Certificate of Appropriateness
BAR # 24-0038
218 West Market Street, TMP 330276000
Downtown ADC District
Owner: Cavalier Hospitality LLC
Applicant: Bob Pineo, Design Develop
Project: Construction of multi-story hotel

Mr. Pineo,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on June 17, 2025. The following action was taken:

> Mr. Zehmer made the following motion to approve the application:
>
> Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed hotel at 218 West Market Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted with the following clarifications and conditions:
>
> - We support the landscape design showing Sentinel Gingko trees on Old Preston Avenue noting the conflict with sub-grade street utilities.
>
> - [Prior to staff approving a building permit.] The applicant shall provide [for the BAR record] a diagram showing the locations of the typical details for windows matching the design intent. [Specifically, the intent being the depth of the brick and stucco returns as shown on the renderings]. It is the BAR's understanding that the stucco return should be no less than 2". The planar windows should have a depth of a typical brick, which our understanding is 3". That the windows on the Old Preston [Avenue] façade at the street level shall fill the column bays. [Specifically, the full width of the masonry opening.]
>
> - Exterior lighting will require BAR review and a CoA.
>
> - The BAR expects the final result to have a similar level of brick detailing as is shown on the renderings.
>
> Seconded by Mr. Bailey. **Vote: 6-0** [One member withdrew from the discussion.]

For specifics of the discussion, the meeting video is on-line at:
https://boxcast.tv/channel/vabajtzezuyv3iclkx1a

In future, the recording may be retrieved from the City of Charlottesville's Board of Architectural Review YouTube channel.

Per the provisions of City Code, this CoA is valid for 18 months from the date of BAR approval; upon written request and for reasonable cause, the director of NDS or the BAR may extend that

period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit or compliance with other provisions of the City Code.

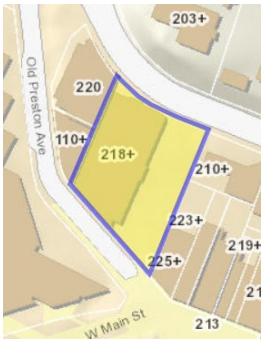
If you have any questions, please contact me or Jeff Werner (wernerjb@charlottesville.gov).

Sincerely,
Kate

Kate Richardson
Historic Preservation & Design Planner II
Neighborhood Development Services
City of Charlottesville
434.970.3515 | richardsonka@charlottesville.gov

City of Charlottesville
Board of Architectural Review
Staff Report
June 17, 2025

Certificate of Appropriateness Application
BAR # 24-0038
218 West Market Street, Tax Parcel 330276000
Downtown ADC District
Owner: Cavalier Hospitality LLC
Applicant: Bob Pineo, Design Develop
Project: New hotel



Background
Year Built: 1938 (former A&P). (May 20, 2025: BAR approved demolition CoA.)
District: Downtown ADC District
Status: Contributing

Prior BAR Reviews (See *Appendix* of November 19, 2024 staff report for complete summary.)
April 16, 2024 – BAR held a preliminary discussion for the proposed hotel project. Meeting notes in Appendix. Link to submittal and staff report: 218 W Market - BAR Prelim April 2024

November 19, 2024 - BAR continued preliminary discussions for the proposed hotel. (Applicant's submittal was not deemed complete.) Meeting notes in Appendix. Link to submittal and staff report: 218 W Market - BAR Nov 2024

February 26, 2025 – BAR held preliminary discussion for the proposed hotel after a change in design firm. Meeting notes in Appendix. Link to submittal and staff report: 218 W Market – BAR Feb 2025

May 20, 2025 - **Demolition**: BAR approved demo CoA for existing structure. (Prior CoA expired.)
Hotel: Applicant deferred the CoA request to respond to board comments regarding specific design elements. Link to submittal and staff report: 218 W. Market – BAR May
Link to the meeting video, discussion begins at approx. 03:30:00: BAR May 20 2025 Meeting Video

Application
- Applicant submittal: Design Develop drawings *A.C. Hotel by Marriott – Addendum, 218 West Market Street, Charlottesville, VA* dated June 3, 2025, 35 sheets, and renderings dated June 3, 2025, 20 sheets.

Request CoA for a multi-story hotel: Six stories facing Old Preston Avenue; five stories facing West Market Street. (Maximum height allowed under DX zoning is 10 stories, 142-ft.)

Note: The previously approved SUP for a proposed residential use is not being applied to this project.

Note: All signage requires a separate sign permit. Any signage represented on the renderings and elevations is for context only, and specifically omitted from this CoA request.

Discussion

The BAR has had several discussions regarding the proposed building—see the BAR meeting notes in the Appendix.

Based on the design guidelines for new construction, staff suggests the height, massing, and scale are appropriate for this site and the ADC District. The prevailing height in the surrounding sub-areas ranges between two and three stories. The proposed building's five to six stories are within 200% of that prevailing range. Along Old Preston Avenue, the proposed building's upper stories step back at approximately 35-ft. This is within 130% of the approximately 30-ft prevailing street front height of nearby buildings on the Mall.

The north and south elevations create a *well-defined street wall,* and the street level design reflects the traditional storefronts nearby. Consistent with the guidelines, the building *fills in holes in a larger block of buildings in the Downtown Mall* and, with *a limited setback*, it *attaches to or is very close to neighboring structures.*

Following the May 20, 2025 BAR meeting, at the BAR's request staff shared with the applicant the following list of comments. (Staff email to applicant, May 29, 2025.) The list does not represent every question or comment raised. The applicant was encouraged to also review the meeting video to review all of the BAR's questions and comments.

Materials

- Provide a spec for the thin brick system. Will it have TABS II Rain Screen or something equivalent behind this system?
- Provide a spec for the stucco. Don't need a CSI Masterpiece, provide description the various components/systems.
- Stucco reveals: Show detail, width, depth. Are they just reveals in the stucco, metal joints, something else?
- Provide typical window head/jamb/sill details and entire wall sections. Primarily, confirm the level of depth in the façade. (Not necessary to show technical details of the wall construction.)
- Indicate location of control joints and detail. For ex., are they ½" sealant joints colored to match the stucco and brick. Are they metal? Are they more substantial?
- Rooftop mechanical equipment screen: use material more permanent than PTP.
- Replace *Schizachyrium scoparium* 'Standing Ovation' (which likes full sun) with a shade tolerant plant palette.

Design

- Reduce the height of the retaining wall(s).
- Add pedestrian lighting. For ex, BAR mentioned stair lights.

- Design does not adequately address the issue of pedestrian entry to the building from the Old Preston Ave. Lack of accessibility from the Mall and the lack of potential circulation through the block from Preston to Market.
- Upper portion of the building is not consistent with the Design Guidelines: Consider a materiality other than a stucco derivative; something more in keeping with the Historic District and a more appropriate precedent for the urban realm. If stucco is used, in lieu of a standardized brand design for the building, consider revising it to better respond to the unique identity of the Downtown ADC District.

Staff recommends the BAR take action to either approve or deny the requested CoA or, if additional information is necessary, recommend the applicant request a deferral and provide the applicant with specific recommendations on the modifications and/or additional information necessary for the BAR to take a formal action.

Note: The applicant has not submitted an application for a development plan, or a site plan related to this proposal. The applicant should be aware that approval of a CoA will not preempt or supersede any requirements of the City' Code of Development. Additionally, significant alterations necessary for approval of the development plan and/or a site plan, including special exception, etc., may require resubmittal for formal BAR review. (See note below under *Criteria, Standards and Guidelines*.)

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed hotel at 218 West Market Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application [as submitted].

Or, [as submitted with the following conditions…]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed hotel at 218 West Market Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the application: …

Criteria, Standards and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements."

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

a. In considering a particular application the BAR will approve the application unless it finds:
    i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
    ii. ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.

b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations:
    i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
    ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
    iii. The BAR may require upper story stepbacks of up to 25'.

Standards for Review and Decision
Per Chapter 34, Div. 5.2.7. D.1:
a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
    i. 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 District;
    ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
    iii. 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;
    iv. The effect of the proposed change on the adjacent building or structures;
    v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
    vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
    vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
    viii. Any applicable provisions of the City's design guidelines.

Links to ADC District Design Guidelines
Chapter 1 Introduction (Part 1)
Chapter 1 Introduction (Part 2)
Chapter 2 Site Design and Elements
Chapter 3 New Construction and Additions
Chapter 4 Rehabilitation
Chapter 5 Signs, Awnings, Vending, and Cafes
Chapter 6 Public Improvements

From ADC District Design Guidelines, Chapter 1: Downtown ADC District
Charlottesville's traditional, late 19th-century commercial core centered on Main Street, originally the Three Notched Road. Seven blocks now comprise a pedestrian mall designed by Lawrence Halprin in

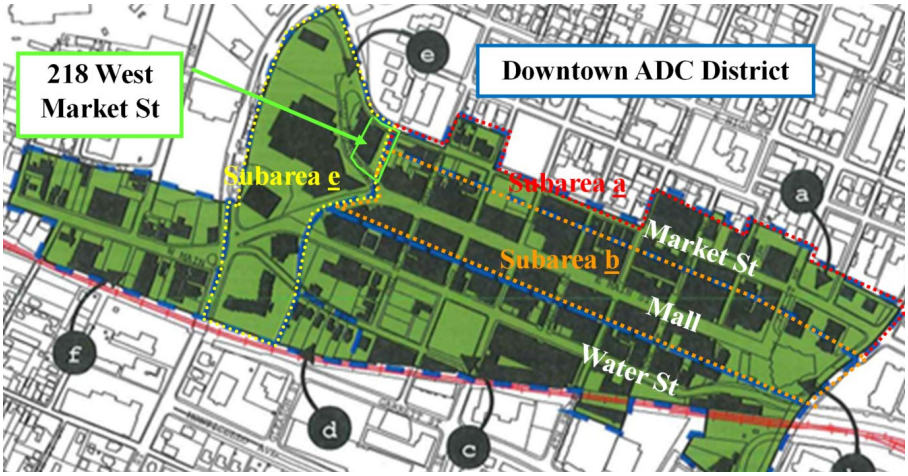
1971. To the west, “Vinegar Hill” was an area of African-American commercial, civic, and residential buildings razed in a 1964 urban renewal project. 333 West Main, formerly Inge’s Grocery, and Jefferson School are surviving structures. To the south, Water Street contained railroad-oriented warehouses and industrial buildings.

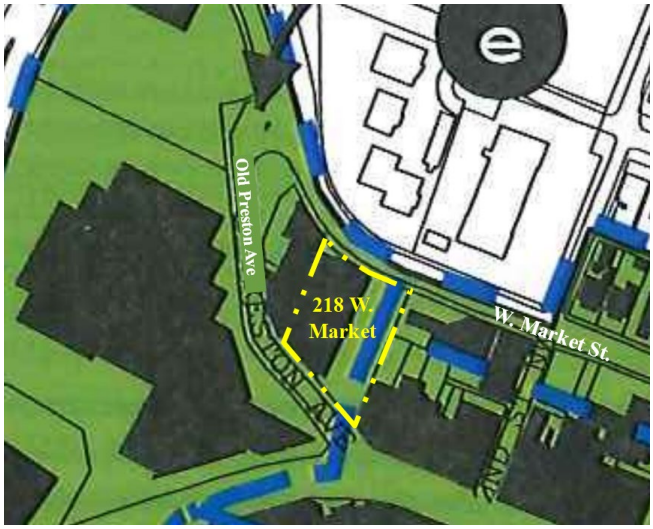
The project site straddles three of the ADC District’s subareas:

Subarea a - Market Street: some turn-of-the-century residences with shallow setbacks converted to commercial uses, parking lots, late-nineteenth to mid-twentieth century commercial with no setback, vertical expression, 2 to 3 stories.

Subarea b - Mall: traditional Main Street, attached buildings, 2 to 4 stories with some larger buildings, masonry, no setbacks, traditional three-part facades: storefront, upper stories with windows, and cornice, tall proportions, flat or shed roofs, many mall amenities, tree canopies, outdoor eating, lively pedestrian atmosphere.

Subarea e - Vinegar Hill: eclectic area with remnants of traditional neighborhood patterns and a rich African-American cultural history; generally, a mix of medium scaled institutional and commercial buildings with intermittent residential structures; open lots and topographic change create a unique transitional urban fabric and opportunity for mixed uses.





From Chapter 3 of the ADC District Design Guidelines:

A. Introduction: Building Types within the Historic Districts

- Traditional commercial infill buildings are the forms that fill in holes in a larger block of buildings in the downtown mall or in certain areas of the West Main Street corridor. This type of building generally has a limited setback, attaches to or is very close to neighboring structures, and takes many of its design cues from the adjoining buildings. Its typical lot width would be 25 to 40 feet.

B. Setback

- Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
- Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
- Modify setback as necessary for sub-areas that do not have well-defined street walls.
- Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.

C. Spacing

- Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.

D. Massing & Footprint

- New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.

E. Height & Width

- Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. […] Additional stories should be stepped back so that the additional height is not readily visible from the street.
- When the primary façade of a new building in a commercial area, such as downtown […] is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
- Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

Staff Note: the BAR's purview when evaluating the height of a proposed structure:

- Per Code Sec. 34-2.10.9.A.3.ii. "In Downtown Mixed Use (DX), where the BAR has authority, the maximum height is determined based on BAR review using their design guidelines. In areas outside of BAR authority, the maximum height is determined by the maximum number of stories and feet allowed by the zoning district."

- Per Code Sec. 34-5.2.7.B.2.c. In approving a CoA, the BAR may apply conditions that "require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations:
    i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
    ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
    iii. The BAR may require upper story stepbacks of up to 25'.

I. Windows and Doors
- Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications. [Note: Refer to the BAR's 2018 guidance re: clear glass.]

K. Street-Level Design
- Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.
- When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
- Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
- Include doors in all storefronts to reinforce street level vitality.

M. Materials & Textures:
- The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
- 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.
- 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.
- 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.
- Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
- 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.
- All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

O. Details and Decoration
- Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
- The mass of larger buildings may be reduced using articulated design details.
- Pedestrian scale may be reinforced with details.

Appendix

BAR Meeting Minutes April 16, 2024 – Excerpts 218 West Market

CoA – Preliminary Discussion, 218 West Market Street, new hotel

- Staff introduced the proposed project to the BAR for feedback and suggestions from the BAR. Project has changed from a residential use to a hotel. Prior project had an approved SUP, which will not be applied for the proposed hotel.
- Mr. Whitney had a question about the outdoor amenity space for the proposed project.
- Applicant replied that amenity space on the 3rd floor will be for the guests at the hotel. The amount of amenity space will far exceed the amount of public amenity space that is required.
- There was discussion and feedback surrounding the streetscape and the street trees on the site.
- Mr. Gastinger found it difficult to review the proposal with the surrounding and existing buildings context not provided in the applicant's submittal.
- Ms. Lewis reminded the applicant that the purview of the BAR is only on the exterior appearance of the building, not on the interior programming.
- Ms. Lewis reminded applicant of the associated conditions of the SUP approval by the Planning Commission in 2019.
- Mr. Schwarz noted the guidelines recommend durable, long-lasting materials, especially near the ground.
- The walk through from Old Preston and Market Street is much easier if it is a hotel versus a residential building according to the applicant.
- Mr. Gastinger suggested applicant to review the guidelines re: verticality and context. Asked about the parking and the potential of the building sitting on top of two stories of parking. Applicant replied the first story parking will be concealed, rest of building will be pulled back.
- Ms. Lewis recommended the applicant reach out to the other members of the BAR not present for the preliminary discussion.
- Several members noted the prominence of the site and will be visible from multiple points.

