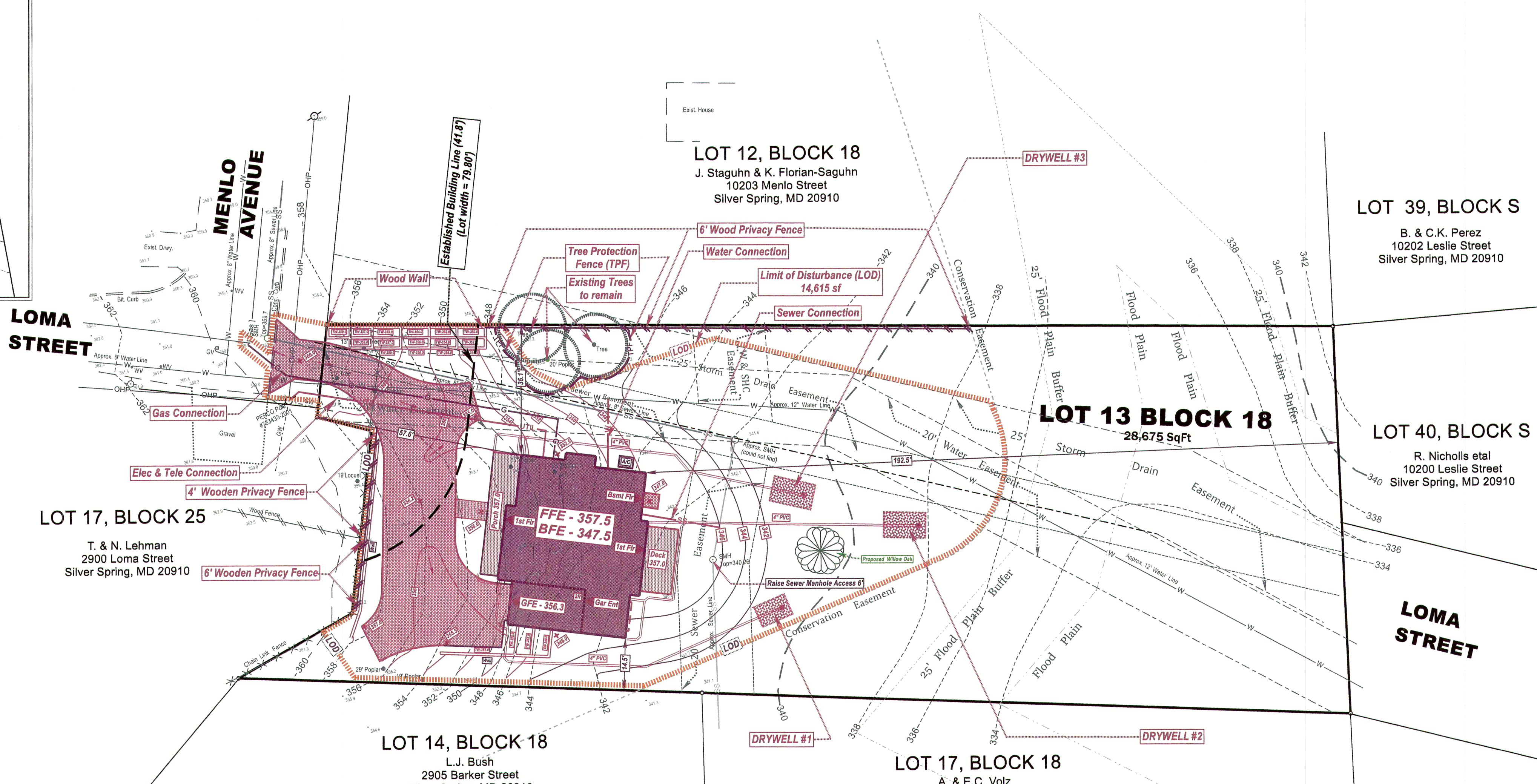
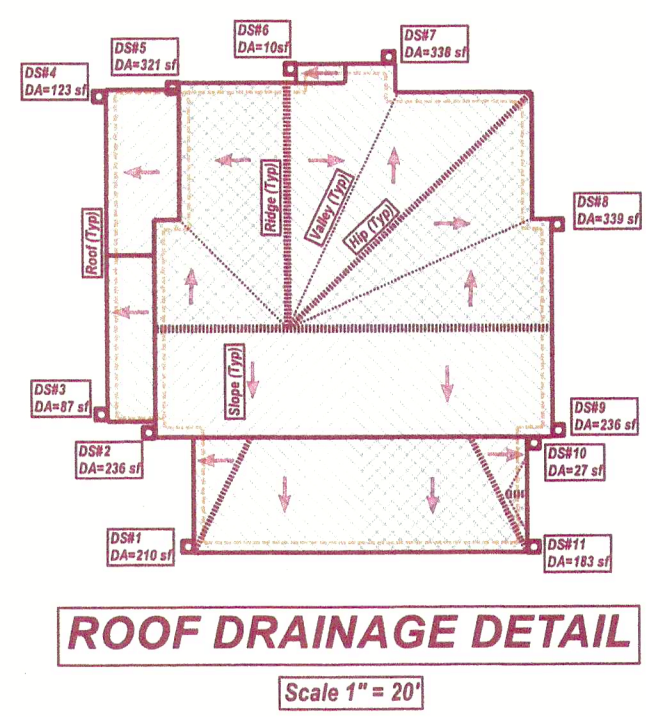
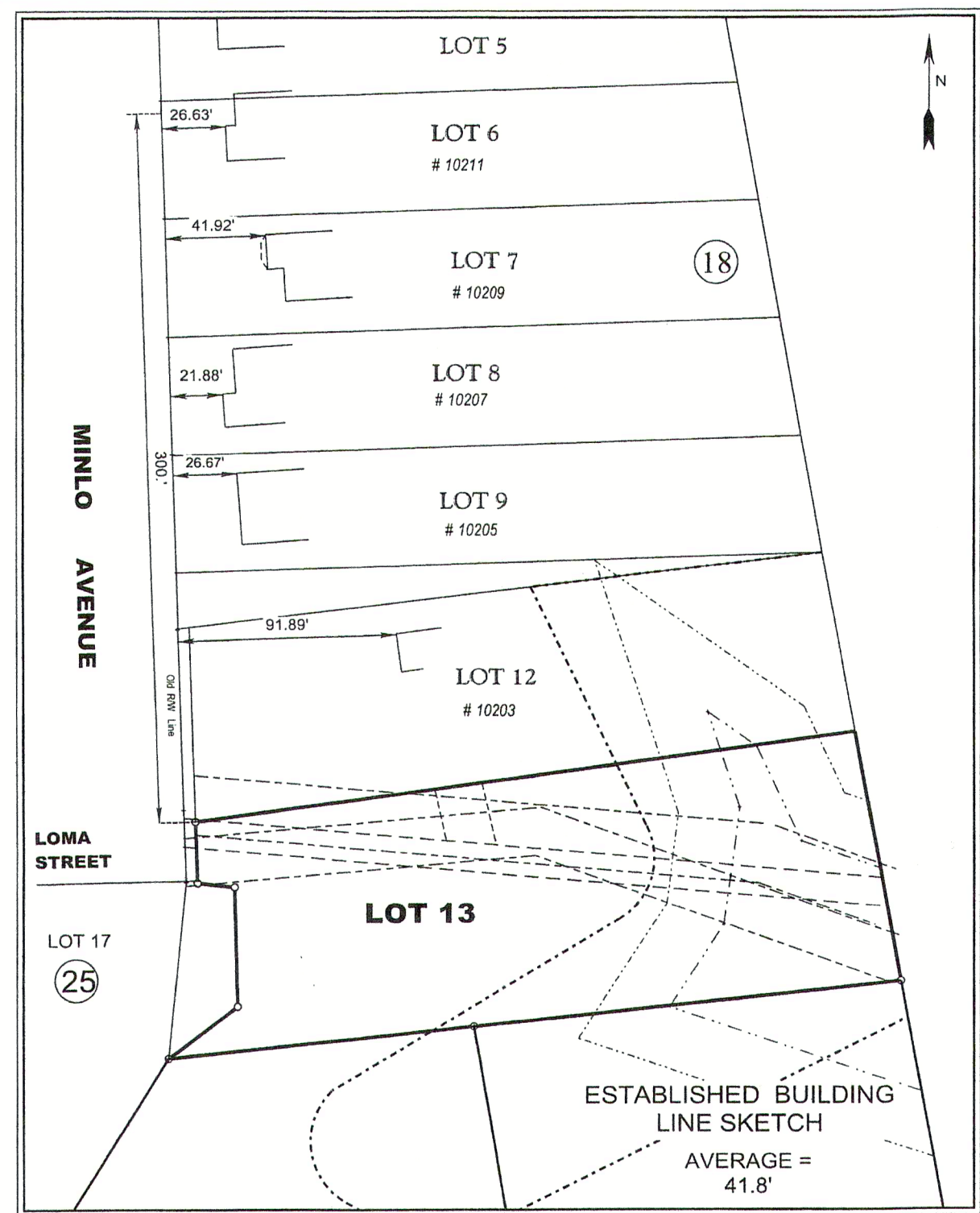




GENERAL NOTES

Lot 13, Block 18, is included on a Subdivision Plat recorded, March 13, 1986, among the Land Records of Montgomery County, Maryland in Plat Book 137 as Plat 15856.

Existing site improvements and elevations on the west side of the 100 year flood plain, as shown, from a field survey completed by this office, July, 2017. Vertical datum is WSSC per their online WERI system. Two (2) foot contour interval. The existing ground contours shown on the easterly side of the flood plain were compiled from the MC-GIS Maps.

Site Tax ID No.: 13-02610440

ZONING SUMMARY

Existing Zoning = R-60 Subdivision Record Plat recorded March 13, 1986 Existing use = unimproved Non-Infill Lot (addition less than 50% of existing home floor area) Proposal = construct a two story single family detached residential home w/a single car garage		
	REQUIRED	EXISTING/PROPOSED
Lot area	6,000 sf minimum	28,675 sf existing
Lot width @ front BRL	60.0' minimum	79.80 existing
Lot width @ front lot line	25' minimum	25.75' existing
Lot coverage (30%)	8,602 sf maximum (26,675 x 0.30)	1,720 sf proposed
Primary structure front setback	41.8' E.B.L.	57.6' existing/proposed
Primary structure side yard setbacks	8.0' minimum one side 18.0' minimum total of both	14.5' closest side 46.1' proposed total of both sides (14.5' + 31.6')
Primary structure rear yard setback	20.0' minimum	192.5' proposed
Maximum building height primary structure addition	30.0' maximum mid-gable	29.4' proposed mid-gable (see height tabulation herein)

House dimensions based on architectural drawings received 4/25/2019

BUILDING HEIGHT TABULATION

CAPITAL VIEW PARK Lot 13, Block 18				
ROOF ELEVATION CALCULATION v.4				
Roof style (mid-gable)	First Floor Elev	First Floor to mid-gable (scaled)	Mid-Gable Elevation	
Roof mid-gable elevation (scaled)	357.5	23.0	=	380.5
Average Front Elevation Calculation				
Lowest House Corner Elevation (Exist. or Prop.)	Length Wall Segment	Elev 1st Point	Elev 2nd Point	Average Area
Well Segment - (ft front corner - E)	12.00	349.0	351.2	350.10 4,201.20
Well Segment - (E)	20.71	352.3	351.6	351.95 7,288.88
Well Segment - (E)	14.29	351.2	349.8	350.50 5,008.65
TOTAL	47.00			16,498.73
Average Elevation Calculation	16,498.73	/	47.00	= 351.0
HEIGHT				
Roof mid-gable (scaled)	380.5	-	351.0	= 29.4

E - existing ground elevation

Anchor posts shall consist of steel U-channel sign posts that are 6 foot long and 2 inch wide.

Fence shall be fastened to anchor posts using wire or heavy-duty plastic ties.

Fence material shall not be fastened or nailed to trees.

Tree protection fence shall be installed along the approved limit of disturbance before any clearing, grading, or construction activities begin, and shall be maintained throughout the entire project. If for any reason DPS determines that polyethylene fence is not effective, other forms of tree protection, such as 14-gauge welded wire or chain link fence, may be required as a replacement. Silt fence may serve as tree protection if specified for this use on the approved sediment control plan. NOTE: Silt fence and super silt fence shall not be installed within the structural root zone of roadside trees without prior approval from DPS.

Tree Protection Zone DO NOT ENTER

One tree protection zone sign shall be posted for every 25 linear feet of tree protection fence. Signs shall be mounted to anchor posts.

Fence material shall be orange, red or yellow colored heavy-duty warning barrier fence. Polyethylene with UV stabilizer and minimum of 5000 P.S.I. tensile strength.

4 foot fence height

DATE: 5/16

SCALE: NONE

NOTE: These practices shall not be implemented without prior approval by the Department of Permitting Services as part of an approved Roadside Tree Protection Plan.

The root and soil protection practices shown in this detail can be used to mitigate soil compaction within the critical root zones of roadside trees while allowing temporary access to areas that are otherwise designated to be left undisturbed on Sediment Control Plans. Temporary use areas may be located within County rights-of-way or on private property.

Tree protection devices shall be relocated to the outer edge of temporary use areas within 14 days of completion of the use. Once the temporary activity is completed, soil and root protection materials shall be removed and tree protection devices reinstalled at their original location.

NOTE: Sediment control measures must remain located and installed as per approved Sediment Control Plans while soil and root protection practices are in use.

