

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												
GROUND SNOW LOAD	WIND DESIGN			SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	Speed (mph)	Topographic effects	Special wind region		Weathering	Frost line depth	Termites					
30 PSF	15	NO	NO	B	Severe	30 inches	Moderate to Severe	13 F	Yes	July 2, 1979	300	55 F

TABLE R302.1(1) FILLED OUT WITH DATA FOR MONTGOMERY COUNTY, MARYLAND.  
WIND EXPOSURE FOR THIS SITE: "B", URBAN OR SUBURBAN WITH CLOSELY SPACED OBSTRUCTIONS.  
SOIL BEARING CAPACITY: 2,000 PSF OR AS DETERMINED BY GEOTECHNICAL EVALUATION.

**09251 FIRE-RATED GYPSUM BOARD**  
AT A MINIMUM SEPARATE DWELLING FROM GARAGE PER IRC2020 TABLE R302.6 AS FOLLOWS:  
1) SEPARATE GARAGES FROM RESIDENCE AND ATTICS WITH MINIMUM 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE.  
2) SEPARATE GARAGES FROM HABITABLE ROOMS ABOVE THE GARAGE WITH MINIMUM 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT.  
3) PROTECT STRUCTURE SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THE SECTION FROM GARAGE WITH MINIMUM 1/2-INCH GYPSUM BOARD OR EQUIVALENT.

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

**15151 PASSIVE RADON GAS CONTROLS**  
Provide Passive Radon Gas Controls per IRC2021 Appendix F:  
1) Close potential radon entry routes including floor openings, pipe penetrations through basement floor slabs, jumps open to soil.  
2) Ground solid one course of masonry foundation walls above grade.  
3) Seal ducts that pass through Craw Space, if applicable.  
4) Provide Craw Space with continuously operated mechanical exhaust system in accordance with M46.3.  
5) Install "T" fittings under existing basement slab or directly into an interior perimeter drain tile. Extend vent pipe through conditioned space of the dwelling to terminate not less than 12 inches above the roof and, if applicable, not less than 10 feet away from any window less than 2' below the exhaust point.

**13030 WET-PIPE FIRE SUPPRESSION SPRINKLERS**  
Provide and install automatic residential fire sprinkler system per IRC2020 R313, designed and installed in accordance with Section P2904 or NFPA 13D.

Applicable Codes for Montgomery County, MD	
Building	International Residential Code (2018 Edition)
Electrical	National Electrical Code (2017 Edition)
Plumbing	International Plumbing Code (2018 Edition)
Mechanical	International Mechanical Code (2018 Edition)
Gas	International Fuel Gas Code (2018 Edition)
Fire Protection	National Fire Protection Association 70
Energy	International Energy Code Council (2018 Edition)

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

Material Strength for Structural Members	
USE	MINIMUM STRENGTH
Soil	2,000 psi *
Concrete Footings	2,500 psi
Concrete Foundation Walls	2,500 psi
Concrete Basement Slab	2,500 psi
Concrete Garage Slab	3,500 psi
Wood Sill Plates	2x6 pressure-treated
Wood I-Joists	
Rim Joists	See EWP Supplier's Engineered drawings
PSL Posts	
Studs	No. 2 standard or stud grade @ 16"
LVL Beams	Fb = 2,650 psi UON
Floor Sheathing	5/8" Minimum on joists @ 16"
Wall Sheathing	3/8" Minimum with 6d 2" nails
Roof Sheathing	15/32" Minimum or comply with R503.2.1.1
Wood Trusses (See Calculations)	Southern Pine No. 2 UON, @ 24"

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

Exhibit 26  
OZAH Case No: ADO 25-01

# New Garage and Addition to Private Residence at 907 Nora Drive Silver Spring, MD 20904

Project Description:

Project is to add a Garage with an Accessory Dwelling Unit Apartment above linked to the existing house.

## INDEX OF DRAWINGS:

- 1 of 8 A0 COVER SHEET, SITE PLAN, INDEX & CODE INFORMATION
- 2 of 8 A1 GARAGE LEVEL AND APARTMENT PLANS
- 3 of 8 A2 ROOF PLAN & BUILDING SECTIONS
- 4 of 8 A3 ELEVATIONS
- 5 of 8 A4 WALL SECTIONS & DETAILS
- 6 of 8 A5 WIND BRACING & THERMAL ENVELOPE
- 7 of 8 S1 FOUNDATION PLAN & DETAIL
- 8 of 8 S2 FLOOR & ROOF FRAMING PLANS

### PRESCRIPTIVE WORKSHEET (R-Values)

Applicant Name Arlton Santos Date 4/5/24  
Building Address 907 Nora Drive, Silver Spring, MD 20904 Permitt (A/P)# \_\_\_\_\_

CRITERIA	MAX. U-FACTOR	REQUIRED	PROVIDED	ASSEMBLY DESCRIPTION
WINDOWS/DOORS GLAZED FENESTRATION	MAX. SHGC	0.32	0.31	Anderson Tilt-Wash 200 Series, Low E4, or similar
	MAX. SHGC	0.55	0.30	
SKYLIGHTS	MAX. U-FACTOR	0.4	N/A	N/A
	MAX. SHGC	0.4	N/A	
CEILING		R-49	R-49	BLOWN-IN OR FIBERGLASS BATT
WALLS (wood framing)	MINIMUM R-VALUE	R-20 or 13+5	R-20	FIBERGLASS BATT - 2x6 WALLS
MASS WALLS		**R-8/13	R-13	FIBERGLASS BATT - 2x4 WALLS
BASEMENT WALLS		**R-10/13	R-13	FIBERGLASS BATT - 2x4 WALLS
FLOORS		R-19	N/A	N/A
SLAB PERIMETER R-value, depth		R-19, 2 ft	R-10, 2ft	2" RIGID POLYSTYRENE
CRAWL SPACE WALLS		**R-10/13	N/A	N/A