BAR Meeting Minutes November 19, 2024 – Excerpts 218 West Market

CoA – Preliminary Discussion: 218 West Market Street, Multi-story hotel

- Staff reviewed proposed project; goal is to get input, feedback, and questions from the BAR.
- There are a significant number of trees on the site that will be removed as part of this project.
- A connection to The Mall that was discussed in the April 2024 Preliminary Discussion.
- The demolition CoA for this property is still valid.
- Came before the BAR in April 2024 for a preliminary discussion.
- There has been a change in the architect since the April 2024 preliminary discussion.
- The proposed project will be 5 stories on Market Street and 6 stories on Old Preston Avenue.
- There are also some other zoning issues to be resolved with this project.
- There have been several iterations of this project over the past years.
- The new applicant team presented the changes that they are proposing with the new revisions and changes for this project.
- The applicant intent is to break up the facade so as not to read as one large wall. The intent is for the height to be more contextual and be more modest than the neighboring buildings (CODE Building and Omni).
- There will be a pedestrian path through the building that will connect West Market and Old Preston Ave.
- The entrance for the parking garage for the site will be on Market Street and will descend to the garage under the building.

- The ground floor on The Downtown Mall side would be retail and the ground floor on the other side would be the lobby of the hotel.
- The BAR did provide suggestions and feedback regarding this project for the applicant to include in the CoA application.
- There was appreciation from Mr. Gastinger in addressing the parking on the site.
- Mr. Gastinger does not believe that the building articulation fits in with Charlottesville and did not feel right. The building does not reflect The Mall. Felt that the materiality was off. There are some opportunities to improve the building.
- Mr. Timmerman expressed disappointment with the design of the building and how it works with the design guidelines. Hoped the design would reflect how special the site is being next to the Downtown Mall and being an extension of the Downtown Mall.
- Mr. Schwarz did speak about the pedestrian experience on the Market Street side of the building and the height of the building.
- Mr. Zehmer and Ms. Lewis summarized emails sent to the BAR, which had suggestions, criticism, and feedback for this project.
- The director of Lighthouse Studio (Deanna Gould) commented: The main concerns were safety, operational concerns, and eventually financial concerns.
- Staff said signage shown would not be allowed. A separate sign permit would be required.
- Plan did not address the landscaping plan and the screening of the rooftop equipment.
- Mr. Zehmer raised importance of showing lighting in the formal CoA application when it is submitted.
- Mr. Rosenthal and Ms. Tabony raised importance of having an entrance on the Downtown Mall to get up to the lobby.

BAR Meeting Minutes February 26, 2025 – Excerpts 218 West Market

CoA – Preliminary Discussion: 218 West Market Street, Multi-story hotel

- Project has previously come before the BAR for recommendations/comments.
- BAR has expressed a need for something more ornamental.
- Applicant noted proposed material is EIFS.
- Staff noted signage would require separate sign permits.
- Site and project will serve as a case study for mass, density, and urban integration given the current zoning.
- The purpose of the presentation by the applicant is to obtain feedback on the issues that were raised from the last BAR meeting and explain the show the design's development.
- The intent of this project is to get *back of house* hotel operations in west side of the building and have pedestrian experience on the Downtown Mall and Market Street side.
- There will be street trees on the Market Street side and Old Preston Street side of the site.
- Applicant provided aerial views of the proposed hotel with the context of the Omni Hotel next to the proposed hotel; multiple viewpoints of the proposed project from the Omni Hotel, from Old Preston, West Market Street, and the Downtown Mall; and different elevations and massing as seen from the Omni Hotel, Old Preston, West Market Street, and the Downtown Mall.
- Hotel rooms will start above the 2nd floor with the restaurant/commercial space on the first floor.
- Consensus among BAR regarding ceremonial stair on the Old Preston Street side and that the pedestrian experience on all sides of the proposed hotel have improved with this latest proposal.
- General agreement regarding use of EIFS and the amount of EIFS being used.

AC HOTEL by MARRIOTT - ADDENDUM

218 West Market Street, Charlottesville, VA

06.03.2025

A DEVELOPMENT BY
TITAN MANAGEMENT

HEIRLOOM

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

NITIN KULKARNI
NCARB AIA

AC HOTELS MARRIOTT

DESIGN DEVELOP

TABLE OF CONTENTS - ADDENDUM

I. REVISIONS

REVISIONS

1. REFINING THE FACADE

WINDOWS ON ALL FOUR SIDES OF THE BUILDING ARE ARRANGED IN A DELIBERATE A-B-A-B RHYTHM, CREATING A CONSISTENT AND BALANCED PATTERN THAT REINFORCES THE COHERENCE OF EACH FACADE. THIS RHYTHM IS MAINTAINED ACROSS THE ELEVATIONS WITH MINIMAL INTERRUPTION.

2. PEDESTRIAN ENTRANCE ON OLD PRESTON AVE - PRIORITIZING THE PUBLIC REALM

OLD PRESTON AVENUE EXTENDS THE DOWNTOWN MALL'S COMMERCIAL CHARACTER, PRIORITIZING THE PUBLIC REALM OVER MORE PRIVATE HOTEL USE. RETAIL, THE POCKET PARK, AND THE RESTAURANT ABOVE ACTIVATE THE PEDESTRIAN EDGE, WHILE THE STAIR CONNECTS HOTEL GUESTS WITHOUT DOMINATING THE FRONTAGE.

THE HOTEL ENTRANCE WAS GENTLY PULLED FORWARD TO GIVE IT GREATER PRESENCE AND A MORE INVITING CHARACTER, WHILE REMAINING UNDERSTATED AND UNOBTRUSIVE. A BREAK IN THE STOREFRONTS DISTINGUISHES IT FROM THE ADJACENT RETAIL, SUBTLY MARKING THE TRANSITION WITHOUT DISRUPTING THE OVERALL RHYTHM OF THE STREET.

3. PEDESTRIAN ENTRANCE ON MARKET STREET

THE TALL BRICK WALL ALONG MARKET STREET HAS BEEN LOWERED AND BROKEN UP WITH PLANTERS AND PRIVACY SCREENS, CREATING A MORE INVITING EDGE AND PULLING THE PUBLIC PATIO BACK UNDER THE CANOPY. THE SAME PRIVACY SCREEN IS USED ON THE OLD PRESTON AVE SIDE TO SUBTLY DEFINE AND SCREEN THE PRIVATE HOTEL PATIO.

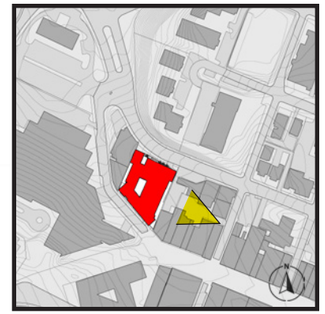
ADDITIONAL ACCENT LIGHTING BY THE ENTRANCE WILL BE FINALIZED AS DESIGN PROGRESSES AND EFFECTS ON PHOTOMETRICS CAN BE STUDIED IN DETAIL.

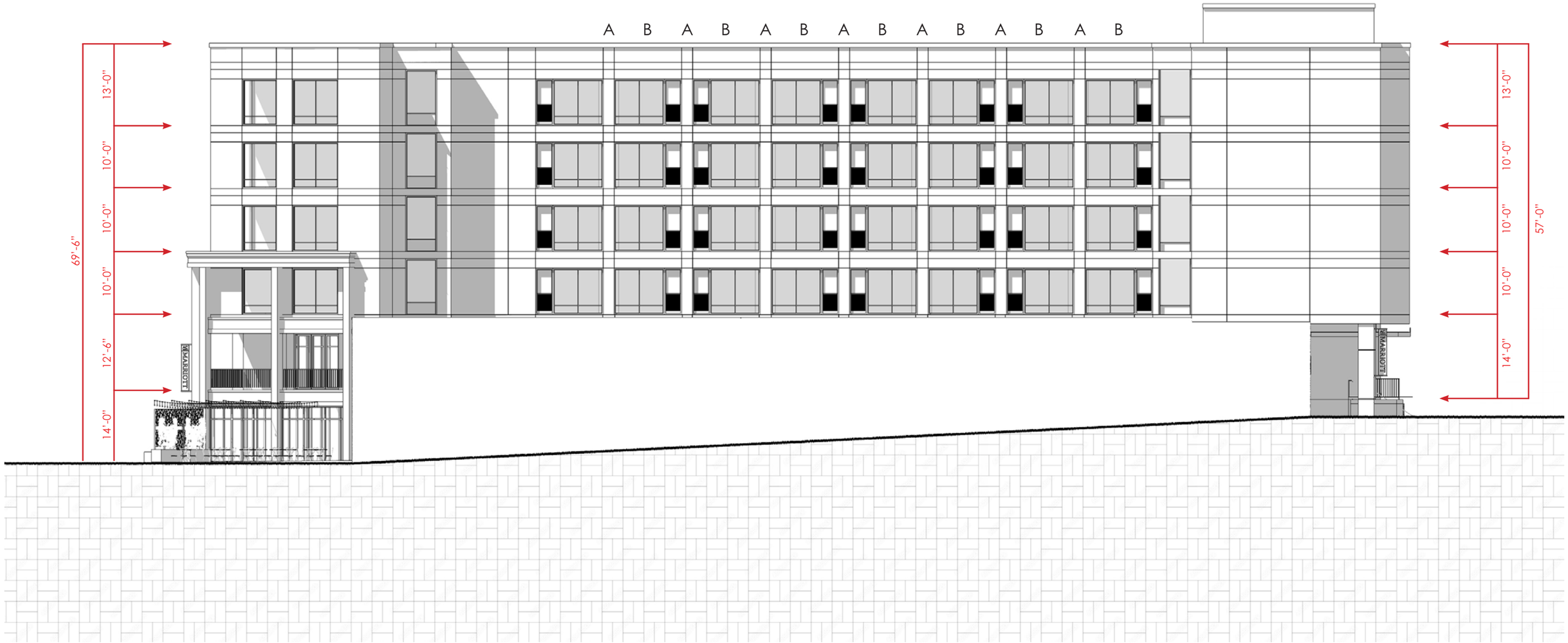
4. LANDSCAPE

TWO TREES HAVE BEEN ADDED ON W. MARKET STREET TO SATISFY STREET TREE REQUIREMENTS. PLANTERS ALONG MARKET STREET WILL BE SEASONALLY PLANTED AND MAINTAINED BY THE OWNERS.

ADDITIONAL ACCENT LIGHTING WILL BE FINALIZED AS THE DESIGN PROGRESSES.

