



Building with conscience.

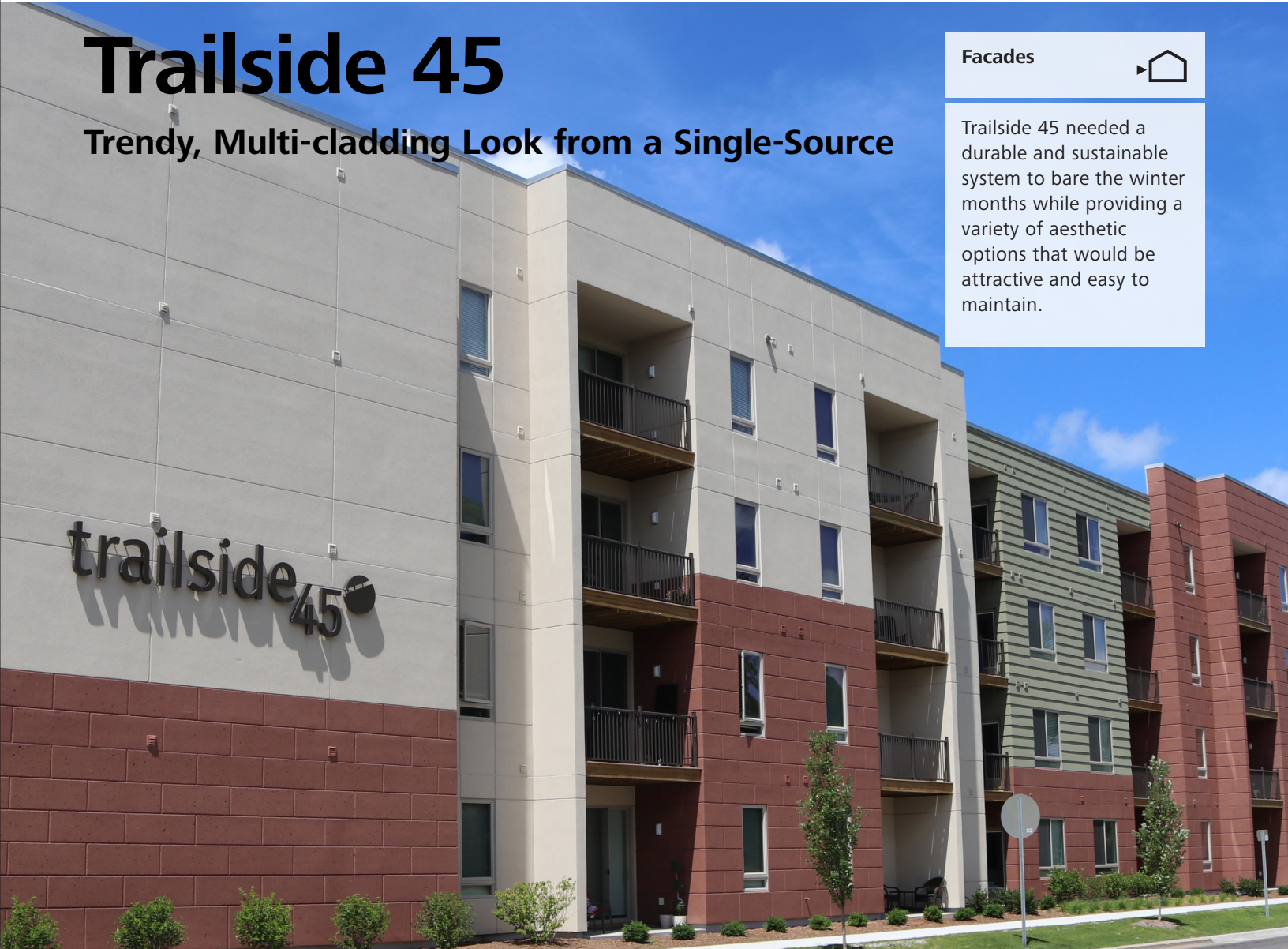
Trailside 45

Trendy, Multi-cladding Look from a Single-Source

Facades



Trailside 45 needed a durable and sustainable system to bare the winter months while providing a variety of aesthetic options that would be attractive and easy to maintain.



