

### CITY OF NEW BEDFORD DEPARTMENT OF CITY PLANNING

133 William Street • Room 303 • New Bedford, Massachusetts 02740 (508) 979-1488 • www.newbedford-ma.gov

#### **STAFF REPORT**

**NEW BEDFORD HISTORICAL COMMISSION MEETING** 

October 6, 2022

**CASE # 2022.35: CERTIFICATE OF APPROPRIATENESS** 

15 Johnny Cake Hill (Map 53 Lot 153)

**OWNER/** New Bedford Port Society

**APPLICANT:** 15 Johnny Cake Hill

New Bedford, MA 02740

**APPLICANT'S** JMBA Architects **AGENT:** 47 N Second Street

New Bedford, MA 02740



**OVERVIEW:** Restoration of existing carriage house/shed in rear of property.

**EXISTING CONDITIONS:** The circa 1787 Mariner's Home (William Rotch Jr. House) is sited on the west side and on the crest of Johnny Cake Hill. A one-story wood framed carriage house/shed structure is situated at the northwest corner of the Mariners Home and adjacent to the southwest corner of the structure at 17 Johnny Cake Hill.

**PROPOSAL:** Approximately 70 square feet of the east portion of the existing shed will be removed, along with the existing doors, to allow room between the shed and the buildings. A new concrete slab will be poured, the east wall rebuilt, and the roof, siding, and trim will be replaced with in-kind materials. New doors will be installed on the south façade. All existing hardscape will be reinstalled.

Please See attached Plans and Images for further detail.

**STATEMENT OF APPLICABLE GUIDELINES:** *The Bedford Landing District Design Guidelines* state the following relative to this proposal:

Rehabilitation is defined by the Standards "as the act or process of making possible a compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values". This approach acknowledges the need to alter or add to a historic building to meet modern uses while retaining a properties character defining features. This approach allows for appropriate change while not destroying or significantly altering historic fabric.

**STAFF RECOMMENDATION:** The selective demolition of the portions of the shed do not detract from the historical character of the structure. Specifications are required for the asphalt roof and doors.



Existing South Façade- Entrance bump out to be removed and doors replaced.



Existing North Façade- 7 feet of eastern portion to be removed.



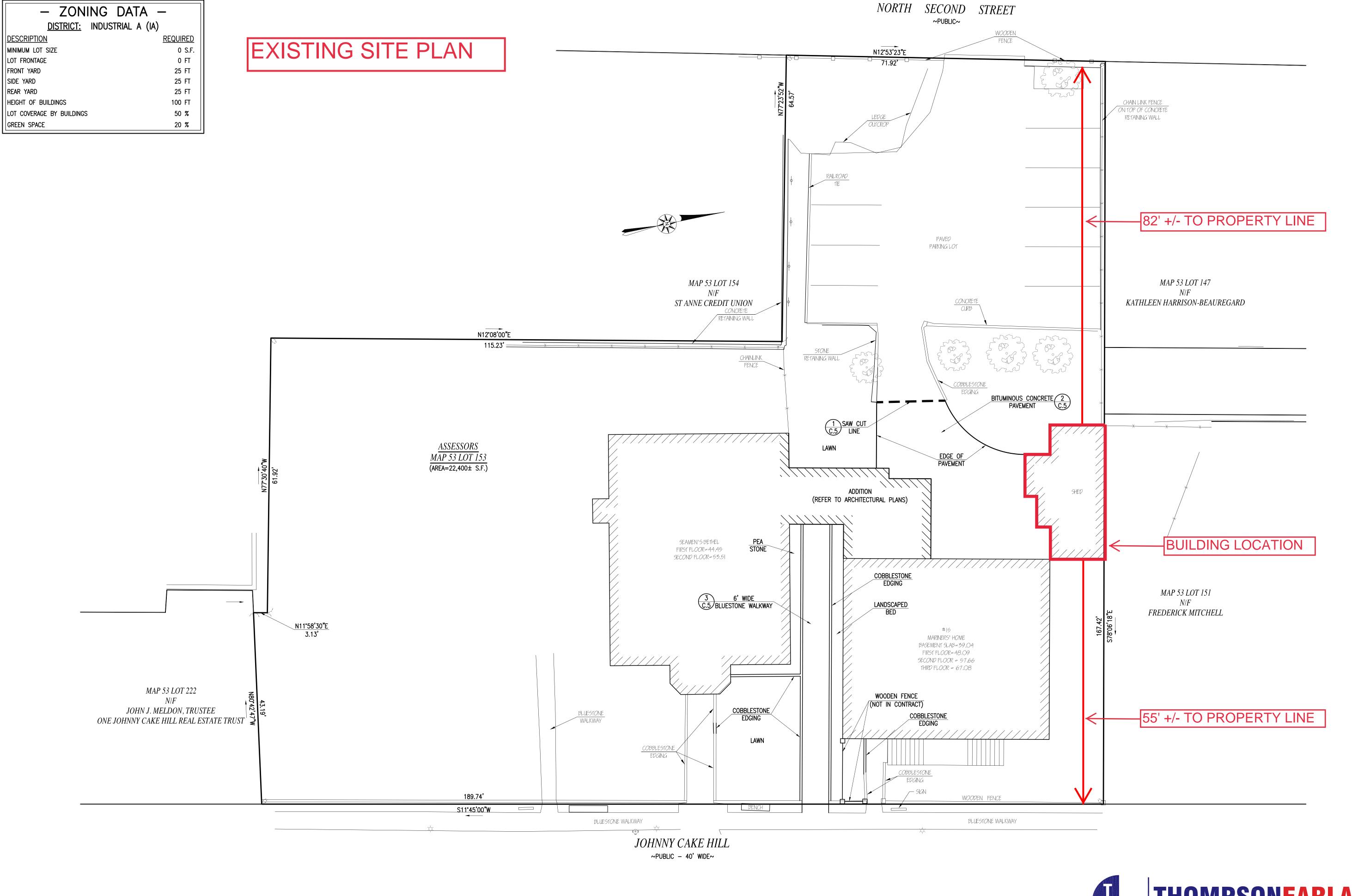
Existing East Façade to be set in 7 feet and rebuilt



Existing West Facade



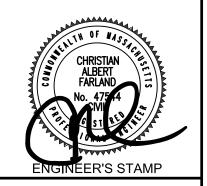
Existing South Façade and hardscape



BARCHITECTS

J.M. Booth & Associates Inc. 47 N. Second St, 4th Floor New Bedford, MA 02740 Tel. No. 508-999-6220

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SOCIETY COMPLEX

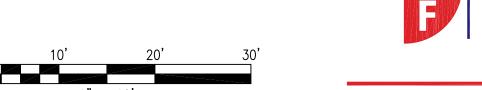
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15 JOHNNY CAKE HILL NEW BEDFORD, MA 02740

10/30/2015 SCALE: 1"=10" REVISION W FY: SC DRAWN BY: SC D

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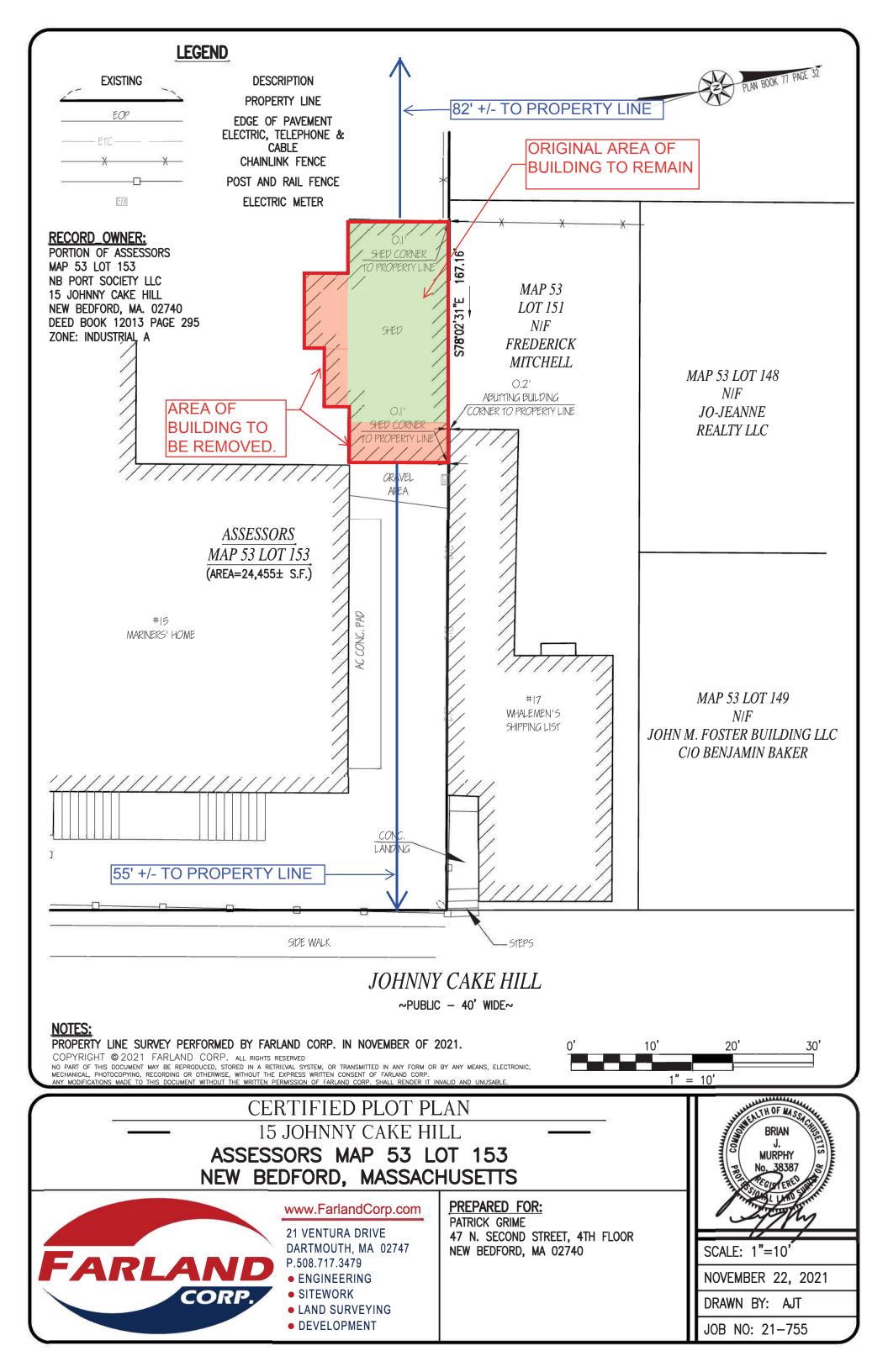
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## PORT SOCIETY CARRIAGE HOUSE RESTORATION

