

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	23725 Woodfield Rd., Gaithersburg	<b>Meeting Date:</b>	8/12/2015
<b>Resource:</b>	Third Period (Contributing) Resource, 1935-1955 (Woodfield Historic District)	<b>Report Date:</b>	8/5/2015
<b>Applicant:</b>	Anthony Berardino	<b>Public Notice:</b>	7/29/2014
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	14/16-15A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Shed construction		

**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Third Period (Contributing) Resource, 1935-1955  
**STYLE:** Frame Farmhouse  
**DATE:** 1946

**PROPOSAL:**

The applicant proposes to construct a two-bay metal pole building/shed at the rear of the subject property.

**APPLICABLE GUIDELINES**

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) (“Regulations”), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code (“Chapter 24A”), the *Secretary of the Interior’s Standards and Guidelines for Rehabilitation* (“Standards”), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

When reviewing projects within the **Woodfield Historic District (#14/16)**, the Commission uses information found in *Damascus-Goshen Historic Resources Master Plan Amendment* (Approved and Adopted April 2009) for guidance. Specifically, the Commission should refer to the following statements:

## **Preservation of Physical Context:**

A significant feature of the Woodfield Historic District is the rural streetscape which is characterized by mature trees, the orientation of houses to the road, and the modest scale of architectural elements fronting the road. Review of the proposed changes should ensure that these features are respected.

## **Categorization of Resources and Design Review**

In reviewing proposed changes to buildings within the Historic District, the Historic Preservation Commission will utilize the Secretary of the Interior's "Standards for Rehabilitation."

## **Third Period Resource**

The third historic period in Woodfield is 1935-1955. Structures built during this period are Contributing Resources. This Amendment recognizes the constraints inherent in the small scale of Third Period houses. These structures would receive greater leniency in their review. Additions should be placed to the rear, or in some case, to the side, of existing structures so that they are less visible from the public right-of-way. Third Period Resources are characterized by Tudor Revival and Colonial Revival brick-clad residences. While these resources are of secondary historic and architectural significance, they contribute to the pattern of development in their contribution to the Woodfield streetscape.

### ***Sec. 24A-8. Same-Criteria for issuance.***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (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; [emphasis added] 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. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

### ***Secretary of Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior’s Standards for Rehabilitation*. The *Standards* are as follows:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

#9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **STAFF DISCUSSION**

Based on a review of the *Criteria for Approval and Standards*, and the information included in the applicant’s submission, staff makes the following findings of fact:

- The subject property is a Third Period (Contributing) Resource.
- The *Damascus-Goshen Historic Resources Master Plan Amendment* (Approved and Adopted April 2009) states “A significant feature of the Woodfield Historic District is the rural streetscape which is characterized by mature trees, the orientation of houses to the road, and the modest scale of architectural elements fronting the road. Review of the proposed changes should ensure that these features are respected.”
- The *Damascus-Goshen Historic Resources Master Plan Amendment* (Approved and Adopted April 2009) states “In reviewing proposed changes to buildings within the Historic District, the Historic Preservation Commission will utilize the Secretary of the Interior’s “Standards for Rehabilitation.”
- The *Damascus-Goshen Historic Resources Master Plan Amendment* (Approved and Adopted

April 2009) states that Third Period Resources should “receive greater leniency in their review. Additions should be placed to the rear, or in some case, to the side, of existing structures so that they are less visible from the public right-of-way.”

Staff finds that, in accordance with the *Damascus-Goshen Historic Resources Master Plan Amendment*, the proposed shed respects the rural streetscape of the Woodfield Historic District. The proposed shed will not affect any mature trees, alter the orientation of the historic house to the road, or affect the modest scale of any architectural elements that front on the road. In addition, the proposed shed will be at the rear of the subject property where it will be less visible from the public right-of-way, as required by the *Damascus-Goshen Historic Resources Master Plan Amendment*.

With regards to the *Standards*, the historic character of the property will be preserved, and the proposed shed is compatible with the massing, size, scale, and architectural features of the property. The proposed shed will not alter features, spaces, or spatial relationships that characterize a property, and, if the proposed shed is removed in the future, the essential form and integrity of the property and its environment would be unimpaired.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, and having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10*.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the resource and is compatible in character with the resource and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets 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 301-563-3400 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Antman3319@aol.com Contact Person: Anthony Berardino  
Daytime Phone No.: 240-994-2766

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Anthony Berardino Daytime Phone No.: 240-994-2766

Address: 23725 Gaithersburg Woodfield rd 20882  
Street Number City State Zip Code

Contractor: Pioneer Pole Buildings inc. Phone No.: 1-888-448-2505

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISES**

House Number: 23725 Street: Woodfield rd.

Town/City: Gaithersburg Nearest Cross Street: Pleasant View Ln

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF REPAIR/ALTERATION/USE**

- 1A. CHECK ALL APPLICABLE:
- |   |                                  |   |  |  |  |  |                               |  |
|---|----------------------------------|---|--|--|--|--|-------------------------------|--|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input checked="" type="checkbox"/> Slab | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace       | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |  |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) |  | <input type="checkbox"/> Other: _____      |  |                               |  |

1B. Construction cost estimate: \$ 14,500

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITION**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/assessment

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

Antman 5/24/15  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

7/982/128616

5

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Day storage building in my backyard 24x24

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

None only visible from my backyard.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

