Historic Preservation Commission

1. Call To Order

2. Roll Call
   Matt Bouchard
   Jonathan Dayan
   Tad DeBerry, Vice Chair
   Andrew Goolsby
   Katie Hamilton
   April Johnson
   Joseph Jordan, Chair
   Tom Kreger
   Wanda Waiters

3. Adjustments To Agenda

4. Swearing-In Of Witnesses

5. Approval Of Minutes - May 7, 2019
   Draft Minutes - May 7, 2019

   Documents:
   HPC MINUTES 05-07-2019.PDF

6. Certificates Of Appropriateness - Staff Person Karla Rosenberg, Planner
   a. Case COA1900025 – 1509 Maryland Avenue – New Construction and Site Work

   Documents:
   COA1900025 1509 MARYLAND AVENUE.PDF

7. Old Business
   a. Newsletter update

8. New Business
   a. Administrative COAs
   b. Retroactive COAs
   c. 10-Minute Topics – Solar Panels in Historic Districts

9. Adjournment
I. Call to Order
Chair Jordan called the meeting to order at 8:30 a.m.

II. Roll Call

Members Present:
Joseph Jordan, Chair
Tad DeBerry, Vice Chair
Matt Bouchard
Jonathan Dayan
Andrew Goolsby
Katie Hamilton
April Johnson
Wanda Waiters

Excused Members Absent:
Tom Kreger

Staff Present:
Grace Smith, Planning Supervisor
Karla Rosenberg, Planner
Terri Elliott, Clerk
Crista Cuccaro, City Attorney’s Office

III. Adjustments to the Agenda - None

IV. Approval of Summary Minutes for April 2, 2019

MOTION: Approve the Minutes from April 2, 2019 (Bouchard, Dayan 2nd).
ACTION: Motion carried, 6-0 (Hamilton, Johnson not yet arrived)

(Commissioner Hamilton arrived before the Oath)

V. Swearing-In of Witnesses
Chair Jordan read the opening HPC statement, and asked if there were any early dismissals required by Commission members or Commission members who might have a conflict of interest with the cases presented today. No conflicts of interest were noted, and no early dismissals were requested.

The Clerk to the Board administered the oath to all Citizens and staff who wished to speak at today’s meeting.
VI. Certificates of Appropriateness

After the oath was given, Ms. Rosenberg asked that all staff reports and materials submitted at the meeting be made part of the permanent record with any additions, deletions, and or corrections that may be necessary. All Commission members concurred.

a. Case COA1800092 – 2116 West Club Boulevard – New Construction of Accessory Structure

**Staff Report:** Karla Rosenberg presented the case.

**Speakers:** Mr. Black spoke in support. No one spoke in opposition.

**Discussion:** Mr. Black gave a brief overview of the proposed project of 2116 West Club Boulevard.

**Staff Recommendation:** Staff recommended approval of application.

**MOTION:** Mr. Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA1800092, 2116 West Club Boulevard – New Construction of Accessory Structure:

- The applicant is proposing a two-car garage on a contributing property.
- The garage will be one story (no more than 15 feet) in height and measure 632 square feet in area.
- The garage will be constructed of stuccoed walls on a brick foundation with half-timbering in a wood composite trim in the side gables.
- Fenestration will consist of six-over-one fiberglass windows, a half-light-over two-panel fiberglass door, and two steel garage doors resembling wood.
- The main roof will be composed of architectural asphalt shingles; a bracketed overhang and rear roof will be composed of standing seam metal.
- The existing driveway will be expanded to approximately 20 feet immediately in front of the new garage.

Therefore, the conclusion of law is that the proposed addition and alterations are consistent with the historic character and qualities of the Historic District and are consistent with the Historic Properties Local Review Criteria, specifically those listed in the staff report, and the Durham Historic Preservation Commission approves the Certificate of Appropriateness for case COA1800092, 2116 West Club Boulevard – New Construction of Accessory Structure, with the following conditions:

1. The improvements shall be substantially consistent with the plans and testimony presented to the Commission at this Commission hearing and attached to this COA;
2. The improvements may require additional approvals from other City or County departments or state or local agencies; the applicant is responsible for obtaining all required approvals relating to building construction, site work, and work in the right-of-way; and
3. A compliance inspection shall be performed immediately upon completion of the work approved herein.

(Bouchard, Dayan 2nd)

**ACTION:** Approved, 7-0 (Johnson not yet arrived)
(Commissioner Johnson arrived just as the case began)

b. COA1800093 - 2116 West Club Boulevard – Addition and Modifications.

Staff Report: Karla Rosenberg presented the case.

Speakers: Mr. Black spoke in support. No one spoke in opposition.

Discussion: Mr. Black gave a brief overview of the proposed project of 2116 West Club Boulevard – Addition and Modifications.

Staff Recommendation: Staff recommended approval of application.

MOTION: Mr. Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA1800093, 2116 West Club Boulevard – Addition and Modifications:

The Durham Historic Preservation Commission finds that, in the case COA1800093, 2116 West Club Boulevard – Addition and Modifications:

• The applicant is proposing an addition and modifications to a contributing structure.
• One original or early rear el will be removed from the structure and replaced with a two-story rear addition in its place, measuring approximately 760 square feet across both floors; exact measurements to be determined by staff at the time of issuance of COA. An adjacent basement stair will be retained.
• The addition will be constructed on a brick foundation (mostly retained from the existing rear el), with stuccoed walls and wood composite friezes and half-timbering in the gable (mirroring the front elevation); windows will be six-over-one fiberglass-clad wood double-hung units, and casement units as depicted on the drawings; doors will be fully glazed fiberglass French doors; and roofing will consist of standing-seam metal and architectural asphalt shingles.
• A side wood deck attaching to a converted sunroom will be removed; all vinyl windows in the sunroom to be removed and replaced by eight-light fiberglass-clad wood casement units.
• A new wood stair with 36-square foot landing and wood hand rail will attach to the rear of the new addition.

