

HDC

ADMINISTRATIVE APPROVALS

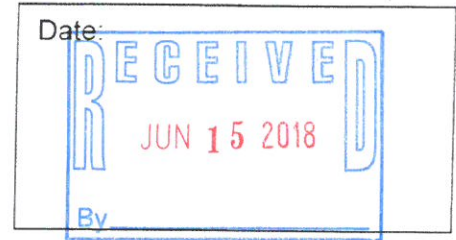
July 18th, 2018

1. 46 Maplewood Ave. (building height) - TBD
2. 299 Vaughan Street (misc. changes) - Recommend Approval
3. 10 Commercial Alley (HVAC vents) - Recommend Approval
4. 180 Gates Street (siding) - Recommend Approval

1. 46 Maplewood Ave. (building height) - TBD

Considerations: Weather the design change improves the appearance of the building

Application for Approval - Administrative Historic District Commission



Owner: 46 MAPLEWOOD LLC Applicant (if different): _____

Address: 36 MAPLEWOOD Address: _____
(Street) (Street)

PORTSMOUTH, NH 03801 _____
(City, State, Zip) (City, State, Zip)

Phone: 603-010-8250 Phone: _____

Signature: 

Location of Structure: Map 125 Lot 2-A Street Address: 46 MAPLEWOOD AVE.

Building Permit #: _____

To permit the following: AMENDMENT TO PREVIOUSLY APPROVED APPLICATION TO ALLOW A BUILDING HEIGHT OF 47'-10 WHERE 44'-10 WAS APPROVED.

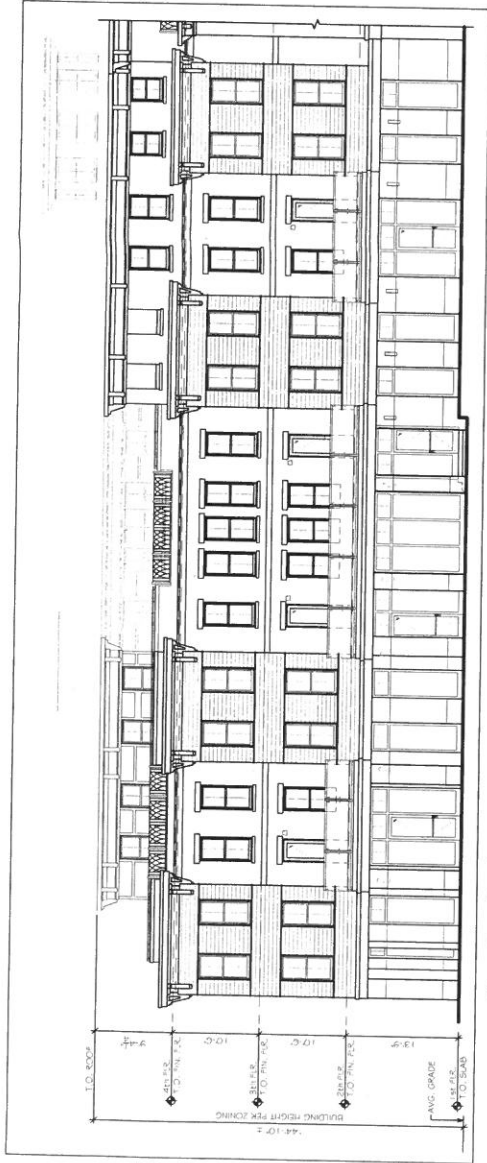
Action Taken by H.D.C. at Public Meeting	
Date of Approval:	<u>7.11.18</u>
Recommendation:	<u>GRANTED CONT.</u>
Stipulations:	<u>1. THE H.D.C. SUPPORTS AN AMENDMENT TO THE CUP.</u>
Signature of Principal Planner:	

Administrative Use Only:	
Date of Meeting:	<u>7/11/18</u>
Payment:	<u>100</u>
Payment Type:	<u>CAL # 1565</u>
Index/Permit #:	_____

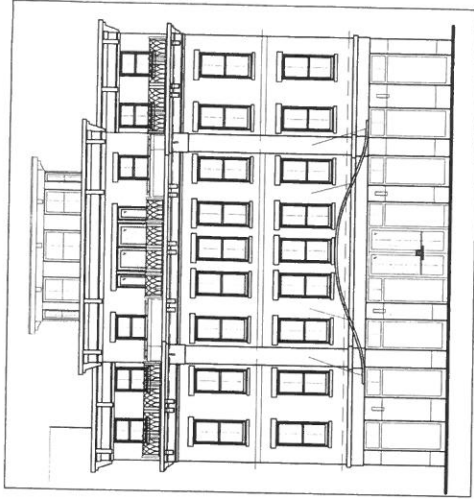
If approved, please acknowledge below:

I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.

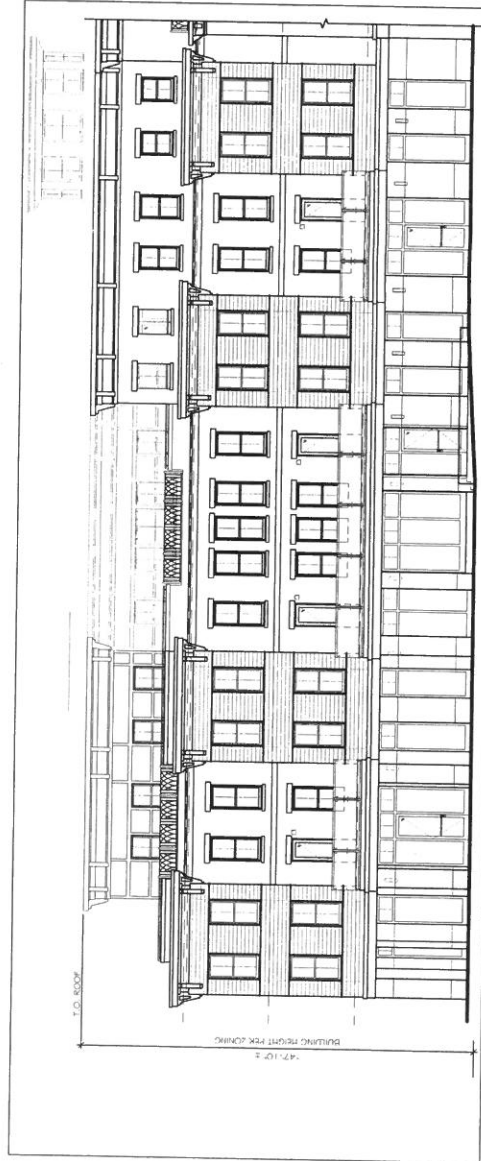
Owner _____



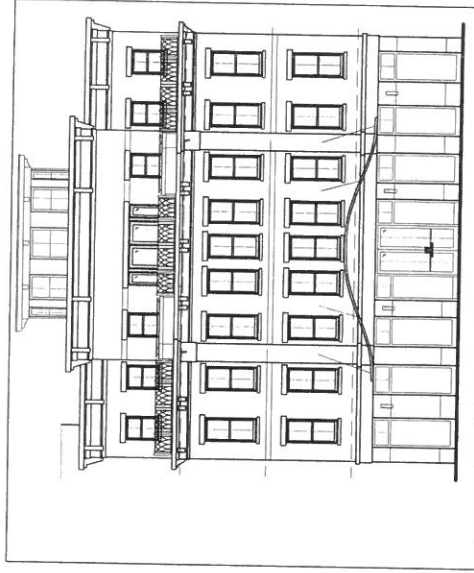
Previously Approved Maplewood Avenue Elevation
SCALE: N.T.S.



Previously Approved Rounded Corner
SCALE: N.T.S.



Proposed Maplewood Avenue Elevation
SCALE: N.T.S.



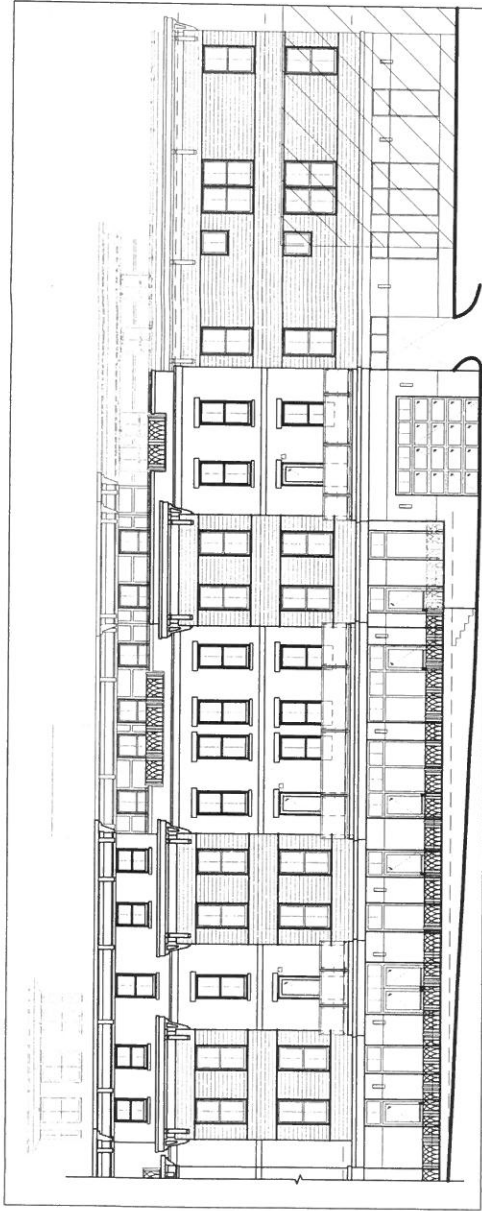
Proposed Rounded Corner
SCALE: N.T.S.



46 Maplewood Avenue, Portsmouth, New Hampshire
SOMMA Studios 603/766.3760 Amoskeag Architectural 603/606.7878

RECEIVED
JUN 15 2018
By _____

SCALE: AS NOTED
7.11.18
SH. 1
AA



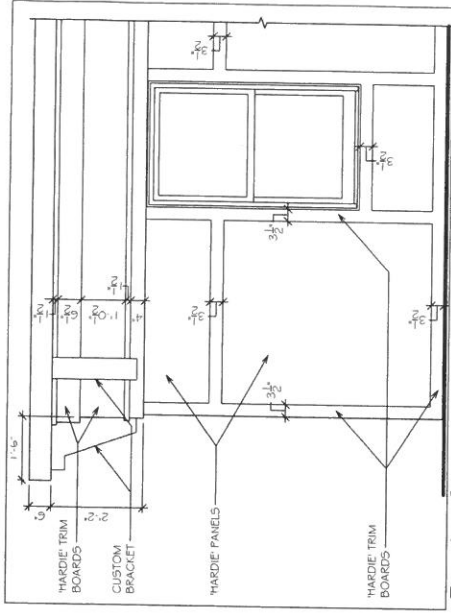
Previously Approved Deer Street Elevation

SCALE: N.T.S.



