestrian median that is shown on the plan in Ridge Street is not required by the proffers.

September 15, 2009 - The BAR accepted (5-0-1 with Adams recusing) applicant's deferral. The application was not properly before the BAR since the rezoning is still pending.

November 2, 2009 – City Council approved the rezoning to Planned Unit Development (PUD) with proffers.

November 17, 2009 - The BAR approved the application (6-1-1 with Brennan against and Adams recused) in concept, with the stipulation that detailed architectural designs, building materials, colors, and detailed site/landscaping design shall come back to the BAR for approval, also the BAR voiced strong support for a landscaped median on Ridge Street.

July 20, 2015 – City Council approved amendments to the 2009 William Taylor Plaza PUD.

August 19, 2015 – The BAR had a preliminary discussion.
Consensus was the proposal was too suburban; lacked pedestrian engagement along Ridge and Cherry; lacked inviting design at plaza/ important intersection corner and at rear retaining wall; lacked quality building materials; the design of the Ridge Street entrance was incompatible; and the building needs to relate in massing and scale to context of neighborhood and surrounding buildings in historic district.

September 14, 2015 – The BAR held a work session on a revised design. Consensus was the design was moving in a better direction; need larger spatial break at Cherry Avenue entrance; modulate fenestration; resolve corner space to engage Ridge Street; need a good landscape design; re-design the rear retaining wall; large, shared vehicle entrance on Ridge is problematic; historicist design less important than quality materials, details, and construction.

October 20, 2015- Schwarz moved to find that the proposed new construction, including massing, and general site layout generally satisfies the BAR's criteria and is compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves only the massing and general site layout, with the following modifications: that the applicant look at the lobby entryway and the corner at Ridge and Cherry, and continue to explore color. Mohr seconded. (8-0).

November 17, 2015- Miller moved to find that the proposed new construction satisfies the BAR's criteria and is compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves (6-0) the proposed new building [including building materials] with the following items and details to come back to the BAR for approval:

- Ridge Street corner [including glass canopies] and plaza;
- Further site plan and planting plan development;
- Exploration of a livelier color at the Cherry edge and entry [Cherry Avenue pedestrian entrance and lower garage entry]
- Exterior lighting plan and signage.

Additional work was recommended on the rear retaining wall, such as more terracing or landscaping.

December 15, 2015 - Miller moved to find that the BAR approves the proposed new building and site design details as submitted with the following modifications:

- eliminate the sidewalk colored pavers and floating seat wall from the plaza;
- change Redbuds on plaza back to Red Maples;
- raise the canopy on the plaza side, and continue to refine, submitting any changes via email;
- institute lighting controls;
- replace upright shrubs on retaining walls with leafing or draping ones; and
- replace the Japanese Beauty Berry with the American Beauty Berry.

Seconded by Schwartz. Motion passes (8-0). [Final elevations, site plan and landscape plan drawings with the requested changes to be submitted in digital form for circulation to the BAR.]

March 15, 2016 – The BAR affirmed that all the remaining conditions of approval had been satisfied except two: The corner plaza brick façade and the related signage.

Application

Background: The current owner is requesting a certificate of appropriateness for Phase One of a new mixed-use Planned Unit Development on the corner of Ridge Street and Cherry Avenue. The proposed project will be built on a total of 2.9 acres.

The BAR previously received a correct and updated copy of the PUD approval from July 20, 2015, "Approved Plan." That packet includes the ordinance, amended proffers, and drawings such as Existing Conditions, Land Use Plan, Phasing Plan, and Matrix of permitted Use Types.

Two phases are proposed, the 2.4 acre Cherry Avenue Phase (Phase One) and the 0.4 acre Ridge Street Phase (Phase Two). Since the developer is choosing to develop the Cherry Avenue Phase first, the plan stipulates that existing trees in the Ridge Street phase shall remain undisturbed until site plan approval has been granted for the Ridge Street phase, except invasive species may be removed.

Phase One includes a proposed hotel, retail space, parking, and the arboretum area. No residential units are proposed in Phase One. Phase Two may be residential or mixed use.

The new hotel is designed with 4 levels, with 2 levels of parking under the building. On the main level there is a rear drive-up entrance with a *porte cochere* that provides access to a lobby, and a pedestrian entrance from Cherry Avenue that leads into a corridor to the same lobby. On the second level at the Ridge Street end there is a commercial space and a secondary entrance to hotel, both accessed from a small plaza on Ridge Street. There is also a meeting room that has only an interior access. The third and fourth levels are all guest rooms.

There are two levels of parking under the building. The lower level has a vehicular entrance on the west side, visible from Cherry Avenue, and a bike room with outside bike racks at the SW corner of the building. The second level has a vehicular entrance on the north (rear) side, and a pedestrian entrance from Cherry Avenue.

- In addition to the garage parking, there is a surface parking lot below the level of the future Ridge Street buildings. The proffers state that a minimum of 60% of the total project parking will be accommodated in structured parking under the buildings. Parked cars will not be visible from Ridge Street.
- The arboretum must occupy at least 25% of the site, with public access during daylight hours.
- The Phase Two area must provide an effective buffer from the surface parking lot.

The building re-design shows three layers with different materials.

- Layer 1: Brick running bond, Cushwa Redland (corbl every other course below water table) Storefronts and windows are Milk White aluminum.

- Layer 2: Fine texture stucco in Sherwin Williams Anonymous or Camelback. Storefronts and windows are Night Hawk Gray.
- Layer 3: Hardie fibercement clapboard (smooth face with bead) in color Cobblestone. Windows are color Sea Wolf Gray.

Other elements

- Precast stone watertables, lintels – Arctic White (smooth)
- Perforated decorative metal panels on garage openings – Grecian pattern, color- Milk White
- Porous concrete pavers- Umbriano style, color Winter Marvel
- PTAC exterior grilles – linear louvres, color to match window frame
- Marquee canopy/porte cochere cladding - beige
- Cherry Avenue areaway railings – agate gray with stainless steel cable
- Retaining wall guardrail – matte black aluminum
- Picket fence and vehicle guardrail – dark walnut stain
- Segmental retaining wall system – AB Fieldstone Europa – Abbey blend
- Light fixtures – matte black
- Awnings – Sunbrella Sapphire (stripe)

Current application:
The building design has been approved by the BAR *except* for the unresolved condition: "raise the canopy on the plaza side, and continue to refine." The BAR has not been able to come to consensus via email, so staff suggested to the applicant that they submit a wrapped balcony version per Mohr's suggestion, then the BAR could discuss both options at the April 19 BAR meeting and decide on one or the other.

Mohr suggested extending the balconies around the corner to the first row of windows. Some members preferred to have balconies only on the Ridge Street façade.

<u>Criteria, Standards and Guidelines</u>
(Note: Same as current BAR staff reports.)

