MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9838 Capitol View Ave. (Lot 12, Block 31) Silver Spring	**Meeting Date:**	9/07/2022
Resource:	Spatial (undeveloped) **Capitol View Park Historic District**	**Report Date:**	8/31/2022
Applicant:	Mark Kaufman (Doug Mader, Architect; Phillip Long, Engineer)	**Public Notice:**	8/24/2022
Review:	HAWP	**Staff:**	Dan Bruechert
Case No.:	960660	**Tax Credit:**	n/a
Proposal:	Construction of new single-family residence, site alteration, hardscape alteration, and tree removal		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with two conditions** the HAWP application:

1. Three shade/canopy trees need to be planted in front of the proposed house, between the house and the public right-of-way. A site/landscape plan satisfying this condition needs to be submitted with the permit drawings before Staff can issue the HAWP approval.
2. The windows and doors need to be wood or aluminum clad wood. Final approval authority is delegated to Staff to determine the selected windows and doors are appropriate.

ARCHITECTURAL DESCRIPTION

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

Figure 1: Proposed building site on Lot 12. The southern property on Lot 13 will be considered at a future HPC meeting.

BACKGROUND

The HPC heard a Preliminary Consultation to construct single-family houses on the subject lot and the lot to its south, Lots 12 and 13, respectively, at the February 2, 2022 hearing.[1] The HPC raised several issues for the proposal including the required tree removals and replanting, the placement of the houses on their lot, and appropriate setbacks for the surrounding district.

A majority of the Commissioners expressed the opinion that the house on the subject lot (9838 Capitol View Ave.) was entitled to a more lenient level of review because the significant front setback from the street and the rearward lot slope made the house less visible from the public right-of-way. The applicant returns for a HAWP only for the house at 9838 to begin permitting and site work while details for 9832 continue to be developed in consultation with Staff.

PROPOSAL

The applicant proposes to construct a single-family house on the vacant lot at 9838 Capitol View Ave. Associated hardscaping, tree removal, and grading are also included in the project scope.

APPLICABLE GUIDELINES

Capitol View Park Historic District

[1] The application and Staff Report for the February 2, 2022 Preliminary Consultation is available here: https://montgomeryplanning.org/wp-content/uploads/2022/01/II.A-9832-and-9838-Capitol-View-Avenue-Silver-Spring.pdf. The hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=fde307e0-8521-11ec-972b-0050569183fa.

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 HAWP involves constructing a house on an undeveloped lot in the Capital View Historic District. The subject lot was platted in 1887 and is shown on the original Plat Map of Capitol View Park (Block 31, Lot 12 shown below). The lot is 50' (fifty feet wide) and extends

from Capitol View Ave. to the right-of-way for the Metropolitan Branch railroad tracks (the property boundary in the GIS Map (shown in *Figure 1* above) is inaccurate). The subject lot has been in common ownership with the historic Carson House located at 9834 Capitol View Avenue (c.1870) from the time of its platting to the present. The applicant proposes to construct a new house on Lot 12.

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

Though the lots are currently undeveloped, there is a square foundation depression that appears on Lot 12 which 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 20th-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 the subject property which is the most likely explanation for why it has 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 a recorded right-of-way access easement on the existing deed for Lot 12.

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

Because a driveway needs to remain, any house constructed on the subject property needs to be located either to the rear of 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." At the February 2, 2022, Preliminary Consultation, the HPC acknowledged the need for placing the house approximately 150' (one hundred fifty feet) from the street, finding a 16' (sixteen foot) wide house too small for a contemporary single-family house.

Second, while the area adjacent to Capitol View Ave. is relatively flat, 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. The HPC found that the lot slope would make a house constructed on the subject property less visible from the public right-of-way.

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 house far from the train tracks to mitigate noise from the still-active railroad.

House Design and Materials

The house is two stories tall and the main block of the house is approximately 35' × 40' (thirty-five feet wide by forty feet deep) with a front telescoping, two-car garage that is approximately 20' × 30' (twenty feet wide by thirty feet deep). While most of the surrounding houses are one or one and a half stories tall, the proposed two-story construction will not have a significant impact on the streetscape because of the significant change in grade and deep setback. Staff also finds that the proposed house appears slightly wider than many of the neighboring houses on the west side of Capitol View Ave., but not to the extent that it detracts from the surrounding streetscape (see attached streetscape study).

The house draws largely from a traditional architectural vocabulary and have a front gable roof, with a

small front porch with a shed roof. The house has projecting rectangular bays on each side elevations to break up the massing. The proposed house has a large wood deck 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 the subject lot will be front loading with carriage-style doors. At the Preliminary Consultation, Staff found the garage form was not compatible with the surrounding architecture and, absent a compelling reason, should be excluded from the design. During the hearing, the applicant detailed the need to utilize the existing driveway for not only the subject house, and the Carson House, but for the future construction on Lot 13 (to be submitted at a future date).

Staff agrees with the finding of the majority of the Commissioners, that the house is on the large size for the district, but it is not out of character with nor does it overwhelm the houses in the surrounding district. 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 Avenue.

The HPC found the materials proposed are consistent with what is typically approved for infill construction in the Capitol View Historic District. These materials include fiber cement clapboard and fiber cement shingle siding, clad wood windows, and an architectural shingle roof. Staff concurs with the HPC finding that these materials are appropriate for the site and district, however, window specifications were not included with the HAWP submission. Staff recommends the HPC delegate final approval authority for the clad (or wood) windows and doors to Staff.

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 the subject lot 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 Avenue. Due to the change in topography, the whole first floor of the proposed house is below the grade of Capitol View Avenue. A majority of the HPC concurred with Staff's finding at the Preliminary Consultation 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 house arrangement will take advantage of a single driveway and includes a significant amount of new pavement to access the subject lot and Lot 13 in the future. Staff finds maintaining the gravel lot and constructing an asphalt parking area and drive setback from the street will minimize its visual impact.

Tree Removal

Twenty (20) trees larger than 6" (six inches) d.b.h. on the subject lot are proposed for removal. To mitigate the loss of trees the applicant is proposing to plan four sugar maples and four white oaks on site. Both species are canopy species and will help to fill in the mature tree canopy in the surrounding district. While the site plan shows four proposed trees towards the rear (west) of the lot, the site plan does not identify if those are the required trees or if trees are in addition to what is proposed. Staff finds removing

all of the trees in the front of the lot and not planting any shade/canopy trees would create an appearance that is inconsistent with the character of the surrounding district and recommends that HPC add a condition for approval that the applicant plant at least three trees between the house and the right-of-way in addition to the four trees at the rear.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two conditions** the HAWP application:

1. Three shade/canopy trees need to be planted in front of the proposed house, between the house and the public right-of-way. A site/landscape plan satisfying this condition needs to be submitted with the permit drawings before Staff can issue the HAWP approval;
2. The windows and doors need to be wood or aluminum clad wood. Final approval authority is delegated to Staff to determine the selected windows and doors are appropriate;

under the Criteria for Issuance in Chapter 24A-8(b)(2), and (d), having found that the proposal is compatible in character with the district and the purposes of Chapter 24A;

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

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

FOR STAFF ONLY:
HAWP# 960660
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Mark Kaufman E-mail: phil@cas-dc.com

Address: 8818 Monard Drive City: Silver Spring Zip: 20910

Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Phillip Long E-mail: phil@cas-dc.com

Address: 10 S Bentz Street City: Frederick Zip: 21701

Daytime Phone: 240-418-3204 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: 9832 Street: Capitol View Avenue

Town/City: Silver Spring Nearest Cross Street: _____

Lot: 13 Block: 31 Subdivision: Capitol View Park 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.

_____ 07/23/2021

Signature of owner or authorized agent Date

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:

Vacaton lot

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

GENERAL NOTES

1. Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated July, 2020.
2. Total lot area: Lots 12 & 13 = 28,100 sq. ft. (0.645 acres)
3. Property is located on Tax Map HP562 and WSSC 200' Sheet 212NW03.
4. Property is located on Soils Survey Map Number 24.
   Soil type(s): 2C, Glenelg Silt Loam, HSG "B".
   16D, Brinklow-Blocktown Channery Silt Loam, HSG "C".
5. Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0370D.
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 - PEPCO
   Telephone - Verizon
   Gas - Washington Gas
10. Property is located in the Capitol View Park Historic District.
11. This plan was created without the benefit of a title report.

ZONING DATA

1. Zoning: R-60

Minimum Lot Area = 6,000 sq. ft.
Minimum Lot Width at R/W = 25 ft.
Minimum Lot Width at B.R.L. = 60 ft.

Front B.R.L. (Lot 13) = 33.3 ft. (estab.) [1]
Front B.R.L. (Lot 12) = 32.9 ft. (estab.) [1]
Rear B.R.L. = 20 ft.
Side B.R.L. = 7 ft. min. each side [2] [3]

[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 2 or more detached houses within 300 feet of the side lot lines measured along the street frontage.

[2] Per Montgomery County Code Section 7.7.1.D.2.c, a detached house on a platted lot, parcel, or part of a previously platted lot that has not changed in size or shape since June 1, 1958, 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 setback required by its pre-1958 zoning in effect when the lot, parcel or part of a lot was first created.

[3] This property was created prior to January 1, 1954, therefore 7 foot side setbacks are permitted.

2. 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 and any weatherproofed floor area above a porch, but not including any bay window measuring 10 feet in width or less and 3 feet in depth or less, chimney, porch, or up to 240 square feet of a detached garage, if the garage is less than 350 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 - 6,000 = 8,500 sq. ft.
8,500 x 0.001 = 8.5
30% - 8.5% = 21.5%

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 - 6,000 = 0,000.0 sq. ft.
7,600 x 0.001 = 7.6
30% - 7.6% = 22.4%

Maximum building lot coverage (including accessory buildings) = 3,046.4 sq. ft.

Total area covered by buildings = 2,004.0 sq. ft.

3. 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:	26.75 ft	(26'-9" Per Arch.)
Elevation at highest point	369.05 ft	
Average elevation along front of building	334.23 ft	

Height of building at highest point = 369.05 - 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	350.50 ft	
Mean height of building from first floor:	24.08 ft	(24'-1" Per Arch.)
Elevation at mean height of building	374.58 ft	
Average elevation along front of building	345.45 ft	

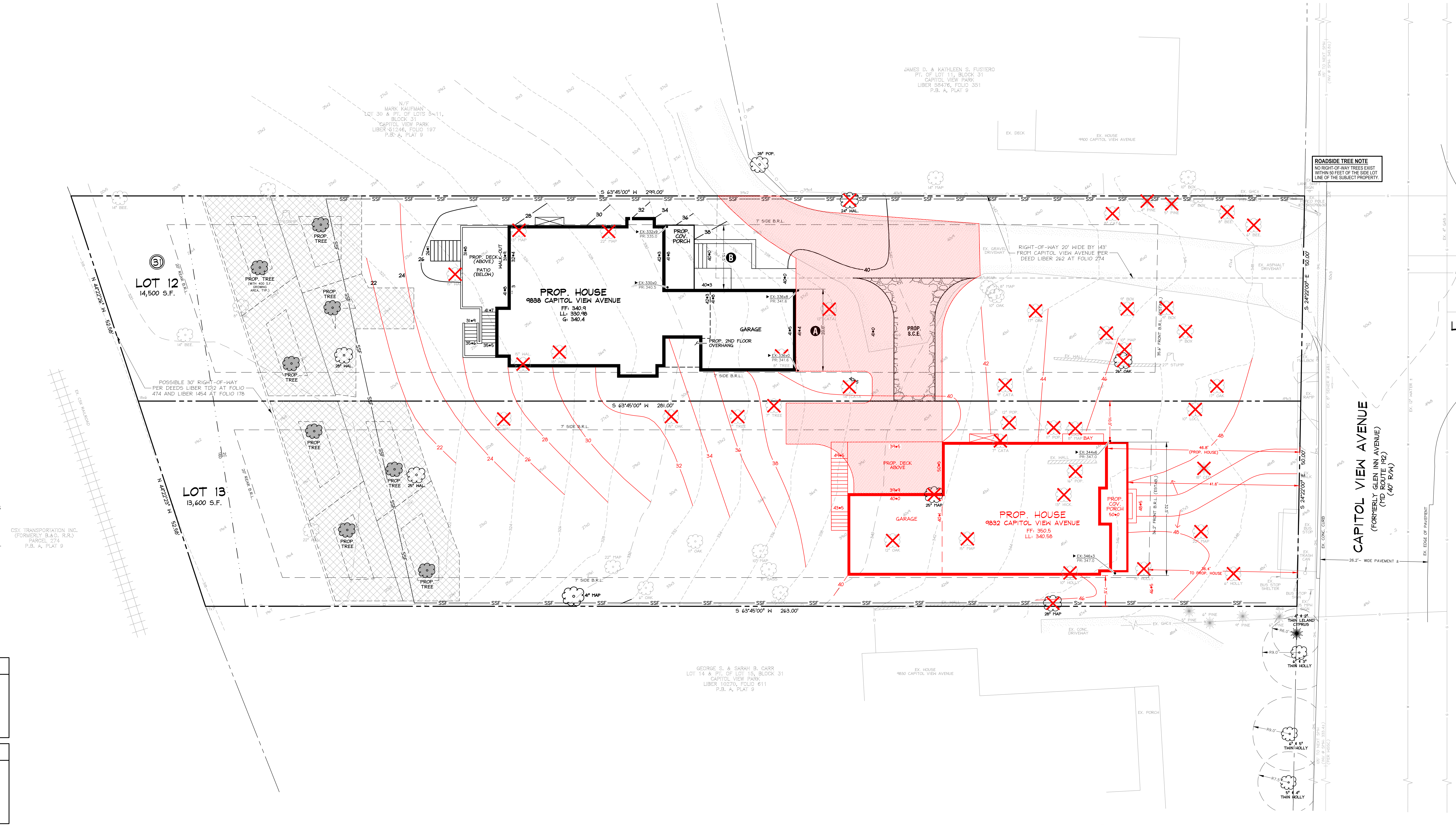
Mean height of building = 374.58 - 345.45 = 29.13 feet
Allowable mean height of building = 30 feet

Proposed mean height of building = 29.13 feet

SEQUENCE OF CONSTRUCTION

1. 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 (MCDPS) Sediment Control Inspector (240) 777-0311 (48 hours notice), the owners representative, and the site engineer.

   In order for the meeting to occur, the applicant must provide the MCDPS Sediment Control Inspector with one approved paper copy of the approved Sediment Control Plan and one approved paper copy of the Right-of-Way and Roadside 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.
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 MCDPS 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.



JUNE 15, 2022

AVERAGE GRADE DETERMINATION (LOT 12)

	ELEV @ POINT 1	ELEV @ POINT 2	AVERAGE GRADE	SECTION LENGTH	% LENGTH	AVERAGE GRADE x % LENGTH
Section A	336.00	336.80	336.40	20.0	56.34%	189.52
Section B	330.00	332.90	331.45	15.5	43.66%	144.71

AVERAGE GRADE = 334.23

AVERAGE GRADE DETERMINATION (LOT 13)

	ELEV @ POINT 1	ELEV @ POINT 2	AVERAGE GRADE	SECTION LENGTH	% LENGTH	AVERAGE GRADE x % LENGTH
Section A	346.30	344.60	345.50	32.5	100%	345.45
Section						

AVERAGE GRADE = 345.45

RELATED REQUIRED PERMITS

DEC2017

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	REQ'D	NOT REQ'D	PERMIT NUMBER	EXPIRATION DATE	WORK RESTRICTION DATES
MCDPS Floodplain District		X			
WATERWAYS/WETLAND(S):		X			
a. Corps of Engineers		X			
b. MDE		X			
c. MDE Water Quality Certification		X			
MDE Dam Safety		X			
DPS Roadside Trees Protection Plan * * Copy of approved plan to be provided to SC inspector at the pre-construction meeting		X		Approval Date	
N.P.D.E.S. - Notice of Intent		X			Date Filed
FEMA LOMR - (Letter of Map Revision) Required Post Construction		X			
OTHERS (Please List):					

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

JAN2012

STAGE	MCDPS 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 MCDPS Inspector twenty-four (24) hours notice (DPS telephone 240-777-0311). The DPS inspector may waive an inspection, and allow the owner/developer to make the required inspection per a prior scheduled arrangement which has been confirmed with the DPS inspector in writing. Work completed without MCDPS approval may result in the permittee having to remove and reconstruct the unapproved work. **Upon completion of the project, a formal Stormwater Management As-Built must be submitted to MCDPS unless a Record Drawing Certification has been allowed instead.** Each of the steps listed below must be verified by either the MCDPS Inspector OR the Owner/Developer.	INITIALS/DATE	INITIALS/DATE
1. Excavation for Dry Well conforms to approved plans		
2. Placement of backfill, 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		

TOTAL NUMBER OF DRY WELLS INSTALLED PER THIS PERMIT: APPROVED ________ CONSTRUCTED ________

RECORD DRAWING CERTIFICATION

DEC2016

A record set of approved Sediment Control/Stormwater Management plans must be maintained onsite at all times. In addition to stormwater management items, these plans must include the number and location of all trees proposed to be planted to comply with the Tree Canopy Law. Any approved modifications or deletions of stormwater practices or tree canopy plantings or information must be shown on this record set of plans and on the Tree Canopy Requirements table. Upon completion of the project, the record set of plans, including thereon this signed Record Drawing Certification, must be submitted to the MCDPS inspector. In addition to this Record Drawing Certification, a formal Stormwater Management As-Built submission ☐ **is required** ☒ **is not required** for this project.

