

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	9832 & 9838 Capitol View Ave., Silver Spring	<b>Meeting Date:</b>	2/2/2022
<b>Resource:</b>	Spatial (undeveloped) <b>Capitol View Park Historic District</b>	<b>Report Date:</b>	1/26/2022
<b>Applicant:</b>	Mark Kaufman (Doug Mader, Architect; Phillip Long, Engineer)	<b>Public Notice:</b>	1/19/2022
<b>Review:</b>	Preliminary Consultation	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Construction of two new single-family dwellings, tree clearing, hardscape, and associated sitework		

**STAFF RECOMMENDATION**

Staff recommends the applicant make revisions based on the HPC’s feedback and return for a HAWP

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Spatial (undeveloped) Resources in the Capitol View Historic District  
**STYLE:** n/a  
**DATE:** n/a



*Figure 1: Proposed building sites. Note, the property lines are incorrectly rendered and run from the street to the railroad tracks.*

## **PROPOSAL**

The applicant proposes to construct two (2) single-family houses on the vacant lots at 9838 and 9832 Capitol View Ave. Associated hardscaping, tree removal, and grading are also included in the project scope.

## **APPLICABLE GUIDELINES**

### ***Capitol View Park Historic District***

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

**Spatial Resources**: Spatial resources are unimproved parcels of land which visually and aesthetically contribute to the setting of the historic district, and which can be regarded as extensions of the environmental settings of the significant historic resources.

### ***Montgomery County Code; Chapter 24A-8***

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

### ***Secretary of the Interior's Standards for Rehabilitation:***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### STAFF DISCUSSION

The proposal under consideration for this Preliminary Consultation involves constructing two houses on undeveloped lots in the Capitol View Historic District. These two lots were platted in 1887 and are shown on the original Plat Map of Capitol View Park (Block 31, Lots 12 and 13 shown below). The lots are 50' (fifty feet wide) and extend from Capitol View Ave. to the right-of-way for the Metropolitan Branch railroad tracks. The two subject lots have been owned in common with the historic Carson House – 9834 Capitol View Ave - (c.1870) from the time of their platting to the present.



Figure 2: Detail of the 1887 Sanborn Map showing subject Lots 12 and 13 and the Carson House (Lot 30). Lots 10 and 11 were subsequently subdivided and houses were constructed on both of those lots in 1944.

The applicant proposes constructing new houses on Lots 12 and 13. These lots have been issued addresses by the Planning Department (9838 and 9832 respectively), but for the sake of clarity, the Staff Report will refer to the sites by their lot number.

Though the lots are currently undeveloped, there is a square foundation depression that appears on Lots 12 and 13 that is approximately 30' (thirty feet) from Capitol View Ave. There are also CMU and hollow terra cotta blocks, which suggests this ruin was potentially an outbuilding associated with the early 20<sup>th</sup>-century farm operations of the Carson House. Staff has been unable to find any information or historic maps showing a building in this location. Trees and undergrowth have taken over the eastern half of the lots.



### Site Constraints

There are several challenges to constructing on Lots 12 and 13 which is the most likely explanation for why they remained undeveloped.

First, the only access to the Carson House is through the existing asphalt and gravel drive on Lot 12. Any development on Lot 12 will necessarily include an access easement and requires the drive to extend a minimum of 143' (one hundred twenty-five feet) from Capitol View Ave. There is recorded right-of-way access on the existing deed for Lot 12.



*Figure 3: The proposed development site with access for the existing driveway on the right side.*

Because a driveway needs to remain, any house constructed on Lot 12 either needs to be located to the rear of the site behind the access to the Carson house or needs to be incredibly narrow. The 1924 deed reserves, “a right of way over the northern 20 feet of lot 12 in said block [Block 31] by a depth of 143 feet from Glen Inn Avenue [now Capitol View Ave.] as a roadway between said land and said avenue.” Staff recognizes that the existing driveway exceeds the 20' (twenty-foot) reservation and could be relocated (see the attached site plan). Even if the driveway were re-located to the northern edge of the lot, there would be 30' (thirty feet) of width, which would further be reduced by the required setback, resulting in a maximum house width of 16' (sixteen feet).

Second, in front of Lot 13, there are several barriers to providing access to the site. There is a bus stop and shelter on the south side of the lot that encroaches into Lot 13. The second barrier is an existing crosswalk across Capitol View Ave. (both of these features are visible in Fig. 3, above). This existing infrastructure does not provide enough open space along Capitol View Ave. to install a curb cut to allow cars to access the lot directly. Any development on this lot will need to take advantage of the existing driveway on Lot 12, discussed above.

Third, the area adjacent to Capitol View Ave. is relatively flat, however, the lot slopes steeply to the west, starting in the middle of the lot. There is approximately a 30' (thirty foot) elevation drop from the eastern edge of the lot to the west. This slope can be advantageous in designing a house so that it has a walk-out basement, but is challenging for the construction of parking areas and/or walking paths.

Finally, the western property boundary is the right-of-way for the Metropolitan Branch of the B & O



railroad. While no safety concerns were raised about the proximity of these tracks, the applicant would like to place the proposed houses far from the train tracks to mitigate noise from the tracks.

### **House Design and Materials**

Both house designs are largely identical, so the Staff Report will discuss the houses in a single section. Both houses are two-stories and the main block of the house is approximately 35' × 40' (thirty-five feet wide by forty feet deep). Both houses also propose front telescoping, two-car garages that are approximately 20' × 30' (twenty feet wide by thirty feet deep), This limits side setback to approximately 7' 6" (seven feet, six inches), excluding projecting bays. The proposed houses are two stories tall, whereas most of the surrounding houses are one or one-and-a-half-story tall, though that may not have a significant impact on the streetscape because of the significant change in grade and deep setback. Staff also finds that the proposed houses appear slightly wider than many of the neighboring houses on the west side of Capitol View Ave., but not to the extent that they detract from the surrounding streetscape (see attached streetscape study).

The houses draw largely from a traditional architectural vocabulary and have a front gable roof, with a small front porch with a shed roof. Each house has several projecting rectangular bays on the side elevations to break up the house massing. Both houses will have large wood decks at the rear. The windows are mostly six-over-one sash windows, with some single lite casements, and picture windows.

The one element that deviates from traditional architectural design is the two-story, front-telescoping attached garage. To accommodate the existing driveway, the house on Lot 13 will be side-loading, while the house on lot 12 will be front loading. Both garages will have carriage-style doors. Staff finds that these garages are not compatible with the surrounding architecture and, absent a compelling reason, should be excluded from the design. Houses in the surrounding area of the historic district have utilized several different parking solutions including parking pads, carports, and detached garages. Some post-1935 houses, which are not considered to contribute to the historic architectural character of the district, have a front-loading, side-projecting garage, however, most of those garages are limited to a single bay. Staff requests more information about the need for the attached garages and requests feedback from the HPC on this topic.

Staff finds that the houses are on the large size for the district, but are not out of character. For example, the most recent construction on Capitol View Ave. (9905 Capitol View Ave., approved in 2015) has a footprint of 35' 8" × 50' 11" (thirty-five feet, eight inches wide by fifty feet, eleven inches deep). That construction includes an integrated two-bay garage, which is accessed from Menlo Ave.

Materials for the two houses are fairly typical of what the HPC has seen for infill construction in historic districts including, fiber cement clapboard and fiber cement shingle siding, clad wood windows, architectural shingle roof. Staff finds that these materials are generally appropriate for the site and district; however, Staff notes that most fiber cement shingles have too thin of a profile to be a compatible substitute material and detailed specifications will need to be submitted with the HAWP application. Additionally, full specifications for the windows and doors will need to be submitted with the HAWP.

Staff requests feedback from the HPC regarding:

- The compatibility of the size of the proposed houses;
- The compatibility of the design of the proposed houses with particular focus on the telescoping garage;
- The compatibility of the materials selected; and
- Recommended revisions in size and/or materials for the driveway and parking area.

### **House Placement**

The proposed house placement will not reinforce the existing settlement pattern along Capitol View Ave.

for the site limitations discussed above. To aid in understanding the visual impact of the proposed houses, the applicant provided a streetscape study (attached). The streetscape study shows that most of the houses along Capitol View Ave. are approximately 30' (thirty feet) from the street.

The front of the proposed house on Lot 12 will be set back 122' 4" (one hundred twenty-two feet and four inches). This location is rear of the property line of many of the other properties along Capitol View Ave. Due to the change in topography, the whole first floor of the proposed house is below the grade of Capitol View Ave. Staff finds that this location is far enough from the street that it will not have a significant impact on the surrounding district and that a lenient level of review should be applied (24A-8(d)). Staff also finds that the site limitations require any new house to be constructed in the approximate location proposed, and there would be no benefit to the surrounding district to move the house further to the west.

The proposed house at Lot 13 is setback 82' 8" (eighty-two feet, eight inches) from the street. This placement was selected to utilize the single driveway to accommodate parking in the side-loading garage at the front. The change in grade is not as significant at this location, so the proposed house looks much taller than the house on Lot 12. Based on Staff's analysis, a house on this lot could be in two possible locations, and each has potential benefits and drawbacks. In considering the proposed location, Staff finds that the proposal could preserve the 'spatial' character of the site in front of the house and could accommodate additional planting and shade trees. No landscape plan was provided, so this concept would need to be further discussed and evaluated at the Preliminary Consultation hearing. The drawback to the proposed location is that the new house does not reinforce the existing settlement pattern along Capitol View Ave. If the house were to be relocated closer to the street, modifications to the design could place an attached garage to the rear of the house, solving an identified design issue discussed above. However, Staff finds a house closer to the street on this lot would visually compete with the bus stop shelter, and curb cut for the crosswalk which may not be compatible with the surrounding district.

The house arrangement will take advantage of a single driveway and includes a large a significant amount of new pavement – no material specification was included in the application package. Staff finds that this amount of new paving is out of character with the surrounding district and recommends either a reduction in paving or introducing a textured material (i.e. paving blocks or exposed aggregate concrete) to be compatible with the character of the district.

Staff requests feedback from the HPC regarding:

- The proposed house locations and,
- Any mitigating measures that would help preserve the character of the district.

Based on Staff's observation on the site an unknown number of trees will need to be removed to accommodate the construction. A tree survey of the property needs to be submitted with the HAWP application that identifies the size and species of trees proposed for removal. While the site plan does show proposed trees at the western edge of the property, Staff may recommend additional tree plantings between the houses and Capitol View Ave. as mitigation. Additional trees in this location would also help create a visual buffer that would preserve much of the 'spatial' character on the site.

### **STAFF RECOMMENDATION**

Staff recommends that the applicant make any revisions recommended by the HPC and return for a HAWP.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 960660
DATE ASSIGNED

APPLICANT:

Name: E-mail:
Address: City: Zip:
Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail:
Address: City: Zip:
Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- Checklist items: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other:

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent Date 07/23/2021



Adjacent and Confronting Properties:

Silver Spring, MD 20910

9830 Capital View Avenue

9900 Capitol View Avenue

9834 Capitol View Avenue

9831 Capitol View Avenue

9901 Capitol View Avenue

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

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



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Mitra Pedoeem  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 7/21/2021

Application No: 960660  
AP Type: HISTORIC  
Customer No: 1412809

## Affidavit Acknowledgement

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

## Primary Applicant Information

Address 9832 CAPITOL VIEW AVE  
SILVER SPRING, MD 20910

Homeowner Mark (Primary)

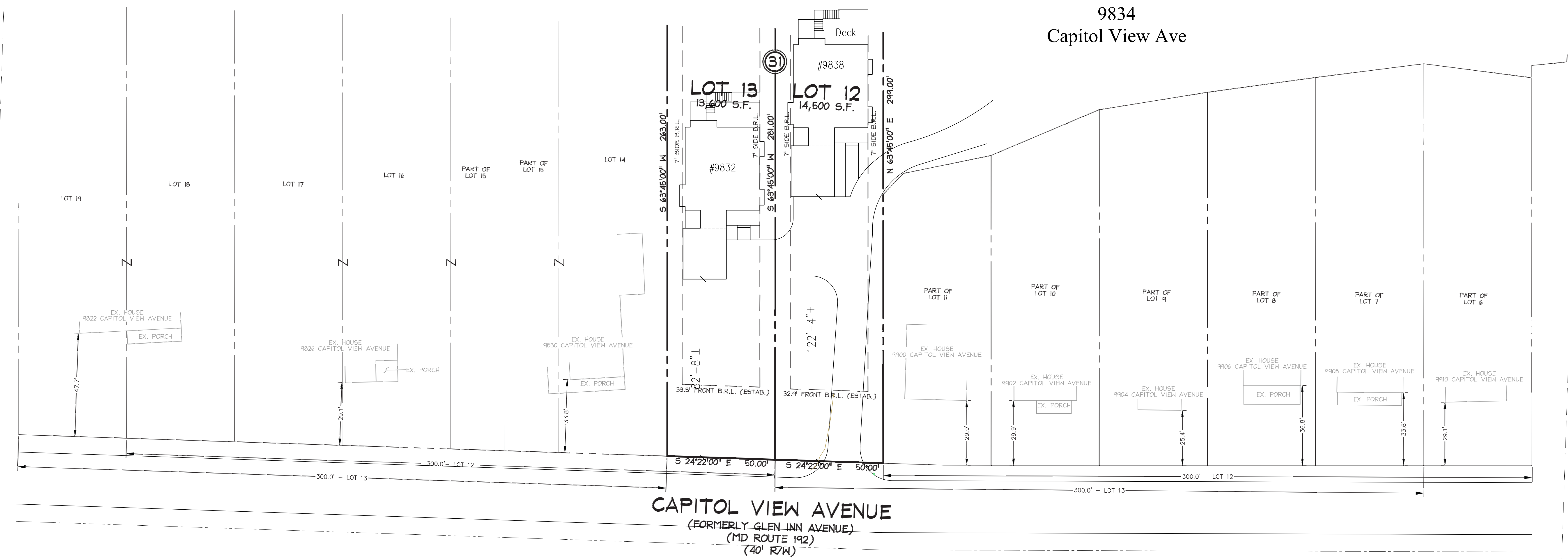
Othercontact CAS Engineering

## Historic Area Work Permit Details

Work Type CONST

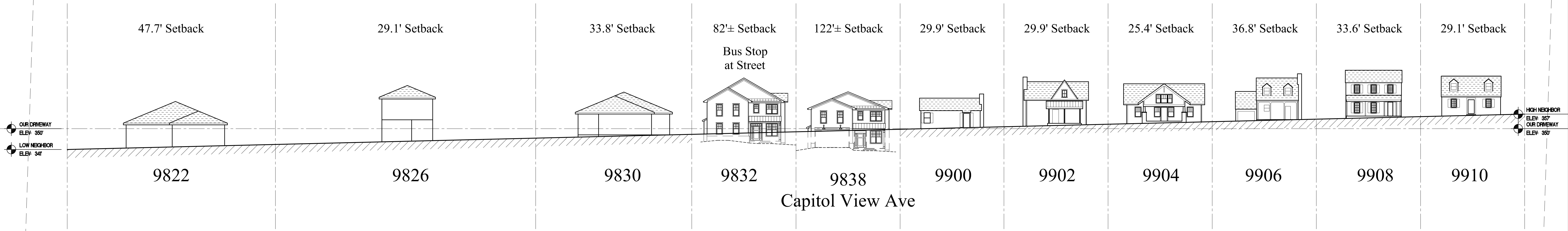
Scope of Work New Single-Family Home





**STREETSCAPE PLAN**

SCALE: 1" = 20'



**STREETSCAPE ELEVATION**

SCALE: 1" = 20'

This drawing has been prepared as part of the Historic Area Work Permit application to show how character of proposed houses will relate to existing neighbors.

**Douglas Mader, AIA**  
 11307 Rakeby Avenue, Silver Spring, MD 20910-0187  
 (301) 466-1378 cell, DMaderAIA@aol.com

**9838 Capitol View**  
 9838 Capitol View Avenue  
 Silver Spring, MD 20910  
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**STREETSCAPE PLAN AND ELEVATION**

Job #:	20-29
Drawn by:	DDM
Date:	11/1/21
Revisions:	



GENERAL NOTES

- 1. Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated July, 2003.
2. Total lot area: Lots 12 & 13 = 28,100 sq. ft. (0.645 acres)
3. Property is located on Tax Map HP962 and WSSC 2007 Sheet 21N20W3.
4. Property is located on Sub Survey Map Number 24.
5. Flood zone "X" per F.E.M.A. Firm Maps, Community Plan Number 24031033700.
6. Property is located in the Rock Creek Watershed.
7. Water Category - 1, Sewer Category - 1
8. Local utilities include:
Water / Sewer - Washington Suburban Sanitary Commission
Electric - WPCO
Telephone - Verizon
Gas - Washington Gas
9. Property is located in the Capitol View Park Historic District.
11. This plan was created without the benefit of a site report.

ZONING DATA

- 1. Zoning: R-40
Minimum Lot Area = 6,000 sq. ft.
Minimum Lot Width at R/W = 25 ft.
Minimum Lot Width at B.R.L. = 60 ft.
Minimum Lot Area = 6,000 sq. ft.
Minimum Lot Width at R/W = 25 ft.
Minimum Lot Width at B.R.L. = 60 ft.
Side B.R.L. = 7.5 ft. min. each side @ 1/8"

[1] Per Montgomery County Code Section 4.4.1.A.2, the established building line has been determined by averaging the front setbacks of the 20 or more detached houses within 300 feet of the side lot lines measured along the street frontage.

[2] Per Montgomery County Code Section 7.1.D.2.c, a detached house on a plat is, in whole or in part, a previously platted lot that has not changed in size or shape since June 1, 1956, exclusive of changes due to public acquisition, may be consolidated or reconstituted in a manner that satisfies the maximum building height, lot coverage and established building line of its zone when the building permit is submitted and the side yard and rear setbacks required by the 1956 zoning in effect when the lot, parcel or part of it was first created.

[3] This property was created prior to January 1, 1964, therefore 7 foot side setbacks are permitted.

Verify lot coverage in accordance with the Zoning Ordinance.

Lot area equal to or greater than 6,000 square feet but less than 16,000 square feet.
Lot Coverage: The maximum area that may be covered by a building, including any accessory building and any unroofed porch area, shall not exceed, in any zone, the following:
Maximum building height: 35 feet in height.

Allowable lot coverage: 30% of total lot area, less 0.001 percent for every square foot of lot area exceeding 6,000 square feet.
Lot 12 = 14,500 sq. ft. (per plat)
14,500 / 30% = 4,350 sq. ft.
8,500 x 0.001 = 8.5
30% = 8,531.5 sq. ft.

Maximum building lot coverage (including accessory buildings) = 3,117.5 sq. ft.
Total area covered by buildings = 2,004.0 sq. ft.

Lot 13 = 13,600 sq. ft. (per plat)
13,600 / 30% = 4,080 sq. ft.
7,600 x 0.001 = 7.6
30% = 7,522.4 sq. ft.
Maximum building lot coverage (including accessory buildings) = 3,046.4 sq. ft.
Total area covered by buildings = 2,004.0 sq. ft.

Verify main building height in accordance with the Zoning Ordinance.

Lot 12
First floor elevation: 342.30 ft.
Height of building from FF to highest point: 35.75 ft. (24'-3" Per Arch)
Elevation at highest point: 382.05 ft.
Average elevation along front of building: 342.23 ft.
Height of building at highest point = 389.05 - 334.23 = 34.82 feet
Allowable height of building = 35 feet
Proposed height of building to highest point = 34.82 feet

Lot 13
First floor elevation: 343.50 ft.
Mean height of building from first floor: 24.25 ft. (24'-3" Per Arch)
Elevation at mean height of building: 367.75 ft.
Average elevation along front of building: 342.12 ft.
Mean height of building = 367.75 - 342.12 = 27.63 feet
Allowable mean height of building = 30 feet
Proposed mean height of building = 27.63 feet

SEQUENCE OF CONSTRUCTION

- 1. Prior to clearing of trees, installing sediment control measures, or grading, a pre-construction meeting shall be conducted on-site with the Montgomery County Department of Permitting Services (MCPS) Sediment Control Inspector (240) 777-0311 (48 hours notice), the owner's representative, and the site engineer.
2. The limits of disturbance (L.O.D.) must be field marked prior to clearing of trees, installation of sediment control measures, construction, or other land disturbing activities.
3. Staging, access, and stockpiling activities may not occur in the public right-of-way or beyond the approved limits of disturbance (L.O.D.) defined by this plan.
4. Clear and grade for installation of sediment control devices.
5. Install sediment control devices.
6. Once the sediment control devices are installed, the permittee must obtain written approval from the MCPS Sediment Control Inspector before proceeding with any additional clearing, grubbing, or grading.
7. The Stabilized Construction Entrance (SCE) is an erosion and sediment control practice and must remain in place until written permission is granted from the inspector for its removal.
8. Install base courses for driveway and construct house, etc.
9. Install stormwater management devices and associated piping but do not connect to downspouts at this time.
10. Pave driveway, permanently stabilize all remaining areas.
11. Connect downspouts to roof drain piping and stormwater management devices.
12. Provide signed record set of plans to the sediment control inspector.
13. Obtain written approval from Sediment Control Inspector prior to the removal of any sediment control device.

RELATED REQUIRED PERMITS

Table with 5 columns: TYPE OF PERMIT, RECD, NOT RECD, PERMIT NUMBER, EXPIRATION DATE, WORK RESTRICTION DATES. Includes MCPS Floodplain District, WATERWAYS/WETLANDS, MDE, MDE Water Quality Certification, MDE Dam Safety, DPSS Roadside Trees Protection Plan, N.P.D.E.S. - Notice of Intent, FEMA LOANS (Letter of Map Revision), Required Post Construction, OTHERS (Please List).

CONSTRUCTION INSPECTION CHECK-OFF LIST FOR DRY WELL/RECHARGE CHAMBER

Table with 4 columns: STAGE, MCPS INSPECTOR, OWNER/DEVELOPER, INITIALS. Includes Mandatory Notification, Final Grading and permanent stabilization completed, Final Fringing and permanent stabilization completed.

RECORD DRAWING CERTIFICATION

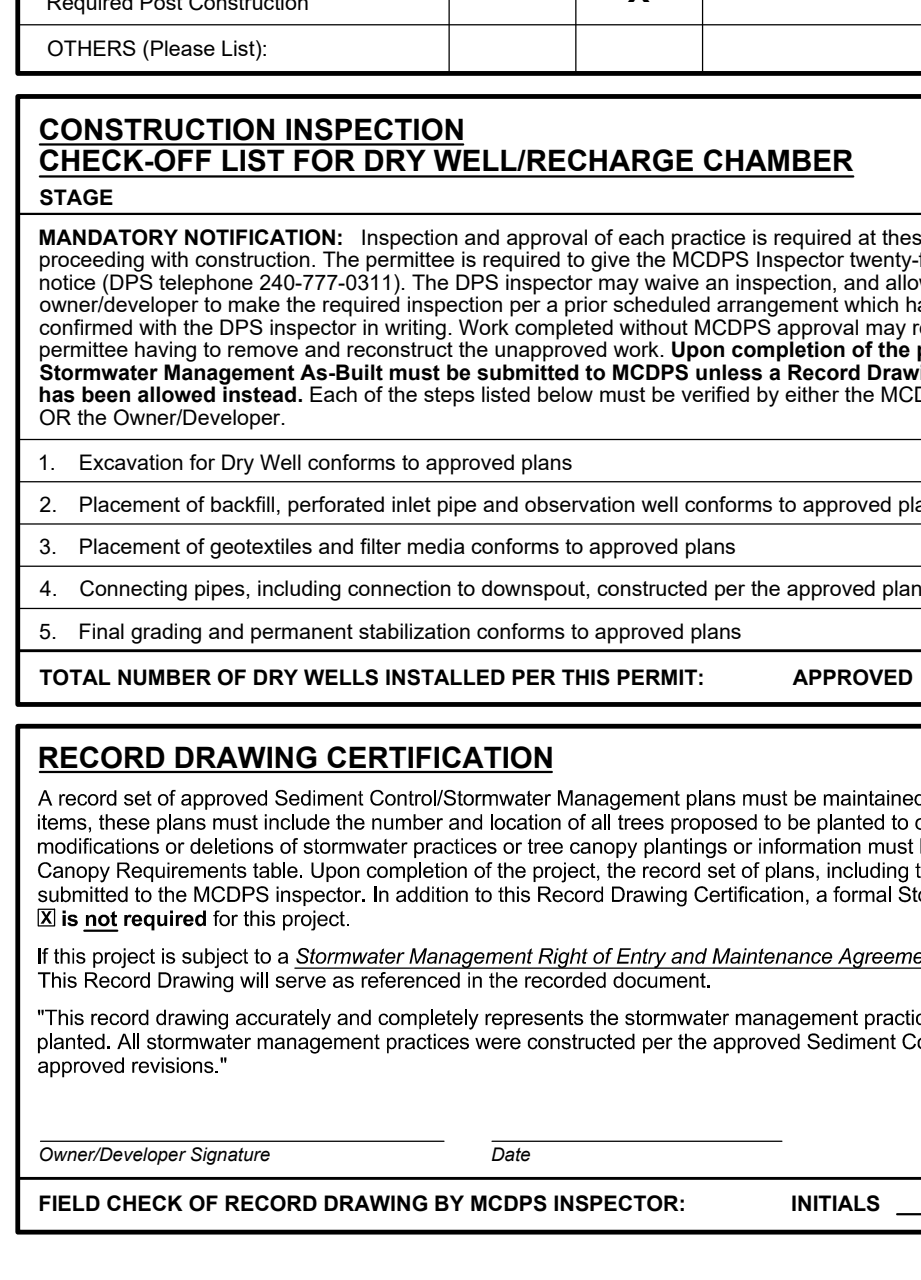
A record set of approved Sediment/Stormwater Management plans must be maintained on-site at all times. In addition to stormwater management plans, these plans must include the number and location of all these structures to be planned to comply with the Clean Water Act, any approved modifications or additions of stormwater ponds or tree canopy management information shown on this record set of plans, and on the Tree Canopy Management Plan. Upon completion of the project, the record set of plans, including the signed Record Drawing Certificates, must be submitted to the MCPS Inspector. In addition to Record Drawing Certification, a formal Stormwater Management Plan-Build Submission (SMB) is required for all projects on this project.

This project is subject to a Stormwater Management Right of Entry and Maintenance Agreement, that document is recorded at Book XXXXX, Page XXX. This Record Drawing will serve as referenced in the recorded document.

This record drawing accurately and completely represents the stormwater management practices and tree canopy plantings as they were constructed or planned. All stormwater management practices were constructed per the approved Sediment Control / Stormwater Management plans or subsequent approved revisions.

Owner/Developer Signature: \_\_\_\_\_ Date: \_\_\_\_\_
MCPS Inspector: \_\_\_\_\_ Initials: \_\_\_\_\_ Date: \_\_\_\_\_

LEGEND



EXISTING UTILITY LOCATIONS

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.

UTILITY CO. REQUESTED DATE BY # INFO RECEIVED PLAN RECEIVED BY
AT&T 06/25/2020 KAW 07/27/2020 8/13/2020 SBF
COMCAST 06/25/2020 KAW 07/27/2020 8/13/2020 SBF
PERIOD 06/25/2020 KAW 07/27/2020 8/13/2020 SBF
MANSION 06/25/2020 KAW 07/27/2020 8/13/2020 SBF
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MANSION 06/25/2020 KAW 07/27/2020 8/13/2020 SBF

FRONT YARD PARKING AREA COVERAGE: LOT 12

FRONT YARD PARKING AREA: 364.7 SF
FRONT YARD AREA: 4,929 SF
COVERAGE: 7.4% (35%)

FRONT YARD PARKING AREA COVERAGE: LOT 13

FRONT YARD PARKING AREA: 364.7 SF
FRONT YARD AREA: 4,929 SF
COVERAGE: 7.4% (35%)

TOPSOIL NOTE

TOPSOIL MUST BE APPLIED TO ALL PERIODS AREA WITHIN THE LIMITS OF DISTURBANCE PRIOR TO PERMANENT STABILIZATION IN ACCORDANCE WITH MDE STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS.

ROADSIDE TREE REQUIREMENTS

TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.

# of Street Trees Removed # of Street Trees Planted
Sheet Tree Removal Fee: \$100.00 Additional Required Fee: \$500.00
Total Fees Required: \$600.00

AVERAGE GRADE DETERMINATION (LOT 12)

Table with 6 columns: ELEV POINT 1, ELEV POINT 2, AVERAGE GRADE, SECTION LENGTH, LENGTH, AVERAGE GRADE % LENGTH. Section A: 338.00, 336.80, 337.40, 20.0, 56.34% 189.52. Section B: 330.00, 332.90, 331.45, 15.5, 43.69% 144.71. AVERAGE GRADE = 334.23

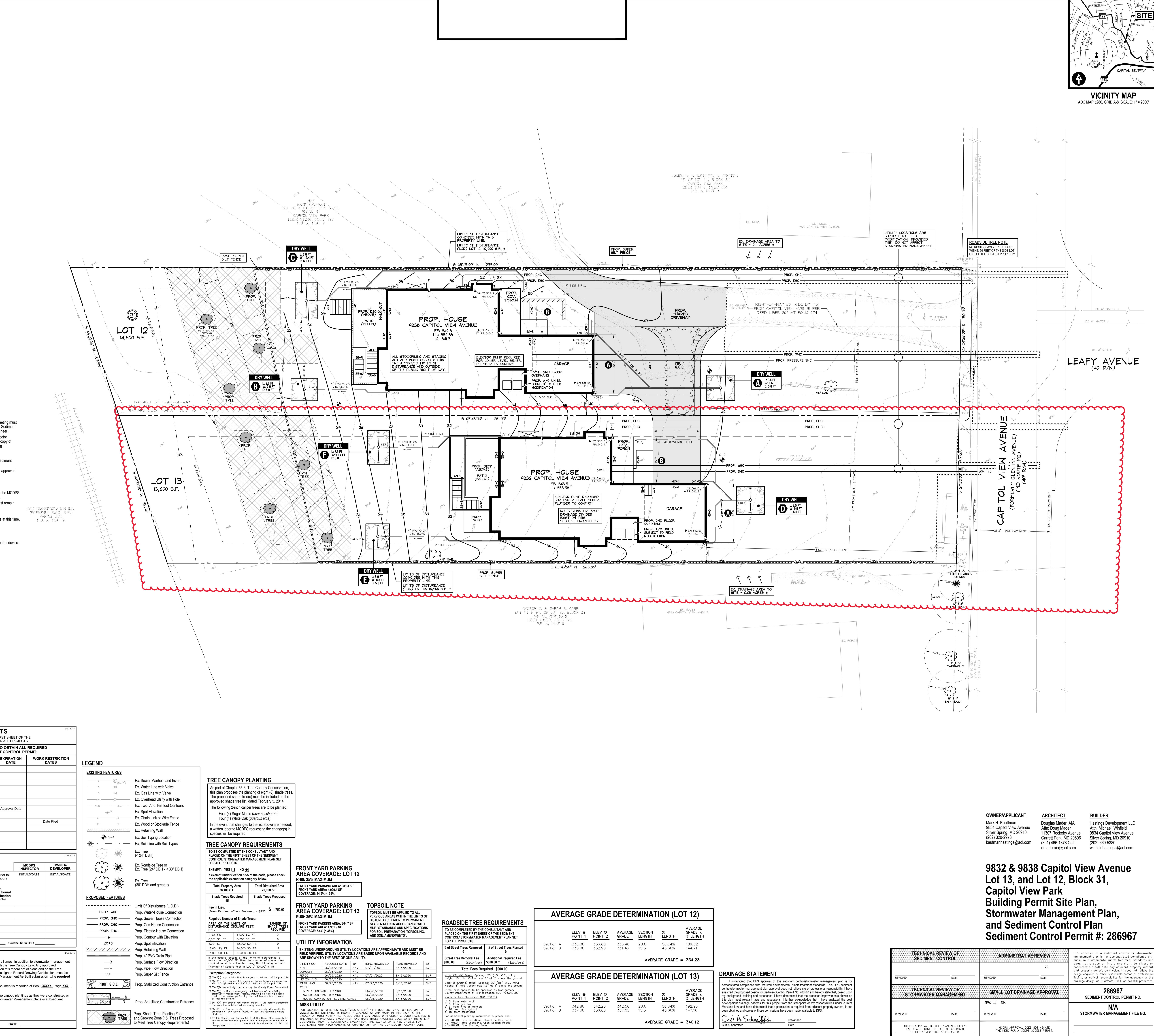
AVERAGE GRADE DETERMINATION (LOT 13)

Table with 6 columns: ELEV POINT 1, ELEV POINT 2, AVERAGE GRADE, SECTION LENGTH, LENGTH, AVERAGE GRADE % LENGTH. Section A: 342.80, 342.20, 342.50, 20.0, 56.34% 192.96. Section B: 337.30, 336.80, 337.05, 15.5, 43.69% 147.16. AVERAGE GRADE = 340.12

DRAINAGE STATEMENT

I, the undersigned, the DPS Engineer of this sediment control/stormwater management plan is a duly licensed professional engineer under the laws of the State of Maryland, License No. 19666, expiration date 3/31/2022, and the plan means MCPS criteria for building and sediment control permit applications.

Cur A. Schreffler, Date: 07/26/2020



CAS JOB NO.: 20-273
DATE: 03/20/21
DATE REVISION
03/20/21 PLS. Sediment Control Permit Application Submitted



Cur A. Schreffler
CURT A. SCHREFFLER, PE
03/24/2021
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. 19666, expiration date 3/31/2022, and that this plan means MCPS criteria for building and sediment control permit applications.

OWNER/APPLICANT: Mark H. Kauffman, Adam Dreyer, Douglas Master, AIA, Alvin Michael Wolfeld, Douglas Master, AIA, Alvin Michael Wolfeld, 11307 Rockeby Avenue, 9834 Capitol View Avenue, Silver Spring, MD 20910, 20911 465-1378, kauffmanhastings@aol.com, dmastera@aol.com, winfieldhastings@aol.com

8932 & 9838 Capitol View Avenue
Lot 13, and Lot 12, Block 31,
Capitol View Park
Building Permit Site Plan,
and Sediment Control Plan
Sediment Control Permit #: 286967

Table with 4 columns: TECHNICAL REVIEW OF SEDIMENT CONTROL, ADMINISTRATIVE REVIEW, TECHNICAL REVIEW OF STORMWATER MANAGEMENT, SMALL LOT DRAINAGE APPROVAL. Includes dates, initials, and checkboxes for MCPS approval.



# A Private Residence at 9832 Capitol View Avenue Silver Spring, MD 20910

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												
GROUND SNOW LOAD	WIND DESIGN			SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	Speed (mph)	Topographic effects	Special wind region		Weathering	Frost line depth	Termite					
30 PSF	115	NO	NO	B	Severe	30 inches	Moderate to Severe	13° F	Yes	July 2, 1979	300	55° F

TABLE R301.1(4) FILLED OUT WITH DATA FOR MONTGOMERY COUNTY, MARYLAND  
WIND EXPOSURE FOR THIS SITE: "B", URBAN OR SUBURBAN WITH CLOSELY SPACED OBSTRUCTIONS.  
SOIL BEARING CAPACITY: 2,000 PSF OR AS DETERMINED BY GEOTECHNICAL EVALUATION.

