MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15114 Barnesville Road, Boyds	**Meeting Date:**	12/18/2024
Resource:	Primary (1850-1935) Resource **Boyds Historic District**	**Report Date:**	12/11/2024
		Public Notice:	12/04/2024
Applicant:	SRK LLC (Jesse Tarr, Agent)	**Tax Credit:**	Partial
Review:	HAWP	**Staff:**	Laura DiPasquale
Permit No.:	1087171		
Proposal:	New ADA access, porch alterations, fenestration alterations and other work		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one (1) condition** the HAWP application:

1. The new windows must have simulated-divided-lights or no muntins. The pane configuration for the new windows on the addition may be 6-over-6, 2-over-2, or 1-over-1.

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary (1850-1935) Resource within the Boyds Historic District
STYLE: Vernacular commercial
DATE: c. 1890-1900

Figure 1: The Boyds Historic District is shown in red cross hatch on this aerial. The subject property is marked with a star.

BACKGROUND

At its November 13, 2024 meeting, the HPC held a preliminary consultation for the subject property that informs the current proposal. At that time, the HPC was generally supportive of the changes proposed to the rear addition, but had concerns over the conspicuousness of the proposed ADA ramp. The HPC comments and staff recommendations are summarized below:

- ADA compliance is necessary for the commercial use of the property, but as presented the proposed switchback ramp appears overly conspicuous, particularly owing to the use of thick pressure treated wood pickets.
- The applicants should consider alternatives to the proposed ramp with vertical pressure treated picket railing, including use of an ADA lift, or alternative railing systems such as thinner wood or metal pickets, or cable railings. The railings should be painted or factory-finished.
- The applicants should provide cost estimates of the current and alternative options to the HPC as part of the HAWP or a second preliminary consultation submission.
- Commissioners were split on the use of pressure treated wood on a Primary resource. Commissioner Galway opposed the use of pressure treated wood, painted or unpainted, anywhere visible from the public right-of-way. Commissioner Pelletier suggested that an approval be conditioned upon the pressure treated wood being painted after six months. Commission Doman also noted that kiln dried after treatment wood may be an acceptable material, allowing it to be painted immediately.
- Re-grading or installing a ramp on the east side of the property do not appear to be feasible options owing to a porch rise of over 8 inches and the proximity to the property line.
- Either a ramp or a lift would be a reversible intervention.
- The porch flooring and railing should be compatible with the character of the historic property and installed in a historically-appropriate manner.
- Commissioners agreed with the staff report recommendation regarding the appropriate front door.
- The work to the non-historic rear CMU addition, including window and door alterations, the rear side stair and landing, and installation of Hardie siding over the CMU, is acceptable as proposed.

For the HAWP submission, staff recommended the applicants provide the following items:

- Samples and details of proposed porch flooring and railings;
- Exploration of less conspicuous accessibility options, including an ADA lift;
- Ramp railing samples and pricing options;
- Shop drawings of front door, to match the original door;
- Installation and materials details for each replacement window type;
- Samples of proposed siding.

PROPOSAL

The applicant proposes numerous alterations to the property, including construction of an ADA ramp, alterations to the front porch, replacement of select doors and windows, construction of a side deck and egress stairs, installation of new siding, and roof repairs.

Following the preliminary consultation review, the applicants revised the application to provide new ramp and porch railing details, tongue-and-groove porch floor details, revised replacement front door, Hardie siding details, and window details. The applicants also provided details of a potential lift, which they have identified as costing in the range of $14,000, and which they consider a more visually prominent and less desirable option.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Boyd's Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Boyds: A Long-Range Preservation Plan* (*Vision*)[1], Montgomery County Code Chapter 24A (Chapter 24A), and the *Secretary of the Interior's Standards for Rehabilitation* (Standards), and the HPC's *Policy No. 24-01: Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring (Policy No. 24-01).* The pertinent information in these documents is outlined below. Additionally, the HPC should use the parameters for compatibility established by the Board of Appeals in their review of the appealed HAWP from 2002.

Vision of Boyds: A Long-Range Preservation Plan

The *Vision* provides the following analysis on the buildings in the Boyds Historic District:

Building Setbacks
Dwellings for the most part are set back from the main street. and occupy a small percentage of the lot. The distance between the house and the street is remarkably similar in the Boyds residential sections ranging from 20 feet to 50 feet. This characteristic is one of the most important elements that unifies a residential block.

Rhythm and Spacing Between Buildings
In the residential district around the Boyds Presbyterian Church, a major component of the streetscape, the houses are constructed on regular parcels of land with similar setbacks from White Grounds Road. These buildings are spaced evenly from each other, with similar setbacks creating the strongest sense of continuity along the streetscape in the district. These buildings have small front yards and larger rear yards, many with barns or outbuildings.

Geographic and Landscape Features
Boyds is dominated by large, impressive trees that line White Grounds Road. In the summer, these trees create an alley of shade along the winding course of the road. Dwellings are primarily located in the middle of the parcel of land, with fences or landscaping defining the setting of the house. Many of the houses are framed by two large trees with smaller more manicured plantings and flowers in front, and immediately surrounding the dwelling. Grass is the primary ground cover. Large expanses of grass or cultivated gardens are located behind the primary resources.

Scale and Building Height
The historic houses in Boyds are very similar in height, ranging only from two stories to two-and-a-half stories. Of the 27 historic houses in Boyds, 76% are two-and-one-half stories in height. Twenty-three percent of the dwellings are two stories high. This uniform scale contributes and is critical to the reading of the village streetscape, particularly as it winds along White Grounds Road.

Directional Expression of Building
The historic houses in Boyds show a balance between horizontal and vertically emphasized facade composition. This variety reflects the changing styles of the 19th and early 20th century that generally tended to be more horizontal than the vertically-oriented houses of the Victorian era in the late 19th century.

1 Vision of Boyds: A Long Range Preservation Plan can accessed here: https://montgomeryplanning.org/wp-content/uploads/2019/09/Vision-of-Boyds.pdf

Roof Form and Material
While the majority of Boyd's historic residences have gable roof forms, there are numerous variations including end gables, cross gables and elongated gables.

Porch
A wide variety of porch types are located in Boyds reflecting all of Boyds' historic house styles. The dominate porch type is the one-story full width porch which characterizes the streetscape particularly along White Grounds Road. Seventy-six percent of the dwellings in Boyds have full one-story front porches.

Dominant Building Material
The dominant building material in Boyds is wood, executed in clapboard and weatherboard.

Architectural Style – Gothic Revival
The Gothic Revival style as executed in Boyds is characterized by its symmetrical facade with side gables and a prominent cross gable, oftentimes decorated with bargeboards. Typically the houses have a one-story entry or full-width porch with decorative brackets, spindles or posts.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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.
    (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.
(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
(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.

The Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will 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.

Historic Preservation Commission Policy No. 24-01: Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring

The Historic Preservation Commission (HPC) has reviewed several porch replacement projects over the last several years where the previous porch flooring/decking failed in only a few years. This failure is largely due to the quality of the materials available. Most domestic wood species available in the market for porch flooring/decking is significantly weaker, less durable, and less resistant to rot.

A review of the available substitute materials available for porch flooring/decking shows substantial growth in the quality and variety of products in the marketplace. While many of these products fail to accurately reproduce the physical and visual characteristics of wood, some accurately portray the physical and material characteristics of traditional wood flooring. To aid in the review of Historic Area Work Permit (HAWP) applications for replacing porch flooring and decking the HPC adopts the following:

Now, THEREFORE:

WHEREAS, Section 24A-8(b) of the Montgomery County Code identifies seven criteria to evaluate approvable HAWPs for properties designated on the Master Plan for Historic Preservation or properties that are in a historic district designated on the Master Plan for Historic Preservation;

WHEREAS, nothing in this policy may supersede Council-adopted Design Guidelines for Historic Districts or Sites that already specify the use of certain materials and finishes;

WHEREAS, porches and decks are identified as character-defining features of historic buildings;

WHEREAS, if the HPC determines the porch flooring/decking has deteriorated beyond repair, it shall be the policy of the Historic Preservation Commission that:

1. Sites listed on the Master Plan for Historic Preservation are properties that have been designated to the Master Plan for Historic Preservation based on their individual historic significance, including architectural significance. Because of the significance of these sites, preserving its historic character is of paramount concern. Wood is the appropriate material to maintain the historic appearance, materials, and construction methods at Master Plan sites. The HPC does not evaluate wood and species. The finish applied needs to be compatible with the species selected.
2. Historic districts are comprised of groups of cohesive historic resources that collectively

contribute to the county's historic, architectural, archaeological, or cultural values. Resources in many districts are categorized as 'Outstanding,' 'Contributing,' or 'Non-Contributing' and the treatment of these resources varies based on their categorization.

3. Outstanding Resources/Primary – These resources have the highest level of architectural or historical significance in the historic district and the objective for Outstanding/Primary resources is to preserve the historic and architectural character to the greatest extent possible. Wood should be used on all porches and decks for Outstanding/Primary resources. The wood should be painted and installed in a historically appropriate method. Porches on building additions and new construction to Outstanding/Primary resources will be evaluated on a case-by-case basis. As with Master Plan Sites, the HPC does not evaluate wood species and the applied finish needs to be appropriate for the material selected.
6. Compatible substitute materials for replacement porch flooring/decking – On buildings where a substitute material is acceptable under this policy, the material must satisfy the following criteria:
    - It must match the dimensions and installation method (i.e.) of the existing material or a historically appropriate porch flooring, (e.g., boards must run perpendicular to the house for porches);
    - It must be millable;
    - It can be painted without voiding the product warranty; or,
        - Has a uniform appearance consistent with painted wood;
    - It has a minimal (or no) stamped or embossed texture on the surface; and,
    - It has a finished edge that appears as a cut solid board.

STAFF DISCUSSION

Staff finds that the proposed modifications respond to the HPC's comments and concerns at the preliminary consultation review and recommends approval with some conditions.

Figure 2: 15114 Barnesville Road, c. 1980 (MCAtlas).

Figure 3: 15114 Barnesville Road, front (north) and east side elevations, 1986 (MCAtlas).

Figure 4: 15114 Barnesville Road, front (north) and east side elevations, October 2024 (Historic Preservation Office).

ADA Ramp and Porch Alterations:

The applicants propose to install a switchback ADA ramp along the west side elevation, leading to the front porch. The existing concrete porch floor would be built up with new wood supports, decking and fascia to accommodate for the change in elevation between the existing porch floor and interior floor height. A new pressure treated wood railing with vertical balusters is proposed around the perimeter of the porch, and was originally proposed along the ramp as well. Following the preliminary consultation review, however, the applicants have revised the ramp railing to feature a stained or painted pressure treated wood railing with vertical steel cable screening at 4-inches off center (*Figure 7*).

Figure 5: Front (north) and west side elevations, October 2024 (Historic Preservation Office). The red arrows points to the location of the proposed porch alterations and ADA ramp.

Staff notes that early-twentieth century commercial buildings with porches did not typically feature porch railings, and finds that the use of simple vertical wood balusters is appropriate for the resource. The original application showed face-mounted balusters towards the street, which are not compatible with the historic resource and district. Staff recommended that a routed wood railing system would be most appropriate (*Figure 6*), or that at a minimum, the face-mounted balusters should be reversed so that the rails face the exterior. The applicants have revised the application to comply with that recommendation. Staff also finds that unpainted pressure treated lumber is generally not a compatible material for use on a Primary resource, and recommends that the applicants paint all pressure treated wood, including the decking, railings, posts, fascia, and steps, after a six month curing period, in keeping with the HPC's *Policy No. 24-01* and Chapter 24A-8(b)(2). Since the preliminary consultation, the applicants have submitted a detail showing that the proposed porch flooring will be tongue-and-groove, and added a notation that the pressure treated wood will be painted after a curing period.

Figure 6: Example of a routed porch railing, recommended by staff for the front porch.

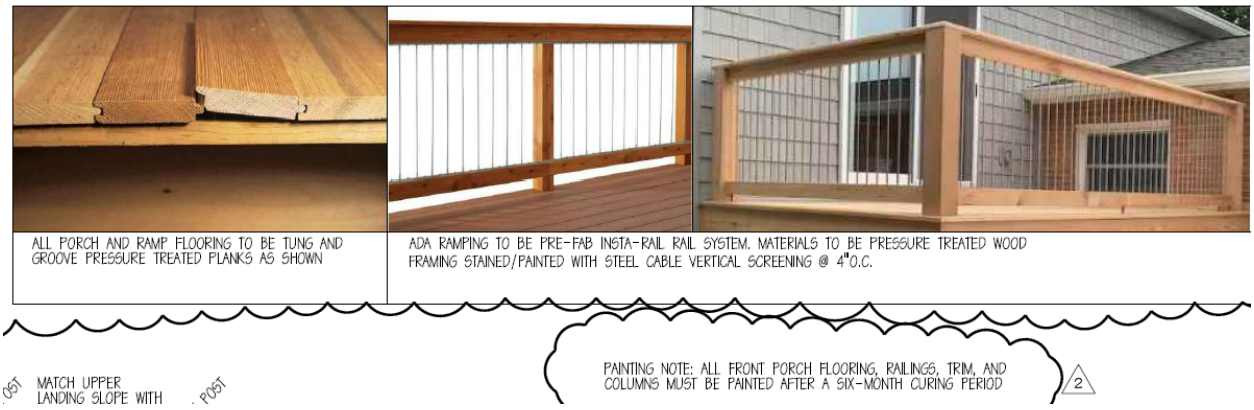


Figure 7: The revised ADA ramp railing and pressure treated wood notation.

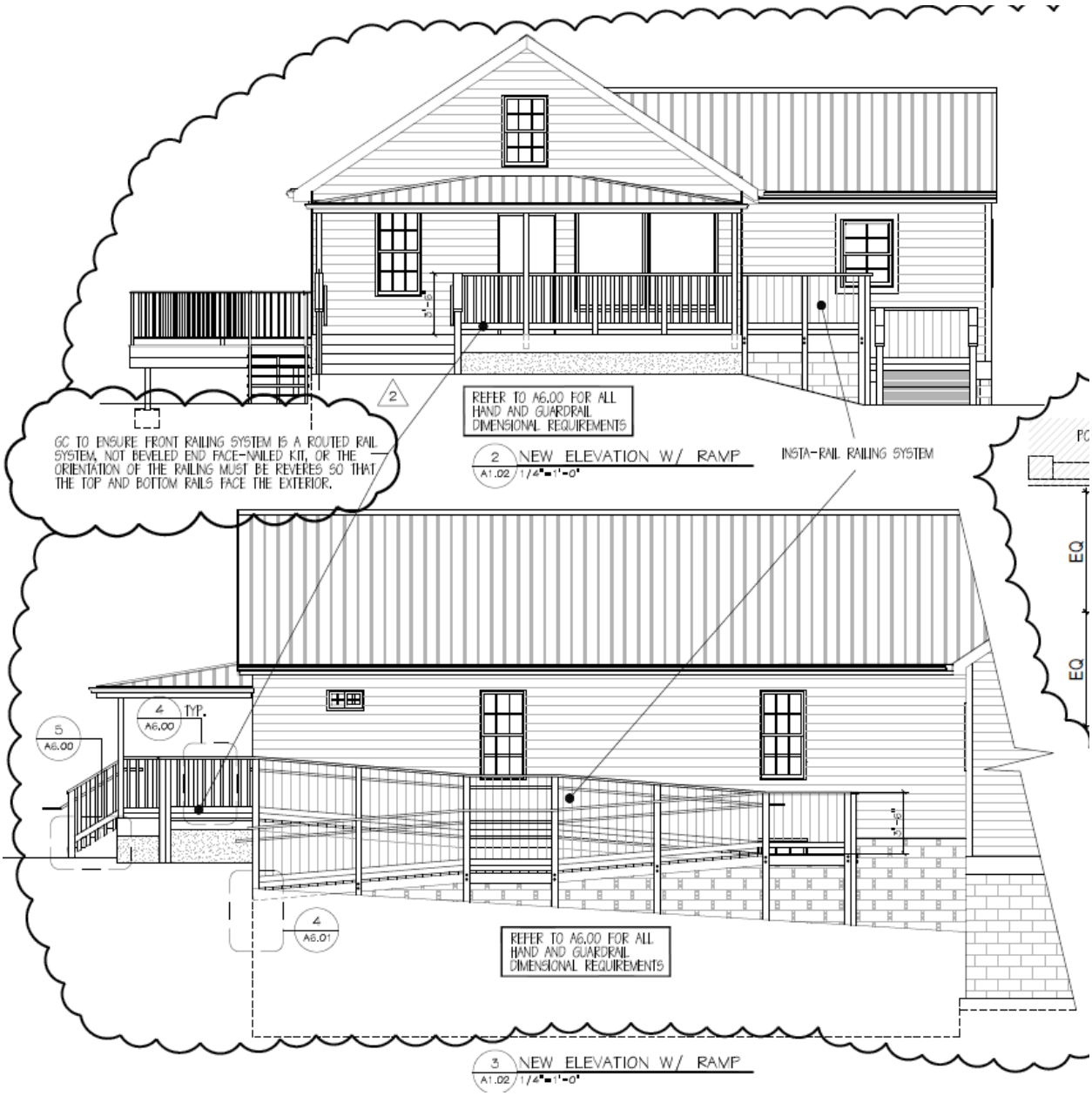


Figure 8: Revised elevation drawings showing the revised porch and ramp railings.

Staff supports the revised ramp railing, finding that it addresses the HPC's concerns over the conspicuousness of the wood railing system. The Secretary of the Interior's *Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (Guidelines)*, which extrapolates upon the more succinct *Standards*, includes "recommended" and "not recommended" practices as they relate to code-required work. Regarding accessibility, the *Guidelines* recommend "identifying the historic building's character-defining exterior features, interior spaces, features, and finishes, and features of the site and setting which may be affected by the accessibility code-required work," "complying with barrier-free access requirements in such a manner that the historic building's character-defining exterior features…and features of the site and setting are preserved or impacted as little as possible," and "finding solutions to meet accessibility requirements that minimize the impact of any necessary alteration on the historic building, its site, and setting, such as compatible ramps, paths, and lifts."[2] Staff finds that the

2 The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines For Preserving,

proposal limits the removal of historic materials and physical impact to the historic building and could be removed in the future without impairing the essential form and integrity of the property, in keeping with *Standard* 10, and that the revised design would not have a negative visual impact on the historic resource, satisfying the *Guidelines*, and Chapter 24A-8(b)(2), and would aid in public utilization of the resource in a manner compatible with the historic resource, satisfying Chapter 24A-8(b)(3).

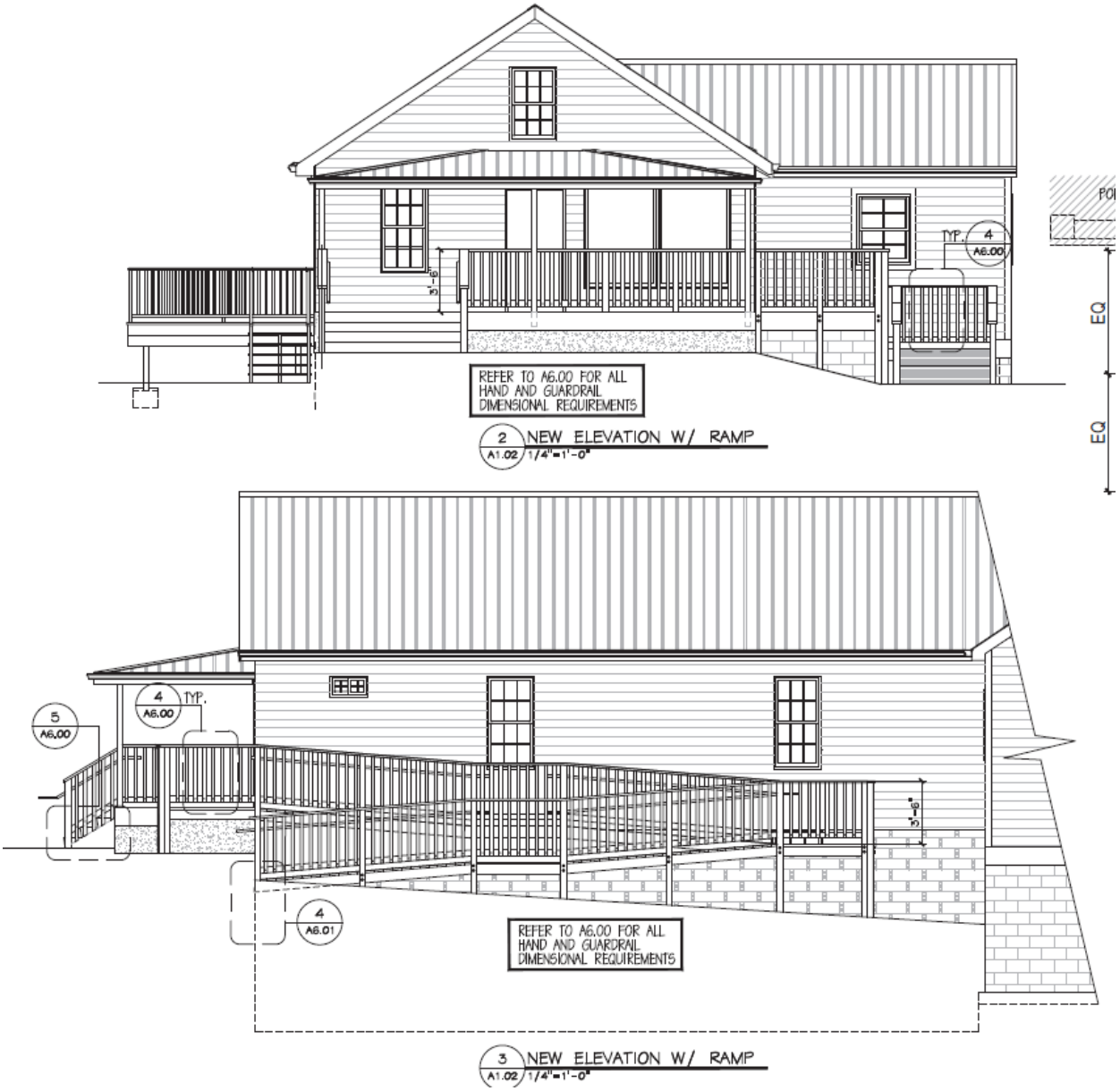


Figure 9: Elevation drawings from the preliminary consultation review.

Doors

The application proposes to replace the front door, two sets of doors on the west side elevation of the rear addition, and one pair of below-grade doors on the east elevation of the rear addition. The existing non-historic Craftsman style front door was installed between 2012 and 2018 without a HAWP, replacing

Rehabilitating, Restoring & Reconstructing Historic Buildings (nps.gov): https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf

what appears to have been the original door, or an early, compatible door. For the preliminary consultation review, the applicants proposed a similar Craftsman-style door. Commissioners agreed with staff that the proposed Craftsman door was not compatible with the historic commercial resource, and suggested that the applicants approximate the appearance of the earlier door, visible in Google Streetview and in the MCAtlas photographs of the property (*Figure 10* and *Figure 12*) from the 1980s, which show a half-light wood door with two horizontal panels below.[3] For the current application, the applicants have revised to propose a four-pane, half-light, direct-glazed painted fiberglass door. Staff finds that the proportions and appearance more closely approximate the appearance of the previous door and is compatible with the historic commercial resource, in keeping with Chapter 24A-8(b)(2). Staff further finds that the door replacement would qualify for historic preservation rehabilitation tax credits.

Staff finds that the remaining sets of doors to be replaced on the non-historic rear addition are minimally visible from the public right-of-way and do not constitute character-defining features of the building. As such, staff recommends leniency in their review.

Figure 10: Existing non-historic door (left); front door proposed in preliminary consultation (center); previous/original door (right, MCAtlas)).

3 One example of a door similar to the early-20th century door visible in early photographs of the property is available here: https://www.simpsondoor.com/find-a-door/doors/7114.

Figure 11: Revised proposed front door.

Figure 12: Front elevation, 1986 (MCAtlas).

Figure 13: Front elevation, October 2024 (Historic Preservation Office).

Windows:

The applicants propose to replace the front double picture window, one side basement window on the east elevation of the historic building, and to install two sets of paired windows in new openings on the west side elevation of the rear addition. Staff notes that the front double picture window is likely an early alteration for commercial purposes, and may have replaced an earlier single window double-hung window opening. Staff have not found any photographs of the property that show the elevation prior to this alteration. The applicants propose to replace the front picture window, which is currently plexiglass, with new glazing in a wood frame. Staff supports this alteration, finding that it will not substantially alter the exterior features of the historic resource and is compatible with the commercial character of the historic property, in keeping with Chapter 24A-8(b)(1) and (2). Staff notes that the front window replacement would qualify for historic preservation rehabilitation tax credits.

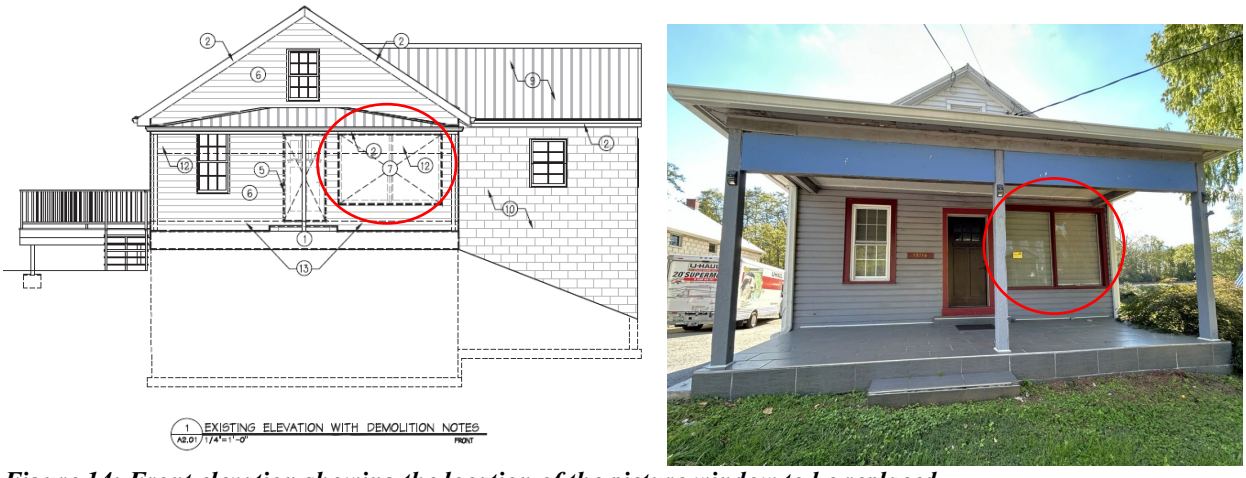


Figure 14: Front elevation showing the location of the picture window to be replaced.