If this project is subject to a *Stormwater Management Right of Entry and Maintenance Agreement*, that document is recorded at Book 62470 Page 374/378. 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 planted. All stormwater management practices were constructed per the approved Sediment Control / Stormwater Management plans or subsequent approved revisions."

Owner/Developer Signature ____________ *Date* ____________

FIELD CHECK OF RECORD DRAWING BY MCDPS INSPECTOR: INITIALS ________ DATE ________

LEGEND

EXISTING FEATURES

—S— Ⓢ(62.7')	Ex. Sewer Manhole and Invert
—W—	Ex. Water Line with Valve
—G—	Ex. Gas Line with Valve
—OHL—	Ex. Overhead Utility with Pole
—428— —430—	Ex. Two- And Ten-foot Contours
28x0	Ex. Spot Elevation
—○—	Ex. Chain Link or Wire Fence
—□—	Ex. Wood or Stockade Fence
▨	Ex. Retaining Wall
S-1	Ex. Soil Typing Location
2C / 16D	Ex. Soil Line with Soil Types
	Ex. Tree (< 24" DBH)
	Ex. Roadside Tree or Ex. Tree (24" DBH - < 30" DBH)
	Ex. Tree (30" DBH and greater)

PROPOSED FEATURES

	Limit Of Disturbance (L.O.D.)
	Prop. Water-House Connection
	Prop. Sewer-House Connection
	Prop. Gas-House Connection
	Prop. Electric-House Connection
—16—	Prop. Contour with Elevation
28•0	Prop. Spot Elevation
▨	Prop. Retaining Wall
	Prop. 4" PVC Drain Pipe
→	Prop. Surface Flow Direction
→	Prop. Pipe Flow Direction
—SSF—	Prop. Super Silt Fence
PROP. S.C.E.	Prop. Stabilized Construction Entrance
	Prop. Stabilized Construction Entrance
PROP. TREE	Prop. Shade Tree, Planting Zone and Growing Zone (15 Trees Proposed to Meet Tree Canopy Requirements)

TREE CANOPY PLANTING

As part of Chapter 55-6, Tree Canopy Conservation, this plan proposes the planting of eight (8) shade trees. The proposed shade tree(s) must be included on the approved shade tree list, dated February 5, 2014.

The following 2-inch caliper trees are to be planted:

Four (4) Sugar Maple (*acer saccharum*)
Four (4) White Oak (*quercus alba*)

In the event that changes to the list above are needed, a written letter to MCDPS requesting the change(s) in species will be required.

TREE CANOPY REQUIREMENTS

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

EXEMPT: YES ☐ NO ■

If exempt under Section 55-5 of the code, please check the applicable exemption category below.

Total Property Area **28,100 S.F.**	**Total Disturbed Area** **20,900 S.F.**
Shade Trees Required **15**	**Shade Trees Proposed** **8**

Fee in Lieu: (Trees Required —Trees Proposed) x $250 **$ 1,750.00**

Required Number of Shade Trees:

AREA OF THE LIMITS OF DISTURBANCE (SQUARE FEET) FROM	TO	NUMBER OF SHADE TREES REQUIRED
1 SQ. FT.	6,000 SQ. FT.	3
6,001 SQ. FT.	8,000 SQ. FT.	6
8,001 SQ. FT.	12,000 SQ. FT.	9
12,001 SQ. FT.	14,000 SQ. FT.	12
14,001 SQ. FT.	40,000 SQ. FT.	15

If the square footage of the limits of disturbance is more than 40,000 SF, then the number of shade trees required must be calculated using the following formula: (Number of Square Feet in LOD / 40,000) x 15

Exemption Categories:

- ☐ 55-5(a) any activity that is subject to Article II of Chapter 22A;
- ☐ 55-5(b) any commercial logging or timber harvesting operation with an approved exemption from Article II of Chapter 22A;
- ☐ 55-5(f) any activity conducted by the County Parks Department;
- ☐ 55-5(g) routine or emergency maintenance of an existing stormwater management facility, including an existing access road, if the person performing the maintenance has obtained all required permits;
- ☐ 55-5(h) any stream restoration project if the person performing the work has obtained all necessary permits;
- ☐ 55-5(i) cutting or clearing any tree to comply with applicable provisions of any federal, state, or local law governing safety of dams;
- ☐ OTHER: Specify per Section 55-5 of the Code: This property is located within the Montgomery County incorporated municipality of ______________ , therefore it is not subject to the Tree Canopy Law.

FRONT YARD PARKING AREA COVERAGE: LOT 12

R-60: 50% MAXIMUM

FRONT YARD PARKING AREA: 2,850.2 SF
FRONT YARD AREA: 6,888.9. SF
COVERAGE: 41.4% (< 50%)

FRONT YARD PARKING AREA COVERAGE: LOT 13

R-60: 50% MAXIMUM

FRONT YARD PARKING AREA: 364.7 SF
FRONT YARD AREA: 4,951.9 SF
COVERAGE: 7.4% (< 50%)

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY CO.	REQUEST DATE	BY	INFO. RECEIVED	PLAN REVISED	BY
AT&T	06/25/2020	KAM	07/01/2020	8/13/2020	SMF
COMCAST	06/25/2020	KAM	–	–	–
PEPCO	06/25/2020	KAM	07/21/2020	8/13/2020	SMF
VERIZON/MCI	06/25/2020	KAM	–	–	–
WASH. GAS	06/25/2020	KAM	07/23/2020	8/13/2020	SMF
W.S.S.C.					
SEWER CONTRACT DRAWING			06/25/2020	8/13/2020	SMF
WATER CONTRACT DRAWING			06/25/2020	8/13/2020	SMF
HOUSE-CONNECTION PLUMBING CARDS			06/25/2020	8/13/2020	SMF

MISS UTILITY

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DRAINAGE STATEMENT

I understand that DPS approval of this sediment control/stormwater management plan is for demonstrated compliance with required environmental runoff treatment standards. This DPS sediment control/stormwater management plan approval does not relieve 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 relevant laws and regulations. I further acknowledge that I have analyzed the post development drainage patterns for this project from the standpoint of my responsibilities under current Maryland Law and have determined that if permission is required from adjacent property owners, it has been obtained and copies of those permissions have been made available to DPS.

Curt A. Schreffler 04/14/2021
Curt A. Schreffler Date

TOPSOIL NOTE

TOPSOIL MUST BE APPLIED TO ALL PERVIOUS AREAS 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 **0**	**# of Street Trees Planted** **0**
Street Tree Removal Fee **$000.00** ($500/tree)	**Additional Required Fee** **$000.00 *** ($250/tree)

Total Fees Required $000.00

Major (Shade) Trees: Spacing: 50' (±5') O.C., min.; Height: 10' min; Caliper size 2" at 6" above the ground.

Minor (Flowering) Trees: Spacing: 30' (±5') O.C., min.; Height: 8' min; Caliper size 1.5" at 6" above the ground.

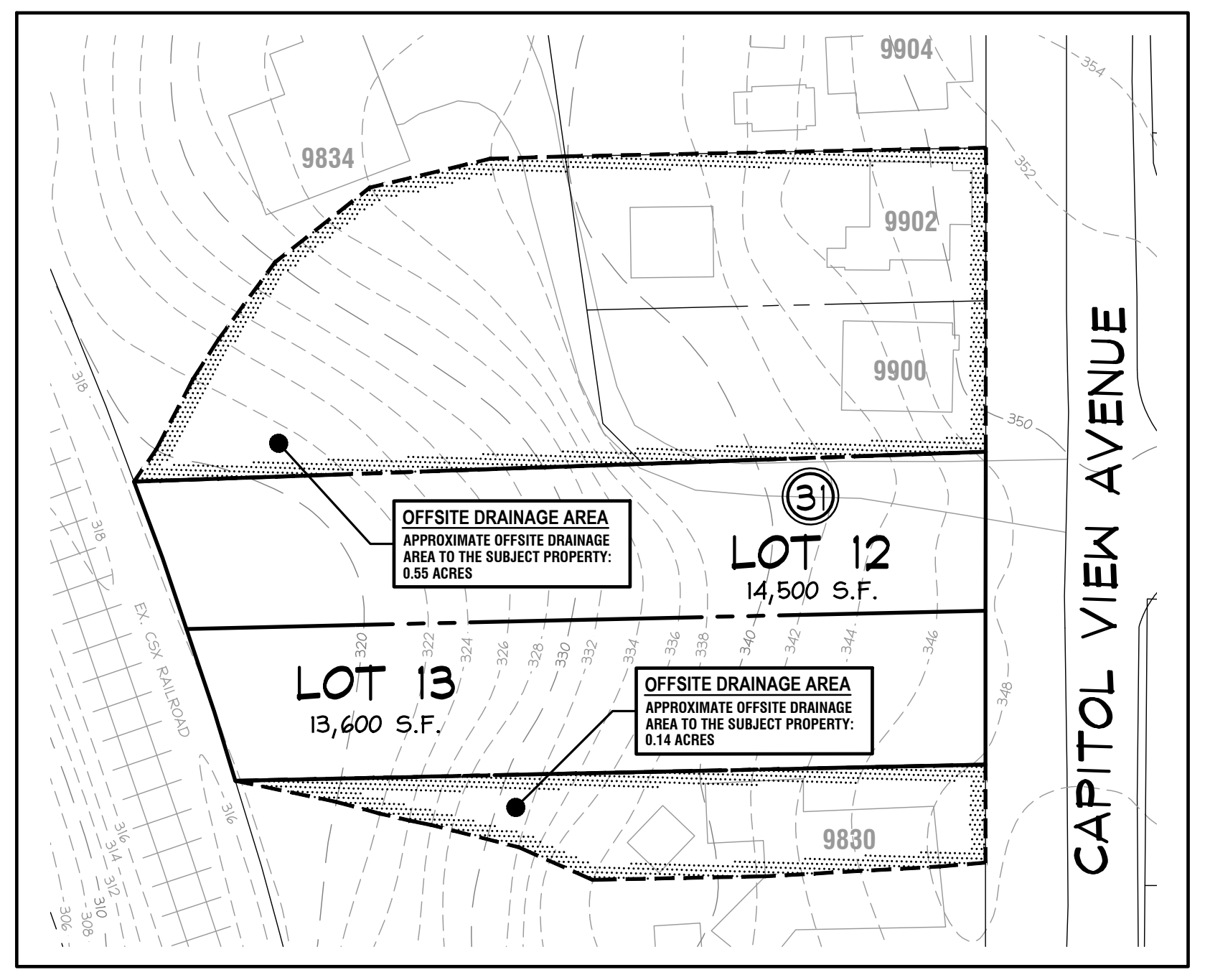
Street tree species to be approved by Montgomery County Department of Transportation (MC-703.01, .02)

Minimum Tree Clearances (MC-700.01):

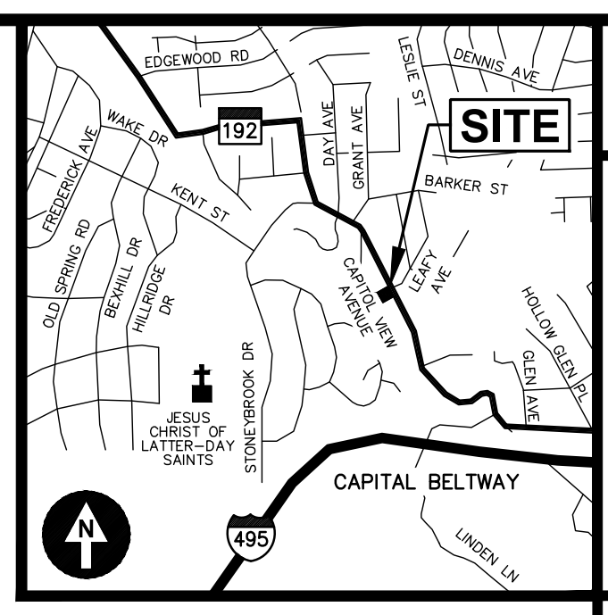
a) 5' from water main
b) 5' from gas box
c) 5' from inlet of manhole
d) 10' from fire hydrant
e) 15' from streetlight

For additional planting requirements, please see:

MC-700.01: Tree Locations, Closed Section Roads
MC-701.01: Tree Locations, Open Section Roads
MC-702.01: Tree Planting Detail



DRAINAGE AREA MAP
SCALE: 1" = 50'



VICINITY MAP
ADC MAP 5286, GRID A-8, SCALE: 1" = 2000'

CAS JOB NO.: 20-273
DATE: 04/2021

DATE	REVISION
03/24/21	PDL - Sediment Control Permit Application Submitted.
04/14/21	PDL- SCP Uploaded for Final Approval by MCDPS-WRS.

Lots 12 & 13, Block 31, Capitol View Park
Plat Book A, Plat No. 9, Recorded 05/1887
Wheaton (13th) Election District, Montgomery County, MD

9832 & 9838 Capitol View Avenue
Silver Spring, Maryland 20910

OWNER/APPLICANT
Mark H. Kauffman
9834 Capitol View Avenue
Silver Spring, MD 20910
(202) 320-2978
kaufmanhastings@aol.com

ARCHITECT
Douglas Mader, AIA
Attn: Doug Mader
11307 Rockeby Avenue
Garrett Park, MD 20896
(301) 466-1378 Cell
dmaderaia@aol.com

BUILDER
Hastings Development LLC
Attn: Michaell Winfield
9834 Capitol View Avenue
Silver Spring, MD 20910
(202) 669-5380
winfieldhastings@aol.com

9832 & 9838 Capitol View Avenue
Lot 13, and Lot 12, Block 31,
Capitol View Park
Building Permit Site Plan,
Stormwater Management Plan,
and Sediment Control Plan
Sediment Control Permit #: 286967

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

CAS ENGINEERING-DC, LLC
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036
202-393-7200 Phone
info@cas-dc.com
www.cas-dc.com

TECHNICAL REVIEW OF SEDIMENT CONTROL	ADMINISTRATIVE REVIEW
REVIEWED ______ DATE ______	20 REVIEWED ______ DATE ______

DPS approval of a sediment control or stormwater management plan is for demonstrated compliance with minimum environmental runoff treatment standards and does not create or imply any right to divert or concentrate runoff onto any adjacent property without that property owner's permission. It does not relieve the design engineer or other responsible person of professional liability or ethical responsibility for the adequacy of the drainage design as it affects uphill or downhill properties.

TECHNICAL REVIEW OF STORMWATER MANAGEMENT	SMALL LOT DRAINAGE APPROVAL
REVIEWED ______ DATE ______	N/A: ☐ OR REVIEWED ______ DATE ______
MCDPS APPROVAL OF THIS PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED.	MCDPS APPROVAL DOES NOT NEGATE THE NEED FOR A MCDPS ACCESS PERMIT.

286967
SEDIMENT CONTROL PERMIT NO.

N/A
STORMWATER MANAGEMENT FILE NO.

0 5 10 15
SCALE: 1 INCH = 10 FEET

SHEET TITLE:
Building Permit Site Plan, SWM Plan, and Sediment Control Plan

1 OF 3

P:\2020\20273__9832, 9834 Capitol View Avenue\6 drawings\20273_SCP_HPC Exhibit_3.dwg, 6/15/2022 12:49:45 PM,

APPROVED
Department of Permitting Services
Permit # 286967
Date 04/27/21

GENERAL NOTES

1. Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated July, 2020.
2. Total lot area: Lots 12 & 13 = 28,100 sq. ft. (0.645 acres)
3. Property is located on Tax Map HP562 and WSSC 200' Sheet 212NW03.
4. Property is located on Soils Survey Map Number 24.
   Soil type(s): 2C, Glenelg Silt Loam, HSG "B".
   16D, Brinklow-Blocktown Channery Silt Loam, HSG "C".
5. Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0370D.
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 - PEPCO
   Telephone - Verizon
   Gas - Washington Gas
10. Property is located in the Capitol View Park Historic District.
11. This plan was created without the benefit of a title report.

ZONING DATA

1. **Zoning: R-60**
   Minimum Lot Area = 6,000 sq. ft.
   Minimum Lot Width at R/W = 25 ft.
   Minimum Lot Width at B.R.L. = 60 ft.
   Front B.R.L. (Lot 13) = 33.3 ft. (estab.) [1]
   Front B.R.L. (Lot 12) = 32.9 ft. (estab.) [1]
   Rear B.R.L. = 20 ft.
   Side B.R.L. = 7 ft. min. each side [2] [3]

   [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 2 or more detached houses within 300 feet of the side lot lines measured along the street frontage.

   [2] Per Montgomery County Code Section 7.7.1.D.2.c, a detached house on a platted lot, parcel, or part of a previously platted lot that has not changed in size or shape since June 1, 1958, 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 setback required by its pre-1958 zoning in effect when the lot, parcel or part of a lot was first created.

   [3] This property was created prior to January 1, 1954, therefore 7 foot side setbacks are permitted.