#### 08251 FIRE-RATED GYPSUM BOARD

AT A MINIMUM SEPARATE DWELLING FROM GARAGE PER IRC2018 TABLE R302.6 AS FOLLOWS:  
1) SEPARATE GARAGES FROM RESIDENCE AND ATTICS WITH MINIMUM 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE.  
2) SEPARATE GARAGES FROM HABITABLE ROOMS ABOVE THE GARAGE WITH MINIMUM 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT.  
3) PROTECT STRUCTURE SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THE SECTION FROM GARAGE WITH MINIMUM 1/2-INCH GYPSUM BOARD OR EQUIVALENT.

PROTECT OPENINGS AND PENETRATIONS TO GARAGE PER R302.5:  
4) PROVIDE SOLID WOOD DOORS MINIMUM 1 3/8" THICK FROM GARAGE TO RESIDENCE.  
5) DOORS PENETRATING GARAGE WALLS SHALL BE MINIMUM 26 GAGE AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.  
6) OPENINGS FROM THE GARAGE TO A SLEEPING ROOM ARE NOT PERMITTED.

#### 15151 PASSIVE RADON GAS CONTROLS

Provide Passive Radon Gas Controls per IRC2018 Appendix F:  
1) Close potential radon entry routes including floor openings, pipe penetrations through basement floor slab, sumps open to soil.  
2) Seal solid core course of masonry foundation walls above grade.  
3) Seal ducts that pass through Craw Space, if applicable.  
4) Provide Craw Space with continuously operated mechanical exhaust system in accordance with R408.3.  
5) Install "T" fittings under existing basement slab or directly into an interior perimeter drain tile. Extend vent pipe through conditioned space of the dwelling to terminate not less than 12 inches above the roof and, in applicable, not less than 10 feet away from any window less than 2' below the exhaust point.

#### 13030 WET-PIPE FIRE SUPPRESSION SPRINKLERS

Provide and install automatic residential fire sprinkler system per IRC2018 R313, designed and installed in accordance with Section P2904 or NFPA 13D.

#### Applicable Codes for Montgomery County, MD

Building	International Residential Code (2018 Edition)
Electrical	National Electrical Code (2017 Edition)
Plumbing	International Plumbing Code (2018 Edition)
Mechanical	International Mechanical Code (2018 Edition)
Gas	International Fuel Gas Code (2018 Edition)
Fire Protection	National Fire Protection Association 70
Energy	International Energy Code Council (2018 Edition)

#### Minimum Uniformly Distributed Live Loads

USE	LIVE LOAD
Uninhabitable attics without storage	10 pounds per square foot (psf)
Uninhabitable attics with limited storage	20 psf
Habitable attics and attics served with fixed stairs	30 psf
Exterior balconies and decks	40 psf
Fire Escapes	40 psf
Guards and handrails	200 pound single point load
Guard in-fill components	50 psf
Passenger vehicle garages	50 psf
Rooms other than sleeping rooms	40 psf
Sleeping rooms (and associated closets & baths)	30 psf
Stairs	40 psf

#### Material Strength for Structural Members

USE	MINIMUM STRENGTH
Soil	2,000 psf *
Concrete Footings	2,500 psi
Concrete Foundation Walls	2,500 psi
Concrete Basement Slab	2,500 psi
Concrete Garage Slab	3,500 psi
Wood Sill Plates	2x6 pressure-treated
Wood I-Joists	See EWP Supplier's Engineered drawings
PSL Posts	No. 2 standard or stud grade @ 16"
Studs	Fb = 2,650 psi UON
LVL Beams	5/8" Minimum on joists @ 16"
Floor Sheathing	3/8" Minimum with 6d 2" nails
Wall Sheathing	15/32" Minimum or comply with IRC2018 R313.1
Roof Sheathing	Southern Pine No. 2 UON, @ 24"
Wood Trusses (See Calculations)	

\* Soils assumed to be sand, silty sand, clayey sand, silty gravel and/or clayey gravel (SW, SP, SM, SC, OM and OC).  
Test soil that appears weak such as clay, sandy, silty clay, clayey silt, silt and/or sandy silty (CL, ML, MH or OH).  
d = penny  
EWP = Engineered Wood Product(s)  
LVL = Laminated Veneer Lumber  
PSL = Parallel Strand Lumber  
UON = Unless Otherwise Noted

#### PRESCRIPTIVE WORKSHEET (R-Values)

Applicant Name Michael Winnfield Date 2/2/21  
Building Address 9832 Capitol View Avenue, Silver Spring, MD 20910 Permit (A/P)# \_\_\_\_\_

CRITERIA	REQUIRED	PROVIDED	ASSEMBLY DESCRIPTION
WINDOWS/DOORS GLAZED FENESTRATION	MAX. U-FACTOR	0.32	0.31
	MAX. SHGC	0.55	0.30
SKYLIGHTS	MAX. U-FACTOR	0.4	N/A
	MAX. SHGC	0.4	N/A
CEILING	R-49	R-49	BLOWN-IN OR FIBERGLASS BATT
WALLS (wood framing)	R-20 or 13±5	R-20	FIBERGLASS BATT - 2x6 WALLS
MASS WALLS	**R-8/13	N/A	N/A
BASEMENT WALLS	**R-10/13	R-13	FIBERGLASS BATT - 2x4 WALLS
FLOORS	R-19	R-19	FIBERGLASS BATT
SLAB PERIMETER R-value, depth	R-19, 2 ft	R-10, 2ft	2" RIGID POLYSTYRENE
CRAWL SPACE WALLS	**R-10/13	N/A	N/A

\*The first R-value applies to continuous insulation, the second to framing cavity insulation. "10/13 means R-10 continuous insulation sheathing on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall."

\*\* The second R-value applies when more than half the insulation is on the interior of the mass wall. Insulation material used in layers, such as framing cavity insulation and insulating sheathing, shall be summed to compute the component R-value.

Thermally Isolated Sunroom, Check box if applicable.

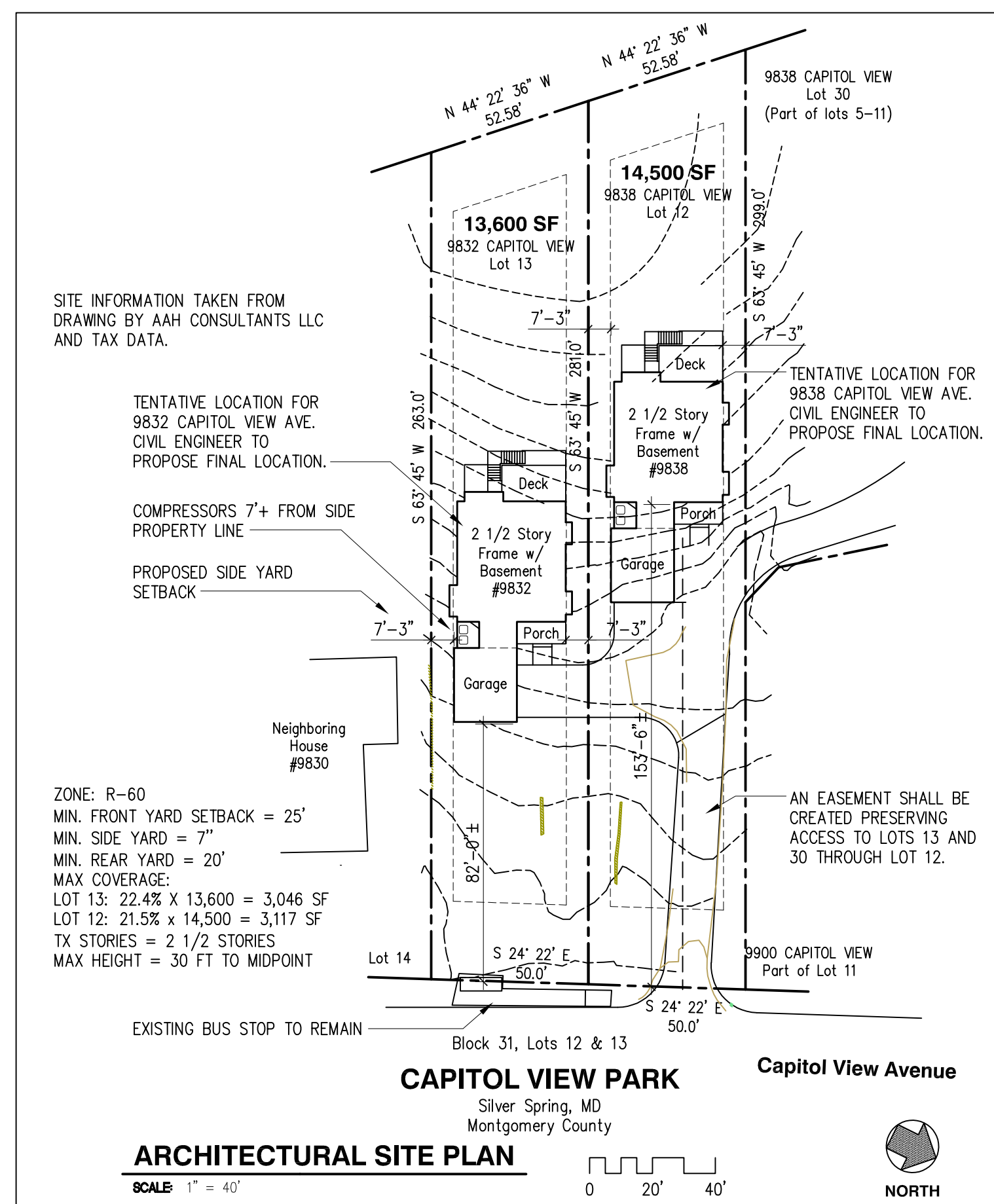
- Minimum Ceiling R-Value of Sunroom (R-19)
- Minimum Wall R-Value (R-13)
- New wall(s) separating a sunroom from conditioned space shall meet the building thermal envelope requirements.

I hereby certify that the building design represented in the attached construction documents has been designed to meet or exceed the requirements of:

2018 Edition International Energy Conservation Code (IECC)

Michael Winnfield Hastings Development, LLC 2/2/21  
Builder/Designer/Contractor Company Name Date

1 Section R103.3.1 "Documents shall be endorsed and stamped "Reviewed for Code Compliance." Section R103.3.3, provides provision for Phased Approval. "The code official shall issue the authority to issue a permit for the construction of part of an energy conservation system before the construction documents for the entire system have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holders of such permit shall proceed at their own risk without assurance that the permit for the entire energy conservation system will be granted."



#### INDEX OF DRAWINGS:

- 1 of 10 A0 COVER SHEET, INDEX & CODE INFORMATION
- 2 of 10 A1 LOT COVERAGE DIAGRAM AND LOWER LEVEL PLAN
- 3 of 10 A2 FIRST AND SECOND FLOOR PLANS
- 4 of 10 A3 ROOF PLAN, BUILDING SECTION
- 5 of 10 A4 ELEVATIONS
- 6 of 10 A5 WALL SECTIONS & DETAILS
- 7 of 10 A6 THERMAL ENVELOPE DETAILS & WIND BRACING DIAGRAMS
- 8 of 10 S1 FOUNDATION PLAN & DETAILS
- 9 of 10 S2 FIRST AND SECOND FLOOR FRAMING PLANS
- 10 of 10 S3 ROOF FRAMING PLANS

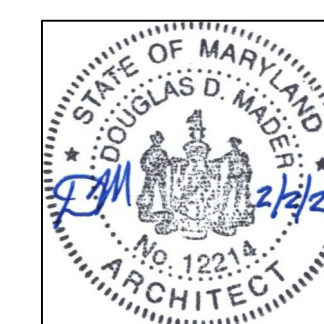
#### COVER SHEET, INDEX & CODE INFORMATION

Job #: 20-22  
Drawn by: DDM  
Date: 2/2/21  
Revisions:

A0  
1 of 10

Douglas Mader, AIA  
11307 Rokeby Avenue, Silver Spring, MD 20910-0187  
(301) 466-1378 cell, DMaderAIA@aol.com

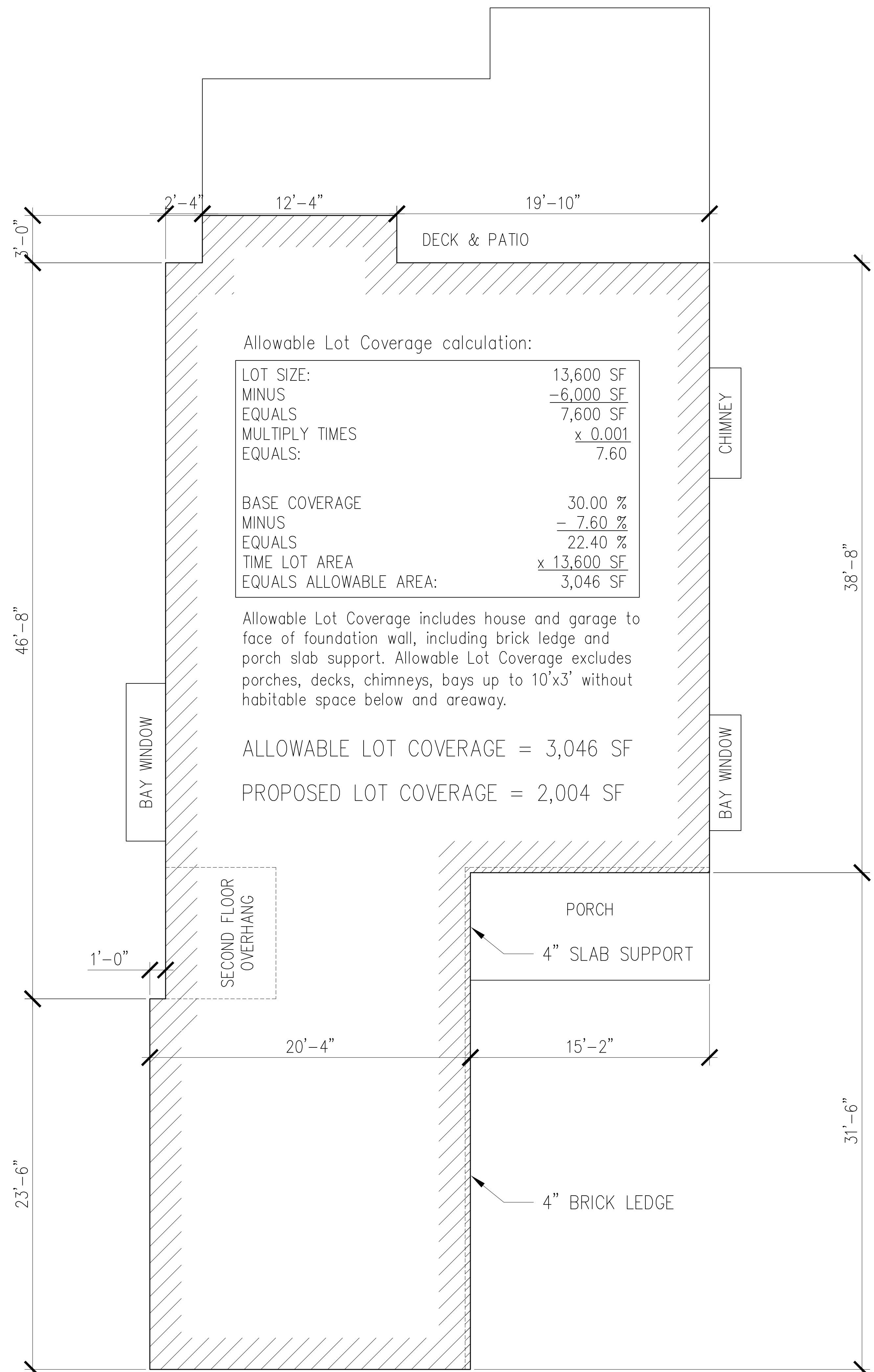
9832 Capitol View  
9832 Capitol View Avenue  
Silver Spring, MD 20910  
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I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 18214. Expiration Date: 8/24/2021.

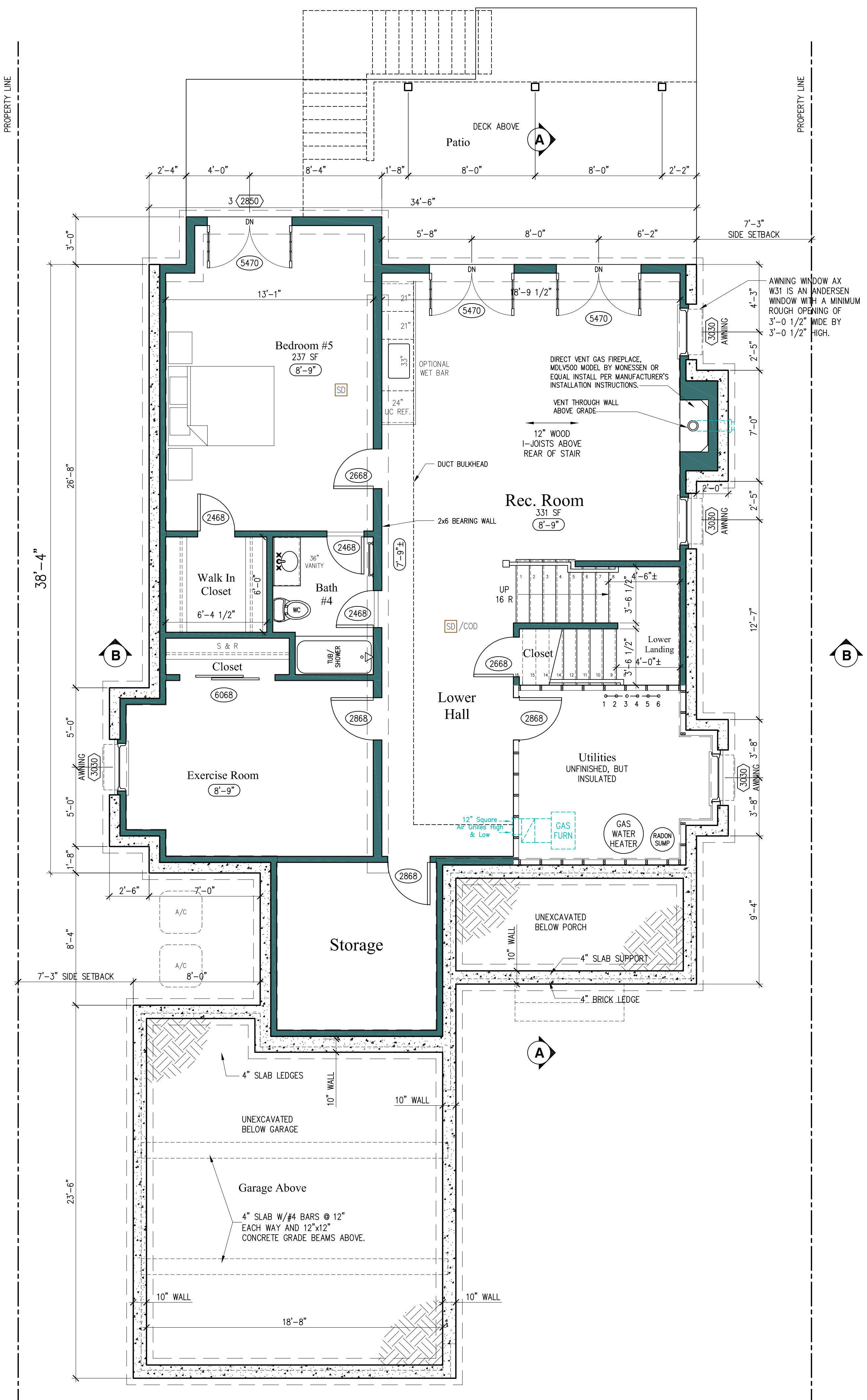
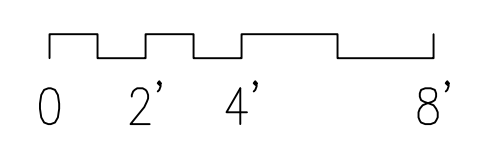
Digital Signature above for Douglas Mader, AIA





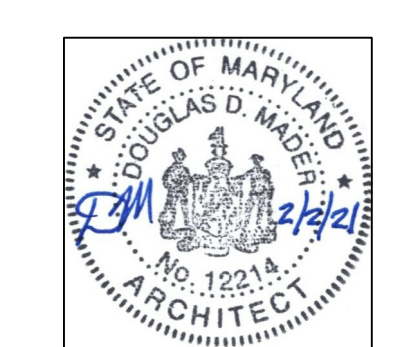
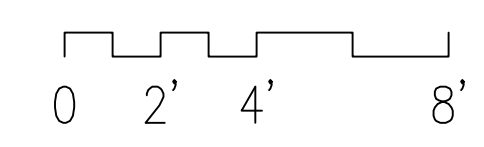
**2 LOT COVERAGE DIAGRAM**

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



**1 LOWER LEVEL PLAN**

SCALE: 1/4" = 1'-0"  
LOT COVERAGE: 1,908 SF



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 the State of Maryland, License No. 12214. Expiration Date: 8/24/2021.

Digital Signature above for Douglas Mader, AIA

**Douglas Mader, AIA**  
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(301) 466-1378 cell, DMaderAIA@aol.com

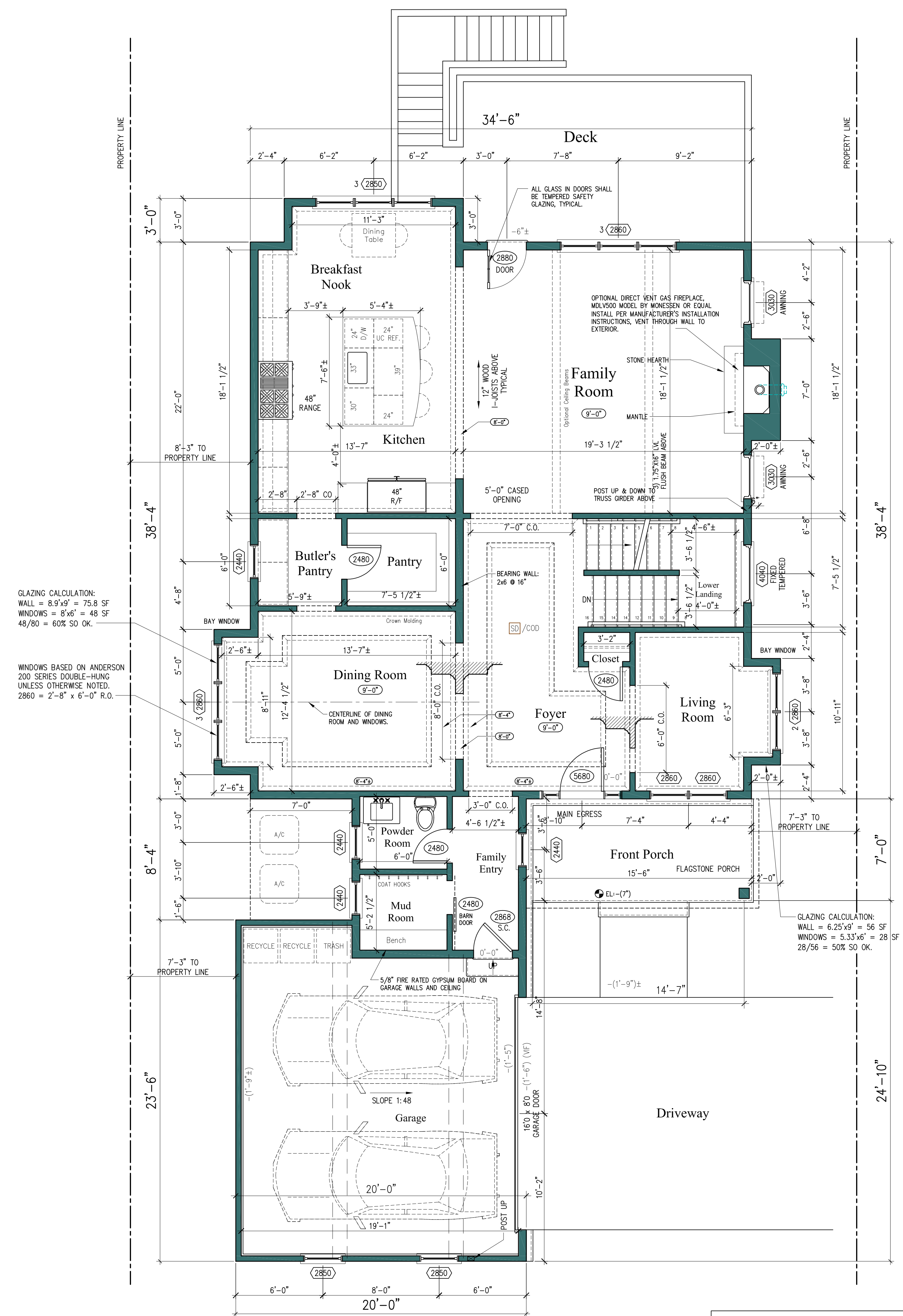
**9832 Capitol View**  
9832 Capitol View Avenue  
Silver Spring, MD 20910  
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**LOWER LEVEL PLAN,  
BUILDING SECTION**

Job #: 20-22  
Drawn by: DDM  
Date: 2/2/21  
Revisions:

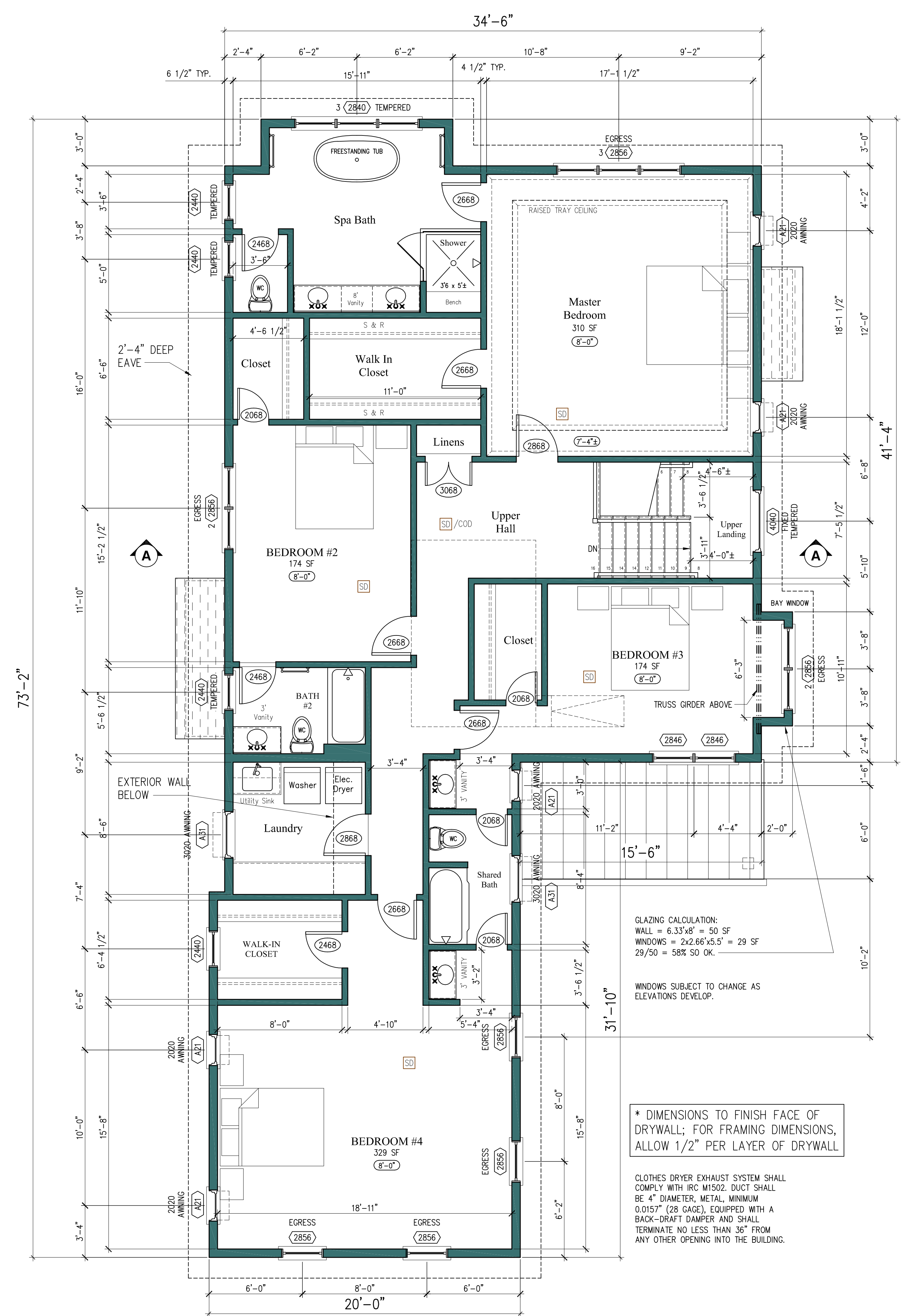
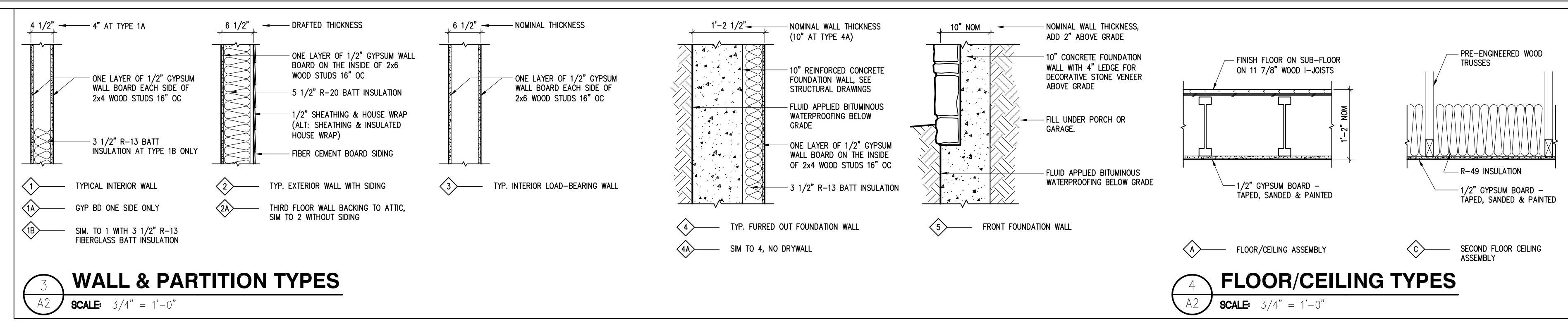
**A1**  
2 of 10





**1 FIRST FLOOR PLAN**  
SCALE: 1" = 10'  
HEATED FLOOR AREA: 1,531 SF  
GARAGE: 438 SF

DIMENSIONS ARE TO FINISH FACE OF INTERIOR WALLS, CENTERLINE OF WINDOWS AND FACE OF EXTERIOR SHEATHING OR MASONRY. FOR FRAMING DIMENSIONS, SUBTRACT 1/2" PER LAYER OF DRYWALL

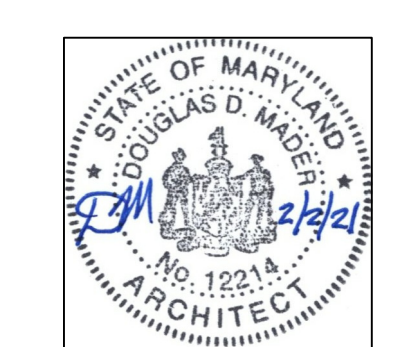


**2 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
2nd FLOOR = 2,003 SF

\* DIMENSIONS TO FINISH FACE OF DRYWALL; FOR FRAMING DIMENSIONS, ALLOW 1/2" PER LAYER OF DRYWALL

\* DIMENSIONS TO FINISH FACE OF DRYWALL; FOR FRAMING DIMENSIONS, ALLOW 1/2" PER LAYER OF DRYWALL

CLOTHES DRYER EXHAUST SYSTEM SHALL COMPLY WITH IRC M1502. DUCT SHALL BE 4" DIAMETER, METAL, MINIMUM 0.0157" (28 GAGE), EQUIPPED WITH A BACK-DRAFT DAMPER AND SHALL TERMINATE NO LESS THAN 36" FROM ANY OTHER OPENING INTO THE BUILDING.



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 the State of Maryland, License No. 12214, Expiration Date: 8/24/2021.