On the west side elevation, the applicants propose to cut two double-width openings and install two sets of windows, shown in the drawings with six-over-six muntin (grille) patterns. For the HAWP application, the applicants have provided details for Andersen 400 series vinyl-clad wood double-hung windows. Staff supports this alteration, and suggests that six-over-six, two-over-two, or one-over-one windows would be appropriate for this elevation, depending on the applicant's preference, provided they have simulated-divided-lights or no muntins (rather than grilles between glass).

Figure 15: West side elevation of 15114 Barnesville Road, National Solvents Company, April 1986 (MCAtlas, Historic Preservation Office).

Figure 16: West elevation of the rear CMU addition, October 2024 (Historic Preservation Office). Recent window alterations have been undertaken, and additional alterations are proposed.

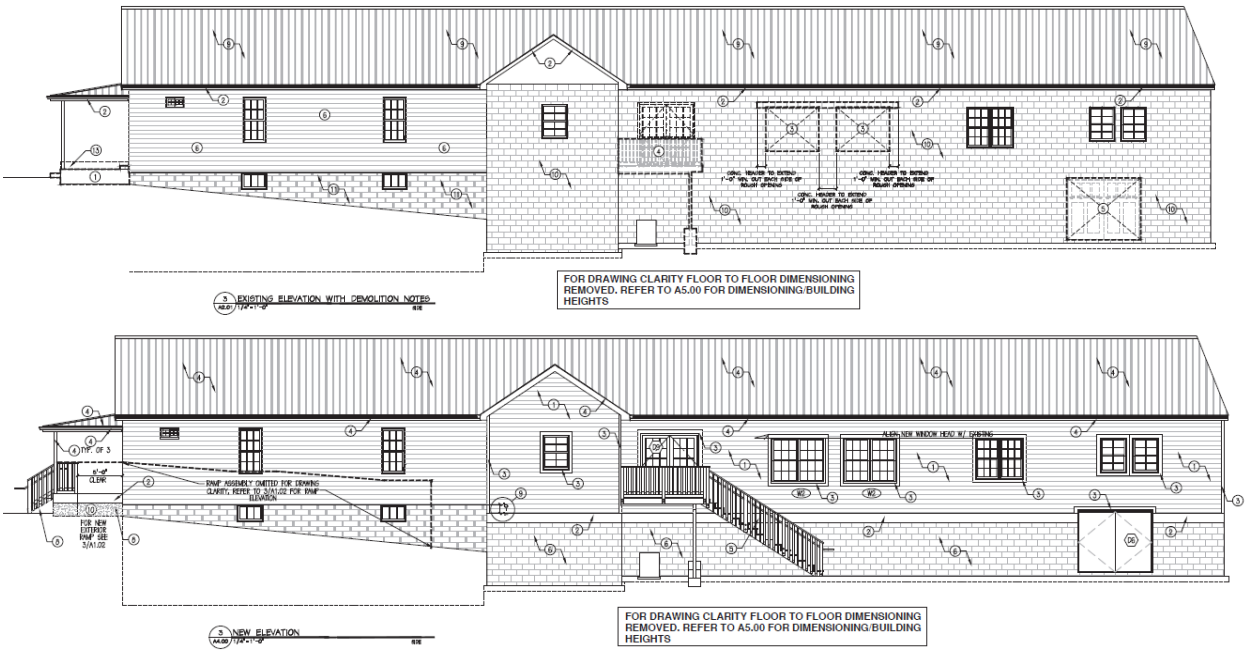


Figure 17: West elevation drawings (demo above, proposed below) showing the windows, deck and egress stairs, and siding to be added to be added.

Figure 18: Visibility of the non-historic rear addition at 15114 Barnesville Road from farther west along Barnesville Road.

Staff notes that the majority of the existing windows throughout the building are vinyl with between-glass grilles. These were installed between 2018 and 2021 without a HAWP. Google Streetview images from 2018 and earlier and photographs of the property from the time of designation show that the historic portion of the building had two-over-two wood windows. These windows were consistent with the late-nineteenth/early-twentieth century construction of the building, and with windows of other commercial, industrial, and residential buildings found throughout Boyds.[4] Staff recommends that the windows on the historic portion of the property be restored to their original two-over-two appearance if and when the applicant applies to replace them; however, that work is not part of the current application.

4 Photographs of 15114 Barnesville Road and other businesses in Boyds are available here: https://boydspics.weebly.com/businesses.html

Rear Side Deck and Stairs:
The applicants also propose to install a new egress stair and landing accessed by new doors in an existing opening. Staff finds that, as with other alterations to this elevation, the work would be minimally visible from the public right-of-way, does not propose to remove historic materials that characterize the property, satisfying *Standard* 9, and is reversible, satisfying *Standard* 10. Given the limited visibility from the public right-of-way and location along a non-historic rear addition, staff does not object to the use of pressure-treated wood stairs and decking in this location.

Siding:
The applicants propose to install new fiber cement Hardie siding over the existing CMU rear addition. New wood trim would be added around the existing and new window openings on the rear addition. Staff does not find that the CMU exterior has any historical significance, and finds that the proposed Hardie siding and wood window trim would be compatible with, but differentiated from, the historic wood clapboard siding, satisfying Chapter 24A-8(b)(2) and *Standard* 9.

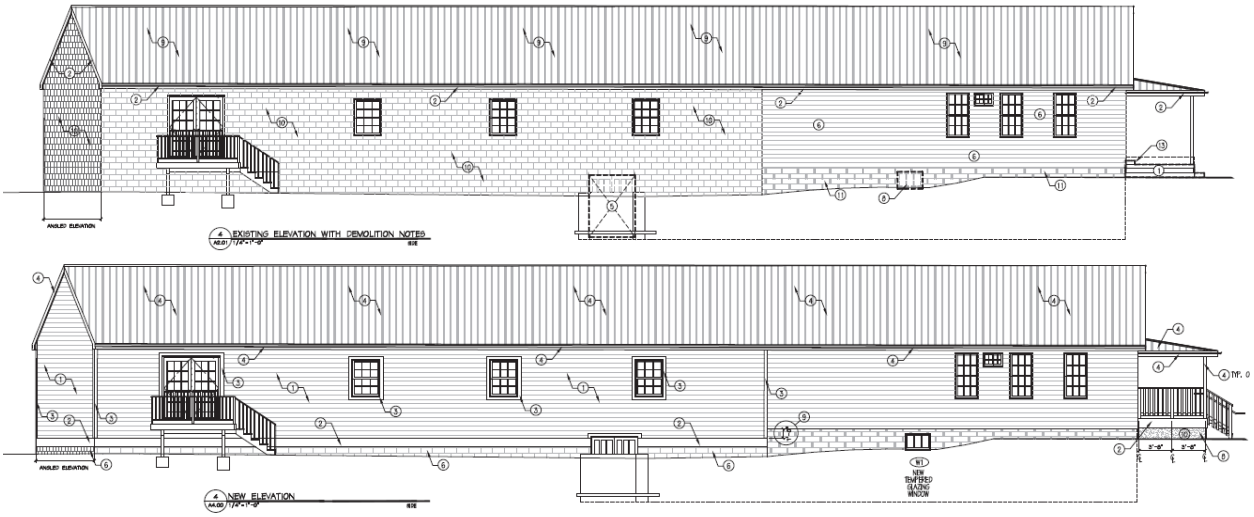


Figure 19: East elevation drawings (existing/demo above, proposed below) showing the addition of Hardie siding over the CMU rear addition.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application:

1. The new windows must have simulated-divided-lights or no muntins. The pane configuration for the new windows on the addition may be 6-over-6, 2-over-2, or 1-over-1.

under the Criteria for Issuance in Chapter 24A-(b)(1), (2), and (3), having found that the proposal will not substantially alter the exterior features of the historic resource; is compatible in character with the purposes of Chapter 24A; would enhance or aid in the protection, preservation and public or private utilization of the historic site in a manner compatible with the historical, archeological, architectural or cultural value of the historic site;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10;

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 Historic Preservation 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 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.

Outlook

RESUBMISSION-15114 Barnesville Rd, Boyds, HAWP #1087171

From Scott Greenberg <sgreenberg@gordonandgreenberg.com>
Date Fri 11/22/2024 2:39 PM
To DiPasquale, Laura <Laura.DiPasquale@montgomeryplanning.org>; Monica Gil <monica@citypermit.us>
Cc SRK Service <service@srk.llc>; info@citypermit.us <info@citypermit.us>

6 attachments (8 MB)

A1.02-REV SHEET-New ramp railing and decking detail.pdf; A7.01-REV SHEET-New front door.pdf; Front window Replacement .pdf; James Hardie Product .pdf; Side replacement window spec.pdf; Trus-T-Lift-Residential-Brochure.pdf;

Laura,

Attached are the exhibits for our resubmission for the **15114 Barnesville Rd, Boyds, HAWP #1087171** project. If anything else is needed please let me know. Below is a narrative/notes to assist you in your review in no particular order. If we get you/ your committees' tentative approvals but maybe needing further information we hope you would allow us to proceed in the process as approved with conditions. I hope what we provide meets to your approvals. Please confirm the attachments and information below meets your submission requirements.

NEW RAMP RAILING SYSTEM: Actual drawing A1.02 for permit submission has been revised showing the new proposed railing system which is far more transparent in nature, refer to new Insta-Rail railing system. It is specified as a wood system.

DECKING DETAIL: Actual drawing A1.02 for permit submission has been revised showing the new proposed tung and groove decking. Will need to be pressure treated wood for durability.

NEW FRONT DOOR: Actual drawing A7.01 shows new front door and specs in-kind to your prior recommendation.

FRONT WINDOW REPLACEMENT: Owner simply intends to remove the plexiglass insert and install new glass per PDF (Front Window Replacement).

NEW SIDING: Hardie plank selection per PDF (James Hardie Product).

NEW SIDE WINDOWS: Window selections per PDF spec (Side replacement window spec).

LIFT: Lift selection per PDF (Trus-T-Lift- Residential-Brochure).

NOTE: Ramp vs Lift. Overall lift cost would be in the range of $14,000.00. It is the least desirable option and visually the most prominent to us. We ask that the ramp as shown be approved as designed with the new railing system. We feel it is the best option to solve our 4' differential between finish grade and finish floor level. Thanks!-Scottg

SCOTT GREENBERG
GORDON & GREENBERG ARCHITECTS
13521 Harrier Way Clarksburg, MD 20871
sgreenberg@gordon&greenberg.com
(301)706-7991

FOR STAFF ONLY:
HAWP# 1087171
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: SRK LLC E-mail: info@citypermit.us

Address: 481 N Frederick Ave. #435 City: Gaithersburg, MD Zip: 20878

Daytime Phone: 2027691958 Tax Account No.: 81-4253645

AGENT/CONTACT (if applicable):

Name: Jesse Tarr E-mail: info@citypermit.us

Address: 3191 Grand Ave City: Miami Zip: 33133

Daytime Phone: 202-769-1958 Contractor Registration No.: N/A

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

Is the Property Located within an Historic District? Y Yes/District Name Boyds Historic Distric
__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: 15114 Street: Barnesville Rd

Town/City: Boyds Nearest Cross Street: Clarksburg RD

Lot: n/a Block: n/a Subdivision: 001 Parcel: 105

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:

- [✓] New Construction
- [ ] Addition
- [✓] Demolition
- [ ] Grading/Excavation
- [✓] Deck/Porch
- [ ] Fence
- [✓] Hardscape/Landscape
- [ ] Roof
- [ ] Shed/Garage/Accessory Structure
- [ ] Solar
- [ ] Tree removal/planting
- [✓] Window/Door
- [✓] Other: ramp

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.

_____ 9/20/2024

Signature of owner or authorized agent Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address
481 N Frederick Ave #435
Gaithersburg MD 20877

Owner's Agent's mailing address

Name: Jesse Tarr
E-mail: info@citypermit.us
Address: 3191 Grand Ave
City: Miami Zip: 33133
Daytime Phone: 202-769-1958
Contractor Registration No.:

Adjacent and confronting Property Owners mailing addresses

(ACROSS STREET)
15121 Barnesville RD.
Boyds, 20841

(NEIGHBOR)
1511o Barnesville RD.
Boyds, 20841

THIS SHEET REFORMATTED TO CLEARLY ADDRESS FULL SCOPE

WORK ITEM #1 CONDITION N/A

1. FRONT PORCH/ACCESSIBLE RAMPING: FRONT PORCH ELEVATION NEEDS TO BE BROUGHT UP TO FINISH FIRST FLOOR ELEVATION FOR COMPLIANT ADA BUILDING ACCESS. ALL RAMPING TO BE ALLOCATED TO THE BUILDING'S SIDE AS SHOWN AS NOT TO COMPLICATE THE FRONT FACADE'S ELEVATION. NEW GUARDRAIL PROPOSED AROUND FRONT PORCH AS REQUIRED OWING TO THE INCREASE IN ELEVATION.

WORK ITEM #2 CONDITION FAIR

2. REPLACEMENT OF FRONT DOOR/REPLACEMENT OF SIDE EXTERIOR DOORS: REBECCAH HAD INDICATED THAT THE NEW FRONT DOOR SELECTION WOULD BE REQUIRED FOR REVIEW AND APPROVAL, SEE DOOR SCHEDULE/SHEET FOR DOOR SELECTED. EXISTING FRONT DOOR IS NOT PERIOD CORRECT AND WAS REPLACED AT SOME POINT. REBECCAH INDICATED SIDE DOORS WERE NOT CRITICAL TO THE BUILDING'S OVERALL HISTORICAL VALUE AND THEREFOR WOULD NOT NEED TO BE REVIEWED FOR APPROVALS AS LONG AS DOORS SELECTED ARE IN THE SAME DESIGN LANGUAGE AS THE REST OF THE BUILDING.

WORK ITEM #3 CONDITION POOR/NA

3. REPLACEMENT OF FRONT WINDOW/REPLACEMENT OF SIDE WINDOWS: REBECCAH HAD INDICATED THAT THE NEW FRONT WINDOW SELECTION WOULD BE REQUIRED FOR REVIEW AND APPROVAL, SEE WINDOW SCHEDULE/SHEET FOR WINDOW SELECTED. NEW WINDOW FRAME TO BE WOOD, NOT VINYL OR ALUMINUM. EXISTING FRONT WINDOW SUBJECT TO REPLACEMENT IS NOT PERIOD CORRECT AND WAS REPLACED AT SOME POINT. REBECCAH INDICATED SIDE WINDOWS WERE NOT CRITICAL TO THE BUILDING'S OVERALL HISTORICAL VALUE AND THEREFOR WOULD NOT NEED TO BE REVIEWED FOR APPROVALS AS LONG AS WINDOWS SELECTED ARE IN THE SAME DESIGN LANGUAGE AS THE REST OF THE BUILDING.

WORK ITEM #4 CONDTION POOR/N/A

4. DECK REPAIR/NEW REQUIRED SIDE EGRESS STAIRS: SIDE DECK WILL REQUIRE SELECTIVE DEMOLITION AND TO BE REBUILT IN KIND OWING TO EXISTING WOOD DETERIORATION. NEW SIDE EGRESS STAIRS WILL BE NEEDED OFF THIS DECK TO MEET CODE (DISTANCE BETWEEN EGRESS POINTS). REFER TO A6.00 FOR NEW STAIR/GUARDRAIL CONSTRUCTION. ALL NEW CONSTRUCTION TO BE PRESSURE TREATED LUMBER.

WORK ITEM #5 CONDITION N/A

5. NEW PROPOSED SIDING/FACADE ENHANCEMENTS AT CMU BUILDING PORTION. REFER TO A4.00 FOR NEW BUILDING ELEVATIONS/MATERIAL CALL OUTS. THE CMU (PRIOR ADDITION) PORTION OF THE BUILDING TO RECEIVE HARDIE PLANK LAP SIDING (WOOD) AND TRIM AS CALLED FOR. EXPOSED CMU TO BE SEALED AND PAINTED.

WORK ITEM #6 CONDITION FAIR

6. ROOF REPAIR: EXISTING ROOF TO BE INSPECTED AND REPAIRED TO AS NEW CONDITION AS REQUIRED. OVERALL ROOF TO RECEIVE PAINT.

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

Response to be same as below (regarding description). Property backs train tracks with no significat landscaping or property features to note. Refer to architectural set for photo documentation and additional information. First story front has walk-out porch/stoop. Historic structure is wood siding, later addition exposed CMU block. Both portions have metal roof. Overall property is in fair condition in need of rehabilitation.

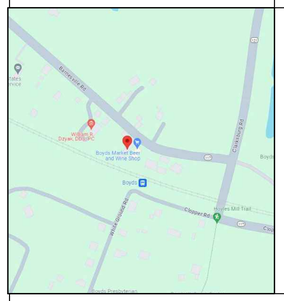
Description of Work Proposed: Please give an overview of the work to be undertaken:

15114 BARNESVILLE RD. BOYDS, MD IS A 6,184 SF GROSS 1 STORY BUILDING WITH A WALKOUT BASEMENT AND IS LOCATED IN A HISTORICAL DISTRICT. THE BUILDING OWNER WANTS TO CONVERT IT TO HIS PERSONAL OFFICE SRK-LLC. WHICH IS A CONSTRUCTION FIRM. CURRENT TAX RECORDS ON FILE INDICATE THAT THE BUILDING'S USE IS "RETAIL." THE DESIRED USE IS FOR THIS TO BE AN OFFICE SO THERE WILL BE A CHANGE OF USE FROM RETAIL (MERCANTILE ESTABLISHMENT) TO AN OFFICE (BUSINESS ESTABLISHMENT). INTERIOR ALTERATIONS ARE TO MODIFY THE FACILITY TO BETTER SUIT THE NEEDS OF AN OFFICE SPACE AND BRING THE BUILDING UP TO CURRENT ACCESSIBILITY AND LIFE SAFETY CODES. PROPOSED EXTERIOR CONSTRUCTION TO THE BUILDING IS ACCESSIBLE RAMPING TO THE MAIN ENTRY, EGRESS DOORS TO BE REPLACED SO LIFE SAFETY CODES CAN BE MET, NEW WOOD STAIRS OFF THE SIDE DECK AS REQUIRED FOR IT TO FUNCTION AS A SECOND MEANS OF EGRESS, AND FACADE IMPROVEMENTS AS OUTLINED IN THIS NEW CONSTRUCTION DOCUMENTATION. REFER TO CIVIL DOCUMENTATION FOR ANY PROPOSED SITE CHANGES.

PRIOR OUTREACH:

FULL INTENDED PROJECT NARRATIVE WAS PROVIDED AND DISCUSSED WITH JONATHAN CASEY PLANNER II UPCOUNTY DIVISION. ON 8/9/24 CASEY PROVIDED VIA A CALL/EMAIL THAT THIS PROJECT WAS DISCUSSED INTERNALLY AND HE DOES NOT FORESEE ANY PUSH BACK OR ISSUES ON THE PLANNING DEPARTMENT'S END OWING TO THE MINOR SCOPE OF WORK PROPOSSED. HE HOWEVER RECOMMENDED WE REACH OUT TO REBECCAH BALLO HISTORIC PRESERVATION SUPERVISOR @ MCPD TO DISCUSS. ARCHITECT AND OWNERSHIP MET ON SITE WITH REBECCAH ON 8/28/24 TO DISCUSS THE PROJECT IN DEPTH REGARDING SCOPE OF WORK AND DESIRED EXTERIOR ALTERATIONS. REBECCAH HAD GIVEN TENTATIVE APPROVALS TO THE EXTERIOR IMPROVEMENTS/ALTERATIONS PROPOSED. FINAL DESIGN DOCUMENTATION WILL BE SUBMITTED TO HISTORIC/MCPD FOR REVIEW.

VICINITY MAP



BRIEF SCOPE OF WORK

15114 BARNESVILLE RD. BOYDS, MD IS A 6,184 SF GROSS 1 STORY BUILDING WITH A WALKOUT BASEMENT AND IS LOCATED IN A HISTORICAL DISTRICT. THE BUILDING OWNER WANTS TO CONVERT IT TO HIS PERSONAL OFFICE SRK-LLC. WHICH IS A CONSTRUCTION FIRM. CURRENT TAX RECORDS ON FILE INDICATE THAT THE BUILDING'S USE IS "RETAIL." THE DESIRED USE IS FOR THIS TO BE AN OFFICE SO THERE WILL BE A CHANGE OF USE FROM RETAIL (MERCANTILE ESTABLISHMENT) TO AN OFFICE (BUSINESS ESTABLISHMENT). INTERIOR ALTERATIONS ARE TO MODIFY THE FACILITY TO BETTER SUIT THE NEEDS OF AN OFFICE SPACE AND BRING THE BUILDING UP TO CURRENT ACCESSIBILITY AND LIFE SAFETY CODES. PROPOSED EXTERIOR CONSTRUCTION TO THE BUILDING IS ACCESSIBLE RAMPING TO THE MAIN ENTRY, EGRESS DOORS TO BE REPLACED SO LIFE SAFETY CODES CAN BE MET, NEW WOOD STAIRS OFF THE SIDE DECK AS REQUIRED FOR IT TO FUNCTION AS A SECOND MEANS OF EGRESS, AND FACADE IMPROVEMENTS AS OUTLINED IN THIS NEW CONSTRUCTION DOCUMENTATION. REFER TO CIVIL DOCUMENTATION FOR ANY PROPOSED SITE CHANGES.

15114 BARNESVILLE RD. BOYDS, MD 20841

BUILDING ALTERATIONS & CHANGE OF USE

SRK LLC. OFFICE

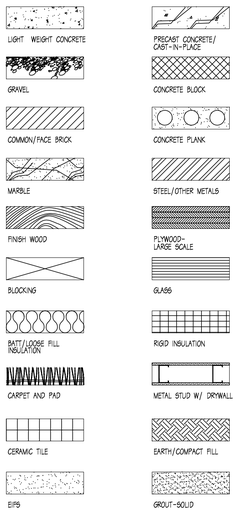
PERMIT ISSUE 9-15-24

ABBREVIATIONS

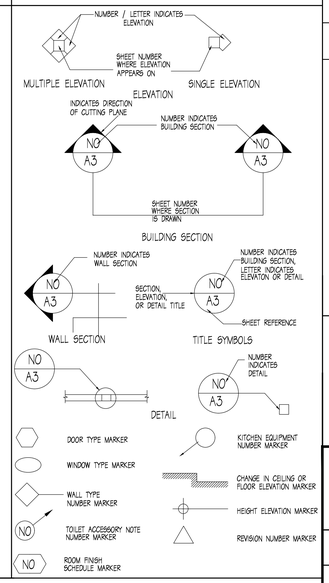
NOTE: ALL ABBREVIATIONS MAY NOT BE USED

A		LAV	LAVATORY
		LB	POUND
ACOUS	ACOUSTICAL	LEV	LEVEL
ADJ	ADJACENT	LOC	LOCATION
AFF	ABOVE FINISHED FLOOR	M	
ALUM	ALUMINUM	MAT	MATERIAL
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MECH	MECHANICAL
		MEMB	MEMBER
B		MFRS	MANUFACTURER
BC	BASE CABINET	MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BLDG	BUILDING	MTD	MOUNTED
BLK	BLOCK(ING)	MSRY	MASONRY
BLKT	BLANKET	MTL	METAL
BLTN	BUILT-IN	N	
BOT	BOTTOM	N	NORTH
BP	BASE PLATE	N/A	NOT APPLICABLE
BS	BOTH SIDES	NIC	NOT IN CONTRACT
BW	BOTH WAYS	NO	NUMBER
C		NOM	NOMINAL
CAB	CABINET	NTS	NOT TO SCALE
CER	CERAMIC	O	
CL	CENTER LINE	OC	ON CENTER
CLG	CEILING	OD	OUTSIDE DIAMETER
CLR	CLEAR	OPNG	OPENING
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE	ORIG	ORIGINAL
CONN	CONNECTION	P	
CONT	CONTINUOUS	PLYWD	PLYWOOD
CONST	CONSTRUCTION	PNL (S)	PANEL
CONST JT	CONSTRUCTION JOINT	PNT	PAINT (ED/ING)
CT	CERAMIC TILE	PTN	PARTITION
CTR	CENTER	PVT	PAVEMENT
CY	CUBIC YARD	R	
D		R	RISER
DEMO	DEMOLISH, DEMOLITION	RAD	RADIUS
DET	DETAIL	RECT	RECTANGULAR
DIA	DIAMETER	REQD	REQUIRED
DIM	DIMENSION	RH	RIGHT HAND
DN	DOWN	RM	ROOM
DR	DOOR	RMV	REMOVE
DWG	DRAWING (S)	S	
E		S	SOUTH
E	EAST	SCH	SCHEDULE
EA	EACH	SECT	SECTION
EF	EACH FACE	SF	SQUARE FOOT
EJ	EXPANSION JOINT		
ELEC	ELECTRICAL	SHT	SHEET
EL. ELEV	ELEVATION	SHLV(G)	SHELVES (ING)
ELEV	ELEVATOR	SIM	SIMILAR
EQ	EQUAL	SP	SPACE
EQUIP	EQUIPMENT	SPEC (S)	SPECIFICATION (S)
ETR	EXISTING TO REMAIN	SQ	SQUARE
EWC	ELECTRICAL WATER COOLER	SS	STAINLESS STEEL
		STD	STANDARD
EXIST	EXISTING	STL	STEEL
E.W.	EACH WAY	STOR	STORAGE
F		STRUCT SUSP	STRUCTURAL SUSPENDED
FF	FINISHED FLOOR		
FIN	FINISH	T	
FLR	FLOOR	TEMP	TEMPORARY
FT	FOOT, FEET	TLT	TOILET
FV	FIELD VERIFY	TH, THK	THICK
G		THRSH	THRESHOLD
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED	U	
GL	GLASS	UC	UNDER COUNTER
GOVT	GOVERNMENT	UL	UTILITY LEDGE
GWB	GYPSUM WALL BOARD	UNO	UNLESS NOTED OTHERWISE
H		VERT	VERTICAL
H	HIGH	VIF	VERIFY IN FIELD
HC	HOLLOW CORE		
HDW	HARDWARE		
HD	HEAD	W	
HT	HEIGHT	W	WEST
HM	HOLLOW METAL	W/	WITH
HORZ	HORIZONTAL	W/O	WITHOUT
HR (S)	HOUR (S)	WD	WOOD
HVAC	HEATING, VENTILATION, & AIR CONDITIONING	WIND	WINDOW
		WP	WATERPROOF (ING)
I		WTW	WALL TO WALL
ID	INSIDE DIAMETER		
INST	INSTALL (ATION)		
INSUL	INSULATION		
INT	INTERIOR		
J			
JLP	J.L. METAL PARTITION		
JT	JOINT		

MATERIAL LEGEND



SYMBOL LEGEND



GENERAL NOTES:

GENERAL NOTES:

CONTRACTOR SHALL VERIFY AND FAMILIARIZE HIMSELF WITH ALL FIELD CONDITIONS PRIOR TO SUBMITTING PROPOSALS AND COMMENCING CONSTRUCTION. FIELD CONDITIONS NOT AGREEING WITH CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER & DESIGNER PRIOR TO BEGINNING WORK. ALL ADDITIONAL WORK NEEDED TO COMPLETE THE PROPOSED PROJECT WHICH IS NOT INDICATED ON DRAWINGS SHALL RECEIVE PRIOR AUTHORIZATION FROM THE HOMEOWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL WORK NECESSARY FOR A COMPLETE INSTALLATION WHETHER SUCH WORK IS INDICATED ON DRAWINGS OR SPECIFICATIONS.