# 15 JOHNNY CAKE HILL NEW BEDFORD, MA 02740

### DRAWINGS PREPARED FOR

## THE NEW BEDFORD PORT SOCIETY 15 JOHNNY CAKE HILL NEW BEDFORD, MA

#### **ARCHITECT**

## JM BOOTH & ASSOCIATES, INC.

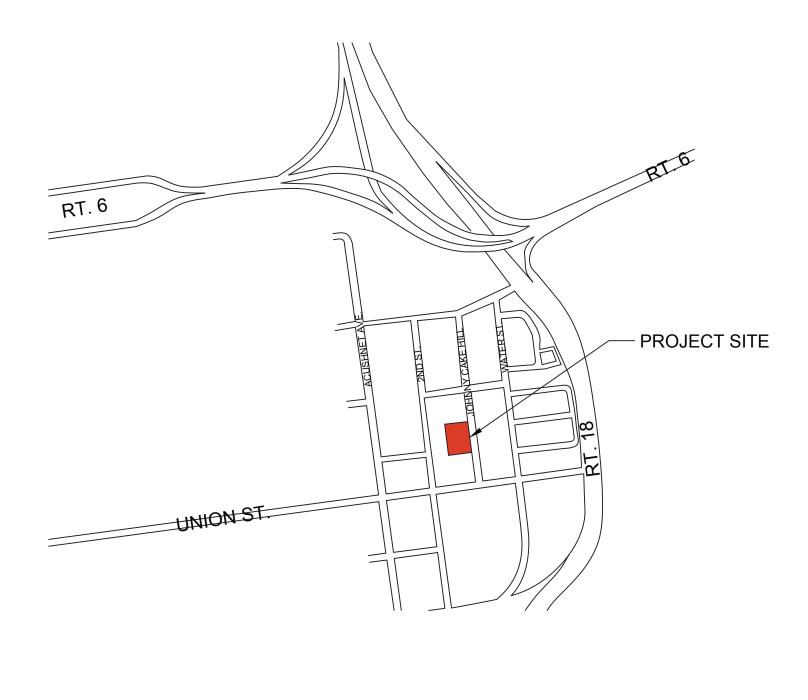
47 NORTH SECOND ST, 4TH FLOOR NEW BEDFORD, MASSACHUSETTS 02740 (508) 999-6220

#### Sheet List Table

Sheet Title **Sheet Number** T-100 TITLE SHEET GN-101 **GENERAL NOTES** GN-102 OUTLINE SPECIFICATIONS A-101 FLOOR PLAN

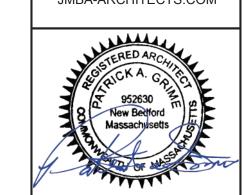
**EXTERIOR ELEVATIONS** A-501 **DETAILS** 

A-201









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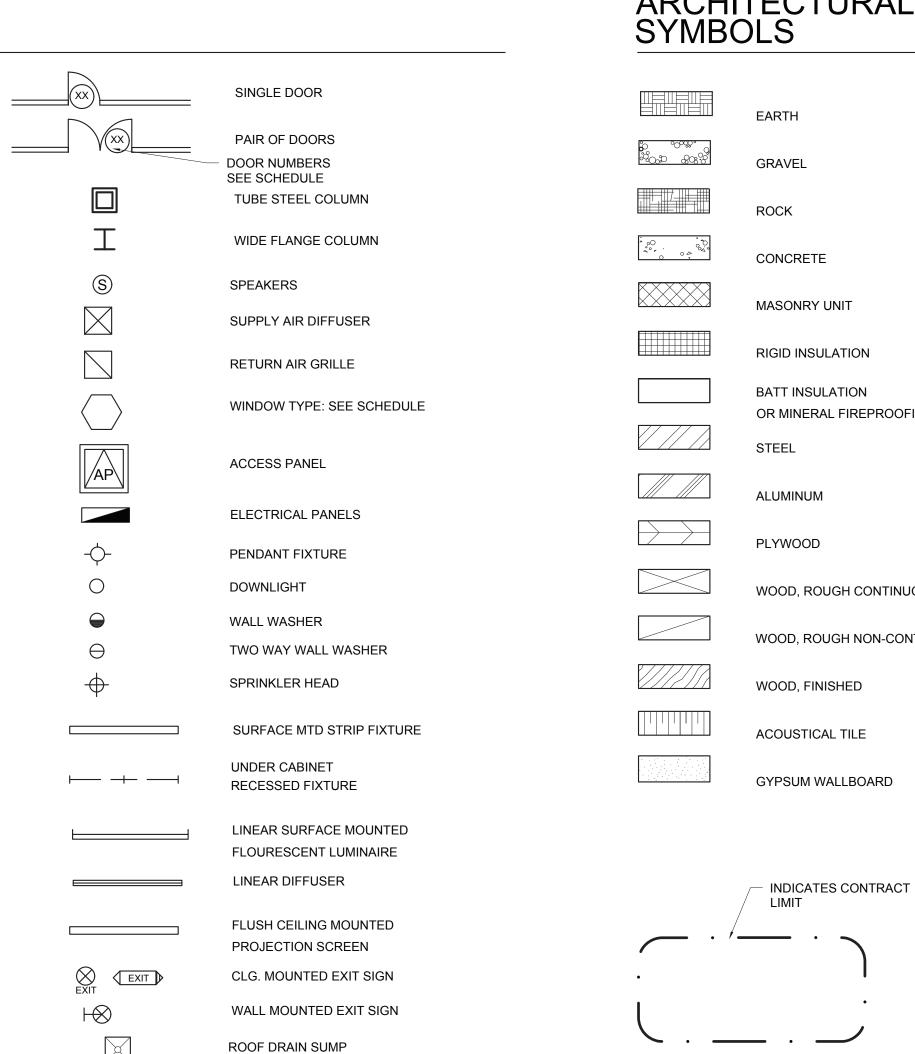
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### ARCHITECTURAL ABBREVIATIONS

_	ANGLE	LID	LICCE DID	D#	
_	ANGLE	HB	HOSE BIB	R#	THERMAL RESISTANCE
@	AT	HDWR	HARDWARE	RM	# INDICATES VALUE ROOM
ACOUST	ACOUSTICAL	HD	HOT DIPPED	RO	ROUGH OPENING
AFF	ABOVE FINISH FLOOR	HGT,HT	HEIGHT	RU	ROUGH OPENING
ALUM	ALUMINUM	HLD	HAND LOTION DISPENSER	RUB	RUBBER FLOORING
APPROX	APPROXIMATE	HM	HOLLOW METAL	(R)	RELOCATED
		HR	HANDRAIL		
ARCH	ARCHITECTURAL			SC	SKIM COAT
AUTO	AUTOMATIC	INSUL	INSULATION	SCHED	SCHEDULE
		IJ	ISOLATION JOINT		
		KF	KRAFT FACED	SCR	SCREW
BLDG	BUILDING	JT	JOINT	SD	SOAP DISPENSER
				SECT	SECTION
BLKG	BLOCKING	LAM	LAMINATED	SHT	SHEET
BM	BEAM	LAV	LAVATORY	SH.C.R.	SHOWER CURTAIN ROD
BOT	BOTTOM	LF	LIGHT FIXTURE	SIB	STRUCTURAL ISOLATION BREAK
		MATL	MATERIAL	SIM	SIMILAR
		MAX	MAXIMUM	SM	SHEET METAL
CAS	CARD ACCESS SYSTEM	MB	MACHINE BOLT	SPECS	SPECIFICATIONS
CH	CHANNEL	MECH	MECHANICAL	SPM	SINGLE-PLY MEMBRANE ROOF SYSTEM
CJ	CONSTRUCTION JOINT	MET,MTL	METAL	SS	STAINLESS STEEL
Ģ.	CENTER LINE	MANF	MANUFACTURER	STL GR	STEEL GRATING
CLG	CEILING	MH	MOP AND BROOM HOLDER	STD	STANDARD
				STL	STEEL
CLKG	CAULKING	MIN	MINIMUM		
CLR	CLEARANCE	MISC	MISCELLANEOUS	STRUCT	STRUCTURAL
CMU	CONCRETE MASONRY UNIT	MNTD	MOUNTED	SUSP	SUSPENDED
CNTRFLSHG	COUNTER FLASHING			SV	SHEET VINYL
COL	COLUMN	MS	MACHINE SCREW		
CONC	CONCRETE	M.O.	MASONRY OPENING		
CONT	CONTINUOUS				
		(N)	NEW	TEMP	TEMPERED
COORD	COORDINATE	NA	NOT APPLICABLE	THKNS	THICKNESS
CS	COUNTERSUNK	NIC	NOT IN CONTRACT	THRESH	THRESHOLD
СТ	CERAMIC TILE	NOM	NOMINAL		
		NTS	NOT TO SCALE	ТО	TOP OF
				TOB	TOP OF BRICK
				TOC	TOP OF CONCRETE
DET	DETAIL	OC	ON CENTER	TOP	TOP OF PARAPET
DET /	DETAIL	OPG	OPENING	101	TOT OF FAIVALET
DIA OR Ó	DIAMETER	OPP	OPPOSITE	TOS	TOP OF STEEL
DN	DOWN	Oll	OFFOSITE	TR	TDEAD
DR	DOOR				TREAD
DS	DOWNSPOUT	PC	DDECACT CONCDETE	TS	TUBE STEEL
		Р	PRECAST CONCRETE PAINT	TYP	TYPICAL
DWG	DRAWING	P-EPOXY	EPOXY PAINT		
		PED	RECESSED FLOORMAT		
		PEN	PENETRATION	LINO	LINILESS NOTED OTHERWISE
		PHB	PRESSED HARD BOARD	UNO	UNLESS NOTED OTHERWISE
EA	EACH			UL	UNDERWRITERS LABORATORIES
EL, ELEV	ELEVATION	PL	PLATE		
EMERG	EMERGENCY	PLYWD	PLYWOOD	V	VENT
		PNL	PANEL	VB	VINYL BASE
EQ	EQUAL	POLYPRO	POLYPROPYLENE	VCT	VINYL COMPOSITION TILE
EEW	EMERGENCY EYEWASH	PR	PAIR		
EHD	ELECTRIC HAND DRYER	PREFAB	PREFABRICATED	VF	VINYL FLOORING
EWC	ELECTRIC WATER COOLER	PT	PRESSURE TREATED	VP	VENT PIPE
EXP	EXPOSED	PTD	PAINTED	VTR	VENT THROUGH ROOF
EJ	EXPANSION JOINT	PVC	POLYVINYL CHLORIDE		
				<b>NA</b> //	NA/ITTI I
EXT	EXTERIOR			W/	WITH
		RB	RUBBER BASE	WB	WONDERBOARD
FC	FIRE CODE	RD	ROOF DRAIN	W/O	WITHOUT
FTY	FACTORY	REF	REFERENCE	WC	WALLCOVERING
FD	FLOOR DRAIN			WD	WOOD
FEC	FIRE EXTINGUISHER CABINET FIRE EXTINGUISHER	REQD	REQUIRED	WF	WIDE FLANGE
FE		REV	REVERSE		
FF	FINISH FLOOR	RFG	ROOFING	WK.P.	WORKING POINT
FH	FLATHEAD			WP	WATERPROOF
FHS	FIRE HOSE STATION	RH	ROUND HEAD	WPC	WATERPROOF COATING
FIN	FINISH	RL	RAIN LEADER	WR	WASTE RECEPTACLE
FL	FLASHING			WS	WOOD SCREW
FM	FACTORY MUTUAL			WT	WEIGHT
FLR	FLOOR				
505					

