

<p style="text-align: center;">AGENDA</p> <p style="text-align: center;">ZONING BOARD OF ADJUSTMENT CITY OF MANSFIELD, TEXAS CITY COUNCIL CHAMBERS WEDNESDAY, SEPTEMBER 7, 2016, 6:00 PM</p>

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

3. PUBLIC HEARINGS:

- A. ZBA#16-004: Request for a Special Exception under Section 6300.E.5 of the Zoning Ordinance to allow a reduction of the 80% minimum masonry construction requirement for a new single-family residence at 1950 Newt Patterson Rd.
- B. ZBA#16-005: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 748 square feet and a height of approximately 18 feet at 233 N. Creekwood Dr.
- C. ZBA#16-006: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 1,200 square feet and a height of approximately 19 feet at 2451 Callender Rd.

4. ELECTION OF A VICE-CHAIR

5. ADJOURNMENT OF MEETING

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **September 1, 2016**, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, Secretary

- This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817-473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.

**ZONING BOARD OF ADJUSTMENT
CITY OF MANSFIELD**

July 6, 2016

Chairman Jones called the meeting to order at 6:00 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code, with the following members present:

Present:

Robyn Accipiter	Board Member
Joe Glover	Board Member
Don Michael	Board Member
Jeff Redelfs	Board Member
Louis Stefanos	Board Member

Absent:

Kelly Jones	Chairman
Ann Smith	Vice-Chairman

Staff:

Lisa Sudbury	Assistant Director of Planning
Shirley Emerson	Planner
Delia Jones	Secretary

Approval of Last Meeting Minutes

Board Member Michael made a motion to approve the minutes of the June 1, 2016, meeting. Board Member Glover seconded the motion, which carried by the following vote:

Ayes: 5 – Accipiter, Glover, Michael, Redelfs and Stefanos
Nays: 0
Abstain: 0

ZBA#16-003: Request for variances to Sections 7400.C.2 and 7300.O.7 of the Zoning Ordinance to allow a reduction of the minimum lot width from 120 feet to approximately 107 feet, to allow a reduction of the minimum 40-foot side yard setback to approximately 25 feet and to waive the requirement for an 8-foot screening wall along the rear and side property lines abutting commercially zoned properties at 2411 Callender Road

John Dancer, representing the applicant, made a brief presentation and was available to answer questions.

Board Member Accipiter opened the public hearing.

Seeing no one come forward to speak, Board Member Accipiter closed the public hearing.

Board Member Accipiter read the criteria for approval of the special exception.

Board Member Redelfs made a motion to approve the request as presented. Board Member Michael seconded the motion, which carried by the following vote:

Ayes: 4 – Accipiter, Glover, Michael and Stefanos
Nays: 1 - Redelfs
Abstain: 0

Adjournment

With no further business Board Member Accipiter adjourned the meeting at 6:20 p.m.

Kelly Jones, Chairman

ATTEST:

Delia Jones, Secretary

ZBA COMMUNICATION

Agenda Date: September 7, 2016

Case Number: ZBA#16-004

Applicant: Jason Brimberry

Subject Land Use: Single-family residence

Zoning: PR

Request: Special Exception to allow a reduction of the 80% minimum masonry construction requirement for a new single family residence

Zoning Ordinance Reference: 6300.E.5

Location: 1950 Newt Patterson Rd

STAFF COMMENTS

The applicant is proposing a new, country style two-story residence with a floor area of approximately 4,700 square feet. The Zoning Ordinance requires that the house be constructed of at least 80% masonry materials (brick, stone, or split-face or textured concrete masonry units, laid course by course and mortared together). The exterior of the proposed house will use Hardi-board siding. The Zoning Ordinance does not classify Hardi-board siding as a masonry material.

The Board may grant a Special Exception to allow a reduction in the minimum masonry requirement if the following criteria are met:

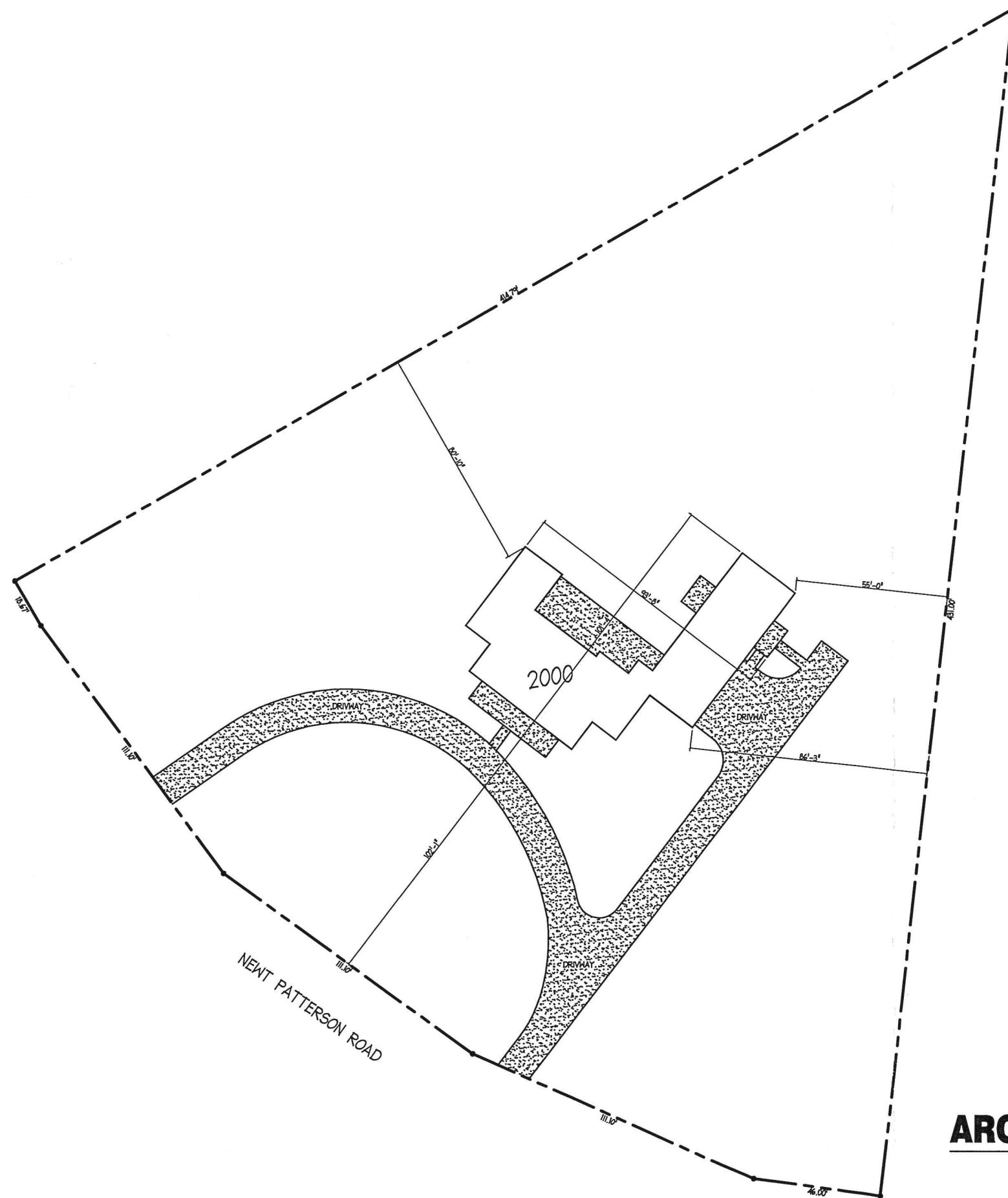
1. The proposed construction must accommodate architectural features which are integral to the building design;
2. All alternate construction materials must have the same durability as masonry; and
3. The granting of the special exception must not diminish or impair property values within the neighborhood.

Attachments

Maps and supporting information

Site plan and exhibits

Provisions of Section 6300.E.5



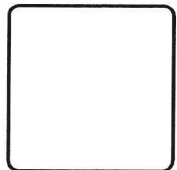
SITE PLAN
 Brimberry Residence
 2000 Newt Patterson Rd.
 AN ADDITION TO THE CITY OF MANSFIELD
 TARRANT COUNTY, TEXAS

ARCHITECTURAL SITE PLAN

SCALE 1" = 20'



These plans are the property of Lindbergh Designs LLC, and are not to be reproduced, traced or reused for construction without the written permission of Lindbergh Designs LLC. These plans are intended to provide the construction information necessary to build the structure, and are not intended to be used for any other purpose. Lindbergh Designs LLC is not responsible for any errors or omissions, and does not warrant the accuracy or completeness of the information provided. Plans may be required in addition with these plans.



Job Location:
 Brimberry Residence
 2000 Newt Patterson Rd.
 Mansfield, TX 76063

Lindbergh Designs
 Commercial & Residential Planning
 bus. (817) 283-4800 • fax (817) 704-4759



DATE: 15 AUG 16
 ZBA#16-004
 PLAN: TS 4765
 S1





JamesHardie

TECHNICAL DATA SHEET

Hardie® Reveal® Panel

Effective August 15, 2014



All national, state, and local building code requirements must be followed and where they are more stringent than the Hardie® Reveal® Panel installation requirements, state and local requirements will take precedence.

Document Scope

The provisions of this document apply to Commercial and Multifamily projects not exceeding a height of 75 feet.

General Description

Hardie® Reveal® Panel is a noncombustible fiber-cement panel siding, manufactured by James Hardie Building Products. All James Hardie manufacturing plants are third party quality assurance certified by Intertek Testing Services.

Product Dimensions

Thickness – 7/16 inch Length – 95½ inches Width – 47½ inches

Product Composition

Hardie® Reveal® Panel is a Grade II, Type A, fiber-cement flat sheet as defined by ASTM C 1186. The panels are manufactured by the Hatschek process and cured by high pressure steam autoclaving.

Code Compliance

- Hardie® Reveal® Panel fiber-cement complies with:

ICC-ES AC90 Acceptance Criteria on Fiber Cement Siding used as Exterior Siding.

The 2006, 2009, and 2012 International Building Code® (IBC) Section 1404.10 and 2006, 2009, and 2012 International Residential Code® (IRC) Table R703.4 and Section R703.10.1 as ASTM C 1186-08 Standard Specification Grade II, Type A, Non-Asbestos Fiber-Cement Flat Sheets.

- Fire Characteristics:

Hardie® Reveal® Panel is deemed a noncombustible building material in accordance with ASTM E 136,

Hardie® Reveal® Panel may be used in ASTM E 119 fire resistance rated assemblies as listed by Warnock Hersey (for more information contact James Hardie at 1-888 J-HARDIE (1-888 542-7343) or info@JamesHardie.com):

60 minute designs - JH/WA 60-01, JH/WA 60-09, JH/WA 60-10

120 minute designs - JH/WA 120-02, JH/WA 120-04

Hardie® Reveal® Panel is a Class A product according to 2006, 2009, and 2012 International Building Code® (IBC) Section 803.1.1. Surface burning characteristics in accordance with ASTM E 84:

Flame Spread Index ≤ 0 and Smoke Developed Index ≤ 5.

- Wind Design ~ Allowable Fastener Spacing:

The Design Load Table, Table 2, shown in this sheet provides allowable fastener spacing to wood studs, wood furring, minimum 20 gauge metal studs, metal hat channel furring, or Z-girls. This table is intended for projects not exceeding a height of 75 feet.

The Design Load Table shown in this sheet provides tested assemblies which are in no way meant to be an exact description of all the conditions on any specific project.

James Hardie recognizes that each project has specific conditions which must be taken into account which cannot be accurately captured by an engineered wind speed table. It is for this reason that the Design Load Table shown in this sheet provides the allowable design load for each configuration.

Table 1, Hardie® Reveal® Panel ASTM C 1186 Physical Properties and Supplementary Requirements

Property	Requirement	Pass/Fail
Dimensional Tolerances	Length Width Thickness Squareness Edge Straightness	± 0.5% ± 0.5% ± 1.6 mm < 10.9 mm < 10.9 mm
Dimensional Variation	Length Width Thickness	< 6.0 mm < 6.0 mm < 2.4 mm
Water Absorption, % by mass		As reported
Density, kg/m³		As reported
Moisture Movement	30-90% Relative Humidity After 48-hour saturation	As reported As reported
Flexural Strength	Wet conditioned, MPa Equilibrium conditioned, MPa Freeze/Thaw, % wet retention Warm Water, % wet retention	> 7.0 MPa > 10.0 MPa ≥ 80% ≥ 85%
Moisture Content, %		As reported
Water Tightness		No drop formation
Warm Water Resistance, Observations		No visible cracks or structural alteration
Heat/Rain Resistance		No visible cracks or structural alteration
Freeze/Thaw (Frost) Resistance	Observations Mass Loss, %	No visible cracks or structural alteration ≤ 3.0%
Surface Burning Characteristics		FSI = 0, SDI ≤ 5

Note 1: No pass/fail requirement, results are reported

Warnock Hersey
AUTHORIZATION TO
MARK



LISTED

Client # 8518,
17832

Intertek



TECHNICAL DATA SHEET

Effective August 15, 2014



JamesHardie

Hardie® Reveal® Panel

All national, state, and local building code requirements must be followed and where they are more stringent than the Hardie® Reveal® Panel installation requirements, state and local requirements will take precedence.

