



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: February 9, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1029531 - Accessory Structure Construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the February 7, 2024 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Adam Sherwat & Chuen-YenLau
Address: 8000 Hampden Ln., Bethesda

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



GENERAL NOTES

- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated June, 2022.
- Total lot area: Lot 13 = 18,471 sq. ft.
- Property is located on Tax Map HN123 and WSSC 200' Street 210N05.
- Property is located on Soils Survey Map Number 27.
Soil type(s): SUB, Glenn Urban Land Complex, HSG 15'
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0455D.
- Property is located in the Cabin John Creek Watershed, Use Class I, P.
- Water Category - 1, Sewer Category - 1
- Local utilities include:
Water / Sewer - Washington Suburban Sanitary Commission
Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
- Property is not located in a Special Protection Area.
- Property is located in the Greenwich Historic District.

ZONING DATA

- Zoning: R-89**
Minimum Lot Area = 9,000 sq. ft. Hampden Front B.R.L. = 30 ft.
Minimum Lot Width at R.W. = 25 ft. York Lane Front B.R.L. = 15 ft. 11'
Minimum Lot Width at B.R.L. = 75 ft. Rear B.R.L. = 25 ft.
Side B.R.L. = 8 ft. min., 25 ft. total
Minimum Accessory Structure Side/Rear Setback = 5 ft. 0"
- [1] Per Montgomery County Code Section 4.8.8.2 of the Zoning Ordinance, the abutting lot along York Lane Right-of-Way fronts on Aberdeen Road and not on York Lane therefore qualifying this as a 15-ft side street setback.
- [2] Per Montgomery County Code Section 4.8.8.2 of the Zoning Ordinance, additional setbacks may apply for structures taller than 15-feet and/or longer than 24-feet.

| AVERAGE GRADE DETERMINATION (DETACHED GARAGE) | | |
|---|---------------|--------------------------------|
| ELEV. POINT 1 | ELEV. POINT 2 | AVERAGE GRADE |
| 340.00 | 340.30 | (340.00 + 340.30) / 2 = 340.15 |
| AVERAGE GRADE: 340.15 | | |

- Verify (Non-Infill) lot coverage in accordance with the Zoning Ordinance.**
Coverage is the area of a lot or site occupied by a building, including an accessory building, structured parking, or other roofed structure such as a porch, patio, deck, or steps.
Coverage does not include paved areas such as a driveway, a pedestrian walkway, a bay window measuring 10 feet in width or less and 3 feet in depth or less, an uncovered porch or patio, deck, a swimming pool, or roof overhang.
Allowable Lot Coverage: 30% of total lot area.
Lot 13 = 18,471 sq. ft. (Per Plat)
18,471 x 0.30 = 5,541.3
Allowable area to be covered by buildings (including acc. buildings) = 5,541.3 sq. ft.
Total area covered by buildings = 3,017 sq. ft.

- Verify lot coverage in accordance with Greenwich Forest Master Plan.**
Allowable Accessory Structure Lot Coverage: 7% of total lot area (since accessory structure and house will not exceed 30% lot coverage)
Lot 13 = 18,471 sq. ft. (Per Plat)
18,471 x 0.07 = 1,292.9 sq. ft.
Allowable area to be covered by accessory structures = 1,292.9 sq. ft.
Total area covered by accessory buildings = 882 sq. ft.

- Verify accessory structure side / rear setback requirements in accordance with the Zoning Ordinance.**
Per Section 4.8.8.2(c), any accessory structure with a length along a rear or side lot line that is longer than 24', the minimum side or rear setback must be increased at a ratio of Z' for every Z' that the dimension exceeds 24 linear feet.
Since length along the side property line is greater than 24' (36'-0" proposed), minimum side setback to be increased at 1:1.
36.00 ft. - 24.00 ft. = 12 ft. 12 ft. * 1 = 12 ft. additional setback (beyond 5' min)

- Verify accessory structure mean height in accordance with the Zoning Ordinance.**
First floor elevation 340.50 ft.
Mean height of accessory structure from first floor: 18.25 ft. (per architect)
Elevation at mean height of accessory structure 358.75 ft.
Average elevation along front of accessory structure 340.25 ft.
Mean height of accessory structure = 358.75 - 340.15 = 18.60 feet
Allowable mean height accessory structure = 15 feet (for 5 ft. setbacks)
Proposed mean height of accessory structure = 18.60 feet

- Verify accessory structure peak height in accordance with the Zoning Ordinance.**
First floor elevation 340.50 ft.
Height of accessory structure to highest point: 19.50 ft. (Per Arch.)
Elevation at highest point of accessory structure 360.00 ft.
Average elevation along front of accessory structure 340.15 ft.
Height of accessory structure to highest point = 360.00 - 340.15 = 19.85 feet
Allowable accessory structure height = 20 feet
Proposed height of accessory structure to highest point = 19.85 feet
Peak height cannot exceed 20.0 feet.

- Verify accessory structure peak height in accordance with the Zoning Ordinance.**
First floor elevation 340.50 ft.
Height of accessory structure to highest point: 19.50 ft. (Per Arch.)
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APPROVED
Montgomery County
Historic Preservation Commission
Robert A. Norton

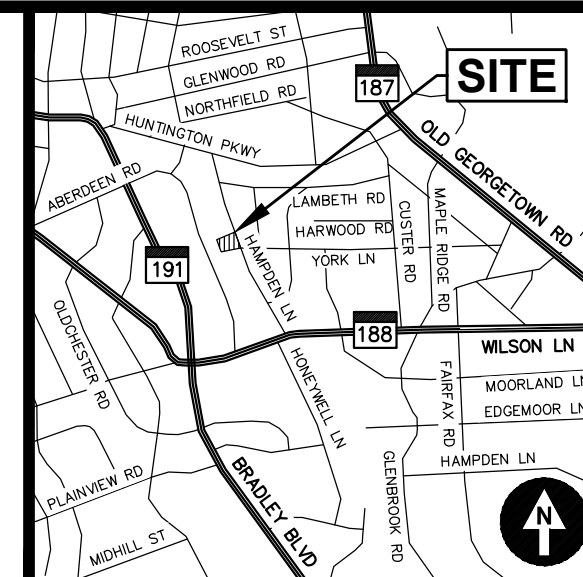
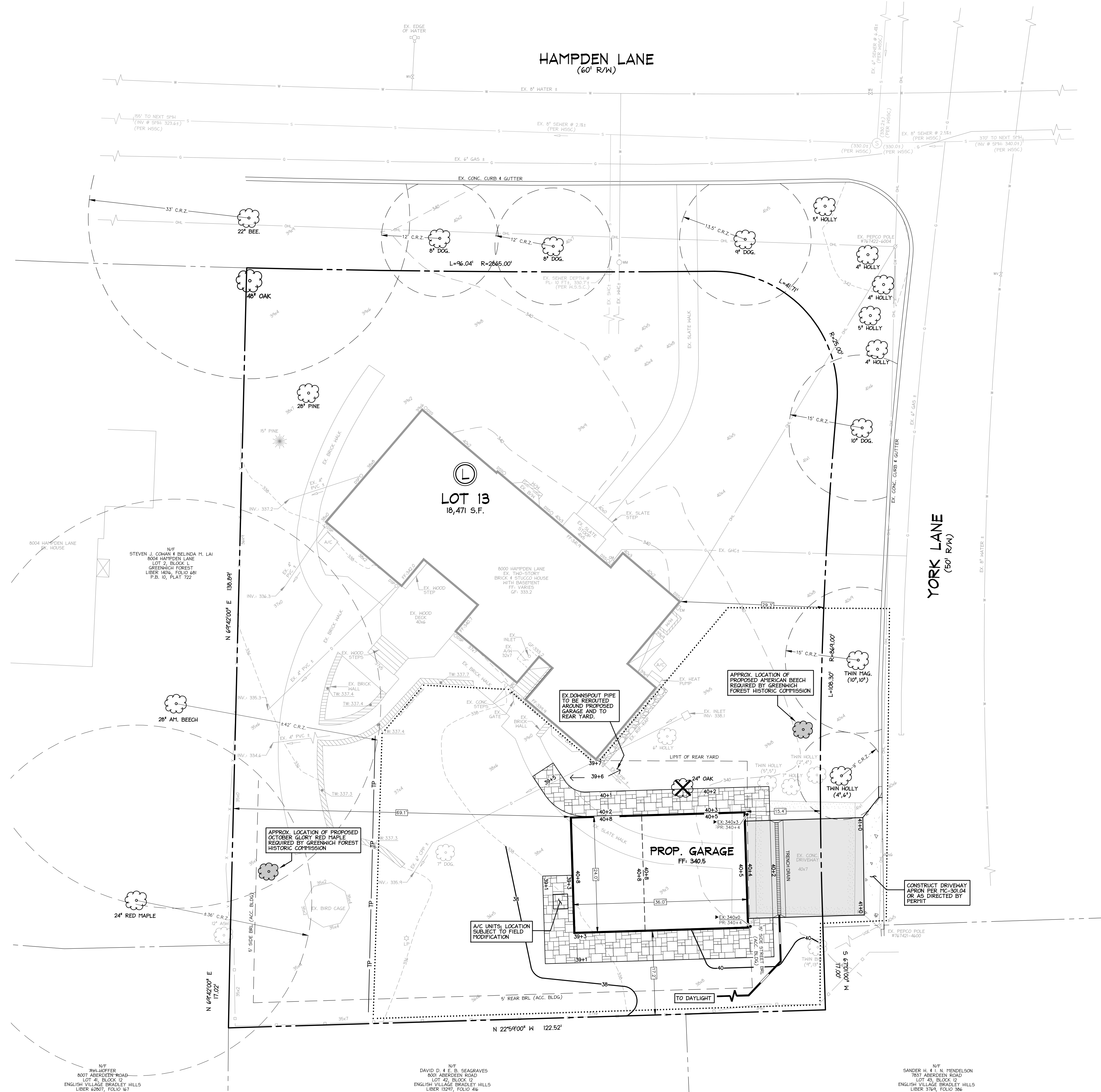
REVIEWED
By dan.bruechert at 11:20 am, Feb 09, 2024

LEGEND

- EXISTING FEATURES**
- Ex. Sewer Manhole and Invert
 - Ex. Water Line with Valve
 - Ex. Gas Line with Valve
 - Ex. Overhead Utility with Pole
 - Ex. Light Pole
 - Ex. Downspout Piped / Spilled
 - Ex. Underground Utility Line
 - Ex. Two-And-Ten-foot Contours
 - Ex. Spot Elevation
 - Ex. Wood or Stockade Fence
 - Ex. Metal or Iron Fence
 - Ex. Retaining Wall
 - Ex. Tree (<24" DBH)
 - Ex. Roadside Tree or Ex. Significant Tree
 - Ex. Specimen Tree

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.COM 48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE UNDER FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 30A OF THE MONTGOMERY COUNTY CODE.



VICINITY MAP
ADC MAP 5407, GRID B-2, SCALE: 1" = 200'

CAS JOB NO.: 22-0329
DATE: 07/2022

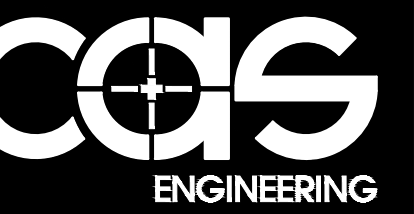
| DATE | REVISION |
|----------|---|
| 07/11/22 | NO - Boundary and Topographic Survey to Client, Builder, and Architect. |
| 12/12/23 | EST - Issued for Building Permit Submission |



Curt A. Schreffler
CURT A. SCHREFFLER, PE
12/12/2023

PROFESSIONAL ENGINEER CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19988, expiration date 3/31/2024, and that this plan meets MDPCS criteria for building and sediment control permit applications.

Lot 13, Block L,
Greenwich Forest
Plat 26014, Recorded 09/2023
Bethesda (7th) Election District, Montgomery County, MD
8000 Hampden Lane
Bethesda, Maryland 20814



CAS ENGINEERING-MD
10 South Santa Street
Frederick, Maryland 21701
301-607-8031 Phone
info@caseng.com
www.caseng.com

CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard NW, 2nd Floor
Washington, DC 20007
202-393-7200 Phone
info@cas-dc.com
www.cas-dc.com

OWNER/APPLICANT
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Bethesda, MD 20814
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adamsherwat@yahoo.com

ARCHITECT
Elie Ben Architecture, LLC
5600 Huntington Parkway
Bethesda, MD 20814
Attn: Maryam Tabrizchi
maryam@eliebenarch.com

8000 Hampden Lane
Lot 13, Block L, Greenwich Forest
-Greenwich Forest Historic District-
Building Permit Site Plan

SHEET TITLE:
Building Permit Site Plan

ACCESSORY STRUCTURE

LAU & SHERWAT RESIDENCE

8000 HAMPDEN LN BETHESDA, MD. 20814

Project's Scope:

Existing dwelling is a single family residence located at Greenwich Forest Historic District. The style of existing house is Colonial Revival.

Proposed Accessory building includes a 2 car garage and a workshop on the first and second floor.

The total lot area is 18,471 Sqft. The lot coverage of the proposed accessory structure is 864 Sqft which is 4.68 % of the lot area. The total lot coverage (house and accessory building) is 3,037 Sqft which is 16.5 % of the lot area.

APPLICABLE BUILDING CODES FOR MONTGOMERY COUNTY, MD

- 2018 International Residential Building Code for One and Two Family Dwellings
- Montgomery County Code Chapter 8– Buildings
- Local Building Code Amendments
- Local Existing Building Code Amendments

APPLICABLE ENERGY CONSERVATION CODES FOR MONTGOMERY COUNTY, MD

- 2018 International Energy Conservation Code (IECC) Montgomery County has adopted and is currently enforcing the 2018 Edition of the International Energy Conservation Code (IECC). The IECC replaces Chapter 11 of the International Residential Code.

- Note: Existing buildings and historic designated buildings are exempt from IECC codes. New work in alterations, change of occupancy, renovations or repairs must comply with the requirements of these codes without creating or extending any nonconformity in the existing building related to energy efficiency, including the capacity of the mechanical systems. Unconditioned additions separated from the existing building by building thermal envelope assemblies are exempted from complying with the building envelope requirements. A conditioned addition alone must comply with the code requirements; alternatively, the existing building and addition can comply with code requirements as one building. New work in alterations, change of occupancy, renovations or repairs must comply with the requirements of these codes without creating or extending any nonconformity in the existing building related to energy efficiency, including the capacity of the mechanical systems.

Zoning Considerations

- Use Group R–90
- Construction Type: Wood Frame, Combustible
- Building type: Accessory Building

Height Calculation

Top of the roof measured from workshop level (first floor) is 19'–6".

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| A001 | Floor Plans & Roof Plan |
| A002 | Elevations |
| A003 | Sections & Details |
| A004 | Thermal Envelope Diagram |

| | |
|------|------------------------------|
| S001 | Structural General Notes |
| S101 | Structural Plans and Details |

CERTIFICATE

An approved permanent certificate shall be completed by the builder and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall list the predominant R–values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and floor) and ducts outside conditioned spaces; U–factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing done on the building. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas–fired unvented room heater, electric furnace or baseboard electric heater is installed in the residence, the certificate shall list “gas–fired unvented room heater,”“electric furnace”or “baseboard electric heater.”as appropriate. An efficiency shall not be listed for gas–fired unvented room heaters, electric furnaces or electric baseboard heaters.