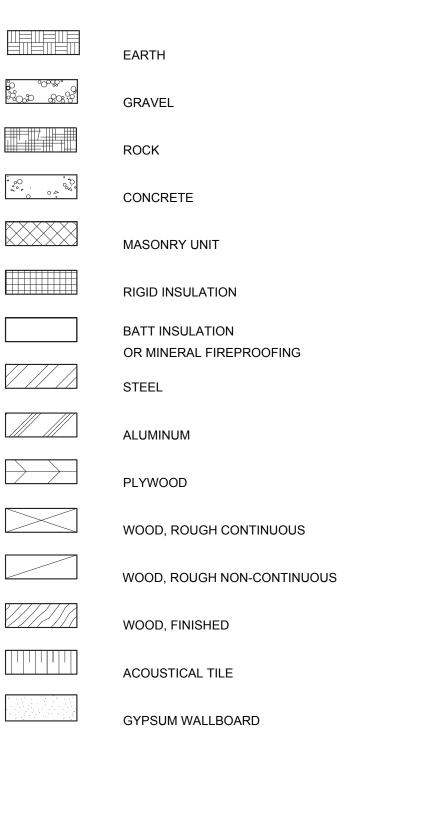
### LEGEND





URINAL (PLAN)

## ARCHITECTURAL MATERIAL SYMBOLS



CONTRACT LIMIT LINE



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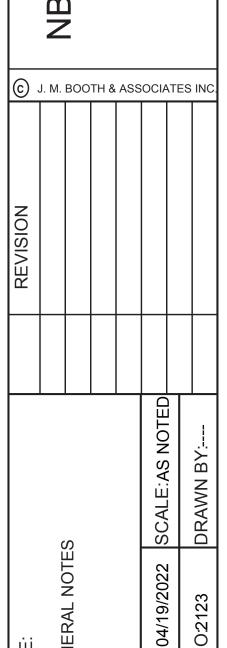
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DRAWING NO.

GN-101

GYP **GYPSUM** 

FOM FACE OF MULLION FOS FACE OF STUDS FOF FACE OF FOUNDATION FR FIRE RESISTIVE FTF FACE TO FACE GALVANIZED IRON GA GAUGE GALV GALVANIZED GYPSUM WALLBOARD

FOB FOC

FOF

FACE OF BRICK

FACE OF FINISH

FACE OF CONCRETE

1. Wood, metal, glass fiber, or other approved material that will not adversely affect surface of concrete and will provide or facilitate obtaining specified

Wood: a. Concealed surfaces: 1) Lumber, No. 2 Common or better, dressed to smooth contact surfaces, or:

APA Rated Plyform Class I. b. Exposed surfaces: Non absorptive medium density overlay plywood. 3. Metal: Minimum 16 gage steel, tight fitting, stiffened to support concrete. 4. Cardboard Tube Piers: Sona Tube or equal 5. Pier Footings: Bigfoot. Or equal, Polyethylene form sized for the diameter

of the Tube pier. ACCESSORIES

A. Form Release Agent: Nonstaining, colorless mineral oil that will not absorb moisture, stain concrete, or impair adhesion of coatings to be applied to

Anchors and Fasteners: Size as required, sufficient strength to maintain forms in place while concrete is placed.

END OF SECTION

03 2000: CONCRETE REINFORCING

A. Welded Wire Fabric:

1 MATERIALS

2. Finish: Plain

2 ACCESSORIES

A. Spacers, Chairs, Bolsters, and Bar Supports Sized and shaped for strength and support of reinforcement during concrete placement.

2. Galvanized or plastic coated steel for surfaces exposed to weather.

ASTM A185/A185M. Furnish in flat sheets.

B. Tie Wire: Annealed steel, minimum 16 gage. 3 FABRICATION

A. Fabricate in accordance with ACI 301 and CRSI Manual.

B. Welding: AWS D1.4.

C. Fabrication Tolerances:

Sheared length: Plus or minus 1 inch. 2. Bends in stirrups and ties: Plus or minus ½ inch.

3. All other bends: Plus or minus 1 inch. END OF SECTION

03 3000: CAST IN PLACE CONCRETE

MANUFACTURERS

A. Acceptable Manufacturers - Concrete Chemicals:

Burke by Edoco. (www.burkebyedeco.com) Conspec Marketing and Manufacturing. (www.conspecmkt.com) Dayton/Richmond. (www.daytonrichmond.com)

4. BASF Admixtures, Inc. (www.masterbuilders.com) W. R. Meadows, Inc. (www.wrmeadows.com) 6. Nox-Crete Products Group. (www.nox-crete.com)

2 MATERIALS

B. Substitutions: Under provisions of Division 01.

A. Portland Cement: ASTM C150, Type I or III, gray color.

maximum size No. 467, Table No. 2

1. Fine: ASTM C33, clean, hard, durable, uncoated natural sand, free from silt, loam, and clay. 2. Coarse: ASTM C33, clean, hard, durable, uncoated crushed stone,

3 ACCESSORIES

A. Water: Clean and potable

B. Admixtures:

. Water reducing or water reducing/set retarding: ASTM C494, Type A or D. Air entraining: ASTM C260.

C. Bonding Agent: Two component modified epoxy resin.

D. Metal Reinforcement: See Section 03 2000.

E. Curing Compound: ASTM C309, water based type

F. Curing Paper: ASTM C171, waterproof paper or polyethylene film.

4 MIXES A. Proportions: In accordance with ACI 301

B. Design concrete to yield characteristics scheduled at end of Section.

C. Air Entrained Concrete: Provide air entraining admixture to produce 4 to 6 percent air by volume of concrete

D. Use accelerating admixture in cold weather only when approved by Architect.

Use of admixtures will not reduce cold weather placement requirements.

END OF SECTION

03 3500: CONCRETE FINISHING

1 MATERIALS

A. Concrete Materials: Specified in Section 03 3000.

B. Expansion Joints: W. R. Meadows Asphalt Expansion Joint, or equal ASTM D994 - AASHTO M 33 - Federal Specification HH-F-341F, Type I - FAA Item

C. Expansion Joint at connection to building: W. R. Meadows Span Cap, or equal. D. Sealant for Expansion Joints: provide under Section 07 9200 Joint Sealer

2 MIXES . Use same proportions as concrete except omit coarse aggregate.

2. Add minimum water required for handling and placing.

A. Patching Mortar:

END OF SECTION

B. Mortar Slurry: 1 part portland cement and 1-1/2 part damp, loose sand, by

05 5000: METAL FABRICATIONS

1 MATERIALS - STEEL

A. Shapes: ASTM A36/A36M

B. Plate: ASTM A283.

2 ACCESSORIES A. Exposed Screws: Same material as metal being fastened; Phillips flat head,

countersunk, unless noted otherwise B. Bolts: ASTM A307, hexagonal head type.

C. Anchoring Cement: Two Component epoxy type.

FABRICATION

F. Conceal fastenings where possible.

G. Welding to conform to AWS.

A. Fit and shop assemble items in largest practical sections, for delivery to site. B. Fabricate items with joints tightly fitted and secured.

C. Grind exposed joints flush and smooth with adjacent finish surface. Make exposed joints butt tight, flush, and hairline. Ease exposed edges to small

D. Exposed Mechanical Fastenings: Flush countersunk screws or bolts, unobtrusively located, consistent with design of component except where

E. Supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise.

1. Use welds for permanent connections where possible. Grind exposed welds smooth. 2. Tack welds prohibited on exposed surfaces.

4 FINISHES A. Exterior Ferrous Metal: Galvanized; ASTM A123/A123M, to 2.0 ounces per square foot. END OF SECTION

06 1000: ROUGH CARPENTRY

1 MATERIALS

A. Lumber: Grading rules: WWPA Species: SPF

3. Grade: No 2 or Better . Surfacing: Surfaced four sides (S4S) Maximum moisture content: 19 percent

B. Panel Products: Type: CDX Plywood COM-PLY. 2. Panel grade: CDX Underlayment Grade.

2 ACCESSORIES

A. Fasteners: Type and size: As required by conditions of use. Treated products: Hot-dip galvanized steel, ASTM A153/A153M,

. Other interior locations: Plain steel. 3 FABRICATION

A. Preservative Treatment: Treat wood:

 In contact cementitious materials. b. In exterior locations. 2. Lumber: Treat in accordance with AWPA C2 with retention of 0.25 to 0.40

3. Panel products: Treat in accordance with AWPA C9, with retention of 0.25

4. Treatment chemical: Alkaline Copper Quaternary (ACQ); free from arsenic, chromium, and other EPA classified hazardous preservatives.