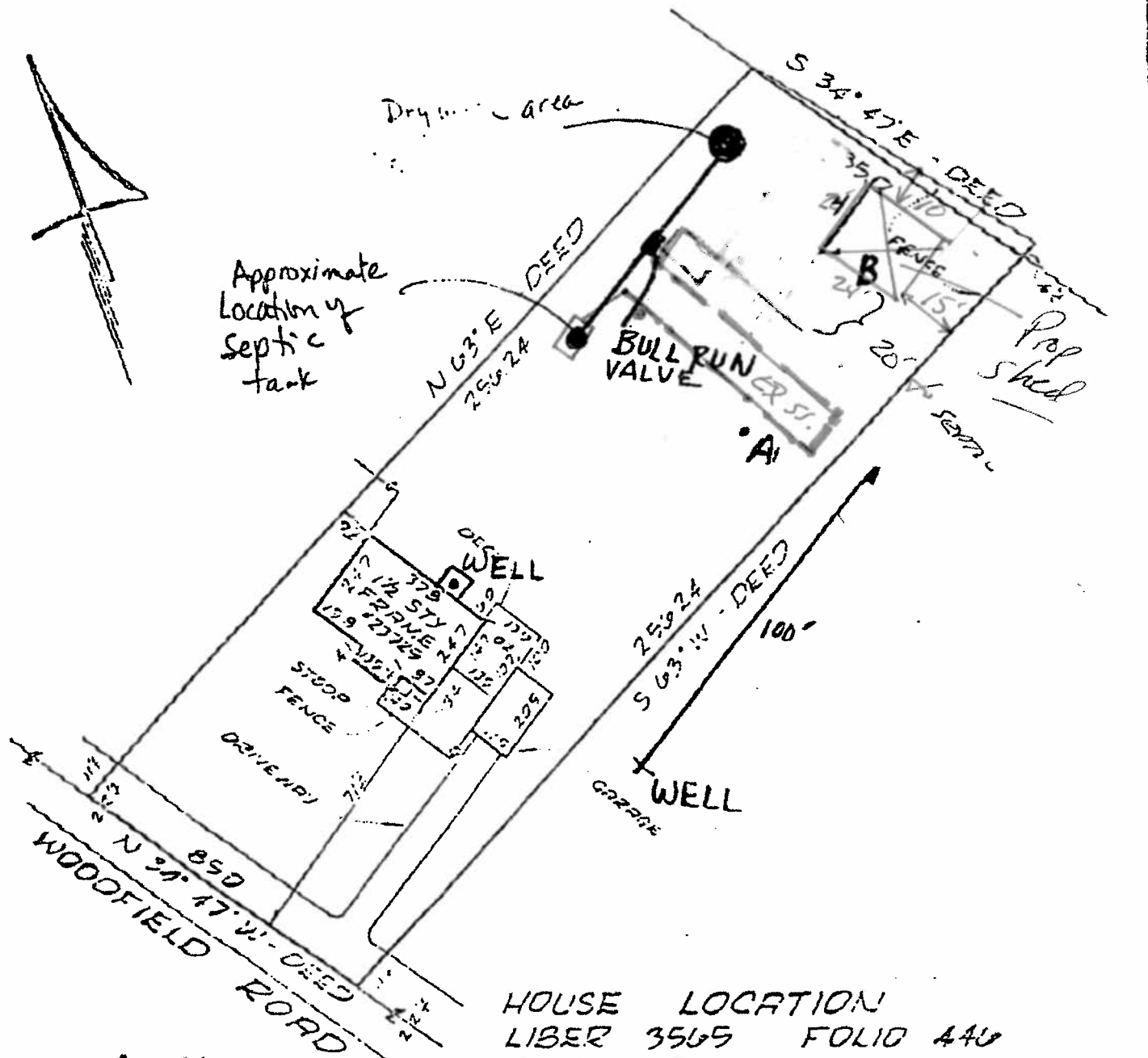
6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

# Permitted Copy



HOUSE LOCATION  
 LIBER 3565 FOLIO 440  
 .5 ACRES ±

PART OF RAY'S ADVENTURE  
 MONTGOMERY COUNTY, MD.

23725 Woodfield Rd.  
 Gaithersburg, MD.

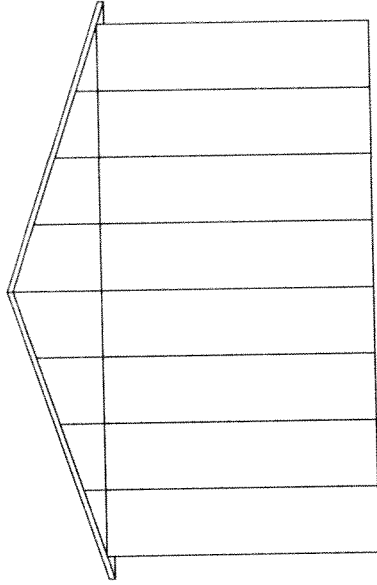
**CERTIFICATE**

I HEREBY CERTIFY THAT THE POSITION OF ALL THE CORNERS AND POINTS OF THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A SURVEYING SERVICE AND THAT I HAVE OBTAINED THE NECESSARY PERMISSIONS FROM THE ADJACENT OWNERS.

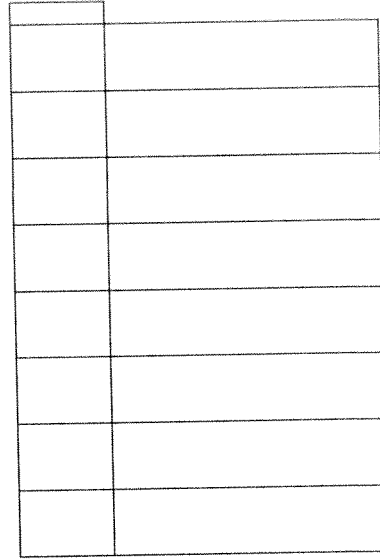
*[Signature]*  
 H. W. [Name]  
 Professional Engineer

<b>B &amp; S ASSOCIATES</b> PROFESSIONAL LAND SURVEYORS LAND PLANNING CONSULTANTS	
PLAT NO.	(301) P. O. Box 346
PLAT NO.	972-3545 GERMANTOWN, MARYLAND 20737
DATE OF SURVEY	DATE: 11-10
WELL CASE	SCALE BY: R.E.
LIBER 3565	FILE NO. 12-27-74

