

APPLICATION OF R.J.L. ASSOCIATES, INC.

THE HIGHLANDS AT MANTUA

BAR APPLICATION FOR COA – STATEMENT OF INTENT

September 26, 2024

Address:	9495 Silver King Court
Request:	14 Townhomes
Applicant/Owner:	R.J.L. Associates, Inc.
Applicant's Representative:	Clint Good
Status of Representative:	Architect
Requested Zoning:	PD-R (currently PD-C), ACOD

This Statement of Intent is included as part of an application for a Major Certificate of Appropriateness in conjunction with a separate zoning entitlement application.

I. BACKGROUND

R.J.L. Associates, Inc. ("Applicant", or "R.J.L.") has submitted an application to amend the City of Fairfax's 2035 Comprehensive Plan ("Comprehensive Plan" or "Plan") and to rezone a 2.12 acre portion of the existing Mantua Professional Center (the "Property") to the Planned Development-Residential ("PD-R") zoning district to permit redevelopment of the Property's existing underutilized office buildings with a small residential townhome community. A separate, but concurrent, application has been submitted to amend the General Development Plan for the greater Mantua Professional Center ("Center"). Specifically, the Applicant is requesting to change the PD-C zoning designation of the Property to PD-R to allow for construction of fourteen (14) townhome units along with thirty-four centrally located parking spaces. The proposed townhomes will provide quality and energy efficient housing units that will generate fiscal benefits to the City of Fairfax ("City"), create open space while providing residential amenities, and preserve and respect the unique qualities and character of the neighborhood and surrounding vicinity.

The Property consists of a single parcel, Parcel 58-2-10-001-A1 totaling 2.12 acres and is addressed as 9495 Silver King Court, Fairfax, Virginia 22031. The Property is bounded by Pickett Road and the Army Navy Country Club golf course to the west, the City-County boundary line and Mantua Hills subdivision (within Fairfax County) to the east, The Enclave multi-family condominium community and The New School of Northern Virginia to the north, and, to the south, Pickett's Reserve subdivision and a recreational parcel of land owned by the Mantua Hills Swimming Association that is improved with portions of the Association's pool and tennis courts. The Enclave and The New School of Northern Virginia comprise the remainder of the Mantua Professional Center. The adjacent Mantua Hills and Pickett's Reserve subdivisions are comprised of single-family detached homes and are well-buffered from the Property by existing tree lines which will be preserved to the extent practicable.

II. PROJECT DESCRIPTION SUMMARY

Following site-specific guidance within the City's Comprehensive Plan, RJL proposes to redevelop a portion of the Mantua Professional Center to replace approximately 21,566 square feet of existing underutilized office buildings with a townhome community. The Applicant has collaborated with City Staff and the Center's neighboring users (The Enclave condominium and The New School of Northern Virginia) to carefully plan the Property to create a community that will provide a needed increase in housing opportunities within the City while respecting the Center's two adjoining uses and the existing residential neighborhoods located adjacent to the Property.

A. Site Description

The Property is a 2.12-acre parcel and is currently zoned PD-C, with designation as a Commercial Corridor by the City's 2035 Comprehensive Plan Future Land Use Map. It is bounded by Pickett Road and the Army Navy Country Club to the west, the City-County boundary line and a Fairfax County residential subdivision known as Mantua Hills to the east, the balance of the Mantua Professional Center to the north, and the Pickett's Reserve subdivision and a small portion of the Mantua Hills Swimming Association to the south. The Property is presently developed with one to three level buildings comprising approximately 21,566 square feet of office space, along with supporting parking and access. The surrounding land uses and zoning complement the proposed community, and the 2035 Comprehensive Plan specifically identifies the proposed townhome redevelopment as an appropriate alternative use in place of the existing office buildings.

B. Transportation and Parking

The Property is currently served by a looped portion of Silver King Court (a private street) providing two connections to the roadway. Silver King Court, in turn, loops through the Mantua Professional Center and connects twice to Pickett Road. Silver King Court's southern connection at Pickett Road provides for full movement and is the closer access point to the Property. The northern connection is limited to a right-in/right-out condition by a median within Pickett Road and offers an additional route to and from the new community. With redevelopment, the looped roadway will be converted to a one-way street. The access points to Silver King Court and the roadway's connections to Pickett Road will remain at their existing locations, with reconfiguration of the southern connection to Silver King Court to provide a right-in only entrance.

The site will have ample parking, exceeding the requirement of two spaces per unit set forth in the Zoning Ordinance. Each townhome will have two garage spaces and two driveway spaces for a total of four parking spaces per unit. Additionally, the community will offer thirty-four centrally located parking spaces, inclusive of nine existing parking spaces that will remain onsite.

C. Certificate of Appropriateness Request

The proposed redevelopment would permit the replacement of underutilized office space with fourteen (14) front-loaded townhome units. Units will be twenty-four (24) feet wide and

forty (40) feet deep. They will be four levels, with an option for a loft and decks. The maximum building height of each unit will be approximately forty-seven (47) feet. All units will front the private street and will face the project's central green / amenity space, as well as the existing grassed area with picnic benches, located within the Mantua Professional Center. Additional amenity space will be provided between the two sticks of townhome units, and existing trees serving as a buffer to the adjacent residential neighborhoods will be kept in place to the extent practicable. The development will provide approximately forty (40) percent open space, exceeding the twenty (20) percent open space requirement specified in the Zoning Ordinance.

The Applicant proposes construction of a unit type that is in high demand but low supply within the City. While the City includes a diverse mix of housing products, only thirteen percent (13%) are townhomes as of 2023 data.¹ Additionally, the Pickett Road corridor is comprised predominantly of apartments, condominiums, and single-family homes, with only a single recent townhome project approved in the area. Townhomes can serve as starter homes for young professionals and smaller families, while also appealing to older adults wishing to downsize and seeking a home that is easier to maintain. The proposed development will therefore expand the availability of quality and desirable housing stock in the City.

The townhomes will not be laid out in a straight line, but will incorporate varied setbacks between the units. Mechanical equipment will not be visible from the streets. Material of the proposed townhomes would be a mixture of brick, brick soldier coursing, metal railing, metal downspouts, hardie planks and trims, high quality windows, doors and garage doors, and exterior building lighting. The units will include an option to an elevator to provide more convenient interior access.

The Applicant is proposing the outdoor amenities to create a sense of enhanced community for its residents through providing a pedestrian friendly environment that link two main recreation amenity areas. A large circular shaped patio space will be provided on the central part of the site. This area includes a pergola, benches, grills, and group seating surrounded by lush shrub and perennial landscaping, and will serve as the heart of the community, providing a social hub for everyday neighborly interaction. A secondary passive recreation area in between the townhome buildings at south-east corner, provides a multi-purpose lawn area for residents of all ages to play on and enjoy. The lawn is surrounded by pathway, seating areas, and additional landscaping, which allows users a more secluded outdoor experience.

The Applicant has been working with the City's urban forester on the landscape plan. Tree species shall include but not limited to Red Maple, Northern Red Oak, American Beech, Betula Nigra, Willow Oak, Eastern Redbud, Flowering Dogwood, Sweetbay Magnolia, American Holly, Eastern Redcedar.

¹ City of Fairfax 2023 Fact Book, Figure 17: Housing Type (existing and approved)

HIGHLANDS AT MANTUA

BOARD OF ARCHITECTURAL REVIEW

MAJOR APPLICATION SUBMISSION
CITY OF FAIRFAX

Prepared for:

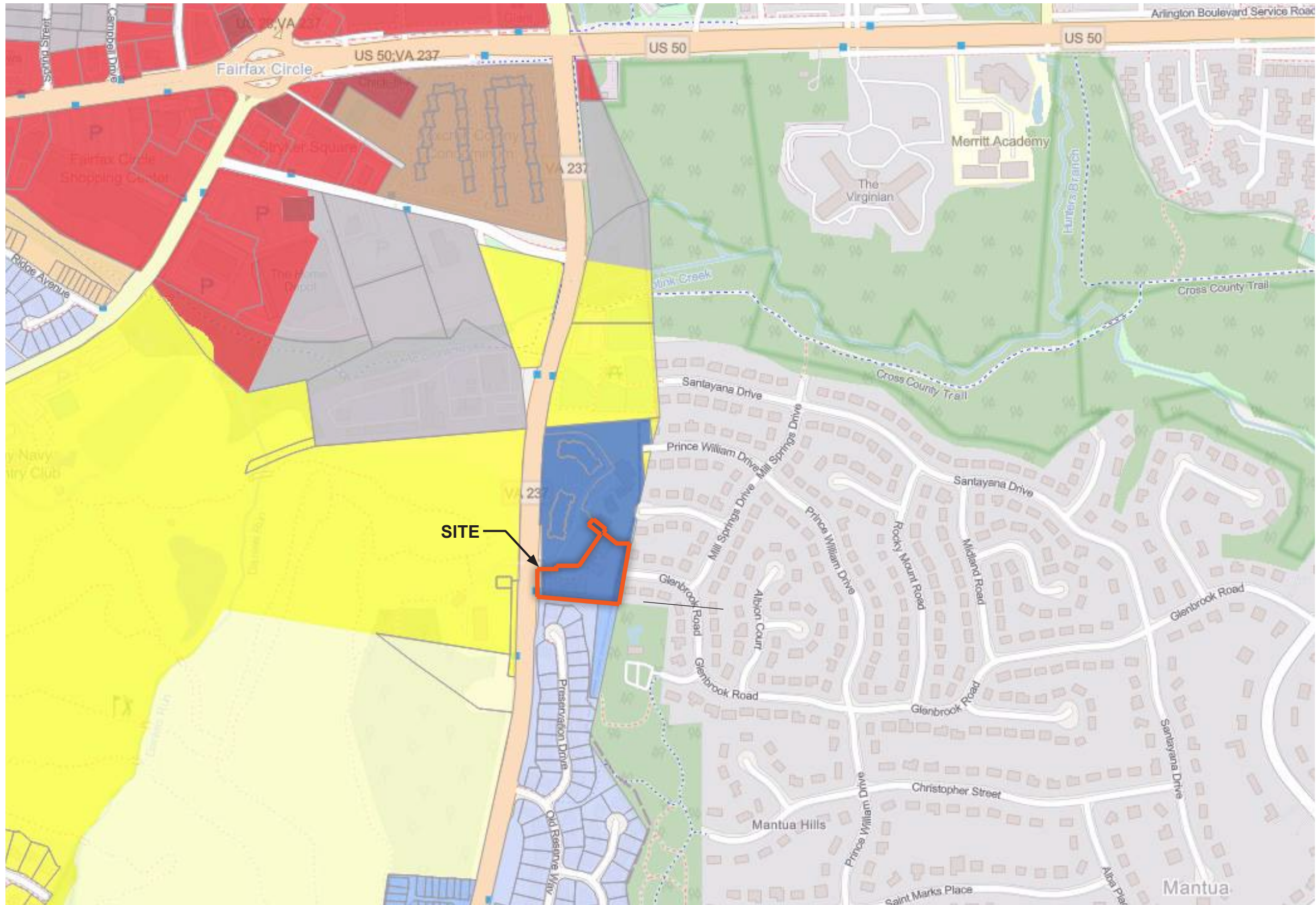


Prepared by:

Clint Good
ARCHITECTS, P.C.



