



CITY OF
TUCSON

**Planning Development Services Department (PDSB)
201 North Stone Avenue, Tucson, Arizona 85701**

***** NOTICE OF DIRECTOR'S DECISION
THE MAIN GATE DISTRICT OVERLAY DISTRICT
REQUEST*****

EFFECTIVE DATE: March 6, 2019

CASE NO. PROJECT

**MGD-18-03 Marriott Residence Inn, 714 North Euclid Avenue, *Design Package Revision*
(Associated Activity #s: HPZ-14-20, T14SA00446 and T18SA00355).**

The Project

This is a request by Vint & Associates Architects for the Euclid Hotel Project (“Project”). The proposal is for a mixed-use hotel and retail development at the northeast corner of 4th Street and Euclid Avenue, north to the Geronimo Court Alley. The project is 0.72 of an acre and is currently zoned HOCR-2 and HR-3. The Project is located in the Main Gate Overlay District (MGD) and West University Historic Preservation Zone (WUHPZ). The current proposal is a revision to a previously approved design proposal.

The Project will be massed at four stories along the entire Euclid Avenue frontage and a portion of Geronimo Court Alley frontage, transitioning to six stories towards the eastern boundary of the site. The first floor will contain approximate 4,825 square feet of retail fronting Euclid Avenue and 2,413 square feet of lobby, restaurant, meeting space and series areas fronting onto the Geronimo Court Alley. The four-story portion of the structure will not exceed 56’ in height; and, the six-story portion not exceeds 77’8” in height, per the MGD requirements (MGD, Figure 7).

Findings

The City of Tucson Planning and Development Services Department (PDSB), the City’s Design Professional and Main Gate Urban Overlay District Design Review Committee (MGD-DRC), West University Historic Zone Advisory Board (WUHZAB), and the Tucson-Pima County Historical Commission Plans Review Subcommittee (TPCHC-PRS) have reviewed the Euclid Hotel Design Revisions, dated February 6, 2019, for compliance with the MGD Ordinance (Ordinance No. 11015) and the Historic Preservation Zone, Unified Development Code Article 5.8 (UDC) and found the site is in **compliance** with the MGD design standards as outlined in MGD Section C-19.

Project Background

In 2014, the applicant proposed the demolition of four historic structures in the MGD, located in the WUHPZ. The structures were listed on the National Register of Historic Places as ‘Contributing’ to the historic district. The historic structures were located on the parcels at the northeast corner of

Notice of Decision

March 6th, 2019

Main Gate Overlay District MGD-18-03

Design Package Revision 714 North Euclid Avenue (T14SA00096 and T18SA00355).

Euclid Avenue and 4th Street and showed signs of deterioration as a result of neglect from previous owners. The applicants determined that restoration would be financially infeasible due to the compromised physical and historical integrity of the structures and proposed to develop a short-term stay hotel on the site. A finding that 'Reasonable Economic Use' of the property could not be made was required by the UDC in order for the applicant to move forward. The replacement plan submitted outlined the proposed site utilization, functionality and design compatibility in regard to the project location and proposed use. The following items were drafted and submitted for review:

- A demolition plan
- A finding that 'Reasonable Economic Use' for the property cannot be made
- A proposed replacement plan for the site redevelopment

Due to the Project's location, compliance with HPZ and the optional MGD ordinances was required by the UDC for any type of site redevelopment. The applicant proposed demolition as a means of redevelopment and was found by relevant advisory bodies to be in compliance with the HPZ and MGD ordinances. The following committees reviewed the proposal and made a recommendation:

- Main Gate District Design Review Committee (three meetings held; recommendation to approve made on September 22, 2014)
- Tucson-Pima County Historical Commission Plans Review Subcommittee (five meetings held; recommendation to approve made on October 23, 2014)
- West University Historic Zone Advisory Board (three meetings held; recommendation to approve made on November 11, 2014)

On December 16th, 2014, Mayor and Council reviewed the Project and approved the replacement plan. and directed the following, "...subsequent minor alterations to the replacement plan will require additional review by the PDS, WUHZAB, T-PCHC-PRS, Design Professional and the MGD-DRC. Minor changes may include but were not limited to alterations to color, finishes, openings and landscaping."

In 2016, the Project was subsequently optioned by Residence Inn as an extended-stay hotel which required structural changes to accommodate the change in programming. The amended design package was again reviewed by the PDS, WUHZAB, T-PCHC-PRS, Design Professional and the MGD-DRC and approved by the Director on November 9th, 2016.

Current Proposal and Design Review

In October of 2018, the applicant and consulting team presented the following design refinements to city staff and the design professional:

1. Reduction of the height of the building at the eastern 6-story portion from 84'0" to 77'8", reducing the apparent building mass by 7.5%;
2. Replacement of the insulating aluminum panels for exterior wall finish for the second through sixth floors with prefinished fiber-cement panels. The ground floor and parking mezzanine above will retain the rose-colored brick veneer on concrete, as previously approved and requested by the West University Neighborhood Association.
3. A slight reduction in window size and adjustment to window shape of hotel guest rooms;
4. Relocation of trash and recycling room to the south side of the project;

Notice of Decision

March 6th, 2019

Main Gate Overlay District MGD-18-03

Design Package Revision 714 North Euclid Avenue (T14SA00096 and T18SA00355).

5. Addition of store-front windows at the northern extent of West elevation, in lieu of solid brick veneer walls;
6. Substitution of the originally planned robotic parking at mezzanine level with valet parking; and,
7. New footprint of hotel, expanding it against the northern property line.

Staff determined that the design changes should undergo a full review process. On October 16, 2018, the proposed design changes were presented to the WUHZAB and recommended for approval with the condition that a sidewalk would be provided to continue the pedestrian experience along the alley to the main entrance of the hotel. On November 15, 2018, the Project was reviewed and recommended for approval by the TPCHC-PRS.

On November 29, 2018, the proposed design changes were proposed to the MGD-DRC and the City's Design Professional. The MGD-DRC approved the proposed design changes with the exception of the location and design of the north façade along the alley. The DRC continued the hearing to further address the design refinements along the alleyway. The DRC reviewed the proposed project again on December 18, 2018 and again continued the item. On, February 6th, 2019, the applicant presented a revised proposal with a six-foot sidewalk with a six-inch concrete curb and a six-inch gutter along the north side of the project site. At this meeting, the MGD-DRC and the City of Tucson's Design Professional approved the project as presented on the Design Package dated February 6th, 2019.

PDS Director's Decision

The revisions to the Euclid Hotel project design as presented in the February 6th, 2019 design package have been APPROVED.

Notes:

1. The previously issued Decision Letters and associated conditions are still in place.
2. The applicant's requested modifications are approved based on a finding that the public safety or health will not be jeopardized.
3. This approval applies only to the MGD Design Package and does not constitute approval of the Development Package or the building permitting. Compliance with all other applicable zoning and building code requirements is required. Changes made to the plan to achieve compliance with these other code requirements or that affect the exemption request may require another review for compliance.



Scott Clark, Interim Director
Planning & Development Services Department

For further information on the MGD, please contact María Gayosso: María.Gayosso@tucsonaz.gov, (520) 837-6972. For HPZ, please contact Michael Taku, Michael.Taku@tucsonaz.gov or 837-4963.

714 N. EUCLID AVENUE
DESIGN PACKAGE

CHANGES TO DECEMBER 2016 APPROVED DESIGN



7•ONE•4

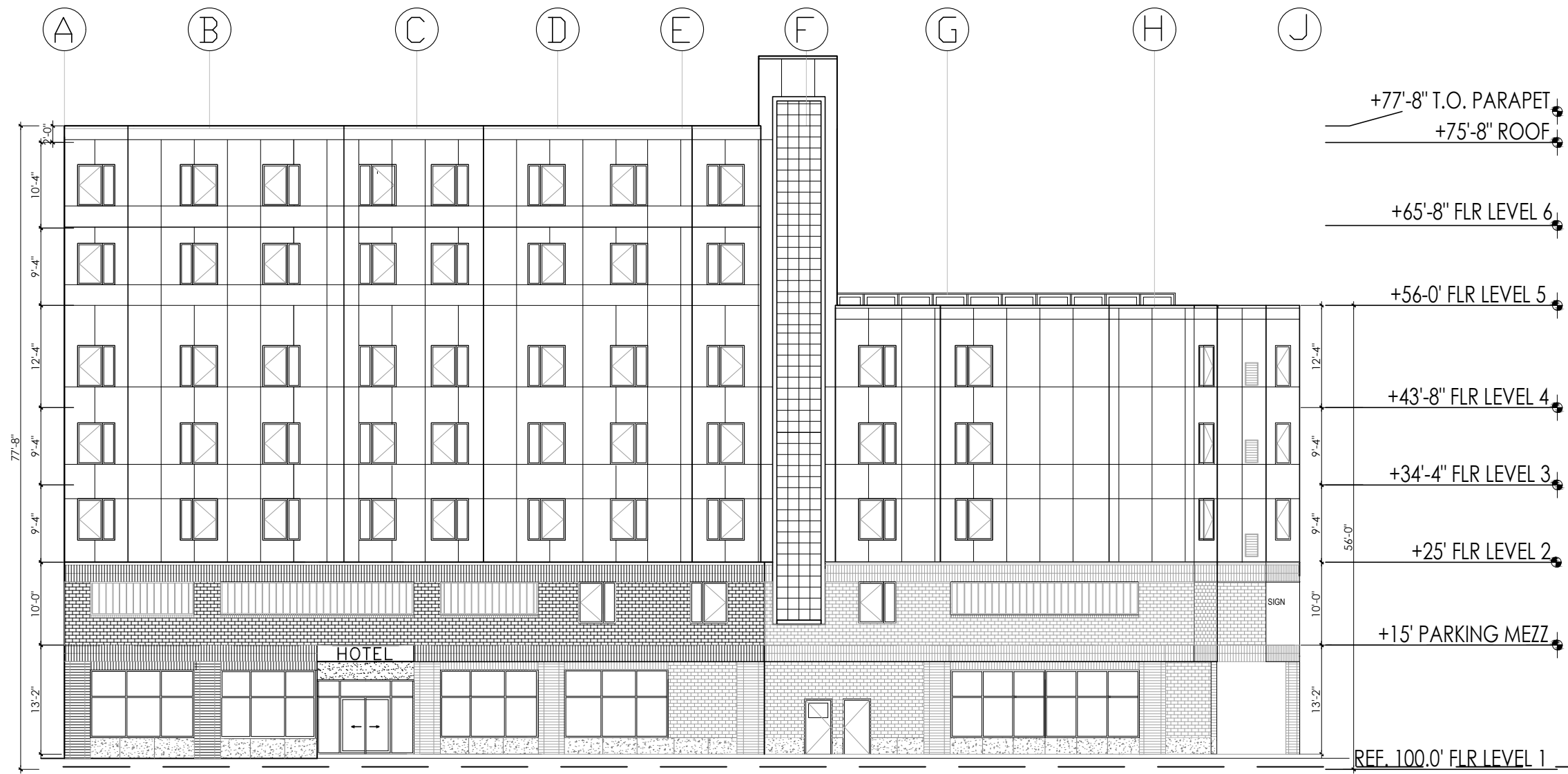
Tucson, AZ December 18, 2018 with February 6, 2019 Alley Revisions



efg
architects inc. 9834-105 Street
Edmonton, AB T5K 1A6
Office: (780) 423 3424
Fax: (780) 425 0536