Limits of Disturbance

3/4 plywood or 4' x 4' lumber

4 inches of mulch

4-6 inches of gravel

4-6 inches of mulch

DATE: 5/16

SCALE: NONE

APPROVED
Montgomery County
Historic Preservation Commission
Sandra H. Hiler

REVIEWED
By Dan.Bruechert at 1:04 pm, May 23, 2019



TAX MAP HP 563

WSSC 200 SHEET NO. 213 NW 03

2012 EDITION DOC MAP PAGE 67 GRID E - 5

REVISIONS:

VICINITY MAP: NOT TO SCALE

PREPARED FOR:
Farnsworth Homes
25101 Peachtree Road
Clarkburg, MD 20871
Bubba Farnsworth
(301) 370 - 8625

SITE PLAN

PROJECT: # 10201 Menlo Avenue
LOT 13, BLOCK 18
CAPITAL VIEW PARK
13th (WHEATON) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
Land Surveying, Land Planning & Design
18401 Woodfield Road, Suite C, Gaithersburg, MD 20879
Tele: (301) 740-3409 Fax: (301) 740-3456 E-Mail: witmer@witmer.com

SCALE: 1" = 20'

DATE: APR 2019

WALL: PROJECT NO. 93122 J

SHEET NO. 1 of 1



GENERAL NOTES

BUILDING CODES:

- A. ALL CONSTRUCTION SHALL CONFORM WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC). AS AMENDED BY MONTGOMERY COUNTY
- B. ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL CODES/AMENDMENTS.

DESIGN CRITERIA: (PER SECTION R301 OF IRC 2015)

- A. THE DESIGN DEAD LOADS FOR ALL FRAMING IS BASED ON THE CONSTRUCTION MATERIALS SHOWN ON THE DRAWINGS AND INDICATED IN THE GENERAL NOTES.
- B. THE MINIMUM DESIGN UNIFORMLY DISTRIBUTED LIVE LOADS FOR ALL NEW FRAMING SHALL BE AS FOLLOWS:
 - FLOOR LOAD (U.O.N.) LL=40 PSF / DL=10 PSF
 - SLEEPING RMS. / ATTIC WITH FIXED STAIR LL=30 PSF / DL=10 PSF
 - GARAGE FLOOR LL=50 PSF / 2000# POINT
 - ROOF LIVE LOAD MIN. 30 PSF
 - ATTIC AND TRUSS BOTTOM CHORD LL=20 PSF (LIMITED STORAGE)
 - LL=10 PSF (NO STORAGE)
- C. ROOF SNOW LOAD DESIGN CRITERIA:
 - GROUND SNOW LOAD (Pg)= 30 PSF (40 PSF ELEVATIONS IN EXCESS OR 900')
- D. WIND LOAD DESIGN CRITERIA:
 - BASIC WIND SPEED= 115 MPH
 - TOPOGRAPHIC EFFECTS= NO
- E. EARTHQUAKE LOAD DESIGN CRITERIA:
 - SEISMIC DESIGN CATEGORY= B
- F. SUBJECT TO DAMAGE FROM:
 - WEATHERING SEVERE
 - FROST LINE DEPTH 30"
 - TERMITE MODERATE TO HEAVY
- G. TEMPERATURE AND FLOODING:
 - WINTER DESIGN TEMPERATURE 13° F
 - ICE BARRIER UNDERLAYMENT REQUIRED YES
 - FLOOD HAZARDS JULY 2, 1979
 - AIR FREEZING INDEX 300
 - MEAN ANNUAL TEMPERATURE 55° F
 - RADON PROTECTION REQUIRED YES
- H. THE STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF THE FLOORS AND ROOF. THE CONTRACTOR IS RESPONSIBLE FOR THE METHOD OF CONSTRUCTION AND SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN THE STABILITY OF THE STRUCTURE AND TO SUPPORT CONSTRUCTION LOADS DURING CONSTRUCTION, INCLUDING SOILS ON WALLS FROM BACK FILLING PRIOR TO PLACING SLABS ON GRADE. DESIGN OF ALL BRACING IS THE CONTRACTOR'S RESPONSIBILITY.

SPREAD FOOTING FOUNDATIONS:

- A. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 30" BELOW FINISH GRADE FOR FROST PROTECTION.
- B. ALL FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
- C. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL FOUNDATION AND SOIL CONDITIONS WHICH DIFFER FROM THOSE ANTICIPATED OR INDICATED IN THE CONTRACT DOCUMENTS.

CONCRETE SLAB-ON-GRADE:

- A. ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED, SHALL CONSIST OF A 4 INCH THICK CONCRETE SLAB REINFORCED WITH ONE LAYER OF 6"x6"-W.4XW.4 WELDED WIRE FABRIC AND PLACED OVER A 6 MIL POLYETHYLENE VAPOR RETARDER AND 4 INCHES OF COMPACTED GRANULAR BASE. ALL EDGES OF VAPOR RETARDER SHALL BE LAPPED A MINIMUM OF 6 INCHES AND TAPED. MAXIMUM AGGREGATE SIZE OF GRANULAR BASE SHALL BE 1/2 INCH.
- B. FILL DEPTHS UNDER SLAB SHALL NOT EXCEED 24 INCHES FOR CLEAN SAND OR GRAVEL AND 8 INCHES FOR COMPACTED SOIL. SLABS ON GREATER FILL SHALL BE ENGINEERED SUPPORTED SLABS. COORDINATE WITH ENGINEER WHERE REQUIRED.
- C. PLACE CONCRETE PER ACI 302. CONTRACTOR SHALL READ, UNDERSTAND & FOLLOW GUIDELINES SET FORTH FOR PREPARING SUBGRADE, PLACING, CONSOLIDATING, FINISHING AND CURING CONCRETE SLABS.

CAST IN PLACE CONCRETE:

- A. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301)" AND TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318)".
- B. IN ADDITION TO THE ABOVE, ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING:
 - 1. RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING (ACI 305).
 - 2. RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING (ACI 306).
 - 3. RECOMMENDED PRACTICE FOR CONCRETE FORM WORK (ACI 347).
- C. ALL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE STONE AGGREGATE CONCRETE HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE AN AIR ENTRAINMENT OF 5%-1%. NO ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED. MAXIMUM AGGREGATE SIZE SHALL BE 1" AND MAXIMUM SLUMP SHALL BE 4" (3" FOR SLABS ON GRADE). ALL CONCRETE, EXCEPT FOOTINGS, SHALL CONTAIN A WATER REDUCING ADMIXTURE. PORTLAND CEMENT SHALL CONFORM TO ASTM C150 AND NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C33.
- D. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60. ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A185. LAP ALL REINFORCING BARS A MINIMUM OF 48xBAR DIA. (EX. - LAP 1/2" BAR 24") AND ALL W.W.F. A MINIMUM OF TWO FULL GRIDS, UNLESS OTHERWISE INDICATED.

STRUCTURAL AND MISCELLANEOUS STEEL:

- A. ALL STEEL CONSTRUCTION SHALL CONFORM TO THE THIRTEENTH EDITION OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN" AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
- B. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 GRADE 50 OR ASTM A36 AT THE CONTRACTORS OPTION.
- C. ALL MISCELLANEOUS STEEL (ANGLES, PLATES, ETC.) SHALL CONFORM TO ASTM A36 HAVING A MINIMUM YIELD STRENGTH OF Fy=36,000 PSI.
- D. ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A501 HAVING A MINIMUM YIELD STRENGTH OF Fy=36,000 PSI OR TO ASTM A53, TYPE "E" OR "S" GRADE "B", HAVING A MINIMUM YIELD STRENGTH OF Fy=35,000 PSI.
- E. ALL STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A500, GRADE "B", HAVING A MINIMUM YIELD STRENGTH OF Fy=46,000 PSI.
- F. ALL CONNECTIONS, UNLESS OTHERWISE NOTED, SHALL BE DOUBLE ANGLE OR SINGLE PLATE SHEAR CONNECTIONS DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC "STEEL CONSTRUCTION MANUAL" WITH A MINIMUM EDGE DISTANCE OF 1-1/2 INCHES AND BOLT SPACING OF 3 INCHES.
- G. THE CONTRACTOR SHALL NOT SPLICE OR CUT OPENINGS IN STEEL MEMBERS NOT SHOWN ON CONTRACT DRAWINGS WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.

WOOD FRAMING:

- A. ALL WOOD FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- B. ALL NEW LUMBER SHALL BE SPRUCE-PINE-FIR NO. 2 OR BETTER. ALL NEW PRESSURE TREATED LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER.
- C. NAILING OF ALL WOOD FRAMING SHALL MEET THE MINIMUM RECOMMENDED REQUIREMENTS PROVIDED IN THE NAILING SCHEDULE OF THE IRC BUILDING CODE.
- D. PROVIDE DOUBLE JOISTS OR HEADERS ALONG EACH SIDE OF FLOOR OR ROOF OPENINGS, UNDER THE CENTERLINE OF PARTITION WALLS PARALLEL TO JOIST SPANS, AND ABOVE ALL WALL OPENINGS UNLESS OTHERWISE INDICATED.
- E. THE CONTRACTOR SHALL CUT OR NOTCH THE WOOD FRAMING ONLY AS REQUIRED AND IN ACCORDANCE WITH THE IRC BUILDING CODE, THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", OR AS SHOWN ON THE CONTRACT DRAWINGS.
- F. PROVIDE DOUBLE OR TRIPLE STUDS AT ALL CORNERS, SIDES OF OPENINGS, AND BENEATH ALL WOOD BEAMS AND LINTELS, UNLESS OTHERWISE INDICATED.
- G. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE'S "NATIONAL DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" FOR THE DESIGN LOADS INDICATED ON THE CONTRACT DOCUMENTS.
- H. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ALL WOOD TRUSSES INCLUDING MEMBER LAYOUT, WOOD SPECIES AND GRADE, MEMBER SIZES, TRUSS BEARING CONNECTION DETAILS, CAPACITY OF CONNECTOR PLATES AND THE SIZE AND LOCATION OF ALL REQUIRED BRIDGING. THE CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE APPLICABLE START OR JURISDICTION REVIEWING THE PROJECT.
- I. THE CONTRACTOR SHALL PROVIDE TRUSS TIES EQUIVALENT TO OR BETTER THAN THE UPLIFT LOADS INDICATED ON THE TRUSS SHOP DRAWINGS.

STAIRS, HANDRAILS and GUARDS:

- A. STAIRS SHALL COMPLY WITH SECTION R311 OF THE IRC. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQ'D HEADROOM HEIGHT; 31.5 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE; 27 INCHES WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES.
- B. MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES.
- C. MAXIMUM STAIR RISER HEIGHT SHALL BE 7-3/4 INCHES AND MINIMUM TREAD DEPTH SHALL BE 10 INCHES. (UNLESS NOTED OTHERWISE IN CONTRACT DRAWINGS.)
- D. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS. HANDRAILS SHALL BE A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES ABOVE TREAD NOSING.
- E. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT.
- F. REQUIRED GUARDS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.

WINDOWS AND DOORS:

- A. ALL WINDOW NUMBERS INDICATE MODEL NUMBERS FOR "ANDERSEN" WINDOW UNITS.
- B. WINDOWS INDICATED ON DRAWINGS AS "EGRESS" SHOULD MEET BUILDING CODE REQUIREMENTS PER SECTION R310 OF THE IRC.
- C. WINDOWS IN DOORS, SIDE LIGHTS AND WINDOWS WITHIN 24" OF DOORS SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R308 OF THE IRC.
- D. GLASS AT TUBS AND SHOWER ENCLOSURES SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R308 OF THE IRC.

INSULATION & MOISTURE PROTECTION:

- A. PROVIDE 30 lb. BUILDING FELT OR PAPER AT BRICK VENEER WITH FLASHING AT OPENING TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER.
- B. PROVIDE MINIMUM ONE LAYER OF 15 lb. ROOFING FELT AT THE ROOF TO PROVIDE A WATER-RESISTANT BASE FOR FIBERGLASS COMPOSITION ROOF SHINGLES.
- C. AN ICE BARRIER, IF REQUIRED, THAT CONSISTS OF TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- D. PROVIDE INSULATION TO ACHIEVE MINIMUM R-VALUES AS FOLLOWS:
 - CEILINGS: R-44 (R-38 IF UNCOMPRESSED EXTENDS OVER WALL TOP PLATE)
 - EXTERIOR FRAME WALLS: R-20 (TOTAL WALL ASSEMBLY)
 - BASEMENT (CONCRETE) WALLS: R-10 CONTINUOUS
 - R-13 CAVITY
 - FLOORS OVER UNCONDITIONED SPACE: R-19
 - WINDOWS / GLASS DOORS: U-FACTOR ≤ 0.35
 - SKYLIGHTS: U-FACTOR ≤ 0.55
- E. THE CONTRACTOR SHALL PROVIDE CORROSION-RESISTANT METAL FLASHING ABOVE ALL WINDOW AND DOOR OPENINGS TO PREVENT MOISTURE PENETRATION. SIMILAR FLASHING SHALL BE PROVIDED AT ROOF VALLEYS AND ROOF OPENINGS, WOOD OR METAL COPINGS AND SILLS.
- F. THE CONTRACTOR SHALL PROVIDE PERFORATED SOFFITS AT THE ROOF EAVES AND A CONTINUOUS RIDGE VENT AT THE ROOF TO PROVIDE REQUIRED ATTIC VENTILATION.

SPECIALTIES:

- A. SMOKE ALARMS SHALL COMPLY WITH SECTION R314 OF THE IRC. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE HOUSE INCLUDING THE BASEMENT.
- B. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE HOUSE WIRING. WHEN PRIMARY POWER IS INTERRUPTED, SMOKE ALARMS SHALL RECEIVE POWER FROM A BATTERY.
- C. CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315 OF THE IRC. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- D. CARBON MONOXIDE ALARMS ARE REQUIRED IN DWELLING UNITS WHICH HAVE FUEL-FIRED APPLIANCES OR ATTACHED GARAGES.

MECHANICAL, ELECTRICAL & PLUMBING:

- A. H.V.A.C. DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED MECHANICAL CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
- B. ELECTRICAL DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
- C. PLUMBING DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED PLUMBING CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
- D. IF REQUIRED, FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED BY LICENSED SPRINKLER CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.