INSULATION VALUES

All Insulation “R/U” Values Per Requirements of section R402.1.1 through R402.1.5 of 2018 IECC, for climate zone 4A, as noted below:

- All Windows and Doors (Fenestration) to Have U–Factor of Max 0.32, TYP.
- Glazed Fenestration SHGC of Max 0.40, SKYLIGHT U–Factor of Max 0.55Typ.
- R–49 Blown In or Batt Insulation at Ceiling, Typ.
- All Exterior Wood Frame Walls, R–20 In Cavity or R–13+5 Continuous,Typ.
- R–8 Continuous on the exterior of Mass Walls or R–13 when more than half the insulation is on the interior of the mass wall, Typ.
- All Basement Wood Framed Walls R–10 Continuous on the interior or exterior surface of the wall; or R–13 in cavity on the interior side of the wall;
- R–19 at Frame Floors, Typ.
- R–10 Insulation At Slab Perimeter 2–feet deep, Typ.
- R–10 Continuous on the interior or exterior of Crawl Space Walls, or R–13 cavity insulation, Typ.

Duct insulation R–values, minimum R–6, R–8 in attics. Insulation not required if ductwork is completely within the building thermal envelope.

Duct sealing methods per IRC M1601.4.1.

Ceiling With Attic Space Note:

Where R–49 insulation is required in the ceiling but the depth of the roof rafters does not allow R49, the ceiling insulation value may be reduced to R–38. Installing R–38 is possible only over 100 percent of the ceiling area. Requiring insulation shall satisfy the requirement for R–49 insulation wherever the full height of uncompressed R–38 insulation extends over the wall top plate at the eaves.

This reduction shall not apply to the U–factor alternative approach in Section R402.1.4 and the Total UA alternative in Section R402.1.5.

Ceilings Without Attic Soace Note:

Where Section R402.1.2 requires insulation R–values greater than R–30 in the ceiling and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation R–value for such roof/ceiling assemblies shall be R–30. Insulation shall extend over the top of the wall plate to the outer edge of such plate and shall not be compressed. This reduction of insulation from the requirements of Section R402.1.2 shall be limited to 500 square feet (46 m2) or 20 percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the U–factor alternative approach in Section R402.1.4 and the Total UA alternative in Section R402.1.5.

Eave Baffle Note:

For air–permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material.

Access Hatches and Doors Note:

Access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and shall be insulated to R–49 at the ceiling or insulated to a level equivalent to the insulation on the surrounding surfaces. Access that prevents damaging or compressing the insulation shall be provided to all equipment. Where loose–fill insulation is installed, a wood–framed or equivalent baffle or retainer shall be installed to prevent the loose–fill insulation from spilling into the living space when the attic access is opened. The baffle or retainer shall provide a permanent means of maintaining the installed R–value of the loose–fill insulation.

Exception: Vertical doors providing access from conditioned spaces to unconditioned spaces that comply with the fenestration requirements of Table R402.1.2 based on the applicable climate zone specified in Chapter 3.

Floors :

Floor framing–cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking.

Exception: As an alternative, the floor framing–cavity insulation shall be in contact with the topside of sheathing or continuous insulation installed on the bottom side of floor framing where combined with insulation that meets or exceeds the minimum wood frame wall R–value in Table R402.1.2 and that extends from the bottom to the top of all perimeter floor framing members.

Basement Walls:

Walls associated with conditioned basements shall be insulated from the top of the basement wall down to 10 feet (3048 mm) below grade or to the basement floor, whichever is less. Walls associated with unconditioned basements shall comply with this requirement except where the floor overhead is insulated in accordance with Sections R402.1.2 and R402.2.8.

Slab–on–grade Floors:

Slab–on–grade floors with a floor surface less than 12 inches (305 mm) below grade shall be insulated in accordance with Table R402.1.2. The insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table R402.1.2 by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by not less than 10 inches (254 mm) of soil. The top edge of the insulation installed between the exterior wall and the edge of the interior slab shall be permitted to be cut at a 45–degree (0.79 rad) angle away from the exterior wall. Slab–edge insulation is not required in jurisdictions designated by the code official as having a very heavy termite infestation.

Crawl Space Walls:

As an alternative to insulating floors over crawl spaces, crawl space walls shall be insulated provided that the crawl space is not vented to the outdoors. Crawl space wall insulation shall be permanently fastened to the wall and shall extend downward from the floor to the finished grade elevation and then vertically or horizontally for not less than an additional 24 inches (610 mm). Exposed earth in unvented crawl space foundations shall be covered with a continuous Class I vapor retarder in accordance with the International Building Code or International Residential Code, as applicable. Joints of the vapor retarder shall overlap by 6 inches (153 mm) and be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches (153 mm) up stem walls and shall be attached to the stem walls.

Masonry Veneer:

Insulation shall not be required on the horizontal portion of a foundation that supports a masonry veneer.

AIR LEAKAGE

The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5 of IECC 2018.

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The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5 of IECC 2018.

- R402.4.1.The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

The components of the building thermal envelope as indicated in Table R402.4.1.1 shall be installed in accordance with the manufacturer’s instructions and the criteria indicated in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding three air changes per hour in Climate Zone 4. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Where required by the code official, testing shall be conducted by an approved third party.

- R402.4.2 New wood–burning fireplaces shall have tight–fitting flue dampers or doors, and outdoor combustion air. Where using tight–fitting doors on factory–built fireplaces listed and labeled in accordance with UL 127, the doors shall be tested and listed for the fireplace.

- R402.4.3 Fenestration air leakage. Windows, skylights and sliding glass doors shall have an air infiltration rate of not greater than 0.3 cfm per square foot (1.5 L/s/m2), and for swinging doors, not greater than 0.5 cfm per square foot (2.6 L/s/m2), when tested in accordance with NFRC 400 or AAMA/WDMA/CSA 101/1.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

- Exception: Site–built windows, skylights and doors.

- R402.4.4 Rooms containing fuel–burning appliances. where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room that is isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table R402.1.2, where the walls, floors and ceilings shall meet not less than the basement wall R–value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insulated where it passes through conditioned space to an R–value of not less than R–8.

Exceptions:

1.Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2.Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the International Residential Code.

402.4.5 Recessed lighting. Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. Recessed luminaires shall be IC–rated and labeled as having an air leakage rate of not greater than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E283 at a pressure differential of 1.57 psf (75 Pa). Recessed luminaires shall be sealed with a gasket or caulked between the housing and the interior wall or ceiling covering.

R402.5Maximum fenestration U–factor and SHGC (Mandatory). The area–weighted average maximum fenestration U–factor permitted using tradeoffs from Section R402.1.5 or R405 shall be 0.48 in Climate Zone 4 for vertical fenestration, and 0.75 in Climate Zone 4 for skylights.



Professional Certification:
I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed Architect under the laws of state of Maryland, License Number 19936, Expiration Date 05/26/2025.

REVIEWED
By dan.bruechert at 11:20 am, Feb 09, 2024

ALL ARCHITECTURAL DESIGN, DRAWINGS, REPORTS, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF ELIE BEN ARCHITECTURE. THIS DOCUMENT IS TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE WRITTEN CONSENT OF ELIE BEN ARCHITECTURE. ANY SUCH REPRODUCTION OR ALTERATION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ELIE BEN ARCHITECTURE. ALL RIGHTS ARE RESERVED. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

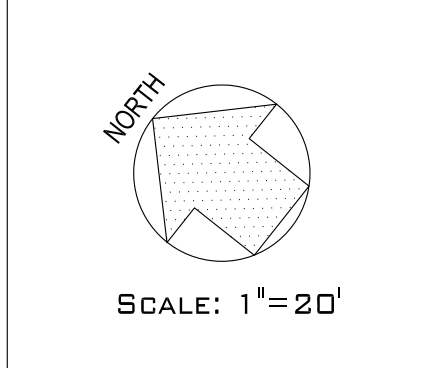


5425 WISCONSIN AVE
#600
CHEVEY CHASE, MD 20815
(202) 860-7050

ACCESSORY STRUCTURE
LAU & SHERWAT RESIDENCE

8000 HAMPDEN LN
BETHESDA, MD. 20814

SHEET TITLE:
COVER SHEET & GENERAL NOTES



DRAWN BY:
M T

DATE:
08/28/2023

REVISIONS

A000-1

PASSIVE RADON CONTROLS

Provide passive radon gas control per IRC2018 Appendix F for new construction.

AF103.1 General.

The following construction techniques are intended to resist radon entry and prepare the building for post-construction radon mitigation, if necessary (see Figure AF103). These techniques are required in areas where designated by the jurisdiction.

AF103.2 Subfloor preparation.

A layer of gas-permeable material shall be placed under all concrete slabs and other floor systems that directly contact the ground and are within the walls of the living spaces of the building, to facilitate future installation of a subslab depressurization system, if needed. The gas-permeable layer shall consist of one of the following:

1.A uniform layer of clean aggregate, not less than 4 inches (102 mm) thick. The aggregate shall consist of material that will pass through a 2-inch (51 mm) sieve and be retained by a 1/4-inch (6.4 mm) sieve.

2.A uniform layer of sand (native or fill), not less than 4 inches (102 mm) thick, overlain by a layer or strips of geotextile drainage matting designed to allow the lateral flow of soil gases.

3.Other materials, systems or floor designs with demonstrated capability to permit depressurization across the entire subfloor area.

AF103.3 Soil-gas-retarder.

A minimum 6-mil (0.15 mm) [or 3-mil (0.075 mm) cross-laminated] polyethylene or equivalent flexible sheeting material shall be placed on top of the gas-permeable layer prior to casting the slab or placing the floor assembly to serve as a soil-gas-retarder by bridging any cracks that develop in the slab or floor assembly, and to prevent concrete from entering the void spaces in the aggregate base material. The sheeting shall cover the entire floor area with separate sections of sheeting lapped not less than 12 inches (305 mm). The sheeting shall fit closely around any pipe, wire or other penetrations of the material. Punctures or tears in the material shall be sealed or covered with additional sheeting.

AF103.4 Entry routes.

Potential radon entry routes shall be closed in accordance with Sections AF103.4.1 through AF103.4.10.

AF103.4.1 Floor openings.

Openings around bathtubs, showers, water closets, pipes, wires or other objects that penetrate concrete slabs, or other floor assemblies, shall be filled with a polyurethane caulk or equivalent sealant applied in accordance with the manufacturer's recommendations.

AF103.4.2 Concrete joints.

Control joints, isolation joints, construction joints, and any other joints in concrete slabs or between slabs and foundation walls shall be sealed with a caulk or sealant. Gaps and joints shall be cleared of loose material and filled with polyurethane caulk or other elastomeric sealant applied in accordance with the manufacturer's recommendations.

AF103.4.3 Condensate drains.

Condensate drains shall be trapped or routed through nonperforated pipe to daylight.

AF103.4.4 Sumps.

Sump pits open to soil or serving as the termination point for subslab or exterior drain tile loops shall be covered with a gasketed or otherwise sealed lid. Sumps used as the suction point in a subslab depressurization system shall have a lid designed to accommodate the vent pipe. Sumps used as a floor drain shall have a lid equipped with a trapped inlet.

AF103.4.5 Foundation walls.

Hollow block masonry foundation walls shall be constructed with either a continuous course of solid masonry, one course of masonry grouted solid, or a solid concrete beam at or above finished ground surface to prevent the passage of air from the interior of the wall into the living space. Where a brick veneer or other masonry ledge is installed, the course immediately below that ledge shall be sealed. Joints, cracks or other openings around all penetrations of both exterior and interior surfaces of masonry block or wood foundation walls below the ground surface shall be filled with polyurethane caulk or equivalent sealant. Penetrations of concrete walls shall be filled.

AF103.4.6 Dampproofing.

The exterior surfaces of portions of concrete and masonry block walls below the ground surface shall be dampproofed in accordance with Section R406.

AF103.4.7 Air-handling units.

Air-handling units in crawl spaces shall be sealed to prevent air from being drawn into the unit.

Exception: Units with gasketed seams or units that are otherwise sealed by the manufacturer to prevent leakage.

AF103.4.8 Ducts.

Ductwork passing through or beneath a slab shall be of seamless material unless the air-handling system is designed to maintain continuous positive pressure within such ducting. Joints in such ductwork shall be sealed to prevent air leakage.

Ductwork located in crawl spaces shall have seams and joints sealed by closure systems in accordance with Section M1601.4.1.

AF103.4.9 Crawl space floors.

Openings around all penetrations through floors above crawl spaces shall be caulked or otherwise filled to prevent air leakage.

AF103.4.10 Crawl space access.

Access doors and other openings or penetrations between basements and adjoining crawl spaces shall be closed, gasketed or otherwise filled to prevent air leakage.

AF103.5 Passive submembrane depressurization system.

In buildings with crawl space foundations, the following components of a passive submembrane depressurization system shall be installed during construction.

Exception: Buildings in which an approved mechanical crawl space ventilation system or other equivalent system is installed.

AF103.5.1 Ventilation.

Crawl spaces shall be provided with vents to the exterior of the building. The minimum net area of ventilation openings shall comply with Section R408.1.

AF103.5.2 Soil-gas-retarder.

The soil in crawl spaces shall be covered with a continuous layer of minimum 6-mil (0.15 mm) polyethylene soil-gas-retarder. The ground cover shall be lapped not less than 12 inches (305 mm) at joints and shall extend to all foundation walls enclosing the crawl space area.

AF103.5.3 Vent pipe.

A plumbing tee or other approved connection shall be inserted horizontally beneath the sheeting and connected to a 3- or 4-inch-diameter (76 or 102 mm) fitting with a vertical vent pipe installed through the sheeting. The vent pipe shall be extended up through the building floors, and terminate not less than 12 inches (305 mm) above the roof in a location not less than 10 feet (3048 mm) away from any window or other opening into the conditioned spaces of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

AF103.6 Passive subslab depressurization system.

In basement or slab-on-grade buildings, the following components of a passive subslab depressurization system shall be installed during construction.

AF103.6.1 Vent pipe.

A minimum 3-inch-diameter (76 mm) ABS, PVC or equivalent gas-tight pipe shall be embedded vertically into the subslab aggregate or other permeable material before the slab is cast. A "T" fitting or equivalent method shall be used to ensure that the pipe opening remains within the subslab permeable material. Alternatively, the 3-inch (76 mm) pipe shall be inserted directly into an interior perimeter drain tile loop or through a sealed sump cover where the sump is exposed to the subslab aggregate or connected to it through a drainage system.

The pipe shall be extended up through the building floors, and terminate not less than 12 inches (305 mm) above the surface of the roof in a location not less than 10 feet (3048 mm) away from any window or other opening into the conditioned spaces of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

AF103.6.2 Multiple vent pipes.

In buildings where interior footings or other barriers separate the subslab aggregate or other gas-permeable material, each area shall be fitted with an individual vent pipe. Vent pipes shall connect to a single vent that terminates above the roof or each individual vent pipe shall terminate separately above the roof.

AF103.7 Vent pipe drainage.

Components of the radon vent pipe system shall be installed to provide positive drainage to the ground beneath the slab or soil-gas-retarder.

AF103.8 Vent pipe accessibility.

Radon vent pipes shall be accessible for future fan installation through an attic or other area outside the habitable space.

Exception: The radon vent pipe need not be accessible in an attic space where an approved roof-top electrical supply is provided for future use.

AF103.9 Vent pipe identification.

Exposed and visible interior radon vent pipes shall be identified with not less than one label on each floor and in accessible attics. The label shall read: "Radon Reduction System."

AF103.10 Combination foundations.

