



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:

- 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

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:
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
Rim Joists	PSL Posts
Studs	No. 2 standard or stud grade @ 16"
LVL Beams	Fb = 2,650 psi UON
Floor Sheathing	Engineered Wood Structural Panel 5/8" Minimum on joists @ 16"
Wall Sheathing	3/8" Minimum with 6d 2" nails
Roof Sheathing	15/32" Minimum or comply with IRC R303.2.1.1
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 (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.

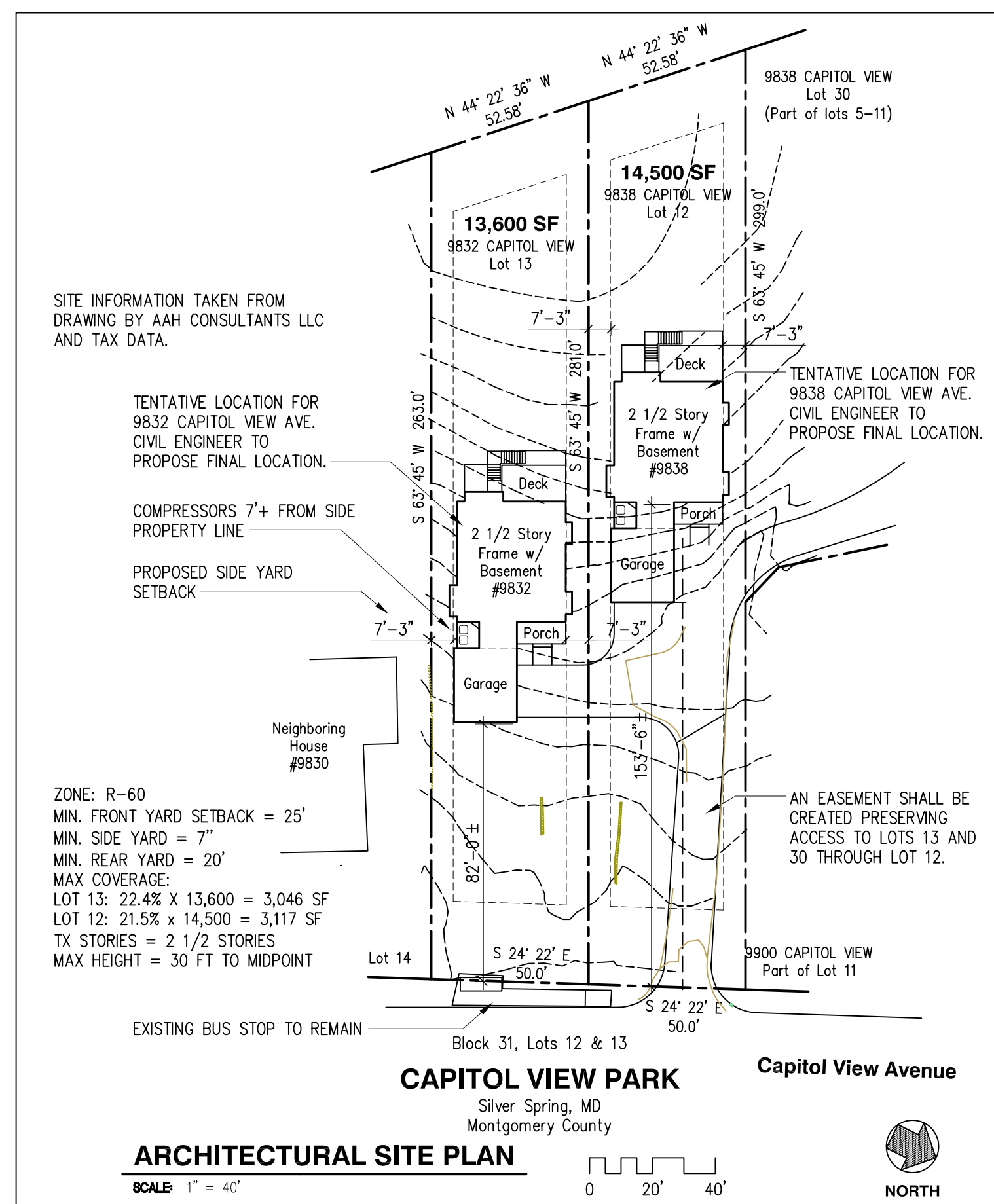
- Minimum Ceiling R-Value of Sunroom (R-19)
- Minimum Wall R-Value (R-13)
- New wall(s) separating a sunroom from conditioned space shall meet the building thermal envelope requirements.

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:

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

A0
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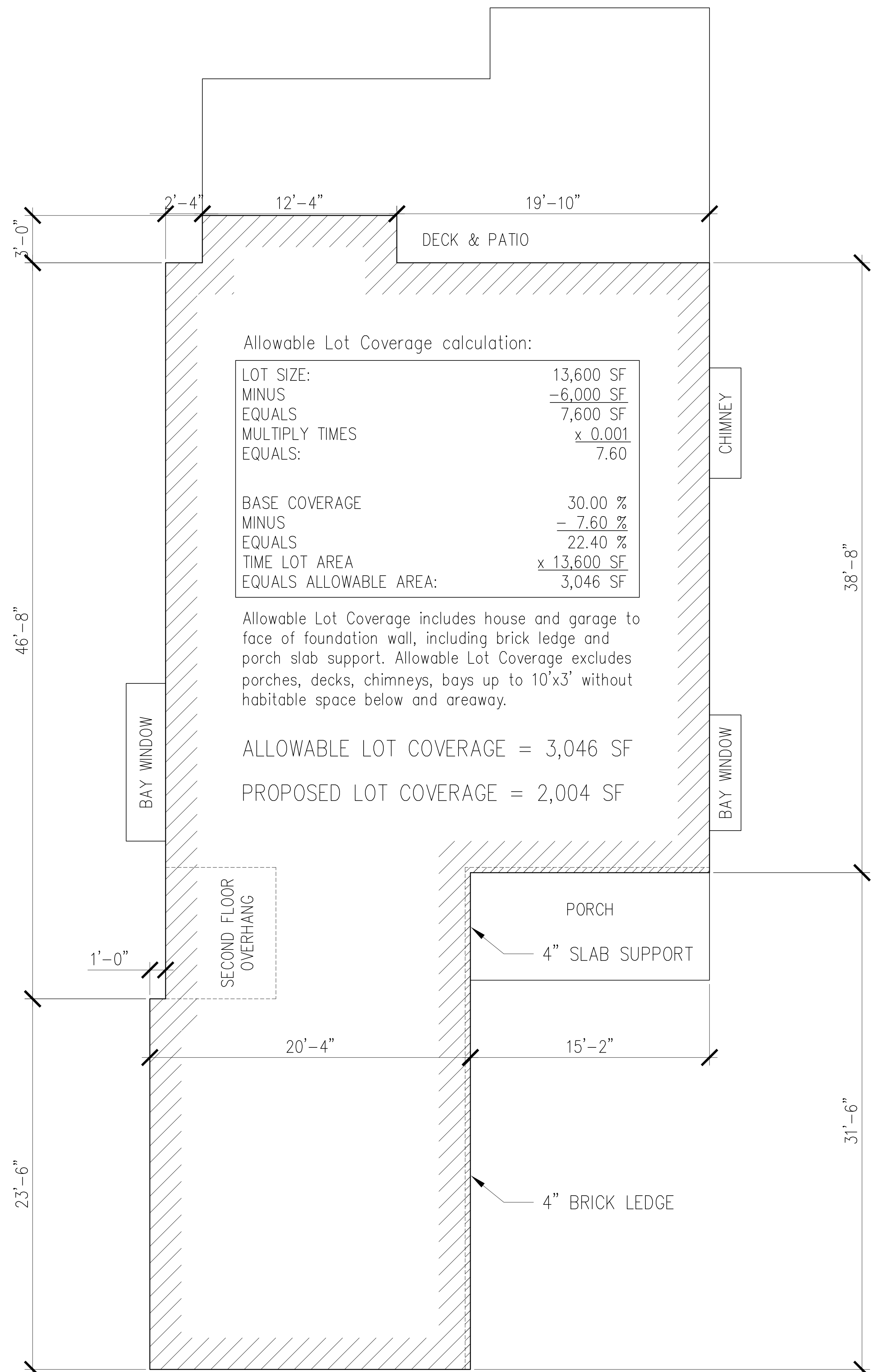
Douglas Mader, AIA
11307 Rokeby Avenue, Silver Spring, MD 20910-0187
(301) 466-1378 cell, DMaderAIA@aol.com

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Silver Spring, MD 20910
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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. 18214. Expiration Date: 8/24/2021.

Digital Signature above for Douglas Mader, AIA



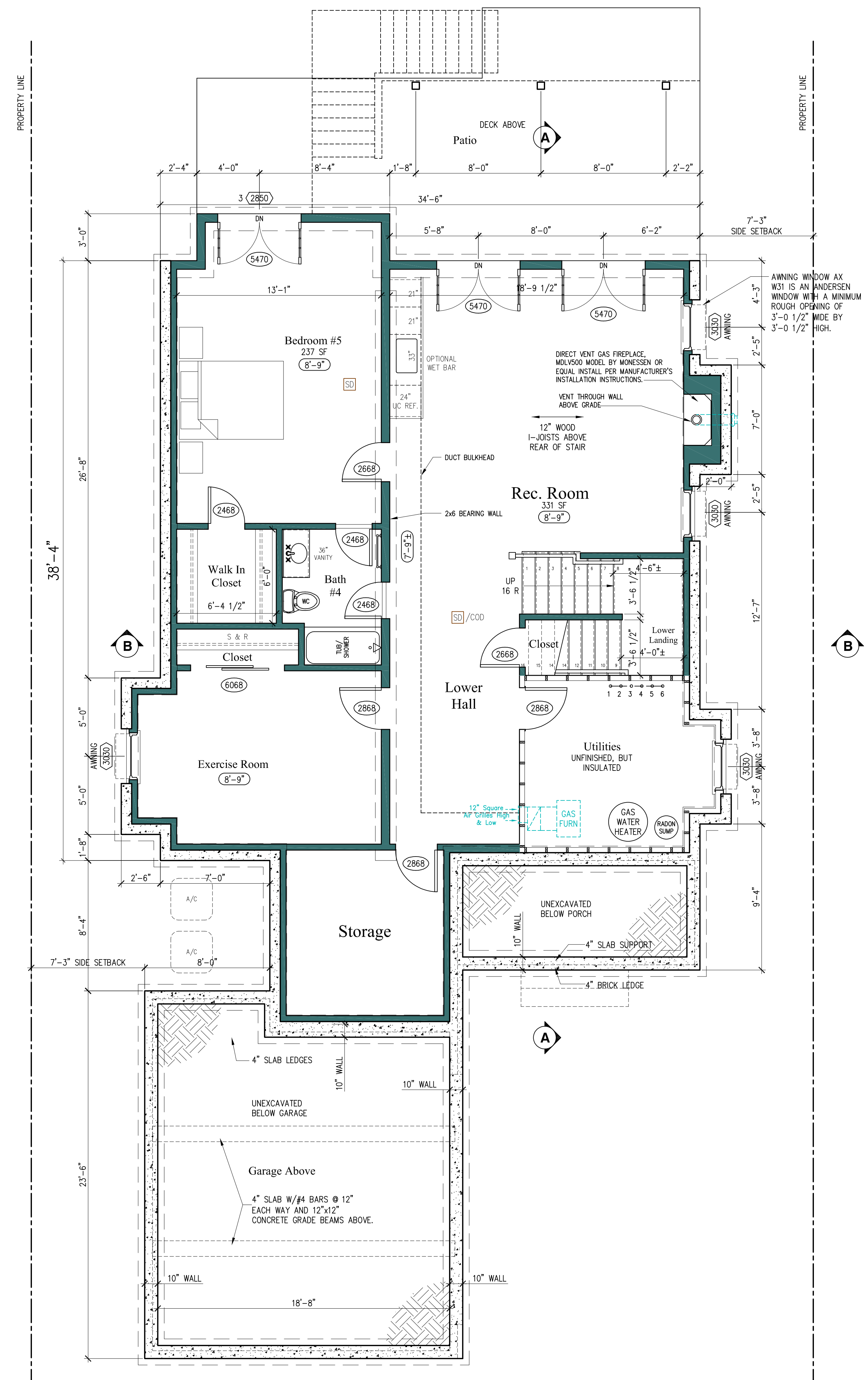
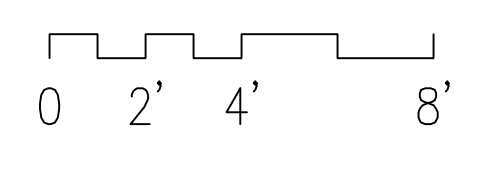
Allowable Lot Coverage calculation:

LOT SIZE:	13,600 SF
MINUS	-6,000 SF
EQUALS	7,600 SF
MULTIPLY TIMES	x 0.001
EQUALS:	7.60
BASE COVERAGE	30.00 %
MINUS	- 7.60 %
EQUALS	22.40 %
TIME LOT AREA	x 13,600 SF
EQUALS ALLOWABLE AREA:	3,046 SF

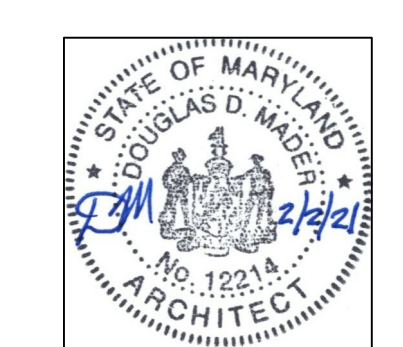
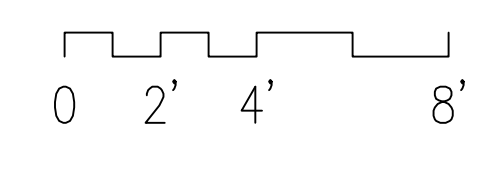
Allowable Lot Coverage includes house and garage to face of foundation wall, including brick ledge and porch slab support. Allowable Lot Coverage excludes porches, decks, chimneys, bays up to 10'x3' without habitable space below and areaway.

ALLOWABLE LOT COVERAGE = 3,046 SF
 PROPOSED LOT COVERAGE = 2,004 SF

2 LOT COVERAGE DIAGRAM
 A1 SCALE: 1/4" = 1'-0"



1 LOWER LEVEL PLAN
 A1 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

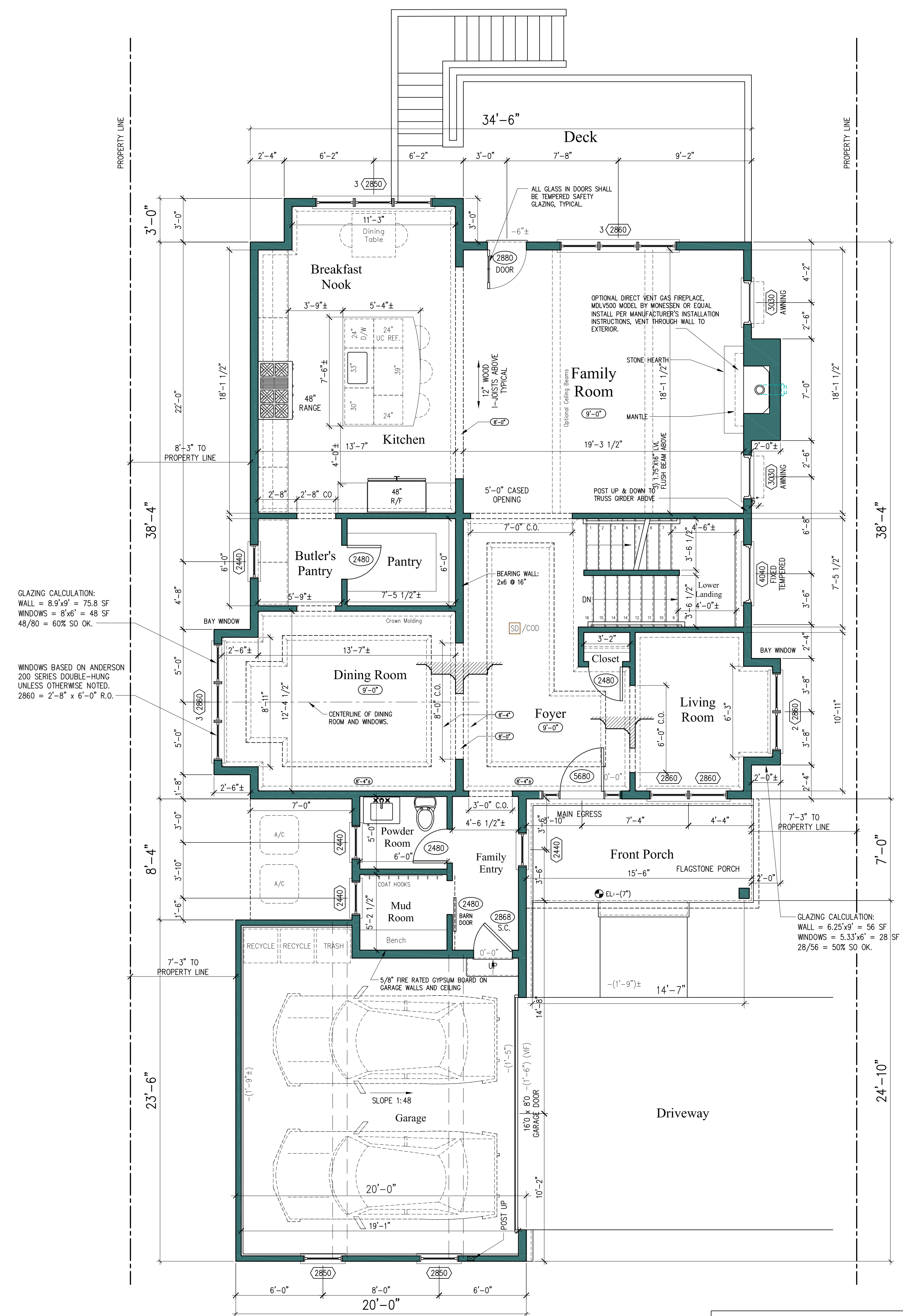
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**LOWER LEVEL PLAN,
 BUILDING SECTION**

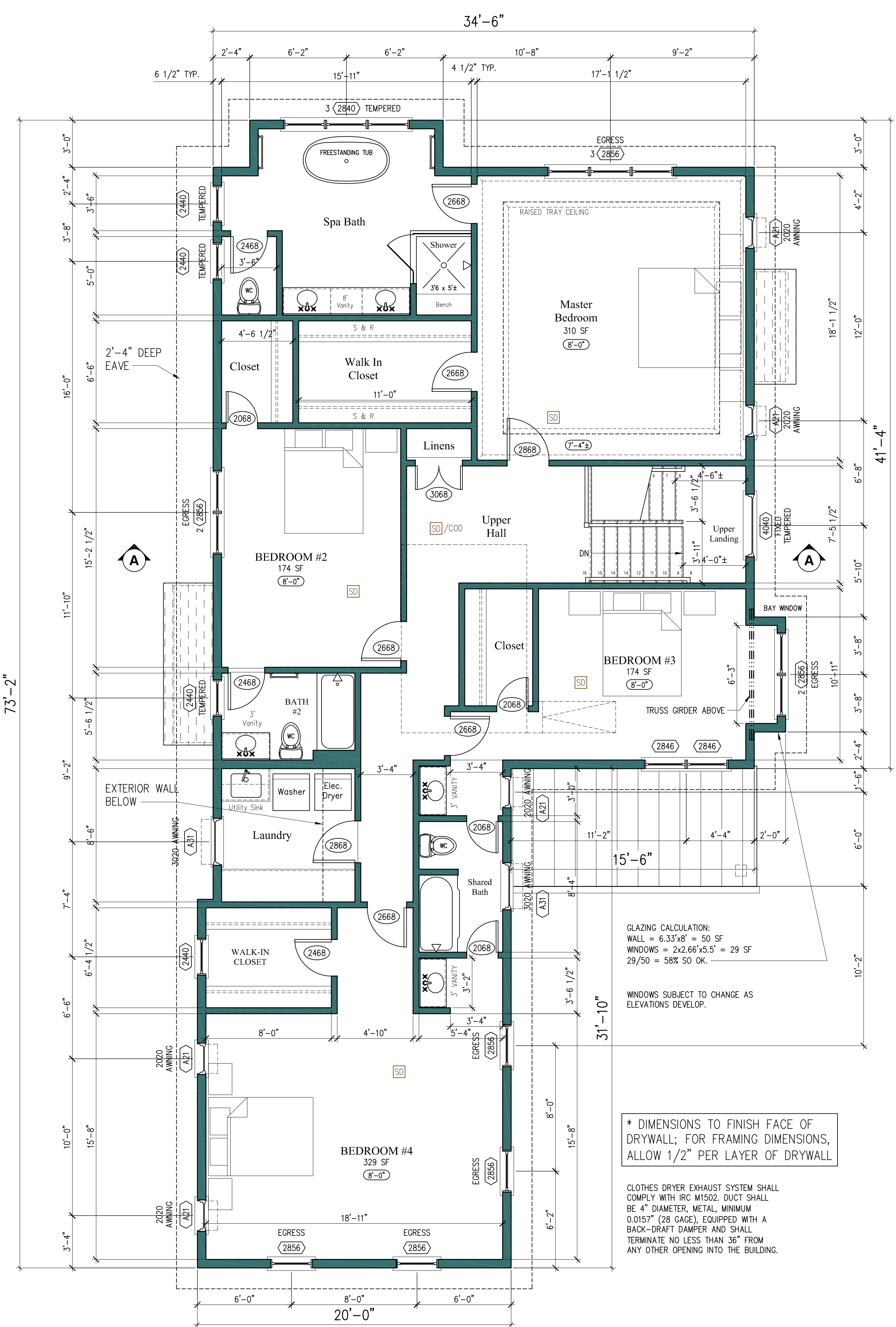
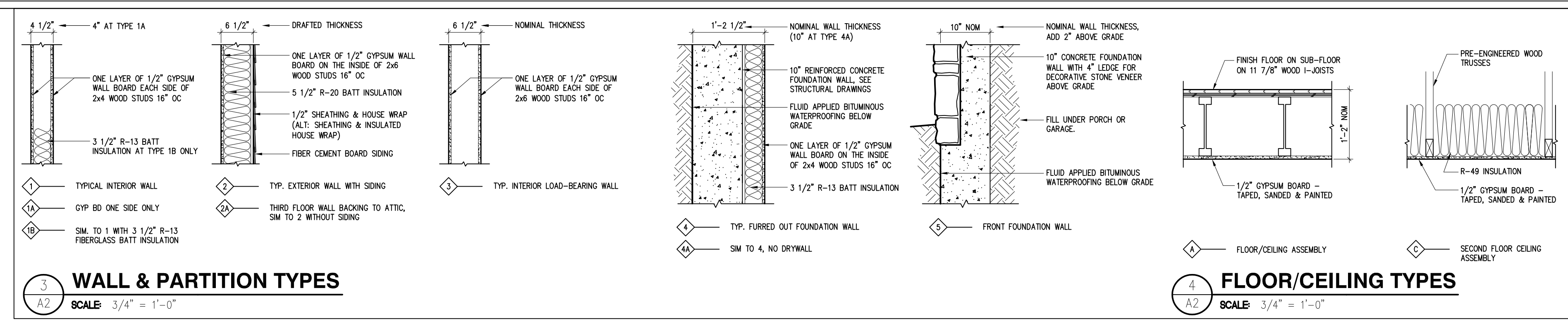
Job #: 20-22
 Drawn by: DDM
 Date: 2/2/21
 Revisions:

A1
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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"



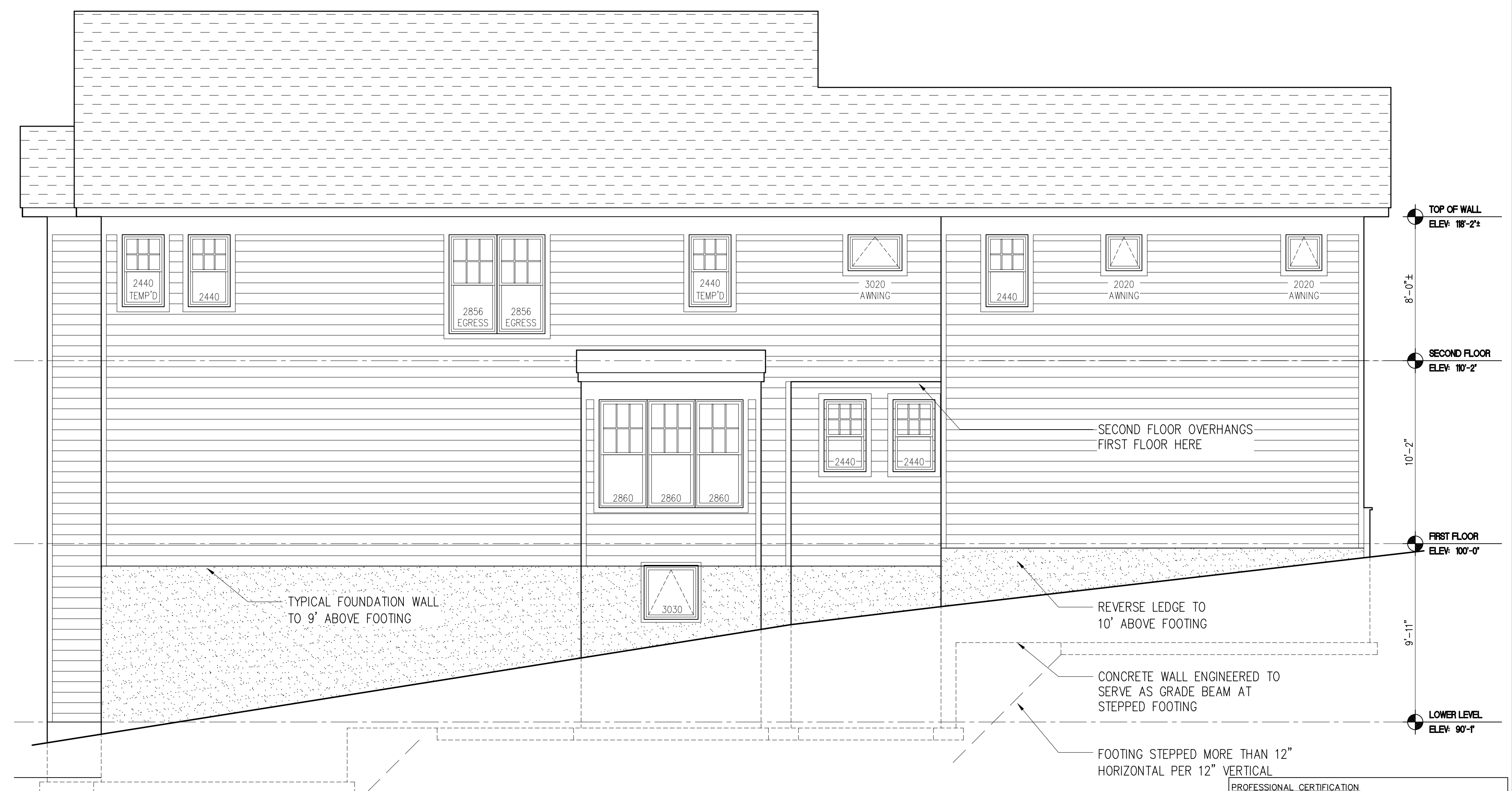
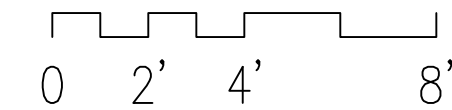
RIGHT SIDE ELEVATION

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.