Therefore, the conclusion of law is that the proposed addition and alterations are consistent with the historic character and qualities of the Historic District and are consistent with the Historic Properties Local Review Criteria, specifically those listed in the staff report, and the Durham Historic Preservation Commission approves the Certificate of Appropriateness for case COA1800093, 2116 West Club Boulevard – Addition and Modifications, with the following conditions:

1. The improvements shall be substantially consistent with the plans and testimony presented to the Commission at this Commission hearing and attached to this COA;

2. The improvements may require additional approvals from other City or County departments or state or local agencies; the applicant is responsible for obtaining all required approvals relating to building construction, site work, and work in the right-of-way; and
3. A compliance inspection shall be performed immediately upon completion of the work approved herein.
   (Bouchard, Goolsby 2nd)

**ACTION:** Approved, 7-1, (Dayan voting no)

**VII. Old Business**
   a) News Letter
      • Mr. DeBerry, Ms. Hamilton and Mr. Jordan to work on News Letter together.
         1. Jordan/DeBerry – Copy
         2. Hamilton – Layout
      • Due in August, and Planning will mail out in September.

**VIII. New Business**
   a) Administrative COA updates
   b) July 2nd Meeting
      Motion to move to July 9th
      (Jordan/Bouchard)
      Approved, 8-0
   c) Solar Panels in the Historic District – New Technology

**IX. Adjournment**
   The meeting adjourned at 9:31 a.m.

Respectfully Submitted,

Terri Elliott, Clerk
Historic Preservation Commission
Meeting Date: June 4, 2019

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<th>Type</th>
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<td>Project Name</td>
<td>1509 Maryland Avenue – New Construction and Site Work</td>
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<tr>
<td>Applicant</td>
<td>Riverbank Construction (John Black)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner</td>
<td>Kyle and Sammar Simmons</td>
<td></td>
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<td>Location</td>
<td>West side of Maryland Avenue between Sprunt Avenue and Pershing Street</td>
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<tr>
<td>Zoning</td>
<td>Residential Suburban-8 (RS-8)</td>
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<tr>
<td>Acreage</td>
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<tr>
<td>Significance</td>
<td>Noncontributing</td>
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I. Summary of Proposed Work

The applicant proposes to construct a new two-story primary structure on a vacant lot. Details regarding the proposal can be found in the application materials (Attachment 2).

II. Historical Context and Significance

This property is located within the Watts-Hillandale Historic District, designated by the City Council in May of 2003. The Plan indicates that the lot is occupied by primary and accessory structures built in 1920 that are not contributing to the historic character of the District (pg. 30); these structures were approved for demolition without conditions via COA1900005 on April 2, 2019. Below is a Sanborn image showing the layout of the site in 1950, when it formed part of a larger parcel.

ProQuest® Sanborn Maps Geo Edition
Durham, North Carolina, 1937–1950, Plate 332
III. Approval Criteria for Historic Districts

Unified Development Ordinance paragraph 3.17.10B establishes the approval criteria for certificates of appropriateness in historic districts as follows:

In granting a certificate of appropriateness, the HPC shall take into account, in accordance with the principles and design review criteria of the Historic Preservation Plan adopted for the historic district:

a. The historic or architectural significance of the structure under consideration in relation to the historic value of the district;

b. The exterior form and appearance of any proposed additions or modifications to that structure; and

c. The effect of such additions or modifications upon other structures in the vicinity.

Because the structure is not contributing to a residential historic district, the criteria in the Residential Noncontributing Properties section of the Historic Properties Local Review Criteria apply.

IV. Review Criteria and Staff Analysis

Below are the criteria that staff believes are relevant to this case, found in the Residential Noncontributing Properties section (pp. 47–51) of the Historic Properties Local Review Criteria.

B. New Structures

1. Placement

   a. Locate new primary structures to be compatible with the predominant placement of similar structures in the block face and within the district.

      **Staff analysis:** The proposed placement of the new primary structure appears to meet this criterion in that it will be set back 14 feet 1 inch from the street. The one-story dwelling currently occupying the site (to be demolished) is set back less than 10 feet. Adjacent houses to the north have setbacks of 10.28 feet and 16.76 feet respectively.

   b. It is not appropriate to obscure character-defining elevations of historic structures within the district in the placement and design of new structures.

      **Staff analysis:** The proposed primary structure appears to meet this criterion in that it will not obscure views toward adjacent historic structures.

2. Scale, Height, and Massing

   a. Design new structures to be compatible in scale, height, proportion, and massing with contributing structures in the block face and within the district. Break down massing of structures to no more than 125% of the average width of contributing structures in the block face (such as by recessing the footprint of the structure at such intervals).

      **Staff analysis:** The proposed primary structure appears to meet this criterion in scale, height, proportion, and massing. The structure will be two stories in height, similar to other structures in the district (even if not those immediately adjacent). While the width of the structure exceeds 125% of the average width of contributing structures in the block face, its massing is reduced via numerous recesses within each elevation such that the structure blends with much smaller adjacent structures.
3. Design Elements

a. Design new structures to provide a rhythm and order of doors and windows along street-facing elevations compatible with contributing structures in the block face and within the district.