October 16th, 2024



LEGEND

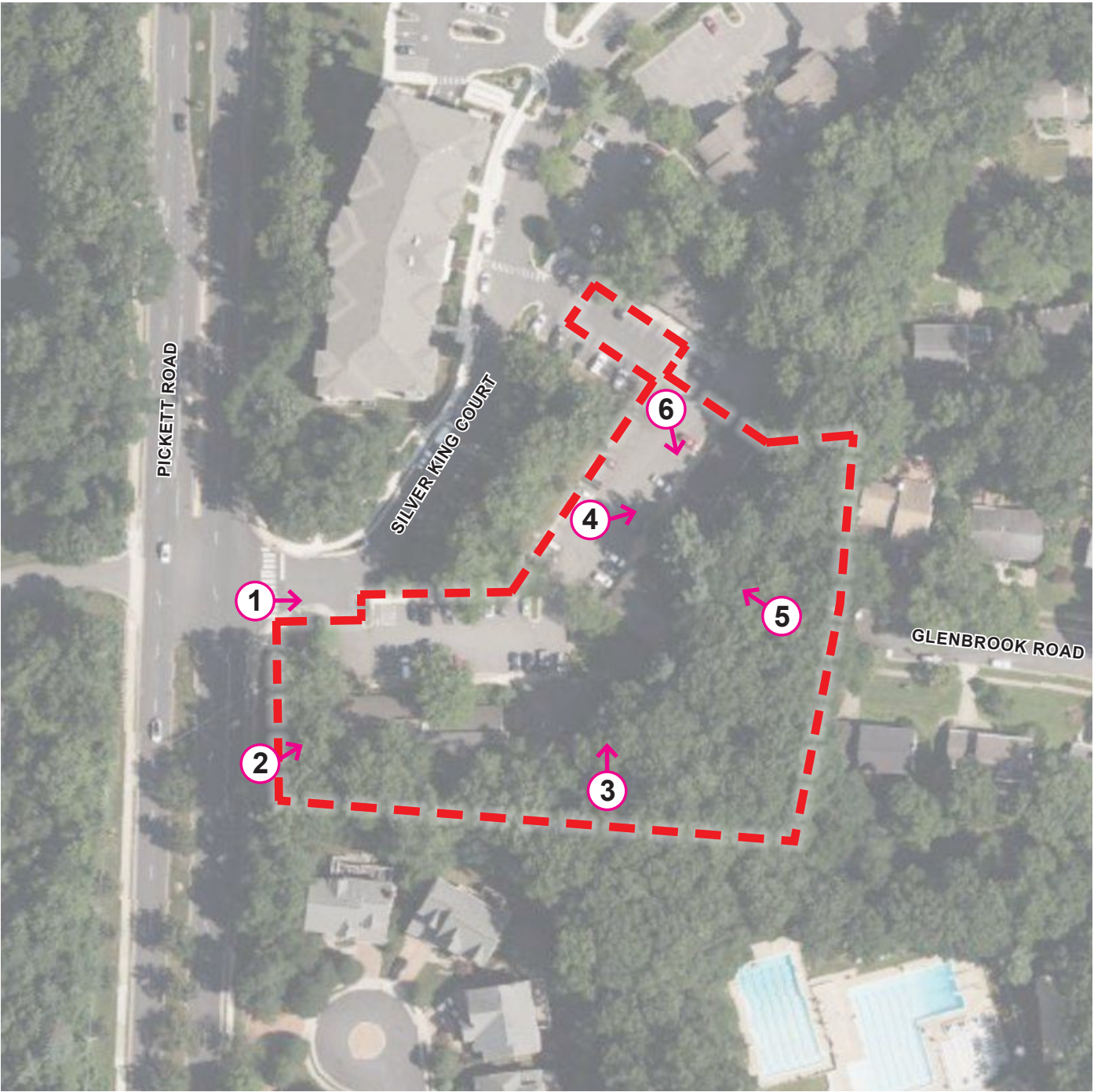
City of Fairfax Parcels



City of Fairfax Zoning

- RL Residential Low
- RM Residential Medium
- RH Residential High
- RT Residential Townhouse
- RT-6 Residential Townhouse
- RMF Residential Multifamily
- CL Commercial Limited
- CO Commercial Office
- CR Commercial Retail
- CG Commercial General
- IL Industrial Light
- IH Industrial Heavy
- PD-R Planned Development Residential
- PD-M Planned Development Mixed Use
- PD-C Planned Development Commercial

SITE VICINITY MAP



EXISTING CONDITIONS PHOTOS

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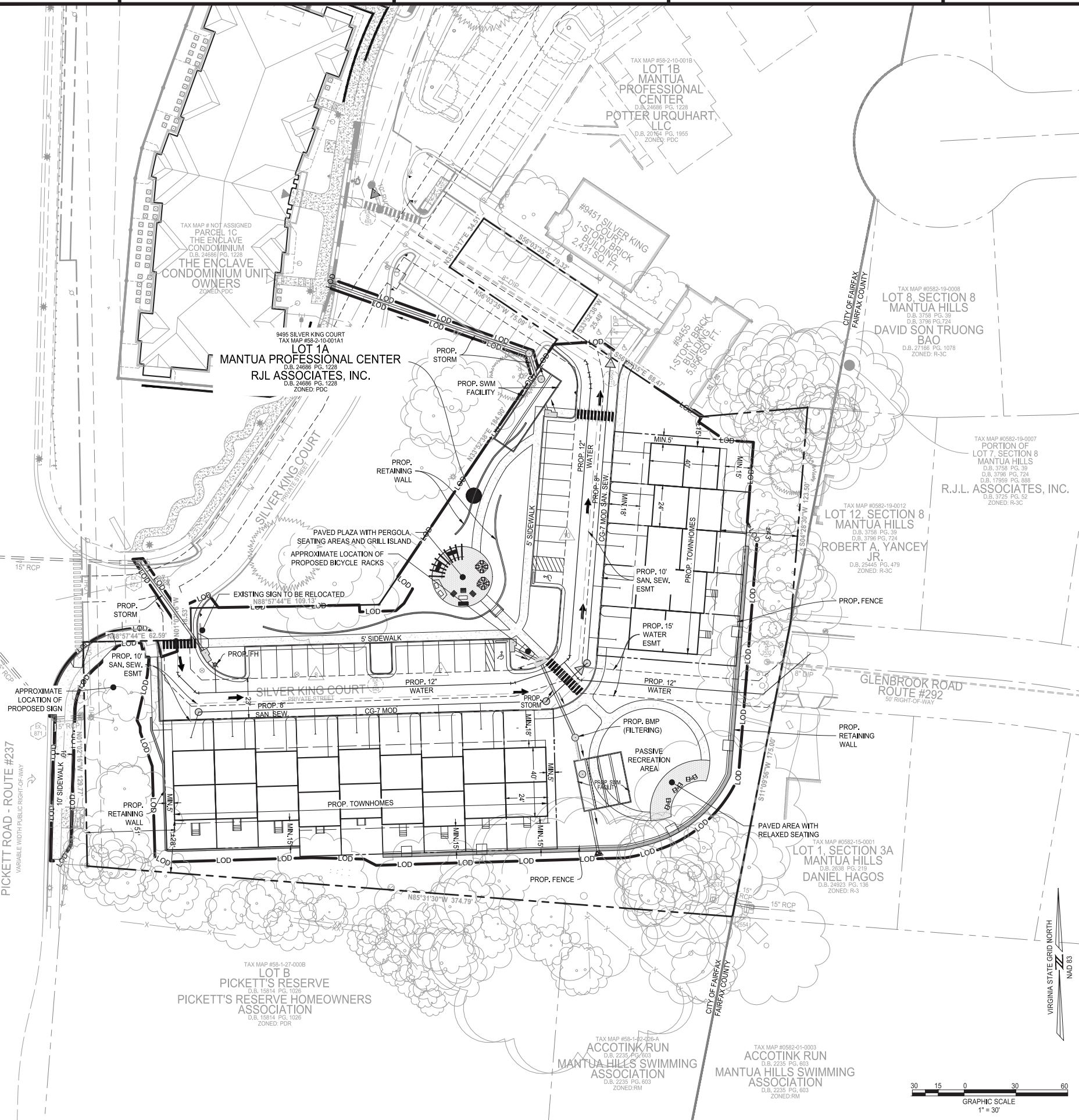
D

C

B

A

PICKETT ROAD - ROUTE #237
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



LEGEND

- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPERTY LINE
- LOD
- LIMITS OF DISTURBANCE
- PROPOSED RETAINING WALL
- PROPOSED STORM PIPE
- PROPOSED SANITARY PIPE
- PROPOSED WATERLINE
- PROPOSED FENCING
- PROPOSED PAVEMENT MARKING
- PROPOSED PARKING SPACE COUNT
- PROPOSED ACCESSIBLE PARKING MARKING
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED CONCRETE
- PROPOSED HARDSCAPE PAVERS
- PROPOSED 'NO PARKING' PAVEMENT MARKING

PROPOSED DEVELOPMENT TABULATION: PDR- RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING: PDC (PLANNED DEVELOPMENT COMMERCIAL)
PROPOSED ZONING: PDR (RESIDENTIAL PLANNED DEVELOPMENT)