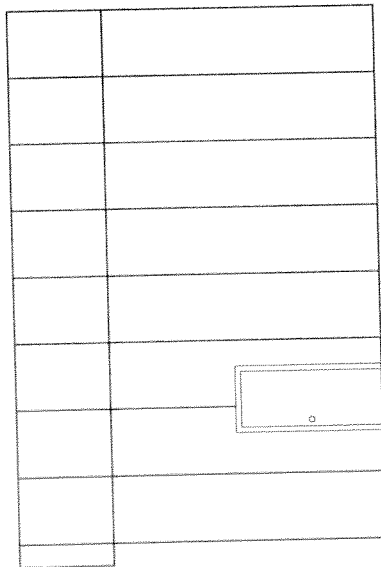
CONTRACT # PQS-75067-002



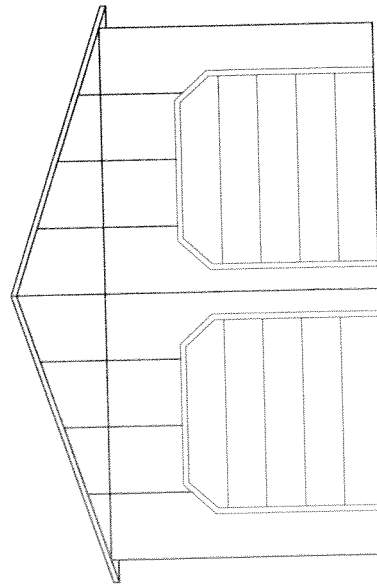
GABLE #1



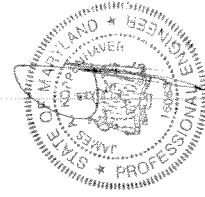
EAVE #1



EAVE #2



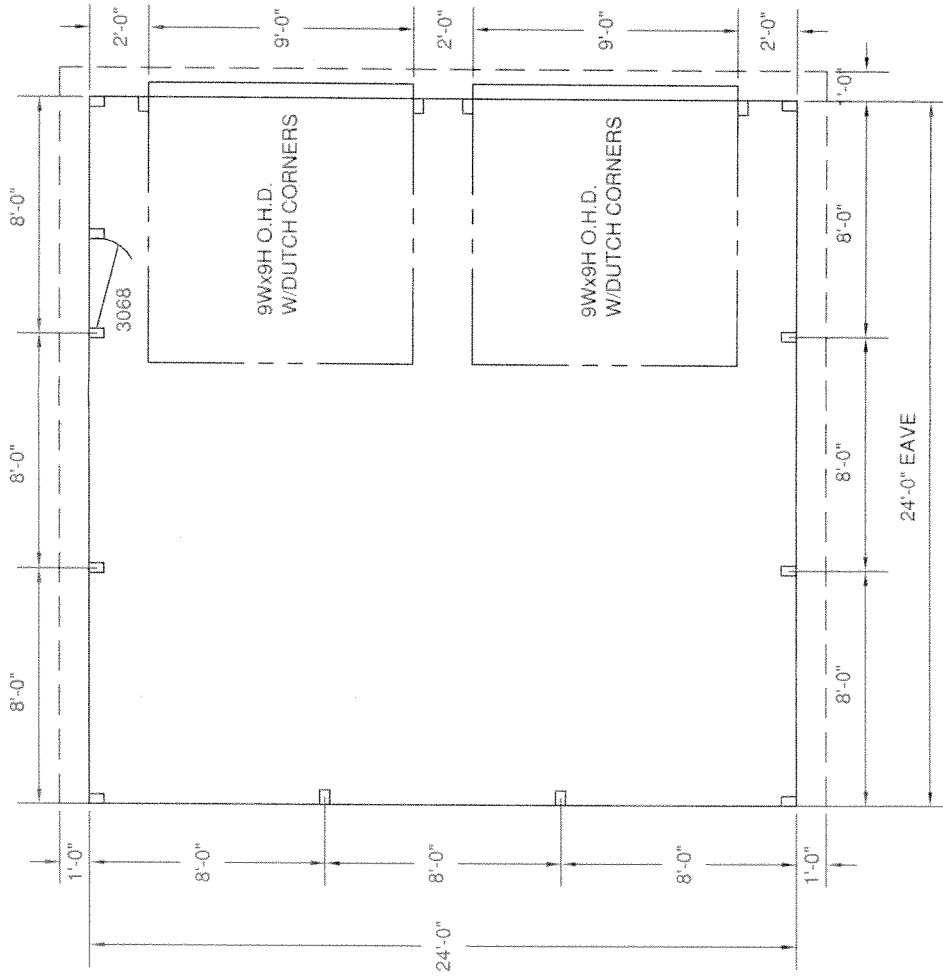
GABLE #2



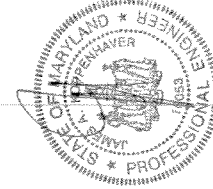
JAMES A. KAPPELER, P.E. 304 Capital Ave. 18010 18010 www.jakp.com info@jkap.com	DATE: 4-23-15 SHEET: ELEVATIONS BUILDING SIZE: 24x24x12'-4" DRAWN BY: HEDY PLOCK CHECKED BY: BERARDINO-1	
<b>PPB, Inc.</b> Pioneer Pole Buildings, Inc. 716 South Rt. 163 Schuylkill Haven, PA 17972 1-800-448-2505 Toll Free	JOB SITE ADDRESS: SAME	CUSTOMER ADDRESS: ANTHONY BERARDINO 23725 WOODFIELD RD GAITHERSBURG, MD 20882 240-994-2766

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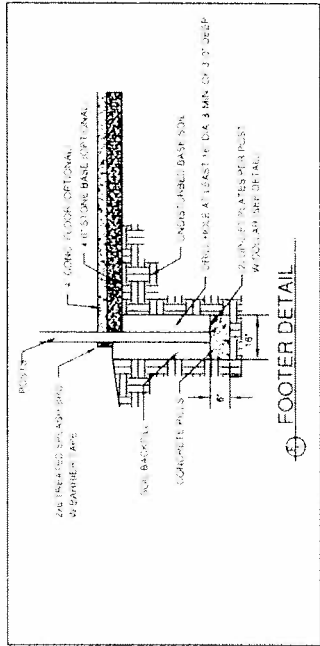