PROJECT GENERAL NOTES:

- A. WALL DIMENSIONS ARE FROM OUTSIDE FACE OF FRAMING AND ARE AS FOLLOWS (U.O.N.):
 - INTERIOR PARTITIONS = 3-1/2" (2x4 WOOD STUDS @ 16" O.C.)
 - 5-1/2" (2x6 WOOD STUDS @ 16" O.C.)
 - EXTERIOR WALLS (INSULATED) = 6" (2x6 STUDS @ 16" O.C. PLUS 1/2" SHEATHING)
 - EXTERIOR WALLS (NON-INSULATED) = 4" (2x4 STUDS @ 16" O.C. PLUS 1/2" SHEATHING)
- B. THE CONTRACTOR AND HIS ASSOCIATED SUBCONTRACTORS ARE RESPONSIBLE TO THOROUGHLY REVIEW ALL DRAWINGS. ANY INCONSISTENCIES OR ERRORS ARE TO BE REPORTED TO THE DESIGNER FOR CLARIFICATION OR CORRECTION PRIOR TO THE START OF CONSTRUCTION OR MANUFACTURING OF PRE-FABRICATED COMPONENTS.
- C. IF THE CONTRACTOR MODIFIES OR DEVIATES FROM THESE PLANS FOR ANY REASON WITHOUT NOTIFYING CADDWORKS, INC., THE PLANS CODE COMPLIANCE BECOMES THE CONTRACTOR'S RESPONSIBILITY.
- D. SIZING/SPACING OF ALL PRE-ENGINEERED WOOD FRAMING PRODUCTS (MICROLAMS, PARALLAMS, & FLOOR/ROOF TRUSSES) TO BE ENGINEERED/VERIFIED BY MANUFACTURER.
- E. FLOOR FRAMING TO BE ACCOMPLISHED WITH PRE-ENGINEERED WOOD "I" JOISTS; MANUFACTURER'S AGENT TO DESIGN JOIST LAYOUT AND PROVIDE ENGINEERED SHOP DRAWINGS; FLOOR SYSTEM TO BE DESIGNED WITH L/480 LIVE LOAD DEFLECTION MIN. (L/600 IN AREAS TO BE FINISHED WITH TILE).
- F. ROOF FRAMING TO BE ACCOMPLISHED WITH PRE-ENGINEERED WOOD TRUSSES; MANUFACTURER'S AGENT TO DESIGN TRUSS LAYOUT AND PROVIDE ENGINEERED SHOP DRAWINGS.
- G. THE STAIR MANUFACTURER SHALL VERIFY EXISTING FIELD CONDITIONS PRIOR TO FABRICATION OF STAIR; STAIR TO BE BUILT IN COMPLIANCE WITH ALL APPLICABLE CODES.
- H. THESE DOCUMENTS ARE NOT TO BE SCALED. DIMENSIONS SHALL GOVERN ON ALL DRAWINGS, ANY OMISSIONS OR AREAS OF DISCREPANCY SHALL BE REFERRED TO CADDWORKS, INC. PRIOR TO CONSTRUCTION.

Proposed New Spec. Home For:

Farnsworth Homes

10201 Menlo Avenue
SilverSpring, Md.

SCOPE OF WORK:

CONSTRUCTION OF NEW SPEC. HOME ON
10201 MENLO AVENUE., SILVER SPRINGS MD

DRAWING INDEX

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- G-2 IRC-CHARTS

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- A003 SECOND FLOOR PLAN
- A004 FRONT ELEVATION
- A005 RIGHT SIDE ELEVATION
- A006 REAR ELEVATION
- A007 LEFT SIDE ELEVATION
- S001 TYP SECTION.
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- S003 SECTION "B"
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- EC001 FOUNDATION & 1ST FLOOR INSULATION & INSULATION SECTION
- EC0022ND FLOOR & ROOF INSULATION PLANS

APPROVED

Montgomery County
Historic Preservation Commission

Sandra L. Heiler

REVIEWED

By Dan.Bruechert at 1:05 pm, May 23, 2019

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
8-22-17	DWR	PRELIMINARY
11-8-17	DWR	REVISED ELEVATIONS
3-6-18	DWR	PROGRESS DRAWINGS
7-20-18	DWR	REVISED PLANS
9-20-18	DWR	REVISED PLANS
9-15-19	DWR	REVISED PLANS
5-21-19	DWR	PERMIT SET

GENERAL NOTES

PROPOSED NEW HOME FOR:

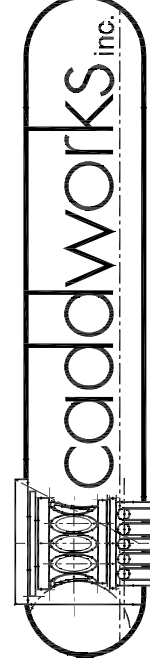
FARNSWORTH HOMES

10201 Menlo Avenue
Silver Spring, MD

SHEET NO.

001

PROJ. NO.: 1452



RESIDENTIAL DESIGN

332 WEST PATRICK STREET / FREDERICK, MD / 21701
(V) 301.695.9121 (E) DESIGN@CADDWORKS.NET
(F) 301.695.4868 (W) WWW.CADDWORKS.NET

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APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Heiler

REVIEWED

By Dan.Bruechert at 1:05 pm, May 23, 2019

HEADER SPAN CHART

(PER SECTION R602 OF IRC 2015)

GIRDER SPANS ^a AND HEADER SPANS ^a FOR INTERIOR BEARING WALLS							
HEADERS & GIRDERS SUPPORTING	SIZE	BUILDING WIDTH ^c (feet)					
		20		28		36	
		SPAN	NJ ^d	SPAN	NJ ^d	SPAN	NJ ^d
ONE FLOOR ONLY	(2) 2x6	4-6	1	3-11	1	3-6	1
	(2) 2x8	5-9	1	5-0	2	4-5	2
	(2) 2x10	7-0	2	6-1	2	5-5	2
	(2) 2x12	8-1	2	7-0	2	6-3	2
	(3) 2x8	7-2	1	6-3	1	5-7	2
	(3) 2x10	8-9	1	7-7	2	6-9	2
	(3) 2x12	10-2	2	8-10	2	7-10	2
	(2) 2x6	3-2	2	2-4	2	2-5	2
TWO FLOORS	(2) 2x8	4-1	2	3-6	2	3-2	2
	(2) 2x10	4-11	2	4-3	2	3-10	3
	(2) 2x12	5-9	2	5-0	3	4-5	3
	(3) 2x8	5-1	2	4-5	2	3-11	2
	(3) 2x10	6-2	2	5-4	2	4-10	2
	(3) 2x12	7-2	2	6-3	2	5-7	3
	(2) 2x6	3-2	2	2-4	2	2-5	2
	(2) 2x8	4-1	2	3-6	2	3-2	2

NOTES:
a. SPANS ARE GIVEN IN FEET AND INCHES.
b. TABULATED VALUES ASSUME #2 GRADE LUMBER.
c. BUILDING WIDTH IS MEASURED PERPENDICULAR TO THE RIDGE. FOR WIDTHS BETWEEN THOSE SHOWN, SPANS ARE PERMITTED TO BE INTERPOLATED.
d. NJ = NUMBER OF JACK STUDS REQUIRED TO SUPPORT EACH END, WHERE THE NUMBER OF REQUIRED JACK STUDS EQUALS ONE, THE HEADER IS PERMITTED TO BE SUPPORTED BY AN APPROVED FRAMING ANCHOR ATTACHED TO THE FULL-HEIGHT WALL STUD AND TO THE HEADER.

HEADER SPAN CHART

(PER SECTION R602 OF IRC 2015)

GIRDER SPANS AND HEADER SPANS FOR EXTERIOR BEARING WALLS																			
GIRDERS & HEADERS SUPPORTING		GROUND SNOW LOAD (PSF) ^e																	
		30						50						70					
		BUILDING WIDTH ^c (feet)																	
		20		28		36		20		28		36		20		28		36	
		SPAN	NJ ^d	SPAN	NJ ^d	SPAN	NJ ^d	SPAN	NJ ^d	SPAN	NJ ^d	SPAN	NJ ^d	SPAN	NJ ^d	SPAN	NJ ^d	SPAN	NJ ^d
ROOF AND CEILING	(2) 2x8	6-10	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	4-1	2
	(2) 2x10	8-5	2	7-3	2	6-6	2	7-3	2	6-3	2	5-7	2	6-6	2	5-7	2	5-0	2
	(2) 2x12	9-9	2	8-5	2	7-6	2	8-5	2	7-3	2	6-6	2	7-6	2	6-6	2	5-10	3
	(3) 2x8	8-4	1	7-5	1	6-8	1	7-5	1	6-5	2	5-9	2	6-8	1	5-9	2	5-2	2
	(3) 2x10	10-6	1	9-1	2	8-2	2	9-1	2	7-10	2	7-0	2	8-2	2	7-0	2	6-4	2
	(3) 2x12	12-2	2	10-7	2	9-5	2	10-7	2	9-2	2	8-2	2	9-5	2	8-2	2	7-4	2
ROOF, CEILING AND ONE CENTER- BEARING FLOOR	(2) 2x8	5-9	2	5-0	2	4-6	2	5-2	2	4-6	2	4-1	2	4-9	2	4-2	2	3-9	2
	(2) 2x10	7-0	2	6-2	2	5-6	2	6-4	2	5-6	2	5-0	2	5-9	2	5-1	2	4-7	3
	(2) 2x12	8-1	2	7-1	2	6-5	2	7-4	2	6-5	2	5-9	3	6-8	2	5-10	3	5-3	3
	(3) 2x8	7-2	1	6-3	2	5-8	2	6-5	2	5-8	2	5-1	2	5-11	2	5-2	2	4-8	2
	(3) 2x10	8-9	2	7-8	2	6-11	2	7-11	2	6-11	2	6-3	2	7-3	2	6-4	2	5-8	2
	(3) 2x12	10-2	2	8-11	2	8-0	2	9-2	2	8-0	2	7-3	2	8-5	2	7-4	2	6-7	2
ROOF, CEILING AND ONE CLEAR SPAN FLOOR	(2) 2x8	5-0	2	4-4	2	3-10	2	4-10	2	4-2	2	3-9	2	4-6	2	3-11	2	3-6	2
	(2) 2x10	6-1	2	5-3	2	4-8	2	5-11	2	5-1	2	4-7	3	5-6	2	4-9	2	4-3	3
	(2) 2x12	7-1	2	6-1	3	5-5	3	6-10	2	5-11	3	5-4	3	6-4	2	5-6	3	5-0	3
	(3) 2x8	6-3	2	5-5	2	4-10	2	6-1	2	5-3	2	4-8	2	5-7	2	4-11	2	4-5	2
	(3) 2x10	7-7	2	6-7	2	5-11	2	7-5	2	6-5	2	5-9	2	6-10	2	6-0	2	5-4	2
	(3) 2x12	8-10	2	7-8	2	6-10	2	8-7	2	7-5	2	6-8	2	7-11	2	6-11	2	6-3	2
ROOF, CEILING AND TWO CENTER-BEARING FLOORS	(2) 2x8	4-9	2	4-2	2	3-9	2	4-7	2	4-0	2	3-8	2	4-4	2	3-9	2	3-5	2
	(2) 2x10	5-9	2	5-1	2	4-7	3	5-8	2	4-11	2	4-5	3	5-3	2	4-7	3	4-2	3
	(2) 2x12	6-8	2	5-10	3	5-3	3	6-6	2	5-9	3	5-2	3	6-1	3	5-4	3	4-10	3
	(3) 2x8	5-11	2	5-2	2	4-8	2	5-9	2	5-1	2	4-7	2	5-5	2	4-9	2	4-3	2
	(3) 2x10	7-3	2	6-4	2	5-8	2	7-1	2	6-2	2	5-7	2	6-7	2	5-9	2	5-3	2
	(3) 2x12	8-5	2	7-4	2	6-7	2	8-2	2	7-2	2	6-5	3	7-8	2	6-9	2	6-1	3
ROOF, CEILING AND TWO CLEAR SPAN FLOORS	(2) 2x8	3-10	2	3-4	2	3-0	3	3-10	2	3-4	2	2-11	3	3-9	2	3-3	2	2-11	3
	(2) 2x10	4-9	2	4-1	3	3-8	3	4-8	2	4-0	3	3-7	3	4-7	3	4-0	3	3-6	3
	(2) 2x12	5-6	3	4-9	3	4-3	3	5-5	3	4-8	3	4-2	3	5-4	3	4-7	3	4-1	4
	(3) 2x8	4-10	2	4-2	2	3-9	2	4-9	2	4-1	2	3-8	2	4-8	2	4-1	2	3-8	2
	(3) 2x10	5-11	2	5-1	2	4-7	3	5-10	2	5-0	2	4-6	3	5-9	2	4-11	2	4-5	3
	(3) 2x12	6-10	2	5-11	3	5-4	3	6-9	2	5-10	3	5-3	3	6-8	2	5-9	3	5-2	3

NOTES:
a. SPANS ARE GIVEN IN FEET AND INCHES.
b. TABULATED VALUES ASSUME #2 GRADE LUMBER.
c. BUILDING WIDTH IS MEASURED PERPENDICULAR TO THE RIDGE. FOR WIDTHS BETWEEN THOSE SHOWN, SPANS ARE PERMITTED TO BE INTERPOLATED.
d. NJ = NUMBER OF JACK STUDS REQUIRED TO SUPPORT EACH END, WHERE THE NUMBER OF REQUIRED JACK STUDS EQUALS ONE, THE HEADER IS PERMITTED TO BE SUPPORTED BY AN APPROVED FRAMING ANCHOR ATTACHED TO THE FULL-HEIGHT WALL STUD AND TO THE HEADER.
e. USE 30 PSF GROUND SNOW LOAD FOR GAGES IN WHICH GROUND SNOW LOAD IS LESS THAN 30 PSF AND THE ROOF LIVE LOAD IS EQUAL TO OR LESS THAN 20 PSF.

