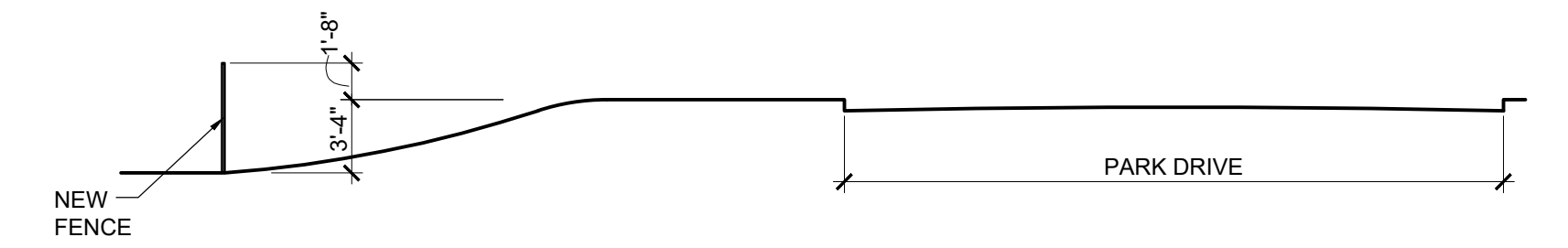


(B) SITE SECTION
SCALE: 1/8" = 1'-0"



(A) SITE SECTION
SCALE: 1/8" = 1'-0"

SITE PLAN
SCALE: 1" = 20'-0"

ZONING IDENTIFICATION	-	R-3, MEDIUM DENSITY RESIDENTIAL
PARCEL ID:	-	020-003388-00
LOT AREA	-	86,146 SQ. FT.
EXISTING BUILDING COVER	-	5,238 SQ. FT. 6% OF LOT AREA
PERMITTED BUILDING COVER	-	21,537 SQ. FT. 25% OF LOT AREA
PROPOSED BUILDING COVER	-	5,624 SQ. FT. 6% OF LOT AREA
EXISTING OVERALL COVER	-	14,507 SQ. FT. 17% OF LOT AREA
PERMITTED OVERALL COVER	-	43,073 SQ. FT. 50% OF LOT AREA
PROPOSED OVERALL COVER	-	14,949 SQ. FT. 17% OF LOT AREA
PROPOSED ACCESSORY STRUCTURE	-	280 SQ. FT.

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**ADDITIONS TO
THE BUNDY RESIDENCE
2075 FAIR AVENUE**

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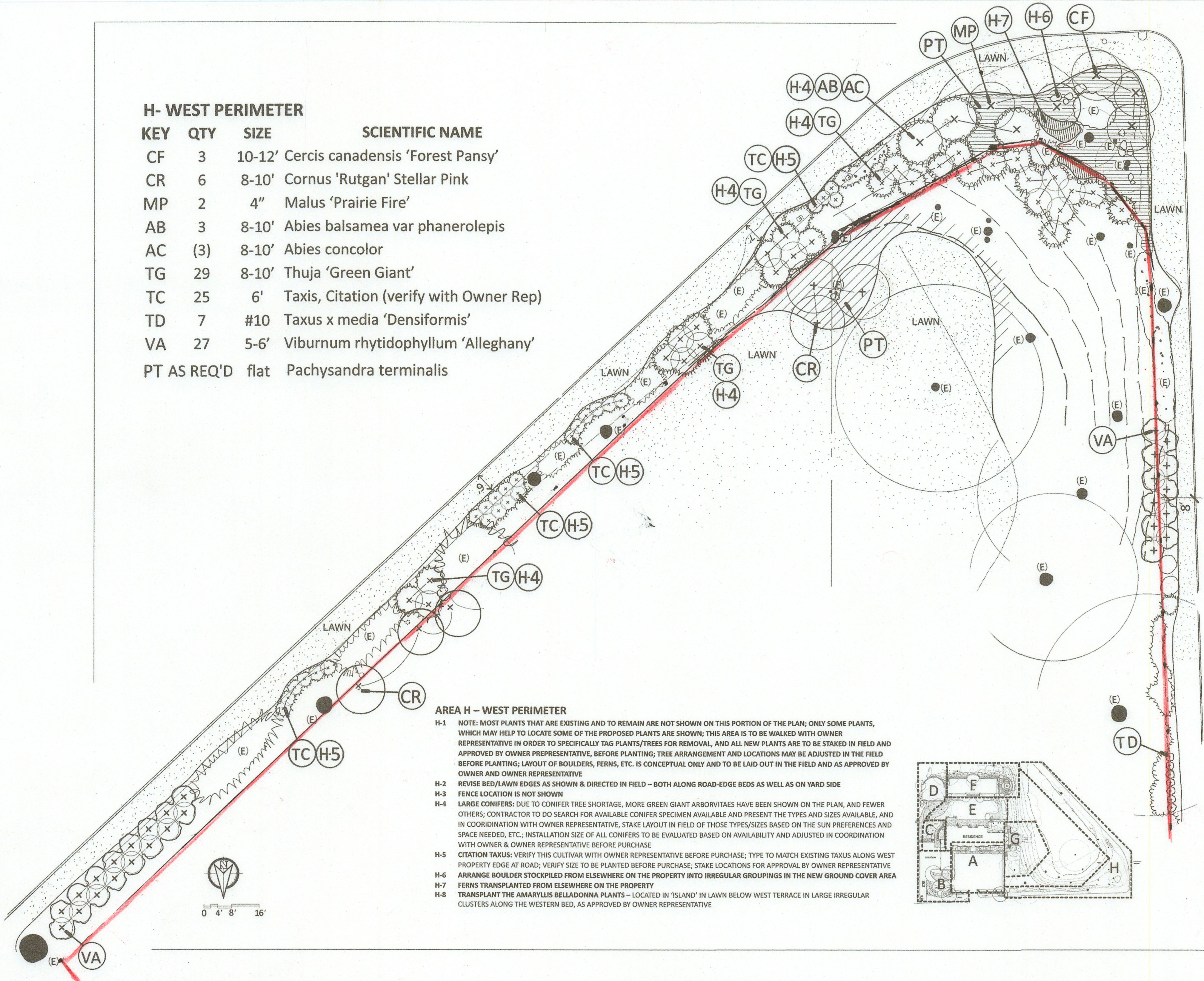
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Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

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A-1

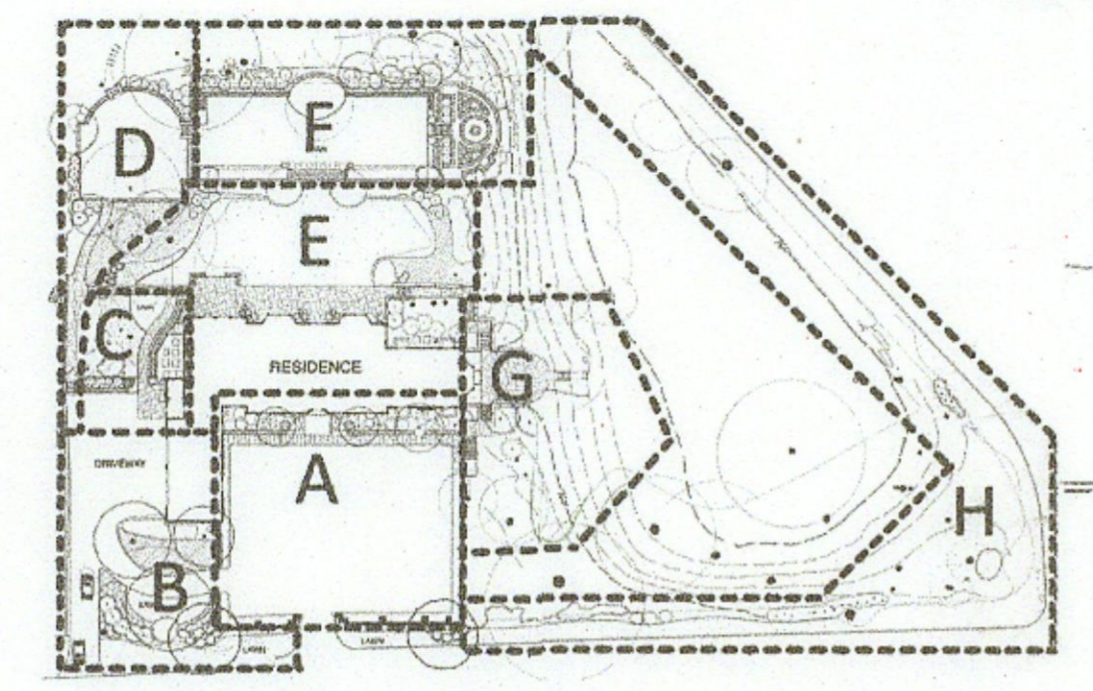
H- WEST PERIMETER

KEY	QTY	SIZE	SCIENTIFIC NAME
CF	3	10-12'	Cercis canadensis 'Forest Pansy'
CR	6	8-10'	Cornus 'Rutgan' Stellar Pink
MP	2	4"	Malus 'Prairie Fire'
AB	3	8-10'	Abies balsamea var phanerolepis
AC	(3)	8-10'	Abies concolor
TG	29	8-10'	Thuja 'Green Giant'
TC	25	6'	Taxis, Citation (verify with Owner Rep)
TD	7	#10	Taxus x media 'Densiformis'
VA	27	5-6'	Viburnum rhytidophyllum 'Alleghany'
PT	AS REQ'D	flat	Pachysandra terminalis



AREA H - WEST PERIMETER

- H-1 NOTE: MOST PLANTS THAT ARE EXISTING AND TO REMAIN ARE NOT SHOWN ON THIS PORTION OF THE PLAN; ONLY SOME PLANTS, WHICH MAY HELP TO LOCATE SOME OF THE PROPOSED PLANTS ARE SHOWN; THIS AREA IS TO BE WALKED WITH OWNER REPRESENTATIVE IN ORDER TO SPECIFICALLY TAG PLANTS/TREES FOR REMOVAL, AND ALL NEW PLANTS ARE TO BE STAKED IN FIELD AND APPROVED BY OWNER REPRESENTATIVE, BEFORE PLANTING; TREE ARRANGEMENT AND LOCATIONS MAY BE ADJUSTED IN THE FIELD BEFORE PLANTING; LAYOUT OF BOULDERS, FERNS, ETC. IS CONCEPTUAL ONLY AND TO BE LAID OUT IN THE FIELD AND AS APPROVED BY OWNER AND OWNER REPRESENTATIVE
- H-2 REVISE BED/LAWN EDGES AS SHOWN & DIRECTED IN FIELD - BOTH ALONG ROAD-EDGE BEDS AS WELL AS ON YARD SIDE
- H-3 FENCE LOCATION IS NOT SHOWN
- H-4 LARGE CONIFERS: DUE TO CONIFER TREE SHORTAGE, MORE GREEN GIANT ARBORVITAE HAVE BEEN SHOWN ON THE PLAN, AND FEWER OTHERS; CONTRACTOR TO DO SEARCH FOR AVAILABLE CONIFER SPECIMEN AVAILABLE AND PRESENT THE TYPES AND SIZES AVAILABLE, AND IN COORDINATION WITH OWNER REPRESENTATIVE, STAKE LAYOUT IN FIELD OF THOSE TYPES/SIZES BASED ON THE SUN PREFERENCES AND SPACE NEEDED, ETC.; INSTALLATION SIZE OF ALL CONIFERS TO BE EVALUATED BASED ON AVAILABILITY AND ADJUSTED IN COORDINATION WITH OWNER & OWNER REPRESENTATIVE BEFORE PURCHASE
- H-5 CITATION TAXUS: VERIFY THIS CULTIVAR WITH OWNER REPRESENTATIVE BEFORE PURCHASE; TYPE TO MATCH EXISTING TAXUS ALONG WEST PROPERTY EDGE AT ROAD; VERIFY SIZE TO BE PLANTED BEFORE PURCHASE; STAKE LOCATIONS FOR APPROVAL BY OWNER REPRESENTATIVE
- H-6 ARRANGE BOULDER STOCKPILED FROM ELSEWHERE ON THE PROPERTY INTO IRREGULAR GROUPINGS IN THE NEW GROUND COVER AREA
- H-7 FERNS TRANSPLANTED FROM ELSEWHERE ON THE PROPERTY
- H-8 TRANSPLANT THE AMARYLLIS BELLADONNA PLANTS - LOCATED IN 'ISLAND' IN LAWN BELOW WEST TERRACE IN LARGE IRREGULAR CLUSTERS ALONG THE WESTERN BED, AS APPROVED BY OWNER REPRESENTATIVE



THE ACCEPTANCE OF THESE DRAWINGS BY CONTRACTORS, BIDDERS, AND THEIR AGENTS CONSTITUTES AGREEMENT TO THE FOLLOWING: CONTRACTORS TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TO NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.

