



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairman

Date: December 19, 2018

MEMORANDUM

TO: Diane Schwartz Jones
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission Historic

SUBJECT: Area Work Permit #858362: Building Demolition and Stabilization

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the December 5, 2018 Historic Preservation Commission meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Bryan Peterson
Address: 2420 Spencerville Rd., Spencerville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



PARTIAL DEMOLITION AND STABILIZATION OF THE SPENCER-CARR FARMHOUSE

2420 SPENCERVILLE ROAD, SPENCERVILLE, MD

ARCHITECT:

CRAIG MOLONEY, AIA, LEED AP
CEM DESIGN

520 ANDERSON AVENUE, ROCKVILLE, MD
301-294-0682

STRUCTURAL ENGINEER:

BILL DUVALL, PE
RATHGEBER/GOSS ASSOCIATES, P.C.

15871 CRABBS BRANCH WAY, ROCKVILLE, MD
301-590-0071

CODE ANALYSIS

Project Description:

Demolition and removal of rear wood frame addition.
Remove foundation of wood frame addition to grade
(coordinate with Architect).
Repair existing stone foundation and re-paint. Repair
damaged wood frame structure. Repaint.

Applicable Codes:

Building Code:
2015 ICC International Existing Building Code
2015 ICC International Building Code
Electrical Code: 2014 NFPA 70 National Electrical
Code
Mechanical Code: 2015 ICC International Mechanical
Code
2015 ICC International Fuel Gas Code
Plumbing and Gas Code: NSFC Plumbing Code
Life Safety Code: NFPA-1 & 101/2015
Fire Alarm Code: NFPA-72/2013, COMAR NFPA-72/2013
Sprinkler Code: NFPA-13/2013
Accessibility: COMAR 05.02.02, ADAAG, & FFHAG
Energy Conservation: 2015 ICC International Energy
Conservation Code

Use and Occupancy Classification:

R-3 (Residential)

Construction Type: VB

Fire ratings: Structural frame - 0
Exterior bearing walls - 0
Interior bearing walls - 0
Non-bearing walls - 0
Floor construction - 0
Roof construction - 0

Height and Area Limitations:

R-3 - 3-Story, Unlimited s.f. (non-sprinklered)

Highrise: No

Covered Mall: No

Sprinklered: No

Fire Alarm Provided: No

Finishes:

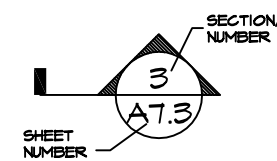
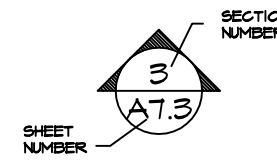
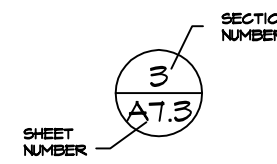
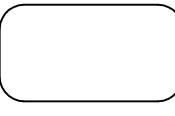






R-3 - Exits - Class C walls & ceiling (nonsprinklered)
- Rooms - Class C walls & ceilings (nonsprinklered)
- Corridors - Class C walls & ceiling (nonsprinklered)

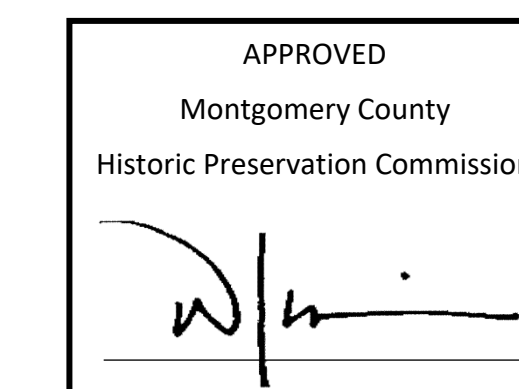
Floor finishes - Class II

Egress:

Exit access travel distance - <200' (unsprinklered)
Existing to remain

SYMBOL LEGEND

| SYMBOL | SYMBOL DESCRIPTION |
|---|---------------------------|
|  | SECTION/ DETAIL SYMBOL |
|  | ELEVATION SYMBOL |
|  | DETAIL SYMBOL |
|  | DETAIL WINDOW REFERENCE |
|  | WALL TYPE SYMBOL |
|  | DEMOLITION SYMBOL |
|  | ROOM/ AREA NAME |
|  | KEYED ELEVATION REFERENCE |
|  | REVISION SYMBOL |
|  | REVISION CLOUD |

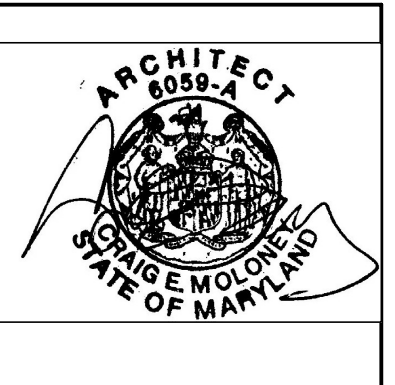


REVIEWED
By Dan.Bruechert at 12:38 pm, Dec 19, 2018

DRAWING INDEX

| SHT. # | SHEET DESCRIPTION |
|--------|--|
| C1 | CODE ANALYSIS, SHEET INDEX |
| GRI | GENERAL REQUIREMENTS |
| D1 | CRAWL SPACE & 1ST FLOOR DEMOLITION PLANS |
| D2 | 2ND FLOOR & 3RD FLOOR DEMOLITION PLANS |
| A1 | CRAWL SPACE & 1ST FLOOR PLANS |
| A2 | 2ND FLOOR & 3RD FLOOR PLANS |
| A3 | EXTERIOR ELEVATIONS |
| A4 | SECTIONS & DETAILS |
| S0 | GENERAL NOTES |
| S1 | STRUCTURAL PLANS |
| S2 | STRUCTURAL PLANS |
| S3 | STRUCTURAL PLAN |
| S4 | TYPICAL DETAILS |