END OF SECTION

**07 2800: MOISTURE BARRIERS** 

A. Acceptable Manufacturers - Laminated Veneer Lumber: Boise Cascade Corporation. (www.bc.com)

Georgia-Pacific Corporation. (www.gp.com) LP Corp. (www.lpcorp.com)

B. Substitutions: Under provisions of Division 01

06 1100: FRAMING AND SHEATHING

2 MATERIALS

A. Dimension Lumber: Grading rules: NELMA. . Species: SPF

3. Grade: No 1 No 2 mixed 4. Surfacing: Surfaced four sides (S4S) unless otherwise indicated 5. Maximum moisture content: 19 percent.

> 1. Fabricated by laminating wood veneers under pressure using exterior type adhesive with grain of veneers parallel with length.

Veneer: Douglas Fir or Southern Pine. C. Panel Products:

Type: APA Plywood. Panel grade: a. Wall and roof sheathing: APA Rated Sheathing. Type CDX

b. Thickness as indicated on drawings 3 ACCESSORIES

Type and size: As required by conditions of use.

B. Metal Connectors: Joist Hangers:

Galvanized steel, ASTM A653/A653M, G90 coating class. 2. Size and shape: To suit framing conditions.

C. Plywood Sheathing Adhesive Waterproof, water based, air cure type, in cartridge dispensers.

D. Termite Shield: 24 oz. Copper.

4 FABRICATION

A. Preservative Treatment: Treat wood in following locations

a. Where in contact with ground stone masonry or cementitious

2. Lumber: Treat in accordance with AWPA C1 with retention of 0.25 to 0.40 3. Panel products: Treat in accordance with AWPA C9, with retention of 0.25

to 0.40 PCF. 4. Treatment chemical: Alkaline Copper Quaternary (ACQ): free from arsenic, chromium, and other EPA classified hazardous preservatives.

END OF SECTION

06 2000: FINISH CARPENTRY

A. .Materials for millwork and finished items as shown on the drawings shall conform to the quality standards as specified herein and shall be as indicated

below without limiting the generality thereof. B. MDF - Medium Density Fiberboard - PAINTED. Thickness shall be 1/2" unless

other indicated on the drawings. Shall meet or exceed ANSI A208.2-2016 C. LUMBER shall be the best of its respective kind, fine grained, with a surface that will not raise, free from stain, sap, pitch, rot, knots or other imperfections impairing its strength, durability and appearance when exposed. Hand select best materials for exposed work. Where patching or repairing finished carpentry, species shall be the same as the original being replaced or adjacent material

where missing except as otherwise approved by the Architect or stated herein D. LUMBER shall be kiln-dried. Maximum moisture content of finish lumber at the time of installation shall average 7%, and range from 5-12% for individual pieces.

E. FASTENERS Trim shall be fastened in place with finishing nails. All work shall be fastened with nails appropriately sized to secure it rigidly in place. All exterior fastenings shall be hot-dipped galvanized.

F. GLUE for piecing new wood to existing shall be water-resistant and shall be approved by the Architect prior to use G. WOOD FILLER shall be an epoxy resin past type and shall be approved by the

H. PREFABRICATION of woodwork or components thereof is specifically permitted. 2 REFERENCE STANDARDS

A. Hardboard shall meet the requirements of the American Hardboard Association,

AHA-IS-1-71. Particleboard shall meet the requirements of CS 236. Grading of

Hardwood shall meet the requirements of the Architectural Woodworking

Architect prior to use.

3 INSPECTION OF SURFACES A. Prior to commencing the work of this Section the contractor shall inspect the condition of areas where work is to be performed. The General Contractor shall be notified of any defects which are considered to be detrimental to the satisfactory installation of the work, and no work shall commence until the

END OF SECTION

06 4600: WOOD TRIM

1 MATERIALS

A. Exterior Trim:

Species: Mahogany 2. GradeL Clear D select or better. 3. Finish: Smooth.

Average moisture content: 12 percent. Finger joints not permitted. 2 ACCESSORIES

interior use; hot dip galvanized steel for exterior use.

A. Fasteners: Type and size as required by conditions of use; plain steel for

Waterproof, solvent release type, compatible with trim materials. 2. Maximum volatile organic compound (VOC) content: 30 grams per liter. C Adhesive Interior:

Waterproof Aliphatic resin emulsion, compatible with trim materials

2. Maximum volatile organic compound (VOC) content: 30 grams per liter.

. Quality: AWI Section 300, Economy Grade. . Where field fitting is required, provide ample allowance for cutting. . Groove back of trim applied to flat substrate, except do not groove exposed

D. Backprime all trim with compatible primer to top coat

4 FINISHES A. Transparent Finish System: To be provided under section 09 9100 Painting B. Opaque Finish System: To be provided under section 09 9100 Painting

END OF SECTION

1 MANUFACTURERS A. Acceptable Manufacturers - Sheet Moisture Barriers:

Grace. (www.na.graceconstruction.com). Griffolyn, Division of Reef Industries. (www.reefindustries.com) Raven Industries. (www.rufco.com)

4. American Saturated Felt. (www.asfelt.com). B. Substitutions: Under provisions of Division 01

A. Moisture Barrier: Asphalt impregnated felt, ASTM D226, No. 15 non perforated.

Description: ASTM D1970; minimum 40 mil thick polymer modified asphalt laminated to slip-resistant polyethylene film, self-adhering with release

2. Width: single width or combined with 4" overlap to cover areas indicated on drawings. 3. Elongation: Minimum 250 percent, tested to ASTM D412 (Die C modified).

Tensile strength: Minimum 250 PSI, tested to ASTM D41 (Die C modified).

5. Source: Grace Ice and Water Shield by Grace Construction Products or

3 ACCESSORIES

A. Fasteners: Hot-dip galvanized or fluoropolymer coated steel nails. B. Tape: Minimum 2 inches wide, pressure sensitive, waterproof, of type

recommended by moisture barrier manufacturer. END OF SECTION

07 3113: ASPHALT SHINGLES 1 MANUFACTURERS

 A. Acceptable Manufacturers CertainTeed Corp. (www.certainteed.com) 2. GAF Materials Corp. (www.gaf.com) . Owens Corning (<u>www.owenscorning.com</u>)

4. Tamco Roofing Products, Inc. (www.tamko.com) B. Substitutions: Under provisions of Division 01

2 ASPHALT FIBER GLASS SHINGLES A. CertainTeed Highland Slate or Equal UL Certification of ASTM D3462; Conforms to ASTM D3018 Type I - Self-Sealing; ASTM D3161-08b. Class "F" Wind Resistance (110-mph): ASTM D3161-03b, Class "F" Wind Resistance (110-mph); ASTM D3161-99a, 110-mph Wind Resistance; UL997 Wind Resistance; UL 2390/ASTM D6381 Class "H" and ASTM D7158 Class "H" Wind Resistance; and UL 790 Class A Fire Resistance; heavy-duty glass fiber mat base; ceramically colored/UV resistant mineral surface granules across entire face of shingle; four-tab type.

algae-resistant; dual self-sealing strips of CertaSeal Plus sealant; designed to resist blow-off in high wind conditions up to 110 mph. 1. Weight: 235 pounds per square (100 square feet) (11.5 kg/sq m).

Color: As selected by Architect from manufacturer's standards.

3 ACCESSORIES A. Underlayment: See section 07 2800 Moisture Barriers.

B. Ice Dam Protection: See section 07 2800 Moisture Barriers. C. Fasteners: Hot-dip galvanized steel nails, minimum 3/8 inch head diameter, 11-12 gauge barbed shank, length to penetrate minimum 3/4 inch into

D. Ridge Shingles: to match shingles E. Plastic Cement: ASTM D2822, Type II, non running, heavy body material

composed of asphalt and other mineral ingredients. F. Metal Flashings: Specified in Section 07 6200.

END OF SECTION **07 4623: WOOD SIDING** 

A. Acceptable Manufacturers:

2. Shakertown. (www.shakertown.com) Maibec B. Substitutions: Under provisions of Division 01.

A. Wood Shingles:

. Cedar Shingles Direct

Eastern White Cedar extra clear re-squared and re-butted 2. Length: 16 inches. 3. Butt thickness: 3/8 inch. 4. Width: Random. 3 ACCESSORIES

> stainless steel. 1. Wood shingles: Fasteners: Hot-dip galvanized steel nails. Ring shank blunt tip nail with minimum 7/32" head 2. Wood Clapboard Nails: 304 Stainless steel 13 ga. ring shank clapboard nails with blunt tip 3. Wood Trim: stainless steel ring shank nails sized to penetrate wood

A. Fasteners: Type recommended by siding manufacturer; hot-dip galvanized

C. Joint Sealers: Specified in Section 07 9200. END OF SECTION

B. Sheet Metal Flashings and Trim: Specified in Section 07 6200.

07 6100: COPPER ROOFING AND FLASHING MATERIALS

1 ROOFING SHEET METALS A. Copper Sheet: ASTM B 370, cold-rolled copper sheet, H00 temper, 24 oz./sq. ft. unless otherwise indicated.

Non-Patinated Exposed Finish: Mill.

2 UNDERLAYMENT MATERIALS A. Self-Adhering, High-Temperature Sheet: 30 to 40 mils thick minimum, consisting of slip-resisting polyethylene-film top surface laminated to layer of butyl or SBS-modified asphalt adhesive, with release-paper backing; cold applied. Provide primer when recommended by

underlayment manufacturer. 1. Thermal Stability: Stable after testing at 240 deg F; ASTM D 1970.

2. Low Temperature Flexibility: Passes after testing at minus 20 deg F

3. Available Products:

a. Carlisle Coatings & Waterproofing, Div. of Carlisle Companies Inc.; Dri-Start "HR" High Performance Roofing Underlayment. b. Grace, W. R. & Co.; Vycor Ultra.

c. Henry Company; Perma-Seal PE.