Pertinent Design Guidelines for New Construction
<u>(Note: Guidelines related to the July 20, 2021 discussion only.)</u>
L. FOUNDATION and CORNICE

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3. If used, cornices should be in proportion to the rest of the building.
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6. Cementitious siding, such as HardiPlank boards and panels, are appropriate.
7. Concrete or metal panels may be appropriate.
8. Metal storefronts in clear or bronze are appropriate.
9. The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
10. The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
11. All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

Discussion and Recommendations

The BAR should focus their review on this site as a major gateway to the City, in addition to the neighborhood context, and whether the design meets the pertinent design guidelines and is compatible with the Ridge Street ADC historic district.

Regarding the signage, permitted signage on Ridge Street is limited to 12 sq feet, since it is in the Ridge Street ADC district. The two signs proposed on Cherry Avenue would meet the maximum 100 square foot aggregate area on that street. The applicant had originally proposed a projecting sign, but the sign ordinance allows only 3'-6' for projecting sign, so that was not acceptable to them. Staff then suggested a monument sign of maximum 24 sq feet, which was selected. The porte cochere sign at the rear is not counted because it cannot be seen from the public road.

Therefore, the only remaining condition is the resolution of the Ridge Street façade building design.

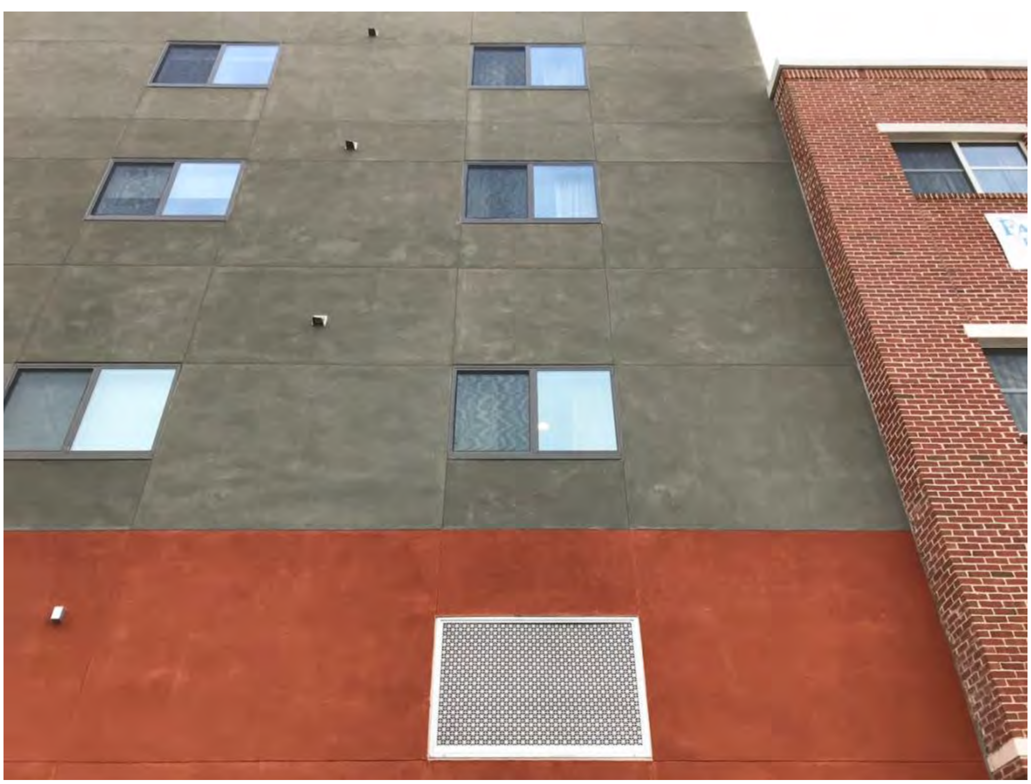
The BAR was not in agreement on the idea of wrapping balconies around to Ridge Street. Everyone did seem to agree that the balcony brackets were oversized. The BAR needs to resolve this issue, understanding that the remainder of the building and site design have already received approval from the BAR.

Suggested Motion

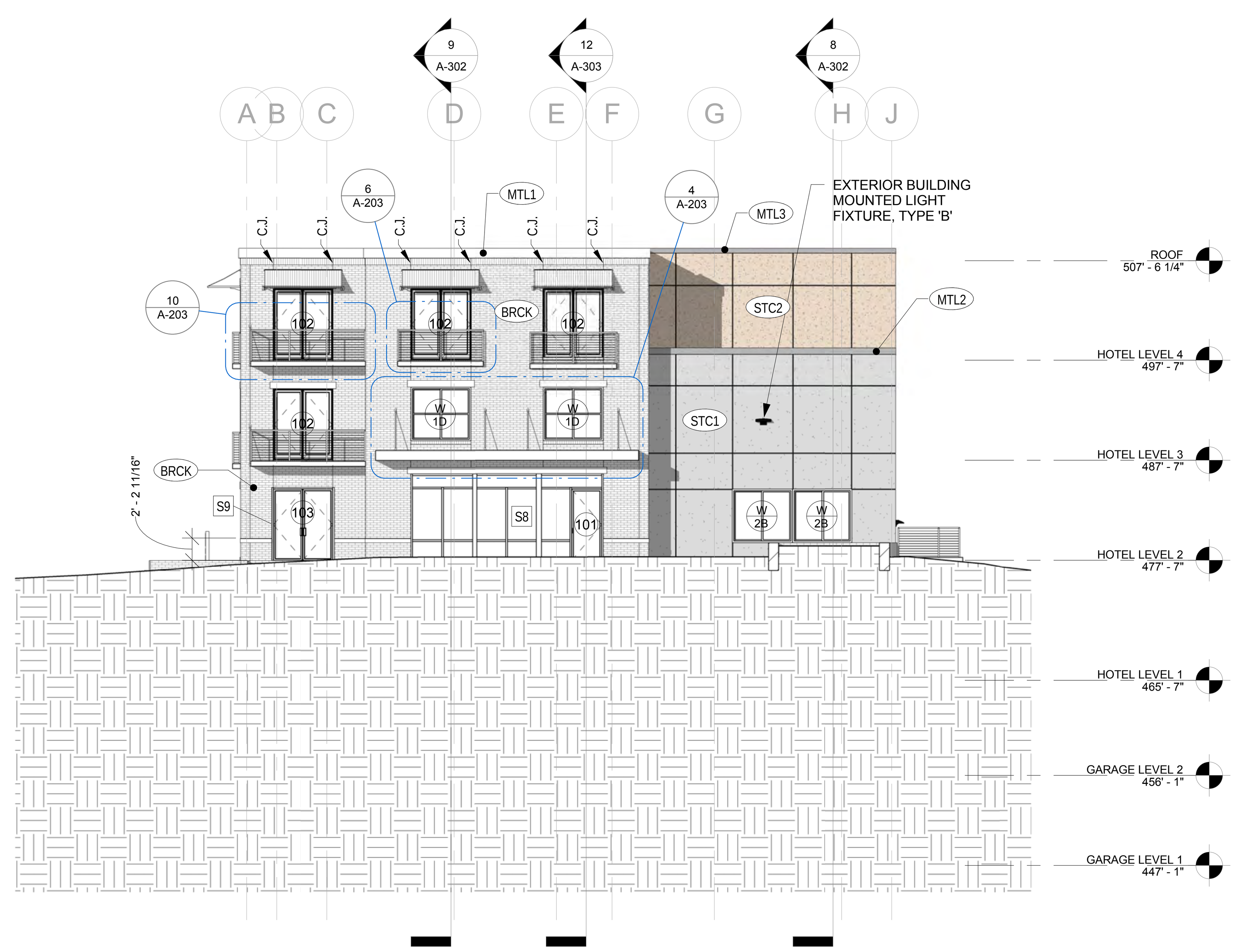
Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed Ridge Street plaza façade design satisfies the BAR's criteria and is compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves the building details of option ---as submitted (or with the following modifications…).