CEM DESIGN
520 ANDERSON AVENUE
ROCKVILLE, MARYLAND
301.294.0682 20850



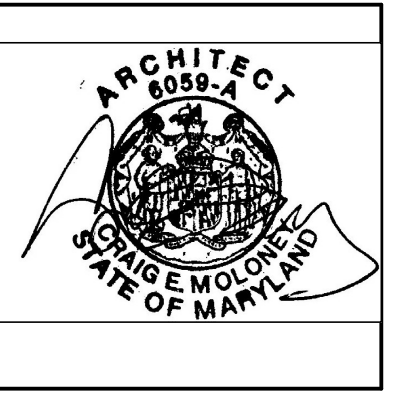
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OF MARYLAND, LICENSE NO. 8059
EXPIRATION DATE: 6/30/2020

PARTIAL DEMOLITION AND STABILIZATION OF THE
SPENCER-CARR FARMHOUSE
2420 SPENCERVILLE ROAD, SPENCERVILLE, MD

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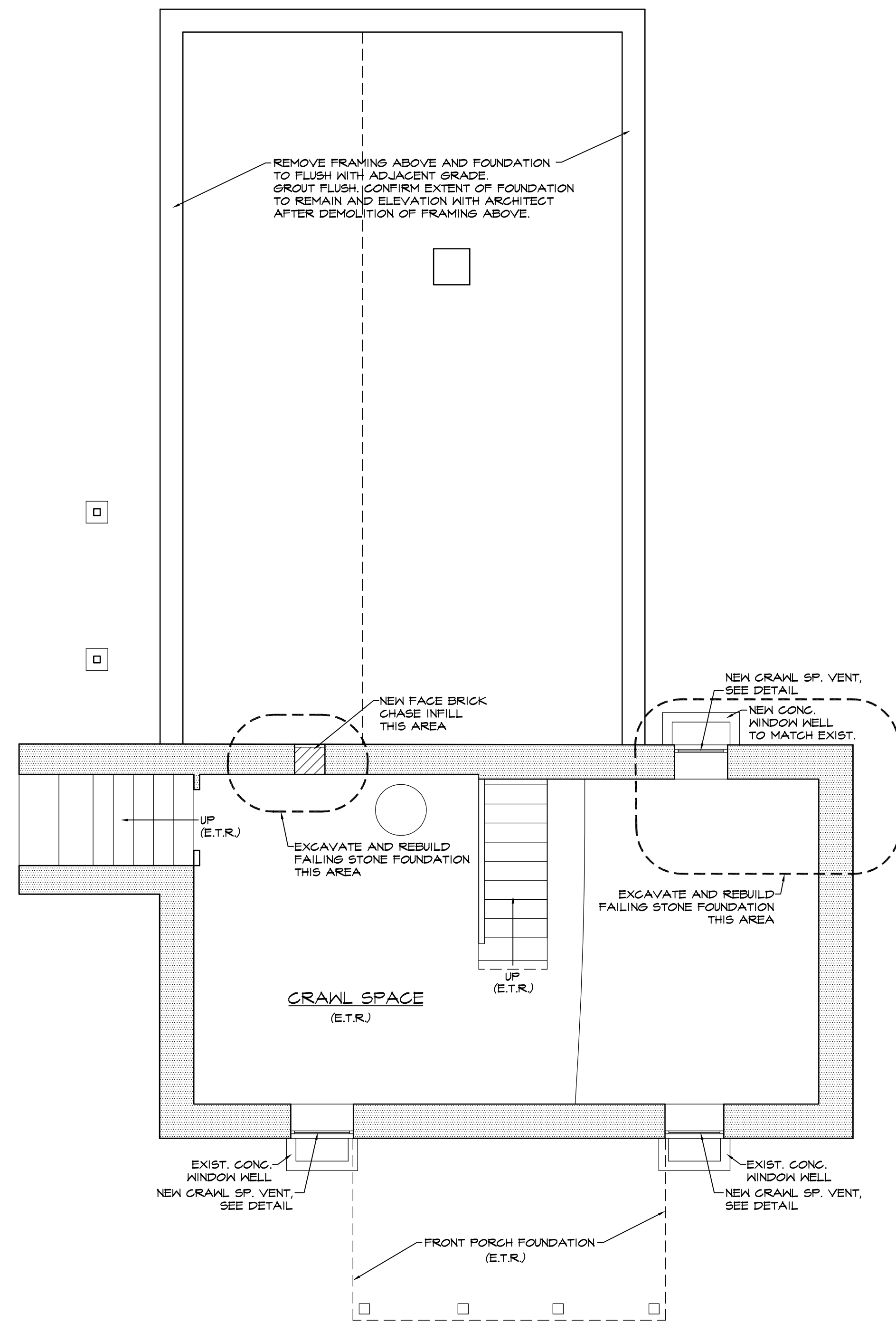
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COVER SHEET

