

PROFIT BUILDERS

FOR CUSTOM HOME CONSTRUCTION



UNILOCK
DESIGNED TO CONNECT.



Artline, Brussels Dimensional and Ledgestone

UNILOCK[®]
DESIGNED TO CONNECT.™



Unilock products have been **the choice of architects**, landscape architects, engineers and contractors across North America for **over 45 years**. Whether the project is a prestigious commercial property, municipal streetscape or private residence, our Unilock team has been there, to provide fit for purpose products and exceptional support that will ensure your projects run smoothly from start to finish.

We welcome the opportunity to work with you, to develop **profit building strategies** for your next custom home development project. From maximizing the land available for building on the site, to increasing the speed at which developments are sold out, our Unilock team is eager to help you with **exceptional customer service**, products that are second to none and Unilock Authorized Contractors who can be trusted to do the job right.

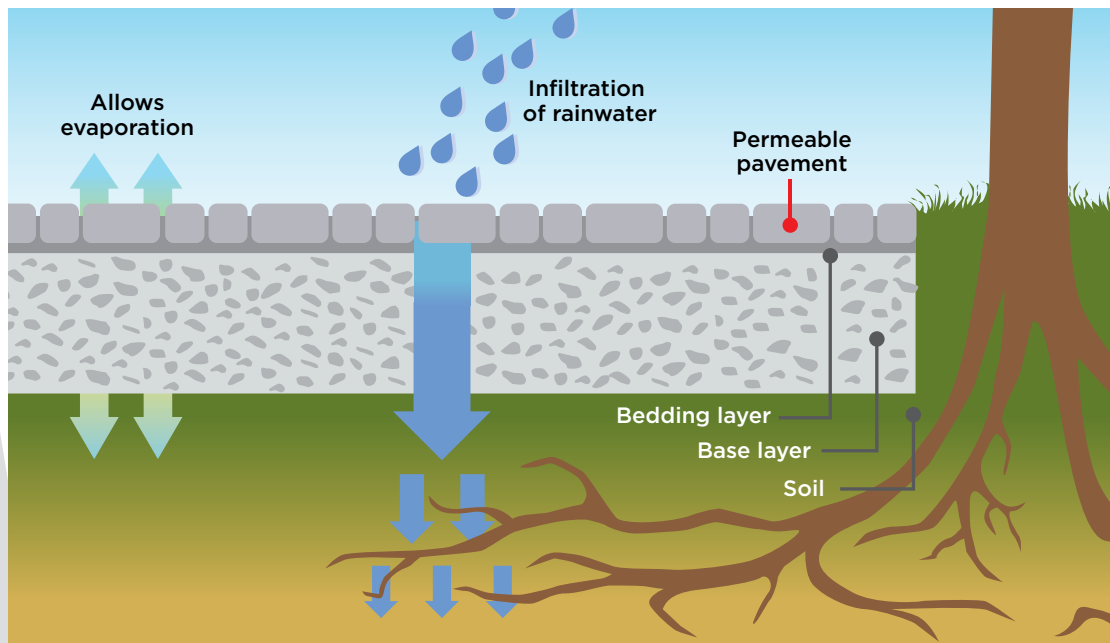


PROFIT BUILDER #1

LOW IMPACT DESIGN

Whether building one home or ten, increasing square footage is a sure fire way to increase revenue. Maximize square footage in your next build by utilizing Low Impact Design (LID) methods.

Permeable Paving is a popular LID strategy that can help builders increase saleable square footage in municipalities that place restrictions on the ratio of permeable to impermeable surfaces on the site.



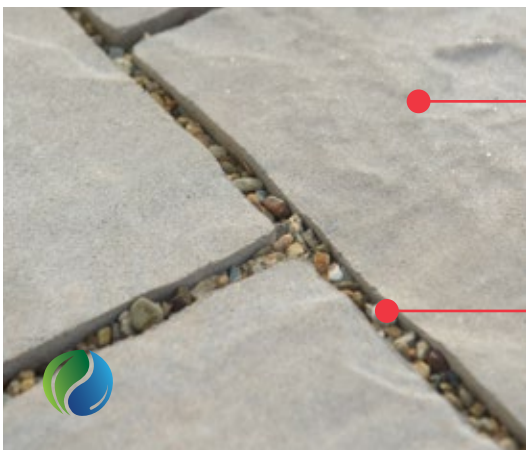
The pavers used in a permeable installation are made with extra space between them so rainwater can flow through permeable base materials and back into the earth below.



