

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19811 Darnestown Road, Beallsville	Meeting Date:	6/12/2024
Resource:	Darby House (Beallsville Historic District)	Report Date:	6/5/2024
Applicant:	Montgomery Parks (Scott Whipple, agent)	Public Notice:	5/29/2024
Review:	HAWP	Tax Credit:	No
Case Number:	1071643	Staff:	Chris Berger

PROPOSAL: Shed demolition, basement level alterations, grading, new door installation, other alterations.

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with two conditions** the HAWP application with final approval delegated to staff:

1. The beams to be installed under the second-floor porch must be painted to match the existing structural supports.
2. The wood basement access door must be salvaged and stored on site for potential future reuse.



Figure 1: The gold star indicates the location of the Darby House in the Beallsville Historic District.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Darby House within the Beallsville Historic District
 STYLE: Queen Anne
 DATE: circa 1921

The building is described as follows in *Places From the Past*:

H.C. Darby operated a store on the southeast corner (now gone) before building the present Darby Store and Post Office in 1910 on the northwest corner. The two-story, front-gabled structure is typical of Montgomery County general stores built from the late 1800s through the early 1900s.

The spacious *Darby House* (1921) at 19811 Darnestown Road illustrates the economic importance of the merchant in small communities. As was typical of the period, the residence was located next to the family's place of business, the Darby Store.

The Maryland Inventory of Historical Properties Form for the property describes the house as follows:

The Darby House, adjacent to the store, was built in 1921 by H.C. Darby. It is a two story, Queen Anne style white clapboard building with three bays, a hipped roof and side gables on each elevation. A one story porch, supported by classical columns, stretches the width of the main and east elevations. ... There is a two story corner porch at the northeast corner of the east elevation and a one story porch at the rear of the house.

BACKGROUND

The Department of Parks Property Management section is completing a rehabilitation of the long-vacant Darby House before the house will be rented as a residential rental property. Exterior work has included roof replacement; front porch repairs; window repairs; siding replacement; gutters and downspout replacement; painting; and undertaking. Interior renovation includes upgrades to the bathrooms, kitchen, and living spaces; replacement of plumbing and mechanical equipment; and electrical service upgrades.

PROPOSAL

The applicant's agent described the work as follows:

Rear Porches

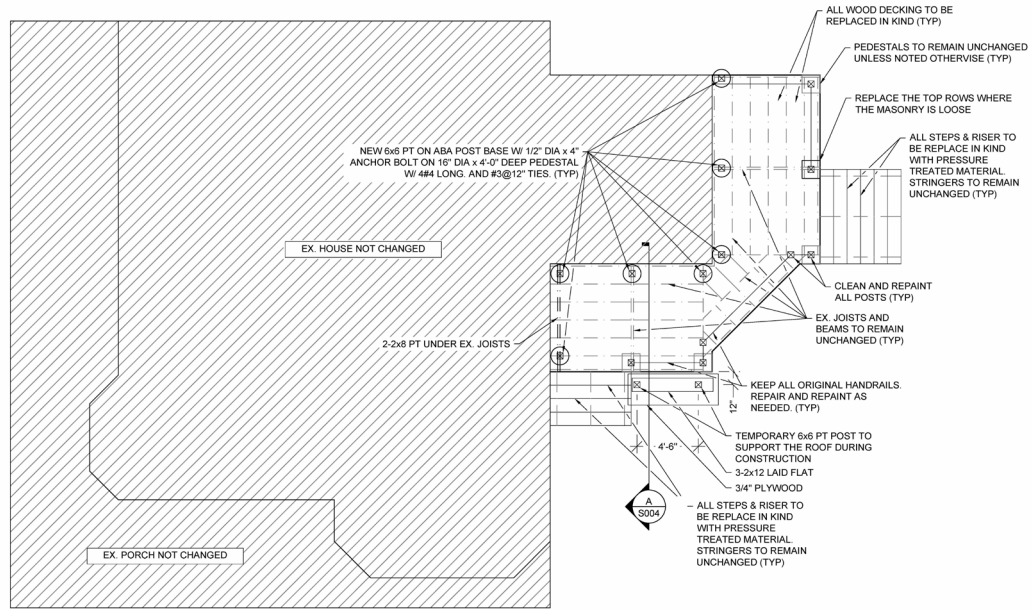
The rear porch has become structural unsound. The porch sits on piers without adequate footers and the porch's structural members lack adequate connections to the main mass of the house. Proposed work includes installing footers and 6x6 [pressure-treated] posts to support new lateral joists to support existing joists on first floor porch and new 2x8 beams to support second floor porch. Replace step treads and risers, and porch decking. Existing first floor joists and beams, stringers, and all hand rails to remain.



Figure 2: The applicant provided these photos showing the condition of the rear porches.



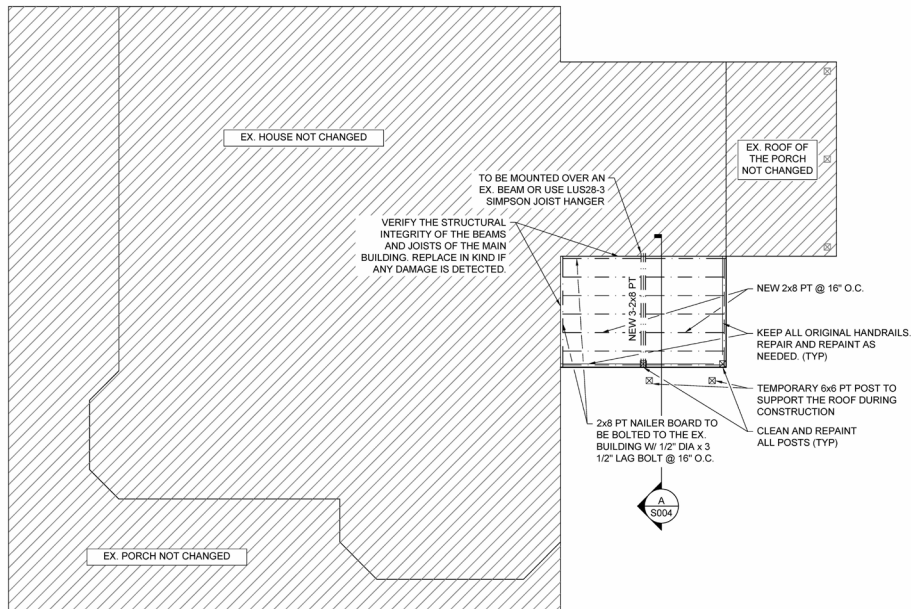
Figure 3: The applicant provided these photos showing the condition of the rear porches.



FIRST FLOOR PLAN

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

Figure 4: The first-floor plan for the porches.



2ND FLOOR PLAN

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

Figure 5: The second-floor plan for the porches.

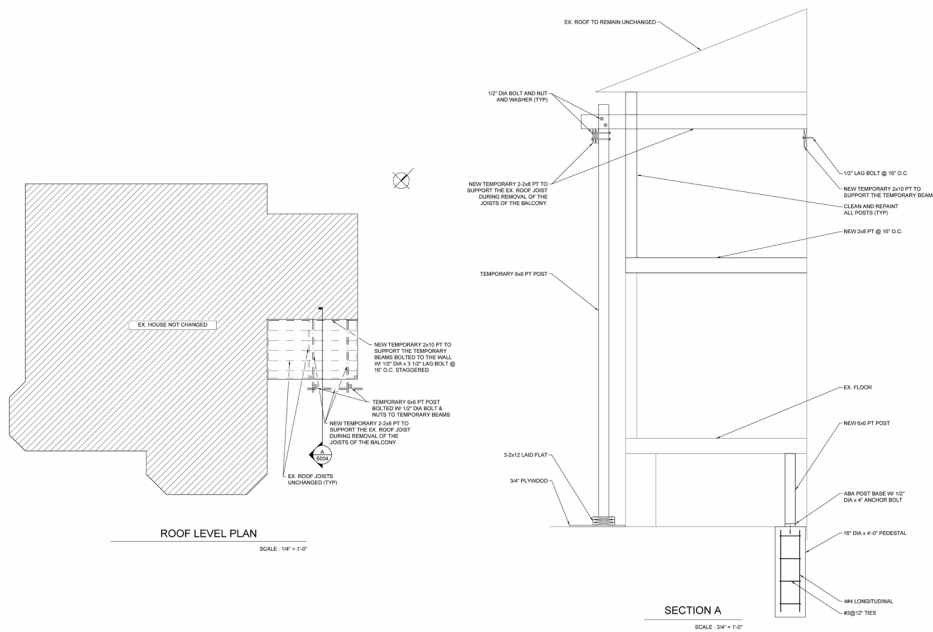


Figure 6: The roof plan and section plan for the porches.

Areaway

Demolish and remove concrete wing-walls and steps, door and door-frame. Fill door opening with CMU, parged above grade. Fill and grade to provide adequate drainage and positive grading to move surface water away from foundation.



Figure 7: The applicant provided these photos showing the areaway on the left-side elevation.



Figure 8: The applicant provided these photos showing the areaway on the left-side elevation.

Shed

The application notes work proposed for the shed; however, the applicant has removed that portion of the proposal from this HAWP application.