Table 2, Wind Design Table

Allowable Wind Speed (mph) for Hardie Reveal Panel (Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3)⁶

Product	Product Thickness (in.)	Width (in.)	Fastener Type	Fastener Spacing	Frame Type	Stud Spacing (in.)	Allowable Design Load (psf)	Building Height ^{2,5} (ft.)	2012 IBC (Ultimate Design Wind Speed, V_{ult} ³)			2012 IRC 2009, 2006 IBC & IRC ⁷ (Basic Wind Speed, V_{asd} ⁴)		
									Wind exposure category			Wind exposure category		
									B	C	D	B	C	D
Hardie Reveal Panel	7/16	47.5	No. 10-12 x 1.5 in long x 0.472 in head diameter button head screw	Configuration 1 [2 screws measuring 12" from panel edge]	2x4 wood (SPF) + wood furring (3/4" thick x min 1-1/2" wide) ^{8,9}	16	42.5	0-15	172	156	141	133	121	110
								20	172	151	138	133	117	107
								25	172	148	136	133	115	105
								30	172	145	133	133	112	103
								35	168	143	132	130	111	102
								40	165	141	130	128	109	101
								45	162	139	129	125	108	100
								50	159	137	127	124	106	99
								55	158	136	126	122	106	98
								60	156	135	125	121	105	97
								65	137	120	111	106	93	86
								70	136	119	111	105	92	86
								75	134	118	110	104	91	85
Hardie Reveal Panel	7/16	47.5	No. 10-12 x 1.5 in long x 0.472 in head diameter button head screw	Configuration 2 [3 screws measuring 8" from panel edge and one screw equidistant in center]	2x4 wood (SPF) + wood furring (3/4" thick x min 1-1/2" wide) ^{8,9}	16	68.7	0-15	218	198	180	169	153	139
								20	218	192	176	169	149	136
								25	218	188	172	169	146	134
								30	218	184	169	169	143	131
								35	214	182	167	165	141	130
								40	209	179	165	162	139	128
								45	206	177	164	160	137	127
								50	203	175	162	157	135	125
								55	200	173	161	155	134	124
								60	198	172	159	153	133	124
								65	175	152	141	135	118	109
								70	173	151	141	134	117	109
								75	171	149	140	132	116	108
Hardie Reveal Panel	7/16	47.5	No. 10-12 x 1.5 in long x 0.472 in head diameter button head screw ¹	Configuration 3 [3 screws measuring 8" from panel edge and one screw equidistant in center]	Minimum 20 gauge Steel (studs, z-girts or hat channel)	16	56.3	0-15	197	179	163	153	139	126
								20	197	174	159	153	135	123
								25	197	170	156	153	132	121
								30	197	167	153	153	129	119
								35	193	164	151	150	127	117
								40	190	162	150	147	125	116
								45	186	160	148	144	124	115
								50	184	158	147	142	123	114
								55	181	157	145	140	121	113
								60	179	155	144	139	120	112
								65	158	138	128	123	107	99
								70	156	136	127	121	106	99
								75	155	135	127	120	105	98



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All national, state, and local building code requirements must be followed and where they are more stringent than the Hardie® Reveal® Panel installation requirements, state and local requirements will take precedence.

Table 2, Wind Design Table (continued)

Allowable Wind Speed (mph) for Hardie Reveal Panel (Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3)⁶

Product	Product Thickness (in.)	Width (in.)	Fastener Type	Fastener Spacing	Frame Type	Stud Spacing (in.)	Allowable Design Load (psf)	Building Height ^{2,5} (ft.)	2012 IBC (Ultimate Design Wind Speed, V_{ult}^3)			2012 IRC 2009, 2006 IBC & IRC ⁷ (Basic Wind Speed, V_{asd}^4)		
									Wind exposure category			Wind exposure category		
									B	C	D	B	C	D
Hardie Reveal Panel	7/16	47.5	No. 10-12 x 1.5 in long x 0.472 in head diameter button head screw ¹	Configuration 4 [4 screws measuring 6" from panel edge and two screws spaced equidistant in center]	Minimum 20 gauge Steel (studs, z-girts or hat channel)	16	69.2	0-15	219	199	180	170	154	140
								20	219	193	176	170	150	137
								25	219	189	173	170	146	134
								30	219	185	170	170	143	132
								35	214	182	168	166	141	130
								40	210	180	166	163	139	128
								45	207	177	164	160	137	127
								50	204	175	163	158	136	126
								55	201	174	161	156	135	125
								60	199	172	160	154	133	124
								65	175	153	142	136	118	110
								70	173	151	141	134	117	109
								75	172	150	140	133	116	109
Hardie Reveal Panel	7/16	47.5	No. 10-12 x 1.5 in long x 0.472 in head diameter button head screw	Configuration 5 [4 screws measuring 6" from panel edge and two screws spaced equidistant in center]	2x4 wood (SPF) + wood furring (3/4" thick x min 1-1/2" wide) ^{8,9}	24	57.4	0-15	199	181	164	154	140	127
								20	199	176	161	154	136	124
								25	199	172	158	154	133	122
								30	199	169	155	154	131	120
								35	195	166	153	151	129	118
								40	191	164	151	148	127	117
								45	188	162	149	146	125	116
								50	185	160	148	144	124	115
								55	183	158	147	142	123	114
								60	181	157	146	140	122	113
								65	160	139	129	124	108	100
								70	158	138	129	122	107	100
								75	156	137	128	121	106	99
Hardie Reveal Panel	7/16	47.5	No. 10-12 x 1.5 in long x 0.472 in head diameter button head screw ¹	Configuration 6 [4 screws measuring 6" from panel edge and two screws spaced equidistant in center]	Minimum 20 gauge Steel (studs, z-girts or hat channel)	24	50.0	0-15	186	169	153	144	131	119
								20	186	164	150	144	127	116
								25	186	161	147	144	124	114
								30	186	157	145	144	122	112
								35	182	155	143	141	120	111
								40	179	153	141	138	118	109
								45	176	151	140	136	117	108
								50	173	149	138	134	116	107
								55	171	148	137	132	114	106
								60	169	146	136	131	113	105
								65	149	130	121	115	100	93
								70	147	129	120	114	100	93
								75	146	127	119	113	99	92

1. Screws shall penetrate the metal framing at least three full threads.

2. Building height = mean roof height (in feet) of a building, except that eave height shall be used for roof angle θ less than or equal to 10° (2-12 roof slope).

3. V_{ult} = ultimate design wind speed.

4. V_{asd} = nominal design wind speed.

5. Linear interpolation of building height and wind speed is permitted.

6. Wind speed design assumptions per Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3: $K_{zt}=1$, $K_e=0.85$, $GC_p=-1.4$ ($h \leq 60$), $GC_p=-1.8$ ($h > 60$), $GC_{pi}=0.18$.

7. 2009 IBC/IRC, 2006 IBC/IRC calculated using Importance Factor, $I = 1$.

8. Wood furring is preservative treated per AWWA.

9. Wood furring is specific gravity of 0.42 or greater per AFPA/NDS; or wood structural panel, conforming to DOC PS-1 or DOC PS-2 or APA PRP-108.



TECHNICAL DATA SHEET

Effective August 15, 2014

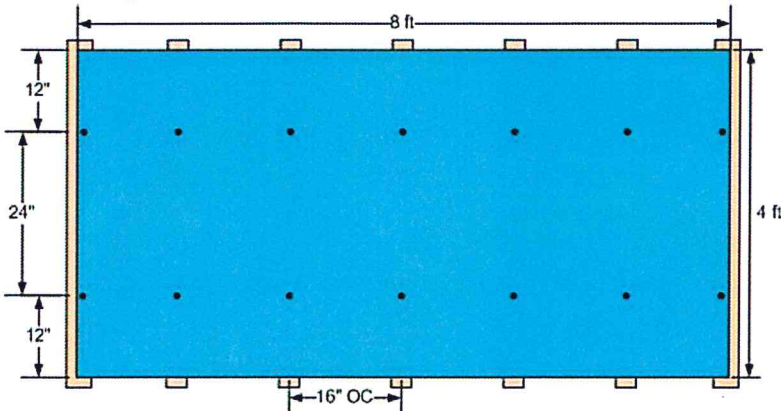


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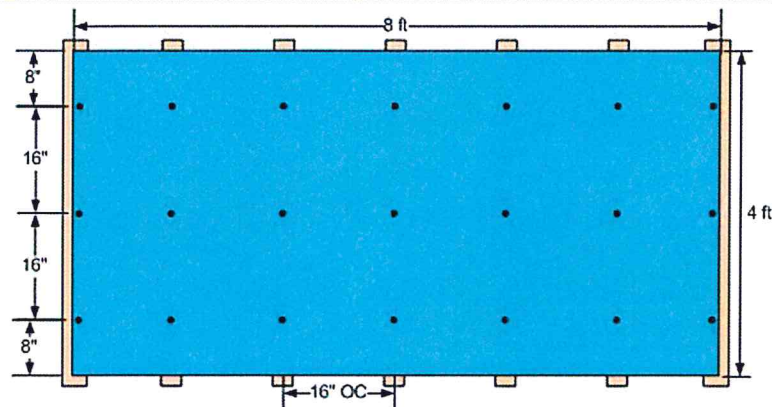
Hardie® Reveal® Panel

All national, state, and local building code requirements must be followed and where they are more stringent than the Hardie® Reveal® Panel installation requirements, state and local requirements will take precedence.

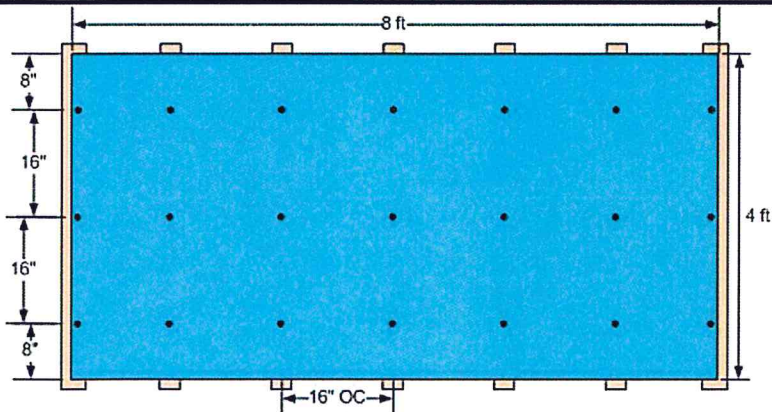
Figure 1, Fastening Configurations



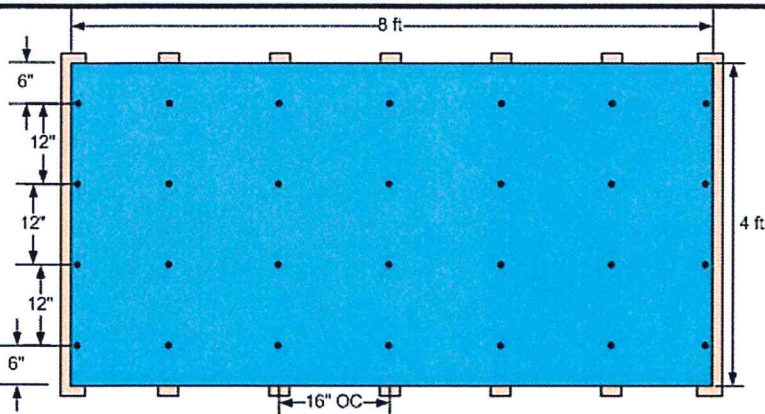
Configuration 1: 16" OC Wood Frame - Low Wind Load Design



Configuration 2: 16" OC Wood Frame - High Wind Load Design



Configuration 3: 16" OC Steel Frame - Low Wind Load Design



Configuration 4: 16" OC Steel Frame - High Wind Load Design



TECHNICAL DATA SHEET

Effective August 15, 2014

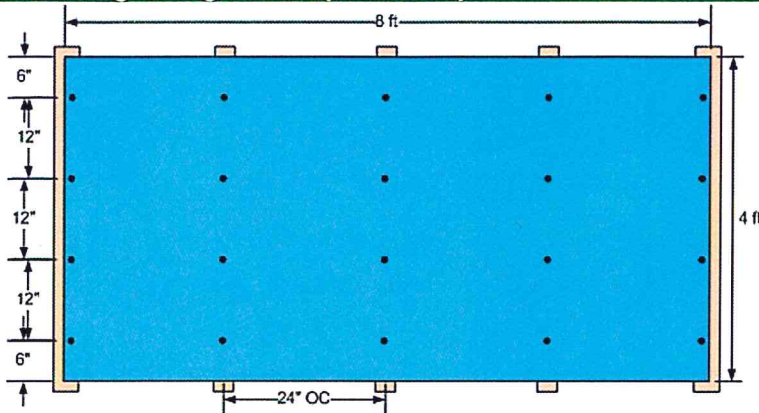


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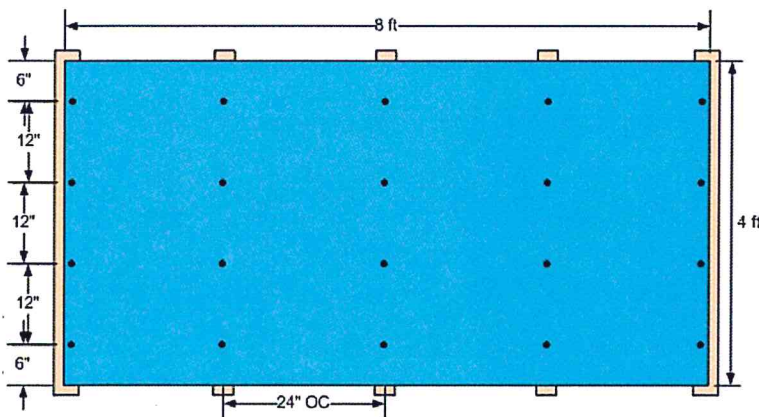
Hardie® Reveal® Panel

All national, state, and local building code requirements must be followed and where they are more stringent than the Hardie® Reveal® Panel installation requirements, state and local requirements will take precedence.

Figure 1, Fastening Configurations (continued)



Configuration 5: 24" OC Wood Frame



Configuration 6: 24" OC Steel Frame

Regarding the State of Florida Product Approvals, go to the website below and enter the Florida Approval Number from the Table below. http://www.floridabuilding.org/pr/pr_app_srch.aspx

Products Covered	Frame Type	Florida Approval Number
HardiePlank Lap Siding, Cemplank Lap Siding	Wood	FL13192
	Metal	FL13192
	Concrete Masonry Unit	FL13192
HardiePanel Siding, Cempanel Siding	Wood	FL13223
	Metal	FL13223
HardieShingle Siding	Wood	FL13192
	Metal	FL13192
	Concrete Masonry Unit	FL13192
HardieSoffit Panel	Wood	FL13265
	Metal	FL13265
Artisan Lap Siding	Wood	FL10477
	Metal	FL10477

6. Miami-Dade County Florida Notice of Acceptance:

Regarding Miami-Dade County Florida Notice of Acceptance go to the website below and enter the NOA number from the Table below. http://www.miamidade.gov/building/pc-search_app.asp

Products Covered	Frame Type	NOA Number
HardiePlank Lap Siding, Cemplank Lap Siding, Prevail® Lap Siding	Wood	NOA 15-0122.04
	Metal	NOA 15-0122.04
HardiePanel Vertical Siding, Cempanel Vertical Siding, Prevail Vertical Siding	Wood	NOA 15-0122.04
	Metal	NOA 15-0122.04
HardieSoffit Panel, Cemsoffit®	Wood	NOA 15-0122.04
	Metal	NOA 15-0122.04
Artisan Lap Siding	Wood	NOA 15-0122.03
	Metal	NOA 15-0122.03

7. Texas Department of Insurance:

Products Covered	TDI Evaluation Report Number
HardiePlank Lap Siding, Cemplank Lap Siding, HardiePanel Siding, Cempanel Siding, HardieShingle Siding	Texas Department of Insurance Product Evaluation EC-23
Artisan Lap Siding	Texas Department of Insurance Product Evaluation EC-55

8. City of Los Angeles Research Report:

Products Covered	City of Los Angeles Research Report Number
HardiePlank Lap Siding, Cemplank Lap Siding, HardiePanel Siding, Cempanel Siding, HardieShingle Siding, HardieSoffit Panel, HardieBacker Cement Board	City of Los Angeles Research Report RR 24862

9. WUI (Wildland Urban Interface) Compliance:

Products Covered	CalFire Building Material Listing
HardiePlank Lap Siding, Cemplank Lap Siding, HardiePanel Siding, Cempanel Siding, HardieShingle Siding, HardieSoffit Panel, Artisan Lap Siding	California Office of the State Fire Marshall, Wildland Urban Interface Building Material Listing on James Hardie Building Products for use both on Exterior Walls and Under Eaves.