PARKING

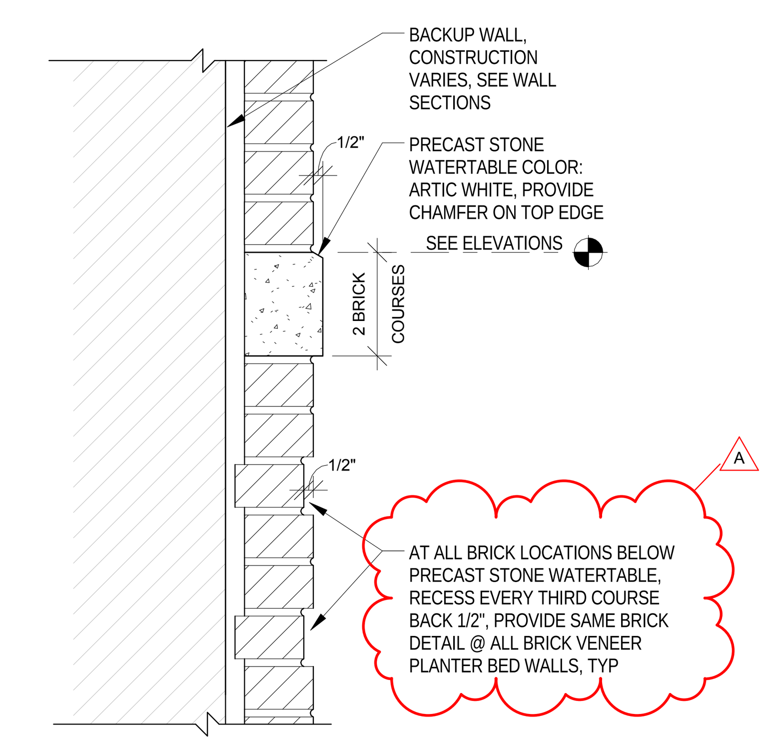

Please Register
with Front Desk
Before Proceeding
to Garage



1 SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"



3 PRECAST STONE WATERTABLE
SCALE: 1 1/2" = 1'-0"

EXTERIOR FINISH KEY

STC1	STUCCO - COLOR SW 7046 ANONYMOUS
STC2	STUCCO - COLOR SW 6122 CAMELBACK
STC3	STUCCO - COLOR SW 6349 PENNYWISE
BRCK	CUSHWA BRICK - COLOR #103 GEORGIAN
CLBD	CLAPBOARD - COLOR COBBLESTONE
MTL1	METAL - COLOR MILK WHITE (MATCH)
MTL2	METAL - COLOR NIGHT HAWK GRAY (MATCH)
MTL3	METAL - COLOR SEA WOLF (MATCH)

BCA ARCHITECTS & ENGINEERS

BCA ARCHITECTS ENGINEERS

BUILDING ELEVATIONS

MARRIOTT FAIRFIELD INN & SUITES
WILLIAM TAYLOR PLAZA PUD (PH 1)
CORNER OF RIDGE STREET AND CHERRY AVENUE
CITY OF CHARLOTTESVILLE, VIRGINIA

REVISIONS
A 06/20/17

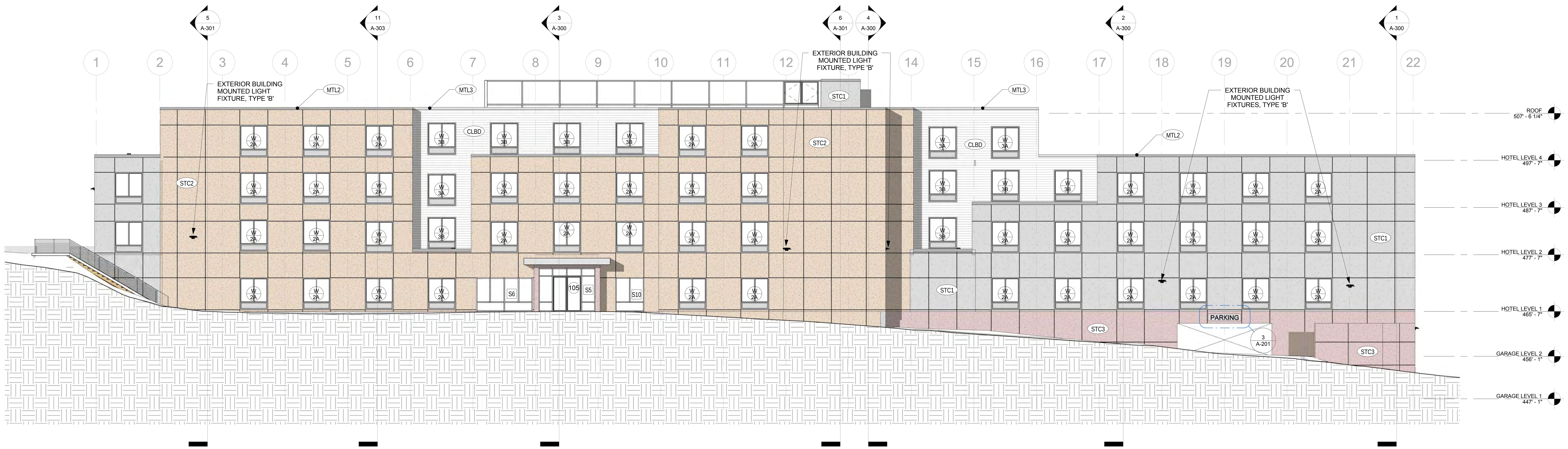
THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.