FOUNDATION CHART

(PER SECTION R404 OF IRC 2015)

FOUNDATION WALL THICKNESS FOR THIS PROJECT IS BASED ON THE FOLLOWING CHART & MAY BE MODIFIED IN THE FIELD AS REQUIRED BY GRADE CONDITIONS USING THE SAME GUIDELINES.

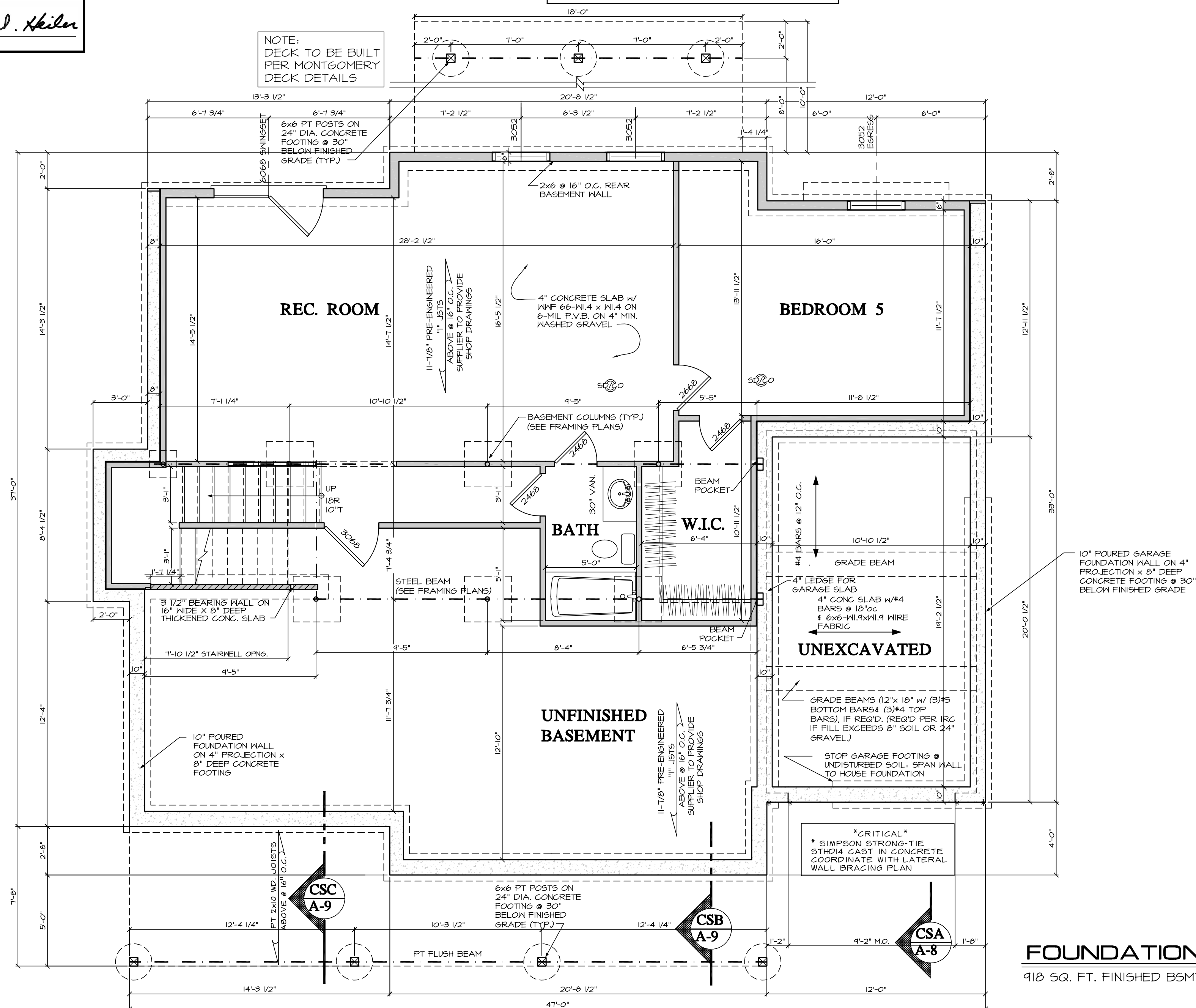
MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-INCH & 12-INCH NOMINAL FLAT BASEMENT WALLS ^{a, c, d, e, f, h, i, k, n, o}														
MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^g (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (INCHES)												
		SOIL CLASSES ^a AND DESIGN LATERAL SOIL (PSF PER FOOT OF DEPTH)												
		GM, GP, SM, SP 30				GM, GC, SM, SM-SC and ML 45				SC, ML-CL and Inorganic CL 60				
		MINIMUM NOMINAL WALL THICKNESS (INCHES)												
		6	8	10	12	6	8	10	12	6	8	10	12	
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR ^l	NR	NR	#4 @ 35"	NR ^l	NR	NR	NR
	6	NR	NR	NR	NR	#5 @ 48"	NR	NR	NR	#5 @ 36"	NR	NR	NR	NR
7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	#5 @ 47"	NR	NR	NR	NR
	6	NR	NR	NR	NR	#5 @ 42"	NR	NR	NR	#6 @ 43"	#5 @ 48"	NR ^l	NR	NR
	7	#5 @ 46"	NR	NR	NR	#6 @ 42"	#5 @ 46"	NR ^l	NR	#6 @ 34"	#6 @ 48"	NR	NR	NR
8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 38"	NR ^l	NR	NR	#5 @ 43"	NR	NR	NR	NR
	6	#4 @ 37"	NR ^l	NR	NR	#5 @ 37"	NR	NR	NR	#6 @ 37"	#5 @ 43"	NR ^l	NR	NR
	7	#5 @ 40"	NR	NR	NR	#6 @ 37"	#5 @ 41"	NR ^l	NR	#6 @ 34"	#6 @ 43"	NR	NR	NR
	8	#6 @ 43"	#5 @ 47"	NR ^l	NR	#6 @ 34"	#6 @ 43"	NR	NR	#6 @ 27"	#6 @ 32"	#6 @ 44"	NR	NR
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 35"	NR ^l	NR	NR	#5 @ 40"	NR	NR	NR	NR
	6	#4 @ 34"	NR ^l	NR	NR	#6 @ 48"	NR	NR	NR	#6 @ 36"	#6 @ 34"	NR ^l	NR	NR
	7	#5 @ 36"	NR	NR	NR	#6 @ 34"	#5 @ 37"	NR	NR	#6 @ 33"	#6 @ 38"	#5 @ 37"	NR ^l	NR
	8	#6 @ 38"	#5 @ 41"	NR ^l	NR	#6 @ 33"	#6 @ 38"	#5 @ 37"	NR ^l	#6 @ 24"	#6 @ 29"	#6 @ 39"	#4 @ 48" ^m	NR
10	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 33"	NR ^l	NR	NR	#5 @ 38"	NR	NR	NR	NR
	6	#5 @ 48"	NR ^l	NR	NR	#6 @ 45"	NR	NR	NR	#6 @ 34"	#5 @ 37"	NR	NR	NR
	7	#6 @ 47"	NR	NR	NR	#6 @ 34"	#6 @ 48"	NR	NR	#6 @ 30"	#6 @ 35"	#6 @ 48"	NR ^l	NR
	8	#6 @ 34"	#5 @ 38"	NR	NR	#6 @ 30"	#6 @ 34"	#6 @ 47"	NR ^l	#6 @ 22"	#6 @ 26"	#6 @ 35"	#6 @ 45" ^m	NR
	9	#6 @ 34"	#6 @ 41"	#4 @ 48"	NR ^l	#6 @ 23"	#6 @ 27"	#6 @ 35"	#4 @ 48" ^m	DR	#6 @ 22"	#6 @ 27"	#6 @ 34"	NR
	10	#6 @ 28"	#6 @ 33"	#6 @ 45"	NR	DR ^j	#6 @ 23"	#6 @ 29"	#6 @ 38"	DR	#6 @ 22"	#6 @ 22"	#6 @ 28"	NR

NOTES:
a. SOIL CLASSES ARE IN ACCORDANCE WITH THE "UNIFIED SOIL CLASSIFICATION SYSTEM". REFER TO TABLE R405.1 OF IRC 2015.
b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.
c. VERTICAL REINFORCEMENT WITH A YIELD STRENGTH OF LESS THAN 60,000 PSI AND/OR BARS OF A DIFFERENT SIZE THAN SPECIFIED IN THE TABLE ARE PERMITTED IN ACCORDANCE WITH SECTION R404.1.3.2.1.6 AND TABLE R404.1.2(9) OF IRC 2015.
d. NR - INDICATES NO VERTICAL WALL REINFORCEMENT IS REQUIRED, EXCEPT FOR 6-INCH NOMINAL WALLS FORMED WITH STAY-IN-PLACE FORMING SYSTEMS IN WHICH CASE VERTICAL REINFORCEMENT SHALL BE #4 @ 48" ON CENTER.
e. ALLOWABLE DEFLECTION CRITERION IS L/240, WHERE L IS THE UNSUPPORTED HEIGHT OF THE BASEMENT WALL IN INCHES.
f. INTERPOLATION IS NOT PERMITTED.
g. WHERE WALLS WILL RETAIN 4 FEET OR MORE OF UNBALANCED BACKFILL, THEY SHALL BE Laterally SUPPORTED AT THE TOP AND BOTTOM BEFORE BACKFILLING.
h. VERTICAL REINFORCEMENT SHALL BE LOCATED TO PROVIDE A COVER OF 1 1/4-INCHES MEASURED FROM THE INSIDE FACE OF THE WALL. THE CENTER OF THE STEEL SHALL NOT VARY FROM THE SPECIFIED LOCATION BY MORE THAN THE GREATER OF 10 PERCENT OF THE WALL THICKNESS OR 3/8-INCH.
i. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4-INCH. CONCRETE COVER FOR RE

By Dan.Bruechert at 1:06 pm, May 23, 2019

Historic Preservation Commission

Sandra L. Heiler



918 SQ. FT. FINISHED BSMT SCALE: 1/4"=1'-0"

10201 Menlo Avenue
Silver Spring, MD

A001

PROJ. NO.: 1452



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Sandra L. Heiler

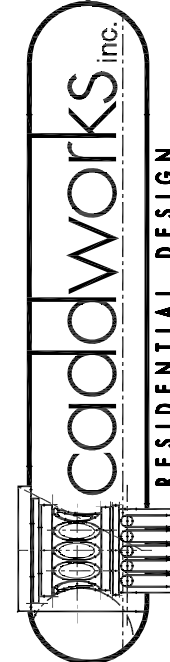
By Dan.Bruechert at 1:06 pm, May 23, 2019



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A002

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Sandra L. Skiller

By Dan.Bruechert at 1:06 pm, May 23, 2019



SECOND FLOOR PLAN

PROPOSED NEW HOME FOR:

FARNSWORTH HOMES

10201 Menlo Avenue
Silver Spring, MD

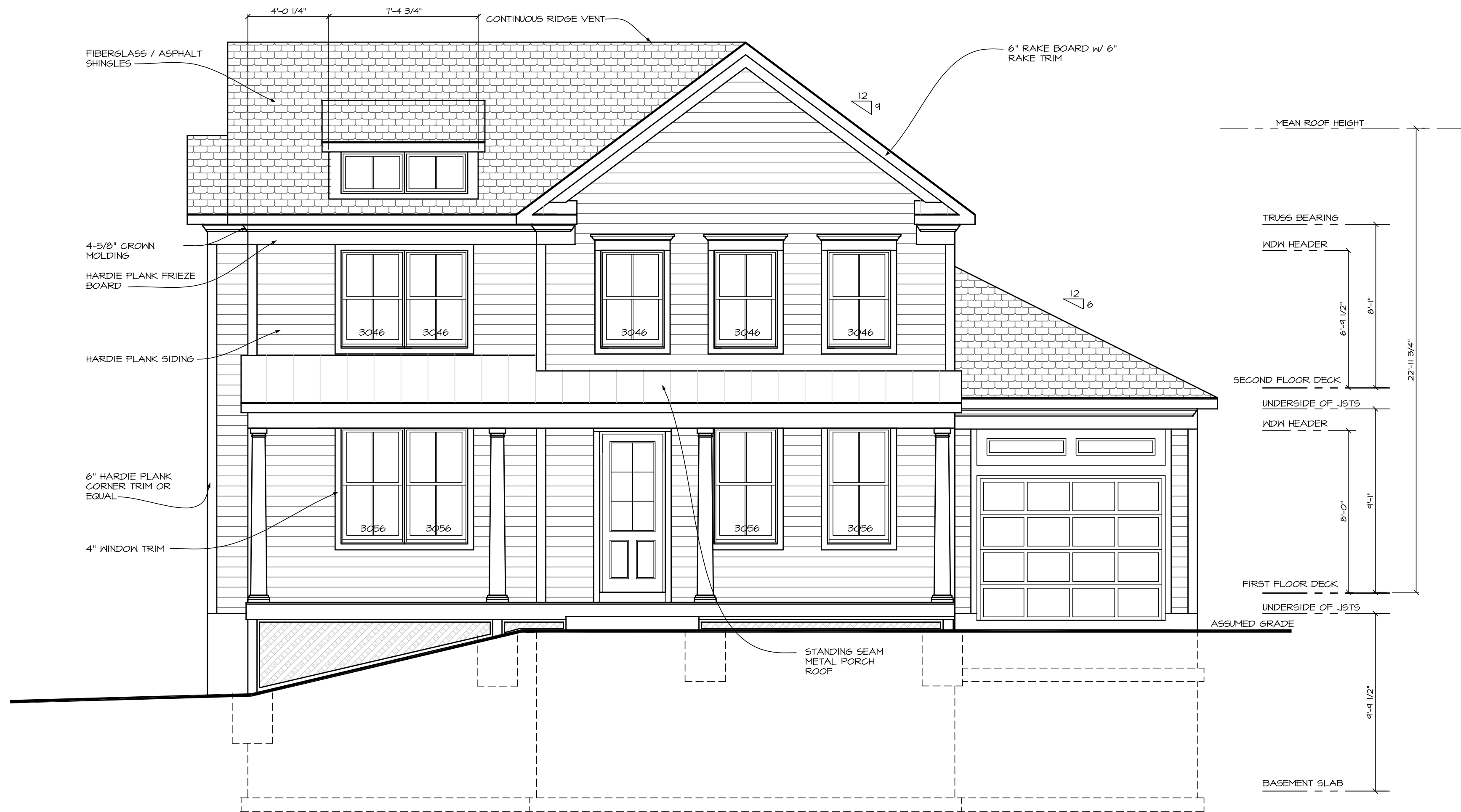
SHEET NO.