LOT SIZE REQUIREMENTS:
MINIMUM DISTRICT SIZE: 2 ACRES
APPLICATION AREA: ±92,354 SF (±2.12 AC)

HEIGHT:
REQUIRED: NO REQUIREMENT
PROVIDED: ±47 FEET

PARKING REQUIREMENTS:
REQUIRED: 28 (2 SPACES PER UNIT)
PROVIDED: 81 (2 SPACES PER UNIT IN GARAGE, 2 SPACES PER UNIT ON DRIVEWAY, AND 25 SURFACE PARKING SPACES)

LOADING REQUIREMENTS:
REQUIRED: NONE
PROVIDED: NONE

LOT YARDS:
REQUIRED: NONE

PROVIDED:
FRONT: MINIMUM 18 FEET
SIDE: MINIMUM 5 FEET
REAR: MINIMUM 15 FEET

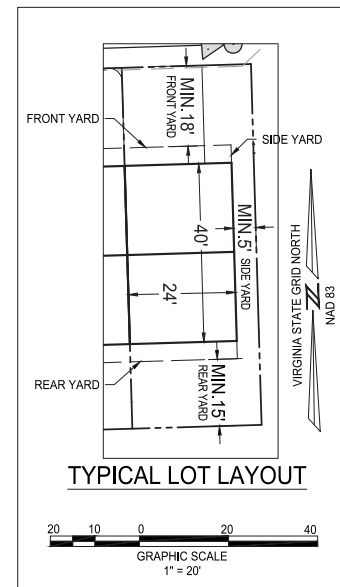
SETBACKS:
REQUIRED: NONE

PROVIDED:
NORTH: MINIMUM 15 FEET
EAST: MINIMUM 43 FEET
SOUTH: MINIMUM 28 FEET

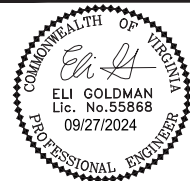
DENSITY:
REQUIRED: NO REQUIREMENT
PROVIDED: 6.6 UNITS / ACRE

NOTE:

- ENCLAVE WILL MAINTAIN ALL FEATURES AS SHOWN ON THE APPROVED PLAN SUCH AS OPEN SPACE AND PARKING REQUIREMENTS.
- ALL UTILITIES (INCLUDING VAULTS) SHALL BE DESIGN AND PLACED OUTSIDE OF THE LOADING PLANES OF THE TOWNHOUSES.



4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning



HIGHLANDS AT MANTUA GENERAL DEVELOPMENT PLAN AMENDMENT MASTER DEVELOPMENT PLAN & ZONING MAP AMENDMENT CITY OF FAIRFAX, VA

ADDRESS PER CITY COMMENTS	DATE	DESCRIPTION
09-27-2024		
1		

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2024-01-24
SCALE: SEE DWGS.
DESIGN: QN
DRAWN: QN
CHECKED: JM

SHEET TITLE:

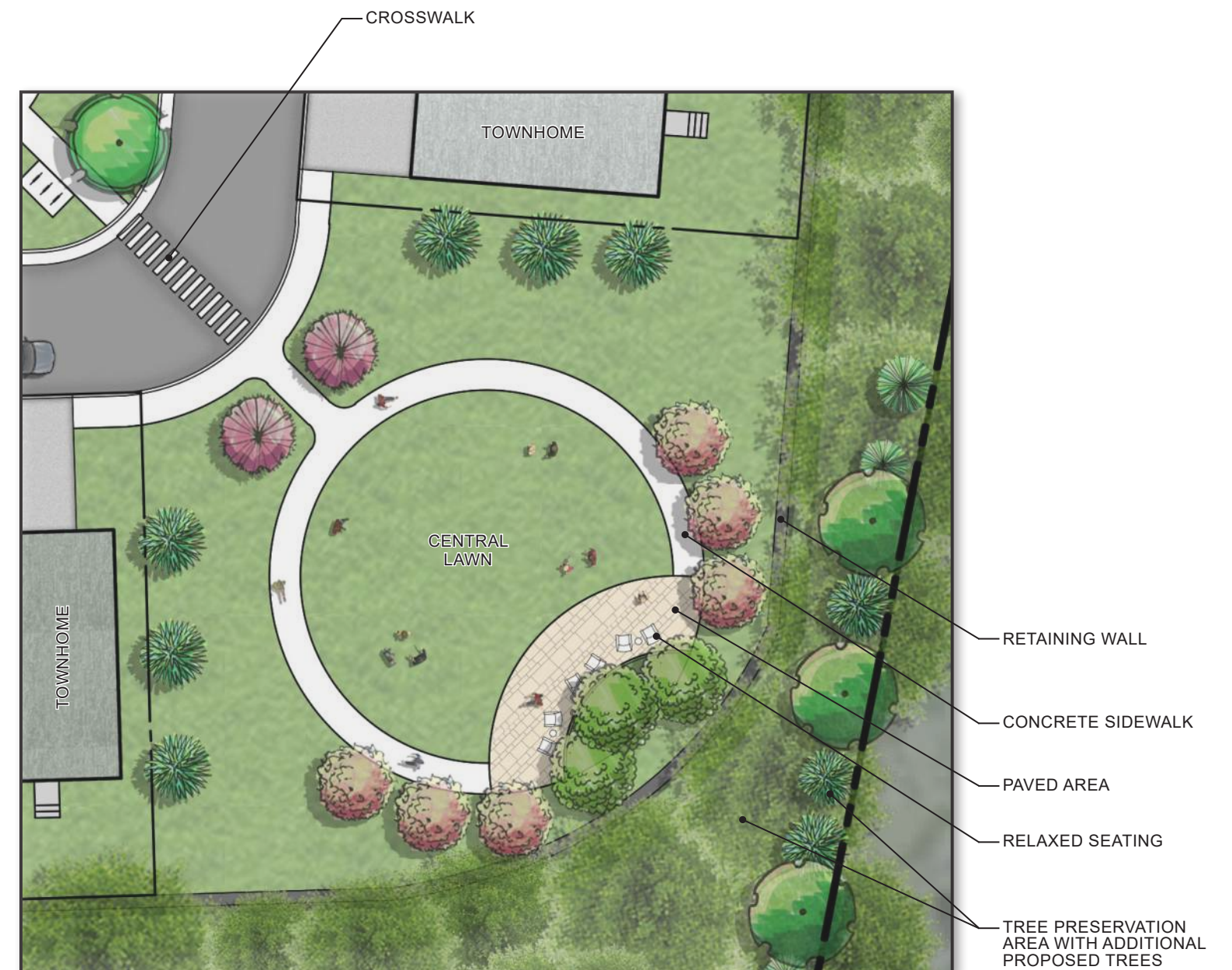
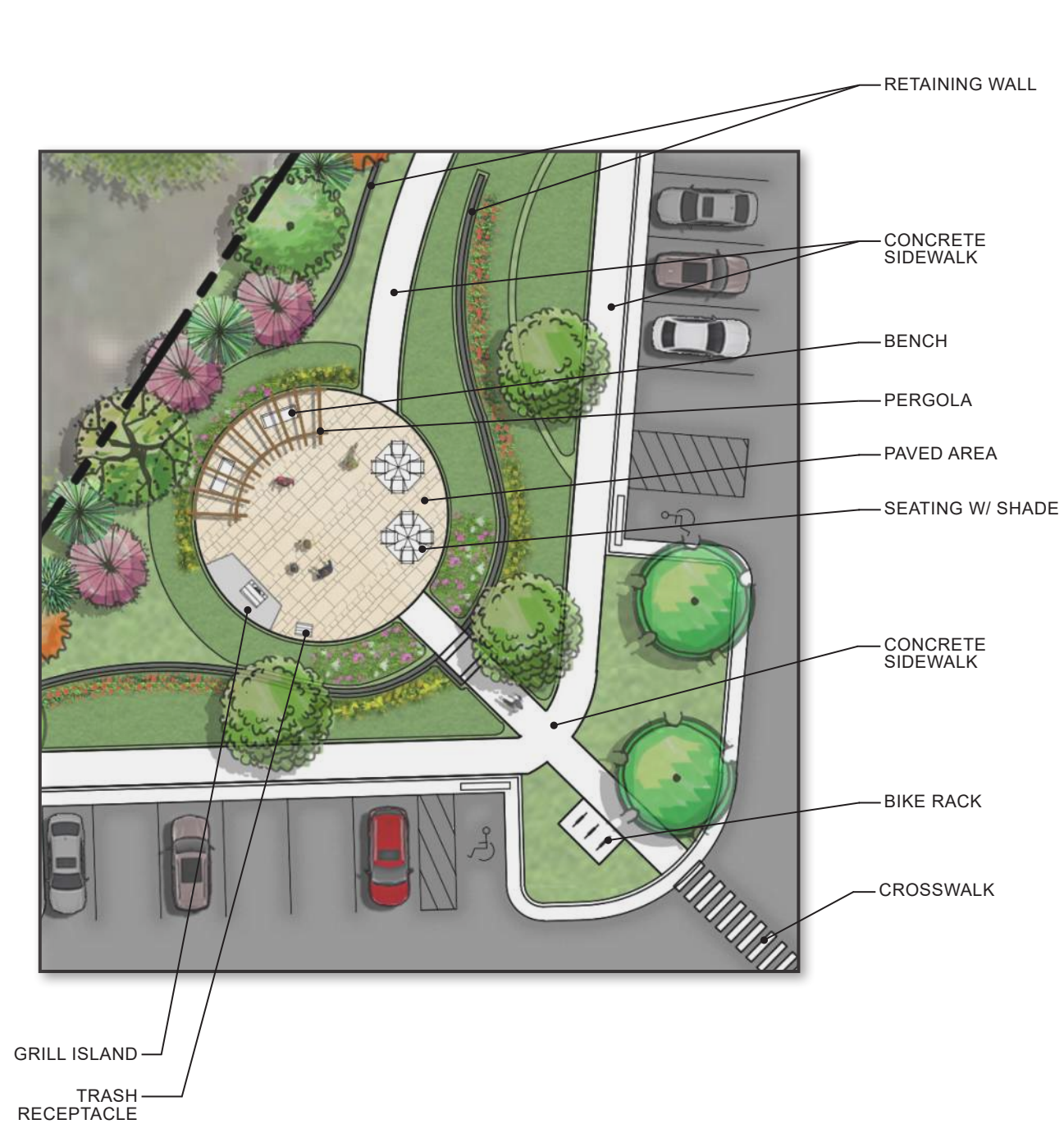
GENERAL
DEVELOPMENT
PLAN

SHEET No.

