WILDWOOD

AGENDA

OF THE

CITY OF WILDWOOD'S

ARCHITECTURAL REVIEW BOARD

CITY HALL COUNCIL CHAMBERS

16860 Main Street

Thursday, September 8, 2016 - 7:00 p.m. to 9:00 p.m.

1. Welcome And Roll Call By Chair
2. Approval Of Meeting Minutes Of August 11, 2016

   Documents:

   DRAFT AUGUST 11, 2016 MINUTES.PDF

3. Review Agenda Items To Be Discussed At Tonight's Meeting By Chair
4. New Business

   4.I. Ready For Action – Three (3) Items

   4.I.i. P.Z. 25, 26, And 26a–14 Main Street Crossing, Payne Family Homes L.L.C.

   Review of the Architectural Elevations and related materials for an approved single family residential development that is located on a twenty-eight (28) acre tract of land; east side of State Route 109, south of State Route 100; R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD) - Town Center "Neighborhood Edge District;" a total of 104 detached single-family dwellings on individual lots, with common ground and public space; **P.Z. 25, 26, and 26a-14 Main Street Crossing, Payne Family Homes L.L.C. (Ward Eight)**

   Documents:

IV.1.A. MAIN STREET CROSSING.PDF

4.I.ii. P.Z. 5 And 5(A)-16, Stonecrest At Wildwood, NorthPoint Development.

Review of the Architectural Elevations and related materials for an approved senior living facility and associated retail space that is located on a 1.6 acre tract of land; between State Route 100 and Plaza Drive, west of Fountain Place; Amended C-8 Planned Commercial District - Town Center "Neighborhood General District;" A three (3), story senior housing facility, with limited ground floor retail; **P.Z. 5 and 5(a)-16, Stonecrest at Wildwood, NorthPoint Development. (Ward Eight)**

Documents:

IV.1.B. STONECREST.PDF

4.I.iii. P.Z. 21, 22, And 23-14, Stone Mill Subdivision, Whalen Custom Homes.

Review of the Architectural Elevations and related materials for an approved single family residential development that is to be located on an eight (8) acre tract of land that is located west side of Center Avenue, south of Manchester Road; R1-A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD); a total of twelve (12) detached single family dwellings. The review of Architectural Elevations and related materials by the City's Architectural Review Board is a requirement of the site-specific governing ordinance (Ordinance #2088). **P.Z. 21, 22, and 23-14, Stone Mill Subdivision, Whalen Custom Homes. (Ward Eight)**

Documents:

IV.1.C. STONE MILL.PDF

4.II. Not Ready For Action – No Items

5. Old Business

5.I. Ready For Action – No Items

5.II. Not Ready For Action – One (1) Item

5.II.i. Town Center Development Manual's Review And Update, After The Completion Of The Overall Plan's Ten (10) Year Update [Approved December 2013]. The Board Will Review The Revised Town Center Plan's Architectural Guidelines Document, In Its Entirety. (Wards – 1, 4, 5, 6, 7, And 8)

6. Other

7. Public Comment

8. Closing Remarks And Adjournment

Note: The Architectural Review Board will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.

The City of Wildwood will provide reasonable accommodations for persons attending Architectural Review Board meetings. Requests for reasonable accommodations should be made by contacting Liz Weiss, City Clerk, at 636-458-0440 or by email at liz@cityofwildwood.com, at least 48 hours prior to the start of the meeting.

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
August 11, 2016

The Architectural Review Board meeting began at 7:00 pm, on Thursday, August 11, 2016, in the Wildwood City Hall Community Room, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

Chair Hoffmann called the meeting to order and welcomed everyone. The following members were in attendance, as noted:

Present [6]	Absent [2]
Chair Hoffmann	Council Liaison Baugus
Vice-Chair Dial	Commission Liaison Lee
Secretary Crow	
Board Member Teller	
Board Member Hensic	
Alternate Lindberg	

Staff present:	Director Vujnich, Planner Newberry, and Director of Public Works Brown
City Officials:	Mayor Bowlin
Petitioners present:	Clint Skibinski, McBride and Son Homes; Dave Christensen, Cochran Engineering; Linda Clark, MRM Manlin Development Group

Mayor Bowlin introduced himself to the Board and thanked them for its service to the City.

II. Approval of Meeting Minutes from June 9, 2016

A motion was made by Board Member Teller, seconded by Board Member Hensic, for the approval of the June 9, 2016 meeting minutes, as prepared. There being no discussion or changes, the motion passed by a voice vote [5-0].

III. Agenda Items to be Discussed at Tonight's Meeting

Chair Hoffmann noted two (2) items under New Business "Ready for Action", and three (3) item under Old Business "Ready for Action". No modifications to the agenda were made and the meeting proceeded, as outlined.

IV. New Business

1. Ready for Action [Two (2) Items]

a) Review and discussion of changes to previously approved Architectural Elevations and related materials (Plan 1 - Elevation A) for an approved residential project that consists of 38 detached units, being located on an 11.6 acre site; south side of Manchester Road, east and west of Cherry Hills Meadows Drive; 'R-4' 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), which is designated 'Neighborhood General' District of the Town Center; **P.Z. 19-14 The Manors at the Meadows at Cherry Hills; McBride Town Center, LLC. (Ward - Eight)**

Director Vujnich outlined the approved development and noted the petitioner is requesting a review of an additional elevation that had not been previously authorized by the Architectural Review Board for this project. He stated the elevation was being presented to the Board at tonight's meeting in order to ensure consistency in the Town Center Area.

Clint Skibinski, McBride and Son Homes, explained the elevation being presented at tonight's meeting is slightly different than another that was previously reviewed and approved by the Architectural Review Board. He noted the changes were the use of brick in lieu of fiber cement siding and the use of stone veneer on the base of the columns.

Discussion was held among Board Members regarding the transition of materials at the corners and the color offerings for the shingles.

A motion by Board Member Teller, seconded by Vice-Chair Dial, to approve the elevations, as presented. The motion passed by a voice vote [5-0].

b) Presentation, discussion, and first review of updated Architectural Elevations and related materials for an approved residential project that consists of 3 single-family detached units, being located on a 1.03 acre site; west side of East Avenue, south of Manchester Road; 'R-3' 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD Ord. #2080), which is designated 'Neighborhood Edge' District of Town Center; **P.Z. 15, 16, & 17-14 Bordeaux Estates at Wildwood – Plat Two; MRM Development Group. (Ward - Eight)**

Director Vujnich explained the zoning history of this development, specifically the request by the neighboring residents to have the site-specific governing ordinance amended to require front-entry garages, and not side-entry types. He noted a compromise was reached by the City Council and front-entry garages were permitted. Director Vujnich explained the Architectural Review Board had previously approved architectural elevations depicting homes with side-entry garages. At tonight's meeting, the Board is reviewing elevations reflecting the changes regarding the front-entry garages.

Representatives from the neighboring development, The Estates at Bordeaux, were present and noted they are supportive of the proposed elevations.

Discussion was held among Board Members regarding the support of the neighbors and inconsistencies between the elevations and the renderings of "The Syrah" model. The petitioner noted the inconsistencies would be addressed.

A motion by Board Member Teller, seconded by Secretary Crow, to approve the elevations, as presented. The motion passed by a voice vote [5-0].

2. **Not Ready for Action [No Items]**

V. Old Business

1. **Ready for Action [Three (3) Items]**

a) Second review and discussion of Architectural Elevations and related materials for the City of Wildwood's Salt Storage Facility, c/o Department of Public Works; northwest corner of Manchester Road and St. Albans Road; 17955 Manchester Road (Locator Number 24X630103); NU Non-Urban Residence District. **(Ward - One)**

Director Vujnich explained the history of this project and noted this current submittal was the Board's second review of architectural elevations for the City's salt storage facility.

Discussion was held among Board Members regarding the color palette; the final grading line shown on the south elevation; the technique used to apply the color; the dimensions of the building; the need to provide a transition between the two (2) colors on the exterior of the building; the design, color, and materials of the overhead doors; the need to maintain earth tone colors; and the need to provide the board and batten siding on all four (4) sides of the structure.

A motion by Secretary Crow, seconded by Board Member Teller, to approve the elevations, with the changes listed above. The motion passed by a voice vote [5-0].

b) Town Center Development Manual's review and update, after the completion of the overall plan's ten (10) year update [approved December 2013]. The Board will review the revised Roofs Section of the Town Center Plan's Architectural Guidelines. **(Wards – 1, 4, 5, 6, 7, and 8)**

Discussion was held among Board Members regarding final changes to the Roofs Section of the Town Center Plan's Architectural Guidelines. Consensus was reached among Board Members, and it was agreed Secretary Crow would finalize the changes and submit them to the Department of Planning to be distributed to all Board Members, Alternates, and Liaisons.

c) Town Center Development Manual's review and update, after the completion of the overall plan's ten (10) year update [approved December 2013]. The Board will review the revised Town Center Plan's Architectural Guidelines document, in its entirety, for the first time. **(Wards – 1, 4, 5, 6, 7, and 8) – POSTPONED**

2. **Not Ready for Action [No Items]**

VI. Other [No Items]

VII. Public Comment

VIII. Closing Remarks and Adjournment:

Director Vujnich noted the next regularly scheduled meeting will be held on September 8, 2016.

Board Member Teller made a motion, which was seconded by Board Member Hensic, to adjourn. The motion was passed by a voice vote [5-0]. The meeting was adjourned at 9:00 p.m.

Approved by: **Date Approved:**

_____ _____

Secretary Crow
City of Wildwood Architectural Review Board

DRAFT

Architect's Statement

August 26, 2016

Main Street Crossing is a community built on the traditional values of the Wildwood Master Plan. The site plan was influenced by the extension of Main Street to the heart of the Main Street Crossing community. Connections to three currently existing streets are included, and provide connectivity to current communities while also providing a street pattern of blocks rather than cul-de-sacs to incorporate philosophies important to buyers today.

The entry into Main Street Crossing from Hwy 109 to the West showcases Main Street itself—a divided parkway with landscaping and accent lighting that leads to the heart of Wildwood's Town Center. From the East, the community is accessed via a roundabout at Eatherton Road, and has a neo-traditional streetscape featuring front porches facing Eatherton Road, and garage entries in the rear of the homes that are served by an alley system. Other highlights of Eatherton Road include widened pavement, right-of-way, and pedestrian access that all create a sense of openness and walkability.

The location of the neo-traditional homes was carefully chosen, as it is characterized by generally by less topographical relief than is found elsewhere on the site. This is beneficial when designing an enclave of alley served homes, so that topographical variances from front to rear of lots do not create access challenges when entering either the front of rear of the home. The community as a whole slopes in concert with the existing topography allowing the waterway and riparian corridor to be preserved as shown on the Site Development Plans. In addition, homes have been placed throughout the community in grid patterned streets to provide the sense of walkability and connectivity. Homes have been placed on the lots to maximize the utility of the yards, and at the same time uphold the City's design standards with respect to building setbacks.

Both the traditional front-loaded garage and neo-traditional alley-loaded homes embrace the tenets of the neo-traditional design theory, which is rather broad, but contains consistent elements which tie the neighborhood together, and provide consistency and reinforces the neo-traditional design throughout the community. The neo-traditional architecture of Main Street Crossing does not copy historic architecture. Instead, it merely suggests the past, using decorative details to add a nostalgic aura to an otherwise modern-day structure. Although the proposed designs draw from a variety of historic sources, the community will be tied together by certain consistent elements such as large, elevated, covered front porches with fiber cement siding with corner posts and window/trim. Windows with a consistent muntin pattern on all façade elevations, and street facing elevations are adorned with architectural detail via standing seam metal roof accents, no maintenance high-density polyurethane brackets, corbels, dentils, louvers, decorative columns and optional handrails. The corner lots provide additional detail on the side elevations adorned similarly to the front elevations.

Variety is also important to the feel of Main Street Crossing, so as not to establish a single style or color throughout the neighborhood. A variety of home plans with a range in number of bedrooms will serve to attract a diverse community. Homes with front and rear loading garages will be offered. Floor plan elevations and color schemes are monitored to keep from repeating any elevation either next to, or across the street from an existing or planned home. A range of front door styles will be offered, as well as garage doors in a carriage style format including decorative handles. Every floor plan will offer the ability to choose brick, stone or stucco accents to further enhance the look and feel of the individual homes.

The street network, home designs, and infrastructure improvements proposed by the Main Street Crossing community are in accordance with, and support the requirements of the SDP, the Site Specific Ordinance, and the Master Plan for the City.

We are all thrilled to see the community come to life with the selections and choices of the residents that are going to make Wildwood home.

10407 Baur Blvd. Suite B, St. Louis, MO 63132 Phone: 314.996.0300 / Fax: 314.996.0309

www.PayneFamilyHomes.com

PLAN PREPARED FOR:

A. Waldbart and Sons Nursery — Established 1872 — 895-4589
Landscape Designers, Landscape Contractors & Nurserymen
1420 Teson Rd., Hazelwood, MO 63042

LANDSCAPE PLAN

SCALE 1" = 80'

0 40 80 160 320

KEY

- Existing woodland to remain
- Native prairie mix
- MSD bio plantings

LANDSCAPE CALCULATIONS:

A) Bufferyards

1. Type "C" required along west property line as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 10 shrubs required per 150 LF)
432 LF ÷ 150 LF bufferyard unit measurement = 2.88
2.88 x 3 tree units = 8.64 = 9 canopy trees, 9 evergreen trees, and 9 understory trees
2.88 x 30 shrub units = 86.4 = 86 shrubs

2. Type "C" required along southeastern property line as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 30 shrubs required per 150 LF)
748 LF ÷ 150 LF bufferyard unit measurement = 4.98
4.98 x 3 tree units = 14.94 = 15 canopy trees, 15 evergreen trees, and 15 understory trees
4.98 x 30 shrub units = 149.4 = 149 shrubs

3. Type "C" required along east property line as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 10 shrubs required per 150 LF)
480 LF ÷ 150 LF bufferyard unit measurement = 3.2
3.2 x 3 tree units = 9.6 = 10 canopy trees, 10 evergreen trees, and 10 understory trees
3.2 x 30 shrub units = 96 shrubs

4. Type "B" required along southern property line as labeled on the plan
(2 canopy trees, 2 evergreen trees, 2 understory trees, and 20 shrubs required per 150 LF)
1,042 LF ÷ 150 LF bufferyard unit measurement = 6.94
6.94 x 2 tree units = 13.88 = 14 canopy trees, 14 evergreen trees, and 14 understory trees
6.94 x 20 shrub units = 138.8 = 139 shrubs

5. Type "C" required along collector roadway as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 30 shrubs required per 150 LF)
1,413 LF ÷ 150 LF bufferyard unit measurement = 9.42
9.42 x 3 tree units = 28.26 = 28 canopy trees, 28 evergreen trees, and 28 understory trees
9.42 x 30 shrub units = 282.6 = 283 shrubs

6. Type "S" required along access roadway as labeled on the plan
(2 canopy trees, 2 evergreen trees, 2 understory trees, and 20 shrubs required per 150 LF)
190 LF ÷ 150 LF bufferyard unit measurement = 1.26
1.26 x 2 tree units = 2.52 = 3 canopy trees, 3 evergreen trees, and 3 understory trees
1.26 x 20 shrub units = 25.2 = 25 shrubs

7. Required plant materials for bufferyards shall be planted in the following sizes and percentages

Canopy Trees	Evergreen Trees	Understory Trees	Shrubs
10% 4" Caliper	10% 10' High	10% 2.5" Caliper	100% 2' High
20% 3" Caliper	20% 8' High	20% 2" Caliper	
70% 2" Caliper	70% 6' High	70% 1.5" Caliper	

B) Street Trees

1. Street trees shall be installed a minimum of every 40 LF of proposed lot frontage.
7,800 LF ÷ 40 = 195 minimum street trees required

2. A maximum of forty percent (40%) of one (1) species may be utilized to meet planting requirements.

3. Street trees shall not be planted closer than three (3) feet to any curb.

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	PERCENTAGE
STREET TREES						
A	34	Quercus rubra	Red Oak	2.5"	Deciduous	17.7%
B	31	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	2.5"	Deciduous	9.4%
C	44	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5"	Deciduous	22.9
D	50	Acer rubrum 'Frankséred'	Red Sunset Maple	2.5"	Deciduous	20.8%
E	33	Quercus bicolor	Swamp White Oak	2.5"	Deciduous	17.2%
	192	TOTAL STREET TREES (additional trees added to buffer plantings to meet street tree requirement)				=100%

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	PERCENTAGE
BUFFERYARD TREES & SHRUBS						
F1	30	Quercus bicolor	Swamp White Oak	2"	Deciduous, Canopy	
F2	8	Quercus bicolor	Swamp White Oak	3"	Deciduous, Canopy	
F3	4	Quercus bicolor	Swamp White Oak	4"	Deciduous, Canopy	
G1	29	Tilia cordata	Littleleaf Linden	2"	Deciduous, Canopy	
G2	8	Tilia cordata	Littleleaf Linden	3"	Deciduous, Canopy	
G3	4	Tilia cordata	Littleleaf Linden	4"	Deciduous, Canopy	
H1	33	Pinus strobus	Eastern White Pine	6' Ht.	Evergreen	
H2	10	Pinus strobus	Eastern White Pine	8' Ht.	Evergreen	
H3	4	Pinus strobus	Eastern White Pine	10' Ht.	Evergreen	
J1	32	Picea abies	Norway Spruce	6' Ht.	Evergreen	
J2	10	Picea abies	Norway Spruce	8' Ht.	Evergreen	
J3	5	Picea abies	Norway Spruce	10' Ht.	Evergreen	
K1	26	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	1.5"	Deciduous, Understory	
K2	8	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	2"	Deciduous, Understory	
K3	4	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	2.5"	Deciduous, Understory	
L1	31	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	1.5"	Deciduous, Understory	
L2	8	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2"	Deciduous, Understory	
L3	4	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2.5"	Deciduous, Understory	
a	42	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	Evergreen	
(symbol)	150	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	24"	Deciduous	
(symbol)	180	Viburnum x burkwoodii	Burkwood Viburnum	24"	Deciduous	
(symbol)	120	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"	Evergreen	
(symbol)	150	Ilex verticillata 'Jim Dandy/Red Sprite'	Jim Dandy/Red Sprite Winterberry Holly	24"	Deciduous (1:9 ratio M/F)	
(symbol)		Water quality plantings per MSD requirements		plugs	space 12" o.c.	

Wildwood General Notes:

A. Individual homeowners must be notified at least one week prior to the installation of plants on lots that have an occupied dwelling.
B. Unless otherwise stipulated by specific requirements of the City of Wildwood Tree Manual, the landscaping shown on this plan must be planted in accordance with the latest edition of the Tree and Shrub Transplanting Manual published by the International Society of Arboriculture (P.O.Box GG, Savoy, IL 61874-9902)
C. All trees are to be located a minimum distance of 5' from all utility boxes, 5' from a storm drain inlet or manhole, 10' from a fire hydrant, 15' from public street lights, 5' from driveway aprons, 20' from any traffic control sign and at least 30' from any intersection.
D. Locations of street trees may be subject to change in order to avoid conflict with street lighting.
E. Any planting within a tree preservation area, as designated on the Tree Preservation Plan and shown on this plan, must be done to avoid any adverse impact to the roots of existing trees.
F. Plant substitutions are permitted with verbal or written approval from the City of Wildwood Planning Department.
G. All plant material will be reinspected for survival by the City of Wildwood Planning Department one year following installation and again two full growing seasons after planting.
H. All plants must meet standards of the latest edition of the American Standards for Nursery Stock sponsored by the Association of American Nurserymen.
I. No plant shall be located in areas of obvious poor drainage. If such conditions exist, contact the Landsape Architect immediately to relocate affected plant material.
J. Soil conditions must be tested, verified and adjusted by the landscape contractor to insure that appropriate soil compostion and pH levels are suitable for plant material specified for that specific location.
K. All grading for landscaped areas will not exceed a slope greater than 3:1. All exposed slopes will be protected from erosion.
L. The landscape of all undeveloped and developed property will be properly maintained in a slightly and well-kept manner.
M. Replanting and replacement of existing plan materials will be executed on an annual basis as needed by the property owner.

STATE OF MISSOURI — JERALD A. SAUNDERS — NUMBER LA-7 — LANDSCAPE ARCHITECT
2/8/16

Jerald Saunders Landscape Architect
MO License # LA-007

Consultants:

Main Street Crossing

Wildwood, MO

Revisions:

Date	Description	No.
11/11/15	Base Revision	1
11/19/15	Base Revision	2
02/23/16	City Comments	3
08/08/16	Site Changes	4

Drawn: LWH
Checked: JAS

loomisAssociates
landscapeArchitects/planners
707 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
(636)519-8668 fax (636)519-0797
e-mail: lainfo@loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 11/19/14
Job #: 985.013

Main Street Crossing

A Tract Of Land Located In
Sections 1 & 2, Township 44 North, Range 3 East,
City Of Wildwood,
St. Louis County, Missouri

Site Development Plan

R-4 7,500 Square Foot Residence District, With A Planned Residential Development Overlay District (PRD), Town Center Neighborhood Edge District, Ordinance #2116

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
   WARD EIGHT
   METRO WEST FIRE PROTECTION DISTRICT
   ST. LOUIS COUNTY POLICE DEPARTMENT – CITY OF WILDWOOD (6TH) PRECINCT
   ROCKWOOD R-6 SCHOOL DISTRICT
   METROPOLITAN ST. LOUIS SEWER DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
2. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS. SOURCE OF TOPOGRAPHY– MSD ORTHOTOPO.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD.
7. ALL UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE
9. MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD OUTDOOR LIGHTING REQUIREMENTS.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD. SEE INCLUDED LIGHTING AND LANDSCAPE PLANS.
11. BUILDING HEIGHT SHALL NOT EXCEED 2 STORIES OR 24 FEET.
12. THE NEAREST MAJOR INTERSECTION IS MANCHESTER ROAD AND STATE ROUTE 109 APPROXIMATELY 1200 FEET TO THE NORTH.
13. THE FRONT FACADES MUST BE 1.5 FEET ABOVE GRADE AT THE FRONTAGE LINES.
14. ENTRANCES, STREET INTERSECTIONS, CUL–DE–SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD AND MODOT STANDARDS.
15. NO PLANTS, TREES, SIGNS, ETC., SHALL BE PLACED WITHIN THE SIGHT TRIANGLE AT INTERSECTIONS/MEDIANS AS TO RESTRICT SIGHT DISTANCE.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 23V120094

1. SITE ADDRESS: 2461 EATHERTON RD.
   WILDWOOD, MO 63640

   CURRENT OWNER: MILDRED E. SCHNEIDER, TRUSTEE
   15 WILDERNESS LN.
   DEFIANCE, MO 63341

   OWNER UNDER CONTRACT: PAYNE FAMILY HOMES
   10407 BAUR BLVD, SUITE B
   ST. LOUIS, MO 63132

   EXISTING ZONING: R–4 WITH A PRD, TOWN CENTER NEIGHBORHOOD EDGE DISTRICT
2. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
3.

	RESIDENTIAL	OUTLOTS
GROSS AREA OF SITE:	28.03 ACRES	6.60 ACRES
RIGHT–OF–WAY:	–6.00 ACRES	–0.80 ACRES
NET AREA:	22.03 ACRES	5.80 ACRES

4. DENSITY = 22.03 AC. X 43,560 S.F./AC. / 7,500 SQ.FT. =127 LOTS ALLOWABLE
5. NUMBER OF LOTS PROPOSED: 104
6. PARKING REQUIREMENTS:
   2 EA. X 104 LOTS = 208 SPACES
   PROVIDED = 208 SPACES

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0260K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500–YEAR FLOODPLAIN.

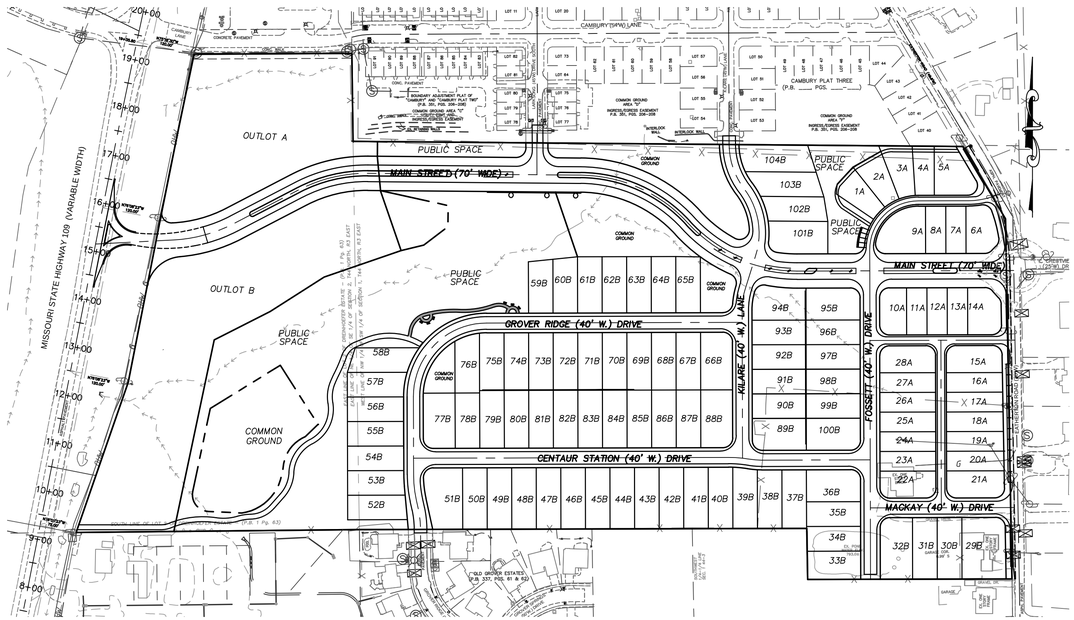
GEOTECHNICAL ENGINEER'S STATEMENT:

THESE PLANS HAVE BEEN REVIEWED BY SCI ENGINEERING, INC. FOR THEIR COMPLIANCE REGARDING GEOTECHNICAL RECOMMENDATIONS RELATIVE TO SITE DEVELOPMENT. BASED ON THIS REVIEW AND AVAILABLE SUBSURFACE INFORMATION, IT IS OUR OPINION THAT THE SITE MAY BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, GOOD CONSTRUCTION PRACTICES, AND THE RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY SCI ENGINEERING, INC DATED OCTOBER 2014.

WE HAVE NOT PREPARED ANY PART OF THESE PLANS AND MY SEAL ON THESE PLANS IS INTENDED ONLY TO CONFIRM MY PERSONAL REVIEW AND APPROVAL TO THE SITE GRADING PLAN AS IT RELATES TO THE STABILITY OF EARTH SLOPES.

SCI ENGINEERING, INC MUST BE INVOLVED DURING THE CONSTRUCTION PHASE OF THIS PROJECT IN ORDER TO DETERMINE IF SUBSURFACE CONDITIONS ARE AS ANTICIPATED FROM THE FIELD EXPLORATION DATA, THAT OUR RECOMMENDATIONS RELATIVE TO SITE GRADING ARE IMPLEMENTED, AND THAT OTHER GEOTECHNICAL ASPECTS OF SITE DEVELOPMENT ARE PERFORMED IN ACCORDANCE WITH THESE PLANS.

SCI ENGINEERING, INC

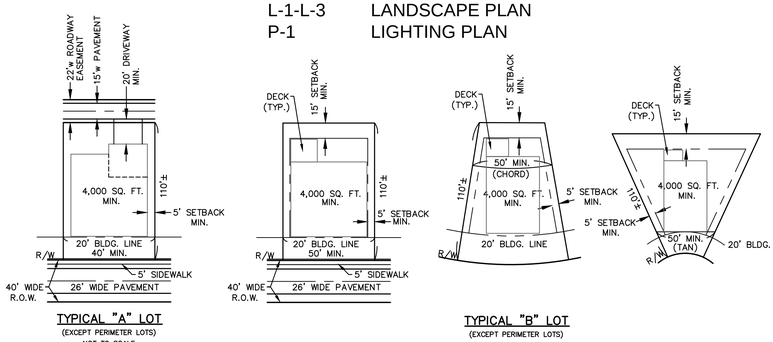


KEY MAP

N.T.S.

SHEET INDEX

1.1	COVER SHEET
2.1-2.2	SDP - SITE PLAN
3.1-3.2	SDP - GRADING PLAN
4.1-4.2	SDP -PUBLIC SPACE PLAN
5.1	NATURAL RESOURCES MAP
5.2	TREE PROTECTION PLAN
6.1	SITE SECTIONS
7.1-7.2	ORDINANCE #2116
L-1-L-3	LANDSCAPE PLAN
P-1	LIGHTING PLAN



TYPICAL "A" LOT
(EXCEPT PERIMETER LOTS)
NOT TO SCALE

TYPICAL "B" LOT
(EXCEPT PERIMETER LOTS)
NOT TO SCALE

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, AND A PART OF LOT 2 OF DREINHOEFER ESTATE IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, RECORDED IN PLAT BOOK 1, PAGE 63 OF THE LOUIS COUNTY RECORDS, ALL IN TOWNSHIP 44 NORTH, RANGE 3 EAST CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN DEED TO MILDRED E. SCHNEIDER, TRUSTEE, RECORDED IN BOOK 12833, PAGE 620 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF AT TRACT OF LAND CONVEYED TO ANDREW E. LINDBERG BY DEED RECORDED IN BOOK 7597, PAGE 1337 OF SAID RECORDS, SAID POINT ALSO BEING ON THE WEST RIGHT–OF–WAY LINE OF EATHERTON ROAD, 30 FEET WIDE, SAID POINT BEING 15 FEET PERPENDICULAR DISTANCE SOUTHWEST OF THE CENTERLINE OF SAID EATHERTON ROAD; THENCE ALONG THE NORTH LINE OF SAID LINDBERG TRACT, NORTH 87° 25' 51" WEST, 417.42 FEET, THENCE LEAVING SAID NORTH LINE, NORTH 01° 41' 38" EAST, 104.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 1; THENCE ALONG SAID SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, SAID LINE ALSO BEING THE NORTH LINE OF OLD GROVER ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 337 PAGE 61 OF SAID RECORDS, NORTH 87° 25' 51" WEST, 914.54 FEET TO THE NORTHWEST CORNER OF LOT 25 OF SAID OLD GROVER ESTATES SUBDIVISION, SAID CORNER ALSO BEING THE INTERSECTION OF SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE WEST LINE OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF ABOVE SAID SECTION 2, SAID LINE ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO COLUMBIA SPORTS, LLC BY DEED RECORDED IN BOOK 16541, PAGE 1743 OF SAID RECORDS, NORTH 87° 52' 40" WEST, 578.85 FEET TO THE NORTHWEST CORNER OF SAID COLUMBIA SPORTS, LLC TRACT, SAID CORNER BEING THE INTERSECTION OF THE EAST LINE OF MISSOURI STATE HIGHWAY 109, WIDTH VARIES, AS WIDENED BY DOCUMENT RECORDED IN DEED BOOK 6558 PAGE 2183 OF SAID RECORDS, AND SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, SAID INTERSECTION BEING 75 FEET PERPENDICULAR DISTANCE EAST OF THE CENTERLINE OF SAID HIGHWAY 109; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG SAID EAST LINE OF HIGHWAY 109 THE FOLLOWING COURSES, DISTANCES AND CURVES: NORTH 21° 48' 57" EAST, 325.13 FEET TO A POINT BEING 120 FEET PERPENDICULAR DISTANCE EAST OF SAID CENTERLINE OF HIGHWAY 109; NORTH 13° 51' 37" EAST, 339.82 FEET TO A POINT OF CURVATURE; AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 22,798.32 FEET, WHOSE CHORD BEARS NORTH 14° 17' 34" EAST, 344.16 FEET, AN ARC DISTANCE OF 344.17 FEET TO A POINT ON THE SOUTH RIGHT–OF–WAY LINE OF CAMBURY LANE, 54 FEET WIDE, SAID POINT BEING 27 FEET PERPENDICULAR DISTANCE SOUTH OF THE CENTERLINE OF SAID CAMBURY LANE; THENCE LEAVING LAST SAID EAST LINE AND ALONG SAID SOUTH RIGHT–OF–WAY LINE OF CAMBURY LANE, SOUTH 87° 35' 00" EAST, 322.50 FEET TO A POINT ON THE WEST LINE OF 'BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'', ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351, PAGE 206 OF SAID RECORDS; THENCE LEAVING LAST SAID SOUTH RIGHT–OF–WAY LINE AND ALONG SAID WEST LINE OF BOUNDARY ADJUSTMENT PLAT, SOUTH 01° 57' 00" WEST, 180.00 FEET TO THE SOUTHWEST CORNER OF SAID BOUNDARY ADJUSTMENT PLAT; THENCE LEAVING LAST SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID BOUNDARY ADJUSTMENT PLAT, SOUTH 86° 48' 00" EAST, 1246.20 FEET TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF EATHERTON ROAD (30 FEET WIDE), SAID POINT BEING 15 FEET DISTANT PERPENDICULAR WEST OF THE CENTERLINE OF SAID ROAD; THENCE ALONG THE WESTERN RIGHT–OF–WAY LINE OF EARTHERTON ROAD (30 FEET WIDE) AND PARALLEL TO THE CENTERLINE OF SAID ROAD THE FOLLOWING COURSES AND DISTANCES; SOUTH 27° 50' 00" EAST, 171.71 FEET TO AN ANGLE POINT; THENCE SOUTH 01° 41' 38" WEST, 736.17 FEET TO THE POINT OF BEGINNING, CONTAINING 1,508,659 SQUARE FEET OR 34.634 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2015 UNDER ORDER NO. 14–04–126.

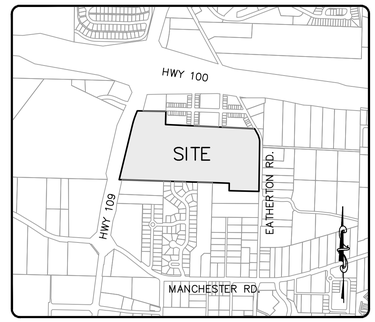
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER, 2015, AT THE REQUEST OF PAYNE FAMILY HOMES, PREPARED A SITE DEVELOPMENT PLAN OF "MAIN STREET CROSSING". A TRACT OF LAND LOCATED IN SECTIONS 1 & 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

JAMEY A. HENSON, PLS
MO. REG. PLS #2007017963

MSD Base Map - 23V



LOCATION MAP

N.T.S.

LEGEND

EXISTING		PROPOSED
542	CONTOURS	(542)
X536	SPOT ELEVATIONS	536.0
	CENTER LINE	
	BUILDINGS, ETC.	
X	TREE LINE	
	FENCE	
	STORM SEWERS	
	SANITARY SEWERS	
EX CI	CATCH BASIN	CI NO.
EX AI	AREA INLET	AI NO.
EX GI	GRATED INLET	GI NO.
EX MH	STORM MANHOLE	MH NO.
EX SA	SANITARY MANHOLE	MH NO.
EX FE	FLARED END SECTION	FE NO.
CO	CLEANOUT	CO
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2"G	GAS MAIN & SIZE	(2"G)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OHW	ELECTRIC (O) OVERHEAD	(OHW)
E	FLOW LINE	E
TC	TO BE REMOVED	TBR
	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
	YARD LIGHT	
TRM	TURF REINFORCEMENT MAT	

ISSUE	REMARKS/DATE
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COVER SHEET

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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 8-9-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	14-04-126
Date	8-9-2016
Designed: SL	Sheet 1.1
Drawn: SL	
Checked:	SDP

Drawing name: V:\14\126 Schneider Tract\Drawings\Engineering\Site Development Plans\126sdp.dwg Plotted on: Aug 09, 2016 - 2:06pm Plotted by: tmolitor

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CAMBURY LANE
N75°16'30"W 120.00'
CONCRETE PAVEMENT
S87°35'00"E 322.50'
CONC. WALK
19+35.80
19+00
18+00
17+00
16+00
15+00
14+00
13+00
12+00
11+00
10+00

MISSOURI STATE HIGHWAY 109 (VARIABLE WIDTH)
N13°51'37"E 339.82'
N76°08'23"W 120.00'
N76°08'23"W 75.00'
N13°51'37"E 325.13'
N2°48'57"E 122.19'
CENTERLINE ALLOWABLE DIRECT ACCESS TO HWY. 109, NOT TO EXCEED 36' IN WIDTH (DB. 6558 Pg. 2183) OPPOSITE STATION 10+50 (TITLE EXCEPTION #12)
ASPHALT PAVEMENT
O/HW
G
W

10' ESMT TO LACLEDE GAS (DB.13030 Pg. 1934) (TITLE EXCEPTION #10)
EXIST. TREES (TO REMAIN)
N/F MILDRED SCHNEIDER TRUSTEE DB. 12833 PG. 6020 #2461 EATHERTON RD LOC NO. 23V211011
CHB=N14°17'34"E CHD=344.16'
R=22798.32' L=344.17'
OUTLOT A 100,560 S.F. ZONED NU
OUTLOT B 152,108 S.F. ZONED NU
TP#11 18.5'
TP#9 18'
TP#10 21.5'
5' WIDE P.R.I.M.U.S.E. (TYP.)
TEMPORARY ASPHALT PAVEMENT
PROPOSED LIGHT STANDARD (TYP.)
R=300'
BIORETENTION AREA
EXIST. TREES (TO REMAIN)
10' WIDE ASPHALT TRAIL
10' WIDE ASPHALT TRAIL WITH PUBLIC EASEMENT
BENCH (TYP.)
COMMON GROUND
FOREBAY PLANTED WITH NATIVE VEGETATION
TP#14 R 14.5'
STORMWATER DETENTION BASIN
CENTERLINE OF KUEHNHOEFER ESTATES (P.B. 1 Pg. 63)
EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 17, T44 NORTH, R3 EAST
WEST LINE OF SECTION 17, T44 NORTH, R3 EAST
N13°51'37"E 339.82'
N2°48'57"E 325.13'
N14°38'23"E 400.41'
N65°48'39"E 128.19'
N60°12'37"E 130.99'
N73°41'39"E 166.09'
N16°18'21"W 128.29'
N01°57'00"W 74.00'
N03°12'00"E 31.73'
S01°57'00"W 180.00'
S86°48'00"E
198.57'
N87°52'40"W 578.85'
SITE UNDER CONSTRUCTION
N87°25'51"W 914.54'
MATCHLINE
MATCHLINE
N/F MILDRED SCHNEIDER TRUSTEE DB. 12833 PG. 6020 #2461 EATHERTON RD LOC NO. 23V211011
N/F [illegible] WILDWOOD, LLC

BOUNDARY ADJUSTMENT PLAT OF "CAMBURY" AND "CAMBURY PLAT TWO" (P.B. 351, PGS. 206-208)
COMMON GROUND AREA "C" UTILITY ESMT AND INGRESS/EGRESS EASEMENT
CONC. SWALE
EX. RETAINING WALLS
LOT 91 LOT 90 LOT 89 LOT 88 LOT 87 LOT 86 LOT 85 LOT 84 LOT 83 LOT 82 LOT 81 LOT 80 LOT 79 LOT 78 LOT 77 LOT 76 LOT 75 LOT 64 LOT 73 LOT 62 LOT 61 LOT 60 LOT 59 LOT 58 LOT 57 LOT 56 LOT 55 LOT 54
CONC. PAVEMENT
LARKSONG (45'W) DRIVE SOUTH
KILARE (45'W) LANE
REMOVE EXISTING HAMMERHEAD TURNAROUND
COMMON GROUND AREA "D"
INGRESS/EGRESS EASEMENT P.B. 351, PGS. 206-208
INTERLOCK WALL
SIGHT DISTANCE TRIANGLE (TYP.)
LANDSCAPE BERM (TYP.)
PROPOSED TSCL
PUBLIC SPACE
5' WIDE P.R.I.M.U.S.E. (TYP)
R32'
R=300'
MAIN STREET (70' WIDE) PUBLIC, 34' WIDE PAVEMENT
PROPOSED STEEL GUARDRAIL WITH CRASHWORTHY END TERMINALS
FOREBAY PLANTED WITH NATIVE VEGETATION
DETENTION & WATER QUALITY
COMMON GROUND
PROPOSED STREET STOP
EXIST. TREES (TO REMAIN)
PUBLIC SPACE
59B 5,396 S.F.
60B 5,648 S.F.
61B 5,773 S.F.
62B 5,773 S.F.
63B 5,773 S.F.
64B 5,773 S.F.
65B 5,748 S.F.
BENCH (TYP.)
PROPOSED LIGHT STANDARD (TYP.)
20' BUILDING SETBACK
NATIVE PLANTING AMENITY AREA 14,000 SF
5' WIDE SIDEWALK
FOREBAY PLANTED WITH NATIVE VEGETATION
GROVER RIDGE (40' W.) DRIVE PUBLIC, 26' WIDE PAVEMENT
5' WIDE P.R.I.M.U.S.E. (TYP)
PROPOSED STREET & STOP SIGN
SIGHT DISTANCE TRIANGLE (TYP.)
58B 6,280 S.F.
57B 6,895 S.F.
56B 5,773 S.F.
55B 5,773 S.F.
54B 5,773 S.F.
53B 5,815 S.F.
52B 6,016 S.F.
76B 5,815 S.F.
75B 5,9201 S.F.
74B 5,924 S.F.
73B 5,924 S.F.
72B 5,924 S.F.
71B 5,924 S.F.
70B 5,924 S.F.
69B 5,924 S.F.
68B 5,924 S.F.
67B 5,924 S.F.
66B 7,608 S.F.
COMMON GROUND
PROPOSED INTERLOCKING EARTH TONED COLOR BLOCK RETAINING WALL 4' MAX HEIGHT (DESIGN BY OTHERS)
PROPOSED RETAINING WALL EASEMENT
77B 7,284 S.F.
78B 5,675 S.F.
79B 5,924 S.F.
80B 5,924 S.F.
81B 5,924 S.F.
82B 5,924 S.F.
83B 5,924 S.F.
84B 5,924 S.F.
85B 5,924 S.F.
86B 5,924 S.F.
87B 5,924 S.F.
88B 7,608 S.F.
PROPOSED EASEMENT (TYP)
CENTAUR STATION (40' W.) DRIVE PUBLIC, 26' WIDE PAVEMENT
R=250'
R=200'
51B 9,120 S.F.
50B 6,300 S.F.
49B 6,300 S.F.
48B 6,300 S.F.
47B 6,300 S.F.
46B 6,300 S.F.
45B 6,300 S.F.
44B 6,300 S.F.
43B 6,300 S.F.
42B 6,300 S.F.
41B 6,300 S.F.
40B 6,300 S.F.
30' REAR YARD
10' WIDE TREE PRESERVATION AND PLANTING ZONE
LOT 25 LOT 24 LOT 21 LOT 20 LOT 19
POOL
WM

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

MSD Base Map - 23V

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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 8-9-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	14-04-126
Date	8-9-2016
Designed: SL	Sheet 2.1
Drawn: SL	
Checked:	SDP

Drawing name: V:\14\04\126 Schneider Tract\Drawings\Engineering\Site Development Plan\14126sdp.dwg Plotted on: Aug 09, 2016 - 2:06pm Plotted by: bmoltor

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Date: 8-9-2016
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License No. PE-2002016612
Civil Engineer

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

Job Number	14-04-126
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Designed: SL	Sheet 2.2
Drawn: SL	
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MSD Base Map - 23V

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STATE OF MISSOURI RODNEY ARNOLD NUMBER PE-2002016612 PROFESSIONAL ENGINEER

Date: 8-9-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number 14-04-126	
Date 8-9-2016	
Designed: SL	Sheet 3.1
Drawn: SL	
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Corporate Certificate of Authority #001348

Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

SDP - GRADING PLAN

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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 8-9-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	
14-04-126	
Date	
8-9-2016	
Designed: SL	Sheet 3.2
Drawn: SL	
Checked:	SDP

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

MSD Base Map - 23V

Drawing name: V:\14\04\126 Schneider Tract\Drawings\Engineering\Site Development Plan\126sdp.dwg Plotted on: Aug 09, 2016 - 2:07pm Plotted by: bmoltor

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CAMBURY LANE
CONCRETE PAVEMENT
S87°35'00"E 322.50'
CONC. WALK
N75°16'30"W 120.00'
19+35.80
19+00
18+00
17+00
16+00
15+00
14+00
13+00
12+00
11+00
10+00

MISSOURI STATE HIGHWAY 109 (VARIABLE WIDTH)
N13°51'37"E 339.82'
N76°08'23"W 120.00'
N76°08'23"W 75.00'
N13°51'37"E 325.13'
N21°48'57"E 400.41'
N14°38'23"E 400.41'
N21°48'57"E 122.19'
CHD=N14°17'34"E CHD=344.16'
R=22798.32' L=344.17'

10' ESMT TO LACLEDE GAS (DB.13030 Pg. 1934) (TITLE EXCEPTION #10)
EXIST. TREES (TO REMAIN)
N/F MILDRED SCHNEIDER TRUSTEE DB. 12833 PG. 6020 #2461 EATHERTON RD LOC NO. 23V211011
OUTLOT A 100,560 S.F. ZONED NU
OUTLOT B 152,108 S.F. ZONED NU
TP#9 18'
TP#10 21.5'
TP#11 18.5'
TP#12
TP#13 R 13.5'
TP#14 R 14.5'
TP#15 R 9'
TP#16 R 9'
TP#17 R 9.5'
TP#18 R 9'
TP#19 R 30'
5' WIDE P.R.I.M.U.S.E. (TYP)
TEMPORARY ASPHALT PAVEMENT
PROPOSED LIGHT STANDARD (TYP.)
BIORETENTION AREA
STORMWATER DETENTION BASIN
CENTERLINE ALLOWABLE DIRECT ACCESS TO HWY. 109, NOT TO EXCEED 36' IN WIDTH (DB. 6558 Pg. 2183) OPPOSITE STATION 10+50 (TITLE EXCEPTION #12)
ASPHALT PAVEMENT
10' WIDE ASPHALT TRAIL WITH PUBLIC EASEMENT
10' WIDE ASPHALT TRAIL
EXIST. TREES (TO REMAIN)
BENCH (TYP.)
COMMON GROUND
FOREBAY PLANTED WITH NATIVE VEGETATION
10' WIDE TREE PRESERVATION AND PLANTING ZONE
SOUTHERN HOEFER ESTATES (P.B. 1 Pg. 63)
EAST LINE OF NE 1/4 OF NW 1/4 OF SECTION 17, T44 NORTH, R3 EAST
WEST LINE OF SECTION 17, T44 NORTH, R3 EAST
N87°52'40"W 578.85'
SITE UNDER CONSTRUCTION
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

BOUNDARY ADJUSTMENT PLAT OF "CAMBURY" AND "CAMBURY PLAT TWO" (P.B. 351, PGS. 206-208)
COMMON GROUND AREA "C" UTILITY ESMT AND INGRESS/EGRESS EASEMENT
CONC. SWALE
EX. RETAINING WALLS
S01°57'00"W 180.00
S86°48'00"E
LOT 91 LOT 90 LOT 89 LOT 88 LOT 87 LOT 86 LOT 85 LOT 84 LOT 83 LOT 82 LOT 81 LOT 80 LOT 79 LOT 78 LOT 77 LOT 76 LOT 75 LOT 64 LOT 73 LOT 62 LOT 61 LOT 60 LOT 59 LOT 58 LOT 57 LOT 56 LOT 55 LOT 54
LARKSONG (45'W) DRIVE SOUTH
KILLARE (45'W) LANE
CONC. PAVEMENT
REMOVE EXISTING HAMMERHEAD TURNAROUND
COMMON GROUND AREA "D" INGRESS/EGRESS EASEMENT P.B. 351, PGS. 206-208
INTERLOCK WALL
SIGHT DISTANCE TRIANGLE (TYP.)
PROPOSED TSCL
LANDSCAPE BERM (TYP.)
PUBLIC SPACE 9,014 S.F.
N03°12'00"E 31.73'
5' WIDE P.R.I.M.U.S.E. (TYP)
R32'
MAIN STREET (70' WIDE) PUBLIC, 34' WIDE PAVEMENT
N00°12'00"W 74.00'
N16°18'21"W 128.29'
R=300'
PROPOSED STEEL GUARDRAIL WITH CRASHWORTHY END TERMINALS
FOREBAY PLANTED WITH NATIVE VEGETATION
DETENTION & WATER QUALITY
COMMON GROUND
PROPOSED STREET STOP
MATCHLINE
EXIST. TREES (TO REMAIN)
PUBLIC SPACE 191,360 S.F.
N73°41'39"E 166.09'
N60°12'37"E 130.99'
N65°48'39"E 128.19'
BENCH (TYP.)
NATIVE PLANTING AMENITY AREA 14,000 SF
59B 5,396 S.F.
60B 5,648 S.F.
61B 5,773 S.F.
62B 5,773 S.F.
63B 5,773 S.F.
64B 5,773 S.F.
65B 5,748 S.F.
20' BUILDING SETBACK
LIGHT STANDARD (TYP.)
GROVER RIDGE (40' W.) DRIVE PUBLIC, 26' WIDE PAVEMENT
5' WIDE SIDEWALK
5' WIDE P.R.I.M.U.S.E. (TYP)
FOREBAY PLANTED WITH NATIVE VEGETATION
PROPOSED STREET & STOP SIGN
SIGHT DISTANCE TRIANGLE (TYP.)
58B 6,280 S.F.
57B 6,895 S.F.
56B 5,773 S.F.
55B 5,773 S.F.
54B 5,773 S.F.
53B 5,815 S.F.
52B 6,016 S.F.
76B 5,815 S.F.
75B 5,9201 S.F.
74B 5,924 S.F.
73B 5,924 S.F.
72B 5,924 S.F.
71B 5,924 S.F.
70B 5,924 S.F.
69B 5,924 S.F.
68B 5,924 S.F.
67B 5,924 S.F.
66B 7,608 S.F.
77B 7,281 S.F.
78B 5,673 S.F.
79B 5,924 S.F.
80B 5,924 S.F.
81B 5,924 S.F.
82B 5,924 S.F.
83B 5,924 S.F.
84B 5,924 S.F.
85B 5,924 S.F.
86B 5,924 S.F.
87B 5,924 S.F.
88B 7,608 S.F.
PROPOSED INTERLOCKING EARTH TONED COLOR BLOCK RETAINING WALL 4' MAX HEIGHT (DESIGN BY OTHERS)
PROPOSED RETAINING WALL EASEMENT
PROPOSED EASEMENT (TYP)
CENTAUR STATION (40' W.) DRIVE PUBLIC, 26' WIDE PAVEMENT
R=250'
R=200'
51B 9,120 S.F.
50B 6,300 S.F.
49B 6,300 S.F.
48B 6,300 S.F.
47B 6,300 S.F.
46B 6,300 S.F.
45B 6,300 S.F.
44B 6,300 S.F.
43B 6,300 S.F.
42B 6,300 S.F.
41B 6,300 S.F.
40B 6,300 S.F.
30' REAR YARD
N87°25'51"W 914.54'
10' WIDE TREE PRESERVATION AND PLANTING ZONE
LOT 25 LOT 24 LOT 21 LOT 20 LOT 19
POOL
WM
N/F ... WILDWOOD, LLC
MSD Base Map - 23V

ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
2	11-19-2015, CLIENT REVISIONS
3	2-23-2016, CITY COMMENT REVISIONS
4	8-9-2016, REVISED ORDINANCE

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Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

SDP - PUBLIC SPACE PLAN

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Checked:	SDP

Drawing name: V:\14\04\126 Schneider Tract\Drawings\Engineering\Site Development Plan\14126sdp.dwg Plotted on: Aug 09, 2016 - 2:07pm Plotted by: bmoltor

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PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation:	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)
Total Tract: 34.6 Acres	
104 Lots x 1,742.4 s.f. = 181,210 s.f.	
Amount of Required Public Space	181,210 Square Feet
Amount of Provided Public Space	216,308 Square Feet
~ Multiple Use Trail	13,269 Square Feet
~ Underground Detention Area	Square Feet
~ Public Land Dedication	Square Feet
~ Privately-Held Common Ground	Square Feet
List of Installed Improvements	Total Number (list below on lines)
~ Picnic Tables	
~ Benches	9
~ Trash Receptacles	
~ Bicycle Racks	
~ Other	
Other Public Space Items (if provided)	
NATIVE PLANTING AMENITY AREA	14,000 S.F.
Fee In Lieu	

ISSUE	REMARKS/DATE
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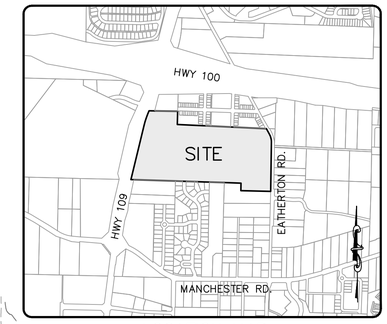
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

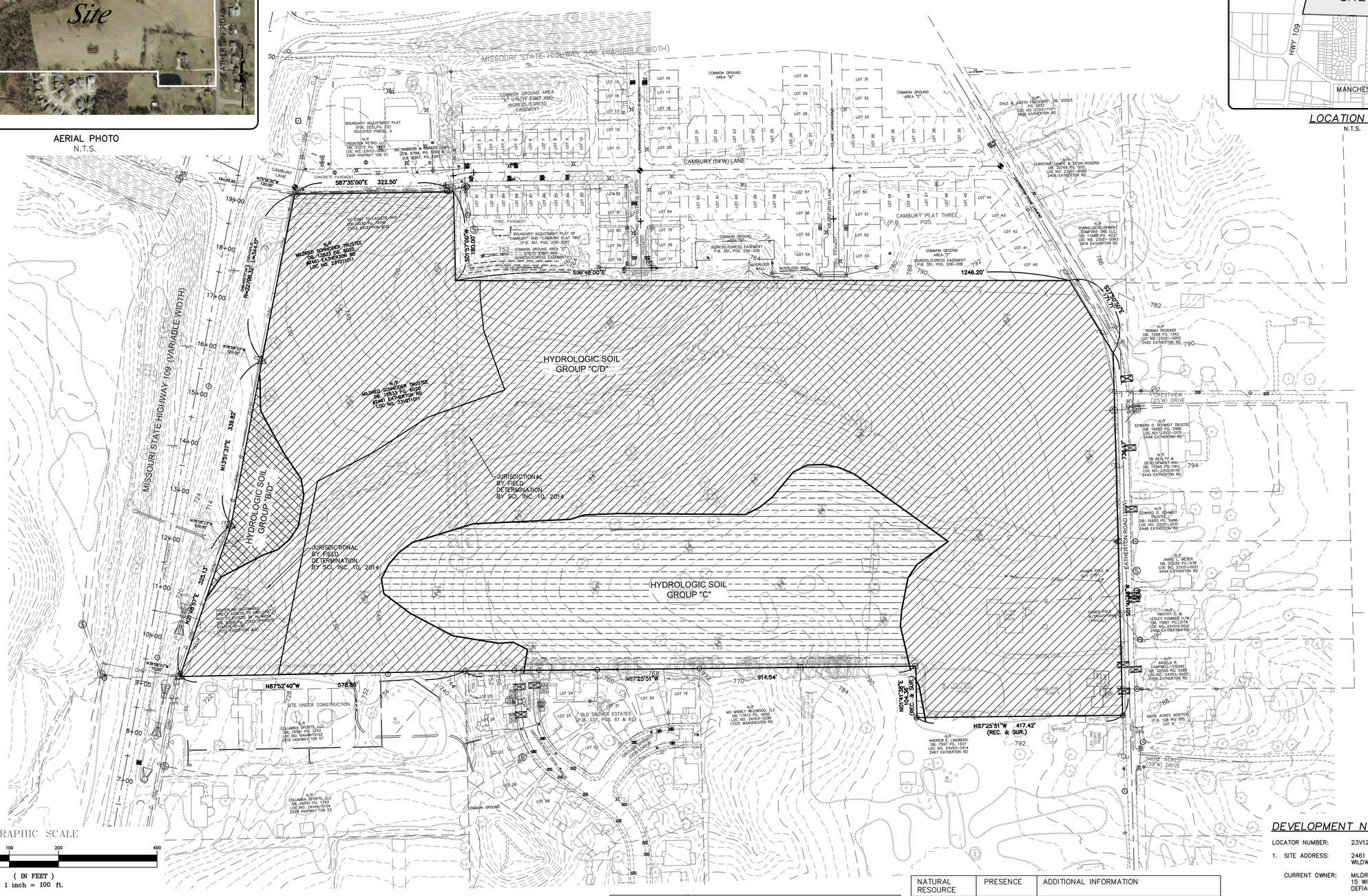
MSD Base Map - 23V

Drawing name: V:\14\04126 Schneider Tract\Drawings\Engineering\Site Development Plan\126sdp.dwg Plotted on: Aug 09, 2016 - 2:07pm Plotted by: bmolitor

AERIAL PHOTO
N.T.S.



LOCATION MAP
N.T.S.



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SOIL SCIENTIST CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER 2015, REVIEWED A REPORT REGARDING THE SOILS AND NATURAL RESOURCE EVALUATION OF THE SUBJECT PROPERTY. THE REPORT AND INFORMATION CONTAINED ON THIS PLAN RELATING TO SAME IS IN COMPLIANCE WITH SECTION 1005.200, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WILDWOOD, MISSOURI.

SOIL SCIENTIST _____ DATE _____

	Existing Tree Mass
	Hydrologic Group "C" Soils
	Hydrologic Group "B/D" Soils
	Hydrologic Group "C/D" Soils
	Regulated Waters

NATURAL RESOURCE	PRESENCE	ADDITIONAL INFORMATION
Wetlands	No	None identified during site walk.
Streams and Floodplains	Yes	Two streams cross the site, both of which were determined to be jurisdictional.
Karst	No	None identified during site walk.
Ponds/Lakes	Yes	One stock/farm pond identified during site walk.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 23V120094

1. SITE ADDRESS: 2461 EATHERTON RD.
   WILDWOOD, MO 63640
   CURRENT OWNER: MILDRED E. SCHNEIDER, TRUSTEE
   15 WILDERNESS LN.
   DEFIANCE, MO 63341
2. EXISTING USE: VACANT / UNDEVELOPED
3. GROSS AREA OF SITE: 34.60 ACRES

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0260K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

MSD Base Map - 23V

ISSUE	REMARKS/DATE
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NATURAL RESOURCES MAP

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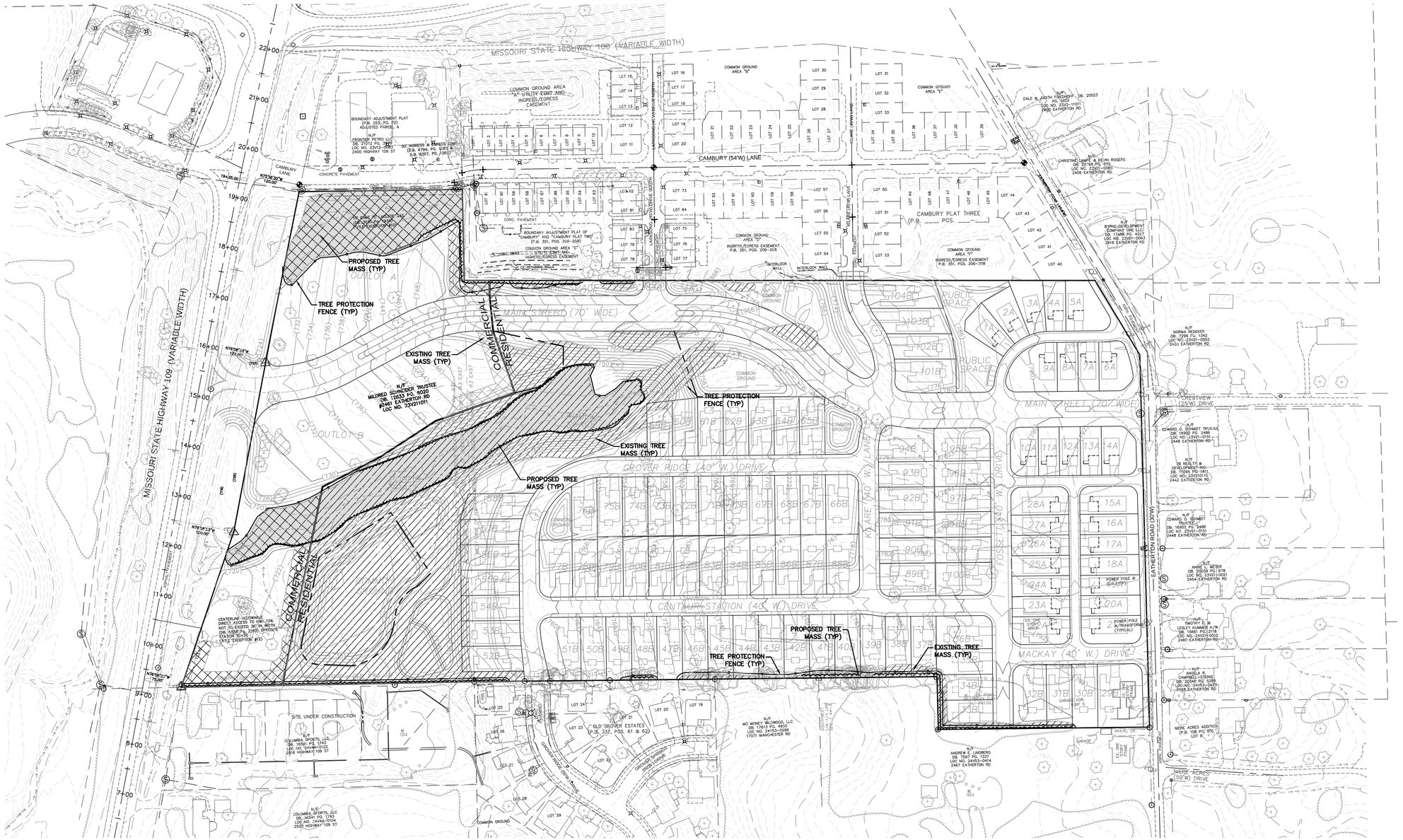

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LEGEND	
	Existing Tree Mass
	Existing Tree Mass (Residential) (Located outside of right-of-way and building area)
	Existing Tree Mass (Commercial) (Located outside of right-of-way and building area)
	Proposed Tree Mass (Residential)
	Proposed Tree Mass (Commercial)

TREE AREA CALCULATIONS

Residential:
- Existing Tree Mass: 5.59 ac.
- Proposed Tree Mass: 1.36 ac.

Commercial:
- Existing Tree Mass: 1.73 ac.
- Proposed Tree Mass: 1.12 ac.

Site Total:
- Existing Tree Mass: 7.32 ac.
- Proposed Tree Mass: 2.48 ac.
- Percentage Retained (Provided): 34%
- Percentage Retained (Required): 30%

MSD Base Map - 23V

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Main Street Crossing

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TREE PRESERVATION PLAN

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PROFESSIONAL ENGINEER

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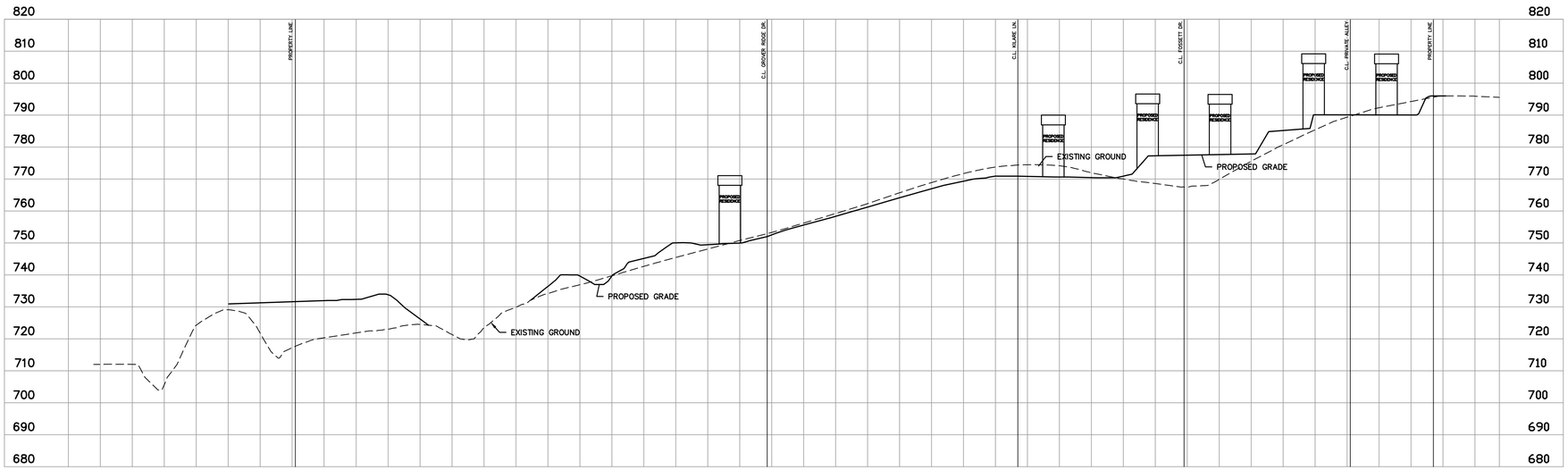
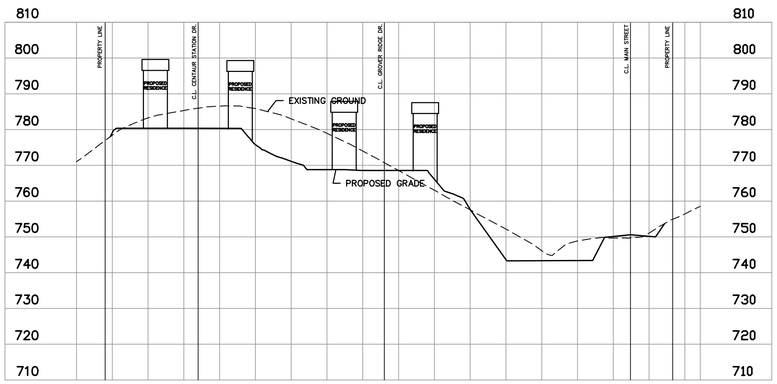
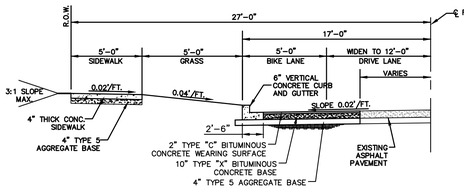


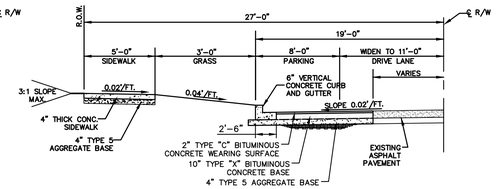
SECTION A-A



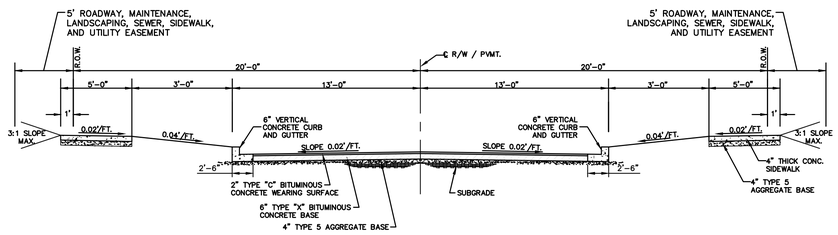
SECTION B-B



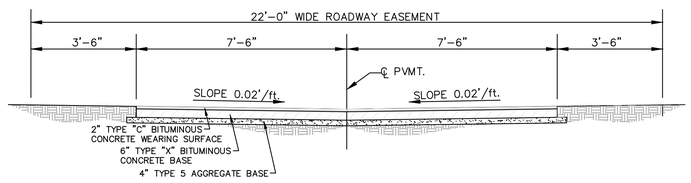
EATHERTON ROAD WITH BIKE LANE
TYPICAL PVMT. WIDENING
N.T.S.



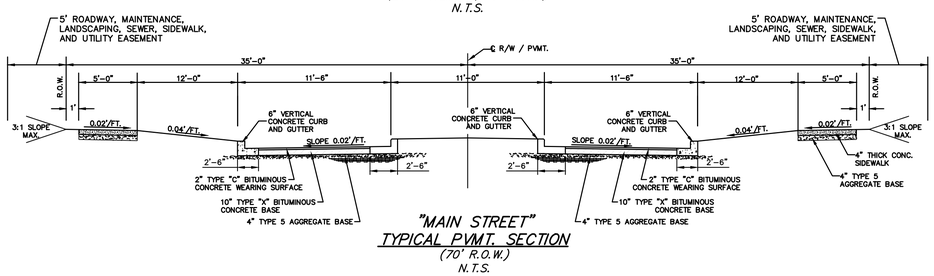
EATHERTON ROAD WITH PARALLEL PARKING
TYPICAL PVMT. WIDENING
N.T.S.



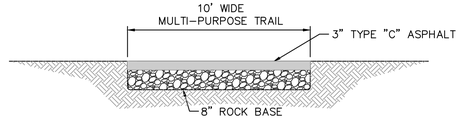
TYPICAL PVMT. SECTION
(26' PAVEMENT/40' R.O.W.)
N.T.S.



TYPICAL ALLEY PAVEMENT SECTION
(15' PAVEMENT/22' ROADWAY EASEMENT)



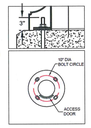
"MAIN STREET"
TYPICAL PVMT. SECTION
(70' R.O.W.)
N.T.S.



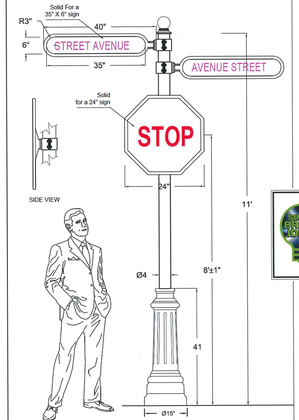
MULTI-PURPOSE TRAIL
N.T.S.

Wildwood
Standard
Decorative
Street Sign & Pole

(with decorative Stop Sign)



NOTE:
Name plate, lettering and artwork byothers.



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Approval Drawing
PoleStd: P430-2-4PA-11

Street Sign: The street sign frame shall be a one-piece aluminum casting with a solid backing and a 1" thick border. The sign frame shall clamp around the pole secured with four 3/8" hex head bolt.

Traffic Sign: The traffic sign frame shall be a one-piece aluminum casting with a solid backing and a 1" thick border. The traffic sign shall be octagonal and clamp around the pole secured with four 3/8" hex head bolt.

Pole: Extruded aluminum, thickness 0.125".

Base Cover: Two-piece cast aluminum attached to shaft by 4 S.S. set screws.

Anchor bolts: 4 galvanized 19mm (3/4") x 610 mm (24") long. A bolt circle template is supplied by HCI

Anchor Circle: 10"

Finish: Electrostatically applied thermoset polyester powder coat finish.

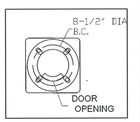
Color: RAL 9011 (Black)

Lighting & Pole Supplier
Brian Brader
Simply Bright Ideas, Inc.
office: (314) 718-1688
Brian@SimplyBrightIdeas.com

Date: DEC.09.2013 Drawing No: 13703-V1
Model: P430-2-4PA-11-RALL9011-STREETSIGN
Project: WILDWOOD STREET
Pre: SBI, MO
Please Note: Fabrication will not begin until this drawing is approved, signed and returned to HCI

HCI Heritage Casting & Ironworks
1280 Fewster Drive, Mississauga, Ontario, Canada L4W 1A4
www.hcilighting.com

Wildwood
Standard
Residential
Aluminum Pole



(C) 2013 HCI (Heritage Casting & Ironworks) Illustrations are copyrighted. Unauthorizedreproduction prohibited. In an ongoing effort to improve qualityofdesign, Heritage reserves the right to modify specifications without notice.

Approval Drawing
Light Std: F144-L-P440-2-MOD-4PA-12

Diffuser Type: Clear

Diffuser Material: Acrylic U.V. stabilized.

Optical System: Segmented reflector type III.

Luminaire Housing: The whole luminaire is made of cast aluminum. Top is fully hinged for easy access to lamp and ballast.

Ballast: MH high power factor mounted on removable plate. A quick disconnect wiring system allows for fast easy ballast maintenance.
Wattage - 100W (MH)
Voltage - 120V
Socket - Medium (4KV)

Option: Decorative Chimny

Pole: Extruded 4" OD aluminum with 0.125" wall thickness.

Base Cover: Two-piece Square cast Aluminum.

Anchor Bolts: 4 galvanized 19mm (3/4") x 609 mm(24") long. A bolt circle template is supplied by HCI.

Bolt Circle: 8-1/2"

Finish: Elecrostatically applied, thermoset polyester powder-coat finish.

Colour: RAL 9011 (Black-Texture)

Lighting & Pole Supplier
Brian Brader
Simply Bright Ideas, Inc.
office: (314) 718-1688
Brian@SimplyBrightIdeas.com

Date: SEP.4.2015 Drawing No: 15692-V7
Model:F144-L-CAC-100W-MH-120V-SR-3-CHY
-P440-2-MOD-4PA-12-RAL-9011-TXT
Project: Wildwood Residential - MO
Reg: SBI MO
Please Note: Fabrication will not begin until this drawing is approved, signed and returned to HCI

HCI Heritage Casting & Ironworks
1280 Fewster Drive, Mississauga, Ontario, Canada L4W 1A4
www.hcilighting.com

MSD Base Map - 23V

ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
2	11-19-2015, CLIENT REVISIONS
3	2-23-2016, CITY COMMENT REVISIONS
4	8-9-2016, REVISED ORDINANCE

PAYNE FAMILY HOMES
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THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterlingstl.com
Corporate Certificate of Authority #001348

Main Street Crossing
2461 EATHERTON RD., WILDWOOD, MO
SITE SECTIONS

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 8-9-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	14-04-126
Date	8-9-2016
Designed: SL	Sheet 6.1
Drawn: SL	
Checked:	SDP

Drawing name: V:\14\04126 Schneider Tract\Drawings\Engineering\Site Development Plans\4126cdp.dwg Plotted on Aug 09, 2016 - 2:08pm Plotted by: bmotter

BILL # 2204 ORDINANCE # 2204

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SPECIAL PROCEDURES PERMIT ORDINANCE #2116 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) FOR AN APPROXIMATELY TWENTY-EIGHT (28) ACRE TRACT OF LAND BEING AUTHORIZED FOR ONE HUNDRED FOUR (104), SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH COMMON GROUND AND PUBLIC SPACES - *P.Z. 25, 26, and 26a-14 Main Street Crossing, Payne Family Homes L.L.C.* (Ward - Eight)

WHEREAS, pursuant to Ordinance #2116, certain property more particularly described herein (the "Property") was zoned R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), in September 2015, which allowed for the use of such Property for a Town Center Neighborhood Edge type of residential development consisting of an authorized one hundred four (104) single family detached dwellings on individual lots, with common ground and public spaces; and

WHEREAS, on June 13, 2016, the City Council referred consideration of amendments to the Planned Residential Development Overlay District Ordinance #2116 to the Planning and Zoning Commission in light of certain development finance incentives sought by the developer to assist with the cost of certain roadway improvements that are necessary for this site, given its location in Town Center and the additional trips that it will create on the network of surrounding roadways; and

WHEREAS, this request was considered by the Planning and Zoning Commission on July 5, 2016 and discussion was held on the merits of these changes to the current Planned Residential Development Overlay District (PRD) ordinance, which would lessen certain infrastructure and phasing requirements associated with the project's development to the favor of the petitioner; and

WHEREAS, after consideration of this matter and responding to the Department of Planning's report, the Planning and Zoning Commission recommended approval of the Petition requesting the current Planned Residential Development Overlay District (PRD) ordinance be amended, subject to certain terms and conditions, the specifics of such approval and recommendation being set forth in the recommendation of the Planning and Zoning Commission submitted to the City Council dated July 5, 2016, and regarding ***P.Z. 25, 26, and 26a-14 Main Street Crossing, Payne Family Homes L.L.C.***, a copy of which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the City Council held a public hearing to consider the amendment on July 25, 2016, at which interested persons were offered an opportunity to speak; and

WHEREAS, at their meeting on July 25, 2016, the City Council directed the Department of Planning to prepare draft legislation for consideration by the City Council consistent with the Planning and Zoning Commission's recommendation.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City of Wildwood's Zoning Ordinance, Official Zoning District Maps, and Ordinance #2116 of the City of Wildwood, Missouri, all made a part hereof and incorporated by reference herein, are hereby amended by designating the Property described below by amending the current Planned Residential Development Overlay District (PRD) for the described tract of land provided below:

A tract of land situated in Sections 1 and 2, Township 44 North, Range 3 East in St. Louis County, Missouri, more particularly described as follows: Commencing at an old stone in the South line of the Northwest ¼ of the Southwest ¼ of said Section 1, set at a point where the said South line is intersected by the West line of Eatherton Road; thence along the Western line of Eatherton Road South 1 degree 53 minutes West, a distance of 104.36 feet to a point being the Southeast corner of property described in deed to Bert C. Grimm and wife, recorded in Book 1848 page 335, also being the point of beginning; thence North 87 degrees 17 minutes West along a line parallel with the South line of the Northwest ¼ of the Southwest ¼ of said Section 1, 417.42 feet to an old stone at the Southwest corner of property described in said deed to Grimm and wife; thence North 1 degree 53 minutes East of 104.36 feet to an old stone in said South line of the Northwest ¼ of the Southwest ¼ Section 1; thence North 87 degrees 17 minutes West along the South line of Northwest ¼ of the Southwest ¼ of Section, 914.42 feet to an old iron rod at the Southwest corner of said ¼ section; thence North 87 degrees 47 minutes West along the South line of the Northeast ¼ of the Southeast ¼ of Section 2, 578.52 feet to an iron pipe at its intersection with the Eastern line of Missouri Route 109; thence along the Eastern line of said Route 109, north 22 degrees 10 minutes 53 seconds East, 324.27 feet; Thence continuing along said eastern line North 14 degrees 6 minutes 29 seconds East; Thence North 14 degrees 32 minutes 43 seconds East, 346.18 feet to a point on the South line of tract conveyed to Alexander J. Coyle and wife by deed recorded in Book 1567 page 27; thence departing said Eastern line of Missouri Route 109 South 87 degrees 35 minutes East along the South line of the property conveyed to Coyle and wife as aforesaid; 319.52 feet to an iron pipe at the Southeast corner thereof being at a point in the line between said Sections 1 and 2; thence along the line between Sections 1 and 2, South 1 degree 57 minutes West 180 feet to corner of property conveyed to Albert Anderson and wife by deed recorded in Book 2909 page 26, thence along the South line of said property conveyed to Anderson and wife as aforesaid, South 86 degrees 48 minutes East 1,246.2 feet to the West line of Eatherton Road, thence Southeastwardly and Southwardly along the Western line of Eatherton Road along a curve to the right having a radius of 458.00 feet a distance of 251.66 feet; Thence continuing along said West line South 1 degree 53 minutes West, 512.47 feet to the point of beginning and containing 34.80 Acres, more or less.

Section Two. That Ordinance #2116 of the City of Wildwood, Missouri, be and is hereby amended by deleting Section Two thereof in its entirety and enacting, in lieu thereof, new Section Two, to read as follows:

> **Section Two.** The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation of the City Council from its public hearing discussion held on July 25, 2016, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. **PERMITTED USES**

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of **one hundred four (104)**, detached single family dwellings on individual lots, with common ground and public space, and all permitted accessory structures normally found in conjunction with the primary use of each of the allowable residential properties.

2. **LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS**

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of **4,000 square feet** in size. The minimum width of any lot within this P.R.D. Overlay District shall be **forty (40) feet** in distance, except for those properties located within a cul-de-sac, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These lot widths shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of **eighteen (18) inches** in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across **at least twenty percent (20%)** of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to **seventy-six (76)** of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of **six (6)** feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage. Individual garage doors shall not be greater than **twenty (20) feet** in width and must be **carriage types**, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings. **The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.**

e. **The New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-**

family detached dwelling, for a minimum of twenty-eight (28) of the allowable one hundred four (104) lots. These lots do not need to incorporate the garage-offset distance noted in Condition 2(d.) of this Ordinance.

f. The first story, interior clear height for all single family dwellings shall be not less than **nine (9) feet.**

g. Detached single family dwelling units, which face the frontage line, but also places the side of the building along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure. The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board.

h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, **excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer board.** Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

i. The overall area of this Planned Residential Development Overlay District (PRD) shall be no less than twenty-eight (28) acres and no greater than 28.5 acres.

3. **PLAN SUBMITTAL REQUIREMENTS**

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.

d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

If the Planning and Zoning Commission determines, through its standard review processes, the Site Development Plan cannot be acted upon due to non-compliance to the site-specific ordinance, the Zoning Ordinance, or other land use regulations applicable to this type of subdivision, as interpreted by it, then the Regulating Plan changes, the rezoning of the subject site, and the application of the Planned Residential Development Overlay District shall not remain effective thereafter and the City must initiate the revocation process described in the Zoning Ordinance for this type of circumstance.

4. **SITE DEVELOPMENT PLAN DESIGN CRITERIA**

The above Site Development Plan shall adhere to the following specific design criteria:

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

(1) **Twenty (20)** feet from any right-of-way line.
(2) **Five (5) feet** for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.

(3) **Fifteen (15) feet from any rear yard property line** and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front elevation of the dwelling a minimum of **twenty-five (25) feet. Driveway widths serving these required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.**

Access and Roadway Improvements

c. Dedicate the required amount of right-of-way and/or easements along this property's State Route 109 frontage to the Missouri Department of Transportation (MoDOT) for public roadway purposes, ***which shall incorporate the ultimate design for the planned installation of a roundabout and related items, while constructing a temporary, right-in/right-out access point ~~a roundabout~~ and related channelization island(s) and other improvements required therein.*** Improvements, ***whether temporary or permanent in nature***, to State Route 109 shall conform to the requirements of the Missouri Department of Transportation (MoDOT) and the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. ~~All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of State Route 109 and directed by the Department of Public Works.~~

d. Establish a minimum seventy (70) foot wide public right-of-way for the construction of Main Street within the site, for a total of thirty-four (34) feet of pavement area (inclusive of the concrete vertical curb and gutter and grass median) and five (5) foot sidewalks on both sides of this internal roadway, which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of seventy (70) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights ***(spacing of lights on one (1) side of any street/roadway shall be no greater than one hundred fifty (150) feet in distance)***, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Main Street and directed by the Department of Public Works.

e. Complete the necessary dedication of land area within this subject site for public right-of-way purposes associated with the internal network of streets. These dedications for public rights-of-way shall be used for the construction by the developer of a network of internal residential streets for service to the authorized lots. These dedications shall be a minimum of forty (40) feet in width to accommodate the construction of two (2) lanes of asphalt roadway, with concrete curb and gutter, and five (5) foot wide sidewalks, including a three (3) foot tree lawn area, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of these rights-of-way areas, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the rights-of-way of these unnamed streets and directed by the Department of Public Works.

f. Dedicate the required amount of right-of-way and/or easements along this property's Eatherton Road frontage to the City of Wildwood, Missouri for public roadway purposes and for the construction of required roadway improvements, which include a widening of a minimum of five (5) feet in width, a five (5) foot wide sidewalk, and street trees and lights, including a minimum three (3) foot wide tree lawn area for these improvements. A future roundabout, and related channelization islands and other improvements required therein, shall not be required, but the dedication of right-of-way for such shall be made at the time of the Record Plat. Improvements to Eatherton Road shall conform to all of the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Eatherton Road and directed by the Department of Public Works.

g. Extend all existing stub streets abutting the subject site into it and these extensions shall adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. These stub street extensions shall include Larksong Drive South, Kilare Lane, and Grover Ridge Drive. Safety components determined necessary for any stub street extension shall be indicated on the Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission.

h. Dedicate a minimum forty (40) foot wide strip of land on the subject site for a future street connection to the south, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. The location of this planned stub street shall be generally in the southeast corner of the subject site, approximately 370 feet to the west of existing

Eatherton Road. Within this dedication of public right-of-way, construct a roadway that shall adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

i. Complete the necessary dedication of land area within this subject site for private access purposes. These dedications for private purposes shall be used for the construction by the developer of a system of lanes/alleys for service to the authorized lots. These dedications shall be a minimum of twenty-two (22) feet in width to accommodate the construction of a lane/alley, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

j. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of this traffic calming improvement.

Miscellaneous Roadway Requirements

k. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

l. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

m. **Construction access shall be from State Route 109 during the development of this site, not via the Cambury Subdivision or Eatherton Road.**

n. Sidewalks shall be required on all public and private streets (parking lot aisles) and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

o. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements. ***The City of Wildwood will assist, where applicable,***

MSD Base Map - 23V

ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
2	11-19-2015, CLIENT REVISIONS
3	2-23-2016, CITY COMMENT REVISIONS
4	8-9-2016, REVISED ORDINANCE

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THE STERLING CO.
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Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Main Street Crossing
2461 EATHERTON RD., WILDWOOD, MO
ORDINANCE #2116

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
RODNEY ARNOLD
NUMBER
PE-2002016612
PROFESSIONAL ENGINEER

Date: 8-9-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number 14-04-126
Date 8-9-2016
Designed: SL
Drawn: SL
Checked:
Sheet 7.1
SDP

Drawing name: V:\1404126 Schneider Tract\Drawings\Engineering\Site Development Plan\4126sdp.dwg Plotted on: Aug 09, 2016 - 2:08pm Plotted by: bmolitor

with the discussions on said utility requirements, so as to minimize delays and costs to the developer. Any decision in this regard shall be acted upon by the City Council, if funding is associated with such.

p. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, garden walls, street trees and lights, and pedestrian furniture. If certain streets, drives, or lanes are to be private, an easement shall be provided to the City granting public use of them for pedestrian and vehicular purposes. These easements shall be granted at the time of the Record Plat approval by the City Council.

Parking Requirements - Residential

q. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

Landscape Requirements - Specific

r. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

s. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

t. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

u. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The Planning and Zoning Commission, on the Site Development Plan, shall approve the planting pattern. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these one hundred four (104) dwelling units.

v. The developer shall provide a minimum ten (10) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and

care, along the entire southern boundary of the site, and upon individual rear lot areas, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.

w. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

x. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

y. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

z. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

aa. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

bb. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

cc. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

dd. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

ee. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

ff. Access to Eatherton Road from this Planned Residential Development Overlay District, e.g. any street or alley, including Main Street, shall not be authorized, **until such time as all necessary street and roadway improvements, including temporary access to State Route 109, have been completed to an acceptable minimum level to the Missouri Department of Transportation (MoDOT) and the City of Wildwood.** ~~forty (40) percent of the authorized units within its boundaries are owner occupied~~. Until this threshold is reached, access shall be restricted/blocked to Eatherton Road, as shown on the Site Development Plan and reviewed and acted upon by the Department of Public Works and the Planning and Zoning Commission. Specifications for the manner in which access shall be controlled to Eatherton Road shall be at the discretion of the City of Wildwood, but all costs associated with such are the responsibility of the developer.

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of parking spaces provided by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling (detached)	$1,055.10/Parking Space

(Parking space is defined by Section 415.280 of the City of Wildwood Zoning Code.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of

roadway improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

The Planning and Zoning Commission is recommending these fees be credited to the developer for use for the purposes of assisting with completion of required improvements within the right-of-way of State Route 109 and the off-site portion of the Main Street right-of-way. The granting of these credits is at the sole discretion of the City Council.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2. All stormwater shall be discharged at an adequate natural discharge point.
3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood/Missouri Department of Transportation (MoDOT) rights-of-way.
7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or

drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Environmental Assessment – Phase One

e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the property, which indicates its current condition relative to its past utilization by other owners. Determination regarding any required mediation shall be identified and completed, prior to the approval of the Record Plat and before the occupancy of any residential unit, all being in accordance with State and federal standards and guidelines, as set forth by the United

States Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources (MDNR), for any determined contaminant exceeding a residential cleanup standard/guideline, with the cost borne for such by the developer and not the City of Wildwood.

Floodplain Study and Plans

f. The developer shall provide a floodplain/wetlands study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) regarding disturbance or development in the protected waterways and floodplain areas. This study shall minimally provide information relating to disturbance of any protected area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works (Wildwood), the Missouri Department of Transportation, the Metro West Fire Protection District, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

c. Improvements to State Route 109 and Eatherton Road must be completed prior to the issuance of building permits in excess of **fifty (50)** ~~twenty (20)~~ percent of the units. **The State Route 109 required improvements may be credited against the overall Traffic Generation Assessment Fee (TGA) charge associated with these allowable residential units, if authorized by the City Council.** Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

d. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

Potable Water Service

i. The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same.

9. GENERAL DEVELOPMENT CONDITIONS

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of salutation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly

proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, **based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling**.

Section Three. This ordinance shall be in full force and effect on and after its passage and approval.

Section Four. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Five. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

This Bill was passed and approved this ____ day of ______________, 2016, by the City Council of the City of Wildwood, Missouri, after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer	The Honorable James R. Bowlin, Mayor
ATTEST:	**ATTEST:**
Elizabeth Weiss, City Clerk	Elizabeth Weiss, City Clerk

Editor's Note: Changes to Ordinance are indicated by blue and bolded type, while a single, strike-through line shows deletions.

MSD Base Map - 23V

ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
2	11-19-2015, CLIENT REVISIONS
3	2-23-2016, CITY COMMENT REVISIONS
4	8-9-2016, REVISED ORDINANCE

PAYNE FAMILY HOMES
10407 BAUR BLVD., SUITE B
ST. LOUIS, MO 63132
Ph. 314-996-0341
www.paynefamilyhomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Main Street Crossing
2461 EATHERTON RD., WILDWOOD, MO
ORDINANCE #2116

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 8-9-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	14-04-126
Date	8-9-2016
Designed: SL	Sheet 7.2
Drawn: SL	
Checked:	SDP

Drawing name: V:\1404126 Schneider Tract\Drawings\Engineering\Site Development Plan\4126sdp.dwg Plotted on: Aug 09, 2016 - 2:08pm Plotted by: bmolitor

NEC on property
Facing N

NEC of property
Facing E

NEC on property
Facing S

NEC on property
Facing SW

NEC on property
Facing W

East side of property facing E down Crestview
Dr.

East side of property
Facing SE

East side of property
Facing S

East side of property
Facing SE
(existing home on property)

East side of property
Facing W

East side of property
Facing NW

East side of property
Facing NE at Crestview/Eatherton
intersection

SEC of Property
Facing N

SEC of Property
Facing NE

SEC of property
Facing E

SEC of property
Facing SE

SEC of property
Facing S

Northern terminus of Lindy Ln.
Facing SW

Northern terminus of Lindy Ln.
Facing N

Northern terminus of Grover Ridge Dr.
Facing S

Northern terminus of Grover Ridge Dr.
Facing E

Northern terminus of Grover Ridge Dr.
Facing NE

Northern Terminus of Grover Ridge Dr.
Facing N

Northern terminus of Grover Ridge Dr.
Facing NW

SWC of property
Looking N

SWC of property
Looking NE

SWC of property
Facing E

NWC of property
Facing S

NWC of property
Facing S

NWC of property
Facing SE

NWC of property
Facing N

NWC of property facing N

S terminus of Larkson Dr.

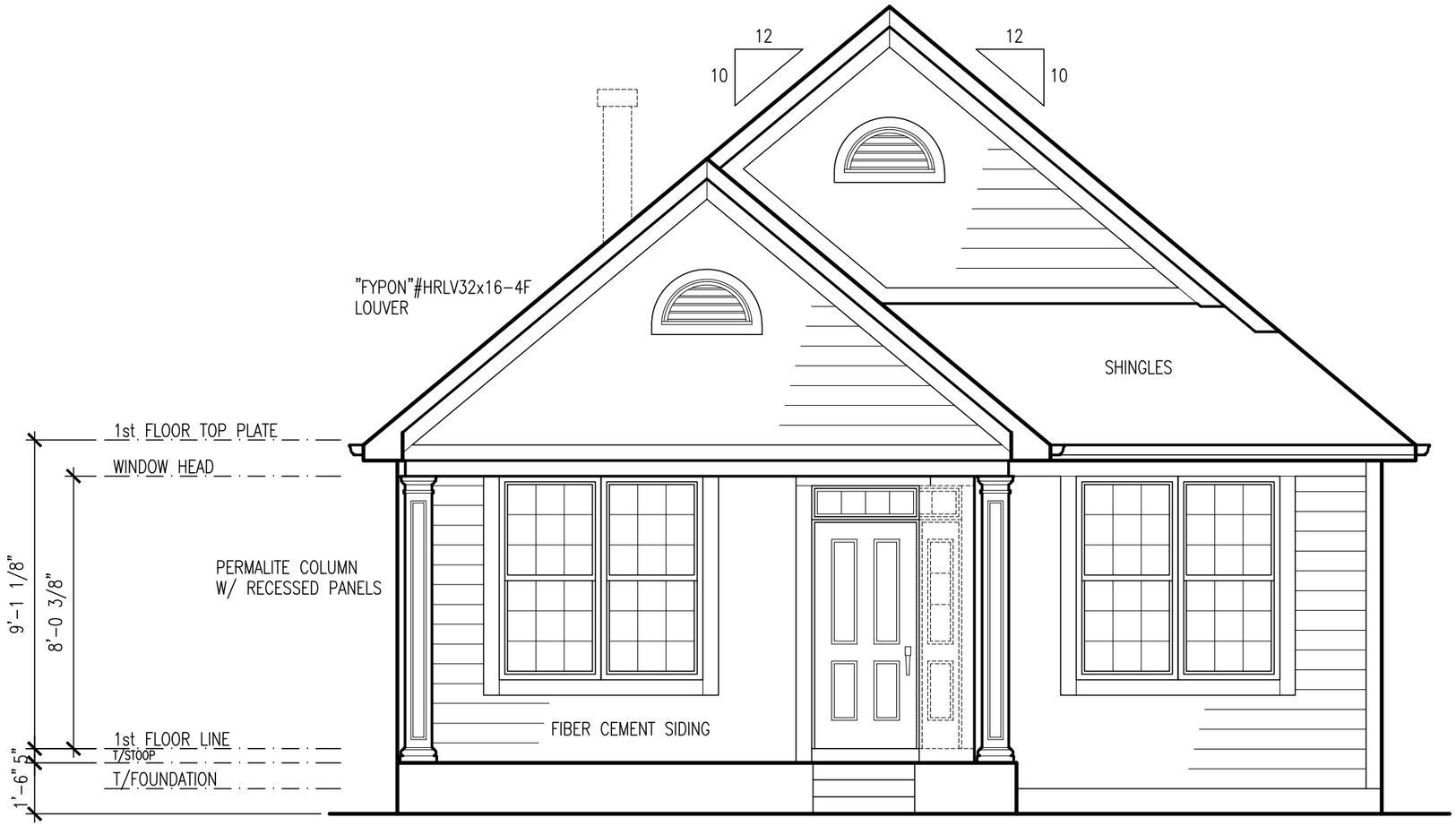
Facing E from Larkson Dr.

Facing N from intersection of
Cambury Ln. & Larkson Dr.