APPLICABLE GUIDELINES

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 insure 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
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation 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.” The *Standards* are as follows:

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 proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

Rear porches

Staff supports the proposed structural improvements to the rear porches. In accordance with Chapter 24A-8(b)(1), the proposed alterations will be nearly imperceptible as the seven 6-by-6 posts with footers will be installed under the first-floor porch floor, and the 2-by-8 beams will installed be under the second-floor porch floor. Staff recommends a condition that the beams be painted to match the existing painted structural members. Further, the work is compatible with the character of the historic site, in accordance with Chapter 24A-8(b)(2). The undertaking also meets Chapter 24A-8(b)(4) because it necessary to improve the structural integrity of the porches to ensure the safety of future tenants. In compliance with applicable the *Standards*, the historic character of the property shall be retained and preserved by the work, and the alterations will not destroy materials, features, and spatial relationships that characterize the property.

The applicant also proposes to replace the rotted wood stair treads and risers and wood tongue and groove porch floors, but none of that work is subject to a HAWP because the features will be replaced in kind. The existing first floor joists and beams, stringers, and handrails will be retained.

Areaway

Staff supports removal of the areaway and recommends approval. The applicant will remove the stairs, wing walls, door and frame. The opening will be infilled with CMU and parged to match the existing

building. The opening will be filled with dirt and graded to divert water away from the foundation. Staff recommends a condition that the wood door be stored on-site for potential reuse on the property.

Staff finds its removal will not substantially alter the exterior features of the historic resource in compliance with Chapter 24A-8(b)(1). The low-slung areaway is toward the back of the building on the left side elevation and set back approximately 50 feet from the right of way, so it is not readily visible. In conformance with Chapter 24A-8(b)(2), the proposal is compatible with the character of the historic district. The areaway is not the only access to the basement, and, according to the applicant, the entrance is near the building's main electrical service, and water has been entering the building at that location. In compliance with applicable the *Standards*, the historic character of the property shall be retained and preserved by the work, and the alterations will not destroy materials, features, and spatial relationships that characterize the property.

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with two conditions** the HAWP application with final approval delegated to staff:

1. The beams to be installed under the second-floor porch must be painted to match the existing structural supports.
2. The wood basement access door must be salvaged and stored on site for potential future reuse.

under the Criteria for Issuance in Chapter 24A-8(b)(1) ,(2), (4), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2 and 9*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____
 No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent _____
Date

Adjacent and confronting:

19821 Darnestown Rd, Beallsville, MD 20839

19800 DARNESTOWN RD BEALLSVILLE 20839

19725 DARNESTOWN RD BEALLSVILLE 20839

19801 Beallsville Road, Beallsville 20839

19801 West Hunter Road, Beallsville 20839

19620 Beallsville Road, Beallsville 20839

Upper Mont. Co. Volunteer Fire Dept., P.O. Box 8, Beallsville, MD 20839-0008

Monocacy Cemetery Company, P.O. Box 81, Beallsville, MD 20839-0081

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

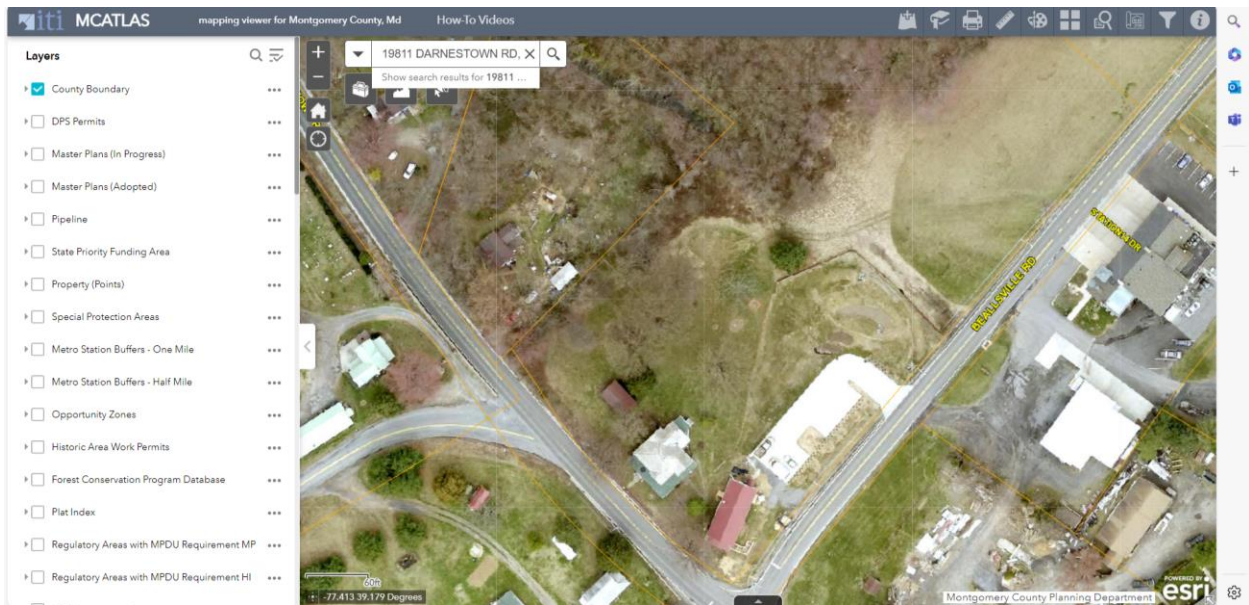
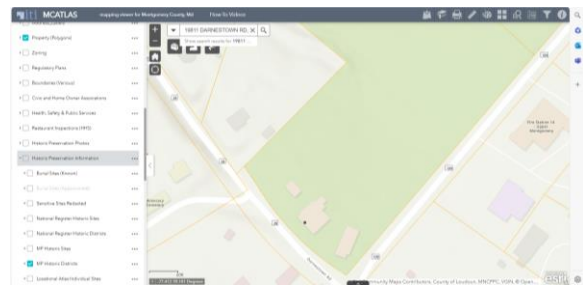
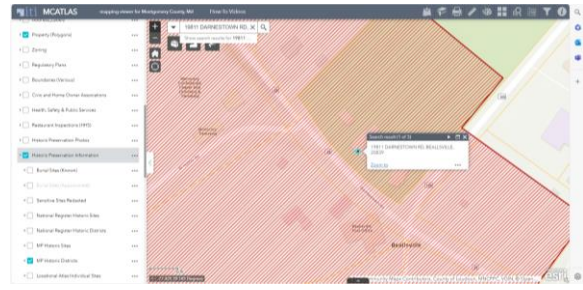
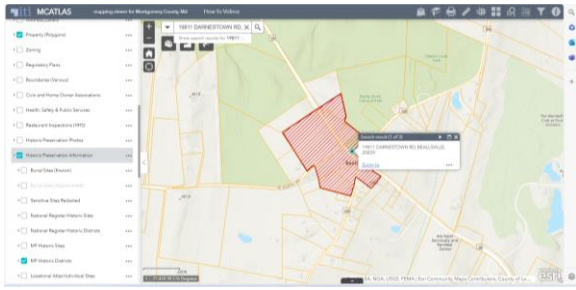
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



The Department of Parks Property Management section, working in partnership with the Cultural Resources section, is in the process of completing a significant rehabilitation of the long-vacant Darby House. Once completed, the house will be added to Property Management’s Park House rental portfolio, and the house will be made available as a residential rental property, returning it to its original use. Previous work has included replacing the roof; repairing the deteriorated and structurally unsound front porch; repairing all windows (removing, making repairs, performing abatement, reglazing/repainting and reinstalling); replacing badly deteriorated siding on the north elevation and upgrading gutters and downspouts to address the underlying issue creating the water damage; exterior painting; and undertaking an interior renovation to upgrade bathrooms, kitchen, living spaces, and replace all plumbing and mechanical equipment, and heavy up electrical service. The immediate proposal includes the final work elements necessary to prepare the house for rental.



Rear (east) and side (south) elevations

The rear porch has become structural unsound. The porch sits on piers without adequate footers and the porch's structural members lack adequate connections to the main mass of the house. Proposed work includes installing footers and 6x6 PT posts to support new lateral joists to support existing joists on first floor porch and new 2x8 beams to support second floor porch. Replace step treads and risers, and porch decking. Existing first floor joists and beams, stringers, and all hand rails to remain.









GENERAL NOTES:

PROJECT NAME: 19811 DARNESTOWN RD BALCONY REPAIR

ADDRESS: 19811 DARNESTOWN RD, BEALLSVILLE, MD 20839

DESCRIPTION: REPAIR OF MOISTURE DAMAGED JOISTS OF BALCONY OF AN EXISTING BUILDING

CODES AND STANDARDS

- 1. ALL DESIGN AND CONSTRUCTION IS BASED ON AND SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES.
 - 2018 IRC - 2018 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
 - ACI - AMERICAN CONCRETE INSTITUTE
 - ACI 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - ACI 530-13 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
 - AF&PA - AMERICAN FOREST & PAPER ASSOCIATION
 - AF&PA-2012
 - SDPW5-2008
 - AISC - AMERICAN INSTITUTE OF STEEL CONSTRUCTION
 - AISC 341-10 SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS
 - AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS
 - APA - APA - ENGINEERED WOOD ASSOCIATION
 - ASCE - AMERICAN SOCIETY OF CIVIL ENGINEERS
 - ASCE/SEI 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
 - AWPA - AMERICAN WOOD PROTECTION ASSOCIATION
 - AWS - AMERICAN WELDING SOCIETY
 - TMS - THE MASONRY SOCIETY
 - TMS 402/602 - SPECIFICATION FOR MASONRY STRUCTURES
 - TP1 - TRUSS PLATE INSTITUTE
 - TP1-1-2014
 - WRI - WIRE REINFORCEMENT INSTITUTE, INC.