Sheet Number
C1
SHEET 1 OF 1

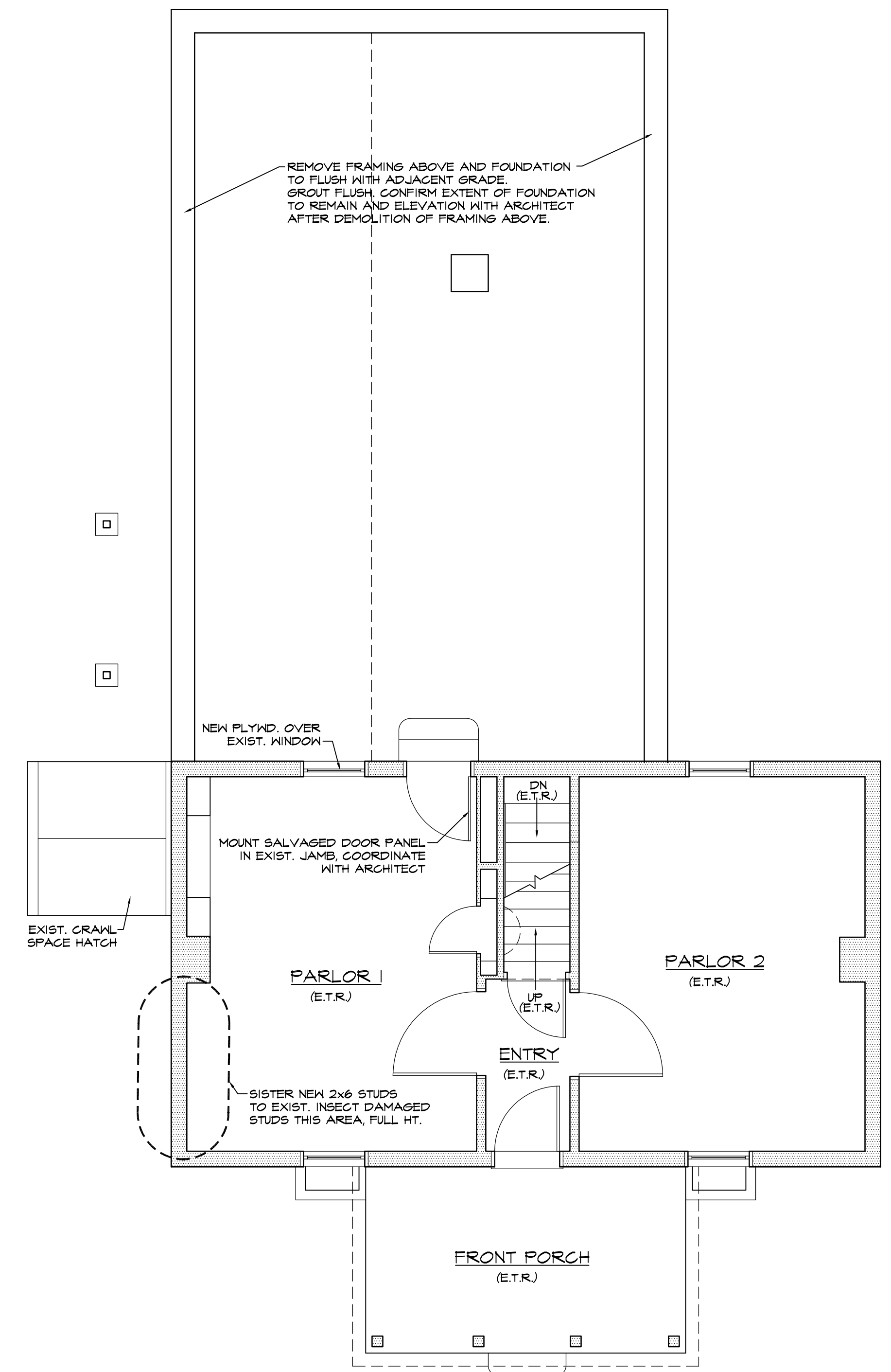


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 2420 SPENCERVILLE ROAD, SPENCERVILLE, MD



