<u>MO</u>	NTGOMERY COUNTY HISTORIC PRESE	<b>RVATION COMMIS</b>	SSION
	<u>STAFF REPORT</u>		
Address:	11650 Snowden Pkwy., Germantown Formerly 22022 Ridge Rd.	Meeting Date:	6/26/2024
<b>Resource:</b>	Master Plan Site #13/19 <i>Howes Farm</i>	Report Date:	6/18/2024
Applicant:	NECC	Public Notice:	6/12/2024
Review: Staff:	Preliminary Consultation Dan Bruechert	Tax Credit:	n/a
Proposal:	Barn/outbuilding rehabilitation		

# **Preliminary Consultation**

#### **STAFF RECOMMENDATION**

Staff recommends the applicant make any modifications recommended by the HPC and compile the requested documentation before returning for a HAWP.

#### **ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE:	Master Plan Site#13/19 (Howes Farm)
STYLE:	Vernacular
DATE:	c.1884 and 1920-30s



Figure 1: Designated Master Plan Site - Howes Farm.

#### From Places from the Past:

"The Howes House retains its late 19th-early 20th century appearance and setting, and the farm includes many of its original outbuildings. Between 1884-1892, Eliza and James Robert Howes built the ell-shaped, frame house. The traditional main block is one-room deep with a center cross gable and center-hall plan. Dominating the hallway is a striking curved wooden staircase, which Howes ordered from Philadelphia. Rough timbers for the house were sawn from trees on the farm. One of nine children of Eliza and James, Joseph G. Howes acquired the farm in 1917 and made several improvements over the next decade. In the early 1920s, Joseph enlarged the house with a wraparound porch. He installed indoor plumbing in 1919 and electricity in 1928 and covered the house in pebble-dash stucco. The farmstead has several notable outbuildings: a double corncrib with attached machine shed, concrete block milk house, pump house, combined smokehouse/workers house, 2 silos and feed room, and water tank house. A bank barn (late 1800s) and dairy barn (1930s) were destroyed by fire. The property remained in the Howes family until the early 1970s."

#### Master Plan for Historic Preservation Amendment – 13/19 Howes Farm – July 1994

The Howes Farm meets the following criteria for Master Plan Designation: 1A, as an excellent example of a late 19<sup>th</sup>-early 20<sup>th</sup>-century family farm in the Clarksburg area; 1D, exemplifying the cultural, economic, and social heritage of agriculture and dairy farming in Montgomery County; 2A, embodying the distinct characteristics of a high-style Gothic Revival farmhouse with metal roof, narrow 2-over-2 shuttered windows, second-story bay window, and 20<sup>th</sup>-century rear wing, stuccoed siding, and wrap-around porch; and 2E, as an established and familiar feature in the community once dominated by family farms.

The Howes Farm was built in 1884 by James Robert Howes, who purchased the land from Sara D. Sellman. In the 1920s, the house was enlarged and stuccoed by their son, Joseph G. Howes, adding the wrap-around porch, modern utilities, and changing the drive from Brink Road to Ridge Road. The house retains its late 19<sup>th</sup> century integrity and many fine details, including the curved mahogany staircase ordered from Philadelphia.

The Howes Farm was formerly referred to in the Locational Atlas as the Elizabeth Waters Farm. However, research has not shown any connection of this property to the Waters family who lived nearby. The Howes family, long-time Clarksburg residents, were active members of the County Dairy Association, farming the 124-acre farm for over 90 years over three generations.

Several outbuildings remain from the period, including a hen house, a double corn crib and machine storage shed, a rusticated concrete block dairy building, pump house, meat house/handyman shelter, silo, and feed room. A dairy barn (1930) and bank barn (1880s) burned in the late 1970s. The environmental setting is the entire 16.75 -acre parcel, including the outbuildings and long drive from Ridge Road. [add the sentence here about the specific structures that were approved for demolition]

#### PROPOSAL

The applicant proposes to rehabilitate the existing barn.