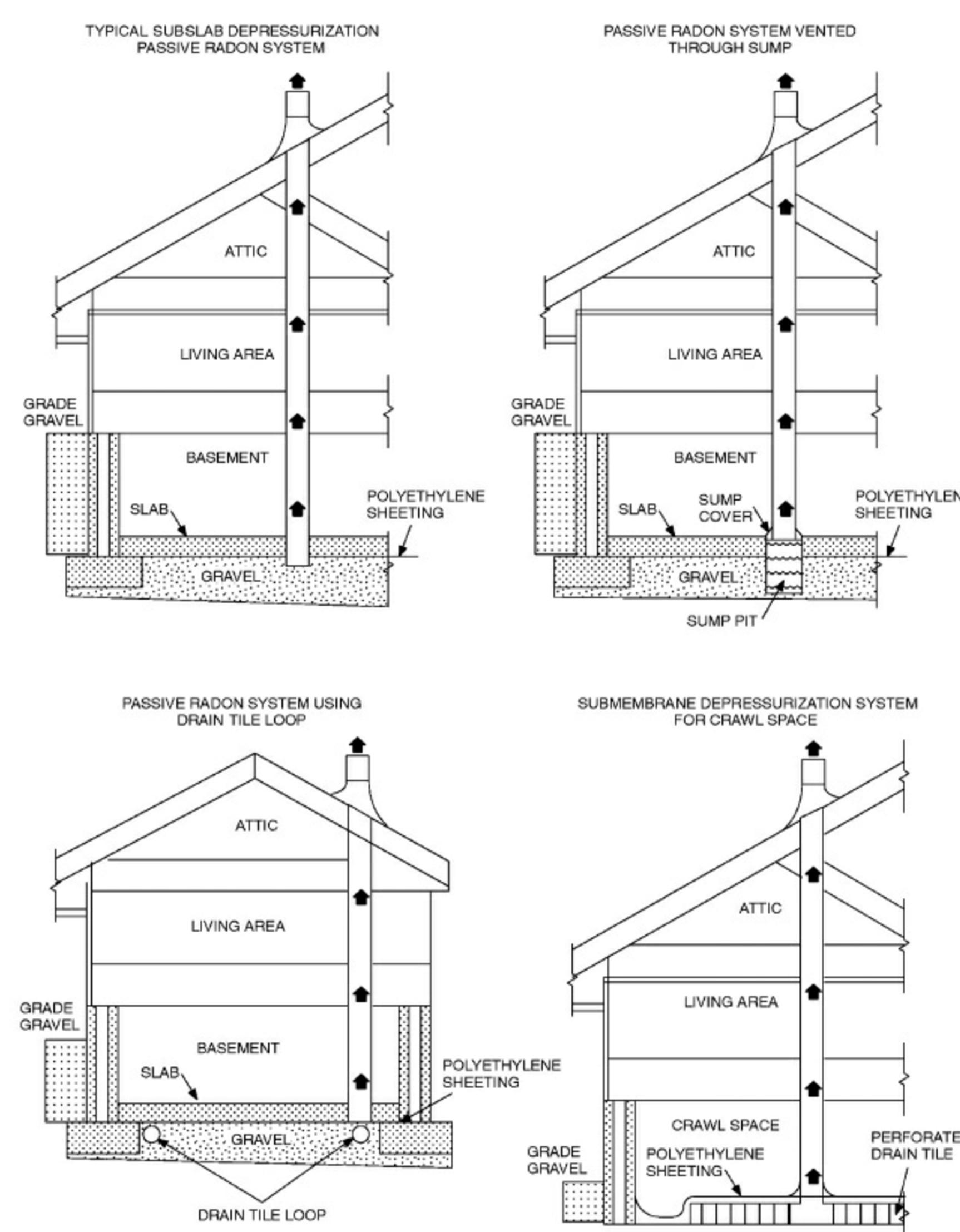
Combination basement/crawl space or slab-on-grade/crawl space foundations shall have separate radon vent pipes installed in each type of foundation area. Each radon vent pipe shall terminate above the roof or shall be connected to a single vent that terminates above the roof.

AF103.11 Building depressurization.

Joints in air ducts and plenums in unconditioned spaces shall meet the requirements of Section M1601. Thermal envelope air infiltration requirements shall comply with the energy conservation provisions in Chapter 11. Fireblocking shall meet the requirements contained in Section R302.11.

AF103.12 Power source.

To provide for future installation of an active submembrane or subslab depressurization system, an electrical circuit terminated in an approved box shall be installed during construction in the attic or other anticipated location of vent pipe fans. An electrical supply shall be accessible in anticipated locations of system failure alarms.



AUTOMATIC FIRE SPRINKLER SYSTEMS

Provide and install automatic residential fire sprinkler system per IRC 2021, R313.2, designed and installed in accordance with section P2904 and NFPA 13D.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

At least one (1) smoke detector shall be installed to protect each sleeping area. A sleeping area is defined as the area or areas of the family living unit in which the bedrooms (or sleeping are located. Where bedrooms or rooms ordinarily used for sleeping are separated by other-use areas (such as kitchens or living rooms, but not bathrooms or closets), they shall be considered as separate sleeping areas for the purposes of this section. At least one (1) smoke detector shall be installed in or near each stairway leading to an occupied area.

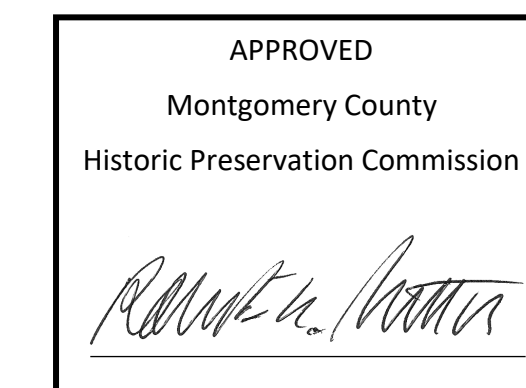
ADU FIRE PROTECTION

If your project is an attached ADU, the unit must be supplied with an approved 13D automatic suppression (sprinkler) system ONLY IF the existing house is protected by a sprinkler system.

FIRE RATED GYPSUM BOARD (DWELLING-GARAGE SEPARATION)

The garage shall be separated as required by Table R302.6 IRC2018. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

- 1) From the residence and attics, Not less than 1/2-inch gypsum board or equivalent applied to the garage side.
2) From habitable rooms above the garage, Not less than 5/8-inch Type X gypsum board or equivalent.
3) Structure(s) supporting floor/ceiling assemblies used for separation required by this section, Not less than 1/2-inch gypsum board or equivalent.
5) Garages located less than 3 feet from a dwelling unit on the same lot, Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area.



REVIEWED By dan.bruechert at 11:26 am, Feb 09, 2024

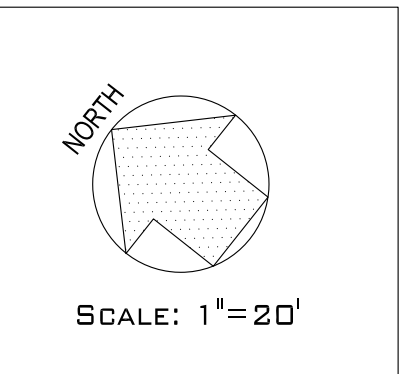
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ACCESSORY STRUCTURE
LAU & SHERWAT RESIDENCE
8000 HAMPDEN LN
BETHESDA, MD, 20814

SHEET TITLE: GENERAL NOTES CONTINUED

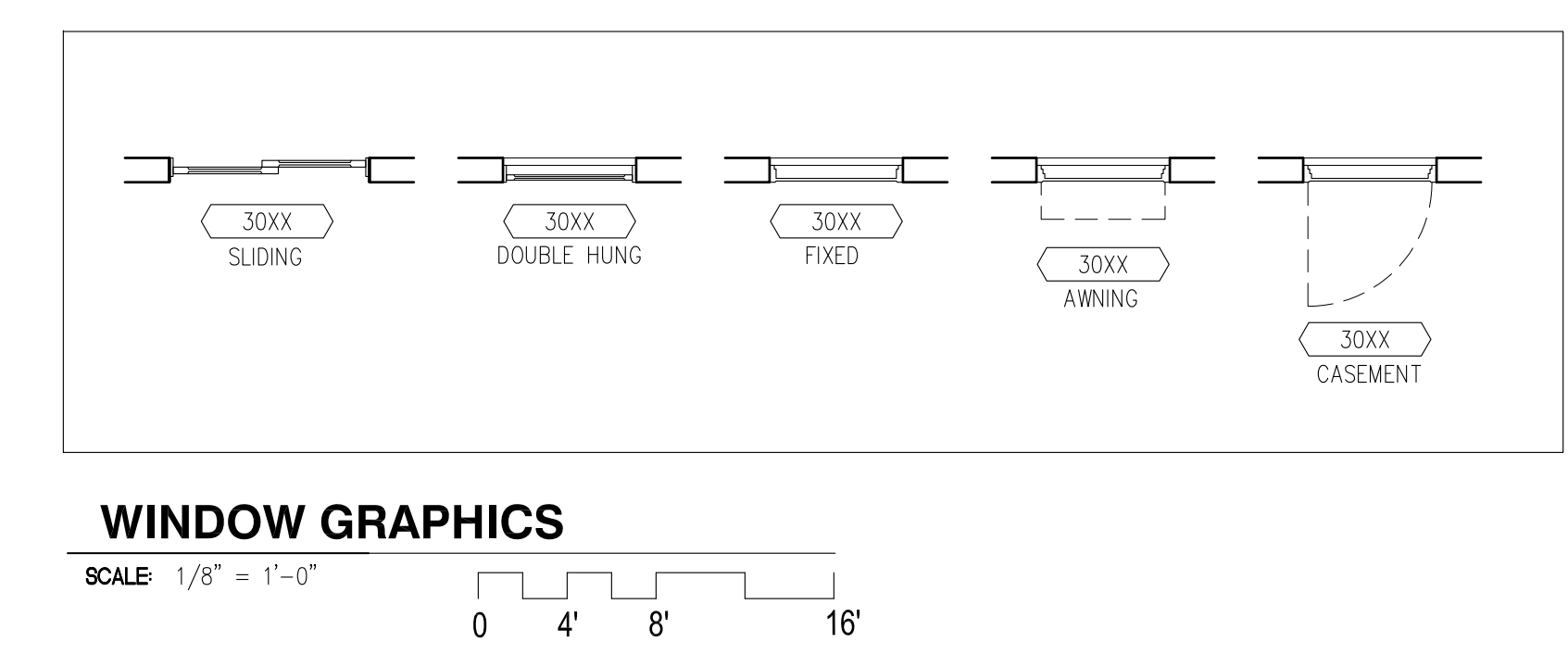
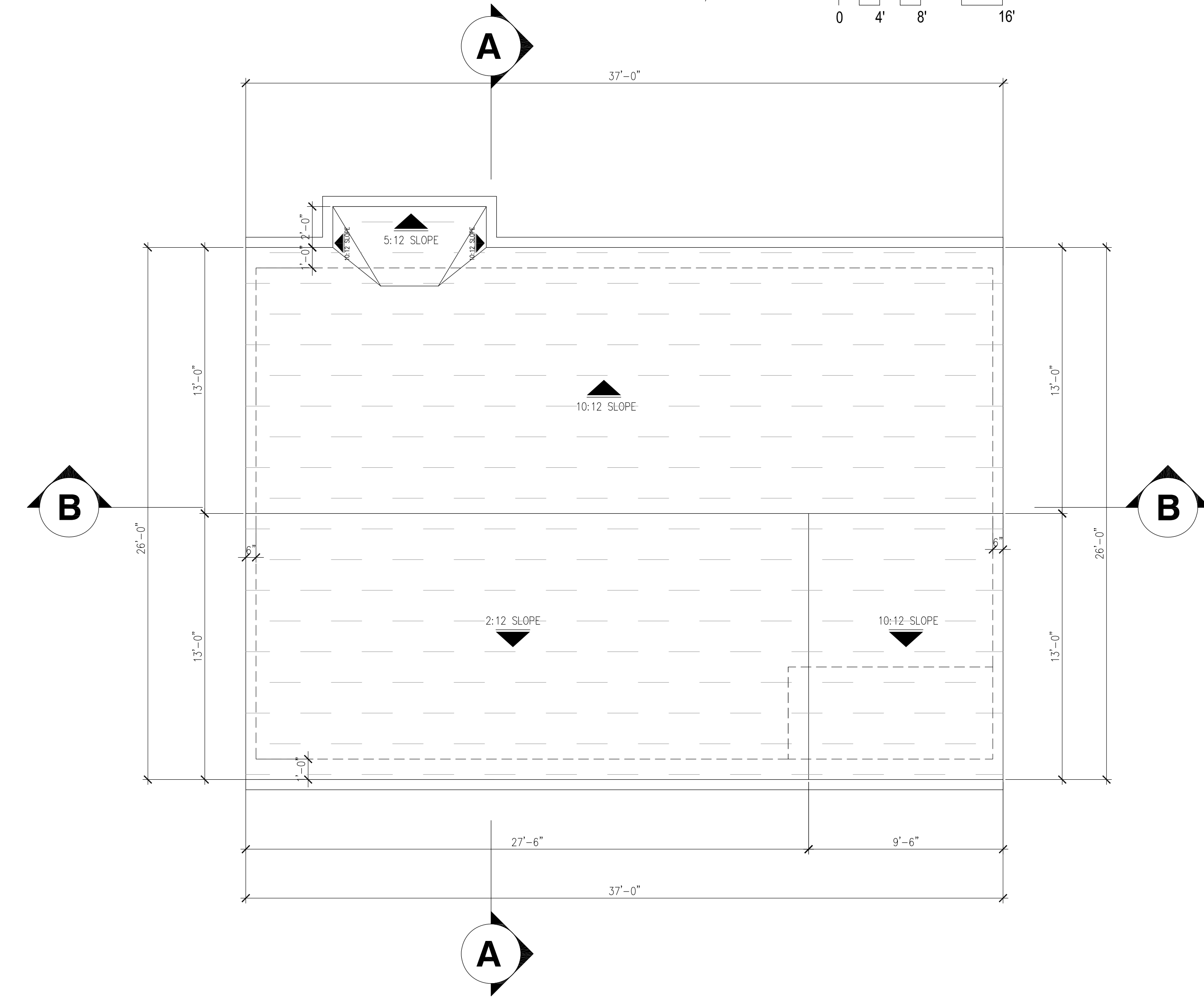
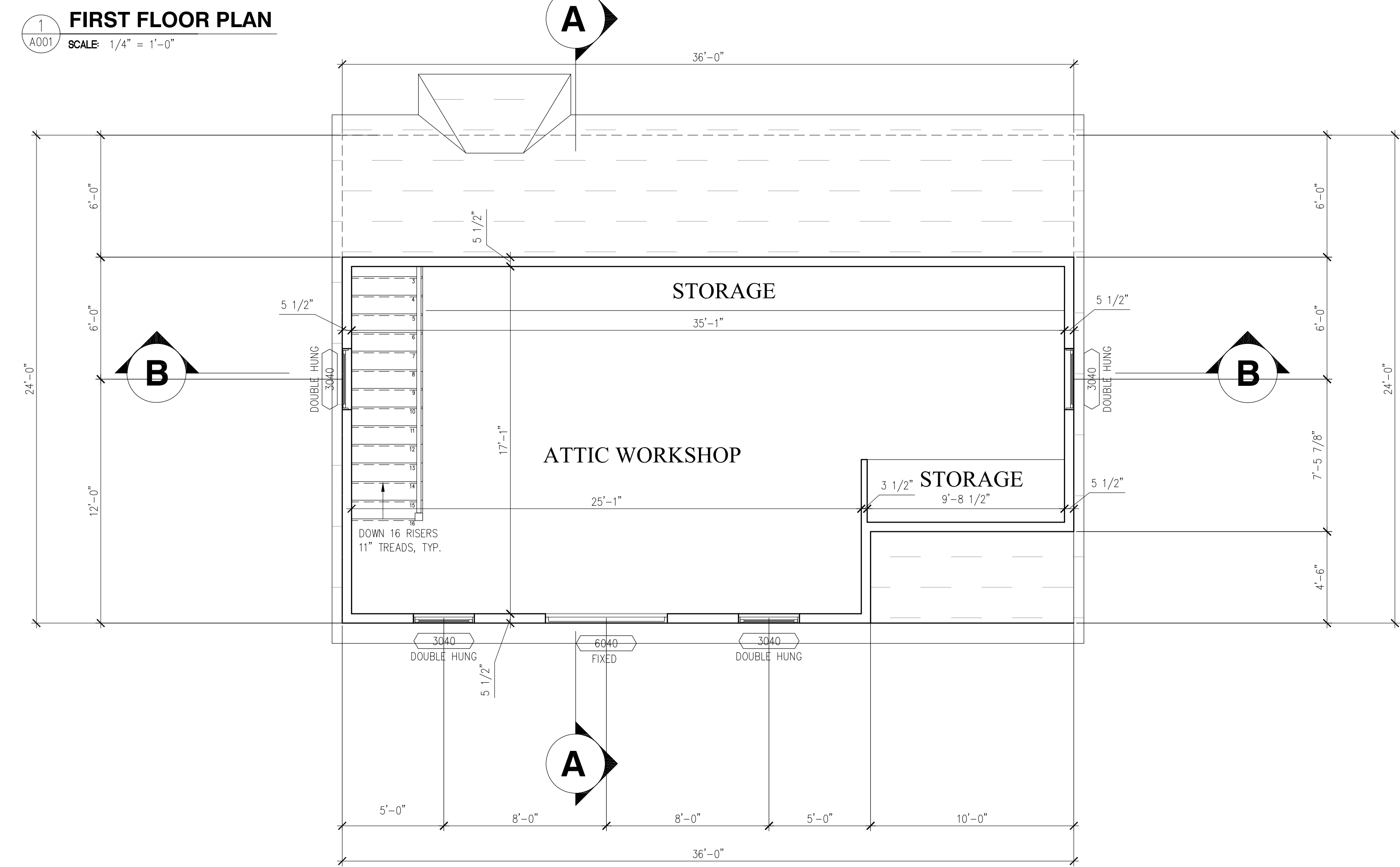
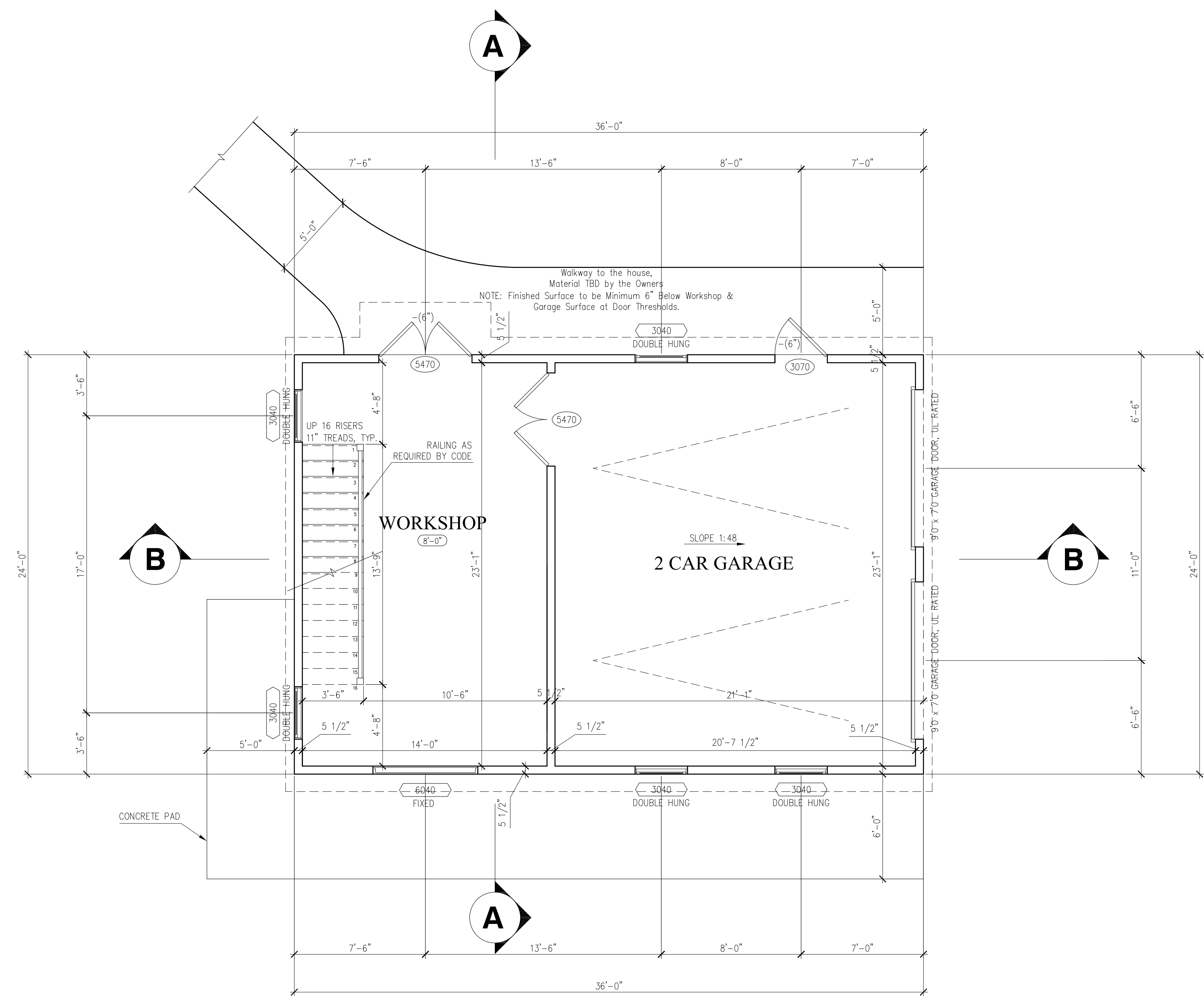