USING PERMEABLE PAVING for residential driveways and streetscapes not only allows builders to increase the size of the impermeable building footprint, but it also reduces the cost of stormwater management infrastructure.

BENEFITS OF LOW IMPACT DESIGN

- | **Build bigger** on the same site
- | Decrease stormwater ponds
- | **Decrease costs** of storm drain piping and inlet structures
- | Make urban infill home developments possible.
- | Contribute to LEED® certification and **qualify for incentives** from the government



The pavers used in a permeable installation look very similar to traditional pavers, but are made with extra space between them so rainwater can flow back into the earth below, instead of running off the surface into storm sewers.

Special materials are used in the base and joints to encourage water to flow through.

UNILOCK CAN HELP YOU

- | Connect pre-screened Unilock Authorized Contractors who are guaranteed to do the job right
- | Develop a site plan to increase space for impervious structures and secure LEED® credits
- | Determine base material requirements to support permeable paving
- | Select permeable pavers that support the site's design intent
- | Identify pavers that satisfy your project's functional demands, from light pedestrian to heavy duty vehicular

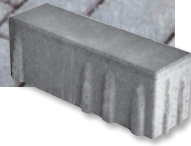


PERMEABLE PAVER OPTIONS

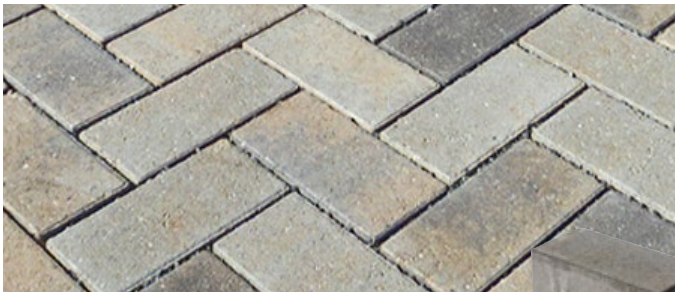
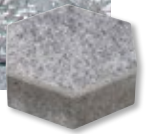
No longer are the design possibilities stymied due to lack of style choices; with Unilock the possibilities range from the classic rectangular, to old-world heritage brick, to multi-unit riven finish, hexagonal and even long, linear plank. Combined with the custom capabilities for your large-scale projects, the possibilities are endless and uncompromising.



