

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11801 Bethesda Church Rd., Damascus	Meeting Date:	8/12/2020
Resource:	Individually Listed Master Plan Site Mendelsohn Terrace	Report Date:	8/5/2020
Applicant:	Stewart E. Walker, III Frank Baylor, Architect	Public Notice:	7/29/2020
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Building addition and accessory structure demolition		

STAFF RECOMMENDATION

Staff recommends that the applicant make any design alterations based on the HPC feedback and return for a second preliminary consultation or a HAWP, as directed.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually listed Master Plan (*Mendelsohn Terrace #10/12*)
STYLE: Gothic Revival
DATE: 1880



Fig. 1: Mendelsohn Terrace is located on a large property in Damascus.

From *Places from the Past*:

“Mendelsohn Terrace is among the most elaborate local examples of Gothic Revival architecture. Builder John Mount constructed the house for George W. Walker in 1880. The house is traditional in form, with the main block of the ell-shaped house being three bays wide and one room deep with a center passage plan. Influence of the Gothic Revival style popular elsewhere in the mid-1800s is seen in this 1880 house in pointed arch windows, cross gables and wall dormers, scalloped bargeboard trim, and long-paired windows. The gable over the front entrance contains the construction date. Front rooms have 10-foot ceilings embellished with plaster medallions. The house was allegedly built with a bathroom, complete with wooden copper-lined tub. The house originally had German siding, which was replaced or covered with aluminum siding.

For over 50 years, Mendelsohn Terrace was the musical and literary center of Browningsville. Professor George Washington Wesley Walker gathered choirs and school groups here for musical and social events. The room west of the front hall (left) was the music room. Walker was music director and organist at nearby Bethesda Church. He had been born in 1837 in a log house on the farm that his family had acquired in 1830. A frame smokehouse has an overhanging gable surmounted with a bell whose ring can be heard throughout the farm. A late bank barn, built in the early 1900s, has corrugated siding and rusticated concrete block foundation with matching dairy house. The Walker family has continued to own the property into the 21st century.”

PROPOSAL

The applicant proposes to construct an addition to the house and demolish several accessory structures.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior’s Standards for Rehabilitation*.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

Secretary of the Interior’s Standards for Rehabilitation:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes work in two areas: a building addition to the c.1880 historic house and the demolition of several outbuildings.

Additionally, the applicant proposes to reconstruct the front porch to match the existing, restore the historic wood windows, replace the decorative baluster over the left bay window

The historic house has an L-shaped floor plan with two cross gables.

Building Addition

The applicant has identified two phases of proposed work. The first phase will be largely restorative, including historic window restoration, new storm windows, a porch replacement, a new basement door, and new decorative balusters above a historic bay window. The new elements of the first phase are a rear wood deck and a perimeter fence around the house. The application also includes the proposal to remove two 2nd-floor windows on the left elevation and replace them with French Doors. Staff finds that, with the exception of the French Doors, this work appears to comply with the Standards and 24A and would recommend approval as a HAWP. More information will be needed regarding the size, materials, and configuration of the proposed French Doors before Staff can thoroughly evaluate the proposal. Notes in the applicant's submission state that replacement materials including a vinyl rail system and composite decking. These are not appropriate material choices for the Master Plan Site; only wood should be used as materials for rehabilitation work on the main house.

The second phase will remove the new rear deck and construct a two-story rear addition. The proposed addition will have a footprint measuring 24' 6" × 40' 5" (twenty-four feet, six inches by forty feet, five inches) exclusive of the two-story porch, which will add an additional 10' (ten feet) to the width. The proposed elevations did not identify the building height, but the addition will have a cross gable ridge taller than the historic roofline. The proposed addition will be clad in fiber cement siding, matching the house siding and the roof will have matching asphalt shingles. The windows in the addition will be one-over-one sash windows and on the left elevation, there will be 4 sets of full-glass doors with adjacent picture windows. Material specifications for the proposed windows were not included with the application materials. The addition will also have two chimneys that will be CMU construction with a stone veneer.

Historic photos submitted with the preliminary consultation materials show that there was a one-story, shed roof construction in the location of the proposed addition. The photos show this structure had clapboard siding and lacked many of the high-style details found on the rest of the historic house.

Staff finds that it may be appropriate to construct an addition to the rear of the house, as the photos show there was construction historically in this location. However, Staff finds that the proposed addition is out of scale with the historic house. Standard 9 requires related new construction to be compatible with the scale and massing of the historic; and the proposed addition is larger on both accounts. The footprint of the proposed addition is approximately 1000 ft². With the proposed two-story porch, the addition adds 1240 ft² to the total footprint. This appears to be an increase in the size of the building by about 75%.

The proposed roof ridge rises above all of the historic roof ridges. Most additions to historic architecture require the new construction to be lower than the historic construction so that the new is subservient to the historic. Staff notes also, while there was no front elevation included in the application, the roof of the proposed addition over the two-story porch will project beyond all of the existing construction and significantly alter the mass of the building. Staff finds the proposed construction is too large and needs to be revised before returning for a second preliminary consultation or HAWP.

In further evaluating the plans, it appears that the attic of the addition will not be an occupiable space. A reconfiguration of the proposed addition that utilized a different roof form, could substantially reduce the mass of the proposed construction. Staff further recommends eliminating the two-story porch to reduce the apparent mass of the addition.

Staff finds the utilization of one-over-one sash windows in the new addition to be appropriate. Using a different window pattern is a tool typically applied to help differentiate new construction from the old. However, Staff does not find the large expanses of glazing on the left elevation to be compatible with the architecture of the addition or the historic house and recommends a design revision based on feedback from the HPC.

The addition includes two new chimneys. The exterior of the chimney on the left elevation will be visible from its full height. The chimneys will be constructed out of CMU with a stone veneer. Staff finds that chimneys in the proposed location is not out of character with the house, but finds that the height and size of the proposed chimneys are too tall to be compatible with the historic house as they tower over all of the historic construction. Additionally, Staff finds that the stone is also not compatible with the historic construction. The existing chimneys are all brick. While differentiation between the historic construction and the new is desirable, compatibility also has to be considered under Standard 9. Introducing another material to the exterior of the house detracts from the character of the historic house, which was constructed with only wood, glass, and brick. Staff recommends the proposed chimneys be reduced in size (both width and height) and use a brick veneer instead of the proposed stone.

Staff requests the HPC to provide recommendations for improving the size, scale, and massing of the proposed construction to bring it into conformance with Chapter 24A of County Code and the Secretary of Interior's Standards for Rehabilitation.

In revising the design Staff recognizes the need for more information regarding:

- Window and door specs;
- Guiard rail specs;
- Stone veneer specs; and
- Foundation treatment

Staff request the HPC identify any other materials or specifications necessary to determine the appropriateness at a second preliminary consultation or HAWP.

Accessory Structure Demolition

The applicant proposes to demolish four accessory structures. All of the structures are in poor condition. The first building is identified as "tool shed" and is a small frame building with a corrugated metal roof. Virtually all of the paint has come off the building and it only has half a roof at this point. The roof framing is failing and the internal structure is failing to the point the structure leans to one side. Staff finds this building is degraded beyond repair and its demolition will not impact the site integrity and would recommend approval as a HAWP.

The three remaining buildings are all identified as 'Chicken Houses' (A, B, and C respectively). Staff finds that the structures could easily be identified as ruins based on their current condition. Chicken House A is a CMU block structure with no windows or doors and a failing roof structure. Chicken House

B is a wood frame structure that is missing much of one wall and has a failing roof. Chicken House C has already collapsed and is a danger to the site and needs to be removed. Staff finds that the three buildings are deteriorated beyond repair and would recommend demolition as a HAWP.

STAFF RECOMMENDATION

Staff recommends that the applicant make any design alterations based on the HPC feedback and return for a second preliminary consultation or a HAWP, as directed.



MHBR #6677

MOCO #BC226452

MHIC #130127

Materials Specifications, Phase 1:

- Structural work foundation: tuck-pointing with near match to original mortar (to include oyster shell fragments)
- Structural work frame: traditional wood frame, pressure treated where appropriate
- Siding: no change to present
- Windows: restore and repair, cover with powder coated aluminum white storm windows with no divided lite
- Cornice/trim/rakes: reveal original wood where appropriate, install replacement brackets and gables to have Fypon (or equal) corbels and fretwork (reference historical photos)
- Porch rails, columns, balusters to be wood or cellular PVC (smooth finish) to near match to historic photos
- Roof to be Certainteed colonial slate architectural shingles
- Porch floors: to be composite T&G 3 ¼" traditional 19th century nail down (blue)
- Gothic accents: to be Fypon (or equal) to match or near match historical photos (see attached)
- Deck at rear (temporary): to be pressure treated lumber with pressure treated rails

Materials Specifications, Phase 2 (the addition):

- All material descriptions from above remain the same unless otherwise noted below
- Exposed foundation to be veneered with stone substantially similar to the existing house
- Siding to be smooth Boral dutchlap siding (mid 19th century appropriate)
- Windows to be Anderson 400 SDL with 5/8" muntins and spacer bars, lited per elevations

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EXISTING PROPERTY CONDITION PHOTOGRAPHS: (FRONT)



Detail: Front Elevation of the house. The affected portions include the front porch, balusters, trim, and windows. Proposed plans include removal of existing front porch to be replaced with new front porch with new posts, trim, and balusters to more closely match the original as shown in the 1897 photograph (see Exhibit A). The shrubbery will also be removed to prevent further damage of the historic field stone foundation and return the front façade closer to an 1880 appearance. Windows will be restored and covered with new storm windows to improve energy efficiency and to protect the original windows.

Applicant: Stewart E. Walker, III

EXISTING PROPERTY CONDITION PHOTOGRAPHS: (LEFT)



Detail: Left Elevation of the house. The affected portions include the top of the bay window and two second story windows above the existing sunroom addition roof. New trim and balusters will be added to the top of the bay window similar to the 1897 photograph as shown in Exhibit A. Two second story windows above the existing sunroom addition roof will be converted to French doors to provide access to the sunroom roof and will provide an additional emergency fire exit from the second floor. Bilco doors will be added to the cellar stairwell to prevent water from entering the basement. The shrubbery and the tree (identified as “K” on the Tree Study) will be removed. Windows will be restored and covered with new storm windows to improve energy efficiency and to protect the original windows.

Applicant: Stewart E. Walker, III

EXISTING PROPERTY CONDITION PHOTOGRAPHS: (LEFT DETAILS)



Detail: Left Elevation showing the Cellar entrance detail of the house. The affected portion includes the cellar entrance which will be covered with a bilco door to prevent further water damage to the original cellar door and to prevent rain water from entering the cellar. Windows will be restored and covered with new storm windows to improve energy efficiency and to protect the original windows.

Applicant: Stewart E. Walker, III

EXISTING PROPERTY CONDITION PHOTOGRAPHS: (LEFT DETAILS)



Detail: Left Elevation showing the sunroom addition (ca. 1900) detail of the house. The affected portion includes the roof of the sunroom which will be repaired with like materials and will include new guard rails on the rooftop to replace the current rails with like materials. Windows will be restored and covered with new storm windows to improve energy efficiency and to protect the original windows.

Applicant: Stewart E. Walker, III

EXISTING PROPERTY CONDITION PHOTOGRAPHS: (REAR)



Detail: Rear Elevation of the house. The affected portions include the exterior wall to the right of the chimney and the ground at the base of this elevation. A new exterior door will be added to the right of the chimney to provide access to a new wooden deck (26'x12') to be constructed along the rear of the house. The floor of the new deck will be at the same height as where the siding meets the foundation. In a later phase of construction, the new wooden deck will be demolished and a two story addition (40'x24') will be added to the rear elevation of the house. The new exterior door will then provide access to the new addition which will feature a handicapped accessible first floor in-law suite for elderly parents and a second story accessible suite for a disabled daughter. There will be a living area, bedroom, closet, and bathroom on both floors. The outside will feature a double porch in keeping with the Gothic Revival style with period trim and a gable roof. Neither the wooden deck nor the new addition will be visible from the front façade. The tree (identified as "L" on the Tree Study) will be removed.

Applicant: Stewart E. Walker, III

EXISTING PROPERTY CONDITION PHOTOGRAPHS: (RIGHT)



Detail: Right Elevation of the house. The affected portions include the metal awning above the door. The existing awning will be removed and replaced with a gable roof awning in keeping with the Gothic Revival style. Windows will be restored and covered with new storm windows to improve energy efficiency and to protect the original windows.

Applicant: Stewart E. Walker, III

EXISTING PROPERTY CONDITION PHOTOGRAPHS: (RIGHT DETAIL)



Detail: Right Elevation Detail of the house. The affected portions include the metal awning above the door. The existing awning will be removed and replaced with a gable roof awning in keeping with the Gothic Revival style. Windows will be restored and covered with new storm windows to improve energy efficiency and to protect the original windows.

Applicant: Stewart E. Walker, III

EXISTING PROPERTY CONDITION PHOTOGRAPHS: (RIGHT DETAIL)



Detail: Right Elevation Detail of the eastern wing of the house. This wing has no affected portions.

Applicant: Stewart E. Walker, III

PHOTOGRAPHS: Photographs of the resource as viewed from the public right-of-way and of the adjoining properties.



Detail: A view of the Walker farm from the entrance to the property from Bethesda Church Road. The house is at the top of the hill in the center of the photograph.

Applicant: Stewart E. Walker, III

. **PHOTOGRAPHS:** Photographs of the resource as viewed from the public right-of-way and of the adjoining properties.



Detail: A view of the Walker farm from the adjoining and confronting property owned by Ms. Lisamarie T. Eustice (27530 Clarksburg Road, Damascus, MD 20872). Bennett's Creek is in the foreground. The resource is obscured by the trees in the center of the photograph.

Applicant: Stewart E. Walker, III

PHOTOGRAPHS: Photographs of the resource as viewed from the public right-of-way and of the adjoining properties.



Detail: A view of the Walker farm from the public right-of-way on Bethesda Church Road. The house and farmstead are in the center of the image at the top of the hill.

Applicant: Stewart E. Walker, III

PHOTOGRAPHS: Photographs of the resource as viewed from the public right-of-way and of the adjoining properties.



Detail: A view of the Walker farm from the public right-of-way on Clarksburg Road. The house and farmstead are in the center of the image at the top of the hill.

Applicant: Stewart E. Walker, III

PHOTOGRAPHS: Photographs of the resource as viewed from the public right-of-way and of the adjoining properties.



Detail: A view of the Walker farm from the adjoining and confronting property owned by Mr. and Mrs. Jared King (11820 Bethesda Church Road, Damascus, MD 20872). The house and farmstead are in the center of the image at the top of the hill obscured by the tree line.

Applicant: Stewart E. Walker, III

PHOTOGRAPHS: Photographs of the resource as viewed from the public right-of-way and of the adjoining properties.



Detail: A view of the Walker farm from the adjoining and confronting property owned by Mr. and Mrs. Leonard A. Nahr (11810 Bethesda Church Road, Damascus, MD 20872). The house and farmstead are in the center of the image at the top of the hill.

Applicant: Stewart E. Walker, III

PHOTOGRAPHS: Photographs of the resource as viewed from the public right-of-way and of the adjoining properties.



Detail: A view of the Walker farm from the adjoining and confronting property owned by Mr. and Mrs. Stewart E. Walker, Jr. (11720 Bethesda Church Road, Damascus, MD 20872). The house and farmstead are in the center of the image at the top of the hill.

Applicant: Stewart E. Walker, III

Exhibit A: This is the earliest known original photograph of Mendelssohn taken in 1897, just 17 years after the house was constructed showing its appearance at that time. Note the side porch and the addition on the rear of the house just visible at left through the side porch. This addition may have been destroyed by fire and was gone before 1900. Also note the absence of shrubbery against the house as Prof. Walker had an English garden design which is not visible from this angle. Letters from his daughters provide a description of the English style garden. Photograph courtesy of James Roby Day, Jr. of East Kingston, New Hampshire.



Exhibit B: Original Photograph of Mendelssohn taken in circa 1900 after the side porch was removed and replaced with the “flower room” for Rachel B. Walker. This addition, known as the sunroom by family members today, was used by Rachel Walker to raise her flowers as an indoor greenhouse. Note that the rear addition had been destroyed or removed by that time. The baluster trim on the roof of the bay window had also been removed by that time.



Exhibit C: Original photograph of Mendelssohn taken in circa 1900 showing the wooden three paneled fence which once encircled the crest of the hill upon which the house was constructed.



Exhibit D: Original photograph of Mendelssohn taken in circa 1910 with Samuel Hobbs and members of the Walker and Hobbs families on the front porch providing a detailed look at the posts and trim of the front porch at that time.



EXISTING PROPERTY CONDITIONS: DERELICT BUILDINGS PROPOSED FOR DEMOLITION



Detail: This derelict tool shed is in danger of collapse and is a danger to farm visitors. We propose to demolish and remove the structure and plant grass where it once stood. This structure is noted as “Tool Shed Ruins” on the site map.

Applicant: Stewart E. Walker, III

EXISTING PROPERTY CONDITIONS: DERELICT BUILDINGS PROPOSED FOR DEMOLITION



Detail: This derelict chicken house is in danger of collapse and is a danger to farm visitors. We propose to demolish and remove the structure and plant grass where it once stood. This structure is noted as Ruins of Chicken Houses “A” on the site map.

Applicant: Stewart E. Walker, III

EXISTING PROPERTY CONDITIONS: DERELICT BUILDINGS PROPOSED FOR DEMOLITION



Detail: This derelict chicken house is in danger of collapse and is a danger to farm visitors. We propose to demolish and remove the structure and plant grass where it once stood. This structure is noted as Ruins of Chicken Houses “B” on the site map.

Applicant: Stewart E. Walker, III

EXISTING PROPERTY CONDITIONS: DERELICT BUILDINGS PROPOSED FOR DEMOLITION



Detail: This derelict chicken house collapsed years ago and is a danger to farm visitors. We propose to demolish and remove the structure and plant grass where it once stood. This structure is noted as Ruins of Chicken Houses “C” on the site map.

