WHITEMARSH TOWNSHIP HISTORICAL ARCHITECTURAL REVIEW BOARD
PUBLIC MEETING OF WEDNESDAY, AUGUST 12, 2020 8:30 AM

ZOOM MEETING PARTICIPATION INFORMATION

The Whitemarsh Township Historical Architectural Review Board will conduct a public meeting on Wednesday, August 12, 2020 at 8:30 AM. In response to the Governor’s Stay Home Order due to the COVID 19 health pandemic, this meeting will be conducted via ZOOM. All members of the Board, staff and public will participate remotely. The public may join this meeting by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the meeting:

- Meeting Date: Wednesday, August 12, 2020
- Meeting Time: 8:30 AM
- Meeting URL: https://us02web.zoom.us/j/88060238978?pwd=T0tjY0NkQlcrZDMvYkswNmZMQUdEQT09
- Meeting via Zoom App: if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 880 6023 8978
- Meeting dial in number (no video): 1 646 558 8656
- Meeting ID number (to be entered when prompted): 880 6023 8978
- Meeting Password: 771 782

THE PUBLIC MAY ALSO SUBMIT QUESTIONS OR COMMENTS PRIOR TO THE MEETING BY E-MAIL TO CGUTTENPLAN@WHITEMARSHTWP.ORG; THESE MUST BE RECEIVED NO LATER THAN 12:00 PM ON AUGUST 11, 2020.

Persons with a disability who wish to participate in the public meeting and require an auxiliary aid, service or other accommodation to participate in the meeting should contact Whitemarsh Township at 484-594-2625.

“A GREAT PLACE TO LIVE AND WORK”
1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE
   • New Plymouth Township Member Jamina Clay

3. APPROVAL OF MINUTES
   • July 8, 2020

4. OLD BUSINESS

5. NEW BUSINESS
   • 105 Black Walnut Lane (WT) – Proposed Fence, Roof Replacement, Fire Pit
   • 3049 Spring Mill Road (WT) – Proposed Covered Patio

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)

7. HARB MEMBER COMMENTS

8. ADJOURNMENT

   **Public comment will be accepted at the conclusion of each agenda item prior to taking action**

   NEXT MEETING
   September 9, 2020, 8:30 AM
Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – July 8, 2020

The following HARB members participated via ZOOM telecommunication technology: Jerry Rafter, Tim Ford, David Conroy, Plymouth Township Zoning Officer, Tom Higgins, Ken Parsons, Karen Coyne, and Robert Sztubinski, Whitemarsh Township Director of Building & Codes. Also in attendance was Michael Drossner, Whitemarsh Township Board of Supervisors Liaison, Charlie Guttenplan, Whitemarsh Township Director of Planning & Zoning, and Kathy Bandish, Plymouth Township Council Liaison.

1. CALL TO ORDER: The meeting was called to order at 8:33 AM.

2. ANNOUNCEMENTS & CORRESPONDENCE:
   • Meeting was advertised in July 2, 2020 Times Herald in accordance with PA Act 15 authorizing meetings by telecommunication.
   • Minutes for first three months of the year need further discussion and will be considered when we can return to in-person meetings.

3. APPROVAL OF MINUTES: June 10, 2020 – approved.

4. OLD BUSINESS: None

5. NEW BUSINESS:
   • 3033 Spring Mill Road, Whitemarsh Township – Larry Grewe, the property owner, presented a proposal to add a cedar fence along the boundary with 3037 Spring Mill Road; it would be inside the existing hedge between the properties. Its purpose is to avoid headlights due to the curve in the road. Mr. Rafter made the observation that with the property’s existing hedges, that someone would have to stare at the property to see the fence. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 7-0.
   • 4 Catherine Lane (‘Maple Hill’ Development), Whitemarsh Township (Added Agenda Item) – Shel Klein, the property owner, presented a proposal for a stand-by generator to be installed on the right side of the home (looking from the street); it will be set on a platform that will be hidden by grass. Homeowners’ Association approval is not required for this improvement. It was noted that this proposal raised no issues, is consistent with this type of installation, and that it will look just like an air conditioner compressor. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 7-0.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): None

7. HARB MEMBER COMMENTS:
Ms. Bandish let the members know that Plymouth will be appointing a member to fill Plymouth’s current vacant position on HARB at its next Council meeting. Mr. Rafter asked Mr. Parsons to work with a small sub-committee to create a HARB application packet; Mr. Ford will work with him and Ms. Banish volunteered to work with them as well. Mr. Parsons will provide the information he has and update them on this material. A report from this sub-committee will be made to the full HARB once we are able to have an in-person meeting.

