



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Sandra I. Heiler  
*Chairman*

Date: November 18, 2019

### MEMORANDUM

TO: Hadi Mansouri  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #817649 - New Construction

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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 July 24, 2019 Historic Preservation Commission meeting. With modifications approved by Staff.

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: Mar Giarraputo  
Address: 8712 2<sup>nd</sup> Avenue, 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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.





# TABLE OF CONTENTS

0001	COVER
0002	GENERAL NOTES
0003	GENERAL NOTES
A001	DETAILS
A002	DETAILS
A003	DETAIL: RETAINING WALL
A101	LOWER LEVEL PLAN
A102	FIRST FLOOR PLAN
A103	SECOND FLOOR PLAN
A104	ROOF PLAN
A201	FRONT ELEVATION
A202	RIGHT ELEVATION
A203	REAR ELEVATION
A204	LEFT ELEVATION
A301	SECTION
EC001	ENERGY CODE COMPLIANCE
EC002	ENERGY CODE COMPLIANCE
EC003	THERMAL DIAGRAM
S001	1ST FLOOR FRAMING PLAN
S002	2ND FLOOR FRAMING PLAN
S003	ROOF FRAMING PLAN
S101	BRACED WALL PLAN
S102	BRACED WALL PLAN
E001	LOWER LEVEL ELECTRICAL
E002	1ST FLOOR ELECTRICAL
E003	2ND FLOOR ELECTRICAL

CLIMATE ZONE 4A: MONTGOMERY CO., MD

NOTE: ALL INSULATION "R/U" VALUES PER 2015 IECC SECTION 402 AS NOTED:  
 ALL WINDOWS/DOORS TO HAVE U-FACTOR OF AT LEAST 0.35, TYP.  
 R-49 BATT INSULATION AT CEILINGS, TYP.  
 R-19 BATT INSULATION AT FLOORS, TYP.  
 R-20 BATT INSULATION AT ALL EXTERIOR WALLS, TYP.  
 R-13 BATT INSULATION AT ALL BASEMENT WALLS, TYP.  
 R-10 INSULATION AT SLAB PERIMETER 2-Feet DEEP, TYP.  
 NOTE: ALL MECHANICAL DUCTS TO BE INSULATED TO A MINIMUM R-8, PER CODE REQUIREMENTS.  
 ALL DUCTS TO BE SEALED ACCORDING TO THE METHODS PER IRC M1601.4.1

## CODE ANALYSIS

2015 International Residential Building code for One and Two Family Dwellings  
 WITH MONTGOMERY COUNTY AMENDMENTS  
 USE GROUP R  
 CONSTRUCTION TYPE: COMBUSTIBLE, WOOD FRAME

## SPRINKLER SYSTEMS

ALL SINGLE FAMILY DWELLINGS TO BE SPRINKLERED PER LOCAL JURISDICTION RULES IN ASSOCIATION WITH NFPA 13D SYSTEM REQUIREMENTS.  
 ALL WATER PRESSURE REQUIREMENTS FOR SPRINKLER SYSTEMS DESIGNED WILL BE TESTED AND CHECKED TO BE IN ACCORDANCE WITH DESIRED SYSTEMS NEEDS AND REQUIREMENTS AND ARE THE RESPONSIBILITY OF OTHERS.

## SQUARE FOOTAGE CALCULATIONS

BASEMENT: (FINISHED)	1028 SQUARE FEET
FIRST FLOOR: (FINISHED)	1312 SQUARE FEET
SECOND FLOOR: (FINISHED)	1260 SQUARE FEET
TOTAL SF @ FIRST & SECOND: (FINISHED)	2572 SQUARE FEET
TOTAL SF @ ALL LEVELS: (FINISHED)	3600 SQUARE FEET
TOTAL SF COVERED: (INCLUDING GARAGES, COVERED PORCHES & UNFINISHED SPACE)	4602 SQUARE FEET



PRIVATE RESIDENCE

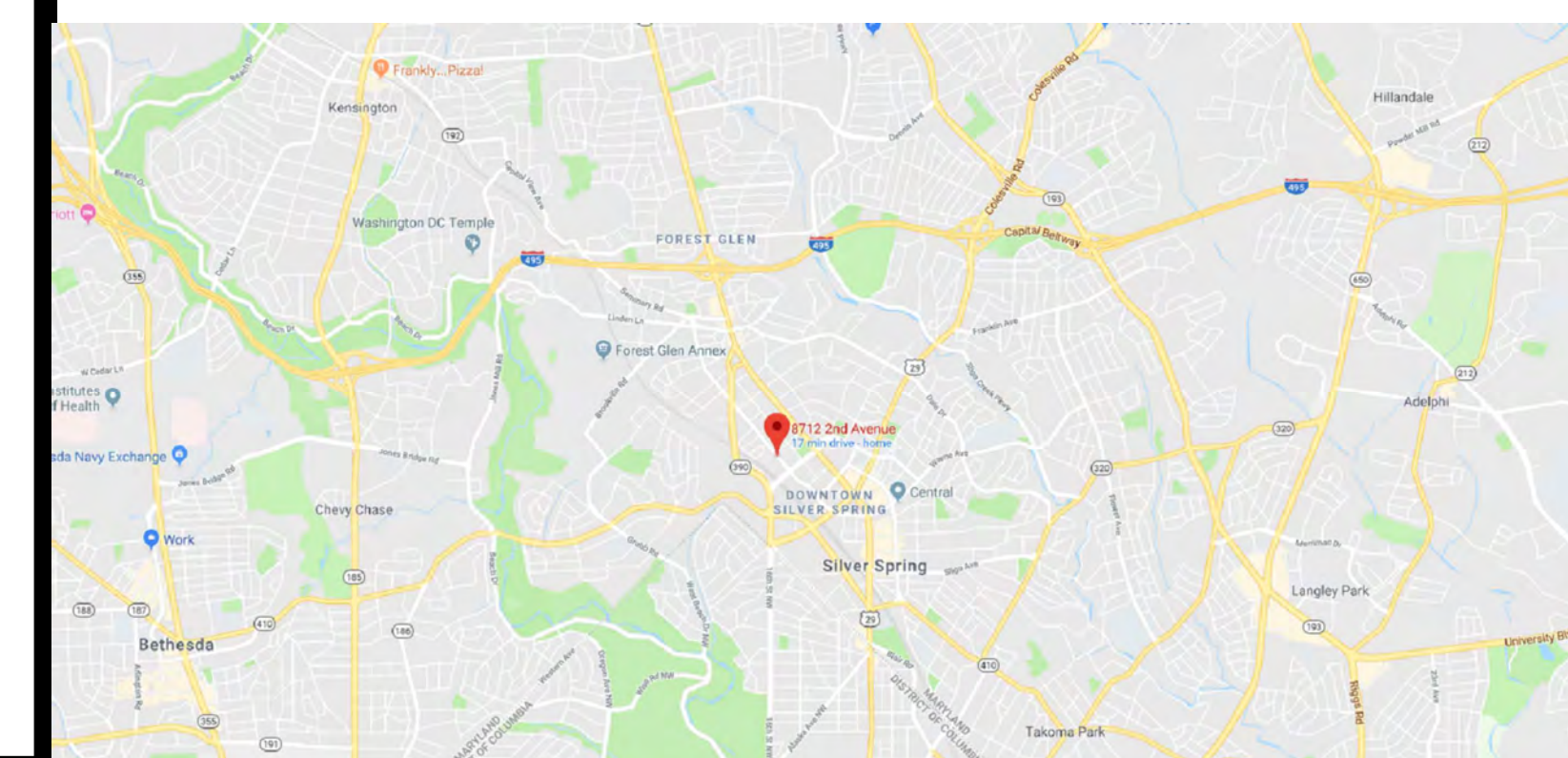
## HEIGHT CALCULATION

MEAN HEIGHT OF ROOF MEASURED FROM FIRST FLOOR:  
 24'-4"

## BUILDER

WEXFORD HOMES  
 301- 580-3181

## VICINITY MAP



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Sandra L. Heiler*

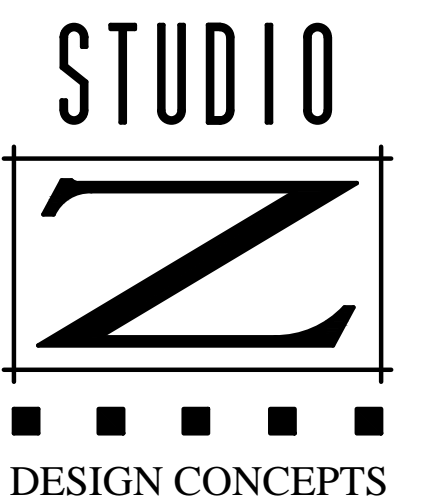
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 By Dan.Bruechert at 1:01 pm, Nov 18, 2019

# PERMIT SET

DATE: 11/12/2019

DATE	SUBMISSION
8/5/19	BID
10/14/19	REVIEW
10/18/19	REVIEW
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1/26/19	REVIEW

STUDIO Z DESIGN CONCEPTS, LLC  
 8120 WOODMONT AVENUE SUITE 950  
 BETHESDA, MARYLAND 20814  
 PHONE: 301-951-4391 FAX: 301-951-1913



PRIVATE RESIDENCE  
 8112 2ND AVENUE  
 SILVER SPRING, MD

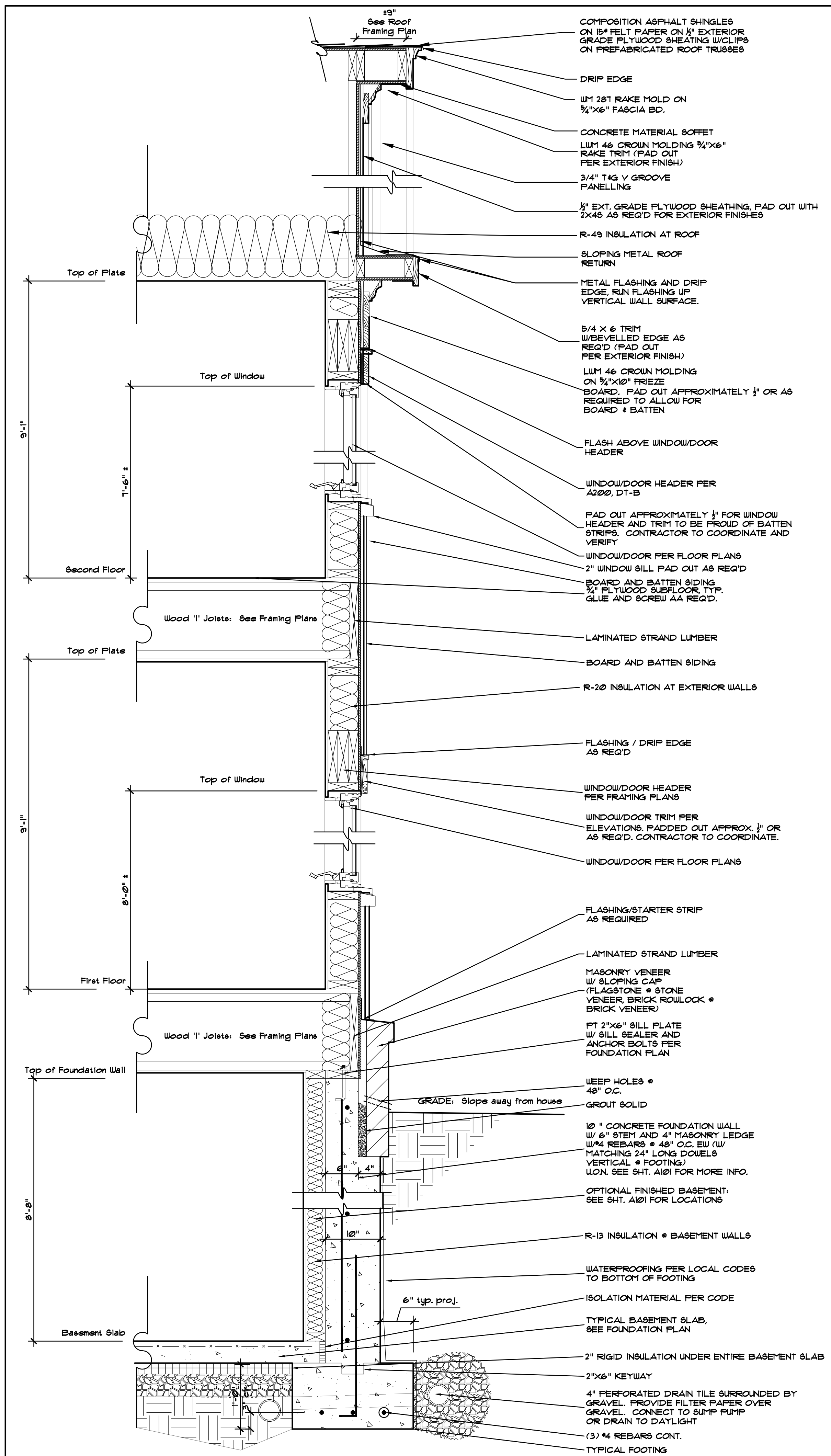
PROFESSIONAL CERTIFICATION:  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND  
 LICENSE NO. 15150  
 EXPIRATION DATE: 08/23/2021



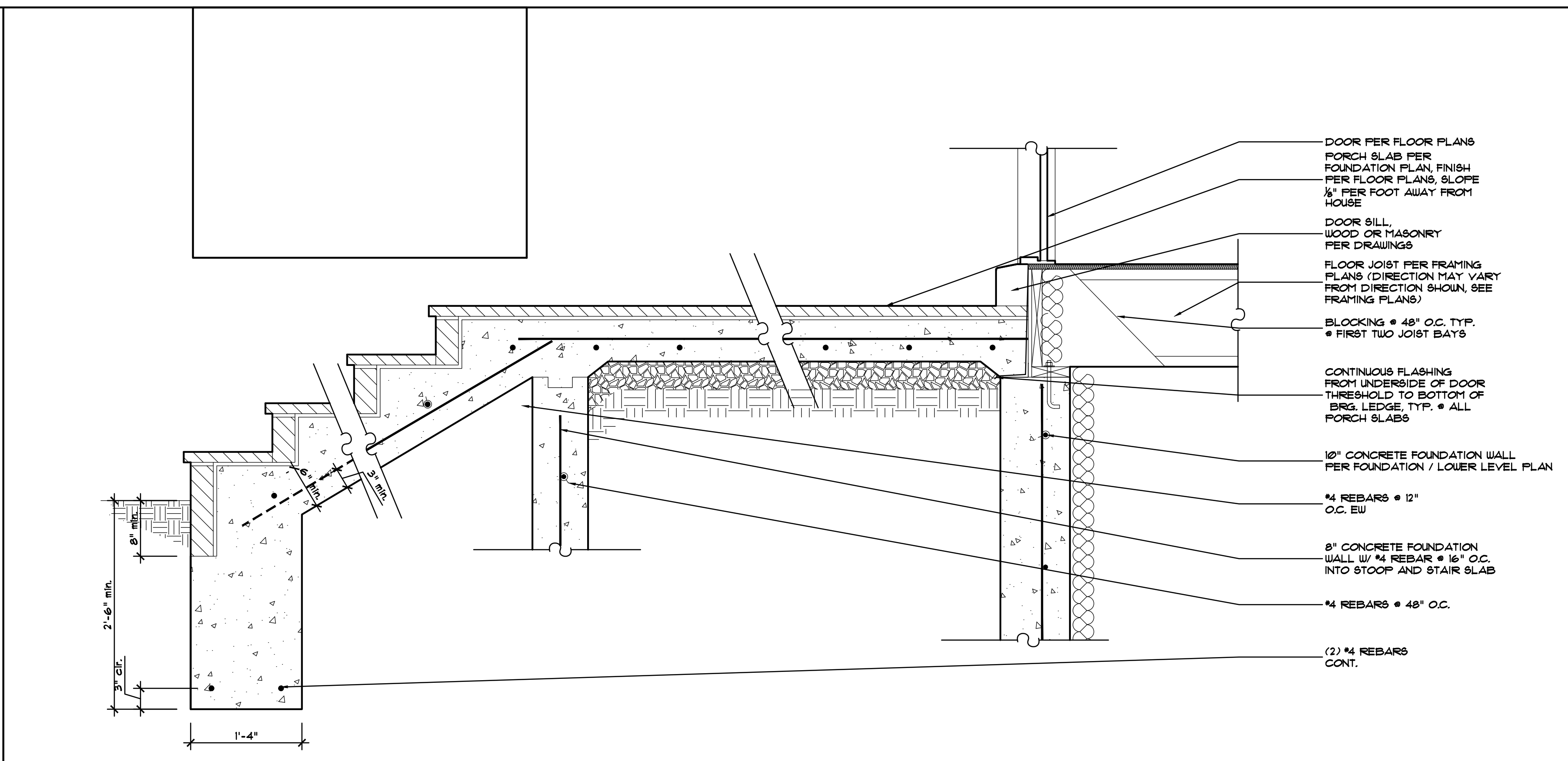
0001



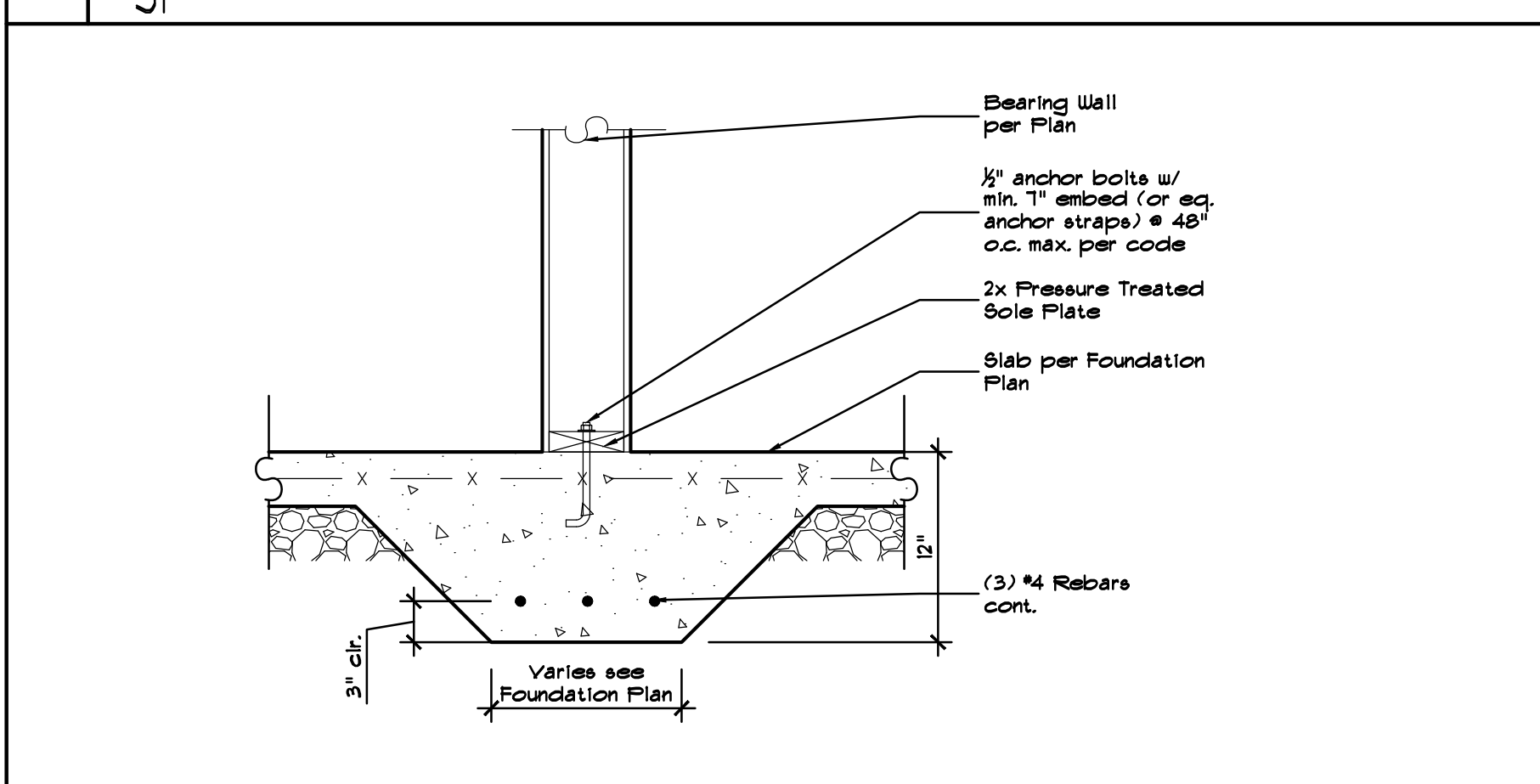




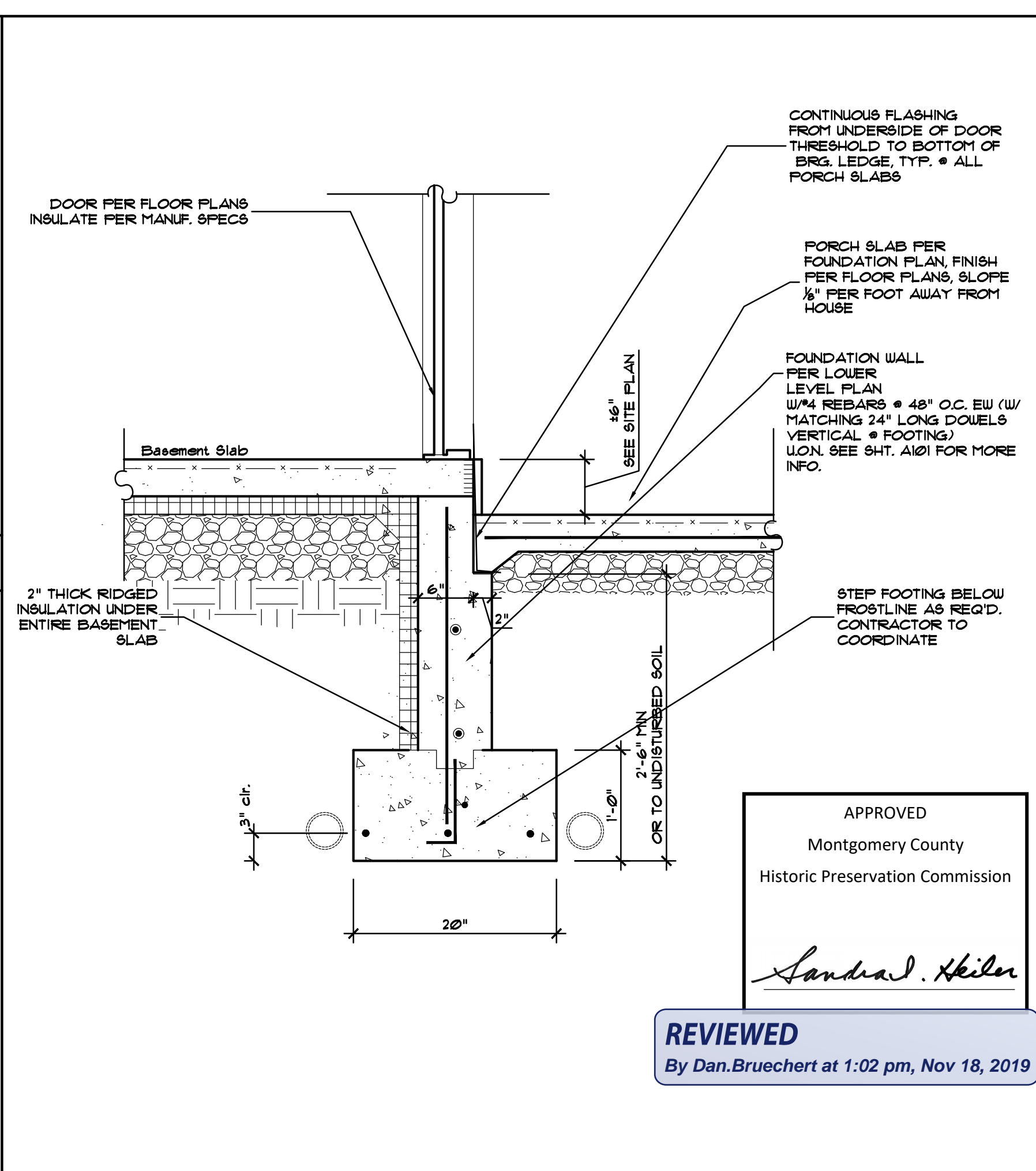
A GABLE WALL SECTION Scale: 1"=1'-0"



B Typical Porch Detail Scale: 1"=1'-0"



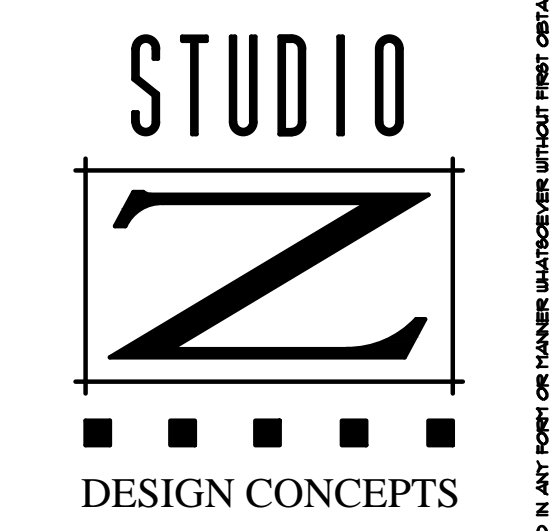
C Thickened Slab Scale: 1"=1'-0"



D FROST FOOTING AT WALKOUT CONDITION Scale: 1"=1'-0"

