



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

September 22, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #960660 - New Construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the September 7, 2021 HPC meeting.

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

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

Applicant: Mark Kaufman
Address: 9838 Capitol View Ave., Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



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 HP962 and WSSC 2007 Sheet 21N0303.
4. Property is located on Sub Survey Map Number 24.
5. Flood zone 'X' per F.E.M.A. Firm Maps, Community Panel Number 24031033700.
6. Property is located in the Rock Creek Watershed.
7. Water Category - 1, Sewer Category - 1
8. Local utilities include Water / Sewer - Washington Suburban Sanitary Commission
Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
9. Property is located in the Capitol View Park Historic District.
11. This plan was created without the benefit of a site report.

ZONING DATA

- 1. Zoning: R-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.
Minimum Lot Area = 6,000 sq. ft.
Minimum Lot Width at R/W = 25 ft.
Minimum Lot Width at B.R.L. = 60 ft.
Side B.R.L. = 7.5 min. each side @ 10'

- [1] Per Montgomery County Code Section 4.4.1.A.2, the established building line has been determined by averaging the front setbacks of the 20 or more adjacent houses within 300 feet of the side lot lines measured along the street frontage.
[2] Per Montgomery County Code Section 7.1.D.2.c, a detached house on a plat, parcel, or part of a previously platted lot that has been created in size or shape since June 1, 1956, exclusive of changes due to public acquisition, may be constructed or reconstructed in a manner that satisfies the maximum building height, lot coverage and established building line in a manner that satisfies the maximum building height, lot coverage and established building line of its zone when the building permit is submitted and the side yard and rear setbacks required by the 1956 zoning in effect when the lot, parcel, or part of a lot was first created.
[3] This property was created prior to January 1, 1964. Therefore 7 foot side setbacks are permitted.

Verify lot coverage in accordance with the Zoning Ordinance.

Lot area equal to or greater than 6,000 square feet but less than 16,000 square feet.
Lot Coverage: The maximum area that may be covered by any building, including any accessory building or any undeveloped floor area above a porch, but not including any law mow area measuring 10 feet in width 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 300 square feet of floor area and less than 20 feet in height.

Allowable lot coverage: 30% of total lot area, less 0.001 percent for every square foot of lot area exceeding 6,000 square feet.
Lot 12 = 14,500 sq. ft. (per plat)
14,500 / 30 = 4,833.33 sq. ft.
8,500 x 0.001 = 8.5
30% = 4,833.33 - 8.5 = 4,824.83

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

Lot 13 = 13,600 sq. ft. (per plat)
13,600 / 30 = 4,533.33 sq. ft.
7,600 x 0.001 = 7.6
30% = 4,533.33 - 7.6 = 4,525.73
Maximum building lot coverage (including accessory buildings) = 3,046.4 sq. ft.
Total area covered by buildings = 2,004.0 sq. ft.

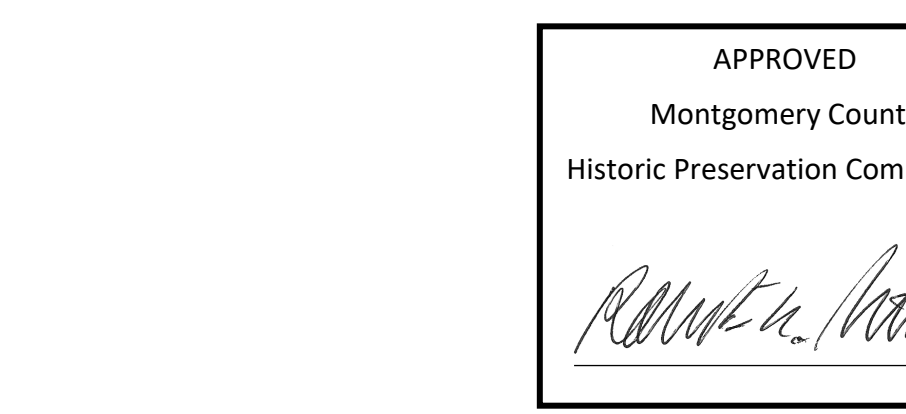
Verify main building height in accordance with the Zoning Ordinance.

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

Lot 13
First floor elevation: 343.50 ft.
Mean height of building from first floor: 24.25 ft. (24'-3" Per Arch)
Elevation at highest point: 342.12 ft.
Average elevation along front of building: 342.12 ft.
Mean height of building = 347.75 - 342.12 = 27.63 feet
Allowable mean height of building = 30 feet
Proposed mean height of building = 27.63 feet

SEQUENCE OF CONSTRUCTION

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



RELATED REQUIRED PERMITS

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.

Table with columns: TYPE OF PERMIT, RECD, NOT RECD, PERMIT NUMBER, EXPIRATION DATE, WORK RESTRICTION DATES. Lists MCPS Floodplain District, WATERWAYS/WETLANDS, etc.

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

Table with columns: STAGE, MANDATORY NOTIFICATION, INSPECTOR, INITIALS, DATE. Lists inspection stages like Excavation for Dry Well, etc.

RECORD DRAWING CERTIFICATION

A record set of approved Sediment Control/Stormwater Management plans must be maintained on-site at all times. This record set of approved Sediment Control/Stormwater Management plans must be maintained on-site at all times. This record set of approved Sediment Control/Stormwater Management plans must be maintained on-site at all times.

FIELD CHECK OF RECORD DRAWING BY MCPS 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 Slabside Drive, 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: Limit of Disturbance (L.O.D.), Prop. Water-House Connection, Prop. Sewer-House Connection, Prop. Gas-House Connection, 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. Shade Tree, Planting Zone and Grassy Zone (L.S. Trees Proposed to Meet Tree Canopy Requirements)

TREE CANOPY PLANTING

As part of Chapter 56-6, Tree Canopy Conservation, this plan proposes the planting of eight (8) shade trees. The proposed shade trees must be included in 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)

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 56-6 of the code, please check the applicable exemption category below.

Table with columns: Total Property Area, Total Disturbed Area, Shade Trees Required, Shade Trees Proposed.

FRONT YARD PARKING AREA COVERAGE: LOT 12

R-60: 33% MAXIMUM
FRONT YARD PARKING AREA: 868.3 SF
FRONT YARD AREA: 4,829 SF
COVERAGE: 18.1% (33%)

FRONT YARD PARKING AREA COVERAGE: LOT 13

R-60: 33% MAXIMUM
FRONT YARD PARKING AREA: 868.3 SF
FRONT YARD AREA: 4,829 SF
COVERAGE: 18.1% (33%)

TOPSOIL NOTE

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

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.

Table with columns: UTILITY CO, REQUIRED DATE, BY, # REQS RECEIVED, PLAN REVIEWED, BY.

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.

Table with columns: # of Street Trees Removed, # of Street Trees Planted.

AVERAGE GRADE DETERMINATION (LOT 12)

Table with columns: ELEV #, ELEV #, AVERAGE GRADE, SECTION LENGTH, LENGTH, AVERAGE GRADE %.

AVERAGE GRADE DETERMINATION (LOT 13)

Table with columns: ELEV #, ELEV #, AVERAGE GRADE, SECTION LENGTH, LENGTH, AVERAGE GRADE %.

DRAINAGE STATEMENT

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

Curt A. Schreffler, PE

CURT A. SCHREFFLER, PE

03/24/2021

Date

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

MCPS APPROVAL DOES NOT NEGATE THE NEED FOR A MAJOR EARTHQUAKE PERMIT.

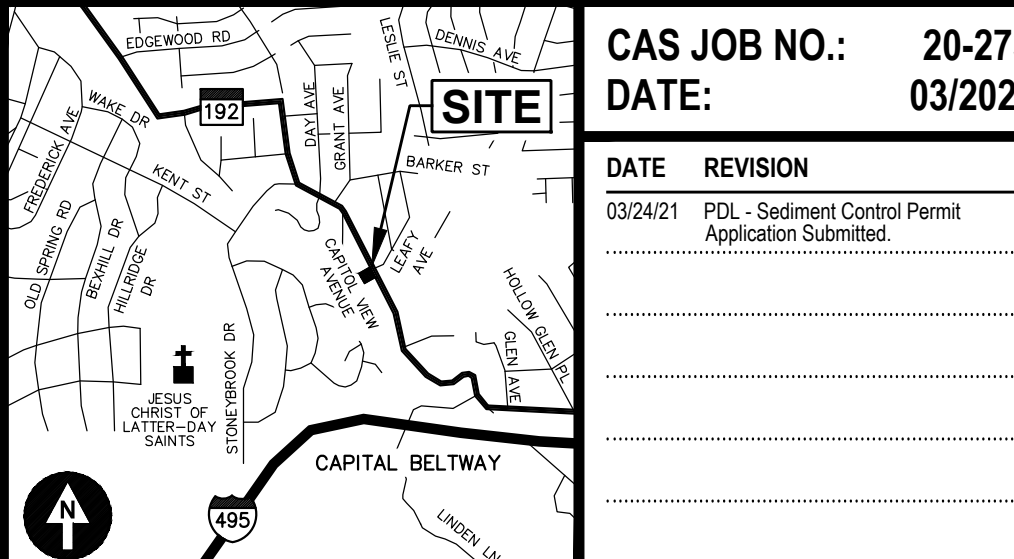
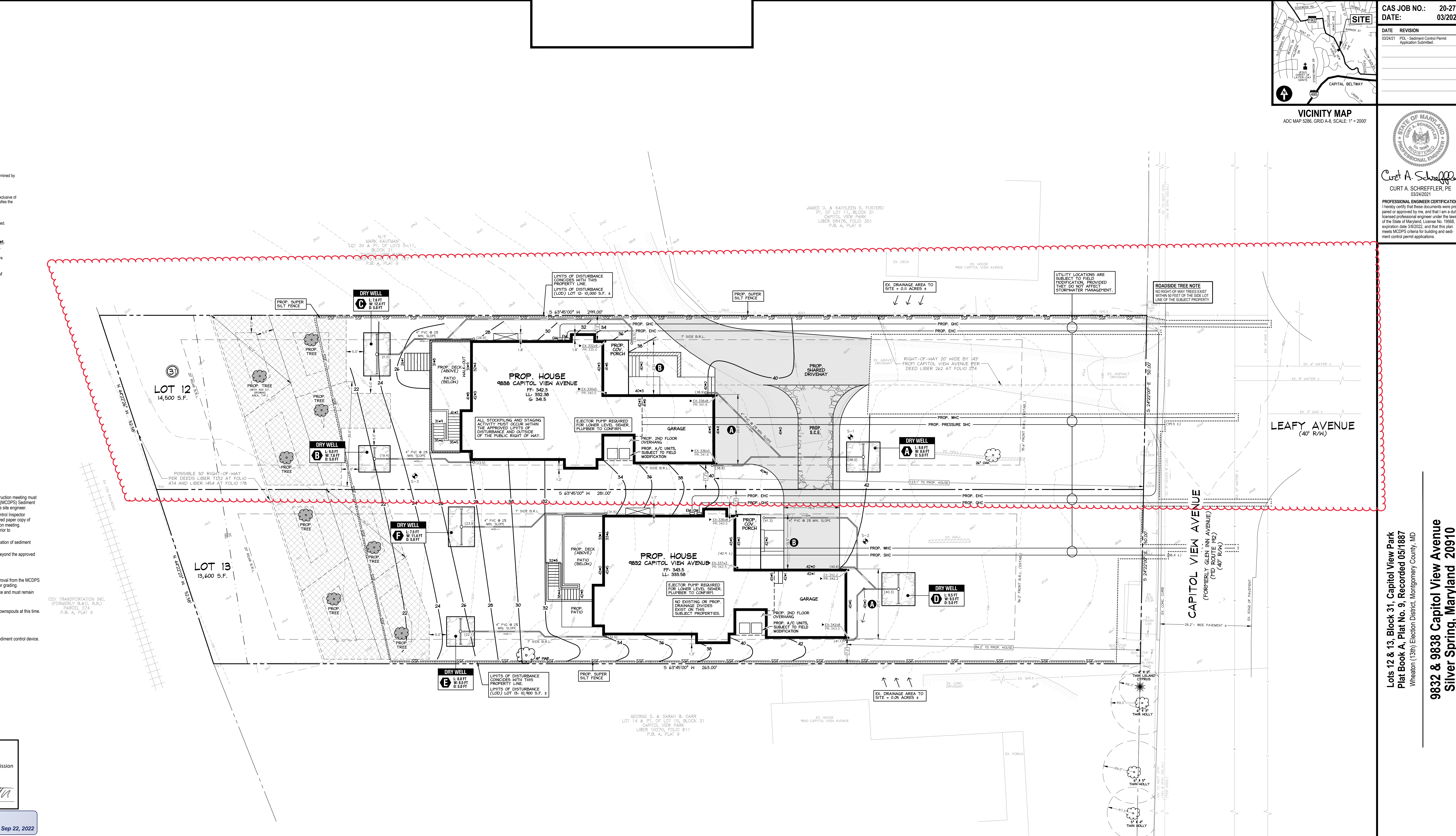
286967

SEDIMENT CONTROL PERMIT NO.

N/A

STORMWATER MANAGEMENT FILE NO.

1 OF 3



CAS JOB NO.: 20-273
DATE: 03/20/21
DATE REVISION: 03/24/21



Curt A. Schreffler, PE
CURT A. SCHREFFLER, PE
03/24/2021

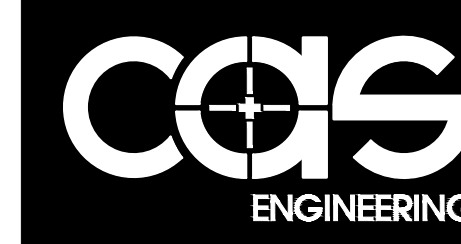
PROFESSIONAL ENGINEER CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19666, expiration date 3/31/2022, and the plan means MCPS criteria for building and sediment control permit applications.

9832 & 9838 Capitol View Avenue
Silver Spring, Maryland 20910
Plot No. 9, Recorded 05/18/87
Wheaton (3th) Election District, Montgomery County, MD

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

OWNER/APPLICANT: Mark H. Kauffman
ARCHITECT: Douglas Mader, AIA
BUILDER: Hastings Development LLC

Table with columns: TECHNICAL REVIEW OF SEDIMENT CONTROL, ADMINISTRATIVE REVIEW, TECHNICAL REVIEW OF STORMWATER MANAGEMENT, SMALL LOT DRAINAGE APPROVAL, SHEET TITLE: Building Permit Site Plan, SWM Plan, and Sediment Control Plan.



CAS ENGINEERING-MD
10 South Brent Street
Frederick, Maryland 21701
301-601-8031 Phone
info@casengineering.com
www.cas-engine.com

CAS ENGINEERING-DC, LLC
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036
202-355-7200 Phone
info@cas-engine.com
www.cas-engine.com

SCALE: 1" = 10' - 0"

1 OF 3

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

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

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

08251 FIRE-RATED GYPSUM BOARD

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

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

15151 PASSIVE RADON GAS CONTROLS

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

13030 WET-PIPE FIRE SUPPRESSION SPRINKLERS

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

Applicable Codes for Montgomery County, MD

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

Minimum Uniformly Distributed Live Loads

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

Material Strength for Structural Members

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

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

PRESCRIPTIVE WORKSHEET (R-Values)

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

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

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

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

Thermally Isolated Sunroom, Check box if applicable.