#### **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

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

#### 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.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall 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**

Between 1884 and 1892 Eliza and James Robert Howes built the L-shaped house. Eliza and James' son, Joseph G. Howes, modified the house in the 1910s including constructing the wrap-around porch and adding the stucco finish to the exterior. The house retains its appearance from this period of modification.

Other agricultural buildings were constructed as they were needed to meeting the family farm's needs including a large double corn crib barn, the building that is the subject of this Preliminary Consultation.

The existing barn is in poor shape and the applicants propose to rehabilite and adaptively reuse the structure to convert it to a gathering space associated with the Nepalese Cultural Center.



Figure 2: The existing barn(marked with a star) is located to the northwest of the historic farm house.

The existing corn crib barn appears to have been constructed over three phases. The central portion was constructed first, with the the west addition coming second, and the eastern portion third. The evolution of the barn is evident in both the roofing material and the roof slopes, there is a larger break in the roof slope to the east. Staff observed extensive barn siding deterioration and rot and noted there are some structural deficiencies. Additionally, the interior floorplates do not align, making interior circulation difficult.



Figure 3: Staff photo of the barn.

The applicants proposal will be carried out in two phases. First, the barn will be stabilized. Second, the barn will be improved to allow it to become an occupiable space. Staff notes the interior of the barn is outside the HPC's purview.

Staff finds information documenting the existing condition of the barn are insufficient to provide a thorough analysis, but nonetheless thought it was important to discuss some of these issues early in the planning process to avoid any potential pitfalls as the project moves forward.

#### **Existing Barn Conditions**

Staff conducted a site visit with the applicants in March 2023 to look at the condition of the barn. During Staff's previous visit, the area surrounding the barn was overgrown and the barn was full of trash that had been dumped over the years. The area around the barn has been cleared and the barn has been emptied. Staff ovserved significant amounts of rot on the siding and flooplate, particularly on the western side of the barn. Staff also observed water damage on some of the roofing members, but could not determine the approximate date of the damage and if that was ongoing or had been repaired. However, Staff was unable to evaluate the full extent of the damage and recommended that a structural engineer conduct a full review of the building and report those findings to the HPC.

Staff also observed that the roof, a mix of 5-V and corregated metal showed significant signs of deterioration and areas that had been repaired with tar and paint. Based on appearance coupled with years of deferred maintenance, Staff believes that both roof materials have deteriorated beyond repair and would support their replacement.



Figure 4: View of the barn looking east.

#### **Barn Rehabilitation**

The objective of the barn rehabilitation project is to make the space weathertight, but also to create a space that can be used for communal gatherings. As stated earlier, the floorplates of the different sections do not align which makes interior circulation all but impossible. The proposed rehabilitation will minimize the disparity between the floor levels to improve circulation, increase head clearance in some areas, and make the space occupiable. Exterior changes include selective siding repair, new roofing, and new windows. The full extent of the proposed demolition was not identified in the submitted materials. At the most recent site visit, the applicant also discussed creating a glazed vestibule, visible in some of the perspective renderings, to improve the comfort in the interior. Some of the details presented are somewhat limited, so Staff would like the HPC to focus its comments on more general aspects of the project and what other information is necessary for the HPC to make a final determation of appropriateness.

Staff recognizes that changes to the barn are necessary to change its use from agricultural to a gathering space, in the same way that adaptively reusing the site from a family dairy to a cultural center also requires changes. Staff's primary concerns are with retaining the overall historic character of the barn to the greatest extent possible while accomodating the applicants' needs.

Because the overall degree of change cannot be be effectively analyised based on the information presented, Staff requests feedback form the HPC on the appropriateness of:

- Demolishing portions of the barn additions to raise the roof profile;
- The appropriateness of the window installations and whether additional glazing could be accommodated;
- How best to modify the building to satisfy ADA access; and
- Any other recommendations as future plans are developed.

#### **Identified Additional Information**

For a HAWP to complete the proposed barn rehabilitation, the applicant must submit:

• As-built/existing drawings of the barn;

- An engineer's report documenting the condition of the barn;
- Photos of the degraded areas.