CONSULTANT:

PROJECT TITLE:
BUNDY RESIDENCE
 2075 FAIR AVENUE, BEXLEY, OH

DRAWING TITLE:

REVISIONS:
 DATE: 2024-05-20
 SCALE:
 1/8" = 1'-0"
 SHEET NUMBER:
5 OF 5











ARMY WEST
ON BRAVE OLD ARMY TE
USMA CLASS OF 1997 "WITH DE WE DEFEND"





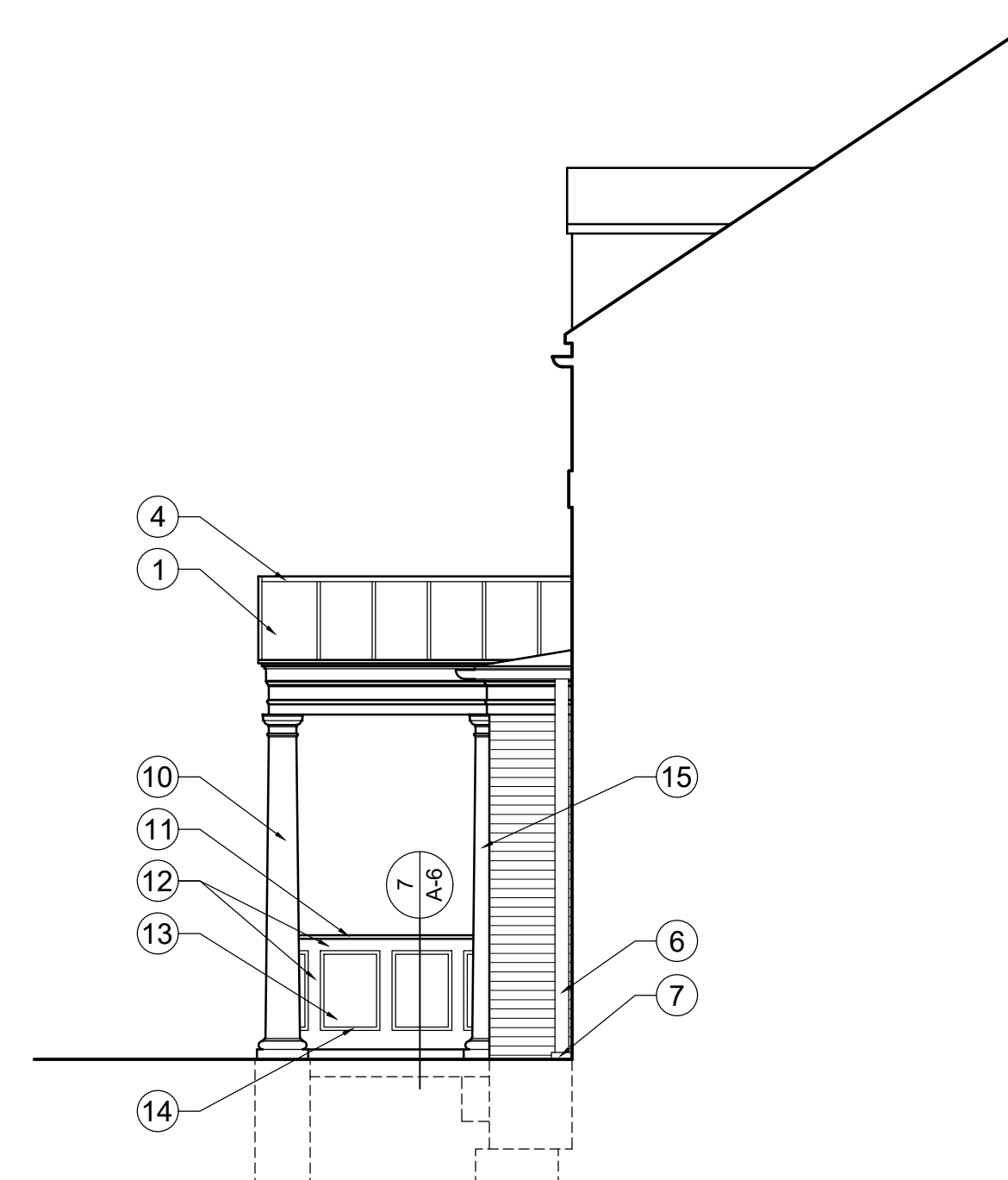




SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

-ALL EXTERIOR TRIM TO BE WOOD OR BORAL. TRU EXTERIOR POLY ASH. IF WOOD TRIM IS USED, TRIM TO BE REDWOOD OR SMOOTH FINISH CEDAR. ALL SURFACES OF TRIM TO BE PRIMED PRIOR TO INSTALLATION. SAW CUTS AND NAIL HOLES TO BE PRIMED.

-ALL GUTTERS AND DOWNSPOUTS TO CONNECT UNDERGROUND TO DRAIN TILE AND DRAIN TILE TO BE ROUTED TO CURB AT STREET OR DAYLIGHT. IF EXISTING DRAIN TILE ARE TO BE USED, CONTRACTOR TO VERIFY THAT EXISTING DRAIN TILE ARE OPERATING PROPERLY PRIOR TO CONNECTING NEW DOWNSPOUTS

1. STANDING SEAM COPPER ROOF
2. COPPER SIDE WALL FLASHING
3. EXISTING EXHAUST HOOD HOUSING TO REMAIN
4. VENTED CAP FLASHING, COPPER, BY ROOFING FABRICATOR
5. PAINTED 1/2 ROUND GUTTER
6. PAINTED ROUND DOWNSPOUT, MATCH EXISTING
7. DOWNSPOUT BOOT
8. BRICK TO MATCH
9. BRICK MOLD BY DOOR MANUFACTURER
10. TUSCAN COLUMN, 10" BASE DIAMETER, HB&G PERMACAST COLUMN WITH TUSCAN CAPITAL, BASE AND NECK MOLDING
11. 2X4 CAP, SLOPED TO DRAIN
12. 1X4 TRIM
13. HARDI PANEL, SMOOTH FINISH
14. PANEL MOLDING, HOLMES LUMBER HL71005, 1/2" X 3/4"
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19. 5/4 X 8 TRIM
20. 5/4 X 10 POLY-ASH TRIM
21. FASCIA BY SHED MANUFACTURER
22. ROOF BY SHED MANUFACTURER

**ADDITIONS TO
THE BUNDY RESIDENCE
2075 FAIR AVENUE**

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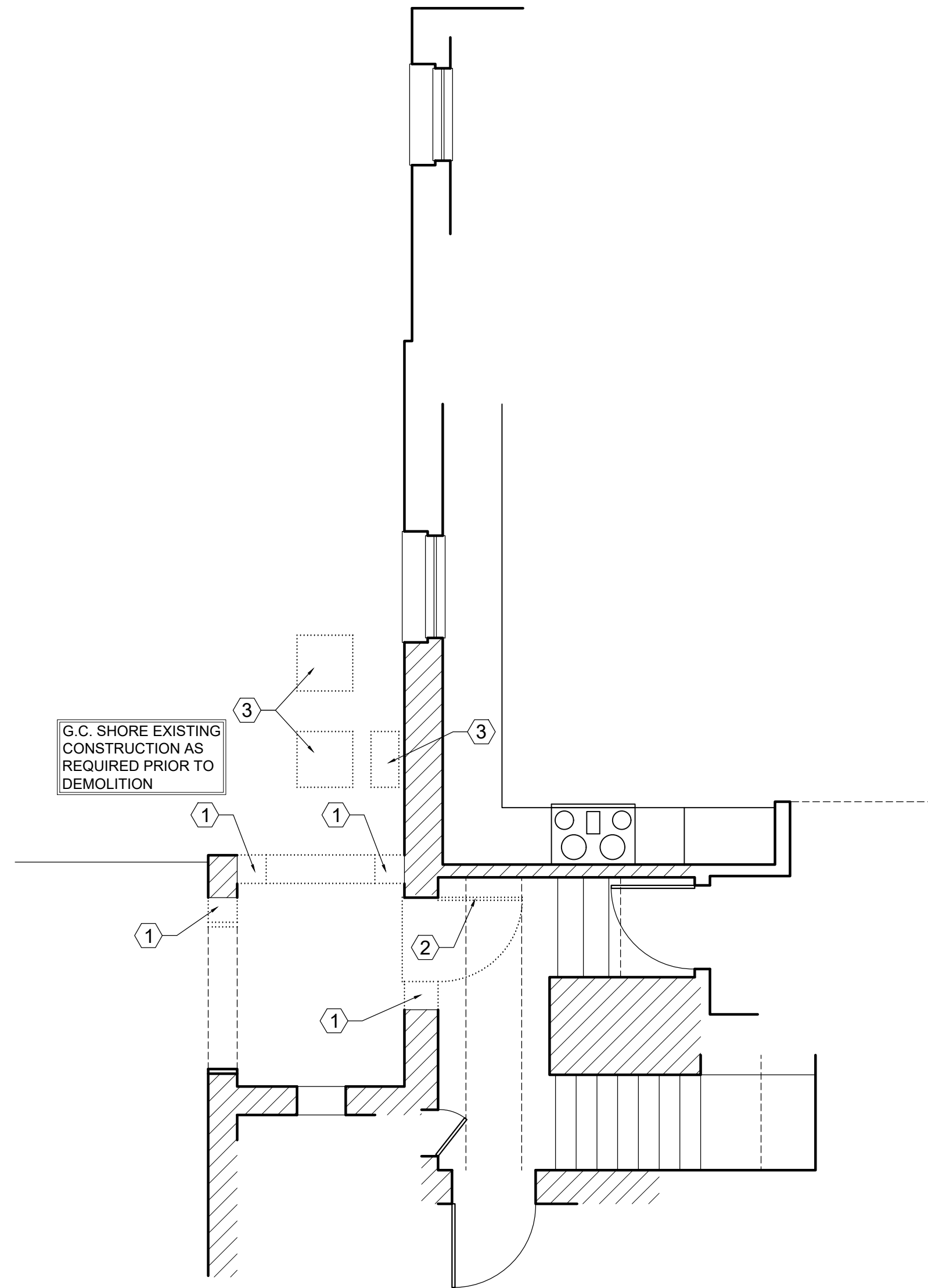
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Architect
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(614) 487-0637