Drawn By TJW	Checked By ATG
Scale As indicated	Date 11/14/2016

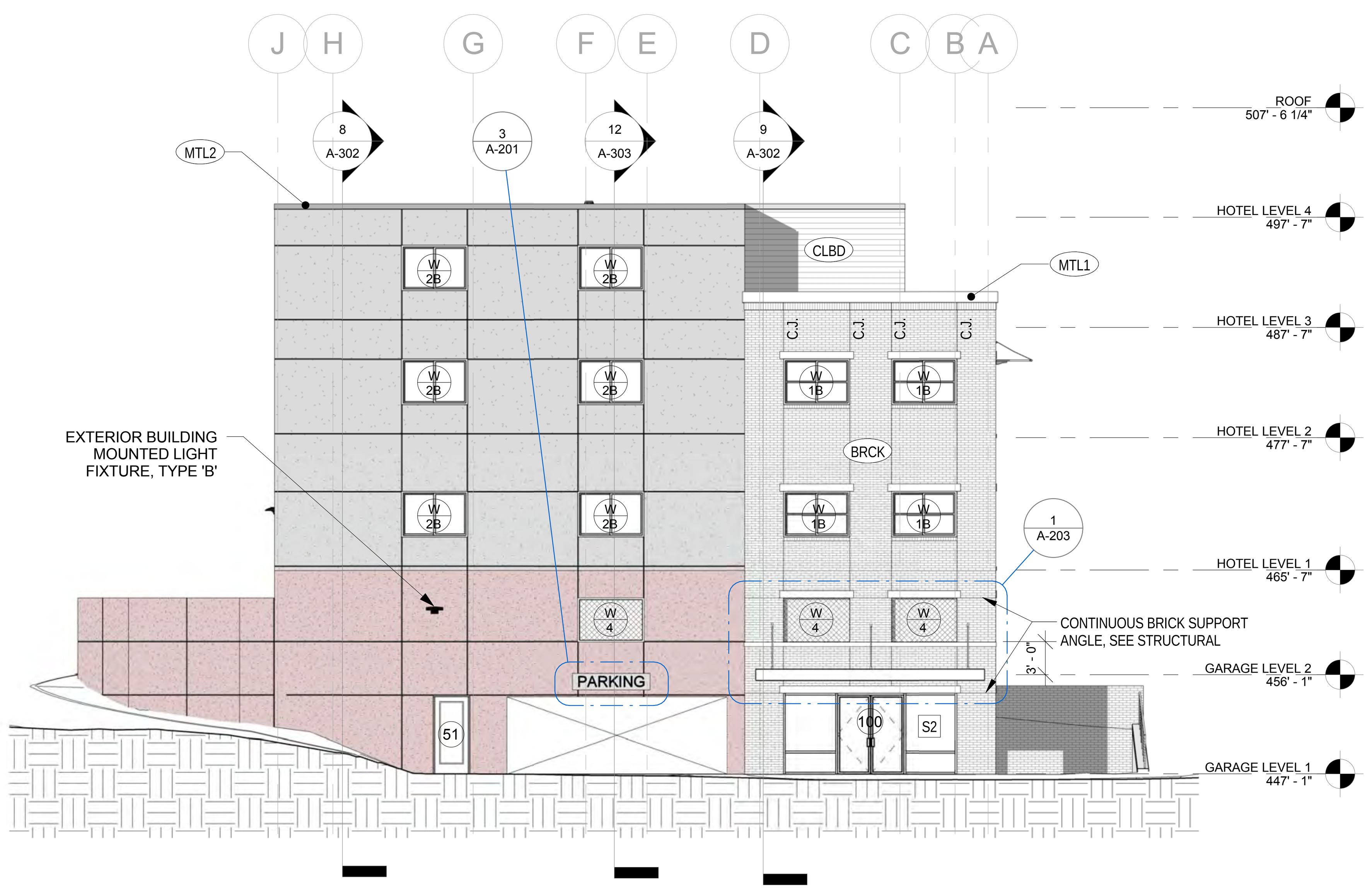
File No. 2015-016

Sheet No.
A-200

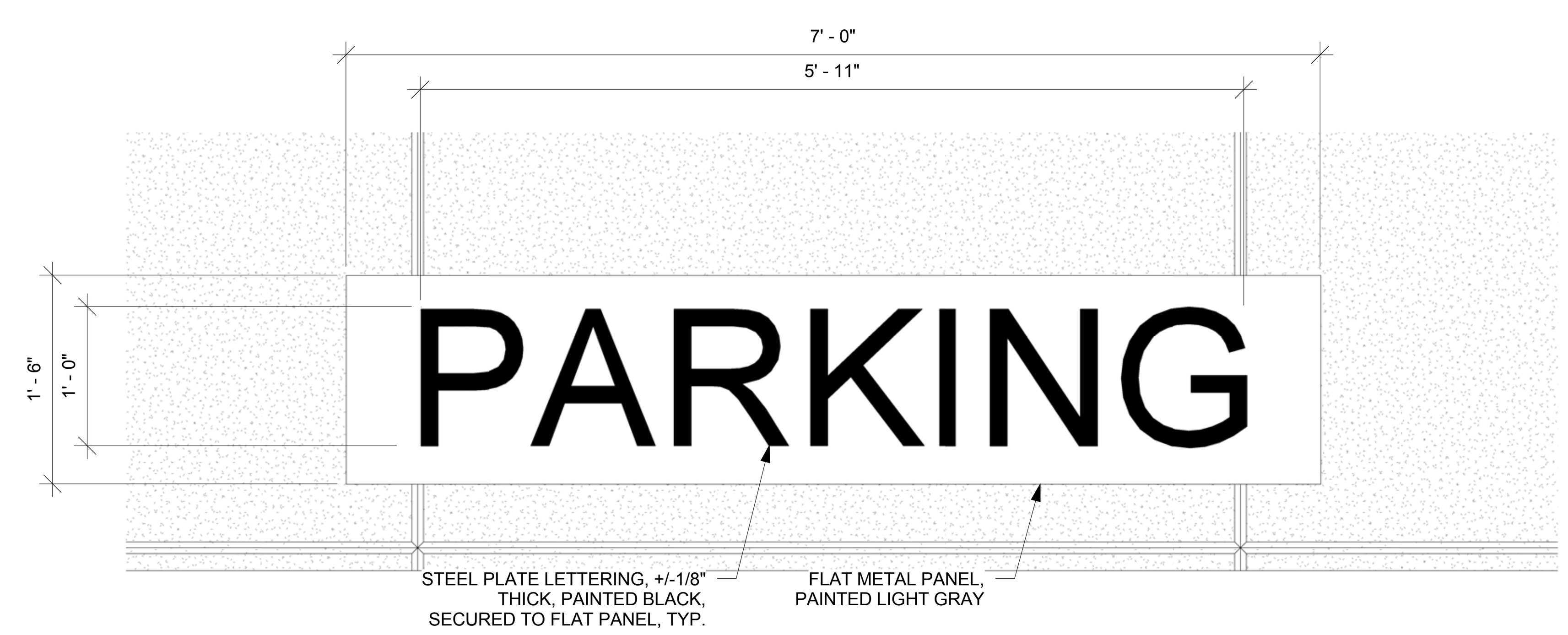
FOR CONSTRUCTION



1 NORTHEAST ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



3 PARKING GARAGE SIGNAGE
SCALE: 1" = 1'-0"

EXTERIOR FINISH KEY

STC1	STUCCO - COLOR SW 7046 ANONYMOUS
STC2	STUCCO - COLOR SW 6122 CAMELBACK
STC3	STUCCO - COLOR SW 6349 PENNYWISE
BRCK	CUSHWA BRICK - COLOR #103 GEORGIAN
CLBD	CLAPBOARD - COLOR COBBLESTONE
MTL1	METAL - COLOR MILK WHITE (MATCH)
MTL2	METAL - COLOR NIGHT HAWK GRAY (MATCH)
MTL3	METAL - COLOR SEA WOLF (MATCH)

