

STAFF REPORT: 9/22/2021 MEETING
APPLICATION NUMBER: #21-7471
ADDRESS: 15102 GREENVIEW
HISTORIC DISTRICT: ROSEDALE PARK
APPLICANT: CLEOPHUS BRADLEY (CONTRACTOR)
PROPERTY OWNER: WILLIAM BYNUM
DATE OF PROVISIONALLY COMPLETE APPLICATION: 8/17/2021
DATE OF STAFF SITE VISIT: 8/31/2021, 9/21/21

PREPARED BY: D. RIEDEN

SCOPE: DEMOLITION OF GARAGE, ERECT 3 CAR GARAGE

EXISTING CONDITIONS

Built in 1927, the property at 15102 Greenview is a 2 story, single-family residence facing west and sits central to the block. The steeply cross-gabled roof with flared eaves has a wood clapboard-sided dormers on the front and rear elevations. The house is dark red brick with roughly hewn details. The main entrance is slightly recessed under an archway of brick. Brick window ledges accentuate each window and the casement on the first floor. Dark red-painted trim complements the house and the clapboard siding of the garage, visible in the rear of the property. The stand-alone garage, which is proposed for demolition in this application, was likely added to the site about 20 years after the house, but has a matching front-gabled roof, wood siding, and stands at the end of the concrete driveway along the property's north border.



Site Photo 1, by Staff August 31, 2021: (West) front side



Site Photo 2 by Applicant: Garage (Northwest).



Site Photo 3, by applicant: garage interior



Aerial of Parcel # 22079907

PROPOSAL

The applicant proposes to demolish the existing garage and construct a 24 ft. x 30 ft., three-car garage with new concrete footing/floor slab. See also applicant photos and attachments:

Demolition of Garage:

- Complete dismantle and removal of existing wood frame garage (20 ft x 20 ft).
- Remove existing concrete slab

Construction of New, Three-Car 24'x30' Garage (720 SF):

- Install 8" x 24" minimum concrete footing for new garage foundation
- Install 4" min concrete slab on 4" min. compacted sand to slope towards garage doors.
- Build new 24' x 30' garage with 2"x4" studs, 16" O.C. with 2-2"x4" top plate and 1-2"x4" treated bottom plate, to include pre-engineered roof trusses @ 24" O.C.
- Deck roof with ½" OSB plywood. Install 15lb. felt and 25-year self-sealing fiberglass shingles.
- Install 5" "K" type gutters with baked enamel finish at perimeter of garage roof-lines. Install downspouts and diverter to match. Color to be determined.
- Install double 4" horizontal PVC vinyl siding; color to be selected by owner.
- Install new garage, overhead doors (2) raised panel model #2250 or equivalent; color to be selected by owner.
- Install new 36" pre-hung, 6 panel steel entry door.

Other Site work:

- Construct new 4" concrete drive approach to the garage doors (250 SF).
- Driveway remains as is.

STAFF OBSERVATIONS AND RESEARCH

- Staff visited the site on August 31, 2021 and on September 21, 2021. Staff photographed the property from the public right-of-way and observed the interior and exterior conditions of the garage. (See staff photos enclosed)
- Staff received an updated set of photos on the interior of the existing garage conditions on September 10, 2021 in response to additional information requested from the applicant with regards to the following:
 - Verified floor plan dimensions for the application.
 - Verified that the siding proposed is vinyl, not aluminum.
 - Verified that the driveway would remain, with an added garage approach (18' by 15' area).
- From the applicant's photos and site visit, staff observed the following conditions of the existing garage:
 - The floor slab is cracked in several places.
 - The garage has suffered a lean to the north and subsidence (foundation failure) to the east. The lean has been temporarily stalled by installation of extensive bracing, but has recommenced.
 - The roof shingles and exterior siding are in need of repair. Gutters are missing.
- The applicant has stated that there was no structural analysis done by a professional. However, the applicant states that the interior south wall is listing/leaning to the south. Recently, 2"x4"x 3' long studs were attached to the bottom plate of each stud along the interior south wall, as a tentative measure.



Site Photo 4, by applicant: south garage wall interior

- The proposed garage, with side-gabled roof and steel doors are an appropriate design that complements the house.
- It is staff's opinion that this proposed material for vinyl siding is not appropriate materials consistent with the design and material of the house.



Site Photo 5, by Staff Sept. 21, 2021: (North Elevation, towards rear) Garage leaning east and sinking; note slope in windowsill.

ISSUES

- It is staff's opinion that the design of the existing garage contributes to the overall historic character of the property:
 - The clapboard siding matches in design, scale, color and materiality of the house's dormers and are therefore character-defining features of the house.
 - The overall scale, pitch and design matches the house's design.
 - The diamond-shaped detailing around the garage doorframe and the detail of the roof eave are character-defining features of the garage, appropriate to its post-war era.
- It is staff's opinion based on our on-site inspection, that the garage's structural issues are serious, and will soon endanger the building's historic integrity. Given the marginal contributing status of the garage, staff finds it is reasonable to approve demolition rather than require a complex and expensive repair. However, the new garage should seek to complement the house in a manner similar to the old one.
- Staff observed a neighborhood pattern of matching rear garage structures with driveways adjacent to each house along this area of the Rosedale Park Historic District. It is staff's opinion that the pattern language of this neighborhood, which consists of publicly visible garages that match in material composition to the house, and removing this relationship with a newly constructed garage with non-matching materials, conflicts with the Rosedale Park Historic District's Elements of Design, which describes "relationship of materials" and "relationship of colors":
 - *"Relationship of Materials: ... Garages, where they are contemporary with the residential dwelling, often correspond in materials."* Section 21-2-199 (d) 7.
 - *"Relationship of Colors: ... Colors used on garages should relate to the colors of the main dwelling."* Section 21-2-199 (d) 9.



Site Photo 6, by Staff Sept. 21, 2021: (Garage ceiling) Applicant has previously attempted extensive bracing, under roof.



Site Photo 7, by Staff Sept. 21, 2021: (Garage wall) Applicant attempted bracing and repairs at studs/bottom plate, typical of several areas.

- Vinyl is not a historically appropriate material for the Rosedale Park Historic District.
- Should the existing garage be found beyond repair, any new garage should incorporate materials and design that complements the house, similar to the current garage.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

HDC staff recommends the Commission issue a Certificate of Appropriateness for the demolition of the existing garage and the construction of the proposed garage because it meets the Secretary of the Interior's Standards for Rehabilitation and conform to the Elements of Design for the Rosedale Park Historic District.

However, staff recommends that the Commission issue this Certificate of Appropriateness with the following conditions:

- Applicant work with Staff to issue a more appropriate material than vinyl siding to match the dimensions and color of the house's rear shed dormer.





