

Attachment 1 – Design Review Board Application

Date: 12/22/16

Project Name: Regency at Buxborough
 Project Address: 700-800 Massachusetts Ave.,
Buxborough, MA 01719

Owner Name: Buxborough Town Center, LLC
 Owner Address: P.O. Box 985
Acton, MA 01720

Telephone No.: 978-266-9751
 Fax No.: 978-635-0988

Architect/Engineer/Designer Name: Stanski and McNary, Inc.
 Address: 1000 Main Street
Acton, MA 01720
 Telephone No.: 978-263-8585
 Fax No.: 978-263-9883

Briefly describe the nature of the construction work
Construction of 100 dwelling units (Two-Family Dwellings
reserved exclusively for Elderly) with accessory
clubhouse & entry sign

Briefly describe the use of the building
Residential community - Two-Family Dwellings Reserved
exclusively for the Elderly.

Details:

Number of stories	<u>2</u>
Building Height	<u><45'</u>
Total square footage	<u>1627-2676 per unit (varies by Unit Type)</u>
Number of attached structures	<u>50 residential plus 1 clubhouse</u>
Square footage per floor	<u>1000-1600 (varies by unit Type)</u>
Roof pitch	<u>8:12 - 10:12</u>
Exterior material	<u>Vinyl Siding and Stone Veneer</u>
Exterior signage	<u>See Landscape Plan for Site Sign</u>
Estimated construction cost	<u>150k - 200k per unit</u>

Describe in detail how the design of the proposed project addressed compatibility with Town Center (attach additional information, as necessary, to demonstrate that the design attributes are being addressed.)

Proposed use is Two-Family Dwellings reserved Exclusively for Elderly Occupancy in the Town Center District. The design of the residential units is in harmony with the character of the town along with the neighboring communities. The building designs include characteristics of Traditional New England Architecture. The colonial style designs include Architectural Roof shingles, Vinyl siding, and stone veneers. Five separate home styles will be offered to allow for variation throughout the community. Each home style is unique while offering consistent products and details. There will be three distinct color palettes to provide further distinctions throughout the community. Vinyl windows include grill pattern for divided lights. Roof pitches are generally 10:12 with dormers and gables at varying locations. A video flythrough of the community will be presented to the board to reflect scale in the community.

Please attach the following:

- ✓ Color photographs showing existing buildings and site conditions adjacent to the proposed project area.
- ✓ Building elevations showing configuration, details, and adjacent site/building conditions.
- ✓ Plans showing footprint and relationships of structures, including relationship to structures on contiguous lots.
- ✓ Full lot and building section, including relationship of building height and street width.
- ✓ Other plans (including landscaping), sections, elevations and detailed drawings as may be required to demonstrate design attributes are being addressed.
- ✓ Samples of finished materials.
- ✓ Samples of colors.

} Physical Samples to be provided at meeting
 } Printed material sheets attached

**Regency at Boxborough
Design Review Board Material List
December 22nd, 2016**

ROOFING – GAF Timberline High Definition roof shingles

SIDING – Certaineed Encore Vinyl Siding

EXTERIOR STONE – Environmental Stoneworks – manufactured stone veneer

WINDOWS – Vinyl Windows by Silverline – Premium Single Hung 4900 series
With integral Casing and Colonial Grill pattern

EXTERIOR DECKS – Trex Transcends Decking with White Vinyl Rails

EXTERIOR DOORS – Fiberglass Entry Door by Masonite

TIMBERLINE®
LIFETIME HIGH DEFINITION® SHINGLES

"North America's
#1-Selling Shingles!"



"There's nothing quite like a genuine **Timberline® High Definition®** roof!"

Your roof can represent up to **40%** of your home's "curb appeal." You can improve its resale value with Timberline® High Definition® Shingles from GAF.

Timberline® Shingles with Advanced Protection® Shingle Technology are the **#1-selling shingles** in all of North America. Professional installers have long preferred the rugged, dependable performance that only a Timberline® roof can offer.





What's the **secret** to the striking look of a Timberline® High Definition® roof?

Timberline® High Definition® Shingles are unlike any others, thanks to our proprietary shadow bands. Each shadow band is applied using a sophisticated, computer-controlled "feathering" technique. When combined with our randomly blended top layer, it results in a shingle with exceptional depth and dimension—and a striking look unmatched by any other brand.

But don't just take our word for it. See for yourself. When you compare Timberline® High Definition® Shingles to typical architectural shingles, it's easy to see why they'll look sharper and more beautiful on your roof—while enhancing the resale value of your home.

See the difference...

Timberline® High Definition® Shingles



Color Shown: Hickory

Another Major Brand



The color blends on Timberline® High Definition® Shingles (top) are sharp and well defined—to give your roof maximum dimensionality and depth.