Digital Signature above for Douglas Mader, AIA

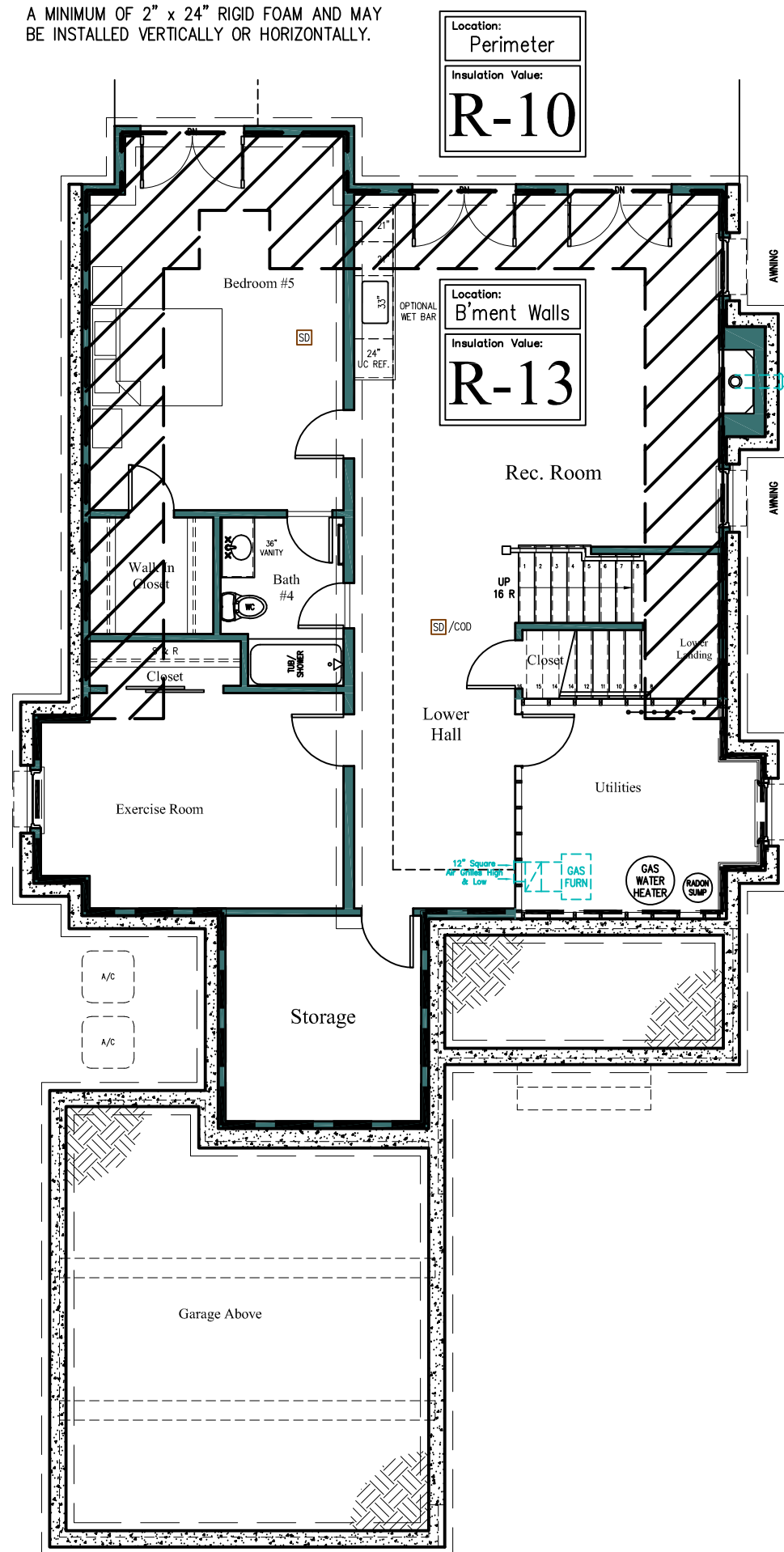
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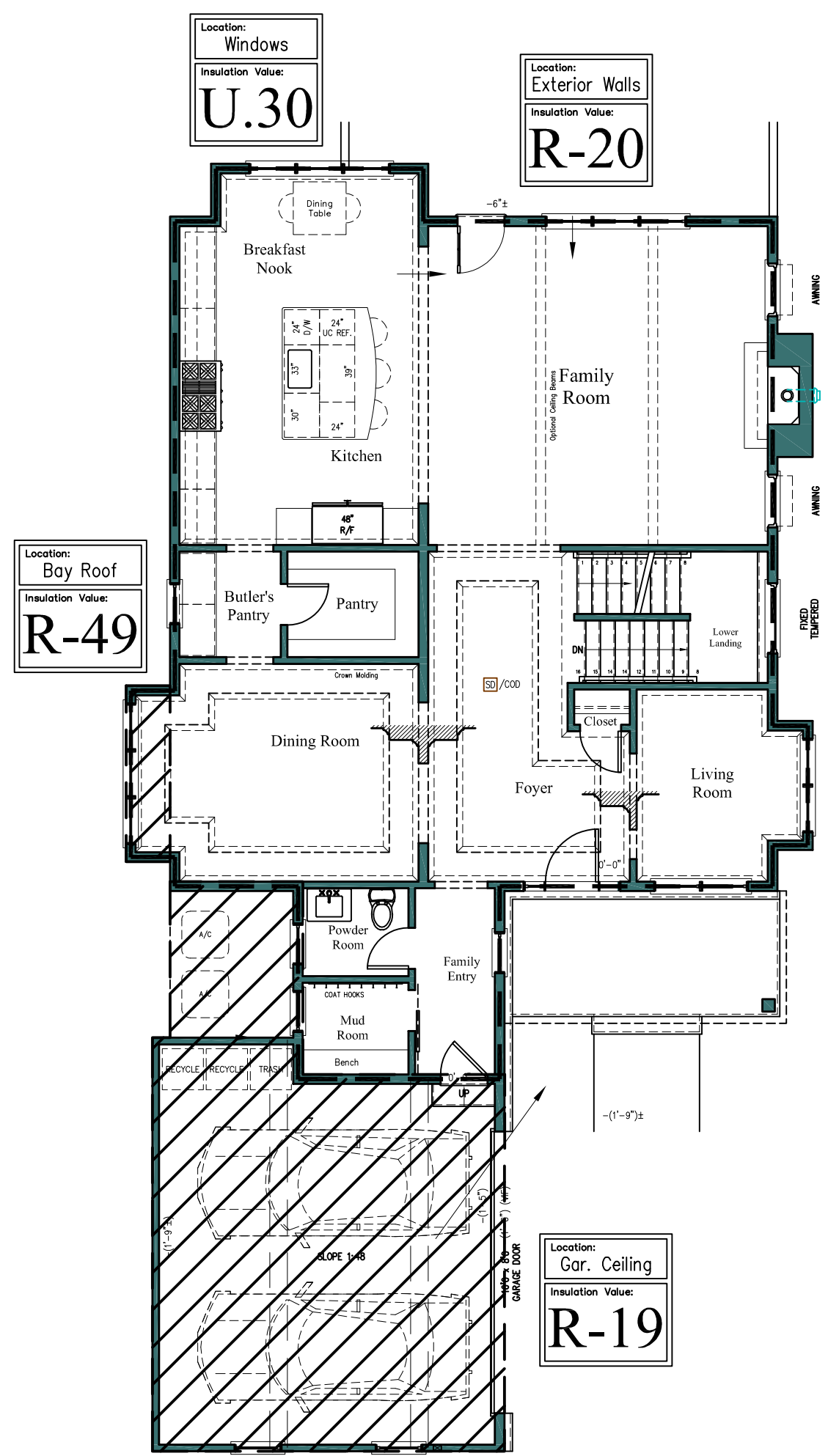
Date: 2/2/21

Revisions:

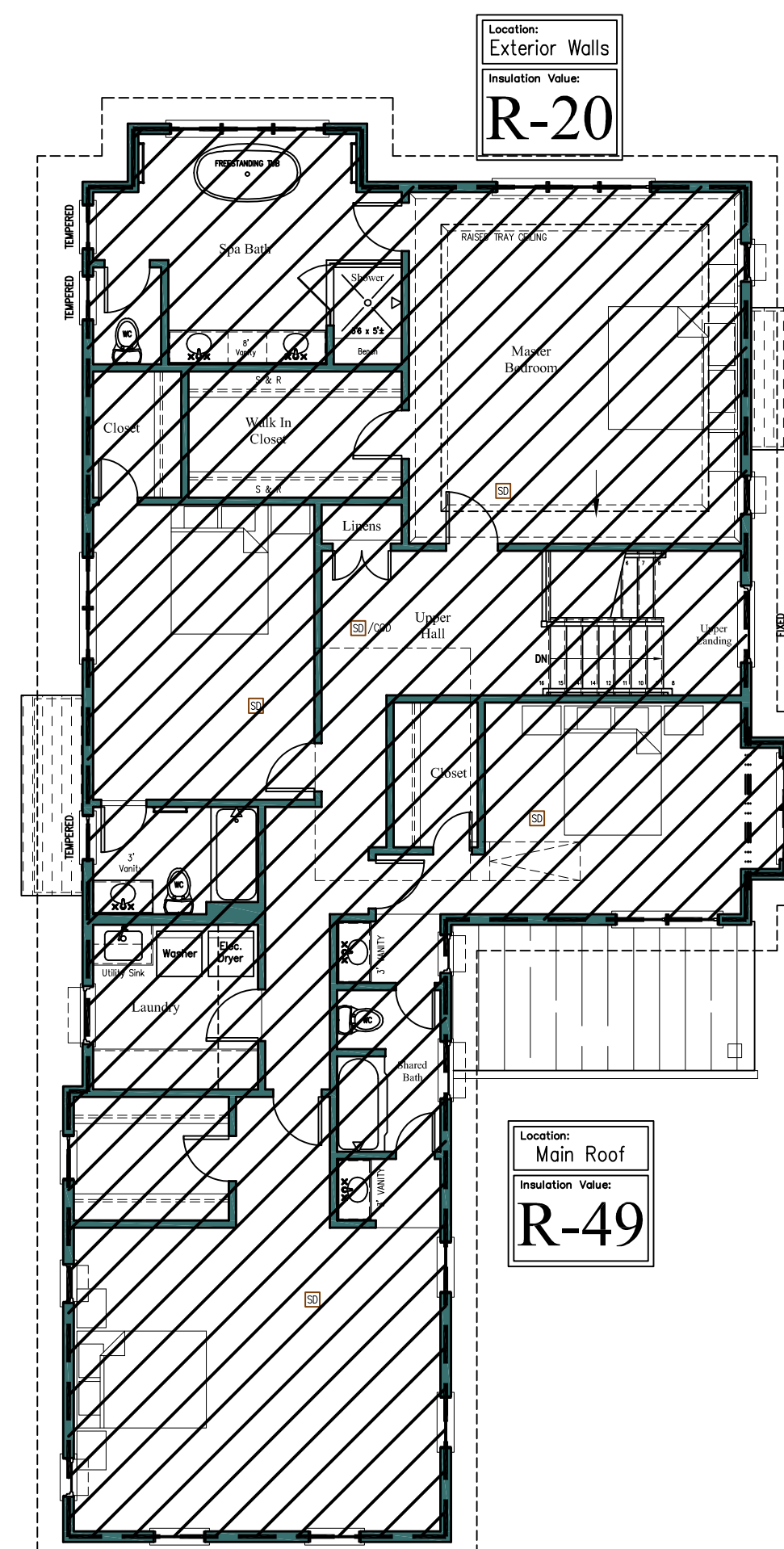
PROVIDE R-10 PERIMETER INSULATION WHERE FLOOR SLAB IS ABOVE GRADE OR LESS THAN 4" BELOW GRADE. PERIMETER INSULATION SHALL BE A MINIMUM OF 2" x 24" RIGID FOAM AND MAY BE INSTALLED VERTICALLY OR HORIZONTALLY.



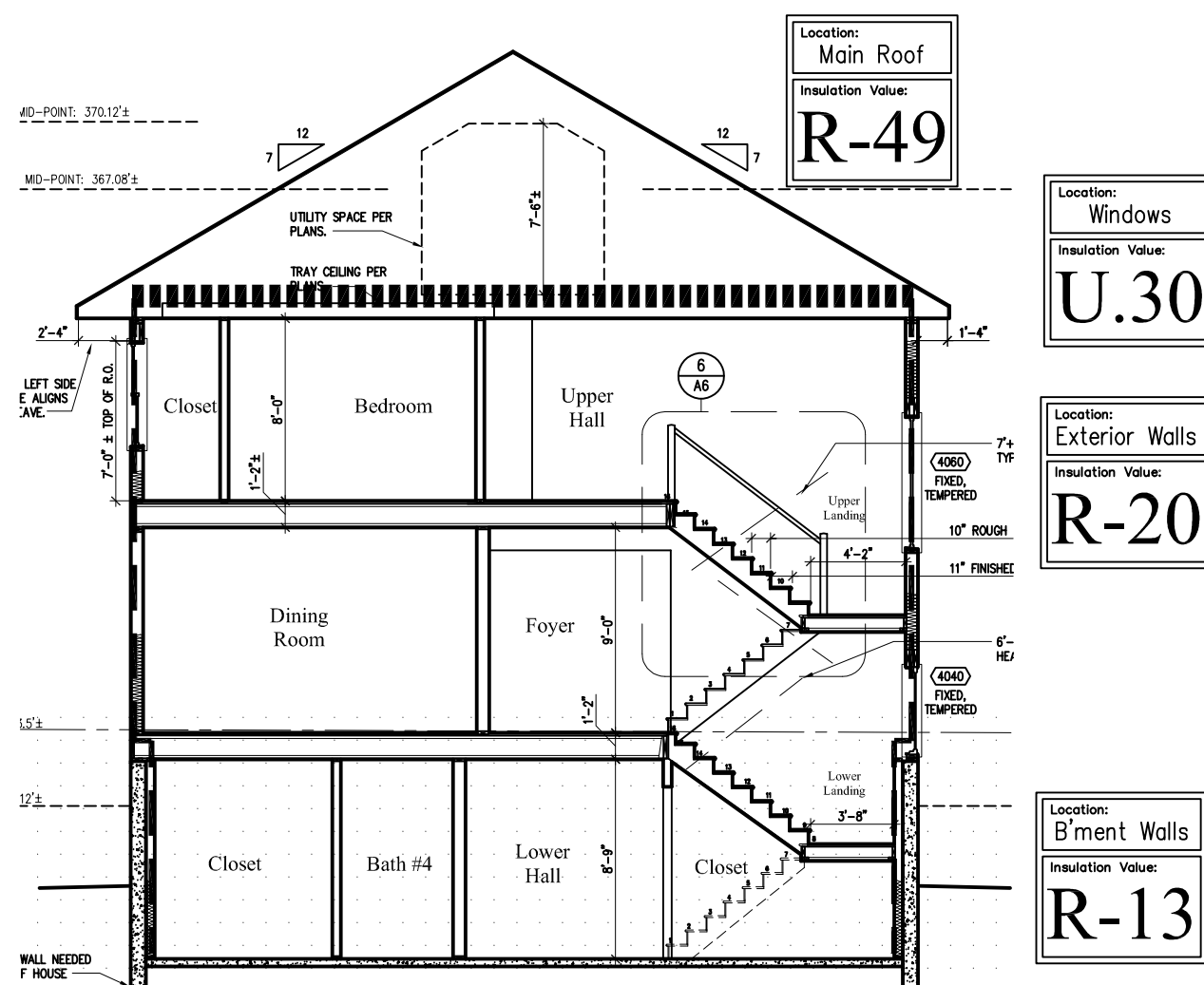
1 BASEMENT TE PLAN
SCALE: 1/8" = 1'-0"



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"

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

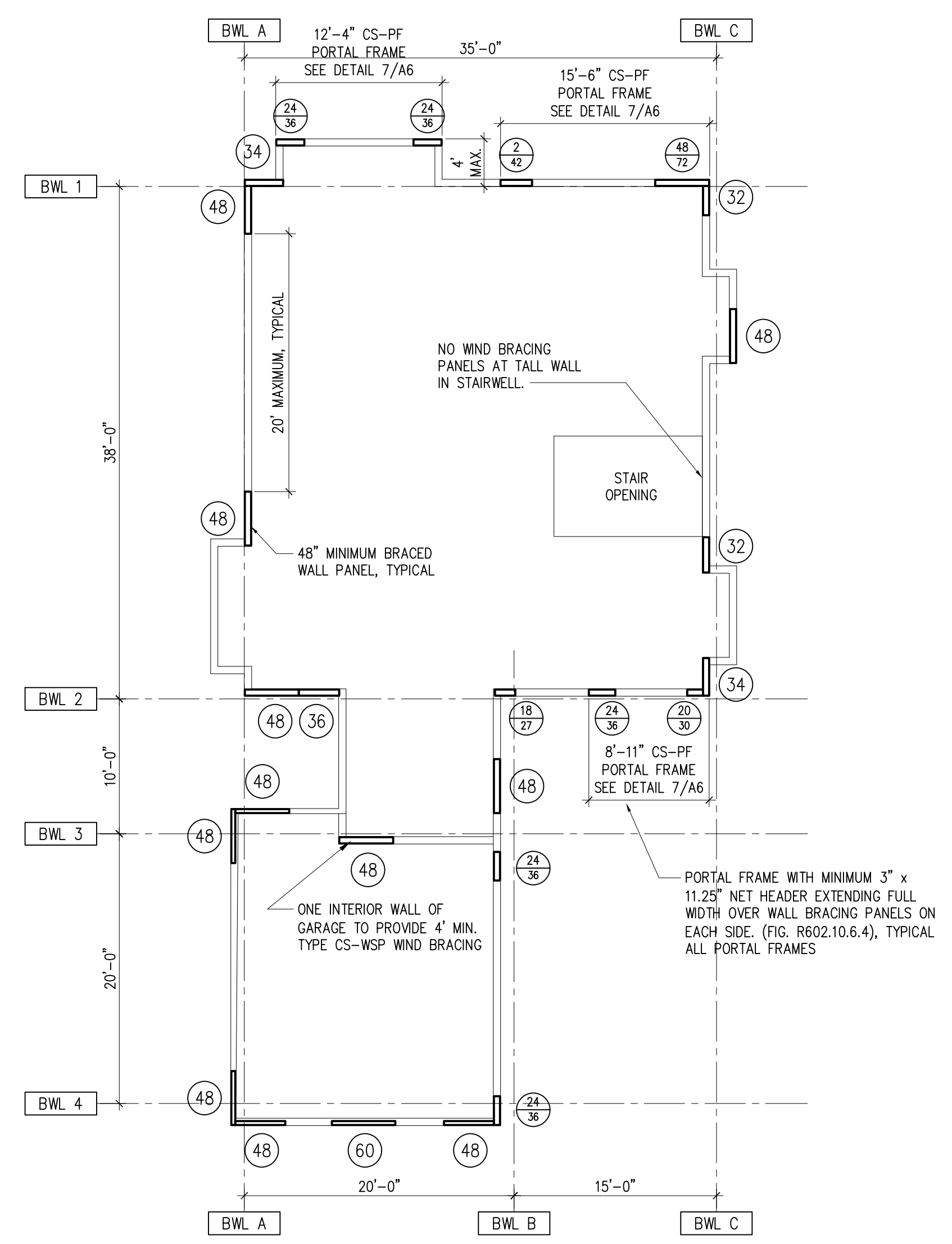
NOTES:
BASEMENT WALL INSULATION NOT COVERED WITH GYPSUM BOARD SHALL HAVE FLAME-RESISTANT FACING.
* R-38 INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. (IRC2018 N1102.2.1)

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

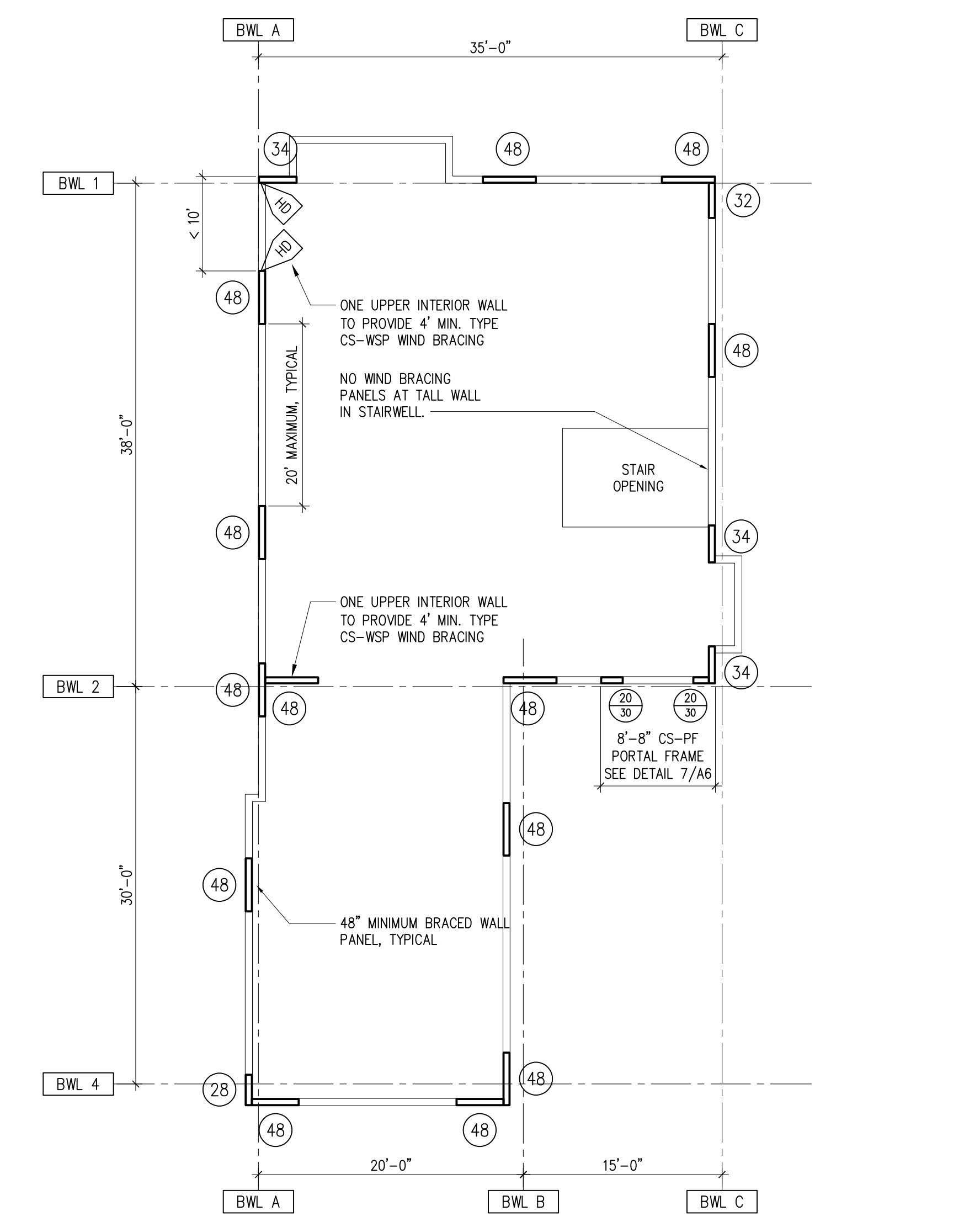
NOTES:
SHGC (SOLAR HEAT GAIN COEFFICIENT) IS NOT REGULATED IN MONTGOMERY COUNTY, CLIMATE ZONE 4, NOT AS HOT AS FURTHER SOUTH.
CONTRACTOR MAY SUBSTITUTE A DIFFERENT BRAND OF WINDOW SO LONG AS IT HAS ALLOWABLE R-VALUES AND U-FACTORS.