BCA ARCHITECTS & ENGINEERS

BCA ARCHITECTS ENGINEERS

BUILDING ELEVATIONS

MARRIOTT FAIRFIELD INN & SUITES
WILLIAM TAYLOR PLAZA PUD (PH 1)
CORNER OF RIDGE STREET AND CHERRY AVENUE
CITY OF CHARLOTTESVILLE, VIRGINIA

REVISIONS

A 06/20/17

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Drawn By ATG	Checked By ATG
Scale As indicated	Date 11/14/2016
File No. 2015-016	

Sheet No.
A-201

FOR CONSTRUCTION

GENERAL NOTES:

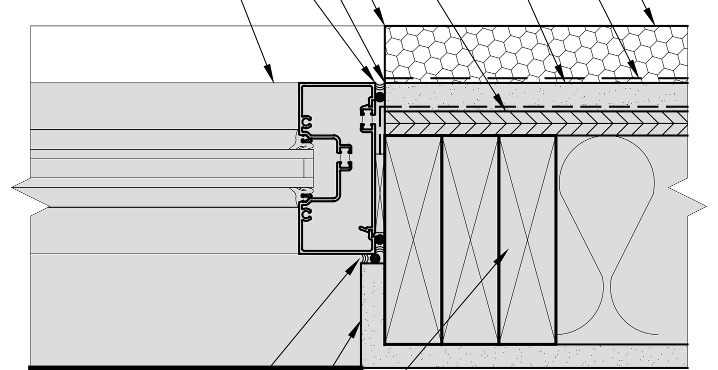
PLEASE SEE SUPPLEMENTAL PACKAGE FOR INFORMATION REGARDING THE PAREX OPTIMUM WATERMASTER CI EIFS SYSTEM INSTALLATION AND DETAILS.

ALL EXHAUST VENTS / LOUVERS TO BE REMOVED AND RE-ATTACHED ONCE NEW EIFS SYSTEM IS INSTALLED - THUS PREVENTING ANY CRACKING OR OTHER DAMAGE - TYP.

8 Not Used

3" = 1'-0"

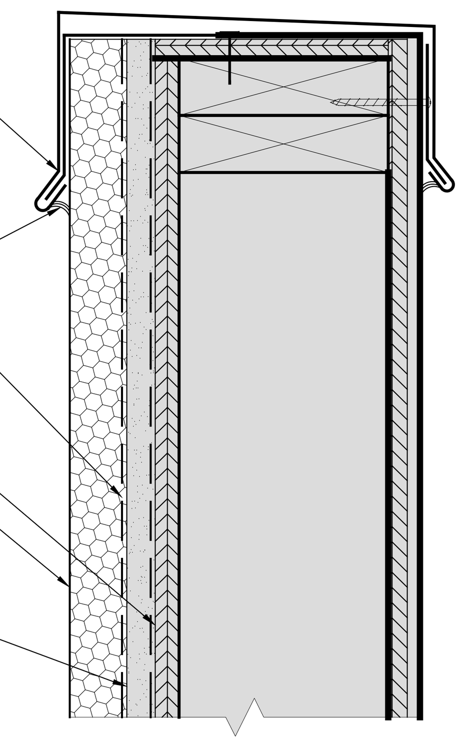
NOTE:
EXISTING HARD COAT STUCCO TO REMAIN. REPAIR AS REQUIRED TO ADEQUATELY INSTALL NEW EIFS SYSTEM PER MANUFACTURERS WRITTEN INSTRUCTIONS.
EXISTING WALL CONSTRUCTION / STOREFRONT / DOORS TO REMAIN UNDISTURBED - TYP.



6 Plan Detail @ Window / Storefront Jamb

3" = 1'-0"

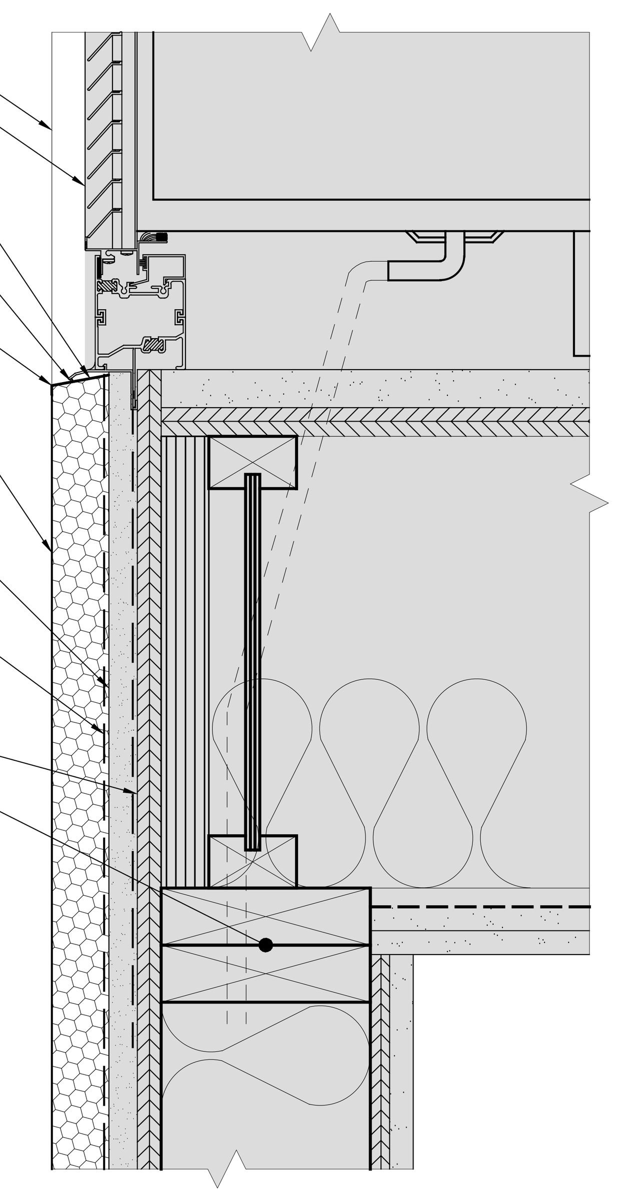
NOTE:
EXISTING HARD COAT STUCCO TO REMAIN. REPAIR AS REQUIRED TO ADEQUATELY INSTALL NEW EIFS SYSTEM PER MANUFACTURERS WRITTEN INSTRUCTIONS.
EXISTING WALL CONSTRUCTION / STOREFRONT / DOORS TO REMAIN UNDISTURBED - TYP.