DRAWN BY: M T

DATE: 08/28/2023

Table with 2 columns: REVISIONS, and empty rows for revision tracking.

A000-2



DIMENSIONS ARE SHOWN AS ROUGH FRAMING (FRAME TO FRAME), AND THEY ARE TO THE CENTERLINE OF WINDOWS.

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Montgomery County
Historic Preservation Commission
[Signature]
REVIEWED
By dan.bruechert at 11:20 am, Feb 09, 2024

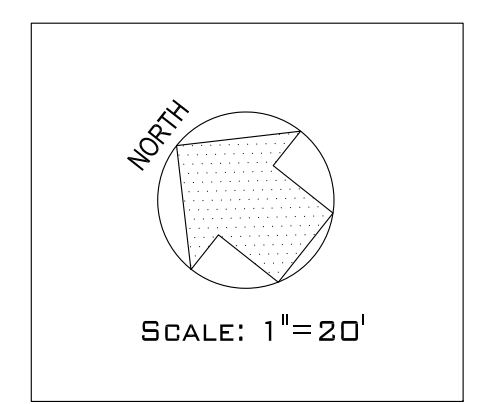
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SHEET TITLE:
FLOOR PLANS & ROOF PLAN

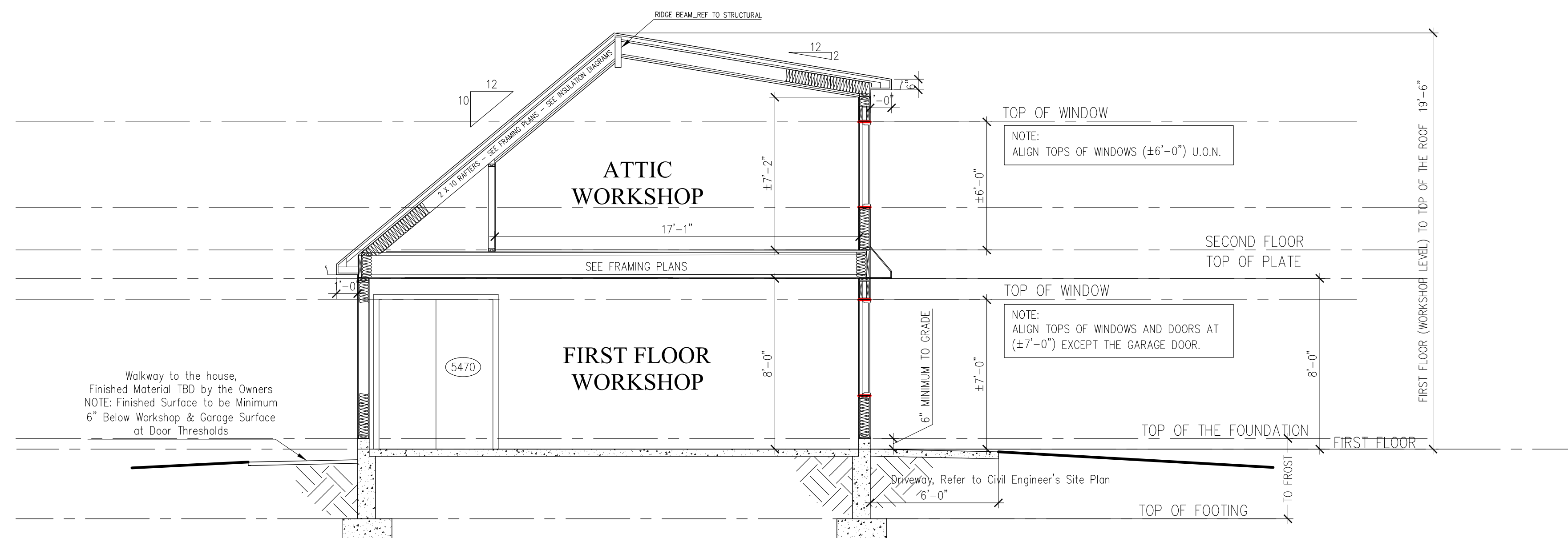


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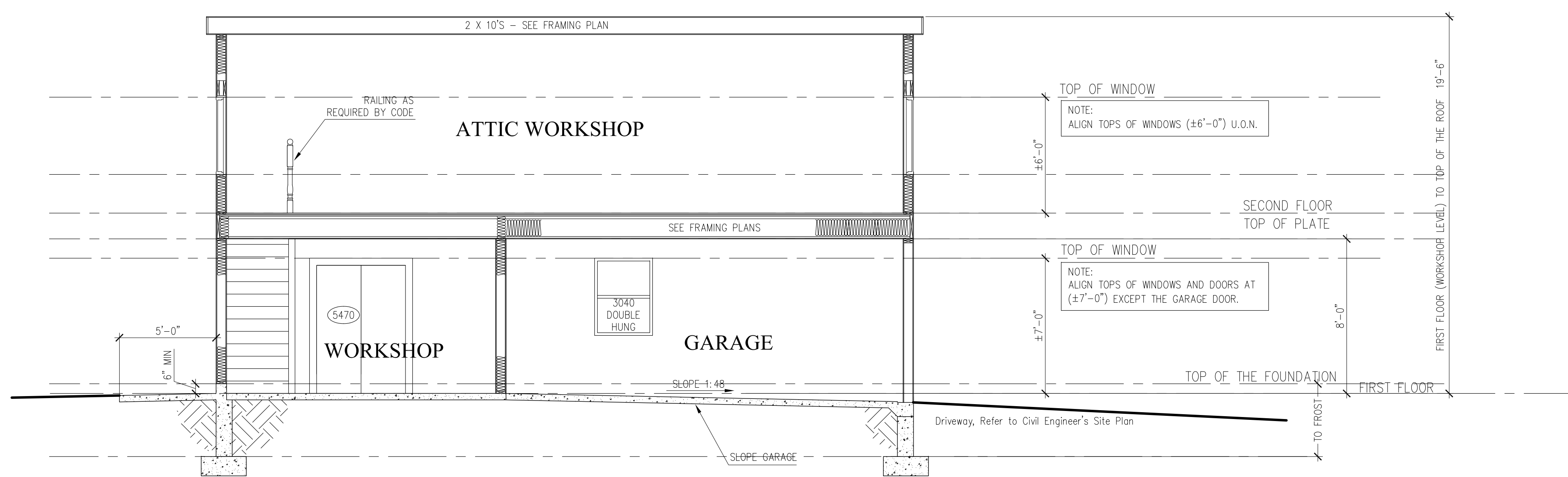
DATE:
08/28/2023

REVISIONS

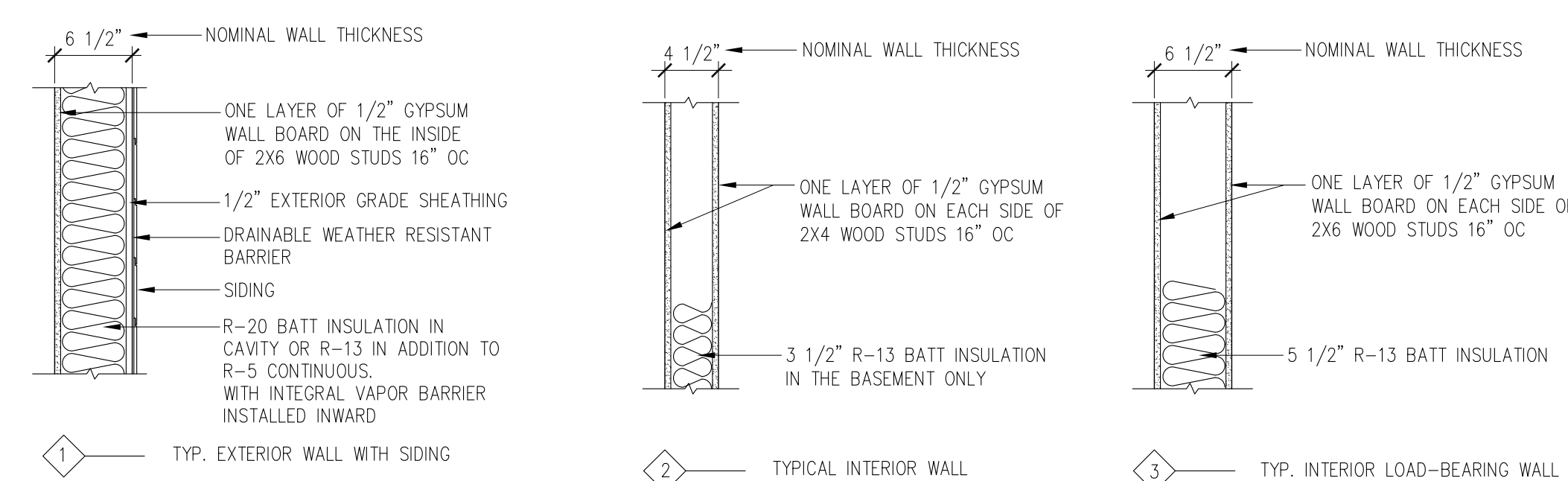
A001



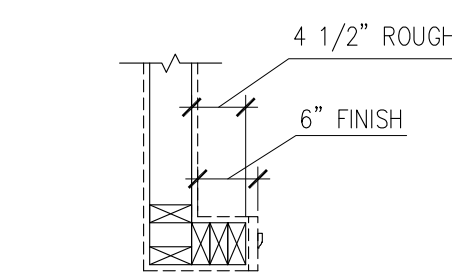
1 SECTION A-A
SCALE: 1/4" = 1'-0"