4. Must be compatible with sheet water proofing shield or product 1.1 MANUFACTURERS selected for the underlayment of the slate shingles. B. Slip Sheet: Building paper, minimum 5 lb/100 sq. ft., rosin sized.

MISCELLANEOUS MATERIALS

B. Pratt and Lambert Paints. (<u>www.prattandlambert.com</u>) Sherwin Williams. (www.sherwin-williams.com) A. General: Provide materials and types of fasteners, solder, welding rods, 5. Masterchem Industries LLC protective coatings, separators, sealants, and other miscellaneous items as required for a complete roofing system and as recommended by fabricator for sheet metal roofing.

B. Fasteners: Self-tapping screws, self-locking rivets and bolts, and other suitable fasteners designed to withstand design loads. 1. Fasteners: same material at the sheet metal roofing and materials

C. Solder 1. For Copper: ASTM B 32, Grade Sn50, 50 percent tin and 50 percent A. Paints: As scheduled at end of Section, or approved substitute

compound sealing tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape. E. Elastomeric Joint Sealant: ASTM C 920, of base polymer, type, grade, class, and use classifications required to produce joints in sheet metal

D. Sealing Tape: Pressure-sensitive, 100 percent solids, polyisobutylene

F. Expansion-Joint Sealant: For hooked-type expansion joints, which must be free to move, provide nonsetting, nonhardening, nonmigrating, heavy-bodied polyisobutylene sealant. Compatible with sheet

roofing that will remain weathertight and as recommended by roll-formed

sheet metal roofing manufacturer for installation indicated.

G. Bituminous Coating: Cold-applied asphalt mastic, SSPC-Paint 12,

other deleterious impurities. Compatible with sheet water proofing.

compounded for 15-mil dry film thickness per coat. Provide inert-type

noncorrosive compound free of asbestos fibers, sulfur components, and

4 ACCESSORIES A. Flashing and Trim: Provide flashing and trim as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, eaves, rakes, corners, bases, framed openings, ridges,

END OF SECTION

08 3613: CUSTOM SECTIONAL WOOD DOORS 1 MANUFACTURERS A. Available Manufacturers: Subject to compliance with requirements

manufacturers offering products that may be incorporated into the Work

4. Custom wood door manufacturer with a proven track record of

Access Custom Door and Gate Montana Rustics

include, but are not limited to, the following:

1. Hahn's Woodworking Company, Inc.

fasciae, and fillers.

performance. 2 WOOD DOOR SECTIONS A. Construct door sections from solid wood obtained from FSC certified

1. Wood as recommended by door manufacturer with an estimated life span of 30 years. 2. Exterior door trim and frames to match existing and as required for weather tightness.

B. Fabricate sections so finished door assembly is rigid and aligned, with

tight hairline joints and free of warp, twist, and deformation. 3 HARDWARE A. General: Provide heavy-duty, corrosion-resistant hardware, with hot-dip

galvanized, stainless steel, or other corrosion-resistant fasteners, to suit B. Hinges: Heavy-duty galvanized steel hinges of not less than 0.0747-inch-thick, uncoated steel at each end stile and at each intermediate stile, according to manufacturer's written recommendations for door size. Attach hinges to door sections through stiles and rails with bolts and lock nuts or lock washers and nuts. Use rivets or self-tapping fasteners where access to nuts is not possible. Provide double-end

hinges where required, for doors exceeding 16 feet in width, unless otherwise recommended by door manufacturer.

C. The finish of all hardware shall be antique bronze or oil rubber bronze. END OF SECTION

09 2600: GYPSUM BOARD ASSEMBLIES 1 PRODUCTS AND MANUFACTURERS

A. Gypsum Board and Accessories: Listed products establish standard of quality

and are manufactured by United States Gypsum Company (USG), Chicago, IL, or approved equal. B. Steel Framing and Furring: Company acceptable to installer. C. Grid Suspension Assemblies: Listed products establish standard of quality and are manufactured by United States Gypsum Company (USG), Chicago, IL, or

approved equal

2 BOARD MATERIALS

Acceptable products:

1. ASTM C1396 (Section 5), regular type except where Type X fire\_resistant type is indicated or required to meet UL assembly types. Edges: Tapered. 3. Thickness: 5/8 inch. unless otherwise indicated

a. Typical partitions and ceilings: Equivalent to SHEETROCK® brand SW,

FIRECODE® or FIRECODE® "C" Core gypsum panels by USG, or b. Fire Rated partitions and ceilings:Equivalent to SHEETROCK® brand Regular, FIRECODE® or FIRECODE® "C" Core gypsum panels by c. Acceptable product for fire-rated walls: Equivalent to ULTRACODE®

d. Use gypsum board and joint compound with little or no VOCs and

formaldehyde emissions. Gypsum board shall have a minimum of 5%

Post-consumer and 20% Post-industrial (nation-wide average for company) as defined by FTC (Federal Trade Commission) by USG.

B. Moisture & Mold Resistant

1. ASTM C1396 (Section 5), regular type except where Type X fire\_resistant type is indicated or required to meet UL assembly types or equal

2. Edges: Tapered. 3. Thickness: 5/8 inch.

> 4. Acceptable products: Sheetrock® brand Mold Tough™ Firecode (Type X), Firecode® C Core or ULTRACODE® Core gypsum panels by USG. Or Wall Studs

1. CH-Studs: Galvanized steel; width and metal thickness (25 ga minimum) as selected from stud manufacturer's published limiting height table; 212CH34; unspliced lengths, as required, providing continuous edge support for liner board edges; ASTM C645; as supplied by USG,or equal. 2. Base boards: Gypsum boards; 5/8 in. thick x 48 in. wide x lengths as required; tapered edges; with UL Classification Label affixed; ASTM C1396;

FIRECODE Core, SHEETROCK Brand, or equal.

END OF SECTION

09 9120: RESTORATION PAINTING

PART 1 PRODUCTS

A. Acceptable Manufacturers:

Benjamin Moore and Co. (www.benjaminmoore.com)

. PPG Architectural Finishes, Inc. (www.pittsburghpaints.com)

B. Substitutions: Not permitted. C. Where manufacturer makes more than one grade of any material specified, the highest grade of any material specified, the highest grade of each type shall be

specifications. 1.2 MATERIALS

> B. PAINT and for wood, metal and plaster surfaces shall be top-grade latex enamel paint, except as noted.

used, whether or not the material is mentioned by trade name in these

A. The Architect will select color samples for each surface. The Architect shall have an unlimited selection of colors without additional cost to the Owner. The

Architect will furnish a Schedule of Colors for each area and surface. All

colors shall be mixed in accordance with manufacturer's instructions and shall

match samples approved by the Architect. The surface area to receive a given

C. Painting materials shall have a flamespread not exceeding 25

color shall not exceed the following percentages of total area to be painted: "D" (Dark) colors 10% "M" (Medium) colors

B. Paint colors shall be pure, non-fading pigments, mildew-proof and sun-proof,

A. Accessory Materials: Linseed oil, shellac, turpentine, paint thinners and other

finely ground in approved medium. Colors used on wallboard, concrete and masonry surfaces shall be lime-proof. Colors of priming coats and undercoats shall be slightly darker than the finish coats. All material shall be subject to the

Architect's approval. 1.4 ACCESSORIES

materials required to achieve specified finishes; commercial quality,

B. Patching Materials: Latex filler. C. Fastener Head Cover Materials: Latex filler

PART 2 EXECUTION

A. Uniformly mix to thoroughly disperse pigments. B. Do not thin in excess of manufacturer's recommendations

2.1 PREPARATION OF GENERAL SURFACES A. No paint, or other finish shall be applied when room temperature is below 60 B. Remove all loose, scaling or otherwise defective paint at existing surfaces to

be painted. Sand smooth. All nail holes and cracks on interior painted work

shall be carefully putty stopped or plugged, as required. Puttying shall be

done after prime coat or sealer coat has been applied.

C. Bare metal surfaces shall be properly cleaned of all millscale, rust, grease, oil, dirt and other foreign matter, then thoroughly washed with benzene or other approved cleaning agent. After cleaning, the surfaces shall be etched, pickled primed, or otherwise prepared, as recommended by the paint manufacturer and approved by the Architect. D. Remove flaking, blisters or other imperfections of previous coats caused by foreign substances or paint skins from all painted surfaces before the subsequent coat is applied. All wood and metal surfaces shall be rubbed down before painting or finishing and between coats with 220 grit sandpaper or "00" and finer steel wool, leaving a perfectly clean surface. Smooth finished surfaces shall be sanded before finishing and between coats as required to

and other imperfections and, except for coats applied in shop, shall be inspected and approved by the Architect before application of prime and finish

accordance with the manufacturer's recommendations, and in no case shall it

be applied in less than two days for exterior work and one day for interior work.

E. No paint or finish shall be applied until the preceding coat is thoroughly dry, in

smooth out rough areas and to assure smooth, even finish. All surfaces to

receive paint shall be smooth and free of all sandpaper scratches, millmarks,

F. Each coat of paint shall be of a slightly different tint from that of the preceding coat in order to assure complete coverage. The final coat shall exactly match the sample approved by the Architect. G. Touch up finish coats of factory finished items that become damaged before completion of the building. Sand damaged areas smooth, and apply specified primer before applying finish coat. Where spot touch up cannot be done neatly

and blended smooth with other finish material, repaint entire surface or panel

H. Where drywall having slight damage has been approved to be left in place, all

scratches, cuts, cracks and abrasions in such surfaces shall be cut out as

as approved by the Architect.

prior to the commencement of this operation.

required, then filled with spackle or other approved patching compound flush with adjoining surfaces; when dry, sand and seal before applying prime coat. I. Existing varnished or stained surfaces to be painted shall be thoroughly cleaned with a solution of water and trisodium phosphate detergent and completely rinsed clean to provide a suitable base for new paint. Any and all rough surfaces shall be sanded smooth. Care shall be taken to insure that the original moulding detail is not altered due to the sanding operation. The surface shall then be coated with a varnish and paint conditioner as recommended by the manufacturer to insure proper adhesion of the paint. This contractor shall demonstrate the procedure complete with finish painting