10. Flood Resistance:

Products Covered	Memo
HardiePlank Lap Siding, Cemplank Lap Siding, HardiePanel Siding, Cempanel Siding, HardieShingle Siding, HardieSoffit Panel, Artisan Lap Siding	JHBP Internal Memorandum dated 11/3/97 from John Mulder regarding FEMA Recognition

11. HUD Material Release Reports:

Products Covered	HUD Materials Release Number
HardiePlank Lap Siding, Cemplank Lap Siding, HardiePanel Siding, Cempanel Siding, HardieShingle Siding, HardieSoffit Panel, HardieBacker Cement Boards	U.S. HUD Materials Release 1263e
HardieBacker Cement Boards	U.S. HUD Materials Release 1268d

12. Canada CCMC Report:

Products Covered	CCMC Product Evaluation Number
HardiePlank Lap Siding, HardiePanel Siding, HardieShingle Siding,	National Research Council Canada CCMC 12678-R - Noncombustible construction, see page 2 Section 3 bullet point 1 Ontario Canada Ruling 95-17-36-(12678-R)

13. City of New York, [City of New York Department of Buildings Report MEA 233-93-M](#)**14. CA DSA, [Division of the State Architect Acceptance Report PA-019](#)****15. Puerto Rico, [JHBP Internal Memorandum dated 11/26/97 from John Mulder regarding ARPE Recognition](#)****16. Building Code Reference Sections:****Fiber-cement Siding:**

	2006 International Building Code®	2006 International Residential Code®
Definition of Fiber-Cement	Section 1402.1	Section R202
Definition of Fiber-Cement Performance	Section 1404.10	Table 703.4 footnote r
General Fiber-Cement Fastening	Section 1405.15	Table 703.4

Document Scope

The provisions of this document apply to Residential projects, as well as Commercial and Multifamily projects not exceeding a height of 75 feet.

General Description

Artisan[®] Lap Siding is a noncombustible fiber-cement siding, manufactured by James Hardie Building Products. All James Hardie manufacturing plants are third party quality assurance certified by Intertek Testing Services.

Product Dimension

Thickness – 5/8 inch Length – 12 feet Width – 5¼, 7¼, or 8¼ inches

Product Composition

Artisan[®] Lap Siding is a Grade II, Type A, fiber-cement flat sheet as defined by ASTM C 1186. The siding is manufactured by the Hatschek process and cured by high pressure steam autoclaving.

Code Compliance

-Artisan[®] lap siding fiber-cement complies with:

ICC-ES AC90 Acceptance Criteria on Fiber Cement Siding used as Exterior Siding.

The 2006, 2009, and 2012 International Building Code[®] (IBC) Section 1404.10 and 2006, 2009, and 2012 International Residential Code[®] (IRC) Table R703.4 and Section R703.10.1 as ASTM C 1186-08 Standard Specification Grade II, Type A, Non-Asbestos Fiber-Cement Flat Sheets.

- Wind Design:

Design Table 2 as shown in this report provides allowable capacity in mph for transverse load conditions for Artisan[®] lap siding attached to either wood or metal framing (tested to ASTM E 330).

- Fire Characteristics:

Artisan[®] lap siding is deemed a noncombustible building material in accordance with ASTM E 136.

Artisan[®] lap siding may be used in ASTM E119 fire resistance rated assemblies as listed by Warnock Hersey (for more information contact James Hardie at 1-888 J-HARDIE (1-888 542-7343) or info@JamesHardie.com);

60 minute design JH/WA 60-04.

Artisan[®] lap siding is a Class A product according to 2006, 2009, and 2012 International Building Code[®] (IBC) Section 803.1.1.

Surface burning characteristics in accordance with ASTM E 84:

Flame Spread Index ≤ 0 and Smoke Developed Index ≤ 5.

- Artisan[®] lap siding shall be installed on exterior walls braced in accordance with the following sections of the applicable code: Sections 2308.9.3, 2308.11, or 2308.12 of the International Building Code[®]; Sections R602.10 or R603.3.3 of the International Residential Code[®].

- A water-resistive barrier complying with Section 1403.2 of the International Building Code[®] or Section R703.2 of the International Residential Code[®] is required to be installed.

- Artisan[®] lap siding shall be installed in accordance with this report and the manufacturer's published Installation Requirements, for a copy contact your local James Hardie Sales Representative or visit www.ArtisanLuxury.com or www.JamesHardie.com. All national, state, and local building code requirements must be followed and where they are more stringent than the HardiePanel[®] vertical siding Installation Requirements, state and local requirements will take precedence.

- The Building Official reserves the right to approve alternate materials, design and methods of construction based on research reports and tests 2006, 2009, and 2012 International Building Code[®] Section 104.11, 2006, 2009 and 2012 International Residential Code[®] Section R104.11.

- Test reports can be furnished to the Building Official upon request, contact your local James Hardie Sales Representative.

- Product Sampled and Tested by Intertek Testing Services. www.intertek-etlsemko.com

Table 1, Artisan[®] Lap Siding ASTM C 1186 Physical Properties and Supplementary Requirements

Property	Requirement	Pass/Fail
Dimensional Tolerances	Length Width Thickness Squareness Edge Straightness	± 0.5% ± 0.5% ± 1.6 mm < 10.9 mm < 10.9 mm
Dimensional Variation	Length Width Thickness	< 6.0 mm < 6.0 mm < 2.4 mm
Water Absorption, % by mass		As reported
Density, kg/m³		As reported
Moisture Movement	30-90% Relative Humidity After 48-hour saturation	As reported
Flexural Strength	Wet conditioned, MPa Equilibrium conditioned, MPa Freeze/Thaw, % wet retention Warm Water, % wet retention	> 7.0 MPa > 10.0 MPa ≥ 80% ≥ 85%
Moisture Content, %		As reported
Water Tightness		No drop formation
Warm Water Resistance, Observations		No visible cracks or structural alteration
Heat/Rain Resistance		No visible cracks or structural alteration
Freeze/Thaw (Frost) Resistance	Observations Mass Loss, %	No visible cracks or structural alteration ≤ 3.0%
Surface Burning Characteristics		FSI = 0, SDI ≤ 5

Note 1: No pass/fail requirement, results are reported

Warnock Hersey
AUTHORIZATION TO
MARK



LISTED

Client # 8518,
17832



Artisan® Lap Siding

All national, state, and local building code requirements must be followed and where they are more stringent than the Artisan® Lap Siding installation requirements, state and local requirements will take precedence.

Table 2, Wind Design Table

Allowable Wind Speed (mph) for Artisan Lap Siding (Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3)⁶

Product	Product Thickness (in.)	Width (in.)	Fastener Type	Fastener Spacing	Frame Type	Stud Spacing (in.)	Allowable Design Load (psf)	Building Height ^{2,5} (ft.)	2012 IBC (Ultimate Design Wind Speed, V_{ur} ³)			2012 IRC 2009, 2006 IBC & IRC ⁷ (Basic Wind Speed, V_{as} ⁴)		
									Wind exposure category			Wind exposure		
									B	C	D	B	C	D
Artisan® Lap Siding	5/8	5-1/4	0.092" shank x 0.225" HD x 2-1/4" long galvanized siding nail	Blind Nailed	2x4 wood ^a	16	81.7	0-15	238	216	196	184	167	152
								20	238	210	191	184	162	148
								25	238	205	188	184	159	146
								30	238	201	185	184	156	143
								35	233	198	182	180	153	141
								40	228	195	180	177	151	140
								45	225	193	178	174	149	138
								50	221	191	177	171	148	137
								55	218	189	175	169	146	136
								60	216	187	174	167	145	135
								65	191	166	154	148	128	119
								70	188	164	154	146	127	119
								75	186	163	152	144	126	118
Artisan® Lap Siding	5/8	5-1/4	0.092" shank x 0.225" HD x 2-1/4" long galvanized siding nail	Blind Nailed	2x4 wood ^a	24	41.7	0-15	170	154	140	132	119	109
								20	170	150	137	132	116	106
								25	170	147	134	132	114	104
								30	170	144	132	132	111	102
								35	166	141	130	129	110	101
								40	163	139	129	126	108	100
								45	160	138	127	124	107	99
								50	158	136	126	122	105	98
								55	156	135	125	121	105	97
								60	154	134	124	119	104	96
								65	136	118	110	105	92	85
								70	135	117	110	104	91	85
								75	133	116	109	103	90	84
Artisan® Lap Siding	5/8	5-1/4	No. 8 - 18 x 0.323" HD x 5/8" long ribbed bugle head screw ¹	Blind Screwed	Min. No. 20 ga x 3.62" x 1.375" Metal C-stud	16	78.7	0-15	233	212	192	181	164	149
								20	233	206	188	181	159	146
								25	233	201	185	181	156	143
								30	233	197	181	181	153	140
								35	229	194	179	177	151	139
								40	224	192	177	174	148	137
								45	220	189	175	171	147	136
								50	217	187	173	168	145	134
								55	214	185	172	166	144	133
								60	212	184	171	164	142	132
								65	187	163	151	145	126	117
								70	185	161	151	143	125	117
								75	183	160	150	142	124	116
Artisan® Lap Siding	5/8	5-1/4	No. 8 - 18 x 1-5/8" long ribbed bugle head screw ¹	Blind Screwed	Min. No. 20 ga x 3.62" x 1.375" Metal C-stud	24	77.7	0-15	232	211	191	180	163	148
								20	232	205	187	180	158	145
								25	232	200	183	180	155	142
								30	232	196	180	180	152	140
								35	227	193	178	176	150	138
								40	223	190	176	172	147	136
								45	219	188	174	170	146	135
								50	216	186	172	167	144	133
								55	213	184	171	165	143	132
								60	211	183	170	163	141	131
								65	186	162	150	144	125	116
								70	184	160	150	142	124	116
								75	182	159	149	141	123	115

Artisan® Lap Siding

All national, state, and local building code requirements must be followed and where they are more stringent than the Artisan® Lap Siding installation requirements, state and local requirements will take precedence.

Table 2, Wind Design Table (continued)

Allowable Wind Speed (mph) for Artisan Lap Siding (Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3)⁶

Product	Product Thickness (in.)	Width (in.)	Fastener Type	Fastener Spacing	Frame Type	Stud Spacing (in.)	Allowable Design Load (psf)	Building Height ^{2,5} (ft.)	2012 IBC (Ultimate Design Wind Speed, V_{ult}^3)			2012 IRC 2009, 2006 IBC & IRC ⁷ (Basic Wind Speed, V_{asd}^4)		
									Wind exposure category			Wind exposure		
									B	C	D	B	C	D
Artisan® Lap Siding	5/8	5-1/4	(Special Fastening Detail A) Blind nail: 0.092" shank x 0.225" HD x 2-1/2" long galvanized siding nail Face nail: No. 16 ga 2-1/2" long finish nail		2x4 wood (SPF)	16	100.0	0-15	263	239	217	204	185	168
								20	263	232	212	204	180	164
								25	263	227	208	204	176	161
								30	263	222	204	204	172	158
								35	258	219	202	200	170	156
								40	253	216	199	196	167	154
								45	249	213	197	192	165	153
								50	245	211	195	189	163	151
								55	242	209	194	187	162	150
								60	239	207	192	185	160	149
								65	211	183	171	163	142	132
								70	208	182	170	161	141	132
								75	206	180	169	160	140	131
Artisan® Lap Siding	5/8	5-1/4	(Special Fastening Detail B) Blind nail: 8d box 2-3/8" long galvanized ring shank nail Face nail: No. 16 ga 2-1/2" long finish nail		2x4 wood (SPF)	16	100.0	0-15	263	239	217	204	185	168
								20	263	232	212	204	180	164
								25	263	227	208	204	176	161
								30	263	222	204	204	172	158
								35	258	219	202	200	170	156
								40	253	216	199	196	167	154
								45	249	213	197	192	165	153
								50	245	211	195	189	163	151
								55	242	209	194	187	162	150
								60	239	207	192	185	160	149
								65	211	183	171	163	142	132
								70	208	182	170	161	141	132
								75	206	180	169	160	140	131
Artisan® Lap Siding	5/8	7-1/4	0.092" shank x 0.225" HD x 2-1/4" long galvanized siding nail	Blind-Nailed at each stud location	2x4 wood ^a	16	43.7	0-15	174	158	143	135	122	111
								20	174	153	140	135	119	108
								25	174	150	138	135	116	107
								30	174	147	135	135	114	105
								35	170	145	133	132	112	103
								40	167	143	132	129	111	102
								45	164	141	130	127	109	101
								50	162	139	129	125	108	100
								55	160	138	128	124	107	99
								60	158	137	127	122	106	99
								65	139	121	113	108	94	87
								70	138	120	112	107	93	87
								75	136	119	111	106	92	86
Artisan® Lap Siding	5/8	7-14	0.092" shank x 0.225" HD x 2-1/4" long galvanized siding nail	Blind-Nailed at each stud location	2x4 wood ^a	24	23.7	0-15	128	116	106	99	90	82
								20	128	113	103	99	88	80
								25	128	111	101	99	86	78
								30	128	108	-	99	84	-
								35	125	107	-	97	83	-
								40	123	105	-	95	81	-
								45	121	104	-	94	80	-
								50	119	103	-	92	80	-
								55	118	102	-	91	79	-
								60	116	101	-	90	78	-
								65	103	-	-	80	-	-
								70	101	-	-	79	-	-
								75	100	-	-	78	-	-



Artisan[®] Lap Siding

All national, state, and local building code requirements must be followed and where they are more stringent than the Artisan[®] Lap Siding installation requirements, state and local requirements will take precedence.