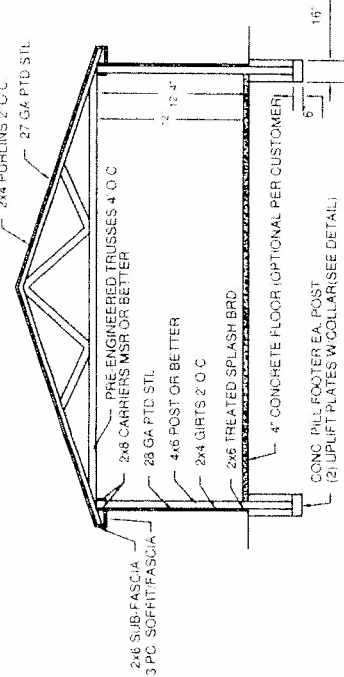
HOUSE



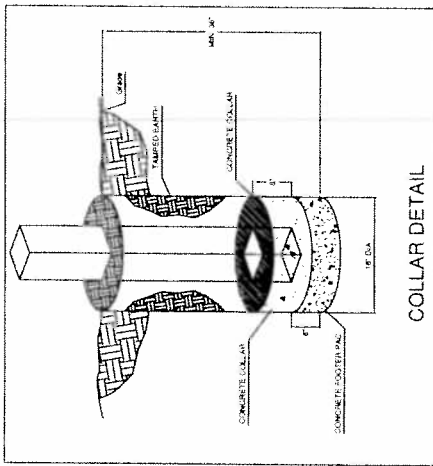
James A. Koppertaver, P.E. 1400 W. Park Ave., Suite 100 Hagerstown, MD 21740 410-794-8894 mk@jakkoppertaver.com		DATE: 4-23-15
DRAWN BY: HEDS KLOCK		SHEET: POLE PLAN
CHECKED BY: BERARDINO-1		BUILDING SIZE: 24x24x12'-4"
JOB SITE ADDRESS: SAME		Job Number: 240-994-2766
CUSTOMER ADDRESS: ANTHONY BERARDINO 23725 WOODFIELD RD GAITHERSBURG, MD 20882		
PPB, Inc. Pioneer Pole Buildings, Inc. 716 South Rt. 183 Schuylkill Haven, PA 17972 1-888-448-2505 Toll Free		



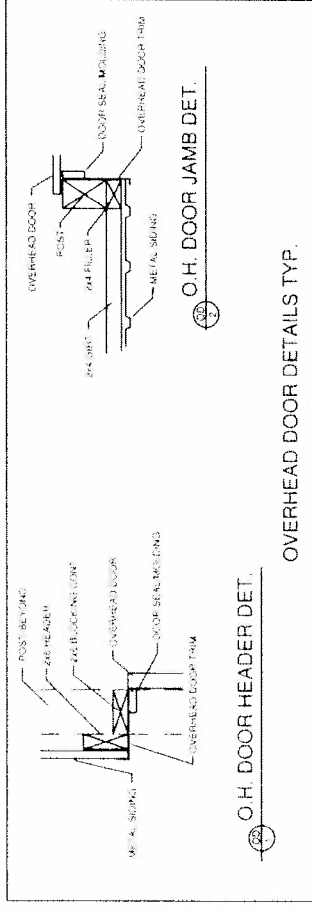
FOOTER DETAIL



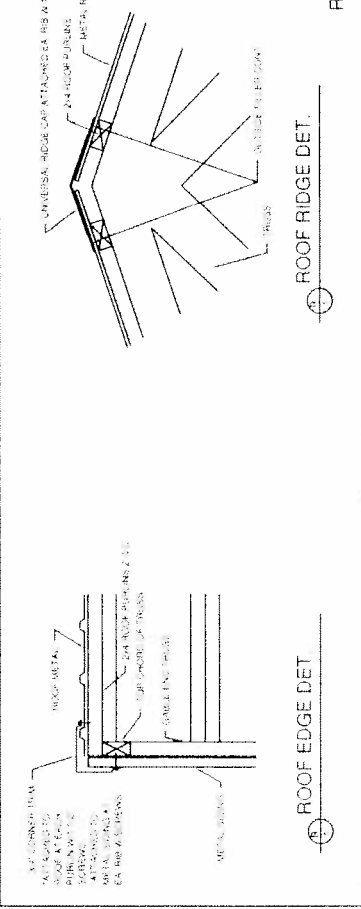
TYP. CROSS SECTION



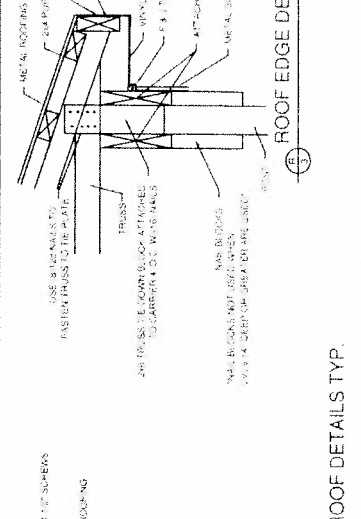
COLLAR DETAIL



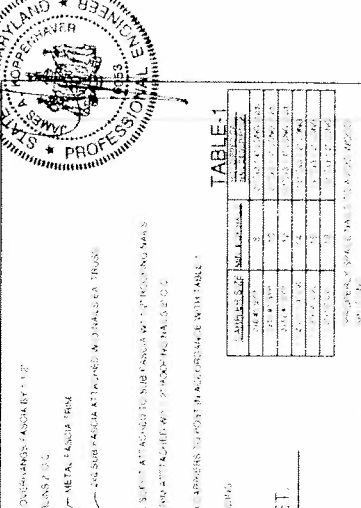
O.H. DOOR JAMB DET.



O.H. DOOR HEADER DET.



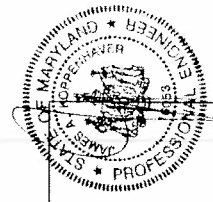
ROOF RIDGE DET.