ALL MANUFACTURED / PREFABRICATED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE WRITTEN MANUFACTURES SPECIFICATIONS.

JOB SITE SHALL BE KEPT IN A CLEAN AND ORDERLY FASHION AT THE END OF EACH DAYS WORK. ALL WARRANTIES, GUARANTIES AND MANUFACTURERS INSTRUCTIONS SHALL BE PRESENTED TO THE HOMEOWNER IN A COMPLETE AND ORDERLY MANNER AT THE CONCLUSION OF CONSTRUCTION. ALL WORK PERFORMED SHALL BE EXECUTED TO GREATER THAN STANDARD BUILDING QUALITY AND SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CLIENT OR HIS CONTRACTORS, SUBCONTRACTORS OR ANYONE PERFORMING WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPLICABLE RESIDENTIAL CODES, REGULATIONS, AND CONTRACT DOCUMENTS.

BY A LICENSED GENERAL CONTRACTOR ENTERING INTO AGREEMENT WITH THE HOMEOWNER/PROPERTY OWNER, HE AGREES TO KEEP CURRENT ALL INSURANCES, WORKER'S COMPENSATION AS REQUIRED, AND AGREES TO INDEMNIFY/HOLD HARMLESS THE HOMEOWNER/ PROPERTY OWNER FROM ANY ACCIDENTS OCCURRING FROM THE SCOPE OF WORK REQUIRED TO COMPLETE THE PROPOSED PROJECT.

CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING & DISPOSING OF DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM WORK AT THE JOB SITE. CONTRACTOR SHALL PROVIDE PROTECTION BETWEEN THE NEW CONSTRUCTION AND THE EXISTING BUILDING AND TAKE ADEQUATE MEASURES TO KEEP DUST TO A MINIMUM. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL CLEAN THE ENTIRE PREMISES AND TURN OVER ALL KEYS USED DURING CONSTRUCTION, OLD AND NEW. SEE NOTE ABOVE.

ALL EXISTING CONDITIONS SHOULD BE FIELD VERIFIED INCLUDING DIMENSIONS AND STRUCTURE. SOME VARIATIONS COULD EXIST AND IT IS THE RESPONSIBILITY OF OTHERS TO CONFIRM THE INFORMATION HEREIN.

DRAWINGS INDEX

CIVIL

S1 - SITE PLAN
(INCLUDED IN ARCHITECTURAL DRAWING SET)

ARCHITECTURAL

MEP

MECHNICAL PLANS

PLUMBING PLANS

ELECTRICAL PLANS

OWNER REP:
JOSE LEGUNA/SRK.LLC
481 N FREDERICK AVE.
GAITHERSBURG, MD 20877
PH: 240-498-9801
EMAIL: SERVICE@SRK.LLC

CIVIL ENGINEER:
JAS ENGINEERING 7 DESIGN, LLC
5105 MOUNT OAKS SANCTUARY DR.
BOWIE, MD 20720
PH: 301-262-1630
CONTACT: JON SHIANCOE, P.E.
EMAIL: JSHIANCOE@JASDLLC.COM

ARCHITECT:
GORDON & GREENBERG ARCHITECTS
13521 HARRIER WAY
CLARKSBURG, MD 20871
PH: 301-706-7991
CONTACT: SCOTT A. GREENBERG
EMAIL: SGREENBERG@GORDONANDGREENBERG.COM

MPE ENGINEERING:
TOOMEY ENGINEERING CORPORATION
2410 COBBLESTONE WAY
FREDERICK, MD 21702
PH: 301-620-2601
CONTACT: GERALD TOOMEY
EMAIL: GTOOMEY@TOOMEYCORP.COM

CODE ANALYSIS/ BUILDING DATA	EXISTING BASE BUILDING/TENANT SPACE INCLUDES TENANT SPACES 108 & 109	PROPOSED BASE BUILDING/TENANT SPACE INCLUDES TENANT SPACES 108 & 109
TENANT SEPARATION	NA	NA (NO CHANGE)
USE GROUP	M	B
TYPE OF CONSTRUCTION (IBC)	5B	5B (NO CHANGE)
HEIGHT/ NO. OF STORIES	1	1 (NO CHANGE)
HIGH RISE? (Y/N)	N	N (NO CHANGE)
COVERED MALL? (Y/N)	N	N (NO CHANGE)
FULLY SUPPRESSED (SPRINKLED)? (Y/N)	N	N (NO CHANGE)
FLOOR AREA OF TENANT SPACE OR AREA OF RENOVATION	1ST FL. 3,092 SF +/- GROSS BSMT. 3,092 SF +/- GROSS TOTAL 6,184 SF +/- GROSS	1ST FL. 3,092 SF +/- GROSS (NO CHANGE) BSMT. 3,092 SF +/- GROSS (NO CHANGE) TOTAL 6,184 SF +/- GROSS (NO CHANGE)

APPLICABLE BUILDING CODES

AS AMENDED BY MONTGOMERY COUNTY MARYLAND

2018 INTERNATIONAL BUILDING CODE ER 31-19
CHAPTER 8 COUNTY BUILDING CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
MARYLAND ACCESSIBILITY CODE
2015 NFPA FIRE CODE
2015 NFPA 101 LIFE SAFETY CODE
2012 INTERNATIONAL GREEN CONSTRUCTION CODE
2015 IBC AMENDMENTS
2015 FIRE CODE-NFPA 1
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
MONTGOMERY COUNTY CODE CHAPTER 8 (MECHANICAL)
MONTGOMERY COUNTY CODE CHAPTER 17 (ELECTRICAL)
NFPA 70 (NATIONAL ELECTRIC CODE)
CHAPTER 35 OF IBC-2018 REFERENCED STANDARDS

MINIMUM INSULATION REQUIREMENTS FOR NEW CONSTRUCTION

Windows/Doors - Maximum U-Factor SPECIFIED U FACTORS SHALL NOT EXCEED THE MAXIMUM LISTED IN TABLE C402.3 PER IECC AS OUTLINED BELOW-NOTE: CLIMATE ZONE 4	U Factor	VARIES
Fixed fenestration	U Factor	0.38
Operable fenestration	U Factor	0.45
Entrance doors	U Factor	0.77
Skylights - Maximum U-Factor	U Factor	.50
Max SHGC	U Factor	0.40
Max SHGC - glazed fenestration	U Factor	0.40
Ceilings	R-value	R-49
Walls (wood framing)	R-value	R-20 or 13+5
Mass Walls	R-value	**R-8/13
Basement Walls	R-value	*R-10/13
Floors	R-value	R-19
Slab perimeter- R-value and Depth	R-value	R-10, 2ft
Crawlspace	R-value	*R-10/13

DPS | Montgomery County Department of Permitting Services

Department of Permitting Services
Division of Commercial Building Construction
2425 Reedie Drive, 7th Floor, Wheaton, MD 20902
Phone: 311 in Montgomery County or (240) 777-0311
http://www.montgomerycountymd.gov/permittingservices

MARYLAND ACCESSIBILITY COMPLIANCE FORM

For Alteration and Addition to Existing Commercial Buildings

To be completed by Architect:

Project Name: SRK LLC. OFFICE BUILDING
Project Address: 15114 BARNESVILLE RD. BOYDS, MD 20841
Permit Application Number (AP #): _____

This is to certify that (check all that apply):

☒ The "path of travel", which includes bathrooms and drinking fountains serving the altered area, conforms with the **ADAAG**.

☐ The cost of providing an accessible "path of travel" (including bathrooms and drinking fountains serving the altered area) exceeds 20% of the alteration cost as listed below:

A = Cost of alterations to the "primary function" areas = $ $100,000.00

B = 20% x cost of alteration to the "primary function" area = 0.2 x A = $ _____

List elements that will be made accessible up to 20% of the alteration cost "B" (See "Excerpts From ADA, Title III" for the priority of elements that provide the greatest degree of access):

☐ The tenant only is making the alteration. The "path of travel" outside the tenant area is under the landlord's authority and is not being altered.

I, ROBERT D. GREENBERG (Print Name) as the licensed Architect for the project do hereby certify that the alteration/addition complies with the provisions of the Maryland Accessibility Code.

Signature

9-6-2024
Date

Maryland Registration Seal

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

DATE	REVISIONS	BY

GORDON & GREENBERG
ARCHITECTS
SCOTT A GREENBERG / ROBERT D. GREENBERG, RA 301-706-7991
13521 HARRIER WAY
CLARKSBURG, MD 20871
Sgreenberg@gordonandgreenberg.com

ARCHITECT

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9278, EXPIRATION DATE: 10-10-2025"

15114 BARNESVILLE RD. BOYDS, MD 20841
BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE
COVER SHEET

JOB NO	SRKBOYDSOFFICE
DRAWN	SG
CHECKED	RDG
SCALE	AS NOTED
DATE	9-15-24
SHEET	A0.00
OF	-- SHEETS

404 DOORS AND DOORWAYS

404.1 General. Doors and doorways that are part of an accessible route shall comply with Section 404.

404.2 Manual Doors. Manual doors and doorways, and manual gates, including ticket gates, shall comply with the requirements of Section 404.2.

404.2.2 Double&Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with Sections 404.2.2 and 404.2.3.

404.2.3 Clear Width. Doorways shall have a clear opening width of 32 inches minimum. Clear opening width of doorways with swinging doors shall be measured between the face of door and stop, with the door open 90 degrees. Openings, doors and doorways without doors more than 24 inches in depth shall provide a clear opening width of 36 inches minimum. There shall be no projections into the clear opening width lower than 34 inches above the floor. Projections into the clear opening
width between 34 inches and 80 inches above the floor shall not exceed 4 inches.

404.2.4 Maneuvering Clearances at Doors. Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the fullclear opening width of the doorway.

404.2.4.1 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.1.

404.2.4.2 Sliding and Folding Doors. Sliding doors and folding doors shall have maneuvering clearance complying with Table 404.2.3.2.

404.2.4.2 Doorways without Doors. Doorways without doors that are less than 36 inches in width shall have maneuvering clearances complying with Table 404.2.3.3

404.2.4.3 Recessed Doors. Where any obstruction within 18 inches of the latch side of a doorway projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door, maneuvering clearances for a forward approach shall be provided.

404.2.4.4 Floor Surface. Floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with Section 302.

404.2.5 Thresholds at Doorways. If provided, thresholds at doorways shall be ½ inch maximumin height.Raised thresholds and changes in level at doorways shall comply with Sections 302 and 303.

404.3 Automatic Doors. Automatic doors and automatic gates shall comply with Section 404.3. Full powered automatic doors shall comply with ANSI/BHMA A156.10 listed in Section 105.2.4. Power&assist and low&energy doors shall comply with ANSI/BHMA A156.19 listed in Section 105.2.3.

404.3.1 Clear Opening Width. Doorways shall have a clear opening width of 32 inches in power&on and power&off mode. The minimum clear opening width for automatic door systems shall be based on the clear opening width provided with all leafs in the open position.
404.3.2 Maneuvering Clearances. Maneuvering clearances at power&assisted doors shall comply with Section 404.2.3.

404.3.3 Thresholds. Thresholds and changes in level at doorways shall comply with Section 404.2.4.

404.3.4 Two Doors in Series. Doors in series shall comply with Section 404.2.5.

404.3.5 Control Switches. Manually operated control switches shall comply with Section 309. The clear floor space adjacent to the control switch shall be located beyond the arc of the door swing.

DOORS AND DOORWAYS

TAKEN FROM: 2018 ADA STANDARDS FROM ACCESSIBLE DESIGN

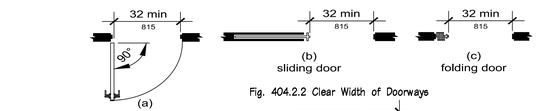


Fig. 404.2.2 Clear Width of Doorways

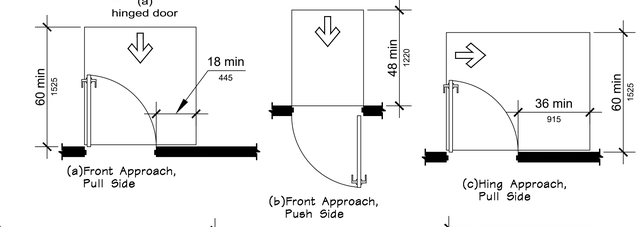


Fig. 404.2.4.1 Maneuvering Clearance at Manual Swinging Doors

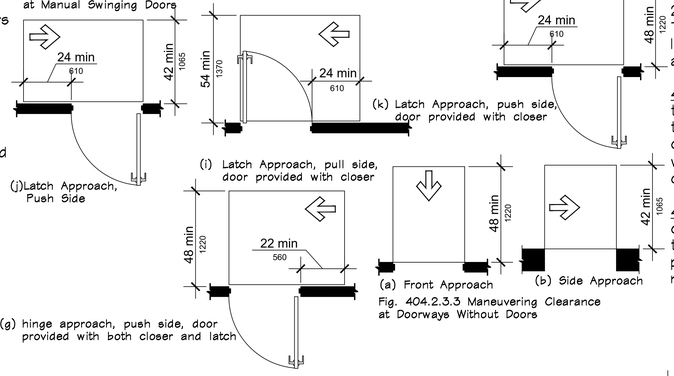


Fig. 404.2.3.3 Maneuvering Clearance at Doorways Without Doors

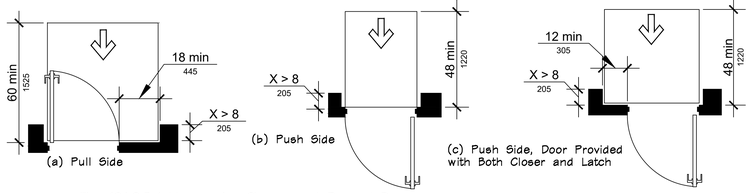


Fig. 404.2.3.4 Maneuvering Clearance at Rcessed Doors

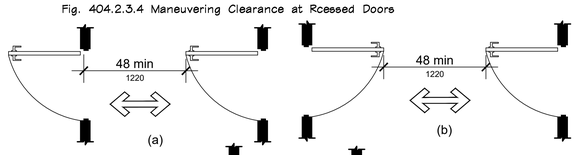


Fig. 404.2.5 Two Doors in a Series

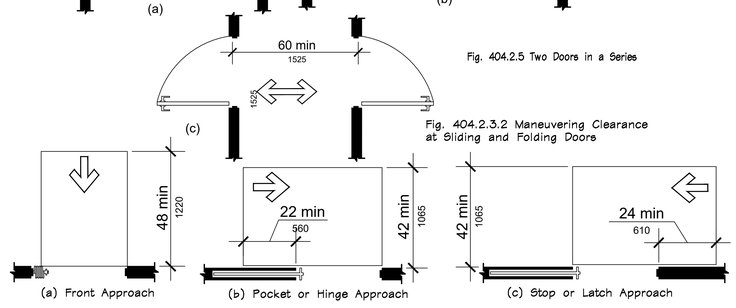


Fig. 404.2.3.2 Maneuvering Clearance at Sliding and Folding Doors

404.2.5 Two Doors in Series. Distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of any door swinging into the space.

404.2.6 Door Hardware. Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the floor. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

404.2.8 Closing Speed.

404.2.8.1 Door Closers. Door closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to an open position of 12 degrees shall be 5 seconds minimum.

404.2.8.2 Spring Hinges. Door spring hinges shall be adjusted so that from the open position of 70 degrees, the door shall move to the closed position in 1.5 seconds minimum.

404.2.9 Door-Opening Force. Fire doors shall have the minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open doors other than fire doors shall be as follows:
1. Interior hinged door: 5.0 pounds (22.2 N) maximum
2. Sliding or folding door: 5.0 pounds (22.2 N) maximum
These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position.

404.2.10 Door Surface. Door surfaces within 10 inches of the floor, measured vertically, shall be a smooth surface on the push side extending the full width of the door.Parts creating horizontal or vertical joints in such surface shall be within 1/16 inch of the same plane as the other. Cavities created by added kick plates shall be capped.

404.2.11 Vision Lites. Doors and sidelites adjacent to doors containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one panel on either the door or an adjacent sidelite 43 inches maximum above the floor.

GRAB BARS

609 GRAB BARS

609.1 General. Grab bars in accessible toilet or bathing facilities shall comply with Section 609.

609.2 Cross Section. Grab bars shall have a cross section complying with Section 609.2.1 or 609.2.2.

609.2.1 Circular Cross Section. Grab bars with a circular cross section shall have an outside diameter of 1-1/4 inch minimum and 2 inches maximum.

609.2.2 Noncircular Cross Section. Grab bars with a noncircular cross section shall have a cross section dimension of 2 inches maximum, and a perimeter dimension of 4 inches minimum and 4.8 inches maximum.

609.3 Spacing. The space between the wall and the grab bar shall be 1-1/2 inches. The space between the grab bar and projecting objects below and at the ends of the grab bar shall be 1-1/2 inches minimum.The space between the grab bar and projecting objects above the grab bar shall be 12 inches minimum.

609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the floor measured to the top of the gripping surface.At water closets primarily for children's use complying with Section 604.10, grab bars shall be installed in a horizontal position 18 inches minimum to 27 inches maximum above the floor measured to the top of the gripping surface.

609.5 Surface Hazards. Grab bars, and any wall or other surfaces adjacent to grab bars, shall be free of sharp or abrasive elements. Edges shall be rounded.

609.6 Fittings. Grab bars shall not rotate within their fittings.

609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the locations specified in this standard and does not obstruct the clear floor space.

609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used where a vertical or horizontal force of 250 pounds is applied at any point on the grab bar, fastener mounting device, or supporting structure.

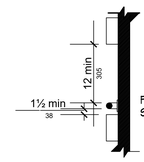


Fig. 609.3
Spacing of Grab Bars

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REACH RANGES

308 REACH RANGES

308.1 General. Reach ranges shall comply with Section 308.

308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximumand the lowforward reach shall be 15 inches minimum above the floor.

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches maximum where the reach depth is 20 inches maximum. Where the reach depth exceeds 20 inches, the high forward reach shall be 44 inches maximum, and the reach depth shall be 25 inches maximum. 308.3 Side Reach.

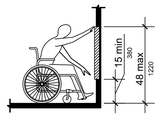

Fig. 308.2.1
Unobstructed Forward Reach

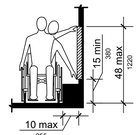

Fig. 308.3.1
Unobstructed Side Reach

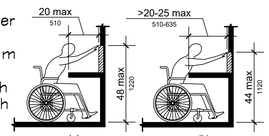

Fig. 308.2.2
Obstructed High Forward Reach

308.3.1 Unobstructed. Where a clear floor space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the floor.

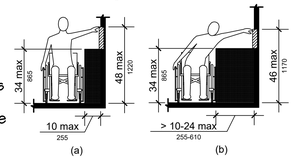

Fig. 308.3.2
Obstructed High Side Reach

308.3.2 Obstructed High Reach. Where a clear floor space allows a parallel approach to an object and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches maximum and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum for a reach depth of 10 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum for a reach depth of 24 inches maximum.

WATER CLOSETS and TOILET COMPARTMENTS

604 WATER CLOSETS & TOILET COMPARTMENTS

604.1 General. Accessible water closets and toilet compartments shall comply with Section 604.Compartments containing more than one plumbing fixture shall comply with Section 603. Wheelchair accessible compartments shall comply with Section 604.8. Ambulatory accessible compartments shall comply with Section 604.9.

604.2 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum to 18 inches maximum from the side wall or partition. Water closets located in ambulatory accessible compartments specified in Section 604.9 shall have the centerline of the water closet 17 inches minimum to 19 inches maximum from the side wall or partition.

604.3 Clearance.

604.3.1 Size. A clearance around a water closet 60 inches minimum, measured perpendicular from the sidewall, and 56 inches minimum, measured perpendicular from the rearwall, shall be provided.

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, sanitary napkin receptacles, coat hooks, shelves, accessible routes, clear floor space at other fixtures and the turning space. No other fixtures or obstructions shall be within the required water closet clearance.

604.4 Height. The height of water closet seats shall be 17 inches minimum and 19 inches maximum above the floor, measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with Section 609 and shall be provided in accordance with Sections 604.5.1 and 604.5.2. Grab bars shall be provided on the rear wall and on the side wall closest to the water closet

604.5.1 Fixed Side Wall Grab Bars. Fixed sidewall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54inches minimum from the rear wall. In addition, a vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located between 39 inches and 41 inches above the floor, and with the center line of the bar located between 39 inches and 41 inches from the rear wall.

604.5.2 Rear Wall Grab Bars. The rear wall grab bar shall be 36 inches minimum in length, and extend from the centerline of the water closet 12 inches minimum on the side closest to the wall, and 24 inches minimum on the transfer side.

604.7 Dispensers. Toilet paper dispensers shall comply with Section 309.4 and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the floor, and shall not be located behind the grab bars. Dispensers shall not be of a type that control delivery, or do not allow continuous paper flow.

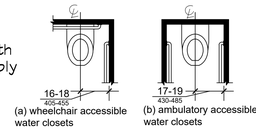

Fig. 604.2 Water Closet Location

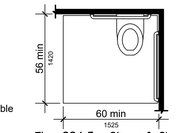

Fig. 604.3 Size of Clearance for Water Closet

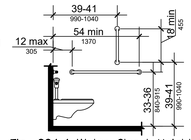

Fig. 604.4 Water Closet Height

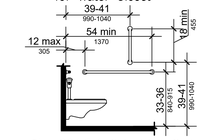

Fig. 604.5.1 Side Wall Grab Bar for Water Closet

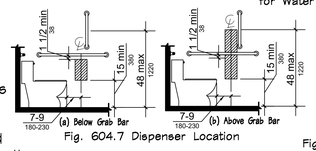

Fig. 604.7 Dispenser Location

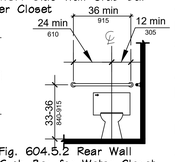

Fig. 604.5.2 Rear Wall Grab Bar for Water Closet

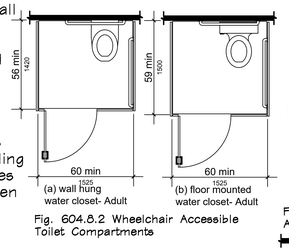

Fig. 604.8.2 Wheelchair Accessible Toilet Compartments

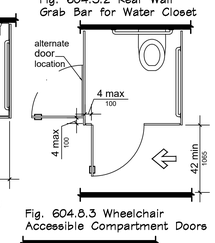

Fig. 604.8.3 Wheelchair Accessible Compartment Doors

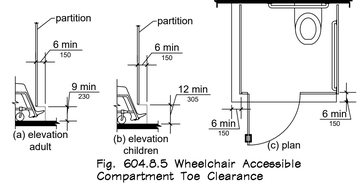

Fig. 604.8.5 Wheelchair Accessible Compartment Toe Clearance

604.8 Wheelchair Accessible Compartments.

604.8.1 General. Wheelchair accessible compartments shall comply with Section 604.8.

604.8.1.1 Size. The minimum area of a wheelchair accessible compartment shall be 60 inches minimum in width measured perpendicular to the side wall, and 56 inches minimum in depth for wall hung water closets, and 59 inches minimum in depth for floor mounted water closets measured perpendicular to the rear wall. The minimum area of a wheelchair accessible compartment for primarily children's use shall be 60 inches minimum in width measured perpendicular to the side wall, and 59 inches minimum in depth for wall hung and floor mounted water closets measured perpendicular to the rear wall.

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with Section 404.1, except if the approach is to the latch side of the compartment door clearance between the door side of the stall and any obstruction shall be 42 inches minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be inches maximum from the front partition. The door shall be self-closing. A door pull complying with Section 404.2.6 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the required minimum area of the compartment.

604.8.4 Approach. Wheelchair accessible compartments shall be arranged for left&hand or right&hand approach to the water closet.

604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches minimum above the floor and extending 6 inches beyond the compartment side face of the partition, exclusive of partition support members. Compartments primarily for children's use shall provide a toe clearance of 12 inches minimum above the floor and extending 6 inches beyond the compartment side face of the partition, exclusive of partition support members.

604.8.1.5 Grab Bars. Grab bars shall comply with Section 609. Side wall grab bars complying with Section 604.5.1 located on the wall closest to the water closet, and a rear wall grab bar complying with Section 604.5.2, shall be provided

LAVATORIES & SINKS

605 URINALS

605.1 General. Accessible urinals shall comply with Section 605.

605.2 Height. Urinals shall be of the stall type or shall be of the wall hung type with the rim at 17 inches maximum above the floor.

605.3 Clear Floor Space. A clear floor space complying with Section 305, positioned for forward approach, shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 309

606 LAVATORIES AND SINKS

606.1 General. Accessible lavatories and sinks shall comply with Section 606.

606.2 Clear Floor Space. A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearances.

606.3 Height. The front of lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.

606.4 Faucets. Faucets shall comply with Section 309. Hand & operated metering faucets shall remain open for 10 seconds minimum.

606.5 Lavatories with Enhanced Reach Range. Where enhanced reach range is required at lavatories, faucets and soap dispenser controls shall have a reach depth of 11 inches maximum or, if automatic, shall be activated within a reach depth of 11 inches maximum.Water and soap flow shall be provided with a reach depth of 11 inches maximum.