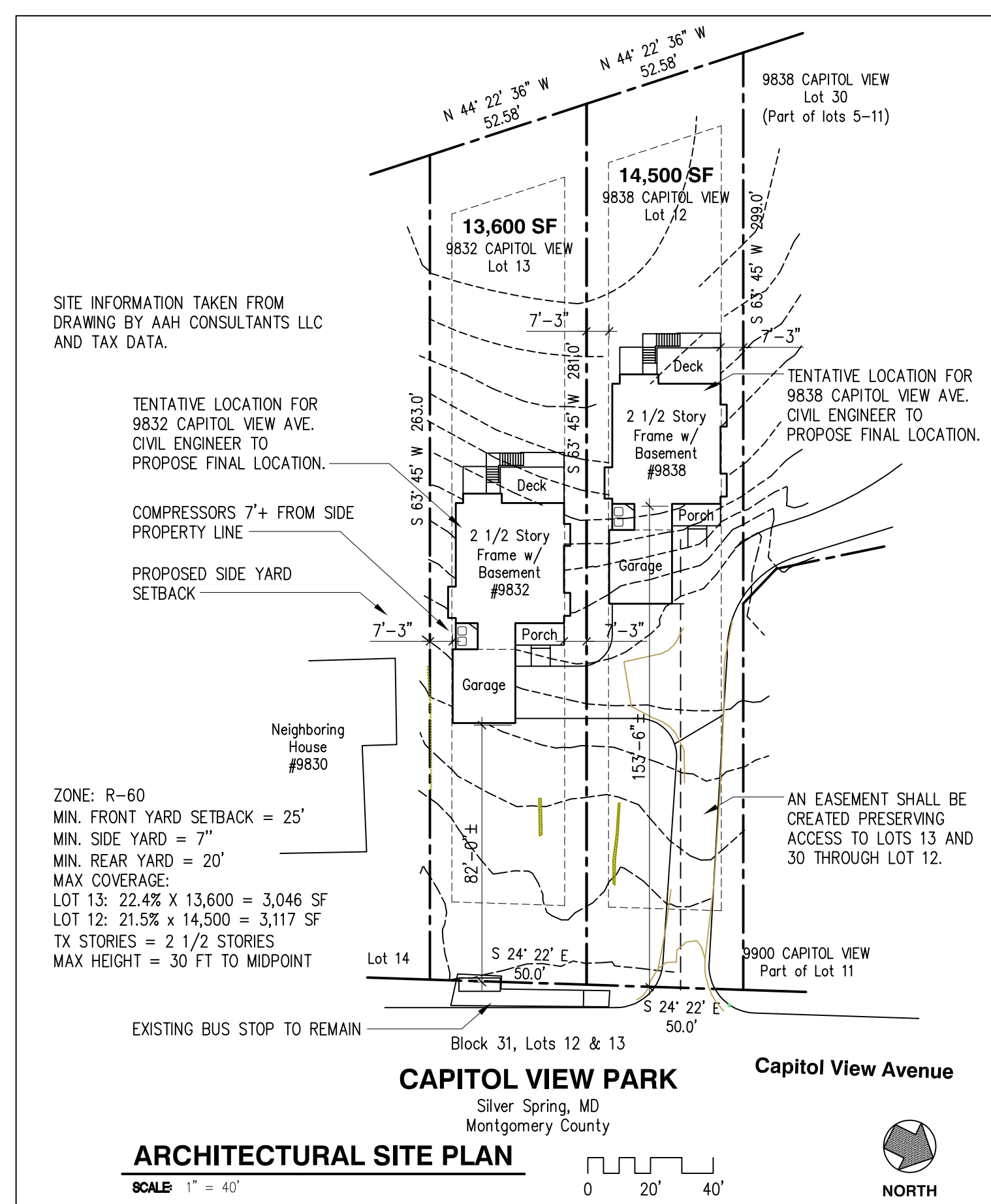
- Minimum Ceiling R-Value of Sunroom (R-19)
- Minimum Wall R-Value (R-13)
- New wall(s) separating a sunroom from conditioned space shall meet the building thermal envelope requirements.

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

2018 Edition International Energy Conservation Code (IECC)

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

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



ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'

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.



REVIEWED
By Dan.Bruechert at 11:20 am, Sep 22, 2022

INDEX OF DRAWINGS:

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

COVER SHEET, INDEX & CODE INFORMATION

Job #: 20-29

Drawn by: DDM

Date: 2/19/21

Revisions:



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

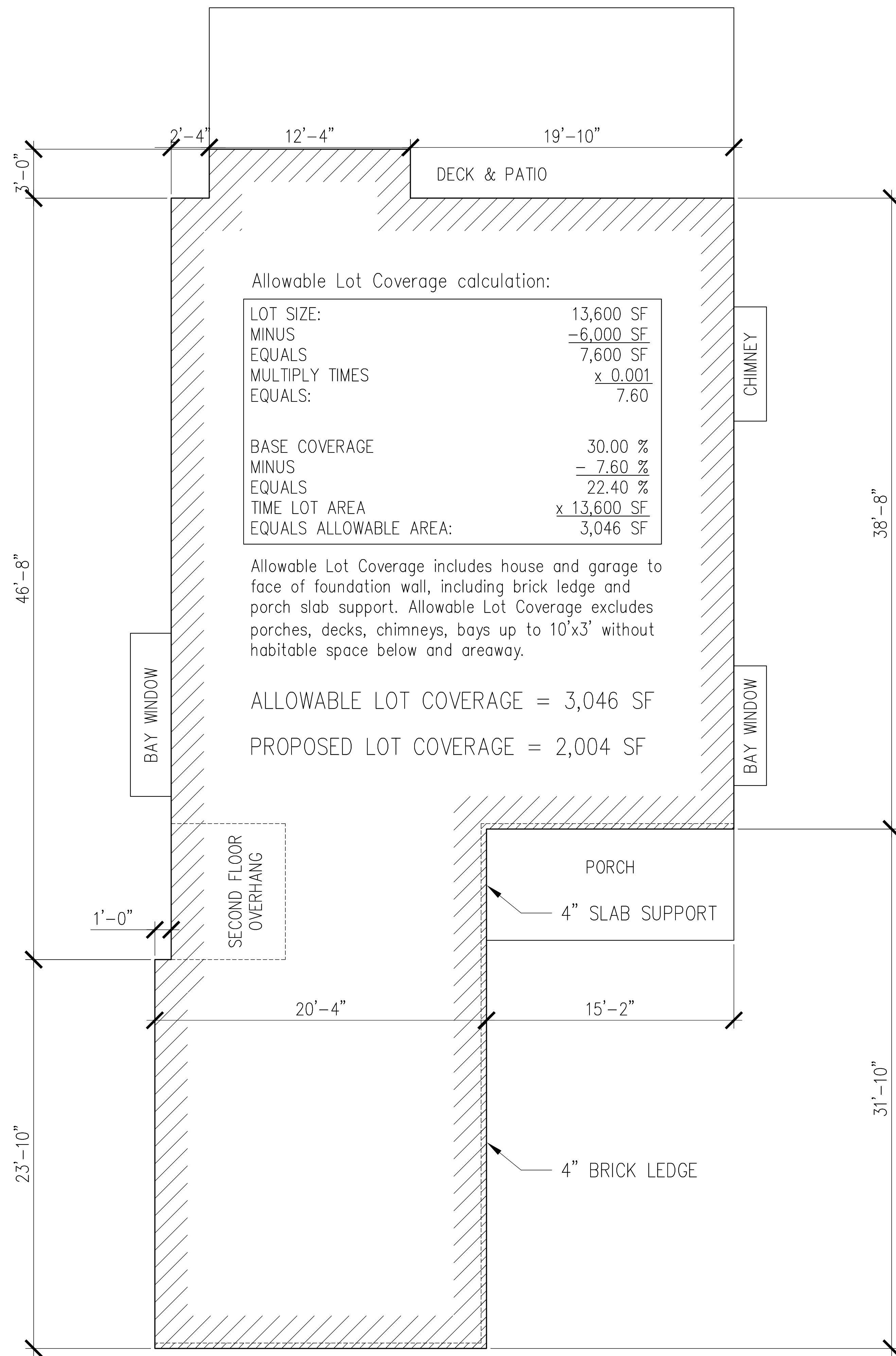
Digital Signature above for Douglas Mader, AIA

A0

1 of 10

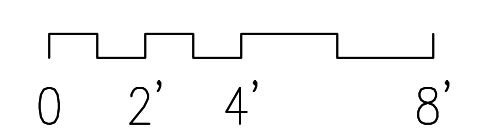
Douglas Mader, AIA
11307 Rokeby Avenue, Silver Spring, MD 20910-0187
(301) 466-1378 cell, DMaderAIA@aol.com

9838 Capitol View
9838 Capitol View Avenue
Silver Spring, MD 20910
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2 LOT COVERAGE DIAGRAM

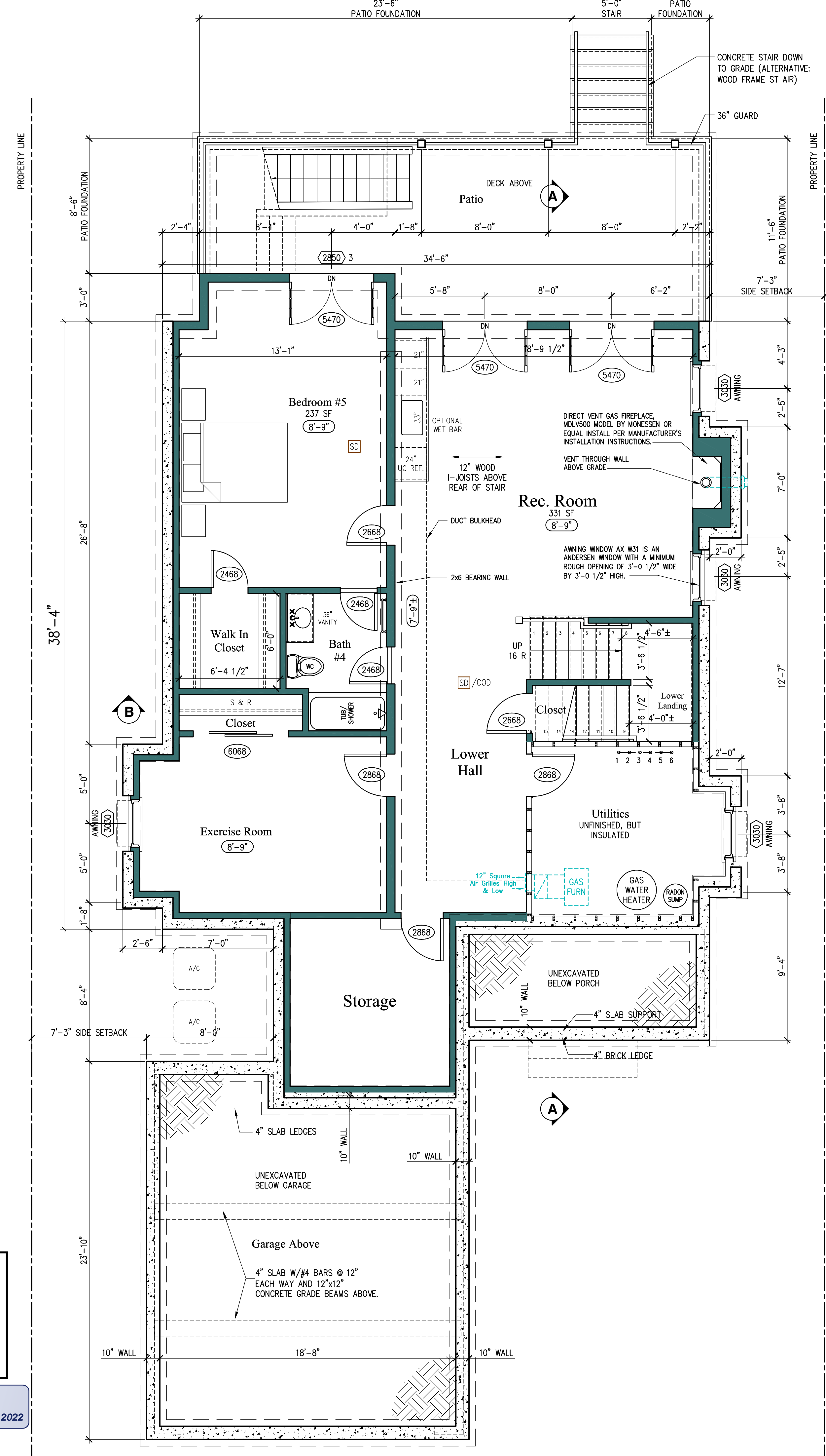
A1 SCALE: 1/4" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission

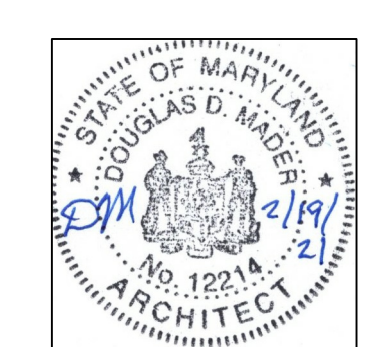
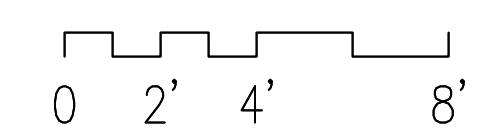
Robert A. Mader

REVIEWED
By Dan.Bruechert at 11:20 am, Sep 22, 2022



1 LOWER LEVEL PLAN

A1 SCALE: 1/4" = 1'-0"
LOT COVERAGE: 1,908 SF



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

Digital Signature above for Douglas Mader, AIA

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

9838 Capitol View
9838 Capitol View Avenue
Silver Spring, MD 20910
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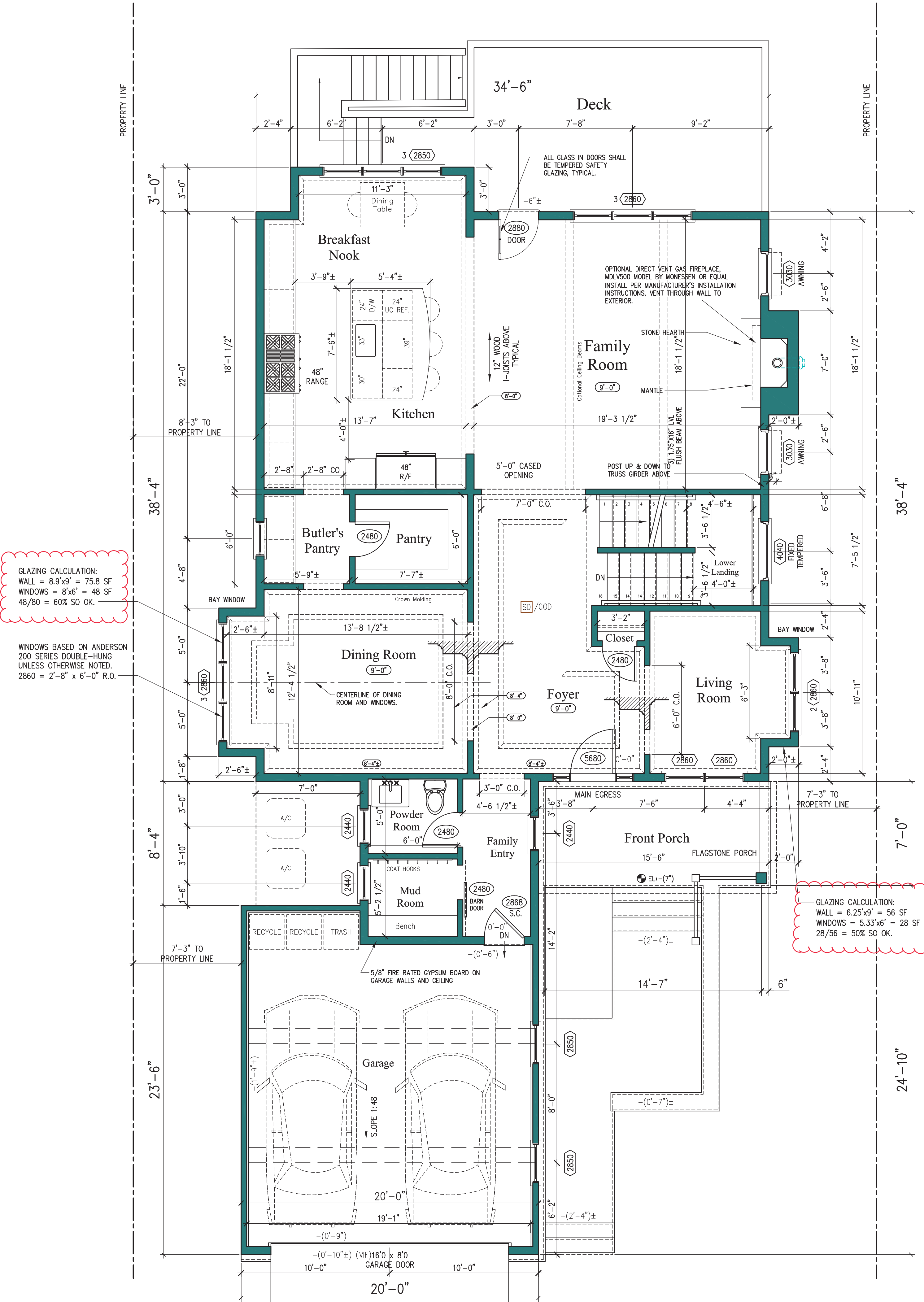
**LOWER LEVEL PLAN,
BUILDING SECTION**

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

A1
2 of 10

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 11:20 am, Sep 22, 2022



GLAZING CALCULATION:
WALL = 8.9'x9' = 75.8 SF
WINDOWS = 8'x6' = 48 SF
48/80 = 60% SO. OK.

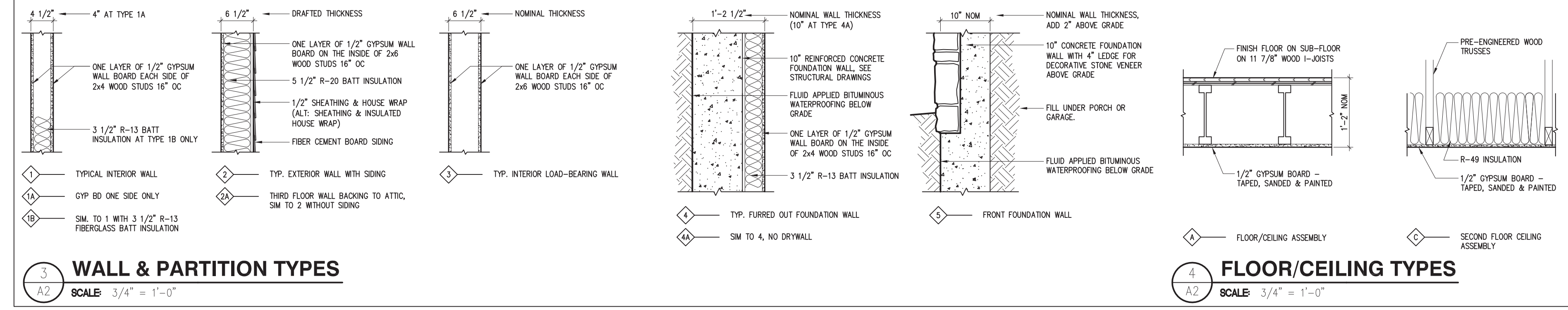
WINDOWS BASED ON ANDERSON
200 SERIES DOUBLE-HUNG
UNLESS OTHERWISE NOTED:
2860 = 2'-6" x 6'-0" R.O.