Digital Signature above for Douglas Mader, AIA

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**FIRST & SECOND FLOOR PLANS**

Job #: 20-22  
Drawn by: DDM  
Date: 2/2/21  
Revisions:

**A2**  
3 of 10









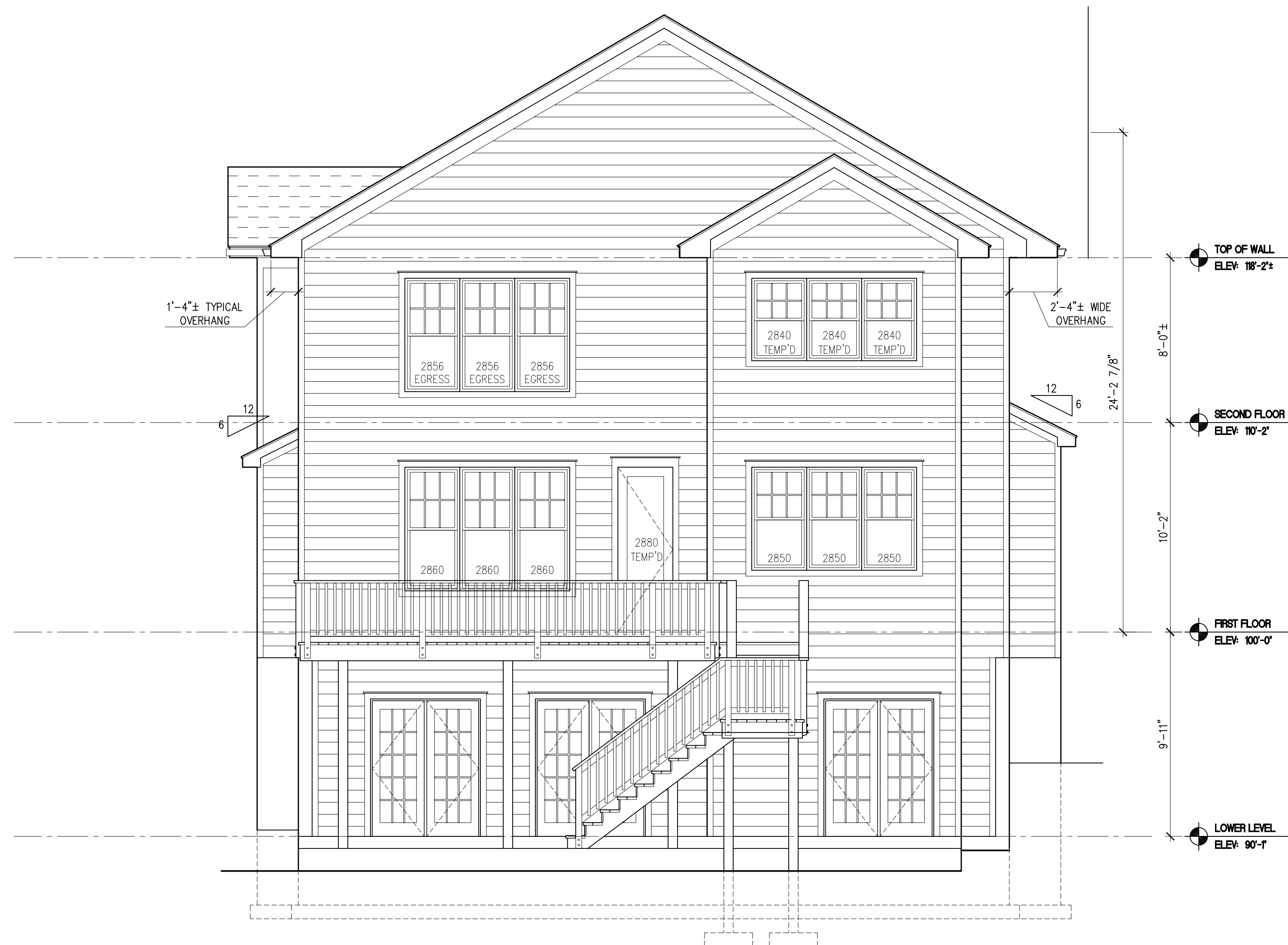
**FRONT ELEVATION**

SCALE 1/8" = 1'-0"



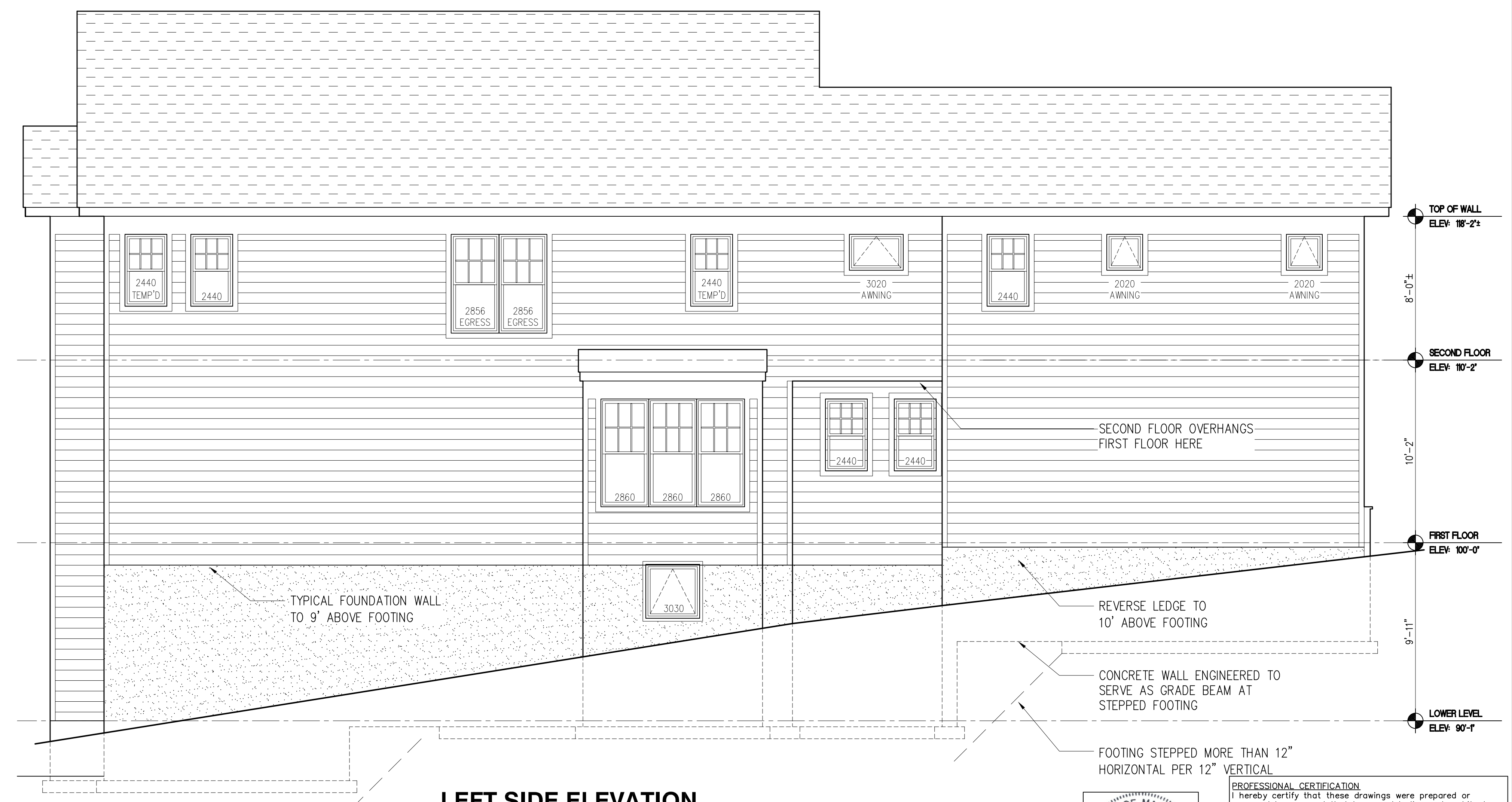
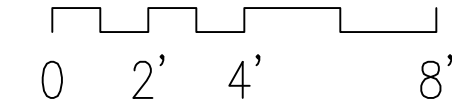
**RIGHT SIDE ELEVATION**

SCALE 1/8" = 1'-0"



**REAR ELEVATION**

SCALE 1/8" = 1'-0"



**LEFT SIDE ELEVATION**

SCALE 1/8" = 1'-0"



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 the State of Maryland, License No. 12215, Expiration Date: 8/24/2021.

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Job #: 20-22

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Date: 2/2/21

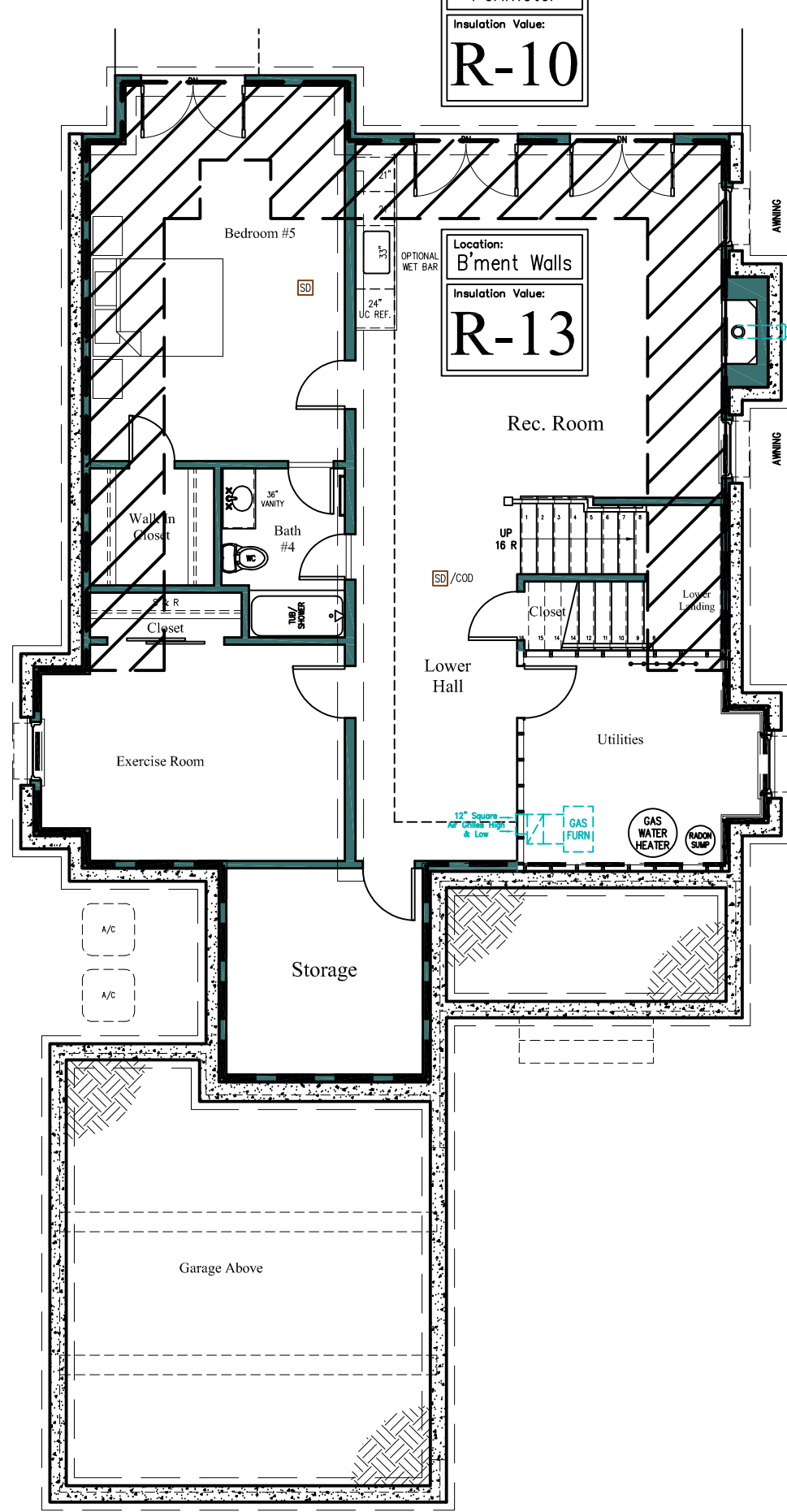
Revisions:



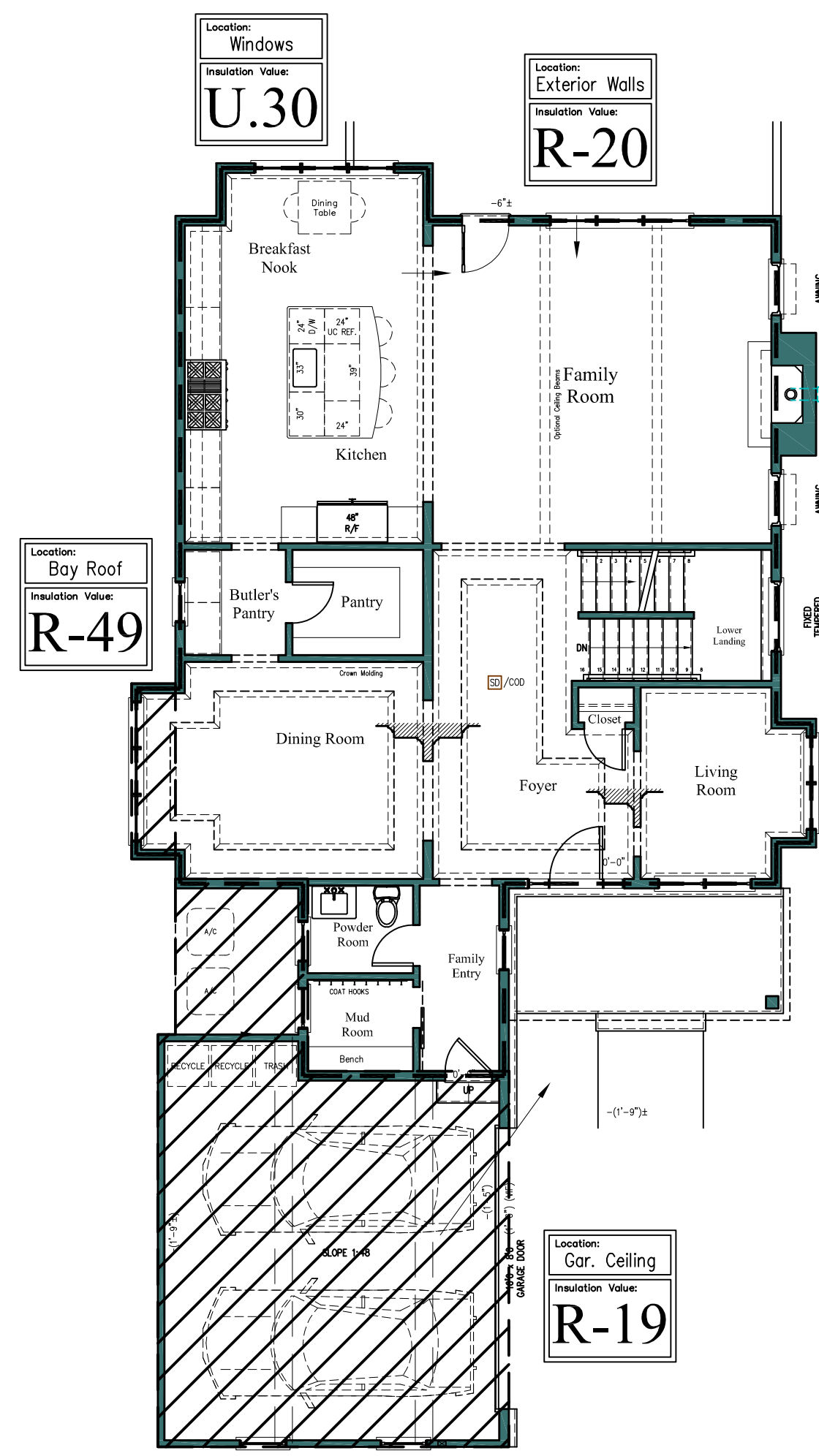




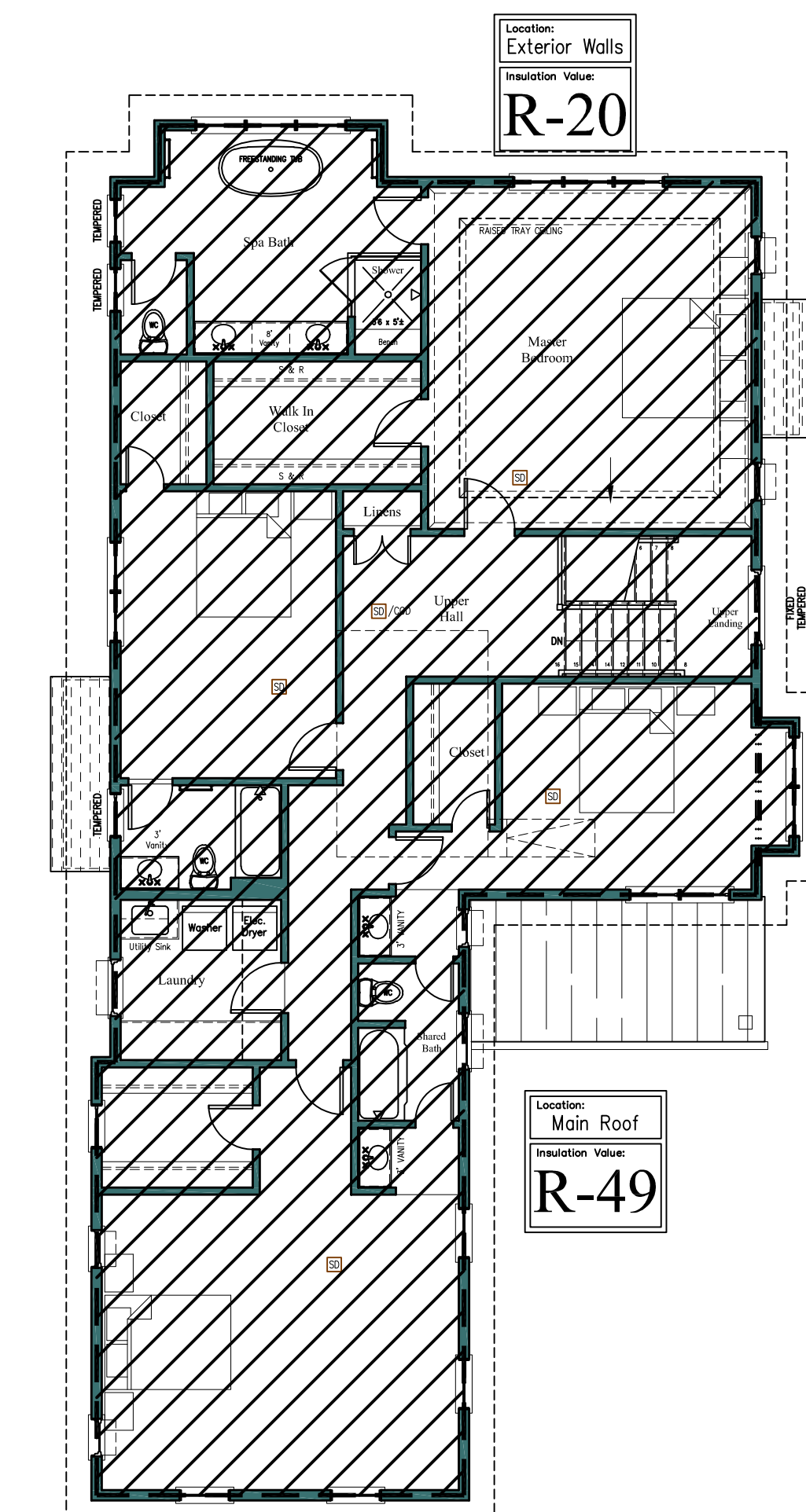
PROVIDE R-10 PERIMETER INSULATION WHERE FLOOR SLAB IS ABOVE GRADE OR LESS THAN 4" BELOW GRADE. PERIMETER INSULATION SHALL BE A MINIMUM OF 2" x 24" RIGID FOAM AND MAY BE INSTALLED VERTICALLY OR HORIZONTALLY.



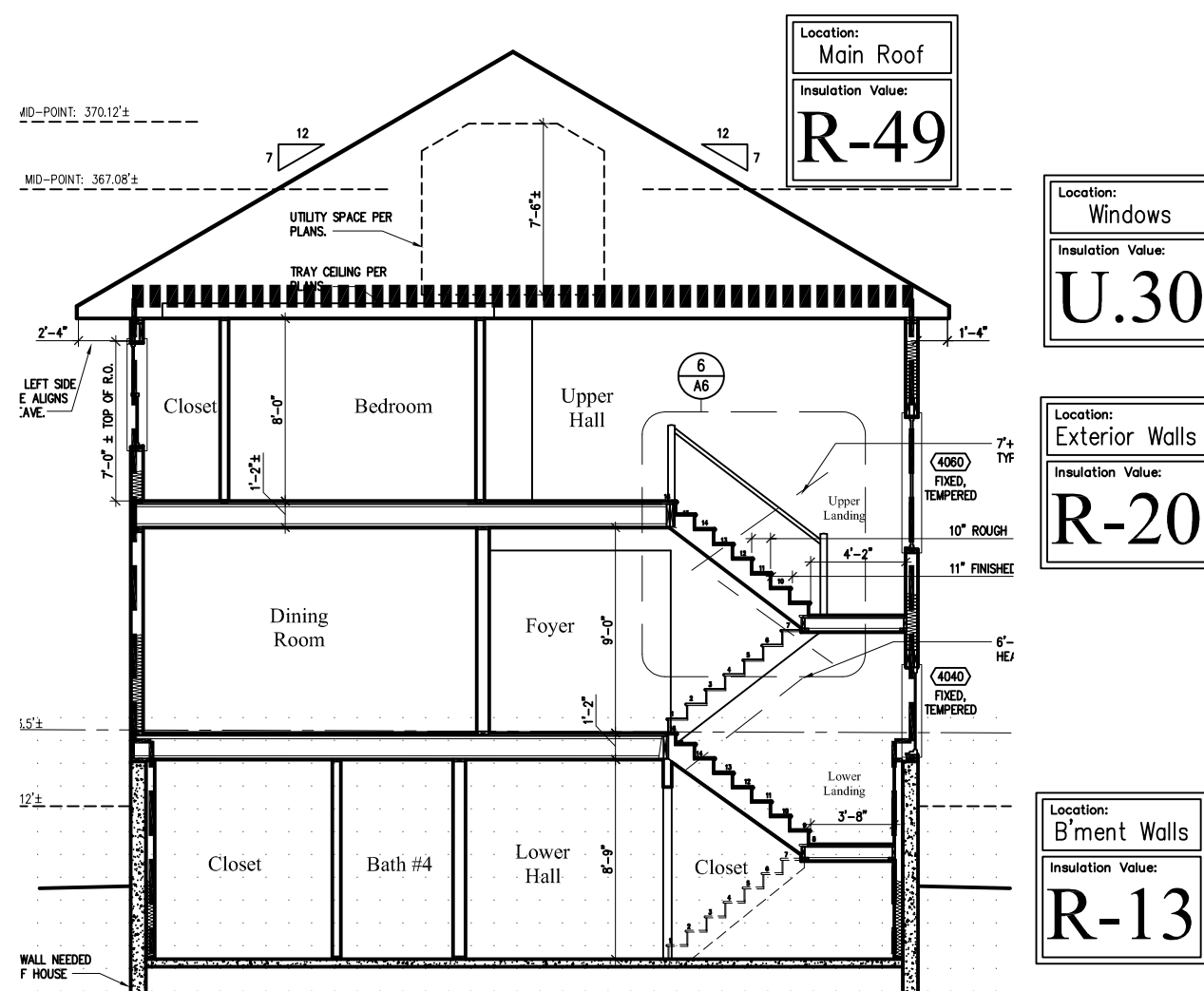
1 BASEMENT TE PLAN  
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR TE PLAN  
SCALE: 1/8" = 1'-0"



3 SECOND FLOOR TE PLAN  
SCALE: 1/8" = 1'-0"



4 TE BUILDING SECTION 1  
SCALE: 1/8" = 1'-0"

**INSULATION R-VALUES**

ITEM	MINIMUM R-VALUE	REQUIRED PROVIDED	REMARKS
EXTERIOR WALLS	R-20	R-20	5 1/2" FIBERGLASS BATT IN 2x6 FRAMED WALLS
CEILING	R-49	R-49 *	15 1/2" TOTAL THICKNESS HIGH-DENSITY FIBERGLASS BATTS
MASS WALLS	R-5/20	N/A	NO MASS WALLS IN PROJECT
FLOOR	R-19	R-30	BATTS IN FLOORS OVER UNCONDITIONED SPACES
BASEMENT WALLS	R-10/13	R-13	3 1/2" FACED BATTS IN WOOD-FRAMED WALLS
SLAB-ON-GRADE	R-10, 2 FT	N/A	NOT APPLICABLE FOR SLABS > 12" BELOW GRADE
CRAWL SPACE	R-10/13	N/A	NO CRAWL SPACE IN PROJECT
DUCTS	R-6/8	R-6/8	INSULATE DUCTS IN FLOORS TO R-6 & IN ATTICS TO R-8
HOT WATER PIPING	R-2	R-2	
RIM BOARDS	R-20	R-20	5 1/2" BATTS WITHIN FRAMING CAVITIES

NOTES:  
BASEMENT WALL INSULATION NOT COVERED WITH GYPSUM BOARD SHALL HAVE FLAME-RESISTANT FACING.  
\* R-38 INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. (IRC2018 N1102.2.1)

**FENESTRATION U-FACTORS**

ITEM	MAX U-FACTOR ALLOWED	PROVIDED	REMARKS
DOUBLE HUNG WINDOWS	0.35	0.31	ANDERSEN TILT-WASH 200 SERIES, LOW-E GLASS
CASEMENT WINDOWS	0.35	0.30	ANDERSEN 400 SERIES, LOW-E GLASS
SKYLIGHTS	0.60	N/A	NO SKYLIGHTS IN PROJECT
SUNROOM	0.50/0.75	N/A	NO SUNROOM IN PROJECT

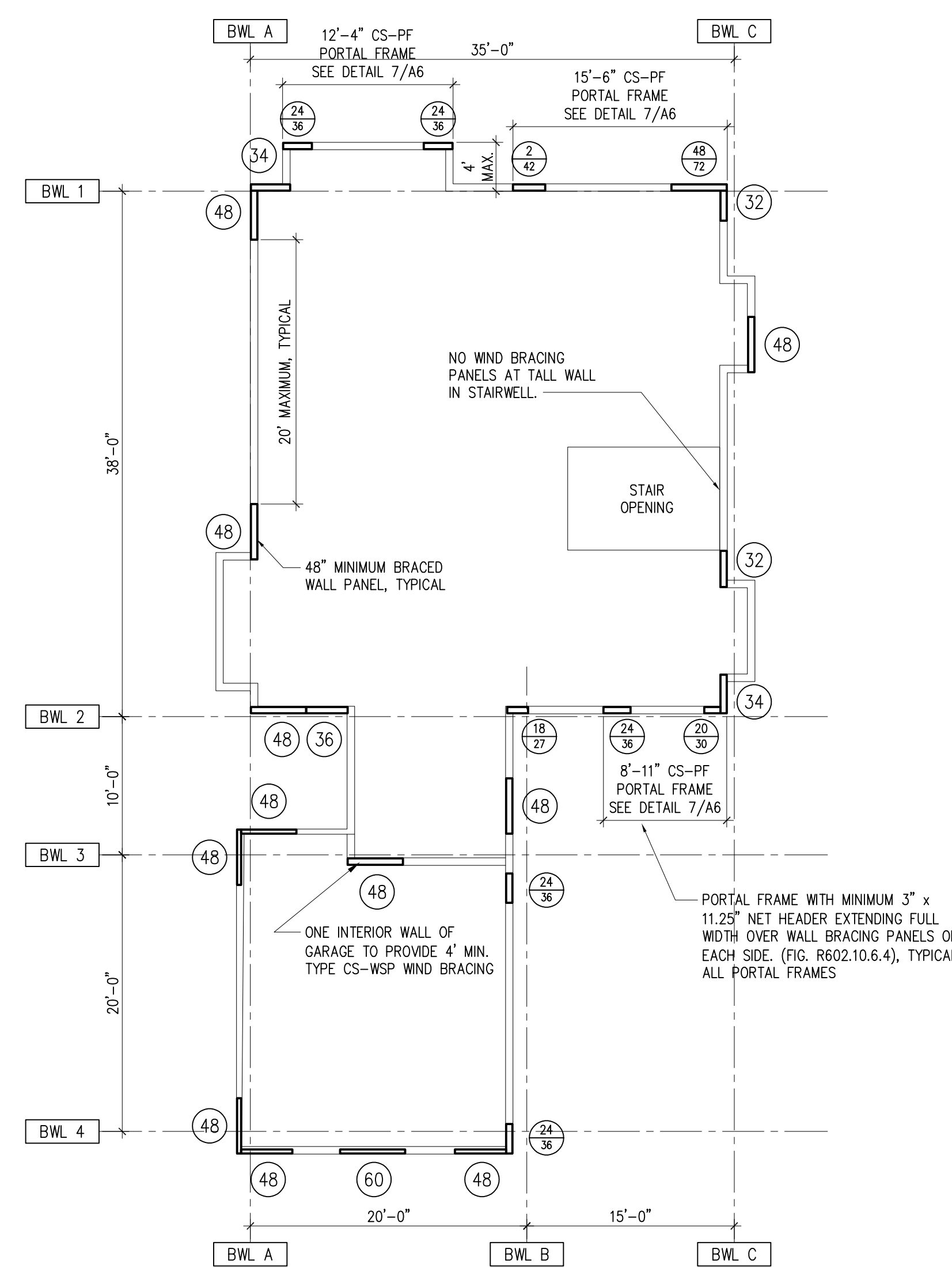
NOTES:  
SHGC (SOLAR HEAT GAIN COEFFICIENT) IS NOT REGULATED IN MONTGOMERY COUNTY, CLIMATE ZONE 4, NOT AS HOT AS FURTHER SOUTH. CONTRACTOR MAY SUBSTITUTE A DIFFERENT BRAND OF WINDOW SO LONG AS IT HAS ALLOWABLE R-VALUES AND U-FACTORS.

**PREVENTING AIR LEAKAGE**

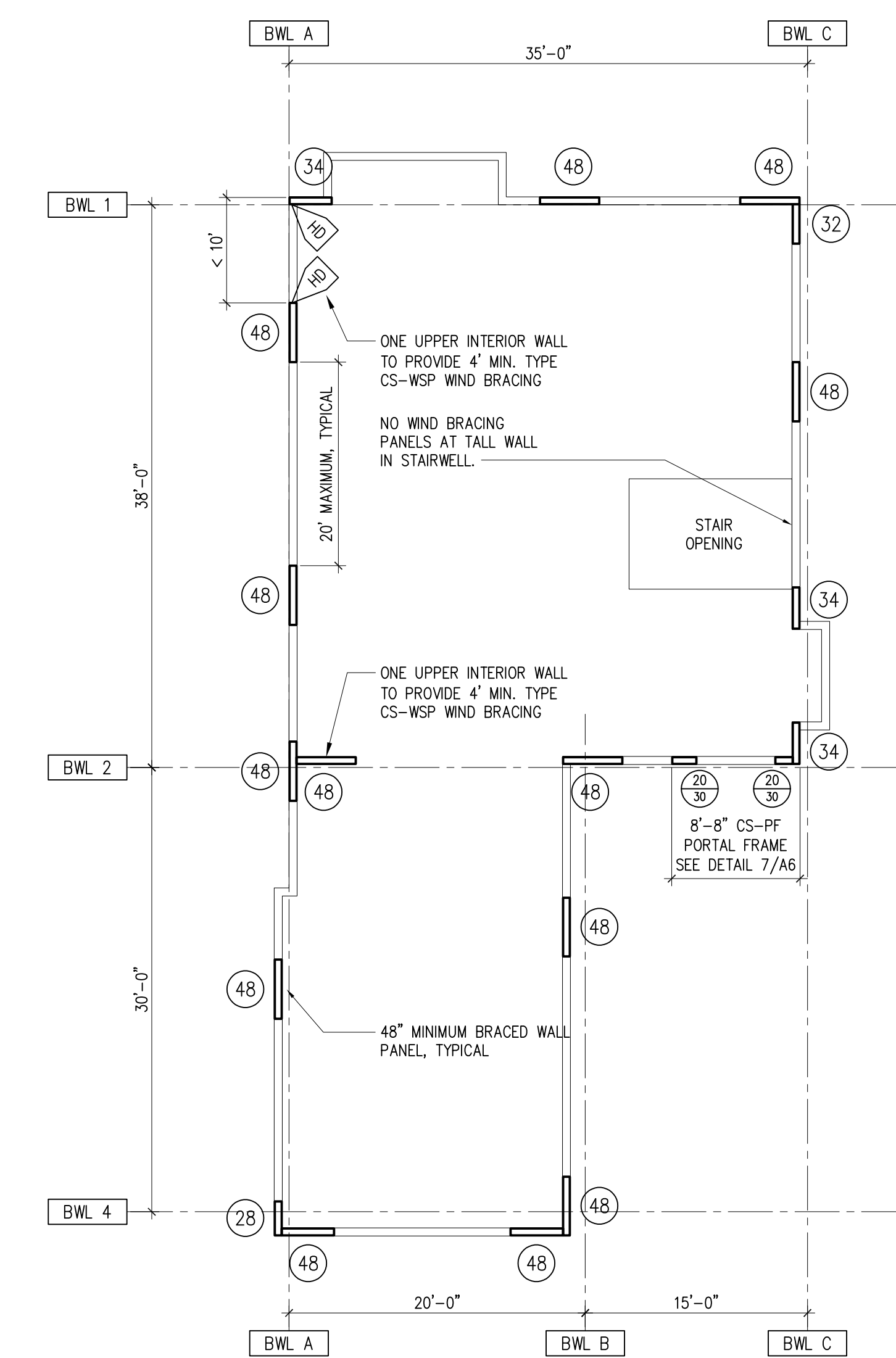
ITEM	STRATEGY
1) ALL JOINTS, SEAMS AND PENETRATIONS	SEAL TO LIMIT AIR INFILTRATION
2) SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS	NOT APPLICABLE TO THIS PROJECT
3) PERIMETER OF WINDOW & DOOR ASSEMBLIES	SPRAY GAPS WITH FOAM AND TAPE HOUSE WRAP
4) UTILITY PENETRATIONS	SPRAY AIR GAPS WITH EXPANDING CLOSED-CELL FOAM
5) DROPPED CEILINGS AND CHASES	INSULATE EXTERIOR WALL
6) KNEE WALLS	SEAL FRAMING WITH EXPANDING CLOSED CELL SPRAY FOAM
7) GARAGE WALLS AND CEILING	INSULATE IF ADJACENT TO HABITABLE SPACES
8) BEHIND TUBS AND SHOWERS	INSULATE EXTERIOR WALL
9) COMMON WALLS BETWEEN DWELLING UNITS	NOT APPLICABLE TO THIS PROJECT
10) ATTIC ACCESS OPENINGS	PULL-DOWN LADDER WITH R-49 DOOR
11) RIM JOIST JUNCTION	SPRAY FOAM TO SEAL FRAMING, INSULATE AT RIM JOISTS
12) OTHER SOURCES OF INFILTRATION	SEAL, CAULK OR WEATHER-STRIP AS APPROPRIATE
DUCTS	SEAL ALL DUCTS, AIR HANDLERS & FILTER BOXES PER M1601.4.1
BUILDING CAVITIES	NOT APPLICABLE TO THIS PROJECT
VENTILATION HARDWARE	PROVIDE DAMPERS ON OUTDOOR AIR INTAKES & EXHAUSTS

**ROOF INSULATION NOTE**

R-38 INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. (IRC2018 N1102.2.1)



5 FIRST FLOOR WALL BRACING  
SCALE: 1/8" = 1'-0"



6 SECOND FLOOR WALL BRACING  
SCALE: 1/8" = 1'-0"

MINIMUM WALL BRACING LENGTH [ Table R602.10.1.2(1) ]								
WALL LINE	SPACING	#	TYPE	BRACING @ 1st Floor	BRACING @ 2nd Floor	NOTES		
	1st/2nd Floor	BWL		REQUIRED:	REQUIRED:			
BWL 1	38'	3	CS-WSP + PF	15.2'	18'+	8.3'	11'+	TWO 1st FLOOR PORTAL FRAMES
BWL 2	34'	3	CS-WSP + PF	13.8'	14'+	7.4'	13'	2 PFS, ONE INTERNAL WALL
BWL 3	15' / -	4	CS-WSP	6.9'	10'+	-	-	ONE BWP INSIDE GARAGE
BWL 4	30'	3	CS-WSP	12.5'	13'	6.5'	8'	
BWL A	35'	2	CS-WSP	10.9'	16'	5.9'	14'+	
BWL B	20'	2	CS-WSP + PF	7.7'	10'	3.9'	8'	PORTAL FRAME @ GARAGE DOOR
BWL C	35'	2	CS-WSP	10.9'	12'+	5.9'	12'+	

TABLE REQUIREMENTS ADJUSTED PER FOOTNOTE d BY 0.95 FOR 9-FOOT MAX CEILINGS AND 0.90 FOR 8' FOOT CEILINGS. ADJUSTED FOR 12" EAVE TO RIDGE HEIGHT (1.12 ON FIRST FLOOR, 1.24 ON SECOND FLOOR) AND FOR MORE THAN 2 BWLS (1.3 FOR 3, 1.45 FOR 4)

**FRAMING NOTES:**

- CS-WSP = CONTINUOUS SHEATHING WITH WOOD STRUCTURAL PANELS.
- 48 DENOTES MIN. 48" WIND BRACING PANEL.
- 36 DENOTES MIN. 36" WIND BRACING PANEL.
- PROVIDE SQUASH BLOCKING BELOW ALL POSTS & MULTIPLE STUDS.