606.6 Exposed Pipes and Surfaces. Water supply and drainpipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

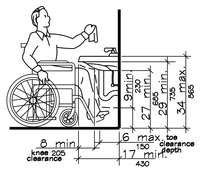

Fig. 606.3 Height of Lavatories and Sinks

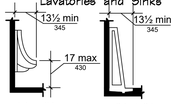

Fig. 605.2 Height of Urinals

CLEAR FLOOR SPACES

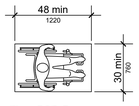

Fig. 305.3
Size of Clear Floor Space

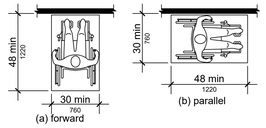

Fig. 305.5
Position of Clear Floor Space

305 CLEAR FLOOR SPACE

305.1 General. A clear floor space shall comply with Section 305.

305.2 Floor Surfaces. Floor surfaces of a clear floor space shall have a slope not steeper than 1:48 and shall comply with Section 302. 305.3 Size. The clear floor space shall be 48 inches minimum in length and 30 inches minimum in width.

305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor space shall be permitted to include knee and toe clearance complying with Section 306.

305.5 Position. Unless otherwise specified, the clear floor space shall be positioned for either forward or parallel approach to an element.

305.6 Approach. One full, unobstructed side of the clear floor space shall adjoin or overlap an accessible route or adjoin another clear floor space.

305.7 Alcoves. If a clear floor space is in an alcoveor otherwise confined on all or part of three sides, additional maneuvering clearances complying with Sections 305.7.1 and 305.7.2 shall be provided, as applicable

305.7.1 Parallel Approach. Where the clear floor space is positioned for a parallel approach, the alcove shall be 60 inches minimum in width where the depth exceeds 15 inches.

305.7.2 Forward Approach. Where the clear floor space is positioned for a forward approach, the alcove shall be 36 inches minimum in width where the depth exceeds 24 inches.

TAKEN FROM: 2018 ADA STANDARDS FROM ACCESSIBLE DESIGN

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DATE	REVISIONS	BY

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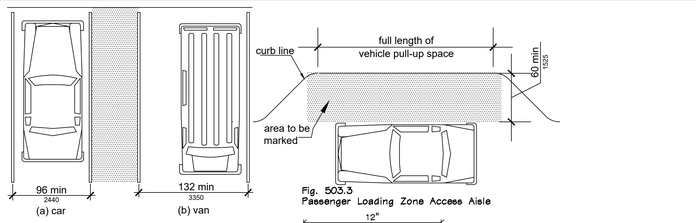
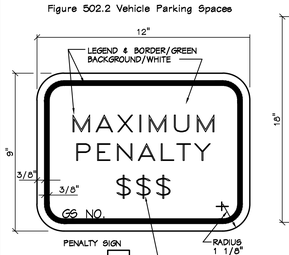


Figure 502.2 Vehicle Parking Spaces

Fig. 503.3
Passenger Loading Zone Access Aisle



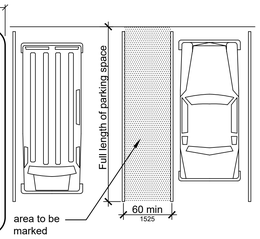
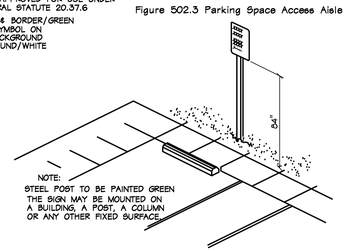


Figure 502.3 Parking Space Access Aisle



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LOCAL JURISDICTION REGULATION TAKES PRECEDENT OVER INFORMATION SHOWN.

ACCESSIBLE PARKING

502 Parking Spaces

General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

Length. Access aisles shall extend the full length of the parking spaces they serve.

Marking. Access aisles shall be marked so as to discourage parking in them.

Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

503 Passenger Loading Zones

General. Passenger loading zones shall comply with 503.

Vehicle Pull-Up Space. Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.

Access Aisle. Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

Width. Access aisles serving vehicle pull-up spaces shall be 60 inches (1525 mm) wide minimum.

Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

Marking. Access aisles shall be marked so as to discourage parking in them.

Floor and Ground Surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Vertical Clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.

TAKEN FROM: 2018 ADA STANDARDS FROM ACCESSIBLE DESIGN

504 STAIRWAYS

504.1 General. Accessible stairs shall comply with Section 504.

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4 inches minimum and 7 inches maximum in height. Treads shall be 11 inches minimum in depth.

504.3 Open Risers. Open risers shall not be permitted.

504.4 Tread Surface. Stair treads shall comply with Section 302 and shall have a slope not steeper than 1:48.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be ½ inch maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall be 11/2 inches maximum over the tread or floor below. The leading 2 inches of the tread shall have visual contrast of dark&on&light or light & on & dark from the remainder of the tread.

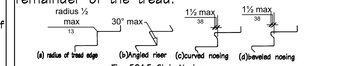


Fig. 504.5 Stair Nosings

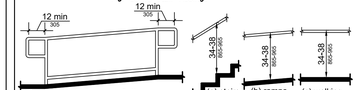


Fig. 505.10.1 Top and Bottom Handrail Extensions at Ramps

Fig. 505.4 Handrail Height

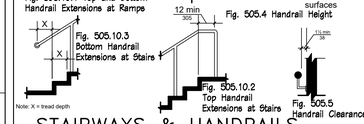


Fig. 505.10.3 Bottom Handrail Extensions at Stairs

Fig. 505.10.2 Top Handrail Extensions at Stairs

Fig. 505.5 Handrail Clearance

STAIRWAYS & HANDRAILS

504.6 Handrails. Stairs shall have handrails complying with Section 505.

504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

504.8 Lighting. Lighting for interior stairways shall comply with Section 504.8.

504.8.1. Luminance Level. Lighting facilities shall be capable of providing 10 foot-candles of luminance measured at the center of tread surfaces and on landing surfaces within 24 inches of step nosings.

504.8.2. Lighting Controls. If provided, occupancy-sensing automatic controls shall activate the stairway lighting so the luminance level required by Section 504.8.1 is provided on the entrance landing, each stair flight adjacent to the entrance landing, and on the landings above and below the entrance landing prior to any step being used.

504.9 Stair Level Identification. Stair level identification signs in tactile characters complying with Section 703.3 shall be located at each floor level landing in all enclosed stairways adjacent to the door leading from the stairwell into the corridor to identify the floor level. The exit door discharging to the outside or to the level of exit discharge shall have a tactile sign stating "EXIT."

505 HANDRIALS

505.1 General.Handrails required by Section405.8 for ramps, or Section 504.6 for stairs, shall comply with Section 505.

505.2 Location. Handrails shall be provided on both sides of stairs and ramps.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs. Other handrails shall comply with Sections 505.10 and 307.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above stair nosings, ramp surfaces and walking surfaces. Handrails shall be at a consistent height above stair nosings, ramp surfaces and walking surfaces.

505.5 Clearance. Clearance between handrail gripping surface and adjacent surfaces shall be 1½ inches minimum.

505.6 Gripping Surface. Gripping surfaces shall be continuous, without interruption by newel posts, other construction elements, or obstructions.

505.10 Handrail Extensions. Handrails shall extend beyond and in the same direction of stair flights and ramp runs in accordance with Section

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or floor, or shall be continuous to the handrail of an adjacent ramp run.

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the landing nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the bottom tread nosing. Extensions shall return to a wall guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

405 RAMPS

405.1 General. Ramps along accessible routes shall comply with Section 405.

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

405.4 Floor Surfaces. Floor surfaces of ramp runs shall comply with Section 302.

405.5 Clear Width. The clear width of a ramp run shall be 36 inches minimum. Where handrails are provided on the ramp run, the clear width shall be measured between the handrails.

405.6 Rise. The rise for any ramp run shall be 30 inches maximum.

405.7 Landings.Ramps shall have landings at bottom and top of each ramp run. Landings shall comply with Section 405.7.

405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302.

405.7.2 Width. Clear width of landings shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length. Landings shall have a clear length of 60 inches minimum.

405.7.4 Change in Direction. Ramps that change direction at ramp landings shall be sized to provide a turning space complying with Section 304.3.

405.7.5 Doorways. Where doorways are adjacent to a ramp landing, maneuvering clearances required by Sections 404.2.3 and 404.3.2 shall be permitted to overlap the landing area. Where doors that are subject to locking are adjacent to a ramp landing, landings shall be sized to provide a turning space complying with Section 304.3.

405.8 Handrails. Ramp runs with a rise greater than 6 inches shall have handrails complying with Section 505.

405.9 Edge Protection. Edge protection complying with Section 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

405.9.1 Extended Floor Surface. The floor surface of the ramp run or ramp landing shall extend 12 inches minimum beyond the inside face of a railing complying with Section 505.1

405.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4-inch diameter sphere where any portion of the sphere is within 4 inches of the floor.

405.10 Wet Conditions. Landings subject to wet conditions shall be designed to prevent the accumulation of water.

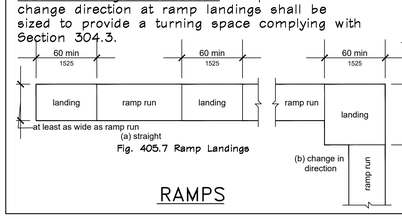


Fig. 405.7 Ramp Landings

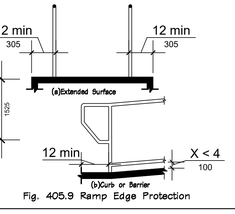


Fig. 405.9 Ramp Edge Protection

RAMPS

406 CURB RAMPS

406.1 General. Curb ramps on accessible routes shall comply with Sections 406, 405.2, 405.3, and 405.10.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters and streets shall be at the same level.

406.3 Sides of Curb Ramps.Where provided, curb ramp flares shall not be steeper than 1:10.

406.4 Width. Curb ramps shall be 36 inches minimum in width, exclusive of flared sides.

406.5 Floor Surface. Floor surfaces of curb ramps shall comply with Section 302.

406.6 Location. Curb ramps and the flared sides of curb ramps shall be located so they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406.7 Landings. Landings shall be provided at the tops of curb ramps. The clear length of the landing shall be 36 inches minimum. The clear width of the landing shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

406.8 Obstructions. Curb ramps shall be located or protected to prevent their obstruction by parked vehicles.

406.9 Handrails. Handrails are not required on curb ramps.

406.10 Diagonal Curb Ramps. Diagonal or corner& type curb ramps with returned curbs or other well&defined edges shall have the edges parallel to the direction of pedestrian flow. The bottoms of diagonal curb ramps shall have 48 inches minimum clear space outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches minimumin length on each side of the curb ramp and within the marked crossing.

406.11 Islands. Raised islands in crossings shall be a cut-through level with the street or have curbramps at both sides. Each curb ramp shall have a level area 48 inches minimum in length and 36 inches minimum in width at the top of the curb ramp in the part of the island intersected by the crossings. Each 48-inch by 36-inch area shall be oriented so the 48-inch length is in the direction of the running slope of the curb ramp it serves. The 48-inch by 36-inch areas and the accessible route shall be permitted to overlap.

406.12 Detectable Warnings at Raised Marked Crossings. Marked crossings that are raised to the same level as the adjoining sidewalk shall be preceded by a 24-inch deep detectable warning complying with Section 705, extending the full width of the marked crossing.

406.13 Detectable Warnings at Curb Ramps. Where detectable warnings are provided on curb ramps, they shall comply with Sections 406.13 and 705.

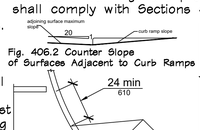


Fig. 406.2 Counter Slope of Surfaces Adjacent to Curb Ramps

Fig. 406.10 Diagonal Curb Ramps

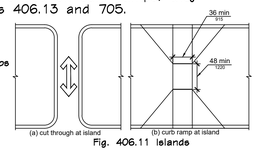


Fig. 406.11 Islands

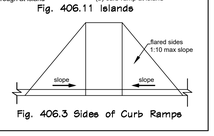


Fig. 406.3 Sides of Curb Ramps

CURBING

703 SIGNAGE

703.1 General. Accessible signs shall comply with Section 703.

703.2 Visual Characters.

703.2.1 General. Visual characters shall comply with Section 703.2.

703.2.2 Case. Characters shall be uppercase, lowercase, or a combination of both.

703.2.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.2.4 Character Height. The uppercase letter "I" shall be used to determine the allowable height of all characters of a font. The uppercase letter "I" of the font shall have a minimum height complying with Table 703.2.4.Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign.

703.2.5 Character Width. The uppercase letter "O" shall be used to determine the allowable width of all characters of a font.The width of the uppercase letter "O" of the font shall be 55 percent minimum and 110 percent maximum of the height of the uppercase "I" of the font.

703.6 Symbols of Accessibility.

703.6.1 General. Symbols of accessibility shall comply with Section 703.6.

703.6.2 Finish and Contrast. Symbols of accessibility and their backgrounds shall have a nonglare finish. Symbols of accessibility shall contrast with their backgrounds, with either a light symbol on a dark background or a dark symbol on a light background.

703.6.3 Symbols.

703.6.3.1 International Symbol of Accessibility. The International Symbol of Accessibility shall comply with Figure 703.6.3.1.

703.6.3.2 International Symbol of TTY. The International Symbol of TTY shall comply with Figure 703.6.3.2.

703.6.3.3 Assistive Listening Systems. Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 703.6.3.3.

703.6.3.4 Volume-Controlled Telephones. Telephones with volume controls shall be identified by a pictogramof a telephone handset with radiating sound waves on a square field complying with Figure 703.6.3.4

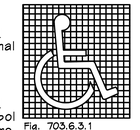


Fig. 703.6.3.1 International Symbol of Accessibility

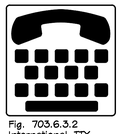


Fig. 703.6.3.2 International TTY Symbol

Fig. 703.6.3.3 International Symbol of Access for Hearing Loss

Fig. 703.6.3.4 Volume-Controlled Telephone

SIGNAGE

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

DATE	REVISIONS	BY

GORDON & GREENBERG
ARCHITECTS
SCOTT A GREENBERG / ROBERT D. GREENBERG, RA 301-706-7991
13521 HARRIER WAY Sgreenberg@gordonandgreenberg.com
CLARKSBURG, MD 20871

ARCHITECT

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 30718, EXPIRATION DATE: 10-10-2025"

STATE OF MARYLAND
SCOTT ALAN GREENBERG
30718
REGISTERED
ARCHITECT

15114 BARNESVILLE RD. BOYDS, MD 20841

BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE
ACCESSIBILITY DETAILS

JOB NO	SRKBOYDSOFFICE
DRAWN	SG
CHECKED	RDG
SCALE	AS NOTED
DATE	9-15-24
SHEET	A0.03
OF	-- SHEETS

LEGEND

EX INDEX CONTOUR
EX INTER CONTOUR
PROPERTY LINE
EX TREE
PROP CONTOUR — 426
PROP SPOT ELEVATION — + 25.5

N

GENERAL NOTES:

1. The subject property is located on tax map DU62 and WSSC sheet 227NW15.
2. The subject property is within the Little Seneca Creek watershed.
3. The subject property is within the CRN-0.25, C-0.25, R-0.25, H-45 zone.
4. Area of property: 0.388 ac.
5. The property is historic, and within the Boyds Historic District.
6. There are no wetlands or floodplain on the property.
7. The property is served by well and septic systems.
8. Existing service categories: W-6, S-6.
9. Topographic & plannemetric information shown is based on a 1-foot field survey by DeeTec Engineers & Surveyors completed in August of 2024.
10. Vertical datum is NAVD 88.
11. Horizontal datum is based on plat datum, and coordinates are per MD State Plane NAV 83/93.
12. No title report furnished (boundary lines are approximate).

DEVELOPMENT NOTES

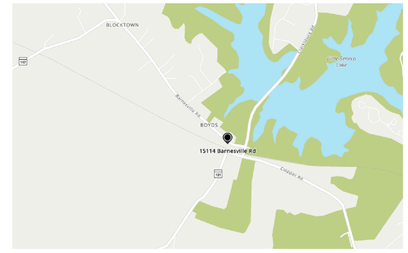
1. Proposed LOD: 2,600 s.f.
2. Proposed cut: 10 c.y.
3. Proposed Fill: 2 c.y.

PARKING/LOADING SCHEDULE

1. Building Gross Floor Area = 6,184 s.f.
2. Building Use: Office
3. Parking Spaces Required: (1 per 1,000 s.f. of GFA) = 7
4. Handicap Spaces Required = 1
5. Parking Spaces Provided = 0*
6. Handicap Spaces Provided = 1

*PARKING/LOADING SCHEDULE NOTES

1. Given the septic appurtenance location(s), there is not enough space to provide a compliant parking lot, drive aisle & walkway to the proposed renovated structure. Any parking facility would most likely need to be overtop the existing septic field.
2. If the proposed ADA ramping is moved to the front of the structure, it would be potentially feasible to provide a compliant 20-foot (two-way) drive isle & 5-ft walkway between the existing buildings, with a parking lot containing 3 or 4 total spaces.
3. The historic commission has indicated that the proposed ADA ramping cannot be relocated to the front of the structure, nor be integrated into the existing porch.



VICINITY MAP
SCALE: 1" = 2000'

"MISS UTILITY" NOTE

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.

Utility locations shown hereon are based on field observations and available records. Their locations are to be considered approximate and must be verified by the appropriate utility provider and located by test pitting prior to any construction.

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, license No. 25725, expiration date: 6-20-2025.

JON A. SHIANCOE — DATE: 9-17-2024
MD PE#25725

STATE OF MARYLAND · JON ADEL SHIANCOE · 25725 · PROFESSIONAL ENGINEER

ENGINEERING JAS DESIGN LLC
5105 MOUNT OAKS SANCTUARY DRIVE
BOWIE, MD 20720
PHONE (301) 262-1630
WWW.JASEDLLC.COM

DRAWN BY: JAS
DATE: SEPTEMBER 17, 2024
SCALE: 1 INCH = 10 FEET
SHEET NO.: S1
DWG FILE: 505-SITEPLAN.DWG

PARCEL 105
15114 BARNESVILLE ROAD
BARNESVILLE
ELECTION DISTRICT NO. 11
MONTGOMERY COUNTY, MARYLAND

SITE PLAN

NO.	DATE	REVISIONS

PRIOR OUTREACH:

FULL INTENDED PROJECT NARRATIVE WAS PROVIDED AND DISCUSSED WITH JONATHAN CASEY PLANNER II UPCOUNTY DIVISION. ON 8/9/24 CASEY PROVIDED VIA A CALL/EMAIL THAT THIS PROJECT WAS DISCUSSED INTERNALLY AND HE DOES NOT FORESEE ANY PUSH BACK OR ISSUES ON THE PLANNING DEPARTMENT'S END OWING TO THE MINOR SCOPE OF WORK PROPOSED. HE HOWEVER RECOMMENDED WE REACH OUT TO REBECCAH BALLO HISTORIC PRESERVATION SUPERVISOR @ MCPD TO DISCUSS. ARCHITECT AND OWNERSHIP MET ON SITE WITH REBECCAH ON 8/28/24 TO DISCUSS THE PROJECT IN DEPTH REGARDING SCOPE OF WORK AND DESIRED EXTERIOR ALTERATIONS. REBECCAH HAD GIVEN TENTATIVE APPROVALS TO THE EXTERIOR IMPROVEMENTS/ALTERATIONS PROPOSED. FINAL DESIGN DOCUMENTATION WILL BE SUBMITTED TO HISTORIC/MCPD FOR REVIEW.

NARRATIVE OF EXTERIOR MODIFICATIONS:

REFER TO SCOPE OF WORK PORTION ON THE COVER SHEET FOR ADDITIONAL INFORMATION REGARDING THIS PROJECT.

EXTERIOR MODIFICATIONS ARE BEING MADE TO BRING THIS BUILDING UP TO ADA & LIFE SAFETY COMPLIANCE AND TO MAKE FACADE IMPROVEMENTS AS NEEDED.

THERE ARE NO MAJOR PROPOSED EXTERIOR ALTERATIONS BEING MADE AS TO RETAIN THE EXISTING BUILDING'S CHARACTER.

IN NO PARTICULAR ORDER THE SCOPE OF ALTERATIONS ARE AS FOLLOWS:

1. FRONT PORCH/ACCESSIBLE RAMPING: FRONT PORCH ELEVATION NEEDS TO BE BROUGHT UP TO FINISH FIRST FLOOR ELEVATION FOR COMPLIANT ADA BUILDING ACCESS. ALL RAMPING TO BE ALLOCATED TO THE BUILDING'S SIDE AS SHOWN AS NOT TO COMPLICATE THE FRONT FACADE'S ELEVATION. NEW GUARDRAIL PROPOSED AROUND FRONT PORCH AS REQUIRED OWING TO THE INCREASE IN ELEVATION.

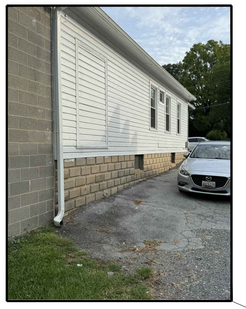
2. REPLACEMENT OF FRONT DOOR/REPLACEMENT OF SIDE EXTERIOR DOORS: REBECCAH HAD INDICATED THAT THE NEW FRONT DOOR SELECTION WOULD BE REQUIRED FOR REVIEW AND APPROVAL, SEE DOOR SCHEDULE/SHEET FOR DOOR SELECTED. EXISTING FRONT DOOR IS NOT PERIOD CORRECT AND WAS REPLACED AT SOME POINT. REBECCAH INDICATED SIDE DOORS WERE NOT CRITICAL TO THE BUILDING'S OVERALL HISTORICAL VALUE AND THEREFOR WOULD NOT NEED TO BE REVIEWED FOR APPROVALS AS LONG AS DOORS SELECTED ARE IN THE SAME DESIGN LANGUAGE AS THE REST OF THE BUILDING.

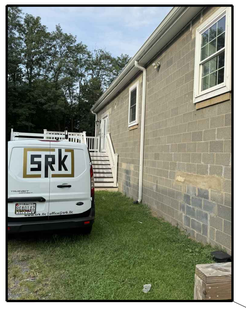
3. REPLACEMENT OF FRONT WINDOW/REPLACEMENT OF SIDE WINDOWS: REBECCAH HAD INDICATED THAT THE NEW FRONT WINDOW SELECTION WOULD BE REQUIRED FOR REVIEW AND APPROVAL, SEE WINDOW SCHEDULE/SHEET FOR WINDOW SELECTED. NEW WINDOW FRAME TO BE WOOD, NOT VINYL OR ALUMINUM. EXISTING FRONT WINDOW SUBJECT TO REPLACEMENT IS NOT PERIOD CORRECT AND WAS REPLACED AT SOME POINT. REBECCAH INDICATED SIDE WINDOWS WERE NOT CRITICAL TO THE BUILDING'S OVERALL HISTORICAL VALUE AND THEREFOR WOULD NOT NEED TO BE REVIEWED FOR APPROVALS AS LONG AS WINDOWS SELECTED ARE IN THE SAME DESIGN LANGUAGE AS THE REST OF THE BUILDING.

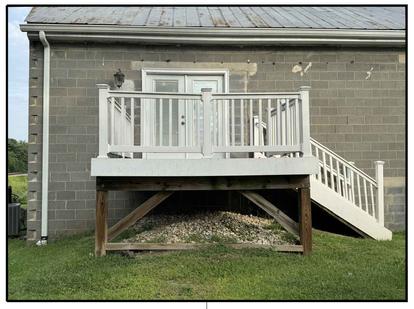
4. DECK REPAIR/NEW REQUIRED SIDE EGRESS STAIRS: SIDE DECK WILL REQUIRE SELECTIVE DEMOLITION AND TO BE REBUILT IN KIND OWING TO EXISTING WOOD DETERIORATION. NEW SIDE EGRESS STAIRS WILL BE NEEDED OFF THIS DECK TO MEET CODE (DISTANCE BETWEEN EGRESS POINTS). REFER TO A6.00 FOR NEW STAIR/GUARDRAIL CONSTRUCTION. ALL NEW CONSTRUCTION TO BE PRESSURE TREATED LUMBER.

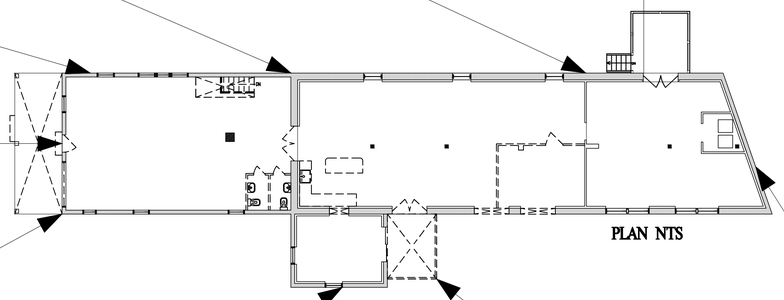
5. NEW PROPOSED SIDING/FACADE ENHANCEMENTS AT CMU BUILDING PORTION. REFER TO A4.00 FOR NEW BUILDING ELEVATIONS/MATERIAL CALL OUTS. THE CMU (PRIOR ADDITION) PORTION OF THE BUILDING TO RECEIVE HARDIE PLANK LAP SIDING (WOOD) AND TRIM AS CALLED FOR. EXPOSED CMU TO BE SEALED AND PAINTED.

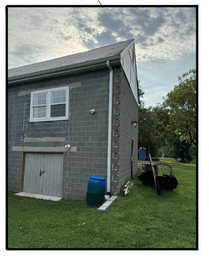
6. ROOF REPAIR: EXISTING ROOF TO BE INSPECTED AND REPAIRED TO AS NEW CONDITION AS REQUIRED. OVERALL ROOF TO RECEIVE PAINT.











PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

DATE	REVISIONS	BY

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CLARKSBURG, MD 20871

ARCHITECT

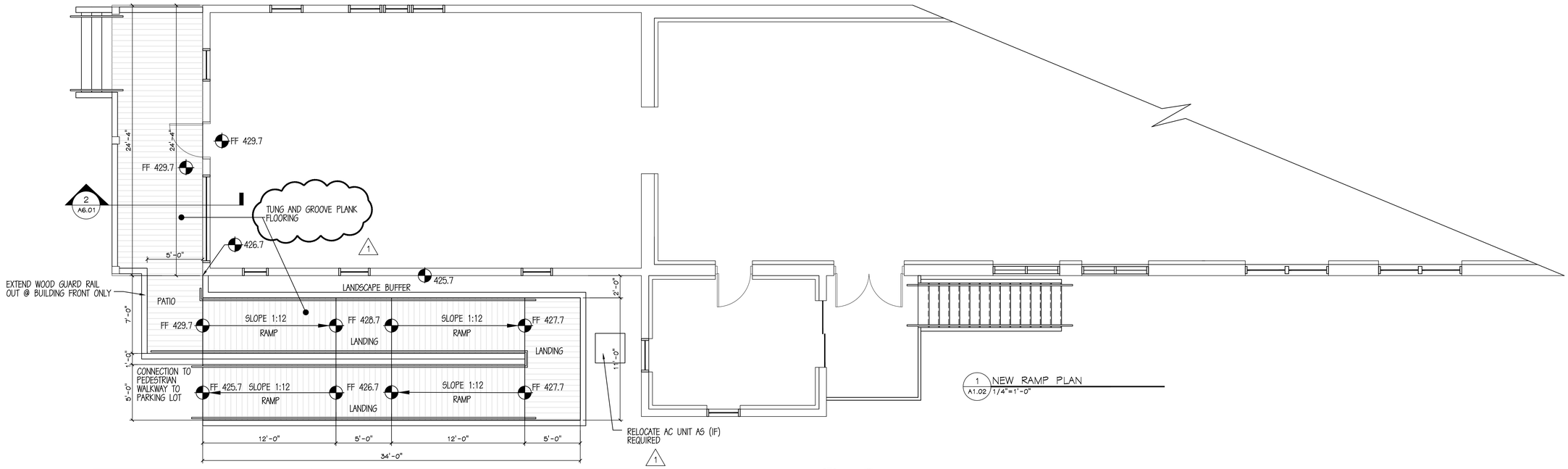
"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 30718, EXPIRATION DATE: 11-30-2025"

15114 BARNESVILLE RD. BOYDS, MD 20841

BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE

HISTORIC NARRATIVE/PHOTO DOCUMENTATION

JOB NO • SRKBOYDSOFFICE
DRAWN • SG
CHECKED• RDG
SCALE • AS NOTED
DATE • 9-15-24
SHEET A1.01
OF -- SHEETS



1 NEW RAMP PLAN
A1.02 1/4"=1'-0"

ALL PORCH AND RAMP FLOORING TO BE TUNG AND GROOVE PRESSURE TREATED PLANKS AS SHOWN

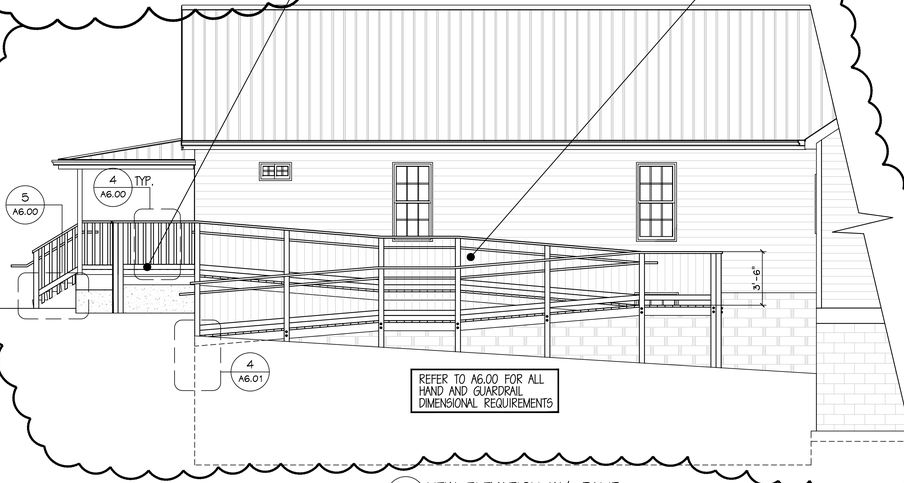
ADA RAMPING TO BE PRE-FAB INSTA-RAIL RAIL SYSTEM. MATERIALS TO BE PRESSURE TREATED WOOD FRAMING STAINED/PAINTED WITH STEEL CABLE VERTICAL SCREENING @ 4"O.C.

GC TO ENSURE FRONT RAILING SYSTEM IS A ROUTED RAIL SYSTEM, NOT BEVELED END FACE-NAILED KIT, OR THE ORIENTATION OF THE RAILING MUST BE REVERES SO THAT THE TOP AND BOTTOM RAILS FACE THE EXTERIOR.

REFER TO A6.00 FOR ALL HAND AND GUARDRAIL DIMENSIONAL REQUIREMENTS

2 NEW ELEVATION W/ RAMP
A1.02 1/4"=1'-0"

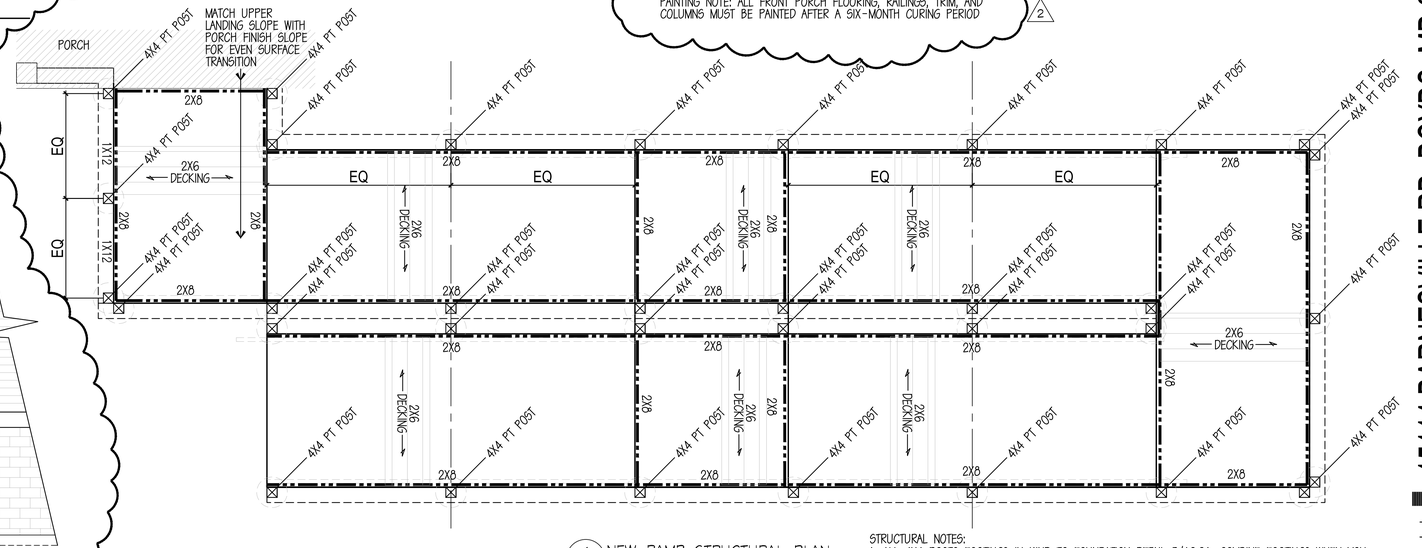
INSTA-RAIL RAILING SYSTEM



REFER TO A6.00 FOR ALL HAND AND GUARDRAIL DIMENSIONAL REQUIREMENTS

3 NEW ELEVATION W/ RAMP
A1.02 1/4"=1'-0"

PAINTING NOTE: ALL FRONT PORCH FLOORING, RAILINGS, TRIM, AND COLUMNS MUST BE PAINTED AFTER A SIX-MONTH CURING PERIOD
2



4 NEW RAMP STRUCTURAL PLAN
A1.02 1/2"=1'-0"

STRUCTURAL NOTES:
1. ALL 4X4 POSTS FOOTINGS IN KIND TO FOUNDATION DETAIL 3/A6.01. COMBINE FOOTINGS WHEN YOU HAVE NEIGHBORING POSTS CONDITIONS
2. ALL LUMBER TO BE PRESSURE TREATED
3. REFER TO 1/A1.02 FOR DIMENSIONING
4. REFER TO 4/A6.00 FOR GUARDRAIL ASSEMBLY CONSTRUCTION AND REQUIRED DIMENSIONING
5. CONTINUOUS HANDRAIL REQUIREMENTS PER 7/A6.00

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

	DATE	REVISIONS	BY
1	11/19/24	HISTORIC REV	SG
2	12/10/24	HISTORIC REV	SG

GORDON & GREENBERG
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15114 BARNESVILLE RD. BOYDS, MD 20841

BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE

ACCESSIBILITY RAMP

JOB NO	SRKBOYDSOFFICE
DRAWN	SG
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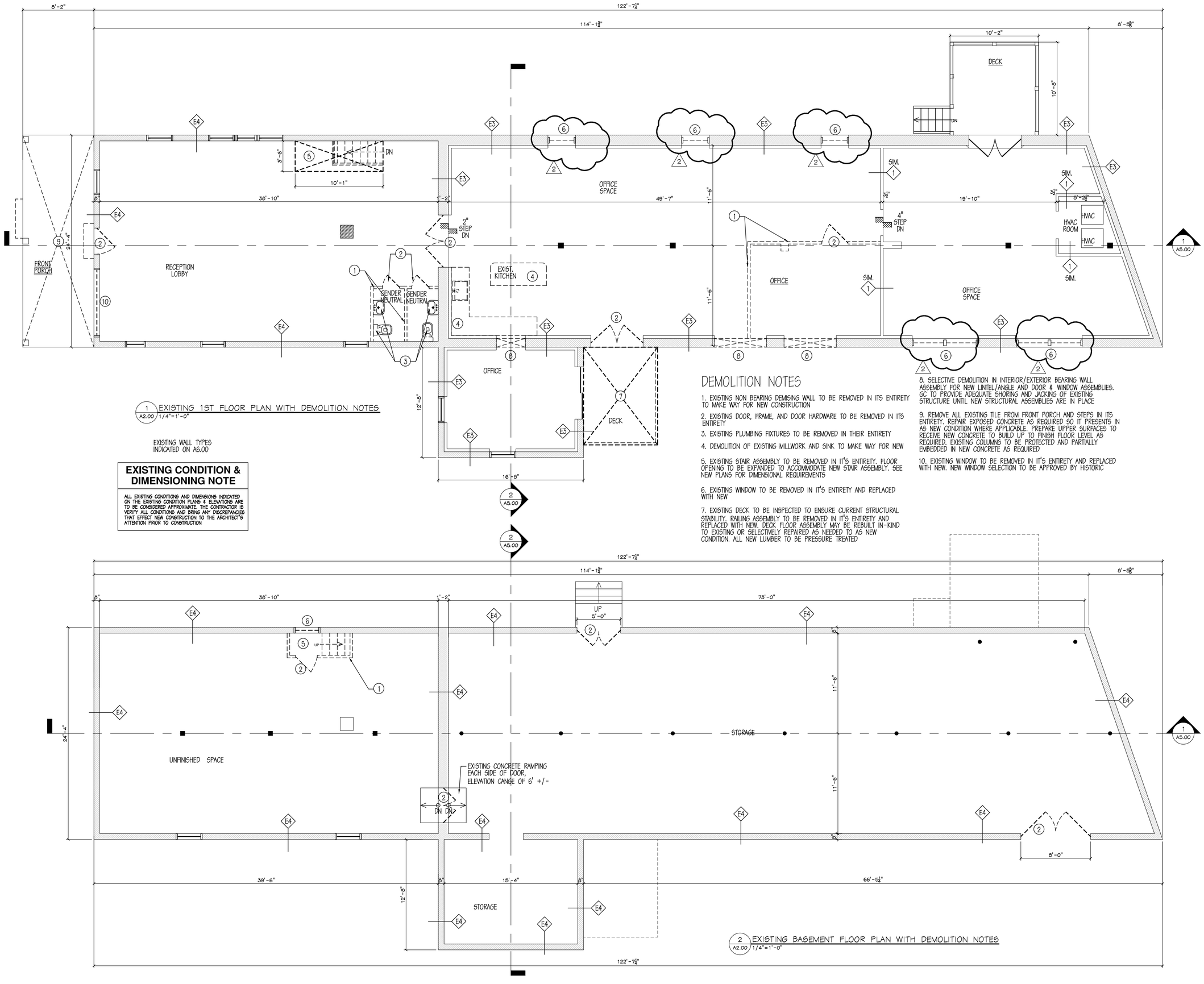
SCALE	AS NOTED
DATE	9-15-24
SHEET	A1.02
OF	-- SHEETS



1 A2.00 EXISTING 1ST FLOOR PLAN WITH DEMOLITION NOTES 1/4"=1'-0"

EXISTING WALL TYPES INDICATED ON A6.00

EXISTING CONDITION & DIMENSIONING NOTE

ALL EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE EXISTING CONDITION PLANS & ELEVATIONS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS VERIFY ALL CONDITIONS AND BRING ANY DISCREPANCIES THAT EFFECT NEW CONSTRUCTION TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION

DEMOLITION NOTES

1. EXISTING NON BEARING DEMISING WALL TO BE REMOVED IN ITS ENTIRETY TO MAKE WAY FOR NEW CONSTRUCTION
2. EXISTING DOOR, FRAME, AND DOOR HARDWARE TO BE REMOVED IN ITS ENTIRETY
3. EXISTING PLUMBING FIXTURES TO BE REMOVED IN THEIR ENTIRETY
4. DEMOLITION OF EXISTING MILLWORK AND SINK TO MAKE WAY FOR NEW
5. EXISTING STAIR ASSEMBLY TO BE REMOVED IN IT'S ENTIRETY. FLOOR OPENING TO BE EXPANDED TO ACCOMMODATE NEW STAIR ASSEMBLY. SEE NEW PLANS FOR DIMENSIONAL REQUIREMENTS
6. EXISTING WINDOW TO BE REMOVED IN IT'S ENTIRETY AND REPLACED WITH NEW
7. EXISTING DECK TO BE INSPECTED TO ENSURE CURRENT STRUCTURAL STABILITY. RAILING ASSEMBLY TO BE REMOVED IN IT'S ENTIRETY AND REPLACED WITH NEW. DECK FLOOR ASSEMBLY MAY BE REBUILT IN-KIND TO EXISTING OR SELECTIVELY REPAIRED AS NEEDED TO AS NEW CONDITION. ALL NEW LUMBER TO BE PRESSURE TREATED
8. SELECTIVE DEMOLITION IN INTERIOR/EXTERIOR BEARING WALL ASSEMBLY FOR NEW LINTEL/ANGLE AND DOOR & WINDOW ASSEMBLIES. GC TO PROVIDE ADEQUATE SHORING AND JACKING OF EXISTING STRUCTURE UNTIL NEW STRUCTURAL ASSEMBLIES ARE IN PLACE
9. REMOVE ALL EXISTING TILE FROM FRONT PORCH AND STEPS IN ITS ENTIRETY. REPAIR EXPOSED CONCRETE AS REQUIRED SO IT PRESENTS IN AS NEW CONDITION WHERE APPLICABLE. PREPARE UPPER SURFACES TO RECEIVE NEW CONCRETE TO BUILD UP TO FINISH FLOOR LEVEL AS REQUIRED. EXISTING COLUMNS TO BE PROTECTED AND PARTIALLY EMBEDDED IN NEW CONCRETE AS REQUIRED
10. EXISTING WINDOW TO BE REMOVED IN IT'S ENTIRETY AND REPLACED WITH NEW. NEW WINDOW SELECTION TO BE APPROVED BY HISTORIC

2 A2.00 EXISTING BASEMENT FLOOR PLAN WITH DEMOLITION NOTES 1/4"=1'-0"

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

	DATE	REVISIONS	BY
2	12/10/24	HISTORIC REV	SG

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STATE OF MARYLAND — ROBERT DAVID GREENBERG — 3078 — REGISTERED ARCHITECT

15114 BARNESVILLE RD. BOYDS, MD 20841

BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE

EXISTING CONDITION PLANS WITH DEMOLITION NOTES

JOB NO	SRKBOYDSOFFICE
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CHECKED	RDG
SCALE	AS NOTED
DATE	9-15-24
SHEET	A2.00
OF	-- SHEETS

DEMOLITION/REPAIR NOTES:

1. REMOVE ALL EXISTING TILE FROM FRONT PORCH AND STEPS IN ITS ENTIRETY. REPAIR EXPOSED CONCRETE AS REQUIRED SO IT PRESENTS IN AS NEW CONDITION

2. ALL EXISTING OVERHANG TRIM TO BE PREPPED TO RECEIVE NEW PAINT. REPAIR TO AS NEW CONDITION WHERE DETERIORATION AND DAMAGE IS PRESENT. ALL PROFILES AND SIZING TO BE MAINTAIN AS IS-NO CHANGE

3. SELECTIVE DEMOLITION FOR NEW WINDOWS AND HEADER ASSEMBLIES. REFER TO NEW PLANS FOR DIMENSIONING/LOCATIONS

4. EXISTING DECK TO BE INSPECTED TO ENSURE CURRENT STRUCTURAL STABILITY. RAILING ASSEMBLY TO BE REMOVED IN IT'S ENTIRETY AND REPLACED WITH NEW. DECK FLOOR ASSEMBLY MAY BE REBUILT IN-KIND TO EXISTING OR SELECTIVELY REPAIRED AS NEEDED TO AS NEW CONDITION. ALL NEW LUMBER TO BE PRESSURE TREATED

5. EXISTING DOOR, FRAME, AND DOOR HARDWARE TO BE REMOVED IN ITS ENTIRETY TO MAKE WAY FOR NEW. CURRENT DOORS ARE NOT PERIOD CORRECT OR ARE IN ANYWAY ORIGINAL. FRONT DOOR ASSEMBLY SELECTION TO HAVE HISTORICAL APPROVAL

6. EXISTING SIDING TO BE PREPPED TO RECEIVE NEW PAINT

7. EXISTING WINDOW TO BE REMOVED IN IT'S ENTIRETY AND REPLACED WITH NEW. NEW WINDOW SELECTION TO BE APPROVED BY HISTORIC

8. EXISTING WINDOW TO BE REMOVED IN IT'S ENTIRETY AND REPLACED WITH NEW.

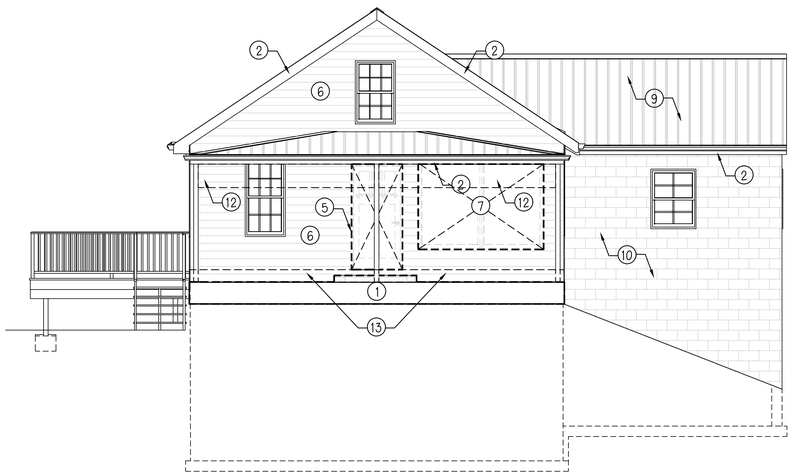
9. EXISTING STANDING SEAM METAL ROOF TO REMAIN. ROOF TO BE REPAIRED AS NEEDED TO AS NEW CONDITION. ROOF IN IT'S ENTIRETY TO BE PREPPED TO RECEIVE NEW PAINT

10. EXISTING CMU BLOCK PREPPED TO RECEIVE NEW EXTERIOR FINISH. REPAIR AS NEEDED

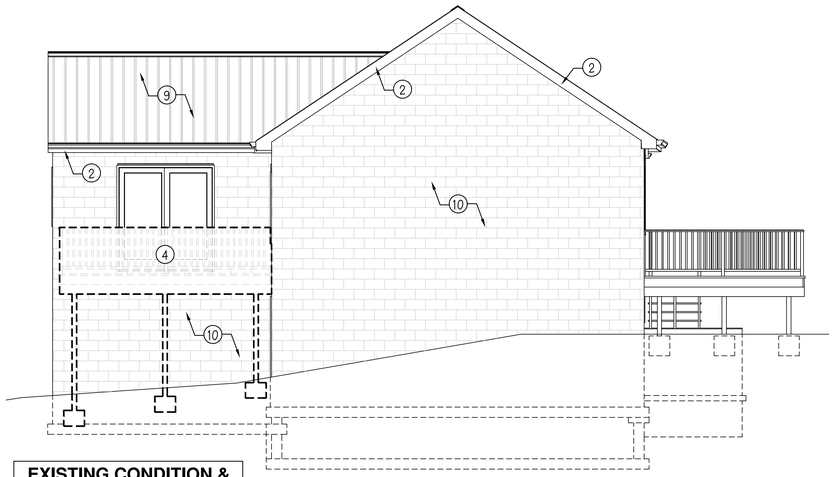
11. PRESSURE WASH EXISTING CAST CONCRETE BLOCK-RETAIN NATURAL FINISH-NO PAINT

12. ADDED NON-PERIOD CURRENTLY PAINTED OVER SIGNAGE TO BE REMOVED IN IT'S ENTIRETY

13. PREP SURFACES TO RECEIVE CONCRETE INFILL TO RAISE FINISH PORCH GRADE TO DOOR LEVEL



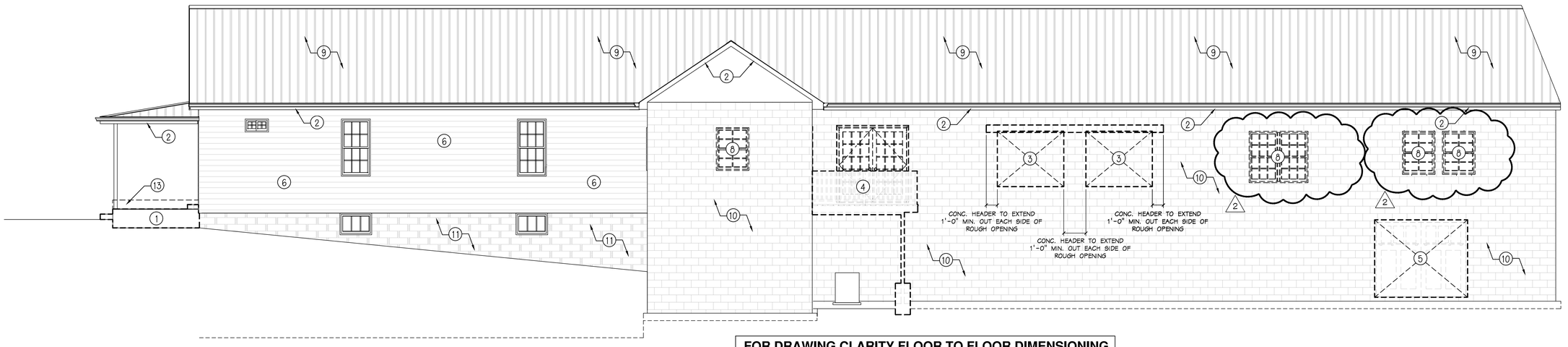
1 A2.01 EXISTING ELEVATION WITH DEMOLITION NOTES
1/4"=1'-0" FRONT



2 A2.01 EXISTING ELEVATION WITH DEMOLITION NOTES
1/4"=1'-0" REAR

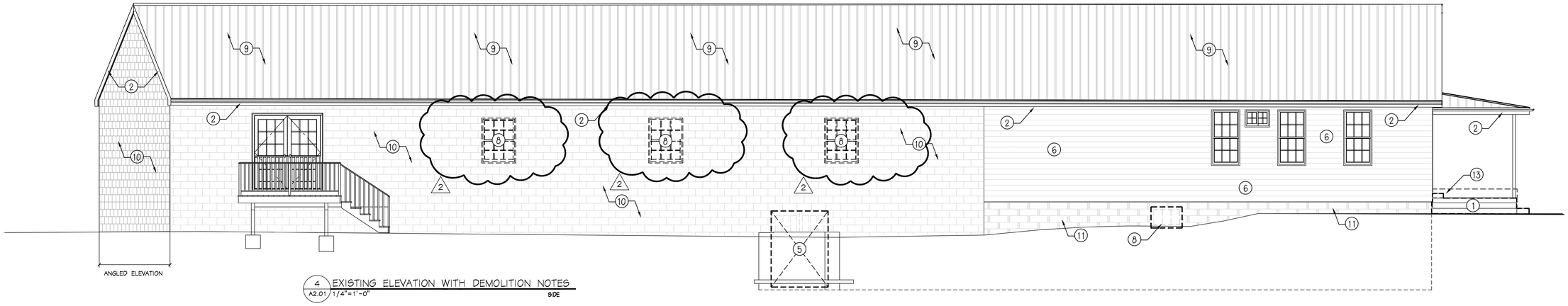
EXISTING CONDITION & DIMENSIONING NOTE

ALL EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE EXISTING CONDITION PLANS & ELEVATIONS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS VERIFY ALL CONDITIONS AND BRING ANY DISCREPANCIES THAT EFFECT NEW CONSTRUCTION TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION



3 A2.01 EXISTING ELEVATION WITH DEMOLITION NOTES
1/4"=1'-0" SIDE

FOR DRAWING CLARITY FLOOR TO FLOOR DIMENSIONING REMOVED. REFER TO A5.00 FOR DIMENSIONING/BUILDING HEIGHTS



4 A2.01 EXISTING ELEVATION WITH DEMOLITION NOTES
1/4"=1'-0" SIDE

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

	DATE	REVISIONS	BY
2	12/10/24	HISTORIC REV	SG

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STATE OF MARYLAND — SCOTT ALAN GREENBERG — 6078 — REGISTERED ARCHITECT

15114 BARNESVILLE RD. BOYDS, MD 20841

BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE

EXISTING CONDITION ELEVATIONS WITH DEMOLITION NOTES

JOB NO	SRKBOYDSOFFICE
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NEW STAIR NOTE: TREAD AND RISER DIMENSIONING TO CONFORM TO 6/A6.00 AND HAND RAIL REQUIREMENTS TO CONFORM TO 7/8 A6.0. REFER TO 10/11 A6.0 FOR NEW STAIR CONSTRUCTION

NEW STAIR-NON EGRESS

DECK
NOT FOR USE

NOT AN EGRESS DOOR
(DOOR NOT USED)

SLOPE
¼" PER 1'-0"

ACCESSIBLE ENTRY/EXIT

FRONT PORCH

OFFICE RECEPTION LOBBY 12

DRINKING FOUNTAINS

HALL 14

STAIR 15

GENDER NEUTRAL 016

ADA GENDER NEUTRAL 17

CLO. 18

JC

HVAC CLOSET 21

HVAC

NEW RAMP SLOPE 1:12

BUILT-IN KITCHENETTE

MILLWORK BY OWNER. ENSURE COUNTER HEIGHT IS NO GREATER THAN 2'-10" AFF

F.E. SEE DETAILS 2/3 A6.00 FOR MOUNTING HEIGHTS AND REQUIREMENTS

OFFICE SPACE 20

OFFICE SPACE

OF OF FINISH BUILDING FACE MIN.