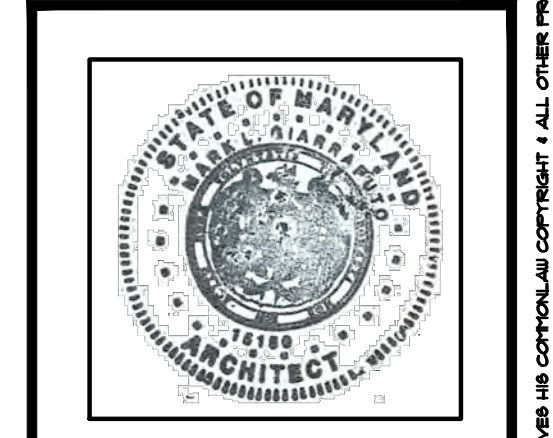
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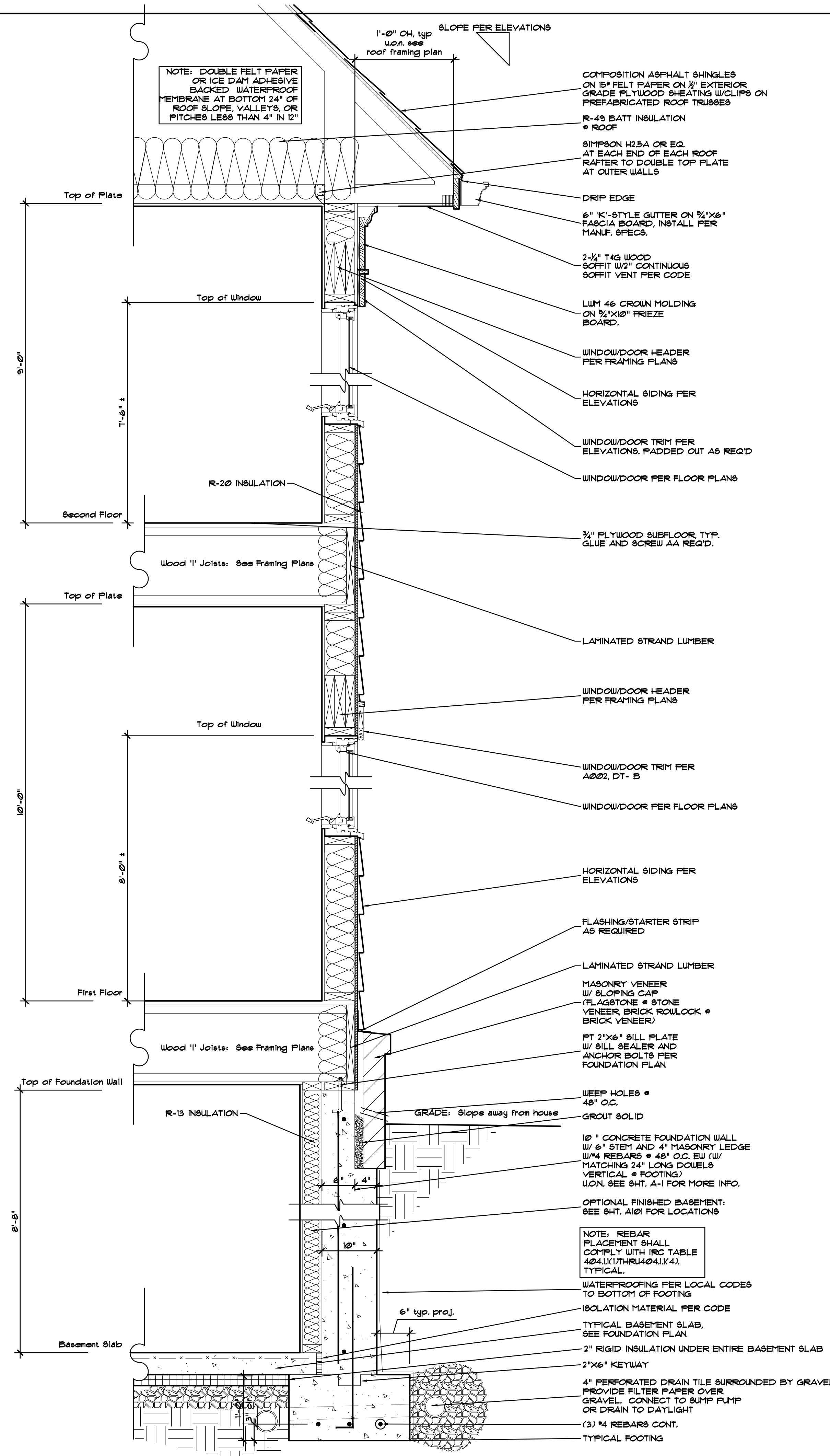
PRIVATE RESIDENCE  
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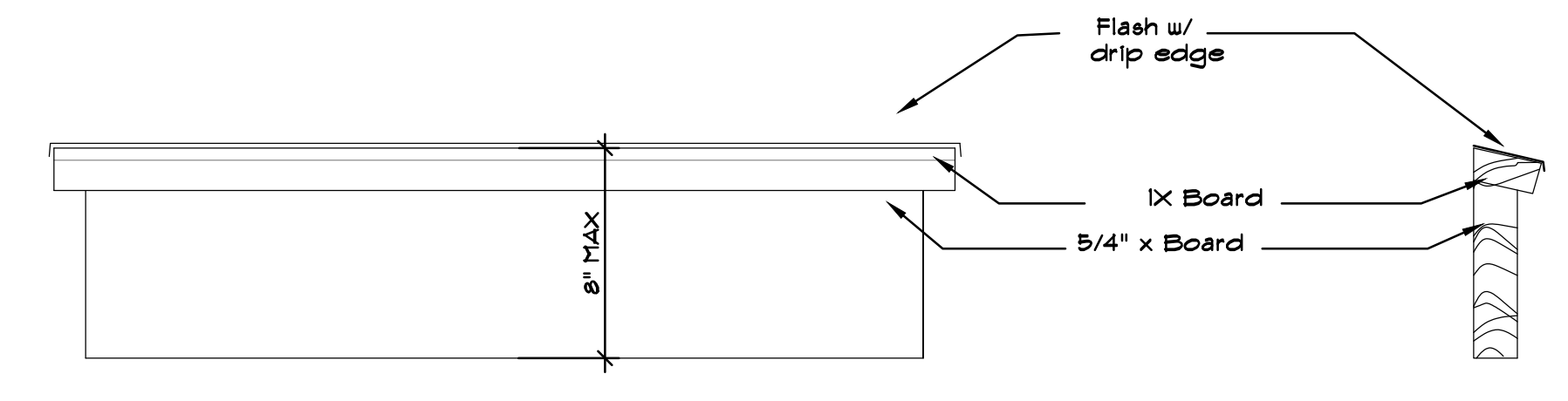


A001

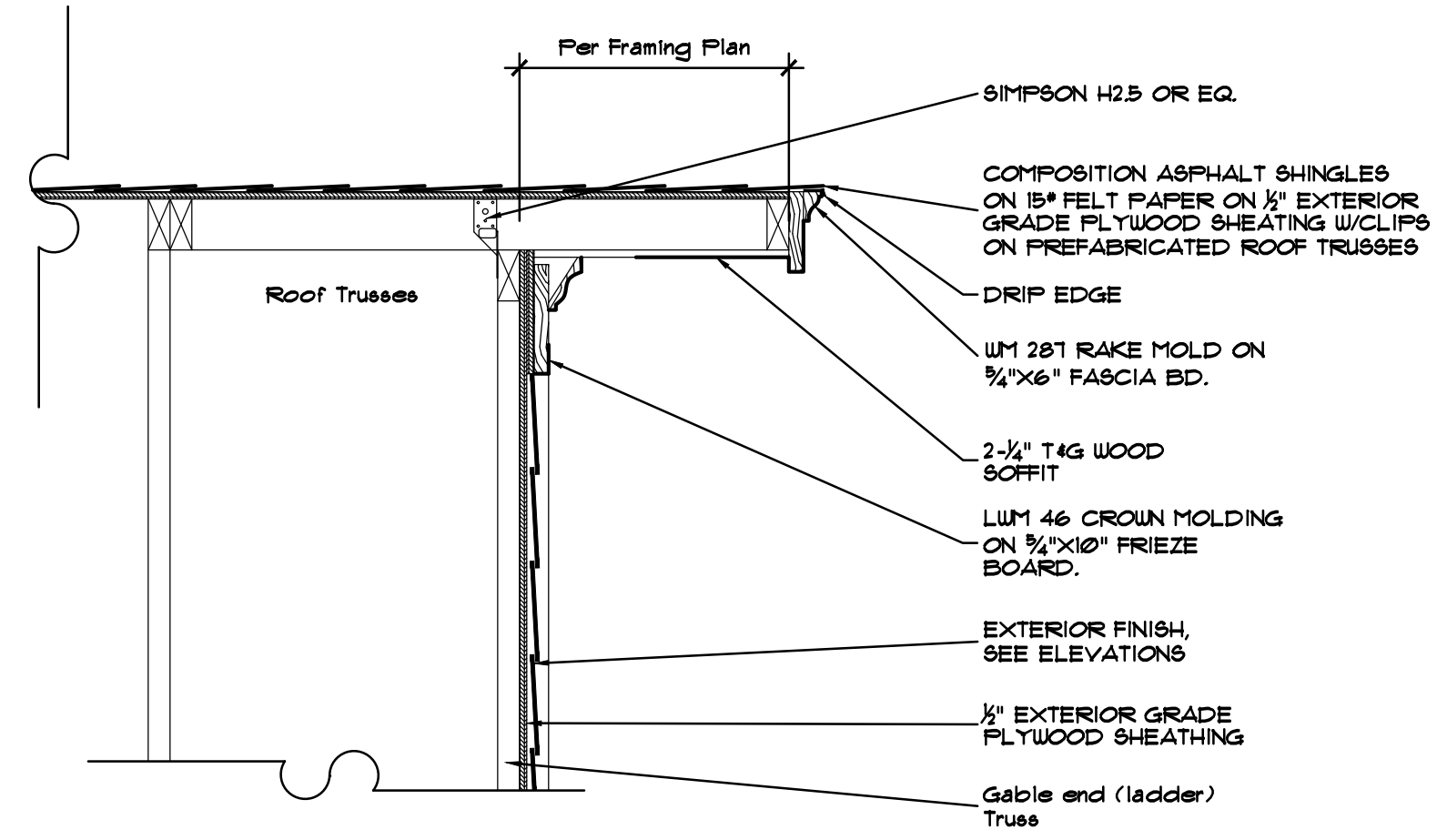
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 Montgomery County  
 Historic Preservation Commission  
*Sandra L. Heiler*  
 REVIEWED  
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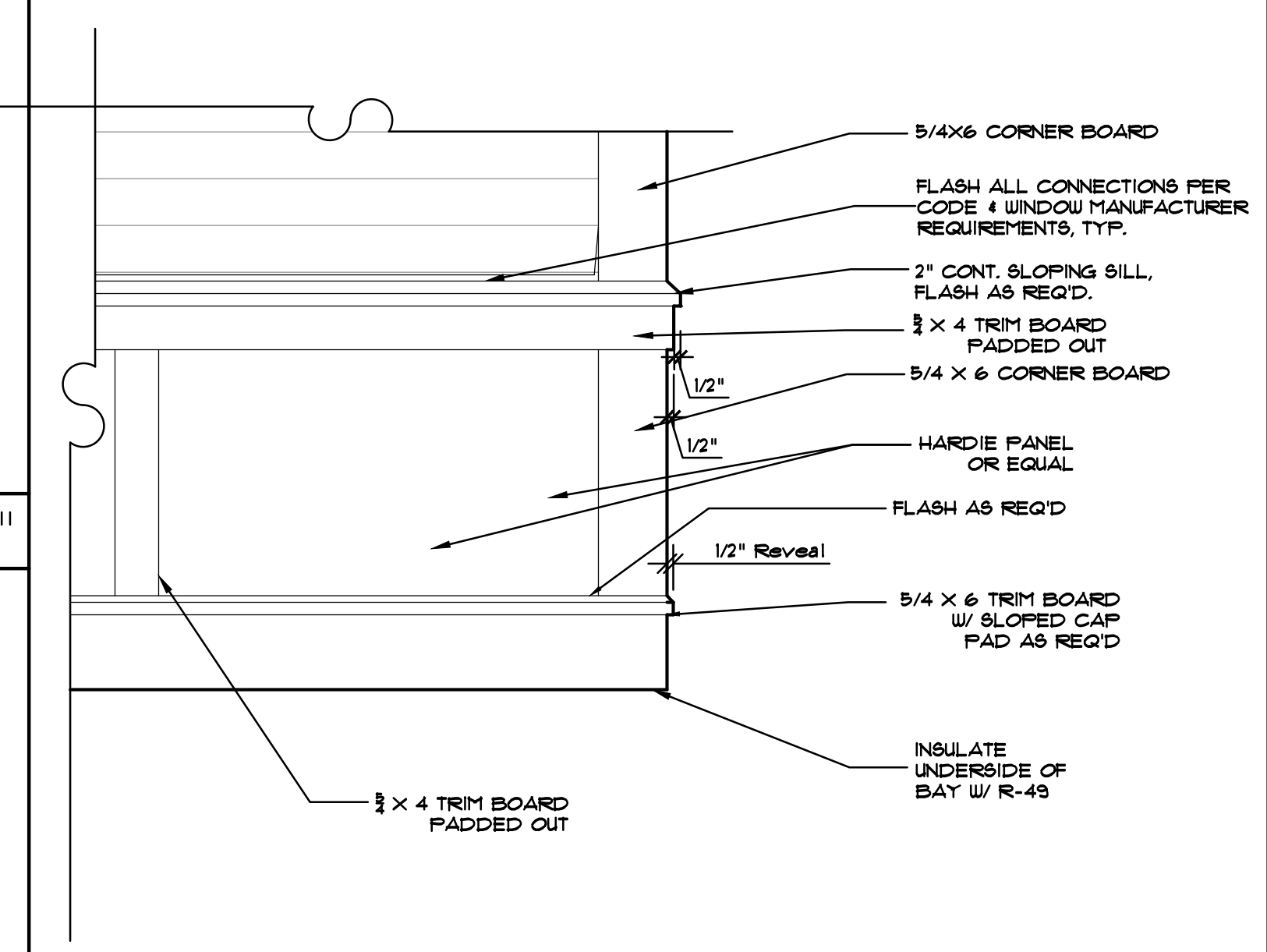
**A Typical Wall Section** Scale: 1"=1'-0"



**B Header detail @ front elevation** no scale



**E Rake Detail** Scale: 1"=1'-0"



**G BAY TRIM DETAIL** 1" = 1'-0"

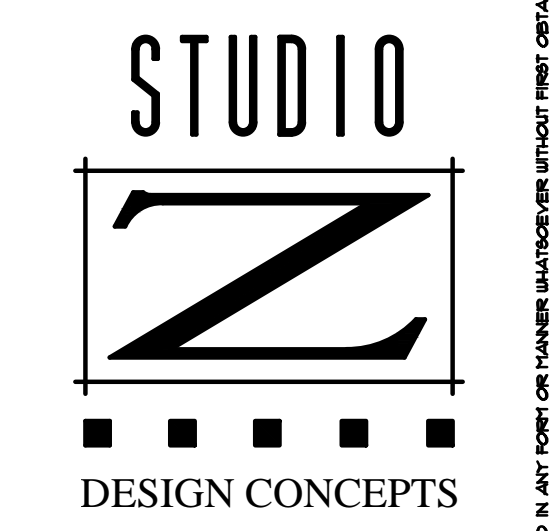
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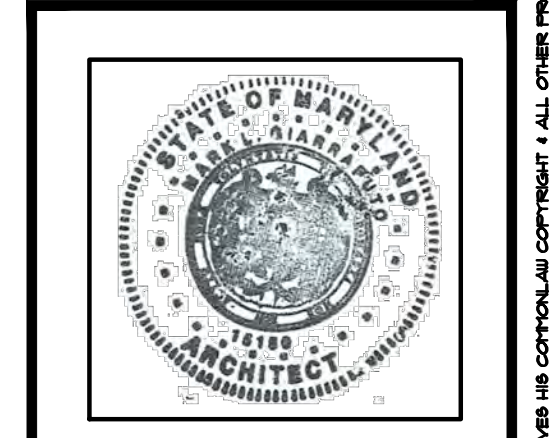
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PHONE: 301-951-4391 FAX: 301-951-1913



PRIVATE RESIDENCE  
8112 2ND AVENUE  
SILVER SPRING, MD

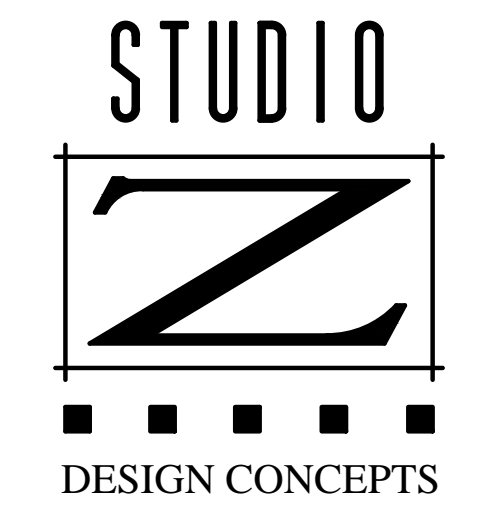
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A002

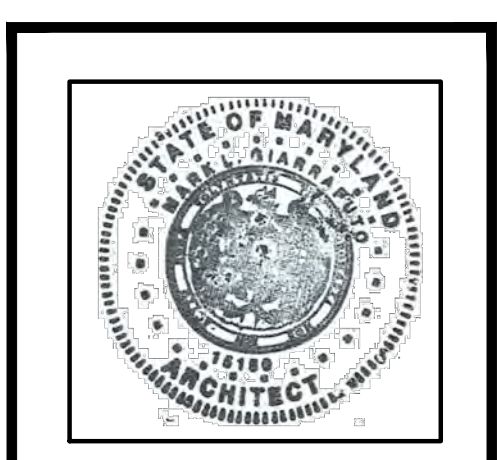
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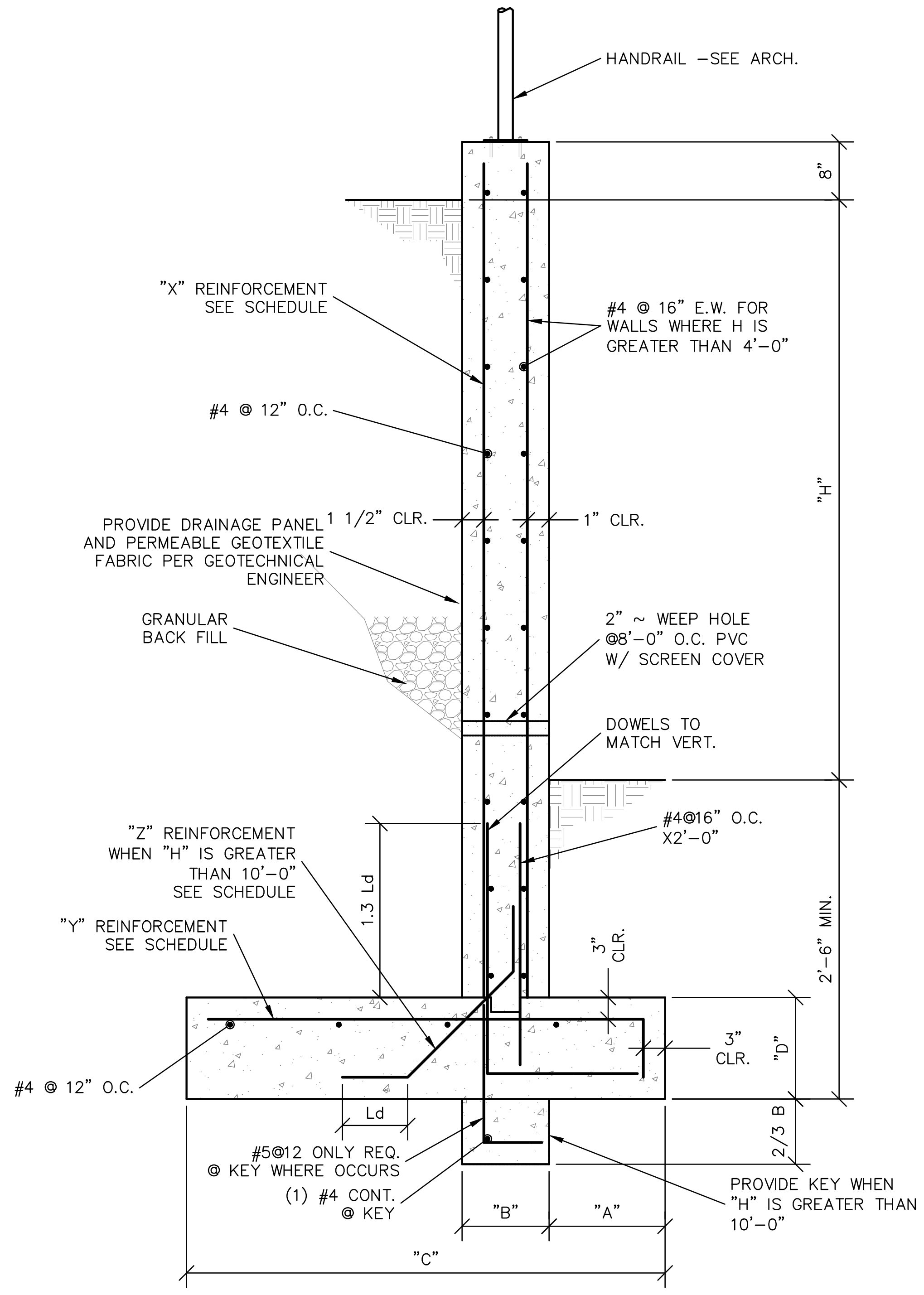
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A003

CONCRETE RETAINING WALL SCHEDULE								
MARK	H	A	B	C	D	X	Y	Z
I	1'-0"	6"	8"	1'-8"	1'-0"	#4@16"	#4@16"	—
II	2'-0"	6"	8"	2'-0"	1'-0"	#4@16"	#4@16"	—
III	3'-0"	6"	8"	2'-8"	1'-0"	#4@12"	#4@16"	—
IV	4'-0"	8"	8"	3'-2"	1'-0"	#4@12"	#4@12"	—
V	5'-0"	10"	10"	3'-10"	1'-0"	#4@12"	#4@12"	—
VI	6'-0"	1'-0"	1'-0"	4'-6"	1'-0"	#4@12"	#4@12"	—
VII	7'-0"	1'-2"	1'-0"	5'-0"	1'-0"	#4@8"	#5@12"	—
VIII	8'-0"	1'-4"	1'-0"	5'-6"	1'-2"	#5@12"	#5@8"	—
IX	9'-0"	1'-6"	1'-0"	6'-0"	1'-2"	#5@8"	#6@12"	—
X	10'-0"	1'-8"	1'-2"	6'-8"	1'-4"	#5@8"	#6@8"	—
XI	11'-0"	1'-10"	1'-2"	7'-4"	1'-4"	#5@8"	#6@8"	#4@8"
XII	12'-0"	2'-0"	1'-3"	7'-8"	1'-4"	#6@9"	#7@8"	#5@8"
XIII	13'-0"	2'-2"	1'-4"	8'-0"	1'-6"	#6@9"	#7@8"	#5@8"
XIV	14'-0"	2'-4"	1'-4"	8'-8"	1'-6"	#7@9"	#8@8"	#6@8"
XV	15'-0"	2'-6"	1'-5"	9'-4"	1'-8"	#8@8"	#8@8"	#6@8"

- NOTES:
1. WALLS ARE DESIGNED FOR A 100 PSF SURCHARGE.
  2. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60.
  3. CONCRETE DESIGN STRENGTH IS 3500 PSI.
  4. FOR WALLS WHERE H IS 4'-0" OR LESS PROVIDE 8" THICK WALL FULL HEIGHT WITH REINFORCEMENT INSIDE FACE ONLY.
  5. PROVIDE EXPANSION JOINTS @ 100'- AND CONTROL JOINTS @ 20'-0" TYPICAL
  6. WALL HAS BEEN DESIGNED FOR EQUIVALENT FLUID PRESSURE OF 45PSF.