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Bld 2021 - 04535

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 8.11.2021

PROPERTY INFORMATION

ADDRESS: 15102 GREENVIEW AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)
 Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
 New Construction Demolition Addition Other: _____

APPLICANT IDENTIFICATION

Property Owner/Homeowner Contractor Tenant or Business Occupant Architect/Engineer/Consultant

NAME: CLEOPHUS BRADLEY COMPANY NAME: _____

ADDRESS: 15841 PARKGROVE CITY: DET STATE: MI ZIP: 48205

PHONE: ³¹³ 215-4853 MOBILE: _____ EMAIL: CBRADLEY@DCPSITE.COM

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application (highlighted portions only)
- ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)
- Photographs of ALL sides of existing building or site
- Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions (including materials and design)
- Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work (formatted as bulleted list)
- Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

NOTE:
 Based on the scope of work, additional documentation may be required.
 See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: 15102 GREENVIEW Floor: _____ Suite#: _____ Stories: _____

AKA: _____ Lot(s): _____ Subdivision: _____

Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____

Current Legal Use of Property: _____ Proposed Use: _____

Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations

Foundation Only Change of Use Temporary Use Other: _____

Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

DEMOLISH EXISTING GARAGE
BUILD NEW 24' x 30' GARAGE

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building #

Other: _____ Size of Structure to be Demolished (LxWxH) 10' x 22' x 17' cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ 14,500 By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____

Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description: _____

Permit #:

Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant

Name: WILLIAM BYNUM Company Name: _____
Address: 15102 GREENVIEW City: DET State: MI Zip: 48223
Phone: 313-680-0782 Mobile: _____
Driver's License #: _____ Email: _____

Contractor Contractor is Permit Applicant

Representative Name: CLEOPHUS BRADLEY Company Name: _____
Address: 15841 PARKBOULE City: DET State: MI Zip: 48225
Phone: 313-215-4853 Mobile: _____ Email: _____
City of Detroit License #: 2002-00697

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant

Name: _____ State Registration#: _____ Expiration Date: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be

Print Name: CLEOPHUS BRADLEY Signature: [Signature] Date: 8.17.2021
(Permit Applicant)

Driver's License #: B634119005808 Expiration: 10.19.2022

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bsecd/elaps for more information.



BLDG 2021-04535

15102 GREENVIEW
DETROIT, MICHIGAN 48223

DESCRIPTION OF EXISTING CONDITIONS

Wood frame 2-car garage with gable roof and one car door and side window with board.

Deteriorated roof shingles, no gutters, weather beaten wood siding, twenty-year old steel garage overhead door. Garage seems unstable and entire garage is listing / leaning in southernly direction.

BLDG 2021-04535

15102 GREENVIEW
DETROIT, MICHIGAN 48223

PROJECT DESCRIPTION

New construction of a 24 ft. x 30 ft. garage with new foundation / footing and concrete floor slab. The garage will be built using engineered roof trusses mounted every 24 inches on center. The garage walls will be built using 2ft. x 4ft. wall studs every 16 inches on center. The garage roof will be wood sheathed with 240 lb. class A shingles.

The new garage will have two (2) garage doors one 16ft. x 8ft. and another door 9ft. x 8ft. A pedestrian entry door will also be included. The garage exterior will have wood sheathing with an aluminum siding finish. Wood fascia with gutters and downspouts will be installed also. A new concrete approach will be installed for new garage access.

BLDG 2021-04535

15102 Greenview Detroit, MI 48223

DETAILED SCOPE OF WORK

- Demolition- Remove existing garage, dispose of debris in a code and legal manner.
 - Install 8" x 24" minimum concrete footing for new garage foundation.
 - Install 4" min. concrete slab on 4" min. compacted sand to slope towards garage overhead doors.
 - Build new 24' x 30' garage with 2" x 4" studs 16" O.C. w/2-2"x 4" top plate and 1-2" x 4" treated bottom plate, to include pre-engineered roof trusses @ 24" O.C.
-
- Deck entire roof w 1/2" OSB plywood. Install 15 lb. felt and 25 year self sealing fiberglass shingles. Install ice and water shield at eaves. Install metal drip edge at all roof edges and gable ends. Vent as necessary per city code.
 - Install new double 4" horizontal PVC vinyl siding, Royal 44/1000 Certainteed or equivalent, to include 1/4" insulation board backing, trim and starter pieces. Color to be selected by owner.
 - Install new garage C.H.I. Overhead Doors (2) raised panel model # 2250 or equivalent. Color to be selected by owner.
 - Install new 5" "K" type gutters with baked enamel finish at perimeter of garage roof-lines. Install new downspouts and diverter to match.
 - Install new 36" pre-hung, six panel steel entry door. Install all sweeps, seals, weatherstripping, and caulk. Install locking handset and 1" single cylinder deadbolt.
 - Install new concrete approach with 4" concrete on 4" sand base. to be poured in forms, leveled, and smooth finish. (250 sq.ft.).

Checklist Comments Report

Project Name: BLD2021-04535
Workflow Started: 08/06/2021 2:10 PM
Report Generated: 08/17/2021 10:29 AM

Grouping	Cycle	Ref #	Permit Type	Group Name	Comment Type	Category Type	Reviewer Comment	Applicant Response	Status	Updated By
Main Workflow	E1	1	Commercial Building Permit AA	Structural	General Requirements	Department Review	Provide a new dimensioned site plan showing the new garage walls within 5 ft of a property line must be fire rated		Not Met	John Edwards
		2	Commercial Building Permit AA	Structural	General Requirements	Department Review	Provide construction plans for the new garage include a foundation plan		Not Met	John Edwards
	E2	3	Commercial Building Permit AA	Plan Review - Zoning Check	Zoning Corrections	Department Review	Please revise plans to comply with Ordinance Section 50-13-208(1):No detached accessory building or structure in an R1 or R2 District shall occupy more than 50 percent of the area of the required rear setback area (50 x 30 rear setback equals 1,500, max allowable building area is 750 sq. ft. Your garage is 780 sq. ft.		Not Met	Michelle Watkins
		4	Commercial Building Permit AA	Historical	Standard Responses for HDC	Department Review	All HDC applications require the information on the first page of the linked Project Review Request form and a completed BSEED application (pages 1-3, all highlighted fields that apply, no notary is required): https://detroitmi.gov/sites/detroitmi.localhost/files/forms/2021-04/01_HDC%20Project%20Review%20Request.pdf .		Not Met	BRENDAN CAGNEY
		5	Commercial Building Permit AA	Historical	Standard Responses for HDC	Department Review	Please note that your application is incomplete until all required information is submitted and cannot be acted upon further. Incomplete applications cannot be heard before the Historic District Commission.		Not Met	BRENDAN CAGNEY
		6	Commercial Building Permit AA	Historical	Standard Responses for HDC	Department Review	Photos of all sides of the building or site - PDF or JPEG - Current, color photographs of all sides of the building or site show the complete elevation.		Not Met	BRENDAN CAGNEY
		7	Commercial Building Permit AA	Historical	Standard Responses for HDC	Department Review	Detailed photos showing areas of work - PDF or JPEG Detailed, color photographs of all areas on building to show existing conditions of areas for proposed work.		Not Met	BRENDAN CAGNEY
		8	Commercial Building Permit AA	Historical	Standard Responses for HDC	Department Review	Description of Existing conditions - PDF or WORD Written information for the Historic District Commission to		Not Met	BRENDAN CAGNEY

					include narrative describing current state of materials and design.		
9	Commercial Building Permit AA	Historical	Standard Responses for HDC	Department Review	Description of Project - PDF or WORD Written information for the Historic District Commission to include narrative describing project (explanation as to why replacement, rather than repair is required or construction of new is required).	Not Met	BRENDAN CAGNEY
10	Commercial Building Permit AA	Historical	Standard Responses for HDC	Department Review	Detailed Scope of Work- PDF or WORD Written information for the Historic District Commission to include Detailed scope of proposed work for approval (formatted as bulleted list).	Not Met	BRENDAN CAGNEY
11	Commercial Building Permit AA	Historical	Standard Responses for HDC	Department Review	Product Specs - PDF or JPEG- Manufacturer brochures / cut sheets for ALL proposed replacement material(s) and/or product(s).	Not Met	BRENDAN CAGNEY



