GLAZING CALCULATION:
WALL = 6.25'x9' = 56 SF
WINDOWS = 5.33'x6' = 28 SF
28/56 = 50% SO. OK.

1 FIRST FLOOR PLAN

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

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

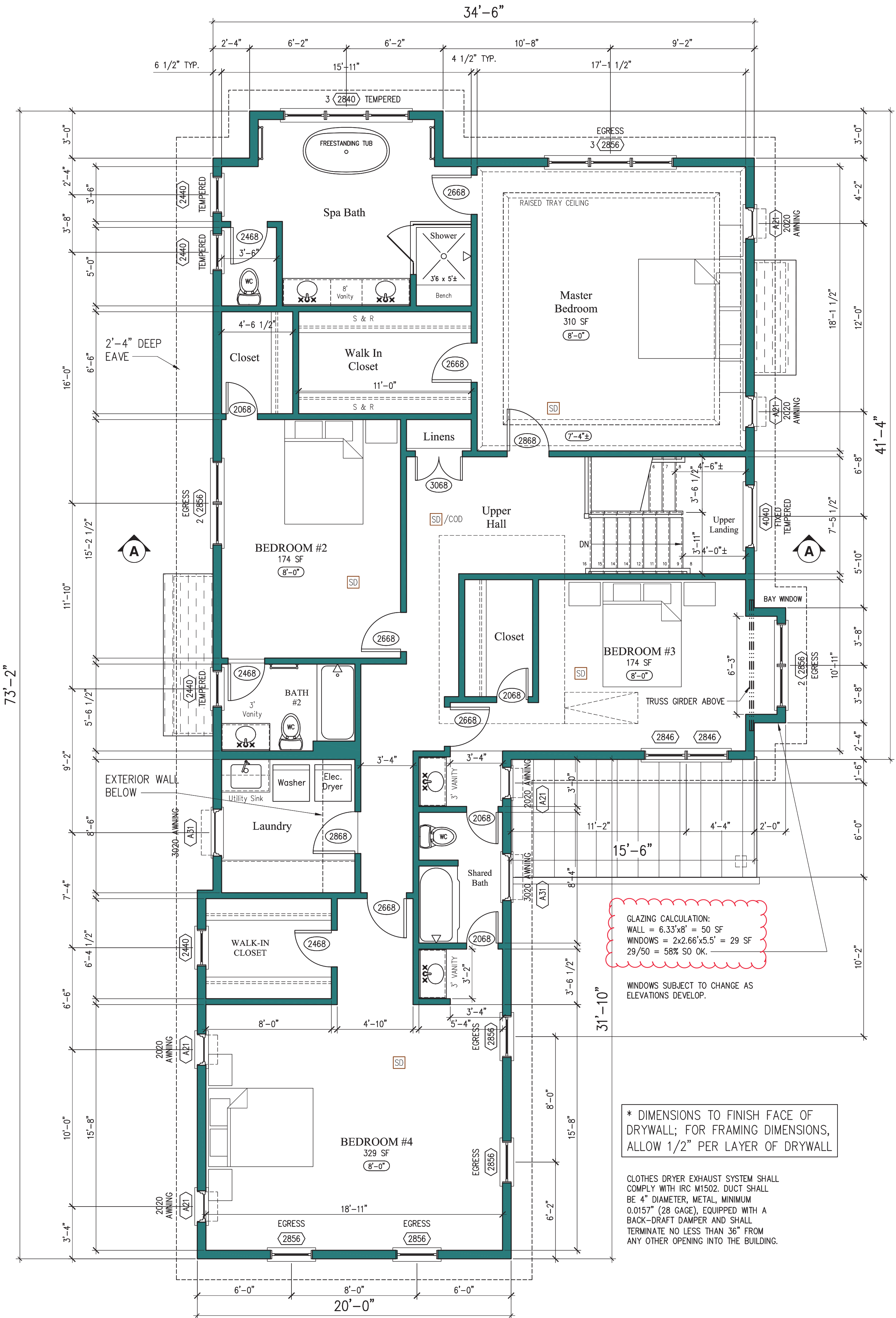


WALL & PARTITION TYPES

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

FLOOR/CEILING TYPES

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



GLAZING CALCULATION:
WALL = 6.33'x8' = 50 SF
WINDOWS = 2x2.66'x5.5' = 29 SF
29/50 = 58% SO. OK.

WINDOWS SUBJECT TO CHANGE AS ELEVATIONS DEVELOP.

* 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.

2 SECOND FLOOR PLAN

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

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



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

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

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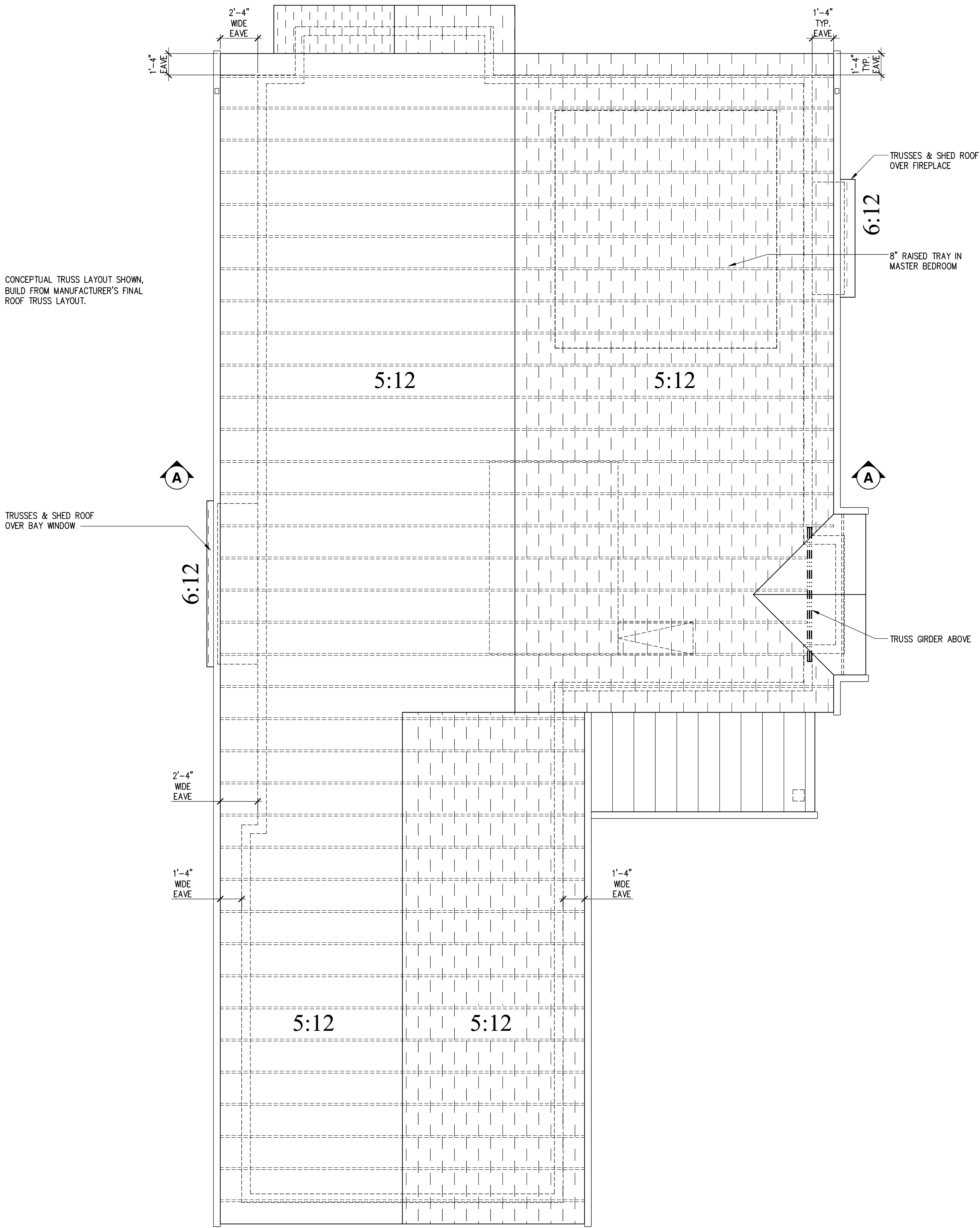
FIRST & SECOND FLOOR PLANS

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

A2
3 of 10

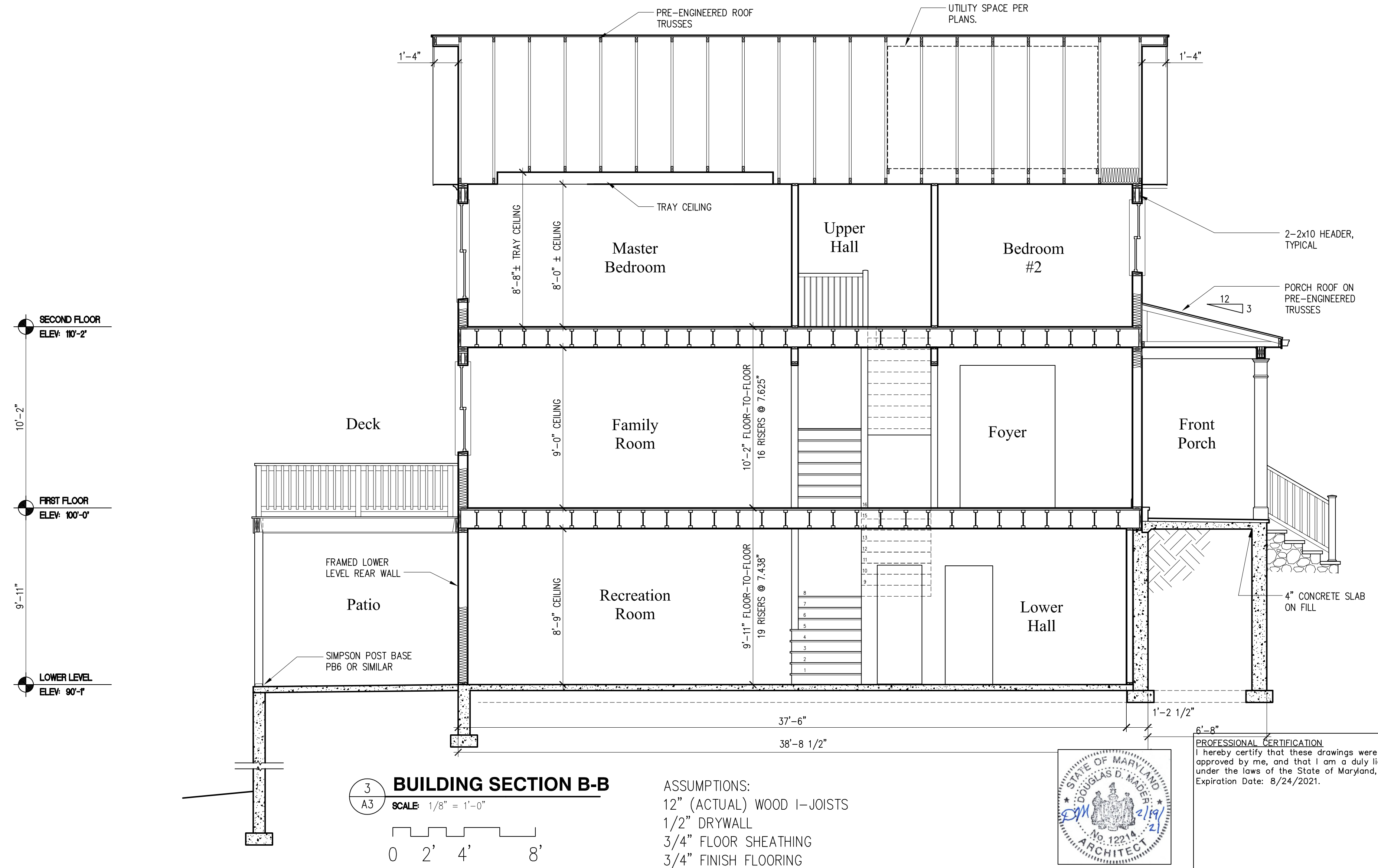
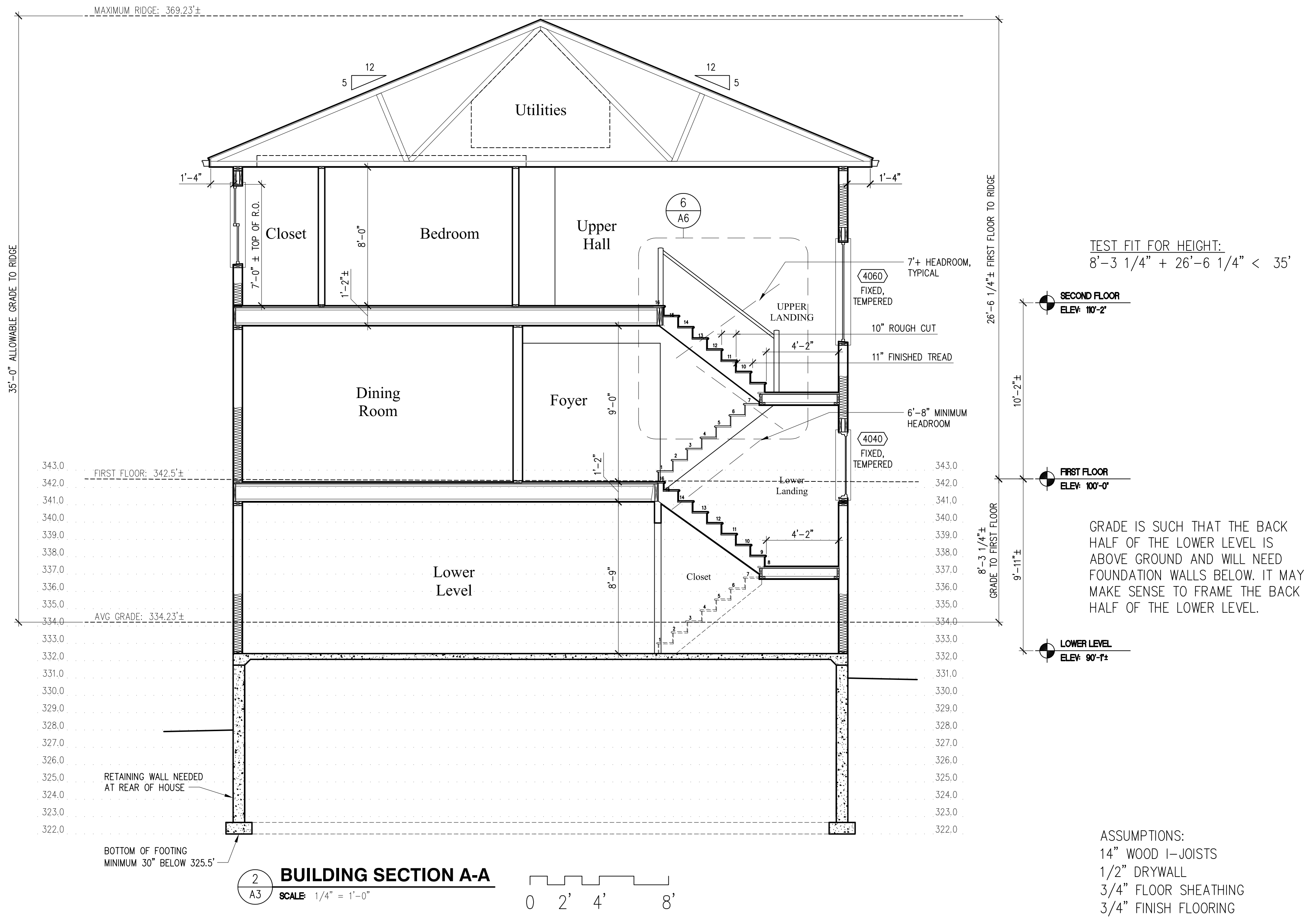
APPROVED
Montgomery County
Historic Preservation Commission
Robert G. Norton