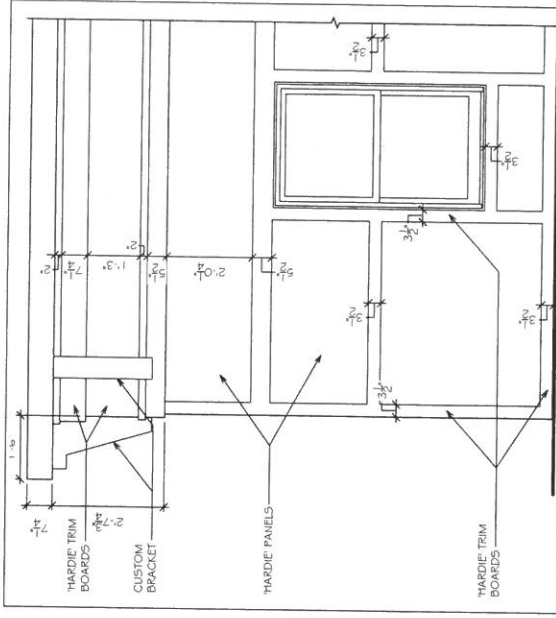
Proposed Deer Street Elevation

SCALE: N.T.S.



Previously Approved Cornice Detail

SCALE: N.T.S.



Proposed Cornice Detail

SCALE: N.T.S.



46 Maplewood Avenue, Portsmouth, New Hampshire

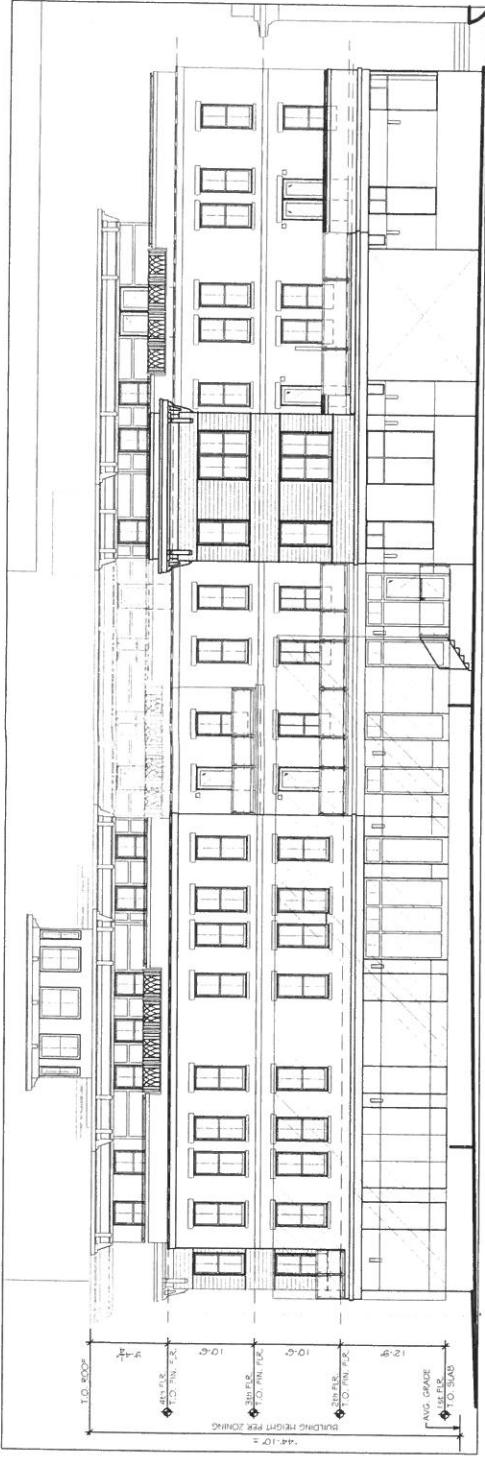
SOMMA Studios 603/766.3760 Amoskeag Architectural 603/606.7878

SCALE: AS NOTED

7.11.18

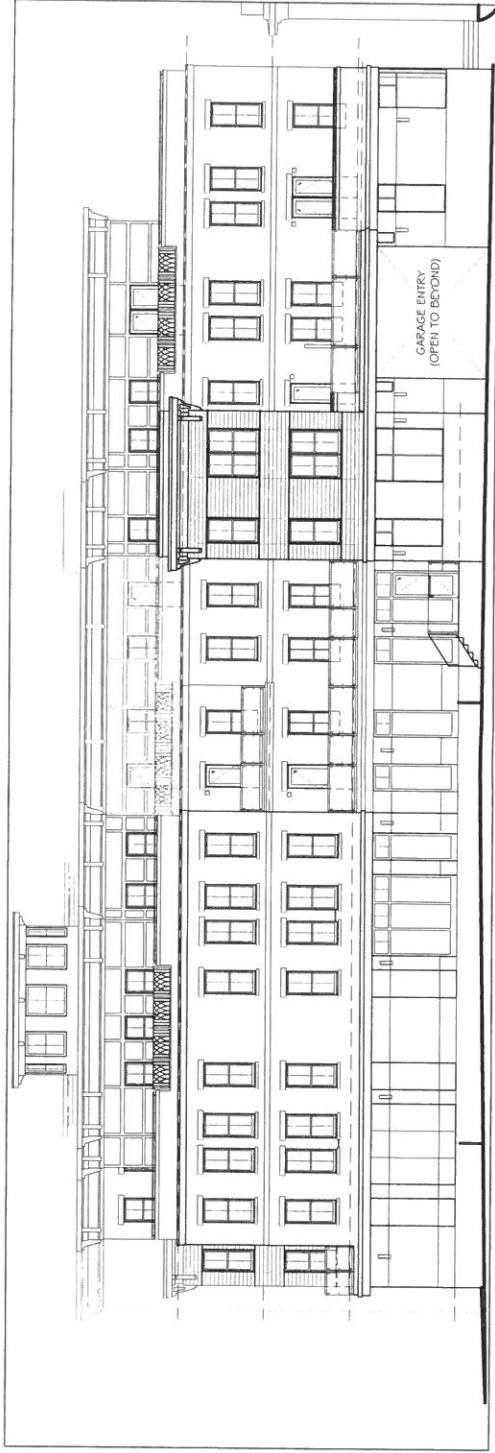
SH. 2

AA



Previously Approved Bridge Street Elevation

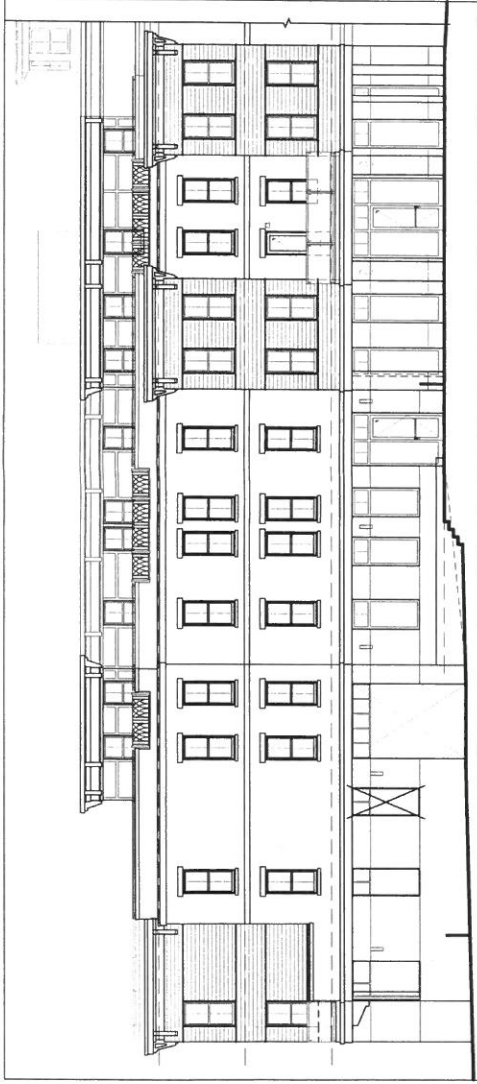
SCALE: N.T.S.



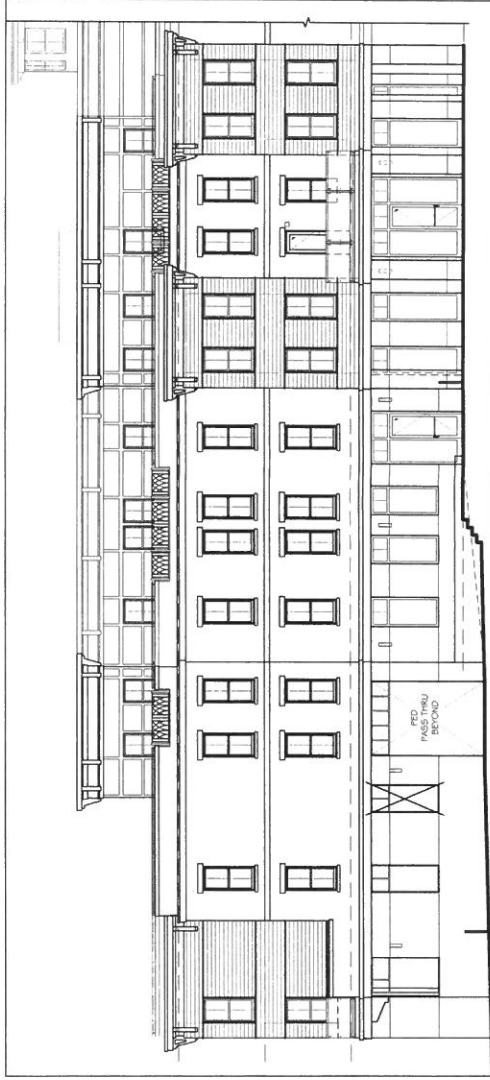
Proposed Bridge Street Elevation

SCALE: N.T.S.





Previously Approved Pedestrian Way Elevation
SCALE: N.T.S.



Proposed Pedestrian Way Elevation
SCALE: N.T.S.

46 Maplewood Avenue, Portsmouth, New Hampshire

SOMMA Studios 603.766.3760 Amoskeag Architectural 603.606.7878

AA

SCALE: AS NOTED

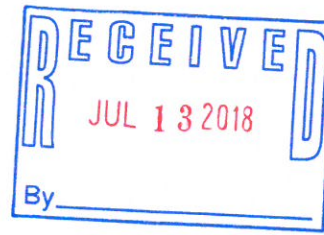
7.11.18

SH. 4



2. 299 Vaughan Street (misc. changes) - Recommend Approval

Considerations: Additional minor modifications



July 12, 2018

PROCON Project #301546

City of Portsmouth ~ Planning Department
1 Junkins Avenue, 3rd Floor
Portsmouth, NH 03801
(603) 610-7216
Attn: Vincent Hayes

Re: AC Hotels
299 Vaughan Street
Portsmouth, NH 03

Mr. Vincent Hayes,

We are in receipt of your “Interdepartmental Consistency Review” received via email on 6/12/18. We appreciate your timely review of the approved HDC drawings as compared to the building permit drawings dated 4/25/18. We feel the building permit drawings are within the original HDC approval and we would request that the building permit is not held up pending the minor administrative changes outlined below. In addition to the minor changes below, we are requesting additional minor changes as outlined within the HDC Application for Administrative Approval in order to be consistent with the 4/25/18 building permit submission.