Cleophus Bradley

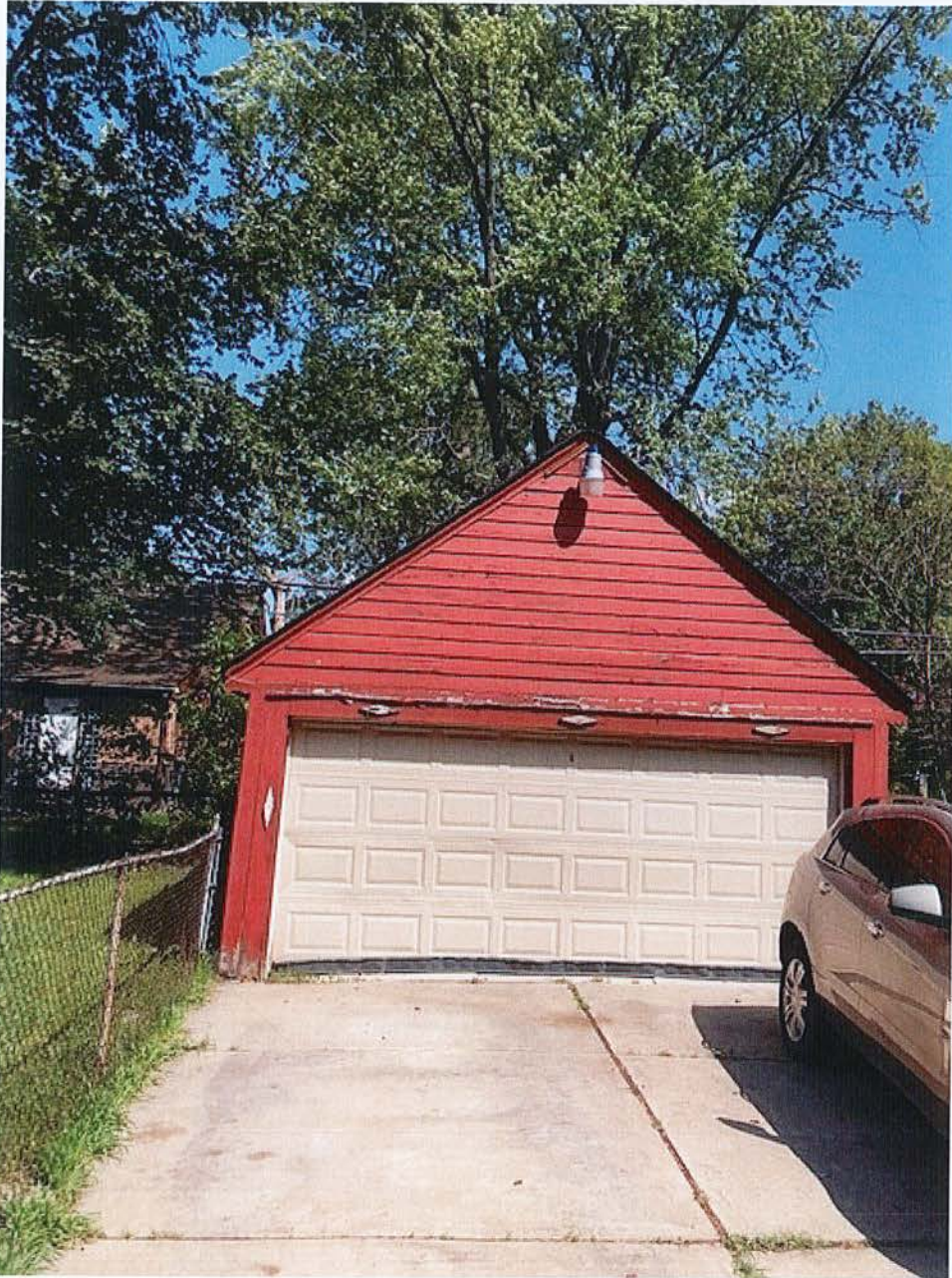
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To: Cleophus Bradley



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Cleophus Bradley

From: Cleophus Bradley
Sent: Wednesday, August 11, 2021 9:03 AM
To: Cleophus Bradley



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Cleophus Bradley

From: Cleophus Bradley
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To: Cleophus Bradley



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To: Cleophus Bradley



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Cleophus Bradley

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To: Cleophus Bradley



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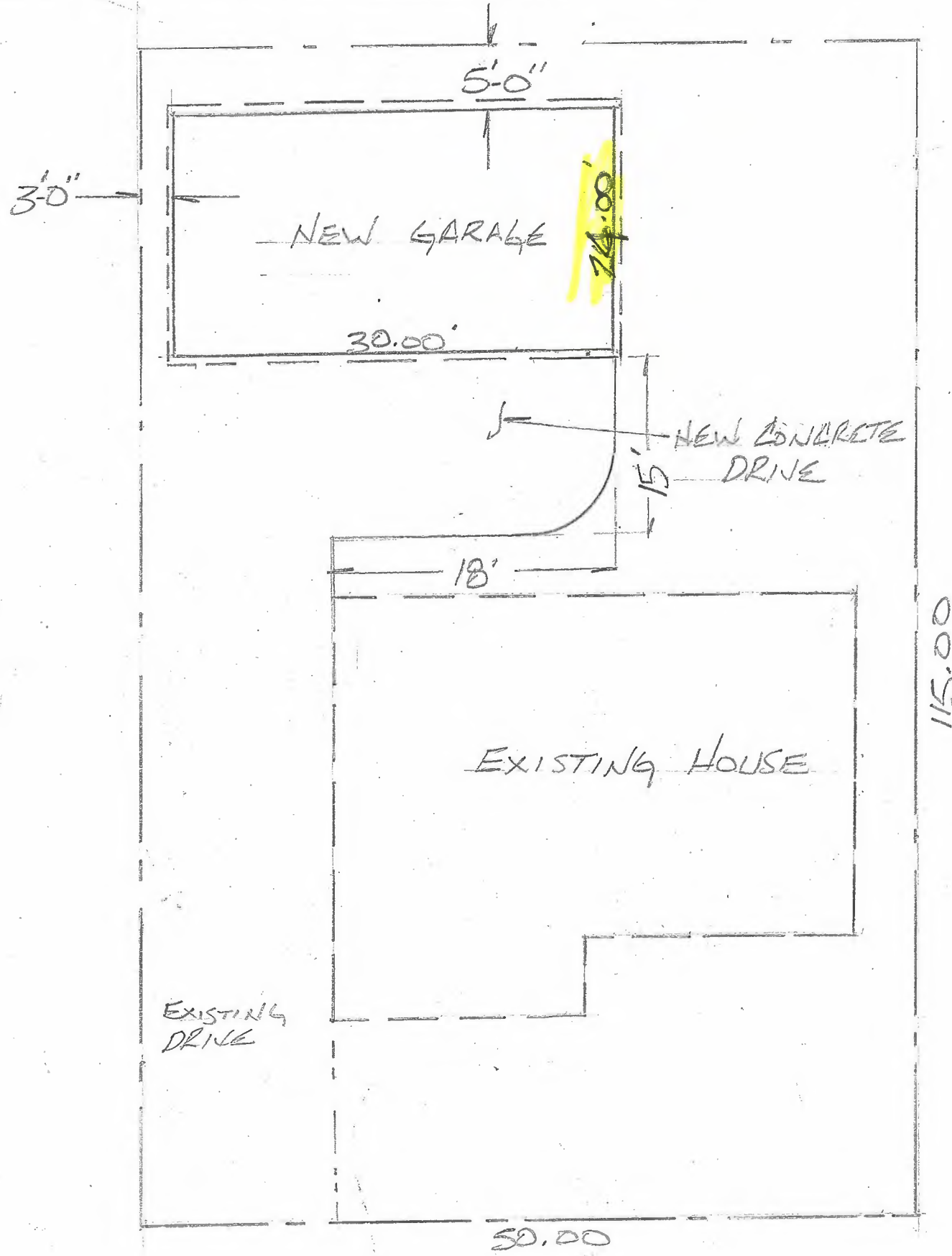












15107 GREENVIEW RD.

SITE PLAN

~~24'~~ 24'

~~24'~~ 24.0'

8" x 24" MIN. BELOW GRADE
CONCRETE FOOTING.