But great performance is only half the story. Timberline® High Definition® Shingles not only protect your most valuable asset but also beautify your home for years to come. In fact, an independent research firm surveyed U.S. homeowners about the brand of architectural shingles they preferred based on appearance. The result: **more homeowners preferred the look of Timberline® High Definition® Shingles to the other leading brands!***

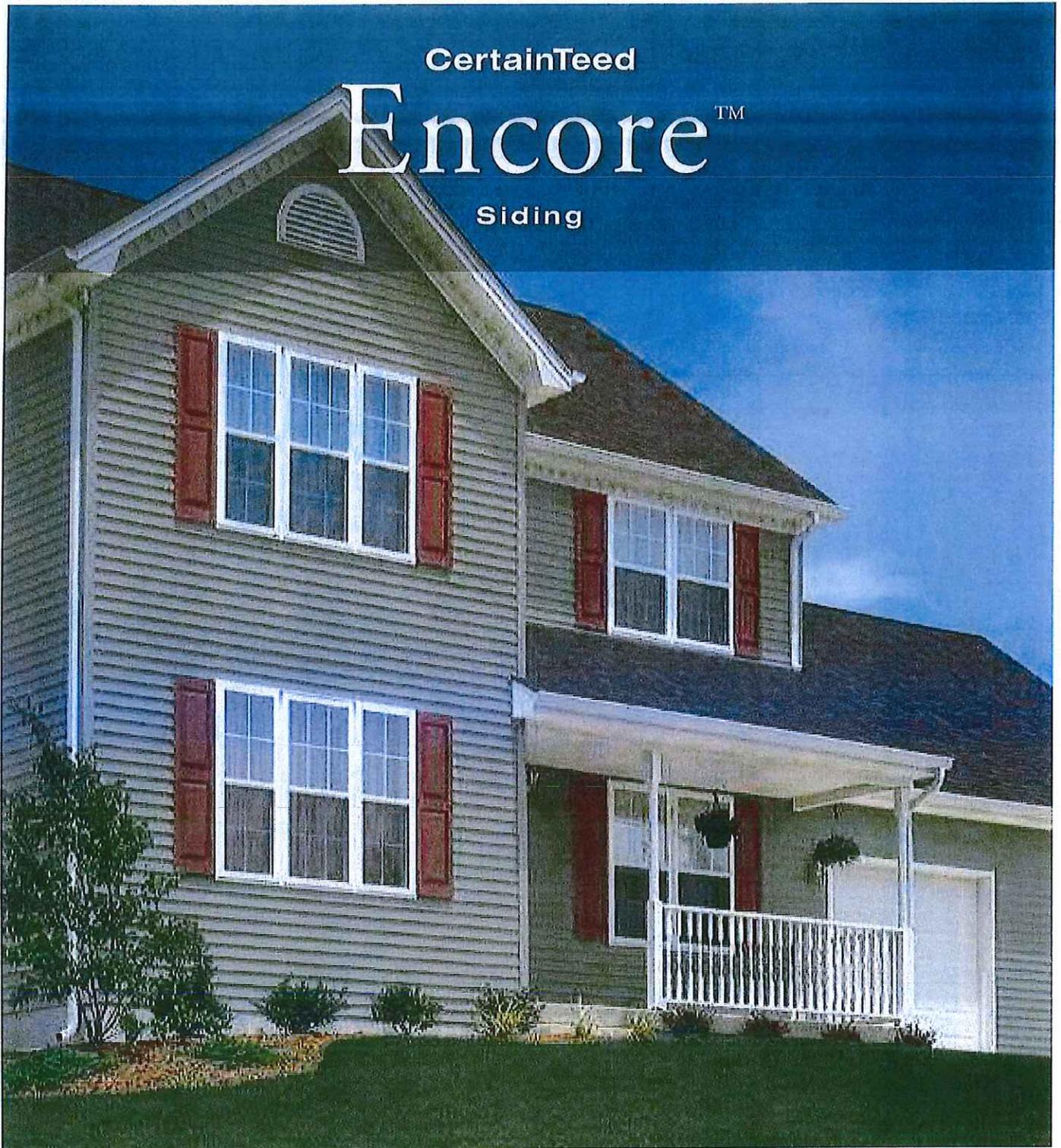
Why settle for anything less?

*Based on a 2014 survey of U.S. homeowners comparing the appearance of two popular Timberline® High Definition® Shingle colors to the comparable colors of other leading brands.