Southern Terminus of Kilare Ln.
Facing S

Intersection of Cambury Ln. & Kilare Ln.
Facing N

New Model 1



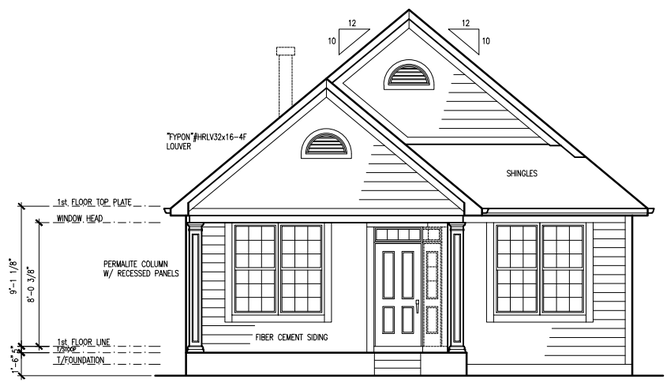
New Model 1 - Front Elevation

0 1' 2' 4' 8'

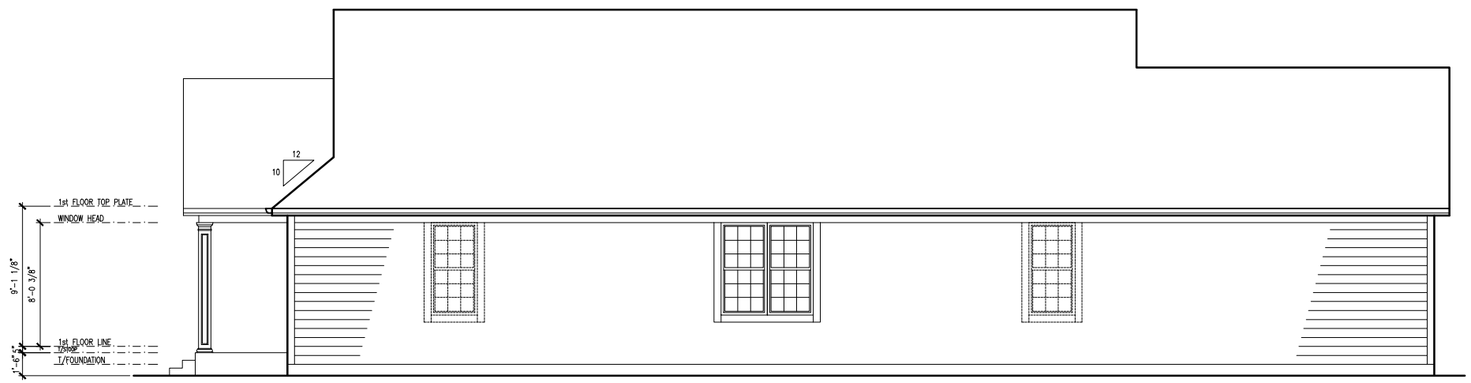
PAYNE family HOMES

New Model 1

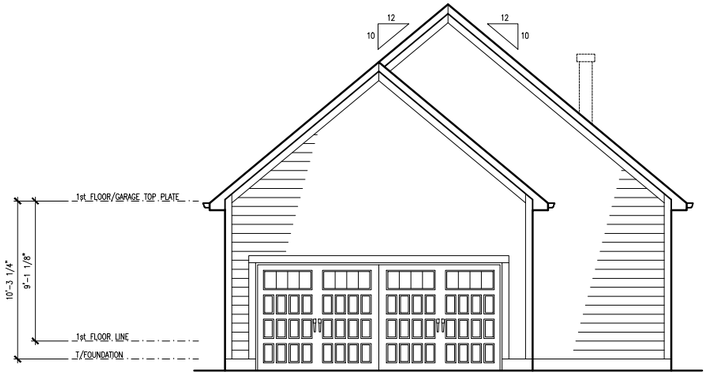
AUGUST 8, 2016



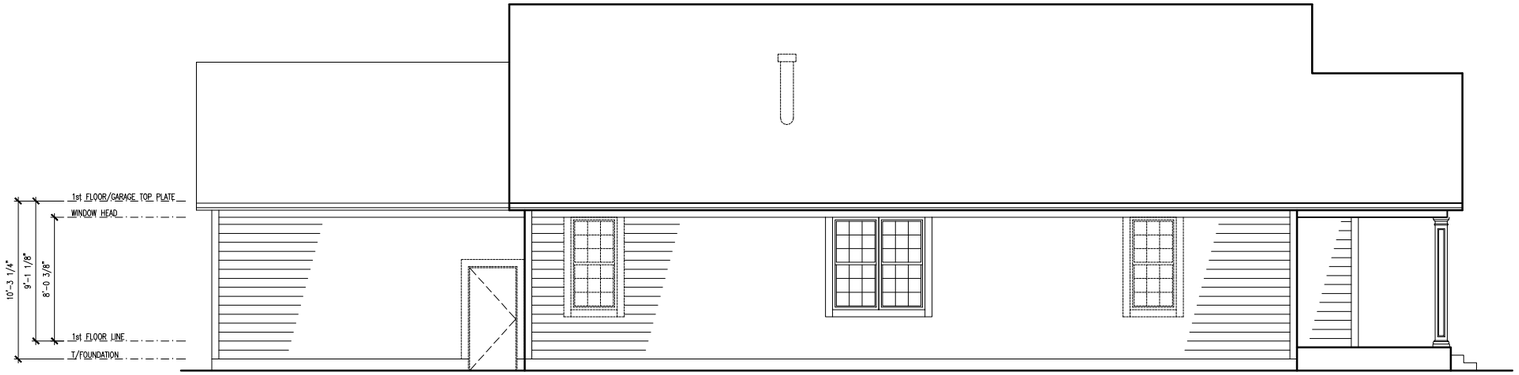
New Model 1 - Front Elevation



Right Elevation



Rear Elevation



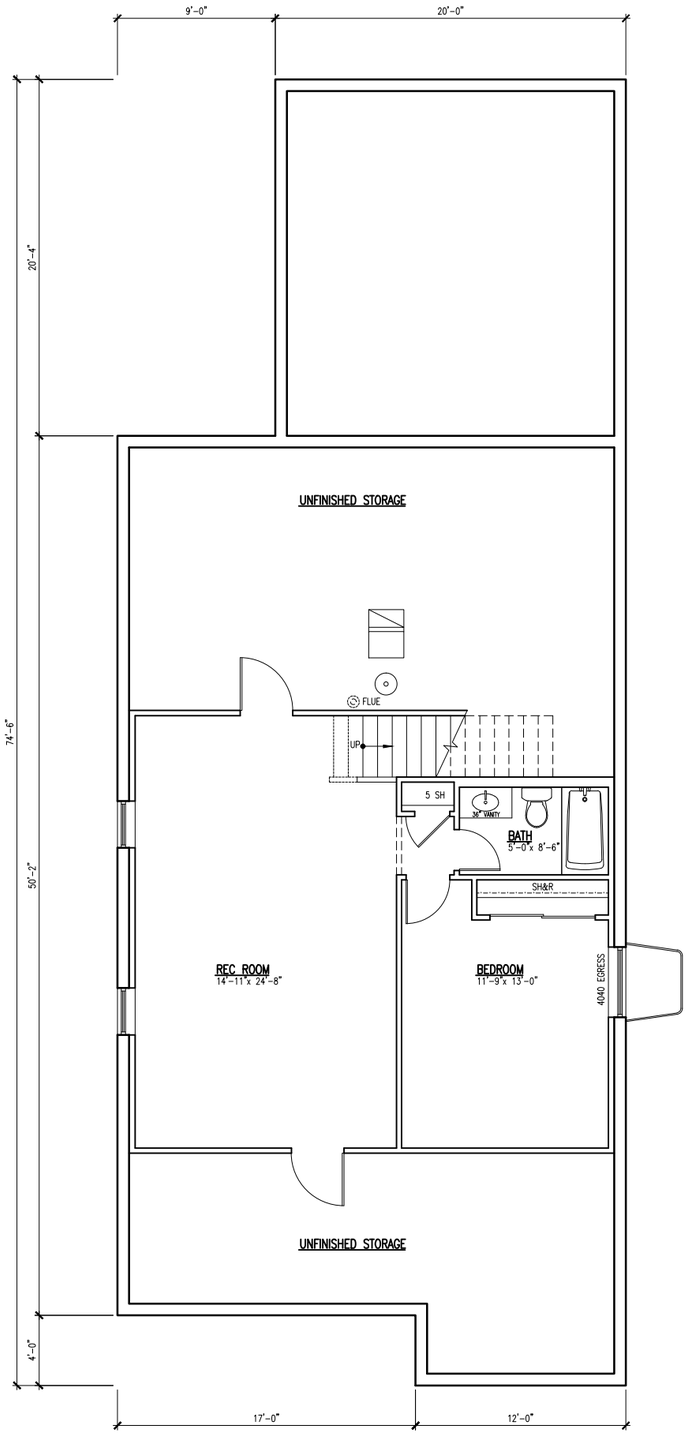
Left Elevation

New Model 1

0 1' 2' 4' 8'

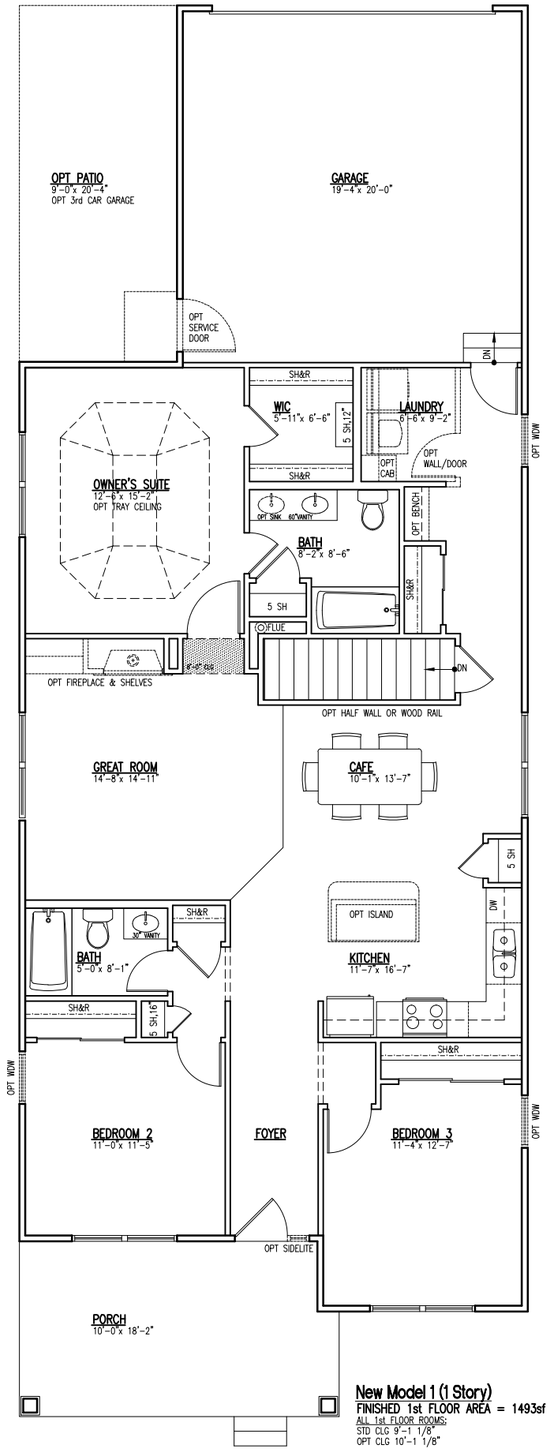
PAYNE family HOMES

AUGUST 8, 2016



New Model 1 (1 Story)
FULL BASEMENT 1394
FINISHED AREA 652

0 1' 2' 4' 8'



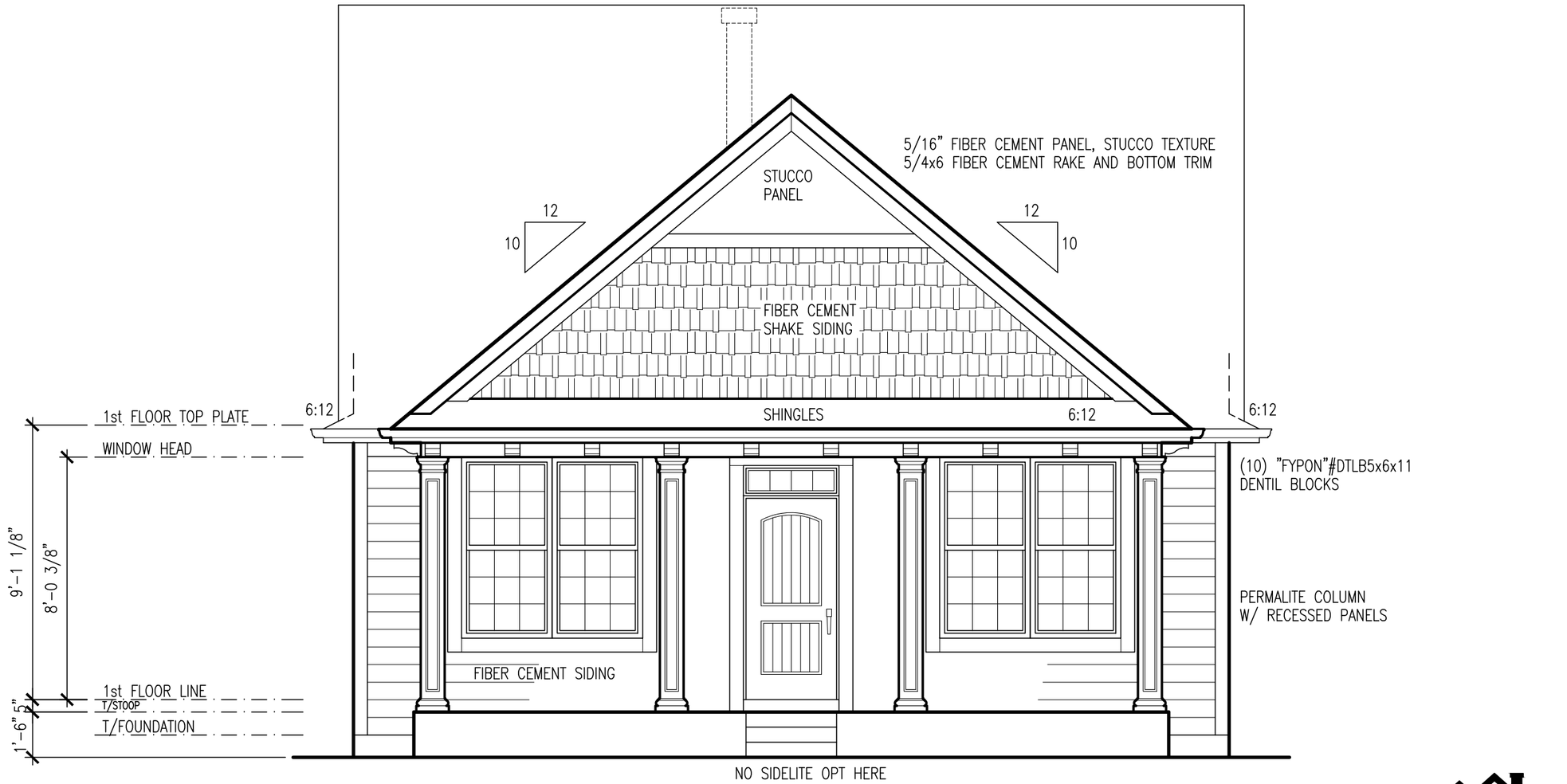
New Model 1 (1 Story)
FINISHED 1st FLOOR AREA = 1493sf
ALL 1st FLOOR ROOMS:
STD CLG 9'-1 1/8"
OPT CLG 10'-1 1/8"

New Model 1

PAYNE family HOMES

AUGUST 8, 2016

New Model 2

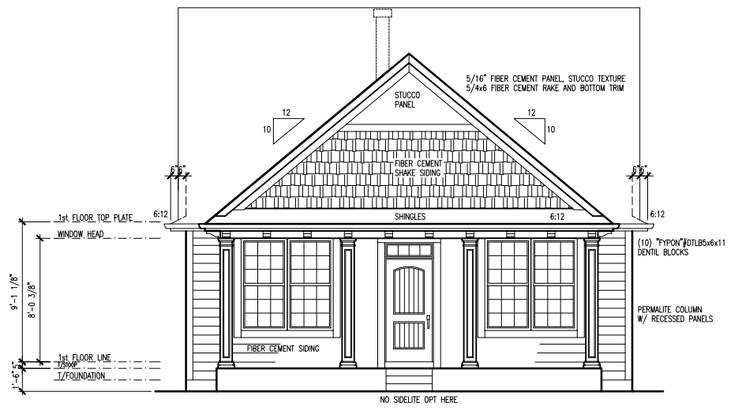


New Model 2 - Front Elevation

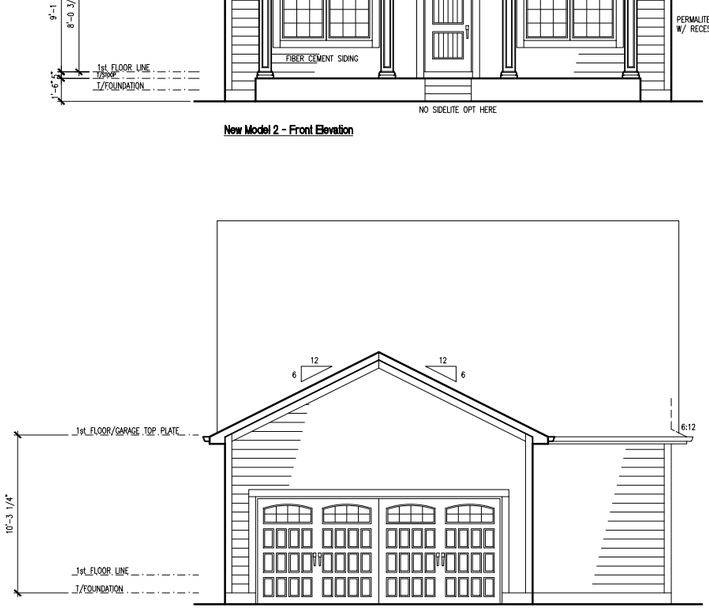
0 1' 2' 4' 8'

New Model 2

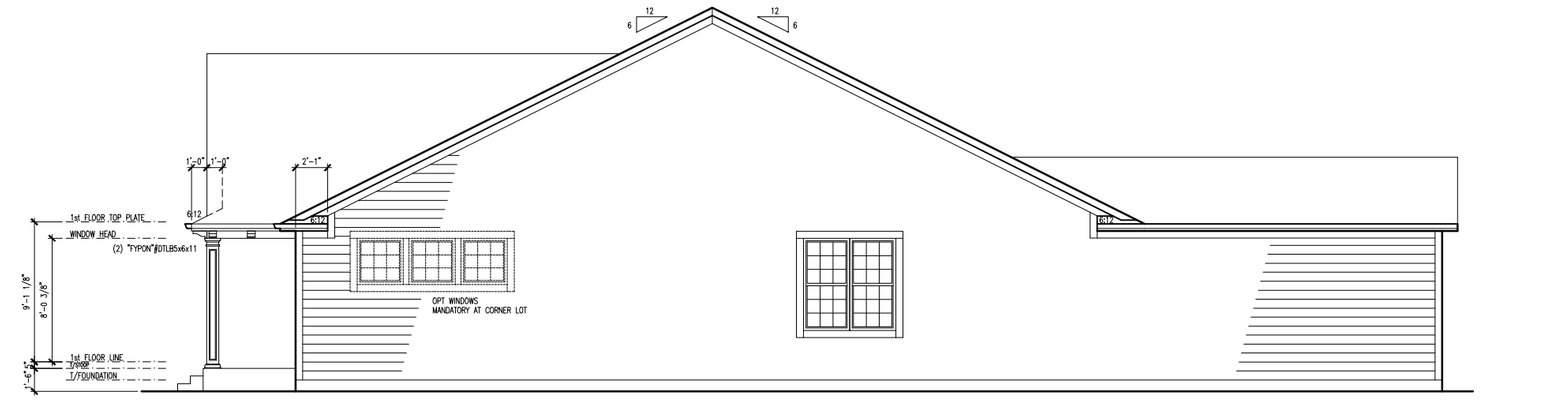
AUGUST 8, 2016



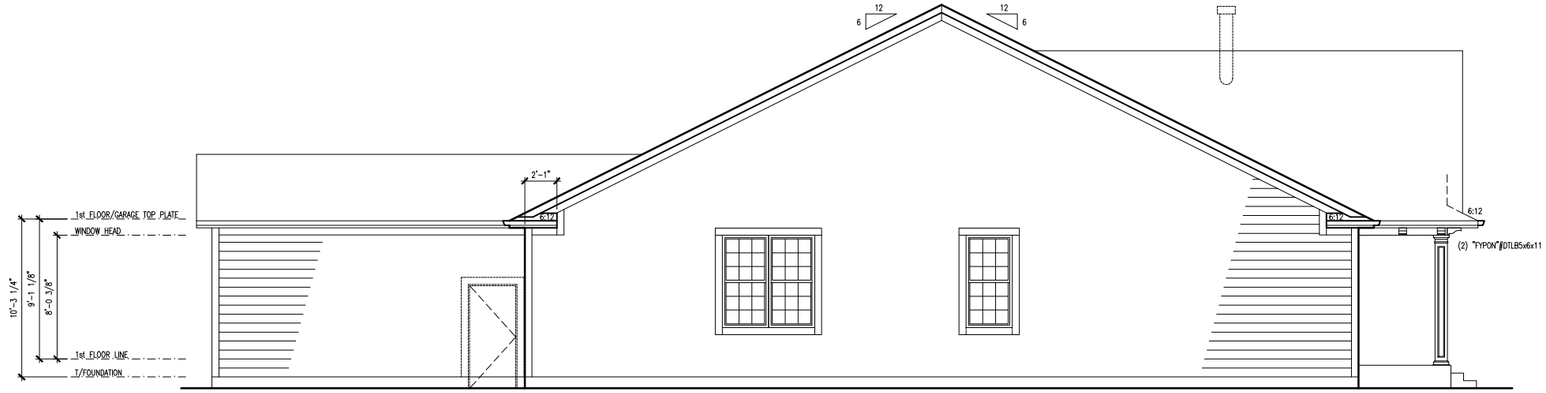
New Model 2 - Front Elevation



Rear Elevation



Right Elevation



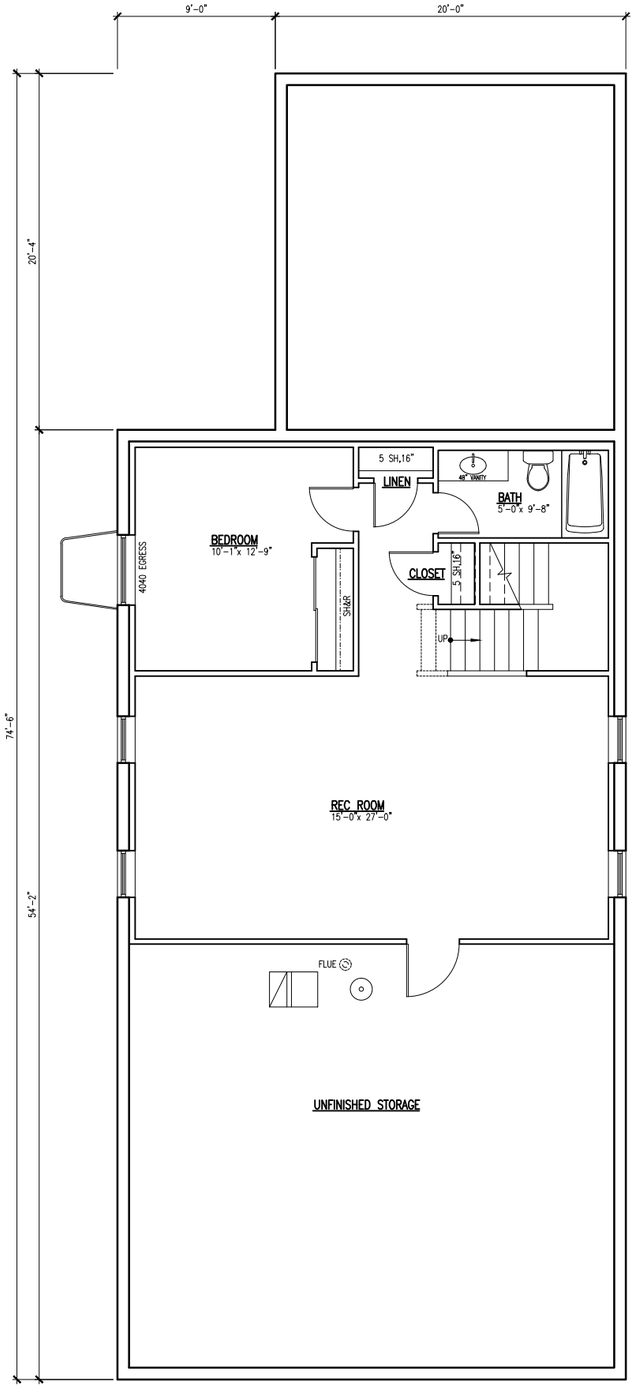
Left Elevation

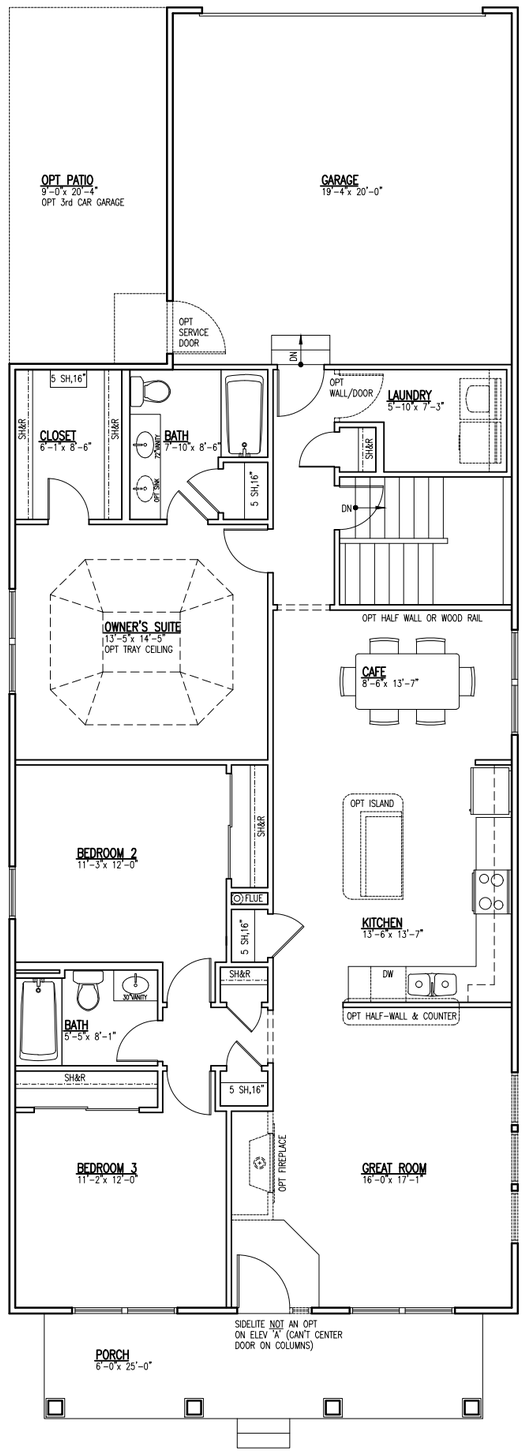
New Model 2

0 1' 2' 4' 8'

PAYNE family HOMES

AUGUST 8, 2016





New Model 2 (1 Story)
FULL BASEMENT 1462
FINISHED AREA 793

0 1' 2' 4' 8'

ALL 1st FLOOR ROOMS:
STD CLG 9'-1 1/8"
OPT CLG 10'-1 1/8"

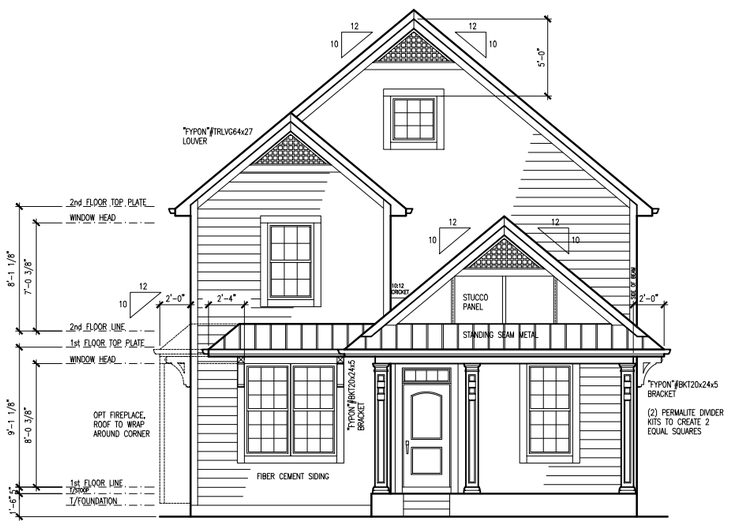
New Model 2 (1 Story)
FINISHED 1st FLOOR AREA = 1570sf

New Model 2

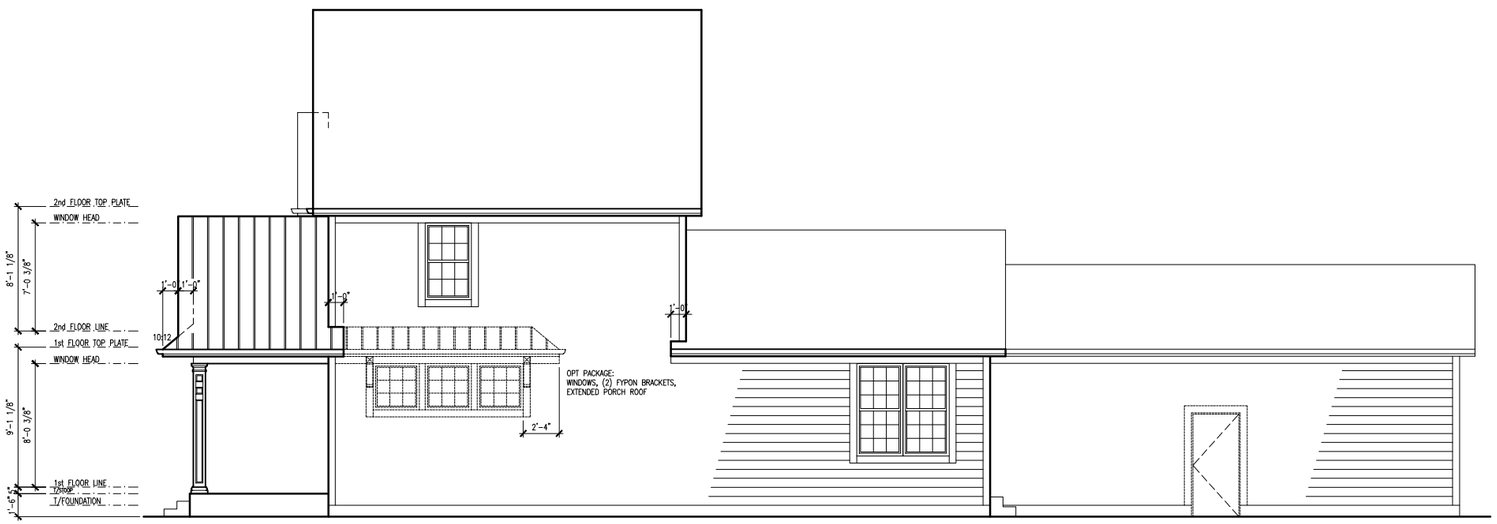
PAYNE family HOMES

AUGUST 8, 2016

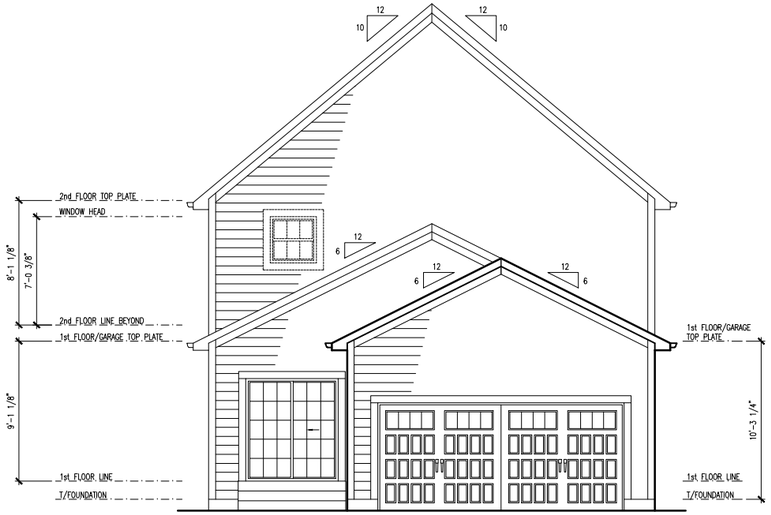
New Model 3



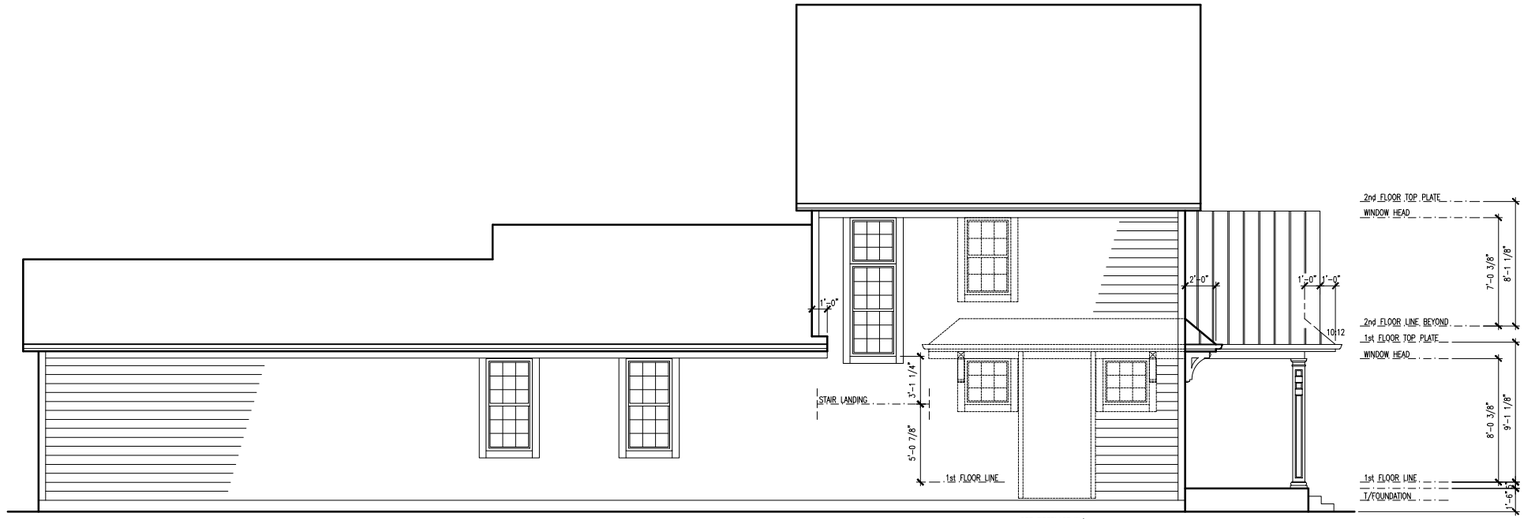
New Model 3 - Front Elevation



Right Elevation



Rear Elevation



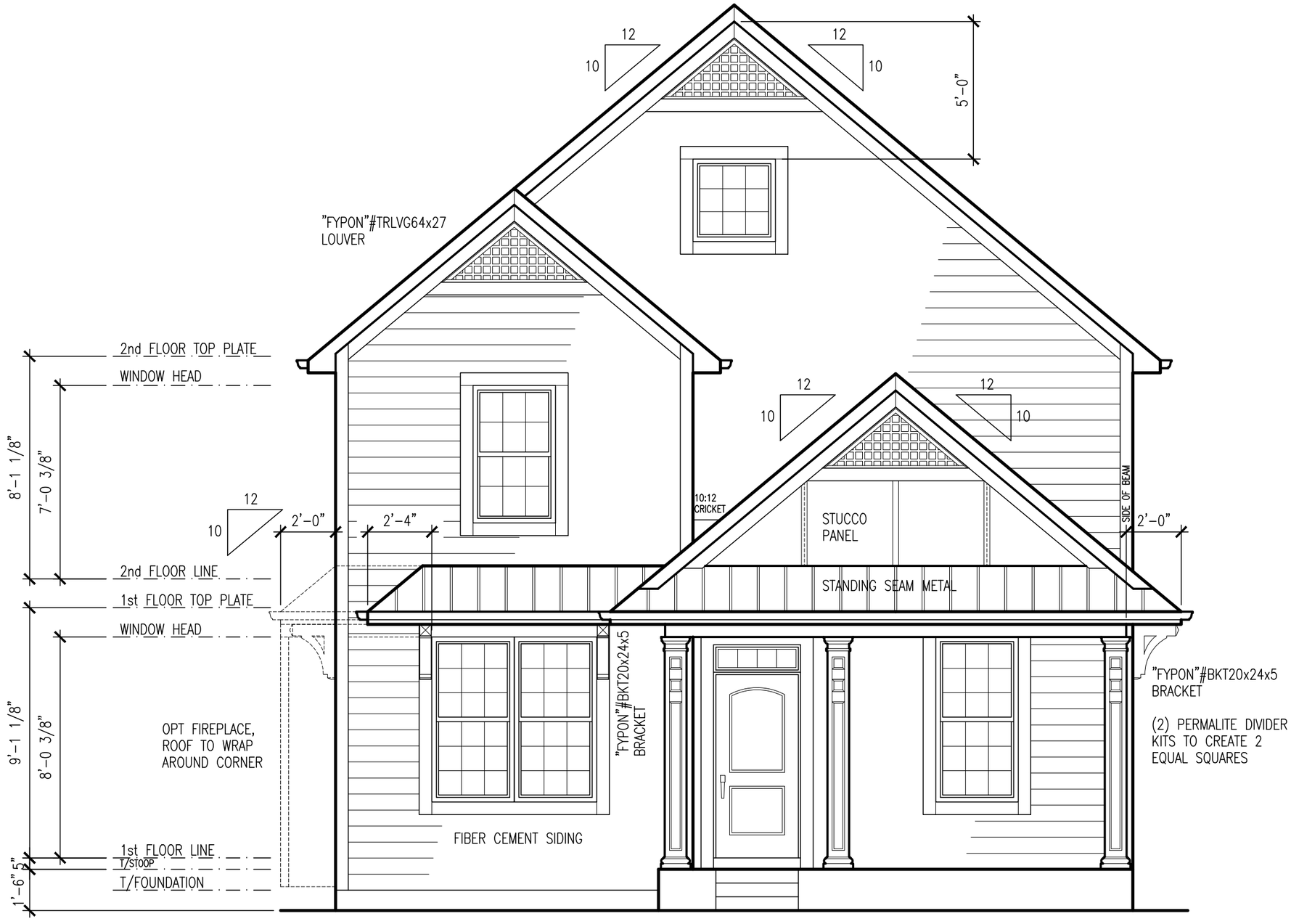
Left Elevation

New Model 3

0 1' 2' 4' 8'

PAYNE family HOMES

AUGUST 8, 2016



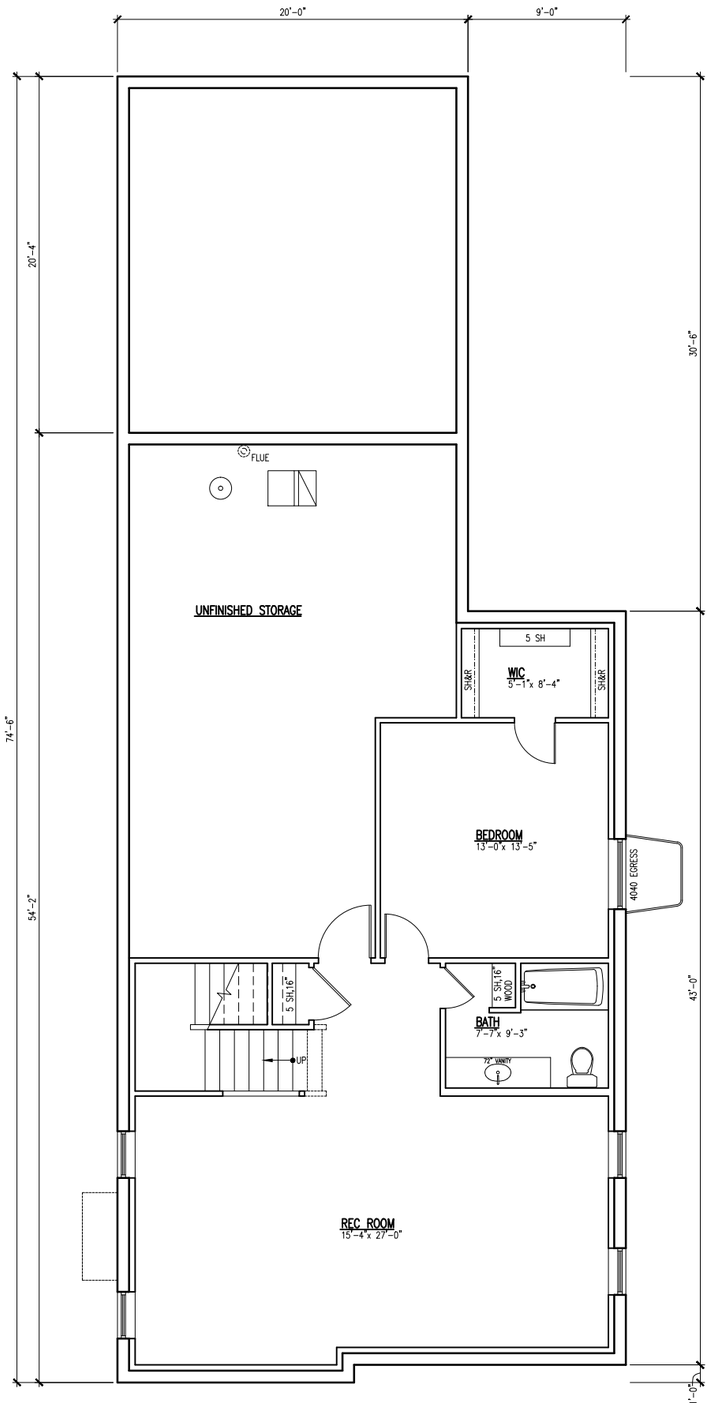
New Model 3 - Front Elevation

0 1' 2' 4' 8'

New Model 3

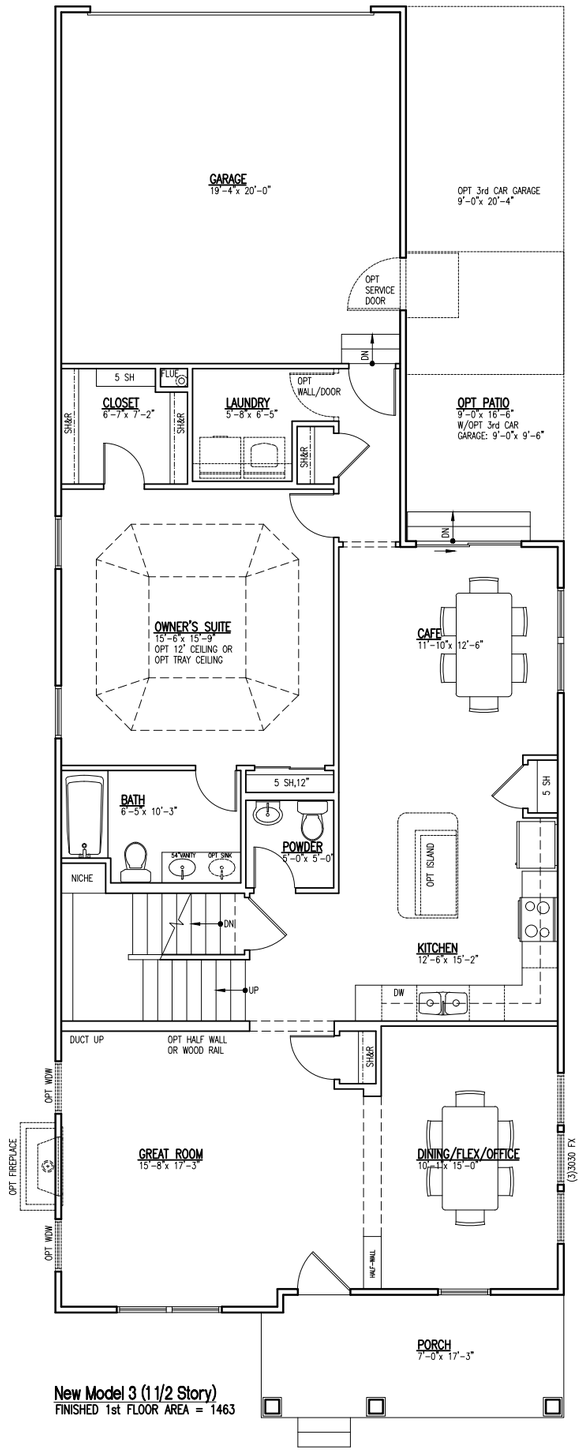
PAYNE family HOMES

AUGUST 8, 2016

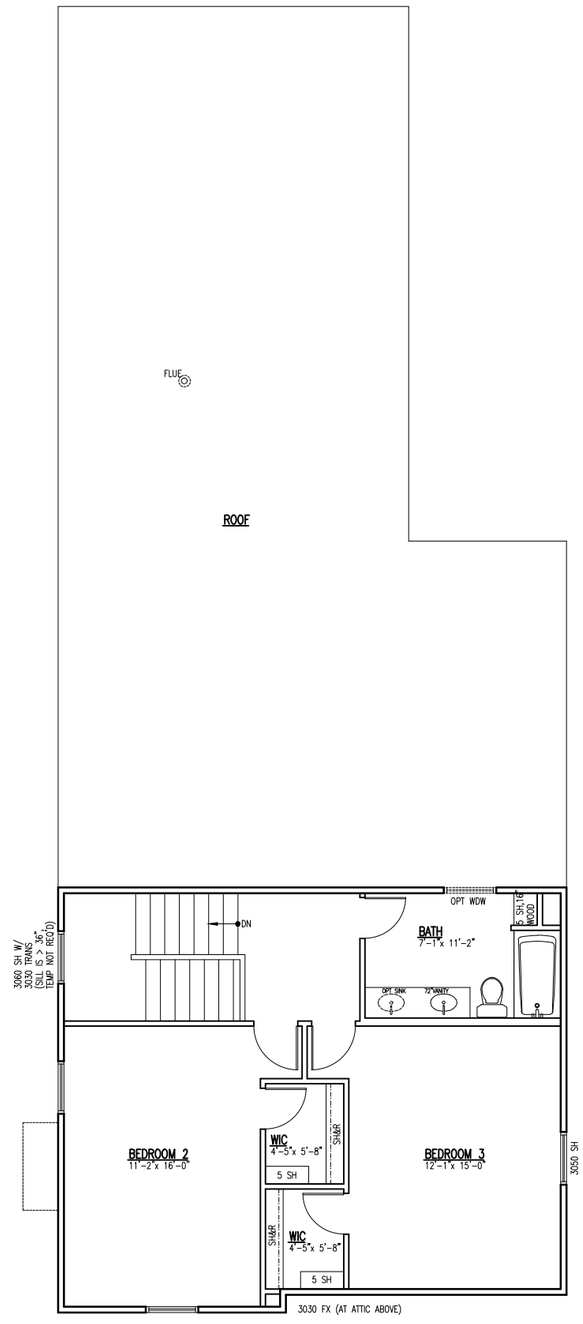


New Model 3 (1 1/2 Story)
FULL BASEMENT 1355
FINISHED AREA 871

0 1' 2' 4' 8'



New Model 3 (1 1/2 Story)
FINISHED 1st FLOOR AREA = 1463

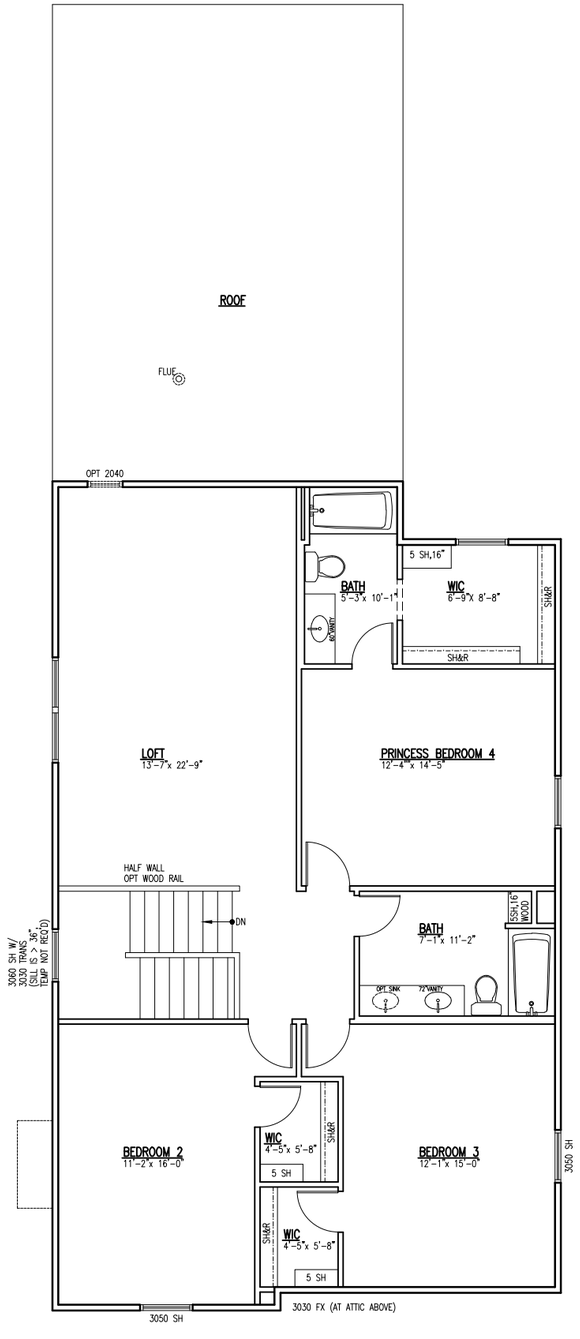


New Model 3 (1 1/2 Story)
FINISHED 2nd FLOOR AREA = 687

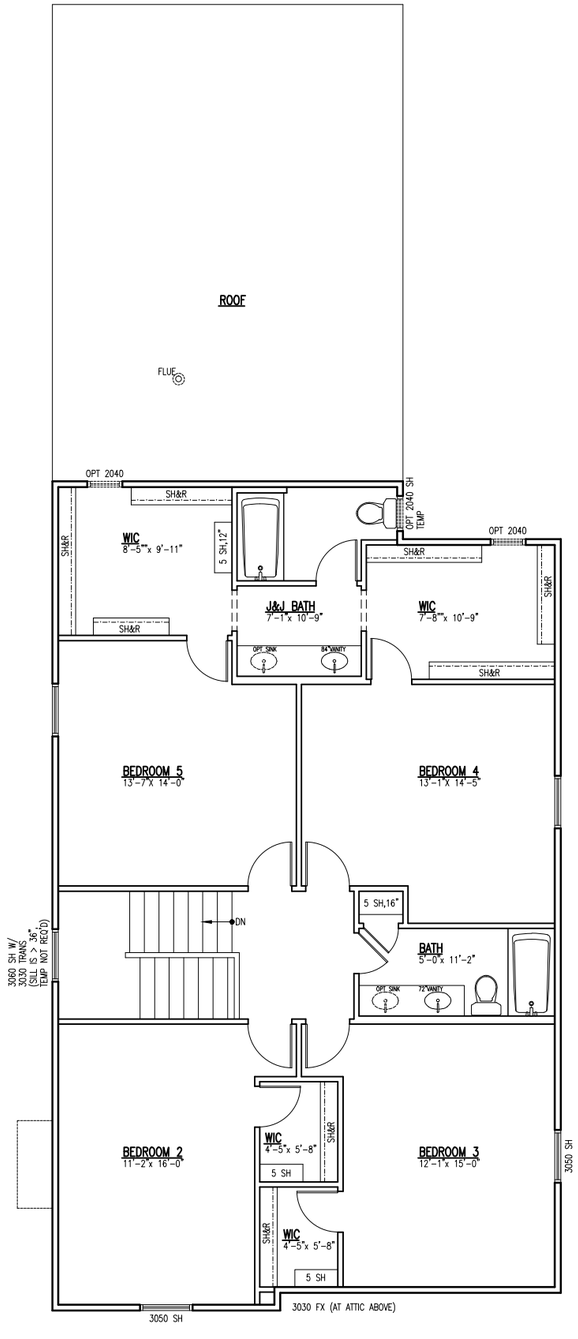
New Model 3

PAYNE family HOMES

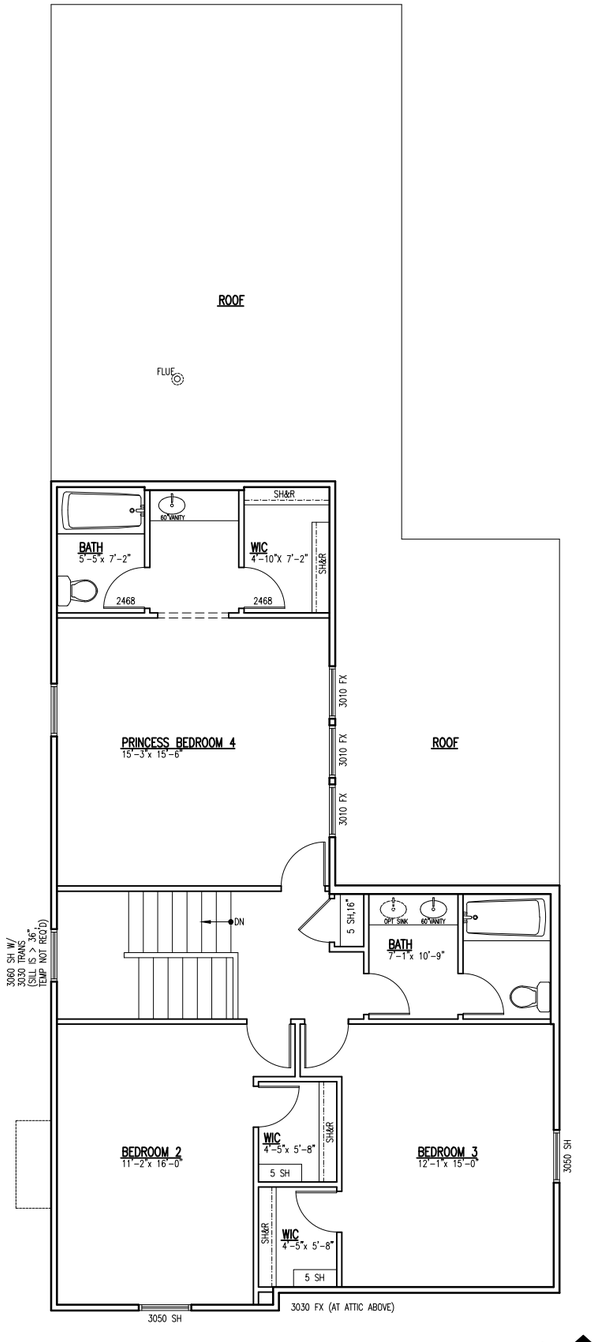
AUGUST 8, 2016



New Model 3 (1 1/2 Story) - With Opt 4TH Princess Bedroom and Loft
FINISHED 2nd FLOOR AREA = 1326



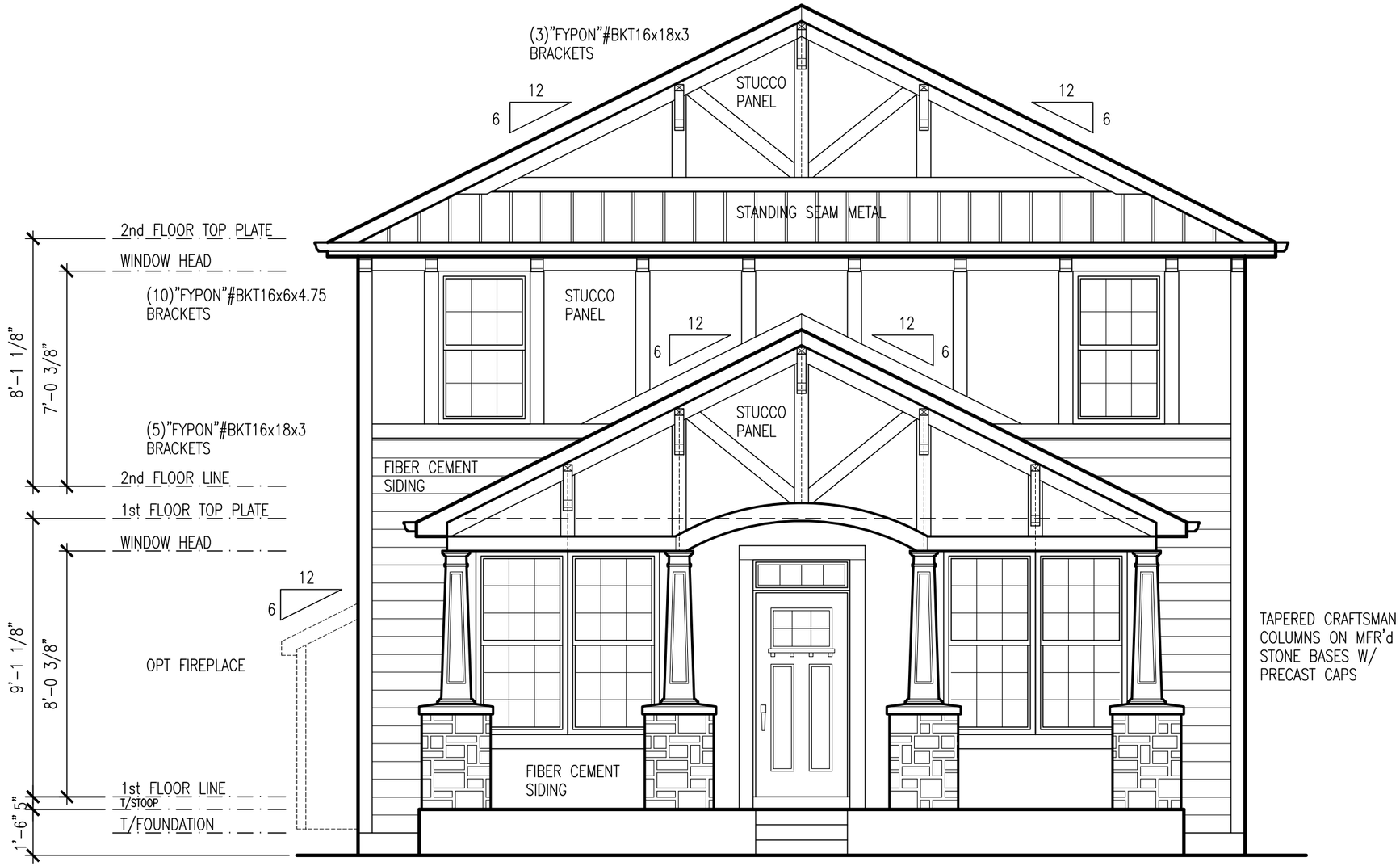
New Model 3 (1 1/2 Story) - With Opt 4th and 5th Bedrooms w/ Jack-Jill Bath
FINISHED 2nd FLOOR AREA = 1326



New Model 3 (1 1/2 Story) - With Opt 4th Princess Bedroom
FINISHED 2nd FLOOR AREA = 1061

PAYNE family HOMES

New Model 4



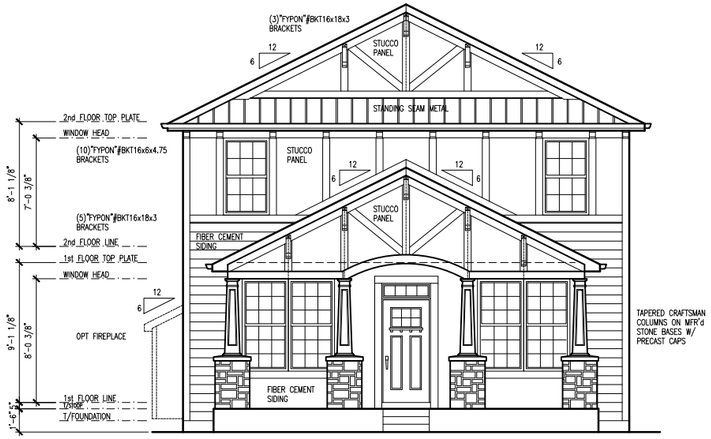
New Model 4 - Front Elevation

0 1' 2' 4' 8'

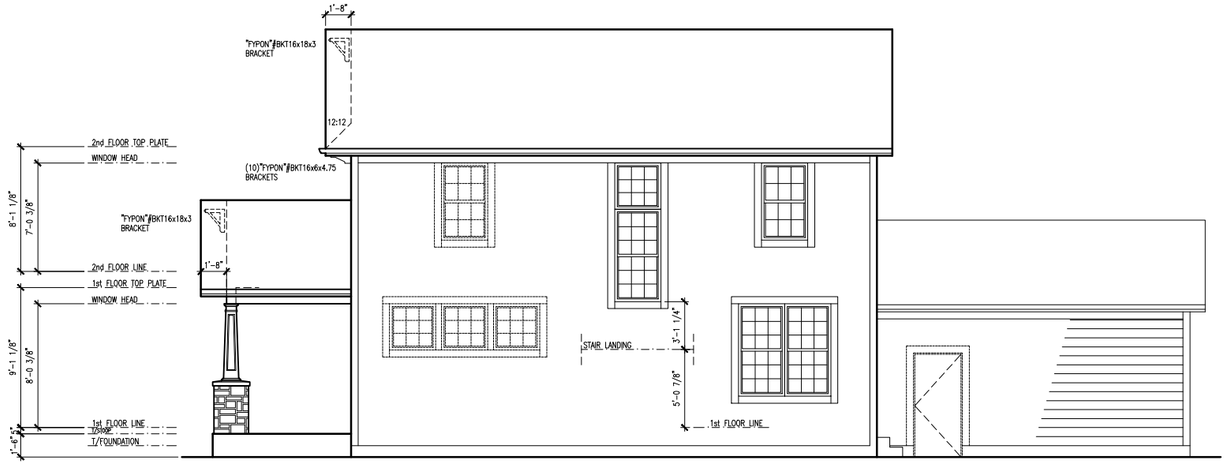
PAYNE family HOMES

New Model 4

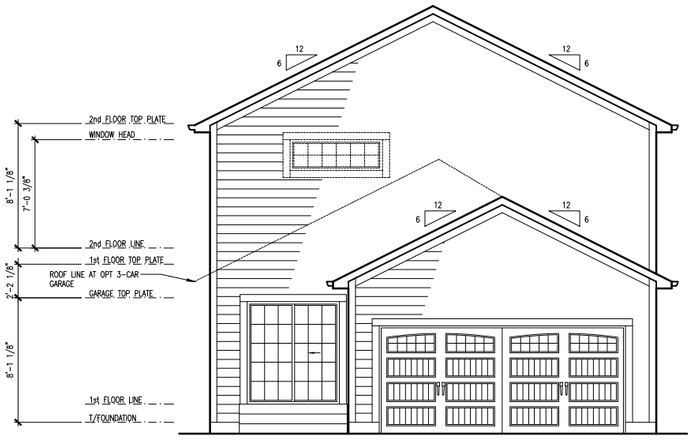
AUGUST 8, 2016



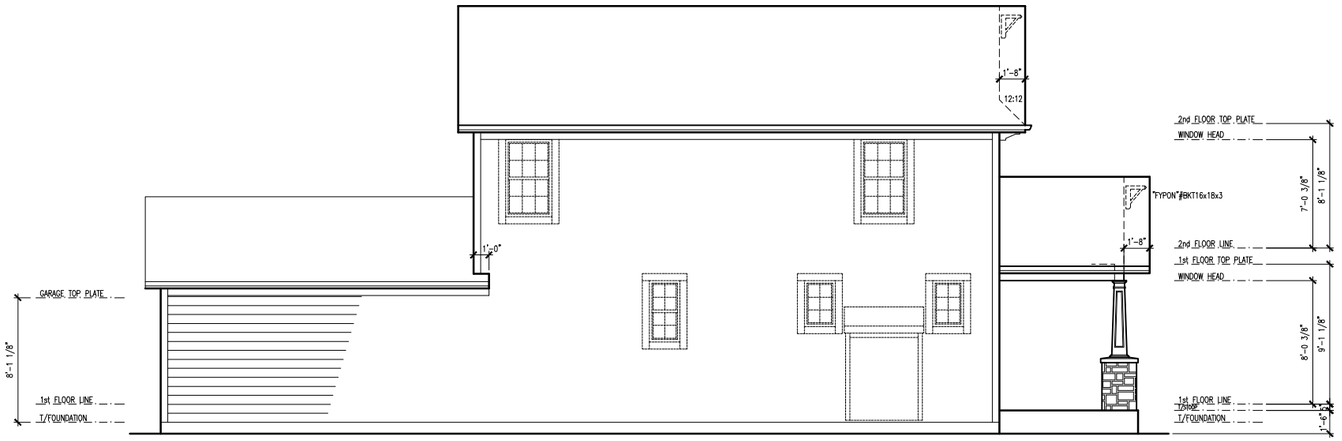
New Model 4 - Front Elevation



Right Elevation



Rear Elevation



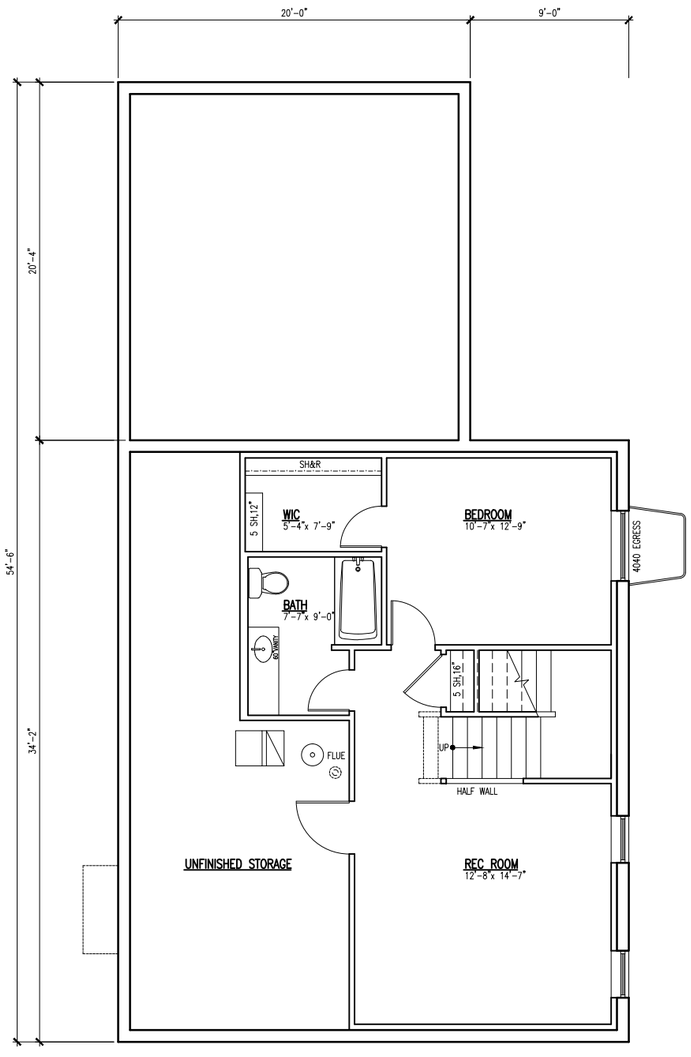
Left Elevation

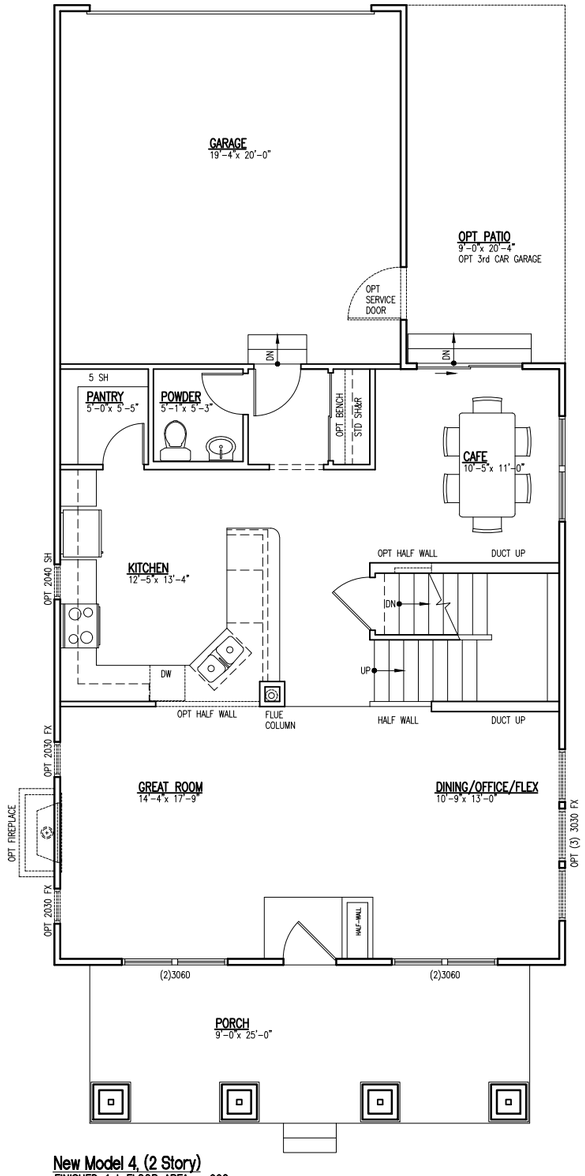
New Model 4

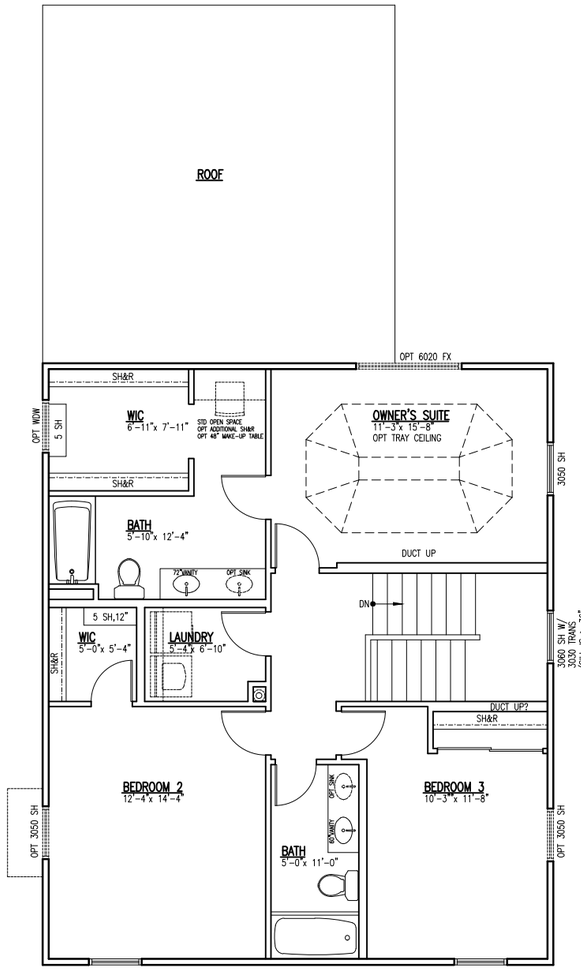
0 1' 2' 4' 8'

PAYNE family HOMES

AUGUST 8, 2016







New Model 4, (2 Story)
FULL BASEMENT 908
FINISHED AREA 594

0 1' 2' 4' 8'

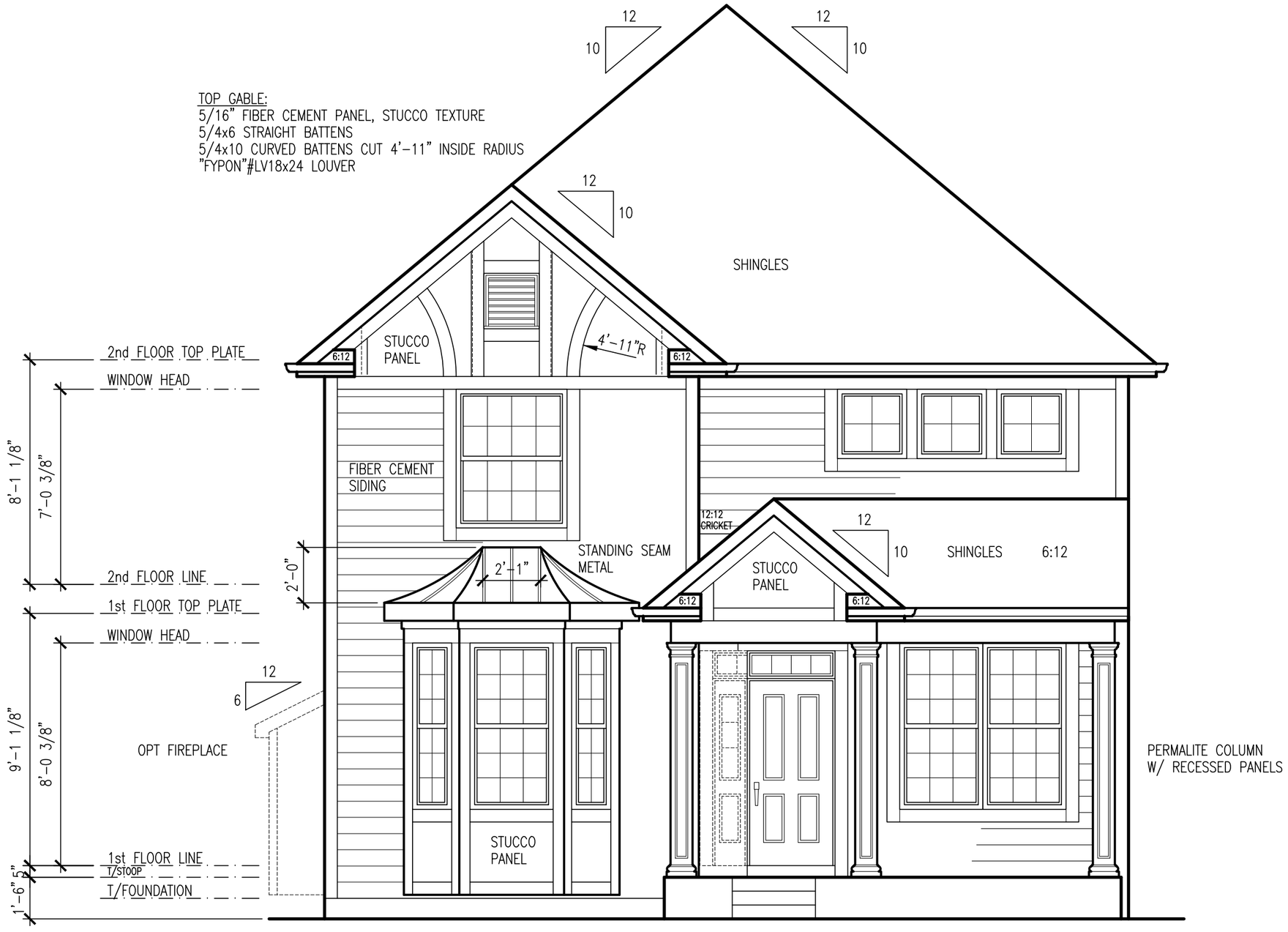
New Model 4, (2 Story)
FINISHED 1st FLOOR AREA = 990

New Model 4, (2 Story)
FINISHED 2nd FLOOR AREA = 990

New Model 4

PAYNE family HOMES
AUGUST 8, 2016

New Model 5



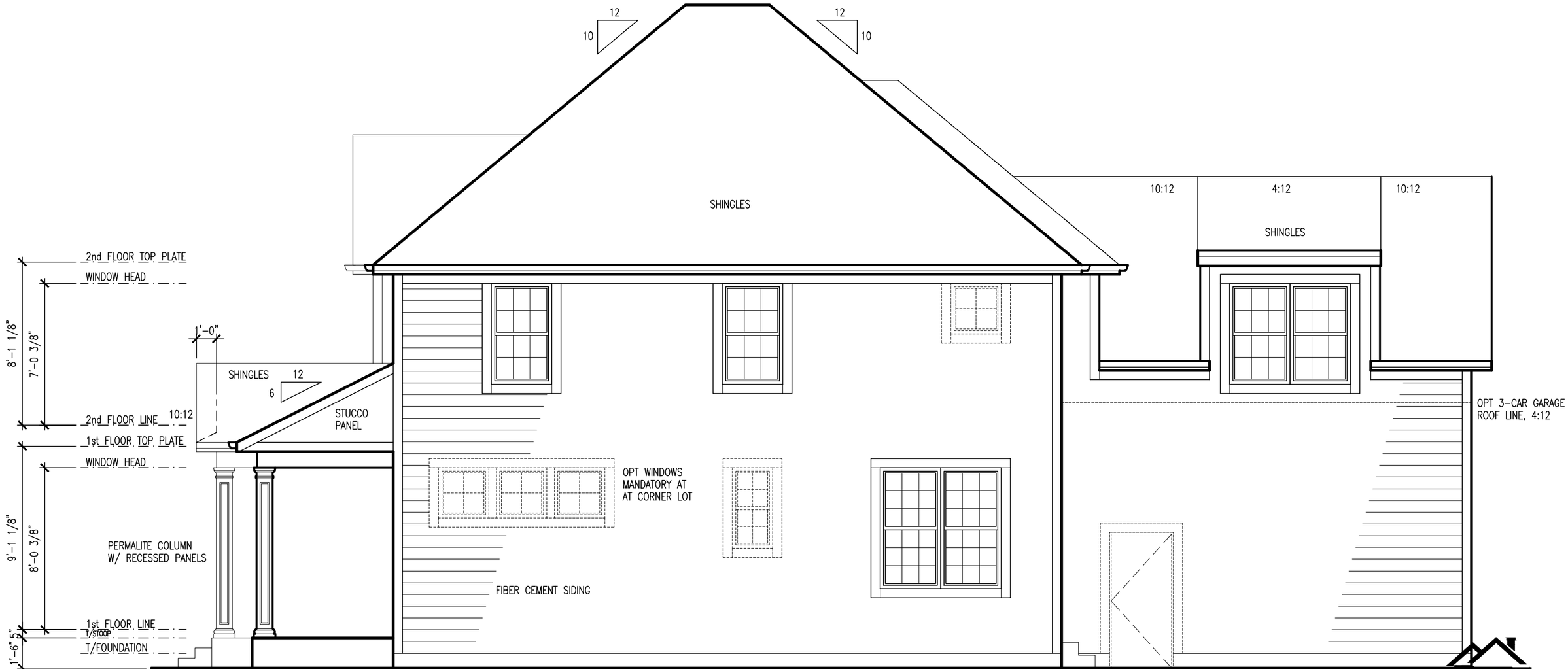
New Model 5 - Front Elevation

0 1' 2' 4' 8'

New Model 5

PAYNE family HOMES

AUGUST 8, 2016



New Model 5 - Right Elevation

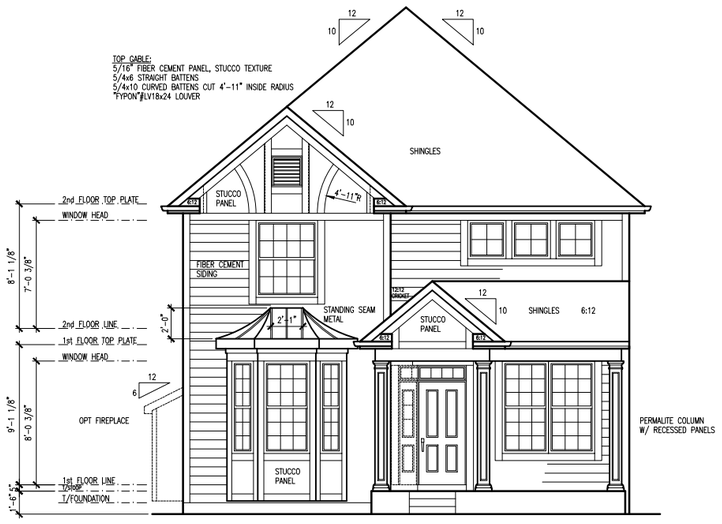
DESIGNED TO EASILY ADAPT TO A CORNER LOT

0 1' 2' 4' 8'

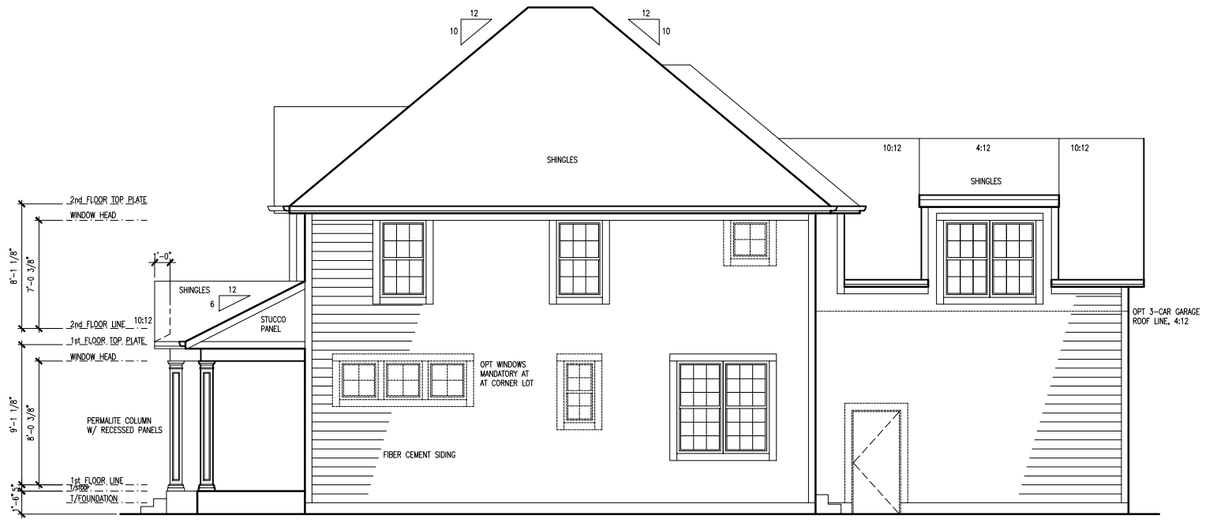
PAYNE family HOMES

New Model 5

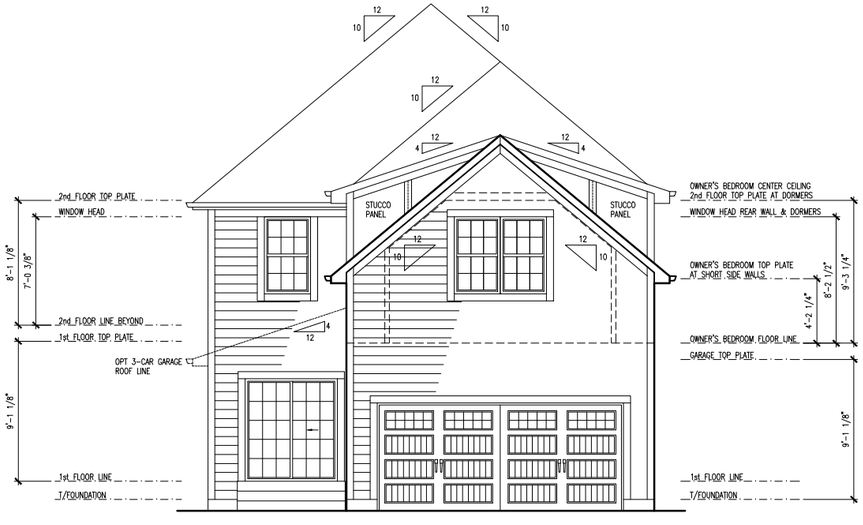
AUGUST 8, 2016



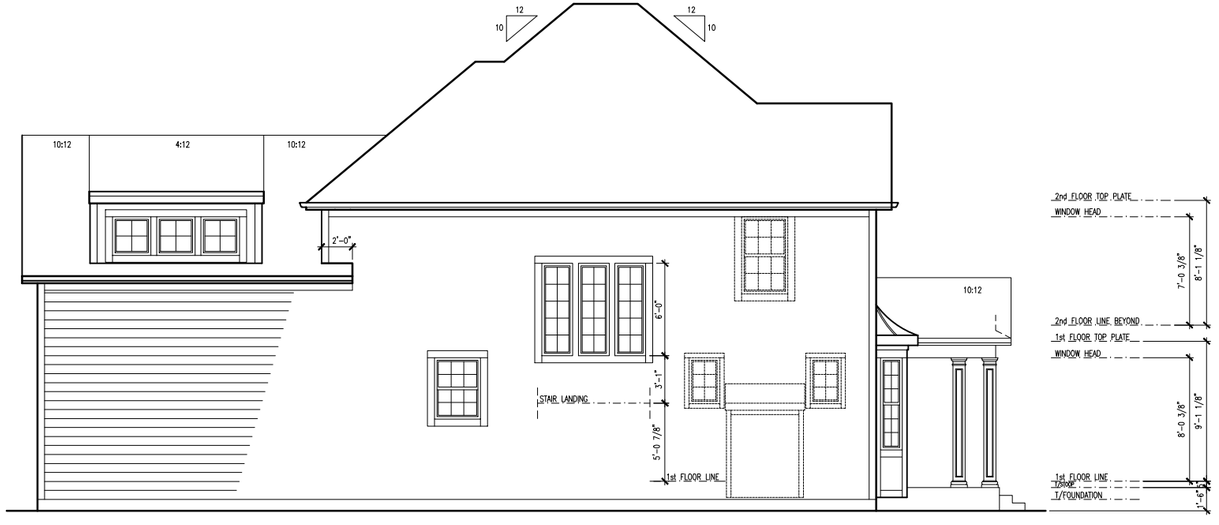
New Model 5 - Front Elevation



New Model 5 - Right Elevation DESIGNED TO EASILY ADAPT TO A CORNER LOT



Rear Elevation



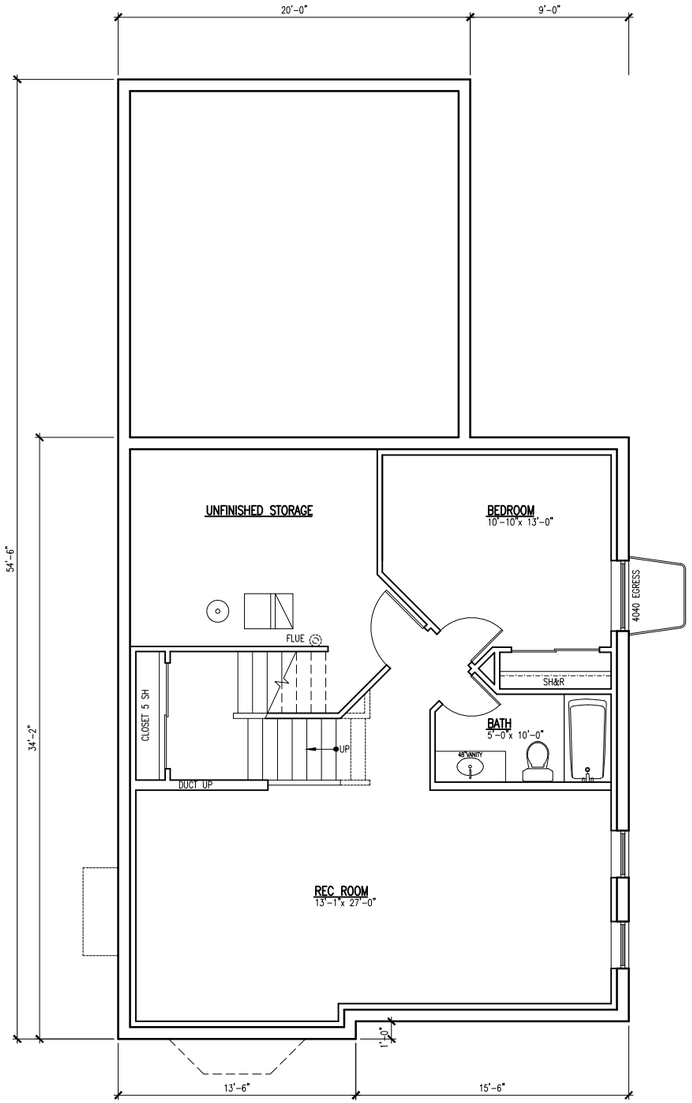
Left Elevation

New Model 5

0 1' 2' 4' 8'

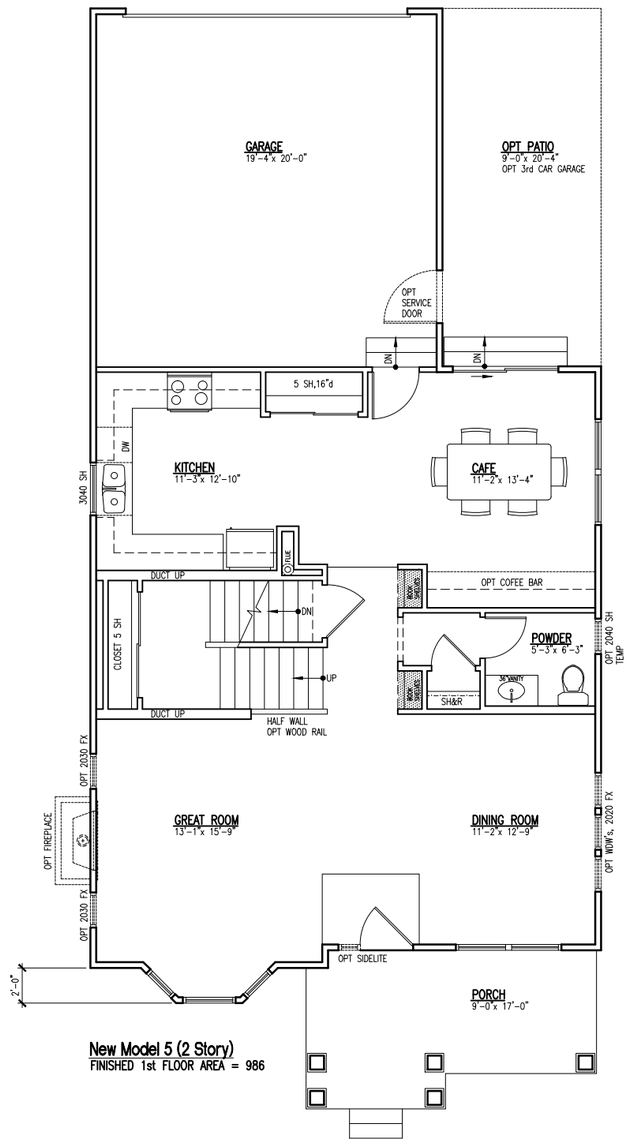
PAYNE family HOMES

AUGUST 8, 2016

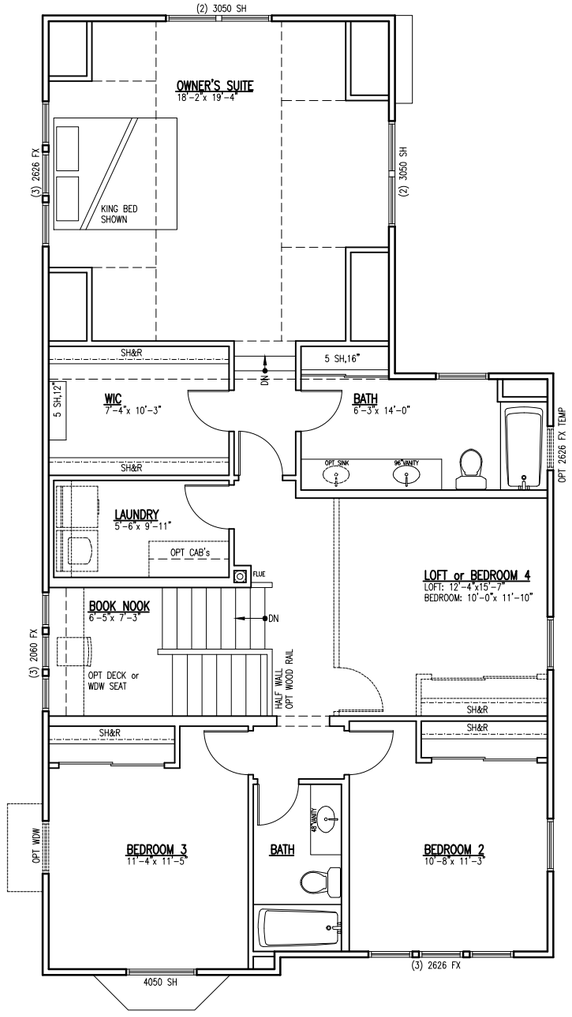


New Model 5 (2 Story)
FULL BASEMENT 892
FINISHED AREA 719

0 1' 2' 4' 8'



New Model 5 (2 Story)
FINISHED 1st FLOOR AREA = 986



New Model 5 (2 Story)
FINISHED 2nd FLOOR AREA = 1383

New Model 5

PAYNE family HOMES

AUGUST 8, 2016

New Model 6

GABLE TRIM
1'-8"" OVERHANG AT GABLE
5/16" FIBER CEMENT PANELS, STUCCO TEXTURE
5/4x6 FIBER CEMENT BATTENS
(3) "FYPON"#BKT16x18x3 BRACKETS

12
4

12
4

STUCCO PANEL

SHINGLES

OPT GABLE TRIM
"FYPON"#BKT16x18x3
BRACKETS

FRONT GABLE TOP PLATE
WINDOW HEAD, FRONT GABLE

7'-3 3/8"
7'-0 3/8"

2nd FLOOR LINE
1st FLOOR TOP PLATE
WINDOW HEAD

12
6

9'-1 1/8"
8'-0 3/8"

OPT FIREPLACE
W/ VERTICAL
CHIMNEY

1st FLOOR LINE
T/STOOP
T/FOUNDATION

1'-6" 5"

FIBER CEMENT SIDING

OPT SIDE WDW BOX
"FYPON"#BKT17x11x3
BRACKETS

TAPERED CRAFTSMAN
COLUMNS ON MFR'd
STONE BASES W/
PRECAST CAPS

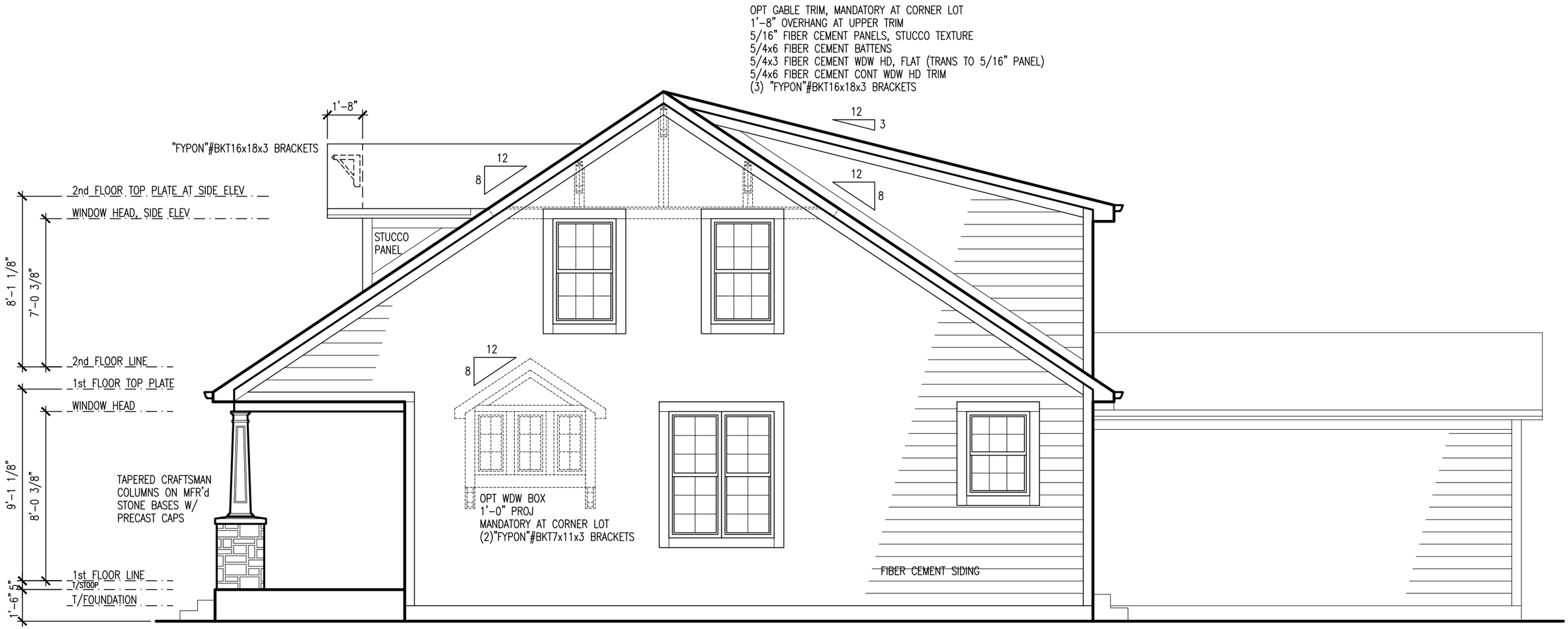
New Model 6 - Front Elevation

0 1' 2' 4' 8'

New Model 6

PAYNE family HOMES

AUGUST 8, 2016



New Model 6 - Right Elevation

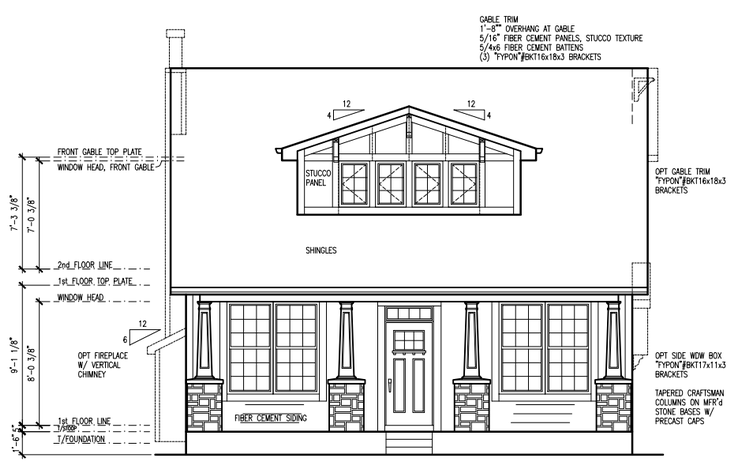
DESIGNED TO EASILY ADAPT TO A CORNER LOT

0 1' 2' 4' 8'

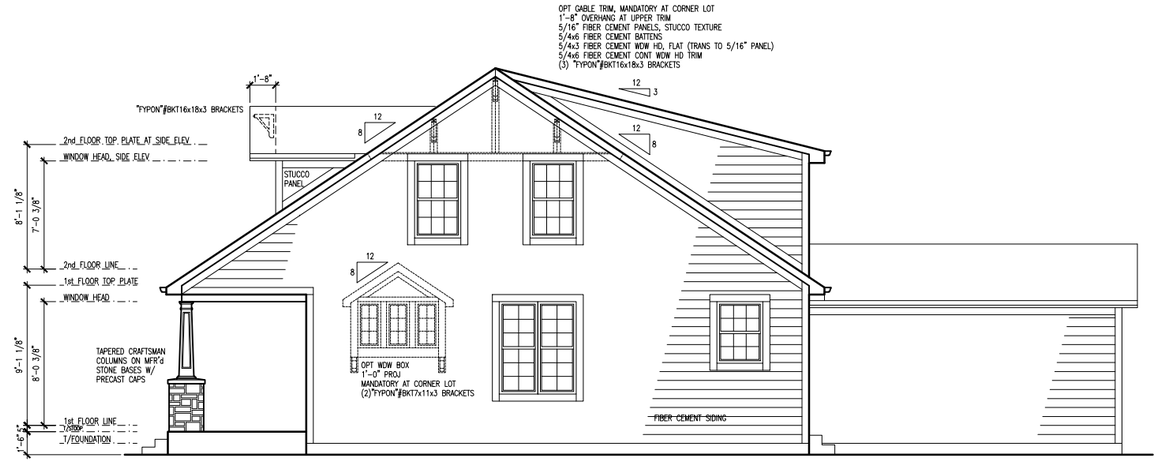
PAYNE family HOMES

New Model 6

AUGUST 8, 2016

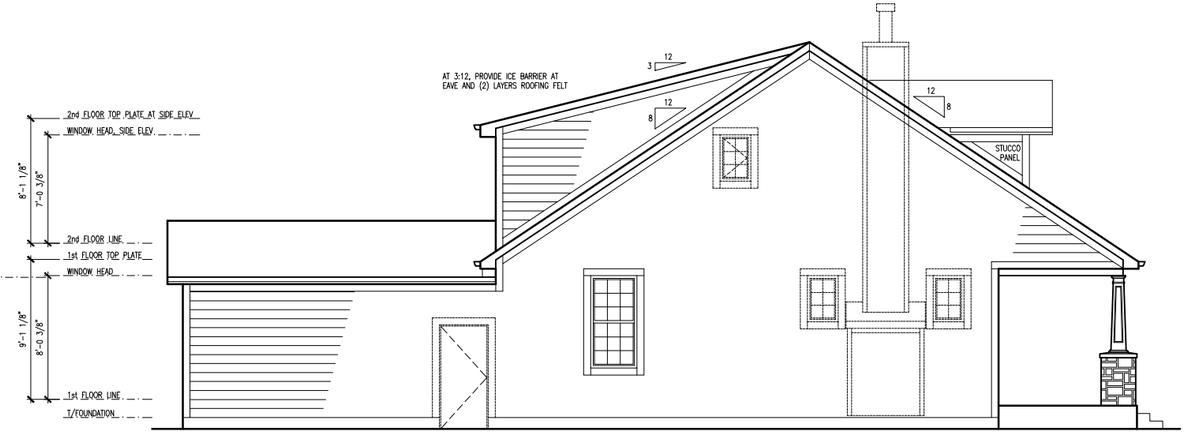


New Model 6 - Front Elevation



New Model 6 - Right Elevation DESIGNED TO EASILY ADAPT TO A CORNER LOT

Rear Elevation



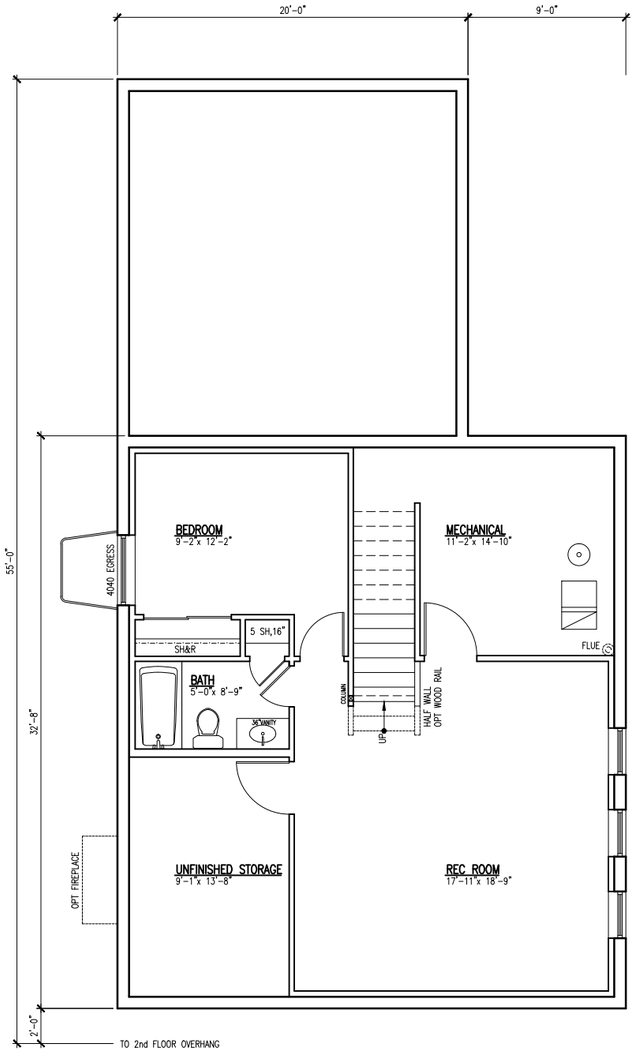
Left Elevation

New Model 6

0 1' 2' 4' 8'

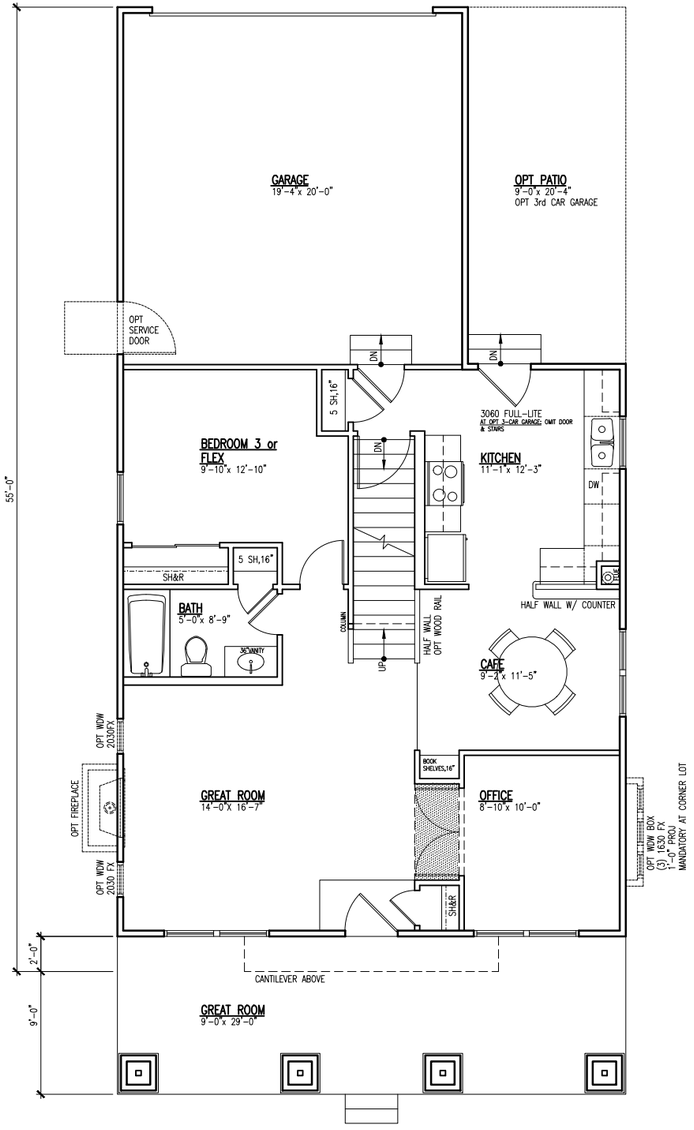
PAYNE family HOMES

AUGUST 8, 2016

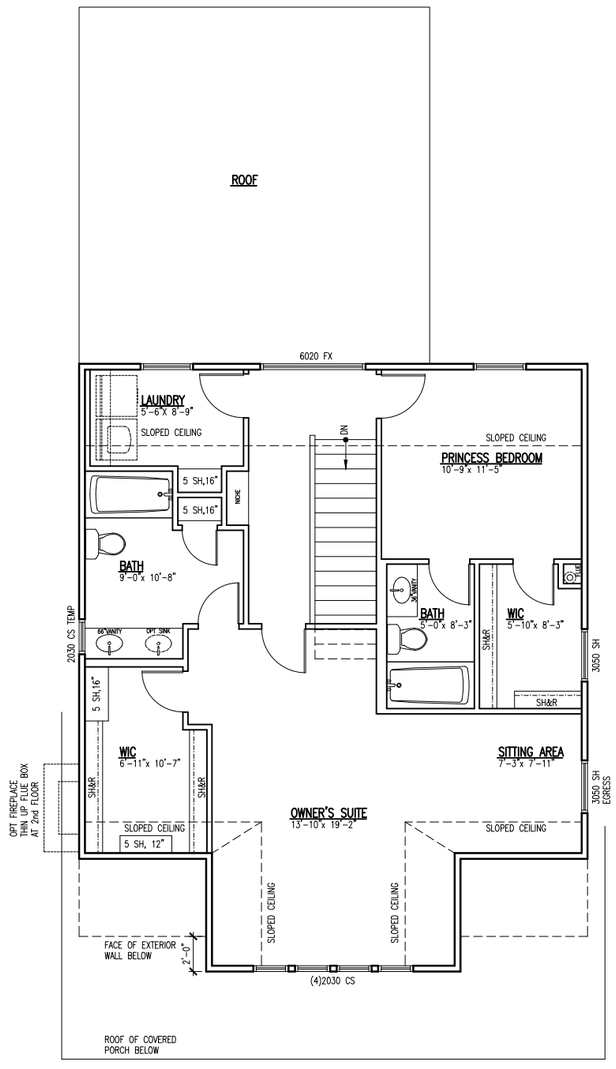


New Model 6 (2 Story)
FULL BASEMENT 867
FINISHED AREA 584

0 1' 2' 4' 8'



New Model 6 (2 Story)
FINISHED 1st FLOOR AREA = 947

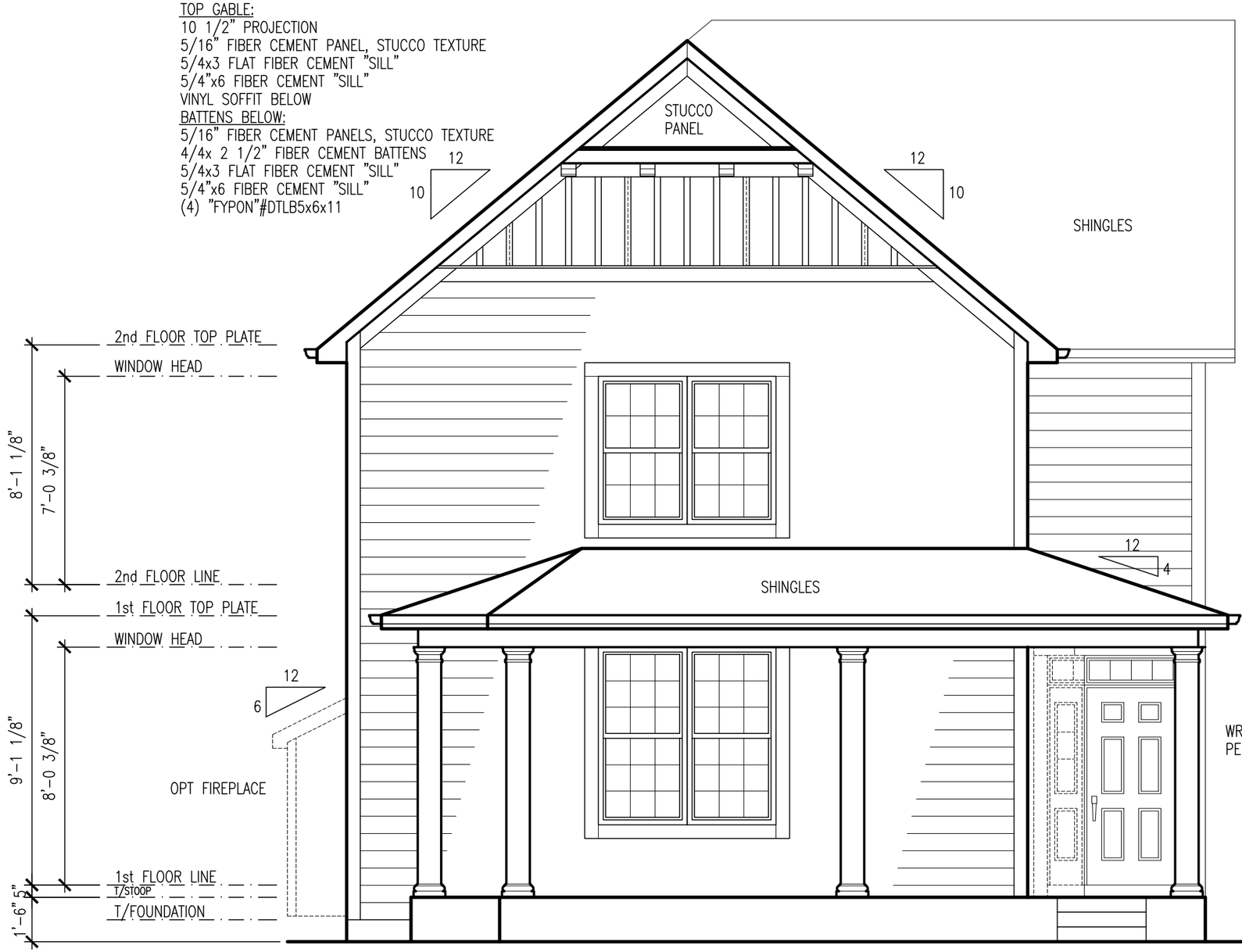


New Model 6 (2 Story)
FINISHED 2nd FLOOR AREA = 912

New Model 6

PAYNE family HOMES
AUGUST 8, 2016

New Model 7



New Model 7 - Front Elevation

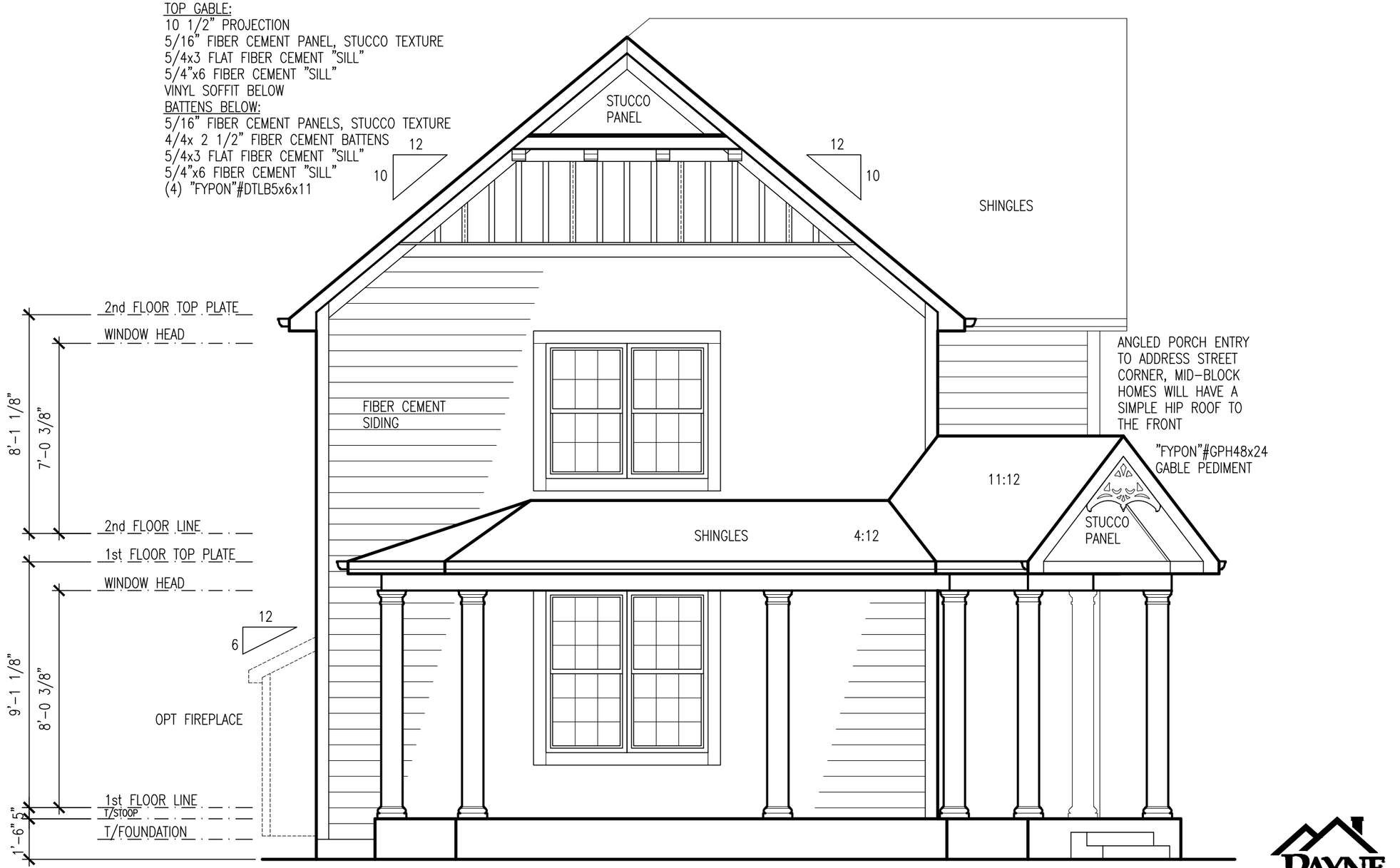
SIMPLE PORCH HIP ROOF FOR MID-BLOCK HOMES

