

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7414 Maple Avenue, Takoma Park	Meeting Date:	4/8/2026
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/1/2026
Applicant:	Sally Blatz & Sam Jacobson Richard Vitullo, Architect	Public Notice	3/25/2026
Review:	HAWP	Tax Credit:	No
Permit Number:	1151788	Staff:	Devon Murtha

PROPOSAL: Partial demolition and construction of rear addition

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.



Figure 1: The subject property at 7414 Maple Avenue in the Takoma Park Historic District is indicated with a yellow star.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1920-30

The subject property is located on Maple Avenue, at the top of a steeply sloped lot. The property contains

a two-story bungalow with a large front and rear dormer and a one-story non-historic addition on the rear.



Figure 2: View of subject property along Philadelphia Avenue (Montgomery County Planning, 2026).

PROPOSAL

The applicant is proposing to construct an addition on the rear of the house by expanding the footprint of the existing dormer to add 180 square feet. The materials for the new addition include fibercement lap siding with a 5” exposure, rubber roofing membrane, boral trim, and aluminum-clad casement windows with PVC subsills.

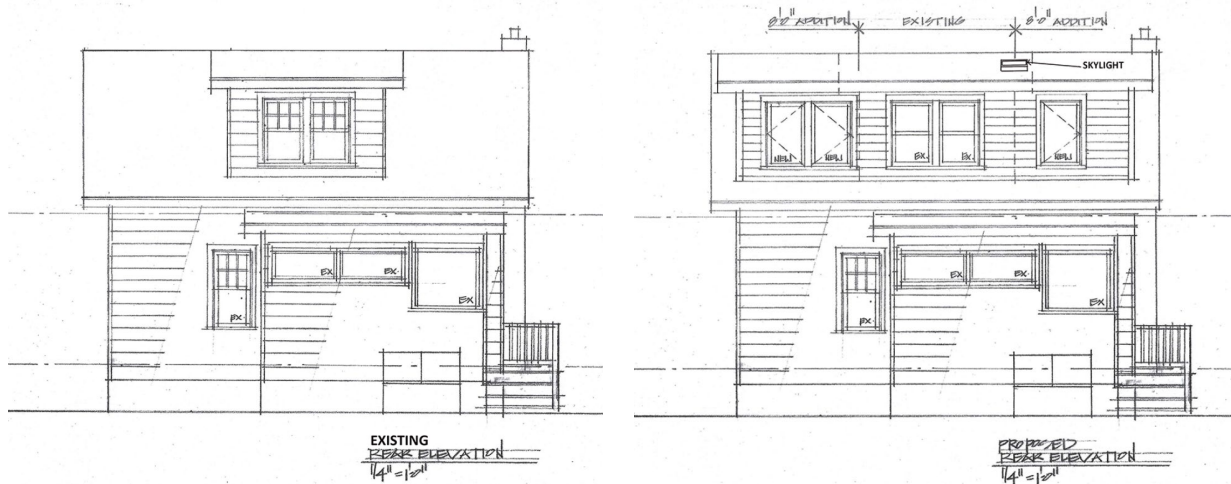


Figure 3: Existing rear (left) and proposed rear (right) elevation.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents

when reviewing alterations and new construction within the Takoma Park Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Montgomery County Code, Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these three documents is outlined below.

Takoma Park Historic District Guidelines

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation.

Relevant factors to be considered in reviewing HAWPs on Contributing Resources include:

- all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required;
- minor alterations to areas that do not directly front on a public right-of-way -such as vents, metal stovepipes, air conditioners, fences, skylights, etc. -should be allowed as a matter of course;
- major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited
- while additions should be compatible, they are not required to be replicative of earlier architectural styles
- second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing
- original size and shape of window and door openings should be maintained, where feasible; some non-original building materials may be acceptable on a case-by-case basis
- artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space

Montgomery County Code Chapter 24A-8

The following guidance that pertains to this project are as follows:

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 1. The proposal will not substantially alter the exterior features of an historic site or

- historic resource within an historic district; or
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation 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.” The applicable *Standards* are as follows:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff is supportive of the proposal and recommends approval. Per the *Guidelines*, the design review emphasis will be restricted to changes that are at all visible from the public right-of-way and major additions should be, when possible, constructed on the rear of a Contributing Resource as opposed to the front. Staff finds that the proposed dormer extension will not be visible at all from the right-of-way due to its location on the rear, and the steep topography of the site, and inset of the dormer from the roof edge (*Figure 5*).



Figure 4: View of subject property from the rear (Montgomery County Planning, 2026)



Figure 5: View of subject property from right-of-way along Maple Avenue. Yellow arrows indicate the approximate location of the proposed dormer extension (Montgomery County Planning, 2026).

Staff finds that the proposed materials, including the fibercement siding, boral trim, and Marvin Elevate aluminum-clad windows are compatible with the resource, per 24A-8(2)(b) and Standards 9 and 10. Staff finds that, per the *Guidelines*, the proposed skylight installation should be approved as a matter of course, as it is a minor alterations that does not directly front on a public right-of-way.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and Chapter 24A-8(d) and the *Takoma Park Historic District* having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* # 2, 9 and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to HPC staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person

assigned to this application at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

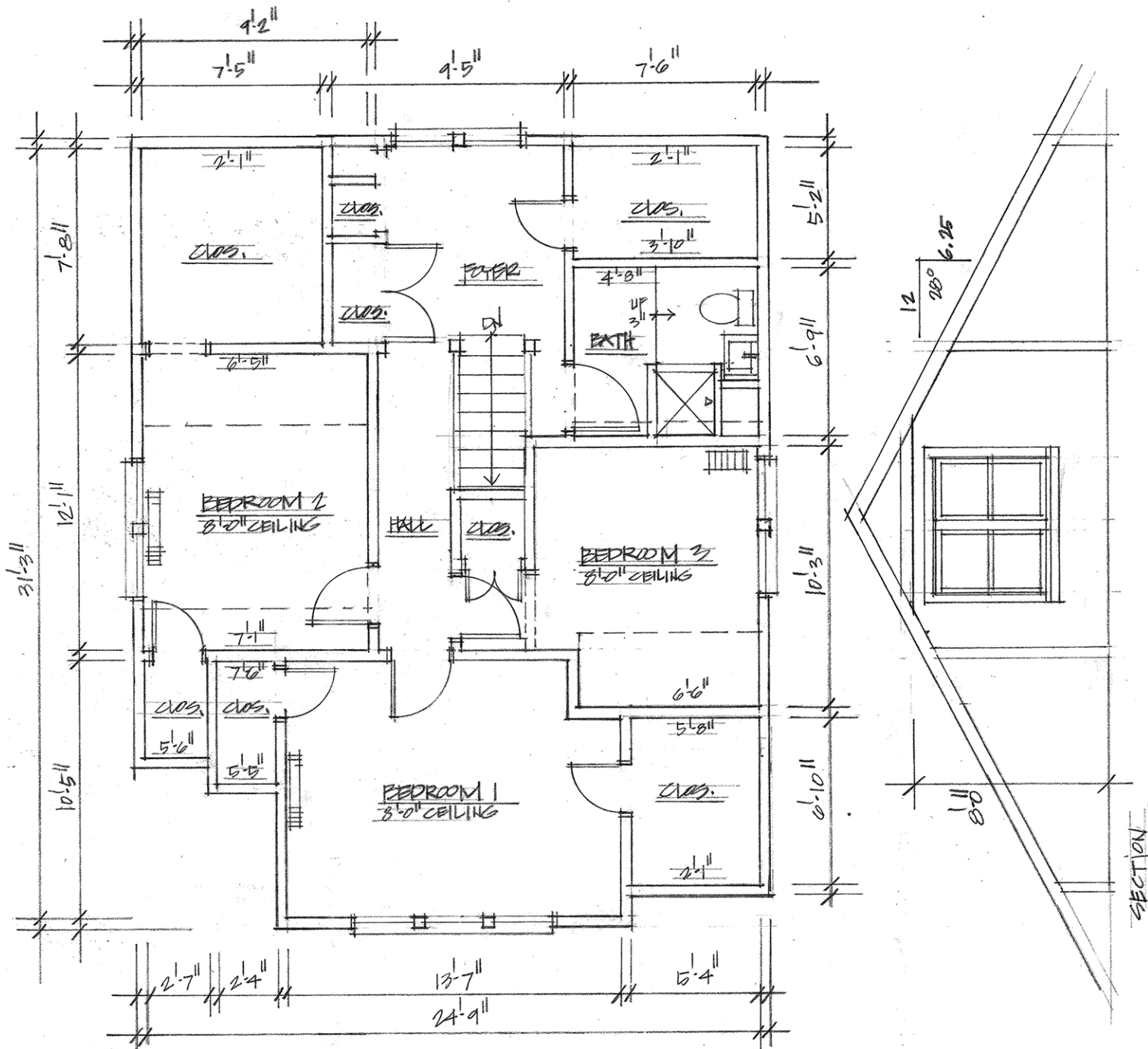
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

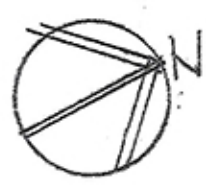
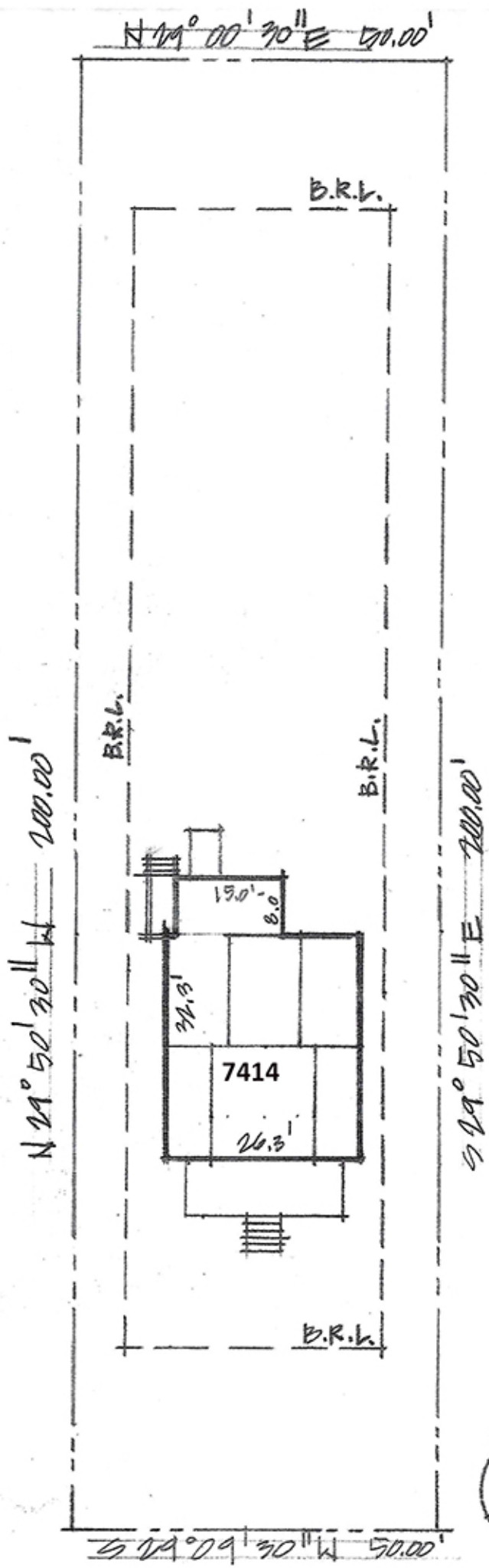