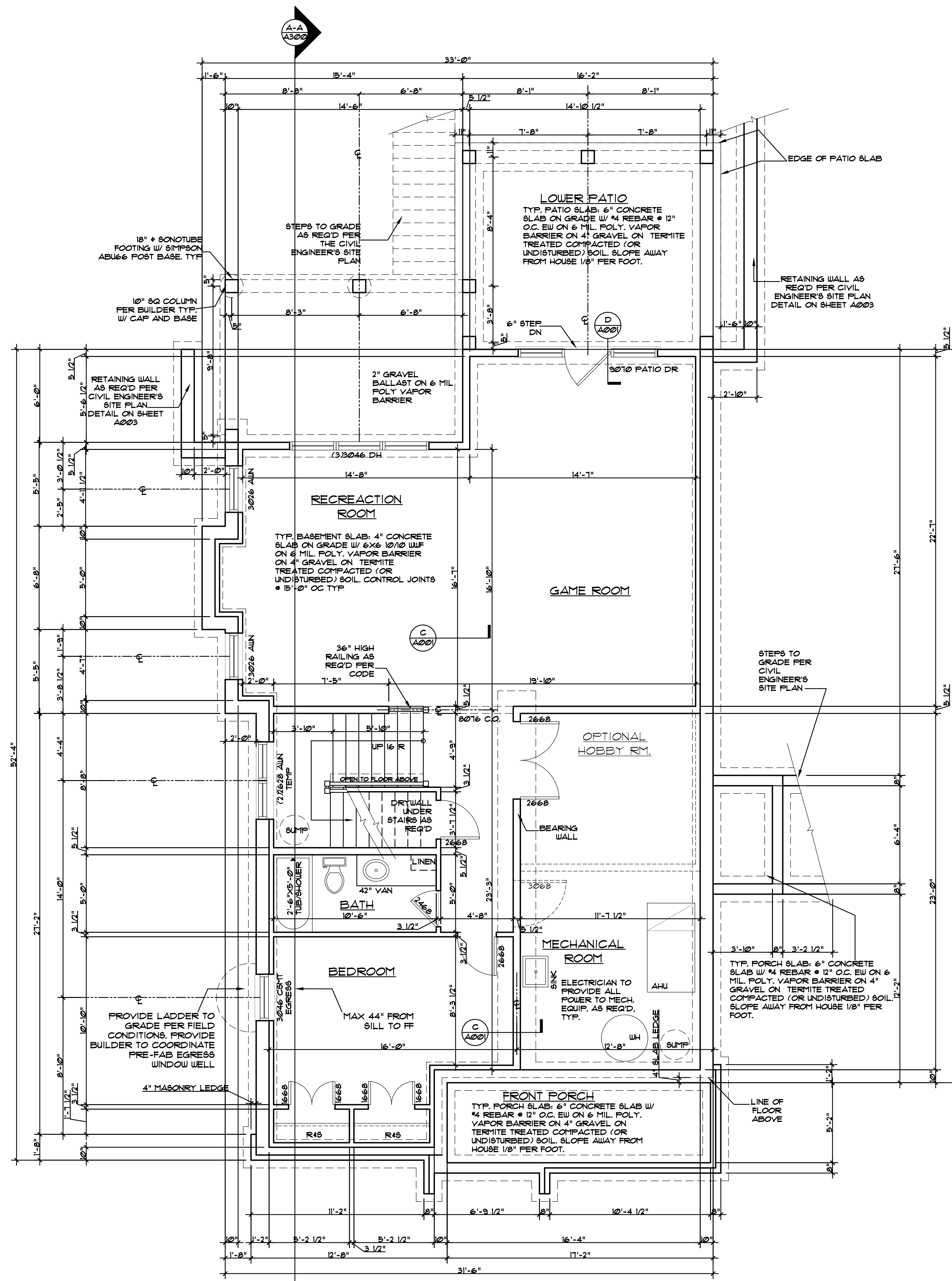


1 TYPICAL CONCRETE RETAINING WALL DETAIL  
 A004 SCALE: NONE

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 Sandra L. Heiler

REVIEWED  
 By Dan.Bruechert at 1:02 pm, Nov 18, 2019





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Montgomery County  
Historic Preservation Commission

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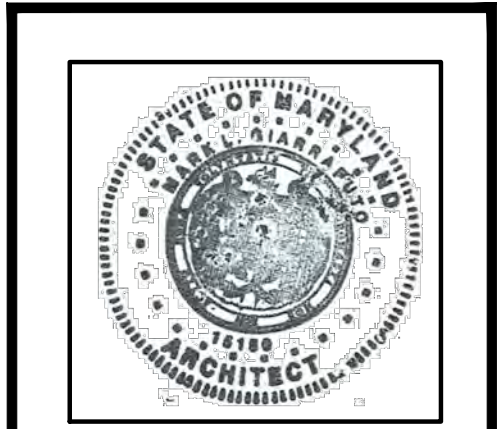
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EXPIRATION DATE: 08/23/2021.

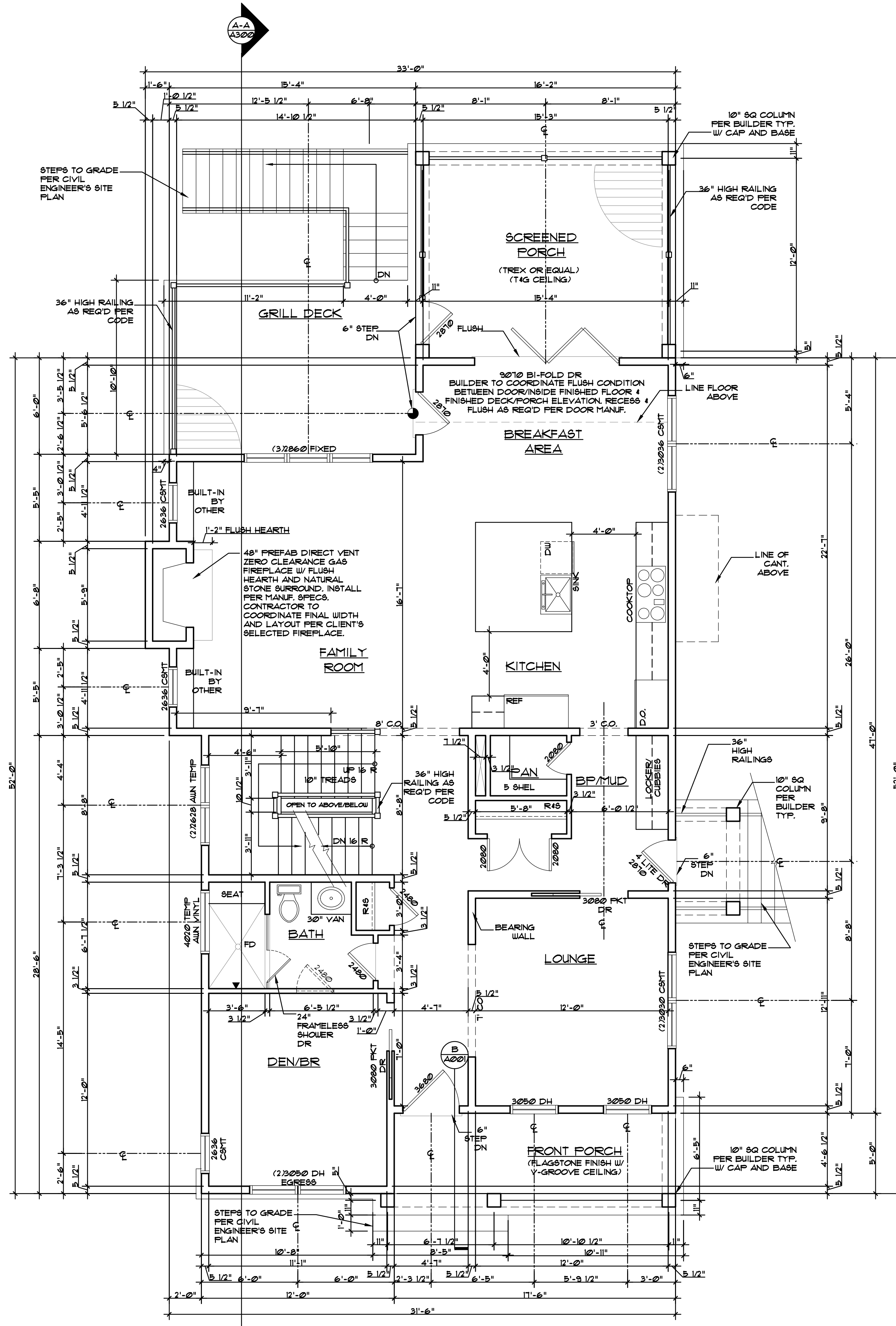
**LOWER LEVEL PLAN**  
SCALE = 1/4" = 1'-0"  
1028 SF



NOTE: ALIGN TOPS OF CASED OPENINGS TO R.O. OF INTERIOR DOORS, U.O.N.



A101



**FIRST FLOOR PLAN**

SCALE = 1/4" = 1'-0"  
1312 SF

SOUND BATTS, R-13/15 MIN. AT ALL BATHROOM, LAUNDRY ROOM, AT MECHANICAL CHASES AND SECOND FLOOR DECK BELOW ALL BATHROOMS AND LAUNDRY ROOMS.

FLOOR MATERIAL BREAK

NOTE: ALIGN TOPS OF CASED OPENINGS TO R.O. OF INTERIOR DOORS, U.O.N.

APPROVED  
Montgomery County  
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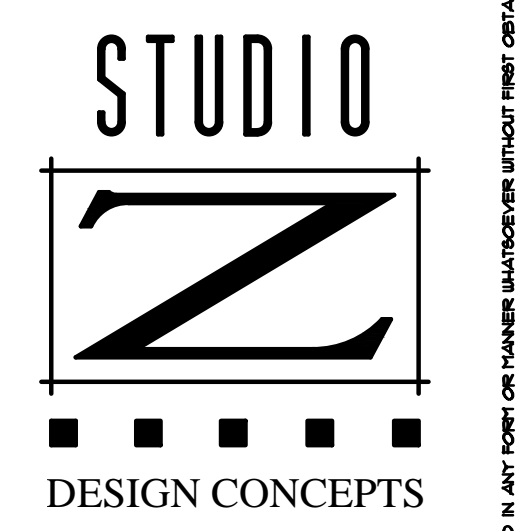
  

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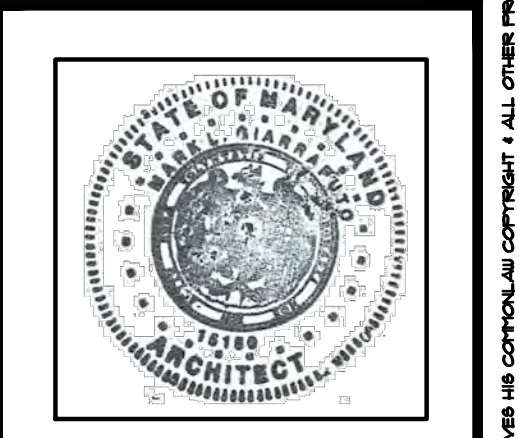


PRIVATE RESIDENCE

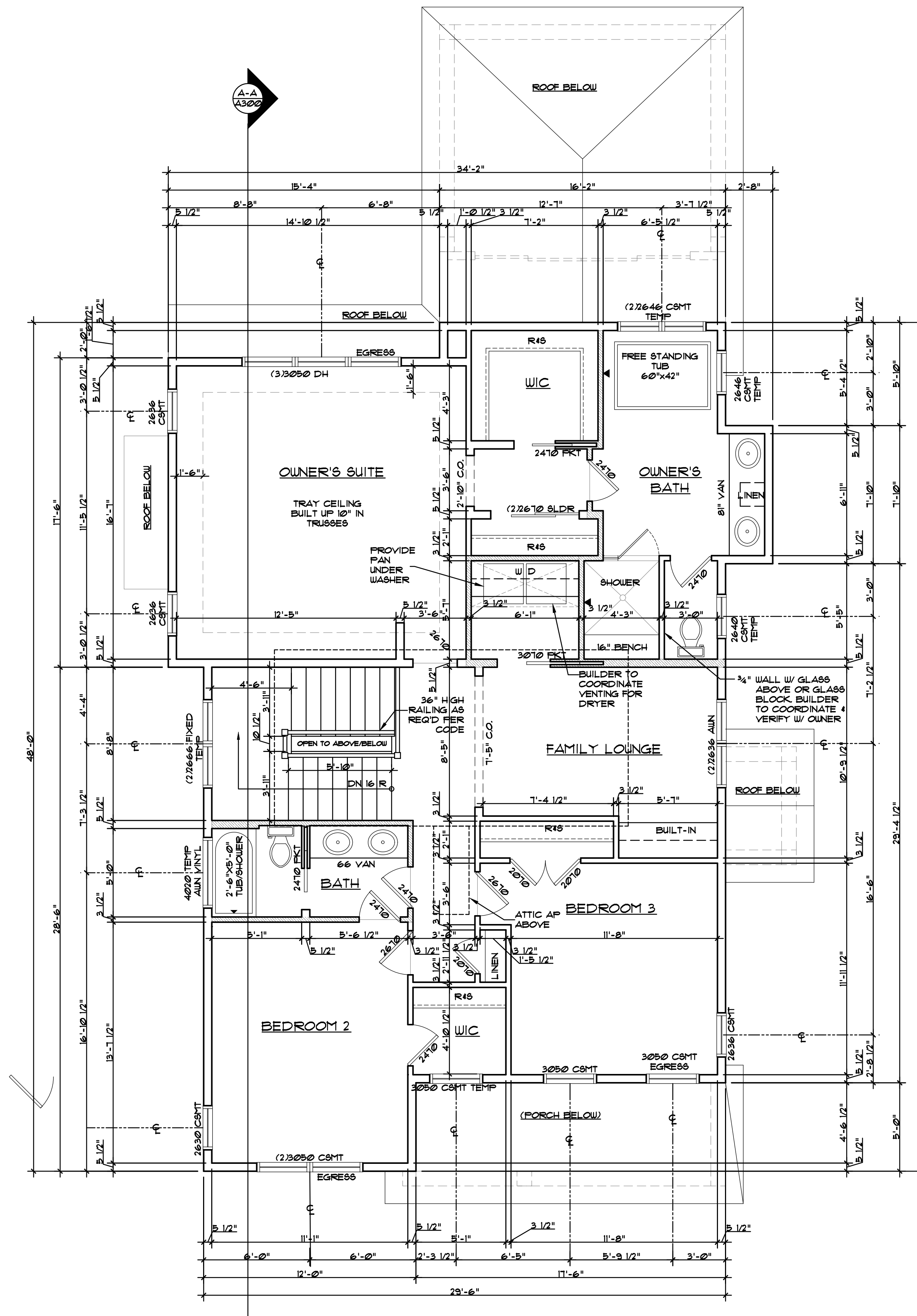
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A102



**SECOND FLOOR PLAN**

SCALE = 1/4" = 1'-0"  
1260 SF

SOUND BATTS, R-13/15 MIN. AT ALL BATHROOM, LAUNDRY ROOM, AT MECHANICAL CHASES AND SECOND FLOOR DECK BELOW ALL BATHROOMS AND LAUNDRY ROOMS.

FLOOR MATERIAL BREAK

NOTE: ALIGN TOPS OF CASED OPENINGS TO R.O. OF INTERIOR DOORS, U.O.N.

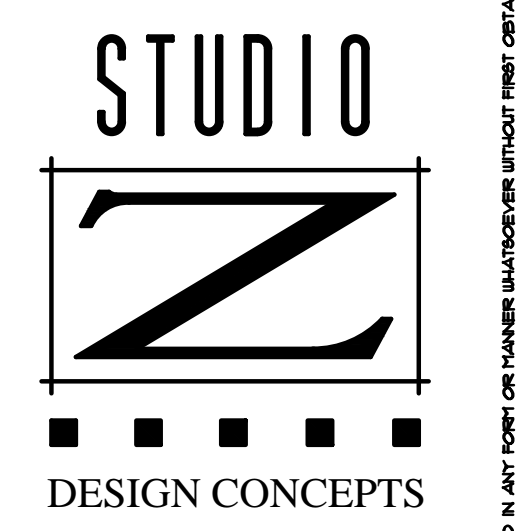
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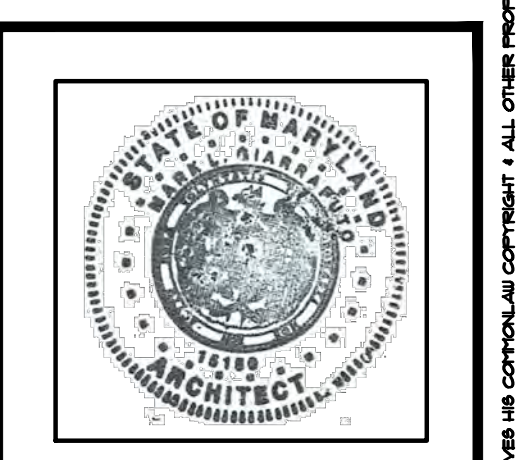
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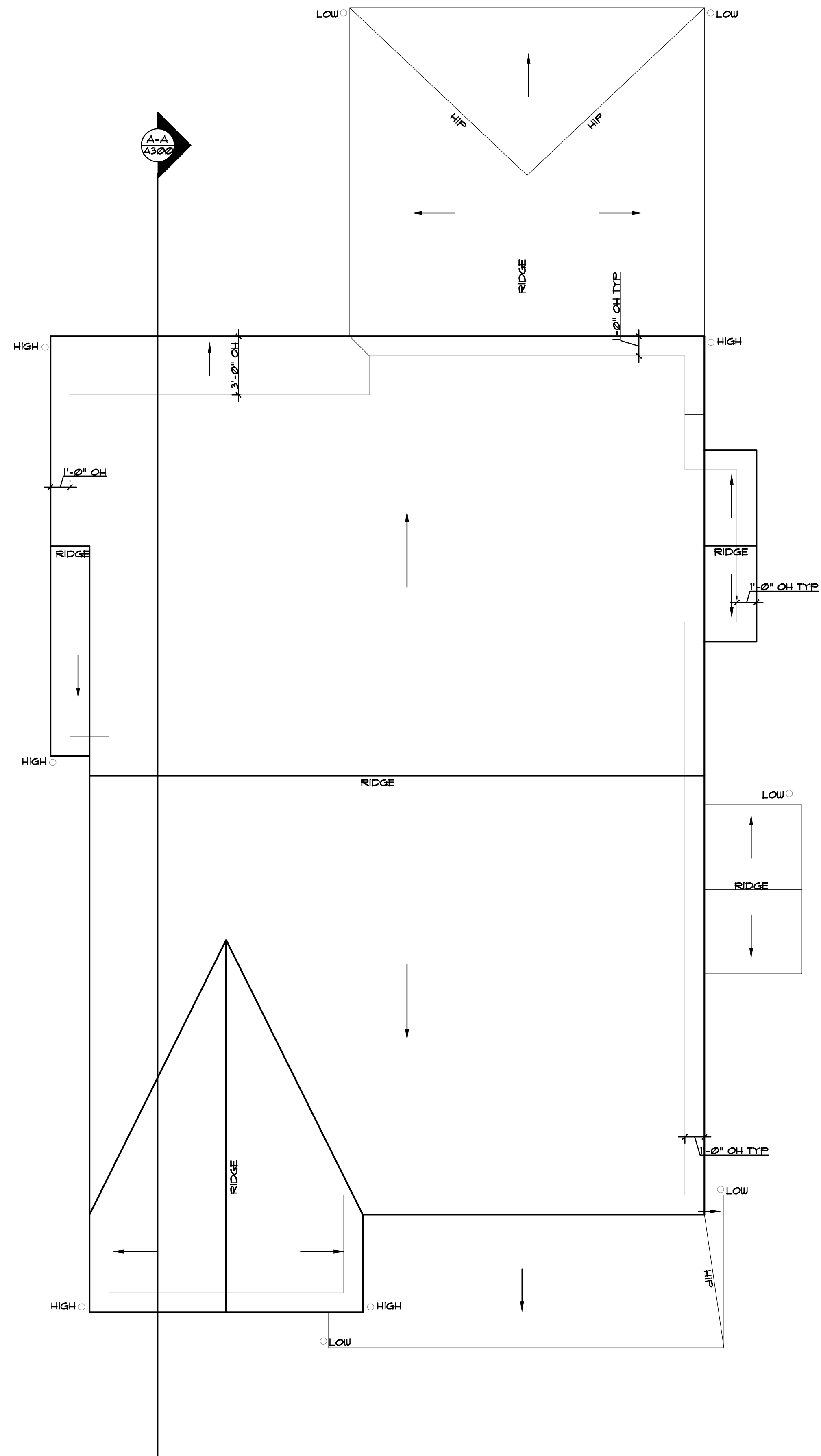


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A103



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 Montgomery County  
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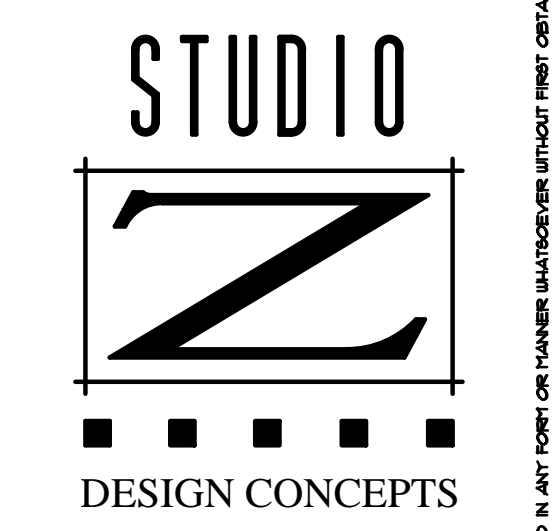
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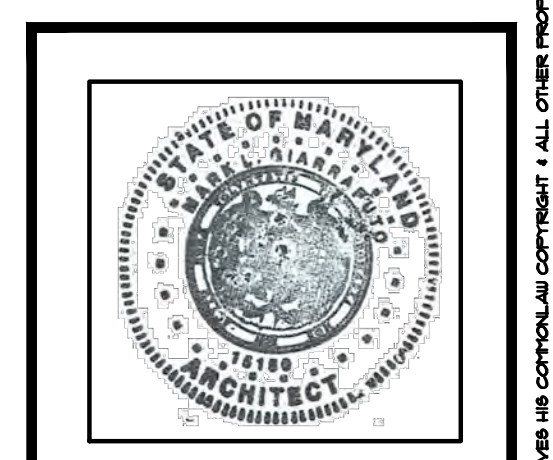
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A104

**ROOF PLAN**  
 SCALE = 1/4" = 1'-0"

NOTE: ALIGN TOPS OF WINDOWS, BULKHEADS AND CASED OPENINGS TO R.O. OF INTERIOR DOORS, U.O.N.

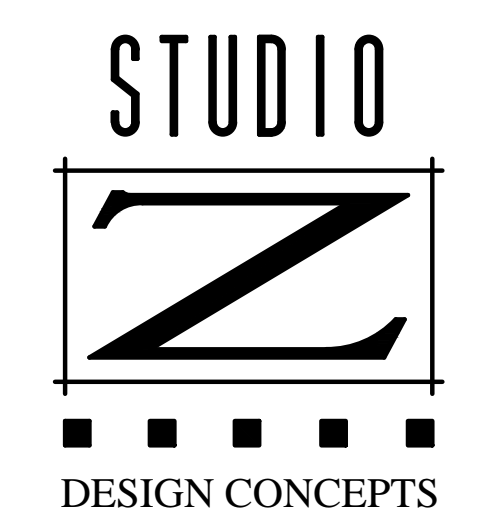
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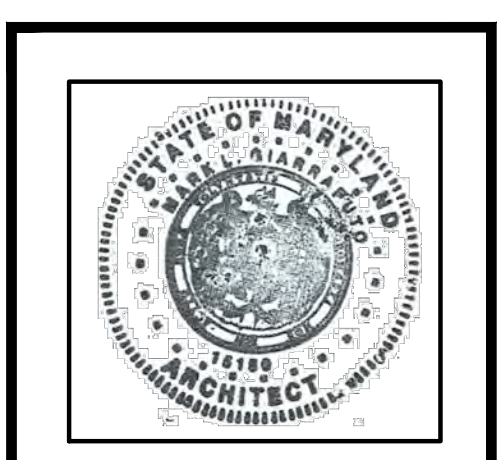
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 8120 WOODMONT AVENUE SUITE 950  
 BETHESDA, MARYLAND 20814  
 PHONE: 301-951-1919  
 FAX: 301-951-1913