1 CRAWL SPACE PLAN
 SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

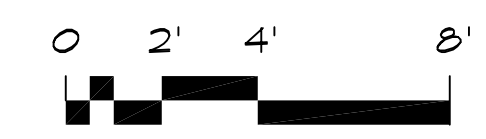
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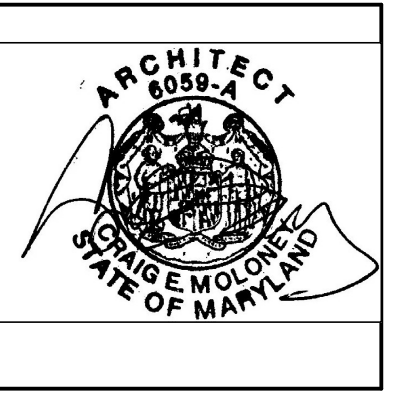
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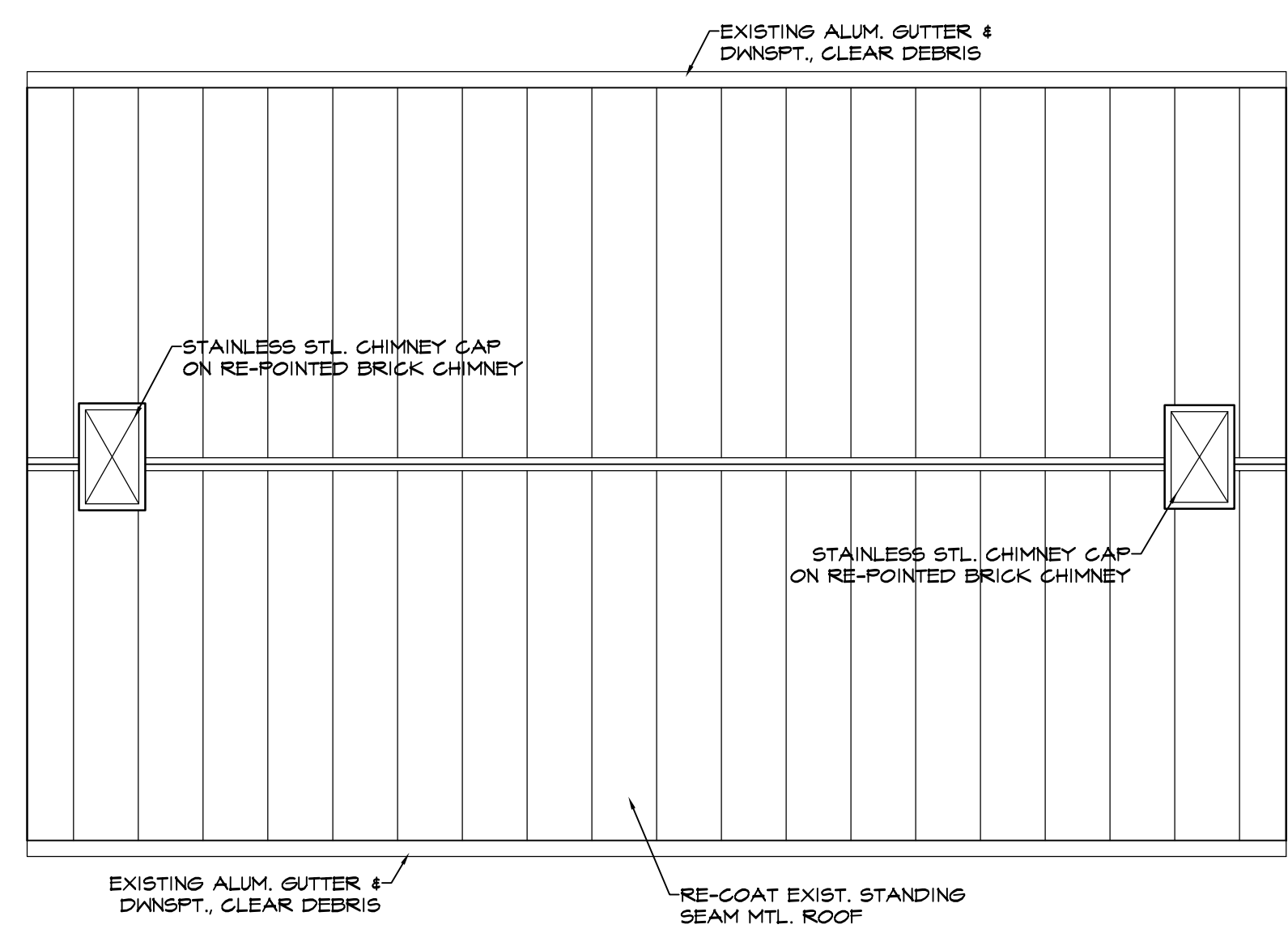
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PROPOSED FLOOR PLANS