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"

WALL LINE	SPACING	#	TYPE	BRACING @ 1st FLOOR		BRACING @ 2nd FLOOR		NOTES
				REQUIRED	PROVIDED	REQUIRED	PROVIDED	
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'+	

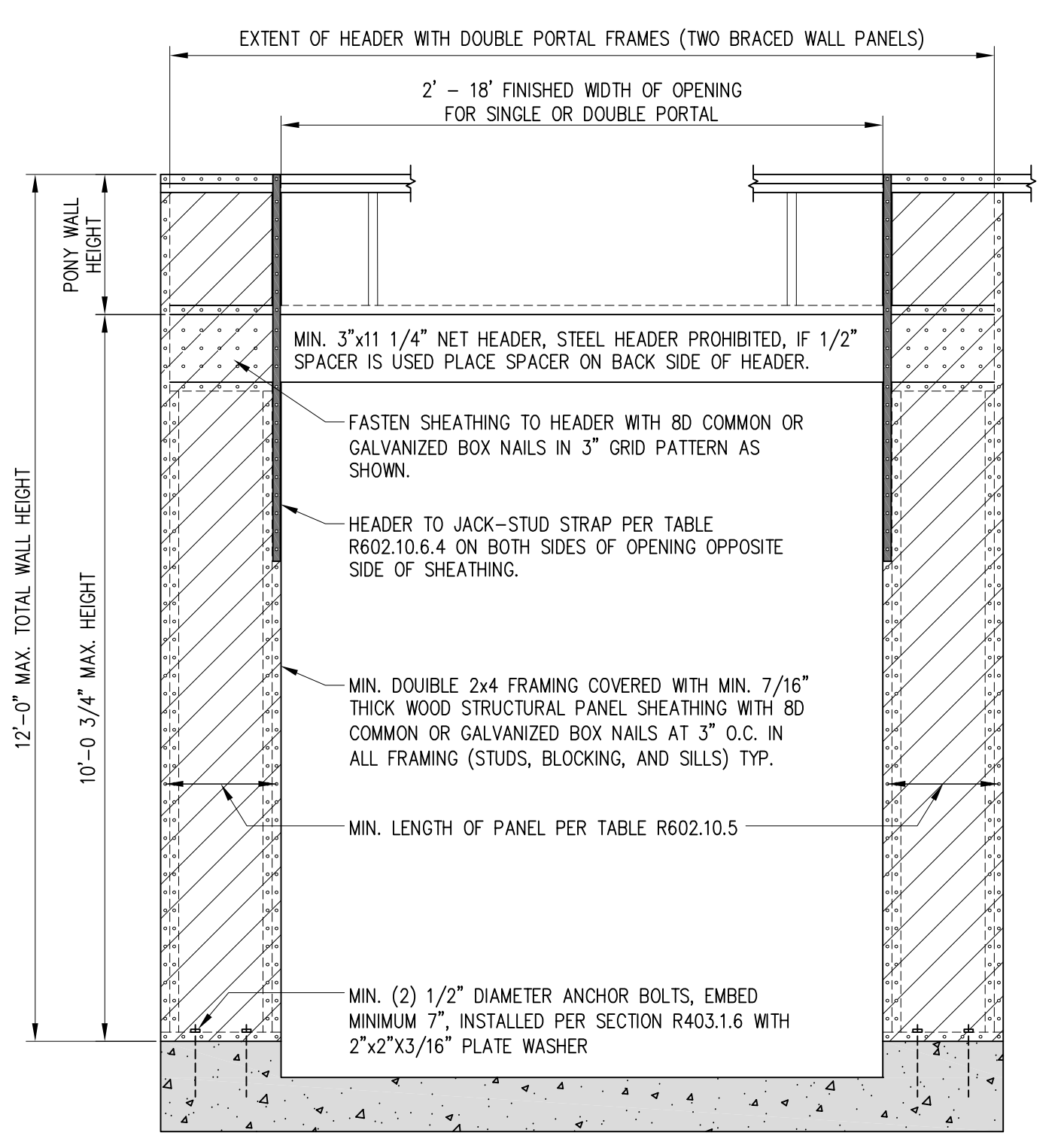
TABLE REQUIREMENTS ADJUSTED PER FOOTNOTE d BY 0.95 FOR 9-FOOT MAX CEILINGS AND 0.90 FOR 8' FOOT CEILINGS. ADJUSTED FOR 12" EAVE TO RIDGE HEIGHT (1.12 ON FIRST FLOOR, 1.24 ON SECOND FLOOR) AND FOR MORE THAN 2 BWLS (1.3 FOR 3, 1.45 FOR 4)

- 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"



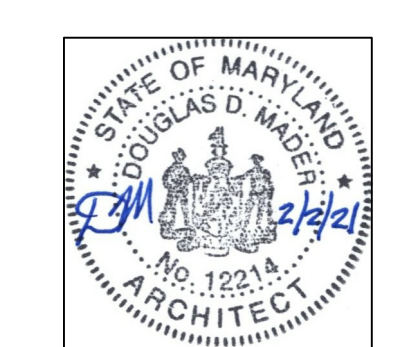
7 2018 IRC CS-PF PORTAL FRAME
SCALE: 1/2" = 1'-0"

Douglas Mader, AIA
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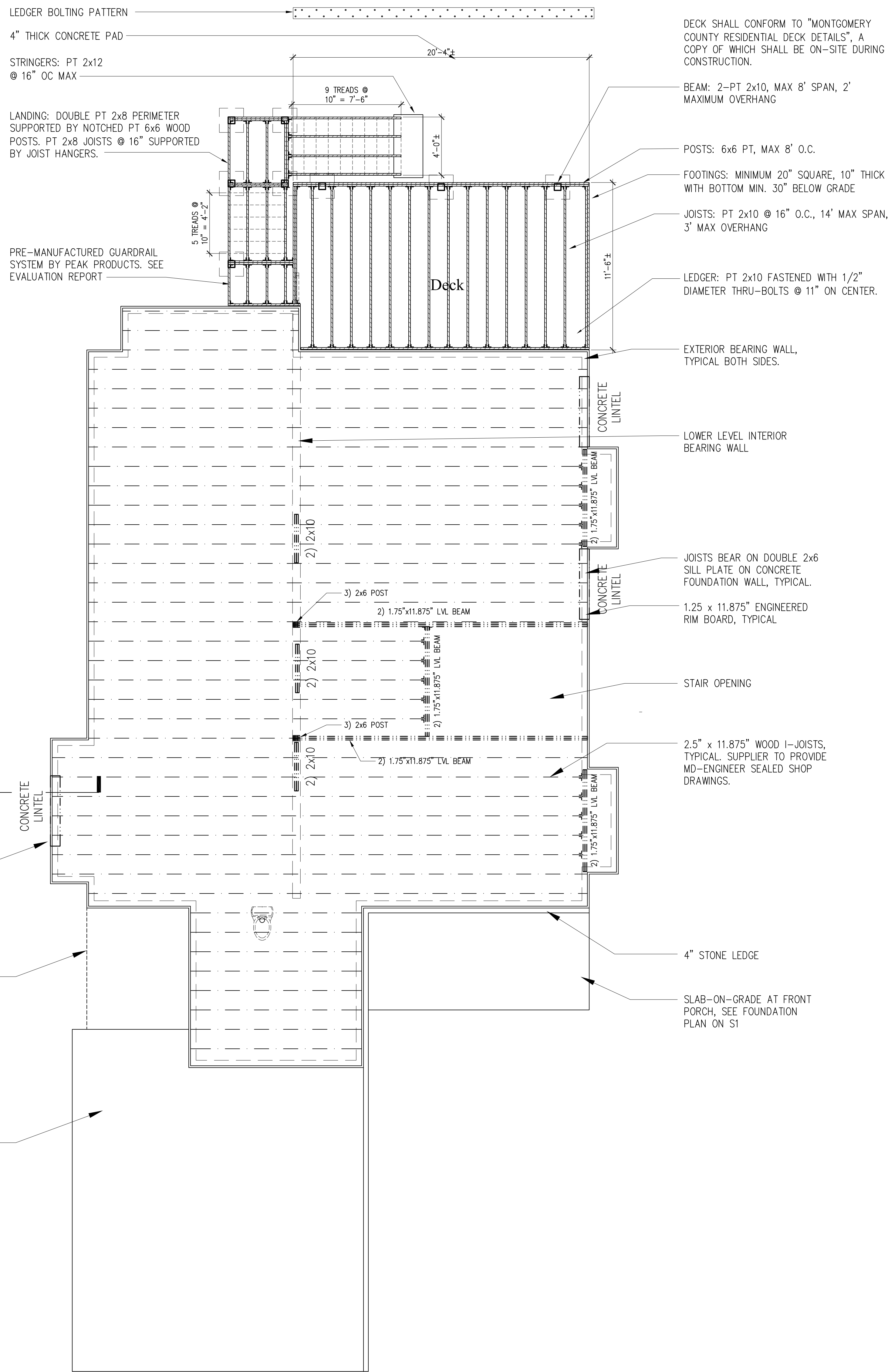
**THERMAL ENVELOPE,
WIND BRACING**

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



5
S3

CONCRETE LINTEL, TYPICAL AT ALL WINDOW OPENINGS, SEE DETAILS 3 & 4 ON S2

SECOND FLOOR OVERHANG ABOVE.

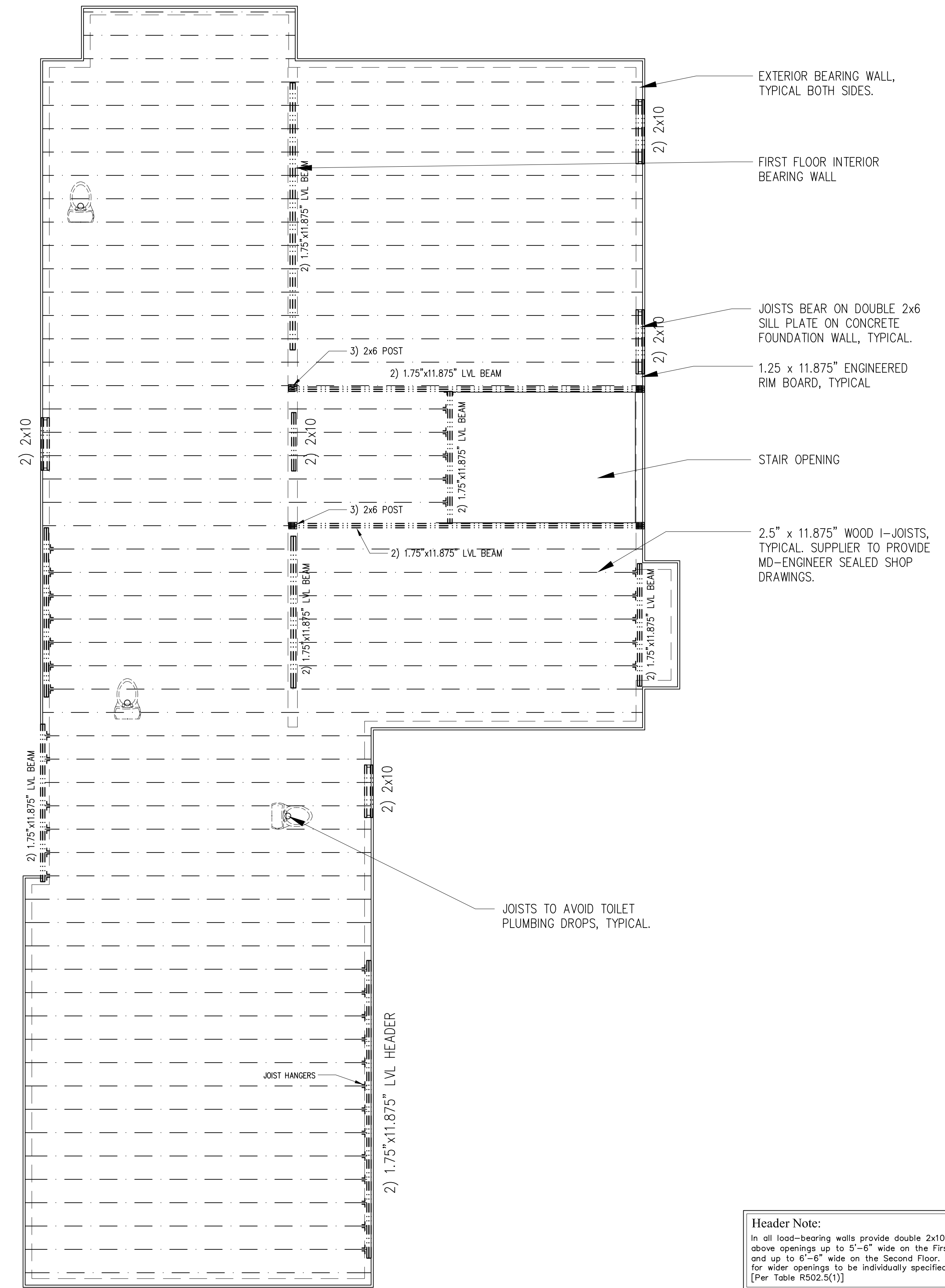
SLAB-ON-GRADE AT GARAGE, SEE FOUNDATION PLAN ON S1

1
S2

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
S2

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

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FLOOR FRAMING PLANS

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

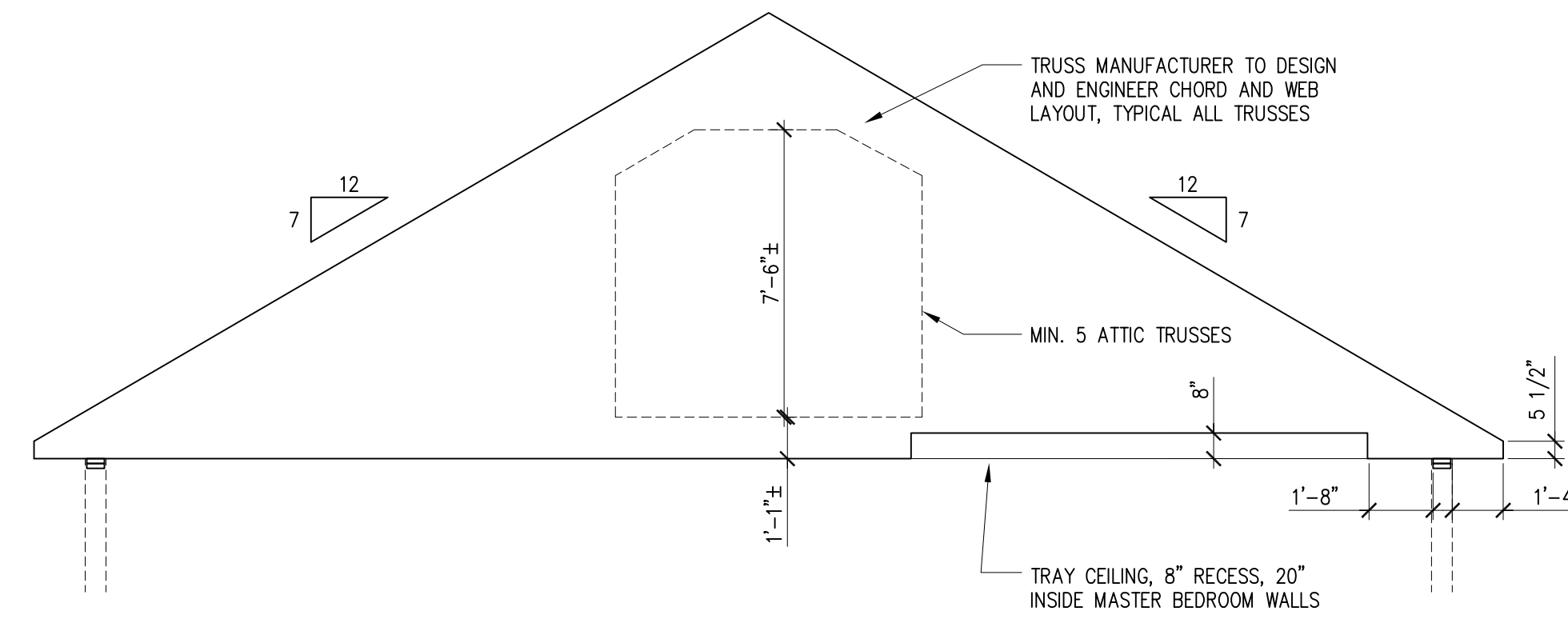
S2
9 of 10

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.

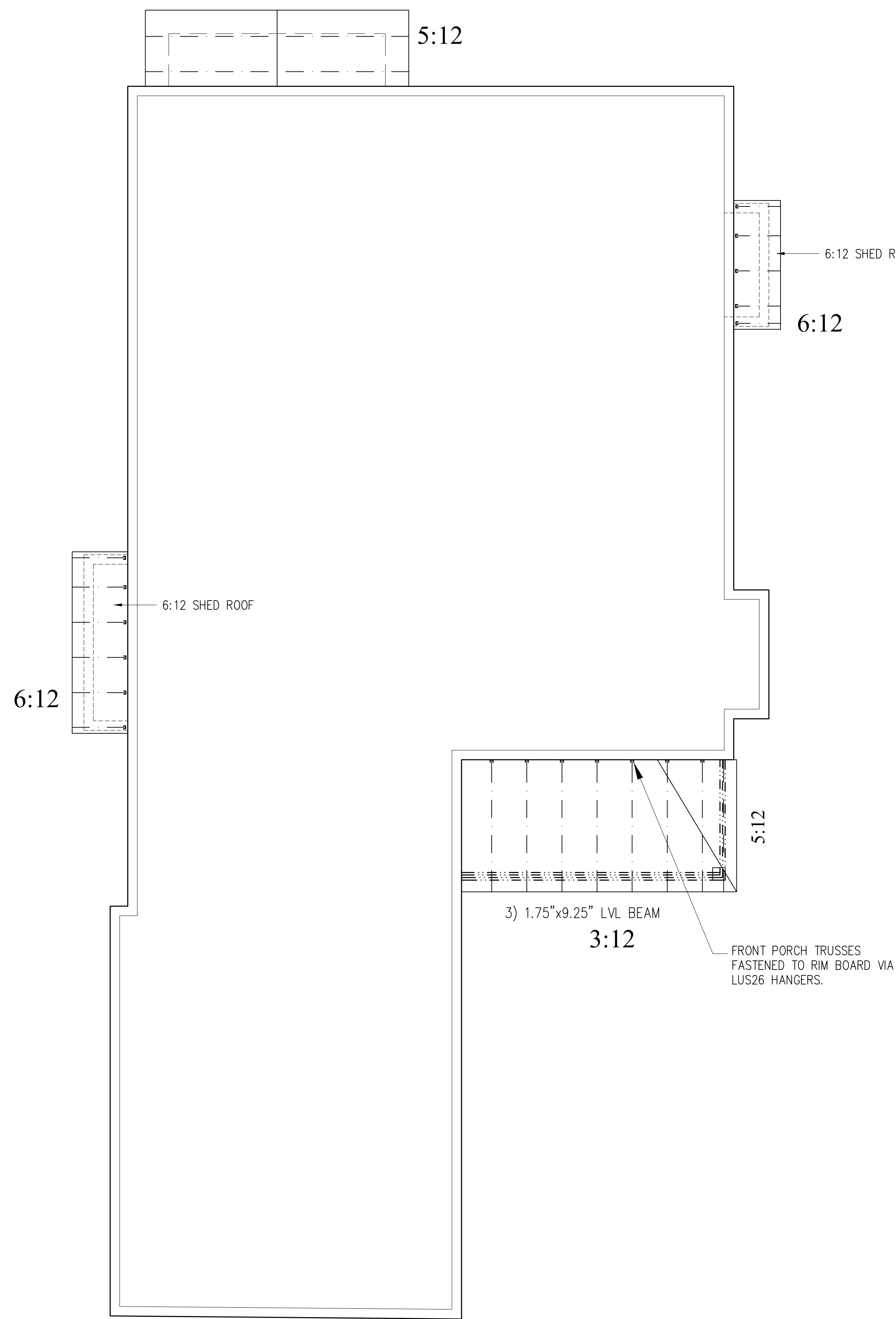
SECURE SECOND FLOOR WOOD I-JOISTS TO FIRST FLOOR WALL TOP PLATES BY 3 10d OR LARGER NAILS PER JOIST PER FASTENING SCHEDULE, TABLE R602.3(1).

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

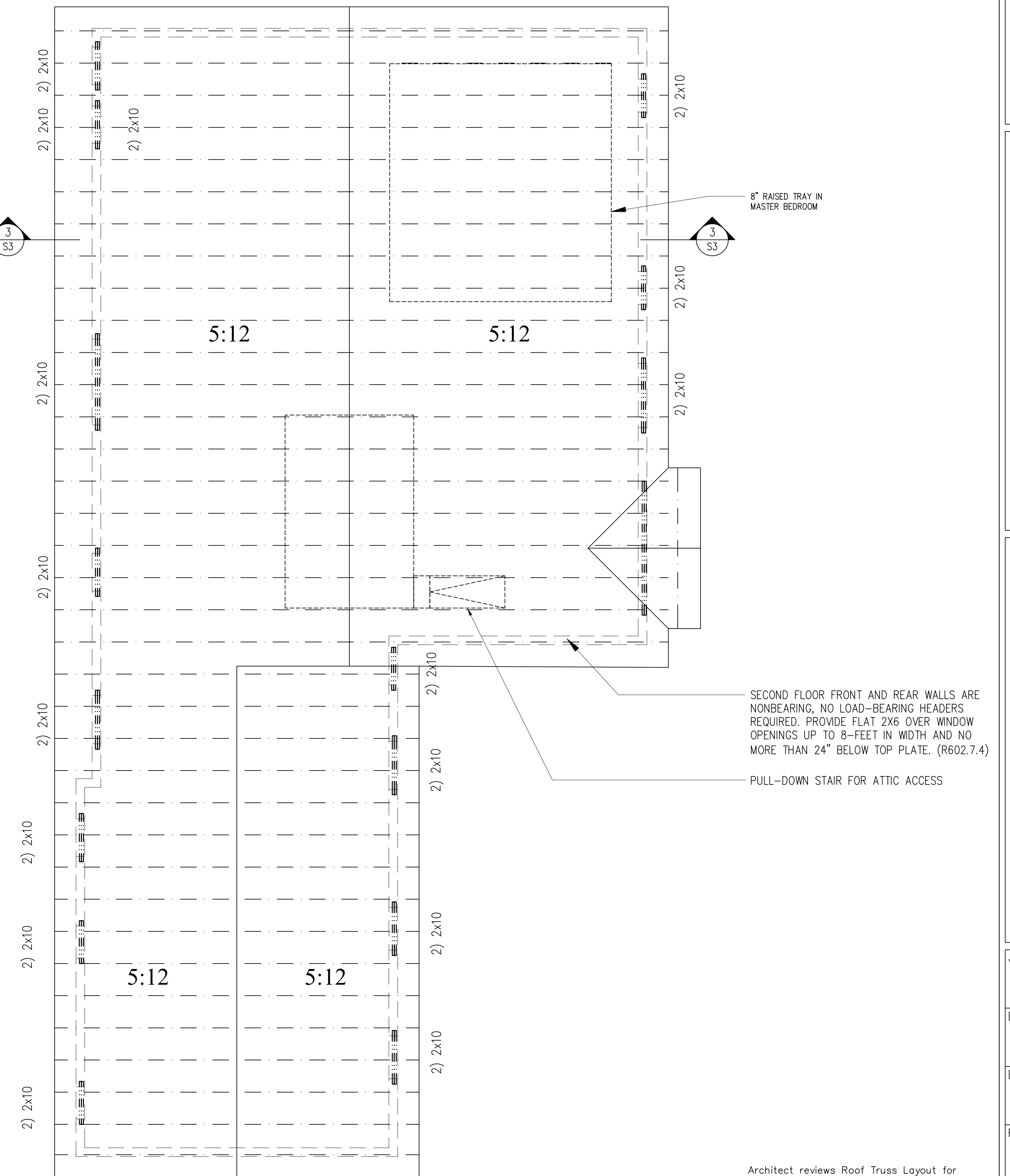
SECURE SILL PLATES TO FOUNDATION WITH 1/2" x 10" ANCHOR BOLTS @ 72" MAX AS SPECIFIED ON TYPICAL WALL SECTION, DETAIL 2/S1.