- 2. ALL REFERENCED STANDARDS SHALL BE OF THE EFFECTIVE DATE NOTED IN THE CONTROLLING BUILDING CODE
- 3. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL, OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONSTRUCTION DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF THE OWNER, CONTRACTOR, ENGINEER, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE OUTLINED IN THE CONSTRUCTION DOCUMENTS NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORDS CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONSTRUCTION DOCUMENTS.

LOADS

DESIGN LOADS (ALL LOADS ARE SERVICE LOADS UNLESS NOTED):

1. DEAD LOADS	
FLOOR LOAD	13 PSF
JOISTS UNIFORM LOAD	17 PLF

2. LIVE LOADS	
FLOORS	40 PSF

3. SNOW LOADS	
GROUND SNOW LOAD (PG)	30 PSF
EXPOSURE CATEGORY	C
SNOW EXPOSURE FACTOR (CE)	1.0
ROOF THERMAL FACTOR (CT)	1.1
RISK CATEGORY	II
SNOW LOAD IMPORTANCE FACTOR (IS)	1.0
MAX WIND LOAD ON ROOF (PT)	23 PSF
ROOF SLOPE FACTOR (CS)	1.0
SNOWDRIFT	30 PSF
MAX DRIFT LENGTH (W)	6.5 FT
HEIGHT OF SNOWDRIFT (HD)	1.7 FT
EQUIVALENT SNOW DRIFT LOAD	97.3 PLF
DISTANCE OF EQUIVALENT DRIFT TO PARAPET	2.2 FT

4. WIND DESIGN CRITERIA	
ULTIMATE WIND SPEED (3-SECOND GUST)	115 MPH
WIND DIRECTIONAL FACTOR (K _D)	0.85
EXPOSURE CATEGORY	C
TOPOGRAPHIC FACTOR (K _{ZT})	1.16
GUST EFFECT FACTOR (G)	0.85
MIN WIND LOAD ON THE ROOF	-5.6 PSF
MAX WIND LOAD ON ROOF	-28 PSF
INTERNAL PRESSURE	+/- 6.83 PSF
MAX WIND WARD PRESSURE	25.7 PSF
MAX LEE WARD PRESSURE	-9.4 PSF
MAX SIDE WAY PRESSURE	-22.5 PSF

GENERAL CONDITIONS

- 1. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING MUNICIPAL CODES & SPECIFICATIONS FOR THIS PROJECT.
- 2. IF MATERIALS, QUANTITIES, STRENGTHS, OR SIZES INDICATED BY THE DRAWINGS OR SPECIFICATIONS ARE NOT IN AGREEMENT WITH THESE NOTES, THE BETTER QUALITY AND/OR GREATER QUANTITY, STRENGTH, OR SIZE INDICATED, SPECIFIED, OR NOTED SHALL BE PROVIDED.
- 3. THE CONTRACTOR SHALL MAKE NO DEVIATION FROM THE DESIGN DRAWINGS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- 4. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED.
- 5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS, OR TIE-DOWNS MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- 6. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS.
- 7. CONTRACTOR TO SUPPORT, BRACE AND SECURE ALL STRUCTURES AS REQUIRED DURING ERECTION/CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION. THE BUILDING IS NOT FULLY BRACED UNTIL ALL SHEAR WALLS, SHEATHING, FASTENERS, AND OTHER LATERAL BRACING COMPONENTS HAVE BEEN COMPLETELY INSTALLED.
- 8. THESE NOTES APPLY TO ALL STRUCTURAL DRAWINGS. NOTES SHALL APPLY UNLESS OTHERWISE INDICATED BY STRUCTURAL DRAWINGS OR SPECIFICATIONS.
- 9. WHERE A DETAIL, TYPICAL DETAIL, SECTION, TYPICAL SECTION, OR PLAN NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL SIMILAR OR LIKE CONDITIONS UNLESS NOTED OTHERWISE.
- 10. CONSTRUCTION DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND CALCULATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE GENERAL CONTRACTOR.
- 11. CONSTRUCTION DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI, OR OTHER STANDARDS, WHERE A CONFLICT OCCURS WITHIN THE CONSTRUCTION DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
- 12. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY THE ARCHITECT/STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. FOR DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS, SEE ARCHITECTURAL DRAWINGS.
- 13. DO NOT SCALE FOR DIMENSIONS NOT SHOWN ON DRAWINGS. SEND WRITTEN RFI

(REQUEST FOR INFORMATION) TO THE ARCHITECT/ENGINEER FOR DIMENSIONS NOT PROVIDED.

- 14. NO PROVISIONS HAVE BEEN MADE IN THE DESIGN FOR THE SUPPORT OF A CONCENTRATED LOAD FROM PLUMBING, MECHANICAL OR HVAC EXCEPT AS SHOWN ON THE DRAWINGS.
- 15. THE GENERAL CONTRACTOR SHALL COORDINATE ALL SIZES AND LOCATIONS OF FLOOR, ROOF, AND WALL PENETRATIONS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. ALL PENETRATIONS NOT SHOWN ON STRUCTURAL DRAWINGS MUST BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD UNLESS NOTED OTHERWISE.
- 16. THE GENERAL CONTRACTOR SHALL VERIFY THAT MISCELLANEOUS FRAMING SHOWN ON THE STRUCTURAL DRAWINGS FOR MECHANICAL EQUIPMENT, OWNER-FURNISHED ITEMS, PARTITIONS, ETC. IS CONSISTENT WITH THE REQUIREMENTS OF SUCH ITEMS.
- 17. ELEVATIONS SHOWN ARE TO THE TOP OF FOUNDATIONS, SLABS, OR STEEL BEAMS UNLESS NOTED OTHERWISE.
- 18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES TO COMPLY WITH THE CONSTRUCTION DOCUMENTS.
- 19. THE GENERAL CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE OSHA REGULATIONS.
- 20. THE STRUCTURAL ENGINEER OF RECORD HAS DELEGATED THE DESIGN OF GLAZING SYSTEMS, COLD-FORMED METAL FRAMING, RAILING, SKYLIGHTS, STAIRS, OR OTHER SYSTEMS NOT SHOWN IN THE STRUCTURAL DRAWINGS. SUCH SYSTEMS SHALL BE DESIGNED, FURNISHED, AND INSTALLED AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
- 21. ALL TESTING SHALL BE PAID FOR BY THE OWNER (CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE THAT COST OF TESTING IS ACCURATE AND PRESENTED TO OWNER WITH CONSTRUCTION COSTS).

FOUNDATIONS

- 1. RESIDENTIAL BUILDING FOUNDATION DESIGNS ARE BASED ON AN ALLOWABLE BEARING PRESSURE OF 1,500 PSF.
- 2. BOTTOM OF SPREAD FOOTINGS SHALL BEAR ON FIRM NATURAL SOILS, NEW CONTROLLED COMPACTED ENGINEERED FILL PLACED OVER NATURAL SOILS AND/OR A COMBINATIONS THEREOF.
- 3. ENGINEERED FILL SHALL BE COMPRISED OF MATERIALS SPECIFIED IN THE GEOTECHNICAL REPORT AND/OR IN THE ABSENCE OF THE GEOTECHNICAL REPORT TO BE APPROVED BY A GEOTECHNICAL ENGINEER.
- 4. EXCAVATIONS AND PREPARATIONS OF FOUNDATIONS SHALL STRICTLY FOLLOW THE FOUNDATION AND UNDERPINNING DRAWINGS.
- 5. IF A GEOTECHNICAL REPORT IS PROVIDED, ALL REQUIREMENTS FOR SITE PREPARATION AND EXCAVATION SHALL BE STRICTLY FOLLOWED; EXCAVATE THE BUILDING SITE TO THE DEPTH AND EXTENT INDICATED IN THE SOILS REPORT. ALL SUBGRADES SHALL BE APPROVED IN WRITING BY THE SOILS ENGINEER BEFORE BACKFILLING. PROVIDE FILL MATERIAL AND/OR SOIL COMPACTION AS SPECIFIED IN THE GEOTECHNICAL REPORT.
- 6. NOTIFY ARCHITECT AND ENGINEER IF SOIL AND/OR FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR.
- 7. EARTHWORK SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED SOIL TESTING COMPANY TO ASSURE COMPLIANCE WITH THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
- 8. BOTTOM OF ALL FOOTINGS MUST BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE PLACING ANY CONCRETE. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN THE SPECIFIED BEARING PRESSURE.
- 9. ALL FOOTINGS SHALL BE CENTERED UNDER THE COLUMN OR WALLS ABOVE UNLESS NOTED OTHERWISE.
- 10. FOOTING ELEVATIONS SHOWN ON DRAWINGS REFER TO THE TOP OF FOOTING AND ARE APPROXIMATE. THEY MAY BE REQUIRED TO BE ADJUSTED PER ACTUAL FIELD CONDITIONS, (I.E. EXCAVATE DEEPER TO REACH REQUIRED BEARING CAPACITY).
- 11. FOOTINGS CAN BE POURED THICKER IF NECESSARY, TO MAINTAIN TOP OF FOOTING ELEVATIONS AND/OR BLOCK COURSING.
- 12. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW THE ADJACENT EXTERIOR FINISH GRADE.
- 13. STRUCTURAL ENGINEERED FILL UNDER SLAB ON GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM MODIFIED DENSITY BY A.S.T.M. D-1557-72 AND OTHER RELATED A.S.T.M. SECTIONS.
- 14. DO NOT BACKFILL UNTIL WALLS HAVE BEEN CURED. BACKFILL AGAINST A WALL SHALL BE PLACED EVENLY ON BOTH SIDES OF THE WALL UNLESS THE WALL IS FULLY BRACED BY THE CONTRACTOR FOR LATERAL PRESSURE. SUCH BRACING INCLUDING ITS DESIGN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL AFTER THE FLOOR SLAB OR OTHER STRUCTURAL ELEMENT BRACING THE WALL HAS BEEN CONSTRUCTED TO THE SATISFACTION OF THE ARCHITECT.