16' x 8'
GARAGE DOOR

9' x 8'
GARAGE DOOR

NEW GARAGE
4" MIN. CONCRETE SLAB ON
4" MIN. COMPACTED SAND
SLOPE TOWARDS OH. DOOR

37" x 80"

ROUGH DOOR OPENING FLOOR PLAN

30



FOUNDATION PLAN

15102 GREENVIEW RD.

30'

32"

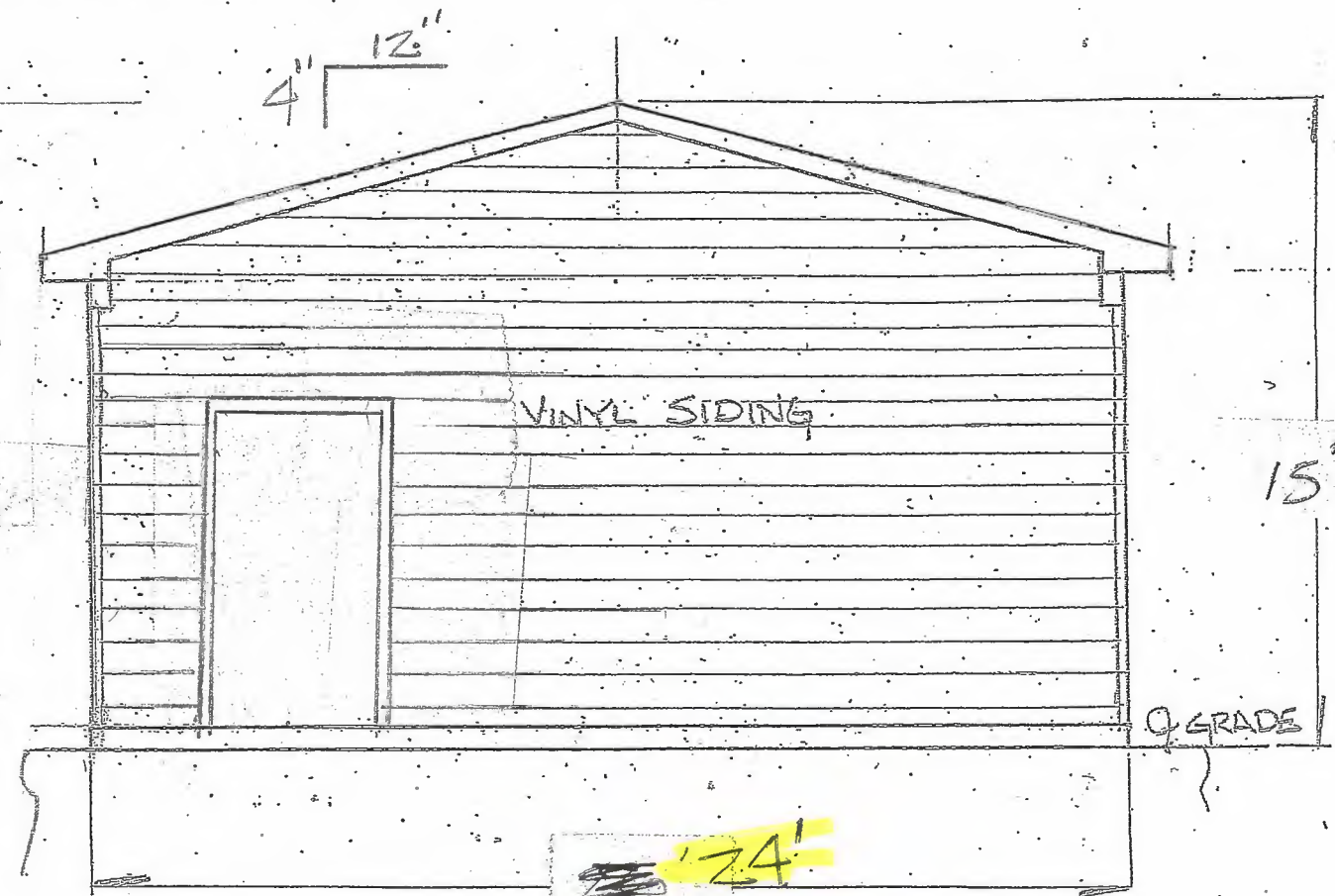
30"

32"

ROOF VENTS SPACED AS REQUIRED
OR CONTINUOUS RIDGE VENT



FRONT ELEVATION



SIDE ELEVATION

15107 GREENVIEW RD.

ROOF VENTS SPALED AS REQUIRED

2" CONTINUOUS RIM JOINT

ALUMINUM GUTTERS
& DOWNSPOUTS

NEW 240# CLASS A SHINGLES
15# FELT

PRE ENGINEERED
ROOF TRUSSES @ 24" O.C.

NEW ICE GUARD-36" MIN.
METAL DRIP EDGE

NEW 2X WOOD
FASCIA BD.

8" VINYL SOFFIT VENTING

NEW 1X WOOD
FRIEZE BOARD

VINYL SIDING

7/16" OSB WALL SHEATHING
2x4 STUDS @ 16" O.C. W/
2-2x4 TOP PLATE
1-2x4 TREATED BOTTOM PLATE

1/2" x 10" ANCHOR BOLTS
@ 6'-0" SPACING MAXIMUM

GRADE

24.0' MIN.

8" x 8" x 16"
CONCRETE BLOCK

8" x 24" MIN. BELOW GRADE
CONCRETE FOOTING

GARAGE

4" CONCRETE FLOOR
ON 4" MIN. COMPACTED SAND
SLOPE TOWARDS OH DOOR

VINYL SIDING
GARAGE WRAP

GRADE

SECTION-----A

15102 GREENVIEW RD.



Apex Structural Innovation

14011 Harrison Road
Romulus, Mi 48174
(734)992-8450

QUOTATION

Quote #: LS-08-21-4108
Printed Date: 08/12/2021

Customer:
Lumberjack

Contact:
Lee W

Job Site:
Lesniak 24x30

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Salesperson: Larry	Designer: Larry	
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WoodTruss

Qty	Span	Description	Truss	TC Pitch BC Pitch	TC Size BC Size	Heel-L Heel-R	OH-L OH-R	Cant-L Cant-R
14	24'00"00	T1 24" O.C. 20-7-0-8 98 lbs. each		4 0	2x4 2x4	00'03"15 00'03"15	01'00"00 01'00"00	00'00"00 00'00"00
2	24'00"00	GA1 24" O.C. 20-7-0-8 104 lbs. each		4 0	2x4 2x4	00'03"15 00'03"15	01'00"00 01'00"00	00'00"00 00'00"00

Misc

Qty	Description
1	Delivery

Taxable	
Tax - 0%	
Non Taxable	
Grand Total	

NOTICE: We warn that trusses can cause property damage or personal injury if improperly installed or braced. Customer's, or his agent's, acceptance hereof shall constitute his affirmative representation that he is fully trained in the proper methods of truss installation and bracing. Please refer to "Guide for Handling, Installing, Restraining & Bracing Trusses", BCSI-B1, published by SBCA and Truss Plate Institute, Inc. It is the customer's responsibility to provide access to the jobsite.