CertainTeed

Encore™

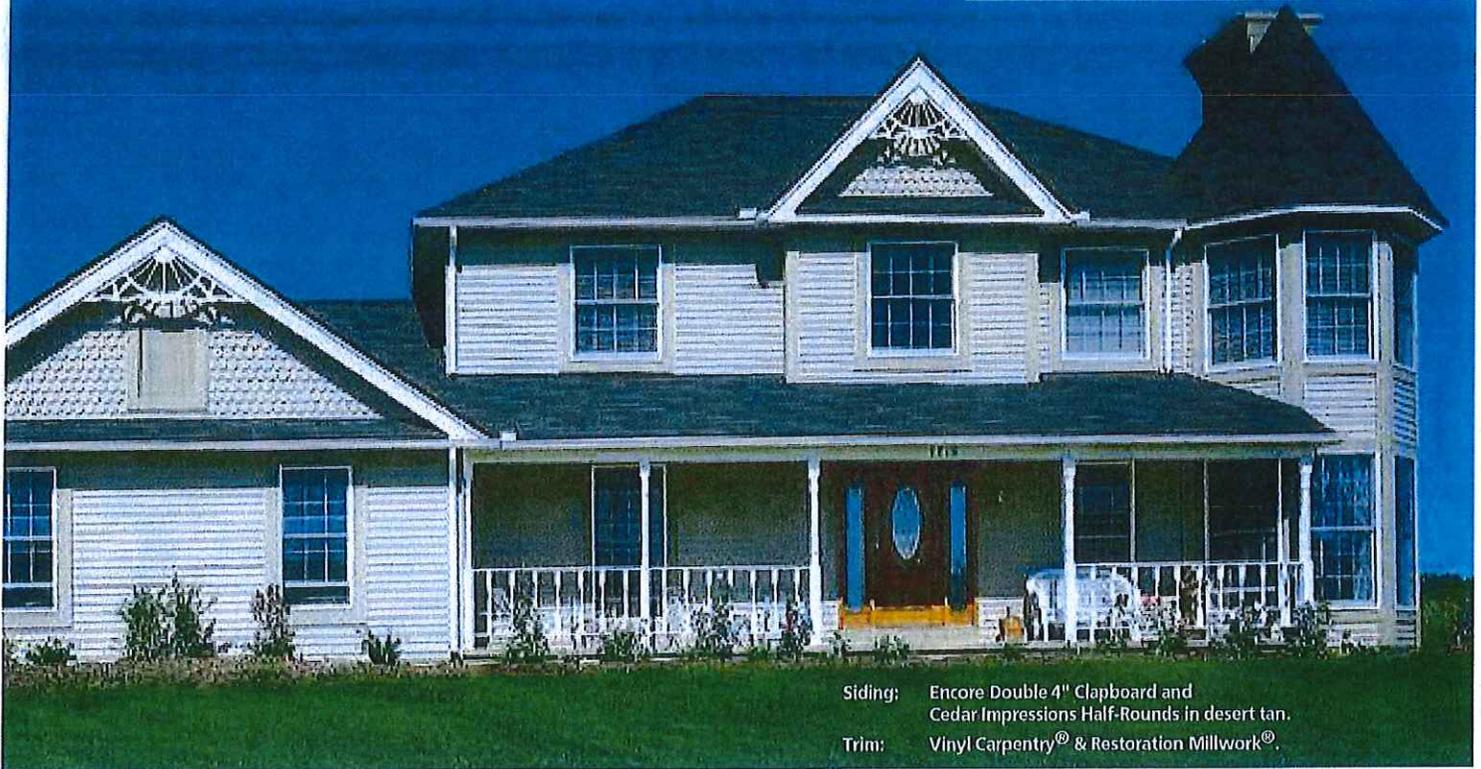
Siding



CertainTeed
SAINT-GOBAIN

Encore siding combines high quality with proven features to help you achieve the look you desire.

Encore™ Siding



Siding: Encore Double 4" Clapboard and Cedar Impressions Half-Rounds in desert tan.
Trim: Vinyl Carpentry® & Restoration Millwork®.

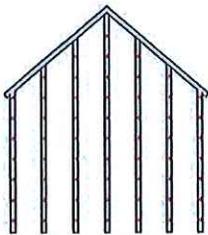
The STUDfinder™ Installation System

STUDfinder combines precisely spaced nail slots with indicator letters, designed for accurate and secure installation.

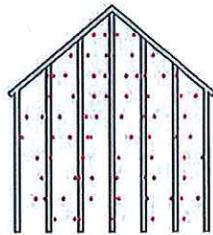
PATENTED

STUDfinder for Accuracy

- Nail slots align with 16" on-center standards for stud spacing.
- Indicator letters help:
 - Determine location of studs
 - Ensure nails are positioned correctly
 - Ensure correct number of nails are used