Applicant: Stewart E. Walker, III



MENDELSSOHN 1880

ADDITIONS & RENOVATIONS
JUNE, 2020

MENDELSSOHN

**BETHESDA CHURCH ROAD
DAMASCUS, MD 20872**

MENDELSSOHN

[illegible]



LEFT ELEVATION
SCALE 1/4"=1'



FRONT ELEVATION
SCALE 1/4"=1'



RIGHT ELEVATION
SCALE 1/4"=1'



REAR ELEVATION
SCALE 1/4"=1'

ELEVATIONS



BAYLOR CAD
DRAFTING SERVICE
RESTON, VA 20190
404-540-2581 baylordcad.com/usa.net

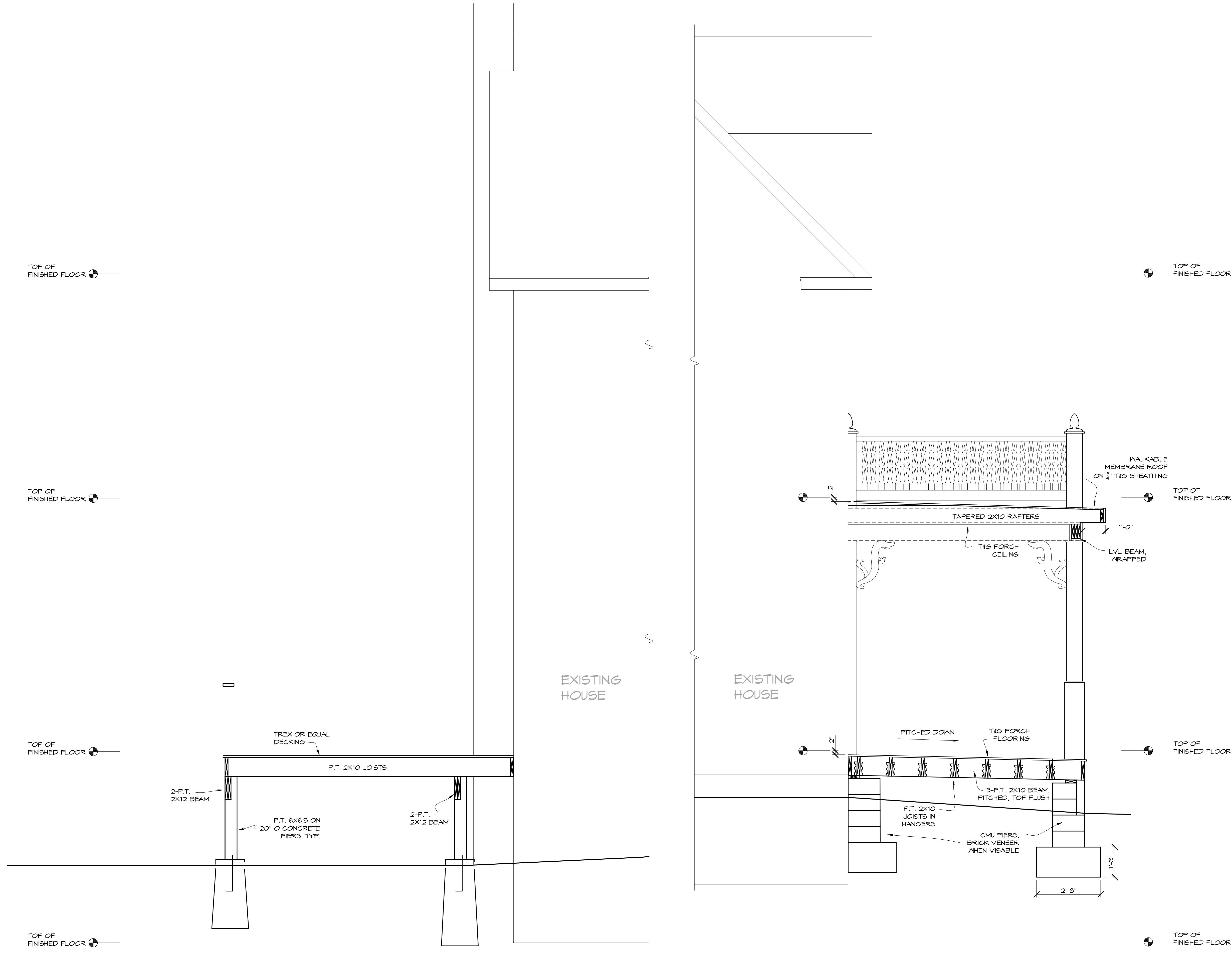
MEDELSSOHN

BETHESDA CHURCH ROAD
DAMASCUS, MD 20872

FILE: 2023

A1

7-6-20



SECTION A-A
SCALE 1/2"=1'

SECTIONS



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1830 WILSON, MD 21159
443-940-2581 baylorscad.com/baylorscad.net

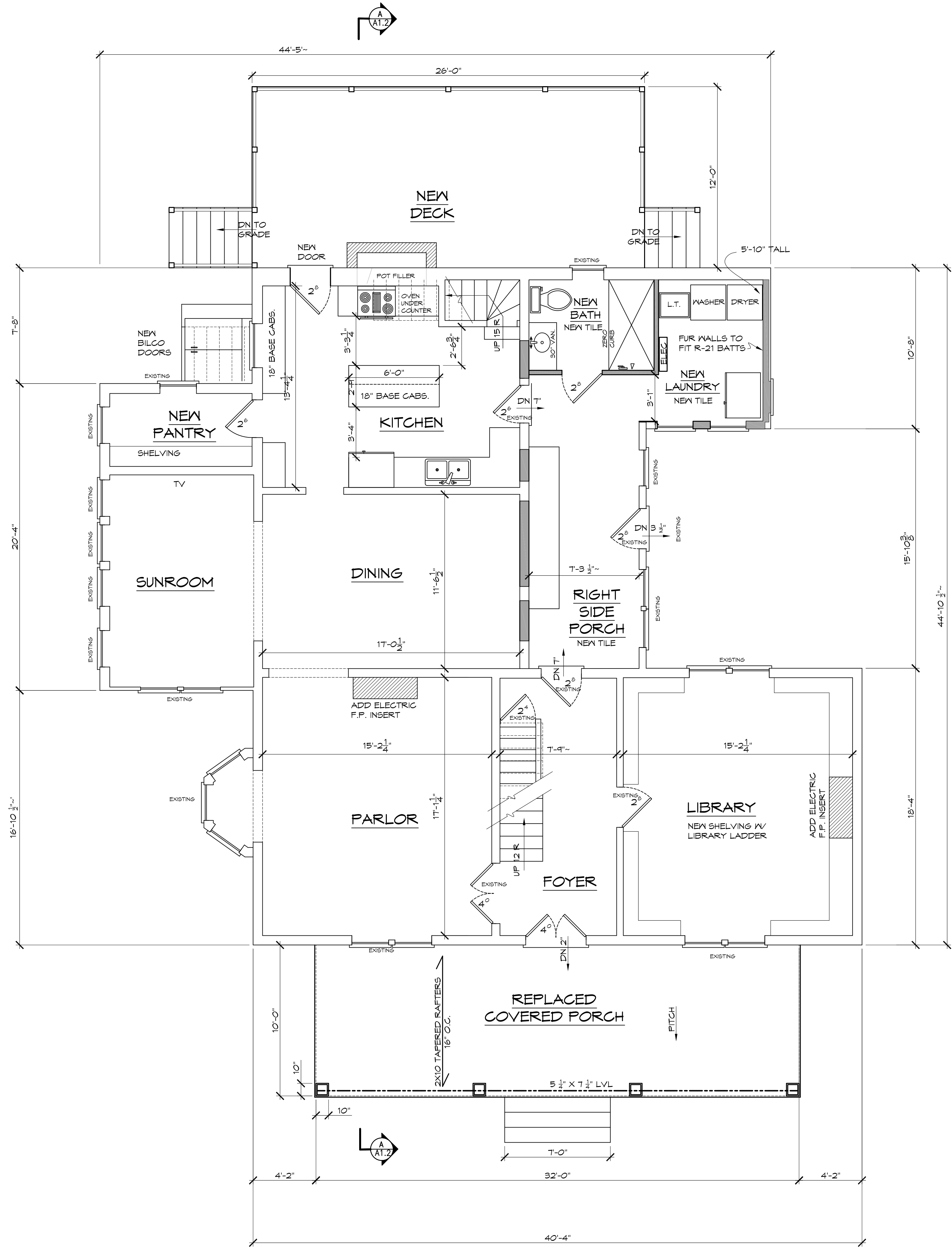
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DAMASCUS, MD 20872

FILE: 2023

A1.2

7-6-20



1ST FLOOR PLAN



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PESHTOCHEN, MD 21159
410-540-2501 baylordcad.com/usa.net

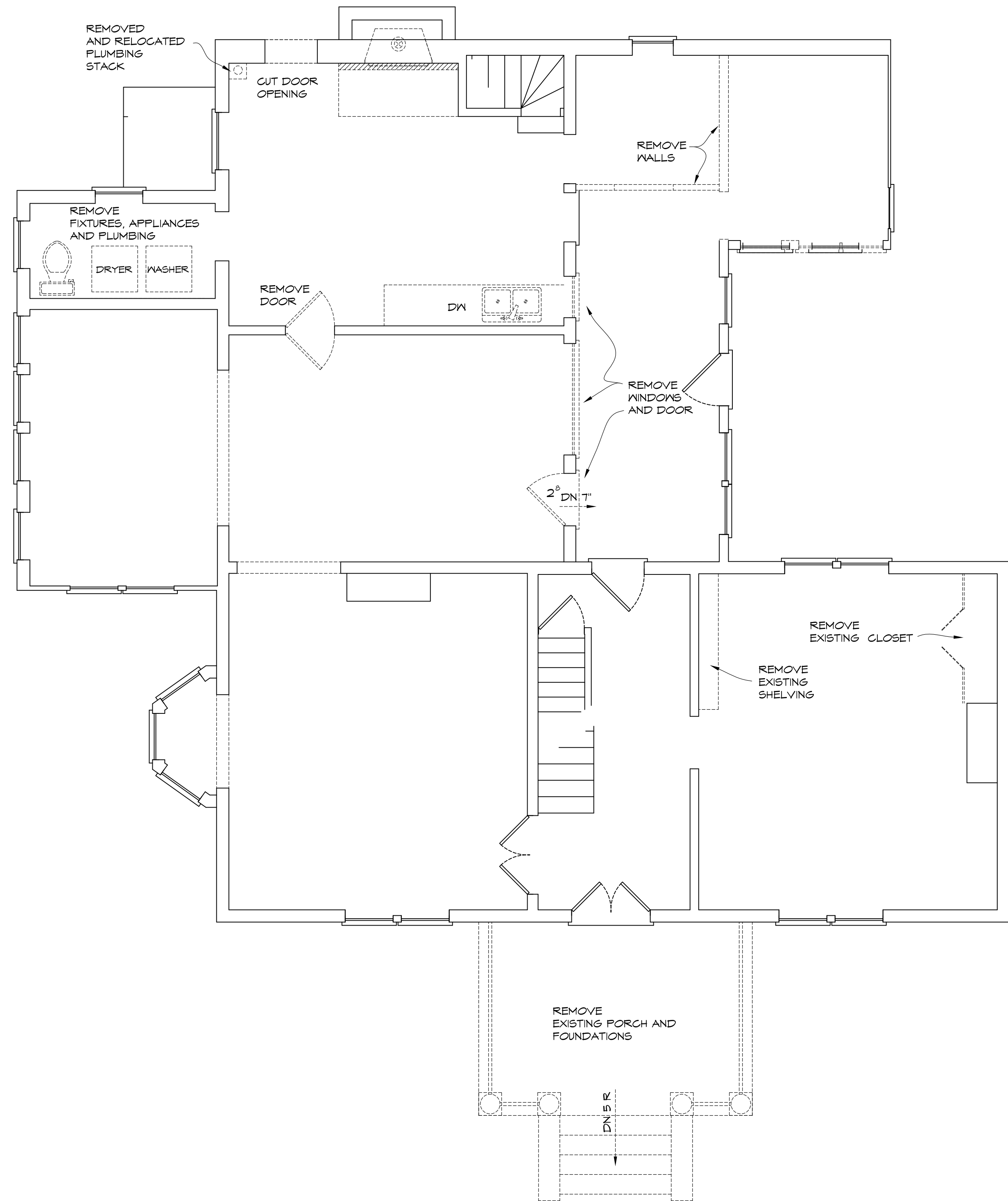
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BETHESDA CHURCH ROAD
DAMASCUS, MD 20872

FILE: 2023

A2

7-6-20



1ST FLOOR DEMO PLAN

SCALE 1/4"=1'

1ST FLOOR DEMO PLAN



BAYLOR CAD
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1000 W. WILSON AVE.
PESHTER, MD 20872
410-240-2501 baylordcad.com/usa.net

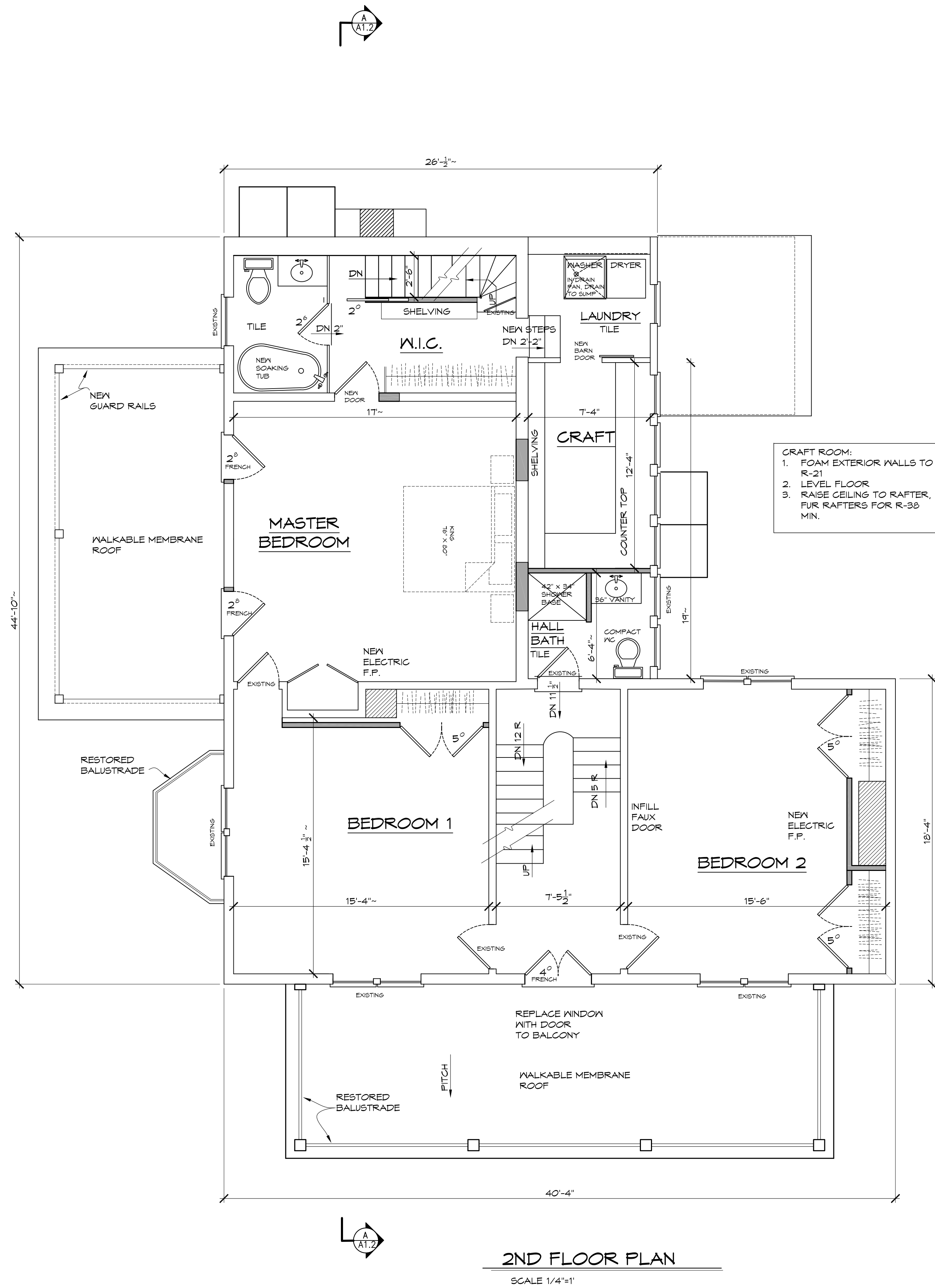
MENDELSSOHN

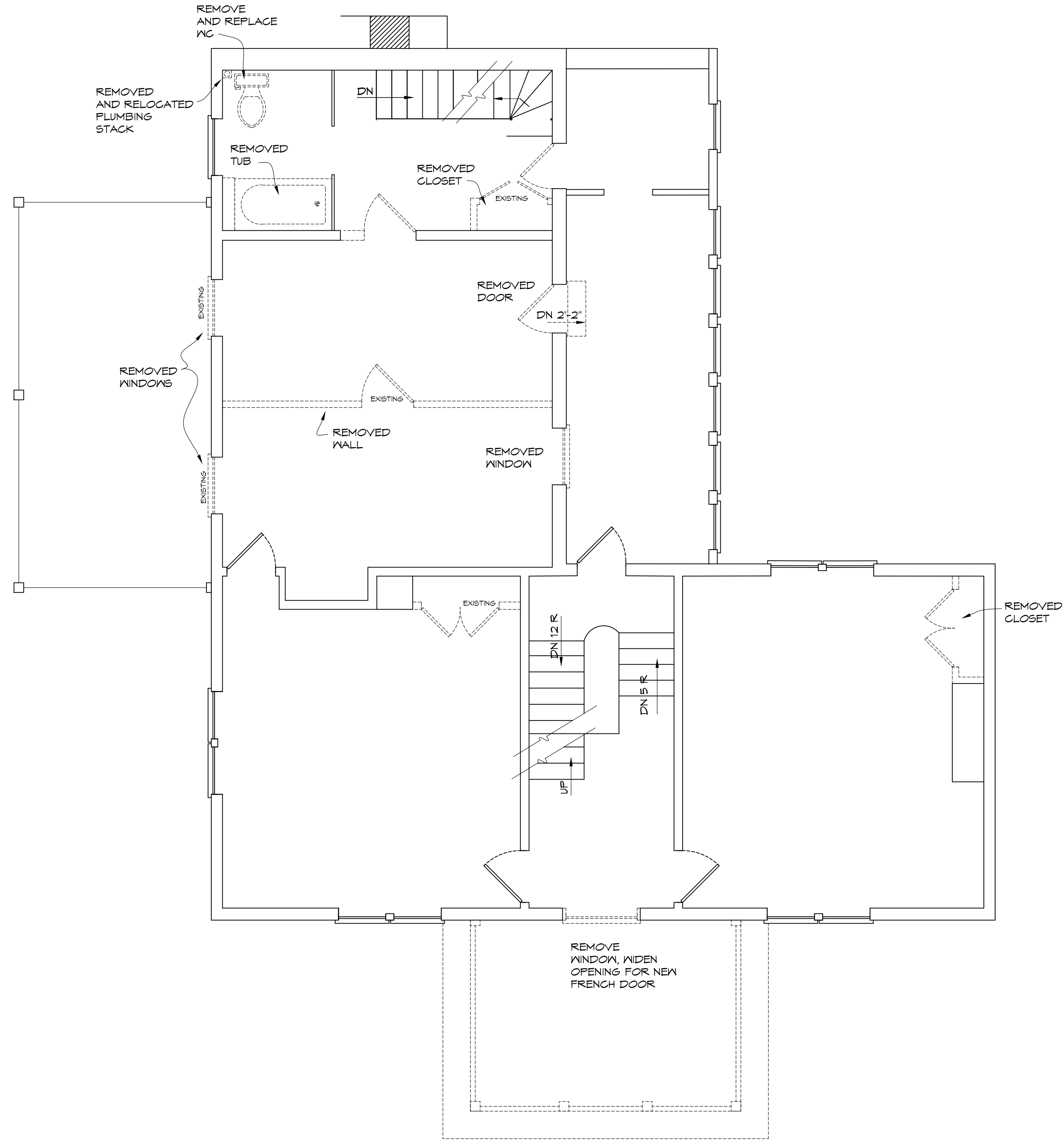
BETHESDA CHURCH ROAD
DAMASCUS, MD 20872

FILE: 2023

A2D

7-6-20





2ND FLOOR DEMO PLAN
SCALE 1/4"=1'

