MEETING AGENDA
The City of Beaufort
DESIGN REVIEW BOARD
Thursday, February 9, 2023, 2:00 P.M.
City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to join the webinar:
https://us02web.zoom.us/j/82104918604?pwd=OTJzdTU1bU12ekdWSXI3VG1uZjFGUT09
Passcode: 926154          Meeting ID: 821 0491 8604          Call in Phone#: 1+929-205-6099

STATEMENT OF MEDIA NOTIFICATION:
"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting."

Note: A project will not be reviewed if the applicant or a representative is not present at the meeting.

I. Call to Order

II. Review of Minutes:
   A. Minutes of January 12, 2023 Meeting

III. Applications:
   A. **Desai Hotel, PIN R120 026 000 0160 0000**, 3670 Trask Parkway (formerly 12 County Shed Rd).
      Applicant: Thomas Michaels, Architect (22-13 DRB.3)
      The applicant is requesting final approval for a new five-story, 116-room hotel.
   B. **Pointe Grand Beaufort, PIN R122 029 000 0233 0000**, 135 Burton Hill Road.
      Applicant: Nick Everly, Hillpointe, LLC (22-02 DRB.5)
      The applicant is requesting final approval for a 328-unit apartment complex composed of (14)
      3-story and 4-story apartment buildings, a clubhouse, fitness center, mail kiosk, and (9) 7-car
      garages.

IV. Discussion

V. Adjournment
A regular meeting of the Design Review Board was held in-person on Wednesday, January 12, 2023 at 2:00 PM.

Members in attendance: Benjie Morillo (Chair), Kimberly McFann (Vice-Chair), Erik Petersen, Clinton Hallman, and Bill Suter.

Staff in attendance: Jeremy Tate and Maria Short (Meadors Architecture).

Motion: Mr. Hallman made a motion to approve the December 8, 2022 minutes; seconded by Mr. Suter. Ms. McFann recused herself from the vote as she was not present at the meeting. The motion passed (4-0).

All Design Review Board Meeting minutes are recorded and can be found on the City’s website at http://www.cityofbeaufort.org/AgendaCenter. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org

Applications

A. Store & Go Self Storage, PIN R123 015 000 0721 0000, 100 Lady’s Island Commons
   Applicant: Andy Burris (22-22 DRB.1)
   The applicant is requesting final approval for a new storage facility (Phase II only).

   Motion 1 (0:28:34): Ms. McFann made a motion for final approval subject to staff conditions; seconded by Mr. Hallman. Motion passed (3-2) with Mr. Morillo and Mr. Petersen opposed.

B. Watercrest Apartments, PIN R120 028 000 0137 0000, 211 Broad River Boulevard
   Applicant: Bob Naegele, Planworx Architecture (21-15 DRB.5)
The applicant is requesting final approval for a 534-unit apartment complex composed of (17) 3-story and 4-story apartment buildings, (15) 2-story carriage houses, a clubhouse, pool, enclosed garage buildings, mail kiosk, maintenance building, car wash, and trash compactors.

**Motion 1 (1:24:10):** Ms. McFann made a motion for final approval subject to staff conditions; as to general condition #2 regarding the GBG versus SDL windows, the GBG windows are acceptable as long as they comply with the provisions of code section 4.6.3.C.2.c.ii pertaining to the size of the mullions; as to building 4, the matter of the three windows versus all two windows, the applicant will redo the fenestration calculations for building 4 with two-windows pairs in place; if it does not meet the fenestration requirement, windows shown as three-panel windows will stay the same but they’re allowed to eliminate the vertical muntin on the side windows of the pairs of three; seconded by Mr. Suter. Motion passed (3-2) with Mr. Morillo and Mr. Petersen opposed.

**C. Battery Creek Apartments, PIN R120 029 00A 0409/0410/0411/0412/0413, 25 Old Jericho Road**

Applicant: Ryan C. Lyle, Andrews Engineering (23-01 DRB.1) 01:26:26

The applicant is requesting conceptual approval for an 83-unit four-story apartment building with pool and pool cabana.

**Motion 1 (2:07:25):** Ms. McFann made a motion for conceptual approval subject to staff conditions and recommend that the applicant consider modifications to the south and northwest corner areas as discussed; seconded by Mr. Suter. Motion passed unanimously (5-0).

**D. Salem Road Senior Apartments, PIN R122 029 000 0625 0000, 1556 Salem Road**

Applicant: Michael Riley, Architect (23-02 DRB.1) 02:09:20

The applicant is requesting preliminary approval for a 156-unit apartment building including (112) 1-bedroom units, (44) 2-bedroom units with on-site parking.

**Motion 1 (2:57:53):** Ms. McFann made a motion to defer preliminary approval [and have] staff and applicant work together on all the staff comments and conditions and all of the topics that were raised by the Board as guidance for the applicant and have the applicant come back for preliminary approval on another occasion, including roof, entrances, possible main entrance along Salem, move the building back, make sure the parking is okay, break up the façade on Salem Road; seconded by Mr. Hallman. Motion passed unanimously (5-0).

**5 DISCUSSION**

The Board discussed scheduling an upcoming worksession and possible topics for the worksession.
Mr. Morillo made a motion to adjourn; seconded by Mr. Hallman. Motion passed unanimously (5-0). Meeting adjourned at 5:06 PM.
DESAI HOTEL

3670 TRASK PARKWAY
(FORMERLY 12 COUNTY SHED ROAD)
CITY STAFF INTRODUCTION

12 County Shed Road
Desai Hotel
July 15, 2022

Thomas Michaels, Jr.
1011 Bay Street Suite 314
Beaufort, SC 29902
Via: thomasmjr7@gmail.com

RE: 22-07 DRB.1  12 Country Shed Road – Desai Hotel

Dear Mr. Michaels:

On July 14, 2022, the City of Beaufort Design Review Board (DRB) met to review your application for the construction of a new 116-room hotel. The DRB voted to defer your project with staff conditions except conditions 1 and 2, staff conditions number 3-6 regarding revisiting the exterior finish options and keeping the wood panel as an option and keeping staff conditions 7-11. Board recommends the applicant re-study all exterior elements with spandrel glass as a possibility and provide a sample of the wood panel. The applicant is to provide a 3D view showing the roof deck and provide updated architectural drawings showing the roof deck and proper roof plan. Applicant is also to make sure the plans are cohesive, ensuring ADA rooms are laid out and windows shown. Applicant is additionally to provide a rendering that shows the roof deck and their relationship with the adjacent buildings.

Board Conditions:

1. Board recommends the applicant re-study all exterior elements with spandrel glass as a possibility.
2. Applicant to provide a sample of the wood panel.
3. Applicant to provide a 3D view showing the roof deck and provide updated architectural drawings showing the roof deck and proper roof plan and ensuring that all the floor plans are cohesive and ensure all ADA rooms are laid out with windows shown.
4. Applicant to provide a rendering that shows the roof deck and their relationship with the adjacent building.

Staff Conditions:

4. Applicant noted within the project narrative that the overall roof height from ground to roof has increased by 7 feet total to accommodate mechanical equipment within all five floors. Applicant to note that per section 2.6.3.3.4, the ground floor height of multi-story commercial buildings shall be a minimum of 12 feet from finished floor to ceiling. Per section 2.6.3.3.4, the administrator shall have the authority to authorize modification of up to 10% from any numerical standard set forth in article
2. and article 5 of this Code. To help reduce the height increase of the overall building, the administrator grants a 10% reduction to the 12 feet ground floor height requirement. The ground floor height as measured from finished floor to finished ceiling must be a minimum of 10.8 feet.

3. Applicant to consider lowering the ground floor height accordingly from 12' to 10.8'.

4. Given the applicant's intention to include stair towers and elevators to access the roof area for servicing mechanical equipment and not an occupied roof, the overall height of the top of building increased from 58 feet (ground to parapet wall) to almost 71 feet (ground to top of stair towers).

Note the existing aluminum roof canopy feature is not dimensioned in either the preliminary or current proposed elevations. Staff is concerned about the overall height of this structure. Staff recommends the applicant consider reducing the height of the parapet wall (not towers and elevators), and possibly eliminating the canopy altogether.

3. The applicant is proposing three major cladding materials on the project which is supported by the Beaufort Code Section 4.6.3A.1. The three materials are brick, cementitious panels, and wood panels. There are minor metal elements used as accent material. Staff offers the following:

a. Staff does not support the use of the proposed wood cladding panels on the project. Exposed transparent wood finish on exterior elements is not typical to Beaufort. Staff recommends opaque finished panels such as cementitious panels butted with small reveal between individual panels. Staff further recommends the applicant study the color for such areas.

b. Staff recommends the applicant extend the brick base up to the second floor rather than terminating at the ground floor windowills (2 feet high) as currently presented. Extending the brick to encompass the entire ground floor walls will reduce the horizontal banding effect and visually reduce the scale of the building. The lower brick base can remain as proposed on the vertical white cementitious panel columns (east and west facades) and at the porte cochere element. As covered in comment 4 below, the current proposed wood panels at the base of the structure is at odds with the Beaufort Code in that visually light material is below and supporting visually heavy material.

c. Staff recommends the applicant revisit the color of the entry roof accent structure. The dark bronze color seems visually heavy. Staff recommends the applicant provide a detailed section through this roof accent structure to better understand the design and construction of this element.

d. Staff supports the use of the Etconstrip lower in dark bronze at roof level, but the renderings seem to illustrate a brownish color more closely matching the wood paneling. Applicant to confirm.

4. Beaufort Code Section 4.6.1.C states, “Heavier materials, such as masonry and stucco, shall be located below lighter materials, such as cement fiber or wood siding. There are numerous places on the proposed building where brick veneer is surrounded by wood cladding panels or cementitious panels. Staff offers suggestions below for cleaning up the architectural language to be more compliant with the Beaufort Code.

a. Staff suggests that the south and north ends of the building (at double king rooms) are converted to one material and the banding eliminated.

b. Staff suggests that the flanking recesses to the left and right of the main entry mass (east and west elevations) be converted to one material and the banding/framing effect be eliminated.

c. Staff recommends that the areas on the east and west façade around the corner king rooms and the ADA double rooms be converted to one material and the banding/framing effect be eliminated.

d. Another option for the applicant to consider is to convert all currently proposed cementitious white panels to stucco. Doing so would place similar visually heavy materials together allowing the applicant in those areas to keep the banding around the brick veneer.
elements. Item 2c above could be eliminated as a comment if the cementitious panels are converted to stucco.

e. The architectural language should be restudied on all elevations.

f. 3D views illustrating the rear (west façade) should be provided for review given the complexity of the structure and the significant difference between the front and rear facades. This building is visible from all sides given its proximity on the site and size.

5. Staff does not support the blank walls that exist on the east and west facades (corner king rooms). Staff recommends the applicant study the interior layout to accommodate fenestration within these areas, possibly high swing windows to break up the blank wall face. Further, the louvered hose solell devices, while providing detail and interest to the otherwise blank areas, present a false architectural narrative since there are no windows for which to provide shading.

6. In future submissions, applicant to provide section details through the window and door fenestration systems to illustrate the intersection of materials at these locations. Applicant to note compliance with section 4.6.3.C.1 transparency and 4.6.3.C.2.a projecting windowwall and windows shall not be flush with exterior wall treatments.

7. The landscape plan provided shows understory trees (Savannah Holly, crepe myrtle, and sabal palmetto) within most of the landscape peninsulas. Per Section 5.7.8.B.3.b, at least one (1) broad leafed overstory tree shall be provided within each landscaped peninsula. Applicant to demonstrate compliance.

8. Per section 5.7.8.B.3.c.i, the applicant must comply with section 5.7.8.B.3.d.ii and iv. Applicant to demonstrate compliance with these two sections related to dimension of landscape median widths and that shrub coverage in medians and peninsulas shall be at least 50%.

9. Applicant to provide detail for VTAC exterior grilles.

10. Applicant to provide cut sheets for all site and exterior lighting and circle all options selected for the light. Applicant to demonstrate compliance with Section 5.8 Lighting of the Beaufort Code, specifically light mounting heights and shielding. Lights listed on the photometric plan do not indicate pole height and do not include information about shielding.

11. Applicant to demonstrate compliance with Section 5.7.3 of the Beaufort Code regarding bicycle parking. Applicant to note location of bicycle parking on the site plan. Note the quantity of spaces provided, and ensure spaces meet size requirements of the code section.

If you have any questions, feel free to call the Development of Community & Economic Development at (943) 325-7011.

Sincerely,

Benjie Merillo, Chair
Design Review Board

Via email: thomass@sm7design.com

cc: file copy
December 2, 2022

Thomas Michaels, Jr.
1011 Bay Street Suite 314
Beaufort, SC 29902
Via: thomas@sm?design.com

RE: 22-13 DRB.2 12 Country Shed Road – Desai Hotel

Dear Mr. Michaels:

On November 30, 2022 the City of Beaufort Design Review Board (DRB) met to review your application for construction of a new 116-room hotel. The DRB voted to defer your project with staff conditions noted with the additional condition that [the Board] be provided the rendering of the rooftop detail and that the solution of using a thin brick inlay or some kind of fake window or doors to match the look of the spa side on the front elevation be included as well as similar treatment for the two blank spaces on the rear elevation, and provide additional details, sections, materials, colors of the rooftop.

Board Conditions:
1. Applicant to provide a rendering of the rooftop detail
2. Applicant to include a solution of using a thin brick inlay or some kind of fake window or doors to match the look of the spa side on the front elevation with similar treatment for the two blank spaces on the rear elevation.
3. Applicant to provide additional details, sections, materials, colors of the rooftop.

Staff Conditions:

Building:
1. Applicant has not provided the rooftop renderings that show the deck and neighboring structures. This was a Board condition at the July 2022 DRB meeting.
2. The applicant is proposing three major cladding materials on the project which is supported by the Beaufort Code Section 4.6.3.A.1. The three materials are brick, cementitious panels, and wood panels. There are minor metal elements used as accent material. Staff offers the following:
   a. Staff recommends the applicant provide a detailed section through this roof accent structure to better understand the design and construction of this element. This was a condition of the last meeting and applicant has not provided this section.
b. Staff supports the use of the EconoSpan louver in dark bronze at roof level, but the renderings seem to illustrate a brown color more closely matching the wood paneling. Applicant to confirm.

3. Overall, staff believes that the applicant has more appropriately placed materials throughout the façade. Staff has provided the following comments for the applicant.

   a. Applicant has wrapped the first floor with the thin brick veneer on all facades; staff supports this. Staff also supports the use of the brick as shown above the first floor on the front façade.

   b. The applicant has replaced the thin brick veneer and wood panel banding on the north and south facades with the wood panel and Hardie reveal panel. Staff believes this reduces the visual heaviness of these facades by removing the brick and supports the use of lighter materials on these elevations.

   c. Staff recommends the applicant reduce the banding effect on the north and south elevations by converting all material to the Hardie material on the two double king rooms east of the stair tower and the ADA double king to the west of the stair tower. On the west elevation, the corner of the ADA double king rooms should be Hardie but the wood cladding should remain around the fenestration for these rooms.

   d. Applicant has removed the brick around the windows on the flanking recesses to the left and right of the main entry mass (east and west elevations). These recessed bays now only have the wood panel; staff supports this revision.

   e. On the rear (west) elevation, staff recommends the Hardie horizontal bands in the brick area of the double king ext. rooms be eliminated. If banding is desired here, staff recommends the banding is achieved in the detailing of the brick.

   f. Staff recommends the sun louver be finished in a dark bronze material.

4. Applicant has added new windows with spandrel glass (spandrel glass was supported via board discussion at the July meeting) to the front and rear (east and west) facades on the corner king rooms. Staff supports the addition of these windows but recommends the applicant lower the sills to match the other windows on these facades. This also applies to the windows below the Desai Hotel sign on the rear façade, and the windows on the north and south facades.

5. Applicant has not updated the floor plans to show the new spandrel glass windows in the corner king rooms. Additionally, applicant has the “W2” symbol in the corner king rooms but has not drawn the corresponding window in plan. Applicant to update the plans to show the windows.

6. The applicant has submitted two details of the building that illustrate projecting sills, which is compliant with the Code. However, some areas of these details appear to be incomplete. Additionally, applicant has labeled these two sections Wall Section 1 and Wall Section 2, which are not labeled as such in the floor plans. Applicant to complete these details and properly cross reference from plans to sections in a future submission.

7. Staff recommends the applicant add spandrel glass windows in the bar storage rooms on the ground floor to break up the blank brick wall.

8. Applicant has not shown the reception entry doors at the “spa” on the front façade in the renderings. Staff additionally recommends adding additional windows on either side of this double door to increase the fenestration. Likewise in comment 7 above, the bar storage room spandrel glass should mimic this configuration.

9. Staff requests clarification on the protruding walls on the exterior of the massage room nearest the main entry revolving door. It is not symmetrical with the office side. Staff believes this is a graphical error.

10. Staff recommends the applicant shorten the brick surround above the windows to be the width of the window.
11. Applicant to provide detail for VTAC exterior grilles.
12. Applicant to provide cut sheets for the exterior doors.
13. On all cut sheets, applicant to circle relevant selections pertaining to the project.

Site:
14. The landscape plan provided shows understory trees (Savannah Holly, crepe myrtle, and sabal palmetto) within most of the landscape peninsulas. Per Section 5.7.8.B.3.b, at least one (1) broad leafed overstory tree shall be provided within each landscaped peninsular. Applicant to demonstrate compliance. This was a condition after the last submission and the applicant has not updated the landscaping plan.
15. Per section 5.7.8.B.3.d.i, the applicant must comply with section 5.7.8.B.3.d.iii and iv. Applicant to demonstrate compliance with these two sections related to dimension of landscape median widths and that shrub coverage in medians and peninsulas shall be at least 50%.
16. Applicant to provide cut sheets for all site and exterior lighting and circle all options selected for the light. Applicant to demonstrate compliance with Section 5.6 Lights of the Beaufort Code, specifically light mounting heights and shielding. Lights listed on the photometric plan do not indicate pole height and do not include information about shielding. This was a condition after the last submission and the applicant has not provided cut sheets or additional lighting information. (Note: Staff supports the “Shepherd’s Crook” light fixture shown on page 2 of the project narrative but requests that the applicant still provide a cutsheet).
17. Regarding the photometric plan, staff has included the previous photometric in the submission packet to note that future photometric plans must include spot footcandle points around all sides of the structure and indicate any exterior lighting on the rear or sides of the building.
18. Applicant to demonstrate compliance with Section 5.7.3 of the Beaufort Code regarding bicycle parking. Applicant has stated in the project narrative that bicycle parking will be provided as required and are requesting a “deferred submittal of the location to staff for final approval.”
19. Staff believes the applicant’s requested deferred landscape, site, and photometric plans should still be reviewed by the DRB board.

If you have any questions, feel free to call the Development of Community & Economic Development at (843) 525-7011.

Sincerely,

Benjie Morillo, Chair
Design Review Board

Via email: rthomas@cn7design.com

cc: file copy
APPLICANT PRESENTATION

12 County Shed Road
Desai Hotel
DEVELOPMENT REVIEW PROCESS

DESIGN REVIEW APPLICATION
Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / E. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

OFFICE USE ONLY: Date Filed: Application #: Zoning District:

Schedule: The Design Review Board (DRB) typically meets the 2nd Tuesday of each month at 3pm. Upon receipt of an application, staff will review the submittal and then contact the applicant letting them know when the meeting will be. A complete schedule can be found at: https://www.cityofbeaufort.org/379/Design-Review-Board

Submitter Requirements: All forms and information shall be submitted digitally + 3 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklist on the subsequent page.

Review Request: □ Conceptual □ Preliminary □ Final

Pursuant to Section 6-29-1148 of the South Carolina Code of Laws, is this tract or parcel mentioned by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? □ Yes □ No

Applicant, Property, and Project Information

Applicant Name: SM7 DESIGN LLC - THOMAS MICHAELS
Applicant Address: 1011 BAY ST, STE 314 - BEAUFORT, SC 29902
Applicant E-mail: THOMAS@SM7DESIGN.COM
Applicant Phone Number: 843-252-2454

Applicant Title: □ Homeowner □ Tenant □ Architect □ Engineer □ Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: DESAI HOTEL

Property Address: 3670 TRASK PARKWAY - BEAUFORT, SC 29906
Property Identification Number (Tax Map & Parcel Number): R 120 026 000 0160 000
Date Submitted: 5/12/2022

See Section 9.8 of The Beaufort Code for complete information about the Design Review process (updated March 2, 2022 | p. 1 of 2)

This form is also available online at www.cityofbeaufort.org
DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW APPLICATION
Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / t. (843) 986-5606
Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Required Project Information

Project Name: DESAI HOTEL

Property Size in Acres: Proposed Building Use: HOTEL/COMMERCIAL

Building Square Footage (if multiple buildings, please list each one and their square footage by floor): 118 ROOM HOTEL / 3600 SQ FT COMMERCIAL & HOTEL AMENITIES

# of Parking Spaces Required: SEE SITE # of Parking Spaces Provided: SEE SITE

Is this project a redevelopment project? Y N

Are there existing buildings on the site? Y N if yes, will they remain? Y N

Provide a brief Project Narrative and outline any specific questions you would like addressed.

Applicant’s Signature: Owner’s Signature: 5/12/2022

5/12/2022

(The owner’s signature is required if the applicant is not the owner.)

CONTACT INFORMATION:

Attention: Julie A. Buchery, Administrative Assistant II
City of Beaufort Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

See Section 3.8 of The Beaufort Code for complete information about the Design Review process (last updated March 2, 2022).
October 13, 2022

Project Narrative

New Commercial Development – The Desai Hotel
3670 Trask Parkway
Beaufort, South Carolina

The project will consist of a new 116 room hotel on the site. The following is a brief narrative of the project:

Property Information
PIN: R120 026 000 0160 000
Address: 3670 Trask Parkway

The following modifications have been made to the previous DRB submittal. We believe that these changes have greatly enhanced the overall project and have provided solutions to staff concerns from previous comments.

- As requested by the board, we have reexamined the facades of the building and the material placements. For this review, we have provided the previously submitted elevations above the revised elevations. The following are some of the highlights of the changes:
  - The brick base on the first level has been raised approximately 12 more inches to align with the bottom of the second-floor windows. This increases the massing of the first floor to accentuate the desired first floor base. A heavier cap has been added to this base for a stronger transition from the lower level to the upper floors.
  - The architectural awning on the first floor has been removed except where it occurred over entry doors. This was done to eliminate the horizontal element that broke the massing of the first level.
  - All brick areas on the façade are now visually supported by brick layer levels. Wood paneling or hardie paneling is used as a material below brick material.
  - At the corner room locations, additional glazing has been added to the front and rear elevations to eliminate the large blank area of wall.
  - Some of the horizontal banding has been removed in some areas to keep a consistent material in select areas.
  - Window sills have been added to the windows.
- Roof Access and Deck: The roof access has remained the same from previous submittals, but the restrooms have been relocated to the fifth floor and the elevator penthouse is now open on one side as to not qualify as a story. The occupied deck area has been defined.

Site related items:
- Site lighting will match the existing site lighting on the property. Below is an image of the existing lighting.
- Previous staff comment #11 – Bicycle parking shall be provided as required by the Beaufort Code. We are requesting a deferred submittal of the location to staff for final approval.

- Landscaping:
  - Previous staff comment #7 – The landscaping shall meet the requirements of Section 5.7.8.3.b of the Beaufort Code. We are requesting a deferred submittal to staff for final approval.
• Previous staff comment #8 – The landscaping shall meet the requirements of Section 5.7.8.B.3.d.iii and iv. of the Beaufort Code. We are requesting a deferred submittal to staff for final approval.

Sincerely,

Thomas Michaels - RA
FACE BRICK

BUILD YOUR LEGACY

The essence of beauty and design begins with the natural elegance and strength of brick. Formed from iron-rich clays, the unique character, sheen and colors of Endicott face brick help you tell a story and define your legacy.
LAYING THE FOUNDATION FOR GREATNESS.

THE WARM AESTHETIC APPEAL AND TRUE PERMANENCE OF ENDICOTT FACE BRICK PROVIDE A SOLID FOUNDATION FOR DESIGNING AND BUILDING GREAT SPACES THAT STAND THE TEST OF TIME. FORMED FROM ABUNDANT IRON-RICH MATERIALS, ENDICOTT FACE BRICK HAVE BEEN HELPING VISIONARIES BUILD LEGACIES FROM THE GROUND UP MORE THAN 100 YEARS.
ST. GREGORY THE GREAT CATHOLIC CHURCH

PROJECT DETAILS

COLOR
Medium Ironspot #46

SIZE
Modular Shapes

TEXTURE
Velour
DEBRUCE HALL
KC ART INSTITUTE

PROJECT DETAILS

COLOR
Manganese Ironspot

SIZE
Modular Shapes

TEXTURE
Velour
PEABODY WALK LOFTS

PROJECT DETAILS

COLOR
Ravenswood Ironspot

SIZE
Modular Shapes

TEXTURE
Velour
NORM ASBJORNSON HALL

PROJECT DETAILS

COLOR
Manganese Ironspot

SIZE
Norman

TEXTURE
Smooth
RESIDENTIAL SERIES

Grey Sands
Adobe Sands Heritage
Autumn Sands Heritage
Heritage #46 to Yellow

Copper Sands Heritage
Grey Heritage with Black
Heritage #46

Saheira Sands Heritage®
Orleans Sands Heritage

Burgundy Sands Heritage®
Merlot Sands Antique

* See the disclaimer section for more information.
TEXTURES

Smooth

Velvetex

Velour

Vertical Score

Matt

Artisan
FOUR51 MARLBOROUGH

PROJECT DETAILS

COLOR
Medium Ironspot #46

SIZE
Shapes
Utility
Roman
Modular

TEXTURE
Smooth
M700 SERIES PICTURE WINDOW (FIXED)

The Quaker M700 Series Fixed Picture Window is ideal for a variety of applications requiring impact rated products.

FEATURES
- Commercial Framing System
  - 3 ¼” main frame
  - Sealable corner keys
  - Crimp/Screw connections
  - 0.094” wall thickness of interior and exterior walls, 0.070” wall thickness elsewhere
- Enhanced Design
  - Aero-braced channel receives Arox pour and debridge thermal break which is ¾” wide in all main frame and vent ral extrusions
  - Clean squared edges
  - 1 ¾” narrow sidelites
- Glazing
  - Impact rated insulated glass

OPTIONS
- Available Configurations
  - Wire frame capabilities
- Mullin Choices
  - Internal or simulated divided lites available
- Nailing Fin
- Glazing
  - Multiple Low-E and argon glazing choices
  - Capillary tubes
  - Wide variety of glazing, tinting and thickness options
- Panning & Trim Choices
  - Wide variety of panning, receptor and trim available
  - Jamb filler
- Mulling
  - Wide variety of structural mulls

BENEFITS
- The capacity to match exterior colors for unique project facades
- The ability to facilitate large sizes for taller and wider window openings
- Modern appearance merged with superior structural integrity

PERFORMANCE
- Structural & Thermal

<table>
<thead>
<tr>
<th>Model</th>
<th>Picture Window (Fixed)</th>
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<tbody>
<tr>
<td>Area</td>
<td>96” x 60”</td>
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<tr>
<td>SWSH Rating</td>
<td>AW &amp; FK</td>
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<td>Structural Load</td>
<td>P.S.F</td>
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<td>Air at 50 MPH (crimp)</td>
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<td>Water (No Penetration)</td>
<td>P.S.F</td>
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<td>GCR (Condensation Resistance)</td>
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<tr>
<td>U-Value (ranges based on multiple Low-E/Argon combinations)</td>
<td>0.10-0.31</td>
</tr>
<tr>
<td>SHGC (ranges based on multiple Low-E/Argon combinations)</td>
<td>0.12-0.54</td>
</tr>
<tr>
<td>Inside Level</td>
<td>Level D</td>
</tr>
<tr>
<td>Wind Zone</td>
<td>4</td>
</tr>
</tbody>
</table>

One products are rated to the standards noted, and exceed the performance requirements as set forth by the manufacturers.
ARCHITECTURAL PAINT COATINGS AND FINISHES

- Baked on powder coat finish meets AAMA 2604 (an FGIA specification) and is available in unlimited colors
  - Quaker Impressive Palette of Colors
    - Agate Grey
    - Beige
    - Beige Grey
    - Black
    - Burgundy
    - Cobalt
    - Dark Bronze
    - Dark Espresso
    - Hazelnut
    - Gloss Black
    - High Green
    - Intense Blue
    - Mist Green
    - New Bone White
    - New Dark Bronze
    - Oyster White
    - Patina Green
    - Polar White
    - Redwood
    - Sandstone
    - Satin Creme
    - Sky White II
    - Slate Grey
    - Tint
    - Tinted Grey
    - Textured Black
    - Toffee
    - White
- 7 Resemble Colors (painted finish resembling anodized)
  - Black Anodized
  - Champagne Anodized
  - Champagne Anodized Dark Range
  - Clear Anodized
  - Light Bronze Anodized
  - Dark Bronze Anodized Light Range
  - Dark Bronze Anodized Dark Range
- Unlimited Custom Colors

- AAMA 2605 (an FGIA specification) powder coat finishes (not available for all colors shown)
- Solar/LE Paint Finish (available with Textured Black and Dark Espresso colors only)
- AAMA 611-98 Class I (an FGIA specification) clear and tinted anodized finishes

*Note: Colors shown here may not accurately depict actual painted color. Color samples are available upon request.