**WALL BRACING:**

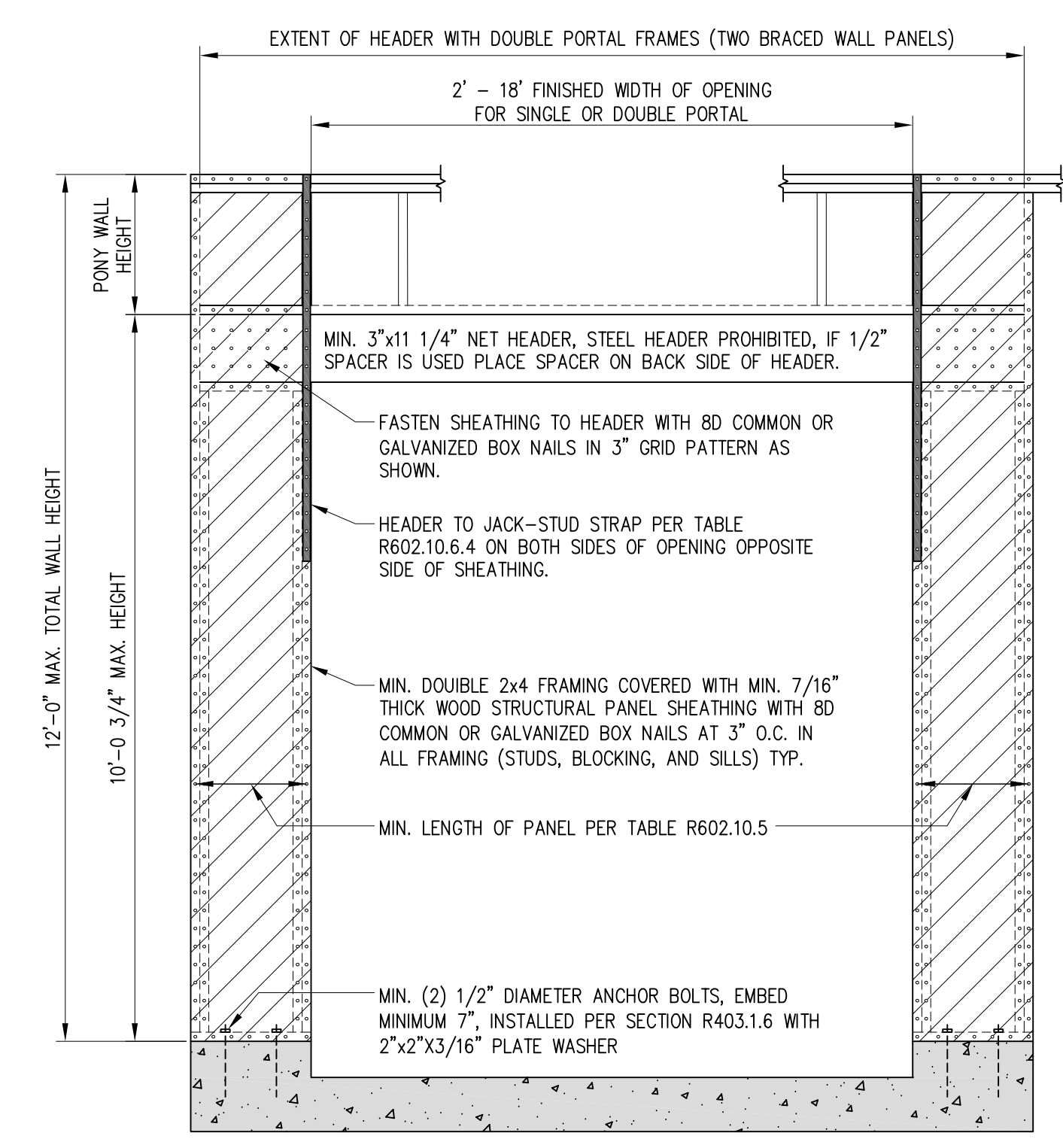
ALL EXTERIOR WALLS SHALL BE BRACED PER R602.10. INTERIOR WALL BRACING IS NOT REQUIRED. ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED IN CONFORMANCE WITH IRC R602.10.4. BRACED WALL PANELS SHALL BEGIN NO MORE THAN 10.0 FEET FROM EACH END OF EACH BRACED WALL LINE AND SHALL BE NOT MORE THAN 20.0 FEET APART.

BRACED WALL PANEL SHALL BE HELD DOWN BY SHEATHING EXTENDING A MINIMUM OF 12" BELOW FLOOR LINE AND FASTENED WITH 8d COMMON NAILS 3" O.C. TOP AND BOTTOM OF RIM BOARD. A MINIMUM OF NINE 8d NAILS ABOVE THE FLOOR AND NINE 8d NAILS BELOW FLOOR WILL PROVIDE 800 LB HOLD DOWN CAPACITY.

MINIMUM LENGTH OF BRACED WALL PANELS (PER TABLE R602.10.5):

FIRST FLOOR: 9' CEILINGS:  
NEXT TO OPENINGS UP TO 72" HIGH: 27"  
NEXT TO 77" HIGH WINDOW OPENINGS: 30"  
NEXT TO 96" HIGH OPENINGS: 41"  
MIN. LENGTH AT CS-PF: 18"

SECOND FLOOR: 8' CEILINGS:  
NEXT TO OPENINGS UP TO 64" HIGH: 24"



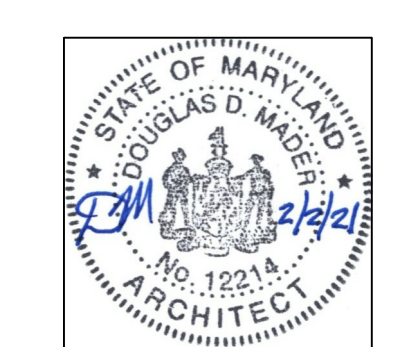
7 2018 IRC CS-PF PORTAL FRAME  
SCALE: 1/2" = 1'-0"

**Douglas Mader, AIA**  
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(301) 466-1378 cell, DMaderAIA@aol.com

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**THERMAL ENVELOPE,  
WIND BRACING**

Job #: 20-22  
Drawn by: DDM  
Date: 2/2/21  
Revisions:



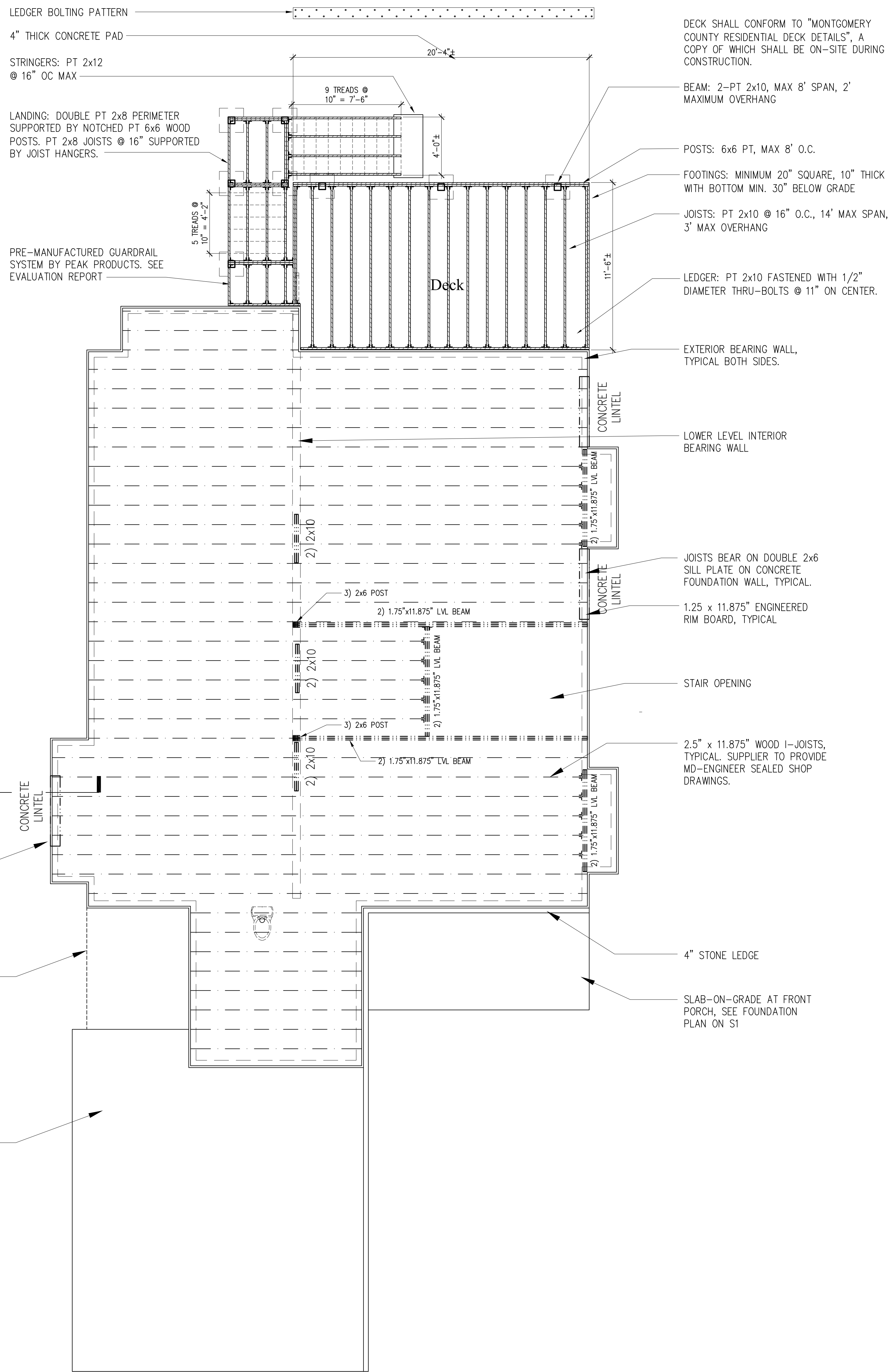
PROFESSIONAL CERTIFICATION  
I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 12214. Expiration Date: 8/24/2021.

**A6**  
7 of 10







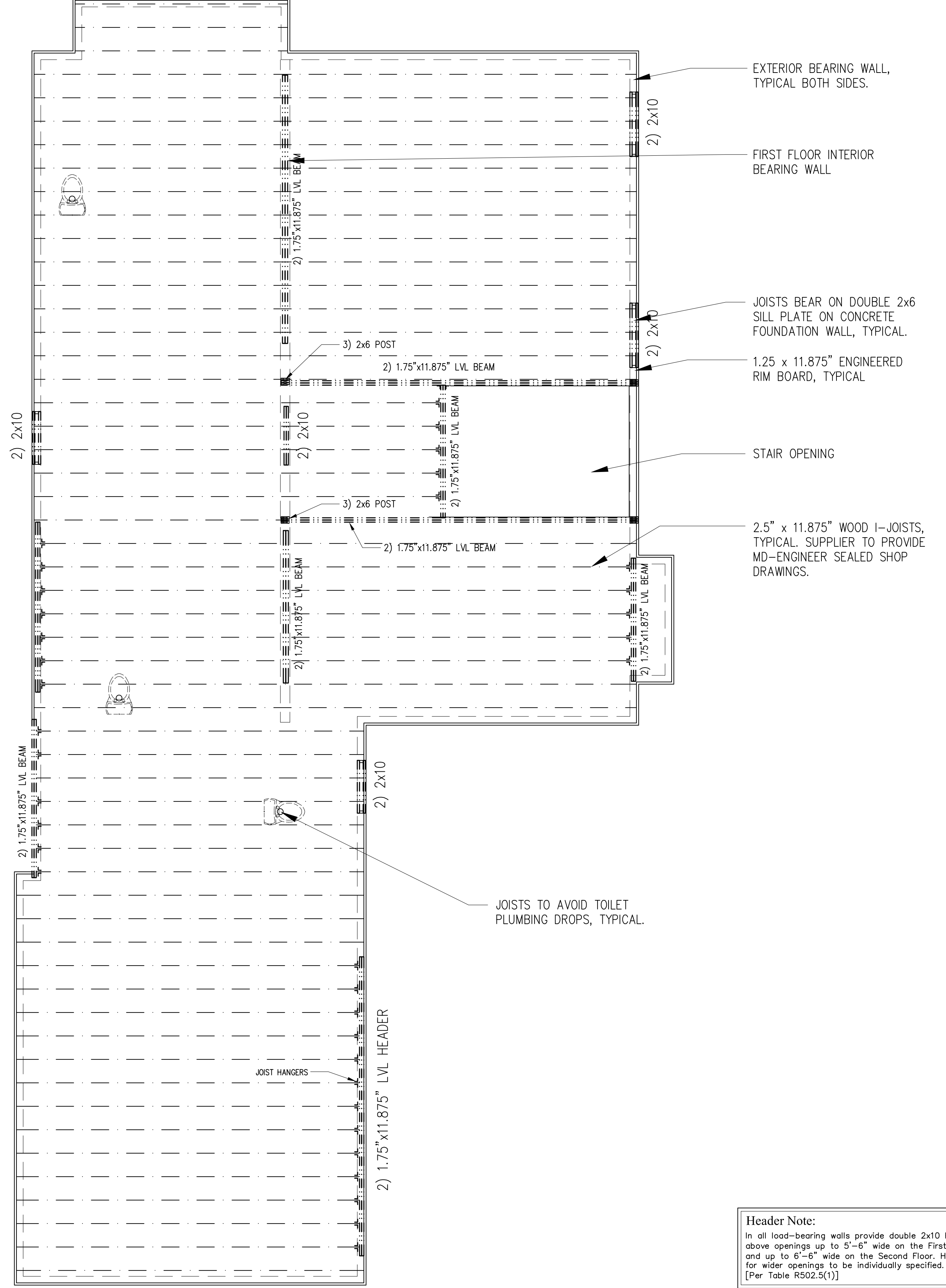


LEDGER BOLTING PATTERN  
 4" THICK CONCRETE PAD  
 STRINGERS: PT 2x12 @ 16" OC MAX  
 LANDING: DOUBLE PT 2x8 PERIMETER SUPPORTED BY NOTCHED PT 6x6 WOOD POSTS. PT 2x8 JOISTS @ 16" SUPPORTED BY JOIST HANGERS.  
 PRE-MANUFACTURED GUARDRAIL SYSTEM BY PEAK PRODUCTS. SEE EVALUATION REPORT  
 5 TREADS @ 10" = 4'-2"  
 9 TREADS @ 10" = 7'-6"  
 4'-0"  
 11'-6"  
 BEAM: 2-PT 2x10, MAX 8' SPAN, 2' MAXIMUM OVERHANG  
 POSTS: 6x6 PT, MAX 8' O.C.  
 FOOTINGS: MINIMUM 20" SQUARE, 10" THICK WITH BOTTOM MIN. 30" BELOW GRADE  
 JOISTS: PT 2x10 @ 16" O.C., 14' MAX SPAN, 3' MAX OVERHANG  
 LEDGER: PT 2x10 FASTENED WITH 1/2" DIAMETER THRU-BOLTS @ 11" ON CENTER.  
 EXTERIOR BEARING WALL, TYPICAL BOTH SIDES.  
 LOWER LEVEL INTERIOR BEARING WALL  
 JOISTS BEAR ON DOUBLE 2x6 SILL PLATE ON CONCRETE FOUNDATION WALL, TYPICAL.  
 1.25 x 11.875" ENGINEERED RIM BOARD, TYPICAL  
 STAIR OPENING  
 2.5" x 11.875" WOOD I-JOISTS, TYPICAL. SUPPLIER TO PROVIDE MD-ENGINEER SEALED SHOP DRAWINGS.  
 4" STONE LEDGE  
 SLAB-ON-GRADE AT FRONT PORCH, SEE FOUNDATION PLAN ON S1  
 CONCRETE LINTEL, TYPICAL AT ALL WINDOW OPENINGS, SEE DETAILS 3 & 4 ON S2  
 SECOND FLOOR OVERHANG ABOVE.  
 SLAB-ON-GRADE AT GARAGE, SEE FOUNDATION PLAN ON S1

**1 FIRST FLOOR FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"

### STRUCTURAL GRAPHICS LEGEND

	CONCRETE WALL		CONCRETE PAD
	DIMENSIONAL LUMBER, LVL OR TRUSS		BEAM ABOVE
	WOOD I-JOIST AND HANGER		COLUMN & BEAM BELOW
	PRESSURE TREATED LUMBER		JOIST HANGER
	WOOD I-JOIST IN HANGER		WOOD COLUMN & CONCRETE FOOTING
	HEADER IN BEARING WALL		TRIPLE STUD
	HEADER IN BEARING WALL BELOW		WOOD POST
	CONCRETE LINTEL		



**2 SECOND FLOOR FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"

**Header Note:**  
 In all load-bearing walls provide double 2x10 headers above openings up to 5'-6" wide on the First Floor and up to 6'-6" wide on the Second Floor. Headers for wider openings to be individually specified. [Per Table R502.5(1)]

Architect will review Framing Plan drawings for general conformity to design intent. Framing Supplier remains responsible for framing engineering.

**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 the State of Maryland, License No. 12214. Expiration Date: 8/24/2021.



Digital Signature above for Douglas Mader, AIA

**Douglas Mader, AIA**  
 11307 Rokeby Avenue, Silver Spring, MD 20910-0187  
 (301) 466-1378 cell, DMaderAIA@aol.com

**9832 Capitol View**  
 9832 Capitol View Avenue  
 Silver Spring, MD 20910  
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**FLOOR FRAMING PLANS**

Job #: 20-22  
 Drawn by: DDM  
 Date: 2/2/21  
 Revisions:

**S2**  
 9 of 10

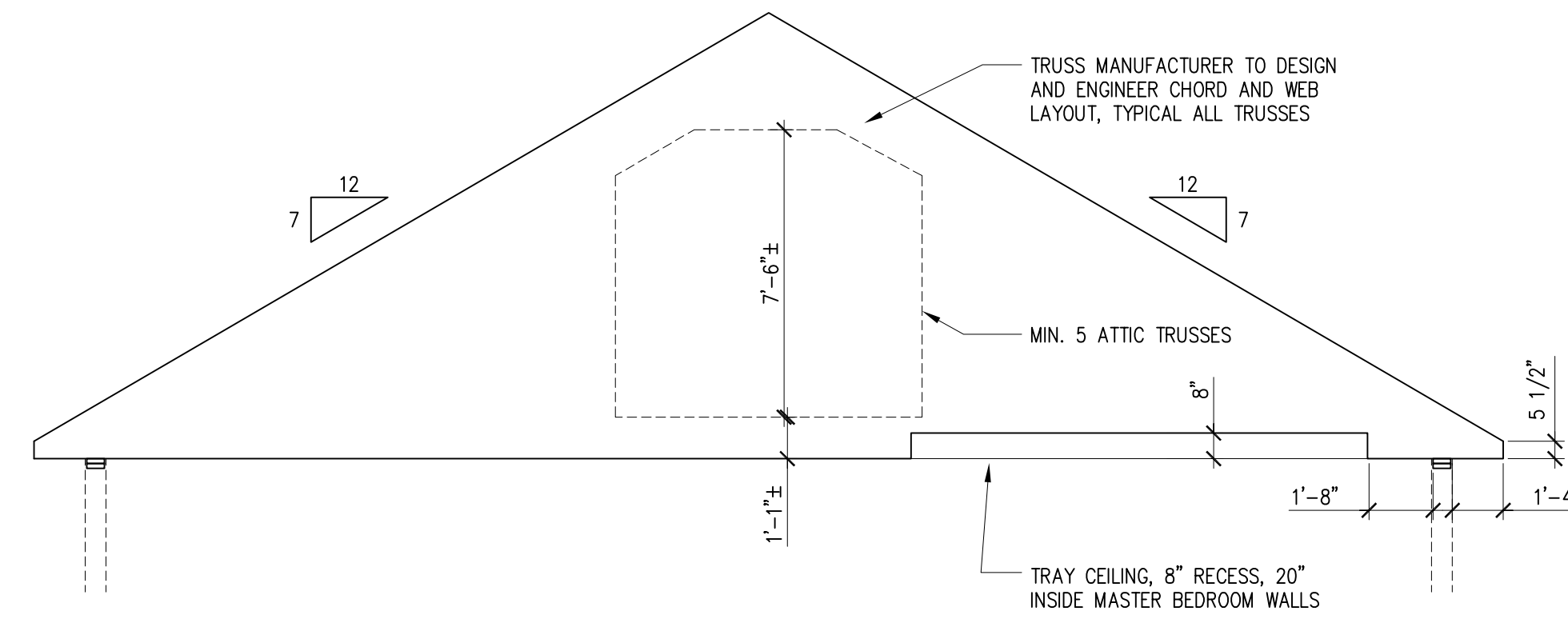


### TRUSS NOTES

1. ROOF TRUSS LAYOUT AND CALCULATIONS SHALL BE APPROVED AND SIGNED BY A MD-LICENSED ENGINEER PRIOR TO FABRICATION. CONTRACTOR SHALL HAVE ENGINEER-STAMPED DRAWINGS ON SITE PRIOR TO AND DURING TRUSS INSTALLATION.

2. TRUSS LOADS:  
 TOP CHORD LIVE LOAD = 30 PSF SNOW LOAD  
 TOP CHORD DEAD LOAD = 10 PSF FOR MATERIAL  
 BOTTOM CHORD LIVE LOAD = 10 PSF TYPICAL  
 BOTTOM CHORD DEAD LOAD = 20 PSF AT 12"x42" MIN. OPENINGS  
 BOTTOM CHORD DEAD LOAD = 10 PSF FOR MATERIALS

TYPICAL TOTAL DESIGN LOAD = 50 PSF, 60 PSF AT ATTICS



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

### LOAD PATH NARRATIVE

LOAD PATHS:

TRUSSES BEARING ON EXTERIOR WALLS ARE SECURED TO TOP PLATES BY HURRICANE CLIPS AS NOTED ON TYPICAL WALL SECTION 1/A5, USE SIMPSON H3 OR SIMILAR.

TRUSSES HUNG ON WALLS OR BEAMS ARE SECURED BY JOIST HANGERS AS CALLED FOR ON ROOF TRUSS LAYOUT ON S5. USE SIMPSON LUS26.

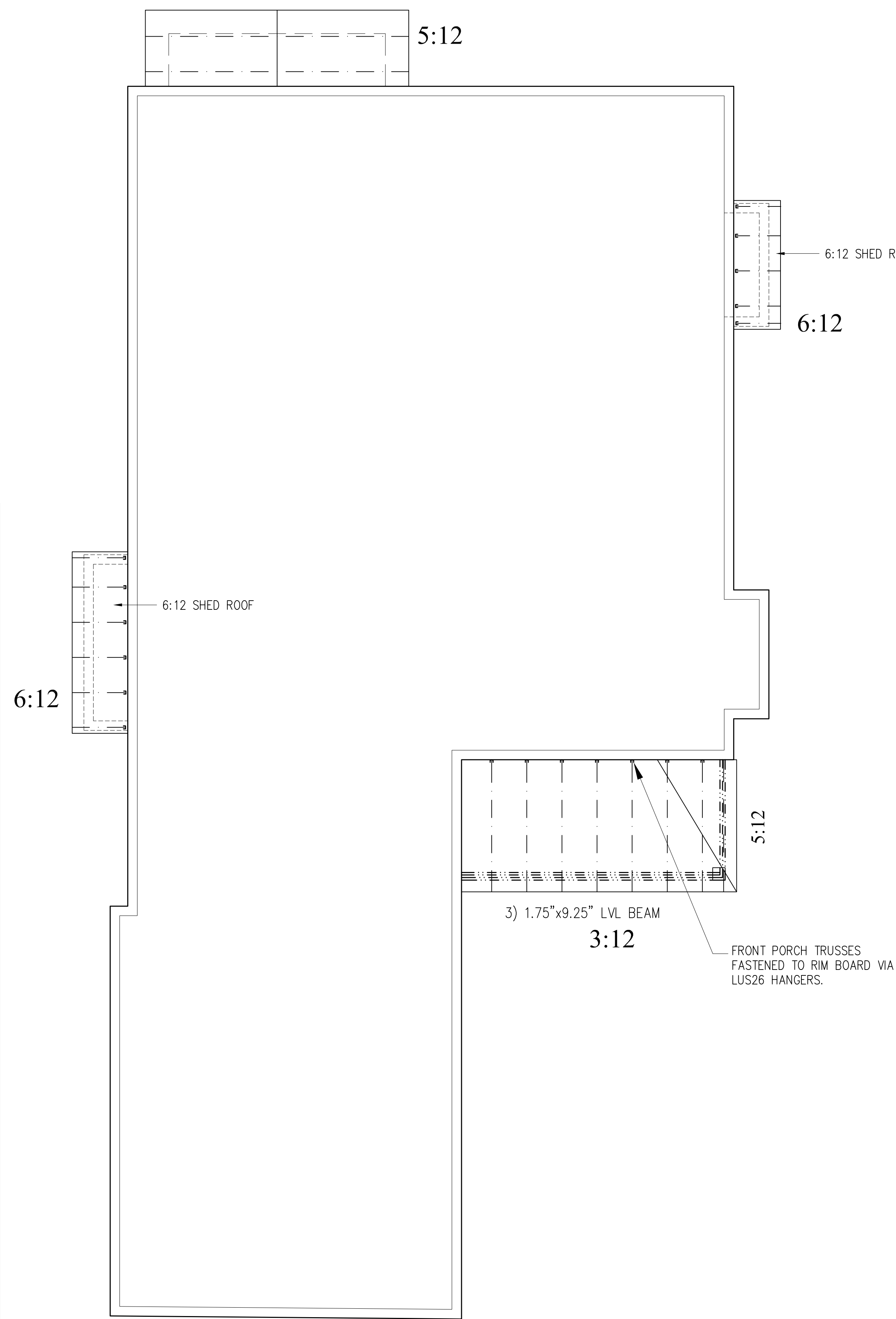
SECURE SECOND FLOOR WOOD I-JOISTS TO FIRST FLOOR WALL TOP PLATES BY 3 10d OR LARGER NAILS PER JOIST PER FASTENING SCHEDULE, TABLE R602.3(1).

SECURE FIRST FLOOR WOOD I-JOISTS TO SILL PLATE WITH 3 10d OR LARGER NAILS PER JOIST PER FASTENING SCHEDULE, TABLE R602.3(1).

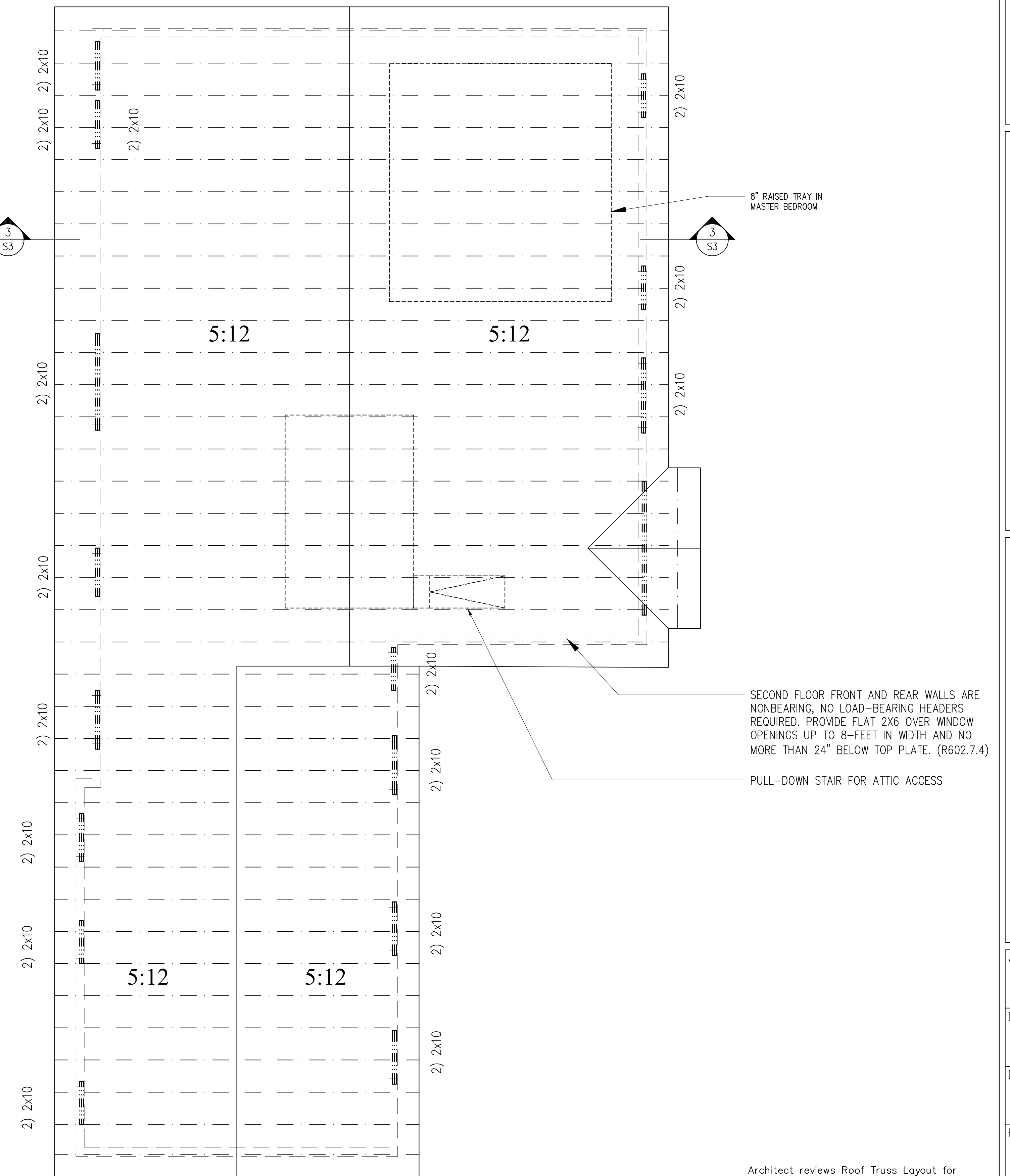
SECURE SILL PLATES TO FOUNDATION WITH 1/2" x 10" ANCHOR BOLTS @ 72" MAX AS SPECIFIED ON TYPICAL WALL SECTION, DETAIL 2/S1.