2ND FLOOR DEMO PLAN



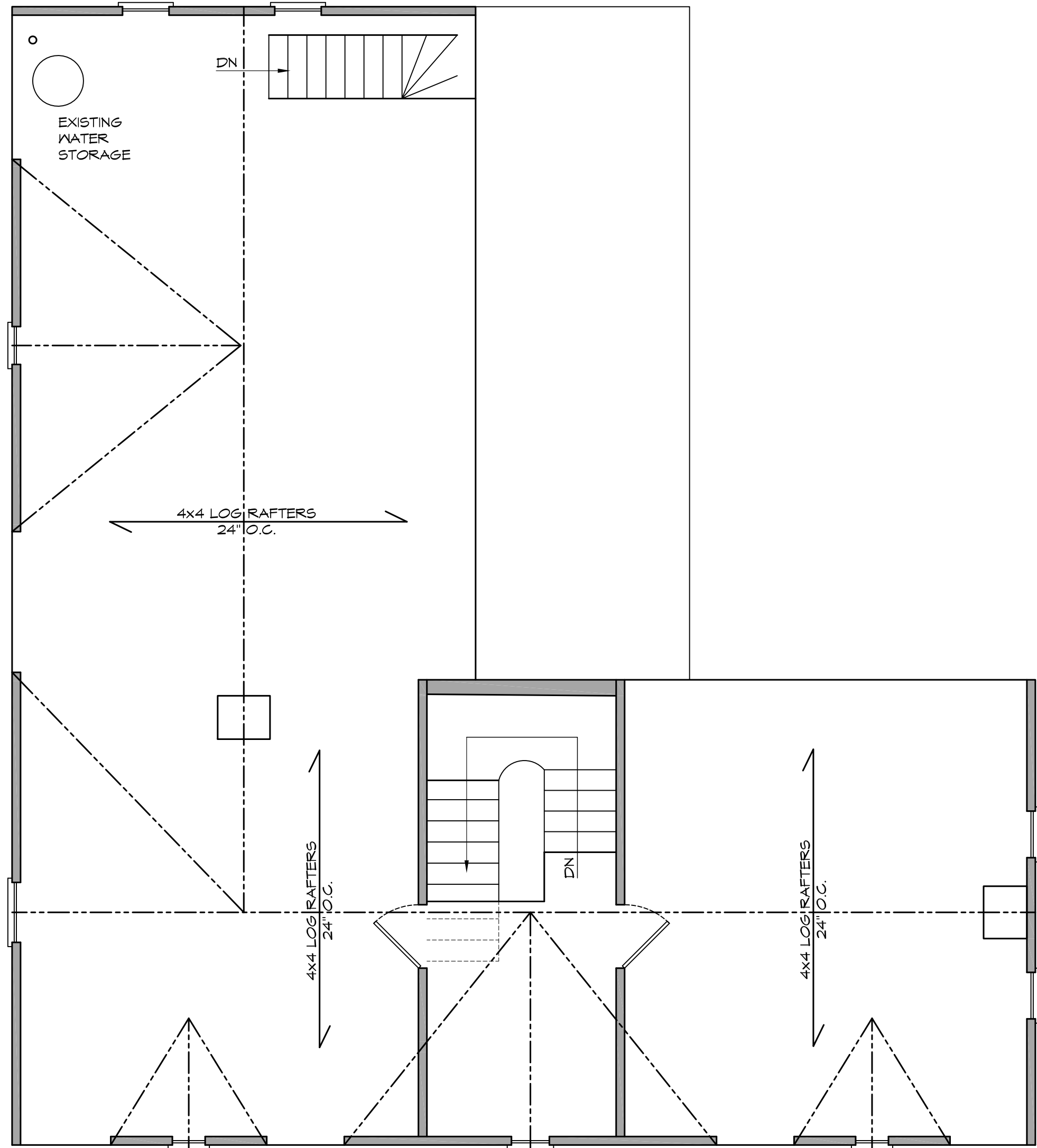
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MENDELSSOHN
BETHESDA CHURCH ROAD
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FILE: 2023

A3D

7-6-20



ATTIC FLOOR PLAN
SCALE 1/4"=1'

ATTIC FLOOR PLAN



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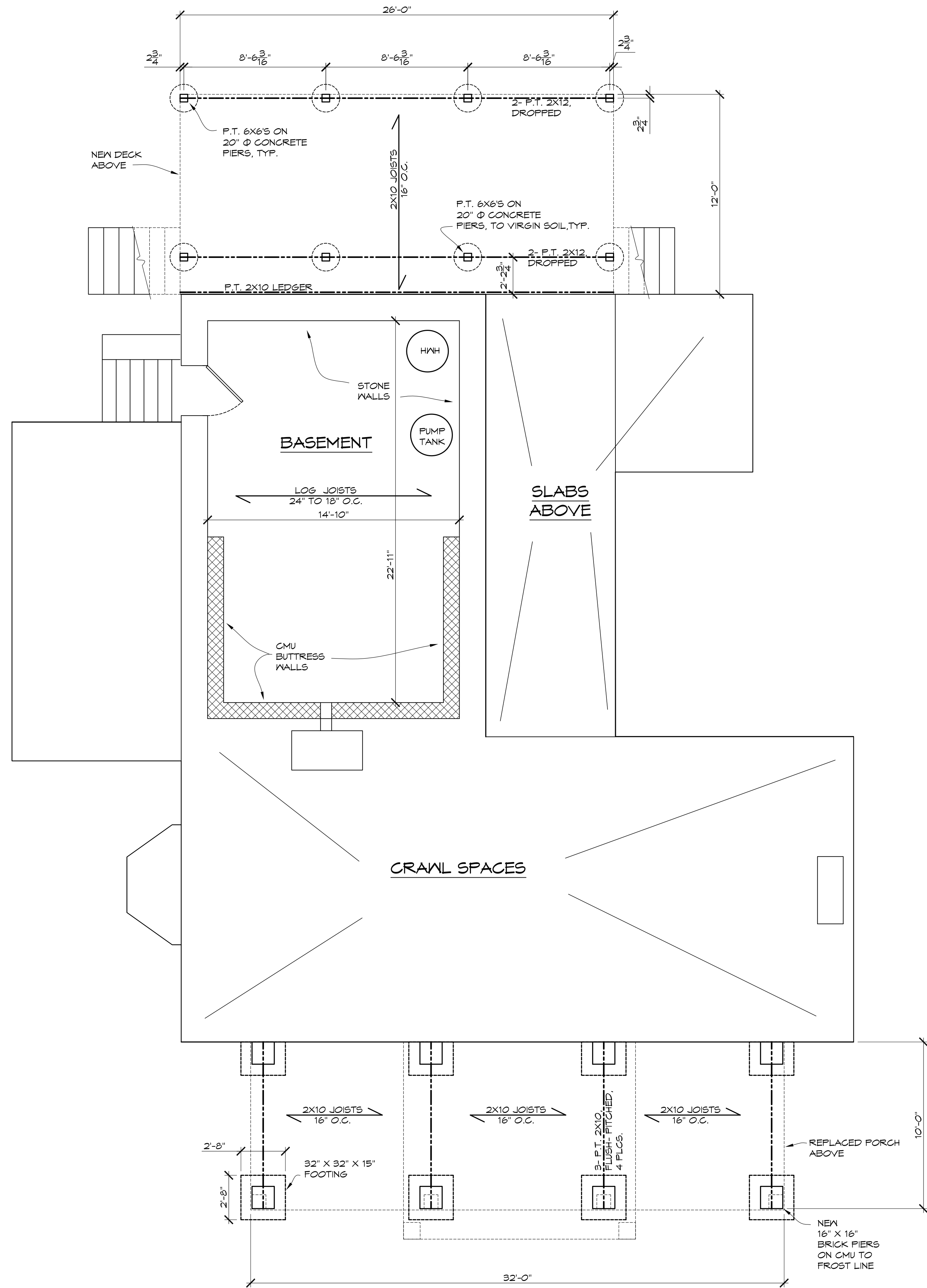
MEDELSSOHN

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DAMASCUS, MD 20872

FILE: 2023

A4

7-6-20



FOUNDATION PLAN
SCALE 1/4"=1'

FOUNDATION PLAN



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MEDELSSOHN

BETHESDA CHURCH ROAD
DAMASCUS, MD 20872

FILE: 2023

A5

7-6-20

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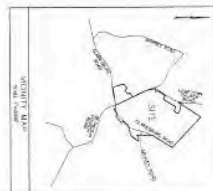
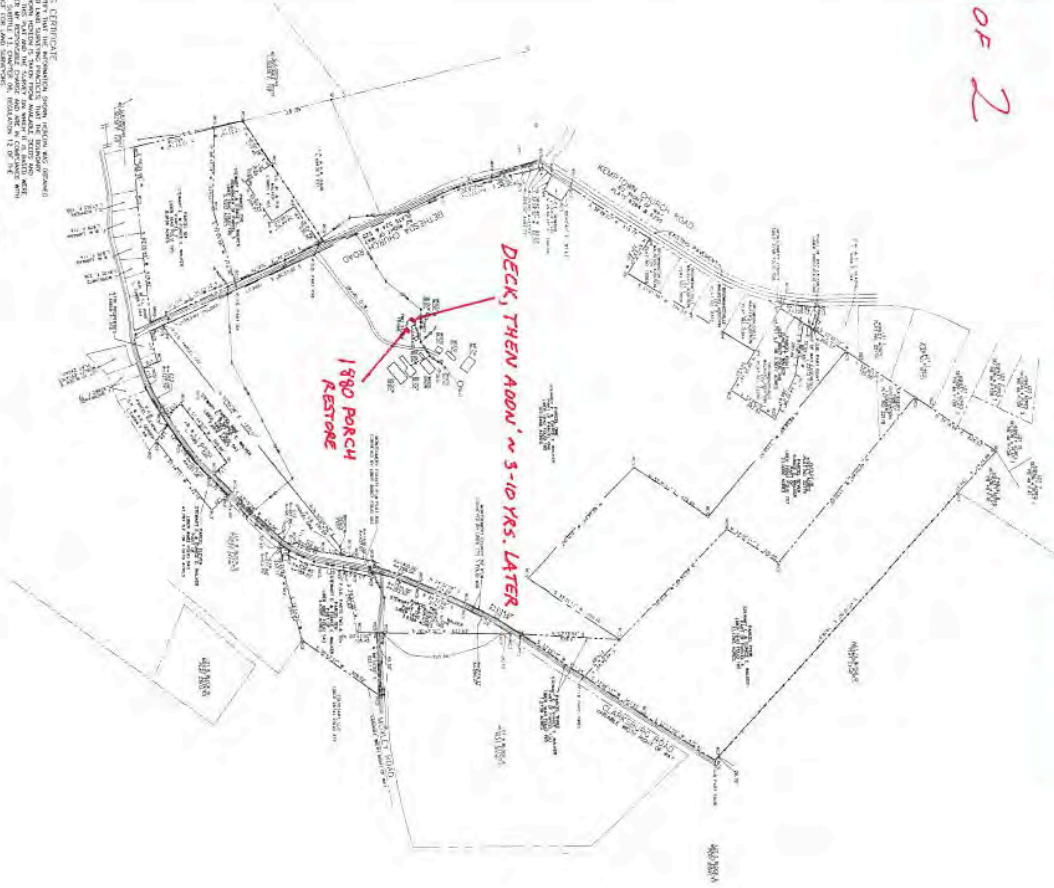


1 of 2

HAMP # 919197
(SEE DETAIL FOR FENCE & TREE REMOVAL)

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PROPERTY OF STEWART E. & LUNCE E. WALKER
THE FINDER OF LITER 1801 FOLD 753
MONTICELLO COUNTY, MARYLAND
SHEET 1 OF 2
DATE: 10/1/2017
PROJECT: 1001 FOLD 753

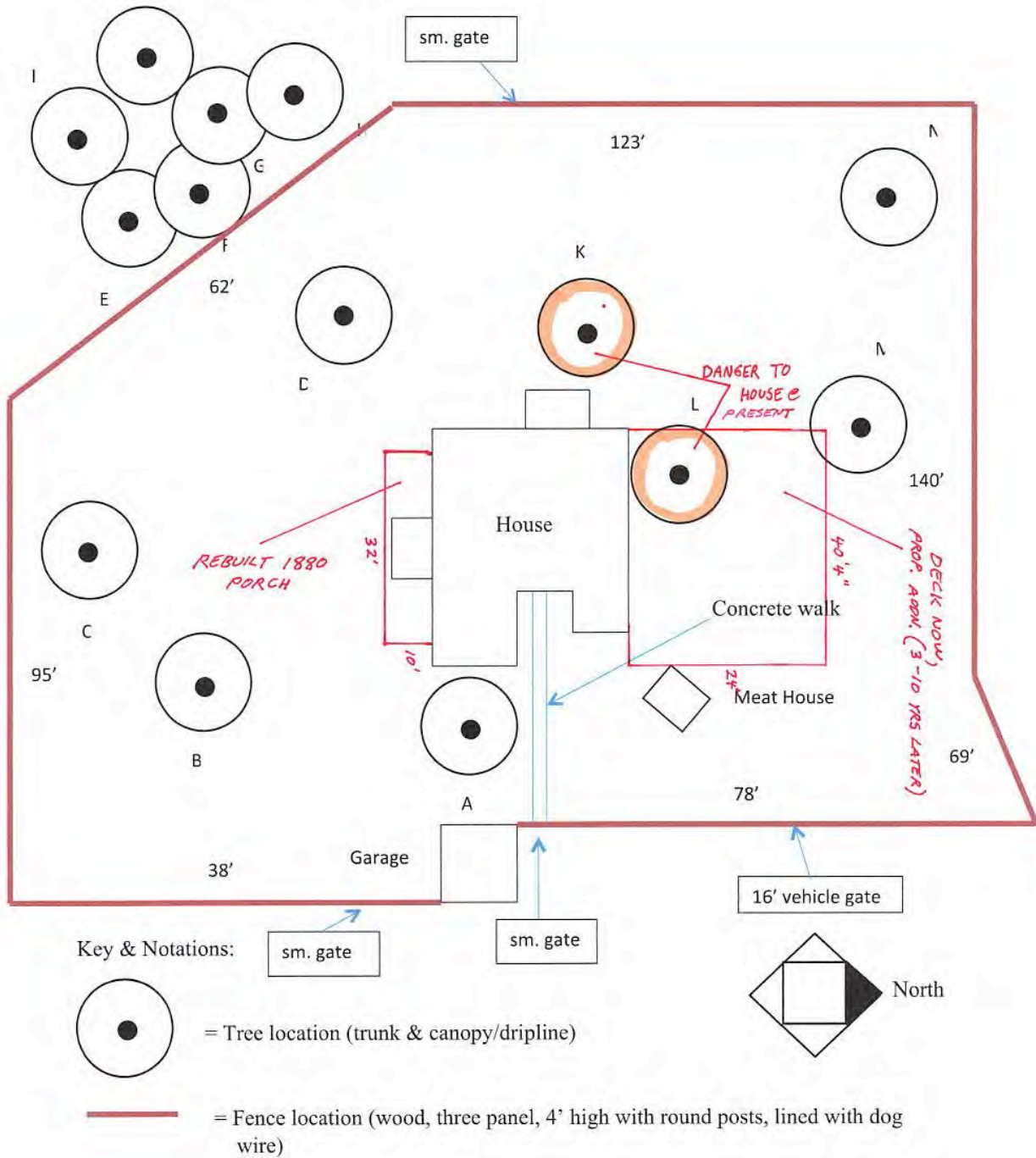


PROPERTY OF STEWART E. & LUNCE E. WALKER
THE FINDER OF LITER 1801 FOLD 753
MONTICELLO COUNTY, MARYLAND
SHEET 1 OF 2
DATE: 10/1/2017
PROJECT: 1001 FOLD 753

PROP. FENCE & TREE REMOVAL

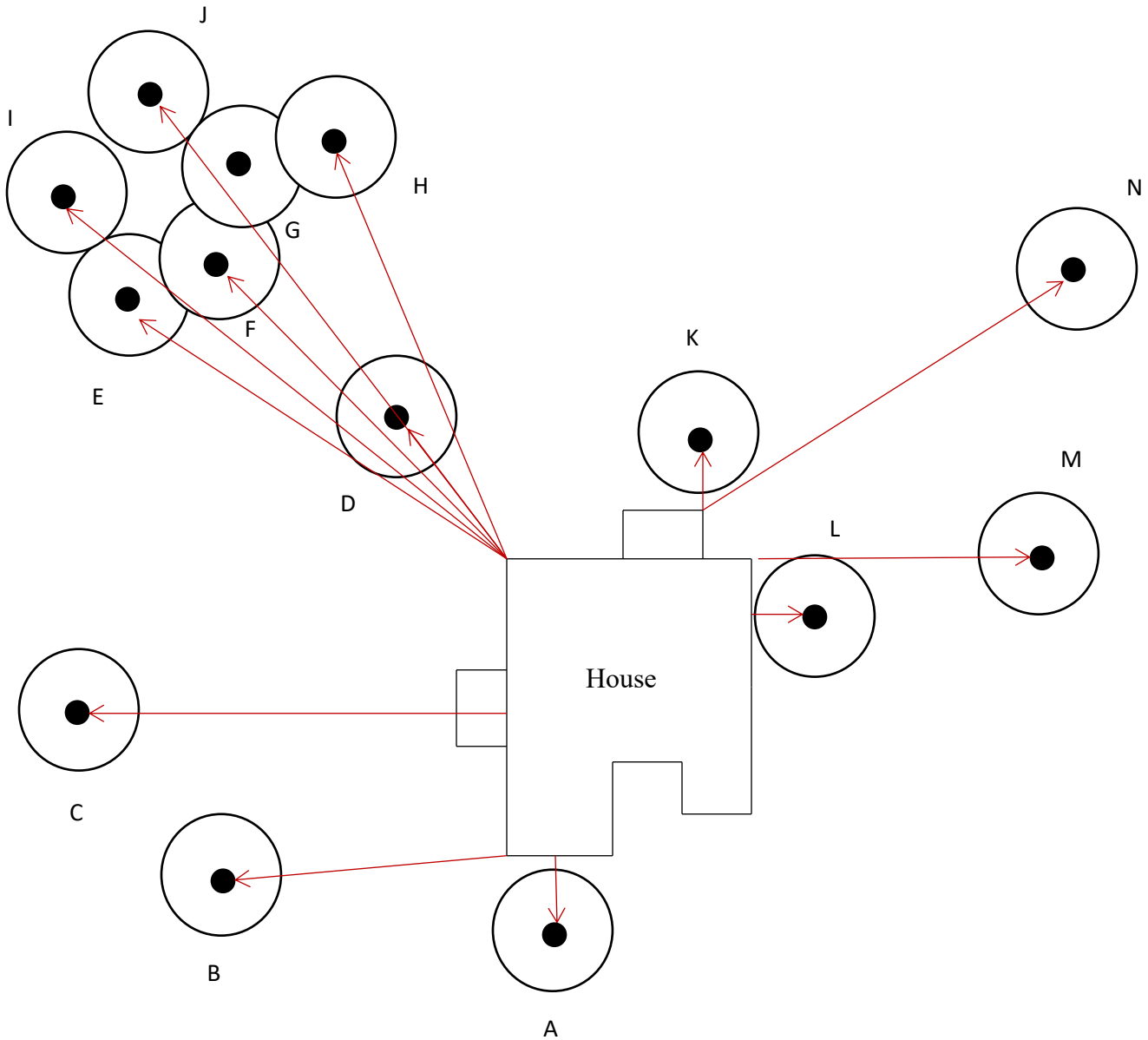
2 of 2

LOCATION OF NEW FENCE

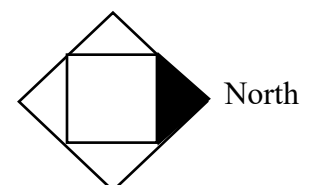
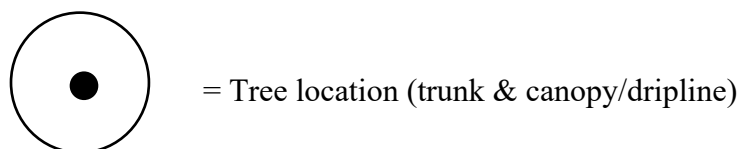


TREE SURVEY: MAP OF RELATIVE LOCATIONS OF TREES

Note: a total of 14 trees are shown (labeled by letters A-N) in their locations relative to the house. Tree sizes, location, and species are shown on the table which follows.