M700 SERIES PICTURE WINDOW (FIXED)

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M700 SERIES PICTURE WINDOW (FIXED/FIXED)

DOUBLE JAMB - STACKED

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SCALE: 1/8

ELEVATION SCALE: 1/4” = 1'-0"
M700 SERIES PICTURE WINDOW (FIXED/FIXED)

DOUBLE JAMB WITH NARROW 1 7/8" SIGHTLINE - SIDE BY SIDE

HORIZONTAL CROSS SECTION

VERTICAL CROSS SECTION

ELEVATION SCALE 5/8" = 1'-0"

SCALE 1/2
FREEDOM OF EXPRESSION

The freedom to add brick where previously thought impossible or impractical. Endicott thin brick clears the way for innovative, visually stunning solutions that are easy to install, affordable and hard to ignore.
WITH ENDICOTT THIN BRICK, LESS IS MORE.

DISCOVER NEW WAYS TO ACHIEVE YOUR UNIQUE ARCHITECTURAL VISION WITH ENDICOTT THIN BRICK. SUITED TO YEAR-ROUND COMMERCIAL, RESIDENTIAL AND REMODELING APPLICATIONS, ENDICOTT THIN BRICK IS THE IDEAL CHOICE FOR PRECAST, TILT-UP, PREFABRICATED WALL, AND JOB-APPLIED PROJECTS.
800 FULTON MARKET

PROJECT DETAILS

COLOR
Burgundy Blend
Red Blend
Rose Blend
Ruby Red

SIZE
2-1/4” Meridian

TEXTURE
Velour
DC WEST ELEMENTARY SCHOOL

PROJECT DETAILS

COLOR
Dark Sandstone

SIZE
Modular

TEXTURE
Artisan
COLORS

- Ivory Blend
- Golden Buff
- Red Blend
- Burgundy Blend
- Light Grey Blend
- Grey Blend
- Ruby Red
- Red Ironspot
- Light Sandstone
- Dark Sandstone
- Desert Ironspot Light
- Desert Ironspot Dark
- Buff Blend
- Rose Blend
- Copertone
- Copper Canyon
COLORS

Bordeaux Blend
Manganese Brown
Grey Sands
Merlot Sands

Executive Ironspot
Sienna Ironspot
Burgundy Sands
Sahara Sands

Medium Ironspot #77
Medium Ironspot #46

Autumn Sands

Dark Ironspot
Manganese Ironspot
Orleans Sands
TEXTURES

Smooth
Available in 1/2", 5/8" and 1" thick.

Vertical Score
Available in:
- 5/8" thick
- Modular and Closure

Velour
Available in 1/2" and 1" thick.

Artisan
Available in:
- 5/8" thick
- Modular and Closure

Matt
Available in:
- 5/8" thick
- Modular and Closure

Heritage
Available in 5/8" and 1" thick.
TEXTURES

Available in 1/2" thick.

Square Edge no Texture

APPLICATIONS

Some of the more common application processes for thin brick include:

**PANEL SYSTEM**
Prefabricated or On-Site Panelization

**METAL PANEL WALL SYSTEM**
Prefabricated or On-Site Panelization

**THIN BED SYSTEM WITH LEVELING COAT**
Job Applied Over Precast or Poured in Place Concrete

**THIN BRICK SYSTEM**
Embedded in Precast Concrete

**MORTAR BED SYSTEM**
Prefabricated or On-Site Panelization

**MORTAR BED SYSTEM**
Concrete Block Infill Wall or Existing Masonry

KEYBACK DESIGN

To enhance in-place installation, Endicott thin brick features a keyback design, which provides a mechanical lock into the concrete for maximum durability and permanence. It also provides advantages of increased shear values and pull-out strengths.
CREIGHTON UNIVERSITY
SCHOOL OF DENTISTRY

PROJECT DETAILS

COLOR
Burgundy Sands No Black
Autumn Sands No Black

SIZE
Modular

TEXTURE
Square Edge

OMAHA
NEBRASKA
HONOR CREDIT UNION
OPERATION CENTER

<table>
<thead>
<tr>
<th>PROJECT DETAILS</th>
</tr>
</thead>
<tbody>
<tr>
<td>COLOR</td>
</tr>
<tr>
<td>Manganese Ironspot</td>
</tr>
<tr>
<td>SIZE</td>
</tr>
<tr>
<td>Modular</td>
</tr>
<tr>
<td>TEXTURE</td>
</tr>
<tr>
<td>Velour</td>
</tr>
</tbody>
</table>
HEART MINISTRY CENTER

PROJECT DETAILS

<table>
<thead>
<tr>
<th>COLOR</th>
<th>Sienna Ironspot</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIZE</td>
<td>Roman</td>
</tr>
<tr>
<td>TEXTURE</td>
<td>Smooth</td>
</tr>
</tbody>
</table>

OMAHA NEBRASKA
JOEY DTLA RESTAURANT

PROJECT DETAILS

COLOR
Ivory Blend

SIZE
Norman

TEXTURE
Velour
REVEAL PANEL WITH RECESS TRIM

Craft cleaner facades for an ultra-contemporary aesthetic. The hidden trim blends discreetly with the Reveal Panel, accentuating its smooth look while creating clean shadow lines. Reveal Recess trim is available primed and is compatible with primed Reveal panels.

Panel Specs

<table>
<thead>
<tr>
<th>Spec</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thickness</td>
<td>0.438&quot;</td>
</tr>
<tr>
<td>Weight</td>
<td>9.1 LBS./SQ. FT.</td>
</tr>
<tr>
<td>Length</td>
<td>95.5&quot;</td>
</tr>
<tr>
<td>Width</td>
<td>47.5&quot;</td>
</tr>
<tr>
<td>Color</td>
<td>FMF CARDINAL RED PAINT</td>
</tr>
</tbody>
</table>
CLADDING

PARKLEX PRODEMA
CLADDING

PARKLEX PRODEMA
NATURCLAD-W is a laminated wood board for exteriors that requires zero maintenance.

The panels combine the virtues of wood, its natural warmth and beauty, with technical requirements to ensure optimum performance on exteriors over time.

NATURCLAD-W can be installed as a ventilated façade by way of louvres or overlapping slats, on false ceilings and on curved walls.
Zero maintenance wood
The surface composition of the NATURACLAD-W boards protects the wood from the most extreme weather conditions, removing any need for subsequent treatment.

Weather resistance
The EN 438-6:2005 European standard specifies that compact exterior cladding such as NATURACLAD-W must offer a certain resistance to weather according to the Resistance to Artificial Weathering Test. After 3000 hours of exposure, the material should have a rating variation of ≤4 in appearance, and a value of ≤3 in contrast. NATURACLAD-W attains these values following exposure of up to 5 times greater than regulatory requirements.

Fire safety
The basic safety requirements reduce the risk of damage caused by accidental fire due to the characteristics of the project, construction, use and maintenance of the building to acceptable limits. NATURACLAD-W has achieved the best possible result for organic materials under regulations EN 13,501 and US ASTM/NFPA for reaction to fire, which means that our products are approved all over the world.

Installation versatility
NATURACLAD-W can be installed as a ventilated facade by way of louvres or overlapping slats, on false ceilings and on curved walls. It has four different installation systems, which makes them easily adaptable to any kind of architectural requirement.
The ventilated façade is an efficient bioclimatic architecture solution that provides thermal insulation. In other words, it reduces heat dissipation in the cold months and heat absorption in the warmer months, resulting in a marked improvement in comfort inside the building.
The NATURCLAD-W panels are available in nine shades that are obtained through ayous or okume veneer, which we get from forests that respect controlled felling.
The NATURCLAD-W installation system in fixed louvre mode enables slats to be installed at 0°, 30°, and 60°, both horizontally and vertically.

Valid for boards with a thickness of 20 mm. Pilkington Prodoma supplies the slats in three different widths: 86, 94, and 114 mm, with a maximum slat length of 2440 mm.
The flexibility of the wood fibres allows NATURCLAD-W panels to adapt to certain radii of curvature, whether concave or convex.

Parker Prideform offers two different solutions for projects that require NATURCLAD-W to be installed as a curved facade cladding: either standard panels, if radii above 3 m are required; or pre-bent panels, if smaller radii are required.
The overlapping slats system enables a range of assembly procedures without needing to change the position of the parts' profiles.

Two different slat widths are supplied: 190 and 290 mm, both with a maximum length of 2400 mm. This concealed fixing system is only valid for thicknesses of 8 mm.
NATURCLAD-W boards can be installed on false ceilings by means of exposed or concealed fixing systems.

In the case of false ceilings, a minimum perimeter space of 20 mm must be left to enable ventilation through the chamber.
### 1. Inspection requirements

| Colour, pattern and surface finish | EN 438-2:2013 | 3.2.3.2.3 | Due to the fact that visual is a relative product, eachmmeter may be considered as unique. Colour and structure differences are considered as normal. Individual lines such as knells or resin inclusions are considered to defects, but as a part of the disc. The disc is a difference in light fastness performance depending on the wood species and the source of the event. |

### 2. Dimensional tolerances

<table>
<thead>
<tr>
<th>Thickness (T)</th>
<th>EN 438-2:2013</th>
<th>3.2.3.2.3</th>
<th>± 0.03</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.3 x 1 x 100</td>
<td>± 0.05</td>
<td>± 0.03</td>
<td></td>
</tr>
<tr>
<td>10.0 x 1 x 100</td>
<td>± 0.05</td>
<td>± 0.03</td>
<td></td>
</tr>
<tr>
<td>15.0 x 1 x 100</td>
<td>± 0.05</td>
<td>± 0.03</td>
<td></td>
</tr>
<tr>
<td>20.0 x 1 x 100</td>
<td>± 0.05</td>
<td>± 0.03</td>
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<table>
<thead>
<tr>
<th>Fineness (F)</th>
<th>EN 438-2:2013</th>
<th>3.2.3.2.3</th>
<th>± 0.03</th>
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</thead>
<tbody>
<tr>
<td>3</td>
<td>± 0.03</td>
<td>± 0.03</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Length and width</th>
<th>EN 438-2:2013</th>
<th>3.2.3.2.3</th>
<th>± 0.05</th>
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</thead>
<tbody>
<tr>
<td>-</td>
<td>± 0.05</td>
<td>± 0.05</td>
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</table>

### 3. Physical properties

<table>
<thead>
<tr>
<th>Dimensional stability at elevated temperatures</th>
<th>EN 438-2:2013</th>
<th>3.2.3.2.3</th>
<th>± 0.05</th>
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</thead>
<tbody>
<tr>
<td>% max.</td>
<td>± 0.05</td>
<td>± 0.05</td>
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</table>

<table>
<thead>
<tr>
<th>Resistance to impact with large dimensions</th>
<th>EN 438-2:2013</th>
<th>3.2.3.2.3</th>
<th>± 0.05</th>
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</thead>
<tbody>
<tr>
<td>% max.</td>
<td>± 0.05</td>
<td>± 0.05</td>
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</table>

<table>
<thead>
<tr>
<th>Determination of grain resistance</th>
<th>EN 438-2:2013</th>
<th>3.2.3.2.3</th>
<th>± 0.05</th>
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<tbody>
<tr>
<td>Permanent Bush marker</td>
<td>± 0.05</td>
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<tr>
<td>Red spray test</td>
<td>± 0.05</td>
<td>± 0.05</td>
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<tr>
<td>Black wax paper</td>
<td>± 0.05</td>
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</table>

### 4. Weather resistance requirements

<table>
<thead>
<tr>
<th>Resistance to light</th>
<th>EN 438-2:2013</th>
<th>3.2.3.2.3</th>
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<tbody>
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<td>Rating</td>
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<table>
<thead>
<tr>
<th>Resistance to artificial weathering (including light fastness)</th>
<th>EN 438-2:2013</th>
<th>3.2.3.2.3</th>
<th>± 0.05</th>
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</thead>
<tbody>
<tr>
<td>Rating</td>
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### 5. CE Safety requirements - Water permeability

<table>
<thead>
<tr>
<th>Water permeability</th>
<th>EN 438-2:2013</th>
<th>3.2.3.2.3</th>
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<tr>
<td>MPA</td>
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<table>
<thead>
<tr>
<th>Resistance to fungi</th>
<th>EN 438-2:2013</th>
<th>3.2.3.2.3</th>
<th>± 0.05</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sæms</td>
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</table>

<table>
<thead>
<tr>
<th>Resistance to impact shock</th>
<th>EN 438-2:2013</th>
<th>3.2.3.2.3</th>
<th>± 0.05</th>
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<tbody>
<tr>
<td>Appearances</td>
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<td>± 0.05</td>
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<tr>
<td>Flexural strength</td>
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<td>± 0.05</td>
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</tr>
<tr>
<td>Flexural resistance</td>
<td>± 0.05</td>
<td>± 0.05</td>
<td></td>
</tr>
<tr>
<td>Density</td>
<td>± 0.05</td>
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### 6. CE Safety requirements - Reaction to Fire

<table>
<thead>
<tr>
<th>Reaction to fire</th>
<th>EN 438-2:2013</th>
<th>3.2.3.2.3</th>
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</tr>
</thead>
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<tr>
<td>Classification</td>
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<table>
<thead>
<tr>
<th>Board measurements</th>
<th>EN 438-2:2013</th>
<th>3.2.3.2.3</th>
<th>± 0.05</th>
</tr>
</thead>
<tbody>
<tr>
<td>Length (in mm)</td>
<td>± 0.03</td>
<td>± 0.03</td>
<td></td>
</tr>
</tbody>
</table>

To Install NATURCLAD-AH Parkex Prediseta provides metal profiles, screws and rivets.
45 DEGREE LOUVERED SCREEN

DETAIL C

SEE DRAWING 4996-056 FOR COMPLETE SECTION VIEW

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER’S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

#43 POP RIVETS @ 1/2" O.C.
#4X1/2" TEK SCREWS
3-1/2 X 3-1/2 VERTICAL STEEL TUBE (BY OTHERS)
4" GALV. STEEL CHANNEL (BY OTHERS)
45° VERTICAL REINFORCED STRINGER (BY WILLARD)
1" SQUARE STRINGER REINFORCING TUBE
1" X 1 1/8" NEOPRENE SPACER
1" X 2 1/8" TOP TRIANGLE

12 County Shed 132 of 135
1 SUMMARY OF REQUEST

12 County Shed Road/Despi Hotel, New Construction
Applicant: Thomas Michaels Jr., Architect
The applicant is requesting final approval for a new five-story, 116-room hotel. The site configuration includes a new parking lot and drop-off area.

This is proposed new construction of a new hotel on a currently vacant lot.

Background: A previous application for this project received Preliminary Approval with Conditions at the August 13, 2020, Design Review Meeting. This project was deferred for final approval at the July 2022 DRB meeting. The administrator granted a one-year approval extension in August 2022. This project was deferred again at the November 2022 Design Review Meeting.

2 FACTS

Property Address: 12 County Shed Road
Parcel ID: R120 026 000 0160 0000
Case Number: 20-07 DRB.2
Applicant: Thomas Michaels, Architect
Type of Request: Preliminary New Construction
Zoning: T5-UC / RMX
Current Use: Vacant
Proposed Use: Hotel

District Development Standards for T5-UC:
• Setback requirements – Primary Structure:
  • Front- 0’ min./15 ft. max.
  • Rear setback – 5’ min.
  • Side Corner/Alley – 0’ min./15’ max.
  • Side interior – 0’ min.
• Maximum Lot Coverage: 100%
• Frontage Buildout: 60% Min
• Conditional Uses: Retail with Drive-Thru Facilities are conditional in T5-UC

District Development Standards for RMX:
• Setback requirements – Primary Structure:
  • Front – 10’ min./60’ max., when corridor buffer requirements Section 5.5.1.B are required,
the maximum front setback may be increased to no greater than 50’ behind the buffer.

- Rear setback – 15’ min.
- Side Corner – 10’ min.
- Side interior – 10’ min./15’ min. when abutting any Transect-based district
- Minimum Lot Width: 60’ min.; where properties are accessed via a rear alley or lane, this standard may be decreased by 25%.
- Lot Size: 6,000 sf min.; where properties are accessed via a rear alley or lane, this standard may be decreased by 25%.
- Impervious Surface Coverage: 65% max.
- Maximum Building Height: 4 stories max.
- Residential Density: 30 units/acre max.; measured as gross density

References:
- The Beaufort Code

3 STAFF COMMENTS

Staff Acknowledgements:

1. Applicant has relocated the restrooms from the roof to the fifth floor and revised the elevator penthouse to open to the exterior at the roof level, thus not creating an additional story for the occupied roof. This is compliant with the Beaufort Code.

Staff Conditions:

Building:

1. Staff supports the applicant’s choice to remove the wood cladding on the north and south facades and use only the Hardie panel to eliminate the banding effect.

2. Applicant has provided a more detailed roof plan and sections through the roof showing the pedestrian access areas; staff believes the applicant has now provided sufficient information for review. Staff recommends that in future submissions, the applicant submit a more detailed section drawing illustrating how the trellis on the east and west facades connects with the parapet wall.

3. In addition to comment 2 above, the applicant to clarify if the aluminum trellis will be fully welded aluminum or exposed fastened assembly of parts.

4. Applicant to provide colored elevations for the west (rear) and north facades.

5. Staff recommends the applicant lower the sills on the windows below the Desai Hotel sign on the rear facade (floors 3-5) to match the other sill heights on this façade.

6. On all cutsheets, applicant to circle relevant selections pertaining to the project.

7. The rendering from southwest corner shows the south elevation with brown mechanical vents in the cementitious portion of the cladding. Staff believes this is a graphical error with the
rendering and that the vents should match adjacent cladding to blend in and not be an architectural feature. Applicant to confirm.

Site:

8. Staff recommends the applicant add additional plantings in landscaped peninsulas per Section 5.7.8 to screen the parking visible from County Shed Road to the south and Trask Parkway to the north.

9. Applicant to note the exact number of bicycle spaces provided in the rack between the hotel and the commercial liner building.

STAFF RECOMMENDATION:

Final Approval with conditions noted.
CITY STAFF INTRODUCTION

Robert Smalls Parkway/
Burton Hill Road
Pointe Grand Apartments
September 9, 2022

Jadon Hall
101 S New York Ave. Suite 211
Winter Park, Fl. 32789
Via: hall@terrastry.com

RE: 22-02 DRB.3 135 Burton Hill Road – Pointe Grand Apartments

Dear Mr. Hall:

On September 8, 2022, the City of Beaufort Design Review Board (DRB) met to review your application for construction of a new apartment complex on Burton Hill Road. The DRB voted to grant conceptual approval with staff conditions except condition 10 and the following Board comments.

Board Conditions:
1. Addition [to site notes] to add working on connecting to the adjacent apartment complex
2. Connecting the vehicular and trail system while being mindful of the trees
3. Applicant to explore the front entry for [all] ground floor units
4. Revising the narrative of the applicant’s letter
5. Revising or restudying the traffic analysis on the updated site plan

Staff Conditions (General):
1. The site plan overlaid on the Aerial Overlay & Photo Index shall be updated to reflect the current proposed site plan.
2. The building elevation drawings are difficult to read and appear to utilize the same line weight. Applicant to adjust line weights for elements in foreground, middle ground, and background. Hatch patterns should also be adjusted accordingly.
3. Applicant to provide separate drawing sheets for the clubhouse and fitness center. This sheet is confusing as all eight elevations are placed together without proper delineation of which elevations belong to which building.

Staff Conditions (Site):
1. Applicant to label the primary frontages for each building on the site plan. Section 13.1 defines a primary façade as “the elevation(s) of a structure facing a street. When located on a corner, this may be the elevation facing only the primary street, if applicable.

2. In future submissions, Applicant to show RMX setbacks on site plan and ensure and demonstrate compliance with Section 2.4.2.C of the Beaufort Code regarding principal building placement. The site plan appears to be compliant with these setbacks (front 10’ min.), but future submissions need to specifically show this with accurately labeled setbacks.

3. On the west portion of the site, the applicant has designed two park areas/water quality treatment zones surrounded by parking and 7-car garage structures. These do not look like inviting spaces for residents. Staff recommends the applicant relocate the 7-car garage structures to other areas of the site and redesign the park areas to be a peninsula and not an island. Staff recommends the peninsula attach to buildings 2000 and 12000.

4. The park area/water quality treatment behind building 8000 is also designed as an island surrounded by parking. Staff recommends the applicant relocate this park area south to engage with the larger park area and move 15 parking spaces to north to double load the parking behind building 8000. This will also reduce impervious surface coverage.

5. Staff also recommends that the park area/water quality treatment island east of building 5000 also be redesigned and converted into a peninsula that connects to building 5000. Parking to be redesigned to accommodate this change.

6. Applicant to provide crosswalks as all road crossings within the development to interconnect the pedestrian areas.

Staff Conditions (Type 3A/4A – 12 Unit 3-Story, 16-Unit 4-Story, 24-Unit 3-Story, and 32-Unit 4-Story Buildings):

1. Staff supports the height and scale of both the three- and four-story building types 3A and 4A.

2. Applicant to provide front, rear, left-side, and right-side elevations for all building types.

3. Applicant to demonstrate compliance with 4.5.7 apartment house regarding frontage types and building entries for future submissions. Currently the structures comply with frontage type using balcony. However, per section 4.5.7 B.2 the applicant must demonstrate compliance with, “buildings with more than 6 residential units, all ground floor units facing a frontage line shall have individual entrances from that frontage line. Buildings with formal entry courtyards or lobbies are exempt from this requirement.”

4. Applicant to provide fenestration percentages for all elevations that face a street and for all building types. Those calculations shall not include the closed shutters. Please note that per Section 4.6.4.C.1: Building elevations that face the street shall have at least 60% of the first-floor wall area consist of windows and/or doors, and 15% of upper floors.

5. Staff does not support the combination of both board and batten and lap siding on the front flat roof elements at bedrooms. Staff recommends the applicant use one material type above the brick at ground floor all the way to roof in these elements. Staff recommends either board and batten or panelized design for these areas.

6. Staff recommends the applicant change the double windows to triple windows in the second and third floors to match the ground floor bedroom windows at front and side elevations.
7. Staff recommends the applicant change the ground floor balcony fenestration to have one door and one window. Applicant to make this change to the one-door balconies throughout the buildings.

8. Staff does not support the solid balcony wall and recommends the applicant utilize open railings that are more consistent with residential Beaufort architecture.

9. Staff believes the applicant should use one size larger windows on the second and third floors to align more closely with the ground floor window proportions on all facades.

10. At the entry tower elements, applicant to fully extend the brick on the sides back to body of structure and within the balustrade.

11. Applicant to remove closed shutters on the side elevations. The applicant should consider flipping the bathroom layout by placing vanities on interior walls to allow windows on this area of the facade.

12. Staff does not support the hipped roof on top of the stair towers and believes the size and scale of this roof creates a visually awkward element. Staff supports the use of the stair tower as an accent piece but recommends that the applicant re-examine this area for future submissions.

13. Applicant to remove the pan and shift in the center of the structure and align the walls in the 24- and 32-unit buildings.

14. Staff does not support be flat roofs of these buildings and recommends the applicant utilize cross gables along the front and rear elevations instead. Gables are more indicative of Beaufort architecture.

15. Staff recommends the applicant remove shutters from the project entirely.

16. The applicant should consider a change in plane and material on the wide expanses of the side elevations.

17. Applicant to ensure that all windows have a projecting window sill and proper casing at jambs and head per section 4.6.3.C.2. Windows cannot be picture framed.

Staff Comments (Type 3B/4B – Gable Roof Buildings):

1. Staff supports the front gable roofs.

2. Applicant provided fenestration percentages for Building 3B, 12 Unit only. Applicant to recalculate the side elevation fenestration percentages without the closed shutters. Please note that per Section 4.6.4.C.1: Building elevations that face the street shall have at least 40% of the first-floor wall area consist of windows and/or doors, and 15% of upper floors.

3. Applicant to refer to all Type 3A/4A comments above as this type is nearly identical except for the gable roof replacing the flat roof.

Clubhouse:

1. Staff recommends the applicant add a “base” to this building per Section 4.6.4.E.1 Staff also recommends the applicant choose either lap siding or board-and-batten siding on the primary façade.

2. Applicant to demonstrate compliance with Section 4.6.4.C.1 fenestration percentage requirements. Currently, the rear façade facing the pool has no windows and the side elevations have minimal fenestration. Staff believes that the rooms could be reconfigured to allow more windows on these facades.
3. Staff does not support the flat roof elements left and right of entry nor the hipped roof tower element. Staff recommends the applicant consider a front crossing gable at the entry to be more consistent with Beaufort architecture vernacular.

Fitness Center:
1. Staff recommends the applicant add a “base” to this building per Section 4.6.4.E.1
2. Applicant to demonstrate compliance with Section 4.6.4.C.1 fenestration percentage requirements. Staff believes this building may meet fenestration percentage requirements but requests that the calculations be done to ensure this is met.

Garages/Mail Kiosk:
1. Staff recommends the applicant add a “base” to these structures per Section 4.6.4.E.1.
2. Applicant to provide a plan drawing of the mail kiosk.
3. Applicant to consider lowering the dormers within the roof plane of the garages so that the shed roof does not engage the ridge of the garage.
4. If the applicant utilizes fixed closed shutters on the rear of the garage structure, the shutters should have operable hardware and should be set within window trim and sill.

If you have any questions, feel free to call the Development of Community & Economic Development at (843) 525-7011.

Sincerely,

Benjie Motillo, Chair
Design Review Board

Via email: bhall@terratory.com

cc: file copy
Dear Mr. Everly:

On December 8, 2022, the City of Beaufort Design Review Board (DRB) met to review your application for construction of a new apartment complex on Burton Hill Road. The DRB voted to grant preliminary approval with city staff comments and notes, along with Board suggestions to look at the breezeway tower and opening that up for daylight, along with eliminating porkchops and having an eave come down throughout the entire building, each individual building so they’d be a cohesive appearance and having the clubhouse entrance be lowered and to be studied for proportion and massing as in city staff comments, applicant to continue sidewalk [along Burton Hill Road] all the way down to Old Salem Road [and continuing the sidewalk east along Old Salem Road].

Board Conditions:
1. Looking at the breezeway tower and opening that up for daylight
2. Eliminating porkchops and having an eave come down on each individual building
3. Having the clubhouse entrance be lowered and studied for proportion and massing as in city staff comments
4. Continuing the sidewalk along Burton Hill Road down to Old Salem Road and continuing the sidewalk east along Old Salem Road.

Staff Conditions:
A. Site
1. Applicant has updated the Aerial Overlay and Photo Index to reflect the current site plan.
2. Applicant has correctly indicated the RMX building setbacks and has indicated the primary frontages for each building.
3. Applicant has indicated the location of the crosswalks in the civil and landscape plans.
4. Applicant has labeled several trees as “ULPB” but this annotation is not found in the plant key legend. Applicant to update the legend to show this tree and ensure that is an approved overstory tree per Appendix A of the Code.

5. Applicant to ensure that all parking is appropriately screened from the Burton Hill Road extension. Applicant should introduce additional landscaping at the northeastern corner of buildings 4000 and southeastern corner of building 14000 (please reference Appendix A of the Beaufort Code for approved plantings) to ensure proper screening of these parking areas.

6. Applicant to provide landscape screening of the parking areas that will be visible from Burton Hill until the future commercial development is put in place. The areas of concern are the parking that is between buildings 11000 and 14000 and between buildings 4000 and 1000.