2. **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 and any weatherproofed floor area above a porch, but not including any bay window measuring 10 feet in width or less and 3 feet in depth or less, chimney, porch, or up to 240 square feet of a detached garage, if the garage is less than 350 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 - 6,000 = 8,500 sq. ft.
   8,500 x 0.001 = 8.5
   30% - 8.5% = 21.5%

   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 - 6,000 = 0,000.0 sq. ft.
   7,600 x 0.001 = 7.6
   30% - 7.6% = 22.4%

   Maximum building lot coverage (including accessory buildings) = 3,046.4 sq. ft.

   Total area covered by buildings = 2,004.0 sq. ft.

3. **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:	26.75 ft (26'-9" Per Arch.)
Elevation at highest point:	369.05 ft
Average elevation along front of building	334.23 ft

   Height of building at highest point = 369.05 - 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 feet (24'-3" Per Arch.)
Elevation at mean height of building	367.75 ft
Average elevation along front of building	340.12 ft

   ~~Mean height of building = 367.75 - 340.12 = 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 must be conducted on-site with the Montgomery County Department of Permitting Services (MCDPS) Sediment Control Inspector (240) 777-0311 (48 hours notice), the owners representative, and the site engineer.
   In order for the meeting to occur, the applicant must provide the MCDPS Sediment Control Inspector with one approved paper copy of the approved Sediment Control Plan and one approved paper copy of the Right-of-Way and Roadside 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.
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 MCDPS 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.

AVERAGE GRADE DETERMINATION (LOT 12)

	ELEV @ POINT 1	ELEV @ POINT 2	AVERAGE GRADE	SECTION LENGTH	% LENGTH	AVERAGE GRADE x % LENGTH
Section A	336.00	336.80	336.40	20.0	56.34%	189.52
Section B	330.00	332.90	331.45	15.5	43.66%	144.71

AVERAGE GRADE = 334.23

~~AVERAGE GRADE DETERMINATION (LOT 13)~~

	ELEV @ POINT 1	ELEV @ POINT 2	AVERAGE GRADE	SECTION LENGTH	% LENGTH	AVERAGE GRADE x % LENGTH
Section A	342.80	342.20	342.50	15.5	56.34%	192.96
Section B	337.30	336.80	337.05	15.5	43.66%	147.16

~~AVERAGE GRADE = 340.12~~

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 SUBMISSIONS.

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	REQ'D	NOT REQ'D	PERMIT NUMBER	EXPIRATION DATE	WORK RESTRICTION DATES
MCDPS Floodplain District		X			
WATERWAYS/WETLAND(S):		X			
a. Corps of Engineers		X			
b. MDE		X			
c. MDE Water Quality Certification		X			
MDE Dam Safety		X			
DPS Roadside Trees Protection Plan ★ ★ Copy of approved plan to be provided to SC - Inspector at the pre-construction meeting		X		Approval Date	
N.P.D.E.S. - Notice of Intent		X			Date Filed
FEMA LOMR - (Letter of Map Revision) Required Post Construction		X			
OTHERS (Please List):					

0CC2017

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

JAN2013

STAGE	MCDPS 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 MCDPS Inspector twenty-four (24) hours notice (DPS telephone 240-777-0311). The DPS inspector may waive an inspection, and allow the owner/developer to make the required inspection per a prior scheduled arrangement which has been confirmed with the DPS inspector in writing. Work completed without MCDPS approval may result in the permittee having to remove and reconstruct the unapproved work. **Upon completion of the project, a formal Stormwater Management As-Built must be submitted to MCDPS unless a Record Drawing Certification has been allowed instead.** Each of the steps listed below must be verified by either the MCDPS Inspector OR the Owner/Developer.	INITIALS/DATE	INITIALS/DATE
1. Excavation for Dry Well conforms to approved plans		
2. Placement of backfill, 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		

TOTAL NUMBER OF DRY WELLS INSTALLED PER THIS PERMIT: APPROVED _____ CONSTRUCTED _____

RECORD DRAWING CERTIFICATION

0CC2016

A record set of approved Sediment Control/Stormwater Management plans must be maintained onsite at all times. In addition to stormwater management items, these plans must include the number and location of all trees proposed to be planted to comply with the Tree Canopy Law. Any approved modifications or deletions of stormwater practices or tree canopy plantings or information must be shown on this record set of plans and on the Tree Canopy Requirements table. Upon completion of the project, the record set of plans, including these items, and this signed Record Drawing Certification, must be submitted to the MCDPS inspector. In addition to this Record Drawing Certification, a formal Stormwater Management As-Built submission ☐ **is required** ☒ **is not required** for this project.

If this project is subject to a *Stormwater Management Right of Entry and Maintenance Agreement*, that document is recorded at Book: **62470** Page:**374378**. 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 planted. All stormwater management practices were constructed per the approved Sediment Control / Stormwater Management plans or subsequent approved revisions."

_____ _____
Owner/Developer Signature Date

FIELD CHECK OF RECORD DRAWING BY MCDPS INSPECTOR: **INITIALS** _____ **DATE** _____

LEGEND

EXISTING FEATURES

- Ex. Sewer Manhole and Invert
- Ex. Water Line with Valve
- Ex. Gas Line with Valve
- Ex. Overhead Utility with Pole
- Ex. Two- And Ten-foot Contours
- Ex. Spot Elevation
- Ex. Chain Link or Wire Fence
- Ex. Wood or Stockade Fence
- Ex. Retaining Wall
- Ex. Soil Typing Location
- Ex. Soil Line with Soil Types
- Ex. Tree (< 24" DBH)
- Ex. Roadside Tree or Ex. Tree (24" DBH - < 30" DBH)
- Ex. Tree (30" DBH and greater)

PROPOSED FEATURES

- Limt Of Disturbance (L.O.D.)
- PROP. WHC — Prop. Water-House Connection
- PROP. SHC — Prop. Sewer-House Connection
- PROP. GHC — Prop. Gas-House Connection
- PROP. EHC — Prop. Electric-House Connection
- Prop. Contour with Elevation
- Prop. Spot Elevation
- Prop. Retaining Wall
- Prop. 4" PVC Drain Pipe
- Prop. Surface Flow Direction
- Prop. Pipe Flow Direction
- Prop. Super Silt Fence
- PROP. S.C.E. — Prop. Stabilized Construction Entrance
- Prop. Stabilized Construction Entrance
- PROP. TREE — Prop. Shade Tree, Planting Zone and Growing Zone (15 Trees Proposed to Meet Tree Canopy Requirements)

TREE CANOPY PLANTING

As part of Chapter 55-6, Tree Canopy Conservation, this plan proposes the planting of eight (8) shade trees. The proposed shade tree(s) must be included on the approved shade tree list, dated February 5, 2014.

The following 2-inch caliper trees are to be planted:

Four (4) Sugar Maple (*acer saccharum*)
Four (4) White Oak (*quercus alba*)

In the event that changes to the list above are needed, a written letter to MCDPS requesting the change(s) in species will be required.

TREE CANOPY REQUIREMENTS

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EXEMPT: YES ☐ NO ☒

If exempt under Section 55-5 of the code, please check the applicable exemption category below.

Total Property Area	Total Disturbed Area
28,100 S.F.	20,900 S.F.
Shade Trees Required	**Shade Trees Proposed**
15	8

Fee in Lieu: (Trees Required - Trees Proposed) x $250 = $ 1,750.00

Required Number of Shade Trees:

AREA OF THE LIMITS OF DISTURBANCE (SQUARE FEET) FROM	TO	NUMBER OF SHADE TREES REQUIRED
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14,001 SQ. FT.	40,000 SQ. FT.	15

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☐ 55-5(b) any commercial logging or timber harvesting operation for which a forest conservation plan is required under Chapter 22A
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☐ 55-5(d) routine or emergency maintenance of an existing stormwater management facility, including on existing access roads, if a permit performing the maintenance has obtained all required permits
☐ 55-5(e) any stream restoration project if the person performing the work has obtained all necessary permits
☐ 55-5(f) cutting or clearing any tree to comply with applicable requirements of any federal, state, or local law governing safety of aviation
☐ OTHER: Specify per Section 55-5 of the Code: This property is located within the Montgomery County incorporated municipality of _____, therefore it is not subject to the Tree Canopy Law.

FRONT YARD PARKING AREA COVERAGE: LOT 12

R-60: 50% MAXIMUM

FRONT YARD PARKING AREA: 2,850.2 SF
FRONT YARD AREA: 6,888.9 SF
COVERAGE: 41.4% (< 50%)

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Curt A Schreffler 04/14/2021
Curt A. Schreffler Date

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UTILITY INFORMATION

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UTILITY CO.	REQUEST DATE	BY	INFO. RECEIVED	PLAN REVISED	BY
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COMCAST	06/25/2020	KAM	--/--/2020	8/13/2020	SMF
PEPCO	06/25/2020	KAM	07/20/2020	8/13/2020	SMF
VERIZON/MCI	06/25/2020	KAM	--/--/2020	8/13/2020	SMF
WASH. GAS	06/25/2020	KAM	07/23/2020	8/13/2020	SMF
WSSC					
SEWER CONTRACT DRAWING			06/25/2020	8/13/2020	SMF
WATER CONTRACT DRAWING			06/25/2020	8/13/2020	SMF
HOUSE-CONNECTION PLUMBING CARDS			06/25/2020	8/13/2020	SMF

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FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE VICINITY OF THE EXCAVATION AREA AND ALL PRIVATE UTILITY COMPANIES. THE PUBLIC UTILITY COMPANIES, PRIOR TO COMMENCING EXCAVATION, THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

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
0	0
Street Tree Removal Fee	**Additional Required Fee**
$000.00 ($500/tree)	$000.00 * ($250/tree)
Total Fees Required $000.00	

Major Shade Trees: Spacing: 30' (±5') O.C., min., Height: 10' min; Caliper size 2" at 6" above the ground.

Minor Ornamental Trees: Spacing: 20' (±5') O.C., min., Height: 8' min; Caliper size 1.5" at 6" above the ground.

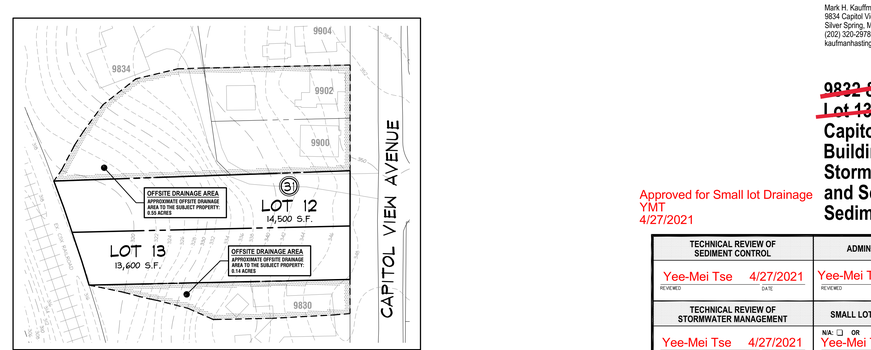
Street tree species to be approved by Montgomery County Department of Transportation (MC-753.01, .02)

Minimum Tree Clearances (MC-700.01):

a) 5' from water main
b) 3' from gas line
c) 10' from fire hydrant
d) 10' from streetlight

For additional planting requirements, please see:

MC-700.01 Tree Locations, Closed Section Roads
MC-700.02 Tree Locations, Open Section Roads
MC-700.03 Tree Planting Detail



DRAINAGE AREA MAP
SCALE: 1" = 50'

VICINITY MAP
ADC MAP 5286, GRID A-8, SCALE: 1" = 2000'

CAS JOB NO.: 20-273
DATE: 04/2021

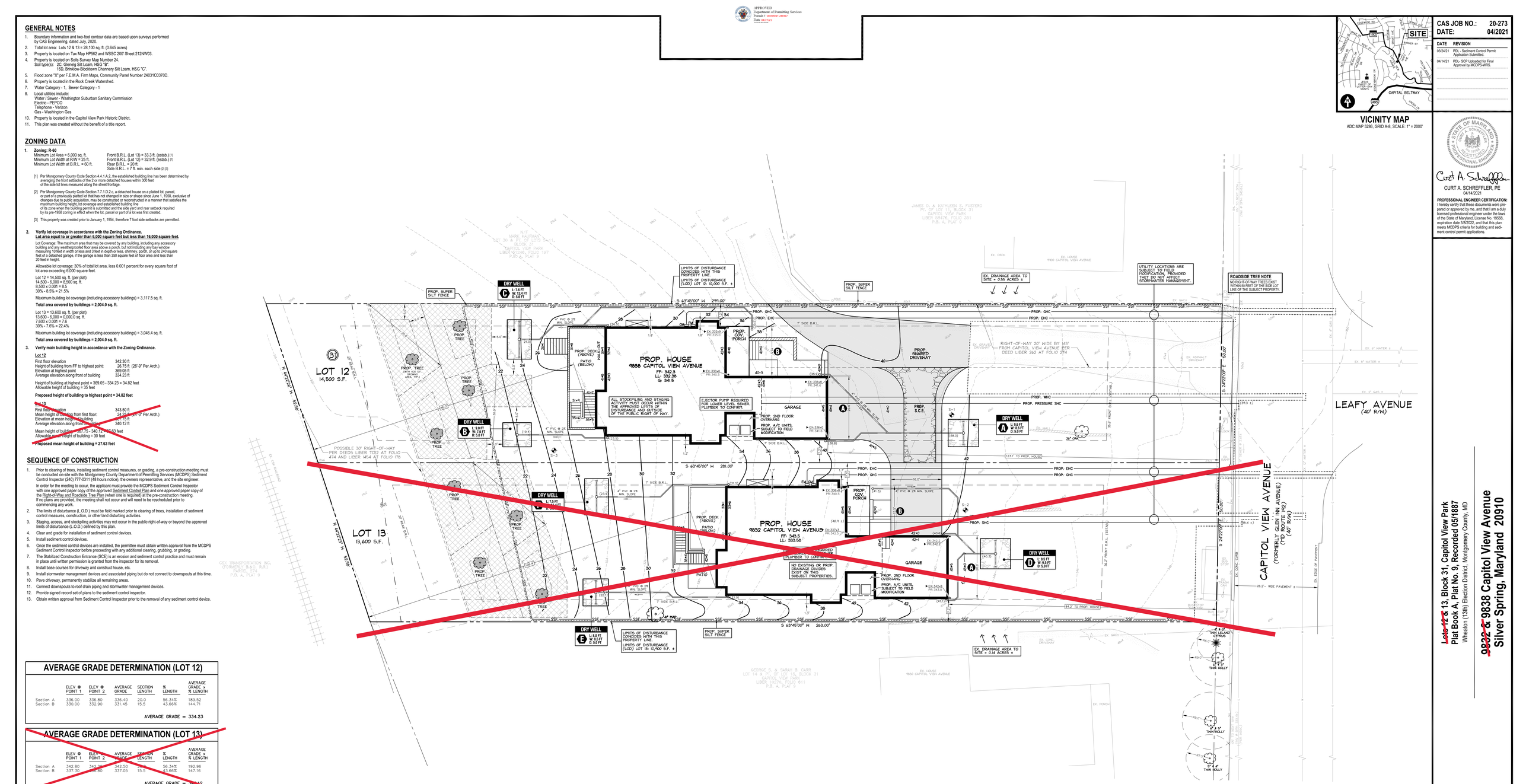
DATE	REVISION
03/24/21	PDL - Sediment Control Permit Application Submitted.
04/14/21	PDL- SCP Uploaded for Final Approval by MCDPS-WRS.

STATE OF MARYLAND — CURT ALAN SCHREFFLER — No. 19568 — REGISTERED PROFESSIONAL ENGINEER

Curt A. Schreffler

CURT A. SCHREFFLER, PE
04/14/2021

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. 19568, expiration date 3/8/2022, and that this plan meets MCDPS criteria for building and sediment control permit applications.