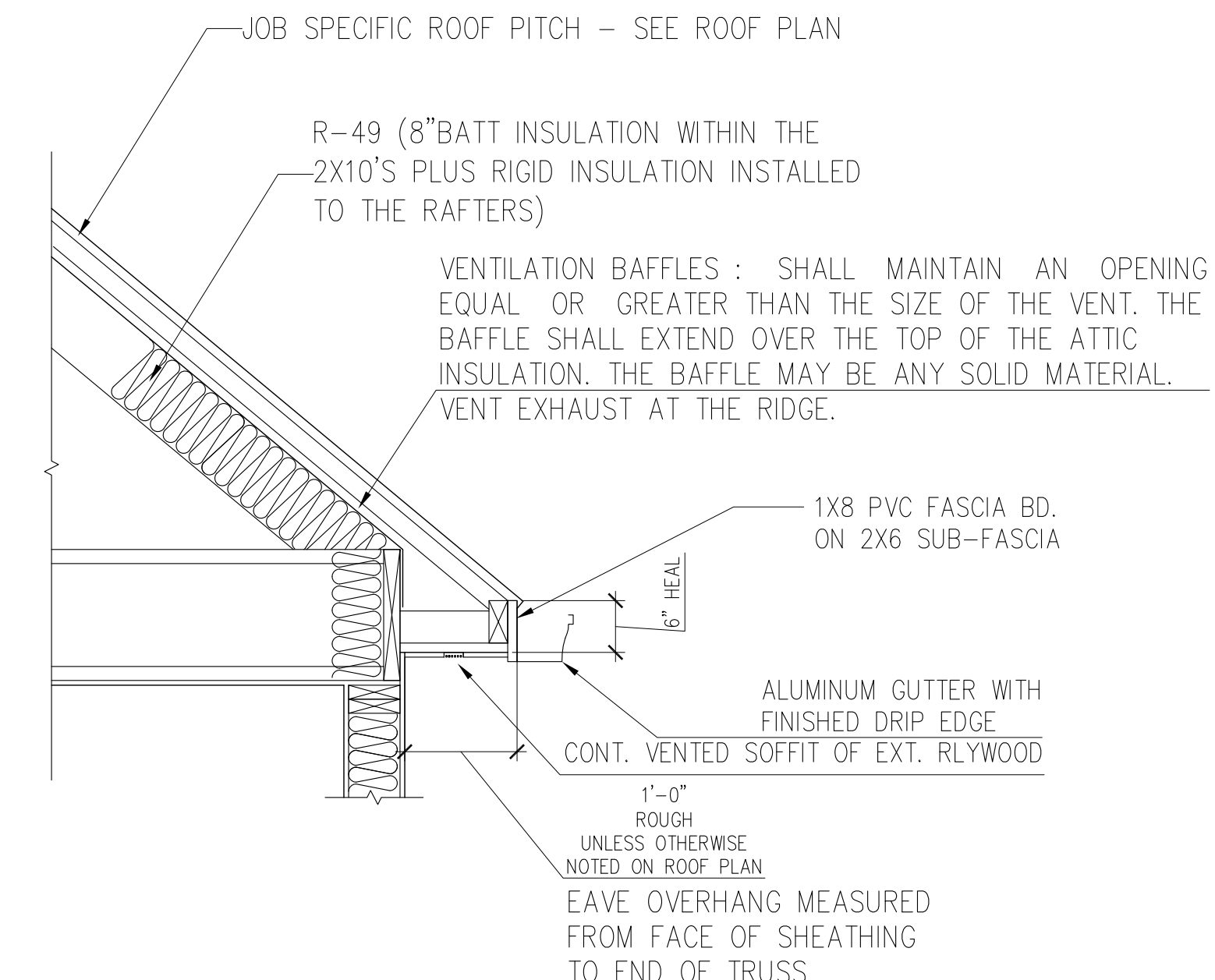
2 SECTION B-B
SCALE: 1/4" = 1'-0"



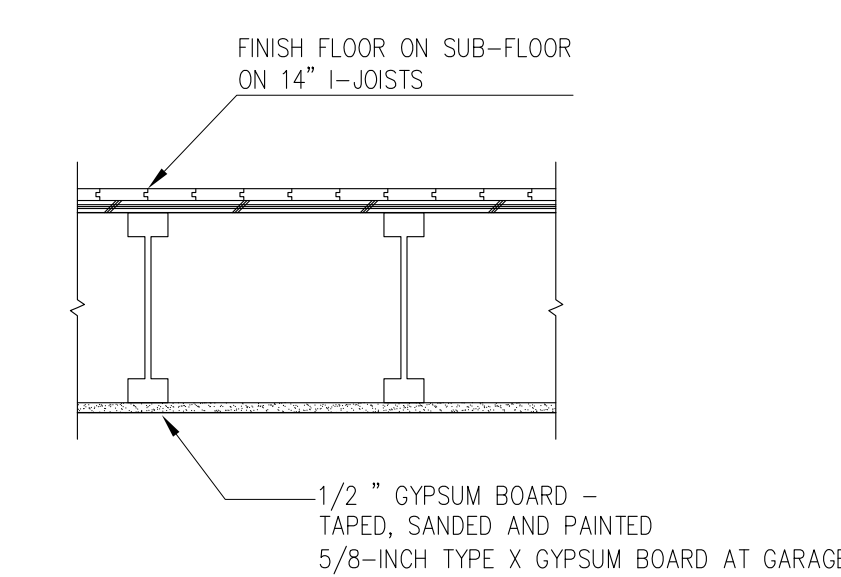
3 WALL & PARTITION TYPES
SCALE: 1" = 1'-0"



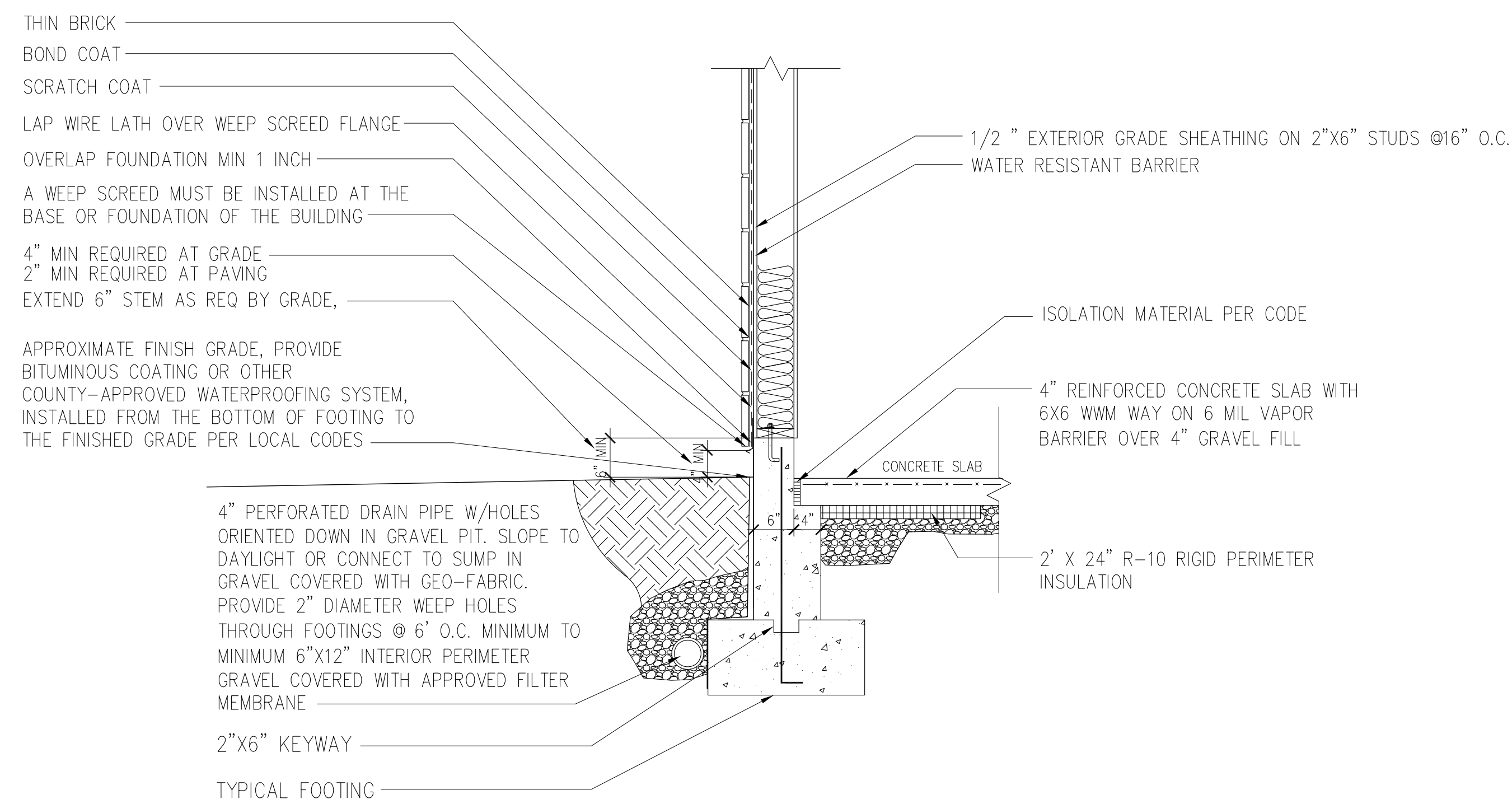
4 JAMB DETAIL
SCALE: 3/4" = 1'-0"



5 EAVE DETAIL
SCALE: 3/4" = 1'-0"



6 FLOOR/CEILING ASSEMBLY
SCALE: 1" = 1'-0"



7 WALL SECTION (FOUNDATION TO WALL CONNECTION AND THIN BRICK VENEER)
SCALE: 3/4" = 1'-0"

NOTE: refer to manufacturer's instructions for the installation of Thin Brick veneer.

Thin brick veneer installation method SHOWN ABOVE is by applying thin bricks with a bond coat of mortar onto a mortar scratch coat. It requires a reinforcement layer of either lath or mesh within the scratch coat to help control cracking due to shrinkage of the mortar behind the thin brick.

In case Thin brick is installed by using adhered directly to the substrate by a thin layer of polymer-modified mortar, or by applying non-sagging adhesives Cement backer board is the recommended substrate for exterior adhered veneer installed over stud walls.

APPROVED
Montgomery County
Historic Preservation Commission
Robert A. Norton

REVIEWED
By dan.bruechert at 11:20 am, Feb 09, 2024

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ACCESSORY STRUCTURE
LAU & SHERWAT RESIDENCE

8000 HAMPDEN LN
BETHESDA, MD, 20814

SHEET TITLE:
SECTIONS AND DETAILS

SCALE: 1" = 2'-0"

DRAWN BY:

M T

DATE:

08/28/2023

REVISIONS

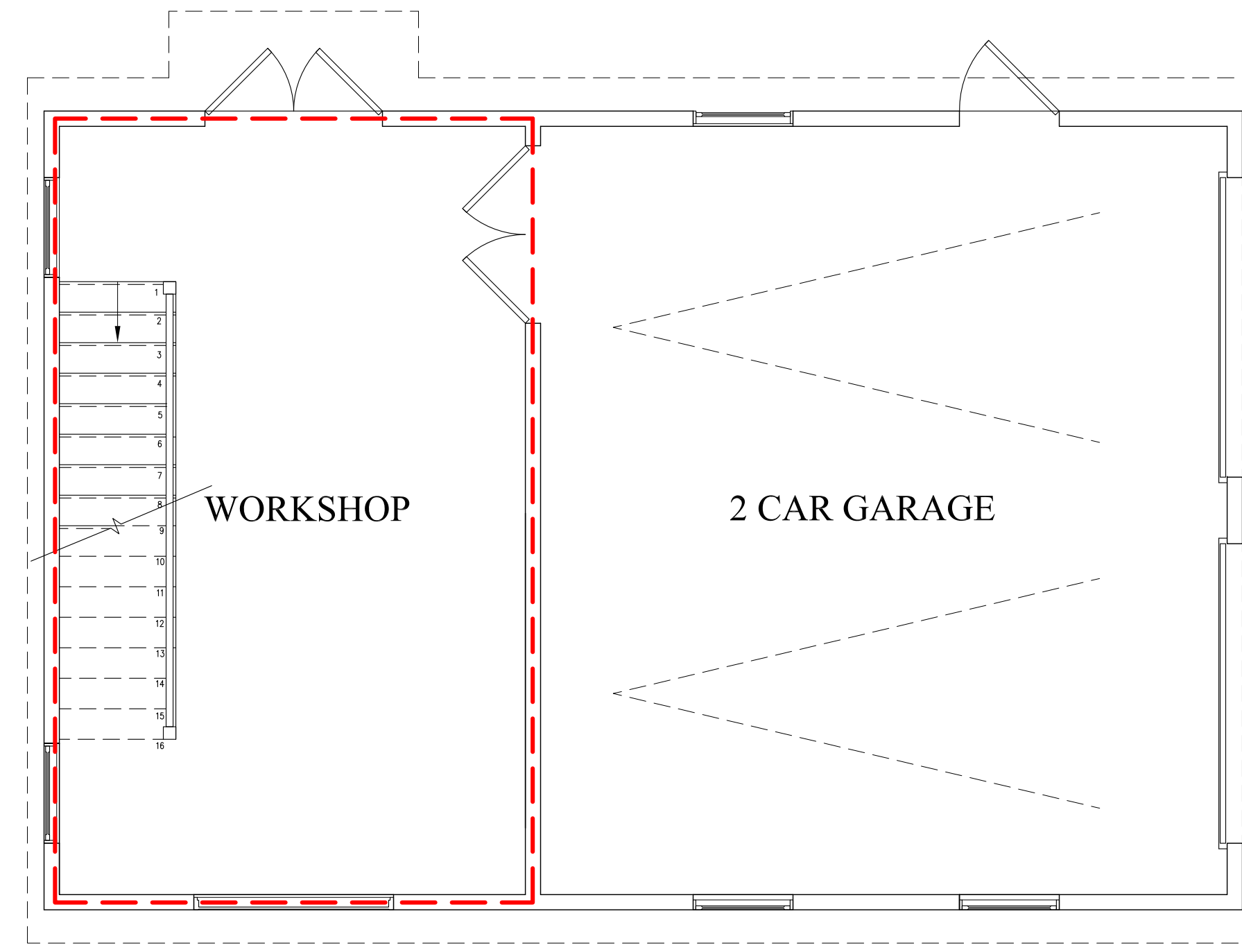
A003

All Insulation "R/U" Values Per Requirements of section R402.1.1 through R402.1.5 of 2018 IECC, for climate zone 4A, as noted below:

- All Windows and Doors (Fenestration) to Have U-Factor of Max 0.32, TYP.
- Glazed Fenestration SHGC of Max 0.40, SKYLIGHT U-Factor of Max 0.55Typ.
- R-49 Blown In or Batt Insulation at Ceiling, Typ.
- All Exterior Wood Frame Walls, R-20 In Cavity or R-13+5 Continuous,Typ.
- R-8 Continuous on the exterior of Mass Walls or R-13 when more than half the insulation is on the interior of the mass wall, Typ.
- All Basement Wood Framed Walls R-10 Continuous on the interior or exterior surface of the wall; or R-13 in cavity on the interior side of the wall;
- R-19 at Frame Floors, Typ.
- R-10 Insulation At Slab Perimeter 2-foot deep, Typ.
- R-10 Continuous on the interior or exterior of Crawl Space Walls, or R-13 cavity insulation, Typ.

Duct insulation R-values, minimum R-6, R-8 in attics; insulation not required if ductwork is completely within the building thermal envelope.

Duct sealing methods per IRC M1601.4.1.