Below is the list of your review comments along with our response to each of your comments.

March 2018 Administrative Approval (pending) – C-102.2 Site Plan – Fourth & Fifth Level

Construction Drawings Sheet A1.04 – Fourth & Fifth Floor:

1. Stairwell now extends to 4th & 5th floors.
(Response) Stair only extends to the fourth floor which is the roof top bar level.
2. Depth of building’s left ell interior wall (that which is visible from the parking levels) has been shortened, i.e. 51’-7” < 70’ +/- in length (when scaled on site plan).
(Response) Architectural floor plan approved by HDC is the correct length and the site plan, sheet C-102.2 has been corrected to match. Tighe & Bond issued an “Administrative Approval of Minor Amendments” to the city on 6/14/18 for approval.
3. Depth of building’s left ell external wall (that which is visible from the 3S Artspace) has been shortened, i.e. 143’-9” < 160’ +/- in length (when scaled on site plan).
(Response) Architectural floor plan approved by HDC is the correct length and the site plan, sheet C-102.2 has been corrected to match. Tighe & Bond issued an “Administrative Approval of Minor Amendments” to the city on 6/14/18 for approval.
4. Façade of the left ell recessed/changed configuration for rooftop patio areas.
(Response) Architectural floor plan approved by HDC is the correct length and the site plan, sheet C-102.2 has been corrected to match. Tighe & Bond issued an “Administrative Approval of Minor Amendments” to the city on 6/14/18 for approval.



Construction Drawings Sheet A1.06 – Roof Plan:

1. Please provide specifications for rooftop appurtenances/screening. Please note: specs must be consistent with stipulation #2 of the June 7, 2017 HDC approval, i.e. “Use 2.4A design for parapet height and screening for roof-mounted mechanical equipment.”

(Response) The cooling tower has been relocated to the SW corner of building, therefore no need to construct the parapets per 2.4A. The cooling tower screening indicated on sheets 2.0 and 2.1 and approved by HDC on December 6, 2017 will be a decorative equipment screen system fabricated from extruded aluminum with straight flat face blade louvers by Roof Screen Incorporated using their VisionGuard Architectural Slatted Louver L20 design.

December 6, 2017 Historic District Approval – South Elevation

Construction Drawings Sheet A3.00:

1. LED accent lights added to structure. **Please note:** accent lighting is treated as signage and will require a sign permit in addition to HDC approval.

(Response) See attached revised exterior elevations for exterior lighting locations. HDC application for administrative approval will be submitted along with colored elevations, night rendering and other required documentation.

December 6, 2017 Historic District Approval – East Elevation

Construction Drawings Sheet A3.00:

1. LED accent lights added to structure. **Please note:** accent lighting is treated as signage and will require a sign permit in addition to HDC approval.

(Response) See attached revised exterior elevations for exterior lighting locations. HDC application for administrative approval will be submitted along with colored elevations, night rendering and other required documentation.

November 1, 2017 Historic District Approval – North Elevation

Construction Drawings Sheet A3.01:

1. 2nd floor window rounded.

(Response) The windows have not been rounded. This is a detail reference bubble around the window within the permit drawings.

2. Retaining wall lowered.

(Response) The retaining wall was lowered and approved by HDC on 3/7/18.

December 6, 2017 Historic District Approval – West Elevation

Construction Drawings Sheet A3.01:

1. Stairwell may have changed location (former location also shown).

(Response) The HDC approved the revised location in plan view on 3/7/18. See attached updated West Elevation, sheet 2.1, along with an HDC application for administrative approval to show the correct location in elevation.

2. 2x louvers added.

(Response) See attached updated West Elevation, sheet 2.1, along with an HDC application for administrative approval to show added required elevator venting louvers.



3. 2nd floor sills removed.

(Response) 2nd floor window sills are to remain and will be installed during construction per the 12/6/17 HDC approval and per detail 9, sheet A6.22 of the 4/25/18 building permit construction set. See attached sheet.

Construction Drawings Sheets A3.00 & A3.01 – Exterior Elevation Finishes

A. **Please Note:** all building materials, including joint sealant, mortar, window cladding, etc., must be consistent with stipulation #2 of the June 7, 2017 HDC approval, i.e. Sheet 2 shall represent the color tones of the building. Please confirm.

(Response) Yes, all the materials and colors shall be as represented on the “Proposed Materials” sheets 8.0, 8.1 and 8.2 of the June 7, 2017 submission, except for the Aluminum Composite Lintel Trim indicated on sheet 8.2. The Aluminum Composite Lintel Trim will be modified from “Faux Zinc Charcoal” to “Black”. An application for administrative approval to the HDC will be submitted.

B. ACM’s are alum. composite panels, not alum. curtains per the language on the HDC elevations.

(Response) ACM’s are aluminum composite panels per sheet 5.0 and 8.1 of the June 7, 2017 HDC submission drawings and Aluminum Curtainwall are full height glass and aluminum framed curtainwall systems per sheet 5.0 of the June 7, 2017 HDC submission drawings.

Miscellaneous

A. Please confirm all window/storefront materials, dimensions, and fenestrations is consistent with sheet 8.0 of the June 7, 2017 HDC approval.

(Response) Yes, confirmed, with the exception of any subsequent changes approved by the HDC, i.e. November 1, 2017, December 6, 2017, March 7, 2018 and May 2, 2018.

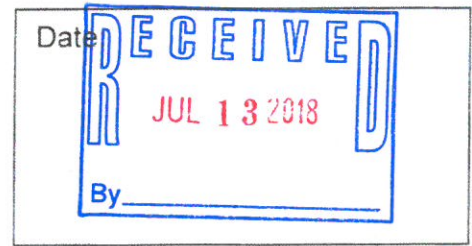
If you have any questions and/or concerns, please feel free to call and we will gladly discuss them with you.

Sincerely,

Kent Beirne, AIA
Vice President - Architecture

cc: File; Eben Tormey

Application for Approval - Administrative Historic District Commission



Owner: Vaughan Street, LLC Applicant (if different): _____

Address: 299 & 225 Vaughan Street Address: _____
(Street) (Street)

Portsmouth, NH 03801 _____
(City, State, Zip) (City, State, Zip)

Phone: 617.742.6000 Phone: _____

Signature: _____

Location of Structure: Map 123 15
124 Lot 10 and 11 Street Address: 299 & 225 Vaughan Street

Building Permit #: 25772

To permit the following: See attachment for requests for minor modifications which were identified during the "Interdepartmental Consistency Review."

Action Taken by H.D.C. at Public Meeting	
Date of Approval:	
Recommendation:	
Stipulations:	
Signature of Principal Planner:	

Administrative Use Only:
Date of Meeting: _____
Payment: _____
Payment Type: _____
Index/Permit #: _____

If approved, please acknowledge below:

I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.

Owner

ATTACHMENT



To permit the following: _____

- 1) Add "Night Rendering", sheet 2.0a, to represent the buildings exterior lighting.
- 2) Revised "Pocket Park Perspective" rendering view. See sheet 2.3.
- 3) Extended 4th floor Bar Terrace. See sheet 4.2a.
- 4) Change aluminum composite lintel trim from "FAUX ZINC CHARCOAL" to "BLACK" See sheet 8.2.
- 5) Exterior Lighting Fixtures. Sheets 8.4 and 8.5.

SOUTH ELEVATION - VAUGHAN ST - 5.0

- 6) Change primary hotel entrance door to automatic bi-parting glass entrance doors.
- 7) Adjusted length and height of horizontal wood slats.
- 8) Horizontal curtainwall muntins adjusted.
- 9) Add exterior lighting to building.
- 10) Relocated "Event Center" signage.

EAST ELEVATION - GREEN ST - 5.1

- 11) Exterior door height increased to 8 feet. Adjusted horizontal muntin at storefronts to align.
- 12) Adjusted length and height of horizontal wood slats.
- 13) Add exterior lighting to building.

