The Design Plans Specified Brick, but Brick Couldn’t Do the Job

With a tight project budget and timetable, the Marriott Residence Inn in Salt Lake City was in need of a solution to stay on schedule with construction, keep costs low and yet preserve design plans. For many construction projects, the use of traditional building materials can be costly and time consuming. But exterior insulation and finish systems allow builders to capture design elements at a reasonable price in a sensible amount of time.

The original plans for the Marriott called for a brick facade, but with budget and time constraints, a viable alternative to brick came to the
forefront. ULTRA-Tex®, a finish system achieving the look of natural masonry finishes, was used in place of brick.

Manufactured by Dryvit Systems, Inc. of West Warwick, RI., ULTRA-Tex can be used over a prepared EIFS base coat, new or existing concrete, stucco or other compatible substrates. The finish is applied with a trowel, using templates for a range of natural stone and masonry efforts.

The system is available in 12 standard colors as well as custom colors and templates to create the look of many popular masonry patterns.

In the case of the Marriott, the challenge was to match the ULTRA-Tex to existing brick on buildings in the surrounding area. To do this, Dryvit took samples of the local brick containing black and white flecks and matched the exact color by adding black and white quartz aggregate to the finish.

continued on page 72
Once the color was matched, Daw, Inc., the applicator from Draper, Utah, applied the finish using the New York Wall Brick template. In total, 45,000 square feet of Outsulation® was installed: the faux brick finish was applied to 24,000 square feet, while a Sandblast® finish was applied to the remaining 21,000 square feet.

Using the ULTRA-Tex finish saved the owner more than $200,000. Savings were realized because the EIF system did not require the heavier footings and framing needed for traditional brick.

With a tight project budget, the EIF system proved to be the most cost-effective and practical solution for the Marriott Residence Inn. Owner satisfaction in the finished building is always the key objective.

Upon completion of the hotel, representatives of the owner, Woodbury Associates, stated they were “extremely pleased with the appearance of the ULTRA-Tex.”

There were additional benefits to using an EIF system finish on the project. First, by using EIFS in lieu of brick, a single contractor could install the entire wall and offer a single source of responsibility for the wall and efficiency in construction scheduling.

Second, there was no need for an expansion joint between the finish and the ULTRA-Tex brick, as both formed part of the EIF system. Eliminating these through-the-wall joints minimizes opportunities for moisture intrusion by reducing areas requiring maintenance.

While ULTRA-Tex can be used vertically, the finish can be used over prepared concrete on walkways and driveways, pool decks and patios, courtyards and other horizontal surfaces.