**Staff analysis:** The proposed primary structure appears to meet this criterion in that it provides an even spacing of fenestration across each elevation.

b. Design roof forms to be compatible with contributing structures in the district.

**Staff analysis:** The proposed primary structure appears to meet this criterion in its use of a traditional cross-gable form; the proposed gable and shed roof forms are consistent with structures throughout the district.

c. Design porches to have a comparable depth with other porches within the district.

**Staff analysis:** The proposed porch of the primary structure appears to meet this criterion in that its depth will range from six feet to ten feet, consistent with the typical nine-foot depth for full front porches within the district.

d. Orient the primary entrance towards the street.

**Staff analysis:** The proposed primary structure appears to meet this criterion in that its front entrance will be oriented toward the street.

4. Materials

a. Appropriate exterior materials include:

   i. The modern equivalent (same outward appearance and feel) of original materials found on contributing structures throughout the district; and

   **Staff analysis:** The materials of the proposed structure appear to meet this criterion in that they consist of a cement masonry unit foundation with brick veneer; architectural asphalt roof shingles; fiberglass-clad wood windows and doors, horizontal cementitious fiberboard siding, and wood composite trim.

   iii. Other durable modern materials deemed compatible with materials found on contributing structures throughout the district by the Historic Preservation Commission.

   **Staff analysis:** The vertical cladding material of portions of the proposed structure appears to meet this criterion in that it consists of a board and batten–style cementitious fiberboard siding. While its vertical orientation runs counter to traditional horizontal wood lap siding, its use is limited, and the material itself (cementitious fiberboard) is used frequently to substitute for wood in new construction projects within the district.

b. It is not appropriate to install hollow-profile siding or trim.

   **Staff analysis:** The proposed cementitious fiberboard siding and wood composite trim appear to meet this criterion because neither is hollow-profile.
C. Site Work

1. Landscaping
   a. Replace diseased and dying street trees with new trees compatible as recommended and approved by the Urban Forester.

   **Staff analysis:** *The proposed planting of a red maple tree appears to meet this criterion in that it will replace a mature sweetgum at the center of the street yard.*

   b. Remove canopy trees 12" DBH or greater only where the tree is diseased or dying or where the removal is not incongruous with the character of the historic district.

   **Staff analysis:** *The proposed removal of a mature sweetgum tree at the center of the street yard appears to meet this criterion and is not incongruous because while the tree contributes to the character of the historic district, the lot will retain significant tree coverage at its peripheries, and a new street tree will be planted nearby.*

   c. In siting new construction or building additions, preserve mature trees and significant views that contribute to the historic character of the property and district.

   **Staff analysis:** *The proposed siting of the new primary structure does not appear to meet this criterion in that it removes a mature tree from the street yard; however, sweetgum trees are not a preferred landscape material per the Durham Landscape Manual. In addition, the current location of the tree hinders future development, and the lot will retain significant tree coverage at its peripheries, including a new red maple in the street yard.*

2. Walkways, Driveways, and Parking Areas
   a. Locate new walkways, driveways, and off-street parking areas to preserve the topography of the site, mature trees, and other significant site features.

   **Staff analysis:** *The proposed new driveway appears to meet this criterion in that it will not require substantial grading or removal of trees; the one-story structure currently occupying the driveway location has already been approved for removal.*

   b. Design new walkways, driveways, or off-street parking areas to be compatible in location, size, configuration, scale, and material with the historic character of the property and the district.

   **Staff analysis:** *The proposed new driveway appears to meet this criterion in that it will be 10 feet in width, and the attached two-car parking pad will be located toward the rear of the new structure.*

3. Utilities and Mechanical Equipment
   a. Locate mechanical and telecommunications equipment (including vents, fans, and co-located wireless communication facilities) to minimize visibility from the street.
Staff analysis: The two proposed heating, ventilation, and air conditioning units appear to meet this criterion in that they will be located at the side of the new structure, obscured by a projecting wing of the building, out of view from the street.

5. Lighting, Signage, and Art

a. Introduce new site and building lighting, signage, and art that is compatible with the style of the structure and the historic character of the district.

Staff analysis: The two proposed wall lamps appear to meet this criterion in that they measure approximately 4.5 inches wide by 15.5 inches tall and are composed of solid aluminum, compatible with other fixtures throughout the district.

c. It is not appropriate to locate new lighting, signage, or art that obstructs views of historic structures within the district.

Staff analysis: The two proposed wall lamps appear to meet this criterion in that they will be located adjacent to the front door and will not obstruct views toward other structures within the district.

V. Recommendation

The Planning staff will make a recommendation after the public testimony during the hearing.

VI. Possible Motion

The Durham Historic Preservation Commission finds that, in the case COA1900025, 1509 Maryland Avenue – New Construction and Site Work:

- The applicant is proposing to construct a new primary structure on a vacant lot.
- The two-story structure will contain 2,577 square feet of conditioned space.
- The structure will be clad with vertical, board and batten–style, cementitious fiberboard siding, and trim will consist of wood (MiraTEC®) composite.
- Windows will consist of two-over-two double-hung fiberglass-clad wood units; front door will be three-quarter view, single-panel stained wood unit; side entry door will be a half-view fiberglass unit; and rear patio doors will be fully glazed fiberglass French door units.
- Roofing materials will consist of architectural asphalt shingles and standing seam metal.
- One mature sweet gum will be removed from the center of the street yard and replaced with a new red maple tree in the street yard.
- A wood fence of no historical significance will be removed from the north side of the lot and replaced with a 72-foot long, single car–width driveway with two-car parking pad.