OFFICE 19

DECK

FOR NEW EXTERIOR RAMP SEE 1/A1.02

GENERAL PORCH NOTE: TO MEET ADA COMPLIANCE FINISH PORCH ELEVATION NEEDS TO BE BROUGHT UP TO FINISH FIRST FLOOR LEVEL. SLOPE NEW CONCRETE SURFACE PLAN LEFT ¼" PER 1'-0" CONTINUOUS THROUGHOUT. ENSURE CONCRETE IS FINISHED TO CREATE A NON-SLIP SURFACE

NEW WD PRESSURE TREATED STAIR ASSEMBLY WITH HANDRAILS-SEE A6.00 FOR CONSTRUCTION DETAILS

NEW GUARDRAIL ASSEMBLY TYP.

1 A3.00 NEW 1ST FLOOR PLAN
1/4"=1'-0"

WALL TYPES INDICATED ON A6.00

SHADED WALL INDICATES NEW-NON RATED WALL ASSEMBLY

EXISTING CONDITION & DIMENSIONING NOTE

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NEW CONC. STAIR ASSEMBLY WITH HANDRAILS-SEE DETAIL --.-- ON SHEET --.--

FURR STUD WALL OUT ½" @ EXISTING WALLS

ADA GENDER NEUTRAL 05

TOOL STORAGE 04

CORRIDOR 03

FIELD VERIFY JOG LOCATION TYP. OF 4. ALLOW 2" MIN. CLEARANCE BETWEEN NEW STUD WALL ASSEMBLY AND EXISTING COLUMN

F.E. SEE DETAILS 2/3 A6.00 FOR MOUNTING HEIGHTS AND REQUIREMENTS

TYPICAL OPENING TO BE 36" CLEAR MIN.

UNFINISHED/UNUSED SPACE 02

UNFINISHED/UNUSED SPACE PASS THROUGH AREA 01

FV-TERMINATE WALL @ BEGINNING RISER

LANDING

NEW RAMP SLOPE 1:12

ACCESSIBLE ENTRY/EXIT

STORAGE NOTE: ALL STORAGE TO BE NON-COMBUSTIBLE TOOLS USED BY SRK.LLC'S BUSINESS OPERATION. THERE IS TO BE NO BUILDING MATERIAL STORAGE AND OR STORAGE OF ANY COMBUSTIBLE ITEMS OF ANY KIND.

2 A3.00 NEW BASEMENT PLAN
1/4"=1'-0"

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

	DATE	REVISIONS	BY
2	12/10/24	HISTORIC REV	SG

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STATE OF MARYLAND — ROBERT DAVID GREENBERG — LICENSED ARCHITECT

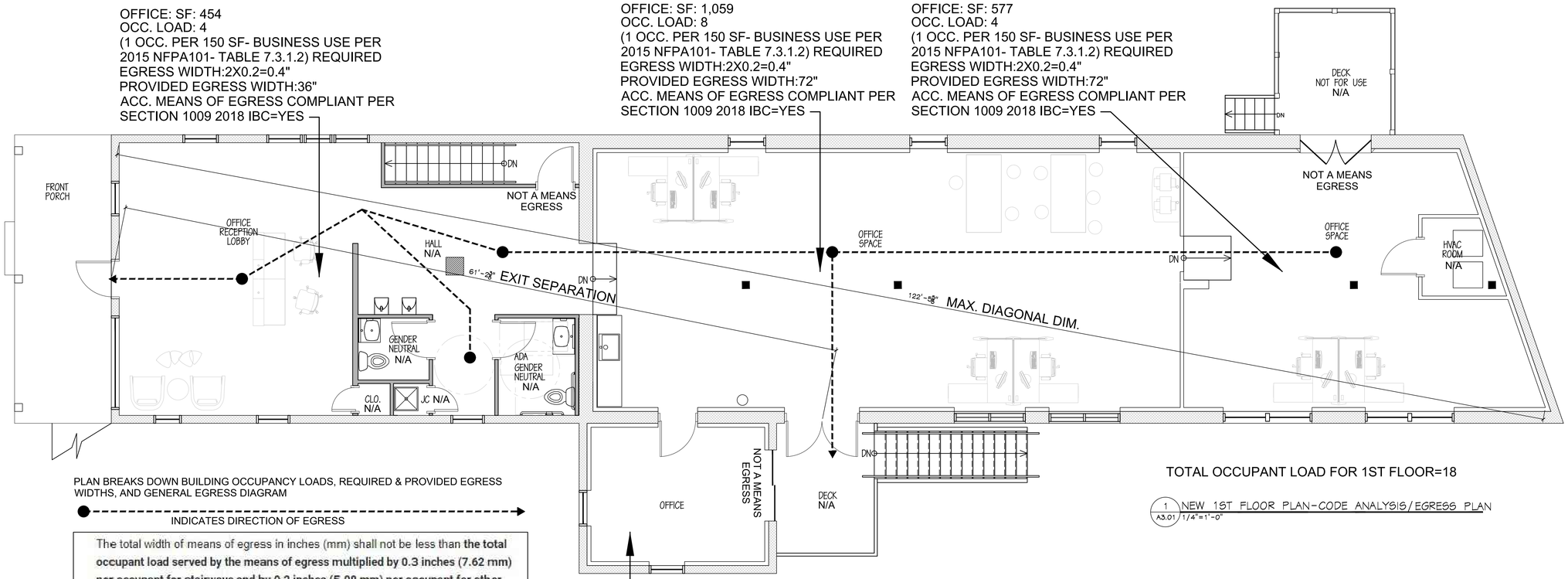
15114 BARNESVILLE RD. BOYDS, MD 20841
BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE
NEW FLOOR PLANS

JOB NO	SRKBOYDSOFFICE
DRAWN	SG
CHECKED	RDG
SCALE	AS NOTED
DATE	9-15-24
SHEET	A3.00
OF	-- SHEETS

OFFICE: SF: 454
OCC. LOAD: 4
(1 OCC. PER 150 SF- BUSINESS USE PER 2015 NFPA101- TABLE 7.3.1.2) REQUIRED
EGRESS WIDTH:2X0.2=0.4"
PROVIDED EGRESS WIDTH:36"
ACC. MEANS OF EGRESS COMPLIANT PER SECTION 1009 2018 IBC=YES

OFFICE: SF: 1,059
OCC. LOAD: 8
(1 OCC. PER 150 SF- BUSINESS USE PER 2015 NFPA101- TABLE 7.3.1.2) REQUIRED
EGRESS WIDTH:2X0.2=0.4"
PROVIDED EGRESS WIDTH:72"
ACC. MEANS OF EGRESS COMPLIANT PER SECTION 1009 2018 IBC=YES

OFFICE: SF: 577
OCC. LOAD: 4
(1 OCC. PER 150 SF- BUSINESS USE PER 2015 NFPA101- TABLE 7.3.1.2) REQUIRED
EGRESS WIDTH:2X0.2=0.4"
PROVIDED EGRESS WIDTH:72"
ACC. MEANS OF EGRESS COMPLIANT PER SECTION 1009 2018 IBC=YES



PLAN BREAKS DOWN BUILDING OCCUPANCY LOADS, REQUIRED & PROVIDED EGRESS WIDTHS, AND GENERAL EGRESS DIAGRAM

INDICATES DIRECTION OF EGRESS

TOTAL OCCUPANT LOAD FOR 1ST FLOOR=18

1 A3.01 NEW 1ST FLOOR PLAN-CODE ANALYSIS/EGRESS PLAN 1/4"=1'-0"

The total width of means of egress in inches (mm) shall not be less than **the total occupant load served by the means of egress multiplied by 0.3 inches (7.62 mm) per occupant for stairways and by 0.2 inches (5.08 mm) per occupant for other egress components**.

GENERAL OCCUPANCY LOAD NOTE: ALL OCCUPANCIES ARE CALCULATED PER 2018 IBC TABLE 1004.5 OR 2015 NFPA101- TABLE 7.3.1.2 (WHICHEVER IS STRICTER OR CALLS FOR GREATER REQUIREMENTS IS USED IN THESE CALCULATIONS)

N/A= AREAS WHERE CALCULATION OF OCCUPANCY IS NOT APPLICABLE TO 2018 IBC TABLE 1004.5 OR 2015 NFPA101- TABLE 7.3.1.2

OCCUPANCY LOAD TOTALS

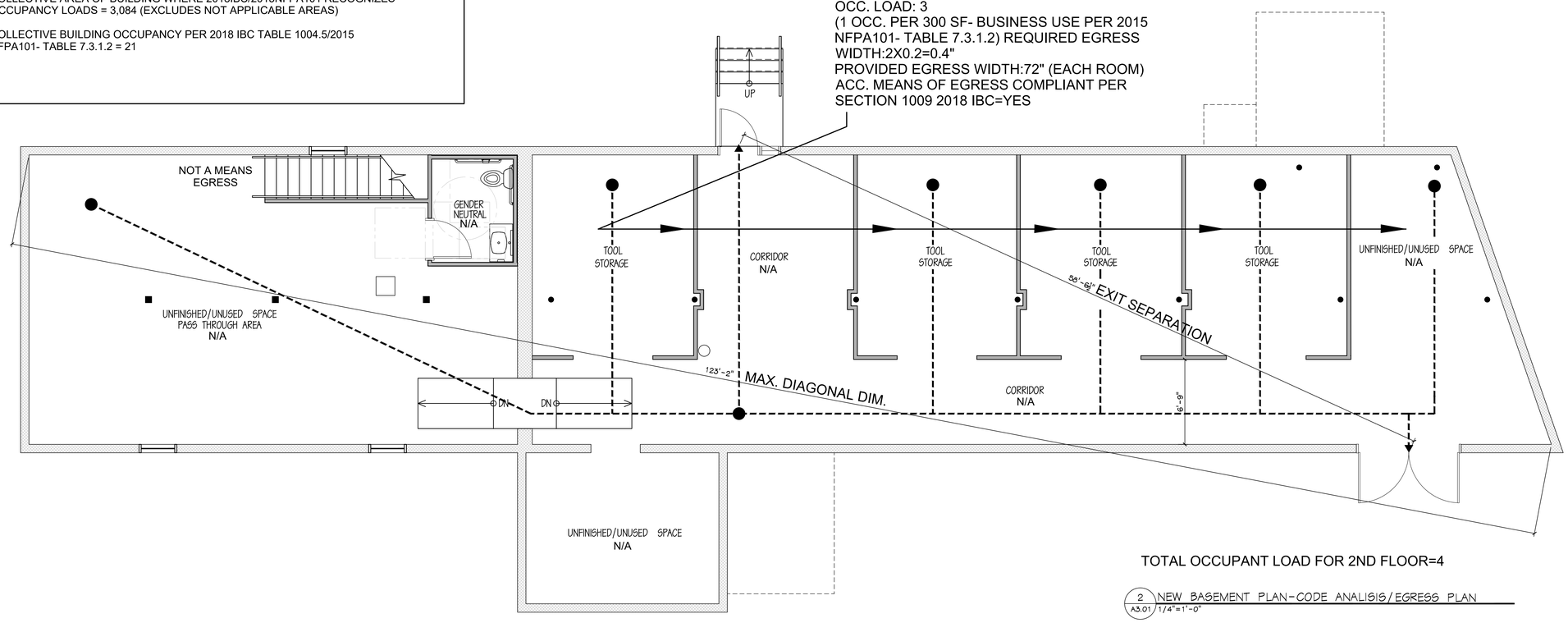
BUILDING GROSS SF AREA = 6,184 (INCLUDES BASEMENT; EXCLUDES PORCH/DECKS)

COLLECTIVE AREA OF BUILDING WHERE 2018IBC/2015NFPA101 RECOGNIZES OCCUPANCY LOADS = 3,084 (EXCLUDES NOT APPLICABLE AREAS)

COLLECTIVE BUILDING OCCUPANCY PER 2018 IBC TABLE 1004.5/2015 NFPA101- TABLE 7.3.1.2 = 21

OFFICE: SF: 167
OCC. LOAD: 2
(1 OCC. PER 150 SF- BUSINESS USE PER 2015 NFPA101- TABLE 7.3.1.2) REQUIRED
EGRESS WIDTH:2X0.2=0.4"
PROVIDED EGRESS WIDTH:36"
ACC. MEANS OF EGRESS COMPLIANT PER SECTION 1009 2018 IBC=YES

COMBINE TOOL STORAGE AREA: SF: 827
OCC. LOAD: 3
(1 OCC. PER 300 SF- BUSINESS USE PER 2015 NFPA101- TABLE 7.3.1.2) REQUIRED EGRESS WIDTH:2X0.2=0.4"
PROVIDED EGRESS WIDTH:72" (EACH ROOM)
ACC. MEANS OF EGRESS COMPLIANT PER SECTION 1009 2018 IBC=YES



TOTAL OCCUPANT LOAD FOR 2ND FLOOR=4

2 A3.01 NEW BASEMENT PLAN-CODE ANALISIS/EGRESS PLAN 1/4"=1'-0"

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

DATE	REVISIONS	BY

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STATE OF MARYLAND SCOTT ALAN GREENBERG 30726 REGISTERED ARCHITECT

15114 BARNESVILLE RD. BOYDS, MD 20841

BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE

NEW FLOOR PLANS-CODE ANALYSIS/EGRESS PLANS

JOB NO	SRKBOYDSOFFICE
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SCALE	AS NOTED
DATE	9-15-24
SHEET	A3.01
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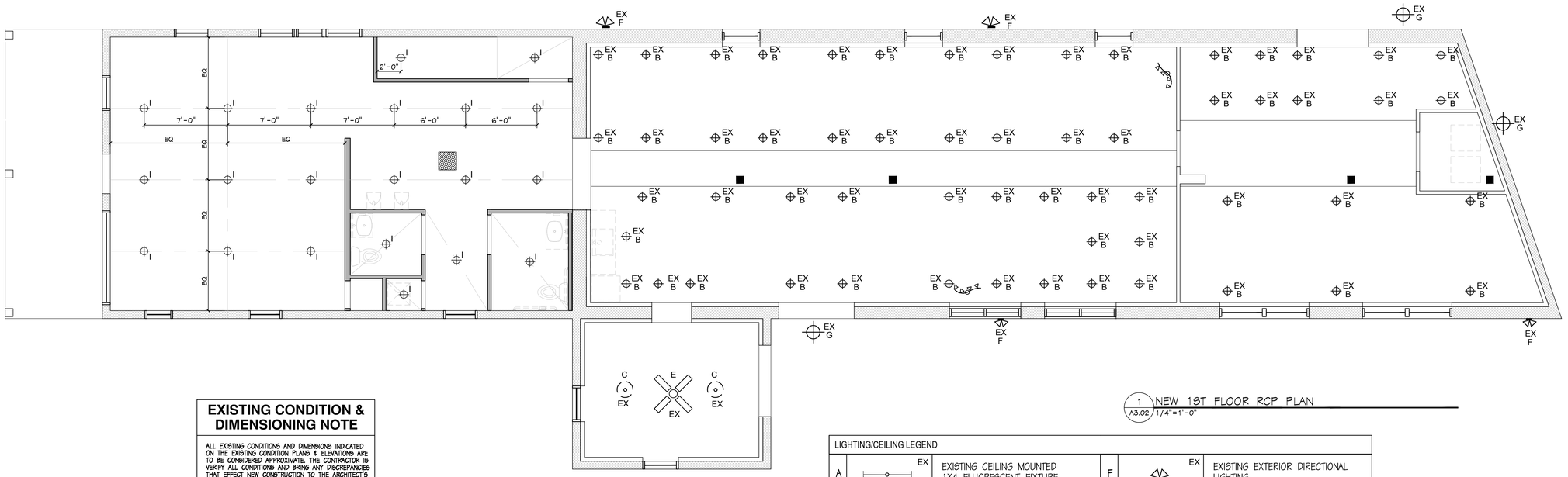


1 A3.02 NEW 1ST FLOOR RCP PLAN
1/4"=1'-0"

EXISTING CONDITION & DIMENSIONING NOTE

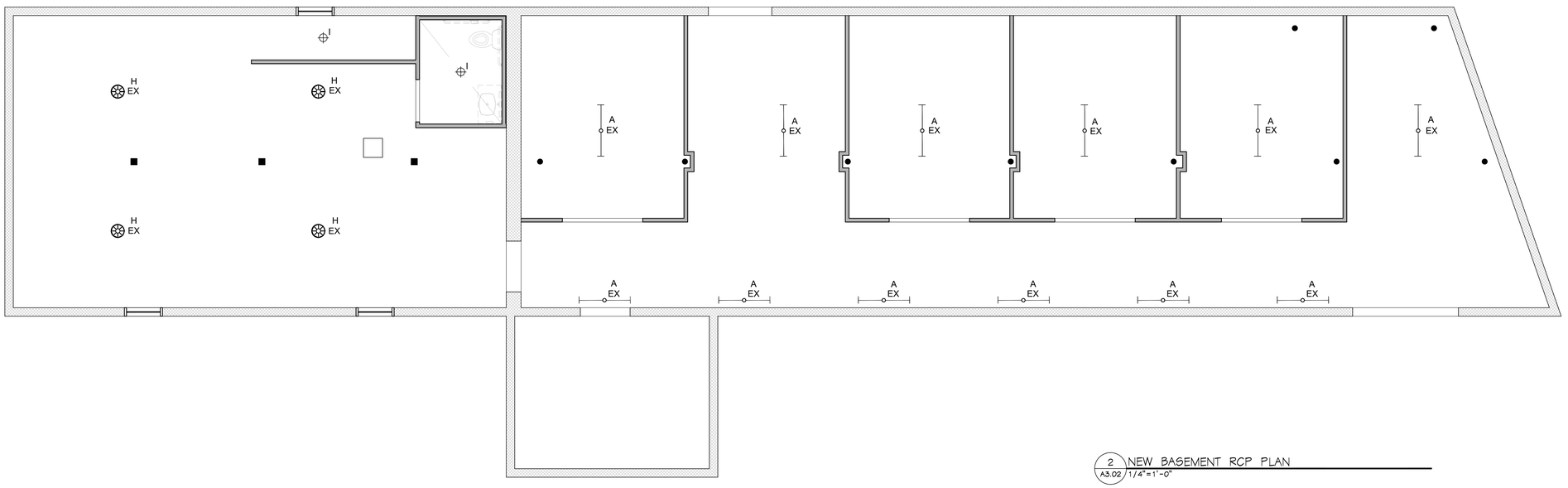
ALL EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE EXISTING CONDITION PLANS & ELEVATIONS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS VERIFY ALL CONDITIONS AND BRING ANY DISCREPANCIES THAT EFFECT NEW CONSTRUCTION TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION

RCP LIGHTING DRAWING NOTE

THIS DRAWING SHOWS EXISTING FIXTURES TO REMAIN AND NEW FIXTURES TO BE INSTALLED. REFER TO ELECTRICAL DEMOLITION DRAWINGS FOR EXISTING FIXTURES TO BE REMOVED TO MAKE WAY FOR NEW LAYOUT. THIS DRAWING DOES NOT INDICATE EMERGENCY LIGHTING, EXIT SIGNAGE, ETC. THIS DRAWING IS FOR REFERENCE ONLY. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

LIGHTING/CEILING LEGEND

A	EX	EXISTING CEILING MOUNTED 1X4 FLUORESCENT FIXTURE	F	EX	EXISTING EXTERIOR DIRECTIONAL LIGHTING
B	EX	EXISTING RECESSED CAN LIGHTING	G	EX	EXISTING EXTERIOR PENDANT
C	EX	EXISTING PENDANT FIXTURE	H	EX	EXISTING CEILING MOUNTED FIXTURE
D	EX	EXISTING CEILING MOUNTED DECORATIVE FIXTURE	I	NEW	NEW RECESSED LED CAN LIGHTING
E	EX	EXISTING CEILING FAN			



2 A3.02 NEW BASEMENT RCP PLAN
1/4"=1'-0"

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

DATE	REVISIONS	BY

GORDON & GREENBERG
ARCHITECTS
SCOTT A GREENBERG / ROBERT D. GREENBERG, RA 301-706-7991
13521 HARRIER WAY Sgreenberg@gordonandgreenberg.com
CLARKSBURG, MD 20871

ARCHITECT

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 30718, EXPIRATION DATE: 10-2026"

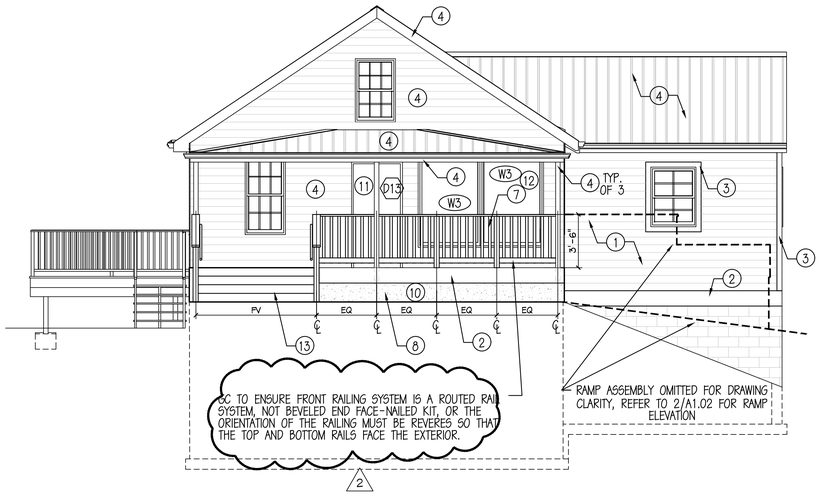
STATE OF MARYLAND SCOTT ALAN GREENBERG 30718 REGISTERED ARCHITECT

15114 BARNESVILLE RD. BOYDS, MD 20841

BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE

NEW RCP PLAN

JOB NO • SRKBOYDSOFFICE
DRAWN • SG
CHECKED• RDG
SCALE • AS NOTED
DATE • 9-15-24
SHEET A3.02
OF -- SHEETS



1 NEW ELEVATION
A4.00 1/4"=1'-0" FRONT

NEW/REFURBISHED MATERIAL LEGEND AND NOTES:

1. NEW WOOD HARDIE PLANK LAP SIDING (6" EXPOSED PLANK) TO ALIGN W/EXISTING (VINYL OR SYNTHETIC SUBSTITUTE NOT ACCEPTABLE)

2. 1"X12" WOOD WATER TABLE BANDING CONTINUOUS

3. 1"X4" WOOD WINDOW/DOOR SURROUND AND EDGE TRIM

4. EXISTING MATERIAL PAINTED, SEE DEMOLITION NOTES FOR PREP OR REPAIR NOTES IF APPLICABLE

5. SELECTIVELY REBUILT DECK W/ NEW RAILING AND STAIR ASSEMBLY-PRESSURE TREATED WOOD. SEE A6.00 FOR ALL CONSTRUCTION DETAILS AND DIMENSIONAL REQUIREMENTS

6. EXISTING CMU PAINTED

7. NEW FRONT PRESSURE TREATED RAILING ASSEMBLY, FOLLOW CONSTRUCTION DETAILS ON A6.00 (SIMILAR)-SEE A6.00 FOR ALL DIMENSIONAL REQUIREMENTS

8. REFURBISHED/REPAIRED/NEW EXPOSED CONCRETE PORCH BASE W/ NEW STAIRS TO GRADE

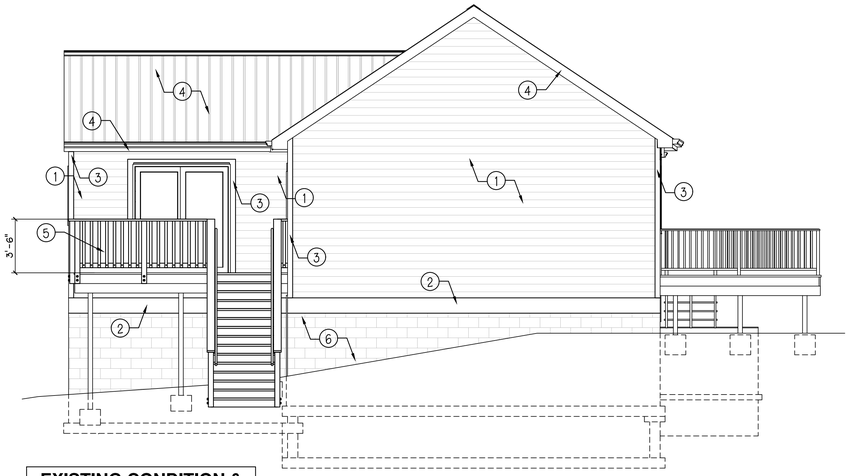
9. OFF SET WATER TABLE BANDING FROM HISTORIC BUILDING'S SIDING TO CAST CONCRETE TRANSITION TO BETTER DISTINGUISH THE HISTORIC STRUCTURE FROM NEWER ADDITION

10. TO MEET ADA COMPLIANCE FINISH FLOOR ELEVATION OF PORCH MUST BE BROUGHT UP TO 1ST FLOOR FINISH FLOOR LEVEL. PARGE SIDES OF THE EXISTING AND NEWLY POURED CONCRETE TO UNIFY PORCH CONCRETE BASE ASSEMBLY