7. Applicant to demonstrate compliance with section 5.7.8 parking lot screening and landscaping for comments 5 and 6 above in addition to other site plan areas where internal parallel parking streets connect to and have visibility to parking areas. Applicant to note the opacity of plantings and installation height and project 4 year height in these areas of concern.

8. Staff supports the applicant’s new design to add a green space to the south of building 2000 and north of building 12000.

9. Staff supports the redesigned peninsula on the east side of the property south of Building 7000 and Building 8000.

10. Staff supports the green space peninsula as it relates to the elimination of the park island east of Building 5000.

11. Applicant to confirm that the building perimeter landscaping meets the requirements for foundation beds as noted in Section 5.5.2.B. Applicant to provide a table documenting compliance.

12. Applicant to replace any understory trees (such as the Savannah Holly) with an overstory tree that is required on all landscaped peninsulas per Section 5.7.8.B.3.b.

13. Applicant to confirm that dumpsters are properly screened, and no exposed CMU is visible. Please note that CMU block must be covered with stucco per Section 4.6.4.A.1.c.

B. Building Type 3B – 12 Units (3 Stories)

1. Staff supports the new railing design.

2. Applicant has provided a single sheet A1.5 demonstrating compliance with fenestration percentages withing section 4.6.4.C of the Beaufort Code.

3. Staff supports the fenestration layout and believes the balcony double door with transom above is a more appropriate design.

4. Staff supports the material selection with brick veneer on the ground floor and breezeway entry tower as well as the board and batten siding with trim band on the upper two floors.

5. Staff supports the use of a shed roof over the entry tower with front gable accent roofs as opposed to the previous hipped roof design.

6. Staff supports the removal of the faux shutters on the front and rear façades.

7. Staff supports the continuation of the brick veneer into the breezeways.

8. While staff supports and appreciates the applicant's intent to enhance the breezeway entrances with plantings and hardscaping, staff does not believe this meets the definition of the forecourt as illustrated in the Beaufort Code. Without these decorative elements, the building architecture itself does not meet dimensional requirements for a forecourt. Per Section 4.4.C, a forecourt must be a minimum of 12’ wide and 12’ deep (an administrative adjustment of 10% may be granted to bring the minimum dimensions to 10.8’ x 10.8’). The breezeway currently measures roughly 8’ wide. Staff recommends the applicant consider one of the following options:
i) Removing the railings and creating individual entrances to ground floor units that face a frontage line. Balconies may be screened and include a screen door for safety.

ii) Widening the breezeway from 8’ to at least 10.8’ and further accentuating the entrances as forecourts rather than extensions of the breezeway. Please refer to Section 4.4.C of the Beaufort Code for further guidance.

9. Staff still does not support the closed shutters on the side facades and would prefer that the applicant remove the shutters. While staff supports the separation of the paired windows on these facades into two individual windows, staff believes that the solution is still to rotate the vanities 90 degrees to rest on the shared interior wall. Staff recommends the applicant add a transom or full-sized window in these bathrooms. Applicant to note that closed shutters do not count towards fenestration percentages.

10. The elevations illustrate four over four windows, but the renderings show six over six windows. Applicant to clarify which lite pattern is intended and update either the elevations or the renderings to match.

11. The elevations depict 8-lite balcony doors, but the renderings show a 10-lite pattern. Applicant to clarify which lite pattern is intended and update either the elevations or the renderings to match.

12. Applicant to note that if the proposed windows and doors are SDL, they must have exterior SDL grilles with internal spacer bars between the glass.

13. Applicant to note on the drawings that all cementitious siding will have a smooth finish per Section 4.6.3.A.1.b.

14. Staff supports the color selections of the brick, trim, windows/doors, and shingles. Staff recommends the applicant select a lighter paint color for the cementitious siding that aligns with the gray hue of the brick (such as SW 7636 Origami White or SW 7626 Zurich White).

15. Applicant to provide cutsheets for the three proposed exterior light fixtures at shown on sheet A5.1.

16. Applicant to dash in the locations of the HVAC units. Landscape plans must reflect the addition of the HVAC units and demonstrate compliance with screening requirements per Section 4.6.1.F.1.

17. Staff believes that the section drawings for all buildings appear incomplete and lack detail. Applicant to update these drawings to reflect a finer level of completeness.

18. On sheet A-2 (renderings), the brick pilasters at the breezeways extend up to above the height of balcony railings. However, the brick on the sides of the breezeways stop at the level of the balcony floors. Staff believes the composition of the architecture is better if the brick on the side walls of the breezeway extends to the height of the pilasters and extends back into the balcony in these locations.

C. Building Type 4B – 16 Units (4 Stories)
1. Since Building Type 4B is the same design as 3B but with an additional floor, applicant to refer to comments for Building Type 3B.

D. Building Type 3A – 24 Units (3 Stories)
1. Staff supports the new railing design. Applicant to clarify if the new railing design has been updated in the renderings.

2. Since Building Type 3A is the same design as two 3B buildings combined into one, applicant to refer to comments for Building Type 3B.

E. Building Type 4A – 32 Units (4 Stories)
1. Applicant has removed the jog in the center of the building to align “Wall A” between the two-bedroom units; staff supports this change.

2. Since Building Type 4A is the same design as two 3B buildings combined into one with an additional floor, applicant to refer to comments for Building Type 3B.
F. Clubhouse
1. Staff does not support the combination of 4/12 and 6/12 slopes on the clubhouse roofs and recommends the applicant increase the 4/12 slope to a 6/12 slope.
2. Staff recommends the hip roof on the clubhouse accent structure be lowered and contained within the hipped roof that exists over the coffee lounge and leasing area. This will eliminate the tower design of the accent roof.
3. The clubhouse does not meet the 40% fenestration requirement per the RMX zoning classification. Applicant must increase the amount of fenestration to equal 40%.
4. Staff recommends adding fenestration to the business center on the side elevation to match the fenestration on the opposite side elevation within office 1.

G. Garage:
1. Staff supports the placement of the dormers.
2. Applicant to provide a cutsheet of the overhead garage doors and specify the color. Please note that the garage door must have a smooth texture.

H. Building Fitness:
1. Side elevations do not appear to match the floor plan as it relates to fenestration design. Applicant to clarify. Staff recommends that both side elevations match the pool side elevation related to fenestration layout.

I. Mail Kiosk
1. Applicant has not added a “base” to this building as outlined in Section 4.6.4.E.1.
2. West elevation is very diagrammatic in its linework, and it is unclear how the side walls interact with the 6x6 column and 24x24 masonry base. The column and masonry base are not reflected in the side (south and north) elevations. Applicant to clarify in future submissions.
3. Applicant to specify the color of the metal pedestrian and garage doors. Applicant to provide cutsheets for these doors. Please note that the garage door must have a smooth texture.

If you have any questions, feel free to call the Development of Community & Economic Development at (843) 525-7011.

Sincerely,

Benjie Morillo, Chair
Design Review Board

Via email: neverly@hillpointe.com

cc: file copy
APPLICANT PRESENTATION

Robert Smalls Parkway
Burton Hill Road
Pointe Grand Apartments
DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW BOARD APPLICATION
Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / F. (843) 986-5600
www.cityofbeaufort.org

OFFICE USE ONLY:  Date Filed:  11/28/2023  Zoning District:  C-3
Application Fee:  $200/mailing

Schedule: The Design Review Board (DRB) typically meets the 2nd Thursday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/design-review-board.aspx

Submitter Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request:  □ Conceptual  □ Preliminary  ■ Final

Pursuant to Section 6-29-145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?  □ Yes  ■ No

Applicant, Property, and Project Information

Applicant Name:  Hillpointe, LLC/Nick Everly
Applicant Address:  101 S. New York Ave., Suite 211, Winter Park FL 32789
Applicant E-mail:  neverly@hillpointe.com  Applicant Phone Number:  303-856-8506
Applicant Title:  □ Homeowner  □ Tenant  □ Architect  □ Engineer  ■ Developer

Owner (if other than the Applicant):  Pointe Grand Beaufort LLC/Nick Everly
Owner Address:  101 S. New York Ave., Suite 211, Winter Park FL 32789
Project Name:  Pointe Grand Beaufort
Property Address:  roughly located at 135 Burton Hill Road
Property Identification Number (Tax Map & Parcel Number):  R122 029 000 0233 0000
Date Submitted:  1/12/2023

Certification of Correctness: I/we certify that the information in this application is correct.
Applicant's Signature:  [Signature]  Date:  11/30/22
Owner's Signature:  [Signature]  Date:  11/30/22
(The owner's signature is required if the applicant is not the owner.)

See Section 5.8 of The Beaufort Code for complete information about the Design Review process (updated February 5, 2019) [p. 1 of 2]
This form is also available online at www.cityofbeaufort.org
Required Project Information

Project Name: Pointe Grand Beaufort

Property Size In Acres: 25.17

Proposed Building Use: Multi Family w/ clubhouse/office

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

There are 14, 3-story, 2-bedroom multimedia units proposed. Each building contains 9,200 SF per floor (36.8K total). A clubhouse/office is 5,000 SF and a fitness center is 1,800 SF.

# of Parking Spaces Required: 478

# of Parking Spaces Provided: 486

Is this project a redevelopment project? Y

Are there existing buildings on the site? Y

If yes, will they remain? Y N

Provide a brief Project Narrative and outline any specific questions you would like addressed. Please see attached narrative.

CONTACT INFORMATION

Attention: Julie A. Bachey, Administrative Assistant II
City of Beaufort Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachey@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

See Section 6.8 of The Beaufort Code for complete information about the Design Review process | Updated February 5, 2019 | p. 2 of 2

This form is also available online at www.cityofbeaufort.org
Design Review Board  
City of Beaufort South Carolina  
1911 Boundary Street  
Beaufort, SC 29902

Re: Project Narrative for the Pointe Grand Beaufort Proposed Development

Dear Board,

Hillpointe, LLC, based in Winter Park, Florida and Athens, Georgia, proposes to develop a mixed-use project on a 23.96-Acre tract zoned T5-UC, RMX. The property is located on the east side of Burton Hill Road, between Roberts Smalls Parkway and Old Salem Road. The mixture of uses proposed for the project include 336 multi-family apartment units on 19.41-Acres, a 1.25-Acre commercial out-parcel and two additional commercial out-parcels on 2.23-Acres that are envisioned as “Street Side Retail” type business uses. There is also 1.69-Acres of the property that is reserved for “future right-of-way” to access property east and northeast that the owner of this tract may desire to develop in the future. For this project, the apartment units will be constructed and managed by Hillpointe, while all three commercial out-parcel uses would be developed “by others”. As the project progresses, Hillpointe proposes to establish specific requirements for the “future development” based upon the purview of those structures by this Board.

The objective of all Pointe Grand apartment projects is to create a “best-in-class” multifamily rental community that provides high-end design features in our competitive, price-point driven market. This is primarily accomplished due to Hillpointe’s fully integrated platform that includes performing construction, material sourcing, asset management and capital investment recruitment as in-house functions. This vertically integrated nature is the result of the evolution of the business experiences of Hillpointe’s principals, Kelly Mahoney and Steven Campisi, who over the last two decades have developed and/or constructed more than 4,000 housing units in the multi-family housing sector.

The Pointe Grand apartment product for this specific property is proposed as 3-story apartment buildings that contain 24-2 bedroom units per building. All units include private patios or decks and design features that include an open layout concept, dual master bedrooms, large closets, kitchen island bars, quartz countertops, stainless steel fixtures and appliances, washer and dryer hookups, digital locks, and high-quality synthetic wood flooring. The community will include a clubhouse and management office, a fitness center, a swimming pool, garages, high-speed wi-fi connectivity and parking facilities that meet the requirements of the Beaufort Code.

The site can be described as typical of other coastal properties in the Beaufort area with existing vegetation also typical of coastal Carolinas. The intensity of the development will require large portions of the property to be cleared for development but wherever existing vegetation can be saved, efforts to do so will be implemented into the final engineering design of the property.

The overall design vision for the project is to create an urbane feel in the development by placing proposed architecture in close proximity to both the existing roadways and the main internal access drives into the northern and southern multi-family portions of the development. As can be seen on the site plan, the primary access into the development from Burton Hill Road is proposed as a town center styled boulevard with a center planting island bisecting one-way streets with angled parking along those streets. The parking is primarily
anticipated to be used for the most direct access to the future street-side retail envisioned for the project, as well as two apartment buildings that represent the transition from the town center street scape into the residential portion of the project. The terminus of this boulevard is a round-about with a planting island that distributes apartment residents into the northern and southern multi-family sections. No parking is proposed along these access drives, also proposed as one-way drives with a center planting island, so that the 2-story apartment buildings can be placed close to the drives. Through this placement, the vertical nature of the buildings assist to create strong visual connections to the cupola styled architecture elements proposed on the porches of the both the clubhouse and building 3000 entrances.

Finally, understanding that the future street-side retail will be developed later, Hillpoints proposes to utilize privacy fencing and landscaping to screen the internal parking areas from the town-center boulevard main entrance road. All parking will be developed so that only the future street retail buildings would require construction with some anticipation that the sidewalks developed with this plan may need to be altered for the future retail uses.

We hope that this correspondence succinctly describes the vision Hillpoints, LLC has for this property and hope that the Board finds this proposal to be the type of vision that will assist to positively enhance this area of Beaufort. If, during your review, you find you have any questions that we may not have answered in this presentation, please feel free to reach me at any time via email at jhall@hillpoints.com or on my mobile phone, (770) 231-6230. We look forward to working with the Board on our proposed project.

Sincerely,

R. Judson Hall, PE, RLA
Engineering and Development Coordinator
Hillpoints, LLC.
January 31, 2023

Rico Giarni
Interim Planning Director
City of Beaufort Design Review Board
1911 Boundary Street
Beaufort, SC 29901

Subject: Response to Final DRB Review for Pointe Grande
Ward Edwards Project# 220104

Julie:

In response to your Design Review Board review comments dated December 8, 2022, regarding the most recent submittal, please find the following responses and updated plans:

**Staff Conditions:**

A. General:

1. Applicant has updated the Aerial Overlay and Photo Index to reflect the current site plan.
2. Applicant has correctly indicated the RMX building setbacks and has indicated the primary frontages for each building.
3. Applicant has indicated the location of the crosswalks in the civil and landscape plans.
4. Applicant has labeled several trees as “ULPB” but this annotation is not found in the plant key legend. Applicant to update the legend to show this tree and ensure that is an approved overstory tree per Appendix A of the Code.
   The plant key has been updated to reflect labels.

5. Applicant to ensure that all parking is appropriately screened from the Burton Hill Road extension. Applicant should introduce additional landscaping at the northeastern corner of buildings 4000 and southeastern corner of building 14000 (please reference Appendix A of the Beaufort Code for approved plantings) to ensure proper screening of these parking areas.
   Additional screening has been added.

6. Applicant to provide landscape screening of the parking areas that will be visible from Burton Hill until the future commercial development is put in place. The areas of concern are the parking that is between buildings 11000 and 14000 and between buildings 4000 and 1000.
   Additional screening has been added.

7. Applicant to demonstrate compliance with section 5.7.8 parking lot screening and landscaping for comments 5 and 6 above in addition to other site plan areas where internal parallel parking streets connect to and have visibility into parking areas. Applicant to note the opacity of plantings and installation height and projected 4 year height in these areas of concern.
   Additional screening has been added, and the opacity is greater than the required level.

8. Staff supports the applicant’s new design to add a green space to the south of building 2000 and north of building 12000.
9. Staff supports the redesigned peninsula on the east side of the property south of Building 7000 and Building 8000.
10. Staff supports the green space peninsula as it relates to the elimination of the park island east of Building 5000.
11. Applicant to confirm that the building perimeter landscaping meets the requirements for foundation beds as noted in Section 5.5.2.8. Applicant to provide a table documenting compliance.
   All plantable areas have been filled exceeding requirement.

12. Applicant to replace any understory trees (such as the Savannah Holly) with an overstory tree that is required on all landscaped peninsulas per Section 5.7.8.6.3.b.
   This has been updated accordingly.

13. Applicant to confirm that dumpsters are properly screened, and no exposed CMU is visible.
   Please note that CMU block must be covered with stucco per Section 4.6.4.1.a. 
   Please note, upon studying the dumpster enclosure size for this development, another dumpster location was added. Additional plantings have been added at the dumpster enclosure locations for adequate screening.

B. Building Type 3B – 12 Units (3 Stories)
1. Staff supports the new railing design.
2. Applicant has provided a single sheet A3.5 demonstrating compliance with fenestration percentages withing section 4.6.4.1 of the Beaufort Code.
3. Staff supports the fenestration layout and believes the balcony double door with transom above is a more appropriate design.
4. Staff supports the material selection with brick veneer on the ground floor and breezeway entry tower as well as the board and batten siding with trim band on the upper two stories.
5. Staff supports the use of a shed roof over the entry tower with front gable accent roofs as opposed to the previous hipped roof design.
6. Staff supports the removal of the faux shutters on the front and rear facades.
7. Staff supports the continuation of the brick veneer into the breezeway.
8. While staff supports and appreciates the applicant’s intent to enhance the breezeway entrances with plantings and landscaping, staff does not believe this meets the definition of the forecourt as illustrated in the Beaufort Code. Without these decorative elements, the building architecture itself does not meet dimensional requirements for a forecourt. Per Section 4.4.C, a forecourt must be a minimum of 12’ wide and 12’ deep (an administrative adjustment of 10% may be granted to bring the minimum dimensions to 10.8’ x 10.8’). The breezeway currently measures roughly 8’ wide. Staff recommends the applicant consider one of the following options:
   i. Removing the railings and creating individual entrances to ground floor units that face a frontage line. Balconies may be screened and include a screen door for safety.
   ii. Widening the breezeway from 8’ to at least 10.8’ and further accentuating the entrances as forecourts rather than extensions of the breezeway. Please refer to Section 4.4.C of the Beaufort Code for further guidance.

Option i has been chosen. Individual entrances can be seen on the updated Civil Plans and Landscape Plans. Please see the updated architectural plans for the revised first floor balcony railings and elevations.
9. Staff still does not support the closed shutters on the side facades and would prefer that the applicant remove the shutters. While staff supports the separation of the paired windows on these facades into two individual windows, staff believes that the solution is still to rotate the vanities 90 degrees to rest on the shared interior wall. Staff recommends the applicant add a transom or full-sized window in these bathrooms. Applicant to note that closed shutters do not count towards fenestration percentages.

Comment addressed, please see sheet A1.1.

10. The elevations illustrate four over four windows, but the renderings show six over six windows. Applicant to clarify which lite pattern is intended and update either the elevations or the renderings to match.

Comment addressed. Renderings updated to match elevations (four over four windows).

11. The elevations depict 8-lite balcony doors, but the renderings show a 10-lite pattern. Applicant to clarify which lite pattern is intended and update either the elevations or the renderings to match.

Comment addressed. Renderings updated to match elevations (8-lite pattern).

12. Applicant to note that if the proposed windows and doors are SDL, they must have exterior SDL grilles with internal spacer bars between the glass.

Noted.

13. Applicant to note on the drawings that all cementitious siding will have a smooth finish per Section 4.6.3.A.1.b.

Comment addressed. See Sheet A1.1.

14. Staff supports the color selections of the brick, trim, windows/doors, and shingles. Staff recommends the applicant select a lighter paint color for the cementitious siding that aligns with the grey hue of the brick (such as SW 7636 Origami White or SW 7626 Zurich White).

Comment addressed. SW 7636 Origami White selected.

15. Applicant to provide cutsheets for the three proposed exterior light fixtures at shown on sheet A5.1.

Comment addressed. See attached cut sheets.

16. Applicant to dash in the locations of the HVAC units. Landscape plans must reflect the addition of the HVAC units and demonstrate compliance with screening requirements per Section 4.6.1.F.1.

Comment addressed. See sections.

17. Staff believes that the section drawings for all buildings appear incomplete and lack detail. Applicant to update these drawings to reflect a finer level of completeness.

Comment addressed. See sections.

18. On sheet A-2 (renderings), the brick pilasters at the breezeways extend up to above the height of balcony railings. However, the brick on the sides of the breezeways stop at the level of the balcony floors. Staff believes the composition of the architecture is better if the brick on the side walls of the breezeway extends to the height of the pilasters and extends back into the balcony in these locations.

Comment addressed. See Sheet A-2.
C. Building Type 4B – 16 Units (4 Stories)
   1. Since Building Type 4B is the same design as 3B but with an additional floor, applicant to refer to comments for Building Type 3B.
      *Comment addressed. See Sheet A1.2.*

D. Building Type 3A – 24 Units (3 Stories)
   1. Staff supports the new railing design. Applicant to clarify if the new railing design has been updated in the renderings.
      *Comment addressed. See renderings.*
   2. Since Building Type 3A is the same design as two 3B buildings combined into one, applicant to refer to comments for Building Type 3B.
      *Comment addressed. See Sheet A1.1.*

E. Building Type 4A – 32 Units (4 Stories)
   1. Applicant has removed the pier in the center of the building to align "Wall A" between the two-bedroom units; staff supports this change.
   2. Since Building Type 4A is the same design as two 3B buildings combined into one with an additional floor, applicant to refer to comments for Building Type 3B.
      *Comment addressed. See Sheet A1.4.*

F. Clubhouse
   1. Staff does not support the combination of 4/12 and 6/12 slopes on the clubhouse roofs and recommends the applicant increase the 4/12 slope to a 6/12 slope.
      *Comment addressed. Slopes revised to 4/12. See Sheet A2.1.*
   2. Staff recommends the hip roof on the clubhouse accent structure be lowered and contained within the hipped roof that exists over the coffee lounge and leasing area. This will eliminate the tower design of the accent roof.
      Hnilo Pointe respectfully requests removal of this comment due to infeasibility. Roof slopes revised to 4/12. Tower cannot be lowered without conflicting with roof.
   3. The clubhouse does not meet the 40% fenestration requirement per the RMX zoning classification. Applicant must increase the amount of fenestration to equal 40%.
      *Comment addressed. See Sheet A2.3.*
   4. Staff recommends adding fenestration to the business center on the side elevation to match the fenestration on the opposite side elevation within office 1.
      *Comment addressed. See Sheet A2.3.*

G. Garage
   1. Staff supports the placement of the dormers.
   2. Applicant to provide a cutsheet of the overhead garage doors and specify the color. Please note that the garage door must have a smooth texture.
      *Cutsheets to be provided.*
H. Building Fitness
1. Side elevations do not appear to match the floor plan as it relates to fenestration design. Applicant to clarify. Staff recommends that both side elevations match the pool side elevation related to fenestration layout.
   *Comment addressed. See Sheet A2.2.*

I. Mall Kiosk
1. Applicant has not added a “base” to this building as outlined in Section 4.6.4.E.1.
   *Comment addressed. See Sheet A3.1.*

2. West elevation is very diagrammatic in its linework, and it is unclear how the side walls interact with the 6x6 column and 24x24 masonry base. The column and masonry base are not reflected in the side (south and north) elevations. Applicant to clarify in future submissions.
   *Comment addressed. Column and masonry base not visible in side elevations.*

3. Applicant to specify the color of the metal pedestrian and garage doors. Applicant to provide cutsheets for these doors. Please note that the garage door must have a smooth texture.
   *Cutsheets to be provided.*

Additional conditions brought forth at 12/08 DRB meeting
1. Suggest looking at breezeways and possibility of opening them up for additional daylight.
   *Noted. Hillpointe respectfully requests removal of this comment due to infeasibility.*

2. Consider eliminating “pork chops” and having eves come down throughout the entire building for cohesive appearance.
   *Comment addressed. See updated renderings.*

3. Study clubhouse entry tower for scale and massing.
   *Hillpointe respectfully requests removal of this comment due to infeasibility. Roof slopes revised to 4/12. Tower cannot be lowered without conflicting with roof.*

4. Continue multi-use pathway along Burton Hill Road to Salem Drive intersection, and along Salem Drive West abutting the property.
   *The multi-use pathway has been extended along Burton Hill Road and along Same Drive West, and can be seen in the updated Civil Plans and Landscape Plans/*

If you have any questions or comments during your review, please do not hesitate to contact me at (757) 814-0824 or cdlaney@wardedwards.com.

Sincerely,

Conor Blaney, PE
Project Manager
Ward Edwards Engineering

CC: Nick Everly, Hillpointe, LLC
Maria Tate, City of Beaufort staff architect
Jeremy Tate, City of Beaufort staff architect
Julie Bachey, Administrative Assistant, City of Beaufort
**Call before you dig.**

DATUMS

**HORIZONTAL:** GRID NORTH, NAD 83, SOUTH CAROLINA (NORTH AMERICAN DATUM OF 1983) (2011)

**INTERNATIONAL FOOT, BEAUFORT COUNTY, SOUTH CAROLINA**

GEOID: GEOID12B CONUS

**SURVEY REFERENCES:**

1. "PLAT SHOWING PARCELS "A" & "B", R122 029 000 0233 0000, PREPARED FOR FLORA TRASK PROPERTY, CITY OF BEAUFORT". PREPARED BY GASQUE & ASSOCIATES INC., RECORDED IN PLAT BOOK 147, PAGE 4, BEAUFORT COUNTY RECORDS.


3. BEAUFORT COUNTY TAX RECORDS.

4. ALL OTHER REFERENCES ARE AS SHOWN HEREON.

**SURVEY NOTES:**

1. NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON SOUTH CAROLINA - NAD 83 ADJUSTED 2011. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON MAY 20, 2021 USING THE SOUTH CAROLINA VRS RTK NETWORK. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN INTERNATIONAL FEET.

2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 9,176 FEET AND AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS METHOD.

3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 595,996 FEET.

4. EQUIPMENT USED FOR MEASUREMENT:
   - ANGULAR: TRIMBLE S8 ROBOTIC TOTAL STATION
   - LINEAR: TRIMBLE S8 ROBOTIC TOTAL STATION
   - GPS: TRIMBLE R10 GPS RECEIVER

5. THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.

6. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE STRUCTURES AND MAPS AND/OR FIELD LOCATED MARKINGS PROVIDED BY THE UTILITY COMPANIES SERVICING THAT UTILITY AND ARE APPROXIMATE ONLY. THE PROPERTY SHOWN HEREON MAY BE SERVED BY UNDERGROUND UTILITIES WHICH ARE NOT SHOWN HEREON. ALL UTILITY COMPANIES SHOULD BE CONTACTED BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION.

7. ATWELL, LLC. DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.

8. AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, CHANGES OF RIGHT-OF-WAY LINES, STREET OR SIDEWALK CONSTRUCTION AND OR REPAIRS.

---

**LEGEND**

- CB CATCH BASIN
- DI DRAINAGE INLET
- JB JUNCTION BOX
- FFE FINISHED FLOOR ELEVATION
- RBF REBAR FOUND
- IPS IRON PIN SET
- R/W RIGHT-OF-WAY
- EP EDGE OF PAVEMENT
- BC BACK OF CURB
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- A.K.A. ALSO KNOWN AS
- ELEC ELECTRICAL
- CMF CONCRETE MONUMENT FOUND

---

**FLOOD NOTE:**

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR BEAUFORT COUNTY, SOUTH CAROLINA, (COMMUNITY-PANEL NUMBER 45013C0162G, DATED MARCH 22, 2021), PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN ZONE X, DEFINED AS OTHER FLOOD AREAS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE: AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

---

**SURVEYOR'S ALTA CERTIFICATION**

I, CLYDE R. ELDREDGE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THE 31ST DAY OF MARCH, 2022.

---

**SURVEYOR'S ALTITUDE CERTIFICATION**

TO FLOOD INSURANCE SERVICE, LLC, A PATHWAY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THE MAP AND SURVEY HEREBY PRESENTED WAS MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS MANUAL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(b), 8, 9, 11(a), 13, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED MARCH 02, 2022.