Tree Study Key & Notations:



HAWP Application: Stewart E. Walker, III

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

This Gothic Revival L-shaped farmhouse, known as "Mendelssohn," was built in 1880 by Mr. John Mount for Prof. George Washington Wesley Walker (1837-1915) and his wife, Rachel Browning Purdum Walker (1835-1910). The house was named for the famous composer, Felix Mendelssohn. Prof. Walker's daughter, Mary Alice E. Walker Scanlon, named the entire Walker farm, "Mendelssohn Terrace." Prof. Walker was a prominent farmer, businessman, music teacher, and musician in Montgomery County who studied under the well-known hymn writer, Dr. Lowell Mason in New York. Professor Walker and his family became leaders in the Temperance Movement and were members of the I.O.G.T. The Browningsville Library was established in February 1883 at Mendelssohn which became known as the "musical and literary center of the area." In 1884, Prof. Walker supported his 17 year old son William A. B. Walker in organizing the Browningsville Cornet Band at Mendelssohn which continues to perform in the area and is one of the oldest continuously playing bands in the United States.

The historic house has been significantly modified over the years as seven generations of Walkers have called it home. The roof is covered with conventional asphalt shingles which replaced a metal roof. The original German siding exterior is covered with concrete-fiber board. The house features high-pitched cross gables, pointed-arch windows, scalloped bargeboard trim, and pendants extending from the gable peaks. The original front porch was replaced in the 1920's or 1930's with a smaller center porch with Tuscan style columns and a turned balustrade railing. Much of the Gothic Revival trim was removed at that time. The existing front porch has a flat roof with a turned balustrade railing matching an identical railing on the flat roof of the sunroom addition which dates to circa 1900. Modern storm windows cover a majority of the original double-hung windows flanked by black aluminum shutters.

The house sits on a prominent hill facing south and is part of the surrounding farmstead which overlooks the village of Browningsville. A 19th century meat house with board and batten siding sits adjacent to the house. The house is significant as an example of Gothic Revival architecture, its association with Professor Walker and the Browningsville Band, and its long connection with the Walker family. The Walker family obtained the farm in 1830 when George Bryan Walker (1792-1860) and his wife, Margaret "Peggy" Boyer Walker (1805-1872) purchased it from her brother, a son of the late Capt. Peter Boyer (1760-1805), a veteran of the German Battalion during the Revolutionary War. It was Capt. Boyer who originally purchased the land which became the Walker farm in 1795.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

This will be a multi-phase renovation project involving both the interior and exterior of the house. In Phase 1, the existing front porch will be removed and a new front porch will be constructed to replicate the original Gothic Revival porch as seen in the accompanying historic photographs of the house (see Exhibits A-D). The new front porch will measure 32' by 10' like the original and will have decorative balusters, railing, posts, and post trim to match the original front porch as seen in Exhibits A-D. The original windows of the house will be conserved and repaired. The existing storm windows will be replaced with new storm windows to protect the original woodwork and to provide improved energy efficiency. Rotten window sills or frames will be replaced with like materials and painted. Decorative balusters and railing will be returned to the existing bay window roof as seen in the historic images. The asphalt shingle roof will be replaced with like materials. A new French door will be added at the center landing accessing the front porch roof-top which will match the original which was removed years ago. Two windows on the left (west) side second story over the sunroom addition rooftop will be converted to French doors to provide access to the rooftop and to improve fire exit access. A new exterior door will be added to the rear of the house to access a new wooden deck and future two-story addition which will not be visible from the front façade. A gabled awning will be placed above the new exterior door. A wooden deck measuring 26' by 12' will be added to the rear of the house. The house and grounds will be surrounded by a 4 foot tall wooden three-paneled fence lined with dog wire to provide a secure exercise area for our daughter's Seeing Eye dog and will match the original fence as is seen in the ca. 1900 photograph (See Exhibit C). This wooden three-paneled fence will occupy the same area as the original fence as seen in Exhibit C and will have a total perimeter of 605 feet. A sign, not to exceed 8'x 4', will be placed at the end of the driveway. The existing shrubbery and two trees will be removed (see Tree Survey). In Phase 2, the 26' by 12' wooden deck will be removed and a 40'5" by 24'6" two-story addition will be constructed in its place on the rear of the house, not visible from the front facade. The purpose of the new addition will be to provide our elderly parents with a handicapped accessible living area, bedroom, and bathroom on the ground floor and our blind daughter with an upstairs living area, bedroom, and bathroom. The new addition will be covered with concrete-fiber board to match the existing exterior. The roof of the new addition will be asphalt shingle to match the existing roof. Three chicken houses and an old tool shed which are in various stages of decay and present a danger to visitors will be demolished. In Phase 3, the driveway will be paved with asphalt. This project will enhance the historic integrity of the house by restoring the exterior to look more closely as it did originally; based on the historic photographic evidence. It will also assist in the preservation of the house from the elements. No significant impact on the environmental setting is expected. However, it will be necessary to remove shrubbery and two trees (see Tree Survey) which are too close to the house and whose roots are damaging the historic field stone foundation. The house is not part of any historic district, although it overlooks the Browningsville Historic District. Mendelssohn is listed as a designated historic site (10/12) in the Damascus Master Plan and the house and farmstead are identified as "Mendelssohn Terrace" in the plan.



ELEVATIONS

BAYLOR CAD
DRAFTING SERVICE
P.O. BOX 1000
PESHTOKE, MD 20719
410-340-2501 baylordrafting.net

MEDELSSOHN

BETHESDA CHURCH ROAD
DAMASCUS, MD 20872

FILE: 2023

A1

7-6-20



MENDELSSOHN

MENDELSSOHN 1880

ADDITIONS & RENOVATIONS

JUNE, 2020

MENDELSSOHN

BETHESDA CHURCH ROAD
DAMASCUS, MD 20872

LIST OF DRAWINGS	
A0	NOTES
A1	ELEVATIONS
A1.2	ELEVATIONS
A2	SECTIONS
A3	FOUNDATION PLAN
A3.2	1ST FLOOR FRAMING PLAN
A4	1ST FLOOR PLAN
A4.2	2ND FLOOR FRAMING PLAN
A5	2ND FLOOR PLAN
A5.2	ROOF FRAMING PLAN
E1	BASEMENT ELECTRIC PLAN
E2	1ST FLOOR ELECTRIC PLAN
E3	2ND FLOOR ELECTRIC PLAN
BAYLOR CAD DRAFTING SERVICE 1805 UNIONTOWN RD WESTMINSTER, MD 21158 443-340-2061 baylorcad@comcast.net	
FILE: 2023	7-6-20

2018 IECC CODE COMPLIANCE

- 301.1 CLIMATE ZONE 4A
- 401.2 COMPLIANCE METHOD:
MANDATORY AND PRESCRIPTIVE PROVISIONS
- 402.1.1 VAPOR RETARDER:
WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQUIREMENTS OF SECTION R702.7 OR THE INTERNATIONAL RESIDENTIAL CODE 2018 EDITION.
- 402.1.2 ATTIC INSULATION: RAISED HEEL TRUSSES
R-49 R-38
- 402.1.2 WOOD FRAME WALL:
R-20 OR R19 + R5 CONTINUOUS INSULATION.
- 402.1.2 BASEMENT WALL INSULATION:
R-13/ R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HEIGHT
- 402.1.2 CRAWL SPACE WALL INSULATION:
R-13/ R-10 FOIL FACED CONTINUOUS BATTS, FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISHED GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0".
- 402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE:
R-19 BATT INSULATION.
- 402.1.2 WINDOW U-VALUE / SHGC
.35 (U-VALUE)
.40(SHGC)
- 402.2.10 SLAB ON GRADE FLOORS, LESS THAN 1'-0" BELOW GRADE:
R-10 RIGID FOAM BOARD UNDAER SLAB EXTENDING EITHER
2'-0" HORIZONTALLY OR 2'-0" VERTICALLY.
- 402.2.4 ATTIC ACCESS:
ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49.
BUILDING THERMAL ENVELOPE (AIR LEAKAGE).
- 402.4 EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2018 IECC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL. SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW SEALING FOR DIFFERENTIAL EXPANSION AND CONTRACTION.
- 402.4.1.2 BUILDING ENVELOPE TIGHTNESS TEST:
BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 WITH (BLOWER DOOR) AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BU AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR.
- 402.4.2 FIREPLACES
NEW WOOD BURNING FIREPLACES WILL HAVE TIGHT FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR. FIREPLACE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 127 (FACTORY BUILT FIREPLACE) AND UL 907 (MASONRY FIREPLACE).

- 402.4.4 ROOMS CONTAINING FUEL-BURNING APPLIANCES WHERE OPEN COMBUSTION DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE.
EXCEPTIONS: 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE.
2. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R1006 OF THE IRC.
- 402.4.5 RECESSED LIGHTING
RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.
- 403.1.1 THERMOSTAT
ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPERATE HEATING AND COOLING SVSTEM PER 2018 IECC SECTION 403.1.1
WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED, THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.
- 403.1.2 MECHANICAL DUCT INSULATION
SUPPLY DUCTS IN ATTIC R-8 MINIMUM, R-6 WHEN LESS THAN 3 INCHES.
SUPPLY DUCTS OUTSIDE OF CONDITIONED SPACES R-8 MIN.
ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE R-6 MINIMUM.
DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-6 MIN.
- 403.3.2 DUCT SEALING
ALL DUCTS, AIRHANDLERS, FILTER BOXES WILL BE SEALED, JOINTS AND SEAMS WILL COMPLY WITH SECTION M601.4.1 OF THE IRC.
A DUCT TIGHTNESS TEST ("DUCT BLASTER" DUCT TOTAL LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH-IN TEST. DUCT TIGHTNESS IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.
- 403.6 MECHANICAL VENTILATION
OUTDOOR (MAKE-UP AND EXHAUSTS) AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- 403.6.1 WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICIENCY TO COMPLY WITH TABLE R403.6.1
- 403.7 EQUIPMENT SIZING SHALL COMPLY WITH R403.7
- 404.1 LIGHTING EQUIPMENT
A MINIMUM OF 90% OF ALL LAMPS (LIGHTS) MUST BE HIGH-EFFICACY LAMPS.
- WATER HEATER MINIMUM EFFICIENCY ESTABLISHED BY NAECA
MECHANICAL TESTING ALL MECHANICAL TESTING TO BE PERFORMED BY:
- THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL.
- *ALTERNATIVE COMPLIANCE BY PERMORMANCE ALTERNATIVE WHEN PREPARED BY ENEROV PROFESSIONAL (ENERGY ANALYSYS OR UA ALTERNATIVE) OR ERI OF 54 OR LESS.
** R-38 IS DEEMED SATISFACTORY WHEN FULL UNCOMPRESSED THICKNESS OF R-38 IS MAINTAINED OVER TOP PLATE AND AT EAVES. (REQUIRES 14" MIN. HEELS)

GENERAL

THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT SHALL CONFORM TO THE FOLLOWING REQUIREMENTS AND THE REFERENCED CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN. THE LATEST EDITIONS SHALL APPLY UNLESS NOTED OTHERWISE.

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2015
- ALL WORK SHALL CONFORM TO OSHA REGULATIONS AND ALL STATE AND LOCAL LAWS.
- BECOME FAMILIAR WITH THE WORK BY VISITING THE JOB SITE AND MAKING ALL NECESSARY INVESTIGATIONS AND INQUIRIES PRIOR TO BIDDING.
- CONTACT LOCAL UTILITIES AND HAVE ALL UNDERGROUND SERVICES LOCATED AND STAKED OUT OR MOVED TO PREVENT DAMAGE DURING THE WORK.
- OBTAIN ALL CONSTRUCTION PERMITS.
- PROVIDE ALL TEMPORARY UTILITIES REQUIRED FOR THE WORK (POWER, WATER, SANITARY, TELEPHONE, ETC.).
- DISPOSE OF ALL DEBRIS RESULTING FROM THE WORK OFF SITE. UNDER NO CIRCUMSTANCES SHALL DEBRIS BE USED AS BACK FILL MATERIAL ON SITE.

DESIGN INFORMATION

- BUILDING CODES:**
- INTERNATIONAL RESIDENTIAL CODE - 2015
 - INTERNATIONAL BUILDING CODE - 2015 (LOADS)
- DEAD LOADS:**
- ACTUAL WEIGHT OF MATERIALS AND FIXED EQUIPMENT USED OR EQUIPMENT WEIGHT INDICATED
 - PARTITION LOADS: 10 PSF
- LIVE LOADS:**
- ROOFS: 30 PSF
 - LIVING AREAS: 40 PSF
 - BALCONYS AND DECKS: 60 PSF
 - GARAGE: 50 PSF
- SNOW LOADS:**
- GROUND SNOW LOAD, Pg: 40 PSF
 - SNOW EXPOSURE FACTOR, Ce: 1.0
 - THERMAL FACTOR, Ct: 1.0
 - SNOW LOAD IMPORTANCE FACTOR: 1.0
 - FLAT ROOF SNOW LOAD, Pt: 21 PSF
- WIND LOADS:**
- ULTIMATE DESIGN WIND SPEED: 115 MPH
 - NOMINAL DESIGN WIND SPEED: 90 MPH
 - IMPORTANCE FACTOR, I: 1.0
 - EXPOSURE CATEGORY: B
- SEISMIC LOADS:**
- SEISMIC DESIGN CATEGORY: A

FOUNDATIONS:

- BEFORE THE START OF EXCAVATION, PLAN FOR AND ASSEMBLE MATERIALS AND EQUIPMENT REQUIRED TO STABILIZE EXCAVATION SIDE WALLS AS NECESSARY TO ENSURE THE SAFETY OF PERSONNEL WORKING IN THE EXCAVATION. THE SYSTEMS, METHODS, AND TECHNIQUES USED SHALL MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF THE OSHA CONSTRUCTION INDUSTRY STANDARD.
- FOUNDATIONS ARE TO BE PLACED ON UNDISTURBED SOILS AND HAVE BEEN DESIGNED FOR A MAXIMUM ALLOWABLE BEARING PRESSURE AS FOLLOWS; CANTILEVERED WALL FOOTING: 3 KSF MAX, 2 KSF AVERAGE; INTERIOR FOOTINGS: 2.5 KSF
- FIELD VERIFICATION OF ALLOWABLE BEARING PRESSURE SHALL BE PERFORMED BY AN EXPERIENCED QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING FOUNDATIONS.
- FOUNDATIONS SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE.
- UTILITY LINES SHALL NOT BE PLACED THROUGH OR UNDER FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEER'S APPROVAL.
- CONTRACTOR SHALL USE BACKFILL MATERIAL MEETING THE FOLLOWING SOIL CLASSIFICATIONS IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM: GW, GP, SW, SP, GM, GC, SM, SN-SC AND ML.
- BACKFILL MATERIAL SHALL BE APPROVED BY AN EXPERIENCED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- THE BASEMENT WALLS WERE DESIGNED TO BE BRACED BY THE FLOOR FRAMING. BACKFILLING SHOULD BE PERFORMED AFTER THE FLOOR FRAMING INCLUDING SUBFLOORING AND ALL FRAMING CONNECTIONS HAVE BEEN INSTALLED. DO NOT OPERATE HEAVY EQUIPMENT CLOSER TO THE WALLS THAN THE HEIGHT OF THE BACKFILL.
- THE BASEMENT WALLS HAVE NOT BEEN DESIGNED FOR HYDROSTATIC PRESSURE; THEREFORE, ADEQUATE FOUNDATION DRAINAGE SHALL BE PROVIDED.
- BACK FILL GENERAL AREAS BY PLACING AND COMPACTING THE BACK FILL MATERIAL IN UNIFORM LAYERS OF 6" (LOOSE MEASURE). THOROUGHLY COMPACT EACH LAYER TO 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D1557.
- DO NOT PLACE BACK FILL AROUND NEWLY CAST-IN-PLACE CONCRETE STRUCTURES UNTIL THE CONCRETE HAS CURED FOR AT LEAST 3 DAYS. PLACE AND COMPACT BACK FILL SYMMETRICALLY ABOUT THE STRUCTURE TO AVOID UNBALANCED FORCES. WHEN THE BACK FILL WILL RESULT IN UNBALANCED FORCES, DO NOT START BACK FILLING UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS OR THE CONCRETE HAS REACHED AT LEAST 80% OF ITS SPECIFIED COMPRESSIVE STRENGTH.