ROOF EDGE DET.

TABLE 1

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	2x4 PURLINS 2' O.C.				
2	2x8 CARRIERS MSR OR BETTER				
3	4x6 POST OR BETTER				
4	2x4 GIRTS 2' O.C.				
5	2x6 TREATED SPLASH BRD				
6	4\"/>				



DATE: 4-23-15  
 SHEET: DETAILS  
 BUILDING SIZE: 24X24X12'-4"  
 DRAWN BY: ANTHONY BERARDINO  
 CHECKED BY: [ ]  
 APPROVED BY: [ ]

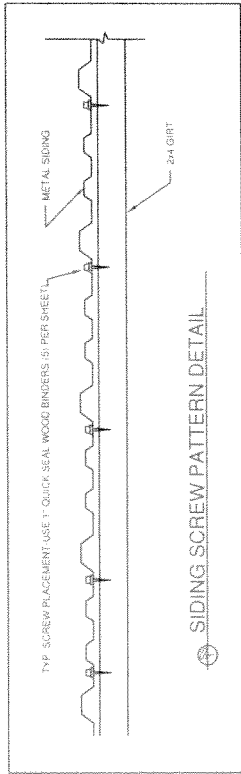
CUSTOMER ADDRESS:  
 ANTHONY BERARDINO  
 23725 WOODFIELD RD  
 GAITHERSBURG, MD 20882  
 240-994-2766

JOB SITE ADDRESS:  
 SAME

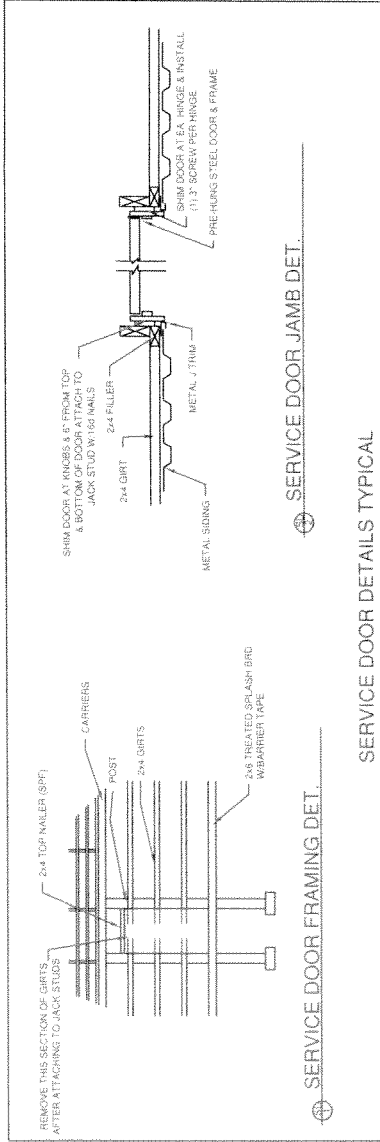
PPB, Inc.  
 Pole Buildings, Inc.  
 716 South Rt. 183  
 Pocomoke Haven, PA 17572  
 1-800-448-2305 Toll Free

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BERARDINO-1

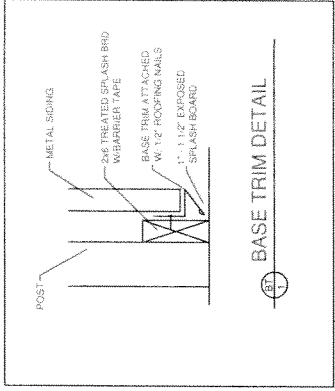


⊕ SIDING SCREW PATTERN DETAIL

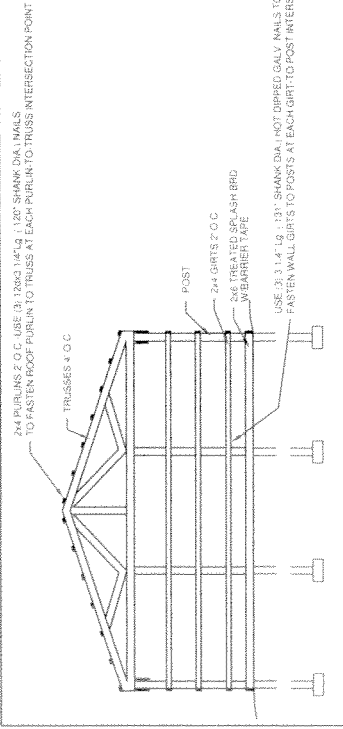


⊕ SERVICE DOOR FRAMING DET.

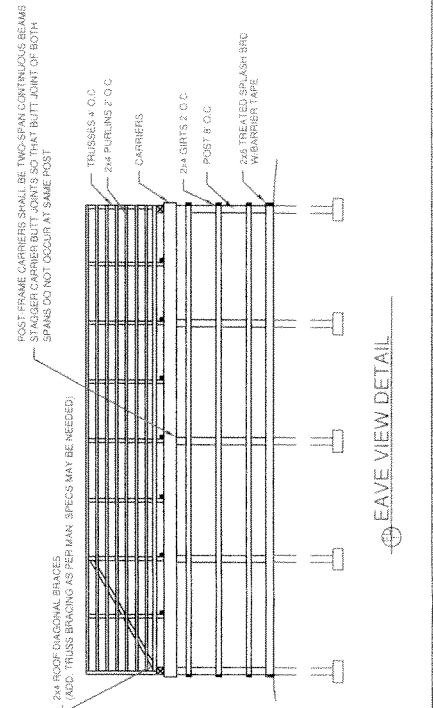
⊕ SERVICE DOOR JAMB DET.