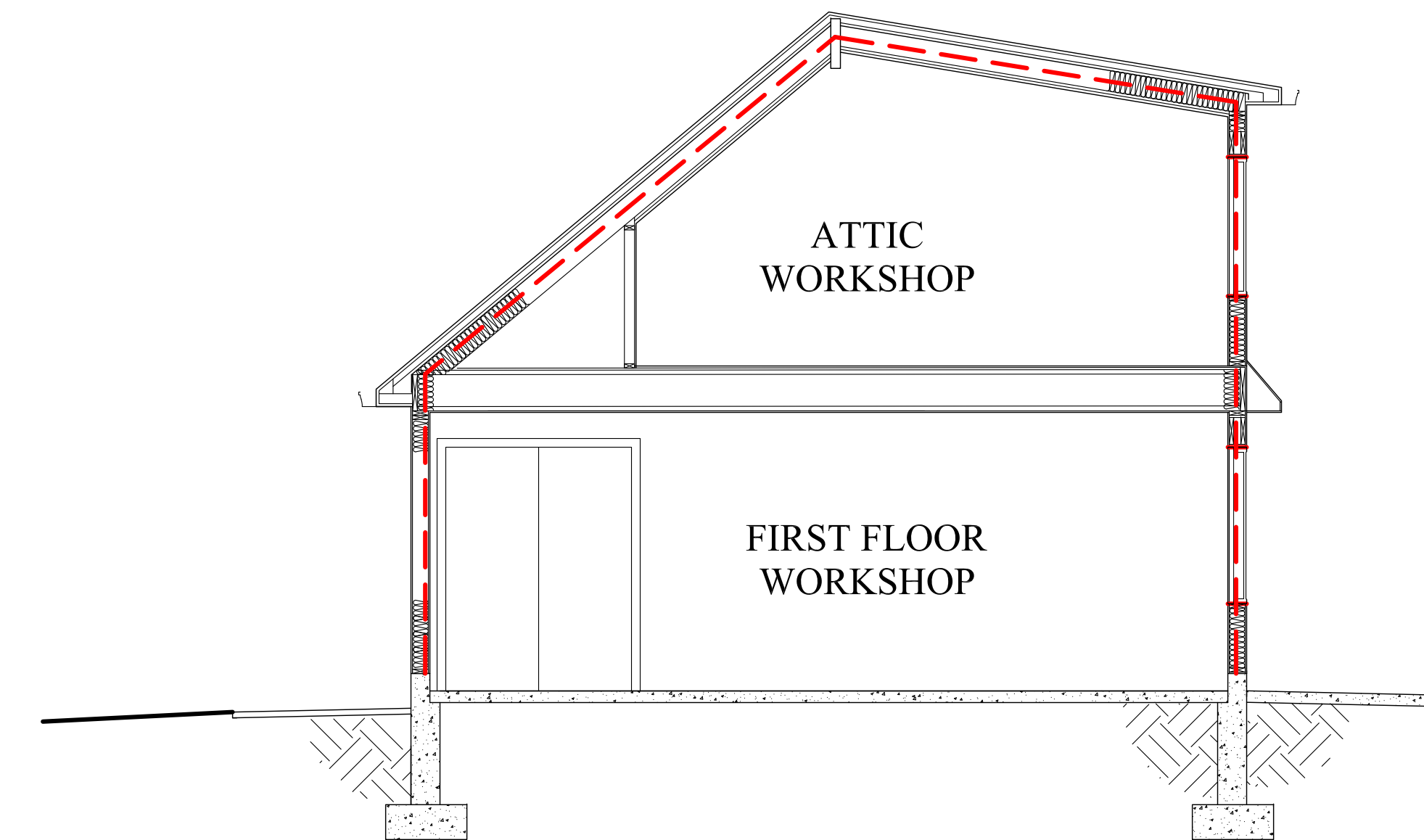


FIRST FLOOR PLAN

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

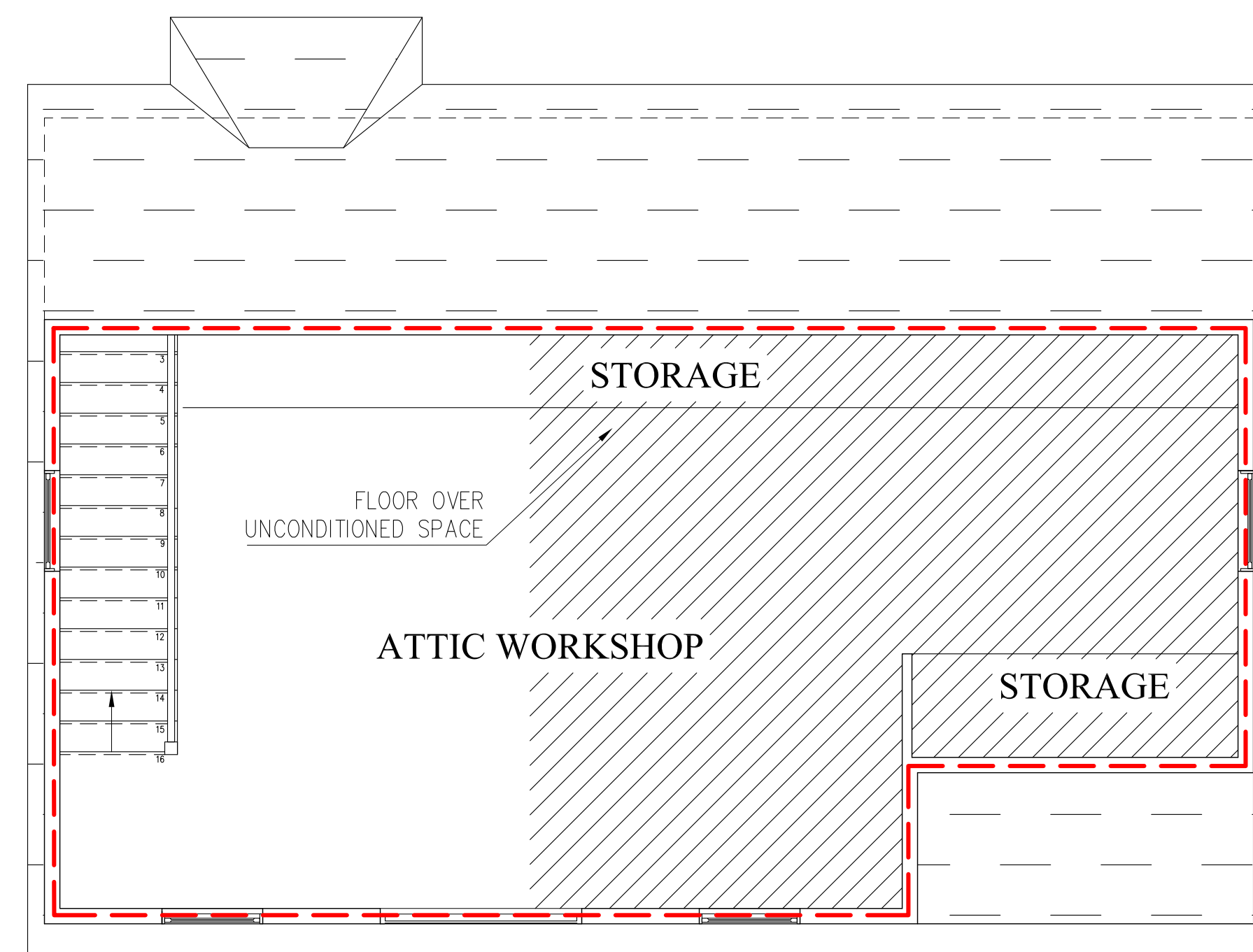
FIRST FLOOR PLAN

All Exterior Wood Frame Walls at workshop, R-20 In Cavity or R-13+5 Continuous,Typ.



SECTION A-A

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



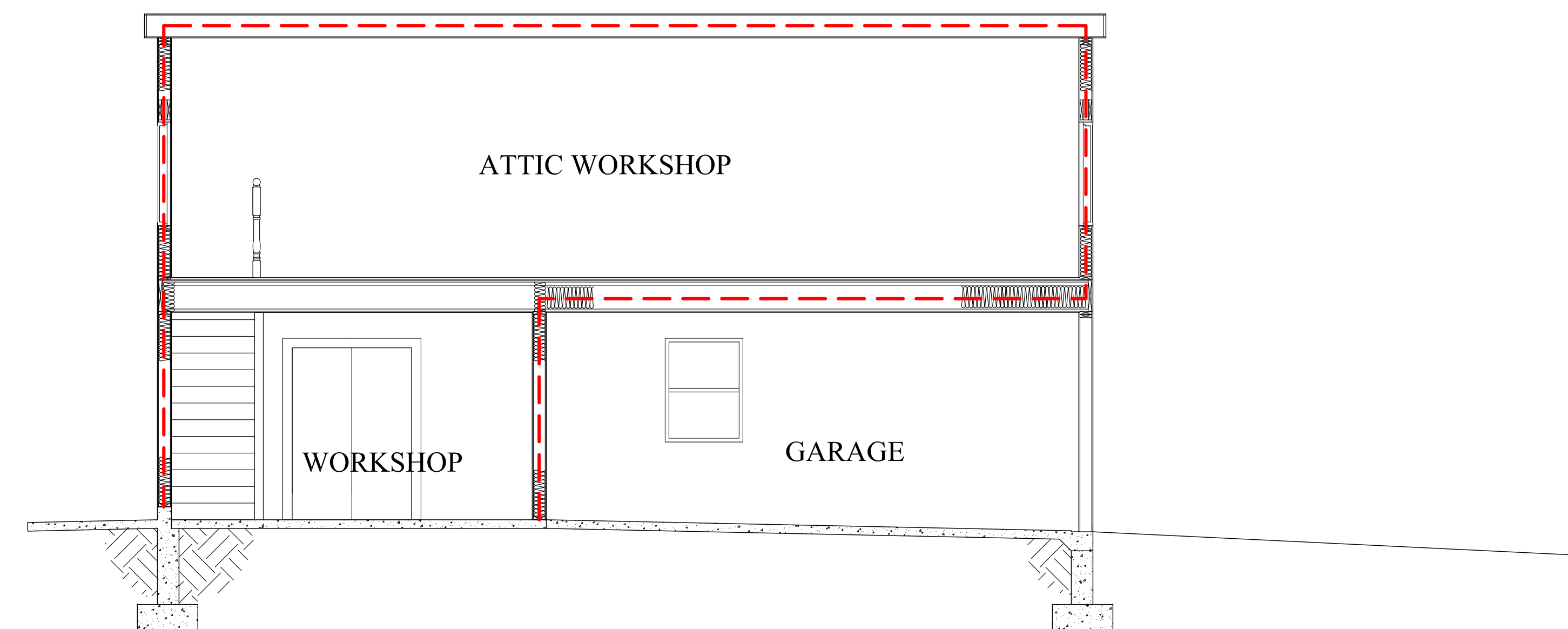
SECOND FLOOR PLAN (ATTIC)

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

SECOND FLOOR PLAN

R-20 BATT INSULATION AT ALL EXTERIOR WALLS, or R-13+5 Continuous, TYP.

R-19 FLOORS OVER UNCONDITIONED SPACE, TYP.



SECTION B-B

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

THERMAL ENVELOPE DIAGRAMS

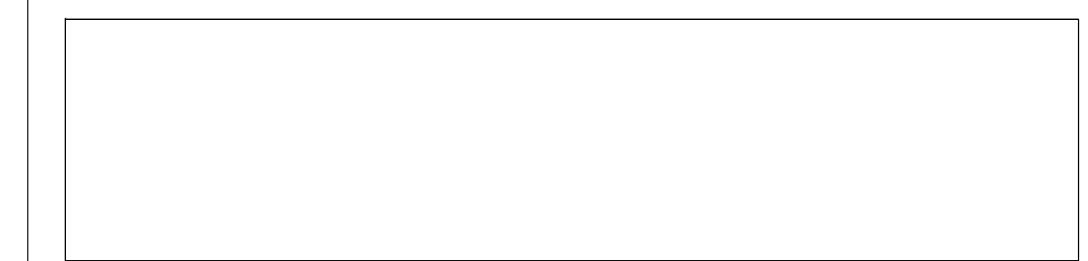
SCALE: 1/4" = 1'-0"

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Historic Preservation Commission

Robert A. Norton

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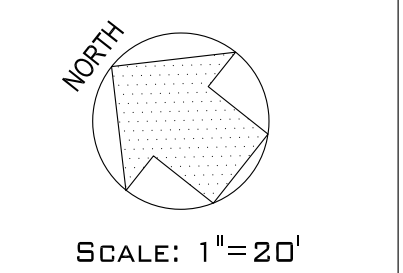
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SHEET TITLE:
THERMAL ENVELOPE DIAGRAM

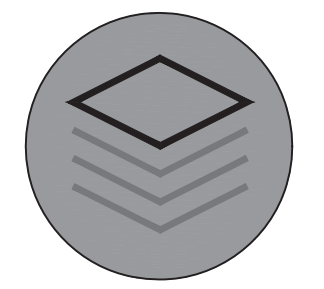


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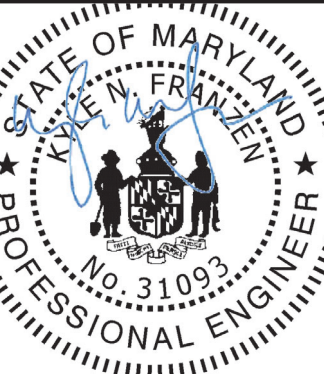
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REVISIONS

A004



KNF ENGINEERING
STRUCTURAL CONSULTING
42350 EQUALITY ST.
SOUTH RIDING, VA
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kyle@knfeng.com



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|---------|--------|
| 8-23-23 | PERMIT |
|---------|--------|

PROJECT:
LAU & SHERWAT RES.
8000 HAMPDEN LN.
BETHESDA, MD 20814

SHEET TITLE:
GENERAL NOTES

S001

WOOD

- ALL FOLLOWING DESIGN VALUES ARE IN ACCORDANCE WITH REVERSED NATIONAL DESIGN SPECIFICATIONS (NDS) SUPPLEMENT.
- ALL JOISTS, HEADERS, BEAMS, BEARING WALL STUDS AND BUILT-UP COLUMNS TO BE MINIMUM SFF-NO.2 HAVING THE FOLLOWING MINIMUM PROPERTIES UNLESS NOTED OTHERWISE:

| | | |
|--------------------|---|---------------|
| F _b | = | 875 PS |
| F _c per | = | 425 PS |
| F _v | = | 135 KSI |
| E | = | 1,400,000 PSI |
- ALL 6x8 POSTS TO BE MINIMUM SP NO.2 AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

| | | |
|--------------------|---|---------------|
| F _b | = | 850 PS |
| F _c per | = | 375 PS |
| F _v per | = | 525 PS |
| E | = | 1,200,000 PSI |
- ALL LUMBER USED IN EXTERIOR APPLICATIONS, INCLUDING BALCONY DECK BOARDS, LEDGER, JOISTS, BEAMS, AND SILL PLATES EXPOSED TO CONCRETE SHALL BE SOUTHERN PINE PRESSURE TREATED IN ACCORDANCE WITH ANFA C2 SPECIFICATIONS, HAVING THE FOLLOWING PROPERTIES:

| | | |
|----------------|---|--------------------------|
| F _c | = | 565 PS |
| F _v | = | 175 PS |
| E | = | 1,400,000 PSI |
| F _b | = | 1100 1000 925 800 750 PS |
| | | 2x4 2x6 2x8 2x10 2x12 |
- ALL FASTENERS FOR PRESSURE TREATED WOOD SHALL BE OF HOT-DIPPED (ZINC-COATED GALVANIZED, STAINLESS STEEL, OR OTHER CORROSION RESISTANT MATERIALS) THAT ARE COMPATIBLE WITH THE PRESERVATIVE USED. CONTRACTOR TO VERIFY THE SATISFACTORY OF CONNECTIONS WITH THE MANUFACTURER AND THE GOVERNING JURISDICTION.
- LAGS (LAMINATED VENEER LUMBER) SHALL BE 1-3/4" WIDE, OF THE DEPTH SPECIFIED ON THE PLANS, AND SHALL BE SECURED TOGETHER AS DIRECTED BY THE MANUFACTURER UNLESS NOTED OTHERWISE. THE FOLLOWING MINIMUM PROPERTIES SHALL APPLY:

| | | |
|-----------------------|---|---|
| F _b | = | 2600 PSI, FOR 12" DEPTH. FOR OTHERS, MULTIPLY BY (d/12) ^{0.16} |
| F _v | = | 285 PSI |
| E _{parallel} | = | 750 PSI |
| E _{perp} | = | 1,900,000 PSI |