VINT & ASSOCIATES ARCHITECTS, INC.
312 E. 6th St., Tucson, AZ 85705 (520)882-5232



NORTH ELEVATION - REVISED 2019
 scale 1/16" = 1'

Team

Developer: Stewart Smith/Mike Golec
7 One 4, LLC
7610 E. McDonald Drive #F
Scottsdale, AZ 85250
tel: 858.699.7023



Design Architect: Robert Vint, RA
Vint & Associates, Inc
312 E. 6th Street
Tucson, AZ 85705
tel: 520.882.5232



Architect of Record: Ed Gooch, RA,
EDF Architects Inc
9834-105 Street
Edmonton, AB T5K 1A6
Canada
tel: 780.423-3424



Civil Engineer: Kevin Hall, PE
Cypress Engineering
2030 E. Speedway Blvd, #110,
Tucson, AZ 85719
tel: 520.499.2456

Structural Engineer: Clifton Paul, PE
PKA Associates
7434 E McDonald Drive
Scottsdale, AZ 85250
tel: 480.922.8854

Mechanical & Electrical Engineer: David Garcia-Acosta
Gardel Engineering
441 S. 48th Street
Tempe, AZ 85281
tel: 480.361.3667

General Contractors: Craig Bergstrom, LEED AP
UEB Builders
6750 E. Camelback Rd, #103
Scottsdale, AZ 85251
tel: 480.222.9103

Marriot Hotel Extended Stay: Scott McAllister,
Chief Operating Officer, LDHG
Marriott International
Phoenix
tel: 480.862.9389

Design Review Timeline

Dec 12, 2013	Submission to the City of Tucson, Dev. Services. Permission to demolish historic structures located at the NE corner of N. Euclid Ave and E. 4th Street, because the buildings were financially infeasible to restore due to neglect and deterioration. Permission granted.	Aug 21, 2014	Main Gate District-Design Review Committee Meeting. Approved.
Apr 15, 2014	West University Historic Zone Advisory Board. (WUZHAB) Requested more windows, screen pool, information on materials and parking routes. Response: Windows were added, pool set back from edge and green space added. Materials defined and color samples offered.	Sep 12, 2016	WUZHAB Oppose demolition plan but approved replacement plan as revised and presented that evening.
Apr 24, 2014	Tucson-Pima County Historical Commission (TPCHC) First review of Financial Hardship and Replacement Plan. Approved	Nov 11, 2014	Neighborhood Property Owners Public Meeting Mayor & Council Meeting Approval of project and demolition
Apr 30, 2014	City Staff Meeting Discuss Parking strategy, MS&R application, moving forward.	Nov 16, 2014	City Staff Presentation of proposed revisions & discussion.
May 15, 2014	TPCHC & WUZHAB - Impass regarding demolition. DRC - Informal presentation to introduce project.	Apr 9, 2015	Request for change to approved Design package by R. Vint, Architect.
May 20, 2014	WUZHAB (3rd Review) Demolition and replacement plan called compatible.	Apr 9, 2015	City of Tucson Planning & Dev. Services Main Gate District Presentation
May 22, 2014	TPCHC Agreed that historic structures beyond repair.	Aug 31, 2016	City of Tucson Planning & Dev. Services Main Gate Overlay Revised Design submitted for approval.
Jun 26, 2014	TPCHC (4th review) Recommend warmer colors, tan shades preferred.	Sep 6, 2016	West University Historic Zone Advisory Board Meeting. The changes to the design were contrasted with the previously presented design and the Board agreed there were no substantial changes. Approved.
		Oct 16, 2016	City of Tucson Planning & Dev. Services, Main Gate Overlay Revised Design submitted for approval.
		August 2018	City of Tucson Planning & Dev. Services Main Gate Overlay Final Design submitted for approval
		Oct 16, 2018	WUZHAB Design Review The changes to the design were approved.
		Nov 15, 2018	Tucson-Pima County Historical Commission (TPCHC) The changes to the design were approved.



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CORNER OF N. EUCLID AVE AND GERONIMO ALLAY



MAIN GATE DISTRICT



 **HOTEL LOCATION**
714 N. EUCLID AVENUE



7•ONE•4



Tucson, AZ December 18, 2018 with February 6, 2019 Alley Revisions



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7•ONE•4

Tucson, AZ December 18, 2018 with February 6, 2019 Alley Revisions



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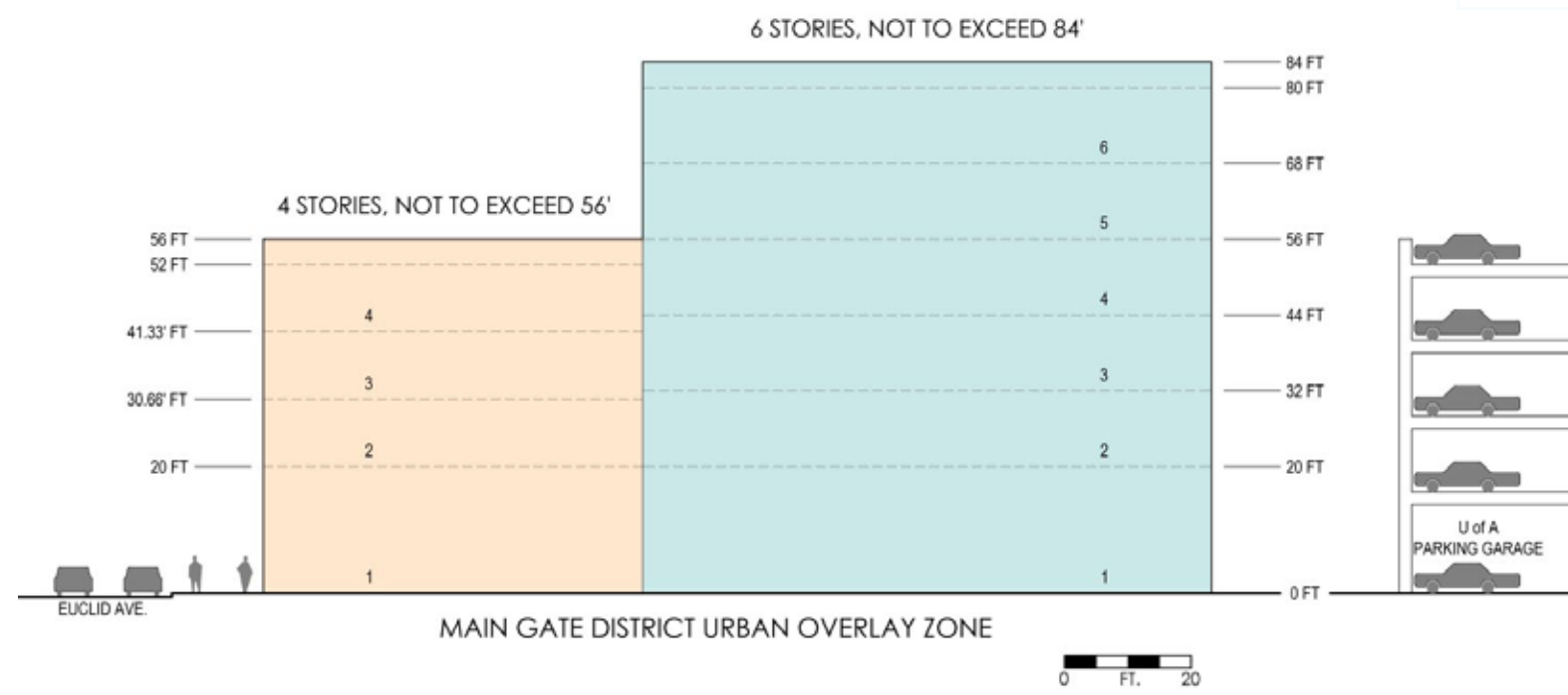
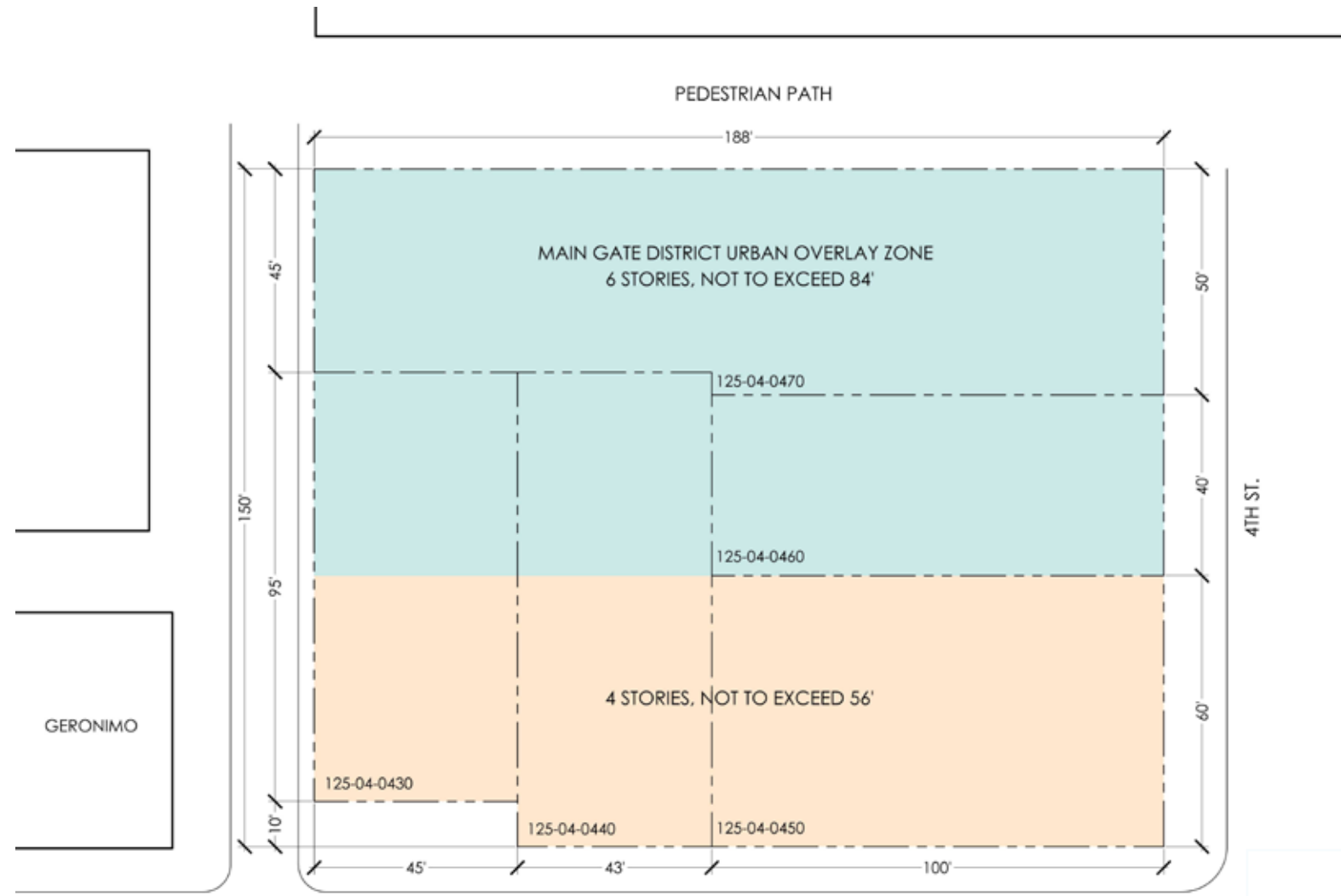