0 1' 2' 4' 8'

New Model 7

PAYNE family HOMES

AUGUST 8, 2016

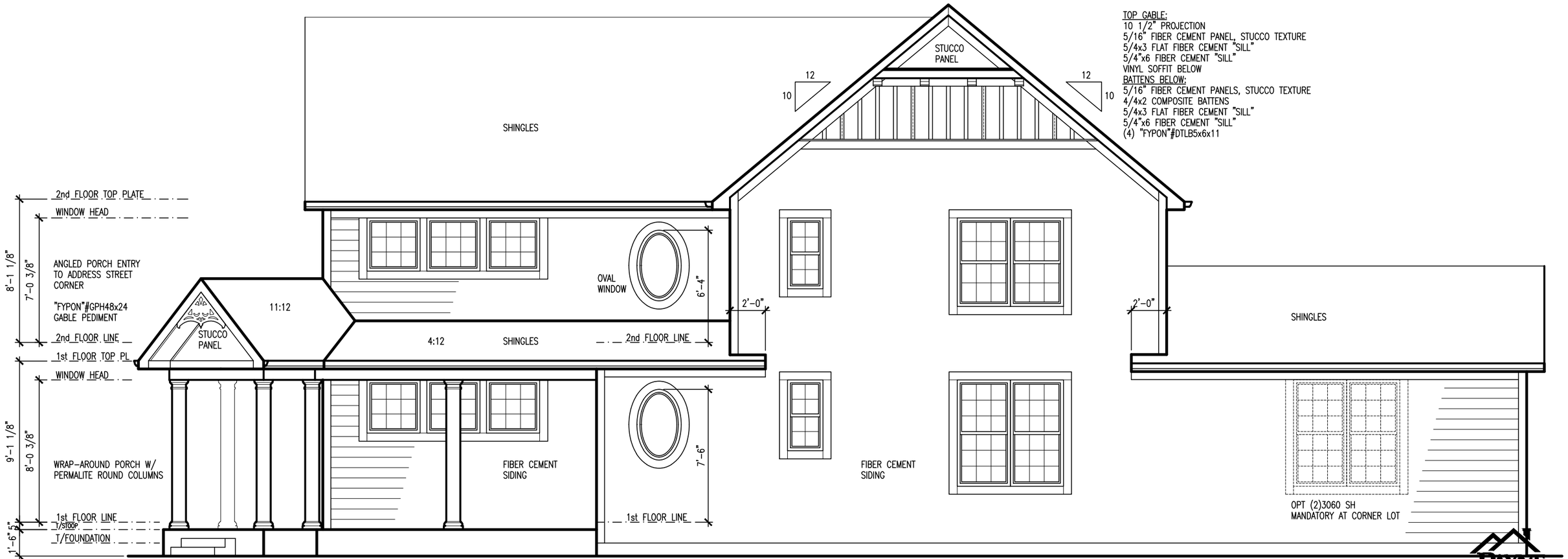


New Model 7 - Front Elevation

0 1' 2' 4' 8'

New Model 7

AUGUST 8, 2016



New Model 7 - Right Elevation

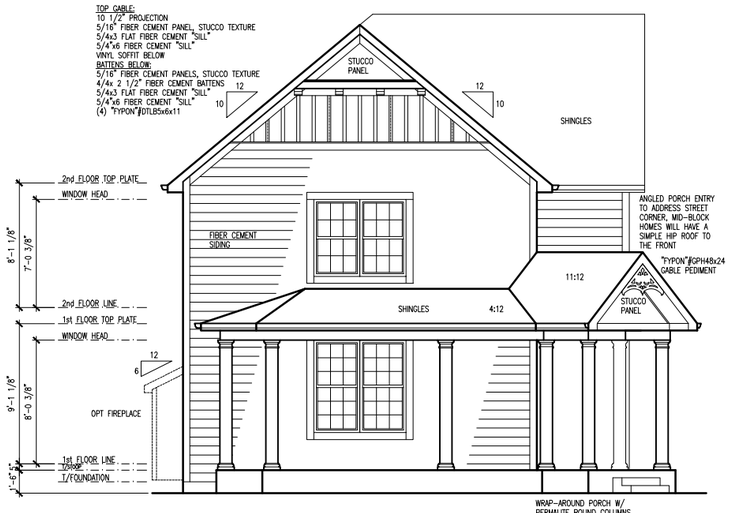
DESIGNED TO EASILY ADAPT TO A CORNER LOT

0 1' 2' 4' 8'

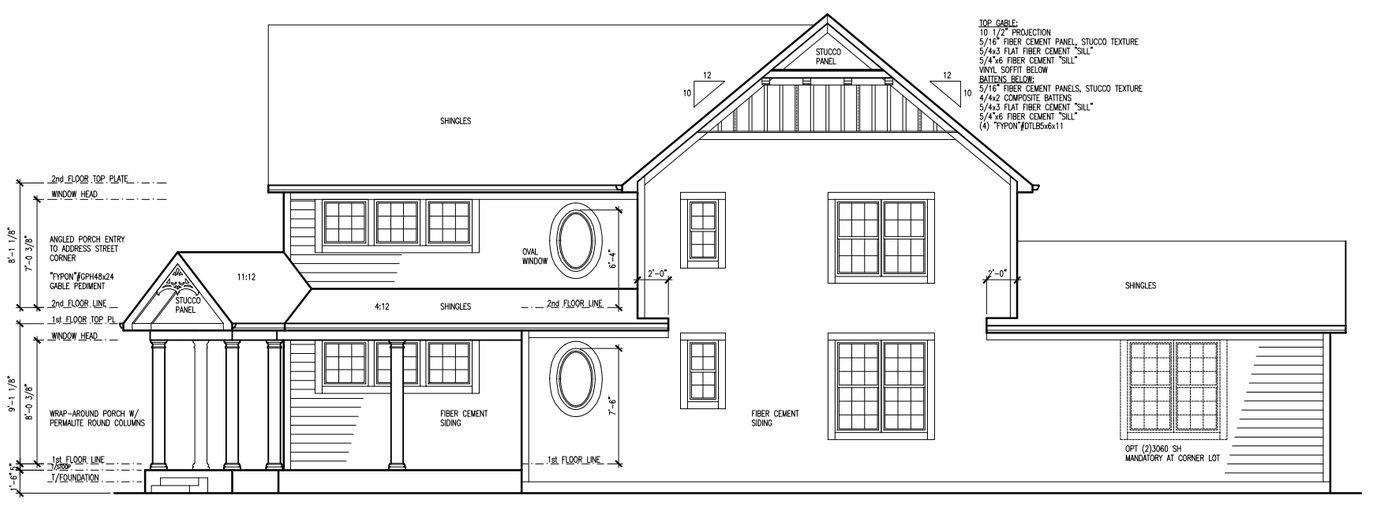
PAYNE family HOMES

New Model 7

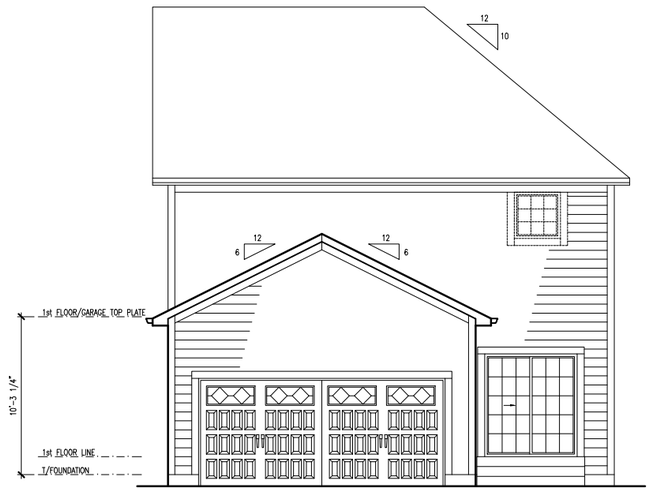
AUGUST 8, 2016



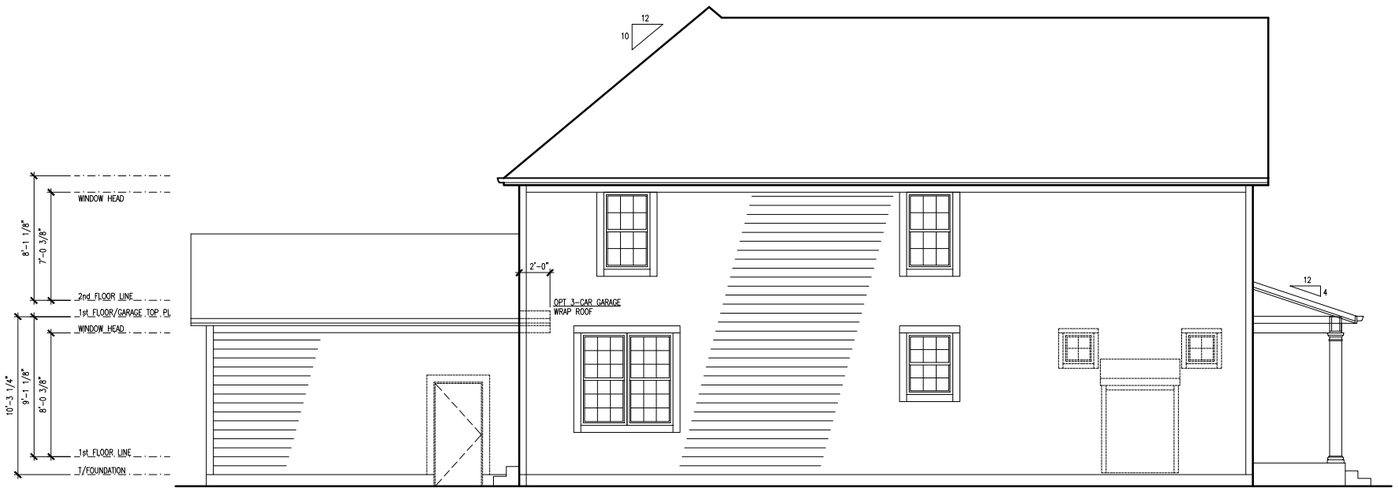
New Model 7 - Front Elevation



New Model 7 - Right Elevation DESIGNED TO EASILY ADAPT TO A CORNER LOT



Rear Elevation



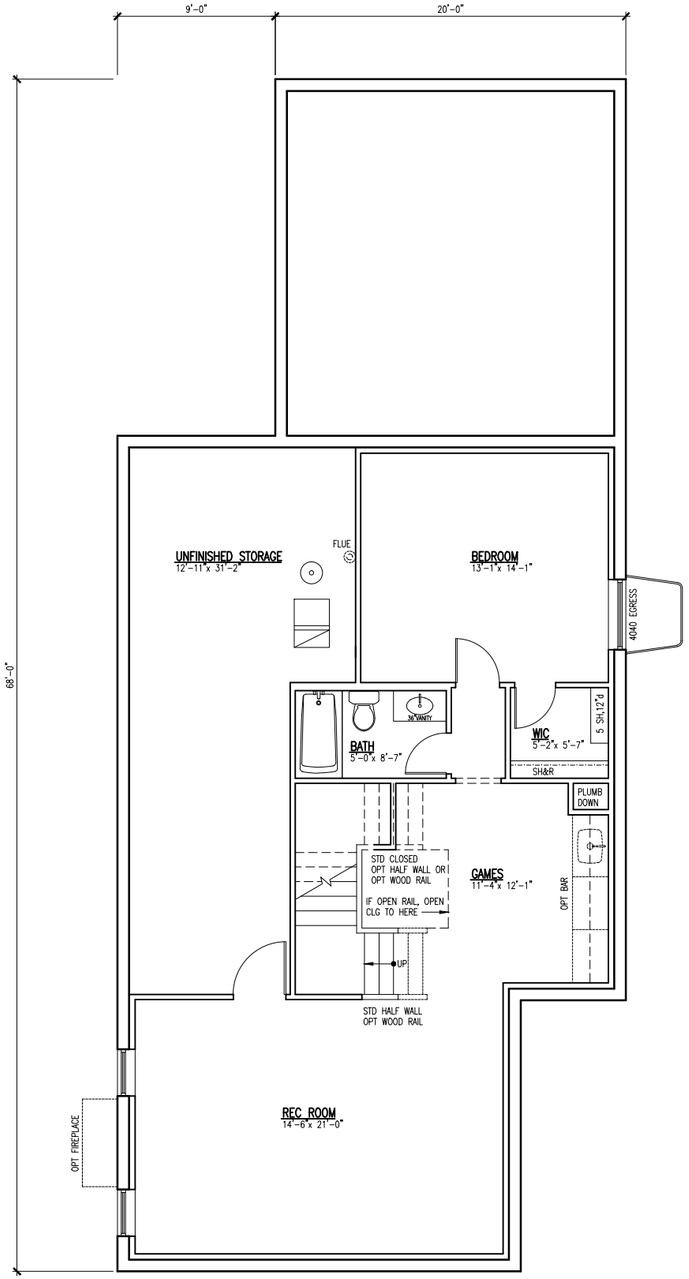
Left Elevation

New Model 7

0 1' 2' 4' 8'

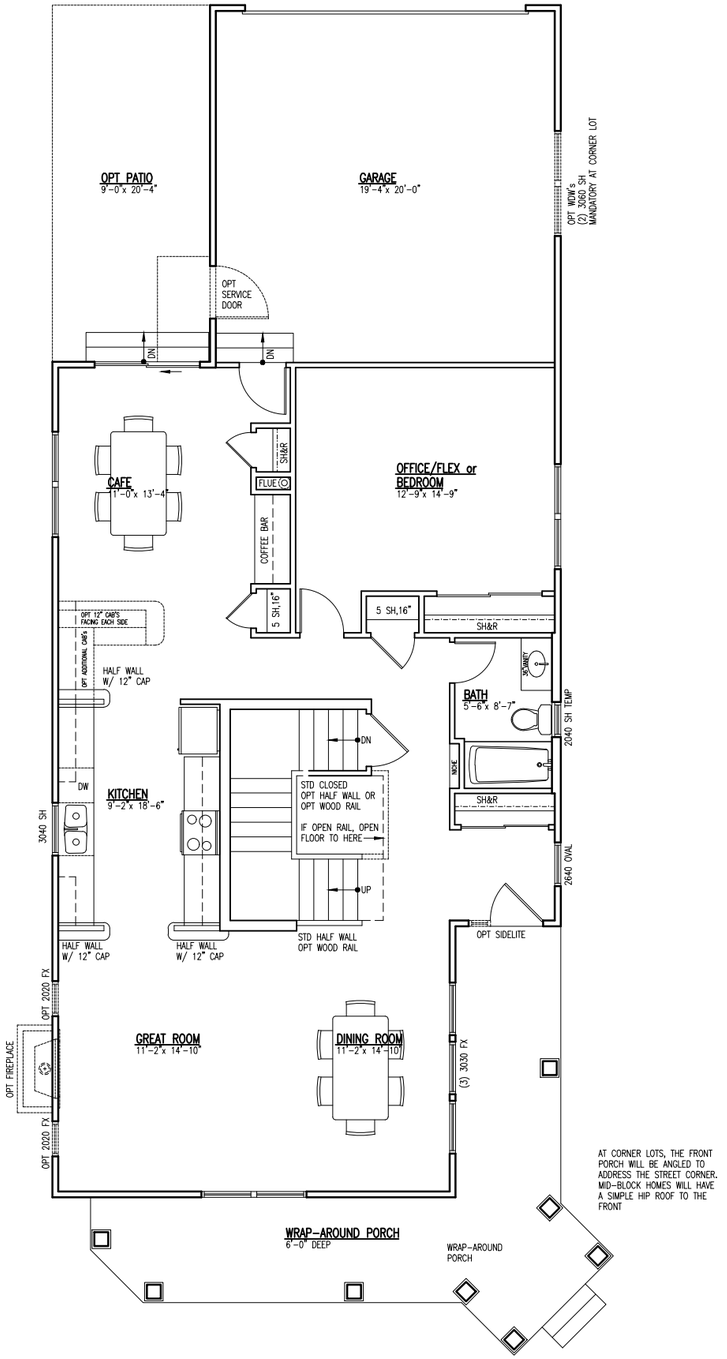
PAYNE family HOMES

AUGUST 8, 2016

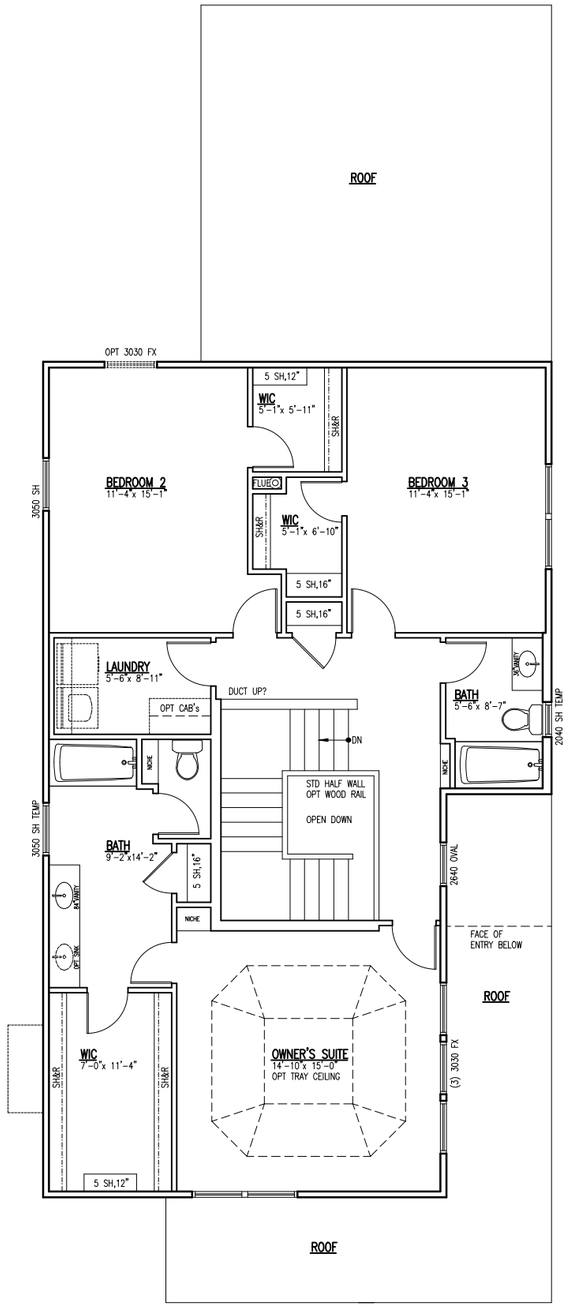


New Model 7 (2 Story)
FULL BASEMENT 1189
FINISHED AREA 852

0 1' 2' 4' 8'



New Model 7 (2 Story)
FINISHED 1st FLOOR AREA = 1283



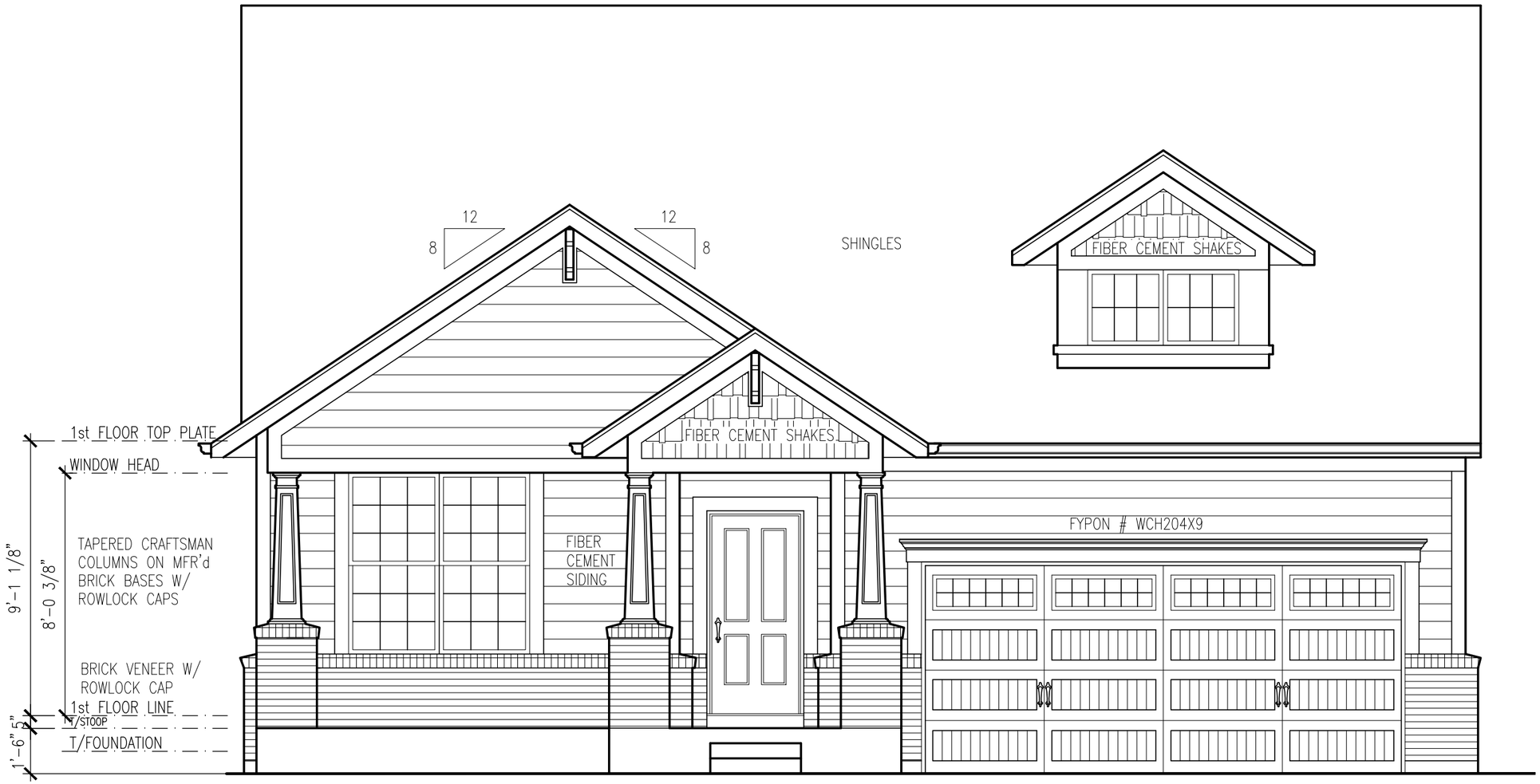
New Model 7 (2 Story)
FINISHED 2nd FLOOR AREA = 1244

New Model 7

PAYNE family HOMES

AUGUST 8, 2016

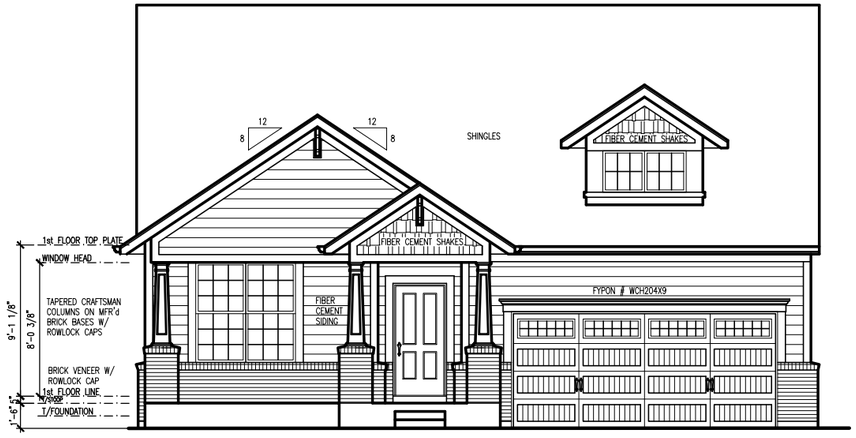
The Ashton, Elevation 1



The Ashton - Front Elevation 1

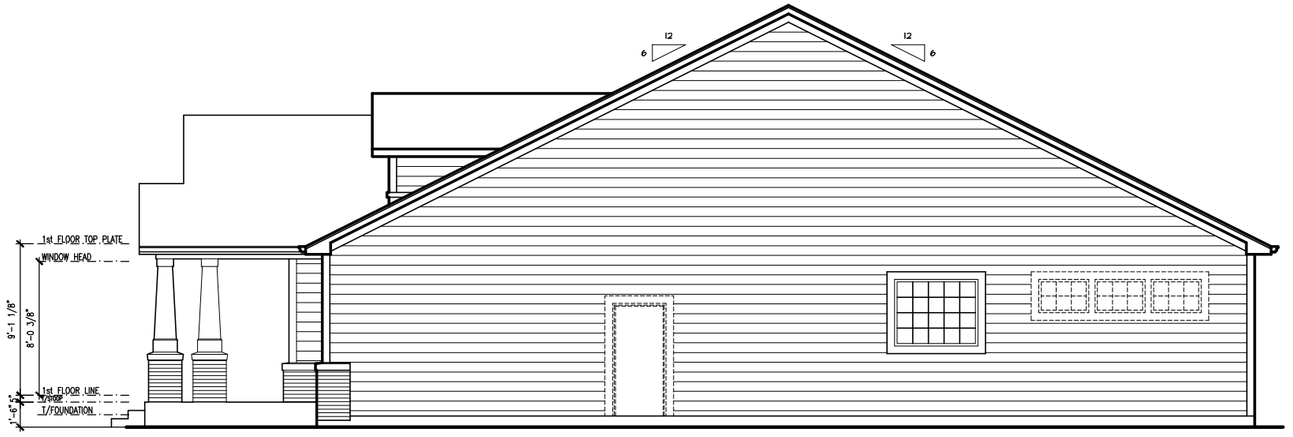
0 1' 2' 4' 8'

AUGUST 8, 2016



The Ashton - Front Elevation 1

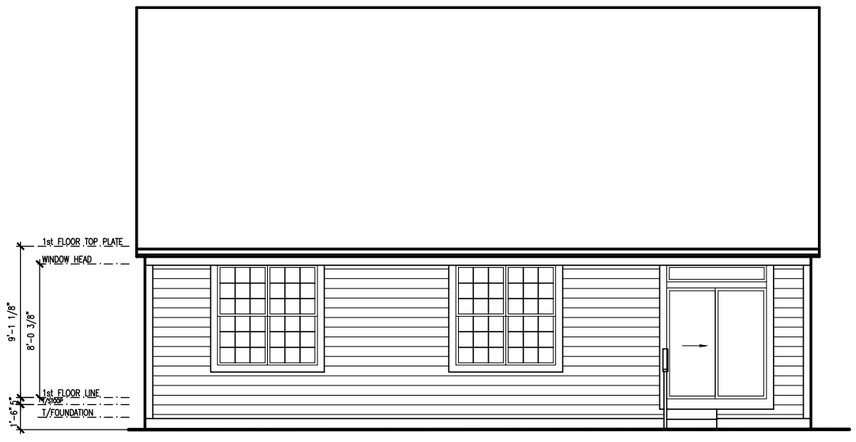
0 1' 2' 4' 8'



The Ashton - Right Elevation 1

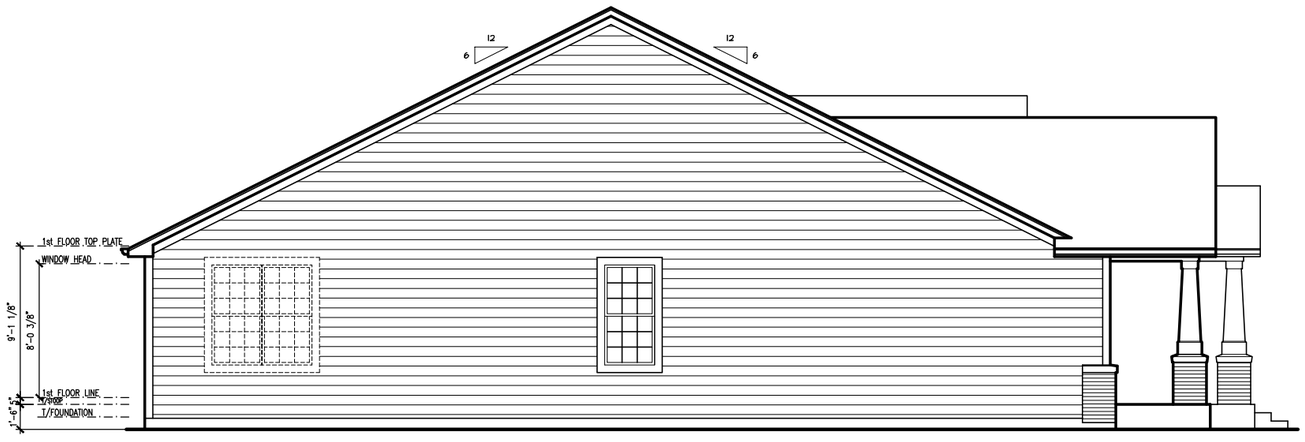
0 1' 2' 4' 8'

AUGUST 30, 2016



The Ashton - Rear Elevation 1

0 1' 2' 4' 8'



The Ashton - Left Elevation 1

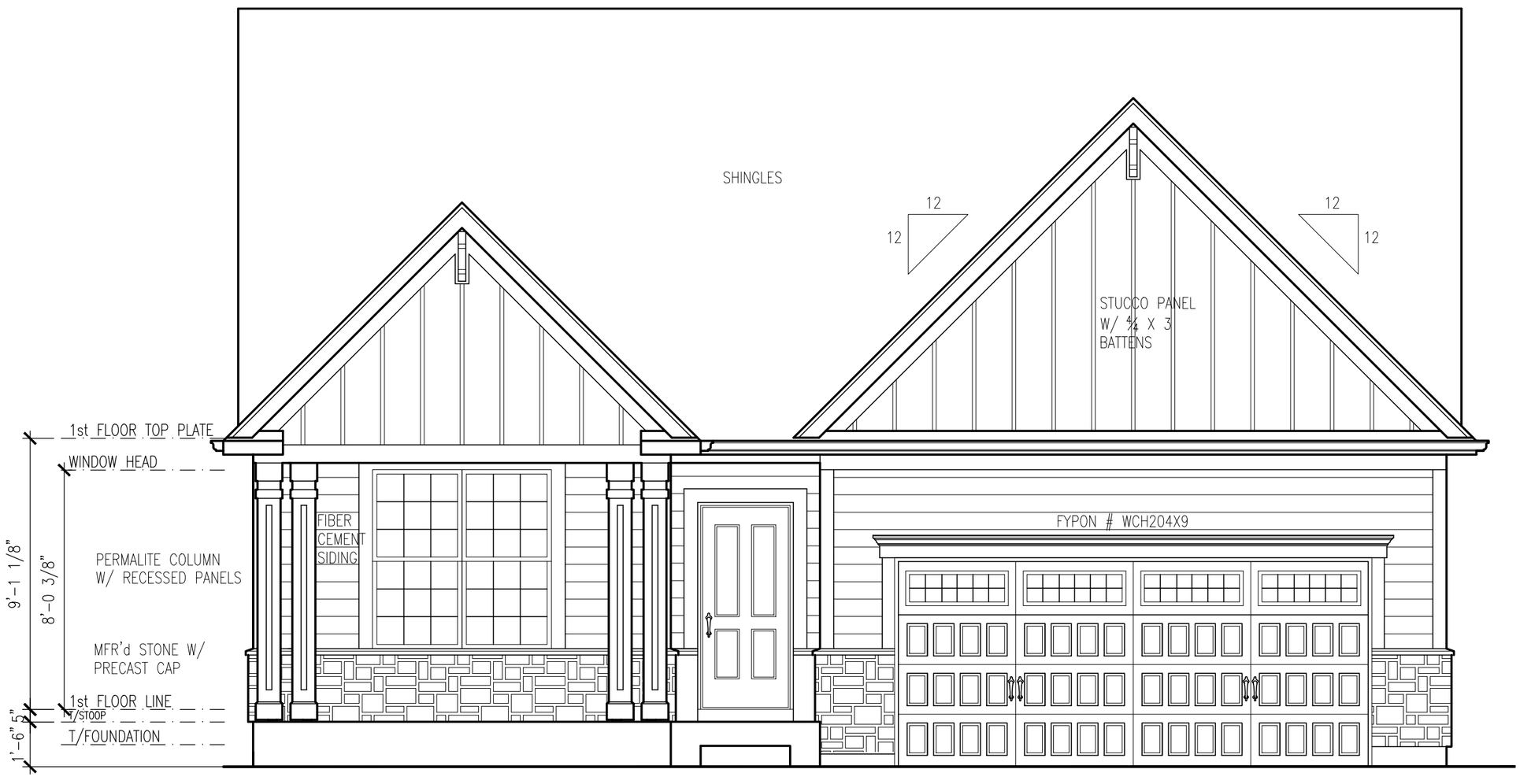
0 1' 2' 4' 8'

The Ashton

0 1' 2' 4' 8'

PAYNE family HOMES

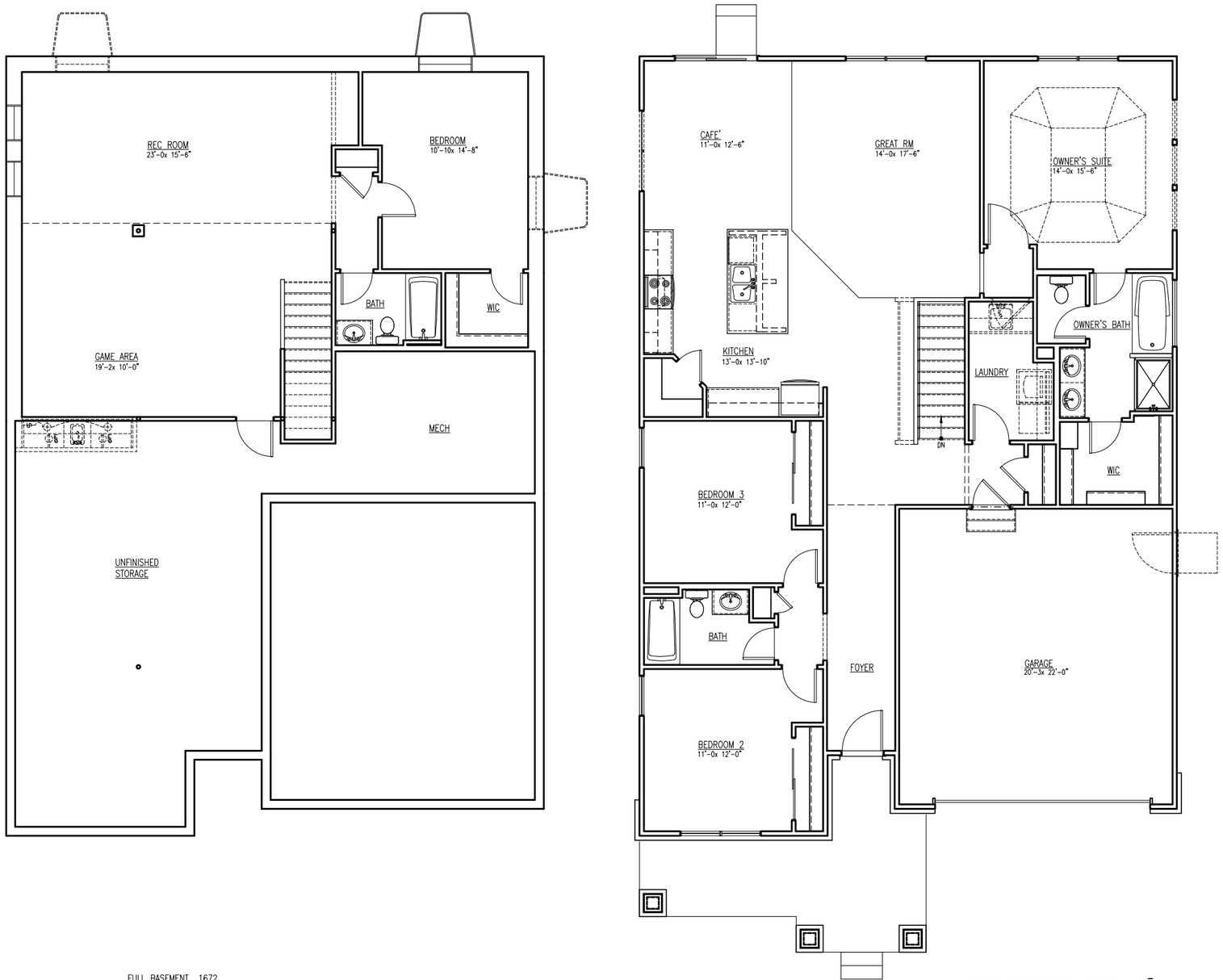
The Ashton, Elevation 2



The Aston - Front Elevation 2

0 1' 2' 4' 8'

AUGUST 8, 2016



FULL BASEMENT 1672
FINISHED AREA 898

0 1' 2' 4' 8'

FINISHED 1st FLOOR AREA = 1785sf

ALL 1st FLOOR ROOMS:
STD CLG 9'-1 1/8"
OPT CLG 10'-1 1/8"

The Ashton

PAYNE family HOMES

AUGUST 8, 2016

The Breckenridge, Elevation 1

The Breckenridge - Front Elevation 1

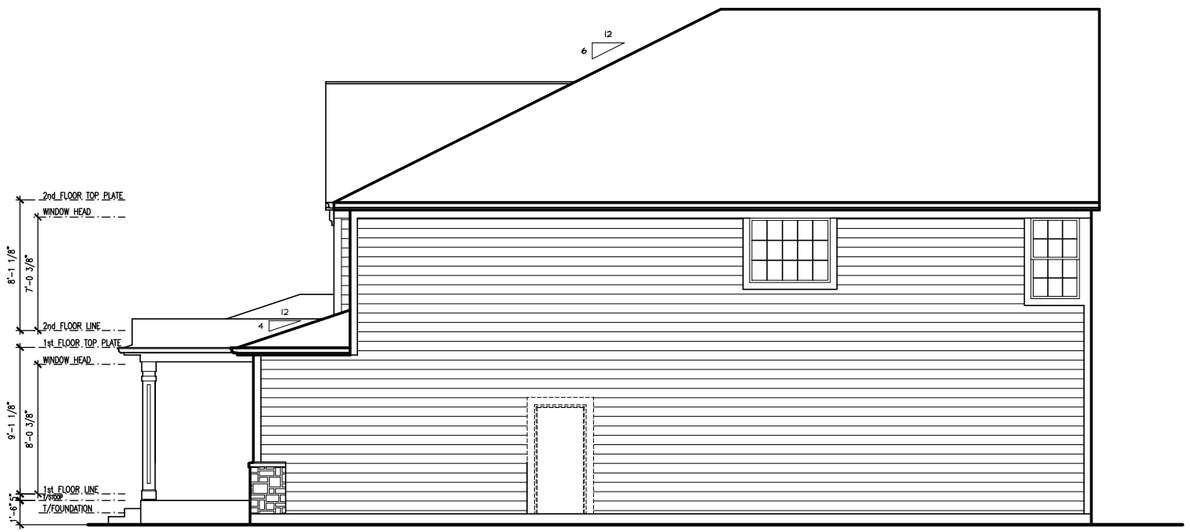
0 1' 2' 4' 8'

AUGUST 8, 2016

The Breckenridge - Front Elevation 1

0 1' 2' 4' 8'

AUGUST 30, 2016

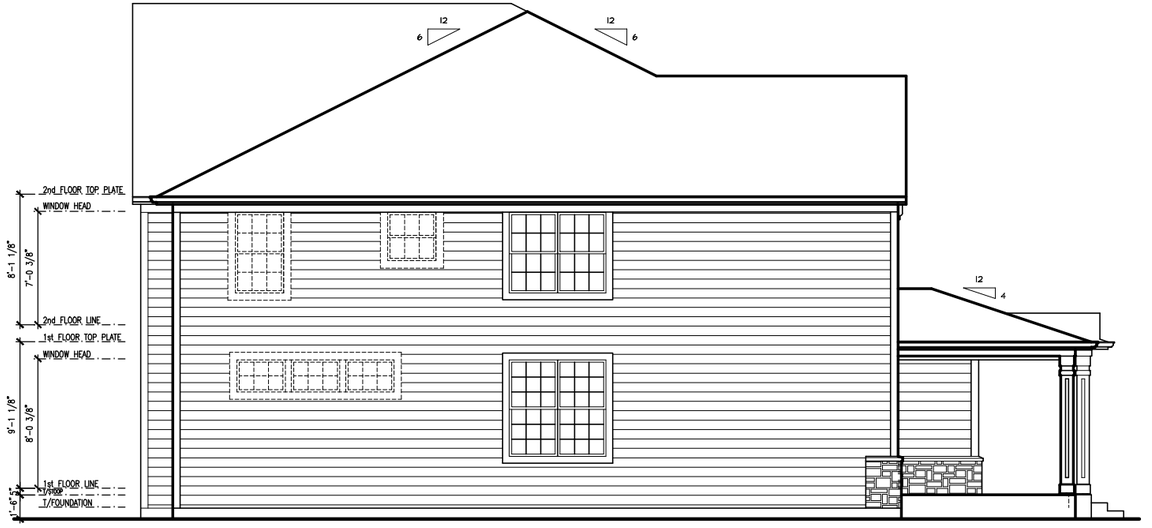


The Breckenridge - Right Elevation 1

0 1' 2' 4' 8'

The Breckenridge - Rear Elevation 1

0 1' 2' 4' 8'



The Breckenridge - Left Elevation 1

0 1' 2' 4' 8'

The Breckenridge

0 1' 2' 4' 8'

PAYNE family HOMES

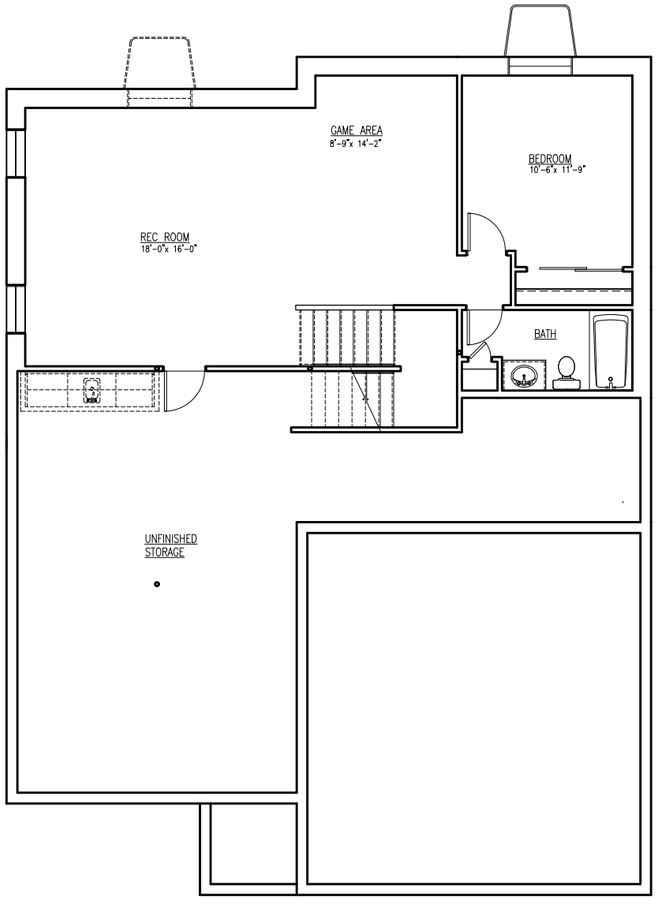
AUGUST 8, 2016

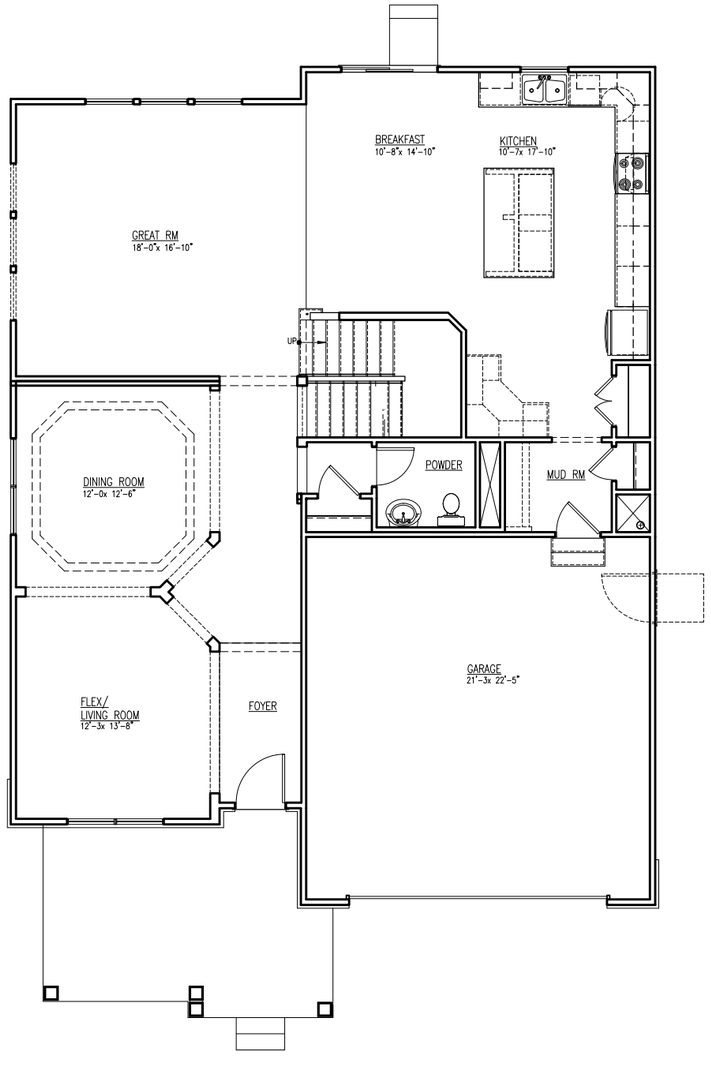
The Breckenridge, Elevation 2

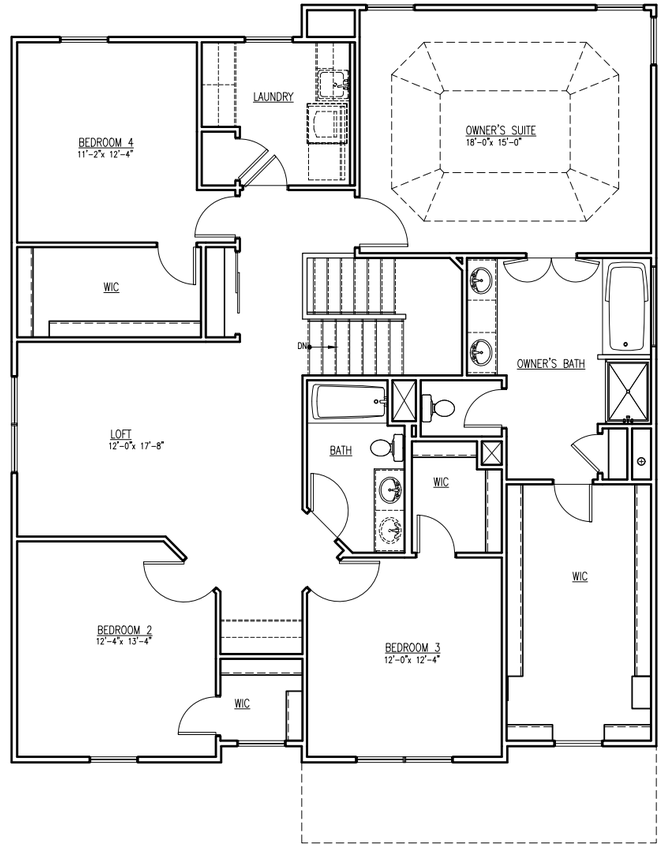
The Breckenridge - Front Elevation 2

0 1' 2' 4' 8'

AUGUST 8, 2016







FULL BASEMENT 1340
FINISHED AREA 665

0 1' 2' 4' 8'

FINISHED 1st FLOOR AREA = 1452sf
ALL 1st FLOOR ROOMS:
STD CLG 9'-1 1/8"

FINISHED 2nd FLOOR AREA = 1760sf

The Breckenridge

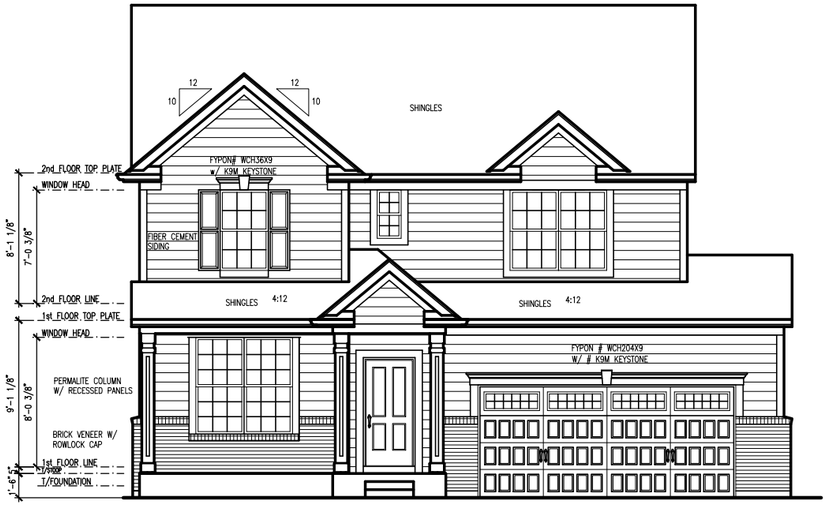
PAYNE family HOMES
AUGUST 6, 2016

The Bristol, Elevation 1

The Bristol - Front Elevation 1

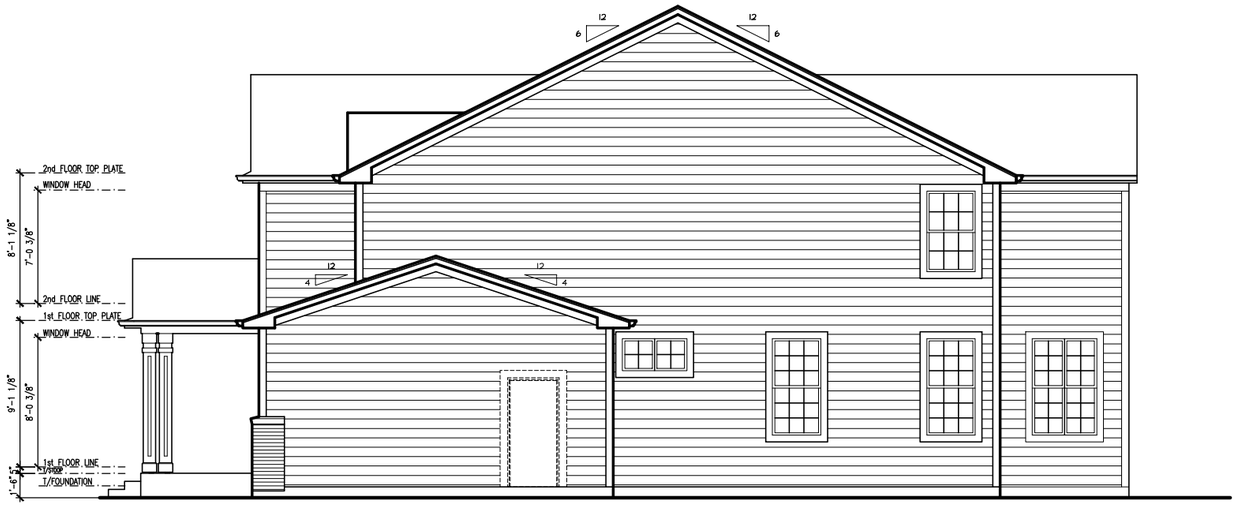
0 1' 2' 4' 8'

AUGUST 8, 2016



The Bristol - Front Elevation 1

0 1' 2' 4' 8'

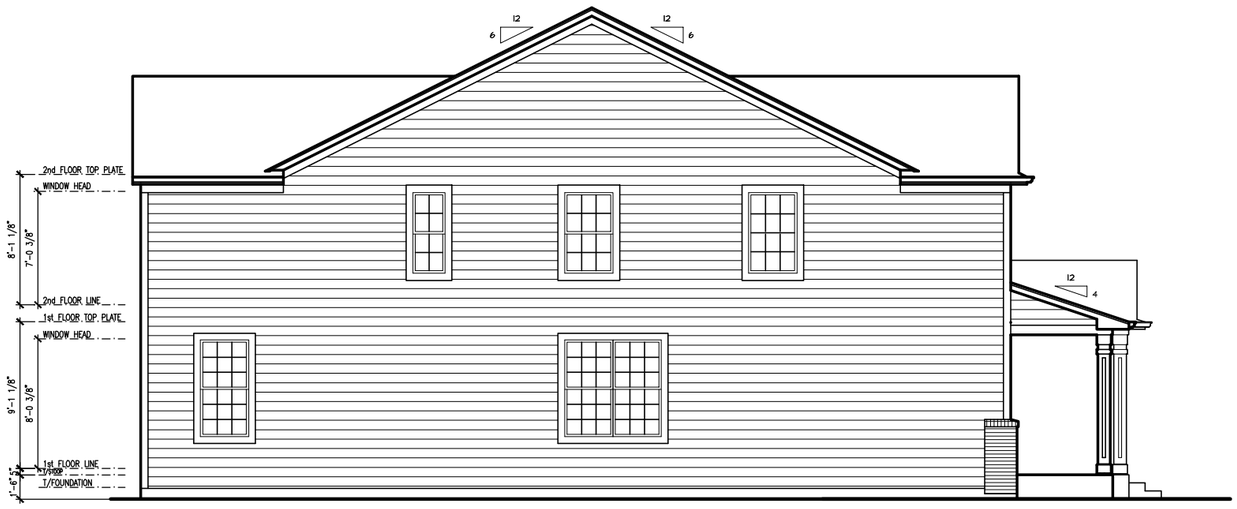


The Bristol - Right Elevation 1

0 1' 2' 4' 8'

The Bristol - Rear Elevation 1

0 1' 2' 4' 8'



The Bristol - Left Elevation 1

0 1' 2' 4' 8'

AUGUST 30, 2016

The Bristol

0 1' 2' 4' 8'

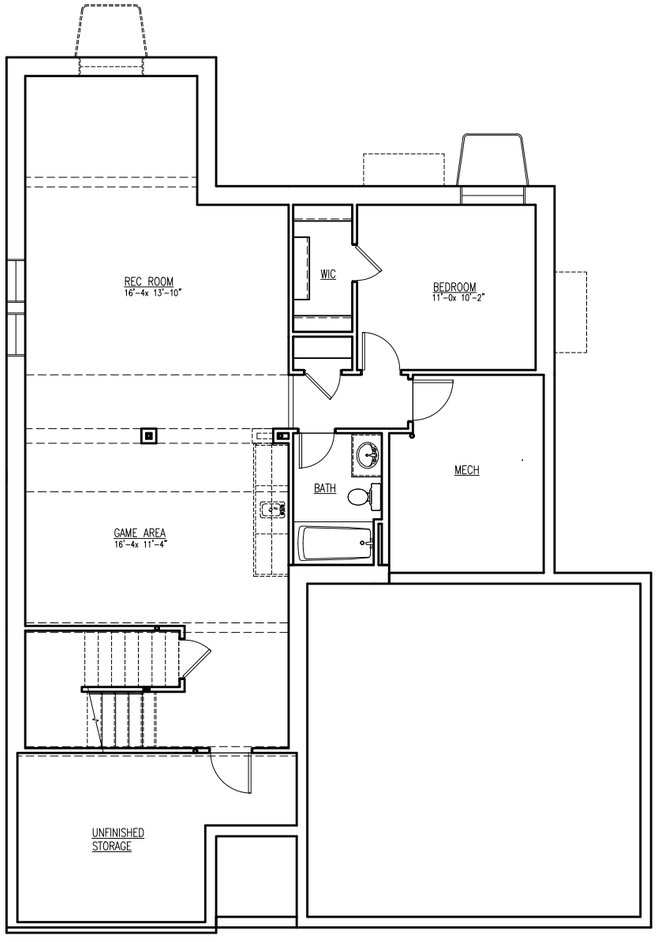
PAYNE family HOMES

The Bristol, Elevation 2

The Bristol - Front Elevation 2

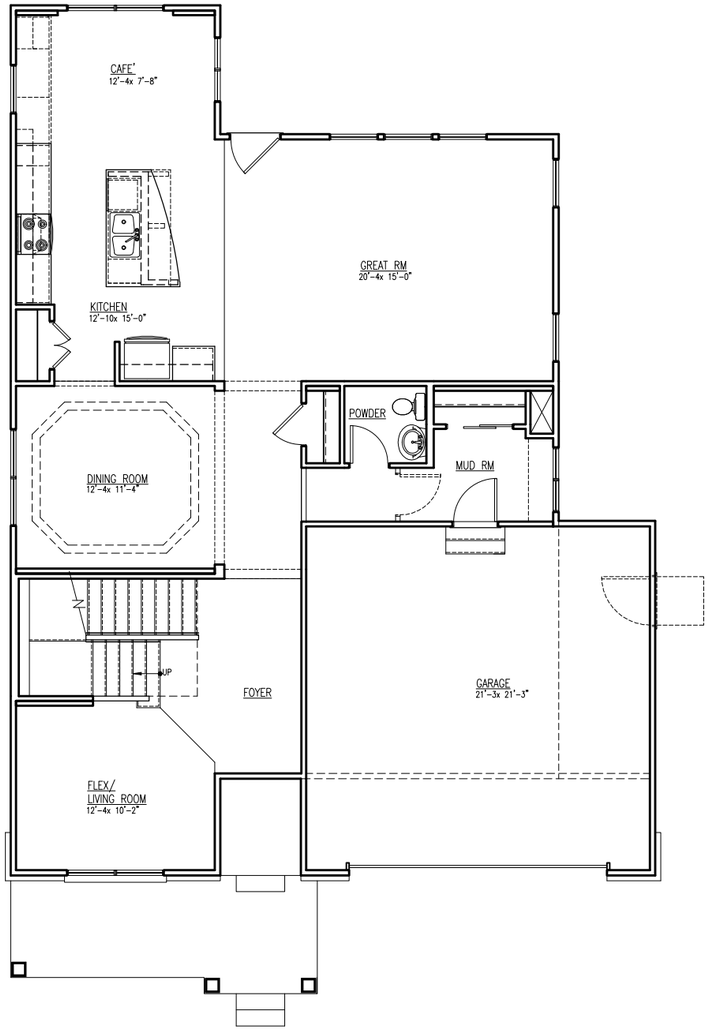
0 1' 2' 4' 8'

AUGUST 8, 2016



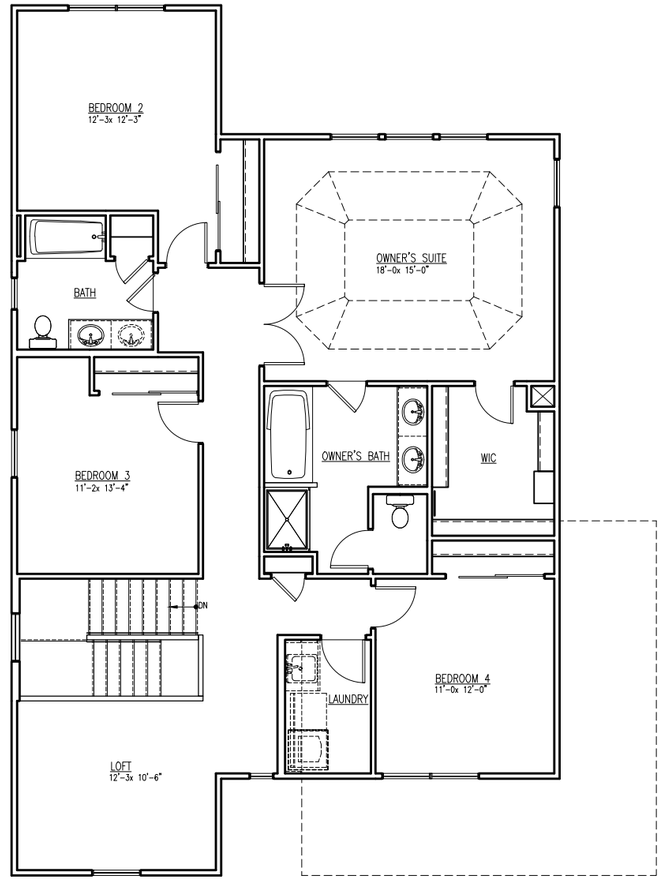
FULL BASEMENT 1197
FINISHED AREA 852

0 1' 2' 4' 8'



FINISHED 1st FLOOR AREA = 1297sf

ALL 1st FLOOR ROOMS:
STD CLG 9'-1 1/8"

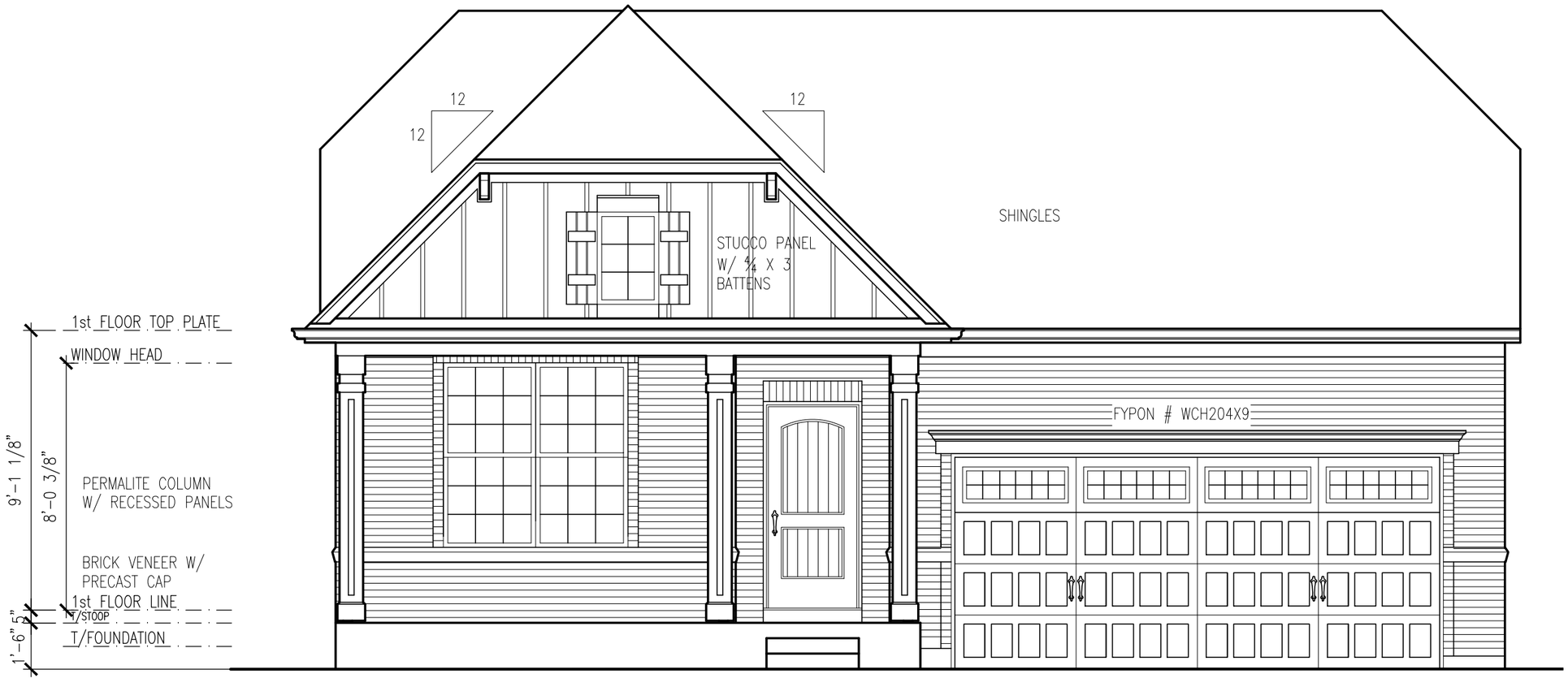


FINISHED 2nd FLOOR AREA = 1457sf

The Bristol

PAYNE family HOMES
AUGUST 8, 2016

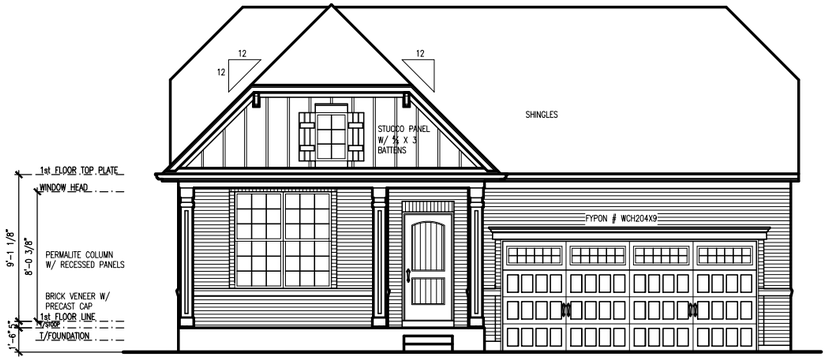
The Davinci, Elevation 1



The Davinci - Front Elevation 1

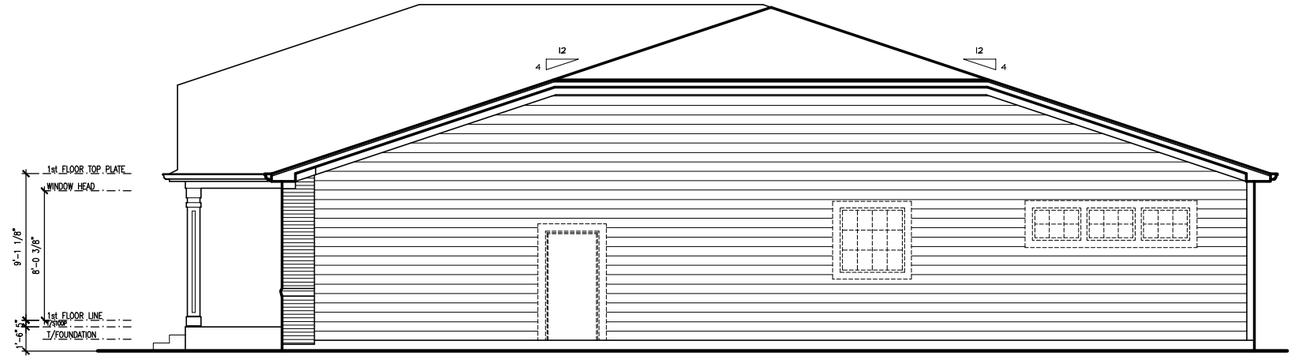
0 1' 2' 4' 8'

AUGUST 8, 2016



The Davinci - Front Elevation 1

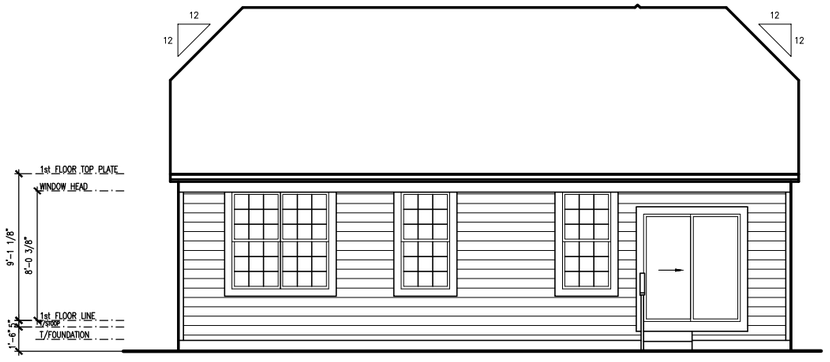
0 1' 2' 4' 8'



The Davinci - Right Elevation 1

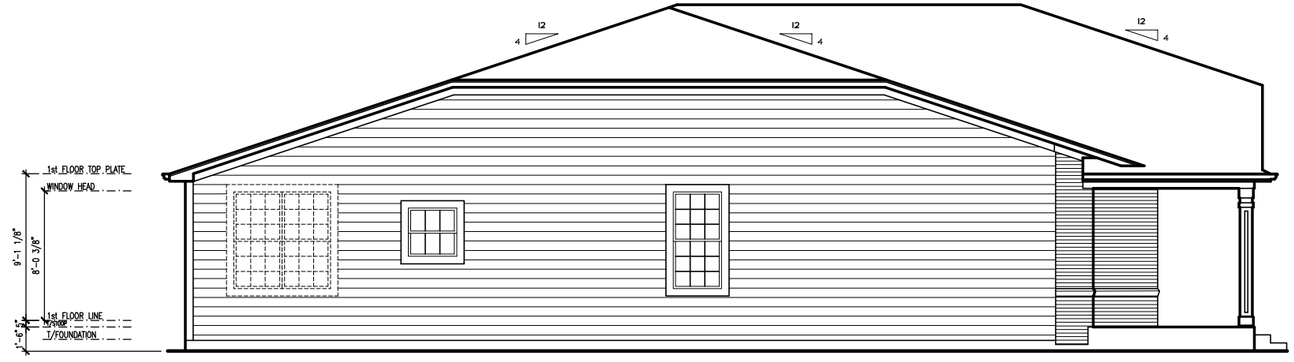
0 1' 2' 4' 8'

AUGUST 30, 2016



The Davinci - Rear Elevation 1

0 1' 2' 4' 8'



The Davinci - Left Elevation 1

0 1' 2' 4' 8'

The Davinci

0 1' 2' 4' 8'

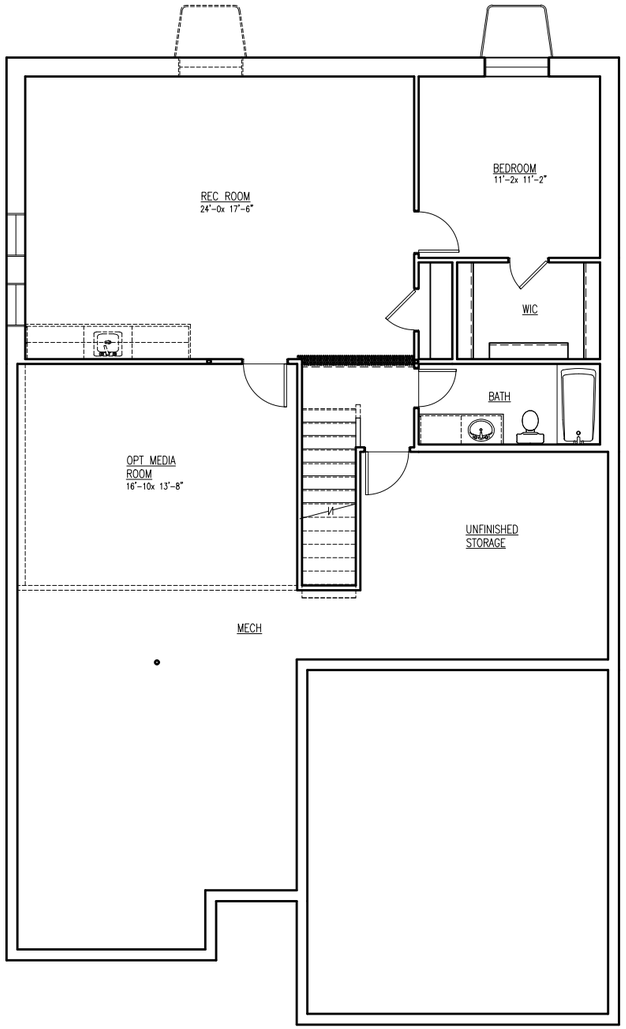
PAYNE family HOMES

The Davinci, Elevation 2

The Davinci - Front Elevation 2

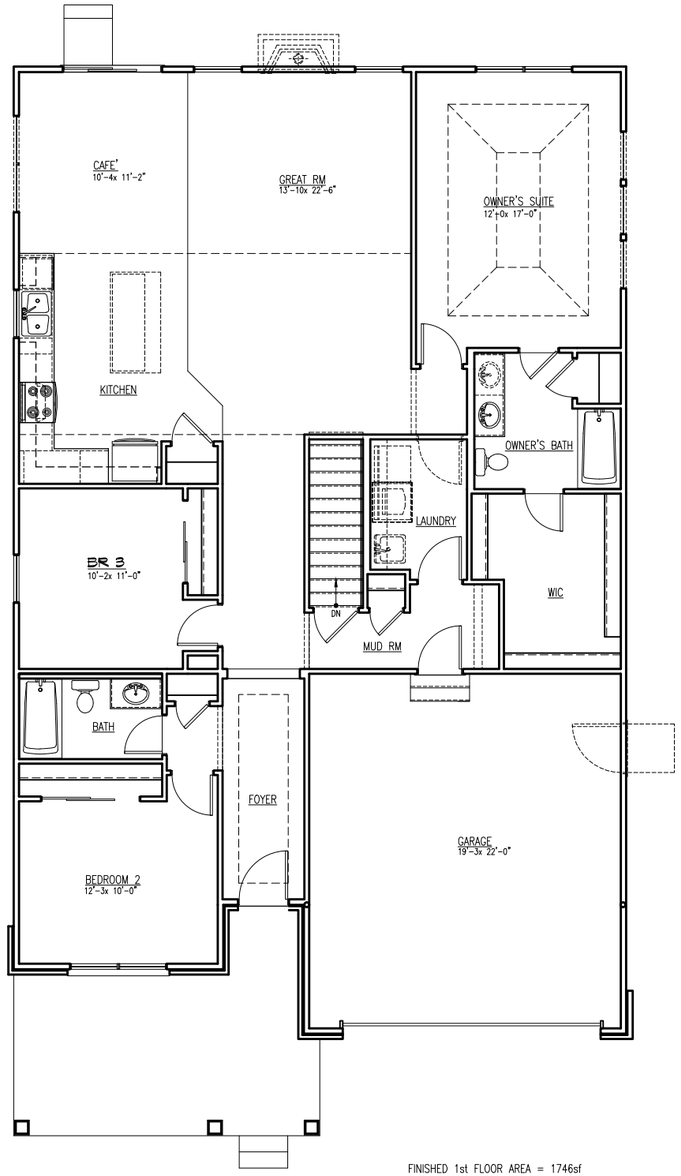
0 1' 2' 4' 8'

AUGUST 8, 2016



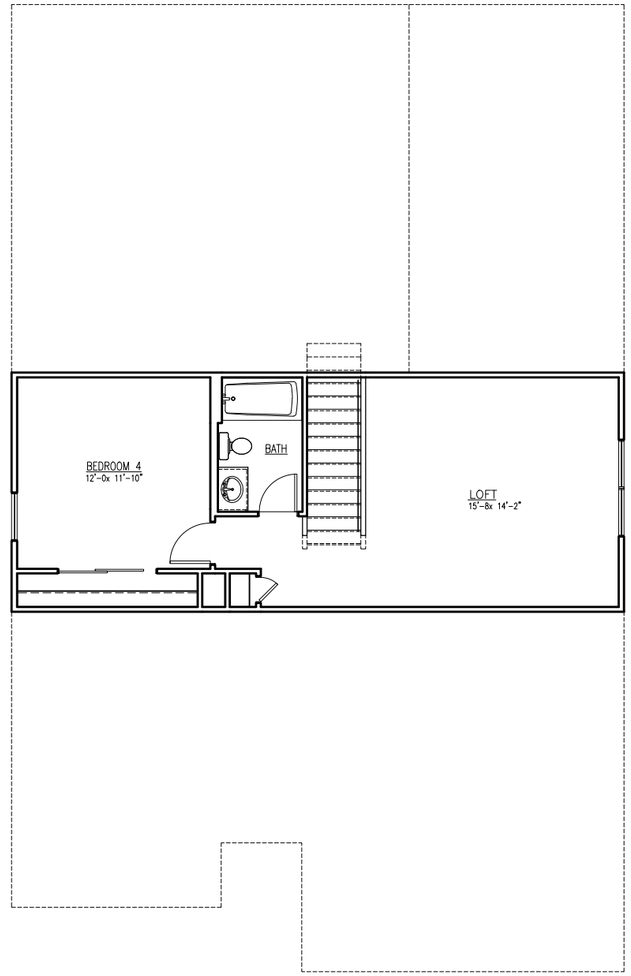
FULL BASEMENT 1636
FINISHED AREA 765

0 1' 2' 4' 8'



FINISHED 1st FLOOR AREA = 1746sf

ALL 1st FLOOR ROOMS:
STD CLG 9'-1 1/8"
OPT CLG 10'-1 1/8"



FINISHED OPT 2nd FLOOR AREA = 537sf

Davinci

PAYNE family HOMES
AUGUST 6, 2016

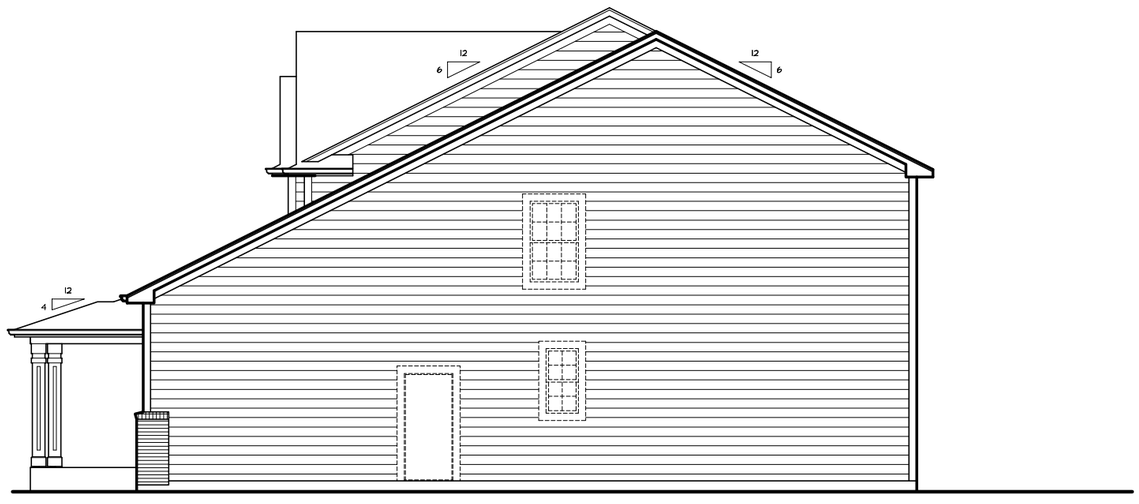
The Franklin, Elevation 1

The Franklin - Front Elevation 1

AUGUST 8, 2016

The Franklin - Front Elevation 1

0 1' 2' 4' 8'



The Franklin - Right Elevation 1

0 1' 2' 4' 8'

AUGUST 30, 2016

The Franklin - Rear Elevation 1

0 1' 2' 4' 8'

The Franklin - Left Elevation 1

0 1' 2' 4' 8'

The Franklin

0 1' 2' 4' 8'

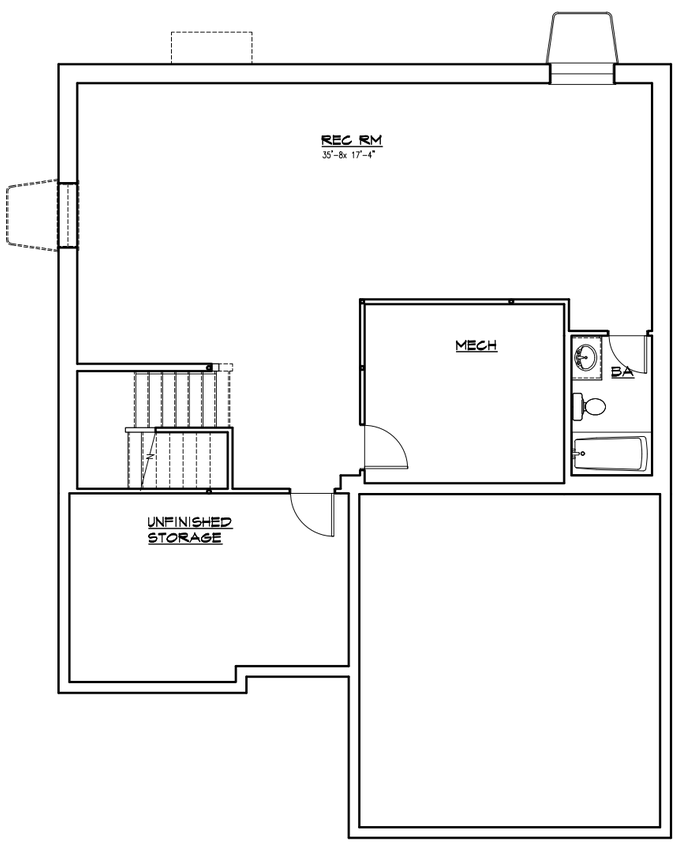
PAYNE family HOMES

The Franklin, Elevation 2

The Franklin - Front Elevation 2

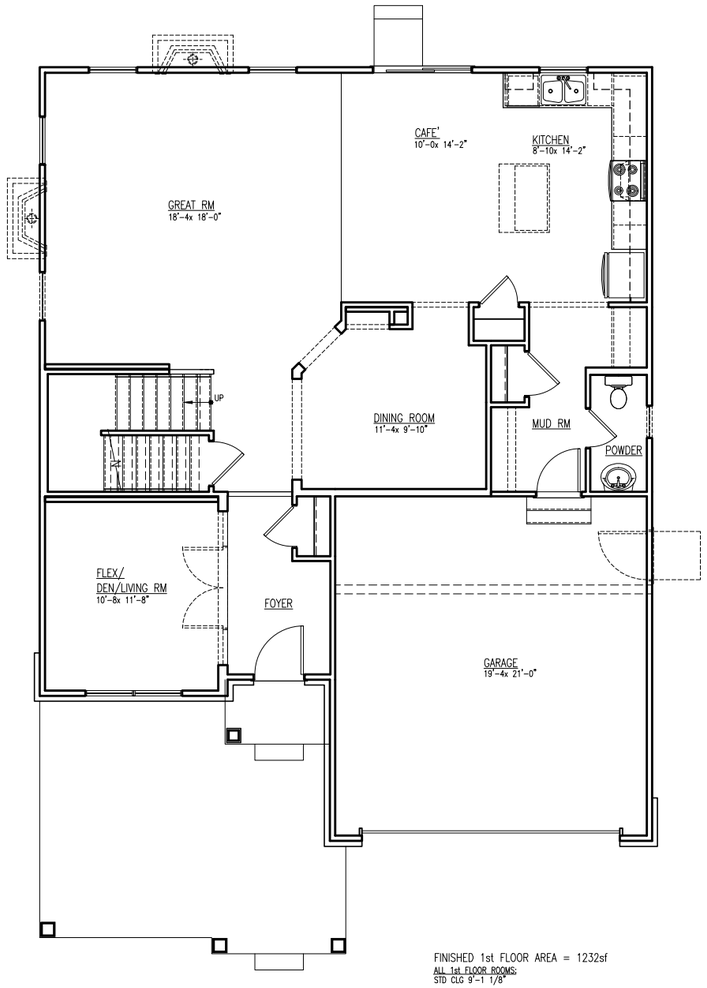
0 1' 2' 4' 8'

AUGUST 8, 2016



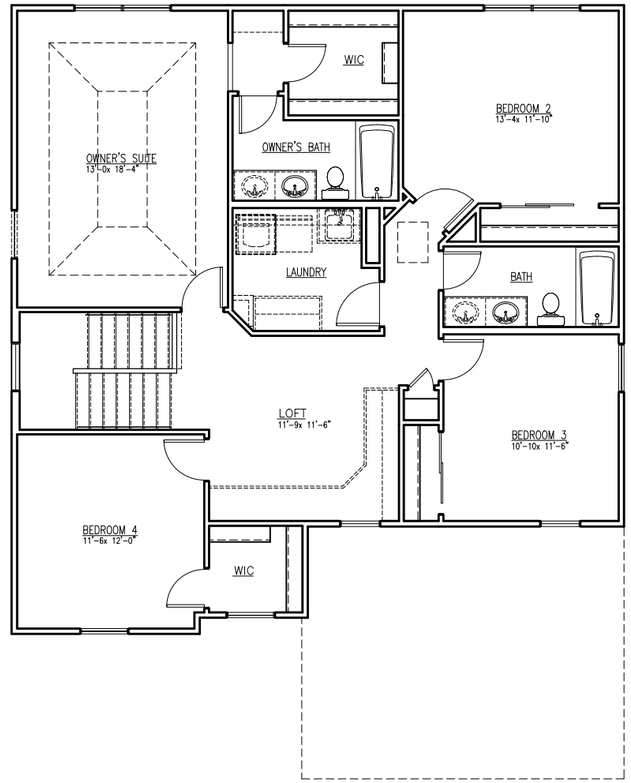
FULL BASEMENT 1137
FINISHED AREA 724

0 1' 2' 4' 8'



FINISHED 1st FLOOR AREA = 1232sf

ALL 1st FLOOR ROOMS:
STD CLG 9'-1 1/8"



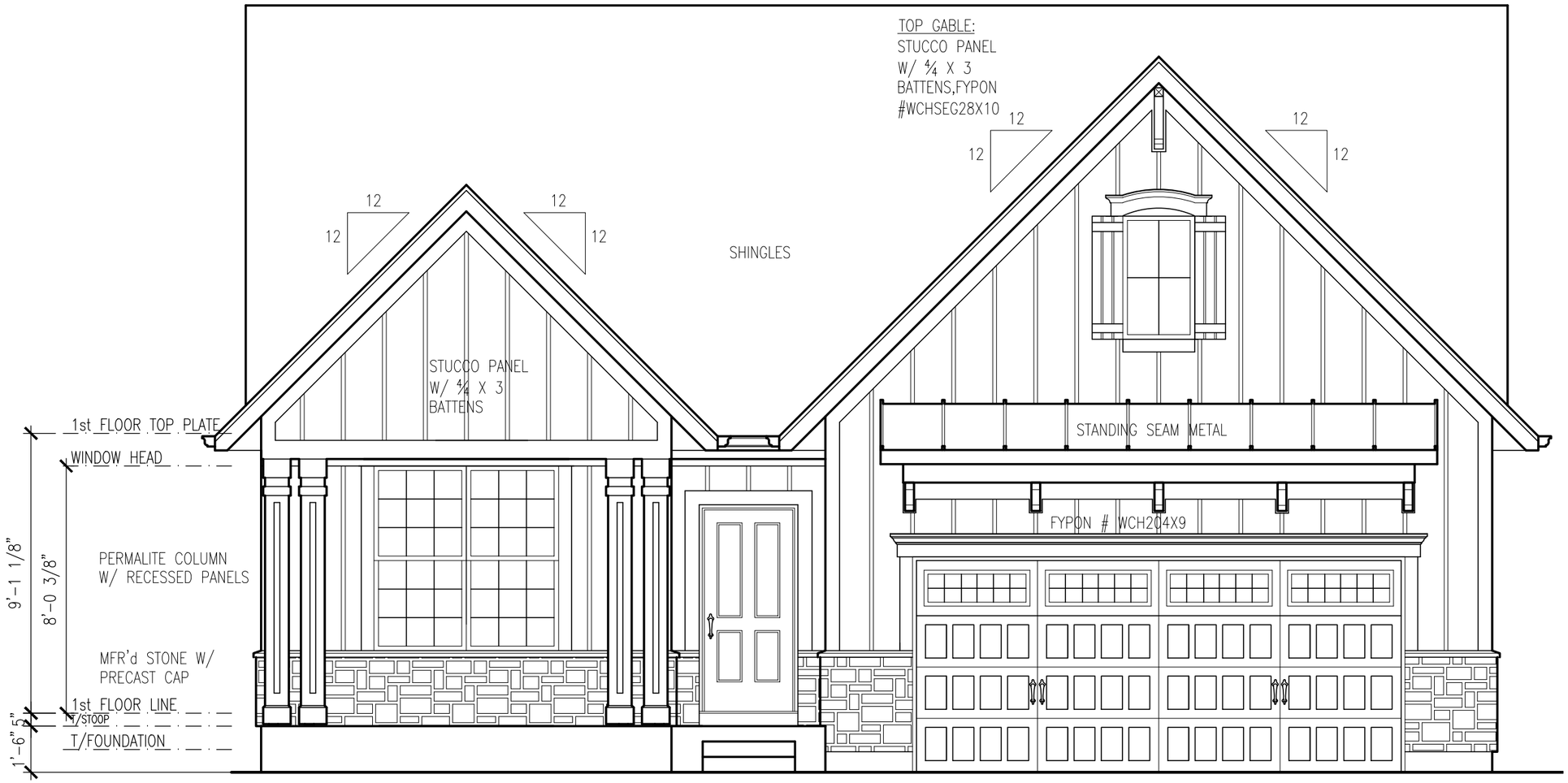
FINISHED 2nd FLOOR AREA = 1272sf

Franklin

PAYNE family HOMES

AUGUST 6, 2018

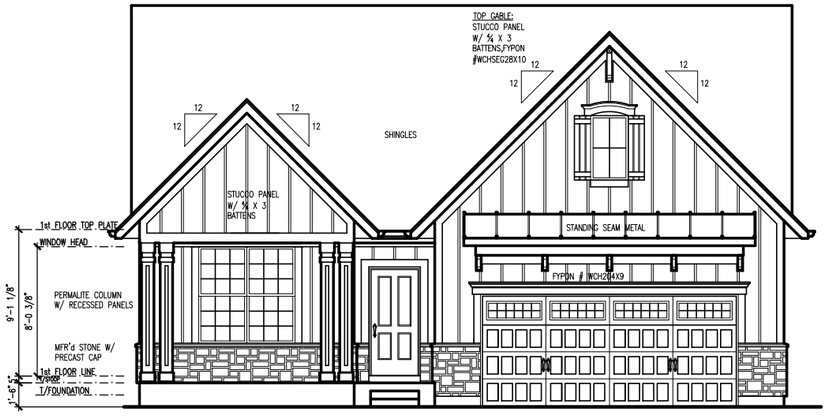
The Geneva, Elevation 1



The Geneva - Front Elevation 1

0 1' 2' 4' 8'

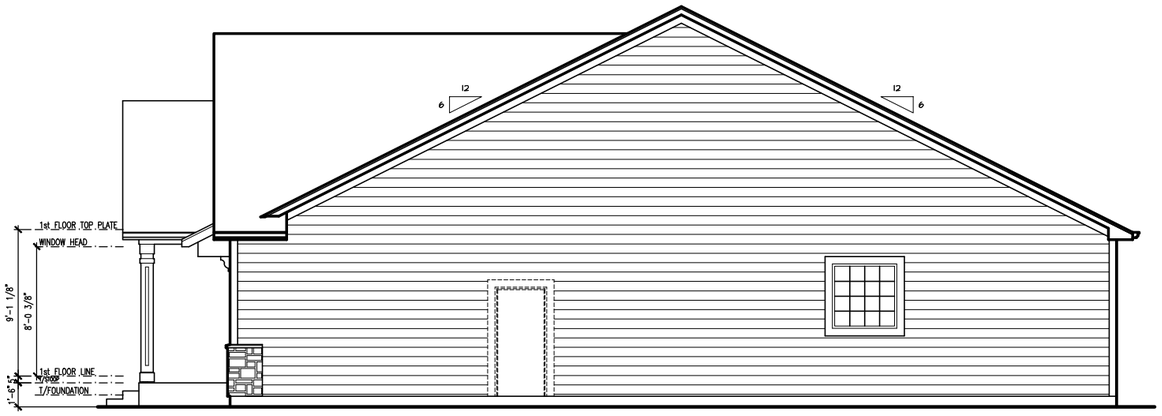
AUGUST 8, 2016



The Geneva - Front Elevation 1

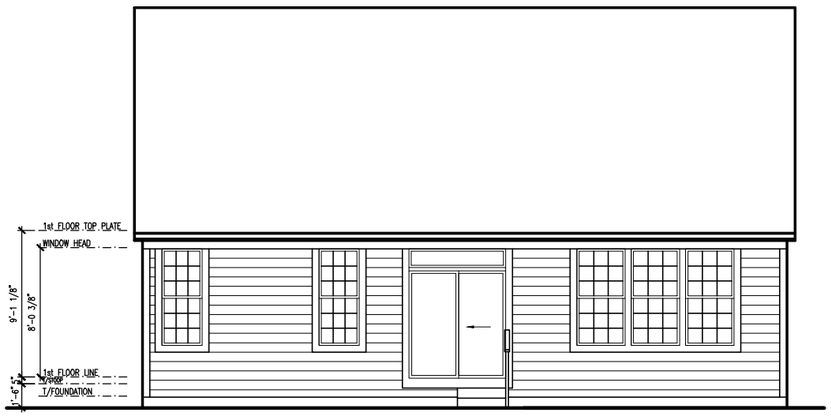
0 1' 2' 4' 8'

AUGUST 30, 2016



The Geneva - Right Elevation 1

0 1' 2' 4' 8'



The Geneva - Rear Elevation 1

0 1' 2' 4' 8'

The Geneva - Left Elevation 1

0 1' 2' 4' 8'

The Geneva

0 1' 2' 4' 8'

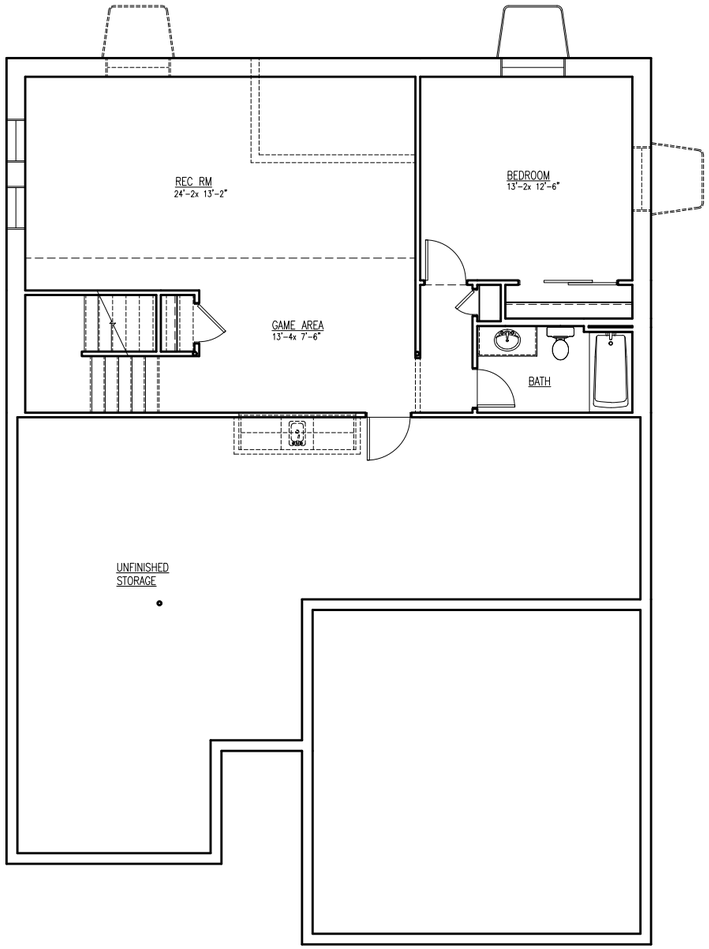
PAYNE family HOMES

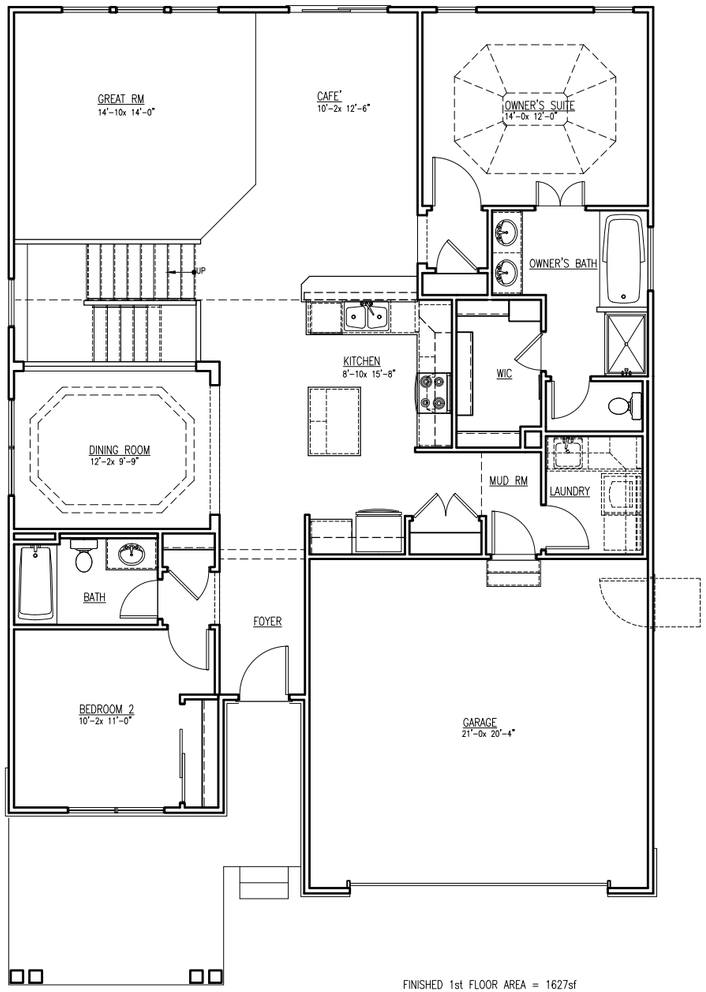
The Geneva, Elevation 2

The Geneva - Front Elevation 2

0 1' 2' 4' 8'

AUGUST 8, 2016





FULL BASEMENT 1519
FINISHED AREA 759

0 1' 2' 4' 8'

FINISHED 1st FLOOR AREA = 1627sf

ALL 1st FLOOR ROOMS:
STD CLG 9'-1 1/8"
OPT CLG 10'-1 1/8"

The Geneva

PAYNE family HOMES

AUGUST 6, 2018

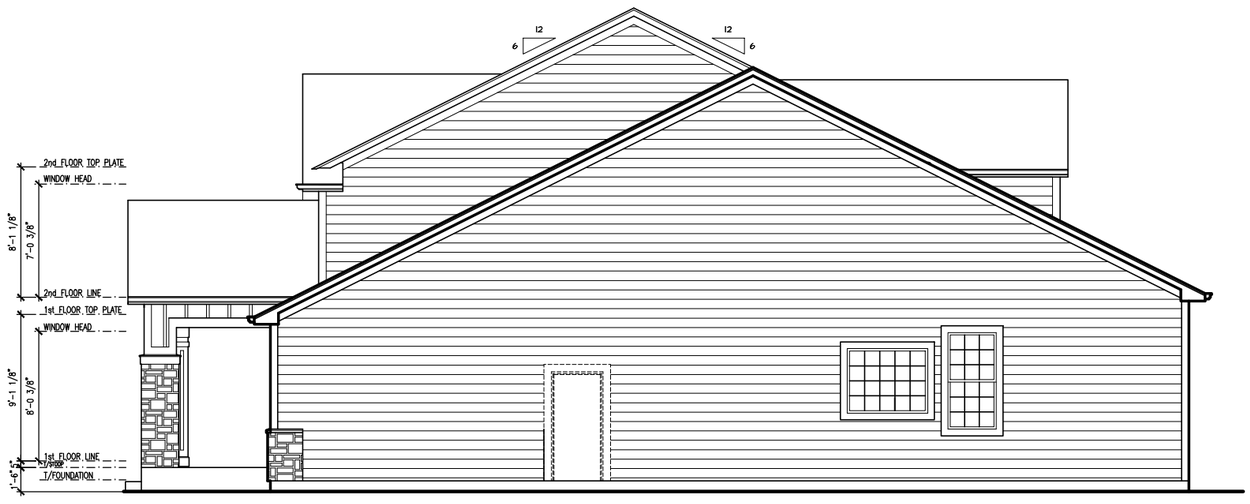
The Montego, Elevation 1

The Montego - Front Elevation 1

AUGUST 8, 2016

The Montego - Front Elevation 1

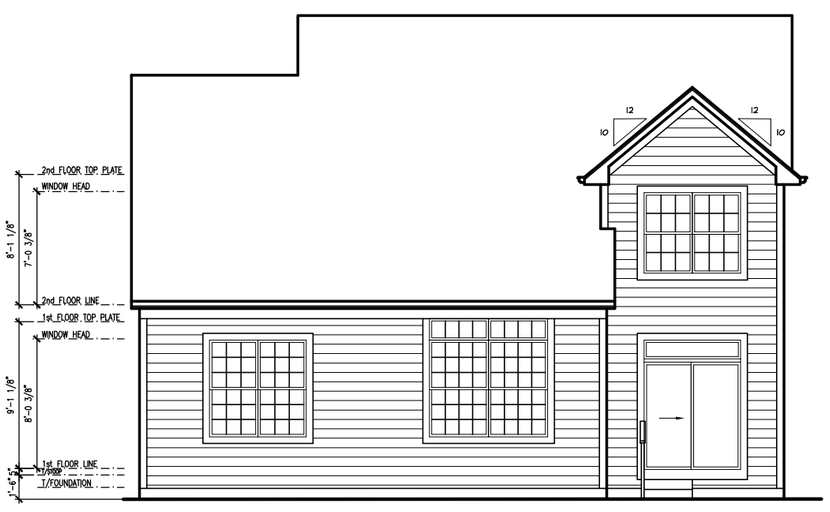
0 1' 2' 4' 8'



The Montego - Right Elevation 1

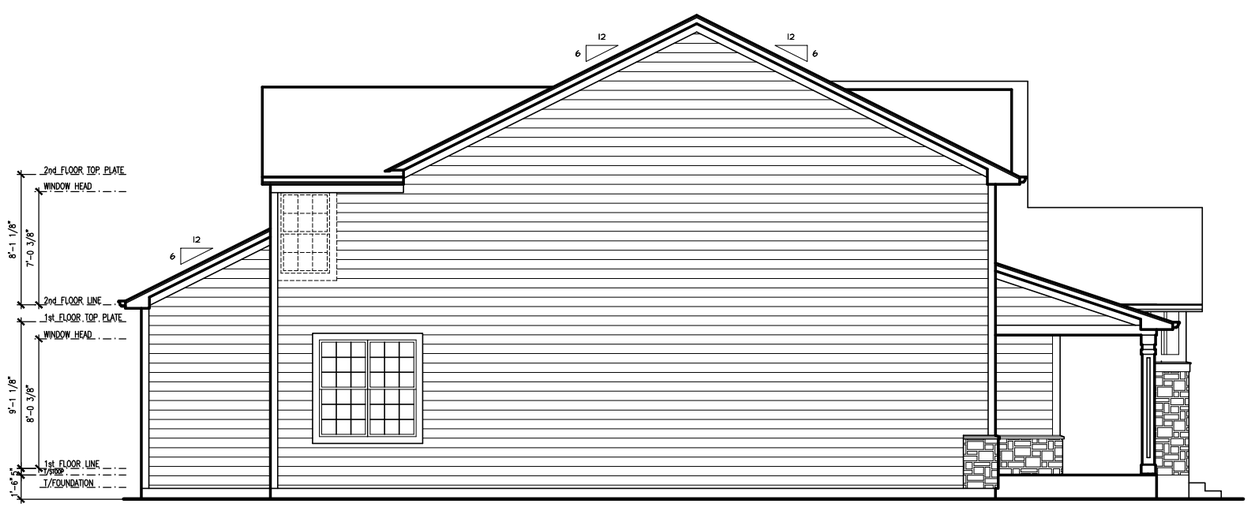
0 1' 2' 4' 8'

AUGUST 30, 2016



The Montego - Rear Elevation 1

0 1' 2' 4' 8'



The Montego - Left Elevation 1

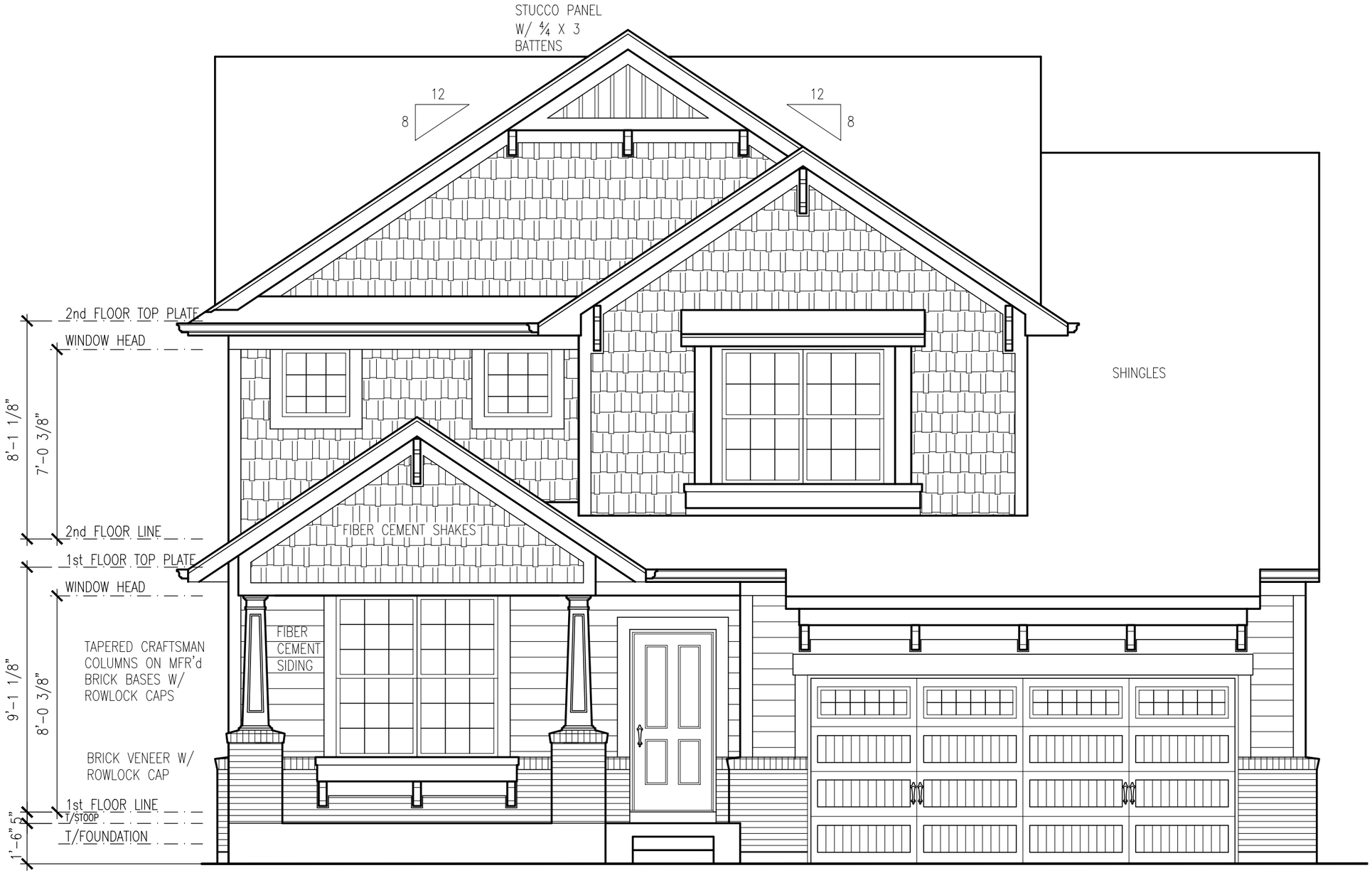
0 1' 2' 4' 8'

The Montego

0 1' 2' 4' 8'

PAYNE family HOMES

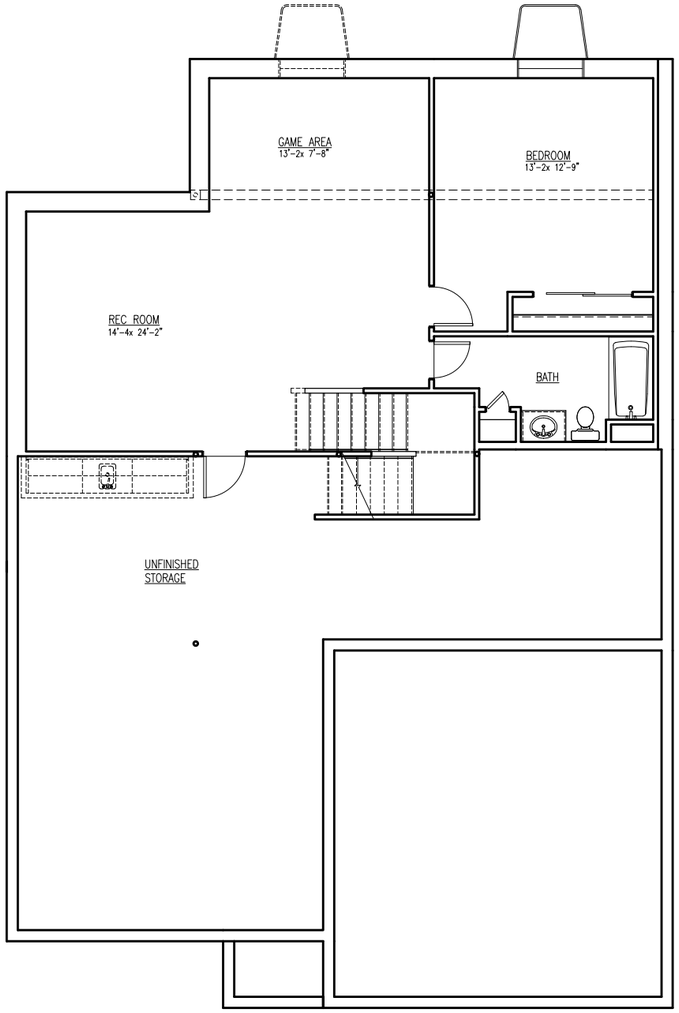
The Montego, Elevation 2

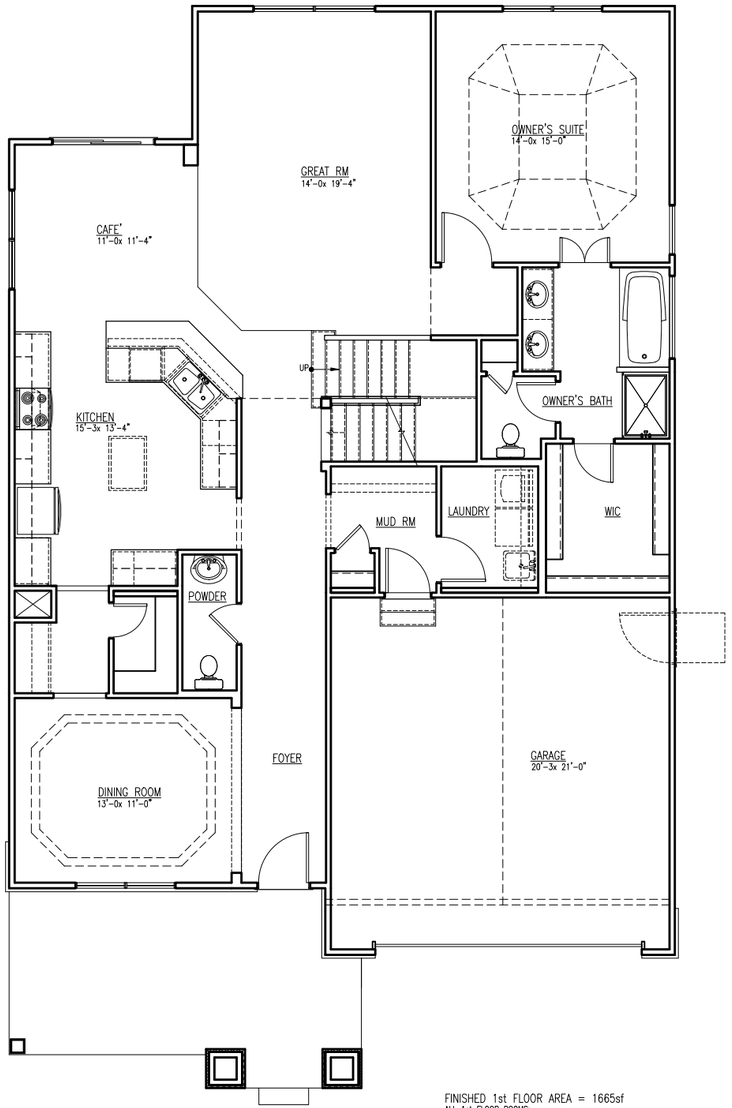


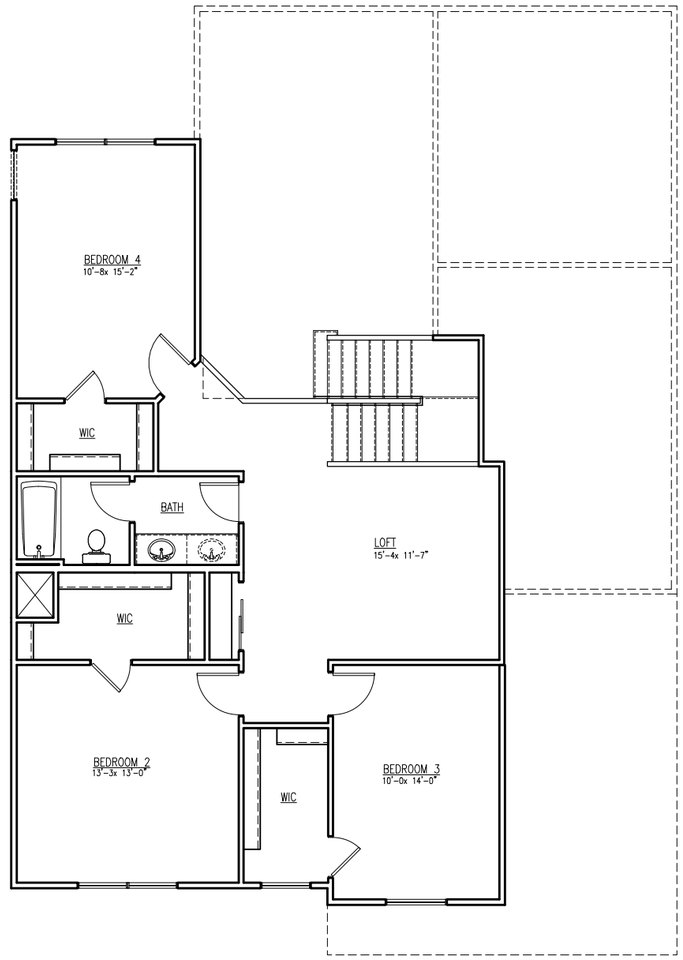
The Montego - Front Elevation 2

0 1' 2' 4' 8'

AUGUST 8, 2016







FULL BASEMENT 1549
FINISHED AREA 792

0 1' 2' 4' 8'

FINISHED 1st FLOOR AREA = 1665sf
ALL 1st FLOOR ROOMS:
STD CLG 9'-1 1/8"

FINISHED 2nd FLOOR AREA = 1026sf

The Montego

PAYNE family HOMES
AUGUST 8, 2016

Materials & Colors

1 Windows
2 Entry Doors
3 Door Hardware
4 Garage Doors
5 Brick
6 Natural Stone
7 Cultured Stone
8 Siding & Exterior Trim
9 Soffits
10 Fascia & Gutters
11 Polyurethane Brackets & Corbels (Fypon)
12 Porch Columns
13 Roof Shingles
14 Retaining Walls

Windows

JELD-WEN WINDOWS & DOORS

Builders Vinyl

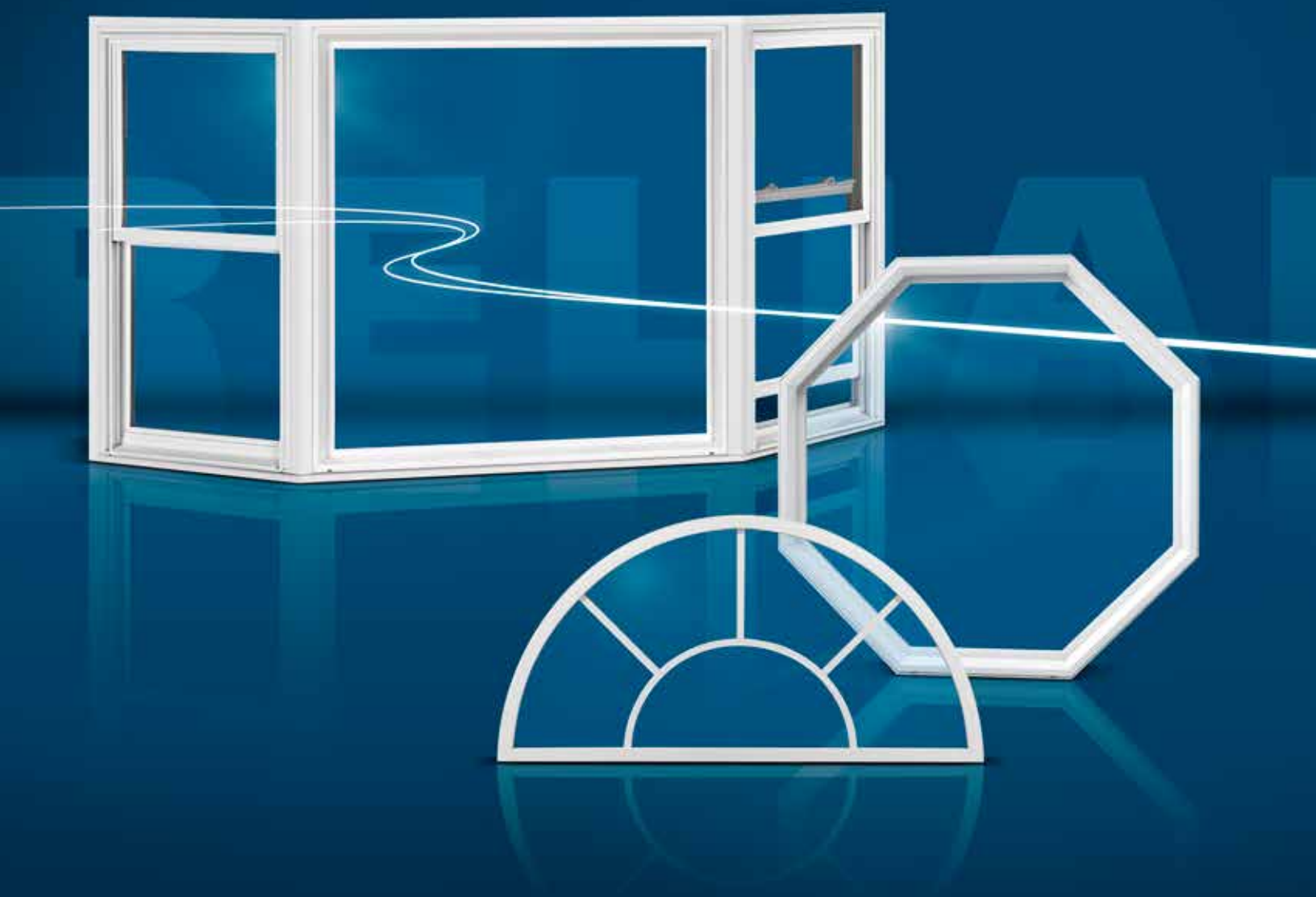
Window & Patio Door Features

Double-Hung | Single-Hung | Sliding | Fixed, Radius & Geometric Sliding | Patio Doors

BASICS DONE BETTER

We understand the basics and we do them right. That's why the window choices you make today will still be satisfying years from now. JELD-WEN Builders Vinyl windows and patio doors are durable, energy efficient and attractive. They're made of high-quality extruded vinyl that resists fading and won't chip or peel, so they're virtually maintenance-free.