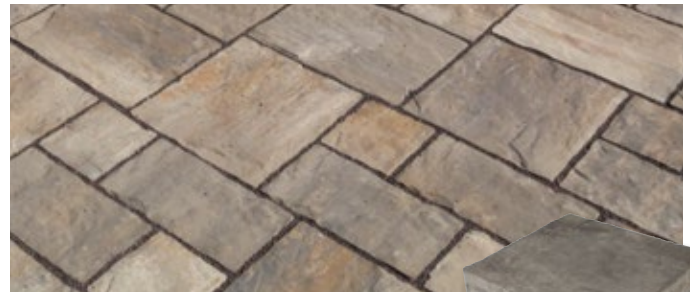
ECO-LINE®



CITY PARK PAVER™



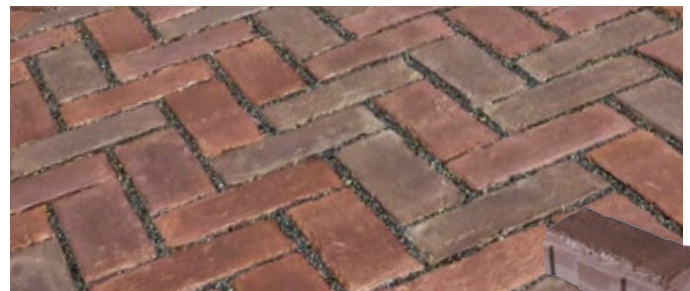
ECO-PRIORA™



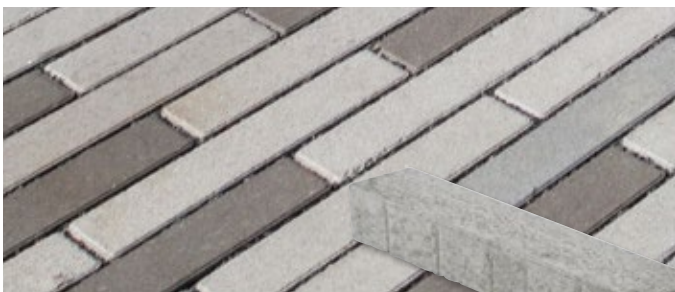
THORNBURY™



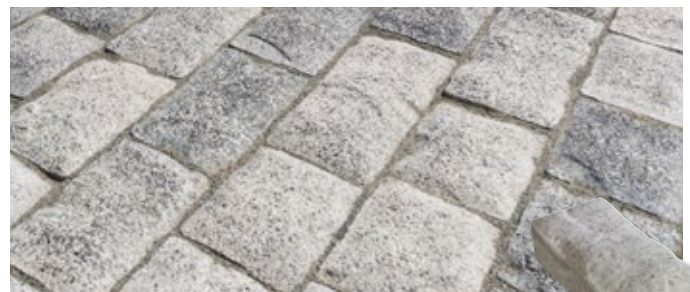
ECO-OPTILOC™



TOWN HALL®



ECO-PROMENADE®



TRIBECA COBBLE™



Consult your regional Product Data Resource Guide to find locally stocked products and colors.



AUTUMN TRAILS

DEVELOPER, ALTERNATIVE ENERGY BUILDERS found that customers were willing to pay approximately 10% more than conventional construction for residences with the lower operating costs of energy-efficient designs and low-impact development strategies such as permeable pavement.

The project shown here, Autumn Trails in Moline, Illinois, is an example of permeable Unilock pavers, Ecoloc[®], being used to contribute to this goal, and deliver significant short and long term cost savings.

The base of this installation is designed to store approximately 6.5 inches of rainfall from roofs, sidewalks and driveways to accommodate both common rainstorms and most heavy ones. In the event that soil becomes saturated during extremely heavy rains, the pavement is designed to overflow and drain at one end into a small retention pond. The water that collects in this retention pond is then used to irrigate lawns.

During winter, snow melts more quickly on permeable pavement because water drains more freely from the surface. This reduces snow-plowing costs, salt use and slip hazards from ice.

As well, the use of permeable paving allowed the development to meet municipal requirements for pervious/impervious ratio cover, while constructing more housing units compared to designing with asphalt.

COST SAVINGS:

- | Eliminated stormwater runoff fees
- | Smaller detention pond
- | Eliminated storm sewer inlets and pipes
- | Decreased snow plowing and de-icing

REVENUE UPSIDE:

- | More housing units
- | Increased sale price

COST COMPARISON OF PAVEMENT SYSTEM FOR AUTUMN TRAILS IN 2006

ITEM	PICP	CONCRETE	ASPHALT
Paving/sf	\$2.25	\$8.00	\$3.00
Excavating/sf	\$1.00	\$1.00	\$1.00
Stone/sf	\$2.00	\$1.50	\$1.50
Installation/sf	\$4.00	(in paving cost)	\$1.50
Curbs	\$1.50	\$1.50	\$1.50
Maintenance	\$0.20	0	Not known
Replacement	None	None	Every 12 years
Detention/Retention required	None	Yes	Yes
Storm Sewer System/sf paving	None	\$3.00	\$3.00
TOTAL/SF	\$10.95	\$14.00	\$11.50
TOTAL/LINEAR FT - Municipal street	\$171	\$218	\$179
TOTAL/LINEAR FT - 30 ft wide street	\$230	\$280	\$230

Buyers are willing to pay **10% more** for energy efficient designs.