LOT 12
14,500 S.F.
LOT 13
13,600 S.F.
PROP. HOUSE
9838 CAPITOL VIEW AVENUE
FF: 342.3
LL: 332.36
G: 34.5
PROP. HOUSE
9832 CAPITOL VIEW AVENUE
FF: 343.5
LL: 333.56
PROP. SHARED DRIVEWAY
PROP. 2ND FLOOR OVERHANG
PROP. A/C UNITS, SUBJECT TO FIELD MODIFICATION
PROP. DECK (ABOVE)
PROP. PATIO (BELOW)
PROP. COV. PORCH
GARAGE
PROP. S.C.E.
PROP. WHC
PROP. PRESSURE SHC
PROP. SHC
PROP. GHC
PROP. EHC
DRY WELL A L 8.6 FT W 8.6 FT D 0.58 FT
DRY WELL B L 8.6 FT W 7.4 FT D 0.58 FT
DRY WELL C L 7.6 FT W 12.4 FT D 0.58 FT
DRY WELL D L 8.6 FT W 8.6 FT D 0.58 FT
DRY WELL E L 8.6 FT W 8.6 FT D 0.58 FT
DRY WELL F L 7.5 FT W 7.5 FT D 0.58 FT
PROP. SUPER SILT FENCE
LIMITS OF DISTURBANCE COINCIDES WITH THIS PROPERTY LINE.
LIMITS OF DISTURBANCE (LOD) LOT 12: 10,000 S.F. ±
LIMITS OF DISTURBANCE COINCIDES WITH THIS PROPERTY LINE.
LIMITS OF DISTURBANCE (LOD) LOT 13: 10,900 S.F. ±
ALL STOCKPILING AND STAGING ACTIVITIES MUST BE WITHIN THE APPROVED LIMITS OF DISTURBANCE AND OUTSIDE OF THE PUBLIC RIGHT OF WAY.
EJECTOR PUMP REQUIRED FOR LOWER LEVEL SEWER. PLUMBER TO CONFIRM.
NO EXISTING OR PROP. DRAINAGE PATTERNS EXIST ON THESE SUBJECT PROPERTIES.
POSSIBLE 30' RIGHT-OF-WAY PER DEEDS LIBER 7012 AT FOLIO 474 AND LIBER 1454 AT FOLIO 178
RIGHT-OF-WAY 20' WIDE BY 143' FROM CAPITOL VIEW AVENUE PER DEED LIBER 262 AT FOLIO 274
EX. DRAINAGE AREA TO SITE = 0.59 ACRES ±
EX. DRAINAGE AREA TO SITE = 0.14 ACRES ±
UTILITY LOCATIONS ARE SUBJECT TO FIELD MODIFICATION. PROVIDED THEY DO NOT AFFECT STORMWATER MANAGEMENT.
ROADSIDE TREE NOTE
NO RIGHT-OF-WAY TREES EXIST WITHIN 50 FEET OF THE SIDE LOT LINE OF THE SUBJECT PROPERTY
JAMES D. & KATHLEEN S. FUSTERO PT. OF LOT 11, BLOCK 31 CAPITOL VIEW PARK LIBER 59476, FOLIO 351 P.B. A, PLAT 9
MARK KAUFMANN LOT 30 & PT. OF LOTS 24-11 BLOCK 31 CAPITOL VIEW PARK LIBER 51346, FOLIO 197 P.B. A, PLAT 9
GEORGE S. & SARAH B. CARR LOT 14 & PT. OF LOT 15, BLOCK 31 CAPITOL VIEW PARK LIBER 10270, FOLIO 611 P.B. A, PLAT 9
CSX TRANSPORTATION INC. (FORMERLY B.&O. R.R.) P.B. A, PLAT 9
EX. HOUSE 9900 CAPITOL VIEW AVENUE
EX. HOUSE 9830 CAPITOL VIEW AVENUE
EX. DECK
EX. PORCH
EX. GRAVEL DRIVEWAY
EX. ASPHALT DRIVEWAY
EX. CONC. DRIVEWAY
EX. CONC. CURB
EX. EDGE OF PAVEMENT
EX. 6" WATER
EX. 8" WATER
EX. 8" GAS
EX. 12" SAN.
EX. 8" SAN.
EX. 15" STORM
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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	Wind-borne debris zone		Weathering	Frost line depth	Termite					
30 PSF	115	NO	NO	NO	B	Severe	30 Inches	Moderate to Severe	13° F	Yes	July 2, 1979	300	55° F

TABLE R301.1.2(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.

09251 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) DUCTS 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 IRD2018 Appendix F.:
1) Close potential radon entry routes including floor openings, pipe penetrations through basement floor slab, sumps open to soil.
2) Grout solid one course of masonry foundation walls above grade.
3) Seal ducts that pass through Crawl Space, if applicable.
4) Provide Crawl 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.

13930 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 130

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)**

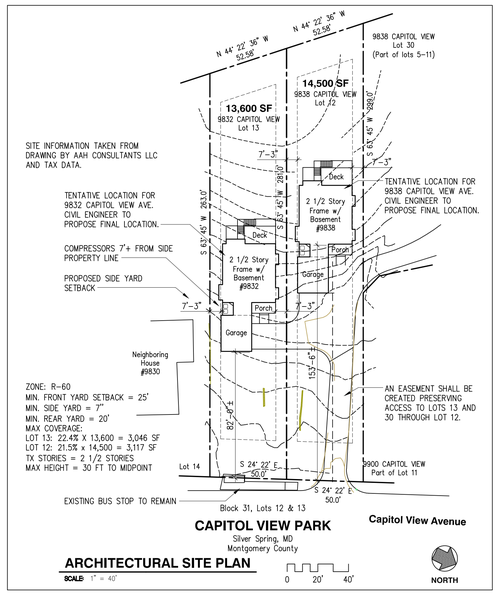
Minimum Uniformly Distributed Live Loads

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 w/R503.2.1.1**
Wood Trusses (See Calculations)		**Southern Pine No. 2 UON, @ 24"**

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



ARCHITECTURAL SITE PLAN APPLIES TO TWO SEPARATE PROJECT WITH TWO BUILDING PERMITS: 9838 CAPITOL VIEW AVENUE ON LOT 13 THE LEFT AND 9838 CAPITOL VIEW AVENUE ON LOT 12 ON THE RIGHT.

INDEX OF DRAWINGS:

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	Anderson Tilt-Wash 200 Series, Low E4, or similar
	MAX. SHGC	**0.55**	0.30	
SKYLIGHTS	**MAX. U-FACTOR**	**0.4**	N/A	N/A
	MAX. SHGC	**0.4**	N/A	
CEILINGS	**MINIMUM R-VALUE**	**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 Winfield — Builder/~~Designer~~/Contractor
Hastings Development, LLC — Company Name
2/19/21 — 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 have the authority to issue a permit for the construction of part of an energy conservation system before the construction documents for the entrie 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."

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COVER SHEET, INDEX & CODE INFORMATION

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

A0
1 of 10

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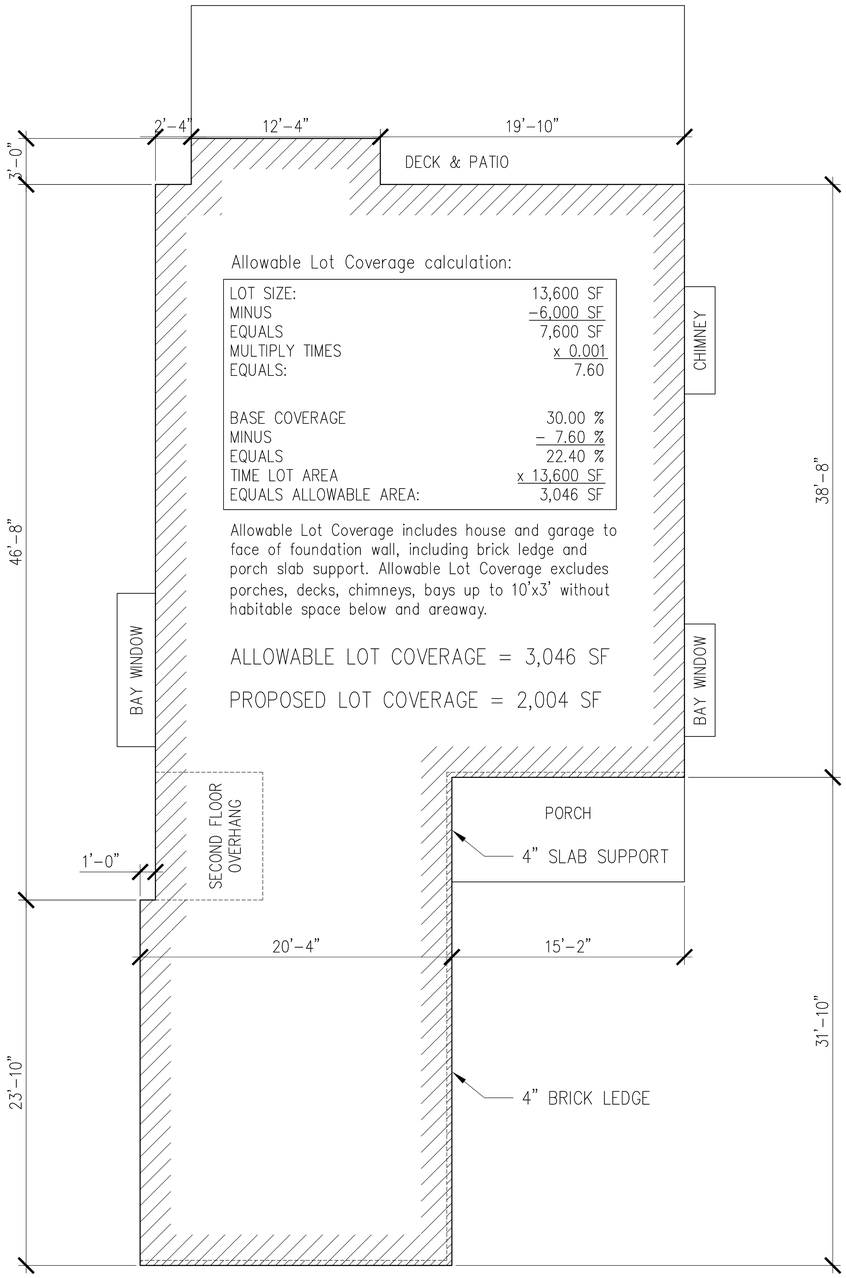
Digital Signature above for Douglas Mader, AIA



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.

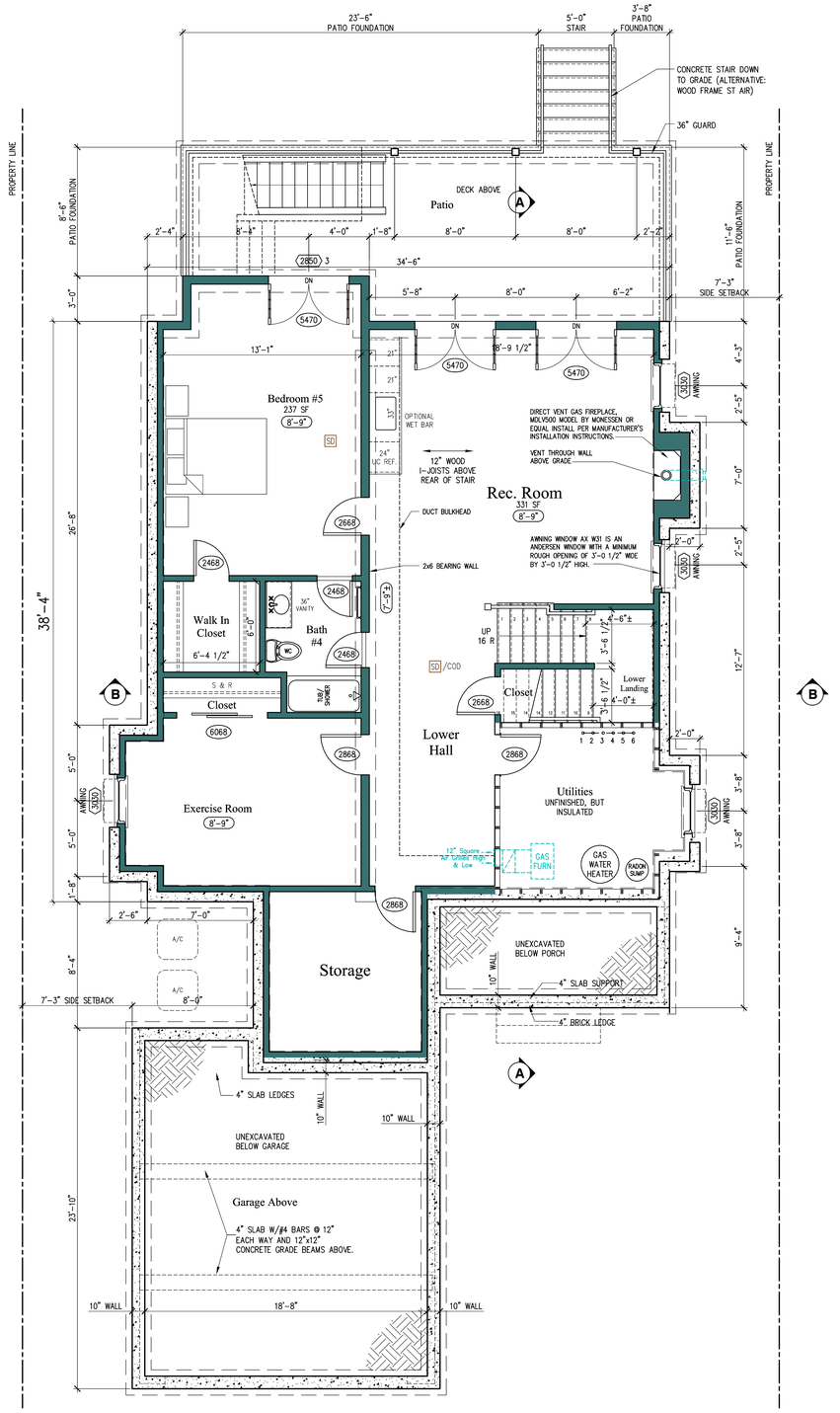
ALLOWABLE LOT COVERAGE = 3,046 SF

PROPOSED LOT COVERAGE = 2,004 SF

2 / A1 **LOT COVERAGE DIAGRAM**

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

0 2' 4' 8'



1 / A1 **LOWER LEVEL PLAN**

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

LOT COVERAGE: 1,908 SF

0 2' 4' 8'

STATE OF MARYLAND DOUGLAS G. MADER 12214 REGISTERED ARCHITECT 2/19/21

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LOWER LEVEL PLAN, BUILDING SECTION

Job #: 20-29

Drawn by: DDM

Date: 2/19/21

Revisions:

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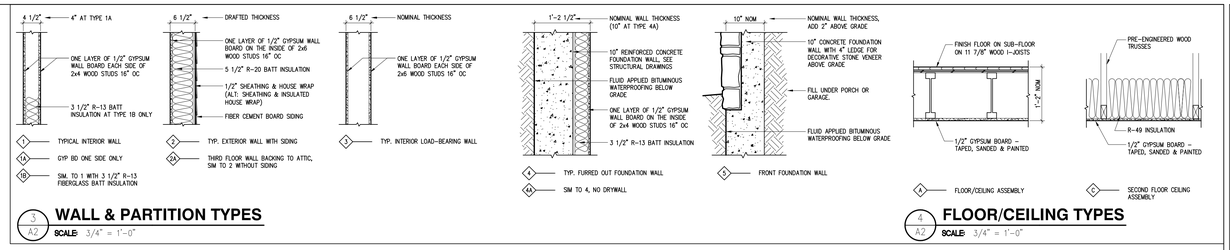
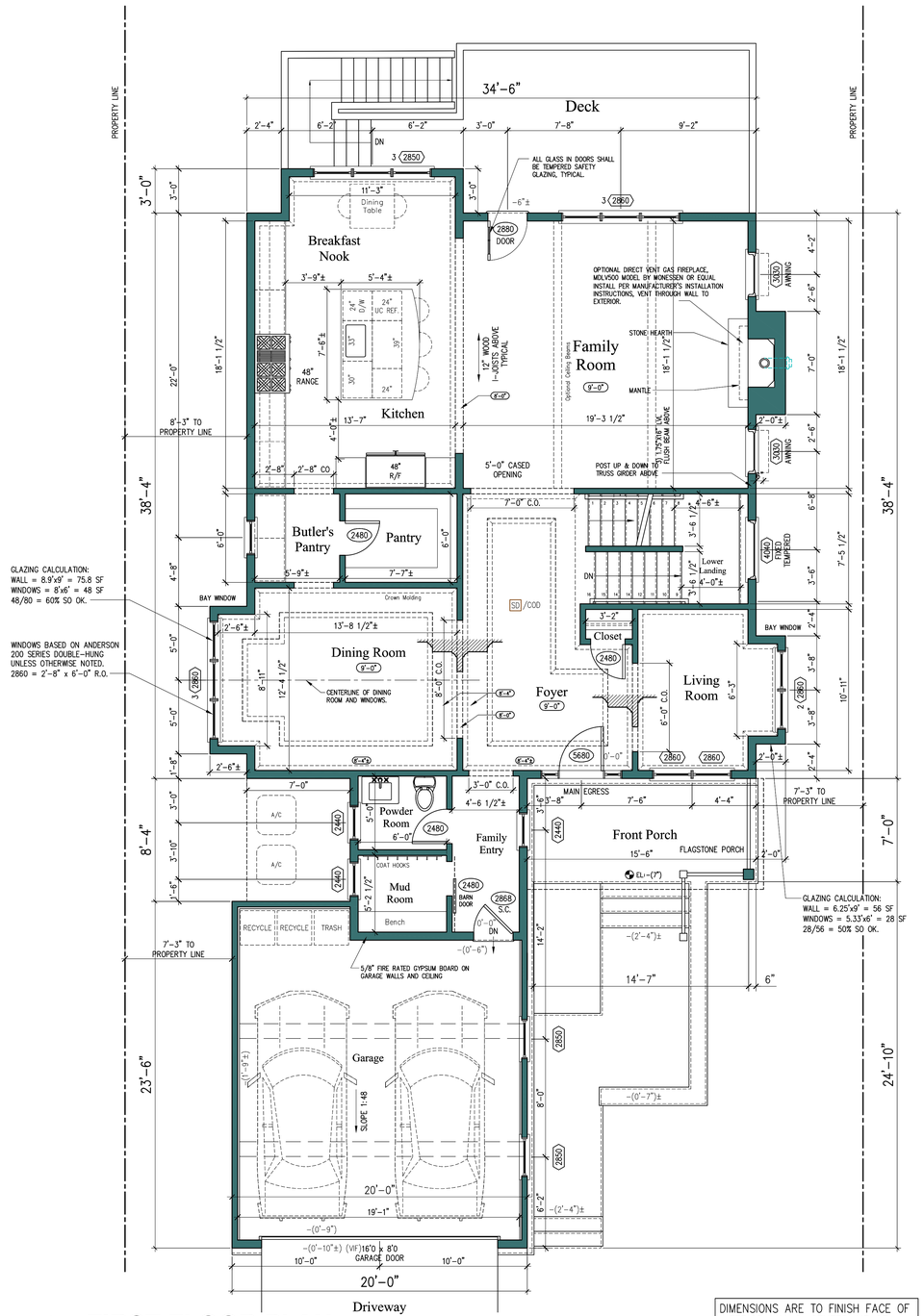
2 of 10