A003

PROJ. NO.: 1452

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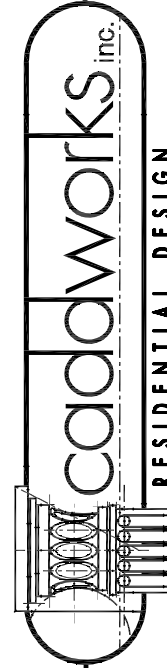
FRONT ELEVATION

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

APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 1:06 pm, May 23, 2019



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SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
8-22-17	DWR	PRELIMINARY
11-8-17	DWR	REVISED ELEVATIONS
3-6-18	DWR	PROGRESS DRAWINGS
7-20-18	DWR	REVISED PLANS
9-20-18	DWR	REVISED PLANS
9-15-19	DWR	REVISED PLANS
5-21-19	DWR	PERMIT SET

FRONT ELEVATION

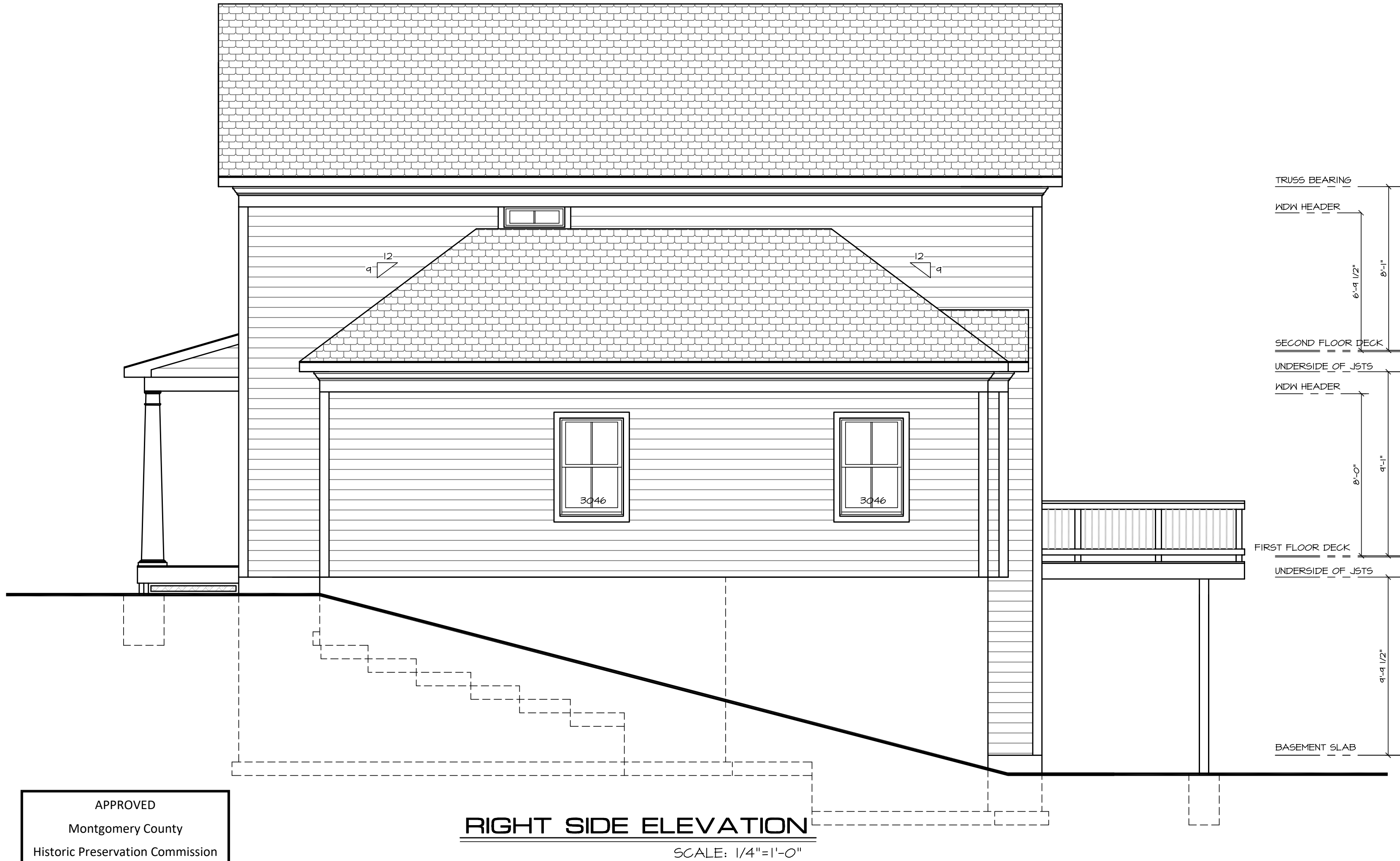
PROPOSED NEW HOME FOR:

FARNSWORTH HOMES

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Silver Spring, MD

SHEET NO.
A004

PROJ. NO.: 1452

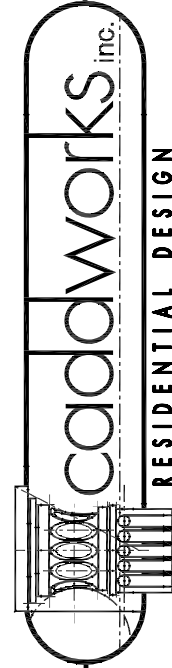


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Historic Preservation Commission

Sandra L. Skiles

REVIEWED
By Dan.Bruechert at 1:07 pm, May 23, 2019

RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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ISSUE DATE	DRAWN BY	REMARKS
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7-20-18	DWR	REVISED PLANS
9-20-18	DWR	REVISED PLANS
3-15-19	DWR	REVISED PLANS
5-21-19	DWR	PERMIT SET

RIGHT SIDE ELEVATION

PROPOSED NEW HOME FOR:

FARNSWORTH HOMES

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A005

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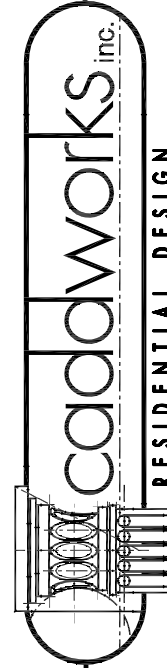
Sandra L. Skiles

REVIEWED
By Dan.Bruechert at 1:07 pm, May 23, 2019



REAR ELEVATION

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



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ISSUE DATE	DRAWN BY	REMARKS
8-22-17	DWR	PRELIMINARY
11-8-17	DWR	REVISED ELEVATIONS
3-6-18	DWR	PROGRESS DRAWINGS
7-20-18	DWR	REVISED PLANS
9-20-18	DWR	REVISED PLANS
3-15-19	DWR	REVISED PLANS
5-21-19	DWR	PERMIT SET

REAR
ELEVATION

PROPOSED NEW HOME FOR:

FARNSWORTH HOMES

10201 Menlo Avenue
Silver Spring, MD

SHEET NO.

A006

PROJ. NO.: 1452

TRUSS BEARING
WDW HEADER
6'-1 1/2"
SECOND FLOOR DECK
UNDERSIDE OF JSTS
WDW HEADER
8'-0"
FIRST FLOOR DECK
UNDERSIDE OF JSTS
9'-1 1/2"
BASEMENT SLAB

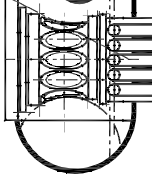


LEFT SIDE ELEVATION

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

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Historic Preservation Commission
Sandra L. Skiles

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SUBMITTALS		REMARKS	
ISSUE	DRAWN BY	DATE	REMARKS
1	DWR	8-22-17	PRELIMINARY
2	DWR	11-8-17	REVISED ELEVATIONS
3	DWR	3-6-18	PROGRESS DRAWINGS
4	DWR	7-20-18	REVISED PLANS
5	DWR	9-20-18	REVISED PLANS
6	DWR	3-15-19	REVISED PLANS
7	DWR	5-21-19	PERMIT SET

PROPOSED NEW HOME FOR:

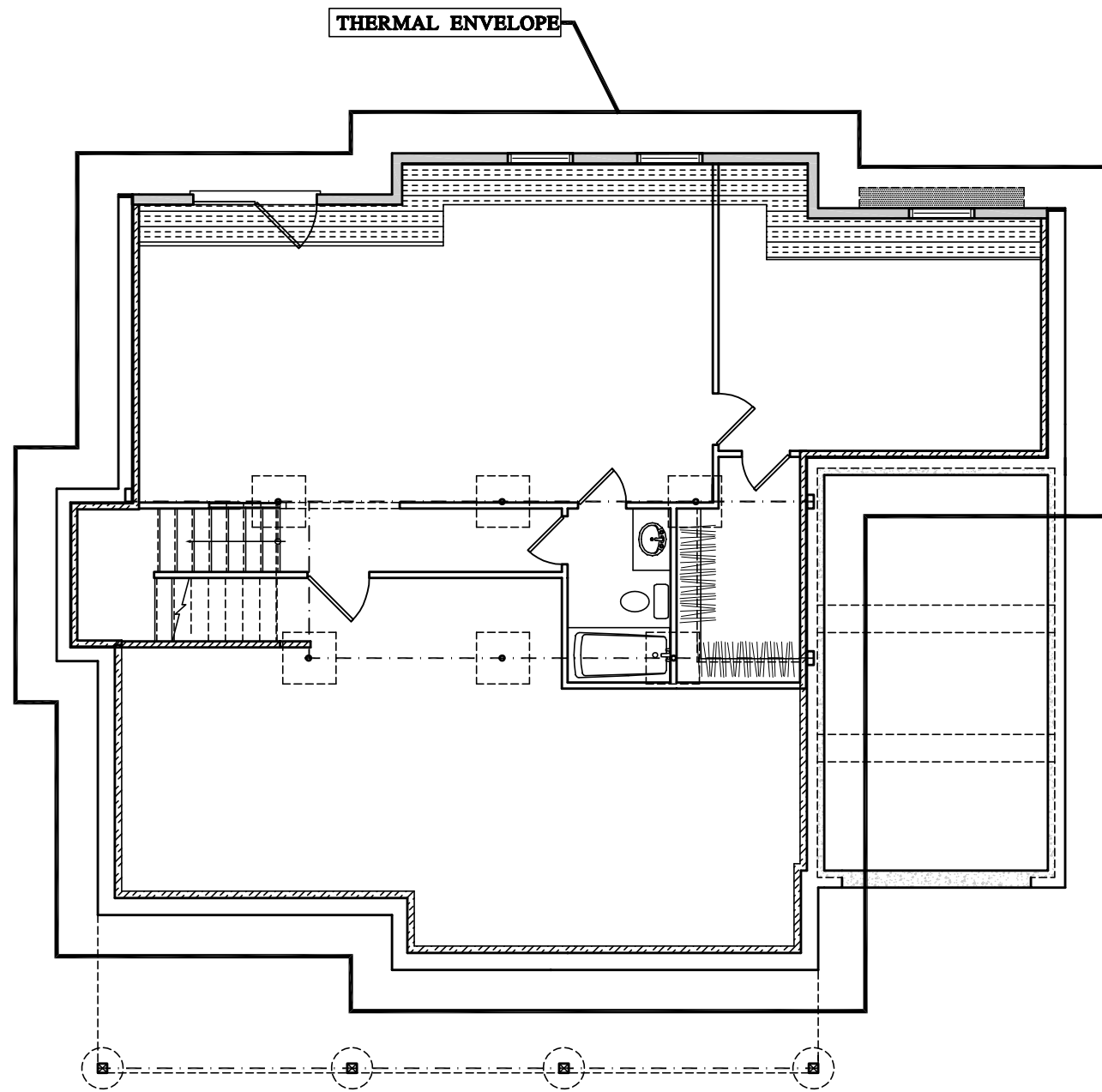
FARNSWORTH HOMES

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SHEET NO.