CAST IN PLACE CONCRETE:

- ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING CODES AND STANDARDS:
- "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI-318-14", AMERICAN CONCRETE INSTITUTE
 - "ACI MANUAL OF CONCRETE PRACTICE - PARTS 1 THROUGH 5, 2014
 - "MANUAL OF STANDARD PRACTICE", CONCRETE REINFORCING STEEL INSTITUTE
- CEMENT: ASTM C150; TYPE I OR III
 - AGGREGATES: ASTM C33 NORMAL WEIGHT, CLASS 35 OR BETTER
 - ADMIXTURES: ASTM C260, C494, C1017 CHLORIDE FREE
 - POTABLE WATER:
 - DEFORMED REINFORCING BARS: ASTM A615, GRADE 60
 - WELDED WIRE FABRIC: ASTM A185
 - READY MIX CONCRETE: ASTM C94
 - VAPOR RETARDER: ASTM E1745, CLASS A, 10 MILS
 - JOINT-FILLER: ASTM D 1751, ASPHALT-SATURATED CELLULOSIC FIBER OR ASTM D 1752, CORK OR SELF-EXPANDING CORK.
 - JOINT SEALANT: TWO-COMPONENT, SEMIRIGID, 100 PERCENT SOLIDS, EPOXY RESIN WITH A TYPE A SHORE DUROMETER HARDNESS OF 80 PER ASTM D 2240.

CONCRETE:

- | | F _c @ 28 DAYS | WT. | MAX. W/C RATIO |
|----------------------|--------------------------|---------|----------------|
| FOUNDATIONS: | 3000 PSI | 145 PCF | 0.55 |
| SLABS ON GRADE: | 4000 PSI | 145 PCF | 0.50 |
| EXPOSED TO FREEZING: | 4000 PSI | 145 PCF | 0.45 |
- ALL CONCRETE EXPOSED TO FREEZING AND THAWING SHALL BE AIR ENTRAINED TO 5-1/2% +/- 1% BY VOLUME.
 - CONCRETE WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND OTHER DISCIPLINE DRAWINGS TO ASSURE ALL EMBEDDED AND BURIED ITEMS ARE IN PLACE BEFORE CONCRETE IS PLACED.
 - FOR CONSTRUCTING CONCRETE PADS, ROUGHEN THE EXISTING CONCRETE SURFACE TO AN AMPLITUDE OF 1/4 INCH AND TREAT WITH AN APPROVED BONDING COMPOUND PRIOR TO PLACING CONCRETE.
 - IN SLABS ON GRADE, LAP WELDED WIRE FABRIC TWO FULL MESH PANELS AND WIRE TOGETHER.
 - CHAMFER ALL EXPOSED CONCRETE CORNERS UNLESS SHOWN OTHERWISE ON THE ARCHITECTURAL DRAWINGS.
 - ALL FORMWORK, SHORING AND RESHORING SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION.
 - PLACE CONTROL JOINTS AT A MAXIMUM OF 25 FEET UNLESS NOTED OTHERWISE.
 - CURE CONCRETE IN ACCORDANCE WITH ACI 308.1.

MASONRY:

- ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING CODES AND STANDARDS:
- "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", (ACI 530-08/ASCE 5-08) AND "SPECIFICATIONS FOR MASONRY STRUCTURES", (ACI 530.1-08/ASCE 6-08).
- MASONRY UNITS: ASTM C90, TYPE I OR II
- MORTAR: MIN. COMPRESSIVE STRENGTH ON NET AREA = 1900 PSI
- GROUT: NORMAL (MEDIUM-LIGHT) WEIGHT
- PRISM STRENGTH: ASTM C270, TYPE M BELOW GRADE; TYPE S ABOVE GRADE
- HORIZONTAL JOINT REINFORCING: ASTM C476, MIN. COMPRESSIVE STRENGTH AT 28 DAYS = 2000 PSI
- REINFORCING BARS: ASTM A615, GRADE 60
- UNIT STRENGTH METHOD: F'm = 1500 PSI PER ACI 530/ASCE 5
- TRUSS TYPE: ASTM A82, 9 GAGE GALVANIZED
- ASTM A615, GRADE 60
- PROVIDE GALVANIZED HORIZONTAL JOINT REINFORCING IN ALL WALLS AT 16" O.C. PROVIDE ONE-PIECE PREFABRICATED "T" AND "L" SHAPED UNITS AT 8" O.C. AT ALL WALL CORNERS AND INTERSECTIONS.
- IN GROUTED AND/OR REINFORCED MASONRY WALLS, USE MASONRY UNITS WITH CORES THAT ALIGN VERTICALLY. PROVIDE CONTINUOUS UNOBSTRUCTED CELLS FOR REINFORCEMENT PLACEMENT AND GROUTING.
- ALL REINFORCING STEEL SHALL BE PLACED AND TIED IN THE PROPER POSITION AS THE WALLS ARE CONSTRUCTED. LOWERING THE BARS IN FROM THE TOP OF A COMPLETED WALL OR SECTION OF WALL IS NOT ALLOWED.
- LAP SPLICES FOR REINFORCING BARS SHALL BE 50 BAR DIAMETERS UNLESS NOTED OTHERWISE.
- PROVIDE VERTICAL CONTROL JOINTS AT 30 FEET MAXIMUM IN ALL MASONRY WALLS AND AT CHANGES IN WALL HEIGHT OR THICKNESS. CONTROL JOINTS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE TOP OF THE WALL.
- PRECAST CONCRETE LINTELS SHALL BE 5000 PSI CONCRETE AT THE END OF 28 DAYS, UNLESS NOTED OTHERWISE. STRUCTURAL STEEL LINTELS SHALL BE AS SPECIFIED IN STRUCTURAL STEEL.
- CONTRACTOR SHALL PROVIDE ALL 8"x8" PRECAST LINTELS W/ (2) #4 BARS ABOVE MASONRY ROUGH OPENINGS 6'-6" OR LESS IN 8" WALLS AND 12"x8" PRECAST LINTELS W/ (2) #4 BARS ABOVE MASONRY ROUGH OPENINGS 6'-4" OR LESS IN 12" WALLS, UNLESS NOTED OTHERWISE.
- PROVIDE AND INSTALL ADDITIONAL #4 REINFORCING BARS AROUND ALL WINDOWS, DOORS, AND OTHER OPENINGS IN MASONRY WALLS UNLESS NOTED OTHERWISE. REINFORCING SHALL EXTEND A MINIMUM OF 30 INCHES BEYOND OPENINGS.
- REINFORCING BARS SHALL BE LOCATED AT THE CENTER OF MASONRY CORES, UNLESS NOTED OTHERWISE.
- PROVIDE AND INSTALL ALL MASONRY TIES AND ANCHORS DEFINED BY THE DRAWING.
- MASONRY TIES SHALL BE TEMPORARILY BRACED AND/OR laterally supported during construction as required to prevent collapse until permanent supports and anchors are installed.

STRUCTURAL STEEL:

- ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING CODES AND STANDARDS:
- "STEEL CONSTRUCTION MANUAL", FOURTEENTH EDITION, 2011, AMERICAN INSTITUTE OF STEEL CONSTRUCTION (INCLUDING SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, AND AISC CODE OF STANDARD PRACTICE)
 - "DETAILING FOR STEEL CONSTRUCTION", AMERICAN INSTITUTES OF STEEL CONSTRUCTION
 - "STRUCTURAL WELDING CODE ANSI/AWS D1.1-2008", AMERICAN WELDING SOCIETY
- CHANNELS, ANGLES, & PLATES: ASTM A36

- ANCHOR RODS: ASTM F1554 GRADE 36
- NUTS: ASTM A563, HEAVY HEX
- WASHERS: ASTM A436
- PLATE WASHERS: ASTM A36
- THREADED ROD: ASTM A36
- HEADED SHEAR STUDS: ASTM A108
- WELDING ELECTRODES: AWS A5.1 OR A5.5 E70XX
- NONSHRINK GROUT: ASTM C1017, NONMETALLIC
- EXPANSION BOLT: HILTI HIT HY150 SYSTEM
- ADHESIVE ANCHORS: ITW RAMSEY/REDHEAD TRU-BOLT OR APPROVED EQUAL
- HILTI HIT HY150 SYSTEM
- ITW RAMSEY/REDHEAD EPOC ON SYSTEM OR APPROVED EQUAL

- QUALIFY WELDING PROCEDURES AND PERSONNEL ACCORDING TO AWS D1.1, "STRUCTURAL WELDING CODE - STEEL".
- VERIFY AS BUILT PLAN DIMENSIONS, ANCHOR BOLT LOCATIONS, PROJECTIONS, ETC. AND BEARING ELEVATIONS PRIOR TO ERECTION. NOTIFY THE STRUCTURAL ENGINEER IN WRITING OF ANY DISCREPANCIES, FABRICATION OR ERECTION ERRORS OR DEVIATIONS AND RECEIVE WRITTEN APPROVAL BEFORE ANY FIELD CORRECTIONS ARE MADE.
- CUTTING OR BURNING OF STRUCTURAL STEEL IN THE FIELD IS NOT ALLOWED.
- THE FRAMING SHOWN ON THE COMPLETED DRAWINGS HAS BEEN DESIGNED FOR THE LOADS INDICATED ON THE DRAWINGS. THE FABRICATOR AND ERECTOR ARE SOLELY RESPONSIBLE FOR THE DESIGN OF TEMPORARY BRACING AND RECOMMENDED ERECTION PROCEDURES.
- ALL COLUMN AND EQUIPMENT BASE PLATES SHALL BE SET ON THE CONCRETE, SHIMMED TO LEVEL, AND GROUTED WITH NON-SHRINK GROUT UNLESS NOTED OTHERWISE.
- ALL SHOP AND FIELD CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH BOLTS INSTALLED SNUG TIGHT UNLESS OTHERWISE INDICATED OR WELDS SHALL BE CLEARLY MARKED AS REQUIRED BY AISC SPECIFICATIONS. ALL CONNECTIONS MADE WITH UNMARKED NUTS AND BOLTS WILL BE REJECTED.
- ALL CONNECTIONS SHALL BE STANDARD DOUBLE ANGLE CONNECTIONS WITH A MINIMUM OF 5/16 INCH THICK ANGLE AND (2) 3/4 INCH DIA. HIGH STRENGTH BOLTS PER ROW WITH THREADS NOT EXCLUDED FROM THE SHEAR PLANE OR WELDS OF EQUAL STRENGTH. ALL CONNECTIONS SHALL CONFORM TO AISC REQUIREMENTS AND SHALL BE DESIGNED FOR THE LOADS SHOWN USING ALLOWABLE STRESS DESIGN METHODS. THE NUMBER OF BOLT ROWS PER MAXIMUM NOMINAL BEAM DEPTH SHALL BE AS FOLLOWS: 2 ROWS - W12; 3 ROWS - W18; 4 ROWS - W21; 5 ROWS - W30; 6 ROWS - W36.
- WHERE SHORT SLOTTED HOLES ARE USED, EXCEPT AT MOMENT CONNECTIONS WITH WELDED FLANGES, COMPLY WITH THE REQUIREMENTS FOR "CLASS S SLIP CRITICAL JOINTS" IN ACCORDANCE WITH THE AISC REQUIREMENTS IN THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, JUNE 30, 2004.
- SHOP PRIME ALL STEEL WITH RUST-INHIBITIVE METAL PRIMER APPLIED AT A SPREADING RATE RECOMMENDED BY THE MANUFACTURER TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 1.5 MILS (0.038 mm).
- AFTER ERECTION, CLEAN FIELD WELDS AND ABRASD AREAS AND APPLY PAINT USING SAME MATERIAL AS USED FOR SHOP PAINTING TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 1.5 MILS (0.038 mm).
- ALL STEEL AT AND BELOW FINISHED GRADE OR FLOOR SLAB SHALL RECEIVE TWO COATS OF BITUMINOUS PAINT OR 3" MINIMUM CONCRETE COVER.

STEEL DECK:

- ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING CODES AND STANDARDS:
- "DESIGN MANUAL FOR FLOOR DECKS AND ROOF DECKS", STEEL DECK INSTITUTE
 - GALVANIZED METAL DECK: ASTM A653, GRADE 40KSL
 - DECK PROPERTIES ARE TO BE PLACED ON PRODUCTS MANUFACTURED BY UNITED STEEL DECK, INC. DECKS BY OTHER MANUFACTURERS MAY BE SUPPLIED IF THE SECTION PROPERTIES ARE WITHIN 5% OF THOSE SPECIFIED AND IF APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.
 - PROVIDE STEEL DECK WITH THE FOLLOWING PROPERTIES: 1'-1/2", 18 GAGE COMPOSITE DECK & FLOOR: I = .279 in⁴ Sp = .304 in3, Sn = .315 in3
 - INSTALL DECK IN ACCORDANCE WITH SDI SUGGESTED SPECIFICATIONS, UNLESS NOTED OTHERWISE ON THE DRAWINGS. INDIVIDUAL SHEETS SHALL EXTEND OVER AT LEAST 3 SPANS AND SHALL BE LAPPED OVER SUPPORTS.
 - CONNECTION OF COMPOSITE DECK TO STEEL SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS (IF NOT USED AS A DIAPHRAGM) OR XX/XX PATTERN AT EVERY SUPPORTING MEMBER PER THE STEEL DECK INSTITUTE DIAPHRAGM DESIGN MANUAL USING 5/8" DIAMETER SPOT WELDS. SIDE LAP CONNECTION SHALL BE XX EQUALLY SPACED SPOT WELDS OR XX EQUALLY SPACED NO. 10 BULDEX SELF TAPPING SCREWS PER SPAN.

WOOD:

- ROOF SHEATHING SHALL BE 15/32" APA RATED SHEATHING 32/16, EXPOSURE 1, NAILED TO ROOF FRAMING. PROVIDE PLYWOOD CLIPS AT PANEL JOINTS BETWEEN ROOF FRAMING.
- FLOOR SHEATHING SHALL BE 3/4" APA RATED STURDI-FLOOR 240C, EXPOSURE 1, NAILED AND GLUED TO FLOOR FRAMING USING POLYURETHANE PL-PREMIUM CONSTRUCTION ADHESIVE.
- WALL SHEATHING SHALL BE 7/16" APA RATED SHEATHING 7/16, EXPOSURE 1, NAILED TO WALL FRAMING.
- ALL WALL SHEATHING SHALL BE BLOCKED AT PANEL EDGES.
- INSTALL ALL SHEATHING WITH MINIMUM 8D NAILS @ 6" OC ALONG PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE.
- ALL BEARING WALLS SHALL BE 2X6 STUDS @ 16" OC, UNLESS NOTED OTHERWISE, WITH BLOCKING AT PANEL EDGES, AND DOUBLE 2X6 TOP PLATE.
- SECURE MULTIPLE STUDS TOGETHER WITH 16D NAILS @ 8" OC STAGGERED PER PLY.
- ALL SAWN LUMBER SHALL BE KILN-DRIED SPRUCE-PIKE-FIR NO. 2 OR BETTER WITH THE FOLLOWING MINIMUM PROPERTIES: (PSI) FB=875 FT=450 FV=70 FC(PER)=425 FC(PAR)=1150 E=1,400,000
- ALL LVL BEAMS SHALL BE LOUISIANA-PACIFIC GANG-LAM LVL OR EQUAL WITH THE FOLLOWING MINIMUM PROPERTIES: (PSI, BASED ON 12" DEPTH) FB=2650 E=1,900,000
- MULTI-PLY BEAMS OF SAWN LUMBER OR LVL BEAMS UP TO 12" DEEP SHALL BE FASTENED TOGETHER WITH 2 ROWS OF 16D NAILS @ 12" OC, EACH PLY, FOR BEAMS DEEPER THAN 12", USE ROWS OF 16D NAILS @ 12" OC EACH PLY.
- ALL WOOD JOISTS SHALL BE BROADSPAN BSI40SERIES SERIES AS SHOWN ON THE PLANS.
- ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, GROUND, OR EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED WITH WATER-BORNE PRESERVATIVES.
- ALL CONNECTORS TO PRESSURE TREATED LUMBER, OR CONNECTORS EXPOSED TO WEATHER, SHALL BE TRIPLE-ZINC COATED OR STAINLESS STEEL.
- COLUMNS DESIGNATED AS 2-6 MSR SHALL BE A MINIMUM 2X6 2100F-1.8E NAILED PER NDS 15.3 (2) ROWS 30D NAILS @ 9" O.C. SPACED 3" APART NO CLOSER THAN 1" FROM EDGE AND 3 1/2" FROM ENDS.

SUBMITTALS:

- CONTRACTOR SHALL SUBMIT THE FOLLOWING FOR REVIEW AND OBTAIN WRITTEN APPROVAL BEFORE PROCEEDING WITH THE WORK:
- CONCRETE:
- MATERIAL CERTIFICATES FOR ALL MATERIALS, ADMIXTURES, ETC. INDICATING COMPLIANCE WITH SPECIFIED STANDARDS.
 - CONCRETE MIX DESIGNS FOR EACH CLASS OF CONCRETE IN ACCORDANCE WITH ACI 318. MIX DESIGNS SHALL INCLUDE ALL ADMIXTURES BEING USED ON THE PROJECT.
 - REINFORCING SHOP DRAWINGS CLEARLY SHOWING THE PLACEMENT AND FABRICATIONS OF ALL REINFORCING BARS.

MASONRY:

- MANUFACTURER'S PRODUCT DATA FOR EACH TYPE OF MASONRY, GROUT, MORTAR AND ACCESSORIES, INCLUDING CERTIFICATES INDICATING EACH PRODUCTS COMPLIANCE WITH THE SPECIFIED STANDARDS.
- REINFORCING STEEL AND GROUTING SHOP DRAWINGS CLEARLY SHOWING THE LOCATIONS, PLACEMENTS, SPLICES AND DETAILS OF REINFORCING AND GROUTING.
- MORTAR AND GROUT MIX DESIGNS AND TEST CERTIFICATES INDICATING COMPLIANCE WITH STRENGTH REQUIREMENTS.

STRUCTURAL STEEL:

- STEEL ERECTION AND FABRICATION DRAWINGS CLEARLY INDICATING MEMBERS SIZES, ELEVATIONS, AND ALL FIELD AND SHOP CONNECTIONS.
- WELDING PROCEDURE QUALIFICATIONS AND PROCEDURE QUALIFICATION RECORDS IN ACCORDANCE WITH AWS D1.1 FOR EACH WELDED JOINT

STEEL DECK:

- MANUFACTURER'S DATA INDICATING MATERIAL PROPERTIES AND LOAD CAPACITIES.
- DECK LAYOUT DRAWINGS INDICATING PLACEMENT, EDGE DETAILS AND ANCHORAGE OF DECK.

TESTING AND INSPECTION:

- A QUALIFIED, INDEPENDENT INSPECTION AGENCY SHALL BE RETAINED TO PERFORM THE FOLLOWING:

SOILS AND FOUNDATIONS:

- A QUALIFIED, EXPERIENCED GEOTECHNICAL ENGINEER SHALL INSPECT BEARING SUBGRADES TO VERIFY COMPLIANCE WITH THE ASSUMED NET ALLOWABLE BEARING PRESSURE. THE GEOTECHNICAL ENGINEER SHALL MONITOR AND DIRECT THE COMPACTION OF THE EXISTING SOILS, AND AS REQUIRED, THE OVER CUTTING AND PLACEMENT OF STRUCTURAL FILL WHERE UNSUITABLE SUBGRADES ARE ENCOUNTERED.