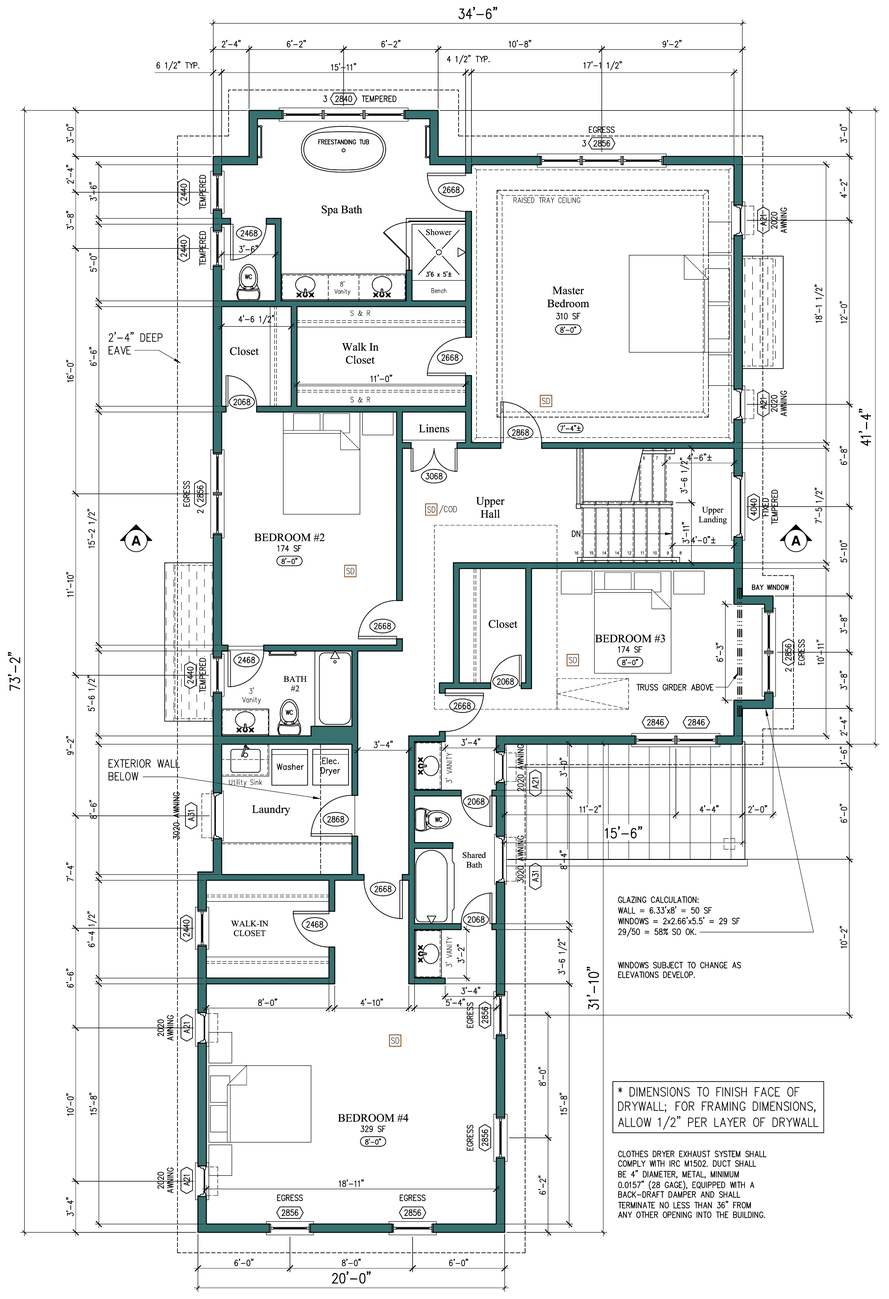
3 A2 **WALL & PARTITION TYPES**
SCALE: 3/4" = 1'-0"

4 A2 **FLOOR/CEILING TYPES**
SCALE: 3/4" = 1'-0"



1 A2 **FIRST FLOOR PLAN**
SCALE: 1" = 10'
HEATED FLOOR AREA: 1,531 SF
GARAGE: 438 SF
0 2' 4' 8'

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 A2 **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"
2nd FLOOR = 2,003 SF
0 2' 4' 8'

* 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.

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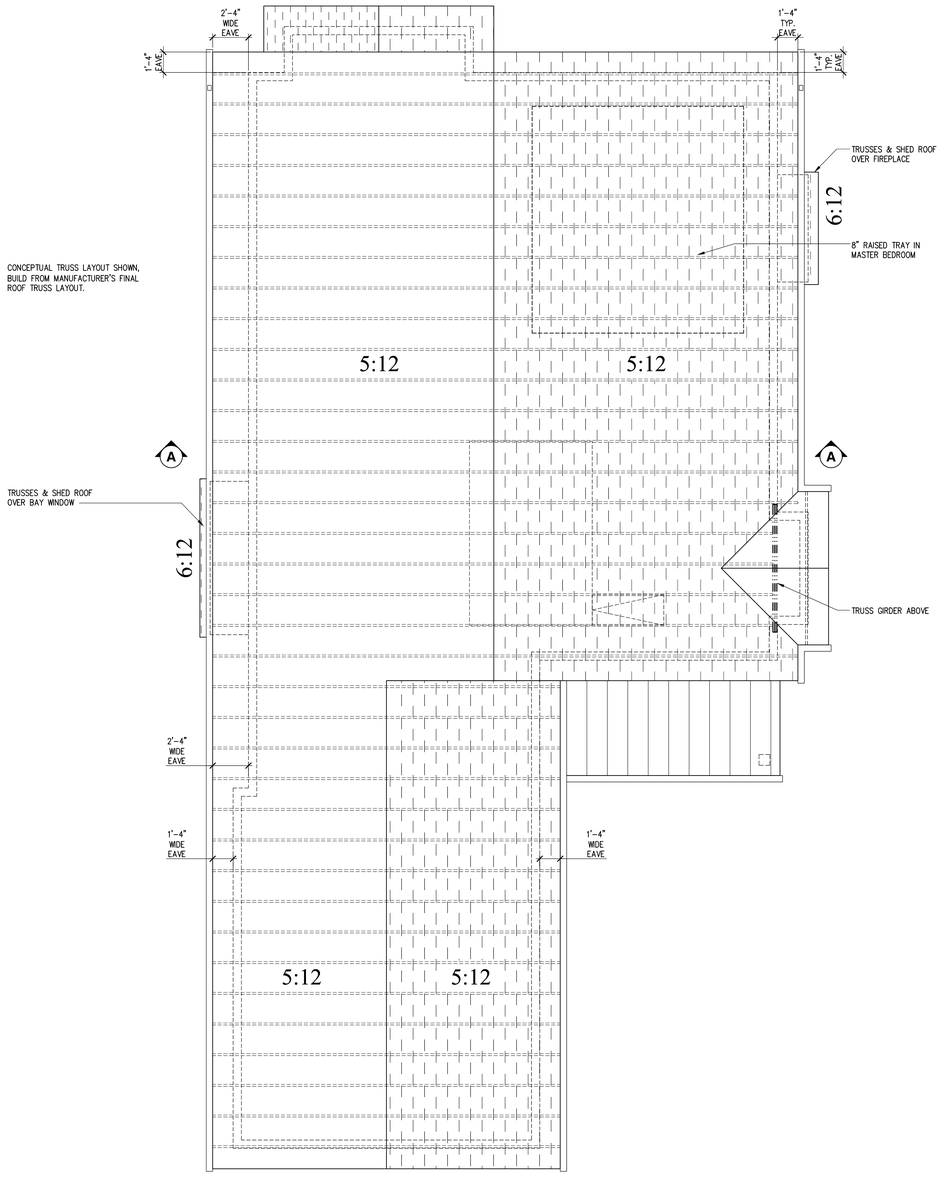
FIRST & SECOND FLOOR PLANS

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

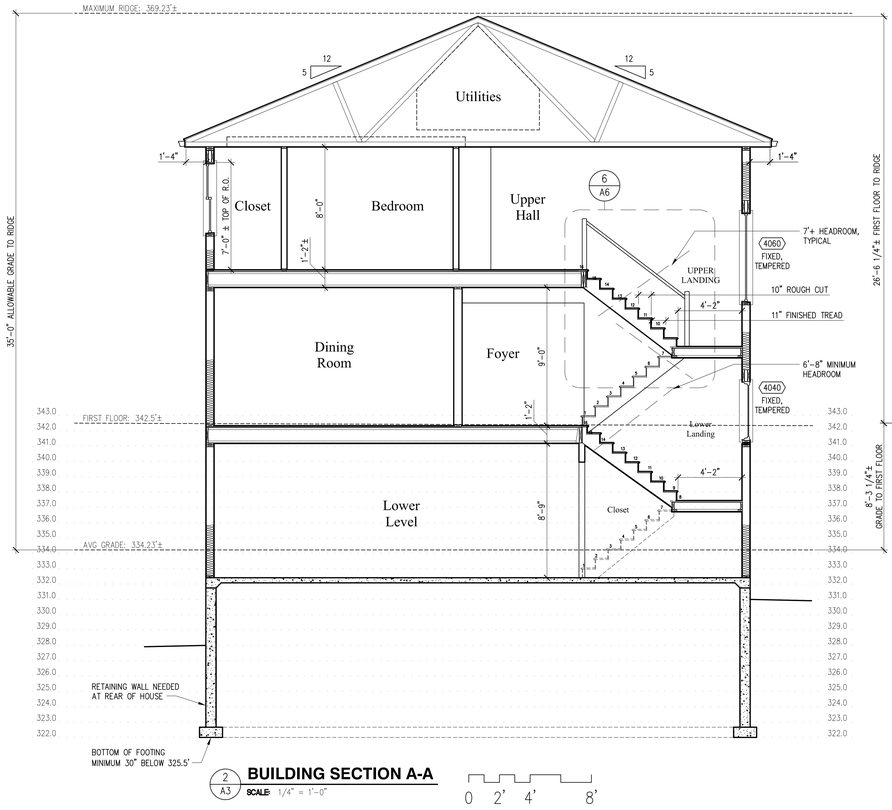
A2
3 of 10



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.



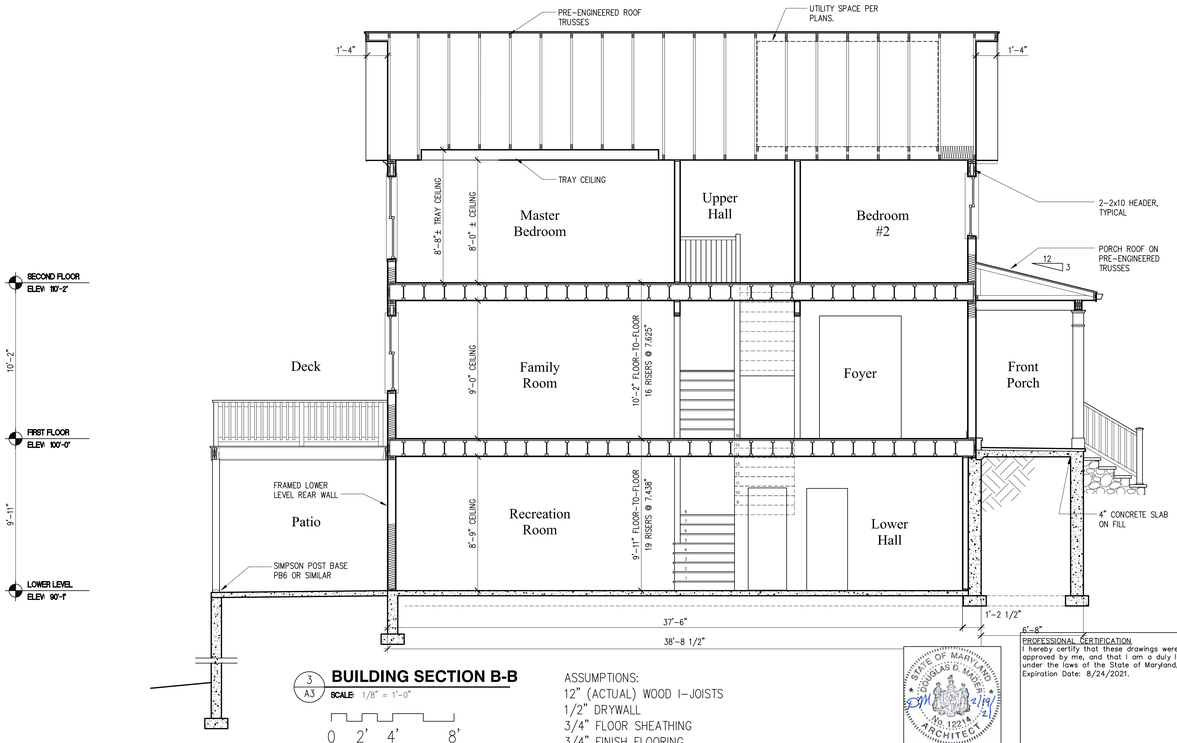
2 / A3 **BUILDING SECTION A-A**
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

TEST FIT FOR HEIGHT:
8'-3 1/4" + 26'-6 1/4" < 35'

GRADE IS SUCH THAT THE BACK HALF OF THE LOWER LEVEL IS ABOVE GROUND AND WILL NEED FOUNDATION WALLS BELOW. IT MAY MAKE SENSE TO FRAME THE BACK HALF OF THE LOWER LEVEL.

ASSUMPTIONS:
14" WOOD I-JOISTS
1/2" DRYWALL
3/4" FLOOR SHEATHING
3/4" FINISH FLOORING



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

0 2' 4' 8'

ASSUMPTIONS:
12" (ACTUAL) WOOD I-JOISTS
1/2" DRYWALL
3/4" FLOOR SHEATHING
3/4" FINISH FLOORING

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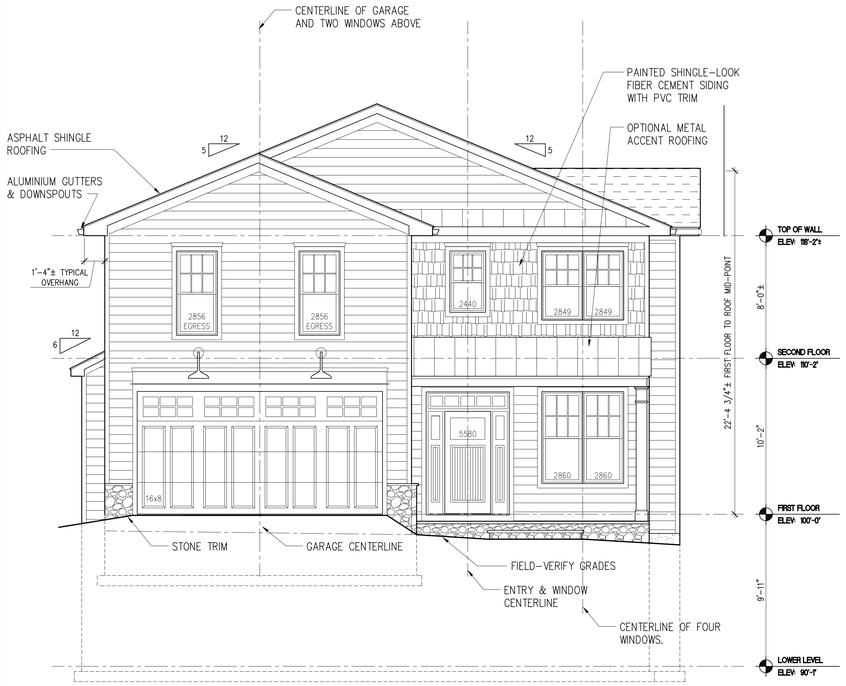
ROOF PLAN, BUILDIN SECTIONS