Also, most JELD-WEN windows and patio doors with Low-E glass are ENERGY STAR® qualified to provide increased comfort and decreased household energy bills.



Each Builders Vinyl window and patio door is backed by an industry-leading lifetime warranty that is transferable for 10 years. To view the complete warranty, see page 33.

This catalog includes comprehensive information about features and specifications. For installation and care and maintenance instructions, visit **www.jeld-wen.com/resources**.

LIFETIME LIMITED WARRANTY

Each one of our windows and patio doors is built to last. We prove this by supporting our Builders Vinyl product with our lifetime limited warranty.

To view the complete warranty, see page 33.

JELD-WEN
WINDOWS & DOORS

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Textured & Tinted Glass 10
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Decorative Grilles 13
Styles & Configurations 15
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Double-Hung Windows 23
Sliding Windows 25
Fixed, Radius & Geometric Windows 27
Sliding Patio Doors 29
Bay Windows 31
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INTERIOR

Interior Finishes

Style Cam-Lock

Style Cam-Lock Finishes*

Chestnut Bronze | Antique Brass | Brushed Chrome | Polished Brass | White | Desert Sand

WEN-LOCK®

WEN-LOCK® Finishes*

White | Desert Sand

The WEN-LOCK is our exclusive automatic locking system, which is available on our single-hung and sliding windows. It features a slim profile that's easy to engage, as well as a tamper-resistant design. In fact, this lock has passed all forced-entry resistance tests. It also has a visible latch indicator (VLI) that lets you know if the window is locked. The VLI can be seen only from indoors.

ADA-compliant WEN-LOCK option also available.

Optional Secondary Stops**

Popular flip-out vent stops limit sash opening to 4 inches, providing fractional ventilation on double-hung, single-hung and sliding windows.

A nylon lever and housing allow quick and easy release when the vent stop flips open. When not needed the lever closes easily with the push of a finger.

**Actual colors may vary from the samples displayed and are subject to regional availability. Check with your dealer for details.*

***Secondary stops are not a locking feature. Note: All options are subject to regional availability.*

Contact your local JELD-WEN dealer for more information.

EXTERIOR

Frame Options

Flush Fin

Integral Nailing Fin

Pocket / Block Frame

Pocket frame available with slope sill adapter, head expander and perimeter foam insulation wrap.

Vinyl Colors*

White

Desert Sand

Almond**

**Actual colors may vary from samples displayed.*
***Subject to regional availability.*

PERFORMANCE GLASS OPTIONS

Neat® Glass

With this glass option you gain natural cleaning convenience. By harnessing the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required. For more information, visit **www.jeld-wen.com.**

Tempered Glass

When glass is heat-treated during manufacturing, it is provided with extra strength, enabling it to withstand abnormal force or pressure on its surface—it will not break into sharp pieces. Local codes often require tempered glass to be used in all windows that are close to the floor or near doors, bathtubs or showers.

Laminated Glass

Laminated glass consists of panes of glass with an invisible interlayer, sandwiched together to create an extremely sturdy glass unit. This provides increased protection for home safety and from incidental impact; it also provides an improved barrier against sound and harmful UV rays.

ENERGY STAR®

Many JELD-WEN windows and doors are ENERGY STAR® qualified. Homeowners can save energy – and money – by replacing old windows with ENERGY STAR qualified windows and pay a 7-15 percent lower household energy bill. Lower energy consumption also reduces greenhouse gas emissions from power plants and shrinks a house's carbon footprint. JELD-WEN has been an ENERGY STAR partner since 1998.

Sound Performance

Your home should be a place where you can escape the sometimes hectic and noisy environments of modern living. For that reason, sound reduction is a major consideration when we design our products.

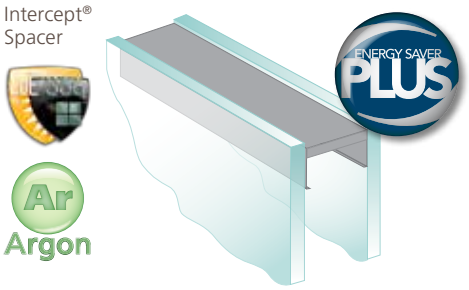
JELD-WEN vinyl windows are a vast improvement over single-pane windows that are found in many homes today.

The same qualities that make our products energy efficient, such as frame designs, enhanced weatherstripping and glazing, make them sound efficient as well.

ENERGY SAVING GLASS OPTIONS

Clear Insulating Glass

This glass consists of a sealed airspace sandwiched between two panes of glass. The perimeter of the unit is also sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates.



Energy Saver® Plus–REDUCE HEAT LOSS UP TO 40%

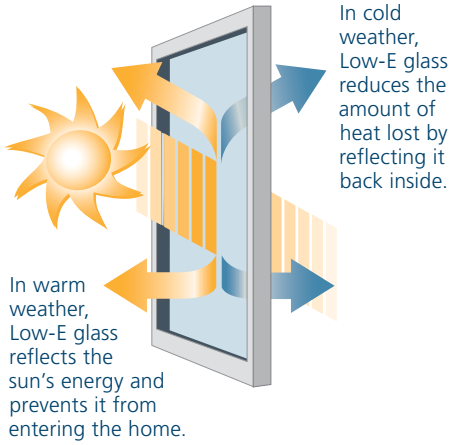
The best value in insulating glass, Energy Saver Plus includes, argon gas for improved thermal performance and LoĒ³-366 glass. With triple layers of Low-E coating, LoĒ³-366 helps you save energy through improved thermal performance, reduces solar heat gain and helps protect interior furnishing from fading. Energy Saver Plus reduces heat loss by 40% compared to clear insulating glass.

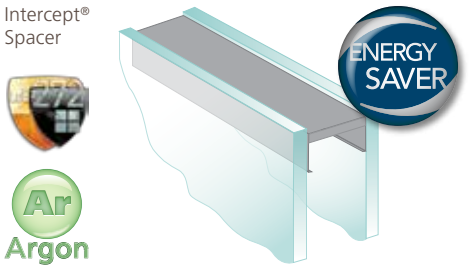
Low-E & LoĒ³-366 Insulating Glass

High-performance Low-E insulating glass comes standard and helps lower energy costs, allows homes to stay cooler in the summer and warmer in the winter, prevents fading of interior furnishings, and reduces condensation. It also delivers greater visible light transmittance than tinted glass. We also offer optional LoĒ³-366, which provides even more protection against heat loss and fading, as well as greater energy savings.

Most windows and patio doors with Low-E glass are ENERGY STAR® qualified. ENERGY STAR products help Americans save energy, save money and reduce their carbon footprints. ENERGY STAR criteria for windows are based on the U-factor and Solar Heat Gain Coefficient (SHGC) combinations that provide significant energy efficiency for a given climate zone. It's easy! Just tell your JELD-WEN dealer you want JELD-WEN windows that are ENERGY STAR qualified for your climate zone.

For more information, visit **www.jeld-wen.com/energyefficiency.**





Energy Saver®–REDUCE HEAT LOSS UP TO 30%

Offering the most cost-efficient energy upgrade, the Energy Saver package includes upgrades from clear to Low-E glass and argon gas for improved thermal performance. Energy Saver reduces heat loss by 30% compared to clear insulating glass.

REDUCE GLARE, ENSURE YOUR PRIVACY

Textured Glass*

Let light in while maintaining privacy with textured glass. We offer a wide range of textures to meet your aesthetic preferences. Four of our most popular choices are shown below.

Glue Chip

Obscure

Reed

Rain

**Textures shown may not match exact finish*

Tinted Glass

Tinted glass reduces glare, and is ideal for areas that get a lot of direct sunlight in the summer. Below are our most popular options.

Gray

Bronze

Coated Glass: Low-E and LoĒ³-366 Insulated Glass

Our standard high-performance Low-E insulated glass lowers energy costs, helps homes stay cooler in the summer and warmer in the winter, prevents fading of interior furnishings, and reduces condensation. We also offer optional LoĒ³-366, which provides more protection against solar heat gain and fading, as well as greater energy savings.

Low-E

LoĒ³-366

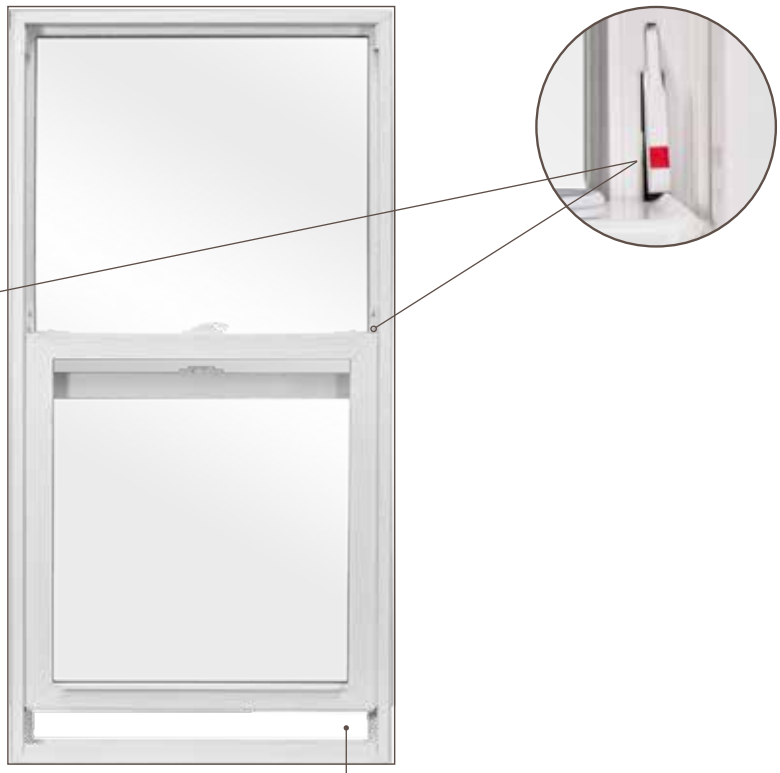
WINDOW OPENING CONTROL DEVICE

JELD-WEN® WOCD Meets ASTM F2090-10 Standard

Windows add so much to our daily lives - daylight, ventilation and views. They can also be necessary for emergency escape and rescue, so the building codes in your area may require certain windows to fully open. This means homeowners should take measures to prevent window falls. Factory-installed Window Opening Control Devices (WOCD) from JELD-WEN are designed to meet the ASTM F2090-10 standard intended to help prevent accidental falls from windows by children five years of age and younger. A WOCD automatically limits the sash opening to less than 4 inches, unless it is deliberately disengaged, allowing the sash to fully open. The streamlined design of the JELD-WEN WOCD won't obstruct views and preserves the beautiful appearance of your windows, unlike many after-market window guards. Factory-installed WOCDs can be ordered on the double-hung, single-hung, sliding and casement windows.

Double-Hung and Single-Hung WOCD

Window in closed position



Interior View. WOCD limits the sash opening to less than 4 inches

Features & Benefits

» Streamlined design won't obstruct views like many after-market options
» Automatically limits sash opening to less than 4 inches
» Manual override for full operation and for emergency escape and rescue
» Device automatically resets by closing the window
» Meets the ASTM F2090-10 standard
» Potential alternative to minimum sill height requirement (consult local building codes)

DECORATIVE GRILLES

Grilles Between the Glass (GBG)

With grilles between the glass, you'll enjoy the look of divided lites without any upkeep because they are placed between the two panes of insulating glass. Available in contour or flat in any of the sizes shown below.

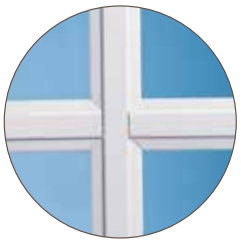
Simulated Divided Lites (SDL)

For a true "paned" window look, our simulated divided lites feature bars that are permanently adhered to both the interior and exterior glass; an optional shadow bar between the panes of glass is also available. Simulated divided lites are available in 7/8" contour slim profile.

Grilles Between the Glass (GBG)

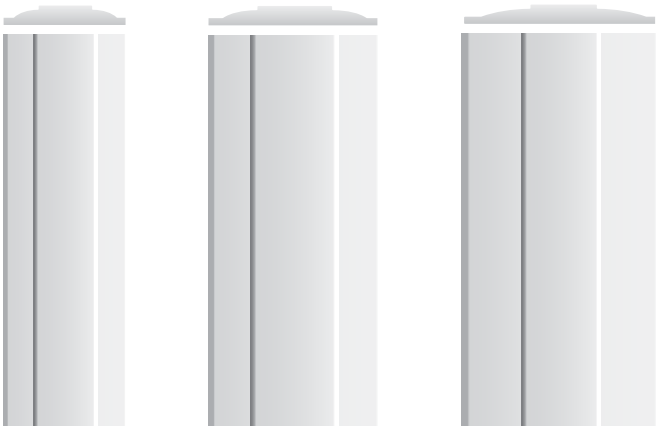
Simulated Divided Lites (SDL)

Flat Grille



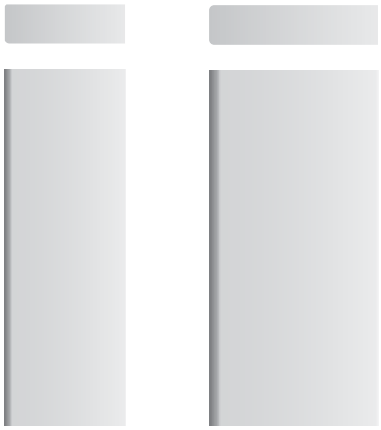
Contour Grille

Contour *(Actual Size)*



5/8" 7/8"* 1"

Flat *(Actual Size)*

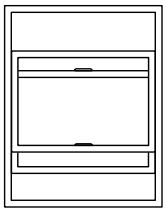


5/8" 7/8"

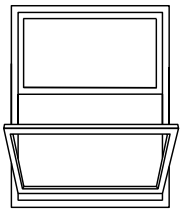
**Available as GBG, or SDL*

STYLES & CONFIGURATIONS

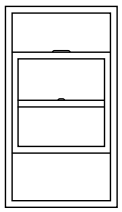
Window & Patio Door Styles



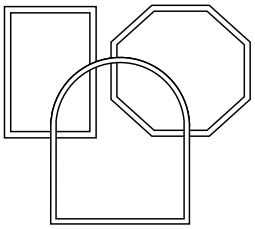
Double-Hung



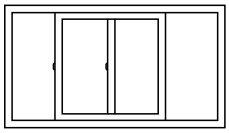
Single-Hung Tilt



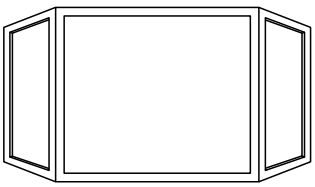
Single-Hung
Side Load



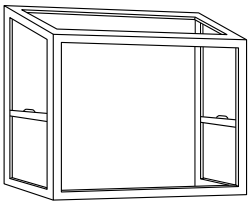
Fixed, Radius
& Geometric



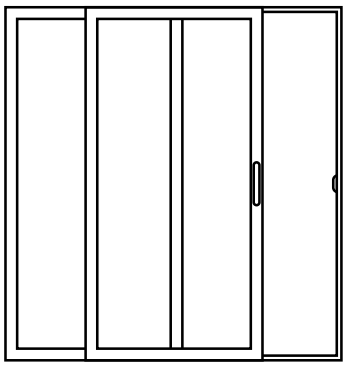
Sliding



Bay



Garden



Sliding Patio Door

PROPER INSTALLATION

Install With Ease

Our Builders Vinyl windows and patio doors are designed to be particularly easy to install in many applications. From new or remodeled residential homes to light construction projects, our products have been tested to meet rating requirements up to DP 50 for light commercial buildings.

Simplify Install with a High Performance System

With a constant focus on quality, we understand the importance of a proper install to protect against air and water. That's why JELD-WEN proudly recommends the OSI® QUAD® Window & Door System for installing our windows and doors.

- 15 Year Installation Warranty -

$10,000/dwelling for New Construction with a Certified Installer

OSI® QUAD® Window & Door System

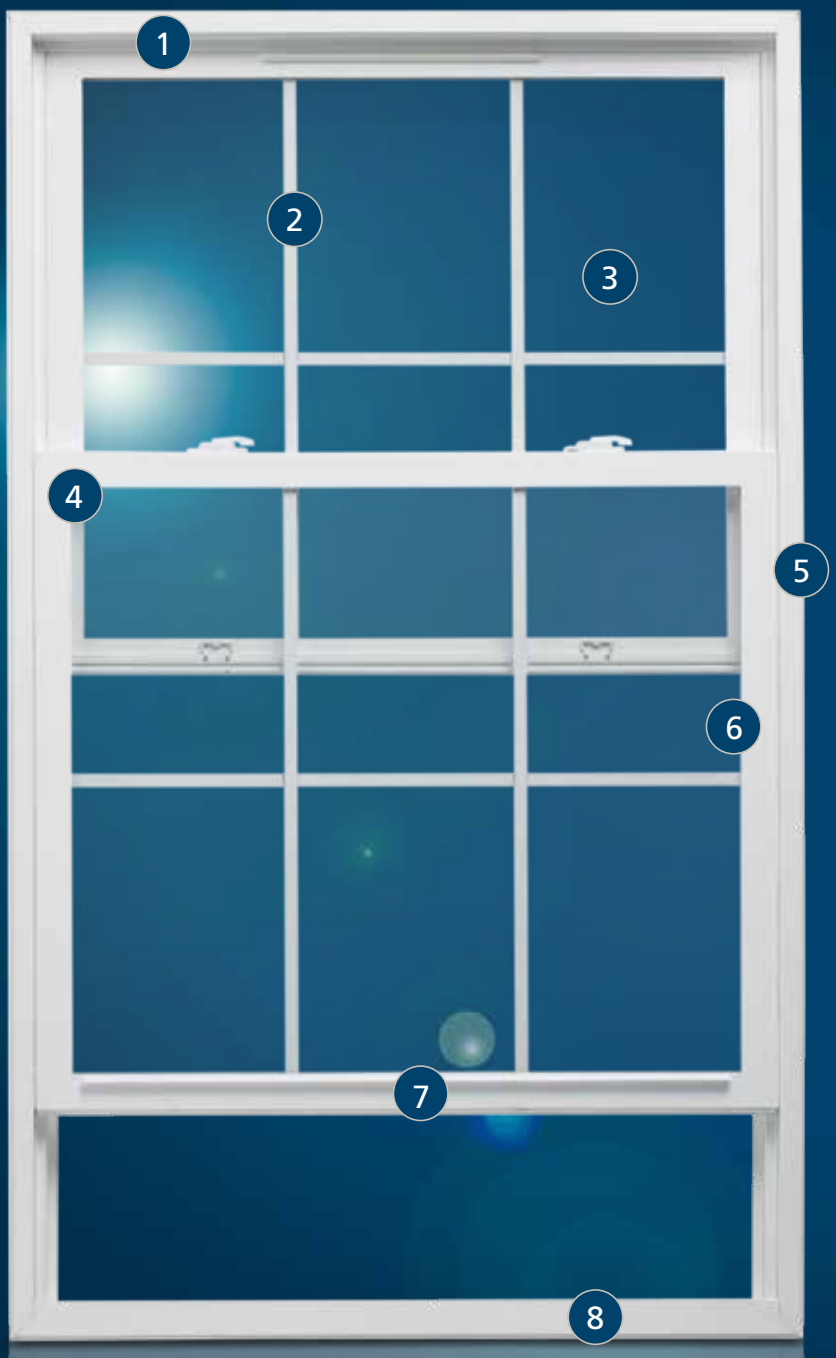
OSI® QUAD® MAX
3-in-1 Sealant – Exterior, Interior, Bedding

OSI® QUAD® FOAM
Low Pressure, Closed Cell Installation Foam

Flashing Tape
Vapor non-permeable flashing membrane

*For complete instructions, see installation insert included with product, or visit **www.jeld-wen.com.***

ANATOMY OF A JELD-WEN WINDOW



ANATOMY OF A VINYL WINDOW

1. Head
2. Simulated Divided Lite (SDL)
3. Glazing/glass
4. Sash
5. Side jamb
6. Stile
7. Rail
8. Sill

The window frame consists of the head, jamb, side jamb and sill

LIFETIME LIMITED WARRANTY

Each one of our windows and patio doors is built to last. We prove this by supporting each product with our lifetime limited warranty.

To view the complete warranty, see page 33.

SINGLE-HUNG TILT-SASH & SIDE-LOAD

Single-Hung Tilt-Sash

Single-Hung Side-Load

WEN-LOCK® 1

These one-touch lock styles lock automatically and create an audible click. The integrated, ergonomic pull handle makes it easy to unlock and open the window in one intuitive movement.

Style Cam-Lock 2

Side-Load (Western US) This type of window has a stationary top lite and a bottom sash that slides vertically. The bottom sash may be removed, allowing the homeowner to easily clean their windows.

Tilt-Sash (Eastern US) Each of our single-hung tilt-sash windows includes a stationary top lite and a bottom sash that slides vertically. The ability to tilt the bottom sash in makes cleaning this window particularly easy.

Hardware Finishes

White | Desert Sand | Chestnut Bronze | Brushed Chrome | Polished Brass | Antique Brass

Available on the WEN-LOCK® and Style Cam-Lock

Available on the Style Cam-Lock

Vinyl Colors

White | Desert Sand | Almond*

EverTone™ Exterior Colors

Chestnut Bronze** | Dark Chocolate**

*Actual colors may differ from the samples displayed. *Subject to regional availability. **Available with White interior only.*

DOUBLE-HUNG TILT-SASH WINDOWS

Double-Hung Tilt-Sash

Double-Hung Tilt-Sash

Style Cam-Lock

A double-hung window features an upper and a lower sash that slide vertically past each other in a single frame. Both sashes tilt in for convenient cleaning. In addition, our double-hung windows can be paired with fixed, radius and geometric windows.

Hardware Finishes

White | Desert Sand | Chestnut Bronze | Brushed Chrome | Polished Brass | Antique Brass

Vinyl Colors

White | Desert Sand | Almond*

EverTone™ Exterior Colors

Chestnut Bronze** | Dark Chocolate**

*Actual colors may differ from the samples displayed. *Subject to regional availability. **Available with White interior only.*

SLIDING WINDOWS

WEN-LOCK® 1

These one-touch lock styles lock automatically and create an audible click. The integrated, ergonomic pull handle makes it easy to unlock and open the window in one intuitive movement.

Style Cam-Lock 2

Sliding windows are composed of two sashes each – one that's stationary and one that slides to the left or right on tracks. The operating sash can be removed to make cleaning a snap.

Hardware Finishes

White (1 2) | Desert Sand (1 2) | Chestnut Bronze (2) | Brushed Chrome (2) | Polished Brass (2) | Antique Brass (2)

Available on the WEN-LOCK® and Style Cam-Lock

Available on the Style Cam-Lock

Vinyl Colors

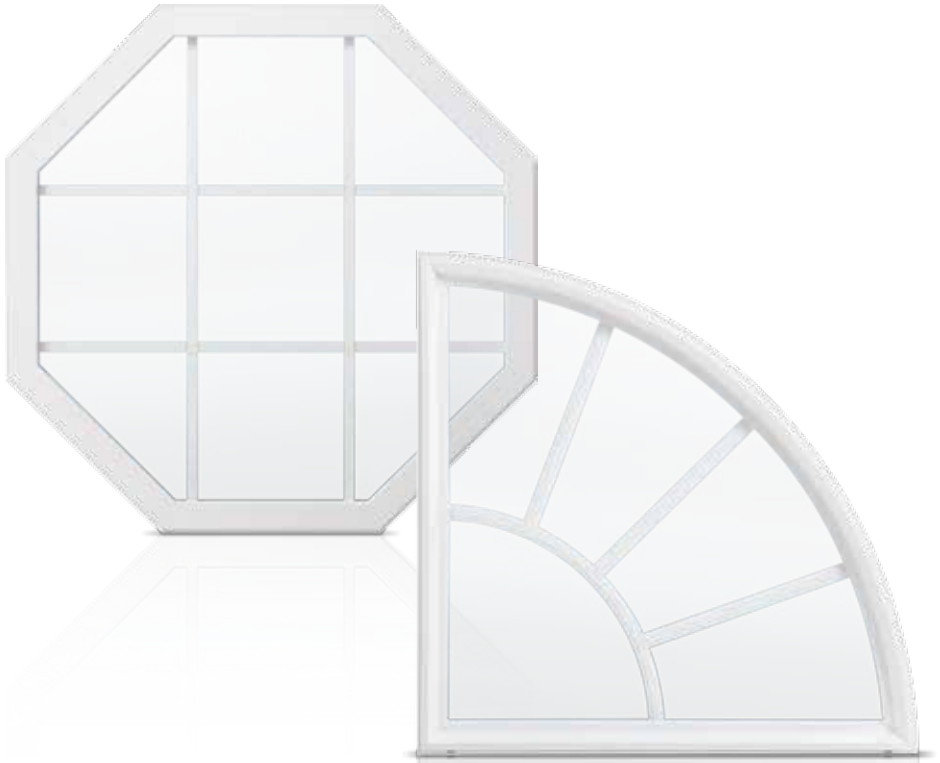
White | Desert Sand | Almond*

EverTone™ Exterior Colors

Chestnut Bronze** | Dark Chocolate**

*Actual colors may differ from the samples displayed. *Subject to regional availability. **Available with White interior only.*

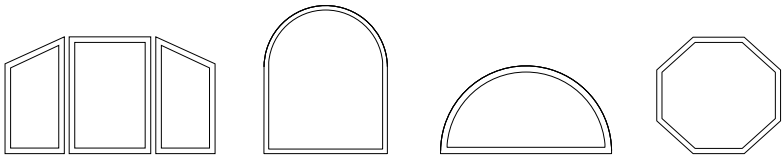
FIXED, RADIUS & GEOMETRIC WINDOWS



Our fixed, radius and geometric windows come in a wide variety of shapes, with either curved or straight frames. We design them to be used as freestanding units or in combination with other vinyl windows and patio doors. Additionally, we offer fixed, radius and geometric styles with thicker frames to be used exclusively with double-hung windows.

Vinyl Colors

White | Desert Sand | Almond*



Available in these configurations and many more.

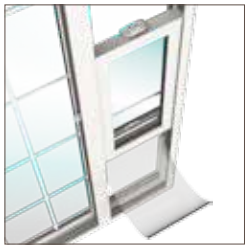
EverTone™ Exterior Colors

Chestnut Bronze** | Dark Chocolate**

*Actual colors may differ from the samples displayed. *Subject to regional availability. **Available with White interior only.*

SLIDING PATIO DOORS

Pet Panel Option Available



*Visit **jeld-wen.com** or see your local dealer for more information*

Optional ADA Compliant patio door hardware

Optional Blinds Between the Glass†

Optional Retractable Screens

Adjustable Stainless Steel Rollers

This type of patio door opens by sliding along horizontal stainless steel tracks at the head and sill; adjustable metal rollers ensure easy operation. Our sliding patio doors are fully assembled with either a right or left operating panel.

†Available with or without Low-E glass.

Hardware Finishes

White

Desert Sand

Vinyl Colors

White

Desert Sand

Almond*

EverTone™ Exterior Colors

Chestnut Bronze**

Dark Chocolate**

*Actual colors may differ from the samples displayed. *Subject to regional availability. **Available with White interior only.*

BAY WINDOWS

Think outside the box. With bay windows, you can add a new dimension to your living space. Bay windows open up a space and can provide a shelf for plants or decorations. All bay windows come with head and seat boards and support systems for reliable installation.

Hardware Finishes

White | Desert Sand | Chestnut Bronze | Brushed Chrome | Polished Brass | Antique Brass

Vinyl Colors

White | Desert Sand | Almond*

EverTone™ Exterior Colors

Chestnut Bronze** | Dark Chocolate**

Actual colors may differ from the samples displayed. Hardware applies to casement, single - and double-hung configurations only.
**Subject to regional availability. **Available with White interior only.*

For life's mishaps, JELD-WEN has you covered.

Accidental Glass Breakage: On our Bravo, Primo and Ipex Replacement window and patio door product lines, and on any other vinyl products ordered with the "RS" glass package, our standard component warranty (Owner-Occupied or Commercial) will extend to accidental glass breakage. This coverage does not apply to damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling. Special glazings and ImpactGard® glass are not covered by this glass breakage warranty.

JELD-WEN® VINYL WINDOW & PATIO DOOR LIMITED WARRANTY

OUR WARRANTY TO YOU...

JELD-WEN® Products[1] are designed to create lasting value for your home. This warranty is effective for all JELD-WEN vinyl Products (except United Collection products) manufactured on or after **July 1, 2010** for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance instructions, installation instructions, and previous warranties, refer to **www.jeld-wen.com** or **www.jeld-wen.ca**.

What this warranty COVERS

Except as set forth in the Special Coverages section below, we warrant that if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of manufacture as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor[2] (where deemed necessary by us) to repair or replace any component is provided for **two (2)** years from the date of manufacture.

Owner-Occupied Single-Family Residence Lifetime Warranty

We warrant our Products to the original owner of the owner-occupied single-family residence in which they are initially installed **for as long as you own and occupy your residence**.

Transferability

The Owner-Occupied Single-Family Residence warranty is transferable as follows. In the event you sell your residence or it becomes occupied by other than the original owner, the warranty is **ten (10)** years from the date of manufacture.

Commercial Ten Year Warranty (Other than Owner-Occupied Single-Family Residence)

We warrant our Products for a period of **ten (10)** years from the date of manufacture.

Transferability

The Commercial warranty is transferable as follows. In the event you sell the building, this warranty is transferable to subsequent owners.

Special Coverages (Applies to both Owner-Occupied and Commercial)

The following special coverages include ***free*** replacement parts.

ImpactGard® Glass: We warrant each ImpactGard glass unit for **ten (10)** years.

Special Glazings (including laminate glass units other than ImpactGard): We warrant special glazings (including glass options not listed in our product literature e.g., leaded or decorative glass) for **five (5)** years.

Blinds/Shades Between the Glass: We warrant the insulated glass unit (including the seal), the external control mechanism, and the operation of the shade/blind for **ten (10)** years.

Triple-Glazed Products: We warrant triple-glazed insulated glass units for **twenty (20)** years.

Spontaneous Glass Breakage: We warrant sealed glass units installed in windows and patio doors (excluding laminated glass, and special glazings) for spontaneous breakage for **one (1)** year (to include free replacement glass and skilled labor[2] necessary to replace the glass for **one (1)** year. Spontaneous breakage occurs when the glass develops a crack without sign of impact.

Retractable Screens: We warrant retractable roll screens for **five (5)** years.

Colored Exterior and Laminated Interior: We warrant that our factory-applied painted exterior color and factory-applied laminate interior finishes will not peel, blister, or flake for **ten (10)** years. Our applied exterior color will not exhibit excessive color change[3] for **ten (10)** years. Note: this coverage does not extend to discoloration, polish, surface damage, or alteration caused by the use of natural or chemical solvents or an environmental factor causing such damage.

Accidental Screen Damage: On our Bravo, Primo and Ipex Replacement window and patio door product lines, our standard component warranty (Owner-Occupied or Commercial) will extend to screen damage unless the damage is attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling.

Accidental Glass Breakage: On our Bravo, Primo and Ipex Replacement window and patio door product lines, and on any other vinyl Products ordered with the "RS" glass package, our standard component warranty (Owner-Occupied or Commercial) will extend to accidental glass breakage. This coverage does not apply to damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.

How To Get Assistance

If you have a problem with your JELD-WEN Product, contact the dealer/distributor or contractor from whom you purchased your product or contact us directly:

In the United States:

Mail: JELD-WEN Customer Care
Attn: Vinyl Warranty Claims
P.O. Box 1329, Klamath Falls, OR 97601
Phone: 888-JWHelpU (888-594-3578)
Fax: 800-436-5954
Email: CustomerServiceAgents@jeld-wen.com

In Eastern Canada:

Mail: JELD-WEN Service Department
90, rue Industrielle
Saint-Appollinaire, Quebec, Canada GOS 2EO
Phone: 800-463-1930
Fax: 888-998-1599

In Western Canada:

Mail: JELD-WEN Service Department
550 Munroe Avenue
Winnipeg, Manitoba, Canada R2K 4H3
Phone: 888-945-5627
204-668-8230
Fax: 204-663-1072
Email: wpgservice@jeld-wen.com

We can respond quickly and efficiently if you provide the following: a) product identification (from the original order/invoice, spacer code, permanent label, or the window identification number found on corner of glass), b) how to contact you, c) the address where the product can be inspected, and d) a description of the apparent problem and the product (photographs are helpful).

What We Will Do

Upon receiving your notification, we will send out an acknowledgement, usually within three business days. We will investigate your claim and will begin to take appropriate action within 30 days after notification. If it is determined that the Product does not have a defect covered by the labor warranty, we may charge an inspection fee for any onsite inspection that is required or requested by you. Because manufacturing materials and techniques can change, replacement part(s) may not be an aesthetic match to the original. Replacement components/products are warranted for the balance of the original product warranty or 90 days, whichever is longer. If we determine we are unable to provide replacement parts and repair is not practicable or cannot be made timely, then we will refund the unit/component purchase price.

Continued on next page

What This Warranty Does NOT Cover

JELD-WEN is not liable for:

- Normal wear and tear; natural weathering of surfaces.
- Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
- Damage caused by chemicals (e.g. brick wash) or a harsh environment (e.g., salt spray or airborne pollutants).
- Product failure due to misuse or abuse; damage caused by failure to provide maintenance, by alteration or modification to the window (e.g. customer applied tints or films, paint finishes, security systems), or as a result of any cause beyond the control of JELD-WEN (e.g. fire, flood, earthquake, other acts of nature, and acts of third parties outside of our reasonable control).
- Glass breakage (except as specifically covered above).
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g. related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.
- Improper installation not in conformance with JELD-WEN installation instructions (note: see www.jeld-wen.com for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
- Damage or poor product performance resulting from installation into a condition that exceeds product design standards and/or certified performance specifications and/or is not in compliance with building codes.
- Damage caused by extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present).
- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity (except as specifically covered above).
- Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure. Contact a heating/air conditioning specialist for help).
- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

Important Legal Information

This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

[1] "JELD-WEN Products" shall refer to vinyl window and patio door products (except United Collection products) manufactured in the United States and/or Canada and marketed under the JELD-WEN brand name for use in the United States and/or Canada. See our separate United Collection warranty, or our Export Warranty for applicable coverage on products used outside the United States and Canada.

[2] "Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related problems.

[3] Fading or changing in color of the applied exterior color finish is not a defect unless it exceeds five (5) E units, calculated in accordance with ASTM D2244, paragraph 6.2. Color change shall be measured on an exposed colored surface that has been cleaned of soils, and the corresponding values measured on the original or unexposed colored surface. Fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements. If the above ASTM standards change, the standard in effect at the time of purchase applies. As an option to replacement, we may choose to refinish the product.

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ABOUT JELD-WEN

Since 1960, when JELD-WEN began with one Oregon millwork plant, we've been dedicated to crafting windows and doors that enhance the beauty and functionality of your home. Today we continue that tradition with products that are durable, energy efficient, and worry-free. Our extensive product offering is available globally through multiple distribution channels, including retail home centers, wholesale distributors and building products dealers.

We strive to conduct our business with the highest ethical standards. That includes providing our customers with superior products, establishing solid relationships in the communities where we live and work, and conserving valuable resources.

JELD-WEN's goal is to be the industry leader in environmentally responsible practices and to conduct our business in a manner that demonstrates environmental stewardship. At JELD-WEN, we believe that a healthy environment and healthy business practices go hand in hand.

JELD-WEN WINDOWS & DOORS

The JELD-WEN website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at **jeld-wen.com** today.

JELD-WEN WINDOWS & DOORS

Official window and door provider of Major League Soccer

GREEN BUILDING INITIATIVE

JELD-WEN is proud to support *a better way to build*

Made in the USA

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11-562 05/14 (05/14 HPS 10M)

Entry Doors

Therma-Tru® Door Systems

THERMA-TRU® DOORS

Always make a great entrance.

Home begins at the door.

A Welcome Sight

The door greets friends and protects family. But the purpose of a door runs deeper. As an entrance, it makes a lasting impression of beauty; as a well-designed system, it provides security, efficiency and confidence. It's no wonder that homeowners can be so passionate about their doors. Therma-Tru takes your choice of door as seriously as you do. We have dedicated ourselves to reflecting inspiration and passion in every product we make.

Cover, Top: Classic-Craft® Mahogany Collection™, Lucerna Glass, Door – CCM898, Sidelites – CCM3412SL

Cover, Bottom Left: Smooth-Star®, Sedona Glass, Door – S91, Sidelites – S139SL, Transom – 19520T

Top: Classic-Craft® Canvas Collection™, Homeward™ Glass, Door – CCV911, Sidelites – CCV911SL, Dentil Shelf

Simply beautiful products.

Our Commitment

At Therma-Tru, we are commited to always making a great entrance. As the inventors of the fiberglass door, we believe we are uniquely qualified to do this. We will inspire confidence during your home enhancement process by ensuring reliability and simplicity with beautiful, easy-to-install entry door products.

Top: Smooth-Star®, Blackstone® Glass, Door – S6002, Sidelites – S6002S

You’re in expert hands.

Therma-Tru is the trailblazer in manufacturing fiberglass door systems. For the past five decades, we have studied the science of the entry door and turned our experience into industry-leading innovations. So when you choose Therma-Tru, you can be confident that you are choosing the fiberglass door expert.

Top: Smooth-Star®, Arden® Glass, Door – S701R, Sidelites – S9021RSL

The Beauty of Fiberglass

Therma-Tru works with fiberglass because we discovered that it combined the best characteristics of wood and steel – design and performance – and took them a step beyond.

Therma-Tru® fiberglass doors offer wood grains and architectural styles that replicate the beauty of natural wood doors with intricate panel detailing and true-to-life graining.

A fiberglass door also offers plenty of strength, as it is made from a material that will not dent or rust, nor will it warp, split, crack or rot. It is suited to provide homes with both weather resistance and security, as well as long-lasting curb appeal.

Therma-Tru is dedicated to excellence in the manufacture of fiberglass doors, because we believe it allows us to create the best possible door systems.

Trust the System

We want to provide you with more than a door. A full Therma-Tru door system enhances performance better than materials from multiple sources.

We design the door and glass, along with the hinges, sill, lock and weathersealing components, to create a unified whole. Working together, these components help maximize the seal between the door and frame, improving performance against the elements by helping to keep out harsh weather, wind and rain.

A Therma-Tru door system also helps to enhance security and stability, with a multi-point locking system. And by helping to keep heating and air conditioning sealed in the house, it may provide a boost to home energy efficiency.

#1 Choice Among Builders and Remodelers.

Brand Use Studies, 2013 *Builder* and 2013 *Remodeling* magazines.

Classic-Craft® American Style Collection™, Hazelton™ Glass, Door – CCA214, Sidelites – CCA214SL, Transom – HART, Dentil Shelf

The easy, reliable choice.

Therma-Tru pioneered the fiberglass door because we realized that fiberglass was a material that offered superior design and performance characteristics. By engineering entire door systems, we added a new level of reliability to the home entry door. Today, we continue to bring expertise and innovation to every door we make. That's why building industry professionals and homeowners alike can rely on Therma-Tru to simplify the home enhancement process – and always make a great entrance.

*See your Therma-Tru representative or visit www.thermatru.com for details on warranties.

Left: Classic-Craft® Rustic Collection™, Augustine® Glass, Doors – CCR804037

Beautifully Dependable: The Therma-Tru® Product Line

Being the fiberglass door system expert enables Therma-Tru to offer an expansive selection of stylish, reliable door systems.

Therma-Tru's Classic-Craft® premium entryways blend precision-engineered features with architecturally correct details to create entryways that perform as exceptionally as they look — instilling confidence and peace of mind.

Designed with varying home styles in mind, Therma-Tru's wide array of decorative glass designs help create a stunning look to enhance any entryway.

And that's just the beginning. Therma-Tru offers thousands of fiberglass door system options designed to bring design and performance to every dwelling.

Integrity in the Industry

Therma-Tru places great importance on meeting the needs of both homeowners and our industry partners. So we work closely with door distributors, builders and remodelers. We listen to their insights about building trends and homeowner needs, and in turn, we share our knowledge, resources and expertise to help produce the ultimate fiberglass door system solutions for homeowners nationwide.

Maintaining these relationships has taught us the importance of everything from on-time delivery and installation training programs to outstanding warranties* and on-trend designs. This attention to detail is what makes Therma-Tru the most preferred brand in the business. And we believe that our industry reputation is one that homeowners can believe in, too.

The Simple Solution

You have a passion when it comes to home enhancement; we are passionate about meeting our customers' needs. That's why we are committed to always making a great entrance, and the reason you can believe in Therma-Tru door systems.

Make your dream doorway a reality.

Visualize what a beautiful, new Therma-Tru door system will look like on your home. To browse our full product offering and build the doorway of your dreams, visit www.thermatru.com.

Top: Classic-Craft® Mahogany Collection™, Ashurst™ Glass, Door – CCM305, Sidelites – CCM3305SL, Transom – ASRT

THERMA-TRU®
DOORS

www.thermatru.com

1-800-THERMA-TRU (843-7628)
1750 Indian Wood Circle
Maumee, OH 43537

Left Top: Classic-Craft® Canvas Collection™, Augustine® Glass, Door – CCV806027
Left Bottom: Classic-Craft® American Collection™, Chord Privacy Glass, Door – CCA260XC, Sidelites – CCA220XCSL

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Part #MAFWTT09 MTZT / REV JAN 2014

Door Hardware

Enhanced quality & style **in the great Yale tradition.**

NEW TRADITIONS®

The world's favorite lock

Yale®

ASSA ABLOY

An ASSA ABLOY Group brand

Knobs & Levers

Mesa

Cirrus

Niagara

Horizon

Prairie

Terra

Savannah

Valley

Woodland

Deadbolts & Handlesets

810 | Dummy

820 | Single Cylinder

840 | Double Cylinder

860 | One Sided with plate

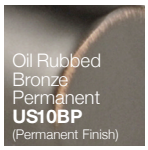
880 | One Way

McKinley

Rainier

Teton

NEW TRADITIONS®



Designer Finishes

Features & Specifications

New Traditions®
from Yale®

Lifetime limited warranty for original owner – finish & mechanical operation

ANSI Grade 3 – tested & certified to meet ANSI Grade 3 requirements

Pre-installed screws – quick-install mounting system saves installation time

Concealed screws – clean consistent look, no-scratch installation

Interior snap on-off knobs & levers – quick, scratch free installation

Removable cylinder – quick and easy re-keying that requires no special tools

Brass cylinder plug/housing standard – reduces wear/smooth operation

Non-handed levers – lowers inventory needs, minimizes mistakes

Interconnected handleset – one motion latch/deadbolt activation

Standard Specifications

Door Bores
2 1/8" Face Bore, 1" Edge Bore
Latch Face 1" x 2 1/4"
RC (Round Corner) or SC (Square Corner)

Backset
2 3/8" Fixed – RC/SC
2 3/4" Fixed – RC/SC
2 3/8" to 2 3/4" Adj – RC/SC
2 3/8" to 2 3/4" Adj Drive-in – RC/SC

Door Thickness
1 3/8" to 1 3/4"

Interconnected Handlesets
4" center to center

Cylinder
Yale KW 5 Pin All Brass Cylinder
Schlage® Keyway Available

Keying
BOX PACK: KD (Keyed Different)
CLEAR PACK: KA6 (Keyed Alike in sets of 6)

Faceplate
1"W x 2 1/4" H

Strike

Knobs, Levers & Handleset
BOX PACK: 2 1/4" Full Lip RC/SC
CLEAR PACK: 2 1/4" Full Lip RC/SC

Deadbolts
BOX PACK: 1"x 2 1/4" RC/SC
CLEAR PACK: 1"x 2 1/4" RC/SC

Handleset Latch*
Split Hub Latch
*Multiple latch and strike configurations available to meet your needs

Certified ANSI/BHMA
A156.2 Series 4000 Grade 3

Handlesets

Door Handing
Handlesets are non-handed. Specify right or left-handed for lever interior trim only.

Interior Trim
BOX PACK: Cirrus Knob
CLEAR PACK: Cirrus Knob

U.L.
90 Minute U.L. Rating Available
Entry and Deadbolt function

Yale® The world's favorite lock

Yale Locks & Hardware

Habitat for Humanity® Partnering with Habitat for Humanity since 2001

Yale Locks & Hardware
100 Sargent Drive
New Haven, CT 06511 USA
Tel 1-800-438-1951 Fax 1-800-338-0965
www.yalelocks.com

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YALE, with its unique global reach and range of products, is the world's favorite lock — the preferred solution for securing your home, family and personal belongings.

ASSA ABLOY is the global leader in door opening solutions, dedicated to satisfying end-user needs for security, safety and convenience.

099646 1/14

An ASSA ABLOY Group brand

ASSA ABLOY

Garage Doors

Vintage Plus Collection

Recessed Panel with optional Thames design trim insert.

Vintage Plus Collection

Self-expression shouldn't cost a fortune. With Delden's Vintage Plus Collection, it won't. These durable steel doors offer an attractive carriage house look. Choose from a variety of door colors, decorative hardware, and window accents. Customize your home with Delden's most affordable carriage house door.

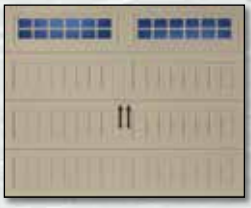
Bead Board Panel with optional Mission estate glass windows.

Recessed Panel with optional Thames design trim insert.

Raised Panel with optional Stockford design trim insert.

Bead Board Panel with optional Waterton design trim insert.

Long Panel Bead Board with optional Stockton design trim insert.

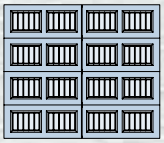


Recessed Panel with optional Arched Thames design trim insert.

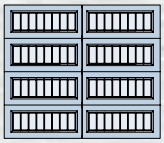
Photos shown with optional decorative hardware.

PANEL DESIGNS

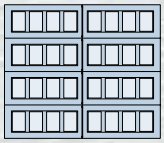
SQ • BEAD BOARD PANEL



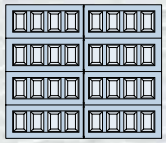
LQ • LP BEAD BOARD PANEL



RE • RECESSED PANEL



RS • RAISED PANEL



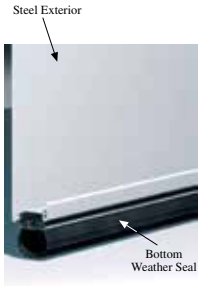
DELDEN GARAGE DOORS

"Experience the Quality"

MADE IN USA

Vintage Plus Collection

CONSTRUCTION



Series 1000

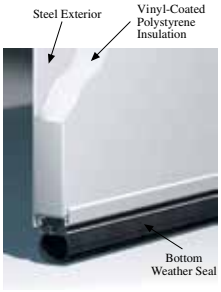
Single-Layer: Steel

Get value and durability with a Vintage Plus 1000 single-layer steel door. These heavy-duty steel doors are durable, reliable, and low maintenance.

- *Heavy-Duty Exterior Steel*
- *Durable, Reliable, Low Maintenance*

SAFE PLUS PINCH PROTECTION

Delden's section interfaces are designed to reduce the risk of serious finger and hand injuries.

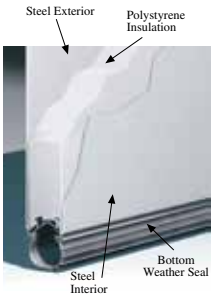


Series 2000

Double-Layer: Steel + Insulation

The Vintage Plus 2000 double-layer door provides durable, low maintenance features, plus a layer of vinyl-coated insulation for increased thermal properties and quieter operation.

- *Heavy-Duty Exterior Steel*
- *Durable, Reliable, Low Maintenance*
- *Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing*
- *Energy Efficient*
- *Quiet Operation*



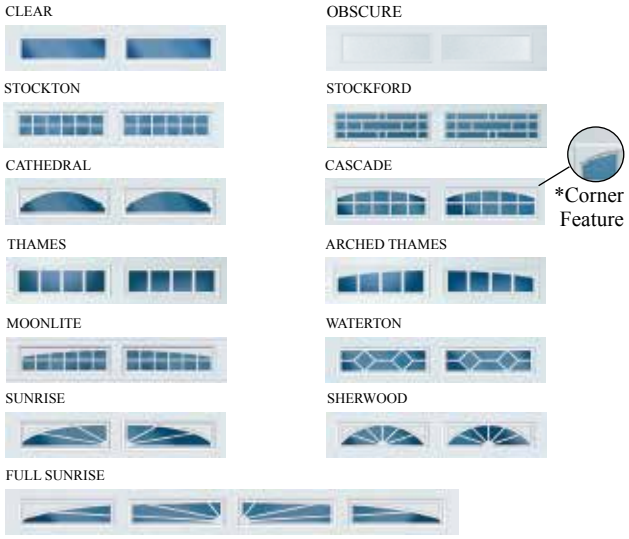
Series 3000

Triple-Layer: Steel + Insulation + Steel

For the toughest, energy-efficient steel door, the Vintage Plus 3000 triple-layer door includes the ultimate in thermal properties, plus a layer of steel for a finished interior look and added durability.

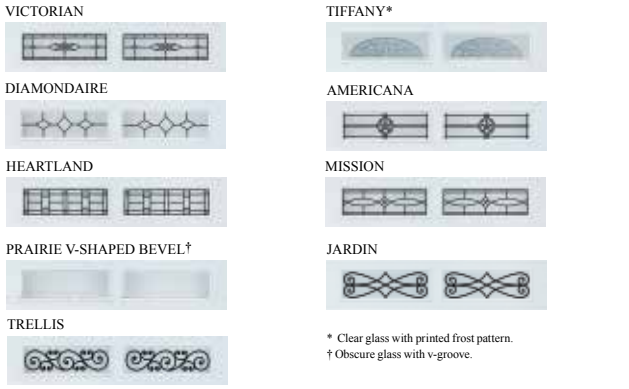
- *Heavy-Duty Exterior and Interior Steel*
- *Durable, Reliable, Low Maintenance*
- *Environmentally Safe Polystyrene Thermal Insulation*
- *Superior Energy Efficiency*
- *Extra Quiet Operation*

DELDEN DESIGN TRIM INSERTS



ESTATE GLASS™

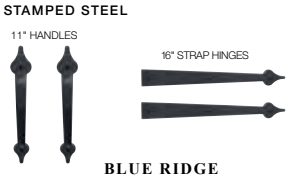
Tempered obscure glass with baked-on ceramic designs.



* Clear glass with printed frost pattern.
† Obscure glass with v-groove.

DECORATIVE HARDWARE

Aluminum hinges with clavos not recommended for arched openings.



	Vintage Plus Series 1000	Vintage Plus Series 2000	Vintage Plus Series 3000
Panel Designs	4	4	4
Insulation[1]	N/A	Polystyrene	Polystyrene
R-Value / U-Factor[2]	N/A	6.84/0.15	6.48/0.15
Steel Thickness	25 ga	25 ga	27/27 ga
Gauge (mm)	0.53mm	0.53mm	0.42/0.42mm
Door Thickness	2" (5.1cm)	2" (5.1cm)	1 3/8" (3.4cm)
Window Glass Options			
3/32" (0.24cm) Single Strength	✓	✓	✓
Obscure	✓	✓	✓
Insulated			✓
Wind Load Available[3]	✓	✓	✓
Exterior Color Options			
True White	✓	✓	✓
Almond	✓	✓	✓
Sandtone	✓	✓	✓
Wicker Tan	✓	✓	✓
Hunter Green			✓
Gray			✓
Dark Brown	✓	✓	✓
Terratone	✓	✓	✓
Woodgrain	Price upcharge applies.		
Golden Oak	✓	✓	✓
Walnut	✓	✓	✓
Mahogany	✓	✓	✓
Warranty[4]			
Paint Finish	15 Years	25 Years	Lifetime
Hardware	1 Year	2 Years	3 Years

[1] Insulation has passed self-ignition, flamespread and smoke developed index fire testing.
[2] Calculated door section R-value is in accordance with DASMA TDS-163.
[3] It is your responsibility to make sure your garage door meets local building codes.
[4] For complete warranty details, visit deldenmfg.com or contact your local Delden dealer.

Delden reserves the right to change specifications and designs without notice and without incurring obligations. Some graphics and details provided courtesy of Entrematic and used by permission.

COLORS

Delden steel doors arrive pre-painted; for custom colors, exterior latex paint must be used. Ask your Delden dealer for instructions on painting.

*Only available in Vintage Plus 3000.

DELDEN GARAGE DOORS

"Experience the Quality"

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WIND LOAD APPROVED DOORS AVAILABLE
WINDPRO

RECYCLED STEEL

KANSAS CITY, MO
www.DeldenMfg.com

Your Local Delden Dealer:

Brick

Brick—the Smart, Natural Choice

Add BEAUTY *and* VALUE TO YOUR HOME *with* BRICK FROM GENERAL SHALE

General Shale

in this photo
BRICK NAME: Providence

in this photo
BRICK NAME: Nottingham Tudor with Millstone Accents

Timeless Brick

A brick home or building is more than just a statement of style; it's a sound investment in a structure's future. When constructed properly, a brick exterior can be expected to last around 100 years.

As one of the oldest building materials still in use today, brick is the embodiment of natural and sustainable building practices. Brick is highly energy efficient, as it retains heat and coolness better than most other natural construction materials or techniques. These energy-efficient characteristics mean not only a smaller utility bill for the homeowner but also a smaller impact on our environment.

General Shale brings the power of choice right to the consumer with a multitude of color and size variations to choose from. The timeless art of masonry offers an endless array of stylistic options for today's homeowner. From flemish and herringbone patterns to pinwheel or traditional layouts, a skilled mason can bring the perfect artful touch to your home or business.

So make the smart choice. Choose brick and enjoy the years of natural aesthetics, energy efficiency and unmatched style that only brick can bring.

HELPFUL HINT

When deciding on a brick mason, ask your builder or contractor to provide examples of their work and find out if they have ever completed any projects similar to yours.

Our Environmental Commitment

As one of America's largest brick manufacturers, a major concrete block manufacturer and a supplier of a variety of masonry materials for the construction industry, we are proud of our products and their role in our environmental accomplishments.

General Shale has a long history of responsible stewardship of the environment. We lead our industry with innovative processes while providing the world's best building materials for customers across the country and around the world. On these pages, you will find a few facts that chronicle the story of the environmental benefits of brick in different applications.

LONGEVITY

Clay bricks have been used for hundreds of years because they last for generations and require almost no maintenance. Buildings made of brick stand the test of time due to the inherent strength, durability, and weather-resistant and fire-resistant qualities of brick products.

EFFICIENCY

Brick's high thermal mass allows it to better regulate indoor temperature. Brick retains heat from the sun during winter days and then releases it back into the building at night. In the summer, brick absorbs heat slowly, keeping living and working conditions much more stable compared to other building materials.

Over a 50-year period, as much as 89% of a building's cost lies in the regulating of indoor temperature, so brick is the best choice for an energy-efficient construction material.

RECYCLABILITY

Brick buildings can be renovated for new use long after original construction. Brick can also be salvaged for use in new construction for an authentic, broken-in look and feel. It can even be crushed for use in landscaping or concrete or as a base for pavement.

ENVIRONMENTAL FOOTPRINT

Because brick can be recycled, is energy efficient and lasts for such a long period of time, its cumulative environmental footprint is far smaller than materials that are considered disposable after 10 to 15 years.

HEALTH AND SOCIAL BENEFITS

Brick interior walls contribute to better air quality by eliminating the need for interior paint, which can contain harmful VOCs. Brick also fosters a positive emotional environment, as the warmth of natural materials has been shown to improve overall outlook in people who occupy those environments on a regular basis.

OUR ENVIRONMENTAL FUTURE

As General Shale brings ancient building materials into our modern times, we will continue to strive for better use of our natural resources and more efficient methods of production and distribution. Our continual goal is to achieve a level of environmental stewardship worthy of our planet and of the natural materials that lie at the heart of our business.

Whether we are fortunate enough to have a relationship with you as a mason, a general contractor, a homeowner or a weekend warrior, we want you to rest assured that our products are created with the utmost care and respect for our planet.

Top 10 Colors from Mooresville, Indiana

Arcadia

Barnsley Tudor

Brandywine

Chaldean

Coopersmill

Federal Hill

Keeneland

Kings Mill

Manor House

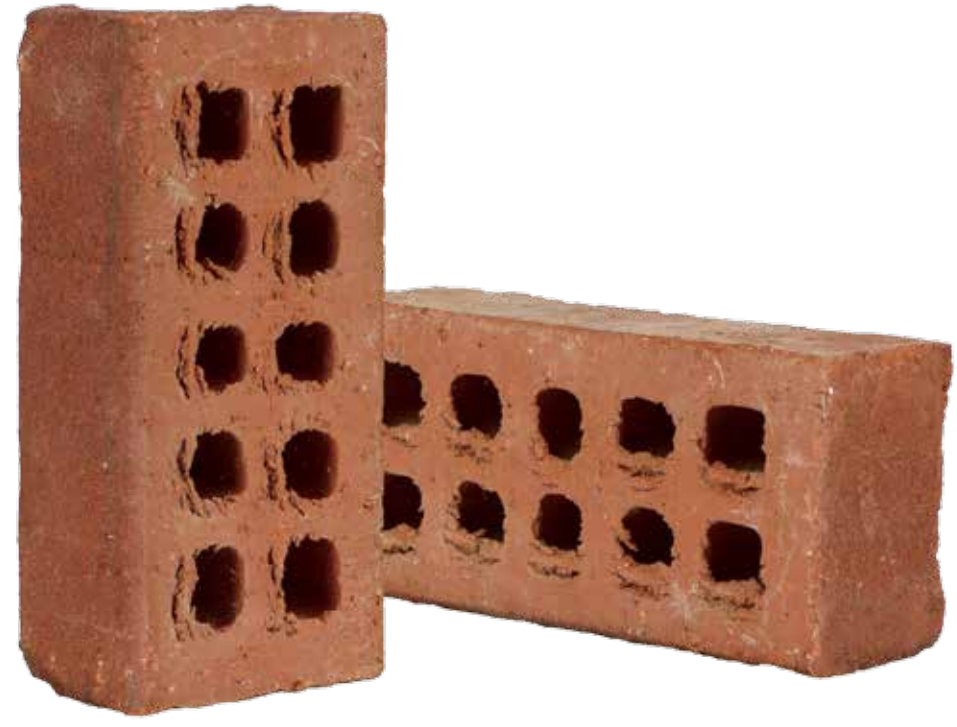
Old Indiana

Bricks by Size

General Shale offers hundreds of colors, styles, textures and sizes of brick. You can choose from traditional reds to pastels, earth tones, misty grays, browns and deep burgundies. Our surface textures run the gamut from smooth for a sleek, modern feel to heavily textured units that create an Early American handmade look. Build beauty, value, strength and distinctive appeal into your next project with our brick.

Looking for cost savings? Energy efficiency? Long-term beauty? No matter what your needs, General Shale has the type of brick for the job. From a variety of colors and textures to different sizes for different projects — General Shale is your one-stop source.

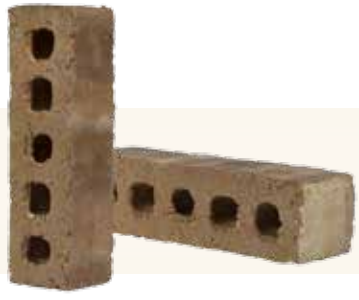
Whether you are a homeowner, contractor, architect or designer, the General Shale promise is to help you build the most enduring project possible with the brick and other materials we offer.



Lightweight Modular

3-1/2" bed, 2-1/4" face, 7-5/8" length

Modular size is the most common in the industry. When laid with 3/8” mortar joints, it forms an 8” modular dimension. With a slightly larger void area (30% versus 24%), C652 units allow for a greater fire resistance rating.

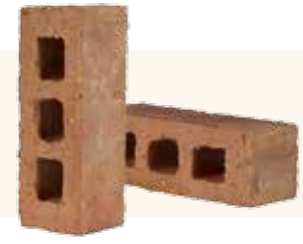


LIGHTWEIGHT

King Size

2-3/4" bed, 2-3/4" face, 9-5/8" length

The King Size unit provides a very low installed wall cost because fewer bricks are required per square foot. The 2-3/4” width complies with model building codes in the U.S. (Minimum 3” bed depth is required in Canada.)



LIGHTWEIGHT

Queen Size

2-3/4" bed, 2-3/4" face, 7-5/8" length

The Queen Size provides the same face size as Engineered Modular with a cost-effective reduced bed depth of 3”.

LIGHTWEIGHT

Engineered Modular

3-1/2" bed, 2-3/4" face, 7-5/8" length

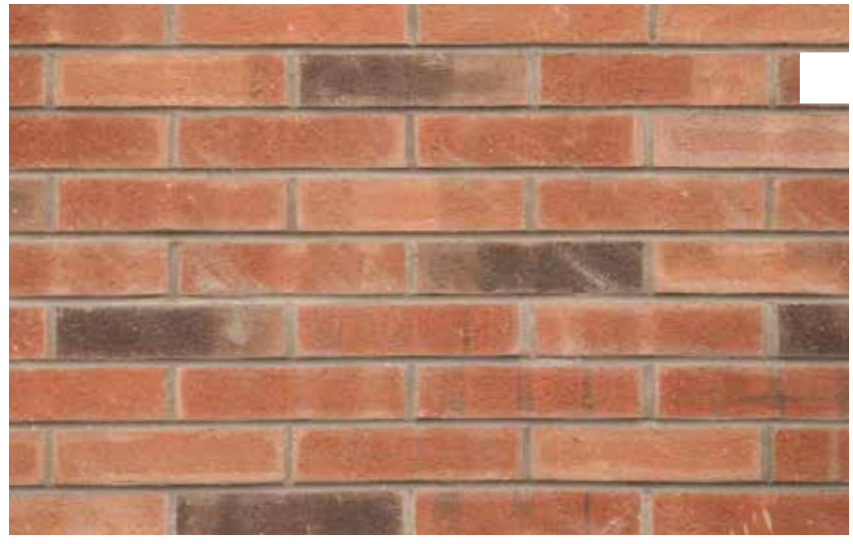
Engineered Modular has the same bed size as Modular, with an increased face height. This size is often referred to as an “oversized” brick.

Perfect for Energy-Efficient Construction

Brick homes are more energy efficient than many people realize. Due to its high thermal mass, brick responds more slowly than other exterior cladding materials to changes in temperature. This phenomenon is called "thermal lag." Thermal lag keeps the inside temperature of a home at a more moderate level when outside temperatures change, thereby reducing peak heating and cooling loads on a home's HVAC system.

Thermal Mass Properties

Endurance wall systems can be used in conjunction with any type of interior wall construction (e.g., furring strips, non-load-bearing metal studs, hat channel) and insulation systems. One of the most efficient methods, both in terms of cost and energy savings, is one using continuous rigid insulation, reducing thermal bridging, making Endurance Structural Brick one of the most energy-efficient building materials in the industry.



Dreams Built with General Shale

When building or renovating your ideal home, consider the dream team of General Shale brick and a skilled mason. Discuss with your builder the type of brick exterior you envision, and research existing homes, old and new, to get ideas.

You may also be inspired by the photos in the next several pages. These featured homes utilize brick from General Shale in a variety of ways. Whether interior or exterior, General Shale has the perfect brick style to complement your home's design.

HELPFUL HINT

General Shale's residential brick is made to meet ASTM C652, which uses less material and lowers energy costs throughout the manufacturing process and finished product delivery.

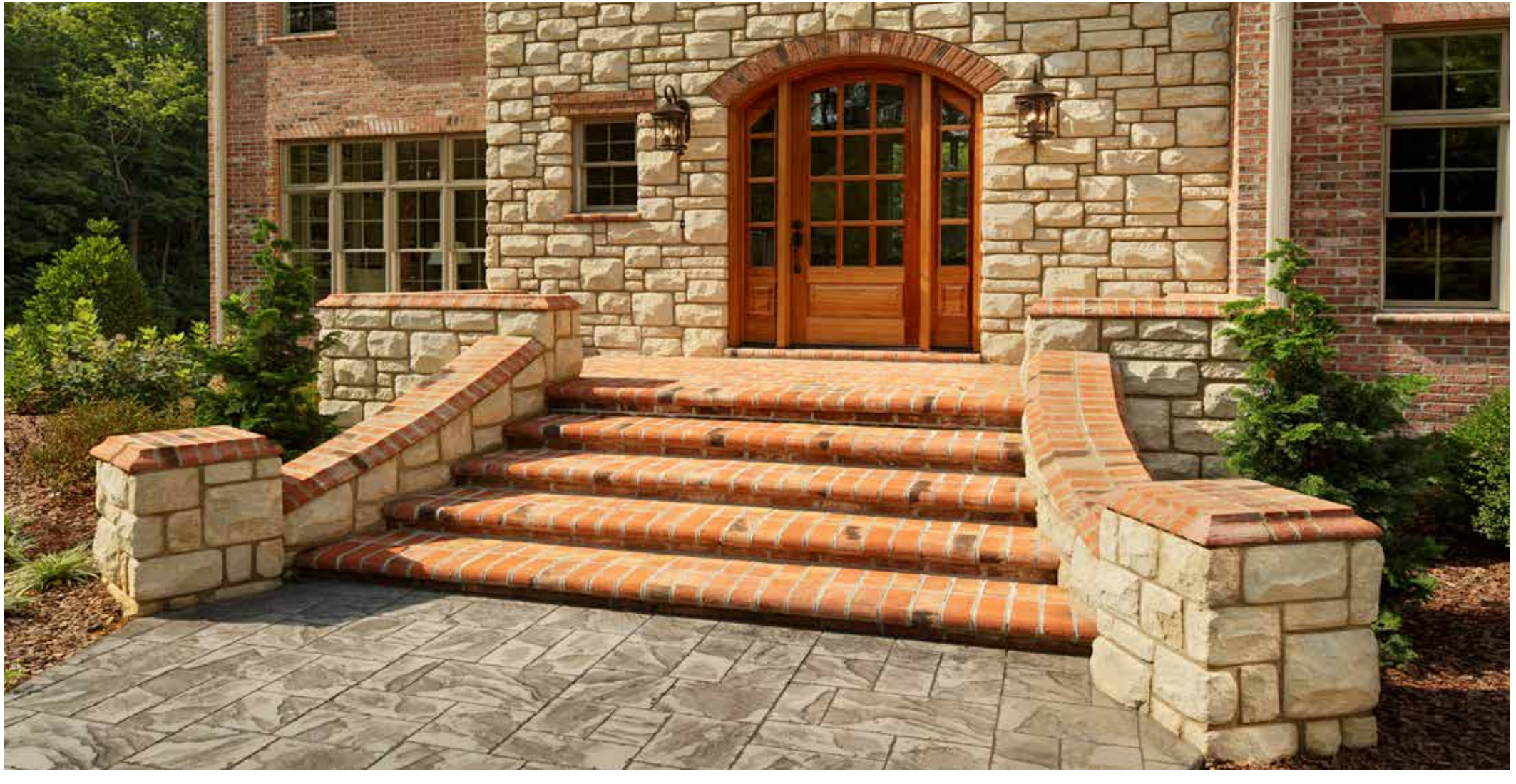
in the photos on pages 22-23
BRICK NAME: **Natchez**
BUILDER: **Taylor Builders of Eastern Carolina**

in the photos on pages 24-25
BRICK NAME: Silas Lucas
BUILDER: Kingswood Custom Homes
ARCHITECT: Elite Design Group, J.J. Barja, Principal

in the photos on pages 26-27
BRICK NAME: **Providence**
GENERAL CONTRACTOR: **Clark and Stephanie Terry**

in the photos on pages 26-27
BRICK NAME: **Phoenix**
BUILDER: **Harold Neely**

in the photos on pages 30-31
BRICK NAME: Olde Georgian Tudor
BUILDER: John Allen



BUILDING *the* AMERICAN DREAM *for* MORE THAN 80 YEARS

In 1928, General Shale began as a local brick manufacturer in East Tennessee. Over the years, we have grown to be one of America's leading masonry suppliers, with manufacturing and sales sites across the U.S. and Canada. Strategic acquisitions and plant expansions have broadened our product offering to include Arriscraft™ Stone Products, a well-known brand among commercial and residential builders, and a complete line of outdoor living products in the form of do-it-yourself kits. In 1999, General Shale joined forces with the world's largest producer of bricks, Wienerberger of Vienna, Austria, further establishing our commitment to the brick industry.

General Shale has been a driving force in building the American dream for over 80 years. From professional-grade products for some of America's greatest landmarks to high-quality goods for home renovations and backyard projects, our entire portfolio of products stands for quality, service and lasting beauty. Regardless of the size — a small patio renovation or large new home, multi-family housing or multi-story commercial buildings — General Shale is the right solution for your project. Stop by one of our General Shale locations or visit us at www.GeneralShale.com to see our entire selection of products such as:

- Brick
- Brick Murals
- Concrete
- Grills
- Heaters
- House Wrap
- Landscape Lighting
- Mortar
- Natural Stone
- Outdoor Living Kits
- Pavers
- Real Brick Siding
- Thin Brick
- Thin Rock

RETAIL LOCATIONS

ALABAMA

7029 Highway 72 West
Huntsville, AL 35806
(256) 837-8685

COLORADO

3255 Drennan Road
Colorado Springs, CO 80910
(719) 390-5477

1845 West Dartmouth Avenue
Denver, CO 80110
(303) 783-3000

2415 East Mulberry Street
Unit #9
Ft. Collins, CO 80524
(970) 484-1292

2122 Highway 6 & 50
Grand Junction, CO 81501
(970) 248-9723

GEORGIA

121 Turner Bend Road SW
Rome, GA 30165
(877) 556-0009

ILLINOIS

Chicago (West)
1975 Aucutt Road
Montgomery, IL 60538
(630) 897-7922

Chicago (South)
16109 108th Avenue
Orland Park, IL 60467
(708) 460-4581

INDIANA

105 Carmel Drive West
Carmel, IN 46032
(317) 846-2566

3401 Mt. Vernon Avenue
Evansville, IN 47712
(812) 425-3381

148 Sycamore Lane
Mooresville, IN 46158
(317) 831-4614

KENTUCKY

307 Peterson Drive
Elizabethtown, KY 42701
(270) 765-2116

211 N. English Station Road
Louisville, KY 40216
(502) 448-1780

MARYLAND

34 Thomas Avenue
Baltimore, MD 21225
(410) 789-2708

MICHIGAN

42374 Mound Road
Sterling Heights, MI 48314
(586) 726-0400

6556 Whitmore Lake Road
Whitmore Lake, MI 48189
(734) 665-8800

MISSISSIPPI

2027 McCullough Boulevard
Tupelo, MS 38801
(662) 840-8221

MONTANA

531 Sugar Avenue
Billings, MT 59101
(406) 259-9222

NORTH CAROLINA

10800 Reames Road
Charlotte, NC 28269
(704) 599-2877

1622 Long Branch Road
Grover, NC 28073
(704) 937-7431

1060-A Highway 66 South
Kernersville, NC 27284
(336) 993-0882

245 Brick Plant Road
Moncure, NC 27559
(919) 777-6899

8820 Westgate Park Drive
Raleigh, NC 27617
(919) 828-0541

2507 Jefferson Davis Highway
Sanford, NC 27332
(919) 775-2121

3750 Highway 421 North
Wilmington, NC 28401
(910) 452-3498

SOUTH CAROLINA

425 Oak Road
Piedmont, SC 29763
(864) 801-1775

TENNESSEE

7833 Lee Highway
Chattanooga, TN 37421
(423) 485-1260

400 Wittichen Lane
Humboldt, TN 38343
731-824-5272

3015 Bristol Highway
Johnson City, TN 37601
(423) 282-4661

925 East Stone Drive
Kingsport, TN 37660
(423) 245-6131

9714 Parkside Drive
Knoxville, TN 37922
(865) 531-6203

605 Morrison Street
McMinnville, TN 37110
(931) 473-2139

2076 Whitten Road
Memphis, TN 38133
(901) 363-1887

1838 West Morris Boulevard
Morristown, TN 37813
(423) 586-9666

909 Mountain View Drive
Piney Flats, TN 37686
(423) 538-3332

241 Hoyal Lane
Spring City, TN 37381
(423) 365-2444

VIRGINIA

7164 Lee Highway
Atkins, VA 24311
(276) 783-3156

16019 Lee Highway
Bristol, VA 24202
(276) 591-5400

7500 Mason King Court
Manassas, VA 20109
(703) 368-9991

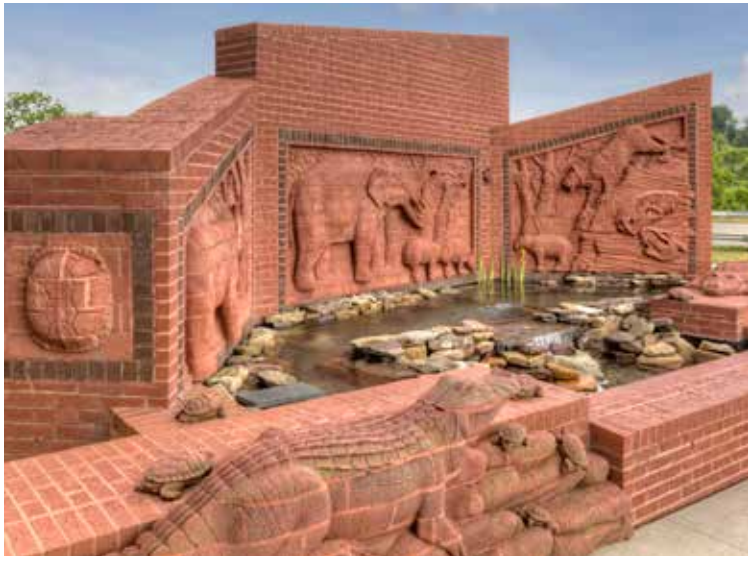
2353 Webster Road
Roanoke, VA 24012
(540) 977-5505

WYOMING

1615 East Yellowstone Highway
Casper, WY 82601
(307) 234-4831

601 East Lincolnway
Cheyenne, WY 82001
(307) 634-4474

in this photo
BRICK NAME: **Red Range Wirecut**
ARCHITECT: **Bullock Smith & Partners**
GENERAL CONTRACTOR: **Vaughn & Melton**



General Shale

General Shale masonry products are an integral part of a systems solution for sustainable construction. From highly efficient and environmentally friendly production to extremely long product life cycles, General Shale products can benefit both the environment and the building's occupants.

Our company has a long history of responsible stewardship of the environment and has received numerous awards for our conservationist accomplishments. We are proud of leading the masonry products industry with innovative processes while providing the world's best building materials for customers across North America.

Wienerberger

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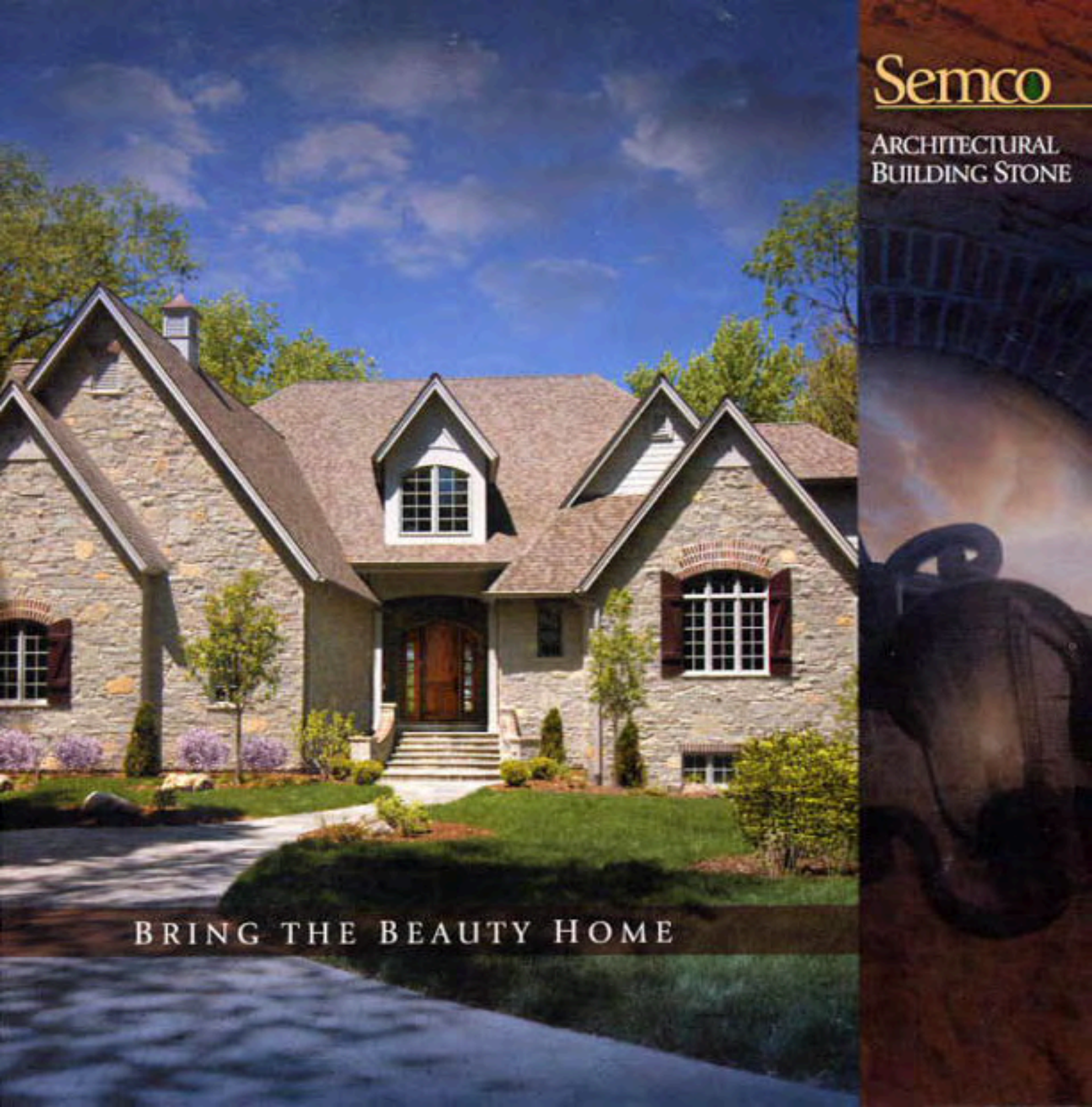
Natural Stone


Semco
ARCHITECTURAL
BUILDING STONE
BRING THE BEAUTY HOME

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© 2007 by Semco Stone

Dalhousie Golf Club, Cape Girardeau, MO featuring Colorbrook Tumbled Ashlar

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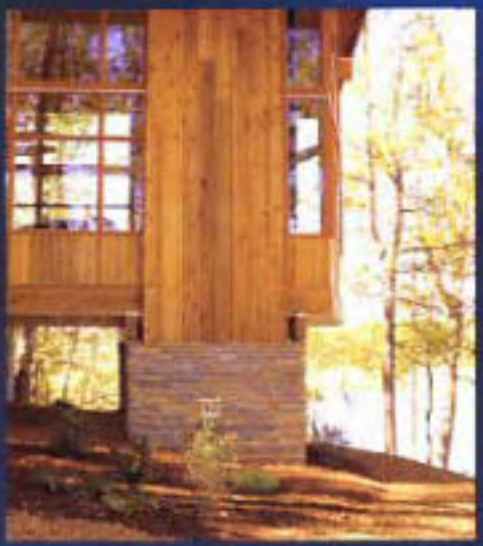
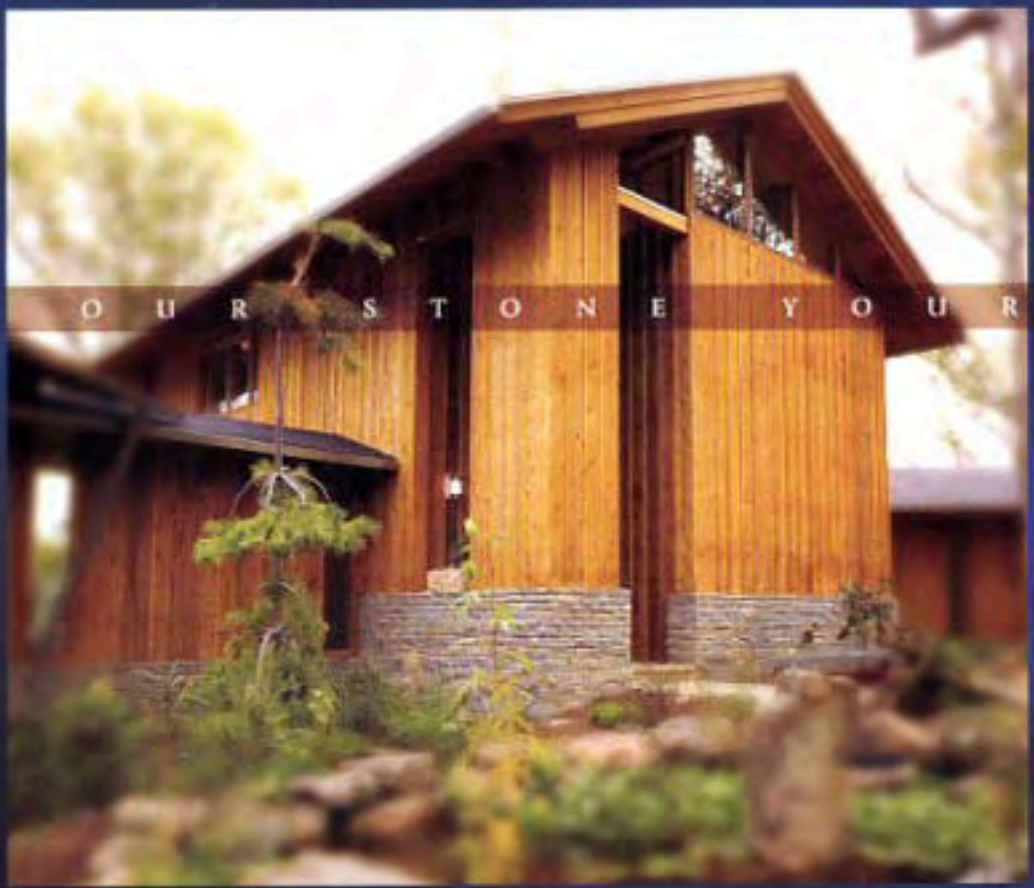
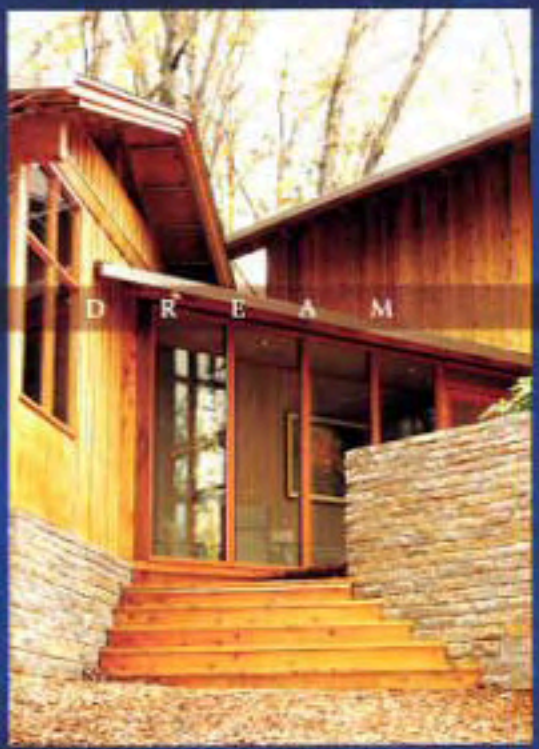
MACHINE CUT



Depending on the lay of the stone, Machine Cut veneer can be elegant or rustic and unrefined. Our Machine Cut veneer is snapped stone with heights created by the natural horizontal layering in the quarry formed millions of years ago.

A unique use of our Blue River Variegated Machine Cut veneer is seen on this lake view home nestled in the woods. The architect's custom design called for the mason to lay the stone in a pattern so that the heights of the stone decrease as he worked his way up the wall.





Private residence featuring Blue River Variegated Machine Cut. Photo courtesy of Lindal Cedar.

Interior Fireplace - Cedar Ridge Country Blend Machine Cut, Cedar Ridge Satin Hearth and Machine Cut Keystones. Exterior - Cedarbrook Machine Cut and Blue River Machine Cut Caps. Masonry by: Hall & Associates. Constructed by: David Smith Construction in Benton, KY.

Semco
ARCHITECTURAL STONE

With a 30 foot tall fireplace, this house is not lacking drama. The great room's stunning Cedar Ridge Country Blend fireplace sets an impressive stage for prized game. The dual-sided stone fireplace features a library & entertainment center while the opposite side is custom designed to fit the armoire, refrigerator & stove in the kitchen.

OUR STONE YOUR IMAGINATION

Semco
Architectural Stone

The European influence of this unique design features French Country Machine Cut veneer. By combining the best of old-world character and country elegance the home commands the attention of passersby with its exquisite details. The beautiful golden highlights of Blue River Red-face and neutral hues of Cedar Ridge reflect the home's French Country style.

Private residence featuring French Country Machine Cut. Distributed through: Westen Buck Company.

Photo courtesy of Kipling Home Designs.

Private residence featuring French Country Machine Cut. Distributed through: Westen Block Company.

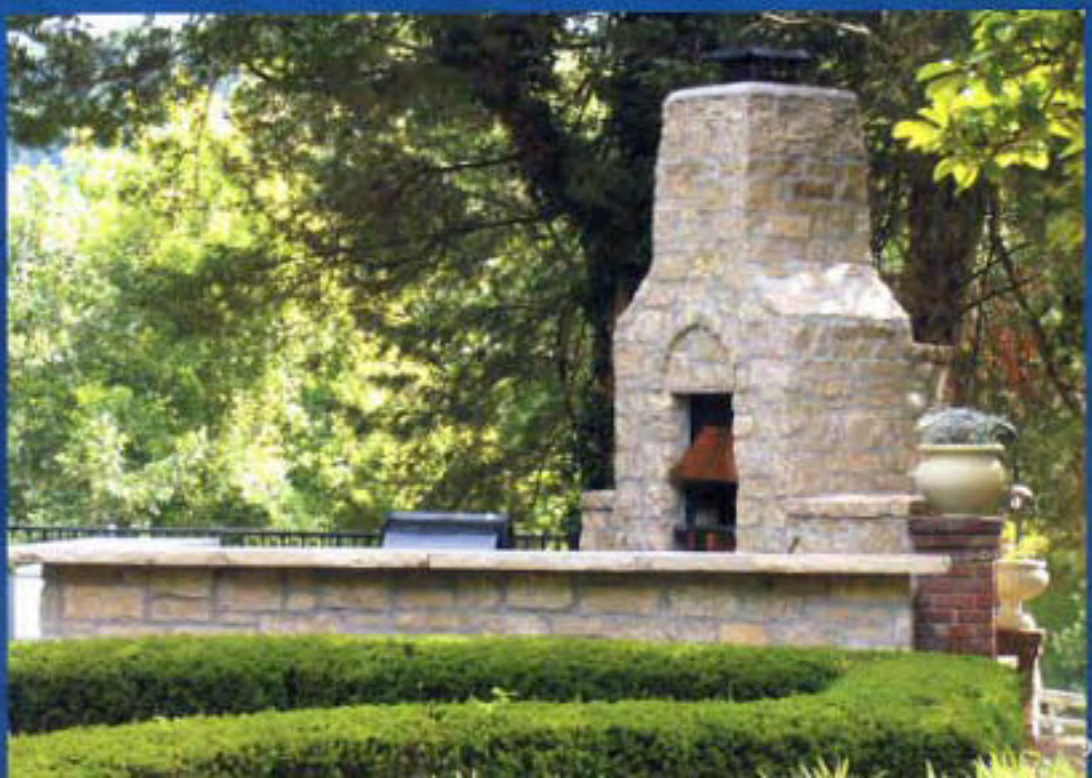
Semco
Architectural Stone

Finding the right stone can be challenging, it is a vital part of any project. Cedar Ridge & Blue River present a unique look and feel to every project. Just ask the owners of the Malmaison Restaurant in St. Albans, Missouri. This coat-and-tie restaurant caters both to casual diners looking for a getaway and connoisseurs who crave traditional French food. The elegant outdoor fireplaces offer an intimate setting, while the bar and pizza oven are a great place to relax with friends.

"Take a journey to a time and place where a meal is gracious and the grounds are simply grand."

Malmaison Restaurant,
St. Albans, MO
featuring Cedar Ridge &
Blue River Variegated
Tumbled Machine Cut.
Masonry by:
Spencer Brickwork,
Designed by:
Dayna Herzog.

Machine Cut



Private residence featuring Blue River Country Blend Machine Cut and Blue River Machine Cut Select Gray, Variegated and Belt-face Keystones.

CREATE A HOME THAT'S WORTHY OF YOUR PASSION

Semco
ARCHITECTURAL STONE

Create a home that is worthy of your passion. This private residence offers the perfect setting for an evening cocktail party or family BBQ. With special masonry features such as the divine cross on the chimney, an exterior pool shower, and Blue River natural stone shelves used to display a collection of conch shells from vacations past, this breezeway is the perfect addition to your backyard experience. The gorgeous Blue River Country Blend veneer perfectly complements this cozy outdoor setting.

Semco
Architectural Stone

SEMCO OUTDOOR

Semco Stone is proud to announce the addition of Semco Outdoor which is located five miles south of Kansas City, Missouri. The facility is designed for professionals, do-it-yourselfers and homeowners alike, offering an inspirational and innovative environment to create the home of their dreams.

Entrance Monument: Chopped Fieldstone and Custom Cut Blue River Natural Top Ledge material.

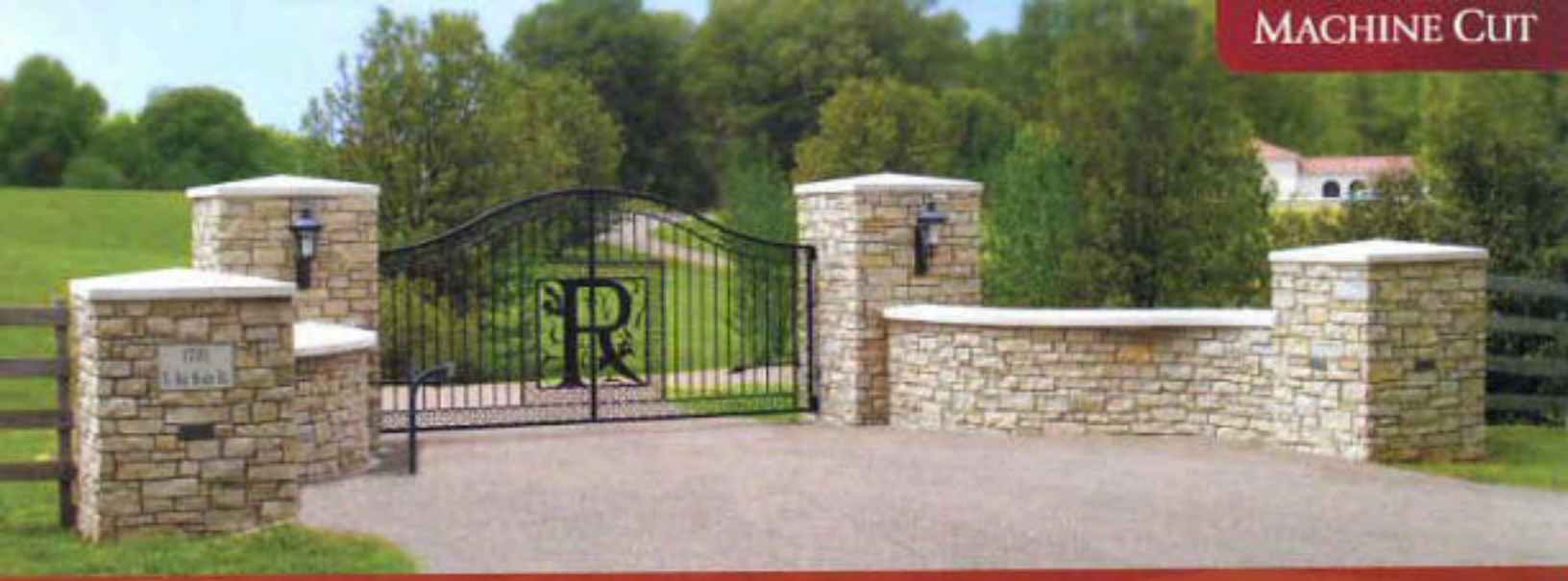
Semco Outdoor, Belton, MO – The building features Stoney River Turnblad Ashlar with Blue River Bed-face veneer, Blue River Jumpers and Blue River Sawn Keystones and Headers with a Thermal finish. Pillars on the porch feature Blue River Country Blend Machine Cut veneer.