Table 2, Wind Design Table (continued)

Allowable Wind Speed (mph) for Artisan Lap Siding (Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3)⁶

Product	Product Thickness (in.)	Width (in.)	Fastener Type	Fastener Spacing	Frame Type	Stud Spacing (in.)	Allowable Design Load (psf)	Building Height ^{2,5} (ft.)	2012 IBC (Ultimate Design Wind Speed, V_{ult}^3)			2012 IRC 2009, 2006 IBC & IRC ⁷ (Basic Wind Speed, V_{asd}^4)		
									Wind exposure category			Wind exposure		
									B	C	D	B	C	D
Artisan [®] Lap Siding	5/8	7-1/4	No. 8 - 18 x 0.323" HD x 5/8" long ribbed bugle head screw [†]	Blind Screwed	Min. No. 20 ga x 3.62" x 1.375" Metal C-stud	16	59.0	0-15	202	183	167	157	142	129
								20	202	178	163	157	138	126
								25	202	174	160	157	135	124
								30	202	171	157	157	132	122
								35	198	168	155	153	130	120
								40	194	166	153	150	128	119
								45	191	164	152	148	127	117
								50	188	162	150	146	125	116
								55	186	161	149	144	124	115
								60	183	159	148	142	123	114
								65	162	141	131	125	109	101
								70	160	140	131	124	108	101
								75	158	138	130	123	107	100
Artisan [®] Lap Siding	5/8	7-1/4	No. 8 - 18 x 0.323" HD x 1-5/8" long ribbed bugle head screw [†]	Blind Screwed	Min. No. 20 ga x 3.62" x 1.375" Metal C-stud	24	49.7	0-15	186	168	153	144	130	118
								20	186	164	149	144	127	116
								25	186	160	147	144	124	114
								30	186	157	144	144	121	112
								35	182	154	142	141	120	110
								40	178	152	141	138	118	109
								45	175	150	139	136	117	108
								50	172	149	138	134	115	107
								55	170	147	137	132	114	106
								60	168	146	136	130	113	105
								65	149	129	120	115	100	93
								70	147	128	120	114	99	93
								75	145	127	119	113	98	92
Artisan [®] Lap Siding	5/8	7-1/4	(Special Fastening Detail A) Blind nail: 0.092" shank x 0.225" HD x 2-1/2" long galvanized siding nail Face nail: No. 16 ga 2-1/2" long finish nail		2x4 wood (SPF)	16	57.0	0-15	199	180	164	154	140	127
								20	199	175	160	154	136	124
								25	199	171	157	154	133	122
								30	199	168	154	154	130	120
								35	195	165	152	151	128	118
								40	191	163	150	148	126	117
								45	188	161	149	145	125	115
								50	185	159	148	143	123	114
								55	182	158	146	141	122	113
								60	180	156	145	140	121	112
								65	159	138	129	123	107	100
								70	157	137	128	122	106	99
								75	156	136	127	121	105	99
Artisan [®] Lap Siding	5/8	7-1/4	(Special Fastening Detail B) Blind nail: 8d box 2-3/8" long galvanized ring shank nail Face nail: No. 16 ga 2-1/2" long finish nail		2x4 wood (SPF)	16	84.0	0-15	241	219	199	187	170	154
								20	241	213	194	187	165	150
								25	241	208	191	187	161	148
								30	241	204	187	187	158	145
								35	236	201	185	183	156	143
								40	231	198	183	179	153	142
								45	228	196	181	176	151	140
								50	224	193	179	174	150	139
								55	221	192	178	172	148	138
								60	219	190	176	170	147	137
								65	193	168	156	150	130	121
								70	191	167	156	148	129	121
								75	189	165	155	146	128	120



Artisan® Lap Siding

All national, state, and local building code requirements must be followed and where they are more stringent than the Artisan® Lap Siding installation requirements, state and local requirements will take precedence.

Table 2, Wind Design Table (continued)

Allowable Wind Speed (mph) for Artisan Lap Siding (Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3)⁶

Product	Product Thickness (in.)	Width (in.)	Fastener Type	Fastener Spacing	Frame Type	Stud Spacing (in.)	Allowable Design Load (psf)	Building Height ^{2,5} (ft.)	2012 IBC (Ultimate Design Wind Speed, V_{ult} ³)			2012 IRC 2009, 2006 IBC & IRC ⁷ (Basic Wind Speed, V_{asd} ⁴)		
									Wind exposure category			Wind exposure		
									B	C	D	B	C	D
Artisan® Lap Siding	5/8	8-1/4	0.092" shank x 0.225" HD x 2-1/4" long galvanized siding nail	Blind-Nailed at each stud location	2x4 wood ⁸	16	32.8	0-15	151	137	124	117	106	96
								20	151	133	121	117	103	94
								25	151	130	119	117	101	92
								30	151	127	117	117	99	91
								35	148	125	116	114	97	90
								40	145	124	114	112	96	88
								45	142	122	113	110	95	88
								50	140	121	112	109	94	87
								55	138	120	111	107	93	86
								60	137	119	110	106	92	85
								65	121	105	-	94	81	-
								70	119	104	-	92	81	-
								75	118	103	-	91	80	-
Artisan® Lap Siding	5/8	8-14	0.092" shank x 0.225" HD x 2-1/4" long galvanized siding nail	Blind-Nailed at each stud location	2x4 wood ⁸	24	18.5	0-15	113	103	-	88	80	-
								20	113	-	-	88	-	-
								25	113	-	-	88	-	-
								30	113	-	-	88	-	-
								35	111	-	-	86	-	-
								40	109	-	-	84	-	-
								45	107	-	-	83	-	-
								50	105	-	-	82	-	-
								55	104	-	-	81	-	-
								60	103	-	-	80	-	-
								65	-	-	-	-	-	-
								70	-	-	-	-	-	-
								75	-	-	-	-	-	-
Artisan® Lap Siding	5/8	8-1/4	No. 8 - 18 x 0.323" HD x 5/8" long ribbed bugle head screw ¹	Blind Screwed	Min. No. 20 ga x 3.62" x 1.375" Metal C-stud	16	53.3	0-15	192	174	158	149	135	123
								20	192	169	155	149	131	120
								25	192	166	152	149	128	118
								30	192	162	149	149	126	116
								35	188	160	147	146	124	114
								40	184	158	146	143	122	113
								45	181	156	144	141	121	112
								50	179	154	143	138	119	110
								55	176	153	142	137	118	110
								60	174	151	140	135	117	109
								65	154	134	125	119	104	96
								70	152	133	124	118	103	96
								75	151	132	123	117	102	95
Artisan® Lap Siding	5/8	8-1/4	No. 8 - 18 x 0.323" HD x 1-5/8" long ribbed bugle head screw ¹	Blind Screwed	Min. No. 20 ga x 3.62" x 1.375" Metal C-stud	24	41.7	0-15	170	154	140	132	119	109
								20	170	150	137	132	116	106
								25	170	147	134	132	114	104
								30	170	144	132	132	111	102
								35	166	141	130	129	110	101
								40	163	139	129	126	108	100
								45	160	138	127	124	107	99
								50	158	136	126	122	105	98
								55	156	135	125	121	105	97
								60	154	134	124	119	104	96
								65	136	118	110	105	92	85
								70	135	117	110	104	91	85
								75	133	116	109	103	90	84

Artisan® Lap Siding

All national, state, and local building code requirements must be followed and where they are more stringent than the Artisan® Lap Siding installation requirements, state and local requirements will take precedence.

Table 2, Wind Design Table (continued)

Allowable Wind Speed (mph) for Artisan Lap Siding (Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3)⁶

Product	Product Thickness (in.)	Width (in.)	Fastener Type	Fastener Spacing	Frame Type	Stud Spacing (in.)	Allowable Design Load (psf)	Building Height ^{2,5} (ft.)	2012 IBC (Ultimate Design Wind Speed, V_{ult}) ³			2012 IRC 2009, 2006 IBC & IRC ⁷ (Basic Wind Speed, V_{asd}) ⁴		
									Wind exposure category			Wind exposure		
									B	C	D	B	C	D
Artisan® Lap Siding	5/8	8-1/4	(Special Fastening Detail A) Blind nail: 0.092" shank x 0.225" HD x 2-1/2" long galvanized siding nail Face nail: No. 16 ga 2-1/2" long finish nail	2x4 wood (SPF)	16	45.0		0-15	177	160	146	137	124	113
								20	177	156	142	137	121	110
								25	177	152	140	137	118	108
								30	177	149	137	137	116	106
								35	173	147	135	134	114	105
								40	169	145	134	131	112	104
								45	167	143	132	129	111	103
								50	164	141	131	127	110	102
								55	162	140	130	126	109	101
								60	160	139	129	124	108	100
								65	141	123	114	110	95	89
								70	140	122	114	108	94	88
								75	138	121	113	107	94	88
Artisan® Lap Siding	5/8	8-1/4	(Special Fastening Detail B) Blind nail: 8d box 2-3/8" long galvanized ring shank nail Face nail: No. 16 ga 2-1/2" long finish nail	2x4 wood (SPF)	16	80.0		0-15	235	214	194	182	165	150
								20	235	208	189	182	161	147
								25	235	203	186	182	157	144
								30	235	199	183	182	154	142
								35	230	196	181	179	152	140
								40	226	193	178	175	150	138
								45	222	191	176	172	148	137
								50	219	189	175	169	146	135
								55	216	187	173	167	145	134
								60	214	185	172	165	143	133
								65	189	164	153	146	127	118
								70	186	163	152	144	126	118
								75	184	161	151	143	125	117

1. Screws shall penetrate the metal framing at least three full threads.

2. Building height = mean roof height (in feet) of a building, except that eave height shall be used for roof angle Θ less than or equal to 10° (2-12 roof slope).

3. V_{ult} = ultimate design wind speed.

4. V_{asd} = nominal design wind speed.

5. Linear interpolation of building height and wind speed is permitted.

6. Wind speed design assumptions per Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3: $K_{zt}=1$, $K_d=0.85$, $GC_p=-1.4$ ($h \leq 60$), $GC_p=-1.8$ ($h > 60$), $GC_{pi}=0.18$.

7. 2009 IBC/IRC, 2006 IBC/IRC calculated using Importance Factor, $I = 1$.

8. Values are for species for wood having a specific gravity of 0.40 or greater.

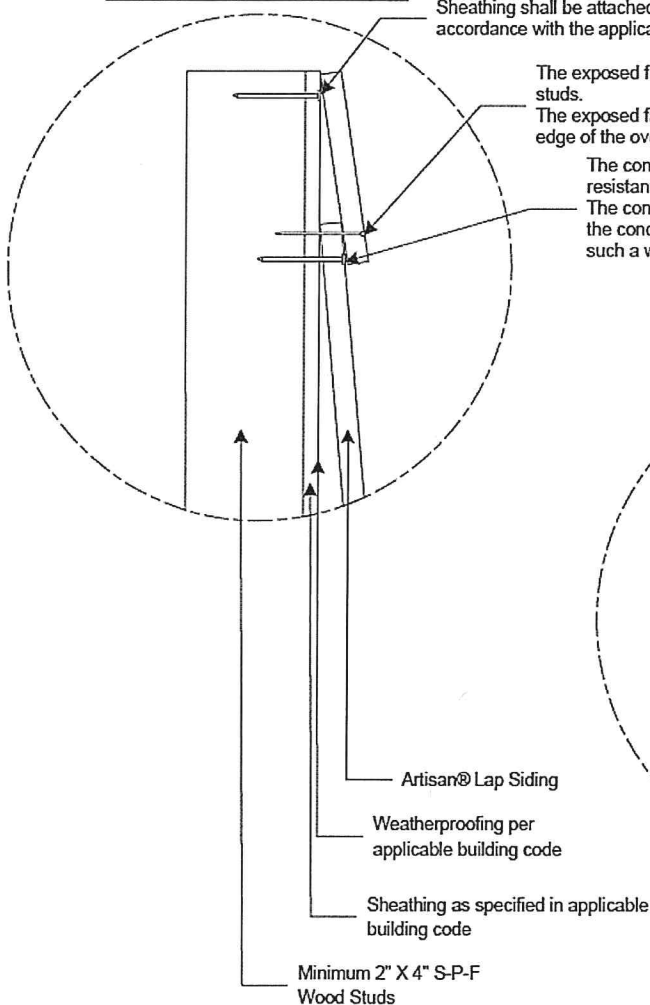


Artisan[®] Lap Siding

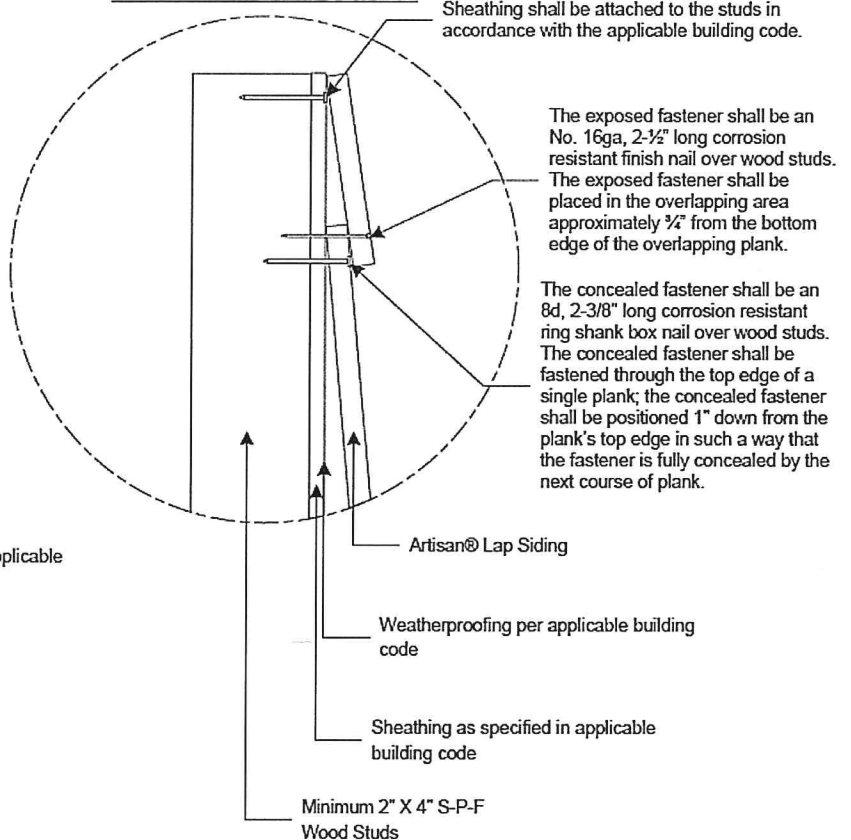
All national, state, and local building code requirements must be followed and where they are more stringent than the Artisan[®] Lap Siding installation requirements, state and local requirements will take precedence.