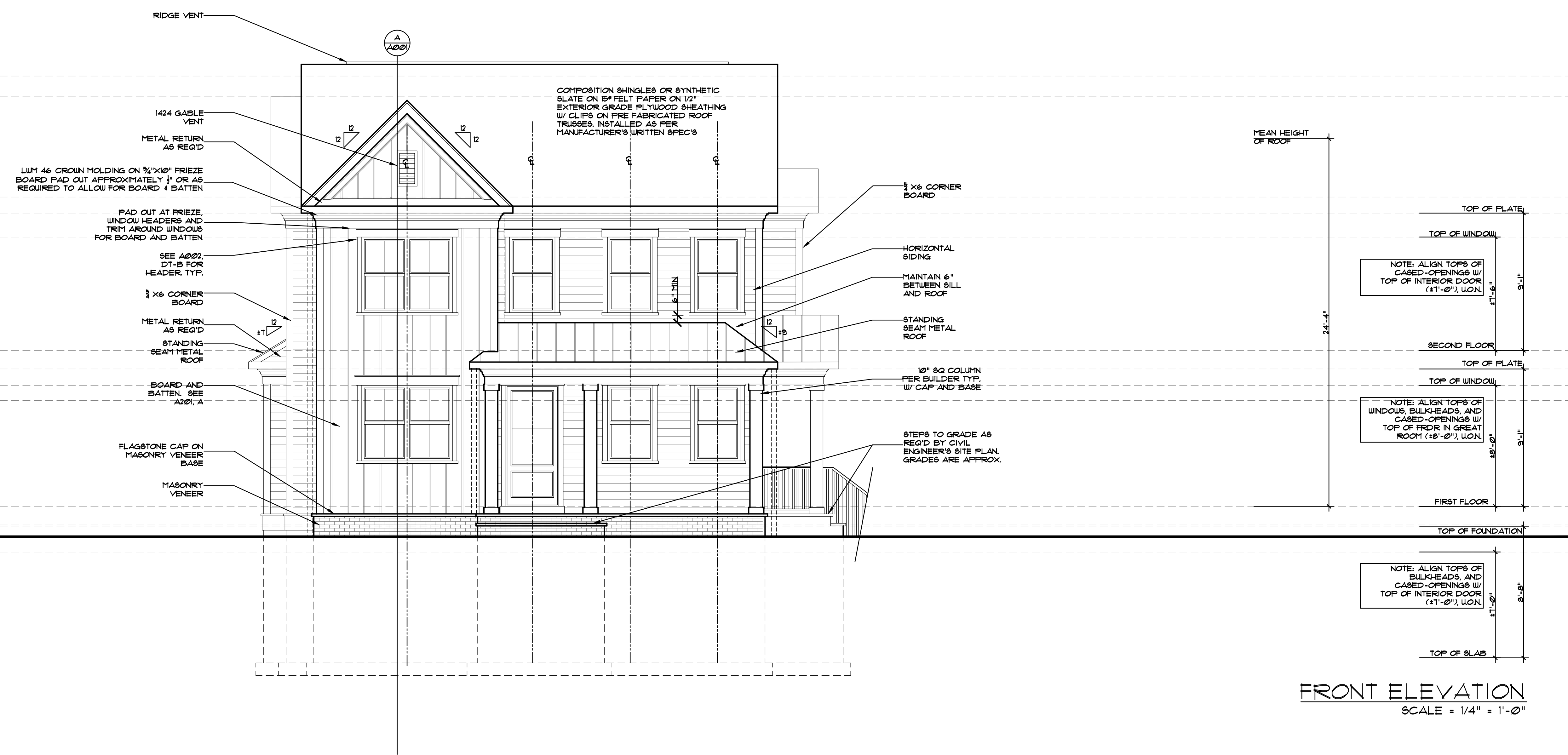
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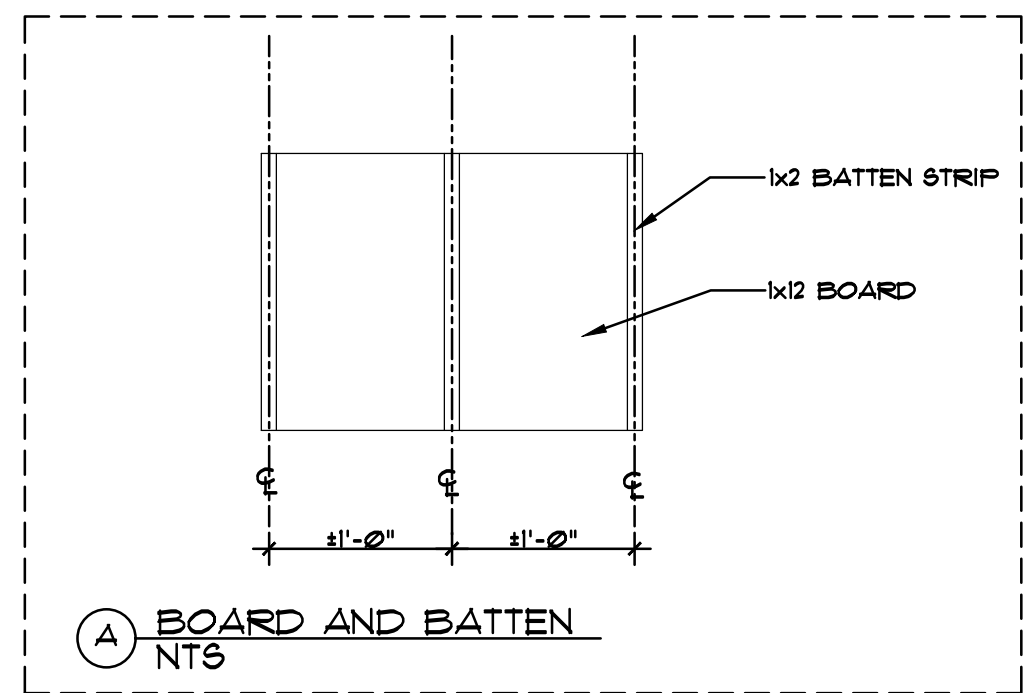
LICENSE NO: 15150  
 EXPIRATION DATE: 08/23/2021



A201



**FRONT ELEVATION**  
 SCALE = 1/4" = 1'-0"



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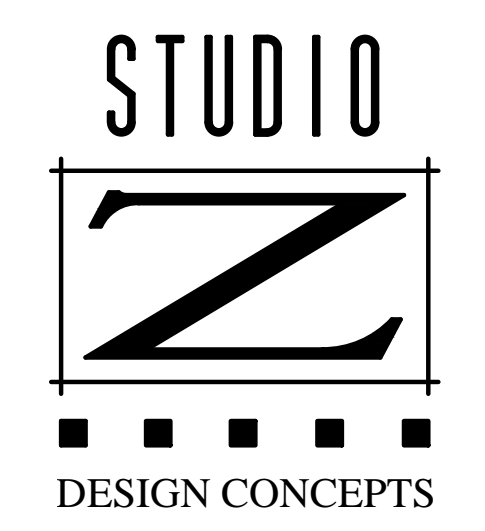
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8/5/19	BID
10/14/19	REVIEW
10/18/19	REVIEW
10/25/19	REVIEW
11/12/19	PERMIT
DATE	REVISIONS
3/13/19	DD
4/4/19	REVIEW
5/9/19	REVIEW
7/26/19	REVIEW

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 Montgomery County  
 Historic Preservation Commission

*Sandra L. Heiler*

**REVIEWED**  
 By Dan.Bruechert at 1:02 pm, Nov 18, 2019

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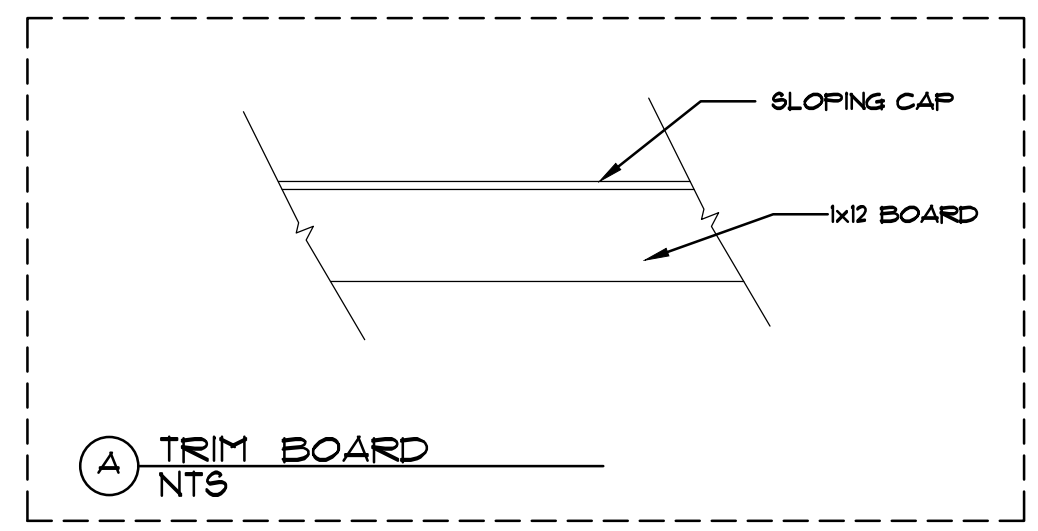
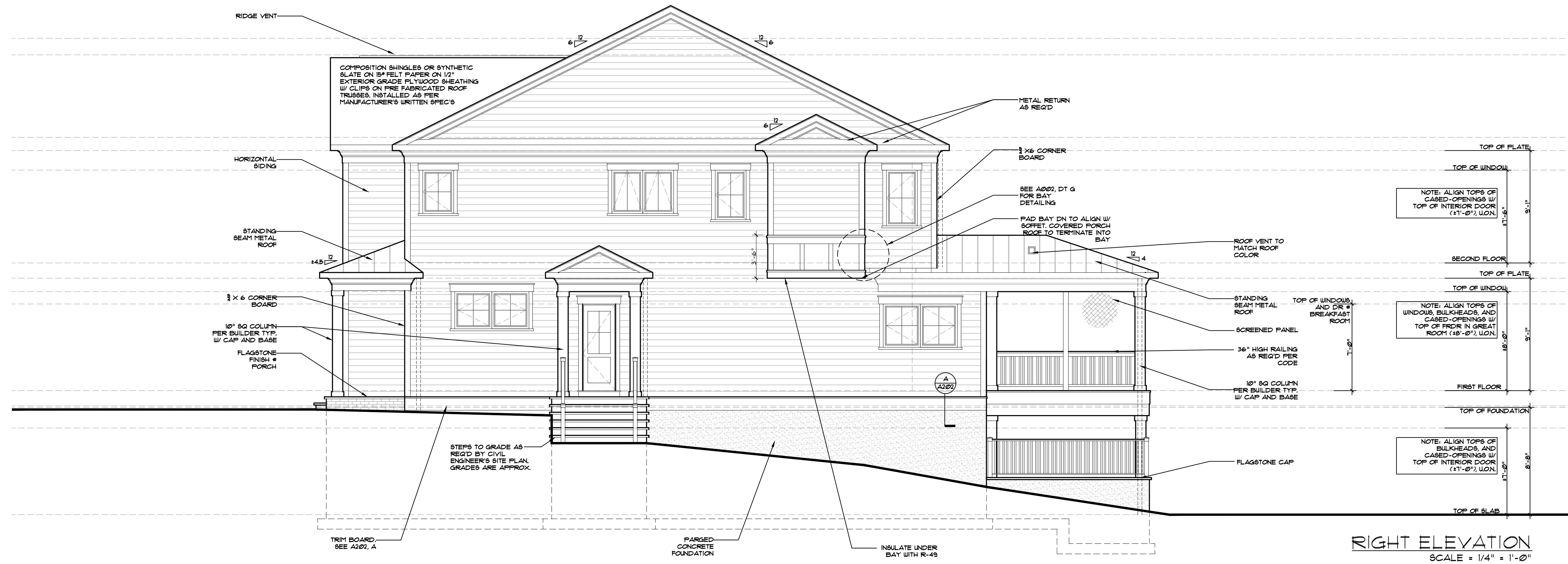


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A202



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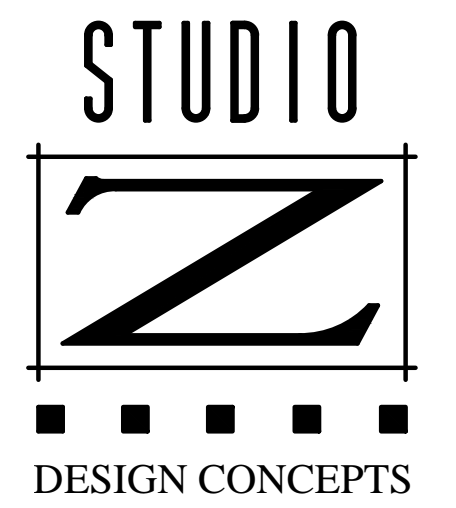
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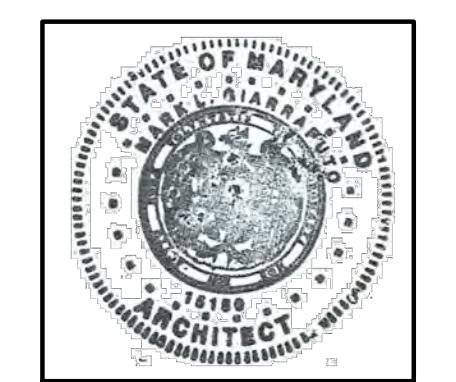
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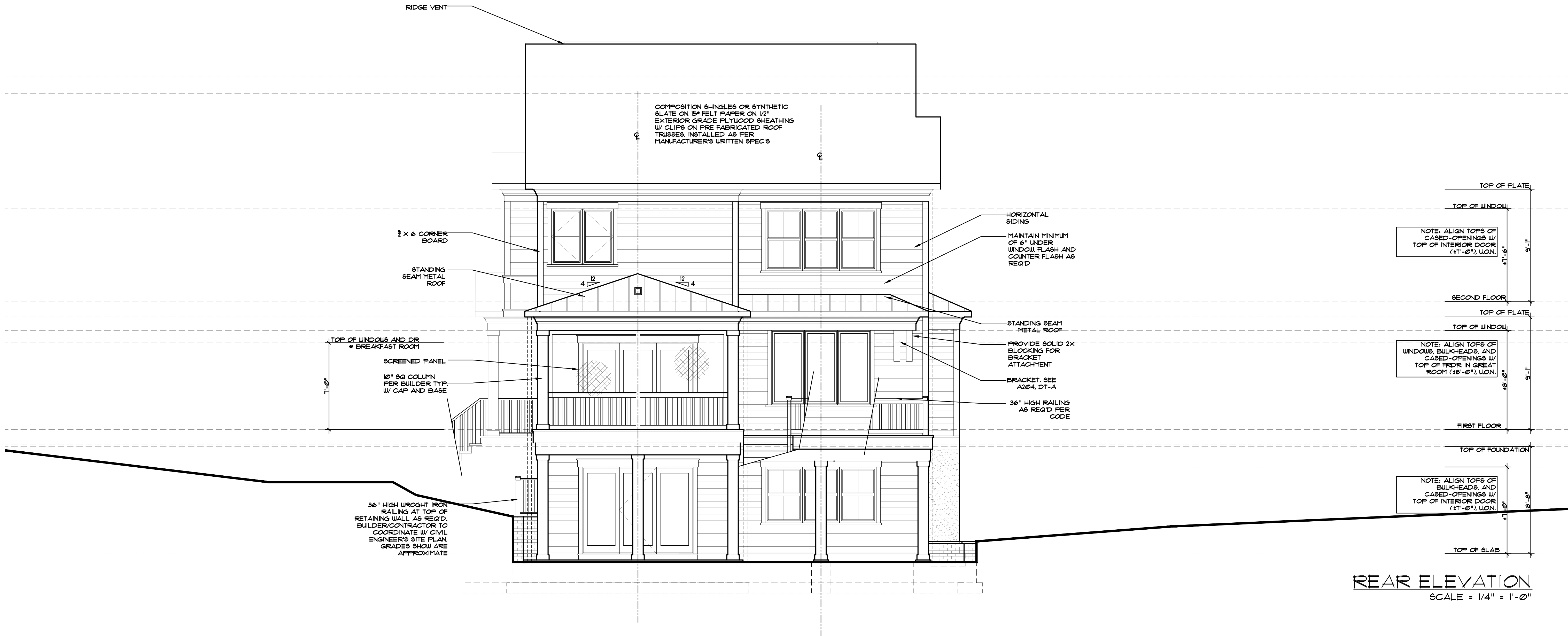


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A203



**REAR ELEVATION**  
 SCALE = 1/4" = 1'-0"

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*Sandra L. Skiles*

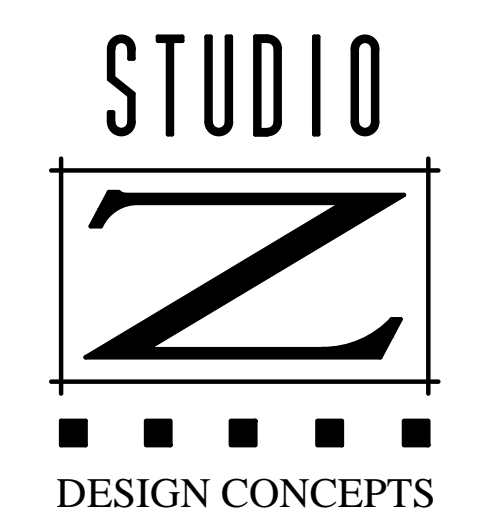
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10/18/19	REVIEW
10/25/19	REVIEW
11/12/19	PERMIT

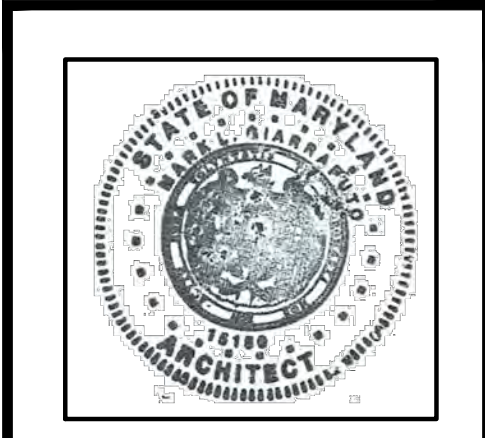
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7/26/19	REVIEW

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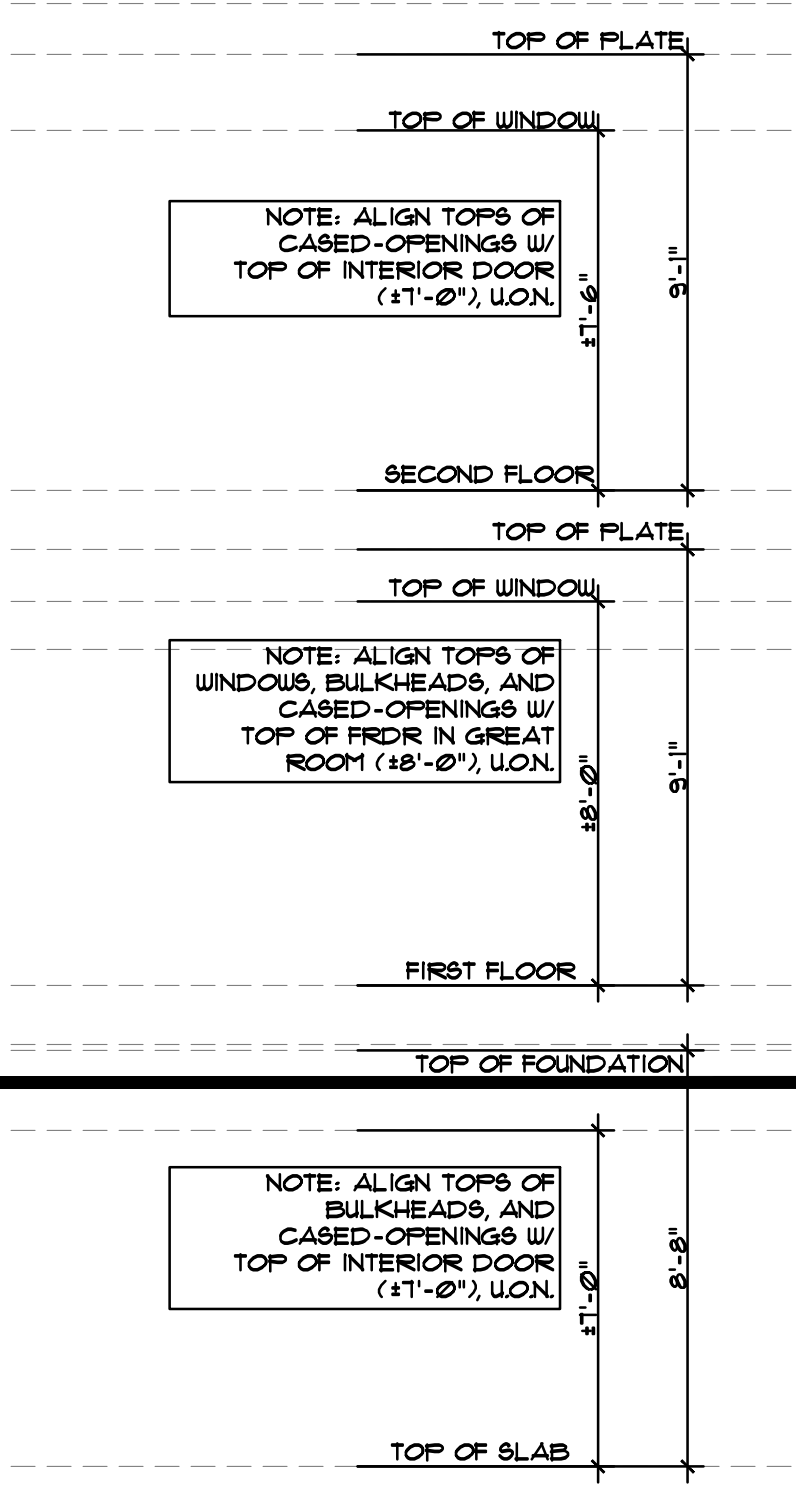


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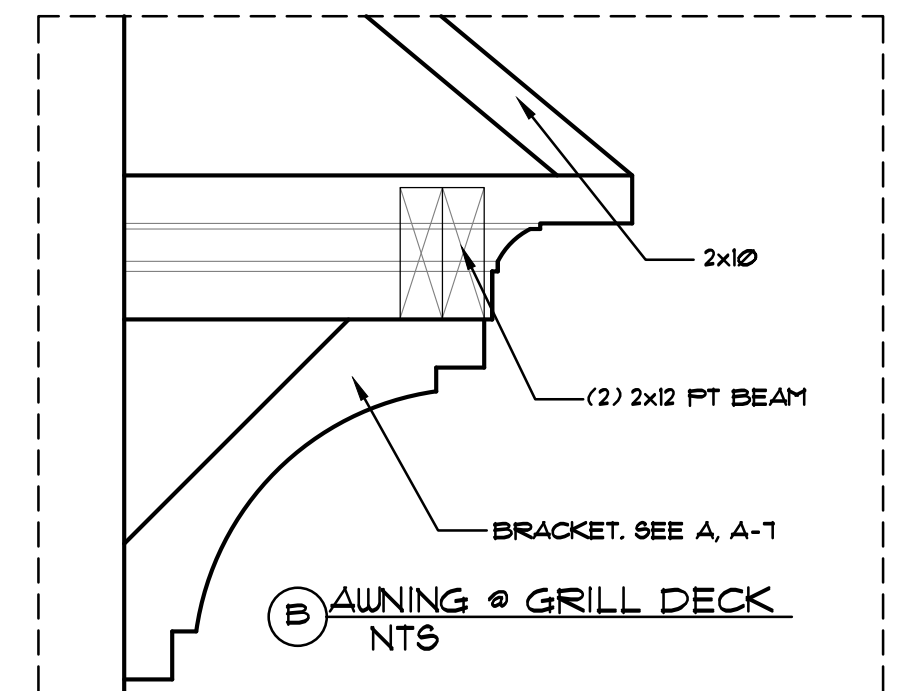
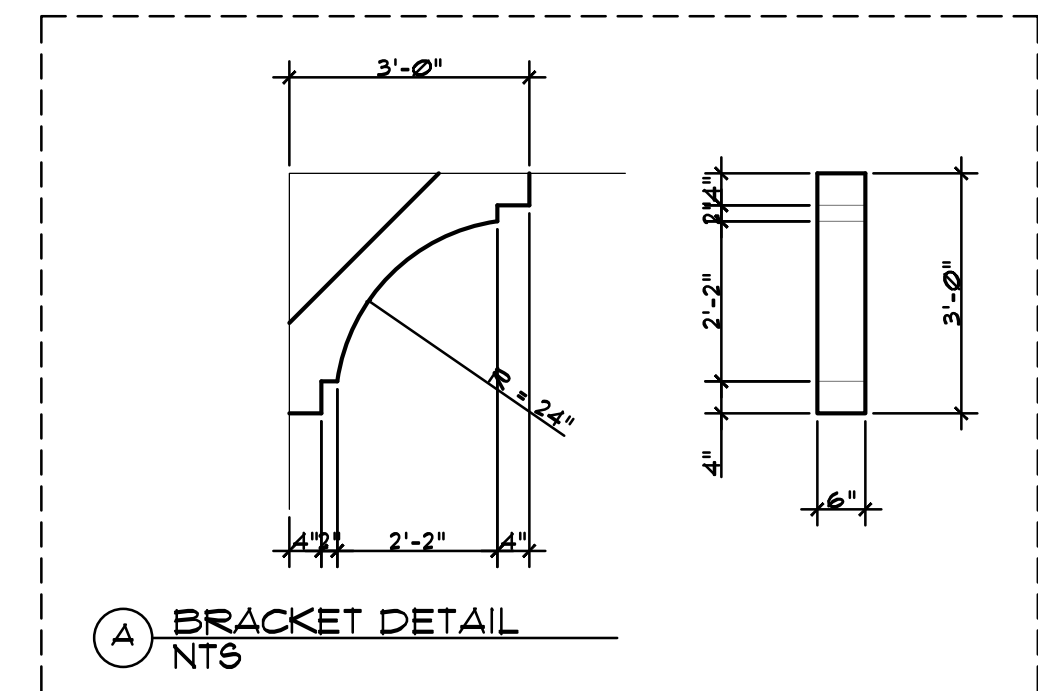
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A204



**LEFT ELEVATION**  
 SCALE = 1/4" = 1'-0"



ARCHITECT: SANDRA L. SKILES IS A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. THESE PLANS AND DRAWINGS ARE HEREBY CERTIFIED TO BE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 15150, EXPIRATION DATE: 08/23/2021.