Additionally, the HPC requires the following information for a complete HAWP application:

- Demolition plans for the existing barn
- Material specifications for the barn including,
  - Roofing,
  - o Siding,
  - Windows,
  - $\circ$  Foundation,
  - o Etc.;
- Details for any grading around the barn
- Details for hardscaping modifications

#### **STAFF RECOMMENDATION**

Staff recommends the applicant make any modifications recommended by the HPC and compile the requested documentation before returning for a HAWP or another preliminary consultation.

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MARYLAND

# **APPLICATION FOR**

For Staff only: HAWP#\_1071696 Date assigned\_\_\_\_\_

# **HISTORIC AREA WORK PERMIT**

HISTORIC PRESERVATION COMMISSION 301.563.3400

#### **APPLICANT:**

Name: Nepal Education and Cultural Center_(NECC) _	E-mail: necc.engteam@gmail.com
Address: _11650 Snowden Farm Pkwy City: _Ge	rmantownZip: 20876
Daytime Phone: _240-751-6359 Ta	ax Account No.: 160202898373 & 160202975153
AGENT/CONTACT (if applicable):	
Name: E-	mail:
Address: Ci	ty: Zip:
Daytime Phone: Co	ontractor Registration No.:
LOCATION OF BUILDING/PREMISE: MIHP # of Historic   20876New Address: 11650 Snowden Farm Parkway, Germ	Property22022 Ridge Rd, Germantown, MD 1antown, MD
Is the Property Located within an Historic District? <u>X</u> Yes No/	/District Name_ Northern County Individual Site Name
Is there an Historic Preservation/Land Trust/Environmenta map of the easement, and documentation from the Easem	I Easement on the Property? If YES, include a nent Holder supporting this application.
Are other Planning and/or Hearing Examiner Approvals /R (Conditional Use, Variance, Record Plat, etc.?) If YES, inclu- supplemental information.	eviews Required as part of this Application? de information on these reviews as
Building Number: Street:	
Town/City: Nearest Cross St	reet:
Lot: Block: Subdivision:	Parcel:
TYPE OF WORK PROPOSED: See the checklist on Pag   for proposed work are submitted with this applicatio   be accepted for review. Check all that apply:   New Construction Deck/Porch   Addition Fence   Demolition Hardscape/Landscap   Grading/Excavation Roof	e 4 to verify that all supporting items n. Incomplete Applications will not Shed/Garage/Accessory Structure Solar Tree removal/planting Window/Door Other:Barn Renovation

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 compl	y 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.
Pramod KC	05/22/2024

Signature of owner or authorized agent

HAWP APPLICATION: MAI [Owner, Owner's Agent, Adjac	LING ADDRESSES FOR NOTHING cent and Confronting Property Owners]
Owner's mailing address	Owner's Agent's mailing address
Germantown, MD 20876	
Adjacent and confronting	Property Owners mailing addresses
Zhang Zhiyong Xu Jiju 20301 Mallet Hill Ct Gormantown, MD 20876	CHOUIKHA MOHAMED FAOUZI 20312 Mallet Hill Ct Germantown, MD 20876
KLOCK JEFFREY M 20305 Mallet Hill Ct	LYNAM FRANKLIN PATRICK LYNAM DANIELLE NICHOLE 11722 Morning Star Dr Gormantown, MD 20876
Germantown, MD 20876 MITCHELL RANDOLPH E MITCHELL LATECHIA	ORDOS BILIG
20300 Mallet Hill Ct Germantown, MD 20876	11714 Morning Star Dr Germantown, MD 20876
SIMONS EDWARD L & M A 20309 Mallet Hill Ct Germantown, MD 20876	ATWELL THOMAS M & T R 11804 Morning Star Dr Germantown, MD 20876
ST ANGELO JOHN & A 11808 Morning Star Dr Germantown, MD 20876	HANCOCK WILLIAM M TR 21721 Brink Meadow Ln Germantown, MD 20876
ARUMUGAM JAYACHANDRAN MARIADOSS METILDA 11820 Morning Star Dr Germantown, MD 20876	BERTRAND WILLIAM C JR & BRENDA 21729 Brink Meadow Ln Germantown, MD 20876
BROWN DAMONE R BROWN MARLEANDA L 11824 Morning Star Dr Germantown, MD 20876	POND AMY TKAC 21733 Brink Meadow Ln Germantown, MD 20876 CHEOK MICHAEL C & J M
KERIAKOU LINDA M TR 21725 Brink Meadow Ln Germantown, MD 20876	21737 Brink Meadow Ln Germantown, MD 20876
FREDERICK ROBERT M & BONNIE L 21741 Brink Meadow Ln Germantown, MD 20876	10