BLATZ/JACOBSON
 7414 MAPLE AVE.
 TAKOMA PARK, MD

EXISTING SECOND FLOOR PLAN
 1/4" = 1'-0"

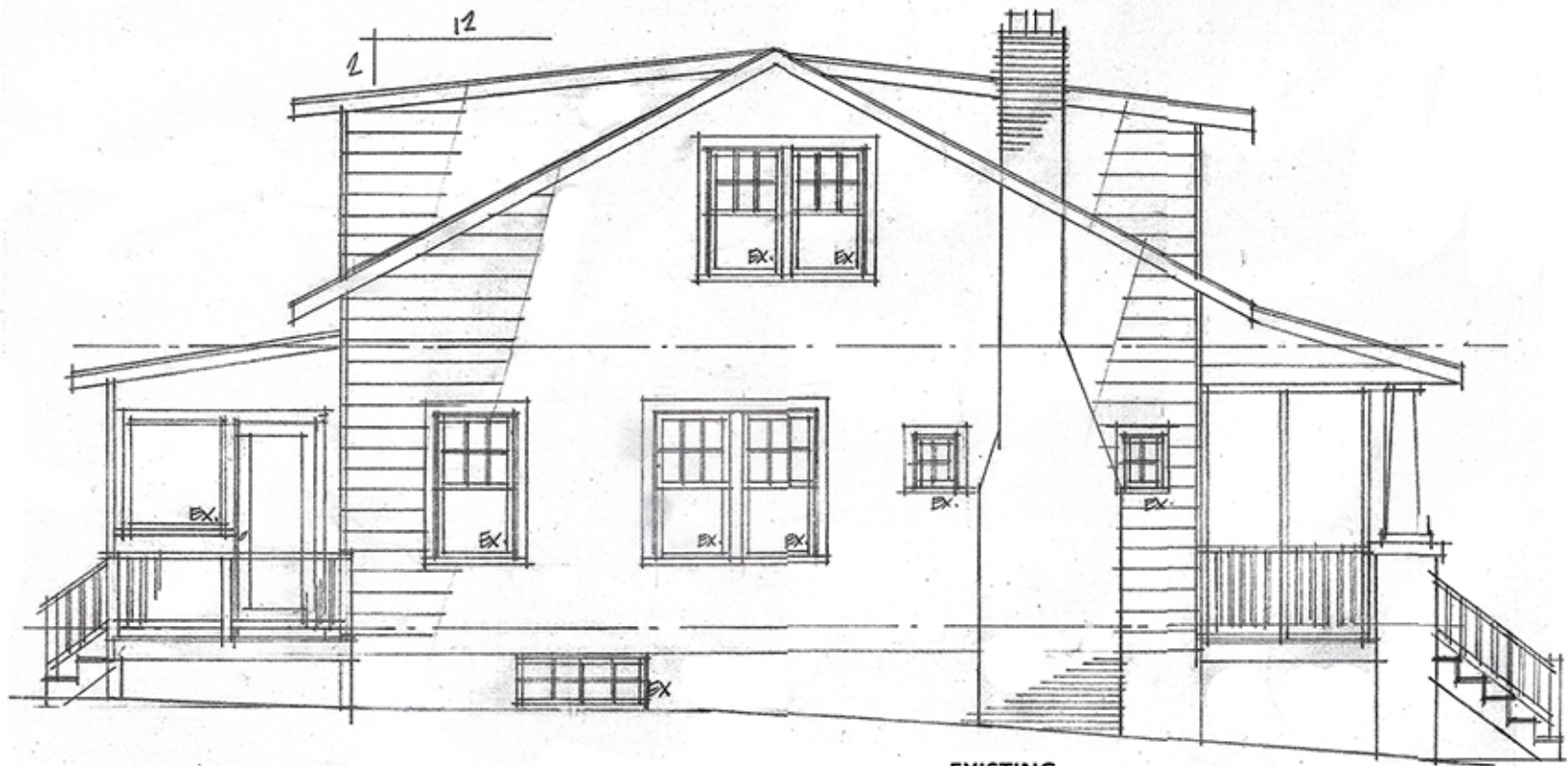
2-25-2026

Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912
 (301)806-6447 cell



MAPLE AVENUE

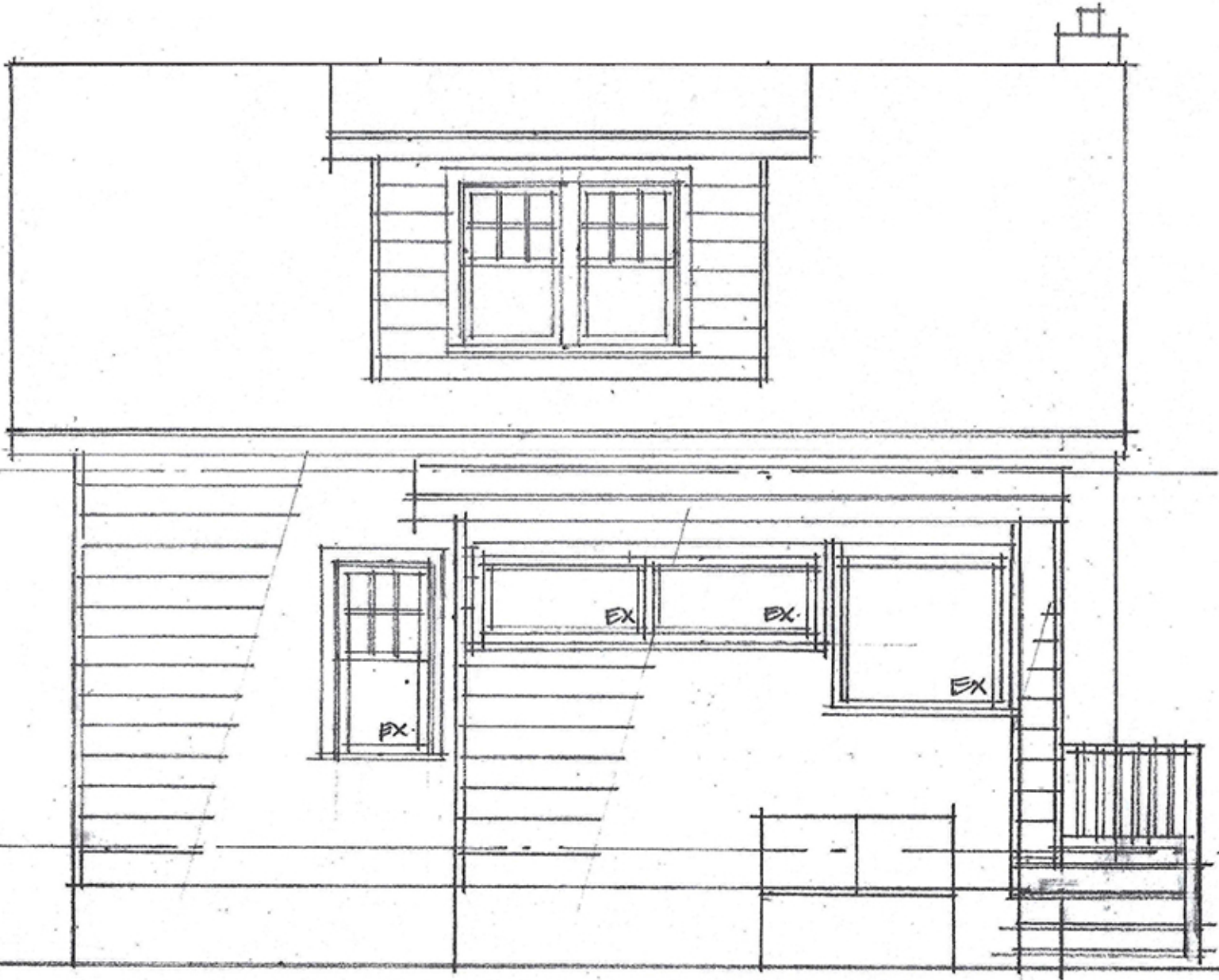
EXISTING SITE PLAN 1"=20'-0"



EXISTING

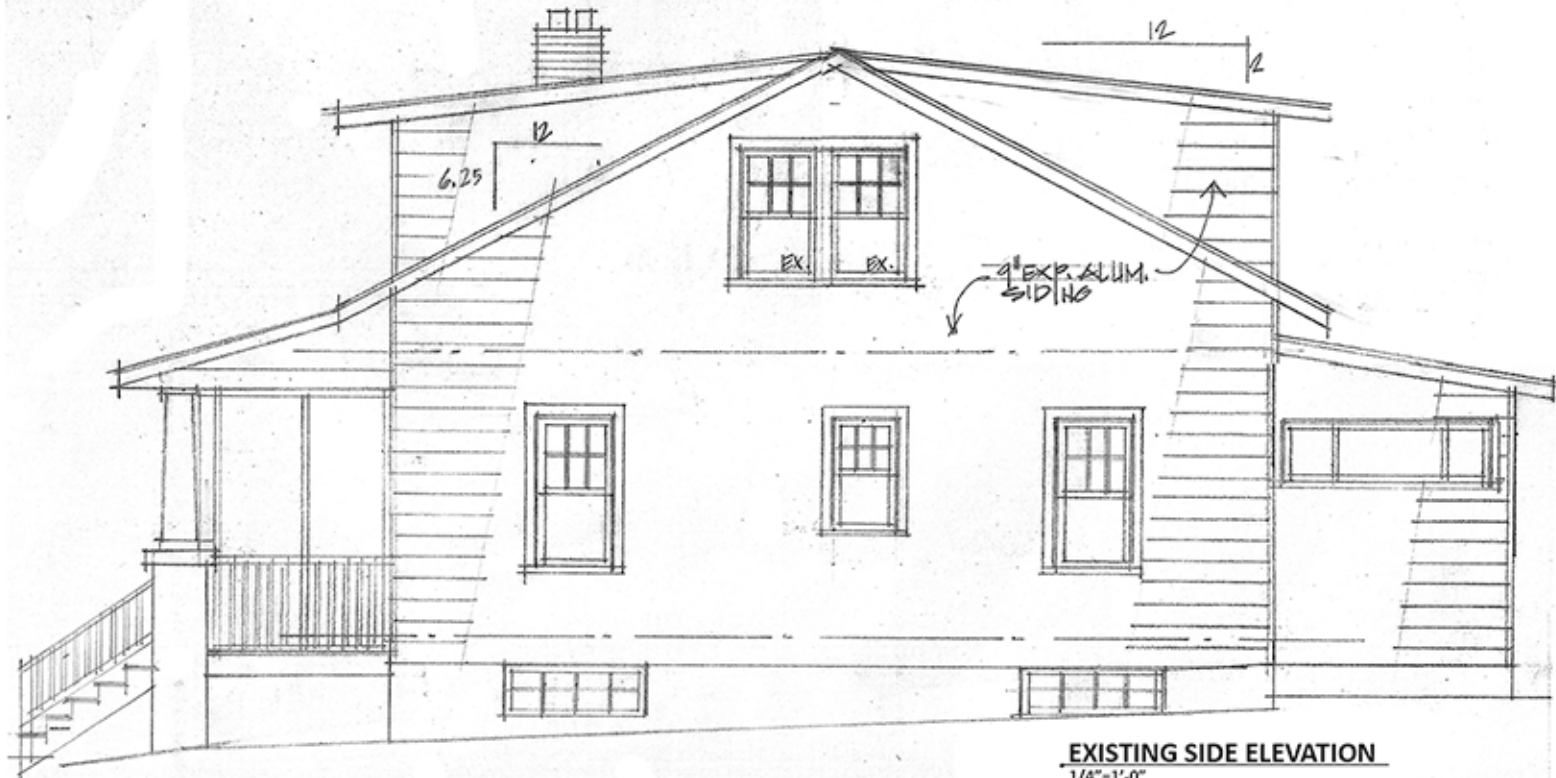
SIDE ELEVATION

1/4" = 1'-0"



EXISTING
REAR ELEVATION

$1/4" = 1'-0"$





DESCRIPTION OF *EXISTING* STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

7414 Maple Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Bungalow house, built in 1923, and it is located in the Takoma Park Historic District. It is a 1 ½ -story gabled house, the main portion is 26'-3" x 32'-3", with an 8'-0" x 22'-0" front covered porch (enclosed with screening) and a 8'-0" x 15'-0" 1-story rear addition. It has a 1147 S.F. footprint, with a full basement.