Therefore, the conclusion of law is that the proposed addition and alterations are consistent with the historic character and qualities of the Historic District and are consistent with the Historic Properties Local Review Criteria, specifically those listed in the staff report, and the Durham Historic Preservation Commission approves the Certificate of Appropriateness for case COA1900025, 1509 Maryland Avenue – New Construction and Site Work, with the following conditions:

1. The improvements shall be substantially consistent with the plans and testimony presented to the Commission at this Commission hearing and attached to this COA;
2. The improvements may require additional approvals from other City or County departments or state or local agencies; the applicant is responsible for obtaining all required approvals relating to building construction, site work, and work in the right-of-way; and

3. A compliance inspection shall be performed immediately upon completion of the work approved herein.

[Add any additional conditions here.]

VII. Notification

Staff certifies that the subject site was posted and notification letters were sent in accordance with Section 3.2.5 of the Unified Development Ordinance.

VIII. Staff Contact

Karla Rosenberg, AICP, Planner, (919) 560-4137, extension 28259, Karla.Rosenberg@DurhamNC.gov

IX. Attachments

Attachment 1, Context Map
Attachment 2, Application Materials
# Durham City-County Planning Department

## MAJOR

### CERTIFICATE OF APPROPRIATENESS APPLICATION

### Property Information

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<thead>
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<th>Case Number (STAFF ONLY):</th>
<th>COA1900025</th>
<th>P.I.D.</th>
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<td>Site Address:</td>
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<td>Local Landmark:</td>
<td>□ Yes □ No</td>
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<td>Local District:</td>
<td>Watts-Hillardale</td>
<td>Classification:</td>
<td>□ Contributing □ Non-Contributing □ Not listed</td>
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<td>National Register District:</td>
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<td>Tax credit project?</td>
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<td>Request Type:</td>
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<td>Has work already commenced (retroactive)?</td>
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#### Scope of Work (check all that apply):

- □ New Construction (new primary or accessory structure)
- □ Demolition (razing of primary or accessory structure)
- □ Addition (expansion of conditioned area of a structure)
- □ Sign(s)
- □ Modification(s) (exterior changes to a structure)
- X Site Work (e.g., paving, plantings, site infrastructure)
- □ Master (only applicable to City-, County-, or public utility company-owned properties)

### Property Owner

<table>
<thead>
<tr>
<th>Name:</th>
<th>Kyle &amp; Samantha Simmons</th>
<th>Telephone:</th>
<th>(203) 258-7869</th>
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<tbody>
<tr>
<td>Contact Person:</td>
<td>Kyle Simmons</td>
<td>Email:</td>
<td><a href="mailto:kysimmons@gmail.com">kysimmons@gmail.com</a></td>
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**"A pre-submittal meeting with Planning staff is required prior to submitting a Major/Master COA application."**

**Certification:** I (We), the undersigned, do hereby make an application for a Certificate of Appropriateness (COA) for the following proposals and plans to be undertaken within the boundaries of a Durham Historic District or Landmark. I (We) also understand that all the required information must be supplied for this application to be considered complete and valid. **I (We) met with staff for the required pre-submittal meeting on 4/8/19**

![Owner Signature](Signature)

(Signatures must be original and of current property owner.)

### Applicant (if different than Property Owner)

<table>
<thead>
<tr>
<th>Name:</th>
<th>John Black</th>
<th>Affiliation:</th>
<th>Riverbank Construction</th>
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<tbody>
<tr>
<td>Address:</td>
<td>3200 Crossdale Drive, Suite 201</td>
<td>Telephone:</td>
<td>(919) 475-0594</td>
</tr>
<tr>
<td>City/State/ZIP:</td>
<td>Durham, NC 27705</td>
<td>Email:</td>
<td><a href="mailto:john@riverbankcustomhomes.com">john@riverbankcustomhomes.com</a></td>
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### Tracking Information (Staff Only)

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Revised July 2017
Application for Major COA
1509 Maryland Ave – New Home with Site Work

Project Intent:

We are proposing to construct a new single-family residence located at 1509 Maryland Avenue, in the Watts-Hillandale Historic District. The proposed home is a two-story, wood-framed structure on a masonry foundation and would contain 2,577 SF of conditioned space. At that size, this new home would be comparable to many of the more prominent homes in the neighborhood and would be proportional to the size of the lot.

This opportunity for new construction will also allow for the proposed structure to be thoughtfully situated on the lot. By shifting the driveway apron to the north, it will allow the structure to be centrally located on the site. The proposed site plan will create a private backyard and will provide a safe, comfortable distance from neighboring homes.