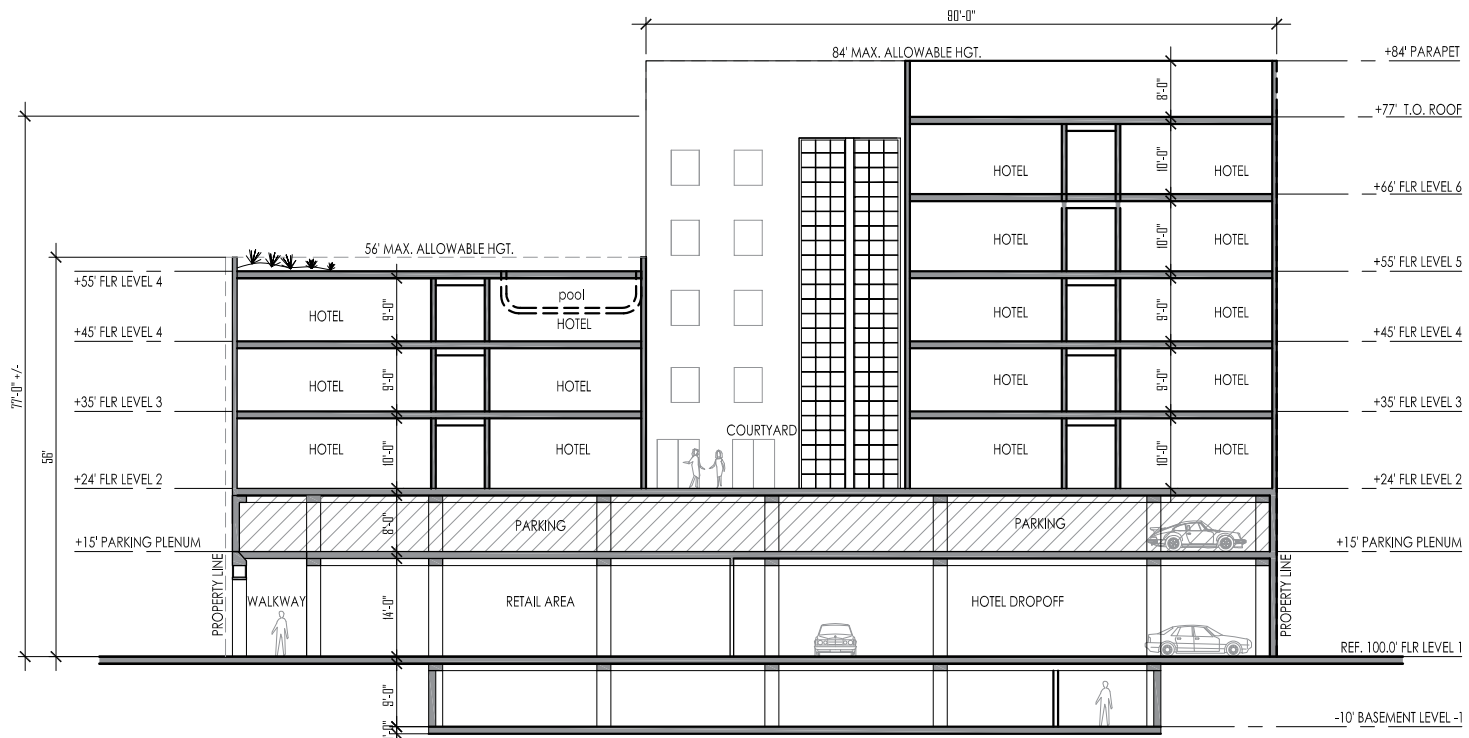
VINT & ASSOCIATES ARCHITECTS, INC.
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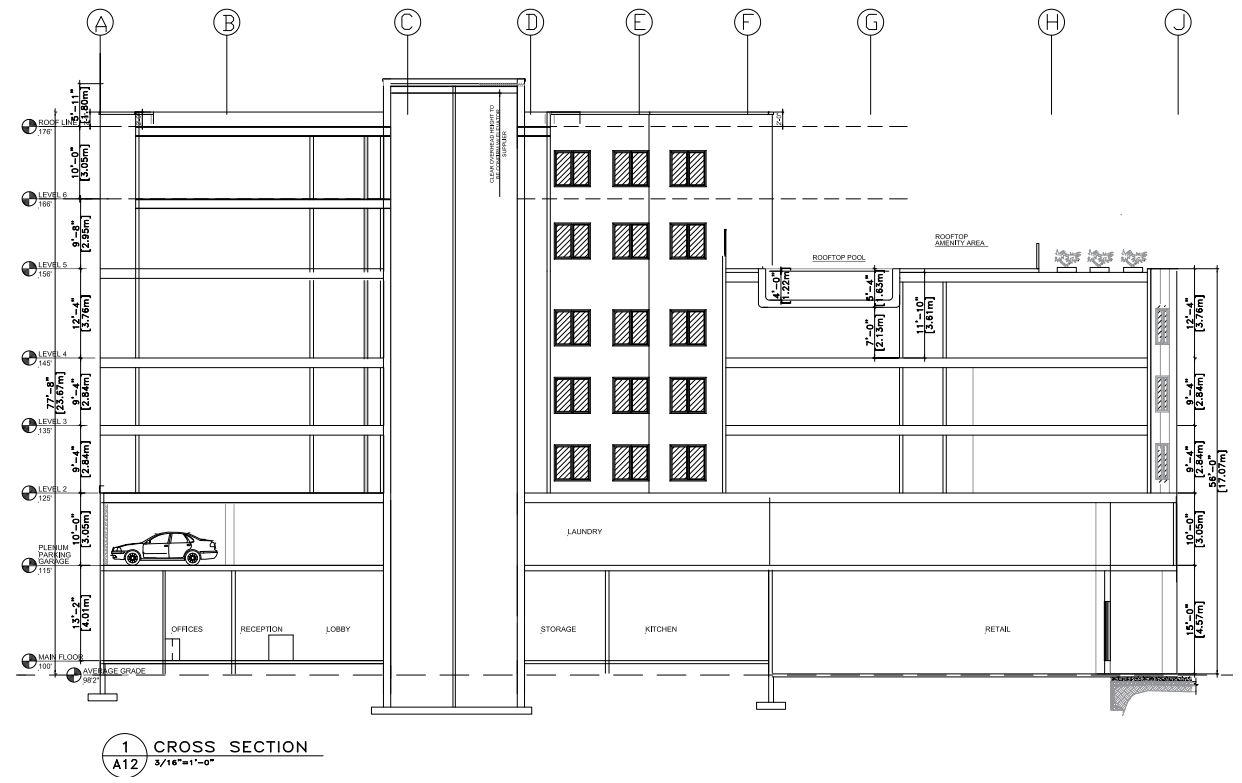
VIEW OF SITE FROM EUCLID AVE.





2016 Euclid Hotel

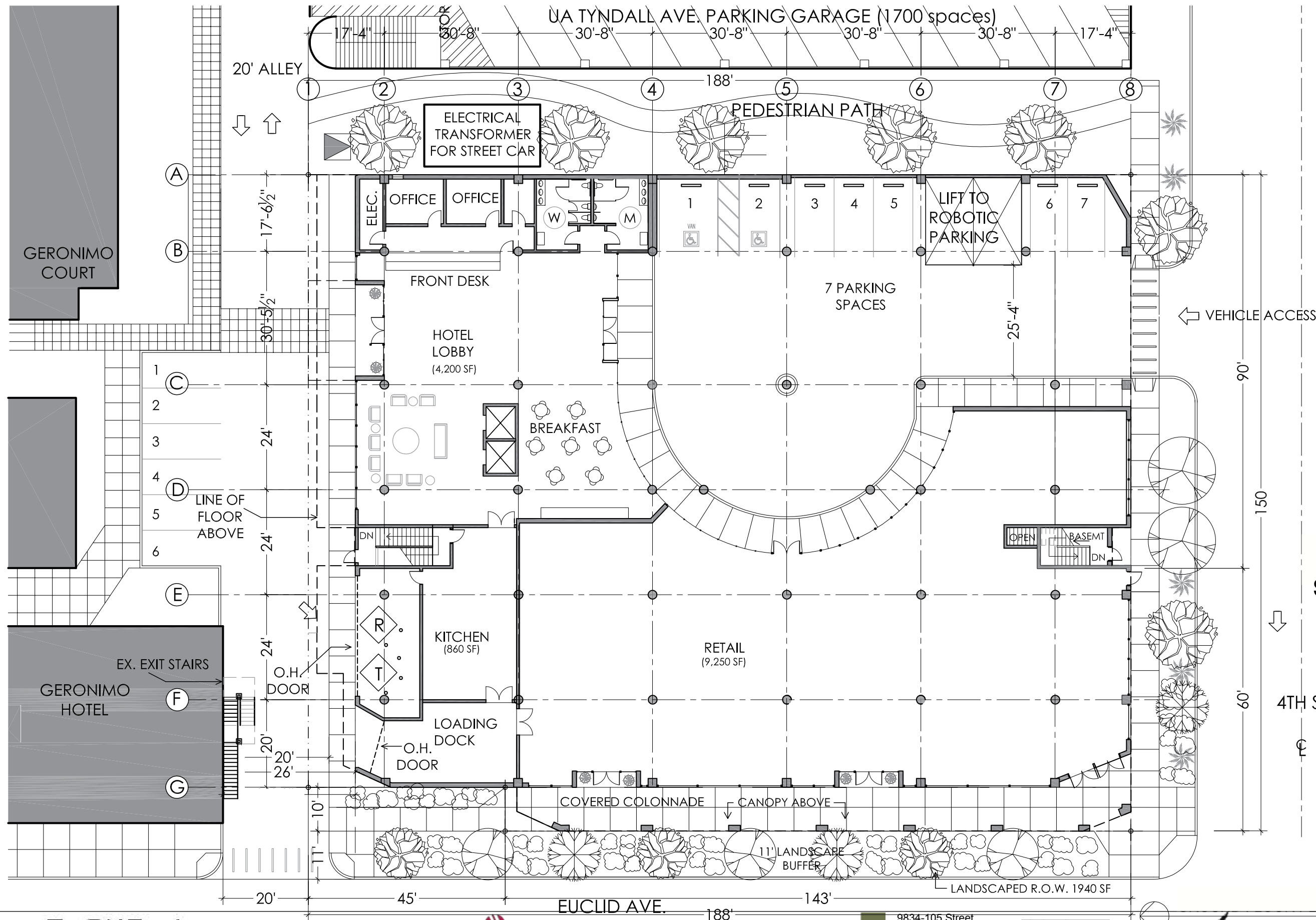
- 6 levels with parking plenum and basement
- Pool and terrace on the 5th level
- Ground floor -Retail, hotel reception and lobby, dining room and kitchen
- Basement - laundry, employees facilities and storage.