11. SEE DOOR SCHEDULE FOR FRONT DOOR ELEVATION/SELECTION

12. SEE WINDOW SCHEDULE FOR HISTORIC NOTE-WINDOW TO BE REPLACED IN KIND AS NOTED

13. PRESSURE TREATED FRONT STAIR/RAILING ASSEMBLY



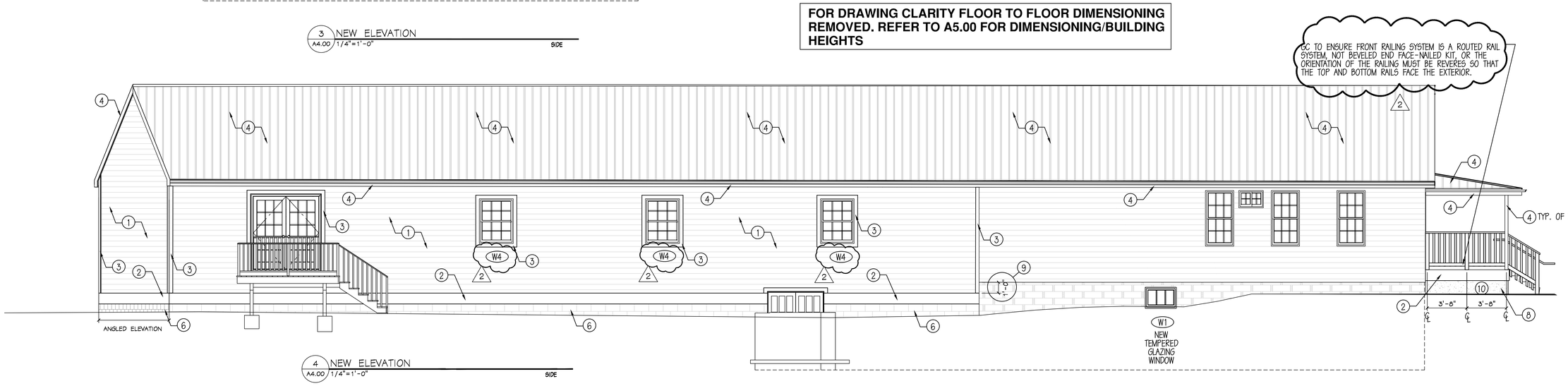
2 NEW ELEVATION
A4.00 1/4"=1'-0" REAR

EXISTING CONDITION & DIMENSIONING NOTE

ALL EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE EXISTING CONDITION PLANS & ELEVATIONS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS VERIFY ALL CONDITIONS AND BRING ANY DISCREPANCIES THAT EFFECT NEW CONSTRUCTION TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION

3 NEW ELEVATION
A4.00 1/4"=1'-0" SIDE

FOR DRAWING CLARITY FLOOR TO FLOOR DIMENSIONING REMOVED. REFER TO A5.00 FOR DIMENSIONING/BUILDING HEIGHTS



4 NEW ELEVATION
A4.00 1/4"=1'-0" SIDE

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

	DATE	REVISIONS	BY
2	12/10/24	HISTORIC REV	SG

GORDON & GREENBERG
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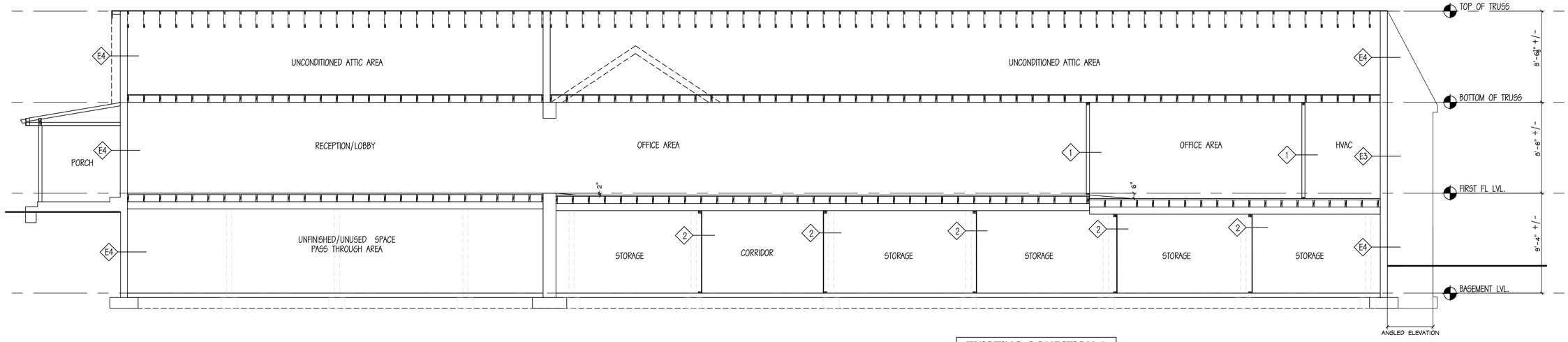
15114 BARNESVILLE RD. BOYDS, MD 20841

BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE

NEW ELEVATIONS

JOB NO	SRKBOYDSOFFICE
DRAWN	SG
CHECKED	RDG
SCALE	AS NOTED
DATE	9-15-24
SHEET	A4.00
OF	-- SHEETS



1 A5.00 EXISTING/NEW BUILDING SECTIONS
1/4"=1'-0" SIDE

EXISTING CONDITION & DIMENSIONING NOTE

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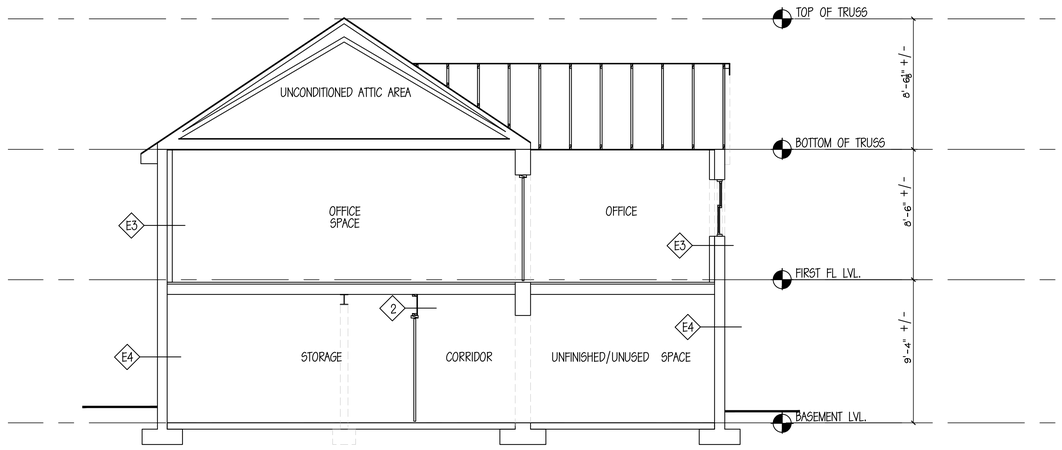

2 A5.00 EXISTING/NEW BUILDING SECTIONS
1/4"=1'-0" SIDE

PERMIT ISSUE 9/15/24
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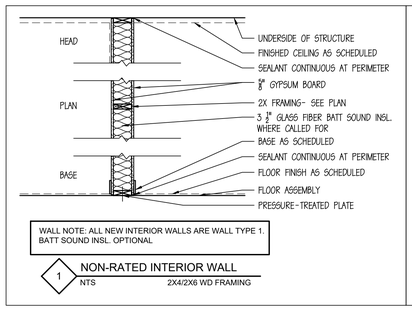
15114 BARNESVILLE RD. BOYDS, MD 20841

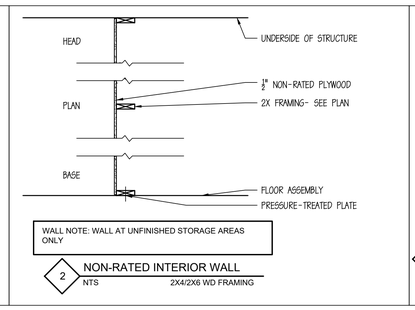
BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE

EXISTING/NEW BUILDING SECTIONS

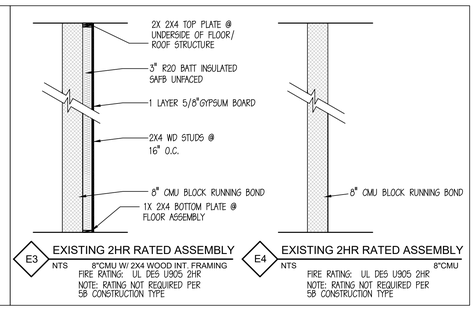
JOB NO	SRKBOYDSOFFICE
DRAWN	SG
CHECKED	RDG
SCALE	AS NOTED
DATE	9-15-24
SHEET	A5.00
OF	--- SHEETS



1 NON-RATED INTERIOR WALL
NTS 2X4/2X6 WD FRAMING

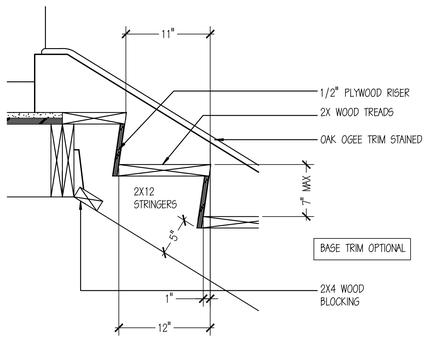


2 NON-RATED INTERIOR WALL
NTS 2X4/2X6 WD FRAMING

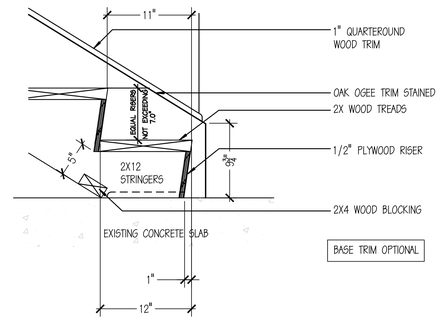


E3 EXISTING 2HR RATED ASSEMBLY
NTS 8"CMU W/ 2X4 WOOD INT. FRAMING
FIRE RATING: UL DES U905 2HR
NOTE: RATING NOT REQUIRED PER 5B CONSTRUCTION TYPE

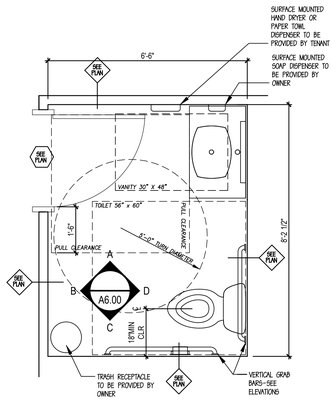
E4 EXISTING 2HR RATED ASSEMBLY
NTS 8"CMU
FIRE RATING: UL DES U905 2HR
NOTE: RATING NOT REQUIRED PER 5B CONSTRUCTION TYPE



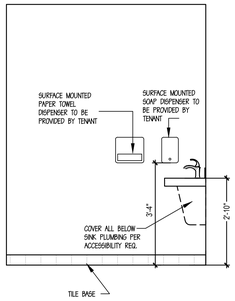
10 INTERIOR STAIR SECTION
A6.00 1 1/2"=1'-0" TOP



11 INTERIOR STAIR SECTION
A6.00 1 1/2"=1'-0" BOTTOM



1 ENLARGED ACCESSIBLE RESTROOM/S
A6.00 1/2"=1'-0"



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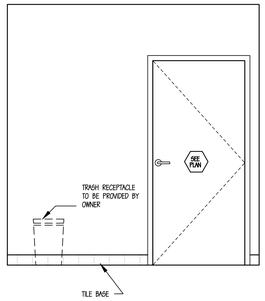

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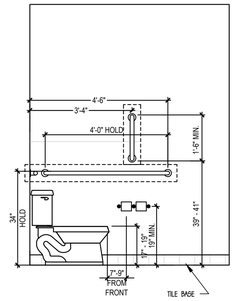

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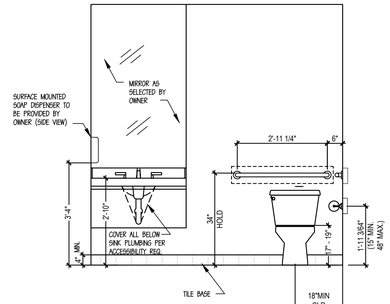
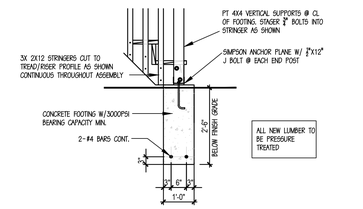
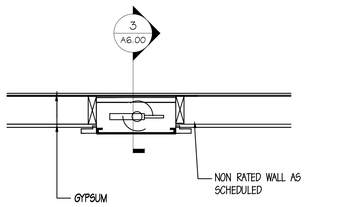


D

GENERAL DRAWING NOTE: SWITCHES AND OUTLETS NOT INDICATED ON THESE ELEVATIONS, REFER TO MEP PLANS FOR LOCATIONS AND REQUIRED MOUNTING HEIGHTS. ACTUAL TOILET ACCESSORIES & PLUMBING FIXTURES SELECTED FOR INSTALL MAY VARY FROM WHAT IS DEPICTED IN THESE ELEVATIONS- REQUIRED MOUNTING HEIGHTS INDICATED HAVE TO BE HELD TOO. ACTUAL DECORATIVE LIGHTING, BASE AND WALL TILE, WALL FINISHES, ETC. TO BE SELECTED BY OTHERS

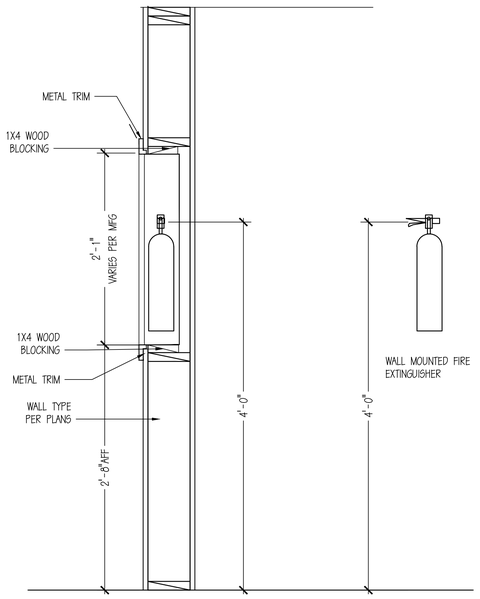


9 NEW DECK STAIR FOOTING
A6.00 1/2"=1'-0"

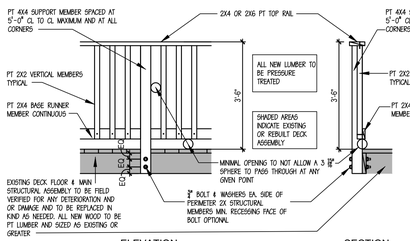


2 RECESSED FIRE EXTINGUISHER CABINET
A6.00 1 1/2"=1'-0" PLAN

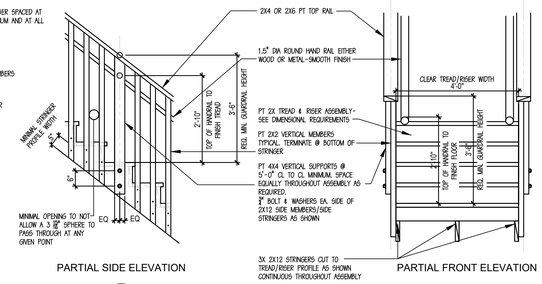
RECESSING FIRE EXTINGUISHER IN WALL OPTIONAL. OWNER TO ENSURE MOUNTING HEIGHT INDICATED IS HELD TO. ONE FIRE EXTINGUISHER PER FLOOR MINIMUM.



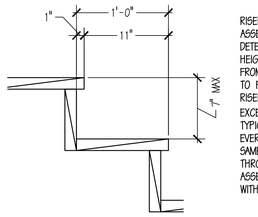
3 RECESSED FIRE EXTINGUISHER CABINET
A6.00 1 1/2"=1'-0" ELEVATION



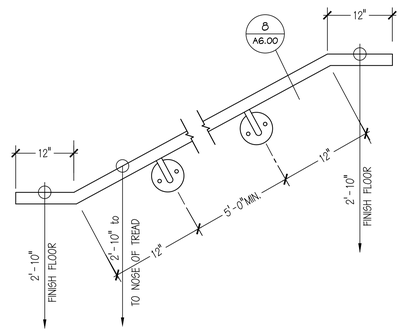
4 NEW DECK GUARDRAIL ASSEMBLY
A6.00 1/2"=1'-0"



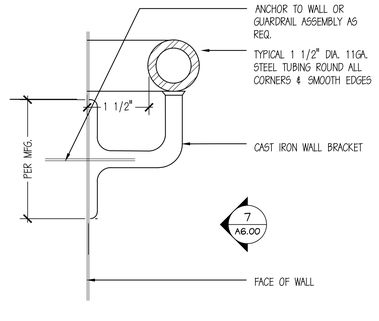
5 NEW DECK STAIR GUARDRAIL/HANDRAIL ASSEMBLY
A6.00 1/2"=1'-0"



6 TREAD & RISER DIMENSIONAL REQUIREMENTS
A6.00 1 1/2"=1'-0"



7 HANDRAIL MOUNTING REQUIREMENTS
A6.00 1 1/2"=1'-0" INTERIOR/EXTERIOR APPLICATIONS



8 HANDRAIL MOUNTING REQUIREMENTS
A6.00 1 1/2"=1'-0" INTERIOR/EXTERIOR APPLICATIONS

PERMIT ISSUE 9/15/24
BID ISSUE ----
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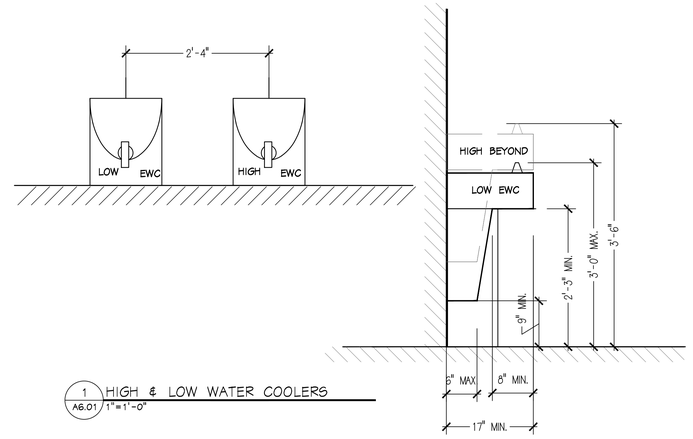
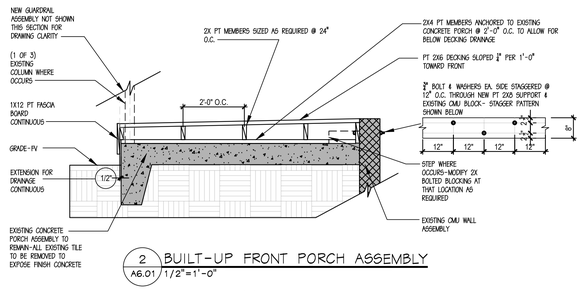
15114 BARNESVILLE RD, BOYDS, MD 20841
BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC, OFFICE
DETAILS

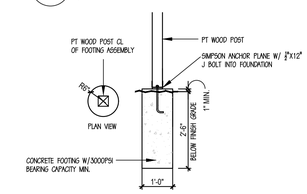
JOB NO	SRKBOYDSOFFICE
DRAWN	SG
CHECKED	RDG
SCALE	AS NOTED
DATE	9-15-24
SHEET	A6.00
OF	-- SHEETS



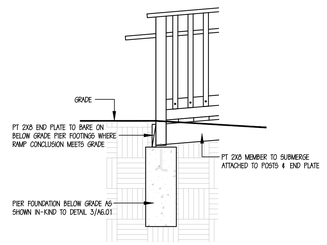
1 A6.01 HIGH & LOW WATER COOLERS
1"=1'-0"



2 A6.01 BUILT-UP FRONT PORCH ASSEMBLY
1 1/2"=1'-0"



3 A6.01 TYPICAL POST PILE FOOTING
1/2"=1'-0"



4 A6.01 RAMP @ GRADE
1/2"=1'-0"

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STATE OF MARYLAND ROBERT DAVID GREENBERG 30718 REGISTERED ARCHITECT

15114 BARNESVILLE RD. BOYDS, MD 20841

BUILDING ALTERATIONS & CHANGE OF USE

SRK LLC. OFFICE

DETAILS

JOB NO	SRKBOYDSOFFICE
DRAWN	SG
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SCALE	AS NOTED
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OF	--- SHEETS

FINISH SCHEDULE

LOCATION	ROOM NUMBER	ROOM NAME	FLOOR TYPE	FLOOR FINISH	BASE TYPE	BASE FINISH	WALLS A TYPE	WALLS A FINISH	WALLS B TYPE	WALLS B FINISH	WALLS C TYPE	WALLS C FINISH	WALLS D TYPE	WALLS D FINISH	CEILING TYPE	CEILING FINISH	CEILING HEIGHT
BASEMENT	01	UNFINISHED UNUSED SPACE/ PASS THROUGH AREA		1		1		2		2		2		2		1	EXISTING
	02	UNFINISHED UNUSED SPACE		1		1		2		2		2		2		1	EXISTING
	03	CORRIDOR		1		1		2/4		2/4		2		2/4		1	EXISTING
	04	TOOL STORAGE AREAS		1		1		4		4		4		4		1	EXISTING
	05	ADA GENDER NEUTRAL RESTROOM		3		3		1		1		1		1		2	8'-6"
	06																
	07																
	08																
	09																
	10																
	11																
1ST FLOOR	12	OFFICE RECEPTION LOBBY		2		2		3/1		3/1		3/1		3/1		2	EXISTING
	13	CLOSET		2		2		1		1		1		1		2	8'-6"
	14	HALL		2		2		1		1		1		1		2	EXISTING
	15	STAIR		2		2		1		1		1		1		2	EXISTING
	16	GENDER NEUTRAL RESTROOM		3		3		1		1		1		1		2	8'-6"
	17	ADA GENDER NEUTRAL RESTROOM		3		3		1		1		1		1		2	8'-6"
	18	JANITOR CLOSET		3		3		1		1		1		1		2	8'-6"
	19	OFFICE		4		2		1		1		1		1		2	EXISTING
	20	OFFICE SPACE/S		4		2		1		1		1		1		2	EXISTING
	21	HVAC CLOSET		2		2		1		1		1		1		1	EXISTING
	22																
	23																

* DIMENSIONS ARE GENERIC SIZES

GENERAL NOTES:

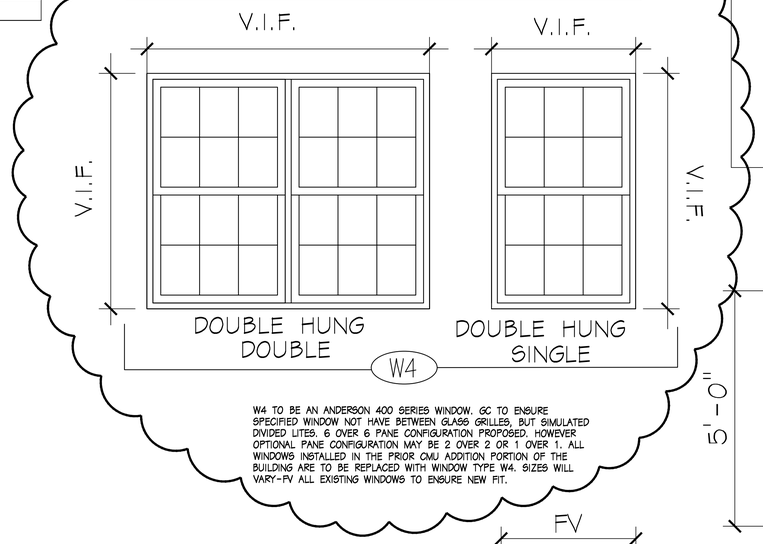
1. FOR HEAD HEIGHTS = SEE ELEVATIONS
2. ALL OPERABLE WINDOWS TO BE FITTED W/SCREENS.
3. MINIMUM U FACTOR INDICATED ON COVER SHEET UNDER MINIMUM INSULATION REQUIREMENTS
4. CHECK WALL THICKNESS FOR REQUIRED JAMB EXTENSIONS
5. ACTUAL MANUFACTURER TO BE SELECTED BY OWNER/CONTRACTOR
6. ALL OPERABLE WINDOWS TO HAVE LOCKING ASSEMBLIES
7. REFER TO ELEVATIONS FOR TEMPERED GLAZING REQUIREMENTS
8. FINISH TBD BY OWNER
9. ELEVATIONS AND SIZING INDICATED FOR REFERENCE. CONTRACTOR TO REFER TO ACTUAL SHOP DRAWINGS FOR REQUIRED FRAMED OPENINGS

400 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

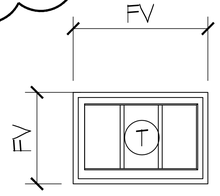
Andersen WINDOWS + DOORS

Table of Basic Unit Sizes Scale 1/4" = 1'-0" (1:96)

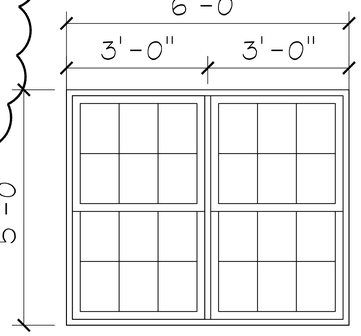
Updated 01/09



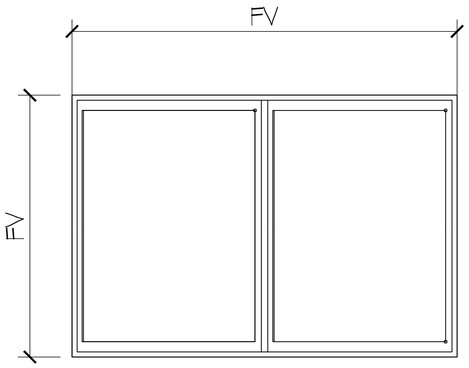
W4 TO BE AN ANDERSON 400 SERIES WINDOW. GC TO ENSURE SPECIFIED WINDOW NOT HAVE BETWEEN GLASS GRILLES, BUT SIMULATED DIVIDED LITES. 6 OVER 6 PANE CONFIGURATION PROPOSED. HOWEVER OPTIONAL PANE CONFIGURATION MAY BE 2 OVER 2 OR 1 OVER 1. ALL WINDOWS INSTALLED IN THE PRIOR CMU ADDITION PORTION OF THE BUILDING ARE TO BE REPLACED WITH WINDOW TYPE W4. SIZES WILL VARY-FV ALL EXISTING WINDOWS TO ENSURE NEW FIT.