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

The property lies at existing 22022 Ridge Road, Germantown, MD 20876, (current 11650 Snowden Farm Parkway, Germantown, MD 20876) the area of the property as listed on plat is 16.75 Acres. The property falls in Historical preservation master plan designated as Howes Farm (Elizabeth Waters Farm), which was built in 1884 by James R. Howes, several other outbuildings like hen house, a double corn crib and machine storage shed, a rusticated concrete block dairy building, pump house, meat house, Silo and feed room also remain from the period.

The property is enclosed by tree lines in all three sides and frontage is connected to Snowden Farm Parkway, the property is mostly vegetated with grass, shrubs, and trees. A stream passes through the east side of the property and part of the property lies on 100-year floodplains.

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

NECC is proposing renovation/repair of the double corn crib barn located on West of the main building. The barn has many structural issues due to its age and lack of maintenance by the previous owners. NECC has contacted local contractors who specializes in renovation and restoration of the historical barns; NECC also invited HPC staff on site to brief the renovation processes and ideas.

Looking at the scale of renovation work and the funding availability NECC has planned to complete renovation works in two (2) phases. The goal of this renovation work is to prevent the barn from further damages; the rehab/repair work will strengthen the foundation and the structure while keeping the exterior facade matching existing.

NECC intends to salvage the existing materials as far as possible and items that are not salvageable will be replaced by in-kind materials. The renovation work will not change the exterior appearances of the barn, however few dimensions like ceiling heights, roof slope will have minor changes.

Work Item 1: <u>Barn Renovation</u>	
Description of Current Condition: The double corn crib barn currently has structural deficiencies that puts the barn into unsafe conditions. The exterior walls on all sides of the barn have decayed structural woods. The roof of the barn has several leaks and sags.	Proposed Work: NECC is requesting permission to renovate/repair barn including but not limited to structural strengthening, roof replacement/repair, flooring repairs.
Work Item 2:	
Description of Current Condition:	Proposed Work:

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

#### GENERAL NOTES

1. The Contractor shall verify all existing conditions at the site and shall be responsible for same. If there is any variation in the field conditions from these Drawings, the Contractor shall notify the Architect

2. If the g.c. or homeowner anticipate that any deviations from these Drawings during construction, the Architect must be notified.

3. All Contractors shall have and maintain Contractor's Liability Property Damage Insurance and Workmen's Compensation Insurance. All phases of construction shall comply to local, state and federal safety laws.

4. The contractor and All work and materials must comply with all applicable local, state and federal codes. All plumbing and heating work shall conform with the local Health Department requirements and with all other applicable codes and ordinances. 5. These specifications are general in form. The Contractor in applying them assumes

complete responsibility for their use, substitutions, changes and omissions. 6. The Architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work in accordance with the Contract Documents. 7. The Contractor shall supply all materials, fixtures, appliances and labor necessary to complete

all work noted on plans and in accordance with the Owner's requirements or as otherwise noted. All material shall be new and free from any defects. 8. Remove from premises all rubbish and accumulated materials of whatever nature, except as indicated by Owner. Floors shall be left in a clean, orderly condition acceptable to the Owner

and ready for occupancy. 9. All workmanship and materials shall be guaranteed for one year from date of Owner's

acceptance unless otherwise noted. 10. All exterior openings shall be properly flashed. Provide complete weather-stripping of jambs, head and sill at all exterior openings. 11. The contractor is solely responsible for site safety.