- a. Original House Structure:** *The main house structure is wood framed and has a 6.25:12 sloped main gable with a ridge parallel to the front property line. There are two small 2:12 sloped shed dormers, one in front and one in the rear.*
- b. Exterior Finish:** *The exterior finish is 9-inch exposure aluminum siding over the original wood siding.*
- c. Windows and Doors:** *The windows are vinyl replacement double-hung, with muntins in a 6-over-1 pattern.*
- d. Foundation:** *Rusticated concrete block*

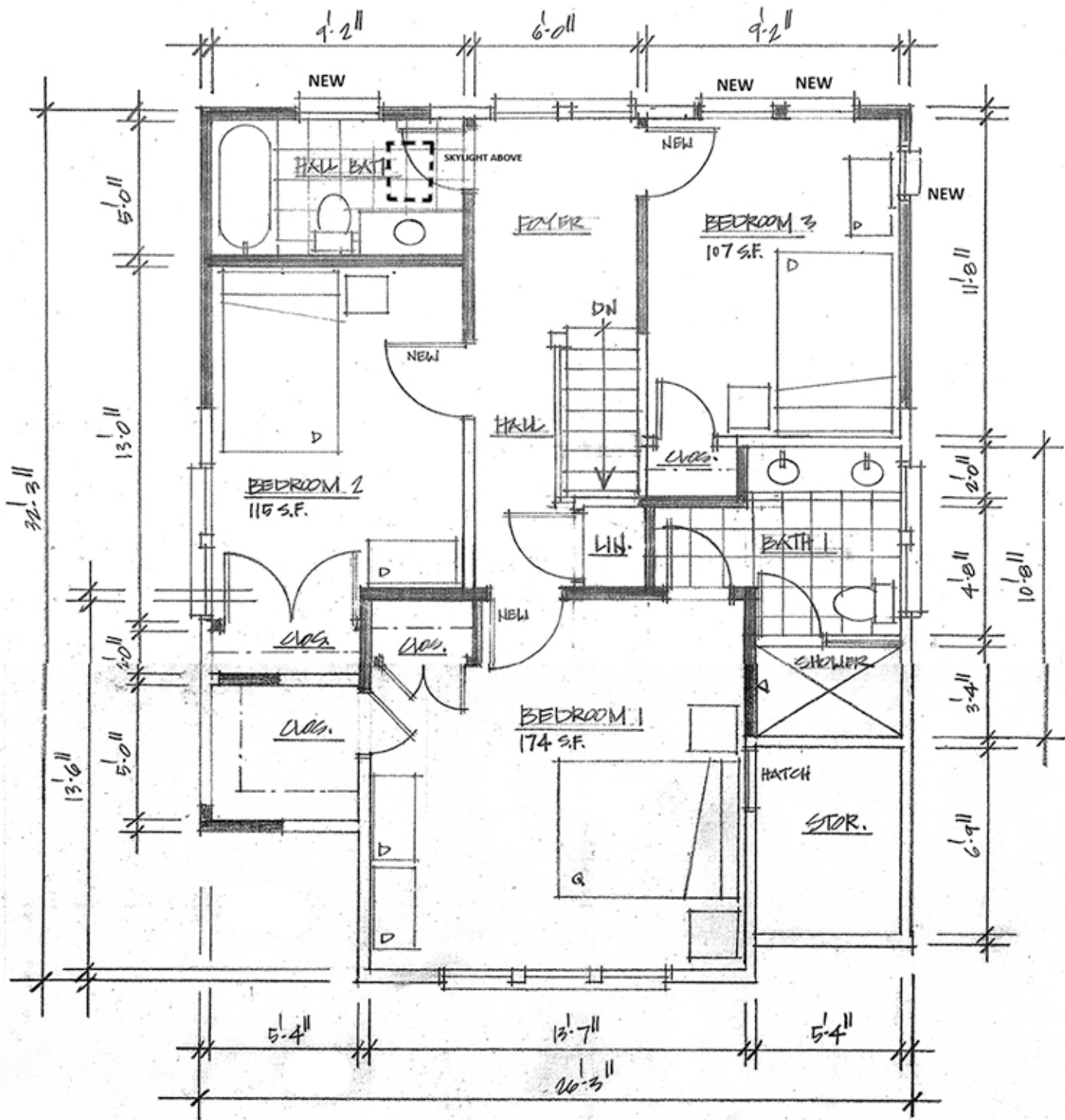
DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:

7414 Maple Ave., Takoma Park, MD 20912

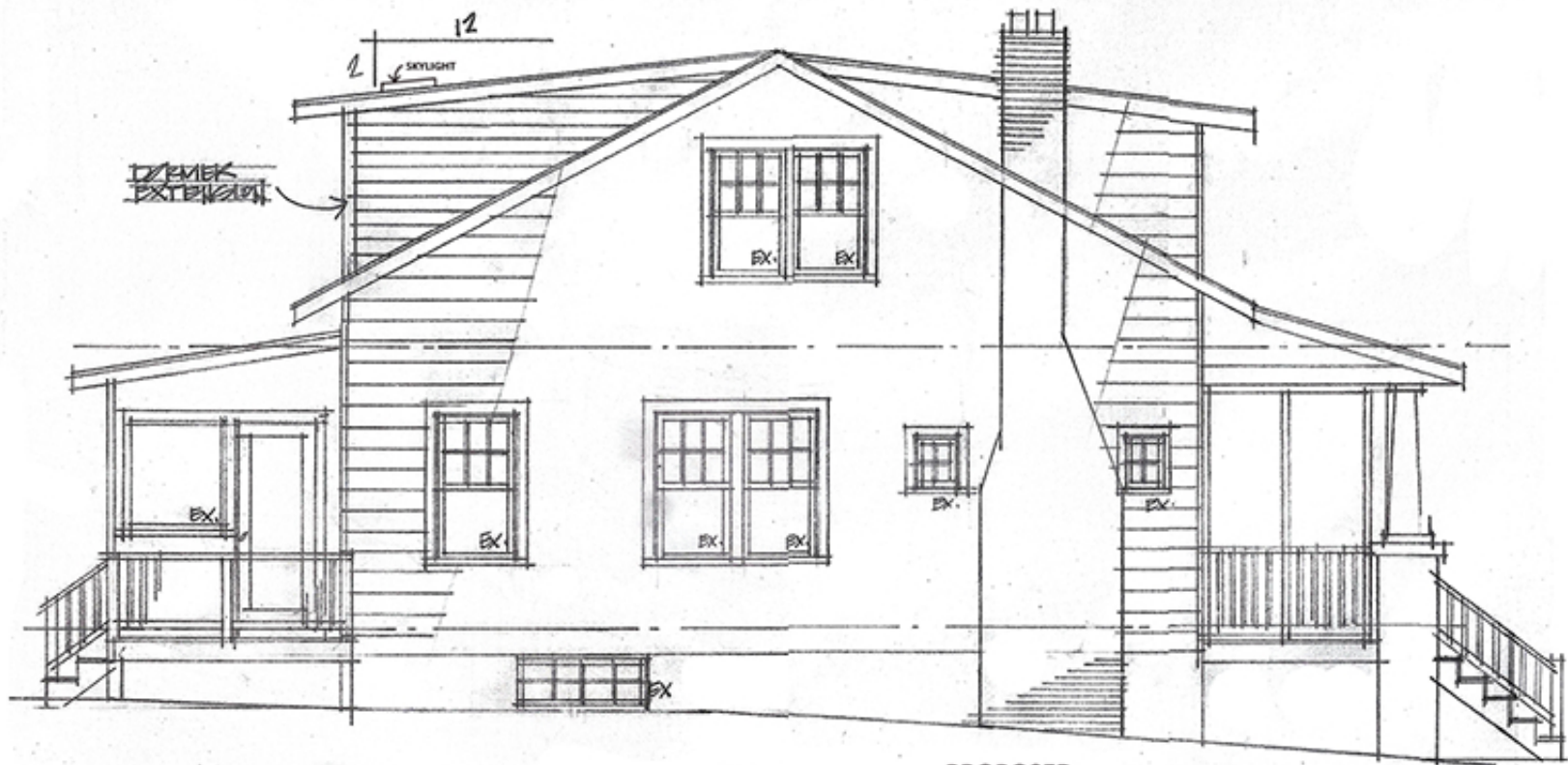
Construct an addition on the 2nd floor consisting of a widening of the current 9'-0" wide rear shed dormer. This will add 180 SF of usable space to the 2nd floor. The current shed dormer roof slope of 2:12 will be maintained.

- a. **Roof Detail:** *The eave overhang will have exposed rafter tails, with exposed beadboard roof sheathing.*
- b. **Siding:** *Painted fiber cement lap siding (5" exposure) on all façades, with a 5/4 x 4 Boral corner trim*
- c. **Roofing:** *Rubber membrane.*
- d. **Windows and Doors:** *At the rear of the addition only, there will be (2) 2'-6" x 4'-0" aluminum-clad wood casement egress windows; on the north side of the bedroom there will be (1) 2'-0" x 3'-0" aluminum-clad wood casement window. There will be (1) 2'-6" x 4'-0" new aluminum-clad wood casement window on the rear wall of the bathroom, and (1) 2'-0" x 3'-0" skylight over the lavatory. There will be painted 5/4 x 4 Boral trim at the windows jambs and head with a PVC subsill under all the windows.*