Finally, the proposed home is designed to be well-suited for a modern family. With (4) bedrooms and (3.5) baths, there is room to grow and/or comfortably host visitors. The communal spaces are open and well-connected to each other to facilitate gathering among family and friends. Also, a generous back porch provides the flexibility to extend living spaces outdoors and take advantage of a spacious yard.
Scope of Work Description:

*Sitework*

- Land survey as required for plot planning, permitting, pinning of footing, and final as-built survey
- Excavate lot as required to accommodate new foundation and driveway
- Backfill new foundation walls as required to achieve positive grade away from the house
- Provide rough and final grading and topsoil as required to prepare all disturbed areas for sod, mulch beds, and landscaping where applicable
- Install mulch beds as specified in the landscape design (TBD)
- Plant a minimum of (2) street trees in the front yard as specified in the landscape design and per the requirements of Section 9.6 of the Unified Development Ordinance
- Termite treatment to be provided as required at new foundation walls

*Concrete*

- Dig and pour new concrete footings as specified in the structural drawings
- Pour new concrete driveway, parking pad, and front entry walk as indicated in the site plan

*Masonry*

- Construct new CMU foundation walls and piers with brick veneer, using Northampton modular bricks by Triangle Brick

*Metals*

- All footings are to receive steel reinforcement as indicated in the structural plans
- Exterior hand rails and porch railings are to be made of steel tube and painted black

*Woods*

- All framing is to be completed as indicated in the plans
- Exterior door and window casing will be 5/4” x 4” smooth MiraTEC, painted per the homeowners’ selection
- Soffit, fascia, and rake boards are also to be constructed of smooth MiraTEC
- Naturally stained wood columns are to be installed at both the front and back porches; a matching wood trellis is also to be installed over the unroofed portion of the back porch
- 5/4” x 6” premium deck boards are to be installed at the front and back porches and stained per the homeowners’ selection
- Exterior walls will be clad in vertically oriented fiber cement board and batten siding (12” batten spacing) with a MiraTEC bands at each floor, all of which will be painted per the homeowners’ selection
Thermal & Moisture Protection

- Fiberglass batt insulation is to be installed at all exterior walls, ceilings, and floor systems as required: Ceilings R-38, Walls R-15, Floors R-19
- All second floor roofs are to receive Landmark architectural asphalt shingles by Certainteed
- All first floor roofs are to receive standing seam metal as selected by the homeowners
- New foundation walls are to receive (3) coats of bituminous damp-proofing sealant with a French perimeter drain system as required
- Install new standard black aluminum ogee gutters and downspouts on the entire house

Windows & Doors

- All windows are to be Marvin Integrity fiberglass-clad wood windows with a vertically oriented two-over-two grille pattern created with simulated divided lites (SDL) and check rails
- All windows are to be double-hung or casement and sized as indicated in the plans
- The front entry door is to be a 3/4 view, single panel, fir door by REEB, stained per the homeowners’ selection
- The side entry door is to be a 1/2 view, single panel, fiberglass door by Therma-Tru, painted per the homeowners’ selection
- Rear patio doors are to be full-view fiberglass French entry doors by Therma-Tru, painted per the homeowners’ selection

Mechanical

- Install (2) Bryant 2.5 ton, 14 SEER systems, one to serve each floor of the house
- Install new supply ducts and registers as required per the new layout
- Properly vent the following to the exterior of the home:
  - (1) hood vent at the kitchen
  - (4) exhaust fans at the bathrooms
  - (1) dryer vent at the laundry room
- Install new gas meter and run lines for range, fireplace, and water heater

Plumbing

- Install new water and sewer lines along with new fixtures as indicated in the plans
- Install Rinnai V94iN tankless gas water heater

Electrical

- Install 200 amp underground electrical service to new meter base and panel
- Wiring and fixtures are to be installed as indicated in the electrical plans and as specified below:
  - Front Porch
    - (2) Minka-Aire Simple 44” Outdoor Ceiling Fans (F786-CL) Coal
  - Front and Side Entry Doors
    - (2) Hinkley Lighting Shelter Collection 1-Light Wall Sconce (1326BK) Black
  - Back Porch
    - (1) Minka-Aire Simple 52” Outdoor Ceiling Fans (F787-CL) Coal
Local Design Review Criteria:

Placement of New Structures

- The proposed structure is to be more centrally located on the lot than was the original dwelling on this site. This position will allow the home to feel more appropriately spaced on this particularly wide lot.
- The placement of the new structure as proposed in the site plan is also in compliance with all of the current yard requirements and development standards for RS-8 as set forth in Sections 6.8.3 and 7.1.2 of the Unified Development Ordinance.
- By adhering to the above-mentioned standards and creating a more distance from 1511 Maryland Avenue, we have confidence that the proposed structure will not overshadow neighboring homes.

Scale, Height, & Massing

- Although larger than 1511 Maryland Avenue, which sits directly to the north, the proposed structure has been designed to relate to its neighbor by way of some smaller elements that comprise its overall form.
- A shallow (6' to 10' in various places), single-story front porch creates a street presence that is more similar in scale to neighboring homes. The tallest portion of the proposed structure then sits behind this porch, further from the street.
- The forwardmost portion of the house proper, although two-stories high, is a 14' wide gabled form, resembling the face of 1511 Maryland Avenue.
- Although the proposed structure is a true two-story home with full head height on the second floor, the front elevation presents a number of horizontal elements to help reduce one’s perception of the structure’s height.
  (Consider the elongated primary form of the house that runs parallel to the street. Then there is the front porch that runs completely across the east elevation and even reaches beyond toward 1511 Maryland Avenue. There is also a series of windows on the second floor, one grouped as a triple unit, that are half the height of the structure’s tallest windows.)
- The mass of the proposed structure is broken up with open porches and a trellis. Also, the two-story forms are limited to no more than 14’-6” in width. Finally, as one approaches the house, single-story forms are often encountered before those that are two-stories in height.