CAST-IN-PLACE CONCRETE

- 1. ALL CONCRETE SHALL BE READY-MIX, AND HAVE A MINIMUM OF 500 LBS. OF CEMENT PER CUBIC YARD AND HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:
 - a) RESIDENTIAL CONCRETE FOR SLABS ON GRADE, RETAINING WALLS, AND RETAINING WALL FOOTINGS - 3,500 PSI.
 - b) TYPICAL FOOTINGS AND FOUNDATION WALLS - 3,000 PSI
 - c) GARAGE SLABS ON GRADE - A.E. 4,500 PSI
 - d) FOUNDATION WALLS - 5,000 PSI
 - e) COLUMNS - 5,000 PSI
- 2. ALL CONCRETE SHALL HAVE A SLUMP OF 4" PLUS OR MINUS 1".
- 3. CONCRETE EXPOSED TO FREEZE-THAW SHALL HAVE 4 TO 8% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.50.
- 4. CONCRETE NOT EXPOSED TO FREEZE-THAW SHALL HAVE 2 TO 4% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.58.
- 5. CONCRETE MIX DESIGN SHALL BE IN ACCORDANCE WITH THE REFERRED EDITION OF ACI 301 CHAPTER 3, METHOD 1 OR METHOD 2.
- 6. SUBMIT BACKUP DATA AS REQUIRED BY CHAPTER 5 SECTION 5.3. OF THE REFERRED EDITION OF ACI 318.
- 7. SLAB ON GRADE SHALL BE 4" MINIMUM WITH 6x6 - W1.4 x W1.4 W.W.F. EXCEPT AS NOTED ON THE DRAWINGS, PLACED ON 10 MIL ASTM E 1745, CLASS B VAPOR RETARDER (MINIMUM), OVER MINIMUM 6" APPROVED GRANULAR SUBBASE PER SOIL REPORT (IF PROVIDED).
- 8. GARAGE SLAB ON GRADE SHALL BE 6" MINIMUM WITH 6x6 - W2.1 x W2.1 W.W.F. OVER 6" APPROVED GRANULAR SUBBASE PER SOIL REPORT (IF PROVIDED).
- 9. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
- 10. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED AT LEAST 8" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 8".
- 11. POURING OF CONCRETE SHALL NOT START UNTIL THE REINFORCING HAS BEEN PLACED AND APPROVED BY THE OWNER'S INSPECTING AGENCY.
- 12. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE; REFERRED EDITION OF ACI 318, AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," ACI 301.
- 13. ALL REINFORCING DETAILS SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES; ACI 315 (REFERRED TO IN CODES AND REFERENCES) UNLESS DETAILED OTHERWISE ON THE STRUCTURAL DRAWINGS.
- 14. CONTRACTOR SHALL REVIEW ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SIZE AND LOCATION OF OPENINGS, EMBEDDED ITEMS, SLEEVES, SLAB DEPRESSIONS, SLOPES, ETC. REQUIRED BY OTHER TRADES. THESE ITEMS SHALL BE FURNISHED AND SET BEFORE THE PLACEMENT OF CONCRETE.
- 15. CONTRACTOR SHALL VERIFY LOCATIONS AND SIZES OF ALL OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS, ETC. AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED. EMBEDDED ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE SUPPLIER'S DIRECTIONS.
- 16. CONTRACTOR SHALL PROVIDE SPACERS, CHAIRS, AND BOLSTERS, NECESSARY TO SUPPORT REINFORCING STEEL. SUPPORT ITEMS THAT BEAR ON EXPOSED CONCRETE SURFACES SHALL HAVE ENDS THAT ARE PLASTIC TIPPED OR STAINLESS STEEL.
- 17. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
 - a) 3" - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED EARTH.
 - b) 2" - CONCRETE EXPOSED TO EARTH OR WEATHER THROUGH #18 BARS.
 - c) 1 1/2" - CONCRETE EXPOSED TO EARTH OR WEATHER, #5 BAR SMALLER.
 - d) 1 1/2" - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH FOR THE PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS IN BEAMS AND COLUMNS
 - e) 3/4" - CONCRETE NOT EXPOSED TO WEATHER NOR IN CONTACT WITH EARTH FOR SLABS AND WALLS, #11 BAR AND SMALLER.
- 18. HORIZONTAL WALL AND FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH 2'-6" LAP SHALL BE PROVIDED.
- 19. HORIZONTAL KEYWAYS IN CONSTRUCTION JOINTS SHALL BE PROVIDED IN WALL

- FOOTINGS WITH A DEPTH OF 1'-1/2" AND A HEIGHT EQUAL TO 1/3 OF THE FOOTING DEPTH. REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 20. CONTRACTOR SHALL KEEP A COPY OF THE "FIELD REFERENCE MANUAL" (ACI PUBLICATION SP-15, REFERRED EDITION) AT THE PROJECT FIELD OFFICE.
- 21. LAP SPLICES, DEVELOPMENT LENGTHS, AND DETAILS FOR REINFORCING BARS SHALL BE IN ACCORDANCE WITH THOSE LISTED IN THE AMERICAN CONCRETE INSTITUTE SPECIFICATIONS. MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE 48 BAR DIAMETERS TYPICAL, EXCEPT WHERE OTHERWISE NOTED ON THE DRAWINGS. FOR STAIR AND ELEVATOR TOWER SHEAR WALLS, LAP ALL VERTICAL BARS 60 BAR DIAMETERS.
- 22. TESTING LABORATORY SHALL SUBMIT ONE COPY OF ALL CONCRETE TEST REPORTS DIRECTLY TO THE ENGINEER.

MASONRY CONSTRUCTION

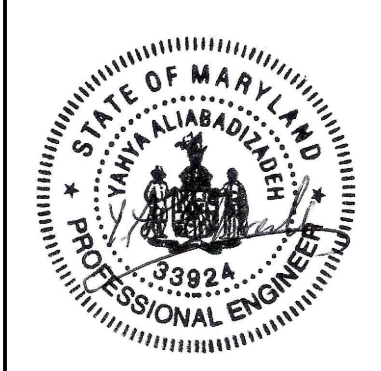
- 1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI (f_m = 1500 PSI).
- 2. ALL MASONRY UNITS SHALL BE SOLID OR GROUTED SOLID BELOW GRADE, UNLESS NOTED OTHERWISE. ALL MASONRY UNITS FOR ELEVATOR AND STAIR SHAFTS SHALL BE A MINIMUM 75% SOLID BLOCK UNLESS REINFORCED AND GROUTED SOLID.
- 3. ALL MORTAR SHALL BE ASTM C270 TYPE S WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS, VERIFIED FROM FIELD-OBTAINED TEST CYLINDERS. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR.
- 4. COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI, VERIFIED FROM FIELD-OBTAINED TEST CYLINDERS.
- 5. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530 REFERRED EDITION, AND "SPECIFICATIONS FOR MASONRY STRUCTURES," TMS 402/602, REFERRED EDITION, AND INSPECTED BY A QUALIFIED ENGINEER.
- 6. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH CELLS FILLED WITH COARSE GROUT. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND A MAXIMUM SPACING OF 8'-0". REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED. SEE TYPICAL GROUTING DETAILS FOR ADDITIONAL INFORMATION.
- 7. VERTICAL REINFORCING STEEL SHALL BE LAPPED AT A MINIMUM OF 48 BAR DIAMETERS.
- 8. HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE A MINIMUM 9 GAGE HOT-DIPPED GALVANIZED TRUSS TYPE, "DUR-O-WAL" OR EQUAL AT 16" ON CENTER UNLESS SHOWN OTHERWISE ON THE DRAWINGS. PROVIDE LADDER-TYPE REINFORCING IN ALL WALLS TO RECEIVE VERTICAL REINFORCING. USE SHOP FABRICATED "L" AND "T" PIECES AT ALL CORNERS AND TEES.
- 9. SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 8" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 8" LAP.
- 10. PROVIDE A MINIMUM OF 3 COURSES HIGH BY 2 COURSES WIDE GROUTED SOLID MASONRY AT BEAM/HEADER BEARING POINTS.
- 11. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICALS. DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCEMENT.
- 12. PROVIDE REINFORCED CONCRETE MASONRY LINTELS OVER ALL DOOR AND WINDOW OPENINGS IN MASONRY WALLS. AS CALLED OUT ON PLAN AND PER MASONRY LINTEL SCHEDULE. PROVIDE PRECAST CONCRETE LINTELS OVER ALL SMALLER MISCELLANEOUS OPENINGS (24" WIDE OR LESS) UNLESS NOTED OTHERWISE ON DRAWINGS.
- 13. PROVIDE A KNOCK-OUT BLOCK OR U-BLOCK REINFORCED WITH #5 CONTINUOUS AT THE SILL OF ALL WINDOW OPENINGS. EXTEND 16" BEYOND EACH SIDE OF THE OPENING TYPICALLY.
- 14. PROVIDE CONTINUOUS BOND BEAMS WITH #5 BAR AND ALL BLOCK GROUTED SOLID FOR FULL DEPTH OF ADJACENT FLOOR & ROOF LEDGERS. RUN ANY VERTICAL REINFORCING THRU THESE HORIZONTAL GROUTED SECTIONS OF THE WALL. SEE SECTIONS AND DETAILS ON THE DRAWINGS FOR ADDITIONAL INFORMATION AND LOCATIONS.