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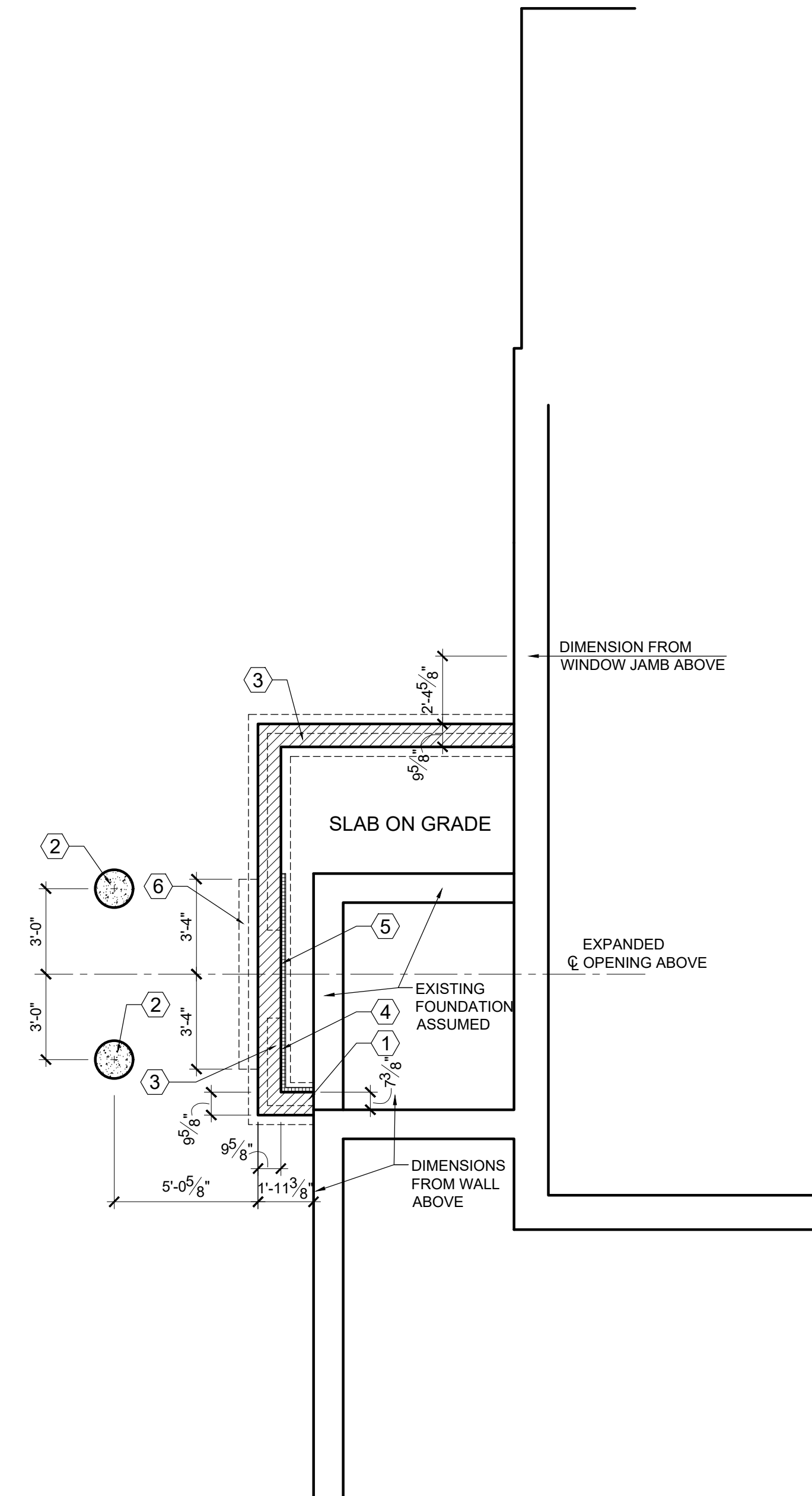
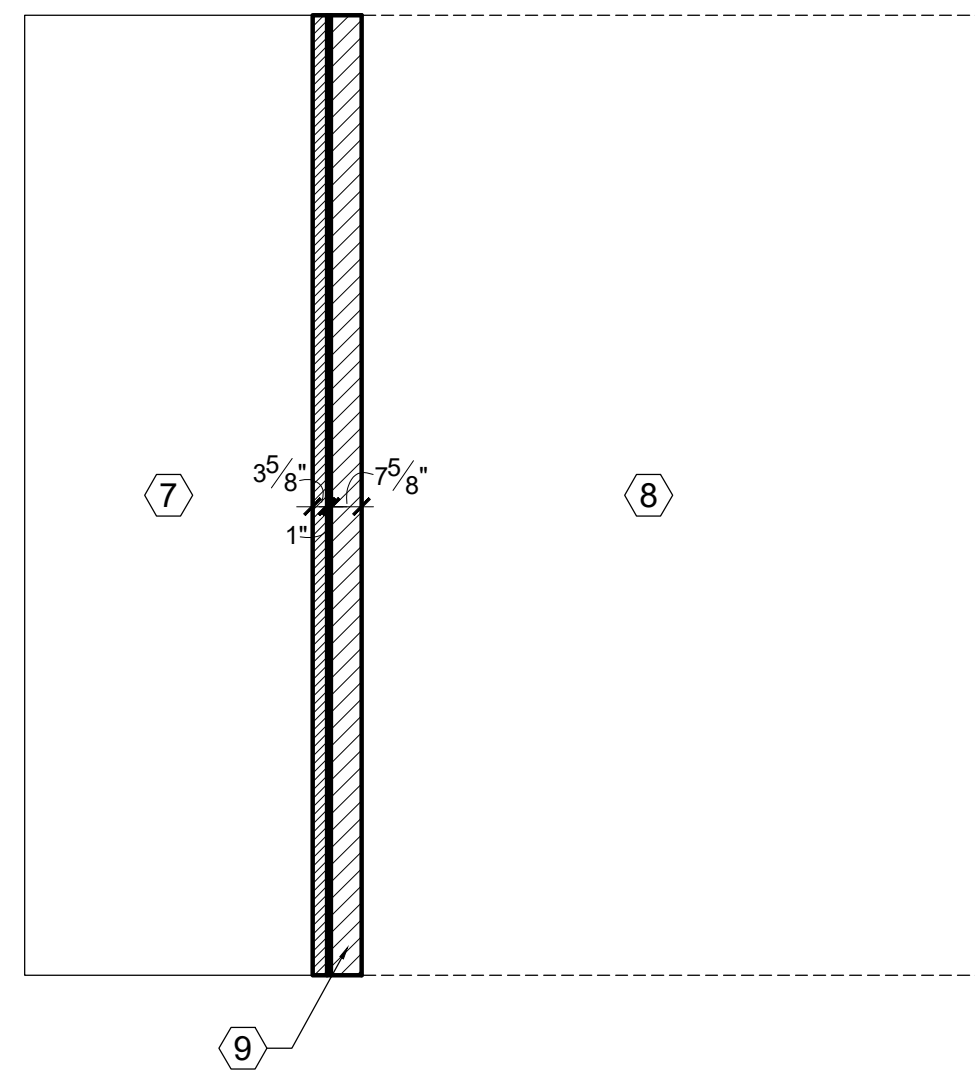
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FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

- FIRST FLOOR DEMOLITION PLAN NOTES**
1. WALL TO BE REMOVED
 2. DOOR TO BE REMOVED
 3. EXISTING AIR CONDITIONING UNITS TO BE RELOCATED



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

- FOUNDATION PLAN NOTES**
1. BOTTOM OF NEW FOOTING TO ALIGN WITH EXISTING. G.C. TO VERIFY THAT EXISTING FOOTING IS AT LEAST 3'-0" BELOW GRADE
 2. 1'-4" DIAMETER CONCRETE PIER. EXTEND A MINIMUM OF 3'-0" BELOW GRADE
 3. TOP COURSE OF FOUNDATION WALL TO BE 6X8X16 CMU
 4. IF EXISTING SLAB IS REMOVED AND INSULATION IS PROVIDED BENEATH THE ENTIRE MUDROOM FLOOR, DO NOT INSTALL THIS PERIMETER INSULATION
 5. 2" RIGID INSULATION TO EXTEND TO TOP OF FOOTING
 6. TURN OUT BLOCK TO SUPPORT NEW CONCRETE SLAB AT DOOR
 7. CONCRETE PAD
 8. CONCRETE SLAB BENEATH SHED
 9. RETAINING WALL