STRUCTURAL GRAPHICS LEGEND

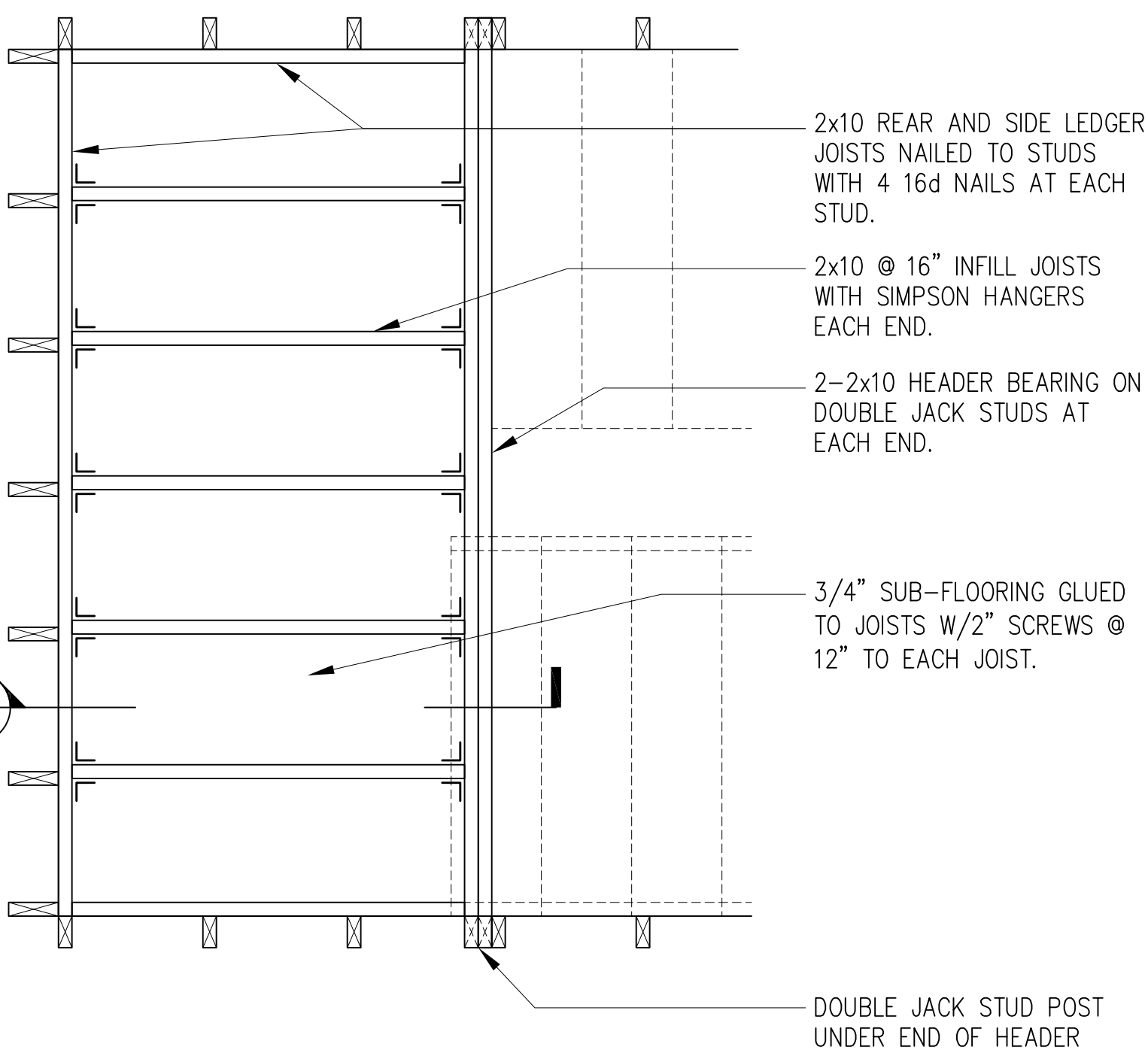
	CONCRETE WALL		CONCRETE PAD
	DIMENSIONAL LUMBER, LVL OR TRUSS		BEAM ABOVE
	WOOD I-JOIST AND HANGER		COLUMN & BEAM BELOW
	PRESSURE TREATED LUMBER		JOIST HANGER
	WOOD I-JOIST IN HANGER		WOOD COLUMN & CONCRETE FOOTING
	HEADER IN BEARING WALL		TRIPLE STUD
	HEADER IN BEARING WALL BELOW		WOOD POST
	CONCRETE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



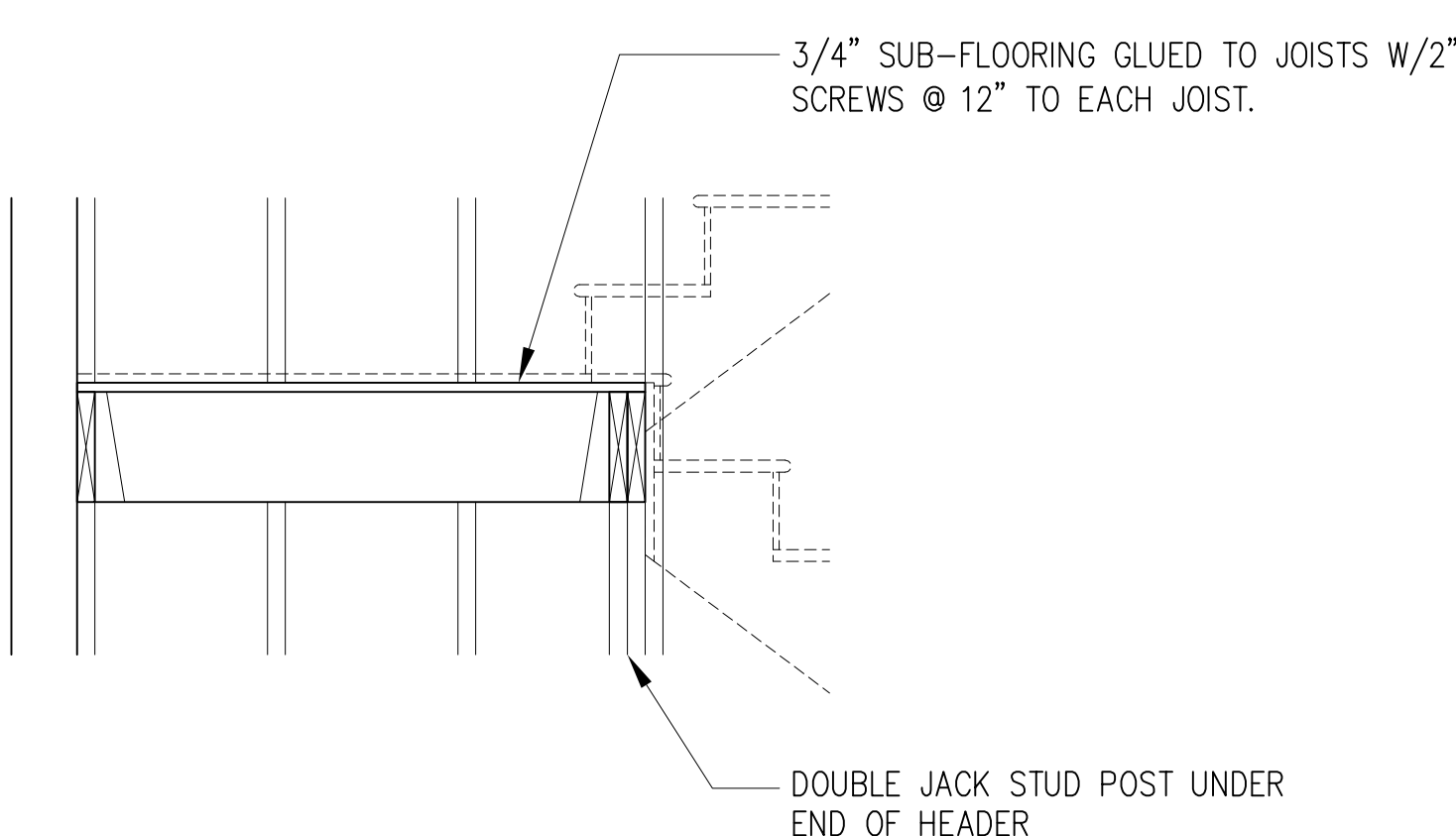
1 LOWER ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"



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

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ROOF FRAMING PLANS

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

S3
 10 of 10



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

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, SW, SC, OM and OC).
Test soil that appears weak such as clay, sand, 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.

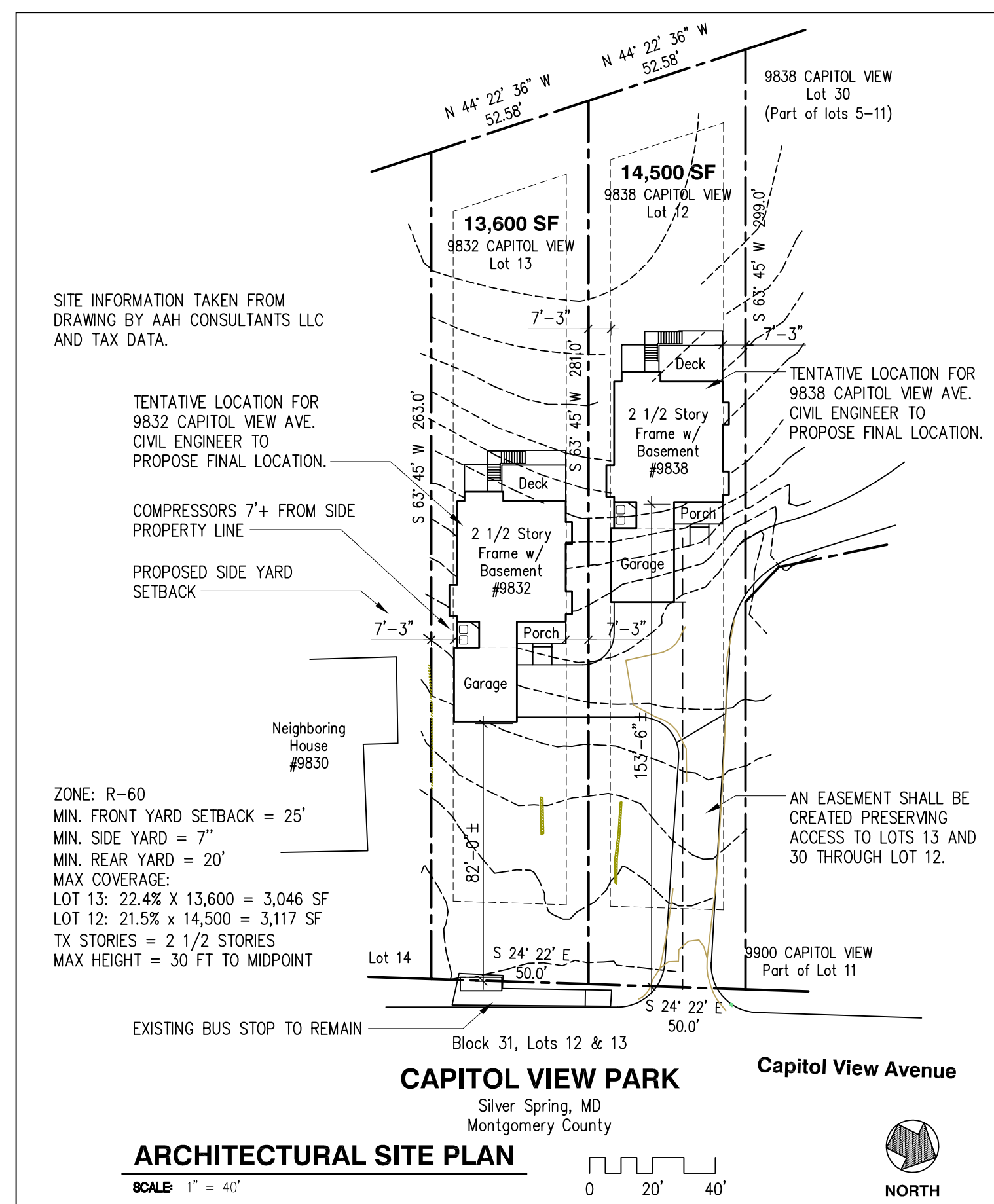
- Minimum Ceiling R-Value of Sunroom (R-19)
- Minimum Wall R-Value (R-13)
- New wall(s) separating a sunroom from conditioned space shall meet the building thermal envelope requirements.

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

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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

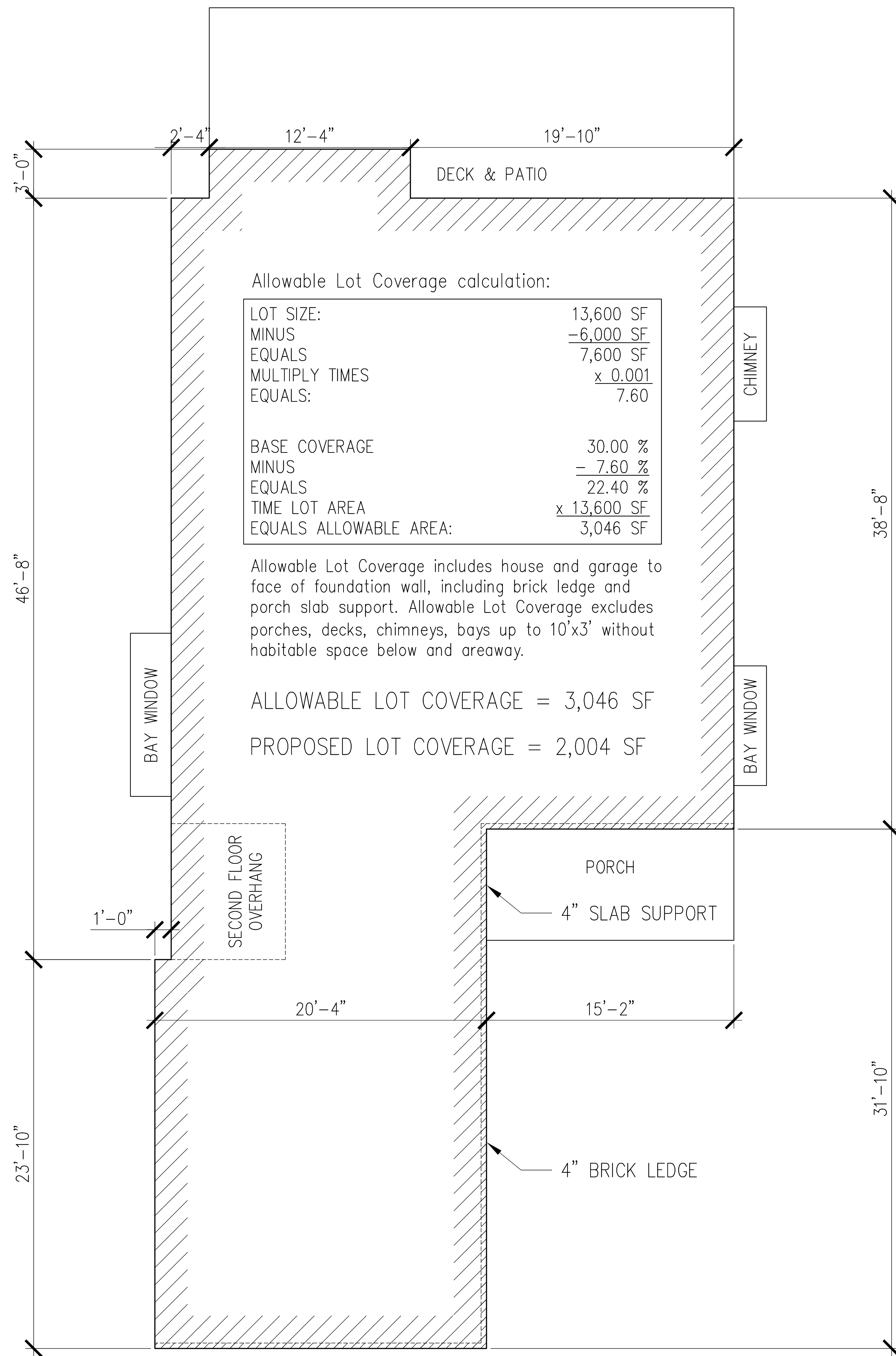
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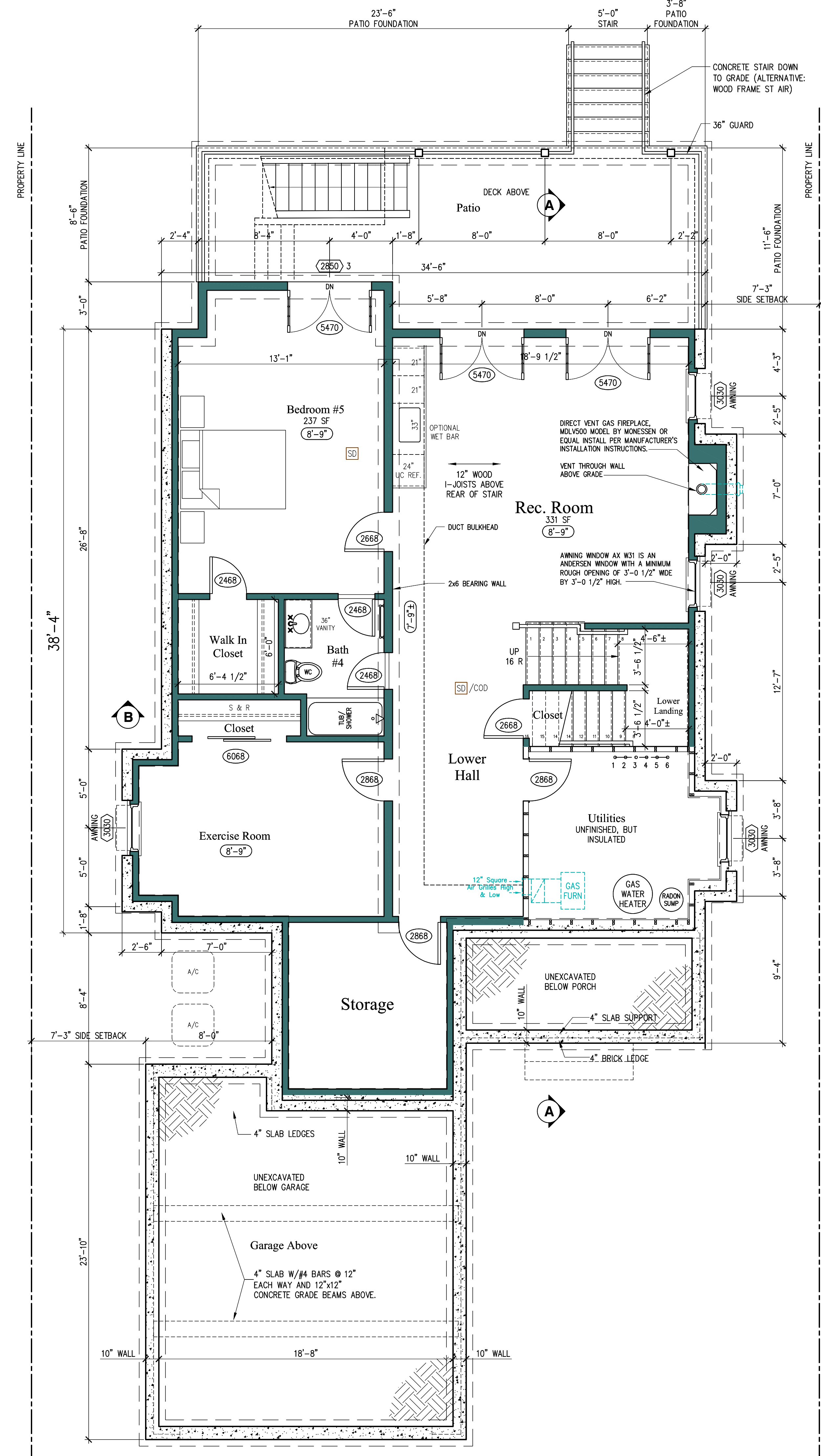
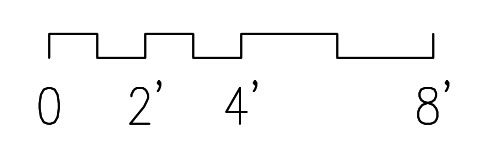
PROFESSIONAL CERTIFICATION
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Digital Signature above for Douglas Mader, AIA

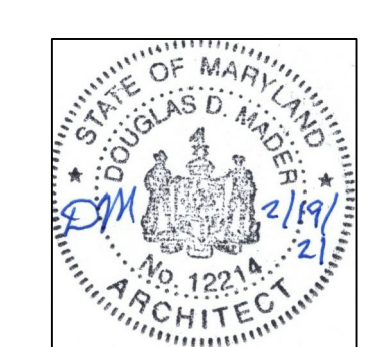
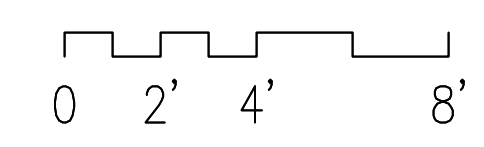
A0