Special Fastening Details

SPECIAL FASTENING DETAIL A



SPECIAL FASTENING DETAIL B





**SHERWIN
WILLIAMS.**

108.36

LOXON®

**Concrete & Masonry Primer/Sealer
Interior/Exterior Latex
A24W8300**

As of 12/22/2014, complies with:			
OTC	Yes	LEED® 09 CI	Yes
SCAQMD	Yes	LEED® 09 NC	Yes
CARB	Yes	LEED® 09 CS	Yes
CARB SCM2007	Yes	LEED® H	Yes
MPI	Yes	NGBS	Yes

DESCRIPTION

Loxon Concrete & Masonry Primer/Sealer is an acrylic coating specifically engineered for interior and exterior, above-grade, masonry surfaces requiring a high performance primer. It is highly alkali and efflorescence resistant and can be applied to surfaces with a pH of 6 to 13.

- Seals and adheres to concrete, brick, stucco and plaster
- Conditions porous masonry surfaces
- Use on above grade masonry surfaces for a long-lasting finish
- Apply to masonry and concrete surfaces that are at least 7 days old.
- Prevents harm to subsequent coatings by alkalis in the substrate

For use on these surfaces:

- Concrete
- Concrete Block
- Brick
- Stucco
- Fiber Cement Siding
- Plaster
- Mortar
- EIFS Exterior Wall Cladding

PHYSICAL PROPERTIES

Flexibility Passes
ASTM D522 - Method B, 180° bend,
1/8" mandrel

Alkali Resistance Passes
Based on ASTM D1308

Mildew Resistance Passes
ASTM D3273/D3274

CHARACTERISTICS

Color: White

Coverage: 200-300 sq ft/gal
5.3 - 8.0 mils wet
2.1 - 3.2 mils dry
Coverage on porous & rough stucco 80 square feet per gallon

Drying Time, @ 77°F, 50% RH:
Touch: 4 hours
Recoat: 24 hours
Drying and recoat times are temperature, humidity and film thickness dependent.

Finish: 0-10 units @ 85°

Flash Point: N/A

Vehicle Type: Acrylic

A24W08300

VOC (less exempt solvents):
<50 g/L; 0.42 lb/gal
As per 40 CFR 59.406 and SOR/2009-264, s.12

Volume Solids: 41 ± 2%

Weight Solids: 55 ± 2%

Weight per Gallon: 10.92 lb

WVP Perms (US) 22.3
grains/(hr ft² in Hg)

Tinting - For best topcoat color development, use the recommended "P"-shade primer. If desired, up to 4 oz per gallon of ColorCast Ecotones can be used to approximate the topcoat color. Check color before use.

When spot priming on some surfaces, a non-uniform appearance of the final coat may result, due to differences in holdout between primed and unprimed areas. To avoid this, prime the entire surface rather than spot priming.

For optimal performance, this primer/sealer must be topcoated with a latex, alkyd/oil, water based epoxy, or solvent based epoxy coating on architectural applications.

For exterior use, this primer/sealer must be topcoated within 14 days to prevent degradation due to weathering.

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull.

Masonry/Concrete/Stucco

All new surfaces must cure for at least 7 days. Remove all form release and curing agents. Pressure clean to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, peeling and defective coatings, chalks, etc. Allow the surface to dry before proceeding. Repair cracks, voids, and other holes with an appropriate patching compound or sealant.



**SHERWIN
WILLIAMS.**

108.36

LOXON®

**Concrete & Masonry Primer/Sealer
Interior/Exterior Latex
A24W8300**

<u>SURFACE PREPARATION</u>	<u>APPLICATION</u>	<u>CAUTIONS</u>
<p>Mildew Remove before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.</p> <p>Caulking Fill gaps between windows, doors, trim, and other through-wall openings with the appropriate caulk after priming the surface.</p>	<p>Apply at temperatures above 50°F. No reduction necessary.</p> <p>Do not paint in direct sun or on a hot surface. May be applied to damp but not to wet surfaces.</p> <p>Brush Use a nylon/polyester brush</p> <p>Roller Use a 1/2" to 1-1/2" nap synthetic cover</p> <p>Airless Spray Pressure..... 2000-2700 psi Tip..... .019"</p> <p>Spray and backroll on porous & rough stucco to achieve required film build and a pin-hole free surface.</p> <p><u>CLEANUP INFORMATION</u></p> <p>Clean spills, spatters, hands and tools with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.</p>	<p>Protect from freezing. Non-photochemically reactive.</p> <p>LABEL CAUTIONS CAUTION contains CRYSTALLINE SILICA and ZINC. Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. FIRST AID: In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE. Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN. HOTW 12/22/2014 A24W08300 33 44 KOR, SP, FR, Viet</p> <p>The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an MSDS.</p>



**SHERWIN
WILLIAMS.**

102.02

A-100[®]
Exterior Latex
Flat
A6-100 Series

As of 12/01/2012. Complies with:			
OTC	Yes	LEED® 09CI	N/A
SCAQMD	Yes	LEED® 09NC	N/A
CARB	Yes	LEED® 09CS	N/A
CARB SCM 2007	Yes	LEED® H	N/A
MPI #	10	NGBC	N/A

CHARACTERISTICS

A-100 Exterior Latex is a quality exterior finish. This product is recommended for use on aluminum, vinyl, and wood siding, clapboard, shakes, shingles, plywood, masonry, and metal down to a surface and air temperature of 35°F.

Color: Most colors

To optimize hide and color development, always use the recommended P-Shadow primer

Coverage: 350 - 400 sq ft/gal

@ 4 mils wet; 1.2 mils dry

Drying Time, @ 50% RH:

@ 35-45°F @ 45°F +

Touch: 2 hour 2 hours

Recoat: 24-48 hours 4 hours

Drying and recoat times are temperature, humidity, and film thickness dependent

Flash Point: N/A

Finish: 0-5 units @ 85°

Tinting with CCE:

Base oz/gal Strength

Extra White 0-5 100%

Deep Base 4-12 100%

Ultradeep Base 4-12 100%

Vehicle Type: 100% Acrylic

A06W00151

VOC (less exempt solvents):

<50 g/L; <0.42 lb/gal

As per 40 CFR 59.406 and SOR/2009-264, s.12

Volume Solids: 34 ± 2%

Weight Solids: 52 ± 2%

Weight per Gallon: 11.4 lb

WVP Perms (US) 36.7

grains/(hr ft² in Hg)

Mildew Resistant

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

SPECIFICATIONS

Standard latex primers cannot be used below 50°F. See specific primer label for that product's application conditions.

Aluminum & Aluminum Siding¹

2 cts. A-100 Exterior Latex

Concrete Block, CMU, Split face Block

1 ct. Loxon Block Surfacer

2 cts. A-100 Exterior Latex

Brick

1 ct. Loxon Conditioner²

2 cts. A-100 Exterior Latex

Cement Composition Siding/Panels

1 ct. Loxon Concrete & Masonry Primer²

or Loxon Conditioner²

2 cts. A-100 Exterior Latex

Galvanized Steel¹

2 cts. A-100 Exterior Latex

Stucco, Cement, Concrete

1 ct. Loxon Concrete & Masonry Primer²

2 cts. A-100 Exterior Latex

Plywood

1 ct. Exterior Latex Wood Primer

2 cts. A-100 Exterior Latex

Vinyl Siding

2 cts. A-100 Exterior Latex

Wood

1 ct. Exterior Oil-Based Wood Primer

2 cts. A-100 Exterior Latex

¹ On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

² Not for use at temperatures under 50°F. See specific primer label for that product's application conditions.

Other primers may be appropriate.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.

SURFACE PREPARATION

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Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull. Seal stains from water, smoke, ink, pencil, grease, etc. with the appropriate primer/sealer.

Aluminum and Galvanized Steel

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, steel wool, or other abrading method.

Cement Composition Siding/Panels

Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 8, prime with Loxon Concrete & Masonry Primer.



**SHERWIN
WILLIAMS.**

102.02

A-100®

Exterior Latex Flat A6-100 Series

SURFACE PREPARATION

Masonry, Concrete, Block

All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces can be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Acrylic Primer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant.

Steel

Rust and mill scale must be removed using sandpaper, steel wool, or other abrading method. Bare steel must be primed the same day as cleaned.

Stucco

Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 5-7 days and prime with Loxon Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

Vinyl

Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly.

Wood, Plywood, Composition Board

Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed.

Caulking

Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

SURFACE PREPARATION

Mildew

Remove before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

APPLICATION

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the **air, surface, and material temperature** are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

No reduction necessary.

Brush

Use a nylon/polyester brush.

Roller

Use a 3/8" - 3/4" nap synthetic cover.

Spray—Airless

Pressure..... 2000 psi

Tip..... .015"-.019"

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with mineral spirits to prevent rusting of the equipment.

Follow manufacturer's safety recommendations when using mineral spirits.

CAUTIONS

For exterior use only.

Protect from freezing.

Non-photochemically reactive.

LABEL CAUTIONS

CAUTION contains CRYSTALLINE SILICA and ZINC. Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. FIRST AID: In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE. Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.

HOTW 03/25/2013 A06W00151 24 47

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SECTION 6300.E.5

5. A reduction of the 80% minimum masonry construction requirement or deviation from the masonry material construction requirement imposed on all dwelling units within any SF, Single-Family Residential or 2F, Two-Family Residential Districts.

- a. Conditions of Approval:

1. The proposed construction must accommodate architectural features which are integral to the building design;
2. All alternate construction materials must have the same durability as masonry; and
3. The granting of the special exception must not diminish or impair property values within the neighborhood.

ZBA COMMUNICATION

Agenda Date: September 7, 2016

Case Number: ZBA#16-005

Applicant: John and Sharon Banta

Subject Land Use: Single-family residential

Zoning: PR

Request: Special Exception to allow an accessory building with an area of approximately 748 square feet and a height of approximately 18 feet

Zoning Ordinance Reference: 6300.E.6

Location: 233 N. Creekwood Dr

STAFF COMMENTS

The applicant is requesting a Special Exception to allow a pool cabana on the property. The proposed building has an area of approximately 748 square feet and a height of approximately 18 feet. The Board may grant a Special Exception under these regulations if all of the following criteria are met.

1. The building or structure must be located on a lot of one-half (0.5) acre in size or larger. According to the plat, the applicant's property is 3.395 acres.
2. The applicant is not requesting an exception for the total building area. The new pool cabana will not exceed 2% of the square footage of the lot.
3. The applicant is requesting an exception for the building height. The maximum height allowed for an accessory building is 12 feet. The Board may grant a Special Exception to allow accessory buildings up to 35 feet in height for properties more than two acres in size. The applicant is requesting a height of approximately 18 feet.
4. The applicant is not requesting a reduction to the setback requirements for the proposed building. The building will be approximately 20 feet from the nearest property line.
5. The Board must find that there will be no negative impact to abutting properties.

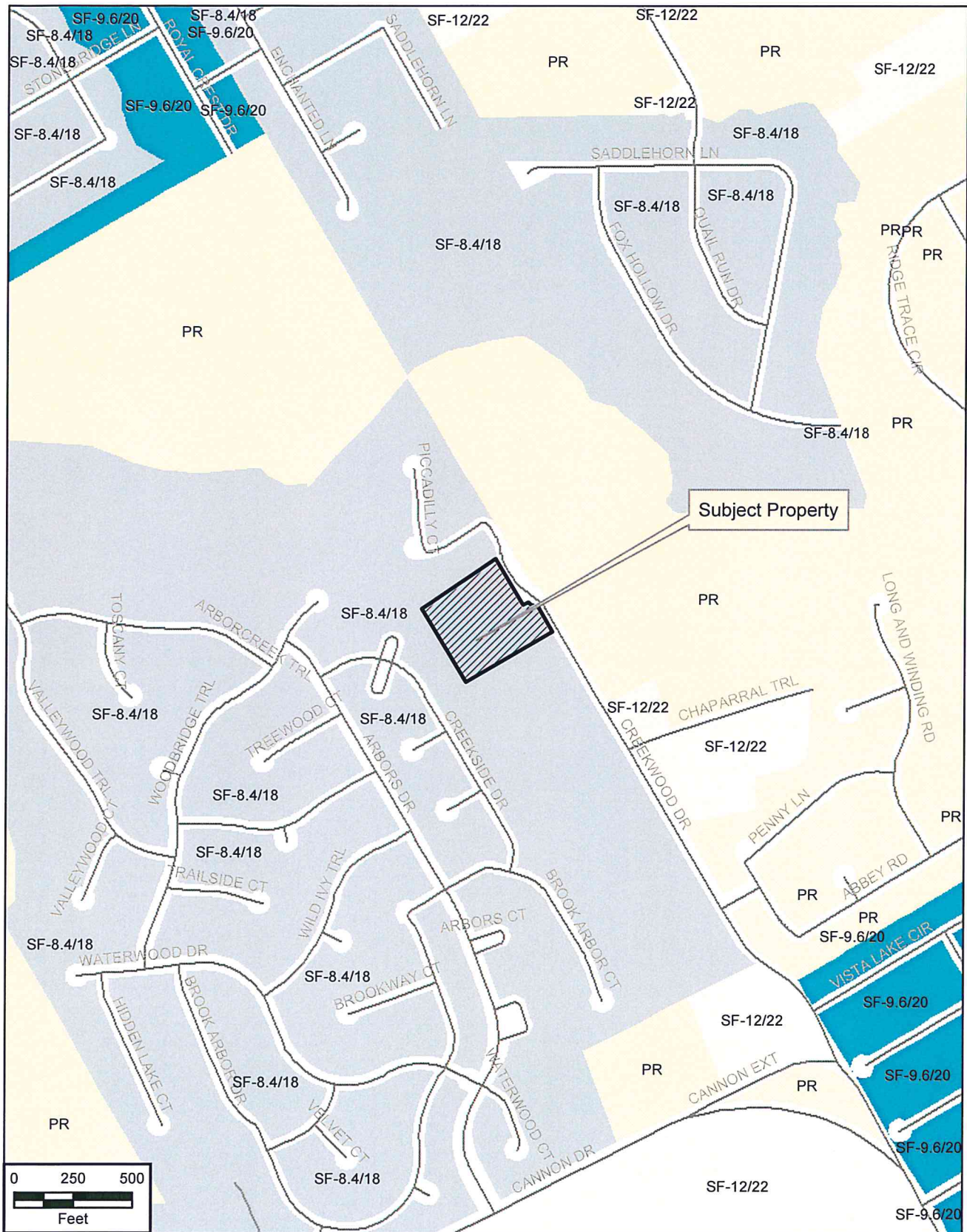
Please note that the accessory building regulations are intended to restrict tall or large accessory buildings from being located too close to property lines. To this end, the Board may establish conditions with respect to the maximum area, height and setbacks of the accessory building. If approved, the accessory building may not be used for business purposes.