W1



W2



W3

WINDOWS NTS

(T) TEMPERED GLAZING

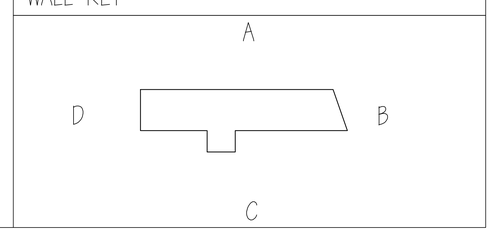
KEY SCHEDULE

FLOOR FINISH TYPE				WALL FINISH TYPE			
1	EXISTING CONCRETE	7		1	PAINTED GYPSUM BOARD	7	
2	EXISTING WOOD PLANK	8		2	UNFINISHED CMU	8	
3	CERAMIC TILE (CT)	9		3	EXISTING WOOD PANEL	9	
4	VINYL PLANK FLOORING OR HARDWOOD	10		4	UNFINISHED PLYWOOD	10	
5		11		5		11	
6		12		6		12	
BASE FINISH TYPE				**CEILING FINISH TYPE**			
1	NONE	7		1	EXPOSED STRUCTURE	7	
2	WOOD	8		2	PAINTED GYPSUM BOARD	8	
3	CERAMIC TILE	9		3		9	
4		10		4		10	
5		11		5		11	
6		12		6		12	

CONTRACTOR NOTE

ALL FINAL FINISH SELECTIONS TO BE SELECTED BY OWNER AND ARE TO CONFORM WITH ALL CODE REQUIREMENTS. SELECTIONS INDICATED ARE GENERIC IN NATURE AND ARE TO SERVE AS A RECOMMENDATION FOR ACTUAL SELECTIONS

WALL KEY



NOTES FOR HISTORIC REVIEW:

REASON FOR EXISTING WINDOW TO BE REPLACED IS IT IS IN A STATE OF DETERIORATION AND DISREPAIR AND RIGHT SIDE GLAZING WAS REMOVED AND REPLACED WITH PLEXIGLASS PANEL. OWNERSHIP DESIRES TO REPLACE IN KIND. WINDOW TO BE A CUSTOM UNIT-MANUFACTURER AND SPECIFICATIONS WILL BE SUBMITTED FOR HISTORICAL REVIEW AND APPROVAL AT A LATER DATE IF REQUIRED. WINDOW TO BE WOOD FRAME, NOT ALUMINUM OR VINYL

(W-) WINDOW SCHEDULE

MARK	SIZE	STYLE	REMARKS
W1	FV H X FV W	PICTURE	REPLACE EXISTING IN KIND, GLAZING TO BE TEMPERED. SEE ADDITIONAL NOTES BELOW ELEVATION REFER TO INSULATION (U-FACTOR) REQUIREMENTS ON COVER SHEET-SEE STANDARD NOTES FOR ADDITIONAL REQUIREMENTS
W2	5'-0"H X 6'-0"W	DOUBLE HOPPER	REFER TO INSULATION (U-FACTOR) REQUIREMENTS ON COVER SHEET-SEE STANDARD NOTES FOR ADDITIONAL REQUIREMENTS WINDOW TYPE AND MFG. TO BE THE SAME AS SPECIFIED FOR W4 WINDOW TYPE
W3	FV H X FV W	PICTURE	REPLACE EXISTING IN KIND, REPLICATE EXISTING CONFIGURATION, FRAME TO BE WOOD REFER TO INSULATION (U-FACTOR) REQUIREMENTS ON COVER SHEET-SEE STANDARD NOTES FOR ADDITIONAL REQUIREMENTS
W4	FV H X FV W	DOUBLE OR SINGLE HOPPER	REFER TO NOTES UNDER W4 WINDOW ELEVATION

2

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

	DATE	REVISIONS	BY
2	12/10/24	HISTORIC REV	SG

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STATE OF MARYLAND — ROBERT DAVID GREENBERG — 30718 — REGISTERED ARCHITECT

15114 BARNESVILLE RD. BOYDS, MD 20841

BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE

FINISH & NEW WINDOW SCHEDULES

JOB NO	SRKBOYDSOFFICE
DRAWN	SG
CHECKED	RDG
SCALE	AS NOTED
DATE	9-15-24
SHEET	A7.00
OF	-- SHEETS

DOOR SCHEDULE

	DOOR NUMBER	DOOR LOCATION: FROM PUSH SIDE ROOM NAME	ROOM NO.	DOOR LOCATION: FROM PULL SIDE ROOM NAME		DOOR TYPE (THIS SHEET)	FRAME DATA: DOOR SIZE WIDTH	HEIGHT	MATERIAL	U.L. LABEL/ FIRE RATING	DOOR DATA: MATERIAL		THICKNESS	SELF CLOSING *SEE NOTE 5	PANIC HARDWARE	FINISH	REMARKS	DOOR NUMBER
BASEMENT	D-1	NOT USED																D-1
	D-2	NOT USED																D-2
	D-3	NOT USED																D-3
	D-4	NOT USED																D-4
	D-5	NOT USED																D-5
	D-6	CORRIDOR		EXTERIOR		D	2X 4'-0"	80" MIN.	AL	NA	AL		PER MFG	NO	NO	SELECTION BY OWNER	FULLY WEATHER STRIPPED, LOCKING ASSEMBLY KEYED PER OWNERSHIP	D-6
	D-7	CORRIDOR		EXTERIOR		C	3'-0"	80" MIN.	AL	NA	AL/GL		PER MFG	NO	NO	SELECTION BY OWNER	TEMPERED SIDE LITE GLAZING INTEGRAL TO DOOR ASSEMBLY, FULLY WEATHER STRIPPED, LOCKING ASSEMBLY KEYED PER OWNERSHIP	D-7
	D-8	PASS THROUGH		ADA GENDER NUETRAL		A	3'-0"	80" MIN.	WD	NA	WD		PER MFG	NO	NO	SELECTION BY OWNER	PRIVACY LOCKING ASSEMBLY	D-8
FIRST FLOOR	D-9	OFFICE SPACE		DECK		F	2X 3'-0"	80" MIN.	WD	NA	WD		PER MFG	NO	NO	SELECTION BY OWNER	TEMPERED GLAZING, FULLY WEATHER STRIPPED, LOCKING ASSEMBLY KEYED PER OWNERSHIP	D-9
	D-10	HALL		ADA GENDER NUETRAL		A	3'-0"	80" MIN.	WD	NA	WD		PER MFG	NO	NO	SELECTION BY OWNER	PRIVACY LOCKING ASSEMBLY	D-10
	D-11	HALL		GENDER NUETRAL		A	3'-0"	80" MIN.	WD	NA	WD		PER MFG	NO	NO	SELECTION BY OWNER	PRIVACY LOCKING ASSEMBLY	D-11
	D-12	JANITOR CLOSET		HALL		A	2'-0"	80" MIN.	WD	NA	WD		PER MFG	NO	NO	SELECTION BY OWNER		D-12
	D-13	OFFICE RECEPTION LOBBY		PORCH		E	3'-0"	80" MIN.	WD	NA	WD		PER MFG	NO	NO	SELECTION BY OWNER	TEMPERED GLAZING, FULLY WEATHER STRIPPED, LOCKING ASSEMBLY KEYED PER OWNERSHIP	D-13
	D-14	HALL		STAIR		A	3'-0"	80" MIN.	WD	NA	WD		PER MFG	NO	NO	SELECTION BY OWNER		D-14
	D-15	OFFICE SPACE		OFFICE		A	3'-0"	80" MIN.	WD	NA	WD		PER MFG	NO	NO	SELECTION BY OWNER		D-15
	D-16	CLOSET		OFFICE RECEPTION LOBBY		A	2'-0"	80" MIN.	WD	NA	WD		PER MFG	NO	NO	SELECTION BY OWNER		D-16
	D-17																	D-17
	D-18																	D-18
	D-19																	D-19
	D-20																	D-20
	D-21																	D-21
	D-22																	D-22
	D-23																	D-23

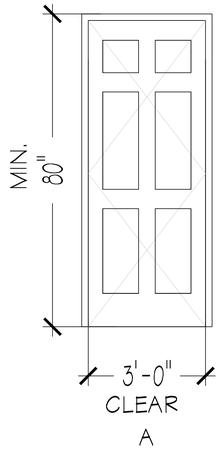
DOOR NOTES:

1. NOT USED
2. ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
3. DOOR FINISH TYPES TO BE SELECTED BY OWNER/ CONTRACTOR
4. ALL EXTERIOR DOORS TO HAVE LOCKING ASSEMBLY- KEY AS REQUESTED BY OWNER
5. 90 DEGREE CLOSERS TO BE INSTALLED AT ALL EXTERIOR DOORS & FRAMES
6. ALL GLASS TO BE TEMPERED GLAZING
7. ALL HARDWARE TO COMPLY W/ ACCESSIBILITY REQUIREMENTS
8. DOOR STOPS TO BE PROVIDED AS REQUIRED
9. HARDWARE AND DOOR SUPPLIER VERIFY LOCAL CODES AND REGULATIONS FOR REQUIREMENTS FOR FIRE DOOR ASSEMBLIES, GLAZING REQUIREMENTS AND HARDWARE.
10. HARDWARE AND DOOR SUPPLIER VERIFY LOCAL CODES AND REGULATIONS FOR ACCESSIBILITY AND SIGNAGE REQUIREMENTS FOR DOORS AND HARDWARE.
11. EXTERIOR DOORS WITH GLAZING TO BE INSULATED GLASS. GLASS TYPE TO MATCH OVERALL GLAZING SELECTION
12. ALL INTERIOR DOOR FINISHES TBD BY OWNER GLASS. GLASS TYPE TO MATCH OVERALL GLAZING SELECTION
13. OVERALL EXTERIOR DOOR ASSEMBLY TO HAVE A U FACTOR OF 0.77 UNLESS NOTED OTHERWISE

DOOR HARDWARE NOTE: HARDWARE AND FINISH SELECTIONS OF HARDWARE ARE BY OWNER. HARDWARE SPECIFICATIONS MAY DIFFER PER MANUFACTURER. ALL DOOR TO MEET CURRENT ACCESSIBILITY REQUIREMENTS AS OUTLINED IN 2018 IBC/MARYLAND ACCESSIBILITY CODE/ANSI STANDARDS

DOORS NTS

(T) TEMPERED GLAZING



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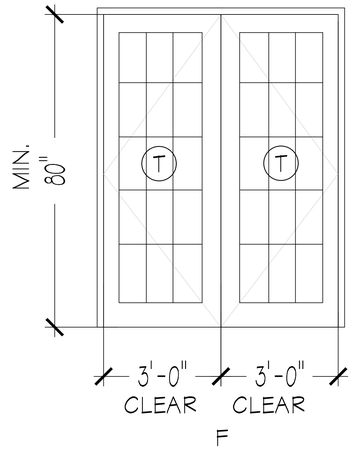

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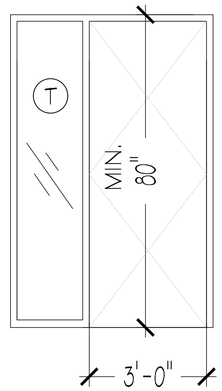

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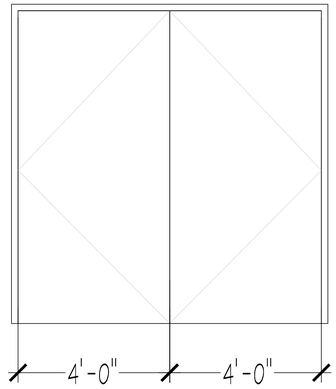

D

E

DIRECT GLAZED

The glass is built-in to the door without an external rim, appearing traditionally crafted and allowing paint to be applied up to the glass edge.

Bore Type	Double Bore	**Color Family**	White
Color/Finish	White Primed	**Door Configuration**	Single Door
Door Glass Insulation	Double-Glazed, Low-E	**Door Handing**	Left-Hand/Inswing
Door Style	Traditional	**Door Type**	Exterior Prehung
Features	Glass Panel, Lockset Bore (Double Bore)	**Finish Type**	Primed
Frame Material	Composite	**Glass Caming Finish**	No caming
Glass Layout	1/2 Lite	**Glass Shape**	Rectangle Lite
Glass Style	Clear Glass	**Hinge Finish**	Nickel
Hinge Type	Ball Bearing	**Included**	No Additional Items Included
Material	Composite	**Number of Hinges**	3
Number of Lites	4 Lite	**Panel Type**	1 Panel
Product Weight (lb.)	95 lb	**Returnable**	90-Day
Suggested Application	Back, Basement Entry, Front, Side		

MGF: STEVE & SONS: 36 in. x 80 in. Legacy 4 Lite Half Lite Clear Glass Left Hand Inswing White Primed Fiberglass Prehung Front Door

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

	DATE	REVISIONS	BY
1	11/19/24	HISTORIC REV	SG

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15114 BARNESVILLE RD. BOYDS, MD 20841
BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE
DOOR SCHEDULE

JOB NO	SRKBOYDSOFFICE
DRAWN	SG
CHECKED	RDG
SCALE	AS NOTED
DATE	9-15-24
SHEET	A7.01
OF	-- SHEETS

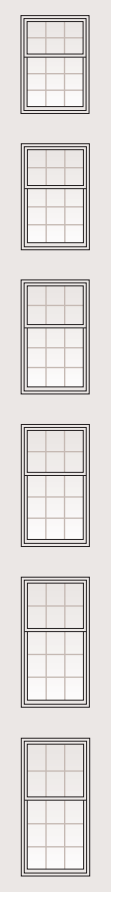
400 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

Andersen WINDOWS • DOORS

Table of Basic Unit Sizes Scale 1/8" = 1'-0" (1:96)

Unit Dimension	1'-9 5/8" (549)	2'-1 5/8" (651)	2'-5 5/8" (752)	2'-7 5/8" (803)	2'-9 5/8" (854)	2'-11 5/8" (905)	3'-1 5/8" (956)	3'-5 5/8" (1057)	3'-9 5/8" (1159)
Minimum Rough Opening	1'-10 1/8" (562)	2'-2 1/8" (664)	2'-6 1/8" (765)	2'-8 1/8" (816)	2'-10 1/8" (867)	3'-0 1/8" (917)	3'-2 1/8" (968)	3'-6 1/8" (1070)	3'-10 1/8" (1172)
Unobstructed Glass*	15" (381)	19" (483)	23" (584)	25" (635)	27" (686)	29" (737)	31" (787)	35" (889)	39" (991)
3'-0 7/8" (937) × 3'-0 7/8" (937) × 13 15/16" (354)	TW18210	TW20210	TW24210	TW26210	TW28210	TW210210	TW30210	TW34210	TW38210
3'-4 7/8" (1038) × 3'-4 7/8" (1038) × 15 15/16" (405)	TW1832	TW2032	TW2432	TW2632	TW2832	TW21032	TW3032	TW3432	TW3832
3'-8 7/8" (1140) × 3'-8 7/8" (1140) × 17 15/16" (456)	TW1836	TW2036	TW2436	TW2636	TW2836	TW21036	TW3036	TW3436	TW3836
4'-0 7/8" (1241) × 4'-0 7/8" (1241) × 19 15/16" (506)	TW18310	TW20310	TW24310	TW26310	TW28310	TW210310	TW30310	TW34310	TW38310
4'-4 7/8" (1343) × 4'-4 7/8" (1343) × 21 15/16" (557)	TW1842	TW2042	TW2442	TW2642	TW2842	TW21042	TW3042	TW3442	TW3842
4'-8 7/8" (1445) × 4'-8 7/8" (1445) × 23 15/16" (608)	TW1846	TW2046	TW2446	TW2646	TW2846	TW21046	TW3046 ♦	TW3446 ♦	TW3846 ♦
5'-0 7/8" (1546) × 5'-0 7/8" (1546) × 25 15/16" (659)	TW18410	TW20410	TW24410	TW26410	TW28410	TW210410 ♦	TW30410 ♦	TW34410 ♦	TW38410 ♦
5'-4 7/8" (1648) × 5'-4 7/8" (1648) × 27 15/16" (710)	TW1852	TW2052	TW2452	TW2652	TW2852 ♦	TW21052 ♦	TW3052 ♦	TW3452 ♦	TW3852 ♦
5'-8 7/8" (1749) × 5'-8 7/8" (1749) × 29 15/16" (760)	TW1856	TW2056	TW2456	TW2656 ♦	TW2856 ♦	TW21056 ♦	TW3056 ♦	TW3456 ♦	TW3856 ♦
6'-0 7/8" (1851) × 6'-0 7/8" (1851) × 31 15/16" (811)	TW18510	TW20510	TW24510 ♦	TW26510 ♦	TW28510 ♦	TW210510 ♦	TW30510 ♦	TW34510 ♦	TW38510 ♦
6'-4 7/8" (1953) × 6'-4 7/8" (1953) × 33 15/16" (862)	TW1862	TW2062	TW2462 ♦	TW2662 ♦	TW2862 ♦	TW21062 ♦	TW3062 ♦	TW3462 ♦	TW3862 ♦

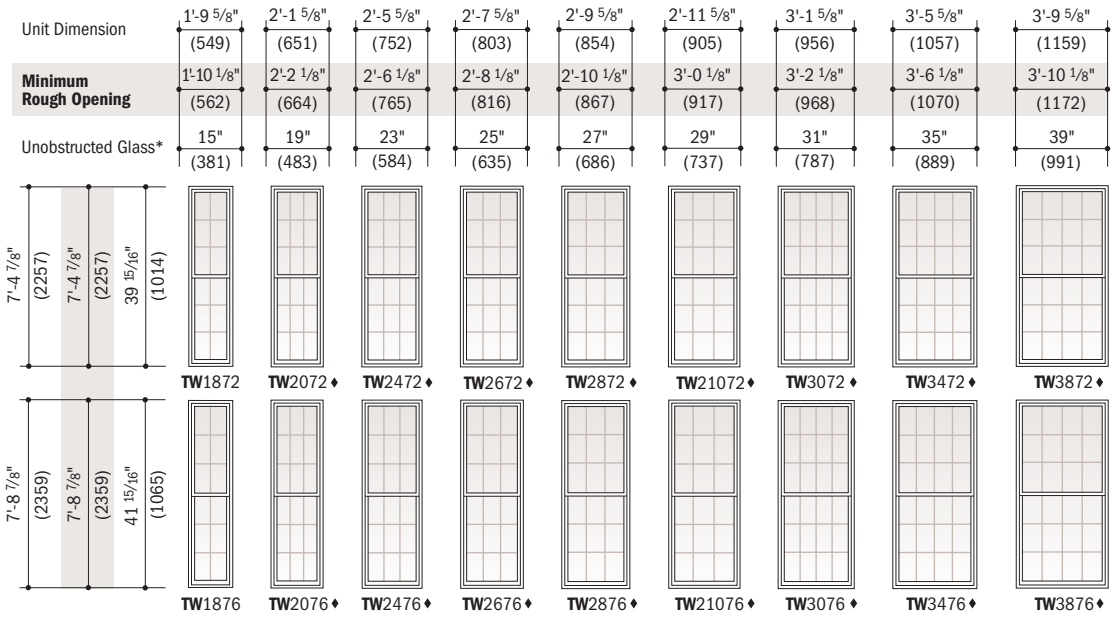
Cottage Style Units
Available for these heights, in all widths. Contact dealer for lead times.



Updated 01/09

400 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

Table of Basic Unit Sizes — Continued Scale 1/8" = 1'-0" (1:96)



* Unobstructed glass height is for single sash only.

♦ These units meet or exceed the following dimensions: Clear Openable Area of 5.7 sq. ft., Clear Openable Width of 20" and Clear Openable Height of 24".

- **Rough opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- "Unit Dimension" always refers to outside frame to frame dimension.
- Dimensions in parentheses are in millimeters.
- When ordering, be sure to specify color desired: White, Sandtone, Terratone® or Forest Green.
- 7'-4 7/8" and 7'-8 7/8" height units have interior and exterior brackets. The interior brackets, located on each side of the check rail, must be flipped up for proper product performance.
- 7'-4 7/8" and 7'-8 7/8" height units must be joined vertically with Andersen reinforced joining materials.

INDOOR/OUTDOOR LIFT

Affordable Access

TRUS T LIFT

RESIDENTIAL

trustram.com
1-800-563-4382

RAM ELEVATORS + LIFTS

UNCOMPROMISING DEPENDABILITY

With its compact size and simple installation, the Trus-T-Lift's legacy of affordable mobility spans over 25 years.

Engineered for both indoor and outdoor spaces, the Trus-T-Lift is an intuitive wheelchair lift for vertical rises up to 14ft. Oversized Soft Touch Controls offer riders total independence, even with limited dexterity.

The Trus-T-Lift's durable design employs a non-slip metal platform and high-sided safety enclosures to make safety a priority year-round. And with its propriety drive system, the Trus-T-Lift is quiet, reliable and weather-resistant. Even in the most extreme conditions – like coastal and flood-prone areas and extreme heat and cold – the Trus-T-Lift keeps riders moving with confidence.

Be it comfortable travel in between floors or access to garages, porches, or decks, RAM conquers limitations so you can too. Our most impactful and most economical design yet was built to enhance living.

trustram.com
1-800-563-4382

RAM ELEVATORS + LIFTS

THE HIGHLIGHTS

IDEAL FOR:

Private Residence | Indoor Use | Outdoor Use | Wheelchairs

LIFTING CAPACITY:

750 LBS

TRAVEL SPEED:

8 FT/MIN

TRAVEL DISTANCE:

UP TO 14 FT

ENTRANCE/EXIT POINTS:

in-out same side, straight through, adjacent

MAX PLATFORM SIZE:

W42” x L60”
(18 square feet)

CUSTOMIZATION:

custom colours, trim, handrail, push button and entrance safety devices are available. Trus-T-Lifts can also be custom built to accommodate three-stops and/or atypical platform sizes to best meet your unique needs.

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1-800-563-4382

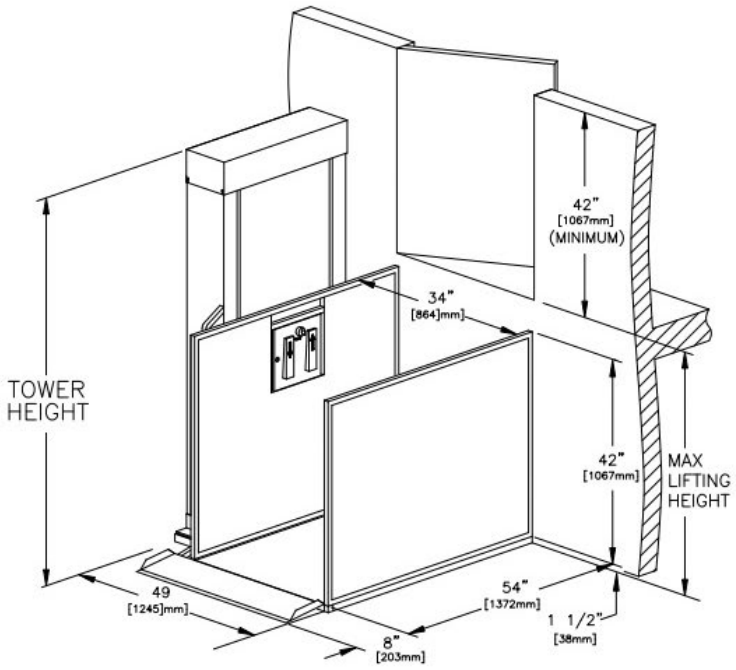
RAM ELEVATORS + LIFTS

Sizing

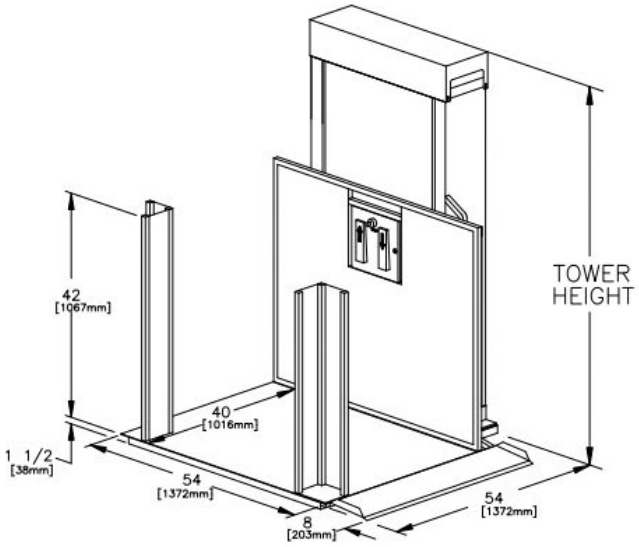
	Platform Size	Total Footprint (with tower)	Tower Heights	
			Lifting Height	Tower Height
Straight Through Access	W34″ x L54″	W49″ x L54″	28″	50.5″
			52″	74.5″
			72″	94.5″
Adjacent Access	W40″ x L54″	W54″ x L54″	96″	120.5″
			120″	144.5″
			144″	168.5″
			168″	192.5″

*Custom platform sizes available upon request.

Straight Through Access



Adjacent Access



KEY FEATURES

Zero-Load Start Design

RAM's patented zero-load-start design allows the motor reach full speed before lifting the load. This unique feature allows for full functionality during extreme weather and extends the life of all power & drive components.

Soft Touch Paddle

The patented RAM Soft Touch Paddle controls are oversized and responsive, allowing users to get moving with ease.

Total Customization

Customize your Trus-T-Lift's colours, trim, doors/gate, handrails and more. The lift can also be modified to accommodate three-stops and atypical platform sizes.

Easy to Install

The Trus-T-Lift comes with easy to manoeuvre components that can be assembled quickly with minimum site preparation.

All-Electric Drive System RA

RAM's field-proven electric drive system is reliable, powerful and whisper-quiet.

Plus, no hydraulic fluid = no harsh smells.

RA = *RAM Advantage, an essential feature found in all of our products.*

trustram.com
1-800-563-4382

RAM ELEVATORS + LIFTS

Superior Reliability

Three tiers of emergency auxiliary power are available for every RAM product:

1. Emergency manual crank (Standard)
2. Battery backup lowering will run the motor in the down direction during a power outage (Optional)
3. Full battery 40-cycle backup that will run the motor with full load for 40 cycles during a power outage (Optional)

Installation Considerations

Important things to consider for the installation location:

- Power availability – 15amp, 110V dedicated circuit no more than 8 feet away
- Mounting to a wall – especially for lifts with travel greater than 52in
- For exterior installations a secure footing – typically a concrete pad 5ft x 5ft

Code Relevance

Designed to meet ASME A18.1, CSA B613 and CSA B355 safety standards when properly equipped.

While RAM VPLs meet national standards, it is imperative to check State/Provincial and Local code requirements before installing to ensure compliance. All State/ Provincial and Local compliance is the responsibility of the purchaser. Some states may require fees for site preparation and permits.