_______________________________________________________
CLYDE R. ELDREDGE, PLS
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER: 27734

---

135 Burton Hill Road 25 of 188
FIDELITY NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT No.: 2112121
ISSUING OFFICE: PLACID & CONTAINS 2136 KILOMETERS
COUNTY OF BEAUFORT, STATE OF SOUTH CAROLINA
BEAUFORT COUNTY TAX MAP REFERENCE: 91226 0003230000
THIS TITLE AT THE COMMITMENT DATE, VISITING IN:
BARTON ENGELSTROM, L.P., AS REGISTRANT FROM JOHN M. TRASK, XXX JOHN M. TRASK, DR., DATED OCTOBER 6, 2017 AND RECORDED OCTOBER 17, 2017 IN BOOK 212, PAGE 106, BEAUFORT COUNTY, SC RECORDS
SCHEDULE B
SPECIAL EXCEPTIONS
1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or in conflict, adverse, or in dispute between the Commitment Date and the date on which the Science, Part 8: Resolution are not.
2. Rights of way in conjunction of the land.
3. Any fees or rights to fees, for labor, services, or rental, and fees for public use
4. Any financial encumbrance, statutes, variances, or other restrictions affecting the Title that will be disclosed by an accurate and complete land survey of the Land.
5. Taxes for the year 2017 and subsequent years, a tax not yet due and payable.
6. The Company reserves the right to the location of the public use fees of the land, but does not ensure the 1031 exchange adjustments in computing the amount of exchange considered.
7. Any additional fees, if any, owing on any land resulting from a change in the amount due for any securities or the Federal or State law.
8. Any interest secured by a financial loan, or lien, or rights to a lien, for labor, services, or material heretofore or hereafter furnished.

AS SURVEYED LEGAL DESCRIPTION
All that certain piece, parcel or lot of land located in the City of Beaufort, Beaufort County, South Carolina, consisting of 221.68 acres, more or less, and being more particularly described as Parcel "B", contains 23.92 acres, more or less, and being more particularly described as Parcel "B", on that certain plat prepared by Gasque & Associates, Inc., entitled "Plat Showing The Proposed New Hanover Extension," dated December 7, 1999, revised December 15, 1999, and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 120, Page 106. Said tract or parcel contains 23.984 acres, more or less, and being more particularly described as Parcel "B", located in the City of Beaufort, Beaufort County, South Carolina, consisting of 1,044,743 square feet or 23.984 acres, more or less. This being a portion of the same property conveyed to Burton Properties, L.P. by deed from John M. Trask, a/k/a John M. Trask, Sr., dated October 6, 1975, and recorded on October 17, 1975 in the Register of Deeds for Beaufort County, South Carolina in Book 212, Page 106.

EXHIBIT "A"
LEGAL DESCRIPTION
1. All that certain piece, parcel or lot of land located in the City of Beaufort, Beaufort County, South Carolina, consisting of 221.68 acres, more or less, and being more particularly described as Parcel "B", contains 23.92 acres, more or less, and being more particularly described as Parcel "B", on that certain plat prepared by Gasque & Associates, Inc., entitled "Plat Showing The Proposed New Hanover Extension," dated December 7, 1999, revised December 15, 1999, and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 120, Page 106. Said tract or parcel contains 23.984 acres, more or less, and being more particularly described as Parcel "B", located in the City of Beaufort, Beaufort County, South Carolina, consisting of 1,044,743 square feet or 23.984 acres, more or less. This being a portion of the same property conveyed to Burton Properties, L.P. by deed from John M. Trask, a/k/a John M. Trask, Sr., dated October 6, 1975, and recorded on October 17, 1975 in the Register of Deeds for Beaufort County, South Carolina in Book 212, Page 106.

SCHEDULE B

1. Requirements are met.
2. Requirements are met.
3. Requirements are met.
4. Requirements are met.
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22. Requirements are met.
23. Requirements are met.
24. Requirements are met.
25. Requirements are met.
26. Requirements are met.
**PROJECT NAME:** BJWSA PROJECT #: 2022-XXX  
**PROJECT INFORMATION**  
**DEVELOPER:**  
**SOURCE OF TITLE:**  
**PROJECT STREET ADDRESS:**  
**PROPERTY IDENTIFICATION NO.:**  
**DEVELOPMENT PERMIT JURISDICTION:**  
**USE:**  
**REQUIRED SETBACKS:**  
**SURFACE COVERAGE:**  
**PARKING SUMMARY:**  
**PROPERTY OWNER:**  
**LATITUDE / LONGITUDE:**  
**FLOOD ZONE:**  
**PROPERTY ZONING:**  
**SITE AREA:**  
**REQUIRED BUFFERS:**  
**RESOURCES**  
**GEOTECHNICAL ENGINEER:**  
**WETLAND CONSULTANT:**  
**DESIGN TEAM**  
**LAND SURVEYOR:**  
**ARCHITECT:**  
**LANDSCAPE ARCHITECT:**  
**NOTES**  
**WORK ON SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY:**  
**SCHEDULE OF DRAWINGS**  
<table>
<thead>
<tr>
<th>SHEET NO.</th>
<th>DESCRIPTION</th>
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<tr>
<td>C001</td>
<td>COVER SHEET &amp; CONSTRUCTION NOTES</td>
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<tr>
<td>C002</td>
<td>SHEET INDEX</td>
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<tr>
<td>C003</td>
<td>EXISTING CONDITIONS PLANS</td>
</tr>
<tr>
<td>C004</td>
<td>INITIAL DESIGN CONTROL PLANS AND DETAILS</td>
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<tr>
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<td>CLEARING &amp; DREDGING PLANS AND DETAILS</td>
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<td>SITE LAYOUT PLANS</td>
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<td>PAVING PLANS, ROAD PROFILES AND DETAILS</td>
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**SCOPE OF WORK**  
**COVER SHEET & CONSTRUCTION NOTES**  
**SHEET INDEX**  
**EXISTING CONDITIONS PLANS**  
**INITIAL EROSION CONTROL PLANS AND DETAILS**  
**CLEARING & DEMOLITION PLANS AND DETAILS**  
**SITE LAYOUT PLANS**  
**GRADING PLANS AND DETAILS**  
**DRY UTILITY PLANS**  
**UTILITY PLANS, PROFILES AND DETAILS**  
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**WETLAND CONSULTANT:**  
**DESIGN TEAM**  
**LAND SURVEYOR:**  
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500 YEARFLOOD

SITE LAYOUT PLAN

BURTON HILL MULTIFAMILY

HILLPOINTE, LLC.

NOT FOR CONSTRUCTION

135 Burton Hill Road 48 of 188
CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN AS-BUILT TOPOGRAPHIC SURVEY OF THE CONSTRUCTED PROJECT SITE. THE SURVEY SHALL CONFORM TO SCDHEC AND LOCAL GOVERNMENT AS-BUILT REQUIREMENTS INCLUDING, BUT NOT NECESSARILY LIMITED TO THE FOLLOWING:

- THE SURVEY SHALL BE PREPARED AND SIGNED BY A SOUTH CAROLINA LICENSED LAND SURVEYOR.
- A SIGNED HARD COPY AND AUTOCAD FILE SHALL BE PROVIDED TO THE ENGINEER.
- ELEVATIONS SHALL BE BASED UPON THE SAME VERTICAL DATUM USED IN THE ENGINEERING PLANS.
- THE DRAWING SHALL BE ON THE SC NAD83 STATE PLANE COORDINATE SYSTEM.
- THE SURVEY SHALL INCLUDE THE FOLLOWING AS-BUILT INFORMATION TO INCLUDE LOCATION AND ELEVATIONS:
  - a. PROPERTY LINES
  - b. BUILDING(S) WITH FINISHED FLOOR ELEVATIONS
  - c. PAVING TO INCLUDE ELEVATIONS ALONG EDGES AND INTERNAL RIDGES AND VALLEYS (I.E. ROAD CROWNS, INVERTED CROWN FLOW LINES)
  - d. ADA-ACCESSIBLE RAMPS
  - e. CURB AND GUTTER
  - f. SIDEWALKS
  - g. SIGNAGE
  - h. STORM INLETS WITH PIPE DIAMETER(S), FRAME, AND INVERT
  - i. JUNCTION BOXES WITH PIPE DIAMETER(S), FRAME, AND INVERT
  - j. SANITARY SEWER MANHOLES WITH FRAME AND INVERT
  - k. PUMP STATIONS TO INCLUDE FENCING, CONTROLS, DRIVEWAY, WETWELL TOP/BOTTOM ELEVATIONS
  - l. DITCHES TO INCLUDE TOP OF BANK, BOTTOM OF BANK, AND CENTERLINE
  - m. PONDS TO INCLUDE CONTOURS FROM TOP OF BANK TO WATER SURFACE AND MEASURED DEPTH FROM WATER SURFACE TO POND BOTTOM
  - n. WEIR ELEVATIONS AND DIMENSIONS
  - o. OUTLET CONTROL STRUCTURES TO INCLUDE ELEVATIONS AND DIMENSIONS OF ALL RISERS, GRATES, ORIFICES, WEIRS, AND OUTLET PIPE INVERTS AND DIAMETERS
  - p. EMERGENCY SPILLWAY DIMENSIONS AND ELEVATIONS
  - q. LOCATIONS AND INVERTS FOR ALL PIPES DISCHARGING INTO THE POND
  - r. ALL OTHER VISIBLE SITE FEATURES TO INCLUDE VALVES, FDCS, HYDRANTS, TRANSFORMERS, LIGHT POLES, CLEAN-OUTS, PEDESTALS, SERVICE YARDS, FENCING, HVAC/MECHANICAL DEVICES, AND BOLLARDS.
AS-BUILT SURVEY REQUIREMENTS

CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN AS-BUILT TOPOGRAPHIC SURVEY OF THE CONSTRUCTED PROJECT SITE. THE SURVEY SHALL CONFORM TO SCDHEC AND LOCAL GOVERNMENT AS-BUILT REQUIREMENTS INCLUDING, BUT NOT NECESSARILY LIMITED TO THE FOLLOWING:

- The survey shall be prepared and signed by a South Carolina licensed land surveyor.
- A signed hard copy and AutoCAD file shall be provided to the engineer.
- Elevations shall be based upon the same vertical datum used in the engineering plans.
- The drawing shall be on the SC NAD83 State Plane Coordinate System.
- The survey shall include the following as-built information to include location and elevations:
  - Property lines
  - Building(s) with finished floor elevations
  - Paving to include elevations along edges and internal ridges and valleys (i.e. road crowns, inverted crown flow lines)
  - ADA-accessible ramps
  - Curb and gutter
  - Sidewalks
  - Signage
  - Storm inlets with pipe diameter(s), frame, and invert
  - Junction boxes with pipe diameter(s), frame, and invert
  - Sanitary sewer manholes with frame and invert
  - Pump stations to include fencing, controls, driveway, wetwell top/bottom elevations
  - Ditches to include top of bank, bottom of bank, and centerline
  - Ponds to include contours from top of bank to water surface and measured depth from water surface to pond bottom
  - Weir elevations and dimensions
  - Outlet control structures to include elevations and dimensions of all risers, grates, orifices, weirs, and outlet pipe inverts and diameters
  - Emergency spillway dimensions and elevations
  - Locations and inverts for all pipes discharging into the pond
  - All other visible site features to include valves, FDCs, hydrants, transformers, light poles, clean-outs, pedestals, service yards, fencing, HVAC/mechanical devices, and bollards.
NOT FOR CONSTRUCTION

500 YEARFLOOD

C702

UTILITY PLAN

BURTON HILL MULTIFAMILY
BAYLIS, LLC
WINTER PARK, FL

HILLPOINTE, LLC.
CITY OF BEAUFORT, SOUTH CAROLINA

135 Burton Hill Road 63 of 188
1. CONTRACTOR SHALL PROVIDE ENGINEER WITH ELECTRONIC FILE OF SURVEYED UTILITY AS-BUILT POINTS. POINT DESCRIPTIONS SHALL BE CLEAR AND UNDERSTANDABLE.

4. CONTRACTOR'S SURVEYOR SHALL BE A PROFESSIONAL LAND SURVEYOR LICENSED IN SOUTH CAROLINA. CONTRACTOR'S SURVEYOR WILL REVIEW AND SIGN THE BJWSA CERTIFICATION ON THE UTILITY AS-BUILT DRAWING PREPARED BY ENGINEER UPON COMPLETION.
### Burton Hill Multifamily
#### City of Beaufort, South Carolina

**Hillpointe, LLC.**
**Winter Park, FL**

**Sheet C906**

**Not for Construction**

---

### Details

**Detail #02740-018**

**Detail #02890-002A**

**Detail #02820-007**

---

**Plan Section**

**Typical Signage**

**Typical Stop Sign & Stop Bar Striping at Intersection**

---

**Concrete Dumpster Pad**

**Expansion Joints and Scoring Lines**

**Concrete Sidewalk**

**Accessible Parking Detail**

---

**Burton Hill Road 81 of 188**
FIDELITY NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT No.: 21121231
ISSUING OFFICE FILE No.: 21221231
EXHIBIT "A"
LEGAL DESCRIPTION

This being a portion of the same property conveyed to Burton Properties, L.P., by David Faris John M. Trask, Jr., a/k/a John M. Trask, Sr., dated October 6, 1975 and recorded in the Register of Deeds for Beaufort County, South Carolina, in Book 3515, Page 841, including, without limitation, showing a 50’ shared access easement and a sign

WE ACKNOWLEDGE AND AGREE TO THE SUBJECT PROPERTY. THE EXACT METERS FROM THE POINT

AND THENCE continuing North 89°10'23" East, a distance of 73.71 feet to a point; THENCE continuing North 89°10'23" East, a distance of 9.19 feet to a concrete monument found; THENCE South 25°09'51" West, a distance of 738.24 feet to a concrete monument found; THENCE South 24°48'24" West, through and across a concrete monument found with a nail in the center found on line, a distance of 566.45 feet to a point on the northerly right-of-way line of Salem Drive West, (50’ public right-of-way); THENCE South 83°16'50" West, for a distance of 386.34 feet, to the

135 Burton Hill Road 87 of 188
**PRODUCT OVERVIEW**

**Applications:**
- Roadways
- Off ramps
- Residential streets
- Parking lots

**DIMENSIONS**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effective Projected Area (EPA)</td>
<td>Approx. Wt. = 21 lbs. (9.53 kg)</td>
</tr>
</tbody>
</table>

**Features:**

**OPTICAL**
- Same Light: Performance is comparable to 250-400W HPS roadway luminaires.
- White Light: Correlated color temperature - standard 4000K, 70 CRI minimum or optional 5000K, 70 CRI minimum.
- Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing.
- Available in Type II, III, IV, & V roadway distributions.

**ELECTRICAL**
- Expected Life: LED light engines are rated >100,000 hours at 25°C, L70.
- Electronic driver has an expected life of 100,000 hours at a 25°C ambient.
- Lower Energy: Saves an average of 40-60% over comparable HPS platforms.
- Robust Surge Protection: Three different surge protection options provide a minimum of IEEE/ANSI C62.41 Category C (10kV/5kA) protection.

**MECHANICAL**
- Easy to Maintain: Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easy leveling at installation.
- Rugged die-cast aluminum housing is polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1004) after over 1000 hours exposure to salt fog chamber (operated per ASTM B117) Optional Enhanced Corrosion Resistant finish (CR) increases the salt spray exposure to 5000 hours.
- Four-bolt mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter and provides a 3G vibration rating per ANSI C136.
- Wildlife shield is cast into the housing (not a separate piece).

**CONTROLS**
- NEMA 3 Pin photocontrol receptacle is standard, with the Acuity designed ANSI 5 Pin and 7 Pin receptacles optionally available.
- Premium solid state locking sale photocontrol - PCSS (10 year rated life).
- Extreme long life solid state locking style photocontrol - PCXL (20 year rated life).
- Multi-level dimming available to provide scheduled dimming as specified by the customer.
- Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and can also allow a single fixture to be flexibly applied in many different applications.

**WARRANTY & STANDARDS**
- Rated for -40°C to 40°C ambient.
- CSA Certified to U.S. and Canadian standards

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and applications.
## ORDERING INFORMATION

**Example:** ATB2 40LEDE70 MVOLT R2

<table>
<thead>
<tr>
<th>Series</th>
<th>Performance Packages</th>
<th>Voltage</th>
<th>Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>ATB2 Autohahn LED Roadway &amp; Security</td>
<td>40BLEDE70 40B Chips, 700mA Driver</td>
<td>MVOLT Multi-volt, 120-277V</td>
<td>R2 Roadway Type II</td>
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<tr>
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<td>40BLEDE10 40B Chips, 1050mA Driver</td>
<td>347 347V</td>
<td>R3 Roadway Type III</td>
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<tr>
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<td>40BLEDE13 40B Chips, 1300mA Driver</td>
<td>480 480V</td>
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<td>R5 Roadway Type V</td>
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<td>40BLEDE13 40B Chips, 1300mA Driver</td>
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<td>40BLEDE10 40B Chips, 1050mA Driver</td>
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</table>

### Color Temperature (CCT)
- Blank: 4000K CCT, 70 CRI Min. (Standard)
- SK: 5000K CCT, 70 CRI Min.

### Paint
- Blank: Gray (Standard)
- BK: Black
- BZ: Bronze
- DDB: Dark Bronze
- GI: Graphite
- WH: White

### Surge Protection
- Blank: Acuity SPD with inductive filter (Standard)
- MP: MOV Pack
- IL: SPD with Indicator Light

### Terminal Block
- Blank: Terminal Block (Standard)
- T2: Wired to L1 & L2 Positions

### Misc.
- BL: External Bubble Level
- CR: Enhanced Corrosion Resistant Finish
- HS: House-Side Shield
- NL: Nema Label
- XL: Not CSA Certified

### Controls
- Blank: 3 Pin NEMA Photocell Receptacle (Standard)
- PS: 5 Pin Photocell Receptacle (Dimmable Driver Included)
- PT: 7 Pin Photocell Receptacle (Dimmable Driver Included)
- NR: No Photocell Receptacle
- AD: Field Adjustable Output
- DM: 0V-10V Dimmable Driver (Controls by others)

### Packaging
- Blank: Single Unit (Standard)

### Notes
1. Not available in 347 or 480V.
2. Not available with DM or ML options.
3. Not available with AO, DM, PS or PT options.
4. Dimming schedule and light level information required from the customer in order to configure product. Contact Infrastructure Technical Support to proceed.

### Specifications Subject to Change
- Specifications may differ as a result of end-user environment and application.

---

**Note:** Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.
# Performance Package

<table>
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<tr>
<th>Performance Package</th>
<th>Drive Current (mA)</th>
<th>Input Watts</th>
<th>Optic</th>
<th>4000K CCT</th>
<th>LLD @ 25°C</th>
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</table>

Note: Information shown above is based on nominal system data. Individual fixture performance may vary. Specifications subject to change without notice.

**ATB2 LLD Multiplier**

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<tr>
<th>Temperature</th>
<th>15°C</th>
<th>20°C</th>
<th>25°C</th>
<th>30°C</th>
<th>35°C</th>
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<td>1.01</td>
<td>1</td>
<td>0.99</td>
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To calculate the LLD for a temperature other than 25°C, multiply the LLD @ 25°C (shown in the performance package table) by the LLD multiplier for the selected temperature.

**Warranty**

Five-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

AEL Headquarters, 3825 Columbus Road, Granville, OH 43023

www.americanelectriclighting.com © 2014-2015 Acuity Brands Lighting, Inc. All Rights Reserved. 11/04/15
3400 SINGLE HUNG
MOSS WINDOW SUPPLY

Moss Manufacturing Series 3400
- Single Hung 36" x 30"
- U-value: 0.3
- SHGC: 0.3
- Visible Light Frame: 56
- Fully welded sash and frame
- Structural Rating: R600
- Cover jambsill and head with 2" wall tape

WINDOW PROFILES:
The Series MSD-375/WSD-500 StormMax® is an impact-resistant entrance door available in medium and wide stile configurations. This entrance system meets the most demanding requirements of both Florida and International building codes. The MSD-375/WSD-500 offers the largest variety of hardware options in the industry. The most prominent names in retail and corporate America rely on Oldcastle BuildingEnvelope® to make an unforgettable first impression with our standard, custom and impact-resistant storefronts, curtain walls and entrances.

**Testing**
- Miami/Dade County
- Florida Building Code TAS-201, TAS-202, TAS-203
- ASTM E 1886, E 1996

**Features**

**Standard**
- 3-point lock mechanism
- 1-1/2" pair of stainless steel butt hinges
- MIG welded corner construction
- 1-3/4" deep rail and stile
- 4-3/4" or 6" vertical stile, 4" top rail, 9" bottom rail
- Available for use with the FG-5000/FG-5100 StormMax® storefront systems and the HR-255/HR-251/Reliance™ StormMax® curtain wall systems

**Optional**
- Panic Devices: A variety of options available
- Continuous gear hinge
- 7-1/2" top rail
- 8-1/2" or 10" mid rail
- Concealed overhead closer
**Performance**

- Air Infiltration: Passed per TAS-202 and ASTM E 203
- Forced Entry Resistance Test: Passed at 300 lbs. Per SFBC 3603.2
- Structural Load: +70 / -80 PSF per TAS-202 and ASTM E 330
- Large Missile and Cycling: +70 / -80 per TAS-201, TAS-203 and ASTM E 1886, E 1996
PRODUCT INFORMATION

"Protect your home with Timberline® Shingles — North America’s #1-selling shingles!"

Timberline® Natural Shadow® Shingles Provide These Unique Benefits:

- **Great Value . . .** Architecturally stylish but practically priced—with a Lifetime ltd. warranty.¹
- **Attractive Appearance . . .** Features a classic shadow effect. Lends any home a subtle, even-toned look with the warmth of wood.
- **Highest Fire Rating . . .** Class A fire rating from Underwriters Laboratories.
- **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).
- **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!²
- **Peace Of Mind . . .** Lifetime ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.³
- **Perfect Finishing Touch . . .** Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles.³

¹See 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.

²This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

³These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

COLORS/AVAILABILITY

- **COLORS:** Arctic White, Barkwood, Birchwood, Charcoal, Driftwood, Hickory, Hunter Green, Pewter Gray, Shakewood, Slate, Weathered Wood
- **REGIONAL AVAILABILITY:** Northeast, Southeast, Southwest, West, and Central Areas

¹See http://www.gaf.com/Roofing/Residential/Products/Shingles/Timberline/Natural_Shadow for color availability in your area.
APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Miami-Dade County Product Control Approved – 13-0419.04 (Available in Southeast; contact Technical Services at 800.766.3411)
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC ESR-1475, ESR-3267**
- Texas Department of Insurance
- Effective 7/1/08, existing NYC MEA’s may be used but are no longer required.

**Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contain performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

PRODUCT/SYSTEM SPECIFICS†

- fiberglass asphalt construction
- dimensions (approx.): 13 1/4” x 39 3/8” (336.5 x 1001.1 mm)
- exposure: 5 5/8” (142.88 mm)
- bundles/square: 3
- pieces/square: 64
- nails/square: 256 (384 where 6 nails per shingle is required)††
- StainGuard® protection: yes (location dependent; contact Technical Services at 800.766.3411)
- Hip/Ridge: Timbertex®, Seal-A-Ridge®, Z®Ridge; Ridglass®
- Starter: ProStart™, WeatherBlocker™

†Refer to complete published installation instructions.
††Required by some local codes and required for enhanced wind coverage on certain products.

INSTALLATION

Detailed installation instructions are provided on the inside of each bundle wrapper of Timberline® Natural Shadow® Shingles. Installation instructions may also be obtained at www.gaf.com.
It’s Possible™
to fall in love with your home again.
Now is the time to bring your vision to life.

With endless design possibilities that embody your aesthetic, no matter how unique, Hardie® fiber cement exterior solutions give your home a beautiful design without having to sacrifice durability and protection. Trusted by homeowners on over 10 million homes* from coast to coast, and rated the #1 brand of siding in North America, it’s clear that the vast product offerings from James Hardie can make the home you’ve always wanted possible. Revel in the beauty of your home’s gorgeous exterior with the unprecedented peace of mind that only Hardie® products can provide. With James Hardie, your dream home is possible.

*Estimate based on total Hardie® siding sales through 2022 and average housing unit size. **30-Year limited non-prorated substrate warranty for Hardie® siding and soffit products. 15-Year non-prorated limited substrate warranty for Hardie® Trim products. ColorPlus® Technology finishes have a 15-year prorated limited finish warranty.
Endless design possibilities.

Endless ways to express yourself.
ENDLESS DESIGN POSSIBILITIES

Products and colors that complement any style.

With a wide portfolio of products and over 700 pre-finished colors, creating your perfect design style is possible with Hardie® products.

Modern
Whether you crave clean lines and sleek profiles or bold hues, you'll find the perfect colors and styles to add a modern flair to your home that will be sure to make a lasting statement in your neighborhood.

Transitional
Transitional styles beautifully combine contemporary and traditional elements to create a design style that stands out. Mix your favorite profiles and colors to create a fresh look you'll love for years.

Traditional
Traditional homes offer timeless beauty that never goes out of style. Achieve the perfect balance between your home's character and your personal style with a variety of colors and products that add undeniable charm.
ENDLESS DESIGN POSSIBILITIES

Statement Collection™

It’s your turn to let your home stand out with our Statement Collection™ products. Curated by our design experts, this collection of Hardie® siding and trim products with ColorPlus® Technology finishes are unique to your home’s region. This gorgeous selection is locally stocked in your area, making it easier than ever to find the exterior style of your dreams.

COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes combine distinct beauty and high performance in a way that no other finish does. They’re the easiest way to choose a gorgeous pre-finished color for your house, and feel confident in its staying power.

Hardie® Plank, Hardie® Panel and Hardie® Trim Batten Color Offering

Arctic White  Cobble Stone  Khaki Brown  Aged Pewter

Monterey Teal  Evening Blue  Gray Slate  Boothbay Blue

Pearl Gray  Mountain Sage

Hardie® Plank

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<tr>
<td>Width</td>
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<td>Exposure</td>
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<td>Width</td>
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<td>Thickness</td>
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<tr>
<td>Width</td>
<td>3.5 in 5.5 in 7.25 in 9.25 in* 11.25 in</td>
</tr>
</tbody>
</table>

Batten Boards

<table>
<thead>
<tr>
<th>Smooth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thickness</td>
</tr>
<tr>
<td>Length</td>
</tr>
<tr>
<td>Width</td>
</tr>
</tbody>
</table>

*This size is only available in Arctic White

Scan code to request a sample.

Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

135 Burton Hill Road 126 of 188
Dream Collection™ Products

Looking to further express your sense of style? Look to our Dream Collection™ products.

- Featuring a color palette of over 700 ColorPlus® Technology finishes
- Made to order in a wide array of Hardie® siding and trim styles
- Matches elevated design flexibility with the uncompromising performance of our fiber cement products

To see the full 700-color range of the Dream Collection™ products, visit jameshardie.com/dream

Scan code to view colors and request a product sample.
A classic look that stands the test of time.

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you’ll discover a Hardie® Plank style that transforms your home’s aesthetic.

### Hardie® Plank

- **Select Cedarmill® & Smooth**
  - 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
  - Prime Pcs/Pallet: 360, 308, 252, 230, 190, 152
  - ColorPlus® Pcs/Pallet: 324, 280, 252, 210, —, —
  - Pcs/Sq. Ft: 25.0, 20.0, 16.7, 14.3, 12.5, 9.3

- **Smooth**
  - Width: 5.25 in, 6.25 in, 7.25 in, 8.25 in, 9.25 in, 12 in
  - Statement Collection™: •
  - Dream Collection™: • • • •
  - Prime: • • • • • •

- **Beaded Select Cedarmill® & Beaded Smooth**
  - Width: 8.25 in
  - Exposure: 7 in
  - ColorPlus® Pcs/Pallet: 210
  - Pcs/Sq. Ft: 14.3
  - Statement Collection™: •
  - Dream Collection™: •
  - Prime: • • • • • •
Classic cedar style in cutting-edge material.

Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you’ll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.

ENDLESS DESIGN POSSIBILITIES

Staggered Edge Panel

Length 48 in
Height 15.25 in
Exposure 6 in
Prime Pcs/Pallet 100
ColorPlus® Pcs/Pallet 100
Sq/Pallet 2
Pcs/Sq. 50.0
Statement Collection™
Dream Collection™
Prime

Staggered Edge Panel

Straight Edge Panel

Length 48 in
Height 15.25 in
Exposure 7 in
Prime Pcs/Pallet 86
ColorPlus® Pcs/Pallet 86
Sq/Pallet 2
Pcs/Sq. 43.0
Statement Collection™
Dream Collection™
Prime
Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.