⊕ BASE TRIM DETAIL



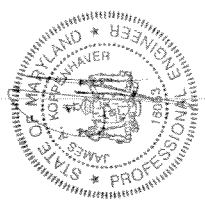
⊕ SERVICE DOOR DETAILS TYPICAL



⊕ EAVE VIEW DETAIL

⊕ GABLE VIEW DETAIL

FRAMING DETAILS



DATE	4-23-15
SHEET	DETAILS
BUILDING SIZE	24X24X12'-4"
DRAWN BY	THS/ROCK
CHECKED BY	BERARDINO-1
CUSTOMER ADDRESS:	ANTHONY BERARDINO 23725 WOODFIELD RD GATHERSBURG, MD 20884
JOB SITE ADDRESS:	SAME
PPB, Inc.	Pioneer Pole Buildings, Inc. 7116 South Rt. 183 Schuylkill Haven, PA 17972 1-800-448-2505 Toll Free

**General Notes:**

**Foundations:**

- A. Bottom of all exterior footings shall be minimum of 3'-0" below finished grade. Minimum size 6" high x 16" round or as noted.
- B. Assumed design soil bearing pressure = 2,000 PSF U.N.C.
- C. Minimum concrete footing strength to be 3,500 PSI at 28 days.

**Metal Cladding:**

- A. Steel siding and roofing panels shall be fabricated from 27 # 26 gauge, grade e 180 KSI structural quality steel conforming to ASTM A-446 with a hot dipped galvanized coating conforming to ASTM A-525 or with an aluminum-zinc alloy coating conforming to ASTM A-792 (plain products only).

- B. Paint Finish: All panels when required shall receive a factory applied polyester coating conforming to the manufacturer's specifications.

- C. Flashings: All flashings shall be shop fabricated from material that is the same gauge and finish as the wall/roof panels to which they are attached.

- D. Closures: Shall be pre-molded neoprene to match the configuration of the wall/roof panel and shall be in lengths as supplied by the panel manufacturer.

- E. Fasteners: All screw fasteners shall have a combination steel and neoprene washer. Nails shall have a fibreglass washer or equivalent. Fastener selection and installation shall be as recommended by the cladding manufacturer.

**Wood Trusses:**

- A. Trusses are to be designed and fabricated in accordance with the published standards of the National Forest Products Association and the Truss Plate Institute's "Design Specifications for Light, Metal Plate Connected Wood Trusses" (TFP-X0) Latest Edition.

- B. The web configuration plate sizes, chord sizes and lateral bracing shall be designed by a licensed professional engineer. The truss manufacturer shall provide the contractor with shop drawings of each truss design bearing the engineer's seal. Shop drawings shall be approved by the contractor before fabrication.

- C. All trusses shall be designed for the loading, spacing and geometry shown on the plan.

- D. The contractor shall install the bracing of the wood trusses in accordance with the manufacturer's design. Minimum lateral bracing of web and bottom chord members shall be as required by truss design.

**Lumber:**

- A. All lumber shall comply to the requirements of the American Institute of Timber Construction and the National Forest Products Association's "National Design Specification for Wood Construction".

- B. All lumber for posts and beams shall be #2 or better southern yellow pine grade stamped by a SPIB approved mill, surfaced at a maximum moisture content of 19% treated, 16 pct ACO, 25 pct MCA or equal.

- C. All lumber for headers shall be MSR grade stamped by a SPIB approved mill, surfaced at a maximum moisture content of 19%.

- D. All lumber exposed to ground contact or insect infestation shall be treated according to the American Wood Preservers' Association Standards, 16 pct ACO, 15 pct MCA or equal.

**Connections:**

- A. All wood connection to be made according to the "National Design Specification for Wood Construction". The minimum connection to be two 1/2 penny nails. Other connection as per Plan or as controlled by standard construction practices.

**Cautionary Notes:**

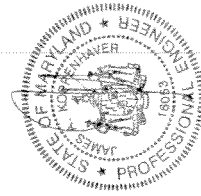
- 1. Structural components such as posts, beams, trusses or fasteners and attachment brackets should NOT be modified, notched or cut in any manner without proper review and approval of the building design professional.
- 2. Rainwater and melt water should be directed away from post-foundation locations.
- 3. On enclosed buildings with large doors (that is buildings designed as completely enclosed) the doors should be closed during periods high wind and/or stormy weather to reduce uplift forces on the building.
- 4. Do NOT lean heavy materials against posts or girts unless the building has been designed for those types of loads. Do NOT store loose material against walls unless building has been designed for side thrust loads and any moisture contained in the loose materials.
- 5. Do NOT use the roof trusses for storing material unless the building and roof trusses have been designed for those loads.
- 6. Concentrated loads such as ceiling-mounted furnaces, wet sprinkler systems, ventilation hoods, etc. SHALL NOT be attached to the roof trusses without the prior review and written approval of Pioneer Pole Buildings, Inc. and the building design professional.
- 7. Do NOT install hardware that would maintain snow cover on the roof of buildings.
- 8. Do NOT attach additional buildings or lean-to enclosed areas to pole barn buildings unless the building has been designed for the additional loads created by those building additions.
- 9. Door openings should NOT be added to the building walls after the building has been constructed without review and approval of the building design professional.

**Misc. Notes:**

These plans are designed in accordance with the 2012 IBC Construction Class VB

TRUSS CARRIERS USED TO BE EQUAL TO OR BETTER THAN 2x8 MSR

MURBRICANE TIES USED = RT1GA (USP CONNECTORS)  
DUTCH CORNERS ON EACH OHD  
DBL BUBBLE VAPOR BARRIER - ROOF  
COBRA RIDGE VENT



The contractor is advised that the following are:

- 1. Not shown
- 2. Not shown
- 3. Not shown
- 4. Not shown
- 5. Not shown
- 6. Not shown
- 7. Not shown
- 8. Not shown
- 9. Not shown
- 10. Not shown
- 11. Not shown
- 12. Not shown
- 13. Not shown
- 14. Not shown
- 15. Not shown
- 16. Not shown
- 17. Not shown
- 18. Not shown
- 19. Not shown
- 20. Not shown

James M. Weaver, P.E.  
304 Logan Ave.  
Weston, MD 21158  
Professional Engineer  
License No. 1804