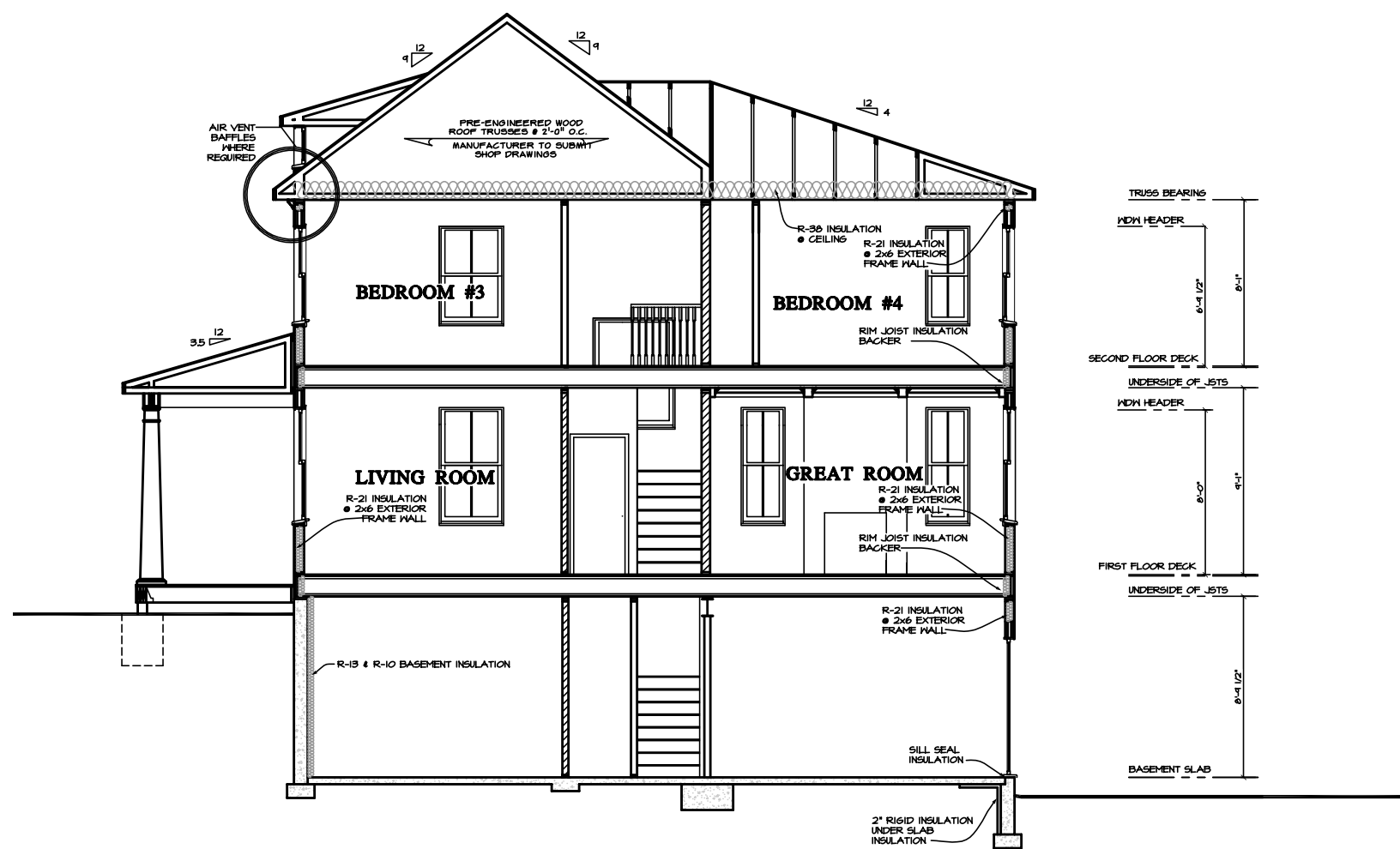
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PROJ. NO.: 1452



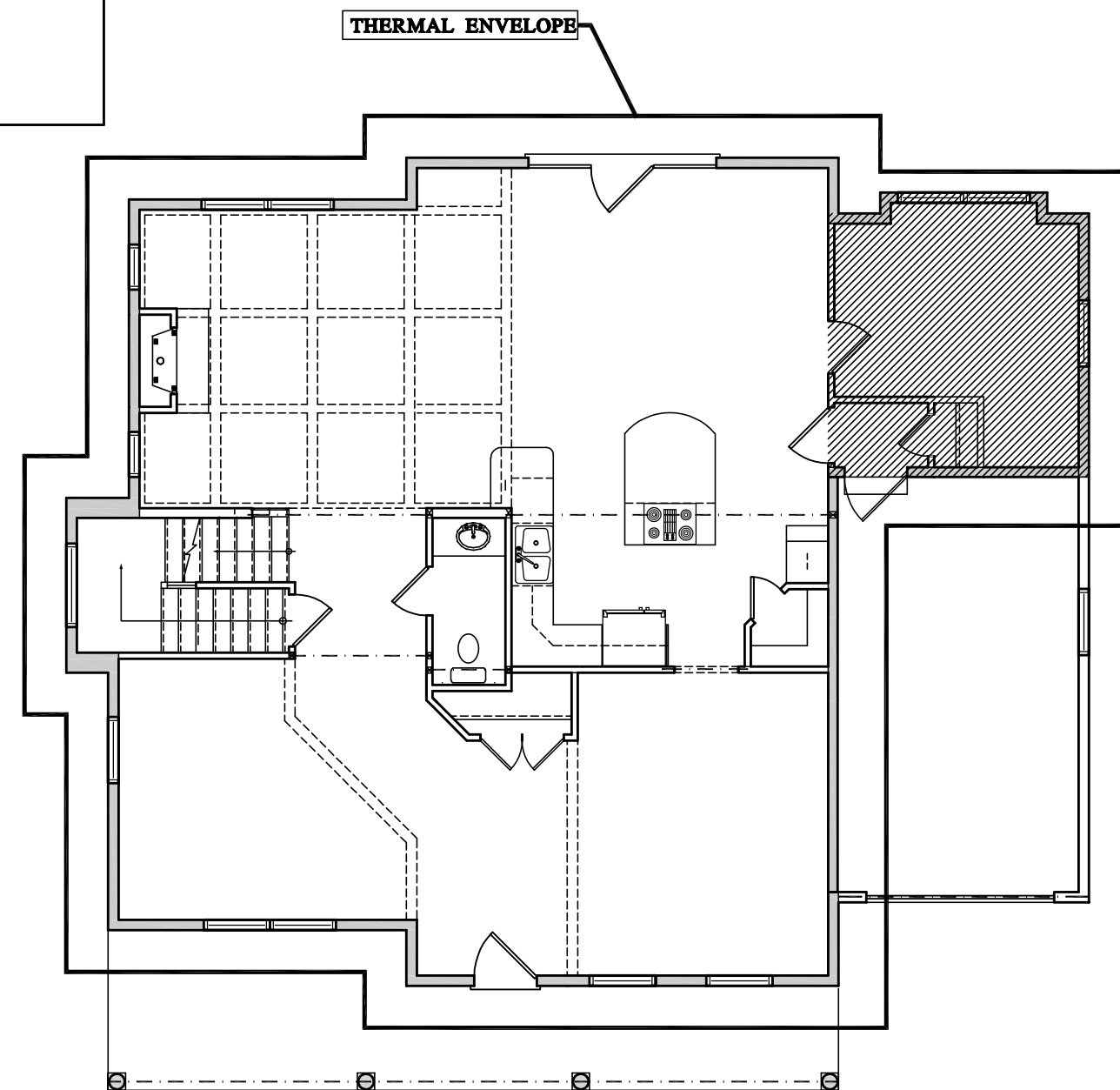
FOUNDATION INSULATION PLAN

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



INSULATION SECTION

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



FIRST FLOOR INSULATION PLAN

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

THERMAL ENVELOPE KEY

- WALLS - R-21 MIN.
- FLOORS - R-30 PER PLAN
- CEILING - R-30 MIN.
- 2" RIGID UNDER SLAB INSULATION
- R-13 & R-10 BASEMENT INSULATION

REFER TO RESCHECK ENERGY CALCULATION AND CHECKLIST PROVIDED FOR R-VALUES OF INSULATION AND THEIR LOCATIONS, WINDOWS AND DOORS AND THEIR U-FACTORS AND SQUARE FOOTAGE CALCULATIONS.

APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Skiles

REVIEWED
By Dan.Bruechert at 1:07 pm, May 23, 2019



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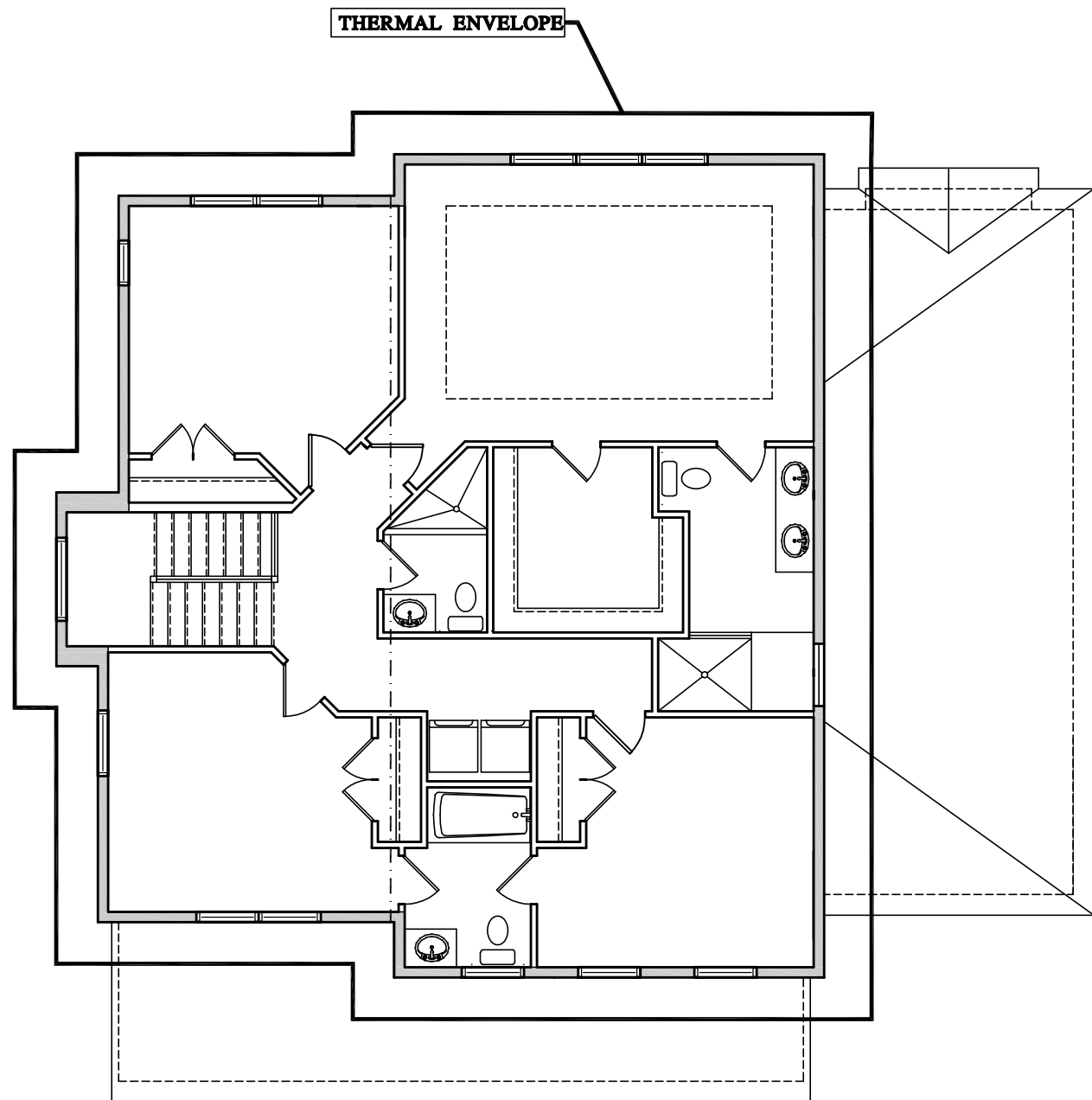
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SUBMITTALS	
ISSUE DATE	REMARKS
8-22-17	PRELIMINARY
11-8-17	REVISED ELEVATIONS
3-6-18	PROGRESS DRAWINGS
7-20-18	REVISED PLANS
9-20-18	REVISED PLANS
3-15-19	REVISED PLANS
5-21-19	PERMIT SET

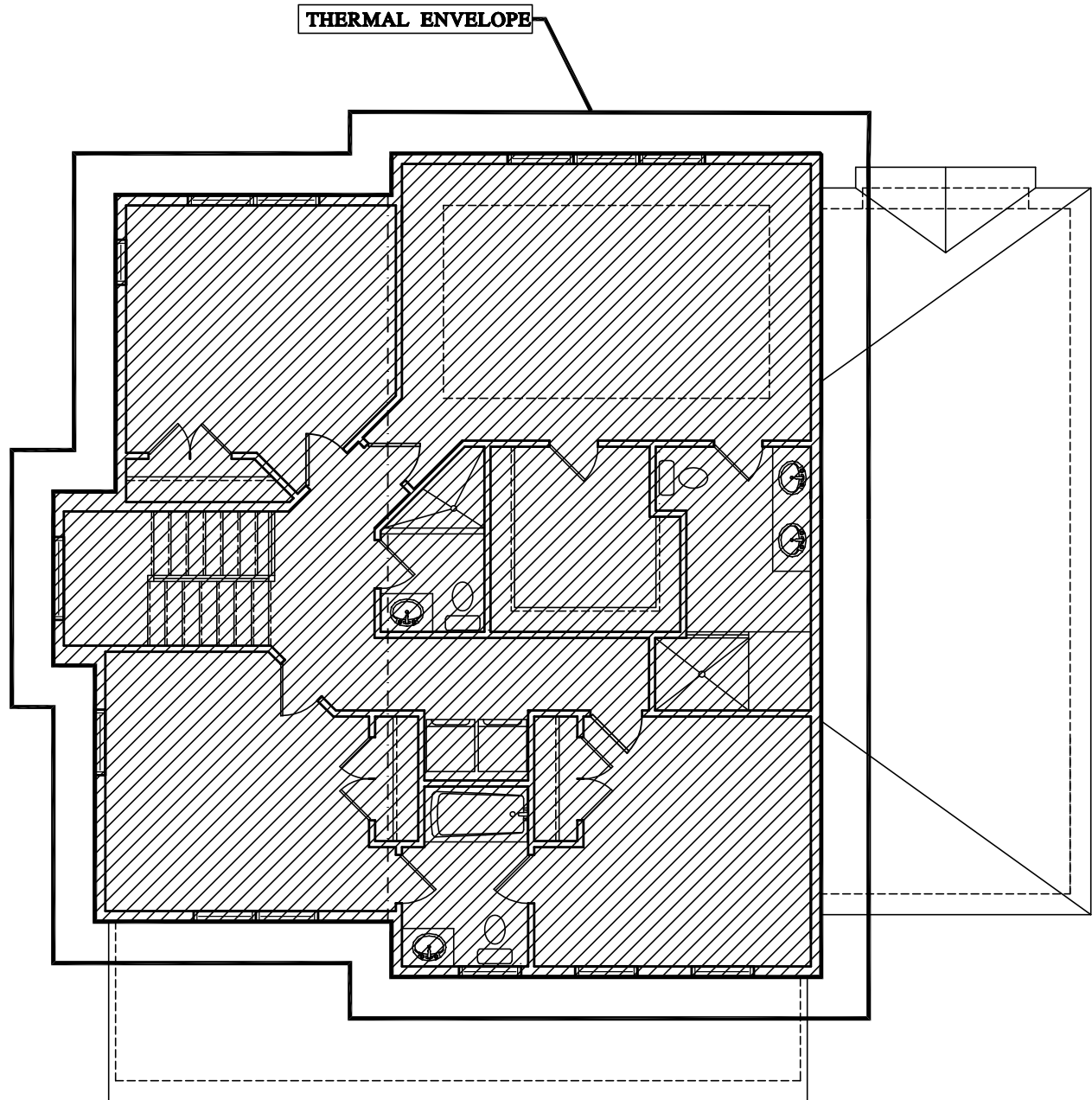
PROPOSED NEW HOME FOR:
FARNSWORTH HOMES
10201 Menlo Avenue
Silver Spring, MD