Site Work

- The existing wood privacy fence along the northern lot line is to be demolished as it is inconsistently aged and non-continuous.
- There is a single mature sweet gum tree located towards the center of the lot that we proposed to remove. The location of the tree would prevent the new structure from being centrally located on the lot as is proposed.
- However, we propose to plant a minimum of (2) street trees as specified in the landscape design and per the requirements of Section 9.6 of the Unified Development Ordinance.
- The existing concrete driveway apron is to be maintained and a new concrete driveway of single car width is to be poured with a two-car parking pad as indicated in the proposed site plan.
Design Elements

- The components of the proposed structure that are described below are compatible to the historic homes in the neighborhood by way of form, appearance, and/or material.

Roofs
- The primary two-story forms of the proposed structure have gable roofs while the porches and other secondary forms have shed roofs. This is common to many of the traditional homes in the neighborhood.
- Also, the second story roofs are to receive new Landmark architectural asphalt shingles by Certainteed, whereas the shallower pitched shed roofs on the first floor are to be standing seam metal. The color of each will be selected by the homeowner from a common gray/black palette.

Windows and Doors
- All proposed windows are to be fiberglass-clad wood windows that will be painted.
- The windows will function as either traditional double-hung or casement windows that are designed to match the two-over-two grille pattern of the double-hung units.
- Grille patterns will be created with simulated divided lites and check rails to achieve the most authentic match to historic windows with true divided lites.
- The proposed front entry door is to be a stained fir, 3/4 view, 1-panel door located towards the center of the front elevation, under the cover of the front porch.
- The proposed side entry door is to be a Therma-Tru, 1/2 view, single panel fiberglass door, which is a rot-resistant, energy-efficient, and durable material that can be painted to mimic the appearance of traditional wood doors.
- The proposed rear entry door is to be a Therma-Tru full-view fiberglass door, painted to mimic the appearance of traditional wood doors.
- All proposed windows and doors are either single, double, or triple units, all of which are assemblies that are commonly found in historic homes in the neighborhood.
- Doors and windows are also spaced to create consistent breaks in the exterior walls.

Foundation, Siding, and Trim
- The foundation walls and piers of the proposed structure are to be constructed of CMU and an earth-toned brick veneer.
- The siding on the proposed structure is to be vertically oriented fiber cement board and batten siding with battens spaced 12” apart. Fiber cement is a commonly used siding material on historic homes because it requires less maintenance than wood and can be painted to match the appearance of wood.
- Similarly, all exterior trim components, including band boards, corner boards, and door and window casing, is to be MiraTEC, rot-resistant composite material that can be painted to match the appearance of wood.
SHELTER 1326BK

BLACK

WIDTH: 4.5”
HEIGHT: 15.5”
WEIGHT: 3.0 LBS
MATERIAL: SOLID ALUMINUM
GLASS: CLEAR SEEDY
BACKPLATE WIDTH: 4.5”
BACKPLATE HEIGHT: 12.0”
SOCKET: 1-50W GU-10 *INCLUDED
DARK SKY: YES
NOTES: PATENT: US PATENT D688 413 S I
EXTENSION: 4.8”
TTO: 5.8”
CERTIFICATION: C-US WET RATED
VOLTAGE: 120V
UPC: 640665132631

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR "LIFE AGLOW.”

life AGLOW"
Item #: F786-CL
Product Family Name: Simple
Category: INTERIOR FAN
Certification: 4009339
Category Type: Ceiling Fan

MEASUREMENTS

<table>
<thead>
<tr>
<th>Blade Finish:</th>
<th>Reversible Blades:</th>
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<td>Blade Sweep:</td>
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<td>Downrod 1:</td>
<td>Ceiling to Blade</td>
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<td>Diameter:</td>
<td>Ceiling to Lowest</td>
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<td>Point: (Dim A)</td>
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<tr>
<td>Dia:</td>
<td>(Dim B)</td>
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<tr>
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<td>11.25</td>
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<tr>
<td>Ceiling to Lowest</td>
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RPM: 51
Amps: 0.06
Watts: 3.89
CFM: 1615.0
CFM/Watts: 415.17

No. of Bulbs: 0
Max Bulb: No
Socket: No
Wattage: 110.76

LAMPING

Light Type: Dimmable
Ballast: Rated Life
Uplift: Hours:
No: No
Initial Lumens: Delivered Lumens:

GLASS

Description: Material:
Part No.: Quantity:
Width: Height: Length:

FAN CONTROLS

Pull Chain Control: Works with Remote Control:
Yes
Works with Wall Control:
Yes
No
Reversible: Included Remote Control:
Yes
Included Wall Control:
RC400
Compatible Remote Control(s):
WC400

SHIPPING

Carton Width: 8.83
Carton Height: 9.0
Carton Cubic Feet: 2.72
Small Package Shippable: Yes
Master Pack Width: 1.023
Master Pack Height: Master Pack Length: 1.023
Master Pack Weight: Master Cubic Feet: Multi-Pack: Master Pack:

Wet Location

ETL Intertek

WARNING: Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: www.P65Warnings.ca.gov.

For additional information, please contact Customer Care: 1-800-221-7677 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.