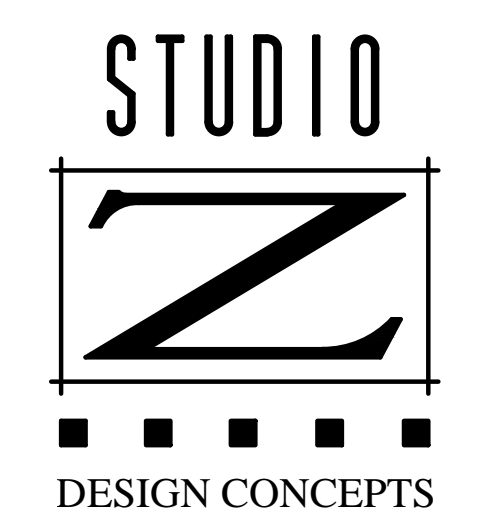
DATE	SUBMISSION
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4/4/19	REVIEW
5/9/19	REVIEW
7/26/19	REVIEW

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*Sandra L. Heiler*

**REVIEWED**  
 By Dan.Bruechert at 1:03 pm, Nov 18, 2019

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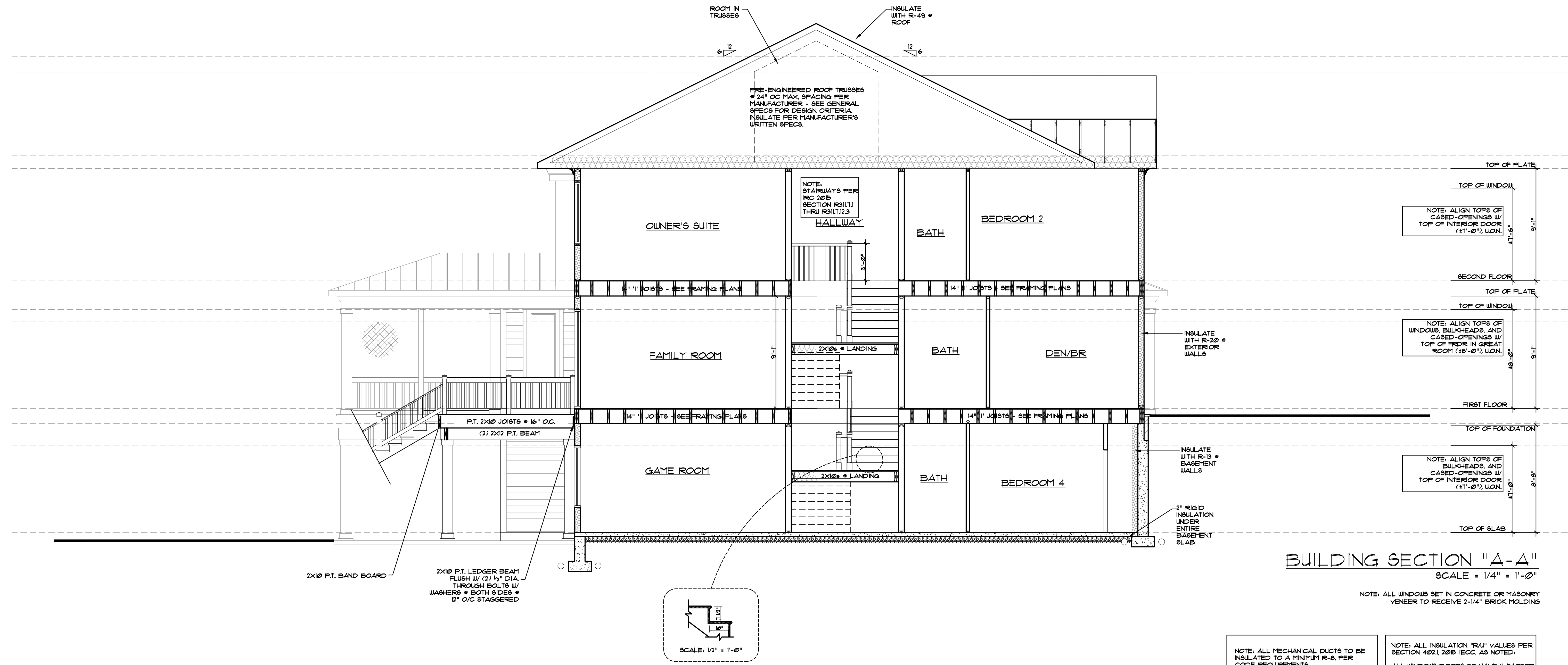
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LICENSE NO. 15150  
 EXPIRATION DATE: 08/23/2021



A301



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

NOTE: ALL WINDOWS SET IN CONCRETE OR MASONRY VENEER TO RECEIVE 2-1/4" BRICK HOLDING

NOTE: ALL MECHANICAL DUCTS TO BE INSULATED TO A MINIMUM R-8, PER CODE REQUIREMENTS.  
 ALL DUCTS TO BE SEALED ACCORDING TO THE METHODS PER IRC M1601.41

NOTE: ALL INSULATION "R/U" VALUES PER SECTION 402.1, 2015 IECC, AS NOTED:  
 ALL WINDOWS/DOORS TO HAVE U-FACTOR OF AT LEAST 0.35, TYP.  
 R-49 BATT INSULATION AT CEILING, TYP.  
 R-19 BATT INSULATION AT FLOORS, TYP.  
 R-20 BATT INSULATION AT ALL EXTERIOR WALLS, TYP.  
 R-19 BATT INSULATION AT ALL BASEMENT WALLS, TYP.  
 R-10 INSULATION AT SLAB PERIMETER 2-FEET DEEP, TYP.

ARCHITECT: STUDIO Z DESIGN CONCEPTS, LLC. ENGINEER: JAMES W. HARRIS, P.E. CONTRACTOR: STUDIO Z DESIGN CONCEPTS, LLC. PHOTO: JAMES W. HARRIS, P.E. ALL RIGHTS RESERVED. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION OF STUDIO Z DESIGN CONCEPTS, LLC. ANY PART OR PARTS OF THESE PLANS AND DRAWINGS ARE HEREBY NOTED TO BE SUBJECT TO ANY CHANGES OR REVISIONS THAT MAY BE MADE BY STUDIO Z DESIGN CONCEPTS, LLC. WITHOUT NOTICE.

Generated by REScheck-Web Software  
Compliance Certificate

Project CHIU - 8712 2ND AVE  
 Energy Code: 2015 IECC  
 Location: Silver Spring, Maryland  
 Construction Type: Single-Family  
 Project Type: New Construction  
 Conditioned Floor Area: 3,794 ft<sup>2</sup>  
 Glazing Area: 15%  
 Climate Zone: 4 (4561 HDD)  
 Permit Date:  
 Permit Number:  
 Construction Site: Owner/Agent: Designer/Contractor:

Compliance: Passes using UA trade-off  
 Compliance: 4.2% Better Than Code  
 Maximum UA: 453 Your UA: 434 Maximum SHGC: 0.40 Your SHGC: 0.24  
 The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.  
 It DOES NOT provide an estimate of energy use or cost relative to a minimum code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling: Flat Ceiling or Scissor Truss	1,564	0.0	49.0	0.020	31
Wall: Wood Frame, 16" o.c.	2,587	20.0	0.0	0.059	113
Door: Solid Door (under 50% glazing)	301			0.350	105
Window: Wood Frame SHGC: 0.24	378			0.350	132
Basement: Solid Concrete or Masonry Wall height: 8.8' Depth below grade: 8.8' Insulation depth: 8.8'	1,028	13.0	0.0	0.052	53

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version - REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title Signature Date

Project Title: CHIU - 8712 2ND AVE Report date: 08/15/19  
 Data filename: Page 1 of 9

Section # & Req. ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 (FR1) <sup>1</sup>	Door U-factor.	U-___	U-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.5 (FR2) <sup>1</sup>	Glazing U-factor (area-weighted average).	U-___	U-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.3 (FR4) <sup>1</sup>	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.1 (FR2) <sup>1</sup>	Air barrier and thermal barrier installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.3 (FR20) <sup>1</sup>	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/1.5/2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.5 (FR16) <sup>1</sup>	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.1 (FR12) <sup>1</sup>	Supply and return ducts in attics insulated ≥ R-8 where duct is ≥ 3 inches in diameter and ≥ R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated ≥ R-6 for diameter ≥ 3 inches and R-4.2 for < 3 inches in diameter.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.5 (FR15) <sup>1</sup>	Building cavities are not used as ducts or plenums.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4 (FR17) <sup>1</sup>	HVAC piping conveying fluids above 195 °F or chilled fluids below 55 °F are insulated to ≥R-3.	R-___	R-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4.1 (FR24) <sup>1</sup>	Protection of insulation on HVAC piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.3 (FR18) <sup>1</sup>	Hot water pipes are insulated to ≥R-3.	R-___	R-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.6 (FR19) <sup>1</sup>	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
 Project Title: CHIU - 8712 2ND AVE Report date: 08/15/19  
 Data filename: Page 4 of 9

REScheck Software Version : REScheck-Web  
Inspection Checklist  
Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the REScheck software  
 Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req. ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 (PR1) <sup>1</sup>	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
103.1, 103.2, 403.7 (PR3) <sup>1</sup>	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
302.1, 403.7 (PR2) <sup>1</sup>	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr ___ Cooling: Btu/hr ___	Heating: Btu/hr ___ Cooling: Btu/hr ___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
 Project Title: CHIU - 8712 2ND AVE Report date: 08/15/19  
 Data filename: Page 2 of 9

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
 Project Title: CHIU - 8712 2ND AVE Report date: 08/15/19  
 Data filename: Page 5 of 9

Section # & Req. ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1 (FO4) <sup>1</sup>	Conditioned basement wall insulation R-value. Where interior insulation is used, verification may need to occur during Insulation Inspection. Not required in warm-humid locations in Climate Zone 3.	R-___ R-___	R-___ R-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2 (FO5) <sup>1</sup>	Conditioned basement wall insulation installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.9 (FO6) <sup>1</sup>	Conditioned basement wall insulation depth of burial or distance from top of wall.	___ ft	___ ft	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2.1 (FO11) <sup>1</sup>	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.9 (FO12) <sup>1</sup>	Snow- and ice-melting system controls installed.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
 Project Title: CHIU - 8712 2ND AVE Report date: 08/15/19  
 Data filename: Page 3 of 9

Section # & Req. ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 (IN13) <sup>1</sup>	All installed insulation is labeled or the installed R-values provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1, 402.2.5, 402.2.6 (IN3) <sup>1</sup>	Wall insulation R-value. If this is a mass wall with at least 1/2 of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-___ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	R-___ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2 (IN4) <sup>1</sup>	Wall insulation is installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
 Project Title: CHIU - 8712 2ND AVE Report date: 08/15/19  
 Data filename: Page 6 of 9

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*Sandra L. Heiler*

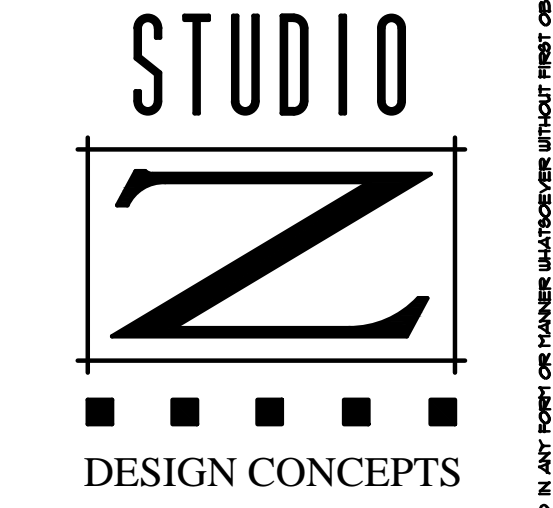
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10/25/19	REVIEW
11/2/19	PERMIT

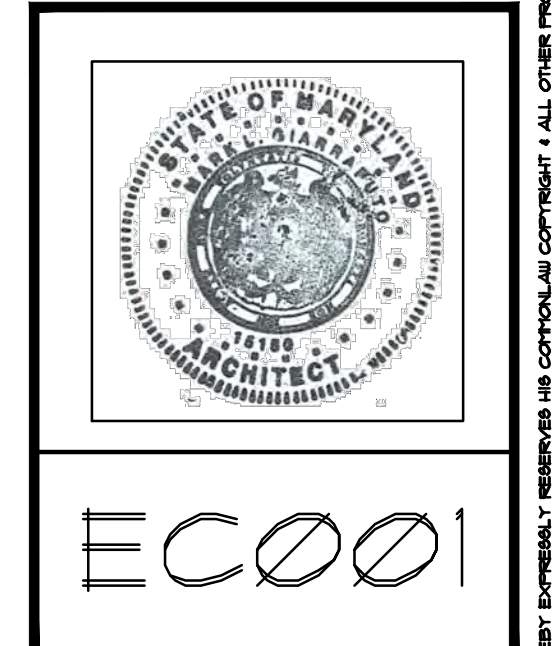
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7/26/19	REVIEW

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ENERGY CODE COMPLIANCE

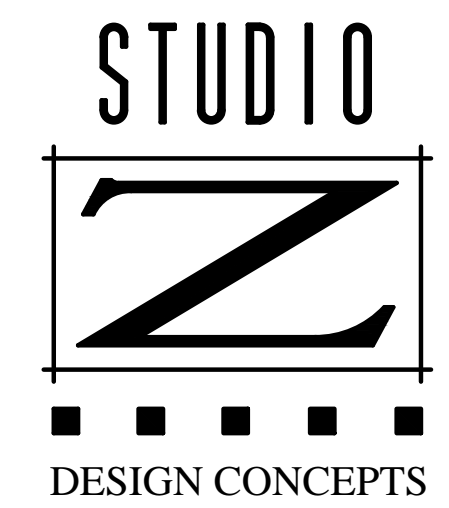
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EC002

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [F11]	Ceiling insulation R-value.	R-___ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R-___ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [F12]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft <sup>2</sup> .			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.3 [F122]	Vented attics with air permeable insulation include baffles adjacent to soffit and eave vents that extends over insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.4 [F13]	Attic access hatch and door insulation aR-value of the adjacent assembly.	R-___	R-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.2 [F17]	Blower door test @ 50 Pa. <=5 ach in Climate Zones 1-2, and <=3 ach in Climate Zones 3-8.	ACH 50 = ___	ACH 50 = ___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.4 [F14]	Duct tightness test result of <=4 cfm/100 ft <sup>2</sup> across the system or <=3 cfm/100 ft <sup>2</sup> without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	cfm/100 ft <sup>2</sup>	cfm/100 ft <sup>2</sup>	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.3 [F127]	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	cfm/100 ft <sup>2</sup>	cfm/100 ft <sup>2</sup>	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2.1.1 [F124]	Air handler leakage designated by manufacturer at <=2% of design air flow.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.1 [F19]	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.2 [F110]	Heat pump thermostat installed on heat pumps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1 [F111]	Circulating service hot water systems have automatic or accessible manual controls.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 | High Impact (Tier 1) | 2 | Medium Impact (Tier 2) | 3 | Low Impact (Tier 3)

Project Title: CHIU - 8712 2ND AVE Report date: 08/15/19  
Data filename: Page 7 of 9

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.5.1 [F125]	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2 [F126]	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.1 [F129]	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermosiphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demands within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.2 [F129]	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.2 [F130]	Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.4 [F131]	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units <= 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units <= 2 psi for individual units connected to three or more showers.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1 [F16]	75% of lamps in permanent fixtures or 75% of permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1.1 [F123]	Fuel gas lighting systems have no continuous pilot light.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 | High Impact (Tier 1) | 2 | Medium Impact (Tier 2) | 3 | Low Impact (Tier 3)

Project Title: CHIU - 8712 2ND AVE Report date: 08/15/19  
Data filename: Page 8 of 9

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
401.3 [F17]	Compliance certificate posted.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
303.3 [F118]	Manufacturer manuals for mechanical and water heating systems have been provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 | High Impact (Tier 1) | 2 | Medium Impact (Tier 2) | 3 | Low Impact (Tier 3)

Project Title: CHIU - 8712 2ND AVE Report date: 08/15/19  
Data filename: Page 9 of 9

### 2015 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	20.00
Below-Grade Wall	13.00
Floor	0.00
Ceiling / Roof	49.00

Ductwork (unconditioned spaces):

Glass & Door Rating	U-Factor	SHGC
Window	0.35	0.24
Door	0.35	

Heating & Cooling Equipment Efficiency

Heating System: \_\_\_\_\_

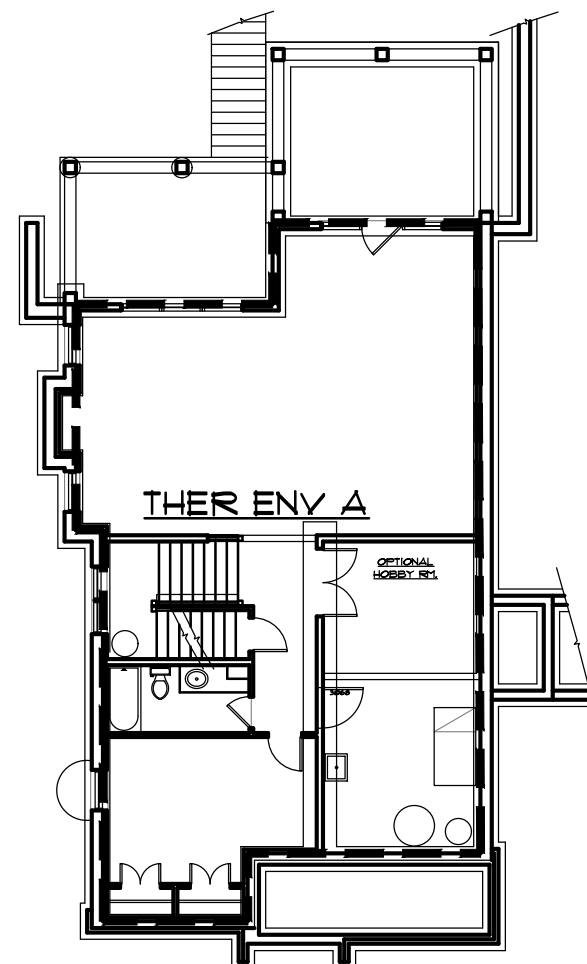
Cooling System: \_\_\_\_\_

Water Heater: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

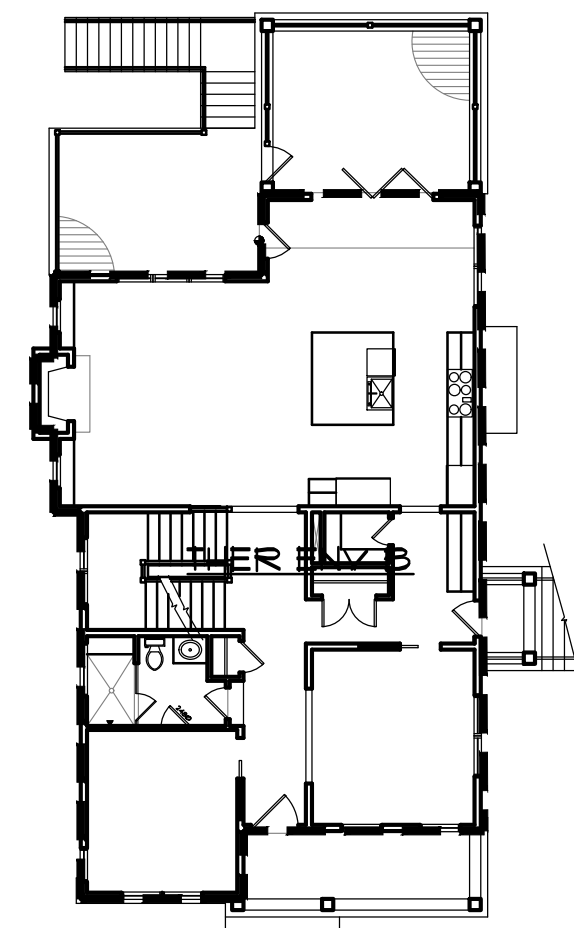
Comments

ENERGY CODE COMPLIANCE



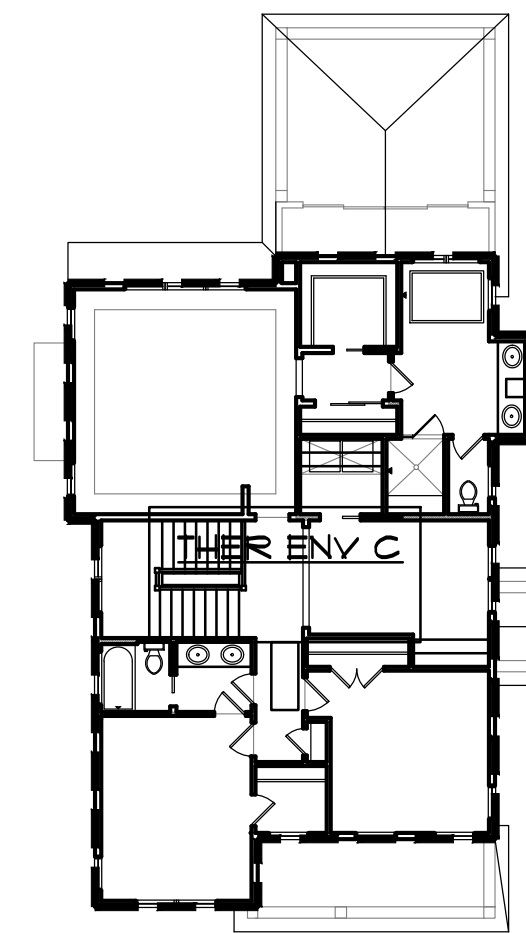
**FOUNDATION PLAN**

R-13 BATT INSULATION AT ALL BASEMENT WALLS, TYP.  
 R-10 INSULATION AT SLAB PERIMETER 2-FEET DEEP, TYP.



**FIRST FLOOR PLAN**

R-49 BATT INSULATION AT CEILING, TYP.  
 R-19 BATT INSULATION AT FLOORS, TYP.  
 R-20 BATT INSULATION AT ALL EXTERIOR WALLS, TYP.



**SECOND FLOOR PLAN**

R-49 BATT INSULATION AT CEILING, TYP.  
 R-19 BATT INSULATION AT FLOORS, TYP.  
 R-20 BATT INSULATION AT ALL EXTERIOR WALLS, TYP.

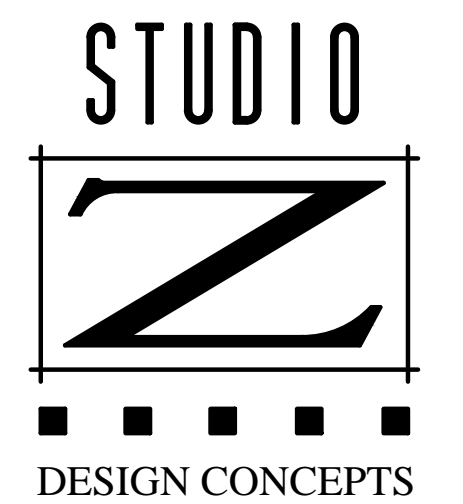
APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Sandra L. Heiler*

**REVIEWED**  
 By Dan.Bruechert at 1:03 pm, Nov 18, 2019

DATE	SUBMISSION
8/5/19	BID
10/14/19	REVIEW
10/18/19	REVIEW
10/25/19	REVIEW
11/2/19	PERMIT
DATE	REVISIONS
3/13/19	DD
4/4/19	REVIEW
5/9/19	REVIEW
7/26/19	REVIEW

STUDIO Z DESIGN CONCEPTS, LLC  
 8120 WOODMONT AVENUE SUITE 950  
 BETHESDA, MARYLAND 20814  
 PHONE: 301-951-4391 FAX: 301-951-1913



**FRONT ELEVATION**



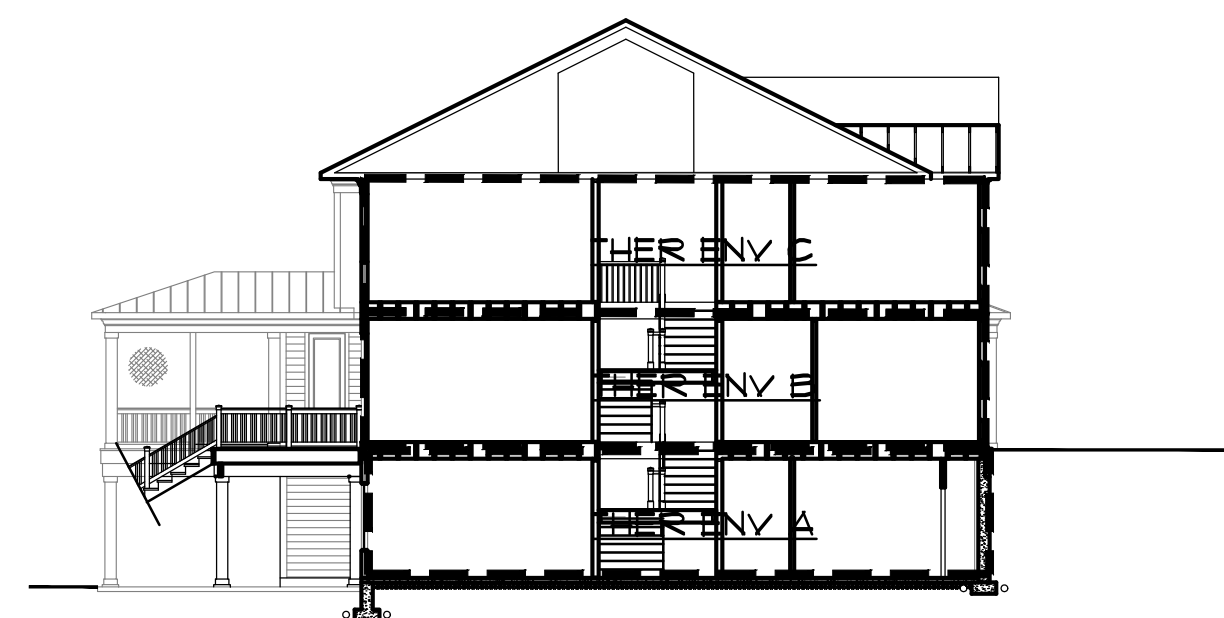
**RIGHT SIDE ELEVATION**



**REAR ELEVATION**



**LEFT SIDE ELEVATION**



**SECTION A-A**



**SECTION B-B**

NOTE: ALL MECHANICAL DUCTS TO BE INSULATED TO A MINIMUM R-8, PER CODE REQUIREMENTS.  
 ALL DUCTS TO BE SEALED ACCORDING TO THE METHODS PER IRC M1601.4.1

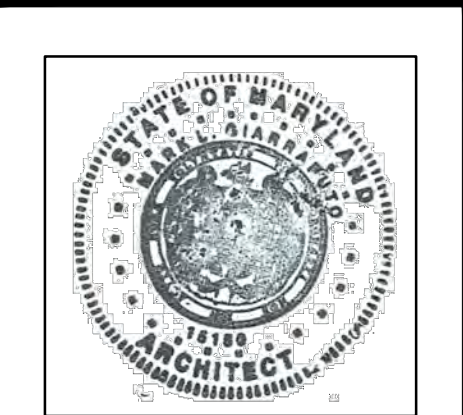
**THERMAL ENVELOPE DIAGRAMS**  
 SCALE: 1/2" = 1'-0"

— — — — — INDICATES EXTENT OF THERMAL ENVELOPE

NOTE: ALL INSULATION "RAI" VALUES PER SECTION 402.1, 2015 IECC, AS NOTED:  
 ALL WINDOWS/DOORS TO HAVE U-FACTOR OF AT LEAST 0.35, TYP.  
 R-49 BATT INSULATION AT CEILING, TYP.  
 R-19 BATT INSULATION AT FLOORS, TYP.  
 R-20 BATT INSULATION AT ALL EXTERIOR WALLS, TYP.  
 R-13 BATT INSULATION AT ALL BASEMENT WALLS, TYP.  
 R-10 INSULATION AT SLAB PERIMETER 2-FEET DEEP, TYP.