4 Section Detail @ Parapet

3" = 1'-0"

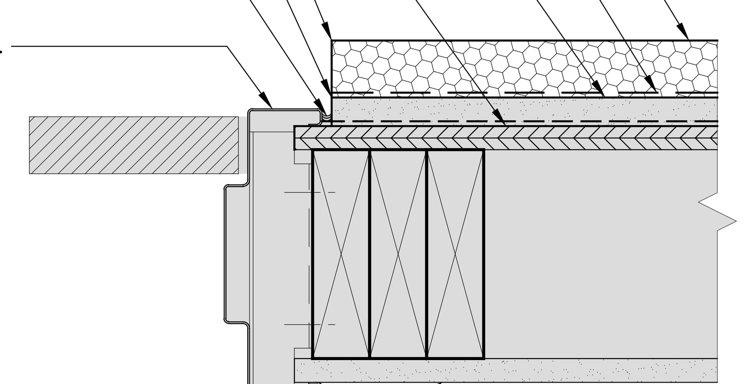
NOTE:
EXISTING HARD COAT STUCCO TO REMAIN. REPAIR AS REQUIRED TO ADEQUATELY INSTALL NEW EIFS SYSTEM PER MANUFACTURERS WRITTEN INSTRUCTIONS.
EXISTING WALL CONSTRUCTION / STOREFRONT / DOORS TO REMAIN UNDISTURBED - TYP.



2 Section Detail @ Window Sill

3" = 1'-0"

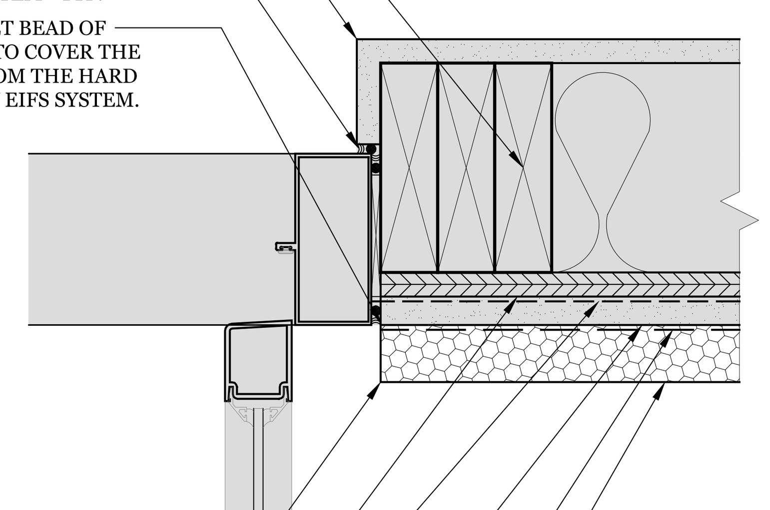
NOTE:
EXISTING HARD COAT STUCCO TO REMAIN. REPAIR AS REQUIRED TO ADEQUATELY INSTALL NEW EIFS SYSTEM PER MANUFACTURERS WRITTEN INSTRUCTIONS.
EXISTING WALL CONSTRUCTION / STOREFRONT / DOORS TO REMAIN UNDISTURBED - TYP.



7 Plan Detail @ Door Jamb

3" = 1'-0"

NOTE:
EXISTING HARD COAT STUCCO TO REMAIN. REPAIR AS REQUIRED TO ADEQUATELY INSTALL NEW EIFS SYSTEM PER MANUFACTURERS WRITTEN INSTRUCTIONS.
EXISTING WALL CONSTRUCTION / STOREFRONT / DOORS TO REMAIN UNDISTURBED - TYP.



5 Plan Detail @ Door Jamb

3" = 1'-0"

NOTE:
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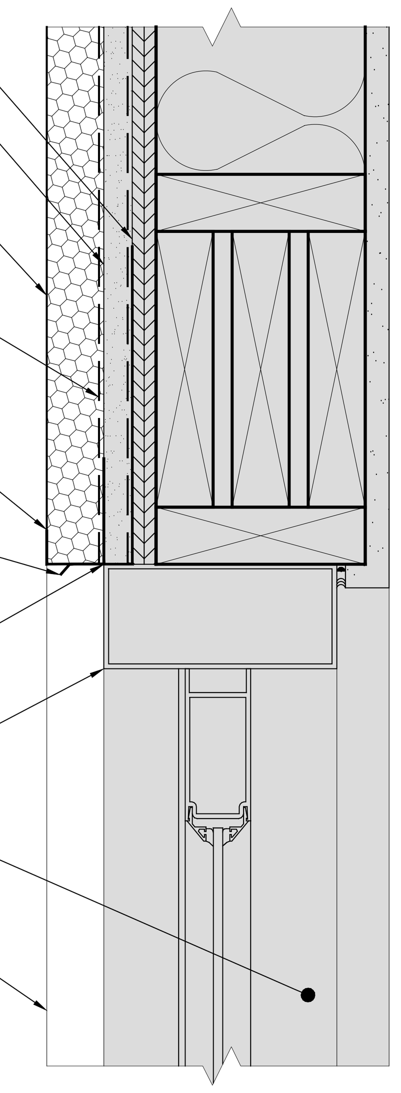
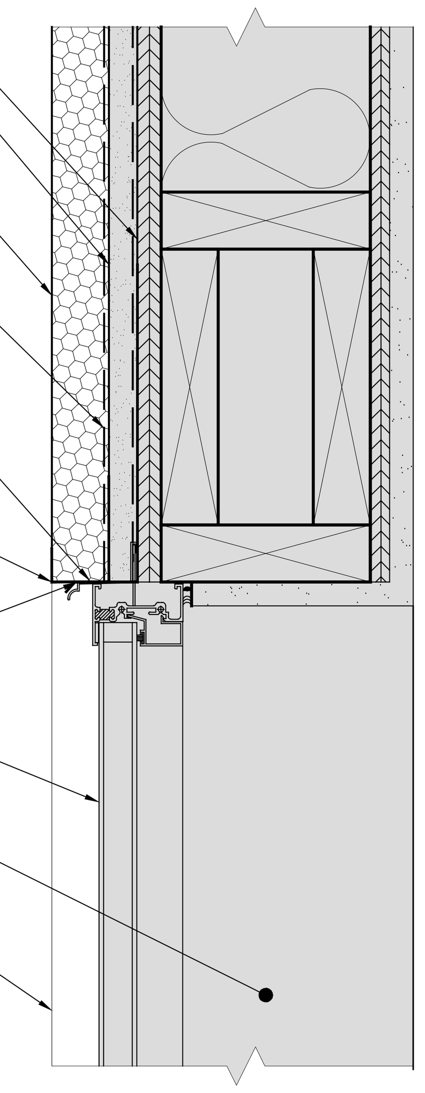


3 Section Detail @ Door Header

3" = 1'-0"

NOTE:
EXISTING HARD COAT STUCCO TO REMAIN. REPAIR AS REQUIRED TO ADEQUATELY INSTALL NEW EIFS SYSTEM PER MANUFACTURERS WRITTEN INSTRUCTIONS.
EXISTING WALL CONSTRUCTION / STOREFRONT / DOORS TO REMAIN UNDISTURBED - TYP.