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

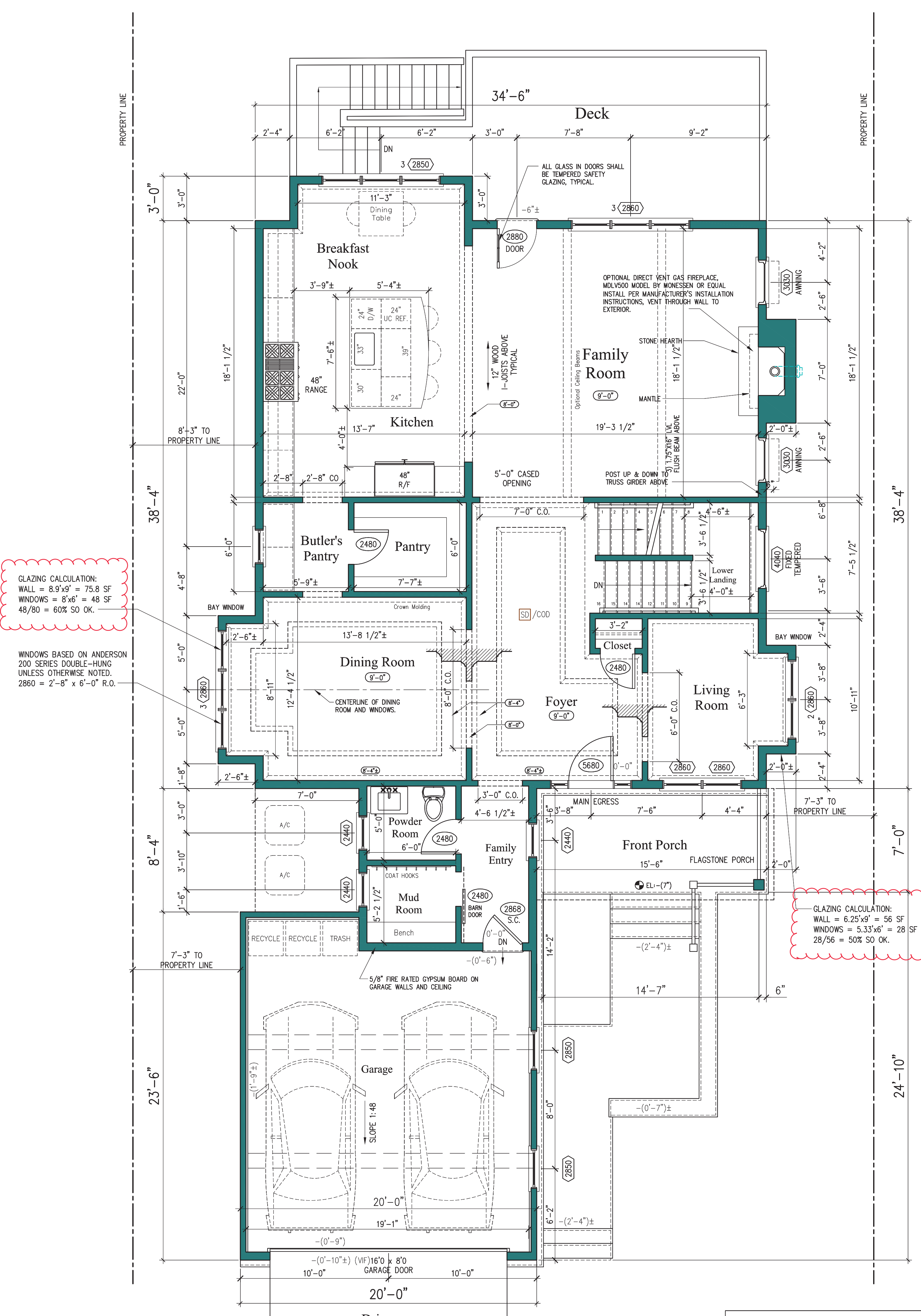


1 LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"
LOT COVERAGE: 1,908 SF



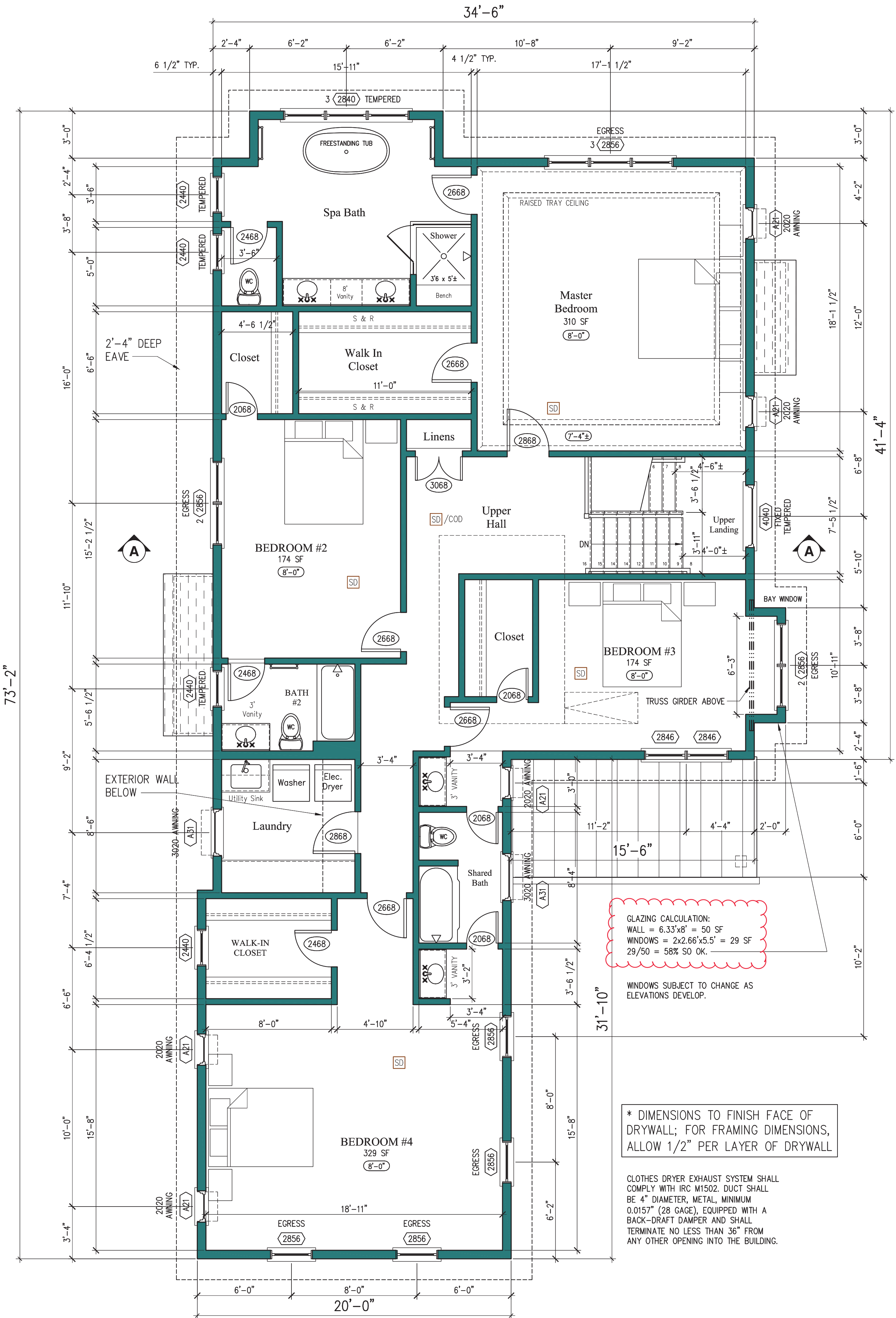
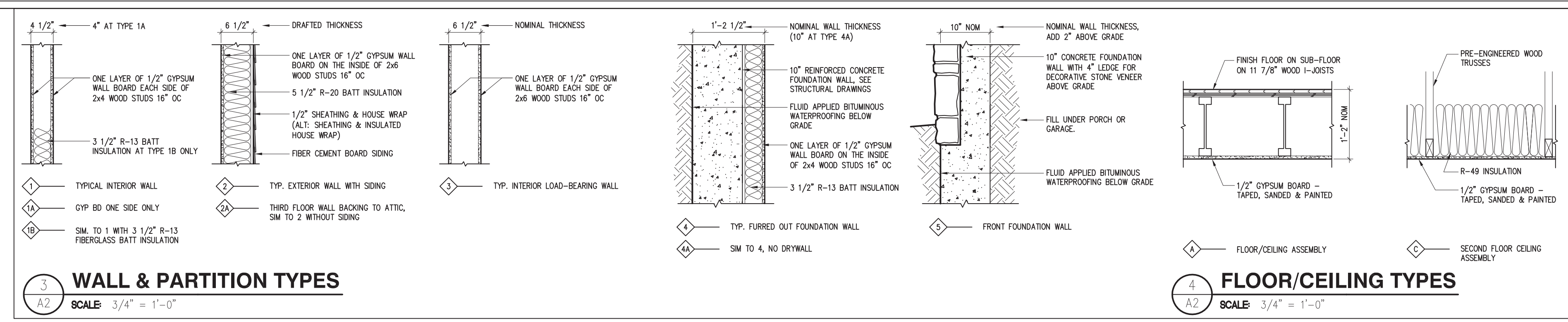
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Digital Signature above for Douglas Mader, AIA



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

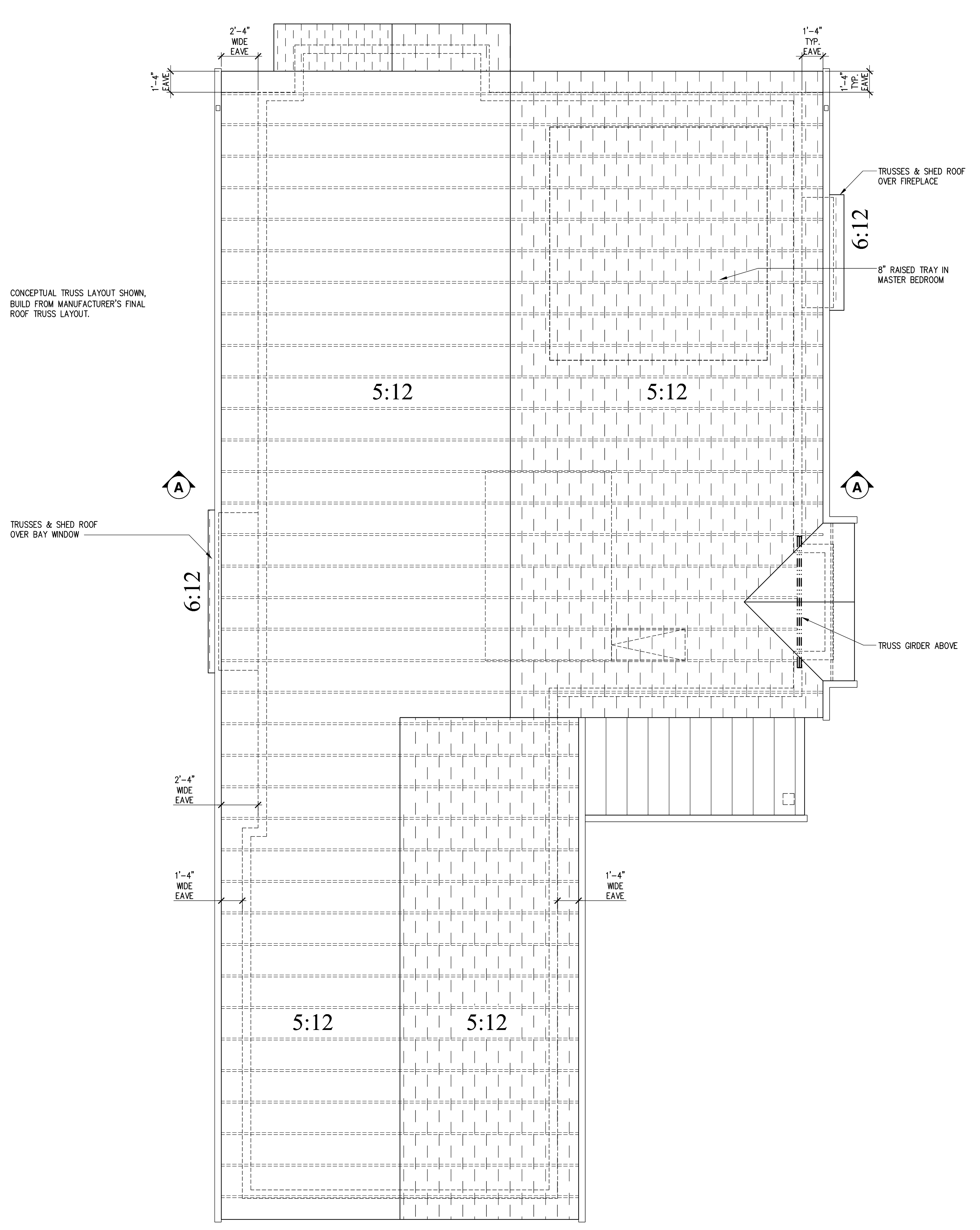
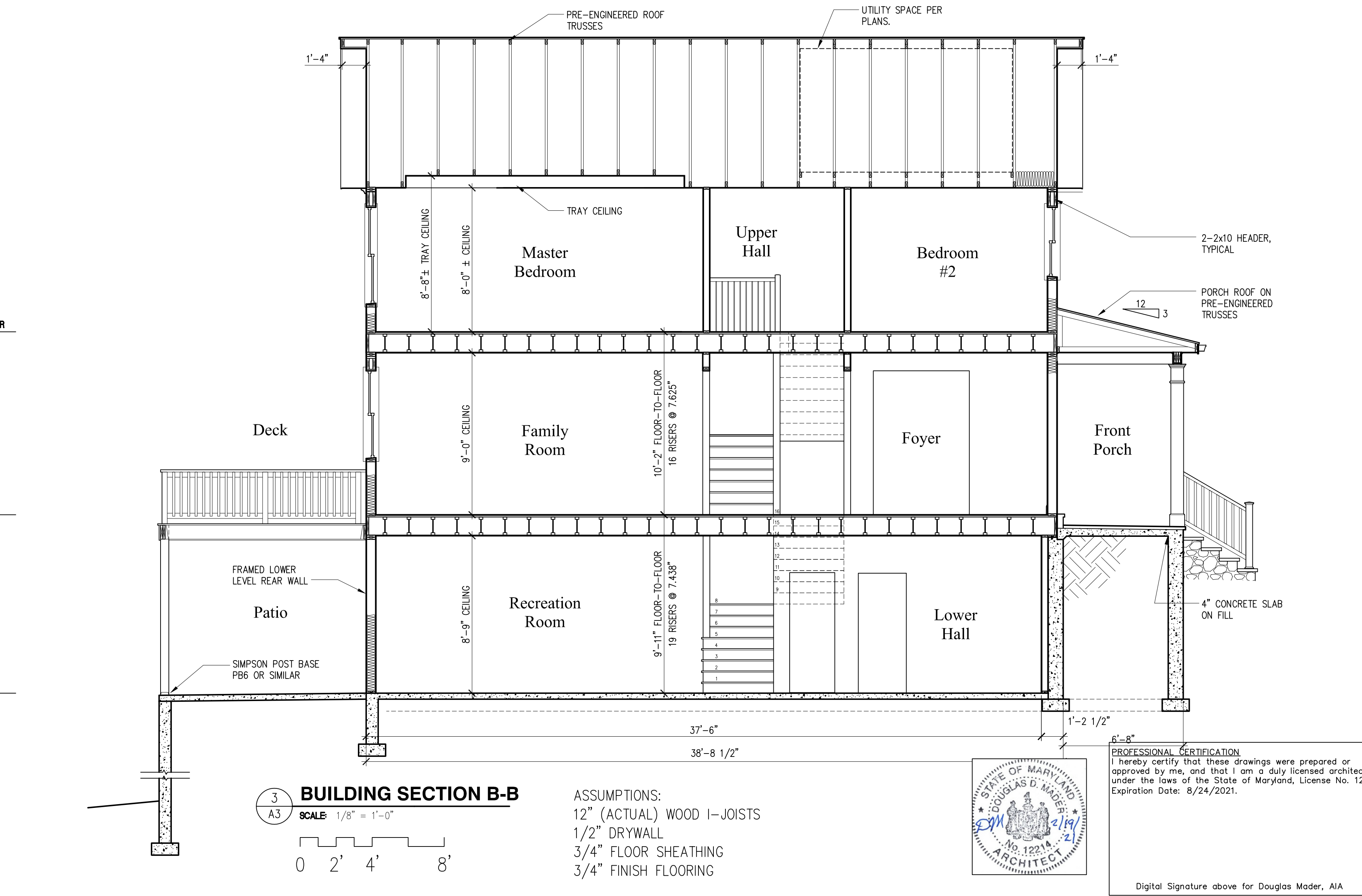
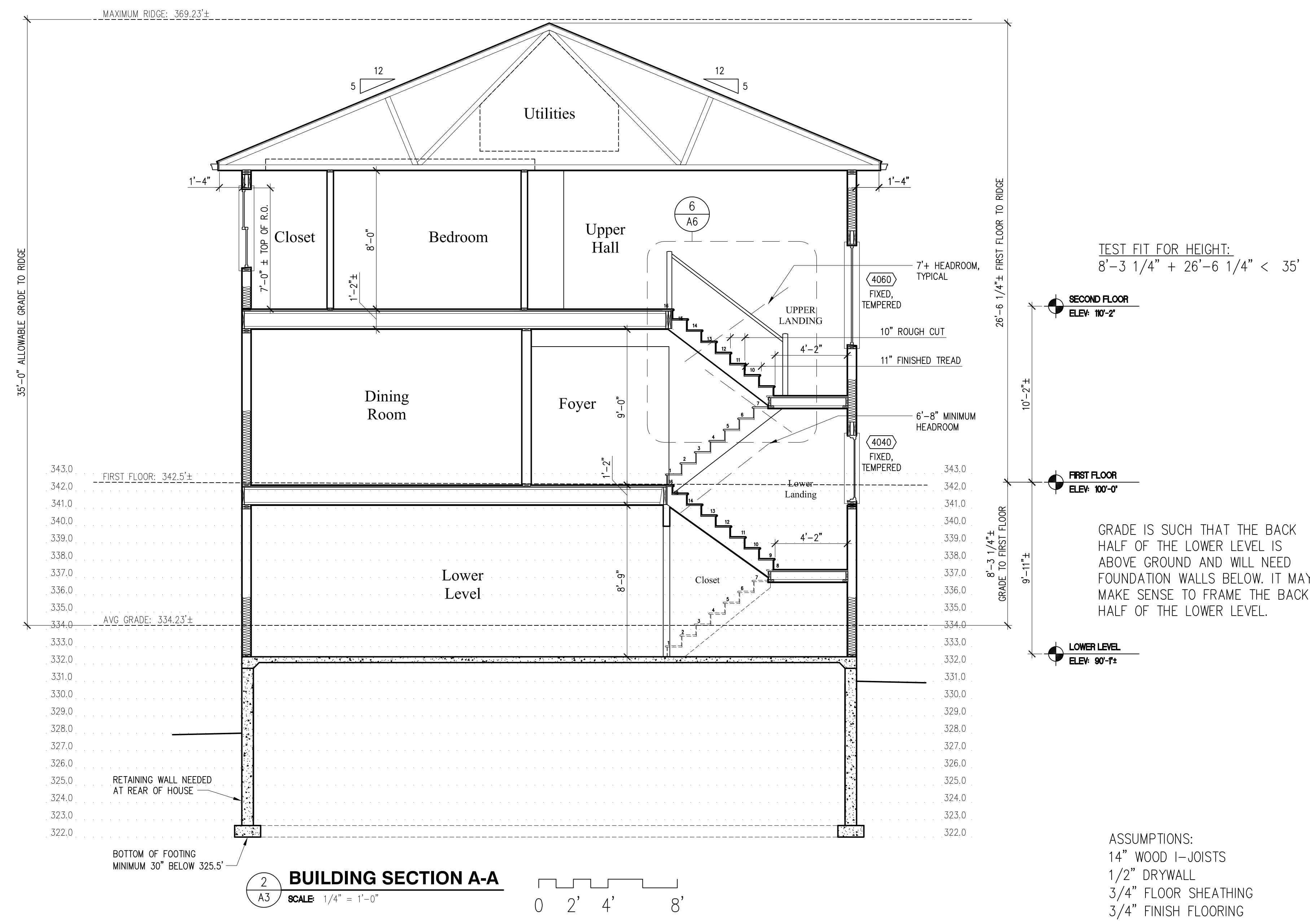
Douglas Mader, AIA
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FIRST & SECOND FLOOR PLANS

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

A2
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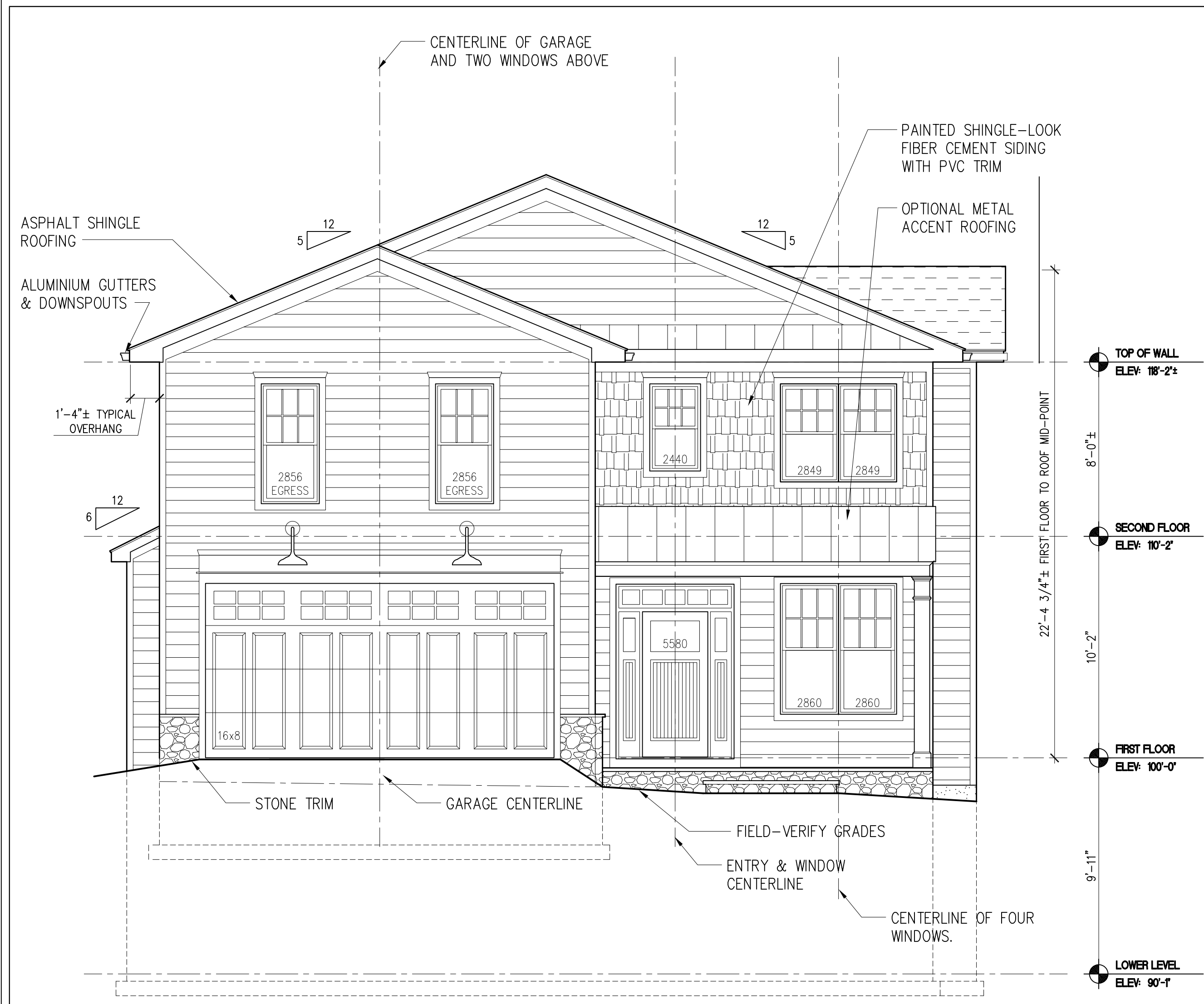


2
A3 **ROOF PLAN**
 SCALE: 1/4" = 1'-0"
 0 2' 4' 8'

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

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FRONT ELEVATION

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



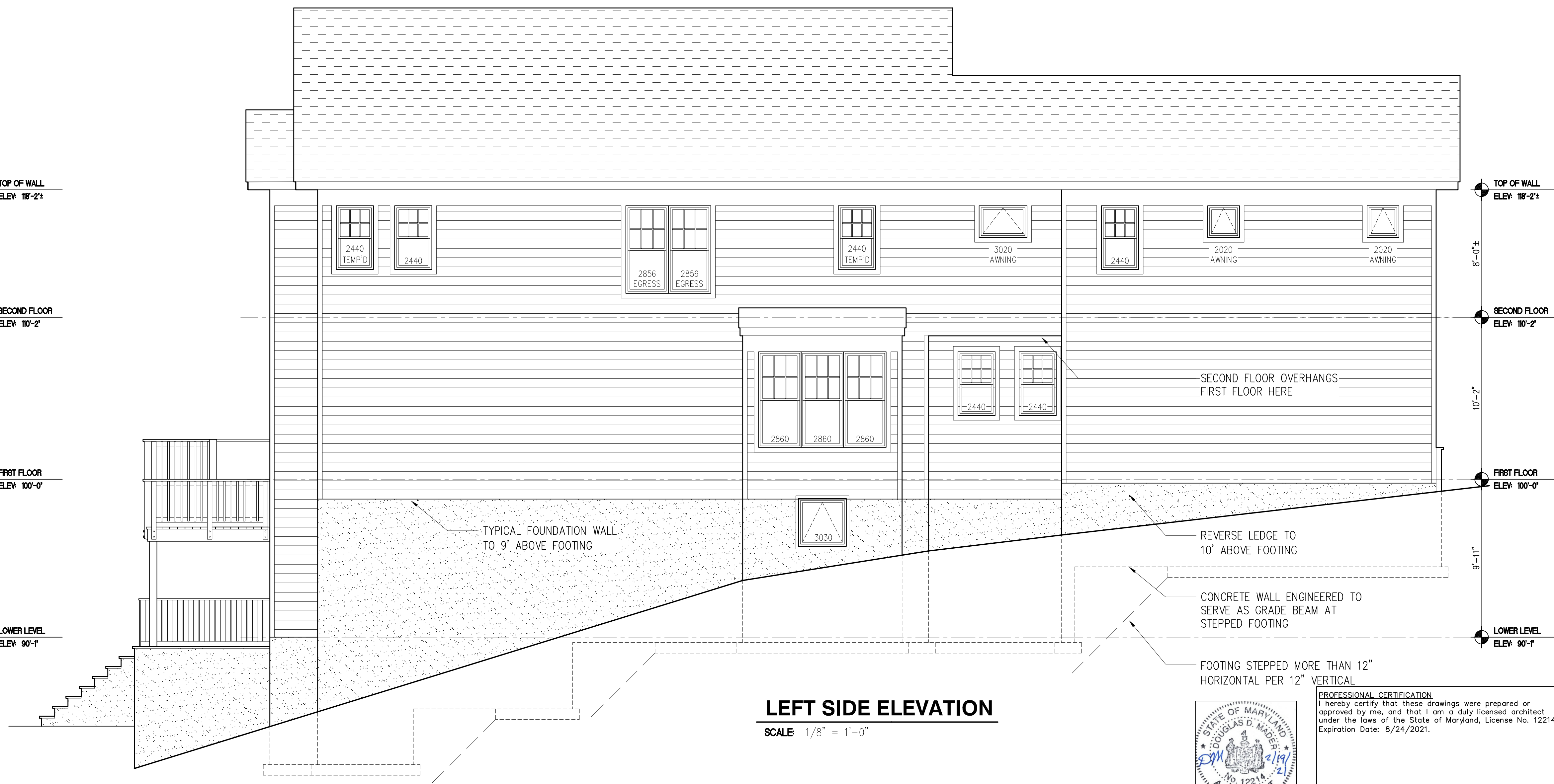
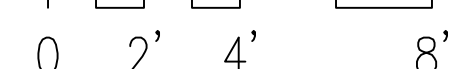
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