### STRUCTURAL GRAPHICS LEGEND

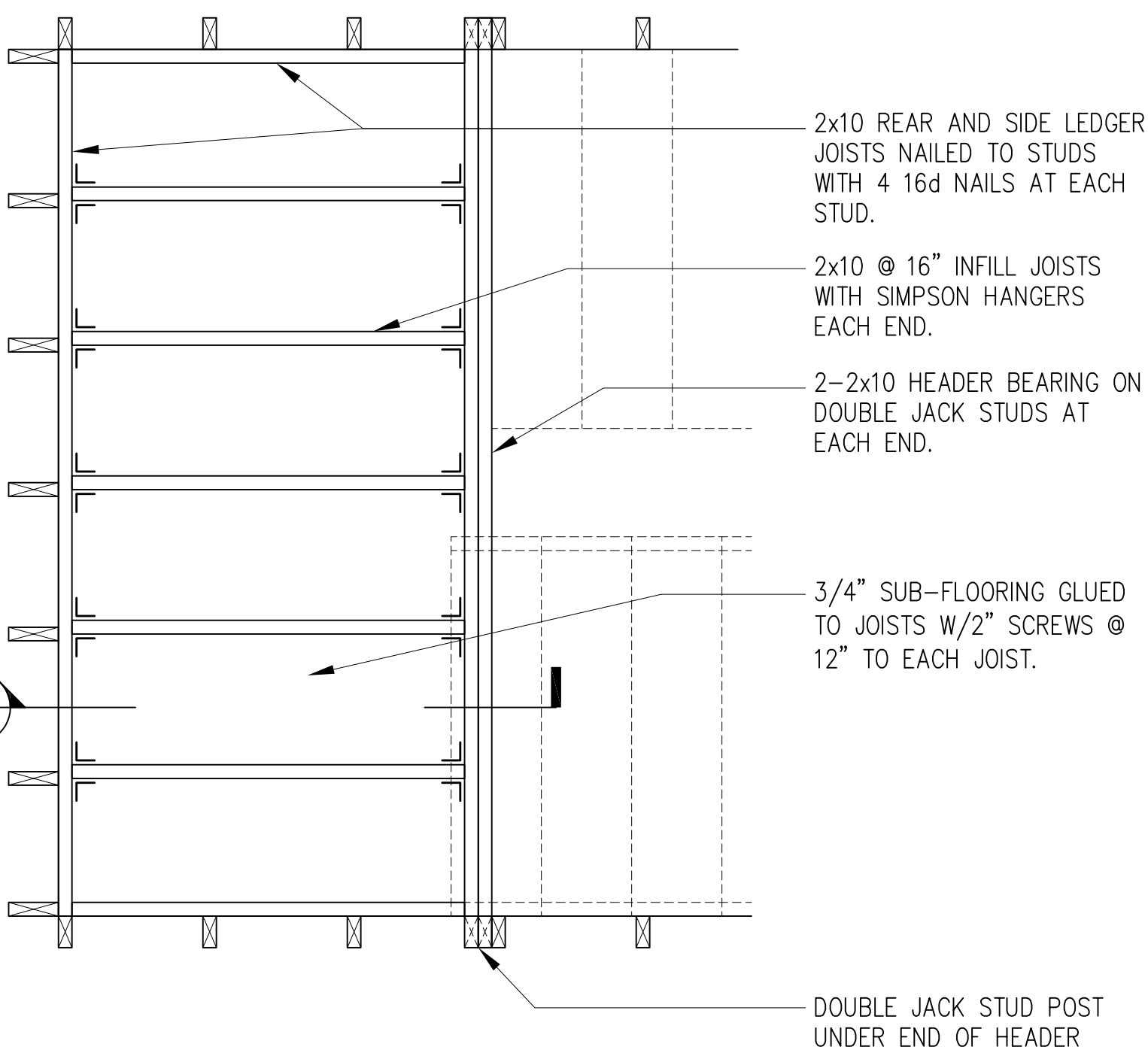
	CONCRETE WALL		CONCRETE PAD
	DIMENSIONAL LUMBER, LVL OR TRUSS		BEAM ABOVE
	WOOD I-JOIST AND HANGER		COLUMN & BEAM BELOW
	PRESSURE TREATED LUMBER		JOIST HANGER
	WOOD I-JOIST IN HANGER		WOOD COLUMN & CONCRETE FOOTING
	HEADER IN BEARING WALL		TRIPLE STUD
	HEADER IN BEARING WALL BELOW		WOOD POST
	CONCRETE LINTEL		



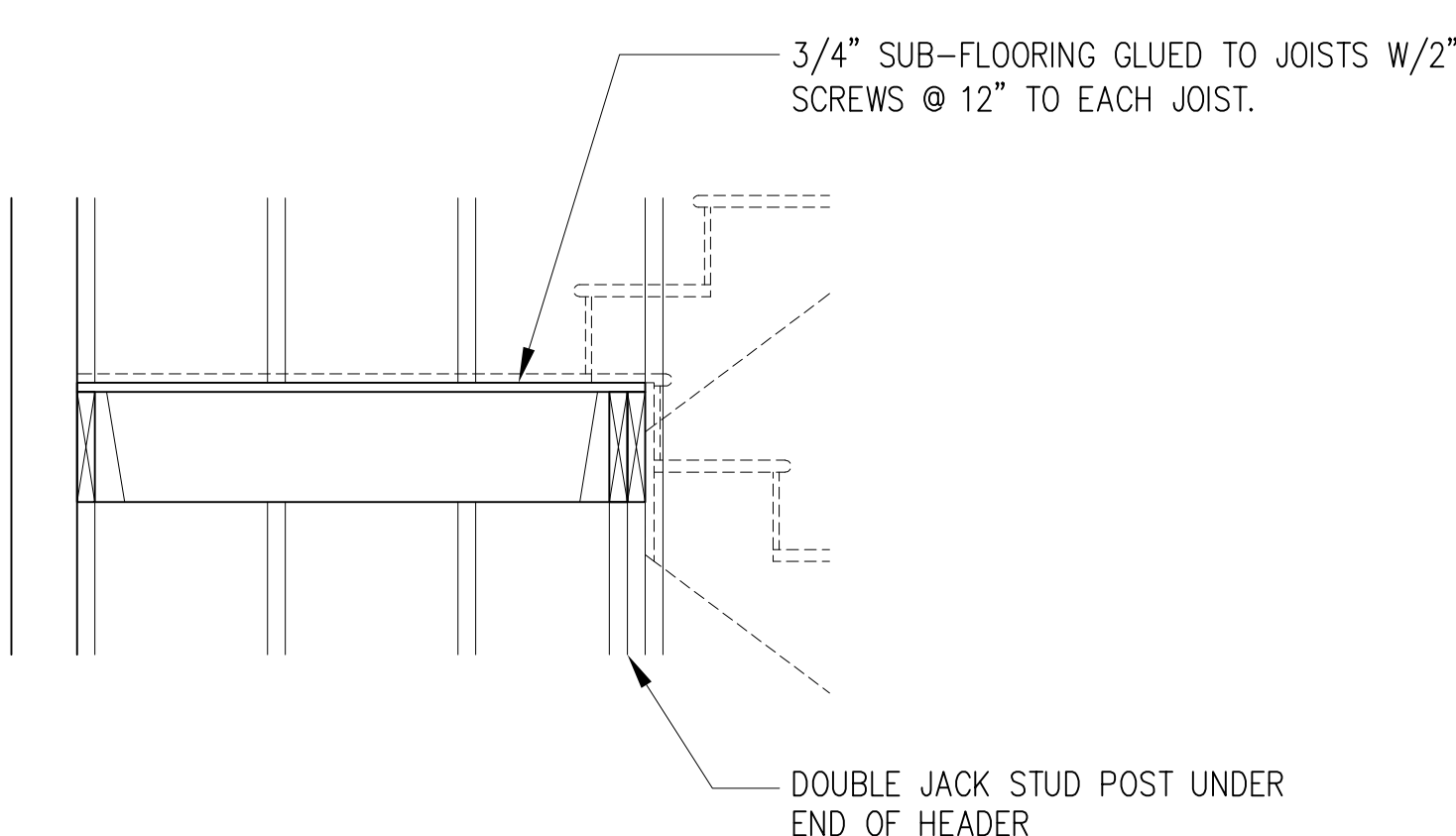
1 LOWER ROOF FRAMING PLAN  
 SCALE: 1/4" = 1'-0"



2 UPPER ROOF FRAMING PLAN  
 SCALE: 1/4" = 1'-0"



4 LANDING FRAMING  
 SCALE: 3/4" = 1'-0"



5 LANDING SECTION  
 SCALE: 3/4" = 1'-0"

Header Note:  
 In all load-bearing walls provide double 2x10 headers above openings up to 2'-4" wide on the First Floor and up to 6'-6" wide on the Second Floor. Headers for wider openings to be individually specified.  
 [Per Table R502.5(1)]



Architect reviews Roof Truss Layout for general conformity to design intent. Roof Truss Fabricator remains responsible for truss engineering. See also Roof Truss Calculations by Truss Fabricator.

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 the State of Maryland, License No. 12214. Expiration Date: 8/24/2021.

Digital Signature above for Douglas Mader, AIA



FOR STAFF ONLY:  
HAWP# 960662  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District?  Yes/District Name \_\_\_\_\_  
 No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|   |  | <input type="checkbox"/> Other: _____                    |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

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

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

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

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





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Mitra Pedoeem  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 7/21/2021

Application No: 960662  
AP Type: HISTORIC  
Customer No: 1412811

## Affidavit Acknowledgement

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

## Primary Applicant Information

Address 9838 CAPITOL VIEW AVE  
SILVER SPRING, MD 20910

Homeowner Kaufman (Primary)

Othercontact CAS Engineering

## Historic Area Work Permit Details

Work Type CONST

Scope of Work New Single-Family Home



**GENERAL NOTES**

- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated July, 2020.
- Total lot area: Lots 12 & 13 = 28,100 sq. ft. (0.645 acres)
- Property is located on Tax Map HP962 and WSSC 2007 Sheet 21N02W3.
- Property is located on Sub-Survey Map Number 24. Soil type(s): 20, Glenaleigh Silt Loam, HSG "B", 100, Brimley-Stockton Clayey Silty Loam, HSG "C".
- Flood zone "X" per F.E.M.A. Firm Maps, Community Plan Number 24031033700.
- Property is located in the Rock Creek Watershed.
- Water Category - 1, Sewer Category - 1
- Local utilities include: Water / Sewer - Washington Suburban Sanitary Commission; Electric - PEPCO; Telephone - Verizon; Gas - Washington Gas.
- Property is located in the Capitol View Park Historic District.
- This plan was created without the benefit of a site report.

**ZONING DATA**

- Zoning: R-40**  
 Minimum Lot Area = 6,000 sq. ft. Front B.R.L. (Lot 13) = 33.3 ft. (each) /  
 Minimum Lot Width at R/W = 25 ft. Front B.R.L. (Lot 12) = 32.8 ft. (each) /  
 Minimum Lot Width at B.R.L. = 60 ft. Side B.R.L. = 7 ft. min. each side /  
 Side B.R.L. = 7 ft. min. each side /  
 [1] Per Montgomery County Code Section 4.4.1.A.2, the established building line has been determined by averaging the front setbacks of the 20 or more adjacent houses within 300 feet of the side lot lines measured along the street frontage.  
 [2] Per Montgomery County Code Section 7.1.D.2.c, a detached house on a plat, lot, or part of a previously platted lot that has been changed in size or shape since June 1, 1956, exclusive of changes due to public acquisition, may be constructed or reconstructed in a manner that satisfies the maximum building height, lot coverage and established building line of its zone when the building permit is submitted and the side yard and rear setbacks required by the 1956 zoning in effect when the lot, parcel or part of it was first created.  
 [3] This property was created prior to January 1, 1964, therefore 7 foot side setbacks are permitted.

**Verify lot coverage in accordance with the Zoning Ordinance.**

Lot area equal to or greater than 6,000 square feet but less than 16,000 square feet.  
 Lot Coverage: The maximum area that may be covered by any building, including any accessory building or any unimproved floor area above a porch, but not including any lawn mow area measuring 10 feet in width and 3 feet in depth or less, driveway, porch, or up to 240 square feet of a detached garage. The garage is less than 300 square feet of floor area and less than 20 feet in height.  
 Allowable lot coverage: 30% of total lot area, less 0.001 percent for every square foot of lot area exceeding 6,000 square feet.  
 Lot 12 = 14,500 sq. ft. (per plat)  
 14,500 x 0.30 = 4,350 sq. ft.  
 8,500 x 0.001 = 0.85  
 4,350 - 0.85 = 4,349.15 sq. ft.  
 Maximum building lot coverage (including accessory buildings) = 3,117.5 sq. ft.  
**Total area covered by buildings = 2,004.0 sq. ft.**

**Verify main building height in accordance with the Zoning Ordinance.**

Lot 12  
 First floor elevation: 342.30 ft.  
 Height of building from FF to highest point: 28.75 ft. (24'-3" Per Arch)  
 Elevation at highest point: 369.05 ft.  
 Average elevation along front of building: 342.23 ft.  
 Height of building at highest point = 369.05 - 342.23 = 34.82 feet  
 Allowable height of building = 35 feet  
**Proposed height of building to highest point = 34.82 feet**

**SEQUENCE OF CONSTRUCTION**

- Prior to clearing of trees, installing sediment control measures, or grading, a pre-construction meeting must be conducted on-site with the Montgomery County Department of Permitting Services (MCPS) Sediment Control Inspector (SC2) (777-2311 (48 hours notice), the owner's representatives, and the site engineer. In order for the meeting to occur, the applicant must provide the MCPS Sediment Control Inspector with one approved paper copy of the approved Sediment Control Plan and one approved paper copy of the signed (Owner and Subcontractor) Tree Plan (when one is required) at the pre-construction meeting. If no plans are provided, the meeting shall not occur and will need to be rescheduled prior to commencing any work.
- The limits of disturbance (L.O.D.) must be field marked prior to clearing of trees, installation of sediment control measures, construction, or other land disturbing activities.
- Staging, access, and stockpiling activities may not occur in the public right-of-way or beyond the approved limits of disturbance (L.O.D.) defined by this plan.
- Clear and grade for installation of sediment control devices.
- Install sediment control devices.
- Once the sediment control devices are installed, the permittee must obtain written approval from the MCPS Sediment Control Inspector before proceeding with any additional clearing, grubbing, or grading.
- The Stabilized Construction Entrance (SCE) in an erosion and sediment control practice and must remain in place until written permission is granted from the inspector for its removal.
- Install base courses for driveway and construct house, etc.
- Install stormwater management devices and associated piping but do not connect to downspouts at this time.
- Place driveway, permanently stabilize all remaining areas.
- Connect downspouts to roof drain piping and stormwater management devices.
- Provide signed record set of plans to the sediment control inspector.
- Obtain written approval from Sediment Control Inspector prior to the removal of any sediment control device.

**RELATED REQUIRED PERMITS**

TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.  
 IT IS THE RESPONSIBILITY OF PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE APPROVED SEDIMENT CONTROL PERMIT.  

TYPE OF PERMIT	RECD	NOT RECD	PERMIT NUMBER	EXPIRATION DATE	WORK RESTRICTION DATES
MCPS Floodplain District		X			
WATERWAYS/WETLANDS:		X			
a. Corps of Engineers		X			
b. MDE		X			
c. MDE Water Quality Certification		X			
MDE Dam Safety		X			
DPS Roadside Trees Protection Plan *		X		Approval Date	
* Copy of approval to be provided to MCPS Inspector at the pre-construction meeting.					Date Filed
N.P.D.E.S. - Notice of Intent		X			
FEMA LOANS (Letter of Map Revision) Required Post-Construction		X			
OTHERS (Please List)					

**CONSTRUCTION INSPECTION CHECK-OFF LIST FOR DRY WELL/RECHARGE CHAMBER**

STAGE	MCPS INSPECTOR	OWNER/DEVELOPER
MANDATORY NOTIFICATION: Inspection and approval of each practice is required at these points prior to proceeding with construction. The permittee is required to give the MCPS Inspector twenty-four (24) hours notice (DPS Inspection 20277-0313). The DPS Inspector may inspect at any time, and the permittee shall be notified of any violations in writing. Work completed without MCPS approval may result in the permit being suspended or terminated. Upon completion of the project, a final Stormwater Management As-Built must be submitted to MCPS with a Record Drawing Certification that has been signed by the permittee. Each of the steps listed below must be certified by either the MCPS Inspector OR the Owner/Developer.	INITIALS/DATE	INITIALS/DATE
1. Excavation for Dry Well conforms to approved plans.		
2. Placement of basalt, perforated inlet pipe and observation well conforms to approved plans.		
3. Placement of geotextiles and filter media conforms to approved plans.		
4. Connecting pipes, including connection to downspout, constructed per the approved plans.		
5. Final grading and permanent stabilization conforms to approved plans.		
<b>TOTAL NUMBER OF DRY WELLS INSTALLED PER THIS PERMIT:</b>	<b>APPROVED</b>	<b>CONSTRUCTED</b>

**RECORD DRAWING CERTIFICATION**

A record set of approved Sediment Control/Stormwater Management plans must be maintained onsite at all times. In addition to stormwater management plans, these plans must include the number and location of all basins proposed to be placed in compliance with the Clean Water Act, any approved modifications or additions of stormwater ponds or tree canopy management information shown on this record set of plans and on the Tree Canopy Management Plan. Upon completion of the project, the record set of plans, including the signed Record Drawing Certification, must be submitted to the MCPS Inspector. In addition to Record Drawing Certification, a formal Stormwater Management As-Built Submission (SAB) is required for all projects that require this project.  
 This project is subject to a Stormwater Management Right of Entry and Maintenance Agreement, that document is recorded at Book XXXX, Page XXX.  
 This Record Drawing will serve as referenced in the recorded document.  
 This record drawing accurately and completely represents the stormwater management practices and tree canopy plantings as they were constructed or planned. All stormwater management practices were constructed per the approved Sediment Control / Stormwater Management plans of subsequent approved versions.  
 Owner/Developer Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 MCPS Inspector Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**LEGEND**



**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.**

UTILITY CO.	REQUIRED DATE	BY	RECD	PLAN REVISION	BY
AT&T	06/25/2020	KAW	07/27/2020	7/13/2020	SWF
CONQUEST	06/25/2020	KAW	07/27/2020	7/13/2020	SWF
PERCO	06/25/2020	KAW	07/27/2020	7/13/2020	SWF
MENARDS	06/25/2020	KAW	07/27/2020	7/13/2020	SWF
SEWER CONTRACT DRAWING	06/25/2020	KAW	07/27/2020	7/13/2020	SWF
WATER CONTRACT DRAWING	06/25/2020	KAW	07/27/2020	7/13/2020	SWF
CONNECTION PLUMBING CANNES	06/25/2020	KAW	07/27/2020	7/13/2020	SWF

**FRONT YARD PARKING AREA COVERAGE: LOT 12 R-40: 35% MAXIMUM**

FRONT YARD PARKING AREA: 868.3 SF	FRONT YARD AREA: 4,829 SF	COVERAGE: 24.7% (35%)
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**FRONT YARD PARKING AREA COVERAGE: LOT 13 R-40: 35% MAXIMUM**

FRONT YARD PARKING AREA: 344.7 SF	FRONT YARD AREA: 4,911 SF	COVERAGE: 7.0% (35%)
-----------------------------------	---------------------------	----------------------

**TOPSOIL NOTE**

TOPSOIL MUST BE APPLIED TO ALL PERIODS AREAS WITHIN THE LIMITS OF DISTURBANCE PRIOR TO PERMANENT STABILIZATION IN ACCORDANCE WITH MDE STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPDRESSING, AND SOIL AMENDMENTS.

**ROADSIDE TREE REQUIREMENTS**

Street Tree Removed	# of Street Trees Planted
0	0

**AVERAGE GRADE DETERMINATION (LOT 12)**

ELEV. POINT 1	ELEV. POINT 2	AVERAGE GRADE	SECTION LENGTH	LENGTH	AVERAGE GRADE %	% LENGTH
Section A: 338.00	336.80	336.40	20.0'	56.34%	189.52	
Section B: 330.00	332.90	331.45	15.5'	43.66%	144.71	
<b>AVERAGE GRADE = 334.23</b>						

**AVERAGE GRADE DETERMINATION (LOT 13)**

ELEV. POINT 1	ELEV. POINT 2	AVERAGE GRADE	SECTION LENGTH	LENGTH	AVERAGE GRADE %	% LENGTH
Section A: 342.80	342.20	342.50	20.0'	56.34%	192.96	
Section B: 337.30	336.80	337.00	15.5'	43.66%	147.16	
<b>AVERAGE GRADE = 340.12</b>						

**DRAINAGE STATEMENT**

I, the undersigned, the DPS Signature of the subject stormwater management plan is a demonstrated compliance with required environmental runoff best management practices. This DPS without stormwater management plan approved does not release me of professional responsibility. I have analyzed the proposed design for Sediment Control Permit No. 286967 and hereby state that, based upon my background, training and experience, I have determined that the proposed improvements shown on this plan meet minimum design and regulatory. I further acknowledge that I have analyzed the post development drainage pattern to the project from the location of the responsible order carrier, Maryland Law and have determined that permission is required from adjacent property owners if that has been obtained and copies of those permissions have been made available to DPS.

Curt A. Schreffler, PE  
 Date: 07/28/2021

**TECHNICAL REVIEW OF SEDIMENT CONTROL**

REVIEWED	DATE	REVIEWED	DATE

**TECHNICAL REVIEW OF STORMWATER MANAGEMENT**

REVIEWED	DATE	REVIEWED	DATE

**SMALL LOT DRAINAGE APPROVAL**

MAIL OR	
---------	--

**ADMINISTRATIVE REVIEW**

REVIEWED	DATE	REVIEWED	DATE

**SEDIMENT CONTROL PERMIT NO.**

286967

**STORMWATER MANAGEMENT FILE NO.**

N/A

**TECHNICAL REVIEW OF SEDIMENT CONTROL**

MCPS APPROVAL OF THIS PLAN WILL EMPower TWO YEARS FROM THE DATE OF PERMIT. IF THE PROJECT HAS NOT STARTED.

**ADMINISTRATIVE REVIEW**

MCPS APPROVAL DOES NOT RELEASE THE NEED FOR A MAJOR EROSION PERMIT.

**SEDIMENT CONTROL PERMIT NO.**

286967

**STORMWATER MANAGEMENT FILE NO.**

N/A

**SEDIMENT CONTROL PERMIT NO.**

286967

**STORMWATER MANAGEMENT FILE NO.**

N/A

**SEDIMENT CONTROL PERMIT NO.**

286967

**STORMWATER MANAGEMENT FILE NO.**

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**STORMWATER MANAGEMENT FILE NO.**

N/A

**SEDIMENT CONTROL PERMIT NO.**

286967

**STORMWATER MANAGEMENT FILE NO.**

N/A

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N/A

**SEDIMENT CONTROL PERMIT NO.**

286967

**STORMWATER MANAGEMENT FILE NO.**

N/A



# A Private Residence at 9838 Capitol View Avenue Silver Spring, MD 20910

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												
GROUND SNOW LOAD	WIND DESIGN			SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	Speed (mph)	Topographic effects	Special wind region		Weathering	Frost line depth	Termite					
30 PSF	115	NO	NO	B	Severe	30 inches	Moderate to Severe	13° F	Yes	July 2, 1979	300	55° F

TABLE R301.1(1) FILLED OUT WITH DATA FOR MONTGOMERY COUNTY, MARYLAND  
WIND EXPOSURE FOR THIS SITE: "B", URBAN OR SUBURBAN WITH CLOSELY SPACED OBSTRUCTIONS.  
SOIL BEARING CAPACITY: 2,000 PSF OR AS DETERMINED BY GEOTECHNICAL EVALUATION.

### 08251 FIRE-RATED GYPSUM BOARD

AT A MINIMUM SEPARATE DWELLING FROM GARAGE PER IRC2018 TABLE R302.6 AS FOLLOWS:  
1) SEPARATE GARAGES FROM RESIDENCE AND ATTICS WITH MINIMUM 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE.  
2) SEPARATE GARAGES FROM HABITABLE ROOMS ABOVE THE GARAGE WITH MINIMUM 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT.  
3) PROTECT STRUCTURE SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THE SECTION FROM GARAGE WITH MINIMUM 1/2-INCH GYPSUM BOARD OR EQUIVALENT.

PROTECT OPENINGS AND PENETRATIONS TO GARAGE PER R302.5:  
4) PROVIDE SOLID WOOD DOORS MINIMUM 1 3/8" THICK FROM GARAGE TO RESIDENCE.  
5) DOORS PENETRATING GARAGE WALLS SHALL BE MINIMUM 26 GAGE AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.  
6) OPENINGS FROM THE GARAGE TO A SLEEPING ROOM ARE NOT PERMITTED.

### 15151 PASSIVE RADON GAS CONTROLS

Provide Passive Radon Gas Controls per IRC2018 Appendix F:  
1) Close potential radon entry routes including floor openings, pipe penetrations through basement floor slab, sumps open to soil.  
2) Seal solid one course of masonry foundation walls above grade.  
3) Seal ducts that pass through Craw Space, if applicable.  
4) Provide Craw Space with continuously operated mechanical exhaust system in accordance with R408.3.  
5) Install "T" fittings under existing basement slab or directly into an interior perimeter drain tile. Extend vent pipe through conditioned space of the dwelling to terminate not less than 12 inches above the roof and, in applicable, not less than 10 feet away from any window less than 2' below the exhaust point.

### 13030 WET-PIPE FIRE SUPPRESSION SPRINKLERS

Provide and install automatic residential fire sprinkler system per IRC2018 R313, designed and installed in accordance with Section P2904 or NFPA 13D.

### Applicable Codes for Montgomery County, MD

Building	International Residential Code (2018 Edition)
Electrical	National Electrical Code (2017 Edition)
Plumbing	International Plumbing Code (2018 Edition)
Mechanical	International Mechanical Code (2018 Edition)
Gas	International Fuel Gas Code (2018 Edition)
Fire Protection	National Fire Protection Association 70
Energy	International Energy Code Council (2018 Edition)

### Minimum Uniformly Distributed Live Loads

USE	LIVE LOAD
Uninhabitable attics without storage	10 pounds per square foot (psf)
Uninhabitable attics with limited storage	20 psf
Habitable attics and attics served with fixed stairs	30 psf
Exterior balconies and decks	40 psf
Fire Escapes	40 psf
Guards and handrails	200 pound single point load
Guard in-rill components	50 psf
Passenger vehicle garages	50 psf
Rooms other than sleeping rooms	40 psf
Sleeping rooms (and associated closets & baths)	30 psf
Stairs	40 psf

### Material Strength for Structural Members

USE	MINIMUM STRENGTH
Soil	2,000 psi *
Concrete Footings	2,500 psi
Concrete Foundation Walls	2,500 psi
Concrete Basement Slab	2,500 psi
Concrete Garage Slab	3,500 psi
Wood Sill Plates	2x6 pressure-treated
Wood I-Joists	
Rim Joists	See EWP Supplier's Engineered drawings
PSL Posts	
Studs	No. 2 standard or stud grade @ 16"
LVL Beams	Fb = 2,650 psi UON
Floor Sheathing	5/8" Minimum on joists @ 16"
Wall Sheathing	3/8" Minimum with 6d 2" nails
Roof Sheathing	15/32" Minimum or comply with IRC3.2.1.1
Wood Trusses (See Calculations)	Southern Pine No. 2 UON, @ 24"

\* Soils assumed to be sand, silty sand, clayey sand, silty gravel and/or clayey gravel (SM, SP, SM, SC, OM and OC).  
Test soil that appears weak such as clay, sandy, silty clay, clayey silt, silt and/or sandy silt/clay (CL, ML, MH or OH).  
d = penny  
EWP = Engineered Wood Product(s)  
LVL = Laminated Veneer Lumber  
PSL = Parallel Strand Lumber  
UON = Unless Otherwise Noted

### PRESCRIPTIVE WORKSHEET (R-Values)

Applicant Name Michael Winnfield Date 2/19/21  
Building Address 9838 Capitol View Avenue, Silver Spring, MD 20910 Permit (A/P)# \_\_\_\_\_

CRITERIA	REQUIRED	PROVIDED	ASSEMBLY DESCRIPTION
WINDOWS/DOORS GLAZED FENESTRATION	MAX. U-FACTOR	0.32	0.31
	MAX. SHGC	0.55	0.30
SKYLIGHTS	MAX. U-FACTOR	0.4	N/A
	MAX. SHGC	0.4	N/A
CEILING	R-49	R-49	BLOWN-IN OR FIBERGLASS BATT
WALLS (wood framing)	R-20 or 13+5	R-20	FIBERGLASS BATT - 2x6 WALLS
MASS WALLS	**R-8/13	N/A	N/A
BASEMENT WALLS	**R-10/13	R-13	FIBERGLASS BATT - 2x4 WALLS
FLOORS	R-19	R-19	FIBERGLASS BATT
SLAB PERIMETER R-value, depth	R-19, 2 ft	R-10, 2ft	2" RIGID POLYSTYRENE
CRAWL SPACE WALLS	**R-10/13	N/A	N/A

\*The first R-value applies to continuous insulation, the second to framing cavity insulation. "10/13 means R-10 continuous insulation sheathing on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall."

\*\* The second R-value applies when more than half the insulation is on the interior of the mass wall. Insulation material used in layers, such as framing cavity insulation and insulating sheathing, shall be summed to compute the component R-value.

Thermally Isolated Sunroom, Check box if applicable.

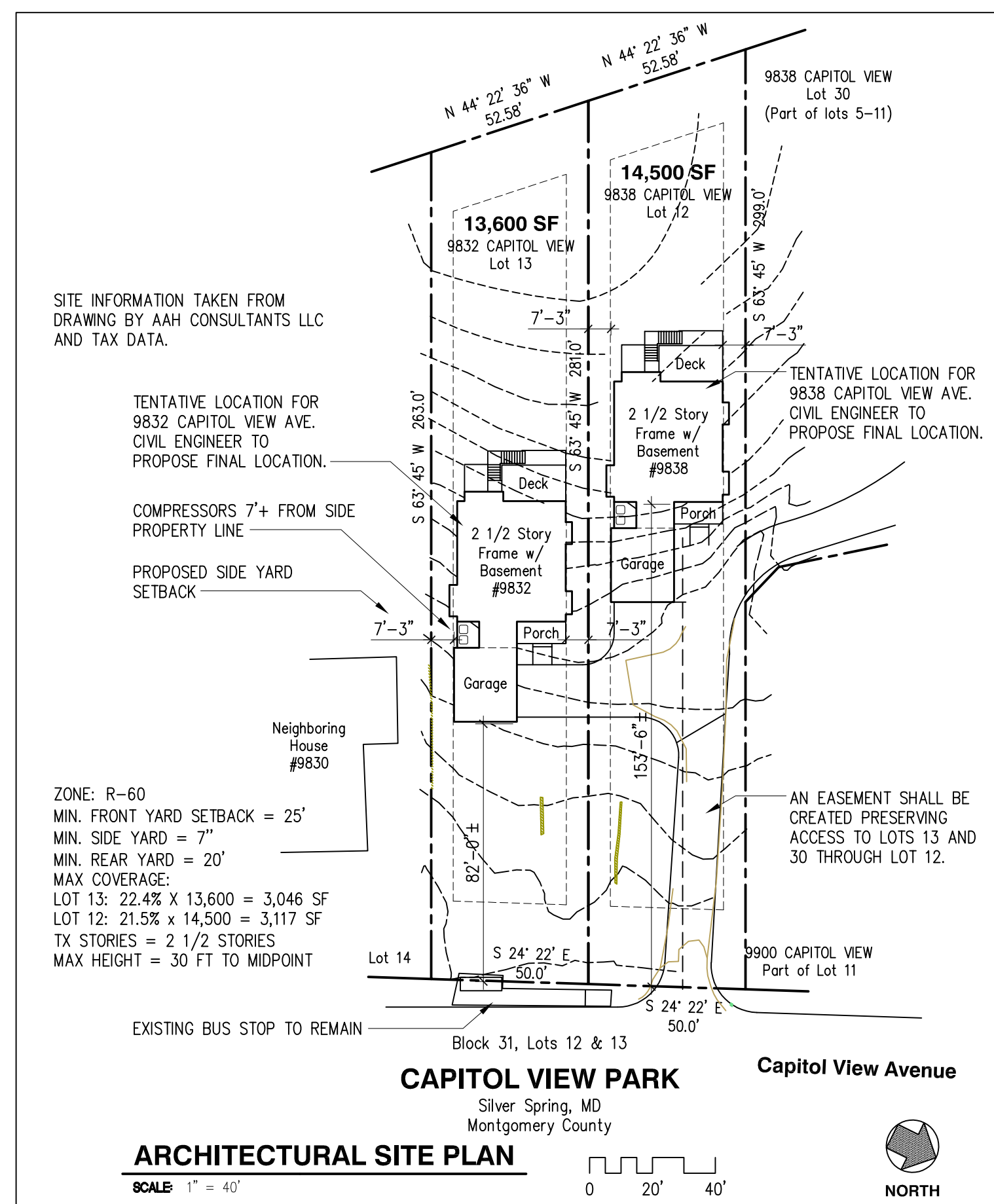
- Minimum Ceiling R-Value of Sunroom (R-19)
- Minimum Wall R-Value (R-13)
- New wall(s) separating a sunroom from conditioned space shall meet the building thermal envelope requirements.

I hereby certify that the building design represented in the attached construction documents has been designed to meet or exceed the requirements of:

2018 Edition International Energy Conservation Code (IECC)

Michael Winnfield Hastings Development, LLC 2/19/21  
Builder/Designer/Contractor Company Name Date

Section R103.3.1 "Documents shall be endorsed and stamped "Reviewed for Code Compliance." Section R103.3.3, provides provision for Phased Approval. "The code official shall issue the authority to issue a permit for the construction of part of an energy conservation system before the construction documents for the entire system have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holders of such permit shall proceed at their own risk without assurance that the permit for the entire energy conservation system will be granted."



### INDEX OF DRAWINGS:

- 1 of 10 A0 COVER SHEET, INDEX & CODE INFORMATION
- 2 of 10 A1 LOT COVERAGE DIAGRAM AND LOWER LEVEL PLAN
- 3 of 10 A2 FIRST AND SECOND FLOOR PLANS
- 4 of 10 A3 ROOF PLAN, BUILDING SECTION
- 5 of 10 A4 ELEVATIONS
- 6 of 10 A5 WALL SECTIONS & DETAILS
- 7 of 10 A6 THERMAL ENVELOPE DETAILS & WIND BRACING DIAGRAMS
- 8 of 10 S1 FOUNDATION PLAN & DETAILS
- 9 of 10 S2 FIRST AND SECOND FLOOR FRAMING PLANS
- 10 of 10 S3 ROOF FRAMING PLANS

**Douglas Mader, AIA**  
11307 Rokeby Avenue, Silver Spring, MD 20910-0187  
(301) 466-1378 cell, DMaderAIA@aol.com

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Silver Spring, MD 20910  
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COVER SHEET, INDEX  
& CODE INFORMATION

Job #:

20-29

Drawn by:

DDM

Date:

2/19/21

Revisions:

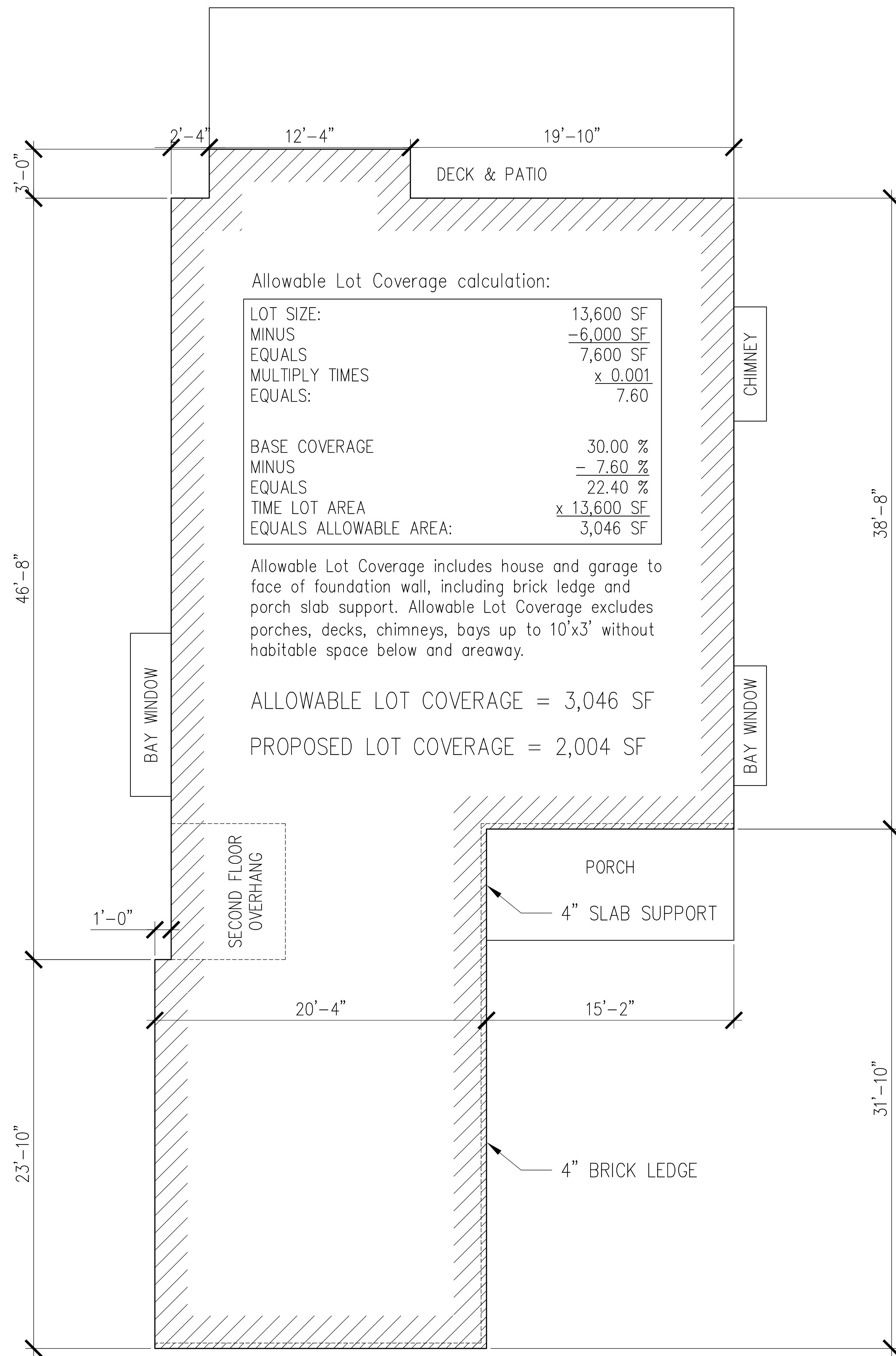


PROFESSIONAL CERTIFICATION  
I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 12214, Expiration Date: 8/24/2021.