GENERAL NOTES

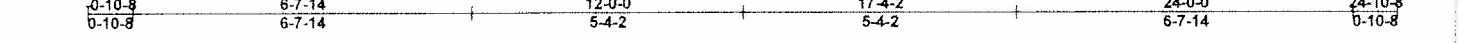
REVISIONS

PPB, Inc.  
Pioneer Pole Buildings, Inc.  
716 South Rt. 183  
Schuylkill Haven, PA 17972  
1-888-448-2505 Toll Free

ALL RIGHTS RESERVED BY PIONEER POLE BUILDINGS, INC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

Job <b>15042232B</b>	Truss <b>T24</b>	Truss Type <b>FINK</b>	Qty <b>7</b>	Ply <b>1</b>	<b>Berardino-24' Stock</b>
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Universal Forest Products ID: kwZGdaSQ04[Vacs2rougp9yvUR-R\_MrALW190Tq\_X\_s07A9Ms?R691?U8Re4DrRoz066 7:510 3 Jan 29 2015 16:7x Industries, Inc. Thu, Apr 16 15:27:51 2015 Page 1



Scale = 1:43.9

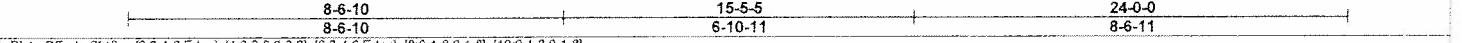
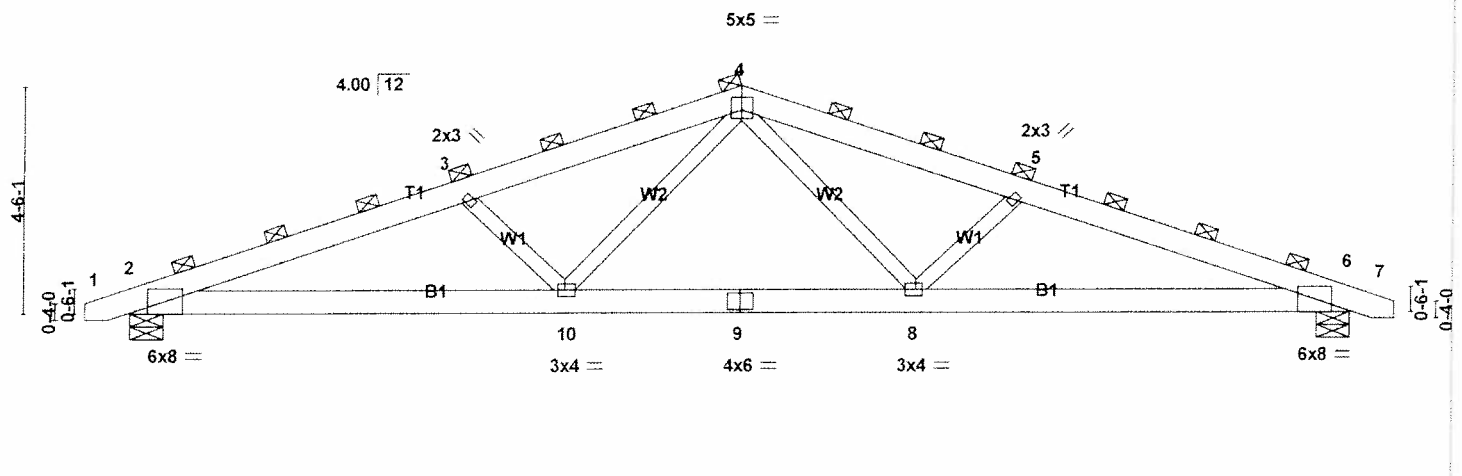


Plate Offsets (X,Y) = [2:0-4-6,Edge], [4:0-2-8,0-3-0], [6:0-4-6,Edge], [8:0-1-8,0-1-8], [10:0-1-8,0-1-8]				
LOADING (psf)	SPACING- 4-0-0	CSL	DEFL. in (loc) V/defl L/d	PLATES GRIP
TCLL 30.0	Plate Grp DOL 1.15	TC 0.77	Vert(LL) -0.21 8-10 >999 240	MT20 197/144
TCDL 5.0	Lumber DOL 1.15	BC 0.73	Vert(TL) -0.32 8-10 >882 180	
BCLL 0.0	Rep Stress Incr NC	WB 0.52	Horz(TL) 0.09 6 n/a n/a	
BCDL 5.0	Code IBC2012/TP12007	(Matrix)		Weight: 137 lb FT = 4%

**LUMBER:**  
 TOP CHORD 2x6 SPF No.2  
 BOT CHORD 2x6 SPF No.1  
 WEBS 2x4 SPF No.3

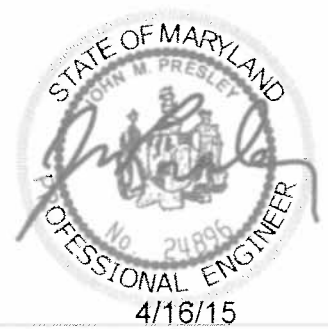
**BRACING:**  
 TOP CHORD 2-0-0 oc purlins (2-8-6 max.)  
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

**REACTIONS:** (lb/size) 2=2081/0-6-0 (min. 0-2-7), 6=2081/0-8-0 (min. 0-2-7)  
 Max Horiz 2=79(LC 11)  
 Max Uplift 2=336(LC 7), 6=336(LC 8)

**FORCES:** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
 TOP CHORD 2-3=-4451/622, 3-4=-3821/535, 4-5=-3819/535, 5-6=-4451/623  
 BOT CHORD 2-10=-585/4055, 9-10=-299/2864, 8-9=-299/2864, 6-9=-505/4055  
 WEBS 3-10=-897/266, 4-10=-142/1173, 4-8=-142/1172, 5-8=-998/267