PRIVATE RESIDENCE  
 8112 2ND AVENUE  
 SILVER SPRING, MD

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EC003

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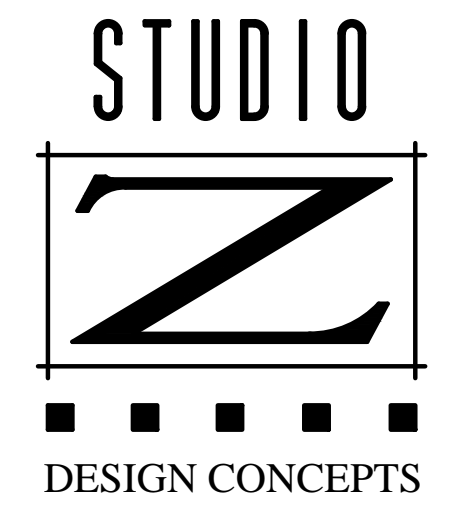
DATE	SUBMISSION
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10/14/19	REVIEW
10/18/19	REVIEW
10/25/19	REVIEW
11/2/19	PERMIT
DATE	REVISIONS
3/13/19	DD
4/4/19	REVIEW
5/9/19	REVIEW
7/26/19	REVIEW

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Historic Preservation Commission

*Sandra H. Heiler*

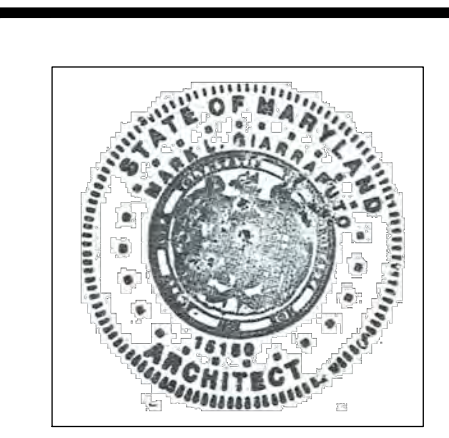
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By Dan.Bruechert at 1:03 pm, Nov 18, 2019

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BETHESDA, MARYLAND 20814  
PHONE: 301-951-4391 FAX: 301-951-1913

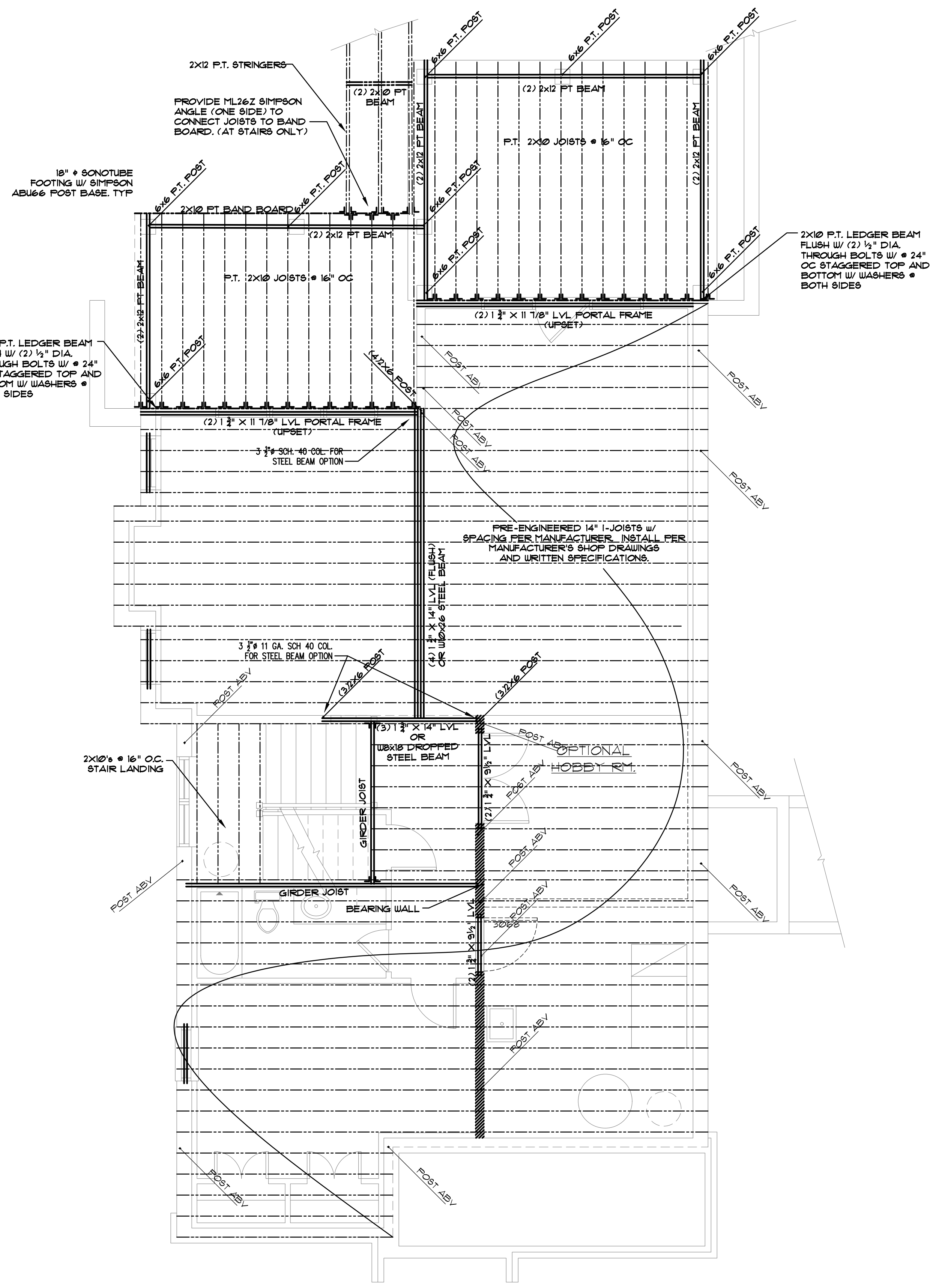


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EXPIRATION DATE: 08/23/2021



SOO1



NOTE: TREAT ALL DIMENSIONAL LUMBER EXPOSED TO WEATHER AS REQ'D. (TYP.)

Notes:  
All posts shall continue down to foundations typ.  
All posts shall be minimum (2) 2x6 U.O.N.

BEARING WALL SHADED  
L/120 LIVE LOAD DEFLECTION

OVERFRAMING  
VOL. CEILING

**NOTES:**

FRAMING PLANS SHOWN ARE SCHEMATIC IN NATURE. REFER TO APPROVED TRUSS DRAWINGS FROM TRUSS MANUFACTURER FOR ACTUAL PLACING, SIZE, INSTALLATION DETAILS, AND SPACING. REFER TO GENERAL NOTE SHEET (GN-1 AND GN-2) FOR TRUSS DESIGN CRITERIA AND LOADING REQUIREMENTS.

TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LIVE LOAD DEFLECTION CRITERIA:  
L/480: AREAS RECEIVING HARDWOOD FLOORING OR CARPETING  
L/720: AREAS RECEIVING CERAMIC TILE / LIMESTONE/MARBLE FLOOR FINISHES  
L/120: FOR AREAS INDICATED ON FRAMING PLANS

BUILDER IS RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL CERAMIC AND MARBLE TILE WITH THE TRUSS MANUFACTURER

HEADER: 2-2x10 U.O.N.  
POSTS: 2-2x6 U.O.N.  
BEARING PLATES: 4"x8"x3/4"

ALL BASEMENT WINDOW HEADERS TO BE FLUSH IN FLOOR SYSTEM.  
PROVIDE CONTINUOUS BLOCKING • ALL POINT LOADS

BUILDER SUBSTITUTIONS FOR STANDARD STEEL PIPE COLLING MAY ONLY BE MADE WITH THE ARCHITECT/STRUCTURAL ENGINEER'S APPROVAL. BUILDER MUST PROVIDE LOADING CAPACITY FOR ALL SUBSTITUTED COLLING PRIOR TO INSTALLATION.

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

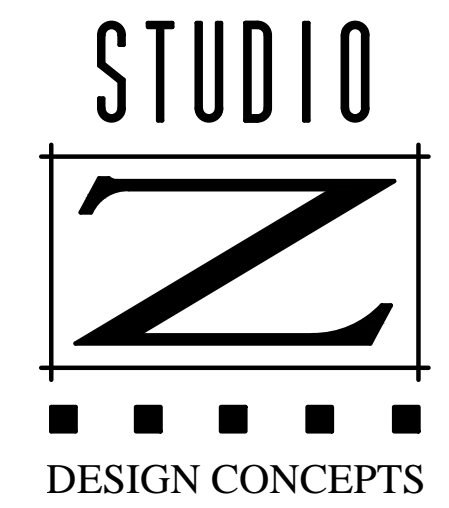
DATE	SUBMISSION
8/5/19	BID
10/14/19	REVIEW
10/18/19	REVIEW
10/25/19	REVIEW
11/2/19	PERMIT
DATE	REVISIONS
3/13/19	DD
4/4/19	REVIEW
5/9/19	REVIEW
7/26/19	REVIEW

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Montgomery County  
Historic Preservation Commission

*Sandra L. Heiler*

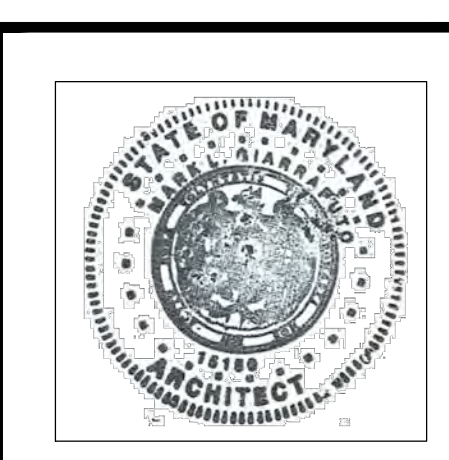
**REVIEWED**  
By Dan.Bruechert at 1:04 pm, Nov 18, 2019

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8120 WOODMONT AVENUE SUITE 950  
BETHESDA, MARYLAND 20814  
PHONE: 301-951-4391 FAX: 301-951-0193

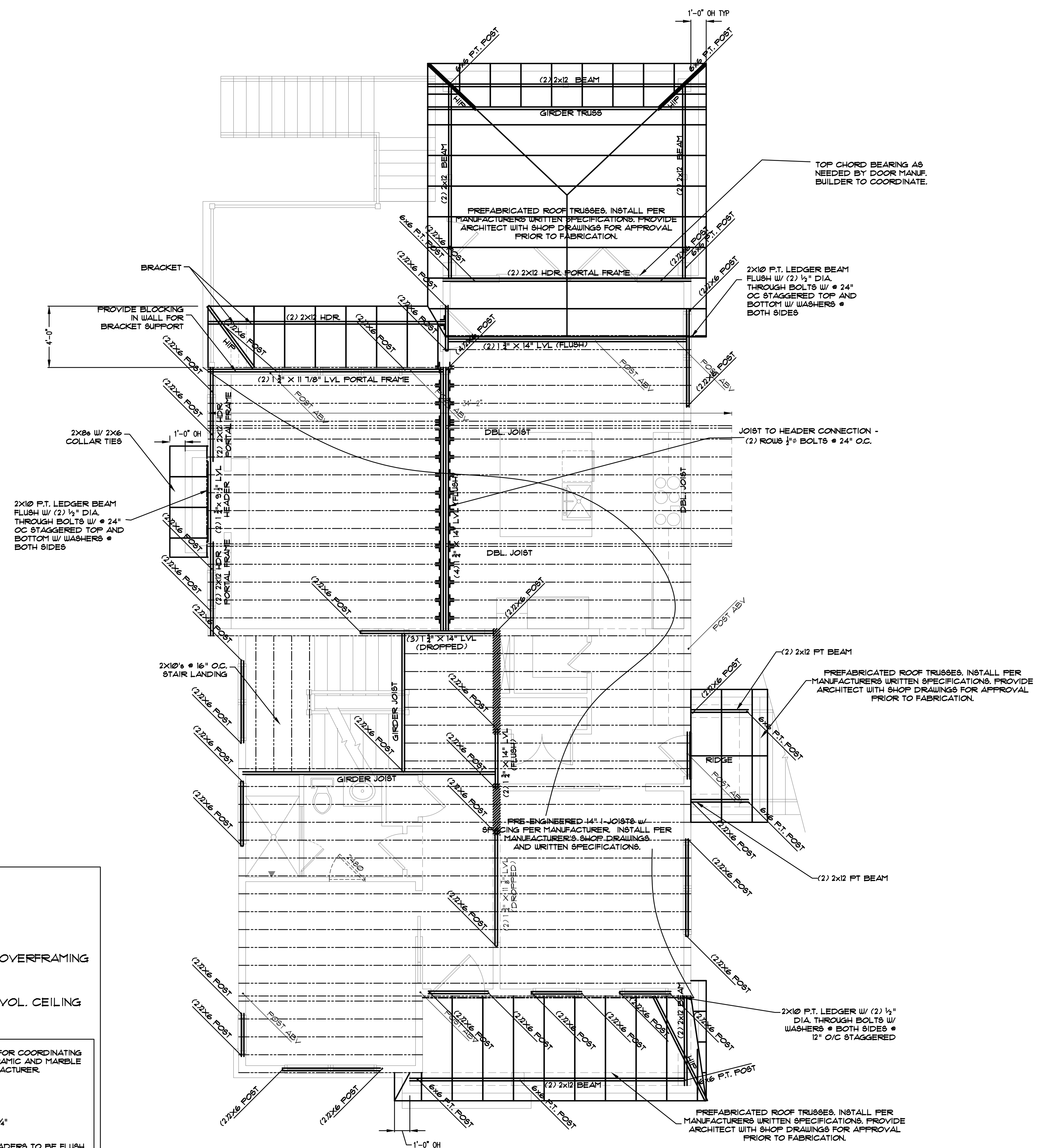


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EXPIRATION DATE: 08/23/2021.



5002



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

NOTE: TREAT ALL DIMENSIONAL LUMBER EXPOSED TO WEATHER AS REQ'D. (TYP.)

Notes:  
All posts shall continue down to foundations typ.  
All posts shall be minimum (2) 2x6 UON.

BEARING WALL SHADED

OVERFRAMING

L/120 LIVE LOAD DEFLECTION

VOL. CEILING

NOTES:

FRAMING PLANS SHOWN ARE SCHEMATIC IN NATURE. REFER TO APPROVED TRUSS DRAWINGS FROM TRUSS MANUFACTURER FOR ACTUAL PLACING, SIZE, INSTALLATION DETAILS, AND SPACING. REFER TO GENERAL NOTE SHEET (GN-1 AND GN-2) FOR TRUSS DESIGN CRITERIA AND LOADING REQUIREMENTS.

TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LIVE LOAD DEFLECTION CRITERIA:  
L/480: AREAS RECEIVING HARDWOOD FLOORING OR CARPETING  
L/120: AREAS RECEIVING CERAMIC TILE/LIMESTONE/MARBLE FLOOR FINISHES  
L/120: FOR AREAS INDICATED ON FRAMING PLANS

BUILDER IS RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL CERAMIC AND MARBLE TILE WITH THE TRUSS MANUFACTURER.

HEADER: 2-2x10 UON.  
POSTS: 2-2x6 UON.  
BEARING PLATES: 4"x8"x3/4"

ALL BASEMENT WINDOW HEADERS TO BE FLUSH IN FLOOR SYSTEM.  
PROVIDE CONTINUOUS BLOCKING # ALL POINT LOADS

BUILDER SUBSTITUTIONS FOR STANDARD STEEL PIPE COLUMNS MAY ONLY BE MADE WITH THE ARCHITECT/STRUCTURAL ENGINEER'S APPROVAL. BUILDER MUST PROVIDE LOADING CAPACITY FOR ALL SUBSTITUTED COLUMNS PRIOR TO INSTALLATION.

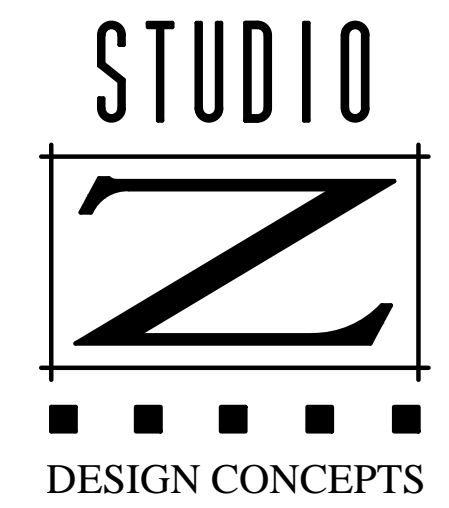
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DATE	SUBMISSION
8/5/19	BID
10/14/19	REVIEW
10/18/19	REVIEW
10/25/19	REVIEW
11/12/19	PERMIT
DATE	REVISIONS
3/13/19	DD
4/4/19	REVIEW
5/9/19	REVIEW
7/26/19	REVIEW

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 Montgomery County  
 Historic Preservation Commission  
*Sandra L. Skiles*

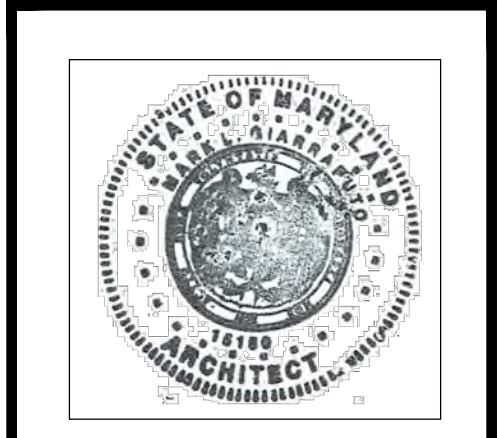
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 By Dan.Bruechert at 1:04 pm, Nov 18, 2019

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 BETHESDA, MARYLAND 20814  
 PHONE: 301-951-4391 FAX: 301-951-1913

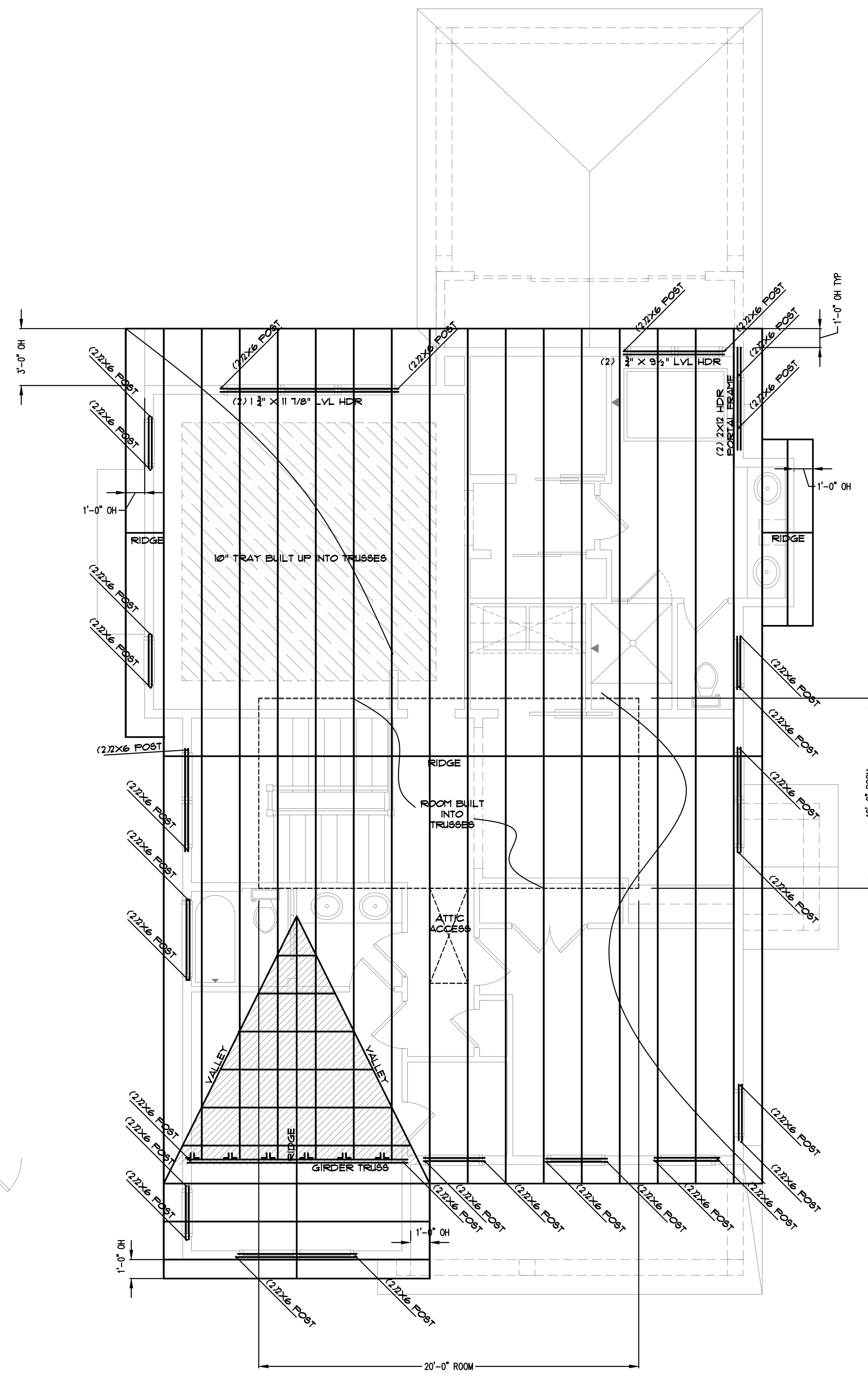


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S003



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

NOTE: TREAT ALL DIMENSIONAL LUMBER EXPOSED TO WEATHER AS REQ'D. (TYP.)

Notes:  
 All posts shall continue down to foundations typ.  
 All posts shall be minimum (2) 2x6 UON.

BEARING WALL SHADED  
 OVERFRAMING  
 L/120 LIVE LOAD DEFLECTION  
 VOL. CEILING

**NOTES:**

FRAMING PLANS SHOWN ARE SCHEMATIC IN NATURE. REFER TO APPROVED TRUSS DRAWINGS FROM TRUSS MANUFACTURER FOR ACTUAL PLACING, SIZE, INSTALLATION DETAILS, AND SPACING. REFER TO GENERAL NOTE SHEET (GN-1 AND GN-2) FOR TRUSS DESIGN CRITERIA AND LOADING REQUIREMENTS.

TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LIVE LOAD DEFLECTION CRITERIA:  
 L/480 AREAS RECEIVING HARDWOOD FLOORING OR CARPETING  
 L/120 AREAS RECEIVING CERAMIC TILE/ LIMESTONE/MARBLE FLOOR FINISHES  
 L/240 FOR AREAS INDICATED ON FRAMING PLANS

BUILDER IS RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL CERAMIC AND MARBLE TILE WITH THE TRUSS MANUFACTURER.

HEADER: 2-2X10 UON.  
 POSTS: 2-2X6 UON.  
 BEARING PLATES: 4"X8"X3/4"

ALL BASEMENT WINDOW HEADERS TO BE FLUSH IN FLOOR SYSTEM.  
 PROVIDE CONTINUOUS BLOCKING @ ALL POINT LOADS

BUILDER SUBSTITUTIONS FOR STANDARD STEEL PIPE COLUMNS MAY ONLY BE MADE WITH THE ARCHITECT/STRUCTURAL ENGINEER'S APPROVAL. BUILDER MUST PROVIDE LOADING CAPACITY FOR ALL SUBSTITUTED COLUMNS PRIOR TO INSTALLATION.