SHEET NO.
EC001

PROJ. NO.: 1452



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



ROOF INSULATION PLAN
SCALE: 1/8"=1'-0"

APPROVED
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Historic Preservation Commission

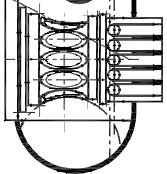
Sandra L. Skiles

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By Dan.Bruechert at 1:07 pm, May 23, 2019

THERMAL ENVELOPE KEY

- WALLS - R-21 MIN.
- FLOORS - R-30 PER PLAN
- CEILING - R-30 MIN.
- 2" RIGID UNDER SLAB INSULATION
- R-13 & R-10 BASEMENT INSULATION

REFER TO RESCHECK ENERGY CALCULATION AND CHECKLIST PROVIDED FOR R-VALUES OF INSULATION AND THEIR LOCATIONS, WINDOWS AND DOORS AND THEIR U-FACTORS AND SQUARE FOOTAGE CALCULATIONS.



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SUBMITTALS	
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3-6-18	PROGRESS DRAWINGS
7-20-18	REVISED PLANS
9-20-18	REVISED PLANS
3-15-19	REVISED PLANS
5-21-19	PERMIT SET

PROPOSED NEW HOME FOR:

FARNSWORTH HOMES

10201 Menlo Avenue
Silver Spring, MD

SHEET NO.

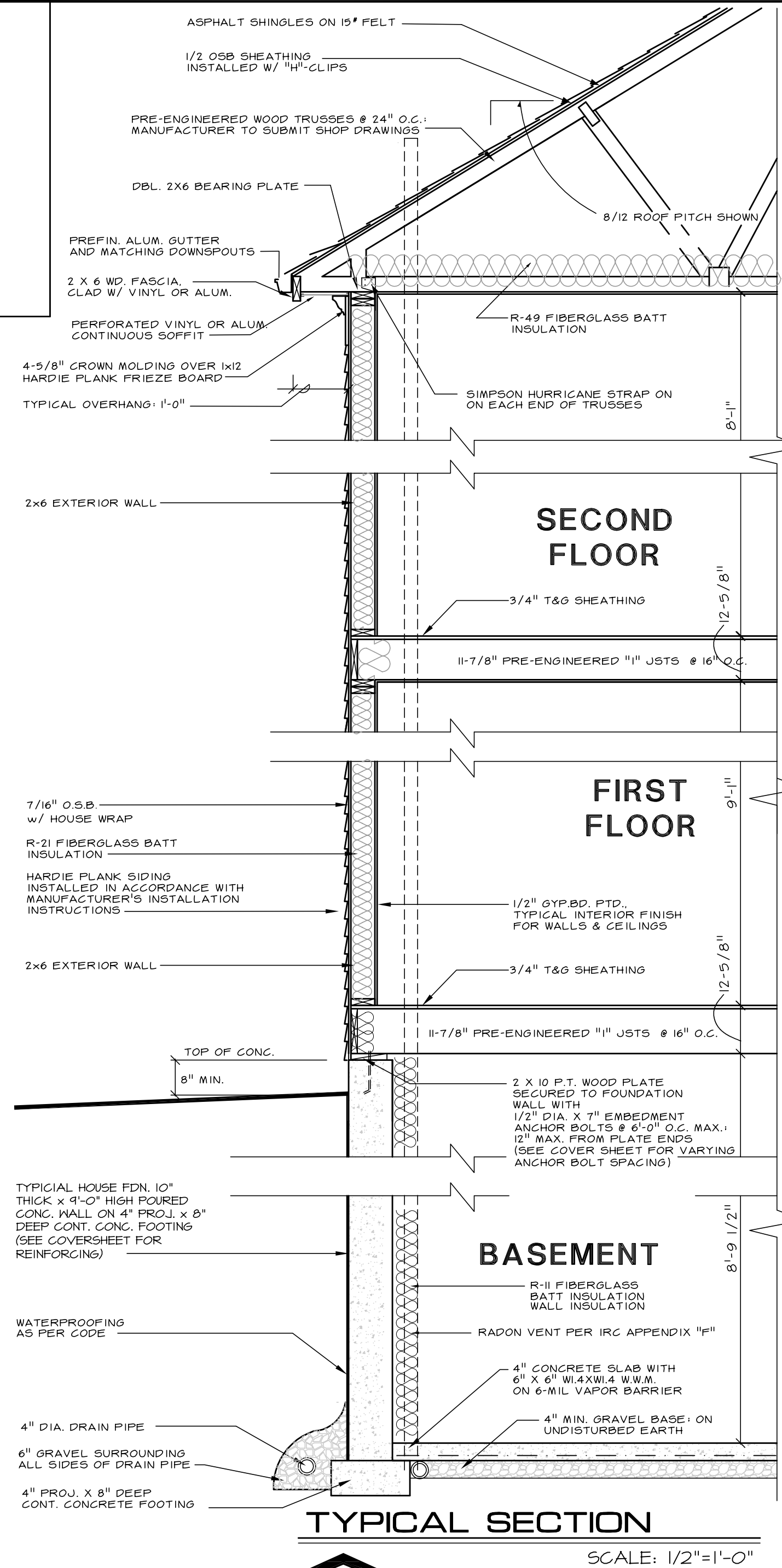
EC002

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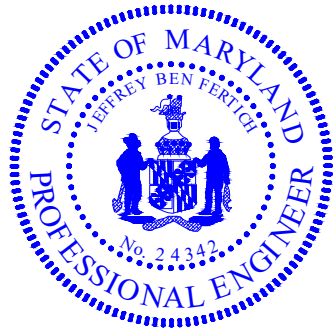
Sandra L. Heiler

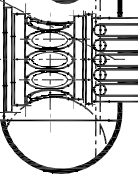
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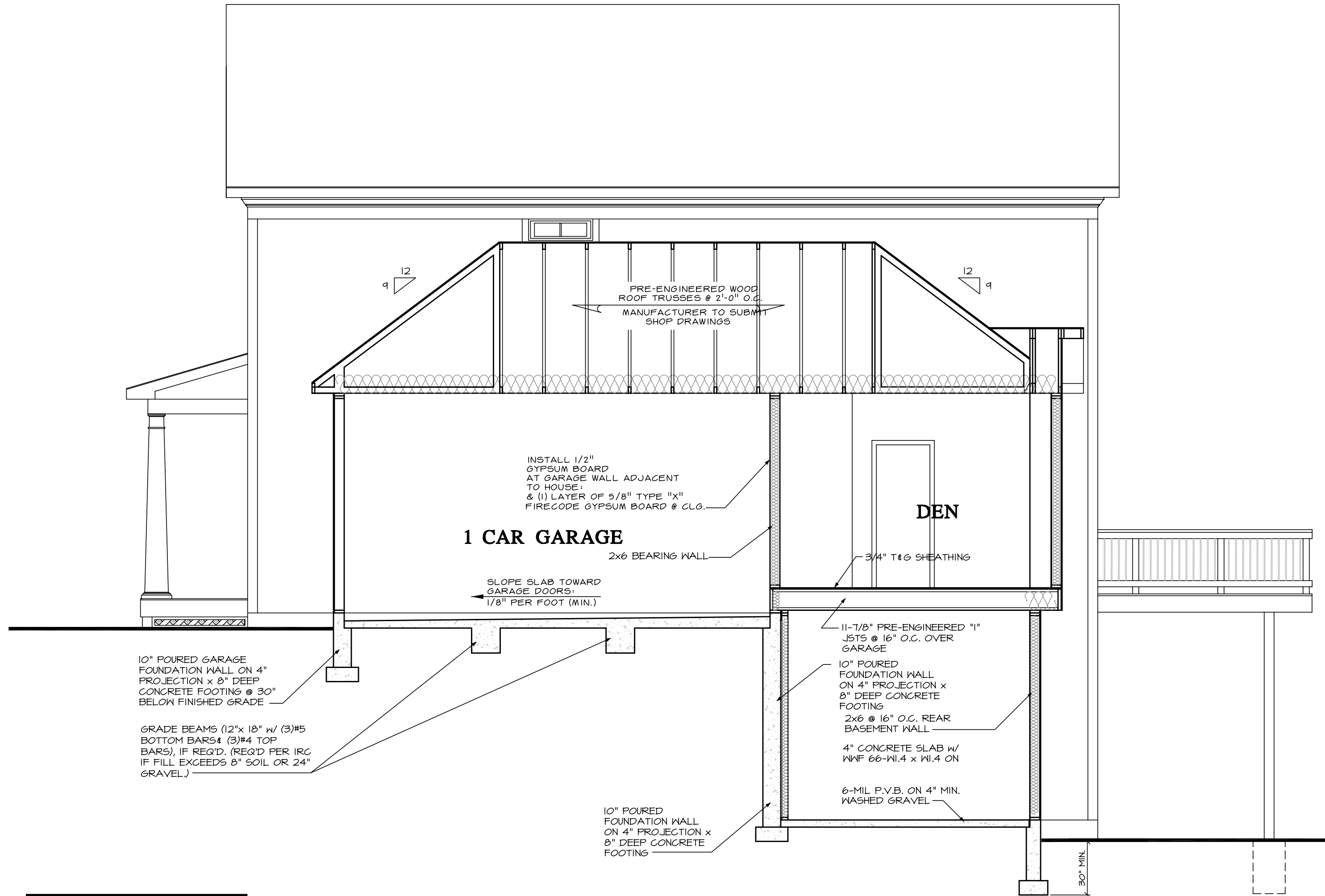
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SUBMITTALS		REMARKS	
ISSUE DATE	DRAWN BY	DATE	BY
8-22-17	DNR	PRELIMINARY	
11-8-17	DNR	REVISED ELEVATIONS	
3-6-18	DNR	PROGRESS DRAWINGS	
7-20-18	DNR	REVISED PLANS	
9-20-18	DNR	REVISED PLANS	
3-15-19	DNR	REVISED PLANS	
5-21-19	DNR	PERMIT SET	

SECTION
"A"

PROPOSED NEW HOME FOR:
FARNSWORTH HOMES
10201 Menlo Avenue
Silver Spring, MD

SHEET NO.
S001
PROJ. NO.: 1452



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Historic Preservation Commission

Sandra L. Skiles

REVIEWED
By Dan.Bruechert at 1:08 pm, May 23, 2019

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

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SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
8-22-17	DWR	PRELIMINARY
11-8-17	DWR	REVISED ELEVATIONS
3-6-18	DWR	PROGRESS DRAWINGS
7-20-18	DWR	REVISED PLANS
9-20-18	DWR	REVISED PLANS
3-15-19	DWR	REVISED PLANS
5-21-19	DWR	PERMIT SET

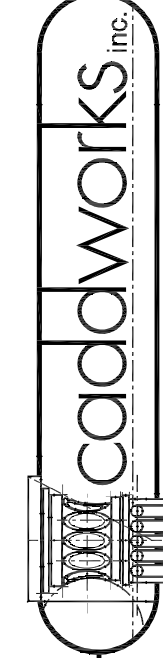
**SECTION
"A"**

**PROPOSED NEW HOME FOR:
FARNSWORTH HOMES**

10201 Menlo Avenue
Silver Spring, MD

SHEET NO.
S002

PROJ. NO.: 1452



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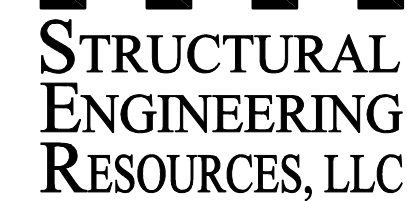
By Dan.Bruechert at 1:08 pm, May 23, 2019



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



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



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SECTION "B"

PROPOSED NEW HOME FOR:

FARNSWORTH HOMES

10201 Menlo Avenue
Silver Spring, MD

SHEET NO.