REVIEWED
By Dan.Bruechert at 11:20 am, Sep 22, 2022



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

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



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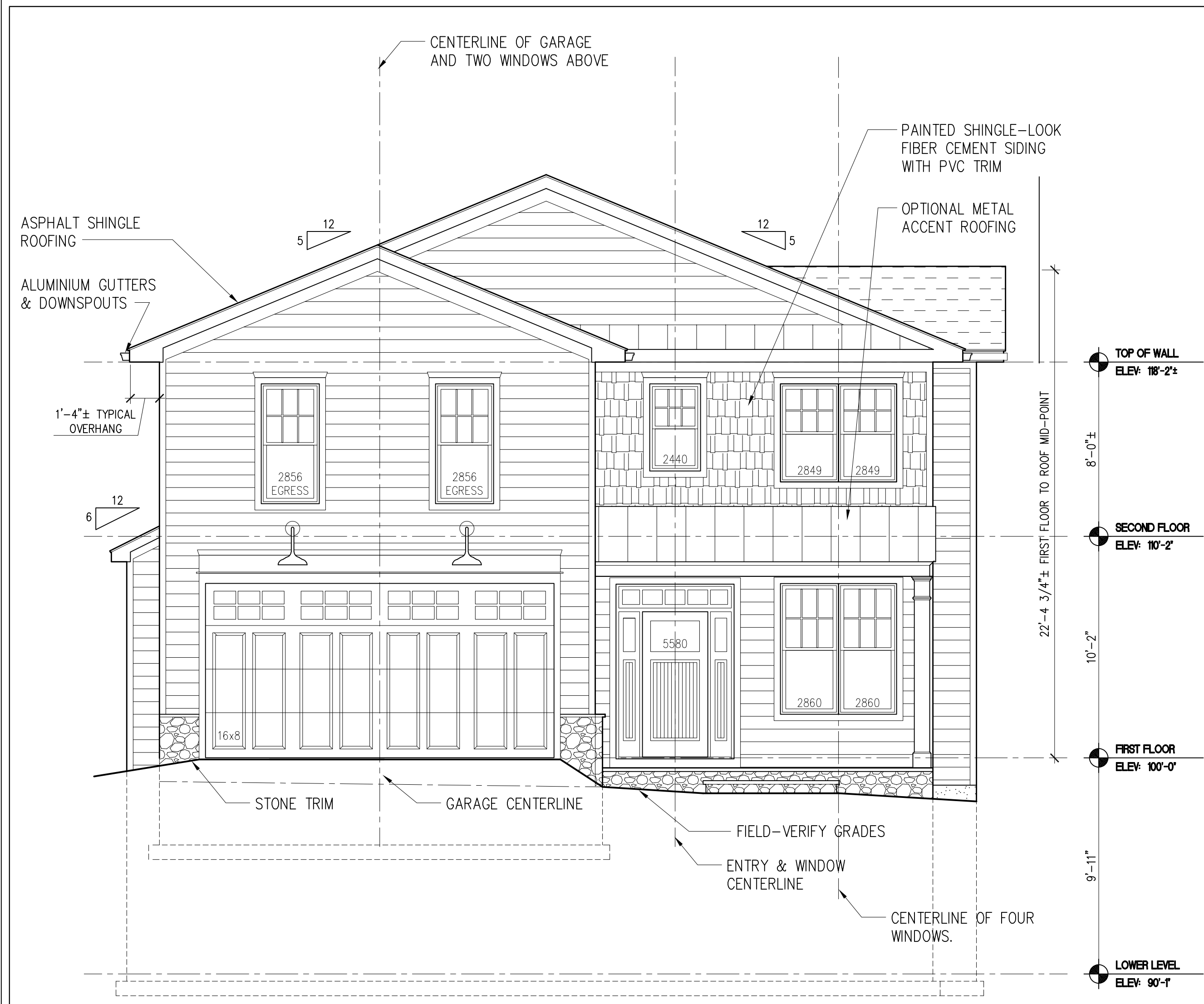
Digital Signature above for Douglas Mader, AIA

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ROOF PLAN, BUILDING SECTIONS

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



FRONT ELEVATION

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



REVIEWED
By Dan.Bruechert at 11:20 am, Sep 22, 2022



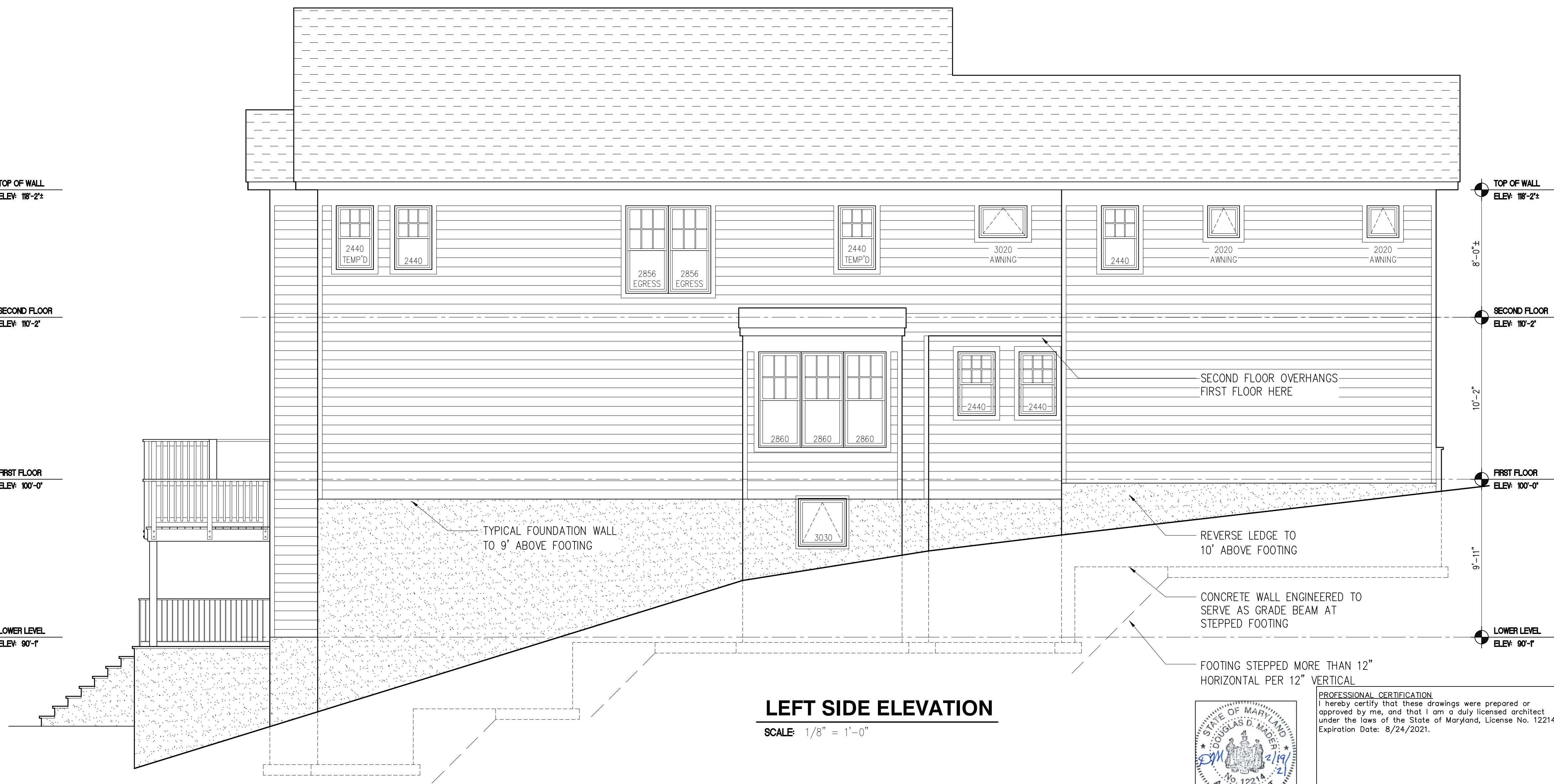
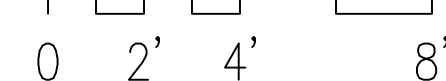
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

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



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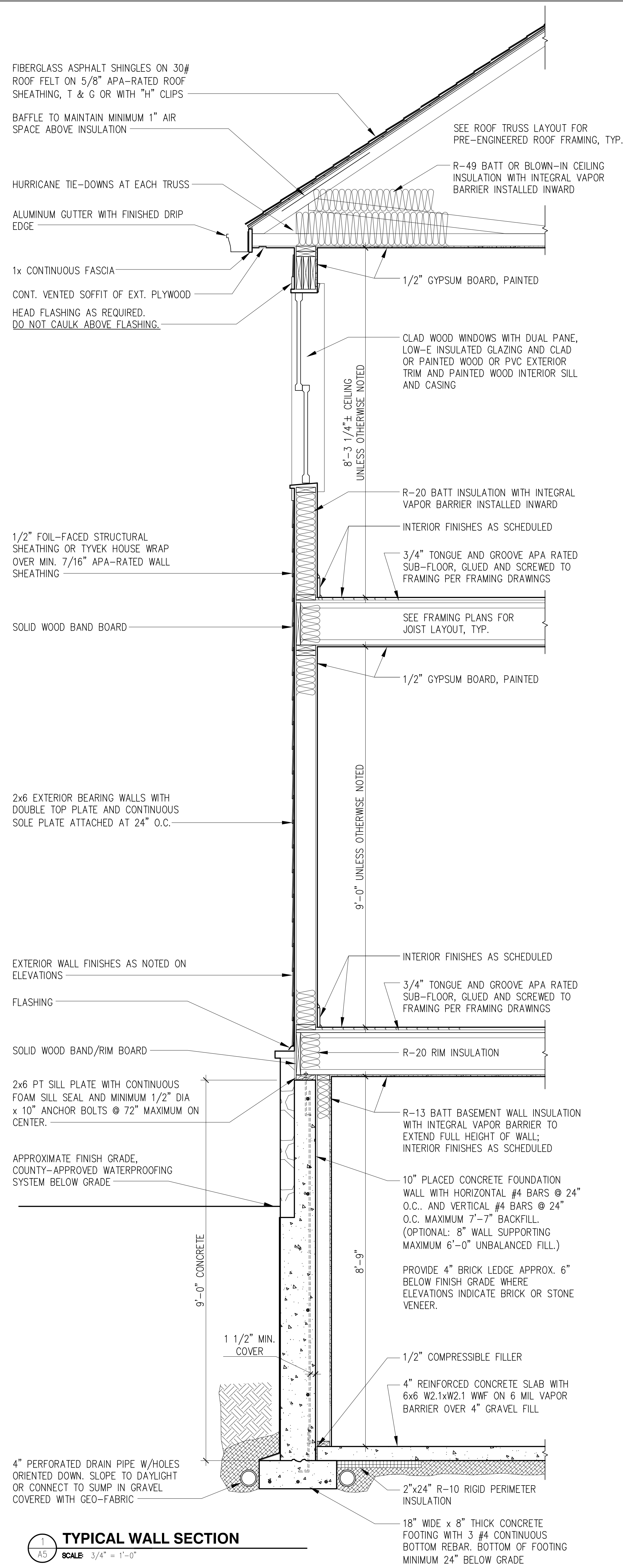
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ELEVATIONS

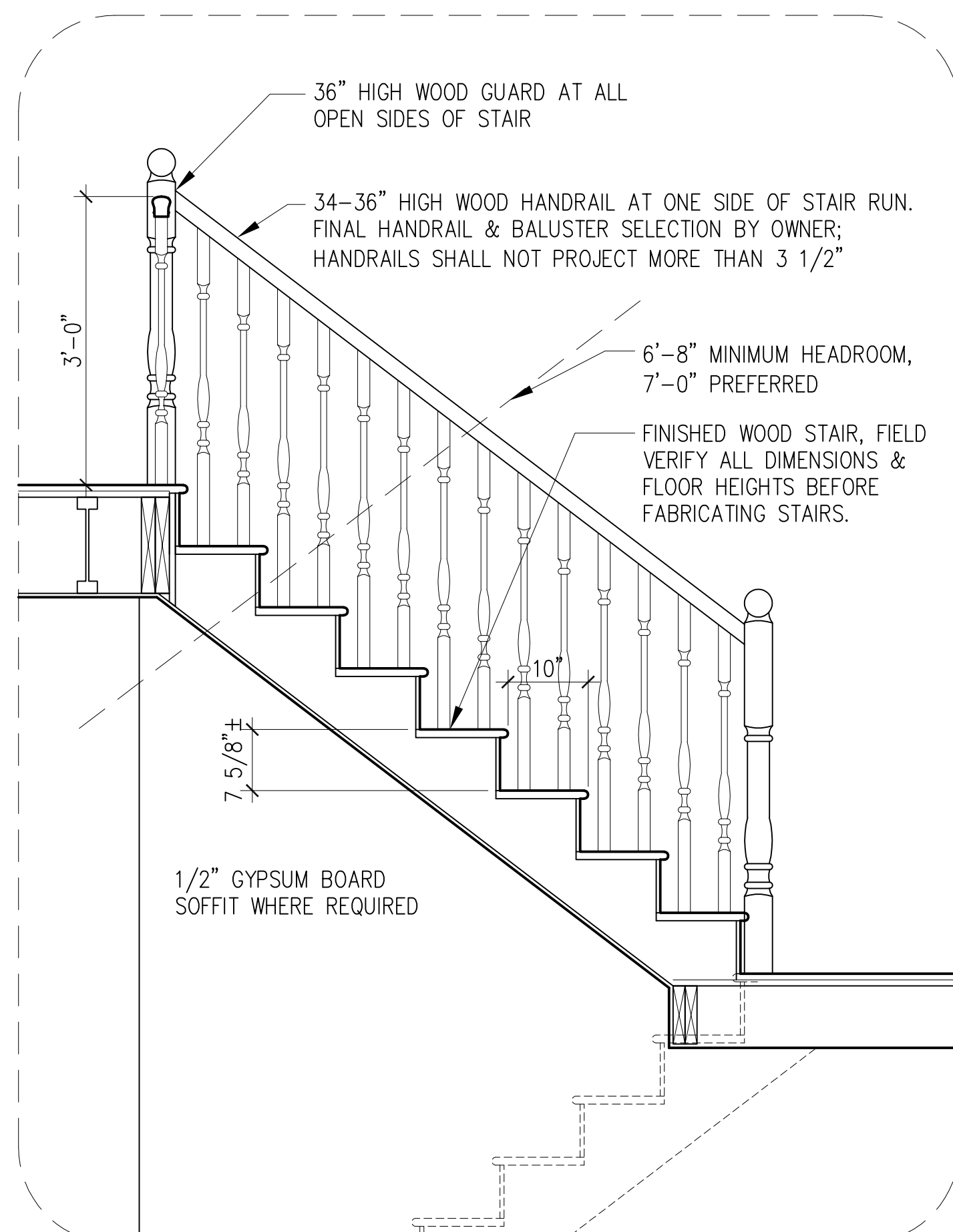
Job #: 20-29
Drawn by:
Date: 2/19/21
Revisions:

A4

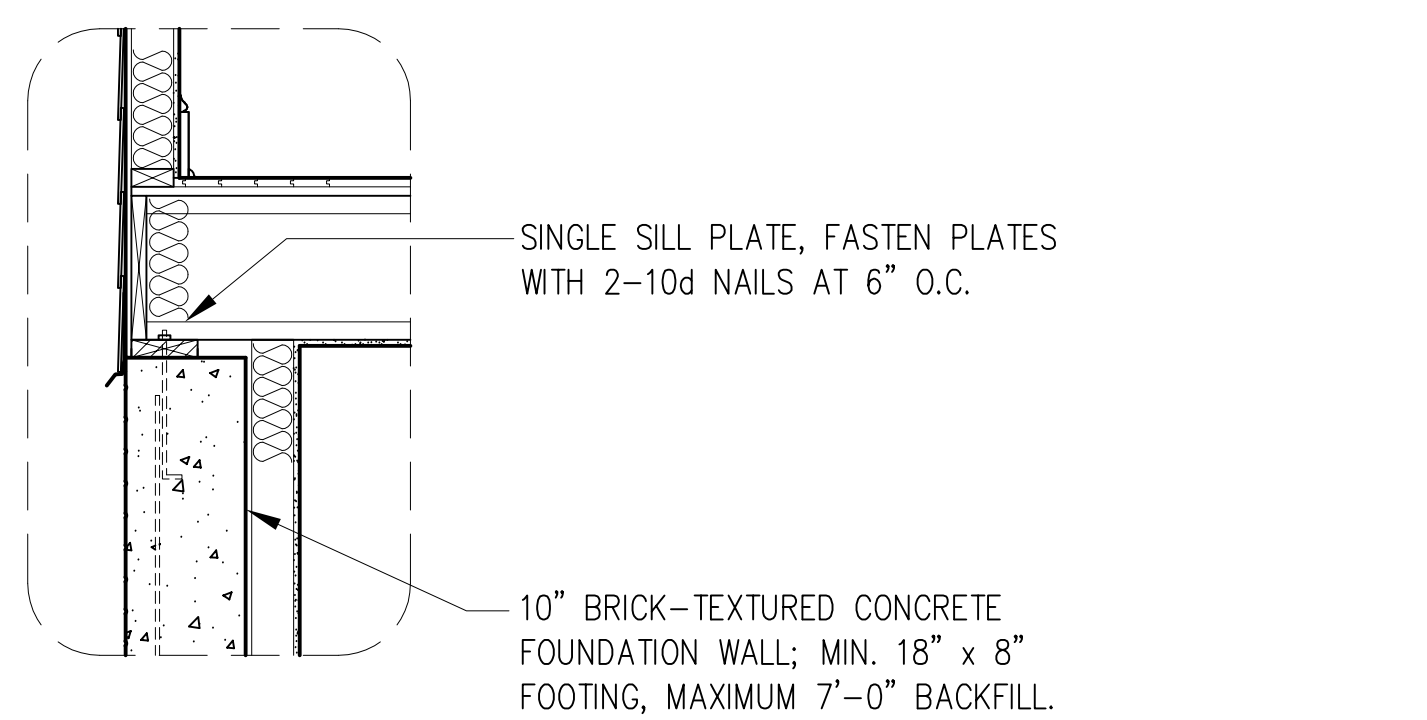
Douglas Mader, AIA
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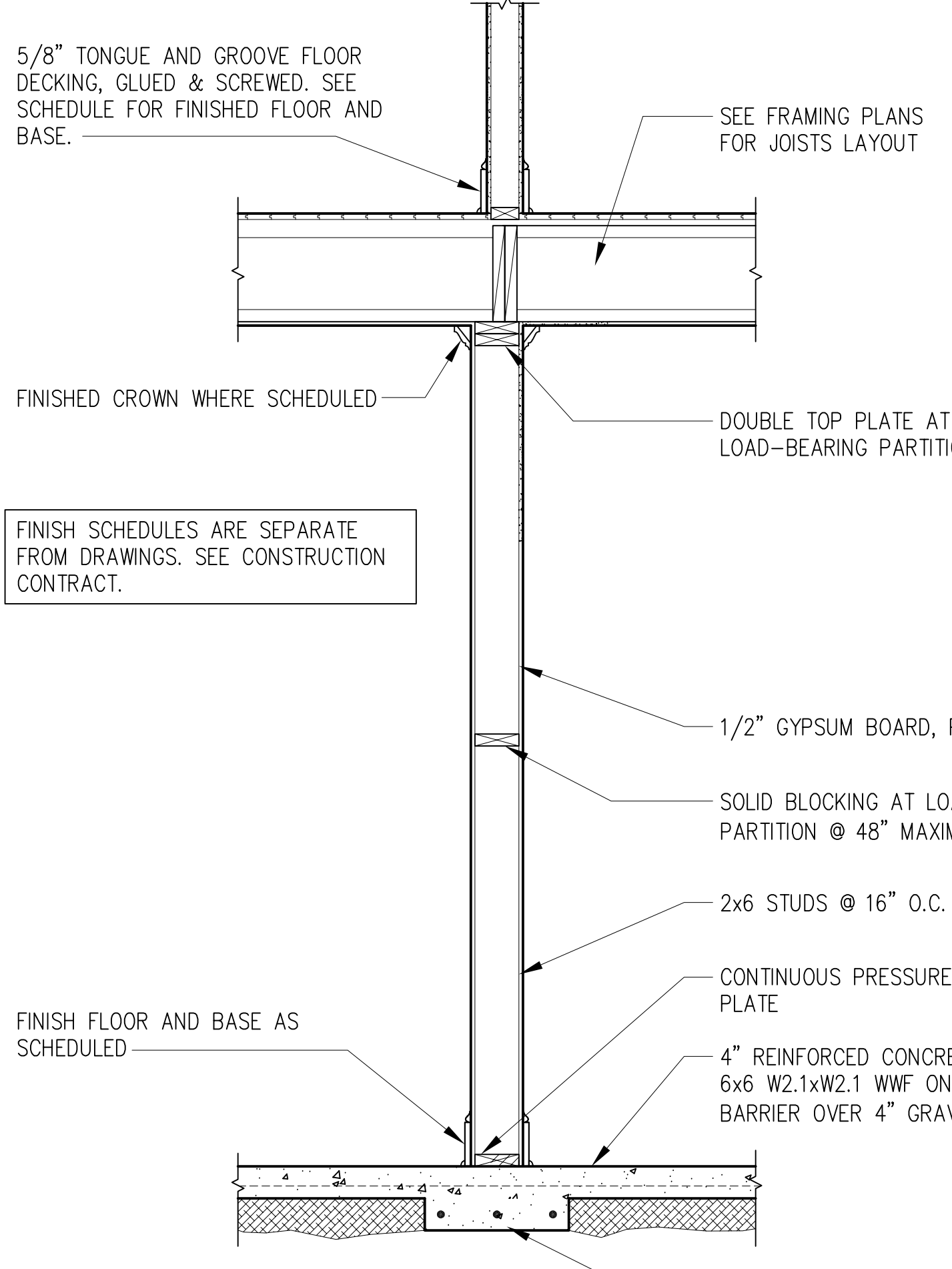
1 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



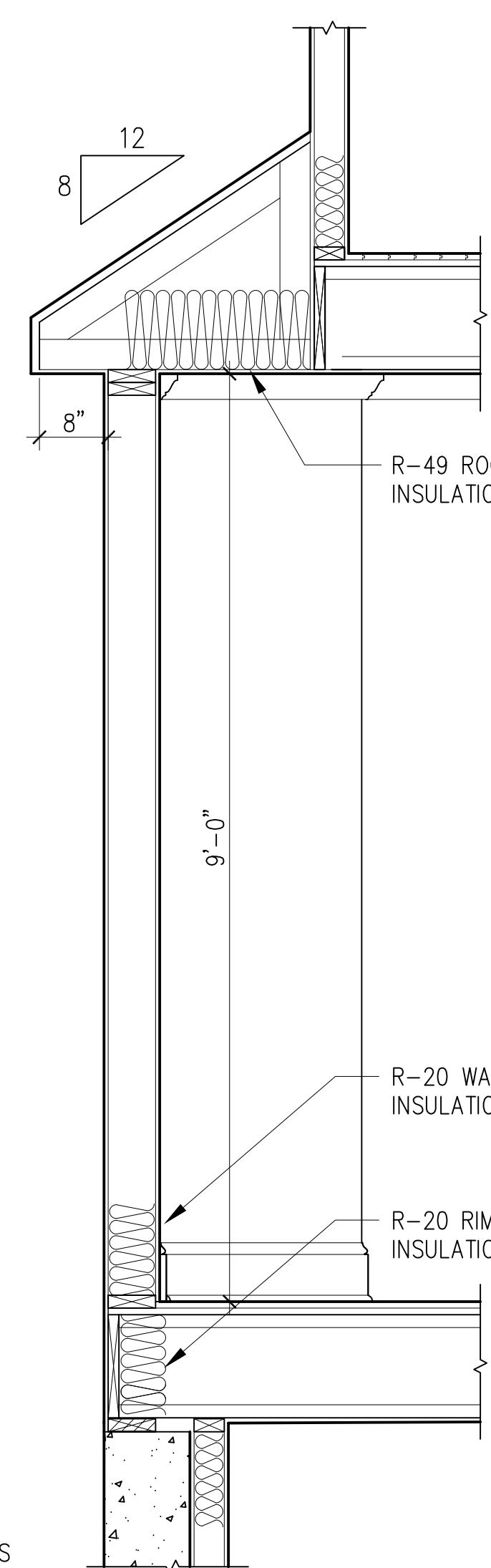
6 TYPICAL STAIR DETAILS
SCALE: 3/4" = 1'-0"



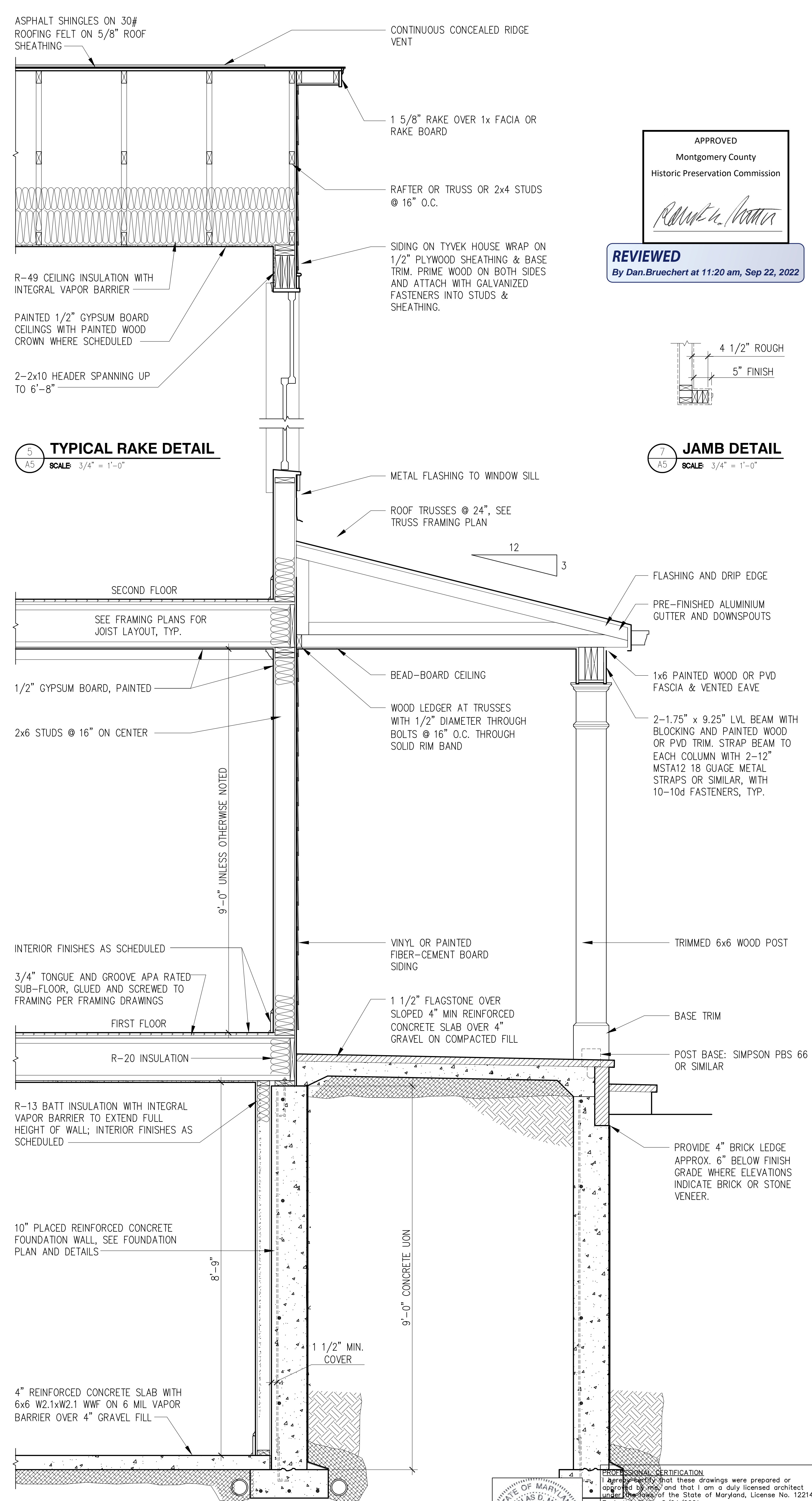
2 FOUNDATION WALL W/O VENEER
SCALE: 3/4" = 1'-0"



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

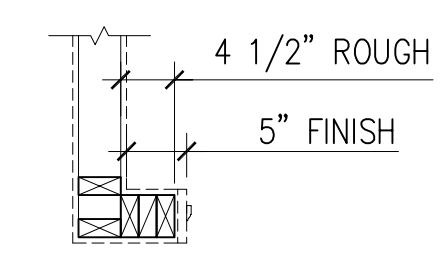


8 BAY SECTION
SCALE: 3/4" = 1'-0"

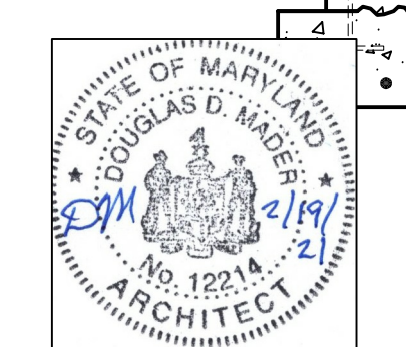


4 TYPICAL SECTION AT PORCH
SCALE: 3/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
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REVIEWED
By Dan.Bruechert at 11:20 am, Sep 22, 2022



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



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Digital Signature above for Douglas Mader, AIA

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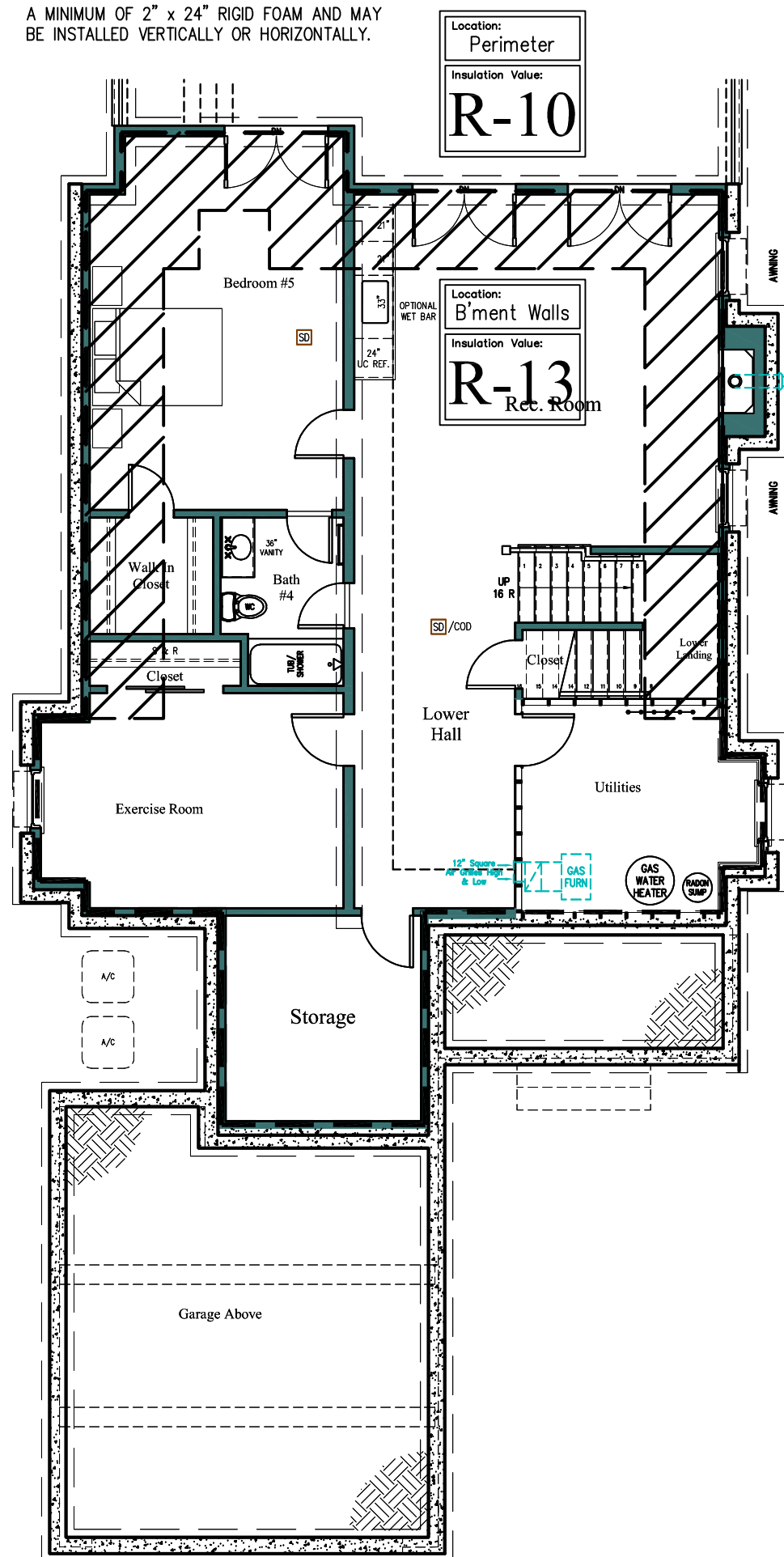
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WALL SECTIONS & DETAILS