J. Existing varnished surfaces to remain shall be thoroughly cleaned with a solution water and trisodium phosphate detergent. Rough surfaces shall be sanded smooth. In the event that the stain is removed during the sanding operation the contractor shall stain the wood to match the existing. No mottling of color will be allowed. Apply a deglosser as recommended by the Varnish manufacturer to insure proper adhesion of Varnish. The surface shall then be coated with a minimum of 2 coats of varnish as called for in the Paint Schedule. All new woodwork within these areas shall be stained to match the existing and shall receive a minimum of 3 coats of Varnish. The division of new woodwork from old shall be inconspicuous. This contractor shall demonstrate the proposed refinishing method prior to the commencement of

2.2 PREPARATION OF RESTORATION SURFACES

H. Prepare all interior surfaces schedule to be painted as specified below:

SCRAPING AND SANDING Remove all loose, scaling, and otherwise defective paint from all surfaces to be painted. Do not damage delicate mouldings, woodwork and wall surfaces while scraping. Sand smooth all scraped surfaces. Progress will be checked and approved as finished in

tri-sodium phosphate detergent and water and completely rinsed clean to provide a suitable base for new paint. All surrounding areas will be protected from potential water damage. Use of waterproof dropcloths either on the seats, floors and wall areas as required. . PATCHING AND SANDING Patch all holes and surface defects in areas

2. WASHING All painted surfaces shall be "hand-washed" with a solution of

(fourteen) days to dry before priming and one day before the finish

painting. As will be mentioned herein, all applications of work of previous

to be painted with an approved patching compound. Sand all patched areas smooth. Patch all plaster cracks over 2'-0" long with dry wall tape and compound to prevent reopening. All finished work will be inspected and agreed upon on written approval. 4. SEALING Using a shellac-based primer, seal prime

a. Plaster that has brown water stains.

b Plaster that has been kalsomined

c. All other areas where stains could bleed through the finish coat. PRIMING All new and bare surfaces shall be primed using a latex primer and sealer. All areas are brush apply. In new plaster areas, allow 14

RESTORATION PAINTING 2.3

1. Protect adjacent and underlying surfaces. 2. Remove [or mask] electrical plates, hardware, light fixture trim,

stages must reach final written approval by Architect.

escutcheons, and fittings prior to preparing surfaces or finishing. 3. Correct defects and clean surfaces capable of affecting work of this 4. Seal marks that may bleed through surface finishes with shellac

B. Impervious Surfaces: Remove mildew by scrubbing with solution of trisodium phosphate water and bleach. Rinse with clean water and allow to dry. C. Existing Surfaces:

1. Remove loose, flaking, powdery, and peeling paints.

5. Remove rust by wire brushing to expose base metal.

two coats of appropriate type of coating.

Lightly sand glossy painted surfaces. 3. Fill holes, cracks, depressions and other imperfections with patching compound; sand flush with surface. 4. Remove oil, grease, and wax by scraping; solvent wash and thoroughly

2.4 PAINT SCHEDULE A. Types of paint listed herein are set forth as standard of quality and type of coating required for each type of surface.

Exposed surfaces of type listed in following schedule are to be painted.

2. Other exposed surfaces not specifically listed shall receive not less than

B. Prime coat shall consist of touch up only on shop primed [and existing]

restrict material selection. The materials specified are intended to establish and identify the quality and type of material to be used on the project. MWF = minimum wet film thickness.

1st Coat: S-W Exterior Latex Wood Primer, B42W8041

END OF SECTION

C. For convenience the schedule is based on SherwinWilliams products except

where other manufacturers are specifically mentioned. It is not intended to

(4 mils wet, 1.4 mils dry) 2nd Coat: S-W A-100 Exterior Latex Gloss, A8W100 Series 3rd Coat: S-W A-100 Exterior Latex Gloss, A8W100 Series

(4 mils wet, 1.3 mils dry per coat)

32 1200: PAVING & SURFACING 1 BITUMINOUS CONCRETE PAVEMENT

A. Pavement shall conform to the applicable paragraphs of Section 400 and the applicable portions of Sub-sections 420 and 460 of the Massachusetts Highway Department Standard Specifications for Highways and Bridges, latest edition, including the latest corrections and Addenda