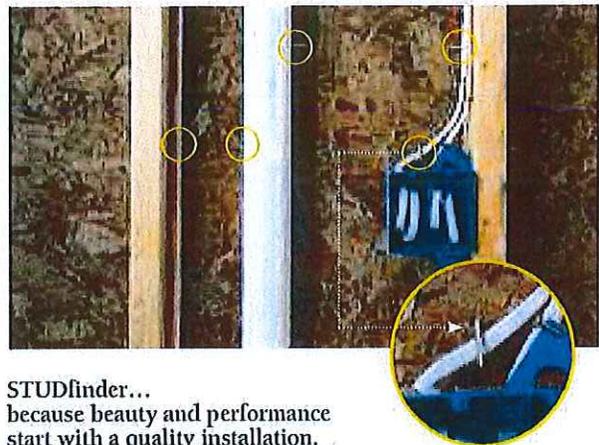
With STUDfinder



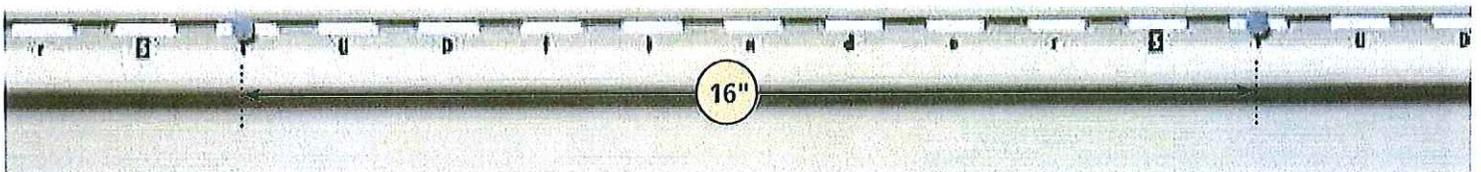
Possible outcome without STUDfinder

STUDfinder for Security and Performance

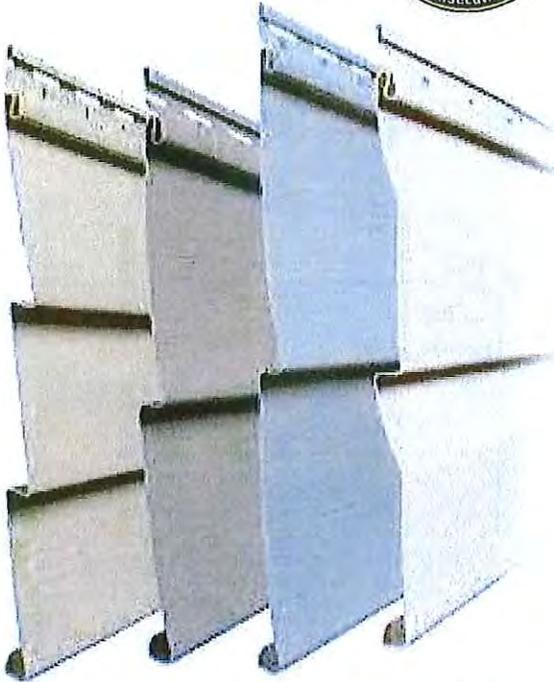
- Nailing to studs provides a strong and secure connection.
- Protects against blow offs from under nailing.
- Protects against buckling from over nailing.
- Helps avoid nailing into hazardous items between studs like plumbing or wiring.



STUDfinder... because beauty and performance start with a quality installation.



GREAT LOOKS AND AFFORDABILITY



Triple 3" Woodgrain Clapboard
In savannah wicker

Double 4" Woodgrain Clapboard
In natural clay

Double 5" Woodgrain Clapboard
In sterling gray

Double 4-1/2" Woodgrain Dutchlap
In herringbone

FAST FACTS

LOW GLOSS COLORS

16 Low-Gloss Colors with Coordinating Trim Colors

STYLES AND FINISHES

Triple 3" Woodgrain Clapboard
Double 4" Woodgrain Clapboard
Double 5" Woodgrain Clapboard
Double 4-1/2" Woodgrain Dutchlap

THICKNESS

.040" Nominal

NAIL HEM AND LOCK

STUDfinder™ Installation System
RigidForm™ 210 Nail Hem Technology and DuraLock®
Post-Formed Lock

PANEL PROJECTION

1/2"

FIRE RATING

Class 1(A)

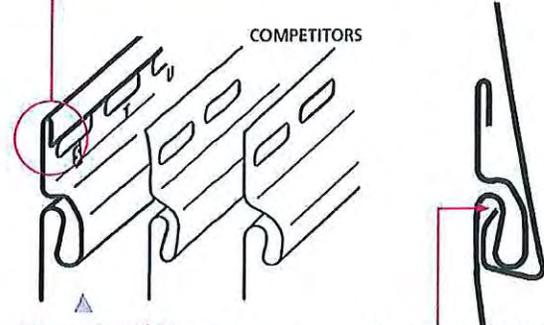
WARRANTY

Lifetime Limited with PermaColor™
Lifetime Fade Protection

RigidForm™ Technology

RigidForm 210 (rolled-over nail hem) technology stiffens siding for a straighter-on-the-wall appearance and has been tested* to withstand wind load pressures up to 210 mph.

* Wind load rating per VSI wind speed calculation guidelines.



DuraLock® features an oversized rigid tear-drop shape which is substantially larger than many competitors' locks, providing secure installation.

The angular locking leg creates a secure, snap-fit installation, allowing for necessary expansion and contraction.