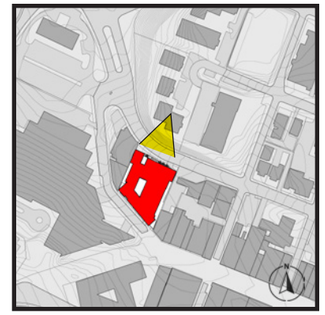
II. REFINED FACADES

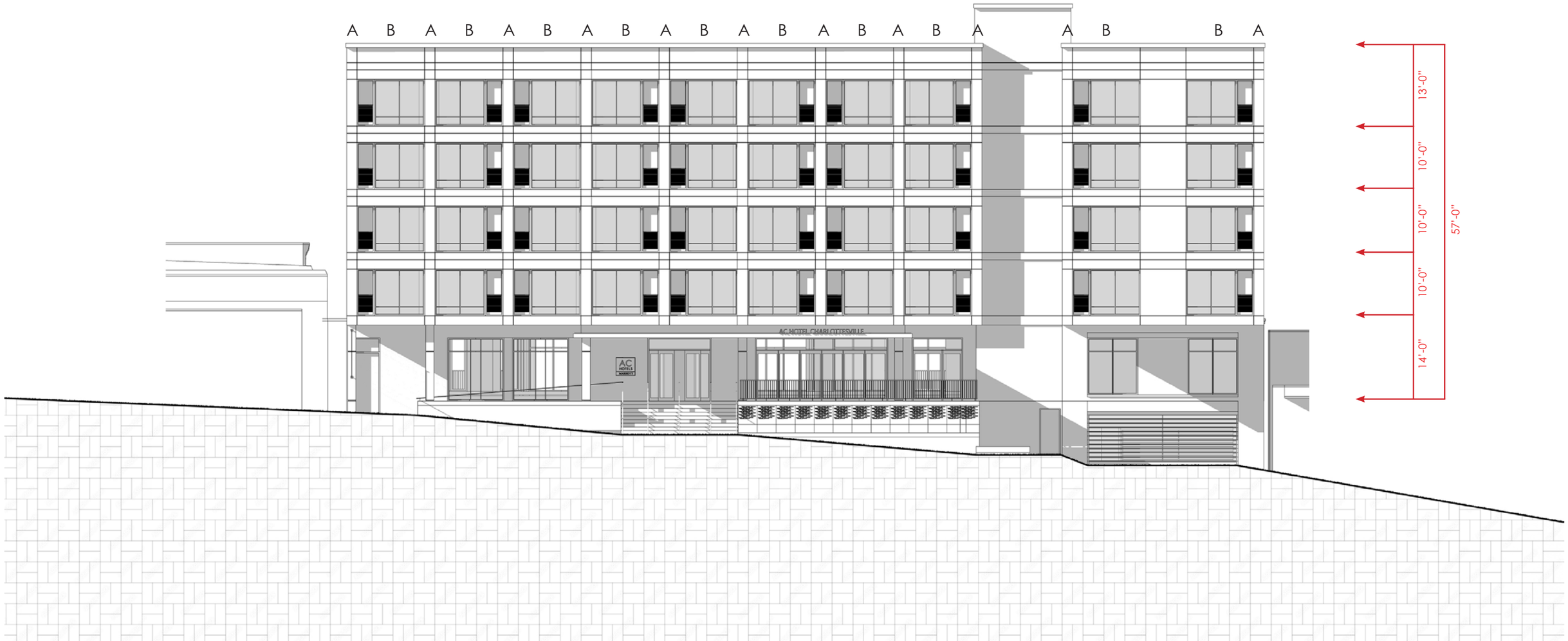




EAST ELEVATION

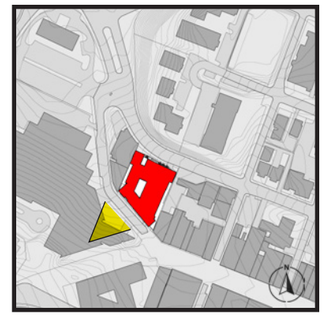
218 WEST MARKET STREET





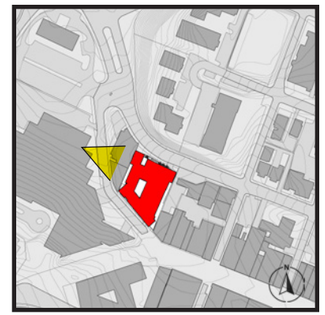
NORTH ELEVATION - MARKET STREET

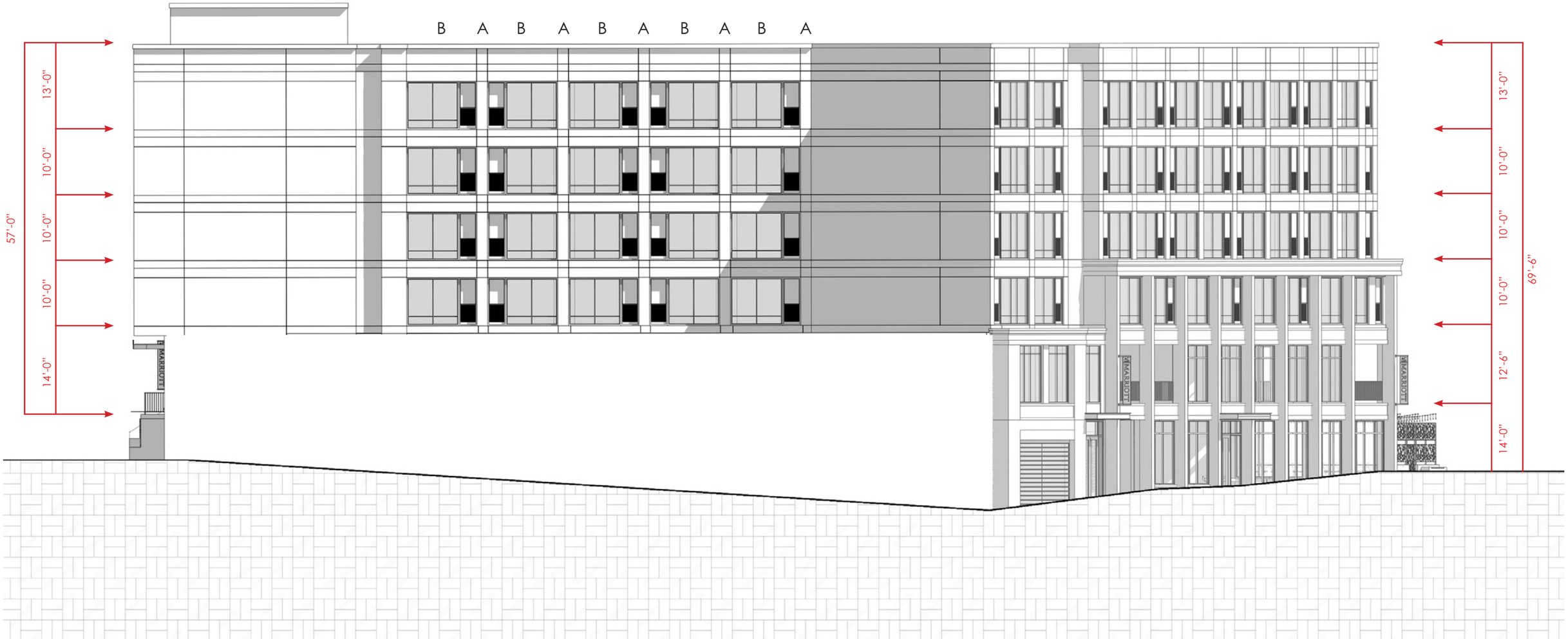
218 WEST MARKET STREET



SOUTH ELEVATION - OLD PRESTON AVE

218 WEST MARKET STREET





WEST ELEVATION

218 WEST MARKET STREET

III. UPDATED PEDESTRIAN PERSPECTIVES

MARKET STREET ENTRANCE

218 WEST MARKET STREET

MARKET STREET ENTRANCE

218 WEST MARKET STREET

MARKET STREET ENTRANCE

218 WEST MARKET STREET

OLD PRESTON AVE ENTRANCE

218 WEST MARKET STREET

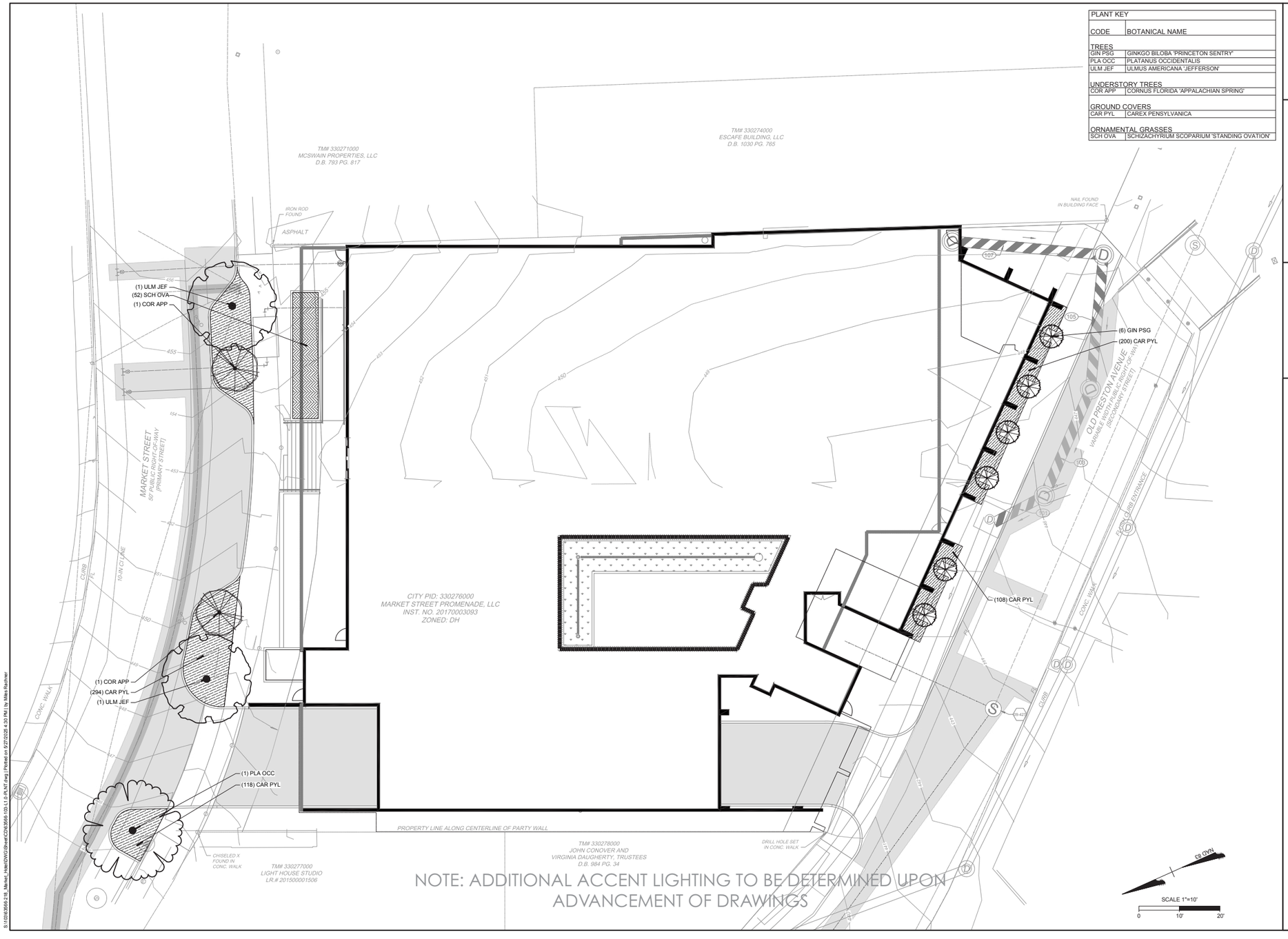
OLD PRESTON AVE ENTRANCE

218 WEST MARKET STREET

OLD PRESTON AVE ENTRANCE

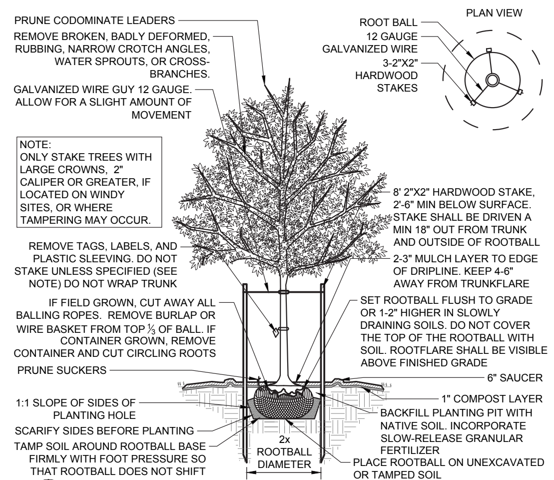
218 WEST MARKET STREET

IV. UPDATED LANDSCAPE PLANS



UPDATED SITE PLAN

218 WEST MARKET STREET



1 DECIDUOUS TREE PLANTING DETAIL
NTS

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY	CANOPY TOTALS
TREES							
GIN PSG	6	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	2" CAL.	B&B OR CONTAINER	100SF	600SF
PLA OCC	1	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2.5" CAL.	B&B	800SF	800SF
ULM JEF	2	ULMUS AMERICANA 'JEFFERSON'	JEFFERSON AMERICAN ELM	2.5" CAL.	B&B	700SF	1,400SF
UNDERSTORY TREES							
COR APP	2	CORNUS FLORIDA 'APPALACHIAN SPRING'	APPALACHIAN SPRING DOGWOOD	6` HT.	B&B OR CONTAINER	200SF	400SF
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING	
GROUND COVERS							
CAR PYL	1,001	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.	CONTAINER	12" o.c.	
ORNAMENTAL GRASSES							
SCH OVA	52	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	3 GAL.	CONTAINER	24" o.c.	= 3,200SF

TREE COVER CALCULATIONS

** per Sec. 34-869 of the City of Charlottesville Ordinance.*

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
.56 AC (GROSS SITE AREA) OR 25,721 SF	10% COVER	25,721 SF x .10 = 2,572.1 SF	2,573 SF	3,200SF

STREET TREE REQUIREMENTS

** per Sec. 34-870 of the City of Charlottesville Ordinance.*

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
MARKET STREET	148 LF	1 LG TREE PER 40 LF	(148/40) = 3.7	4 LG TREES	3 LG TREES + 2 SM TREES
OLD PRESTON AVE	167 LF	1 LG TREE PER 40 LF	(167/40) = 4.18	5 LG TREES	6 TREES

GENERAL NOTES

PRE-CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES.TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING, PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.
- SOIL TESTS SHALL BE PERFORMED TO DETERMINE SOIL CHARACTER AND QUALITY. NECESSARY SOIL AMENDMENTS SHALL BE PERFORMED PER TEST RESULTS TO ENSURE PLANT HEALTH.

CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

NOTE: ADDITIONAL ACCENT LIGHTING TO BE DETERMINED UPON ADVANCEMENT OF DRAWINGS

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

REVISION DESCRIPTION | DATE

FINAL SITE PLAN

TIMMONS GROUP

DATE	02/12/25
DRAWN BY	M. RACHNER
DESIGNED BY	M. RACHNER
CHECKED BY	C. OLDAKER
SCALE	N/A
JOB NO.	63566
SHEET NO.	L2.0

218 W MARKET STREET HOTEL
CITY OF CHARLOTTESVILLE, VA
LANDSCAPE NOTES AND DETAILS

AC HOTELS MARRIOTT

UPDATED SITE PLAN

218 WEST MARKET STREET

DESIGN DEVELOP

PROPOSED FEATURES:

1. AC MARRIOTT HOTEL
2. AMENITY SPACE
3. BRICK ACCENT PAVING OR METAL GRATING
4. GINKGO BILOBA ‘PRINCETON SENTRY’
5. CAREX PENSYLVANICA PLANTING BED
6. ULMUS AMERICANA ‘JEFFERSON’
7. CORNUS FLORIDA APPALACHIAN SPRING’
8. PLANTERS *
9. PLATANUS OCCIDENTALIS
10. BELOW GRADE PARKING GARAGE

* The planters will be seasonally and decoratively planted by the owner. A randomized mix of species will be used to reflect seasonal changes. Plant seletions will include perennials, grasses, and vines.

CONCEPT LAYOUT PLAN

218 WEST MARKET STREET

ULMUS AMERICANA
'JEFFERSON'

PLANTERS
SEASONAL

GINKGO BILOBA
'PRINCETON SENTRY'

CORNUS FLORIDA
'APPALACHIAN SPRING'

CAREX PENSYLVANICA
PLANTING BED

PLATANUS OCCIDENTALIS

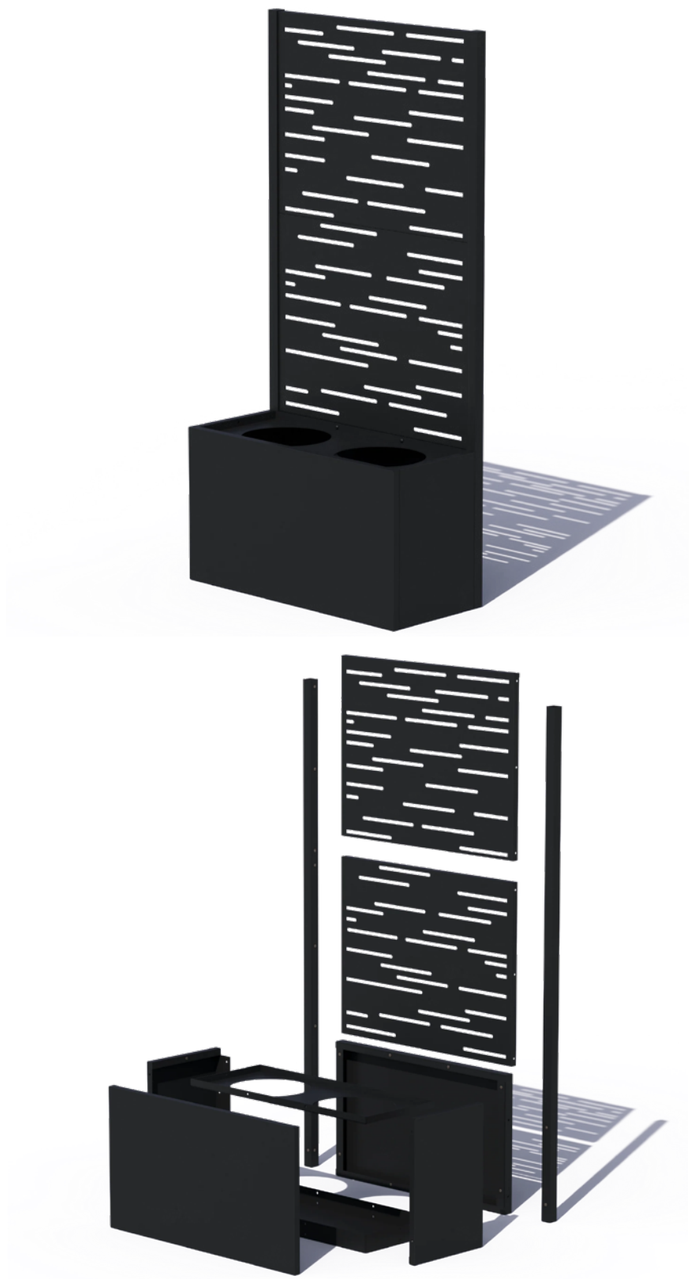
PROPOSED PLANTINGS:

4. GINKGO BILOBA 'PRINCETON SENTRY'
5. CAREX PENSYLVANICA PLANTING BED
6. ULMUS AMERICANA 'JEFFERSON'
7. CORNUS FLORIDA 'APPALACHIAN SPRING'
8. PLANTERS
9. PLATANUS OCCIDENTALIS

CONCEPT PLANTING PLAN

218 WEST MARKET STREET

V. NEW PRODUCT INFORMATION



Privacy Planter (Dash)

897.00 USD

Elevate your backyard with our privacy planters. HIDEAWAY's modular design makes creating your private retreat easy and enjoyable.