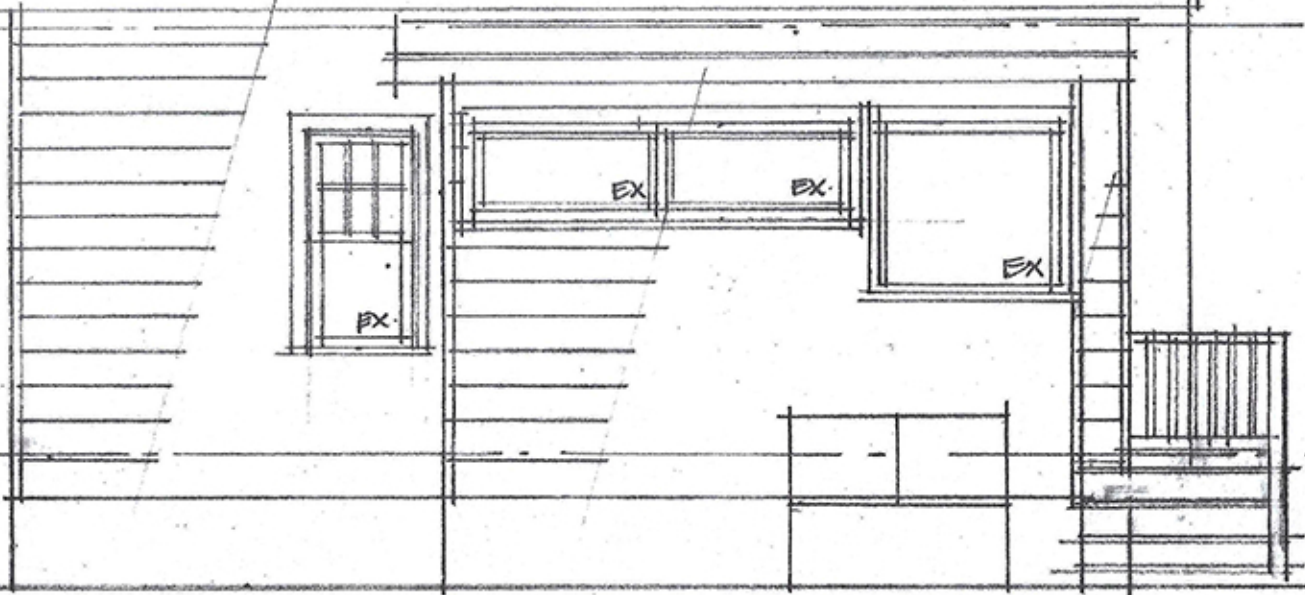
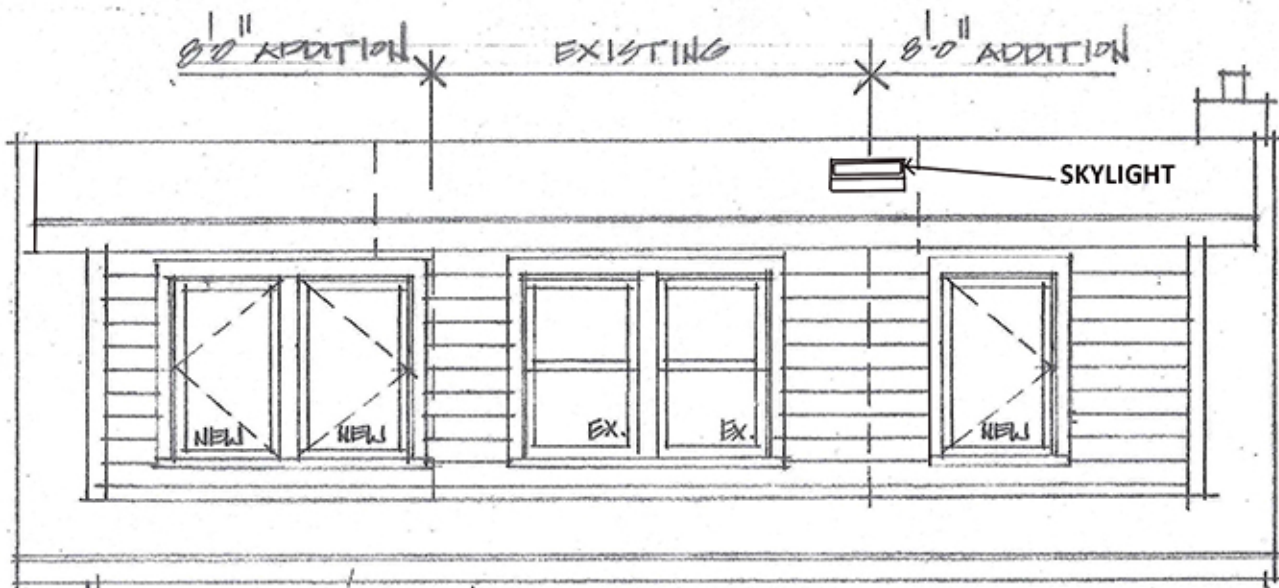




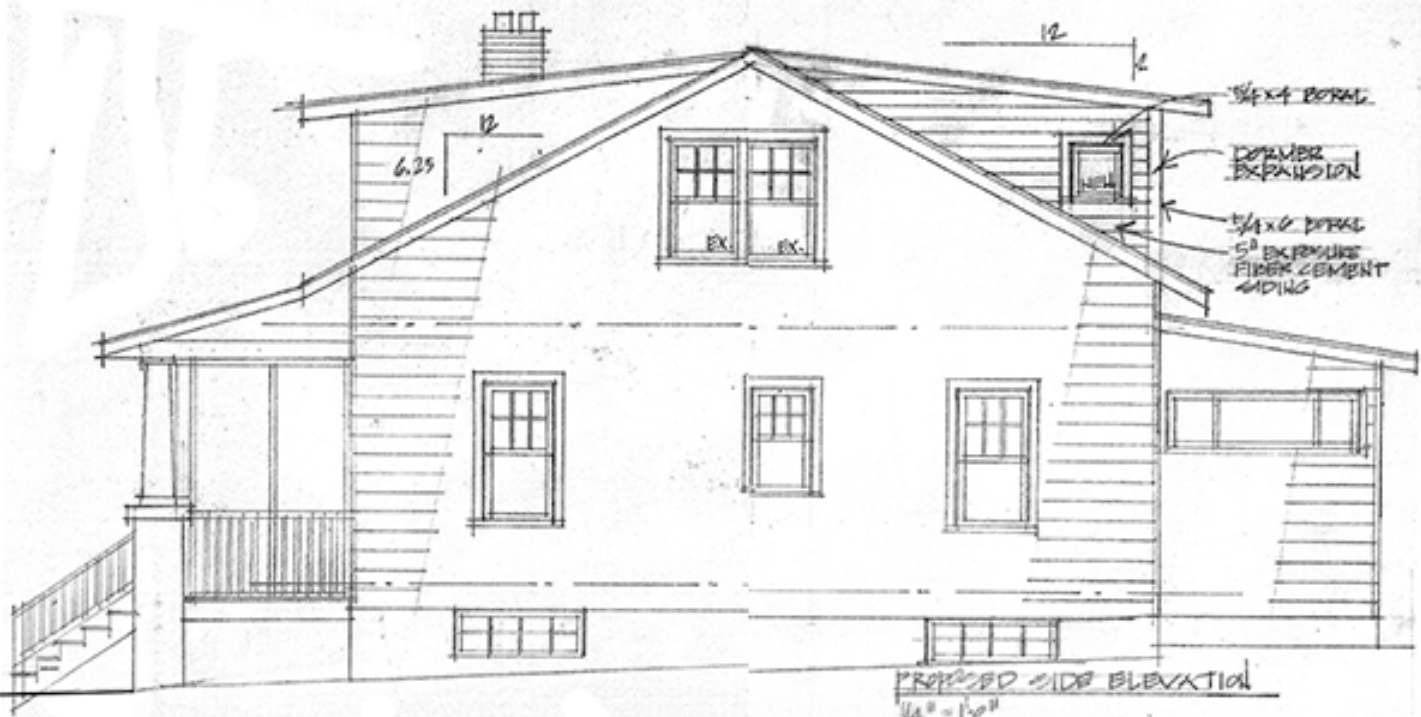
PROPOSED SECOND FLOOR PLAN C
 1/4" = 1'-0"



PROPOSED
SIDE ELEVATION
1/4" = 1'-0"



PROPOSED
 REAR ELEVATION
 1/4" = 1'-0"



6.25

12

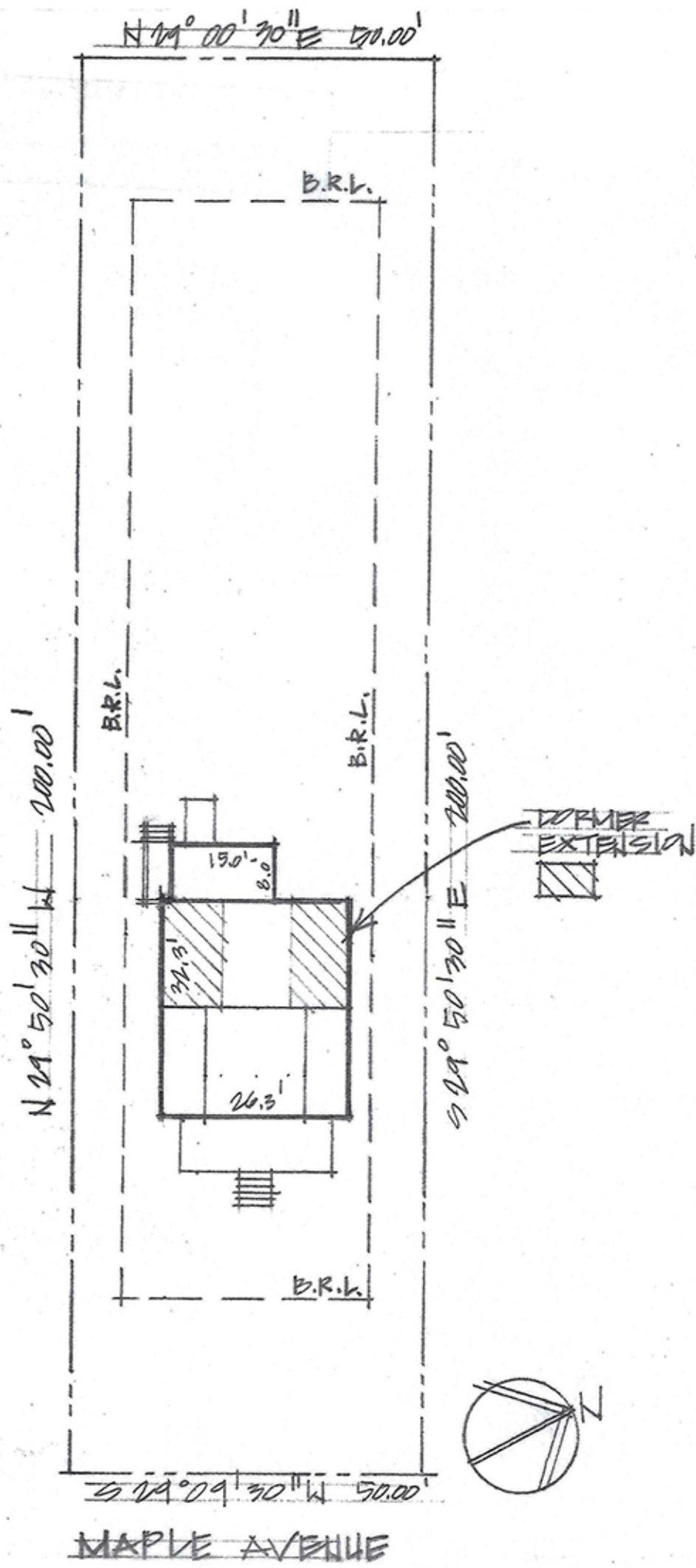
12

3/4" X 4" BOARD

DOWEL EXPANSION

3/4" X 6" BOARD
5" EXPANSIVE
FIBER CEMENT
SIDING

PROPOSED SIDE ELEVATION
1/4" = 1'-0"



MAPLE AVENUE

PROPOSED SITE PLAN 1"=20'-0"





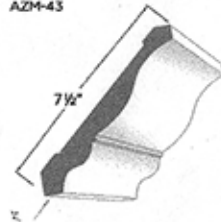




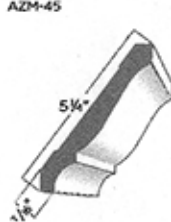
CROWN PROFILES

Crown moulding profiles are typically decorative mouldings designed for use along the intersection of a wall and ceiling. May be combined with other mouldings to create a "built-up" profile.