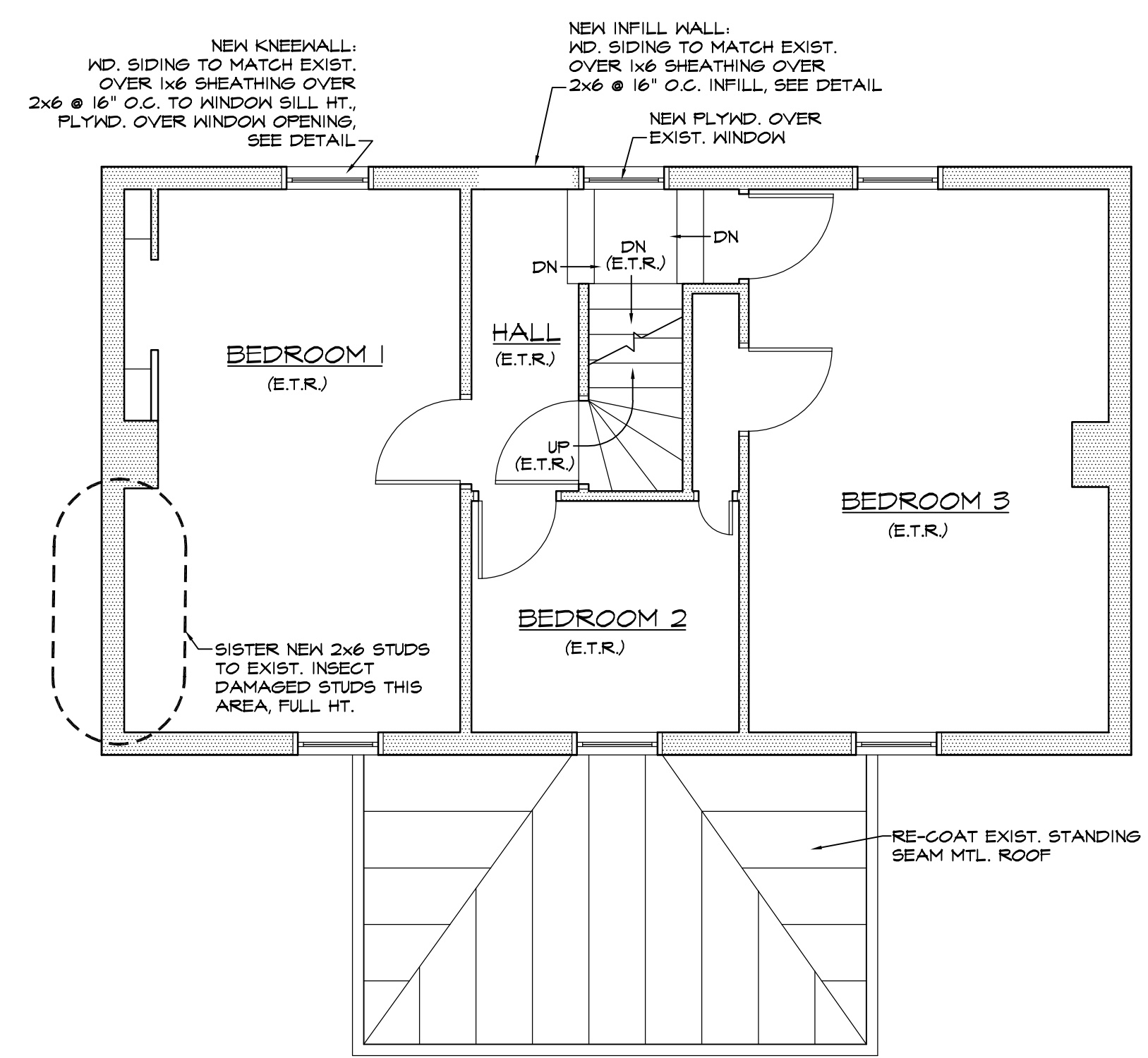


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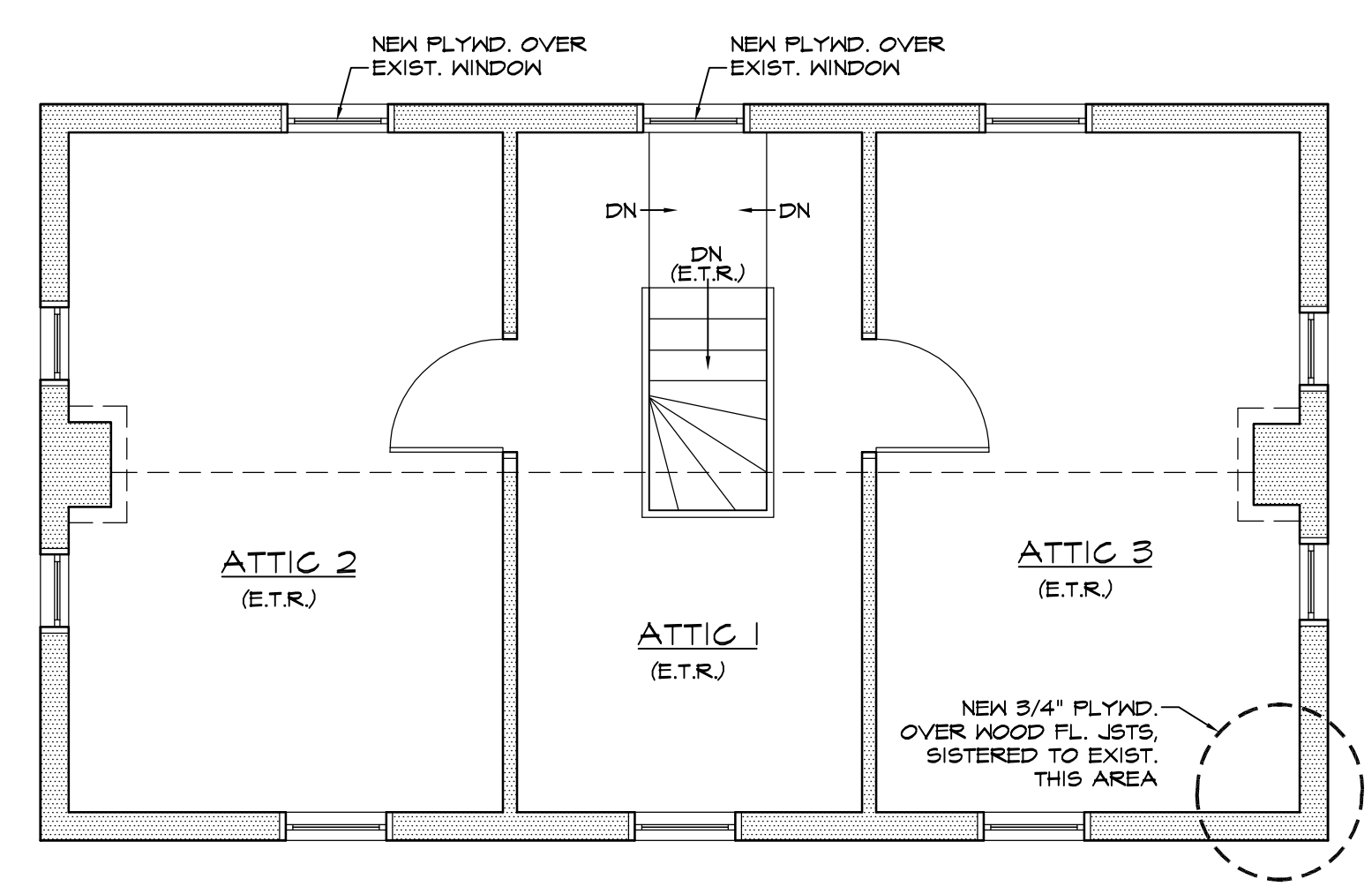
PARTIAL DEMOLITION AND STABILIZATION OF THE
SPENCER-CARR FARMHOUSE
 2420 SPENCERVILLE ROAD, SPENCERVILLE, MD



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



1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



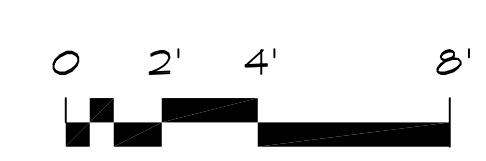
2 THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"