Dimensions

- Screen Size: 36" W x 52" H
- Planter Size: 36" W x 20" H x 16" D
- Total Weight: 50-55 lbs.

Please Note: Using a tray is optional. The privacy planters can accommodate flower pots that are 12 inches in size.

Whats Included

1 Standard Privacy Screen
1 Rectangle Planter

Core Features

- Easy Assembly
- Industrial Grade Aluminum
- UV Protection
- Rust-Free
- Weatherproof

HIDEAWAY SCREEN - PRIVACY PLANTERS

INTRODUCTION

In this manual, we will show you how to assemble the Hideaway Planters.
Both our planters and privacy planters are assembled in the same fashion.

PLANTER
(STEPS 1 - 4)

PRIVACY
PLANTER
(STEPS 1 - 6)

WARNING
Some steps might require the assistance of two people.

HIDEAWAY

PARTS & TOOLS CHECK LIST

The following Parts are included with your assembly. The following Tools are recommended for this assembly.

PARTS LIST

TOP STANDARD HIDEAWAY
PRIVACY SCREEN
(36" W)

BOTTOM STANDARD HIDEAWAY
PRIVACY SCREEN
(36" W)

MOUNTING
POST
(1.5" x 1.5" x 72" H)

PLANTER BASE

TOP TRAY

FRONT SIDE
(36" W PANEL)

BACK SIDE
(33" W PANEL)

INCLUDED HARDWARE

MACHINE SCREWS
(A)

LEFT SIDE

RIGHT SIDE

RECOMMENDED TOOLS

POWER DRILL
w/ #3 ROBERTSON BIT

SCREWDRIVER

OPTIONAL HARDWARE

(SOLD SEPARATELY)
CONCRETE WEDGE ANCHORS
(MOUNT PLANTER BASE
INTO CONCRETE) (B)

(SOLD SEPARATELY)
GRK RSS WOOD SCREWS
(C)

Glen-Gery

PRODUCT PROFILE

Revised 1/2019

Glen-Gery Clay Thin Brick

(1/2", 3/4" and 1" thick)

General

Glen-Gery provides clay thin brick in a multitude of shades and textures to accommodate the visual and application requirements of most projects. Sizes range from 8 to 16 inch and from extruded to handmade providing the widest range of thin brick available for any application.

The thickness of the thin brick available is based on the method of manufacture and the desired texture/uniformity.

Extruded thin brick available in 1/2" thickness are typically extruded as thin brick with unique surface textures and colors meeting Type TBS tolerances.

Glen-Gery's greatest variety of thin brick are available in molded and extruded 3/4" thickness. This thickness allows units to be cut from full units often specifically manufactured with larger coring and thinner webs to facilitate cutting while reducing the quantity of raw material required for manufacture. Material cut from the thin brick can be ground and reused to manufacture thin or full size units. In addition, Glen-Gery's unique large scale custom cutting operation allows thin brick to be cut from a specific lot of full brick to ensure color matching of both full and thin brick.

Handmade thin brick are available in 1" thickness to accommodate the inherent variation expected from handmade units.

Today's thin brick are installed in a wide variety of different wall systems including thickset, thinset, metal panel systems (such as Glen-Gery Thin Tech® Panels) as well as precast and tilt-up concrete wall systems. The appearance of thin brick, as well as the method of manufacture, affects the potential use of the thin brick in the various wall systems available. The thickness of the individual thin brick typically has minimal, if any, effect on any of the applications.

While each of the three categories of thin brick previously listed can be installed in most of thin brick wall systems, the precast and tilt-up concrete wall systems require thin brick with very rigid tolerances and surface textures limited to smooth or velour (wirecut) textures. In addition the cleaning techniques utilized by concrete panel manufacturers may also limit colors typical of full size units. See additional information at the end of this Profile regarding thin brick for use with precast and tilt-up concrete wall systems.

Additional information is available from your Glen-Gery representative for each thin brick wall system.

Unit Specifications

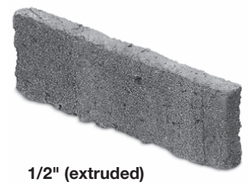
Glen-Gery thin brick are typically manufactured to conform to the requirements of American Society for Testing and Materials (ASTM) Standard Specification C 1088, Grade Exterior. Depending upon the particular product selected, Type TBA, TBS, or TBX may be available. These products also conform to the requirements of ASTM C 1088, Grade Interior. When specifying this product, the specifications should cite:

1) The product name and state "as manufactured by Glen-Gery Corporation."

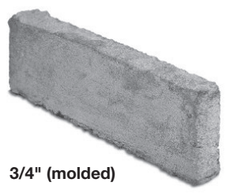
2) Conformance to the requirements ASTM C 1088, Grade Exterior.

3) The actual unit dimensions listed as thickness x height x length.

Example: Harding Blend thin brick as manufactured by Glen-Gery Corporation to conform to the requirements of ASTM C 1088, Grade Exterior, Type TBS. The units shall have dimensions of 3/4" X 2-1/4" X 7-5/8".



1/2" (extruded)



3/4" (molded)

3/4" (extruded)

1" (handmade)

1

Glen-Gery Clay Thin Brick

Revised 1/2019

FIGURE A

Design Criteria

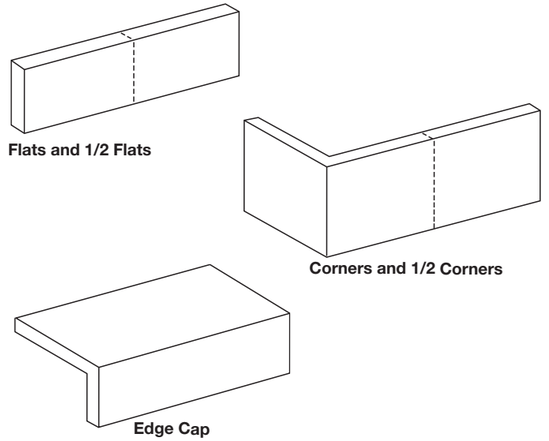
Size:

Table 1 provides the many sizes in which Glen-Gery manufactures thin brick.

Dimensional Tolerances:

Glen-Gery thin brick are manufactured to provide specific dimensional tolerances. The dimensional tolerances of the product are intended to be within the requirements of ASTM C 1088, Type TBS for general use. Some products (including but not limited to those manufactured at the Hanley Plant) are manufactured to meet Type TBX. Products with colors matching Handmade bricks are manufactured to meet Type TBA. The product ordered will generally contain a number of units which are over or under the specified dimensions.

CONTINUED ON PAGE 3



Flats and 1/2 Flats

Corners and 1/2 Corners

Edge Cap

TABLE 1

Thin Brick Size, Coverage and Weight

Thin Brick Size	Specified Dimension						Thin Brick per square foot	Average Weight	
	Thickness (inches)	(mm)	Height (inches)	(mm)	Length (inches)	(mm)		per unit	(kg)
Queen	3/4	20	2-3/4	70	7-5/8	194	5.63	1.6	0.7
Lightweight Modular	3/4	20	2-1/4	57	7-5/8	194	6.75	1.0	0.5
Lightweight Engineer Modular	3/4	20	2-3/4	70	7-5/8	194	5.63	1.0	0.5
1/2-Modular (extruded)	1/2	13	2-1/4	57	7-5/8	194	6.75	0.7	0.3
3/4-Modular (extruded/molded)	3/4	20	2-1/4	57	7-5/8	194	6.75	1.1	0.5
Modular (handmade)	1	25	2-1/4	57	7-5/8	194	6.75	1.1	0.5
1/2-Engineer Modular	1/2	13	2-3/4	70	7-5/8	194	5.63	0.8	0.4
3/4- Engineer Modular	3/4	20	2-3/4	70	7-5/8	194	5.63	1.6	0.7
Econo	3/4	20	3-5/8	92	7-5/8	194	4.50	1.5	0.7
Standard	3/4	20	2-1/4	57	8	203	6.55	1.1	0.5
Engineer Standard	3/4	20	2-3/4	70	8	203	5.39	1.7	0.8
Handmade Oversized	1	25	2-3/4	70	8-1/2	216	5.00	1.7	0.8
King Narrow-Bed	3/4	20	2-3/4	70	9-5/8	244	4.55	1.5	0.7
Engineer King	3/4	20	2-3/16	71	9-5/8	244	4.55	1.5	0.7
King	3/4	20	3-5/8	92	9-5/8	244	4.55	1.5	0.7
Roman	3/4	20	1-5/8	41	11-5/8	295	6.00	1.0	0.5
Norman	3/4	20	2-1/4	57	11-5/8	295	4.50	1.5	0.7
Utility	3/4	20	3-5/8	57	11-5/8	295	3.00	2.4	1.1
Kingston	3/4	20	2-3/4	70	11-5/8	295	3.75	1.9	0.9
Viking			1-5/8	41	15-5/8	397	4.50	5.9	2.7
Saxon	3/4	20	2-1/4	57	15-5/8	397	3.38	2.0	0.9
Titan	3/4	20	3-5/8	92	15-5/8	397	2.25	3.0	1.4

2

Glen-Gery Clay Thin Brick

Continued from page 2

The dimensional variations are related to the raw materials, forming, drying and firing processes, and the desired finish and color. Thus, for some products, all the units may be slightly over or slightly under the specified dimensions.

Inquiries should be made regarding the dimensional variations which might be expected if project detailing requires precise coursing.

Specialty products or gauged products may be desirable when thin brick are incorporated into precast or tilt-up concrete wall systems. Many of Glen-Gery's extruded products include dimensional tolerances tighter than those required by ASTM and can be utilized for precast concrete wall systems. Glen-Gery also offers edge-grinding of units to create tighter tolerances if required.

Configurations:

These units are manufactured to conform to the requirements of ASTM C 1088.

Weight:

The weight of the brick units vary with the raw material, size, manufacturing processes. While actual weight of specific thin brick should be confirmed, average weight of each size thin brick manufactured by Glen-Gery is included in Table 1.

Finishes:

Glen-Gery thin brick are available in a variety of textures. The textures include smooth, velour, bar, rug, matt, paper cut, scored, rockface, slurry and sand finishes. The availability of a particular finish is usually dependent on the specific product.

Glazed thin brick meeting ASTM C126 surface requirements are also available.

Color:

Glen-Gery thin brick are available in a multitude of color blends. The colors available include various shades of red, brown, gray, buff, and white. Some colors are the natural colors of the fired raw materials, while others are produced by fusing a surface treatment onto the surface of the brick during firing or adding minerals to the bodies of the brick. If through body colors are desired, inquiries should be made regarding the availability of the desired colors. The color selection may also be limited by the product selected and the desired finish. Consult with your Glen-Gery representative for products acceptable in specific applications.

Shapes:

Common thin brick shapes are shown in Figure A.

Shapes dimensioned for coursing with other brick sizes, and custom shapes having configurations to fit specific project requirements are also available. These nonstandard shapes require detailed dimension drawings which must be submitted to and approved by Glen-Gery.

All shapes should be identified early in the project design because certain shape configurations may require special forming, drying, or firing processes. These processes may require more time or different scheduling than standard thin brick.

Physical Properties of Units

Compressive Strength:

Because thin brick are individually attached to substrates, compressive strength is not a relevant quality of thin bricks. ASTM C 1088 does not require reporting of compressive strength because testing tall, thin sections of brick for compressive strength are not indicative of performance.

Water Absorption:

Glen-Gery's extruded products: The average maximum hot-water absorption by submersion in boiling water for five hours is less than 17% and will typically be less than 9%. The average saturation coefficient is generally less than 0.78. In instances where the saturation coefficient exceeds 0.78, the cold water absorption for Glen-Gery brick is less than 8% and the units meet the requirements of ASTM C1088, Grade Exterior.

Glen-Gery's molded and Handmade products: The average maximum hot-water absorption by submersion in boiling water for five hours is less than 17% and will typically be less than 15%. The average saturation coefficient is generally less than 0.65.

Initial Rate of Absorption (IRA):

Glen-Gery's extruded products: The initial rate of absorption (suction) normally does not exceed 30 grams per 30 square inches per minute under laboratory conditions.

Glen-Gery's molded and Handmade products: The initial rate of absorption (suction) normally may exceed 30 grams per 30 square inches per minute under laboratory conditions.

Properties of Walls

Compressive Strength:

Compressive strength of a thin brick wall system is not typically affected by the thin brick units provided.