**ADDITIONS TO
THE BUNDY RESIDENCE
2075 FAIR AVENUE**

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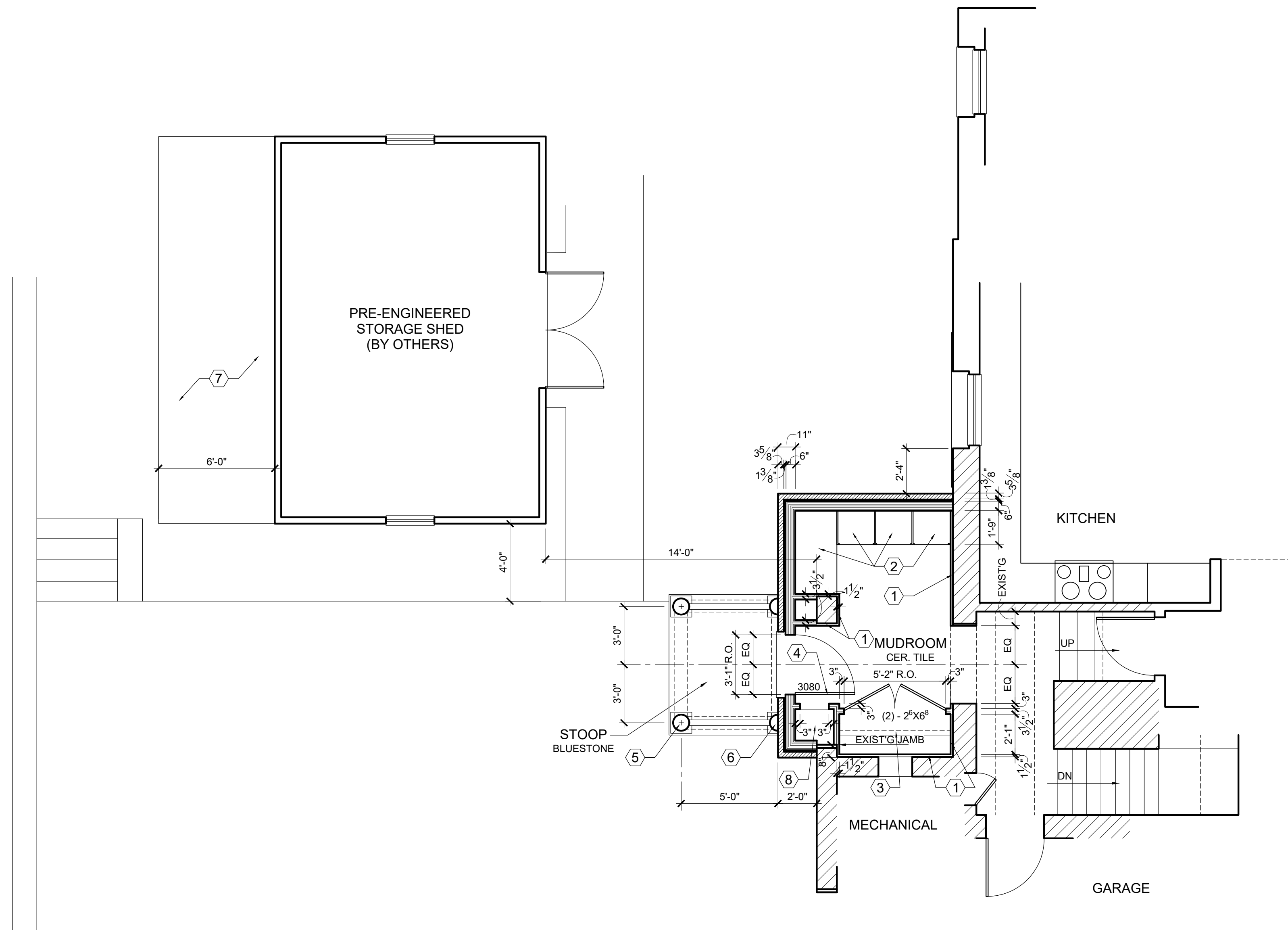
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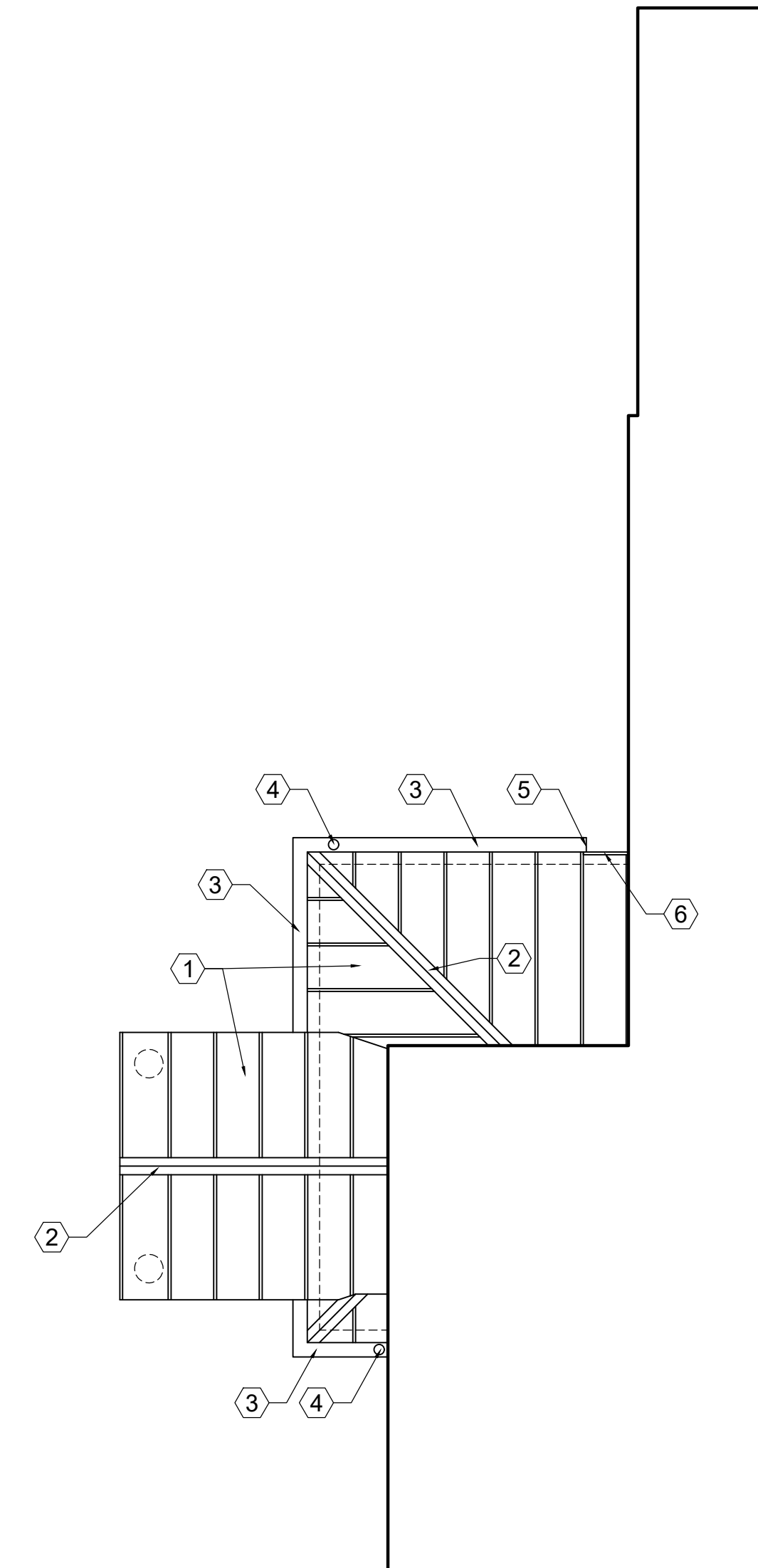
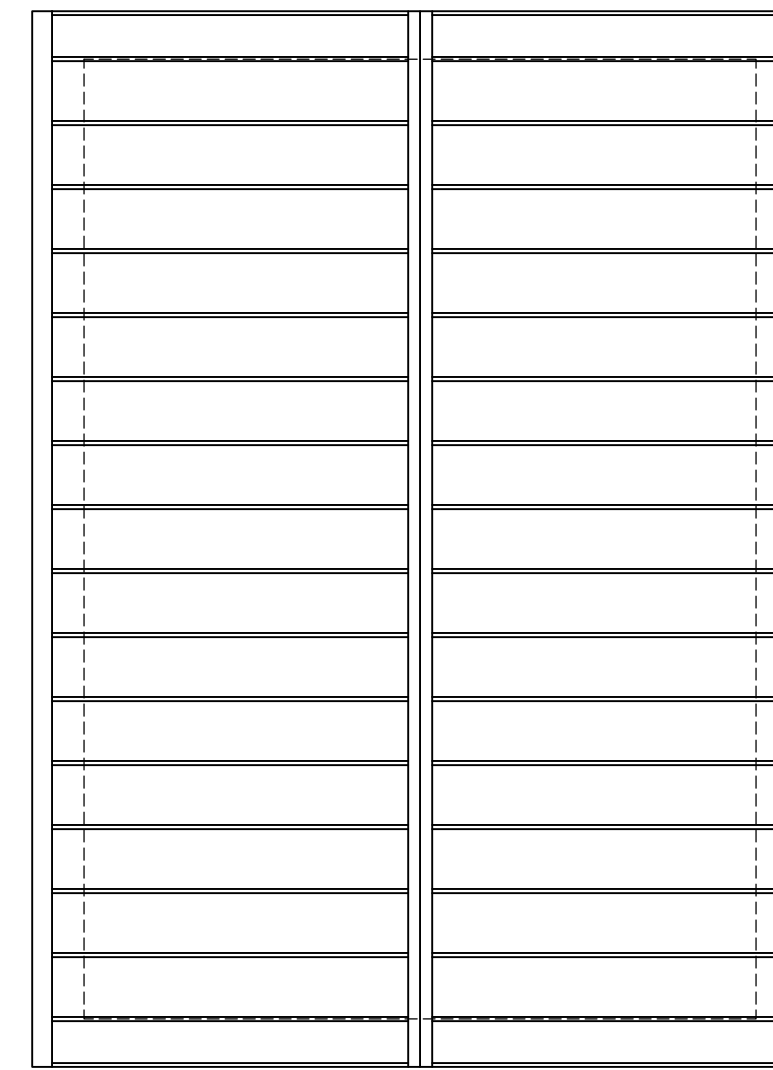
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN NOTES

1. 1 1/2" METAL FURRING OVER EXISTING MASONRY WALL
2. LOCKERS
3. ROD AND SHELF
4. WINDSOR, FRENCH INSWING CLAD PATIO DOOR, 1/2 LITE PANEL WITH BRICK MOLD
5. TUSCAN COLUMN, 10" BASE DIAMETER, HB&G PERMACAST COLUMN WITH TUSCAN CAPITAL, BASE AND NECK MOLDING
6. TUSCAN 1/2 COLUMN, 10" BASE DIAMETER, HB&G PERMACAST COLUMN WITH TUSCAN CAPITAL, BASE AND NECK MOLDING
7. CONCRETE PAD
8. SHELVES, G.C. TO CONSULT OWNERS REGARDING NUMBER AND SPACING



ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

1. STANDING SEAM COPPER ROOF
2. VENTED CAP FLASHING, COPPER, BY ROOF FABRICATOR
3. PAINTED 1/2 ROUND GUTTER
4. PAINTED ROUND DOWNSPOUT, MATCH EXISTING
5. IF GUTTER WILL CONFLICT WITH SHUTTER, HOLD GUTTER OFF WALL AND INSTALL RAIN WATER DIVERTER ON ROOF
6. RAIN WATER DIVERTER OF COPPER

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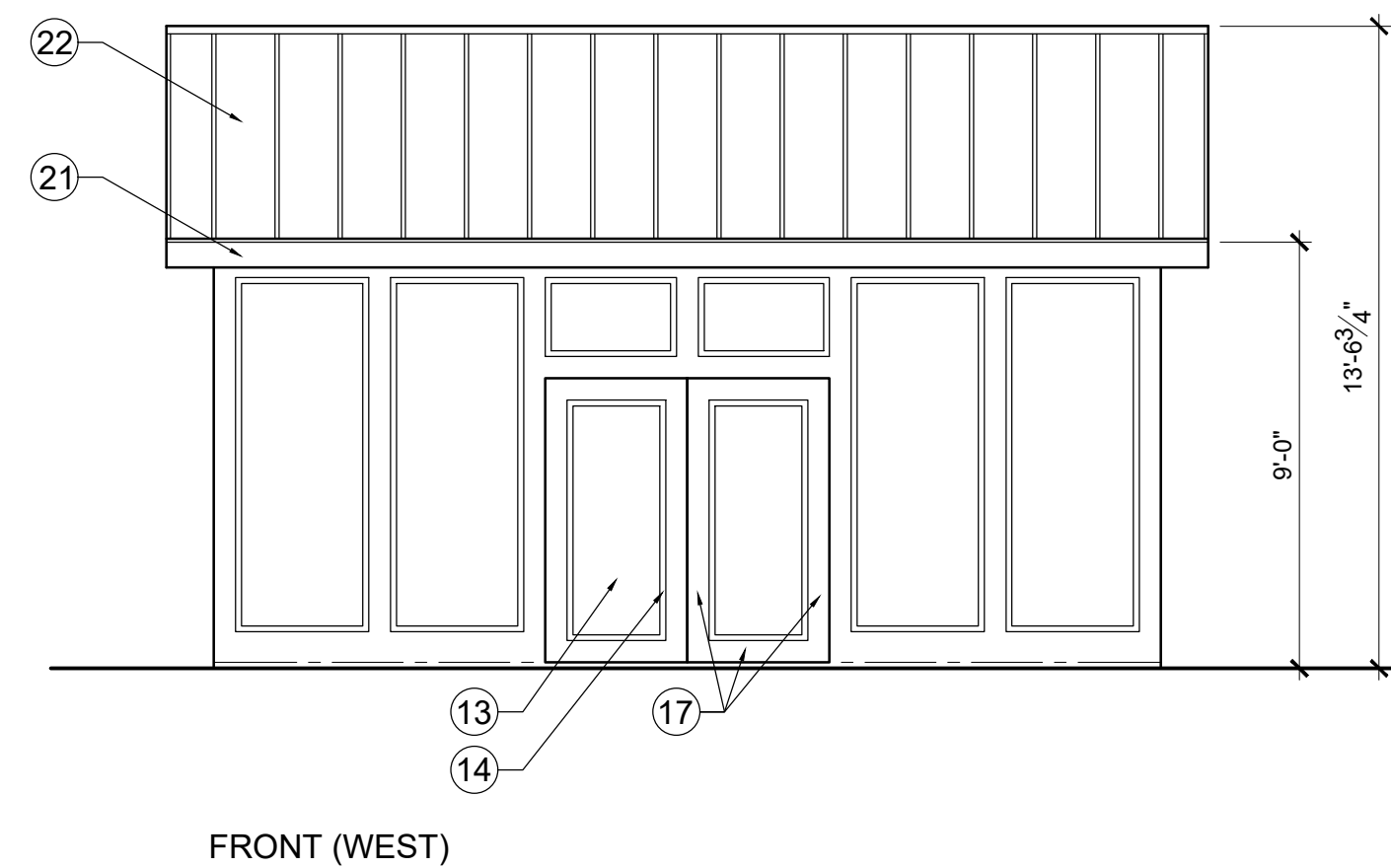
**ADDITIONS TO
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2075 FAIR AVENUE**