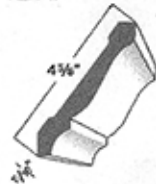
8" Crown (NEW FOR 2012)
AZM-43



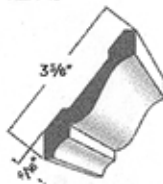
6" Crown
AZM-45



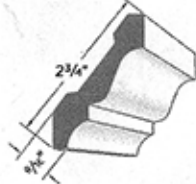
5" Crown
AZM-47



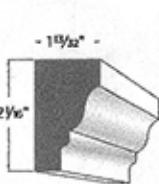
4" Crown
AZM-49



3" Crown
AZM-52



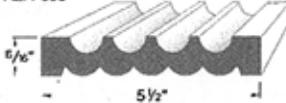
Rams Crown
AZM-6954



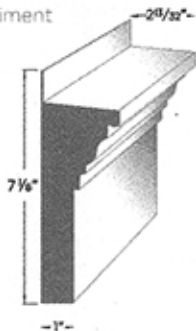
CASING PROFILES

Casing profiles are decorative mouldings typically used flush against a wall, door or window to create surrounds.

Fluted / Reeded (NEW FOR 2012)
AZM-606



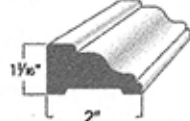
Crosshead Pediment
(NEW FOR 2012)
AZM-6216



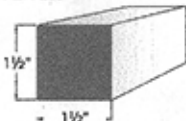
Base Cap
AZM-164



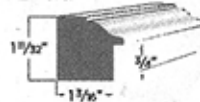
Rake Moulding
AZM-287



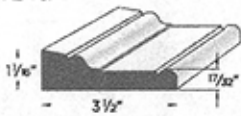
Square Profile
AZM-236



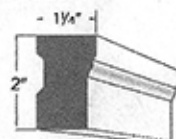
Back Band
AZM-6931



Adams Casing
AZM-97



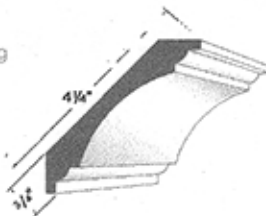
Brick Mould
AZM-180



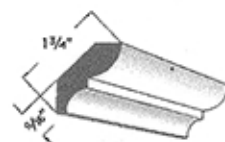
COVE PROFILES

Cove profiles are typically used along the intersection of a wall and ceiling.

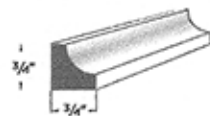
Cove Moulding
AZM-80



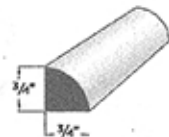
Bed Moulding
AZM-75



Scotia
AZM-93



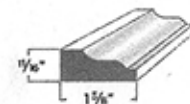
Quarter Round
AZM-105



SHINGLE BAND PROFILES

Shingle Band is designed for use as a window or door casing or as a decorative shoe base.

Shingle Mould
AZM-210



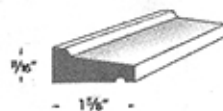
Band Moulding
AZM-217



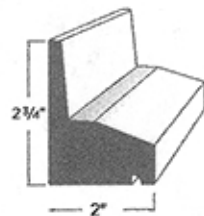
DRIP CAP PROFILES

Drip Cap is typically used as a water table or brick ledge for separation and water shed against two differing material types.

Drip Cap
AZM-197



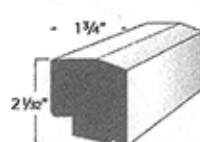
Water Table
AZM-6935



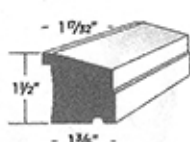
SILL PROFILES

Sill profiles shed water and offer architectural detail.

Historic Sill
AZM-6930



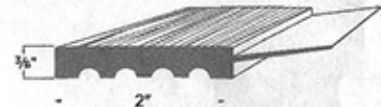
Sub Sill Nose
AZM-6933



GARAGE DOOR THERMOSTOP

Popular moulding profile designed to assist with sealing new or existing garage door openings to minimize weather and moisture intrusion.

Garage Door Thermostop
AZM-6936

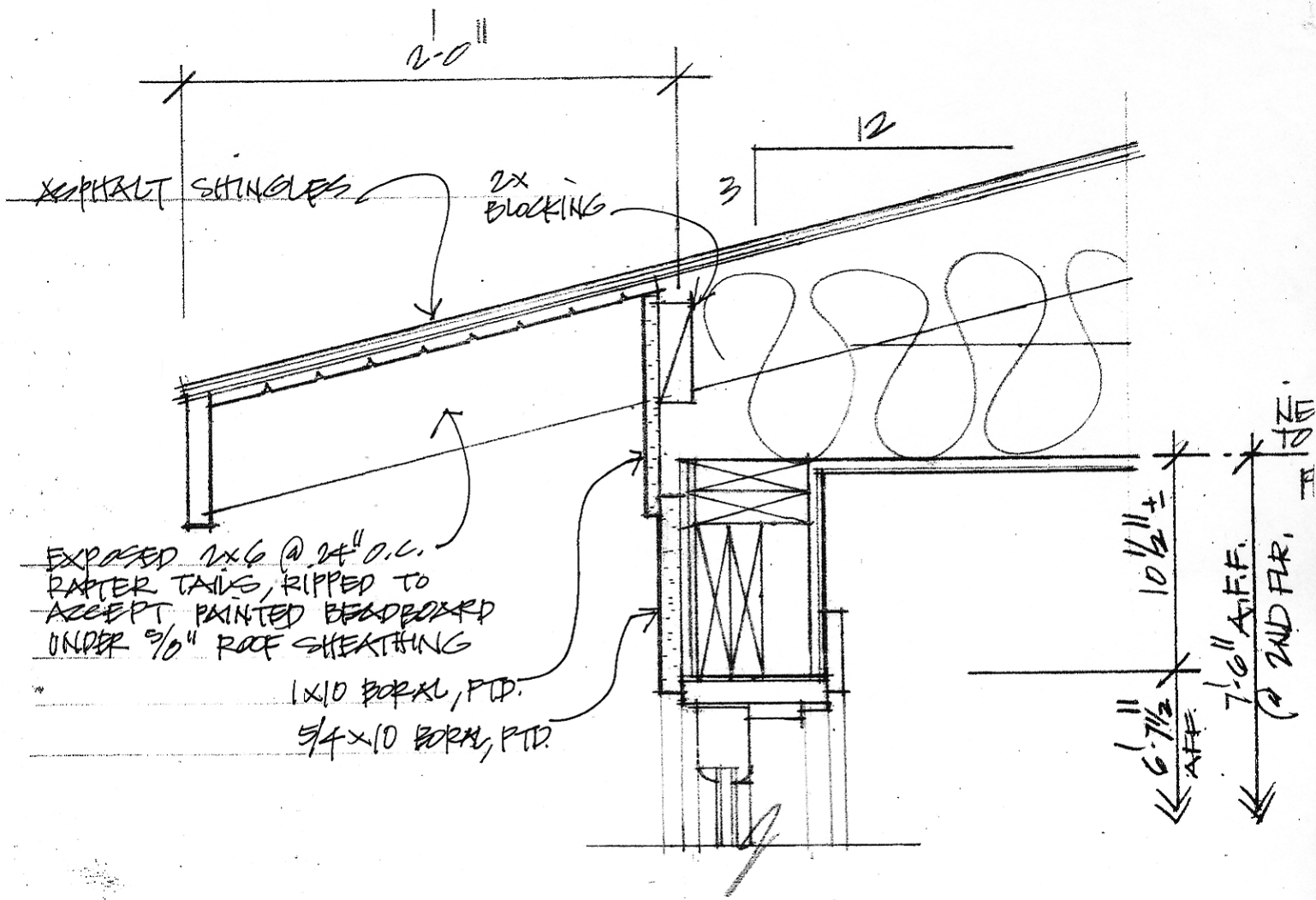


5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
						2 x 2	1-1/2" x 1-1/2"
		1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"		
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
		1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"		
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

[View Warranty](#)

See the TruExterior Trim Advantage

[Watch Now](#)



SECTIONAL DETAIL @ EAVE

1/2" = 1'-0"



SECTION 07 46 46
SIDING
(James Hardie HZ10 Engineered for Climate Siding)

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

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PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Fiber cement lap siding, panels, shingle, trim, fascia, moulding, and accessories; James Hardie HZ10 Engineered for Climate Siding and Hardie Architectural Panels.
- B. Factory-finished fiber cement lap siding, panels, shingle, trim, fascia, moulding, and accessories; James Hardie HZ10 Engineered for Climate Siding.

1.2 RELATED SECTIONS

- A. Section 05 40 00 - Cold-Formed Metal Framing.
- B. Section 06 10 00 - Rough Carpentry.
- C. Section 06 10 00 - Rough Carpentry.
- D. Section 07 21 19 - Foamed-In-Place Insulation.

1.3 REFERENCES

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

1.4 SUBMITTALS

- A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- C. Shop Drawings: Provide detailed drawings of atypical non-standard applications of cementitious siding materials which are outside the scope of the standard details and specifications provided by the manufacturer.
- D. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.

- E. Verification Samples: For each finish product specified, two samples, minimum size 4 by 6 inches (100 by 150 mm), representing actual product, color, and patterns.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Minimum of 2 years' experience with installation of similar products.
- B. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
 - 1. Finish areas designated by Architect.
 - 2. Do not proceed with remaining work until workmanship, color, and sheen are approved by Architect.
 - 3. Remodel mock-up area as required to produce acceptable work.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store siding on edge or lay flat on a smooth level surface. Protect edges and corners from chipping. Store sheets under cover and keep dry prior to installing.
- C. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

1.7 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.8 WARRANTY

- A. Product Warranty: Limited, non-pro-rated product warranty.
 - 1. HardiePlank HZ10 lap siding for 30 years.
 - 2. HardiePanel HZ10 vertical siding for 30 years.
 - 3. HardieSoffit HZ10 panels for 30 years.
 - 4. HardieShingle HZ10 siding for 30 years.
 - 5. HardieTrim HZ10 boards for 15 years.
 - 6. Artisan HZ10 lap siding for 30 years.
 - 7. Hardie Architectural Panels for 30 years.
- B. Finish Warranty: Limited product warranty against manufacturing finish defects.
 - 1. When used for its intended purpose, properly installed and maintained according to Hardie's published installation instructions, James Hardie's ColorPlus finish with ColorPlus Technology, for a period of 15 years from the date of purchase: will not peel; will not crack; and will not chip. Finish warranty includes the coverage for labor and material.
- C. Workmanship Warranty: Application limited warranty for 2 years.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: James Hardie Building Products, Inc., which is located at: 231 S. La Salle St. Suite 2000; Chicago, IL 60604; Toll Free Tel: 877-236-7526; Email:[request info \(info@jameshardie.com\)](mailto:info@jameshardie.com); Web:<https://www.jameshardiepros.com>|<https://www.jameshardie.com>

- B. Substitutions: Not permitted.
- C. Requests for approval of equal substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.