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

A3
4 of 10

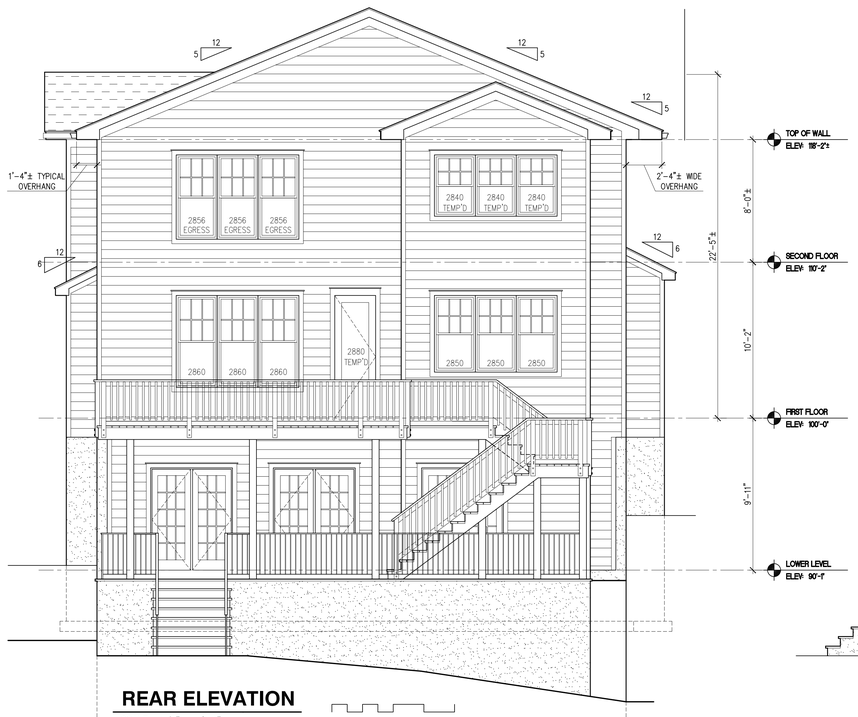


FRONT ELEVATION

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

RIGHT SIDE ELEVATION

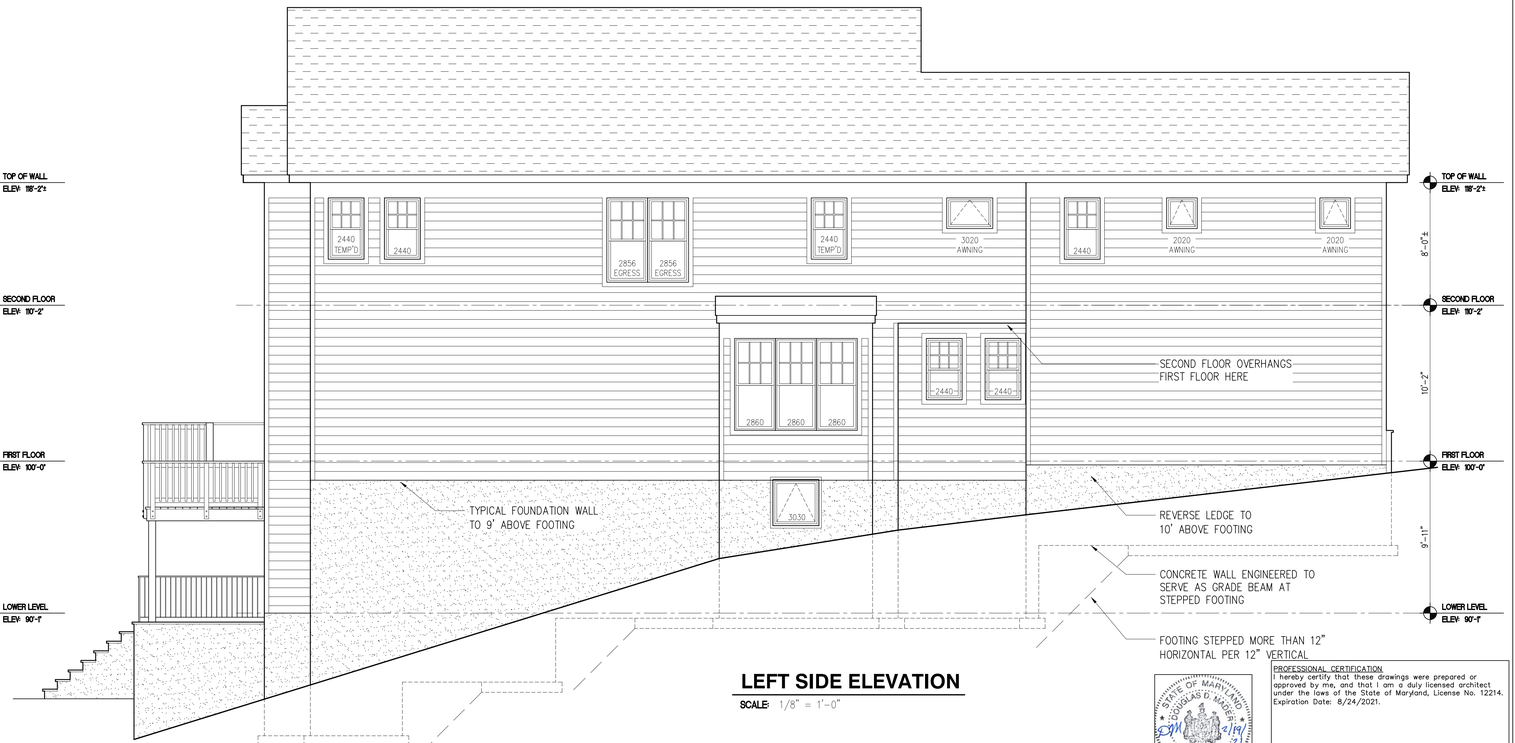
SCALE: 1/8" = 1'-0"



REAR ELEVATION

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

0 2' 4' 8'



LEFT SIDE ELEVATION

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

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ELEVATIONS

Job #: 20-29

Drawn by:

Date: 2/19/21

Revisions:

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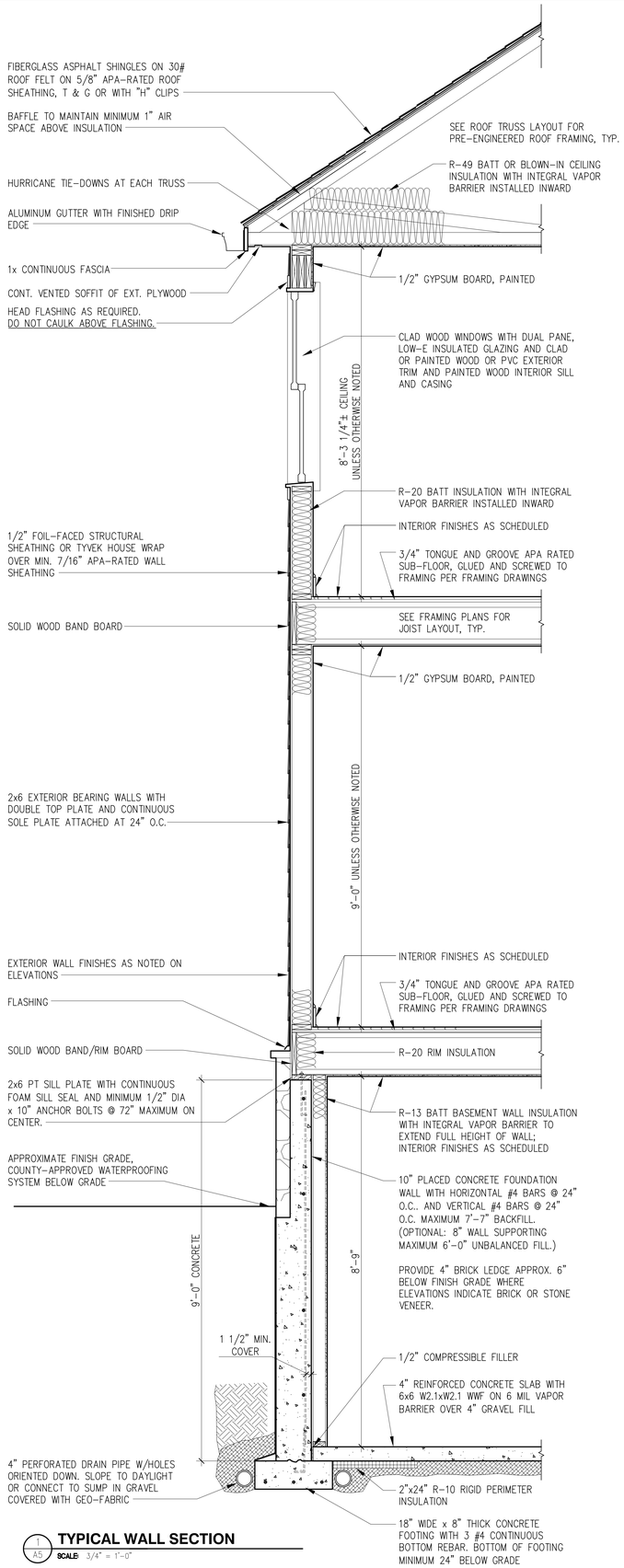
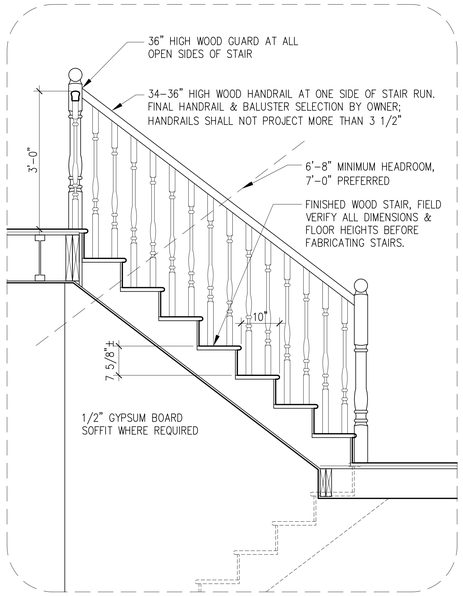
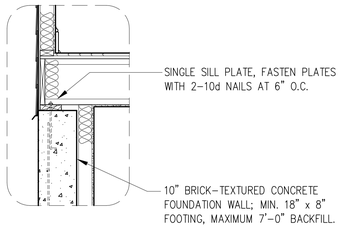


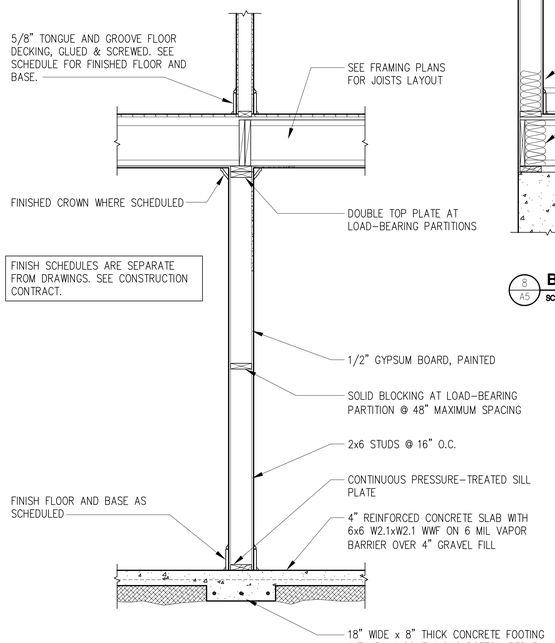
1 A5 **TYPICAL WALL SECTION**
SCALE: 3/4" = 1'-0"



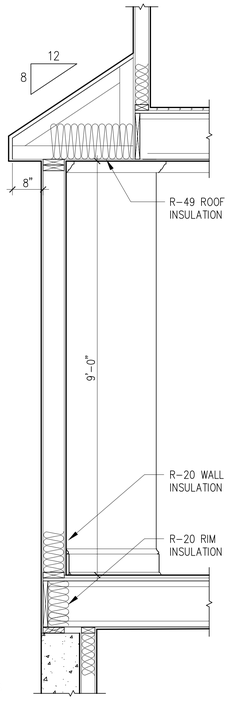
6 A5 **TYPICAL STAIR DETAILS**
SCALE: 3/4" = 1'-0"



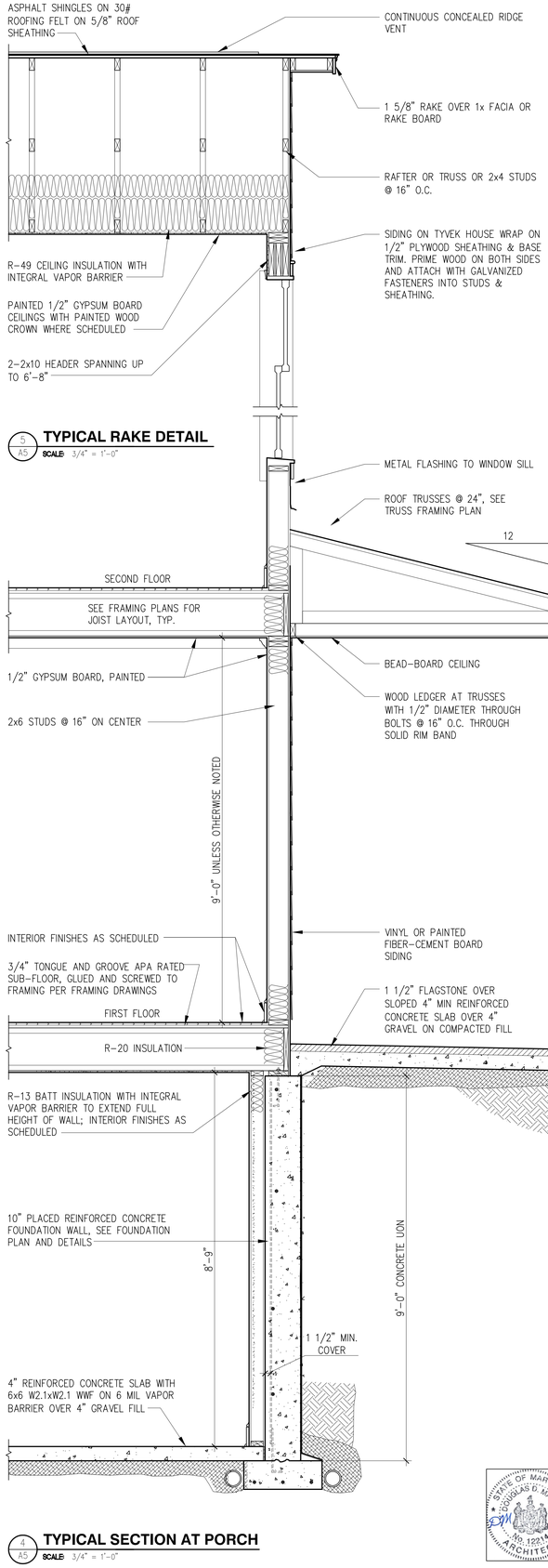
2 A5 **FOUNDATION WALL W/O VENEER**
SCALE: 3/4" = 1'-0"



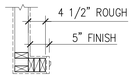
3 A5 **LOAD BEARING PARTITION**
SCALE: 3/4" = 1'-0"



8 A5 **BAY SECTION**
SCALE: 3/4" = 1'-0"



5 A5 **TYPICAL RAKE DETAIL**
SCALE: 3/4" = 1'-0"



7 A5 **JAMB DETAIL**
SCALE: 3/4" = 1'-0"

4 A5 **TYPICAL SECTION AT PORCH**
SCALE: 3/4" = 1'-0"

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WALL SECTIONS & DETAILS

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

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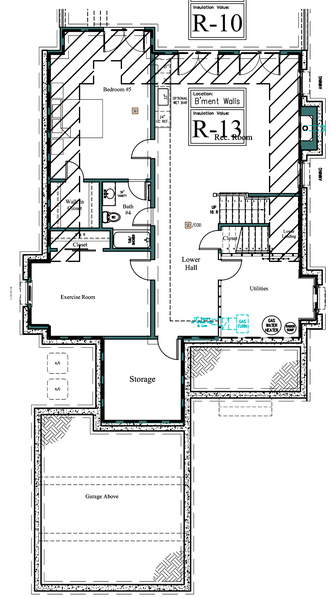
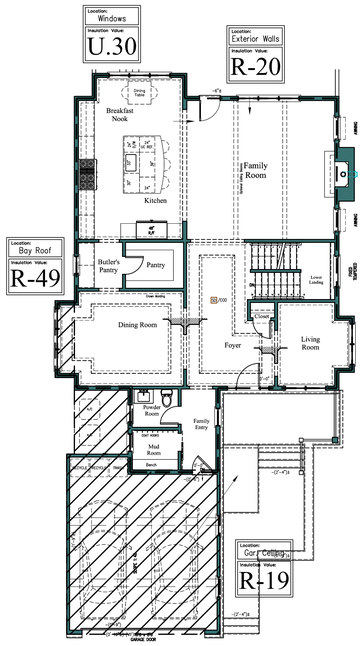
PROVIDE R-10 PERIMETER INSULATION WHERE FLOOR SLAB IS ABOVE GRADE OR LESS THAN 4' BELOW GRADE. PERIMETER INSULATION SHALL BE A MINIMUM OF 2" x 24" RIGID FOAM AND MAY BE INSTALLED VERTICALLY OR HORIZONTALLY.