Color performance, impact resistance and durability are assured through our exclusive PermaColor™ System, a blend of our own Certavin™ resin, superior micro-ingredients and state-of-the-art pigment chemistry.

	Triple 3" Clapboard (woodgrain)	Double 4" Clapboard (woodgrain)	Double 5" Clapboard (woodgrain)	Double 4-1/2" Dutchlap (woodgrain)
Castle Stone	●	●	●	●
Sterling Gray	●	●	●	●
Oxford Blue	●	●	●	●
Seagrass	●	●	●	●
Cypress	●	●	●	●
Warm Sand	●	●	●	●
Herringbone	●	●	●	●
Sandstone Belge	●	●	●	●
Desert Tan	●	●	●	●
Natural Clay	●	●	●	●
Savannah Wicker	●	●	●	●
Light Maple	●	●	●	●
Buckskin	●	●	●	●
Heritage Cream	●	●	●	●
Snow	●	●	●	●
Colonial White	●	●	●	●



Start exploring preset color combinations and create your own custom exterior with on-line, interactive tools, designed to help you "Visualize Your Home". Start now at certainteed.com/colortools

NOTE: Colors throughout this brochure are simulated. Consult product samples before making final selection.

Front Cover

Siding: Encore Double 4" Clapboard in castle stone.
Trim: Vinyl Carpentry® & Restoration Millwork®.



CertainTeed products are designed to work together and complement each other in color and style to give your home a beautiful finished look.



Polymer Shakes & Shingles



Roofing and Ventilation



Fence



Insulated Siding



PVC Exterior Trim & Beadboard



Decking and Railing



Vinyl Siding



Vinyl Carpentry® Trim



Housewrap



Professional: [facebook.com/CertainTeedFreedomofChoice](https://www.facebook.com/CertainTeedFreedomofChoice)
 Consumer: [facebook.com/CertainTeedLivingSpaces](https://www.facebook.com/CertainTeedLivingSpaces)

[**Be Certain**] Confidence worth building on.™

ASK ABOUT OUR OTHER CERTAINTEED® PRODUCTS AND SYSTEMS:

ROOFING • SIDING • TRIM • DECKING • RAILING • FENCE
 GYPSUM • CEILINGS • INSULATION

www.certainteed.com <http://blog.certainteed.com>

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 Code No. CTS458





**SECTION 085313
VINYL (PVC) WINDOWS**

**2900/4900 SERIES SINGLE-HUNG
NEW CONSTRUCTION**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. All windows of the types and sizes called for in this specification shall be furnished with necessary hardware and miscellaneous equipment as specified herein and shall be manufactured by Silver Line Building Products, LLC.

1.02 RELATED SECTIONS

- A. Section 061000 – Rough Carpentry.

1.03 REFERENCES

- A. American Society of Testing Materials (ASTM)
1. ASTM F 588- Standard Test Methods for Measuring the Forced Entry Resistance of Window Assemblies, Excluding Glazing Impact
 2. ASTM B 633 - Specification for Electrodeposited Coatings of Zinc on Iron and Steel
 3. ASTM B 766 - Specification for Electrodeposited Coatings of Cadmium
 4. ASTM D 638 - Test Method for Tensile Properties of Plastics
 5. ASTM D 4216 - Specification for Rigid Poly (Vinyl Chloride) (PVC) and Related PVC and Chlorinated Poly (Vinyl Chloride) (CPVC) Building Products Compounds
 6. ASTM D 4726 - Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) Exterior-Profile Extrusions Used for Assembled Windows and Doors
 7. ASTM E 1300 - Standard Practice for Determining Load Resistance of Glass in Buildings
 8. ASTM E 2190 - Standard Specification for Insulating Glass Unit Performance and Evaluation
- B. American Architectural Manufacturers Association (AAMA)
1. AAMA 701/702 - Combined Voluntary Specification for Pile Weatherstrip and Replaceable Fenestration Weatherseals
 2. AAMA 902 - Voluntary Specification for Sash Balances
- C. IGCC/IGMA Insulated Glass Certification Council/Insulating Glass Manufacturers Alliance.
1. IGMA TM-3000 – North American Guidelines for Sealed Insulating Glass Unit for the Commercial and Residential use.
- D. Window and Door Manufacturers Association (WDMA)
1. AAMA/WDMA/CSA 101/1.S.2/A440-08 - Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors
- E. National Fenestration Rating Council (NFRC)
1. NFRC 100- Procedure for Determining Fenestration Product U Factors
 2. NFRC 200- Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence
 3. NFRC 500- Procedure for Determining Fenestration Product Condensation Resistance
- F. Values Screen Manufacturers Association (SMA)
1. SMA 1201; Specification for insect screens for Windows, Sliding Doors and Swing doors.
 2. SMA 7001; Warning Label standard for window Insect Screens.