PRICE GOOD UNTIL 9-21-21

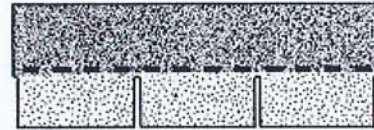
Quoted price valid for 30 days.

Accepted By: _____ P.O. #: _____

XT™ 25 Shingles

PRODUCT INFORMATION

CertainTeed offers a variety of three-tab shingle products that combine exceptional durability with flexibility for better resistance to blow-off. In addition to their suitability for residential applications, these products are ideal for commercial applications. Available in "English" dimensions only – 12" x 36.



XT™ 25 Algae-Resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along the eaves can cause a backup of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

On slopes greater than 21" per foot, apply a spot of roofing cement under each shingle tab corner according to application instructions provided on the shingle package.

Product Composition: These shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. These shingles have self-sealing adhesive. These are 3-tab shingles.

Applicable Standards:

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

Florida Product Approval # FL5444

Miami-Dade County Product Control Approved

(Product made in Oxford & Shreveport plants only)

Meets TDI Windstorm Requirements

	XT 25 – English
Weight/Square (approx.):	190-203
Dimensions (overall):	12" x 36"
Shingles/Square:	80
Weather Exposure:	5"

INSTALLATION

Detailed installation instructions are supplied on each bundle of strip shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: Use field shingles of a like color for capping hips and ridges.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

XT 25 AR carry a 25-year limited transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. These AR shingles carry a 10-year algae resistance warranty and 5-year SureStart protection. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

TECHNICAL SUPPORT

Technical Service Department: 1-800-345-1145
e-mail: RPG.T.Services@saint-gobain.com

FOR MORE INFORMATION

Customer Experience Team: 800-233-8990
e-mail: gethelp@saint-gobain.com
Web site: www.certainteed.com

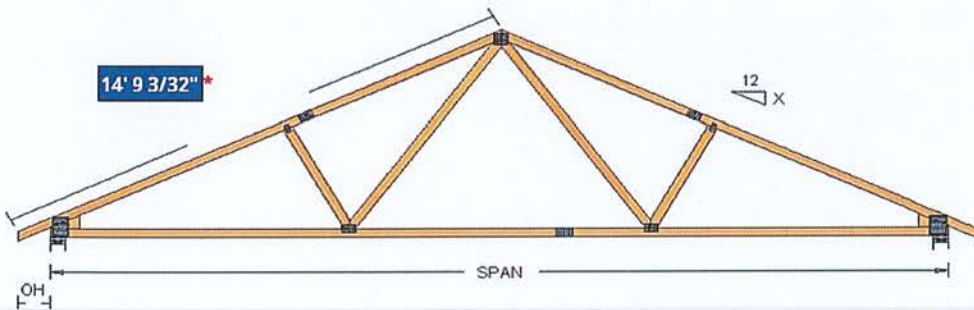
See us at our on-line specification writing tool, CertaSpec, at www.certainteed.com/certaspec



Pitch
 /

Span
 FT IN

Overhang
 FT IN



GAF® Official Site - GAF® MyRoof™ - High-Quality Roofing Systems

<https://myroof.gaf.com>

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JELD-WEN

36 in. x 80 in. 6-Panel Primed Right-Hand Inswing Steel Prehung Front Door
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Steel Garage Doors



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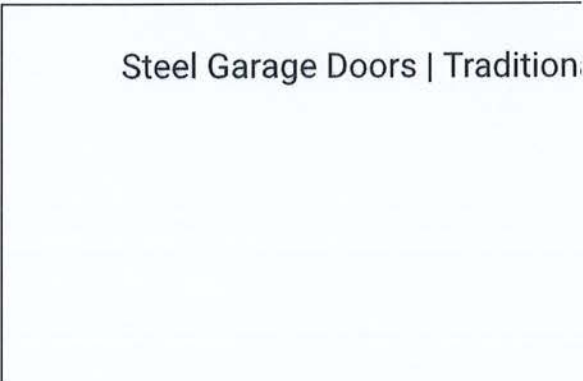
[\(/wind-load-garage-](#)

[doors\)](#)

Traditional Steel Garage Doors

Traditional Steel garage doors deliver the Overhead Door™ brand’s legendary performance and durability at our most affordable price. These garage doors are available with classic raised panels, wainscot-inspired design, or contemporary long panels. Two coats of baked-on polyester paint provide a low-maintenance finish that looks great, year after year.

These steel garage doors combine the long-lasting performance of high-quality steel with the elegance of clean lines and classic designs. Whether you want to create a subtle statement or a bolder one, our wide assortment of neutral tones will complement the architectural details of your home.



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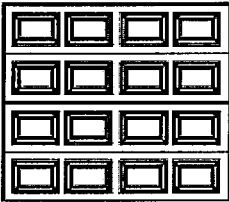
GARAGE DOOR DESIGNS

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Door Design Options



Standard

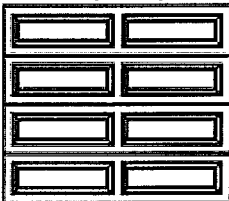
1400 (170)

1440 (173)

1500 (180)

1540 (183)

1600 (391)



Long

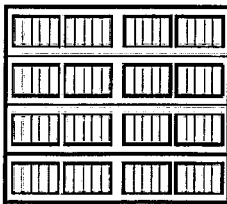
1400 (171)

1440 (174)

1500 (181)

1540 (184)

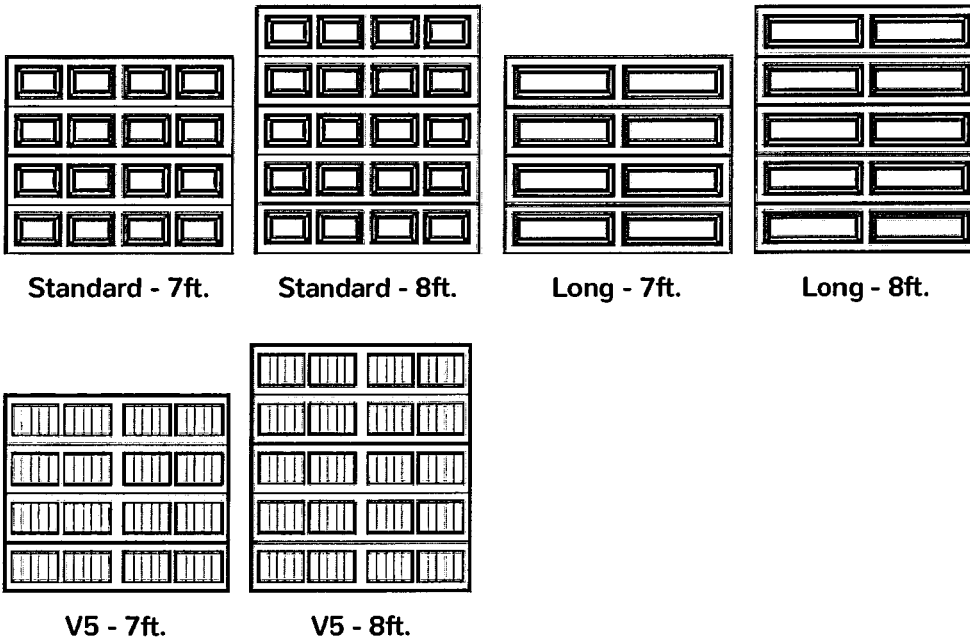
1600 (399)