2018 Euclid Hotel

- 6 levels with parking plenum
- Pool and terrace on the 5th level
- Ground floor -Retail, hotel reception and lobby, dining room and kitchen
- No basement
- Parking Plenum - cars, laundry & employees facilities
- Reduced mass height

Differences



SITE PLAN 2016
 Scale: 1" = 20'
 (7 PKG. SPACES ON GRADE)

4TH ST.

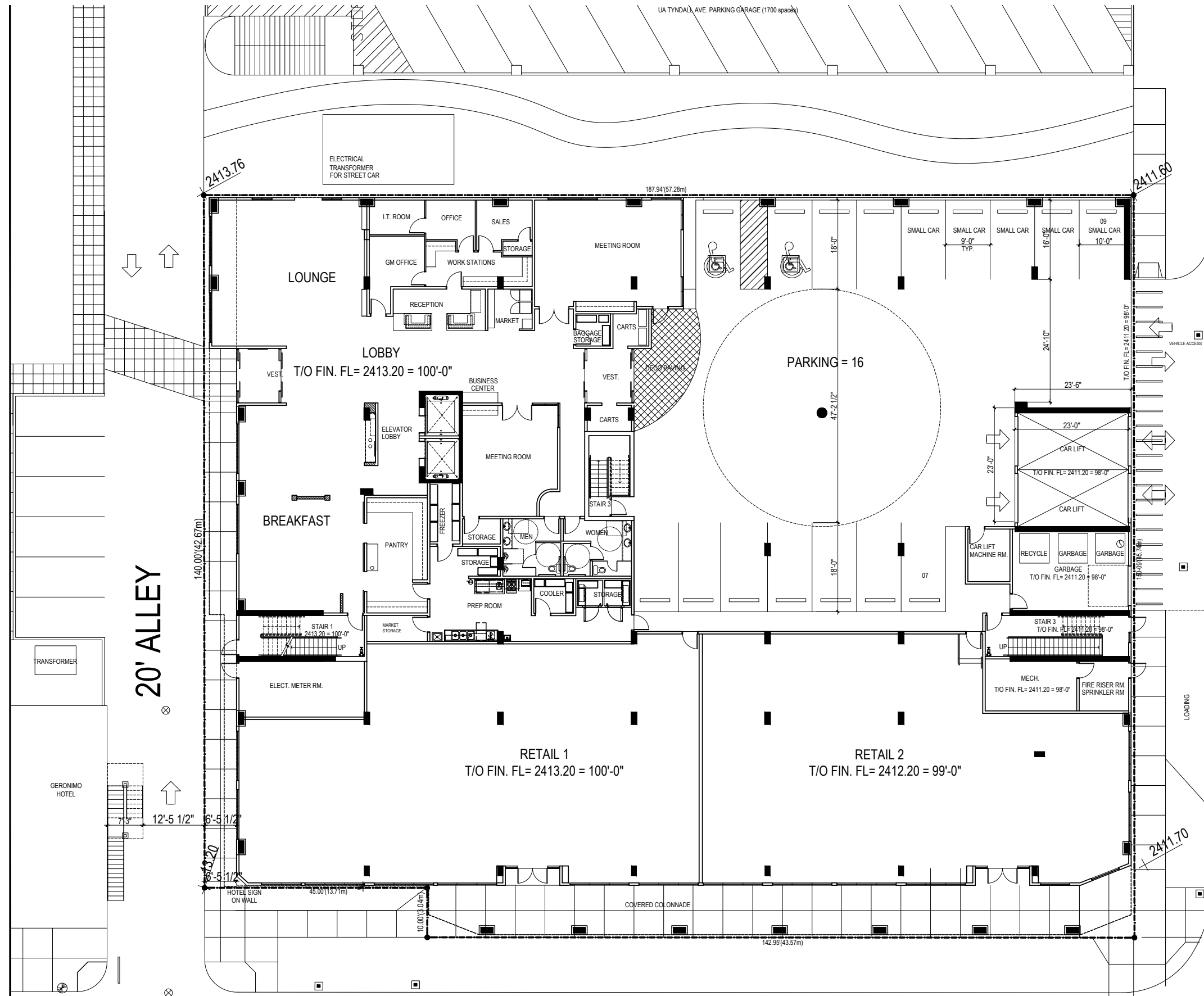
EUCLID AVE.

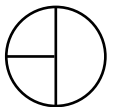
7•ONE•4



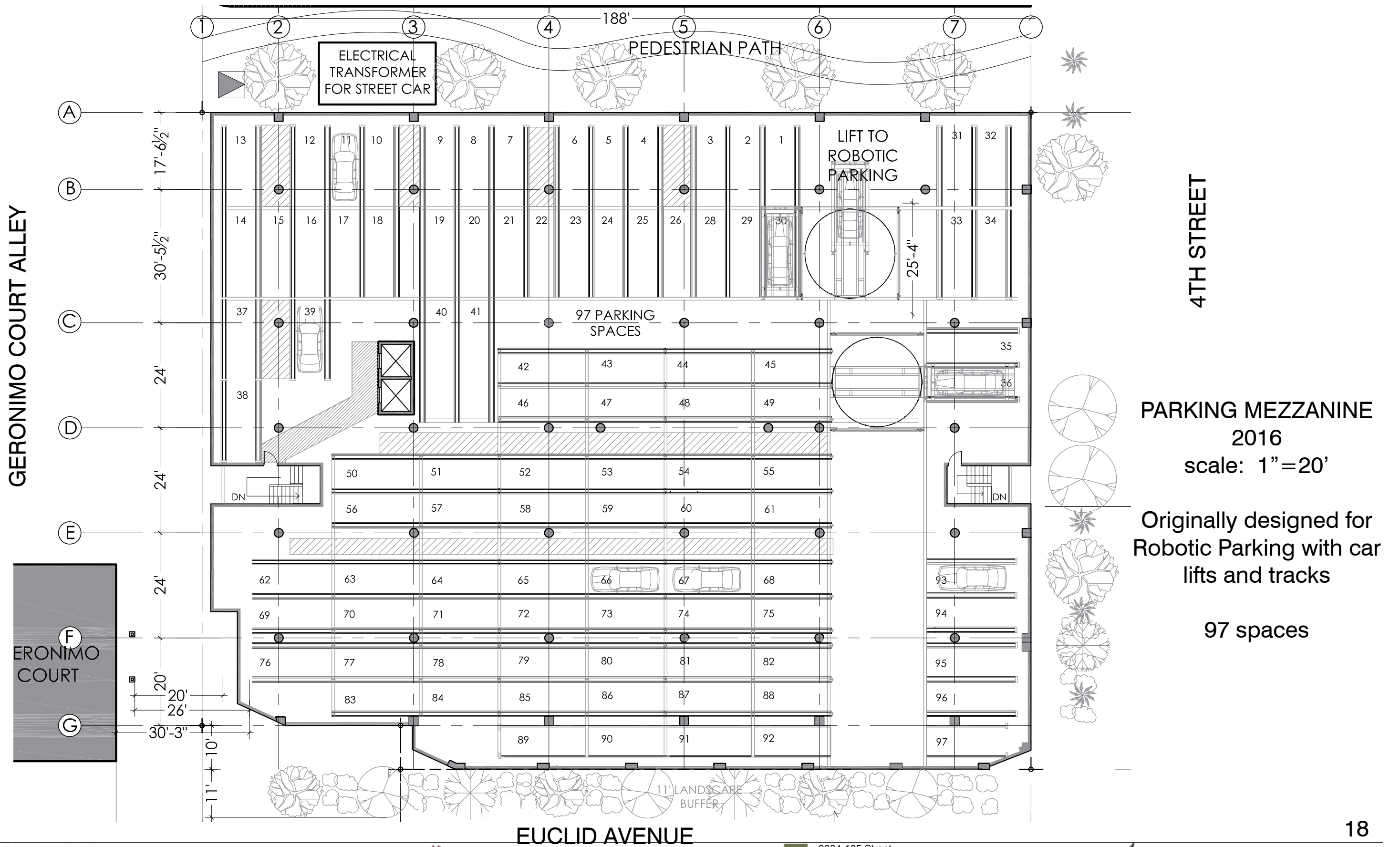
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scale 1" = 20'
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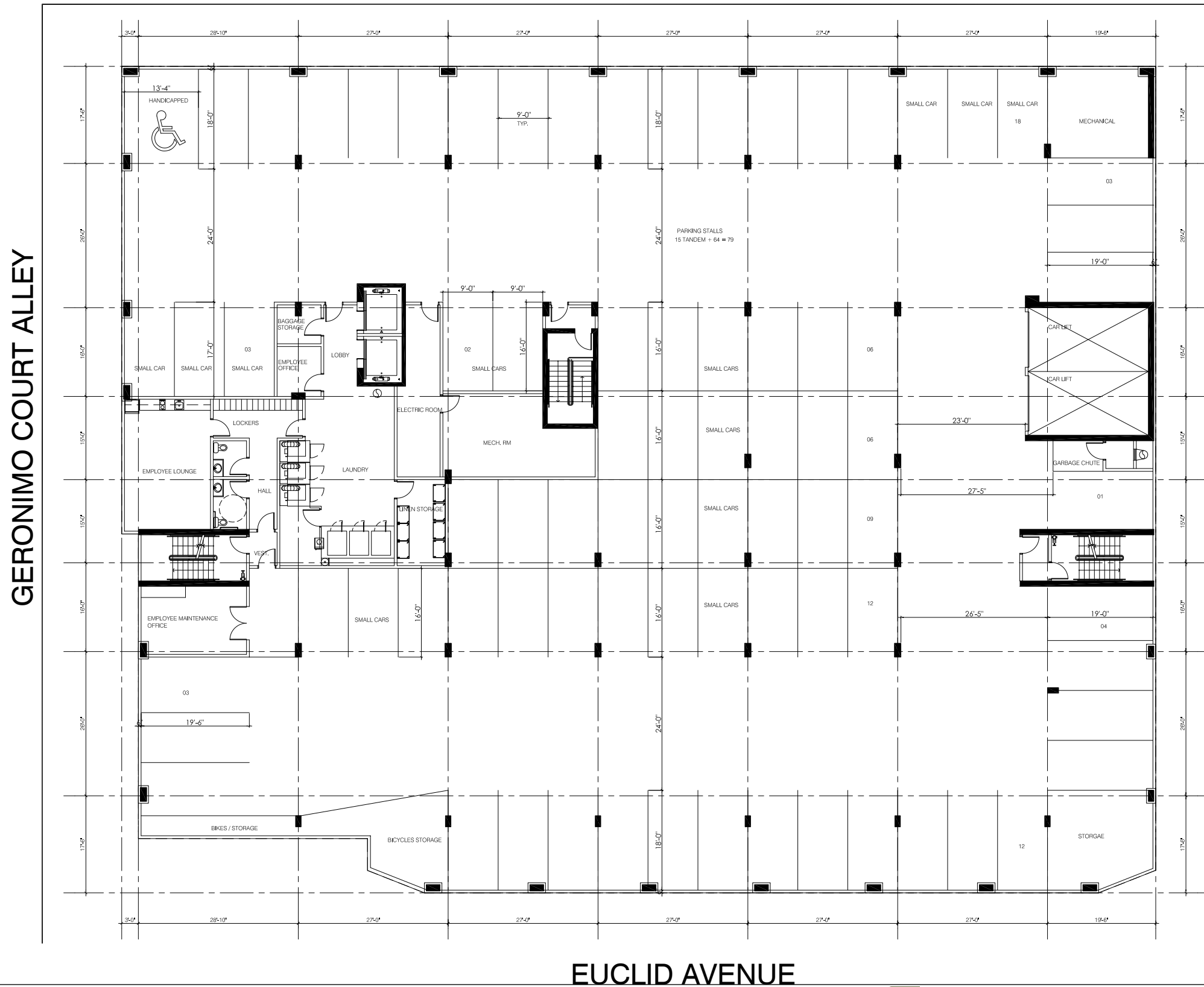