S002

PROJ. NO.: 1452

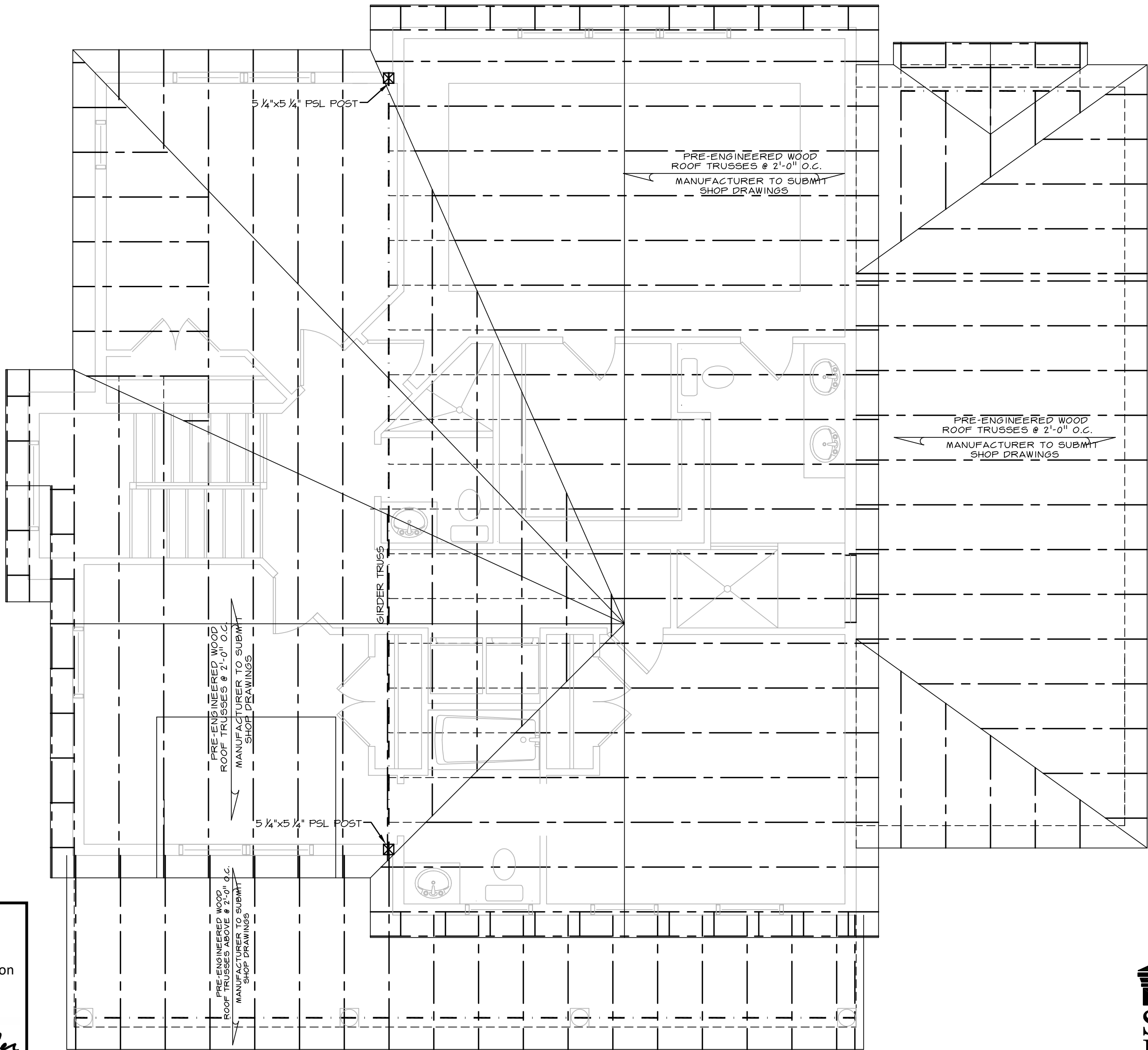
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REVIEWED

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ROOF FRAMING PLAN

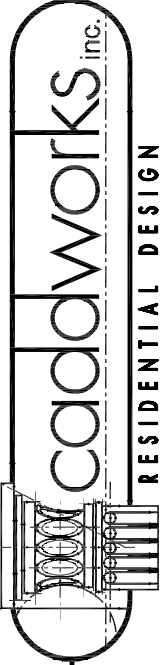
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ISSUE DATE	DRAWN BY	REMARKS
8-22-17	DWR	PRELIMINARY
11-8-17	DWR	REVISED ELEVATIONS
3-6-18	DWR	PROGRESS DRAWINGS
7-20-18	DWR	REVISED PLANS
9-20-18	DWR	REVISED PLANS
3-15-19	DWR	REVISED PLANS
5-24-19	DWR	PERMIT SET

ROOF FRAMING PLAN

PROPOSED NEW HOME FOR:

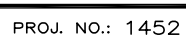
FARNSWORTH HOMES

10201 Menlo Avenue
Silver Spring, MD

SHEET NO.

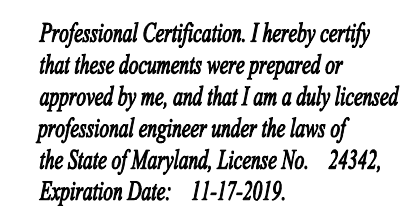
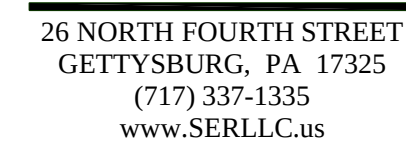
S007

PROJ. NO.: 1452



Sandra L. Heiler

By Dan.Bruechert at 1:09 pm, May 23, 2019



**PROPOSED NEW HOME FOR:
FARNSWORTH HOMES**
10201 Menlo Avenue
Silver Spring, MD

SHEET NO.
S009

PROJ. NO.: 1452

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LATERAL BRACING NOTES:
BRACING MEETS THE REQUIREMENTS OF 2015 IRC R602.10
FOR 90MPH BASIC WIND SPEED AND 115MPH ULTIMATE WIND
SPEED AND APPROPRIATE ENGINEERING PRINCIPLES
AS SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER

7/16" OSB OR 1/2" PLYWOOD WOOD STRUCTURAL PANELS (CS-WSP) MUST BE APPLIED TO ALL EXTERIOR SHEATHABLE SURFACES INCLUDING GABLE END WALLS & ABOVE & BELOW ALL OPENINGS. THE SHEATHING IS TO BE FASTENED w/ 8d NAILS AT 6"oc @ EDGES & @ 12"oc AT ALL INTERMEDIATE SUPPORTS.

INTERIOR GYPSUM BOARD (GB) BRACED WALLS WHERE
INDICATED TO BE FASTENED AT ALL EDGES w/ SCREWS OR
NAILS @ 7"oc.

BRACED PANELS "CS-WSP #" INDICATES THE WIDTH IN INCHES AND LOCATION OF PANELS TO MEET CODE, THE SHEATHING & NAIL PATTERN IS THE SAME HERE AS ACROSS THE ENTIRE HOME, HOWEVER THE TOP & BOTTOM AT THIS LOCATION MUST BE FASTENED PER THE FASTENING DETAILS.

BRACED PANEL "PF #1" INDICATED A PORTAL FRAME &
REQUIRE SPECIAL ATTACHMENT OF THE HEADER. SEE
THE CS-PF PORTAL FRAME DETAIL.

EXTERIOR WALL CORNERS, INSIDE & OUTSIDE, MUST BE
CONSTRUCTED PER TYPICAL DETAILS.

BWL - INDICATES BRACED WALL LINE

STRAPS, HANGERS, & ANCHORS INDICATED ARE TO BE
SIMPSON STRONG-TIE OR EQUAL.

[illegible]

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 1:09 pm, May 23, 2019



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SUBMITTALS

LATERAL BRACING DETAILS

PROPOSED NEW HOME FOR:

EARNSWORTH HOMES

10201 Menlo Avenue
Silver Spring, MD

SHEET NO.

S010

PROJ. NO.: 1452



Compliance Certificate

APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Heiler

Project Farnsworth Spec.

Energy Code: **2015 IECC**
Location: **Silver Spring, Maryland**
Construction Type: **Single-family**
Project Type: **New Construction**
Conditioned Floor Area: **3,632 ft²**
Glazing Area: **19%**
Climate Zone: **4 (4561 HDD)**
Permit Date:
Permit Number:

REVIEWED

By Dan.Bruechert at 1:09 pm, May 23, 2019

Construction Site:
10201 Menlo Ave.
Silver Spring, MD

Owner/Agent:

Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: **6.2% Better Than Code** Maximum UA: **535** Your UA: **502** Maximum SHGC: **0.40** Your SHGC: **0.27**

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
Basement Wall 1: Solid Concrete or Masonry Wall height: 8.8' Depth below grade: 4.0' Insulation depth: 8.8'	1,270	0.0	10.0	0.077	91
3052-3: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.31	51			0.260	13
6068 swingset: Glass SHGC: 0.13	39			0.320	12
Basement Wall 2: Wood Frame Wall height: 8.8' Depth below grade: 0.0' Insulation depth: 8.8'	500	21.0	0.0	0.060	30
Floor 1: Slab-On-Grade:Heated Insulation depth: 4.0'	48		10.0	0.684	33
Wall 1: Wood Frame, 16" o.c.	1,620	21.0	0.0	0.057	75
3056-16: Wood Frame:Double Pane with Low-E SHGC: 0.31	163			0.260	42
4040 FIXED: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.31	16			0.270	4
2056-2: Wood Frame:Double Pane with Low-E SHGC: 0.31	24			0.260	6
9068 W/ transom: Glass SHGC: 0.13	63			0.320	20
3080: Glass SHGC: 0.13	24			0.320	8

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
3068 -20 Rated: Solid	20			0.260	5
Wall 2: Wood Frame, 16" o.c.	1,404	21.0	0.0	0.057	68
3046-11: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.31	157			0.260	41
4040 tempered: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.31	16			0.270	4
4052-tempered: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.31	21			0.270	6
2046: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.31	10			0.260	3
3010: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.31	3			0.260	1
Ceiling 1: Flat Ceiling or Scissor Truss	1,324	38.0	0.0	0.030	40

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version 4.6.5 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

_____ Name - Title	_____ Signature	_____ Date
-----------------------	--------------------	---------------



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] ¹ 	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
103.1, 103.2, 403.7 [PR3] ¹ 	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.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
302.1, 403.7 [PR2] ² 	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____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [FO1] ¹ 	Slab edge insulation R-value.	R-____ ☐ Unheated ☐ Heated	R-____ ☐ Unheated ☐ Heated	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.2 [FO3] ¹ 	Slab edge insulation depth/length.	____ ft	____ ft	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.1 [FO4] ¹ 	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-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.2 [FO5] ¹ 	Conditioned basement wall insulation installed per manufacturer's instructions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.2.9 [FO6] ¹ 	Conditioned basement wall insulation depth of burial or distance from top of wall.	____ ft	____ ft	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.2.1 [FO11] ² 	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.9 [FO12] ² 	Snow- and ice-melting system controls installed.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1] ¹ 	Door U-factor.	U-____	U-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2] ¹ 	Glazing U-factor (area-weighted average).	U-____	U-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] ¹ 	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.1.1 [FR23] ¹ 	Air barrier and thermal barrier installed per manufacturer's instructions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.3 [FR20] ¹ 	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.5 [FR16] ²	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.1 [FR12] ¹ 	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.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.5 [FR15] ³ 	Building cavities are not used as ducts or plenums.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.4 [FR17] ² 	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥ R-3.	R-____	R-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.4.1 [FR24] ¹ 	Protection of insulation on HVAC piping.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.3 [FR18] ² 	Hot water pipes are insulated to ≥ R-3.	R-____	R-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.6 [FR19] ²	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

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

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] ² 	All installed insulation is labeled or the installed R-values provided.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN3] ¹ 	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-_____ ☐ Wood ☐ Mass ☐ Steel	R-_____ ☐ Wood ☐ Mass ☐ Steel	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4] ¹	Wall insulation is installed per manufacturer's instructions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

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 [FI1] ¹	Ceiling insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [FI2] ¹	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft ² .			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.2.3 [FI22] ²	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.2.4 [FI3] ¹	Attic access hatch and door insulation ≥ R-value of the adjacent assembly.	R-____	R-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.1.2 [FI17] ¹	Blower door test @ 50 Pa. ≤ 5 ach in Climate Zones 1-2, and ≤ 3 ach in Climate Zones 3-8.	ACH 50 = ____	ACH 50 = ____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.4 [FI4] ¹	Duct tightness test result of ≤ 4 cfm/100 ft ² across the system or ≤ 3 cfm/100 ft ² without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft ²	____ cfm/100 ft ²	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.3 [FI27] ¹	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 ²	____ cfm/100 ft ²	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.2.1 [FI24] ¹	Air handler leakage designated by manufacturer at ≤ 2% of design air flow.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.1.1 [FI9] ²	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.1.2 [FI10] ²	Heat pump thermostat installed on heat pumps.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1 [FI11] ²	Circulating service hot water systems have automatic or accessible manual controls.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

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

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [FI25] ²	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.2 [FI26] ²	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.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1.1 [FI28] ²	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 thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand 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.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1.2 [FI29] ²	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.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.2 [FI30] ²	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.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.4 [FI31] ²	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.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
404.1 [FI6] ¹	75% of lamps in permanent fixtures or 75% of permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
404.1.1 [FI23] ³ 	Fuel gas lighting systems have no continuous pilot light.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

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

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
401.3 [FI7] ²	Compliance certificate posted.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
303.3 [FI18] ³	Manufacturer manuals for mechanical and water heating systems have been provided.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:



2015 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	21.00
Below-Grade Wall	10.00
Floor	10.00
Ceiling / Roof	38.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
Window	0.26	0.31
Door	0.32	0.13

Heating & Cooling Equipment	Efficiency
Heating System: _____	_____
Cooling System: _____	_____
Water Heater: _____	_____

Name: _____ Date: _____

Comments