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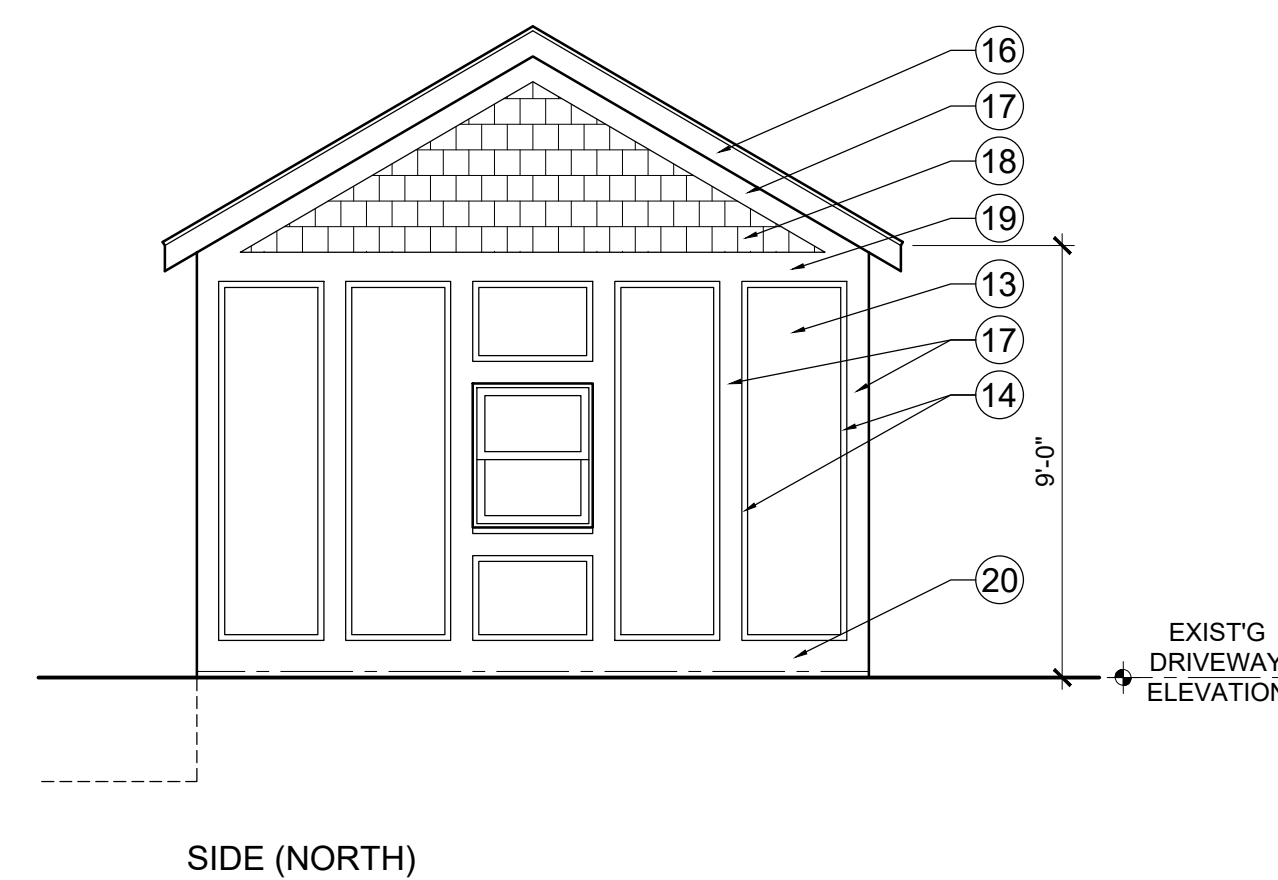
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Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

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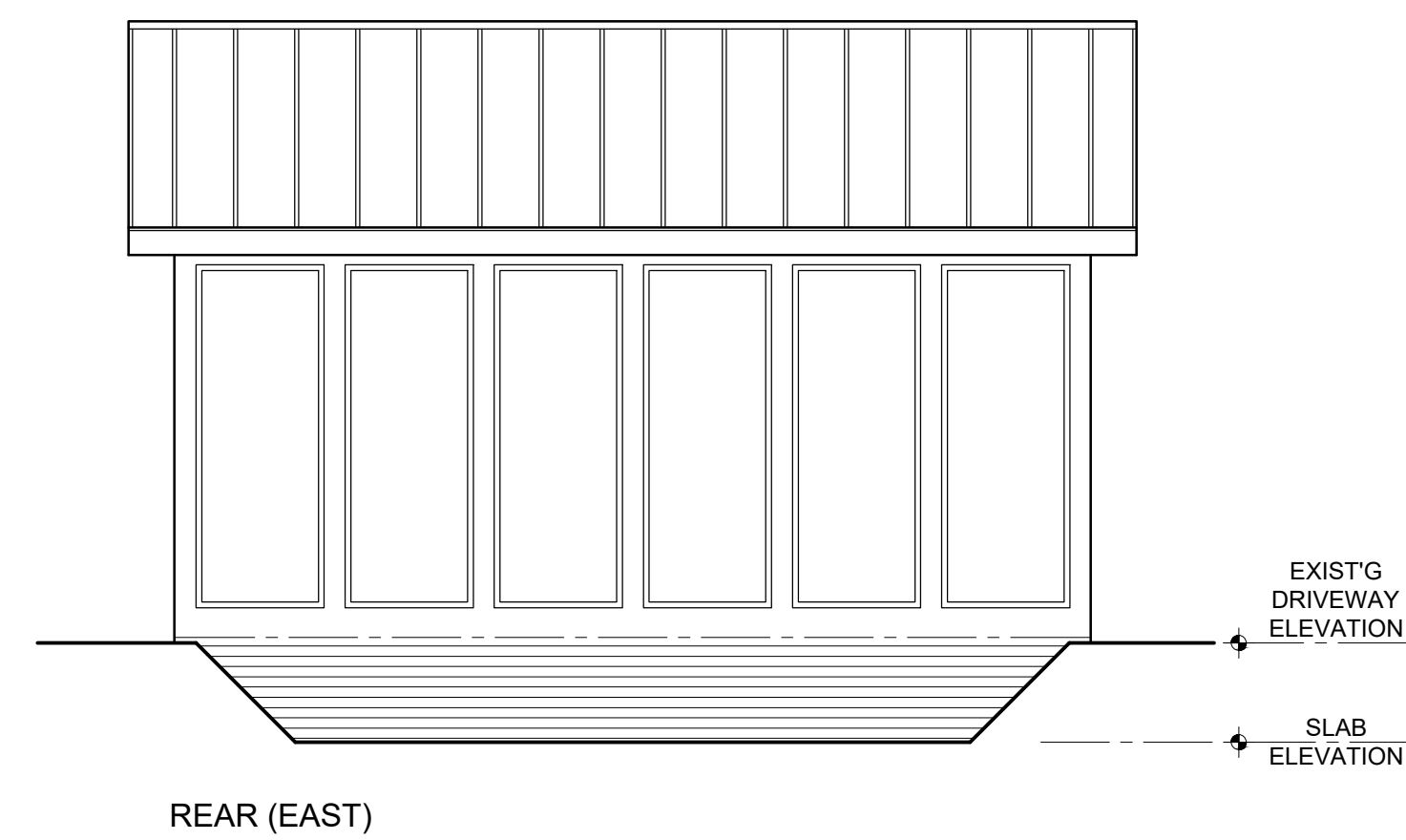
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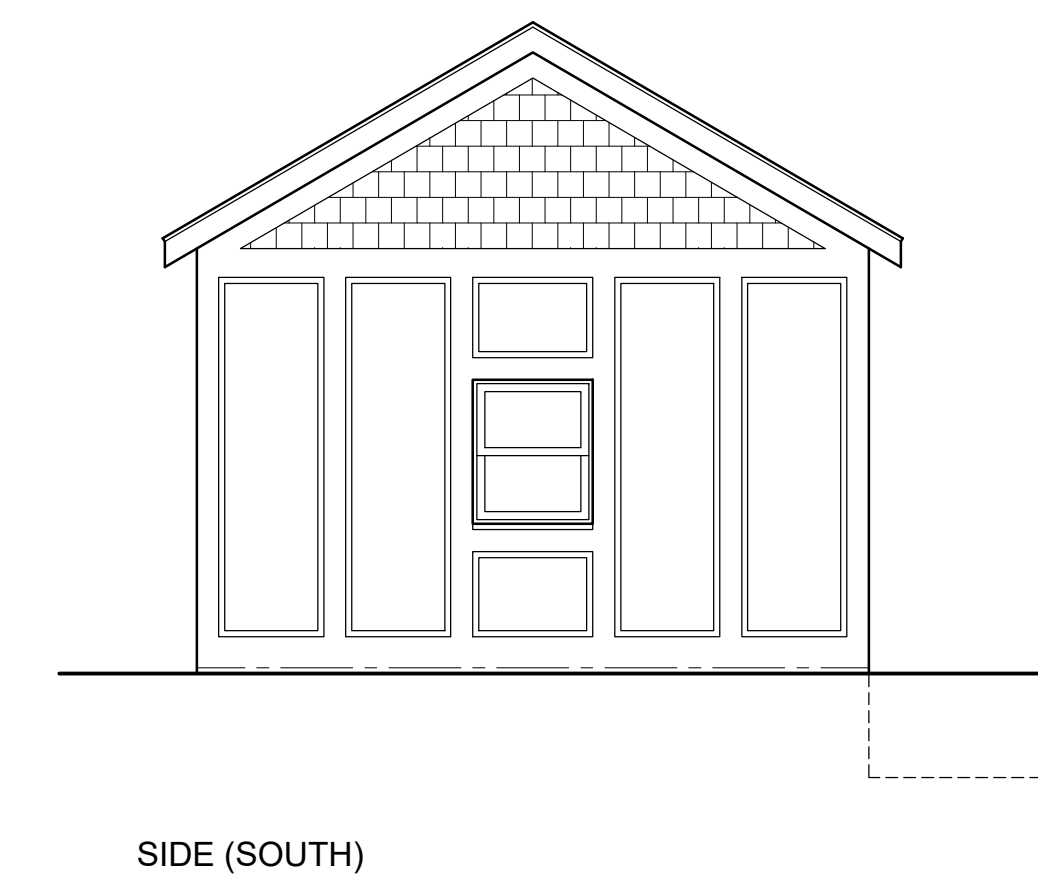
FRONT (WEST)



SIDE (NORTH)



REAR (EAST)



SIDE (SOUTH)

SHED ELEVATIONS
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

-ALL EXTERIOR TRIM TO BE WOOD OR BORAL. TRU EXTERIOR POLY ASH. IF WOOD TRIM IS USED, TRIM TO BE REDWOOD OR SMOOTH FINISH CEDAR. ALL SURFACES OF TRIM TO BE PRIMED PRIOR TO INSTALLATION. SAW CUTS AND NAIL HOLES TO BE PRIMED.

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**ADDITIONS TO
THE BUNDY RESIDENCE
2075 FAIR AVENUE**

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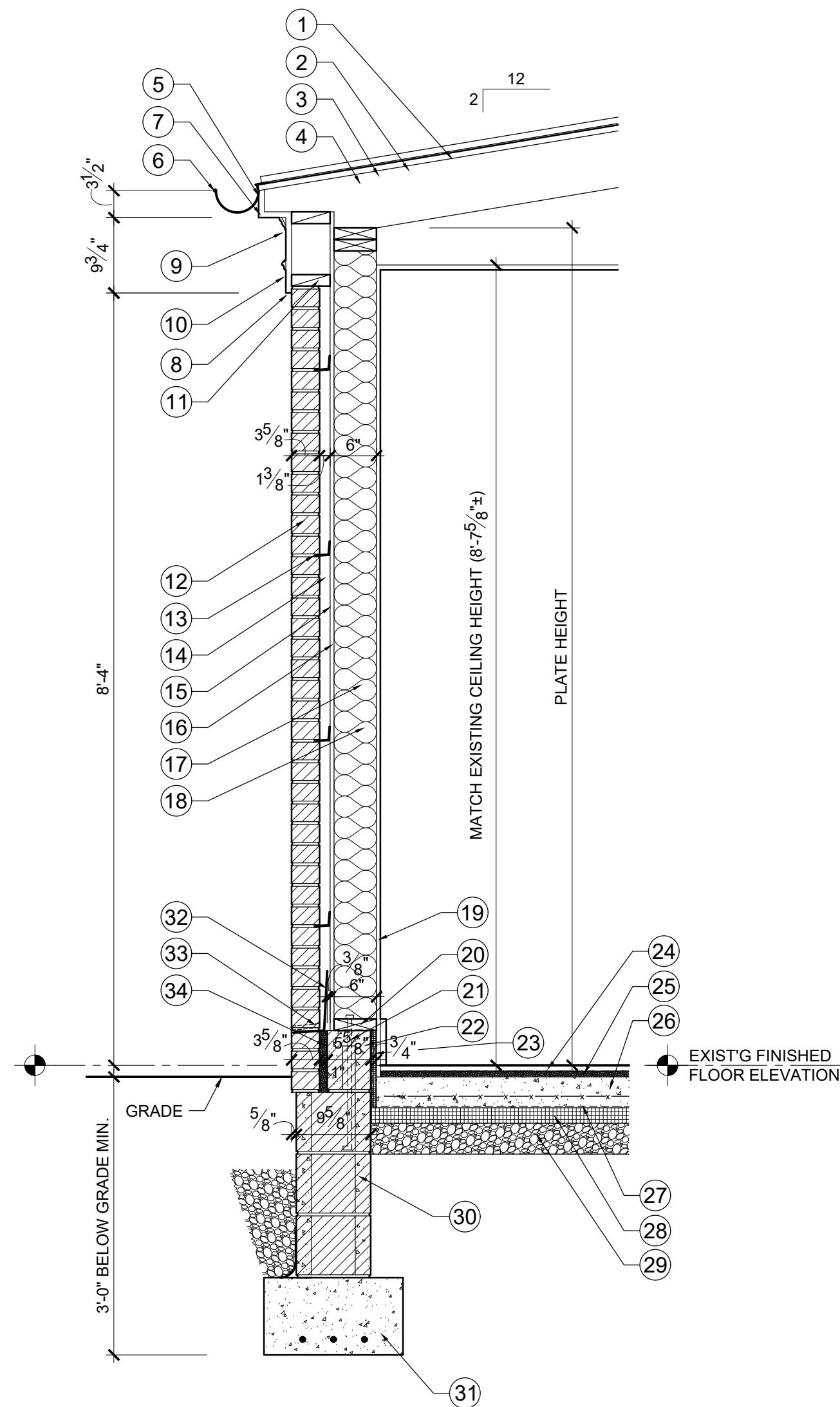
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Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