#### EXCAVATING, FILLING AND GRADING

1. Provide all labor, materials and equipment necessary to complete all Excavating, Backfill and Grading Work as indicated on the Drawings and as specified herein.

2. Excavate to levels shown or as required to reach required bearing soil for all footings, foundations, columns, walls, piers, pits, etc.. Care shall be taken not to disturb earth or excavate below depths indicated on the Drawings. Excavation shall extend a sufficient distance from walls and footings to allow for forms, installation of services and for inspection. Protect all excavations from freezing. If excavation work is performed during cold weather, the bottom of excavation shall be covered or otherwise kept free of frost until concrete is poured.

3. The Contractor shall provide and operate all pumps and other equipment necessary to drain and keep all excavations reasonably free from water.

4. Foundation approval to be dependent upon proper foundation bracing (temporary or attached floor framing) After approval of foundations and other work, backfill against same using approved excavated materials, free from rubbish, vegetable matter and other objectionable matter. Install backfill in layers not more than 6 in. thick, tamping each layer before installing succeeding layer. Bring backfill to proper elevations to receive work which is to be installed thereon.

5. Remove top soil to its full depth within the area of the "extent of work" and under all proposed walks, drives, etc., and stack carefully in location where directed on site.

6. All outside areas of the building, unless otherwise indicated, within the grading lines shall be graded to elevations below the finish grades shown, to allow for fill and finished materials. All grading must avoid leaving ponds or large collections of water.

7. Provide <sup>3</sup>/<sub>4j</sub>" Q.P. under driveway and all paver walkways

8. Soil compaction under all footings and grade beams, spread footing, etc., shall be designed to sustain a soil bearing pressure of 3000 psi under footing.

#### CONCRETE AND MASONRY WORK

1. Provide all labor, material, equipment and services necessary to complete all Concrete and Masonry Work as indicated on the Drawings and as specified herein for wall footings, CONC. FLOOR SLABS and steps, concrete sidewalks and curbs, all forms and reinforcing required, all exterior and interior masonry walls and partitions, all anchor bolts, all ties, reinforcing, and anchors required for securing all masonry work together, gravel base and vapor barrier under concrete slabs, pre-cast concrete sills where required, pointing and cleaning down all masonry work exposed to view, damp proofing concrete walls below grade, and all other labor and materials as may be reasonably inferred as needed to make the Work under this Section complete.

2. Contractor to remove existing foundation walls that IMPEED the new footprint for new foundation walls, footings, slabs, etc.

3. Concrete block, load bearing units shall conform to the current edition of the ASTM

4. Premolded joint fillers used wherever edges of concrete slabs abuts a vertical surface shall be rigid non-expanding approved type pre-molded asphalt impregnated fiberboard, 1/2 in. thick.

5. Masonry wall reinforcement shall be Dur-O-Wall truss designed or approved equal reinforcement. Reinforcing shall be new deformed steel bars conforming to the latest requirements of ASTM A-15. Deformations shall be in accordance with the ASTM A-305. Fabric reinforcement shall be welded wire fabric conforming to the latest edition of the ASTM A-185.

6. Vapor barrier under slabs on grade shall be polyethylene 6 mils or approved equal.

7. Gravel for porous fill shall be clean and well graded.

Specifications for Concrete Units, Designation C-90.

8. Concrete mix shall be designed to secure a minimum 28-day compressive strength of 3500 psi all in accordance with the procedure set forth by the ASTM. The consistency of the mix shall be that required for the specific placing conditions and methods of placement and ordinarily the slump shall be between 2 in. and 3 in. but in no case more than 5 in.

9. Soil under slabs on ground shall be compacted to a firm, unyielding surface. No concrete shall be laid on frozen soil and adequate protection against frost action shall be placed on earth which has been backfilled or otherwise disturbed.

10. Concrete footings are required under all masonry walls. under all footings, grade beams, and spread footings, soil compaction shall be adequate enough to support a soil bearing pressure of 3000 psi under footing.