STRUCTURAL ABBREVIATIONS

| | | | |
|-----------|--------------------------------|---------|------------------------|
| Ø | AT | MCH | MECHANICAL |
| A.B. | ANCHOR BOLT | MEM | MEMBRANE |
| ADJ. | ADJACENT | MFR. | MANUFACTURER |
| A.F.F. | ABOVE FINISHED FLOOR | MNL | MINIMUM |
| ALT. | ALTERNATE | MSC. | MISCELLANEOUS |
| ARCH. | ARCHITECTURAL | M.O. | MASONRY OPENING |
| | | MTL | METAL |
| BLOC. | BUILDING | N.A. | NOT APPLICABLE |
| BLOC. | BLOCKING | N.I.C. | NOT IN CONTRACT |
| BM. | BEAM | NO. | NUMBER |
| BOT. | BOTTOM | N.T.S. | NOT TO SCALE |
| BRG. | BEARING | | |
| BMP. | BRACED WALL PANEL | O.C. | ON CENTER |
| | | O.D. | OUTSIDE DIAMETER |
| C.J. | CONTROL JOINT | O.H. | OVERHEAD |
| CLR. | CLEAR | ORIG. | ORIGINATING |
| CONC. | CONCRETE | OPNG. | OPENING |
| CONT. | CONTINUOUS | OPP. | OPPOSITE |
| CONSTR. | CONSTRUCTION | OSB | ORIENTED STRAND BOARD |
| COORD. | COORDINATE | | |
| CS-WSP | CONTINUOUSLY SHEATHED WOOD | # | POUNDS |
| | STRUCTURAL PANEL | P.A. | PART ABOVE |
| CTR. | CENTER | PCKT. | POCKET |
| CL. | CENTER LINE | PERF. | PERFORATED |
| | | PLF | POUNDS PER LINEAR FOOT |
| | | PLYWOOD | PLYWOOD |
| DEL. | DETAIL | PNL. | PANEL |
| DEMO | DEMOLITION/DISMOUNT | POLY. | POLYETHYLENE |
| DIA. | DIAMETER | PREFAB. | PREFABRICATED |
| DIA. # | DIAMETER | PROV. | PROVIDE |
| DN. | DOWN | PSF | POUNDS PER SQUARE FOOT |
| DN. | DOWN | DRWG. | DRAWING |
| DN. | DOWN | P.D. | PRINTED |
| EA. | EACH | P.T. | PRESSURE TREATED |
| E.A. | EXPANSION JOINT | PWD. | PLYWOOD |
| E.L. | ELEVATION | | |
| EQ. | EQUAL | RAD. | RADIUS |
| E.T.R. | EXISTING TO REMAIN | R.C. | ROOF DRAIN |
| EX/EXIST. | EXISTING | REIN. | REINFORCING |
| EXT. | EXTERIOR | REQD. | REQUIRED |
| E.W. | EACH WAY | RECS. | REQUIREMENTS |
| | | RES. | RESIDENT |
| | | RM. | ROOM |
| FEN. | FOUNDATION | R.O. | ROUGH OPENING |
| F.D. | FLOOR DRAIN | | |
| FIN. | FINISHED | SCHED. | SCHEDULE |
| FLOOR. | FLOOR | SCRN. | SCREEN |
| FRMG. | FRAMING | SECT. | SECTION |
| F.R.T. | FIRE RETARDANT | SHT. | SHEET |
| FT. | FOOT | SHTG. | SHOOTING |
| FTG. | FOOTING | SM. | SIMILAR |
| FUR. | FURRED(ING) | SPEC. | SPECIFICATION |
| | | SQ. | SQUARE |
| GA. | GALVANIZED | S.S. | STAINLESS STEEL |
| CALV. | GALV. | S.F. | SQUARE FOOT |
| CC. | GENERAL CONTRACTOR | STD. | STANDARD |
| GEN. | GENERAL | STL. | STEEL |
| GR. | GRADE | STRUCT. | STRUCTURE |
| GYP. | GYPSON | STR. | STRUCTURAL |
| | | | |
| H.C. | HOLLOW CORE | T & B | TOP & BOTTOM |
| HEAD. | HEADROOM | T&G | TONGUE & GROOVE |
| HORIZ. | HORIZONTAL | THK. | THICK |
| HGT. | HEIGHT | T.O. | TOP OF |
| | | TPR. | TPICAL |
| I.A. | INSIDE DIAMETER | UNO | UNLESS NOTED OTHERWISE |
| INSL. | INSULATION | | |
| INT. | INTERIOR | V.B. | VAPOR BARRIER |
| IRC. | INTERNATIONAL RESIDENTIAL CODE | VERT. | VERTICAL |
| | | VIR. | VENT THRU ROOF |
| JST. | JOIST | | |
| JT. | JOINT | | |
| | | W/ | WITH |
| L. | LENGTH | WO. | WOOD |
| LAM. | LAMINATE | W.L. | WROUGHT IRON |
| L.P. | LOW POINT | W/O | WITHOUT |
| LVL. | LAMINATED STRAND LUMBER | W/P. | WATERPROOFING |
| LVL. | LAMINATED VENEER LUMBER | WSP. | WOOD STRUCTURAL PANEL |
| | | WT. | WEIGHT |
| M.S. | MASONRY | WM | WELDED WIRE MESH |
| MATL. | MATERIAL | | |
| MAX. | MAXIMUM | | |

STRUCTURAL STEEL

- STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING AISC DOCUMENTS:
 - ASC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS"
 - ASC 303 "CODE OF STANDARD PRACTICE FOR STEEL BUILDING AND BRIDGES"
 - RCSC'S "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS"
- STRUCTURAL STEEL SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS:
 - WIDE FLANGE SHAPES/ASTM A588 (F_y = 50 KSI)
 - MISC. SHAPES, PLATES, BARS ASTM A36 (F_y = 36 KSI)
 - HOLLOW STRUCTURAL SECTIONS (HSS)
 - SQUARE & RECTANGULAR ASTM A500 (F_y = 46 KSI)
 - ROUND ASTM A500 (F_y = 42 KSI)
 - HIGH STRENGTH BOLTS ASTM A325
 - WASHERS ASTM A430
 - HEAVY HEX NUTS ASTM A563
 - ANCHOR RODS ASTM A307
 - WELDING ELECTRODES E70 (LOW HYDROGEN)
 - THREADED RODS ASTM A36
- CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH AISC MANUAL OF STEEL CONSTRUCTION AS SIMPLE CONNECTIONS USING ALLOWABLE STRENGTH DESIGN (ASD). CONNECTIONS FOR NON-COMPOSITE BEAMS SHALL BE DESIGNED FOR THE UNIFORM LOAD CAPACITY INDICATED IN THE ALLOWABLE LOAD TABLES, PART 3, OF THE AISC MANUAL OF STEEL CONSTRUCTION. CONNECTIONS FOR COMPOSITE BEAMS SHALL BE DESIGNED FOR THE REACTIONS INDICATED ON THE PLANS.
- BOLTED JOINTS SHALL BE "SNUG TIGHTENED", U.N.O.
- DESIGN ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS FOR AN AXIAL TRANSFER FORCE OF 5K
- WELDING SHALL BE IN ACCORDANCE WITH AWS D11 "STRUCTURAL WELDING CODE - STEEL"
- WHERE STRUCTURAL STEEL IS EXPOSED BELOW GRADE OR ENCASED IN CMU, PROVIDE MINIMUM 3" CONCRETE COVER OR COAT W/ BITUMINOUS MASTIC
- STRUCTURAL STEEL EXPOSED TO WEATHER IN THE FINISHED WORK SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE W/ ASTM 123, U.N.O.

OPEN-WEB WOOD TRUSSES

- WORK INCLUDED: FABRICATE, SUPPLY AND ERECT WOOD TRUSSES AS SHOWN ON THE DRAWINGS AND AS SPECIFIED. WORK TO INCLUDE ANCHORAGE, BLOOMING, CURING, MISCELLANEOUS FRAMING AND BRACING.
- TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH NDS, ANFA, NDS/MPT/C, TP1, 2018 RC AND THE FOLLOWING REQUIREMENTS:
 - BASIC WIND SPEED: 115 MPH (ULTIMATE)
 - IMPORTANCE FACTOR: 1.00
 - BUILDING SITED IN EXPOSURE B
- MANUFACTURER SHALL FURNISH DESIGN DRAWINGS BEARING THE SEAL AND REGISTRATION NUMBER OF THE DESIGN PROFESSIONAL LICENSED IN THE STATE WHERE TRUSSES ARE TO BE INSTALLED. DRAWINGS SHALL BE APPROVED BY ARCHITECT AND SEAL PRIOR TO FABRICATION.
- INCLUDED IN THE MANUFACTURER DESIGN DRAWING PACKAGE SHALL BE SIGNED AND SEALED COPIES OF THE FOLLOWING ITEMS:
 - LETTER STATING THAT GOVERNING DESIGN CRITERIA HAS BEEN MET, TRUSS LAYOUT PLAN TO MATCH THE CONCEPT GENERATED ON THE STRUCTURAL DESIGN DRAWINGS, & INDIVIDUAL TRUSS PROFILES THAT SHOW CORRECT LOADING, SPACING, MAX. DEFLECTIONS, MEMBER FORCES, DIMENSIONS, LUMBER GRADE AND SPECIES, AND REACTION/UP/LIFT FORCES.
- LUMBER USED SHALL BE IDENTIFIED BY THE GRADE MARK OF A LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY BOARD OF DESIGN OF THE AMERICAN LUMBER STANDARDS COMMITTEE.
- CONNECTOR PLATES SHALL MEET OR EXCEED ASTM A446 STEEL.
- TRUSSES SHALL BE FABRICATED IN COMPLIANCE WITH REQUIREMENTS IN NDS/MPT/C, TP1.
- TRUSSES SHALL BE HANDLED DURING FABRICATION, DELIVERY AND AT JOB SITE SO AS NOT TO BE SUBJECTED TO EXCESSIVE LATERAL BENDING. ERECTION SHALL BE IN ACCORDANCE WITH HB-91, TP1. TRUSSES MUST BE SET AND SECURED LEVEL AND PLUMB, AND IN CORRECT LOCATION. CUTTING AND ALTERING OF TRUSSES IS NOT PERMITTED.
- BRACE TRUSSES SUFFICIENTLY DURING ERECTION TO PREVENT TOPPLING OR DOWNING. INSTALL ALL BRACING BEFORE PLACING CONCENTRATED LOAD AT/OP TRUSSES.
- MANUFACTURER SHALL SUPPLY ALL REQUIRED HANGERS, HOLD DOWN STRAPS, SHEAR PANELS, CRIPPLES AND OTHER SPECIAL HARDWARE.
- ROOF TRUSS LINE LOAD DEFLECTION SHALL NOT EXCEED L/260. A MINIMUM OF (1) "SMIPSON" H2.5A OR EQUIVALENT HURRICANE CLIP WILL BE REQUIRED AT EACH TRUSS BEARING POINT. GROSS TRUSSES SUPPORTING OTHER ROOF TRUSSES SHALL BE ANCHORED AT EACH BEARING POINT WITH A SMIPSON "HE" TIE DOWN OR APPROVED EQUIVALENT. ADDITIONAL UP/LIFT FORCE RESISTANCE WILL BE DETERMINED AT THE TIME OF ROOF TRUSS SHOP DRAWING REVIEW. ALL CABLE END ROOF TRUSSES THAT ARE ADJACENT TO A CATHEDRAL OR SLOPED CEILING SHALL BE DESIGNED SO THAT THE WALL STUDS MAY SPAN TO THE BOTTOM OF THE CEILING LINE.

CONCRETE MASONRY (CMU)

- ALL MASONRY WORK SHALL CONFORM TO THE REQ. OF ACI 530 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" WITH COMMENTARY" AND ACI 530.1 "SPECIFICATION FOR MASONRY STRUCTURES" WITH COMMENTARY"
- NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY (F'_m) SHALL BE 1500 PSI, U.N.O.
- CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90, AND SHALL BE MADE W/ LIGHTWEIGHT AGGREGATE
- MORTAR FOR CMU SHALL CONFORM TO ASTM C270, TYPE S, U.N.O.
- GROUT SHALL CONFORM TO ASTM C476 & SHALL BE PROPORTIONED TO OBTAIN MINIMUM ULTIMATE 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI
- PLACE GROUT IN ACCORDANCE WITH ACI 530.1. ALLOW MINIMUM OF 24 HOURS FOR MASONRY TO SET PRIOR TO PLACING JOINT
- FILL COLLAR JOINTS OF COMPOSITE MASONRY WALLS SOLID WITH MORTAR AS THE WALLS PROGRESS. BOND WYTHES OF COMPOSITE WALLS TOGETHER USING HORIZONTAL JOINT REINFORCING Ø 16" O.C. U.N.O.
- PROVIDE VERTICAL REINFORCING STEEL OF SIZE & SPACE INDICATED. LAP SLICE LENGTHS SHALL BE AS FOLLOWS:
 - #5 BAR & SMALLER 30 INCHES
 - #6 BAR 36 INCHES
- PROVIDE BAR POSITIONERS TO HOLD VERTICAL WALL REINFORCING STEEL IN PROPER ALIGNMENT
- REINFORCING STEEL SHALL COMPLY WITH ASTM A615, GRADE 60
- MASONRY WALLS OF HOLLOW UNITS WHICH CHANGE THICKNESS SHALL HAVE A CONTINUOUS SOLID OR GROUT FILLED COURSE BELOW THE TRANSITION. IF WALL THICKNESS IS GREATER ABOVE THE TRANSITION, THE COURSE OF ABOVE SHALL ALSO BE GROUTED SOLID
- FILL CMU CELLS W/ GROUT FROM TOP OF FOOTING TO TOP OF SLAB-ON-GRADE ELEVATION
- BEAR ALL JOISTS, TRUSSES, AND BEAMS ON SOLID MASONRY OR GROUT FILLED CMU. LENGTH OF BEARING SHALL BE 4', U.N.O.
- MASONRY WALL CONTROL JOINTS ARE NOT INDICATED ON THE STRUCTURAL DRAWINGS. REFER TO ARCH. DRAWINGS FOR JOINT LOCATIONS AND DETAILS. COORD. JOINT LOCATIONS TO AVOID BEAM BEARING LOCATIONS
- ALL REINFORCEMENT INDICATED SHALL BE FULL WALL HEIGHT AND SHALL HAVE EQUAL DOWNIES TO FOOTINGS

BRICK VENEER

- ALL BRICK VENEER CONSTRUCTION TO BE IN ACCORDANCE WITH ACI 530 "BUILDING CODE REQUIREMENTS FOR ENGINEERED BRICK MASONRY", THE BRICK INSTITUTE OF AMERICA AND 2015 IRC REQUIREMENTS.
 - VENEER BRICK _____ ASTM C216, GRADE SW
 - MORTAR _____ ASTM C270, TYPE S
- BRICK VENEER WITH A MAXIMUM HEIGHT OF 40 PSF SHALL BE ANCHORED IN ACCORDANCE WITH ACI 530 SECTION 6.2.2.5. MAINTAIN A MINIMUM SPACING OF 1" BETWEEN THE INSIDE FACE OF VENEER AND OUTSIDE FACE OF SOLID SHEATHING.
 - BRICK VENEER LESS THAN 30"-42" IN HEIGHT SHALL BE ANCHORED TO WOOD FRAMING WITH 7/8" x 7" LONG x 22 GAUGE STANDARD CORRUGATED WALL TIES W/ A MAXIMUM SPACING OF 4" BETWEEN THE INSIDE FACE OF VENEER AND OUTSIDE FACE OF SOLID SHEATHING.
 - ALL TIES SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION CONFORMING TO ASTM A-153 CLASS B2. EMBED ALL ANCHORS IN THE MORTAR JOINT 1/2" MIN W/ AT LEAST 1/2" COVER TO THE OUTSIDE FACE. SPACE ANCHORS TO PROVIDE AT LEAST ONE ANCHOR FOR EACH 2.5' TO 5' FT. OF WALL AREA W/ MAXIMUM SPACING OF ANCHORS AND TIES OF 16" O.C. VERTICAL AND 24" O.C. HORIZONTAL. PROVIDE ADDITIONAL ANCHORS AROUND ALL OPENINGS GREATER THAN 16" IN OTHER DIMENSION. SPACE ANCHORS AROUND PERIMETER OF OPENINGS AT A MAXIMUM OF 3'-0" ON CENTER. PLACE ANCHORS WITHIN 12" OF OPENING. PROVIDE WEEP HOLES SPACED HORIZONTALLY LESS THAN 35" O.C. BRICK VENEER SHALL BE DESIGNED & DETAIL BY THE ARCHITECT/CONTRACTOR TO ALLOW FOR DIFFERENTIAL MOVEMENT AT ALL FIXED OBJECTS WITHIN THE VENEER INCLUDING DOORS, WINDOWS, BEAMS, TRIM, ETC.