C300



SITE PLAN RENDERING



PLEASE NOTE: ANY INFORMATION SHOWN ON THIS PAGE IS FOR ILLUSTRATIVE PURPOSES ONLY, PROVIDED TO DESCRIBE THE GENERAL CONCEPT OF THE DESIGN. FINAL DESIGN WILL LIKELY VARY FROM WHAT IS SHOWN ABOVE.

RECREATIONAL AREA RENDERING




ATTACHMENTS LEGEND

(REFER TO RENDERINGS)

ATTACHMENT #1- DOORS
ATTACHMENT #2- WINDOWS
ATTACHMENT #3- GARAGE DOORS
ATTACHMENT #4- BRICK AND MORTAR
ATTACHMENT #5- ARCHITECTURAL CAST STONE -WATER TABLE
ATTACHMENT #6a- SIDING -BRANDYWINE COLOR
ATTACHMENT #6b- SIDING -BLANCHED ALMOND COLOR
ATTACHMENT #6c- SIDING -CORAL SAND COLOR
ATTACHMENT #6d- SIDING -MYSTIC MAUVE COLOR
ATTACHMENT #7- TRIM & DECK- TIMBER BARK COLOR
ATTACHMENT #8- WALL SCONCE LIGHT FIXTURE
ATTACHMENT #9- RECESSED LIGHT FIXTURE

BUILDING ELEVATIONS



By HITEK Brands™

Highlands of Mantua - Attachment #1 Doors

What you can expect

ENERGY EFFICIENCY

Our dual-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort.

- In cool weather, it provides outstanding thermal performance to eliminate cold spots near windows.
- In warm weather, insulated glass reduces solar heat gain and minimizes interior glare.

CONVENIENCE AND STYLE

- Tandem composite adjustable rollers provide for smooth effortless operation.
- Woolpile weatherstripping helps reduce air infiltration.
- Insulated double-strength tempered glass adds strength and dependability.
- Two-, three-, four-, five- and six-panel configurations plus corner pocket options allow for vast and unique opening.
- Keylock and secondary lock available for added peace-of-mind and convenience.
- Optional extruded aluminum screen allows fresh air in while keeping pests out.*

AS200 SERIES / MODEL 10

Highlands of Cantaria - Attachment 3 Garage Doors

STANDARD COLORS

- Exterior steel surface on standard color doors has either a stucco or woodgrain embossed texture depending on the model (see chart on page 3 for details).
- Doors can be painted using a high-quality latex exterior paint. Do not use oil-based paint.

**Additional charges apply.*

*Due to the printing process, colors may vary.
Order free color samples at www.colorblast.com/requestcolor/samples.
Not all colors available on all models. See previous page for availability.
Additional charges apply.*

ULTRA-GRAIN® FINISH

- Low maintenance, stained wood-look steel door with less upkeep.
- Exterior steel surface has an embossed woodgrain texture with horizontal Cypress Ultra-Grain.
- Window frames, grilles and inserts are painted a solid color to complement Ultra-Grain® finishes.

Due to the printing process, colors may vary.

*Order free color samples at www.colorblast.com/requestcolor/samples.
Not all colors available on all models. See previous page for availability.
Additional charges apply.*

CUSTOM PAINT OPTION

Choose from over 1,500 Sherwin-Williams® paint colors to complement your home with Color's Color Blast® factory-finish option. Our durable two-part paint system is tested and backed by a five-year warranty.

LUSTRA® FINISH

Prefer a different look than an embossed woodgrain or stucco steel surface texture? Lustra® is a low-gloss matte finish available in Black, Charcoal and Silver. Paired with contemporary slim windows or as a solid door, it's easy to create an eye-catching facade that's both energy efficient and durable.

- Door features 24 gauge flush panel steel exterior.
- Window frames, grilles and inserts are painted a solid color to complement Lustra finishes.
- Due to the unique matte finish texture, Lustra® doors cannot be painted a different color.

Due to the printing process, colors may vary.

*Order free color samples at www.colorblast.com/requestcolor/samples.
Not all colors available on all models. See previous page for availability.
Additional charges apply.*

ULTRA-GRAIN® PLANK

Rustic meets modern on this unique flush panel steel door design featuring digitally printed horizontal planks with a wood-look appearance. The planks vary in length with no repeating grain pattern and a nice tonal variation for visual interest.

- Complements mid-century, farmhouse, coastal cottage and transitional home styles.
- Steel surface has an embossed stucco texture.
- Window frames are painted a solid color to complement Ultra-Grain® finishes or can be contrasting Silver and Black accent colors.

Due to the printing process, colors may vary.

*Order free color samples at www.colorblast.com/requestcolor/samples.
Not all colors available on all models. See previous page for availability.
Additional charges apply.*

Highlights of Mantua - Attachment 3 Garage Doors

WINDOW OPTIONS

Windows bring natural light into the garage and enhance your home's curb appeal. All Copper window frames are UV-protected and are color matched to our finished door colors. Window frames screw in from the inside for easy glass replacement or to change designs.

CONTEMPORARY/ARCHITECTURAL SERIES WINDOWS

These windows feature a larger viewing area and are available on select models and door heights.

Short windows are 19-1/2" x 16", long windows are 42" x 16".

Available on These Models

9202 9131*
9208 4302
9208 4303
9209 4304
9209 4305
9132 4303
9131 4132
9138 4131

Wrought iron
Short (optional)

Wrought iron
Long (standard)

Wrought iron
Arch (standard)

**Models available only with glass, rectangular glass and square grille windows.
19-1/2" x 16" and 42" x 16" finishes available only with glass windows.

Plan Short Plan Long ARCH1 ARCH2 ARCH3

Vertical Grille on ARCH2 Vertical Grille on ARCH1

Vertical Grille on ARCH3

Grille on ARCH2 Grille on ARCH1 Grille on ARCH3

Choose from single pane or insulated glass.

Clear Frosted Obscure Mirror bead

CONTEMPORARY SLIM WINDOWS

Contemporary Slim windows have Mid-Contemporary appeal. The windows are 28" x 36" with aluminum frames powder coated in Silver or Black.

Available on These Models

1702 Silver
1708 Black

Windows available with Insulated glass:

Clear Frosted

DECORATIVE INSERT SERIES WINDOWS

UV-protected cellular plastic inserts snap into the inside or outside of the window frame for easy cleaning or to change designs. Windows are available in single strength, double strength, acrylic, obscure or insulated glass. Short windows are 19-1/2" x 17" long windows are 40-1/2" x 17".

Available on These Models

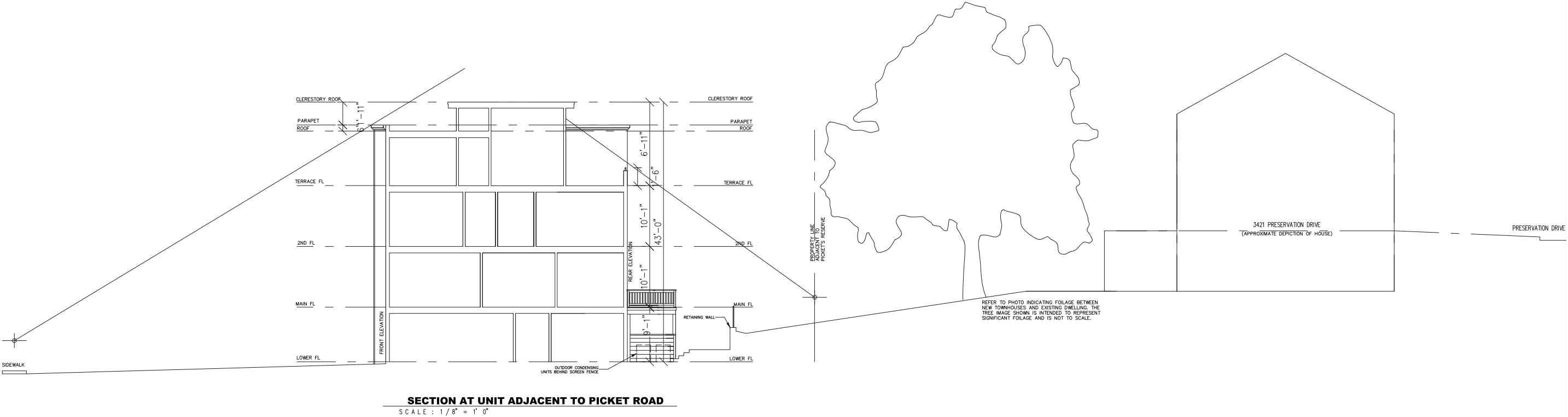
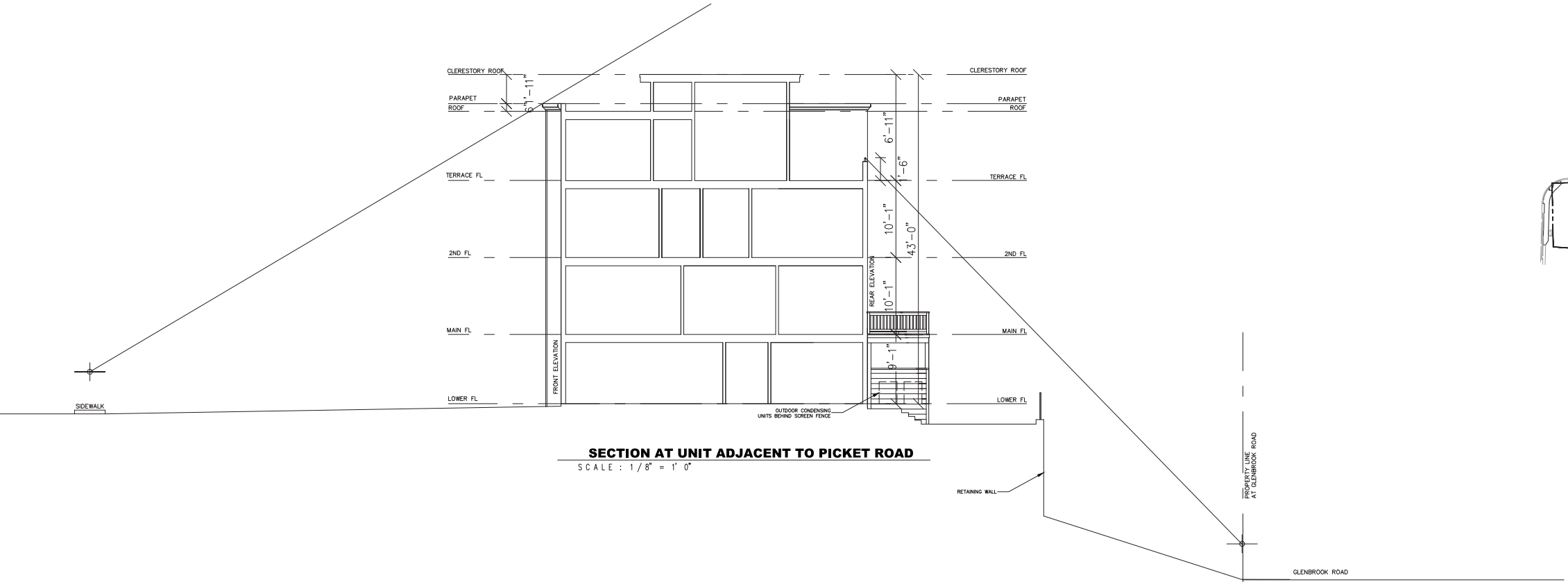
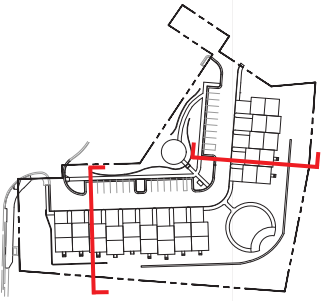
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9051