TABLE 2
Thin Brick and Mortar Quantities[1]
Nominal 3/8 Inch Mortar Joints

Thin Brick Size	Vertical Coursing in courses per inch	Thin Brick units per square foot	*Mortar Quantities	
			Cubic Foot per 100 square foot	Cubic Foot per 1000 units
Queen	5 Courses per 16"	5.63	0.99	1.76
Lightweight Modular	3 Courses per 8"	6.75	1.13	1.68
Lightweight Engineer Modular	5 Courses per 16"	5.63	0.99	1.76
1/2-Modular (extruded)	3 Courses per 8"	6.75	0.75	1.12
3/4-Modular (extruded/molded)	3 Courses per 8"	6.75	1.13	1.68
Modular (handmade)	4 Courses per 8"	6.75	1.51	2.23
1/2-Engineer Modular	5 Courses per 16"	5.63	0.66	1.17
3/4- Engineer Modular	3 Courses per 8"	5.63	0.99	1.76
Econo	1 Course per 4"	4.50	0.85	1.89
Standard	3 Courses per 8"	6.55	0.85	1.30
Engineer Standard	5 Courses per 16"	5.39	0.98	1.82
Handmade Oversized	5 Courses per 16"	5.00	1.23	2.46
King Narrow-Bed	5 Courses per 16"	4.55	0.95	2.09
Engineer King	5 Courses per 16"	4.55	0.71	1.57
King	5 Courses per 16"	4.55	0.95	2.09
Roman	4 Courses per 8"	6.00	1.33	2.22
Norman	3 Courses per 8"	4.50	1.05	2.33
Utility	1 Course per 4"	3.00	0.76	2.54
Kingston	5 Courses per 16"	3.75	0.90	2.41
Viking	4 Courses per 8"	4.50	5.9	2.7
Saxon	3 Courses per 8"	3.38	1.01	2.98
Titan	1 Course per 4"	2.25	0.72	3.19

[1] *These values are actual quantities and must be increased for waste and any possible construction requirements which may necessitate additional quantities.*

** Mortar estimate includes mortar needed for concave, vee or grapevine joints only; for Thin Tech® or Thinset Applications. Thickset applications will require additional material for scratch coat/mortar bed.*

Glen-Gery Clay Thin Brick

Revised 1/2019

TABLE 3
Units Per Linear Foot in Various Positions
Nominal 3/8 Inch Mortar Joints

Thin Brick Size	FLATS		SHAPES	
	Stretcher	Soldier	Corner (Vertically)	Header (Horizontally)
Queen	1.50	3.75	3.75	1.57
Lightweight Modular	1.50	4.50	4.50	1.57
Lightweight Engineer Modular	1.50	3.75	3.75	1.57
Modular	1.50	4.50	4.50	1.57
Engineer Modular	1.50	3.75	3.75	1.57
Econo	1.50	3.00	3.00	1.57
Standard	1.43	4.50	4.50	1.50
Engineer Standard	1.43	3.75	3.75	1.50
Handmade Oversized	1.33	3.75	3.75	1.41
King Narrow-Bed	1.20	3.75	3.75	1.25
Engineer King	1.20	4.26	3.75	1.25
King	1.20	3.75	3.75	1.25
Roman	1.00	6.00	1.50	1.03
Norman	1.00	4.50	4.50	1.03
Utility	1.00	3.00	3.00	1.03
Kingston	1.00	3.75	3.75	1.03
Viking	0.75	6.00		
Saxon	0.75	4.50	*	0.77
Titan	0.75	3.00	*	0.77

**12-inch units could be used at corner to allow proper 1/2-bond coursing.*

Thermal Performances:

The thermal resistance of Glen-Gery thin brick is approximately 0.11 (hr • sq. ft.• deg f)/(Btu• in.). Therefore thin brick thermal performance is as follows:

Thin Brick Thickness (inch)	Thermal Resistance (hr • sq. ft.• deg f)/(Btu• in.)
1/2	0.05
3/4	0.08
1	0.11

The thermal resistance is used to predict the thermal performance of wall elements under steady-state conditions. The mass and specific heat of this product provide additional benefit when subjected to the dynamic conditions of the natural environment. As described in the American Society of Heating Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 90.1, the effects of mass, specific heat, and the color of the brick should be considered. Reference: BIA Technical Notes on Brick Construction 4 Revised, “Heat Transmission Coefficients of Brick Masonry Walls”, 4B Revised, “Energy Code Compliance of Brick Masonry Walls” and 43D, “Brick Passive Solar Heating Systems, Part IV – Material Properties.”

Sound Transmission:

The sound transmission of thin brick has not been measured and is typically dependent upon the overal wall system.

Fire Resistance:

Fire resistance ratings for thin brick are dependent upon the entire wall system utilized. Prescriptive one-hour and two-hour fire-resistance-rated exterior walls constructed with adhered thin veneer brick units on steel or wood studs are included in the International Code Council (ICC) International Building Code (IBC). These designs can be used by architects/engineers/designers of building construction projects in those jurisdictions that adopt and enforce the IBC where the nonbearing exterior walls of a building are required to have a one-hour or two-hour fire-resistance rating.

Coefficient of Thermal Expansion:

Glen-Gery thin brick have a coefficient of thermal expansion of approximately 0.000004 in. (in.•°F) as listed in The Building Code Requirements for Masonry Structures (TMS 402/ACI 530/ASCE 5) .

Coefficient of Moisture Expansion:

Glen-Gery thin brick veneer have a coefficient of moisture expansion which is less than 0.0005 in./in. Most of the moisture expansion of Glen-Gery thin brick occurs immediately after the bricks are fired, before the brick arrive at the job site.

Construction

Storage and Protection:

Store brick in their packaging off ground to avoid contamination by water, mud, dust or materials likely to cause staining or other defects. Do not use packages of thin brick as supports or work surfaces. Cover packages with a weather resistant membrane held securely in place or otherwise protect packages from the elements.

Wetting:

As deemed necessary (see IRA), wet units prior to contact with mortar. Wetting procedures vary by thin brick application and environment. Contact your Glen-Gery representative for specific information.

Weather Extremes:

When using Portland cement mortars, follow the procedures required by The International Building Code (IBC). The IBC references cold and hot weather construction provisions for masonry that are based on those found in Specification for Masonry Structures (TMS 602/ACI 530.1/ASCE 6) and required by Building Code Requirements for Masonry Structures (TMS 402/ACI 530/ASCE 5). While specific cold and hot weather provisions are not included within the International Residential Code (IRC) the IRC states that mortar for use in masonry construction shall comply with ASTM C 270, which requires mortar for other than masonry veneer to be prepared in accordance with the Masonry Industry Council’s “Hot and Cold Weather Masonry Construction Manual.” Further information is also available in the BIA Technical Notes on Brick Construction 1, “Cold and Hot Weather Construction.”

When using proprietary attachment systems, adhesives or preblended cements, consult the manufacturer’s written instructions for cold and hot weather requirements.

Installation:

When using Portland cement mortars in thickset applications butter the backs of the units and set units in full mortar joints. Use a Portland cement lime mortar conforming to ASTM C 270. A prepackaged mortar mix conforming to these specifications is Glen-Gery Color Mortar Blend. Reference: Glen-Gery Product Profile “Glen-Gery Color Mortar Blend.” Joints must be completely filled to ensure performance.

When using proprietary attachment systems or preblended adhesives or cements, consult the manufacturer’s written instructions for installation.

Tooling:

When thumbprint hard, tool all joints to produce a concave, grapevine, or vee joint finish.

Protection of Work:

At the end of each day and before each shut down period, cover work with a strong weather resistant membrane which is held in place securely. Scaffold boards closest to the wall should be tilted up at days end to prevent splatter during rain. Care should also be taken to protect brickwork located near the ground from mud and dirt.

Cleaning:

When the attachment system uses Portland cement mortars, remove excess mortar with a stiff bristle brush at the end of each shift. Clean with wooden paddles and stiff fiber brushes using clean water. If a cleaning agent is necessary, presoak the wall with clean water prior to applying the cleaning agent and thoroughly rinse the wall with clean water after cleaning. Prior to determining a final cleaning solution, test the procedure and cleaning agent on a small sample area to observe the effectiveness of the overall cleaning solution and, most importantly, to detect any possible deleterious effects

Glen-Gery Clay Thin Brick

Revised 1/2019

or changes in appearance of the brick. Additional information is available in the Glen-Gery Technical Profile “Cleaning New Brickwork.” Check with your Glen-Gery Distributor or District Sales Manager prior to making a final selection of a cleaning procedure and solution. When using Type N mortars, clean down should never occur prior to 7 days after work is completed to assure appropriate curing of the mortar. Reference: BIA Technical Notes on Brick Construction 20, “Cleaning Brickwork.”

When using proprietary attachment systems, adhesives or preblended cements, consult the manufacturer’s written instructions for cleaning.

Estimating:

The quantities of brick and mortar required for a project vary with the size of the brick unit, the wall construction, the number of field cuts necessary, and the workmanship. Table 2 provides the quantities of brick and mortar quantities per 1,000 brick units. The figures are based on the units being placed in the wall as stretchers in stack or running bond. The values provided are estimates of the quantities in the finished wall and do not account for waste. These values represent the actual number of units per linear foot for the various brick sizes placed on the four most frequently used positions in the wall. The values are based on a nominal three-eight inch mortar joint. Reference: BIA Technical Notes on Brick Construction 10,“Dimensioning and Estimating Brick Masonry.”

PRECAST AND TILT-UP CONCRETE WALL PANEL APPLICATIONS

Concrete panel manufacturers, including precast and tilt-up wall systems, offer a unique and well performing walls for a variety of applications that typically involve relatively repetitive wall panels. Such systems allow the use of thin brick in wall systems that previously did not include thin brick. With the advent of various thin brick liners that hold the brick in place, as well as advancements in concrete technology, thin brick can be placed face down in the concrete liner. The liner holds the thin brick in place as concrete is poured and the brick form the finished surface. In such systems the thin brick must be uniform enough to reduce potential leakage between the liner and the edge of the brick.

In addition, the finished faces of the thin brick are typically required to be waxed in order to prevent concrete, which passes between the liner and the edge of the clay unit, from sticking to the finished surface of the brick. The wax and concrete is removed after the panel is removed from the liner utilizing a hot water pressure washer.

While Glen-Gery produces a wide variety of colors, textures and sizes available in thin brick, precast and tilt-up concrete panels typically require very uniform products that are often tighter than grade TBX, with textures limited to smooth or wirecut to reduce concrete leakage between the thin brick and the liner. Cleaning procedures typically limit surface coatings to very light sand or spray coatings that are not removed by the high pressure cleaning techniques.

Glen-Gery is capable of providing a wide variety of thin brick meet such requirements, including many thru-body and surface coated brick, as well as smooth and wirecut textures capable of withstanding concrete panel cleaning techniques.

In addition, Glen-Gery offers edge-grinding of thin brick to ensure such uniformity and waxing of finished faces often required by concrete panel manufacturers; as well as standard thin brick shapes and many custom shapes for unique thin brick possibilities.

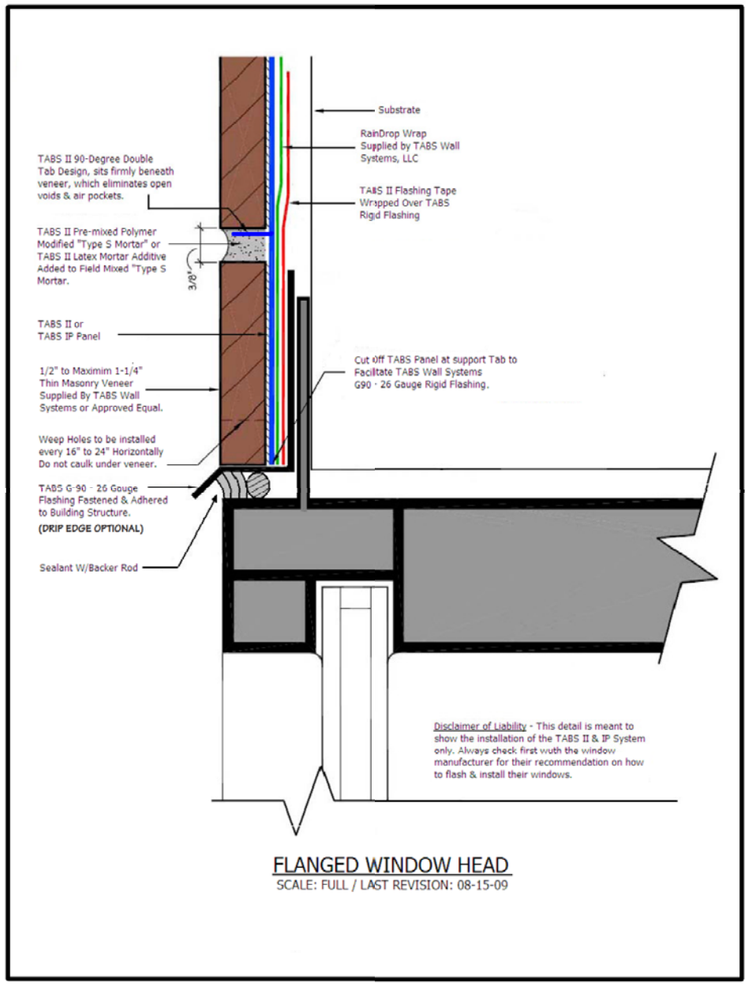
Be sure to contact your local Glen-Gery representative to determine available thin brick for such applications.

For further information contact:
Glen-Gery Technical Services
433 South Pottsville Pike
Shoemakersville, PA 19555
(610) 562-3076