CONCRETE:

- SAMPLE FRESH CONCRETE IN ACCORDANCE WITH ASTM C172. MOLD TEST CYLINDERS IN ACCORDANCE WITH ASTM C31 AND TEST IN ACCORDANCE WITH ASTM C39. CYLINDERS SHALL BY 4 BY 8 INCH OR 6 BY 12 INCH.
- THE FOLLOWING NUMBER OF TEST CYLINDERS SHALL BE CAST FOR EACH DAY'S POUR OR FOR EACH 50 CUBIC YARDS, WHICHEVER RESULTS IN MORE TEST CYLINDERS: (1) 4 BY 8 INCH CYLINDERS, OR (4) 6 BY 12 INCH CYLINDERS
- PERFORM STRENGTH TESTS AT 7 DAYS AND 28 DAYS OR AT 3 DAYS AND 7 DAYS FOR HIGH EARLY STRENGTH CONCRETE. STRENGTH TEST RESULTS SHALL BE SUBMITTED WITHIN TWO DAYS OF COMPLETION.
- PERFORM SLUMP TEST IN ACCORDANCE WITH ASTM C 143 AT POINT OF PLACEMENT FOR EACH CONCRETE MIXTURE FOR EACH DAY'S POUR OR FOR EACH 50 CUBIC YARDS, WHICHEVER RESULTS IN MORE TESTS AND WHENEVER THE CONSISTANENCY OF CONCRETE APPEARS TO CHANGE.
- PERFORM AIR CONTENT TEST IN ACCORDANCE WITH ASTM C 231 AT POINT OF PLACEMENT FOR EACH CONCRETE MIXTURE FOR EACH DAY'S POUR OR FOR EACH 50 CUBIC YARDS, WHICHEVER RESULTS IN MORE TEST.
- VISUALLY INSPECT REINFORCING PLACEMENT, SIZES AND QUANTITIES TO VERIFY COMPLIANCE WITH APPROVED SHOP DRAWINGS AND THE CONTRACT DOCUMENTS.

MASONRY:

- VISUALLY INSPECT MASONRY WORK, REINFORCING PLACEMENT, AND GROUTING TO VERIFY COMPLIANCE WITH THE CONTRACT DRAWINGS.
- PERIODICALLY MONITOR MORTAR MIXING TO ENSURE COMPLIANCE WITH ASTM C270 PROPORTIONING.
- SAMPLE AND TEST GROUT IN ACCORDANCE WITH ASTM C1019 FOR EACH 2000 SF OF WALL PLACED.

STRUCTURAL STEEL:

- VISUALLY INSPECT ALL FILLET WELDS AND BOLTED CONNECTIONS TO VERIFY COMPLIANCE WITH APPROVED SHOP DRAWINGS AND THE CONTRACT DOCUMENTS.
- TEST ANY FILLET WELD FOR WHICH VISUAL INSPECTION INDICATES POOR QUALITY AND/OR AN UNUSUAL CONDITION USING THE MAGNETIC PARTICLE METHOD.
- TEST 100% OF FULL PENETRATION BUTT OR GROOVE WELDS BY THE ULTRASONIC METHOD.
- WELDING INSPECTION AND TESTING SHALL BE IN ACCORDANCE WITH THE AWS CODE.

TESTING AGENCY SHALL SUBMIT WRITTEN REPORTS TO THE CONTRACTOR, OWNER, AND STRUCTURAL ENGINEER WITHIN THREE DAYS OF THE TESTING/INSPECTION. THE CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY OF ANY WORK FOUND TO BE DEFICIENT.

ANY RETESTING OF MATERIALS/WORK FOUND TO BE DEFICIENT SHALL BE DONE BY THE INSPECTION AGENCY AT THE CONTRACTOR'S EXPENSE.

ARCHITECTURAL ABBREVIATIONS

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
A/C	AIR CONDITIONING	IT	JOINT
ACOUS	ACOUSTICAL		
AD	AREA DRAIN	LAM	LAMINATE
ADJ	ADJUSTABLE	LAV	LAVATORY
AFF	ABOVE FINISHED FLOOR	LH	LEFT HAND
ALT	ALTERNATIVE	LT	LIGHT
ALLUM	ALUMINIUM		
ARCH	ARCHITECTURAL	MAS	MASONRY
ASPH	ASPHALT	MAT	MATERIAL
		MAX	MAXIMUM
		MECH	MECHANICAL
BD	BOARD	MEP	MECHANICAL, ELECTRICAL AND PLUMBING
BLDG	BUILDING		
BLCK	BLOCK		
BLKG	BLOCKING	MET	METAL
BM	BEAM	MGF	MANUFACTURING
BSMT	BASEMENT	MIN	MINIMUM
BW	BOTH WAYS	MISC	MISCELLANEOUS
CLO	CLOSET	N	NORTH
CLG	CEILING	NC	NOT IN CONTRACT
CLR	CLEARANCE	NO OR #	NUMBER
CM	CENTIMETER	NRC	NOISE REDUCTION COEFFICIENT
CMU	CONCRETE MASONRY UNIT		
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE		
CONT	CONTINUOUS	OA	OUTSIDE AIR
CONST	CONSTRUCTION	OC	ON CENTER
CORR	CORRIDOR	OH	OPPOSITE HAND
CT	CERAMIC TILE	OD	OUTSIDE DIAMETER
CTR	CENTER	OPNG	OPENING
CTSK	COUNTERSUNK	OPP	OPPOSITE
CU FT	CUBIC FOOT	OVH	OVER HEAD
D	DEPTH	PART	PARTITION
DIA	DIAMETER	PCF	POUNDS PER CUBIC FOOT
DIM	DIMENSION	PLAS	PLASTER
DISP	DISPENSER	PLA	PLASTIC
DN	DOWN	PSF	POUNDS PER SQUARE FOOT
DR	DOOR	PSI	POUNDS PER SQUARE INCH
DET	DETAILED	PT	PAINTED
DWG	DRAWING	PVC	POLYVINYL CHLORIDE
		PLWOD	PLYWOOD
E	EAST	PNL	PANEL
EA	EACH		
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	R	RADIUS, STAIR RISER
		REF	REINFORCED
EL	ELEVATOR	REINFM	REINFORCED
EQ	EQUAL	REQ'D	REQUIRED
EQUIP	EQUIPMENT	RD	ROOF DRAIN
EW	EACH WAY	RE	REFER TO
EXH	EXHAUST	REBAR	REINFORCING BAR
EXIST	EXISTING	RHS	RIGHT HAND
EXP	EXPANSION	RM	ROOM
EXT	EXTERIOR		
		S	SOUTH
FF	FINISHED FLOOR	SCHED	SCHEDULED, SCHEDULE
FIN	FINISHED	SF	SQUARE FEET
FIXT	FIXTURE	SHT	SHEET
FL	FLOOR	SIM	SIMILAR
FLASH	FLASHING	SPEC	SPECIFICATIONS
FLD	FLOOR DRAIN	SO	SQUARE
FLEX	FLEXIBLE	SS	STAINLESS STEEL
FLOUR	FLOURESCENT	STS	SOUND TRANSMISSION COEFFICIENT
FT	FEET	STD	STANDARD
		STL	STEEL
GA	GAUGE	STRUCT	STRUCTURE
GAL	GALVANIZED		
GC	GENERAL CONTRACTOR	T	TAIR TREAD
GI	GALVANIZED IRON	TOC	TOP OF CURB ELEVATION
GR	GRADE	THK	THICK(NESS)
GRD	GRADE	TOS	TOP OF SLAB, TOP OF STEEL
GVP. BD.	GVPSPM WALLBOARD	T/R	TOILET ROOM
GW	GVPSPM WALLBOARD	TYP	TYPICAL
HB	HOSE BIB		
HDW	HARDWARE	UL	UNDERWRITERS LABORATORIES
HM	HOLLOW METAL		
HORIZ	HORIZONTAL	VCT	VINYL COMPOSITE TILE
HR	HANDRAIL	VERT	VERTICLE
HT	HEIGHT	VEST	VESTIBULE
HVAC	HEATING, VENTILATING, & AIR CONDITIONING	VWC	VINYL WALL COVERING
ID	INSIDE DIAMETER	W	WEST
INFO	INFORMATION	WC	WATER CLOSET
INSUL	INSULATION	WD	WOOD
INT	INTERIOR	VD	YARD

ARCHITECTURAL DRAWING SYMBOLS

	EARTH, COMPACT FILL		FINISHED WOOD
	SAND / MORTAR		PLYWOOD
	FILL / GRAVEL		GLASS
	CONCRETE		BATT / LOOSE FILL INSULATION
	BRICK VENEER		RIGID INSULATION
	CMU		GWB
	RUBBLE/STONE		STUCCO
	ALUMINIUM		PLASTIC
	STEEL		STONE
	BLOCKING NON-CONTINUOUS		BLOCKING CONTINUOUS

NOTES



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SECTIONS

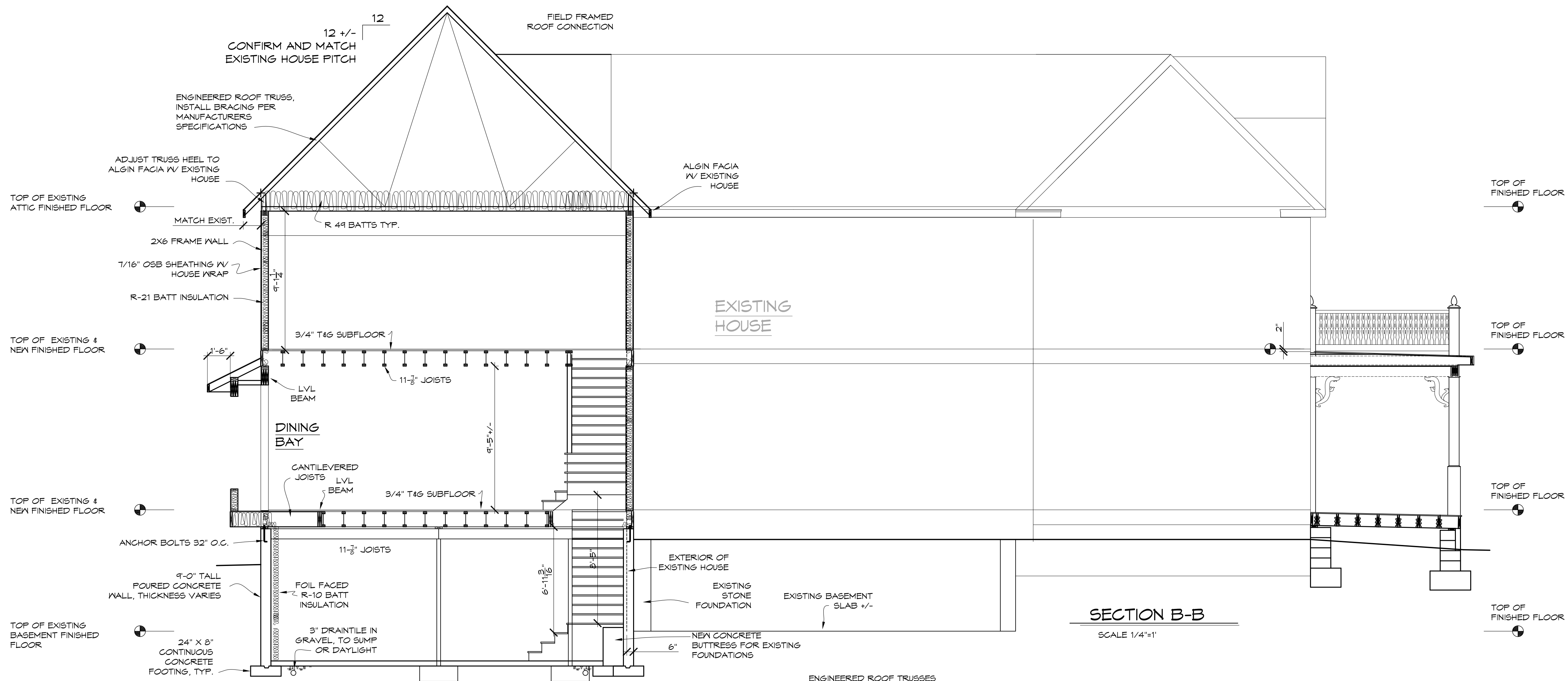
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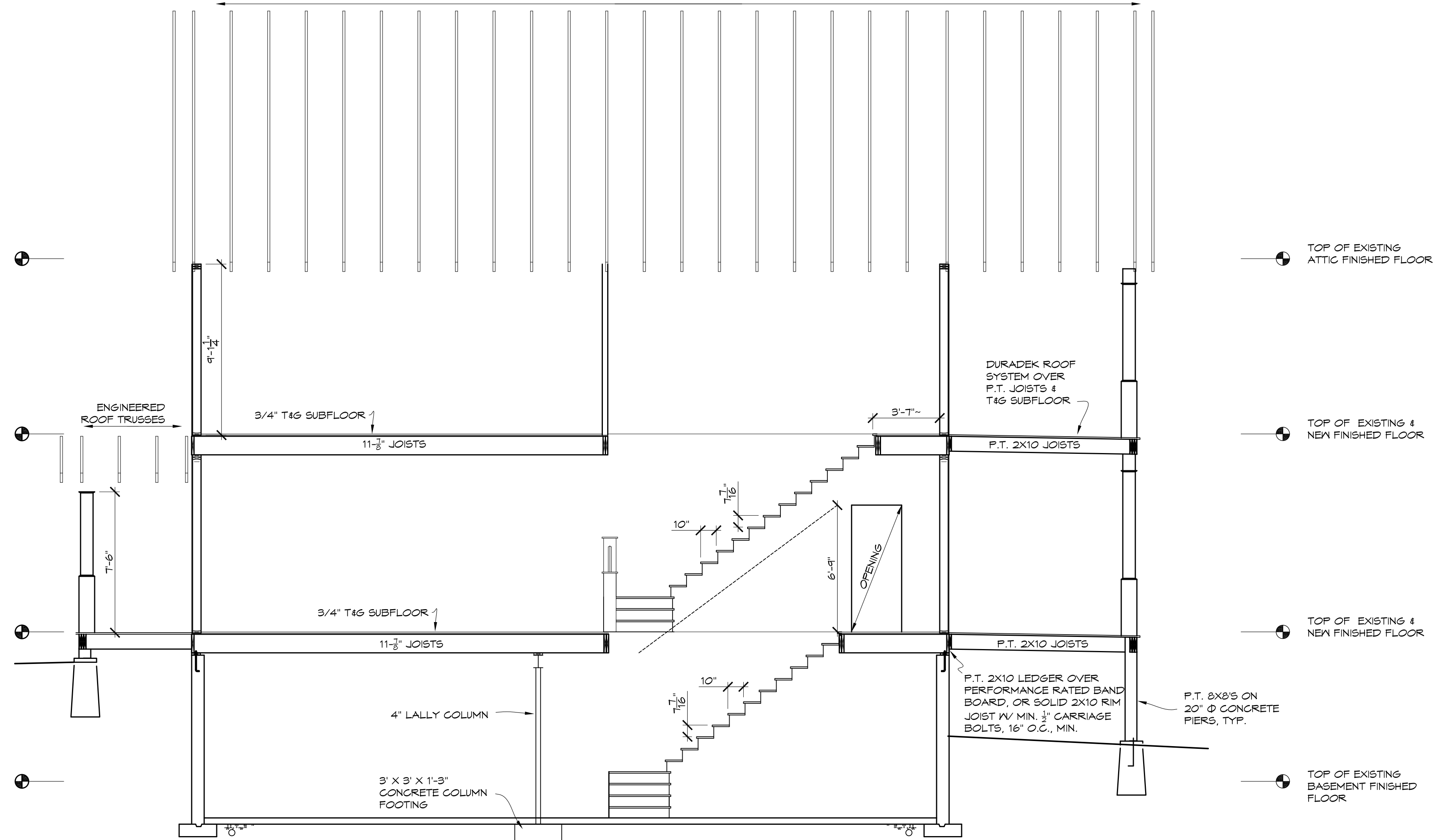
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A1.2

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



SECTIONS



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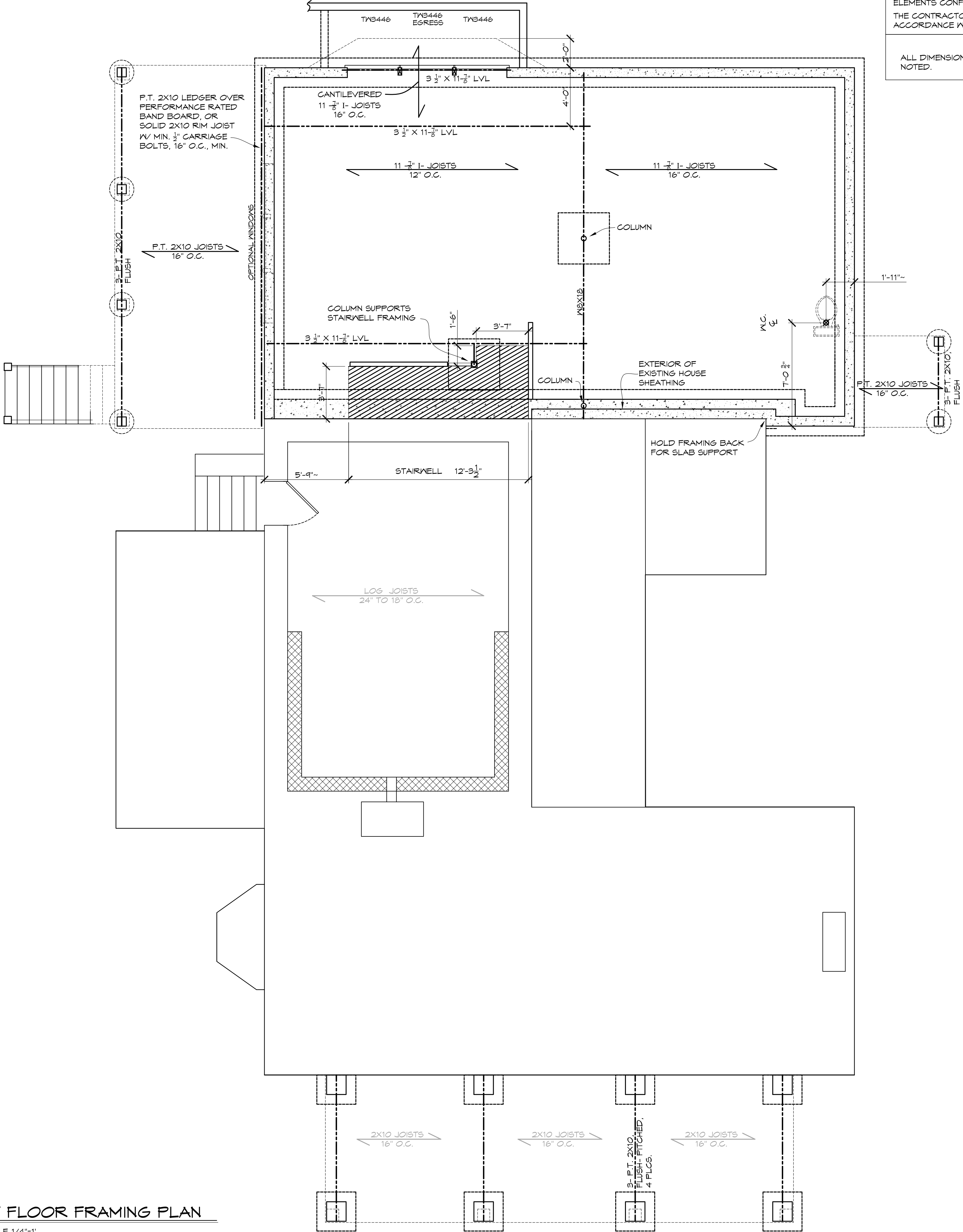
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THE CONTRACTOR WILL ASSUME ALL RESPONSIBILITY FOR ENSURING THAT ALL BEAMS, HEADERS, TRIGES, LINTELS AND JOISTS AND ALL OTHER STRUCTURAL ELEMENTS CONFORM TO ANY CODES AND REGULATIONS.