8. ADJOURNMENT: The meeting adjourned at 8:55 AM.

Respectfully submitted,

Charles Guttenplan
Whitemarsh Township Director of Planning & Zoning/Zoning Officer
### WHITEMARSH TOWNSHIP
#### APPLICATION FOR PLAN EXAMINATION
#### FOR BUILDING AND ZONING PERMITS

**APPLICANT INSTRUCTIONS:** For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 9 if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) are to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

**Application Date:** 2-19-20  
**Permit Type:** Building (B)  
**Is Owner Applicant?** Yes  
**Zoning (Z)**  
**Other** (see Part 10 - incl. wireless facilities)

#### PART 1. PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>Address:</th>
<th>Apt.:</th>
<th>Zip.:</th>
<th>Zoning District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision:</td>
<td>Lot Number:</td>
<td>Parcel Number:</td>
<td>Year Built:</td>
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<tr>
<td>Parcel Type:</td>
<td>Residential (R)</td>
<td>Commercial (C)</td>
<td>Industrial (I)</td>
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#### PART 2. OWNER INFORMATION

<table>
<thead>
<tr>
<th>First Name:</th>
<th>Last Name:</th>
<th>Phone:</th>
<th>Email Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
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<td>Zip:</td>
<td>19462</td>
</tr>
<tr>
<td>State:</td>
<td></td>
<td>PA</td>
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#### PART 3. CONTRACTOR(S) INFORMATION

<table>
<thead>
<tr>
<th>NAME OF CONTRACTOR (LAST, FIRST)</th>
<th>ADDRESS</th>
<th>CITY, STATE</th>
<th>LICENSE NO.</th>
</tr>
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<tbody>
<tr>
<td>Applicant (not owner)</td>
<td>Jim Butler Contracting, LLC</td>
<td>2403 costello road, Pottsville, Pa 17901</td>
<td>340-770-25</td>
</tr>
<tr>
<td>Architect / Engineer</td>
<td>Jim Butler Contracting, LLC</td>
<td>2403 costello road, Pottsville, Pa 17901</td>
<td>340-770-25</td>
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<td>General Contractor</td>
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<tr>
<td>Excavation</td>
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<td>Fire Alarm</td>
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<td>2403 costello road, Pottsville, Pa 17901</td>
<td>340-770-25</td>
</tr>
</tbody>
</table>

#### PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

**SIGNATURE OF APPLICANT:**  
**ADDRESS:**  
**PHONE NO.:**

**RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE:**
PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)

Please provide a brief description of the work that will be performed (attach addition sheets if necessary):

**Roof Shingle Replacement**
- **GAF CAMERON II ANTIQUE SLATE**
- **Synthetic Underlayment**
- **Rain and Ice on Roof Perimeters**
- **4½" White Aluminum Drip Edge**
- **Pro Starter**
- **Cobra Roof Vent**

**Fire Pit Metal Edge Retaining**
- **Masonry Pavers 16' Circle 38' Centered**
- **6' Pit for Wood Burning Camp Fires**

**Fence**
- **6' Height Privacy on Rear Property Line**
- **158' +/- in Length w/ 8' Sections**

**Roof**
- **Fire Pit**
- **Fence**

**Total Cost:** $33,000

**Total Cost:** $2,000
N/F Matthew B. Clark
105 Black Walnut Lane
Parcel # 65-00-11006-00-6
Tax Map ID 65-027A-003
Lot Area
44.978 sq ft
(1.0326 ac)

N/F Joseph and Shari Foreman
107 Black Walnut Lane
Parcel # 65-00-00882-72-6
Tax Map ID 65-027A-004
Lot Area
81.730 sq ft
(0.4989 ac)
PART 11. SITE PLAN

Show lot lines, easements and work layout and dimensions (attach additional sheets if necessary):

SCALE = 1 inch = _ FEET
Existing House

3B'
Porch

Firepit

Stepping Stone Path

10' x 18' Garden Shed

Black Land
FIRE PIT ≈ 38' FROM HOUSE
FIRE PIT ≈ 5'-6' DIAMETER
RIVER ROCK ≈ 5' WIDE SITTING AREA FROM EDGE OF FIRE PIT
FLAGSTONE PATH ≈ 26' LONG - RANDOM PATTERN WITH GRASS IN BETWEEN

STEVE GRECO LANDSCAPING
CLARK RESIDENCE
7-28-20
NOT TO SCALE
72" Spruce Stockade

3/4 inch thick milled stockade - spruce wood with 3/4" pickets.

Fence installation is available for this fence. Contact us to set up an appointment to have your fence installed by our professional fence installers.