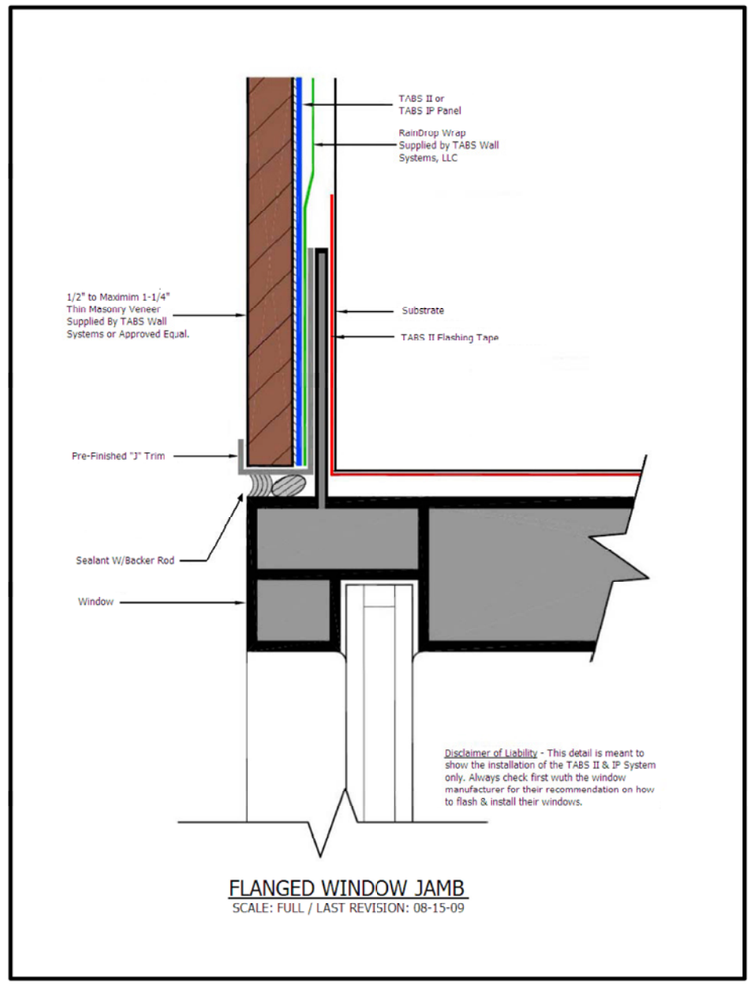
Glen-Gery

info@glengery.com
www.glengery.com

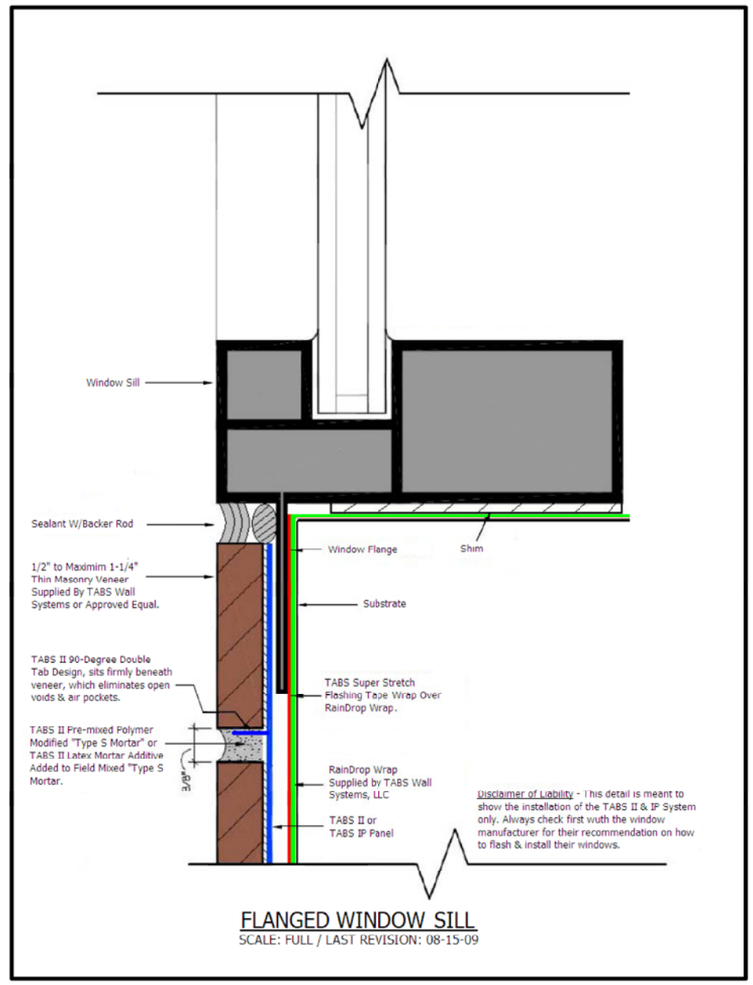
TABS WALL SYSTEM - TABS II



FLANGED WINDOW HEAD
SCALE: FULL / LAST REVISION: 08-15-09

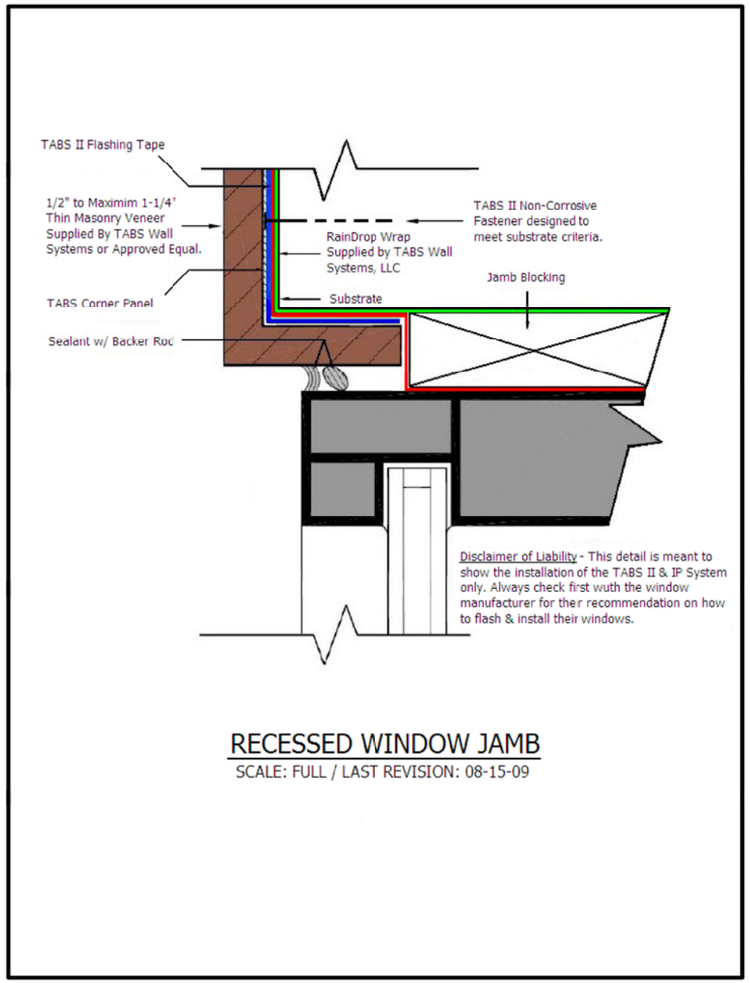


FLANGED WINDOW JAMB
SCALE: FULL / LAST REVISION: 08-15-09



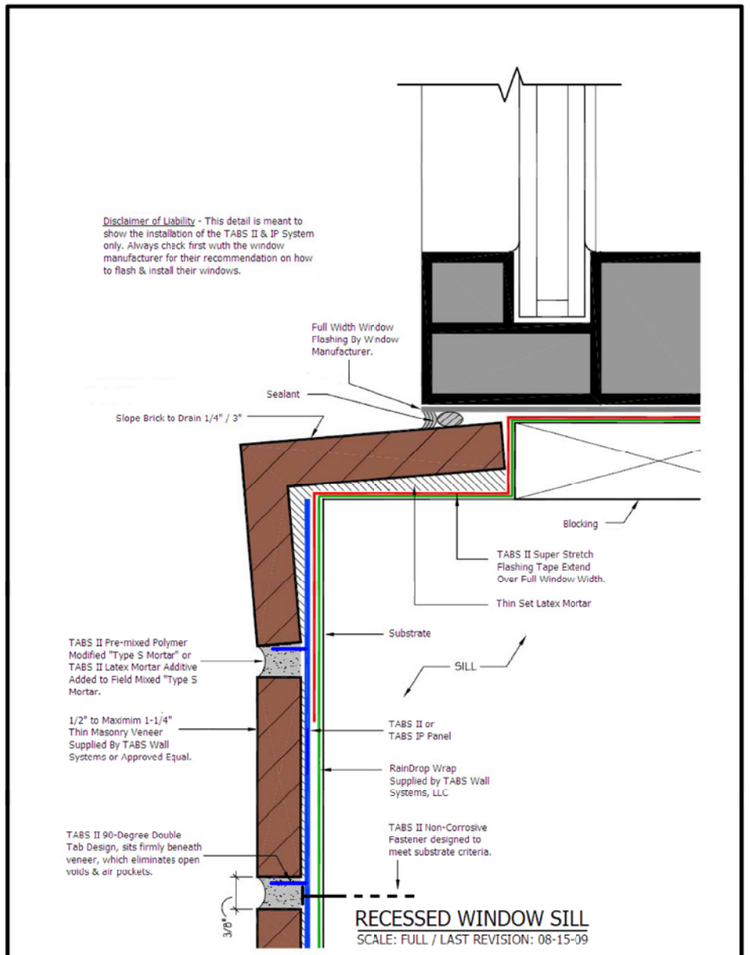
FLANGED WINDOW SILL
SCALE: FULL / LAST REVISION: 08-15-09

TABS WALL SYSTEM - TABS II



RECESSED WINDOW JAMB

SCALE: FULL / LAST REVISION: 08-15-09



RECESSED WINDOW SILL

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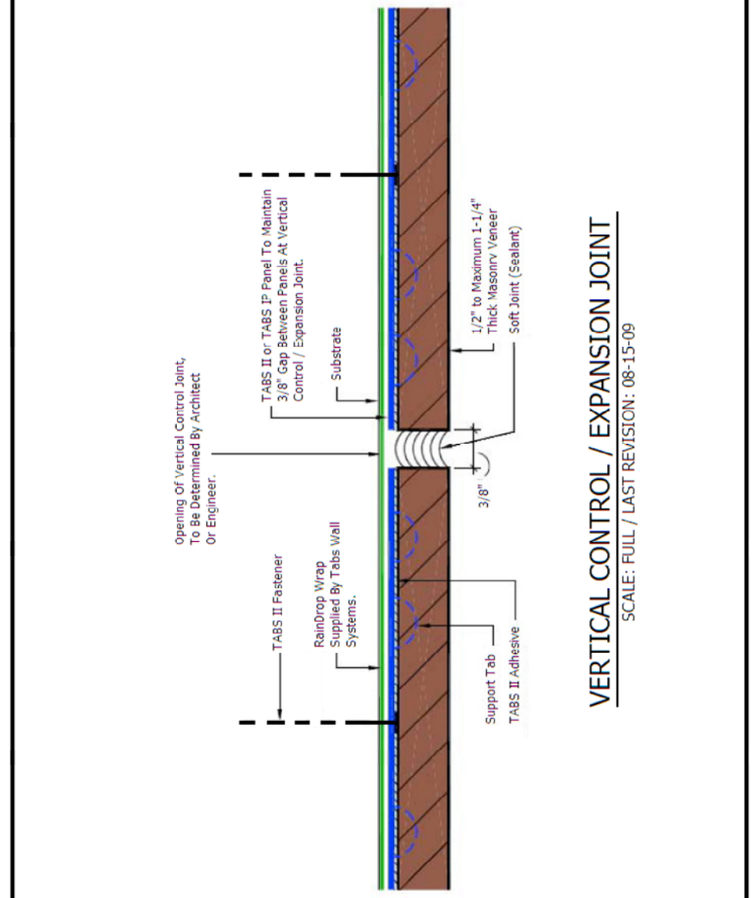

VERTICAL CONTROL / EXPANSION JOINT

SCALE: FULL / LAST REVISION: 08-15-09

THIN BRICK TAB SYSTEM DETAIL

218 WEST MARKET STREET

STOPOWERWALL DRAINSCREEN

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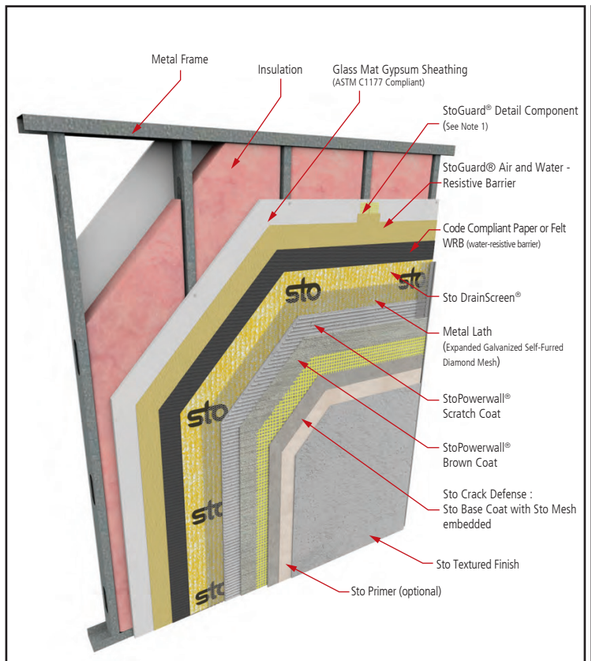
StoPowerwall® DrainScreen®
System Components with Sto Crack Defense System

Detail No.: 64s.01
Date: March 2022



Notes:

1. Refer to StoGuard Product Use Chart (Table 1.1) for StoGuard detail components; joint treatment, rough opening protection, backing for masonry anchors, or transitions to dissimilar materials, joints and seams in construction.

2. Refer to General Notes for specific information and design guidance on wall assembly components.

3. Glass mat gypsum sheathing in compliance with ASTM C1177, exterior grade and Exposure 1 wood based sheathing, or cementitious sheathing in compliance with ASTM C1325.

4. Minimum 2.5 lb/yd² (1.4 kg/m²) self-furred galvanized diamond mesh metal lath.

5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.

6. Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.

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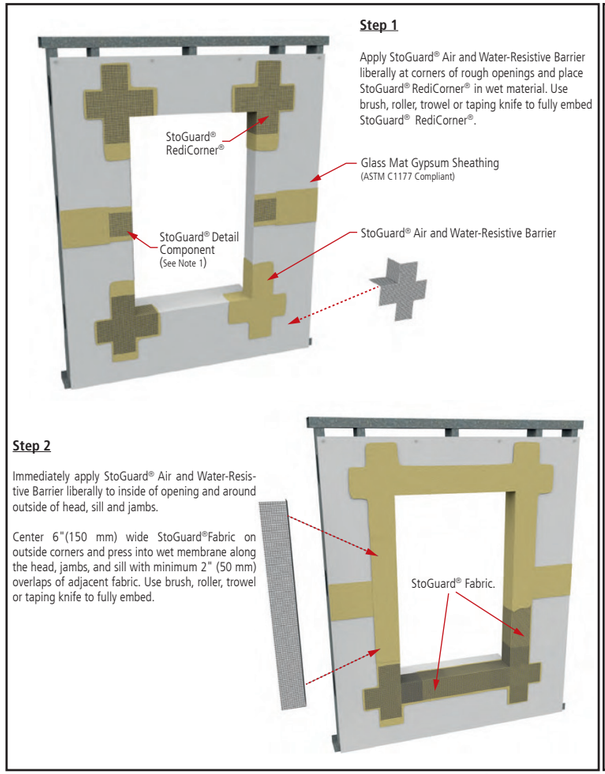
StoPowerwall® DrainScreen®
Rough Opening Protection with StoGuard®Fabric

Detail No.: 64s.04F
Date: March 2022
Page 1 of 2



Step 1

Apply StoGuard® Air and Water-Resistive Barrier liberally at corners of rough openings and place StoGuard® RediCorner® in wet material. Use brush, roller, trowel or taping knife to fully embed StoGuard® RediCorner®.

Step 2

Immediately apply StoGuard® Air and Water-Resistive Barrier liberally to inside of opening and around outside of head, sill and jambs.

Center 6"(150 mm) wide StoGuard®Fabric on outside corners and press into wet membrane along the head, jambs, and sill with minimum 2" (50 mm) overlaps of adjacent fabric. Use brush, roller, trowel or taping knife to fully embed.

Notes:

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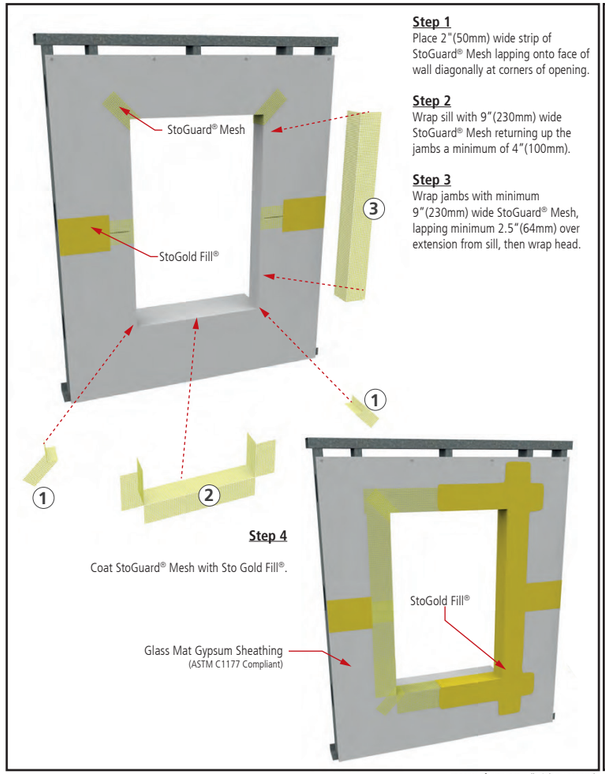
StoPowerwall® DrainScreen®
Rough Opening Protection with StoGuard®Mesh

Detail No.: 64s.04M
Date: March 2022
Page 1 of 2



Step 1
Place 2"(50mm) wide strip of StoGuard® Mesh lapping onto face of wall diagonally at corners of opening.