1.04 SYSTEM PERFORMANCE DESCRIPTION

- A. Single Unit Air Infiltration shall not exceed 0.30 CFM/SqFt when tested in accordance with:



AAMA/WDMA/CSA 101/1.S.2/A440-08

1. For specific product air infiltration performance, contact Silver Line Engineering Department.
- B. Unit Water Penetration Resistance Pressure vs. size when tested in accordance with:
AAMA/WDMA/CSA 101/1.S.2/A440-08
 1. 5.43 PSF for single unit sizes up to 52" x 72"
 2. 7.52 PSF for single unit sizes up to 38" x 66"
 3. 7.52 PSF for single unit sizes up to 38" x 74" with structural frame and glass upgrades
- C. Unit Structural Performance ratings vs. size when tested in accordance with:
AAMA/WDMA/CSA 101/1.S.2/A440-08
 1. Class R-PG20 for single oriel unit sizes up to 48" x 96"
 2. Class R-PG20 for single unit sizes up to 48" x 84"
 3. Class R-PG25 for single unit sizes up to 53" x 72"
 4. Class R-PG35 for single unit sizes up to 38" x 77"
 5. Class R-PG35 for single unit sizes up to 48" x 72"
 6. Class R-PG50 for single unit sizes up to 38" x 66"
 7. Class R-PG50 for single unit sizes up to 44" x 62"
- D. Where needed, supplemental reinforcements and glass packages shall be available to increase unit performance Design Pressures.
 1. Class R-PG50 for single unit sizes up to 38" x 74"
 2. Class R-PG35 for single oriel unit sizes up to 36" x 84"
 3. Unit Thermal Performance ratings vs. size when tested in accordance with: NFRC 100, 200 and 500
- E. Window shall achieve NFRC thermal u-value rating of 0.48 BTU/hr/SqFt/F° and a Solar Heat Gain Coefficient of 0.63 with clear glass and no argon gas fill.
 1. Window shall achieve NFRC thermal u-value rating of 0.48 BTU/hr/SqFt/F° and a Solar Heat Gain Coefficient of 0.62 using Low-E and no argon gas fill.
 2. Window shall achieve NFRC thermal u-value rating of 0.34 BTU/hr/SqFt/F° and a Solar Heat Gain Coefficient of 0.30 using Low-E and argon gas fill.
 3. Window shall achieve NFRC thermal u-value rating of 0.33 BTU/hr/SqFt/F° and a Solar Heat Gain Coefficient of 0.26 using Low-E SmartSun™ and no argon gas fill.
 4. Window shall achieve NFRC thermal u-value rating of 0.29 BTU/hr/SqFt/F° and a Solar Heat Gain Coefficient of 0.25 using Low-E SmartSun™ and argon gas fill.
 5. Window shall achieve NFRC thermal u-value rating of 0.34 BTU/hr/SqFt/F° and a Solar Heat Gain Coefficient of 0.46 using Low-E PassiveSun® and no argon gas fill.
 6. Window shall achieve NFRC thermal u-value rating of 0.30 BTU/hr/SqFt/F° and a Solar Heat Gain Coefficient of 0.46 using Low-E PassiveSun® and argon gas fill.
 7. Window shall achieve NFRC thermal u-value rating of 0.30 BTU/hr/SqFt/F° and a Solar Heat Gain Coefficient of 0.38 using Low-E PassiveSun® with HeatLock® technology and no argon gas fill.
 8. Window shall achieve NFRC thermal u-value rating of 0.27 BTU/hr/SqFt/F° and a Solar Heat Gain Coefficient of 0.38 using Low-E PassiveSun® with HeatLock® technology and argon gas fill.
 9. Window shall achieve NFRC thermal u-value rating of 0.33 BTU/hr/SqFt/F° and a Solar Heat Gain Coefficient of 0.23 using Low-E Sun and no argon gas fill.
 10. Window shall achieve NFRC thermal u-value rating of 0.29 BTU/hr/SqFt/F° and a Solar Heat Gain Coefficient of 0.22 using Low-E Sun and argon gas fill.
- F. Window units shall be labeled and certified through the WDMA/Hallmark Program.

1.05 SUBMITTALS

- A. See Section 013300 – Administrative Requirements for submittal procedures.
- B. Product Data: Provide manufacturer's standard details and catalog data demonstrating compliance with referenced standards. Include Installation Instructions.



- C. Provide third-party certification that window meets or exceeds AAMA/WDMA/CSA 101/1.S.2/A440-08 Structural ratings per section 1.04.A.
- D. Shop Drawings; Submit the following:
 - 1. Elevation for each style window specified; indicate sizes, glazing types, muntin pattern and designs.
 - 2. Schedule: Indicate each window in project; reference each unit to specific elevation detail.
 - 3. Details: Head, jamb and sill details for each project condition.
- E. Quality Assurance Submittals: Evidence of certifications of window units required in Quality Assurance Article of this section.