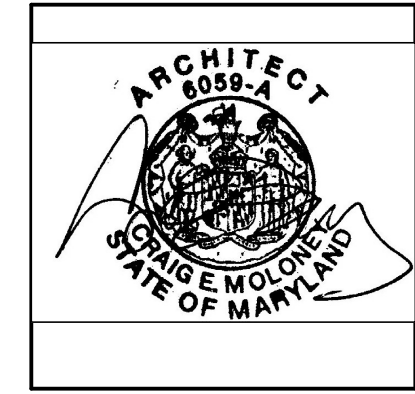
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 By Dan.Bruechert at 12:38 pm, Dec 19, 2018 11/2/18

| Revisions | | | |
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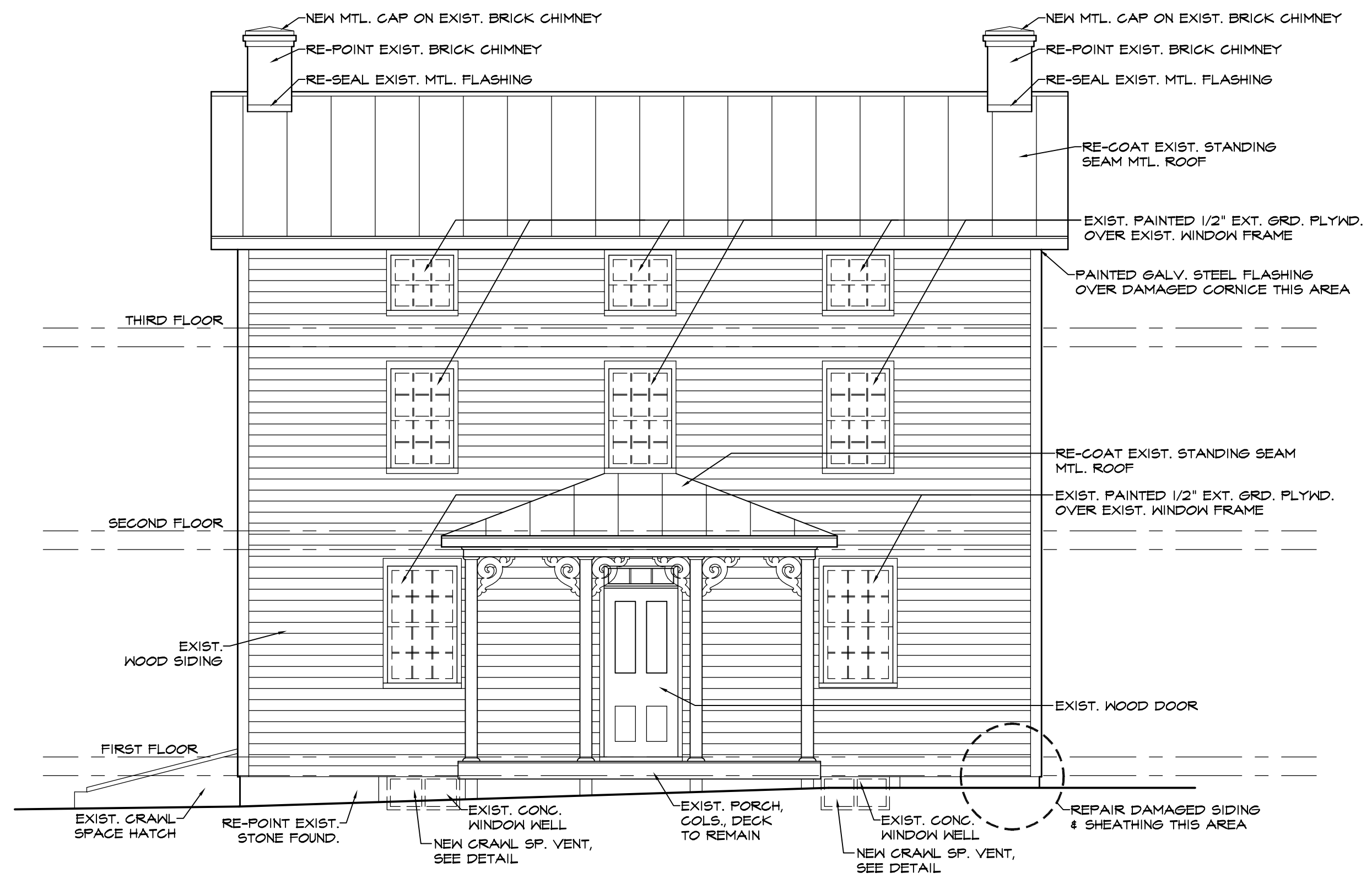
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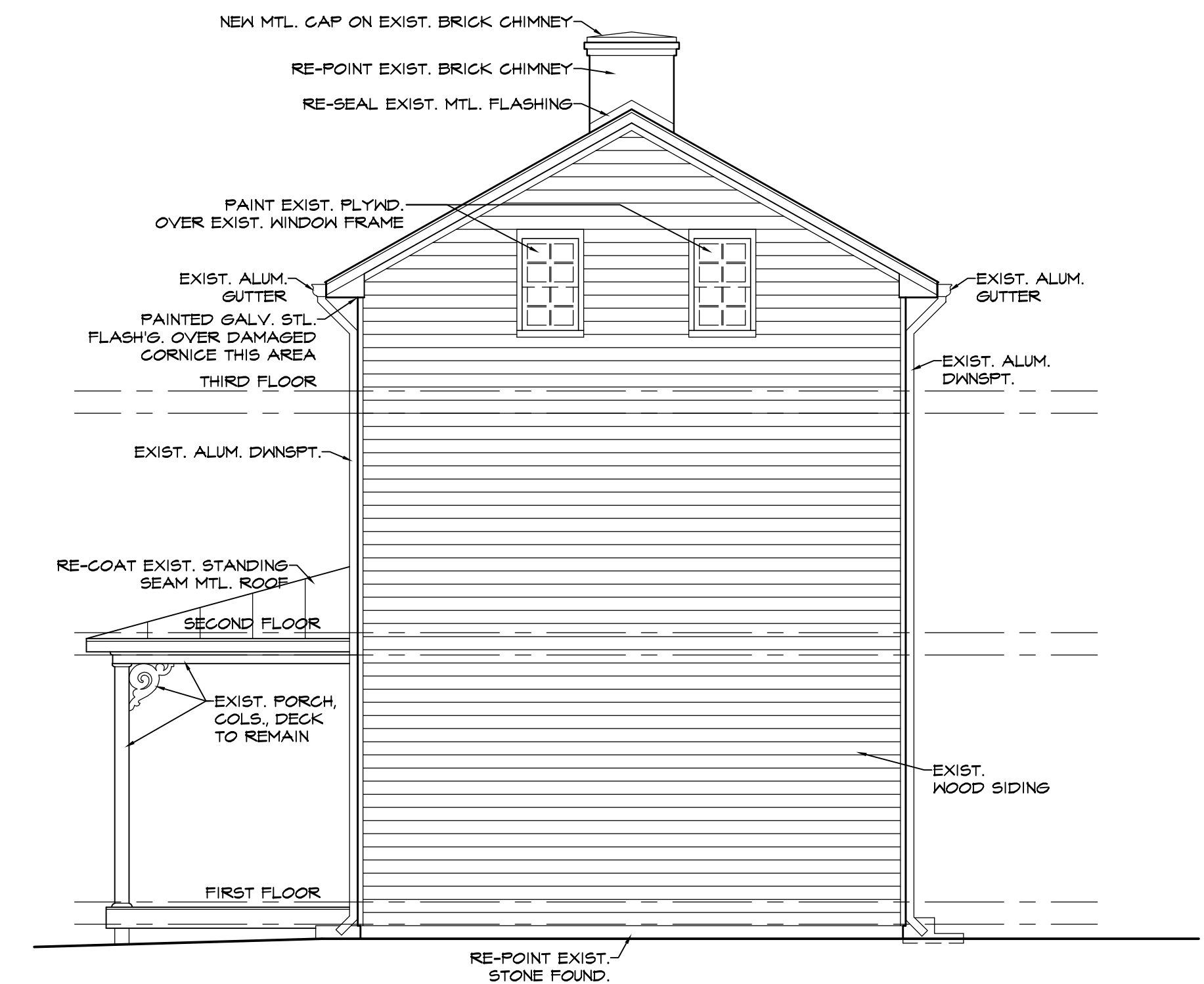