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

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

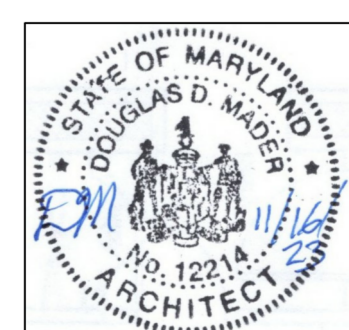
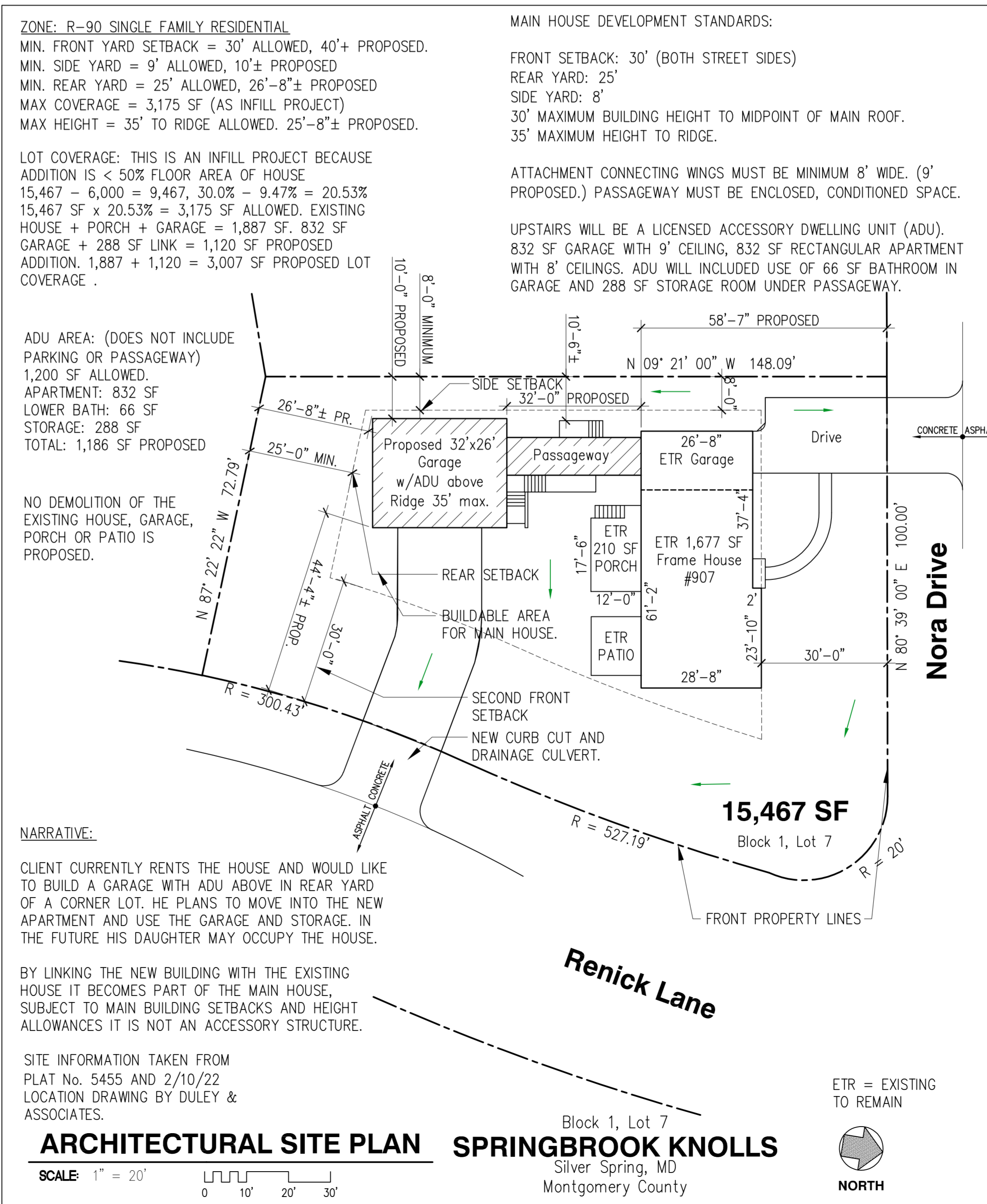
- Thermally Isolated Sunroom, Check box if applicable.
- Minimum Ceiling R-Value of Sunroom (R-19)
  - Minimum Wall R-Value (R-13)
  - New wall(s) separating a sunroom from conditioned space shall meet the building thermal envelope requirements.

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

2020 Edition International Energy Conservation Code (IECC)

Douglas Mader Douglas Mader, AIA 4/5/24  
Builder/Designer/Contractor Company Name Date

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



PROFESSIONAL CERTIFICATION  
I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 12214, Expiration Date: 8/24/2025.

Douglas Mader  
Digitally signed by Douglas Mader  
Date: 2024.06.03 17:17:07 -04'00'  
Digital Signature above for Douglas Mader, AIA

## COVER SHEET, INDEX & CODE INFORMATION

Job #: 23-09  
Drawn by: DDM  
Date: 6/3/24  
Revisions:

A0  
1 of 8

Architect:  
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