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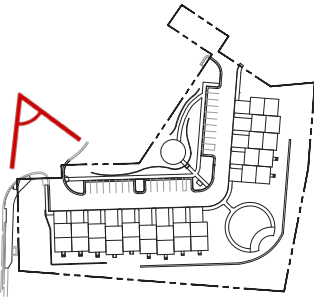
Highlands of Mantua - Attachment #4 Brick and Mortar
"General Shale" - Latrobe

Highlands of Mantua - Attachment #5 Architectural Cast Stone

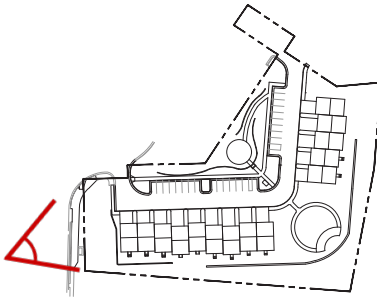
KEY PLAN



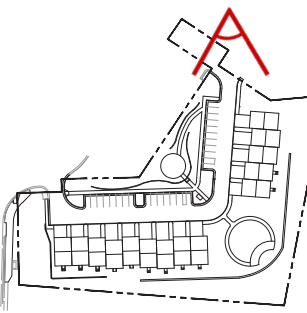
SIGHTLINE SECTION DIAGRAM



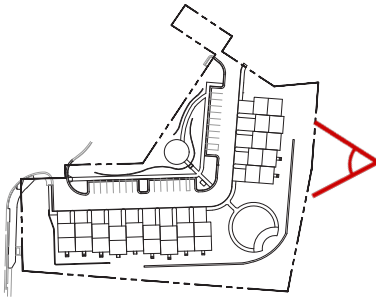
RENDERED PERSPECTIVE VIEW FROM THE ENCLAVE



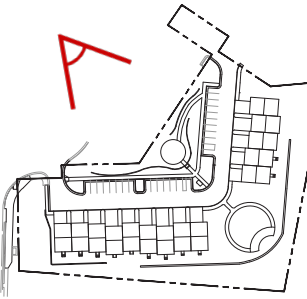
RENDERED PERSPECTIVE VIEW FROM PICKETT ROAD



RENDERED PERSPECTIVE VIEW FROM THE NEW SCHOOL



RENDERED PERSPECTIVE VIEW FROM GLENBROOK ROAD



OVERALL RENDERED PERSPECTIVE VIEW FROM THE ENCLAVE



Red Maple
acer rubrum



Northern Red Oak
quercus rubra



Duraheat River Birch
betula nigra 'duraheat'



Willow Oak
quercus phellos



American Beech
fagus grandifolia



Eastern Redbud
cercis canadensis



Sweetbay Magnolia
magnolia virginiana



Flowering Dogwood
cornus florida



American Holly
ilex opaca



Eastern Redcedar
juniperus virginiana



Gro-low Fragrant Sumac
rhus aromatica 'gro-low'



Dwarf Redosier Dogwood
cornus sericea 'kelseyi'



Cherry Laurel
prunus laurocerasus 'Otto Luyken'



Evergreen Giant Liriope
liriope muscari 'evergreen gaint'



Black-eyed Susan
rudbeckia fulgida

PLANTING PALETTE



BIKE RACK - OLYMPIA

MAKE: FORMS+SURFACES
MODEL#: SKOLY
MATERIAL: ALUMINUM
FINISH: POWDERCOAT
COLOR: SILVER TEXTURE
OR EQUAL



BENCH - CAMBER

MAKE: FORMS+SURFACES
MODEL#: SBCAM-72BW
MATERIAL: ALUMINUM
FINISH: POWDERCOAT
COLOR: SILVER TEXTURE
OR EQUAL



TRASH RECEPTACLE - APEX

MAKE: FORMS+SURFACES
MODEL#: SLAPX-136C
MATERIAL: ALUMINUM
FINISH: POWDERCOAT
COLOR: SILVER TEXTURE
OR EQUAL



SEATING W/SHADE - TANGENT TABLE

MAKE: FORMS+SURFACES
MODEL#: SETAN-4BA,4BW,4BS
MATERIAL: ALUMINUM
FINISH: POWDERCOAT
COLOR: SILVER TEXTURE
OR EQUAL



PAVED AREA - PAVERS

MAKE: HANOVER
MODEL#: PREST PAVERS
FINISH: TUDOR
COLOR: CHARCOAL, NATURAL,
LIMESTONE GRAY
OR EQUAL



GRILL ISLAND

(1) GRILL, GRANITE CONTERTOP,
BRICK VENEER



PERGOLA

MATERIAL AND COLOR: TBD



RELAXED SEATING

ADIRONDACK CHAIRS, ROUND SIDE TABLE

MAKE: POLYWOOD OR EQUAL
COLOR: TBD



RETAINING WALL

STRUCTURAL RETAINING WALL WITH NATURAL
STONE VENEER (COLOR: TBD)



CROSSWALK

WHITE 'LADDER-STYLE' CROSSWALKS,
AS SHOWN

SITE FURNISHINGS / HARDSCAPE SELECTIONS

LIGHTING SCHEDULE

POLE LIGHT

PATH LIGHT

UPLIGHTER

DOWNLIGHT AT PERGOLA



LIGHTING PLAN

POLE LIGHT

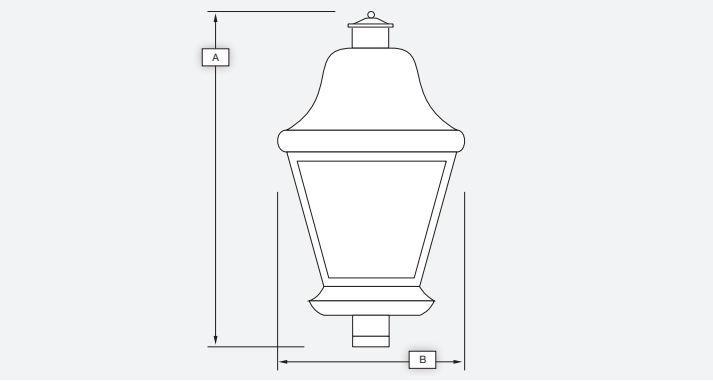


EVERGREEN
LIGHTING

PALERMO

Catalog #		Type
Project		
Description		Date

POST MOUNT



Standard Features

Material
Paintiok sheet; Standard Powdercoat Finish, White Acrylic Lens; .125 thickness, ETL Wet Location.

Installation
N/A

Optics*
Contact Evergreen Lighting for complete photometrics.

LED Features

LED
Alta LED #AL-R-1W-30LED array to be mounted onto an Aluminum MPCB Board configured to the proper wattage. The LED arrays will be centered within the Lens area and mounted on a white aluminum reflective plate.

Driver
Specific Drivers will be matched with each different LED array configuration/wattage. Standard Driver Features:

- Constant Current
- 3 / 5 year warranty
- 120/277 multi-voltage power supplies
- Kelvin - 2700K, 3000K, 3500K, 4100K, 5000K

Fluorescent Features

Ballast
SC programmed electronic high power factor ballast, multivoltage 120V/277V. Lamps not included

Finishes

Ballast

Architectural Bronze (AB)	Textured Gold (TG)
Textured Bronze (TBR)	Metallic Nickel (MN)
Matte Black (MBK)	Textured Verde Patina (TVP)
Semi Gloss Black (GBK)	Satin Brass (SB)
Textured Black (TBK)	Copper Vein (CV)
Textured Rust (TR)	Gold Vein (GV)
Matte White (MW)	Silver Vein (SV)
Textured White (TW)	Chrome (CH)
Gloss White (GW)	Oil Rubbed Bronze (ORB)
Metallic Grey (MG)	

Options*

Emergency (EMR)
Vandal Proof Enclosure (VPE)
Photocell (PC)
Lamp Sources
Size Modifications
Special Lens



Evergreen Lighting
1379 Ridgeway Street, Pomona, CA 91768
Ph: 909-865-5599 Fax: 909-865-5539
www.evergreenlighting.com

*Consult Factory

PATH LIGHT

12V Two Arm Path Light

15844



PROJECT:	ORDERING:
TYPE:	COMMENTS:

OVERVIEW

The double-arm path light has a clean, modern design that creates a shadow pattern behind it. This fixture combines clean and modern design with robust and durable construction.