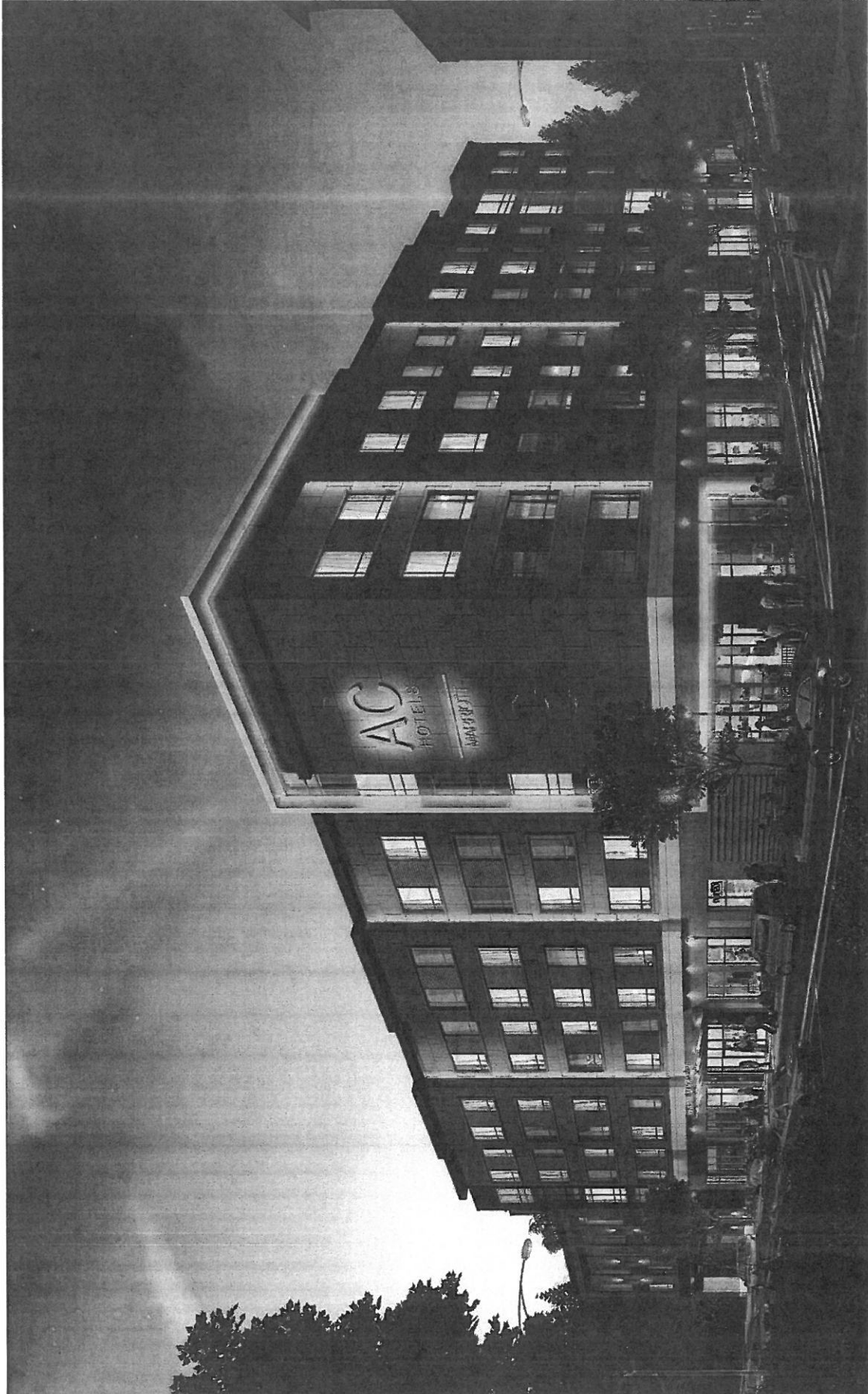
NORTH ELEVATION - 5.2

- 14) Relocate trash enclosure, transformer and generator.
- 15) Adjust metal band at vehicle ramp.
- 16) Adjust glass railings.
- 17) Relocated 5th floor guest room window.
- 18) Add exterior lighting at parking deck, meeting room and bar terrace.
- 19) Add horizontal muntin at window systems.

WEST ELEVATION - 5.3

- 20) Shift stair tower to align with plan view.
- 21) Add elevator vent louvers.
- 22) Adjust glass railings.
- 23) Adjusted storefront and door location.
- 24) Add exterior lighting at parking deck and bar terrace.

RECEIVED
JUL 13 2018
By _____



299 VAUGHAN STREET
PORTSMOUTH, NEW HAMPSHIRE

NIGHT RENDERING
HDC APPLICATION FOR AMENDED APPROVAL: AUGUST 1, 2018

XSS HOTELS CATHARTES 2.0a



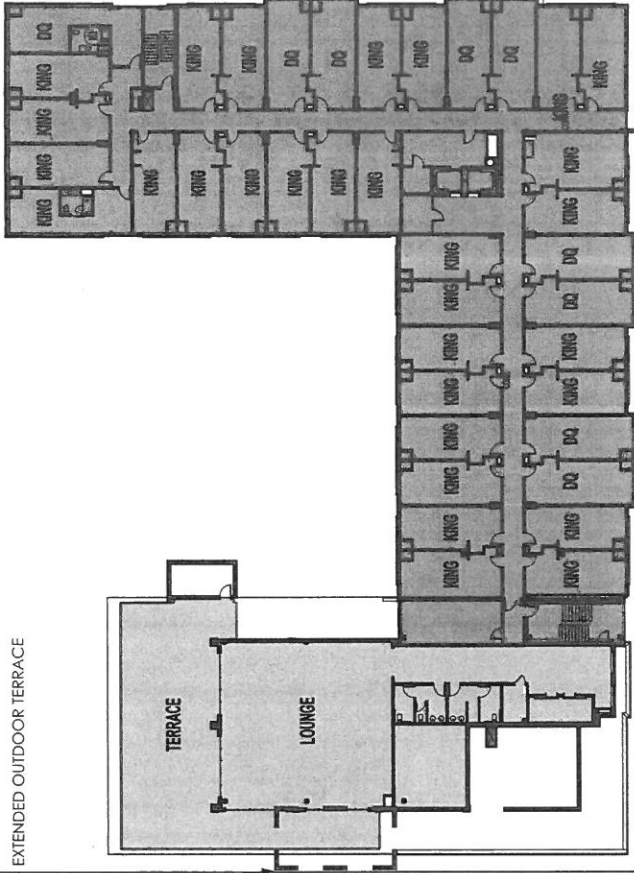
299 VAUGHAN STREET
PORTSMOUTH, NEW HAMPSHIRE