THE CONTRACTOR WILL CONSTRUCT THE PROJECT IN ACCORDANCE WITH ALL CODES AND REGULATIONS.

ALL DIMENSIONS ARE FRAMING UNLESS OTHERWISE NOTED.

1ST FLOOR FRAMING PLAN

SCALE 1/4"=1'

FIRST FLOOR FRAMING PLAN



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DIMENSIONS ON THIS WALL BRACING PLAN
ARE NOMINAL AND INTENDED FOR BRACING DIRECTION,
NOT FOR WINDOW OR DOOR PLACEMENT

WALL BRACING								
BWL	METHOD	AVE. SPACING	ADJUSTMENTS				MIN. REQUIRED BRACING	PROVIDED BRACING
			MIN. WALL BRACE	EAVE/ ROOF RATIO	WALL HEIGHT	BRACED LINES PER DIRECTION		
A	CS-WSP	24'	7.75'	X 1.15	X .97	X 1.3	11.24'	24'
B	CS-WSP	24'	7.75'	X 1.15	X .97	X 1.3	11.24'	40'
1	CS-WSP	21.66'	6.9'	X 1.15	X .97	X 1.3	10'	10.5'
2	CS-WSP	18.66'	6.1'	X 1.15	X .97	X 1.3	8.9'	15'
3	CS-WSP	18.66'	6.1'	X 1.15	X .97	X 1.3	8.9'	9.75'

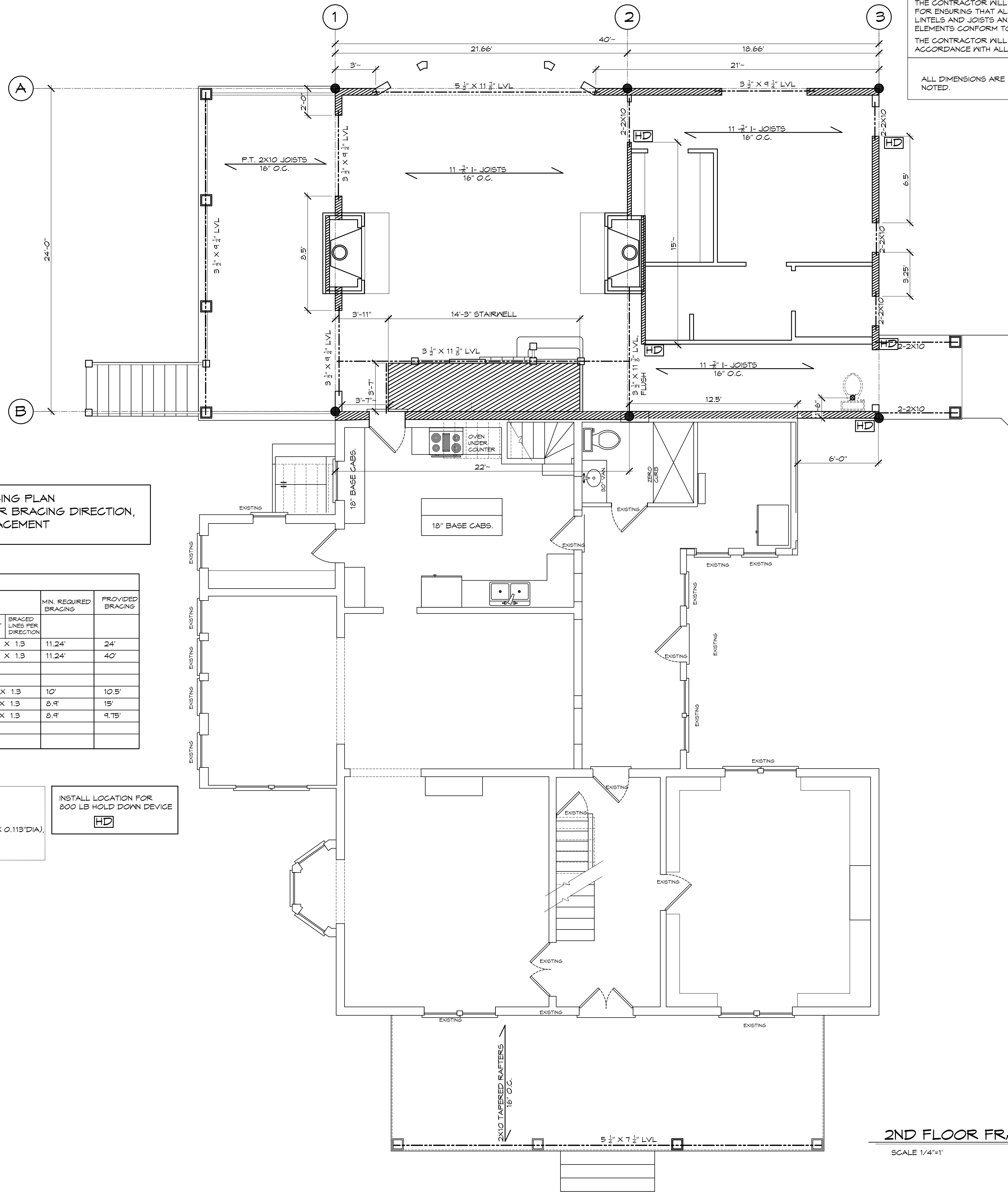
METHOD CS-WSP :
CONTINUOUS WOOD STRUCTURAL PANEL.
3/8" MINIMUM THICKNESS.
FASTENERS ARE 8d COMMON NAILS (2 1/2" LONG X 0.113"DIA),
@6" EDGES AND 12" FIELD.

INSTALL LOCATION FOR
800 LB HOLD DOWN DEVICE



THE CONTRACTOR WILL ASSUME ALL RESPONSIBILITY
FOR ENSURING THAT ALL BEAMS, HEADERS, TRUGES,
LINTELS AND JOISTS AND ALL OTHER STRUCTURAL
ELEMENTS CONFORM TO ANY CODES AND REGULATIONS.
THE CONTRACTOR WILL CONSTRUCT THE PROJECT IN
ACCORDANCE WITH ALL CODES AND REGULATIONS.

ALL DIMENSIONS ARE FRAMING UNLESS OTHERWISE
NOTED.



2ND FLOOR FRAMING PLAN
SCALE 1/4"=1'

2ND FLOOR FRAMING PLAN
1ST FLOOR WALL BRACING PLAN



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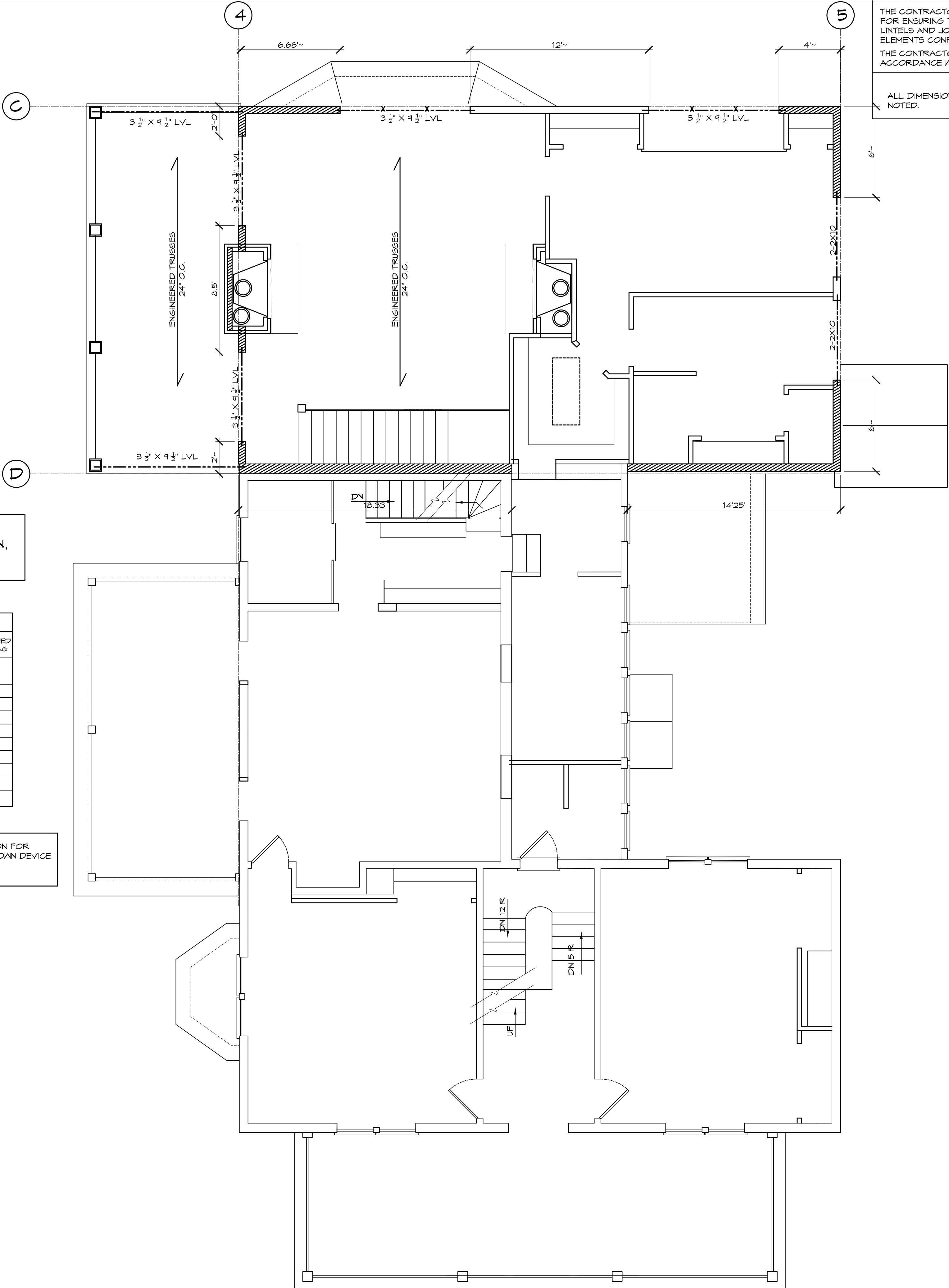
-6-20

DIMENSIONS ON THIS WALL BRACING PLAN
ARE NOMINAL AND INTENDED FOR BRACING DIRECTION,
NOT FOR WINDOW OR DOOR PLACEMENT

WALL BRACING								
B/L	METHOD	AVE. SPACING	ADJUSTMENTS				MIN. REQUIRED BRACING	PROVIDED BRACING
			MIN. WALL BRACE	EAVE/ ROOF RATIO	WALL HEIGHT	BRACED LINES PER DIRECTION		
C	CS-WSP	24'	4.1	X 1.3	X .95	X 1.0	5'	22'66"
D	CS-WSP	24'	4.1	X 1.3	X .95	X 1.0	5'	33'~
4	CS-WSP	44'	6.6	X 1.3	X .95	X 1.0	8.2'	12.5'
5	CS-WSP	44'	6.6	X 1.3	X .95	X 1.0	8.2'	12'

METHOD CS-WSP :
CONTINUOUS WOOD STRUCTURAL PANEL.
3" MINIMUM THICKNESS.
FASTENERS ARE 8d COMMON NAILS (2 1/2" LONG X 0.113"DIA).
@6" EDGES AND 12" FIELD.

INSTALL LOCATION FOR
800 LB HOLD DOWN DEVICE
HD



ROOF FRAMING & 2ND FLOOR WALL BRACING PLANS

SCALE 1/4"=1'

ROOF FRAMING PLAN
2ND FLOOR WALL BRACING PLAN



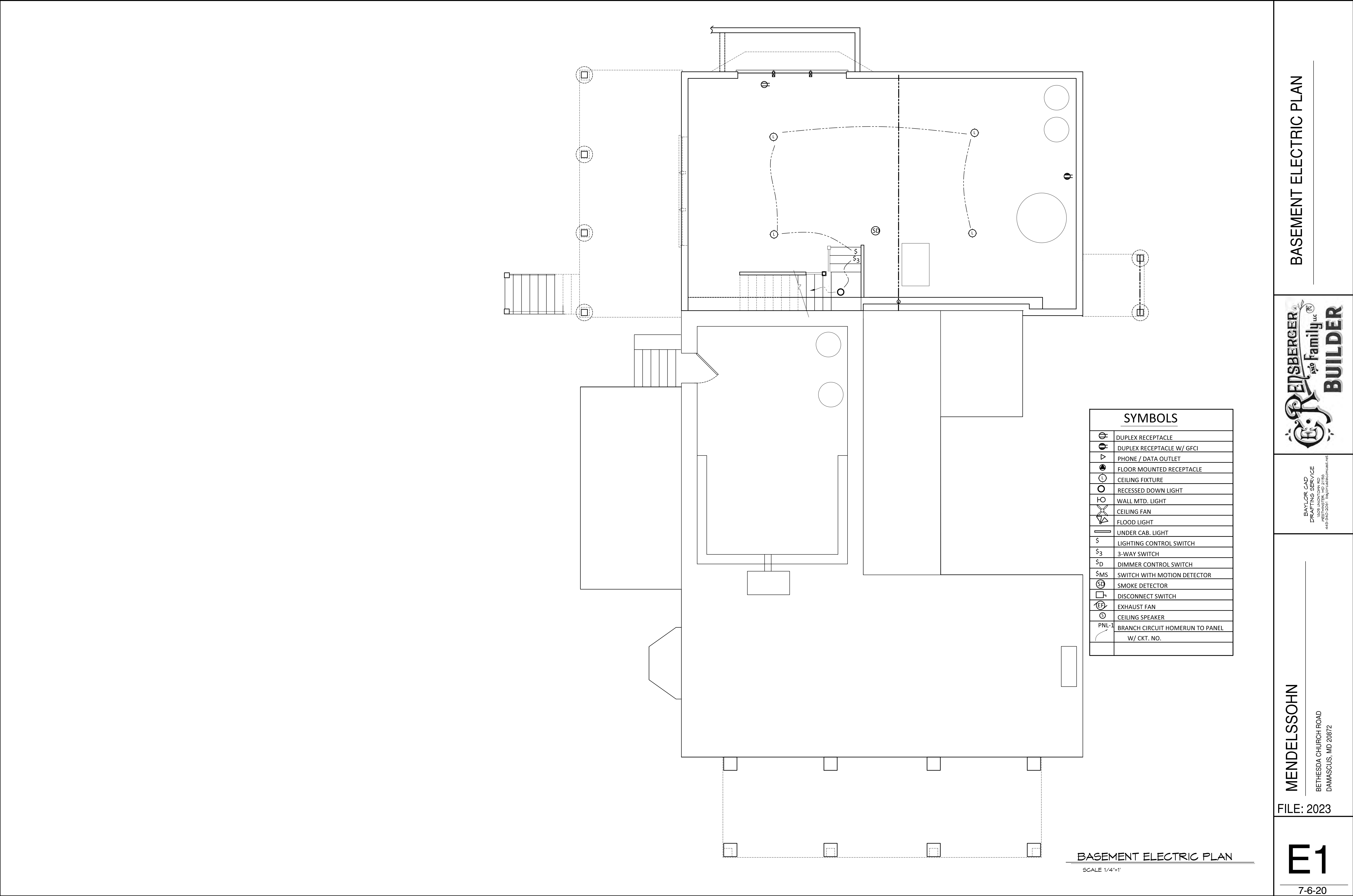
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BASEMENT ELECTRIC PLAN



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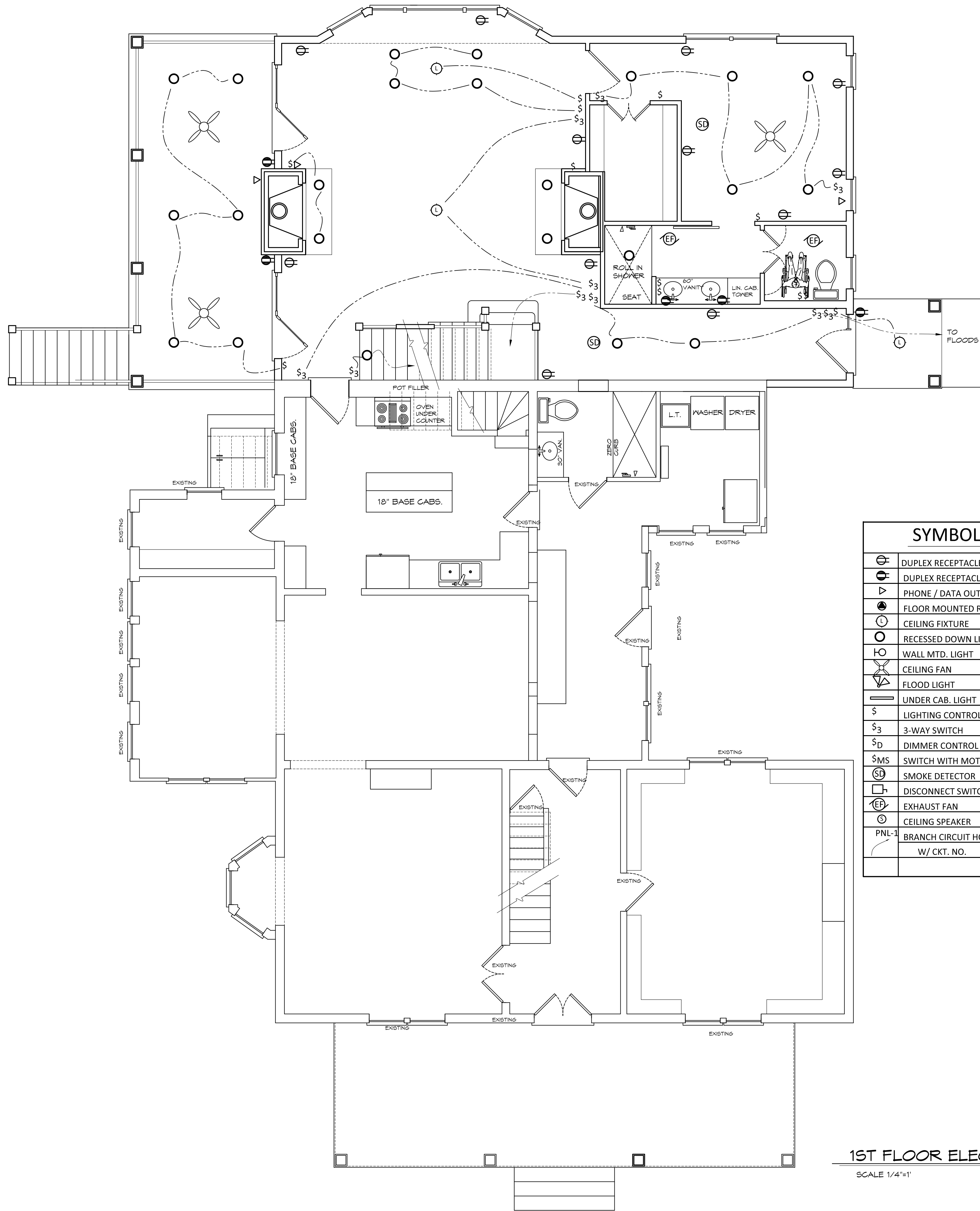
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E1

7-6-20

BASEMENT ELECTRIC PLAN
SCALE 1/4"=1'

SYMBOLS	
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE W/ GFCI
	PHONE / DATA OUTLET
	FLOOR MOUNTED RECEPTACLE
	CEILING FIXTURE
	RECESSED DOWN LIGHT
	WALL MTD. LIGHT
	CEILING FAN
	FLOOD LIGHT
	UNDER CAB. LIGHT
	LIGHTING CONTROL SWITCH
	3-WAY SWITCH
	DIMMER CONTROL SWITCH
	SWITCH WITH MOTION DETECTOR
	SMOKE DETECTOR
	DISCONNECT SWITCH
	EXHAUST FAN
	CEILING SPEAKER
	BRANCH CIRCUIT HOMERUN TO PANEL W/ CKT. NO.