FEATURES

- Thick, robust cast construction
- Textured diffusion lens for glare control and uniform light spread
- No visible seams or screws
- Optimized socket location, easy to lamp




SPECIFICATIONS

Dimensions	
Height	22" / 559 mm
Length	6.00" / 153 mm
Width	3.00" / 77 mm
Light Source	
Lamp Included	No
Lamp Base	T5 Wedge
Max Wattage	16.25W
Electrical	
Input Voltage Range	9-15V AC/DC
Voltage	12V
Wire	
36" of usable #18-2, SPT-1W leads	
Installation	
Location Rating	Wet

FIXTURE ATTRIBUTES

Housing	
Primary Material	Cast Aluminum or Cast Brass
Weight	Aluminum 2.1 lb Brass 5.4lb
Lens	
Satin etched glass diffusion lens for even light dispersion and glare control.	
Included Accessories	
8" slotted in-ground stake and 2 gel-filled wire nuts. Cast Brass has 14" slotted in-ground stake. 36" of usable #18-2, SPT-1W leads. Lamp sold separately.	
Optional Accessories	
Power Post Stake 15276BK Surface Mounting Flange 15601 (needed for attachment to junction box)	

FINISH OPTIONS

-  AZT - Textured Architectural Bronze
-  BKT - Textured Black
-  CBR - Centennial Brass

KICHLER®

LIGHTING SPECIFICATIONS




UPLIGHTER

VLO 12V LED Large Accent

Additional Specs



FINISH OPTIONS

-  **AZT** - Textured Architectural Bronze
-  **BKT** - Textured Black
-  **CBR** - Centennial Brass

PERFORMANCE

Output Position	Level 1	Level 2	Level 3
Lumen Output	400 lm	600 lm	835 lm
Input Voltage	9V-15V	9V-15V	9V-15V
Power (VA) @ 15V AC	8.5VA	12.5VA	17VA
Power (W) @ 15V DC	5.25W	8.5W	12W
Efficacy (lm/W @ DC)	76 lm/W	70 lm/W	69 lm/W
Halogen Equivalents	40W	60W	83.5W

SPECIFICATIONS

Fixture	
Light Source	Integrated LED
Number of LEDs	1 High Output COB
Color Temperature	2700K, 3000K
Color Rendering Index	80+
Beam Angles	15°, 35°, 60°
Binning	3 Step
Fixture can be used in up or down position.	
Input	
Input Voltage Range	9 – 15V AC or DC with no loss in light output
Input Frequency	47 - 63Hz
Input Current	2.55A Max @ 9VAC
Inrush Current	9A Max
Efficiency	> 70L/W @ 12VDC
Power Factor	> 0.7 @ 15V

Environmental	
Environmental Protection Rating	Wet, IP66
Operation Ambient Temperature	-25°C - +40°C
Lumen Maintenance (L70)	50K Hours
Mechanical & Housing Specification	
Diameter/Height	2.75" W x 6" L x 4.5" H
Housing Material	Cast Aluminum, Cast Brass
Housing Color & Surface	AZT, BKT or CBR
Weight	24 oz (Aluminum), 48 oz (Brass)
Lens Material	
Tempered, shock resistance glass with high tolerance for thermal expansion and stress.	
Wire	
18 AWG, 105°C, 300V 48" of usable #18-2 SPT-1W leads.	
Optics	
Custom reflector provide uniform center-to-edge light distribution. Available in a 15, 35 and 60 degree beam angles.	

FIXTURE ATTRIBUTES

Included Accessories	
8" Slotted In-ground Stake, 2 Gel-Filled Wire Nuts, Locknut, and Magnetic Key.	
Optional Accessories	
3" Riser Stem	15509CBR
6" Riser Stem	15645AZT, BKT, 15510CBR
12" Riser Stem	15656AZT, BKT, 15511CBR
18" Riser Stem	15657AZT, BKT, 15512CBR
24" Riser Stem	15658AZT, BKT, 15513CBR
Adjustable Riser Stem	15570AZT, BKT
Stem Coupler	15649AZT, BKT
Mounting Base	15493CBR
Two Fixture "T"	15515CBR
Surface Flange	15601AZT, BKT
Bracket	15607AZT, BKT, 15516CBR
Tree Mount	15609AZT, BKT, CBR
Elbow	15647AZT, 15514CBR
Gutter Mount	15489CBR
Long Cowl	16068CBR
Amber Lens	16072AMB
Green Lens	16072GRN
Hexcell Louver	16075BK
Beam Expander	16091FRO
8" Stake	15575BK
14" Stake	15576BK
Power Post	15276BK

LOAD CHART

Power (VA)	Wire Gauge / Length (ft/m) Load Chart			
	10 AWG	12 AWG	14 AWG	16 AWG
0-20 VA	1860'/567 m	1150'/351 m	730'/223 m	450'/137 m
40 VA	930'/283 m	580'/177 m	370'/113 m	230'/70 m
60 VA	620'/189 m	390'/119 m	240'/73 m	150'/46 m
80 VA	470'/143 m	290'/88 m	180'/55 m	110'/34 m
100 VA	370'/113 m	230'/70 m	140'/43 m	90'/27 m
>100 VA	Consult Technical Support			


DOWNLIGHT AT PERGOLA

LED Retrofit Centennial Brass Patio Light Patio Wall Light | 12 V

15783CBR

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SPECIFICATIONS

Certifications/Qualifications	
ADA Compliant	No
Prop65	Yes
Dark Sky Compliant	No
Location Rating	Wet kichler.com/warranty
Dimensions	
Height	4.25"
Length	7"
Width	2.25"
Weight	2.3 LBS
Electrical	
Input Voltage	12 V
Light Source	
Light Source	Bulb
Lamp Included	Not Included
# Of Bulbs/LED Modules	2
Max Or Nominal Watt	14 W
Lamp Type	MR16
Socket Type	BIPI
Mounting/Installation	
Interior/Exterior	Exterior Product
Mountable On Wall Or Ceiling	No
Mounting Weight	2.3 LBS
Modular	No
Lead Wire Length	84
Wire Connectors	Wire Nuts
Fixture Attributes	
Housing/Glass	
Primary Material	Brass
Diffuser Description	Lens
Shade Included	No
Shade Dimensions	2.17
Product/Ordering Information	
SKU	15783CBR
Finish	Centennial Brass
UPC	783927586252
Finishes	
 Centennial Brass	



ALSO IN THIS FAMILY



KICHLER®

KICHLER®

LIGHTING SPECIFICATIONS



Clint Good
ARCHITECTS, P.C.

Highlands at Mantua
Board of Architectural Review
City of Fairfax, VA

Notes:
1. This conceptual package is preliminary and for illustrative purposes only, final layout will be determined by final architecture and engineering at time of site plan.

Date: 10-16-2024
Drawn/Checked: PG/DL
Project #: 23005060.00
Drawing #: 112931



A3000 Patio door

MODEL 100

Featuring unique multi-slide and corner pocket configurations up to 24' wide, the A3000 patio door is the ideal solution to help bring the outside in for any new home construction, remodeling, or renovation project. Panels slide smoothly during operation and with optional extended sill risers, the door can meet rigid DP requirements. Further enhance performance by selecting the StormArmor™ impact-resistant package designed for coastal regions with rigid performance requirements.



What you can expect

ENERGY EFFICIENCY

Our dual-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort.

- In cool weather, it provides outstanding thermal performance to eliminate cold spots near windows.
- In warm weather, insulated glass reduces solar heat gain and minimizes interior glare.

CONVENIENCE AND STYLE

- Tandem composite adjustable rollers provide for smooth, effortless operation
- Woolpile weatherstripping helps reduce air infiltration
- Insulated double-strength tempered glass adds strength and dependability
- Two-, three-, four-, five- and six-panel configurations plus corner pocket options allow for vast and unique openings
- Keylock and secondary lock available for added peace-of-mind and convenience
- Optional extruded aluminum screen allows fresh air in while keeping pests out†



Engineered to perform

- Available frame styles: finless, fin
- Sill depth: 6 7/32" (120); 8 7/16" (130); 10 3/32" (140)
- Optional 2 5/8" or 3 1/2" sill riser
- DP55–DP80 rating (dependent on size and sill riser)
- Exterior wet glazing ensures optimal coastal performance
- Optional StormArmor™ package includes impact-resistant glass with argon, Cardinal LoE³-366, and preserve film to protect the glass until installation is complete



Energy efficient glass

GLAZING TYPE	U-VALUE	SHGC
HP Low-E glass	0.69	0.21
HP Low-E glass with grids	0.69	0.21
HP Low-E glass + Argon	0.66	0.21
HP Low-E glass + Argon with grids	0.66	0.21
Argon and LoE ³ -340 glass	0.66	0.14
Argon and LoE ³ -340 glass with grids	0.66	0.13
Impact-resistant laminated glass with Argon and LoE ³ -366	0.65	0.21
Impact-resistant laminated glass with Argon, LoE ³ -366 with grids	0.66	0.19
Impact-resistant laminated glass with Argon and LoE ³ -340	0.65	0.15
Impact-resistant laminated glass with Argon, LoE ³ -340 with grids	0.67	0.13

Note: All values based on 1-11/16" standard dual-pane insulated glass unit unless noted otherwise

Sizing & operation

PANELS (Without pocketed panels)	PANEL OPERATION View from Outside In	POCKET / CORNER OPTIONS View from Outside In	STANDARD SIZES		CUSTOM SIZES			
			WIDTH		WIDTH		HEIGHT	
			CODE	EXACT	MIN	MAX	MIN	MAX
1- or 2-Panel (120)			(50) (60) (80)	60" 72" 96"	59"	96"	75"	120"
3-Panel (120)		n/a	(90) (120)	108 7/8" 144 7/8"	59"	144 7/8"	75"	120"
4-Panel (120)			(120) (160)	142 5/8" 190 5/8"	120"	190 5/8"	75"	120"
3-Panel (130)			(90) (120)	105 3/4" 141 3/4"	88"	141 3/4"	75"	120"
5-Panel (130)			(126) (150) (200)	146 3/8" 176 3/8" 236 3/8"	146 3/8"	236 3/8"	75"	120"
6-Panel (130)			(180) (240)	210 1/8" 282 1/8"	210 1/8"	282 1/8"	75"	120"
4- or 7-Panel Corner (140)			(120) (160)	139 1/2" 187 1/2"	117"	187 1/2"	75"	120"
120= 2-track 130 = 3-track 140 = 4-track	X=operating O=stationary P=pocket	* Reverse configuration also available	Available heights (68) 80", (80) 96", (90) 108", or (100) 120"					

Create a customized look

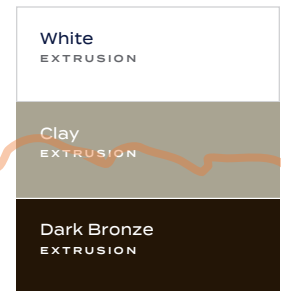
Enhance your home's spaces with a variety of finish options and grid configurations.