11. Construction joints are to be avoided if possible. However, where required as to the end of the day's pour, construction joints will be allowed. At construction joints, keyways shall be cast in the concrete and where concrete is reinforced, the steel shall extend through the ioint.

12. All concrete below grade shall be damp proofed on the exterior face with approved materials.

#### 3. WALL FRAMING:

#### Exterior wall framing:

All exterior wall framing shall be 2x6 wood studs at 16" o.c. doug fir #2. contractor shall not cut, notch nor bore into framing member beyond that which is acceptable by normal construction industry practices and applicable local and state building codes.

If not specifically specified on the plans to state otherwise, the exterior window headers to be (2) 2x10 with 1/2" plywood

#### FRAMING MATERIALS: WOOD

1. Provide all labor, materials, and equipment necessary to complete all framing and related work required by the Drawings and/or as described in this Section. Rough lumber for framing and rough carpentry shall be Douglas Fir-LARCH NO.2 or approved equal free from loose or large knots, large shakes, excess sap or other defects whereby its strength may be impaired.

2. Floor truss system, IF indicated on the Drawings, shall be "TJI-Joist" manufactured by Trus Joist MacMillan and are to be installed in strict accordance with the manufacturer's specifications and the Drawings. Beams shall be "Parallam PSL" manufactured by Trus Joist MacMillan and installed in strict accordance with the manufacturer's specifications and the drawings.

3. TJI (trusjoists) floor joists shall be interchangable with "Wi" beams. Wi40 used instead of TJI 210. W160 used instead of tji 360's and wi80 used instead of tji 560. Glulams & microllams interchangable with anthony powers beams (if within same dimensions)

4. Plywood sheathing shall be of thickness indicated on Drawings complying with all of the requirements of the American Plywood Association.

#### **GENERAL** FRAMING NOTES

The following notes are suggested minimum requirements only due to a variance of codes per region, please refer and comply with all your local codes. Consult with local engineers for all structural requirements:

1. Provide 2"x4" horizontal blocking at mid height of exterior walls only. 2. All joists and rafters shall be aligned over studs below. 3. If q.c. substitutes engineered lumber as specified on drawings with different manufacture, then architect shall charge an additional hourly rate to the g.c. or owner for any design work associated with revising the drawings.

4. Framer to install double floor joists under partition wall parallel to joists direction. 5. Provide 1x4 cross bridging at mid point of joist spans over 16 ft. 6. All exterior sheathing at corners and narrow wall areas shall be installed vertically refer to figures r602.10.7 & r602.10.5, nj-irc-2015, all exterior corners (inside and outside corners) shall be braced with cdx plywood, nailing schedule shall be 8d commons at 6" o.c. at all edges and 8d commons at 12" o.c. at all intermediate studs. (option-approved diagonal corner braces both

directions at all corners). 7. All columns or solid framing shall extend down thru all levels and terminate at the basement floor and be supported by a thickened slab, grade beam, or footing designed to carry load 8. Provide double 2x8 strongback at mid span for ceiling joists w/ span greater than 10"-0" 9. Provide collar ties at upper; of vertical distance between ridge board and ceiling joists as specified on drawings or at 32" o.c., which ever closer.

10. Hip , valley, rafters and ridge boards shall be one "2x" size larger than rafters. 11. Roof decking shall be one layer 7/16" osb board as requested by g.c.. wall sheathing to by 7 16" Osb board as requested by g.c.

12. When pre engineered floor and roof trusses are used, truss manufacturer must provide shop drawings which bear seal of registered engineer in state of nj. 13. All ceiling joists and rafter bracing to bear on load bearing walls designed to carry load thru all levels and terminate at basement floor and be supported by thickened slab grade beam or footing designed to carry load.