POST INSTALLED ANCHORS & DOWELS

- INSTALL ALL ANCHORS IN ACCORDANCE W/ MANUFACTURERS PUBLISHED PROCEDURES AT NOT LESS THAN THE MINIMUM EDGE DISTANCES INDICATED IN THE MANUFACTURERS LITERATURE. SUBMIT PRODUCT DATA FOR REVIEW
- ALL ANCHORS (INCLUDING THREADED RODS, NUTS, WASHERS) SHALL BE ZINC PLATED IN ACCORDANCE W/ ASTM B318 FOR SERVICE CONDITIONS SE-1. CMU CELLS AT ALL ANCHORS SHALL BE GROUT FILLED
- SCREW ANCHORS SHALL BE ONE OF THE FOLLOWING:
 - HYBRID (FAST CURE)
 - TITEN HD, BY SIMPSON STRONG-TIE ANCHORING SYSTEMS
 - Kwik-Hi-St-EZ, BY HILTI
 - SOLE DIAMETER THRU STEEL MEMBERS SHALL BE 3/8" LARGER THAN NOMINAL DIAMETER OF ANCHOR
 - MINIMUM SCREW ANCHOR EMBEDMENT SHALL BE:
 - 4" EMBED FOR 3/4" ANCHORS
 - 5" EMBED FOR 5/8" ANCHORS
 - 6" EMBED FOR 3/4" ANCHORS
- ADHESIVE ANCHORS SHALL CONSIST OF THREADED ROD (ASTM A36), HEX NUT (ASTM A563), WASHER (ASTM F436) AND ADHESIVE (TYPE PER NOTES BELOW)
 - ADHESIVE DOWELS SHALL CONSIST OF DEFORMED REINFORCING BAR (ASTM A615, GRADE 60) AND ADHESIVE TYPE PER NOTES BELOW)
 - A. ADHESIVE ANCHORS OR ADHESIVE DOWELS INSTALLED IN SOLID CONCRETE SHALL UTILIZE ONE OF THE FOLLOWING ADHESIVES:
 - HYBRID (FAST CURE)
 - ACRYLIC-TIE XP, BY SIMPSON STRONG-TIE
 - HT-HY 200, BY HILTI
 - EPPOXY (SLOW CURE)
 - PE 1000+, BY POWERS FASTENERS
 - SET-XP, BY SIMPSON STRONG-TIE
 - HT-RE 500-30 EPPOXY ADHESIVE, BY HILTI
 - B. ADHESIVE ANCHORS INSTALL IN SOLID GROUT FILLED CMU SHALL UTILIZE ONE OF THE FOLLOWING ADHESIVES:
 - HT-HY 70, BY HILTI
 - AC 100+ GOLD, BY POWERS FASTENERS
 - ACRYLIC-TIE, BY SIMPSON STRONG-TIE
 - EPICON AT, BY ITW RED HEAD
 - C. SCREW TUBE ANCHORS INSTALL IN HOLLOW CMU SHALL UTILIZE ONE OF THE FOLLOWING ADHESIVES:
 - HT-HY 70, BY HILTI
 - AC 100+ GOLD, BY POWERS FASTENERS
 - ACRYLIC-TIE, BY SIMPSON STRONG-TIE

DESIGN LOAD DATA

- FLOOR LIVE LOADS:
 - LIVING ROOMS UNIFORM 40 PSF
 - SLEEPING ROOMS 30 PSF
- ROOF LIVE LOADS:
 - MINIMUM ROOF LIVE LOAD 20 PSF
- ROOF SNOW LOAD:
 - GROUND SNOW LOAD (P_s) 30 PSF
 - IMPORTANCE FACTOR (I_s) 1.1
 - EXPOSURE FACTOR (E_s) 1.0
 - THERMAL FACTOR (C_s) 1.0
 - FLAT ROOF SNOW LOAD (P_f+0.7CeC_hW_s) 23.1 PSF
- WIND DESIGN DATA:
 - ULTIMATE DESIGN WIND SPEED (3 SEC. GUST) 115 MPH
 - EXPOSURE B
 - INTERNAL PRESSURE COEFFICIENT (C_{pi}) ±0.18 (ENCLOSED)
 - COMPONENTS & CLADDING PRESSURE PER IRC & ASCE7 A
- SEISMIC DESIGN DATA:
 - SEISMIC DESIGN CATEGORY A

GENERAL

- ALL WORK SHALL BE DONE IN ACCORDANCE W/ THE 2018 EDITION, 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDENT UPON COMPLETION ACCORDING TO THE PLANS AND SPECIFICATIONS. THE STRUCTURAL ENGINEER OF RECORD ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL SUPPLY ANY NECESSARY BRACING, GUYS, ETC. TO PROPERLY BRACE THE STRUCTURE AGAINST WIND, DEAD AND LIVE LOADS UNTIL THE BUILDING IS COMPLETED ACCORDING TO THE PLANS AND SPECIFICATIONS. ANY QUESTIONS REGARDING TEMPORARY BRACING REQUIREMENTS SHOULD BE FORWARDED TO A STRUCTURAL ENGINEER FOR REVIEW.
- VERIFY & COORD. MECHANICAL UNIT SUPPORTS & OPENINGS W/ EQUIPMENT PURCHASED FOR THIS PROJECT. COORD. REQUIREMENTS FOR SLEEVES, HANGERS, INSERTS, ANCHORS & ALL OTHER ITEMS TO BE SET IN STRUCTURAL WORK.
- CONTRACTOR SHALL REVIEW AND VERIFY ALL FIELD CONDITIONS, DIMENSIONS AND CONTRACT DOCUMENTS PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES OR OMISSIONS BEFORE PROCEEDING WITH WORK.
- SPECIAL INSPECTIONS ARE REQ. BY THE USBC (IRC SECTION 1705). REFER TO THE STATEMENT OF SPECIAL INSPECTIONS PREPARED FOR THIS PROJECT.

FOUNDATIONS

- FOUNDATIONS ARE DESIGNED TO BEAR ON ORIGINAL UNDISTURBED SOIL OR CONTROLLED COMPACTION FILL WITH AN ALLOWABLE BEARING CAPACITY OF 1500 PSF IN ACCORDANCE WITH GEOTECHNICAL PRACTICE
- THE GEOTECHNICAL ENGINEER FOR THE OWNERS TESTING AGENCY SHALL VERIFY BEARING CAPACITY & SATISFACTORY OF SUBGRADE PRIOR TO PLACING OF FOUNDATIONS.
- SELECT & PLACE CONTROLLED COMPACTION FILL UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER FOR THE OWNERS TESTING AGENCY.
- ALL FOOTINGS SHALL PROJECT AT LEAST 1'-0" INTO UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL. BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE AT LEAST 2'-6" BELOW FINISHED GRADE. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE FOUNDATION CONCRETE IS PLACED. NO EXCAVATION SHALL BE CLOSER THAN AT A SLOPE OF 2:1 (TWO HORIZONTAL TO ONE VERTICAL) TO A FOOTING. DO NOT PLACE CONCRETE OVER FROZEN SOIL. FOOTINGS SHALL NOT BE FOUND ON EXISTING FILL, LOOSE OR WET SOIL. STEP FOOTINGS WITH A RATIO OF 2 HORIZONTAL TO 1 VERTICAL.
- FOOTING STEPS FOR UNDERSLAB UTILITIES INDICATED ON FOUNDATION PLANS SHALL BE CONSIDERED APPROXIMATE. COORD. FOOTINGS W/ ACTUAL LOCATION, SIZE, AND INVERT OF ALL UNDERGROUND PIPE AND CONDUIT.
- PROTECT FOOTINGS AND GRADE SLABS FROM FROST HEAVE UNTIL BUILDING IS PERMANENTLY CLOSED.
- BRACED WALLS PLUMB WHICH ARE SUBJECTED TO UNBALANCED BACKFILL UNTIL PERMANENTLY STABILIZED BY STRUCTURE

CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO THE REQ. OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" & ACI 301 "STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE."
- CONCRETE SHALL BE NORMAL WEIGHT AND SHALL OBTAIN ULTIMATE 28 DAY COMPRESSIVE STRENGTH (F'_c) AS FOLLOWS:

| | |
|---|----------|
| BSMT WALLS, FOUNDATIONS & CONC. NOT EXPOSED TO WEATHER | 2500 PSI |
| BSMT SLABS & INTERIOR SLABS ON GRADE, EXCEPT GARAGE SLAB | 2500 PSI |
| BSMT WALLS, FINI. WALLS, EXT. WALLS & VERT. CONC. WORK EXPOSED TO WEATHER | 3000 PSI |
| PORCHES, GARAGE SLABS & STEPS EXPOSED TO WEATHER & GARAGE SLABS | 3500 PSI |
- ALL CONCRETE SUBJECT TO FREEZING & THAWING SHALL BE AIR-ENRICHED
- REINFORCING SHALL BE AS FOLLOWS:
 - REINFORCING BARS ASTM A615, GRADE 60, DEFORMED
 - WELDED WIRE FABRIC ASTM A661, SHEET PILE ONLY
 - WELDABLE REINFORCING BARS ASTM A706, LOW ALLOY STEEL REINFORCING BARS, DEFORMED
 - DEFORMED BAR ANCHORS ASTM A496, DEFORMED
 - LAP SPICES SHALL BE CLASS B U.N.O.
 - WELDING PER AWS D1.4 STRUCTURAL WELDING CODE - REINFORCING STEEL
- UNLESS OTHERWISE INDICATED, PROVIDE CONTROL JOINTS IN SLABS ON GRADE WITHIN THE BUILDING SUCH THAT THE AREA BOUNDED BY CONTROL JOINTS DOES NOT EXCEED 225 SQUARE FEET AND JOINT SPACING DOES NOT EXCEED 15'-0" ON CENTER IN ANY DIRECTION. THE RATIO OF LENGTH TO WIDTH OF THE AREA BOUNDED BY CONTROL JOINTS SHALL NOT EXCEED 1.5 TO 1. PROVIDE DIAMOND OR CIRCULAR BLOCKOUTS AT COLUMNS
- REINFORCE ALL RE-ENTRANT CORNERS OF SLAB CASTINGS W/ (2) #4 x 3'-0" LONG IN ADDITIONS TO WELDED WIRE FABRIC.
- PROVIDE BOND BREAK WHERE FLOOR SLAB ABUTS CMU OR CONCRETE WALL
- PLACE CONCRETE MONOLITHICALLY ON STEEL FLOOR DECK. CONSTRUCTION JOINTS MAY BE PERMITTED ONLY AFTER APPROVAL OF THE ARCHITECT/STRUCTURAL ENGINEER
- CONCRETE THICKNESS INDICATED ON FLOOR DECK IS A MINIMUM THICKNESS AND MAY INCREASE TO MAINTAIN A LEVEL SURFACE AS FLOOR FRAMING DEFLECTS DURING CONCRETE PLACEMENT

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By dan.bruechert at 11:20 am, Feb 09, 2024

8000 Hampden Lane



Specifications are based on currently available products. Exact products may be different depending upon availability. Appearance will be as similar as possible to the approved specifications.

REVIEWED

By dan.bruechert at 11:17 am, Feb 09, 2024

1. The type of siding and its configuration for the 2nd floor dormer:
 - James Hardie Fiber Cement Plank, Smooth, Arctic White
 - Width 8.25 in, Exposure 7 in, Thickness 5/16 in
 - Configuration as lap siding to match the main house
 - <https://www.jameshardie.com/products/hardieplank-lap-siding>

2. Window specifications (i.e.; materials, details regarding light division, etc.);
 - Ideal Platinum Series 3000 Vinyl Windows, Simulated Divided Light, Linen Color
 - 30x40 windows: Double hung, Overall window is 3 lites wide and 4 lites high. Each top and bottom panel is 3 lites wide and 2 lites high.
 - 60x40 windows: Fixed picture windows, Each is 6 lites wide and 4 lites high.
 - <https://www.ahc-inc.net/Pages/ideal.htm>

3. Door specifications
 - Single Door: Stanley 36 in. x 80 in. Colonial 9 Lite 2-Panel Painted White Left-Hand Steel Prehung Front Door with Internal Grille.
<https://www.homedepot.com/p/Stanley-Doors-36-in-x-80-in-Colonial-9-Lite-2-Panel-Painted-White-Left-Hand-Steel-Prehung-Front-Door-with-Internal-Grille-9210S-36-L/204765623>
 - Double Door: Verona Home Design Steel Front Entry Door, 64 in. x 80 in. (rough opening 66.5 x 82.5) Right-Hand Inswing, 15 Lite (each) Clear Glass.
<https://www.wayfair.com/home-improvement/pdp/verona-home-design-primed-steel-prehung-entry-door-veron3444.html?piid=45438348%2C45438350>

4. Garage door specifications
 - Both 9 ft x 7 ft doors. Clopay Coachman Series, design style 12, Base and Overlay White, top section SQ24, Colonial Lift Handle. Please refer to the "Design Options" link on the following website for illustrations:
<https://www.clopaydoor.com/coachman>

5. Shutter materials
 - Perfect Fit Custom Shutters. Cedar panels, Flat V groove – split 50/50, Black metal hinge & pintel, black metal holdback, Color Roycraft Pewter. These are the same shutters as used on the main house.
 - https://www.perfectfitshutters.com/exterior-shutters/?clutch=true&utm_source=clutch+ga&utm_medium=cpc&utm_term=exterior%20shutters&utm_campaign=20660397268&utm_content=677433084878&device=c&phys=9007783&intst=&gclid=Cj0KCQiA4Y-sBhC6ARIsAGXF1g6cA4SCyyQgtR6Z61BnAxOXQSpPBbnARo3-TiiKkvCAX4S87ozOoaAq2bEALw_wcB