Sections are nailed with galvanized nails and positioned so that the sections can be adjusted (racked) to go up and down. This way the fence will follow the contour and match the grade of your property. Meets BOCA Code for the safe isolation of swimming pools.
WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 10 if there is work that requires inspections by the Fire Marshall. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 7/30/2020
Is Owner Applicant? Yes No

PART 1. PROPERTY INFORMATION

Address: 3049 SPRING MILL ROAD Apt. 19428 Zoning District: A
Subdivision: MAPLE HILL Lot Number: 01 Parcel Number: 65-00-1100-00-0000-Year Built: 2019
Parcel Type: Residential (R)

PART 2. OWNER INFORMATION

First Name: ERIC Last Name: Oliva Phone: 
Address: 3049 SPRING MILL ROAD City: PLYMOUTH MEETING
State: PA Zip: 19428 Email Address:

PART 3. CONTRACTOR(S) INFORMATION

<table>
<thead>
<tr>
<th>NAME OF CONTRACTOR (LAST, FIRST)</th>
<th>ADDRESS</th>
<th>CITY, STATE</th>
<th>LICENSE NO.</th>
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<tbody>
<tr>
<td>Applicant (not owner)</td>
<td>BURKHOLDER BROS, INC. 359 PAUL PIKE MANNASHA PA 19331</td>
<td></td>
<td></td>
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<tr>
<td>Architect / Engineer</td>
<td>BURKHOLDER BROS, INC. 359 PAUL PIKE MANNASHA PA 19331</td>
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<tr>
<td>General Contractor</td>
<td>BURKHOLDER BROS, INC. 359 PAUL PIKE MANNASHA PA 19331</td>
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SIGNATURE OF APPLICANT

ADDRESS

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

Page 1
PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)

<table>
<thead>
<tr>
<th>Permit Type(s) Required:</th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>ZONING &amp; BUILDING</strong></td>
<td></td>
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</tbody>
</table>

Please provide a brief description of the work that will be performed (attach addition sheets if necessary):

- **INSTALL THE FOLLOWING IN THE Rear PORCH OF 3049 SPRING MILL ROAD:**
  - **Techo-Bloc Blued Paper Walkway, Patio, Steps, & Ball Island:**
    - 992 sq. ft. (includes area under roof) 745
  - **Techo-Bloc Mini-Crete Retaining Wall:**
    - 54' (L) x 1' (W) x 6'' to 3' (H. varies)
  - **Covered Patio Roof Structure:**
    - 495 sq. ft
## ZONING and SITE DATA SCHEDULE

<table>
<thead>
<tr>
<th>Item</th>
<th>Section</th>
<th>Requirement</th>
<th>PLAN PROVIDED</th>
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<tbody>
<tr>
<td>Min. Lot Area</td>
<td>116-54(C3)</td>
<td>7,800 Sq. Ft.</td>
<td>[2] 33,947.57 SF (Gross) 10,368.51 SF (Net)</td>
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<tr>
<td>Min. Width at Setback Line</td>
<td>116-54(C4)</td>
<td>60 Ft.</td>
<td>&gt; 60.0 Ft.</td>
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<tr>
<td>Min. Front Yard</td>
<td>116-54(C5)</td>
<td>15 Ft.</td>
<td>15.0 Ft.</td>
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<tr>
<td>Min. Side Yard (Each)</td>
<td>116-54(C6)</td>
<td>10 Ft.</td>
<td>10.0 Ft.</td>
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<td>Min. Rear Yard</td>
<td>116-54(C7)</td>
<td>30 Ft.</td>
<td>30.0 Ft.</td>
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<tr>
<td>Max. Principal Bldg Height</td>
<td>116-54(C8)(c)</td>
<td>35 Ft.</td>
<td>&lt; 35 Ft.</td>
</tr>
<tr>
<td>Max. Building Coverage</td>
<td>116-54(C9)</td>
<td>30% of lot area</td>
<td>23.5% (2,398 SF)</td>
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</table>

Additional requirements for Conservation Subdivisions:

All NEW dwellings shall meet the following setback requirements:

- From External R.O.C.: 116-274.8(1) 100 Ft. 100.5 Ft.
- From all other Tract Bldg.: 116-274.8(2) 50 Ft. 50.5 Ft.

[2] Minimum Lot Area Required is NET any On-Lot Required Open Space

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### PERMIT PLAN NOTES

1. All construction shall be in accordance with the approved and recorded Final Land Development plans for MAPLE HILL, last revised Nov. 07, 2017 including all Agreements and Documents required therein.

2. The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.

3. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.

4. Sanitary sewer and all other utility service connection points shall be confirmed independently by the contractor at the time of connection by the Borough of Zelienople and expressed in writing to the engineer of record. Construction shall commence no later than at the latest five (5) days from closing. Therefore, all services not connected with existing underground utilities shall be verified by test pit prior to commencement of construction.

5. All sanitary sewer construction shall be in accordance with the "Overseas Township Sewer Authority Standard Specifications for Sewer Facilities."