#### **INSULATION**

1. Furnish and install all insulation as specified by the ucc approved prescriptive package letter provided by the architect which correlates with the building sections shown on the architect's drawings. If the architectural drawings AND prescriptive package letter are conflicting, the prescriptive package letter shall govern, and the G.C. is to notify the architect of any conflicting information. All flash & batt or blanket type insulation shall be as manufactured by Owens Corning Corporation or CertainTeed Corporation or approved equal. 2. All flash & batt insulation shall have vapor barrier on one side. All batts shall be cut to lengths required for installation. All batts should fit tightly between studs or joists. shall be fastened with staples through stapling flanges every 8 in. on both sides. No gaps should be present along studs of joists or between batts. The face of the insulation shall be at least 3/4 in. above the undersides of ceiling joists. Allow for air flow where necessary. Installation shall be in accordance with manufacturer's recommendations. Required insulation R values as shown on building sections.

#### <u>ROOFING</u>

other suitable corrosion resistant material.

extends at least 6 in. on all sides.

1.Roof shall be standing seam metal roof or equal installed as per manuf. specs by a certified commerical roofer.

2. Exposed flashings and counter flashings shall be copper, concealed flashings may be of

3. Install all roofing material and flashing in strict accordance with manufacturer's specifications. Install roof-to-wall flashings at all intersections. On shingle roofs sheet metal install flashing in "step" fashion. In masonry walls install counter-flashing embedded in masonry. flash pipes projecting through roof with one piece sheet metal forming a flange which

4. All other sheet metal items and accessories, - gutters, downspouts, shall be designed and installed by the gutter subcontractor

## **EXTERIOR FINISHES**

1. Exterior finish to be cast stone venner, cast stone watertable, cast stone window and door mouldings and thin cut real stone venner. Style and color to be selected by architect and approved by homeowner

2. Thin cut stone veneer with limestone or bluestone watertable cap (or approved equal) installed in strict accordance with manuf, specifications, Color and style needs to be approved by architect. May provide as an alternative, cast-stone water table between stone veneer and siding as shown on elevations provided by owens corning or approved equal.

## SOFFIT PANELS

1. Furnish and install all labor, material and equipment necessary for the complete installation of the vinyl soffit system under the roof eaves. Soffit material shall hidden vent soffit manufactured by greenbriar (color in light beigh) g.c. To provide color swatches to owner for color selection of soffit for architect approval. Soffit shall be installed in strict accordance accordance with manufacturer's instructions.

2. Cultured stone by owens corning or approved equal installed in strict accordance with manuf. Specifications. Color and style selected by owner. Provide cast-stone water table between stone veneer and siding as shown on elevations provided by owens corning or approved equal.

### <u>WINDOWS</u>

1. Window manuf. to be selected by owner. see A-9 for window schedule. g.c. to submit plans, elevation and window schedule to window supplier for formal purchase quote and rough opening schedule that correlates with window sizes designations on window schedule. g.c. to utilize rough openings as provided by window supplier's purchase quote and frame-out windows accordingly. prior to purchasing of windows, g.c. shall submit window purchase quote to architect for review and sign-off. If g.c. or owner fails to submit window purchase quote to architect for review, architect is not liable for any errors or omission that either originated from the window purchase quote or from architect's original drawings. Provide screens at operable window units at gliding exterior doors. PROVIDE double pane, LOW-E GLASS. WHITE VINYL EXTERIOR, NATURAL PINE INTERIOR, provide standard finish hardware. Tempered glass shall be required in the following circumstances: 1) when windows are less than 18" to the floor.

2) when a door swing is closer than 24" to a window. 3) when a window is in a stairwell or staircase.

4) when a window is above a tub or in a shower. 5) when a window is above a built-in bench seat.

#### **FINISH HARDWARE**

1. The Contractor shall furnish and install all finish hardware. all hardware shall be best quality equal to Schlage Manufacturing Company or approved equal. Hardware supplier shall wrap hardware in separate packages, complete with trimmings, screws, etc., distinctly labeled with item number and door number for each opening.

2. DOOR HARDWARE AS PROVIDED BY OWNER. OR g.c. shall provide a reasonable allowance in the construction contract for door harDware. All installation costs are assumed as already part of the bid. Should the cost of hardware as selected exceed the allowance sum, the Owner is to pay the General Contractor the difference, but should the cost be less than the allowance sum, the Contractor will credit the Owner with the difference. All locks to be master keyed and two copies of all keys be supplied to the Owner.