Building: *Stoney River Tumbled Ashlar with Blue River Bed-face veneer, Blue River Jumpers and Blue River Sawn Keystones and Headers with a Thermal finish.*
Pillars on porch: *Blue River Country Blend Machine Cut veneer.*
Waterfall: *Weathered Sandstone Boulders & Ledge*

Semco
Architectural Stone

The splendors of natural stone are reflected in this commercial project featuring Blue River Mansion Blend. Ruthie D's is a restaurant offering simple elegance from its gorgeous patio to its interior dining area which includes a two story natural stone dual fireplace and interior natural stone walls.

Bittersweet Place, The Village of Four Seasons, MO featuring Blue River Mansion Blend Machine Cut. Constructed by: SG Duncan Construction.



The gated entrance of this southwestern inspired home sets the stage for its distinctive private residence. A remodel of this home built in the 1970's utilizes Rustic Cedar Machine Cut waines coating along the bottom of the home. Trimstones to surround the arched entryway and serpentine free-standing walls to accentuate the grand entrance.

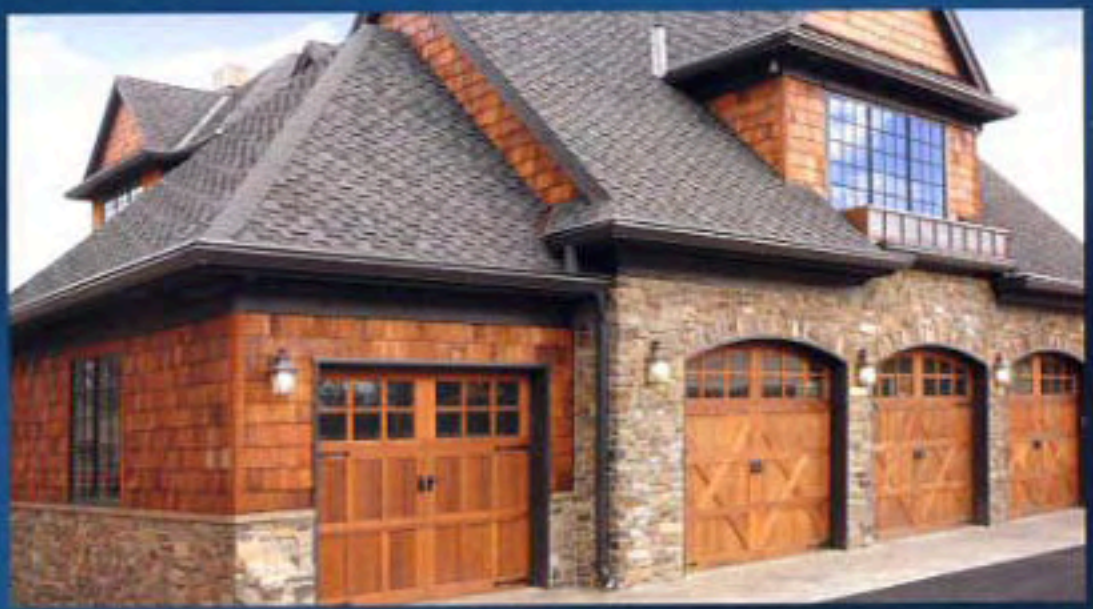
Private residence featuring Rustic Cedar Machine Cut. Distributed through: Advantage Stone & Hardscapes. Masonry by: Midsouth Stone Masons.

Semco
Architectural Stone

From coast to coast, the use of Weathered Fieldstone and Chopped Fieldstone has become a reflection of superior taste. Pictured below - In the southern tip of Florida, this unforgettable getaway home offers the opportunity to escape from a busy metropolitan lifestyle and retreat to a place of peace and tranquility. Pictured on page 17 – For this Midwest couple, their journey began by searching for an appealing and timeless stone to complement their house. They chose ThinCut™ Chopped Fieldstone because it had the color palette to stand up to the intensity of the cedar shakes and they wanted to create vertical movement with the immense height of the home.

Dalhousie Golf Club Pro Shop, Cape Girardeau, MO featuring ThinCut™ Weathered Fieldstone Machine Cut.

Private residence featuring ThinCut™ Weathered Fieldstone. Masonry by: Ledbetter Masonry.



Exterior featuring ThinCut™ Chopped Fieldstone Machine Cut. Interior featuring Chopped Fieldstone Machine Cut Full Veneer. Distributed through: DeMotte Decorative Stone, Inc., Construction by: Hamstra Group, Inc.

Semco
Architectural Stone

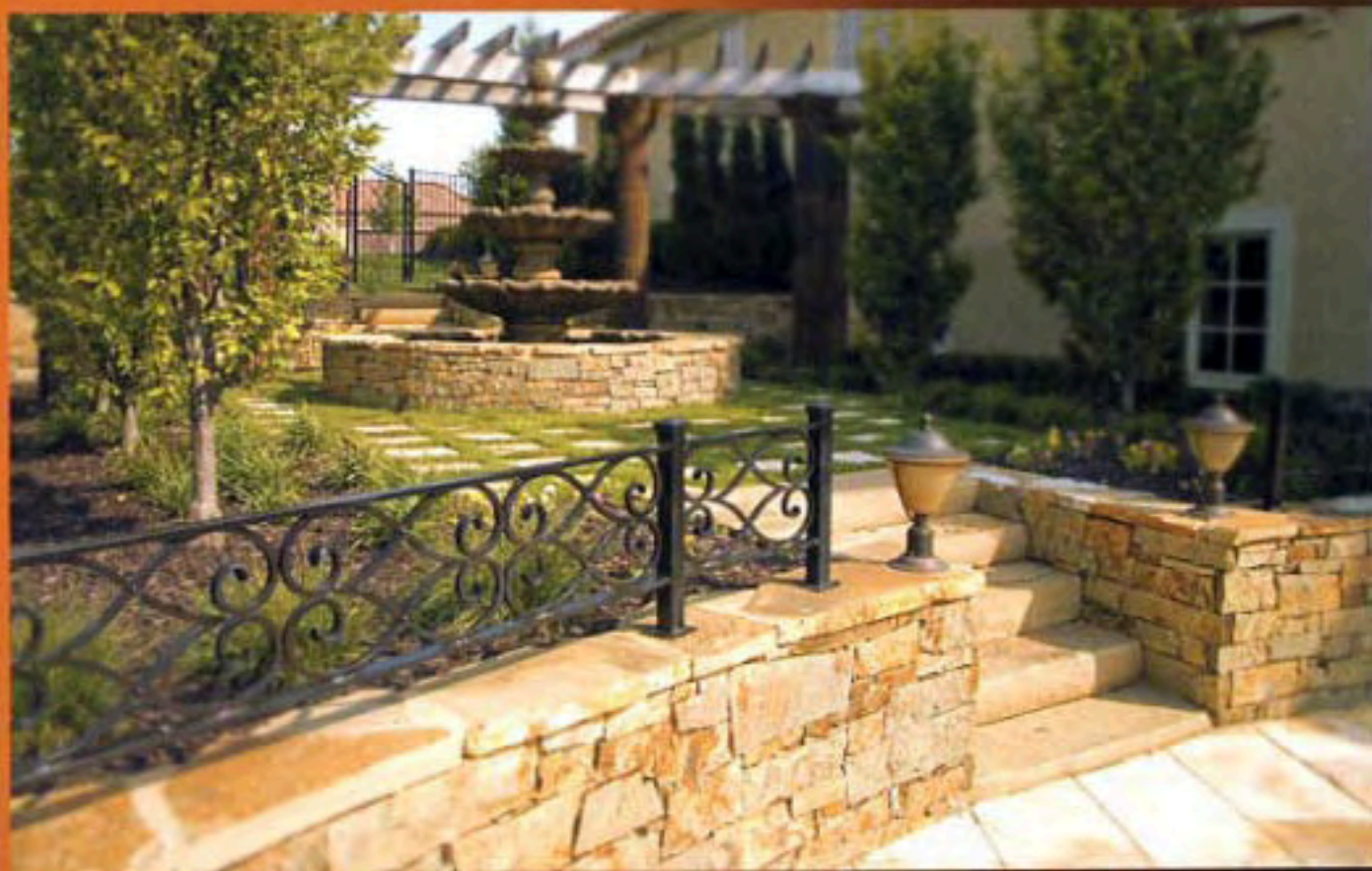
Since 1999, Richardet Floor Covering has specialized in custom flooring applications. Increased business necessitated an addition to their current facility. A portion of the addition was constructed as an area for employees and customers to relax and recharge. Cedar logs harvested from the family farm along with Semco's Split-face Fieldstone were combined to reflect the company's passion for creating custom spaces for their clients.

Richardet Floor Covering, Perryville, MO featuring Split-face Fieldstone Machine Cut.

Semco
Architectural Stone

Natural stone is rustic, elegant and even enchanting. With its towering fortress entrance, this playground is every child's dream come true. From the noble characters to the gargoyles and the timeless look of the Pine Ridge Machine Cut veneer, the designer has created an atmosphere which makes this castle perfect for an afternoon of make-believe.

Jimmy "Boo" Rochmann Memorial Park, Carbondale, IL featuring Pine Ridge Machine Cut. Masonry by: Little Grassy Construction.



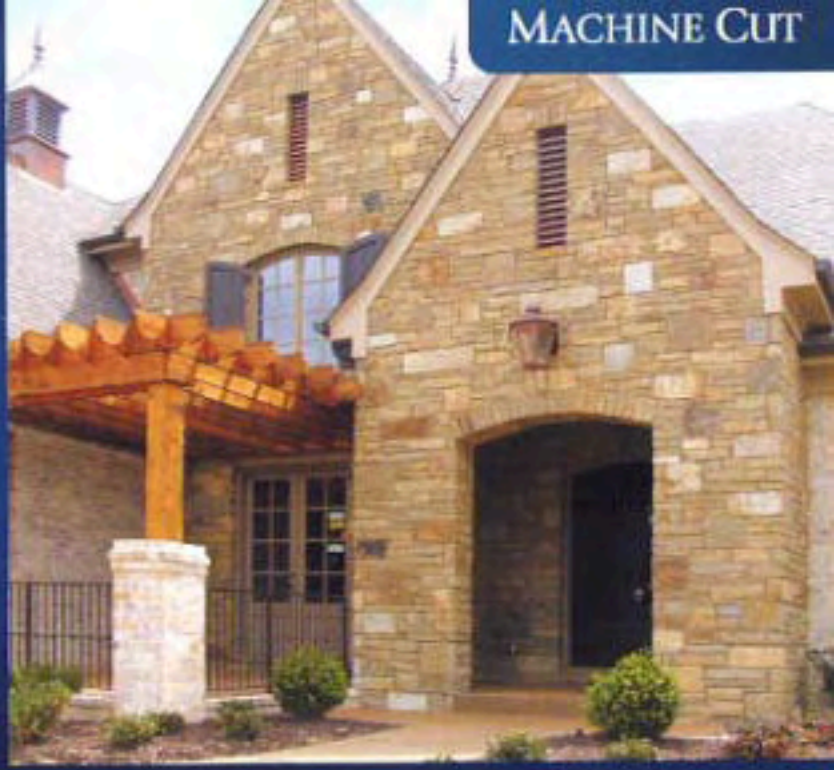
Private residence featuring Pine Ridge Machine Cut veneer, Apricot Yellow Euro Pavers and Black Hills Rustic Machine Cut natural stone Steps.

Semco
Architectural Stone

Accenting your entryway with natural stone sets the stage for a warm, welcoming atmosphere. Nature's earthy hues found in Willowbrook Brown Machine Cut and Castlerock veneer are the perfect palette for these inviting southern homes.

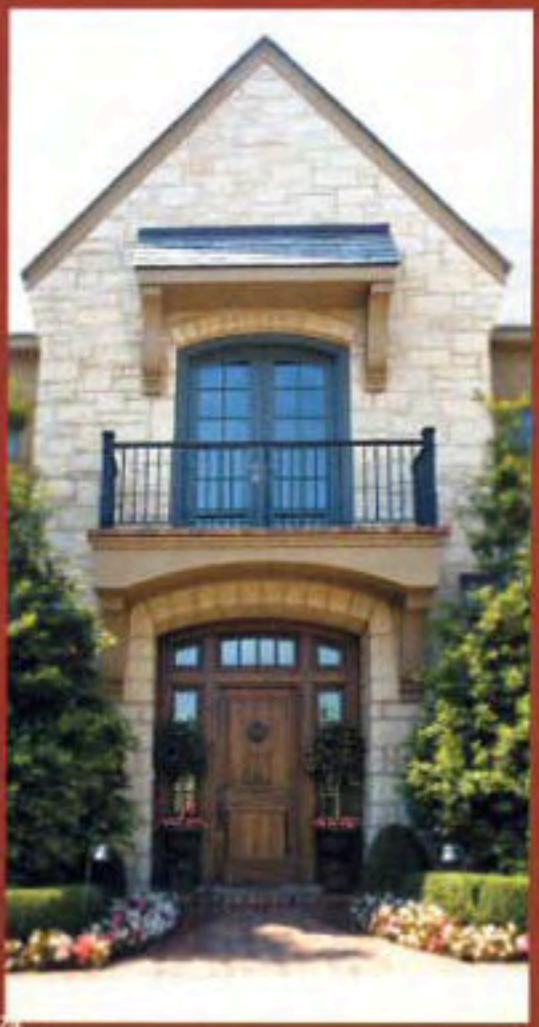
Private residence featuring Willowbrook Brown Machine Cut and Castlerock.
Constructed by: Price Hays Construction, LLC.

Pictured right – Private residence featuring Willowbrook Brown Machine Cut and Castlerock. Distributed through: Advantage Stone & Hardscapes. Masonry by: Midsouth Stone Masons.



Semco
Architectural Stone

Let your imagination be your inspiration with Semco's Weston Stone Collection, the newest addition to our luxury line of Natural Building Stones. Weston Cream Machine Cut Natural Stone embellishes the architectural drama that distinguishes this truly extraordinary home.



Private residence featuring Weston Cream Machine Cut veneer.

ENJOY THE JOURNEY TO YOUR DREAM HOME

Semco
ARCHITECTURAL STONE

RECOMMENDED MACHINE CUT BLENDS

Blue River Select Gray
100% Blue River Select Gray

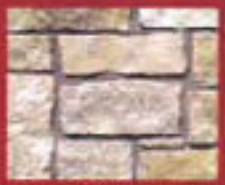
Blue River Country Blend
33% Blue River Select Gray
33% Blue River Variegated
33% Blue River Bed-face

Blue River Variegated
100% Blue River Variegated

Blue River Mansion Blend
100% Blue River Gold, Gray, and Buff Bed-face

Stoney River
80% Blue River Select Gray
20% Stoneybrook Bed-face

Cedar Ridge
100% Cedar Ridge

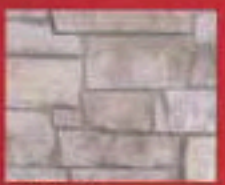


Cedar Ridge Country Blend
80% Cedar Ridge
20% Cedar Ridge
Bed-face Jumpers

Cedarbrook
80% Cedar Ridge
20% Stoneybrook Bed-face

Lake Cedar Blend
65% Cedar Ridge
35% Rustic Cedar

Chestnut Hill Castlerock
100% Chestnut Hill Bed-face
ThinCut™ Only



Rustic Blue
100% Rustic Blue

Rustic Cedar
100% Rustic Cedar

Berkshire Blend
45% Rustic Cedar
45% Rustic Blue
10% Blue River Select Gray

Weston Cream
100% Weston Cream

Weston Shell
100% Weston Shell

French Country Blend
67% Cedar Ridge
33% Blue River Gold & Buff Bed-face

Willowbrook Brown
50% Willowbrook Split-face
50% Willowbrook Bed-face

Willowbrook Brown Castlerock
100% Willowbrook Brown

Willowbrook Blue
50% Willowbrook Split-face
50% Willowbrook Bed-face

Willowbrook Blue Castlerock
100% Willowbrook Blue

Black Hills Rustic Stripe
50% Black Hills Split-face
50% Black Hills Bed-face
ThinCut™ Only

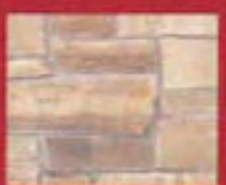
Black Hills Rustic Castlerock
50% Black Hills Rustic Bed-face
ThinCut™ Only

Pine Ridge
100% Pine Ridge

Weathered Fieldstone
100% Weathered Edge
ThinCut™ Only

Chopped Fieldstone
50% Split-face
50% Weathered Bed-face

Split-face Fieldstone
100% Split-face
ThinCut™ Only

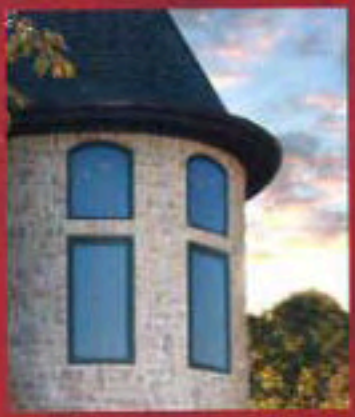


Brentwood
100% Brentwood

** Semco Building Stone is a natural product, therefore color variations may occur. Selections should be made from actual samples wherever possible.*

Semco
ARCHITECTURAL STONE

TUMBLED MACHINE CUT



The rounded edges and irregular shapes of Tumbled Machine Cut veneer give it extraordinary design flexibility. The shape of this cut comes from naturally formed horizontal layers of stone within our quarry that have been snapped in a variety of lengths and then tumbled to create a soft, old world, or aged appearance.

Pictured left - This formal fireplace featuring Blue River Tumbled Blend completes an intimate space perfect for reading by the fire or enjoying an afternoon tea.

ELEGANT. WARM. NATURAL.

Semco
Architectural Stone

There's magic in designing a home to fulfill your dreams. At first sight, it is apparent that this glorious home is fit for a fairytale. This private residence in Arkansas features ThinCut™ Lake Cedar Fond du Lac Blend transformed through the unique application of white mortar.

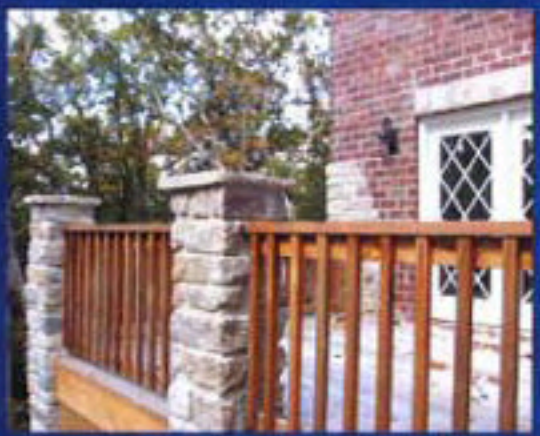
DISCOVER YOUR DREAM HOME

Private residence featuring ThinCut™ Lake Cedar Fond du Lac Blend Tumbled Machine Cut. Constructed by: Arkansas Dream Builders.

Tumbled Machine Cut

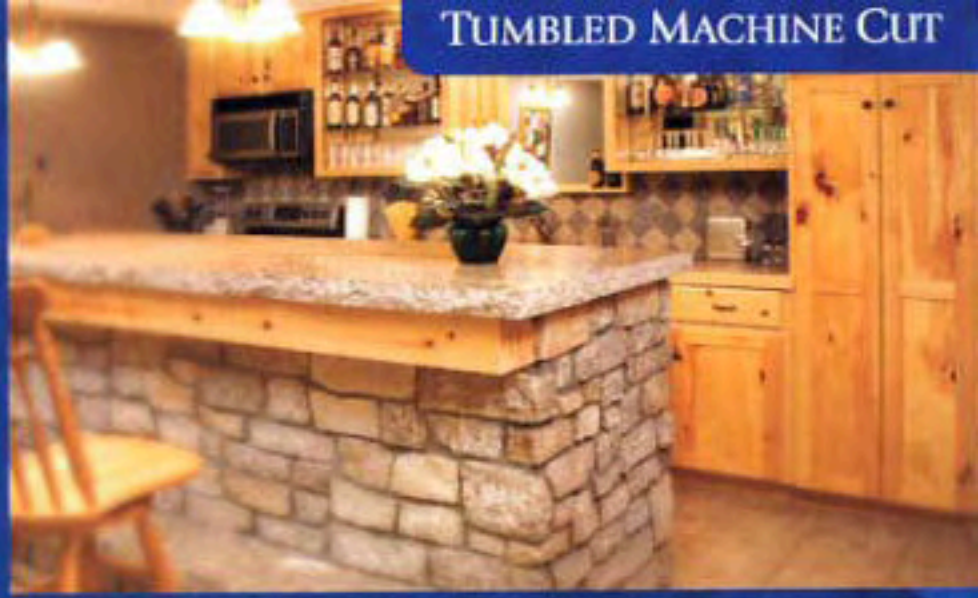
Semco
Architectural Stone

This charming home tucked away in the heart of the Midwest is a perfect example of the combined application of full and ThinCut™ veneer. Its elegant proportions complement the unique look and durability of Missouri Limestone.



Private residence featuring Cedarbrook Tumbled Machine Cut. The front bay window features ThinCut™ Cedarbrook Tumbled Machine Cut. Masonry by: Heitkamp Masonry.

From playing board games in front of a crackling fire to enjoying a few drinks at your own personal bar, many homes today are transforming unfinished spaces into a relaxing retreat for the entire family. Lake Cedar Tumbled Machine Cut veneer accented with a Cedar Ridge Polished Sawn Hearth enrich this family entertainment area.



Private residence featuring Lake Cedar Tumbled Machine Cut veneer and Cedar Ridge Polished Sawn Hearth. Masonry by: J & B Masonry.

Semco
Architectural Stone

Welcome the warmth of natural stone into your home. This grand front entrance is captivating & friendly, a true reflection of what is in store for anyone entering your haven. A home is built in hopes that generations will gather there for years to come. Make it bold. Make it beautiful. Make it Stone.

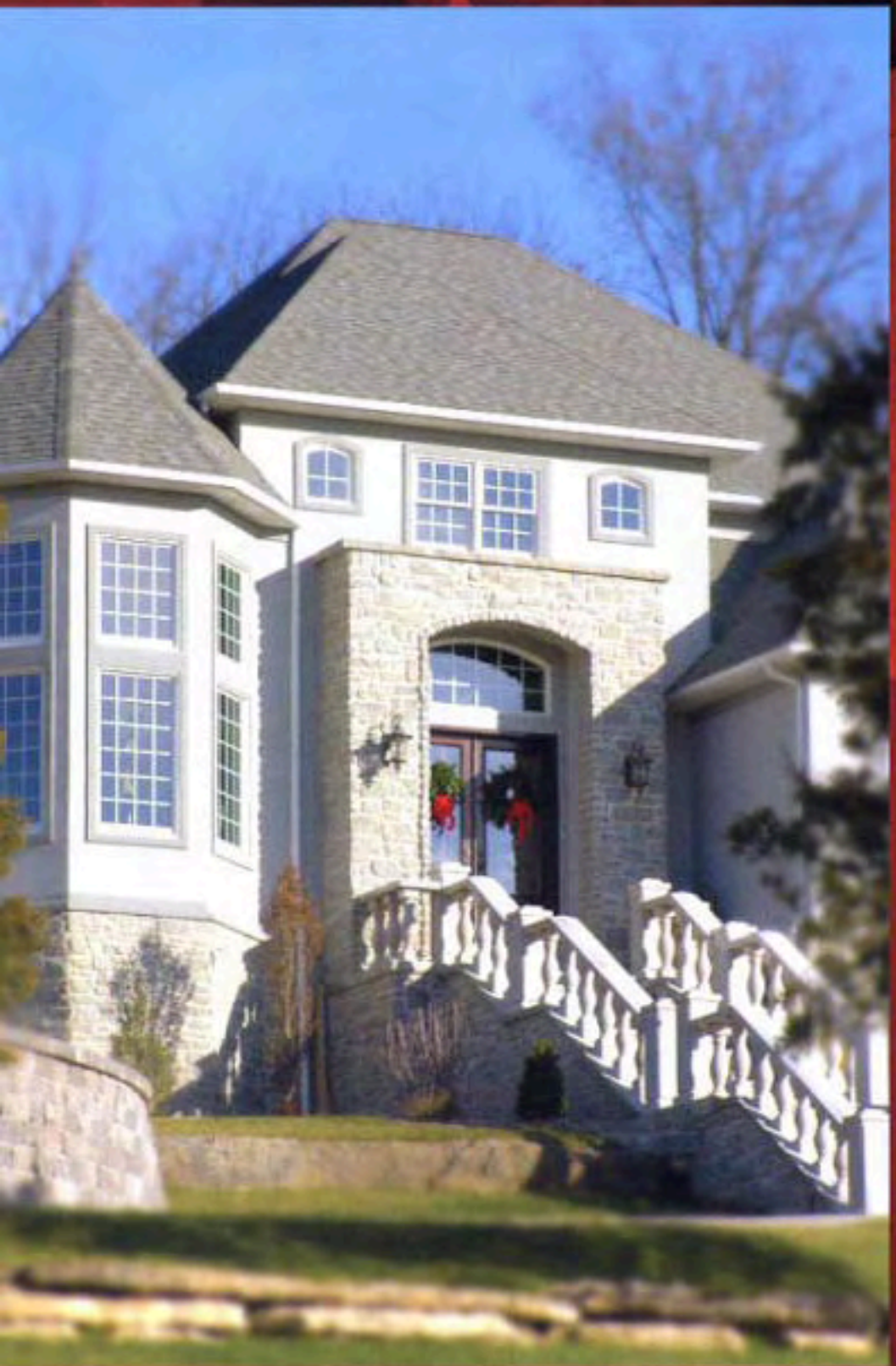
Private residence featuring Stoney River Tumbled Machine Cut.

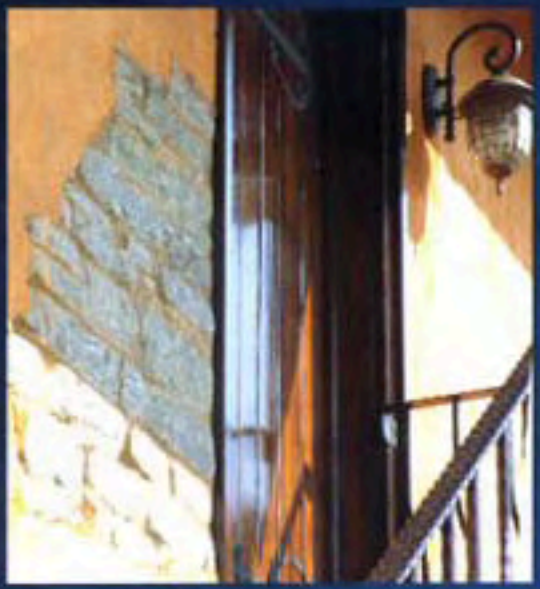
Page 34 – Project continued from previous page - Private residence featuring Stoney River Tumbled Machine Cut.

Page 35 – Private residence featuring Blue River Tumbled Machine Cut and Blue River Sawn Sills and Coping.

Semco
ARCHITECTURAL STONE

This private residence is an architectural gem located near the banks of the Mississippi River; it is as breathtaking as the view from the front terrace. The Blue River quarried stone and clean architectural design produced a classic example of superior style complemented with sheer elegance.





Blue Sky Vineyard, Mahanda, IL featuring ThinCut™ Blue River Tumbled Machine Cut. Masonry by: Marshall Burns Masonry.

Semco
ARCHITECTURAL STONE

Blue Sky Vineyard located in Makanda, Illinois offers their guests an original and inspiring wine country experience. This fascinating structure is absolutely breathtaking. ThinCut™ Blue River Select Gray veneer enhances the incredible barrel vault which spans an impressive 20 feet.

RECOMMENDED TUMBLED MACHINE CUT BLENDS

Semco
ARCHITECTURAL STONE

Blue River Select Gray
100% Blue River Select Gray

Blue River Tumbled Blend
50% Blue River Variegated
50% Blue River Select Gray

Blue River Variegated
100% Blue River Variegated

Stoney River
80% Blue River Select Gray
20% Stoneybrook Bed-face

Cedar Ridge
100% Cedar Ridge

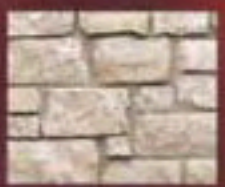
Cedar Ridge Country Blend
80% Cedar Ridge
20% Cedar Ridge
Bed-face Jumpers

Cedarbrook
80% Cedar Ridge
20% Stoneybrook Bed-face

Lake Cedar Blend
65% Cedar Ridge
35% Rustic Cedar

Berkshire Blend
45% Rustic Cedar
45% Rustic Blue
10% Blue River Select Gray

Rustic Blue
100% Rustic Blue



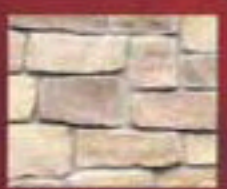
Rustic Cedar
100% Rustic Cedar

French Country Blend
67% Cedar Ridge
33% Blue River Gold & Buff Bed-face

Weston Cream
100% Weston Cream

Weston Shell
100% Weston Shell

Chopped Fieldstone
50% Split-face
50% Weathered Edge
ThinCut™ Only



Brentwood
100% Brentwood

Today, the fireplace has become a work of art that embellishes its surroundings. At the Laurel Park Medical Centre two towering fireplaces constructed of Blue River Tumbled Blend drystacked adorn the waiting areas, providing a serene, luxurious atmosphere for their patients.

Laurel Park Medical Centre, Laurel Park, NC featuring Blue River Machine Cut Tumbled Blend . Distributed through: B&L Distributing, Inc., Masonry by: Southern Stone, Inc., Constructed by: Beverly-Grant, Inc.

** Semco Building Stone is a natural product, therefore color variations may occur. Selections should be made from actual samples wherever possible.*

Semco
ARCHITECTURAL STONE

ASHLAR

Ashlar veneer is created by sawing the stone to specified heights, usually 2 1/4", 5", 7 3/4" and 10 1/2". The stone can be laid in a very precise pattern. As the mason works the stone, it fits together similar to a puzzle creating clean lines and a uniform appearance.

The rough texture of Cedar Ridge combined with the refined lines of the Ashlar cut veneer gives this private residence a nice balance of color and texture.

Private residence featuring Cedar Ridge Ashlar.

Private residence featuring Rustic Cedar Ashlar.
Masonry by: Fuemilling Masonry.

Semco
ARCHITECTURAL STONE

The classic and timeless beauty of natural stone is represented in a formal application on these exquisite homes featuring beautiful Rustic Cedar stone accented with brick. Rustic Cedar Ashlar creates a formal look with its defined lines and neutral colors.

Innovative Homes at Magnolia, O'Fallon, MO featuring Rustic Cedar Ashlar and Rustic Cedar Sawn Keystones. Constructed by John Theis.

Semco
Architectural Stone

The combination of brick and stone on this classic home showcases Semco's French Country Ashlar veneer. To add color and coordinate with the home's exterior accents, the builder chose to add a small amount of Blue River Gray Bed-face in addition to the Blue River Buff and Gold Bed-face material traditionally seen with this blend.

Private residence featuring French Country Ashlar. Masonry by: Harris Masonry.

For nearly five decades, Stonie's Sausage Shop has been producing its famous, award-winning smoked meats and sausages. Recognizing an opportunity for growth and development, the company decided to expand by building a new retail location. Choosing natural stone helped set them apart as an upscale, contemporary operation. Cedarbrook Ashlar was the perfect selection for their building. Within the new facility, this hometown classic provides a place to enjoy a delicious sandwich and the opportunity to take home any of their wonderful specialty meats and groceries.

T A S T E T H E T R A D I T I O N

Stonie's Sausage Shop, Perryville, MO featuring Cedarbrook Ashlar and Cedar Ridge Sawn Sills and Caps. Masonry by: Erco Masonry.

Semco
ARCHITECTURAL STONE

RECOMMENDED ASHLAR BLENDS

Blue River
100% Blue River

Blue River Country Blend
67% Blue River
33% Blue River Gold & Buff Bed-face

Stoney River
80% Blue River
20% Stoneybrook Bed-face

Cedar Ridge
100% Cedar Ridge

Cedarbrook
80% Cedar Ridge
20% Stoneybrook Bed-face

Lake Cedar Blend
65% Cedar Ridge
35% Rustic Cedar

French Country Blend
67% Cedar Ridge
33% Blue River Gold & Buff Bed-face

Rustic Blue
100% Rustic Blue

Rustic Cedar
100% Rustic Cedar

Berkshire Blend
45% Rustic Cedar
45% Rustic Blue
10% Blue River

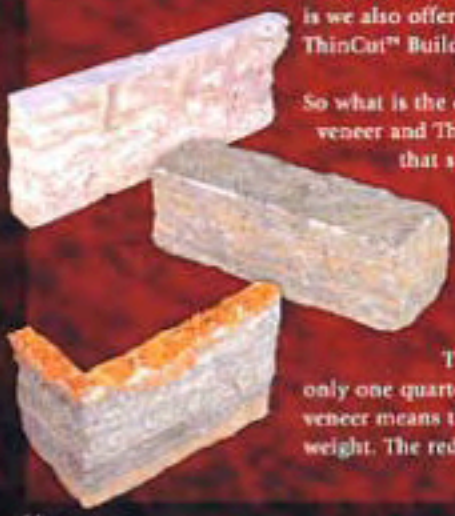
Weston Cream
100% Weston Cream

Brentwood
100% Brentwood

* *Semco Building Stone is a natural product, therefore color variations may occur. Selections should be made from actual samples whenever possible.*

SEMCO THINCUT™ BUILDING STONE VENEER

ThinCut
NATURAL STONE VENEER



Semco Distributing is a leader in producing building stone veneer. Our extensive collection of colors and styles lets you create exactly the look you want with durable, beautiful and affordable stone. The advantage to our product line is we also offer many of the stones in ThinCut™ Building Stone Veneer.

So what is the difference between full veneer and ThinCut™? Most obvious is that standard full veneer has a depth of approximately 4 inches. ThinCut™ is available in depths that average approximately 1 inch thick.

The fact that ThinCut™ is only one quarter the thickness of full veneer means that it is one quarter the weight. The reduced weight allows this veneer to be installed where full thickness veneer would be difficult to install or could not be used, such as on dormers, gables, and existing interior and exterior structures.

ThinCut™ veneer can be applied to any structurally sound surface, including any masonry surface, concrete block, brick, cement, wallboard, plywood, paneling or metal buildings. It is virtually impossible to distinguish between full and ThinCut™ once it has been applied.

Semco's ThinCut™ Building Stone Veneer is available in corners, flats and a full line of accents. For more information about Semco's ThinCut™ veneer contact the sales representative in your area or log onto www.semcodist.com.

Semco
ARCHITECTURAL STONE

TUMBLED ASHLAR

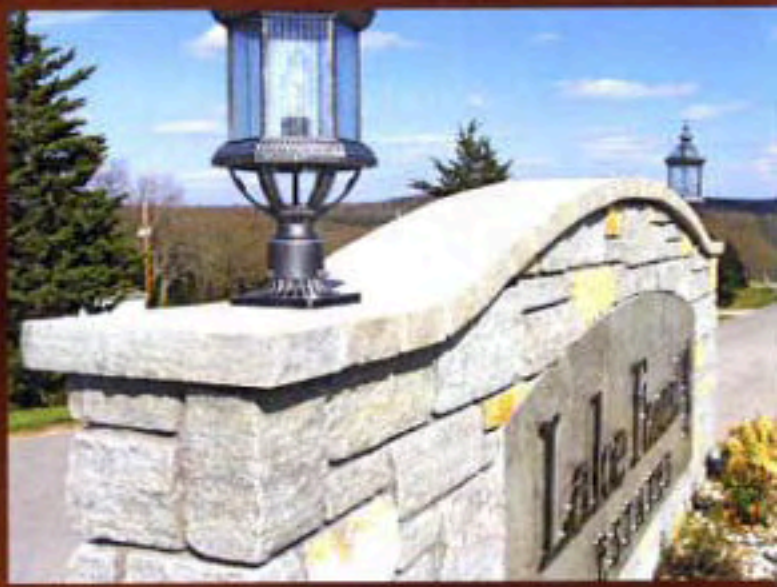
Private residence featuring Blue River Tumbled Ashlar, Blue River Sawn Keystones and Blue River Sawn Machine Split-face Sills. Masonry by: Dennie Watson Masonry, Construction by: Stan Snelson Construction.

The old world appearance of Tumbled Ashlar veneer is created when quarried stone snapped at random lengths are then sawn to specified heights, usually 2 1/4", 5", 7 3/4" and 10 1/2". Snapped once more to the correct depth, the Ashlar stone is then tumbled, which smoothes the sharp edges and gives the impression that the stone is aged.

The Bank of Missouri Soccer Complex, Perryville, MO featuring Blue River Tumbled Ashlar and Blue River Caps and Coping.

Semco
Architectural Stone

Tucked into the heart of Ste. Genevieve County, Lake Forest Estates is a hidden treasure. The warm golden tones of Blue River Bed-face material balanced the deep blue-grays found throughout Blue River Country Blend Tumbled Ashlar. The stone on the entrance monument is perfect for representing a community intense in beauty, serenity and luxury.



Lake Forest Estates, Ste. Genevieve, MO featuring Blue River Country Blend Tumbled Ashlar. Masonry by: Ste. Genevieve Building Stone Company.

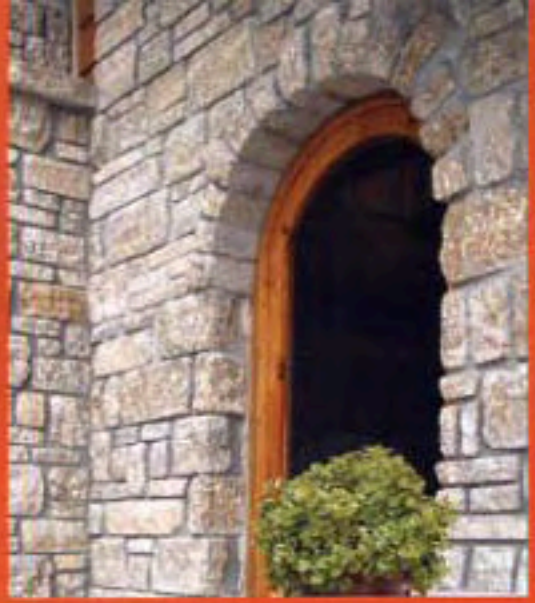
Tumbled Ashlar

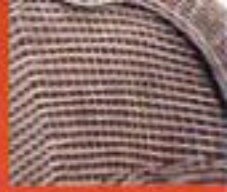
On this remarkably beautiful Nicklaus Designed course, this private golf haven caters to individuals who seek an environment rich in tradition and value. The Dalhousie Golf Club was designed to remind golfers of the rich heritage and history that formed the cultural foundation on which the game of golf was built. Cedarbrook Tumbled Ashlar natural stone was chosen for the club's Pro-Shop and Pavilion enhancing the natural beauty of this spectacular venue.

Dalhousie Golf Club, Cape Girardeau, MO featuring Cedarbrook Tumbled Ashlar.

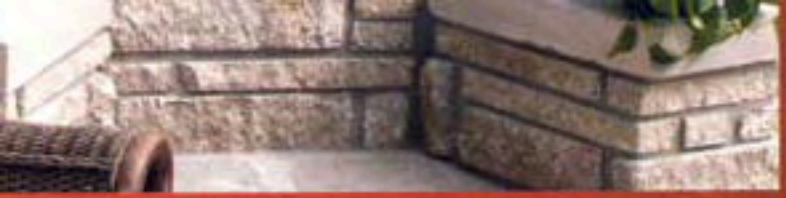
Semco
Architectural Stone

Here we showcase a home using Lake Cedar Blend Tumbled Ashlar. For this remodeling project the couple wanted to create a look that would be a conversation piece, while enhancing the beauty and value of their 1970 ranch-style home. "The most critical part of the addition was making sure the stone complemented everything else. Our goal was to have an addition that did not look like an addition. The brick made our house appear dated, while adding stone gave it a classic and timeless look."





"Now, our hous
is an expressio
of who we ar
and how w
want to live."



Tumbled Ashlar

Private residence featuring Lake Cedar Blend Tumbled Ashlar, Cedar Ridge Machine Cut Mantle and Coping. Masonry by: Evco Masonry. Construction by: Duane Ernst Construction.

Semco
Architectural Stone

Pictured left and below – When this custom home builder decided to build his dream home, Berkshire Blend Tumbled Ashlar was the obvious choice. With its towering turrets overlooking a backyard oasis, the builder has created an awe-inspiring home that fits seamlessly with his family's lifestyle.

Page 51 - The Gascony community offers exquisite and luxurious home sites in a beautiful and tranquil setting. This elaborate luxury villa with an impressive stone exterior features the distinguished, subdued color palette of Berkshire Blend Tumbled Ashlar.

Private residence featuring Berkshire Blend Tumbled Ashlar.

Gascony Luxury Villas, a Fischer & Frichtel Community, Chesterfield, MO featuring Berkshire Blend Tumbled Ashlar. Masonry by: Spencer Brickwork.

Semco
ARCHITECTURAL STONE

An entrance monument plays a vital role in promoting a distinctive identity and a positive image for what is past the entrance. Coyote Creek Estates in Cape Girardeau, Missouri recognized the importance of that role and wanted a prospective buyers' first impression to be one of class, while warm and welcoming at the same time.

Coyote Creek Estates, Cape Girardeau, MO featuring Berkshire Blend Tumbled Ashlar. Masonry by: Loral Brothers Masonry.

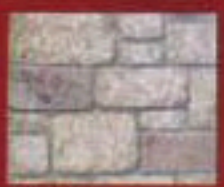
RECOMMENDED TUMBLED ASHLAR BLENDS

Blue River
100% Blue River

Blue River Country Blend
67% Blue River
33% Blue River Gold & Buff Bed-face

Stoney River
80% Blue River
20% Stoneybrook Bed-face

Cedar Ridge
100% Cedar Ridge



Cedarbrook
80% Cedar Ridge
20% Stoneybrook Bed-face

Lake Cedar Blend
65% Cedar Ridge
35% Rustic Cedar

French Country Blend
67% Cedar Ridge
33% Blue River Gold & Buff Bed-face

Rustic Blue
100% Rustic Blue

Rustic Cedar
100% Rustic Cedar

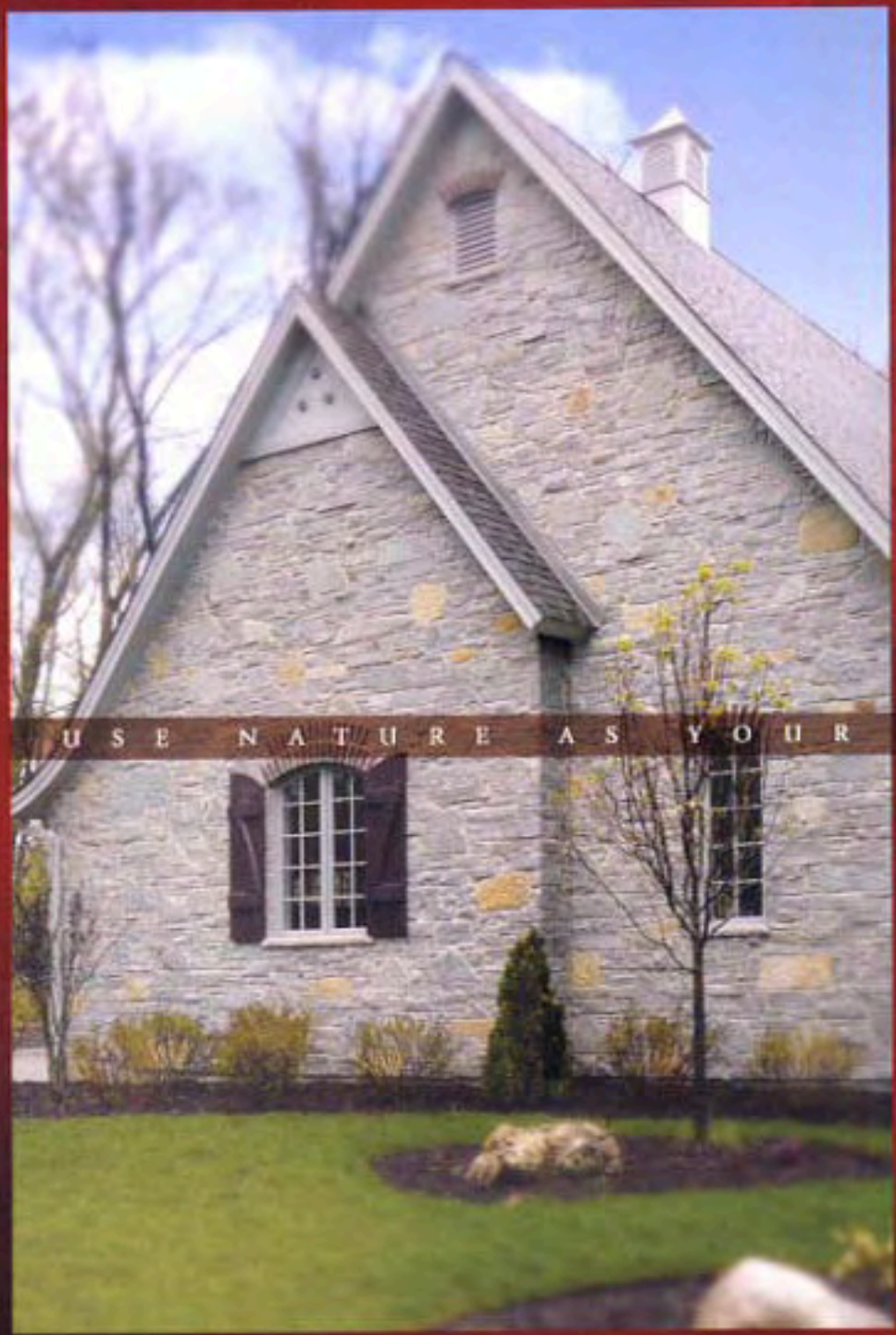
Berkshire Blend
45% Rustic Cedar
45% Rustic Blue
10% Blue River

Weston Cream
100% Weston Cream

** Semco Building Stone is a natural product, therefore color variations may occur. Selections should be made from actual samples whenever possible.*

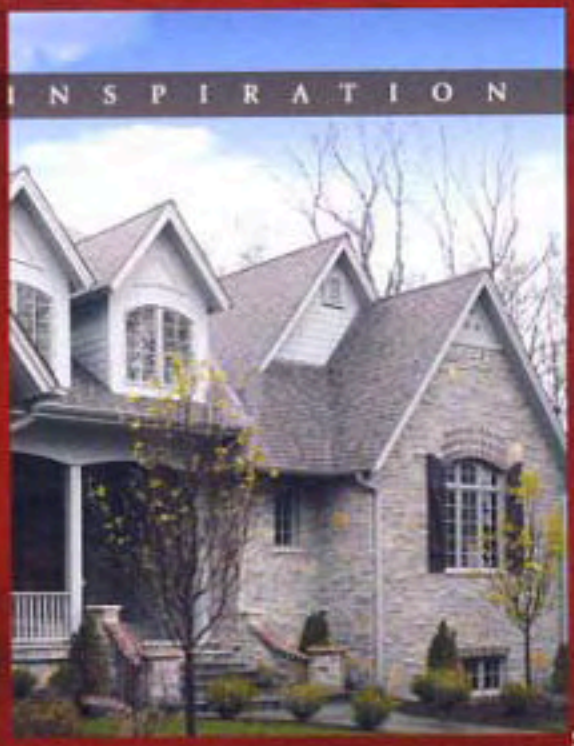
Semco
ARCHITECTURAL STONE

WEBWALL & RUBBLE



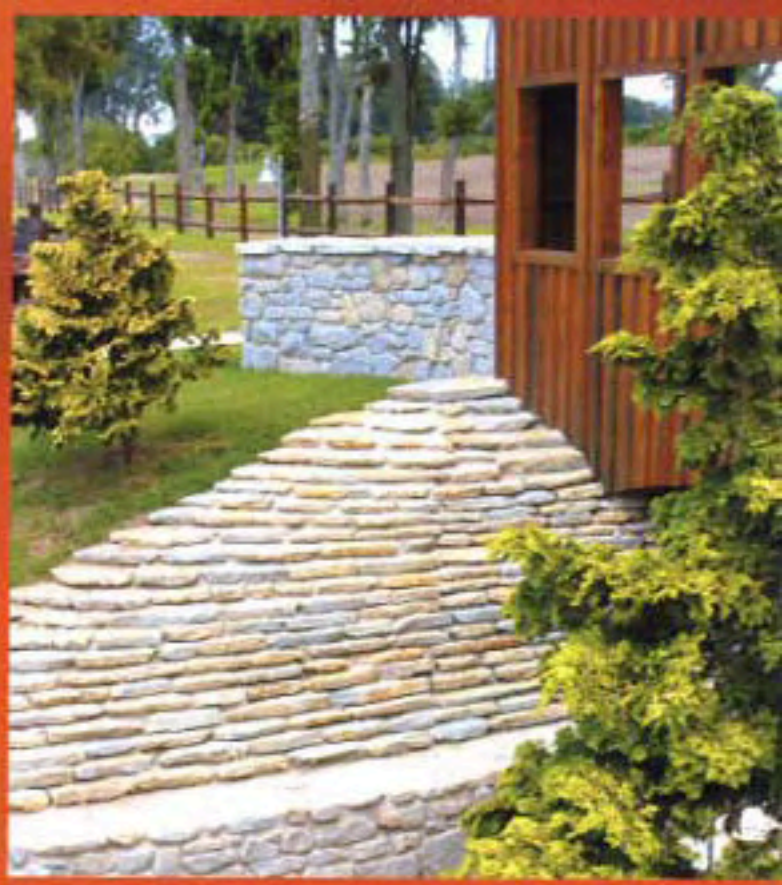
Like the mosaics of ancient Rome, Webwall and Rubble are patterns of different stones that fit together as orderly as the mason or home owner desires. This application is perfect for interior fireplaces or exterior applications and complementary to any rustic, classic or contemporary design.

Private residence featuring Blue River Webwall and Blue River Machine Cut veneer. Constructed by: Interlocking Pavers, Inc.



Webwall & Rubble

Private residence featuring Blue River Random Rubble.



Recommended Webwall & Rubble Blends

Blue River
100% Blue River

Blue River Random Rubble
100% Blue River Rubble

Rustic Cedar
100% Rustic Cedar

Pictured above - Retaining Walls and Wing-walls constructed of Blue River Random Rubble grace an old fashioned covered bridge at this private residence.

Cedar Ridge
100% Cedar Ridge

Black Hills Rustic
100% Black Hills Rustic
ThinCut™ Only

Weathered Fieldstone
100% Weathered Fieldstone

Tumbled Weathered Fieldstone
100% Weathered Fieldstone
ThinCut™ Only

** Stone Building Stone is a natural product, therefore color variations may occur. Selections should be made from actual samples whenever possible.*

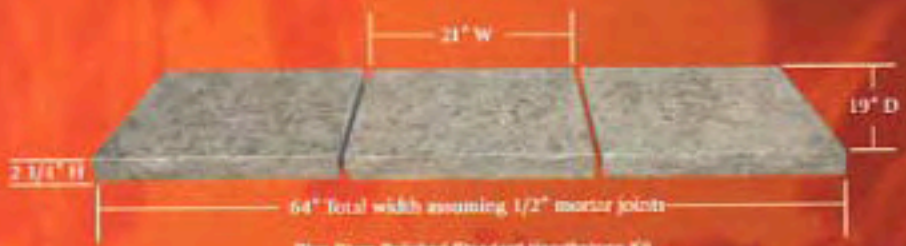
Semco Fireplace Kit featuring ThinCut™ Chopped Fieldstone Machine Cut veneer and Weathered Fieldstone Natural Top Hearth Kit.

Hearthstones and Mantles are available in various finishes of Blue River, Cedar Ridge, Rustic Cedar, Rustic Blue, Black Hills Rustic, Brentwood, Weathered Fieldstone and Weston Cream. See page 62 and 63 for swatches.

Semco
ARCHITECTURAL STONE

Semco's Hearthstones and Mantles are the final touch to your masterpiece. Available in precut standard sizes or custom cut to your specifications. Hearthstone kits are a 3-piece unit. Side pieces have two Split-face sides and two Sawn sides; the center piece has three Sawn sides and one Split-face. Individual extension pieces are also available with three sawn sides and one Split-face side. Size of each piece: 19"D x 21"W x approximately 2 1/4"H (Sawn) and 3"- 4"H with a natural bed top, height may vary by product. Hearthstones and Mantles can be custom cut and finished to your specifications, contact your sales representative for more information.

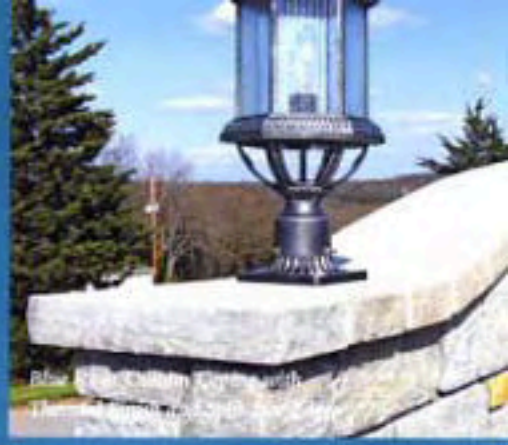
Pictured left - Semco's Outdoor Fireplace Kit helps you extend the time you can use your patio, deck or backyard. They are beautiful, affordable and raise the value of your home by adding structural interest to your backyard or patio. So gather around the glow and stay cozy in the crispness of autumn or winter while enjoying the outdoors all year round.



Blue River Polished Standard Hearthstone Kit

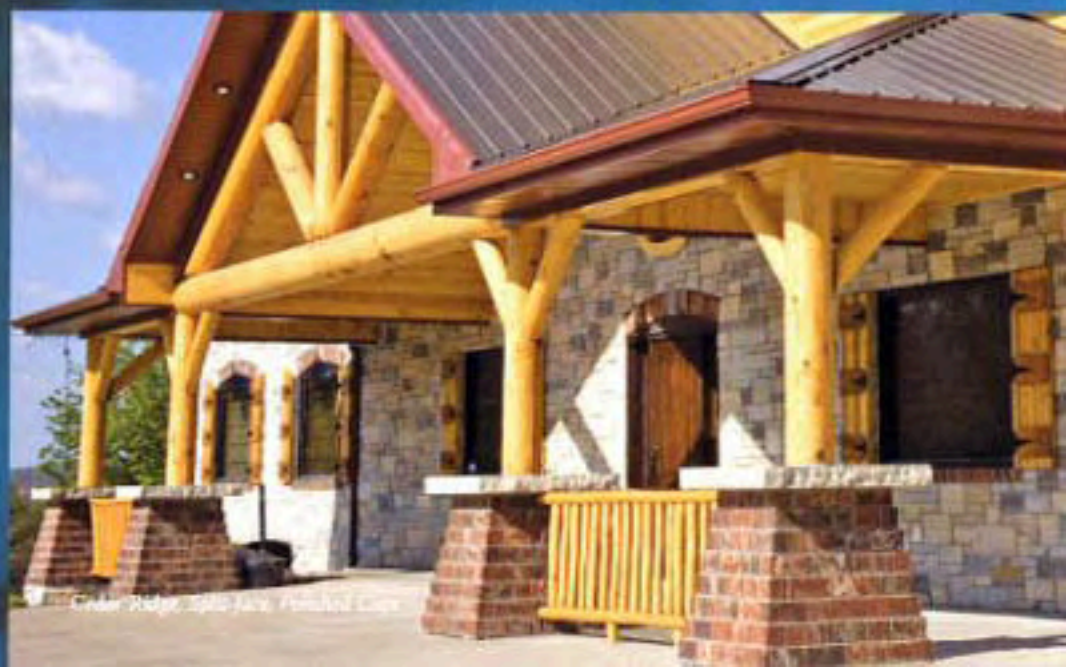
Semco
Architectural Stone

Semco's Caps and Coping are the perfect complement to our Natural Stone veneers. Available either Machine Cut or Sawn they give your project the finished detail for countless applications. The possibilities are endless from pool surrounds to the finishing touch on columns, piers, entrance monuments, staircases and more. Standard Caps are 29" x 29" x 4"H or 32" x 32" x 4"H. Caps and Coping can be custom cut and finished to your specifications, contact your sales representative for more information.

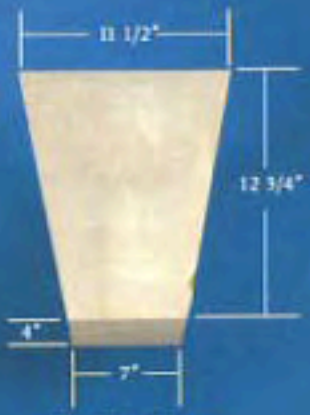


Caps and Coping are available in various finishes of Blue River, Cedar Ridge, Rustic Cedar, Rustic Blue, Black Hills Rustic, Brentwood, Weathered Fieldstone and Weston Cream. *See page 62 and 63 for swatches.*

Blue River Custom Coping with Bushhammer and double Bull-nosed finish.



Cedar Ridge Machine Cut Keystone



Rustic Cedar Sawn Standard Keystone

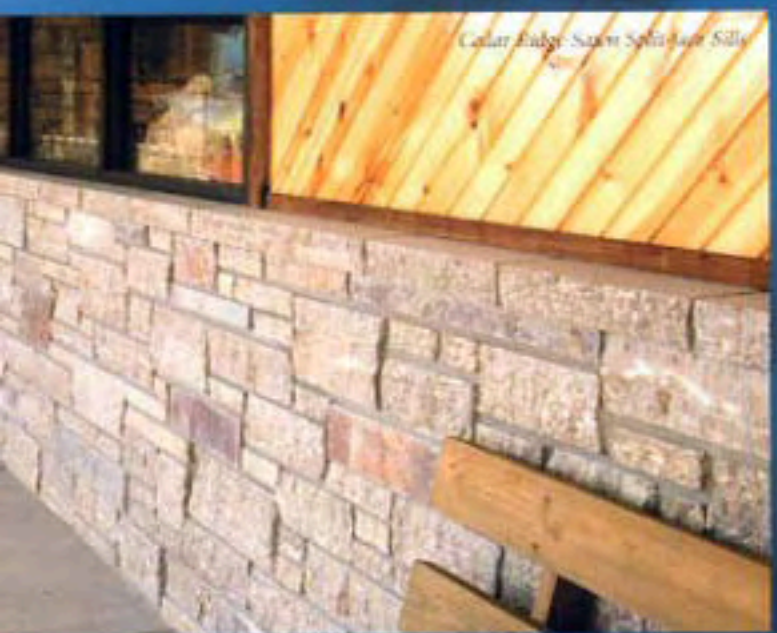
Rustic Blue Split-face ThinCut™ Standard Keystone

Semco
ARCHITECTURAL STONE

Keystones give the finishing touch to doors or other masonry openings to enrich the overall finish of your project. Standard Keystones are 12 3/4"H x 7"W (base) x 11 1/2"W (top). They are available in 4" or 1 1/2" depths. The sides can be can be Sawn or Machine-Split for a formal, rustic, contemporary or classic appearance. Keystones can be custom cut and finished to your specifications, contact your sales representative for more information.

Natural stone Sills can be used under windows and at the top of a stone waines coat. Standard Sills are 2 1/4"H x 24"W and are available in depths of 3", 6" or 1 1/2". They are sawn on the top, bottom, ends and back with your choice of Machine-Split or Sawn face. Sills can be custom cut and finished to your specifications, contact your sales representative for more information.

ThinCut®
NATURAL STONE ACCENTS


Cedar Ridge Sawn Split-face Sills

Rustic Blue Split-face ThinCut™ Standard Sill

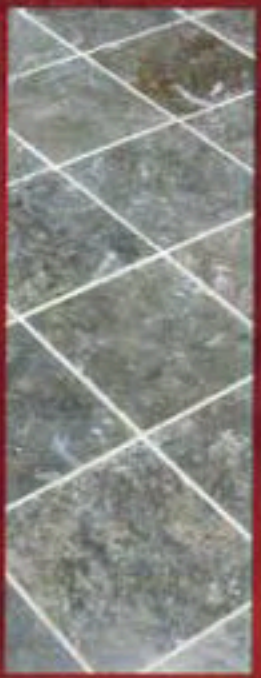
Cedar Ridge Sawn-face Standard Sill

Sills and Keystones are available in various finishes of Blue River, Cedar Ridge, Rustic Cedar, Rustic Blue, Black Hills Rustic (ThinCut™ Natural Top only), Brentwood, Weathered Fieldstone and Weston Cream (available in Sills only). *See page 62 and 63 for swatches.*

Semco
ARCHITECTURAL STONE

The elegance and beauty of Blue River Sawn flooring is unparalleled. Flooring can be used for interior and exterior applications such as patios, walkways, and even pool surrounds. Flooring is sawn on all sides available in 12" x 12", 12" x 18", 18" x 18" and 18" x 24" sizes and is 1" thick. Flooring can be custom cut to your specifications contact your sales representative for more information.

Like a masterpiece in your home the Blue River Polished Flooring pictured below becomes a work of art that will be treasured for years to come.



Blue River Polished Flooring

Blue River Polished Flooring

Cedar Ridge Sawn Treads

Whether used for an indoor staircase, or exterior entrance, Semco Steps and Treads complete your natural stone project. Steps and Treads are available in Sawn heights. Standard Steps are 16"D x 6"H x 36"W or 16"D x 6"H x 48"W. Steps and Treads can be custom cut and finished to your specifications, contact your sales representative for more information.

Treads are available in various finishes of Blue River, Cedar Ridge, Rustic Cedar, Rustic Blue, Black Hills Rustic, Brentwood, and Weston Cream. Steps are available in finishes of Blue River, Cedar Ridge, Brentwood and Weston Cream.
See page 62 and 63 for swatches.

Semco
ARCHITECTURAL STONE

Cedar Ridge Quoins

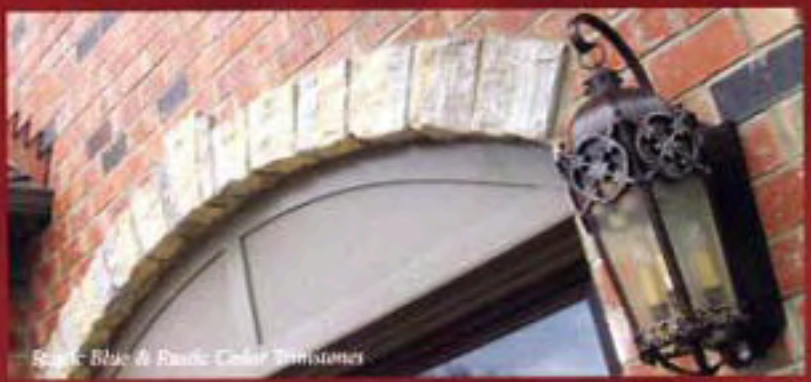
Quoins give the finishing touch to corners or entryways and complement any of our veneer blends. Standard Quoins are 10 1/2"H x 12 1/2"W and are available in 5" or 1 1/2" depths. Each piece has a Machine Split-face and end. Top and bottom are available as Sawn or Machine Split. Quoins can be custom cut and finished to your specifications, contact your sales representative for more information.

Cedar Ridge Standard Quoin

Blue River ThinCut™ Standard Quoin

Blue River Standard Trimstone

Cedar Ridge ThinCut™ Standard Trimstone


Rustic Blue & Rustic Cedar Trimstones

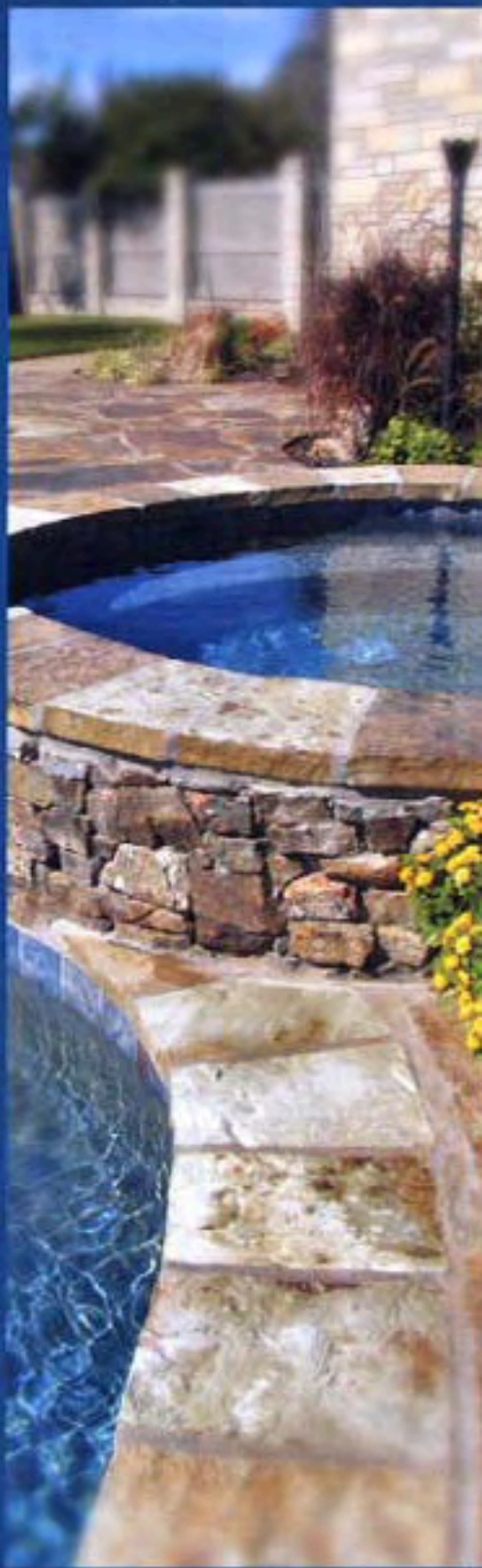
Trimstones are precut stones used to stack around windows and door frames. They can also be installed beside keystones above windows and doors. Trimstones are versatile and can be utilized as either a horizontal or vertical piece. Each piece has a Machine Split-face and end with three sawn sides. Available in 5"H x 8"W and 7 3/4"H x 8"W with depths of 4" or 1 1/2". Trimstones can be custom cut and finished to your specifications, contact your sales representative for more information.

Quoins and Trimstones are available in Blue River, Cedar Ridge, Rustic Cedar, Rustic Blue, Black Hills Rustic (ThinCut™ only), Brentwood, Weathered Fieldstone and Weston Cream (available in Trimstone 5" heights only). See page 26 for color reference.

Create the look you want with the personalized style you desire.

Semco

Custom Cut Natural Stone



"When you extend your living space outside, suddenly you have so much more space for living in general."
- Michelle Kodis, author of "Ultimate Backyard."

KitchenAid

FOR THE WAY IT'S MADE.®

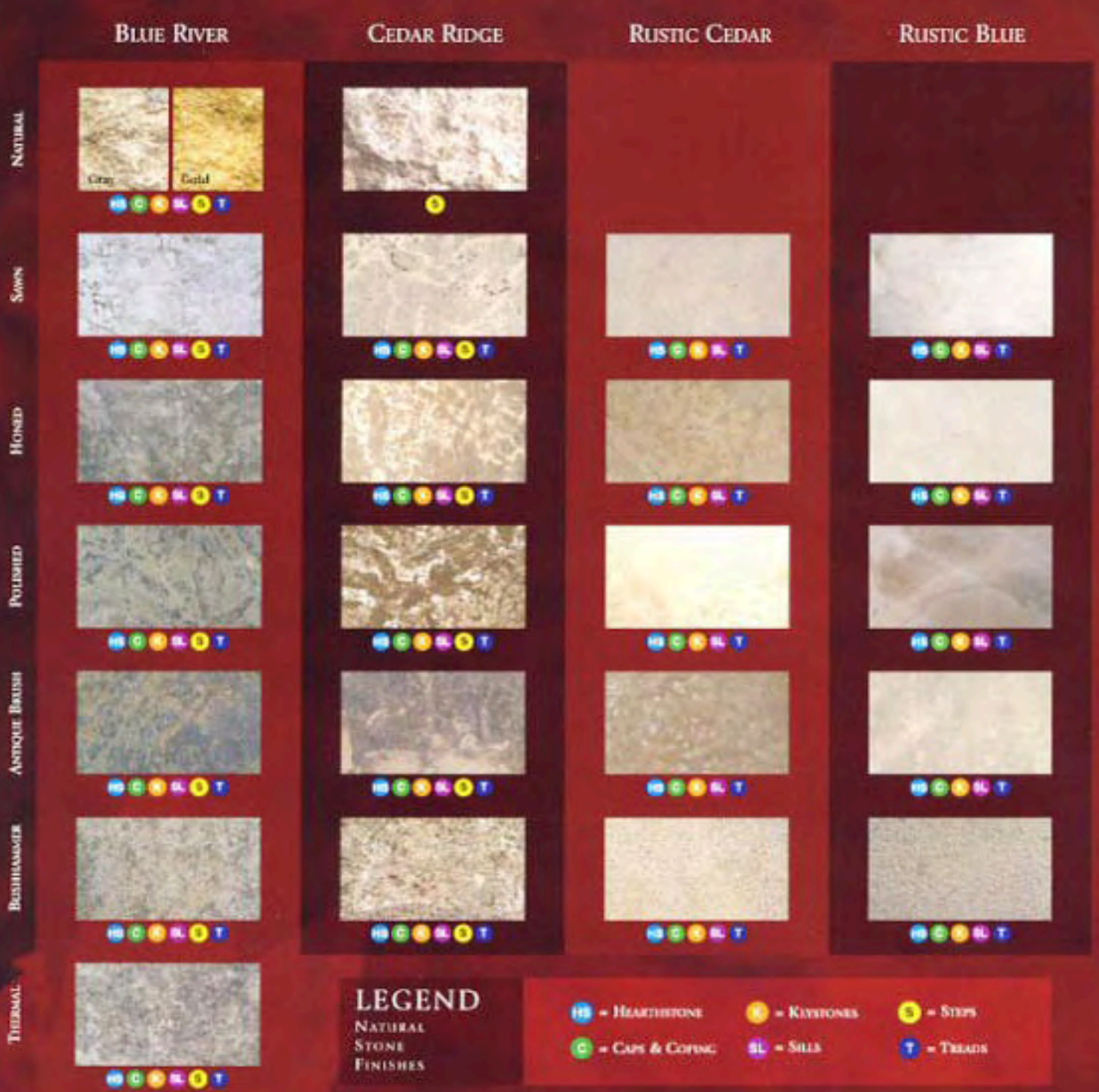
Semco
Architectural Stone

Instead of traditional large backyards, people are creating dramatic outdoor living spaces on their decks or patios with fireplaces and kitchens that go way beyond yesteryear's crusty old grills and uncomfortable patio furniture.

Semco is proud to introduce our new line of Outdoor Entertainment Islands. These high quality pre-built islands save you time and labor from conception to completion. Designing a custom island for your customers does not have to be difficult for you. Just sketch out a rough drawing, tell us what KitchenAid appliances and accessories to plan for and what finishes you desire. We take care of including the required venting, support and construction details to ensure a superior product for your customers' enjoyment.

Once the design is approved, we fabricate the island using strong steel framework. The island and appliances are shipped directly to the job site ready for the quick and easy installation.

Natural Stone Finishes

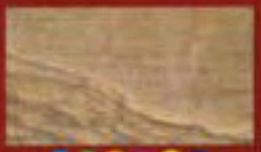


BLACK HILLS RUSTIC

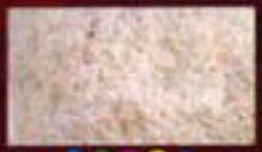
Most Black Hills Rustic Accents are available in ThinCut™ only. Please reference Accent section for details.

WEATHERED FIELDSTONE

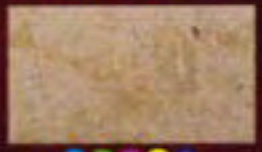
BRENTWOOD



WESTON CREAM



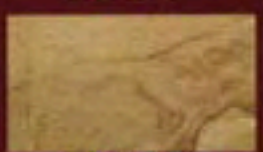
NATURAL

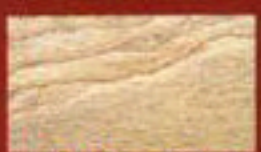


SAWN

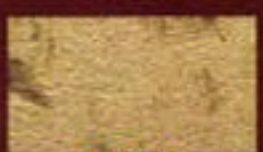
HONED

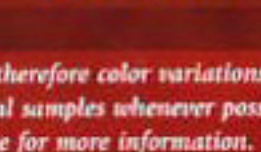
POLISHED



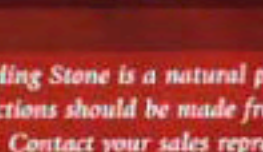


ANTIQUE BRUSH



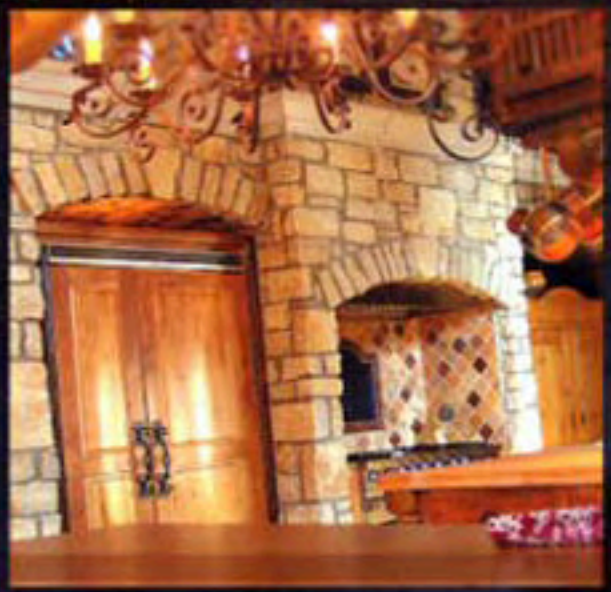


BUSHHAMMER



Semco Building Stone is a natural product, therefore color variations may occur. Selections should be made from actual samples whenever possible. Contact your sales representative for more information.

AN INSPIRATIONAL GUIDE TO BUILDING STONE



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ARCHITECTURAL STONE

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KANSAS CITY BRANCH
2515 SEMCO DRIVE
BELTON, MO 64012
816.318.1203

Cultured Stone

BORAL CLAY AND CONCRETE
Build something great™

Cultured Stone®

WELCOME TO THE NEW STONE AGE

INTRODUCING THE NEW STONE AGE

Stone has been the building block of the family home since civilisation began, from its humble beginnings in prehistoric dwellings to its use as a modern day architectural feature material.

There is no question that stone is loved for its strength, durability and authenticity. It is recognised as a material that adds beauty and character to any space. But despite this, stone can be heavy, difficult to install, expensive and limited in terms of choice.

Boral recognised the opportunity to overcome these issues and has introduced Cultured Stone to Australia. Around for almost 50 years in the US market, Cultured Stone is a manufactured stone cladding product that has all the qualities of traditional stone but with significant added benefits.

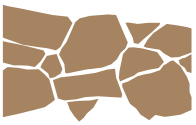
Offering a wide variety of colours, shapes and textures, each unit of Cultured Stone is cast in natural stone moulds and meticulously hand coloured to achieve the look and feel of stone. Cultured Stone is lighter in weight and affordable, making it a more accessible material for many.

CONTENTS

THE CULTURED STONE® COLLECTION

LEDGE STYLE
Both rugged and precise, rectangular stone veneers are small in scale and low-relief.

Country Ledgestone 15
Pro-Fit™ Alpine Ledgestone 17
Pro-Fit™ Ledgestone 17

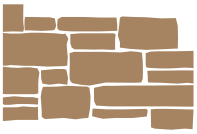


FIELD STYLE
Organic in shape and colour, this style creates a rugged, natural look.

Dressed Fieldstone 19

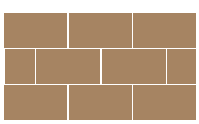
RUBBLE STYLE
This craggy, informal style is purposely irregular and works well indoors and out.

Southern Ledgestone 21



RANDOM ASHLAR STYLE
This style is versatile enough to look old fashioned or modern, depending on how it's applied.

Cobblefield™ 24
Coral Stone 24
European Castle Stone 25



ASHLAR STYLE
Smooth-faced, rectangular blocks are hewn to a consistent size and installed in an organised pattern.

Cast-Fit™ 26

ACCESSORIES 28

COVER: DRESSED FIELDSTONE IN ASPEN AND CHARDONNAY
Photographer: Matthew Mallett

SOUTHERN LEDGESTONE IN CHARDONNAY

THE BEAUTY OF STONE IS NOW WITHIN YOUR REACH

Modelled from natural stone and created with painstaking care and artistry, Cultured Stone achieves the depth, complexity of colour, pattern and unique texture of stone.

With nine distinct ranges and a diverse palette of colours, there are numerous options for size, shape, colour and texture, providing the artistic freedom to create a truly personal look.

Cultured Stone cladding does more than just add beauty to a home.

COUNTRY LEDGESTONE IN CHARDONNAY

COUNTRY LEDGESTONE IN CHARDONNAY

BEAUTY THAT ENHANCES ANY SPACE

Cultured Stone lets you spend more time creating the look you want, not searching for it. Whether you prefer rugged or refined, subtle or striking, Cultured Stone cladding is an affordable way to create a look that complements any style.

The natural beauty of Cultured Stone works in harmony with other building materials such as brick, timber and glass, to create design features with dramatic visual appeal. With a versatility that extends from feature walls to fireplaces, water features to wine cellars, the beauty of Cultured Stone, both indoors and out, is inspiring.

NOW IT IS EASIER TO STAND OUT FROM THE CROWD

Make an impact on your business by adding definition and differentiation with a Cultured Stone feature. Create a style that adds weight, drama and originality. From retail storefronts, to restaurants or hotel lobbies, classic or modern, evoke the time and place you desire with Cultured Stone.

PRO-FIT™ LEDGESTONE IN SOUTHWEST BLEND

PRO-FIT™ LEDGESTONE IN SOUTHWEST BLEND

THE NATURAL LOOK OF BEAUTY THAT DOESN'T COST THE EARTH

At Boral we are committed to developing and improving products that work for tomorrow, not just today. In all Cultured Stone products, there is a minimum of 54 per cent recycled content.

Cultured Stone is engineered to last, maintaining its beauty and strength for at least 50 years*. Furthermore, Cultured Stone cladding does not require painting, coating or sealing after installation**.

BLEND: DRESSED FIELDSTONE AND SOUTHERN LEDGESTONE IN CHARDONNAY

* 50 year (limited) warranty. Please refer to the full warranty available at the time of supply. ** See Technical Information Guide for applications prone to smoke, soot, dirt or water splashing.

BLEND: DRESSED FIELDSTONE IN ASPEN AND CHARDONNAY

BLEND: DRESSED FIELDSTONE IN ASPEN

A STONE THAT WORKS FOR YOU

Through clever engineering, Cultured Stone weighs much less than natural stone so it is easier to lift and install on a wider range of surfaces. Cultured Stone is a great way to highlight design details regardless of the architectural styles you are working with.

Boral can recommend a list of preferred installers who can provide expert advice and a competitive quote. For more information call 1300 134 002.

CHANGE THE WAY YOU WORK WITH STONE

Once installed, Cultured Stone cladding is virtually maintenance free. There is no painting, coating and sealing required after installation**.

Boral's quality control measures, choice of raw materials, ensure that professionally installed Cultured Stone will stand up to Australia's tough climate. For added peace of mind, Boral Cultured Stone is supplied with a 50 year (limited) warranty.*

* Please refer to the full warranty available at the time of supply. ** See Technical Information Guide for applications prone to smoke, soot, dirt or water splashing.

BLEND: DRESSED FIELDSTONE IN ASPEN AND CHARDONNAY

Photographer: Matthew Mallett

COUNTRY LEDGESTONE

ASPEN

CHARDONNAY

BLACK RUNDLE

BUCKS COUNTY

ECHO RIDGE

WHITE OAK

WOLF CREEK

THE EXTENSIVE PALETTE OF INSTALLER-FRIENDLY COUNTRY LEDGESTONE STONE VENEER DIFFERENTIATES ONE LEDGESTONE FROM ANOTHER. IT ALSO PROVIDES A MORE SUBTLE BLEND OF COLOUR. FOR A BOLDER, MORE RANDOM LOOK.

COUNTRY LEDGESTONE IN CHARDONNAY

PRO-FIT™ STONE IN CHARDONNAY

PRO-FIT™ ALPINE LEDGESTONE

BLACK MOUNTAIN

CHARDONNAY

PRO-FIT™ ALPINE LEDGESTONE STONE CLADDING PROVIDES A RUSTIC OUTDOOR LOOK THAT'S EASY TO INSTALL. THIS PRECISE, RUGGED LEDGESTONE TEXTURE PROVIDES COLOUR AND SHADOW CREATION FOR A VARIETY OF DESIGN OPPORTUNITIES.

PRO-FIT™ LEDGESTONE

MOJAVE

PLATINUM

SHALE

SOUTHWEST BLEND

PRO-FIT™ LEDGESTONE STONE CLADDING IS A PRACTICAL WAY TO ACHIEVE A CUSTOM LOOK. SMALL-SCALE, LOW-RELIEF STONE CLADDINGS ARE METICULOUSLY BUNDLED TOGETHER TO FORM MODULAR COMPONENTS OF EQUAL HEIGHTS. THE COMPONENT PIECES FEATURE A PATENTED INTERLOCKING MORTAR GROOVE FOR A SECURE ADHESION WITHOUT GROUTED JOINTS.

BLEND: DRESSED FIELDSTONE IN ASPEN AND CHARDONNAY
SOUTHERN LEDGESTONE IN ASPEN

DRESSED FIELDSTONE

ASPEN

BUCKS COUNTY

CHARDONNAY

THE RUGGED LOOK OF DRESSED FIELDSTONE STONE CLADDING COMPLEMENTS ANY NATURAL ENVIRONMENT. ITS RICH TEXTURE AND RANGE OF COLOUR ENHANCE A MULTITUDE OF ARCHITECTURAL DESIGNS.

BLEND: DRESSED FIELDSTONE IN ASPEN AND CHARDONNAY
SOUTHERN LEDGESTONE IN ASPEN

SOUTHERN LEDGESTONE IN CHARDONNAY

SOUTHERN LEDGESTONE

ASPEN

BUCKS COUNTY

CHARDONNAY

ECHO RIDGE

SOUTHERN LEDGESTONE STONE CLADDING OFFERS A RUGGED AND INFORMAL APPEAL WITH ITS ROUGH TEXTURE AND DELIBERATE IRREGULARITY. TIGHT-FITTED OR MORTARED, SOUTHERN LEDGESTONE CAN BE USED TO ACHIEVE A NUMBER OF UNIQUE LOOKS.

SOUTHERN LEDGESTONE IN CHARDONNAY

CORAL STONE IN FOSSIL REEF

COBBLEFIELD™

TEXAS CREAM

THE DISTINCTIVE LOOK OF COBBLEFIELD™ STONE CLADDING IS AT HOME IN RESIDENTIAL OR COMMERCIAL SETTINGS.

CORAL STONE

FOSSIL REEF

THE DELICATE FOSSIL PATTERNS AND UNIQUE SURFACE CHARACTERISTICS OF CORAL STONE CLADDING COMPLEMENT CONTEMPORARY ARCHITECTURE AND DESIGN. IT CAN BE INSTALLED AS A RANDOM ASHLAR OR IN A REPEATING PATTERN.

COUNTRY LEDGESTONE IN WHITE OAK

THE COLLECTION

Cultured Stone claddings come in a wide variety of shapes, colours, sizes and textures to satisfy the most exacting tastes. Each texture is cast in the mold of a natural stone and meticulously hand-coloured to give it a visual authenticity that can't be matched. Whether a project is interior or exterior, commercial or residential, there's a Cultured Stone cladding solution that's just right.

COUNTRY LEDGESTONE

The extensive palette of installer-friendly Country Ledgestone stone cladding differentiates one ledgestone from another. It also provides a more subtle blend of colour. For a bolder, more random look, pair with Dressed Fieldstone stone cladding in matching or complementary colours.
Shown: Wolf Creek Country Ledgestone

DRESSED FIELDSTONE

The rugged look of Dressed Fieldstone stone cladding complements any natural environment. Its rich texture and range of colour enhance a multitude of architectural designs.
Shown: Aspen Dressed Fieldstone

PRO-FIT™ ALPINE LEDGESTONE

Pro-Fit™ Alpine Ledgestone stone cladding provides a rustic outdoor look that's easy to install. This precise, rugged ledgestone texture provides colour and shadow creation for a variety of design opportunities.
Shown: Black Mountain Pro-Fit™ Alpine Ledgestone

SOUTHERN LEDGESTONE

Southern Ledgestone stone cladding offers a rugged and informal appeal with its rough texture and deliberate irregularity. Tight-fitted or mortared, Southern Ledgestone can be used to achieve a number of unique looks.
Shown: Aspen Southern Ledgestone

PRO-FIT™ LEDGESTONE

Pro-Fit™ Ledgestone stone cladding is a practical way to achieve a custom look. Small-scale, low-relief stone claddings are meticulously bundled together to form modular components of equal heights. The component pieces feature a patented interlocking mortar groove for a secure adhesion without grouted joints.
Shown: Shale Pro-Fit™ Ledgestone

COBBLEFIELD™

The distinctive look of Cobblefield™ stone cladding is at home in residential or commercial settings.
Shown: Texas Cream Cobblefield™

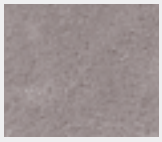
BLEND: DRESSED FIELDSTONE IN ASPEN AND CHARDONNAY
SOUTHERN LEDGESTONE IN ASPEN

CORAL STONE

The delicate fossil patterns and unique surface characteristics of Coral Stone cladding complement contemporary architecture and design beautifully. It can be installed as a random ashlar or in a repeating pattern.
Shown: Fossil Reef Coral Stone

ACCESSORIES

Watertable/Sill
shown in Taupe
Nominal size 63.5mm x 457.2mm



Gray

Taupe

254mm x 508mm Flat Textured
Capstones shown in Taupe.

Gray

Taupe

PLANNING YOUR PROJECT

Realising your vision for your home might be easier than you think. Whether you're working with an architect or a designer, hiring an installer, or planning to do it yourself, Cultured Stone manufactured stone cladding is a great way to bring your dreams to life.

HERE ARE SOME OF THE THINGS YOU'LL WANT TO CONSIDER AS YOU'RE PLANNING YOUR PROJECT:

STYLE

Consider the style, size and surroundings of your home. With so many options, there's sure to be a Cultured Stone cladding stone texture and colour that's the perfect complement.

TEXTURE

Utilising different textures can create a dramatic effect indoors or out. That's why there are so many Cultured Stone cladding stone options to choose from, including:

- Ledge
- Rubble
- Random Ashlar
- Field
- Ashlar

COLOUR

Are you looking for neutral or warm? Vibrant or muted? What about a diverse palette? Cultured Stone cladding stone is available in a stunning variety of colours. You can even blend two or more textures or colourways to create a distinctive result.

TRIM

A selection of Cultured Stone cladding accessory products are available to put the finishing touch on your project.

GROUT

The colour of the mortar you use can have a big impact on the overall look of the project. It can blend with the stone cladding or complement the colourway and make it stand out.

While some Cultured Stone cladding stone textures are designed to be installed only with or without the standard 12mm mortar joint, others may be installed using a variety of techniques for greater design flexibility. Among the most popular installation techniques are dry stacked, tight-fitted stone without a mortar joint; standard 12mm mortar joint finished in a variety of ways (e.g., raked, full to face, overgrouted, or various forms of weeping joints); and wide joint, usually full to face or overgrouted.

INSTALLATION

A list of preferred installers in your area is available call 1300 134 002.

To review installation instructions and the installation video on our website: www.boral.com.au/stone

SOUTHERN LEDGESTONE IN CHARDONNAY

ACCESSORY COLOUR MATCHING GUIDE

LEDGE	COLOURS	ACCESSORIES
COUNTRY LEDGESTONE	ASPEN BLACK RUNDLE BUCKS COUNTY CHARDONNAY ECHO RIDGE WHITE OAK WOLF CREEK	TAUPE GRAY & TAUPE
PRO-FIT ALPINE	BLACK MOUNTAIN CHARDONNAY	GRAY TAUPE
PRO-FIT™	MOJAVE PLATINUM SHALE SOUTHWEST BLEND	GRAY & TAUPE TAUPE
FIELD	**COLOURS**	**ACCESSORIES**
DRESSED FIELDSTONE	ASPEN BUCKS COUNTY CHARDONNAY	TAUPE
RUBBLE	**COLOURS**	**ACCESSORIES**
SOUTHERN LEDGESTONE	ASPEN BUCKS COUNTY CHARDONNAY ECHO RIDGE	TAUPE GRAY
RANDOM ASHLAR	**COLOURS**	**ACCESSORIES**
COBBLEFIELD™	TEXAS CREAM	TAUPE
CORAL STONE	FOSSIL REEF	TAUPE

contact us

To locate your nearest **Boral** stockist, to receive brochures or to learn more about our products, call **1300 134 002** or visit our website at **www.boral.com.au/stone**

BCC_12664

Shade variations can occur from batch to batch. Colours shown are indicative only and should not be used for final selection. Not all colours are available in every region for each product. See your retailer for colours available in your region. Products ordered should be chosen from actual samples current at the time of order and are subject to availability. Photographs in this brochure are only representative of Boral products and the appearance and effect that may be achieved by their use. Samples brochure and displays should be viewed as a guide only. Customers should ensure all delivered products are acceptable, and any concerns about products are made prior to laying. © Copyright Boral Masonry Limited – all rights reserved 2011. Boral, the Boral logo, boral.com.au are trademarks or registered trademarks of Boral Limited or Boral Masonry Limited in Australia, other countries or both. Cultured Stone® is a trademark or registered trade mark of Boral Stone Products LLC. If these and other Boral trade marked terms are marked on their first occurrence in this information with a trade mark symbol (® or ™), these symbols indicate Australian registered or common law trade marks owned by Boral at the time this information was published. Such trade marks may also be registered or common law trade marks in other countries. Other product, company or service names may be trade marks or service marks of others. Boral Masonry Limited ABN 13 000 223 718. Correct as at June 30th 2014.

Siding & Exterior Trim

MIDWEST
Product Catalog

Achieve authentic character and **UNCOMPROMISING PERFORMANCE.**

Installed on over 5.5 million homes from coast to coast, James Hardie® fiber cement siding products are designed to resist the most extreme conditions while romancing the senses. Enjoy the warm, natural character of wood with unprecedented peace of mind. It's easy to see what makes James Hardie the market leader.

UNIQUE FORMULATION

We use the highest quality raw materials and proprietary additives for enhanced strength and moisture protection.

FINISHING TECHNOLOGY

Baked-on color delivers a beautiful finish that resists fading and makes a lasting impression.

COMPLETE EXTERIOR™

Offers homeowners an unrivaled collection of design options with exceptional warranties through a single, trusted manufacturer.

HardieZone® System

Only James Hardie fiber cement products are Engineered for Climate®. In the northern U.S. and Canada, HZ5® products resist shrinking, swelling and cracking even after years of wet or freezing conditions. HZ10® products help protect homes from hot, humid conditions, blistering sun and more.

With James Hardie siding and trim, homeowners have an exterior that's tougher than the elements and easy on the eyes.

NO MATTER WHAT NATURE BRINGS

Resist the elements
WITH IRRESISTIBLE CHARM.

HZ5®

TOUGHER THAN THE ELEMENTS

- Stands up to storms and harsh weather
- Water resistant to protect against swelling, warping and cracking; also resists mold damage
- Won't be eaten by animals or insects
- Fire resistant
- Helps reduce time and money spent on maintenance

Unique Formulation
HZ5® Substrate

Not all fiber cement is the same. The James Hardie HZ5 product formulation contains the highest quality raw materials. Proprietary additives, combined with an innovative manufacturing process and product design, create a substrate specifically engineered to reduce water absorbtion and resist damage from wet or freezing conditions.

PROPRIETARY ENHANCEMENTS CREATE THE **MOST DURABLE JAMES HARDIE® SIDING EVER MADE**

Perfect balance of strength and workability

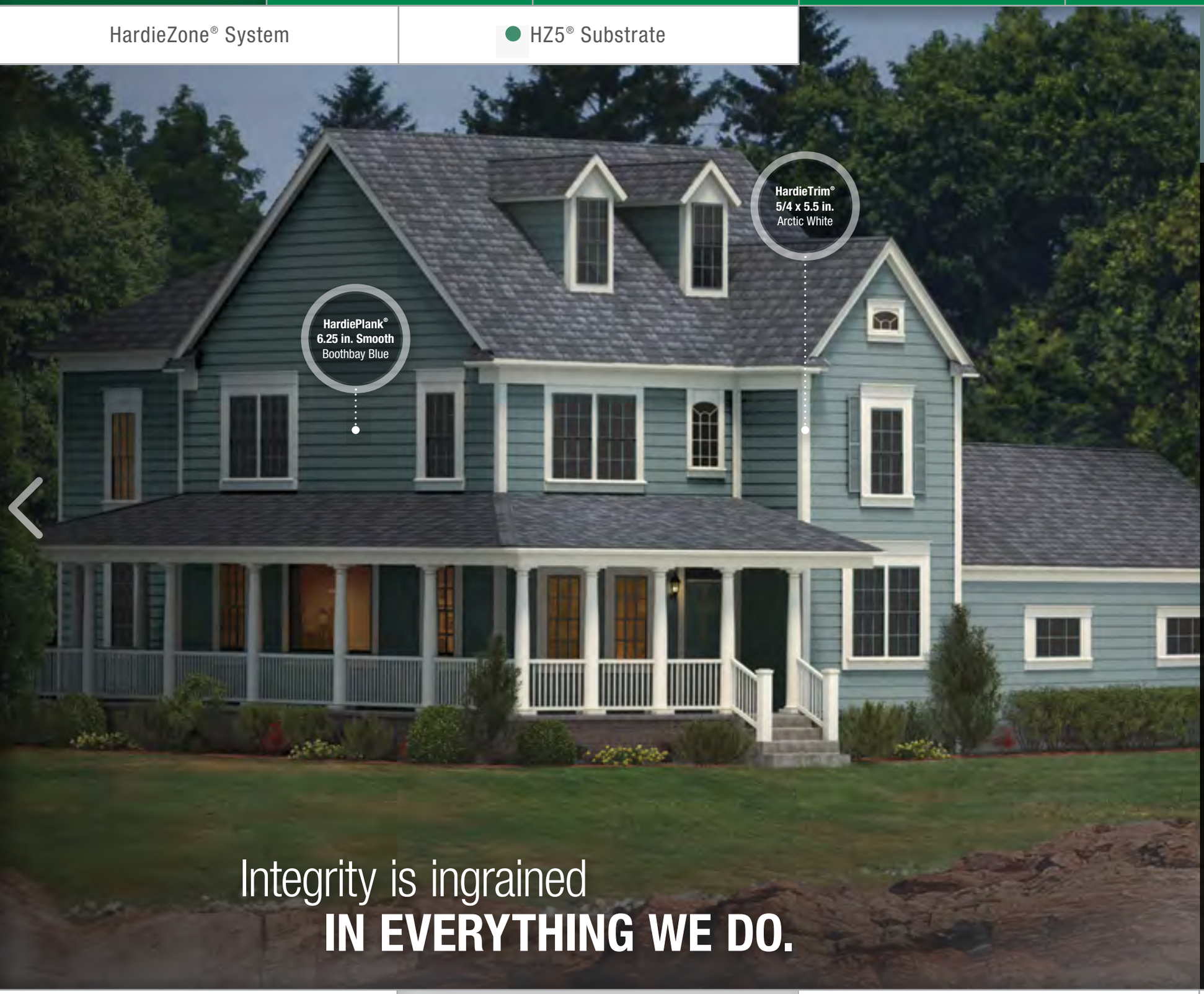
Our balance of high-quality Portland cement, sand and cellulose fiber delivers the best combination of strength and workability.

Enhanced moisture resistance for unmatched durability

Patented and proprietary additives are chemically bonded within the HZ5 substrate matrix to provide durable moisture resistance.

Increased dimensional stability

Our siding is engineered at the microscopic level to create a fiber cement composite with superior dimensional stability that helps protect against shrinking and splitting.



Integrity is ingrained
IN EVERYTHING WE DO.

HZ5®

The advanced design of HZ5 lap siding improves drainage from top to bottom. In addition to our product formulation's enhanced moisture resistance, HardiePlank® HZ5 lap siding features a modified profile with a sloped top and bullnose drip edge for improved drainage over the entire outer face of the board.

Sloped Top

Positive slope at top drains moisture to outer face of lap

Profiled Drip Edge

Bottom bullnose drip edge allows moisture to drain away from lap

Finishing Technology
ColorPlus® Technology

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance to your job site. Our products aren't simply painted at the factory. Multiple coats of color are baked onto the board, creating a vibrant, consistent finish for years of lasting character, adhesion and fade resistance.

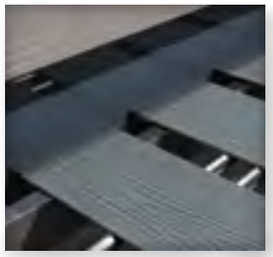
GIVES HOMES A **BEAUTIFUL, CONSISTENT COATING** THAT PERFORMS BETTER, LASTS LONGER AND LOOKS BRIGHTER

Superior finish adhesion

Our proprietary coating is engineered for superior adhesion to our substrate and applied to all surfaces, edges and features for durable performance.

Superior color retention

Finish is cured onto boards after each coating step for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.



Superior UV resistance

Multi-coat, baked-on finish retains its vibrancy longer when compared to vinyl siding and paint on other siding products in all UV conditions.

For timeless beauty
BEGIN WITH THE FINISH.

ColorPlus® Technology

Our finishes help eliminate stress and reduce costly weather delays when it's too cold or damp to paint for extended periods. And there's no reason to question whether or not sub-optimal painting conditions will negatively affect your paint job. In fact, there's no longer any need to paint on-site during installation.

ColorPlus Technology finishes are fully cured in a controlled environment and arrive on your job site ready for year-round installation.

100% HARDIE
Complete Exterior™

Top to bottom, our exterior product line is defined by excellent performance, aesthetics and design options.

Provide protection from the elements, showcase a homeowner's individual style and install peace of mind with exceptional warranties through a single, trusted manufacturer.

As unforgettable
AS IT IS UNCOMPROMISING.

See the James Hardie Difference

JAMES HARDIE
5.5 MILLION HOMES AND COUNTING
PROTECT & BEAUTIFY

James Hardie invented fiber cement. Over 5.5 million installations later, we continue to set the standard in premium, high-performance exterior cladding. Our products deliver uncompromising durability and finish quality for a beautiful, lower maintenance exterior.

Our unrivaled investment in R&D and constant innovations in product design, manufacturing and distribution allow us to remain steps ahead of the competition. With the support of our people, partners and exceptional warranties, we're committed to protecting your customers' homes while helping your business grow.

Warranty

James Hardie Non-Prorated Siding Warranty Coverage

100%	100%	100%
Year 10	Year 20	Year 30

Protect your home with North America's #1 brand of siding backed by exceptional warranties. Unlike other brands, James Hardie doesn't prorate our siding warranty coverage. We stand behind our siding 100% for 30 years.

ColorPlus Technology finishes and HardieTrim boards come with 15-year limited warranties.

Endorsements – a reputation built on trust

For decades, our fiber cement products have been used to create better places to live. Each new home stands as a testament to our uncompromising quality. That proven track record has earned the loyalty of millions of homeowners and the endorsements of trusted authorities across the building industry.*

BRAND LEADER Builder WINNER SINCE 2009

Chosen by builders as a **Brand Leader** in **Builder Magazine** since 2009

#1 Return on Investment every year since 2005 in **Remodeling Magazine****

PROUD SPONSOR OF diy BLOG CABIN

Featured on the **DIY Network's Blog Cabin** since 2012

LIMITED WARRANTY to CONSUMERS · GOOD · HOUSEKEEPING Since 1909 REPLACEMENT or REFUND if DEFECTIVE

HardiePlank lap siding is backed by the **Good Housekeeping Seal**

*Endorsements are accurate as of 2015.

***Remodeling* magazine's 'Cost vs. Value Report' states that re-siding a home with fiber cement siding provides the #1 return on investment for projects in the upscale category.

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

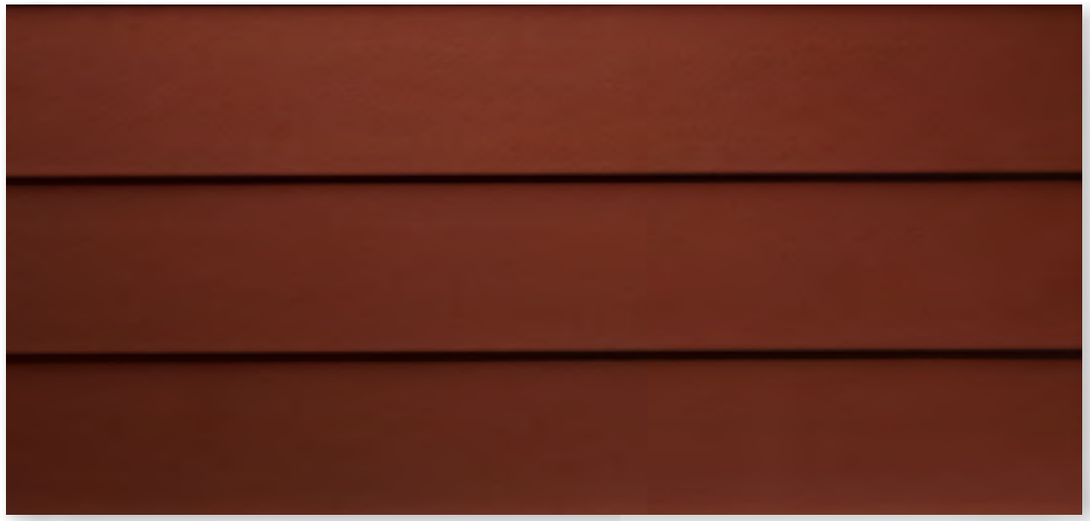
A classic look for THE HOME OF THEIR DREAMS.

SELECT CEDARMILL©

Khaki Brown

SMOOTH

Countrylane Red



Products are available primed or with ColorPlus Technology finishes. For more details, visit **jameshardie.com**

SELECT CEDARMILL©

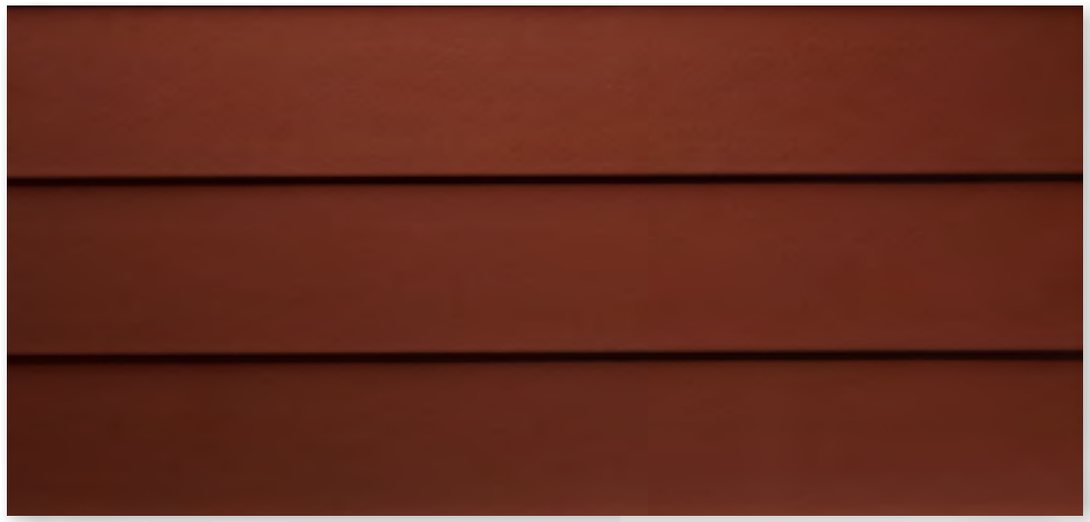
Khaki Brown

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.**
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Available Colors

View all HardiePlank Lap Siding Products

*9.25 in. only available primed.
**12 in. only available primed and in select areas.