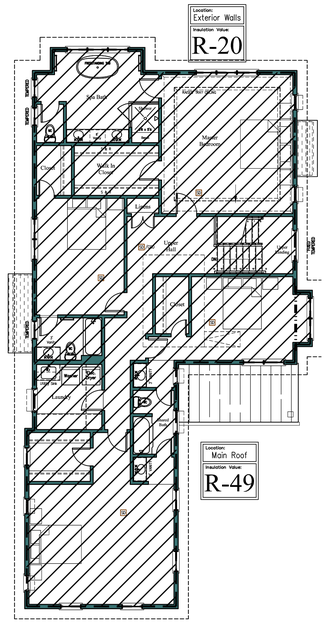


1 A6 **BASEMENT TE PLAN**
SCALE: 1/8" = 1'-0"

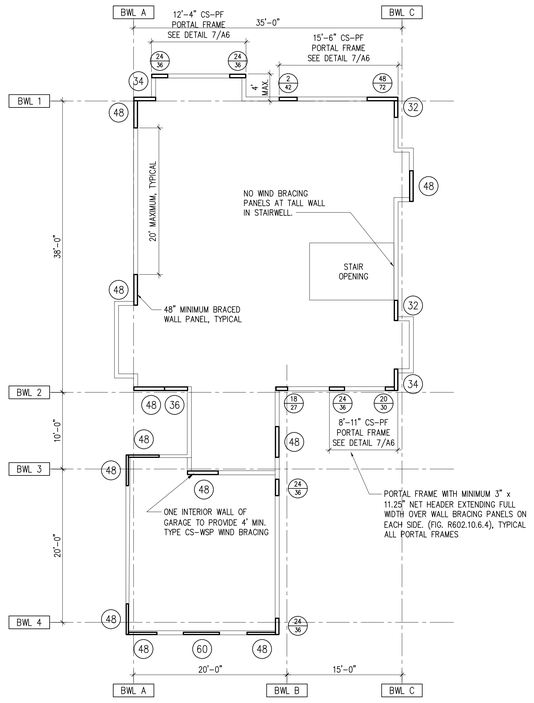


2 A6 **FIRST FLOOR TE PLAN**
SCALE: 1/8" = 1'-0"

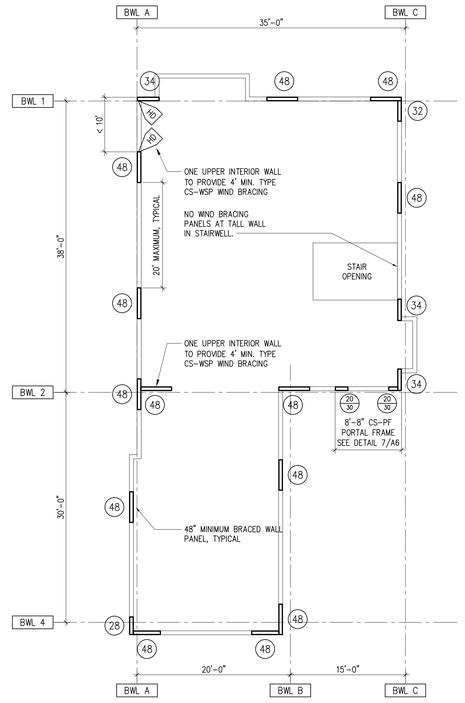
0 4' 8' 16'



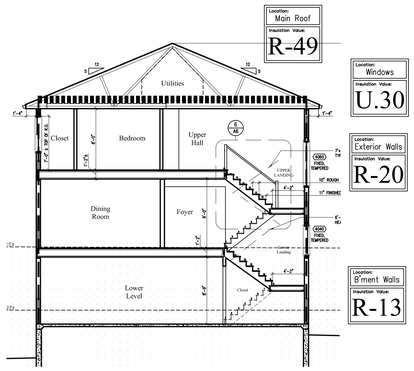
3 A6 **SECOND FLOOR TE PLAN**
SCALE: 1/8" = 1'-0"



5 A6 **FIRST FLOOR WALL BRACING**
SCALE: 1/8" = 1'-0"



6 A6 **SECOND FLOOR WALL BRACING**
SCALE: 1/8" = 1'-0"



4 A6 **TE BUILDING SECTION 1**
SCALE: 1/8" = 1'-0"

INSULATION R-VALUES

ITEM	MINIMUM R-VALUE		REMARKS
	REQUIRED	PROVIDED	
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		REMARKS
	ALLOWED	PROVIDED	
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

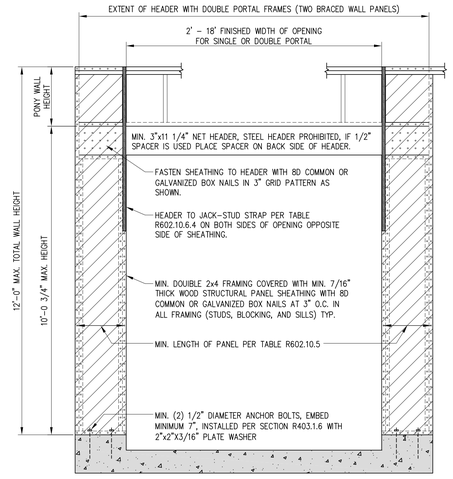
NOTES:
SHGC (SOLAR HEAT GAIN COEFFICIENT) IS NOT REGULATED IN MONTGOMERY COUNTY, CLIMATE ZONE 4, NOT AS HOT AS FURTHER SOUTH.
CONTRACTOR MAY SUBSTITUTE A DIFFERENT BRAND OF WINDOW SO LONG AS IT HAS ALLOWABLE R-VALUES AND U-FACTORS.

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)



OVER CONCRETE FOUNDATION PER IRC2018 FIGURE R602.10.6.3.

7 A6 **2018 IRC CS-PF PORTAL FRAME**
SCALE: 1/2" = 1'-0"

MINIMUM WALL BRACING LENGTH [Table R602.10.1.2(1)]

WALL LINE	SPACING 1st/2nd Floor	# BWL	TYPE	BRACING @ 1st FLOOR REQUIRED:	BRACING @ 1st FLOOR PROVIDED:	BRACING @ 2nd FLOOR REQUIRED:	BRACING @ 2nd FLOOR PROVIDED:	NOTES
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:

1. CS-WSP = CONTINUOUS SHEATHING WITH WOOD STRUCTURAL PANELS.
2. (48) DENOTES MIN. 48" WIND BRACING PANEL.
3. (36) DENOTES MIN. 36" WIND BRACING PANEL.
4. 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"

TE = THERMAL ENVELOPE

STATE OF MARYLAND · DOUGLAS G. MADER · No. 12214 · ARCHITECT
DGM 2/19/21

PROFESSIONAL CERTIFICATION
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THERMAL ENVELOPE, WIND BRACING

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

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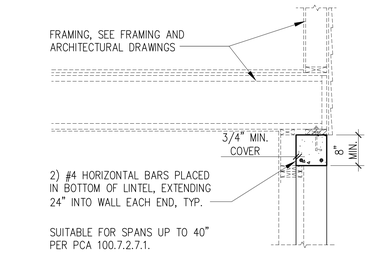
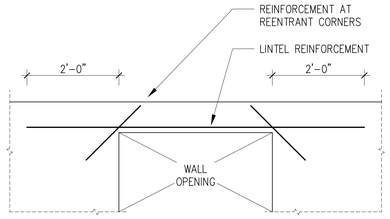
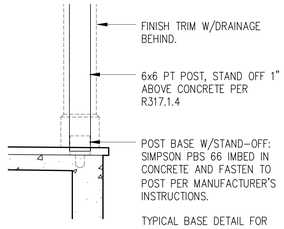


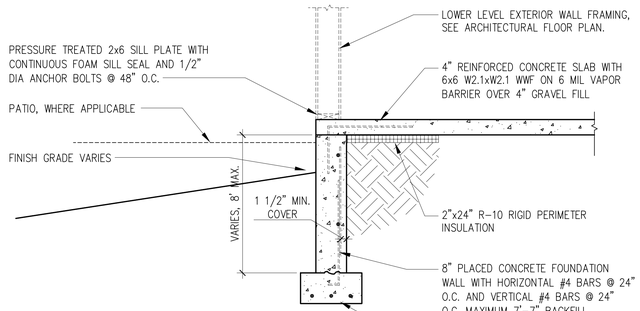
8/S1 **CONCRETE LINTEL DETAIL**
SCALE: 3/4" = 1'-0"



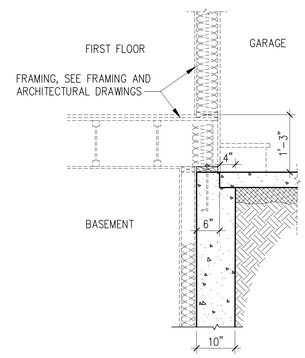
9/S1 **CONCRETE LINTEL ELEVATION**
SCALE: 3/4" = 1'-0"



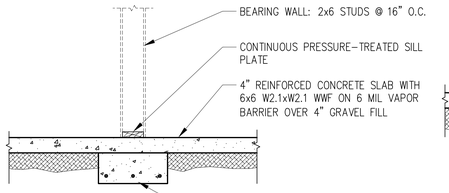
10/S1 **EXT. POST BASE**
SCALE: 3/4" = 1'-0"



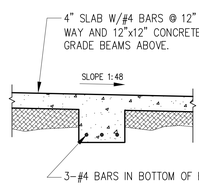
6/S1 **REAR FOUNDATION WALL SECTION**
SCALE: 3/4" = 1'-0"



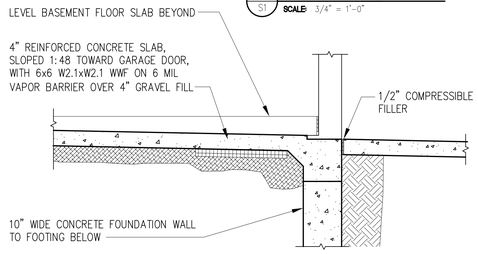
7/S1 **DETAIL AT GARAGE**
SCALE: 3/4" = 1'-0"



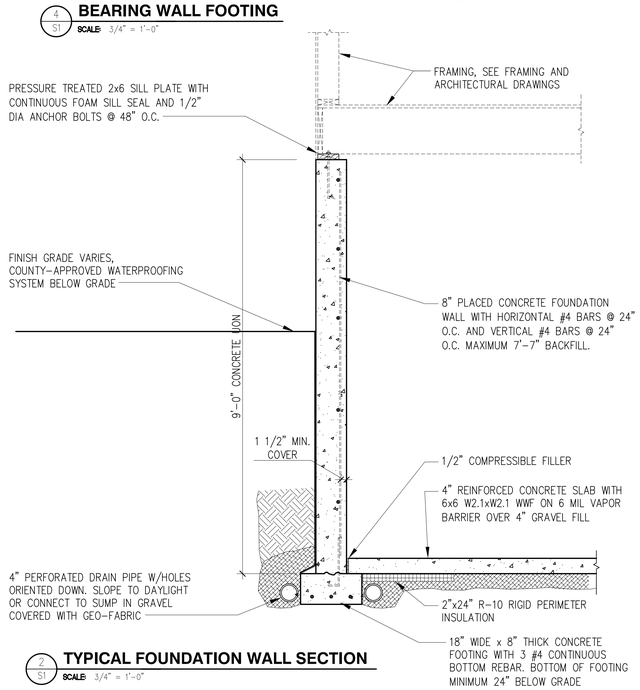
4/S1 **BEARING WALL FOOTING**
SCALE: 3/4" = 1'-0"



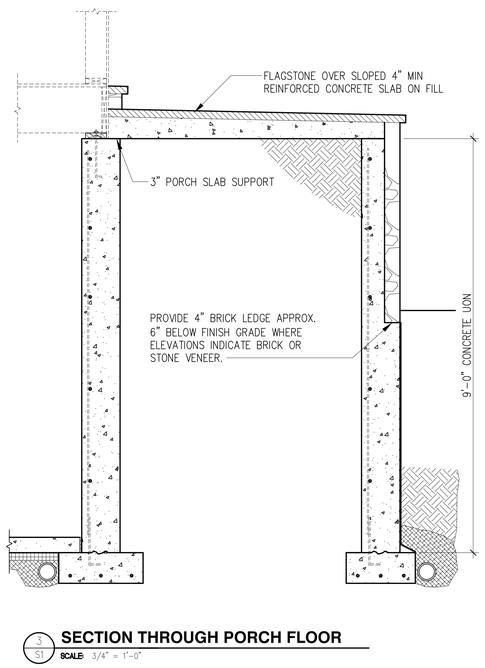
5A/S1 **GARAGE GRADE BEAM**
SCALE: 3/4" = 1'-0"



5/S1 **SECTION AT GARAGE DOOR**
SCALE: 3/4" = 1'-0"



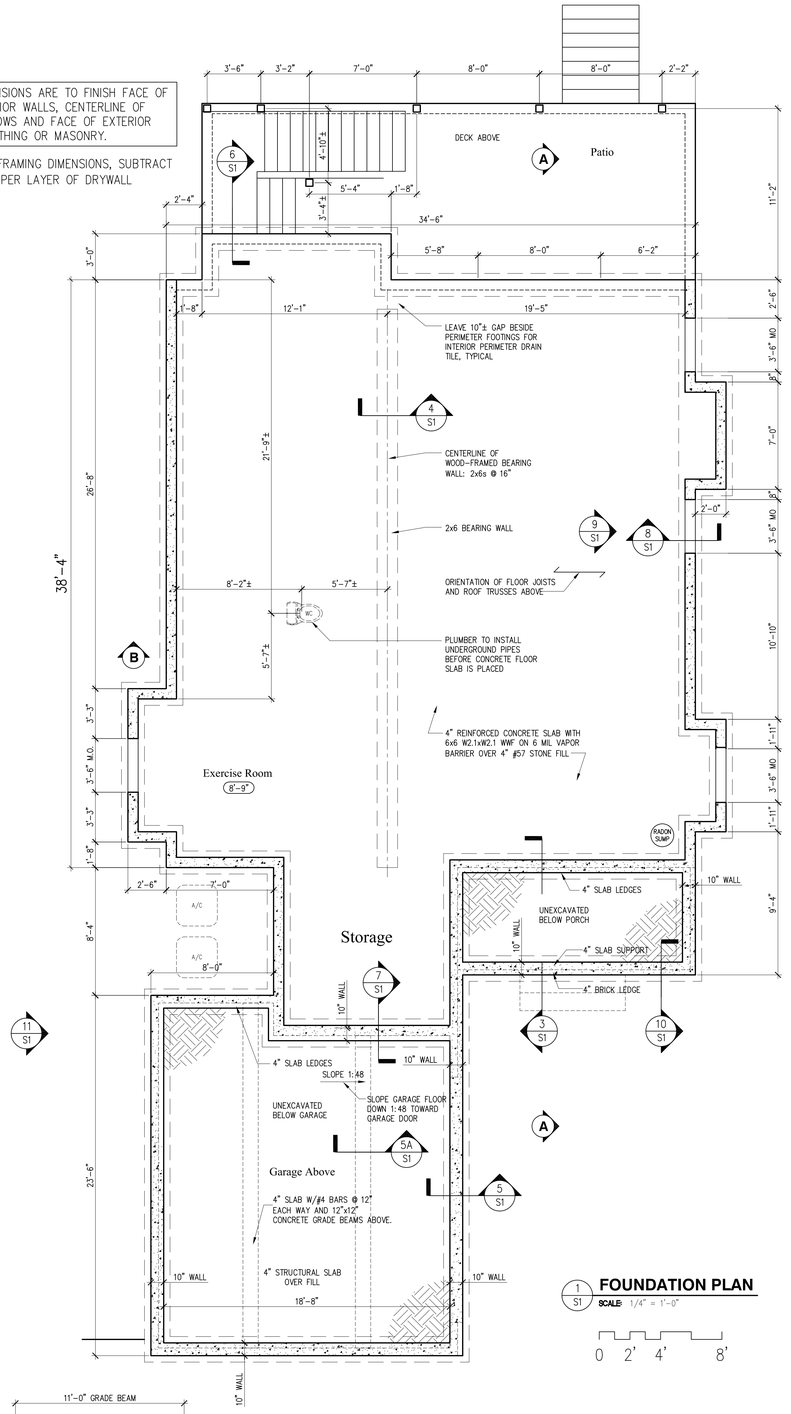
2/S1 **TYPICAL FOUNDATION WALL SECTION**
SCALE: 3/4" = 1'-0"



3/S1 **SECTION THROUGH PORCH FLOOR**
SCALE: 3/4" = 1'-0"

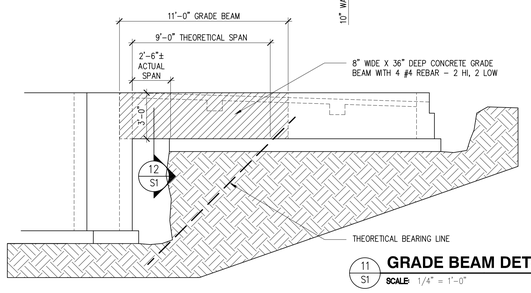
DIMENSIONS ARE TO FINISH FACE OF INTERIOR WALLS, CENTERLINE OF WINDOWS AND FACE OF EXTERIOR SHEATHING OR MASONRY.