PROFIT BUILDER #2

INCREASE USABLE ACREAGE

RETAINING WALLS

THE NATURAL TOPOGRAPHY of a site brings unique beauty to custom home builds but can also be limiting. In the past, the utilitarian appearance of large scale retaining walls has discouraged premium residential builders from using them to unlock land in their developments. However, today there are a wide variety of **attractive retaining wall** options, and local Unilock representatives are available to **assist with engineering** to meet your site's custom demands.

TYPICAL SECTION - NOT FOR CONSTRUCTION

Design Specific Geometric Information

Retaining Wall System	SienaStone w/ Geogrid	Geogrid Type and Manufacturer	See Notes
Maximum Height mm (in)	3150 (123)	Minimum Geogrid LTDS kN/m (lb/ft)	See Notes
Maximum Slope Above Wall	1V:3H	Maximum Slope Below Wall	None
Max. Surcharge Above Wall kPa (lb/sq.ft)	None	Depth of Embedment mm (in)	313 (12)
Batter of Wall	7.12 °	Compacted Base Dimension mm (in)	879 x 186 (35 x 7)

Design Specific Soil Information

	Soil Region				
	Infill	Retained	Foundation	Base	Drainage
Description (by USCS)	GW Well graded, free draining Granular	CL Inorganic Clays Low Plasticity	CL Inorganic Clays Low Plasticity	GW Well graded, free draining Granular	see infill
Effective Internal Friction Angle	35 °	28 °	28 °	39 °	NR
Moist Unit Weight kN/cu.m (lb/cu.ft)	22 (140)	20 (127)	20 (127)	22 (140)	NR
Effective Cohesion kPa (lb/sq.ft)	NR	NR	NR	NR	NR
Soil Notes	Placed in 150mm (6") lifts and compacted to 95% SFD.	Undisturbed dense soil or well compacted Eng. fill.	Allowable bearing cap. must exceed 150kPa (3125 psf).	Crushed Gravel (free draining) compacted to 98% SFD.	Gravel infill must be well graded, angular, free drain w/max. 8% fines

NR - Not Required

The **solid block construction** of Unilock retaining walls saves cost and improves durability compared to more labor intensive hollow core blocks, and there are a wide range of Unilock wall block sizes, colors and textures to choose from.

BENEFITS OF RETAINING WALLS

- | Build bigger on the same site
- | Tame hillside yards to increase saleable outdoor space
- | Level sites for more efficient construction
- | Create visual interest

Carve out the biggest profit from your building lot.

UNILOCK CAN HELP YOU

- | Design engineered walls that will meet your site requirements
- | Explore the design possibilities for low or high walls
- | Select the right product from our extensive line of solid block modular systems
- | Source precedent projects that illustrate the long term performance of the Unilock products you select



CUSTOM HOME IN OHIO

A Unilock SienaStone® retaining wall was used to create this expansive outdoor living space where homeowners can enjoy the waterside views this custom home site affords. The tiered, two-level wall also protects the property from seasonal flooding that could occur from the riverway, ensuring that this outdoor living space remains high and dry.



PROFIT BUILDER #3 INCREASE SALEABLE LIVING SPACE

Well-designed outdoor spaces can be functional year-round and can be as much a part of the home as interior spaces. Roof deck patios are becoming increasingly popular, giving homeowners unique views of the surrounding property, and builders an opportunity to create new saleable living space **without increasing the building footprint.**



Demand for outdoor living spaces
has grown 70% since 2013.

According to American Institute of Architects

BENEFITS OF OUTDOOR UPGRADE PACKAGES

- | Leverage this as a **competitive advantage** versus competitors
- | Save purchasers cost and hassle of future construction
- | Increase **saleable square footage**
- | Increase buyer satisfaction with a home that is ready for them to fully enjoy



UNILOCK CAN HELP YOU

- | Design a custom home upgrade package that is operationally efficient for your business
- | Connect with landscape designers and Unilock Authorized Contractors
- | Develop 3D designs that will help you sell outdoor living spaces to potential buyers
- | Select Unilock products that are well suited to the design aesthetic of your projects



UMBRIANO PATIO IN ONTARIO

"Having a spacious outdoor living space has allowed our family to relax outdoors during the spring, summer and fall months. Whether it's dinner outside or a full blown party, the space is beautiful and very practical. It's increased our enjoyment of the property tenfold and has made our home complete."