Rev 01.30.2019 08:19 AM
Looking West across from 1509 Maryland Avenue

Looking Southwest from 1511 Maryland Avenue
First Floor

0"

First Floor Ceiling
10’ - 0"

Second Floor
10’ - 11 1/4"

Second Floor Ceiling
19’ - 11 1/4"

MINKA AIRE CEILING FANS

ARCHITECTURAL ASPHALT SHINGLES

2-OVER-2 FIBERGLASS-CLAD WOOD WINDOWS

5” ALUMINUM OGEE GUTTERS

FIBER CEMENT HORIZONTAL LAP SIDING

STAINED 5/4x6 PORCH FLOORING

STANDING SEAM METAL ROOFING

STAINED WOOD ENTRY DOOR

WITH CLEAR FLUSH GLAZING

STAINED WOOD COLUMNS

PAINTED STEEL TUBE POSTS AND HORIZONTAL RAILS

PAINTED MIRATEC BAND

CUSTOM HOME BUILDER
3200 Croasdaile Drive, Suite 201, Durham, NC 27705
P: (919) 237-2020    F: (919) 416-9125

PROJECT SHEET ISSUED

NOT FOR CONSTRUCTION

Simmons Residence
1509 Maryland Ave
Durham, NC 27705

ELEVATIONS

SCHEMATIC

1/4" = 1'-0"

1 EAST ELEVATION

1 SOUTH ELEVATION
First Floor
0'
First Floor Ceiling
10' - 0'
Second Floor
10' - 11 1/4'
Second Floor Ceiling
19' - 11 1/4'

STAINED WOOD TRELLIS
PAINTED FIBERGLASS DOORS
WITH CLEAR FLUSH GLAZING

ARCHITECTURAL ASPHALT SHINGLES
STANDING SEAM METAL
FIBER CEMENT
HORIZONTAL LAP SIDING
5" ALUMINUM OGEE GUTTERS
PAINTED MIRATEC TRIM
NORTHAMPTON MODULAR BRICK
PAINTED STEEL TUBE POSTS AND HORIZ. RAILS
FIBER CEMENT VERTICAL BOARD AND BATTEN SIDING

HINKLEY WALL SCONCE
MINKA AIRE CEILING FAN

RIVERBANK Custom Home Builder
3200 Croasdaile Drive, Suite 201, Durham, NC 27705
P: (919) 237-2020    F: (919) 416-9125

PROJECT SHEET ISSUED
Revisions

1/4" = 1'-0"

1 WEST ELEVATION

1/4" = 1'-0"

2 NORTH ELEVATION
A Classic Original

LANDMARK COLOR PALETTE

- Atlantic Blue
- Burnt Sienna
- Charcoal Black
- Cobblestone Gray
- Colonial Slate
- Cottage Red
- Driftwood
- Georgetown Gray
- Heather Blend
- Hunter Green
- Mist White
- Moire Black
- Mojave Tan
- Pewter
- Resawn Shake
- Silver Birch
- Sunrise Cedar
- Weathered Wood

LANDMARK®

Remarkable roofing made to break the mold. Landmark’s originality creates a new standard for elegant endurance and exceptional color choice.

- Dual-layered construction for extra protection from the elements
- Widest array of colors in the industry
- Rated “Best Buy” by a leading consumer magazine

See page 11 for specifications and warranty details.
CONSTRUCTION METAL PRODUCTS INC.

S–1000
Snap Locking SSMR

S–1000 Panel Profiles

- 1-1/2"
- 12" – 20"

Flat Panel

Pencil Ribs

Striations

S–1000 Panel Types

<table>
<thead>
<tr>
<th>Pre–Finished Steel</th>
<th>Acrylume</th>
<th>Pre–Finished Aluminum</th>
<th>Copper</th>
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<tr>
<td>22 ga (0.79 mm)</td>
<td>22 Ga. (0.79 mm)</td>
<td>0.032&quot; (0.81 mm)</td>
<td>16 oz. (0.56 mm)</td>
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<td>24 ga. (0.64 mm)</td>
<td>24 Ga. (0.64 mm)</td>
<td>0.040&quot; (1.02 mm)</td>
<td>20 oz. (0.69 mm)</td>
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Warranted System Requirements

System warranties for the S–1000 are not available for this product.

Footnotes

1. CMP Bearing Plates are required on all insulated systems
2. Full coverage application of approved Ice & Water Barrier required on slopes of 3:12 or less
3. Partial I&W Barrier at all panel terminations (i.e. Eaves, Rakes, Ridges, Valleys, Sidewalls & Penetrations) and 30lb (min.) asphalt felt in the field on slopes greater than 3:12
4. All insulation must be fastened at the rate 5 fasteners/plates per 4’x8’ board.
5. Insulation and I&W barrier may be gang attached when immediate panel installation is to take place
Advantages & Nomenclature

Continuous Class
The Series 1000 profile offers an integral seam design that goes together in a snap. This nifty profile is very popular in residential and light commercial roofing applications. It offers the designer a high performance standing seam system capable of transitional changes in a continuous panel length for roof-to-mansard or roof-to-fascia applications.

Advantages offered with the S–1000 system include:
* Concealed Attachment. The S–1000 system utilizes concealed panel retainer clips allowing for complete installation without exposed fasteners that may backout or fail over time.
* Snap–Locking Interconnection. The side seams of panel are profiled to allow for a watertight and permanent interconnection and do not require the use of mechanical seamer to complete the installation. Thus the S–1000 effectively reduces installation times by as much as 15% when compared to mechanically seamed systems.