**Designed for versatility and beautiful performance.**

**Hardie® Panel**

<table>
<thead>
<tr>
<th>Select Cedarmill®</th>
<th>Smooth</th>
<th>Stucco &amp; Sierra 8</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Prime</strong> Pcs/Pallet</td>
<td>50</td>
<td>50</td>
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<tr>
<td>ColorPlus® Pcs/Pallet</td>
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**Select Cedarmill®**

<table>
<thead>
<tr>
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<th>4 ft x 8 ft</th>
<th>4 ft x 9 ft</th>
<th>4 ft x 10 ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Statement Collection™</td>
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</tr>
<tr>
<td>Dream Collection™</td>
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</tr>
<tr>
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</table>

**Smooth**

<table>
<thead>
<tr>
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<th>4 ft x 9 ft</th>
<th>4 ft x 10 ft</th>
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<tbody>
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</tr>
<tr>
<td>Prime</td>
<td>•</td>
<td>•</td>
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</table>

**Stucco**

<table>
<thead>
<tr>
<th>Size</th>
<th>4 ft x 8 ft</th>
<th>4 ft x 9 ft</th>
<th>4 ft x 10 ft</th>
</tr>
</thead>
<tbody>
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</tr>
<tr>
<td>Prime</td>
<td>•</td>
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</table>

**Sierra 8**

<table>
<thead>
<tr>
<th>Size</th>
<th>4 ft x 8 ft</th>
<th>4 ft x 9 ft</th>
<th>4 ft x 10 ft</th>
</tr>
</thead>
<tbody>
<tr>
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<td>•</td>
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<tr>
<td>Dream Collection™</td>
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<td>•</td>
</tr>
<tr>
<td>Prime</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
</tbody>
</table>
A finished look starts with beautiful trim.

**Hardie® Trim**

Form meets function at every intersection with Hardie® Trim boards. With an authentic look, Hardie® Trim boards provide design flexibility for columns, friezes, doors, windows and other accent areas. With higher performance to withstand damage from the elements compared to wood trim, Hardie® Trim is the perfect option for a long-lasting home. Hardie® Trim is a low-maintenance and durable accent for your exterior — adding an extra component of beauty to your home.

### Endless Design Possibilities

**Hardie® Shingle**

**Smooth**

**Statement Collection™**

**Dream Collection™**

**Prime**

**ColorPlus®**

**ColorPlus®**

**ColorPlus®**

**Statement Collection™**

**Dream Collection™**

**Prime**

**ColorPlus®**

**ColorPlus®**

**ColorPlus®**

**Statement Collection™**

**Dream Collection™**

**Prime**

### Product Catalog

**Batten Boards**

Thickness: .75 in

Length: 12 ft

<table>
<thead>
<tr>
<th>Rustic Grain</th>
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<th><strong>Length</strong></th>
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<tbody>
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</tr>
<tr>
<td>7.25 in</td>
<td>5.75 in</td>
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<table>
<thead>
<tr>
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<th><strong>Length</strong></th>
<th><strong>Pcs/Pallet</strong></th>
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<tr>
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<td>68</td>
</tr>
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<td>7.25 in</td>
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<td>100</td>
</tr>
<tr>
<td>9.25 in</td>
<td>120</td>
<td>80</td>
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<table>
<thead>
<tr>
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<th><strong>Length</strong></th>
<th><strong>Pcs/Pallet</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>3.5 in</td>
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<tr>
<td>7.25 in</td>
<td>115</td>
<td>92</td>
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</tr>
<tr>
<td>9.25 in</td>
<td>115</td>
<td>92</td>
<td>92</td>
</tr>
</tbody>
</table>
Every part of your home’s exterior matters. With Hardie® Soffit panels, you can live confidently, knowing that gaps between eaves and exterior walls are covered to provide trusted protection.

**DID YOU KNOW?**

Using vented soffit improves ventilation and reduces the chance of water-vapor condensation that can promote mold, mildew and stains and which can damage your home’s framing over time.

In warm climates, vented soffit allows hot, humid air to escape, which not only helps prevent condensation in the attic, but also helps reduce air-conditioning costs.

In cool climates, vented soffit helps prevent condensation from forming on the interior side of the roof sheathing and reduces the chances of roof-damaging ice dams.

---

**Endless Design Possibilities**

**Hardie® Soffit**

**Protection in every detail, complete confidence in every area.**

**Hardie® Soffit**

**Every part of your home’s exterior matters.** With Hardie® Soffit panels, you can live confidently, knowing that gaps between eaves and exterior walls are covered to provide trusted protection.

**Vented Smooth &**

**Non-Vented Smooth &**

**Vented Select Cedarmill®**

**Non-Vented Select Cedarmill®**

**Non-Vented Smooth &**

**Non-Vented Select Cedarmill®**

**Prime**

**ColorPlus®**

**Pcs/Pallet**

**Non-Vented Smooth**

**Non-Vented Select Cedarmill®**

**Size**

**Length**

12 ft x 12 in 12 ft x 16 in 8 ft x 24 in

**Width**

12 in 16 in 24 in 48 in

**Prime**

200 150 100 50

**ColorPlus®**

216 156 108 —

**Non-Vented Smooth &**

**Non-Vented Select Cedarmill®**

**Prime**

**Vented Plus® Smooth &**

**Vented Select Cedarmill®**

**Prime**

**Vented Plus® Smooth &**

**Vented Plus® Select Cedarmill®**

**Prime**
Reimagining what’s possible for your home exterior.

Now, you can modernize your home’s aesthetic in a variety of never-before-seen ways. Our latest, most innovative products go beyond more traditional exterior designs to create new looks to help you make your personalized vision a reality.
Discover a fresh look that is unmistakably you.

NEW Hardie™ Architectural Collection

Reimagine what's possible for your home with the Hardie™ Architectural Collection. Offering contemporary design solutions to fit any style, you can elevate your exterior with a gorgeous, fresh perspective.

Going beyond wood-look designs, the clean lines of the Hardie™ Architectural Panels can help achieve a range of styles from traditional to more modern looks. Orient them horizontally or vertically, or mix them with other Hardie™ products, to create a truly unique design that speaks to your aesthetic.

Scan code to view the Look Book.

Clean lines that are sure to make your home shine.

NEW
Hardie™ Architectural Trims

New looks with new metal trim options to match. As part of the Hardie® Architectural Collection, Hardie™ Architectural Trims offer a variety of benefits in helping you achieve a seamless, lasting look for your exterior:

• Slim profiles complement panel sizes and deliver clean architectural lines
• Multiple aesthetic options that enable endless design possibilities
• Delivers long-lasting beauty and stands up to the elements
• Integrated solution of panels and metal trims designed for better water management
• Easy to cut and install

Scan code to view the Look Book.

Hardie™ Architectural Trims

Corner Trims
Slimline corner trims designed to deliver a sleek contemporary look.

- **Low-Profile Inside Corner Trim**: Aluminium extrusion to be used for inside corners.
- **Inside Corner Trim**: Aluminium extrusion to be used for inside corners.
- **Low-Profile Outside Corner Trim**: Aluminium extrusion to be used for outside corners.
- **Low Profile 45° Inside Corner Trim**: Aluminium extrusion to be used for bay windows.
- **Low Profile 45° Outside Corner Trim**: Aluminium extrusion to be used for bay windows.

Joint and End Trims
Designed for clean finishes on short and cut ends of panels.

- **Vertical T Trim**: Aluminium extrusion to be used along vertical butt joints. For horizontal panel orientations only.
- **Vertical H Trim**: Aluminium extrusion to be used along vertical butt joints. For horizontal panel orientations only.
- **Horizontal Angled T Flashing Trim**: Aluminium extrusion to be used along horizontal control joints.
- **Horizontal Z Flashing Trim**: Aluminium extrusion to be used along horizontal control joints.
- **J Trim**: Aluminium extrusion to be used as a trim at abutments (e.g. soffits, masonry, windows, etc.).

Base Trims
Base trim and accessories for a clean and robust ground finish.

- **Base Trim**: Aluminium extrusion to be used as a base edge solution.
- **Base Outside Corner Trim**: To be used as an outside corner connection for Base trim.
- **Base Outside Inside Trim**: To be used as an inside corner connection for Base trim.
- **Base Jointer**: To be used to connect Base trims.
Top to bottom, our exterior product line is defined by high performance, aesthetics and design options.

With a Complete Exterior by James Hardie™, you can bring your dream home to life without having to choose between protection and long-lasting beauty. Using products from a single, trusted manufacturer that offers exceptional warranties, you’ll have complete peace of mind, so you can sit back, relax and enjoy your home’s exterior.

Scan code to visualize Hardie® products on your home.
Durability you can trust.

Protection you can feel.
A home’s exterior is its first line of defense against extreme weather and fire. Prepare your home for the unpredictable with siding that is non-combustible, won’t burn and is recognized by fire departments nationwide.*

- Listed for use in wildfire-prone Wilderness Urban Interface (WUI) zones in the western US.

Cal-Fire Compliant

“Hardie” siding complies with ASTM E136 as a non-combustible cladding and is recognized by fire departments across the US, including Marietta, GA, Flagstaff, AZ and Orange County, CA. Fiber cement fire resistance does not extend to applied paints or coatings which may be damaged or char when exposed to flames.

*Tougher than the elements.

Fire

Mother Nature’s creatures can wreak havoc on wood-based siding. It can be pecked by birds or damaged by termites or other pests. Hardie® fiber cement holds no appeal for these critters, saving you the maintenance hassle.

Mother Nature

Your siding is exposed to Mother Nature all day, every day. You deserve to feel confident that it can hold its own throughout it all — from the changing seasons to extreme weather.

- FEMA Class 5 flood damage resistance (highest rating)
- Rated for use in High Velocity Hurricane zones by Miami-Dade County, Florida

Water Resistant

From rain to ice to snow, Mother Nature’s precipitation patterns leave wood exteriors at risk to cracking, swelling and warping. Take shelter from the storm knowing that your siding is built to resist water damage.

Time

ColorPlus® Technology finishes provide a durable finish that helps resist fading and discoloration that other paint applications may see more quickly over time, so your exterior can keep its good looks longer.
Hardie® fiber cement products offer leading performance so you can have added peace of mind. Know your options when choosing your exterior products, considering a variety of factors.

<table>
<thead>
<tr>
<th>Hardie Siding</th>
<th>Vinyl Siding</th>
<th>Wood-Based Siding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Combustible</td>
<td>✕</td>
<td>✕</td>
</tr>
<tr>
<td>Hail and Impact Resistant</td>
<td>✗</td>
<td>✗</td>
</tr>
<tr>
<td>Pest Resistant</td>
<td>✗</td>
<td>✗</td>
</tr>
<tr>
<td>Resistant to Warping, Shrinking, and Swelling</td>
<td>✗</td>
<td>✗</td>
</tr>
<tr>
<td>Will Not Melt</td>
<td>✗</td>
<td>✗</td>
</tr>
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</table>

“We’re so grateful we chose Hardie® Plank. Our community was devastated by Hurricane Sandy…our home was not.”

BILL JUSTUS
Vice-President of Supply Chain Services for David Weekley Homes

“Everything outside the house was destroyed. But the house was standing. We were lucky…Hardie® siding really helped keep our house safe through the fire.”

DREW AND JESSICA
Homeowners from Tubbs Fire in Santa Rosa, CA
Exterior solutions inspired by nature and designed to help protect your home from it.

Hardie™
Zone System

Only Hardie® fiber cement exterior products are Engineered for Climate®, designed specifically with your climate zone in mind for optimal performance. In the northern USA and Canada, HZ5® products resist shrinking, swelling and cracking in wet or freezing conditions. HZ10® products help protect homes from hot, humid conditions, blistering sun and more.

With Hardie siding and trim, your home's exterior will be as tough as it is beautiful.
The highest-quality materials for your highest satisfaction.

Unique Formulation
HZ10® Substrate

Not all fiber cement is the same. The Hardie® HZ10® product formulation contains the highest-quality raw materials. Our unique formulation, combined with innovative product design and manufacturing processes, creates a substrate that is specifically engineered to resist moisture, cracking, shrinking and swelling, for increased durability and workability.

Proprietary enhancements
create durable Hardie® siding

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 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.

Unmatched investment in manufacturing scale and production innovation

- Largest manufacturer of fiber cement in North America
- 5x more capacity than our largest competitor
- More than 100 process and product quality checks
- 100+ scientists and engineers providing dedicated resources for continuous innovation in manufacturing and product development
- More U.S. fiber cement patents than any competitor
Building sustainable communities.

Sustainability is built into our DNA.

At James Hardie, our business is about building better communities that have a lower impact on our environment and are built to last. We operate with a global mindset and at the same time take great care in how our business affects households, our James Hardie community, the local communities in which we live and operate, and across the largest shared community of all, our global ecosystem. Building sustainable communities is at the forefront of our strategy and integral to our success.

TRUSTED PROTECTION

We recognize our ability to impact the communities in which we live and work. While maintaining a global mindset, we put great care into how our business affects local communities. We contribute by sourcing, employing, delivering and giving locally.

Having a sustainable impact means minimizing our impact on the environment while supporting resilient local communities. We are committed to minimizing our environmental impact, prioritizing the management of waste, water, energy and emissions.

We invest in the local community and aim to locate the plants close to suppliers, customers and potential new employees, as well as sustainable transportation opportunities.

Adding value to our communities

We recognize our ability to impact the communities in which we live and work. While maintaining a global mindset, we put great care into how our business affects local communities. We contribute by sourcing, employing, delivering and giving locally.

Creating an impact

We invest in the local community and aim to locate the plants close to suppliers, customers and potential new employees, as well as sustainable transportation opportunities.

The right kind of impact

Having a sustainable impact means minimizing our impact on the environment while supporting resilient local communities. We are committed to minimizing our environmental impact, prioritizing the management of waste, water, energy and emissions.

2030 goals

Energy & Emissions

We aim to minimize our Scope 1+2 Greenhouse gas intensity by 40% from 2019 baseline.

Waste

We aim to minimize manufacturing waste intensity by 50% from 2019 baseline.

Water

We aim to increase water recycling by 20 Million cubic feet/year from 2019 baseline.

Environmental Product Declarations

We aim to have 80% of revenue from products with Environmental Product Declarations (EPD).

CONTRIBUTED

$1.42B

To communities in which we operate

HIRED

75%

From the local communities in which we operate

SOURCED

80%

Of raw materials locally

DELIVERED

65%

Of manufactured products locally

*Above statistics are the James Hardie impact from fiscal year 2022.

Scan code to find out more about our sustainability efforts.

Global Impact

Community Impact

James Hardie

Homeowner

Sourced

80%

Of raw materials locally

Delivered

65%

Of manufactured products locally

Contribute

$1.42B

To communities in which we operate

Hired

75%

From the local communities in which we operate

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Long-lasting beauty by design.
Beauty begins with a finish that lasts.

Primer
A quality primer is the first step to ensuring that the paint color you select expresses your home’s true beauty now – and for years to come. Our distinctive primer is climate tested and engineered to enhance the performance of paint on Hardie® fiber cement exterior solutions. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.

ColorPlus® Technology
Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren’t simply painted at the factory. Our proprietary coatings are baked onto the board, creating a vibrant, consistent finish that performs better, lasts longer and looks brighter on your home.

Exceptional finish adhesion
Our proprietary coatings are engineered for exceptional adhesion to our substrate and applied to the surface, edges and features for durable performance.

Superior color retention
The finish is cured onto boards for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.

Superior UV resistance
ColorPlus® Technology finishes are engineered to retain vibrancy and reduce fade or discoloration from UV rays.
Unparalleled beauty with unparalleled performance.

See the James Hardie difference

James Hardie invented modern fiber cement. Trusted by homeowners on over 10 million homes, 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 employees and partners, and with our exceptional warranties, we’re committed to helping protect your home and investment every step of the way.

*Estimate based on total Hardie® siding sales through 2022 and average housing unit size.
Warranty — for peace of mind

Help 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 and trim substrate warranty coverage. We stand 100% behind our siding for 30 years and our trim for 15 years.

- Hardie® siding and soffit products come with a 30-year non-prorated limited substrate warranty.
- Hardie® trim products come with a 15-year non-prorated limited substrate warranty.
- ColorPlus® Technology finishes come with a 15-year prorated limited finish warranty.

Non-Prorated Siding Substrate Warranty Coverage by James Hardie

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<th>Year</th>
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<th>Trim Coverage</th>
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<tr>
<td>20</td>
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<td></td>
</tr>
<tr>
<td>30</td>
<td>100%</td>
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</tr>
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</table>

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 us the loyalty of millions of homeowners and the endorsements of trusted authorities across the building industry.

Featured on Magnolia Network’s Fixer Upper: Welcome Home 2021

Featured on HGTV’s Urban Oasis 2022

Green Builder Magazine Readers’ Choice, “Most Sustainable Product” 2020

Make your home stand up and stand out.

#1 Return on Investment

Re-siding with fiber cement siding provides the #1 return on investment of any major exterior remodeling projects.


Scan code to view the Cost vs. Value Report.
Protection that performs at every layer.

Hardie™ Weather Barrier

No exterior cladding can prevent 100% of water intrusion. Your home should have an additional line of defense. Hardie™ Weather Barrier provides a superior balance of water resistance and breathability, keeping the area within the wall dry. This helps prevent moisture accumulation that may lead to mold and mildew growth.

**Installation Advantages**

- Thicker, more durable material for easier, quicker installation
- Superior tear resistance helps prevent water infiltration
- Can be installed with staples in place of cap nails for cost savings
- Provides a higher level of performance, no matter what type of cladding you specify

<table>
<thead>
<tr>
<th>Weather Barrier</th>
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<th>Length</th>
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<tbody>
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<tr>
<td></td>
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<td>3.2 mil</td>
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<td>1-7/8 in</td>
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FOR THE PROS

Installation Done Right

**Installation Accessories**

**Hardie™ Blade Saw Blades**
Manufactured by Diablo, the Hardie™ Blade saw blade is designed specifically to cut fiber cement products and is the only saw blade James Hardie recommends. The blade creates clean, precise cuts while helping to reduce the amount of airborne dust produced.

**PacTool® Gecko Gauge**
The PacTool® Gecko Gauge is designed to improve the installation experience, allowing one person to hang Hardie® Plank lap siding during installation. Studies suggest the Gecko Gauge can improve the speed of solo installation by 30%.

**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. Estimated one kit per 4,000 sq ft of siding or 1,600 sq ft of trim.

**Color-Matched Caulk**
OSI® QUAD® MAX sealant offers a high-performance sealant solution to color match Statement Collection™ products.* About 18-20 linear feet per tube. Refer to packaging for manufacturer’s recommendations.

*For matching Dream Collection™ products, contact your local James Hardie representative.

**Trim Accessories**

**Flat Tabs**
Eliminate face nails and improve the aesthetic of trim applications around windows, doors and band boards.

**Corner Tabs**
Use corner tabs to eliminate face nail holes that would detract from the finished look of corner trim installations.
MASONITE® HD 2-PANEL SQUARE- TOP 6'8"-7"-0"

Options:
- MASONITE® HD WOOD-EDGE STEEL DOORS
- MASONITE® HD WOOD-EDGE 20-MINUTE RATED STEEL DOORS
- MASONITE® HD STEEL-EDGE STEEL DOORS
- MASONITE® HD STEEL-EDGE 90-MINUTE RATED STEEL DOORS

Note:
1. Overall Length and Width Dimensions are +/- 1/16 inch
2. Available as 6'3" length, 12-3/4" bottom panel, in 3'-0" width only

*Available as Prem Spec
www.masonite.com
© 2017 Masonite International Corporation. All Rights Reserved.
Our continuing program of product improvement makes it necessary to change specifications without notice.
WOOD-EDGE STEEL DOOR UNIT
6'-8" DOUBLE DOOR WITH/ WITHOUT SIDELITES

GENERAL NOTES
1. EVALUATED FOR USE IN LOCATIONS ADHERING TO THE FLORIDA BUILDING CODE AND WHERE PRESSURE REQUIREMENTS AS DETERMINED BY ASCE 7, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, DOES NOT EXCEED THE DESIGN PRESSURES LISTED.

2. WHEN INSTALLED IN THE WIND-BORNE DEBRIS REGION OR THE HIGH VELOCITY HURRICANE ZONE (H.V.), HURRICANE PROTECTIVE SYSTEM IS NOT REQUIRED FOR OPAQUE PANELS, BUT IS REQUIRED ON SIDELITES.

3. POLYURETHANE CORE FLAME SPREAD INDEX OF 50 AND SMOKE DEVELOPED INDEX OF 60 PER ASTM E84.

4. PLASTICS TESTING:
   TEST DESCRIPTION DESIGNATION LITE FRAME
   SELF IGNITION TEMP ASTM D1929 740 °F > 650 °F
   RATE OF BURNING ASTM D2843 0.77 IN/MIN
   SMOKE DENSITY ASTM D2843 13.4% MDM
   TENSIILE STRENGTH+ ASTM D638 7.1% OFF
   * COMPARATIVE TENSIILE STRENGTH AFTER WEATHERING 4500 HOURS XENON ARC METHOD 1

SINGLE DOOR UNIT
DOUBLE DOOR UNIT
SINGLE DOOR UNIT WITH SIDELITE
SINGLE DOOR UNIT WITH SIDELITE
SINGLE DOOR UNIT W/SIDELITES
DOUBLE DOOR UNIT W/SIDELITES

<table>
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<th>CONFIG</th>
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<th>OUTSWING</th>
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<th>Z-SERIES O/S</th>
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<th>T4 O/S</th>
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WHERE WATER INFILTRATION PERFORMANCE IS REQUIRED TO BE 15% OF DESIGN PRESSURE

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2 ANCHORING LOCATIONS & DETAILS
3 ANCHORING LOCATIONS & DETAILS

Addendum to NMI

KURT BALTHAZAR
FLORIDA P.E.
#56533
DETAIL "D"

INSWING THRESHOLD: 1.375" x 0.962"
BUMPER O/S THRESHOLD: 1.437" x 1.047"
T4 O/S THRESHOLD: 1.482" x 1.75" x 0.062"

Z-SERIES O/S THRESHOLD: 1.437" x 1.047"
HIGH DAM O/S THRESHOLD: 1.437" x 1.047"
HP O/S THRESHOLD: 1.437" x 1.047"

DETAIL "E" ASTRAGAL
ATTACH ASTRAGAL RETAINER BOLT STRIKE PLATE TO FRAME AS SHOWN.

ASTRAGAL RETAINER BOLT HOLE MUST BE DRILLED THROUGH THE THRESHOLD & INTO THE STRUCTURE DEEP ENOUGH FOR A 1.375" THROW.

DETAIL "F" ASTRAGAL

TYPICAL GLAZING DETAIL
NON-IMPACT GLASS

EXTERIOR
HEAT MELT ELASTOMER
1/2" BITE

INTERIOR
HEAT MELT ELASTOMER
#6 x 1-1/2" PHS
ATTACHMENT DETAIL

1. ANCHOR ANALYSIS FOR LOADING CONDITIONS PREPARED, SIGNED AND SEALED BY ROBERTO LOMAS, PE (FLORIDA #62514) WITH THE LOWEST (LEAST) FASTENER RATING FROM THE DIFFERENT FASTENERS BEING CONSIDERED FOR USE. JAMB, HEAD, AND THRESHOLD FASTENERS ANALYZED FOR THIS UNIT INCLUDE #10 WOOD SCREWS OR 1/4" TAPCONS. A PHYSICAL SHIM MUST BE PLACED IN SHIM SPACE AT EACH ANCHOR LOCATION. TAPCON EDGE DISTANCE MIN 2-1/2". WOOD SCREW EDGE DISTANCE MIN 3/4".

2. THE WOOD SCREW SINGLE SHEAR DESIGN VALUES COME FROM ANSI/AF&PA NDA FOR SOUTHERN PINE LUMBER AND ACHIEVEMENT OF 1-1/2" MINIMUM EMBEDMENT. THE TAPCON MUST ACHIEVE MINIMUM EMBEDMENT OF 1-1/4".

3. WOOD BUCKS BY OTHERS MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO STRUCTURE.

4. MINIMUM DESIGN VALUE STRENGTH OF ANCHORS 155 LBS.

HARDWARE SCHEDULE

1. KWIKSET SERIES 400 GRADE 3 CYLINDRICAL LATCH AND SERIES 980 GRADE 1 DEADLOCK HARDWARE TO BE INSTALLED AT 5-1/2" CENTERLINE.

2. 4" X 4" FULL MORTISE BUTT HINGES.
Part 1: GENERAL
1.1 Scope: Subject to local building codes, this product is intended for use in:

1.1.1 One and two family dwellings.
1.1.2 Low-rise multifamily dwellings, low-rise professional offices, libraries and low-rise motels.
1.1.3 Lighter use industrial buildings and factories, hotels, and retail sales buildings.

1.2 Product Description: 1-3/4" side-hinged door systems manufactured by MASONITE or meeting MASONITE specifications.

1.2.1 Door system components include: door panel(s), sidelite panel(s), glass inserts, door frame, hinges, weather seals.

Part 2: BASIC MATERIALS
2.1 Door Panel: Masonite HD wood-edge steel doors shall be fabricated using 6-piece construction that includes primed white 0.0215" (+/-0.0015) hot dipped galvanized steel facings, coated with multiple protective chemical layers to promote paint adhesion and deter corrosion. Lock and hinge stiles and top rail are finger jointed wood or laminated lumber. Composite bottom rail is moisture and decay resistant. Lock areas reinforced for single and double bore configurations. Door facings are to be interlocked to stiles and rails forming a mechanical bond. Insulated core to be poured-in-place, high performance polyurethane foam (2.0 pcf minimum) forming a secure attachment to all door components.

2.1.1 Bottom rail may be machined to accept weather seal. Mounting surface for latching hardware to be reinforced with solid internal blocking. Hinge preparations are to be placed at MASONITE specifications and are to be machined for standard weight full mortise 4" butt hinges. Latch preparations are to be placed at MASONITE specifications. Face bore(s) for cylindrical lock and deadbolt are to be 2-1/8" diameter at 2-3/4" or 2-3/8" backset and 5-1/2" on center (5-1/2" or 10-1/2" on 8'0" panels).

2.2 Sidelite Panel:

2.2.1 Masonite® HD wood-edge steel sidelites shall be fabricated using 6-piece construction that includes primed white 0.0215" (+/-0.0015) hot dipped galvanized steel facings, coated with multiple protective chemical layers to promote paint adhesion and deter corrosion. Door facings are to be interlocked to stiles and rails forming a mechanical bond. Insulated core to be poured-in-place polyurethane or expanded polystyrene foam forming a secure attachment to all door components.

2.3 Glass Insert: Specialty™ insulated glass inserts shall be fabricated in 1/2" double pane or 1" triple pane construction. Glass frame may be "lip fit" design in rigid plastic or cellular vinyl.

2.4 Door Frame: Wood frames shall be fabricated as a single rabbet design. Hinge jamb(s), strike jamb, head jamb, and mullion(s) shall be machined to accept a kerf applied weather seal. Hinge jamb preparations are to be placed at MASONITE specifications and are to be machined for full lip cylindrical strike plate. Inswinging or bumper outswinging threshold shall be high-dam design. Low profile threshold shall be required for handicap accessible openings. Double door units shall include a t-striptag attached to the "passive" panel with top and bottom flush bolts that securely strike into the head jamb and threshold.

2.5 Hinges: (3) standard weight full mortise 4" butt hinges are required on doors 7'0" height or smaller & (4) on doors greater than 7'0".

2.6 Weather Seal: Door frame shall be fabricated featuring a vinyl wrapped foam filled compression design that is kerf installed. Corner seals shall be installed to the rabbit section of the door frame at the bottom of the hinge and lock jamb. Door bottom sweep shall be sealed and securely attached to the operable door panel(s).
Part 3: DELIVERY, STORAGE & HANDLING

3.1 Delivery: Reasonable care shall be exercised during shipping and handling in keeping with the decorative nature of product.

3.2 Storage & Protection: Store upright in a dry, well ventilated building or shelter at a constant temperature. Do not store in damp areas or freshly plastered buildings. Place units on wood blocks at least 2” high to prevent moisture at threshold and/or possible damage. Do not place in non-ventilated plastic or canvass shelters.

Part 4: EXECUTION

4.1 Examination: Site verification of substrate conditions, which have been previously completed, are acceptable for the product installation instructions in accordance with manufacturer’s specifications. Verify that door frame openings are constructed plum, true and level before beginning installation process. Select fasteners of adequate type, number and quality to perform the intended functions.

4.2 Installation: Remove protective packaging just prior to installation. Installer shall be experienced in performing work required and shall be specialized in the installation of work similar to that required for this project. Comply with manufacturer’s product data, including product technical bulletins, product catalog installation instructions and product packaging instructions for installation.