FOR FRAMING DIMENSIONS, SUBTRACT 1/2" PER LAYER OF DRYWALL

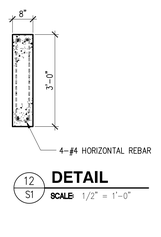


1/S1 **FOUNDATION PLAN**
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



11/S1 **GRADE BEAM DETAIL**
SCALE: 1/4" = 1'-0"



12/S1 **DETAIL**
SCALE: 1/2" = 1'-0"

STATE OF MARYLAND
DOUGLAS D. MADER
No. 12214
ARCHITECT

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FOUNDATION PLAN AND DETAILS

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

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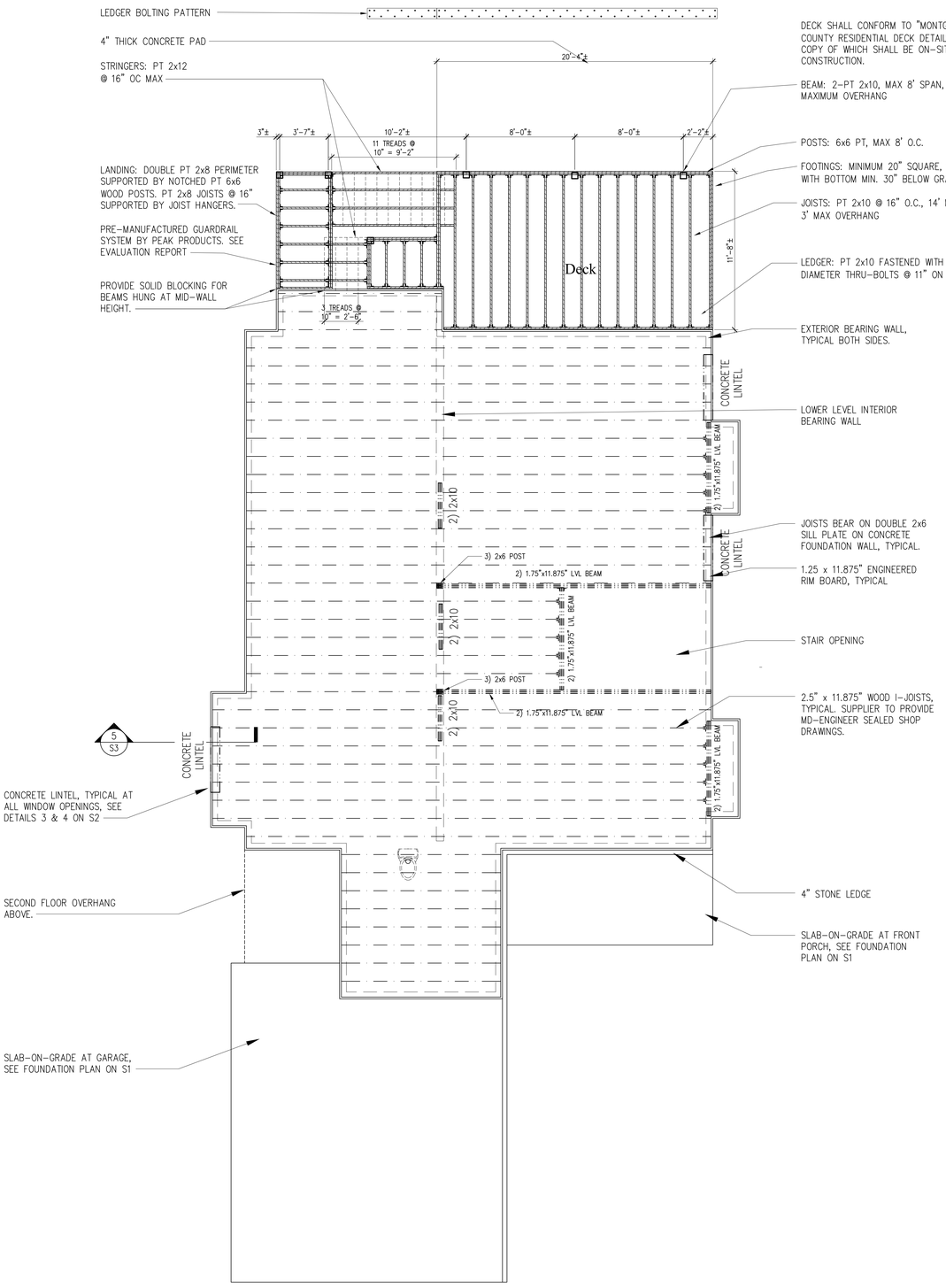
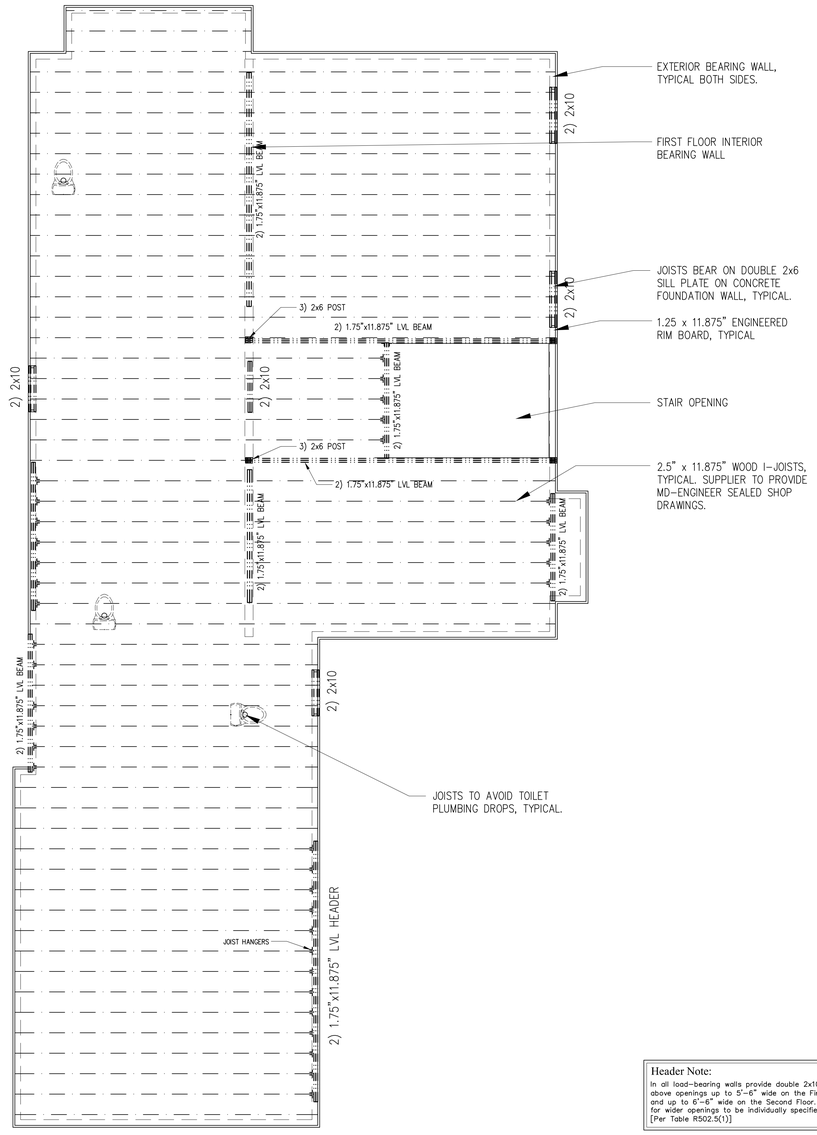


1 S2 **FIRST FLOOR FRAMING PLAN**

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



2 S2 **SECOND FLOOR FRAMING PLAN**

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

STRUCTURAL GRAPHICS LEGEND

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

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

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

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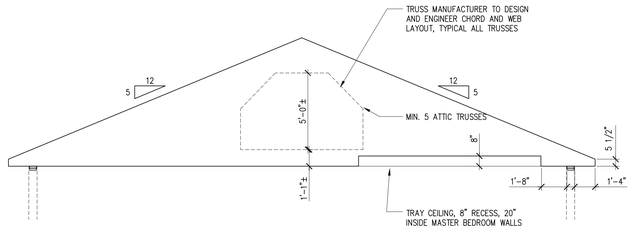
TRUSS NOTES

1. ROOF TRUSS LAYOUT AND CALCULATIONS SHALL BE APPROVED AND SIGNED BY A MD-LICENESED 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 LIVE 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/S3 **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.

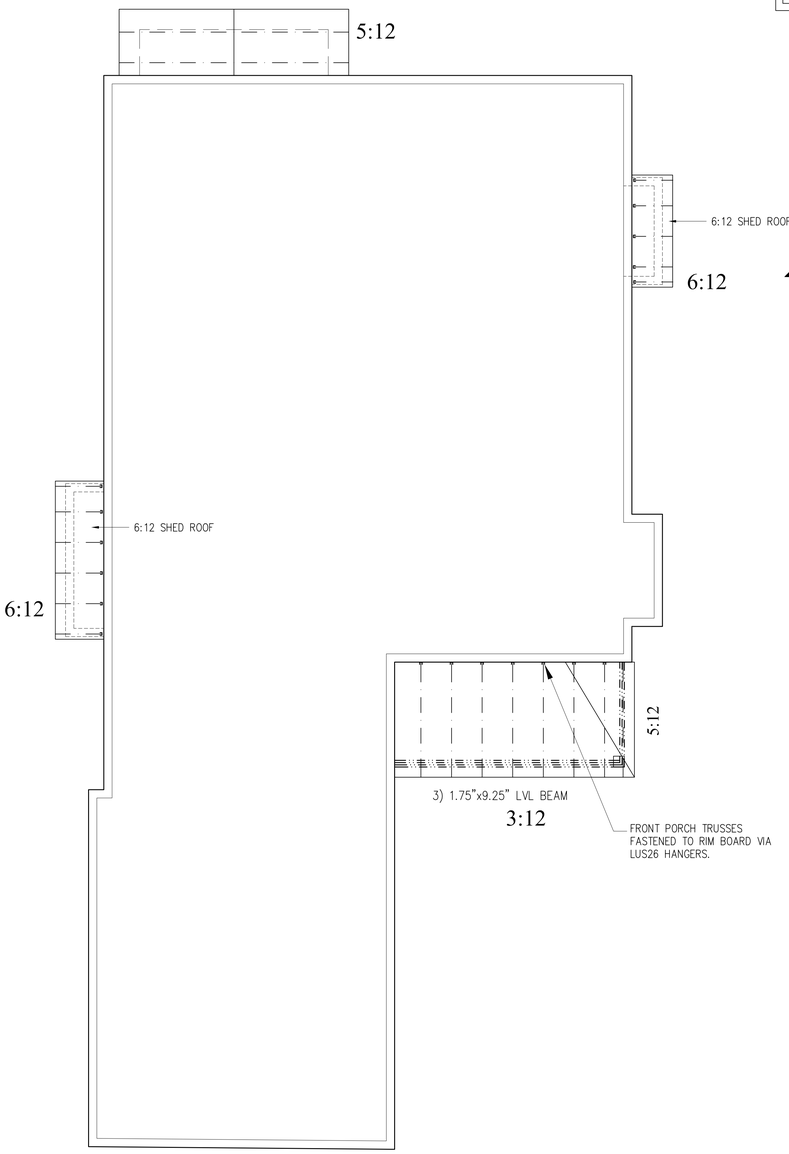
SECURE SECOND FLOOR WOOD I-JOISTS TO TO FIRST FLOOR WALL TOP PLATES BY 3 10d OR LARGER NAILS PER JOIST PER FASTENING SCHEDULE, TABLE R602.3(1).

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

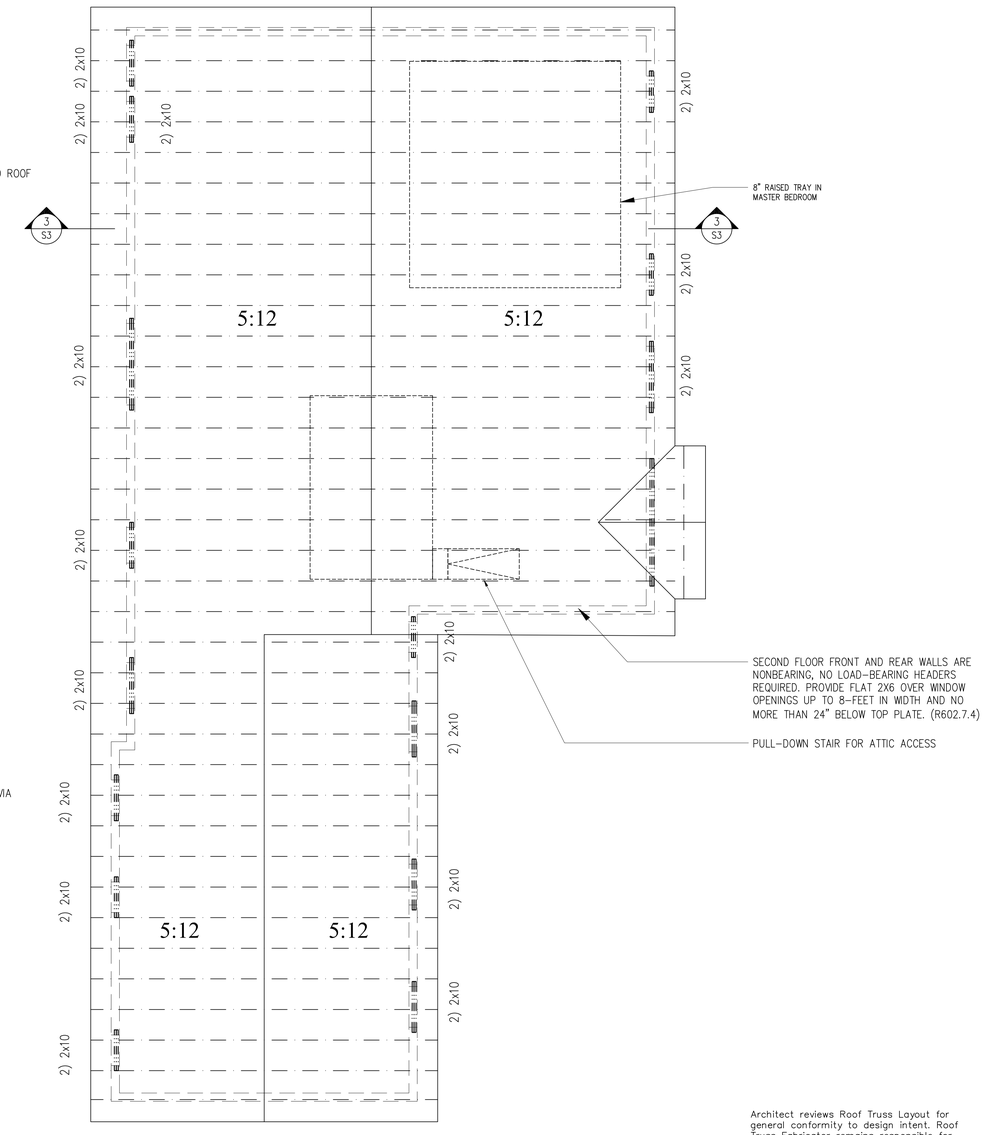
SECURE SILL PLATES TO FOUNDATION WITH 1/2" x 10" ANCHOR BOLTS @ 72" MAX AS SPECIFIED ON TYPICAL WALL SECTION, DETAIL 2/S1.

STRUCTURAL GRAPHICS LEGEND

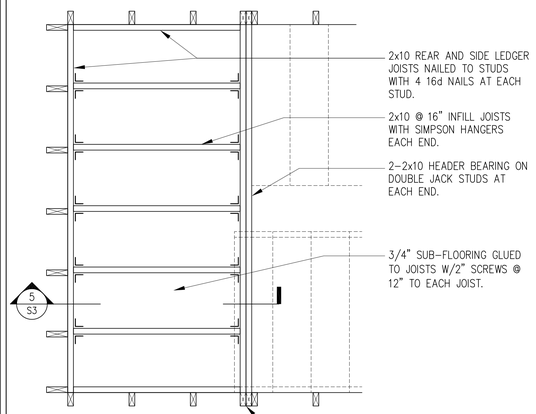
- CONCRETE WALL
- DIMENSIONAL LUMBER, LVL OR TRUSS
- WOOD I-JOIST AND HANGER
- PRESSURE TREATED LUMBER
- WOOD I-JOIST IN HANGER
- HEADER IN BEARING WALL
- HEADER IN BEARING WALL BELOW
- CONCRETE LINTEL
- CONCRETE PAD
- BEAM ABOVE
- COLUMN & BEAM BELOW
- JOIST HANGER
- WOOD COLUMN & CONCRETE FOOTING
-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



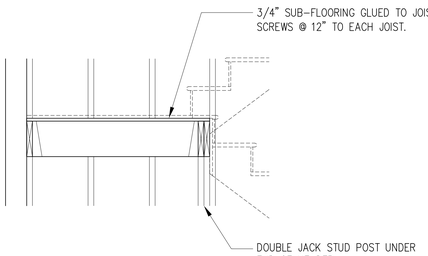
1/S3 **LOWER ROOF FRAMING PLAN**
SCALE: 1/4" = 1'-0"



2/S3 **UPPER ROOF FRAMING PLAN**
SCALE: 1/4" = 1'-0"



4/S3 **LANDING FRAMING**
SCALE: 3/4" = 1'-0"



5/S3 **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.

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ROOF FRAMING PLANS

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