S–1000 Nomenclature:
Standard Width: 16” Optional Widths: 12” & 20”
Seam Height: 1–1/2” nominal
Min. Panel Length: 24”, Max. Panel Length: 64’
Onsite Rollforming: Yes
Pencil Rib Profile: Yes
Striated Profile: Yes
Planks/Mesas: Yes
Embossing: Yes
Tapering: Yes

S–1000 Warranted System Requirements:
System warranties are not available for the S–1000 SSMR at this time.
Your homes mean everything

BUILD 100% HARDIE
Sleek and strong, HardiePlank® lap siding is not just our best-selling product—it’s the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

**SELECT CEDARMILL™**

<table>
<thead>
<tr>
<th>Material Type</th>
<th>Color</th>
<th>Thickness</th>
<th>Length</th>
<th>Width</th>
<th>Exposure</th>
<th>ColorPlus</th>
<th>Prime</th>
<th>Pcs./Pallet</th>
<th>Pcs./Sq.</th>
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<tbody>
<tr>
<td>Smooth</td>
<td>Arctic White</td>
<td>5/16 in.</td>
<td>12 ft. planks</td>
<td>6.25 in.</td>
<td>4 in.</td>
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**SMOOTH™**

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<th>Width</th>
<th>Exposure</th>
<th>ColorPlus</th>
<th>Prime</th>
<th>Pcs./Pallet</th>
<th>Pcs./Sq.</th>
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<tbody>
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<td>Chuckwalla Red</td>
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<td>12 ft. planks</td>
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<td>4 in.</td>
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<td>360</td>
<td>25.0</td>
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**CUSTOM BEADED CEDARMILL®**

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<th>Prime</th>
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<td>Light Mist</td>
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<td>240</td>
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**CUSTOM BEADED SMOOTH**

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<th>Prime</th>
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</thead>
<tbody>
<tr>
<td>Smooth</td>
<td>Heathered Moss</td>
<td>5/16 in.</td>
<td>12 ft. planks</td>
<td>8.25 in.</td>
<td>8 in.</td>
<td>230</td>
<td>190</td>
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**CUSTOM COLONIAL™ ROUGHSAWN**

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<th>Width</th>
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<th>Pcs./Sq.</th>
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<td>Roughsawn</td>
<td>Weathered Sage</td>
<td>5/16 in.</td>
<td>12 ft. planks</td>
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<td>10.75 in.</td>
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**CUSTOM COLONIAL™ SMOOTH**

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<th>Prime</th>
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<th>Pcs./Sq.</th>
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<tbody>
<tr>
<td>Smooth</td>
<td>Firkin Sack</td>
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<td>12 ft. planks</td>
<td>8 in.</td>
<td>6.75 in.</td>
<td>216</td>
<td>240</td>
<td>14.3</td>
<td>14.9</td>
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</table>

*A 6.25 in. and 8.25 in. also available in coastal colors. 9.25 in. and 12 in. only available primed.*

Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardie.com
HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel® vertical siding a smart choice for strong, contemporary designs.

True to the tradition of PERFORMANCE AND BEAUTY.
Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it complements your long-lasting, lower maintenance James Hardie siding – adding punctuation to your design statement.

The performance you require
THE DISTINCTIVENESS YOU DESIRE.

HARDEITRIM® BOARDS

4/4 RUSTIC GRAIN®
Not available with ColorPlus Technology

<table>
<thead>
<tr>
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<td>7/16 in.</td>
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<td>1 in.</td>
<td>12 ft.</td>
<td>3.5 in.</td>
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<td>238</td>
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*4.5 in. only available in Smooth

5/4 RUSTIC GRAIN®
Not available with ColorPlus Technology

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<td>.75 in.</td>
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<td>3.5 in.</td>
<td>208</td>
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<tr>
<td>1 in.</td>
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<td>3.5 in.</td>
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5/4 SMOOTH

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<tr>
<td>1 in.</td>
<td>12 ft.</td>
<td>3.5 in.</td>
<td>104</td>
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CROWN MOULDING

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<td>3.25 in.</td>
<td>50</td>
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Products are available primed or with ColorPlus Technology finishes. For more details on availability of sizes, textures and additional HardieTrim Moulding profiles in your area, visit jameshardie.com
Using the proper amount of vented HardieSoffit panels is crucial to a building’s ventilation performance. James Hardie has taken the guess work out of soffit ventilation by providing the table below illustrating the minimum amount of vented HardieSoffit panels recommended for your attic space.

<table>
<thead>
<tr>
<th>ATTIC SQ. FT.</th>
<th>LINEAR FT. OF VENTED SOFFIT</th>
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<tbody>
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<td>200</td>
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<td>300</td>
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<tr>
<td>3000</td>
<td>144</td>
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</tbody>
</table>

**Ventilation Benefits**

Using vented soffit improves ventilation in the attic space and reduces the chance of water vapor condensation that can lead to issues such as mold and mildew growth, stained ceilings and damage to the framing of the house.

In warm climates, HardieSoffit panels allow hot, humid air to escape, which not only helps prevent condensation in the attic, but can also help reduce air conditioning costs.

In cool climates, HardieSoffit panels help prevent condensation from forming on the interior side of the roof sheathing and reduce the chances of roof-damaging ice dams.

**For complete confidence**

**EVERY DETAIL MATTERS.**

*These 48 in. x 8 ft. panels only available primed.
**Beaded Porch Panel is available in all 10 standard soffit colors, as well as Cool Breeze.
***Linear Feet of Vented Soffit calculation is based on 2012 International Residential Code (IRC) Section 806.2, Exception 2, with a 50% upper attic and 50% lower attic split of required ventilation, using soffit with a net free ventilation of 5 square inches per linear foot. This Exception is also approved in 2015 IRC Section 806.2. Always consult a building design professional to confirm attic ventilation meets local building code requirements.

Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardie.com