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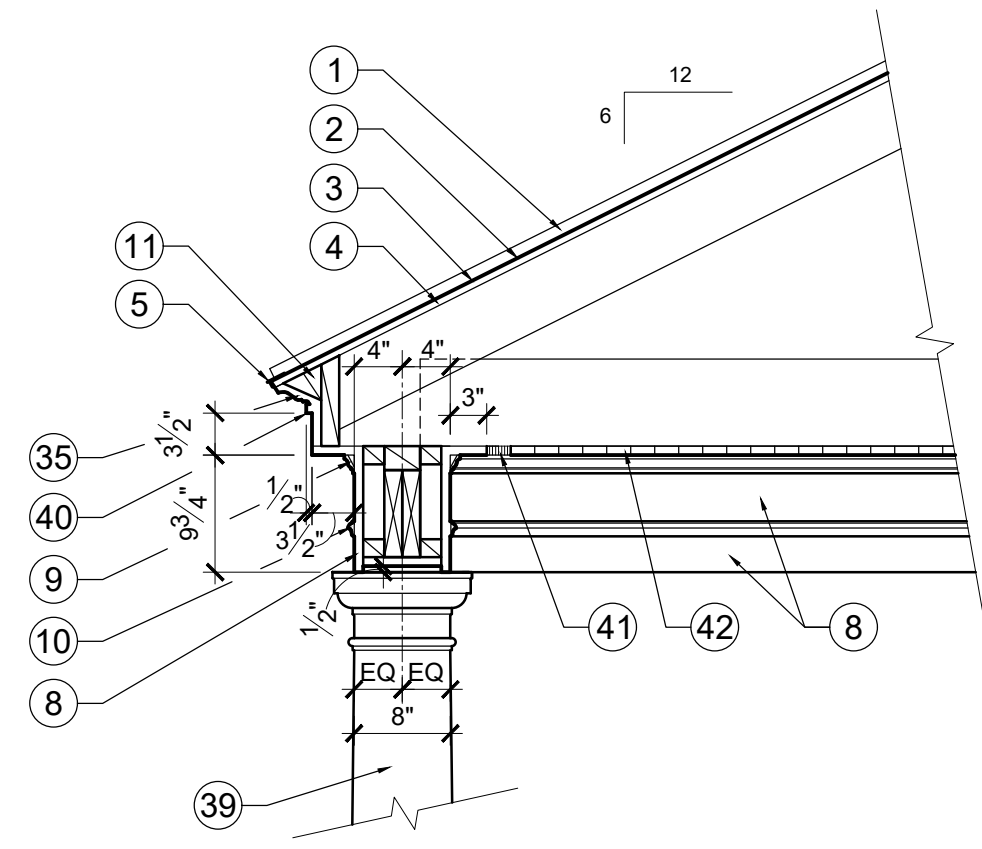
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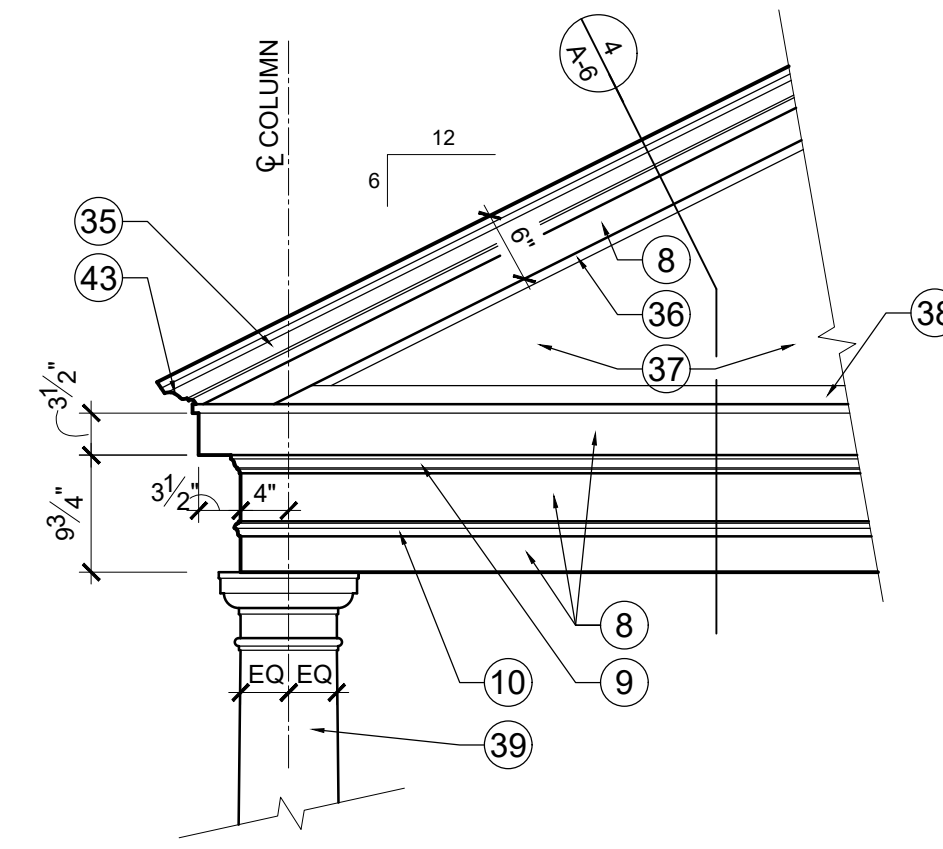
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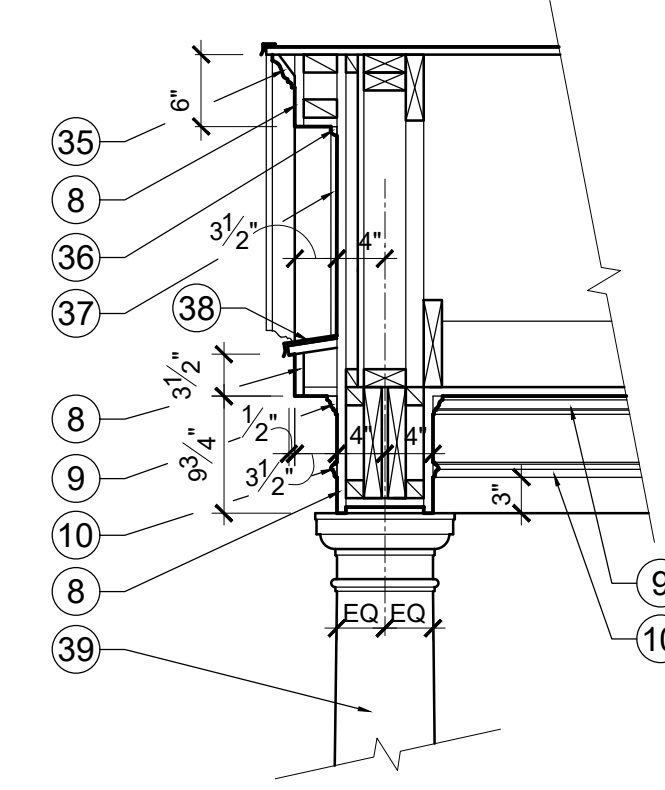
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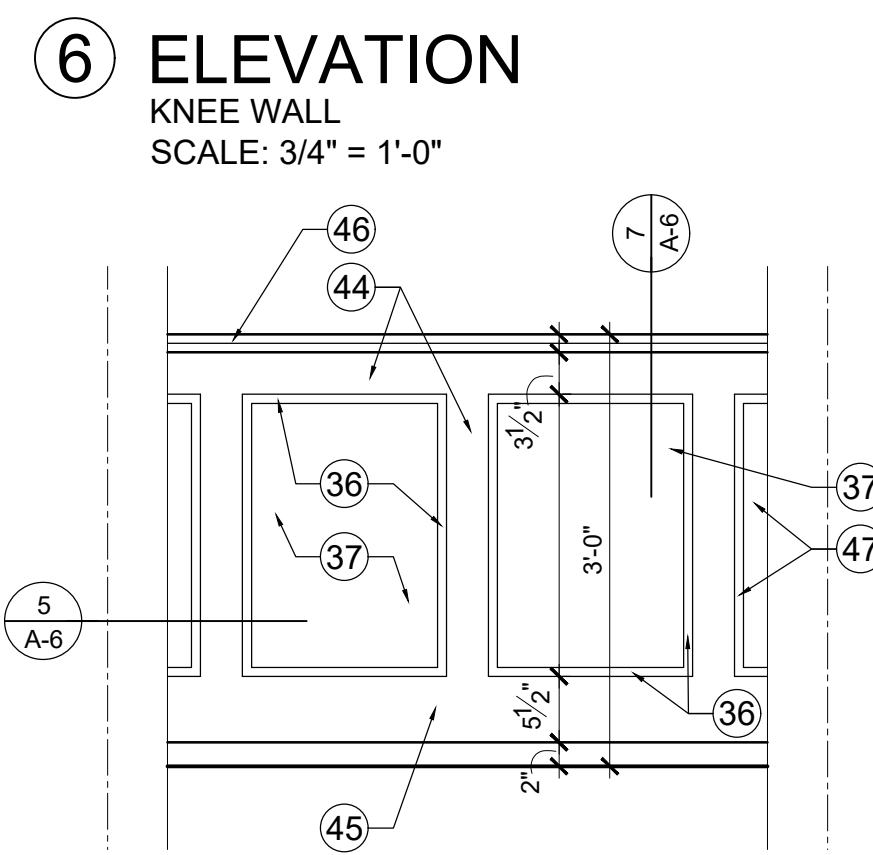
2 SECTION
STOOP ROOF
SCALE: 3/4" = 1'-0"



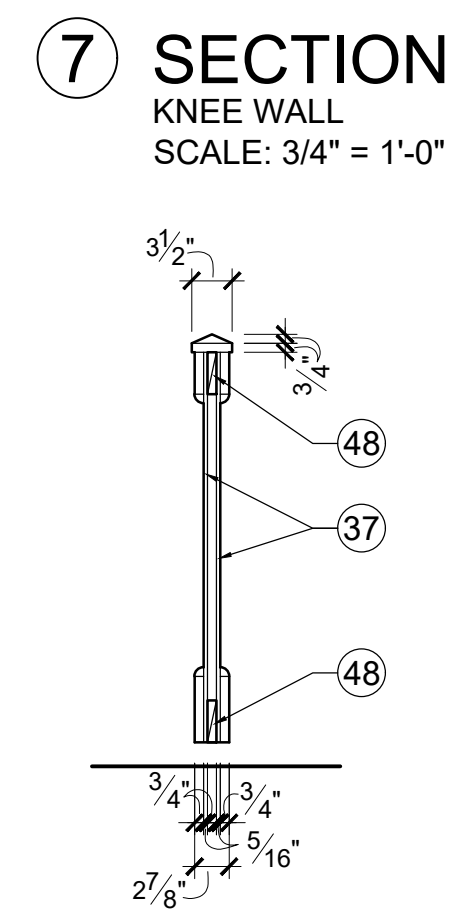
3 DETAIL
PARTIAL GABLE ELEVATION
SCALE: 3/4" = 1'-0"