SYMBOLS	
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE W/ GFCI
	PHONE / DATA OUTLET
	FLOOR MOUNTED RECEPTACLE
	CEILING FIXTURE
	RECESSED DOWN LIGHT
	WALL MTD. LIGHT
	CEILING FAN
	FLOOD LIGHT
	UNDER CAB. LIGHT
	LIGHTING CONTROL SWITCH
	3-WAY SWITCH
	DIMMER CONTROL SWITCH
	SWITCH WITH MOTION DETECTOR
	SMOKE DETECTOR
	DISCONNECT SWITCH
	EXHAUST FAN
	CEILING SPEAKER
	BRANCH CIRCUIT HOMERUN TO PANEL W/ CKT. NO.

1ST FLOOR ELECTRIC PLAN
SCALE 1/4"=1'

1ST FLOOR ELECTRIC PLAN



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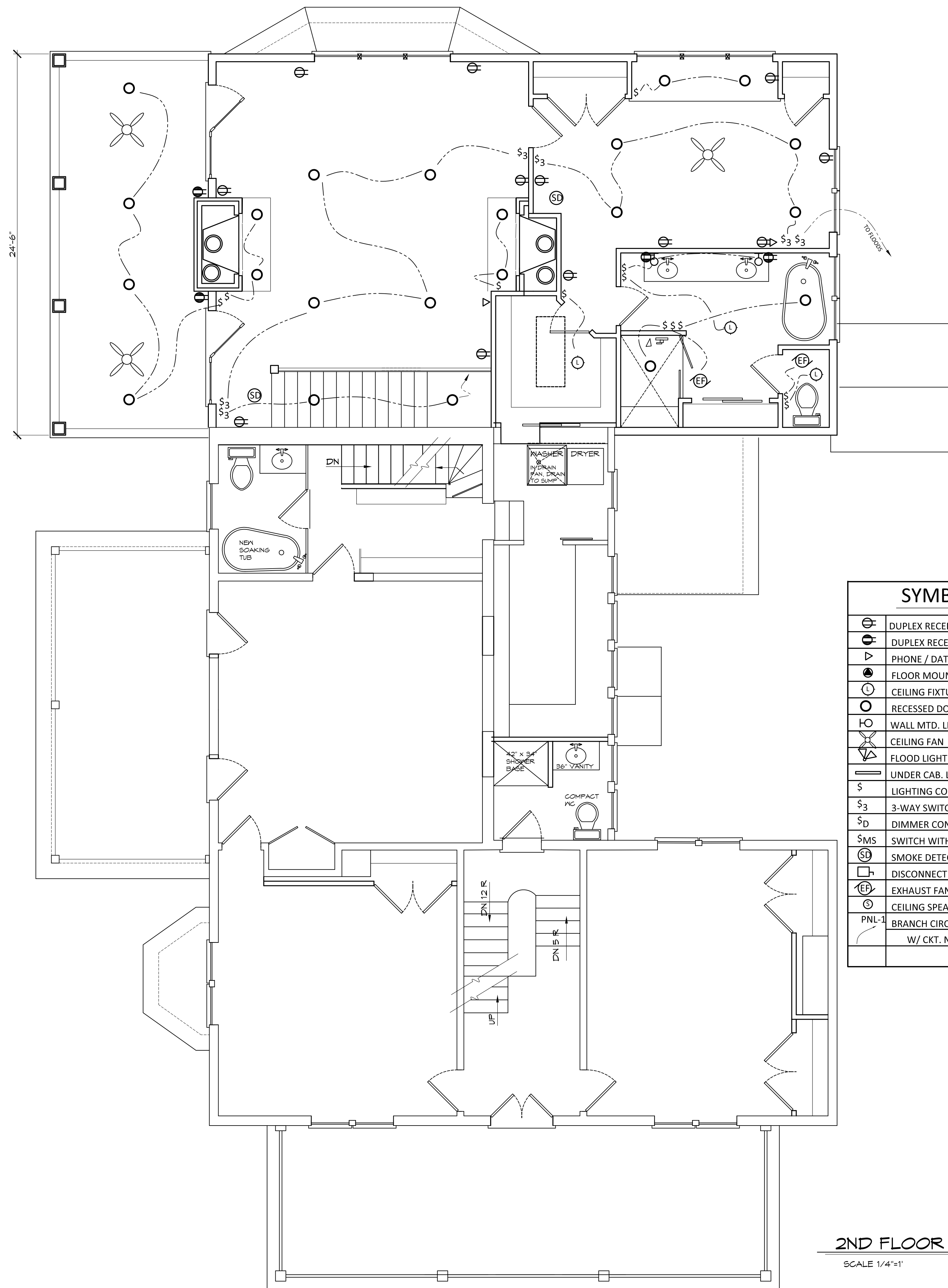
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E2

7-6-20



SYMBOLS	
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE W/ GFCI
	PHONE / DATA OUTLET
	FLOOR MOUNTED RECEPTACLE
	CEILING FIXTURE
	RECESSED DOWN LIGHT
	WALL MTD. LIGHT
	CEILING FAN
	FLOOD LIGHT
	UNDER CAB. LIGHT
	LIGHTING CONTROL SWITCH
	3-WAY SWITCH
	DIMMER CONTROL SWITCH
	SWITCH WITH MOTION DETECTOR
	SMOKE DETECTOR
	DISCONNECT SWITCH
	EXHAUST FAN
	CEILING SPEAKER
	BRANCH CIRCUIT HOMERUN TO PANEL W/ CKT. NO.

2ND FLOOR ELECTRIC PLAN
SCALE 1/4"=1'

2ND FLOOR ELECTRIC PLAN



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DAMASCUS, MD 20872

FILE: 2023

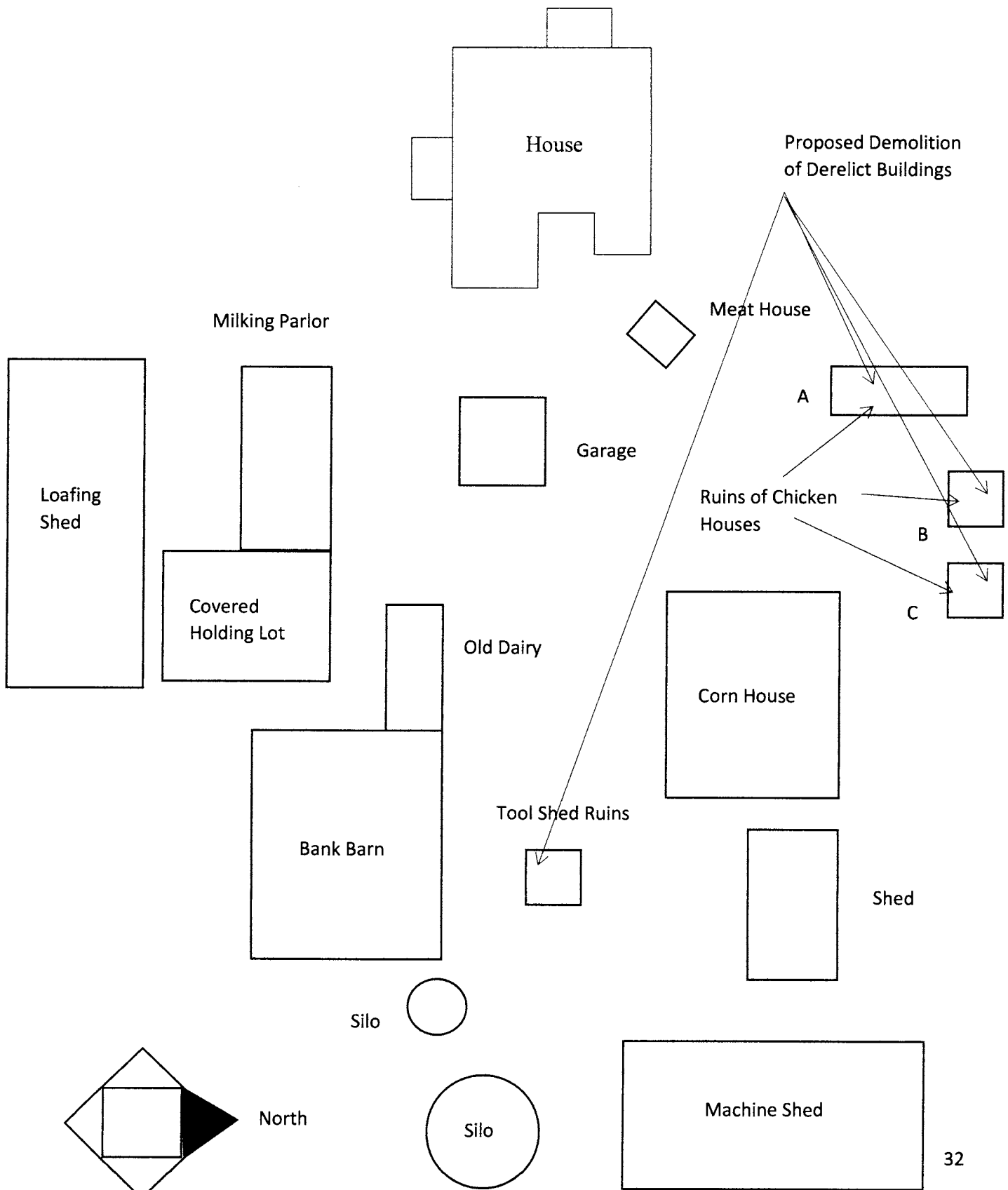
E3

7-6-20

DESCRIPTION OF PROPOSED WORK: DEMOLITION OF FOUR DERELICT OUTBUILDINGS

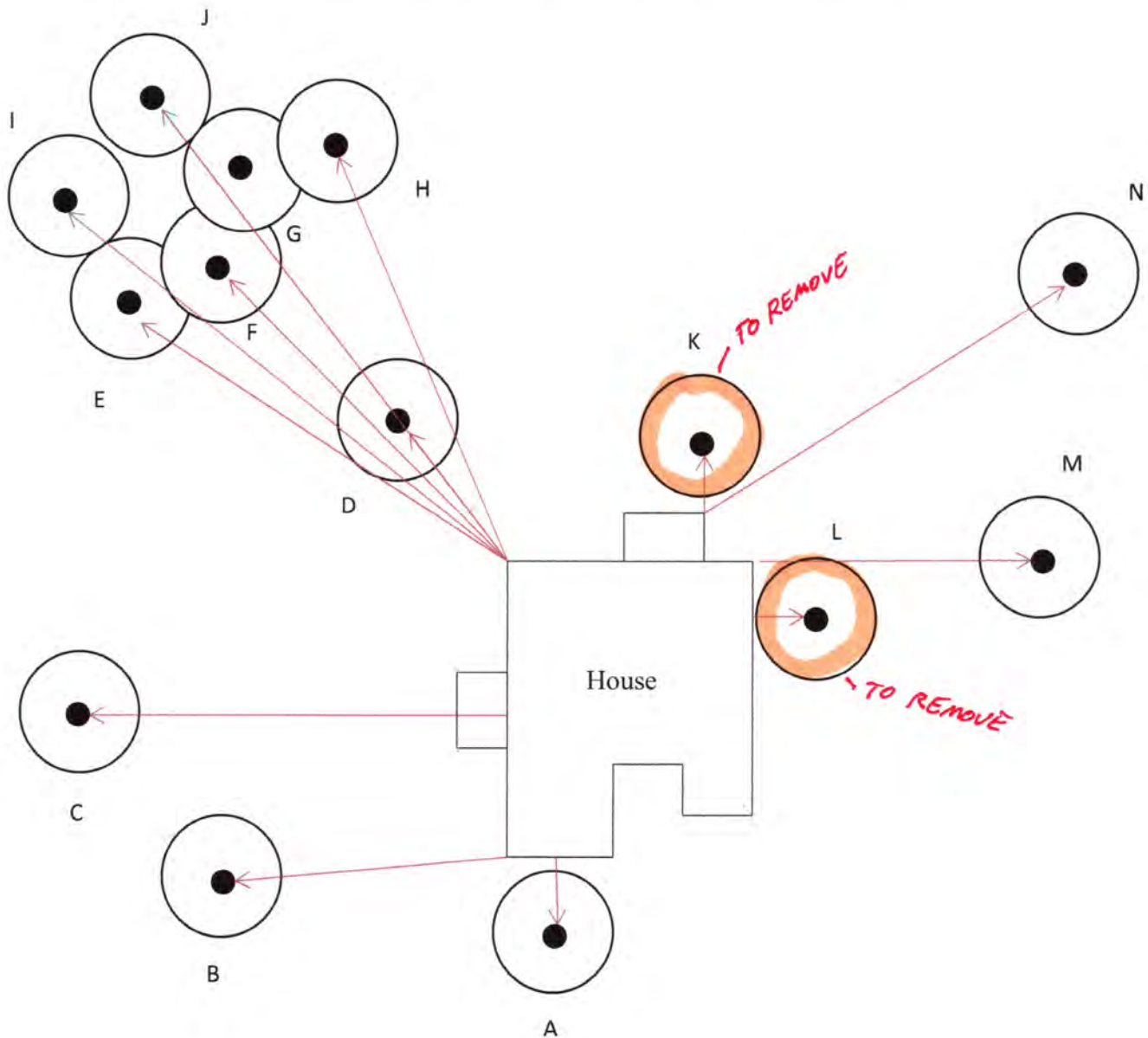
There are four derelict outbuildings which we propose to demolish due to their dilapidated and unsafe condition. Three buildings were chicken houses and one building is an old tool shed. One of the three chicken houses is made of cinder block, the other two chicken houses being made of wood. One of the chicken houses has partially collapsed. The tool shed is in danger of collapsing and is unsafe for anyone to go inside. All four buildings are dilapidated beyond the hope of reasonable repair. See the site map and photographs of existing conditions which follow. Once these four buildings are demolished and removed, grass seed will be planted where they once stood.

SITE MAP: LOCATION OF PROPOSED BUILDING DEMOLITION

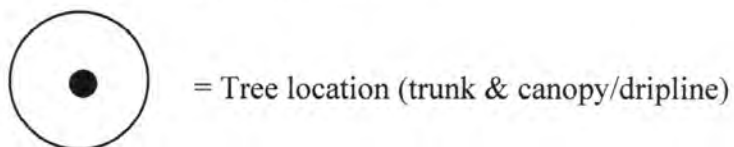


6. TREE SURVEY: MAP OF RELATIVE LOCATIONS OF TREES

Note: a total of 14 trees are shown (labeled by letters A-N) in their locations relative to the house. Tree sizes, location, and species are shown on the table which follows.



Tree Study Key & Notations:



6. TREE SURVEY: TREE SIZES, LOCATION, & SPECIES

(A total of 14 trees are identified by letter as indicated on the Tree Survey Map)

Tree	Trunk Diameter	Dripline Diameter & (Circumference)	Location	Species
A	12"	38' (119.32')	19'	Norway Maple
B	24"	35' (109.9')	62'	Pin Oak
C	16"	30' (94.2')	83'	Crimson King Maple
D	12"	33'3" (104.41')	44'2"	Norway Maple
E	14"	26' (81.64')	89'3"	White Pine
F	12"	24' (75.36')	81'6"	White Pine
G	13"	23' (72.22')	85'4"	White Pine
H	14"	25' (78.5')	80'7"	White Pine
I	12"	14'5" (45.268')	98'	Pin Oak
J	10"	21' (65.94')	106'6"	Red Maple
K	11"	33' (103.62')	11'8"	Norway Maple
L	16"	34'6" (108.33')	10'5"	Norway Maple
M	19"	48'9" (153.075')	43'	Norway Maple
N	16"	21' (65.94')	44'6"	Norway Spruce

Notes: All trunk diameters were measured 4 feet above ground. The location of each tree relative to the house is shown with a red arrow on the accompanying map as measured from the exterior of the house nearest each tree. All trunk diameter measurements are given in inches ("). All canopy/dripline diameters and circumferences are given in feet (') and inches. All locations are given in feet and inches.

Environmental Setting Effect: It will be necessary to remove Trees "K" and "L" as their root system is damaging the historic field stone foundation due to their close proximity to the house. Branches from both trees are rubbing against the house. These trees were volunteer in nature and were not intentionally planted. Both trees are Norway Maples which are classified as an invasive species by the University of Maryland Agriculture Extension Office. The shrubbery which was planted much later around the foundation of the house in the front and left elevations will be removed to prevent further damage to the historic field stone foundation. Repairs will be made to the foundation with like materials once the shrubbery has been removed. Exhibit A shows the front facade and left elevation of the house in 1897 with no shrubbery.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Mr. & Mrs. Stewart E. Walker, III 11939 Gladhill Brothers Road Monrovia, Maryland 21770	Owner's Agent's mailing address Mr. Joel Rensberger 1 South Main St. Woodsboro, Maryland 21798
Adjacent and confronting Property Owners mailing addresses	
Mr. and Mrs. Stewart E. Walker, Jr. 11720 Bethesda Church Road Damascus, Maryland 20872	Ms. Lisamarie T. Eustice 27530 Clarksburg Road Damascus, Maryland 20872
Mr. and Mrs. Leonard A. Nahr 11810 Bethesda Church Road Damascus, Maryland 20872	
Mr. and Mrs. Jared King 11820 Bethesda Church Road Damascus, Maryland 20872	