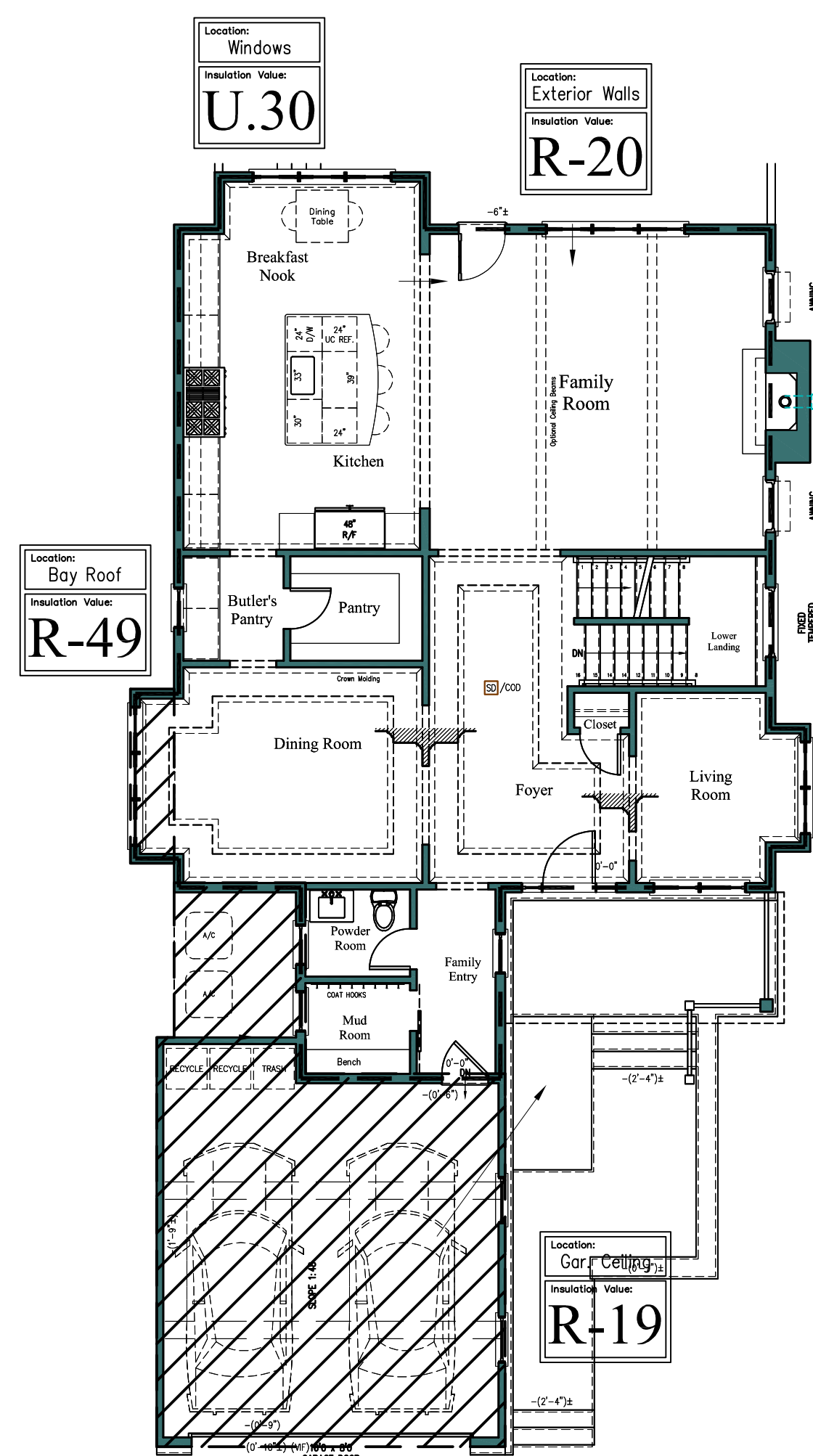
Job #: 20-29
Drawn by: DDM
Date: 2/19/21
Revisions:

A5
6 of 10

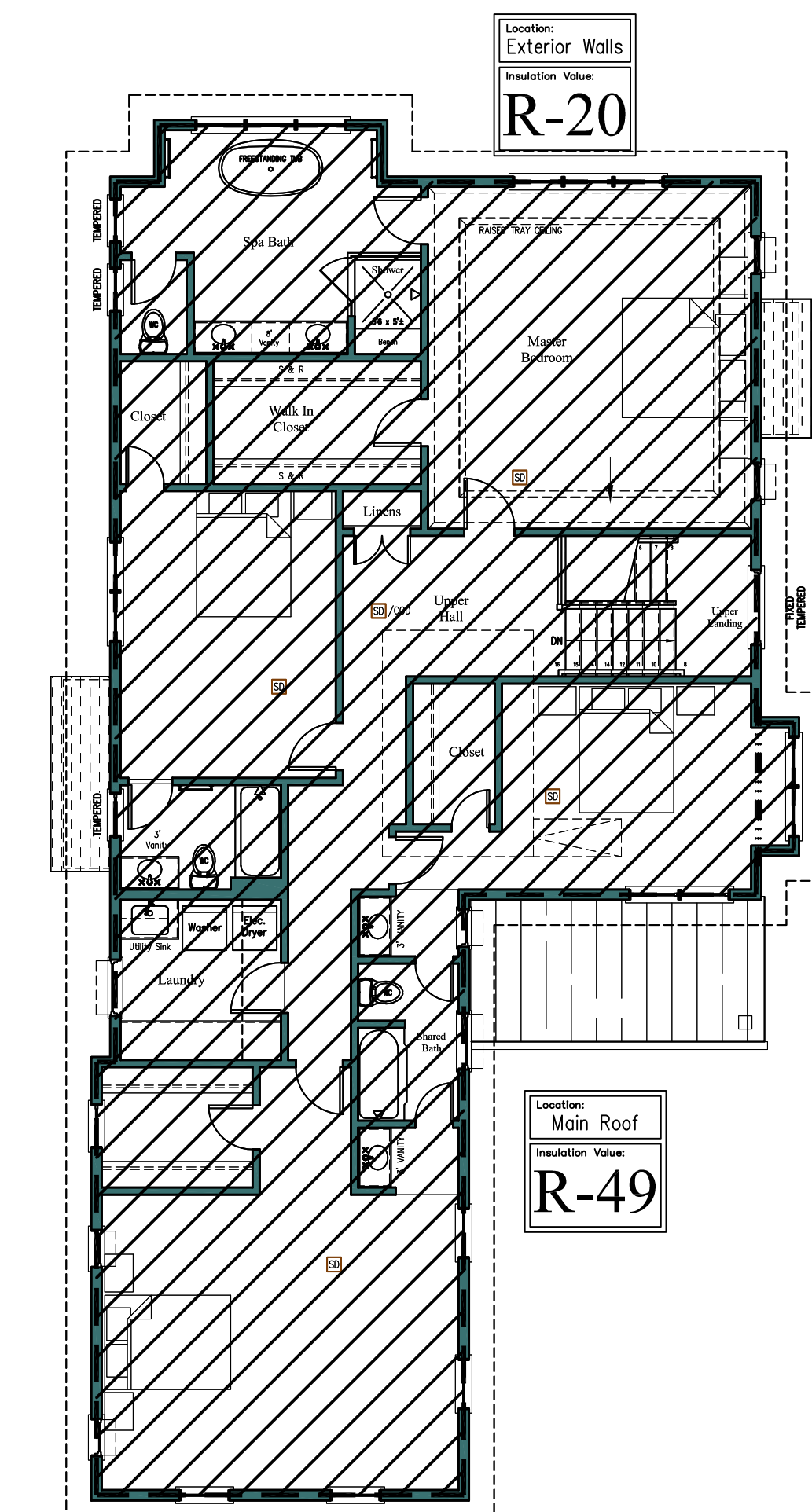
PROVIDE R-10 PERIMETER INSULATION WHERE FLOOR SLAB IS ABOVE GRADE OR LESS THAN 4" BELOW GRADE. PERIMETER INSULATION SHALL BE A MINIMUM OF 2" x 24" RIGID FOAM AND MAY BE INSTALLED VERTICALLY OR HORIZONTALLY.



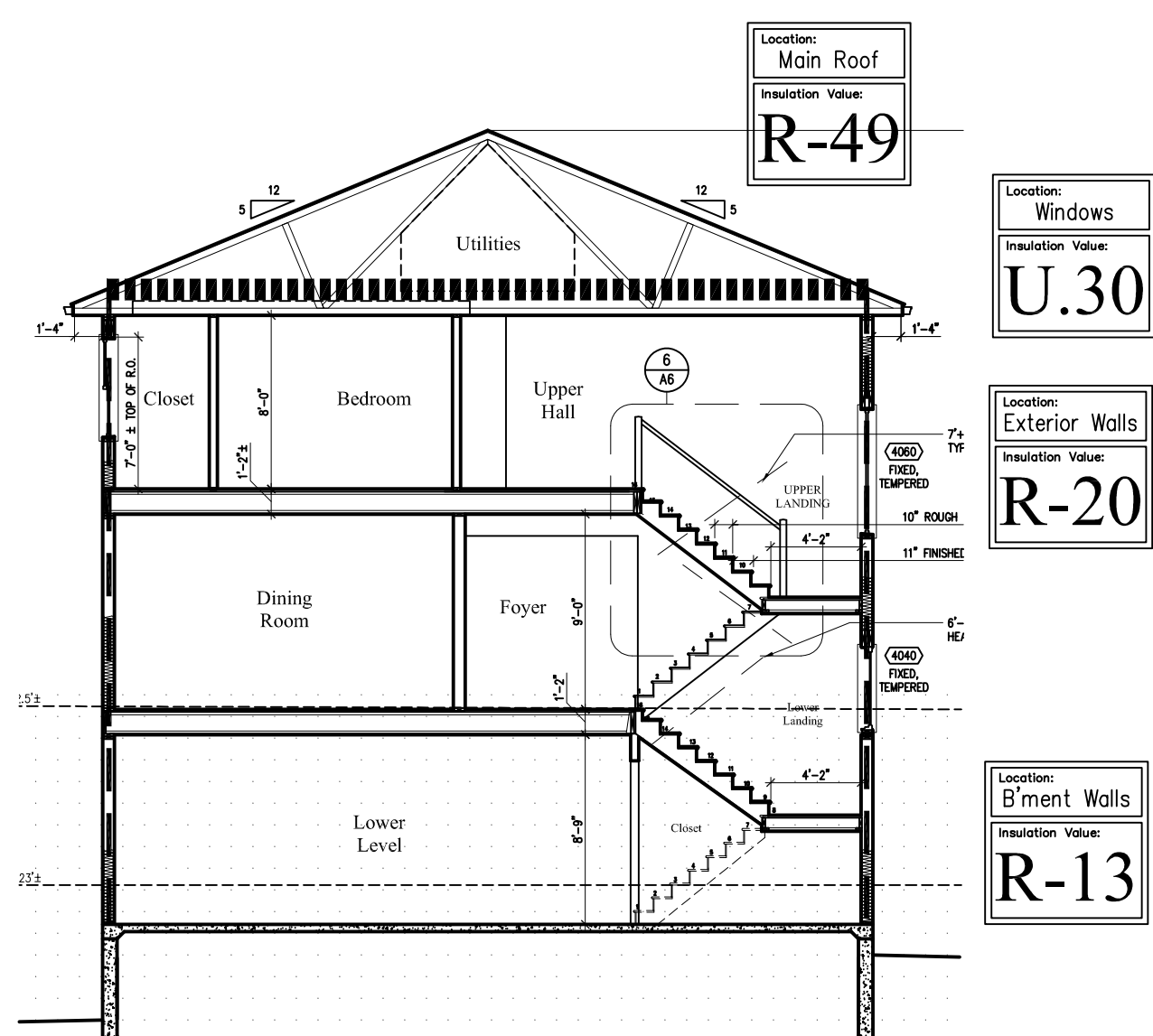
1 BASEMENT TE PLAN
SCALE: 1/8" = 1'-0"



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



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



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

INSULATION R-VALUES

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

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

FENESTRATION U-FACTORS

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

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

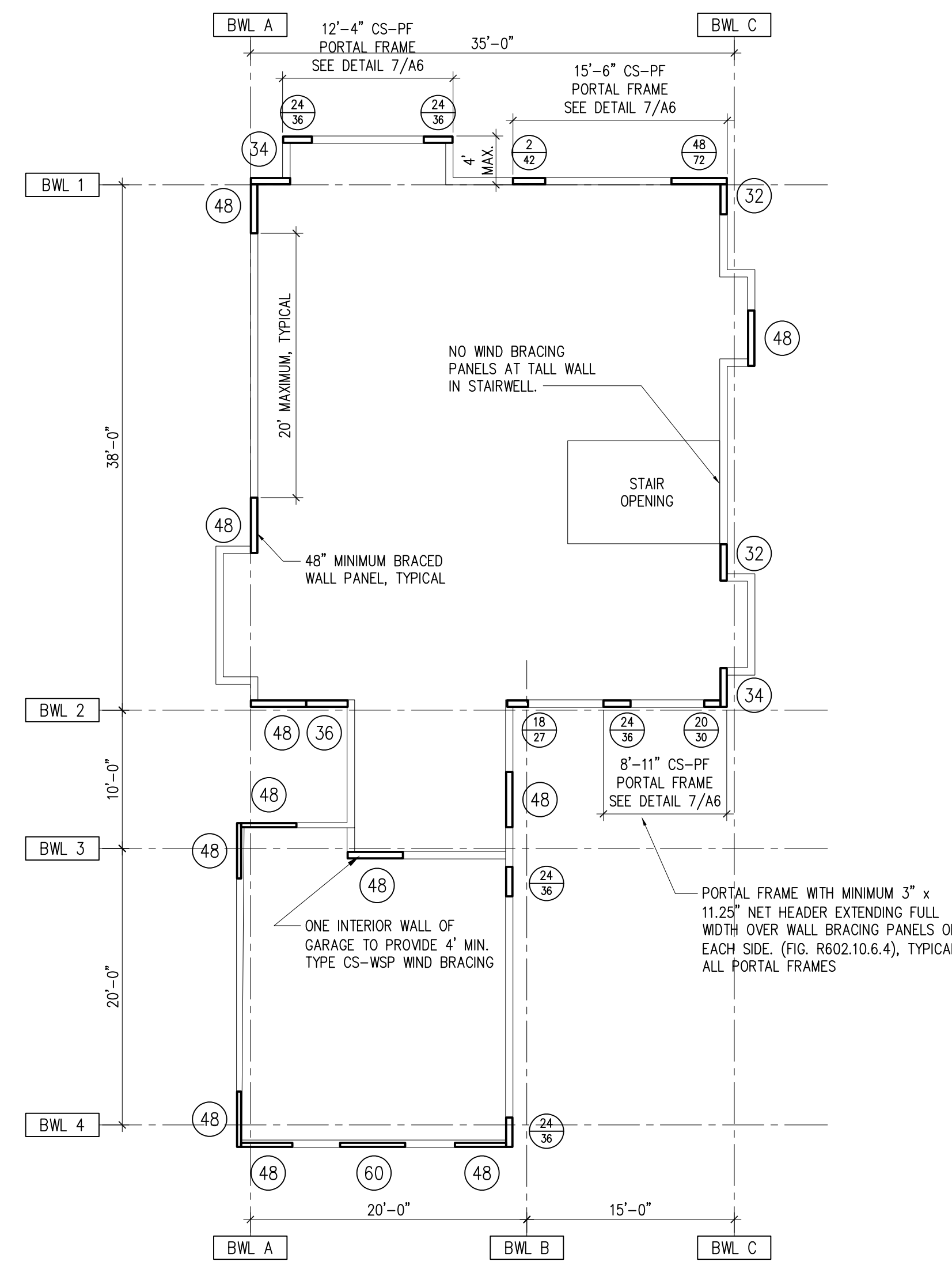
PREVENTING AIR LEAKAGE

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

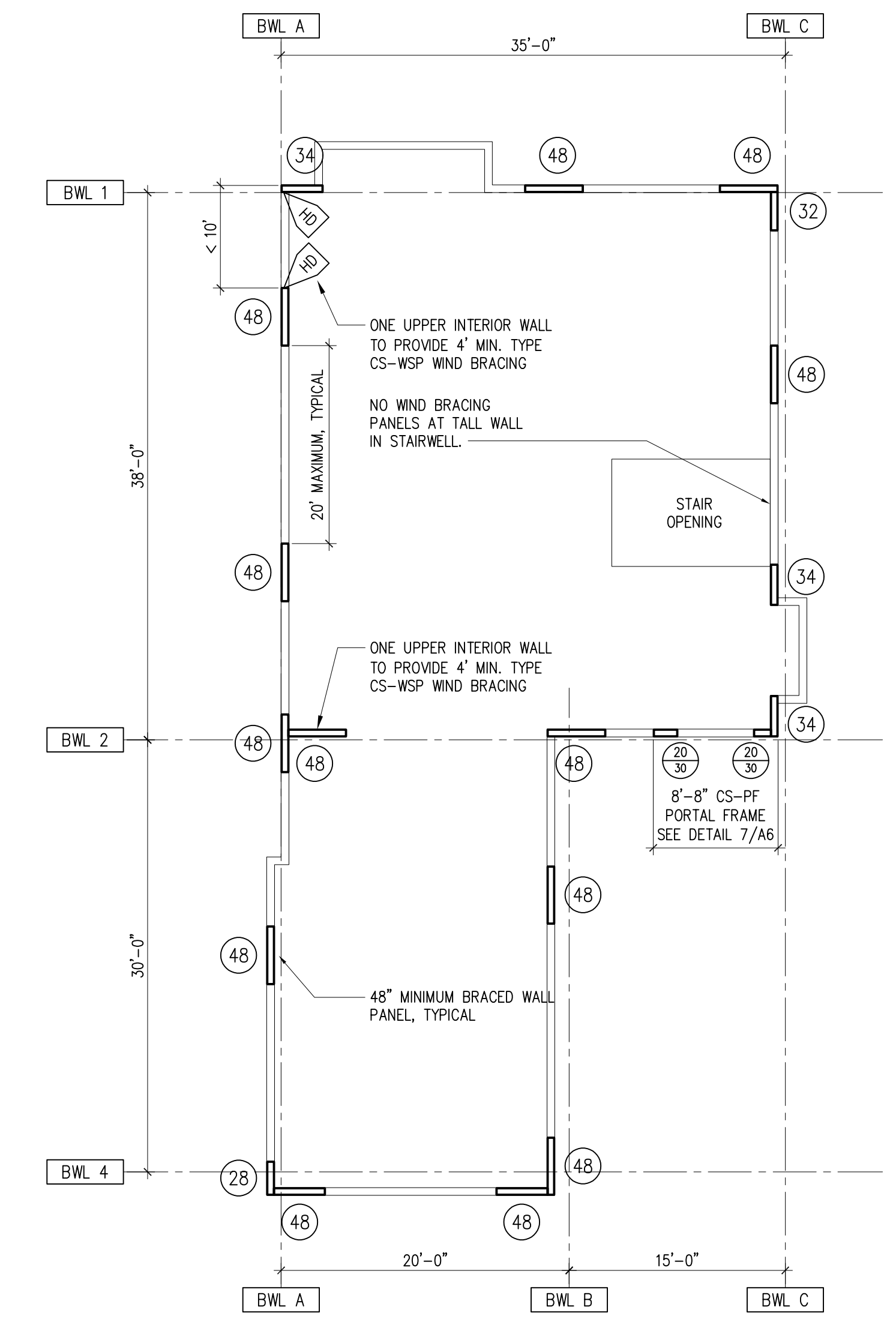
ROOF INSULATION NOTE

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

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Montgomery County
Historic Preservation Commission
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REVIEWED
By Dan.Bruechert at 11:20 am, Sep 22, 2022



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



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

MINIMUM WALL BRACING LENGTH [Table R602.10.1.2(1)]								
WALL LINE	SPACING	#	TYPE	BRACING @ 1st Floor REQUIRED:	BRACING @ 2nd Floor 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:
- CS-WSP = CONTINUOUS SHEATHING WITH WOOD STRUCTURAL PANELS.
 - 48 DENOTES MIN. 48" WIND BRACING PANEL.
 - 36 DENOTES MIN. 36" WIND BRACING PANEL.
 - PROVIDE SQUASH BLOCKING BELOW ALL POSTS & MULTIPLE STUDS.