WOOD CONSTRUCTION

- 1. WOOD CONSTRUCTION SHALL CONFORM TO THE AFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" REFERRED EDITION, NATIONAL LUMBER MANUFACTURERS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", AMERICAN PLYWOOD ASSOCIATION "PLYWOOD DESIGN SPECIFICATION", NATIONAL LUMBER MANUFACTURERS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" AND AMERICAN WOOD-PRESERVERS ASSOCIATION STANDARDS.
- 2. ALL STRUCTURAL FRAMING MEMBERS SHALL BE HEM-FIR, GRADE 2, STRESS GRADE LUMBER, OR APPROVED EQUAL UNLESS NOTED OTHERWISE. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:
 - a) Fb = 850 PSI
 - b) Fv = 150 PSI
 - c) E = 1,300,000 PSI ALL
- 3. STRUCTURAL TIMBER TO BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S "CONSTRUCTION MANUAL".
- 4. ALL STUDS SHALL BE S-P-F, STUD GRADE UNLESS NOTED OTHERWISE. ALL STUDS OVER 10'-0" LONG SHALL BE S-P-F, GRADE 2.
- 5. PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS, POSTS, AND/OR COLUMNS. CARRY ALL POSTS AND COLUMNS DOWN TO THE FOUNDATION OR BEAM. BLOCKING SHALL BE THE SAME SIZE AS THE POST ABOVE.
- 6. ALL NAILS SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE. THE FOLLOWING SIZE NAILS MUST BE USED, WHEN SPECIFIED:
 - a) 16d COMMON NAILS = 0.162 DIA. x 3 1/2" LONG
 - b) 16d SINKER NAILS = 0.148 DIA. x 3 1/4" LONG
 - c) 10d COMMON NAILS = 0.148 DIA. x 3" LONG
 - d) 8d COMMON NAILS = 0.131 DIA. x 2 1/2" LONG
- 7. WOOD HEADERS OVER OPENINGS IN NON-BEARING WALLS SHALL BE:
 - a) DOUBLE 2x4 HEADERS FOR UP TO 4'-0"
 - b) DOUBLE 2x4 HEADERS FROM OVER 4'-0" UP TO 6'-0"
 - c) DOUBLE 2x8 HEADERS FROM OVER 6'-0" UP TO 10'-0"
 - d) NOT LESS THAN DOUBLE 2x10 HEADERS FROM OVER 10'-0" UP TO 12'-0", UNLESS NOTED OTHERWISE.
- 8. CONTRACTOR HAS THE OPTION TO SUBMIT TRUSSED HEADERS.
- 9. UNLESS OTHERWISE DETAILED FLOOR OR ROOF TRUSS CONNECTIONS TO SUPPORTING BEAMS (FLUSH CONNECTIONS) SHALL BE FACE MOUNT HANGERS AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY OR APPROVED EQUAL. THE TYPE HANGER USED SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF THE MEMBER-SUPPORTED, UNLESS OTHERWISE NOTED.
- 10. LVL MEMBERS SHALL BE MANUFACTURED BY LOUISIANA-PACIFIC CORP. OR TRUS JOIST (LVL - LAMINATED VENEER LUMBER, LP SOLIDSTART OR MICROLAM). BEAM MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
 - a) Fb = 2,600 PSI
 - b) Fv = 285 PSI
 - c) E = 1,980,000 PSI (1.8E)
- 11. PSL MEMBERS SHALL BE MANUFACTURED BY TRUSS JOIST (PSL - PARALLEL STRAND LUMBER OR PARALLAM) AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
 - a) Fb = 2,900 PSI
 - b) Fv = 290 PSI
 - c) E = 2,000,000 PSI (2.0E)
- 12. PSL COLUMN CONNECTIONS SHALL BE MANUFACTURED BY TRUSS JOIST (PSL - PARALLEL STRAND LUMBER OR PARALLAM) AND SHALL HAVE THE FOLLOWING PROPERTIES:
 - a) Fb = 2,400 PSI
 - b) Fc para = 2,500 PSI
 - c) E = 1,800,000 PSI (1.8E)
- 13. LSL MEMBERS SHALL BE MANUFACTURED BY LOUISIANA-PACIFIC CORP. OR TRUS JOIST (LSL - LAMINATED STRAND LUMBER, LP SOLIDSTART, OR TIMBERSTRAND).
- 14. BEAM MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
 - a) Fb = 2,325 PSI
 - b) Fv = 310 PSI
 - c) Fc para = 800 PSI
 - d) E = 1,550,000 PSI (1.55E)
- 15. COLUMN MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
 - a) Fb = 1,700 PSI
 - b) Fc para = 1,400 PSI
 - c) E = 1,300,000 PSI (1.3E)
- 16. ALL TIMBER CONNECTIONS SHALL BE MADE USING PREFABRICATED CONNECTORS. TOE-NAILING IS NOT PERMITTED UNLESS SHOWN ON THE DRAWINGS. SUBMIT MANUFACTURER'S DATA FOR REVIEW. FASTENERS SHALL BE AS MANUFACTURED BY

- SIMPSON OR APPROVED EQUAL. ALL FASTENERS THAT ARE EXPOSED TO THE WEATHER AND/OR ARE IN CONTACT WITH ANY PRESSURE-TREATED LUMBER SHALL BE ZMAX (G185) GALVANIZED MINIMUM.
- 17. ALL CONNECTIONS TO PRESERVATIVE-TREATED WOOD MUST BE MADE USING ONLY GALVANIZED CONNECTORS AND FASTENERS. GALVANIZED CONNECTORS MUST BE MINIMUM OF (CLASS G-185) 1.85 oz. OF ZINC PER SQUARE FOOT OF SURFACE AREA (HOT-DIP GALVANIZED PER ASTM A653, ALL SURFACES/SIDES) AND HAVE A BARRIER MEMBRANE BETWEEN THE TREATED WOOD AND CONNECTOR. GALVANIZED FASTENERS MUST BE HOT-DIP GALVANIZED PER ASTM A153. ANY HEAVY-DUTY CONNECTORS THAT ARE 14 GAUGE OR THICKER REQUIRES A MINIMUM ZINC COATING WEIGHT OF 2.0 oz. PER SQUARE FOOT (PER ASTM 123, ALL SURFACES/SIDES) WHERE BARRIERS ARE REQUIRED, PROVIDE GRACE VYCOR DECK PROTECTOR OR EQUAL. BARRIERS ARE TYPICALLY REQUIRED AT EXTERIOR (OUTDOOR) CONDITIONS (I.E. DECKS, ETC.) AND/OR WHERE GALVANIZED CONNECTORS ARE ATTACHED TO ANY TREATED LUMBER INDOORS, OTHER THAN SBX/DOT OR ZINC BORATE TREATED LUMBER.
- 18. SHEATHING FOR ROOFS SHALL BE 5/8" THICK 24/16 SPAN RATING, APA PLYWOOD OR O.S.B. SHEATHING, EXTERIOR GRADE EXPOSURE 1, AND F.R.T. WHERE NOTED ON ARCHITECTURAL DRAWINGS. SHEATHING FOR WALLS SHALL BE MIN. 7/16" THICK 24/16 SPAN RATING, APA O.S.B. SHEATHING, EXTERIOR GRADE EXPOSURE 1 AND WHERE NOTED ON ARCH. DWGS, SHEATHING FOR FLOORS SHALL BE 3/4" THICK, 24" SPAN RATING, APA STURD-I-FLOOR, EXPOSURE 1.
- 19. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. ALL EDGES IN FLOOR AND ROOF SHEATHING SHALL BE TONGUE & FLOOR AND ROOF SHEATHING SHALL BE GLUED AND ADHESIVE CONFORMING TO APA SPECIFICATION AFG-01 OR ASTM D3498 SHALL BE USED. FOR THE 2ND & 3RD FLOORS IN THE AMENITY AREA, SHEET EDGES IN THE FLOOR SHEATHING SHALL HAVE LUMBER BLOCKING AS RECOMMENDED BY APA TO PROVIDE A RIGID FLOOR DIAPHRAGM FOR TRANSFERRING LATERAL LOADS. NAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR/ROOF DIAPHRAGMS.
- 20. PROVIDE PRESSURE-TREATED LUMBER WHERE LUMBER IS IN CONTACT WITH CONCRETE OR OUTSIDE OF THE BUILDING.