Attachments:

Maps and supporting information

Site plan and exhibits

Provisions of Section of 6300.E.6



ZBA# 16-005

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

08/18/2016



ZBA# 16-005

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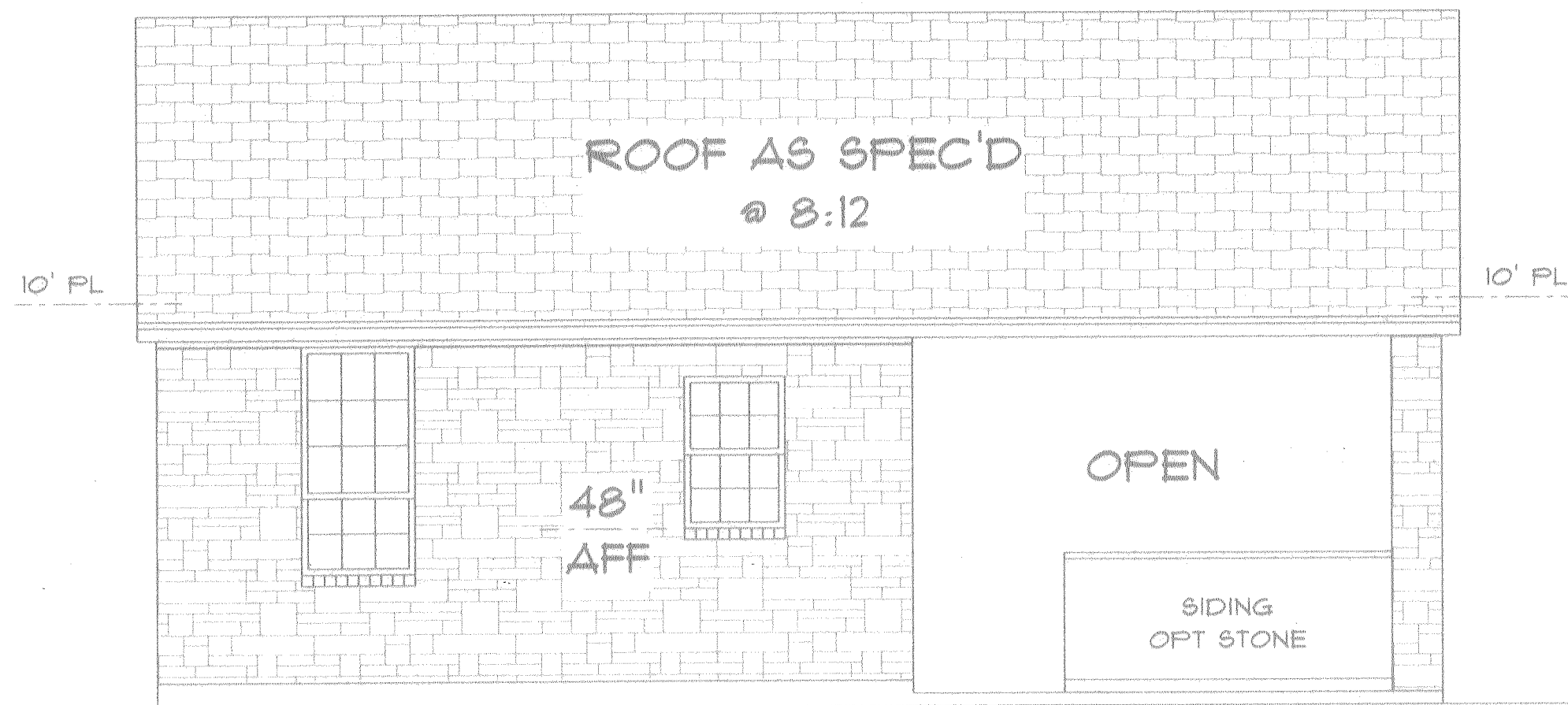
08/18/2016

I AM REQUESTING FOR A VARIANCE.
I WILL BE BUILDING A POOL HOUSE THAT
WILL BE 18 FEET TALL. THE BUILDING
IS 34X22 WITH AN 8:12 PITCH ON
THE ROOF.

THE LOT IS APPROX: 3.36 ACRES
THE BUILDING IS .5% OF THE LOT SIZE
THE BUILDING IS 20' OFF THE SIDE PROPERTY
LINE AND 210' OFF THE REAR PROPERTY
LINE.

Direct

THE BUILD CANNOT BE 12' TALL BECAUSE
THE BUILDING IS 22 FEET WIDE WITH 10'
TALL WALLS. TO GET THE ROOF ON THE
STRUCTURE THE BUILDING WILL NEED TO
BE 18' TALL



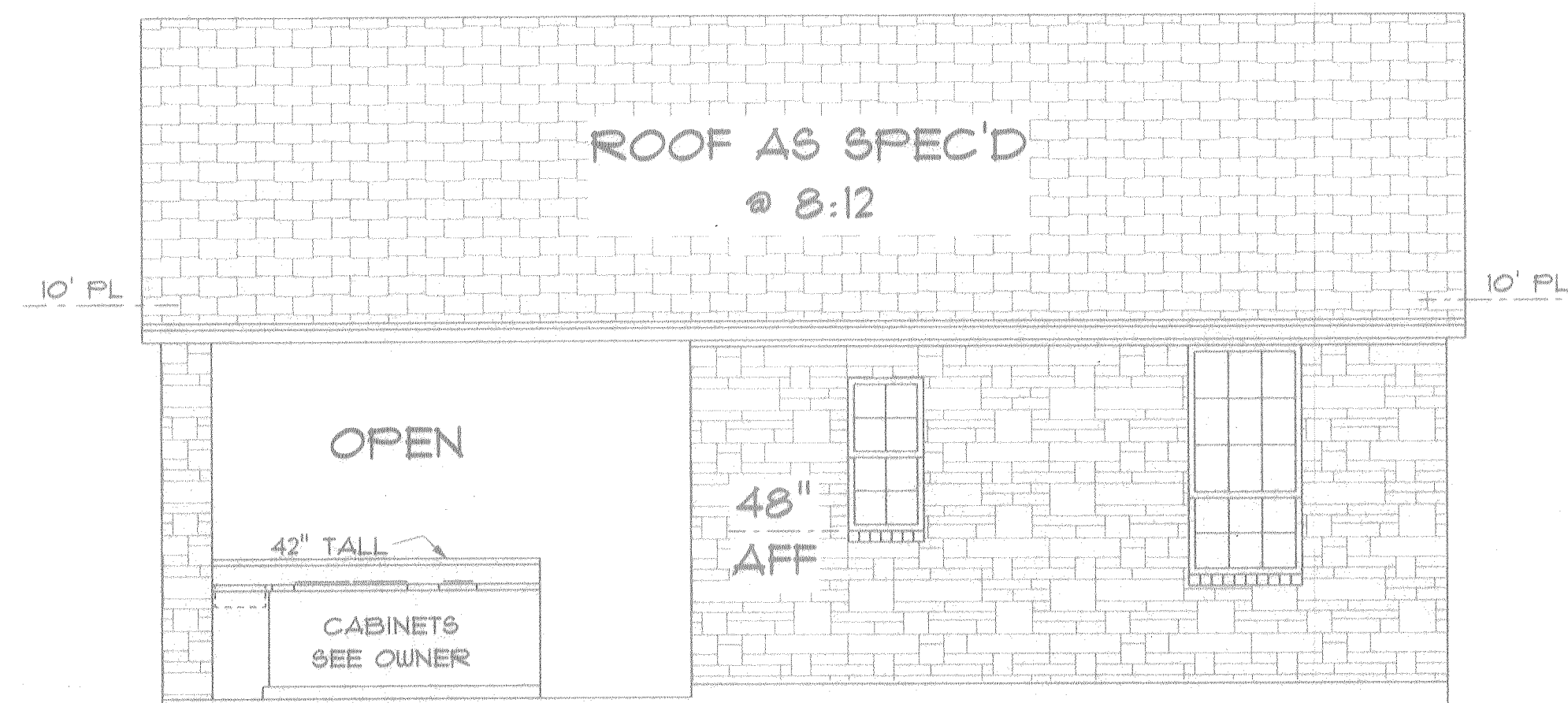
LEFT ELEVATION



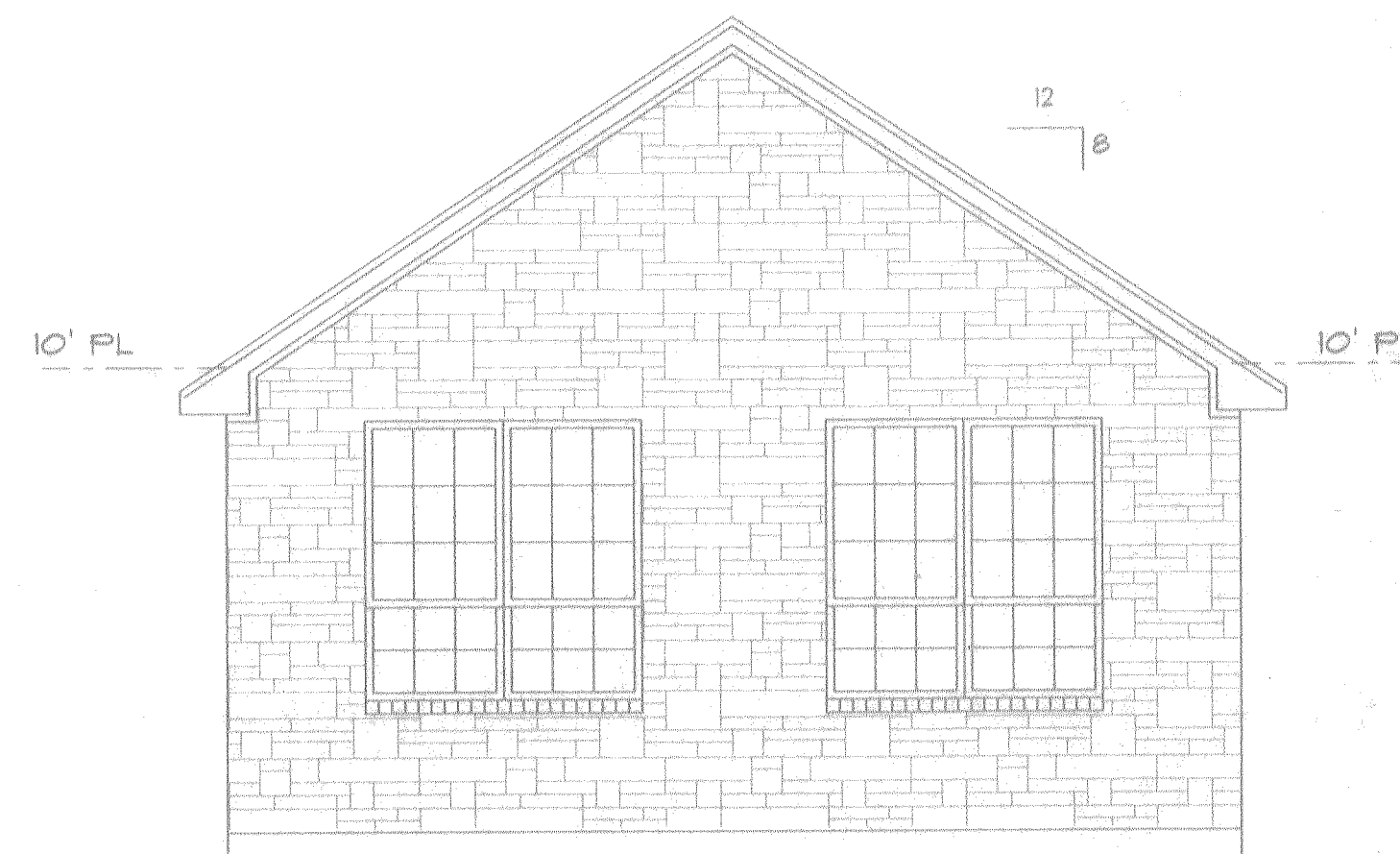
FRONT ELEVATION

ELEVATION/ROOF NOTES:

1. PLATE HTS ARE "NOMINAL"
2. SEE BLDG/ OWNER RE:
EXACT CORNICE DETAILS AND
EXPANSION JOINT LOCATIONS



RIGHT ELEVATION



REAR ELEVATION

817-45-plans
6020 w. pioneer pkwy.
arlington, texas 76013
www.45plans.com

professional
design
div. of eei

NOTICE
CONTRACTOR ASSUMES ALL RESPONSIBILITY TO
CONFIRM: DIMENSIONS, STRUCTURAL & MECHANICAL
DESIGNS, LOCAL BLDG. CODES, DEED RESTRICTIONS,
AND OWNER SPECIFICATIONS REGARDING THIS DESIGN.
THIS DESIGN IS THE SOLE PROPERTY OF
eei/professional design. WITH PERMISSION FOR
CONDITIONAL, ONE TIME USE, BASED ON THE
PAID INVOICE FOR THE SITE REFERENCED.
ALL RIGHTS RESERVED - U.S. COPYRIGHT

design #
BANTA

12-16

scale

1/4" = 1'0"