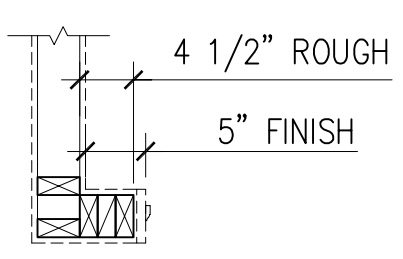
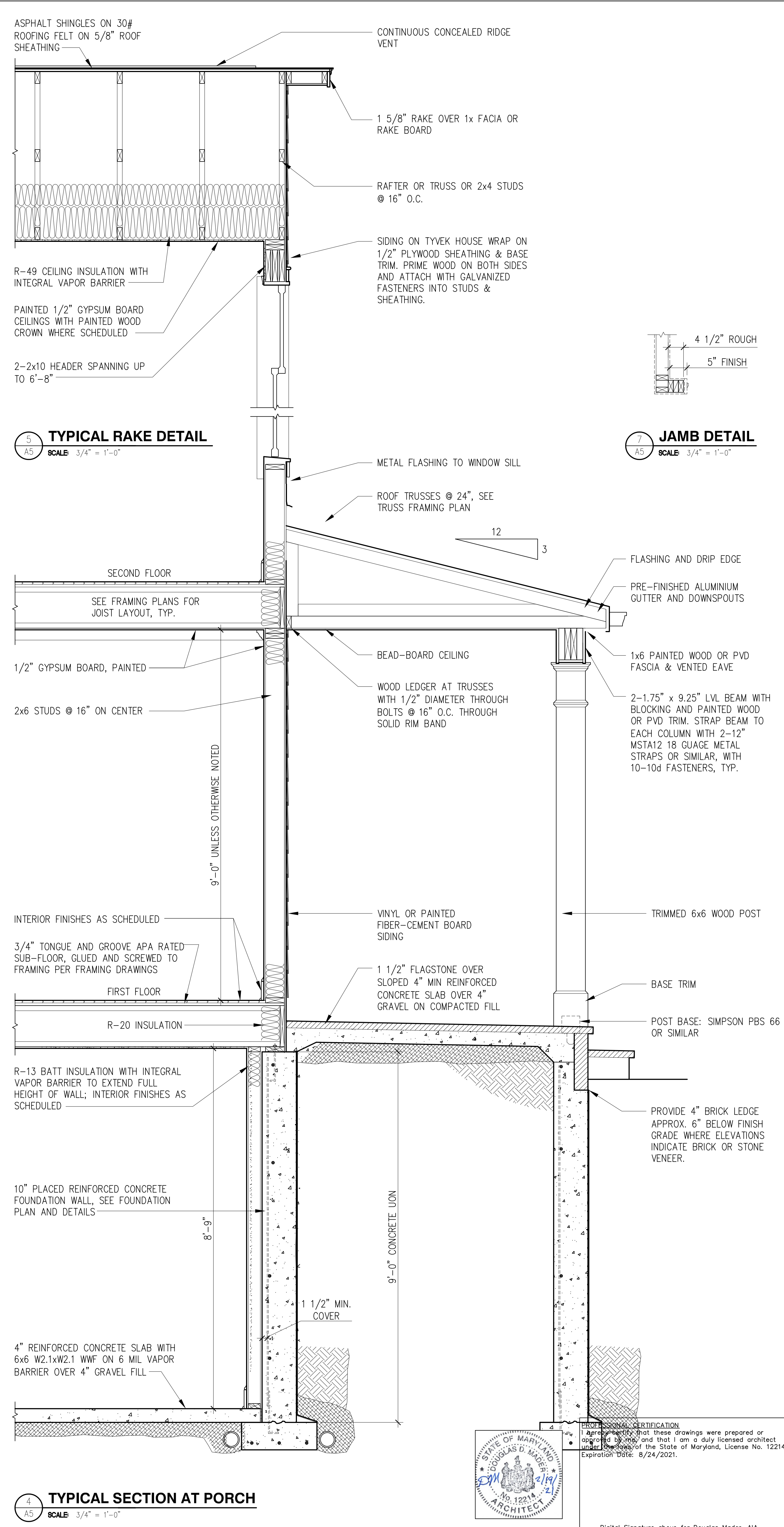
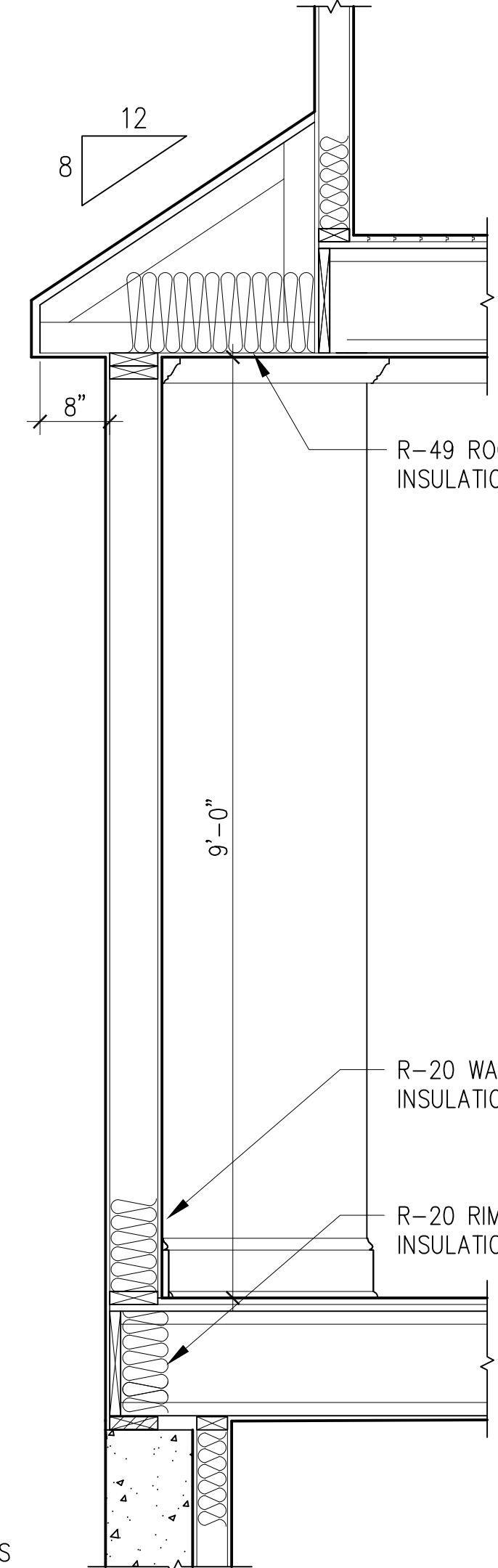
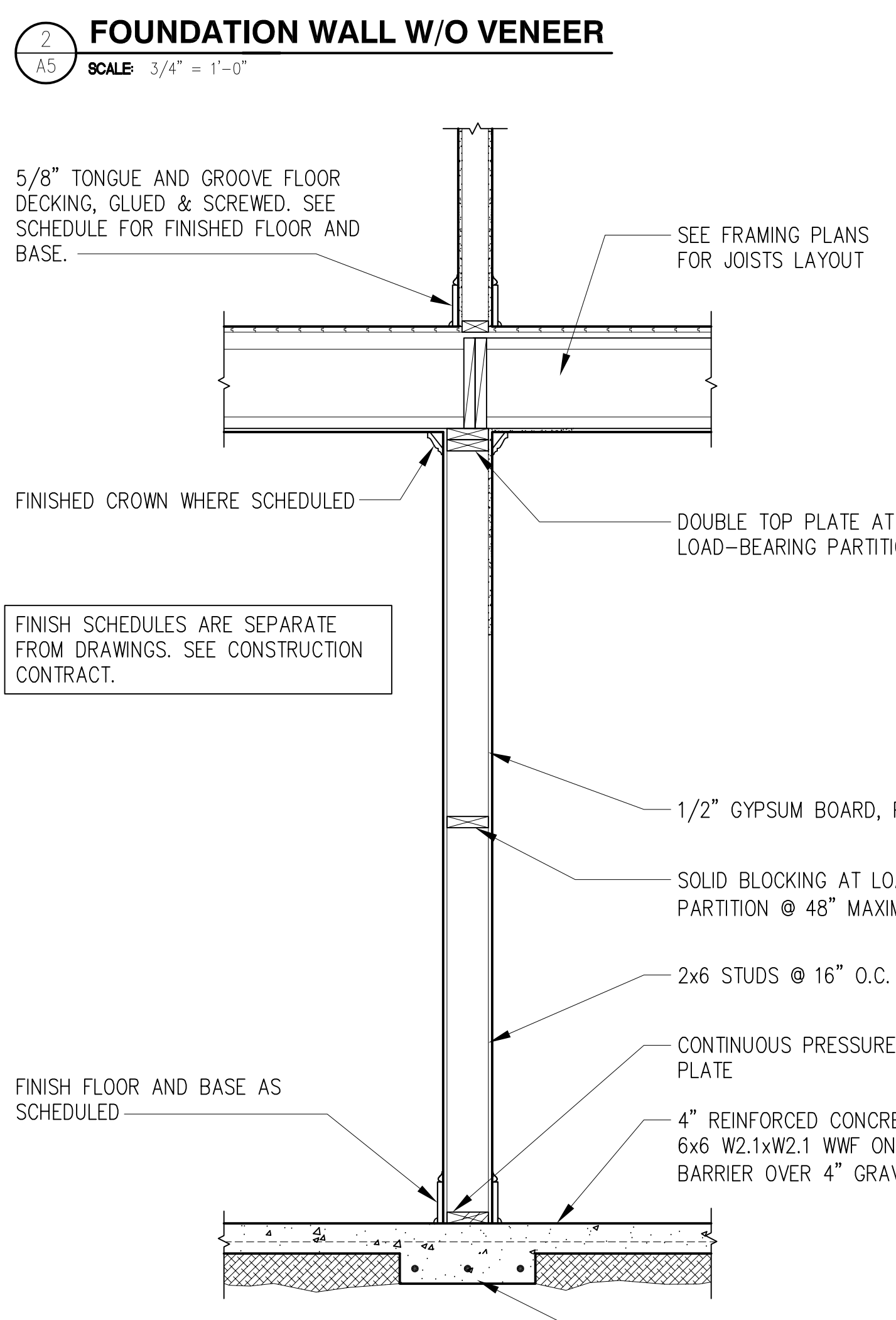
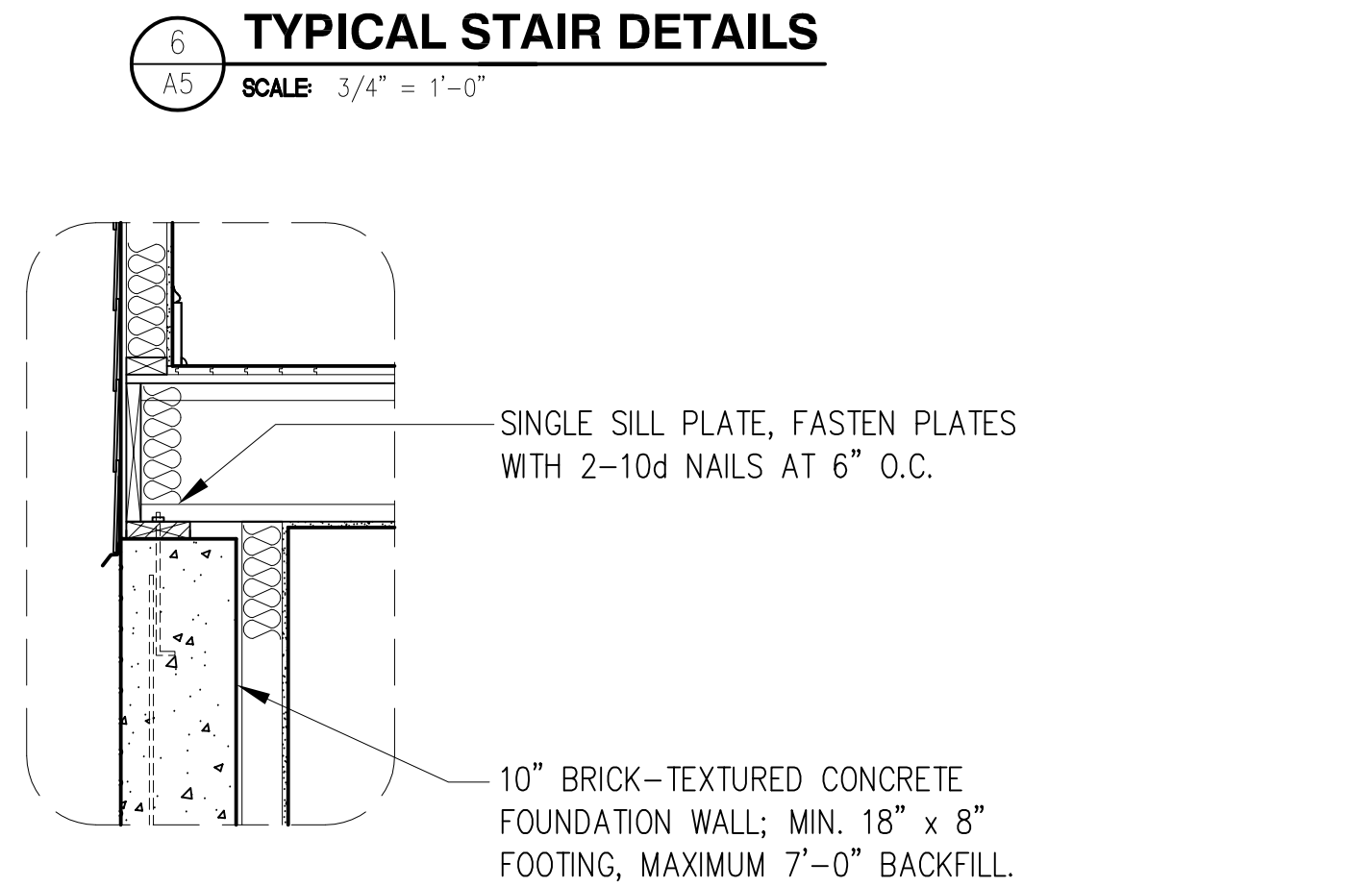
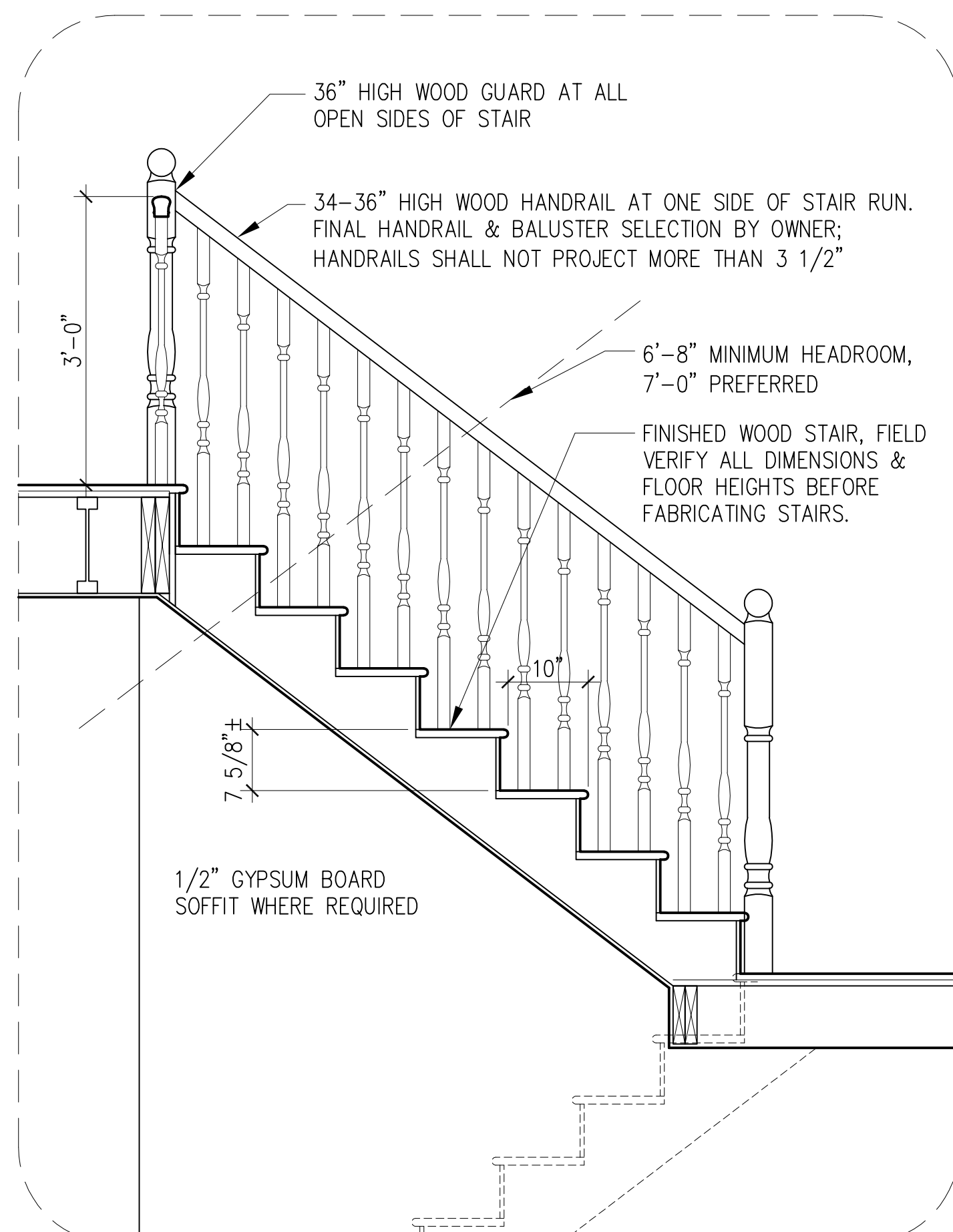
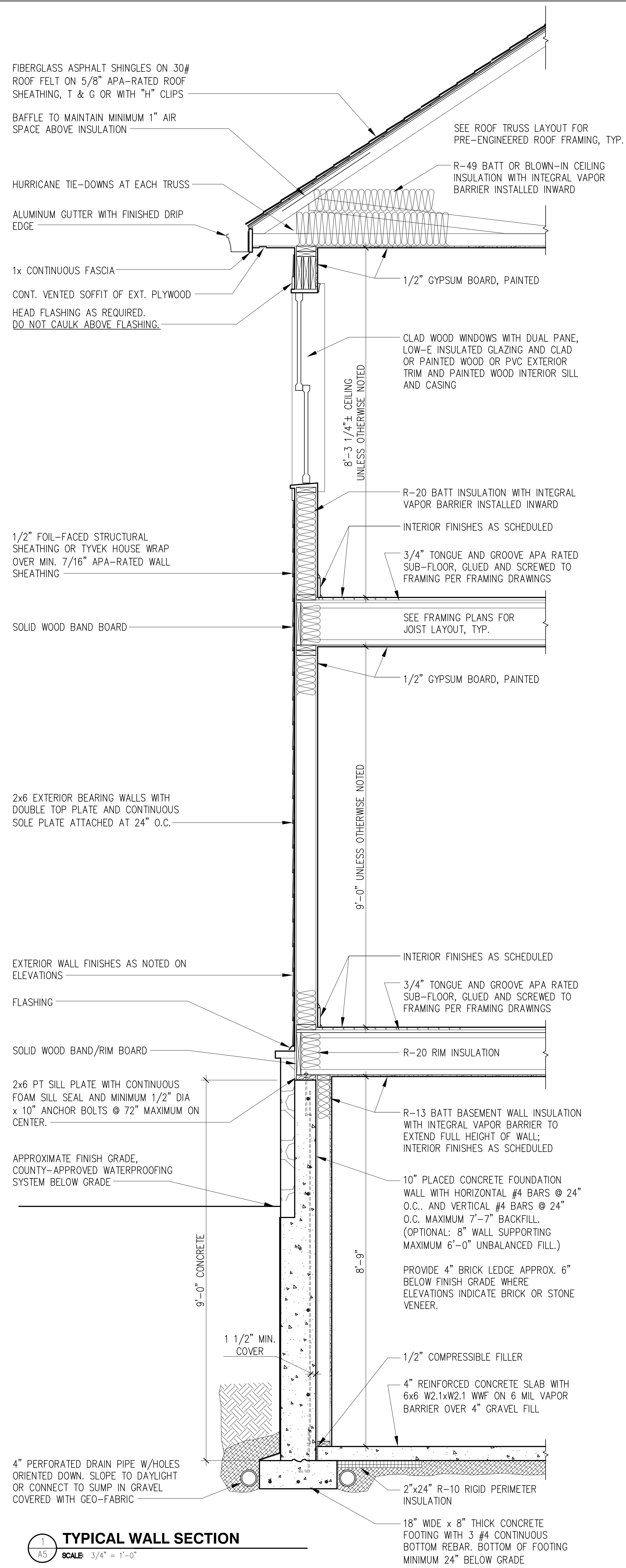


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ELEVATIONS

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Revisions:



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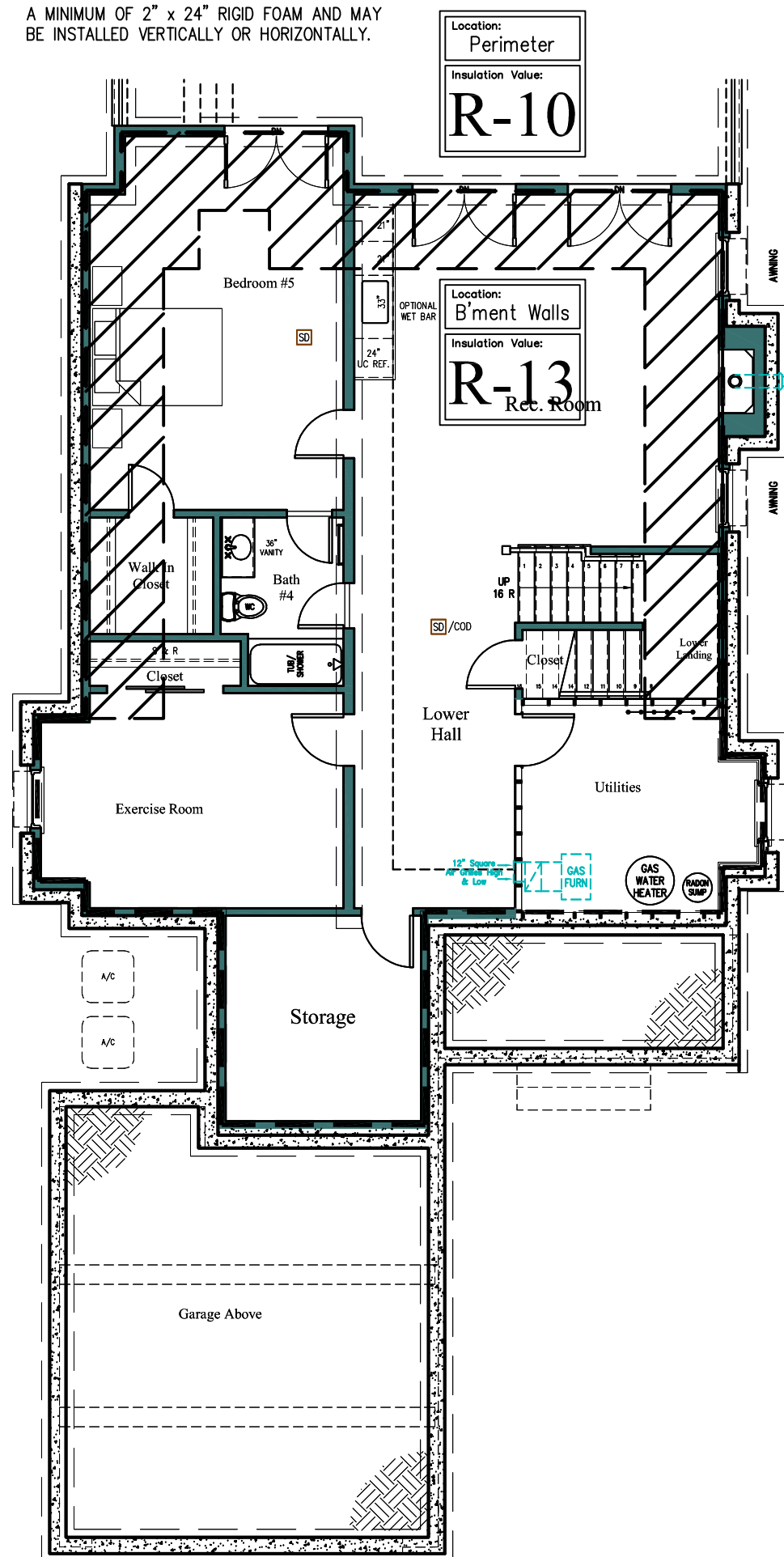
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WALL SECTIONS & DETAILS