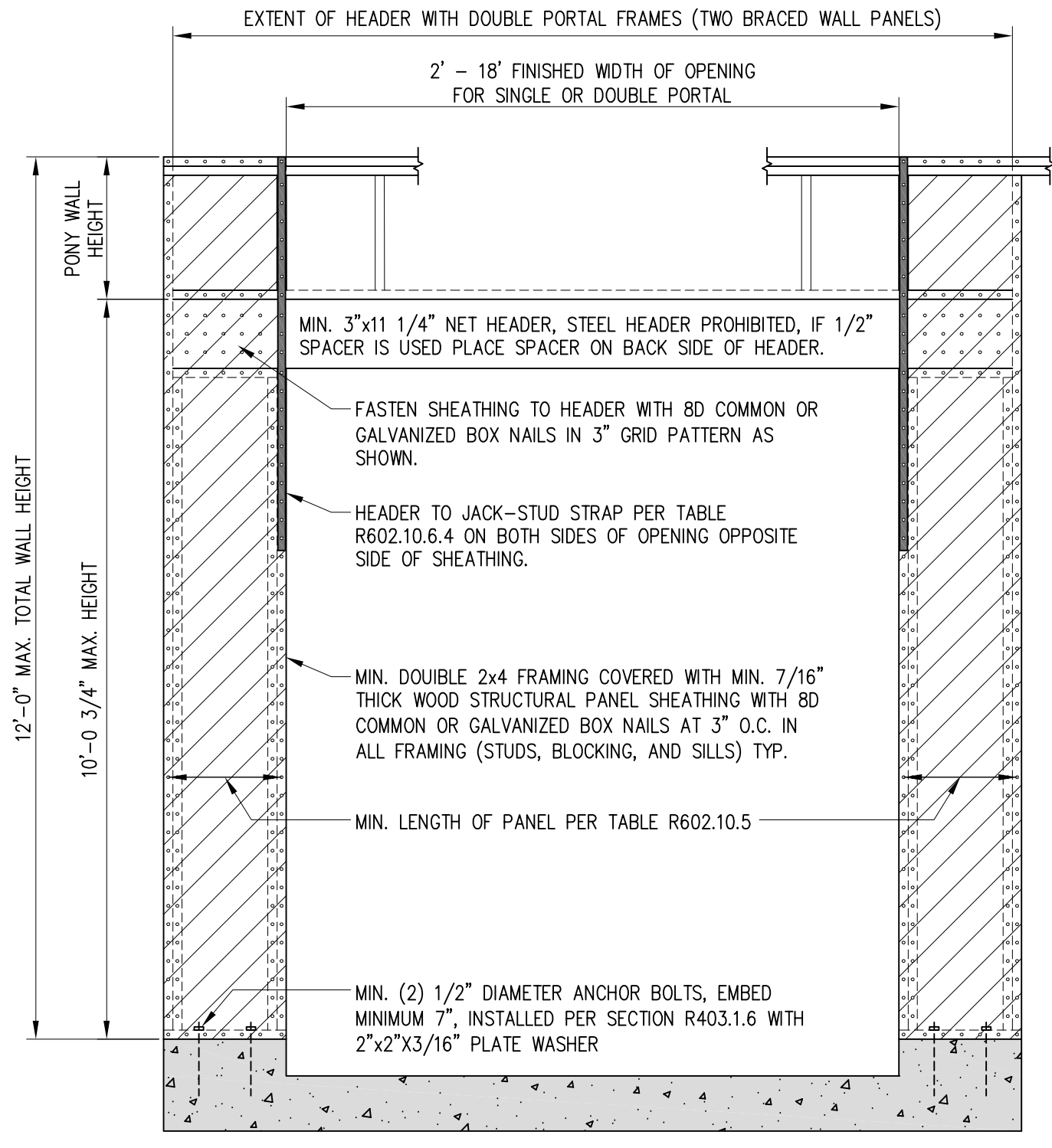
WALL BRACING:
ALL EXTERIOR WALLS SHALL BE BRACED PER R602.10. INTERIOR WALL BRACING IS NOT REQUIRED.
ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED IN CONFORMANCE WITH IRC R602.10.4. BRACED WALL PANELS SHALL BEGIN NO MORE THAN 10.0 FEET FROM EACH END OF EACH BRACED WALL LINE AND SHALL BE NOT MORE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

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

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

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

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



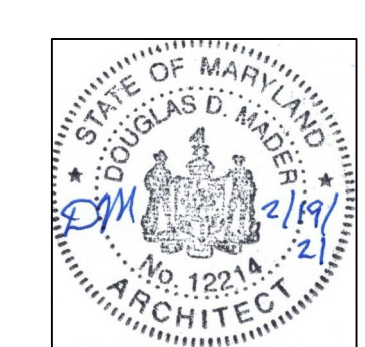
7 2018 IRC CS-PF PORTAL FRAME
SCALE: 1/2" = 1'-0"

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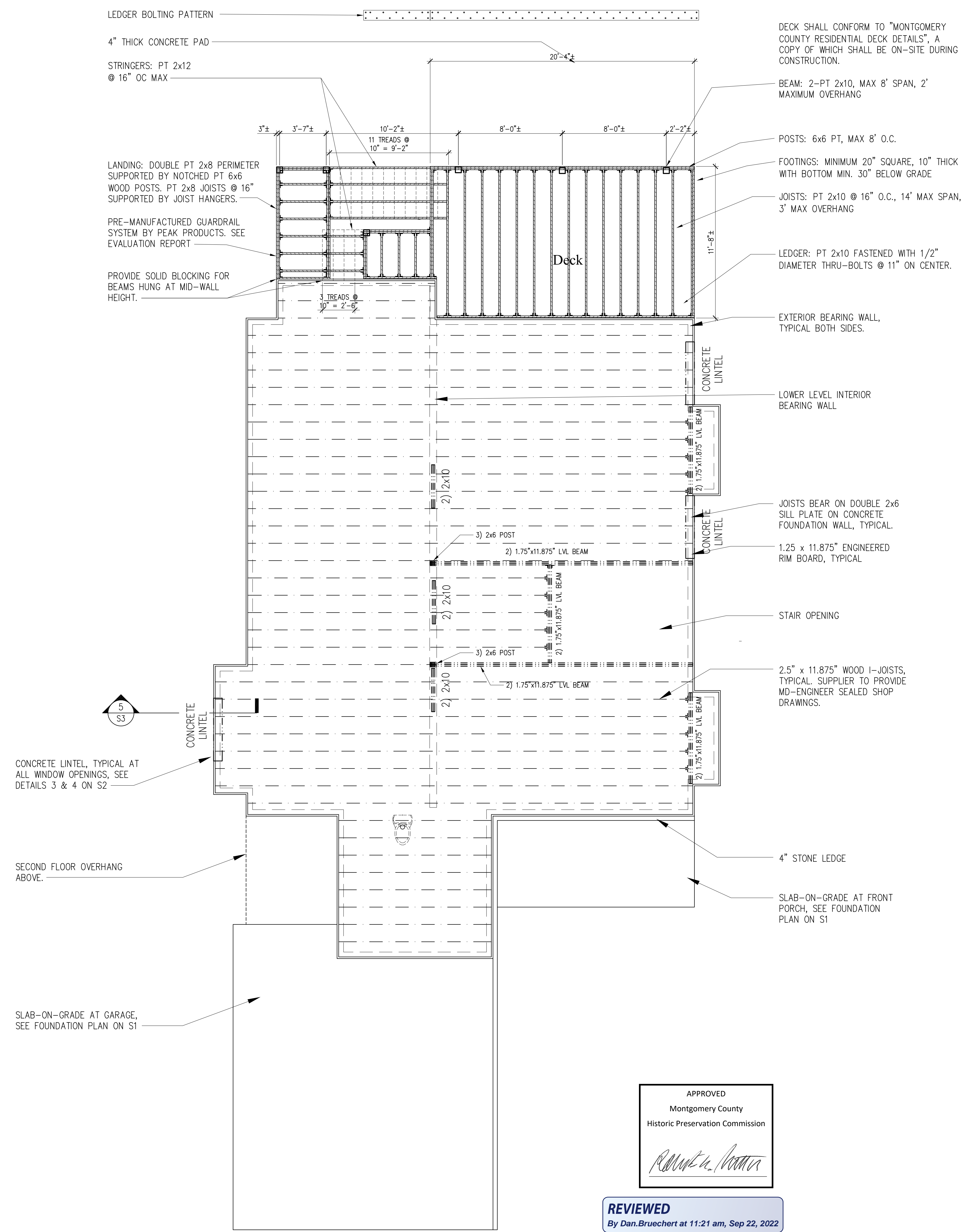
**THERMAL ENVELOPE,
WIND BRACING**

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



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

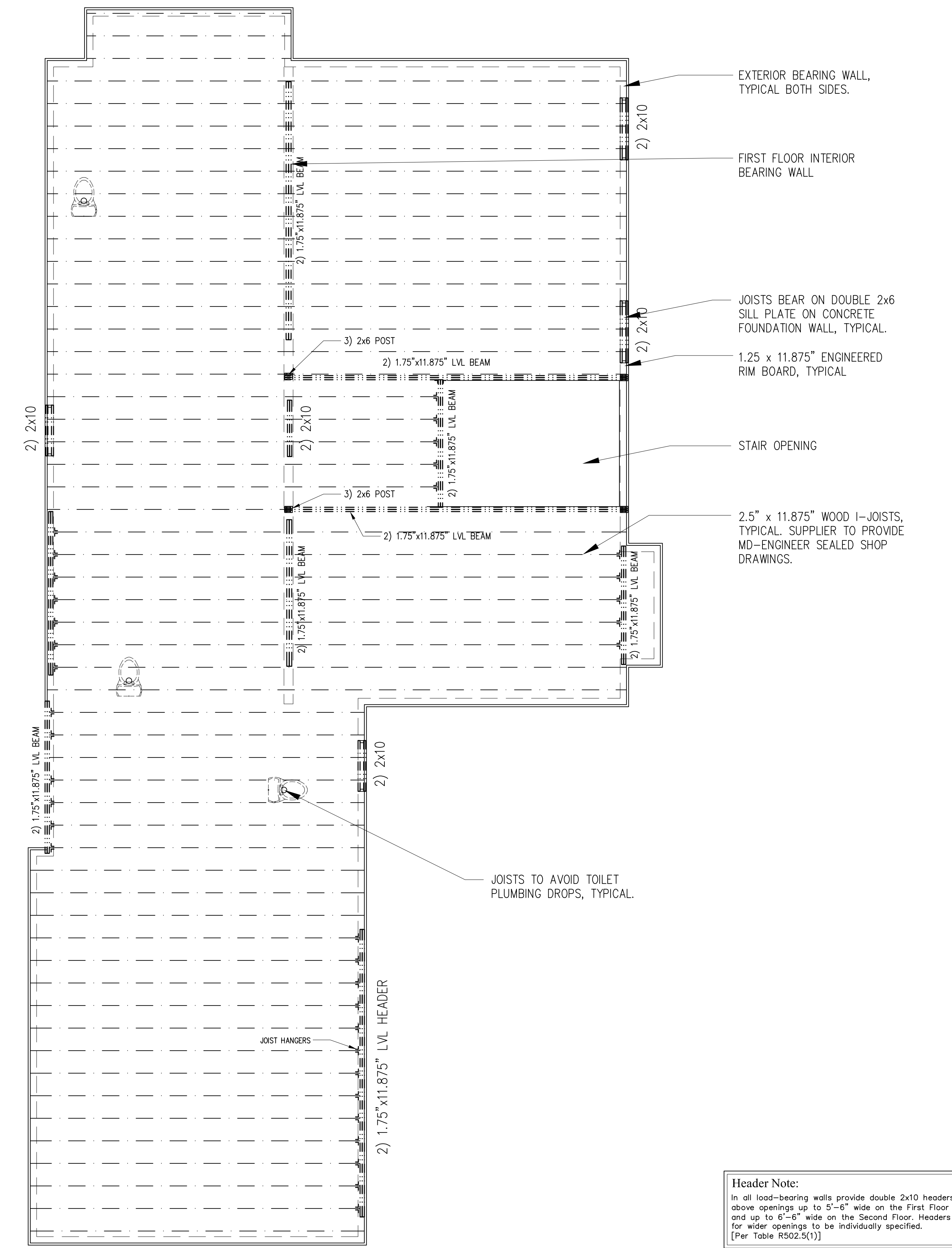


DECK SHALL CONFORM TO "MONTGOMERY COUNTY RESIDENTIAL DECK DETAILS", A COPY OF WHICH SHALL BE ON-SITE DURING CONSTRUCTION.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 11:21 am, Sep 22, 2022

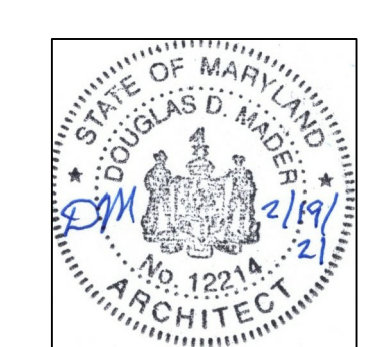
1 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



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

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

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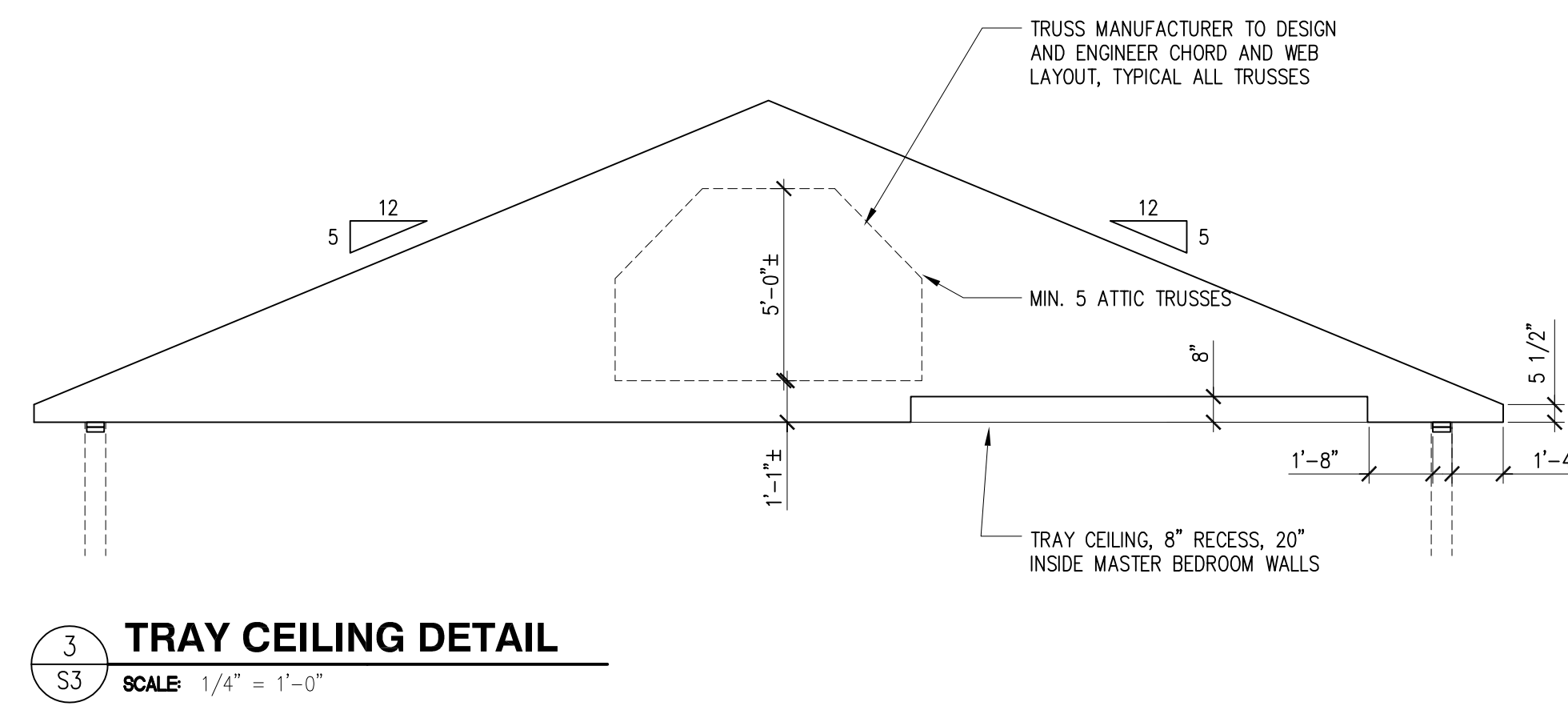
2 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