Professional Certification
I certify that these documents were prepared or approved by me, and that I am a duly licensed engineer under the laws of the State of Maryland. License number 33924 Expiration date 01/25/2025



REV.	DESCRIPTION	DATE

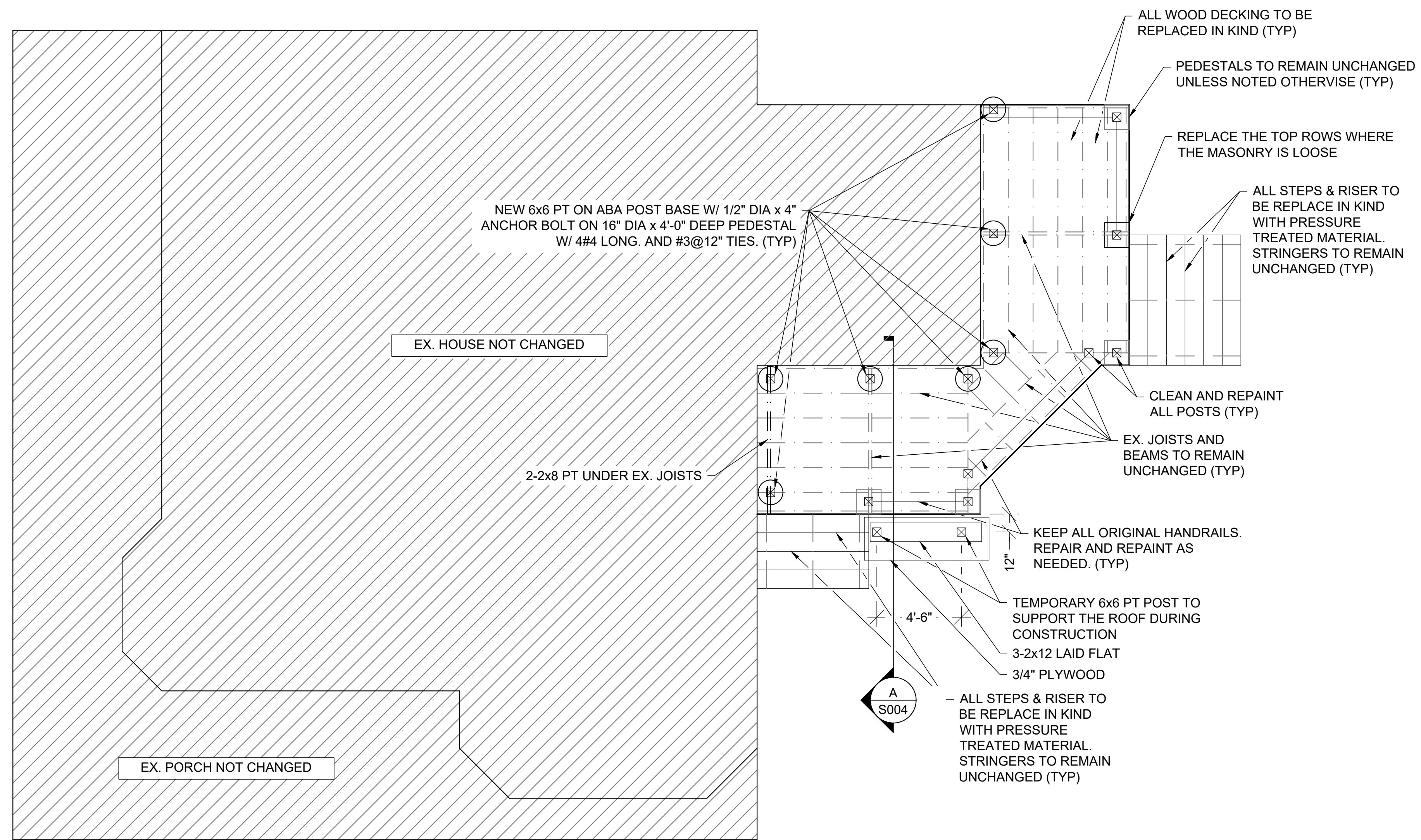
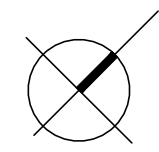
A & A STRUCTURES LLC
 22 HOLLY LEAF CT, BETHESDA MD 20817
 TEL: 240-676-5899, EMAIL: "AASTRUCTURE@GMAIL.COM"
 DATE: 03/20/2024
 SCALE: N/A
 DESIGNED BY: Y.A.
 DRAWN BY: L.A.
 CHECKED BY: B.A.
 APPROVED BY: Y.A.

PROJECT : 19811 DARNESTOWN RD BALCONY REPAIR

LOCATION : 19811 DARNESTOWN RD, BEALLSVILLE, MD 20839

TITLE : GENERAL STRUCTURAL NOTES

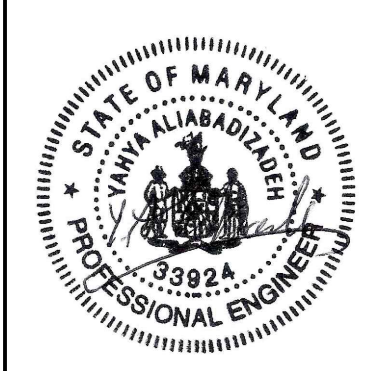
SHEET NO. : S001



FIRST FLOOR PLAN

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

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REV.	DESCRIPTION	DATE

A & A STRUCTURES LLC
22 HOLLY LEAF CT. BETHESDA MD 20817
TEL: 240-676-5399 | EMAIL: A&ASTRUCTURE@GMAIL.COM

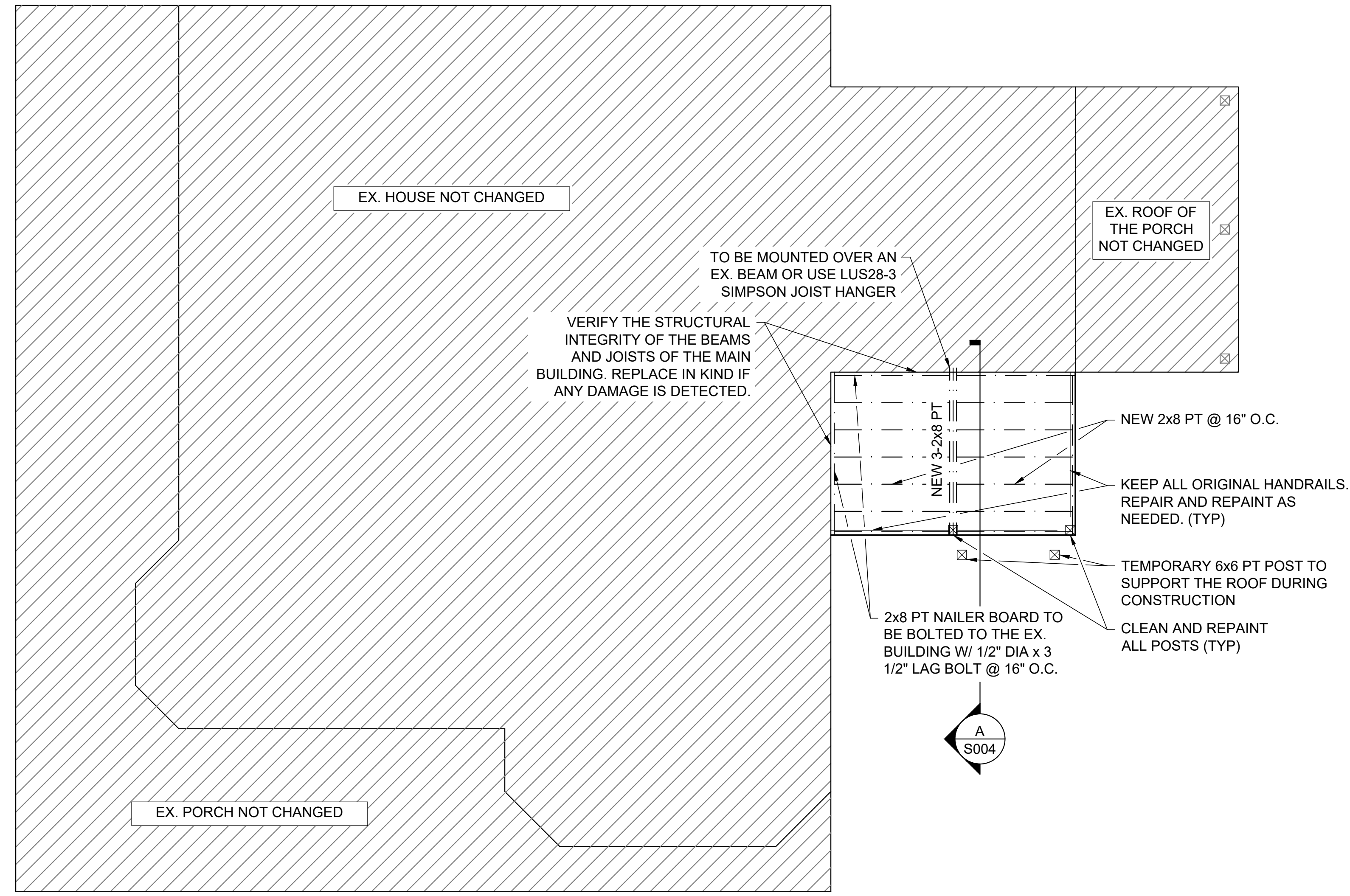
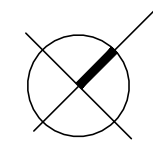
DESIGNED BY: Y.A. DATE: 03/20/2024 SCALE: 1/4" = 1'-0"
DRAWN BY: L.A. CHECKED BY: B.A. DRAWING FILE:
APPROVED BY: Y.A.