POCKET PARK PERSPECTIVE

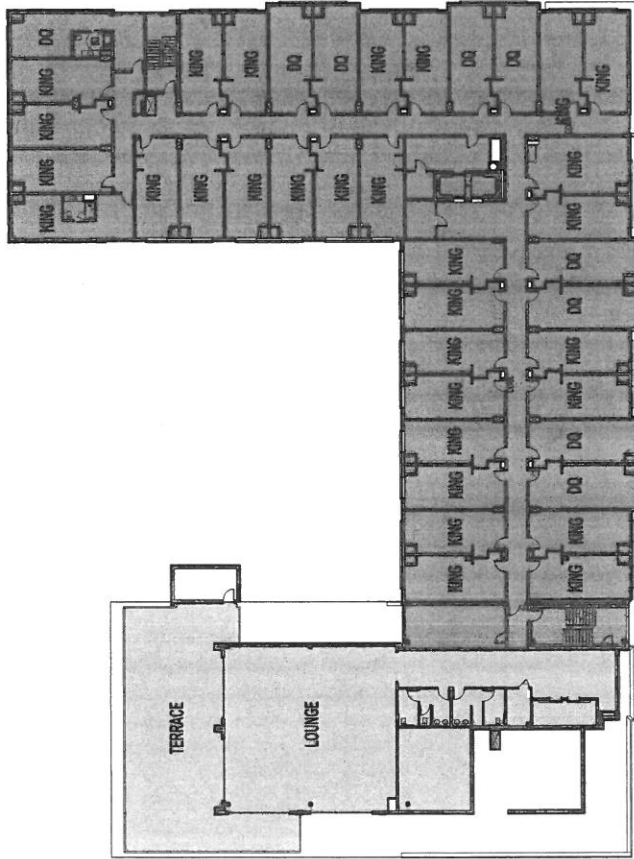
HDC APPLICATION FOR AMENDED APPROVAL: AUGUST 1, 2018



2.3



PROPOSED



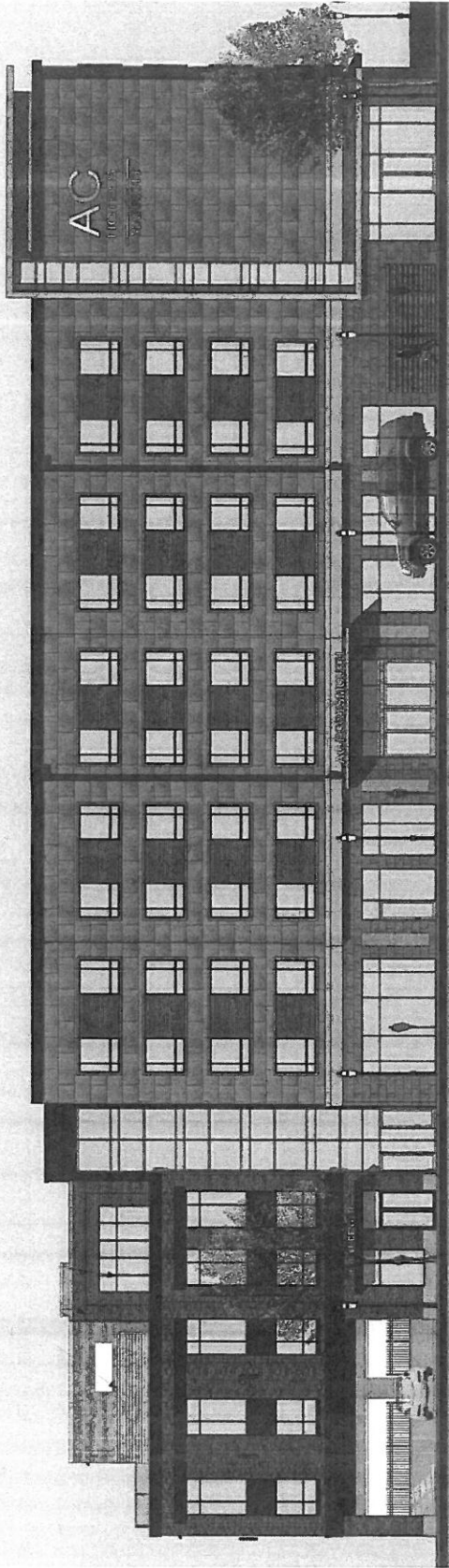
PREVIOUSLY APPROVED

4.2a

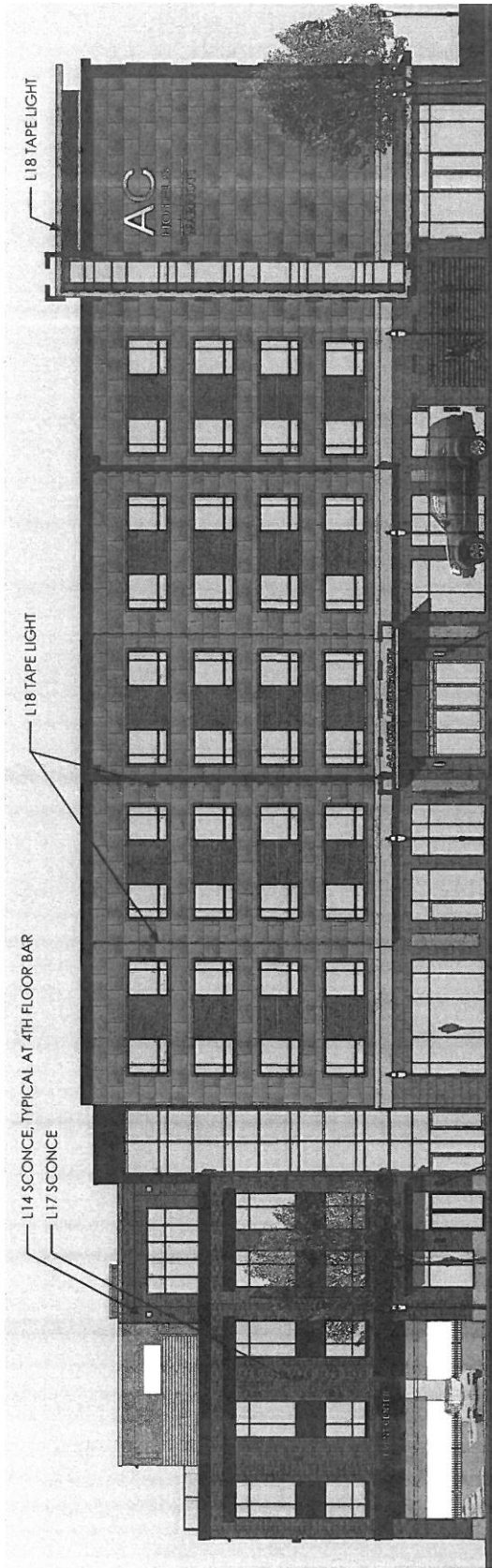


FOURTH FLOOR
PLAN
HDC APPLICATION FOR AMENDED APPROVAL: AUGUST 1, 2018

299 VAUGHAN STREET
PORTSMOUTH, NEW HAMPSHIRE



PREVIOUSLY APPROVED



PROPOSED

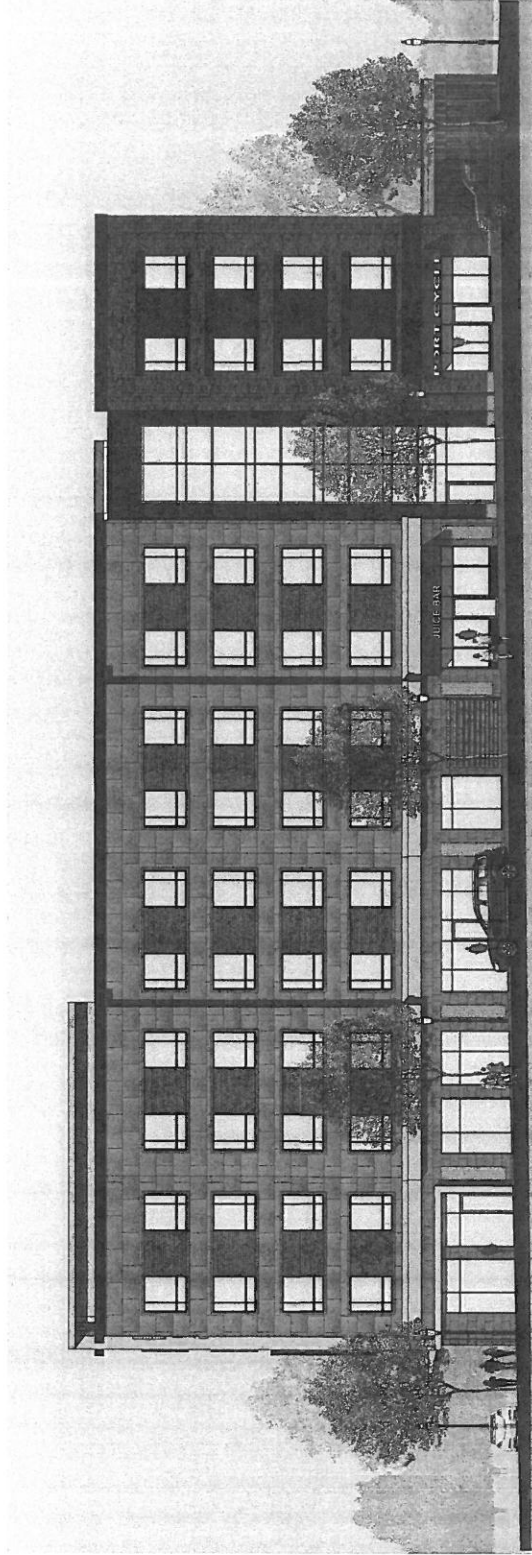
SOUTH ELEVATION

HDC APPLICATION FOR AMENDED APPROVAL: AUGUST 1, 2018

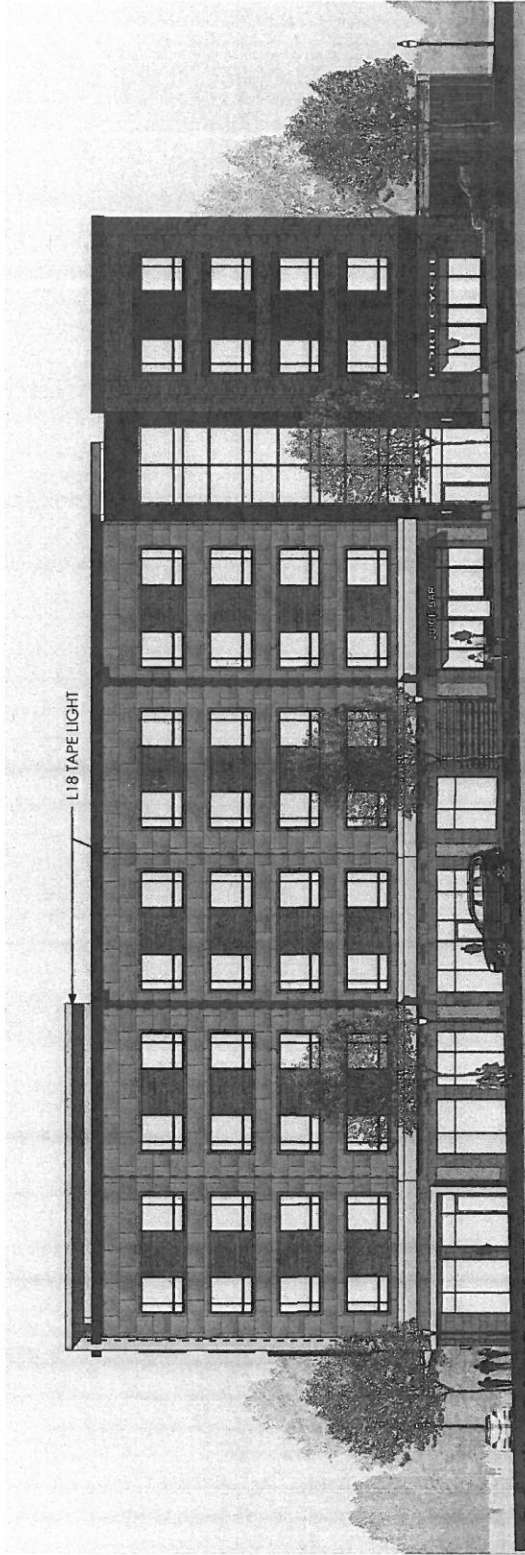
299 VAUGHAN STREET
PORTSMOUTH, NEW HAMPSHIRE



5.0



PREVIOUSLY APPROVED



PROPOSED

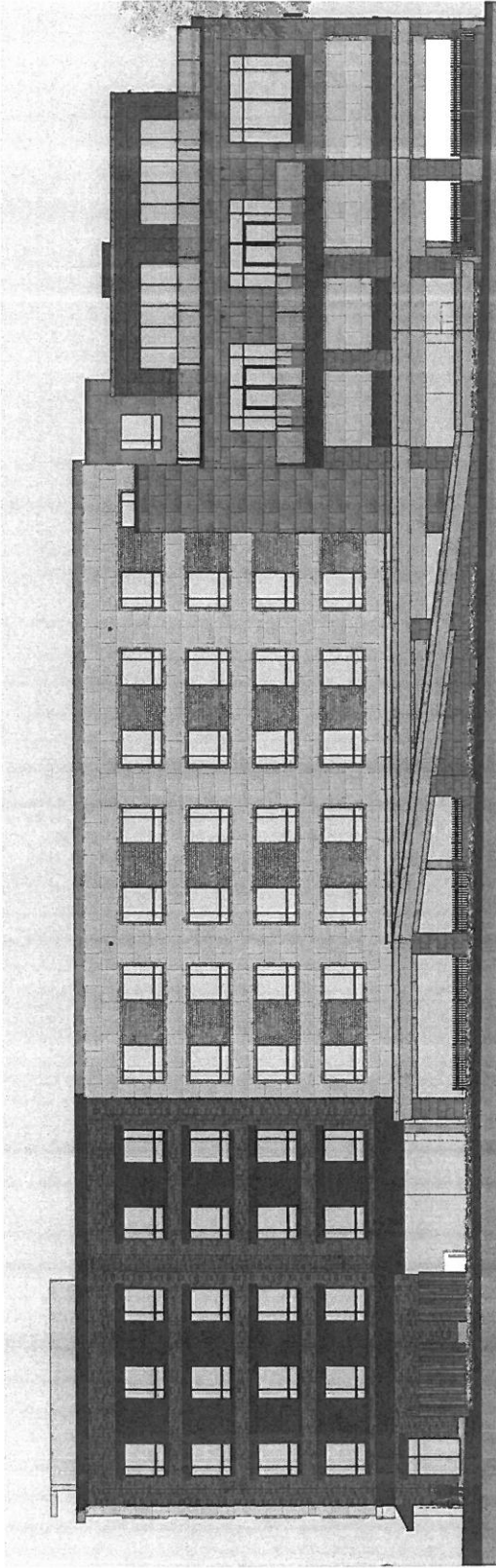
299 VAUGHAN STREET
 PORTSMOUTH, NEW HAMPSHIRE