Vertical Short

- 1400 (175)
- 1440 (176)
- 1500 (185)
- 1540 (186)

Door Design Options



Models	1400 (170/171/175)	1440 (173/174/176)	1500 (180/181/185)	1540 (183/184/186)	1600 (391/399)
Polystyrene Insulation			✓	✓	✓
R-value*			7.4	7.4	9.8
Heavy-duty steel		✓		✓	x

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Backing			Vinyl	Vinyl	Steel
Warranty**	15-Year Limited	Limited Lifetime	20-Year Limited	Limited Lifetime	Limited Lifetime

*R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

**See full text of warranty for details.

Our steel garage door Model 1400 (170/171/175) is available in the the Standard panel, Long panel and Vertical Short panel (V5) designs and features an embossed wood grain texture to enhance the appearance of your door. A 15-year limited warranty on these steel garage doors means it is built to last. A wide variety of window options are also available for these non-insulated steel garage doors.

Our steel garage door Model 1440 (173/174/176) is available in the Standard panel, Long panel and Vertical Short panel (V5) designs, is constructed of heavy-duty steel and features an embossed wood grain texture to enhance the appearance of your door. A limited lifetime warranty on these steel garage doors means it is built to last. A wide variety of window options are also available for these non-insulated steel garage doors.

Our steel garage door Model 1500 (180/181/185) is available in the Standard panel, Long panel and Vertical Short panel (V5) designs and features an embossed wood grain texture to enhance the appearance and durability of your door. The polystyrene insulation provides a 7.4 R-value for enhanced thermal efficiency of your garage space. A vinyl interior backing of the door provides a finished appearance. Model 1500 steel garage doors come with a 20-year limited warranty which means they are built to last. A wide variety of window options are also available for these steel garage doors.

Our steel garage door Model 1540 (183/184/186) is available in the Standard panel, Long panel and Vertical Short panel (V5) designs, is constructed of heavy-duty steel and features a wood grain embossment to enhance the appearance of your door. The polystyrene insulation provides a 7.4 R-value for enhanced thermal efficiency of your garage space. A vinyl interior backing of the door provides a finished appearance. Model 1540 steel garage doors come with a limited lifetime warranty which means they are built to last. A wide variety of window options are also available for these steel garage doors.

Our steel garage door Model 1600 (391/399) features a standard panel design or a long panel design with an embossed wood grain texture to enhance the appearance and durability of your door. The polystyrene insulation provides a 9.8 R-value for enhanced thermal efficiency of your garage space. A steel interior backing of the door provides a durable, finished appearance. Model 1600 steel garage doors come with a limited lifetime warranty which means they are built to last. A wide variety of window options are also available for these steel garage doors.



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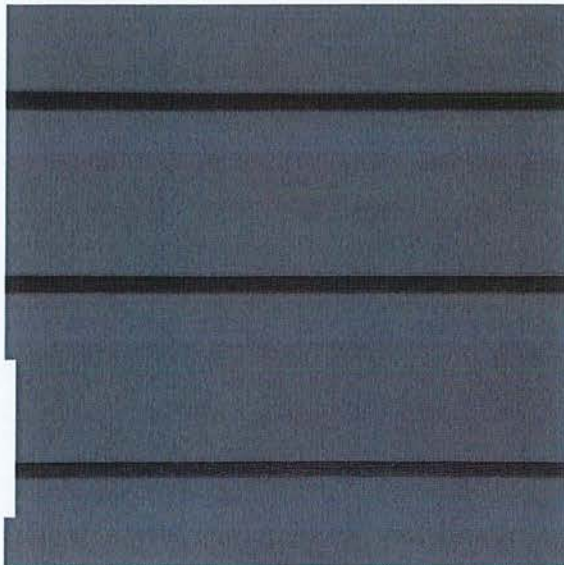
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Siding & Exterior Accents (/c-1546-siding-exterior-accents.aspx) > Siding (/c-389-siding.aspx) > Horizontal Siding (/c-2991-horizontal-siding.aspx) > Vinyl Siding (2 Square)



CertainTeed Monogram Horizontal Vinyl Siding (2 Square)

★★★★★ 3 Reviews - Available in 128 Options. Pricing may vary.

PLEASE NOTE: Once an order is placed, all special order only options on this product page are custom and cannot be cancelled, refunded, or returned for any reason.



This product qualifies for **FREE SHIPPING!**

Estimated Ship Date: Thu Aug 12 - Fri Aug 13

Select Your Options:

Choose Your Siding Style

Double 5in. Dutchlap

[Clear Selection](#)

Choose Your Siding Color

Pacific Blue

Choose Your Quantity

Single Box

Double 5in. Dutchlap - Pacific Blue - Single Box

Double 5in. Dutchlap, Pacific Blue, Single Box

Manufacturer Part Number: 3312527

In Stock Now!

Price: **\$422.40** + Free Shipping

Quantity:

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(/m-25-certainteed.aspx)

PRODUCT INFORMATION

Description

CertainTeed Monogram Horizontal Vinyl Siding provides the look of real wood siding that is molded directly from real cedar boards. CertainTeed TrueTexture technology mimics real rough cedar finish without the expense or heavy maintenance of real cedar siding. The vinyl siding can be used in new or remodeling family homes, multi-housing projects, or light commercial developments. CertainTeed Monogram has the natural look of real painted or stained cedar shingles that are inspired by nature and are designed to blend with your home with the surrounding environment.

Monogram Vinyl Siding from CertainTeed is manufactured with 2 profiles, a Double 4in. and a Double 5in. Dutchlap. Double 4in. Clapboard siding panels are long narrow boards or panels that are nailed horizontally across the house. The term clapboard, lap siding, and horizontal siding can be used interchangeably. Clapboard tends to be flat, with no shadow line showing and is the most common type of vinyl siding. Double 5in. Dutchlap style of siding has a very distinct shadow line that runs along the top edge of each board or panel. The top edge is shaped to create that hand-carved look and resembles the look of boards that have been beveled on the top half at a 45-degree angle. The lower half hangs at a 90-degree angle.

DON'T FORGET THE ACCESSORIES - Vinyl siding accessory items are sold separately and available for purchase on many different product pages. The accessory items that are compatible with the CertainTeed Monogram Horizontal Vinyl Siding include the [Polaris Vinyl Starter Strip for Horizontal Siding](https://buymbs.com/p-9471-polaris-vinyl-starter-strip-for-horizontal-siding-carton-of-40.aspx) (https://buymbs.com/p-9471-polaris-vinyl-starter-strip-for-horizontal-siding-carton-of-40.aspx), the [CertainTeed Monogram Vinyl Corner Post](https://buymbs.com/p-9040.aspx) (https://buymbs.com/p-9040.aspx), the [CertainTeed Vinyl Undersill Trim](https://buymbs.com/p-9039.aspx) (https://buymbs.com/p-9039.aspx), and the [CertainTeed 3/4in. Vinyl J Channel](https://buymbs.com/p-8899.aspx) (https://buymbs.com/p-8899.aspx). Other accessory items are available at the bottom of this product page under "Combine Your Purchase With."