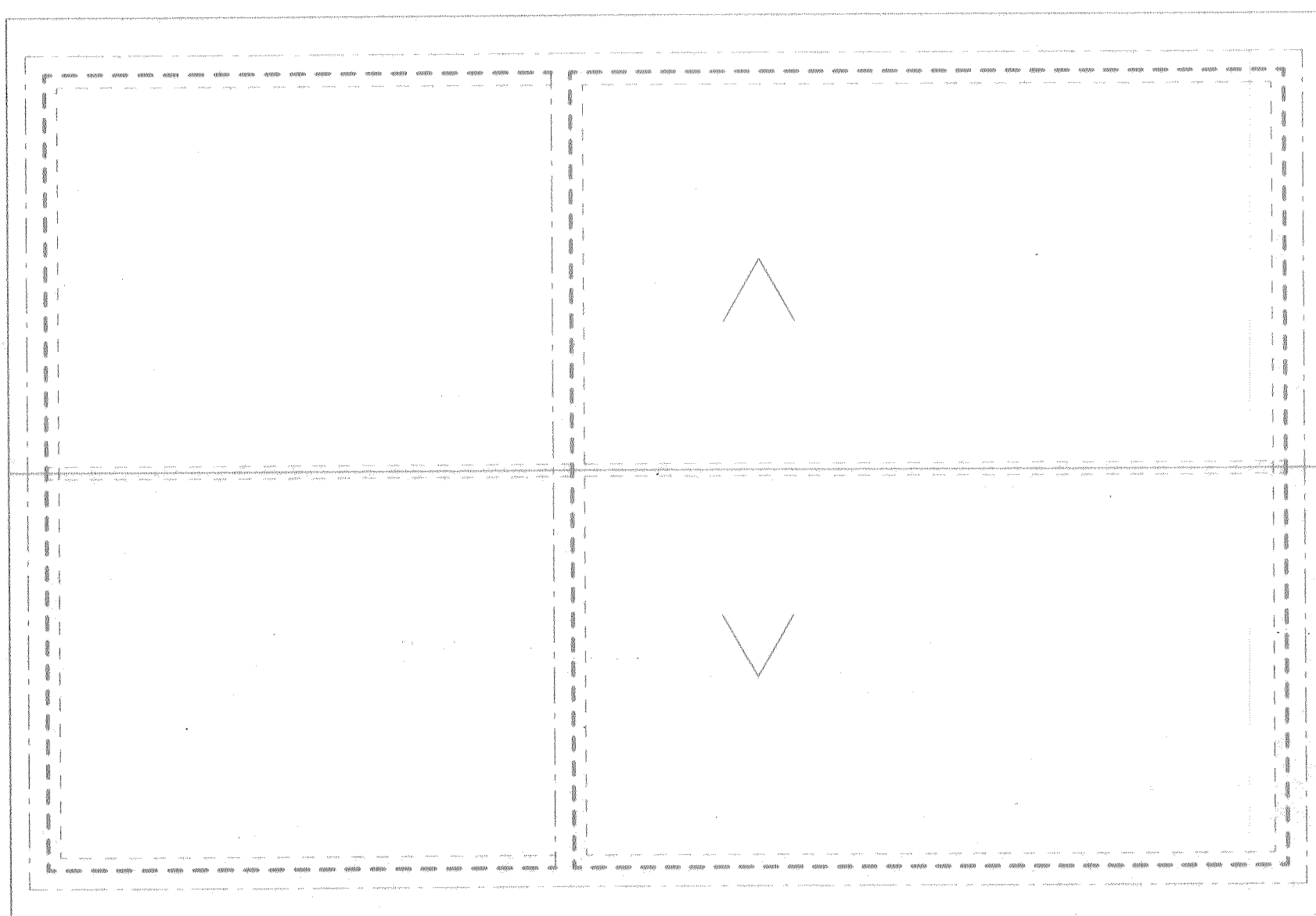
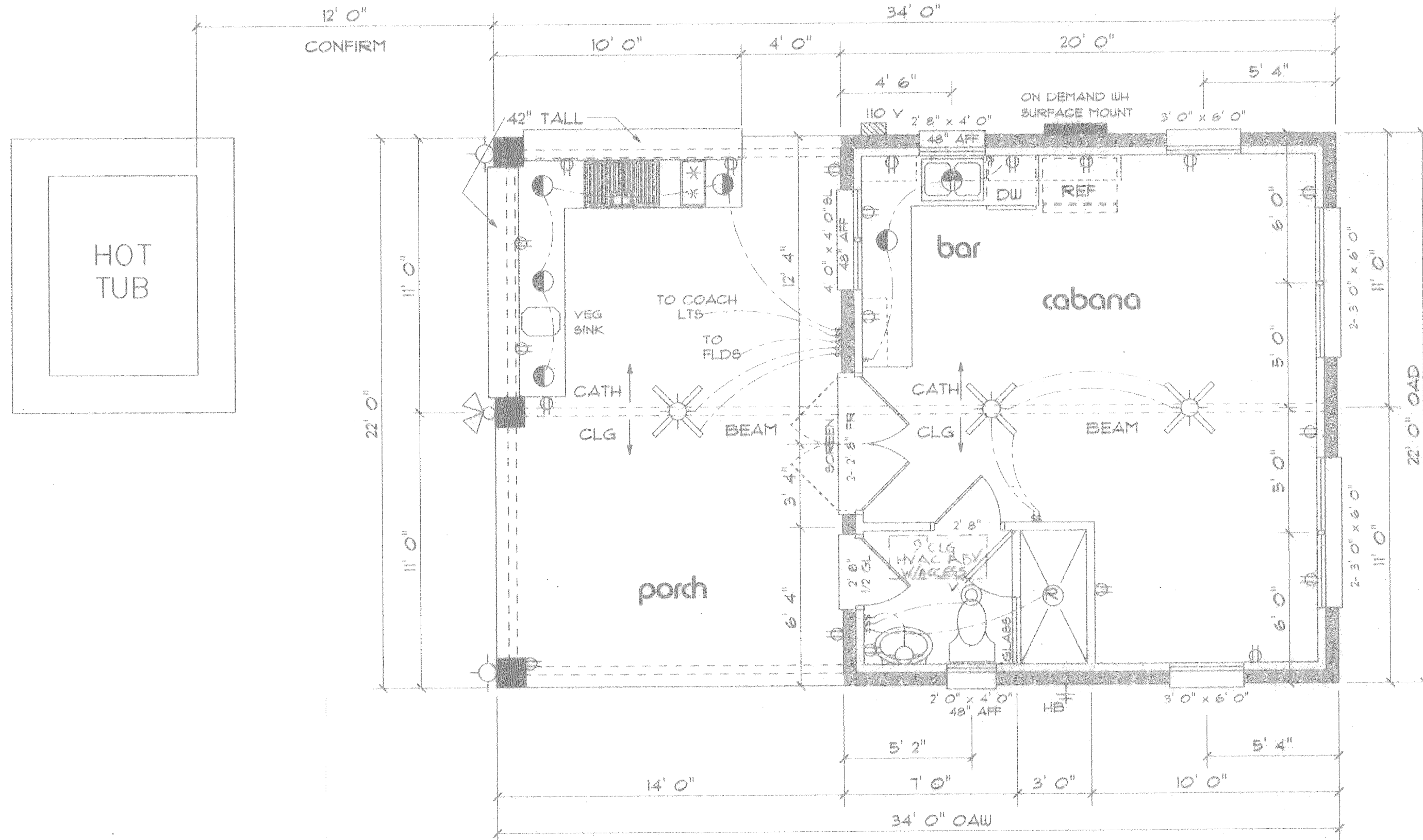
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06-28-16

page

1 of 3

elevations



ROOF DETAIL

DARK DASH LINES REPRESENT EXTERIOR
LOAD BEARING FRAME WALLS / BEAMS

8:12 PITCH ALL 10' PL ALL

GENERAL NOTES:

1. 10' PL & CLGS EXC AS NOTED
OPT. 8' T DOORS/CO'S, SEE OWNER
2. BLOCK WALLS #36" OF BATH
3. CONFIRM ADDN EXT LTG & FLR PLUG(S)
4. ADD POWER FOR DRIVEWAY GATE
LOW VOLTAGE - SEE OWNER

footages

living	440
porch	308
total	748

NOTICE CONTRACTOR ASSUMES ALL RESPONSIBILITY TO CONFIRM: DIMENSIONS, STRUCTURAL & MECHANICAL DESIGNS, LOCAL BLDG. CODES, DEED RESTRICTIONS, AND OWNER SPECIFICATIONS REGARDING THIS DESIGN. THIS DESIGN IS THE SOLE PROPERTY OF eel/professional design. WITH PERMISSION FOR CONDITIONAL, ONE TIME USE, BASED ON THE PAID INVOICE FOR THE SITE REFERENCED ALL RIGHTS RESERVED - JIS COPYRIGHT	Y-12
	design # BANTA 12-16
scale 1/4"=1'0"	
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page 2 of 3	
floor plan roof detail	

SECTION 6300.E.6

6. An increase in the maximum allowable area or height, or a reduction of the minimum setback requirements for accessory buildings or structures.

- a. Conditions of Approval:

1. No special exception may be granted by the Board of Adjustment unless the building or structure is to be located on a lot of one-half (0.5) acre in size or larger.
2. The Board may grant an increase in building area provided that the total building area resulting from the approval of the special exception shall not exceed four (4) percent of the square footage of the lot.
3. The Board may grant an increase in height not to exceed twenty-four (24) feet for buildings or structures located on lots of one-half (0.5) acre to two (2) acres in size, and not to exceed thirty-five (35) feet for buildings or structures located on lots of two (2) acres in size or larger.
4. The Board may grant a reduction in the minimum required setbacks to allow an accessory building to be located no closer than five (5) feet from the side property line and seven and one-half (7.5) feet from the rear property line, unless the accessory building or structure is intended to house or contain livestock, in which case the setbacks established in Section 7800.B.13 shall apply.
5. To grant a special exception, the Board must find that there will be no negative impact to the abutting properties.

ZBA COMMUNICATION

Agenda Date: September 7, 2016

Case Number: ZBA#16-006

Applicant: Arthur Girouard

Subject Land Use: Single-family residential

Zoning: PR

Request: Special Exception to allow an accessory building with an area of approximately 1,200 square feet and a height of approximately 19 feet

Zoning Ordinance Reference: 6300.E.6

Location: 2451 Callender Rd.

STAFF COMMENTS

The applicant is requesting a Special Exception to allow a new garage/workshop building on the property. The proposed building has an area of approximately 1,200 square feet and a height of approximately 19 feet. The Board may grant a Special Exception under these regulations if all of the following criteria are met.

1. The building or structure must be located on a lot of one-half (0.5) acre in size or larger. According to the plat, the applicant's property is 3.264 acres.
2. The applicant is not requesting an exception for the total building area. Together with the existing barn on the property, the new building will not exceed 2% of the square footage of the lot.
3. The applicant is requesting an exception for the building height. The maximum height allowed for an accessory building is 12 feet. The Board may grant a Special Exception to allow accessory buildings up to 35 feet in height for properties more than two acres in size. The applicant is requesting a height of approximately 19 feet.
4. The applicant is not requesting a reduction to the setback requirements for the proposed building. The building will be approximately 15 feet from the nearest property line.
5. The Board must find that there will be no negative impact to abutting properties.

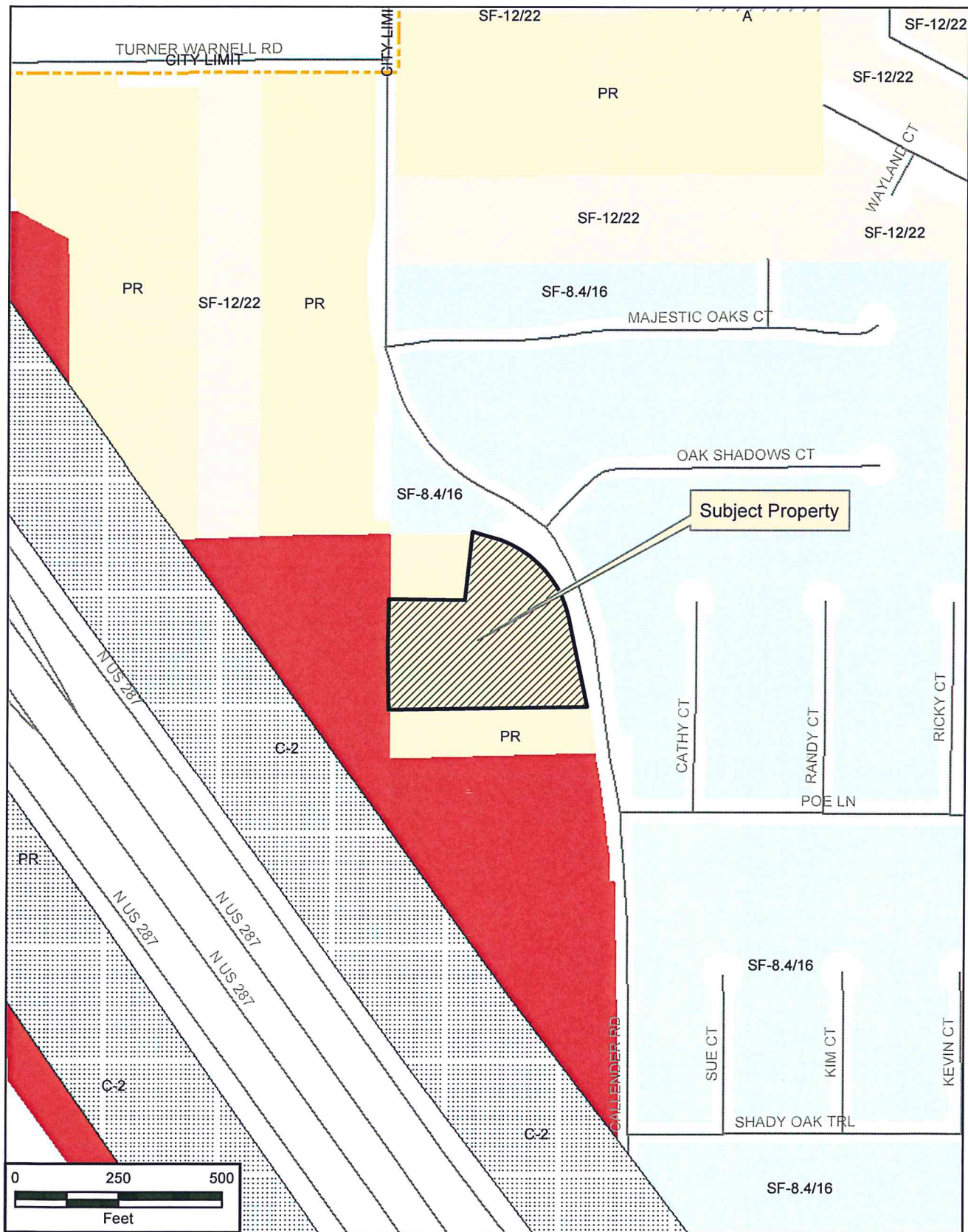
Please note that the accessory building regulations are intended to restrict tall or large accessory buildings from being located too close to property lines. To this end, the Board may establish conditions with respect to the maximum area, height and setbacks of the accessory building. If approved, the accessory building may not be used for business purposes.