SMOOTH

Countrylane Red

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.**
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Available Colors

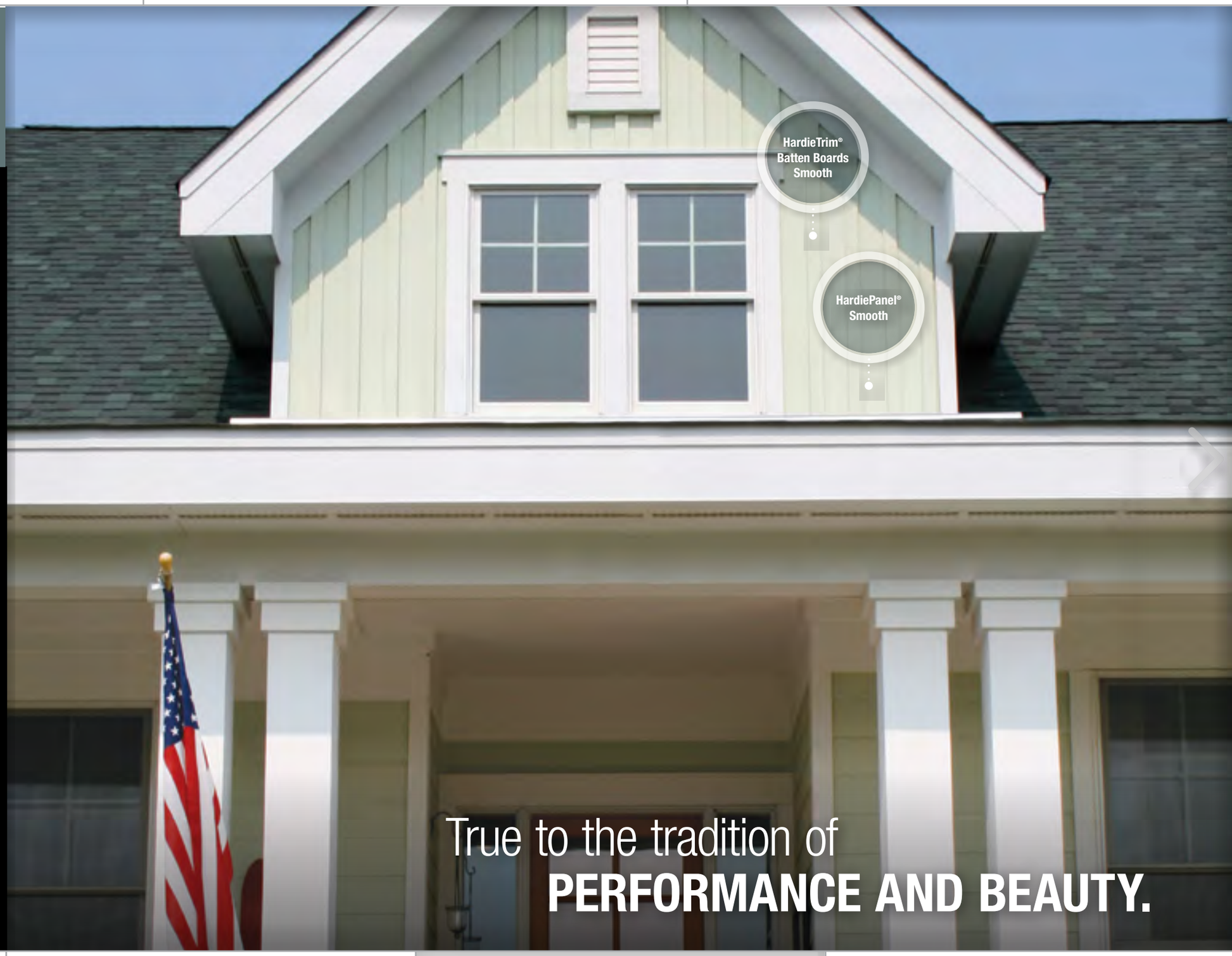
View all HardiePlank Lap Siding Products

*9.25 in. only available primed.
**12 in. only available primed and in select areas.

HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.



SELECT CEDARMILL©
Navajo Beige

SMOOTH
Evening Blue

STUCCO
Navajo Beige

SIERRA 8
Not available with ColorPlus Technology

Products are available primed or with ColorPlus Technology finishes. For more details, visit **jameshardie.com**

SELECT CEDARMILL©

Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

Available Colors

View all HardiePanel Vertical Siding Products

*4 ft. x 9 ft. HardiePanel vertical siding only available primed.

SMOOTH

Evening Blue

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

Available Colors

View all HardiePanel Vertical Siding Products

*4 ft. x 9 ft. HardiePanel vertical siding only available primed.

STUCCO

Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

Available Colors

View all HardiePanel Vertical Siding Products

*4 ft. x 9 ft. HardiePanel vertical siding only available primed.

SIERRA 8

Not available with ColorPlus Technology

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

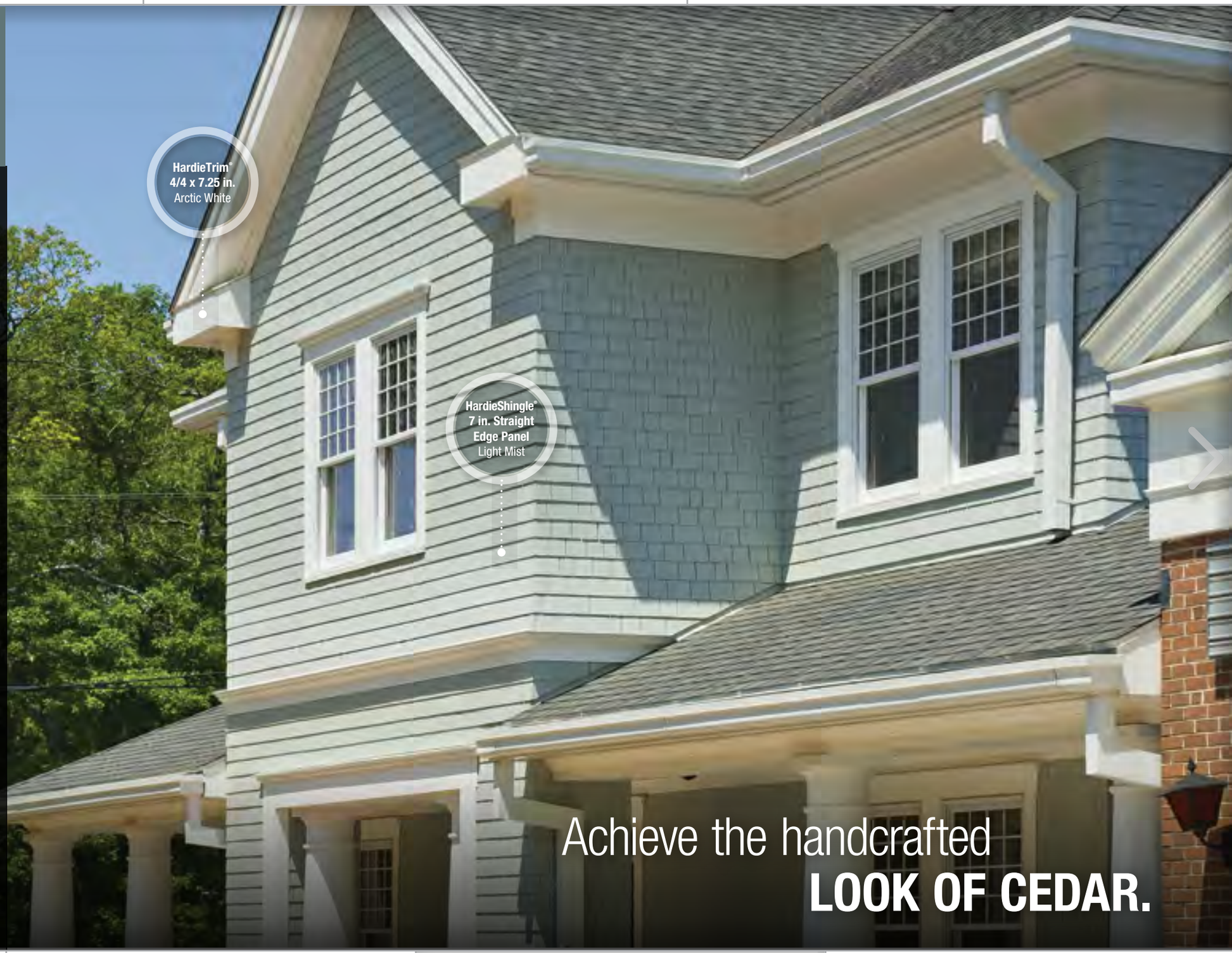
View all HardiePanel Vertical Siding Products

*4 ft. x 9 ft. HardiePanel vertical siding only available primed.

HardieShingle®

Restore the look of a grand Cape Cod or add distinction to a handsome bungalow. HardieShingle® siding embodies the enchanting look of cedar shingles with lower maintenance.

Better than the real thing, HardieShingle siding resists rotting, curling, warping and splitting.



Achieve the handcrafted **LOOK OF CEDAR.**

STAGGERED EDGE PANEL

Chestnut Brown

STRAIGHT EDGE PANEL

Iron Gray

*Half rounds are only available in Minneapolis, Detroit, Kentucky, and St. Louis districts.
Products are available primed or with ColorPlus Technology finishes. For more details, visit **jameshardie.com**

STAGGERED EDGE PANEL

Chestnut Brown

Thickness	1/4 in.
Length	48 in.
Height	15.25 in.
Exposure	6 in.
Pcs./Pallet	100
Sq./Pallet	2
Pcs./Sq.	50.0

Available Colors

View all HardieShingle Siding Products

STRAIGHT EDGE PANEL

Iron Gray

Thickness	1/4 in.
Length	48 in.
Height	15.25 in.
Exposure	7 in.
Pcs./Pallet	86
Sq./Pallet	2
Pcs./Sq.	43.0

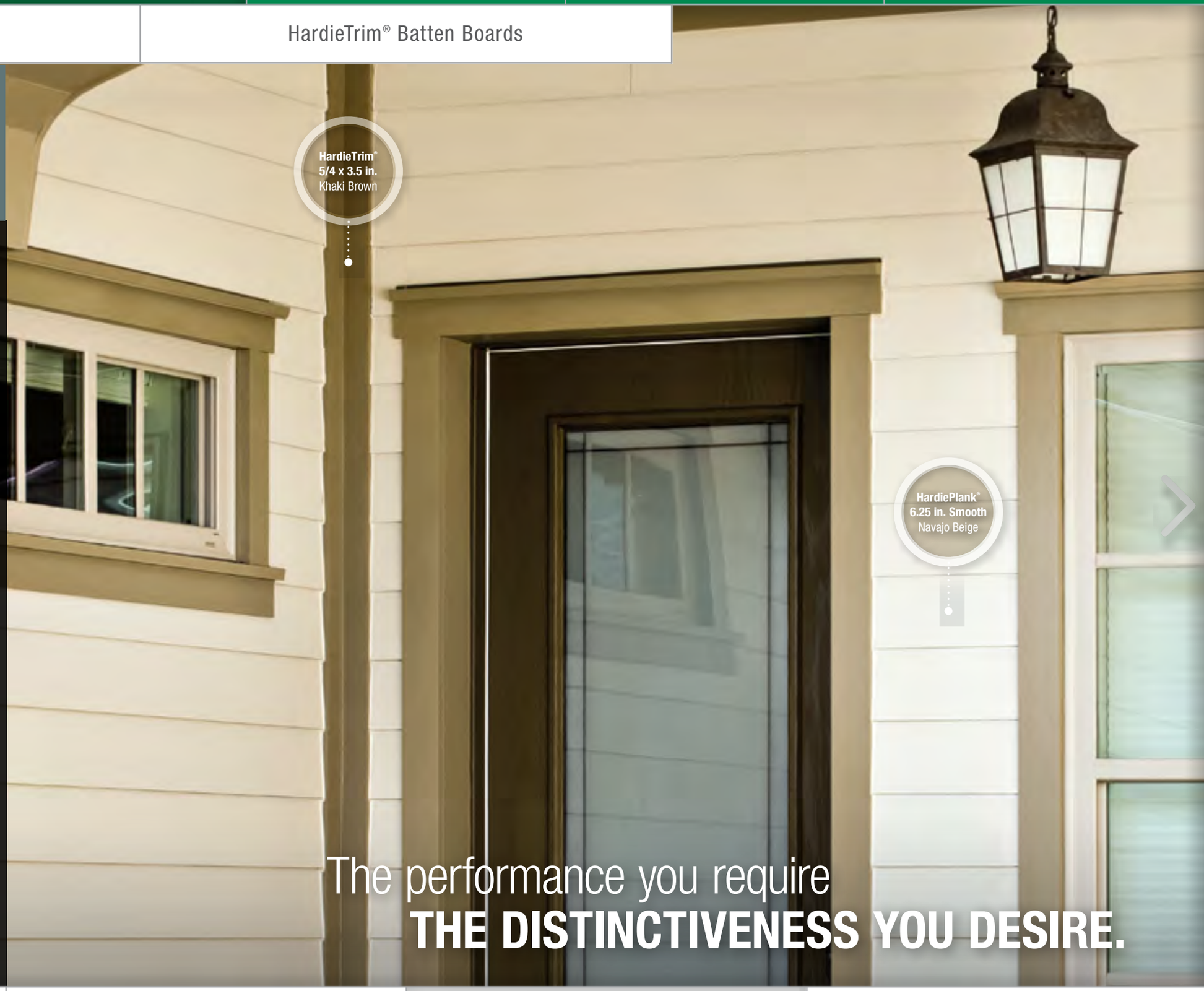
Available Colors

View all HardieShingle Siding Products

HardieTrim®

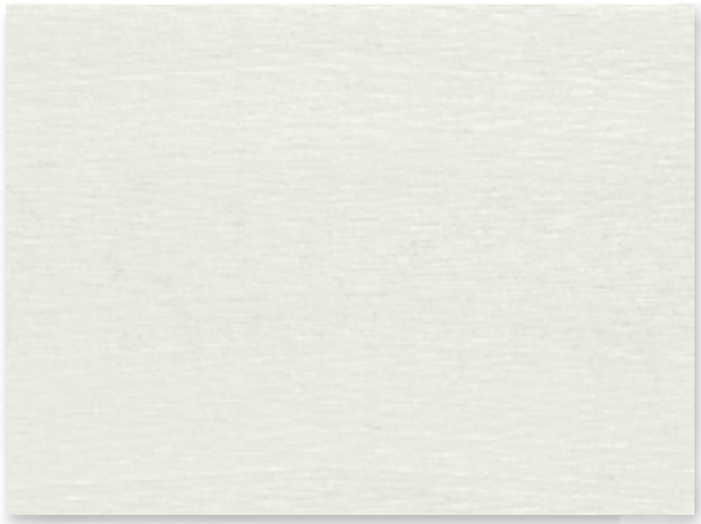
Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it will complement your long-lasting, lower maintenance James Hardie siding – adding punctuation to your design statement.

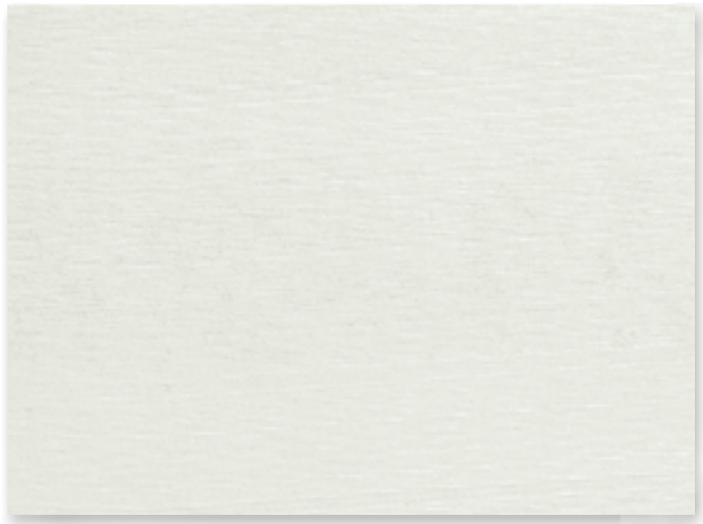


The performance you require
THE DISTINCTIVENESS YOU DESIRE.

4/4 NT3® SMOOTH
Arctic White



5/4 NT3® SMOOTH
Arctic White



4/4 NT3® ROUGHSAWN
Arctic White

NEW

5/4 NT3® ROUGHSAWN
Arctic White

NEW

CROWN MOULDING
Arctic White

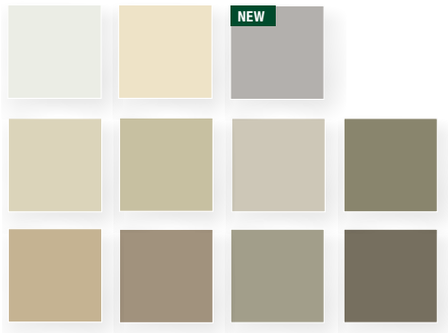
Products are available primed or with ColorPlus Technology. For more details, visit **jameshardie.com**

4/4 NT3® SMOOTH

Arctic White

Thickness	.75 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	312	208	156	104	104

Available Colors



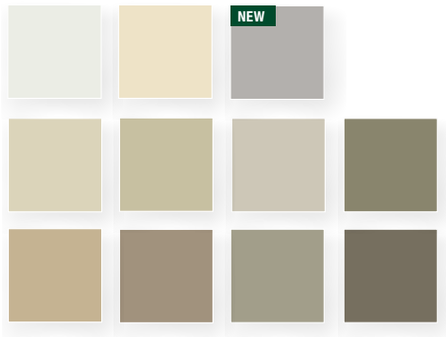
View all HardieTrim Boards

5/4 NT3® SMOOTH

Arctic White

Thickness	1 in.					
Length	12 ft. boards					
Width	3.5 in.	4.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	240	200	160	120	80	80

Available Colors



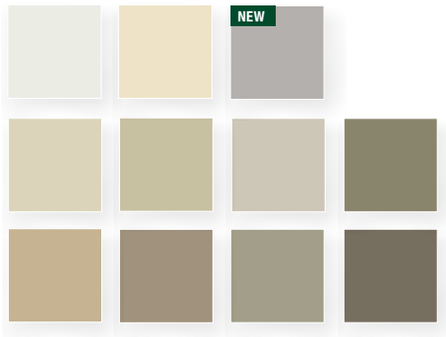
View all HardieTrim Boards

4/4 NT3® ROUGHSAWN

Arctic White

Thickness	.75 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	312	208	156	104	104

Available Colors



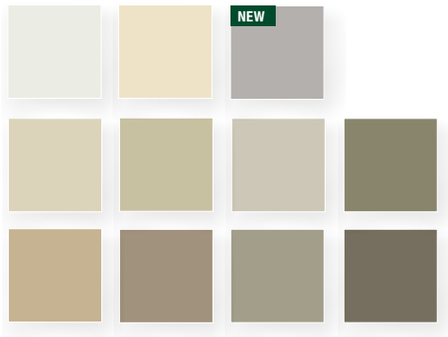
View all HardieTrim Boards

5/4 NT3® ROUGHSAWN

Arctic White

Thickness	1 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	240	160	120	80	80

Available Colors



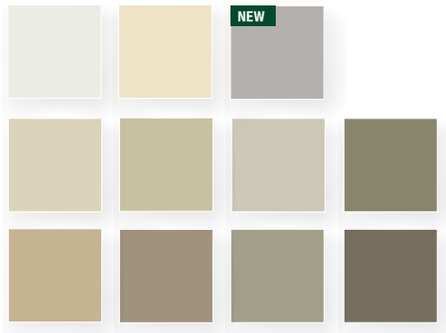
View all HardieTrim Boards

CROWN MOULDING

Arctic White

Thickness	.75 in.	
Length	12 ft. boards	
Width	3.25 in.	5.25 in.
Pcs./Pallet	50	48

Available Colors



View all HardieTrim Boards

RUSTIC GRAIN®

Arctic White

SMOOTH

Arctic White

Products are available primed or with ColorPlus Technology. For more details, visit **jameshardie.com**

RUSTIC GRAIN®

Arctic White

Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pcs./Pallet	437

Available Colors

View all HardieTrim Batten Boards

SMOOTH

Arctic White

Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pcs./Pallet	437

Available Colors

View all HardieTrim Batten Boards

Finishing Touches

ColorPlus Technology Accessories

TOUCH-UP KITS

Specially formulated to match ColorPlus Technology finishes, our Touch-up Kits offer resistance to aging, color change and chalking. Included in the kits, Touch-up Pens conceal nailheads and very small nicks and scratches.

COLOR MATCHED CAULK

OSI® QUAD® MAX sealant offers a durable, lower maintenance sealant solution to color match James Hardie ColorPlus products.

Trim Accessories

FLAT TABS

Reduce nail holes and improve the aesthetic of trim applications around windows, doors and band boards.

CORNER TABS

Use corner tabs to reduce the appearance of nail holes that would detract from the finished look of corner trim installations.

Find useful job-site tips in our industry-leading Best Practices Guide. For the latest installation instructions, visit **hardieinstallation.com**

Color Inspiration

Use deeper body colors for a warm, welcoming feeling. Make homes appear larger with soft contrasts between siding and trim. The right color combinations leave lasting impressions. Our color specialists designed the rich ColorPlus finish collection to help you express what's special about every home you build.

PREV
PREV SECTION

WARM TONES

COOL TONES

COMPLEMENTARY

Color Selection

ARCTIC WHITE

SAIL CLOTH

WOODLAND CREAM

HEATHERED MOSS

MOUNTAIN SAGE

NAVAJO BEIGE

SANDSTONE BEIGE

AUTUMN TAN

KHAKI BROWN

CHESTNUT BROWN

COBBLE STONE

MONTEREY TAUPE

WOODSTOCK BROWN

TIMBER BARK

COUNTRYLANE RED

NEW

PEARL GRAY

NEW

GRAY SLATE

NEW

AGED PEWTER

NEW

NIGHT GRAY

NEW

RICH ESPRESSO

LIGHT MIST

BOOTHBAY BLUE

EVENING BLUE

IRON GRAY

NEW

DEEP OCEAN

Colors may vary due to different monitor settings. Please see actual product sample for true color.

Express the true nature of a home's character with **ColorPlus® Technology**

Explore our color palettes and differentiate your homes with stunning curb appeal. These distinctive tones are drawn from natural environments, complementing your design with the look of America's idyllic neighborhoods.

Colors may vary due to different monitor settings. Please see actual product sample for true color.

Selecting a color? Request a product sample at **jameshardie.com/samples**

1.888.542.7343 | **jameshardie.com**

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Soffits

The features that make Royal® Soffit so awesome—conveniently located below.

- **A range of popular styles that can hang with any Royal siding**
- **Looks vary from traditional but never boring to borderline glamorous**
- **Industry-leading non-prorated Double Lifetime Warranty includes color and hail protection**
- **Available in UV-resistant standard colors and deep, rich Colorscapes® shades**
- Matte finish Triple 3⅓ Soffit .044" gauge available in solid and hidden vent
- Matte finish Beaded Panel .042" gauge available in solid and vented
- Matte finish Triple 4 Soffit .042" and .038" gauges available in solid, fully vented and center vented
- Brush finish Double 5 Soffit .042" and .038" gauges available in solid and fully vented

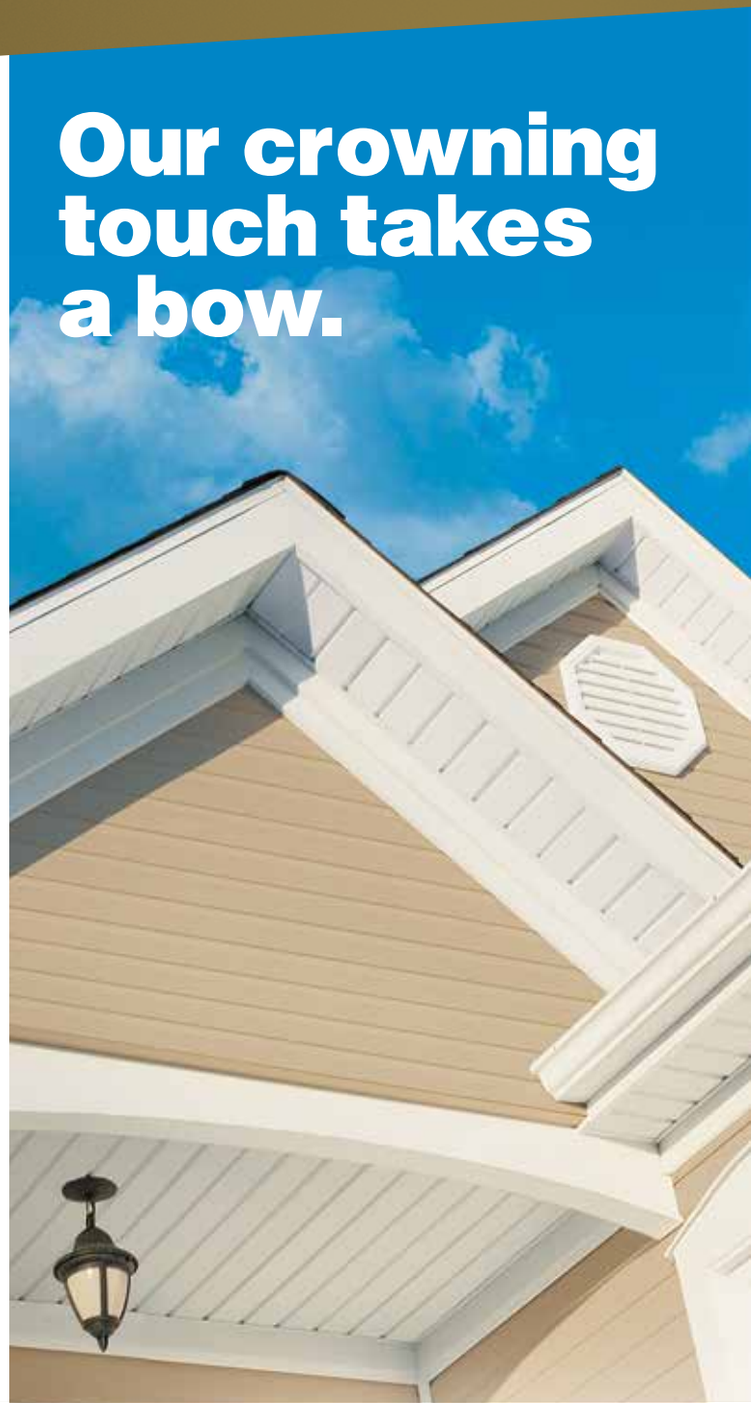
ROYAL® Building Products

Build bold.™

1.855.ROYAL85 royalbuildingproducts.com © 2016 Royal Building Products

ROYAL® Soffit

Our crowning touch takes a bow.



The best soffits when all is said and finished.

Our soffits may look like they're hanging around just taking it easy, but they're always working their fascias off. They protect the hard-to-paint areas of roof rafters by showing mold and mildew the door. They increase ventilation and keep insects out of attics. Plus they never need painting, are virtually maintenance free and their low-gloss wood grain, brush and matte finishes complement any architectural style.

Designer Soffit

TRIPLE 3 1/3
.044"
Matte Finish
Solid and Hidden Vent

BEADED
.042"
Matte Finish
Solid and Vented

Traditional Soffit

TRIPLE 4
.042"
Matte Finish
Solid, Fully Vented,
Center Vented

DOUBLE 5
.042"
Brush Finish
Solid and Fully Vented

Builder Soffit

TRIPLE 4
.038"
Matte Finish
Solid, Fully Vented,
Center Vented

DOUBLE 5
.038"
Brush Finish
Solid and Fully Vented

You'll spend more time selecting a color than you will maintaining it.

COLORSCAPES® DARK COLORS

Charcoal Gray [4] | Bark [4] | Redwood [4] | Natural Cedar [4] | Heritage Blue [4]

Shamrock [4] | Ironstone [4] | Midnight Surf [4] | Cocoa [4] | Wedgewood [4]

Granite [4] | Musket Brown [1,2,4,6]

COLORSCAPES® PREMIUM COLORS

Cypress [1,4] | Pebble Clay [1,3,4,6] | Victorian Gray [4] | Walnut [4] | Sable [4]

STANDARD COLORS

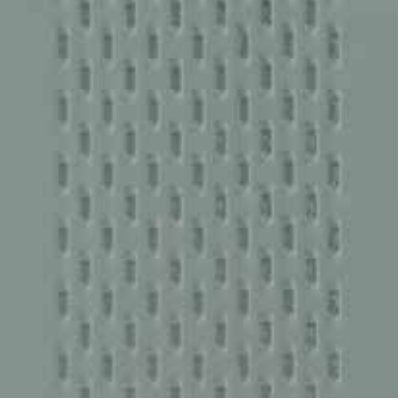
Vintage Cream [1,4] | Sand [1,3,4,6] | Soft Maple [4] | Brownstone [1,4] | White [1,2,3,4,5,6]

Blue Gray [4] | Sterling [3,4] | Heather [1,4] | Wicker [1,3,4,6] | Harvard Slate [1,4]

Linen [1,3,4,6] | Flagstone [4]

[1] Available in Designer Triple 3 1/3" Soffit hidden vent
[2] Available in Designer Triple 3 1/3" Soffit solid vent
[3] Available in Beaded Soffit, solid and vented
[4] Available in Traditional Triple 4" and Double 5" Soffit, solid and fully vented
[5] Available in Traditional Triple 4" Soffit and Builder Triple 4" Soffit, center vented
[6] Available in Builder Triple 4" and Double 5" Soffit, solid and fully vented

Fascia & Gutters



MASTIC HOME EXTERIORS

PERFORMANCE METALS®

SIDING • SOFFIT • FASCIA • TRIM SHEET
TRIM COIL • GUTTER • DOWNSPOUTS AND ACCESSORIES

MASTIC® HOME EXTERIORS by PLY GEM

MASTIC® HOME EXTERIORS by PLY GEM

PERFORMANCE METALS®

AN INDUSTRY LEADER IN QUALITY AND PERFORMANCE.

MASTIC PERFORMANCE METALS® No. 1 Choice IN THE METAL TRIM COIL CATEGORY

Thanks to more than 30 years of extensive testing — and our proprietary Alumalure® 2000 finish — our Performance Metals® remain the premier metal product in the industry. Yesterday, today and tomorrow — Performance Metals boast the same superior quality, features, benefits and performance you've come to expect from Mastic Home Exteriors aluminum products.

QUALITY PERFORMANCE

ALUMALURE® 2000 is an exceptional two-coat finish that holds its color and resists corrosion. It outperforms the competition in the harshest weather conditions.

LIFETIME WARRANTY

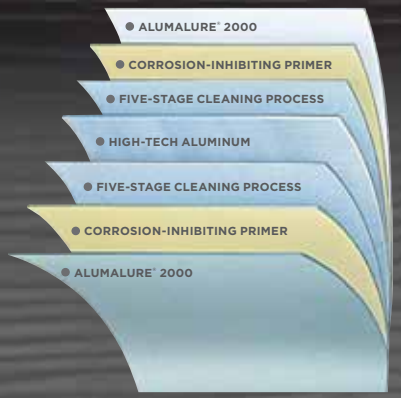
The peace of mind of one comprehensive warranty that covers material and labor with a 100% coverage schedule for the lifetime of the original owner

LOW MAINTENANCE

Won't chip, flake or blister, crack or split when bent and shaped. It cuts clean without burrs and applies flatter with no buckles, ripples, waves or "oil-canning".

COLOR COORDINATION

50+ Standard Colors. Match or coordinate with all Mastic products and most major cladding brands. Inorganic pigments mean colors stay true and last longer.



Test our metal. We do. Rigorously. Relentlessly.

WEATHERING Color retention (resistance to fading) is tested by subjecting Mastic products to real-time weather conditions and accelerated UV testing. This ensures that Mastic products will hold up in the most extreme environmental conditions.

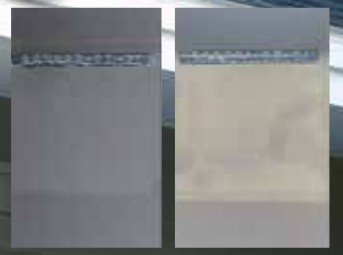
RIGIDITY Panels are designed and engineered to be more rigid so the siding remains straight on the wall.

COLOR READ TEST Using a spherical spectrophotometer, a 10,000 watt xenon flash tube bounces light off a siding panel. This information is then analyzed to determine if the color falls within accepted ranges for color consistency and match.

VERTICAL HEIGHT IMPACT TEST Measures the product's durability and ability to resist impact forces — the result of proper thickness, formulation and impact modifiers.

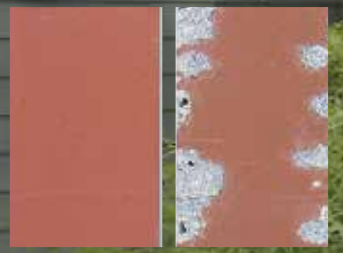
GLOSS TEST A digital readout microgloss meter is used to scan siding to determine if its gloss falls within a target range. Gloss is important to the aesthetic appeal of the siding.

SUN EXPOSURE TEST



ALUMALURE® 2000 | Competitor's Polyester

ACCELERATED CORROSION TEST



ALUMALURE® 2000 | Single-coat polyester over metal from a scrap-based mini-mill

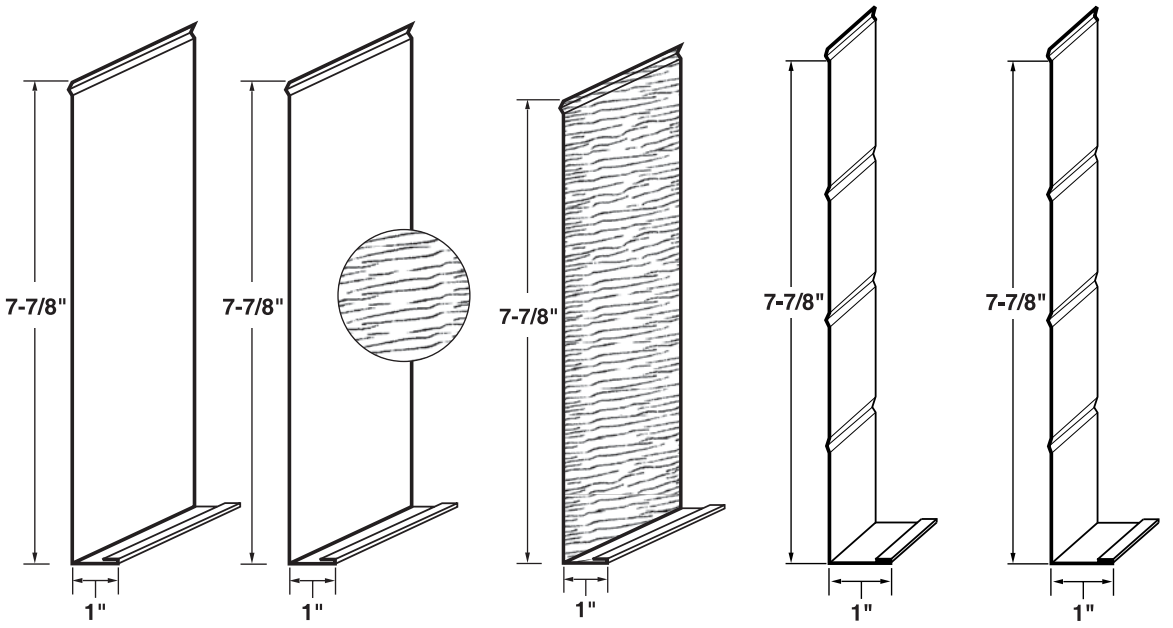
Envoy Double 4" in Custom Color

MASTIC HOME EXTERIORS

PERFORMANCE METALS®

ENVOY® + ENDURANCE® FASCIA

ENVOY FASCIA • SMOOTH • WOODGRAIN • RIBBED • PVC COATED **ENDURANCE FASCIA** • RIBBED



ENVOY SMOOTH FASCIA TRIM
4", 6", 8", 10"
.024 NOMINAL

ENVOY PVC COATED FASCIA TRIM
6", 8"
.024 NOMINAL
(NOT ALUMALURE® 2000)

ENVOY WOODGRAIN EMBOSSED FASCIA TRIM
4", 6", 8", 10"
.024 NOMINAL

ENVOY RIBBED FASCIA TRIM
4", 6", 8", 10"
.024 NOMINAL

ENDURANCE RIBBED FASCIA TRIM
4", 6", 8", 10"
.019 NOMINAL

AVAILABLE IN 29 COLORS
See Product Spec Guide for complete details.

ALUMALURE® 2000
This revolutionary finish holds its color and resists the toughest corrosive elements — even UV radiation and polluted air. Applied in a two-coat process, Alumalure® 2000 is a combination of corrosion-inhibiting primer and an ultra-tough, low-mar topcoat.

STRIATED PVC FINISH
This richly textured finish mimics the look of freshly painted wood. Thicker and more durable than most PVC finishes, it is composed of surface-conditioned high-quality aluminum covered by an all-weather super-flexible primer topped by a thick film of textured PVC topcoat. This premium construction provides exceptional scratch-resistance, durability, and long-term performance.

V.I.P. LIMITED LIFETIME WARRANTY
Premium guarantee of lasting quality and peace of mind — backed by Mastic, a trusted industry leader for 50+ years (see warranty for complete details).

MASTIC HOME EXTERIORS

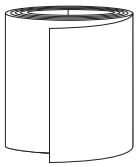
PERFORMANCE METALS®

TRIM SHEET

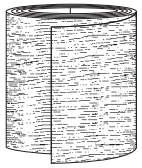
ULTRA TS® • ALUMALURE® 2000 **TS24** • SMOOTH • ALUMALURE® 2000 **TS24T** • STRIATED • PVC COATED

NOMINAL .024 THICKNESS

ULTRA TS® TRIM SHEET



ALUMALURE® 2000 SMOOTH FINISH
24" TRIM SHEET



PVC COATED STRIATED FINISH
24" TRIM SHEET

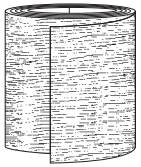
BENDS EASILY — WITHOUT RISK OF CRACKING

PREMIUM LOW-MAR TOPCOAT RESISTS CRACKING, CHALKING AND FADING

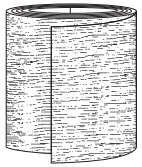
LONG RUNS OF MATERIAL — WITH NO RIPPLES, WAVES OR "OIL-CANNING"

NOMINAL .019 THICKNESS

TRIM SHEET

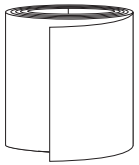


PVC COATED STRIATED FINISH
24" TRIM SHEET



PVC COATED TEXTURE FINISH
24" TRIM SHEET

ALUMALURE® 2000 SMOOTH FINISH
24" TRIM SHEET

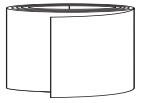


ALUMALURE® 2000 SMOOTH FINISH
24" TRIM SHEET
150' LONG

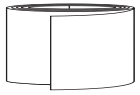
ALUMALURE® 2000 SMOOTH FINISH
20" TRIM SHEET

ALUMALURE® 2000 SMOOTH FINISH
18" TRIM SHEET

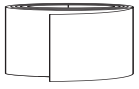
ALUMALURE® 2000 SMOOTH FINISH
16" TRIM SHEET



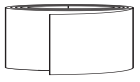
ALUMALURE® 2000 SMOOTH FINISH
14" TRIM SHEET



ALUMALURE® 2000 SMOOTH FINISH
12" TRIM SHEET



ALUMALURE® 2000 SMOOTH FINISH
10" TRIM SHEET



ALUMALURE® 2000 SMOOTH FINISH
8" TRIM SHEET

CORROSION-INHIBITING PRIMER — COMBINED WITH LOW-MAR TOPCOAT
Stands up to extreme weather — resists fading, chalking, corrosion and UV damage.

SUPERIOR ELONGATION AND YIELD STRENGTH
Easily shaped and formed on the job site.

THE HIGHEST-QUALITY ALUMINUM TRIM SHEET AVAILABLE FOR RESIDENTIAL CONSTRUCTION

PERFORMANCE METALS ALUMINUM TRIM SHEET
Faster, easier cutting = faster, easier installation.

OFFERED IN AN EXTENSIVE ARRAY OF COLORS, THIS SUPER-PREMIUM TRIM SHEET DELIVERS OUTSTANDING JOB-SITE PERFORMANCE — AND SMOOTH, BUCKLE-FREE APPLICATION
- 50+ Standard colors
- Coordinating colors available for popular windows and competitor siding

ALUMALURE® 2000

ALUMALURE® 2000
This revolutionary finish holds its color and resists the toughest corrosive elements — even UV radiation and polluted air. Applied in a two-coat process, Alumalure® 2000 is a combination of corrosion-inhibiting primer and an ultra-tough, low-mar topcoat.

STRIATED PVC FINISH

STRIATED PVC FINISH
This richly textured finish mimics the look of freshly painted wood. Thicker and more durable than most PVC finishes, it is composed of surface-conditioned high-quality aluminum covered by an all-weather super-flexible primer topped by a thick film of textured PVC topcoat. This premium construction provides exceptional scratch-resistance, durability, and long-term performance.

V.I.P. LIMITED LIFETIME WARRANTY
Premium guarantee of lasting quality and peace of mind — backed by Mastic, a trusted industry leader for 50+ years (see warranty for complete details).

Also available in a variety of colors to match competitors' vinyl siding. See Product Spec Guide for details.

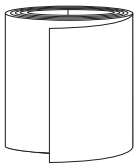
MASTIC HOME EXTERIORS

PERFORMANCE METALS®
TRIM COIL

STANDARD • S24 • S24T **ECONOMY** • EC24 • EC24T

NOMINAL .019 THICKNESS

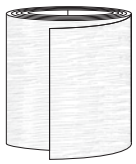
STANDARD TRIM COIL



S24
ALUMALURE® 2000
SMOOTH FINISH
24" TRIM COIL

S14
ALUMALURE® 2000
SMOOTH FINISH
14" TRIM COIL

S24T
PVC COATED
STRIATED FINISH
24" TRIM COIL

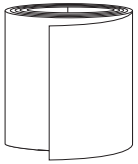


S24LM
LOW-MAR POLYMER
TEXTURE FINISH
24" TRIM COIL

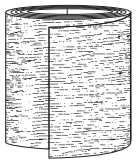
Also available in a variety of colors to match competitors' vinyl siding.

NOMINAL .018 THICKNESS

ECONOMY TRIM COIL



EC24
POLYMER COATED
SMOOTH FINISH
24" TRIM COIL



EC24T
PVC COATED
STRIATED FINISH
24" TRIM COIL

AVAILABLE IN 47 COLORS
See Product Spec Guide for complete details.

ALUMALURE 2000

ALUMALURE® 2000 (STANDARD TRIM COIL)
This revolutionary finish holds its color and resists the toughest corrosive elements — even UV radiation and polluted air. Applied in a two-coat process, Alumalure® 2000 is a combination of corrosion-inhibiting primer and an ultra-tough, low-mar topcoat.

STRIATED PVC FINISH

STRIATED PVC FINISH
This richly textured finish mimics the look of freshly painted wood. Thicker and more durable than most PVC finishes, it is composed of surface-conditioned high-quality aluminum covered by an all-weather super-flexible primer topped by a thick film of textured PVC topcoat. This premium construction provides exceptional scratch-resistance, durability, and long-term performance.

MASTIC HOME EXTERIORS

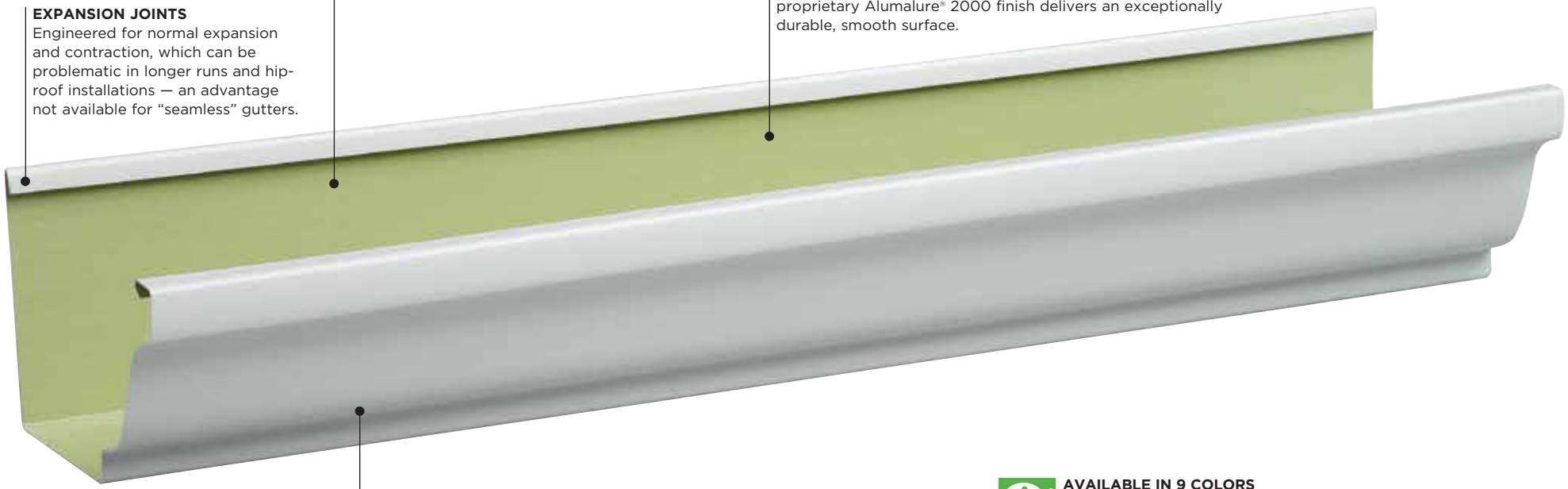
PERFORMANCE METALS®

SECTIONAL 6" GUTTER

EXPANSION JOINTS
Engineered for normal expansion and contraction, which can be problematic in longer runs and hip-roof installations — an advantage not available for "seamless" gutters.

STRONGEST SYSTEM AVAILABLE FOR RESIDENTIAL CONSTRUCTION
Protects homes by supporting up to 50 pounds per lineal foot to handle more heavy rain, snow and other extreme weather than any other gutter.

PERFORMANCE METALS: THE HIGHEST-QUALITY ALUMINUM — MEETS OR EXCEEDS Q801 STANDARDS
Exclusive to Mastic Home Exteriors, our high-tech aluminum alloy is stronger and more rigid than the competition's best metal — plus, a double-coating of our proprietary Alumalure® 2000 finish delivers an exceptionally durable, smooth surface.



ENVOY SECTIONAL 6" OG GUTTER
21′ — 0G21A6
37′ — 0G37A6

HANGERS ENGINEERED TO SUPPORT MORE WEIGHT THAN ORDINARY SPIKES
Keeps the gutter system firmly in position so water won't leak into the home, providing optimum performance over time.

FREE-FLOATING HANGERS
Uniquely designed to allow gutters to slide as they expand and contract, eliminating stress on nails.

AVAILABLE IN 9 COLORS
See Product Spec Guide for complete details.

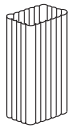
ALUMALURE® 2000
This revolutionary finish holds its color and resists the toughest corrosive elements — even UV radiation and polluted air. Applied in a two-coat process, Alumalure® 2000 is a combination of corrosion-inhibiting primer and an ultra-tough, low-mar topcoat.

V.I.P. LIMITED LIFETIME WARRANTY
Premium guarantee of lasting quality and peace of mind — backed by Mastic, a trusted industry leader for 50+ years (see warranty for complete details).

MASTIC HOME EXTERIORS

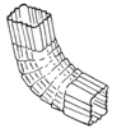
PERFORMANCE METALS®

GUTTER DOWNSPOUTS + ACCESSORIES FOR ENVOY® SECTIONAL 6" GUTTER

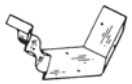


3" X 4" RECTANGULAR CORRUGATED DOWNSPOUT
RT34

3" X 4" STYLE "A" RECTANGULAR ELBOW
RTA74



3" X 4" STYLE "B" RECTANGULAR ELBOW
RTB74

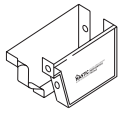


6" INSIDE MITER
ISM6

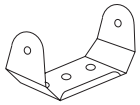
6" OUTSIDE MITER
OSM6

6" INSIDE BAY MITER
ISBAY6
COLOR: PAINTABLE WHITE

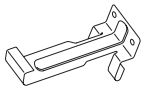
6" OUTSIDE BAY MITER
OSBAY6
COLOR: PAINTABLE WHITE



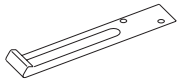
6" END CAPS
0G1565



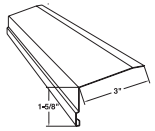
DOWNSPOUT CLIP
(FOR 3" X 4" DOWNSPOUT)
RTA3



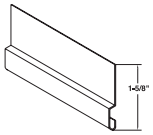
COMBINATION HANGER
0G1061
COLOR: MILL



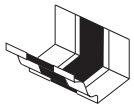
STRAP HANGER
0G1161
COLOR: MILL



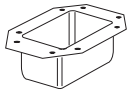
ROOF APRON, RECTANGULAR
RT312



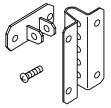
FASCIA APRON, RECTANGULAR
RT412



NEOPRENE EXPANSION JOINT
0G256
COLOR: MILL



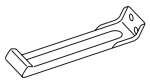
3" X 4" RECTANGULAR EAVE TUBE
RT24F
COLOR: MILL



DOWNSPOUT ANCHOR CLIP WITH SCREW
RT235
COLOR: MILL

1/8" BLIND POP RIVETS
GR1W
COLOR: WHITE

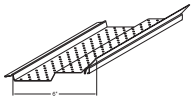
1/8" BLIND POP RIVETS
GR1



BAR HANGER
0G12R61
COLOR: MILL

ROOF HANGER
0G1361
COLOR: MILL

6" LEAF RELIEF® GUTTER PROTECTION SYSTEM
(RETRO-FIT)
TP6300
COLOR: NONE



6" LEAF RELIEF® GUTTER PROTECTION SYSTEM
(RETRO-FIT)
TP63ZIP
COLOR: NONE
FOR USE OVER 0G1061, 0G12R61, ZIP HANGERS

GUTTERSEAL
GS50Z
COLOR: MILL
GSW50Z
COLOR: WHITE

MASTIC HOME EXTERIORS

PERFORMANCE METALS®

SECTIONAL 5″ GUTTER

EXPANSION JOINTS
Engineered for normal expansion and contraction, which can be problematic in longer runs and hip-roof installations — an advantage not available for “seamless” gutters.

PERFORMANCE METALS: THE HIGHEST-QUALITY ALUMINUM — MEETS OR EXCEEDS Q801 STANDARDS
Exclusive to Mastic Home Exteriors, our high-tech aluminum alloy is stronger and more rigid than the competition’s best metal — plus, a double-coating of our proprietary Alumalure® 2000 finish delivers an exceptionally durable, smooth surface.

ENVOY SECTIONAL 5″ OG GUTTER
16′ — 0G16A
21′ — 0G21A
26′ — 0G26
33′ — 0G33A
37′ — 0G37A

HANGERS ENGINEERED TO SUPPORT MORE WEIGHT THAN ORDINARY SPIKES
Keeps the gutter system firmly in position so water won’t leak into the home, providing optimum performance over time.

FREE-FLOATING HANGERS
Uniquely designed to allow gutters to slide as they expand and contract, eliminating stress on nails.

AVAILABLE IN 9 COLORS
See Product Spec Guide for complete details.

ALUMALURE® 2000
This revolutionary finish holds its color and resists the toughest corrosive elements — even UV radiation and polluted air. Applied in a two-coat process, Alumalure® 2000 is a combination of corrosion-inhibiting primer and an ultra-tough, low-mar topcoat.

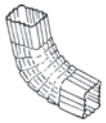
LIMITED LIFETIME WARRANTY
Premium guarantee of lasting quality and peace of mind — backed by Mastic, a trusted industry leader for 50+ years (see warranty for complete details).

MASTIC HOME EXTERIORS

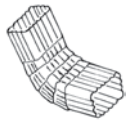
PERFORMANCE METALS®

GUTTER DOWNSPOUTS + ACCESSORIES FOR ENVOY® SECTIONAL 5" GUTTER

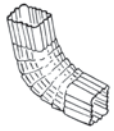
2" X 3" STYLE "A" RECTANGULAR ELBOW
45˚ — RTA4
60˚ — RTA6
COLOR: WHITE
75˚ — RTA7



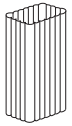
2" X 3" STYLE "B" RECTANGULAR ELBOW
60˚ — RTB6
COLOR: WHITE
75˚ — RTB7



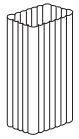
3" X 4" STYLE "A" RECTANGULAR ELBOW
75˚ — RTA74



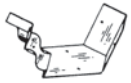
3" X 4" STYLE "B" RECTANGULAR ELBOW
75˚ — RTB74



2" X 3" RECTANGULAR CORRUGATED DOWNSPOUT
RT2

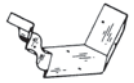


3" X 4" RECTANGULAR CORRUGATED DOWNSPOUT
RT34



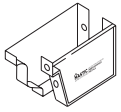
5" INSIDE MITER
ISM5

5" OUTSIDE MITER
OSM5

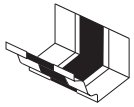


5" INSIDE BAY MITER
ISBAY5
COLOR: PAINTABLE WHITE

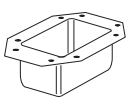
5" OUTSIDE BAY MITER
OSBAY5
COLOR: PAINTABLE WHITE



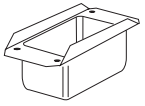
END CAPS
0G155



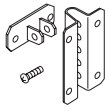
5" NEOPRENE EXPANSION JOINT
0G25
COLOR: MILL



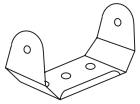
2" X 3" RECTANGULAR EAVE TUBE
R0T2X3
COLOR: MILL



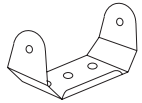
3" X 4" RECTANGULAR EAVE TUBE
RT241
COLOR: MILL



DOWNSPOUT ANCHOR CLIP WITH SCREW
RT235
COLOR: MILL



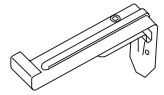
DOWNSPOUT CLIP
(FOR 2" X 3" DOWNSPOUT)
RTA2
COLORS: WHITE, ALMOND, DESERT SAND, EVERGREEN, MUSKET BROWN, PEBBLESTONE CLAY, SANDTONE, TERRA BRONZE, VICTORIAN GREY



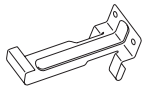
DOWNSPOUT CLIP
(FOR 3" X 4" DOWNSPOUT)
RTA3
COLORS: WHITE, ALMOND, DESERT SAND, EVERGREEN, MUSKET BROWN, PEBBLESTONE CLAY, SANDTONE, TERRA BRONZE, VICTORIAN GREY

COMBINATION STRAP HANGER
0G141
COLOR: MILL

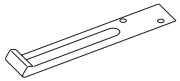
SNAP-IN HANGER
0G13LR5
COLOR: MILL
USES: LEAF RELIEF TP5300, ROOF APRON, FASCIA APRON



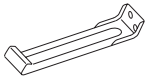
SNUG-FIT HANGER
0G91
COLOR: MILL



COMBINATION HANGER
0G101



STRAP HANGER
0G111
COLOR: MILL



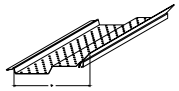
BAR HANGER
0G12R1
COLOR: MILL

ROOF HANGER
0G131
COLOR: MILL

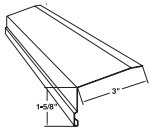
1/8" BLIND POP RIVETS
GR1W
COLOR: WHITE

1/8" BLIND POP RIVETS
GR1

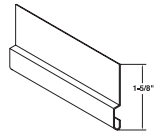
5" LEAF RELIEF® GUTTER PROTECTION SYSTEM
(RETRO-FIT)
TP5300
COLOR: NONE



5" LEAF RELIEF® GUTTER PROTECTION SYSTEM
(RETRO-FIT FOR ZIP HANGERS)
TP53ZIP
COLOR: NONE



ROOF APRON, RECTANGULAR
RT312
COLORS: WHITE, ALMOND, DESERT SAND, EVERGREEN, MUSKET BROWN, PEBBLESTONE CLAY, SANDTONE, TERRA BRONZE, VICTORIAN GREY



FASCIA APRON, RECTANGULAR
RT412
COLORS: WHITE, ALMOND, DESERT SAND, EVERGREEN, MUSKET BROWN, PEBBLESTONE CLAY, SANDTONE, TERRA BRONZE, VICTORIAN GREY

GUTTERSEAL
GS50Z
COLOR: MILL
GSW50Z
COLOR: WHITE

MASTIC HOME EXTERIORS

PERFORMANCE METALS®

GUTTER + DOWNSPOUT COIL

.032 GUTTER COIL

5" GUTTER COIL
ONE-SIDE FINISH COAT
16" CENTER ID

11-3/4" WIDE — GC1175032
11-7/8" WIDE — GC1187532
13" WIDE — GC1300032
DISTRIBUTOR MINIMUM: ONE SKID OF THREE COILS (ANY COLOR COMBINATION)

SHORT ROLLS
11-3/4" WIDE — SR1175032
11-7/8" WIDE — SR11875032
13" WIDE — SR1300032
MINIMUM: 1 COIL

6" GUTTER COIL
ONE-SIDE FINISH COAT
16" CENTER ID

15" WIDE — GC1500032
DISTRIBUTOR MINIMUM: TWO COILS/SKID (ANY COLOR COMBINATION)

SHORT ROLLS
15" WIDE — SR1500032
MINIMUM: 1 COIL

.019 DOWNSPOUT COIL

2" X 3"
DOWNSPOUT COIL
16" CENTER ID

10-1/2" WIDE — DC10500
10-1/2" WIDE — DC105500
DISTRIBUTOR MINIMUM: TWO COILS/SKID (ANY COLOR COMBINATION)

3" X 4"
DOWNSPOUT COIL
16" CENTER ID

13-3/4" WIDE — DC13750
13-3/4" WIDE — DC1375500
DISTRIBUTOR MINIMUM: TWO COILS/SKID (ANY COLOR COMBINATION)

.027 GUTTER COIL

5" GUTTER COIL
ONE-SIDE FINISH COAT
16" CENTER ID

11-3/4" WIDE — GC11750
11-7/8" WIDE — GC11875
DISTRIBUTOR MINIMUM: ONE SKID OF THREE COILS (ANY COLOR COMBINATION)

SHORT ROLLS
11-3/4" WIDE — SRGC11750
11-7/8" WIDE — SRGC11875
MINIMUM: 1 COIL

6" GUTTER COIL
ONE-SIDE FINISH COAT
16" CENTER ID

15" WIDE — GC15000
DISTRIBUTOR MINIMUM: ONE SKID OF THREE COILS (ANY COLOR COMBINATION)

SHORT ROLLS
15" WIDE — SRGC15000
MINIMUM: 1 COIL

ALUMALURE® 2000
This revolutionary finish holds its color and resists the toughest corrosive elements — even UV radiation and polluted air. Applied in a two-coat process, Alumalure® 2000 is a combination of rust-inhibiting primer and an ultra-tough, low-mar topcoat.

THE ISP™ DIFFERENCE — INTEGRATED STANDARDS OF PERFORMANCE
ISP™ is our comprehensive product development, testing, certification and quality control program. This stringent set of standards and conformance specs ensures products meet or exceed industry standards and/or code approvals. In addition, we go the extra mile with a battery of internal tests designed to predict and scrutinize performance attributes such as tensile strength, rigidity, wind resistance, color fidelity and weatherability.

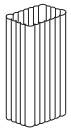
AVAILABLE IN 24 COLORS,
11 EXTENDED LEAD TIME COLORS
See Product Spec Guide for complete details.

20-YEAR WARRANTY

MASTIC HOME EXTERIORS

PERFORMANCE METALS®

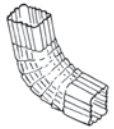
GUTTER + DOWNSPOUT COIL ACCESSORIES



2" X 3" DOWNSPOUT
DS2X3
MINIMUM: ONE CARTON

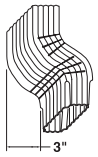
2" X 3" ELBOW STYLE "A"
E2X3A

2" X 3" ELBOW, 30° STYLE "A"
E2X3A30
COLOR: PAINTABLE WHITE

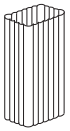


2" X 3" ELBOW STYLE "B"
E2X3B

2" X 3" DOWNSPOUT WITH 1-1/2" OFFSET
LEDGE152X3
COLOR: PAINTABLE WHITE

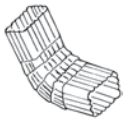


2" X 3" DOWNSPOUT WITH 3" OFFSET
LEDGE302X3
COLOR: PAINTABLE WHITE

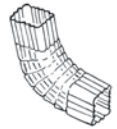


3" X 4" DOWNSPOUT
DS3X4
MINIMUM: ONE CARTON

3" X 4" ELBOW STYLE "A"
E3X4A



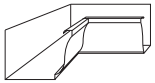
3" X 4" ELBOW, 30° STYLE "A"
E3X4A30
COLOR: PAINTABLE WHITE



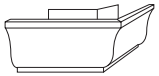
3" X 4" ELBOW STYLE "B"
E3X4B

5" INSIDE STRIP MITER
ISM5

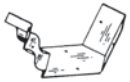
5" OUTSIDE STRIP MITER
0SM5



5" INSIDE BOX MITER
IBM5



5" OUTSIDE BOX MITER
0BM5



5" INSIDE BAY MITER
ISBAY5

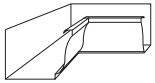
5" OUTSIDE BAY MITER
0SBAY5

5" LEFT END CAPS
EC5L

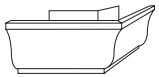
5" RIGHT END CAPS
EC5R

6" INSIDE STRIP MITER
ISM6

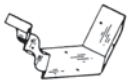
6" OUTSIDE STRIP MITER
0SM6



6" INSIDE BOX MITER
IBM6



6" OUTSIDE BOX MITER
0BM6

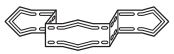


6" INSIDE BAY MITER
ISBAY6

6" OUTSIDE BAY MITER
0SBAY6

6" LEFT END CAPS
EC6L

6" RIGHT END CAPS
EC6R

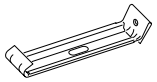


DOWNSPOUT PIP BAND — UNIVERSAL
(FITS 2" X 3" OR 3" X 4" DOWNSPOUT)
DPB

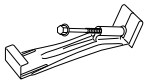
POP RIVETS
GR1

7" SPIKE — SP7
8" SPIKE — SP8

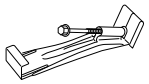
5" FERRULE — FE5
6" FERRULE — FE6
COLOR: MILL



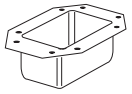
ALUMINUM 5" HIDDEN HANGER
AM5HID
COLOR: MILL



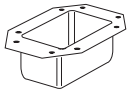
ALUMINUM 5" ZIP HANGER
AM5ZIP500
COLOR: MILL



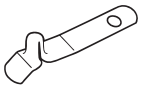
ALUMINUM 6" ZIP HANGER
AM6ZIP
COLOR: MILL



OVAL OUTLET TUBES
2" X 3" — 0T2X3
3" X 4" — 0T3X4
COLOR: MILL



RECTANGULAR OUTLET TUBES
2" X 3" — R0T2X3
3" X 4" — R0T3X4
COLOR: MILL



QUICK RELEASE QRC
(ATTACHES EXTENSIONS TO ELBOW)
37211

TOUCH-UP PAINT
12 AEROSOL CANS — GCTU
1 AEROSOL CAN — GCTU1

AVAILABLE IN UP TO 29 COLORS, WITH 21 EXTENDED LEAD TIME COLORS
See Product Spec Guide for complete details.

ALUMALURE® 2000
This revolutionary finish holds its color and resists the toughest corrosive elements — even UV radiation and polluted air. Applied in a two-coat process, Alumalure® 2000 is a combination of corrosion-inhibiting primer and an ultra-tough, low-mar topcoat.

20-YEAR WARRANTY

THE EXTERIOR SOLUTION FOR Color.

57 colors that are classic, unique and distinctive. Deep, dark colors. Boardwalk colors and everything in between. The possibilities are endless. The beauty is timeless.

All colors are solid. See Product Spec Guide for available colors by product.

ENGLISH WEDGEWOOD
WOODLAND GREEN
QUIET WILLOW
DEEP GRANITE
RUGGED CANYON
AMERICAN WALNUT
HARBOR GREY
AUTUMN HARVEST
SCOTTISH THISTLE
SAGE
PEBBLESTONE CLAY
NATURAL CEDAR
JEFFERSON TAN
EVEREST
AUTUMN GOLD
CAPE COD GREY
VICTORIAN GREY
WICKER
TUSCAN OLIVE
ALMOND
CORN SILK
ASPEN GREY
DESERT SAND
SANDTONE
SILVER GREY
CLASSIC CREAM
LINEN
CAMEO
COLONIAL YELLOW
WHITE
WINDOW WHITE
WINDOW ALMOND
WINDOW BROWN

A HEALTHY RESPECT FOR THE PLANET — AND OUR CUSTOMERS.

Mastic Home Exteriors by Ply Gem can help you meet your sustainable building goals and earn points in leading green building certification programs. Our products offer features that positively contribute to sustainable practices, improved energy efficiency or lifecycle benefits of homes. All are important aspects of sustainable building and reflect Mastic's contribution to the Ply Gem Enviro initiative.

For more information on how Mastic products can help you meet your sustainable building goals, refer to the Mastic *Building to Make a Difference* white paper available at mastic.com.

SUSTAINABLE RESOURCES:

- Mastic vinyl siding is manufactured from two abundant natural resources: salt (57%) and natural gas (43%).[1]
- During the manufacturing process of our vinyl siding, all unused material is reclaimed and reused, creating one of the most efficiently-produced exterior claddings available today.
- The Structure® Home Insulation System™ has been third-party verified and Green Circle certified to contribute towards achieving LEED® and NAHB credits, utilizing post-consumer and post-industrial recycled material.
- When installed and used properly, Mastic products never require paint or stain, which reduces VOCs released into the atmosphere.
- Mastic Performance Metals® have been third-party verified and Green Circle certified to contain a minimum of 67% recycled content.
- Ply Gem facilities reuse and recycle pallets and packaging material, reducing raw material needs and landfill use.

ENERGY EFFICIENCY:

- Vinyl siding requires less energy to manufacture per square foot than brick and mortar.[2]
- Mastic vinyl siding is lighter weight per square than other cladding options, so it requires less fuel to transport. Less fuel used means less pollution.
- When correctly installed, the Structure® Home Insulation System™ can reduce thermal bridging and help meet the requirements of an ENERGY STAR® Qualified new home. The Structure® Home Insulation System™ in a Double 6" profile has an R-value[3] of R-3.0 using the testing method ASTM C1363, as specified by the Federal Trade Commission.
- Mastic Performance Metals® V-Groove soffit and roof and eave vents support proper attic ventilation efforts, which moderates attic temperatures and improves a home's energy efficiency. Mastic V-Groove metal soffit provides the most net free ventilation per linear foot of any aluminum soffit system.

LIFECYCLE BENEFITS OF HOMES:

- Mastic vinyl siding is durable and requires no site finish. Our Performance Metals® stand up to weather with virtually no maintenance. Our Designer Accents use thicker construction and a baked lacquer finish to ensure that they hold up season after season.
- When installed properly and under normal use, our products should never require painting or staining. They won't crack, peel, blister, or rot.
- All of our Performance Metals® aluminum accessories are easily recyclable. In fact, at the end of its lifecycle in building applications, 100% of the aluminum can be recycled.

[1] *"A Dozen Things You Might Not Know That Make Vinyl Siding Green,"* page 9, Tad Radzinski, P.E., LEED AP, and VSI. October 10, 2009. <http://www.vinylsiding.org/greenpaper/>

[2] Ibid, page 10

[3] R means resistance to heat flow. The higher the R-value, the greater the insulating power.

Home Innovation NGBS GREEN CERTIFIED™ ENERGY EFFICIENCY

This product has been certified by Home Innovation Research Labs. This means you can be assured that this product complies with specific green practice criteria in the National Green Building Standard (NGBS). Visit www.**HomeInnovation.com/GreenProducts for more details.**

Looking for Mastic products with features that can contribute to overall energy savings, lower maintenance and reduced environmental impact? These logos identify products recognized by third parties as supporting green building practices.

Member NAHB National Association of Home Builders

Mastic supports green building and it shows. We are active members of both the USGBC and NAHB — two key organizations that are working to define sustainable building practices.

MASTIC HOME EXTERIORS.
THIS IS THE EXTERIOR SOLUTION.®

SIDING | PERFORMANCE METALS | RAIN REMOVAL | DESIGNER ACCENTS | DOOR SURROUNDS | SOFFIT + FASCIA | SHUTTERS

MASTIC® HOME EXTERIORS by PLY GEM

mastic.com • 800 962 6973

PLY GEM SIDING GROUP
2600 GRAND BLVD. SUITE 900
KANSAS CITY, MO 64108

FSC www.fsc.org MIX Paper from responsible sources FSC® C017621

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7601099991105/BT/CG/0415

MADE IN USA | HOMES for our TROOPS | VINYL SIDING INSTITUTE VSI MEMBER | HIRI | U.S. GREEN BUILDING COUNCIL MEMBER | Member NAHB

The DesignedExterior™ SIDING WINDOWS DOORS STONE TRIM ROOFING FENCE RAILING

PLY GEM

Polyurethane Brackets & Corbels (Fypon)

Polyurethane
Millwork & Trim

IMPRINT AREA

FYPON
It's How You Finish.™

Polyurethane
Millwork & Trim

Smart, Stylish Solutions from Peak to Plinth

For high-quality, low-maintenance polyurethane millwork and trim, Fypon has you covered from peak to plinth:

- Window & Door Trim
- Mouldings
- E-Vent™ Systems
- Decorative Millwork
- Louvers & Gable Vents
- Balustrade Systems
- Porch Posts, Columns & Post Wrap

Performance Benefits of Fypon® Polyurethane Products

- Fypon polyurethane resists rotting, warping, cracking and peeling.
- Fypon polyurethane also requires less finishing effort than wood and other alternatives.* The pre-primed surface is ready to stain or paint – no sanding or additional priming needed.
- Polyurethane is lightweight, making the product easier to handle and install.

LIFETIME LIMITED WARRANTY FOR HOMEOWNERS

Fypon warrants all of our products to be free from defects in material and workmanship. For complete homeowner lifetime limited warranty details, exclusions and limitations, please see your purchase location or visit www.fypon.com

IMPRINT AREA

FYPON®
It's How You Finish.™

*Fypon "Exterior Door Trim Kit Installation Comparison Study" was commissioned by Fypon in 2009 and conducted by Market Resource Associates, an independent market research company.

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Porch Columns

PermaLite® Columns

- Weather Proof
- Insect Proof
- Load Bearing
- Low Maintenance
- Lightweight
- Ready to Prime and Paint
- Limited Lifetime Warranty

HB&G PermaLite® columns are cost effective, load bearing, versatile, and require very little maintenance. The PermaLite® columns are available in round and square. PermaLite® columns deliver all of the beauty at 1/3 of the weight.

PermaLite® Round No-Taper

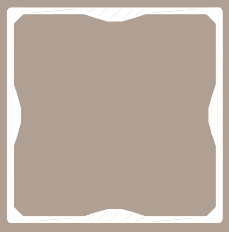
PermaLite® Square Plain

PermaLite® Square Recessed (with panel kit)

PermaLite® Square Recessed (with panel divider kit)

PermaLite® Square Recessed (with 2-panel divider kits)

Top View Cut-Away



PermaLite® Plain

PermaLite® Recessed

PermaLite® Round

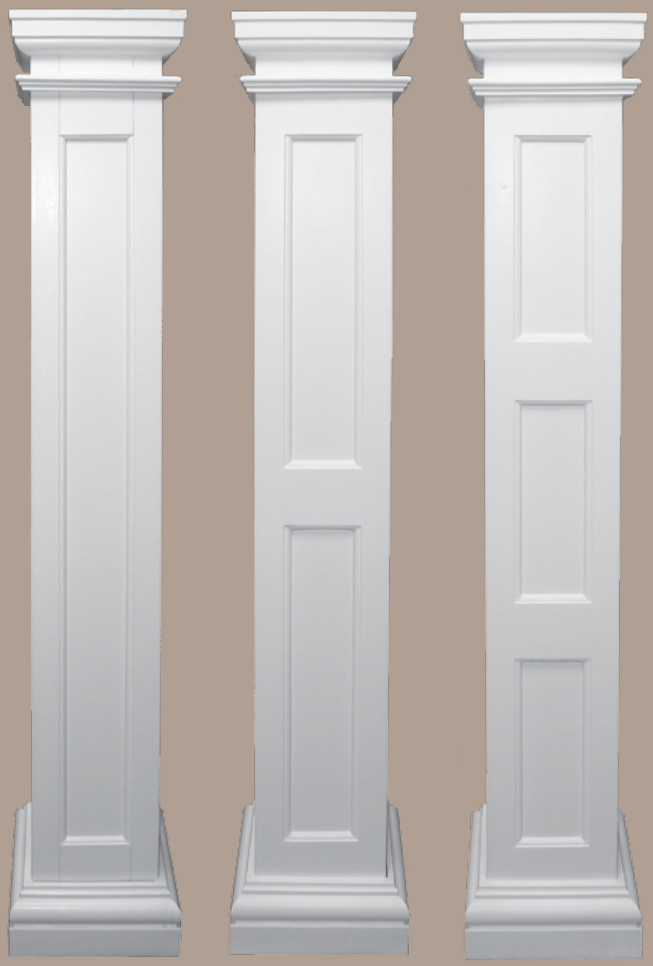
Square Tuscan Cap

Round Tuscan Cap

Square Tuscan Base

Round Tuscan Base

For Tuscan Cap and Base dimensions refer to pages 26 and 27.



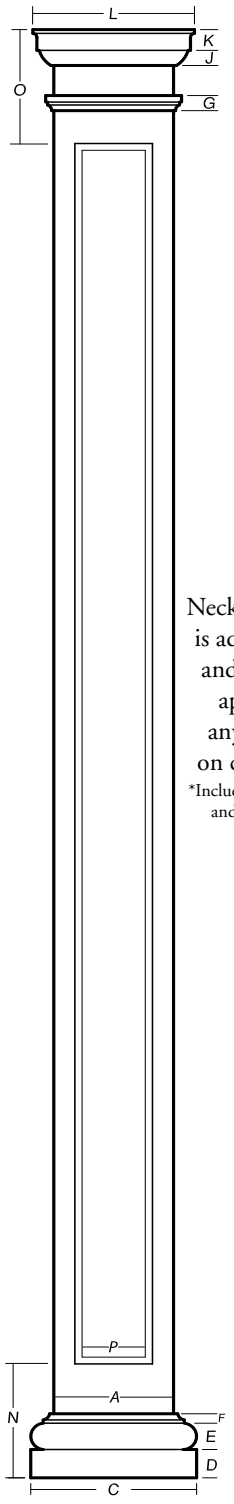
PermaLite® Panel Divider Kits to Convert a Single Panel Column into a 2 or 3-Panel Column

RECESSED – Includes four top panel insert pieces and four bottom panel insert pieces.

PANEL DIVIDER KITS are available.

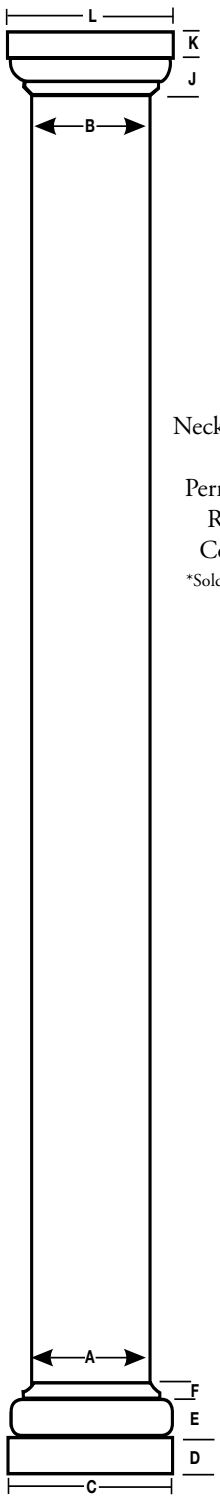
Kit Size	Width	Height
8" Panel Divider Kit (4 Pieces)	4 7/8"	2 1/4"
10" Panel Divider Kit (4 Pieces)	5 5/16"	5 1/8"

1 panel kit to achieve 2-panel column.
2 panel kits to achieve 3-panel column.



Neck Mould* is adjustable and can be applied anywhere on column.
*Included with cap and base set.

PermaLite® Square Column shown with Tuscan Cap and Base



Neck Mould* for PermaLite® Round Column
*Sold separately

PermaLite® Round No-Taper Column shown with Tuscan Cap and Base

See page 27 for dimension chart.

Plain and Recessed Panel Square PermaLite® Column Dimensions (in Inches)

Col. Size	A	C	D	E	F	G	J	K	L	N	O	P	Lengths Avail. (ft.)
6"	5-1/2"	8-1/2"	1-1/2"	1-1/4"	1/2"	1"	7/8"	1-1/16"	8"	N/A	N/A	N/A	6, 8, 9, 10
8"	7-1/2"	11"	1-15/16"	1-11/16"	3/4"	1"	1"	1-7/16"	10-1/16"	8"	8"	3-7/8"	6, 8, 9, 10, 12
8"*	7-1/2"	10-7/16"	1-7/8"	1-11/16"	5/8"	1"	1"	1-3/8"	10-1/4"	8"	8"	3-7/8"	6, 8, 9, 10, 12
10"	9-1/2"	12-15/16"	2-1/2"	2-1/8"	3/4"	1"	1-5/16"	1-3/4"	12-3/4"	9"	9"	4-3/8"	6, 8, 9, 10, 12
10"*	9-1/2"	13-1/8"	2-3/8"	2-1/8"	3/4"	1"	1-1/4"	1-3/4"	12-3/4"	9"	9"	4-3/8"	6, 8, 9, 10, 12
12"	11-1/2"	15-1/4"	2-3/4"	2-7/16"	13/16"	1"	1-3/8"	2"	15-7/8"	N/A	N/A	N/A	6, 8, 9, 10, 12

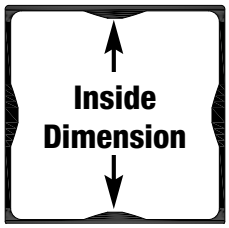
* Sim caps and bases. The remainder are poly caps and bases.

• See drawing on page 26.

NOTES: Recessed Panel top inset – 8"= 8", 10"= 9"; Bottom inset – 8"=8", 10"=9". Neck mould is adjustable and is applied in the field. Recessed Panel available in 8" and 10" sizes only. Factory split PermaLite® columns are not available. HB&G does not recommend splitting PermaLite® columns.

Square PermaLite® Inside Dimension

Col. Width	Inside
6"	4-5/8"
8"	6-5/8"*
10"	8-5/8"*
12"	10-5/8"



*Recessed Panel Inside Dimensions 8"- 5-5/8"; 10"- 7-5/8"

Colonial Square Cap and Base for PermaLite®

Col. Size	C	D	E	F	J	K	L	R
6"	$8\frac{1}{8}$"	$1\frac{1}{4}$"	$1\frac{1}{16}$"	$\frac{7}{16}$"	$\frac{5}{8}$"	1"	$7\frac{7}{16}$"	$2\frac{3}{4}$"
8"	$10\frac{1}{8}$"	$1\frac{1}{4}$"	$1\frac{1}{16}$"	$\frac{7}{16}$"	$\frac{15}{16}$"	1"	$9\frac{7}{16}$"	$2\frac{3}{4}$"
10"	$12\frac{1}{8}$"	$1\frac{1}{4}$"	$1\frac{1}{16}$"	$\frac{7}{16}$"	$\frac{15}{16}$"	$1\frac{1}{4}$"	$12\frac{1}{8}$"	$2\frac{3}{4}$"
12"	$14\frac{1}{8}$"	$1\frac{1}{4}$"	$1\frac{1}{16}$"	$\frac{7}{16}$"	1"	$1\frac{3}{8}$"	$14\frac{1}{4}$"	$2\frac{3}{4}$"

• Neck moulding is 4 pieces included with the cap and base.

• See drawings on page 26.

Round PermaLite® No-Taper Column Dimensions

Col. Size	A	B	C	D	E	F	J	K	L	Lengths
8"	7-5/8"	7-5/8"	10-1/2"	1-7/8"	1-3/4"	3/4"	1-1/4"	1-1/2"	10-5/8"	6',8',9',10'
10"	9-5/8"	9-5/8"	13-1/8"	2-3/8"	2-1/8"	3/4"	1-1/4"	1-3/4"	12-3/4"	6',8',9',10', 12'

Round PermaLite® Dimensions

Inside diameter may vary up to 1/8".

COLUMN SIZE	ID
8"	7-3/8"
10"	9-3/8"

One Piece Neck Mould for 8" and 10" Round No-Taper Column Is Available.

Neck Ring Sold Seperately.

PERMAWrap® Columns

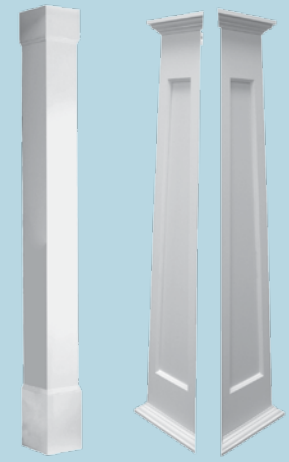
- 25 year limited warranty
- Custom styles available
- Made from cellular PVC
- Installation kit included
- Interior and exterior use
- Weather proof
- Insect proof
- Low maintenance

12" PermaWrap® Column with Tuscan Base and Custom Cap

Custom PermaWrap® Columns

From 5" to 24" wide and 2' to 20' in length, you can now order the perfect custom column for your home or neighborhood project. Custom columns are manufactured using 3/8", 1/2", or 5/8" cellular PVC. Ask HB&G today how you can put a unique signature on your next custom project. Simply visit our website, www.hbgcolumns.com, or contact our Architectural Department at 1-800-264-4HBG (4424).

Two Ways to Order PermaWrap® Columns



Assembled L-Assembly

Assembled

- Manufactured from cellular PVC
- Fully Assembled (with or without post)
- Ready to Install

L-Assembly

- Manufactured from 3/8", 1/2", or 5/8" cellular PVC
- Shipped in two L-shaped halves
- Square Column Ready to Wrap Around an Existing Post
- Available in Plain, Fluted, Raised Panel, or Recessed Panel
- Craftsman Columns Available in Plain, Raised, and Recessed Panel Styles

24" x 18' Square Recessed PermaWrap® Columns

Leading the industry in column innovation, HB&G PermaWrap® columns are made from cellular PVC and offer the advantages of being unaffected by moisture and insects but with the thickness, ease of use, and workability of wood.

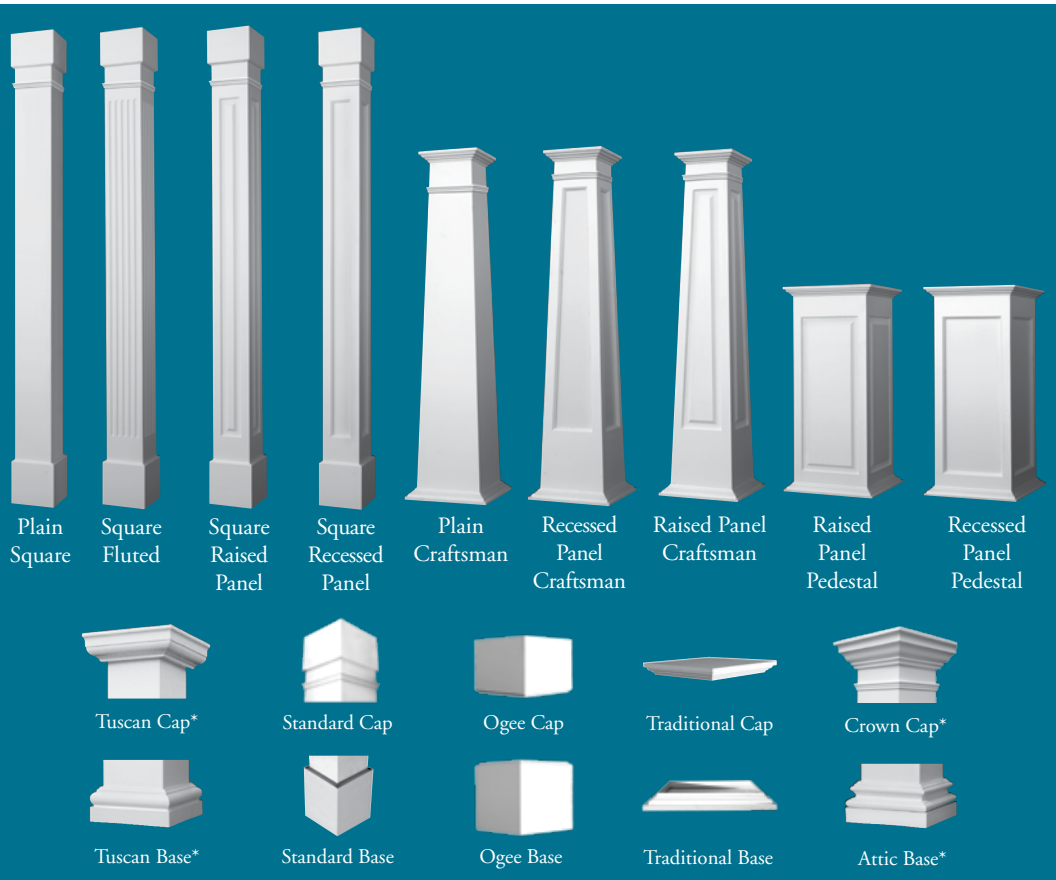
PermaWrap® columns are available in all sizes and styles – square or craftsman – plain, fluted, raised panel, and recessed panel. With all of these options, you are certain to find just the right amount of detail for your specific project.

Best of all, the PermaWrap® column comes with a 25-year HB&G warranty.

10" x 8' Custom Raised Panel Square PermaWrap® Columns and Custom Rail Design

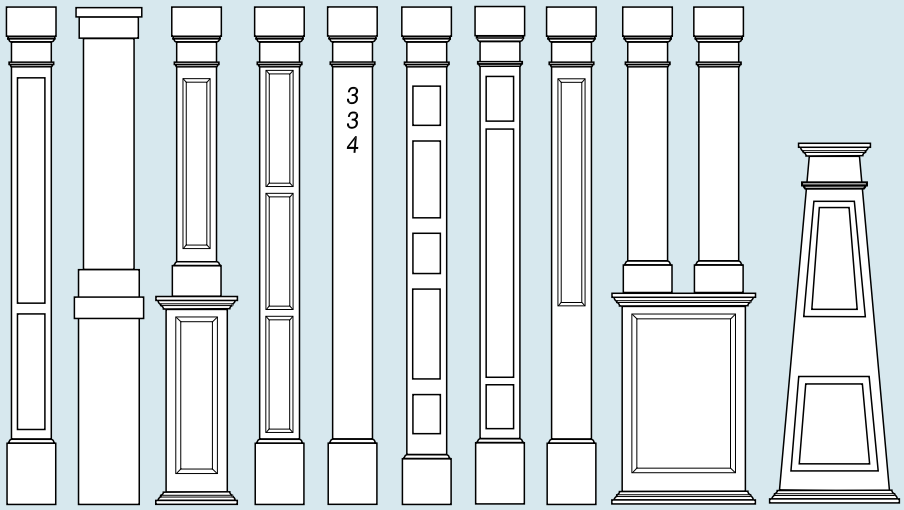
14" x 10' Custom Raised Panel PermaWrap® Columns

16" x 6' Craftsman PermaWrap® Column with Pedestal



*Made from polyurethane and may need to be split in the field for installation.

Examples of custom PermaWrap® columns



Plain PermaWrap® Dimensions (In Inches)

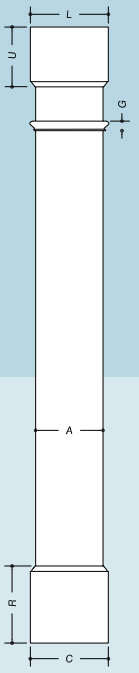
	Col Width	A	C	G	L	R	U	Lengths
Assembled	6"	5 7/8"	7 1/8"	1"	7 1/8"	9"	7"	8', 10'
	8"	7 7/8"	9 1/8"	1"	9 1/8"	9"	7"	8', 10', 12'
	10"	9 7/8"	11 1/8"	1"	11 1/8"	9"	7"	8', 10', 12'
	12"	11 7/8"	13 1/8"	1"	13 1/8"	9"	7"	8', 10', 12'
L Assembly	6"	5 7/8"	7 1/8"	1"	7 1/8"	9"	7"	8', 10'
	8"	7 7/8"	9 1/8"	1"	9 1/8"	9"	7"	8', 10', 12'
	10"	9 7/8"	11 1/8"	1"	11 1/8"	9"	7"	8', 10', 12'
	12"	11 7/8"	13 1/8"	1"	13 1/8"	9"	7"	8', 10', 12'

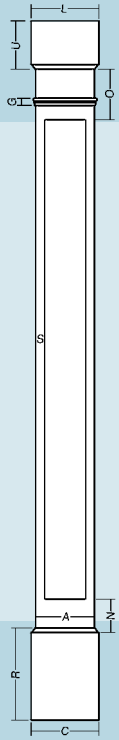
Additional sizes are available from 5" to 24" wide and 2' to 20' in length.

Inside Dimensions

6"	4 5/8"
8"	6 5/8"
10"	8 5/8"
12"	10 5/8"

Inside Dimension





PermaWrap® Fluted, Recessed Panel, And Raised Panel Dimensions (In Inches)

Col Width	A	C	G	L	N	O	S*	R	U	Lengths
6"	5 7/8"	7 1/8"	1 1/8"	7 1/8"	6"	6"	1 3/4"	9"	7"	6', 8', 9', 10'
8"	7 7/8"	9 1/8"	1 1/8"	9 1/8"	6"	6"	1 3/4"	9"	7"	6', 8', 9', 10', 12'
10"	9 7/8"	11 1/8"	1 1/8"	11 1/8"	6"	6"	1 3/4"	9"	7"	6', 8', 9', 10', 12'
12"	11 7/8"	13 1/8"	1 1/8"	13 1/8"	6"	6"	1 3/4"	9"	7"	6', 8', 9', 10', 12'

Rail breaks are 7" long and designed to fit 36" or 42" rail heights.

*S dimension for 6" raised panel is 1-1/4", 8" raised panel is 1-1/2". S dimension for fluted columns vary.

Additional sizes are available from 5" to 24" wide and 2' to 20' in length.

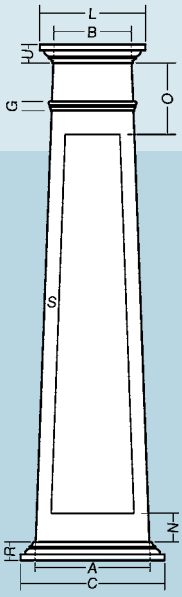
Inside Dimensions

6"	3 7/8"
8"	5 7/8"
10"	7 7/8"
12"	9 7/8"

Number of Flutes Per Side

6"	3
8"	5
10"	7
12"	8

Inside Dimension



PermaWrap® Craftsman Dimensions (In Inches)

Col Width	A	B	C	G	L	N	O	S	R	U	Lengths
12"X8"	11 7/8"	7 7/8"	14 7/8"	1 1/8"	10 7/8"	6"	6"	1 3/4"	2"	2"	54", 60", 66", 72", 84", 96"
16"X10"	15 7/8"	9 7/8"	18 7/8"	1 1/8"	12 7/8"	6"	6"	1 3/4"	2"	2"	54", 60", 66", 72", 96"
20"X15"	19 7/8"	14 7/8"	22 7/8"	1 1/8"	17 7/8"	6"	6"	1 3/4"	2"	2"	54", 60", 66", 72", 96"

Additional sizes are available from 5" to 24" wide and 2' to 20' in length.

Inside Dimensions

	Bottom	Top
12" x 8"	10 5/8"	5 7/8"
16" x 10"	14 5/8"	6 7/8"
20" x15"	18 5/8"	12 7/8"

Inside Dimension

PermaWrap® Pedestal Dimensions (In Inches)

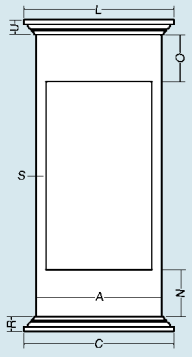
Col Width	A	C	L	N	O	S	R	U	Lengths
16"	15 7/8"	18 7/8"	18 7/8"	6"	6"	1 3/4"	2"	2"	40", 46"
20"	19 7/8"	22 7/8"	22 7/8"	6"	6"	1 3/4"	2"	2"	40", 46"
24"	23 7/8"	26 7/8"	26 7/8"	6"	6"	1 3/4"	2"	2"	40", 46"

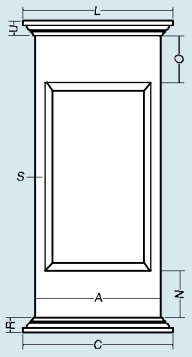
Additional sizes are available from 5" to 24" wide and 2' to 20' in length.

Inside Dimensions

16"	13 7/8"
20"	15 7/8"
24"	21 7/8"

Inside Dimension





cPVC Painting and Finishing

Caulk where required using Siroflex brand Sealant and Adhesive provided by manufacturer. Putty any holes using acrylic putty or caulk. Lightly sand or scuff surface of column. Clean surface of column to remove any dirt or hand oil residue with light detergent and water, denatured alcohol, or window cleaner. Be sure to remove soap residue with clean water. Apply one coat of 100% acrylic exterior primer and one or more finish coats of 100% acrylic exterior paint.

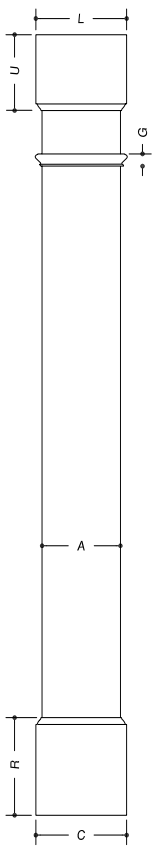
Do not paint columns using dark colors (dark colors are considered any color that falls within the L value of 56 to 0). L is a measure of lightness of an object and ranges from 0 (black) to 100 (white).

RigidWrap™ FAWP Columns

- 25 year warranty
- Made from cellular PVC
- Load bearing
- Wind uplift resistant
- Insect proof
- Weather proof
- Low maintenance
- Indoor and outdoor use

NEW

RigidWrap™ is a fully assembled cPVC column with an internal aluminum post. The aluminum post makes a RigidWrap™ column load bearing. Brackets and hardware are included with the product. The brackets attach the aluminum post to the floor and beam/header. This secure connection delivers wind uplift resistance. The aluminum post and brackets may also be purchased separately for use with PermaWrap® L-Assembly columns or PermaSnap™ Column Wraps.



Plain Column Dimensions (In Inches)

Col Width	A	C	G	L	R	U	Lengths
6"	5 7/8"	7 1/8"	1 1/8"	7 1/8"	9"	7"	8', 9', 10'
8"	7 7/8"	9 1/8"	1 1/8"	9 1/8"	9"	7"	8', 9', 10'
10"	9 7/8"	11 1/8"	1 1/8"	11 1/8"	9"	7"	8', 9', 10'
12"	11 7/8"	13 1/8"	1 1/8"	13 1/8"	9"	7"	8', 9', 10'

Inside Dimensions

6"	4 5/8"
8"	6 5/8"
10"	8 5/8"
12"	10 5/8"

Inside Dimension

NOTE: Follow cPVC painting instructions on page 21.

Roof Shingles

GAF TIMBERLINE® Natural Shadow® LIFETIME SHINGLES

There's Nothing Quite Like A Genuine Timberline® Roof!

Professional installers have long preferred the rugged, dependable performance that only a Timberline® roof can offer. That's why Timberline® Shingles with **Advanced Protection® Shingle Technology** are the #1-selling shingles in all of North America.

But performance is only half the story. Since your roof can represent up to **40%** of your home's "curb appeal," you can improve its resale value with Timberline® Natural Shadow® Shingles from GAF. They'll give you the upscale, architectural look you want, at a price you can afford!

NATIONAL ROOFING CONTRACTORS ASSOCIATION MEMBER

GAF Shingles are the #1 Choice of Professional Contractors in the United States

QUALITY TESTED · GOOD · HOUSEKEEPING Since 1909 LIMITED WARRANTY · ghseal.com for details

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Timberline® Shingles— North America's #1-Selling Shingles!

Color Shown: **Slate**

GAF TIMBERLINE® Natural Shadow® LIFETIME SHINGLES

Benefits

- Great Value... Architecturally stylish but practically priced—with a lifetime ltd. warranty.*

SHINGLE & ACCESSORY LTD. WARRANTY
Lifetime
LTD. WARRANTY TERM

- Attractive Appearance... Features a classic shadow effect. Lends any home a subtle, even-toned look with the warmth of wood.
- Highest Roofing Fire Rating... UL Class A, Listed to ANSI/UL 790
- High Performance... Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/APS/ to learn more).

ADVANCED PROTECTION TECHNOLOGY

- Stays In Place... Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph!†
- Peace Of Mind... Lifetime ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.*
- Perfect Finishing Touch... Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles.**

* See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

** These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

† This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

GAF TIMBERLINE® Natural Shadow® LIFETIME SHINGLES

Install Peace Of Mind... Install To Protect!

When you install GAF Timberline® Natural Shadow® Shingles with **Advanced Protection® Shingle Technology**, you're getting the very best combination of weight and performance that modern manufacturing technology can deliver. In fact, you won't find a shingle that surpasses Timberline® on:

- ✔ Toughness
- ✔ Wind uplift resistance
- ✔ Flexibility
- ✔ Fire resistance

That's why every Timberline® Shingle comes with GAF's transferable Lifetime ltd. Warranty*—for your peace of mind!—plus the backing of the Good Housekeeping Seal.**

SHINGLE & ACCESSORY LTD. WARRANTY Lifetime LTD. WARRANTY TERM

QUALITY TESTED GOOD HOUSEKEEPING Since ★ 1909 LIMITED WARRANTY - ghseal.com for details

*See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

**GAF Shingles have earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind these products. (Refer to Good Housekeeping Magazine for its consumer protection policy. Applicable in U.S. only.)

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

GAF TIMBERLINE® Natural Shadow® LIFETIME SHINGLES

Timberline® Shingles Are Also The Favorite Of Professional Contractors...

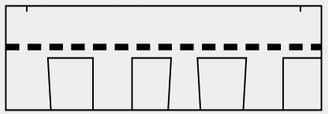
NATIONAL ROOFING CONTRACTORS ASSOCIATION MEMBER

GAF Shingles are the #1 Choice of Professional Contractors in the United States

- More Referrals... People will know that you're installing America's #1-selling laminated shingles!
- Less Chance Of Call-Backs... Durable, wind-resistant shingles carry 130 mph ltd. wind coverage.†

†This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

SPECIFICATIONS



13¼" x 39⅜" Metric

- Fiberglass asphalt shingle
- Lifetime ltd. transferable warranty[1]
- Smart Choice® Protection for the first 10 years[1]
- 130 mph ltd. wind coverage[2]
- StainGuard® Protection[3]
- UL Listed to ANSI/UL 790 Class A
- ASTM D7158, Class H
- ASTM D3161 Type 1, Class F
- ASTM D3018 Type 1
- ASTM D3462[4]
- Classified in accordance with ICC-ES AC438
- Miami-Dade County Product Control approved[5]
- Florida Building Code approved
- Texas Department of Insurance approved[5]
- ICC approved[5]
- ENERGY STAR® certified (U.S. only)[6]
- Approx. 64 Pieces/Square
- Approx. 3 Bundles/Square
- Approx. 256 Nails/Square
- Exposure: 5⅝"

StainGuard® ALGAE DISCOLORATION LIMITED WARRANTY [3]

[1] See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

[2] This wind speed coverage requires special installation. See *GAF Shingle & Accessory Ltd. Warranty* for details.

[3] StainGuard® protection applies only to shingles with StainGuard®-labeled packaging. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

[4] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

[5] Applies to some plants.

[6] Timberline® Natural Shadow® Arctic White is ENERGY STAR® certified (U.S. only) and rated by the Cool Roof Rating Council. See gaf.com for availability and details.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

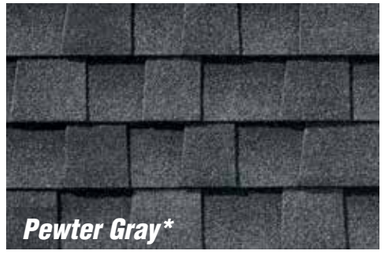
Color Shown:
Hickory

Color Shown:
Hunter Green
(not available in all areas)

GAF TIMBERLINE® Natural Shadow® LIFETIME SHINGLES

"Timberline® Shingles not only protect your most valuable asset but also beautify your home for years to come."

Color Availability Chart*



*Notes:
- Arctic White only available in the Shafter area.
- Hunter Green only available in the Minneapolis and Michigan City areas.
- Pewter Gray only available in the Baltimore/ Myerstown and Michigan City areas.
- Timberline® Natural Shadow® Shingles are not available in the Tampa area.

We can help you choose the right shingle for your roof!

Try GAF's Virtual Home Remodeler at gaf.com. Visualize GAF Shingles on a house like yours—or upload and decorate your own house. Try different siding, trim, and brick colors. It's fun!

†Timberline® Natural Shadow® Arctic White is ENERGY STAR® certified in the U.S. only and rated by the Cool Roof Rating Council (CRRC). See gaf.com for availability and details. When installed properly, this product will help to reduce energy costs. Actual savings will vary based on geographic location and individual building characteristics. For more information, contact GAF Technical Services at 1-800-ROOF-411, visit gaf.com, or call 1-888-STAR-YES.

***Note:** It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.*

Timbertex® and Ridglass® Premium Ridge Cap Shingles

GAF

Important Warning:
*Timbertex® and Ridglass® Premium Ridge Cap Shingles are designed to complement the color of your Timberline® Shingles. But some contractors cut costs by using the tabs from a 20-year or 25-year 3-tab shingle as your ridge cap. To ensure the closest color consistency for your roof, ask your contractor to use genuine Timbertex® or Ridglass® Premium Ridge Cap Shingles.**

- Complements Timberline® Colors... Designed to complement the color of your Timberline® Shingles
- Strong Protection For Hips & Ridges... Multi-layer design protects the most vulnerable areas of your roof
- Perfect Finishing Touch... Extra-thick designs with massive 8" exposure are 2–3 times thicker (versus typical strip shingles) for a distinctive, upscale look
- Stays In Place... Dura Grip™ Self-seal Adhesive seals each piece tightly and reduces the risk of shingle blow-off
- Peace Of Mind... Up to a Lifetime ltd. warranty when installed on Lifetime Shingle roofs†

†See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.

SHINGLE & ACCESSORY LTD. WARRANTY Lifetime LTD. WARRANTY TERM

These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

GAF TIMBERLINE® American Harvest® LIFETIME SHINGLES

"Colors From The Heartland Of America"

SHINGLE & ACCESSORY LTD. WARRANTY Lifetime LTD. WARRANTY TERM

Looking For A **Designer Color Blend** For Your Roof? Consider Timberline® American Harvest® Shingles...

***Note:** This product is not available in all areas. See gaf.com for availability and details.*

GAF

Quality You Can Trust…From North America's Largest Roofing Manufacturer!®

gaf.com

More Than Just Coverage On Your Shingles!

Get **Automatic Lifetime Protection** On Your Entire GAF Roofing System!*

When you install any GAF Lifetime Shingle and at least 3 qualifying GAF accessories, you'll automatically get:

- A Lifetime ltd. warranty on your shingles and all qualifying GAF accessories!*
- Non-prorated coverage for the first 10 years!*

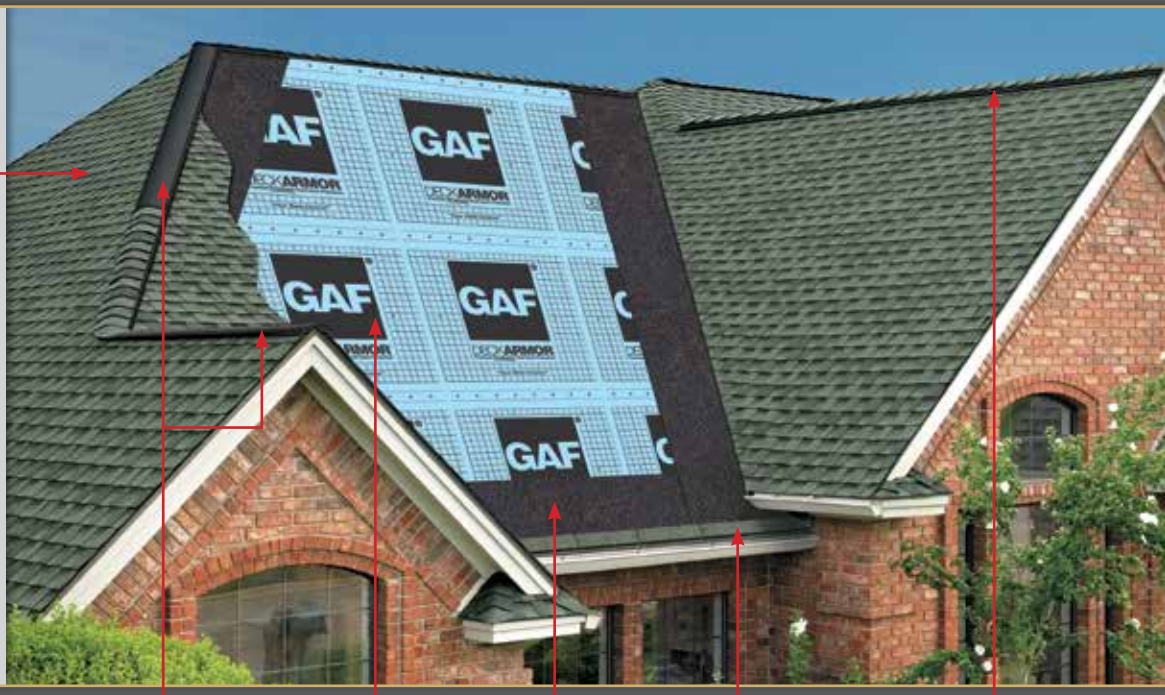
ADVANCED PROTECTION™ TECHNOLOGY

LIFETIME SHINGLES

GAF offers you many great Lifetime Shingle choices, including **Timberline®** Shingles with Advanced Protection® Shingle Technology. They're the #1-selling shingles in North America!