N 
SITE PLAN 2018
 Scale: 1" = 20'
 (14+2 ADA PKG. SPACES ON GRADE)

TYNDALL AVE PARKING GARAGE ALLEY



TYNDALL AVE PARKING GARAGE ALLEY



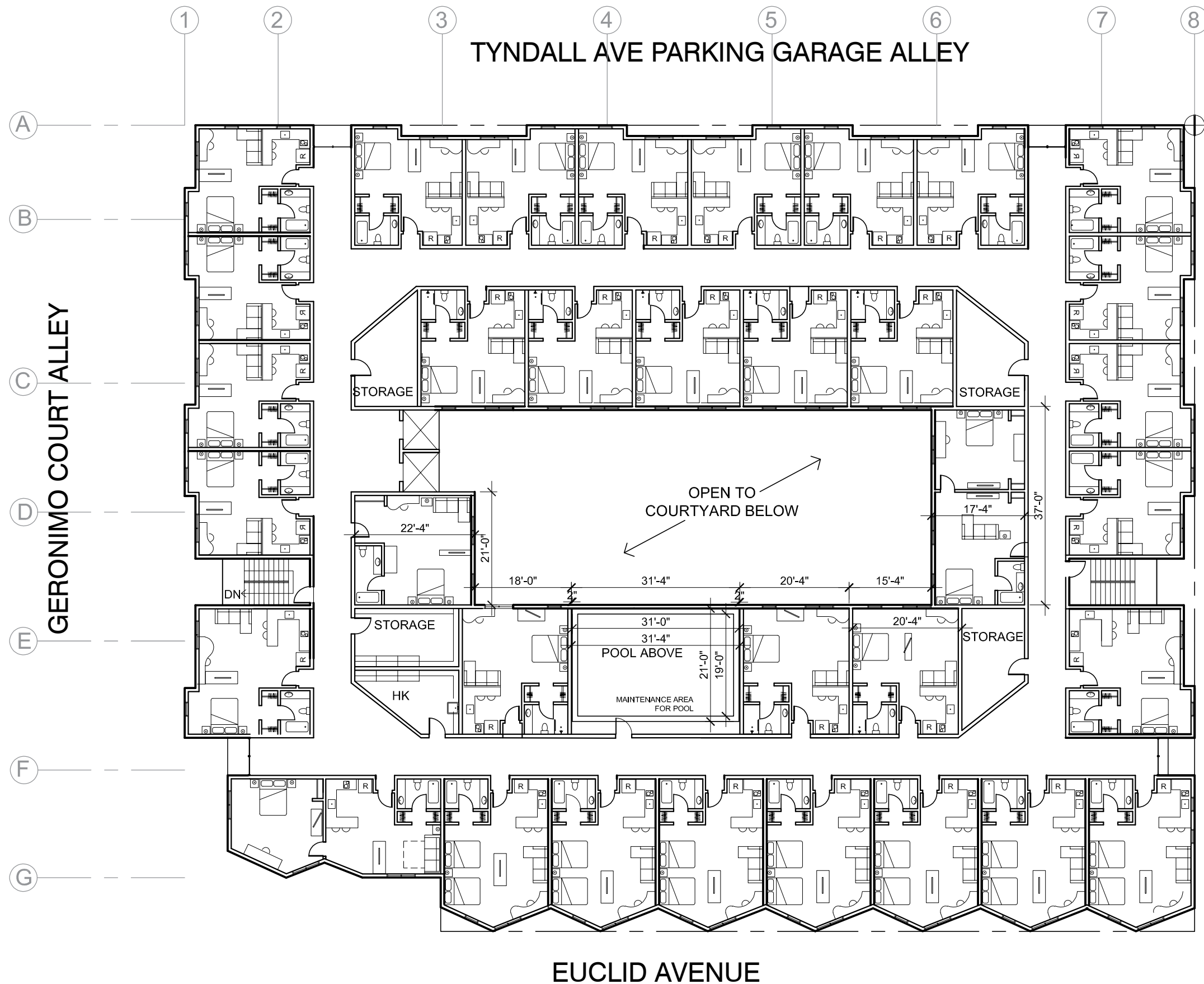
4TH STREET

PARKING MEZZANINE 2018
scale: 1"=20'

Redesigned for valet parking
using car lifts after Robotic
Parking proved to need more
development - 76 spaces

Total parking 76+16 (ground
floor) and off site valet parking
102. (Requirement 100)

EUCLID AVENUE



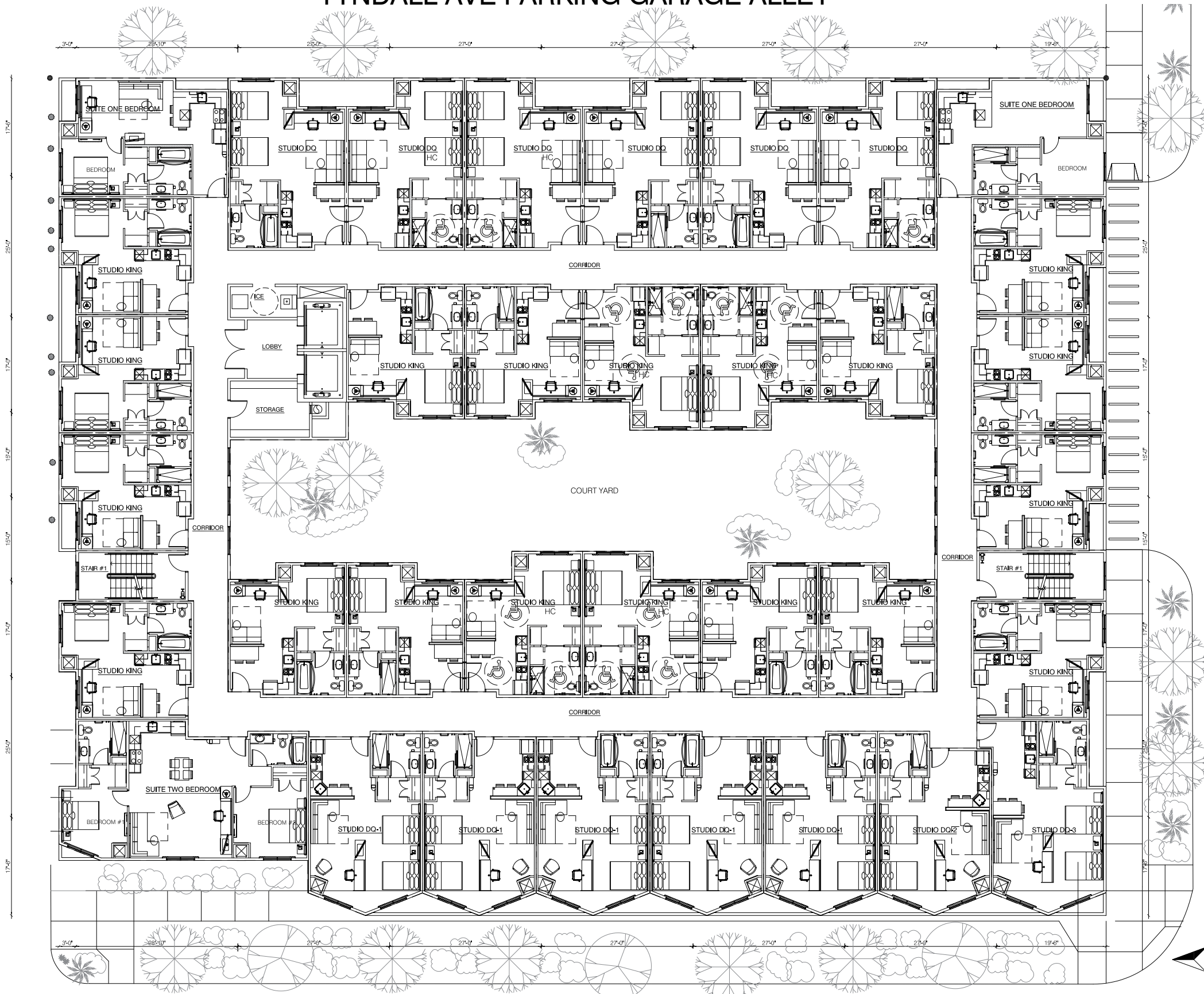
4TH STREET

TYPICAL FLOOR PLAN
2016
scale: 1"=20'