EAST ELEVATION

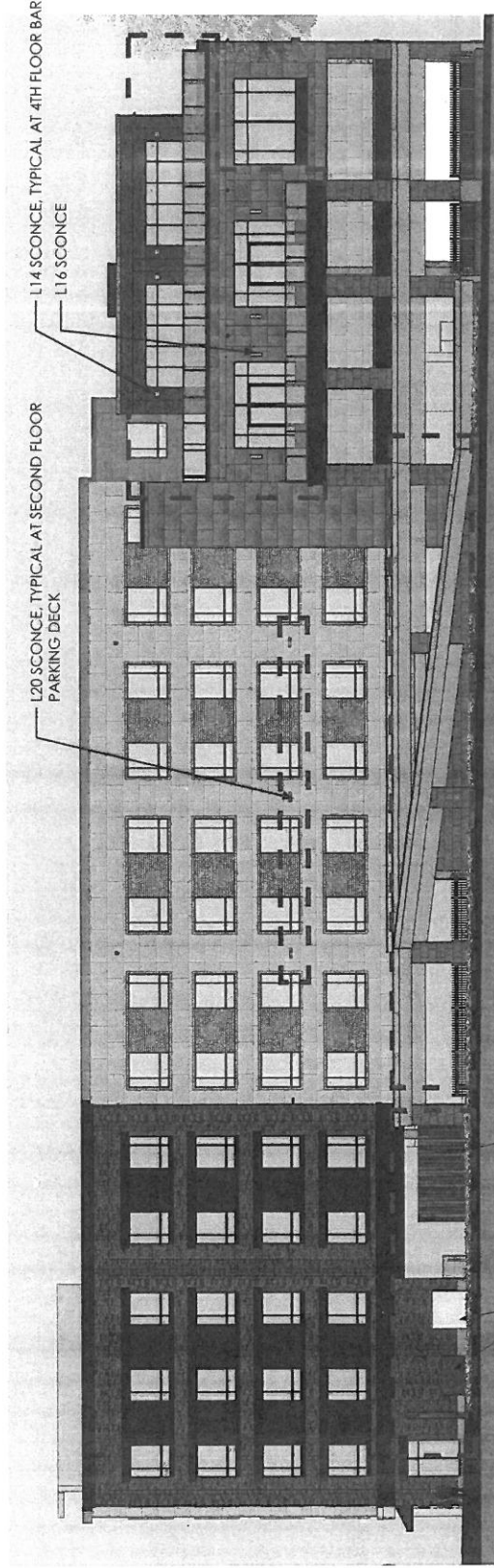
HDC APPLICATION FOR AMENDED APPROVAL, AUGUST 1, 2018



5.1



PREVIOUSLY APPROVED



PROPOSED

TRASH + GAS METER ENCLOSURE

GENERATOR TRANSFORMER

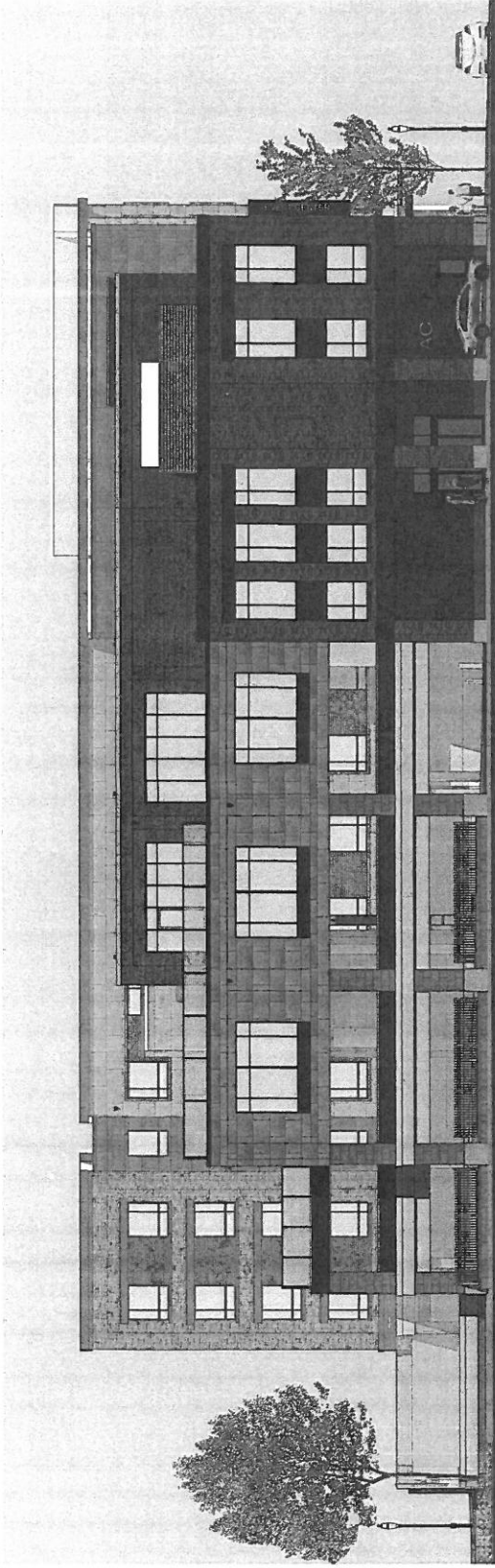
299 VAUGHAN STREET
PORTSMOUTH, NEW HAMPSHIRE

NORTH ELEVATION

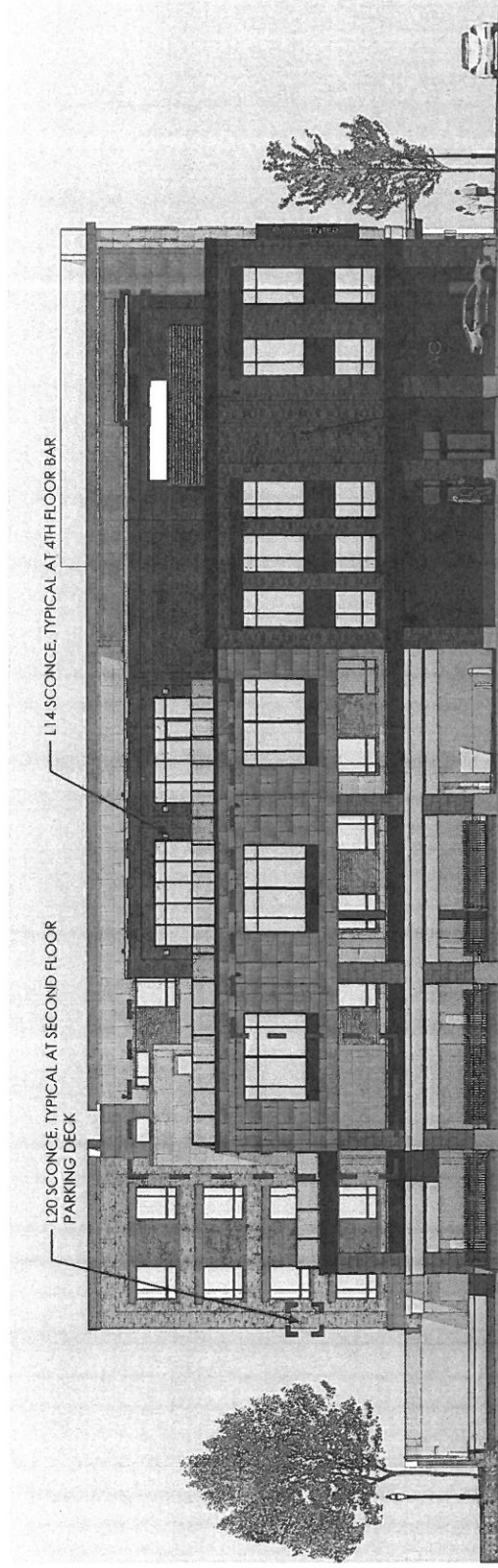
HDC APPLICATION FOR AMENDED APPROVAL: AUGUST 1, 2018



5.2



PREVIOUSLY APPROVED



PROPOSED

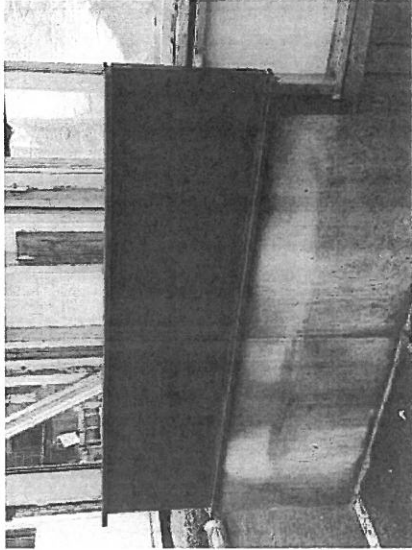
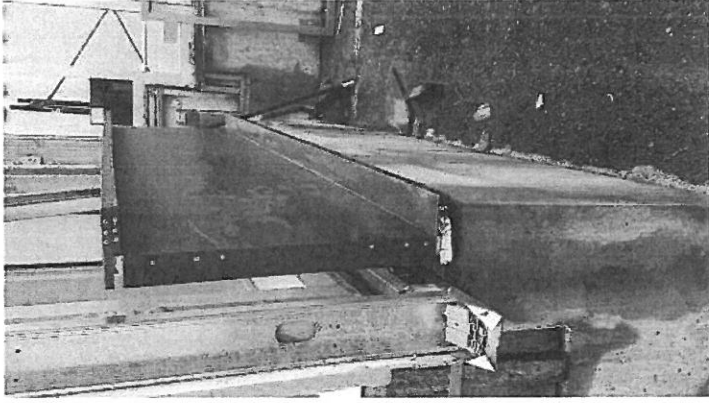
WEST ELEVATION

HDC APPLICATION FOR AMENDED APPROVAL, AUGUST 1, 2018

299 VAUGHAN STREET
PORTSMOUTH, NEW HAMPSHIRE



5.3



ALUMINUM COMPOSITE LINTEL TRIM

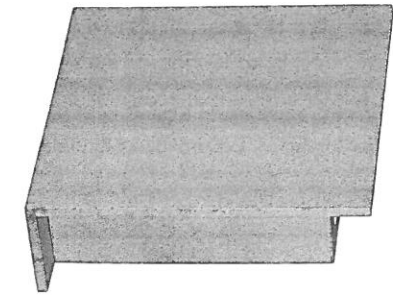
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PROPOSED MATERIALS

299 VAUGHAN STREET
PORTSMOUTH, NEW HAMPSHIRE

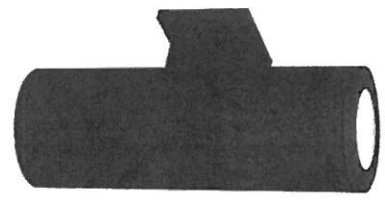


8.2



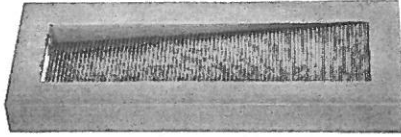
BUILDING LIGHT FIXTURE

Tag: L14
Manufacturer: MODERN FORMS
Color: TITANIUM



BUILDING LIGHT FIXTURE

Tag: L17
Manufacturer: WAC LIGHTING
Color: BLACK



BUILDING LIGHT FIXTURE

Tag: L16
Manufacturer: MODERN FORMS
Color: GRAPHITE



BUILDING LIGHT FIXTURE

Tag: L20
Manufacturer: LITHONIA
Color: ALUMINUM



BUILDING LIGHT FIXTURE

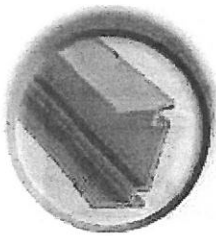
Tag: L16.1
Manufacturer: MODERN FORMS
Color: BLACK

PROPOSED EXTERIOR LIGHTS
HDC APPLICATION FOR AMENDED APPROVAL: AUGUST 1, 2018

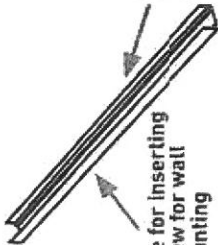
299 VAUGHAN STREET
PORTSMOUTH, NEW HAMPSHIRE



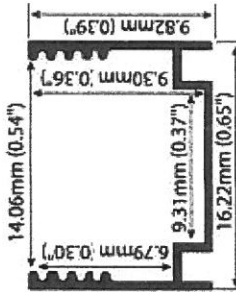
8.4



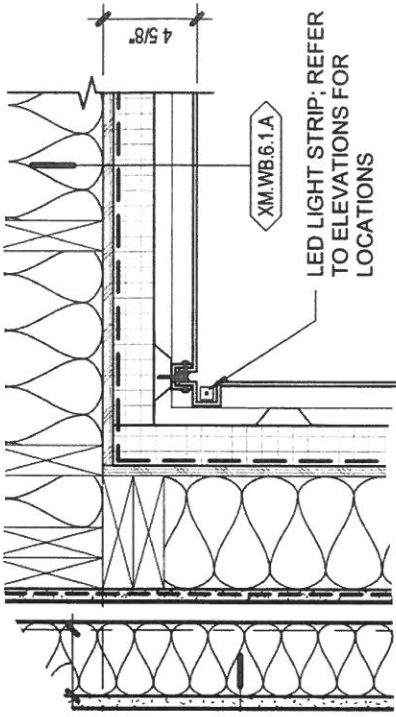
Aluminum U-Channel
same length arms for
inserting LED light strip



Hole for inserting
screw for wall
mounting



Aluminum U-Channel
LUM-120505U0 - 0.5" (Set of 6)
LUM-120505U1 - 1 FT.
LUM-120505U4 - 4 FT.