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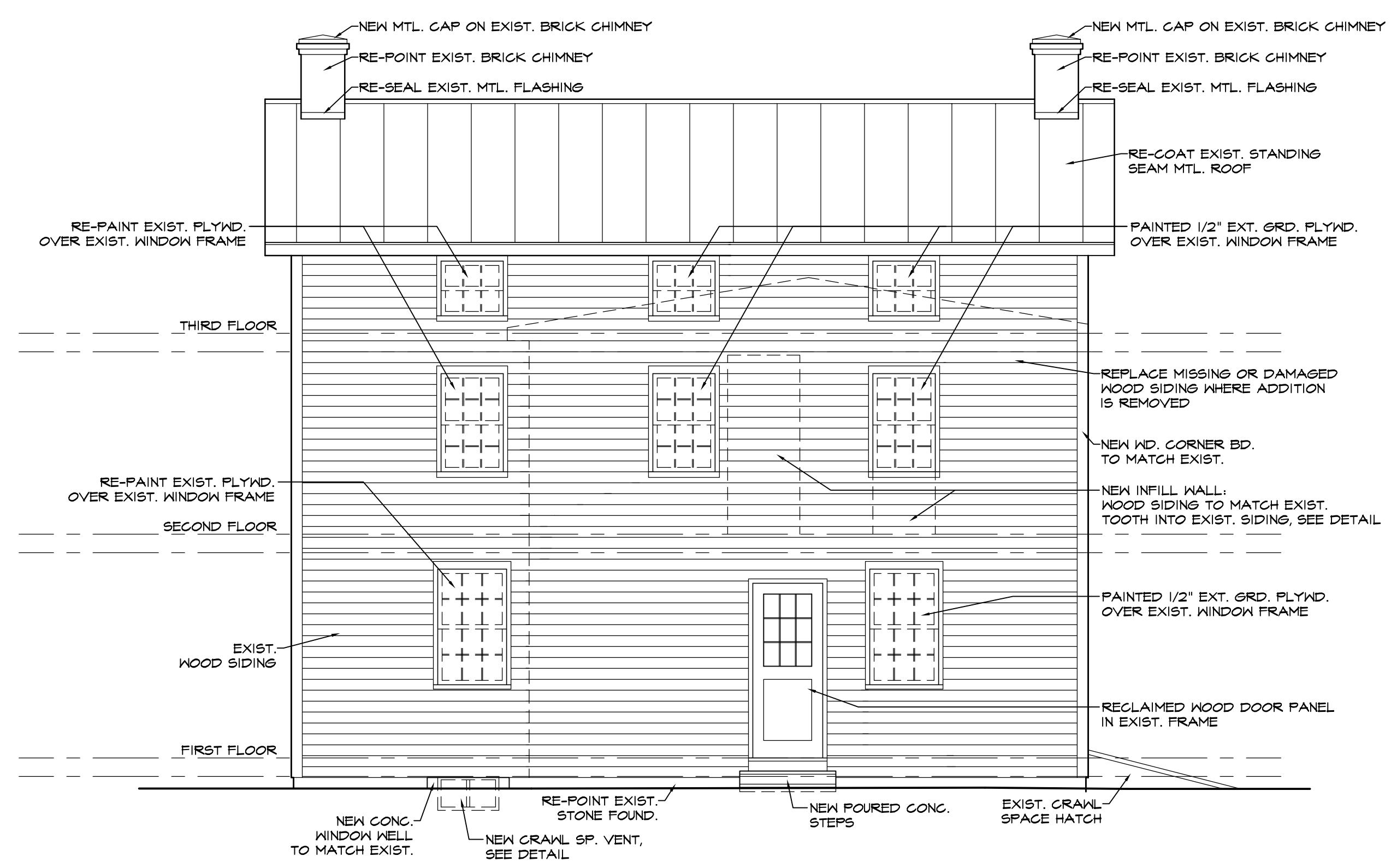
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 SPENCER-CARR FARMHOUSE**
 2420 SPENCERVILLE ROAD, SPENCERVILLE, MD