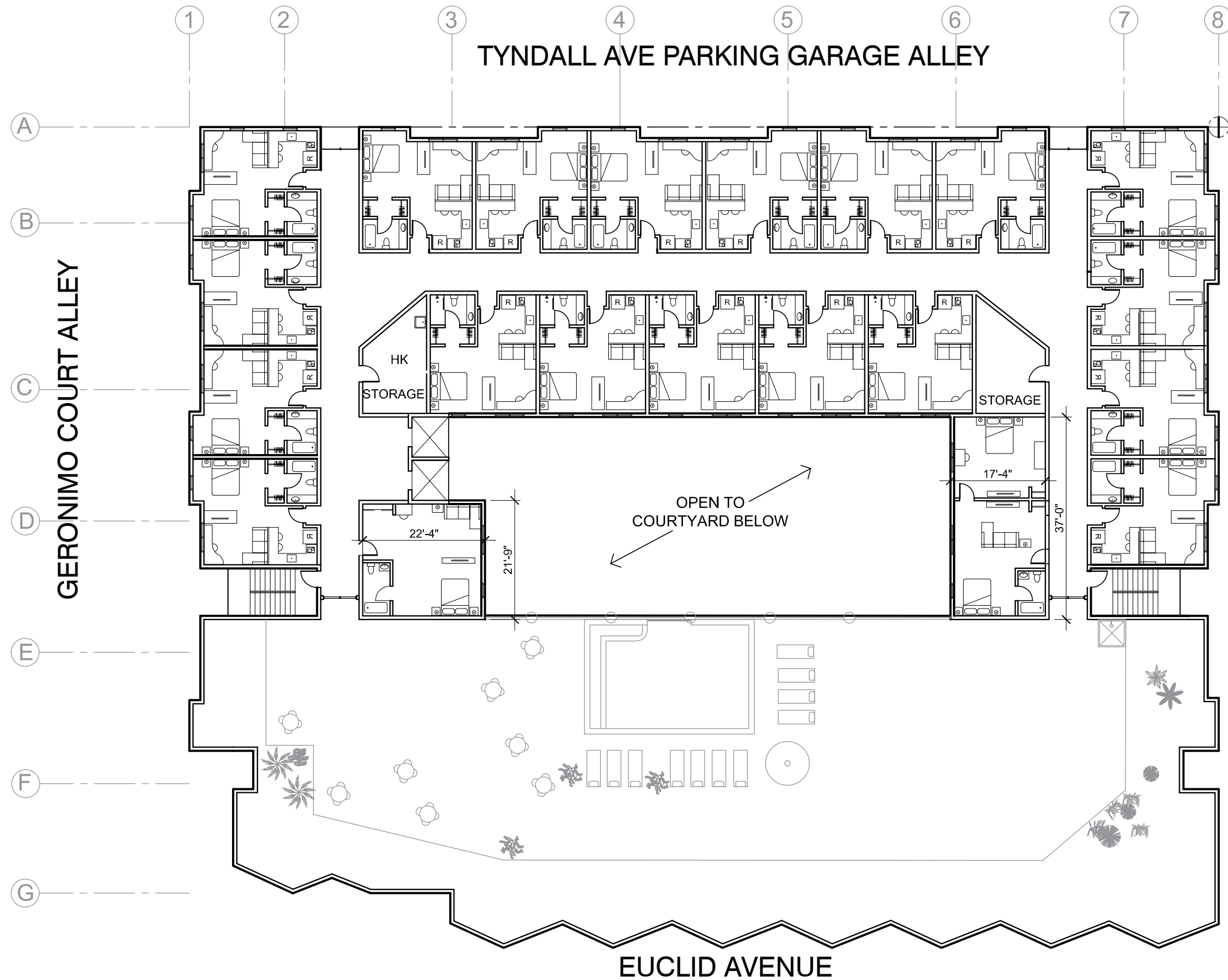
TYNDALL AVE PARKING GARAGE ALLEY

GERONIMO COURT ALLEY

4TH STREET



TYPICAL FLOOR PLAN
2018
scale: 1"=20'

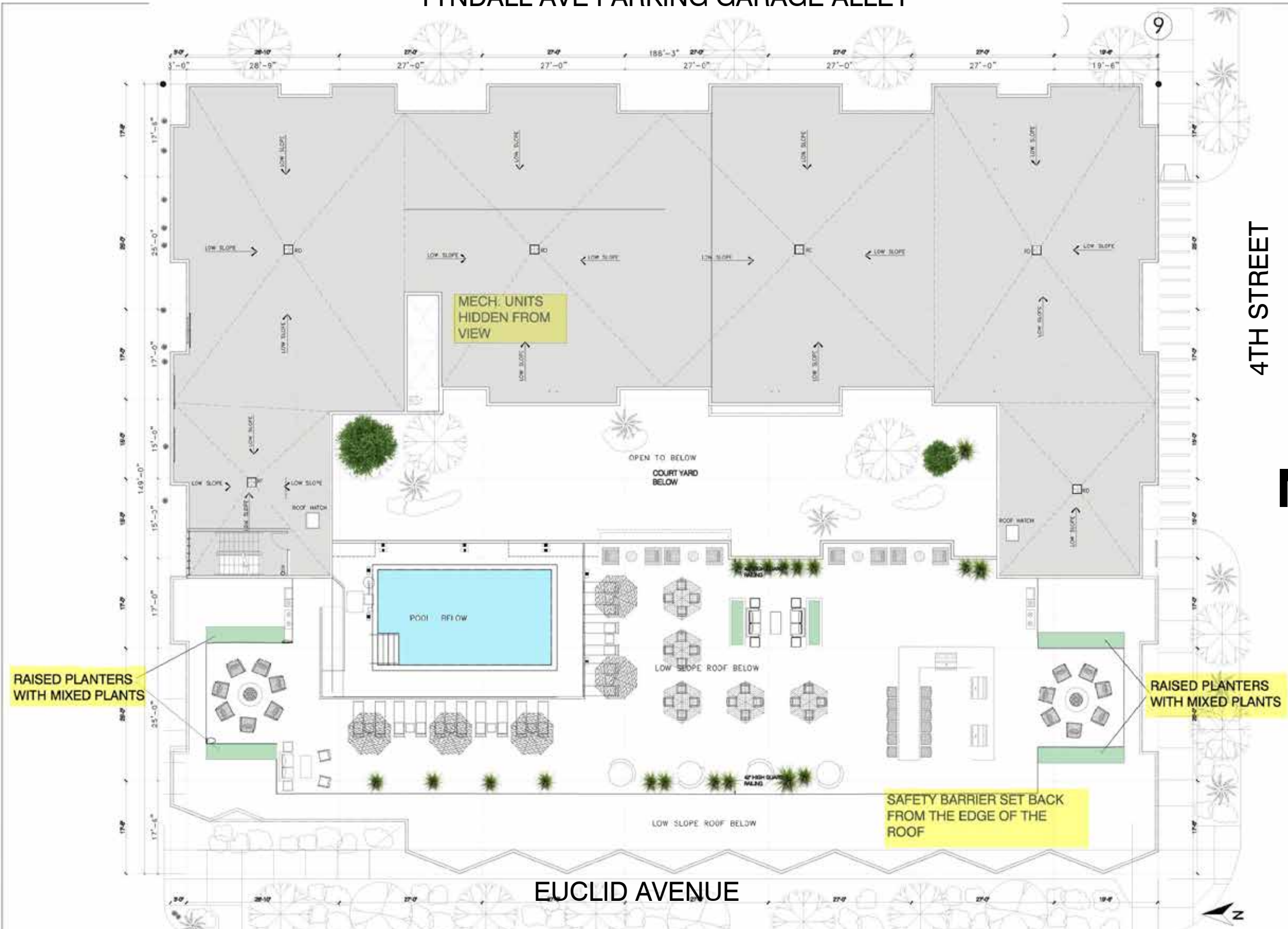


ROOF PLAN
2016
scale: 1"=20'

TYNDALL AVE PARKING GARAGE ALLEY

GERONIMO COURT ALLEY

4TH STREET



ROOF PLAN
2018
scale: 1"=20'

EUCLID AVENUE



WEST ELEVATION 2016- N. Euclid Ave
scale 1/16" = 1'

KEYNOTES

1. FACE BRICK ON CONCRETE FRAME
2. PRE-FIN. INSULATING METAL PANEL ON STEEL FRAMING
3. INSULATING GLASS
4. PRE-FIN. METAL SUNSCREEN/ LOUVRE
5. COMPATIBLE SIGNAGE SYSTEM



WEST ELEVATION 2018- N. Euclid Ave

KEYNOTES - CHANGES FROM 2016 SUBMISSION

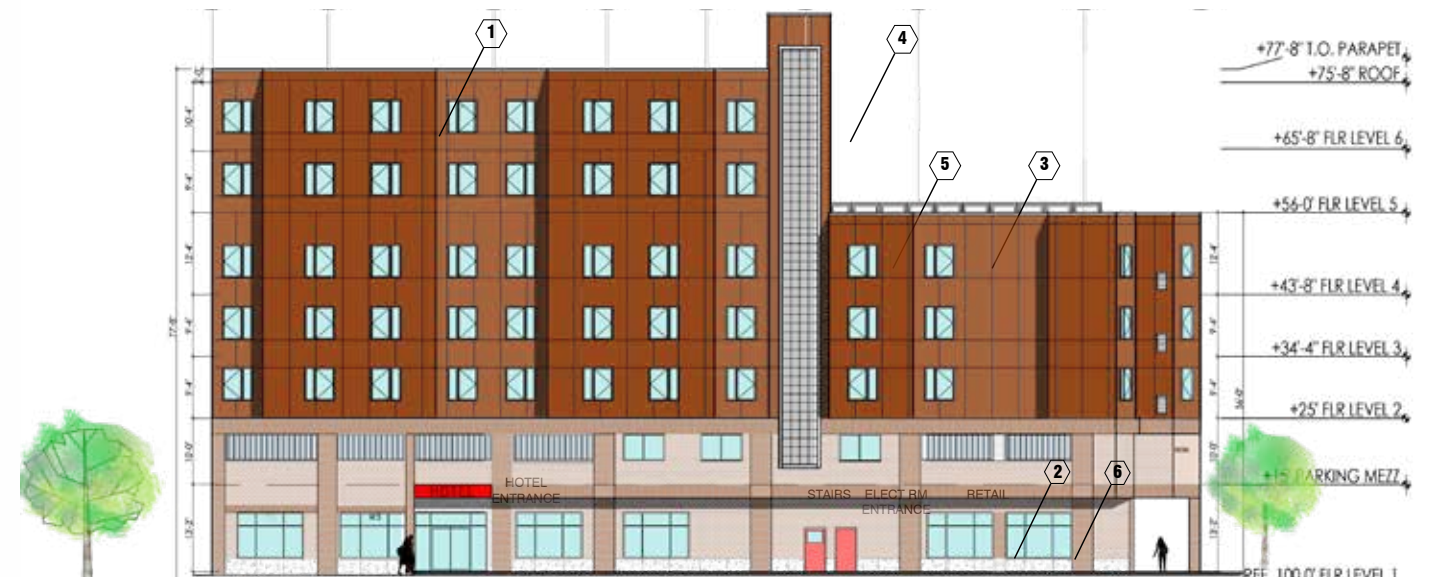
1. REDUCE HEIGHT OF SIX STORY MASS FROM 84' TO 77'-8" AFG
2. EXTEND RETAIL ALONG THE LENGTH OF EUCLID AVENUE SIDE AND ADD WINDOWS AT N.W. CORNER
3. HARDI REVEAL FIBRE CEMENT PANEL SYSTEM IN LIEU OF METAL PANELS
4. OPEN METAL GRID AT STAIRWELLS (UNCONDITIONED SPACE)
5. CONCRETE WAINSCOTT BASE-DESIGN REFINEMENT, CLEANER APPEARANCE AND ADDS TEXTURE