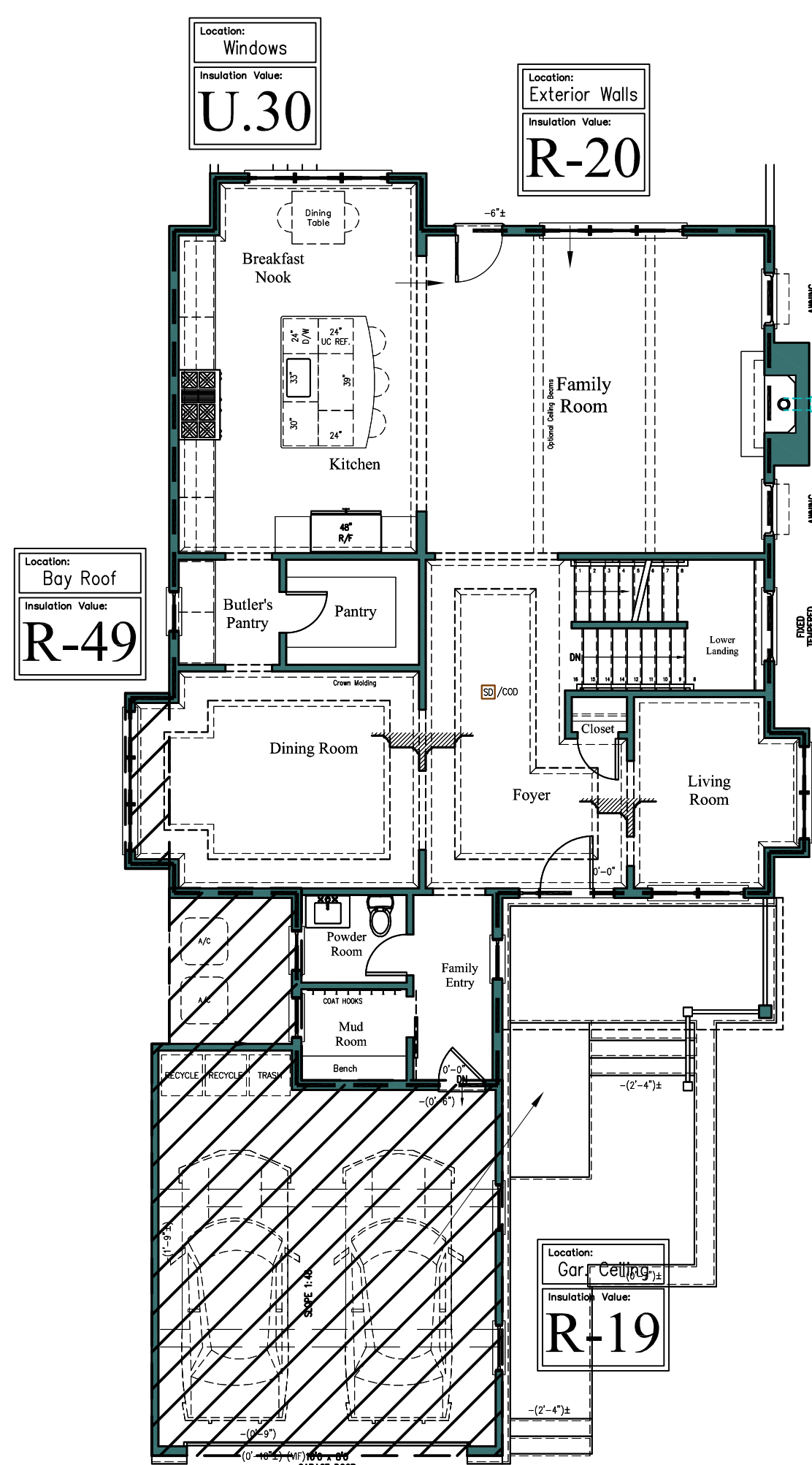
Job #: 20-29
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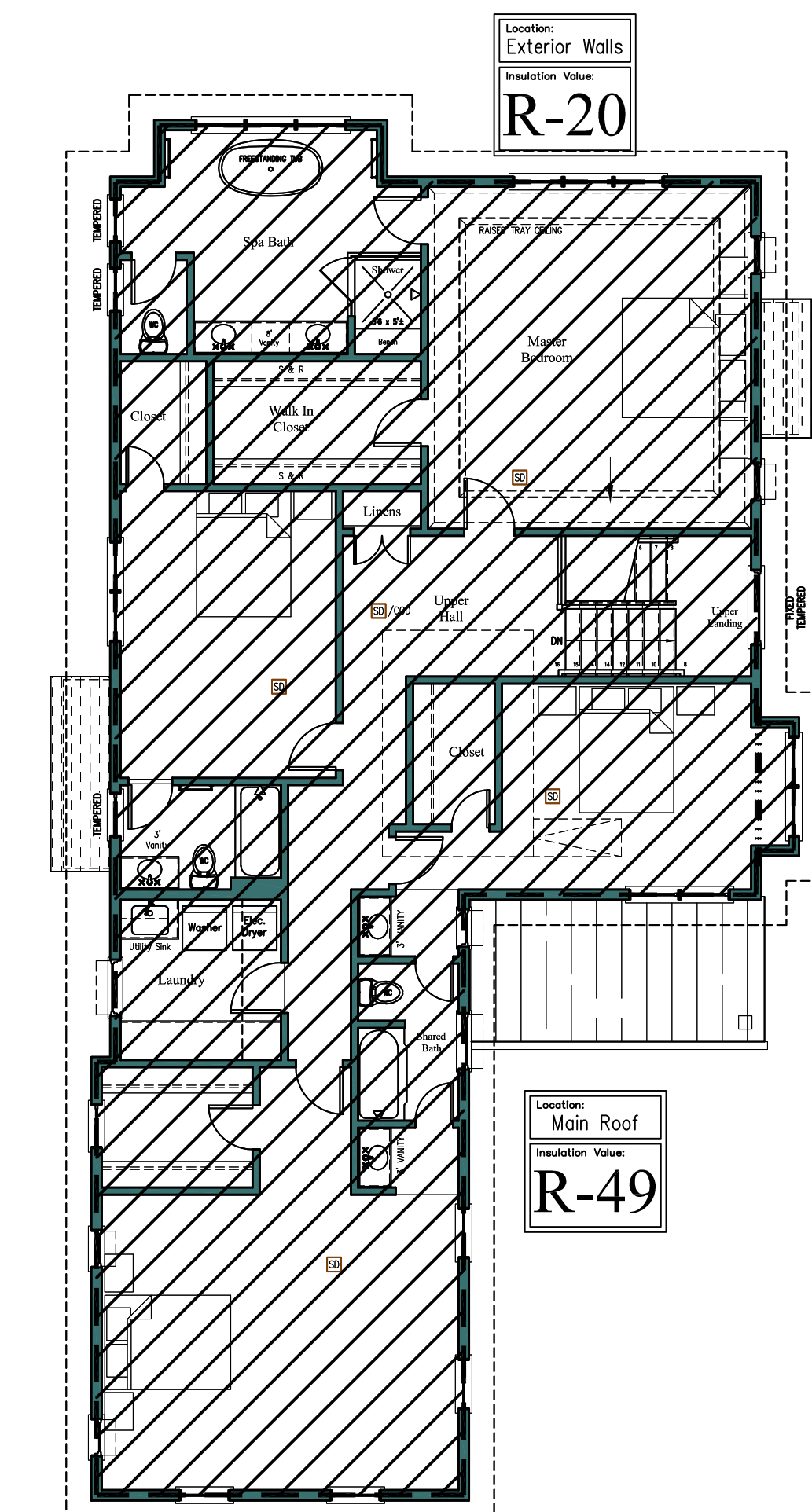
PROVIDE R-10 PERIMETER INSULATION WHERE FLOOR SLAB IS ABOVE GRADE OR LESS THAN 4" BELOW GRADE. PERIMETER INSULATION SHALL BE A MINIMUM OF 2" x 24" RIGID FOAM AND MAY BE INSTALLED VERTICALLY OR HORIZONTALLY.



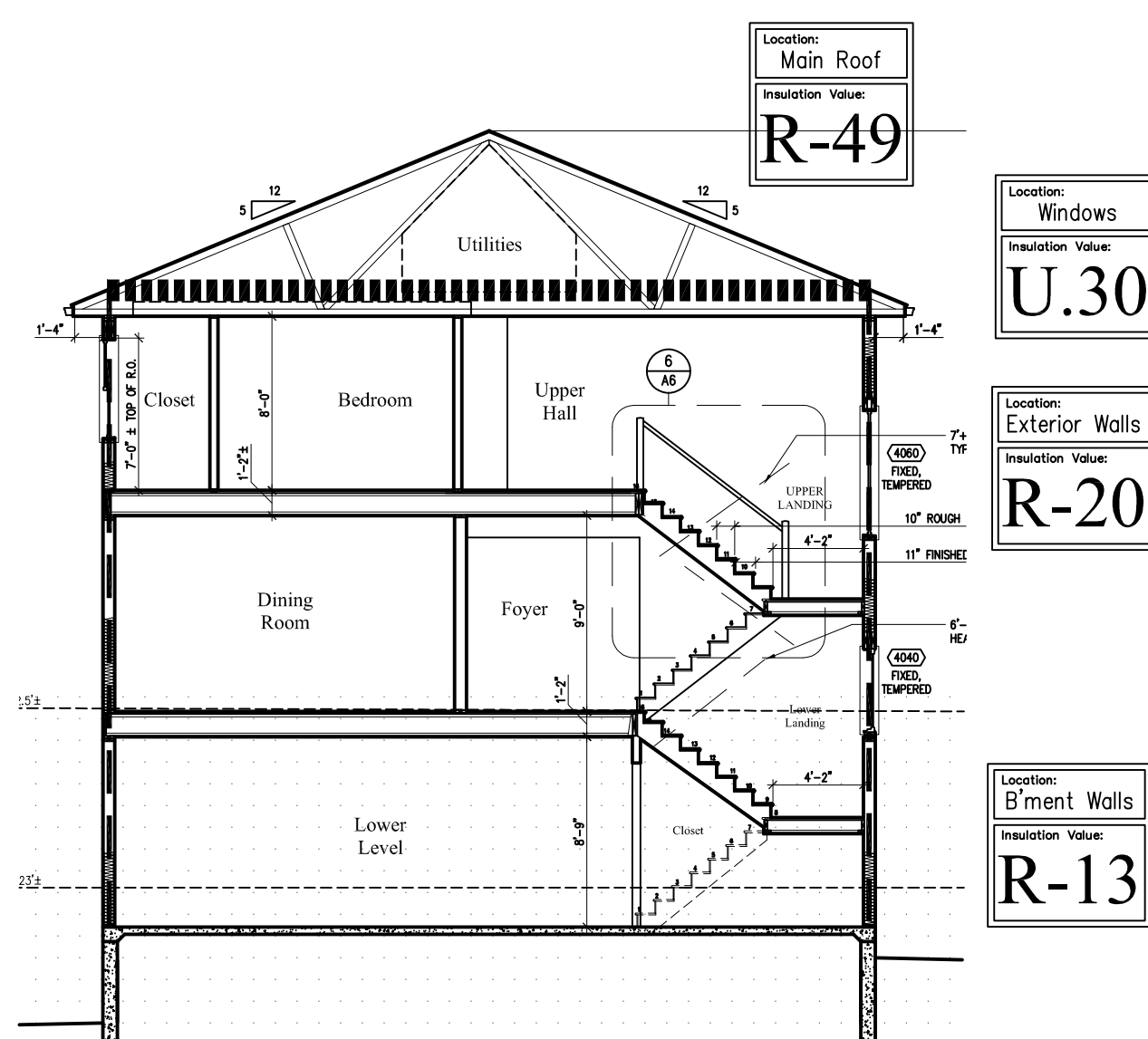
1 BASEMENT TE PLAN
SCALE: 1/8" = 1'-0"



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

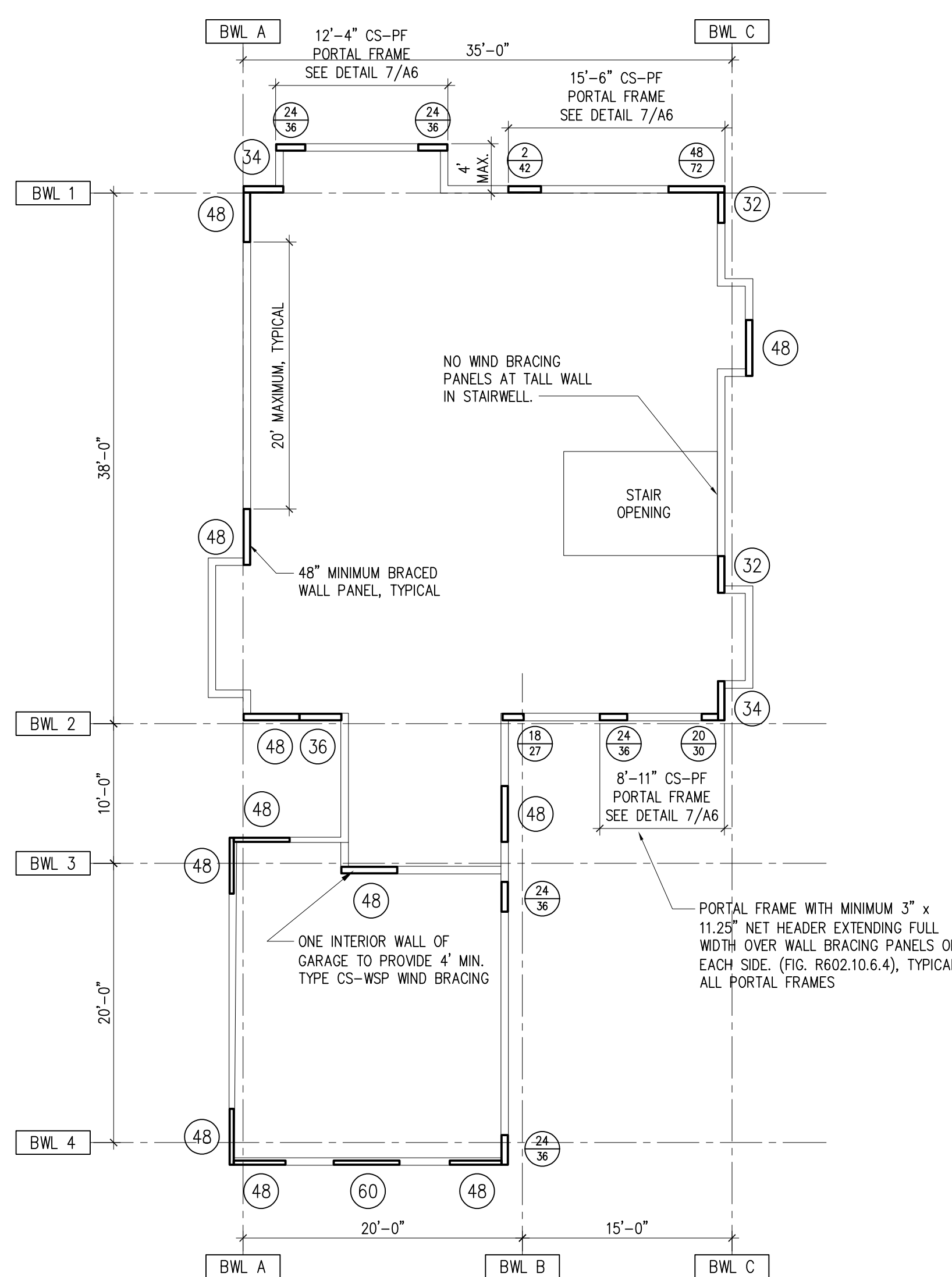
NOTES:
SHGC (SOLAR HEAT GAIN COEFFICIENT) IS NOT REGULATED IN MONTGOMERY COUNTY, CLIMATE ZONE 4, NOT AS HOT AS FURTHER SOUTH. CONTRACTOR MAY SUBSTITUTE A DIFFERENT BRAND OF WINDOW SO LONG AS IT HAS ALLOWABLE R-VALUES AND U-FACTORS.

PREVENTING AIR LEAKAGE

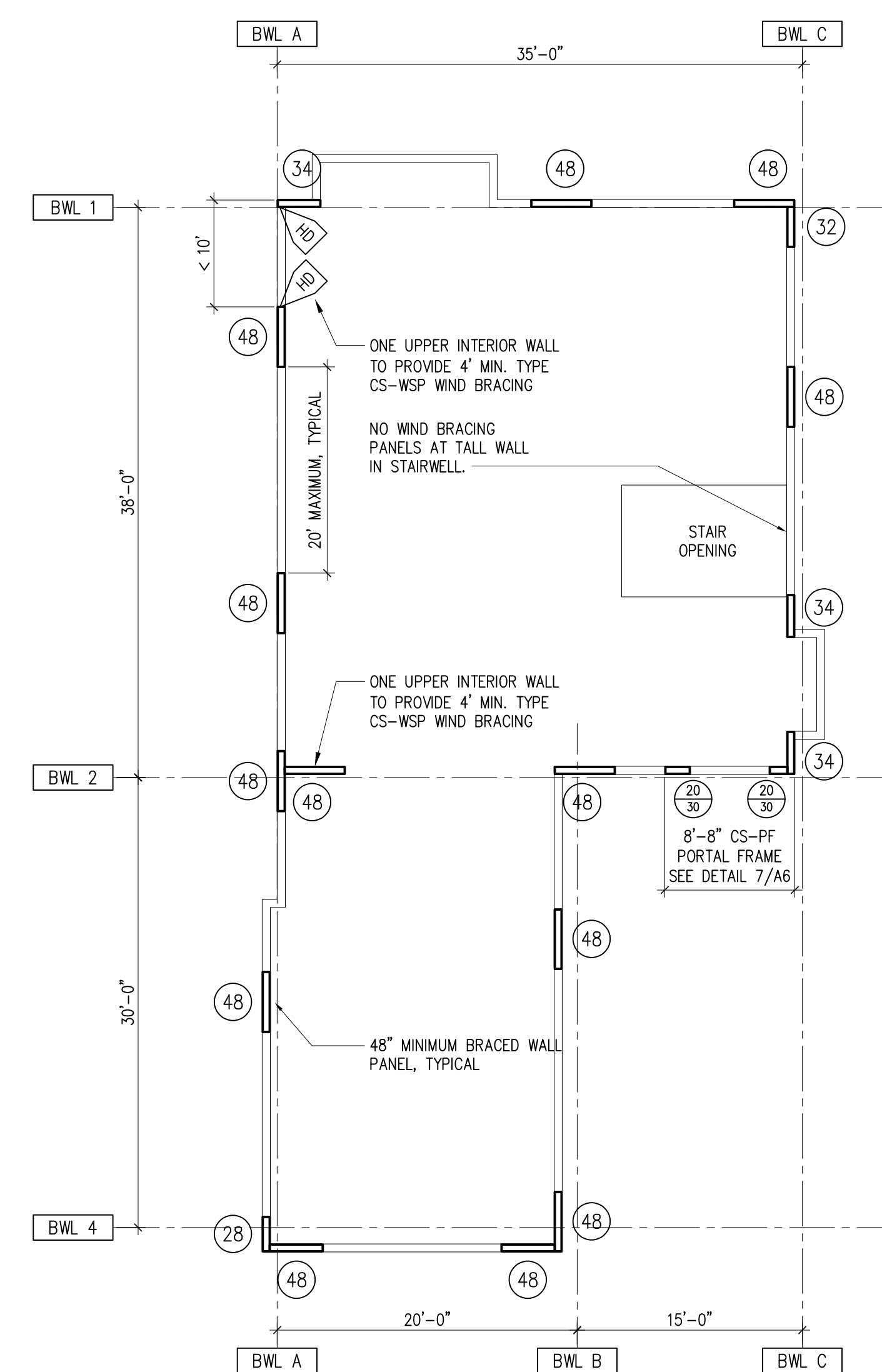
ITEM	STRATEGY
1) ALL JOINTS, SEAMS AND PENETRATIONS	SEAL TO LIMIT AIR INFILTRATION
2) SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS	NOT APPLICABLE TO THIS PROJECT
3) PERIMETER OF WINDOW & DOOR ASSEMBLIES	SPRAY GAPS WITH FOAM AND TAPE HOUSE WRAP
4) UTILITY PENETRATIONS	SPRAY AIR GAPS WITH EXPANDING CLOSED-CELL 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
	1st/2nd Floor	BWL		PROVIDED:	PROVIDED:	
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.

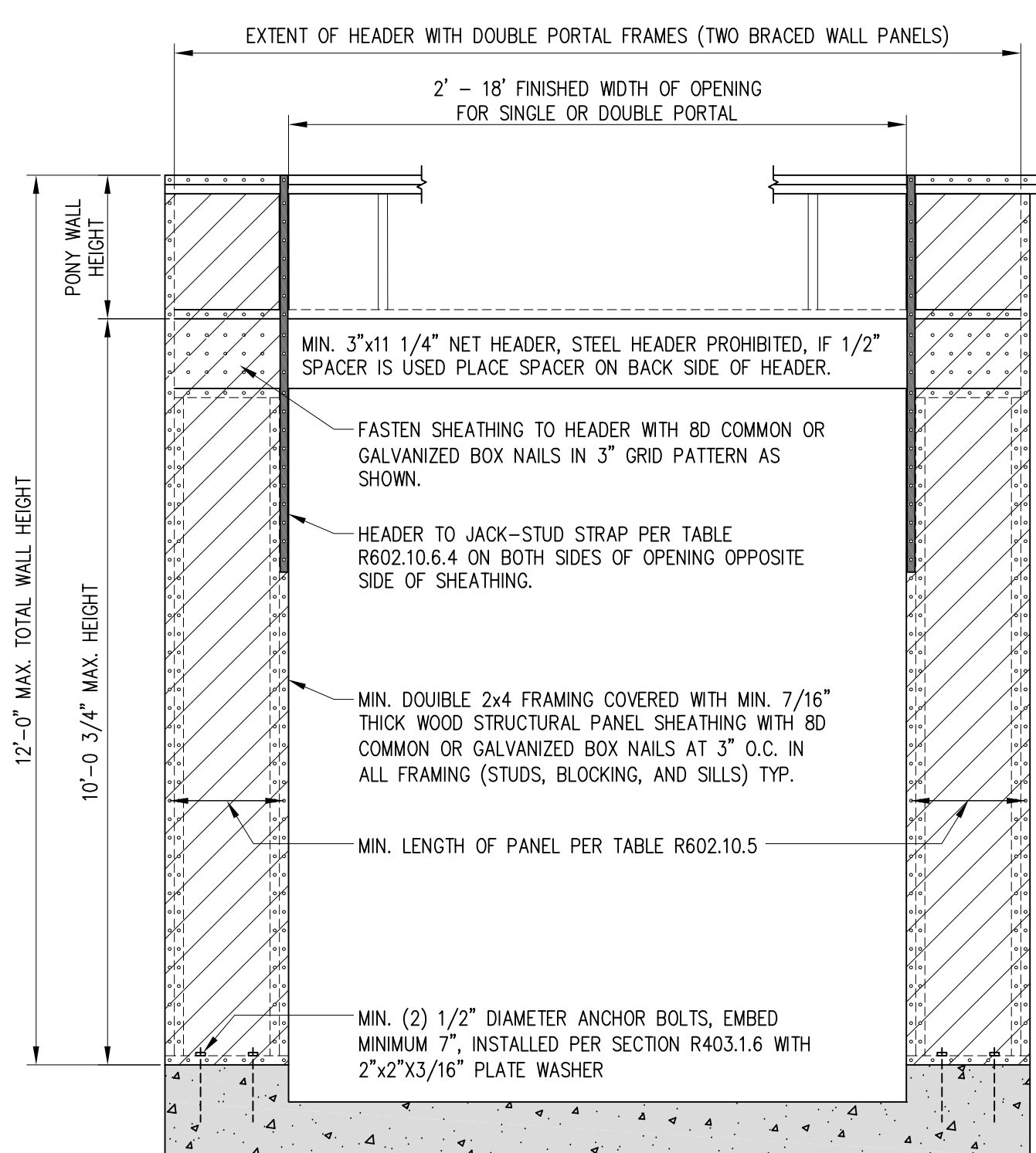
ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED IN CONFORMANCE WITH IRC R602.10.4. BRACED WALL PANELS SHALL BEGIN NO MORE THAN 10.0 FEET FROM EACH END OF EACH BRACED WALL LINE AND SHALL BE NOT MORE THAN 20.0 FEET APART.