PROJECT : **19811 DARNESTOWN RD BALCONY REPAIR**

LOCATION : **19811 DARNESTOWN RD, BEALLSVILLE, MD 20839**

TITLE : **FIRST FLOOR PLAN**

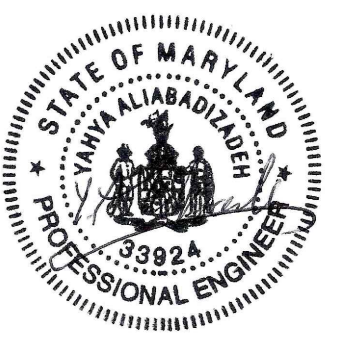
SHEET NO. : **S002**



2ND FLOOR PLAN

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

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REV.	DESCRIPTION	DATE

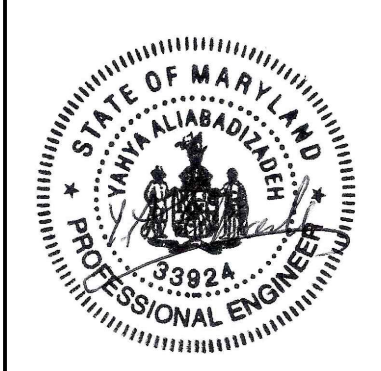
A & A STRUCTURES LLC
22 HOLLY LEAF CT, BETHESDA MD 20817
TEL: 240-676-5399 ; EMAIL: AASTRUCTURE@GMAIL.COM
DESIGNED BY: Y.A. DATE: 03/20/2024
DRAWN BY: L.A. SCALE: 1/4" = 1'-0"
CHECKED BY: B.A. DRAWING FILE:
APPROVED BY: Y.A.

PROJECT : **19811 DARNESTOWN RD BALCONY REPAIR**
LOCATION : **19811 DARNESTOWN RD, BEALLSVILLE, MD 20839**

TITLE : **SECOND FLOOR PLAN**

SHEET NO. : **S003**

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REV.	DESCRIPTION	DATE

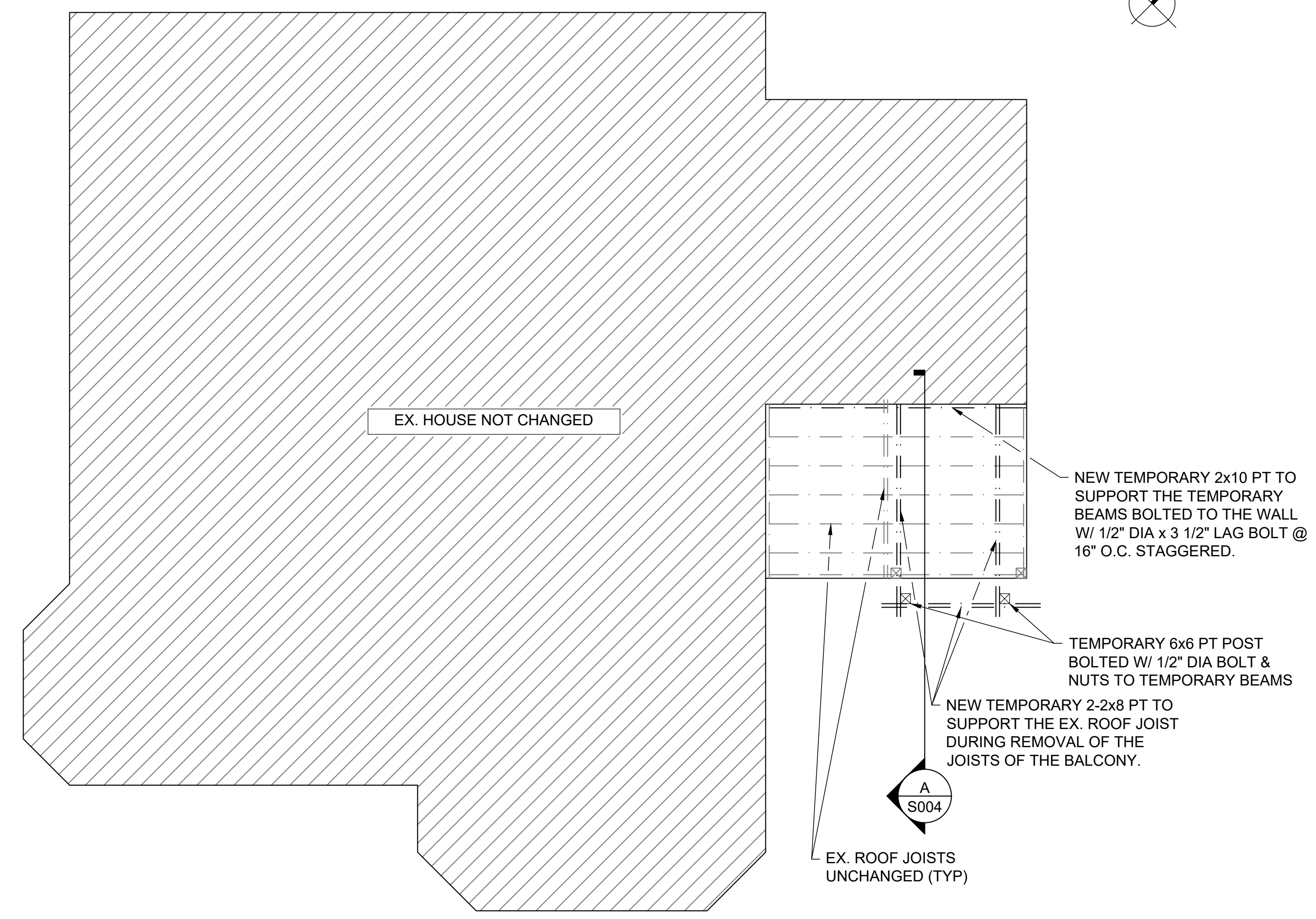
A & A STRUCTURES LLC
22 HOLLY LEAF CT. BETHESDA MD 20817
TEL: 240-676-5393, EMAIL: A&ASTRUCTURE@GMAIL.COM
DESIGNED BY: Y.A. DATE: 03/20/2024
DRAWN BY: L.A. SCALE: 1/4" = 1'-0"
CHECKED BY: B.A. DRAWING FILE:
APPROVED BY: Y.A.

PROJECT : 19811 DARNESTOWN RD BALCONY REPAIR
LOCATION : 19811 DARNESTOWN RD, BEALLSVILLE, MD 20839

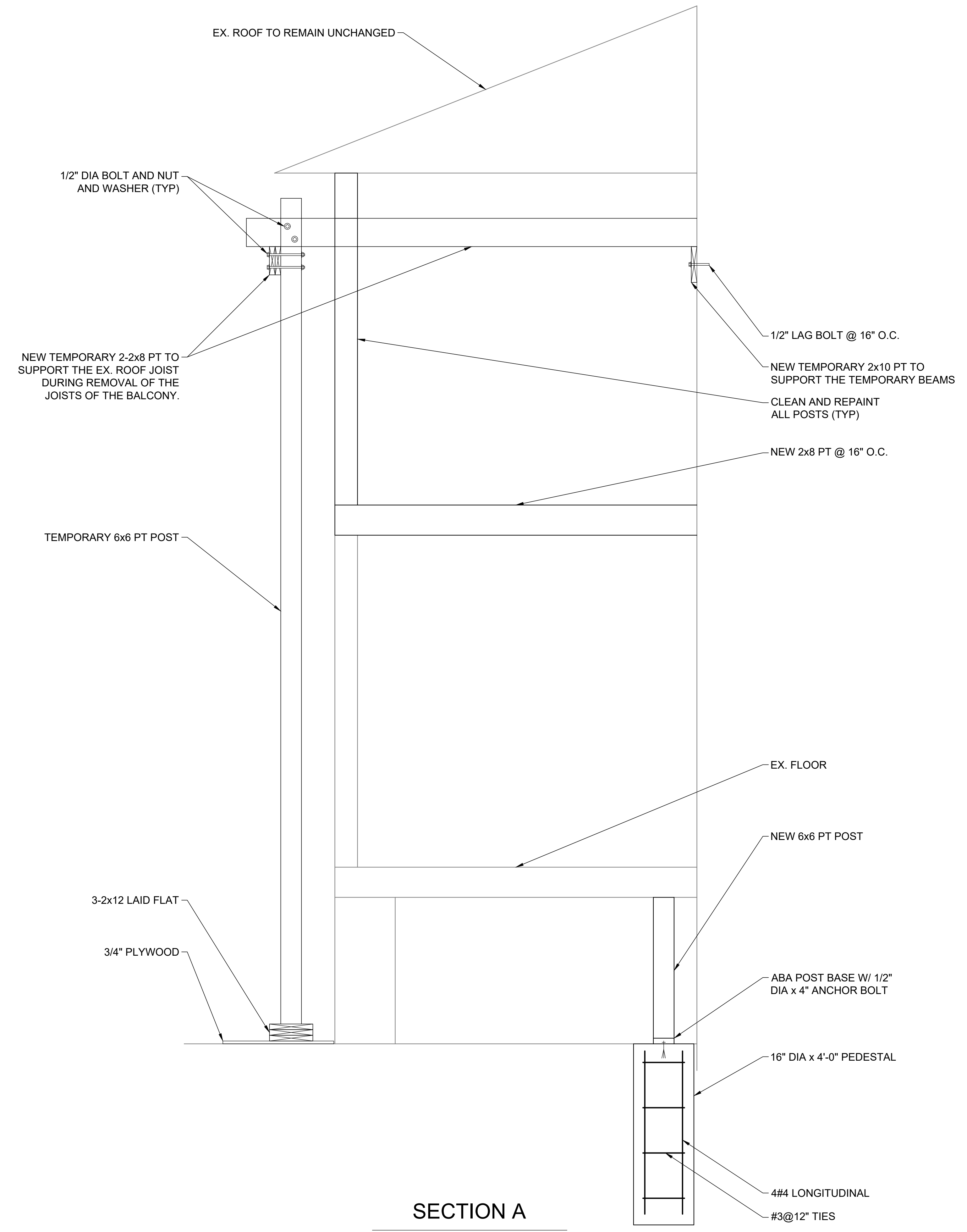
TITLE : ROOF PLAN AND SECTION

SHEET NO. :