1 Section Detail @ Window Head

3" = 1'-0"

Project:
Fairfield Inn & Suites
401 Cherry Ave.,
Charlottesville, VA 22903

Owner:
Gateway Terrace Partners, LLC
124 Floyd Smith Office Park Drive, Suite 150
Charlotte, NC 28262

FAIRFIELD INN & SUITES Marriott

R4 ARCHITECTURE

124 Floyd Smith Dr
Suite 375
Charlotte, NC 28262
Tel - 704 - 688-7500

513A Savannah Hwy
Charleston, SC 29407
Tel - 843 - 531-6848

www.R4architecture.com

Revision	Date

Drawn By	JAM
Checked By	MJR
Issue Date	4/19/2021
Project No	

Sheet Title
Section Details

Sheet Number
A-455

TOTAL WALL **PRODUCT DATA**

PFS PREMIUM FIBERED STUCCO

888.702.9915
www.totalwall.com

Concentrate Premium Fibered Stucco

AMERICA'S EIFS AND STUCCO COMPANY!

TOTAL WALL Premium Fibered Stucco Concentrate is a dry mix containing Portland cement, chopped strand fiberglass reinforcement, micro-fibers for added strength and crack resistance, graded aggregates, and specialty modifiers designed to enhance workability and cure.

TOTAL WALL Premium Fibered Stucco Concentrate requires sand to be added in addition to water .

TOTAL WALL Premium Fibered Stucco Concentrate:

- Can be used as standard stucco or as one-coat, hi-lift stucco.

- Is available in 50# bags in standard gray or in a white finish grade without the larger fibers.

- May be top-coated with TOTAL WALL Premium Fibered Stucco White Finish (Tintable), T-Wall Lastic Elastomeric Coating, or any TOTAL WALL Synthetic Textured Finish Coat.

Features

- **Standard, One-Coat or Hi-Lift**
- **High Impact Resistance**
- **Extremely High Impact Resistance**
- **Fireproof and Mildew Resistant**
- **Pre-Sanded, Just Add Water**

Coverage

Estimated Coverage Per 50 LB Bag Of Mix:

55-65 square feet at 1/4"
35-40 square feet at 3/8"
25-30 square feet at 1/2"
20-25 square feet at 5/8"
18-20 square feet at 3/4"
15-18 square feet at 7/8"

TOTAL WALL
AMERICA'S EIFS AND STUCCO COMPANY!

product data

Description

Mixing Instructions

Add up to 120 punds of clean silica sand per 50 pound bag of Total Wall Premium Fibered Stucco Concentrate. Add approximately 2-3/4 gallons of clean water per batch (50-pound bag of TOTAL WALL Premium Fibered Stucco and 10 punds of sand). Use low-speed mixing. After initial mixing, allow the mix to stand for 2-5 minutes then remix, adding a small amount of water to adjust workability if necessary. Mix pot-life will vary depending on temperature and batch size. An average pot-life of 40 minutes can be anticipated. TOTAL WALL Premium Fibered Stucco may be re-tempered one time if mix becomes too stiff. Final consistency should be a creamy light and easily trowelable mixture.

Options

1. TOTAL WALL Liquid acrylic Additive may be used to replace up to 20% of the mix water during job site mixing. TOTAL WALL Liquid acrylic Additive will improve the physical strength characteristics of the product and reduce the incidence of cracking.

2. TOTAL WALL Tinted-Liquid Acrylic Additive may be added to TOTAL WALL Premium Fibered Stucco White Finish to achieve a limited range of pastel colors at the job site.

3. TOTAL WALL Synthetic Finishes or T-Wall Lastic may be used for an attractive and durable finish coating. TOTAL WALL Synthetic Finishes and T-Wall Lastic are available in several textures and unlimited colors.

Application

TOTAL WALL Premium Fibered Stucco may be applied directly to sound raw masonry without the use of netting or lath or other reinforcement. If desired or specified, a T-Wall Bonding Agent may be applied to the substrate prior to application. If application is over painted masonry, mechanically fastened lath reinforcement plus joint and trim accessories are required. For wood or gypsum-based sheathing, a moisture barrier is required as the first layer over the sheathing followed by mechanically fastened lath reinforcement with joint and trim accessories. All lathing must be galvanized and self-furring. Trim accessories must be galvanized, solid zinc or custom PVC components. Apply TOTAL WALL Premium Fibered Stucco using a trowel in one or more passes or lifts to achieve the prescribed thickness. When useful, employ tools such as a darby or slicker to assist in leveling the coating. If TOTAL WALL Liquid Acrylic Additive or Acrylic Tint has been added to the mix, do not moist cure the coating as the acrylic assists in the proper cure process. Coating thickness may range from a minimum of 1/4" and a maximum of 1 1/2". TOTAL WALL Premium Fibered Stucco Finish Coat may be applied once the combination brown and scratch coat base is firm and dry. TOTAL WALL Synthetic Finish may be applied within 18 hours. It is advisable to allow the TOTAL WALL Premium Fibered Stucco to cure at least 48 hours before applying T-Wall Lastic Coating.

Handling and Storage

Do not apply to frozen or saturated surfaces. Do not apply if precipitation is forecast within 8 hours of application. Do not apply if the temperature cannot be maintained above 40F for 24 hours. Shelf life in unopened bags is 12-18 months when stored in dry conditions. Store under cover.

Maintenance

If damage occurs to an installed system, please contact Total Wall for information on repair.

Precautions

This product is a Portland cement based material. Do not ingest. Avoid contact with skin and eyes. In case of contact with product or mix, flush with water. For contact with eyes, get immediate medical attention in addition to flushing. Wear safety glasses and protective clothing. Keep out of reach of children and pets.eyes, get immediate medical attention in addition to flushing. Wear safety glasses and protective clothing.

Limitations

Apply in accordance with standard lath and plastering practices. Do not apply to frozen walls or in temperatures below freezing. Use only clean potable mix water. When possible, schedule work to avoid application in direct sun. Moist curing of product is acceptable unless TOTAL WALL Liquid acrylic Additive has been added.

TOTAL WALL
AMERICA'S EIFS AND STUCCO COMPANY!
totalwall.com 888.702.9915

Technical Data

Meets ASTM C595 specifications for Blended Hydraulic Cement

Chemistry - Portland cement meets standard ASTM C150

Aggregates - meet standards ASTM C33, ASTM C144 and ASTM C778

Hydration Control - balanced lime blend meets standard ASTM C207

Modifiers - specialty hydrating agents and wetting agents

Reinforcement - natural mineral fibers plus chopped strand fiberglass

Appearance: Dry, gray powder

pH (wet): Approx. 10.5

Density (wet): 1.6-1.8 grams/cc

Chemistry: Portland cement

888.702.9915 Phone
888.702.9916 Fax
www.totalwall.com

Warranty No: 2018-496

- 3 - YEAR_ LIMITED WARRANTY

Disclaimers and Limitations of Remedies

" Materials "

Greenmaker Industries warrants to the below Owner that for the -3- year Warranty Period stated above and subject to the exceptions listed below, the Decowall FRS (the "system") described above, as properly applied by the Registered Applicator, will maintain its bond, be water resistant and will not peel, flake or chip. For any valid claim presented under this Warranty, Greenmaker Industries will supply Owner with replacement materials and labor required to

Repair any non-conforming portions of the installed System. Any replacement materials provided hereunder will also be subjected to all the provisions of the Warranty during the Warranty Period shown above.