TRUSS NOTES

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

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

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



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

LOAD PATH NARRATIVE

LOAD PATHS:

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

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

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

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

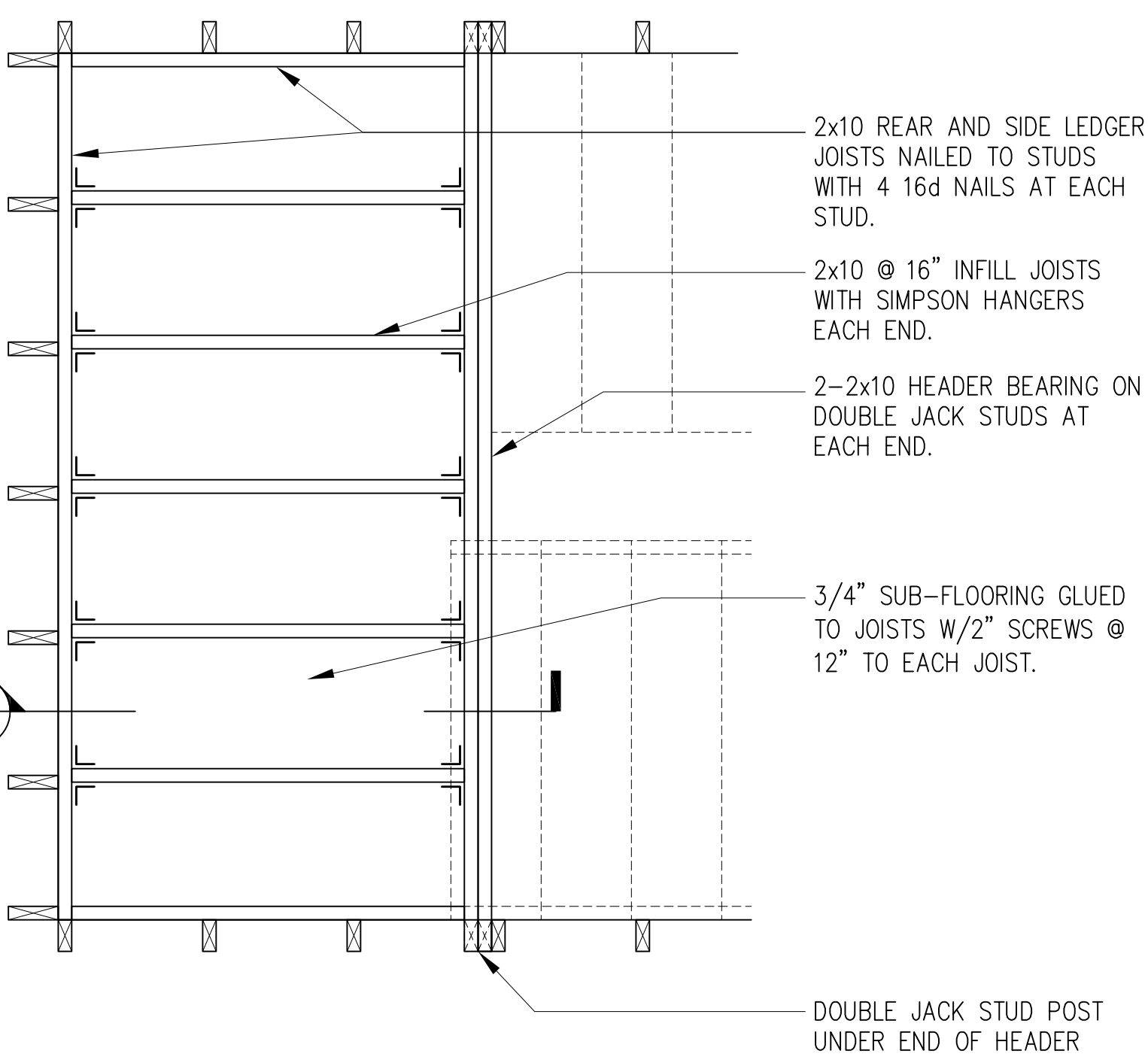
SECURE SILL PLATES TO FOUNDATION WITH 1/2" x 10" ANCHOR BOLTS @ 72" MAX AS SPECIFIED ON TYPICAL WALL SECTION, DETAIL 2/S1.

STRUCTURAL GRAPHICS LEGEND

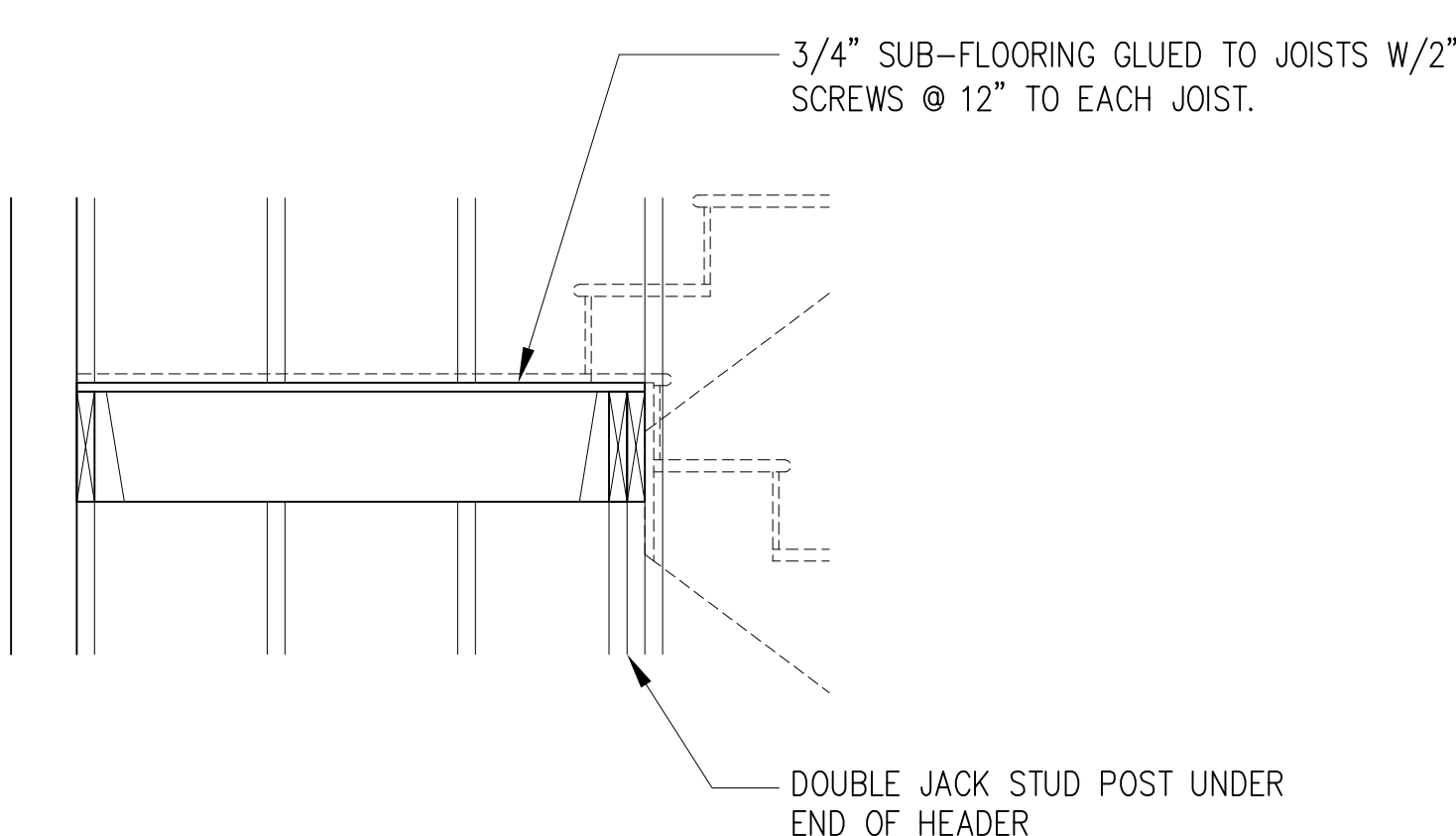
	CONCRETE WALL		CONCRETE PAD
	DIMENSIONAL LUMBER, LVL OR TRUSS		BEAM ABOVE
	WOOD I-JOIST AND HANGER		COLUMN & BEAM BELOW
	PRESSURE TREATED LUMBER		JOIST HANGER
	WOOD I-JOIST IN HANGER		WOOD COLUMN & CONCRETE FOOTING
	HEADER IN BEARING WALL		TRIPLE STUD
	HEADER IN BEARING WALL BELOW		WOOD POST
	CONCRETE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



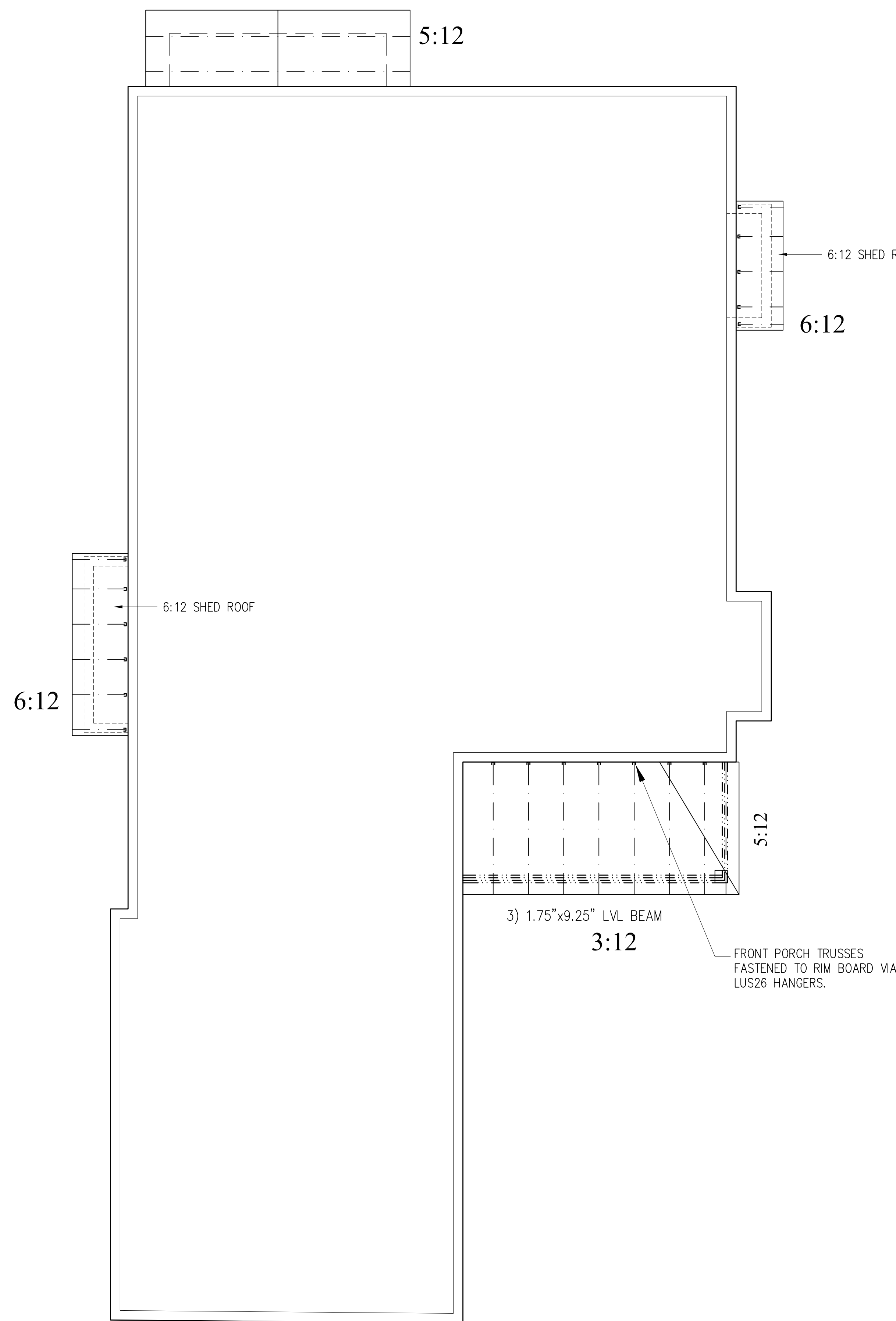
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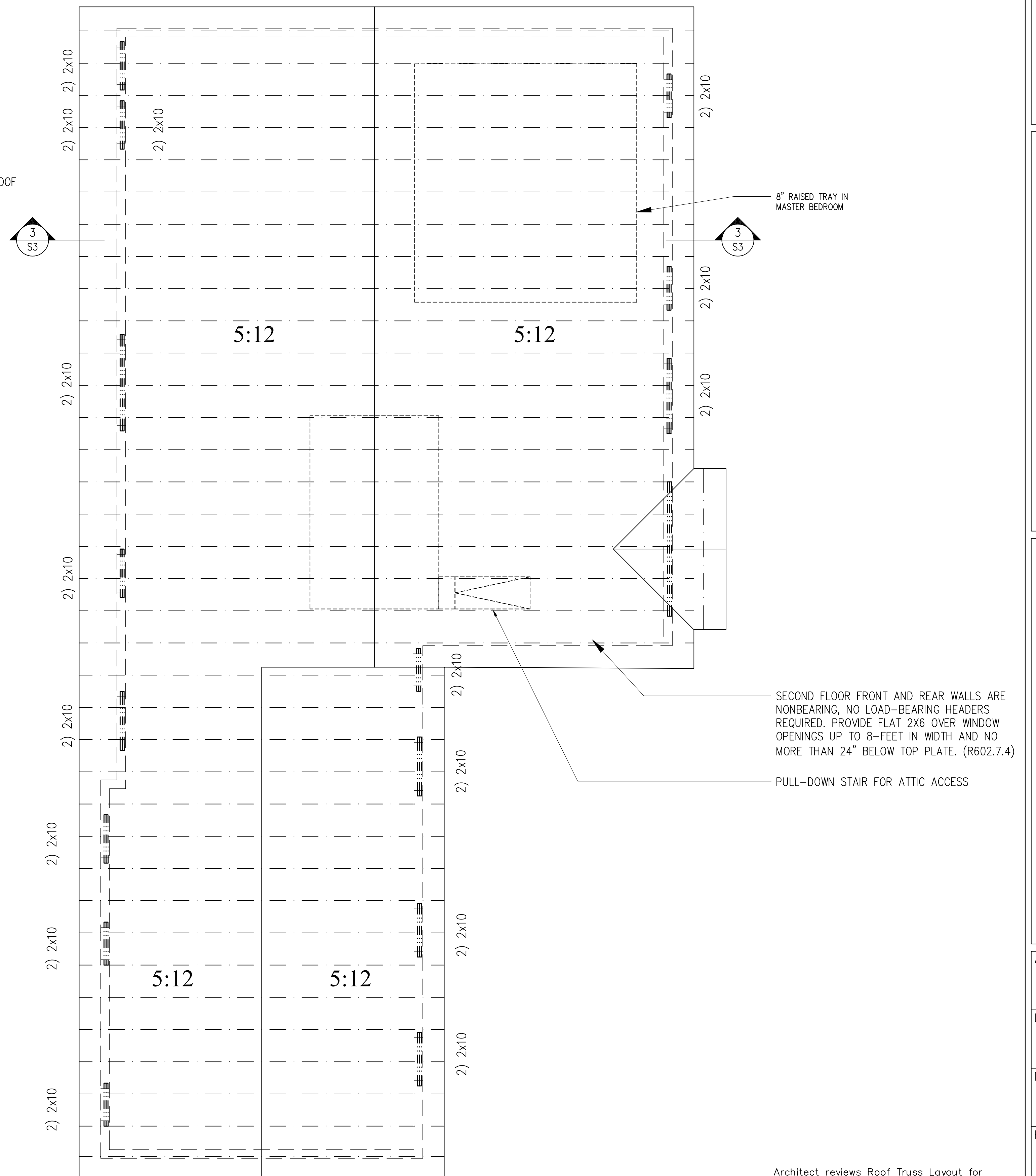
4 LANDING FRAMING
 SCALE: 3/4" = 1'-0"



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



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



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

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



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

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

Digital Signature above for Douglas Mader, AIA

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ROOF FRAMING PLANS

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

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