FINISH OPTIONS

EXTERIOR



INTERIOR



GRID OPTION



HARDWARE OPTIONS



- White
- Clay
- Dark Bronze



A3000 PATIO DOOR

See additional product and warranty information online.



* Screen is available on limited configurations

* Not all sizes and configurations are listed



Build boldly by choosing a range of MI window and door styles with expansive views, contemporary framing and hardware.

miwindows.com/A3000

Highlands of Mantua - Attachment #1 Doors



V3000 Series Double-hung window

MODEL 1556

Our top-selling double-hung window for new home construction, this V3000 Series double-hung window features superior styling, handcrafted quality, and exceptional long-term performance. Its stylish beveled exterior profile and eight exterior color options are complemented by energy-efficient options such as a warm-edge spacer system and insulated dual- or triple-pane glass.



What you can expect

ENERGY EFFICIENCY

Our dual- and triple-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort.

- In cool weather, it provides outstanding thermal performance to eliminate cold spots near windows.
- In warm weather, insulated glass reduces solar heat gain and minimizes interior glare.

CONVENIENCE AND STYLE

- Beveled exterior profile creates a timeless aesthetic
- Dual-opposing, mortised recessed locks create a stronger, safer seal
- Full FlexScreen™ with Clarity Screen™ mesh allows for optimal ventilation without compromising visibility
- True-sloping sill optimizes water drainage and eliminates unsightly weep holes
- Tilt-in top and bottom sash for easy cleaning
- Push-button vent stops enable ventilation without sacrificing safety and security
- Inverted-coil balances with detent clip provide smooth operation and prevent sash from drifting



Engineered to perform

- Welded, multi-chamber frame and sash
- Interlocking sash
- Metal-reinforced meeting rail
- Available frame styles: mounting fin, finless
- 3 ¼" frame depth
- Wood extension jambs available for 4 ⅞" and 6 ⅞" wall depths
- Optional field-applied drywall returns, exterior brickmould, and factory-applied 3 ½" flat casing

Min and max sizing

WIDTH		HEIGHT	
MIN	MAX	MIN	MAX
15"	48"	28"	80"
48 ½"	52 ½"	24 ½"	60"
CONTINUOUS HEAD & SILL (CHS) MAX			
Twin (Each Window)	47 ¾"	74"	
Twin (Overall Unit)	95 ⅝"	74"	
Triple (Each Window)	37 ¾"	74"	
Triple (Overall Unit)	113 ½"	74"	

Available in 1/8" increments. CHS available on XX and XXX configurations.

Energy efficient glass

Optional tempered glass adds additional strength and obscure or rain glass allows light in while protecting privacy.

GLAZING TYPE	U-VALUE	SHGC	STC
Low-E glass	0.31	0.26	28
Low-E glass with grids	0.31	0.24	28
Argon and Low-E glass	0.28	0.26	28
Argon and Low-E glass with grids	0.28	0.23	28
Argon and Low-E DSB glass	0.28	0.26	30
Argon and Low-E DSB glass with grids	0.28	0.23	30
HP Low-E DSB glass	0.32	0.21	30
HP Low-E DSB glass with grids	0.32	0.19	30
Argon and HP Low-E DSB glass	0.28	0.21	30
Argon and HP Low-E DSB glass with grids	0.28	0.19	30
Argon and Low-E triple-pane glass	0.22	0.22	n/a
Argon and Low-E triple-pane glass with grids	0.23	0.20	n/a

Note: all values based on standard 3/4" dual-pane or 7/8" triple-pane insulated glass unit unless noted otherwise



**V3000 SERIES
DOUBLE-HUNG WINDOW**

See additional product and warranty information online.



Create a customized look

Enhance your home's spaces with a variety of finish options and grid configurations.

FINISH OPTIONS

EXTERIOR	INTERIOR
White EXTRUSION	White EXTRUSION
Almond PAINT / EXTRUSION	Almond EXTRUSION
Clay PAINT	
Cocoa PAINT	
Cream PAINT	
Forest Green PAINT	
Bronze PAINT	
Black Matte PAINT †	



GRID TYPES



BLINDS-BETWEEN-THE-GLASS[§]



Optional addition to let you control sunlight and privacy without the need for bulky window treatments.

SIX COLOR OPTIONS

- White
 - Tan
 - Sand
- Espresso
 - Slate gray
 - Silver moon

† Clay interior available on products manufactured in Texas only; may only be combined with clay extruded exterior; not available with foam or triple-pane glass

‡ Woodgrain interior not available with black or clay exterior

§ Blinds-between-the-glass available for dual-pane glass only



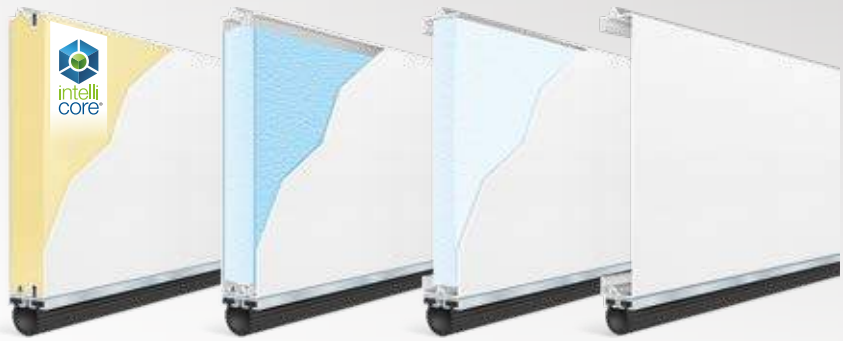
Build boldly by choosing a range of MI window and door styles with expansive views, contemporary framing and hardware.

miwindows.com/windows/V3000/double-hung

Highlands of Mantua - Attachment #2 Windows

Highlands of Mantua - Attachment 3 Garage Doors

MODEL AVAILABILITY



DOOR DESIGNS

Door design examples shown at 9' wide x 8' high
Available window options listed below model number
(See back cover for examples of window options)

TEXTURE

3-LAYER				2-LAYER	1-LAYER
2" Polyurethane	1-3/8" Polyurethane	2" Bonded Polystyrene	1-3/8" Bonded Polystyrene	1-5/16" Polystyrene	Non-Insulated
18.4 R-value	12.9 R-value	9.0 R-value	6.5 R-value	6.3 R-value	

MODERN FLUSH

Door constructed using 24", 21" and 18" section heights

 Solid	 Window Sections	 Woodgrain	9202	9132	4302	4132		
			Contemporary Windows	Contemporary Windows	Contemporary Windows	Contemporary Windows		

MODERN FLUSH

Door constructed using 21" and 18" section heights

 Solid	 Window Sections	 Woodgrain	9201	9131	4301	4051	T42F (24 Gauge Steel)	T40F 4F (24 Gauge Steel)
			Contemporary and Decorative Windows	Contemporary and Decorative Windows	Contemporary and Decorative Windows	Decorative Windows	Decorative Windows	Decorative Windows

MODERN FLUSH

Door constructed using 24", 21" and 18" section heights

 Solid	 Contemporary Windows	 Stucco**	9208	9138	4308	4138		
			Contemporary and Slim Windows	Contemporary Windows	Contemporary and Slim Windows	Contemporary Windows		

MODERN GROOVED

Door constructed using 24", 21" and 18" section heights

 Solid	 Window Sections	 Stucco*	9205		4305			
			Contemporary Windows		Contemporary Windows			

MODERN GROOVED

Door constructed using 24" and 21" section heights

 Solid	 Contemporary Windows	 Stucco**	9209	9139	4309			
			Contemporary and Slim Windows	Contemporary Windows	Contemporary and Slim Windows			

COLOR AVAILABILITY	Standard White	Almond	Desert Tan	Sandtone	Bronze	Chocolate	Mocha Brown	Hunter Green	Gray	Charcoal	Black	Lustra Black	Lustra Charcoal	Lustra Silver	Ultra-Grain Cypress Medium	Ultra-Grain Cypress Cherry	Ultra-Grain Cypress Walnut	Ultra-Grain Cypress Slate	Ultra-Grain Plank Coastal Gray	Ultra-Grain Plank Natural	Ultra-Grain Plank Cedar	Ultra-Grain Plank Kona	Ultra-Grain Plank Barnwood	Ultra-Grain Plank Espresso
9202, 9205																								
9208																								
9209																								
9201																								
9132, 9138, 9139																								
9131																								
4302, 4305, 4308, 4309																								
4301																								
4132																								
4051																								
4138																								
T42F, T40F																								
4F																								

Calculated door section R-value is in accordance with DASMA TDS-163. For more information about color options see page 4.

* Exterior steel surface on Ultra-Grain® Cypress finish door has a woodgrain texture.

† Exterior steel surface on a Lustra™ finish door has a subtle matte texture on a smooth flush panel.

Highlands of Mantua - Attachment 3 Garage Doors

STANDARD COLORS



- Exterior steel surface on standard color doors has either a stucco or woodgrain embossed texture depending on the model (see chart on page 3 for details).
- Doors can be painted using a high-quality latex exterior paint. Do not use oil-based paint.

**Additional charges apply.*

Due to the printing process, colors may vary.

Order free color samples at www.clopaydoor.com/requestcolorsamples.

Not all colors available on all models. See previous page for availability.

ULTRA-GRAIN® FINISH



- Low maintenance, stained wood-look steel door with less upkeep.
- Exterior steel surface has an embossed woodgrain texture with horizontal Cypress Ultra-Grain.
- Window frames, grilles and inserts are painted a solid color to complement Ultra-Grain® finishes.