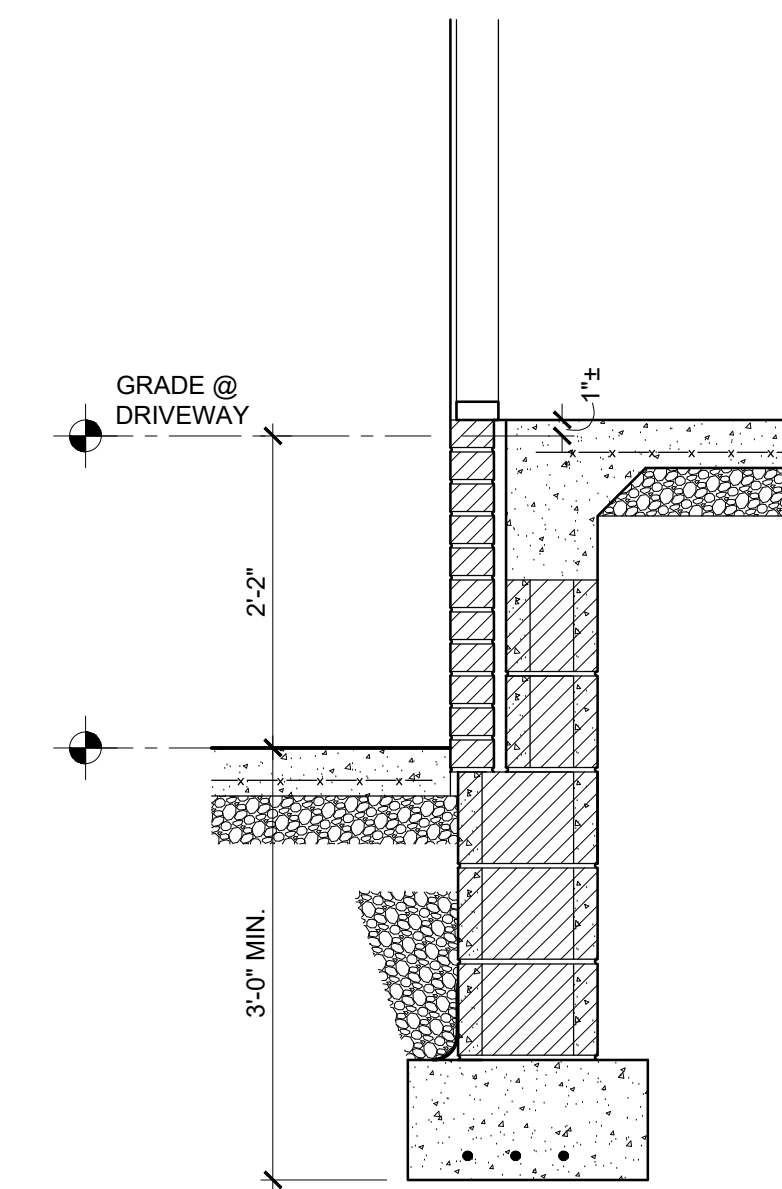
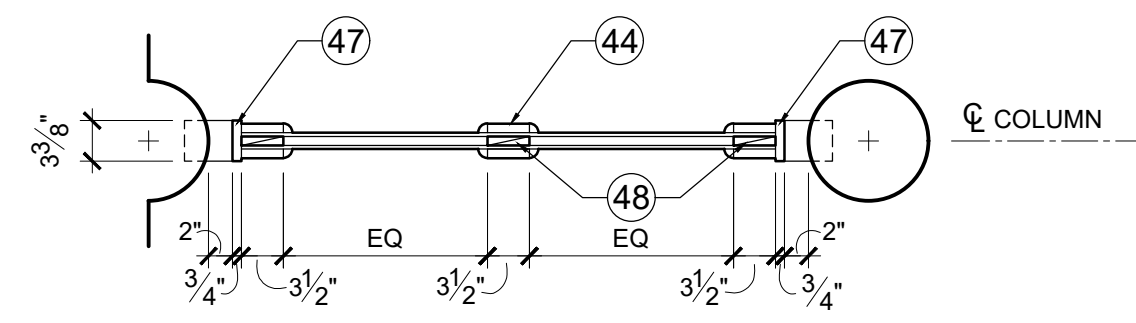
4 SECTION
GABLE
SCALE: 3/4" = 1'-0"



5 SECTION
KNEE WALL
SCALE: 3/4" = 1'-0"



7 SECTION
KNEE WALL
SCALE: 3/4" = 1'-0"



8 DETAIL
SHED RETAINING WALL
SCALE: 3/4" = 1'-0"

- MATERIALS LIST**
- STANDING SEAM COPPER ROOF
 - 30# ROOFING FELTS
 - ICE AND WATER GUARD UNDERLAYMENT OVER ENTIRE SURFACE OF ROOF OF 2:12 PITCH
 - 5/8" ROOF SHEATHING
 - DRIP EDGE COMPATIBLE WITH COPPER ROOF
 - 6" 1/2 ROUND GUTTER, PAINTED TO MATCH EXISTING
 - 1X4 FASCIA
 - 1X WOOD TRIM
 - CROWN, HOLMES LUMBER HL317513, 3/4" X 1 3/4"
 - PANEL MOLDING, HOLMES LUMBER HL71388, 3/4" X 1 3/8"
 - BLOCKING AS REQUIRED
 - BRICK TO MATCH EXISTING
 - ADJUSTABLE WALL TIE
 - AIR SPACE
 - WATER RESISTANT, BREATHABLE, AIR BARRIER, TYVEK HOMEWRAP OR EQUAL
 - 1/2" WALL SHEATHING
 - 2X6 STUDS @ 16" O.C.
 - R-21 FIBERGLASS BATT INSULATION WITH VAPOR RETARDER
 - 1/2" GYPSUM WALLBOARD (WALLS)
 - 2X6 TREATED WOOD PLATE
 - 1/2" DIAMETER ANCHOR BOLT, 1'-6" LONG, EMBEDDED AT LEAST 1'-3" DEEP, 6'-0" O.C. AND NOT MORE THAN 1'-0" FROM ANY CORNER
 - 6X8X16 CMU TERMITE BLOCK
 - RIGID INSULATION, 3/4" WIDTH
 - CERAMIC TILE
 - SETTING BED
 - 4" CONCRETE SLAB WITH 6X6 W1.4XW1.4 WWF
 - VAPOR BARRIER, 6 MIL POLY
 - 2" RIGID INSULATION
 - GRAVEL, 4"
 - 10X8X16 CMU
 - 18" X 10" CONCRETE FOOTING WITH 3 #5 REINFORCING BARS
 - WALL FLASHING
 - WEEP HOLE
 - GROUT SOLID
 - CROWN, HOLMES LUMBER HL3325, 3/4" X 3 1/4"
 - PANEL MOLDING, HOLMES LUMBER HL71005, 1/2" X 3/4"
 - HARDI PANEL, SMOOTH FINISH
 - PAINTED METAL FLASHING OVER 1X WASH
 - 10" BASE DIAMETER TUSCAN COLUMN WITH TUSCAN CAPITAL, BASE AND NECK MOLDING, HB&G PERMACAST COLUMN
 - 3/4" TRIM BAND, ALIGN WITH WASH AT FRONT GABLE
 - 2" CONTINUOUS SOFFIT VENT
 - BEADBOARD
 - MITER CROWN AT CORNER
 - 1X4 TRIM
 - 1X6 TRIM
 - 2X4 CAP, SLOPED TO DRAIN
 - 1X TRIM TO CAP OPEN END OF PANEL
 - 1X BLOCKING

**ADDITIONS TO
THE BUNDY RESIDENCE
2075 FAIR AVENUE**

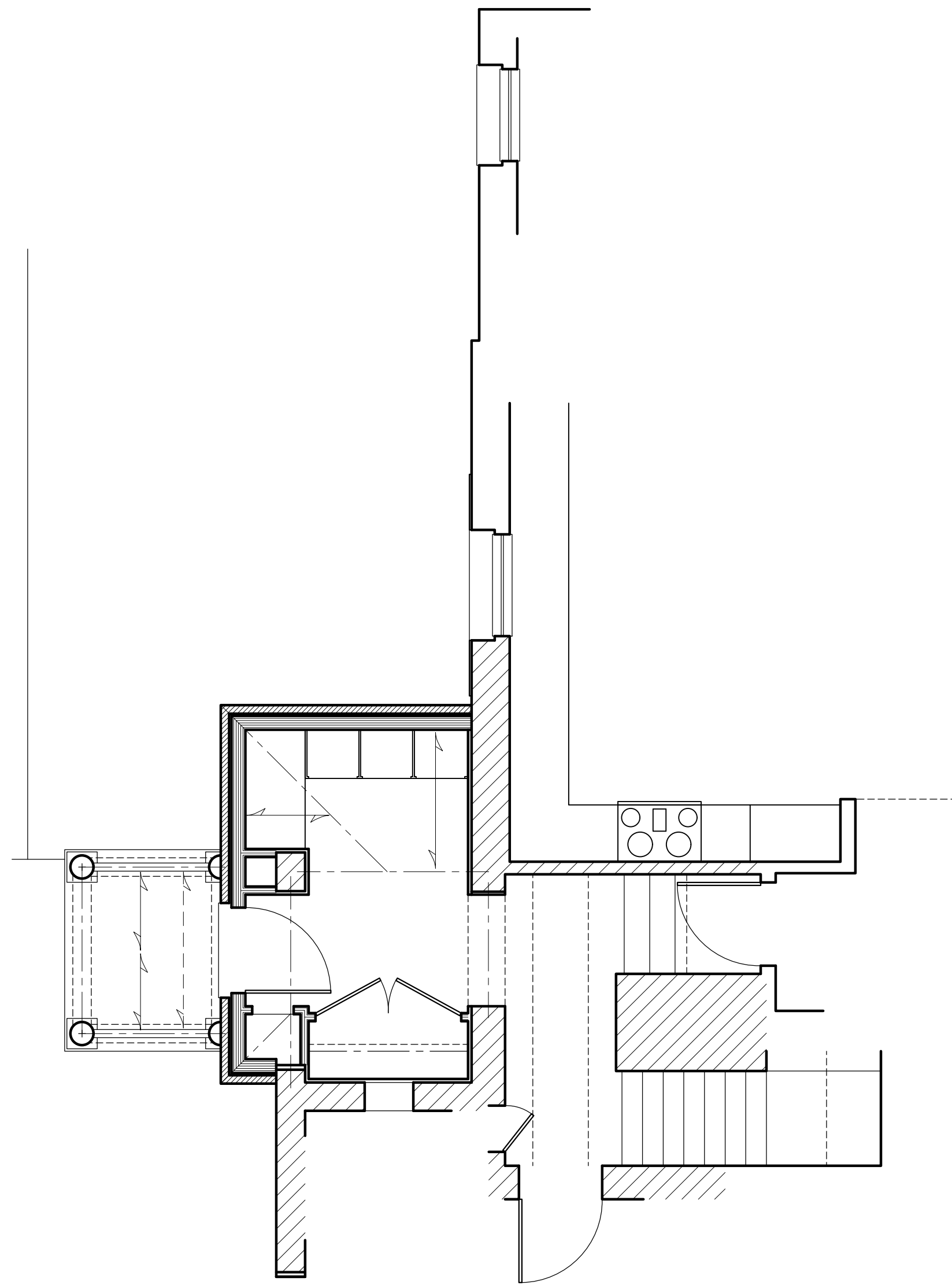
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Architect
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(614) 487-0637