4.3 Flashing, Insulating & Trimming: Exterior of installed unit shall be flashed, trimmed & sealed to prevent air infiltration and/or water penetration. Interior of installed unit shall be insulated & trimmed to prevent thermal and/or acoustical transmission.

4.4 Finishes: Various types of materials are used in the construction of the door system; each shall be sealed in accordance with manufacturer’s specifications to protect against various environmental conditions. Make sure to seal and inspect all 5-surfaces (top, hinge side, lock side, exterior face and interior face) of the active door panel(s). Finishing and/or re-finishing must be completed within 45-days from the time the protective packaging was removed and/or the installation was performed. Conduct periodic inspections of all coated surfaces to insure that door components are not exposed. Inspections should occur at least once a year. Reseal the surface as needed.

Part 5: BUILDING CODE & REGULATORY COMPLIANCE

5.1 Fire Resistance: Unit scheduled for installation in openings requiring compliance with national, state or local fire guidelines shall be clearly noted when product is ordered. Masonite® HD wood-edge steel door panels have been evaluated for use as fire doors in 20-minute locations; available up to 3’0" x 7’0" maximum size for single door opening requirements. Labeling is available under the Intertek Testing services / Warnock Hersey program. Fire doors require the use of a fire rated frame system and must be installed in accordance with NFPA 80 guidelines. (Please check with manufacturer or distributor for limitations of use).

5.2 Structural Performance & Impact Rating: Unit scheduled for installation in openings requiring compliance with national, state or local wind load and/or missile impact resistance shall be clearly noted when product is ordered. Design pressure (DP) ratings are available for a wide selection of door styles and configurations are listed under the National Accreditation & Management Institute (NAMI) program. Masonite® HD wood-edge steel door unit is available up to +70.0 / -70.0 Design Pressure (DP) rating available up to 5’0” x 8’0” maximum size for single door. (See structural performance data for unit specific DP/impact information).

5.3 Thermal Performance: Unit scheduled for installation in openings requiring compliance with national, state, or local thermal resistance and/or solar heat gain shall be clearly noted when product is ordered. U-Factor & SHGC ratings in accordance with the International Energy Conservation Code (IECC) and/or the National Fenestration Rating Council (NFRC) are available for a wide selection of door styles. ENERGY STAR compliance / labeling is available for various door styles. Masonite® HD wood-edge steel door unit without glass has 0.13 U-factor / 0 SHGC. (See thermal performance data for unit specific thermal information).

5.4 Acoustical Performance: Unit scheduled for installation in openings requiring a specified noise control rating shall be clearly noted when product is ordered. Masonite® HD wood-edge steel sound transmission classification (STC) rating is 24 for a door without a glass insert. (See acoustical performance data for unit specific information).

5.5 General Performance: All door systems are designed to comply with water penetration guidelines in accordance with ASTM E331 and/or Florida Building Code TAS202; air infiltration guidelines in accordance with ASTM E283 and/or Florida Building Code TAS202; forced entry resistance guidelines in accordance with Florida Building Code TAS202.

Part 6: WARRANTY

6.1 Manufacturer warrants the panel to be free of manufacturing defects in material and workmanship for 5-years. Please check with manufacturer or distributor for current warranty terms and conditions.
Part 1: GENERAL

1.1 Scope: Subject to local building codes, this product is intended for use in:

1.1.1 One and two family dwellings.
1.1.2 Low-rise multifamily dwellings, low-rise professional offices, libraries and low-rise motels.
1.1.3 Lighter use industrial buildings and factories, hotels, and retail sales buildings.

1.2 Product Description: 1-3/4” side-hinged door systems manufactured by MASONITE or meeting MASONITE specifications.

1.2.1 Door system components include: door panel(s), sidelite panel(s), glass inserts, door frame, hinges, weather seals.

Part 2: BASIC MATERIALS

2.1 Door Panel: Masonite HD wood-edge steel doors shall be fabricated using 6-piece construction that includes primed white 0.0215” (+/-0.0015) hot dipped galvanized steel facings, coated with multiple protective chemical layers to promote paint adhesion and deter corrosion. Lock and hinge stiles and top rail are finger jointed wood or laminated lumber. Composite bottom rail is moisture and decay resistant. Lock areas reinforced for single and double bore configurations. Door facings are to be interlocked to stiles and rails forming a mechanical bond. Insulated core to be poured-in-place, high performance polyurethane foam (2.0 pcf minimum) forming a secure attachment to all door components.

2.1.1 Bottom rail may be machined to accept weather seal. Mounting surface for latching hardware to be reinforced with solid internal blocking. Hinge preparations are to be placed at MASONITE specifications and are to be machined for standard weight full mortise 4” butt hinges. Latch preparations are to be placed at MASONITE specifications. Face bore(s) for cylindrical lock and deadbolt are to be 2-1/8” diameter at 2-3/4” or 2-3/8” backset and 5-1/2” on center (5-1/2” or 10-1/2” on 8’0” panels).

2.2 Sidelite Panel:

2.2.1 Masonite® HD wood-edge steel sidelites shall be fabricated using 6-piece construction that includes primed white 0.0215” (+/-0.0015) hot dipped galvanized steel facings, coated with multiple protective chemical layers to promote paint adhesion and deter corrosion. Door facings are to be interlocked to stiles and rails forming a mechanical bond. Insulated core to be poured-in-place polyurethane or expanded polystyrene foam forming a secure attachment to all door components.

2.3 Glass Insert: Specialty™ insulated glass inserts shall be fabricated in 1/2” double pane or 1” triple pane construction. Glass frame may be “lip lite” design in rigid plastic or cellular vinyl.

2.4 Door Frame: Wood frames shall be fabricated as a single rabbot jamb design. Hinge jamb(s), strike jamb, head jamb, and mullion(s) shall be machined to accept a kerf applied weather seal. Hinge jamb preparations are to be placed at MASONITE specifications and are to be machined for standard weight full mortise 4” butt hinges. Strike jamb preparations are to be placed at MASONITE specifications and are to be machined for full lip cylindrical strike plate. Inswinging or bumper outswing threshold shall be high-dam design. Low profile threshold shall be required for handicap accessible openings. Double door units shall include a t-strapal attached to the “passive” panel with top and bottom flush bolts that securely strike into the head jamb and threshold.

2.5 Hinges: (3) standard weight full mortise 4” butt hinges are required on doors 7’0” height or smaller & (4) on doors greater than 7’0”.

2.6 Weather Seal: Door frame shall be fabricated featuring a vinyl wrapped foam filled compression design that is kerf installed. Corner seals shall be installed to the rabbot section of the door frame at the bottom of the hinge and lock jamb. Door bottom sweep shall be sealed and securely attached to the operable door panel(s).
Part 3: DELIVERY, STORAGE & HANDLING
3.1 Delivery: Reasonable care shall be exercised during shipping and handling in keeping with the decorative nature of product.

3.2 Storage & Protection: Store upright in a dry, well ventilated building or shelter at a constant temperature. Do not store in damp areas or freshly plastered buildings. Place units on wood blocks at least 2” high to prevent moisture at threshold and/or possible damage. Do not place in non-ventilated plastic or canvasshelters.

Part 4: EXECUTION
4.1 Examination: Site verification of substrate conditions, which have been previously completed, are acceptable for the product installation instructions in accordance with manufacturer’s specifications. Verify that door frame openings are constructed plum, true and level before beginning installation process. Select fasteners of adequate type, number and quality to perform the intended functions.

4.2 Installation: Remove protective packaging just prior to installation. Installer shall be experienced in performing work required and shall be specialized in the installation of work similar to that required for this project. Comply with manufacturer’s product data, including product technical bulletins, product catalog installation instructions and product packaging instructions for installation.

4.3 Flashing, Insulating & Trimming: Exterior of installed unit shall be flashed, trimmed & sealed to prevent air infiltration and/or water penetration. Interior of installed unit shall be insulated & trimmed to prevent thermal and/or acoustical transmission.

4.4 Finishes: Various types of materials are used in the construction of the door system; each shall be sealed in accordance with manufacturer’s specifications to protect against various environmental conditions. Make sure to seal and inspect all 5-surfaces (top, hinge side, lock side, exterior face and interior face) of the active door panel(s). Finishing and/or re-finishing must be completed within 45-days from the time the protective packaging was removed and/or the installation was performed. Conduct periodic inspections of all coated surfaces to insure that door components are not exposed. Inspections should occur at least once a year. Re-seal the surface as needed.

Part 5: BUILDING CODE & REGULATORY COMPLIANCE
5.1 Fire Resistance: Unit scheduled for installation in openings requiring compliance with national, state or local fire guidelines shall be clearly noted when product is ordered. Masonite® HD wood-edge steel door panels have been evaluated for use as fire doors in 20-minute locations; available up to 3’0” x 7’0” maximum size for single door opening requirements. Labeling is available under the Intertek Testing services / Warnock Hersey program. Fire doors require the use of a fire rated frame system and must be installed in accordance with NFPA 80 guidelines. (Please check with manufacturer or distributor for limitations of use).

5.2 Structural Performance & Impact Rating: Unit scheduled for installation in openings requiring compliance with national, state or local wind load and/or missile impact resistance shall be clearly noted when product is ordered. Design pressure (DP) ratings are available for a wide selection of door styles and configurations are listed under the National Accreditation & Management Institute (NAMI) program. Masonite® HD wood-edge steel door unit is available up to +7.0 / -7.0 Design Pressure (DP) rating available up to 5’0” x 8’0” maximum size for single door. (See structural performance data for unit specific DP/impact information).

5.3 Thermal Performance: Unit scheduled for installation in openings requiring compliance with national, state, or local thermal resistance and/or solar heat gain shall be clearly noted when product is ordered. U-Factor & SHGC ratings in accordance with the International Energy Conservation Code (IECC) and/or the National Fenestration Rating Council (NFRC) are available for a wide selection of door styles. ENERGY STAR compliance / labeling is available for various door styles. Masonite® HD wood-edge steel door unit without glass has 0.13 U-factor / 0.85 SHGC. (See thermal performance data for unit specific thermal information).

5.4 Acoustical Performance: Unit scheduled for installation in openings requiring a specified noise control rating shall be clearly noted when product is ordered. Masonite® HD wood-edge steel sound transmission classification (STC) rating is 24 for a door without a glass insert. (See acoustical performance data for unit specific information).

5.5 General Performance: All door systems are designed to comply with water penetration guidelines in accordance with ASTM E331 and/or Florida Building Code TAS202; air infiltration guidelines in accordance with ASTM E283 and/or Florida Building Code TAS202; forced entry resistance guidelines in accordance with Florida Building Code TAS202.

Part 6: WARRANTY
6.1 Manufacturer warrants the panel to be free of manufacturing defects in material and workmanship for 5-years. Please check with manufacturer or distributor for current warranty terms and conditions.
**HPC WOOD-EDGE STEEL DOOR UNIT**

**6'-8" DOUBLE DOOR WITH / WITHOUT SIDELITES**

**GENERAL NOTES**
1. EVALUATED FOR USE IN LOCATIONS ADHERING TO THE FLORIDA BUILDING CODE AND WHERE PRESSURE REQUIREMENTS AS DETERMINED BY ASCE 7, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, DOES NOT EXCEED THE DESIGN PRESSURES LISTED.
2. WHEN INSTALLED IN THE HIGH VELOCITY HURRICANE ZONE (HVHZ), HURRICANE PROTECTIVE SYSTEM (SHUTTERS) IS REQUIRED.
3. WHEN INSTALLED IN THE WIND-BORNE DEBRIS REGION, HURRICANE PROTECTIVE SYSTEM (SHUTTERS) IS REQUIRED.
4. POLYURETHANE CORE FLAME SPREAD INDEX OF 50 AND SMOKE DEVELOPED INDEX OF 60 PER ASTM E84.
5. PLASTICS TESTING:
   - TEST DESCRIPTION: DESIGNATION LITE FRAME
   - SELF IGNITION TEMP. ASTM D1929 740°F > 650°F
   - RATE OF BURNING ASTM D635 0.77 IN/MIN
   - SMOKE DENSITY ASTM D2843 13.4% ILT
   - TENSILE STRENGTH ASTM D638 7.15 DIFF
   - *COMPARATIVE TENSILE STRENGTH AFTER WEATHERING 4500 HOURS XENON ARC METHOD 1
6. DOOR SLABS MUST BE STAMPED "HPC" ON TOP RAIL.

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<td>2</td>
<td>ANCHORING LOCATIONS &amp; DETAILS</td>
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<tr>
<td>3</td>
<td>ANCHORING LOCATIONS &amp; DETAILS</td>
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**ADDENDUM TO NAB**

**DRAWIPLOT**

**DRAWING NO.**

**DATE:** 5/26/17

**SCALE:** N.T.S.

**CHECKED BY: SWS**

**DRAWN BY: SWH**

**DESIGN NO.:** DWG-MA-FLG212-17

**SHEET 1 of 3**
**DETAIL "D"**

- **INSWING THRESHOLD**: 1.375"
- **BUMPER O/S THRESHOLD**: 0.962"
- **T4 O/S THRESHOLD**: 1.437"
- **Z-SERIES O/S THRESHOLD**: 1.482"
- **HIGH DAM O/S THRESHOLD**: 1.75"
- **HP O/S THRESHOLD**: 11.047"

**DETAIL "C"**

- **#10 x 5/8"**
- **#10 x 2-1/2"**
- **#10 x 5/8"**
- **#10 x 1"**

**ASTRALGAL RETAINER BOLT HOLE**

- Must be drilled through the threshold & into the structure deep enough for a 1.375" throw.

**DETAIL "E" ASTRAGAL**

- Attach astragal retainer bolt strike plate to frame as shown.

**TYPICAL GLAZING DETAIL**

- **EXTerior HOT MELT ELASTOMER**
- **INTerior HOT MELT ELASTOMER**
- **#6 x 1-1/2" PHS**
- **1/2" BITE**

**NON-IMPACT GLASS**
ATTACHMENT DETAIL

1. ANCHOR ANALYSIS FOR LOADING CONDITIONS PREPARED, SIGNED AND SEALED BY ROBERTO LOMAS, PE (FLORIDA #62514) WITH THE LOWEST (LEAST) FASTENER RATING FROM THE DIFFERENT FASTENERS BEING CONSIDERED FOR USE. JAMB, HEAD, AND THRESHOLD FASTENERS ANALYZED FOR THIS UNIT INCLUDE #10 WOOD SCREWS OR 1/4" TAPCONS. A PHYSICAL SHIM MUST BE PLACED IN SHIM SPACE AT EACH ANCHOR LOCATION. TAPCON EDGE DISTANCE MIN 2-1/2", WOOD SCREW EDGE DISTANCE MIN 3/4".

2. THE WOOD SCREW SINGLE SHEAR DESIGN VALUES COME FROM ANSI/AF&PA NDA FOR SOUTHERN PINE LUMBER AND ACHIEVEMENT OF 1-1/2" MINIMUM EMBEDMENT. THE TAPCON MUST ACHIEVE MINIMUM EMBEDMENT OF 1-1/4".

3. WOOD BUCKS BY OTHERS MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO STRUCTURE.

4. MINIMUM DESIGN VALUE STRENGTH OF ANCHORS 155 LBS.

HARDWARE SCHEDULE

1. KWIKSET SERIES 400 GRADE 3 CYLINDRICAL LATCH AND SERIES 980 GRADE 1 DEADLOCK HARDWARE TO BE INSTALLED AT 5-1/2" CENTERLINE.

2. 4" X 4" FULL MORTISE BUTT HINGES.

1.25" MIN 0.25" MAX SHIM

TYPICAL MASONRY ANCHOR INSTALLATION

1"X1/2" CORRUGATED 3" FROM EACH END AND 7" OC

#10X2" WOOD SCREW 6" FROM EACH END AND 12" OC

ACRYLIC LATEX CAULK

COMBINATION WOOD MULLION (BOXED)

ACRYLIC LATEX CAULK

TYPICAL WOOD BUCK ANCHOR INSTALLATION

1.50" MIN 0.25" MAX SHIM

INTEGRAL WOOD MULLION (CHS)

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Exterior Door & Glass Limited Warranty

Masonite’s products are designed and built to high industry standards and are warranted pursuant to the terms of this document.

This warranty applies to Products shipped by Masonite after August 1, 2019 that are installed in residential homes in the United States and Canada.

THIS WARRANTY IS NOT TRANSFERABLE.


Subject to the terms stated herein, Masonite warrants that the products listed below (“Products”) will be free from manufacturing defects in material and workmanship from the original date of shipment by Masonite until the end of the time periods outlined below.

### RESIDENTIAL PRODUCT WARRANTY (Table 1)

<table>
<thead>
<tr>
<th>Masonite Product</th>
<th>Coverage</th>
<th>Factory Finish Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiberglass Doors Barrington®, Belleville®, Heritage Series®, Oakcraft®, and VistaGrande®</td>
<td>Lifetime*</td>
<td>2 years</td>
</tr>
<tr>
<td>Sta-Truf® Steel Doors</td>
<td>20 years</td>
<td>5 years</td>
</tr>
<tr>
<td>Masonite Insulated Glass Decorative glass and Miniblinds</td>
<td>20 years</td>
<td>N/A</td>
</tr>
<tr>
<td>Masonite Factory Finished Lite Frame other than PVC</td>
<td>20 years</td>
<td>2 years</td>
</tr>
<tr>
<td>Masonite Factory Finish PVC Lite Frame &amp; SDL bars</td>
<td>5 years</td>
<td>2 years</td>
</tr>
<tr>
<td>HD Steel Edge Doors</td>
<td>15 years</td>
<td>2 years</td>
</tr>
<tr>
<td>HD Wood Edge Doors</td>
<td>5 years</td>
<td>2 years</td>
</tr>
<tr>
<td>Utility Steel Door</td>
<td>1 year</td>
<td>1 year</td>
</tr>
</tbody>
</table>

*This definition of “Lifetime” is as long as the original owner occupies the residential home where the Product was installed.

Masonite Prefinished Door Units are subject to this warranty for the relevant components (door, glass, frame and finish) and may be subject to additional warranty terms if provided in writing with the pre-hung units. Masonite does not warrant the hardware or the frame of a pre-hung unit unless specified in the warranty materials that accompany the unit.

Masonite Prefinished Products: Subject to the terms of this warranty, Masonite warrants its Masonite factory applied finishes (paints and stains) will not peel, chip or crack due to a manufacturing defect. The warranty term is from the date of Masonite’s shipment until the end of the time period listed above.

### MULT-RESIDENT PRODUCT WARRANTY (Table 2)

<table>
<thead>
<tr>
<th>Masonite Product</th>
<th>Coverage</th>
<th>Factory Finish Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiberglass Doors Barrington®, Belleville®, Heritage Series®, Oakcraft®, and VistaGrande®</td>
<td>5 years</td>
<td>2 years</td>
</tr>
<tr>
<td>Sta-Truf® Steel Doors Steel Edge and Wood Edge</td>
<td>5 years</td>
<td>2 years</td>
</tr>
<tr>
<td>Masonite Insulated Glass Decorative glass and Miniblinds</td>
<td>5 years</td>
<td>2 years</td>
</tr>
<tr>
<td>Masonite Factory Finished Lite Frame other than PVC</td>
<td>5 years</td>
<td>2 years</td>
</tr>
<tr>
<td>Masonite Factory Finish PVC Lite Frame &amp; SDL bars</td>
<td>2 years</td>
<td>2 years</td>
</tr>
<tr>
<td>HD Steel Edge Doors</td>
<td>5 years</td>
<td>2 years</td>
</tr>
<tr>
<td>HD Wood Edge Doors</td>
<td>2 years</td>
<td>2 years</td>
</tr>
<tr>
<td>Utility Steel Door</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

### WARRANTY HOLDER CLASSIFICATIONS:

Residential Warranty Holders: If the Product is installed in (i) a new residential home and the first occupant owns the home or (ii) an existing owner-occupied residential home, and in each case, at the time of installation such owner is also responsible for Product replacement, then that owner is a Residential Warranty Holder.

Multi-resident Warranty Holders: If the Product is installed under conditions in which no one qualifies as a Residential Warranty Holder as described above, then the warranty holder is the owner of the home or building in which the Product has been installed at the time of installation (and its builder and contractor). That owner is classified as a Multi-Resident Warranty Holder.

### WARRANTY EXCLUSIONS:

1. Improper installation, storage, care, handling or finishing, including, without limitation, a failure to follow the instructions set forth below, that accompany the Product, or as posted on Masonite’s website from time to time.
2. Failure to properly maintain the Product.
3. Exposure of the Product to chemicals, acid or fumes, air pollutants, such as acid rain.
4. Damage caused by improper handling, storage, abuse, vandalism, misuse, impact by foreign objects, acts of God, fire, explosions or other casualty.
5. Any damage resulting from air and water infiltration during severe weather conditions.
6. Any failure of the structure/building/foundation into which the Product is installed.
Exterior Door & Glass Limited Warranty

7. Any issue due to alteration of the Product by other parties (such as cut downs or light cutouts).
8. Damage caused by not properly finishing the Product or not finishing it in a timely manner (45 days from date of Masonite’s original shipment unless prefinished by Masonite).
9. Life Frames and SDL bars need to be finished to be covered under warranty.
10. Masonite does not warrant hardware such as locksets or other hardware. A separate written warranty may be provided from the manufacturer and included in the materials that accompany a Pre-Hung Door Unit.
11. The finish on any Masonite supplied hardware is not warranted and is purchased "as is".
12. Variations in color or texture in any primed or pre-finished Product coating.
13. Normal wear and tear or natural weathering of surfaces including weather-stripe and sweep.
14. Damage or defect arising from or related to improper field finishing of all sides, front, back and all edges of the Product.
15. Slight expansion or contraction of door panels, jambs and stiles due to varying environmental conditions.
16. Structural integrity issues caused by improper installation of hardware or improper machining of the Product.
17. Damage or poor Product performance resulting from the installation of Product in a condition that exceeds Product design standards or certified specs and/or does not conform to applicable building standards.
18. Any warp, size, or squareness within the permitted tolerances including those listed below.
19. Damage resulting from or related to a Product being installed behind a non-vented storm door or excessive heat due to being finished a dark color.
20. Bubbles, lines, slight surface imperfections and slight discoloration are normal characteristics of fine hand-crafted glass and are not warranted.
22. Non-uniformed fade or, color change after installation.

PERMITTED DOOR TOLERANCES

1. Size: Width, height and Thickness +/- 1/16" of a door
2. Squareness: +/- 1/8" measured corner to corner across the door’s diagonal plane.
3. Warp: No more than 1/4" of warp as measured across the plane of the door in a section no greater than 3-6 x 7-0 in a 1-3/4" or 3-0 x 7-0 in a 1-3/8" door. For doors that are larger than 3-6 x 7-0 but no greater than 8-0 in height and 4-0 in width, the warp shall not exceed 1/4" in a 7 by 7 section. Masonite may defer action on any claims for warping for a period of up to 12 months from date of the claim to allow the door slab to adjust to local humidity and temperature conditions. This often remedies the issue.

INSTALLATION INSTRUCTIONS:
Rerfer to the installation instructions that are provided with the Product or that are found on the Masonite website.

Depending on the region, some areas require additional fasteners to install the unit. Please check with local building codes for additional installation information.

Installation of a Product within 5 miles of any body of salt water will reduce the Warranty period (Lifetime or Warranties of 15 years or greater will be limited to 10 years, other warranties will be reduced by 50%).

FINISHING INSTRUCTIONS
(not applicable to Masonite’s pre-finished doors):
Rerfer to the installation instructions and finishing instructions on the Masonite website.

STORAGE, CARE & HANDLING INSTRUCTIONS:
The instructions below are highlights of certain storage, care and handling instructions.

1. When Products are received they must be inspected immediately for quality, including correct size, machining, and finish (if factory finished).
2. Unfinished doors and frames must be finished within 45 days of original purchase with a national brand exterior paint or stain.
3. Prior to installation, the door/unit shall be stored so that it is not exposed to the elements or allowed to sit in a damp area or standing water.
4. When storing door slabs, keep the doors stacked horizontally and fully supported on a level surface, do not lean the doors vertically against a wall or other structure. When stacking doors, keep the top door covered at all times with a cover sheet, plywood or cardboard.
5. Masonite ships certain Products with spacers. In order to prevent Product distortion, it is required that the packaging spacers remain until the Product is removed to be hung.
6. Pre-hung door units should be stored vertically and securely to avoid accidentally falling over.

HOW TO MAKE A CLAIM:
If you detect a warranty issue, please promptly notify the person or company from whom you purchased the Product or the residential home where the Product was installed and provide the following information:

1. Description of the Product and a photo of the defect;
2. Name and address of the location of the Product and, if installed, the builder and/or the installer;
3. Proof of Sale if you bought the door and, if not, the date you purchased the residential home or date it was installed;
4. Detailed explanation of the defect; and,
5. Statement that the defect was not caused by any of the exceptions listed in this warranty.

At Masonite’s discretion, a warranty claim may be subject to site inspection.

REMEDY AND LIABILITY LIMITATION:
If a warranty issue is detected during the applicable warranty term, Masonite, in its sole discretion, will either a) repair or provide a replacement Product or component or b) will refund the original purchase price paid to Masonite for the product (Prorated price for glass see Table 2). The remaining warranty term for any replaced or repaired product will run from the date of the original door warranty. Masonite will not be liable for any labor, rehanging charges,
Exterior Door & Glass Limited Warranty

painting/staining, installation, incidental, special or consequential damages or other costs under this warranty.

GLASS PRO-RATED WARRANTY (Table 3)

<table>
<thead>
<tr>
<th>Period (years)</th>
<th>Charge to Customer</th>
<th>refund to customer</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-5</td>
<td>None</td>
<td>100%</td>
</tr>
<tr>
<td>6</td>
<td>20%</td>
<td>80%</td>
</tr>
<tr>
<td>7</td>
<td>30%</td>
<td>70%</td>
</tr>
<tr>
<td>8</td>
<td>40%</td>
<td>60%</td>
</tr>
<tr>
<td>9</td>
<td>50%</td>
<td>50%</td>
</tr>
<tr>
<td>10</td>
<td>60%</td>
<td>40%</td>
</tr>
<tr>
<td>11-15</td>
<td>70%</td>
<td>30%</td>
</tr>
<tr>
<td>16-20</td>
<td>80%</td>
<td>20%</td>
</tr>
</tbody>
</table>

MASONITE MAXIMUM LIABILITY IS LIMITED TO THE AMOUNT OF THE ORIGINAL PURCHASE PRICE PAID TO MASONITE. MASONITE IS NOT OBLIGATED AND THIS WARRANTY DOES NOT COVER THE COSTS OF LABOR, INSTALLATION OR FINISHING FOR ANY REPLACEMENT PRODUCT. THIS IS THE SOLE WARRANTY GRANTED TO ANY PARTY AND THERE ARE NO OTHER WARRANTIES GRANTED, EXPRESSED OR IMPLIED, INCLUDING IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY. MOREOVER, IN NO EVENT WILL MASONITE BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES.

Your rights may vary based on the laws in your state or province. If your state or province does not allow the exclusion of implied warranties, the length of any implied warranty shall be one year or the shortest time in excess of one year permitted under the applicable law. Similarly, if your state or province does not allow the exclusion of consequential, incidental or special damages, this limitation will not apply.

Unless Masonite agrees in writing to an alternative, any dispute under this warranty or related to the warranted Product, shall be resolved by mandatory arbitration administered by the American Arbitration Association (“AAA”) and governed by the Federal Arbitration Act, 9 U.S.C. section 1 et seq., as interpreted by the U.S. Supreme Court and the U.S. Court of Appeals for the Eleventh Circuit. Such an arbitration shall be before a single arbitrator and conducted under the AAA Consumer Arbitration Rules in effect at the time of the arbitration. The parties agree not to exercise any option to proceed in any small claims court and waive any such right. Any in-person arbitral proceedings shall occur in Tampa, Florida. If the arbitrator decides, based on evidence submitted, that the specified venue would result in undue hardship to the person making the claim (“claimant”), then the arbitration will occur in a location more convenient for the claimant as specified by the arbitrator.

Neither you nor Masonite will be entitled to join or consolidate claims in arbitration.

No representative of Masonite or any of its dealers or distributors has authority to modify this warranty or assume for Masonite any additional liability or responsibility in connection with this warranty.