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"

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**THERMAL ENVELOPE,
WIND BRACING**

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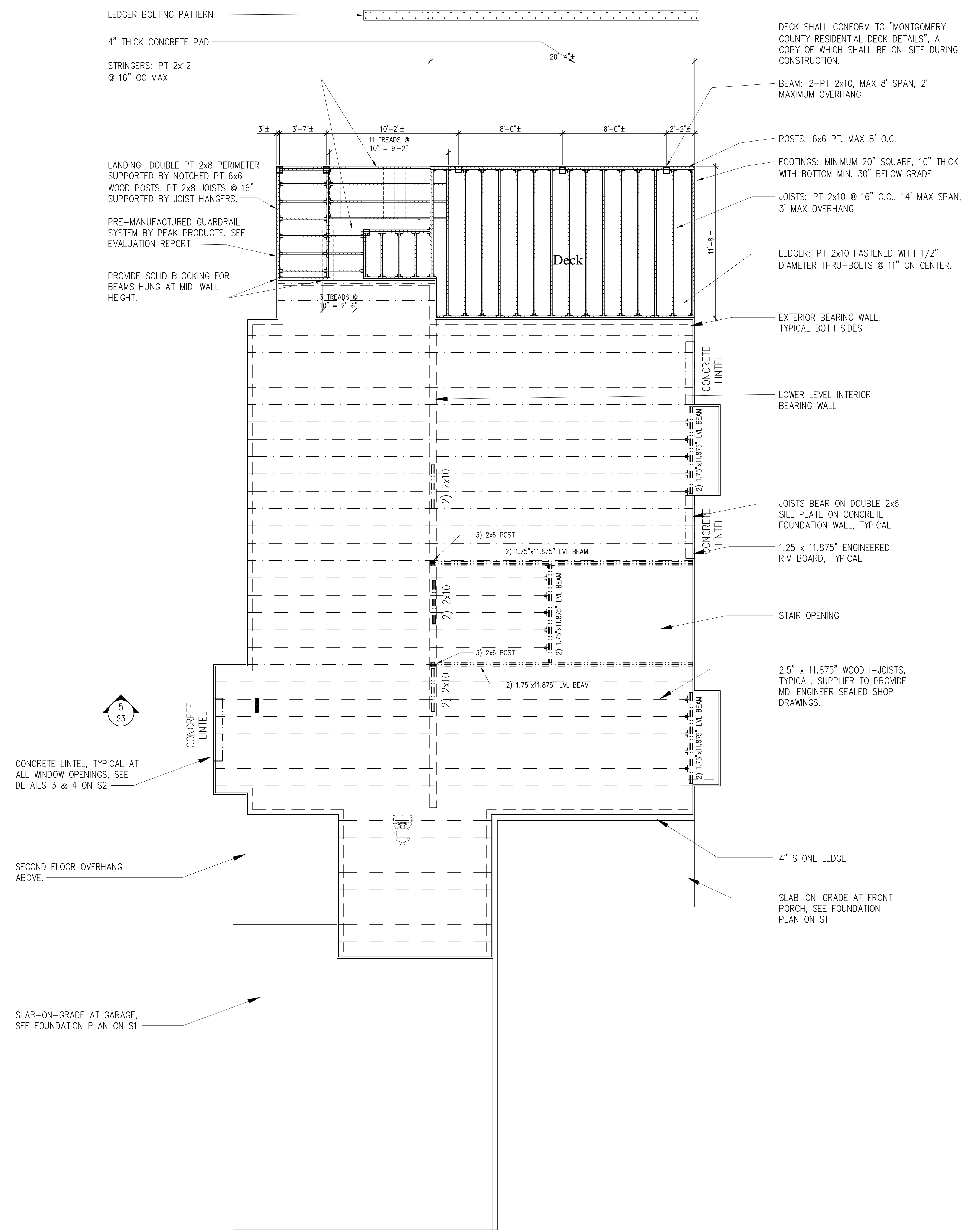
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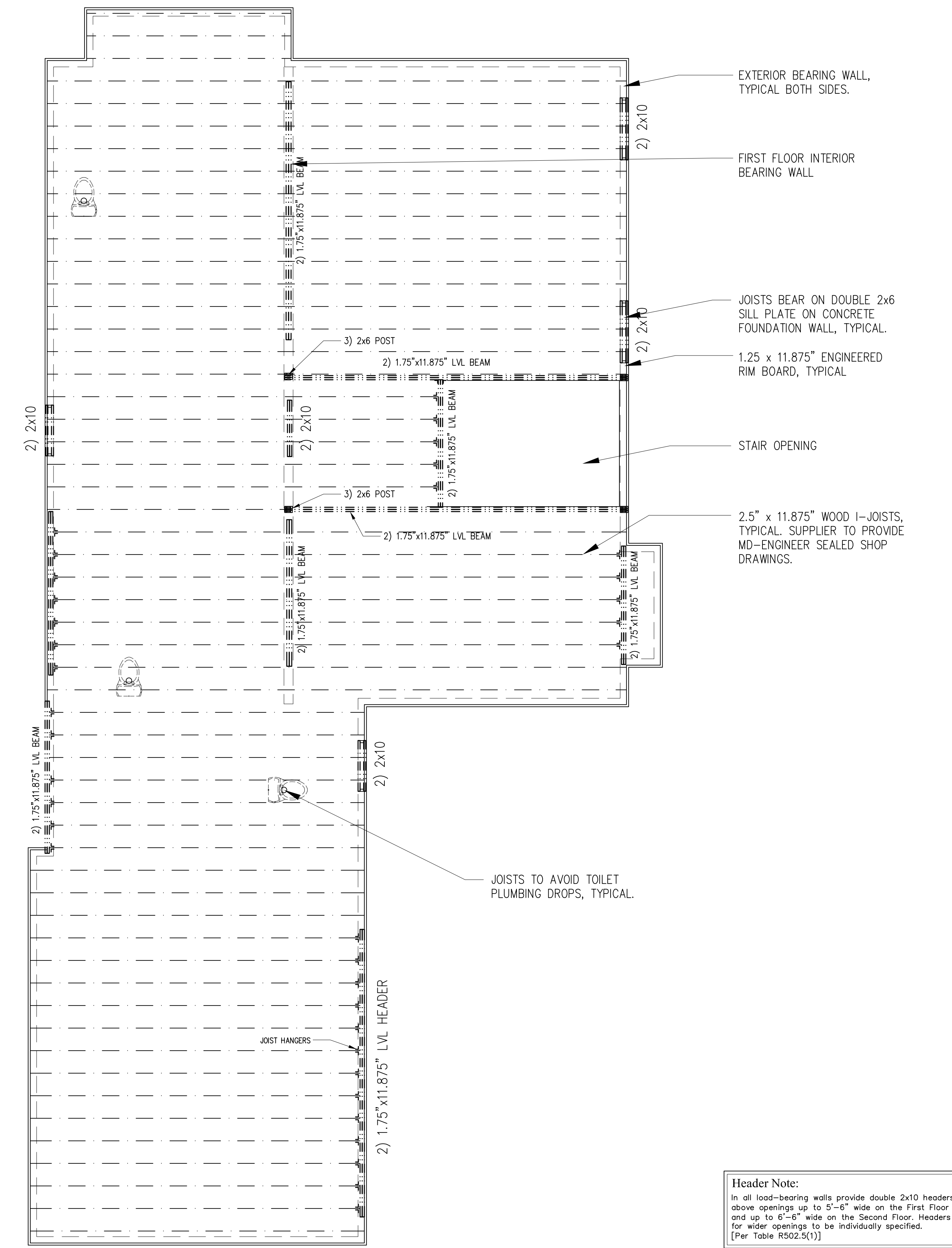
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STRUCTURAL GRAPHICS LEGEND

	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		



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

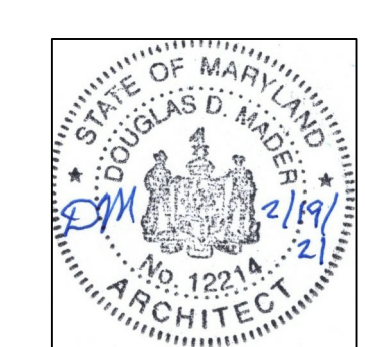


2 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

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.

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FLOOR FRAMING PLANS

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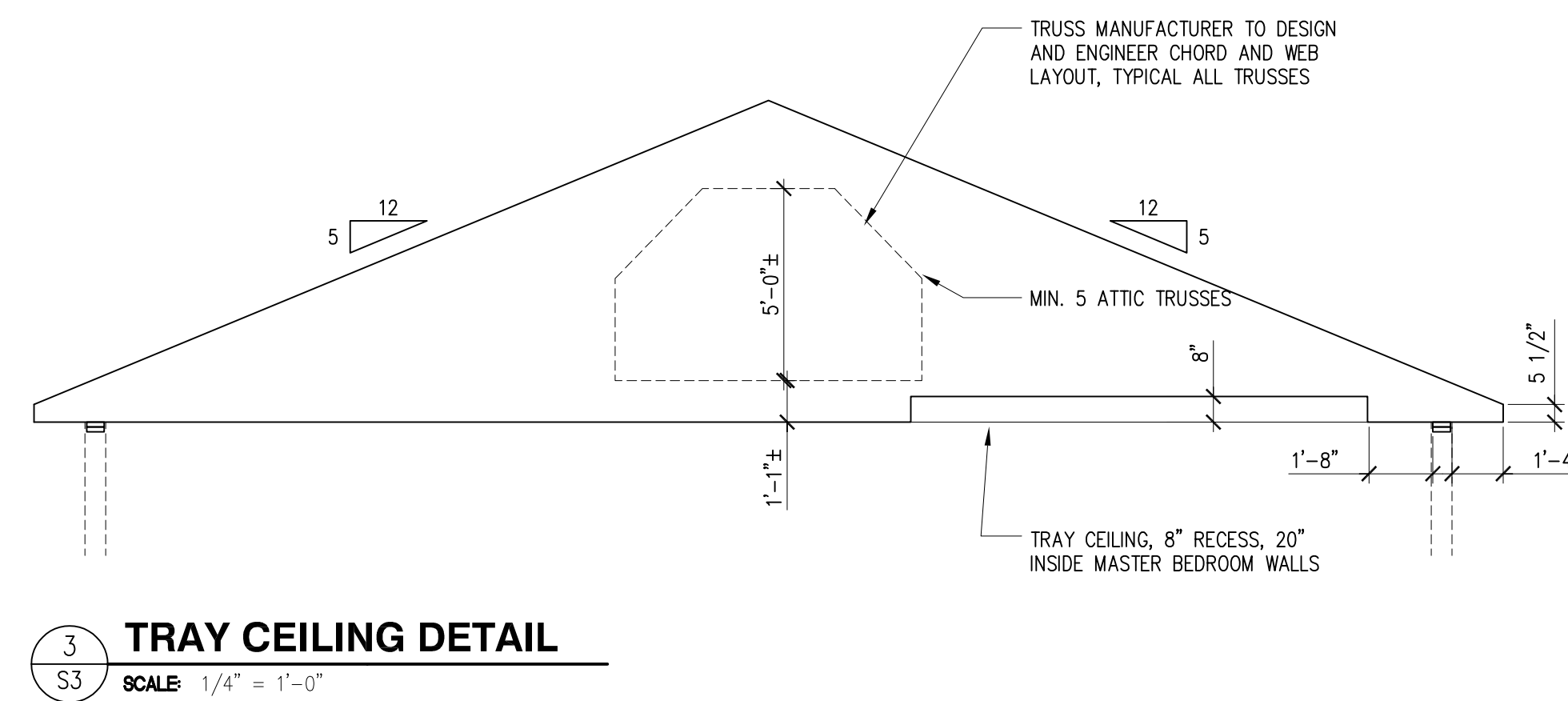
S2
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TRUSS NOTES

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.

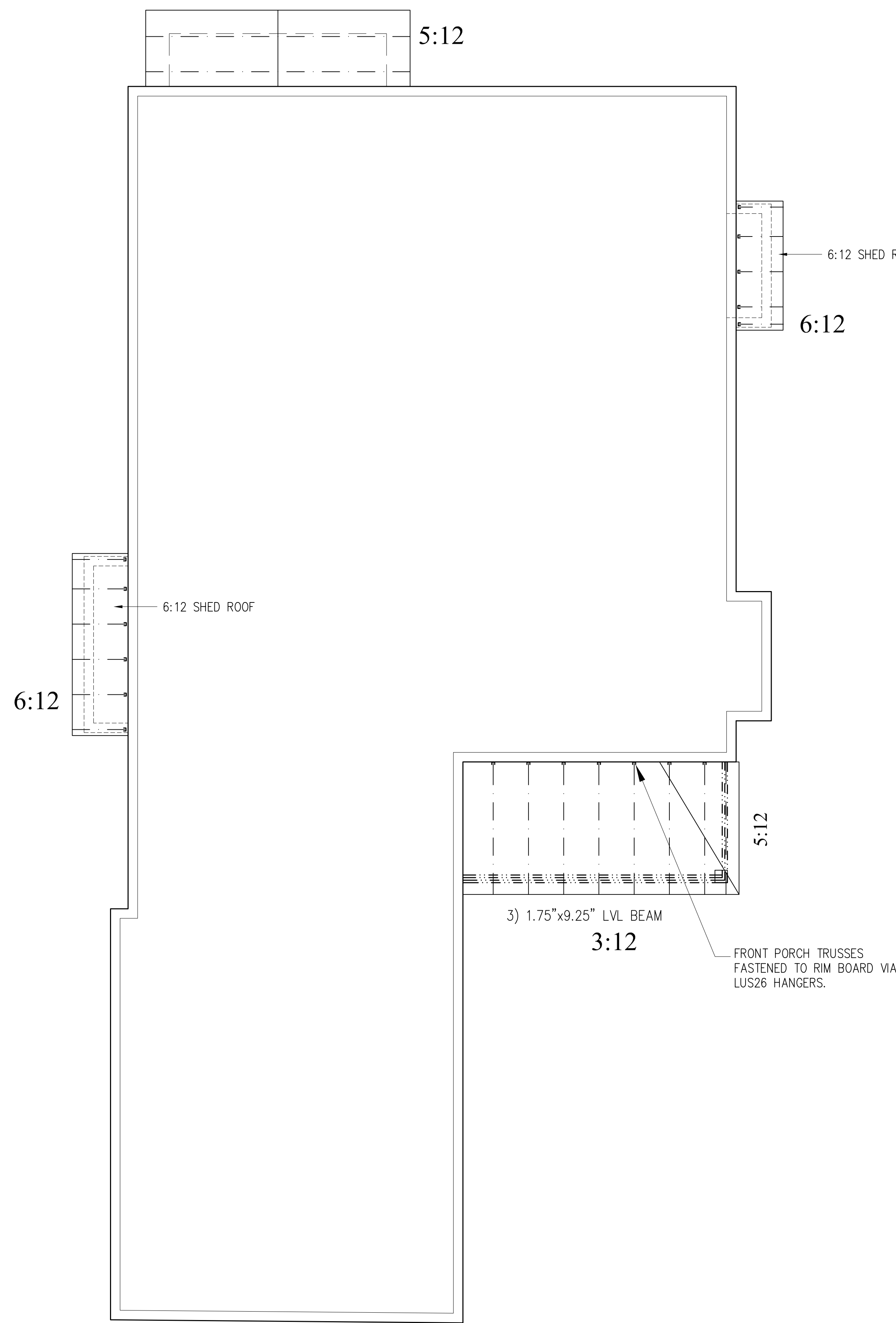
SECURE SECOND FLOOR WOOD I-JOISTS TO FIRST FLOOR WALL TOP PLATES BY 3 10d OR LARGER NAILS PER JOIST PER FASTENING SCHEDULE, TABLE R602.3(1).

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

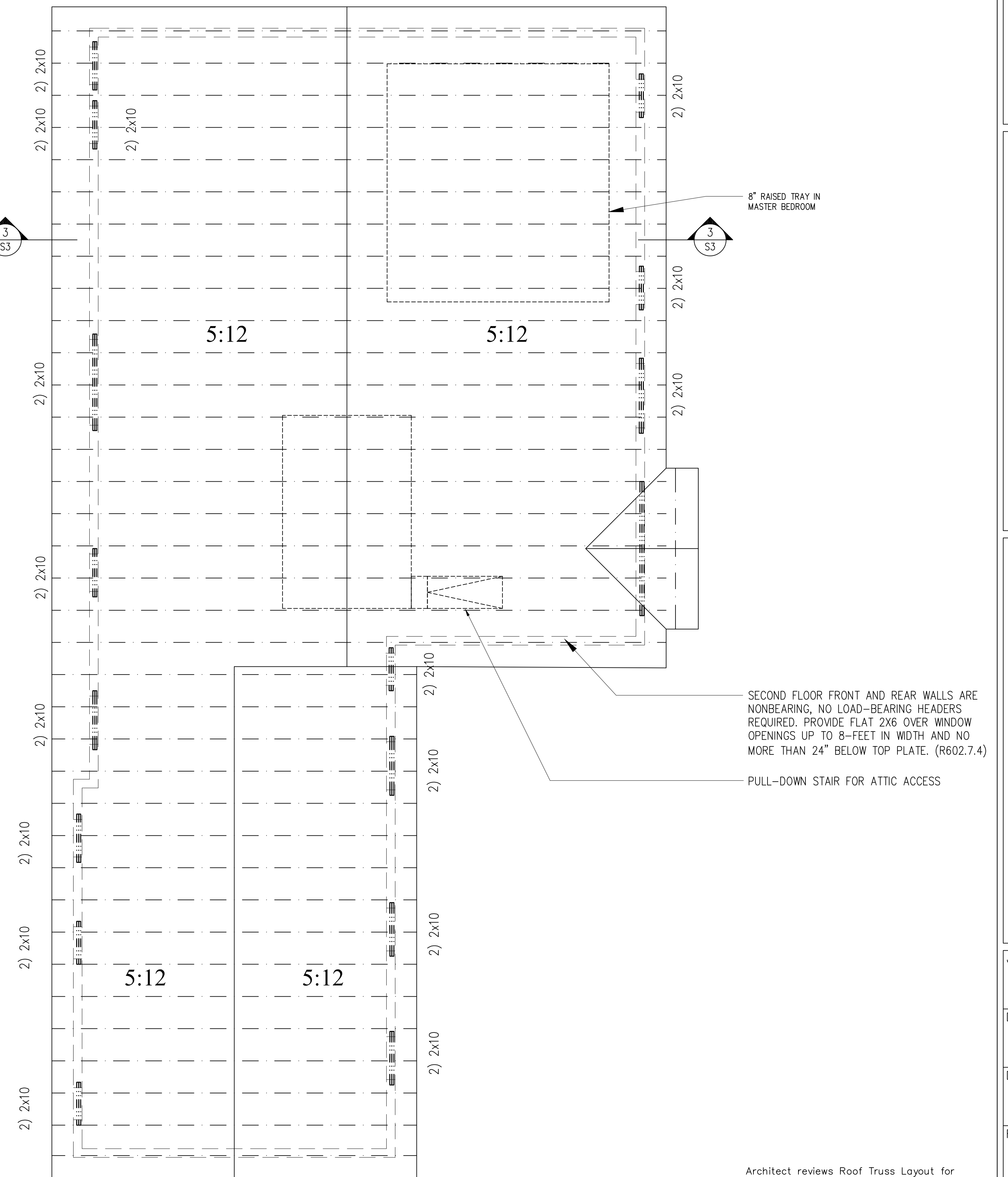
SECURE SILL PLATES TO FOUNDATION WITH 1/2" x 10" ANCHOR BOLTS @ 72" MAX AS SPECIFIED ON TYPICAL WALL SECTION, DETAIL 2/S1.

STRUCTURAL GRAPHICS LEGEND

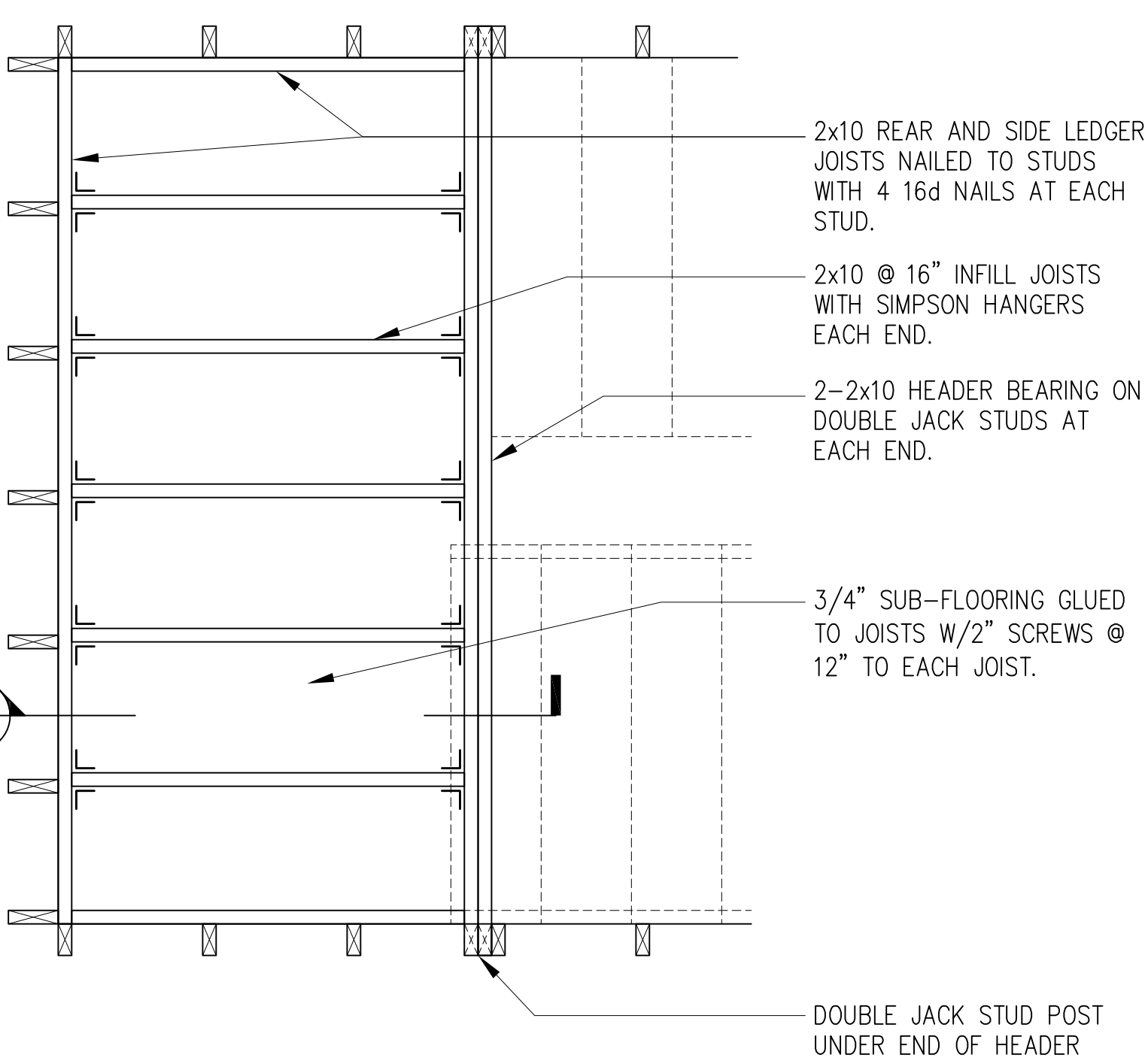
	CONCRETE WALL		CONCRETE PAD
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	WOOD I-JOIST AND HANGER		COLUMN & BEAM BELOW
	PRESSURE TREATED LUMBER		JOIST HANGER
	WOOD I-JOIST IN HANGER		WOOD COLUMN & CONCRETE FOOTING
	HEADER IN BEARING WALL		TRIPLE STUD
	HEADER IN BEARING WALL BELOW		WOOD POST
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



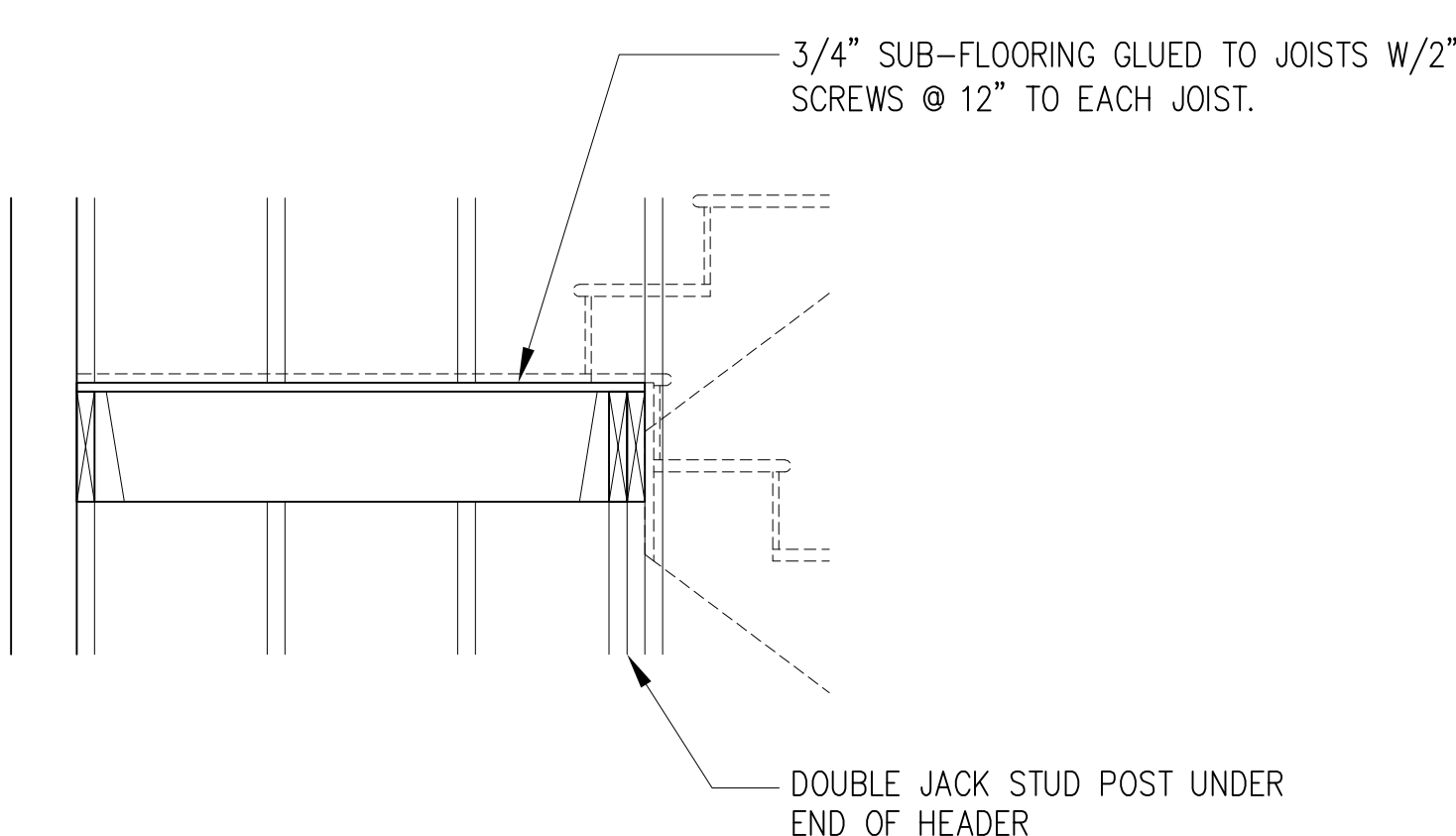
1 LOWER ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"



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:
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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.

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ROOF FRAMING PLANS

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