6. All utility shall be left ten (10) feet apart (parallel) or when grading, at eighteen (18) inches vertical minimum distance shall be kept, to avoid damage. A minimum of 10 inches shall be maintained between sanitary sewer pipes and storm lines or water lines if the minimum separation cannot be maintained, the service line shall be relocated at the cost of the contractor.

7. Sanitary sewer mains and laterals shall have a minimum of 4"-diameter cover.
Cnyx paver

Techo Bloc

Catalog picture

Shale gray paver
**BLU 60 mm (6”×13”)**

**DESCRIPTION:** Paver or Slab  
**TEXTURE:** Slate and HD² Slate

### PALLET OVERVIEW

![Pallet Diagram]

### NOTES
See page 16 to 19 for more technical information. When used in a permeable pavement application, see page 89 to 98 for more technical information.

*Harvest gold is only available in Midwestern USA. See page 13 for list of Eastern and Midwestern States.

**JOINT WIDTH:** 9/32” (7 mm)  
**% OF SURFACE OPENING:** 4.6%  
**INfiltration RATE:** 570 in./hr  
(1447 mm/hr)

### Specifications per pallet

<table>
<thead>
<tr>
<th>Specifications per pallet</th>
<th>Imperial</th>
<th>Metric</th>
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<tbody>
<tr>
<td>Cubing</td>
<td>116.05 ft²</td>
<td>10.78 m²</td>
</tr>
<tr>
<td>Approx. Weight Slate</td>
<td>3138 lbs</td>
<td>1423 kg</td>
</tr>
<tr>
<td>Approx. Weight HD² Slate</td>
<td>3183 lbs</td>
<td>1444 kg</td>
</tr>
<tr>
<td>Number of rows</td>
<td>11</td>
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</tr>
<tr>
<td>Coverage per row</td>
<td>10.55 ft²</td>
<td>0.98 m²</td>
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<tr>
<td>Linear coverage per row</td>
<td>Depth: 19.5 lin. ft</td>
<td>5.94 lin. m</td>
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<tr>
<td></td>
<td>Length: 9.75 lin. ft</td>
<td>2.97 lin. m</td>
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<table>
<thead>
<tr>
<th>Unit dimensions</th>
<th>in</th>
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<td>Height</td>
<td>2 3/8</td>
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<tr>
<td>Width</td>
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<tr>
<td>Length</td>
<td>6 1/2</td>
<td>165</td>
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| Units/pallet | 198 units |

### Patterns

01 | Linear pattern  
02 | Linear pattern  
03 | Herringbone pattern

Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.
BLU 60 mm

DESCRIPTION: Slab  TEXTURE: Slate, Slate Aged and HD² Slate

PALLETT OVERVIEW

<table>
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<tr>
<th>PAL</th>
<th>AL</th>
<th>Ter</th>
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<tbody>
<tr>
<td></td>
<td>A</td>
<td>C</td>
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<tr>
<td></td>
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<th>Specifications per pallet</th>
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<tr>
<td>Approx. Weight slate</td>
<td>3 148 lbs</td>
<td>1 428 kg</td>
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<tr>
<td>Approx. Weight slate aged</td>
<td>3 170 lbs</td>
<td>1 438 kg</td>
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<tr>
<td>Approx. Weight HD² Slate</td>
<td>3 268 lbs</td>
<td>1 482 kg</td>
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<td>Number of rows</td>
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<tr>
<td>Coverage per row</td>
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<td>0.99 m²</td>
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<tr>
<td>Linear coverage per row</td>
<td>9.81 lin. ft</td>
<td>3.02 lin. m</td>
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NOTES
See page 16 to 19 for more technical information. When used in a permeable pavement application, see page 89 to 95 for more technical information.

* Harvest gold is only available in Midwestern USA. See page 13 for list of Eastern and Midwestern States.

JOINT WIDTH: 9/32" (7 mm)
% OF SURFACE OPENING: 3.0 %
INFILTRATION RATE: 570 IN./HR
(34 475 MM/HR)

Unit dimensions | in | mm | Units/pallet
----------------|----|----|-----------------|
Height          | 2 3/8 | 60 | 44 units |
Width           | 13 | 330 | |
Length          | 6 1/2 | 165 | |

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<tr>
<th>01</th>
<th>Modular pattern</th>
<th>02</th>
<th>Modular pattern</th>
<th>03</th>
<th>Linear pattern</th>
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<th>Modular pattern</th>
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<tr>
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<td></td>
<td></td>
<td></td>
<td>50% Blu 60</td>
<td></td>
<td>45% Blu Grande</td>
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</table>

Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

sandlwood   slate grey   majave beige   champain grey   harvest gold*   chested brown

Stale        HD² Slate    Stale aged      HD² Slate    Stale aged      Stale        HD² Slate    Stale aged