WARRANTIES DISCLAIMED – THE WARRANTY STATED IN THE PARAGRAPH ABOVE IS IN PLACE OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIEDGREENMAKER INDUSTRIES EXPRESSLY DISCLAIMS ANY OTHER WARRANTIES INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. ALTHOUGH GREENMAKER INDUSTRIES MAY HAVE SUGGESTED THE MATERIAL OR DEVELOPED THE MATERIAL AT THE REQUEST OF THE GC, OWNER OR OWNERS REP, IT IS THE RESPONSIBILITY OF THE MANUFACTURER TO TEST AND DETERMINE THE SUITABILITY OF THE MATERIAL FOR THE INTENDED USE AND PURPOSE, AND THE APPLICATOR ASSUMES ALL RISK AND LIABILITY WHATSOEVER REGARDING SUCH SUITABILITY IF NOT INSTALLED AS PER MANUFACTURER SPECIFICATIONS.

LIMITATIONS OF REMEDIES AND DAMAGES – THE REPLACEMENT/REFUND REMEDY STATED IN THIS WARRANTY TAKES THE PLACE OF ALL OTHER REMEDIES AGAINST GREENMAKER INDUSTRIES AND IS THE ONLY REMEDY AGAINST DECOPLAST SYSTEMS, INC. AVAILABLE TO OWNER OR TO ANY OTHER PARTY, IN NO EVENT WILL GREENMAKER INDUSTRIES BE LIABLE FOR SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS) ARISING OUT OF OR CONNECTED TO THE MATERIALS OR THE SYSTEM, OR TO ANY USE OR MISUSE OF THE MATERIALS OR THE SYSTEM, REGARDLESS OF ANY STRICT LIABILITY OR ACTIVE OR PASSIVE NEGLIGENCE OF GREENMAKER INDUSTRIES AND REGARDLESS OF THE LEGAL THEORY (CONTRACT, TORT OR OTHER) USED TO MAKE A CLAIM, IN NO EVENT WILL GREENMAKER INDUSTRIES BE OBLIGATED TO PAY DAMAGES IN ANY AMOUNT EXCEEDING THE ORIGINAL PRICE OF THE MATERIALS SHOWN TO BE DEFECTIVE. For customer relations purposes, Greenmaker industries may in its sole discretion choose to make some

efforts beyond its legal obligations. Such additional efforts will not in any way change the limitations of remedies and damages stated in this paragraph or extend or change this Warranty.

Exclusions: The warranty described above does not cover, and Greenmaker Industries will have no liability for any damage or failure of the System caused by or due to any of the following:

1.Lightning, earthquake, windstorm, hurricane, tornado, hail, fire, flood or other unusual phenomena of the elements or acts of nature.

2.Settlement, movement, deflection, warpage, distortion, displacement or any other failure of the substrate. Such failures are the sole responsibility of the substrate manufacturer.

3. Cracks, breaks or openings in the substrate to which the System is applied.

4. Surface alterations, additions, object placed or installations made on the finished surface.

5. Use of the finished surface as something other than an exterior wall (such as a recreational area or walking surface).

6. Penetration, vandalism, damage or attack by third parties and foreign objects or agents, including but not limited to chemicals, animals
and plant life.

7. Discoloration or change in visual appearance due to accumulation or streaking of dirt or other airborne materials deposited on the
surface from the atmosphere.

8. Sealant failure or water penetration due to leaks through windows, air conditioning units, holes, louvers, vents, or other non-System
elements made part of a System installation.

9. Other (explain):

Furthermore, the warranty described above does not cover, and Greenmaker Industries will have no liability for, any repairs to the System or repaired portions of the System, except as set forth in the sections covering Repairs and Emergency Repairs, below.

Warranty Claims. Owner shall notify Greenmaker Industries immediately of any alleged defect in the materials covered by this Warranty. Owner will provide Greenmaker Industries with a reasonable opportunity to review and investigate the alleged defect. For any valid claim presented under the Warranty, Greenmaker Industries will provide the Owner with a remedy as described above. For any claim that is not valid, Owner will pay Greenmaker Industries reasonable charges, including travel and labor, associated with investigation of such claim.

Repairs. Any portions of the System either repaired by Greenmaker Industries or repaired by Applicator and approved in writing by Greenmaker industries will be subject to the terms of this Warranty for the remainder of the Warranty Period.

Emergency Repairs. If immediate and material damage to the building and its contents is imminent due to an alleged failure of the System, the Owner may, at its own expense, make such temporary repairs as may reasonable be required to prevent such damage. If Greenmaker Industries thereafter determines that the temporary repairs were necessitated by a failure of the System, Greenmaker Industries will provide a remedy as described above. If Greenmaker Industries determines that such emergency repairs were made in accordance with Greenmaker Industries standards, such repaired

portions will be subject to the terms of this Warranty for the remainder of the Warranty Period. If Greenmaker Industries determines that the temporary repairs were either not necessitated by a failure

of the System, or were not made in accordance with Greenmaker Industries standards, the warranty described in this Warranty will be null and void with respect to the repaired portions of the System. In no case will

Greenmaker Industries be held responsible for any damages done to the System by others in performing any repairs.

Voidability. The limited warranty contained herein will become null and void upon notice by Greenmaker Industries if:

1. Owner fails to provide prompt notification of any alleged defect in the System.
2. Owner denies Greenmaker Industries a reasonable opportunity to review and investigate an alleged failure of the System; or
3. Owner fails to pay when due the full contract price for the System and any other charges owing to Greenmaker Industries under the terms of this Warranty; provided, however, that all other terms of this limited warranty, including warranty disclaimers and limitations of remedies and damages, will remain in full force and effect despite such a nullification.

Assignability. The transfer of this Warranty to a new owner may be made only if acknowledged in writing by Greenmaker Industries to the new owner. Greenmaker Industries must be notified at the time of sale to the new owner, and Greenmaker Industries must be satisfied that the intended use of the structure by the new owner will not cause detriment to the System.

Validation. This Warranty is void unless signed by authorized representatives of Greenmaker Industries

Complete Agreement. This Warranty completely replaces and supersedes any prior oral or written warranties agreements or representations relative to the System, The System material or the application of such materials. No one other than an officer or general manager of Greenmaker Industries is authorized to change this Warranty or any of its provisions.

Owner: Keystone Hotel Group
840 W. Market Street
Kingston, PA 18704

Location: Fairfield Inn
401 Cherry Avenue
Charlottesville, VA 22902

Certified Applicator: Standard Building Systems → 804-545-0781
PO Box 70992
Richmond, VA 23255

General Contractor: Purcell Construction Corp.
7730 Whitepine Road
Richmond, VA 23237

Company Issuing Warranty: **Greenmaker Industries**

Project Size: 18,000 sq.ft.

System Installed: Decowall FRS

Date Product Purchased: 10/15/2017

thru: 05/30/2018

Warranty Expiration Date: 05/30/2021

Signature & Title: *Michael Jalbert* **Technical Director Date:** 04/03/2018