2.2 SIDING AND TRIM

- A. HardiePlank HZ10 lap siding, HardiePanel HZ10 vertical siding, HardieSoffit HZ10 panels and HardieShingle HZ10 siding requirement for materials:
 - 1. Fiber-cement siding - complies with ASTM C 1186 Type A Grade II.
 - 2. Fiber-cement siding - complies with ASTM E 136 as a noncombustible material.
 - 3. Fiber-cement siding - complies with ASTM E 84 Flame Spread Index = 0, Smoke Developed Index = 5.
 - 4. CAL-FIRE, Fire Engineering Division Building Materials Listing - Wildland Urban Interface (WUI) Listed Product.
 - 5. ICC-ES evaluation reports ESR-2290, ESR-1844, and ESR-2273 (IBC, IRC, CBC, CRC).
 - 6. City of Los Angeles, Research Report No. 24862.
 - 7. Miami Dade County, -Notice of Acceptance -20-070.06
 - 8. US Department of Housing and Urban Development Materials Release -1263.
 - 9. California DSA PA-019.
 - 10. City of New York M EA 223-93-M.
 - 11. Florida State Product Approval -FL13192, FL13223, and FL13265.
 - 12. Texas Department of Insurance Product Evaluation EC-23.
- B. Artisan HZ10 lap siding requirement for Materials:
 - 1. Fiber-cement siding - complies with ASTM C 1186 Type A Grade II.
 - 2. Fiber-cement siding - complies with ASTM E 136 as a noncombustible material.
 - 3. Fiber-cement Siding - complies with ASTM E 84 Flame Spread Index = 0, Smoke Developed Index = 5.
 - 4. ICC-ES evaluation report ESR-2290.
 - 5. Intertek Product Listing.
 - 6. CAL-FIRE, Fire Engineering Division Building Materials Listing - Wildland Urban Interface (WUI) Listed Product.
 - 7. Florida State Product Approval FL-13192.
 - 8. Miami Dade County, Florida Notice of Acceptance -20-0730.07
 - 9. Texas Department of Insurance Product Evaluation EC-55.
 - 10. Manufacturer's Technical Data Sheet.
- C. Lap Siding: Artisan HZ10 Lap Siding as manufactured by James Hardie Building Products, Inc.
 - 1. Type: Smooth 5-1/4 inches (133 mm) with 4 inches (102 mm) exposure.
 - 2. Type: Smooth 7-1/4 inches (184 mm) with 6 inches (152 mm) exposure.
 - 3. Type: Smooth 8-1/4 inches (210 mm) with 7 inches (178 mm) exposure.
 - 4. Type: Texture 5-1/4 inches (133 mm) with 4 inches (102 mm) exposure.
 - 5. Type: Texture 7-1/4 inches (184 mm) with 6 inches (152 mm) exposure.
 - 6. Type: Texture 8-1/4 inches (210 mm) with 7 inches (178 mm) exposure.
 - 7. Type: Beaded 8-1/4 inches (210 mm) with 7 inches (178 mm) exposure.
- D. Lap Siding: Artisan HZ10 Siding with Lock Joint System as manufactured by James Hardie Building Products, Inc.
 - 1. Type: V-Groove 8-1/4 inches (210 mm) with 7 inches (178 mm) exposure.
 - 2. Type: Shiplap 10-1/4 inches (260 mm) with 9 inches (229 mm) exposure.
 - 3. Type: Square Channel 10-1/4 inches (260 mm) with 9 inches (229 mm) exposure.
 - 4. Type: Bevel Channel 10-1/4 inches (260 mm) with 9 inches (229 mm) exposure.
- E. Lap Siding: HardiePlank HZ10 Lap as manufactured by James Hardie Building Products,

Inc.

1. Type: Smooth 5-1/4 inches (133 mm) with 4 inches (102 mm) exposure.
2. Type: Smooth 6-1/4 inches (159 mm) with 5 inches (127 mm) exposure.
3. Type: Smooth 7-1/4 inches (184 mm) with 6 inches (152 mm) exposure.
4. Type: Smooth 8-1/4 inches (210 mm) with 7 inches (178 mm) exposure.
5. Type: Smooth 9-1/4 inches (235 mm) with 8 inches (203 mm) exposure.
6. Type: Smooth 12 inches (305 mm) with 10-3/4 inches (273 mm) exposure.
7. Type: Select Cedarmill 5-1/4 inches (133 mm) with 4 inches (102 mm) exposure.
8. Type: Select Cedarmill 6-1/4 inches (159 mm) with 5 inches (127 mm) exposure.
9. Type: Select Cedarmill 7-1/4 inches (184 mm) with 6 inches (152 mm) exposure.
10. Type: Select Cedarmill 8-1/4 inches (210 mm) with 7 inches (178 mm) exposure.
11. Type: Select Cedarmill 9-1/4 inches (235 mm) with 8 inches (203 mm) exposure.
12. Type: Select Cedarmill 12 inches (305 mm) with 10-3/4 inches (273 mm) exposure.
13. Type: Beaded Smooth 8-1/4 inches (210 mm) with 7 inches (178 mm) exposure.
14. Type: Beaded Cedarmill 8-1/4 inches (210 mm) with 7 inches (178 mm) exposure.

F. Vertical Siding: HardiePanel HZ10 siding as manufactured by James Hardie Building Products, Inc.

1. Type: Smooth Vertical siding panel 4 feet by 8 feet (1219 mm by 2438 mm).
2. Type: Smooth Vertical siding panel 4 feet by 9 feet (1219 mm by 2743 mm).
3. Type: Smooth Vertical siding panel 4 feet by 10 feet (1219 mm by 3048 mm).
4. Type: Cedarmill Vertical siding panel 4 feet by 8 feet (1219 mm by 2438 mm).
5. Type: Cedarmill Vertical siding panel 4 feet by 9 feet (1219 mm by 2743 mm).
6. Type: Cedarmill Vertical siding panel 4 feet by 10 feet (1219 mm by 3048 mm).
7. Type: Stucco Vertical siding panel 4 feet by 8 feet (1219 mm by 2438 mm).
8. Type: Stucco Vertical siding panel 4 feet by 9 feet (1219 mm by 2743 mm).
9. Type: Stucco Vertical siding panel 4 feet by 10 feet (1219 mm by 3048 mm).
10. Type: Sierra 8 inches (203 mm) Vertical siding panel 4 feet by 8 feet (1219 mm by 2438 mm).
11. Type: Sierra 8 inches (203 mm) Vertical siding panel 4 feet by 9 feet (1219 mm by 2743 mm).
12. Type: Sierra 8 inches (203 mm) Vertical siding panel 4 feet by 10 feet (1219 mm by 3048 mm).

G. Shingle Siding: HardieShingle HZ10 siding as manufactured by James Hardie Building Products, Inc.

1. Type: HardieShingle Individual Shingles 6 inches (152 mm) wide by 18 inches (457 mm) high with 8 inches (203 mm) exposure.
2. Type: HardieShingle Individual Shingles 8 inches (203 mm) wide by 18 inches (457 mm) high with 8 inches (203 mm) exposure.
3. Type: HardieShingle Individual Shingles 12 inches (305 mm) wide by 18 inches (457 mm) high with 8 inches (203 mm) exposure.
4. Type: HardieShingle Straight-Edge Notched Panel 48 inches (1219 mm) wide by 16 inches (406mm) high with 7 inches (178 mm) exposure.
5. Type: HardieShingle Staggered-Edge Notched Panel 48 inches (1219 mm) wide by 16 inches (406mm) high with 7 inches (178 mm) exposure.
6. Type: HardieShingle Half Round Notched Panel 48 inches (1219 mm) wide by 19 inches (483mm) high with 7 inches (178 mm) exposure.
7. Type: Sierra 8 inches (203 mm) Vertical siding panel 4 feet by 10 feet (1219 mm by 3048 mm).

H. Hardie Architectural Panels as manufactured by James Hardie Building Products, Inc. A non-combustible fiber-cement panel.

1. Product Composition: Grade II, Type A, fiber-cement sheets as defined by ASTM C1186. manufactured by the Hatschek process and cured by high pressure steam autoclaving.

2. Florida State Product Approval FL13223.
3. Florida State Product Approval FL 32103.
4. Intertek Product Listing.
5. Code Compliance:
 - a. International Building Code (IBC).
 - 1) Section 1404.10: 2009, 2012 and 2015.
 - 2) Section 1403.10: 2018.
 - b. International Residential Code (IRC):
 - 1) Table R703.3(1): 2009, 2012, 2015, and 2018.
 - 2) Section R703.10.1 as ASTM C 1186 Grade II, Type A Fiber Cement: 2009, 2012, 2015, and 2018.
 - c. Florida Building Code (FBC):
 - 1) Section 1404.10: 2017 and 2020.
 - 2) Section 1405.16 as ASTM C 1186 Grade II, Type A Fiber Cement.
 - d. Wind Design:
 - 1) Manufacturer's readily available design load and exposure category tables are derived from testing in accordance with ASTM E 330.
 - 2) Wind speed design coefficient assumptions per Analytical Method in ASCE 7.
6. Fire Characteristics:
 - a. Tested in Accordance with ASTM E136: Classified as non-combustible.
 - b. May be used in ASTM E119 fire resistance rated assemblies as listed by Warnock Hersey.
 - c. Class A Material: Per FBC 2017 and 2020, and 2018 IBC Section 803.1.1 Surface Burning Characteristics when tested in accordance with ASTM E84:
 - 1) Flame Spread Index : 0. Smoke Developed Index: 0.
7. Type: Hardie Architectural Panels - Fine Sand 4 by 8 feet (1219 by 2438 mm).
8. Type: Hardie Architectural Panels - Fine Sand 4 by 10 feet (1219 by 3048 mm).
9. Type: Hardie Architectural Panels - Fine Sand 4 by 12 feet (1219 by 3658 mm).
10. Type: Hardie Architectural Panels - Mounded Sand Panel 4 by 8 feet (1219 by 2438 mm).
11. Type: Hardie Textured Knockdown Panel 4 by 10 feet (1219 by 3048 mm).
12. Type: Hardie Textured Knockdown Panel 4 by 12 feet (1219 by 3658 mm).
13. Type: Hardie Textured Multi-Groove Panel 4 by 8 feet (1219 by 2438 mm).
14. Type: Hardie Textured Multi-Groove Panel 4 by 10 feet (1219 by 3048 mm).
15. Type: Hardie Textured Multi-Groove Panel 4 by 12 feet (1219 by 3658 mm).
 - a. Thickness: 0.3125 inches (8 mm).
 - b. Length: 96 inches (2438 mm).
 - c. Length: 120 inches (3048 mm).
 - d. Length: 144 inches (3658 mm).
 - e. Width: 48 inches (1219 mm).
 - f. Vertical Joint: Shiplap.
16. Physical Properties:
 - a. Test Method ASTM C1185: Passed.
 - 1) Dimensional Tolerances.
 - a) Length: Plus or minus 0.5 percent or plus or minus 1/4 inch (6 mm).
 - b) Width: Plus or minus 0.5 percent or plus or minus 1/4 inch (6 mm),
 - c) Thickness: Plus or minus 0.04 inch (1 mm).
 - d) Squareness: Less than 1/32 inches per ft (2.6 mm per m) of length.
 - e) Edge Straightness: Less than 1/32 inches per ft (2.6 mm per m) of length.
 - 2) Density: Less than 83 pounds per sq ft (4 kPa).
 - 3) Water Tightness: No drop formation; Pass.
 - 4) Flexural strength:
 - a) Wet Conditioned, psi: Greater than 1015 psi (7 MPa); Pass.