Step 2
Wrap sill with 9"(230mm) wide StoGuard® Mesh returning up the jambs a minimum of 4"(100mm).

Step 3
Wrap jambs with minimum 9"(230mm) wide StoGuard® Mesh, lapping minimum 2.5"(64mm) over extension from sill, then wrap head.

Step 4

Coat StoGuard® Mesh with Sto Gold Fill®.

Notes:

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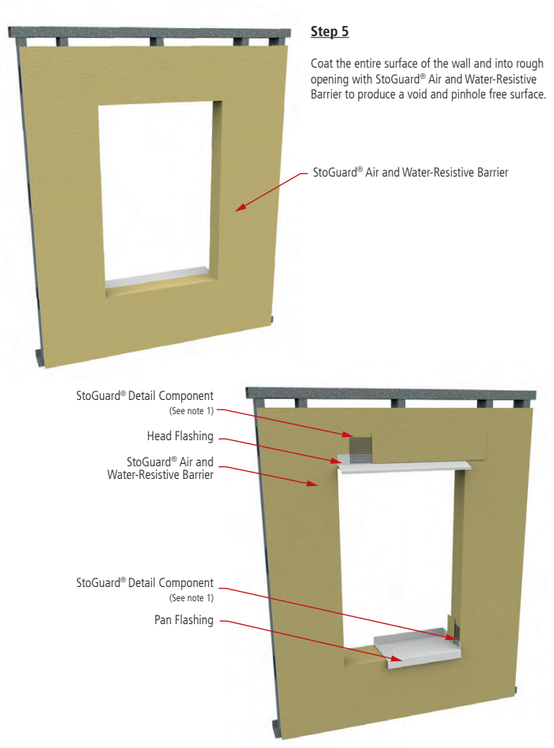
StoPowerwall® DrainScreen®
Rough Opening Protection with StoGuard®Mesh

Detail No.: 64s.04M
Date: March 2022



Notes:

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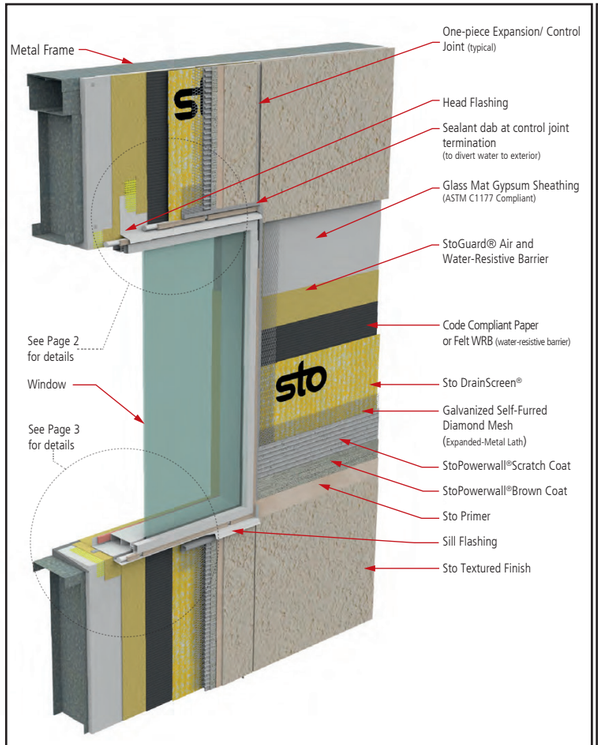
StoPowerwall® DrainScreen®
Box Window at Sill, Jamb, and Head

Detail No.: 64s.05
Date: March 2022



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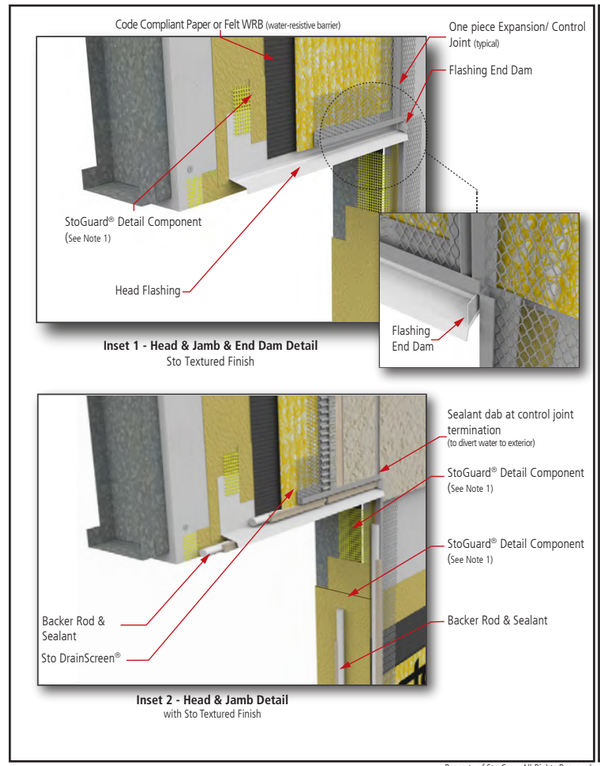
StoPowerwall® DrainScreen®
Box Window at Head/Jamb

Detail No.: 64s.05
Date: March 2022



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STOPOWERWALL DRAINSCREEN

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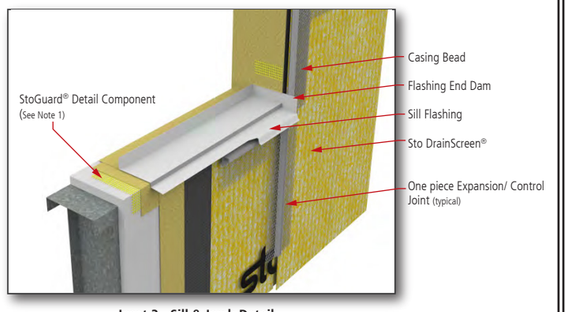
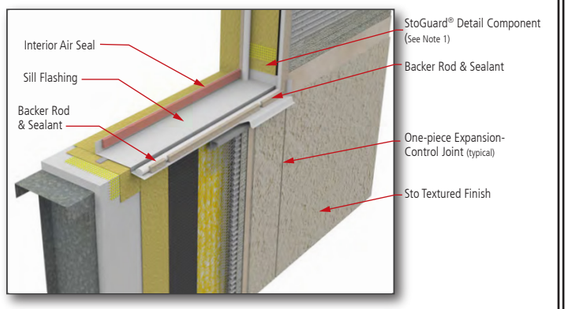
StoPowerwall® DrainScreen®
Box Window at Sill/Jamb

Detail No.: 64s.05
Date: March 2022



Inset 3 - Sill & Jamb Detail
without Sto Textured Finish



Inset 4 - Sill & Jamb Detail
with Sto Textured Finish

Notes:

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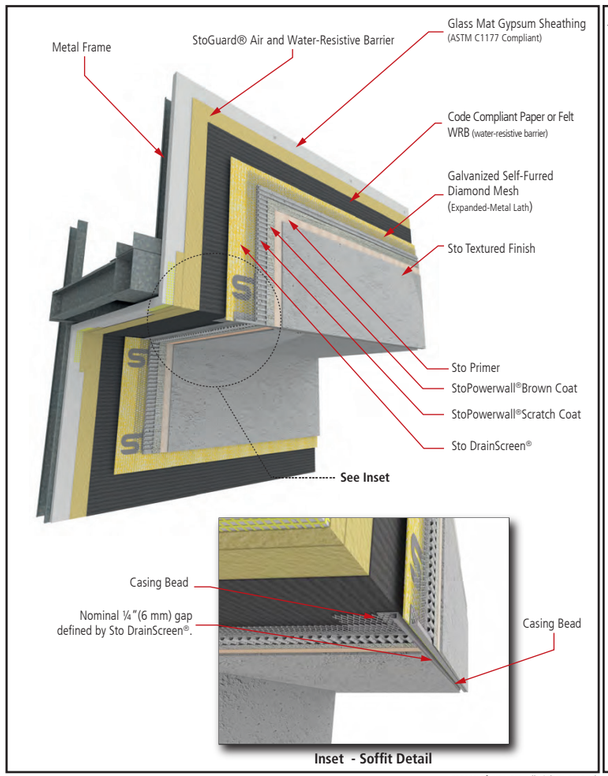
StoPowerwall® DrainScreen®
Soffit Return

Detail No.: 64s.07
Date: March 2022



Inset - Soffit Detail

Notes:

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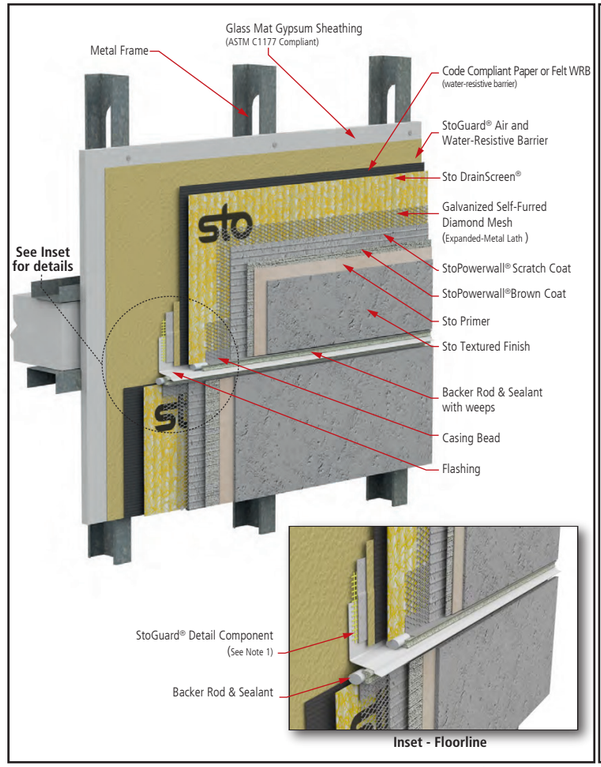
StoPowerwall® DrainScreen®
Floorline without Deflection Track

Detail No.: 64s.08
Date: March 2022



Inset - Floorline

Notes:

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STOPOWERWALL DRAINSCREEN

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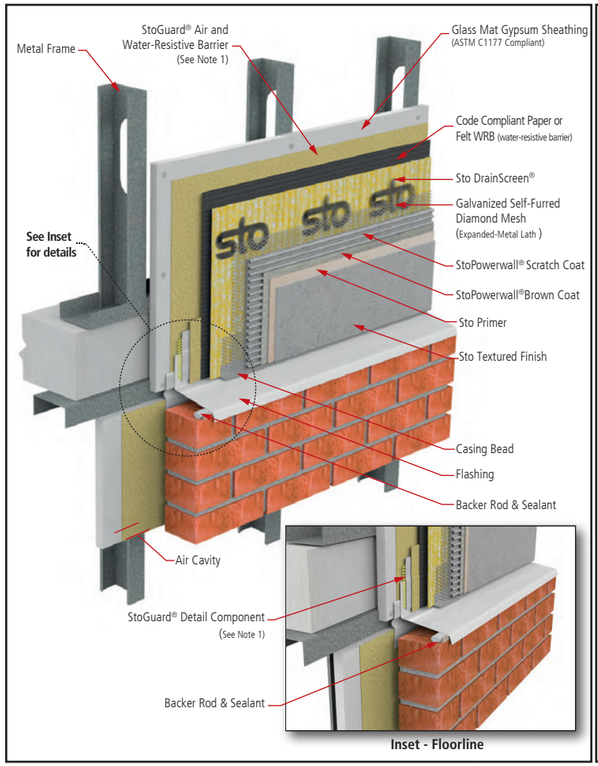
StoPowerwall® DrainScreen®
Horizontal Joint at Dissimilar Material

Detail No.: 64s.10
Date: March 2022



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1. Refer to StoGuard Product Use Chart (Table 1.1) for StoGuard detail components; joint treatment, rough opening protection, backing for masonry anchors, or transitions to dissimilar materials, joints and seams in construction.

2. Refer to General Notes for specific information and design guidance on wall assembly components.

3. Glass mat gypsum sheathing in compliance with ASTM C1177, exterior grade and Exposure 1 wood based sheathing, or cementitious sheathing in compliance with ASTM C1325.

4. Minimum 2.5 lb/yd² (1.4 kg/m²) self-furred galvanized diamond mesh metal lath.

5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.

6. Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.

7. Attach assembly components above floorline joint to deep leg track. Attach assembly components below floor line joint to embedded track with sufficient distance from deep leg track to allow for unimpeded floorline deflection.

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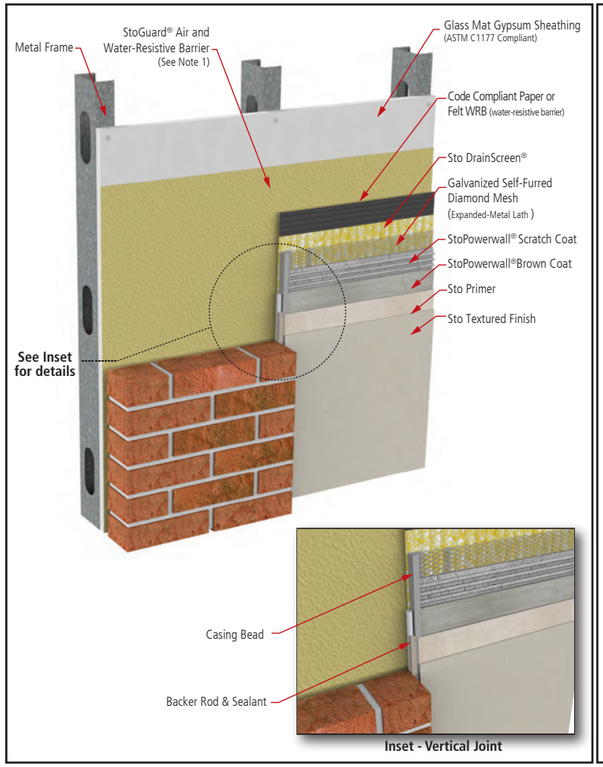
StoPowerwall® DrainScreen®
Vertical Joint at Dissimilar Material

Detail No.: 64s.11
Date: March 2022



Notes:

1. Refer to StoGuard Product Use Chart (Table 1.1) for StoGuard detail components; joint treatment, rough opening protection, backing for masonry anchors, or transitions to dissimilar materials, joints and seams in construction.