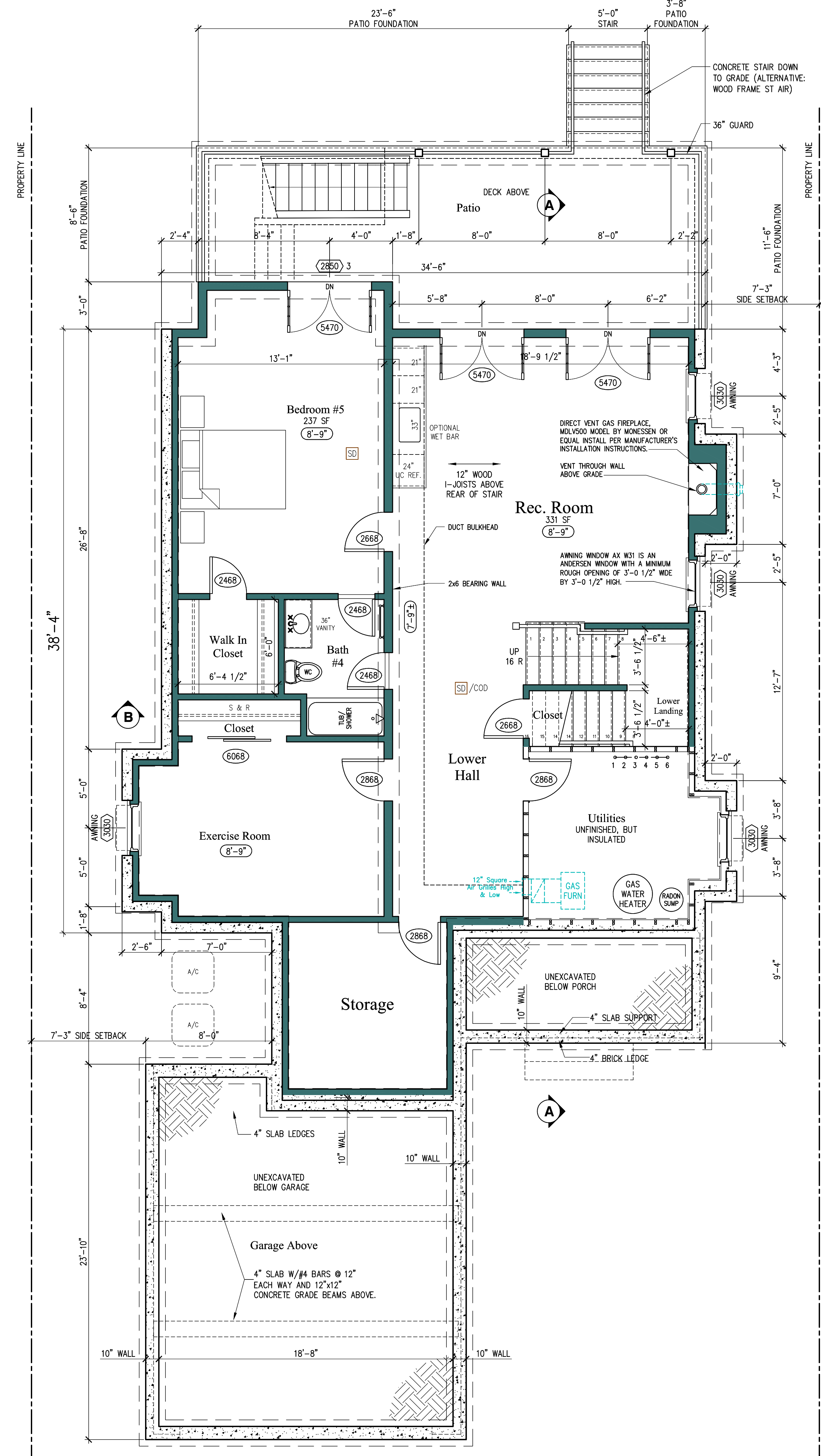
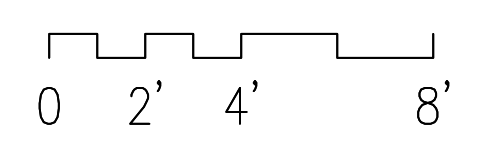
Digital Signature above for Douglas Mader, AIA

**A0**

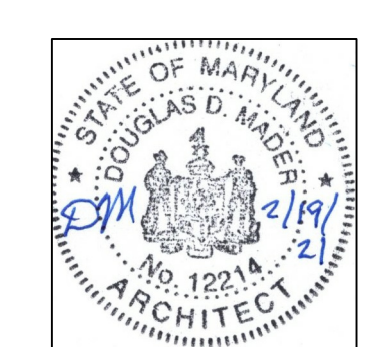
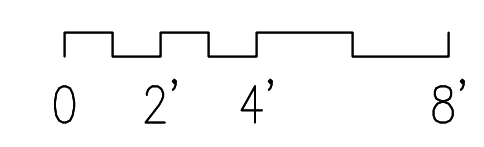




**2 LOT COVERAGE DIAGRAM**  
SCALE: 1/4" = 1'-0"



**1 LOWER LEVEL PLAN**  
SCALE: 1/4" = 1'-0"  
LOT COVERAGE: 1,908 SF



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 the State of Maryland, License No. 12214. Expiration Date: 8/24/2021.

Digital Signature above for Douglas Mader, AIA

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(301) 466-1378 cell, DMaderAIA@aol.com

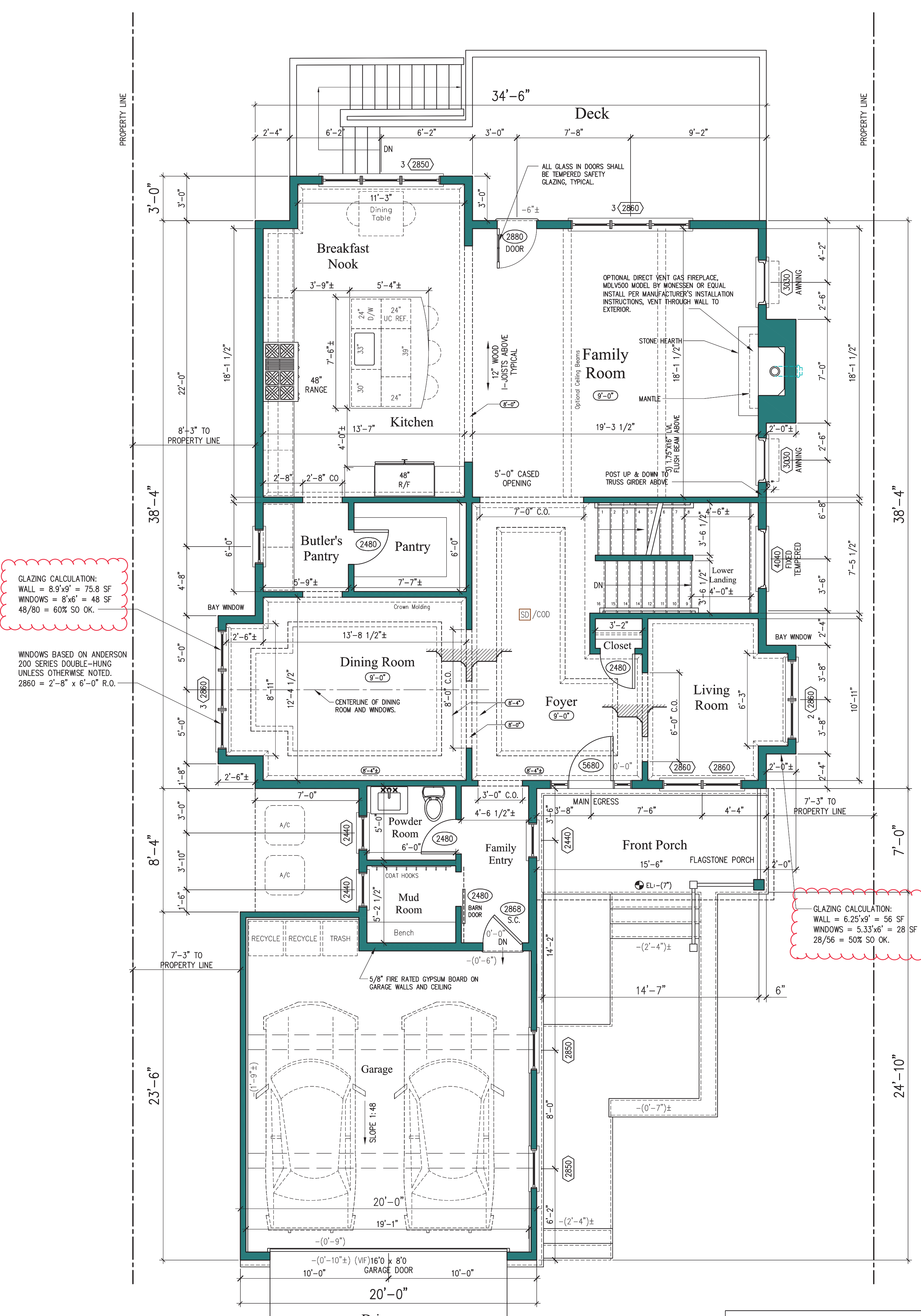
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Silver Spring, MD 20910  
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**LOWER LEVEL PLAN,  
BUILDING SECTION**

Job #: 20-29  
Drawn by: DDM  
Date: 2/19/21  
Revisions:

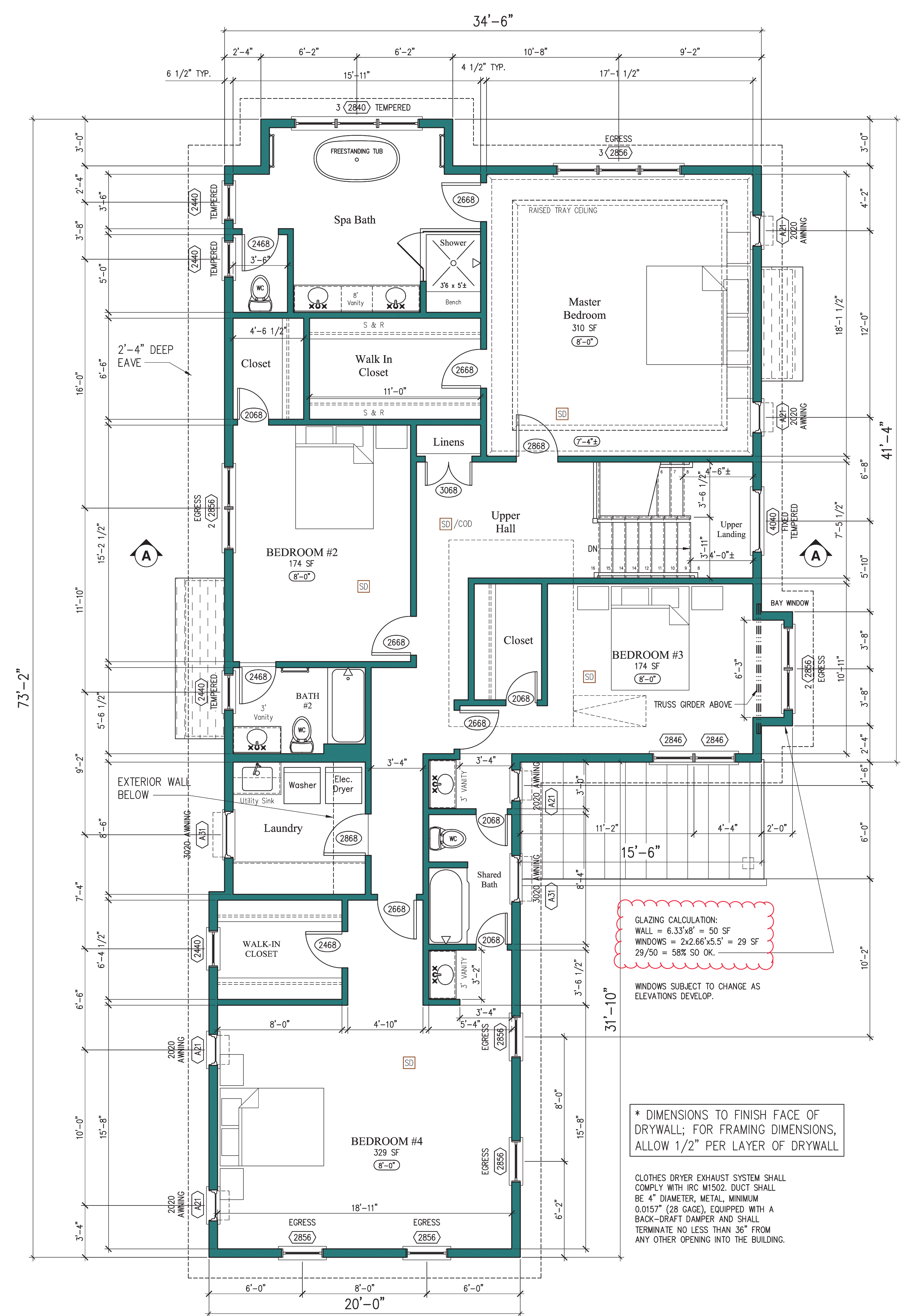
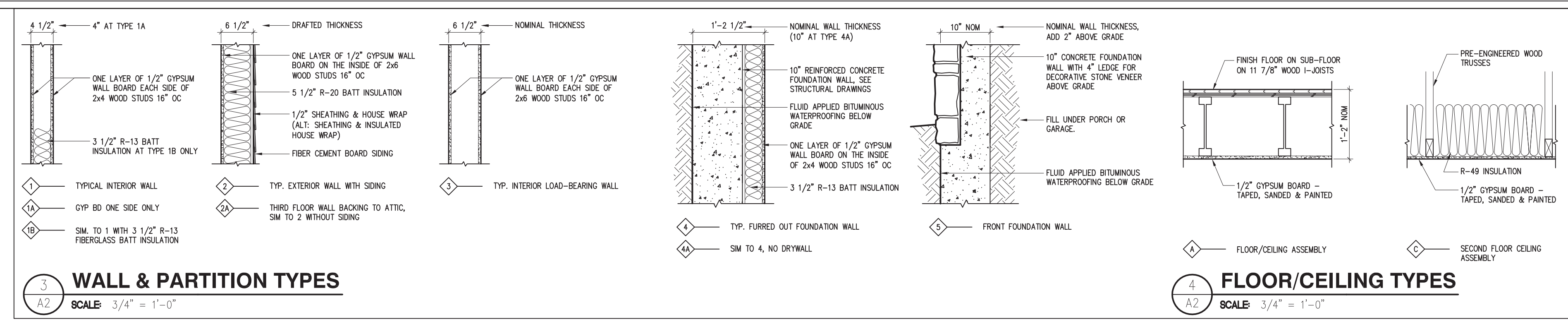
**A1**  
2 of 10





**1 FIRST FLOOR PLAN**  
SCALE: 1" = 10'  
HEATED FLOOR AREA: 1,531 SF  
GARAGE: 438 SF

DIMENSIONS ARE TO FINISH FACE OF INTERIOR WALLS, CENTERLINE OF WINDOWS AND FACE OF EXTERIOR SHEATHING OR MASONRY. FOR FRAMING DIMENSIONS, SUBTRACT 1/2" PER LAYER OF DRYWALL

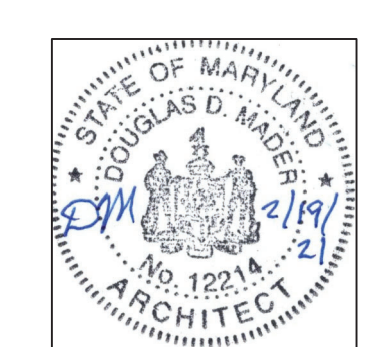


**2 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
2nd FLOOR = 2,003 SF

\* DIMENSIONS TO FINISH FACE OF DRYWALL; FOR FRAMING DIMENSIONS, ALLOW 1/2" PER LAYER OF DRYWALL

\* DIMENSIONS TO FINISH FACE OF DRYWALL; FOR FRAMING DIMENSIONS, ALLOW 1/2" PER LAYER OF DRYWALL

CLOTHES DRYER EXHAUST SYSTEM SHALL COMPLY WITH IRC M1502. DUCT SHALL BE 4" DIAMETER, METAL, MINIMUM 0.0157" (28 GAGE), EQUIPPED WITH A BACK-DRAFT DAMPER AND SHALL TERMINATE NO LESS THAN 36" FROM ANY OTHER OPENING INTO THE BUILDING.



**Douglas Mader**  
Digitally signed by Douglas Mader  
Date: 2021.02.19 09:38:27 -05'00'  
Digital Signature above for Douglas Mader, AIA

**FIRST & SECOND FLOOR PLANS**

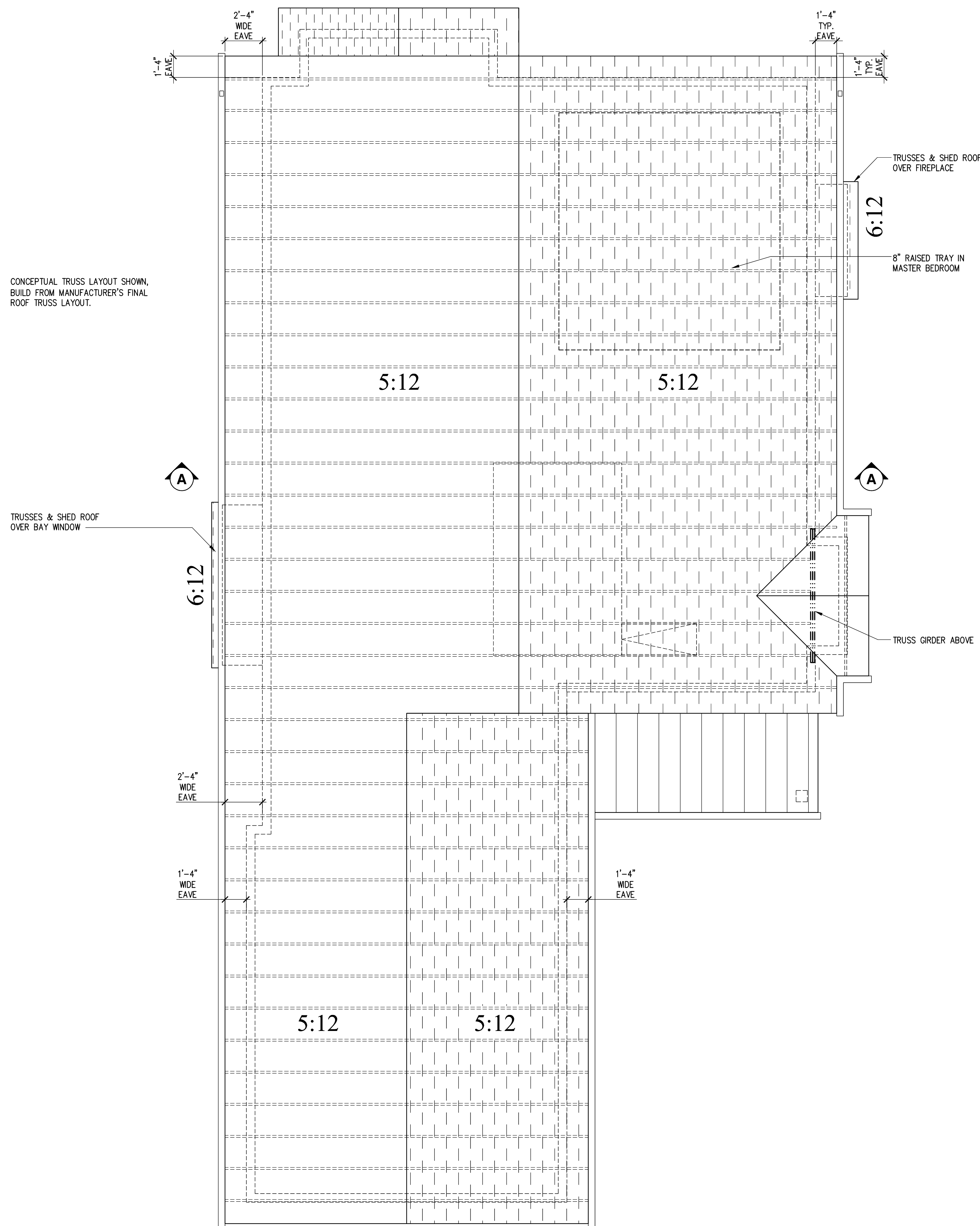
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Drawn by: DDM  
Date: 2/19/21  
Revisions:

**A2**  
3 of 10

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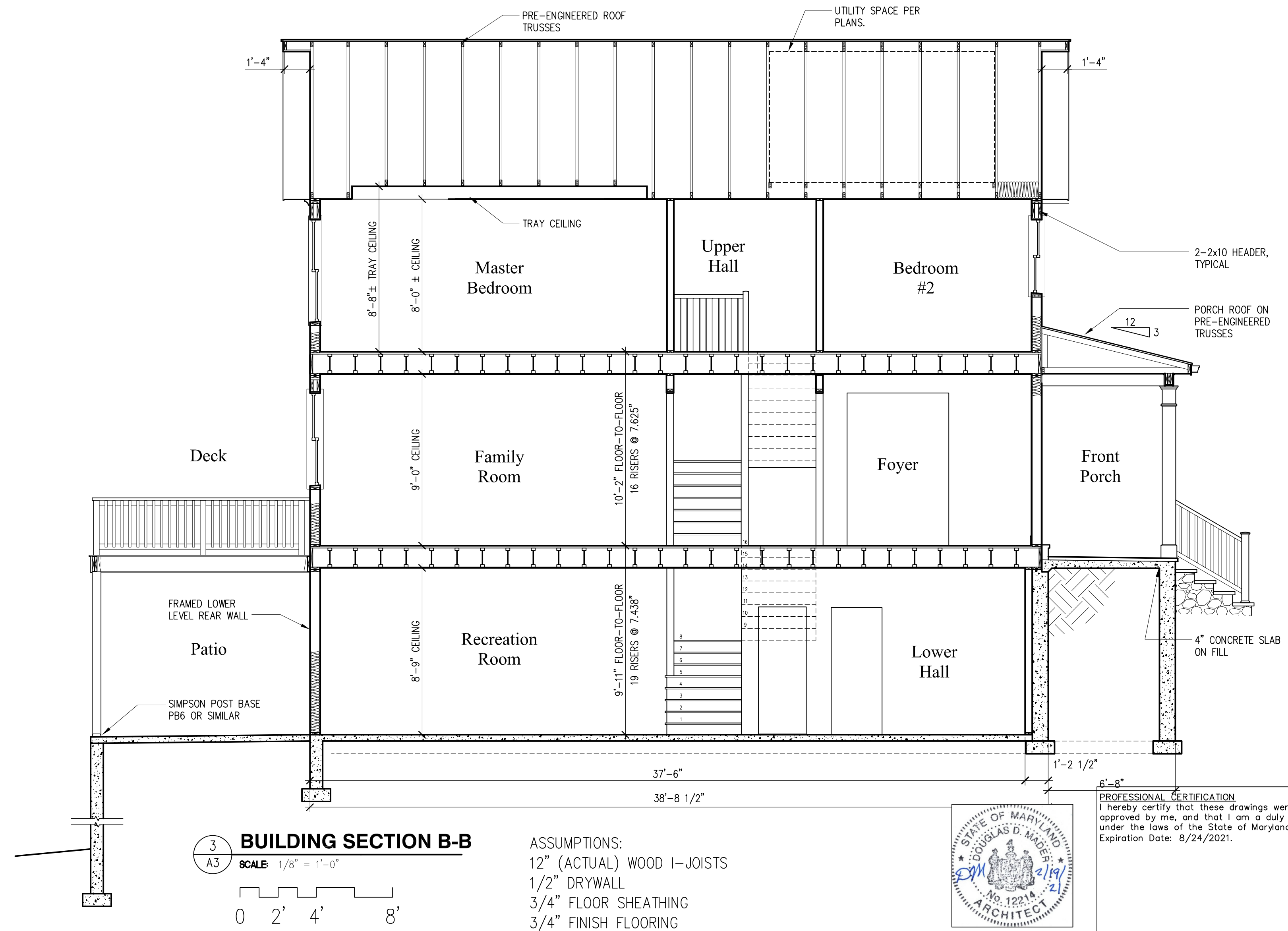
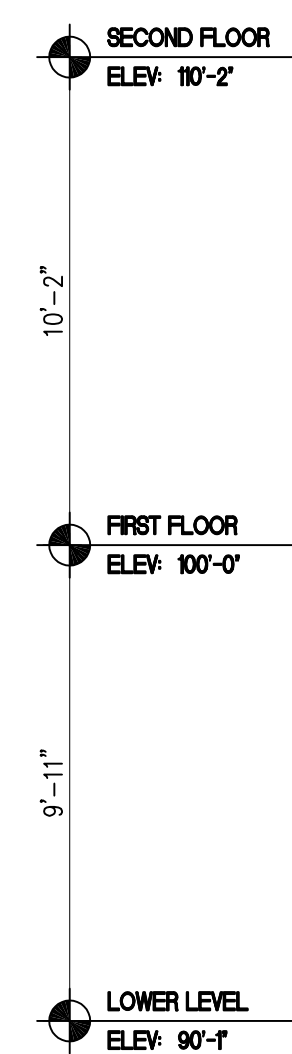
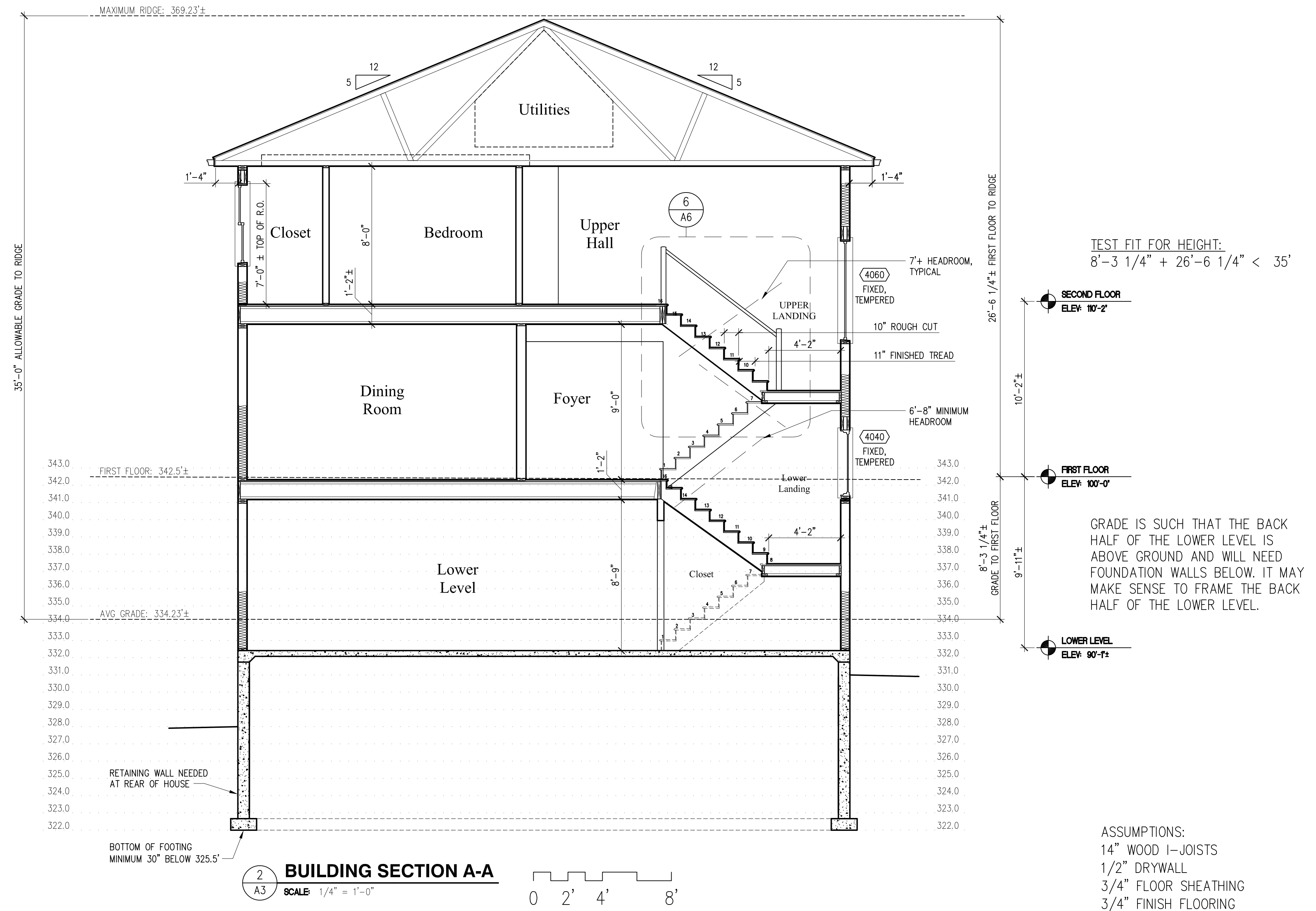
**Douglas Mader, AIA**  
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(301) 466-1378 cell, DMaderAIA@aol.com





**2** ROOF PLAN  
 A3 SCALE: 1/4" = 1'-0"  
 0 2' 4' 8'

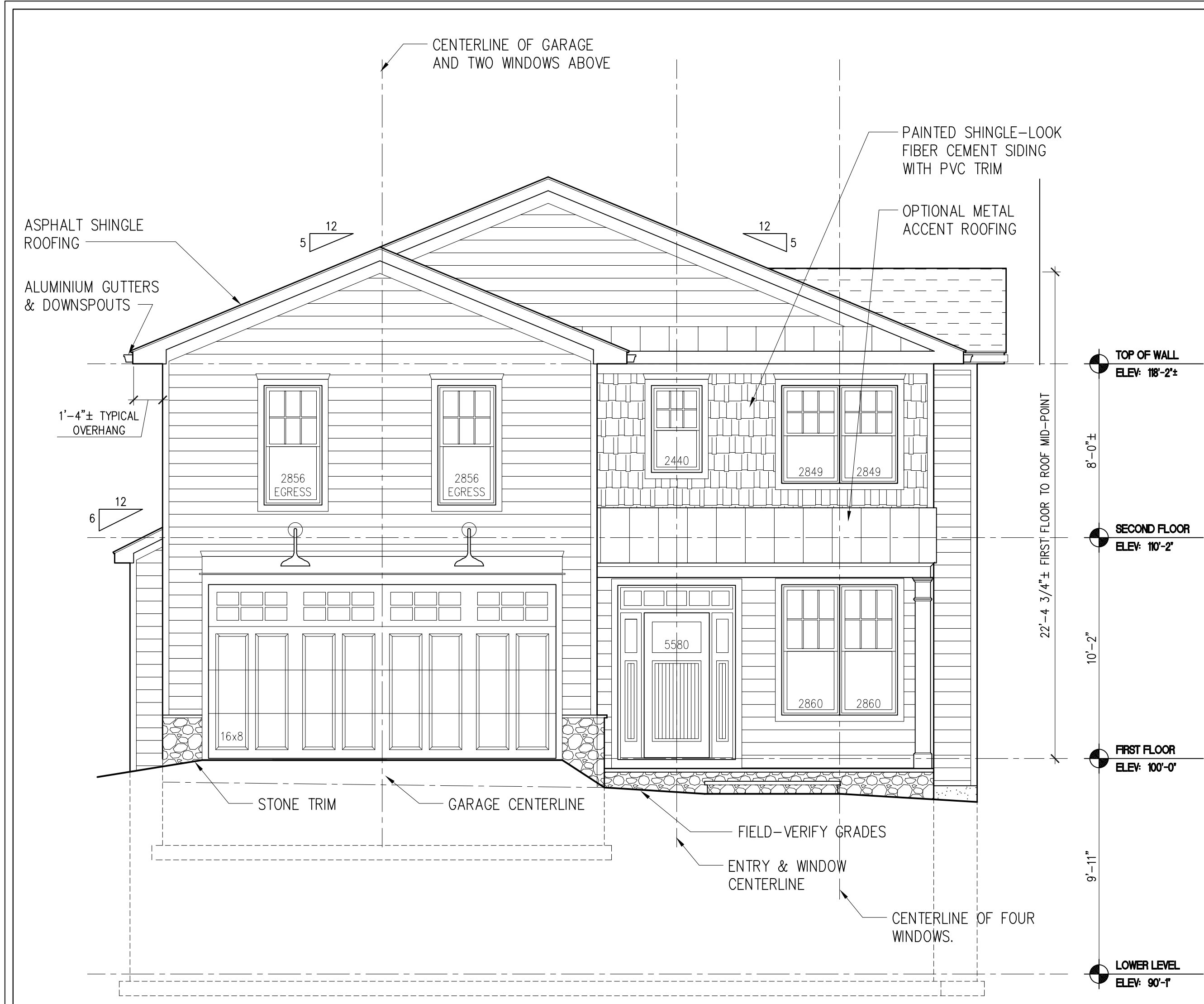
CONCEPTUAL ROOF FRAMING SHOWN, TRUSS MANUFACTURER TO PROVIDE FINAL DESIGN AND ENGINEERING.