- b) Equilibrium Conditioned, psi: Greater than 1450 psi (10 MPa); Pass.
 - 5) Warm Water Resistance, Observations: No structural alteration; Pass.
 - 6) Heat / Rain Resistance:
 - a) Physical Observations Mass: No structural alteration; Pass.
 - b) Loss Percentage: Less than or equal to 3.0 percent; Pass..
 - c) Freeze/Thaw, percent strength retention: Greater than or equal to 80 percent; Pass.
 - b. Fire Characteristics:
 - 1) ASTM E84: Surface Burning Characteristics
 - a) Flame Spread Index (FSI) Smoke: 0.
 - b) Developed Index (SDI): 0.
 - c) Fuel Contributed: 0.
 - d) International Building Code: A.
 - 2) ASTM E136: Non-combustibility: Pass.
17. Trim Accessories:
 - a. J Trim: Aluminum extrusion to be used as a trim at abutments; soffits, masonry, windows, etc.
 - b. Low-Profile Inside Corner Trim: Aluminum extrusion to be used for inside corners.
 - c. Inside Corner Trim: Aluminum extrusion to be used for inside corners.
 - d. Low-Profile Outside Corner Trim: Aluminum extrusion to be used for outside corners.
 - e. Low Profile 45 degrees Inside Corner Trim: Aluminum extrusion to be used for bay windows.
 - f. Low Profile 45 degrees Outside Corner Trim: Aluminum extrusion to be used for bay windows.
 - g. Vertical T Trim: Aluminum extrusion to be used along vertical butt joints. For horizontal panel orientations only.
 - h. Vertical H Trim: Aluminum extrusion to be used along vertical butt joints. For horizontal panel orientations only.
 - i. Horizontal Angled T Flashing Trim: Aluminum extrusion to be used along horizontal control joints.
 - j. Horizontal Z Flashing Trim: Aluminum extrusion to be used along horizontal control joints.
 - k. Base Trim: Aluminum extrusion to be used as a base edge solution.
 - l. Base Outside Corner Trim: To be used as an outside corner connection for Base trim.
 - m. Base Inside Corner Trim: To be used as an inside corner connection for Base trim.
 - n. Base Joiner: To be used to connect Base trims.
 - o. HardieTrim Boards: Fiber cement trim for corners and windows. Can be mounted horizontally or vertically.
- I. Soffit Panels: HardieSoffit HZ10 Non-Vented Soffit Panel, as manufactured by James Hardie Building Products, Inc.
 - 1. Factory sealed on 5 sides.
 - 2. Thickness: 1/4 inch (6 mm).
 - 3. Type: Smooth, 12 inches (305 mm) by 12 feet (3658 mm).
 - 4. Type: Smooth, 16 inches (406 mm) by 12 feet (3658 mm).
 - 5. Type: Smooth, 24 inches (610 mm) by 8 feet (2438 mm).
 - 6. Type: Textured Cedarmill, 12 inches (305 mm) by 12 feet (3658 mm).
 - 7. Type: Textured Cedarmill, 16 inches (406 mm) by 12 feet (3658 mm).
 - 8. Type: Textured Cedarmill, 24 inches (610 mm) by 8 feet (2438 mm).
- J. Vented Soffit Panels: HardieSoffit HZ10 Vented Panels. as manufactured by James Hardie

Building Products, Inc.

1. Net Free Ventilation: 5 sq inches of net free ventilation per linear foot (10583 sq mm per linear meter).
 2. Factory sealed on 5 sides.
 3. Thickness: 1/4 inch (6 mm).
 4. Type: Smooth, 12 inches (305 mm) by 12 feet (3658 mm).
 5. Type: Smooth, 16 inches (406 mm) by 12 feet (3658 mm),
 6. Type: Smooth, 24 inches (610 mm) by 8 feet (2438 mm).
 7. Type: Textured Cedarmill, 12 inches (305 mm) by 12 feet (3658 mm).
 8. Type: Textured Cedarmill, 16 inches (406 mm) by 12 feet (3658 mm).
 9. Type: Textured Cedarmill vented, 24 inches (610 mm) by 8 feet (2438 mm).
- K. Vented Soffit Panels: HardieSoffit HZ10 VentedPlus Panels. as manufactured by James Hardie Building Products, Inc.
1. Net Free Ventilation: 12.6 sq inches of net free ventilation per linear foot (26670 sq mm per linear meter).
 2. Factory sealed on 5 sides.
 3. Thickness: 1/4 inch (6 mm).
 4. Type: Smooth vented, 12 inches (305 mm) by 12 feet (3658 mm).
 5. Type: Smooth vented, 16 inches (406 mm) by 12 feet (3658 mm),
 6. Type: Smooth vented, 24 inches (610 mm) by 8 feet (2438 mm).
 7. Type: Textured Cedarmill, 12 inches (305 mm) by 12 feet (3658 mm).
 8. Type: Textured Cedarmill, 16 inches (406 mm) by 12 feet (3658 mm).
 9. Type: Textured Cedarmill, 24 inches (610 mm) by 8 feet (2438 mm).
- L. Trim:
1. HardieTrim HZ10 boards as manufactured by James Hardie Building Products, Inc.
 - a. Product: Batten Boards, 2-1/2 inch (63 mm) width.
 - b. Product: 4/4 Boards, 3-1/2 inch (89 mm) width.
 - c. Product: 4/4 Boards, 5-1/2 inch (140 mm) width.
 - d. Product: 4/4 Boards, 7-1/4 inch (184 mm) width.
 - e. Product: 4/4 Boards, 9-1/4 inch (235 mm) width.
 - f. Product: 4/4 Boards, 11-1/4 inch (286 mm) width.
 - g. Product: 4/4 NT3 Boards, 3-1/2 inch (89 mm) width.
 - h. Product: 4/4 NT3 Boards, 5-1/2 inch (140 mm) width.
 - i. Product: 4/4 NT3 Boards, 7-1/4 inch (184 mm) width.
 - j. Product: 4/4 NT3 Boards, 9-1/4 inch (235 mm) width.
 - k. Product: 4/4 NT3 Boards, 11-1/4 inch (286 mm) width.
 - l. Product: 5/4 Boards, 3-1/2 inch (89 mm) width.
 - m. Product: 5/4 Boards, 5-1/2 inch (140 mm) width.
 - n. Product: 5/4 Boards, 7-1/4 inch (184 mm) width.
 - o. Product: 5/4 Boards, 9-1/4 inch (235 mm) width.
 - p. Product: 5/4 Boards, 11-1/4 inch (286 mm) width.
 - q. Product: 5/4 NT3 Boards, 3-1/2 inch (89 mm) width.
 - r. Product: 5/4 NT3 Boards, 4-1/2 inch (114 mm) width.
 - s. Product: 5/4 NT3 Boards, 5-1/2 inch (140 mm) width.
 - t. Product: 5/4 NT3 Boards, 7-1/4 inch (184 mm) width.
 - u. Product: 5/4 NT3 Boards, 11-1/4 inch (286 mm) width.
 - v. Texture: Smooth.
 - w. Texture: Rustic.
 - x. Texture: Wood Grained.
 - y. Length: 12 feet (3658 mm).
 - z. Thickness: 3/4 inch (19 mm).
 - aa. Thickness: 1 inch (24 mm).
 2. HardieTrim HZ10 Fascia boards as manufactured by James Hardie Building Products, Inc.

3. Artisan HZ10 Accent trim as manufactured by James Hardie Building Products, Inc.
 4. Fiber-cement trim - complies with ASTM C 1186 Type A Grade II.
 5. Fiber-cement trim - complies with ASTM E 136 as a noncombustible material.
 6. Fiber-cement trim - complies with ASTM E 84 Flame Spread Index = 0, Smoke Developed Index = 5.
 7. Intertek Product Listing.
- M. 2X Smooth HardieTrim:
1. 2X Smooth HardieTrim manufactured by James Hardie Building Products, Inc.
 2. Overall Thickness: 1-1/2 in (38 mm).
 3. Width: 3-1/2 inch (89 mm).
 4. Width: 5-1/2 inch (140 mm).
 5. Width: 7-1/4 inch (184 mm).
 6. Width: 9-1/4 inch (235 mm).
 7. Width: 11-1/4 inch (286 mm).
 8. Texture: Smooth.
- N. Crown Mouldings:
1. HardieTrim HZ10 Crown moulding manufactured by James Hardie Building Products, Inc.

2.3 FASTENERS

- A. Wood Framing Fasteners:
1. Wood Framing: 4d common corrosion resistant nails.
 2. Wood Framing: 6d common corrosion resistant nails.
 3. Wood Framing: 8d box ring common corrosion resistant nails.
 4. Wood Framing: 0.089 inch (2.2 mm) shank by 0.221 inch (5.6 mm) head by 2 inches (51 mm) corrosion resistant siding nails.
 5. Wood Framing: 0.093 inch (2.4 mm) shank by 0.222 inch (5.6 mm) head by 2 inches (51 mm) corrosion resistant siding nails.
 6. Wood Framing: 0.093 inch (2.4 mm) shank by 0.222 inch (5.6 mm) head by 2-1/2 inches (64 mm) corrosion resistant siding nails.
 7. Wood Framing: 0.091 inch (2.3 mm) shank by 0.221 inch (5.6 mm) head by 1-1/2 inches (38 mm) corrosion resistant siding nails.
 8. Wood Framing: 0.091 inch (2.3 mm) shank by 0.225 inch (5.7 mm) head by 1-1/2 inches (38 mm) corrosion resistant siding nails.
 9. Wood Framing: 0.121 inch (3 mm) shank by 0.371 inch (9.4 mm) head by 1-1/4 inches (32 mm) corrosion resistant roofing nails.
 10. Wood Framing: No. 11 gauge 1-1/4 inches (32 mm) corrosion resistant roofing nails.
 11. Wood Framing: No. 11 gauge 1-1/2 inches (38 mm) corrosion resistant roofing nails.
 12. Wood Framing: No. 11 gauge 1-3/4 inches (44 mm) corrosion resistant roofing nails.
 13. Wood Framing: 16 gauge 1-1/2 inches (38 mm) stainless finish nails
- B. Metal Framing:
1. Metal Framing: 1-1/4 inches (32 mm) No. 8-18 by 0.375 inch (9.5 mm) head self-drilling, corrosion resistant S-12 ribbed buglehead screws.
 2. Metal Framing: 1-5/8 inches (41 mm) No. 8-18 by 0.323 inch (8.2 mm) head self-drilling, corrosion resistant S-12 ribbed buglehead screws.
 3. Metal Framing: 1 inch (25 mm) No. 8-18 by 0.323 inch (8.2 mm) head self-drilling, corrosion resistant ribbed buglehead screws.
 4. Metal Framing: 1 inch (25 mm) No. 8-18 by 0.311 inch (7.9 mm) head self-drilling, corrosion resistant S-12 ribbed buglehead screws.
 5. Metal Framing: 1.5 inch (38 mm) [AGS-100] .100 inches by 25 inches (2540 mm by 635 mm) ETandF Pin or equivalent pneumatic fastener.
- C. Masonry Walls:

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

2.4 FINISHES

- A. Factory Primer: Provide factory applied universal primer.
 1. Primer: Factory primed by James Hardie.
 2. Topcoat: Refer to Section 09 90 00 - Painting and Coating and Exterior Finish Schedule.
- B. Factory Finish: Refer to Exterior Finish Schedule.
 1. Product: ColorPlus Technology by James Hardie.
 2. Definition: Factory applied finish; defined as a finish applied in the same facility and company that manufactures the siding substrate.
 3. Process:
 - a. Factory applied finish by fiber cement manufacturer in a controlled environment within the fiber cement manufacturer's own facility utilizing a multi-coat, heat cured finish within one manufacturing process.
 - b. Each finish color must have documented color match to delta E of 0.5 or better between product lines, manufacturing lots or production runs as measured by photospectrometer and verified by third party.
 4. Protection: Factory applied finish protection such as plastic laminate that is removed once siding is installed
 5. Accessories: Complete finishing system includes pre-packaged touch-up kit provided by fiber cement manufacturer. Provide quantities as recommended by manufacturer.
- C. Factory Finish Color for Trim, Soffit and Siding Colors:
 1. Alpine Frost JH50-10.
 2. Arctic White JH10-20.
 3. Autumn Tan JH20-20.
 4. Boothbay Blue JH70-20.
 5. Chestnut Brown JH80-30.
 6. Cobble Stone JH40-10.
 7. Countrylane Red JH90-20.
 8. Evening Blue JH70-30.
 9. Frosted Green JH60-20.
 10. Harris Cream JH80-10.
 11. Heathered Moss JH50-20.
 12. Iron Gray JH90-30.
 13. Khaki Brown JH20-30.
 14. Light Mist JH70-10.
 15. Monterey Taupe JH40-20.
 16. Mountain Sage JH50-30.
 17. Navajo Beige JH30-10.
 18. Parkside Pine JH60-30.
 19. Sail Cloth JH20-10.
 20. Sandstone Beige JH30-20.
 21. Soft Green JH60-10.
 22. Timber Bark JH40-30.
 23. Traditional Red JH90-10.
 24. Tuscan Gold JH80-20.
 25. Woodland Cream JH10-30.
 26. Woodstock Brown JH30-30.
 27. Terra Cotta JH15-20.
 28. Coral Coast JH25-20.
 29. Aqua Marine JH35-20.

- 30. Cool Breeze JH45-20.
- 31. Pink Sand JH55-20.

PART 3 EXECUTION

3.1 EXAMINATION IMPORT "http://www.arcat.com/gfx/csi_revision_21b.gif" * MERGEFORMAT \

- A. Do not begin installation until substrates have been properly prepared.
- B. If framing preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- C. Nominal 2 inch by 4 inch (51 mm by 102 mm) wood framing selected for minimal shrinkage and complying with local building codes, including the use of water-resistive barriers or vapor barriers where required. Minimum 1-1/2 inches (38 mm) face and straight, true, of uniform dimensions and properly aligned.
 - 1. Install water-resistive barriers and claddings to dry surfaces.
 - 2. Repair any punctures or tears in the water-resistive barrier prior to the installation of the siding.
 - 3. Protect siding from other trades.
- D. Minimum 20 gauge (1.6 mm) 3-5/8 inch (92 mm) C-Stud 16 inches maximum on center or 16 gauge (1.6 mm) 3-5/8 inches (92 mm) C-Stud 24 inches (610 mm) maximum on center metal framing complying with local building codes, including the use of water-resistive barriers and/or vapor barriers where required. Minimum 1-1/2 inches (38 mm) face and straight, true, of uniform dimensions and properly aligned.
 - 1. Install water-resistive barriers and claddings to dry surfaces.
 - 2. Repair any punctures or tears in the water-resistive barrier prior to the installation of the siding.
 - 3. Protect siding from other trades.

3.2 PREPARATION

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

3.3 INSTALLATION - HARDIEPLANK HZ10 LAP SIDING, ARTISAN HZ10 LAP SIDING, AND ARTISAN HZ10 LAP SIDING WITH LOCK JOINT SYSTEM

- A. Install materials in strict accordance with manufacturer's installation instructions.
- B. Starting: Install a minimum 1/4 inch (6 mm) thick lath starter strip at the bottom course of the wall. Apply planks horizontally with minimum 1-1/4 inches (32 mm) wide laps at the top. The

bottom edge of the first plank overlaps the starter strip.

- C. Allow minimum vertical clearance between the edge of siding and any other material in strict accordance with the manufacturer's installation instructions.
- D. Align vertical joints of the planks over framing members.
- E. Butt joints must not fall within 4 inches (102 mm) of a stud. Do not nail within 2 inches (51 mm) of the end of planks.
- F. Maintain clearance between siding and adjacent finished grade.
- G. Locate splices at least one stud cavity away from window and door openings.
- H. For proper fastener selection and fastening schedules for various wind load requirements and framing options, refer to the Technical Data Sheet at www.aspyredesign.com.
- I. Face nail to sheathing.
- J. Locate splices at least 12 inches (305 mm) away from window and door openings.

3.4 INSTALLATION - HARDIE PANEL HZ10 VERTICAL SIDING

- A. Install materials in strict accordance with manufacturer's installation instructions.
- B. Install metal Z flashing and provide a 1/4 inch (6 mm) gap at horizontal panel joints.
- C. Place fasteners no closer than 3/8 inch (9.5 mm) from panel edges and 2 inches (51 mm) from panel corners.
- D. Allow minimum vertical clearance between the edge of siding and any other material in strict accordance with the manufacturer's installation instructions.
- E. Maintain clearance between siding and adjacent finished grade.
- F. Specific framing and fastener requirements refer to Tables 2 and 3 in National Evaluation Service Report No. NER-405.
- G. Factory Finish Touch Up: Apply touch up paint to cut edges in accordance with manufacturer's printed instructions.
 - 1. Touch-up nicks, scrapes, and nail heads in pre-finished siding using the manufacturer's touch-up kit pen.
 - 2. Touch-up of nails shall be performed after application, but before plastic protection wrap is removed to prevent spotting of touch-up finish.
 - 3. Use touch-up paint sparingly. If large areas require touch-up, replace the damaged area with new pre-finished siding. Match touch up color to siding color through use of manufacturer's branded touch-up kits.

3.5 INSTALLATION - HARDIE ARCHITECTURAL PANELS

- A. Install materials in strict accordance with manufacturer's installation instructions.
- B. Install over braced wood. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- C. A water-resistive barrier (WRB) is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration

and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap Weather Barrier, a non-woven non-perforated housewrap, which complies with building code requirements.

- D. When installing horizontally, a WRB with min. 90 percent drainage efficiency shall be used.
- E. Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft.
- F. Do not use Hardie Architectural Panels in Fascia or Trim applications.
- G. Do not install that product remains in contact with standing water.
- H. Installed on flat vertical wall applications only.
- I. For larger projects where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie Siding Products" at www.jameshardie.com.
- J. James Hardie Building Products provides installation /wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.
- K. Minimum standard panel design size is 12 x 16 inches (.). Panels may be notched and cut to size to fit between windows, doors, corners, etc.

3.6 INSTALLATION - HARDIESOFFIT HZ10 AND VENTED PANELS

- A. Install materials in strict accordance with manufacturer's installation instructions.
 - 1. Panels may be installed as soffit or ceiling over wood or steel framing; 20 gauge (33 mils) minimum to 16 gauge (54 mils), complying with local building code. Install soffits to nominal 2 x 4 framing members spaced a maximum of 24 inches (610 mm) on center with the long dimension perpendicular to the rafter or joist framing.
 - 2. Support edges by framing.
 - 3. Install water barriers and air barriers as required by local building codes.
 - 4. Ensure gutters have end caps. Maintain a minimum 1 inch (25 mm) gap between end caps and siding and trim.
 - 5. Install kickout flashing at roof-wall junctions per manufacturer's instructions.
 - 6. Additional framing may be needed to ensure proper fastening.
 - 7. Position vent holes toward outside of eave for optimal airflow.
 - 8. Vents can be installed into non-vented soffit.
 - 9. Insect screen can be installed using construction adhesive.
 - 10. Fastener Positioning: Position fasteners 3/8 inches (9.5 mm) from panel edges and no closer than 2 inches (51 mm) away from corners when using soffit greater than 12 inch (305 mm) wide and no closer than 1 inch (25 mm) away from corners when using soffit that is less than or equal to 12 inch (305 mm) wide.
 - 11. Jointing Methods: Install panels in moderate contact at ends, provide PVC or metal jointers, battens or leave appropriate gap and caulk.
 - 12. Drive fasteners perpendicular to siding and framing.
 - 13. Fastener heads should fit snug against siding; no air space.

3.7 INSTALLATION - HARDIE HZ10 SHINGLESIDE CLADDING

- A. Install materials in strict accordance with manufacturer's installation instructions.
- B. Substrate: Install a minimum 7/16 inch (11 mm) thick OSB wall sheathing or equivalent

braced walls complying with applicable building codes.

- C. Starting: Install a minimum 1/4 inch (6 mm) thick lath starter strip at the bottom course of the wall.
- D. Maintain clearance between siding and adjacent finished grade.
- E. Apply starter course of 10 inches (254 mm) shingles or 9-1/2 inches (241 mm) lap siding overlapping the starter strip.
- F. Apply subsequent courses horizontally with a minimum 10 inch overlap at the top and a minimum 2 inch (51 mm) side lap. The bottom edge of the first two courses overlaps the starter strip.
- G. Fasten between 1/2 inch (13 mm) and 1 inch (25 mm) in from the side edge and between 8-1/2 inches (216 mm) and 9 inches (229 mm) up from the shingle bottom edge.
- H. Allow minimum vertical clearance between the edge of siding and any other material in strict accordance with the manufacturer's installation instructions.
- I. Ensure vertical joints of overlapping shingle course do not align.
- J. Wind Resistance: Where a specified level of wind resistance is required, Hardie Shingle siding is installed to substrate and secured with a minimum two fasteners described in Table No. 6, 7 and 8 in National Evaluation Service Report No. NER-405.

3.8 INSTALLATION - HARDIETRIM HZ10 BOARDS

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

M. Install HardieTrim Fascia boards to rafter tails or to sub fascia.

3.9 FINISHING

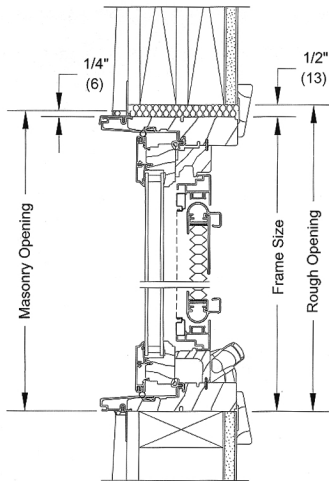
- A. Finish unprimed siding with a minimum one coat high quality, alkali resistant primer and one coat of either, 100 percent acrylic or latex or oil based, exterior grade topcoats or two coats high quality alkali resistant 100 percent acrylic or latex, exterior grade topcoat within 90 days of installation.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

3.10 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

CASEMENT / CASEMENT PUSH OUT CONSTRUCTION DETAILS



HEAD JAMB AND SILL - OPERATOR
WITH OPTIONAL INTERIOR SHADES



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 3/16/2026

Application No: 1151788
AP Type: HISTORIC
Customer No: 1549054

Comments

This project addition will add 176 SF of additional usable space to 2nd floor.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 7414 MAPLE AVE
TAKOMA PARK, MD 20912
Othercontact VITULLO
Homeowner Jacobson (Primary)

Historic Area Work Permit Details

Work Type ADD
Scope of Work A dormer width extension will be built on the rear of the 2nd floor. One full hall bathroom will be moved to a better location and an additional master bathroom will be added.