END OF SECTION

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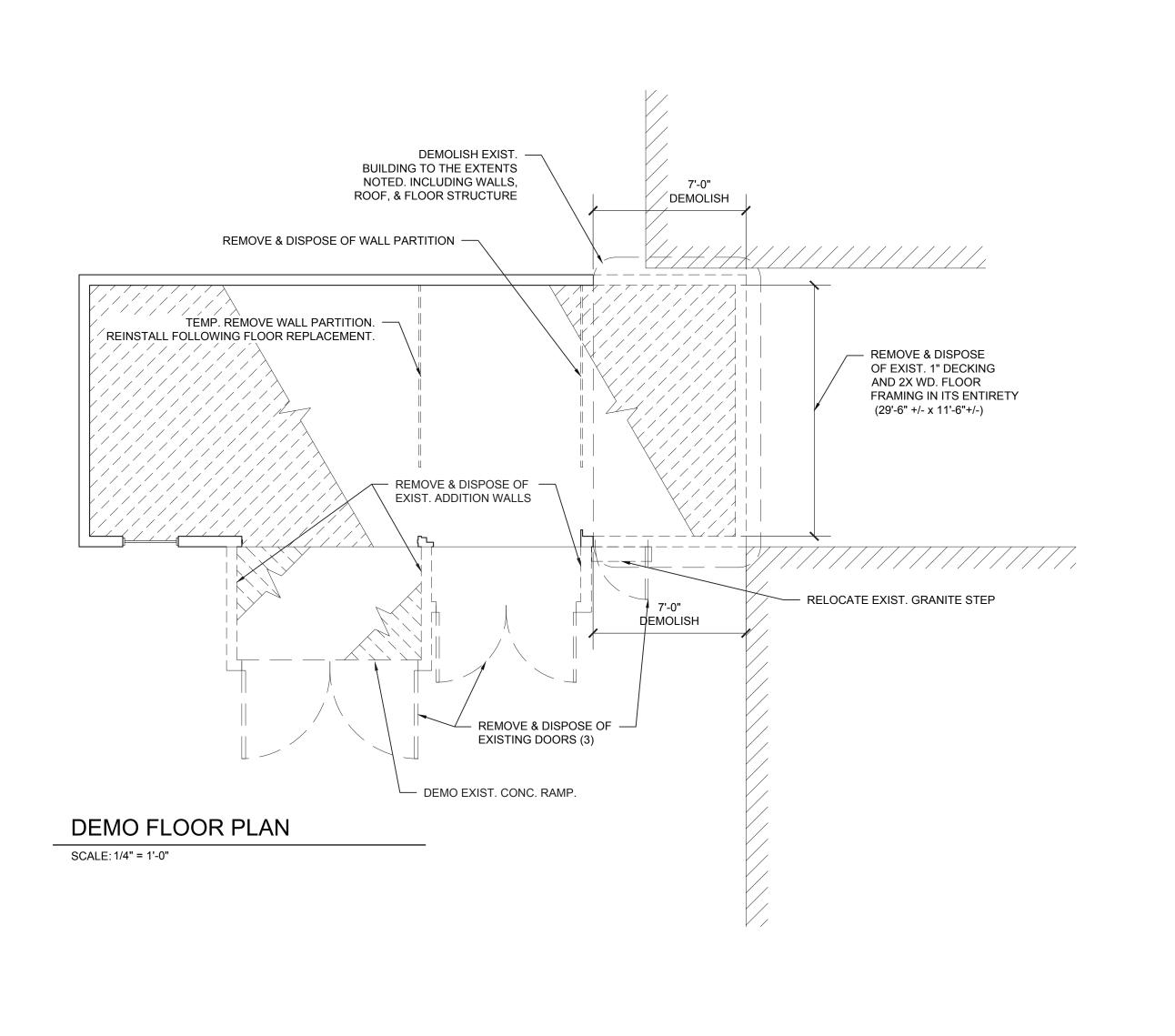
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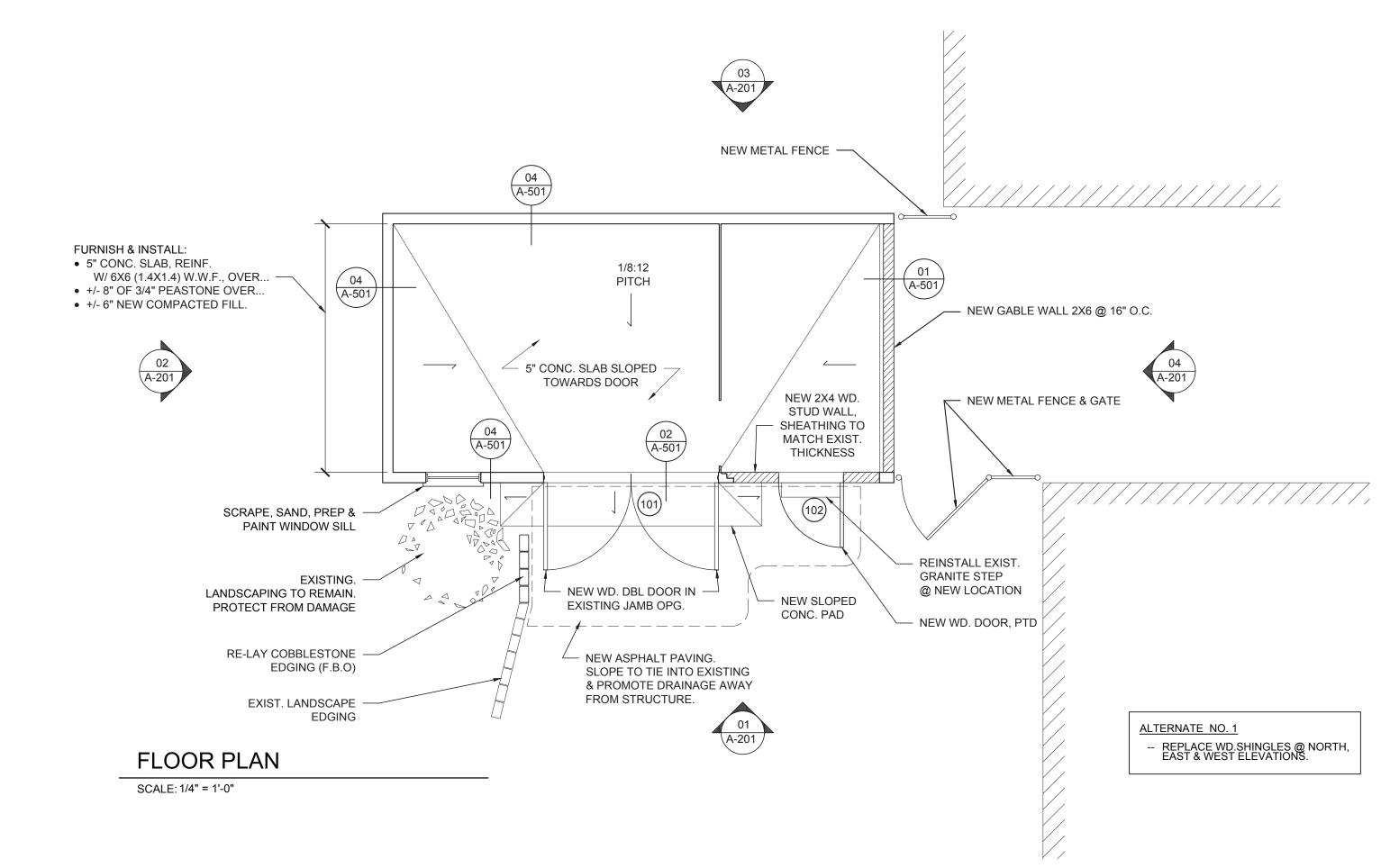
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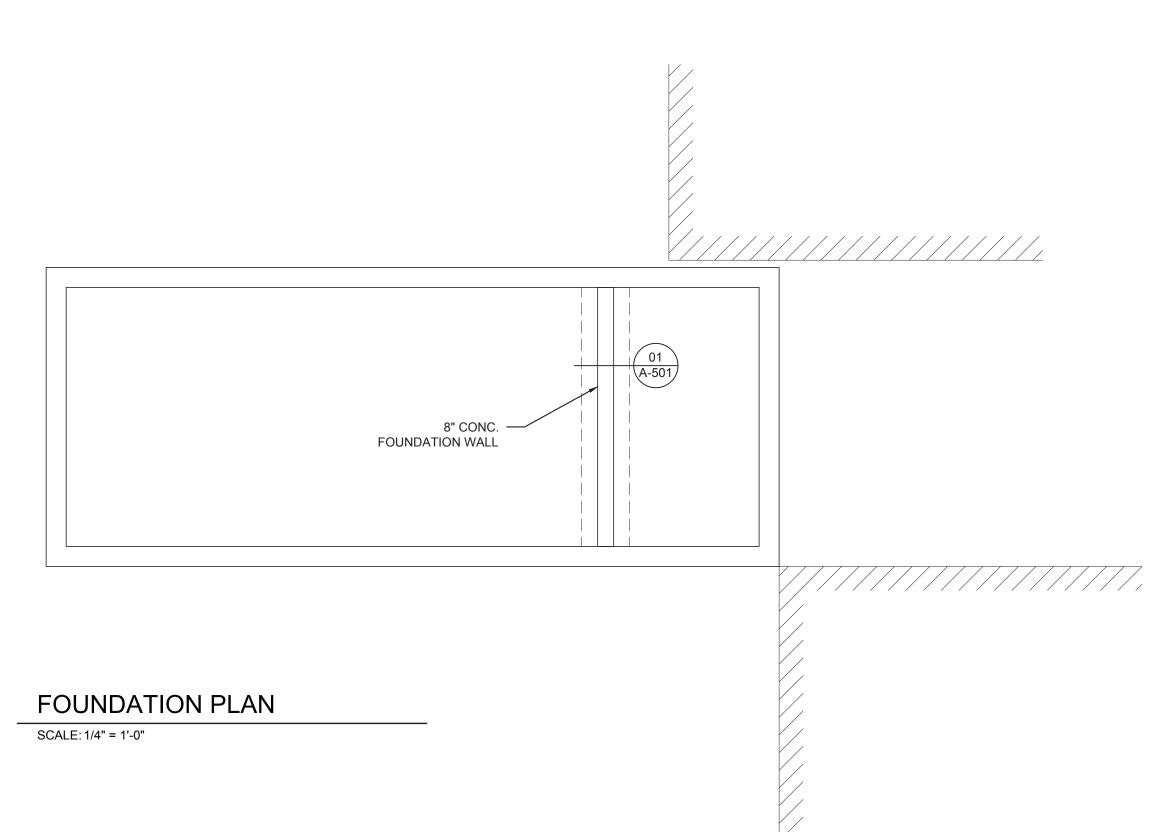
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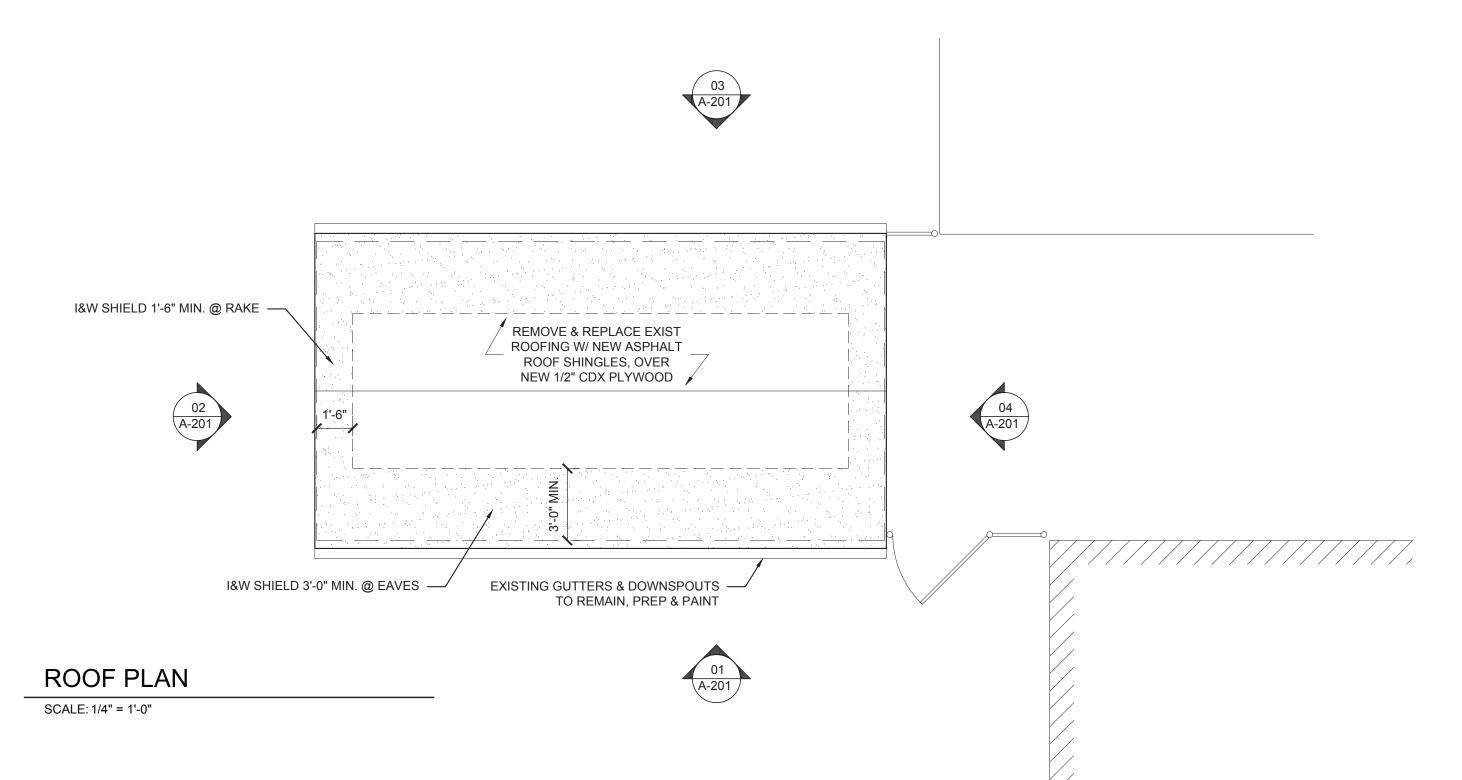
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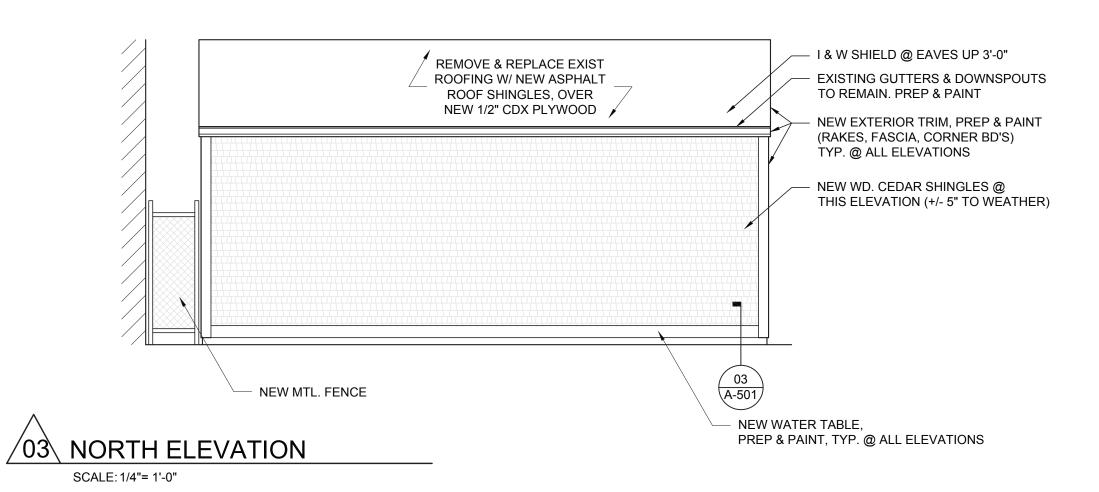
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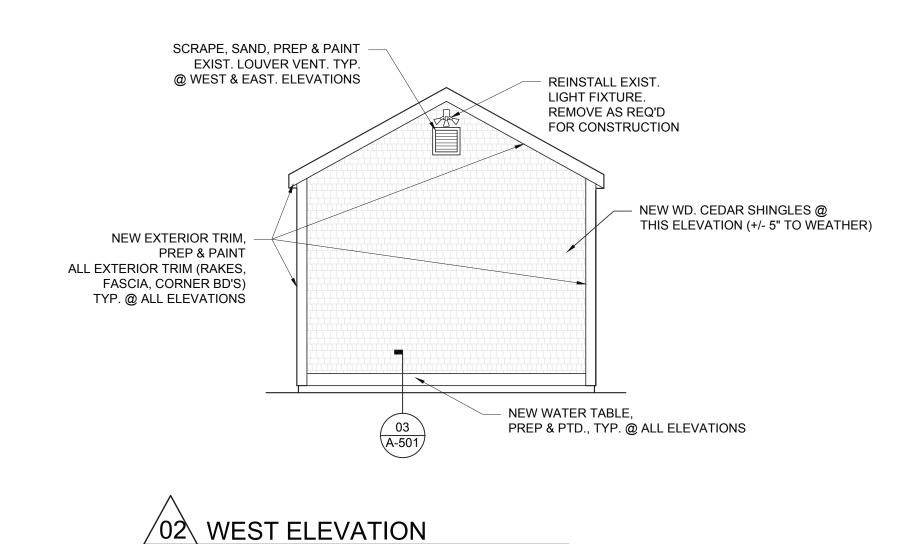
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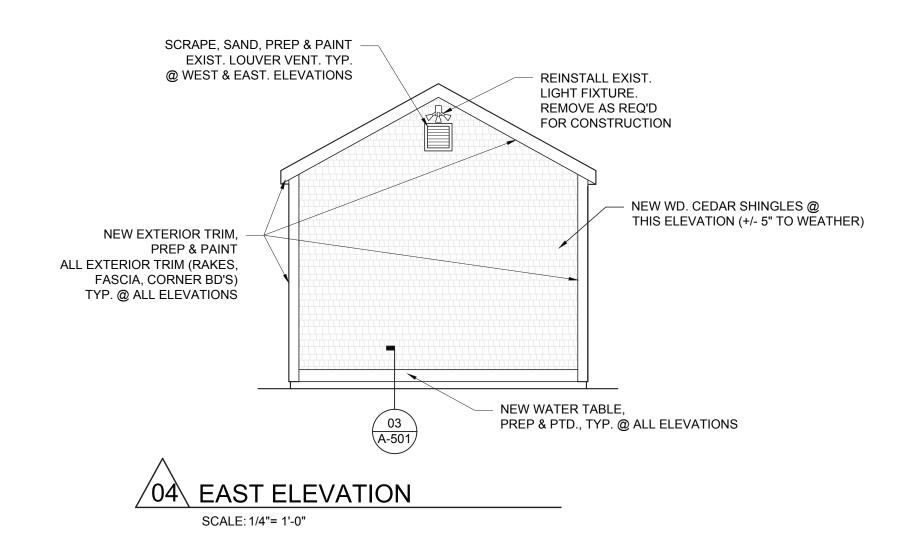
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SCALE: 1/4"= 1'-0"