1.06 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Minimum five (5) years of documented experience producing products of the type specified in this section.
- B. Certifications:
 - 1. Provide window units rated for air infiltration, water penetration and structural performance per AAMA/WDMA/CSA 101/1.S.2/A440-08 and certified by independent third-party agent.
 - 2. Provide window units rated and certified for thermal performance by NFRC, and for seal integrity of insulating glass seal.
 - 3. Provide glass units that comply with IGMA TM4000 Quality Assurance Systems.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. Protect products from moisture, construction traffic, and damage in according with manufacturer's printed instructions.
- B. Do not use non-vented plastic or canvas shelters; open plastic wrapper immediately upon delivery to provide ventilation.

1.08 WARRANTY

- A. See Section 017800 – Closeout Submittals, for additional warranty requirements.
- B. Manufacturer's Warranty: Furnish manufacturer's Limited Lifetime Warranty on window products.

PART 2 PRODUCTS

2.01 MANUFACTURERS: Acceptable Manufacturer

- A. Silver Line Building Products, 2900/4900 Series Single-Hung including Single units.

2.02 COMPONENTS

- A. Vinyl Extrusions: Multi-chamber extrusions of impact-resistant exterior-grade rigid polyvinyl chloride (PVC) complying with ASTM D 4726, ASTM D 4216 and ASTM D 638 standards.
- B. Insulating Glass Unit: Unit thickness 5/8 inch:
 - 1. Insulating Glass products shall be permanently marked with warranty certification label of IGCC®/IGMA® Certification Program.
 - 2. Insulating Glass shall comply to the ASTM E 2190 standard.
 - 3. Insulating Glass type selection shall comply to the ASTM E 1300 standard.
 - 4. Air Chamber: Hermetically sealed space between panes.
 - 5. Clear Glass is standard. Low E, Low-E SmartSun™, Low-E PassiveSun®, Low-E PassiveSun® with HeatLock® technology, Low-E Sun, as well as argon gas filling options available.
- C. Screens: Installable from interior side, providing only ventilation and reasonable insect control when operable sash is in open position: re-screenable using fiberglass mesh, 16 x 18 gauge, secured in channel of aluminum box frame with continuous vinyl spline; frame color matching frame and sash color.
- D. Operating Hardware: Types for specified operable-sash windows; sight-exposed hardware of UV-stabilized, engineered plastic; color matched to vinyl extrusions for uniform appearance.

- E. Fasteners: All screws and other miscellaneous fastening devices incorporated shall be of aluminum, stainless steel, or other non-corrosive material compatible with vinyl extrusions. Cadmium or zinc plated steel, where used, shall be in accordance with ASTM B 766 or ASTM B 633. Nickel or chrome plated steel, where used, shall be in accordance with ASTM B 456.
- F. Weatherstripping: Types for specified operable sash windows and operable doors.
- G. Integral Muntins: Aluminum pre-finished to match window frame, factory-mounted between panes of insulating glass unit before sealing glass unit.

2.03 SINGLE-HUNG WINDOWS

- A. Configurations:
 - 1. Windows must be a true Single-Hung unit with lower sash operable and able to tilt inward for cleaning.
- B. Operable-Sash Windows:
 - 1. Frame and sash: Vinyl extrusions, nominal extrusion wall thickness 0.070 inch. Mitered and fusion-welded corners; integral 2 inch pre-punched nailing fin four sides; all lower sash must tilt-in for cleaning; integral glazing provision; molded-in lift handles.
 - 2. Factory Glazing: 5/8 inch Insulating Glass Unit.
 - 3. Operating Hardware:
 - a. Locks: Cam-type sash lock and keeper, capable of meeting ASTM F 588 forced entry resistance, engineered to force meeting stiles/rails with interlock for minimum air infiltration.
 - b. Counter Balances: Block and tackle and or Constant force balances, meeting requirements of AAMA 902, providing maintenance free operation without post-installation adjustment or lubrication.
 - 4. Weatherstripping: Double-row high-density silicone-treated wool pile, with double mylar fin, meeting requirements of AAMA 701.
 - 5. Screens: Frame color matching window frame and sash color.
 - a. Full size: Integral rails.
 - 6. Muntins: Integral, patterns to suit window sizes.
- C. Color: White standard. Optional: Beige, Sandtone and Optional White window and frame with a painted dark bronze exterior.

2.04 ACCESSORIES

- A. Mullion Posts: Extruded aluminum, color matching adjacent window frame.
 - 1. Exterior and interior mullion trim accessories including wood build out, drywall receiver and vinyl drywall return.
- B. Exterior and interior trim accessories including wood build out, drywall receiver and vinyl drywall return.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Installer to verify that project conditions are acceptable before beginning installation of products; verify that rough openings are as indicated, and are correct sizes for clearance spaces specified in manufacturer's instructions.
- B. Correct any unacceptable conditions before proceeding with installation.