Only an officer of Masonite may vary the terms.
Moss Supply 3400 Series New Construction Single Hung
Product Specification with CS 28 Low E/Argon

<table>
<thead>
<tr>
<th>Design Pressure / Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>DP50 / HR50</td>
<td>Available up to 40 x 74</td>
</tr>
<tr>
<td>DP50 / LC50</td>
<td>Available up to 48 x 84</td>
</tr>
<tr>
<td>DP50 / LC30 Twin</td>
<td>Twin up to 72 x 72</td>
</tr>
<tr>
<td>DP50 / LC50 Twin</td>
<td>Twin up to 108 x 72</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Thermal Performance</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>NFRC Certified; performance varies with glass and grid option selected.</td>
<td></td>
</tr>
<tr>
<td>LoE/No grids: U-Factor = 0.30, SHGC = 0.22, VT = 0.52 CR = 61</td>
<td></td>
</tr>
<tr>
<td>LoE with grids: U-Factor = 0.30, SHGC = 0.20, VT = 0.47, CR = 61</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Colors</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>White, Beige, and Clay</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Frame Extrusion</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>100% Virgin PVC compounded with UV Stabilizers and Impact Modifiers to assure weatherability and provide years of maintenance-free performance.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Frame Features</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-1/4&quot; deep frame</td>
<td></td>
</tr>
<tr>
<td>Precision 4-point fusion welded corners</td>
<td></td>
</tr>
<tr>
<td>Weeped Slope Sill</td>
<td></td>
</tr>
<tr>
<td>With J Channel</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Reinforcement</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sash reinforced to meet design pressure ratings</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sash Extrusion</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>100% Virgin PVC compounded with UV Stabilizers and Impact Modifiers to assure weatherability</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sash Features</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precision 4-point fusion welded corners</td>
<td></td>
</tr>
<tr>
<td>Integral lift handle located at the bottom of sash</td>
<td></td>
</tr>
<tr>
<td>Externally glazed</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Weather-Stripping</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sash continuously sealed along front and sides with Fin-Seal weatherstripping and finished at the bottom with a custom extruded flexible PVC bush seal for positive sash to sill closure.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Balance System</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Constant Force Balance System (1/2&quot; Stainless Steel Coil)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sash Lock</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cam Lock with Keeper, dual locks standard over 24&quot; unit width</td>
<td></td>
</tr>
<tr>
<td>ADA Locking System Available</td>
<td></td>
</tr>
<tr>
<td>Window Operating Control Device (WOCD) Available</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Screen</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/16&quot; x 3/4&quot; Roll formed aluminum frame</td>
<td></td>
</tr>
<tr>
<td>Charcoal fiberglass mesh with extruded PVC spline</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Insulated Glass</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/4&quot; Overall Thickness</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Internal Grids</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/16&quot; GBG Standard</td>
<td></td>
</tr>
<tr>
<td>18 mm Contour Option</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Glass Options</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tempered Units Available</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STC Results</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/8&quot; with ½&quot; Airspace with 1/8&quot; STC 30</td>
<td></td>
</tr>
<tr>
<td>1/8&quot; with ½&quot; Airspace with 3/16&quot; STC 32</td>
<td></td>
</tr>
</tbody>
</table>
Moss Supply Company

New Construction Window Installation Instructions

1) Verify Rough Opening is 1/2" Larger Width by Height than Window Ordered.
2) Install Sill Flashing per local building Code.
3) Install Window with Sash Closed and Locked. This will help keep window square during Installation.
4) Apply a 3/8" Bead of sealant to the back side of nailing flange in-line with pre-punched nailing fin holes.
5) Check frame of sill for level. Install shims then set window and re-check with level. Shim should be placed 1" in from each corner. Do not shim under middle of window sill.
6) Shim the mid-point of both Jams at meeting rail and mid-point of both top and bottom sash. (see Fig. 1)
7) For Manufactured Twins and Triple Windows place shims under each vertical mullion. (see Fig. 2)
8) Check Window using a level and a square before fastening into opening.
9) Secure window into opening with a fastener that penetrates 1 1/2" into framing stud.
10) Fasten corners first, re-check square and level of window then complete the installation using every other pre-punch hole in nailing fin.
11) Do not allow the nailing fin to roll up and down by over tightening the fasteners.
12) On Twin and Triple Window configurations place two fasteners through bracket to secure window in opening.
13) Exterior flash over nailing fin using approved material and installation procedures specified by local building codes. Visit www.mossupply.com to review installation standards on our web-site.
14) Insulate around inside of window between window frame and stud per local building codes.
15) Check window operation by operating the sash, checking for gaps and squareness prior to moving to next window.
16) Leave a 1/16" gap around the outside of the window when finishing with Stone or Brick.
17) Check manufacturers recommendations when installing vinyl or cement siding when using our J-channel window.

Figure 1

Figure 2
MOSS SUPPLY COMPANY
GENERAL TERMS and CONDITIONS of SALE

1. All sales of goods and/or services by Moss Supply Company (hereinafter “Moss”) are made in accordance with and subject to the terms and conditions set forth herein and those documents referred to in paragraph 2, hereinafter. Moss expressly rejects any different or additional terms or conditions contained in any documents submitted by Purchaser. Moss’s provisions of credit, acceptance of any purchase order and/or sale of any goods or services are expressly made conditional on Purchaser’s assent to these terms and conditions. All orders must be submitted via email to orders@MossSupply.com, or via fax to 704-598-9012, or via Evolve on-line ordering system at evolve@mosssupply.com. Evolve will require Purchaser to create an account before this can be accessed.

It is Purchaser’s responsibility to order the correct series, size, color, etc. Purchaser must specify any unusual information that may be needed to assure an accurate order. Upon request of Purchaser, Moss will provide an authorized order form for Purchasers who do not have access to view Moss’ online catalog. Confirmations or changes to standard items must be clearly identified as such to eliminate duplication or errors in processing orders.

Purchase Orders submitted by Purchaser shall not be valid and binding upon Moss until Moss accepts the same and issues a Purchase Order Acknowledgement (hereinafter “Acknowledgement”) to Purchaser.

2. Except as otherwise agreed in writing signed by Purchaser and Moss, the Moss Acknowledgement, together with these General Terms and Conditions shall constitute the entire agreement (hereinafter the “Agreement”) between Moss and Purchaser relating to the sale of all goods and/or services by Moss. Terms or conditions contained in any document issued by Purchaser that in any manner purport to alter, modify, change, suspend, or add to any term or condition contained herein shall be deemed excluded from such Purchase document and waived by Purchaser.

3. The purchase price of the goods and services shall be due and payable in Charlotte, NC. Purchase Prices quoted on all Purchase Orders, and Acknowledgements shall only be valid as long as Purchaser accepts delivery of all products and services within the period of time stated in the Purchase Order or Acknowledgement, time being of the essence. If Purchaser fails to accept delivery of all products and services prior to said date, time being of the essence, Moss shall have the exclusive right to adjust the price on any or all products or services included in said Purchase Order or Acknowledgement.

4. Other than as set forth in this paragraph, Purchaser cannot modify, cancel, or otherwise alter the Agreement without Moss’s written consent. Any such cancellation, modification, or alteration approved by Moss shall be subject to conditions as negotiated at such time, which shall include protection of Moss against loss. Any returns of material must be approved in advance by Moss, and all returned material must be in its original container and unaltered. If Purchaser changes or cancels an order after it has been submitted to Moss, one of the following applies:
(i) If the order has not been placed into production (which may happen the day the order is received) the Purchaser may change or cancel the order upon payment of a $50.00 fee.
(ii) If production has begun, the customer may change or cancel the order upon payment of a prorated charge for work done.
(iii) If the order has been produced, the order will be shipped and invoiced at the normal selling price plus any other charges that may apply.

5. Moss products are shipped via the Moss truck fleet at no charge to our customer’s warehouse within Moss service areas with a $750.00 order minimum. Product orders for less than the minimum, upon customer approval, will be shipped with a minimum $150.00 service charge. Orders will be delivered according to the cut-off schedule established for the customer’s geographical area. Contact Customer Service for clarification of delivery on any order. Deliveries will be made weekdays during normal business hours. Moss reserves the right to deliver or obtain a customer signed delivery receipt indicating all goods were received in good condition. Damaged merchandise should be refused and returned on the same truck for repair or replacement at Moss’ discretion according to the enclosed warranty. Restitution will be made at the next available time. Customers must thoroughly inspect all items before signing the delivery receipt since Moss cannot be responsible for any damages or shortages.
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reported after delivery. Failure to receive shipment will result in a $100.00 re-delivery fee if delivery is refused for reason other than defective goods. Job site deliveries can be requested by customers for significant quantities of products provided the location is accessible and the customer accepts responsibility, subject to Moss management authorization. Moss reserves the right to charge a fee for such deliveries. Orders outside our delivery area or those requiring special handling (such as, but not limited to, next day air) will be charged a packaging fee for plus freight.

6. Though Working Parts, subassemblies, and screens (hereinafter “Parts”) are normally held and shipped when other product orders are to be delivered, at Purchaser’s request, Moss will ship parts loaded on third party common carrier (hereinafter “Common Carrier”) at Moss’s facility, freight prepaid or freight collect at the destination noted in the Moss Acknowledgement. (Customer Service can provide an estimate of the packaging fee and shipping/handling fee) Minimum invoice charge is $50.00 exclusive of any packaging fee or shipping/handling fee. Terms of all shipments of goods shall be as follows:

(i) Common Carrier Shipments. Freight prepaid shipments shall have charges for freight added to the invoice. Freight collect shipments shall not have any charges for freight added to the invoice. Risk of loss or damage in transit shall be borne by Purchaser, and any claims therefore shall be made directly with Common Carrier. Purchaser shall indemnify and hold Moss harmless from and against any claims, damages or liabilities suffered by Moss resulting from any acts or omissions of Common Carrier.

(ii) Moss Shipments. Other than those shipments that Moss agrees to ship at no charge to Purchaser as set forth in paragraph 5 above, all shipments shall have charges for freight added to the invoice. Risk of loss or damage in transit shall be borne by Moss, and any claims therefore shall be made directly with Moss.

(iii) Purchaser Pick-up. Unless otherwise agreed between Moss and Purchaser, freight prepaid by Purchaser shall not have any charges for freight added to the invoice. Risk of loss or damage in transit shall be borne by Purchaser, and no claims therefore shall be made against Moss. Purchaser shall pick up all goods at Moss’s facility within thirty (30) days after the date Purchaser is notified of the availability of goods. Purchaser shall indemnify and hold Moss harmless from and against any claims, damages or liabilities suffered by Moss from and after such goods are picked up by Purchaser.

7. Subject to specific manufacturing specifications, Moss warrants that the goods and services furnished hereunder shall meet the specifications set forth on the face of the applicable Moss Warranty and Moss Acknowledgement. Moss states no other warranties, express or implied, and Moss EXCLUDES ALL WARRANTIES INCLUDING WITHOUT LIMIT WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

8. Delivery dates are approximate. Moss shall not be responsible for non-shipment of goods or delays in delivery or performance due to causes beyond its reasonable control, including, but not limited to, acts of God, acts of war or terrorism, acts of Purchaser, strikes or other labor disturbances, Moss’s inability to obtain fuel, raw materials or parts, delays in transportation, repairs to equipment, fires, accidents, pandemics, regulatory or government action, or any other cause beyond its control. Acceptance of goods upon delivery shall constitute a waiver by Purchaser of any claim for damages on account of non-shipment or delays in delivery or performance.

9. All claims against Moss for shortages, quality, damages, or for goods that do not conform to specifications must be submitted to Moss within ninety (90) days of delivery of goods to the first destination to which they are shipped. Purchaser agrees to immediately allow Moss an opportunity to inspect such goods. Goods for which damages are claimed shall not be returned, repaired, or discarded without Moss’s prior written consent. Purchaser’s exclusive remedy against Moss, and Moss’s sole obligation for any and all claims, whether for breach of contract, warranty, tort (including negligence), or otherwise, shall be limited to Moss’s replacing goods that do not conform to the Agreement or, at Moss’s option, refunding the purchase price. In no event shall Moss have any liability for damages in an amount exceeding the purchase price of the goods and/or services sold hereunder, nor shall Moss have any liability for Purchaser’s material or labor costs, alternate purchases, extra freight, overhead, lost profit, good will or any incidental or consequential damages.

10. If, in Moss’s opinion, Purchaser’s credit becomes impaired, Moss may suspend performance until such time as Moss has received full payment for any goods and/or services already delivered or in process and is satisfied (in its sole discretion) as to Purchaser’s credit for future deliveries. If Moss suspends performance and later proceeds
with such order, Moss shall be entitled to such extension of time for performance as is necessitated by the
suspension.

11. All taxes of any kind levied by any federal, state, municipal or other governmental authority, which tax
Moss is required to collect or pay with respect to the production, sale, or shipment of goods and/or services sold to
Purchaser shall be the responsibility of Purchaser. Purchaser agrees to pay all such taxes and further agrees to
reimburse Moss for any such payments made by Moss.

12. Checks or payments, whether full or partial, received from or for the account of Purchaser, regardless of
writings, legends, or notations upon such checks or payments, and regardless of other writings, statements, or
documents, shall be applied by Moss against any amount owing by Purchaser with full reservation of all of Moss’s
rights, and should action by Moss not be deemed an accord and satisfaction of Purchaser’s liability.

13. All returned goods, if any, which are approved and accepted by Moss as defective or incorrect; will be
replaced (a) if purchased from stock material will be replaced from stock if such stock is available. If the stock is not
available for replacement, the order will be cancelled at Purchaser’s option or replaced at a later date when such
material is once again available from stock, or (b) if purchased from fabricated materials, material will be cancelled
at Purchaser’s option or replaced, where possible, from other fabrication materials subject to ongoing production
schedules.

14. Unless specified otherwise in the Moss Acknowledgement, Moss shall have exclusive discretion regarding
the source of all materials, parts, and supplies, and the methods of fabrication.

15. Any designs, drawings, or specifications related to any such designs and/or drawings (“Confidential
Information”) produced by Moss and delivered to Purchaser for any reason is the confidential work product of, and
wholly owned by, Moss and are for illustrative purposes only. In consideration for Moss sharing this Confidential
Information with Purchaser, Purchaser agrees that said Confidential Information (i) is for internal use of Moss and
its employees only, (ii) is not intended to be relied upon or used by any other person or entity for fabrication or
manufacture of any specific goods or products, (iii) it shall not to be disseminated to any person or entity without the
prior written permission of Moss, (iv) it shall not be copied or duplicated in any manner, (v) it shall be returned to
Moss or destroyed within three (3) days of any instructions to do so by Moss, (vi) Purchaser shall not use or attempt
to use the Confidential Information for its own benefit or for any other purposes without the prior written consent of
Moss.

16. In the event Purchaser fails to make payment to Moss as required in the Agreement of any amounts due
and owing to Moss (including any applicable surcharge or freight charge), Moss shall have the right to terminate any
Moss Acknowledgement (or any unfulfilled portion thereof), and any other agreement between Moss and Purchaser.
If any required payment or installment thereof is not paid on the stated due date, time being of the essence with
regard to such payment, interest shall be charged upon the entire outstanding balance owed at the rate of one and
one-half (1.5 %) percent per month. Moss shall have the right to employ an attorney or other representative to
collect the balance due, and Purchaser agrees to pay all collection costs incurred by Moss, including without limit its
reasonable attorneys’ and other professional fees, and costs.

17. This agreement shall be governed by and enforced pursuant to the law of the state of North Carolina. Moss
and Purchaser acting for themselves, and their successors and assigns, hereby expressly and irrevocably consent to
the exclusive jurisdiction of the courts of said state for any litigation which arises out of or is related to this
Agreement. Moss and Purchaser waive any objections based on forum non conveniens or any objection to venue of
any such action, provided, however, that any and all causes of action, claims, demands, complaints, contentions, or
disputes, arising out of or related to the Agreement (including without limit these General Terms and Conditions,
and the Moss Acknowledgement) shall be resolved at the request of either party by binding arbitration under the

18. Moss reserves the right to enforce the Agreement at any time or not at all. Moss’s right to enforce any
provision shall not be waived unless such waiver is in writing signed by a duly authorized officer of Moss. All rights
and remedies granted herein are in addition to all remedies available at law or in equity.

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MOSS SUPPLY COMPANY
LIMITED WARRANTY

Subject to the conditions and restrictions as stated herein, Moss Supply Company (hereinafter "Moss") warrants to the purchaser of its new and replacement windows and new doors (hereinafter "Purchaser") that so long as installed in accordance with Moss' specifications and continuously used in direct sun and replacement window and each new door shall be free of defects in materials and workmanship as follows:

A. Unconditional Warranty: For a period of one (1) year from the date of purchase all new and replacement windows and new doors including Insulated Glass Units (hereinafter "IGU") shall be free of all defects in materials and workmanship (hereinafter the "Unconditional Warranty"); and

B. Components Warranty: For a period of twenty (20) years from the date of purchase each new and replacement window frame and sash and each new door frame shall be free of defects in materials and workmanship (hereinafter "Components Warranty"); and

C. Working Parts Warranty: For a period of ten (10) years from the date of purchase each working part of each window and door shall be free of defects in materials and workmanship (hereinafter "Working Parts Warranty"); and

D. IGU Warranty: For a period of twenty (20) years from the date of purchase each IGU shall be free of fogging caused by moisture between the glasses and after the expiration of the Unconditional Warranty the same will be either repaired or replaced in the exclusive discretion of Moss on a pro-rata basis as follows:

(1) during years two (2) through ten (10) Moss will provide at its sole cost a replacement IGU delivered to the distributor from whom Purchaser acquired the original IGU; and

(2) during years eleven (11) through twenty (20) Moss will provide a replacement IGU delivered to the distributor from whom Purchaser acquired the original IGU upon Purchaser paying fifty percent (50%) of the then current price of the replacement IGU.

In the event any material or workmanship shall be determined by Moss to be defective, the obligation of Moss hereunder shall be limited to the replacement or repair of the unit deemed by Moss to be defective. Moss shall ship the replacement unit without charge to the dealer from which it was purchased, or, at the sole discretion of Moss, the purchase price may be refunded. No event shall the obligation of Moss to Purchaser exceed the amount paid by Purchaser for Moss' products. Moss' prices are based in part upon this limitation of Moss' liability and Purchaser acknowledges that by payment of the purchase price and purchasing Moss' product Purchaser agrees to be bound by this limitation. Any unit replaced by Moss shall be of the kind and color currently available at the time that the replacement is made. Differences in color or appearance between the original unit and the replacement unit shall not be deemed to be a defect in the replacement unit. Moss reserves the right to have any unit alleged to be defective inspected by a company representative or to return it to the factory for inspection.

This warranty does not apply with respect to (1) units that have not been properly installed; (2) units that have not been properly handled or stored prior to installation; (3) units which have been damaged by accident or improper use; (4) units which have been subjected to improper operation; (5) damage resulting from moving or wind-blown objects, weather, exposure to moisture, corrosive fumes, fire or excessive temperatures, or any other defects resulting from acts, omissions, or circumstances beyond Moss' control.

This warranty shall extend to the original Purchaser only and is not transferable. This warranty shall not apply to units used or sold outside of the continental United States, or to units used in ships, aircraft, vehicles, commercial refrigeration, solar collectors, swimming pools, or places of high humidity. This warranty shall be void if the unit or any component thereof is subjected to abnormal stresses due to excessive vibration, building or foundation movements, or if the unit or any component thereof is exposed or glazed with materials or substances which are incompatible with the unit, its component parts, or the sealant, or if the unit is improperly installed or installed in a structure which is not completely waterproof.

This warranty does not cover condensation on windows or doors which may result as a natural occurrence of humidity within the building area and interior/exterio temperature differentials, nor shall such condensation be considered a defect which would be included in warranty.

THIS EXPRESS WARRANTY IS A LIMITED WARRANTY AND CONSTITUTES THE ONLY WARRANTY EXPRESS OR IMPLIED EXTENDED BY MOSS SUPPLY COMPANY. ALL OTHER WARRANTIES EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY EXPRESSLY DISCLAIMED BY MOSS AND WAIVED BY THE PURCHASER OF MOSS'S PRODUCTS.

Moss shall not be liable for any incidental, indirect, special, exemplary, consequential damages resulting from any defects in any products or component parts thereof or from any breach of any express or implied warranty on such product or component part thereof. Nor shall Moss be liable for any damages arising out of purchaser's maintenance, use, handling, repair, replacement, or installation of Moss's products.

Any claim for defects under this limited warranty shall be made to the distributor, dealer, or other business which sold the windows to Purchaser, or can be made to Moss Supply Company, PO Box 26338, Charlotte, NC 28221. Such claims shall be made at said address in writing promptly after discovery of any alleged defect(s), fully describing(such defect(s) and setting forth the dates of purchase and installation of the product. In some cases, Purchaser may be required to ship, and Purchaser agrees if requested to ship the alleged defective parts, charges prepaid, to Moss.

No employee, agent, representative, or dealer may modify this warranty in any extent, either verbally or in writing.

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For the greatest unobstructed view of the beautiful scenery surrounding a home, choose one of our horizontal slider windows. Easy to operate and to clean, a sliding window has a more contemporary look but will also blend easily into traditional homes as well. You’ll enjoy the air ventilation that the slider offers, with up to half of the full window size opening for circulation.

### 3400 Single Hung

**Performance Ratings - Structural**

<table>
<thead>
<tr>
<th>Size</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 40x74</td>
<td>R50/DP50</td>
</tr>
<tr>
<td>48x84</td>
<td>R50/DP50</td>
</tr>
</tbody>
</table>

**Performance Ratings - Thermal**

<table>
<thead>
<tr>
<th>Size</th>
<th>Low E</th>
<th>Low E-grids</th>
<th>Low E/Argon</th>
<th>Low E-grids Argon</th>
</tr>
</thead>
<tbody>
<tr>
<td>48x84</td>
<td>32</td>
<td>32</td>
<td>29</td>
<td>28</td>
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<td>30</td>
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<td>54</td>
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<td>54</td>
<td>44</td>
<td>44</td>
</tr>
</tbody>
</table>

### 3400 Sliding Window

**Performance Ratings - Structural**

<table>
<thead>
<tr>
<th>Size</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard 2 panel</td>
<td>H-LC50/DP50</td>
</tr>
</tbody>
</table>

**Performance Ratings - Thermal**

<table>
<thead>
<tr>
<th>Size</th>
<th>Low E</th>
<th>Low E-grids</th>
<th>Low E/Argon</th>
<th>Low E-grids Argon</th>
</tr>
</thead>
<tbody>
<tr>
<td>48x84</td>
<td>31</td>
<td>31</td>
<td>28</td>
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<td>54</td>
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<td>44</td>
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</tr>
</tbody>
</table>

### 3600 Double Hung

**Performance Ratings - Structural**

<table>
<thead>
<tr>
<th>Size</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>40x72</td>
<td>H-LC10/DP50</td>
</tr>
<tr>
<td>48x84</td>
<td>H-LC15/DP15</td>
</tr>
</tbody>
</table>

**Performance Ratings - Thermal**

<table>
<thead>
<tr>
<th>Size</th>
<th>Low E</th>
<th>Low E-grids</th>
<th>Low E/Argon</th>
<th>Low E-grids Argon</th>
</tr>
</thead>
<tbody>
<tr>
<td>36x72</td>
<td>32</td>
<td>32</td>
<td>29</td>
<td>29</td>
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<tr>
<td>48x84</td>
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</tbody>
</table>

### 3600 Casement Window

**Performance Ratings - Structural**

<table>
<thead>
<tr>
<th>Size</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 36x72</td>
<td>R50/DP50</td>
</tr>
</tbody>
</table>

**Performance Ratings - Thermal**

<table>
<thead>
<tr>
<th>Size</th>
<th>Low E</th>
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<td>32</td>
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<td>29</td>
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<td>50</td>
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</tbody>
</table>

### 3600 XX Slider

**Performance Ratings - Structural**

<table>
<thead>
<tr>
<th>Size</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 48x24</td>
<td>R50/DP50</td>
</tr>
</tbody>
</table>

**Performance Ratings - Thermal**

<table>
<thead>
<tr>
<th>Size</th>
<th>Low E</th>
<th>Low E-grids</th>
<th>Low E/Argon</th>
<th>Low E-grids Argon</th>
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<td>56</td>
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</tbody>
</table>
Window Shapes & Configurations

3800 Single Hung

The 3800 single hung window is a great choice for multi-family units and residences within the coastal and high wind areas of the country. This window is rated for impact which means it will hold up to the force of strong winds and hard rain.

Performance Ratings - Structural

<table>
<thead>
<tr>
<th>Size</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 40x72</td>
<td>RS50/DP50</td>
</tr>
</tbody>
</table>

IMPACT RATING: ZONE 3

Performance Ratings - Thermal

<table>
<thead>
<tr>
<th>U&quot; Value</th>
<th>Low E grids</th>
<th>Low E grids</th>
<th>Low E grids</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>50</td>
<td>50</td>
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</tbody>
</table>

Solar Heat Gain

| Indirect Visible Transmittance | 85 | 85 | 85 |

Moss Supply offers the 3000 series New Construction windows available in a full line of products, including Single Hung, Double Hung, Casement, Slider and a new high performance Impact Single Hung for high wind and coastal regions.

Features Include:

- Fiberglass screen
- Fully welded sash and frame
- Grid options: 7/8" flat, 1" profile
- Colors: White, Beige Clay & painted Bronze
- Full weather-stripping to keep the wind & weather outside
TITAN XT™ shingles have a fiberglass mat construction with a random-cut sawtooth design. Two layers of fiberglass mat are coated with asphalt, surfaced with mineral granules and then laminated together. The shingles feature a self-sealing strip of asphalt and a reinforcing strip of polyester fabric on the back of the shingle, attached in the common bond area to provide added anchoring for the expanded nail zone.

• Rapid Fire Zone™ — a clearly defined 1-1/2” expanded nailing zone
• A reinforced nail line — 2” poly strip reinforcing the nailing zone and the common bond
• Manufactured with an enhanced, polymer-modified shingle sealant
• 15-year Limited Warranty for winds up to 160 mph when applied in accordance with Titan XT’s High Wind Application Instructions

USES: For roof decks with inclines of 2” per foot or greater.
• For slopes between 2” and up to but less than 4” per foot—see “Low Slope Application” section of the Application Instructions.
• For slopes equal to or greater than 21” per foot—see “Mansard Roof or Steep Slope Roof” section of the Application Instructions.

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. TAMKO PROVIDES A LIMITED WARRANTY FOR MANY PRODUCTS. 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.

COLORS

AMERICA’S NATURAL COLORS
• Autumn Brown
• Black Walnut
• Harvest Gold
• Mountain Slate

CLASSIC COLORS
• Desert Sand
• Old English Pewter
• Oxford Grey
• Rustic Black
• Rustic Brown
• Rustic Slate

PREMIUM ARCHITECTURAL SHINGLES
PRODUCT DATA

TITAN XT™
MANUFACTURED IN PHILLIPSBURG, KS

TITAN XT™
™
TITAN XT™

UL Listed for Class A Fire Rating:
UL 790/ASTM E108, Class A

UL Classified in accordance with:
ASTM D7158, Class H and ASTM D3161, Class F

UL Evaluation Reports:
UL ER2919-01 and UL ER2919-02

Florida Building Code Approved:
FL18355 and FL35321

Miami-Dade County Product Control Approved

WARNING: Use of this product in an assembly that includes polyurethane foam insulation (including without limitation an application directly to the underside of a roof deck or within a wall assembly) may cause premature degradation or failure of this product. We continue to evaluate compatibility of polyurethane foam with our asphalt building products, chemical incompatibility, off-gassing after application and excess heat during and after application of polyurethane foams may affect the performance of asphalt and modified asphalt building products and metal fasteners used with those products.

IMPORTANT SAFETY INFORMATION: Do not install until all appropriate safety precautions have been read and understood. The TAMKO Safety Data Sheet (SDS) is available at tamko.com/sds. Always use appropriate fall protection equipment and wear appropriate personal protective equipment (PPE) when working with this product. Moisture, frost, debris or other material will decrease the traction and can cause slippery conditions when walking on the product. Applicator safety is of utmost importance.

WARNING: 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. Oxidized asphalt also contains Polycyclic Aromatic Hydrocarbons some of which have been classified by IARC as “known” or “probable human carcinogen”. 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.