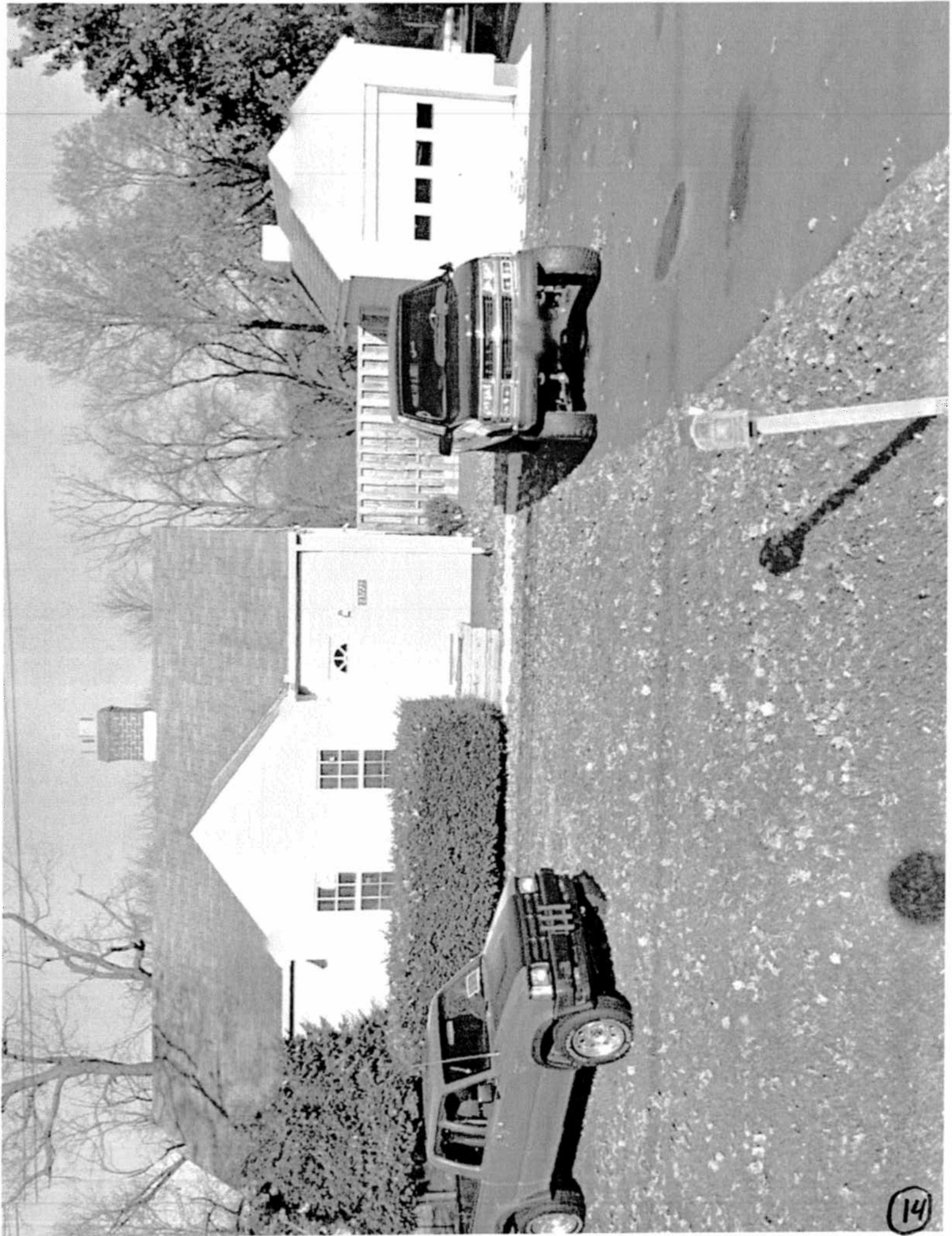
- NOTES:**
- 1) Unbalanced roof live loads have been considered for this design.
  - 2) Wind: ASCE 7-10, Vult=115mph (3-second gust) Vasd=91mph; TC/DL=3.0psf; BCDL=3.0psf; h=12ft; Cat. II; Exp. C enclosed; MWFRS (envelope); Lumber DOL=1.33 plate grp DOL=1.33
  - 3) TCLL: ASCE 7-10, Pr=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15), Pg=40.0 psf (ground snow); Ps=31.5 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp. C; Partially Exp.; Ct=1.2; Unobstructed slippery surface
  - 4) Roof design snow load has been reduced to account for slope.
  - 5) Unbalanced snow loads have been considered for this design.
  - 6) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 33.6 psf on overhangs non-concurrent with other live loads.
  - 7) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
  - 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb upRt at joint(s) except (jt=lb) 2=336, 6=336.
  - 9) This truss is designed in accordance with the 2012 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
  - 10) See Standard Industry Piggyback Truss Connection Detail for Connection to base truss as applicable, or consult qualified building designer.
  - 11) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

**LOAD CASE(S)** Standard



This truss is to be fabricated per ANSETP quality requirements. Plates shall be of size and type shown and prepared at eaves unless otherwise noted. This design is based upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design, parameters and proper incorporation of component is responsibility of the Building Designer. Building Designer shall verify all design information on this sheet for conformance with conditions and requirements of the specific building and governing codes and ordinances. Building Designer accepts responsibility for the correctness or accuracy of the design information as it may relate to a specific building. Certification is valid only when truss is fabricated by a LEP company. Bracing shown is for lateral support of truss members only and does not replace erection and permanent bracing. Refer to Building Component Safety Information (BCSI) for general guidance regarding storage, delivery, erection and bracing available from SBCA and Truss Plate Institute.







Existing Property Condition Photographs (duplicate as needed)



Detail: The building would be on the right by the trailer's wood pile.



Detail: Looking into my rear yard from back of my house.  
The shed will be in the back right by trailers.

Applicant: \_\_\_\_\_

Page: \_\_\_\_\_

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

**Owner's mailing address**

Anthony Berardino  
23725 Woodfield Rd  
Gaithersburg MD 20882

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

Mathias Wilmer F3FK  
23724 Woodfield Rd.  
Gaithersburg MD 20882

Goldberg Alan M 3PF  
23721 Woodfield Rd  
Gaithersburg MD 20882

Kindrock Lynn K  
23724 woodfield rd  
Gaithersburg MD 20882.