S004



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



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

Areaway and basement steps

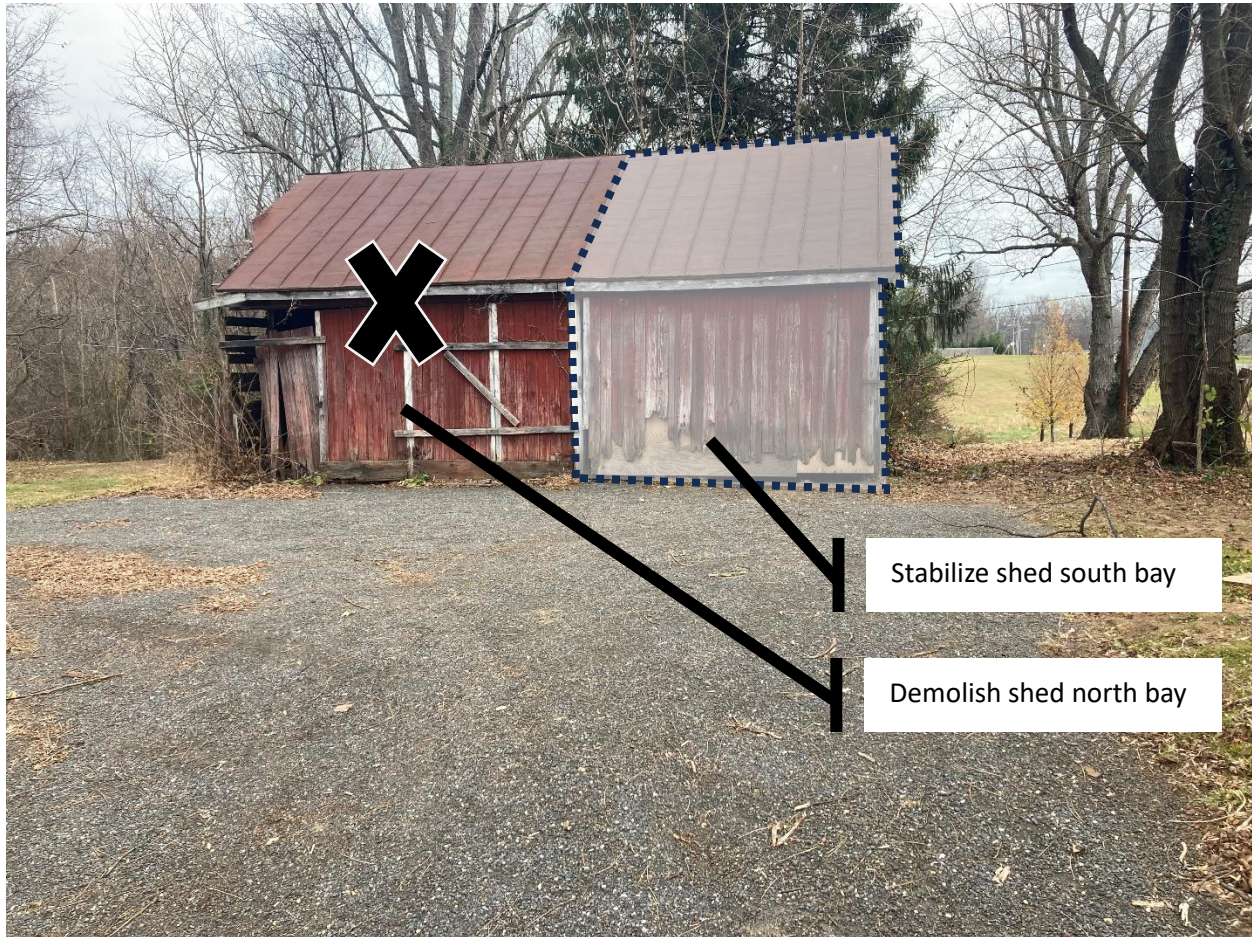
Propose removal of deteriorated steps, wing walls, door and door trim. Infill door opening with CMU and parge. Regrade to achieve adequate drainage and positive grade to divert surface water and address water infiltration issues.





Note: temporary plywood sheet recently set in place to deflect rain in an attempt to mitigate on-going water infiltration issues.

Shed/Garage alterations:



This utilitarian shed/garage (construction date unknown) is of frame construction with corner posts and intermediate studs sitting on a sill plate. The shed appears to have been constructed in two phases: an interior partition that now separates the south and north bay was originally the exterior, north (side) wall of the south bay. This partition wall has exposed studs facing the interior of the south bay and lap siding on the side facing the (now interior) of the north bay. Further evidence that the two bays were constructed in two phases is that the south bay has a rudimentary, poured-in-place concrete “foundation” (really more of a curb than a proper foundation on footers) spanning the south (gable end) and east (rear) elevations, as well as the (now) partition wall, while the north bay’s walls are supported by a wooden sill plate set on ground (rather than on concrete), with very rudimentary, undersized concrete footers supporting the corner posts.

The south bay’s concrete foundation is largely in-tact, but has crumbled, cracked, or deteriorated in places. The sill, corner posts, and studs also have suffered from exposure to moisture. While these elements can (mostly) be retained, some limited replacement and/or reinforcement will be necessary.

The north bay is severely structurally compromised. The sill plate, set on ground, has rotted, as have corner posts and stud bottoms, as well as siding, facia, and other elements. The bay doors have been secured shut, but they would be inoperable because of deterioration to most components. The man-door providing access to this bay has also deteriorated and is inoperable (and open to the weather). A

window ventilating the gable end is missing, so the building is open to the weather and a vulture was present inside the bay during the most recent site visit.

The front (west) elevation is clad in butted vertical boards. There is a largely rotted barn door that provides access to the south bay (plywood has been installed on the interior face of the door in an attempt to seal the building where the door's boards have rotted away); in the north bay there is a deteriorated plank, man-door and a set of double leaf barn doors. The hinge connection points to the door jambs have mostly failed and these doors do not function.

The side (north and south) and rear elevations are clad in lap siding similar to that on the north side of the (now) partition wall. The roof is 5-V metal panels.

We propose to demolish the deteriorated north bay and salvage the south bay for storage use by the tenant of the house. We intend to retain the roof and add an endcap at the north end to finish the roof once the north bay is demolished. We propose salvage siding where possible to replace deteriorated siding in the south bay. We intend to add a two leaf out-swinging barn doors (similar to the doors in the north bay) to provide access to the south bay. Foundation, sills, studs, and corner posts to be repaired, replaced, or sistered as needed.



Install two, out-swinging barn doors in the south bay (north bay proposed for demolition). Salvage roof and install end cap at north elevation edge.



North elevation, showing deteriorated siding and barn doors and missing window in gable end.

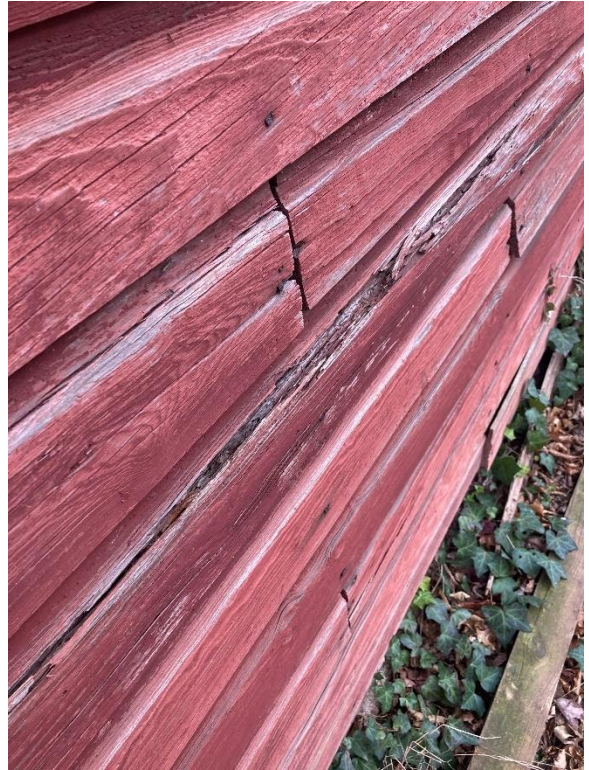


Detail of deteriorated siding.



Detail of substandard, footer, rotted on-ground sill plate, and siding and corner post.

Withdrawn from application



Details of deteriorated condition of shed.



North and east elevations



South (side) and east (rear) elevations



East (rear) elevation with north bay in foreground; south bay at rear.



West (front) and south (side) elevations.



View of partition wall separating south and north bays, view from south bay looking north. Note studs on interior of south bay and cladding on side facing the north bay, and the concrete foundation (similar to rear (west) and side (south) walls in this bay, but not present in the north bay).





Interior views of south bay. Note condition of sill and corner post.

Withdrawn from application



Details of siding and north bay barn doors.





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 5/22/2024

Application No: 1071643
AP Type: HISTORIC
Customer No: 1379330

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 19811 DARNESTOWN RD
BEALLSVILLE, MD 20839
Homeowner MC Parks Facilities Management (Primary)

Historic Area Work Permit Details

Work Type ALTER
Scope of Work Rear porch repairs, areaway abandonment, alterations to shed