COLORS

AMERICA’S NATURAL COLORS
• Autumn Brown
• Black Walnut
• Harvest Gold
• Mountain Slate

CLASSIC COLORS
• Desert Sand
• Old English Pewter
• Oxford Grey
• Rustic Black
• Rustic Brown
• Rustic Slate

PREMIUM ARCHITECTURAL SHINGLES
PRODUCT DATA

TITAN XT™
MANUFACTURED IN PHILLIPSBURG, KS

TITAN XT™
™
TITAN XT™

UL Listed for Class A Fire Rating:
UL 790/ASTM E108, Class A

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Shingle size†  
13-1/4" × 39-3/8"

Exposure  
5-5/8"

Each bundle contains  
Minimum of 20 shingles

20 shingles covers††  
30.76 sq. ft.

One Sales Square covers††  
98.4 sq. ft.

Bundles per Sales Square  
3

Shingles per Sales Square  
64  
(1 bundle of 20 shingles and 2 bundles of 22 shingles)

† Subject to manufacturing variation

†† When applied according to application instructions
Moss Supply 3400 Series New Construction Single Hung
Product Specification with CS 28 Low E/Argon

Design Pressure / Rating
- DP50 / HR50 Available up to 40 x 74
- DP50 / LC50 Available up to 48 x 84
- DP50 / LC50 Twin up to 72 x 72
- DP50 / LC50 Triple up to 108 x 72

Thermal Performance
- NFRC Certified; performance varies with glass and grid option selected.
- LoE / No grids: U-Factor = 0.30, SHGC = 0.22, VT = 0.52 CR = 61
- LoE with grids: U-Factor = 0.30, SHGC = 0.20, VT = 0.47, CR = 61

Colors
- White, Beige, and Clay

Frame Extrusion
- 100% Virgin PVC compounded with UV Stabilizers and Impact Modifiers to assure weatherability and provide years of maintenance-free performance.

Frame Features
- 3-1/4" deep frame
- Precision 4-point fusion welded corners
- Weeped Slope Sill
- With J Channel

Reinforcement
- Sash reinforced to meet design pressure ratings

Sash Extrusion
- 100% Virgin PVC compounded with UV Stabilizers and Impact Modifiers to assure weatherability

Sash Features
- Precision 4-point fusion welded corners
- Integral lift handle located at the bottom of sash
- Externally glazed

Weather-Stripping
- Sash continuously sealed along front and sides with Fin-Seal weatherstripping and finished at the bottom with a custom extruded flexible PVC buff seal for positive sash to sill closure.

Balance System
- Constant Force Balance System (1/2" Stainless Steel Coil)

Sash Lock
- Cam Lock with Keeper, dual locks standard over 24" unit width
- ADA Locking System Available
- Window Operating Control Device (WOCD) Available

Screen
- 7/16" x 3/4" Roll formed aluminum frame
- Charcoal fiberglass mesh with extruded PVC spline

Insulated Glass
- 3/4" Overall Thickness

Internal Grids
- 13/16" GBG Standard
- 18 mm Contour Option

Glass Options
- Tempered Units Available

STC Results
- 1/8" with 1/2" Airspace with 1/8" STC 30
- 1/8" with 1/2" Airspace with 3/16" STC 32
Moss Supply Company

New Construction Window Installation Instructions

1) Verify Rough Opening is 1/2" Larger Width by Height than Window Ordered.
2) Install Sill Flashing per local building Code.
3) Install Window with Sash Closed and Locked. This will help keep window square during Installation.
4) Apply a 3/8" Bead of sealant to the back side of nailing flange in-line with pre-punched nailing fin holes.
5) Check frame of sill for level, Install shims then set window and re-check with level. Shim should be placed 1/2" in from each corner. Do not shim under middle of window sill.
6) Shim the mid-point of both Jams at meeting rail and mid-point of both top and bottom sash. (see Fig. 1)
7) For Manufactured Twins and Triple Windows place shims under each vertical Mullion. (see Fig. 2)
8) Check Window using a level and a square before fastening into opening.
9) Secure Window into opening with a fastener that penetrates 1 1/2" into framing stud.
10) Fasten corners first, re-check square and level of window then complete the installation using every other pre-punch hole in nailing fin.
11) Do not allow the nailing fin to roll up and down by over tightening the fasteners.
12) On Twin and Triple Window configurations place two fasteners through bracket to secure window in opening.
13) Exterior flash over nailing fin using approved material and installation procedures specified by local building codes. Visit www.mosssupply.com to review installation standards on our web-site.
14) Insulate around inside of window between window frame and stud per local building codes.
15) Check window operation by operating the sash, checking for gaps and squareness prior to moving to next window.
16) Leave a 1/8" gap around the outside of the window when finishing with Stone or Brick.
17) Check manufacturer's recommendations when installing vinyl or cement siding when using our I-channel window.

Figure 1

Figure 2
MOSS SUPPLY COMPANY

GENERAL TERMS and CONDITIONS of SALE

1. All sales of goods and/or services by Moss Supply Company (hereinafter "Moss") are made in accordance with and subject to the terms and conditions set forth herein and those documents referred to in paragraph 2, hereinafter. Moss expressly rejects any different or additional terms or conditions contained in any documents submitted by Purchaser. Moss's provisions of credit, acceptance of any purchase order and/or sale of any goods or services are expressly made conditional on Purchaser's assent to these terms and conditions. All orders must be submitted via email to orders@MossSupply.com, or via fax to 704-598-9912, or via Evolve on-line ordering system at evolve@mossupply.com. Evolve will require Purchaser to create an account before this can be accessed.

It is Purchaser's responsibility to order the correct series, size, color, etc. Purchaser must specify any unusual information that may be needed to assure an accurate order. Upon request of Purchaser, Moss will provide an authorized order form for Purchasers who do not have access to view Moss' online catalog. Confirmations or changes to standard items must be clearly identified as such to eliminate duplication or errors in processing orders.

Purchase Orders submitted by Purchaser shall not be valid and binding upon Moss until Moss accepts the same and issues a Purchase Order Acknowledgement (hereinafter "Acknowledgement") to Purchaser.

2. Except as otherwise agreed in writing signed by Purchaser and Moss, the Moss Acknowledgement, together with these General Terms and Conditions shall constitute the entire agreement (hereinafter the "Agreement") between Moss and Purchaser relating to the sale of all goods and/or services by Moss. Terms or conditions contained in any document issued by Purchaser that in any manner purport to alter, modify, change, suspend, or add to any term or condition contained herein shall be deemed excluded from such Purchaser document and waived by Purchaser.

3. The purchase price of the goods and services shall be due and payable in Charlotte, NC. Purchase Prices quoted on all Purchase Orders, and Acknowledgements shall only be valid so long as Purchaser accepts delivery of all products and services within the period of time stated in the Purchase Order or Acknowledgement, time being of the essence. If Purchaser fails to accept delivery of all products and services prior to said date, time being of the essence, Moss shall have the exclusive right to adjust the Price on any or all products or services included in said Purchase Order or Acknowledgement.

4. Other than as set forth in this paragraph, Purchaser cannot modify, cancel, or otherwise alter the Agreement without Moss's written consent. Any such cancellation, modification, or alteration approved by Moss shall be subject to conditions as negotiated at such time, which shall include protection of Moss against loss. Any returns of material must be approved in advance by Moss, and all returned material must be in its original container and unassembled. If Purchaser changes or cancels an order after it has been submitted to Moss, one of the following applies:

(i) If the order has not been placed into production (which may happen the day the order is received) the Purchaser may change or cancel the order upon payment of a $50.00 fee.

(ii) If production has begun, the customer may change or cancel the order upon payment of a prorated charge for work done.

(iii) If the order has been produced, the order will be shipped and invoiced at the normal selling price plus any other charges that may apply.

5. Moss products are shipped via the Moss truck fleet at no charge to our customer's warehouse within Moss service areas with a $750.00 order minimum. Product orders for less than the minimum, upon customer approval, will be shipped with a minimum $100.00 service charge. Orders will be delivered according to the cut-off schedule established for the customer's geographical area. Contact Customer Service for clarification of delivery on any order. Delivey will be made weekdays during normal business hours. Moss requires all drivers to obtain a customer signed delivery receipt indicating all goods were received in good condition. Damaged merchandise should be refused and returned on the same truck for repair or replacement at Moss' discretion according to the enclosed warranty. Restitution will be made at the next available time. Customers must thoroughly inspect all items before signing the delivery receipts since Moss cannot be responsible for any damages or shortages.
6. Though Working Parts, shaft, and screens (hereinafter “Parts”) are normally hole and shipped when other product orders are to be delivered, at Purchaser’s request, Moss will ship parts loaded on third party common carrier (hereinafter “Common Carrier”) at Moss’s facility, freight prepaid or freight collect at the destination noted in the Moss Acknowledgement. (Customer Service can provide an estimate of the packaging fee and shipping/handling fee). Minimum invoice charge is $50.00 exclusive of any packaging fee or shipping/handling fee. Terms of all shipments of goods shall be as follows:

(i) Common Carrier Shipments. Freight prepaid shipments shall have charges for freight added to the invoice. Freight collect shipments shall not have any charges for freight added to the invoice. Risk of loss or damage in transit shall be borne by Purchaser, and any claims therefore shall be made directly with Common Carrier. Purchaser shall indemnify and hold Moss harmless from and against any claims, damages or liabilities suffered by Moss resulting from any acts or omissions of Common Carrier.

(ii) Moss Shipments. Other than those shipments that Moss agrees to ship at no charge to Purchaser as set forth in paragraph 5 above, all shipments shall have charges for freight added to the invoice. Risk of loss or damage in transit shall be borne by Moss, and any claims therefore shall be made directly with Moss.

(iii) Purchaser Pick-up. Unless otherwise agreed between Moss and Purchaser, freight pickup by Purchaser shall not have any charges for freight added to the invoice. Risk of loss or damage in transit shall be borne by Purchaser, and no claims therefore shall be made against Moss. Purchaser shall pick up all goods at Moss’s facility within thirty (30) days after the date Purchaser is notified of the availability of goods. Purchaser shall indemnify and hold Moss harmless from and against any claims, damages or liabilities suffered by Moss from and after such goods are picked up by Purchaser.

7. Subject to specific manufacturing specifications, Moss warrants that the goods and services furnished hereunder shall meet the specifications set forth on the face of the applicable Moss Warranty and Moss Acknowledgement. Moss makes no other warranties, express or implied, and Moss EXCLUDES ALL WARRANTIES INCLUDING WITHOUT LIMIT WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

8. Delivery dates are approximate. Moss shall not be responsible for non-shipment of goods or delays in delivery or performance due to causes beyond its reasonable control, including, but not limited to, acts of God, acts of war or terrorism, acts of Purchaser, strikes or other labor disturbances, Moss’s inability to obtain fuel, raw materials or parts, delays in transportation, repair to equipment, fires, accidents, pandemics, regulatory or government action, or any other cause beyond its control. Acceptance of goods upon delivery shall constitute a waiver by Purchaser of any claim for damages on account of non-shipment or delays in delivery or performance.

9. All claims against Moss for shortages, quality, damages, or for goods that do not conform to specifications must be submitted to Moss within ninety (90) days of delivery of goods to the first destination to which they are shipped. Purchaser agrees to immediately allow Moss an opportunity to inspect such goods. Goods for which damages are claimed shall not be returned, repaired, or discarded without Moss’s prior written consent. Purchaser’s exclusive remedy against Moss, and Moss’s sole obligation for any and all claims, whether for breach of contract, warranty, tort (including negligence), or otherwise, shall be limited to Moss’s replacing goods that do not conform to the Agreement or, at Moss’s option, refunding the purchase price. In no event shall Moss have any liability for damages in an amount exceeding the purchase price of the goods and/or services sold hereunder, nor shall Moss have any liability for Purchaser’s material or labor costs, alternate purchases, extra freight, overhead, lost profit, good will or any incidental or consequential damages.

10. If, in Moss’s opinion, Purchaser’s credit becomes impaired, Moss may suspend performance until such time as Moss has received full payment for any goods and/or services already delivered or in process and is satisfied (in its sole discretion) as to Purchaser’s credit for future deliveries. If Moss suspends performance and later proceeds
with such order, Moss shall be entitled to such extension of time for performance as is necessitated by the
suspension.

11. All taxes of any kind levied by any federal, state, municipal or other governmental authority, which tax
Moss is required to collect or pay with respect to the production, sale, or shipment of goods and/or services sold to
Purchaser shall be the responsibility of Purchaser. Purchaser agrees to pay all such taxes and further agrees to
reimburse Moss for any such payments made by Moss.

12. Checks or payments, whether full or partial, received from or for the account of Purchaser, regardless of
writings, legends, or notations upon such checks or payments, and regardless of other writings, statements, or
documents, shall be applied by Moss against any amount owing by Purchaser with full reservation of all of Moss’s
rights, and should action by Moss not be deemed an accord and satisfaction of Purchaser’s liability.

13. All returned goods, if any, which are approved and accepted by Moss as defective or incorrect; will be
replaced (a) if purchased from stock material will be replaced from stock if such stock is available. If the stock is not
available for replacement, the order will be cancelled at Purchaser’s option or replaced at a later date when such
material is once again available from stock, or (b) if purchased from fabricated materials, material will be cancelled
at Purchaser’s option or replaced, where possible, from other fabrication materials subject to ongoing production
schedules.

14. Unless specified otherwise in the Moss Acknowledgement, Moss shall have exclusive discretion regarding
the source of all materials, parts, and supplies, and the methods of fabrication.

15. Any designs, drawings, or specifications related to any such designs and/or drawings ("Confidential
Information") produced by Moss and delivered to Purchaser for any reason is the confidential work product of, and
wholly owned by, Moss and are for illustrative purposes only. In consideration for Moss sharing this Confidential
Information with Purchaser, Purchaser agrees that said Confidential Information (i) is for internal use of Moss and
its employees only, (ii) is not intended to be relied upon or used by any other person or entity for fabrication or
manufacture of any specific goods or products, (iii) it shall not be disseminated to any person or entity without the
prior written permission of Moss, (iv) it shall not be copied or duplicated in any manner, (v) it shall be returned to
Moss or destroyed within three (3) days of any instructions to do so by Moss, (vi) Purchaser shall not use or attempt
to use the Confidential Information for its own benefit or for any other purposes without the prior written consent of
Moss.

16. In the event Purchaser fails to make payment to Moss as required in the Agreement of any amounts due and
owing to Moss (including any applicable surcharge or freight charge), Moss shall have the right to terminate any
Moss Acknowledgement (or any unfilled portion thereof), and any other agreement between Moss and Purchaser.
If any required payment or installment thereof is not paid on the stated due date, time being of the essence with
regard to such payment, interest shall be charged upon the entire outstanding balance owed at the rate of one and
one-half (1 1/2 %) percent per month. Moss shall have the right to employ an attorney or other representative to
collect the balance due, and Purchaser agrees to pay all collection costs incurred by Moss, including without limit its
reasonable attorneys’ and other professional fees, and costs.

17. This agreement shall be governed by and enforced pursuant to the law of the state of North Carolina. Moss
and Purchaser acting for themselves, and their successors and assigns, hereby expressly and irrevocably consent to
the exclusive jurisdiction of the courts of said state for any litigation which arises out of or is related to this
Agreement. Moss and Purchaser waive any objections based on forum non conveniens or any objection to venue of
any such action, provided, however, that any and all causes of action, claims, demands, complaints, conflicts, or
disputes, arising out of or related to the Agreement (including without limit these General Terms and Conditions,
and the Moss Acknowledgement) shall be resolved at the request of either party by binding arbitration under the

18. Moss reserves the right to enforce the Agreement at any time or not at all. Moss’s right to enforce any
provision shall not be waived unless such waiver is in writing signed by a duly authorized officer of Moss. All rights
and remedies granted herein are in addition to all remedies available at law or in equity.

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3
MOSS SUPPLY COMPANY
LIMITED WARRANTY

Subject to the conditions and restrictions as stated herein, Moss Supply Company (hereinafter "Moss") warrants to the purchaser of its new and replacement windows and new doors (hereinafter "Purchaser") that so long as installed in accordance with Moss' specifications and continuously used in direct solar and replacement window and weatherstrip as follows:

A. Unconditional Warranty: For a period of one (1) year from the date of purchase all new and replacement windows and new doors including insulated glass units (hereinafter "IGU") shall be free of all defects in materials and workmanship (hereinafter the "Unconditional Warranty"); and

B. Components Warranty: For a period of twenty (20) years from the date of purchase each new and replacement window frame and sash and each new door frame shall be free of defects in materials and workmanship (hereinafter "Components Warranty"); and

C. Working Parts Warranty: For a period of ten (10) years from the date of purchase each working part of each window and door shall be free of defects in materials and workmanship (hereinafter "Working Parts Warranty"); and

D. IGU Warranty: For a period of twenty (20) years from the date of purchase each IGU shall be free of fogging caused by moisture between the glass and after the expiration of the Unconditional Warranty the same will be either repaired or replaced in the exclusive discretion of Moss on a pro-rated basis as follows:

(1) during years two (2) through ten (10) Moss will provide at its sole cost a replacement IGU delivered to the distributor from whom Purchaser acquired the original IGU; and

(2) during years eleven (11) through twenty (20) Moss will provide in replacement IGU delivered to the distributor from whom Purchaser acquired the original IGU upon Purchaser paying fifty percent (50%) of the then current price of the replacement IGU.

In the event any material or workmanship shall be determined by Moss to be defective, the obligation of Moss heretofore shall be limited to the replacement or repair of the unit deemed by Moss to be defective. Moss shall ship the replacement unit without charge to the dealer from which it was purchased, or, at the sole discretion of Moss, the purchase price may be refunded. In no event shall the obligation of Moss to Purchaser exceed the amount paid by Purchaser for Moss' products. Moss' prices are based in part upon this limitation of Moss' liability and Purchaser acknowledges that by payment of the purchase price and purchasing Moss' products Purchaser agrees to be bound by this limitation. Any unit replaced by Moss shall be of the kind and color currently available at the time that the replacement is made. Differences in color or appearance between the original unit and the replacement unit shall not be deemed to be a defect in the replacement unit. Moss reserves the right to have any unit alleged to be defective inspected by a company representative or returned to the factory for inspection.

This warranty does not apply with respect to (1) units that have not been properly installed; (2) units that have not been properly handled or stored prior to installation; (3) units which have been damaged by accident or improper use; (4) units which have been subjected to improper operation; (5) damage resulting from moving or wind-blow objects, weather, exposure to moisture, corrosive fumes, fire or excessive temperatures, or any other defects resulting from acts, omissions, or circumstances beyond Moss' control.

This warranty shall extend to the original Purchaser only and is not transferable. This warranty shall apply to units used or sold outside of the continental United States, or to units used in ships, aircraft, vehicles, commercial refrigeration, solar collectors, swimming pools, or places of high humidity. This warranty shall be void if the unit or any component thereof is subjected to abnormal stress due to excessive vibration, building or foundation movements, or if the unit or any component thereof is exposed or grazed with materials or substances which are incompatible with the unit, its component parts, or the sealant, or if the unit is improperly installed or installed in a structure which is not completely waterproof.

This warranty does not cover condensation on windows or doors which may result as a natural occurrence of humidity within the building area and interior/exterior temperature differentials, nor shall such condensation indicate defect which would be included in the warranty.

THIS EXPRESS WARRANTY IS A LIMITED WARRANTY AND CONSTITUTES THE ONLY WARRANTY EXPRESS OR IMPLIED EXTENDED BY MOSS SUPPLY COMPANY. ALL OTHER WARRANTIES EXPRESS OR IMPLIED INCLUDING WITHOUT LIMIT ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY EXPRESSLY DISCLAIMED BY MOSS AND WAIVED BY THE PURCHASER OF MOSS'S PRODUCTS.

MOSS SHALL NOT BE LIABLE FOR ANY INCIDENTAL, INDIRECT, SPECIAL, EXEMPLARY OR CONSEQUENTIAL DAMAGES RESULTING FROM ANY DEFECTS OR ANY PRODUCTS OR COMPONENT PARTS THEREOF OR FROM ANY BREACH OF ANY EXPRESS OR IMPLIED WARRANTY ON SUCH PRODUCT OR COMPONENT PART THEREOF, NOR SHALL MOSS BE LIABLE FOR ANY DAMAGES ARISING OUT OF PURCHASER'S MAINTENANCE, USE, HANDLING, REPAIR, REPLACEMENT, OR INSTALLATION OF MOSS'S PRODUCTS.

Any claim for defects under this limited warranty shall be made to the distributor, dealer, or other business which sold the windows to Purchaser, or can be made to Moss Supply Company, PO Box 26338, Charlotte, NC 28221. Such claims shall be made at stated address in writing promptly after discovery of any alleged defects, fully describing such defects and setting forth the dates of purchase and installation of the product. In some cases, Purchaser may be required to ship, and Purchaser agrees if requested to ship the alleged defective parts, charges prepaid, to Moss.

No employee, agent, representative, or dealer may modify this warranty in any extent, either verbally or in writing.

MRCWarranty20211101
1 SUMMARY OF REQUEST

135 Burton Hill Road, Pointe Grand
Applicant: Hillpointe, LLC/Nick Everly

The applicant is requesting final approval for a 328-unit apartment complex composed of (14) 3-story and 4-story apartment buildings, a clubhouse, fitness center, mail kiosk, and (9) 7-car garages. The commercial properties shown in the site plan are not part of this application and will not be built by the applicant. This is proposed new construction on a currently vacant lot.

Background: This project received conceptual approval at the September 2022 DRB meeting. The project then received preliminary approval in December 2022.

2 FACTS

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>135 Burton Hill Road</th>
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<tr>
<td>Parcel ID:</td>
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<tr>
<td>Case Number:</td>
<td>22-02 DRB.4</td>
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<tr>
<td>Applicant:</td>
<td>Connelly Development, LLC</td>
</tr>
<tr>
<td>Zoning:</td>
<td>T5-UC/RMX</td>
</tr>
<tr>
<td>Current Use:</td>
<td>Vacant</td>
</tr>
<tr>
<td>Proposed Use:</td>
<td>Residential</td>
</tr>
</tbody>
</table>

District Development Standards for T5-UC:
- Setback requirements – Primary Structure:
  - Front - 0’ min./15’ max.
  - Rear setback – 5’ min.
  - Side Corner/Alley – 0’ min./15’ max.
  - Side Interior – 0’ min.
- Maximum Building Height: 2 stories min./5 stories max.
- Maximum Lot Coverage: 100%
- Frontage Build-Out: 60% min.

District Development Standards for RMX:
- Setback requirements – Primary Structure:
  - Front – 10’ min./60’ max., when corridor buffer requirements-Section 5.5.1.B-are required, the maximum front setback may be increased to no greater than 50’ behind the buffer.
  - Rear setback – 15’ min.
- Side Corner – 10’ min.
- Side Interior – 10’ min./15’ min. when abutting any Transect-based district
- Minimum Lot Width: 60’ min.; where properties are accessed via a rear alley or lane, this standard may be decreased by 25%.
- Lot Size: 6,000 sf min.; where properties are accessed via a rear alley or lane, this standard may be decreased by 25%.
- Impervious Surface Coverage: 65% max.
- Maximum Building Height: 4 stories max.
- Residential Density: 30 units/acre max.; measured as gross density

References:
- The Beaufort Code
- Civic Master Plan

3 STAFF COMMENTS

Staff Acknowledgements:
- The commercial retail development has not been reviewed by staff regarding its compliance with the code and is not part of this application.
- Pointe Grand received sketch plan approval as well as 10% administrative adjustment to reduce parking requirements at the July 18, 2022, MPC meeting.
- Applicant has correctly indicated the RMX building setbacks and has indicated the primary frontages for each building.

Staff Conditions:
A. Site

1. Applicant has labeled several trees as “ULPB” but this annotation is not found in the plant key legend. Applicant to update the legend to show this tree. (Note: This was a condition of the previous meeting; applicant has not updated the legend to show this tree).

2. Applicant to provide landscape screening of the parking areas that will be visible from Burton Hill until the future commercial development is put in place. Applicant to note that this was a condition of the previous meeting – applicant has since provided additional plantings, but staff has concerns that these plantings still will not adequately screen the parking. No shrubs on the proposed plant schedule are compliant with the mature plant heights per Section 5.7.8. Applicant to note this comment regarding internal parking screening from Roads A, B, and C.

3. Applicant to confirm that the building perimeter landscaping meets the requirements for foundation beds as noted in Section 5.5.2.8. Applicant to provide a table documenting compliance.
4. Applicant has noted that an additional dumpster has been added as well as additional landscaping around both dumpsters; staff supports this change. Applicant to confirm the height of the dumpster gates and exterior wall material.

5. Applicant has extended the multi-use pathway south along Burton Hill Road to the intersection with Salem Drive West and continued along Salem Drive West; staff supports this addition to the site.

B. Building Type B3 – 12 Units (3 Stories)

1. Applicant has removed the railings from the ground floor level units along the primary frontages to create individual entrances and has eliminated the need for a forecourt; staff supports this design.

2. Applicant has provided a window cutsheet that shows a four over one lite pattern. Applicant to confirm if this window manufacturer can also supply the proposed four over four lite pattern. If not, the applicant must submit a new cutsheet from an appropriate manufacturer or revise the drawings to match the four over one submitted window.

3. Staff supports the applicant’s decision to rotate the vanities 90 degrees to rest on the shared interior wall rather than an exterior wall. The applicant has labelled the windows in these bathrooms as “Faux windows with louvered shutters, trim and operable hardware.” Applicant to note that faux windows do not count towards fenestration percentages. Façades only need to meet fenestration requirements if they face a primary street (i.e., roads with parallel on-street parking – Roads A, B, & C). Staff does not support the use of faux windows even if they include operable shutters. Applicant may remove these openings from side facades where fenestration percentages are not required.

4. Staff requests clarification regarding why the Board comment concerning openings on the breezeway tower sides was not implemented by the applicant.

5. Staff believes that the applicant has removed the “pork chop” soffit detail from the building elevations but this is not reflected in the section drawings for any building; applicant to update these drawings to reflect the updated roof detail.

6. Applicant to note that if the proposed windows and doors are SDL, they should have exterior grilles with internal spacer bars between the glass.

7. Applicant to note on the drawings that all cementitious siding will have a smooth finish per Section 4.6.3.A.1.b.; applicant stated in the response letter that this note was located on Sheet A1.1 but staff could not locate this note. Applicant to note that any cementitious trim will also be smooth.

8. Staff supports the color selections of the brick, trim, windows/doors, shingles, and cementitious siding.

9. Applicant to provide cutsheets for the three proposed exterior light fixtures at shown on sheet A5.1. Please note that this was a condition of the previous Board meeting.
10. Staff believes that the section drawings for all buildings appear incomplete and lack detail due to scale of drawing. Applicant to update these drawings to reflect a finer level of completeness and in a larger scale.

11. Applicant has provided a window head detail but has not demonstrated that there will be projecting sills for all windows; applicant to provide a detailed section drawing illustrating a projecting sill per Section 4.6.3.C.2.a.

C. Building Type B4 – 16 Units (4 Stories)
   1. Since Building Type B4 is the same design as B3 but with an additional floor, applicant to refer to comments for Building Type B3.

D. Building Type A3 – 24 Units (3 Stories)
   1. Since Building Type A3 is the same design as two B3 buildings combined into one, applicant to refer to comments for Building Type B3.

E. Building Type A4 – 32 Units (4 Stories)
   1. Since Building Type A4 is the same design as two B3 buildings combined into one with an additional floor, applicant to refer to comments for Building Type B3.

F. Clubhouse
   1. Staff has no additional comments regarding the clubhouse.

G. Garage:
   1. Applicant to provide a cutsheet of the overhead garage doors and specify the color. Please note that the garage door must have a smooth texture. (Note: This was a condition of the previous meeting and has not been provided).

H. Building Fitness:
   1. The elevation labelled “pool side elevation” does not match the floor plan and appeared mirrored; applicant to coordinate the elevation and floor plan to match.

I. Mail Kiosk
   1. Applicant has not added a “base” to this building as outlined in Section 4.6.4.E.1.
   2. West elevation is very diagrammatic in its linework, and it is unclear how the side walls interact with the 6x6 column and 24x24 masonry base. The column and masonry base are not reflected in the side (south and north) elevations. Applicant to clarify in future submissions.
   3. Applicant to specify the color of the metal pedestrian and garage doors. Applicant to provide cutsheets for these doors. Please note that the garage door must have a smooth texture.

STAFF RECOMMENDATION:

Final approval with conditions noted.