Features

- Class 1(A) fire rating
- PermaColor Fade Protection
- Low Maintenance
- Lifetime Limited Warranty
- Low-gloss wood-tone blends and Low-gloss solid colors
- Monogram RigidForm 210 technology has a stiff, double-thick .092" nail hem for a straighter-on-the wall appearance and wind load protection
- CertiLock post-formed positive lock
- Patented STUDfinder Installation System combines precisely engineered nail slot locations with graphics

4.6 ★★★★★
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Specifications

- Width: 8in. D/4in. & 10in. D/5in.
- Coverage: 2 squares (200 square feet)
- Pieces per carton: 24 for Double 4 and 20 for Double 5 Dutchlap
- 150ft. Linear Per carton
- Thickness: 0.046in.
- J Channel and Panel Projection: 3/4in.
- Double 4 Length: 12ft. 6in.
- Double 5 Clapboard and Double 5 Dutchlap Length: 12ft.
- Matte Finish

Helpful Documents

- [Installation \(/images/variant/medium/CertainTeed/Monogram/MonogramSidingInstallation.pdf\)](/images/variant/medium/CertainTeed/Monogram/MonogramSidingInstallation.pdf)
- [Warranty \(/images/variant/medium/CertainTeed/Monogram/MonogramWarranty.pdf\)](/images/variant/medium/CertainTeed/Monogram/MonogramWarranty.pdf)
- [Measuring \(/images/variant/medium/medium/CertainTeed/SidingCalculator.pdf\)](/images/variant/medium/medium/CertainTeed/SidingCalculator.pdf)
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- [Spec Sheet 2 \(/images/variant/medium/CertainTeed/Monogram/Monogram3PartSpec.pdf\)](/images/variant/medium/CertainTeed/Monogram/Monogram3PartSpec.pdf)
- [ICC Report \(/images/variant/medium/CertainTeed/Monogram/MonogramVinylICC.pdf\)](/images/variant/medium/CertainTeed/Monogram/MonogramVinylICC.pdf)

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Van Mark TAT50 Trim-A-Table Saw Table
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\$1016.49



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Van Mark TAT60 Trim-A-Table Saw Table
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\$1111.25



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NPC Sealants Solar Seal 900 (Carton of 12) Clear
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\$94.00



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DeWalt 7-1/4in. Lightweight Circular Saw
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\$



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DuPont Tyvek Homewrap 5ft. x 200ft. - Single Roll
[\(/p-7926-dupont-tyvek-homewrap.aspx?vid=1116531\)](/p-7926-dupont-tyvek-homewrap.aspx?vid=1116531)

~~\$196.30~~ **\$186.95**



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DuPont Tyvek Commercial Wrap 5ft. x 200ft. Single Roll
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~~\$298.99~~ **\$259.99**



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Malco J Channel Cutter - Redline 5/8in. Channel Capacity - Single Item
[\(/p-2423-malco-j-channel-cutter-redline.aspx?vid=6147\)](/p-2423-malco-j-channel-cutter-redline.aspx?vid=6147)

\$56.50



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Malco Nail Hole Slot Punch - Redline
[\(/p-2424-malco-nail-hole-slot-punch-redline.aspx?vid=6148\)](/p-2424-malco-nail-hole-slot-punch-redline.aspx?vid=6148)

\$43.49



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Malco Sider Double 4in. - Single Item
[\(/p-2426-malco-sider.aspx?vid=6154\)](/p-2426-malco-sider.aspx?vid=6154)

\$27.45



[\(/p-2426-malco-sider.aspx?vid=6155\)](/p-2426-malco-sider.aspx?vid=6155)
Malco Sider Dutchlap 4-1/2in. - Single Item
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\$27.45



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Midwest Tool Trim Nail Driver Single Item
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\$15.25



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Klenk Long Cut Siding Snips
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SECTION 07 46 33
VINYL SIDING

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PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Vinyl siding.
- B. Vinyl soffits.
- C. Vinyl trim and accessories.

1.2 RELATED SECTIONS

- A. Section 06 10 00 - Rough Carpentry.
- B. Section 07 21 26 - Blown Insulation.
- C. Section 07 26 00 - Vapor Retarders.
- D. Section 07 60 00 - Flashing and Sheet Metal.
- E. Section 07 90 00 - Joint Protection.

1.3 REFERENCES

- A. ASTM D 635 - Test Method for Rate of Burning and/or Extent and Time of Burning of Self-Supported Plastics in a Horizontal Position.
- B. ASTM D 638 - Test Method for Tensile Properties of Plastics.
- C. ASTM D 648 - Test Method for Deflection Temperature of Plastics Under Flexural Load.
- D. ASTM D 696 - Test Method for Coefficient of Linear Expansion of Plastics.
- E. ASTM D 1929 - Test Method for Ignition Properties of Plastics.
- F. ASTM D 2843 - Test Method for Density of Smoke from the Burning or Decomposition of Plastics.
- G. ASTM D 3679 - Specification for Rigid Poly Vinyl Chloride (PVC) Siding.
- H. ASTM D 4226 - Test Methods for Impact Resistance of Rigid Poly Vinyl Chloride (PVC) Building Products.
- I. ASTM E 84 - Test Method for Surface Burning Characteristics of Building Materials.
- J. ASTM E 119 - Standard Test Methods for Fire Tests of Building Construction and Materials.
- K. CAN/CGSB 41-24-95 - Rigid Vinyl Siding, Soffits and Fascia

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Royal Building Products - Siding & Trim Board, which is located at: 91 Royal Group Crescent; Woodbridge, ON, Canada L4H 1X9; Toll Free Tel: 800-387-2789; Tel: 905-850-9700 ; Fax: 905-850-9184 ;
Email: chris.j.johnson@royalbuildingproducts.com; Web: www.royalbuildingproducts.com
- B. Substitutions: Not permitted.
- C. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.

2.2 MATERIALS

- A. Typical Physical Properties:
 - 1. Tensile Strength: Greater than 6000 PSI, per ASTM D 638.
 - 2. Modulus of Elasticity: Greater than 365,000 PSI, per ASTM D 638.
 - 3. Deflection Temperature Under Load: 165 degrees F (77 degrees C) @ 264 Psi per ASTM D 648.
 - 4. Coefficient of Linear Expansion: Less than 3.5 x 10⁻⁵ in/in/degrees F, per ASTM D 696.
 - 5. Impact Resistance: > 60 in-lbs at 73 degrees F (23 degrees C) when tested in accordance with ASTM D 4226.
 - 6. Low Temperature Flexibility: passed CAN/CGSB 41-24-95.
 - 7. Surface Distortion (oil can): No distortion at 120 degrees F when tested in accordance with ASTM D 3679.
- B. Fire Properties: Meets UBC 42-1:
 - 1. Flame Spread Index: Less than 25 when tested in accordance with ASTM E 84.
 - 2. Fuel Contribution: 0 when tested in accordance with ASTM E 84.
 - 3. Smoke Developed Index: 510.2 when tested in accordance with ASTM E 84.
 - 4. Self-ignition temperature: 810 degrees F when tested in accordance with ASTM D 1929.
 - 5. Smoke Density Rating: 42.1 percent when tested in accordance with ASTM D 2843.
 - 6. Maximum smoke density: 56.0 percent when tested in accordance with ASTM D 2843.
 - 7. Visibility of exit sign: Good when tested in accordance with ASTM D 2843.
 - 8. Total burn time: Less than 5 seconds when tested in accordance with ASTM D 635.
 - 9. Extent of burning: Less than 10 mm when tested in accordance with ASTM D 635.
 - 10. Fire resistance rating: 1 hour when tested in accordance with ASTM E 119.