**3** BUILDING SECTION B-B  
 A3 SCALE: 1/8" = 1'-0"  
 0 2' 4' 8'







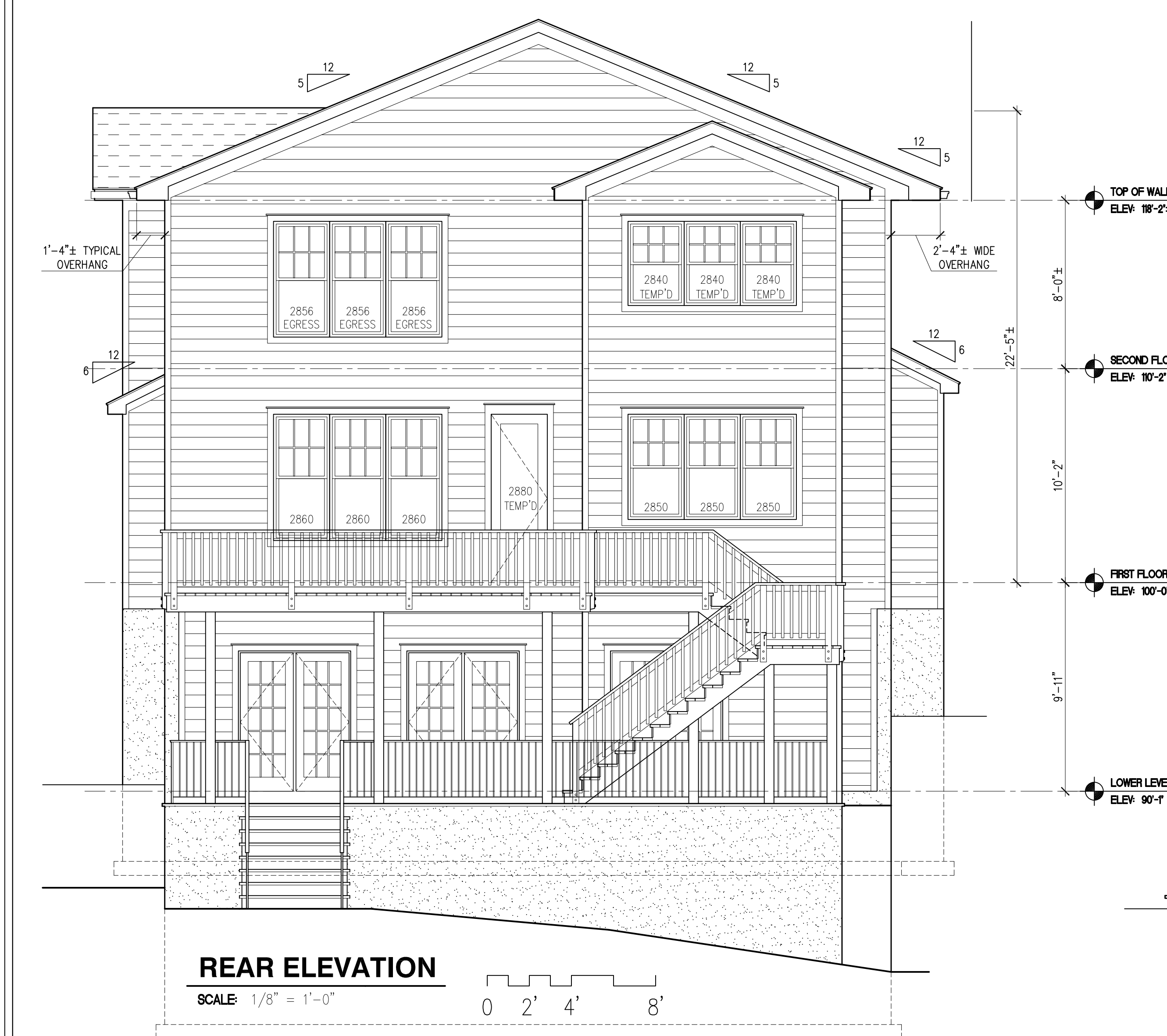
**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



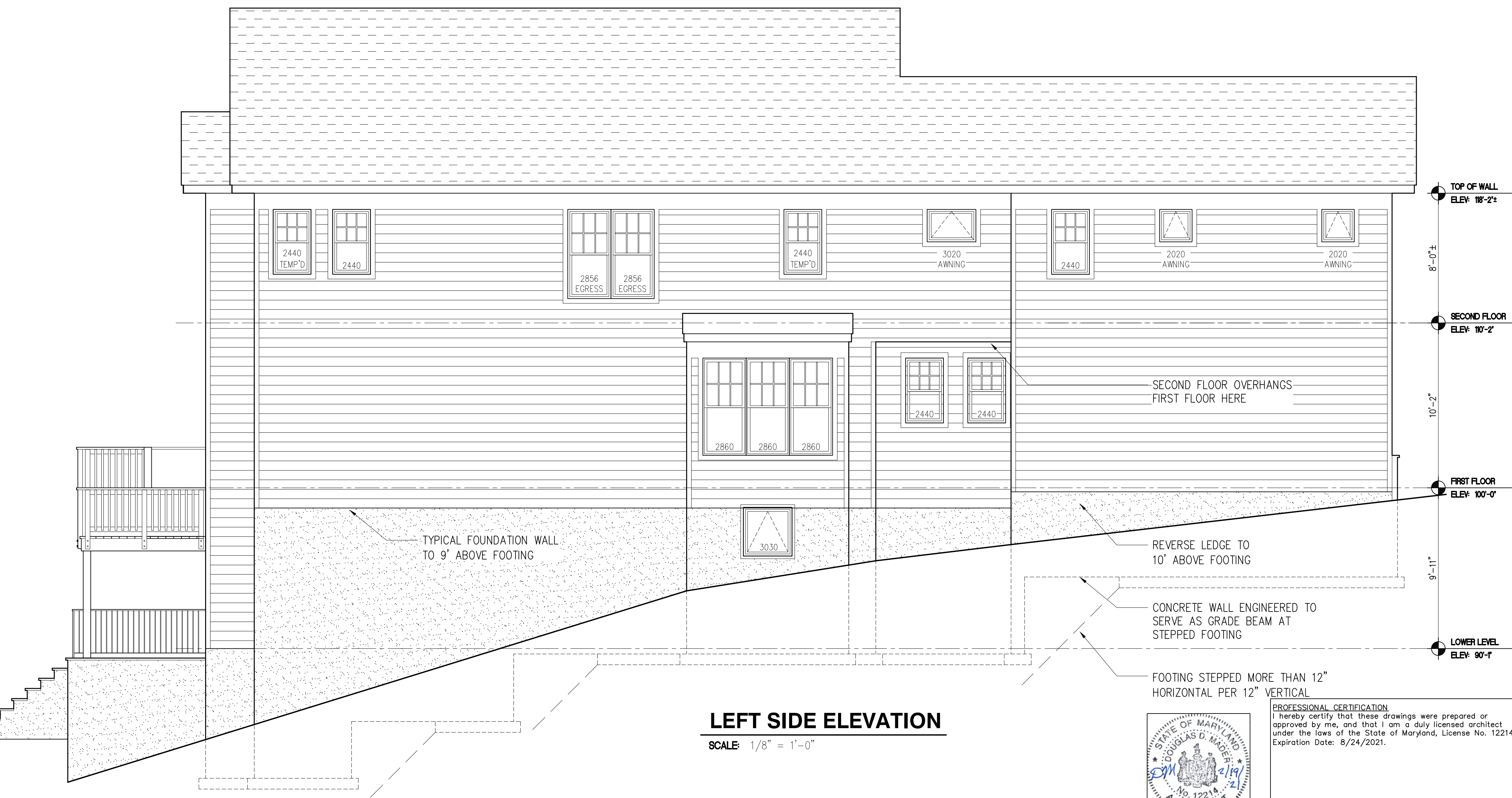
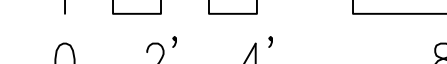
**RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



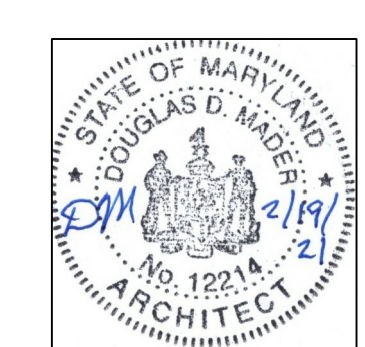
**REAR ELEVATION**

SCALE: 1/8" = 1'-0"



**LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



**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 the State of Maryland, License No. 12214, Expiration Date: 8/24/2021.

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**ELEVATIONS**

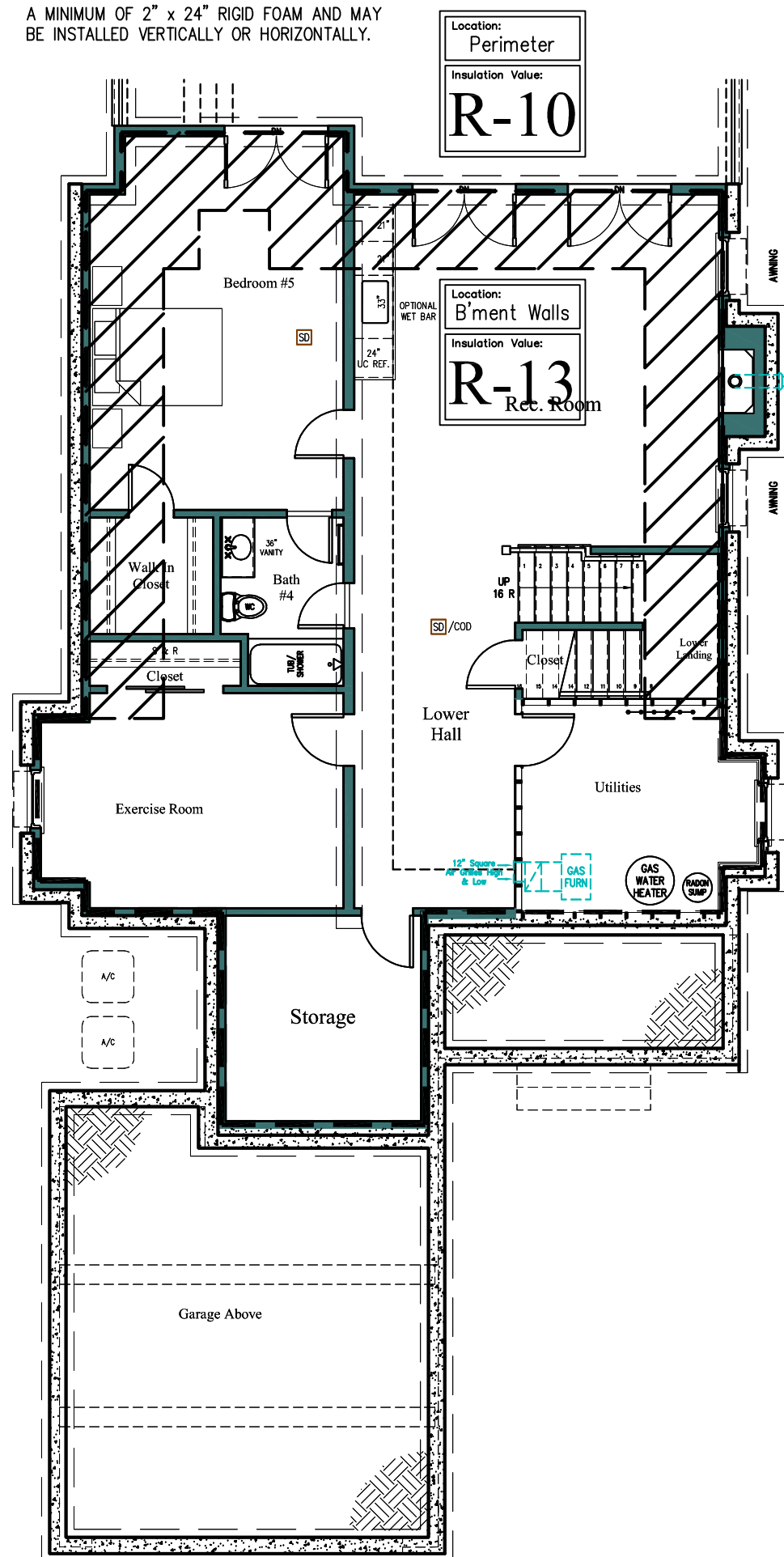
Job #: 20-29  
Drawn by:  
Date: 2/19/21  
Revisions:



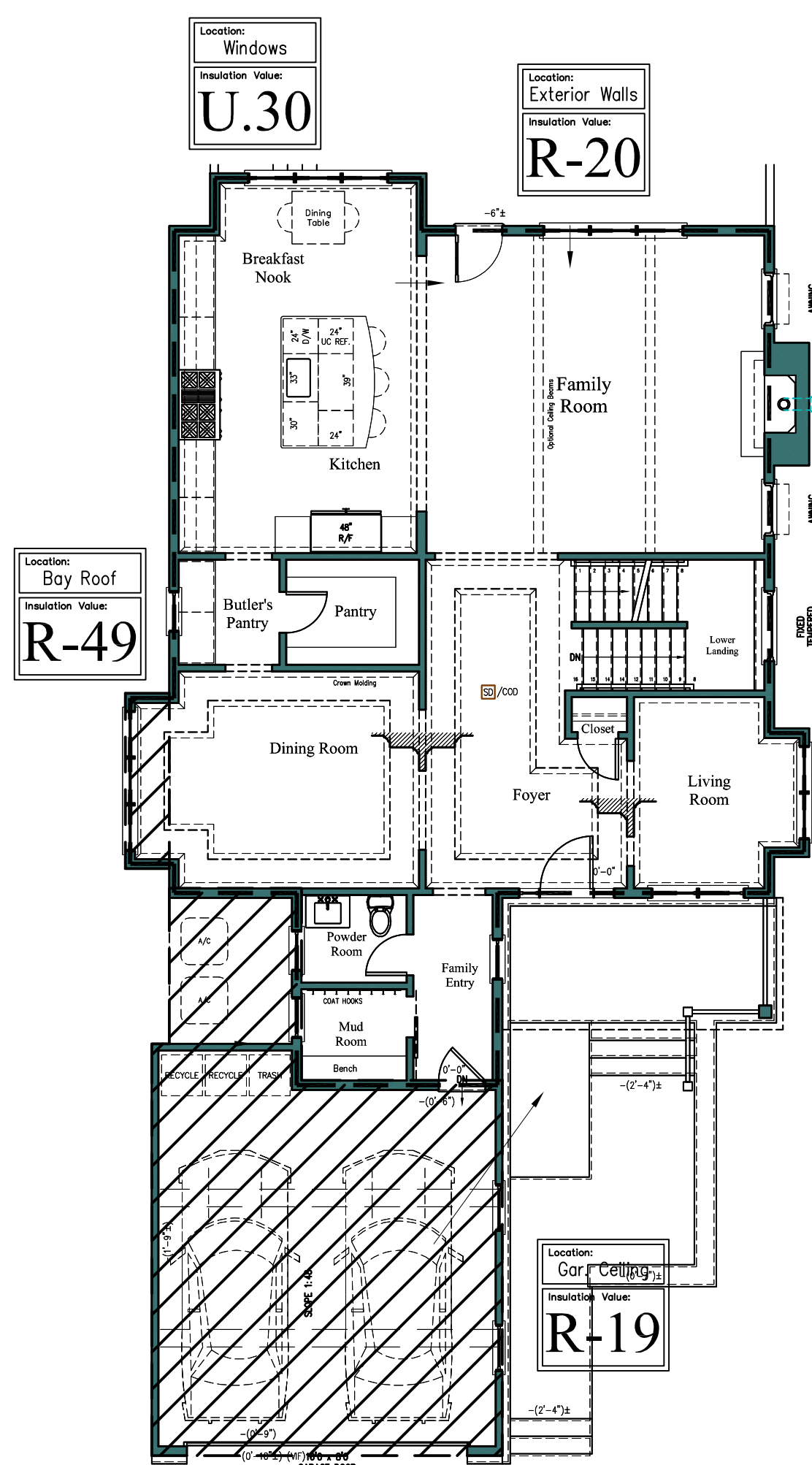




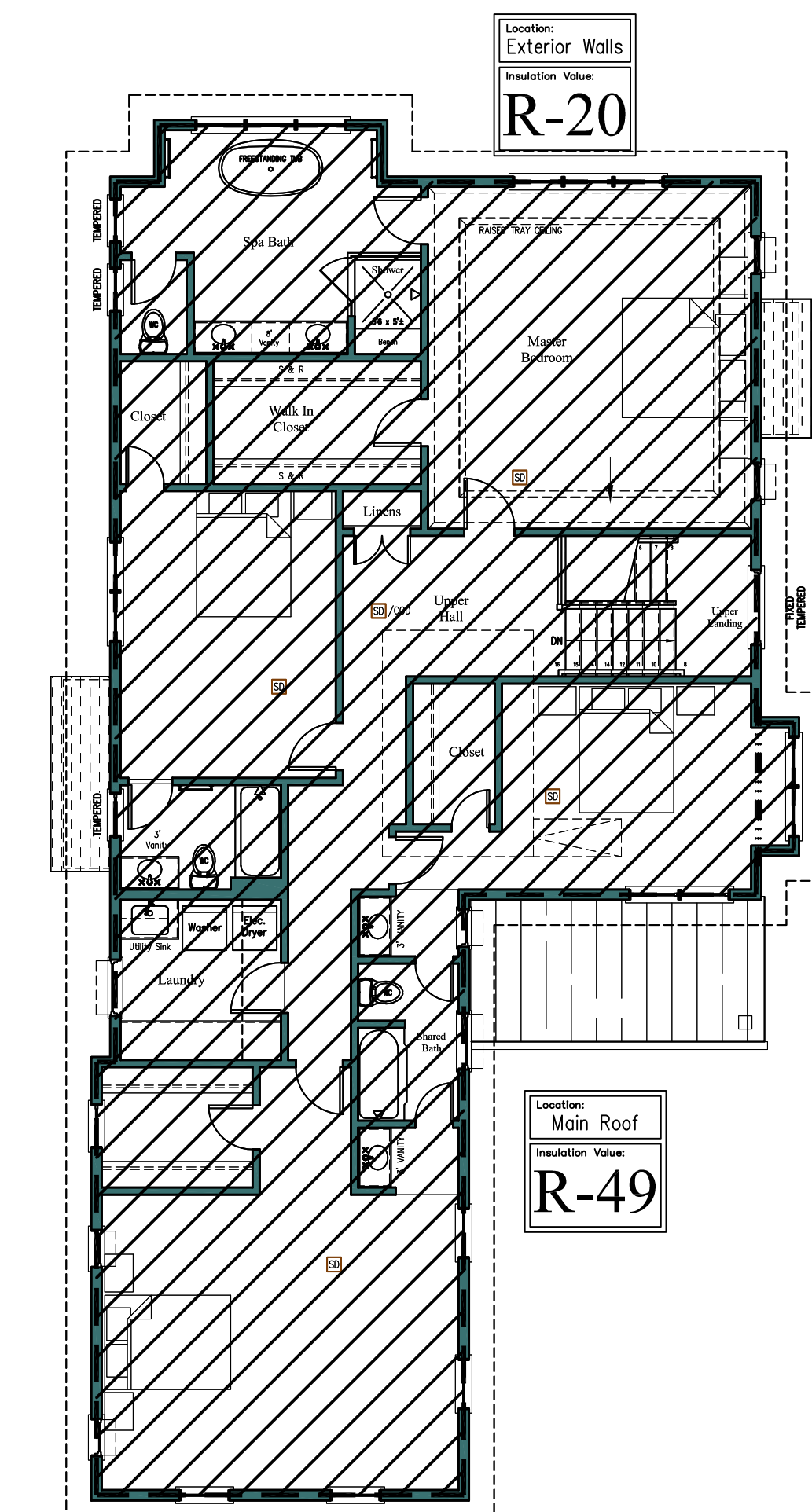
PROVIDE R-10 PERIMETER INSULATION WHERE FLOOR SLAB IS ABOVE GRADE OR LESS THAN 4" BELOW GRADE. PERIMETER INSULATION SHALL BE A MINIMUM OF 2" x 24" RIGID FOAM AND MAY BE INSTALLED VERTICALLY OR HORIZONTALLY.



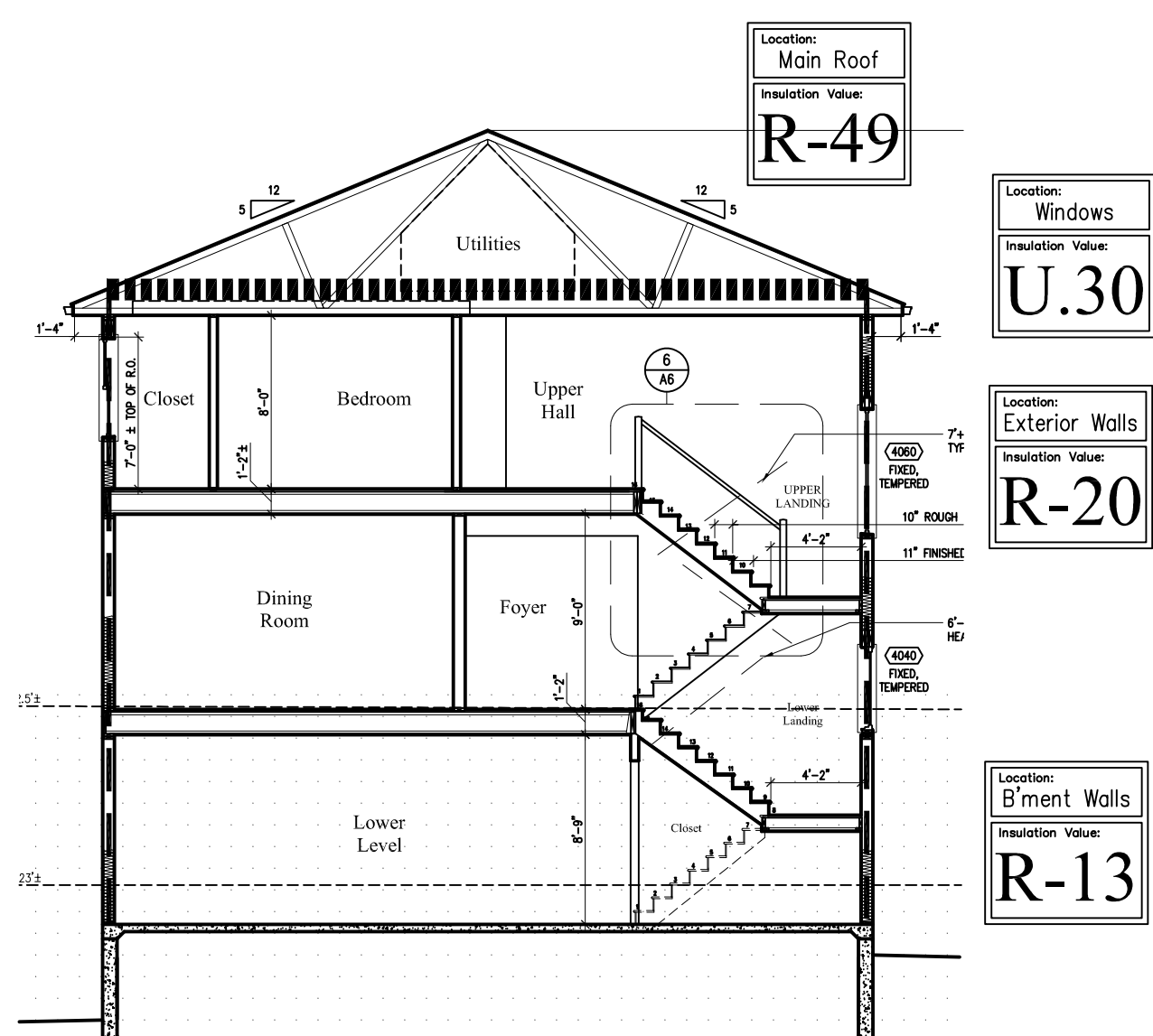
1 BASEMENT TE PLAN  
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR TE PLAN  
SCALE: 1/8" = 1'-0"



3 SECOND FLOOR TE PLAN  
SCALE: 1/8" = 1'-0"



4 TE BUILDING SECTION 1  
SCALE: 1/8" = 1'-0"

**INSULATION R-VALUES**

ITEM	MINIMUM R-VALUE	REQUIRED / PROVIDED	REMARKS
EXTERIOR WALLS	R-20	R-20	5 1/2" FIBERGLASS BATT IN 2x6 FRAMED WALLS
CEILING	R-49	R-49 *	15 1/2" TOTAL THICKNESS HIGH-DENSITY FIBERGLASS BATTS
MASS WALLS	R-5/20	N/A	NO MASS WALLS IN PROJECT
FLOOR	R-19	R-30	BATTS IN FLOORS OVER UNCONDITIONED SPACES
BASEMENT WALLS	R-10/13	R-13	3 1/2" FACED BATTS IN WOOD-FRAMED WALLS
SLAB-ON-GRADE	R-10, 2 FT	N/A	NOT APPLICABLE FOR SLABS > 12" BELOW GRADE
CRAWL SPACE	R-10/13	N/A	NO CRAWL SPACE IN PROJECT
DUCTS	R-6/8	R-6/8	INSULATE DUCTS IN FLOORS TO R-6 & IN ATTICS TO R-8
HOT WATER PIPING	R-2	R-2	
RIM BOARDS	R-20	R-20	5 1/2" BATTS WITHIN FRAMING CAVITIES

NOTES:  
BASEMENT WALL INSULATION NOT COVERED WITH GYPSUM BOARD SHALL HAVE FLAME-RESISTANT FACING.  
\* R-38 INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. (IRC2018 N1102.2.1)

**FENESTRATION U-FACTORS**

ITEM	MAX U-FACTOR ALLOWED	PROVIDED	REMARKS
DOUBLE HUNG WINDOWS	0.35	0.31	ANDERSEN TILT-WASH 200 SERIES, LOW-E GLASS
CASEMENT WINDOWS	0.35	0.30	ANDERSEN 400 SERIES, LOW-E GLASS
SKYLIGHTS	0.60	N/A	NO SKYLIGHTS IN PROJECT
SUNROOM	0.50/0.75	N/A	NO SUNROOM IN PROJECT

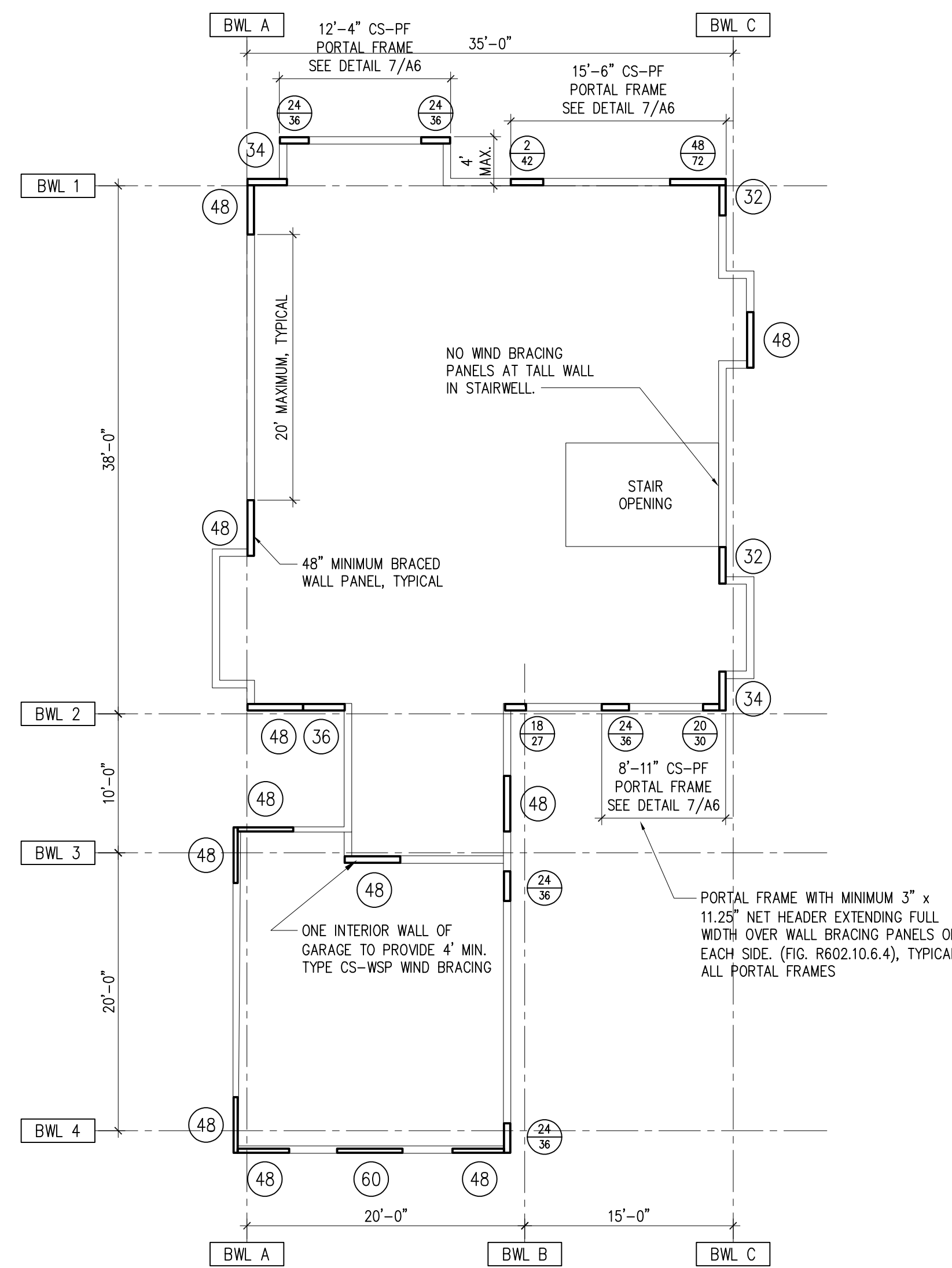
NOTES:  
SHGC (SOLAR HEAT GAIN COEFFICIENT) IS NOT REGULATED IN MONTGOMERY COUNTY, CLIMATE ZONE 4, NOT AS HOT AS FURTHER SOUTH. CONTRACTOR MAY SUBSTITUTE A DIFFERENT BRAND OF WINDOW SO LONG AS IT HAS ALLOWABLE R-VALUES AND U-FACTORS.

**PREVENTING AIR LEAKAGE**

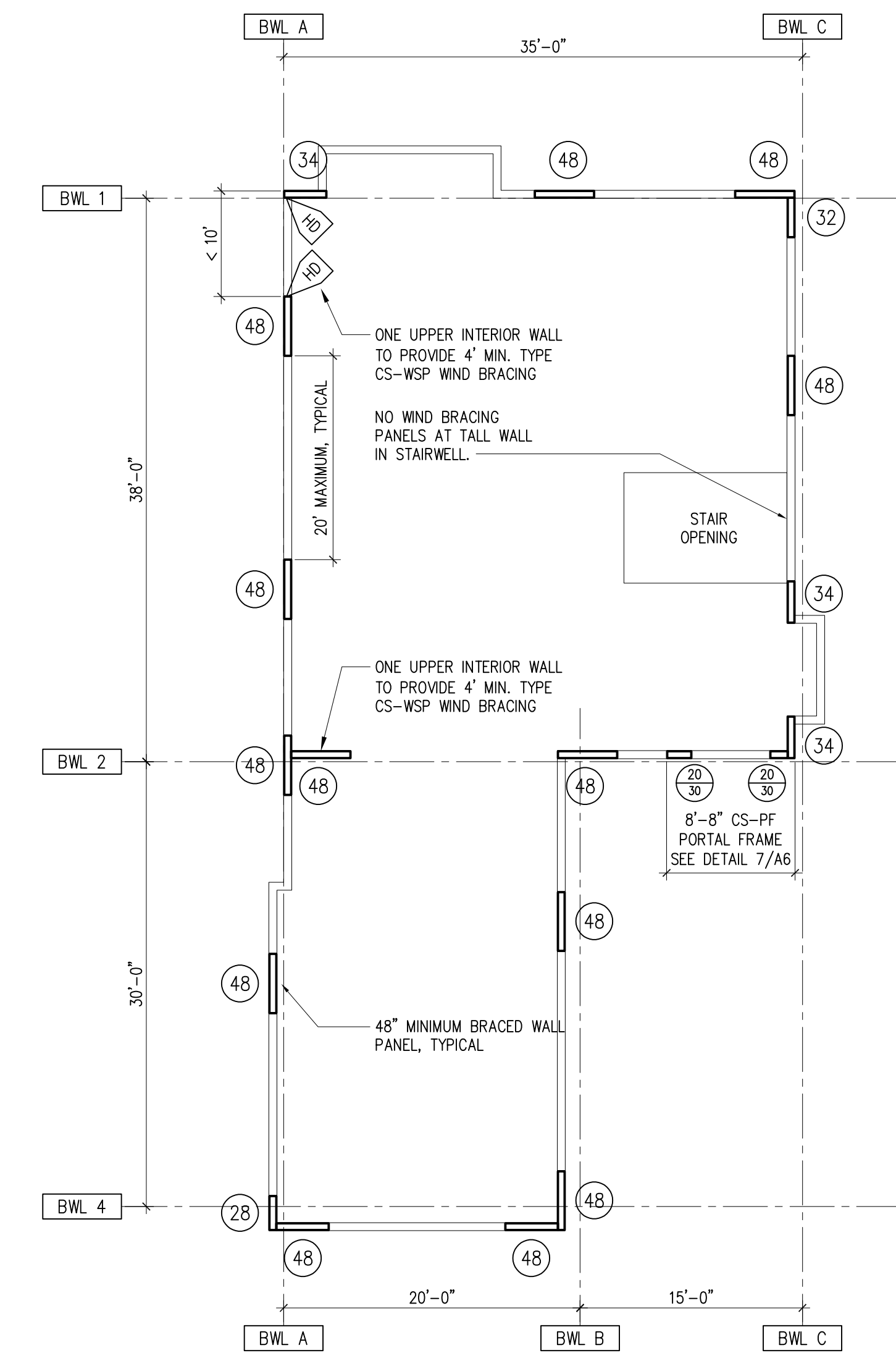
ITEM	STRATEGY
1) ALL JOINTS, SEAMS AND PENETRATIONS	SEAL TO LIMIT AIR INFILTRATION
2) SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS	NOT APPLICABLE TO THIS PROJECT
3) PERIMETER OF WINDOW & DOOR ASSEMBLIES	SPRAY GAPS WITH FOAM AND TAPE HOUSE WRAP
4) UTILITY PENETRATIONS	SPRAY AIR GAPS WITH EXPANDING CLOSED-CELL FOAM
5) DROPPED CEILINGS AND CHASES	INSULATE EXTERIOR WALL
6) KNEE WALLS	SEAL FRAMING WITH EXPANDING CLOSED CELL SPRAY FOAM
7) GARAGE WALLS AND CEILING	INSULATE IF ADJACENT TO HABITABLE SPACES
8) BEHIND TUBS AND SHOWERS	INSULATE EXTERIOR WALL
9) COMMON WALLS BETWEEN DWELLING UNITS	NOT APPLICABLE TO THIS PROJECT
10) ATTIC ACCESS OPENINGS	PULL-DOWN LADDER WITH R-49 DOOR
11) RIM JOIST JUNCTION	SPRAY FOAM TO SEAL FRAMING, INSULATE AT RIM JOISTS
12) OTHER SOURCES OF INFILTRATION	SEAL, CAULK OR WEATHER-STRIP AS APPROPRIATE
DUCTS	SEAL ALL DUCTS, AIR HANDLERS & FILTER BOXES PER M1601.4.1
BUILDING CAVITIES	NOT APPLICABLE TO THIS PROJECT
VENTILATION HARDWARE	PROVIDE DAMPERS ON OUTDOOR AIR INTAKES & EXHAUSTS

**ROOF INSULATION NOTE**

R-38 INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. (IRC2018 N1102.2.1)



5 FIRST FLOOR WALL BRACING  
SCALE: 1/8" = 1'-0"



6 SECOND FLOOR WALL BRACING  
SCALE: 1/8" = 1'-0"

MINIMUM WALL BRACING LENGTH [ Table R602.10.1.2(1) ]						
WALL LINE	SPACING	#	TYPE	BRACING @ 1st FLOOR REQUIRED:	BRACING @ 2nd FLOOR REQUIRED:	NOTES
BWL 1	38'	3	CS-WSP + PF	15.2'	18'+	TWO 1st FLOOR PORTAL FRAMES
BWL 2	34'	3	CS-WSP + PF	13.8'	14'+	2 PFS, ONE INTERNAL WALL
BWL 3	15'/-	4	CS-WSP	6.9'	10'+	ONE BWP INSIDE GARAGE
BWL 4	30'	3	CS-WSP	12.5'	13'	
BWL A	35'	2	CS-WSP	10.9'	16'	
BWL B	20'	2	CS-WSP + PF	7.7'	10'	PORTAL FRAME @ GARAGE DOOR
BWL C	35'	2	CS-WSP	10.9'	12'+	

TABLE REQUIREMENTS ADJUSTED PER FOOTNOTE d BY 0.95 FOR 9-FOOT MAX CEILINGS AND 0.90 FOR 8' FOOT CEILINGS. ADJUSTED FOR 12" EAVE TO RIDGE HEIGHT (1.12 ON FIRST FLOOR, 1.24 ON SECOND FLOOR) AND FOR MORE THAN 2 BWLS (1.3 FOR 3, 1.45 FOR 4)

**FRAMING NOTES:**

- CS-WSP = CONTINUOUS SHEATHING WITH WOOD STRUCTURAL PANELS.
- 48 DENOTES MIN. 48" WIND BRACING PANEL.
- 36 DENOTES MIN. 36" WIND BRACING PANEL.
- PROVIDE SQUASH BLOCKING BELOW ALL POSTS & MULTIPLE STUDS.