NORTH ELEVATION 2016 -
Alley - Hotel Entrance

KEYNOTES

1. FACE BRICK ON CONCRETE FRAME
2. PRE-FIN. INSULATING METAL PANEL ON STEEL FRAMING
3. INSULATING GLASS
4. PRE-FIN. METAL SUNSCREEN/ LOUVRE
5. COMPATIBLE SIGNAGE SYSTEM



NORTH ELEVATION 2018
-Geronimo Court Alley
Hotel Entrance

KEYNOTES - CHANGES FROM 2016 SUBMISSION

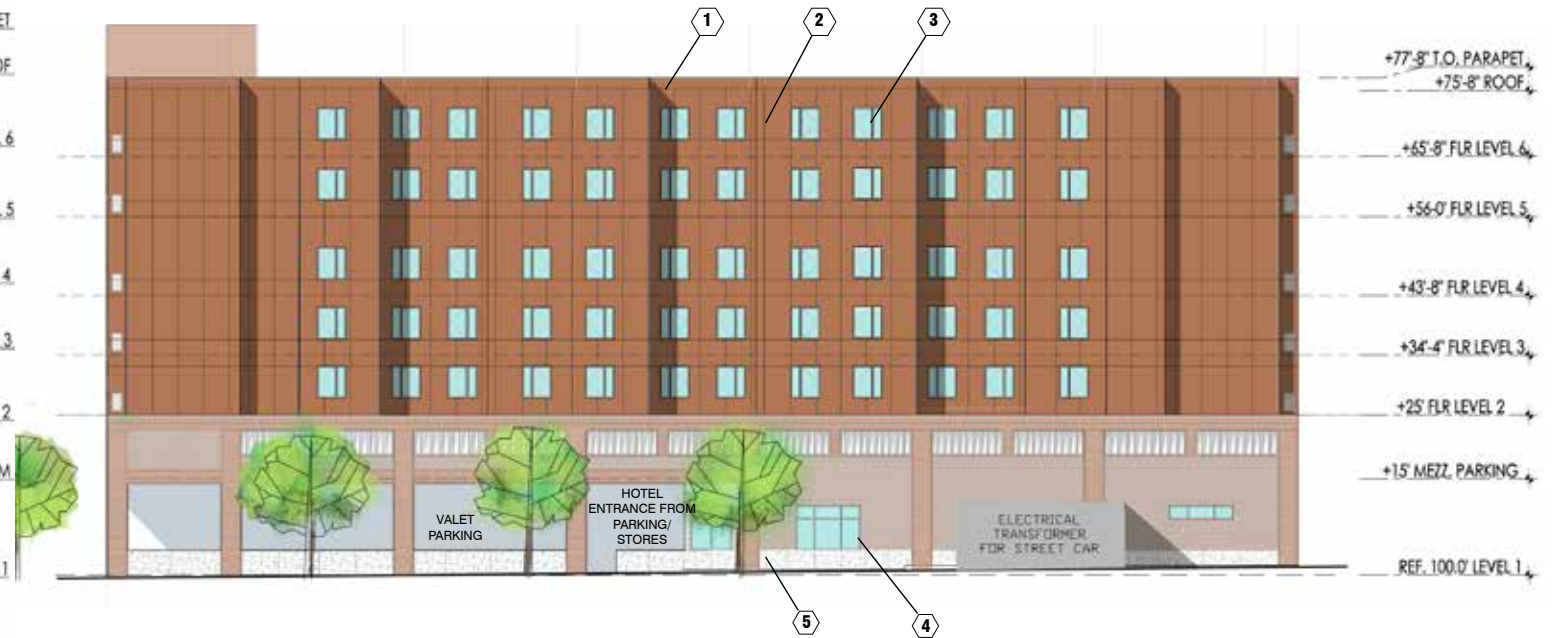
1. REDUCE HEIGHT OF SIX STORY MASS FROM 84' TO 77'-8" AFG
2. MOVED LOADING & TRASH PICK UP TO 4TH STREET, CREATING AN ATTRACTIVE PEDESTRIAN PASSAGE WAY.
3. HARDI REVEAL FIBRE CEMENT PANEL SYSTEM IN LIEU OF METAL PANELS
4. OPEN METAL GRID AT STAIRWELLS
5. WINDOWS-WINDOW SILL RAISED TO MEET MARRIOTT DESIGN REQUIREMENTS; TO ALLOW FURNITURE TO BE PLACED UNDER WINDOW
6. CONCRETE WAINSCOTT-ESTABLISHES THE BASE & CLEANER APPEARANCE.



EAST ELEVATION 2016- Tyndale Alley

KEYNOTES

1. FACE BRICK ON CONCRETE FRAME
2. PRE-FIN. INSULATING METAL PANEL ON STEEL FRAMING
3. INSULATING GLASS
4. PRE-FIN. METAL SUNSCREEN/ LOUVRE
5. COMPATIBLE SIGNAGE SYSTEM



EAST ELEVATION 2018 - Tyndale Garage Alley

KEYNOTES - CHANGES FROM 2016 SUBMISSION

1. REDUCE HEIGHT OF SIX STORY MASS FROM 84' TO 77'-8" AFG
2. HARDI REVEAL FIBRE CEMENT PANEL SYSTEM IN LIEU OF METAL PANELS
3. WINDOWS-WINDOW SILL RAISED TO MEET MARRIOTT DESIGN REQUIREMENTS; TO ALLOW FURNITURE TO BE PLACED UNDER WINDOW - TYNDALL GARAGE VIEW
4. MEETING ROOM WINDOWS
5. CONCRETE WAINSCOTT-ESTABLISH THE BUILDING BASE AND GIVES A CLEANER APPEARANCE-DESIGN REFINEMENT

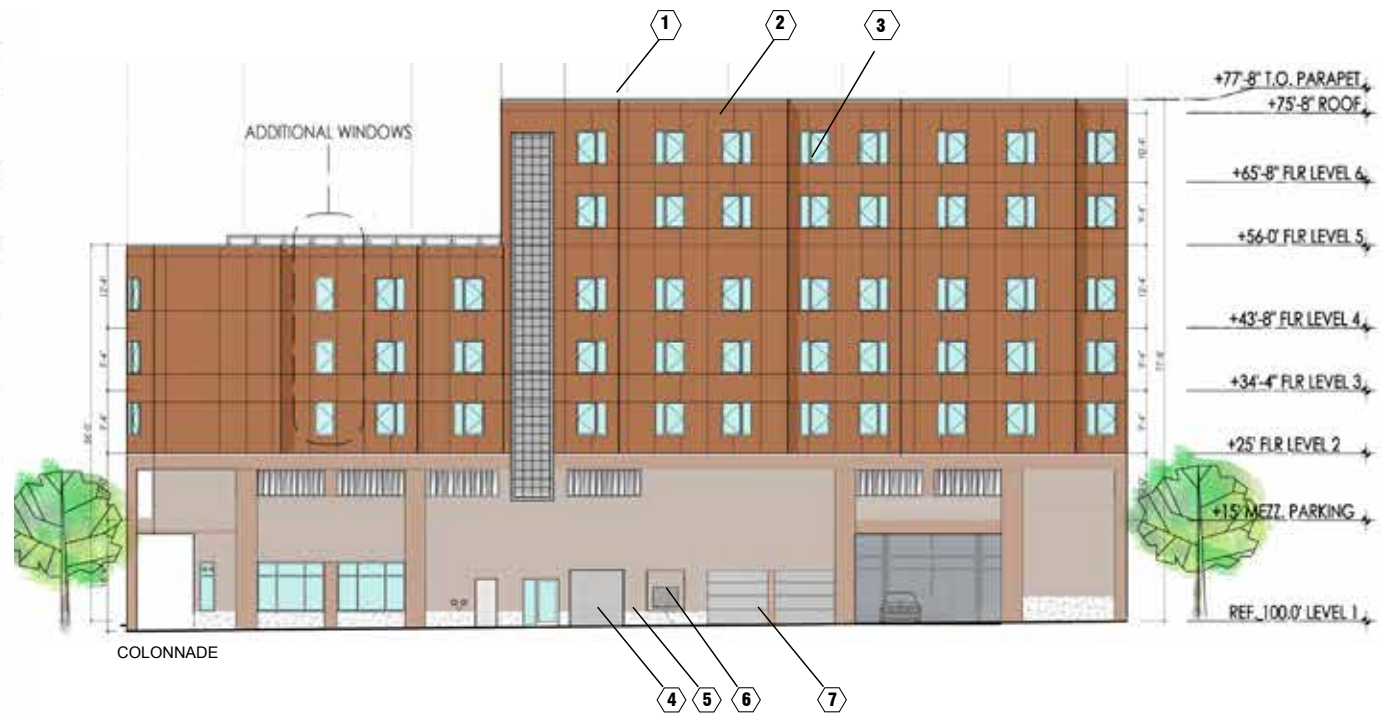




SOUTH ELEVATION 2016 - 4TH STREET

KEYNOTES

1. FACE BRICK ON CONCRETE FRAME
2. PRE-FIN. INSULATING METAL PANEL ON STEEL FRAMING
3. INSULATING GLASS
4. PRE-FIN. METAL SUNSCREEN/ LOUVRE
5. COMPATIBLE SIGNAGE SYSTEM



SOUTH ELEVATION 2018 - 4th Street

KEYNOTES - CHANGES FROM 2016 SUBMISSION

1. REDUCE HEIGHT OF SIX STORY MASS FROM 84' TO 77'-8" AFG
2. HARDI REVEAL FIBRE CEMENT PANEL SYSTEM IN LIEU OF METAL PANELS
3. WINDOWS-WINDOW SILL RAISED TO MEET MARRIOTT DESIGN REQUIREMENTS; TO ALLOW FURNITURE TO BE PLACED UNDER WINDOW -
4. LOADING & TRASH CONSOLIDATED INTO ONE EXIT
5. CONCRETE WAINSCOTT-ESTABLISH THE BUILDING BASE AND GIVES A CLEANER APPEARANCE-DESIGN REFINEMENT
6. GAS METER (RECESSED)
7. CAR ELEVATOR DOORS



WEST ELEVATION 2018- N. Euclid Ave
 scale 1/16" = 1'



NORTH ELEVATION 2018- ALLEY
 scale 1/16" = 1'