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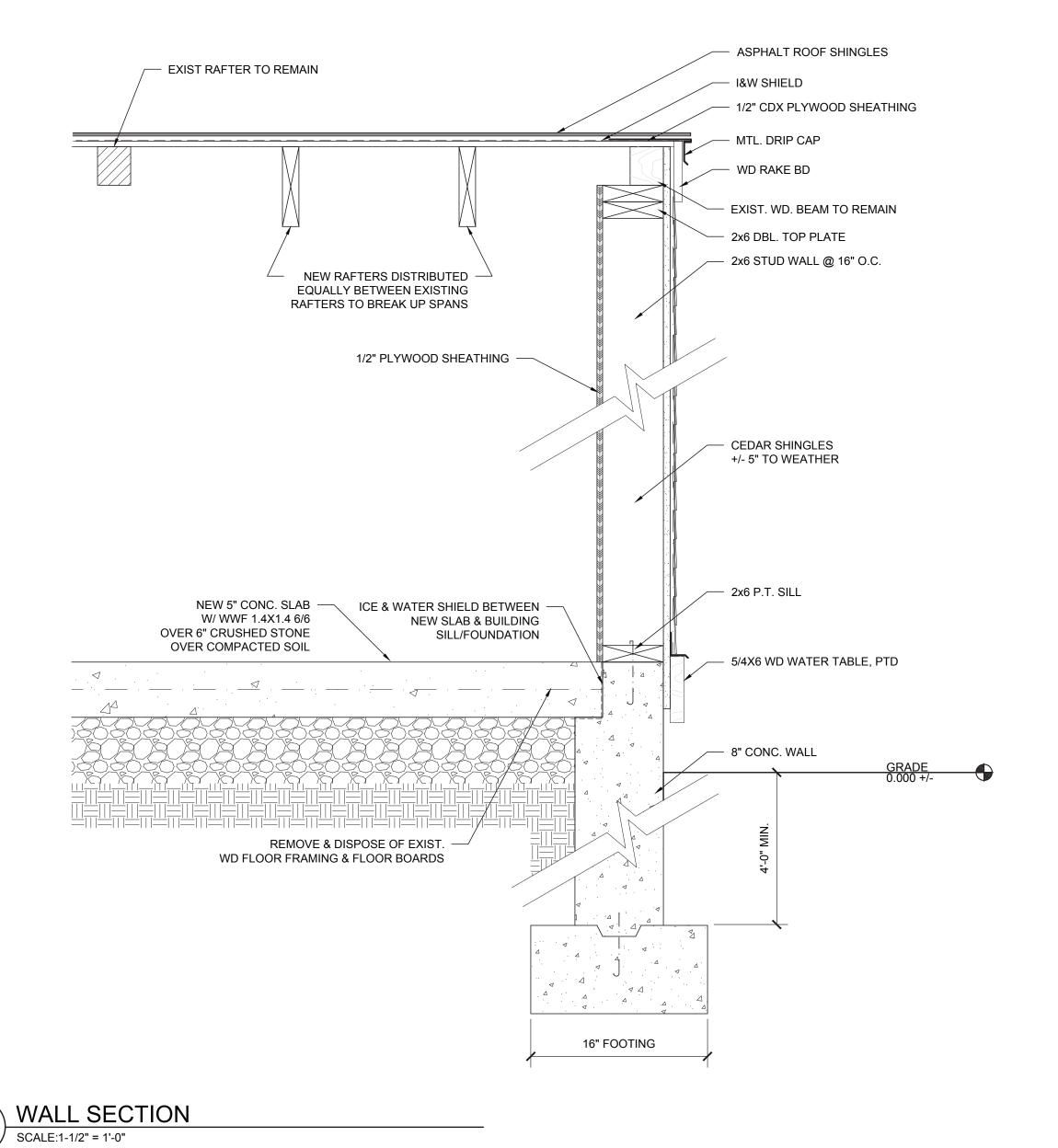
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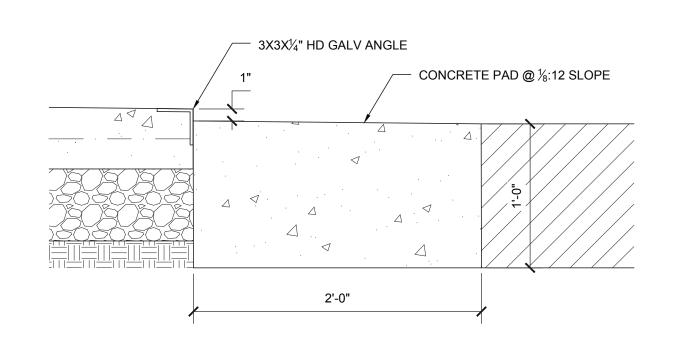
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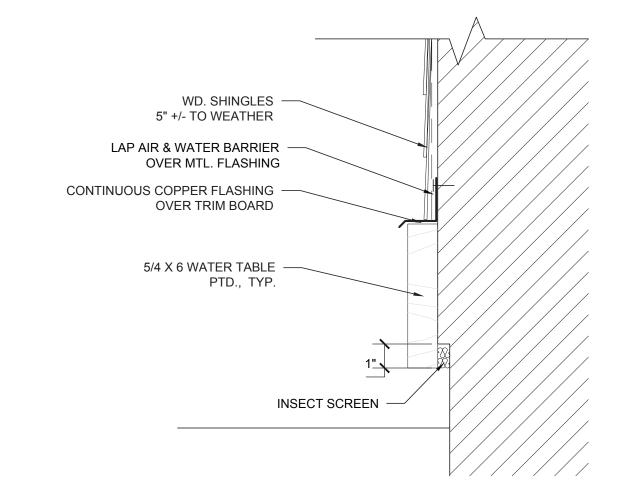
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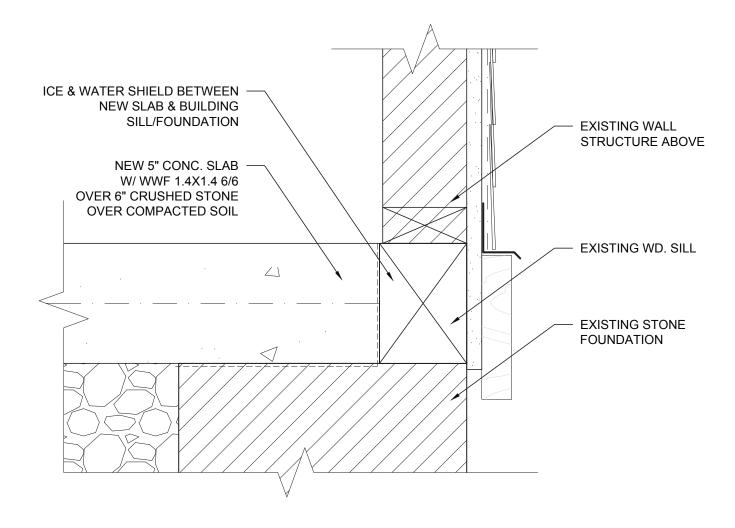






CONCRETE PAD SCALE:1-1/2" = 1'-0"

WATER TABLE SCALE:3" = 1'-0"



SLAB & FOUNDATION DETAIL

SCALE:3" = 1'-0"



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