Due to the printing process, colors may vary.

Order free color samples at www.clopaydoor.com/requestcolorsamples.

Not all colors available on all models. See previous page for availability.

Additional charges apply.

CUSTOM PAINT OPTION



Choose from over 1,500 Sherwin-Williams® paint colors to complement your home with Clopay's Color Blast® factory-finishing option. Our durable two-part paint system is tested and backed by a five-year warranty.

LUSTRA™ FINISH



Prefer a different look than an embossed woodgrain or stucco steel surface texture? Lustra™ is a low-gloss matte finish available in Black, Charcoal and Silver. Paired with contemporary slim windows or as a solid door, it's easy to create an eye-catching facade that's both energy efficient and durable.

- Door features 24 gauge flush panel steel exterior.
- Window frames, grilles and inserts are painted a solid color to complement Lustra finishes.
- Due to the unique matte finish texture, Lustra™ doors cannot be painted a different color.

Due to the printing process, colors may vary.

Order free color samples at www.clopaydoor.com/requestcolorsamples.

Not all colors available on all models. See previous page for availability.

Additional charges apply.

ULTRA-GRAIN® PLANK



Rustic meets modern on this unique flush panel steel door design featuring digitally printed horizontal planks with a wood-look appearance. The planks vary in length with no repeating grain pattern and a nice tonal variation for visual interest.

- Complements mid-century, farmhouse, coastal cottage and transitional home styles.
- Steel surface has an embossed stucco texture.
- Window frames are painted a solid color to complement Ultra-Grain® finishes or come in contrasting Silver and Black accent colors.

Due to the printing process, colors may vary.

Order free color samples at www.clopaydoor.com/requestcolorsamples.

Not all colors available on all models. See previous page for availability.

Additional charges apply.

Highlands of Mantua - Attachment 3 Garage Doors

WINDOW OPTIONS

Windows bring natural light into the garage and enhance your home's curb appeal. All Clopay window frames are UV-protected and are color matched to our prefinished door colors. Window frames screw in from the inside for easy glass replacement or to change designs.

CONTEMPORARY/ARCHITECTURAL SERIES WINDOWS

These windows feature a larger viewing area and are available on select models and door heights. Short windows are 19-1/2" x 16"; long windows are 42" x 16".

Available on These Models

9202 9139*
9201 4302
9208** 4301
9205 4308*
9209** 4305
9132 4309*
9131 4132
9138* 4138*



Plain Short



Plain Long



ARCH2



ARCH1



ARCH3



REC12



REC14



Vertical Grille on ARCH2



Vertical Grille on ARCH1



Vertical Grille on ARCH3



SQ22



SQ24



Grille on ARCH2



Grille on ARCH1



Grille on ARCH3



Wrought Iron Short (Acrylic)



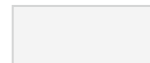
Wrought Iron Long (Acrylic)



Wrought Iron ARCH (Acrylic)

*Models available only with plain, rectangular grille and square grille windows.
**Ultra-Grain® Plank and Lustra™ finishes available only with plain windows.

Choose from single pane or insulated glass.



Clear



Frosted



Obscure



Narrow Reed

CONTEMPORARY SLIM WINDOWS

Contemporary Slim windows have Mid-Century Modern appeal. The windows are 37" x 8" with aluminum frames powder coated in Silver or Black.

Available on These Models

9208 4308
9209 4309

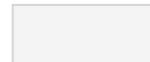


378SV
Silver



378BK
Black

Windows available with insulated tempered glass.



Clear



Frosted

DECORATIVE INSERT SERIES WINDOWS

UV-protected cellular plastic inserts snap into the inside or outside of the window frame for easy cleaning or to change designs. Windows are available in single strength, double strength, acrylic, obscure or insulated glass. Short windows are 19-1/2" x 12"; long windows are 40-1/2" x 12".

Available on These Models

9201 T42F
9131 T40F
4301 4F
4051



Plain Short[†]



Plain Long[†]



Prairie 510



Prairie 610



Madison 611



Madison Arch 613



Colonial 509



Stockton 612



Sunset 501[†] (8', 9', 12', 16', 17', 18' widths only)



Sunset 502[†] (7', 7'6", 12' widths only)



Sunset 503[†] (8', 9', 16', 17', 18' widths only)



Charleston 508



Charleston 608



Sunset 504[†] (14', 15', 15'6" widths only)



Sunset 505[†] (16', 17', 18' widths only)



Sunset 506[†] (10', 20' widths only)



Sunset 601[†]

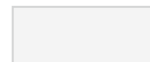


Sunset 603[†]



Sunset 605[†]

Choose from single pane or insulated glass.
Clear acrylic is also available.



Clear



Frosted



Obscure



Rain

[†] Shown with clear glass.

[†] Sunset windows not available on Ultra-Grain® or Lustra™ finish doors.

Additional charges for optional glass apply.

Acrylic windows require special cleaning. See care and maintenance manual.



Visit clopaydoor.com or call 1-800-2CLOPAY (225-6729) for more information on Clopay, America's Favorite Garage Doors.

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YOUR NEW
GARAGE DOOR
OPEN CAMERA
AND POINT!



**Highlands of Mantua - Attachment #4 Brick and Mortar
"General Shale" - Latrobe**

Highlands of Mantua - Attachment #5 Architectural Cast Stone



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.


Hardie® Plank

Highlands of Mantua - Attachment 6a
Hardie Plank 'Brandywine'

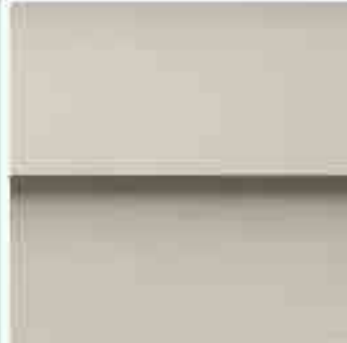
Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.


Select your siding texture




Select Cedarmill®




Smooth



Beaded Select Cedarmill®

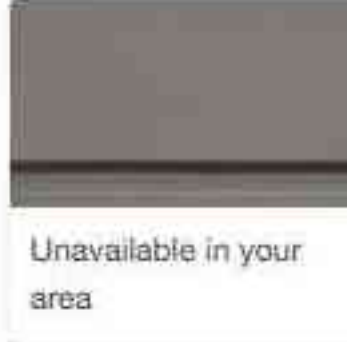


Beaded Smooth



Unavailable in your area

Custom Colonial Roughsawn



Unavailable in your area

Custom Colonial Smooth

Select your color collection

Statement Collection®

Magnolia Home | James Hardie Collection

Primed for Paint

ⓧ Did not find the color you're looking for? [Click here.](#)



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Plank

Highlands of Mantua - Attachment 6b
Hardie Plank 'Blanched Almond'

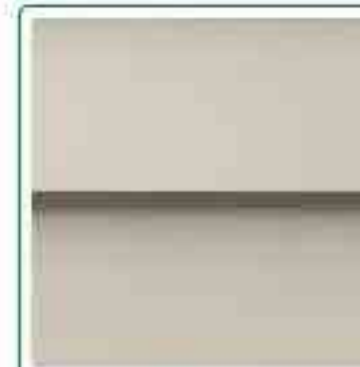
Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture



Select Cedarmill®



Smooth



Beaded Select
Cedarmill®



Beaded Smooth



Unavailable in your
area

Custom Colonial
Roughsawn



Unavailable in your
area

Custom Colonial
Smooth

Select your color collection

Statement
Collection®

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Primed for
Paint

🔍 Did not find the color you're looking for? [Click here.](#)



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Plank

Highlands of Mantua - Attachment #6c Hardie Plank 'Coral Sand'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture



Select Cedarmill®



Smooth



Beaded Select
Cedarmill®



Beaded Smooth



Unavailable in your
area

Custom Colonial
Roughsawn



Unavailable in your
area

Custom Colonial
Smooth

Select your color collection

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Collection®

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Primed for
Paint

🔍 Did not find the color you're looking for? [Click here.](#)



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.


Hardie® Plank

Highlands of Mantua - Attachment #6d
Hardie Plank 'Mystic Mauve'

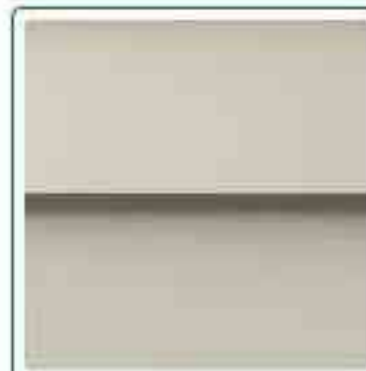
Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

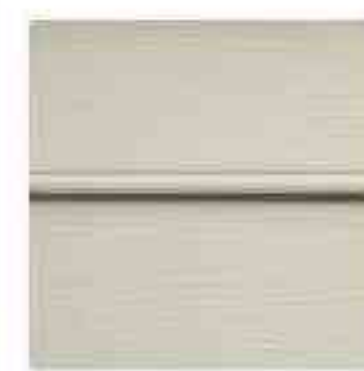
Select your siding texture




Select Cedarmill®




Smooth



Beaded Select Cedarmill®




Beaded Smooth



Unavailable in your area

Custom Colonial Roughsawn



Unavailable in your area

Custom Colonial Smooth

Select your color collection

Statement Collection®

Magnolia Home | James Hardie Collection

Primed for Paint



Individual colors may vary depending on display settings. Samples only available in Select Cadamill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Trim

Highlands of Mantua - Attachment #7
Hardie Trim 'Timber Bark'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Trim styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture



Rustic Grain



Smooth



Roughsawn

Select your color collection

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Collection®

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Hardie Collection

Primed for
Paint

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Select a color



KICHLER



Kichler Toman Single Light 10" Tall Outdoor Wall Sconce

Model: 49686OZ | Item: bci2947453

from the [Toman Collection](#)

★★★★★ 17 Reviews

\$91.95

Finish: Olde Bronze - 1770 In Stock



Height

10"
\$91.95

14"
\$174.95

20"
\$259.95

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Highlands of Mantua - Attachment #8
Wall Sconce Light Fixture



from the Line Voltage Trims Collection

\$11.63

Highlands of Mantua - Attachment #9 Recessed Light Fixture

Finish: Black / Bronze - Special Order



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