

Community Development Department

Masonry Construction

This term shall be construed to mean that form of construction composed of brick, stone, decorative concrete block or tile, or other similar building units or materials (or combination of these materials) laid up unit by unit and set in mortar, and shall exclude wall area devoted to doors and windows. As applicable to meeting the minimum requirements for the exterior construction of buildings within each zoning district, this term shall include the following materials:

1. Hard fired brick (kiln fired clay or slate material; severe weather grade; minimum thickness of three inches when applied as a veneer; shall not include unfired or under fired clay, sand or shale brick; may include concrete brick if it conforms to the same ASTM standards, and to the above stated additional standards, as hard fired clay brick);
2. Stone (includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior building construction; may also include cast- or manufactured-stone product, provided that such product yields a highly textured, stone-like appearance, its coloration is integral to the masonry material and shall not be painted on, and it is demonstrated to be highly durable and maintenance-free; natural or man-made stone shall have a minimum thickness of three and five-eighths inches when applied as a veneer).
3. Decorative concrete block (highly textured finish, such as split-face, indented, hammered, fluted, ribbed or similar architectural finish; coloration shall be integral to the masonry material and shall not be painted on; minimum thickness of three and five-eighths inches when applied as a veneer; shall not include lightweight or featherweight concrete block or cinder block units);
4. Concrete pre-cast or tilt-wall panels (only allowed if a highly textured, architectural finish which is at least as textured in appearance and physically as face brick or stone; can be brick-like or stone-like in appearance; coloration shall be integral to the masonry material and shall not be painted on; shall not include smooth, untextured or inadequately textured finishes); and
5. Glass blocks or tiles (of the type customarily used in exterior building construction; shall not comprise more than 30% of any exterior wall surface, nor more than 20% of the building's total exterior on all wall surfaces combined; shall not be highly reflective or mirror-like finish).

The following materials shall not qualify nor be defined as "masonry construction" in meeting the minimum requirements for the exterior construction of buildings:

1. Stucco, exterior plaster, adobe or mortar wash surface material;
2. Exterior insulation and finish system (EIFS), acrylic matrix, synthetic plaster, or other similar synthetic material;
3. Cementitious fiber board siding (such as "HardyPlank," HardyBoard," etc.);
4. PVC or other plastic-based siding material;
5. Lightweight or featherweight concrete blocks or cinder blocks; or

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6. Any other cementitious product not listed above.

SUBMISSION REQUIREMENTS:

Facade Plans shall be prepared by a person knowledgeable in architectural building design (e.g., licensed architect) and shall contain the following minimum information:

A color pdf of the materials sample board shall be submitted along with the Facade Plan.

- Title block (located in the lower right hand corner) containing the proposed subdivision name with block and lot number, and preparation date.
- Scale (appropriate for level of detail).
- Legend, if abbreviations or symbols are used.
- Name, address and phone number of owner, applicant, and surveyor.
- Elevations of all four sides labeled North, East, South, and West with the front elevation designated as such.
- Designate color and materials location on elevations.
- Building outline with north arrow.
- Materials calculations table showing for each elevation.
 - Total surface area of each elevation
 - List of materials (including glazing) with square footage of each material per elevation and percentage of each material per elevation
- Building dimensions (if multiple heights are used, provide dimension for each).
- Provide estimated allowable wall mounted signage size for each elevation (show as a dashed box on the elevation).
- Add the following notes:
 - "This Facade Plan is for conceptual purposes only. All building plans require review and approval of the Building Official"
 - "All mechanical units shall be screened from public view"
 - "When permitted, exposed utility boxes and conduits shall be painted to match the building"
 - "All signage areas and locations are subject to approval by the Building Official "
 - "Roof access shall be provided internally, unless otherwise permitted by the Building Official"
- Cross sections of sight lines may be requested to verify screening of mechanical units.
- Additional information as requested by staff to clarify the proposed development and compliance with minimum development requirements.