3.02 INSTALLATION

- A. Install products in accordance with manufacturer's printed installation instructions and approved shop drawings.
- B. Install products plumb and in true alignment; fasten to achieve maximum operational effectiveness and best appearance of units.

3.03 ADJUSTING AND CLEANING

- A. Ensure that windows operate correctly, free from biding or other defects.
- B. Clean and restore soled surfaces; remove scraps and debris, and leave site in clean condition.



ENVIRONMENTAL
STONEWORKS.

Category

Field Stone

Style

Field Stone

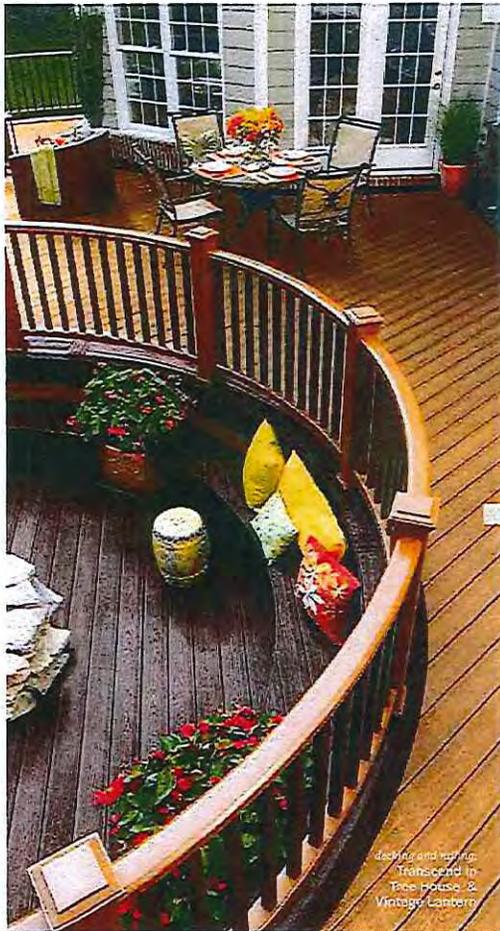
Color

Aspen

[Save this page as a PDF](#)



Trex Transcend®
DECKING & RAILING SYSTEM



decking and railing
Transcend in
Tree House &
Vintage Lantern

TRANSCEND® DECKING

- High performance**
- » Engineered with unrivaled fade, stain, scratch and mold resistance
 - » Hassle-free maintenance takes the work out of the weekend
- Perennial beauty**
- » Designed in eight rich, lasting colors and a natural-looking wood grain
 - » Available in two distinctive styles—premium tropical colors and rich classic earth tones
 - » Pairs with Trex Transcend railing in five matching colors, plus Classic White and Charcoal Black
- Trex™ through and through**
- » Made from 95% recycled materials
 - » Backed by the industry-leading Trex 25-Year Limited Residential Fade & Stain Warranty

TRANSCEND RAILING

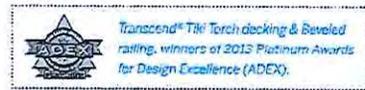
- High performance**
- » Stands firm with a strong, sturdy look and feel
 - » Built with the same incredible durability as Transcend decking—won't rot, warp or splinter
- Perennial beauty**
- » Modular components let you mix and match your customized look with any Trex railing line
 - » Pairs perfectly with Transcend decking—also compatible with any decking line
- Trex through and through**
- » Contains a minimum of 40% recycled material
 - » Backed by the Trex 25-Year Limited Residential Warranty

transcend with flying colors

DECKING



RAILING



Transcend® deck boards are compliant with the Wildland-Urban Interface, California State and San Diego County ASTM E84 Class B Flame Spread and CA SFM 12-7A-4 Underlame and Burning Brand requirements.

Trex Transcend
PORCH FLOORING & RAILING SYSTEM

outdoor luxury moves out front



Build a porch (then sit a spell)

- » Hardwood-style flooring
- » Four baluster styles
- » TrexTrim™ ceiling and finishing touches



The cutting-edge, slanted groove board leaves no edges at all, creating a smooth, unfettered finish.

Our advanced system of virtually gap-free porch flooring and Transcend® railing offers the same high performance and unparalleled beauty as all Transcend products, making it the most luxurious welcome mat around.

High performance

- » Lasts with unrivaled fade, stain, scratch and mold resistance to give your front stoop center stage
- » No sanding, staining or painting means more time spent in rocking chairs

Perennial beauty

- » An inviting, open-air living room ups the curb appeal of any home
- » Flooring comes in three rich, lasting colors for a personalized look you could lounge in for hours
- » Draws an elegant line around your area with matching railing

Trex: through and through

- » Pairs perfectly with the complete suite of Trex products for a designer finish that lasts and lasts
- » Porch flooring is backed by the industry-leading Trex® 25-Year Limited Residential Fade & Stain Warranty

Cozy and classic, a beadboard ceiling made of TrexTrim is your porch's finishing touch that won't need refinishing. For more, see page 26.