Attachments:

Maps and supporting information

Site plan and exhibits

Provisions of Section of 6300.E.6



ZBA# 16-006

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08/08/2016



ZBA# 16-006

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08/08/2016

To Whom it may concern,

This is a request for a special exception. I would like to have a 2-car garage built behind my house. The plans call for a 19 foot building height. Because this exceeds the limit of 12 feet I need this special exception.

The total square feet of all out buildings is less than 2 % of the total square footage of the property (property description provided).

The setback is 15 feet, exactly the same as the existing house to provide for symmetry.

The proposed location is at the side of the yard, more than 75 feet from the front property line. Additionally, the garage is located behind the rear façade of the main residential building that is furthest from the street.

Thank you for your consideration,

Arthur E. Girouard

ZONED 'C-2'

MOUSER FAMILY L.P. #1
VOL. 13631, PG. 379
D.R.T.C.T.

N 01° 04' 14" E 90.59'

N 01° 40' 30" E 174.45'

7.5' U.E.

EXISTING PART
TO REMAIN

EXISTING CONC
ISKIS' PAD TO REMAIN

overhead electric line

7.5' U.E.

overhead electric line

LOT 1, BLOCK 1
DAUGHERY ADDITION
VOL. 388-141, PG. 32

CHI KIM DOAN & STEVEN VO
C.C. INSTR. #D211072192
D.R.T.C.T.

ZONED 'PR'

Lot 1, Block 1
3.264 ac
142,180 sf

50' EXPLORER PIPELINE ESM'T.

APPROXIMATE CENTERLINE OF
SINCLAIR REFINING CO. ESM'T.
VOL. 1959, PG. 609

RIGHT-OF-WAY DEDICATION
0.014 ACRE / 614 SQ.FT

JOYCE ANN NEAL
VOL. 6073, PG. 312
D.R.T.C.T.

ZONED 'PR'

N 06° 01' 35" E 158.14'

14" OAK 18" CAN

10' U.E.

25' B.L.

L = 68.57'

3.13' 2" CL GAS LINE

GAS FLAG

CL GAS LINE

GAS FLAG

GAS FLAG

GAS FLAG

GAS FLAG

N 88° 53' 00" W 484.74'
(Reference bearing & control line)

WILLIAM LYNN SURVEY
ABSTRACT NO. 984

EXISTING RESIDENCE TO REMAIN
REFER TO EXHIBIT B

0.7' wide
brick wall
(top)

0.7' wide
brick planter
(top)

KEY PLAN

CALENDER ROAD
(R.O.W. VARIES)
(ASPHALT PAVEMENT)

GRID N: 6907386.550
GRID E: 2383205.278

Arc 329.40' Rad 256.63'

PL 26" RCP

F/L RCP

TELE Riser

5" C. MARKER

ATT. MARKER E

PP.

WIR. MTR.

TELE Riser

PP.

TELE Riser

overhead electric line

25' B.L.

10' U.E.

65.15'

ATT. MARKER

PL 15" RCP

PL 15" RCP

PL 15" RCP

PL 15" RCP

PL 15" RCP

PL 15" RCP

PL 15" RCP

PL 15" RCP

PL 15" RCP

PL 15" RCP

PL 15" RCP

PL 15" RCP

PL 15" RCP

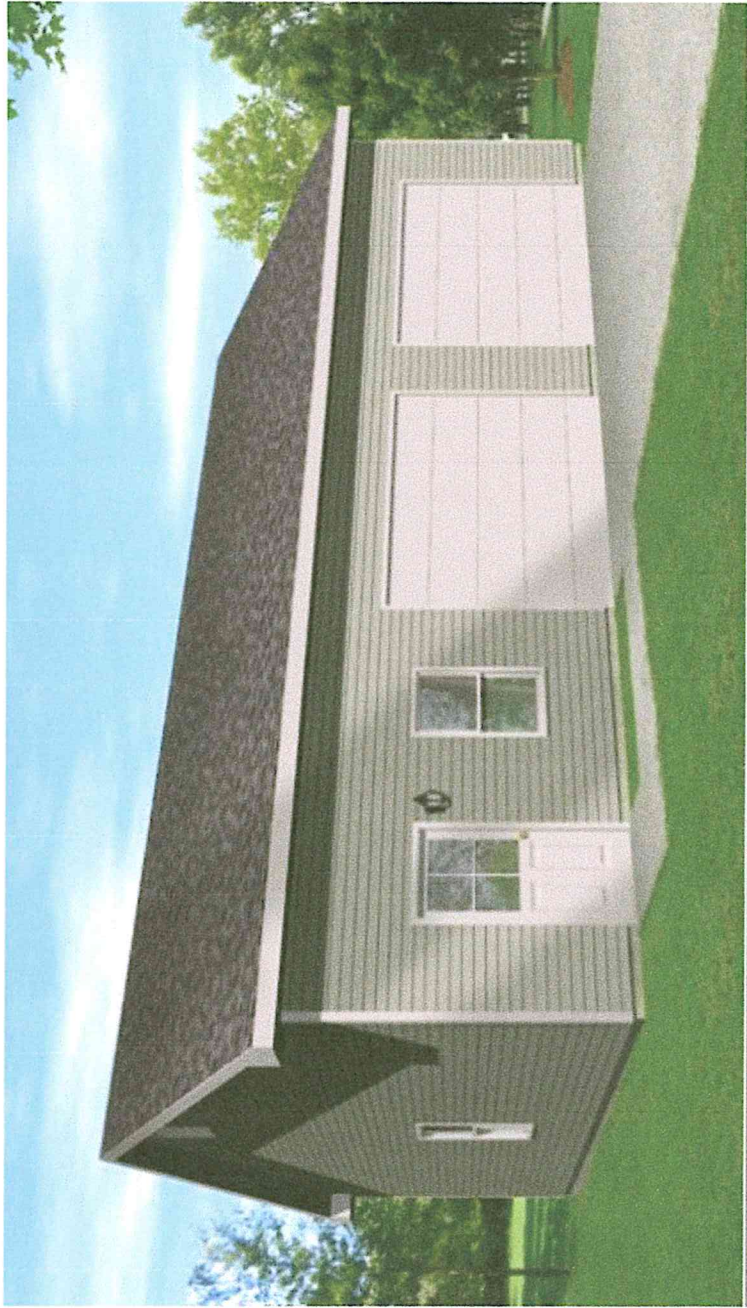
PL 15" RCP

PL 15" RCP

PL 15" RCP

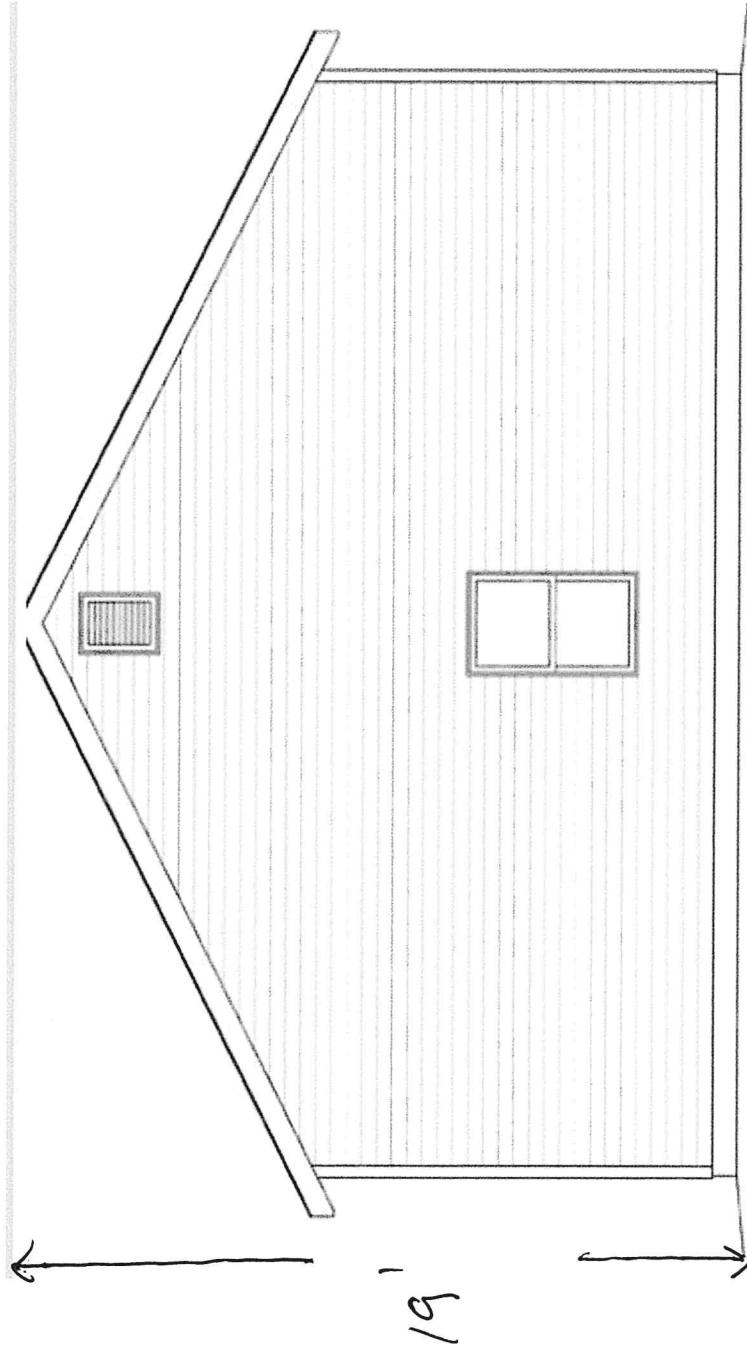
PL 15" RCP

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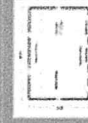


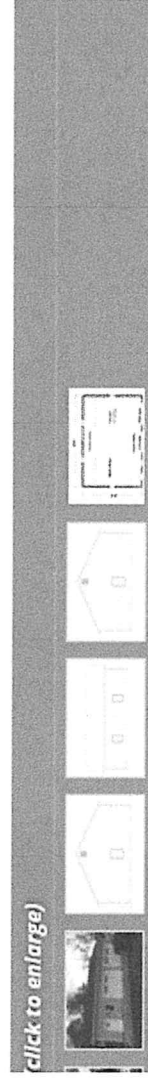
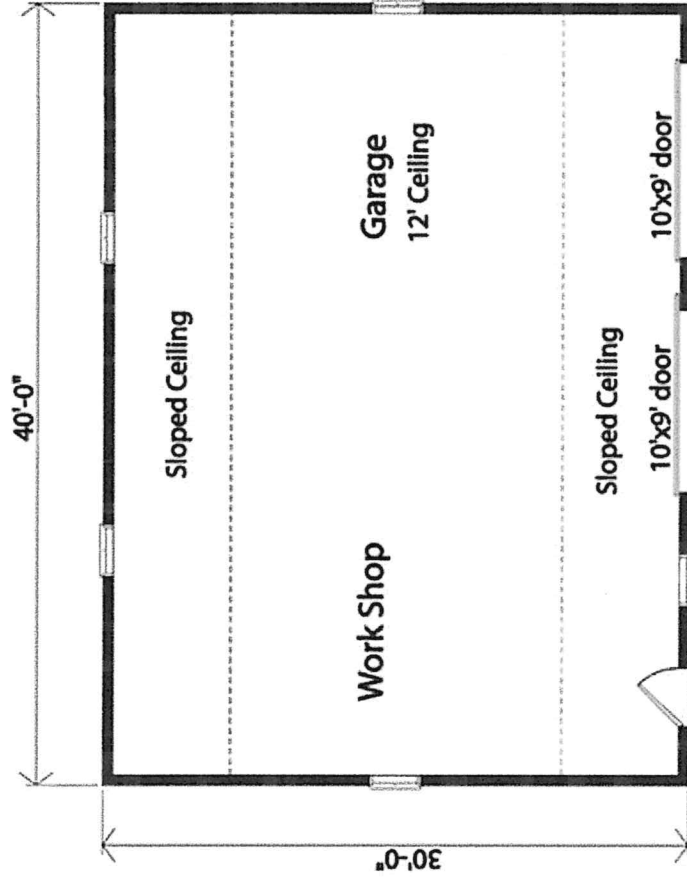
Front View (click to enlarge)





Right View (click to enlarge)





SECTION 6300.E.6

6. An increase in the maximum allowable area or height, or a reduction of the minimum setback requirements for accessory buildings or structures.

- a. Conditions of Approval:

1. No special exception may be granted by the Board of Adjustment unless the building or structure is to be located on a lot of one-half (0.5) acre in size or larger.
2. The Board may grant an increase in building area provided that the total building area resulting from the approval of the special exception shall not exceed four (4) percent of the square footage of the lot.
3. The Board may grant an increase in height not to exceed twenty-four (24) feet for buildings or structures located on lots of one-half (0.5) acre to two (2) acres in size, and not to exceed thirty-five (35) feet for buildings or structures located on lots of two (2) acres in size or larger.
4. The Board may grant a reduction in the minimum required setbacks to allow an accessory building to be located no closer than five (5) feet from the side property line and seven and one-half (7.5) feet from the rear property line, unless the accessory building or structure is intended to house or contain livestock, in which case the setbacks established in Section 7800.B.13 shall apply.
5. To grant a special exception, the Board must find that there will be no negative impact to the abutting properties.