Advanced Protection® Shingle Technology provides excellent protection for your home while reducing the use of precious natural resources. That's better for your home—and better for the environment!

To learn more about why Advanced Protection® Shingles are your best choice, visit **gaf.com/APS/.**



†In the North, most building codes require the use of Leak Barrier at the eaves.

GAF Cobra® Attic Ventilation

Helps remove excess heat and moisture from your attic to promote energy efficiency in your home and help extend the life of your roof.

GAF Roof Deck Protection

Provides an exceptionally strong layer of protection against wind-driven rain; some even allow moisture to escape from your attic. Also, lies flatter for a better-looking roof.

GAF Leak Barrier

Provides exceptional protection against leaks caused by roof settling and extreme weather. Ideal upgrade at all vulnerable areas (including at the eaves in the North†).

GAF Starter Strip Shingles

Saves time, eliminates waste, and reduces the risk of blow-off...and may even help qualify for upgraded wind warranty coverage (see *GAF Shingle & Accessory Ltd. Warranty* for details).

GAF Ridge Cap Shingles

Enhances the beauty of your home while guarding against leaks at the hips and ridges.

SHINGLE & ACCESSORY LTD. WARRANTY
Lifetime
LTD. WARRANTY TERM

*See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime ltd. w arranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.

GAF IS 100% AMERICAN OWNED · CREATING AMERICAN JOBS!

2012 - 2016 WOMEN'S CHOICE AWARD® 9 OUT OF 10 CUSTOMER RECOMMENDED ROOFING PRODUCTS

QUALITY TESTED · GOOD · HOUSEKEEPING Since 1909 LIMITED WARRANTY - ghseal.com for details

The GAF Lifetime Roofing System has earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind the products in this system. (Refer to Good Housekeeping Magazine for its consumer protection policy. Applicable in U.S. only.)

SALES OFFICES:

NORTHEAST	CENTRAL	SOUTHEAST	SOUTHWEST	WEST	CANADA	WORLD HQ
717-866-8392	630-296-1980	813-829-8880	972-851-0500	800-445-9330	855-492-8085	973-628-3000

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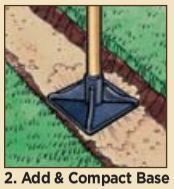
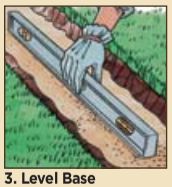
Retaining Walls

1. Stake Out/Remove Sod



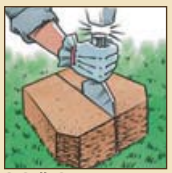
2. Add & Compact Base



3. Level Base

4. Lay and Level Stones

5. Add Drainage Aggregate



6. Split Stones

7. Mark and Cut Cap

8. Glue Cap

Installation Instructions:

1. Begin by staking out the wall you are making. For curved sections, use a garden hose to lay out the wall line. Dig a trench along this line. The width of the trench should be twice the depth of the block you are using (if your block is 8" deep, make your trench 16" wide). If you are going to use one, two or three courses of block, make the trench deep enough to bury half of the first course. If you are going to use four courses of block, make the trench deep enough to bury the full first course.
2. Prepare the base by firmly compacting the soil in the bottom of the trench and placing 2" of paver base in the bottom of the trench. For walls over 24" in total wall height, a minimum 4" of compacted paver base must be used for leveling the base.
3. Level the surface in both directions with a carpenter's level.
4. Use your hammer and chisel to remove the rear lips from all stones used for the base course. Use string to align the back edges of the first course. Position the wall units side by side on the prepared base and level in both directions using your carpenter's level. Continue assembling additional courses by placing units in a staggered relationship to the course beneath (running bond), pulling each unit forward until the rear lip is securely in contact with the units below.
5. Place filter fabric directly behind the wall extending from the bottom of the base course to the middle top course. Backfill each course with drainage aggregate and extend 6" behind the wall. Compact. Organic soil or clay type soil is not recommended for backfill material.
6. To split a block use a hammer and chisel to score the block on all sides. Pound the chisel on the score line until the block splits. To build a 90 degree corner with Anchor retaining wall products you will need to use a circular saw with a masonry blade. Cut a 45 degree angle on each of two blocks. Cut from a front corner to the back of the block. Glue pieces together (with construction glue) so two block faces form the finished outside corner. Read and understand the operating manual before using a saw. ***Always wear eye protection when splitting stones.***
7. For capping inside and outside curves, trim your caps to follow the radius of your wall. Place a cap at the beginning of the curve. Skip a space and place the next cap in the third position. Rest a cap on the top of the original two, aligning its face with the face of the wall. Mark the bottom of the cap along the edges as shown. Use a circular saw with a masonry blade to cut the marked cap. Place the cap. On a 90 degree corner wall, the caps need to be saw cut to achieve a 45 degree mitered corner.
8. Use an exterior concrete construction adhesive to secure the caps.

Materials Needed:

ANCHOR™
BUILD SOMETHING BEAUTIFUL

PRODUCT INFORMATION

Building Products Corporation has provided great service, superior quality and innovative products to homeowners for over 50 years. Count on us for your next project. Create beautiful borders, garden planters and curved walls by yourself.

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XXXX 02/09

Manufactured by:

BUILDING PRODUCTS CORP.

BuildingProductsCorp.com
800-427-6282

Anchor™ Aspen Stone®

RETAINING WALLS

A timeless face style and warm blended colors give Aspen Stone® Retaining Walls a handsome, rough-hewn appearance.

Retaining Wall Units	Aspen Stone	Cap
Approximate Dimensions*	4" x 11-5/8" x 7"	2-3/8" x 12" x 7-1/2"
Approximate Weight	22 lbs.	14 lbs.

Anchor™ Flores™

RETAINING WALLS

Beautifully textured, this single-piece product gives the look of multiple-piece, hand-assembled stone. The lightweight, easy-to-handle size makes this the perfect solution for small retaining walls, terraced walls and garden planters.

Retaining Wall Units	Flores	Cap
Approximate Dimensions*	4" x 12" x 7"	2" x 12" x 8"
Approximate Weight	22 lbs.	14 lbs.

How Many Blocks Do I Need?

Wall Height in Courses/Inches (above grade)	Wall Length in Feet								
	5′	10′	15′	20′	25′	30′	35′	75′	100′
1 Course / 4"	6	11	16	21	26	31	36	76	102
2 Courses / 8"	11	21	31	41	51	61	71	152	203
3 Courses / 12"	16	31	46	61	76	91	107	228	304
4 Courses / 16"	21	41	61	81	102	122	142	304	405
5 Courses / 20"	26	51	76	102	127	152	177	379	506
6 Courses / 24"	31	61	91	122	152	182	213	455	607

*If the section is one, two or three courses high, **bury one-half of the first course for *any* size wall**. If the section is four courses or higher, the full first course must be buried. Given heights assume no slope below or above the wall, no surcharge loads, and a compacted backfill zone.

How Many Blocks Do I Need?

Wall Height in Courses/Inches (above grade)	Wall Length in Feet								
	5′	10′	15′	20′	25′	30′	35′	75′	100′
1 Course / 6"	4	8	12	15	19	23	27	56	75
2 Courses / 12"	8	15	23	30	38	45	53	112	150
3 Courses / 18"	12	23	34	45	56	68	79	168	224
4 Courses / 24"	15	30	45	60	75	90	105	224	299
5 Courses / 30"	19	38	56	75	94	112	131	280	374
6 Courses / 36"	23	45	68	90	112	135	157	336	448

*If the section is one, two or three courses high, **bury one-half of the first course for *any* size wall**. If the section is four courses or higher, the full first course must be buried. Given heights assume no slope below or above the wall, no surcharge loads, and a compacted backfill zone.

Anchor™ Hampton Stone Cut™

RETAINING WALLS

The single-piece Hampton Stone Cut™ product offers a neat, orderly appearance softened by rounded edges.

Retaining Wall Units	Hampton Stone Cut	Cap
Approximate Dimensions*	4" x 12" x 7"	3-5/8" x 15-5/8" x 12"
Approximate Weight	22 lbs.	55 lbs.

How Many Blocks Do I Need?

Wall Height in Courses/Inches (above grade)	Wall Length in Feet								
	5′	10′	15′	20′	25′	30′	35′	75′	100′
1 Course / 4"	6	11	16	21	27	32	37	79	105
2 Courses / 8"	11	21	32	42	53	63	73	157	209
3 Courses / 12"	16	32	47	63	79	94	110	235	313
4 Courses / 16"	21	42	63	84	105	125	146	313	417
5 Courses / 20"	27	53	79	105	131	157	183	391	521
6 Courses / 24"	32	63	94	125	157	188	219	469	625

*If the section is one, two or three courses high, **bury one-half of the first course for *any* size wall**. If the section is four courses or higher, the full first course must be buried. Given heights assume no slope below or above the wall, no surcharge loads, and a compacted backfill zone.

rosemann & ASSOCIATES P.C.

ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

Application for the City of Wildwood's Architectural Review Board

For:

Stonecrest at Wildwood
251 Plaza Drive
Wildwood, MO

Owner/Developer:
Stonecrest at Wildwood
c/o Northpoint Development
5015 Northwest Canal Street, Suite 200
Riverside, MO 64150

August 26, 2016

August 26, 2016

rosemann & ASSOCIATES P.C.

ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

City of Wildwood -Architectural Review Board
16860 Main St.
Wildwood, MO 63040

RE: Stonecrest at Wildwood – Architectural Review Board
251 Plaza Drive Wildwood, MO

Section I
General Information

- **Project Name:** Stonecrest at Wildwood
- **Address:** 251 Plaza Drive Wildwood, Missouri
- **General Location:** South side of State Route 100, north of Plaza Drive, and west of Fountain Place
(Locator Numbers 23V220242 and 23V220233
- **Applicant Contact:** Architect: Rosemann & Associates, P.C.
Donald E. Rosemann, President/CEO
168 N. Meramec, Suite 200
St. Louis, MO 63105
drosemann@rosemann.com
mobile: 816.728.2450
- **Zoning District:** Neighborhood General District,
Amended C-8 Planned Commercial District
- **Council Ward:** Eight

ROSEMANN & ASSOCIATES, P.C.

Donald E. Rosemann, President/CEO

STATE OF MISSOURI
DONALD EDWARD ROSEMANN
NUMBER A-5334
REGISTERED ARCHITECT

August 26, 2016

rosemann & ASSOCIATES PC

ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

City of Wildwood -Architectural Review Board
16860 Main St.
Wildwood, MO 63040

RE: Stonecrest at Wildwood – Architectural Review Board
251 Plaza Drive Wildwood, MO
Architects Statement

Section II
Architects Statement

Stonecrest at Wildwood is a proposed new 3-story, steel frame eighty-one (81) unit Memory Care and Assisted Living facility consisting of thirty-two (32) Memory Care units and forty-nine (49) Assisted Living units. The structure will contain approximately 75,000 square feet. The project will be located at 251 Plaza Drive, one block North of Wildwood City Hall and South of Historic Route 66.

Project Facts:

1. *Building Topography:* The proposed site is vacant, fairly flat, open grass lot which has been utilized for various community activities over the past couple years. The topography did not impact the site design other than permitting a level floor for the structure working within the restrictions of the City of Wildwood for placement and engagement with the existing road elements of the major drives.

2. *Building Placement and Orientation:*
   a. The proposed building form takes on a "L" Shape which starts at the SE corner of the site with zero setback from the sidewalk on the south and east sides to continue the "urban" feel as dictated and controlled by the City of Wildwood for the tract. As part of a master plan community, the placement of the building is established to create an "engaged active space" along the southern and eastern portion of the development.

   b. The eastern edge of the building at the first floor will contain four retail/community available spaces which will be open to the public, thus making this project a true mixed-use development.

   c. The southern edge of the building will contain an outside patio/courtyard which will serve as outside dining to the Assisted Living dining and provide visual interest along the sidewalk of Plaza Drive. This space is also available to the community and will be an extension of exterior patio area for the proposed Café/Bistro at the corner of the building.

   d. The Back of House is tucked along the southwest corner of the site and building. The trash dumpster and generator will be screened by a masonry wall which will be an

extension of the building exterior materials. This area was reviewed, discussed and approved by the City staff and governing body during our approval process.

e. The main building entrance is located on the northeast corner of the building tucked away from the public street with an open corner to greet the community and the residents. The placement of the building and the drives accommodates drive to permit for easy drop off/pick up and all good circulation within the building. In addition, the configuration of the structure allows the building to open up for views into the community when driving westerly along Manchester.

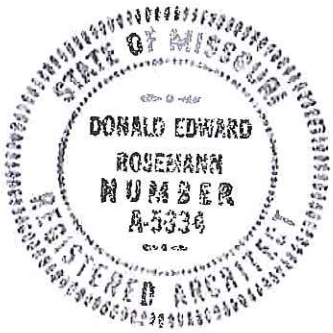
3. *Reasoning for chosen building Materials:*
The building exterior will be cladded with a combination of stone, and stucco utilizing multiple colors to visually connect with grounding the structure with the lower building materials and includes roof accents of standing seam metal which is consistent with the surrounding buildings. We have chosen to incorporate high sloped roofs at major locations to enhance the aesthetics of the structure and create interest. The overall goal of the building materials is to create an inviting atmosphere to the community and our residents, while respecting the character of the Town Center of Wildwood. For added architectural interest, the corners of the building in four locations include decorative pergola/trellis to enhance the interplay between the community and the building.

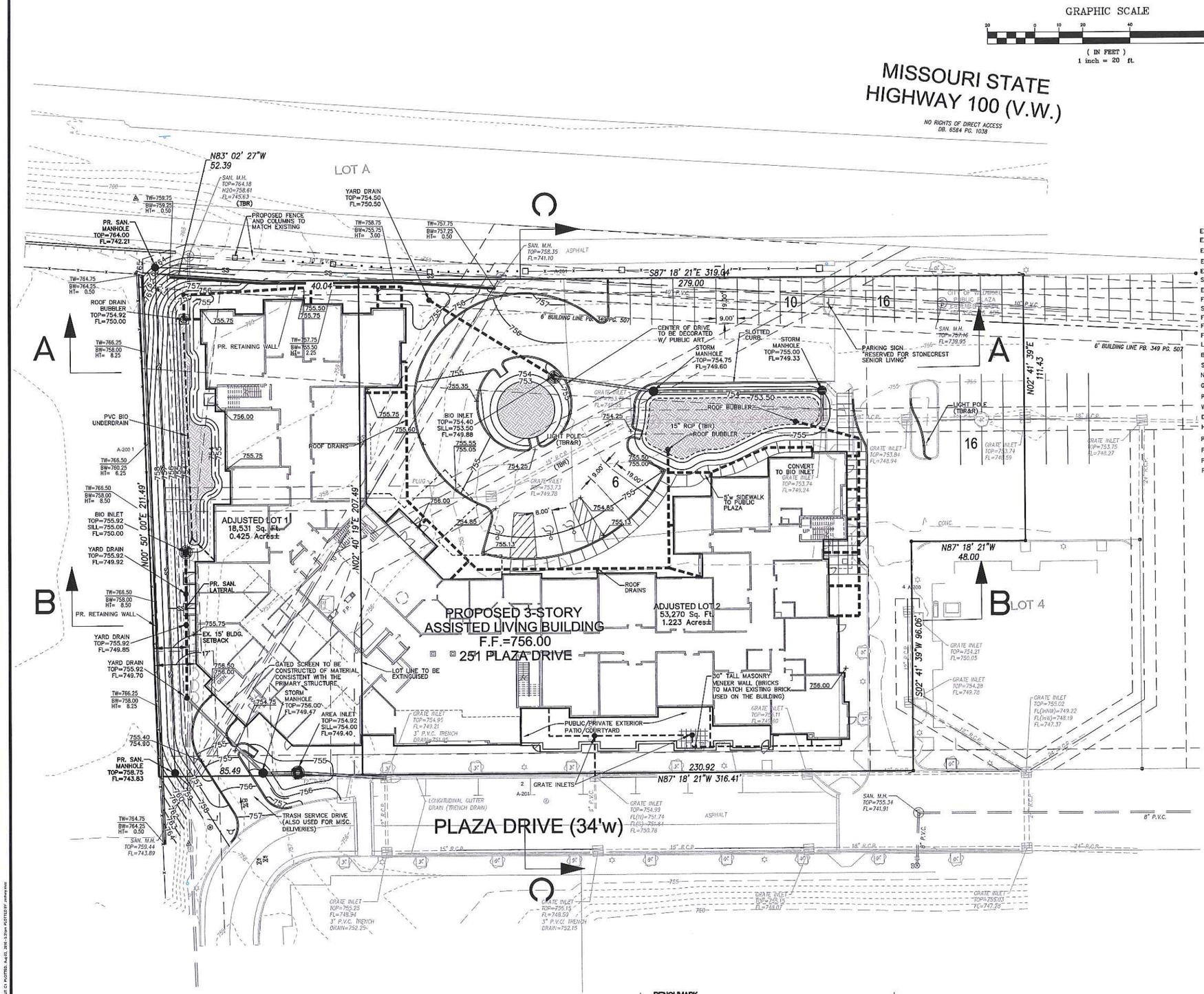
4. *Acknowledgement Statement:*
To the best of our knowledge, information and belief, the design is in compliance with the requirements of the City of Wildwood and with the Architectural Review Board's design requirements goals and objectives.

Should you have any questions, please do not hesitate to call. Sincerely yours,

ROSEMANN & ASSOCIATES, P.C.

Donald E. Rosemann, President/CEO





LOCATION MAP
(NOT TO SCALE)

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM
- PROPOSED SANITARY

ABBREVIATIONS

ATG	–	ADJUST TO GRADE
B.C.	–	BACK OF CURB
C.O.	–	CLEANOUT
DB.	–	DEED BOOK
E	–	ELECTRIC
F.C.	–	FACE OF CURB
FL	–	FLOWLINE
FT	–	FEET
FND.	–	FOUND
G	–	GAS
M.H.	–	MANHOLE
N/F	–	NOW OR FORMERLY
PB.	–	PLAT BOOK
PG.	–	PAGE
PR	–	PROPOSED
P.V.C.	–	POLYVINYL CHLORIDE PIPE
R.C.P.	–	
SQ.	–	SQUARE
T	–	TELEPHONE CABLE
TBR	–	TO BE REMOVED
TBR&R	–	REINFORCED CONCRETE PIPE
UIP	–	USE IN PLACE
V.C.P.	–	VITRIFIED CLAY PIPE
W	–	WATER
(66'W)	–	RIGHT-OF-WAY WIDTH TO BE REMOVED & REPLACED

PARKING DATA

PROPOSED ASSISTED LIVING FACILITY	
95 BEDS * 1 SPACE/5 BEDS	19 P.S.
24 EMPLOYEES * 1 SPACE/2 EMPLOYEES	12 P.S.
2 VISITORS	2 P.S.
TOTAL REQUIRED:	33 P.S.
PROVIDED PARKING (ON LOT):	16 P.S.
PROVIDED PARKING (PLAZA DRIVE)	7 P.S.
PROVIDED PARKING (PUBLIC PLAZA)	32 P.S.
TOTAL:	55 P.S. TOTAL

PERTINENT DATA

SITE AREA:	1.648 Acres ± (CONSOLIDATED LOT 1)
EXISTING ZONING:	"AMENDED C-8" (PLANNED COMMERCIAL DISTRICT)
LOCATOR NO:	23V220194 and 23V220206
SUBDIVISION:	WILDWOOD TOWN CENTER PLAT 3 PB. 357 PG. 120
ADDRESS:	251 and 261 PLAZA DR. WILDWOOD, MO 63040
FIRE DISTRICT:	METRO WEST
SCHOOL DISTRICT:	ROCKWOOD R-6
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED:	CAULKS CREEK WATERSHED
FEMA MAP:	29189C0235 H, DATE: 08/02/95
ELECTRIC COMPANY:	AMEREN UE
GAS COMPANY:	LACLEDE GAS COMPANY
PHONE COMPANY:	AT+T
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY

STORMWATER DETENTION PROVIDED FOR IN OFFSITE BASIN APPROVED UNDER P# 25457

PROPERTY DESCRIPTION

A TRACT OF LAND BEING ADJUSTED LOT 1 AND ADJUSTED LOT 2 OF "WILDWOOD TOWN CENTER PLAT TWO", A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 356, PAGES 485 AND 486 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 11 IN TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF ADJUSTED LOT 1 OF "WILDWOOD TOWN CENTER PLAT TWO", A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 356, PAGE 485 AND 486 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE WESTERN LINE OF SAID ADJUSTED LOT 1 NORTH 00 DEGREES 50 MINUTES 00 SECONDS EAST, 211.49 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERN LINE OF ADJUSTED LOT 1 AND ADJUSTED LOT 2 THE FOLLOWING: SOUTH 83 DEGREES 02 MINUTES 27 SECONDS EAST, 52.39 FEET TO A POINT; THENCE SOUTH 87 DEGREES 18 MINUTES 21 SECONDS EAST, 319.04 FEET TO THE NORTHEAST CORNER OF ADJUSTED LOT 2; THENCE ALONG THE EASTERN LINE OF ADJUSTED LOT 2 SOUTH 02 DEGREES 41 MINUTES 39 SECONDS WEST, 111.43 FEET TO A POINT; THENCE NORTH 87 DEGREES 18 MINUTES 21 SECONDS WEST, 48.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 41 MINUTES 39 SECONDS WEST, 96.06 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF PLAZA DRIVE; THENCE ALONG SAID NORTHERN RIGHT-OF-WAY LINE NORTH 87 DEGREES 18 MINUTES 21 SECONDS WEST, 316.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 71,801 SQUARE FEET OR 1.646 ACRES MORE OR LESS AS PER CALCULATIONS BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING FEBRUARY, 2016.

SITE BENCHMARK

SITE BENCH MARK: ELEV. = 756.55
"O" IN THE WORD "OPEN" ON FIRE HYDRANT; APPROXIMATELY 25 FEET WEST OF A GRAVEL DRIVEWAY AT #16904 CRESTVIEW.

BENCHMARK

THE CONTOUR LINES SHOWN HEREON IS 1929 NATIONAL GEODETIC VERTICAL DATUM BASED ON METROPOLITAN ST. LOUIS SEWER DISTRICT BENCH MARK.

MSD BENCH MARK NO. 16-109: ELEV. = 794.70
"L" ON THE WEST SIDE OF A CONCRETE PORCH OF BUILDING AT #16957 MANCHESTER ROAD; 21' EAST OF THE CENTERLINE OF EATHERTON ROAD AND 39' NORTH OF THE CENTERLINE OF MANCHESTER ROAD.

ORIGINAL LOT 1: 0.424 Ac.
N/F WILDWOOD CROSSING, INC.
LOC #: 23V 22 0194
261 PLAZA DRIVE, WILDWOOD, MO
ZONE: C8

ORIGINAL LOT 2: 1.146 Ac.
N/F WILDWOOD CROSSING, INC.
LOC #: 23V 22 0206
251 PLAZA DRIVE, WILDWOOD, MO
ZONE: C8

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

STONECREST AT WILDWOOD

251 PLAZA DR.
WILDWOOD
MO

GEORGE MICHAEL STOCK NUMBER PE-25116 PROFESSIONAL ENGINEER
STATE OF MISSOURI
08/02/16

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

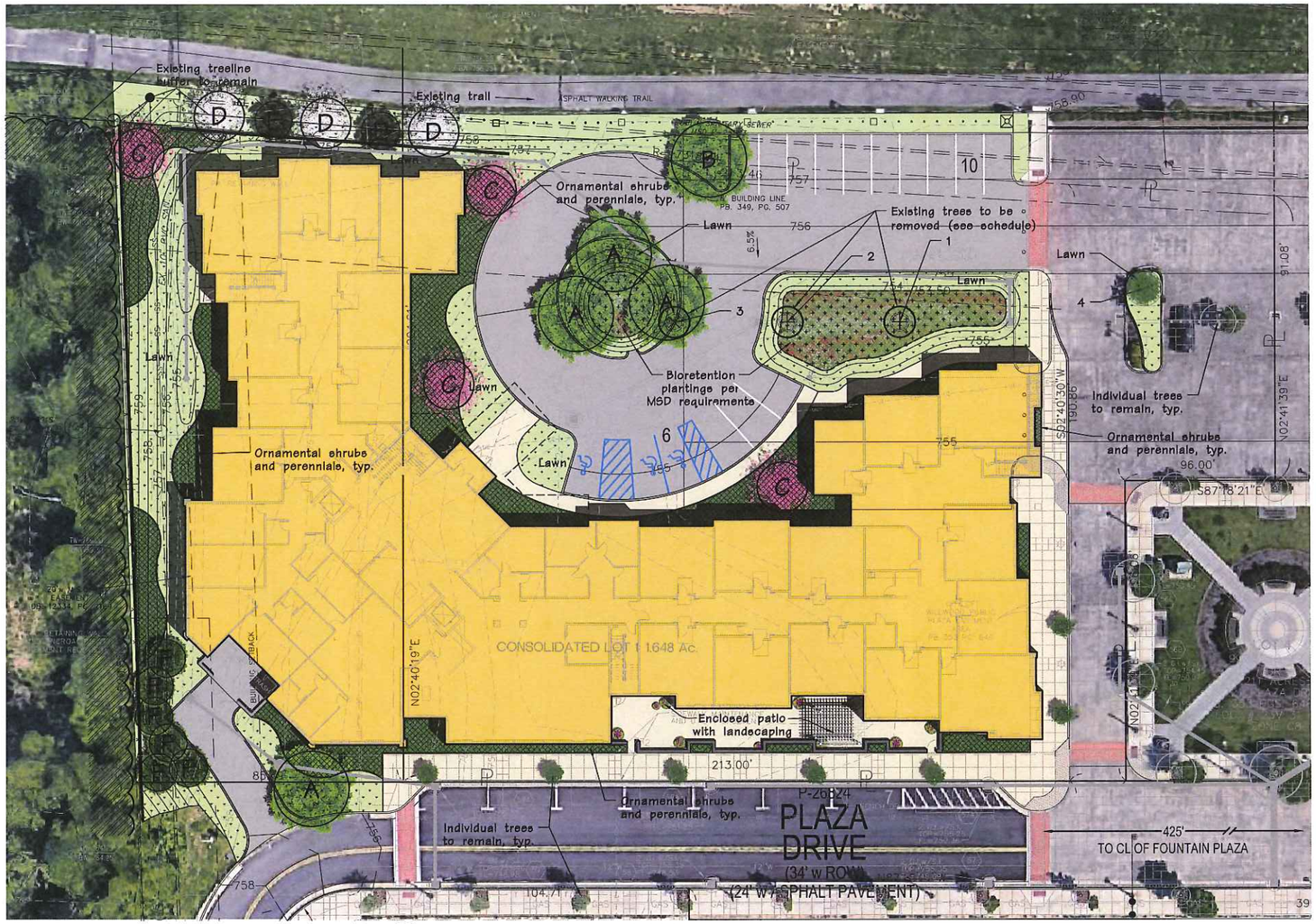
REVISIONS:

DRAWN BY: R.E.S.	CHECKED BY: G.M.S.
DATE: 08.02.16	JOB NO.: 216-5763
M.S.D. P# –	BASE MAP # –
S.L.C. HAT # –	HIST SUP. # –
M.D.N.R. # MO-00	

SHEET TITLE:
SITE DEVELOPMENT PLAN

SHEET NO.:
C1

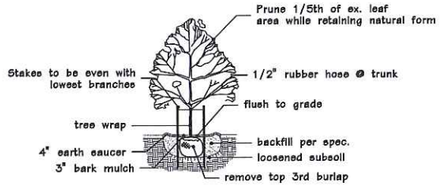
DRAWING FILE: I:\Jobs\2016\216-5763\CAD\SDP\C1_Site.dwg LAYOUT: C1 PLOTTED: Aug 02, 2016 - 3:31pm XCHTEER (Xrefs:None)



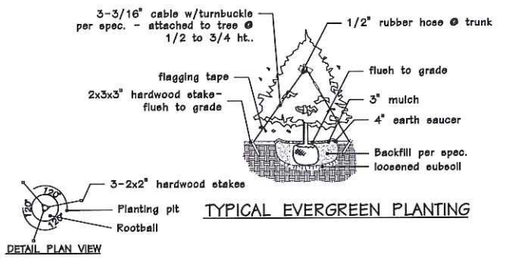
LANDSCAPE PLAN

SCALE 1"=20'

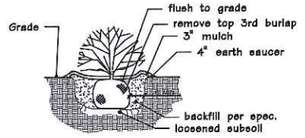
0 20 40 80



CANOPY TREE PLANTING

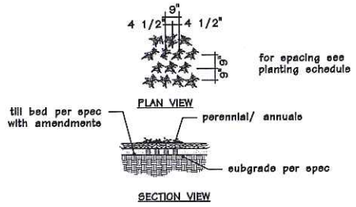


TYPICAL EVERGREEN PLANTING



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
A	4	Acer rubrum 'Frank Jr.'	Redpointe Maple	2.5"cal	B&B
B	1	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5"cal	B&B
C	4	Cercis canadensis	Eastern Redbud	2"cal	B&B
D	3	Cornus kousa (clump)	Kousa Dogwood	7-8'	B&B
E	2	Pinus strobus	Eastern White Pine	8'	B&B
F	6	Picea abies	Norway Spruce	8'	B&B
SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS					
	4600sf	Mix of deciduous and evergreen shrubs, ornamental grasses, and flowering perennials		varies	
BIORETENTION PLANTINGS					
	1620sf	Water quality plantings per MSD requirements		1gal	

EXISTING TREES TO BE REMOVED

#	TYPE	COMMENTS
1	Green Ash	
2	Green Ash	
3	Green Ash	Dead
4	Green Ash	

EXISTING TREE KEY

- Existing tree to remain
- Existing tree to be removed
- Existing dead tree to be removed

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
4/15/16

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Stonecrest at Wildwood

251 Plaza Drive, Wildwood MO

Revisions:

Date	Description	No.

Drawn: LWH
Checked: JAS

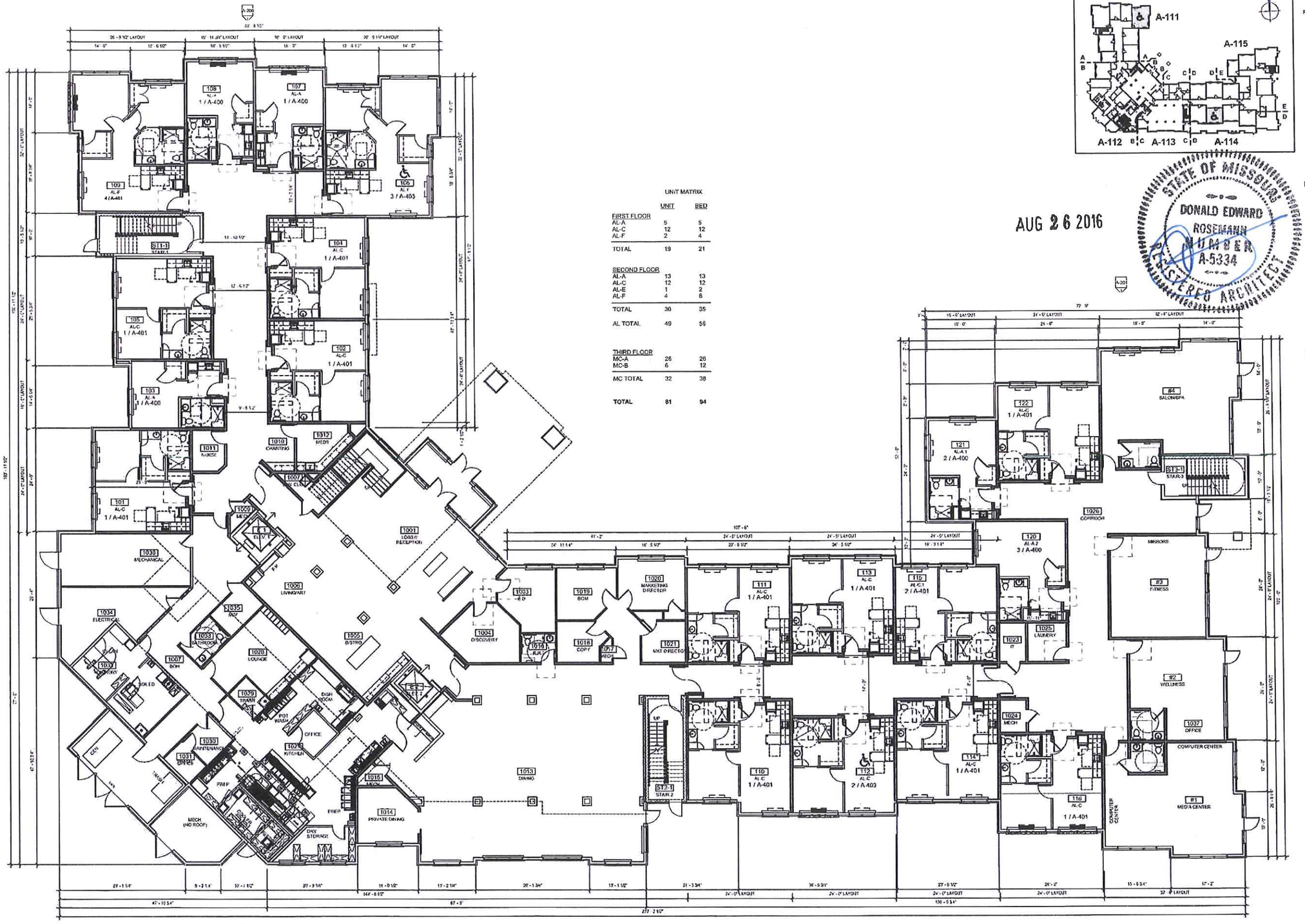
loomisAssociates
landscape•architects|planners
709 Spirit 40 Park Drive, Suite 115
Chesterfield, Missouri 63005-1194
636/519-2668 Fax: 636/519-0797
e-mail: staff@loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 04/15/16
Job #: 613.046

STONECREST AT WILDWOOD SITE AND PHOTOS

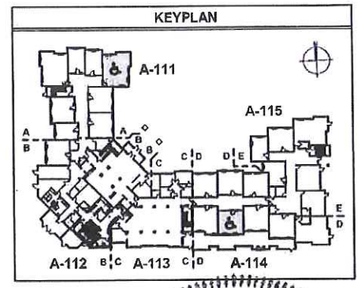


UNIT MATRIX

	UNIT	BED
FIRST FLOOR		
AL-A	5	5
AL-C	12	12
AL-F	2	4
TOTAL	19	21
SECOND FLOOR		
AL-A	13	13
AL-C	12	12
AL-E	1	2
AL-F	4	8
TOTAL	30	35
AL TOTAL	49	56
THIRD FLOOR		
MC-A	26	26
MC-B	6	12
MC TOTAL	32	38
TOTAL	81	94

1 1ST FLOOR BUILDING PLAN
1/8" = 1'-0"

KEYPLAN



AUG 26 2016

STATE OF MISSOURI
DONALD EDWARD ROSEMANN
NUMBER A-5334
REGISTERED ARCHITECT

PRINTS ISSUED
AUGUST 26, 2016

REVISIONS

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
188 N. Meramec Avenue, Suite 200
St. Louis, MO 63105
ph 314.678.1448
www.rosemann.com

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STONECREST AT WILDWOOD

251 PLAZA DRIVE, WILDWOOD, MO

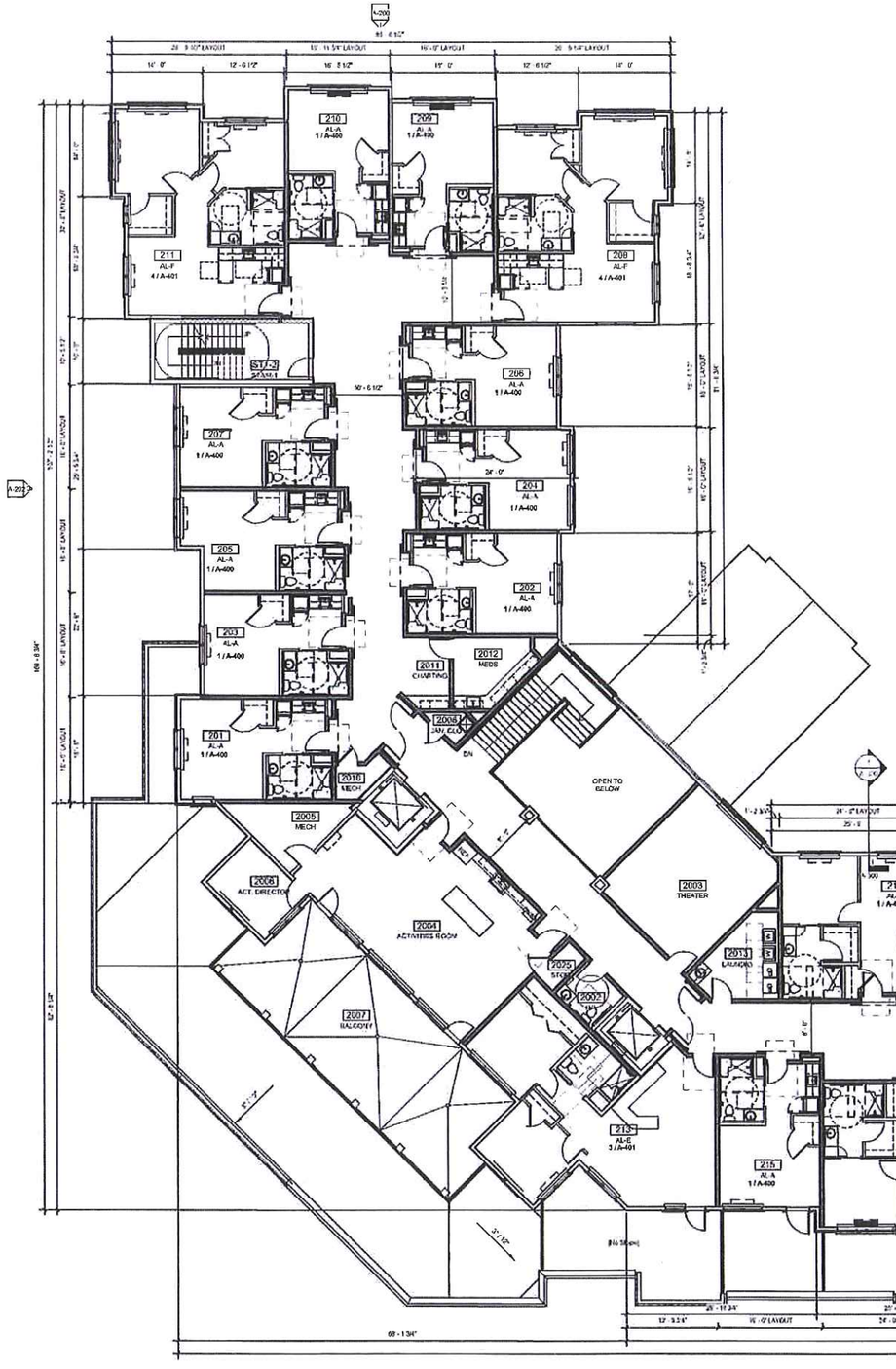
SHEET TITLE
FIRST FLOOR PLAN - OVERALL

PROJECT NUMBER 16030

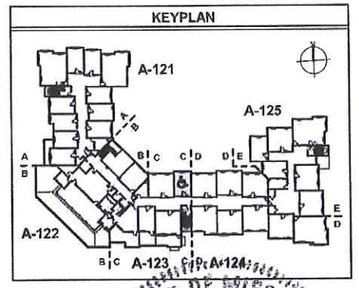
SHEET NUMBER

A-101

DRAWN BY: MER CHECKED BY: GV



UNIT MATRIX	UNIT	BED
FIRST FLOOR		
AL-A	5	5
AL-C	12	12
AL-F	2	4
TOTAL	19	21
SECOND FLOOR		
AL-A	13	13
AL-C	12	12
AL-E	1	2
AL-F	4	8
TOTAL	30	35
AL TOTAL	49	56
THIRD FLOOR		
MC-A	26	26
MC-B	6	12
MC TOTAL	32	38
TOTAL	81	94



AUG 26 2016

STATE OF MISSOURI
DONALD EDWARD ROSEMANN
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REVISIONS

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STONECREST AT WILDWOOD

251 PLAZA DRIVE, WILDWOOD, MO

SHEET TITLE
SECOND FLOOR PLAN - OVERALL

PROJECT NUMBER 16030

SHEET NUMBER

A-102

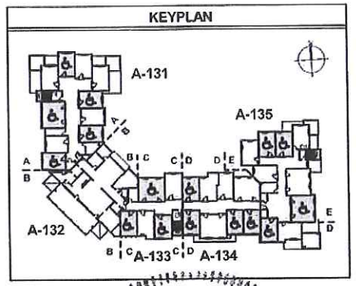
DRAWN BY: Author CHECKED BY: Checker

1 2ND FLOOR BUILDING PLAN
1/8" = 1'-0"

UNIT MATRIX

	UNIT	BED
FIRST FLOOR		
AL-A	5	5
AL-C	12	12
AL-F	2	4
TOTAL	19	21
SECOND FLOOR		
AL-A	13	13
AL-C	12	12
AL-E	1	2
AL-F	4	8
TOTAL	30	35
AL TOTAL	49	56
THIRD FLOOR		
MC-A	26	26
MC-B	6	12
MC TOTAL	32	38
TOTAL	81	94

KEYPLAN



AUG 26 2016

STATE OF MISSOURI
DONALD EDWARD ROSEMANN
NUMBER A-5334
REGISTERED ARCHITECT

PRINTS ISSUED
AUGUST 26 2016

REVISIONS

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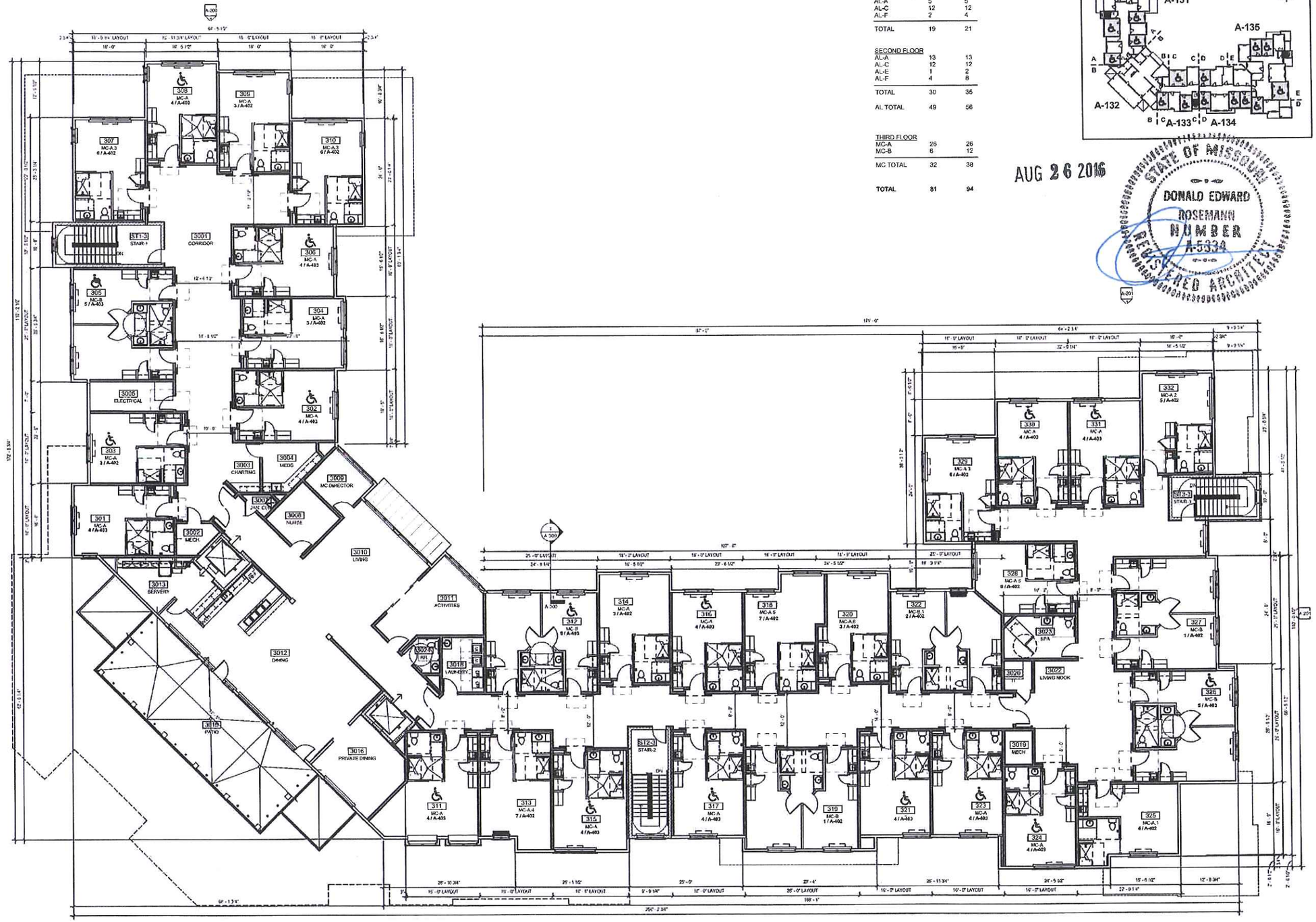

1 3RD FLOOR BUILDING PLAN
1/8" = 1'-0"

STONECREST AT WILDWOOD

251 PLAZA DRIVE, WILDWOOD, MO

SHEET TITLE
THIRD FLOOR PLAN - OVERALL

PROJECT NUMBER 16000

SHEET NUMBER

A-103

DRAWN BY: Author CHECKED BY: Checker

AUG 26 2016

STATE OF MISSOURI
DONALD EDWARD
ROSEMANN
NUMBER
A-5334
REGISTERED ARCHITECT

PRINTS ISSUED
AUGUST 26, 2016

REVISIONS:

4 EAST ELEVATION
3/32" = 1'-0"

1 WEST ELEVATION
3/32" = 1'-0"

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STONECREST AT WILDWOOD
251 PLAZA DRIVE, WILDWOOD, MO

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER: 16030

SHEET NUMBER:

A-200

DRAWN BY: Author CHECKED BY: Checker

AUG 26 2016

STATE OF MISSOURI
DONALD EDWARD ROSEMANN
NUMBER A-5334
REGISTERED ARCHITECT

PRINTS ISSUED
AUGUST 26, 2016

REVISIONS:

2 SOUTH ELEVATION
3/32" = 1'-0"

1 NORTH ELEVATION
3/32" = 1'-0"

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STONECREST AT WILDWOOD

251 PLAZA DRIVE, WILDWOOD, MO

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER: 16030

SHEET NUMBER:

A-201

DRAWN BY: Author CHECKED BY: Checker

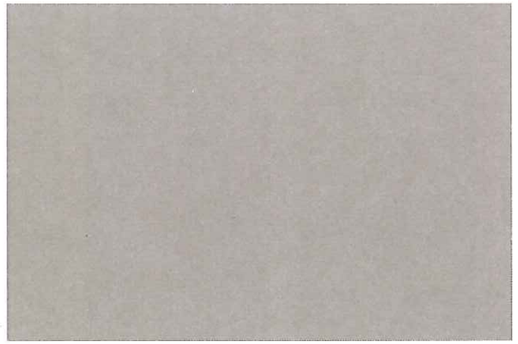
SOUTHEAST CORNER PERSPECTIVE

05/16/16

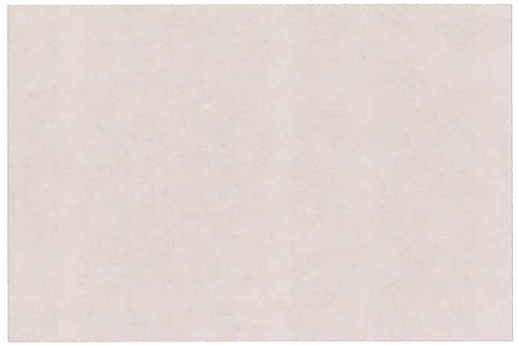
STONECREST AT WILDWOOD

251 PLAZA DRIVE, WILDWOOD, MO

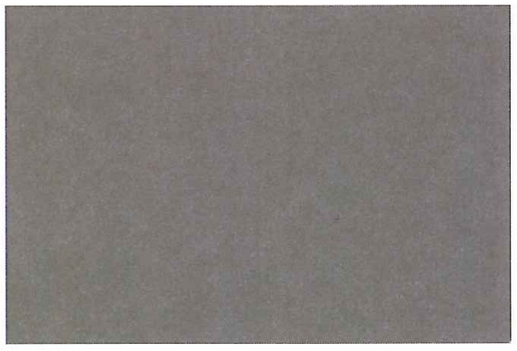
rosemann & ASSOCIATES P.C.



Stucco: Color 1

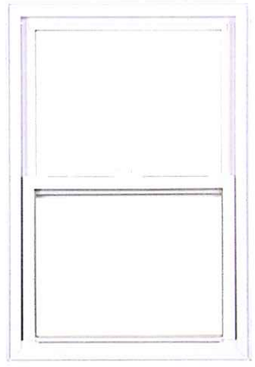


Stucco: Color 2

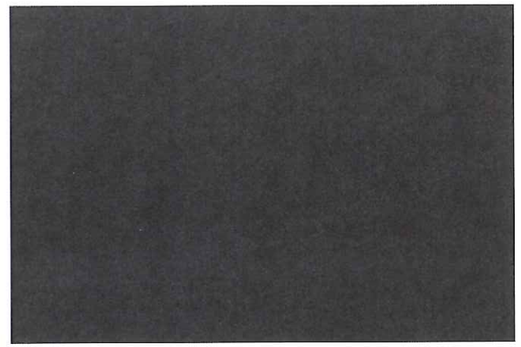


Stucco: Color 3

Stone Veneer:
Canyon Stone - Canyon Ledge/Deer Valley



Windows



Accent Roofing: Standing Seam

Main Roofing

Stonecrest at Wildwood
Materials and Colors

rosemann & ASSOCIATES P.C.

WILDWOOD

APPLICATION FOR THE CITY OF WILDWOOD'S ARCHITECTURAL REVIEW BOARD
(please read thoroughly)

The following information and items shall be provided to the Department of Planning for processing and dissemination in association with scheduling of submittals before the City of Wildwood's Architectural Review Board (ARB). The ARB meets on the second Thursday of each month, unless otherwise changed, with the submittal deadline being 2:00 p.m. on the Monday ten (10) days prior to the meeting. If the agenda cannot support the number of submitted applications, a special meeting may be requested by the applicant or the item will be carried over to the succeeding month. A complete set of plans shall be submitted, with the information bearing an original signature and seal of the Licensed Architect upon it, before the Board will conduct its review. The completeness of the submission will aid in the understanding of the project by the Board and the relevance of its comments, as well as expedite reviews in an effort to avoid delays. Failure of the architect to sign and seal all requested items that are the subject of this review process, where applicable, or not providing the requested information identified below, will disqualify the submittal and the Department of Planning will return the packet to architect of record.

SECTION I

Project Name: Stone Mill - Lot 1

Address/Location: 2710 West Avenue, Grover, MO 63040

Applicant Contact Information: Mike Whalen 314-575-7645

Zoning District/Council Ward: R-1A District w/ Planned Residential Development Overlay District

SECTION II

ubmittal requirements shall be as follows:

ts Statement: Provide a written statement that explains the design theory utilized in the e and building design separately. Include items such as reasoning behind entry lding placement, how existing topography was utilized instead of ignored, shape, style of the building, reasoning for chosen building materials and colors, site and etc. This statement should be written as from one architect to another and

should include design theory. In this instance, cost can be an acceptable and appropriate goal of the overall design. The statement shall close with an acknowledgment that the design is in compliance with the requirements, or it should give a description of non-compliant items, with an explanation for such.

☑ **Preliminary Development Plan & Colored Landscape Plan:** These plans should reflect the same elements required for submittal to the Planning & Zoning Commission, such as the infrastructure and site improvements, including building footprints, curb cuts and driveway locations, and other natural and man-made features of significance.

☑ **Photographs:** Photos should reflect existing site conditions and immediate surrounding properties in all compass directions. The intent of these photographs is to better understand the project site and context, and how the project under consideration will complement both existing conditions, as well as future projects.

☑ **Preliminary Floor Plans:** These plans refers to the building footprint. However, interior layout, while not reviewed, can help in understanding the footprint and elevations.

☑ **Colored Architectural Elevations:** Elevations for each façade of the building, presented in the chosen color palette, with overall dimensions and materials labeled, noting any special items as necessary for a clear understanding of the project. Light fixtures should be shown accurately.

☑ **Colored Building Rendering:** This item is critical to provide a clear and quick understanding of the massing of the building and its materials and colors. Ideally, if prepared electronically in three dimensions, provide 'snapshots' of several views to highlight the overall building.

☑ **Materials and Colors:** The submittal should include 'finishes' pages, such as manufacturer specification sheets of the materials and colors. Actual samples will be required for presentation at the meeting itself.

☑ **All of the above listed requirements shall be provided in an 11"x17" format, formatted to fit 11"x17", and bound into an 8.5" x 11" booklet with a cover, as well as all information contained on a disc, or digital device. Appropriate sheets shall exhibit the original signature, seal, and date of the Licensed Architect, who prepared them.**

The items contained in the submittal package must meet minimum requirements prescribed by the Architectural Review Board(ARB). Further information may be requested, as directed by the Department of Planning and/or the ARB. Once an application has been processed for an upcoming meeting, the agenda will be sent to the appropriate representative(s). Attendance by the petitioner with their architect(s) for presentation and discussion with the ARB is mandatory. Variances to these procedures must be agreed to by the ARB members and the Department of Planning in advance of the scheduled meeting date. If you have any further questions, please feel free to contact the Department of Planning at (636) 458-0440.

We, the undersigned, are aware of the aforementioned items and submit this application in full compliance with the requirements of the Architectural Review Board on this day 29 of August, 2016.

Applicant [signature]

Licensed Architect [signature]

Mike Whalen - Whalen Custom Homes Inc.
Applicant [print]

Frank Wiseman
Licensed Architect [print]

Contact Information for Applicant and Architect may be provided by attaching business cards here:

SECTION III

For Office Use Only

Application submittal accepted on: _____

Initial By: Department of Planning Staff

Initial review is scheduled for: _____

Subsequent review is scheduled for: _____

Comments: _____

_____

Final Approval by the ARB on: _____

_____

Architectural Review Board Chair

WHALEN
Custom Homes

ARCHITECTURAL REVIEW BOARD SUBMISSION
SEPTEMBER 8, 2016

STONE MILL LOT 1

WHALEN
Custom Homes

Architectural Statement

The proposed home and development embodies the New Urbanism Movement. This community is framed by it's architecture and landscape design which utilizes it's local history, climate, ecology and building practices. The subject property is based on a Craftsmen Style with Neo-Modernism features.

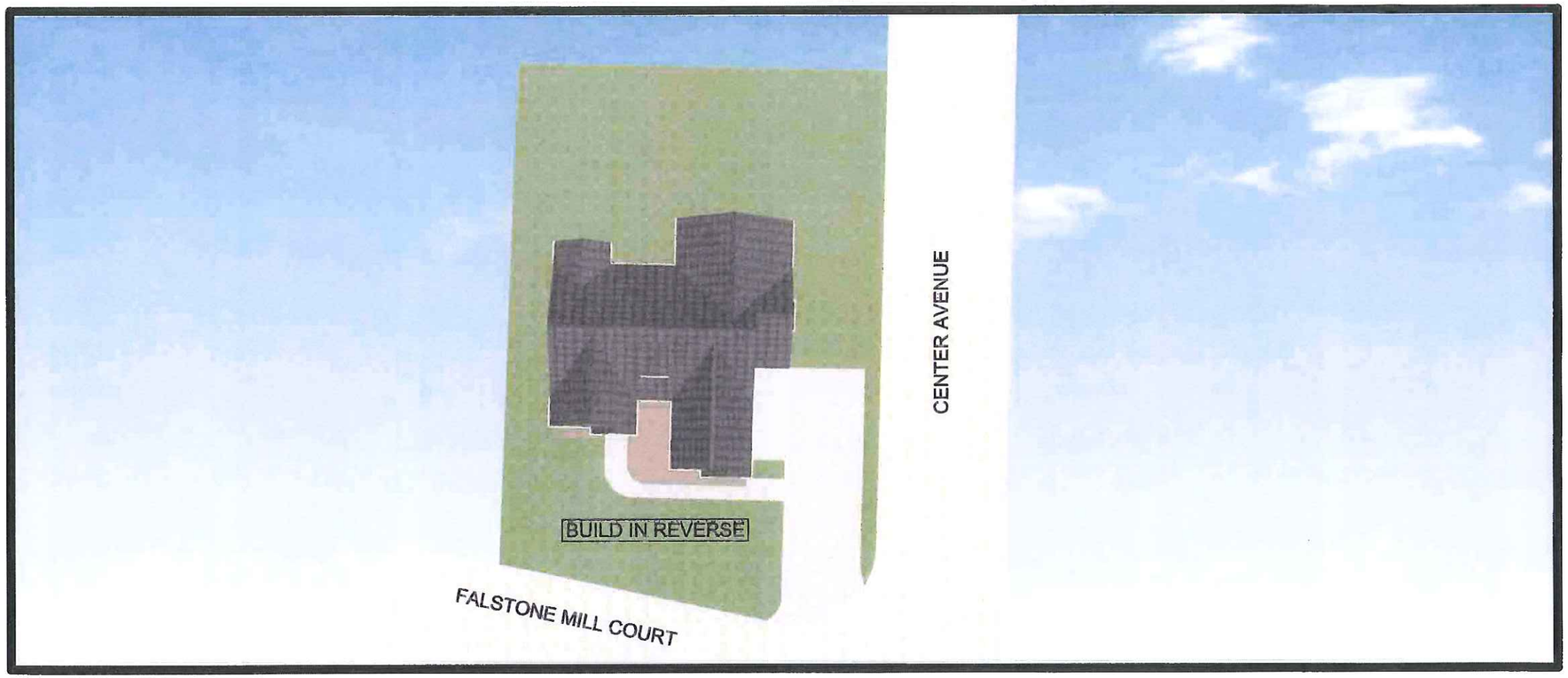
The placement of Stone Mill Display on Lot 1 is such that it allows for a side car entry and maximizes the rear yard while meeting all required setbacks and easements. The building materials and colors create a subtle but impactful feel with Gray Slate Hardie Lap Siding and tumbled light stone. It will create a peaceful statement as you enter Stone Mill.

The design is in compliance with all requirements.

We appreciate the Architectural Review Boards consideration of this application.

Sincerely,

Mike Whalen



DEVELOPMENT PLAN AND LANDSCAPE PLAN

WHALEN Custom Homes

NO.	DESCRIPTION	BY	DATE

STONE MILL LOT 1

NEW RESIDENCE DISPLAY

DATE:

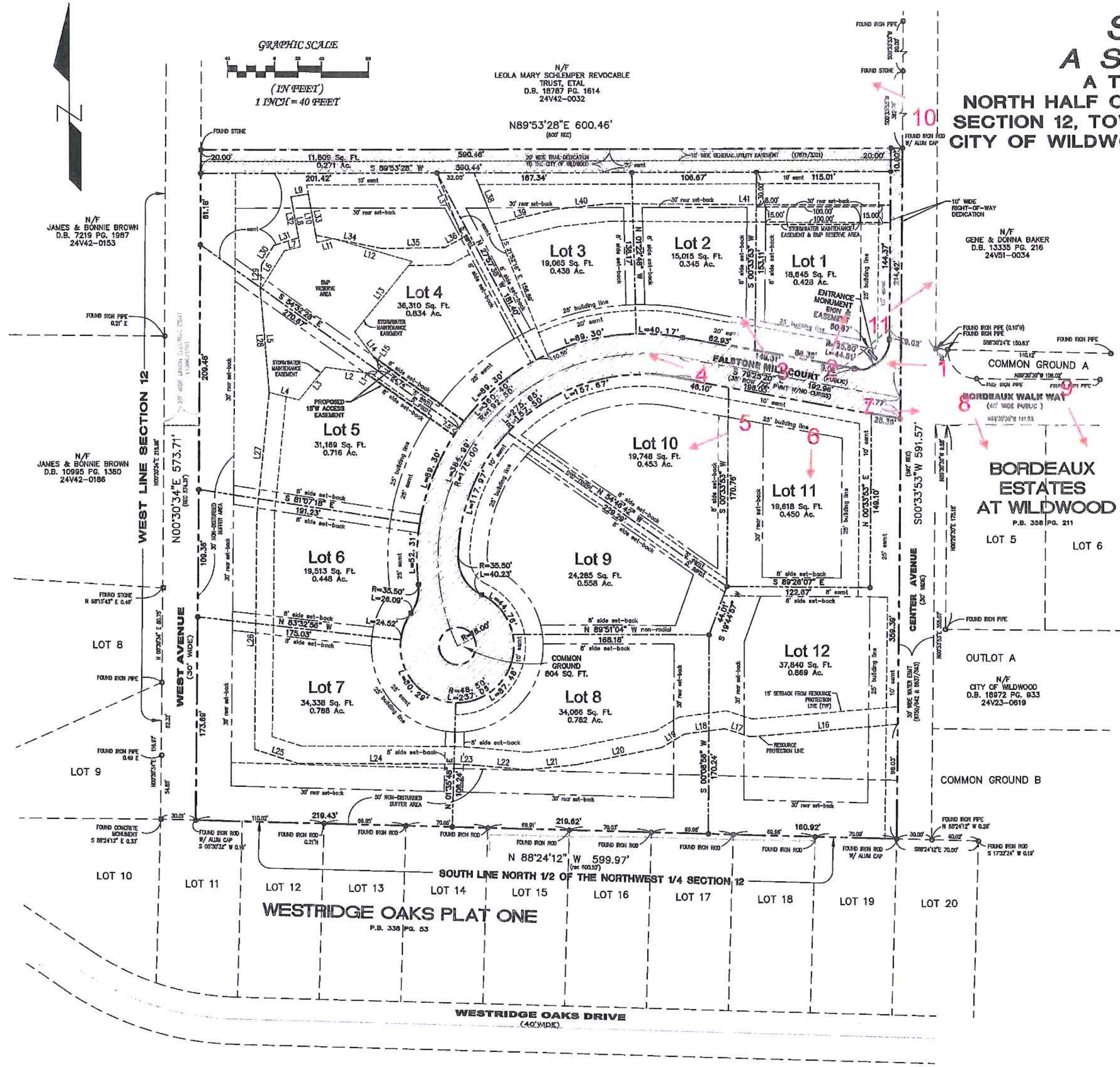
SCALE:

SHEET:

STONE MILL

A SUBDIVISION PLAT

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI



LINE	BEARING	DISTANCE
L1	S 35°32'45" W	3.66'
L2	N 81°47'45" W	42.61'
L3	S 39°12'19" W	36.28'
L4	N 75°38'46" W	26.49'
L5	N 04°50'14" W	88.25'
L6	N 32°17'00" E	39.34'
L7	N 75°46'59" E	13.80'
L8	N 10°18'54" W	43.43'
L9	N 80°27'50" E	15.00'
L10	S 10°18'54" E	42.21'
L11	N 75°46'59" E	13.73'
L12	S 73°54'20" E	70.41'
L13	S 39°12'19" W	77.82'
L14	S 36°40'45" E	37.13'
L15	S 35°32'45" W	4.43'
L16	S 85°17'02" W	126.88'
L17	N 72°21'46" W	22.73'
L18	S 82°23'11" W	34.49'
L19	S 59°20'55" W	22.84'
L20	S 78°36'46" W	74.30'
L21	S 83°55'47" W	42.28'

LINE	BEARING	DISTANCE
L22	N 84°43'50" W	42.28'
L23	N 86°42'00" W	21.14'
L24	N 89°41'14" W	132.80'
L25	N 72°12'38" W	39.39'
L26	N 00°30'34" E	201.61'
L27	N 05°48'19" E	104.77'
L28	N 04°50'14" W	88.25'
L29	N 03°06'17" E	21.29'
L30	N 32°28'09" E	19.54'
L31	N 72°37'37" E	22.35'
L32	N 10°18'54" W	35.54'
L33	S 10°18'54" E	35.82'
L34	S 78°37'34" E	58.11'
L35	N 88°53'41" E	53.32'
L36	N 61°34'38" E	16.90'
L37	N 21°52'16" W	80.01'
L38	S 21°52'16" E	47.37'
L39	N 76°15'39" E	53.34'
L40	N 84°04'20" E	47.14'
L41	S 89°35'16" E	240.34'

□ : PERMANENT MONUMENT TO BE SET UPON COMPLETION OF GRADING.
● : SEMI-PERMANENT MONUMENT TO BE SET AT ALL REAR LOT CORNERS.

(NOTE: CROSSES SHALL BE CUT AT THE INTERSECTION OF THE EXTENSION OF EACH LOT LINE WITH THE CENTERLINE OF THE STREET.)

LAND DESCRIPTION:

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO LEOLA MARY SCHLEMPER REVOCABLE TRUST RECORDED IN DEED BOOK 18787 PAGE 1614 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ON THE WEST LINE OF CENTER (30' WIDE) AVENUE; THENCE WITH THE WEST LINE OF CENTER AVENUE, BEING 15' WEST OF AND PARALLEL TO THE CENTERLINE THEREOF SOUTH 00 DEGREES 33 MINUTES 53 SECONDS WEST 591.57 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, SAID POINT ALSO BEING THE NORTH LINE OF WESTRIDGE OAKS PLAT ONE AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 53 OF THE ST. LOUIS COUNTY RECORDS; THENCE DEPARTING THE WEST LINE OF CENTER AVENUE WITH THE NORTH LINE OF WESTRIDGE OAKS PLAT ONE, NORTH 88 DEGREES 24 MINUTES 12 SECONDS WEST 599.97 FEET TO A POINT ON THE EAST LINE OF WEST (30' WIDE) AVENUE; THENCE WITH THE EAST LINE OF WEST AVENUE, BEING 15' EAST OF AND PARALLEL TO THE CENTERLINE THEREOF AND 30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SECTION 12, NORTH 00 DEGREES 30 MINUTES 34 SECONDS EAST 573.71 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID LEOLA MARY SCHLEMPER REVOCABLE TRUST TRACT; THENCE WITH THE SOUTH LINE OF SAID LEOLA MARY SCHLEMPER REVOCABLE TRUST TRACT, NORTH 89 DEGREES 53 MINUTES 28 SECONDS EAST 600.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 349,670 (8.027 ACRES), MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

BASIS OF BEARING:

BEARINGS ARE IN RELATION TO WESTRIDGE OAKS PLAT ONE, AS RECORDED IN PLAT BOOK 338, PAGE 53, ST LOUIS COUNTY RECORDS.

SOURCE OF RECORD TITLE:

LAND OF THE STATE OF MISSOURI, RECORDED IN DEED BOOK 3240, PAGE 14, ST. LOUIS COUNTY MISSOURI RECORDS.

NOTES:

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL FRACTIONS THEREOF.

ALL EASEMENTS AND CONDITIONS WHICH AFFECT THIS SITE AS REPORTED IN ASSURED TITLE COMPANY AS AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 836695 REVISION 1, DATED FEBRUARY 20, 2013:

ITEMS 1-9: STANDARD EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

ITEM 10. EASEMENT GRANTED PUBLIC WATER SUPPLY DISTRICT #1 OF ST. LOUIS COUNTY, MISSOURI RECORDED IN BOOK 8750 PAGE 642 AND ASSIGNED TO ST. LOUIS COUNTY WATER COMPANY BY INSTRUMENT RECORDED IN BOOK 8837 PAGE 593. PLOTS WITHIN THE 30 FOOT WIDE STRIP TO THE EAST KNOWN AS CENTER AVENUE AND DOES NOT ADVERSELY AFFECT THE SUBJECT TRACT.

ITEM 11. TERMS AND PROVISIONS OF MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION UTILITY EASEMENT RECORDED IN BOOK 17871 PAGE 3321, 10' WIDE EASEMENT ALONG THE NORTH LINE OF THE SUBJECT TRACT: PLOTTED HEREON.

ITEMS 12-13: STANDARD EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

TOTAL ACREAGE OF THIS PLAT: 8.027 ACRES.

LOCATOR NO.: 24V42-0010

BENCHMARK:

ST. LOUIS COUNTY BM 16-109: 794.70 (NGVD'29) "L" ON THE WEST SIDE OF A CONCRETE PORCH OF BUILDING AT # 16957 MANCHESTER ROAD; 21' EAST OF THE CENTERLINE OF EATHERTON ROAD AND 39' NORTH OF THE CENTERLINE OF MANCHESTER ROAD.

SITE BENCHMARK:

795.68 (NGVD'29) CROSS AT THE INTERSECTION OF THE CENTERLINE OF BORDEAUX WALK WAY AND THE EAST LINE OF CENTER AVENUE. SAID POINT BEING 218.08 FEET SOUTH AND 29.86 FEET EAST OF THE NORTHEAST CORNER OF SUBJECT TRACT.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO WHALEN CUSTOM HOMES, INC., THAT AT THEIR REQUEST, SUBURBAN LAND SURVEY, INC. HAS PREPARED A BOUNDARY SURVEY AND SUBDIVISION PLAT DATED DECEMBER , 2015, OF A TRACT OF LAND BEING IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, THAT THIS PLAT IS BASED UPON A BOUNDARY SURVEY COMPLETED ON THE GROUND; THAT THE RESULTS OF SAID SURVEY ARE SHOWN HEREON; AND THAT THE SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR URBAN CLASS BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

STATE OF MISSOURI · DAVID L. ROBBINS · NUMBER LS-2210 · REGISTERED LAND SURVEYOR

01/11/2016

DAVID L. ROBBINS, R.L.S. 2210 — DATE
SUBURBAN LAND SURVEY, INC. LS -378-D

REVISED	COMMENT
01/19/16	easement script
02/03/16	non-disturbed buffer areas

SLS

Suburban Land Survey
2007 Bellevue Ave., St. Louis MO 63143
(314) 645-7055 Fax: (314) 644-1225
LICENSED IN MISSOURI AND ILLINOIS

PROJECT: **STONE MILL**
CITY OF WILDWOOD
ST LOUIS COUNTY, MISSOURI

PREPARED FOR:
Whalen Custom Homes
338 S. Kirkwood Road
St Louis, MO 63122
(314) 821-1745

DATE: 12/21/2015
JOB NUMBER: 15072
FILE NAME: Stone Mill.dwg
FIELDWORK BY: DLR, CJK
DRAWN BY: DLR
CHECKED BY:
SHEET 1 of 2

1

2
CAT
SILVERADO
9DJ530

3

4

5

6

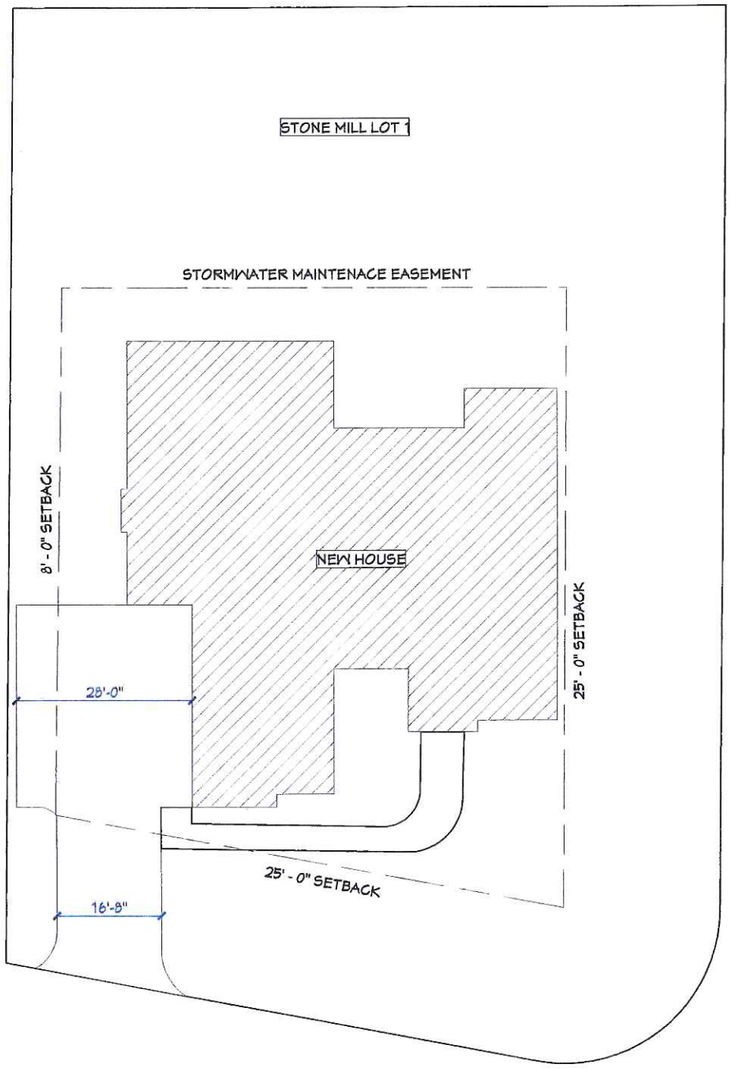
7

8

9

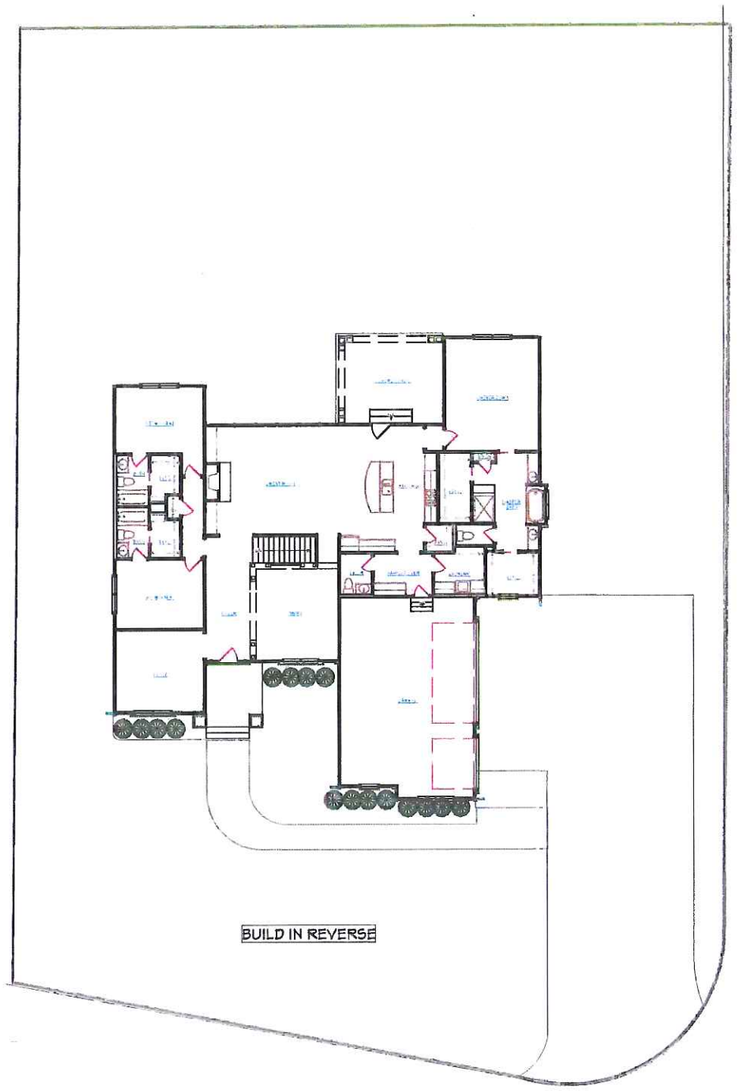
10

11



FOOTPRINT OF HOUSE ON LOT

SCALE: 1" = 20'-0"



GENERAL FLOOR PLAN

SCALE: 1" = 20'-0"

NO.	DESCRIPTION	BY	DATE

WHALEN Custom Homes

STONE MILL LOT 1

NEW RESIDENCE DISPLAY

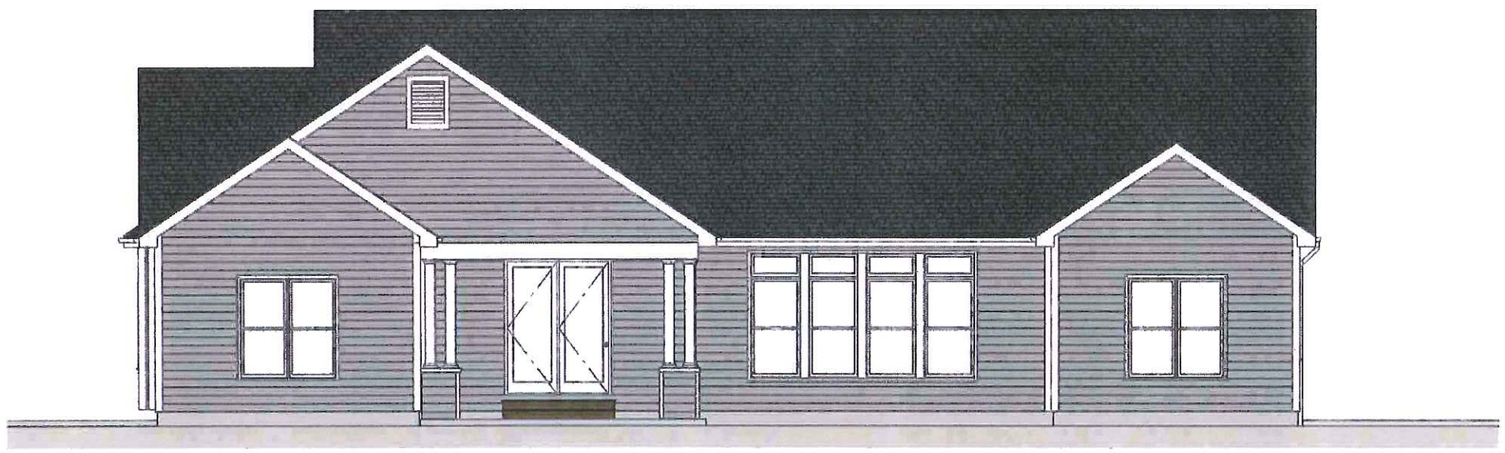
DATE:

SCALE:

SHEET:

FRONT ELEVATION

BUILD IN REVERSE



REAR ELEVATION

SEE "MATERIALS AND COLORS SECTION" FOR DESCRIPTIONS

NO.	DESCRIPTION	BY	DATE

WHALEN Custom Homes

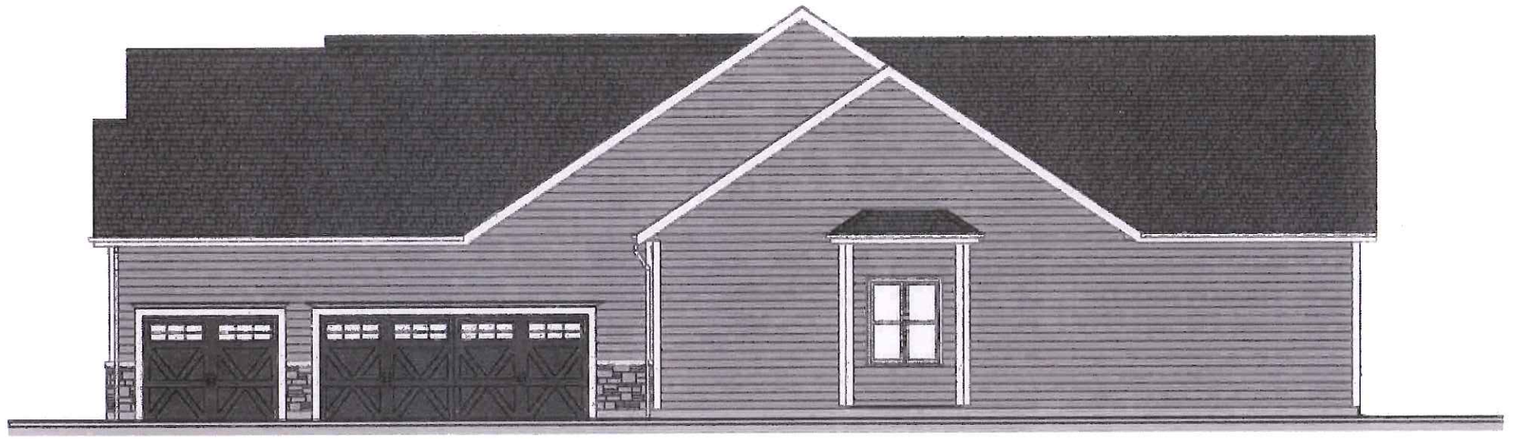
STONE MILL LOT 1

NEW RESIDENCE DISPLAY

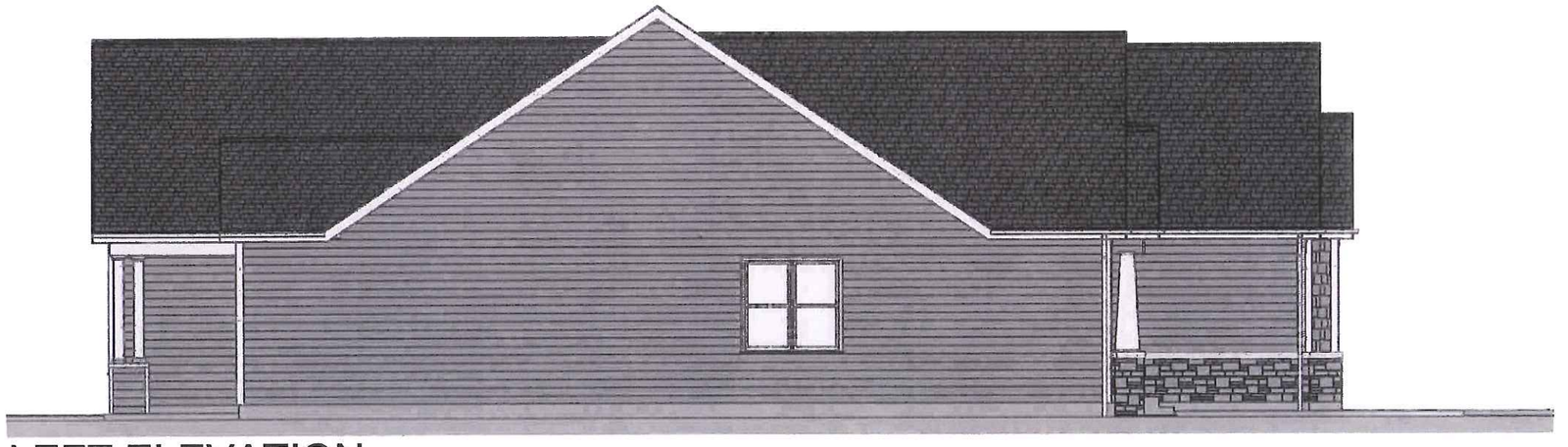
DATE:

SCALE:

SHEET:



RIGHT ELEVATION



LEFT ELEVATION

SEE "MATERIALS AND COLORS SECTION" FOR DESCRIPTIONS

NO.	DESCRIPTION	BY	DATE

WHALEN Custom Homes

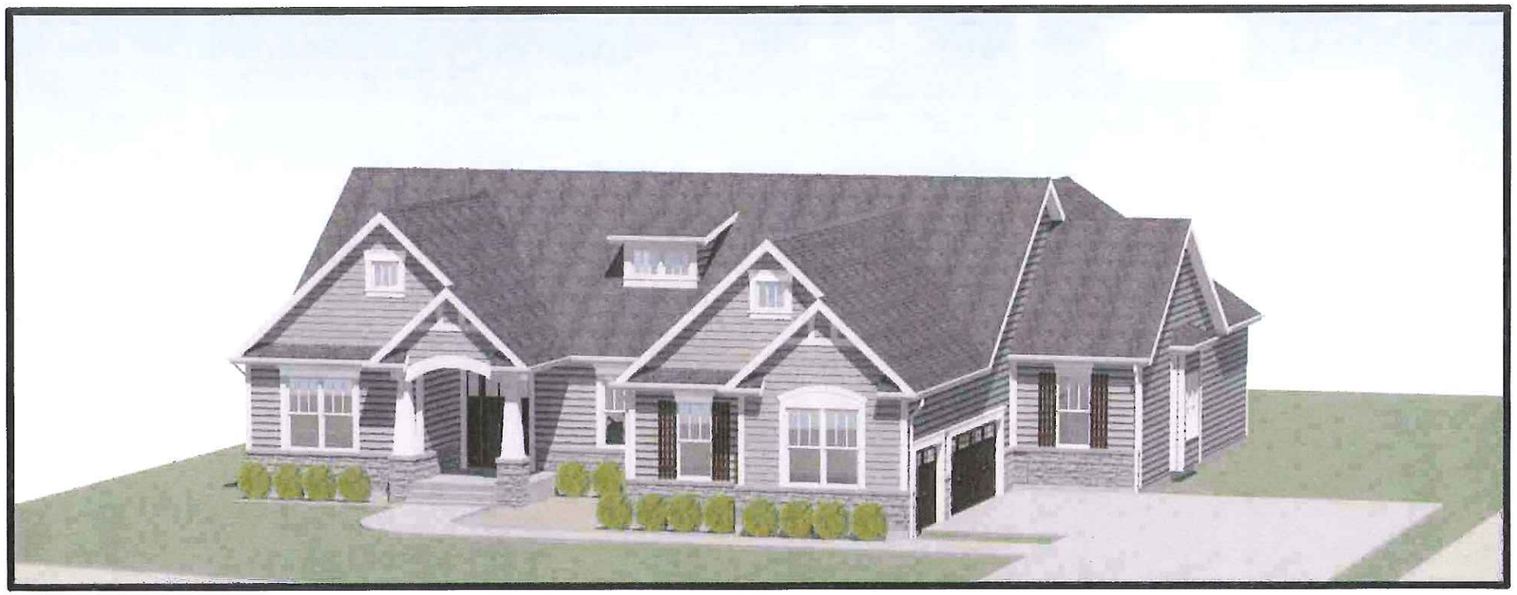
STONE MILL LOT 1

NEW RESIDENCE DISPLAY

DATE:

SCALE:

SHEET:



FRONT RENDERINGS

NO.	DESCRIPTION	BY	DATE

WHALEN Custom Homes

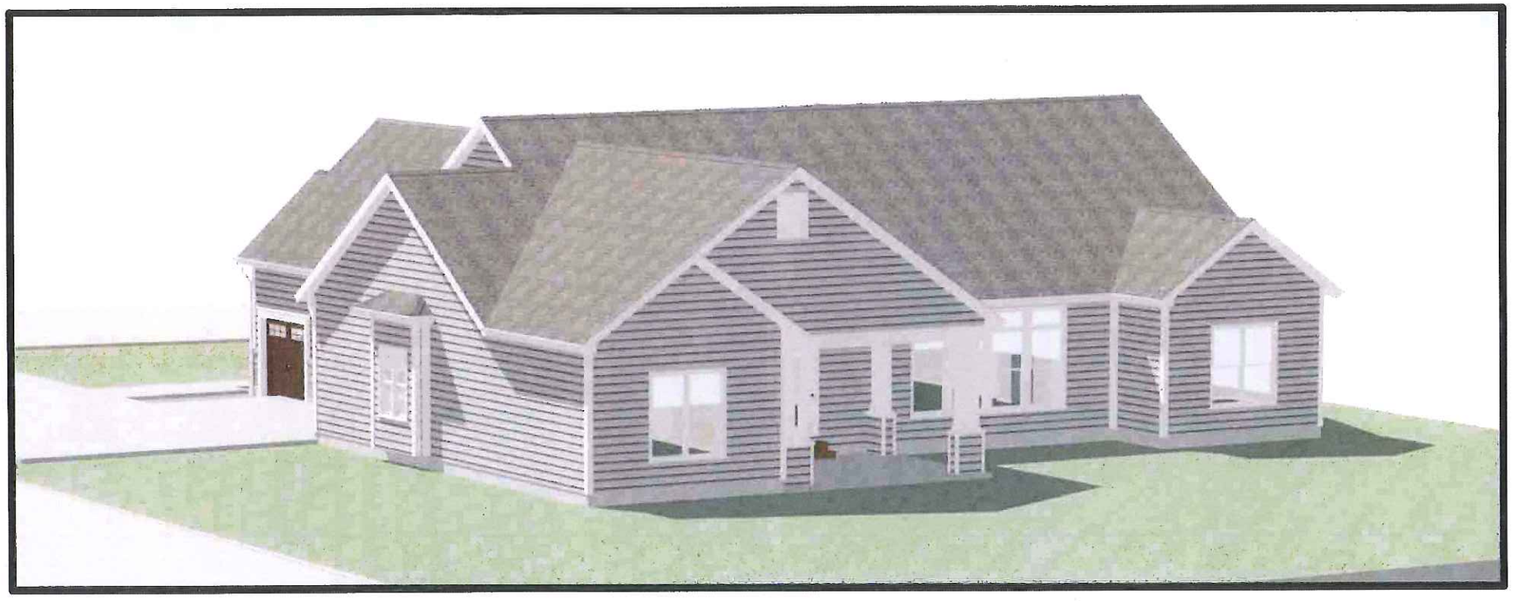
STONE MILL LOT 1

NEW RESIDENCE DISPLAY

DATE:

SCALE:

SHEET:



REAR RENDERINGS

WHALEN Custom Homes

NO.	DESCRIPTION	BY	DATE

STONE MILL LOT 1

NEW RESIDENCE DISPLAY

DATE:

SCALE:

SHEET:

EXTERIOR

SHINGLES
- Tamko 30-yr Architectural Heritage- Weathered Wood

SIDING/SOFFIT/FASCIA
- JamesHardie HardiePlank Lap Siding- Gray Slate
- JamesHardie HardieShingle Panel- Gray Slate

BRICK
- Oxford Brick Cap

STONE
- Harvest Mix Tumbled

WINDOWS
- Andersen 100 Series- White

FRONT DOOR
- Therma Tru Classic-Craft American Style- Walnut

SHUTTERS
- Cedar per plan- Stained to match front door

GARAGE DOOR
- Delden Classica Series- N10, White 16x8, 8x8

HERITAGE®

LAMINATED ASPHALT SHINGLES

PRODUCT DATA

MANUFACTURED IN JOPLIN, MO

HERITAGE® shingles have a double-layer fiberglass mat construction with a random-cut sawtooth design. The two layers of mat are coated with asphalt, surfaced with mineral granules and then laminated together. They also include a self-sealing strip of asphalt.

USES: For application to roof decks with inclines of not less than 2 inches per foot. For slopes between 2 inches and 4 inches per foot, refer to application instructions for low slope.

- Rustic beauty of wood shakes.
- Shadowtone feature adds dimension, depth of appearance and curb appeal.
- 30-year Limited Warranty, 15-year Full Start, 5-year Transferability.

SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE. BUILDINGS EXPERIENCE AGING FACTORS DIFFERENTLY, SO IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST. THAT'S WHY TAMKO PROVIDES A LIMITED WARRANTY, THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE. YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.

CERTIFICATIONS

UL Listed for Class A Fire Rating:	UL 790/ASTM E 108, Class A
UL Classified for Wind Resistance:	ASTM D 7158, Class H and ASTM D 3161, Class F
UL Classified in accordance with:	ASTM D 3462 and ICC-ES Acceptance Criteria AC438
UL Evaluation Reports:	UL ER2919-01 and UL ER2919-02
Florida Building Code Approved:	FL 18355

COLORS

AMERICA'S NATURAL COLORS

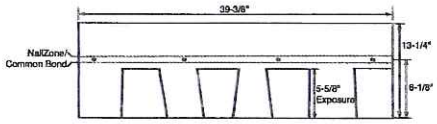
- Black Walnut
- Harvest Gold
- Mountain Slate
- Natural Timber
- Painted Desert
- Thunderstorm Grey

CLASSIC HERITAGE COLORS

- Antique Slate
- Olde English Pewter
- Oxford Grey
- Rustic Black
- Rustic Cedar
- Rustic Evergreen
- Rustic Hickory
- Rustic Slate
- Weathered Wood

PRODUCT DATA†

Shingle size	13-1/4" x 39-3/8"
Exposure	5-5/8"
Coverage per Square††	98.4 sq.ft.
Shingles per Square††	64
Bundles per Square††	3



† All values stated as nominal.

†† When applied according to instructions.

CAUTION: This product contains crystalline silica and formaldehyde. Crystalline silica and formaldehyde have been classified as "known" human carcinogens by the International Agency for Research on Cancer (IARC) and the National Toxicology Program. This product also contains oxidized asphalt. Occupational exposures to oxidized asphalt and its emissions during roofing have been classified by IARC as a "probable human carcinogen". Oxidized asphalt also contains Polycyclic Aromatic Hydrocarbons some of which have been classified by IARC as known or probable human carcinogens. The physical nature of this product may help limit any inhalation or dermal hazard during application and/or removal. However, physical forces such as sawing, grinding or drilling during demolition work and heating or burning may increase the inhalation or dermal exposure hazard of this product. Take precautions to prevent breathing and contact with skin.

Information included in this product data sheet was current at time of printing. To obtain a copy of the most current version of this product data sheet, visit us online at tamko.com or call us at 800-641-4691.

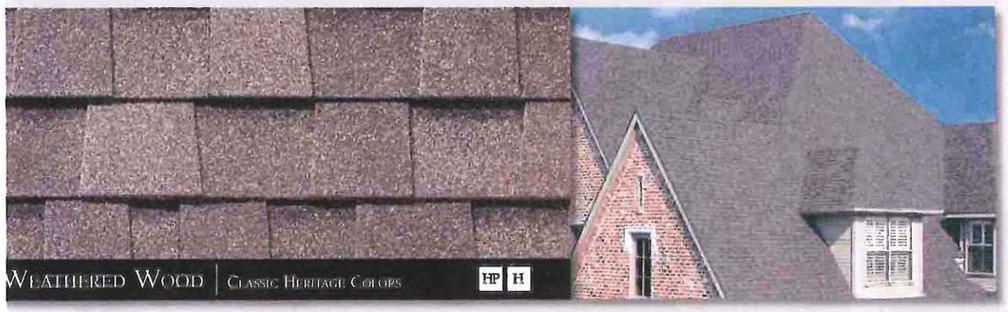
TAMKO Logo, Heritage, and TAMKO are registered trademarks of TAMKO Building Products, Inc.

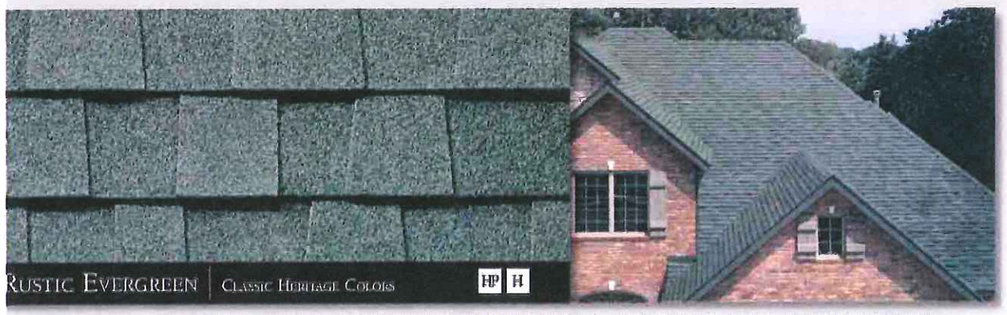
TAMKO BUILDING PRODUCTS

P.O. Box 1404 • Joplin, MO 64802-1404 • 1-800-641-4691 • tamko.com

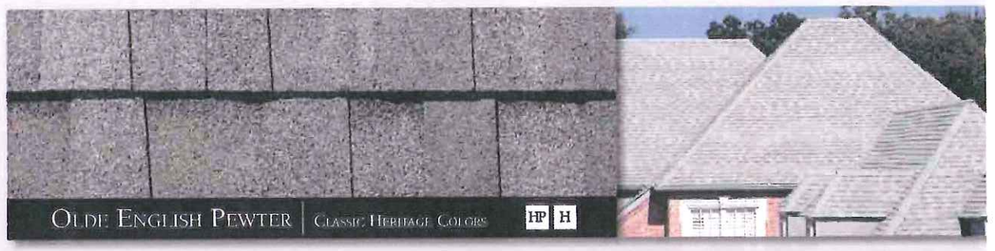
Rev. 07/2016

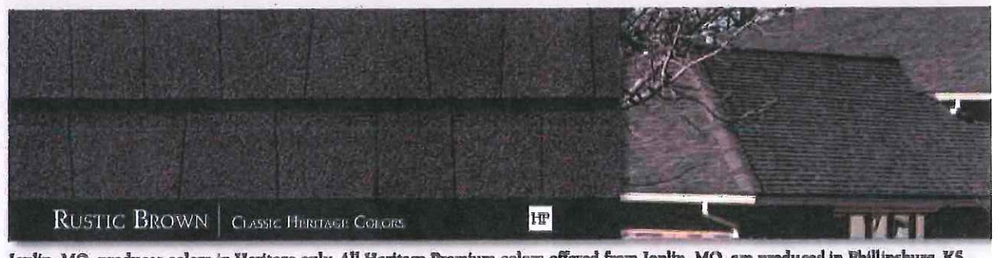
HP HERITAGE® Premium Shingles H HERITAGE® Shingles Symbols shown beside each color name denote product options and availability.





NOTE: TAMKO® RECOMMENDS VIEWING AN ACTUAL ROOF INSTALLATION PRIOR TO FINAL COLOR SELECTION FOR THE FULL IMPACT OF COLOR BLENDING AND PATTERNS. REPRODUCTION OF THESE COLORS IS AS ACCURATE AS OUR PRINTING WILL PERMIT.





Joplin, MO, produces colors in Heritage only. All Heritage Premium colors offered from Joplin, MO, are produced in Phillipsburg, KS. Rustic Redwood and Rustic Brown swatch photos are Phillipsburg Heritage Premium colors. All other swatch photos shown in this

Technical Attributes
HardiePlank™ Lap Siding

Effective 12/2007

James Hardie Building Products, Inc.

HardiePlank™ Lap Siding has been comprehensively tested and displays the following typical physical properties.

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	**Dimensional Tolerances**	ASTM C1185	Length	± 0.5%	Pass
		ASTM C1185	Width	± 0.5%	Pass
		ASTM C1185	Thickness	± 0.04 in.	Pass
		ASTM C1185	Squareness	< 1/32 in./ft of length	Pass
		ASTM C1185	Edge Straightness	< 1/32 in./ft of length	Pass
	Density, lb/ft³	ASTM C1185		As reported	< 83
	Water Absorption, % by mass	ASTM C1185		As reported	< 36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Moisture Content, %	ASTM C1185		As reported	~ 5
	Moisture Movement, % Linear Change	ASTM C1185	30 – 90% Relative Humidity	As reported	≤ 0.05
	Flexural Strength	ASTM C1185	Wet conditioned, psi	> 1015 psi	Pass
		ASTM C1185	Equilibrium conditioned, psi	> 1450 psi	Pass
THERMAL	**Thermal Conductivity**	ASTM C177	K_{eff} = BTU/hr-ft²-° F	As reported	2.07
	Actual Thermal Conductivity	ASTM C177	(K_{eff})	As reported	6.62
	Thermal Resistance	ASTM C177	$R=1/K_{eff}$	As reported	0.48
	Actual Thermal Resistance	ASTM C177	(R)	As reported	0.15
DURABILITY	**Warm Water Resistance**	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
		ASTM C1185	Warm Water, % wet retention	≥ 85%	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
		ASTM C1185	Mass Loss, %	≤ 3.0	Pass
		ASTM C1185	Freeze/Thaw, % wet retention	≥ 80%	Pass
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	**Surface Burning Characteristics**	ASTM E84	Flames Spread Index (FSI)	0	Pass
		ASTM E84	Smoke Developed Index (SDI)	≤ 5	Pass
		ASTM E84	Fuel Contributed	0	Pass
			NFPA Class	As reported	A
			Uniform Building Code™ Class	As reported	1
			International Building Code® Class	As reported	A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: Listed on Warnock Hersey and ICC-ES NER-405

NOTE: In addition to the above product properties, building assemblies incorporating this product have been tested for fire, acoustic and impact performance.

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Additional installation information, warranties, and warnings are available at www.jameshardie.com

JamesHardie

THIS TECHNICAL SUPPLEMENT MUST BE READ IN CONJUCTION WITH THE CURRENT TECHNICAL PRODUCT LITERATURE. JAMES HARDIE BUILDING PRODUCTS MUST BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE TECHNICAL PRODUCT LITERATURE. ALL COMPONENTS AND ACCESSORIES MUST BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S SPECIFICATIONS. FOR THE PRODUCT WARRANTY, TERMS AND CONDITIONS REFER TO THE APPLICABLE JAMES HARDIE TECHNICAL PRODUCT LITERATURE

Technical Attributes
HardieShingle™ Panel

Effective 12/2007

James Hardie Building Products, Inc.

HardieShingle™ Panel has been comprehensively tested and displays the following typical physical properties.

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	**Dimensional Tolerances**	ASTM C1185	Length	± 0.5%	Pass
		ASTM C1185	Width	± 0.5%	Pass
		ASTM C1185	Thickness	± 0.04 in.	Pass
		ASTM C1185	Squareness	< 1/32 in./ft of length	Pass
		ASTM C1185	Edge Straightness	< 1/32 in./ft of length	Pass
	Density, lb/ft³	ASTM C1185		As reported	< 83
	Water Absorption, % by mass	ASTM C1185		As reported	< 36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Moisture Content, %	ASTM C1185		As reported	~ 5
	Moisture Movement, % Linear Change	ASTM C1185	30 – 90% Relative Humidity	As reported	≤ 0.05
	Flexural Strength	ASTM C1185	Wet conditioned, psi	> 1015 psi	Pass
		ASTM C1185	Equilibrium conditioned, psi	> 1450 psi	Pass
THERMAL	**Thermal Conductivity**	ASTM C177	K_{eff} = BTU/hr-ft²-° F	As reported	1.95
	Actual Thermal Conductivity	ASTM C177	(K_{eff})	As reported	7.8
	Thermal Resistance	ASTM C177	$R=1/K_{eff}$	As reported	0.51
	Actual Thermal Resistance	ASTM C177	(R)	As reported	0.13
DURABILITY	**Warm Water Resistance**	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
		ASTM C1185	Warm Water, % wet retention	≥ 85%	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
		ASTM C1185	Mass Loss, %	≤ 3.0	Pass
		ASTM C1185	Freeze/Thaw, % wet retention	≥ 80%	Pass
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	**Surface Burning Characteristics**	ASTM E84	Flames Spread Index (FSI)	0	Pass
		ASTM E84	Smoke Developed Index (SDI)	≤ 5	Pass
		ASTM E84	Fuel Contributed	0	Pass
			NFPA Class	As reported	A
			Uniform Building Code™ Class	As reported	1
			International Building Code® Class	As reported	A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Nil.

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Additional installation information, warranties, and warnings are available at www.jameshardie.com

JamesHardie

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WHALEN
Custom Homes

Grey Slate Example

Customer Service South <SouthCS@jameshardie.com>
To: "jennifer@whalencustomhomes.com" <jennifer@whalencustomhomes.com>

Fri, Aug 26, 2016 at 11:15 AM

Hi Jennifer,

Please see the below:

Thank you,

Katie Wiese

James Hardie Building Products

Customer Operations Exteriors

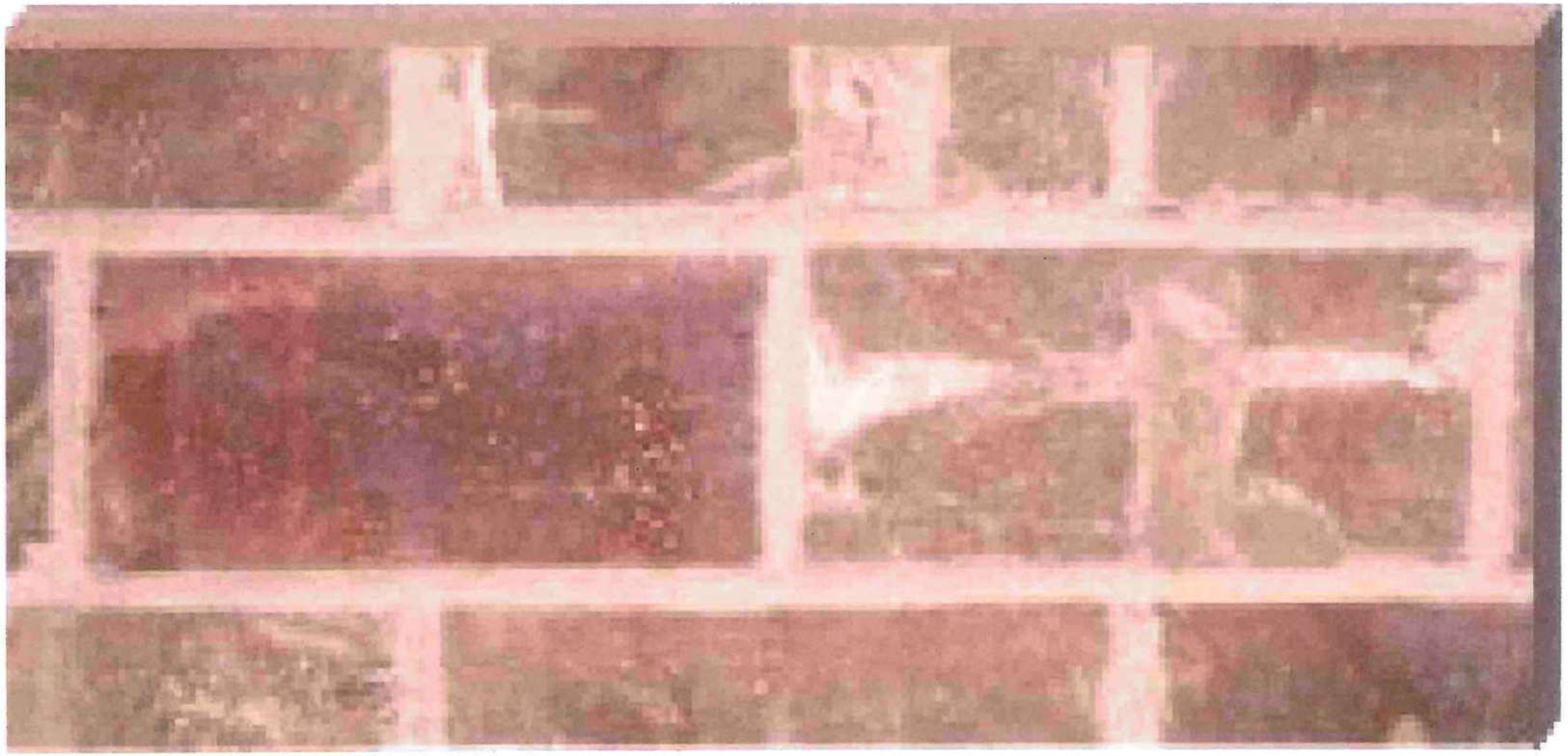
Phone: 888-888-3408

Fax: 800-968-7040

E-mail: SouthCS@jameshardie.com

customerfeedback@jameshardie.com

James Hardie will be closed for Labor Day, September 5th.