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DATE	SUBMISSION
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10/14/19	REVIEW
10/18/19	REVIEW
10/25/19	REVIEW
11/12/19	PERMIT
DATE	REVISIONS
3/13/19	DD
4/4/19	REVIEW
5/9/19	REVIEW
7/26/19	REVIEW

APPROVED  
Montgomery County  
Historic Preservation Commission

*Sandra L. Heiler*

**REVIEWED**  
By Dan.Bruechert at 1:04 pm, Nov 18, 2019

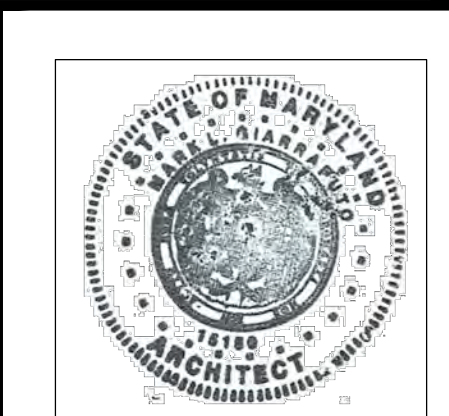
STUDIO Z DESIGN CONCEPTS, LLC  
8120 WOODMONT AVENUE SUITE 950  
BETHESDA, MARYLAND 20814  
PHONE: 301-951-4391 FAX: 301-951-1913



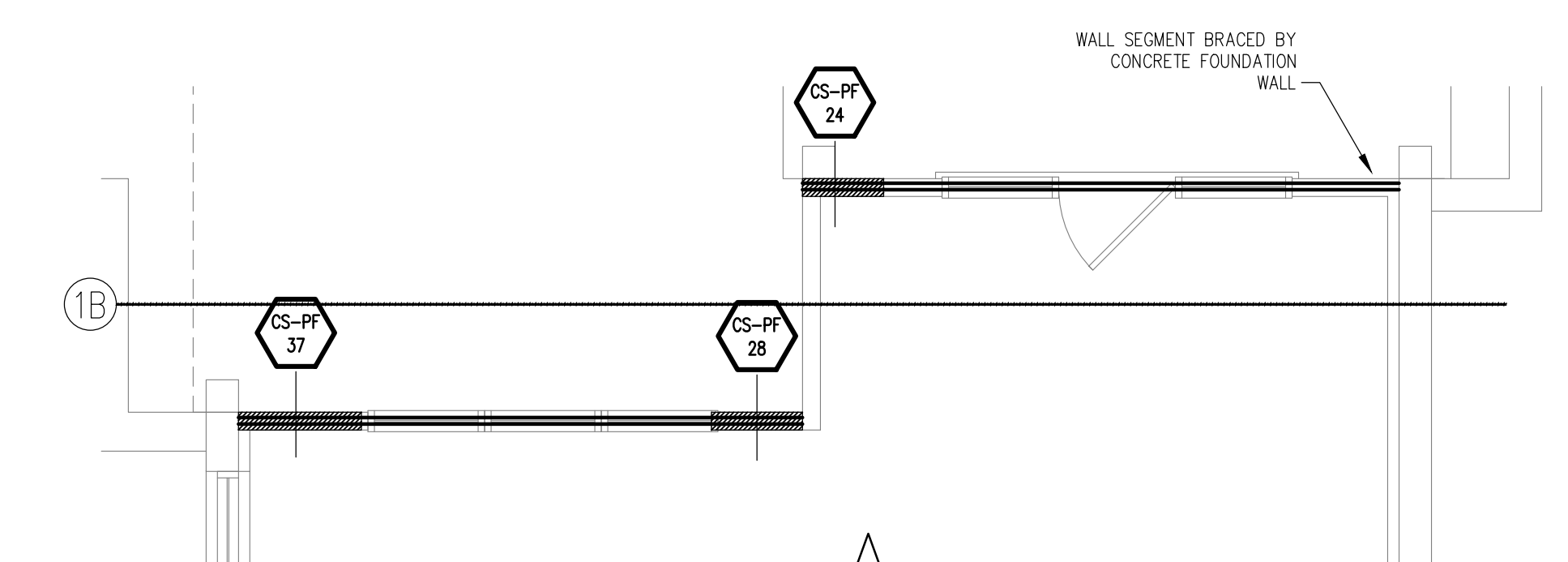
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S101

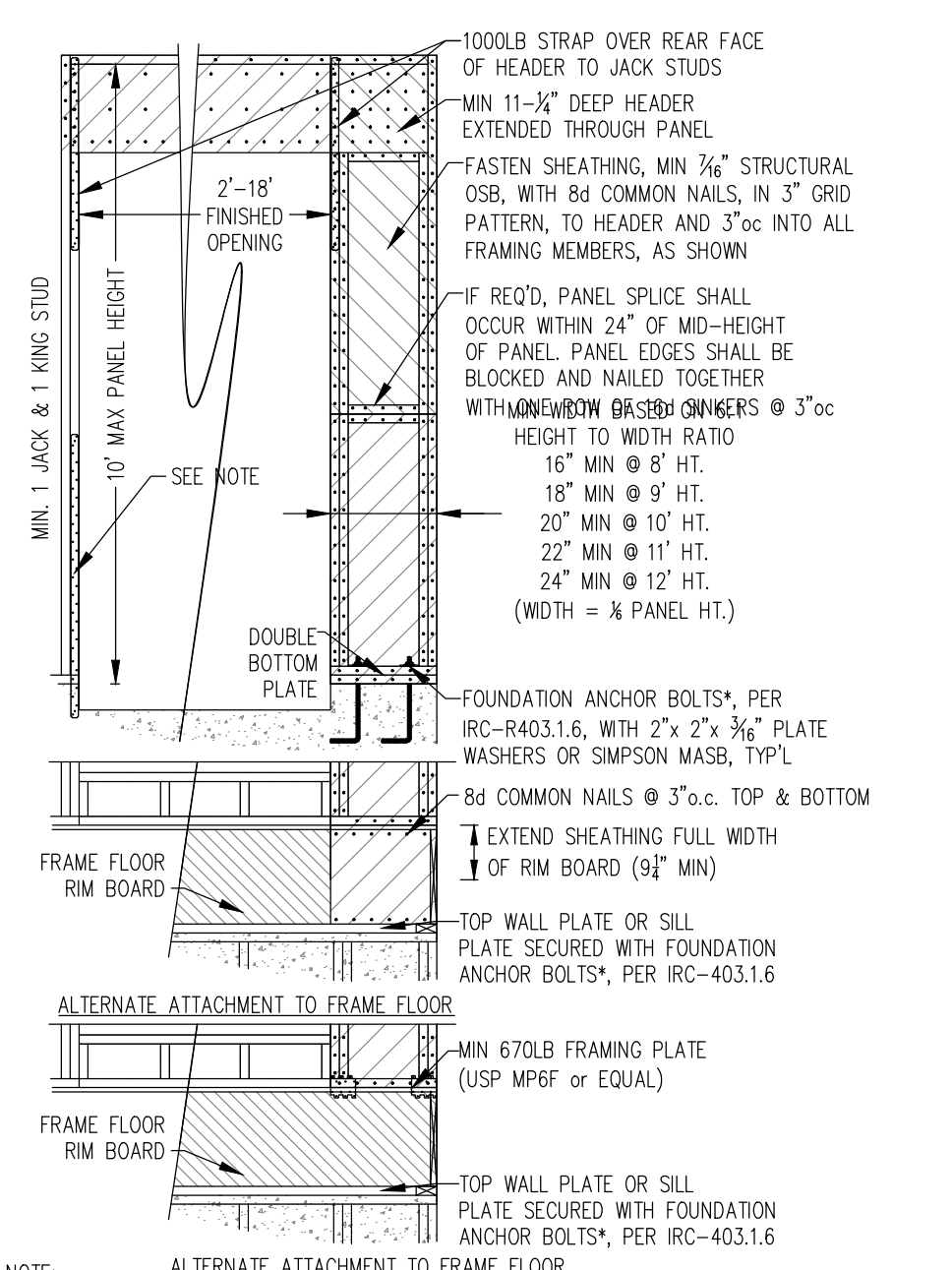
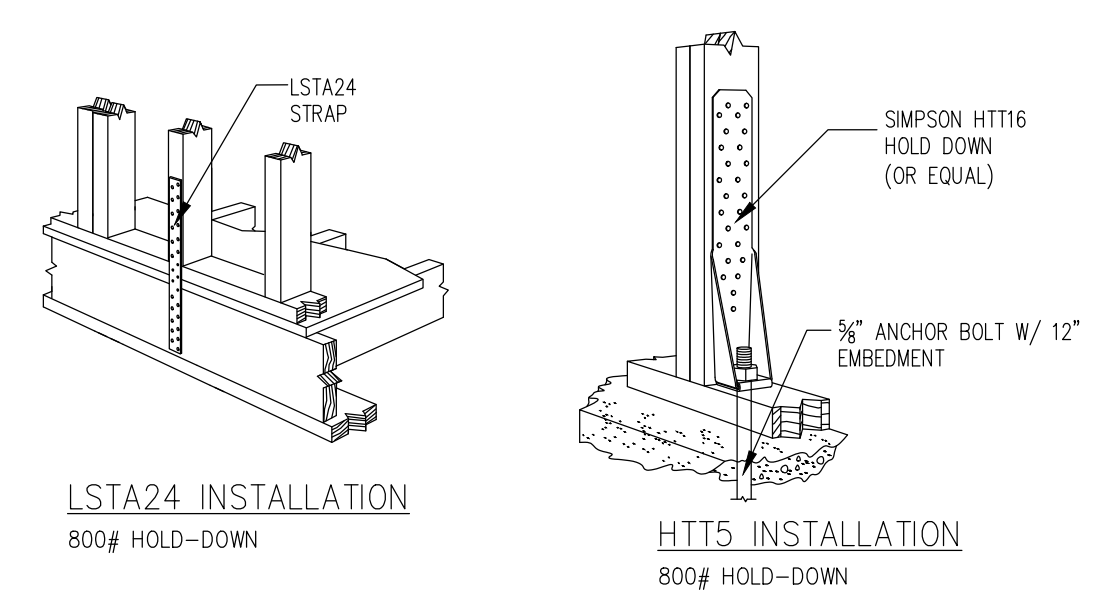


PART. BASEMENT BRACED WALL PLAN  
SCALE = 1/4" = 1'-0"

WALL BRACING - CALCULATIONS - WIND SPEED 115 MPH - EXPOSURE B

BWL	METHOD	LEVL	ADJUSTMENT FACTORS										REQ'D LENGTH	ACTUAL LENGTH		
			EAVE-RIDGE HT.	WALL HEIGHT	# BWL'S	OMIT INT. GB.	ADD HOLD-DOWNS	GB FASTEN @ 4" O.C.								
1A	CS-WSP / CS-PF	1ST	11.66'	1.02	9.00'	0.95	3	1.30	NO	1.00	NO	1.00	NO	1.00	8.89'	9.50'
1B	CS-WSP / CS-PF	BASEMENT	11.66'	1.02	9.00'	0.95	3	1.30	NO	1.00	NO	1.00	NO	1.00	12.78'	12.88'
2	LIB	1ST	11.66'	1.02	9.00'	0.95	3	1.30	NO	1.00	NO	1.00	NO	1.00	19.17'	22.67'
3	CS-WSP	1ST	11.66'	1.02	9.00'	0.95	3	1.30	NO	1.00	NO	1.00	NO	1.00	10.12'	11.83'
4	CS-WSP / CS-PF	1ST	11.66'	1.02	9.00'	0.95	2	1.00	NO	1.00	NO	1.00	NO	1.00	8.76'	11.51'
5	CS-WSP	1ST	11.66'	1.02	9.00'	0.95	2	1.00	NO	1.00	NO	1.00	NO	1.00	8.76'	14.33'

INFORMATION BASED ON DATA FROM TABLE R602.10.1.2(1), BRACED REQ. BASED ON WIND SPEED, IRC 2012



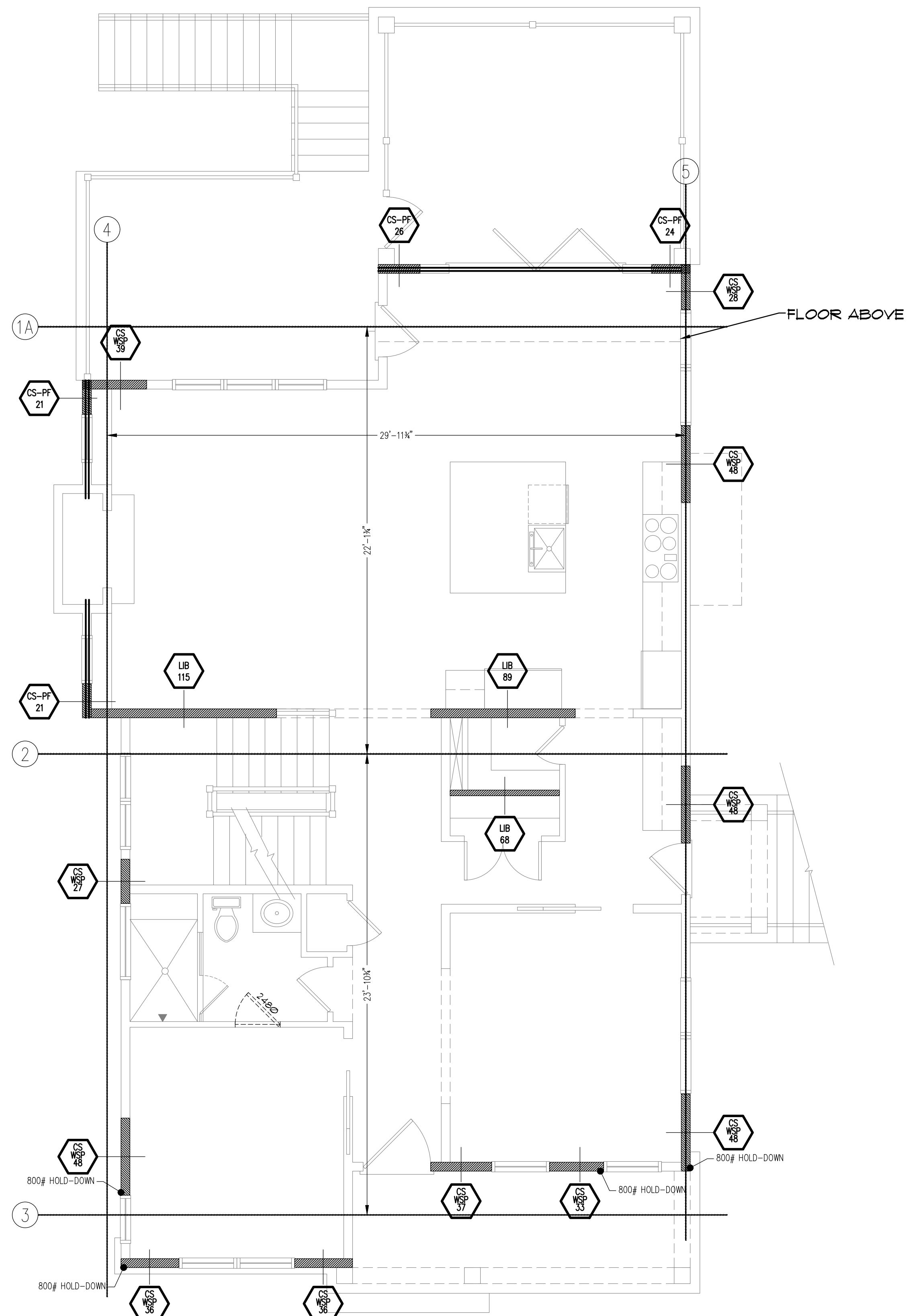
NOTE:  
- ANOTHER PORTAL FRAME  
- BRACE WALL SEGMENT  
- 1000LB STRAP/HOLDDOWN (NO PONY WALL)  
- 3900LB STRAP/HOLDDOWN (w/ PONY WALL)

CONTINUOUSLY SHEATHED PORTAL FRAME  
NTS (SPECIFIED w/ACTUAL WIDTH, IN INCHES)

WALL ASSEMBLY SCHEDULE

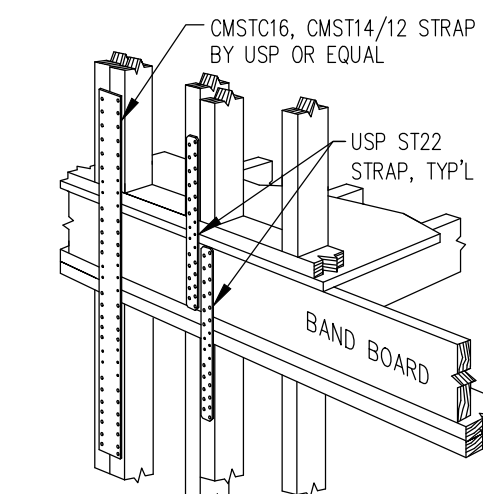
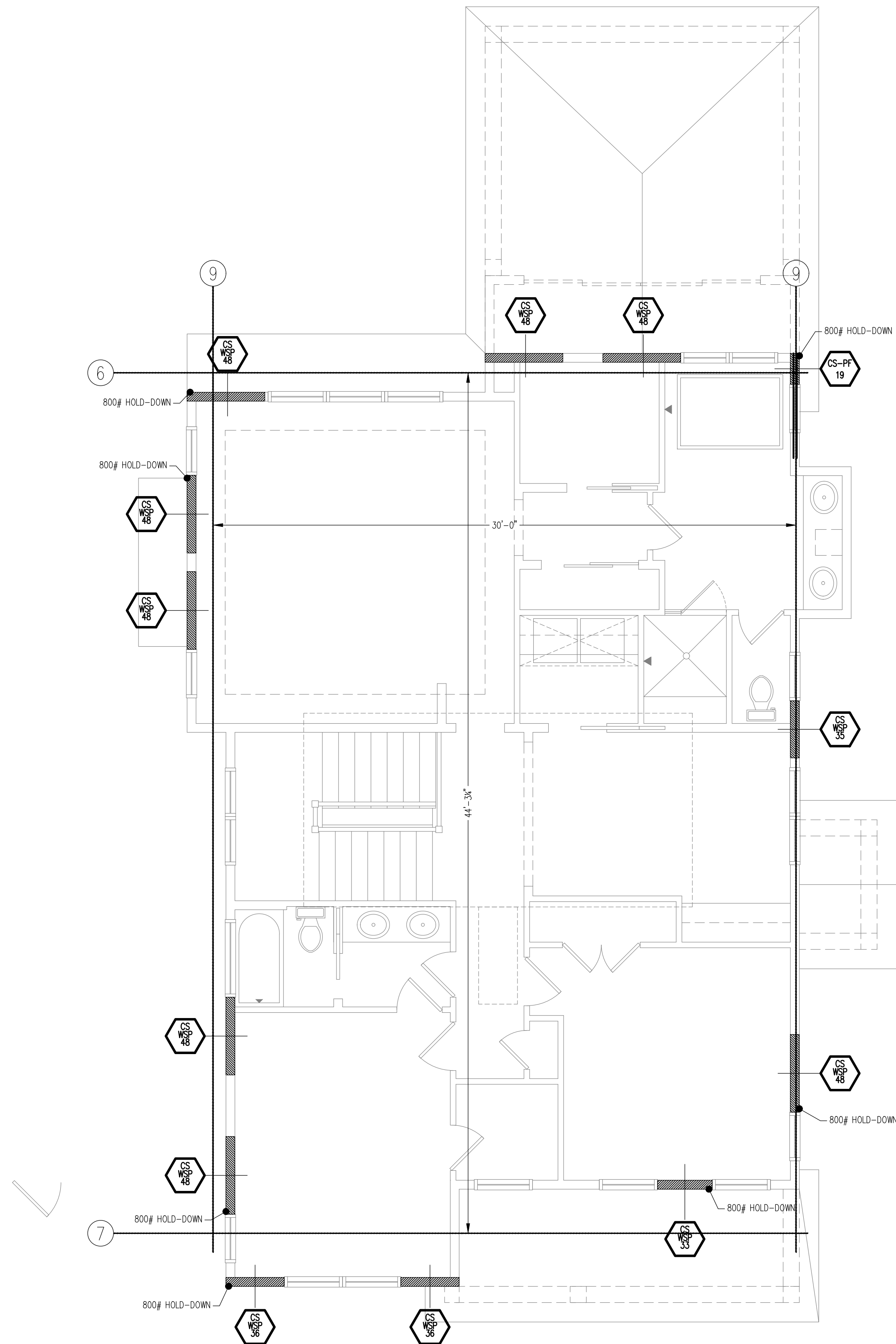
TYPE	DESCRIPTION*
GB #	DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2015, SECTION 602.10.4 CYPRESS BOARD NAILED w/11 ga NAILS OR SCREWS @ 7"oc ALONG EDGES NAILED @ 8"oc IN THE FIELD. SCREWS @ 12"oc IN THE FIELD. GB2 DESIGNATES SHEATHING BOTH SIDES.
CS-WSP #	DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2015, SECTION 602.10.4 OSB OR PLYWOOD SHEATHING, w/8d COMMON EDGE NAILS @ 6"oc, 12"oc IN FIELD, OR 16ga, # CROWN, 1 1/2" LEG EDGE STAPLES @ 3"oc, 6"oc IN FIELD
WSP #	DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2015, SECTION 602.10.4 OSB OR PLYWOOD SHEATHING, w/8d COMMON EDGE NAILS @ 6"oc, 12"oc IN FIELD, OR 16ga, # CROWN, 1 1/2" LEG EDGE STAPLES @ 3"oc, 6"oc IN FIELD
CS-PF #	DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2015, SECTION 602.10.4 OSB OR PLYWOOD SHEATHING NAILED & STRAPPED PER IRC CS-PF METHOD DENOTES ACTUAL PANEL WIDTHS, IN INCHES.
LIB #	DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2015, SECTION 602.10.4 DIAGONAL METAL BRACING WB (SIMPSON STRONG-TIE) OR EQUAL. NAILED w/ (2) 16d NAILS INTO PLATES AND (1) NAIL INTO STUDS 45° TO 60° MAX. STUD SPACING 16" O.C.

\*NOTE: ALL ASSEMBLIES REQ. MIN. 2x4 STUDS @ 16"oc AND ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED PER IRC 2015, SECTION R602.10. WSP METHOD, PER WSP ABOVE, U.A.C. BRACED WALL SEGMENTS SHALL BE SPACED MAXIMUM 20'-0", END TO END, AND SHALL START WITHIN 10'-0" OF EACH END OF BRACED WALL LINES.



BRACED WALL PLAN  
SCALE = 1/4" = 1'-0"





NOTE: ALL STRAPS TO BE NAILED TO POST BELOW OR NAILED TO FACE, UNDERSIDE & BACKSIDE OF HEADER BELOW TO DEVELOP MANUFACTURER'S END LENGTH & NAILING REQUIREMENTS, TYP'L.

CMST16, CMST12, CMST14, CMST14 NTS RS200 SIMILAR

WALL ASSEMBLY SCHEDULE	
TYPE	DESCRIPTION*
GB 7	DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2015, SECTION 602.10.4 CYP-SUM BOARD NAILED W/11 ga NAILS OR SCREWS @ 7"oc ALONG EDGES NAILED @ 8"oc IN THE FIELD. SCREWD @ 12"oc IN THE FIELD. GB2 DESIGNATES SHEATHING BOTH SIDES.
CS-WSP 7	DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2015, SECTION 602.10.4 OSB OR PLYWOOD SHEATHING, W/8d COMMON EDGE NAILS @ 6"oc, 12"oc IN FIELD, OR 16ga, 1/2" CROWN, 1 1/2" LEG EDGE STAPLES @ 3"oc, 6"oc IN FIELD.
WSP 7	DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2015, SECTION 602.10.4 OSB OR PLYWOOD SHEATHING, W/8d COMMON EDGE NAILS @ 6"oc, 12"oc IN FIELD, OR 16ga, 1/2" CROWN, 1 1/2" LEG EDGE STAPLES @ 3"oc, 6"oc IN FIELD.
CS-PF 7	DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2015, SECTION 602.10.4 OSB OR PLYWOOD SHEATHING, NAILED & STRAPPED PER IRC CS-PF METHOD DENOTES ACTUAL PANEL WIDTHS, IN INCHES.
LIB 7	DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2015, SECTION 602.10.4 DIAGONAL METAL BRACING W/ (SIMPSON STRONG-TIE) OR EQUAL, NAILED W/ (2) 16d NAILS INTO PLATES AND (1) NAIL INTO STUDS 45° TO 60° MAX. STUD SPACING 16" O.C.

\*NOTE: ALL ASSEMBLIES REQ. MIN. 2x4 STUDS @ 16"oc AND ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED PER IRC 2015, SECTION 602.10. WSP METHOD, PER WSP ABOVE, U.N.O. BRACED WALL SEGMENTS SHALL BE SPACED MAXIMUM 20'-0", END TO END, AND SHALL START WITHIN 10'-0" OF EACH END OF BRACED WALL LINES.