2. Refer to General Notes for specific information and design guidance on wall assembly components.

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4. Minimum 2.5 lb/yd² (1.4 kg/m²) self-furred galvanized diamond mesh metal lath.

5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.

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StoPowerwall® DrainScreen®
Inside Corner: Common Substrate

Detail No.: 64s.12
Date: March 2022

Notes:

1. Refer to StoGuard Product Use Chart (Table 1.1) for StoGuard detail components; joint treatment, rough opening protection, backing for masonry anchors, or transitions to dissimilar materials, joints and seams in construction.

2. Refer to General Notes for specific information and design guidance on wall assembly components.

3. Glass mat gypsum sheathing in compliance with ASTM C1177, exterior grade and Exposure 1 wood based sheathing, or cementitious sheathing in compliance with ASTM C1325.

4. Minimum 2.5 lb/yd² (1.4 kg/m²) self-furred galvanized diamond mesh metal lath.

5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.

6. Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.

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STOPOWERWALL DRAINSCREEN

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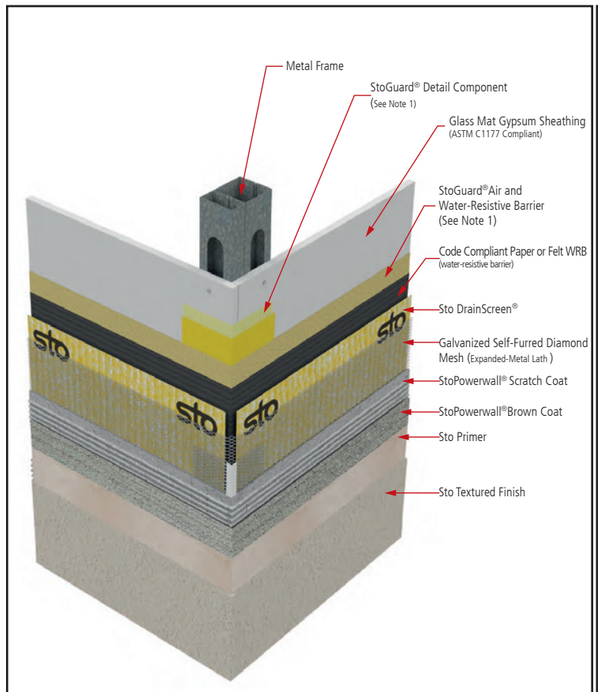
StoPowerwall® DrainScreen®
Outside Corner: Common Substrate

Detail No.: 64s.14
Date: March 2022



Notes:

1. Refer to StoGuard Product Use Chart (Table 1.1) for StoGuard detail components; joint treatment, rough opening protection, backing for masonry anchors, or transitions to dissimilar materials, joints and seams in construction.

2. Refer to General Notes for specific information and design guidance on wall assembly components.

3. Glass mat gypsum sheathing in compliance with ASTM C1177, exterior grade and Exposure 1 wood based sheathing, or cementitious sheathing in compliance with ASTM C1325.

4. Minimum 2.5 lb/yd² (1.4 kg/m²) self-furred galvanized diamond mesh metal lath.

5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.

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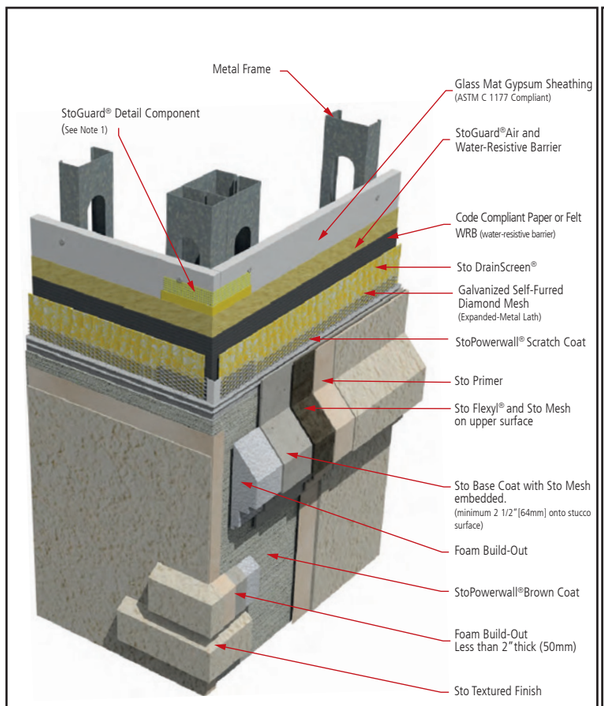
Sto Powerwall® DrainScreen®
Foam Buildouts

Detail No.: 64s.20
Date: March 2022



Notes:

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5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.

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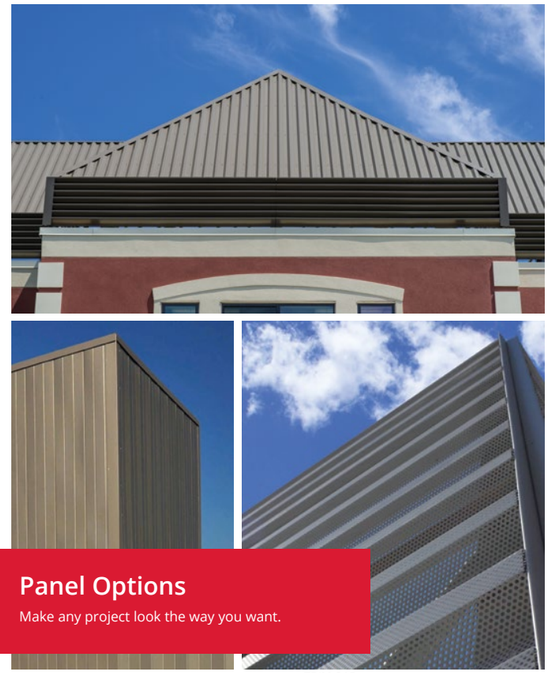
ROOFSCREEN - SLATTED LOUVER



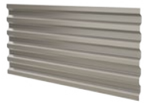
Panel Options

Make any project look the way you want.

The RoofScreen® System's design is flexible. Choose one of our standard panels, or spec any material you want to make your project look stunning.

FLAT PANELS

An excellent choice when the desired effect is to blend with other flat surfaces in the building's architecture. Available in plain, textured and perforated finishes.

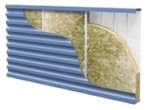


RIBBED PANELS

Economical and very strong with good spanning capability. Available in many styles including perforated and can be oriented vertically or horizontally.

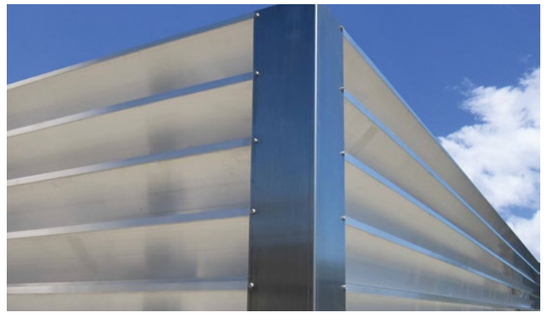
ALUMINUM LOUVERS

Louvers provide dramatic visual appeal and can transform an otherwise plain looking building. Available in 3 attractive designs and unlimited colors.



ACOUSTICAL PANELS

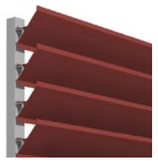
Our sound-deadening panel assembly is perfect for noisy rooftop equipment. The face panels can be any style, color and material desired.



VisionGuard™

Continuous-blade aluminum louvers that will make any building look great.

VisionGuard™ Louvers are very strong with excellent spanning capabilities and can be mounted to RoofScreen® framing or any other supports or substrates.



ANGLED LOUVER L10

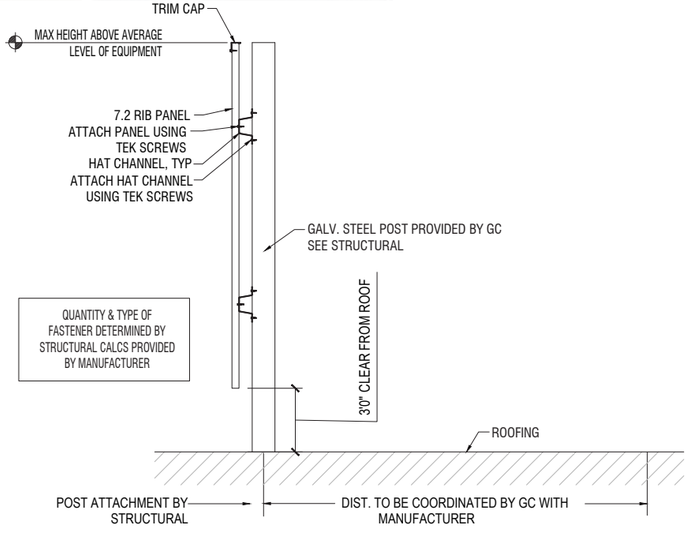
Our VisionGuard™ Angled Louver incorporates a 45° continuous-blade profile. It is perfect for use in architectural and vision-proofing applications where a traditional angled louver aesthetic is desired.

SLATTED LOUVER L20

For projects where a slatted or lattice style effect is desired, the VisionGuard™ Slatted Louver System is ideal. The blades are 5.5" wide and the gap between blades can be specified to any distance desired.

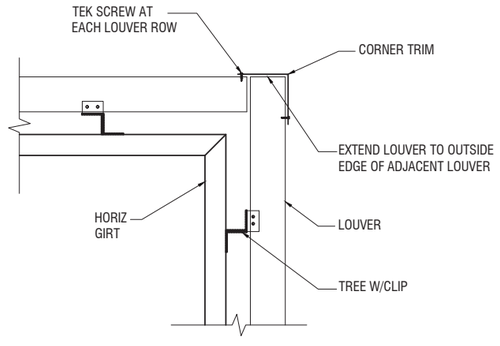
CURVED LOUVER L30

VisionGuard™ Curved Louvers are similar to the Slatted version but the face of each blade is curved to provide a more decorative style. Spacing between blades can be adjusted to any distance.



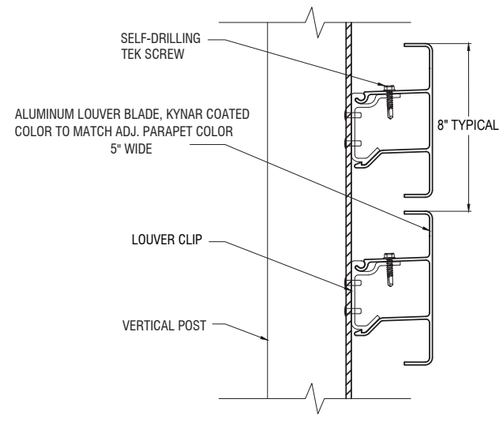
1 A406 ROOF SCREEN FRAME

SCALE: N.T.S.



2 A406 CORNER TRIM DETAILS

SCALE: N.T.S.



3 A406 ROOF SCREEN SLATTED LOUVER

SCALE: N.T.S.

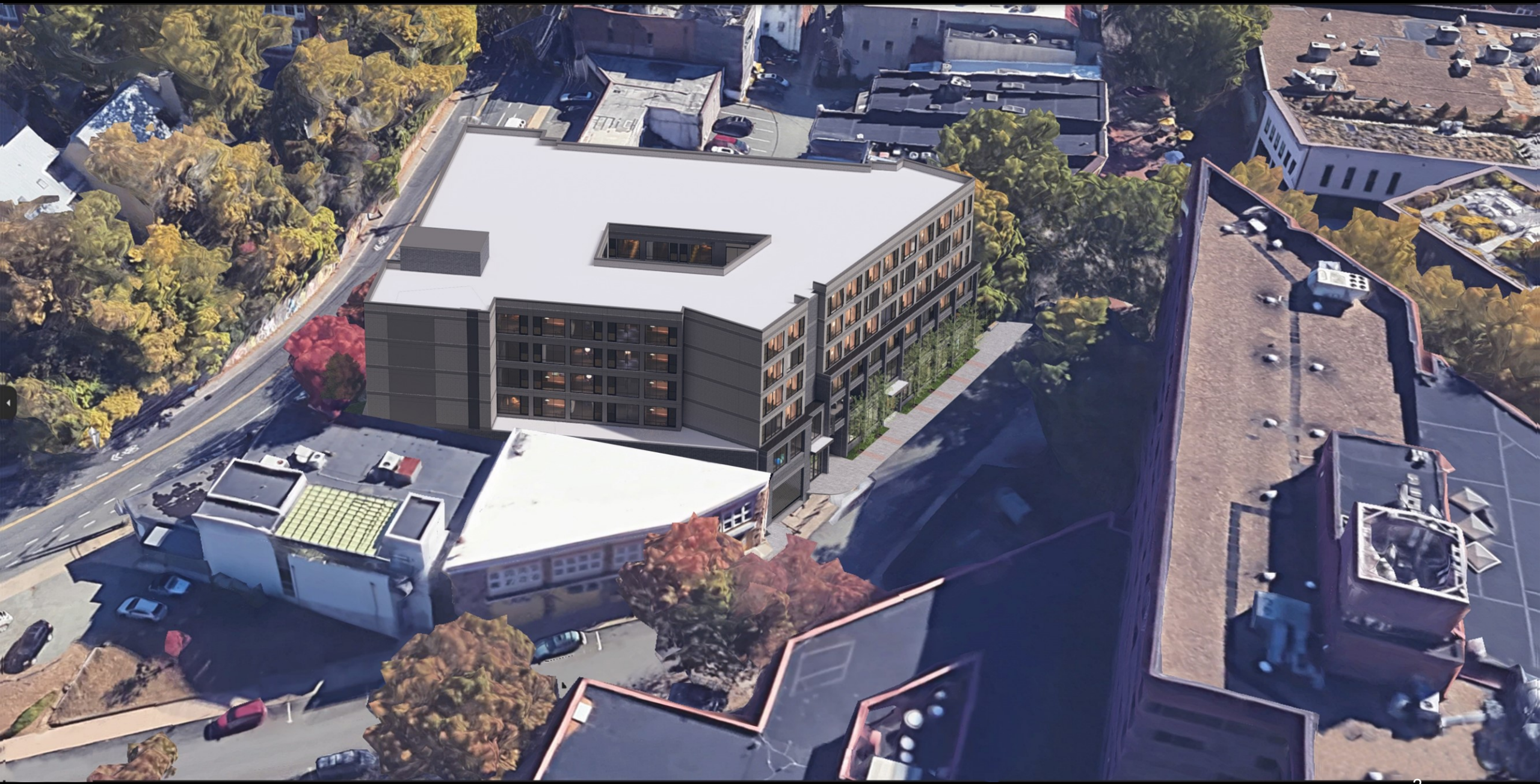
ROOF SCREEN

218 WEST MARKET STREET

218 West Market Street

Design Develop renderings

June 3, 2025



218 West Market St - Design Develop renderings June 3, 2025

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AC
MARRIOTT