9S39 Oxford Closure

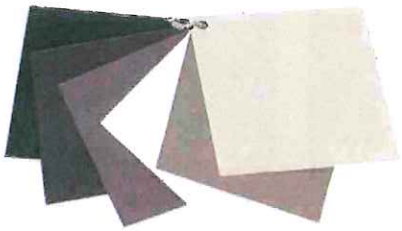
100 SERIES
WINDOWS & PATIO DOORS

THE SMART ALTERNATIVE TO VINYL

Whether you're replacing, remodeling or building, Andersen® 100 Series windows and patio doors are a smart step up from vinyl. They provide uncommon value, combining time-tested performance with long-lasting beauty. Our 100 Series products are made with our revolutionary Fibrex® composite material, which comes in deep, rich colors that can dramatically enhance any project. In addition, Fibrex material is environmentally responsible and energy efficient, making 100 Series products a winning choice for anyone considering vinyl windows and doors.

DURABILITY

Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight. And 100 Series products come with durable factory-finished interiors and exteriors that never need painting and won't fade, flake, blister, chalk or peel.*



DEEP, RICH COLORS

Our 100 Series windows come in beautiful colors that can set a project apart.

ENVIRONMENTALLY SMART

Our Fibrex composite material is composed of 40% reclaimed wood fiber by weight, most of which is created during the manufacture of Andersen wood windows.

*Visit andersenwindows.com/warranty or contact your Andersen supplier for details.

ANDERSEN® 100 SERIES WINDOWS & DOORS
DELIVER BEAUTY, PERFORMANCE AND VALUE.

All 100 Series windows and patio doors feature the performance, durability and ease of use you've come to expect from Andersen. They not only provide energy efficiency, beauty and reliability today, but they'll also continue to add value to your projects tomorrow and for years* to come.

ENERGY EFFICIENCY

ASK ABOUT ENERGY STAR

MEETS ENERGY STANDARDS FOR EVERY CLIMATE

Energy-efficient 100 Series products with options that are ENERGY STAR® certified can help lower heating and cooling bills. What's more, the Fibrex® material used for 100 Series frames and sash blocks thermal transfer nearly 700 times better than aluminum.

IT PAYS TO UNDERSTAND PERFORMANCE

Whatever your project, you want to make sure you have accurate energy performance ratings. The National Fenestration Rating Council® (NFRC) is a nonpartisan, nonprofit organization that provides ratings you can rely on. Go to pages 90-95 for product performance information or visit **andersenwindows.com/100series** for details.

GLASS OPTIONS THAT MAXIMIZE PERFORMANCE

Andersen® 100 Series windows and patio doors feature glass options designed to suit every climate, project and customer. Choose from several glass options that help reduce energy bills, including patterned glass that adds beauty and privacy. See page 10 for details.

WEATHERSTRIPPING SELECTED FOR STYLE AND COMFORT

We carefully select weatherstripping to match each style of window and door so your customers can enjoy superior comfort and reliability.

*Visit andersenwindows.com/warranty or contact your Andersen supplier for details.

DURABILITY

EASY OPERATION FOR YEARS* TO COME

All Andersen® 100 Series products are rigorously tested to deliver years* of smooth, reliable operation.

DESIGNED FOR PERFORMANCE

100 Series products are designed to meet or exceed performance requirements in all 50 states.** See pages 90-95 for details.

TAKE COMFORT IN SUPERIOR WEATHER RESISTANCE

Our weather-resistant construction seals out drafts, wind and water so well that your reputation is protected whatever the weather.

OWNER2OWNER® LIMITED WARRANTY

QUALITY SO SOLID THAT THE WARRANTY IS TRANSFERABLE*

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers full benefits, year after year, owner after owner.

NEVER NEEDS PAINTING

100 Series windows and doors won't fade, flake, blister, chalk or peel.*

STRONGER CORNER JOINTS

Corner key construction produces joints that are stronger and more attractive than welded vinyl.

Corner key construction

BEAUTY

VIRTUALLY SEAMLESS CORNERS

To give your windows, patio doors and projects a beautiful, clean look, 100 Series products feature virtually seamless corners.

100 Series corner seam **Welded vinyl corner seam**

SIX COLORS FOR BEAUTIFUL CURB APPEAL

From White and Sandtone to deep, rich Terratone, Cocoa Bean, Dark Bronze and Black colors, 100 Series windows and doors complement any project.

ATTRACTIVE MATTE INTERIORS

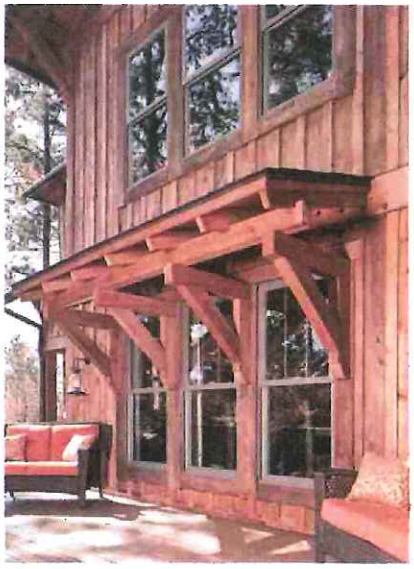
Durable, matte White or Sandtone interiors are available. Interiors may also be painted to match a home's décor.†

DESIGN FLEXIBILITY

Choose from a complete product line (single-hung, gliding, casement, awning, picture and specialty windows and gliding patio doors) in a variety of shapes, sizes and combinations.

IMPROVE YOUR VIEW WITH TRUSCENE® INSECT SCREENS

With over 50% more clarity than conventional insect screens, optional TruScene® insect screens for windows give you beautifully unobstructed views. They let more sunlight and fresh air into the home while keeping the smallest insects out.††



*Visit andersenwindows.com/warranty or contact your Andersen supplier for details.
**See your local code official for building code requirements in your area.
†See care and maintenance guide.
††All comparisons made to conventional Andersen® insect screens.

FIBREX® MATERIAL.
STRONG ON PERFORMANCE. GENTLE ON THE ENVIRONMENT.

With Fibrex® composite material, you get the best of both worlds: a top-performing product that is environmentally responsible.

Developed by Andersen, Fibrex material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it is composed of 40% wood fiber by weight reclaimed from the manufacture of Andersen® wood windows. Special polymer formulations surround and fill each wood fiber, enabling top performance.

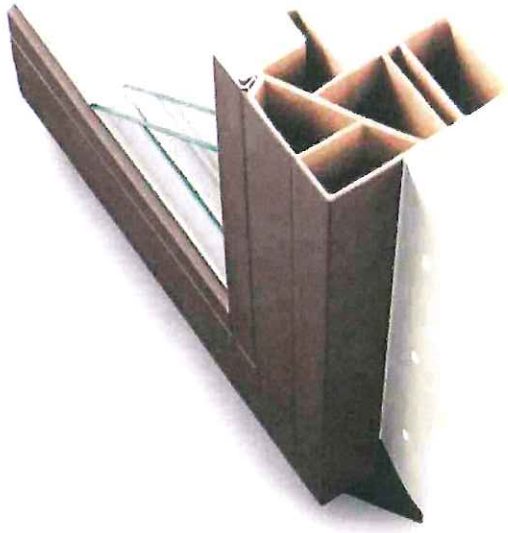
The result is a material that provides uncommon value and enhances the quality of any project. In use for nearly two decades in Andersen products, Fibrex material has proven its strength and durability in all types of climates.

A REVOLUTIONARY BUILDING MATERIAL

- Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight
- It blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills
- For exceptional durability, Fibrex material retains its stability and rigidity in all climates

ENVIRONMENTALLY RESPONSIBLE

- Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board-feet of timber
- 100 Series windows can help builders earn LEED® points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality
- 100 Series products meet or exceed California Section 01350 Specification, a California indoor emission standard — one of the toughest in the country
- Like all Andersen windows, the 100 Series product line is designed to last* and reduce future waste streams



See how Andersen created Fibrex material at **andersenwindows.com/fibrex**

ASK ABOUT ENERGY STAR

*Visit andersenwindows.com/warranty or contact your Andersen supplier for details.

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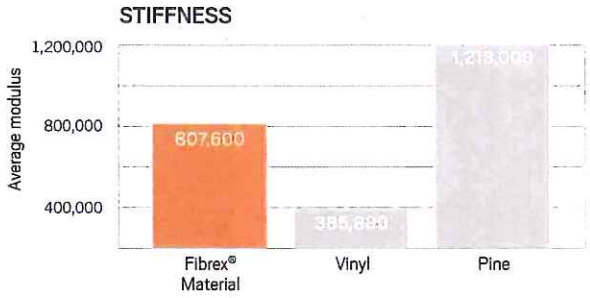
STABLE & PREDICTABLE

Fibrex® material is twice as stiff as vinyl. This strength makes it a better choice over time.

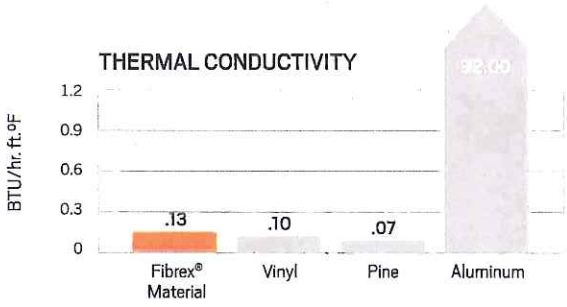


DURABLE & RELIABLE

All materials expand and contract when exposed to extreme temperatures. In these types of conditions, Fibrex material performs twice as well as vinyl, which can bow and crack over time.

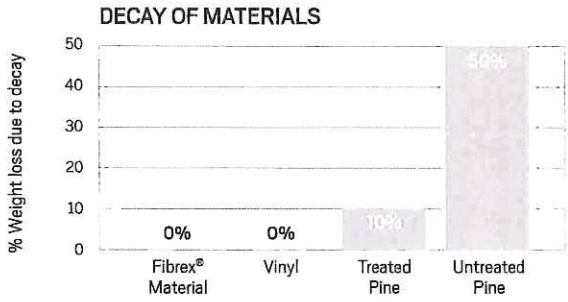
AN EXCELLENT INSULATOR

The built-in thermal qualities of Fibrex material mean that less heat and cold get transferred through the unit into your customers' homes. As an insulator, it's on par with vinyl and is far superior to aluminum.



MOISTURE-RESISTANT

Because Fibrex material combines wood fiber and a special polymer formula, water has a tough time penetrating. The result is an increased resistance to rot.



HEAT-RESISTANT

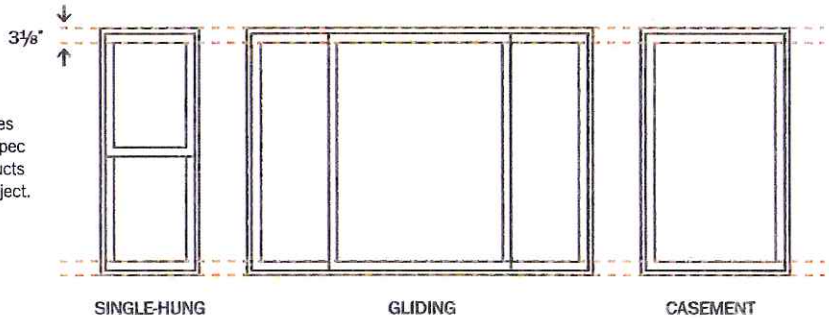
Designed to withstand direct sunlight, Fibrex material can withstand temperatures in excess of 160°F, even in dark colors.

WHATEVER YOUR PROJECT, ANDERSEN DELIVERS.

BUILD

Wherever you work and whatever style of home you're building, you'll find a window or door to match in the Andersen® 100 Series product line. Choose from six exterior colors that won't fade, flake, blister, chalk or peel*— no matter what the climate. Virtually seamless corners create a beautiful, clean look.

Uniform sight lines make it easy to spec 100 Series products for the whole project.



SINGLE-HUNG DRYWALL WINDOW (DRYWALL PASS-THROUGH WINDOW)

- Upper sash (normally stationary) is easily removed on jobsite after the window is installed
- With both sash removed, drywall passes through the window into upper floors

EXTENSION JAMB ATTACHMENT FLANGE

- Easily apply extension jambs to products on the jobsite
- Flanges consist of 8' lengths of PVC applied to the outside edges of frames with VHB (very high bond) tape
- Watch a video on this convenient feature at **andersenwindows.com/extjamb**

*Visit andersenwindows.com/warranty or contact your Andersen supplier for details.

Fiberglass Entry Door Systems

Classic-Craft American Style

Create a timeless Arts and Crafts look. The American Style Collection is inspired by the simple design and handcrafted details of Craftsman and Prairie home styling. It reflects the prized beauty of real Douglas Fir wood grain with all the benefits of fiberglass, thanks to AccuGrain technology. And, with Classic-Craft, you get more. Every detail — from wider glass to heavier construction — creates a more premium entryway.

Browse all doors in this collection.

- 2016 Full-Line Catalog
- Classic-Craft Brochure

More Information

AccuGrain Technology

Design Your Door

Choose your door and then personalize it with our wide variety of options.

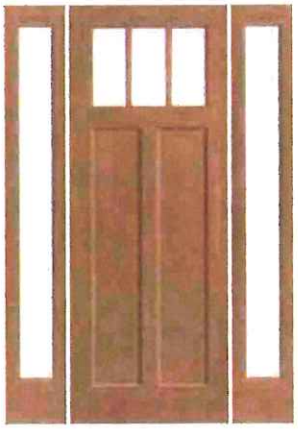
Print Email Post It Share Save My Door

Pick Door Height: 6'8" Doors 8'0" Doors

System Components

TruDefense® System

Quality Testing



View Details
Where to Buy
Try it On

View style number(s), features and additional information.

Available Door Sizes:
- 3'0" x 8'0"

Dimensional Data

Available Options:
Flush Glazed (?)

Glass: Clear
Low-E Available (?)

Finish Options:
Stainable Paintable

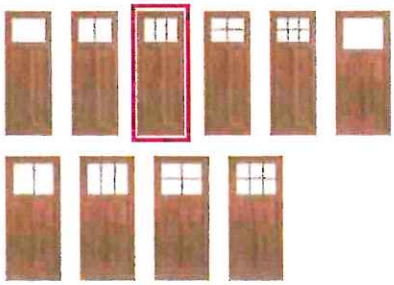
Accessories:
Dentil Shelves

Installation:
Installation Instructions

ACCUGRAIN LIFETIME LIMITED WARRANTY

Pick a Configuration: 6 Available Styles

Pick a Door Style: 10 Available Styles



Pick a Glass Style: 8 Available Styles

Villager

Homeward

Arborwatch

Chord

Chinchilla

Rainglass

Granite

Clear

Carriages shown with Closed Arch top and optional Blue Ridge handles and hinges.

Northampton shown with optional Thames design trim and optional Blue Ridge handles and hinges.

Specification	AMARR® CLASSICA® Series 2000	AMARR® CLASSICA® Series 3000
PANEL DESIGNS		
Carriage House	7 Designs	7 Designs
INSULATION[1]	Polystyrene	Polyurethane
R-VALUE[2]**/U-FACTOR**	6.64/0.15	13.35/0.07
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)
STEEL THICKNESS	24 ga	25/27 ga
WINDOW GLASS OPTIONS		
1/8" Tempered Double Strength	•	•
Optional Insulated Glass		•
Obscure	•	•
WIND LOAD AVAILABLE[3]	•	•
WARRANTY[4]		
Paint Finish	Lifetime	Lifetime
Hardware	5 Years	Lifetime

[1] Insulation has passed self-ignition, flamespread and smoke developed index fire testing.

[2] Calculated door section R-Value is in accordance with DASMA TDS-163

[3] It is your responsibility to make sure your garage door meets local building codes.

[4] For complete warranty details, visit deldenmfg.com or contact your local Delden dealer.

DELDEN GARAGE DOORS

"Experience the Quality"

KANSAS CITY, MO
www.DeldenMfg.com
©2016 2/2016

Your Local Delden Dealer:

Delden reserves the right to change specifications and designs without notice and without incurring obligations. Some graphics and details provided courtesy of Entrematic and used by permission.

WIND LOAD APPROVED

RECYCLED STEEL

AMARR® CLASSICA® COLLECTION

SAFE GUARD Pitch Protection

LUCERN

CLOSED ARCH (L1)

CLOSED ARCH (L1) | CLOSED SQUARE (L2)

DANUBE (L4) | MADEIRA (L5)

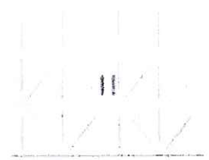
NILE (L6) | RHINE (L7)

SEINE (L8) | THAMES (L10)

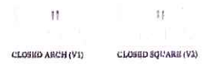
AMERICANA (L57) | JARDIN (L75)

TRELLIS (L76)

VALENCIA



CLOSED ARCH (V1)

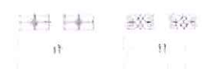


CLOSED ARCH (V1) | CLOSED SQUARE (V2)

DANUBE (V4) | MADEIRA (V5)

NILE (V6) | RHINE (V7)

SEINE (V8) | THAMES (V10)

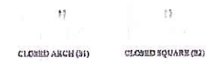


AMERICANA (V57) | JARDIN (V75)

TRELLIS (V76)

SANTIAGO

CLOSED ARCH (S1)



CLOSED ARCH (S1) | CLOSED SQUARE (S2)

DANUBE (S4) | MADEIRA (S5)

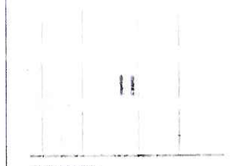
NILE (S6) | RHINE (S7)

SEINE (S8) | THAMES (S10)

AMERICANA (S57) | JARDIN (S75)

TRELLIS (S76)

TUSCANY



CLOSED ARCH (T1)

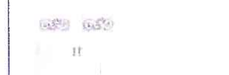
CLOSED ARCH (T1) | CLOSED SQUARE (T2)

DANUBE (T4) | MADEIRA (T5)

NILE (T6) | RHINE (T7)

SEINE (T8) | THAMES (T10)

AMERICANA (T57) | JARDIN (T75)



TRELLIS (T76)

NORTHAMPTON

CLOSED ARCH (N1)

CLOSED ARCH (N1) | CLOSED SQUARE (N2)

DANUBE (N4) | MADEIRA (N5)

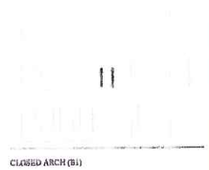
NILE (N6) | RHINE (N7)

SEINE (N8) | THAMES (N10)

AMERICANA (N57) | JARDIN (N75)

TRELLIS (N76)

BORDEAUX



CLOSED ARCH (B1)

CLOSED ARCH (B1) | CLOSED SQUARE (B2)

DANUBE (B4) | MADEIRA (B5)

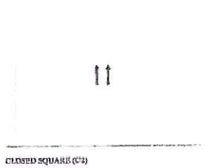
NILE (B6) | RHINE (B7)

SEINE (B8) | THAMES (B10)

AMERICANA (B57) | JARDIN (B75)

TRELLIS (B76)

CORTONA



CLOSED SQUARE (C2)

CLOSED ARCH (C1) | CLOSED SQUARE (C2)

DANUBE (C4) | MADEIRA (C5)

NILE (C6) | RHINE (C7)

SEINE (C8) | THAMES (C10)

AMERICANA (C57) | JARDIN (C75)

TRELLIS (C76)

TOP SECTION OPTIONS

CLOSED ARCH | CLOSED SQUARE

CLOSED DOUBLE ARCH

CLOSED ARCH + *NORTHAMPTON* | CLOSED SQUARE + *NORTHAMPTON*

CLOSED ARCH *BORDEAUX* | CLOSED SQUARE + *BORDEAUX*

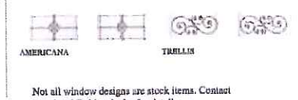
CLOSED SQUARE + *CORTONA*

WINDOWS

DANUBE | MADEIRA

NILE | RHINE

SIENE | THAMES

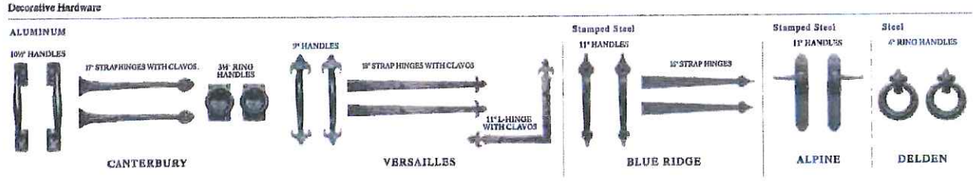


OBSCURE | JARDIN

AMERICANA | TRELLIS

Not all window designs are stock items. Contact your local Delden dealer for details.

Decorative Hardware



Aluminum decorative strap hinges with clavos not recommended for arch openings.

Construction

Double-Layer: Steel + Insulation
Heavy-Duty Exterior Steel
Durable, Reliable, Low Maintenance
Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
Energy Efficient
Quiet Operation
R-Value: 6.64

Triple-Layer: Steel + Insulation + Steel
Heavy-Duty Exterior and Interior Steel
Durable, Reliable, Low Maintenance
Environmentally Safe Polyurethane Thermal Insulation
Superior Energy Efficient
Extra Quiet Operation
R-Value: 12.35

COLORS Amarr® steel doors arrive pre-painted; for custom colors, exterior latex paint must be used. Contact your local Delden Dealer for painting instructions.

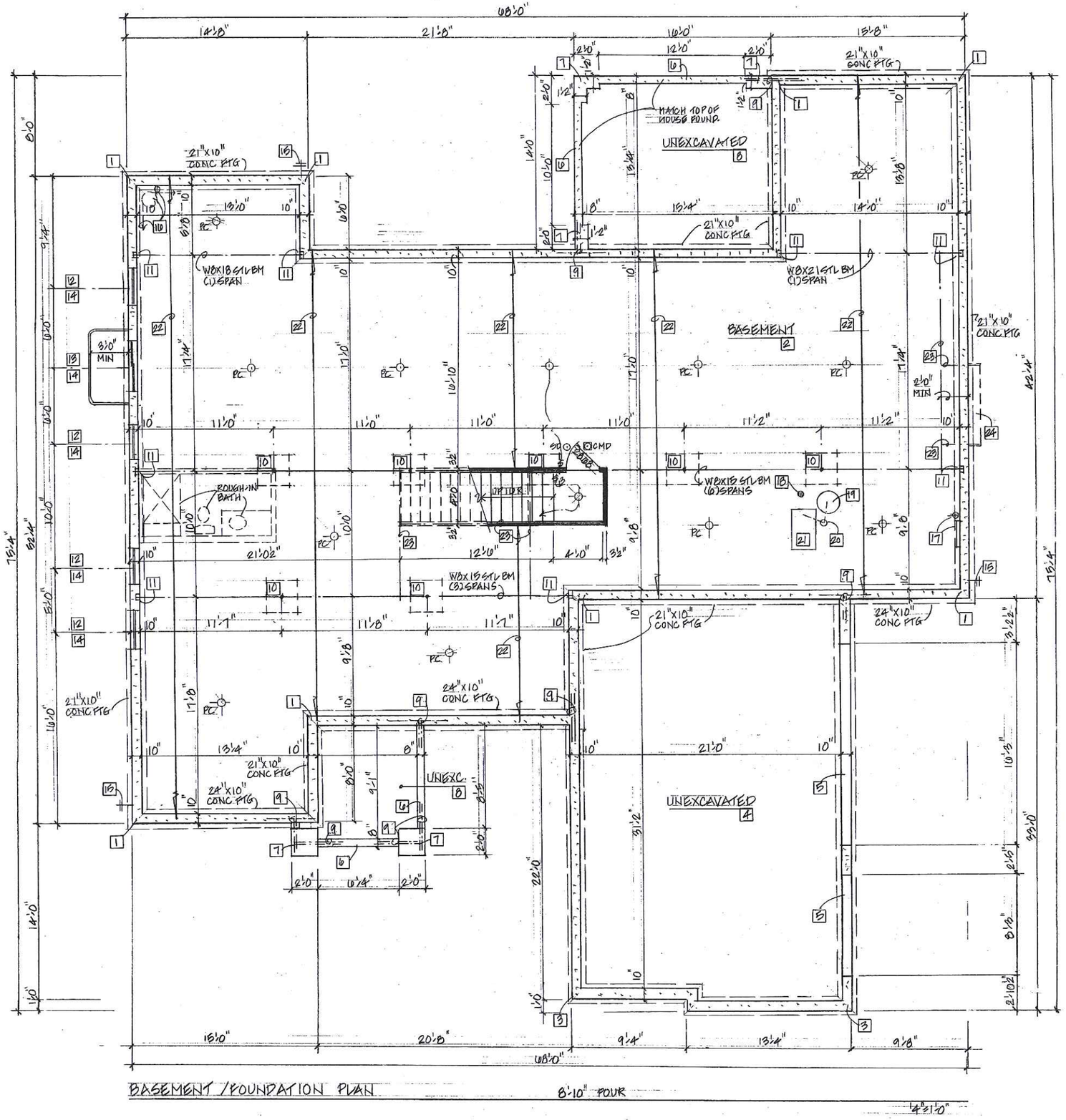
Price upcharge for woodgrain.

DELDEN GARAGE DOORS

"Experience the Quality"

KANSAS CITY, MO
www.DeldenMfg.com

DASMA | MADE IN USA | IDA



BASEMENT / FOUNDATION PLAN NOTES

1. 10"TH CONC FOUNDATION (8'10" POUR) SEE PLAN FOR FTG SIZES
2. 3½" TH CONC SLAB ON 6 MIL PVB ON 4" GRAN FILL - SLOPE TO FLR DRN.
3. 10"TH CONC FOUND. ON 10"X10" CONC FTG - 30" MIN BELOW FIN GRADE
4. 4"TH CONC SLAB W/ 6X6 X 10/10 WWF ON 6 MIL PVB ON 4" GRAN FILL - SLOPE TO DR DOORS
5. HOLD TOP OF FOUND. DOWN FOR SLAB CLEARANCE
6. 8"TH CONC FOUND. TO 30" MIN BEL FIN GRADE
7. CONC PIER TO 30" MIN BELOW FIN GRADE
8. 4"TH CONC SLAB W/ #4'S @ 24" OC - 24" EW INTO FOUND. - THICKEN EDGES & SLOPE AWAY FROM STRUCTURE
9. ADDT (2)#4'S 24" EW T & B @ ALL FOUND INTERSECTIONS
10. 3½" Ø STL COLUMN ON 30"X30"X 12"TH CONC COLUMN PAD
11. BEAM POCKET W/ MIN 4" BEARING - GROUT LEVEL & SOLID
12. 10/20 BASEMENT SASH
13. 44AD EGRESS SLIDER W/ SILL @ MAX 44" AFF. IN APPROVED WDW WELL W/ GRAVEL BED & DRAIN TO HDR - SEE DTL ON SHT D3
14. ADDT (2)#6'S AROUND WDW EXTENDING 24" PAST OPENING
15. FREEZE PROOF HOSE BIBB
16. 4" Ø PERF. DRAIN PIPE @ FOUND. PERIM TO SUMP W/ DEDICATED OUTLET OR DAYLITED
17. APPROX LOCAT OF 200 AMP ELECT. PANEL W/ GFI - FIELD LOCATE
18. FLOOR DRAIN
19. GAS WATER HEATER W/ OVERFLOW TANK IF ≤ 30 GALLON
20. METAL EGSTOS FLUE W/ UL APP'D CAP & CO
21. FORCED AIR GAS FURNACE
22. 11⅞" TJI FLOOR JOISTS @ 16" OC - 210 SERIES BY TRUS JOIST INC'
23. 1¾" X 11⅞" MICRO LAM
24. CANTILEVER ABOVE - ENCLOSE W/ EG MIL, INSUL TO R-19 MIN & SEAL ALL JOINTS

STATE OF MISSOURI
FRANKLIN D. FREEMAN, JR.
NUMBER A-2008027170
ARCHITECT

DATE: 10/16/16 (BID SET)
COMPLETE: 8/10/16
REVISIONS:

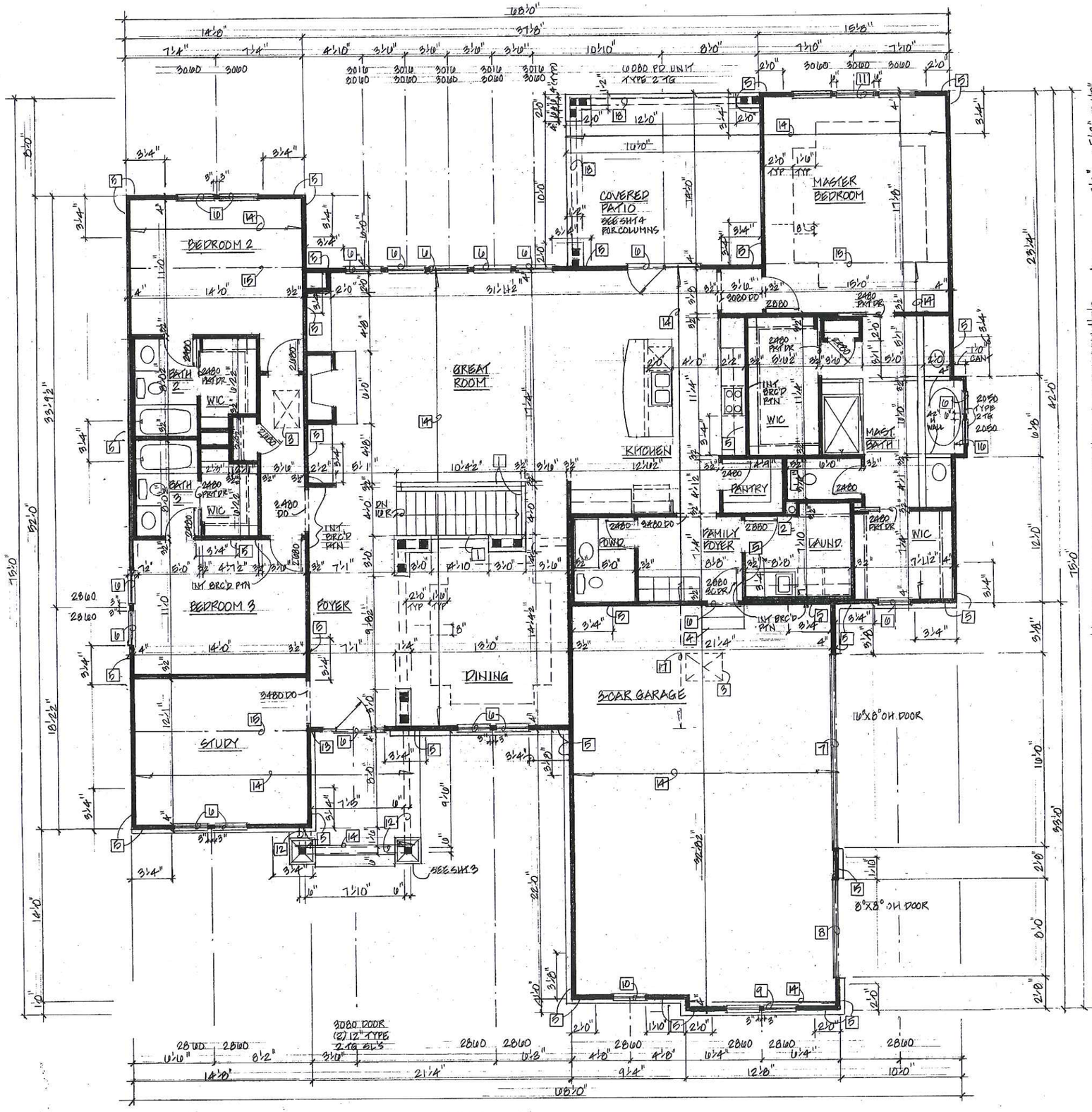
PAMELA L. ALSING
ARCHITECTURAL DRAFTING & DESIGN
2145 YAEGER ROAD (314) 845-9723
ST. LOUIS, MO. 63129
NOT A LICENSED ARCHITECT

WILLMEN CUSTOM HOMES
398 S. KIRKWOOD ROAD SUITE 103
KIRKWOOD, MO 63122
(314) 575-7445

BASEMENT / FOUNDATION PLAN

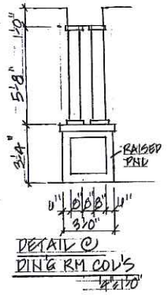
DISPLAY HOME
LOT 1 STONE MILL
WILDWOOD, MO

SHEET NO
1
OF 9



FIRST FLOOR CONSTRUCTION PLAN 10'-1 1/8" PLATE 2699 SF

'CAPITOL' WINDOW DESIGNATIONS



DETAIL @ DIN'G RM COL'S

FIRST FLOOR CONSTRUCTION PLAN NOTES

1. 36" H RAILING W/MAX 4" OC SPACING BTWN BALUSTERS
2. FLUE SPACE - MIN 2" CLEAR
3. 22" x 36" ATTIC ACCESS (FIRESTOPPED @ GARAGE)
4. MIN 4" STEP UP
5. IRC BRACED WALL PANEL - SEE IRC NOTE THIS SHT
6. (2) 2X10 HEADER
7. (2) 1 3/4" x 11 7/8" ML HEADER
8. (2) 2X12 HEADER - 12'-6" LONG (PORTAL FRAME)
9. (2) 2X12 HEADER - 12'-8" LONG (PORTAL FRAME)
10. (2) 2X12 HEADER - 7'-10" LONG (PORTAL FRAME)
11. (2) 2X12 HEADER - 15'-8" LONG (PORTAL FRAME)
12. (2) 2X12 BOX BEAM
13. 600 LB HOLD DOWN
14. PREFAB TRUSSES @ 24" OC
15. PREFAB GIRDER TRUSS W/ (3) STUDS EE
16. 2X4 RAFT'S & CLG JOISTS @ 16" OC
17. 2X6 OVERFRAMING
18. (2) 1 3/4" x 11 7/8" MICROLLAM BEAM - ALUM WRAP

IRC NOTE:

'SIMPLIFIED METHOD USED'
THE INT & EXT WALL CONFIG. BRACES THE STRUCTURE IN ACCORD. W/OR EQUAL TO THE LATERAL BRACING PROVISIONS OF 2009 IRC SECT R602.10 OR 2009 IBC SECT 2305
SHEATH ENTIRE STRUCT. W/ 7/16" OSB OR PLYWD.
SEE SHT D3 FOR DETAILS

STATE OF MISSOURI
FRANKLIN D. MEEHAN, JR.
NUMBER A-2003027170
ARCHITECT

DATE: 6/15/16 (BID SET)
COMPLETE: 8/16/16
REVISIONS:

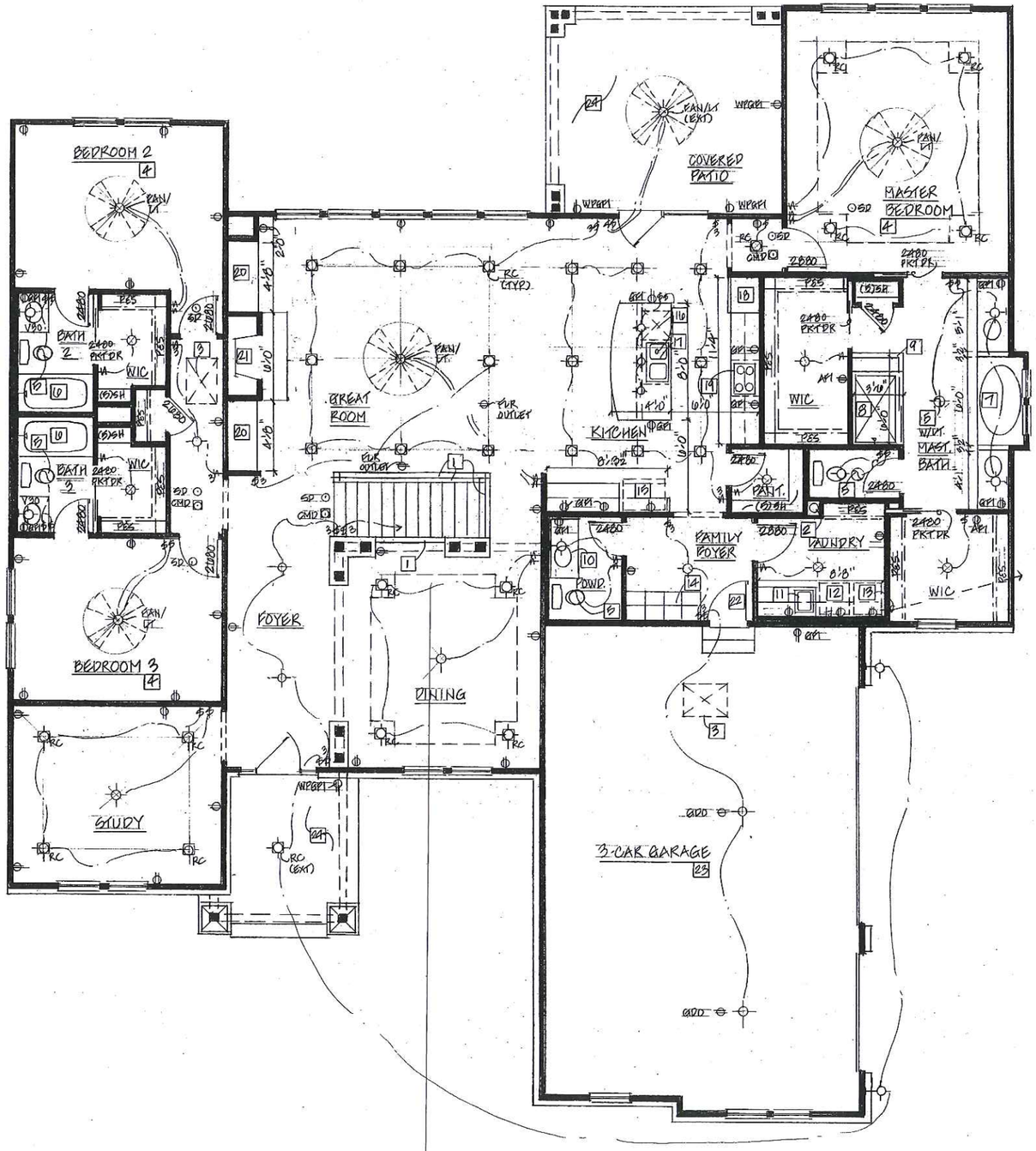
PAMELA L. ALSING
ARCHITECTURAL DRAFTING & DESIGN
3745 YAEGER ROAD
ST. LOUIS, MO 63129 (314) 845-9723
NOT A LICENSED ARCHITECT

WHALEN CUSTOM HOMES
338 S. KIRKWOOD ROAD SUITE 103
KIRKWOOD, MO 63122
(314) 575-7645

FIRST FLOOR CONSTRUCTION PLAN

DISPLAY HOME
LOT 1 STONE MILL
WILDWOOD, MO

SHEET NO
2
OF 9



FIRST FLOOR FINISH & ELECTRIC PLAN

☐ FIRST FLOOR FINISH & ELECTRIC PLAN NOTES

1. 36"H RAILING W/ MAX 4" OC SPACING BETWEEN BALUSTERS
2. FLUE SPACE - MIN 2" CLEAR
3. 22"X 36" ATTIC ACCESS - FIRESTOPPED IN GARAGE
4. AFI CIRCUITS IN THIS ROOM
5. EXHAUST FAN TO EXT - MIN 50 CFM
6. 60"X 32" TUB/SHOWER
7. 72"X 36" TUB
8. 42"X 60" SHOWER W/ TG DOORS
9. 12" SEAT W/ TG WALLS
10. FURNITURE STYLE VANITY
11. LAUNDRY SINK IN CABINET
12. WASHER SPACE W/ H&C & HI DRAIN
13. DRYER SPACE W/ 220V OR GAS HOOKUP & VENT TO EXT (IN FDN)
14. 100 CUBBIES
15. REFRIGERATOR SPACE
16. DISHWASHER
17. 30" SINK W/ DISPOSAL
18. OVENS W/ 220V OR GAS HOOKUP
19. COOKTOP W/ EXH HOOD & 220V OR GAS HOOKUP
20. BUILT INS
21. HEATILATOR NOVUS 36" DIRECT VENT GAS FIREPLACE
22. 2880 SC DOOR
23. (1) LAYER 5/8" TYPE 'X' DW W/ 3½" BATT (R-13 MIN) INSUL @ ALL WALLS BETWEEN HOUSE & GAR UP TO CEILING W/ (1) LAYER 5/8" TYPE 'X' DW ON GAR SIDE
24. VINYL SOFFIT CEILING

STATE OF MISSOURI
FRANKLIN D. WHALEN, JR.
NUMBER A-2003027170
ARCHITECT

DATE: 10/15/16 (BID SET)
COMPLETE: 8/15/16
REVISIONS:

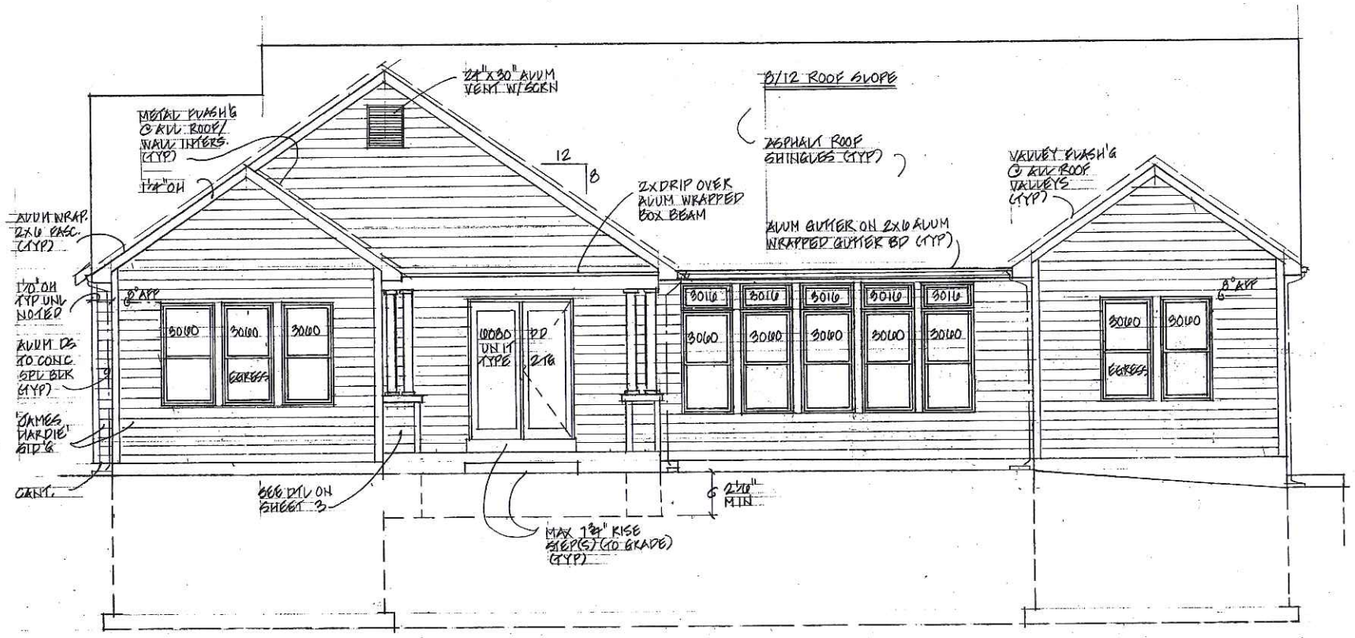
PAMELA L. AUSING
ARCHITECTURAL DRAFTING & DESIGN
5745 YAEGER ROAD
ST. LOUIS, MO 63121 (314) 846-9723
NOT A LICENSED ARCHITECT

WHALEN CUSTOM HOMES
998 S KIRKWOOD ROAD SUITE 103
KIRKWOOD, MO 63122
(314) 515-7045

FIRST FLOOR FINISH & ELECTRIC PLAN

DISPLAY HOME
LOT 1 STONE MILL
KIRKWOOD, MO

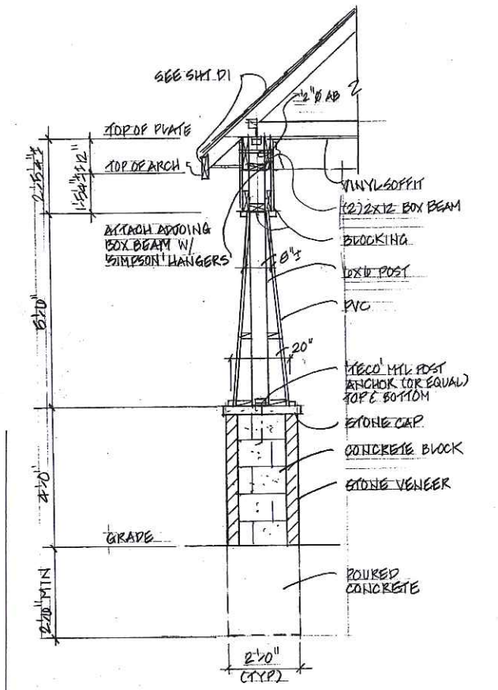
SHEET NO
2A
OF 9



REAR ELEVATION

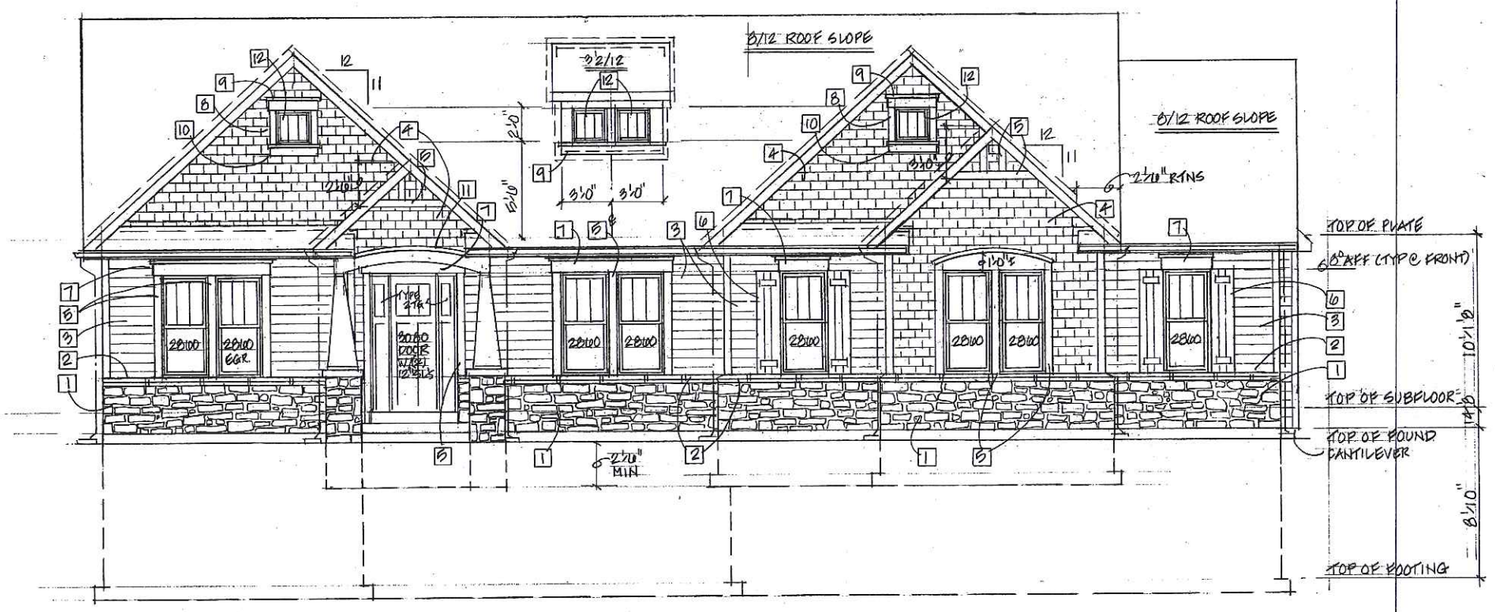
'CAPITOL' WINDOW DESIGNATIONS (TYP)

4"=1'0"



DETAIL @ FRONT PORCH COLUMN

2"=1'0"



FRONT ELEVATION

SEE REAR ELEVATION FOR TYPICAL INFO

4"=1'0"

	FRONT ELEVATION NOTES
1.	STONE VENEER
2	CUT STONE SILL
3.	'JAMES HARDIE' LAP SIDING (& CORNERS)
4.	'JAMES HARDIE' SHINGLE SIDING (& CORNERS)
5	1x6 TRIM
6.	16" SHUTTERS
7.	2x2 OVER 1x8
8.	1x4 TRIM
9.	2x2 OVER 1x6
10.	2x2 OVER 1x4
11.	ARCHED 2x2 OVER 8" TRIM
12	2x2 FIXED WINDOW

STATE OF MISSOURI
FRANK D. WILLMAN JR.
NUMBER A-2003027170
ARCHITECT

DATE: 6/15/16 (BID SET)
COMPLETE: 8/16/16
REVISIONS:

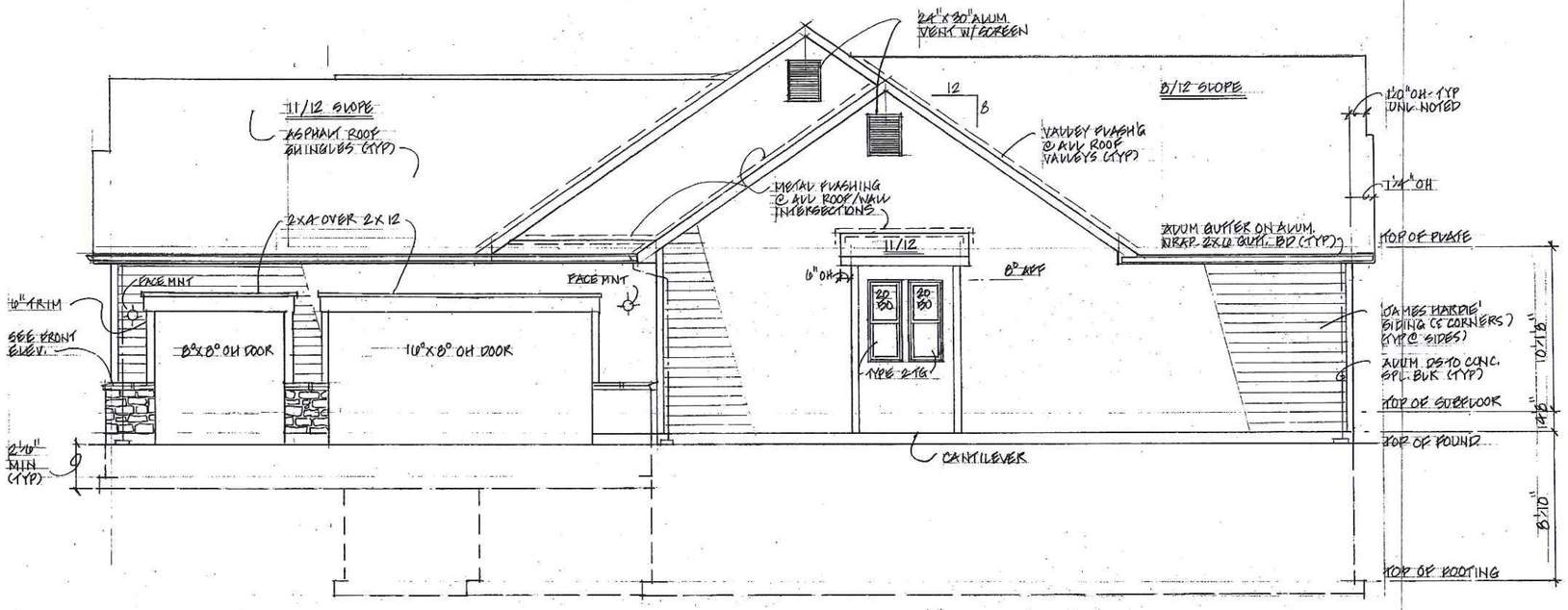
PAMELA L. ALSING
ARCHITECTURAL DRAFTING & DESIGN
3745 YAEGER ROAD
ST. LOUIS, MO 63129 (314) 845-9723
NOT A LICENSED ARCHITECT

WHALEN CUSTOM HOMES
558 S. KIRKWOOD ROAD SUITE 103
KIRKWOOD, MO 63122
(314) 575-7645

FRONT & REAR ELEVATIONS

DISPLAY HOME
LOT 1 STONE MILL
WILDWOOD, MO

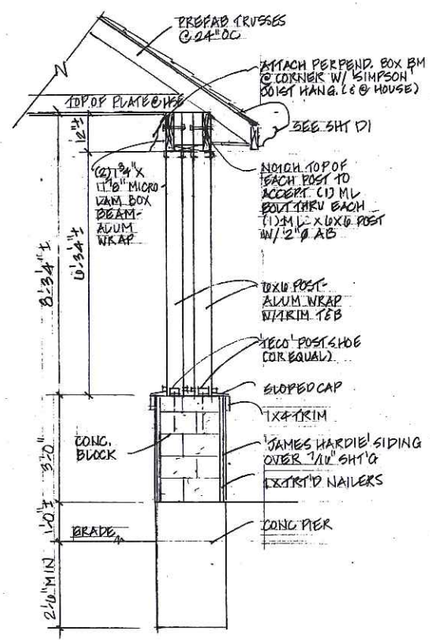
SHEET NO
3
OF 9



RIGHT SIDE ELEVATION

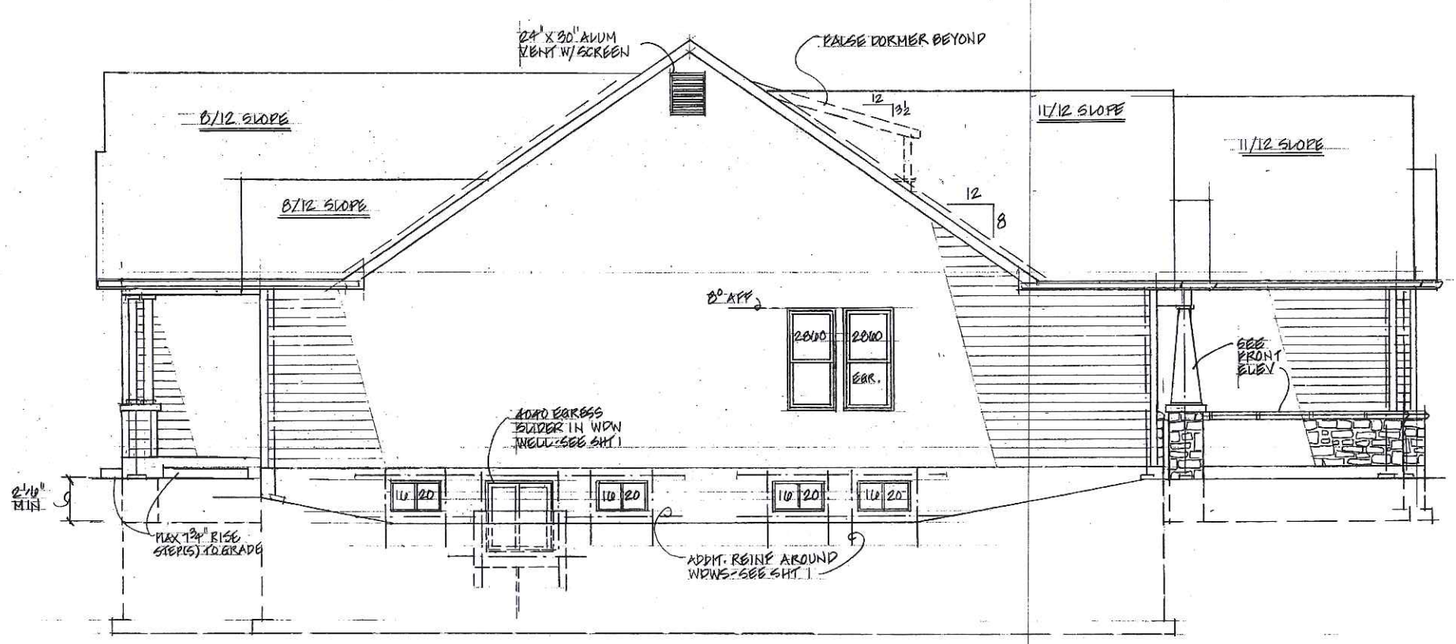
'CAPITOL' WINDOW DESIGNATIONS (TYP)

4"=1'-0"



DETAIL @ REAR PORCH

1/2"=1'-0"



LEFT SIDE ELEVATION

SEE RIGHT SIDE ELEV. FOR TYP INFO

4"=1'-0"

STATE OF MISSOURI
FRANKLIN D. WISEMAN, JR.
NUMBER A-200302170
ARCHITECT

DATE: 6/15/16 (BID SET)
COMPLETE: 8/16/16
REVISIONS:

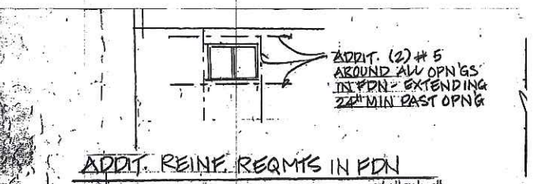
PAMELA L. ALSING
ARCHITECTURAL DRAFTING & DESIGN
3745 YAEGER ROAD
ST LOUIS, MO 63129 (314) 845-9723
NOT A LICENSED ARCHITECT

WHALEN CUSTOM HOMES
338 S. KIRKWOOD ROAD SUITE 103
KIRKWOOD, MO 63122
(314) 575-7645

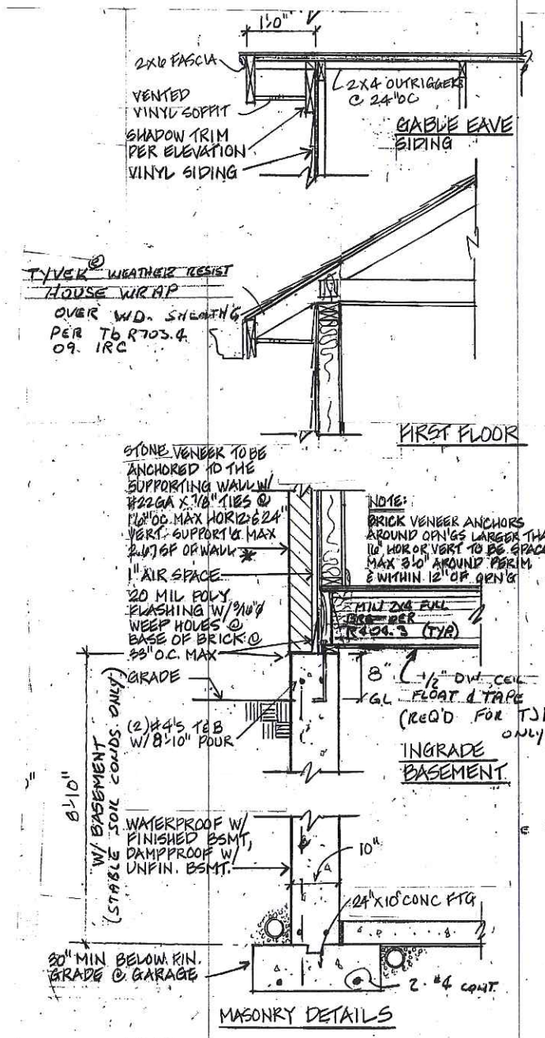
SIDE ELEVATIONS

DISPLAY HOME
LOT 1 STONE MILL
WILDWOOD, MO.

SHEET NO
4
OF 9



ADDIT. REINF. REQMTS IN FDN
4"=1'-0"



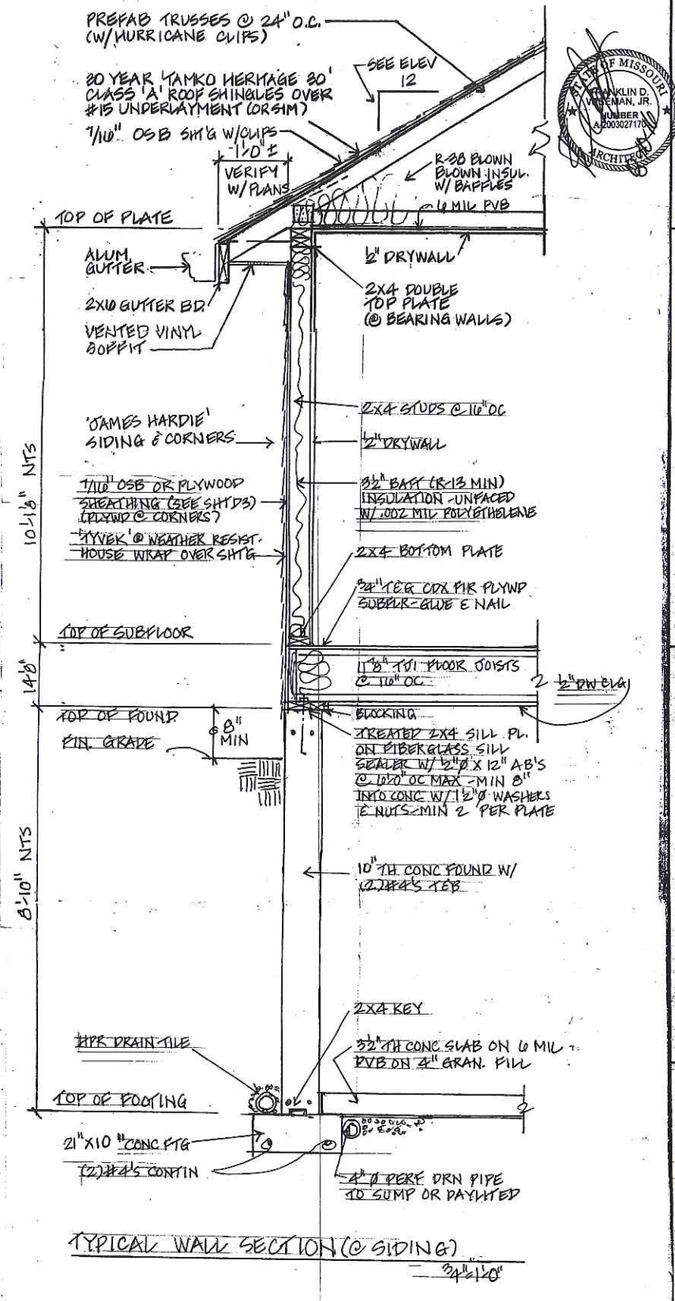
NOTE:
SEE GENERAL NOTES FOR ADDITIONAL INFORMATION

* BRICK VEN. ANCHORS AROUND OPEN'GS LARGER THAN 16" IN EITHER DIRECTION SHALL BE SPACED 3'-0" O.C. MAX AROUND PERIMETER AND WITHIN 12" OF OPEN'G

TYPICAL WALL SECTIONS

CUTTING OF STRUCTURAL FRAMING (W/ DIMENSIONAL LUMBER ONLY): N/A

- PIPE NOTCHES: NOTCHING OF THE TOP OR BOTTOM OF THE JOIST FOR PIPING SHOULD NOT BE MORE THAN ONE-SIXTH OF THE JOIST DEPTH AND SHOULD BE LOCATED ONLY IN THE END ONE THIRD OF THE SPAN.
- DRILLED HOLES IN JOISTS: HOLES MAY BE BORED IN JOIST IF THE DIAMETER IS NO GREATER THAN 1/3 THE JOIST DEPTH AND THE EDGE OF THE HOLE IS NOT LESS THAN 2 INCHES FROM THE TOP OR BOTTOM EDGE OF THE JOIST. THIS LIMITS HOLE DRILLING TO A JOIST SIZE OF 2X6 OR GREATER.



TYPICAL WALL SECTION (@ SIDING)
3/4"=1'-0"

STATE OF MISSOURI
FRANKLIN D. HENAN, JR.
NUMBER A-2003027170
ARCHITECT

DATE: 5/14/2015
REVISIONS: 7/31/14

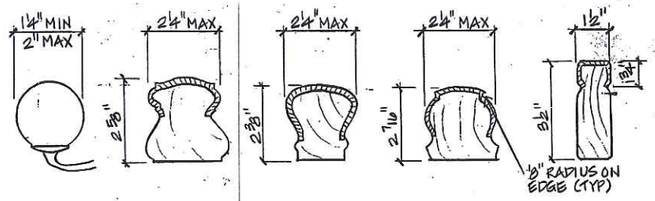
PAMELA L. AKSING
ARCHITECTURAL DRAFTING & DESIGN
5775 TARGET ROAD
ST. LOUIS, MO 63129 (314) 615-7045
NOT A LICENSED ARCHITECT

WHALEN CUSTOM HOMES
5338 S. KIRKWOOD ROAD SUITE 103
KIRKWOOD, MO 63122
(314) 965-1066

WALL SECTIONS & MISC. DETAILS

ONE STORY INGRADE

SHEET NO
D1

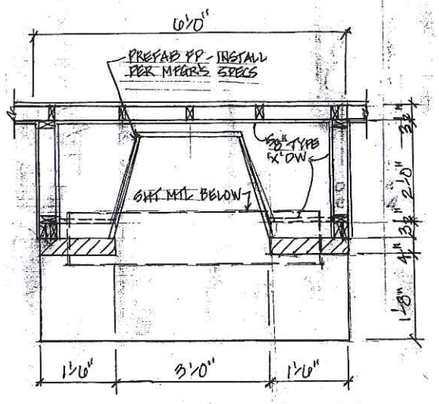


ACCEPTABLE RAIL PROFILES

DENOTES GRASPABLE PERIMETER

HANDRAILS SHALL MEET EITHER:
- CIRCULAR CROSS SECTION W/ MIN Ø OF 1¼" BUT LESS THAN 2"
- OTHER SHAPES HAVING A MAX. ALLOWABLE HORIZ. WIDTH OF 2¼", MAX. GRASPABLE PERIMETER DIMEN. OF 6¼" AND/OR MIN. 4" GRASPABLE DIMENSION

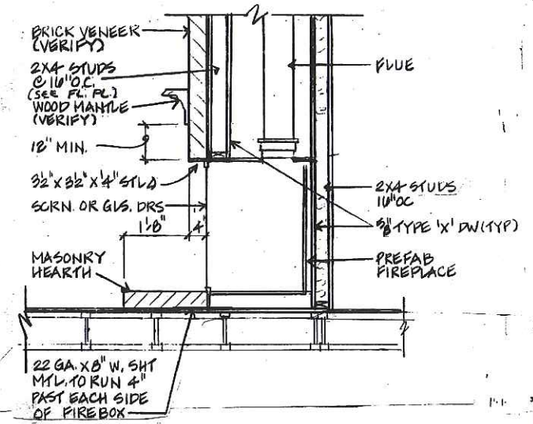
ALL RAILS TO BE CONTINUOUS, ~~RETURN TO WALL OR NEWEL POST EA. END~~, NO "LADDER" DESIGN



FIREPLACE PLAN

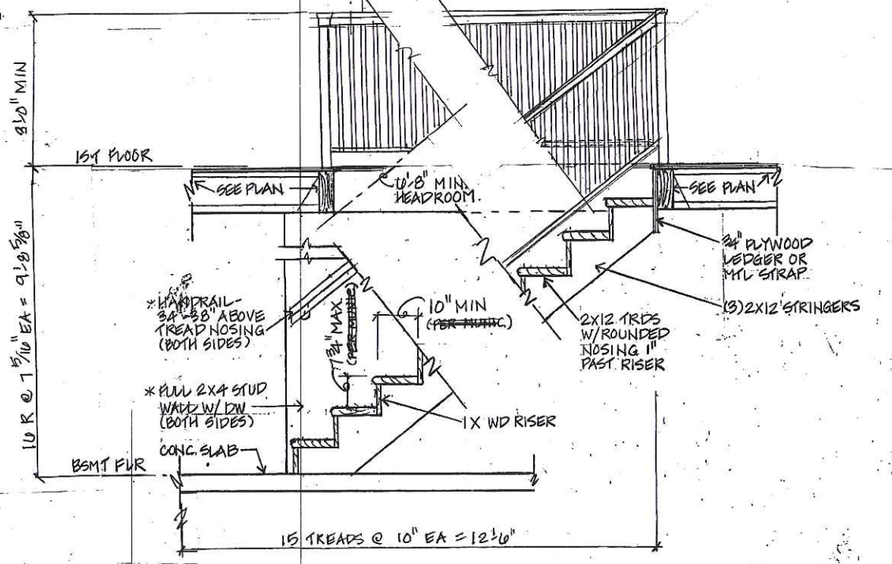
3/4"=1'0"

FIRESTOP REQ'D @ ALL CEILING LINES & ATTIC SPACES W/ 5/8" TYPE 'X' DW 2# PLYWOOD OR SHT. MTL. SEPARATE SHUT OFF REQ'D FOR GAS



FIREPLACE SECTION

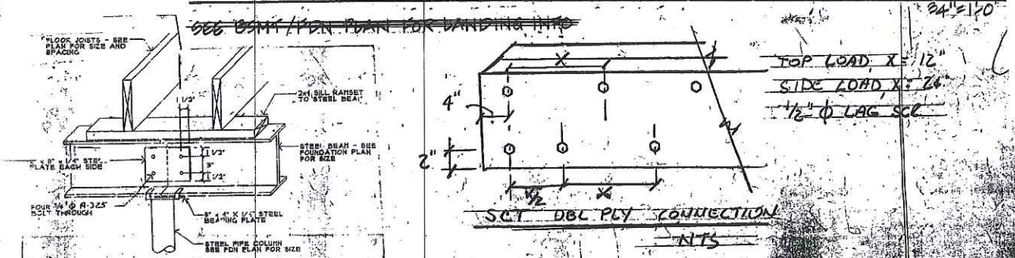
3/4"=1'0"



TYPICAL STAIR SECTION (U.N.O. ON SPECIFIC PLAN)

~~SEE BSMT/1ST FLR PLAN FOR LANDING INFO~~

3/4"=1'0"



PAMELA L. ALSING
ARCHITECTURAL DRAFTING & DESIGN
3145 YAEGER ROAD (314) 845-9123
ST. LOUIS, MO 63129
NOT A LICENSED ARCHITECT

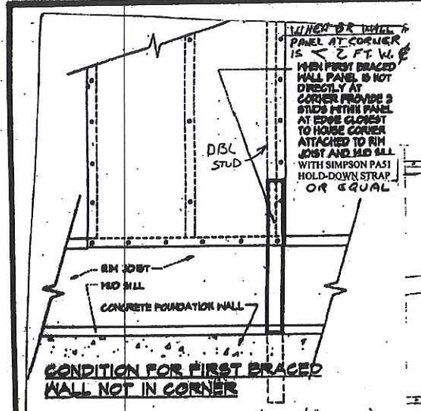
DATE: 9/21/05
REVISIONS: 5/18/16

WHALEN CUSTOM HOMES
338 S. KIRKWOOD RD STE 103
KIRKWOOD, MO 63122
(314) 515-7045

STAIR SECTION & MISC DETAILS

ONE STORY INGRADE

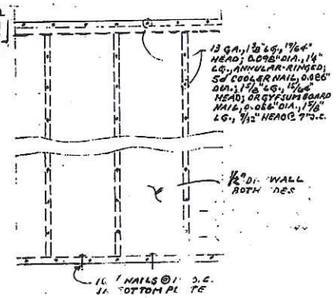
SHEET NO
D2



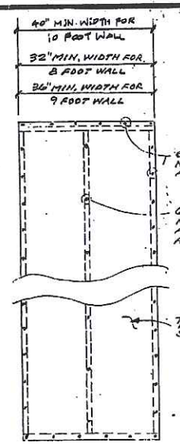
CONDITION FOR FIRST BRACED WALL NOT IN CORNER

(ALL EDGES BLOCKED W/MIN 1½" W. FRG)

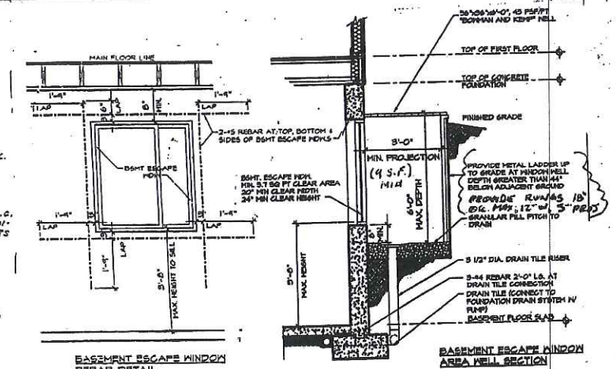
EXTERIOR BRACED WALL
(REF: R602.10. OF 2009 IRC) *



INTERI BRACED WALL



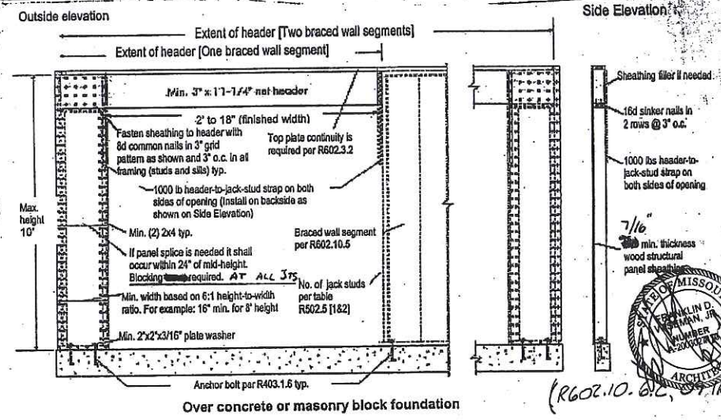
EXTERIOR BRACED WALL PANEL
(ALL EDGES BLOCKED WITH MIN. 1½" W. FRAMING



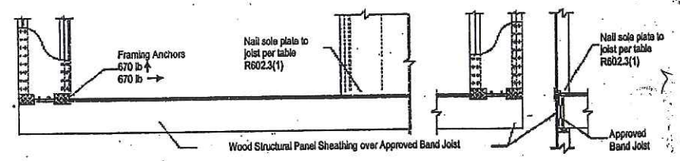
BASEMENT ESCAPE WINDOW REBAR DETAIL

BASEMENT ESCAPE WINDOW AREA WELL SECTION

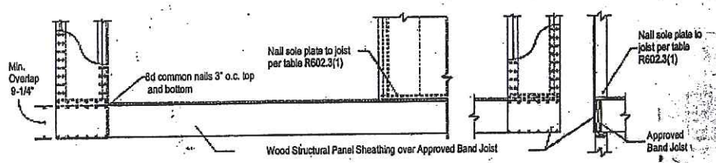
36" H. GUARD REQ'D 24" MIN TO WALKWAYS



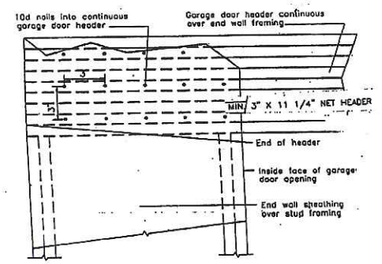
Over concrete or masonry block foundation



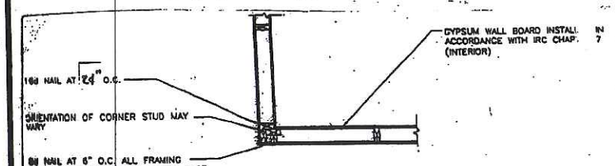
Over raised wood floor or second floor – framing anchor option



Over raised wood floor or second floor – Wood structural panel overlap option

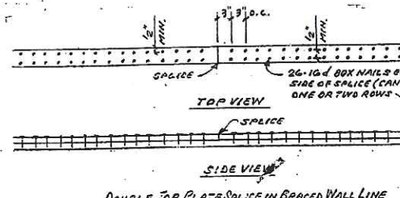


GARAGE DOOR HEADER OVER NARROW END WALL

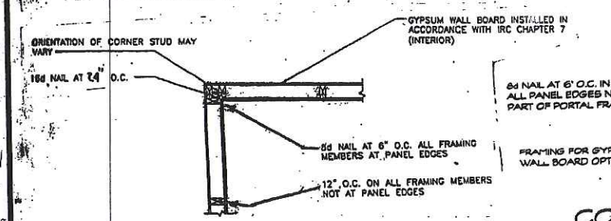


IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.3

EXAMPLE OF OUTSIDE CORNER DETAIL
PER IRC R602.10.4

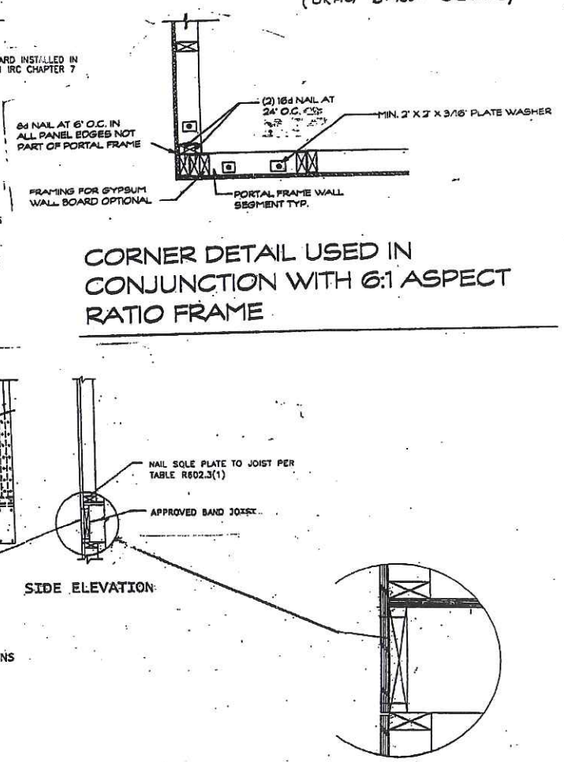


DOUBLE TOP PLATE SPLICE IN BRACED WALL LINE
(DRAG STRUT DETAIL)

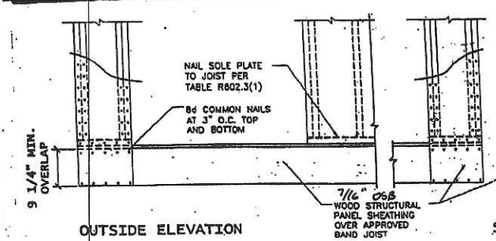


IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.5.

EXAMPLE OF INSIDE CORNER DETAIL
PER IRC R602.10.4



CORNER DETAIL USED IN CONJUNCTION WITH 6:1 ASPECT RATIO FRAME

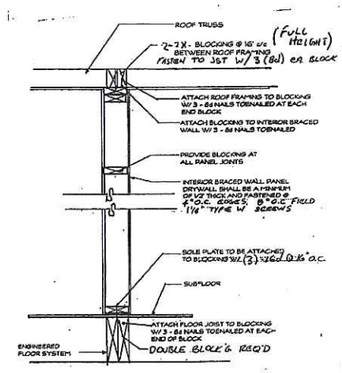


OUTSIDE ELEVATION

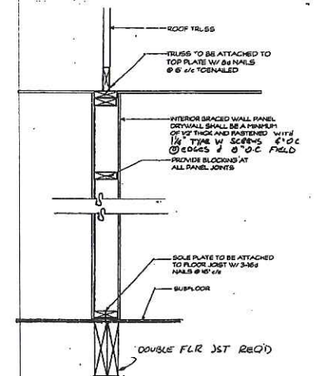
SIDE ELEVATION

IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.3

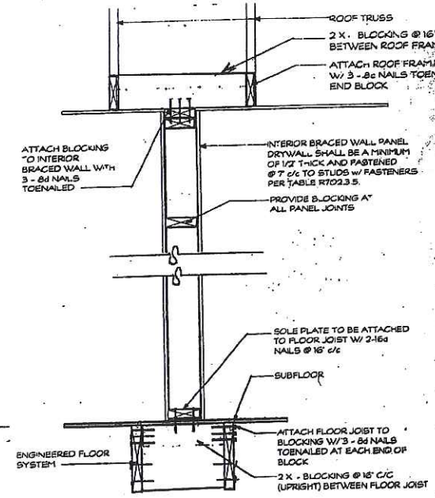
DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS



INTERIOR BRACED WALL PERPENDICULAR W/ TRUSS & JOIST
NOT TO SCALE



INTERIOR BRACED WALL W/ TRUSS & JOIST DIRECTLY ABOVE AND BELOW
NOT TO SCALE



INTERIOR BRACED WALL W/O TRUSS & JOIST DIRECTLY ABOVE AND BELOW
NOT TO SCALE

* CITY OF BALLWIN, 2006 IRC

DATE: 5/8/14

IRC BRACING

WHALEN CUSTOM HOMES
338 S. KIRKWOOD RD STE 103
KIRKWOOD, MO 63122
(314) 515-7045

SHEET NO D3

GENERAL BUILDING NOTES

1. The general or grading contractor is responsible for providing a minimum safe soil bearing capacity of 1500 psf (2000 psf if certified by a Missouri registered soils engineer) for all foundation footings. No foundation footings shall be placed on fill dirt. Design shall conform to Seismic Design Category "A/B" per Sec R301.2.2 of the 2009 International Residential Code for one and two family detached dwellings. All others shall conform to Seismic Design Category C unless soils reports indicate a seismic condition requiring stricter seismic considerations. *

2. Backfill shall be free of debris and large rocks, installed in lifts and each lift compacted to fill all voids.

3. Fc=3500 psi @ 28 days (min) concrete, air entrained per table R402.2 of the 2009 IRC or as * required by local codes.

4. Concrete basement foundation walls with more than 20% exposure above finish grade to be insulated w/products meeting the following criteria: flame spread rating less than 25; smoke development rating less than 450; can be left exposed without an approved 15 min. thermal barrier (1/2" drywall); R-13 min. insulation value. Extend insulation down to 24" min. below outside finish grade (or to basement slab). Fiberglass batts or blanket. No foam products allowed.

5. Concrete piers to be 30" min. below grade and 24"min. into undisturbed earth. Flare bottom of piers per plan.

6. Basement to have glass area equal to 1/150th of total area.

7. Basement to have vent area to 1% of total area.

8. Basement wall and floors of habitable and occupied spaces are to be water tight an properly reinforced to withstand water pressure as necessary.

9. 6 mil poly vapor barrier required under concrete slabs with lapped joints minimum ". (basement and garage floors affected.)

10. No ground water present-provide drain tile or perforated pipe around perimeter of the outside of the foundation or inside the foundation under the slab. Drain discharge shall be gravity to daylight or be connected to basement floor sump. Basement area way drains and foundation drain tiles are not to be connected to a sanitary sewer.
A) An approved filter membrane shall be placed on 2" minimum gravel or crushed stone and have 6" minimum cover.
B) Provide sump, 15" in dia. x 18" deep with a fitted cover connected to the foundation drain pipe unless gravity discharge. A sump shall be provided if basement is finished with pump discharge into an approved disposal system.
C) Provide damp-proofing of floor slab of 6 mil polyethylene film below slab with joints in membrane lapped and sealed.
D) Walls shall be dampproofed with a bituminous material, 3 lb. per sq. yd. of acrylic modified cement, 1/8" coat of surface bonding mortar, or by any of the materials permitted for wall waterproofing.

10.1 Groundwater present-provide drainage system inside and outside of foundation.
A) Drainage system shall discharge by gravity to daylight or be connected to an approved sump (15" in diameter by 18" deep fitted cover) having a sump pump that discharges into an approved disposal system. Basement area way drains and foundation drain tiles are not to be connected to a sanitary sewer.
B) Provide waterproofing membrane under floor slab of rubberized asphalt, butyl rubber, neoprene or minimum 6 mil polyvinyl chloride or polyethylene with joints lapped a minimum of 6" and sealed.
C) Foundation to be waterproofed with two ply hot-mopped felts, 6 mil PVC, 40 mil polymer asphalt or 6 mil polyethylene. Joints to be lapped and sealed per manufacturers installation instructions.
D) Waterproofing to be applied from the bottom of the wall to at least 12" above the water table elevation. The remainder of the wall to be dampproofed. All joints in walls and floors to be watertight.

11. Steel and wood beams to have 4" minimum bearing in pocket and grouted solid.

12. All lumber is to conform to Table 1, American Lumber Standards Committee as indicated on this sheet.

13. Roof overhang-2 layers of 15# felt (Type 1 per ASTM D226-95) cemented together from eave 24"inside building wall.. Full 15# felt on all roof surfaces in compliance with 2009 IRC and local * ordinances.

14. Attic to have a minimum venting equal to 1/150th of total area. Two (2) remote vents required for each (min) Where ridge or gable vents are used, ½ of the area to be provided by ridge or gable vents and ½ by eave or cornice vents. Ventilation cannot be mechanical only.

15. Aluminum flashing is required at roof/wall and chimney/roof intersections.

16. Corrosion resistant flashing is required at the top and sides of all exterior window and door openings, all wall and roof intersections, changes in roof slope or direction, around all roof openings, intersections with chimneys, intersections of exterior walls and porches & decks, etc. [redacted].

17. Caulking and sealants: Exterior joints around window and door frames; between wall cavities and window or door frames; between wall and foundation, between wall and roof, between wall panels at penetrations or utility services through walls, floors and roofs, and all other openings in the exterior envelope shall be sealed in an approved manner.

18. All exposed materials for porches, soffits, overhangs, etc. to be approved exterior grade materials.

19. Fireblocking is required at all interior bearing partitions, furred spaces & between stair stringers attop and bottom of run, between stair stringers at the top and bottom of the run. Enclosed accessible spaces under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with ½" gypsum board. Fire blocking required for all spaces between the chimney and the floors and ceilings the chimney passes through with 1" depth batt or blanket or mineral wool or glass fiber supported by strips of metal or metal lath. Fire blocking required around vent, pipe and duct penetrations of ceilings and floors.

20. Firestop all dropped ceilings, soffits, and partitions over 8'-1-1/8" high. Ceilings suspended below wood joists or attached to wood floor trusses to be draft-stopped at 1000 sq. ft. intervals and parallel to the framing members.

21. Top and bottom of all conventional and staggered-stud walls to be firestopped.

22. Double floor joists below parallel partitions.

23. All door and window headers: 2-2x10's unless noted otherwise. All headers to conform to Table 1 AL&C, this sheet U.N.O.

24. All nailing must comply with table R602.3.(1), (2) of the 2009 IRC *

25. Drywall installation to be in accordance with the Gypsum Association's recommended practices as to the thickness, nailing and taping on correct spacing and Table R602.3.1 of the 2009 IRC *

26. All fire rated drywall assemblies shall be installed in accordance with the specifications of the approved test assembly

27. Water resistant gypsum board is required in bath tub and shower areas (DO NOT INSTALL OVER VAPOR BARRIER)

28. Interior finish materials shall not have flame spread ratings exceeding 200. If batt or blanket insulation including facings, vapor retarders or other vapor permeable membranes are exposed, material shall have a flame spread rating of 25 or less and a smoke development rating of 450 or less. Foam plastics shall have a flame spread rating of 75 or less and a smoke development rating of 450 or less

29. Air infiltration rate for windows shall not exceed 0.5 CFM per foot of sash track. Doors shall not exceed 0.5 CFM per sq. ft. of door area. Glazing in any portion of a building wall enclosing bathtubs, showers, hot tubs, etc. which is located less than 60" above a standing surface shall be tested and labeled in accordance with CPSC 16 CFR Part 1201 Standard as a Type I or Type II category safety glazing material.. Any glazing material exceeding 9 s.f. in area is required to be safety glazed in accordance with the following categories:
a. Glazing in doors enclosing bathtubs, showers, hot tubs, whirlpools, saunas, steam rooms, spas, (TYPE II only), indoor or outdoor pools which is located 60" or less, measured horizontally, from the water's edge and less than 60" vertically above a standing surface
b. Any glazing material within a 24" arc of either vertical edge of the door in a closed position and if the bottom edge of he glazing material is less than 60" above the floor.
c. Fixed or operable panels that have individual panes greater than 9 ft. and bottom edge less than 18" above the floor and top edge more than 36" above floor and walking surface within 36" horizontally
d. All doors
e. Glazing in hand or guard rails
f. Glazing adjacent to stairways, landings and ramps within 36" horizontally of the walking surface. And glazing adjacent to stairways within 60" horizontally of the gbottom tread in any direction when the exposed surface of the glass is less than 60" above the tread nosing

Bathrooms must have 50 CFM min. exhaust to exterior; Kitchen range exhaust fan and/ or down-draft cook top must have 100 CFM min. and 599 CFM max. (Also see note 53) exhaust to exterior; and clothes dryer must be vented to exterior and ducted independent of all other systems through a min. 4" dia. smooth duct. Maximum length of duct to be 25 ft.

31. House to have aluminum gutters and downspouts. Do not connect to sanitary sewers

32. Downspouts shall direct water away from foundation so as to prevent erosion

33. It is the contractor's responsibility to see that the stairway, handrails, balusters and connections are designed, fabricated and installed in accordance with 2009 IRC code requirements as required by * local ordinance. Handrails shall either meet A) circular cross-section with minimum diameter of 1-1/4" but not more than 2" B)other approved shapes having a maximum graspable perimeter dimension of 6-1/4", or minimum 4" grasp able perimeter dimension. Maximum allowable handrail projection into stair width is 4 ½". Handrails must be continuous and return to either a newel post or wall at each end. Stairways require lighting w/illuminated switches, 10 footcandles min., measured at every tread nosing. Ext. stairs 1 footcandle

34. All wiring copper w/ ground and comply with all national, state, and local codes. Closet lighting per NEC 410-8, kitchen island receptacles per NEC 210-52. Receptacles for ranges and clothes dryers to be 3 pole ground type. Bedroom circuits to be arc protected

35. Grounding: If the underground metal water pipe is used as the grounding electrode, the connection must be made to the pipe within 5' of the point of entrance to the building. A supplemental grounding electrode shall be provided as specified in NEC 250-50 and 250-53

36. All electrical outlets in kitchen, baths, basement, garage and all other exterior electric outlets to be GFCI type. All circuits in bedrooms to be AFCI.

37. Garage/house separating partitions and garage ceiling constructed with 5/8" type X gypsum board (1 hour fire rated assembly) Basement garage or garage with 2nd story above: Ceiling and floor separating garage from dwelling to be 1 hour fire rated assembly of 5/8" type X gypsum board. Soffit down around any mechanical ductwork with 5/8" type X gypsum board. Garage/house separating partitions to be 1 hour fire rated each side of stud. All bearing walls, beams, and columns/wood posts to be wrapped with 1 hour assembly of 15/8" type X gypsum board. All soffits, eaves and overhangs within 5 ft. of a property line must be fire rated. See plans.

38. Smoke detectors to be AC powered with battery backup, UL listed and installed in accordance with NFPA 72-07. Detectors to be interconnected. Hallway detectors shall be located upstream from return air grilles. All bedrooms and each level of a residence must have a carbon monoxide detector. (UL 2034-2008/9)

39. No-lead solder required on all copper water supply piping

40. Plumbers Note: The incoming water service line for dwelling shall be sized as follows: 1" service line-up to 3 ½ baths, 1-1/4" service line-up to 6 baths, and 1 ½" service line-more than 6 baths. This count includes 1-kitchen sink with dishwasher, 1 clothes washer supply and laundry sink, and 2-1/2" exterior continuous use hose bibbs Roughed-in fixtures shall be included in this count.

41. Water service pipe and the building sewer are to be a minimum of 10 ft. apart horizontally

42. Door separating garage from the house is to be 1-3/4" solid core (1 hour fire rated) Door sill to be 4" minimum above garage floor

43. All footings shall be placed on virgin soil (undisturbed subgrade)

44. Finish grade to be 8" min. below top of foundation (6" min. for full masonry walls)) and slope away from foundation6" IN 10 FT.All areas sloped away to lower elevations

45. Heating contractor to furnish duct layout and heat loss/gain calculations

46. Roof trusses to comply with AFPA NDS-91 and TPI 1-2002; and roof truss manufacturer to furnish Missouri engineer-sealed drawings.

47. Parallam, Microlam, etc installations to be in strict accordance with manufacturer's recommendations. Minimum properties of all structural lumber assemblies to meet or exceed E=1.7, Fv=285 psi, Fb=2600 psi

48. All wood connections shall be in strict accordance with current AITC standards

49. The structure specified on this drawing set is certified as designed. Any additional design work including site plan, lot survey, mechanical details,. Any special foundation design if required soil conditions cannot be met is the responsibility of the builder unless specifically addressed in this set by the design professional

50. Insulating requirements: Roof/ceiling min. R-30; Frame walls and band joists min.R-13; Floor over unheated crawl space min. R-19; Basement foundation wall min. R-13; Slab on grade floor min. R-10 (unheated) R-15(heated); Windows and doors max. U-.40

51. Entry doors: Locks with thumb turns on the inside are permitted. Inside key operation is permitted provided the key cannot be removed from the lock when locked from the inside

52. Each gas appliance shall have a gas shutoff valve and ground joint union. A sediment trap is required at each appliance or group of appliances. Gas piping shall be identified at intervals of no more than 5 ft. Vibration isolators shall be installed between mechanical equipment and metal ducts.

53. Vibration isolators shall be fabricated from approved materials and shall not exceed 1" in length. Minimum appliance clearance from combustibles is 18" and minimum clearance in front of appliances for services 30" Make-up air shall be provided during the operation of kitchen exhaust systems of 600 CFM or greater exhaust flow. (See M1502.4)

54. Cutting, notching and/or boring holes in wood beams, joists, rafters, or studs shall not exceed the limitations noted in R602.3.1 through 4, R502.8 and R802.7 of the 2009 IRC Code and as required * by local ordinance. Stud reinforcement to be done in accordance with R602.6 of the 2009 IRC

55. Nailing and fastening of floor, roof/ceiling, wall and roof sheathing, and gypsum const. shall be in accordance with R602.3.1 through 4 of the 2009 IRC in compliance with local ordinance. *

56. Combustible trim and mantles attached to the fireplace face shall be a minimum of 6" from the opening. Combustible material above & projecting more than 1 ½" from a fireplace face wall shall have a minimum clearance of 12" above a fireplace opening

57. Minimum depth of masonry fire box to be 20". Size of chimney connection to the smoke chamber shall have a minimum of 50 sq. in. in cross-sectional area.

58. The walls of the throat and smoke chamber shall be a minimum of 8" solid masonry or 4" of solid masonry with at least 1" of insulating refractory masonry

59. Masonry chimneys shall be constructed of 4" minimum solid masonry or 12" rubble stone masonry & shall be lined with minimum 5/8" thick fire-clay lining or other approved lining

60. Fireplace liner shall extend a minimum 4" into the throat of a masonry fireplace

61. Hanging light fixtures, track lighting & ceiling fans are not to be installed within 36" horizontal of bath tub, measured from outside edge of tub & 96" vertically from top of tub rim. Electric receptacles are prohibited in bath tub or shower space. Shower floors and shower, bathtub/shower enclosure walls to be constructed of smooth noncorrosive, nonabsorbant and waterproof materials to a height of 72" min. above floor

62. General contractor to affix a metal or of other durable material, sign reading "WARNING-TRUSSES NOT DESIGNED FOR STORAGE" in attics on each side of scuttle hole openings, 36" above bottom chord and within 18" of edge, 40 sq. in. in area using ¾" letters. Additionally a 2x4 horizontal railing is to be affixed on each side – 24" min. height and 36" max. height

63. All construction to be in accordance with the 2009 IRC, 2008 National Electric Code, the 2009 * International Mechanical Code and the 2009 Uniform Plumbing Code and all local ordinances unless otherwise indicated. Where construction does not meet the 2009 IRC, construction documents will be supplied either by the contractor or design professional of record showing compliance with the 2009 International Building Code. (2009 IBC- BALLWIN, MO)

64. Windows: All skylights shall be double-glazed with maximum U value of 0.60. Windows for natural ventilation of unfinished basements may be single glazed. All other windows shall comply with one of the following conditions: For window areas that do not exceed 24% of the gross insulated frame wall area or the entire building:
a) Use double glazed windows with ½" minimum (gross overall thickness) clear glass, with either aluminum frame with thermal break, vinyl frame, wood frame, or fiberglass frame. OR
b) Use a window having a maximum overall U value not more than 0..40

For window areas greater than 24% and not more than 30% of the gross insulated frame wall area of the entire building, use one of the following options: Use double glazed windows with ½" min. (gross overall thickness) clear glass, with either aluminum frame with thermal break, vinyl frame, wood frame or fiberglass frame with one of the following options:
1. Treated with Low E film
2. Exterior wall sheathed with a minimum ½" sheathing with an R- value of R3 min.
3. Max U value of all windows shall not exceed 0.40

65. Contractor to install sign stating the house is equipped with dryer duct clean-outs when clean-outs are installed.

66. Mechanical contractor is required to install a programmable thermostat.

67. Electrical contractor is to install at least one communication outlet within the dwelling and cabled to the service provider demarcation point. The communication system shall have an interior bonding terminal.

68. Foam insulation products to be separated from interior by 1/2" thick gypsum.

69. No exposed or partially exposed or pendant lights allowed in closets. Maintain 12" clearance between light fixture and storage for incandescent lighting and 6" clearance for flourescent lighting.

70. Shower, shower floor and shower/bath enclosures to be smooth, non-corrosive, non-absorbent and waterproof up to 6 ft. 0 in. above floor.

71. Clearance for all mechanical equipment shall be 18 inches sides and back and 30 inches front.

72. All bedroom, habitable attics and basement to have a minimum of one egress window with 44 inches maximum dimension from finished floor to bottom of clear opening, 20 inches minimum width of clearance and 24 inches minimum height of clear opening. The shall also be a minimum open area for each egress window of 5.7 sq. ft. Egress openings in basement walls shall conform to the detail on this sheet.

73. The contractor shall insure all fuel gas appliances meet the requirements of the 2009 IRC, * specifically Sec G2407-Combustion and Ventilation Requirements, Sec. G2408 Installation Requirements, Cec G2409, Clearance Requirements

* CITY OF BALLWIN - 2006 IRC

74. Roof Valleys (Open) Either 24" wide metal per Table 905.2.8.2 or two plies of mineral surfaced roo roofing, ASTM D3909 or D6380 Class M-bottom layer 18 w., top layer 36" w. (Closed)-one ply smooth roll roofing ASTM D6380, 3 in. w.or self-adhesive polymer layment, ASTM D1970

75. A waterproof GFCI receptacle is required within 25 ft. of the outside A/C condenser

STATE OF MISSOURI FRANKLIN D. WHALEN, JR. NUMBER A-2003027170 ARCHITECT

SOUTHERN PINE REFERENCE DESIGN VALUES Based on SPIB Grading Rules and AWC National Design Specification® Values in pounds per square inch (psi)

Table 1 Dimension Lumber – 2" to 4" thick, 2" and wider Effective June 1, 2013

Based on Normal Load Duration and Dry Service (MC≤19%) — S

Size	Grade	Bending F_b	Tension Parallel to Grain F_t	Shear Parallel to Grain F_v	Compression Perpendicular to Grain $F_{c\perp}$	Compression Parallel to Grain F_c	Modulus of Elasticity E	Modulus of Elasticity E_{min}
2" to 4" thick, 2" to 4" wide Includes: 2x2 2x3 2x4 3x3 3x4 4x4	Dense Select Structural	2700	1900	175	660	2650	1,900,000	690,000
	Select Structural	2350	1650	175	565	1900	1,800,000	660,000
	Non-Dense Select Structural	2150	1450	175	490	1800	1,600,000	580,000
	No.1 Dense	1850	1100	175	660	1750	1,800,000	660,000
	No.1	1550	1000	175	565	1650	1,800,000	660,000
	No.1 Non-Dense	1300	875	175	490	1550	1,400,000	$10,000
	No.2 Dense	1200	750	175	660	1500	1,600,000	$80,000
	No.2	1100	675	175	565	1450	1,600,000	$10,000
	No.2 Non-Dense	1050	600	175	565	1450	1,200,000	470,000
	No.3 and Stud	650	400	175	565	850	1,200,000	470,000
	Construction	875	500	175	565	1600	1,400,000	$10,000
	Standard	475	275	175	565	1300	1,200,000	440,000
	Utility	225	125	175	565	850	1,200,000	440,000
2" to 4" thick, 5" to 6" wide Includes: 2x5 2x6 3x5 3x6 4x5 4x6	Dense Select Structural	2400	1650	175	660	1900	1,800,000	690,000
	Select Structural	2100	1450	175	565	1800	1,800,000	660,000
	Non-Dense Select Structural	1850	1300	175	490	1700	1,600,000	$80,000
	No.1 Dense	1500	1000	175	660	1650	1,800,000	660,000
	No.1	1350	875	175	565	1550	1,600,000	$80,000
	No.1 Non-Dense	1250	775	175	490	1450	1,400,000	$10,000
	No.2 Dense	1050	650	175	660	1450	1,600,000	$80,000
	No.2	1000	600	175	565	1400	1,600,000	$10,000
	No.2 Non-Dense	950	525	175	490	1350	1,200,000	470,000
	No.3 and Stud	575	350	175	565	800	1,200,000	470,000
2" to 4" thick, 8" wide Includes: 2x8 3x8 4x8	Dense Select Structural	2200	1550	175	660	1850	1,800,000	690,000
	Select Structural	1950	1350	175	565	1700	1,800,000	660,000
	Non-Dense Select Structural	1700	1200	175	490	1600	1,600,000	$80,000
	No.1 Dense	1350	900	175	660	1600	1,800,000	660,000
	No.1	1250	800	175	565	1500	1,600,000	$80,000
	No.1 Non-Dense	1150	700	175	490	1400	1,400,000	$10,000
	No.2 Dense	975	600	175	660	1400	1,600,000	$80,000
	No.2	925	550	175	565	1350	1,600,000	$10,000
	No.2 Non-Dense	875	500	175	490	1300	1,200,000	470,000
	No.3 and Stud	525	325	175	565	775	1,200,000	470,000
2" to 4" thick, 10" wide Includes: 2x10 3x10 4x10	Dense Select Structural	1950	1300	175	660	1800	1,800,000	690,000
	Select Structural	1700	1150	175	565	1650	1,800,000	660,000
	Non-Dense Select Structural	1500	1050	175	490	1600	1,600,000	$80,000
	No.1 Dense	1200	800	175	660	1550	1,800,000	660,000
	No.1	1050	700	175	565	1450	1,600,000	$80,000
	No.1 Non-Dense	950	625	175	490	1400	1,400,000	$10,000
	No.2 Dense	850	525	175	660	1350	1,600,000	$80,000
	No.2	800	475	175	565	1300	1,600,000	$10,000
	No.2 Non-Dense	750	425	175	490	1250	1,200,000	470,000
	No.3 and Stud	475	275	175	565	750	1,200,000	470,000
2" to 4" thick, 12" wide Includes: 2x12 3x12 4x12	Dense Select Structural	1800	1250	175	660	1750	1,800,000	690,000
	Select Structural	1600	1100	175	565	1650	1,800,000	660,000
	Non-Dense Select Structural	1400	975	175	490	1550	1,600,000	$80,000
	No.1 Dense	1100	750	175	660	1500	1,800,000	660,000
	No.1	1000	650	175	565	1400	1,600,000	$80,000
	No.1 Non-Dense	900	575	175	490	1350	1,400,000	$10,000
	No.2 Dense	800	500	175	660	1300	1,600,000	$80,000
	No.2	750	450	175	565	1250	1,600,000	$10,000
	No.2 Non-Dense	700	400	175	490	1250	1,200,000	470,000
	No.3 and Stud	450	250	175	565	725	1,200,000	470,000

(1) For Utility, design values apply to 4" wide lumber only. (2) For lumber 4" thick and 6" or wider, multiply the F_b value by C_F = 1.1. (3) For lumber wider than 12", multiply these 12"-width design values for F_b, F_t and $F_{c\perp}$ by C_F = .99, and use these 12"-width design values for the other properties.

The Southern Forest Products Association (SFPA) does not test lumber or establish design values. Neither SFPA nor its members, warrant that the design values are correct, and disclaim responsibility for injury or damage resulting from the use of such design values.

SELECT SIZE AT INDICATED GRADE

76. Wind speed criteria for this design is based on 90 mph (3 sec. gust) criteria per Sec. R301.2(4) of the 2009 IRC. Wall and roof connections in this design are adequate to resist these wind loads.

77. The structure specified on these plans will be termite damage protected by the contractor according to R317 and R318 of the 2009 IRC.

78. An approved ice and water shield shall be provided on all roof edges in compliance with Sec. R905.2.7.1 of the 2009 IRC.

LAST UPDATE: 3/3/2014

SEE SPECIFIC PLAN SET

GENERAL NOTES	SHEET NO
WHALEN CUSTOM HOMES 2063 S. KIRKWOOD RD STE 103 KIRKWOOD, MO 63122 (314) 515-1045	D4