Sto Products	StoTherm® ci with Stolit® Milano, Stolit® 1.5, StoSignature™ Stone & StoCreativ® Granite
Applicator	Superior Plastering
Architect	Oppenhuzen Architects
General Contractor	Westwind Construction
Distributor	FBM
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Winters in Traverse City, Michigan, can be brutal, and Westwind Construction, a Grand Haven-based owner developer, contractor, and operator, knew its proposed four-story apartment building would need a durable and sustainable exterior. They wanted an energy-efficient exterior wall system that was also attractive and easy to maintain. At first they tried life-sized samples of a stenciled brick design for the exterior wall. That didn't achieve the look they wanted, so they concluded it was time to make a call to Sto Corp.

"We envisioned a modern, contemporary design and wanted a versatile exterior appearance, using as many textures as possible to provide exterior character," said Mark Oppenhuizen of Oppenhuizen Architects. "Energy code requirements were also a factor, so having continuous insulation on the entire exterior of the building made good sense."

Westwind and Oppenhuizen Architects out of Grand Haven have worked with Sto Corp. products numerous times and have a long history of success in using them. Oppenhuizen contacted FBM, the Sto Corp. distributor in Grand Rapids, Michigan, to see what the best product choices might be. Once they started working with Sto Corp. they had the advantage of assembling the exterior from a single source.

"We didn't have to coordinate multiple contractors," recalled Doug Meekhoff, Project Manager for Westwind Construction. "That made everything easier, considering we used four finishes – all from Sto."

They started with a StoTherm® ci System as the exterior cladding for the entire 47,000 SF project. The StoTherm ci System integrates continuous insulation (ci), air and moisture barrier, drainage, and a variety of textured finish options to create a superior, sustainable wall. Finishes used included Stolit® 1.5, a ready-mixed, acrylic-based, premium textured wall finish. In addition, Stolit® Milano, another versatile ready-mixed, acrylic-based decorative and protective wall finish was used. It can be applied as a light texture or a smooth finish, but the designers chose ultra-smooth for the project.



"Using the StoTherm® ci System and Sto Finishes added up to a combine weight savings and budget savings..."

Phil Catalono / FBM



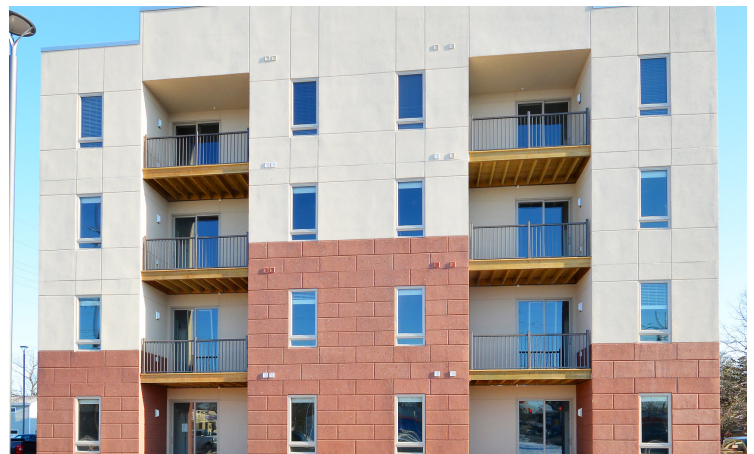
A StoSignature™ Stone provided the project with the classic beauty of stone in a lightweight and easily installed premium architectural wall treatment. It features the look and feel of natural stone at a fraction of the expense. And finally, StoCreativ® Granite completed the project. This acrylic-based wall finish is formulated for durability and low maintenance. It is trowel-applied and designed to provide the look of cut or polished granite, but in a versatile, lightweight form.

According to Phil Catalano at FBM, 13,000 SF of StoCreativ Granite was used in lieu of the stenciled brick look they had originally considered. Approximately 12,000 SF of specially-cut foam was used for lap siding to look like 12" reveal siding, adding a beveled treatment that accented the other two textures, and Stolit 1.5 was used along with 1,000 SF of Stolit Milano.

"There were some challenges on the project," said Catalano. "It was a tight, confined site, and we had to use lifts and scaffolding while working through the Michigan winter. Fortunately, we were able to keep it dry."

According to Oppenhuizen, Superior Plastering of Grayling, Michigan, did a really nice job on the application, with quality workmanship that shows. "Using the StoTherm ci System and Sto finishes added up to a combined weight savings and budget savings, while delivering the look and energy efficiency the owners desired," said Catalano.

According to Meekhoff, the design of the 74-unit apartment complex is perceived as trendy, and the tan, green, and red colors are nicely compatible with the surroundings. "In fact, not only does it look good, but the exterior is also effective in muting the road noise," said Meekhoff. "Westwind has an apartment there where our staff stays from time to time and it's very quiet."



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