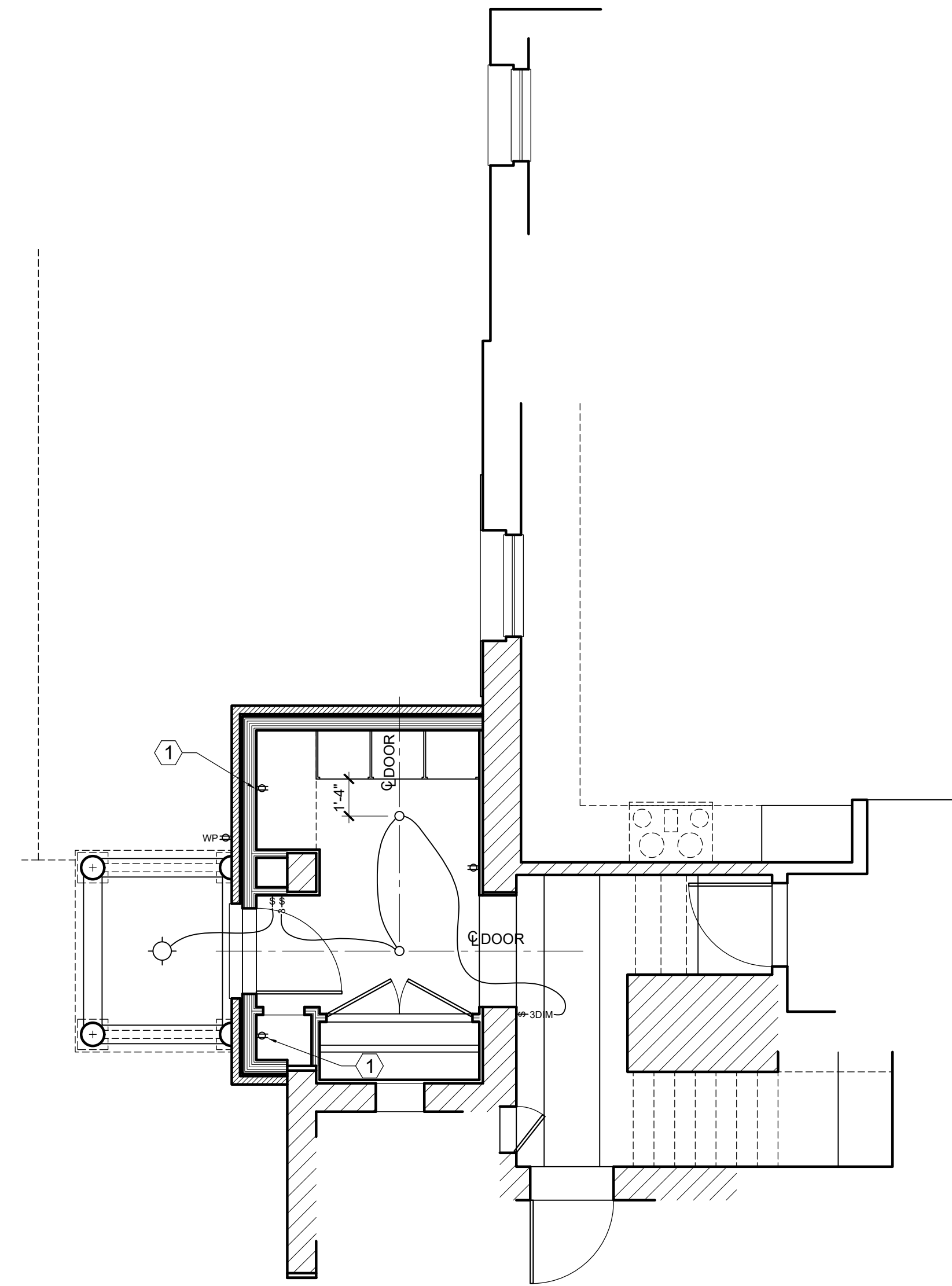
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ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR LIGHTING/REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

NOTE: DIMENSIONS LOCATING LIGHT FIXTURES ARE FOR GENERAL LAYOUT.
MODIFICATIONS MAY BE REQUIRED DEPENDING ON FRAMING CONDITIONS

○ FIRST FLOOR LIGHTING/REFLECTED CEILING PLAN NOTES

1. COORDINATE HEIGHT OF OUTLET WITH CABINETRY DESIGN

**ADDITIONS TO
THE BUNDY RESIDENCE
2075 FAIR AVENUE**

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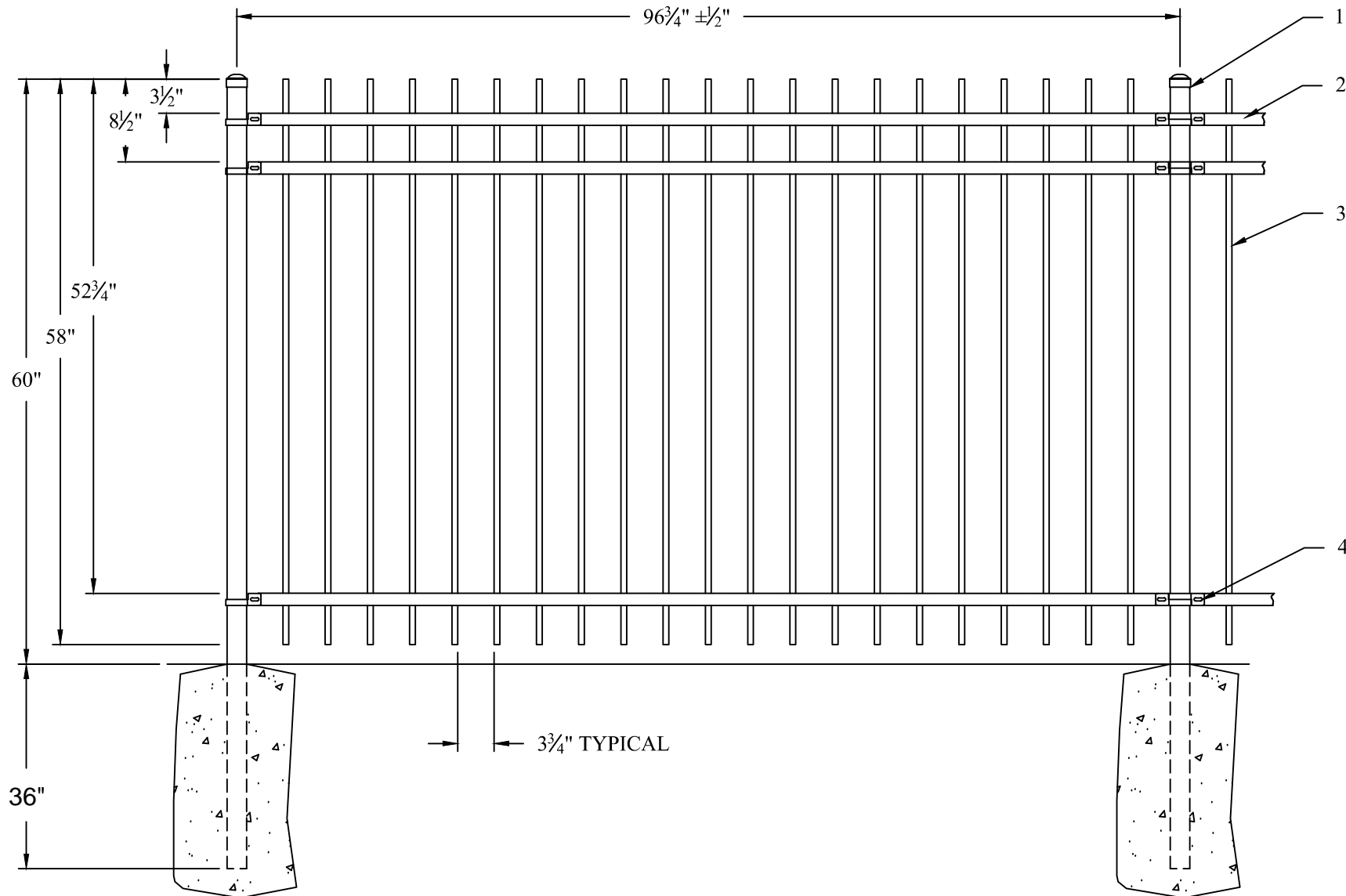
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Architect
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S-1/E-1

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#	QTY.	DESCRIPTION
1	2	2" SQ POST
2	3	1 5/16" x 1 1/4" x 14 ga. RIBBED CHANNEL RAIL
3	21	3/8" SQ x 18 ga. PICKET
4	6	BRACKETS

COLOR OPTIONS AVAILABLE | **B** = Black

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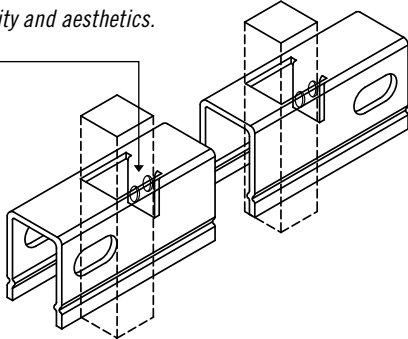
		1555 N. Mingo Tulsa, OK 74116 1-888-333-3422 www.ameristarfence.com	
TITLE: MONTAGE PANEL GENESIS 3R EXT 5'T 8"W			
DATE: 02/05/09	SCALE: Do Not Scale	SHEET:	1/3
DRN BY: NJB	CHK BY: CI	REV:	b
DRAWING NO: RGX358			

MONTAGE[®]

RESIDENTIAL ORNAMENTAL STEEL FENCE

5/8"sq x 18ga PICKETS | .9375" x 1.25" x 14ga RAILS | 2"sq x 16ga POSTS

Each picket is precisely welded at each rail intersection providing all-terrain flexibility and aesthetics.



PROFUSION WELDED STEEL

All Montage fence panels are fabricated using Ameristar's ProFusion welding process. This technique combines laser and fusion technology to create a virtually invisible structural connection at every picket-to-rail intersection. Unlike typical aluminum fence systems that are held together with unsightly screws, the ProFusion weld used with Montage promotes a "good neighbor" profile with sleek lines and no exposed picket-to-rail fasteners. When compared to aluminum fencing, Montage's welded steel construction is unmatched in strength and durability.



E-COAT™ PROTECTIVE FINISH

Montage galvanized steel framework is subjected to a multi-stage pre-treatment/wash (*with zinc phosphate*), followed by a duplex cathodic electrocoat system consisting of an epoxy primer, which significantly increases corrosion protection, and an acrylic topcoat, which provides the protection necessary to withstand adverse weathering effects. This process results in years of maintenance-free ownership.



LIFETIME LIMITED WARRANTY

The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. Ameristar is confident in offering Montage with a Lifetime Warranty, backed by an American company with over 30 years of demonstrated excellence in manufacturing ornamental fence products.



DOMESTIC MANUFACTURING

Ameristar is committed to providing products that are manufactured in the USA. We have made significant investments in technology, process improvement, and employee training in an effort to secure American jobs and combat inferior import products.

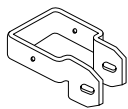


FENCE PRODUCTS

TO PLACE YOUR ORDER CALL 888-333-3422 | VISIT AMERISTARPERIMETER.COM

MONTAGE® | BRACKETS

AVAILABLE IN BAG QUANTITIES ONLY



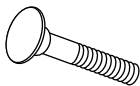
DESCRIPTION	ITEM NUMBER	BAG QTY	BOX QTY	WEIGHT
Universal Boulevard Bracket	B⊗102R	2	48 bags	.20 lbs
<i>Bags packaged with: (2 Ea.) #B102R-B Universal Boulevard Brackets (2 Ea.) #HB539 #10 x .75" stainless steel tek screws (2 Ea.) #HB511 .25" x 1.5" stainless steel carriage bolts (2 Ea.) #HB541 .25"-20 flange nuts 18-8</i>				

⊗ = COLOR OPTIONS AVAILABLE | B = Black

Effective: 07/16/2024

MONTAGE® | FASTENERS

AVAILABLE IN BAG QUANTITIES ONLY (Phillips head screws sold individually)



.25" x 1.5" Carriage Bolt	H⊗511P-20	20
<i>Steel carriage bolts for Montage brackets</i>		



.25" Flange Nuts	H⊗541P-20	20
<i>Steel flange nuts for attaching Montage brackets</i>		

⊗ = **COLOR OPTIONS AVAILABLE** | **B** = Black

Effective: 07/16/2024

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