PROFIT BUILDER #4 SELL HOMES FASTER

In multi-home developments, the degree to which completed homes appear 'finished', can impact the rate of sale for remaining lots. Custom home builders who offer exterior upgrade packages provide buyers with an **opportunity to finance paver driveways**, walkways and front entrances upfront in conjunction with their home mortgage. This results in quicker delivery of **curb appeal** that drives sales of the remaining lots in the development.

Transform the outdoors of your custom home builds with Unilock paver and wall products. From traditional to modern, Unilock offers an unrivaled variety of colors, styles and textures you can't get anywhere else.

ENDURACOLOR™
PLUS ARCHITECTURAL FINISHES

THE BEST CHOICE.

ONLY UNILOCK OFFERS ENDURACOLOR PLUS ARCHITECTURAL FINISHES. These products set a new standard for everlasting beauty thanks to proprietary blends of some of nature's highest performing minerals such as granite and quartz, combined with manufacturing technologies that are exclusive to Unilock.





UMBRIANO®



TECHNICAL ADVANTAGES

ENDURACOLOR
PLUS ARCHITECTURAL FINISHES

EASYCLEAN™ STAIN RESISTANCE
COLORFUSION™ TECHNOLOGY
DRIVE FRIENDLY



RICHCLIFF®



TECHNICAL ADVANTAGES

ENDURACOLOR
PLUS ARCHITECTURAL FINISHES

REALA™ TECHNOLOGY
ULTIMA™ CONCRETE TECHNOLOGY
DRIVE FRIENDLY



TRIBECA COBBLE™



TECHNICAL ADVANTAGES

ENDURACOLOR
PLUS ARCHITECTURAL FINISHES

DRIVE FRIENDLY
 PERMEABLE




TOWN HALL®



TECHNICAL ADVANTAGES

ENDURACOLOR
PLUS ARCHITECTURAL FINISHES

- REALA™ TECHNOLOGY
- ULTIMA™ CONCRETE TECHNOLOGY
- DRIVE FRIENDLY
-  PERMEABLE



COURTSTONE®



TECHNICAL ADVANTAGES

ENDURACOLOR
PLUS ARCHITECTURAL FINISHES

- REALA™ TECHNOLOGY
- ULTIMA™ CONCRETE TECHNOLOGY
- DRIVE FRIENDLY



COPTHORNE®



TECHNICAL ADVANTAGES

ENDURACOLOR
PLUS ARCHITECTURAL FINISHES

- REALA™ TECHNOLOGY
- ULTIMA™ CONCRETE TECHNOLOGY
- DRIVE FRIENDLY



BENEFITS OF CURB APPEAL

- | Sell remaining lots **faster**
- | Ensure continuation of your development's design aesthetic
- | Provide your development with a **competitive advantage** versus other builders

UNILOCK CAN HELP YOU

- | Select products from our extensive collection of styles, finishes and colors
- | Exclusive manufacturing technologies for top quality, long-lasting, durable product
- | Connect with local Unilock Authorized Contractors who use time-tested installation methods for guaranteed performance
- | Use design assistance tools to aid homeowner visualization





CUSTOM RICHCLIFF® ENTRANCE

From the moment you first lay eyes on the entrance of this custom home, you know it's something special. The unique north star design inlay, constructed from various Unilock products and colors, sets the stage for all that this home has to offer and is perfectly suited to its arts and crafts architectural style. In comparison, gravel or asphalt driveway would have sold this home far short of its potential.

Good driveway design is all about the arrival experience. Often overlooked, the driveway and entrance says something special about the place.





We welcome the opportunity to work with you, to develop profit building strategies for your next custom home development project. Contact us today at **1-800-UNILOCK** for a complete product catalog, or to arrange a one on one consultation with a local Unilock representative.



With over 10 billion stones in the ground, we continue to offer a Transferrable Lifetime Guarantee on our products. Our guarantee was the first of its kind in the industry, and while other manufacturers have tried to imitate it, you just need to see them side by side to see the difference. Theirs are padded with self-protecting fine print and stipulations. Ours is not.



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UNILOCK.COM | 1-800-UNILOCK

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