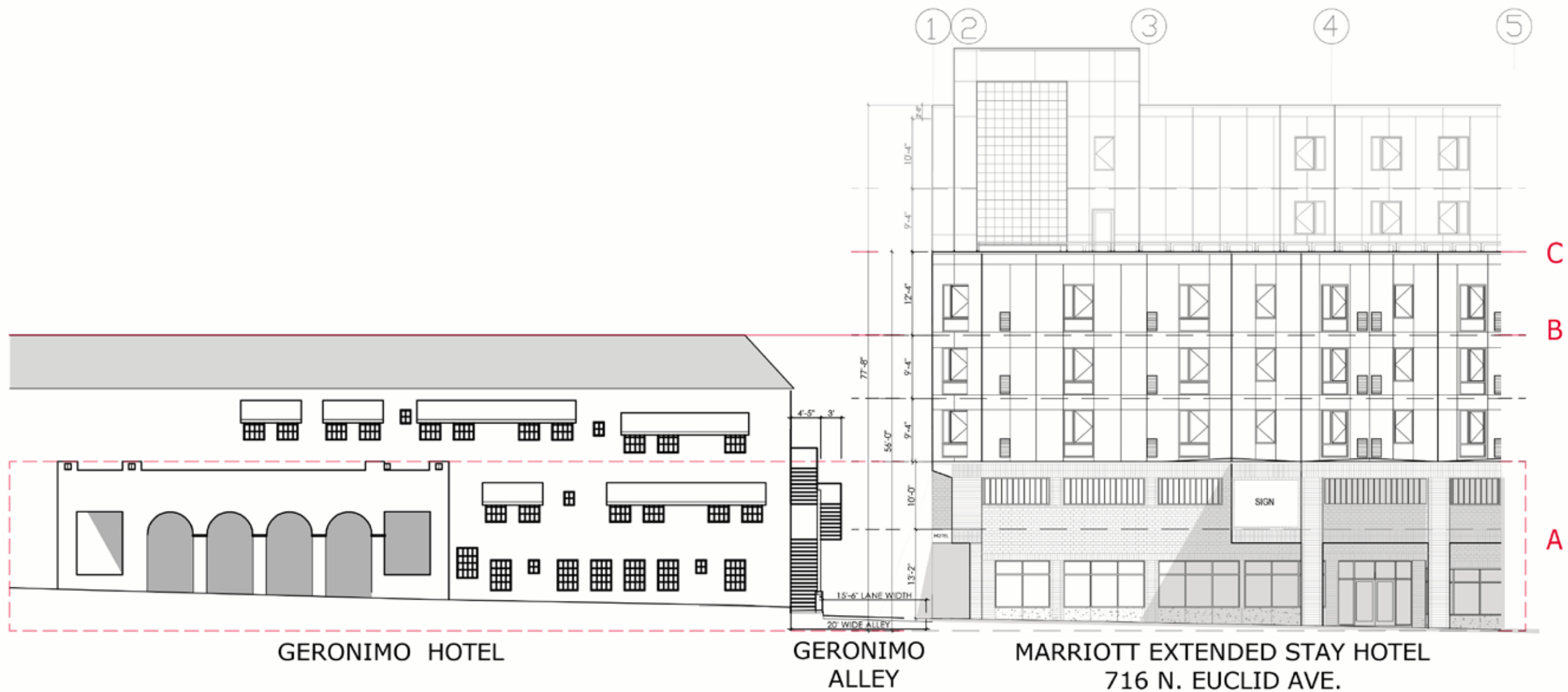


EAST ELEVATION 2018-TYNDALE ALLEY
 scale 1/16" = 1'



SOUTH

SOUTH ELEVATION 2018-4TH STREET
scale 1/16" = 1'



RELATIONSHIP BETWEEN NEIGHBORHOOD AND MARRIOTT EXTENDED STAY HOTEL

- ☒ Continues the theme of the covered colonade shown on the Geronimo Hotel (A)
- ☒ Aligns the top of the brick facade with the top of the Geronimo Hotel Colonade (B)
- ☒ The hotel setback and outdoor terrace floor level match height of the Tyndall Garage (C)
- ☒ The brick facade relates to the University/Main Gate other historic buildings

CHANGES FROM 2016 PRESENTATION

SITE: 27,750 SF .64 ACRES

2016

2018

GROUND FLOOR	26,250 SF
PARKING PLENUM	26,440 SF
2ND FLOOR	26,745 SF
3RD FLOOR	23,560 SF
4TH FLOOR	23,560 SF
5TH FLOOR	13,365 SF
6TH FLOOR	13,365 SF
TOTAL	153,287 SF
BASEMENT	16,941 SF

GROUND FLOOR	27,082 SF
PARKING PLENUM	27,124 SF
2ND FLOOR	22,991 SF
3RD FLOOR	22,891 SF
4TH FLOOR	22,891 SF
5TH FLOOR	12,621 SF
6TH FLOOR	12,621 SF
TOTAL	148,221 SF
BASEMENT	3,180 SF

F.A.R. 5.52
 153,287 SF
 27,750 SF

F.A.R. 5.34
 148,221 SF
 27,750 SF

ROOM COUNTS

ROOM COUNTS

112 ONE BED SUITES
 21 TWO BED SUITES
 7 DOUBLE SUITES (2 BEDROOM)

 140 ROOMS TOTAL

10 ONE BED SUITES
 3 TWO BED SUITES
 75 STUDIO KING
 51 STUDIO QUEEN

 139 ROOMS TOTAL

PARKING

PARKING

PARKING REQUIRED
 SUITES 140 X 1.0 = 140.00
 STAFF = 03.00
 TOTAL REQUIRED = 143.00 X 0.7 = 101 REQ'D.
 PARKING PROVIDED = 104 (2 HC included)

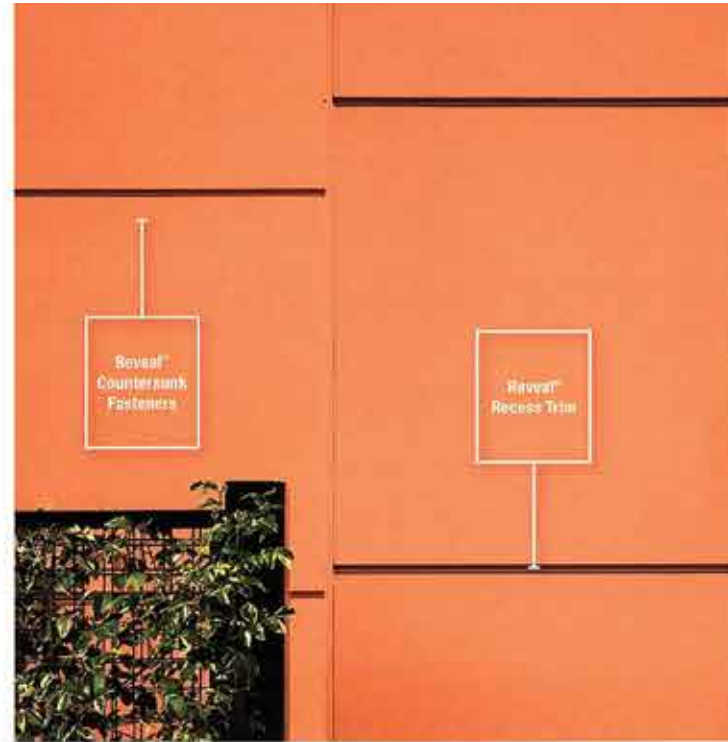
PARKING REQUIRED
 SUITES 139 X 1.0 = 139.00
 STAFF = 03.00
 TOTAL REQUIRED = 142.00 X 0.7 = 100 REQ'D.
 PARKING PROVIDED = 92 ON SITE (2 HANDICAP INCL.)
 + 8 ADD'L. OFF-SITE VALET PARKING = 100





View of hotel from University Blvd -Geronimo Plaza

MATERIALS



Fashion geometric dimensions defined by pronounced channels

REVEAL® RECESS TRIM

This trim creates a clean, streamlined look that features deep channel lines. Available primed.



REVEAL™ COUNTERSUNK FASTENERS

Emphasize the beauty of the smooth, flat Reveal Panel with concealed fasteners. Reveal™ Countersunk Fasteners are compatible with primed Reveal Panel.



REVEAL PANEL SYSTEM BY HARDIE

- Sharp express joint look with deep shadow lines
- Two different trim profiles
- Exposed or countersunk fasteners
- Engineered for Climate® to stand up to the demands of your project's specific climate
- Proven performance with James Hardie fiber cement panels coupled with durable aluminum trims



STEEL GRATING AND LOUVERS

- Unconditioned, open stairwells will be shaded by steel grating
- Parking Plenum is surrounded by steel louvers which shades parking and allows air to flow freely.
- Hard wearing and low maintenance solutions
- Maintains its appearance over time

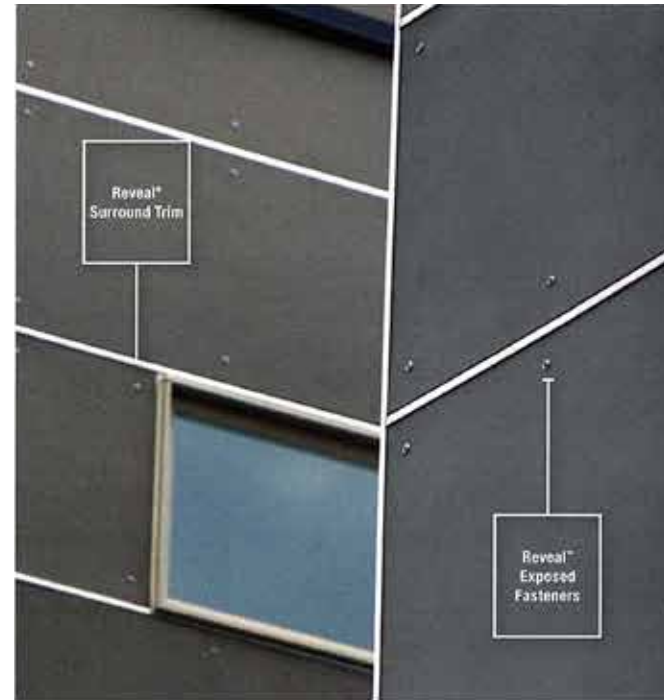


BRICK WAINSCOTT

- Relates to the University of Arizona and University Blvd use of brick.
- Hard wearing and low maintenance
- Maintains its appearance over time

REVEAL
Panel System

Our fully integrated
panel system expands
MODERN MULTI-FAMILY DESIGN OPTIONS



Beauty meets brilliance

- Select from up to 24 ColorPlus Technology finishes ranging from deep hues to earth tones to classic shades of gray
- Multi-coat, baked-on finish delivers exceptional color consistency, color retention and UV resistance
- ColorPlus panels arrive on your job site ready for year-round installation
- 15-year ColorPlus limited finish warranty from a single, trusted manufacturer

Make a dramatic statement framed
by raised, aluminum trim

REVEAL® SURROUND TRIM

This exposed trim frames the Reveal Panel to add dimension to your design. Available primed or with a clear anodized finish.



REVEAL™ EXPOSED FASTENERS

Create visual interest with texture and patterns. These durable, stainless steel fasteners add an industrial touch.



Rock-solid reliability

- Proven performance you've come to expect from James Hardie® fiber cement products
- Engineered for Climate® to help protect the beauty of your buildings despite what nature brings
- Complete panel system helps ensure you get the right products in the right quantity at the right time
- Detailed installation guides and support from James Hardie Installation Specialists to maximize efficiency
- 30-year non-prorated, limited siding warranty

Learn more about our modern design possibilities.
Visit jameshardiepros.com

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REVEAL
Panel System