BUILDING LIGHT FIXTURE

Tag: L18
Manufacturer: LUMILUM
Color: N/A

299 VAUGHAN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED EXTERIOR LIGHTS

HDC APPLICATION FOR AMENDED APPROVAL: AUGUST 1, 2018



8.5

3. 10 Commercial Alley (HVAC vents)

- Recommend Approval

Considerations: Minor change for HVAC vents

Nicholas J. Cracknell

From: Sherif Farag <sifarag@gmail.com>
Sent: Sunday, July 15, 2018 9:19 PM
To: Nicholas J. Cracknell
Cc: Nadine Farag
Subject: Overview of exterior changes to 10 Commercial Alley #2 for HDC
Attachments: HDC Approval Request - July 16 2018.pdf; ATT00001.htm

Hi Nick,

Thanks so much for coming by the space on Thursday. It's always great to see you and feel your enthusiasm for our business! I'm attaching a brief PDF with a brief overview of the proposed changes we're requesting for the exterior wall of 10 Commercial Alley #2 on the corner of Penhallow and Commercial alley. If you need any additional information or pictures from us, please let us know. We're happy to come by any time to help finalize this.

We really appreciate your help on this. Thanks so much!
Sherif & Nadine

**Request for
HDC Approval**

16 July 2018

**The Elephantine Bakery
10 Commercial Alley #2**



- **Current view
of parking lot
at Penhallow
& Commercial
Alley**



- Current (close-up) view of exterior wall of bakery at Penhallow & Commercial Alley
- Currently, single ~7" x ~7" dryer vent exists on wall (black)



Proposed change

- Add 2 ~7" x ~7" dryer vents
- Paint all 3 dryer vents (2 new and 1 existing) **brick-red** to match current exterior wall color



4. 180 Gates Street (siding)

- Recommend Approval

Considerations: Smooth side out, same reveal and exposure

*Not for Public Hearing

Application for Approval - Administrative Historic District Commission



Owner: Fred + Jaclyn Orlando Applicant (if different): Merrill's Home Repair & Renovations LLC
 Address: 180 Gates St. Address: P.O. Box 1205
(Street) (Street)
Portsmouth, NH 03801 Seabrook, NH 03874
(City, State, Zip) (City, State, Zip)
 Phone: 413-446-5299 Phone: 603-997-6984
 Signature: *Travis Merrill*

Location of Structure: Map _____ Lot _____ Street Address: _____

Building Permit #: _____

To permit the following: Re-roofing, re-siding, two sides, repairs as needed

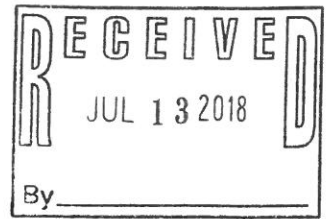
Action Taken by H.D.C. at Public Meeting	
Date of Approval:	
Recommendation:	
Stipulations:	
Signature of Principal Planner:	

Administrative Use Only:	
Date of Meeting:	<u>8-1-18</u>
Payment:	<u>\$100⁰⁰</u>
Payment Type:	<u>CK #162</u>
Index/Permit #:	_____

If approved, please acknowledge below:

I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.

Owner



Merrill's Home Repair and Renovations, LLC.
PO Box 1205
Seabrook, NH 03874
603-997-6984

New Hampshire Home Improvement Contract

This Home Improvement Contract (the "Contract") is hereby entered into on May 10 2018 (date) by and between Merrill's Home Repair & Renovations, LLC ("Contractor") and Fred and Jackie Orlando ("Owner") for the purpose of setting forth the terms and conditions agreed to by and between Contractor and Owner concerning the performance of home improvement work upon the Owner's property located at:

180 Gates Street
(street)
Portsmouth, NH 03801
(city, state, zip code)

Commencing on or about July 10, 2018 (anticipated start date) and ending on or about July 19, 2018 (anticipated end date)

Contractor agrees to perform the home improvement work described as follows:
Rip and replace siding on front and right of house. On front of house, install cedar clapboard. On right of house install James Hardie HZ5 Color+. On left and back of house, repair siding as needed. Disposal of all construction debris. Rebuild the bulkhead. Rip and replace shingles on roof. Reflash the chimney. Install plywood sheathing as needed. Refer to estimate number 1032 for further details.

X Check here if additional space/pages attached to agreement required

Required Permits: The following building permits are required and will be secured by the Contractor as the Owner's agent. Permits as needed

Total Contract Price and Payment Schedule:

The Contractor agrees to perform the work, furnish the material and labor specified above for the total sum of \$ 27,299.00 (*)

\$ 9000.00 upon signing this contract (not to exceed 33% or the cost of special order items, whichever is greater)

\$ 9000.00 by / / or upon completion of Upon start of job

\$ by / / or upon completion of

\$ 9299.00 upon completion of the contract.

The following material/equipment must be special orders before the contracted work begins in order to meet the completion schedule.

\$ to be paid for

\$ to be paid for

Notes: (*) Including all finance charges

Contractor has the right to present Owner with a Change Order in the event that any instruction (including the blueprints and/or plans and specifications incorporated in this Contract), act or omission of Owner (or Owner's representative) increases the costs to Contractor, requires Contractor to provide additional labor, tools, materials, and/or equipment), or changes the Scope of the Work described in this Contract. All extra work or changes to the Scope of the Work requested by Owner shall be in a writing dated and signed by Owner and Contractor, including the change in the Scope of Work and the amount to be added to the Contract Price

Contractor shall carry general liability insurance and workers' compensation insurance as required by law for the protection of Contractor and Owner during the performance of the work.

X Homeowner's Signature Date

Contractor's Signature Date 5/10/2018



Merrill's Home Repair & Renovations, LLC
PO Box 1205
Seabrook, NH 03874
(603) 997-6984
phil.merrill.randr@gmail.com

BILL TO

Fred & Jaclyn Orlando
180 Gates St
Portsmouth, NH 03801

INVOICE 1017

DATE 05/16/2018 **TERMS** Net 30

DUE DATE 07/15/2018

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
05/16/2018	Cedar Clapboard	(On Front side of Home) I will lay out tarps and set staging on these sides of the house. I will remove all the existing siding and inspect the condition of the barn boards underneath, I will replace as needed. I will prep wall and wrap with tyvar underlayment, I will tape all the seams of the underlayment. I will replace all the flashing over windows and doors, I will use a copper flashing that is more suitable for the age of the home. Once the wall is prepped I will then layout the pattern for new siding and install a starter strip then install new Primed Cedar clapboards matching existing reveals of home. I will fasten to wall with a stainless steel ring shank nail, I will prime all cut edges of siding, I will install a flash tab for every seam of siding clapboard. Once siding is fully installed I will then caulk all edges where siding butts into a trim.	8	1,100.00	8,800.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
05/16/2018	Permit Fee	I will obtain a permit. I will also talk to historic district to ensure they are satisfied will all the work we will be performing.	1	150.00	150.00
					Subtotal: 19,740.00
05/16/2018	Roof	I will have the shingles on roof removed and new Owens Corning Duration shingles installed. 6' of ice and water shield will be install on eave of roof. Synthetic underlayment, White aluminum drip edge, Owens corning starter strips. Owens corning pro edge ridge caps. (Making sure that the 4 Owens corning products installed will give the roof the 50 year manufacturing warranty) The old roof hatch will be removed and boarded up then new products installed over.	11.50	425.00	4,887.50
05/16/2018	Disposal	I will ensure the yard is cleaned and all construction debris is removed from home.	1	350.00	350.00
05/16/2018	Permit Fee	I will obtain a permit.	1	100.00	100.00
05/16/2018	Chimney flashing	The chimney will have the old lead ground out of the mortar and new 12" lead step flashing will be installed, Ice and water shield will be installed around chimney and mortar that was ground out will be replaced with new.	1	325.00	325.00
05/16/2018	Plywood	Given the age of home and style (Post and Beam) the barn boards underneath the shingles will most likely have gaps bigger then 1/4" and if this is the case then manufacturing warranty will be void. 3/8" plywood can be installed over the barnboards to ensure a solid platform for the nails to grab and will also ensure all warranties will be upheld. (If plywood was installed last time roof was done then this charge will be taken off final bill)	34.50	55.00	1,897.50
					Subtotal: 7,560.00
05/16/2018	Notes	I subtotaled the siding and the roof sepatly because you have the option to choose to have roof done or not. I would suggest having roof done before siding because there is always that chance that a shingle when coming down off roof could hit siding and scratch it which then would have to have some touch ups.	1	0.00	0.00



SECTION 07461

SIDING

(James Hardie HZ5 Engineered for Climate Siding)

Display hidden notes to specifier. (Don't know how? [Click Here](#))
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PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Fiber cement lap siding, panels, shingle, trim, fascia, moulding and accessories, James Hardie HZ5 Engineered for Climate Siding.
- B. Factory-finished fiber cement lap siding, panels, single, trim, fascia, moulding and accessories, James Hardie HZ5 Engineered for Climate Siding.

1.2 RELATED SECTIONS

- A. Section 05400 - Light Gage Metal Framing: Wall framing and bracing.
- B. Section 06100 - Rough Carpentry: Wood framing and bracing.
- C. Section 06100 - Rough Carpentry: Sheathing.
- D. Section 07210 - Insulation: Exterior wall insulation.

1.3 REFERENCES

- A. ASTM C1186 - Standard Specification for Flat Fiber-Cement Sheets
- B. ASTM D3359 - Standard Test Method for Measuring Adhesion by Tape Test, Tool and Tape.
- C. ASTM E136 - Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750 degrees C.

1.4 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- C. Shop Drawings: Provide detailed drawings of atypical non-standard applications of

- D. Workmanship Warranty: Application limited warranty for 2 years.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: James Hardie Building Products, Inc., which is located at: 26300 La Alameda Suite 400 ; Mission Viejo, CA 92691; Toll Free Tel: 866-274-3464; Tel: 949-367-4980; Email: [request info \(info@jameshardie.com\)](mailto:request info (info@jameshardie.com)); Web: www.jameshardiecommercial.com
- B. Substitutions: Not permitted.
- C. Requests for approval of equal substitutions will be considered in accordance with provisions of Section 01600.