3. Butts for 1-3/4 in. doors shall be 4-1/2 in., 1-3/8 in. shall be 3-1/2 in. Interior doors shall have approved wall bumpers or floor stops equal in quality to that manufactured by Baldwin Hardware Manufacturing Co.

## PAINTING

1. To prepare for floor finish, flooring shall be sanded, if required, to obtain a smooth surface. All scratches, dents, gouges, etc. shall be replaced or repaired with filler as per the manufacturer's recommendation. Finish all wood floors with polyurethane in strict accordance with manufacturer's specifications. Where required, stain specific rooms as noted in room finish schedule.

2. Furnish all labor and material necessary for the complete painting and caulking of all new work on interior and exterior of building. Painted surfaces, both exterior and interior, shall receive a least two coats over primer except when paint manuf. suggests that one coat is acceptable. All paint colors and interior stains shall match colors of Benjamin Moore.

All paint shall be by Benjamin Moore or approved equal. Surfaces, where necessary, shall be properly prepared for finish painting by washing, scraping, wire brushing, or sanding. Paint shall be applied only to surfaces which are absolutely dry and free from grease, oil, dirt, rust, scale, or loose material. Colors to be selected by Owner.

## LOADS:

DEAD ROOF LOAD	- 15 psf
DEAD FLOOR LOAD	- 15 psf
LIVE ROOF LOAD	- 20 psf
SNOW LOAD	- 5 lb/sq
LIVE FLOOR LOAD	- 40 psf
WIND SPEED	- 120 m

soil bearing pressure 2 ksf

Contractor to confirm

	Issue Date					ISSUED FOR CONSTRUCTION
REV.	DATE	ΒY	CHK	APP	GK	REVISION DESCRIPTION

# PROJECT ADDRESS

11650 Snowden Farm Parkway, Germantown, MD 20876

# DRAWING TITLE

# GENERAL NOTES

DOB JOB No.:

DRAWING NO.	
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date	Issue Date
ID.	Project Number









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<u>TOP ROOF</u> 24' - 7"	
2nd LEVEL 7' - 10"	
MAIN LEVEL 0' - 0"	
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2nd LEVEL 7' - 10"	
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	<u>PROJECT ADDRESS</u> 11650 Snowden Farm Parkway, Germantown, MD 20876
<u>2nd LEVEL</u>	DRAWING TITLE ELEVATIONS
MAIN LEVEL 0' - 0"	DOB JOB No.:
	DRAWING NO. A4 of

Project Number



	DOOR SCHE	DULE			
Level	Mark	Count	Width		
MAIN LEVEL	D1	2	132"		
MAIN LEVEL	D2	1	97"		
MAIN LEVEL	D3	D3 1			
Grand total: 4	l				

N N	INDOWS SCH	IEDULE	
Level	Mark	Count	Width
MAIN LEVEL	Wn1	6	30"
2nd LEVEL	Wn2	2	24"
2nd LEVEL	Wn3	6	36"
2nd LEVEL	Wn4	1	60"
Grand total: 15		· · ·	









1 1/2" = 1'-0"

ving is for submission to DPS, permit purpose only. ubmit this to HPC HAWP.						
<u>TOP ROOF</u> 24' - 7"						
- 10 1/2"						
<u>2nd LEVEL</u> 7' - 10"						
0' - 0"						
$\underline{MAIN} \underline{LEVEL}_{0' - 0''} \bigcirc$						
$\frac{-   -   }{ -   -   } Foundation$						
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date	Issue Date
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1 3D View 1



2 3D View 2



3 3D View 3





(4) 3D View 4

5 3D View 5

Issue Date			ISSUED FOR CONSTRUCTION

PROJECT ADDRESS 11650 Snowden Farm Parkway, Germantown, MD 20876

DRAWING TITLE

**3D VIEWS** 

DOB JOB No.:

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	of
comm no.	
date	Issue Date
ID.	Project Number