WALL BRACING - CALCULATIONS - WIND SPEED 115 MPH - EXPOSURE B																
BWL	METHOD	LEVL	ADJUSTMENT FACTORS							REQ'D LENGTH	ACTUAL LENGTH					
			EAVE-RIDGE HT.	WALL HEIGHT	# BWL'S	OMIT INT. GB.	ADD HOLD-DOWNS	GB FASTEN @ 4" O.C.	REO'D LENGTH							
6	CS-WSP	2ND	11.66'	10.5	9.00'	0.95	2	1.00	NO	1.00	NO	1.00	NO	1.00	6.62'	12.00'
7	CS-WSP	2ND	11.66'	10.5	9.00'	0.95	2	1.00	NO	1.00	NO	1.00	NO	1.00	6.62'	8.75'
8	CS-WSP	2ND	11.66'	10.5	9.00'	0.95	2	1.00	NO	1.00	NO	1.00	NO	1.00	4.99'	16.00'
9	CS-WSP / CS-PF	2ND	11.66'	10.5	9.00'	0.95	2	1.00	NO	1.00	NO	1.00	NO	1.00	4.99'	9.55'

INFORMATION BASED ON DATA FROM TABLE R602.10.1.2(1), BRACED REQ. BASED ON WIND SPEED, IRC 2012

APPROVED  
Montgomery County  
Historic Preservation Commission

*Sandra L. Heiler*

REVIEWED  
By Dan.Bruechert at 1:04 pm, Nov 18, 2019

DATE	SUBMISSION
8/5/19	BID
10/14/19	REVIEW
10/18/19	REVIEW
10/25/19	REVIEW
11/2/19	PERMIT

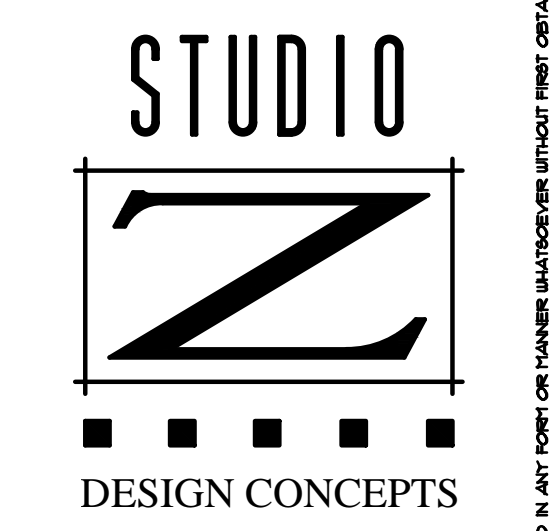
  

DATE	REVISIONS
3/13/19	DD
4/4/19	REVIEW
5/9/19	REVIEW
7/26/19	REVIEW

STUDIO Z DESIGN CONCEPTS, LLC

8120 WOODMONT AVENUE SUITE 950  
BETHESDA, MARYLAND 20814

PHONE: 301-951-4391 FAX: 301-951-1913

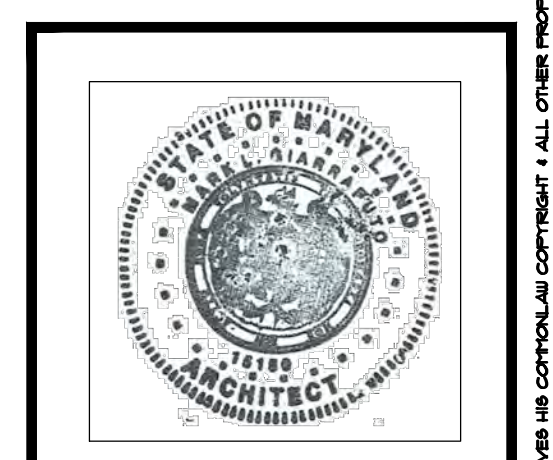


PRIVATE RESIDENCE

8112 2ND AVENUE  
SILVER SPRING, MD































PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

LICENSE NO: 15150  
EXPIRATION DATE: 08/23/2021

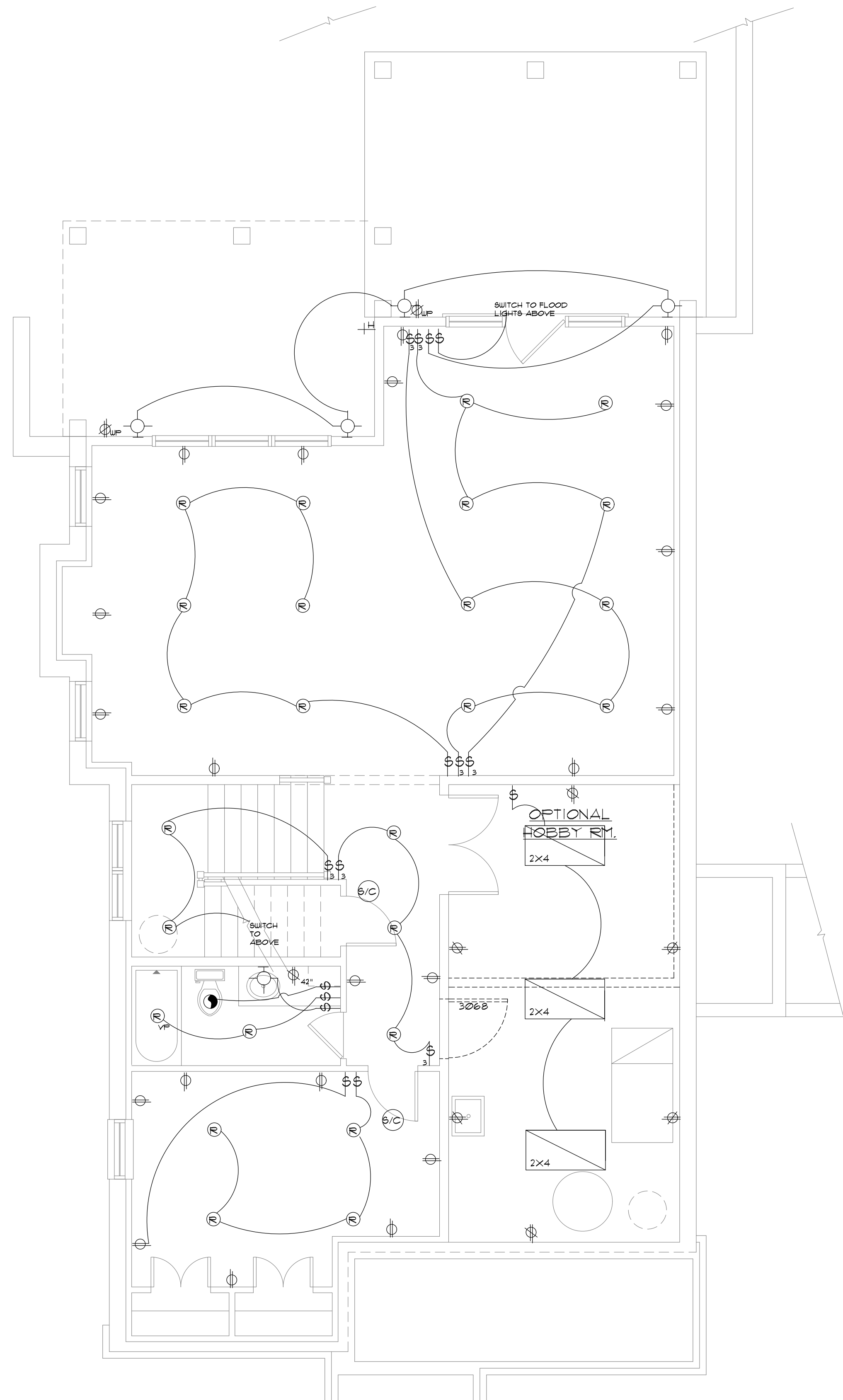


S102

**ELECTRICAL SYMBOL LEGEND**

-  SINGLE POLE SWITCH
-  THREE WAY SWITCH
-  FOUR WAY SWITCH
-  DUPLEX RECEPTACLE
-  SWITCHED DUPLEX RECEPTACLE
-  COUNTER HEIGHT DUPLEX RECEPTACLE
-  GFI CIRCUIT RECEPTACLE
-  FLOOR RECEPTACLE
-  DUPLEX RECEPTACLE W/ (2) USB PORTS
-  WALL MOUNTED LIGHT FIXTURE
-  CEILING MOUNTED LIGHT FIXTURE
-  PULL CHAIN LIGHT/BARE BULB
-  CEILING LIGHT AND FAN
-  PENDANT LIGHT
-  RECESSED LIGHT FIXTURE
-  RECESSED LIGHT FIXTURE (vapor proof)
-  RECESSED LIGHT FIXTURE (low voltage)
-  CEILING MOUNTED FLUORESCENT
-  2x2 CEILING MOUNTED FLUORESCENT
-  SMOKE DETECTOR
-  THERMOSTAT
-  ELECTRICAL PANEL
-  CLG. EXHAUST FAN
-  PHONE/DATA JACK
-  TELEVISION JACK/COAXIAL CABLE
-  FLOOD LIGHTS & SOFFIT MOUNTED
-  EYEBALL ACCENT LIGHT
-  UNDER CABINET LIGHTS
-  JUNCTION BOX
-  CARBON MONOXIDE MONITOR

**NOTES:**  
 -PROVIDE ATTIC FANS REQUIRED BY ATTIC SQUARE FOOTAGE, PROVIDE OVERRIDE SWITCH IN MASTER BEDROOM  
 -USE BASEBOARD OUTLETS ON WALLS WITH PANELING  
 -ELECTRICAL PANEL, THERMOSTAT & UTILITY METERS TO BE LOCATED AS REQUIRED. CONTRACTOR TO COORDINATE.  
 -ALL HVAC PLUMBING & ELECTRICAL APPLIANCES TO RECEIVE POWER AS REQUIRED.  
 -ALL BATHROOM OUTLETS AND SWITCHES, IF MOUNTED ON THE SAME WALL, SHALL BE MOUNTED AT THE SAME HEIGHT ABOVE THE FINISHED FLOOR, TYP.



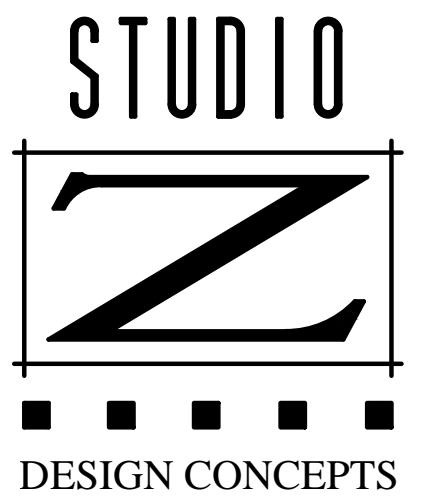
**LOWER LEVEL ELECTRICAL PLAN**  
 SCALE = 1/4" = 1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Sandra L. Heiler*

**REVIEWED**  
 By Dan.Bruechert at 1:04 pm, Nov 18, 2019

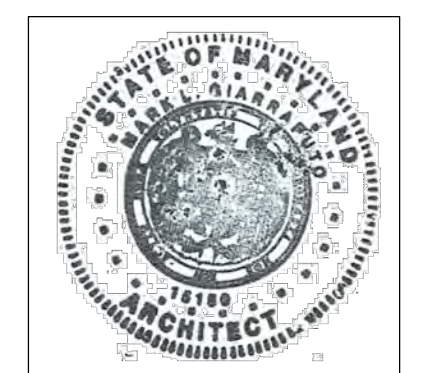
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10/14/19	REVIEW
10/18/19	REVIEW
10/25/19	REVIEW
11/12/19	PERMIT
DATE	REVISIONS
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4/4/19	REVIEW
5/9/19	REVIEW
7/26/19	REVIEW

STUDIO Z DESIGN CONCEPTS, LLC  
 8120 WOODMONT AVENUE SUITE 950  
 BETHESDA, MARYLAND 20814  
 PHONE: 301-951-4391 FAX: 301-951-1913



PRIVATE RESIDENCE  
 8112 2ND AVENUE  
 SILVER SPRING, MD































PROFESSIONAL CERTIFICATION:  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND  
 LICENSE NO: 15150  
 EXPIRATION DATE: 08/23/2021.



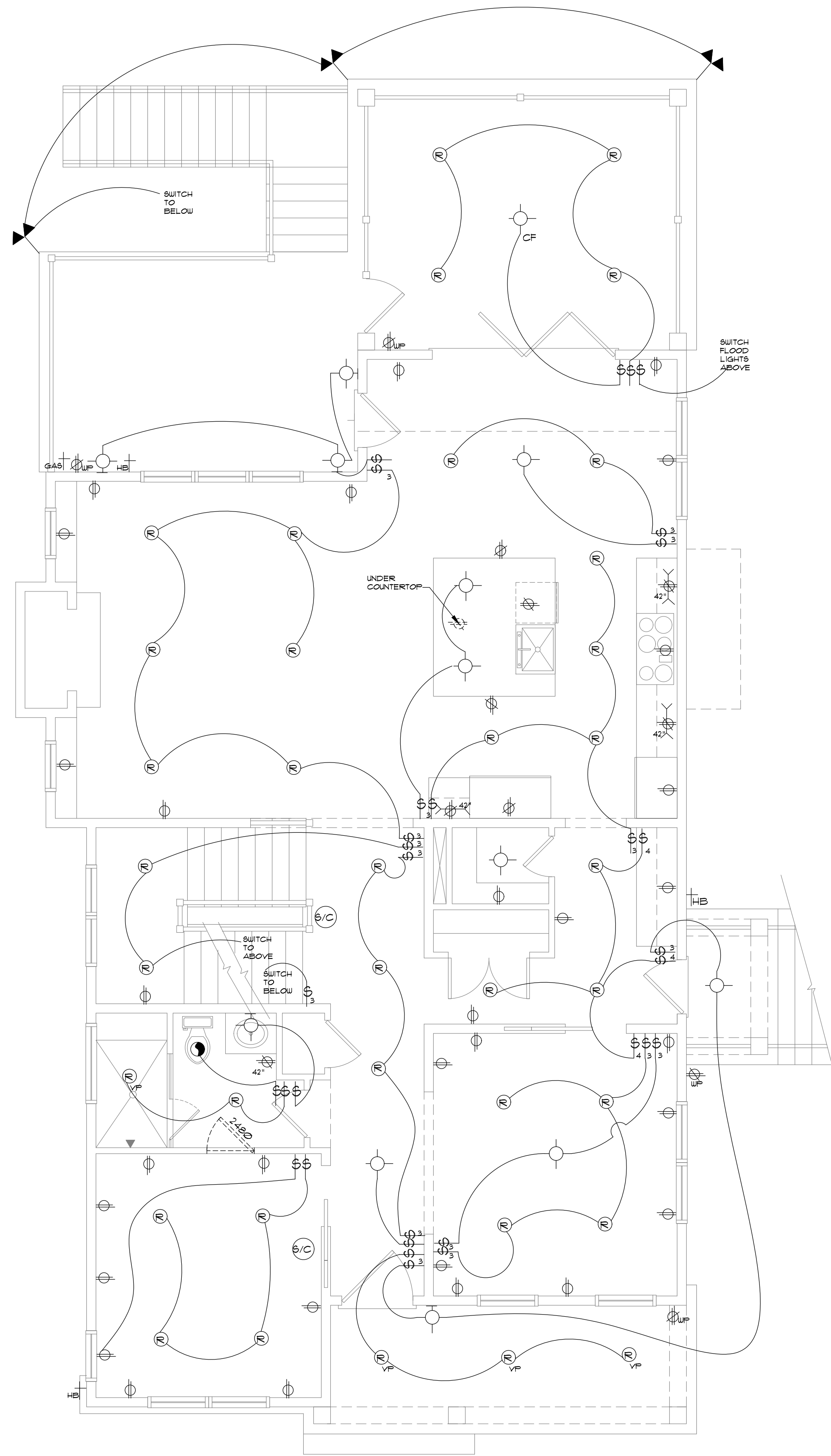
E001

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**ELECTRICAL SYMBOL LEGEND**

-  SINGLE POLE SWITCH
-  THREE WAY SWITCH
-  FOUR WAY SWITCH
-  DUPLEX RECEPTACLE
-  SWITCHED DUPLEX RECEPTACLE
-  COUNTER HEIGHT DUPLEX RECEPTACLE
-  GFI CIRCUIT RECEPTACLE
-  FLOOR RECEPTACLE
-  DUPLEX RECEPTACLE W/ (2) USB PORTS
-  WALL MOUNTED LIGHT FIXTURE
-  CEILING MOUNTED LIGHT FIXTURE
-  PULL CHAIN LIGHT/BARE BULB
-  CEILING LIGHT AND FAN
-  PENDANT LIGHT
-  RECESSED LIGHT FIXTURE
-  RECESSED LIGHT FIXTURE (vapor proof)
-  RECESSED LIGHT FIXTURE (low voltage)
-  CEILING MOUNTED FLUORESCENT
-  2x2 CEILING MOUNTED FLUORESCENT
-  SMOKE DETECTOR
-  THERMOSTAT
-  ELECTRICAL PANEL
-  CLG. EXHAUST FAN
-  PHONE/DATA JACK
-  TELEVISION JACK/COAXIAL CABLE
-  FLOOD LIGHTS SOFFIT MOUNTED
-  EYEBALL ACCENT LIGHT
-  UNDER CABINET LIGHTS
-  JUNCTION BOX
-  CARBON MONOXIDE MONITOR

**NOTES:**  
 -PROVIDE ATTIC FANS REQUIRED BY ATTIC SQUARE FOOTAGE, PROVIDE OVERRIDE SWITCH IN MASTER BEDROOM  
 -USE BASEBOARD OUTLETS ON WALLS WITH PANELING  
 -ELECTRICAL PANEL, THERMOSTAT & UTILITY METERS TO BE LOCATED AS REQUIRED. CONTRACTOR TO COORDINATE.  
 -ALL HVAC PLUMBING & ELECTRICAL APPLIANCES TO RECEIVE POWER AS REQUIRED.  
 -ALL BATHROOM OUTLETS AND SWITCHES, IF MOUNTED ON THE SAME WALL, SHALL BE MOUNTED AT THE SAME HEIGHT ABOVE THE FINISHED FLOOR, TYP.



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

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Sandra L. Heiler*

**REVIEWED**  
 By Dan.Bruechert at 1:04 pm, Nov 18, 2019

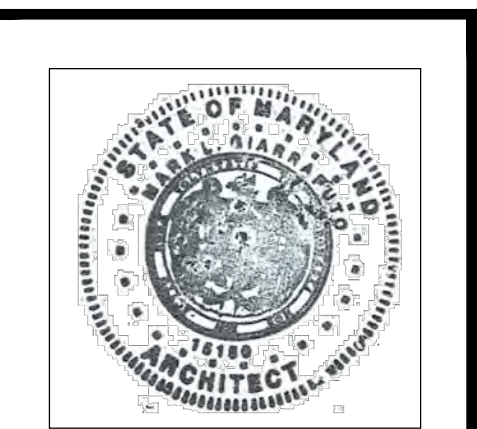
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10/14/19	REVIEW
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10/25/19	REVIEW
11/12/19	PERMIT
DATE	REVISIONS
3/13/19	DD
4/4/19	REVIEW
5/9/19	REVIEW
7/26/19	REVIEW

STUDIO Z DESIGN CONCEPTS, LLC  
 8120 WOODMONT AVENUE SUITE 950  
 BETHESDA, MARYLAND 20814  
 PHONE: 301-951-4391 FAX: 301-951-1919



PRIVATE RESIDENCE  
 8112 2ND AVENUE  
 SILVER SPRING, MD































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 LICENSE NO: 15150  
 EXPIRATION DATE: 08/23/2021.



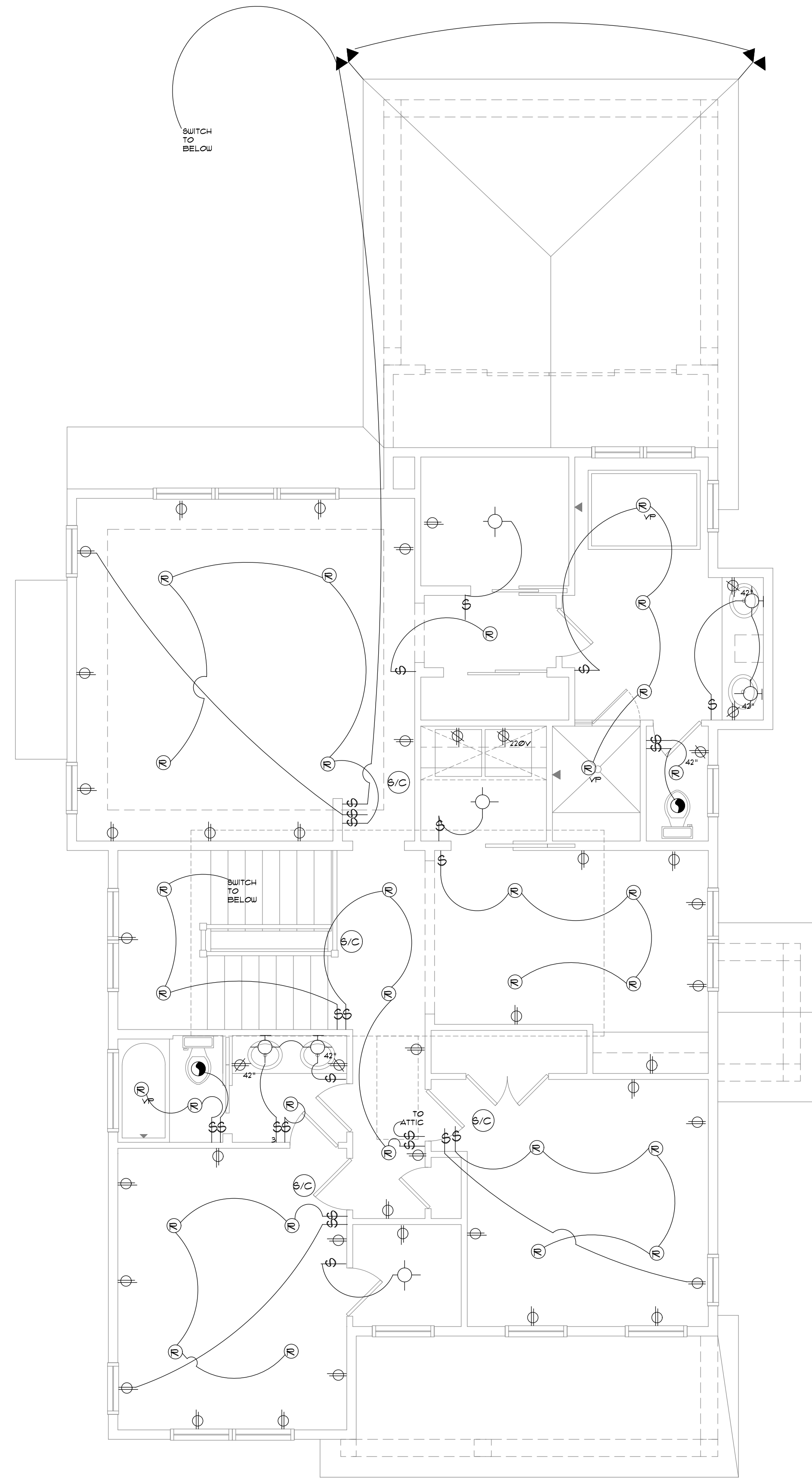
E002

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**ELECTRICAL SYMBOL LEGEND**

-  SINGLE POLE SWITCH
-  THREE WAY SWITCH
-  FOUR WAY SWITCH
-  DUPLEX RECEPTACLE
-  SWITCHED DUPLEX RECEPTACLE
-  COUNTER HEIGHT DUPLEX RECEPTACLE
-  GFI CIRCUIT RECEPTACLE
-  FLOOR RECEPTACLE
-  DUPLEX RECEPTACLE W/ (2) USB PORTS
-  WALL MOUNTED LIGHT FIXTURE
-  CEILING MOUNTED LIGHT FIXTURE
-  PULL CHAIN LIGHT/BARE BULB
-  CEILING LIGHT AND FAN
-  PENDANT LIGHT
-  RECESSED LIGHT FIXTURE
-  RECESSED LIGHT FIXTURE (vapor proof)
-  RECESSED LIGHT FIXTURE (low voltage)
-  2x4 CEILING MOUNTED FLUORESCENT
-  2x2 CEILING MOUNTED FLUORESCENT
-  SMOKE DETECTOR
-  THERMOSTAT
-  ELECTRICAL PANEL
-  CLG. EXHAUST FAN
-  PHONE/DATA JACK
-  TELEVISION JACK/COAXIAL CABLE
-  FLOOD LIGHTS SOFFIT MOUNTED
-  EYEBALL ACCENT LIGHT
-  UNDER CABINET LIGHTS
-  JUNCTION BOX
-  CARBON MONOXIDE MONITOR

**NOTES:**  
 -PROVIDE ATTIC FANS REQUIRED BY ATTIC SQUARE FOOTAGE, PROVIDE OVERRIDE SWITCH IN MASTER BEDROOM  
 -USE BASEBOARD OUTLETS ON WALLS WITH PANELING  
 -ELECTRICAL PANEL, THERMOSTAT & UTILITY METERS TO BE LOCATED AS REQUIRED. CONTRACTOR TO COORDINATE.  
 -ALL HVAC PLUMBING & ELECTRICAL APPLIANCES TO RECEIVE POWER AS REQUIRED.  
 -ALL BATHROOM OUTLETS AND SWITCHES, IF MOUNTED ON THE SAME WALL, SHALL BE MOUNTED AT THE SAME HEIGHT ABOVE THE FINISHED FLOOR, TYP.



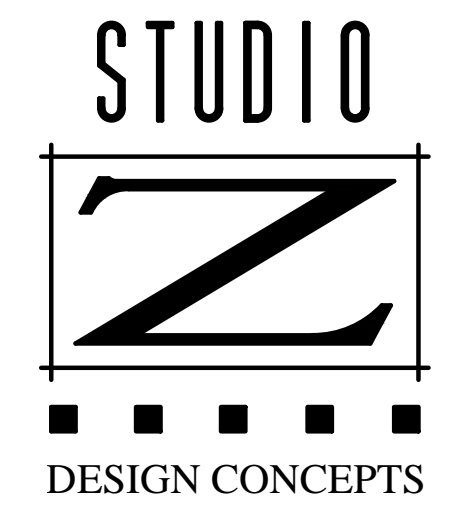
**SECOND FLOOR ELECTRICAL PLAN**  
 SCALE = 1/4" = 1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Sandra L. Heiler*

**REVIEWED**  
 By Dan.Bruechert at 1:04 pm, Nov 18, 2019

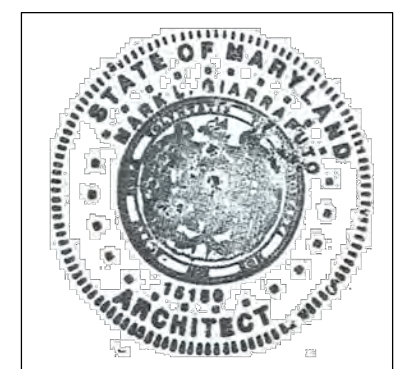
DATE	SUBMISSION
8/5/19	BID
10/14/19	REVIEW
10/18/19	REVIEW
10/25/19	REVIEW
11/12/19	PERMIT
DATE	REVISIONS
3/13/19	DD
4/4/19	REVIEW
5/9/19	REVIEW
7/26/19	REVIEW

STUDIO Z DESIGN CONCEPTS, LLC  
 8120 WOODMONT AVENUE SUITE 950  
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 PHONE: 301-951-4391 FAX: 301-951-0919



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E003

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