2.2 SIDING

- A. HardiePlank HZ5 lap siding, HardiPanel HZ5 vertical siding, HardieSoffit HZ5 panels and HardieShingle HZ5 siding requirement for Materials:
 1. Fiber-cement Siding - complies with ASTM C 1186 Type A Grade II.
 2. Fiber-cement Siding - complies with ASTM E 136 as a noncombustible material.
 3. Fiber-cement Siding - complies with ASTM E 84 Flame Spread Index = 0, Smoke Developed Index = 5.
 4. CAL-FIRE, Fire Engineering Division Building Materials Listing - Wildland Urban Interface (WUI) Listed Product.
 5. National Evaluation Report No. NER 405 (BOCA, ICBO, SBCCI, IBC, IRC).
 6. City of Los Angeles, Research Report No. 24862.
 7. Miami Dade County, Florida Notice of Acceptance 07-0418.04.
 8. US Department of Housing and Urban Development Materials Release 1263d.
 9. California DSA PA-019.
 10. City of New York M EA 223-93-M.
 11. Florida State Product Approval FL889.
 12. Texas Department of Insurance Product Evaluation EC-23.
- B. Artisan HZ5 lap siding requirement for Materials:
 1. Fiber-cement Siding - complies with ASTM C 1186 Type A Grade II.
 2. Fiber-cement Siding - complies with ASTM E 136 as a noncombustible material.
 3. Fiber-cement Siding - complies with ASTM E 84 Flame Spread Index = 0, Smoke Developed Index = 5.
 4. Warnock Hersey Product Listing.
 5. CAL-FIRE, Fire Engineering Division Building Materials Listing - Wildland Urban Interface (WUI) Listed Product.
 6. Florida State Product Approval FL10477.
 7. Miami Dade County, Florida Notice of Acceptance 08-0514.11.
 8. Texas Department of Insurance Product Evaluation EC-55.
 9. Manufacturer's Technical Data Sheet.
- C. Lap Siding: Artisan HZ5 Lap Siding as manufactured by James Hardie Building Products, Inc.
 1. Type: Smooth 5-1/4 inches (133 mm) with 4 inches (102 mm) exposure.
 2. Type: Smooth 7-1/4 inches (184 mm) with 6 inches (152 mm) exposure.
 3. Type: Smooth 8-1/4 inches (210 mm) with 7 inches (178 mm) exposure.

- by 16 inches (406mm) high with 7 inches (178 mm) exposure.
- 5. Type: HardieShingle Staggered-Edge Notched Panel 48 inches (1219 mm) wide by 16 inches (406mm) high with 7 inches (178 mm) exposure.
- 6. Type: HardieShingle Half Round Notched Panel 48 inches (1219 mm) wide by 19 inches (483mm) high with 7 inches (178 mm) exposure.

H. Trim:

- 1. HardieTrim HZ5 boards and HardieTrim HZ boards as manufactured by James Hardie Building Products, Inc.
- 2. HardieTrim HZ5 Fascia boards as manufactured by James Hardie Building Products, Inc.
- 3. HardieTrim HZ5 Crown moulding manufactured by James Hardie Building Products, Inc.
- 4. Artisan HZ5 Accent trim as manufactured by James Hardie Building Products, Inc.

2.3 FASTENERS

A. Wood Framing Fasteners:

- 1. Wood Framing: 4d common corrosion resistant nails.
- 2. Wood Framing: 6d common corrosion resistant nails.
- 3. Wood Framing: 8d box ring common corrosion resistant nails.
- 4. Wood Framing: 0.089 inch (2.2 mm) shank by 0.221 inch (5.6 mm) head by 2 inches (51 mm) corrosion resistant siding nails.
- 5. Wood Framing: 0.093 inch (2.4 mm) shank by 0.222 inch (5.6 mm) head by 2 inches (51 mm) corrosion resistant siding nails.
- 6. Wood Framing: 0.093 inch (2.4 mm) shank by 0.222 inch (5.6 mm) head by 2-1/2 inches (64 mm) corrosion resistant siding nails.
- 7. Wood Framing: 0.091 inch (2.3 mm) shank by 0.221 inch (5.6 mm) head by 1-1/2 inches (38 mm) corrosion resistant siding nails.
- 8. Wood Framing: 0.091 inch (2.3 mm) shank by 0.225 inch (5.7 mm) head by 1-1/2 inches (38 mm) corrosion resistant siding nails.
- 9. Wood Framing: 0.121 inch (3 mm) shank by 0.371 inch (9.4 mm) head by 1-1/4 inches (32 mm) corrosion resistant roofing nails.
- 10. Wood Framing: No. 11 gauge 1-1/4 inches (32 mm) corrosion resistant roofing nails.
- 11. Wood Framing: No. 11 gauge 1-1/2 inches (38 mm) corrosion resistant roofing nails.
- 12. Wood Framing: No. 11 gauge 1-3/4 inches (44 mm) corrosion resistant roofing nails.

B. Metal Framing:

- 1. Metal Framing: 1-1/4 inches (32 mm) No. 8-18 by 0.375 inch (9.5 mm) head self-drilling, corrosion resistant S-12 ribbed buglehead screws.
- 2. Metal Framing: 1-5/8 inches (41 mm) No. 8-18 by 0.323 inch (8.2 mm) head self-drilling, corrosion resistant S-12 ribbed buglehead screws.
- 3. Metal Framing: 1 inch (25 mm) No. 8-18 by 0.323 inch (8.2 mm) head self-drilling, corrosion resistant ribbed buglehead screws.
- 4. Metal Framing: 1 inch (25 mm) No. 8-18 by 0.311 inch (7.9 mm) head self-drilling, corrosion resistant S-12 ribbed buglehead screws.
- 5. Metal Framing: 1.5 inch (38mm) [AGS-100] .100 inches by 25 inches (2540 mm by 635 mm) ET&F Pin or equivalent pneumatic fastener.

C. Masonry Walls (CMU):

- 1. Masonry Walls: Aerico Stud Nail, ET&F ASM No.-144-125, 0.14 inch (3.6 mm) shank by 0.30 inch (7.6 mm) head by 2 inches (51 mm) long corrosion resistant nails.

- B. If framing preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- C. Nominal 2 inch by 4 inch (51 mm by 102 mm) wood framing selected for minimal shrinkage and complying with local building codes, including the use of water-resistive barriers or vapor barriers where required. Minimum 1-1/2 inches (38 mm) face and straight, true, of uniform dimensions and properly aligned.
 - 1. Install water-resistive barriers and claddings to dry surfaces.
 - 2. Repair any punctures or tears in the water-resistive barrier prior to the installation of the siding.
 - 3. Protect siding from other trades.
- D. Minimum 20 gauge 3-5/8 inch (92 mm) C-Stud 16 inches maximum on center or 16 gauge 3-5/8 inches (92 mm) C-Stud 24 inches (610 mm) maximum on center metal framing complying with local building codes, including the use of water-resistive barriers and/or vapor barriers where required. Minimum 1-1/2 inches (38 mm) face and straight, true, of uniform dimensions and properly aligned.
 - 1. Install water-resistive barriers and claddings to dry surfaces.
 - 2. Repair any punctures or tears in the water-resistive barrier prior to the installation of the siding.
 - 3. Protect siding from other trades.

3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Install a water-resistive barrier is required in accordance with local building code requirements.
- D. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements.
- E. Install Engineered for Climate™ HardieWrap™ weather barrier in accordance with local building code requirements.
- F. Use HardieWrap™ Seam Tape and joint and laps.
- G. Install HardieWrap™ flashing, and HardieWrap™ Flex Flashing

3.3 INSTALLATION - HARDIEPLANK HZ5 LAP SIDING AND ARTISAN HZ5 LAP SIDING

- A. Install materials in strict accordance with manufacturer's installation instructions.
- B. Starting: Install a minimum 1/4 inch (6 mm) thick lath starter strip at the bottom course of the wall. Apply planks horizontally with minimum 1-1/4 inches (32 mm) wide laps at the top. The bottom edge of the first plank overlaps the starter strip.
- C. Allow minimum vertical clearance between the edge of siding and any other material in strict accordance with the manufacturer's installation instructions.
- D. Align vertical joints of the planks over framing members.
- E. Maintain clearance between siding and adjacent finished grade.
- F. Locate splices at least one stud cavity away from window and door openings.

- H. Allow minimum vertical clearance between the edge of siding and any other material in strict accordance with the manufacturer's installation instructions.
- I. Ensure vertical joints of overlapping shingle course do not align.
- J. Wind Resistance: Where a specified level of wind resistance is required, Hardie Shingle siding is installed to substrate and secured with a minimum two fasteners described in Table No. 6, 7 and 8 in National Evaluation Service Report No. NER-405.

3.6 INSTALLATION - HARDIETRIM HZ5 BOARDS

- A. Install materials in strict accordance with manufacturer's installation instructions. Install flashing around all wall openings.
- B. Fasten through trim into structural framing or code complying sheathing. Fasteners must penetrate minimum 3/4 inch (19 mm) or full thickness of sheathing. Additional fasteners may be required to ensure adequate security.
- C. Place fasteners no closer than 3/4 inch (19 mm) and no further than 2 inches (51 mm) from side edge of trim board and no closer than 1 inch (25 mm) from end. Fasten maximum 16 inches (406 mm) on center.
- D. Maintain clearance between trim and adjacent finished grade.
- E. Trim inside corner with a single board trim both side of corner.
- F. Outside Corner Board Attach Trim on both sides of corner with 16 gage corrosion resistant finish nail 1/2 inch (13 mm) from edge spaced 16 inches (406 mm) apart, weather cut each end spaced minimum 12 inches (305 mm) apart.
- G. Allow 1/8 inch gap between trim and siding.
- H. Seal gap with high quality, paint-able caulk.
- I. Shim frieze board as required to align with corner trim..
- J. Fasten through overlapping boards. Do not nail between lap joints.
- K. Overlay siding with single board of outside corner board then align second corner board to outside edge of first corner board. Do not fasten HardieTrim boards to HardieTrim boards.
- L. Shim frieze board as required to align with corner trim.
- M. Install HardieTrim Fascia boards to rafter tails or to sub fascia.

3.7 FINISHING

- A. Finish unprimed siding with a minimum one coat high quality, alkali resistant primer and one coat of either, 100 percent acrylic or latex or oil based, exterior grade topcoats or two coats high quality alkali resistant 100 percent acrylic or latex, exterior grade topcoat within 90 days of installation. Follow paint manufacturer's written product recommendation and written application instructions.
- B. Finish factory primed siding with a minimum of one coat of high quality 100 percent acrylic or latex or oil based exterior grade paint within 180 days of installation. Follow paint manufacturer's written product recommendation and written application