**WALL BRACING:**

ALL EXTERIOR WALLS SHALL BE BRACED PER R602.10. INTERIOR WALL BRACING IS NOT REQUIRED.

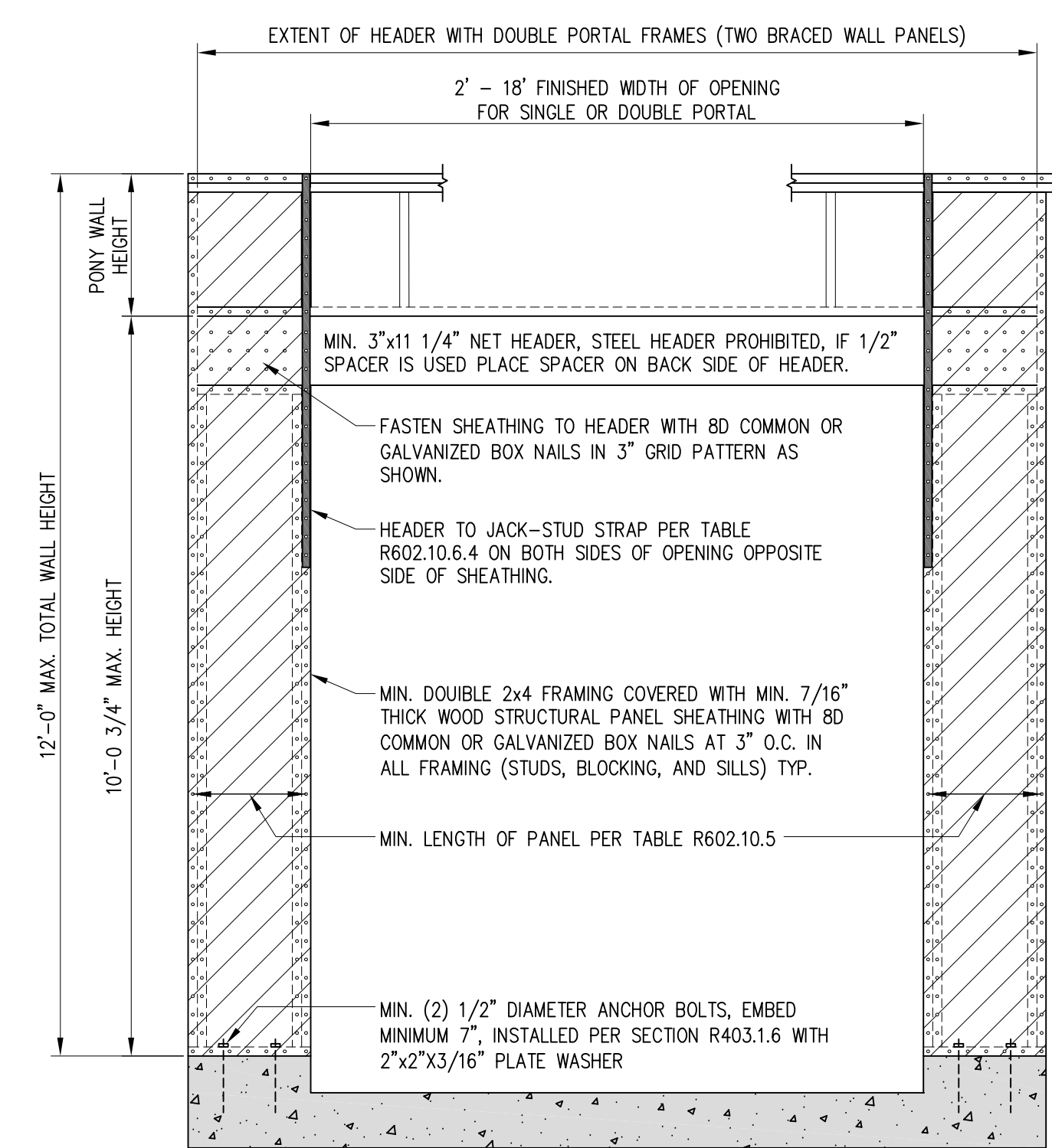
ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED IN CONFORMANCE WITH IRC R602.10.4. BRACED WALL PANELS SHALL BEGIN NO MORE THAN 10.0 FEET FROM EACH END OF EACH BRACED WALL LINE AND SHALL BE NOT MORE THAN 20.0 FEET APART.

BRACED WALL PANEL SHALL BE HELD DOWN BY SHEATHING EXTENDING A MINIMUM OF 12" BELOW FLOOR LINE AND FASTENED WITH 8d COMMON NAILS 3" O.C. TOP AND BOTTOM OF RIM BOARD. A MINIMUM OF NINE 8d NAILS ABOVE THE FLOOR AND NINE 8d NAILS BELOW FLOOR WILL PROVIDE 800 LB HOLD DOWN CAPACITY.

MINIMUM LENGTH OF BRACED WALL PANELS (PER TABLE R602.10.5):

FIRST FLOOR: 9' CEILINGS:  
NEXT TO OPENINGS UP TO 72" HIGH: 27"  
NEXT TO 77" HIGH WINDOW OPENINGS: 30"  
NEXT TO 96" HIGH OPENINGS: 41"  
MIN. LENGTH AT CS-PF: 18"

SECOND FLOOR: 8' CEILINGS:  
NEXT TO OPENINGS UP TO 64" HIGH: 24"



7 2018 IRC CS-PF PORTAL FRAME  
SCALE: 1/2" = 1'-0"



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 the State of Maryland, License No. 12214. Expiration Date: 8/24/2021.

Digital Signature above for Douglas Mader, AIA

**THERMAL ENVELOPE, WIND BRACING**

Job #: 20-29

Drawn by: DDM

Date: 2/19/21

Revisions:

A6

7 of 10

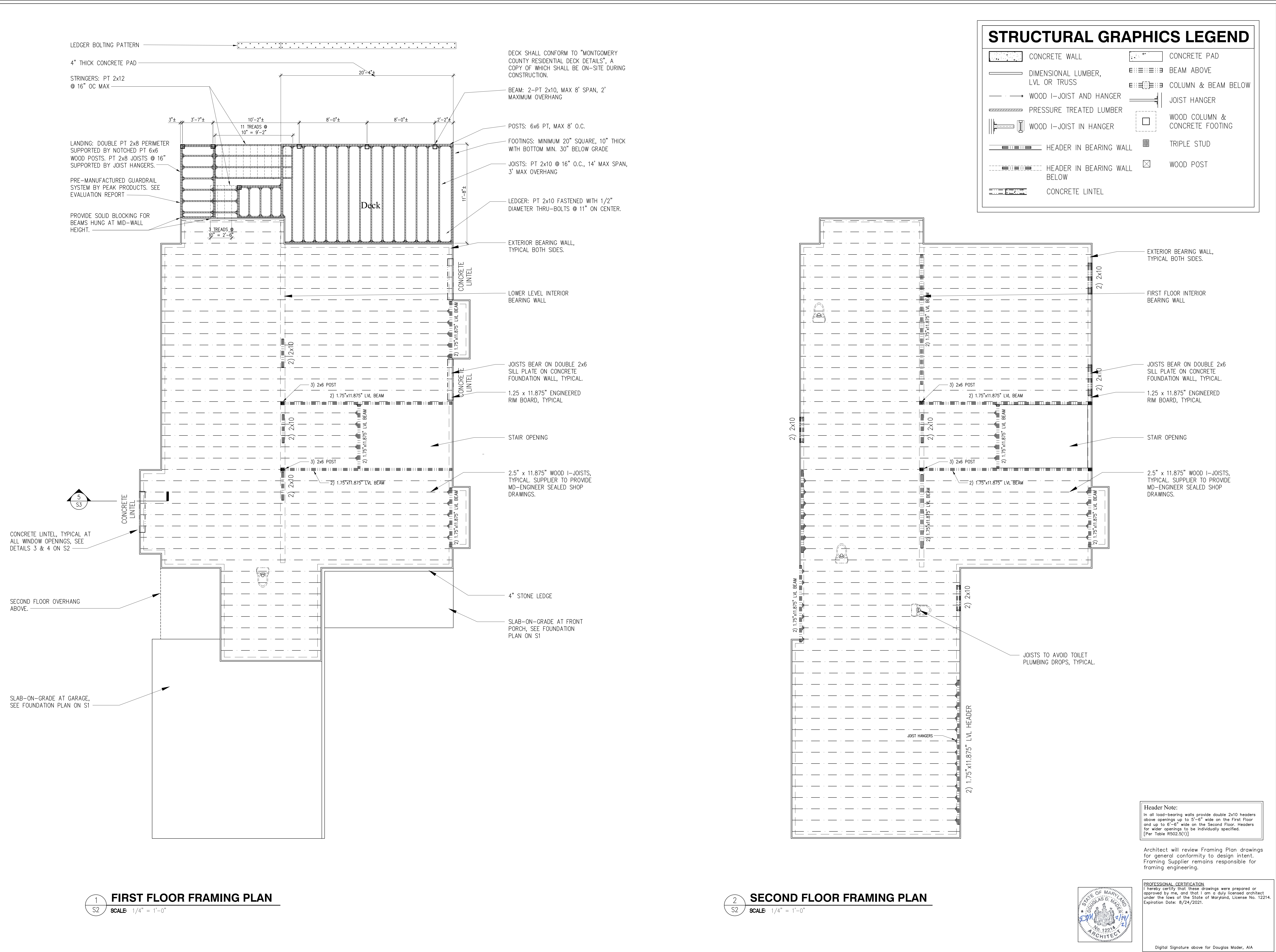
**9838 Capitol View**  
9838 Capitol View Avenue  
Silver Spring, MD 20910  
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**Douglas Mader, AIA**  
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**STRUCTURAL GRAPHICS LEGEND**

	CONCRETE WALL		CONCRETE PAD
	DIMENSIONAL LUMBER, LVL OR TRUSS		BEAM ABOVE
	WOOD I-JOIST AND HANGER		COLUMN & BEAM BELOW
	PRESSURE TREATED LUMBER		JOIST HANGER
	WOOD I-JOIST IN HANGER		WOOD COLUMN & CONCRETE FOOTING
	HEADER IN BEARING WALL		TRIPLE STUD
	HEADER IN BEARING WALL BELOW		WOOD POST
	CONCRETE LINTEL		

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**FLOOR FRAMING PLANS**

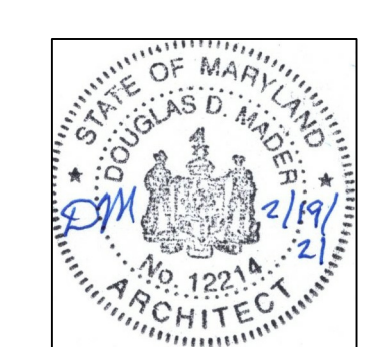
Job #: 20-29  
 Drawn by: DDM  
 Date: 2/19/21  
 Revisions:

**S2**  
 9 of 10

**Header Note:**  
 In all load-bearing walls provide double 2x10 headers above openings up to 5'-6" wide on the First Floor and up to 6'-6" wide on the Second Floor. Headers for wider openings to be individually specified. [Per Table R502.5(1)]

Architect will review Framing Plan drawings for general conformity to design intent. Framing Supplier remains responsible for framing engineering.

**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 the State of Maryland, License No. 12214, Expiration Date: 8/24/2021.



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**1 FIRST FLOOR FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"

**2 SECOND FLOOR FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"

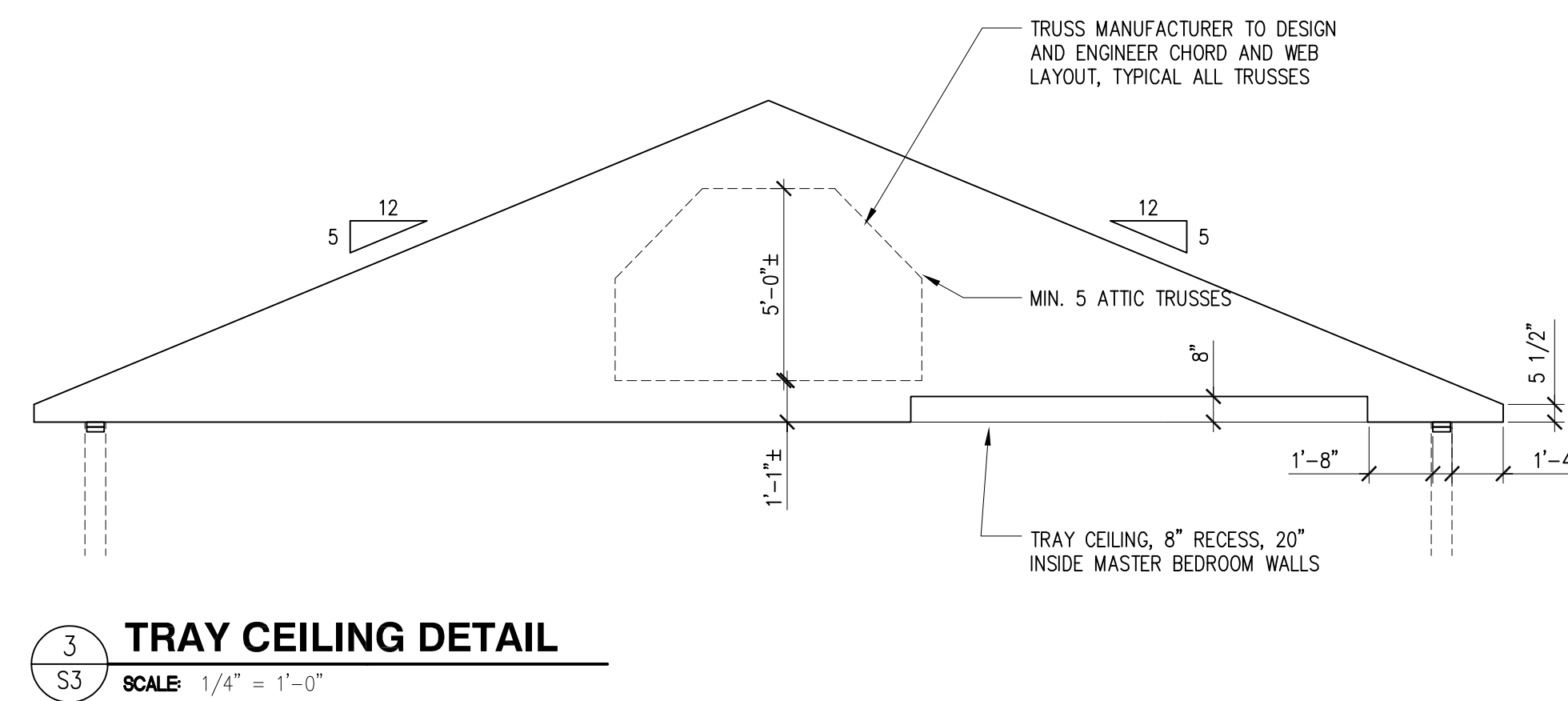


### TRUSS NOTES

1. ROOF TRUSS LAYOUT AND CALCULATIONS SHALL BE APPROVED AND SIGNED BY A MD-LICENSED ENGINEER PRIOR TO FABRICATION. CONTRACTOR SHALL HAVE ENGINEER-STAMPED DRAWINGS ON SITE PRIOR TO AND DURING TRUSS INSTALLATION.

2. TRUSS LOADS:  
 TOP CHORD LIVE LOAD = 30 PSF SNOW LOAD  
 TOP CHORD DEAD LOAD = 10 PSF FOR MATERIAL  
 BOTTOM CHORD LIVE LOAD = 10 PSF TYPICAL  
 BOTTOM CHORD DEAD LOAD = 20 PSF AT 12"x42" MIN. OPENINGS  
 BOTTOM CHORD DEAD LOAD = 10 PSF FOR MATERIALS

TYPICAL TOTAL DESIGN LOAD = 50 PSF, 60 PSF AT ATTICS



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

### LOAD PATH NARRATIVE

LOAD PATHS:

TRUSSES BEARING ON EXTERIOR WALLS ARE SECURED TO TOP PLATES BY HURRICANE CLIPS AS NOTED ON TYPICAL WALL SECTION 1/A5, USE SIMPSON H3 OR SIMILAR.

TRUSSES HUNG ON WALLS OR BEAMS ARE SECURED BY JOIST HANGERS AS CALLED FOR ON ROOF TRUSS LAYOUT ON SS. USE SIMPSON LUS26.

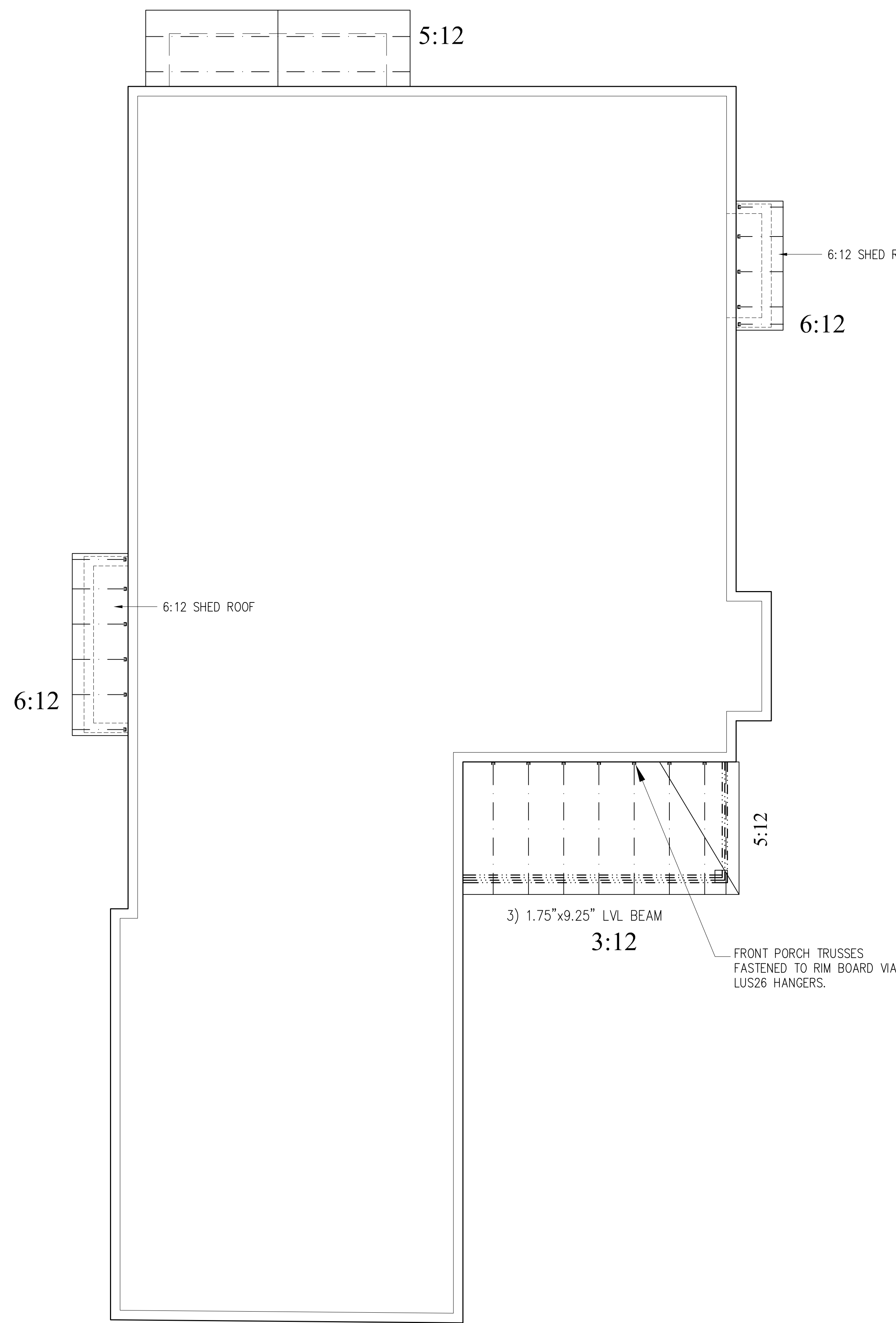
SECURE SECOND FLOOR WOOD I-JOISTS TO FIRST FLOOR WALL TOP PLATES BY 3 10d OR LARGER NAILS PER JOIST PER FASTENING SCHEDULE, TABLE R602.3(1).

SECURE FIRST FLOOR WOOD I-JOISTS TO SILL PLATE WITH 3 10d OR LARGER NAILS PER JOIST PER FASTENING SCHEDULE, TABLE R602.3(1).

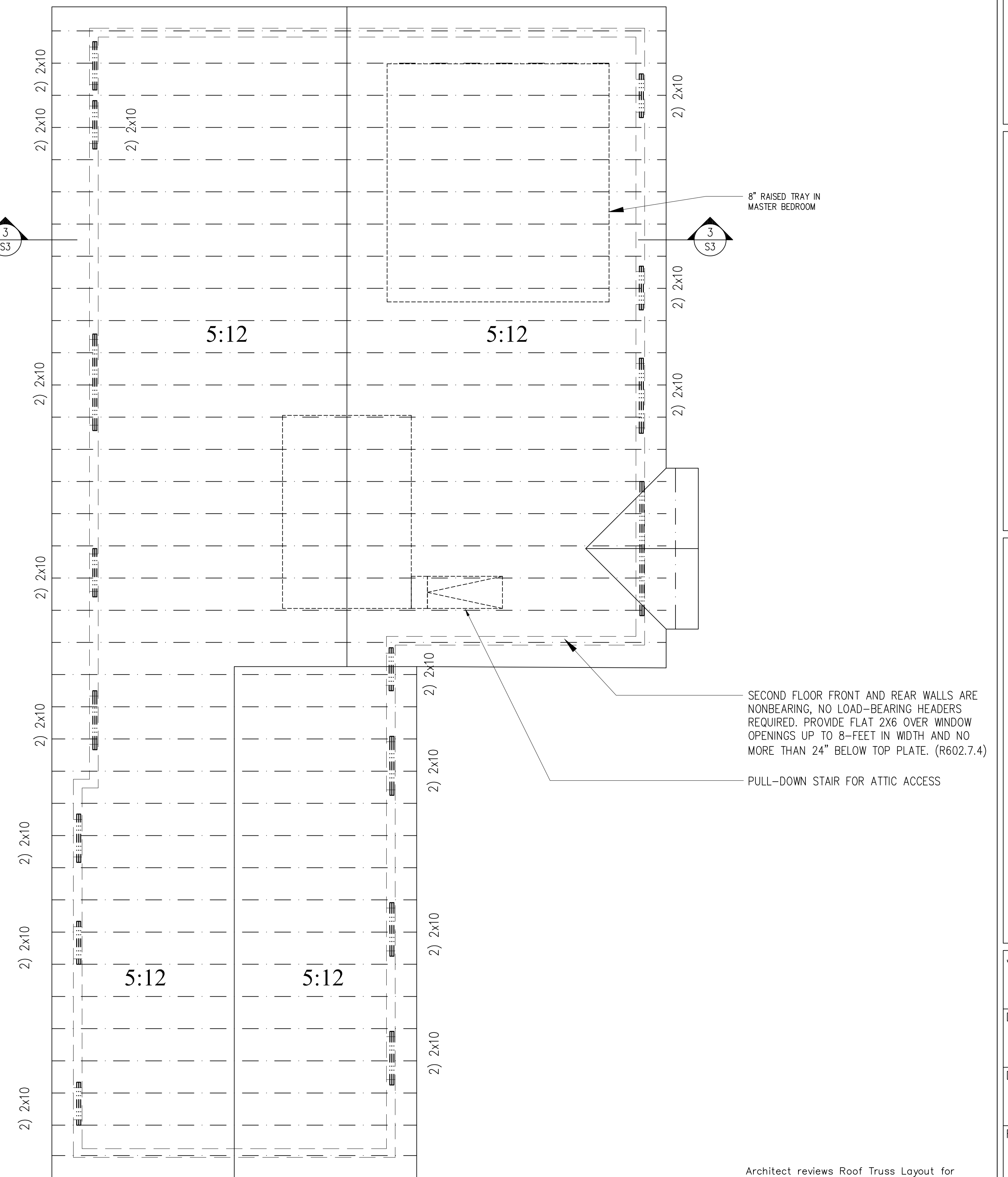
SECURE SILL PLATES TO FOUNDATION WITH 1/2" x 10" ANCHOR BOLTS @ 72" MAX AS SPECIFIED ON TYPICAL WALL SECTION, DETAIL 2/S1.

### STRUCTURAL GRAPHICS LEGEND

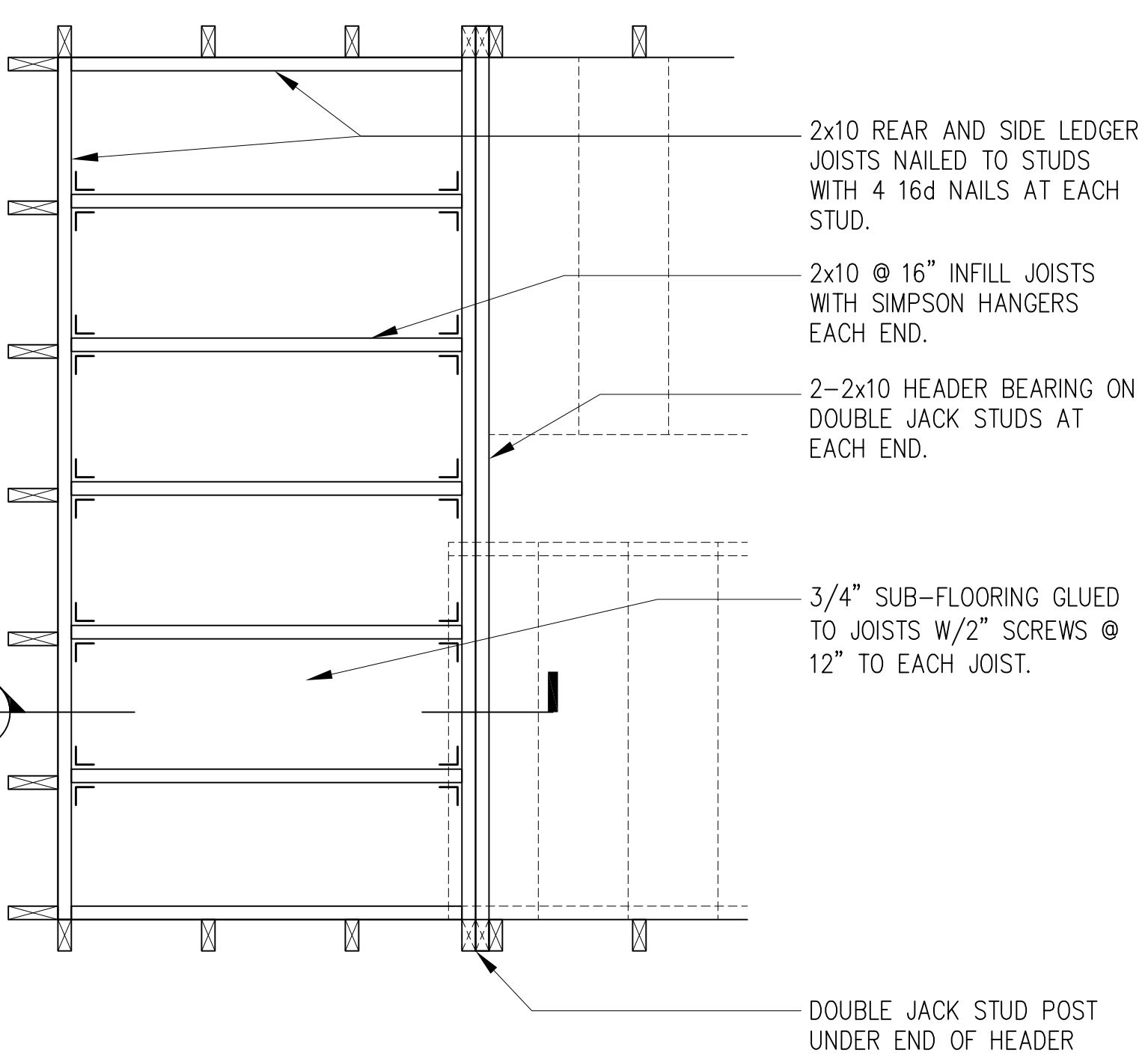
	CONCRETE WALL		CONCRETE PAD
	DIMENSIONAL LUMBER, LVL OR TRUSS		BEAM ABOVE
	WOOD I-JOIST AND HANGER		COLUMN & BEAM BELOW
	PRESSURE TREATED LUMBER		JOIST HANGER
	WOOD I-JOIST IN HANGER		WOOD COLUMN & CONCRETE FOOTING
	HEADER IN BEARING WALL		TRIPLE STUD
	HEADER IN BEARING WALL BELOW		WOOD POST
	CONCRETE LINTEL		



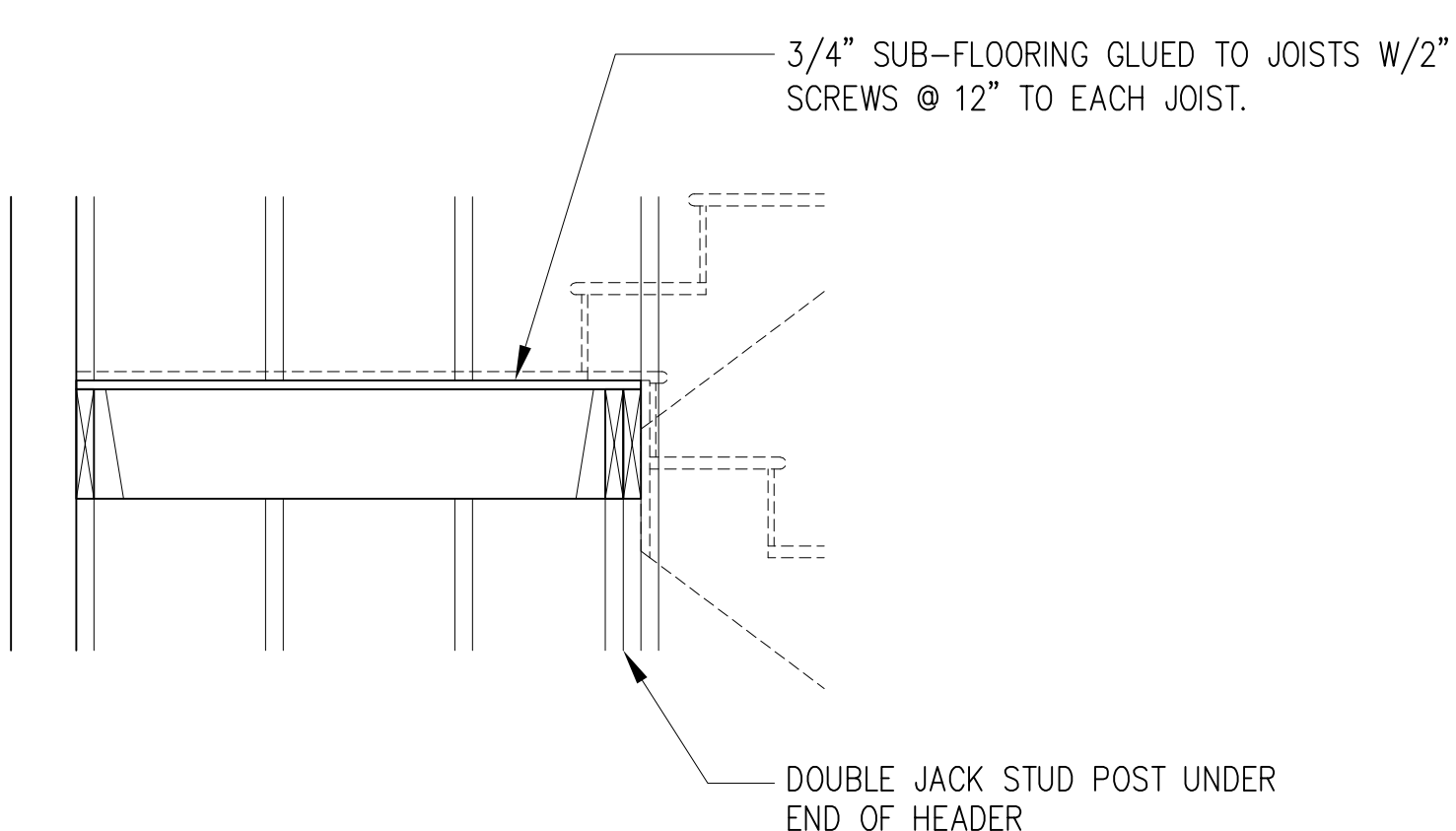
1 LOWER ROOF FRAMING PLAN  
 SCALE: 1/4" = 1'-0"



2 UPPER ROOF FRAMING PLAN  
 SCALE: 1/4" = 1'-0"



4 LANDING FRAMING  
 SCALE: 3/4" = 1'-0"



5 LANDING SECTION  
 SCALE: 3/4" = 1'-0"

Header Note:  
 In all load-bearing walls provide double 2x10 headers above openings up to 5'-6" wide on the First Floor and up to 6'-6" wide on the Second Floor. Headers for wider openings to be individually specified. [Per Table R502.5(1)]



Architect reviews Roof Truss Layout for general conformity to design intent. Roof Truss Fabricator remains responsible for truss engineering. See also Roof Truss Calculations by Truss Fabricator.

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 the State of Maryland, License No. 12214, Expiration Date: 8/24/2021.

Digital Signature above for Douglas Mader, AIA





[Red box highlighting a spot on the left side of the driveway]





















































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LIMIT  
25







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