2.3 SIDING

- A. Royal Woodland double 4-1/2 inch (114 mm) Traditional Profile.
 - 1. 4-1/2 inch (114 mm) clapboard profile.
 - 2. Each 10.350 inch (263 mm) wide horizontal siding panel nominally configured as two 4-1/2 inch (114 mm) panels in the clapboard style with .675 inch (17 mm) butt height.
 - 3. Length:
 - a. 12 feet (3.65 m).
 - b. 16 feet (4.87 m).
 - c. 25 feet (7.62 m).
 - 4. Width: 10.350 inches (263 mm).
 - 5. Thickness: 0.046 inch (1.17 mm).
 - 6. Double nail hem.
 - 7. Wind Resistance: Design pressure of minus105 psf with standard installation.

5. Length: 12 feet (3.66 m).
 6. Width: 11.320 inch (288 mm).
 7. Thickness: 0.044 inch (1.12 mm).
 8. Color: As selected by Architect from manufacturer's standard colors.
- G. Estate Colonial Beaded Profile.
1. 6-1/2 inch (165 mm) beaded clapboard profile.
 2. Each 7.880 inch (288 mm) wide horizontal siding panel nominally configured as 6-1/2 inch (165 mm) panel in the beaded clapboard style with .625 inch (15.8 mm) butt height.
 3. Single nail hem.
 4. Wind Resistance: design pressure of minus 87 psf with standard installation
 5. Length: 12 feet 4 inches (3.76 m).
 6. Width: 7.880 inch (288 mm).
 7. Thickness: 0.044 inch (1.12 mm).
 8. Color: As selected by Architect from manufacturer's standard colors.
- H. Residential Double 4 inch (102 mm) Traditional Profile.
1. 4 inch (102 mm) clapboard profile.
 2. Each 8.481 inch (215 mm) wide horizontal siding panel nominally configured as two 4 inch (102 mm) panels in the clapboard style with .500 inch (12.7 mm) butt height.
 3. Curl nail hem.
 4. Wind Resistance: design pressure of minus 93 psf with standard installation.
 5. Length: 12 feet 6 inches (3.81 m).
 6. Width: 8.481 inch (215 mm).
 7. Thickness: 0.042 inch (1.12 mm).
 8. Color: As selected by Architect from manufacturer's standard colors.
- I. Residential Double 4.5 inch (102 mm) Traditional Profile.
1. 4.5 inch (114 mm) clapboard profile.
 2. Each 9.655 inch (245 mm) wide horizontal siding panel nominally configured as two 4.5 inch (114 mm) panels in the clapboard style with .500 inch (12.7 mm) butt height.
 3. Curl nail hem.
 4. Wind Resistance: design pressure of minus 93 psf with standard installation.
 5. Length: 12 feet (3.65 m).
 6. Width: 9.055 inch (229 mm).
 7. Thickness: 0.042 inch (1.02 mm).
 8. Color: As selected by Architect from manufacturer's standard colors.
- J. Residential Double 4-1/2 inch (114 mm) Designer Profile.
1. 4-1/2 inch (114 mm) designer profile.
 2. Each 10.350 inch (263 mm) wide horizontal siding panel nominally configured as two 4-1/2 inch (114 mm) panels in the designer style with .500 inch (12.7 mm) butt height.
 3. Curl nail hem.
 4. Wind Resistance: design pressure of minus 93 psf with standard installation.
 5. Length: 12 feet (3.66 m).
 6. Width: 10.350 inch (263 mm).
 7. Thickness: 0.042 inch (1.12 mm).
 8. Color: As selected by Architect from manufacturer's standard colors.
- K. Residential Double 5 inch (127 mm) Traditional Profile.
1. 5 inch (127 mm) clapboard profile.
 2. Each 11.473 inch (291 mm) wide horizontal siding panel nominally configured as two 5 inch (127 mm) panels in the clapboard style with .500 inch (12.7 mm) butt height.
 3. Curl nail hem.
 4. Wind Resistance: design pressure of minus 65 psf with standard installation.
 5. Length: 12 feet (3.66 m).

6. Width: 10.350 inch (263 mm).
 7. Thickness: 0.042 inch (1.12 mm).
 8. Color: As selected by Architect from manufacturer's standard colors.
- L. Residential Triple 3 (114 mm) Profile.
1. 3 inch (76 mm) clapboard profile.
 2. Each 10.325 inch (262 mm) wide horizontal siding panel nominally configured as three 3 inch (76 mm) panels in the triple 3 style with .500 inch (12.7 mm) butt height.
 3. Curl nail hem.
 4. Wind Resistance: design pressure of minus 93 psf with standard installation.
 5. Length: 12 feet (3.66 m).
 6. Width: 10.325 inch (262 mm).
 7. Thickness: 0.042 inch (1.12 mm).
 8. Color: As selected by Architect from manufacturer's standard colors.
- M. Royal Crest Double 4 inch (102 mm) Traditional Profile.
1. 4 inch (102 mm) clapboard profile.
 2. Each 9.450 inch (240 mm) wide horizontal siding panel nominally configured as two 4 inch (102 mm) panels in the clapboard style with .500 inch (12.7 mm) butt height.
 3. Curl nail hem.
 4. Wind Resistance: design pressure of minus 65 psf with standard installation.
 5. Length: 12 feet 6 inches (3.81 m).
 6. Width: 9.450 inches (240 mm).
 7. Thickness: 0.040 inch (1.02 mm).
 8. Color: As selected by Architect from manufacturer's standard colors.
- N. Royal Crest Double 4 inch (102 mm) Vertical Profile.
1. 4 inch (102 mm) soffit profile.
 2. Each 9.180 inch (233 mm) wide horizontal siding panel nominally configured as two 4 inch (102 mm) panels in the soffit style with .500 inch (12.7 mm) butt height.
 3. Single nail hem.
 4. Wind Resistance: design pressure of minus 81 psf with standard installation.
 5. Length: 10 feet (3.05 m).
 6. Width: 9.180 inches (233 mm).
 7. Thickness: 0.040 inch (1.02 mm).
 8. Color: As selected by Architect from manufacturer's standard colors.
- O. Royal Crest Double 4 inch (102 mm) Designer Profile.
1. 4 inch (102 mm) clapboard profile.
 2. Each 9.297 inch (236 mm) wide horizontal siding panel nominally configured as two 4 inch (102 mm) panels in the clapboard style with .500 inch (12.7 mm) butt height.
 3. Curl nail hem.
 4. Wind Resistance: design pressure of minus 65 psf with standard installation.
 5. Length: 12 feet 6 inches (3.81 m).
 6. Width: 9.297 inches (236 mm).
 7. Thickness: 0.040 inch (1.02 mm).
 8. Color: As selected by Architect from manufacturer's standard colors.
- P. Royal Crest Double 5 inch (127 mm) Traditional Profile.
1. 5 inch (127 mm) clapboard profile.
 2. Each 11.473 inch (291 mm) wide horizontal siding panel nominally configured as two 5 inch (127 mm) panels in the clapboard style with .500 inch (12.7 mm) butt height.
 3. Curl nail hem.
 4. Wind Resistance: design pressure of minus 65 psf with standard installation.
 5. Length: 12 feet (3.66 m).
 6. Width: 11.493 inches (291 mm).
 7. Thickness: 0.040 inch (1.02 mm).