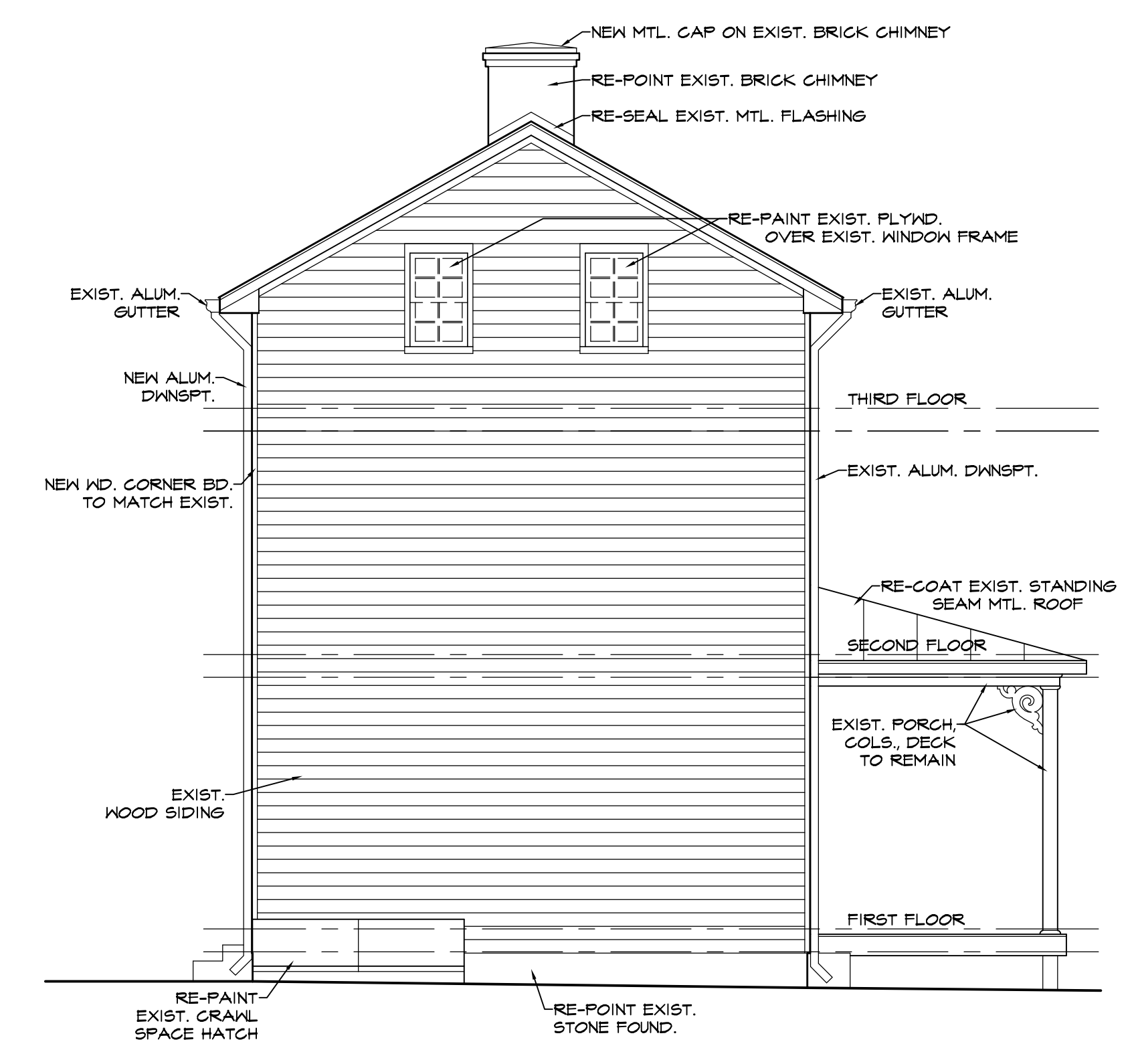
1 FRONT (SOUTH) ELEVATION
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



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

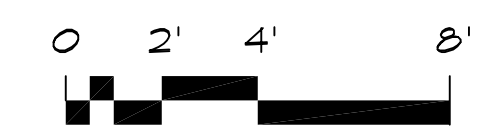
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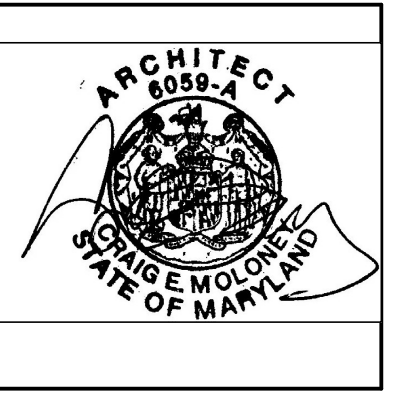
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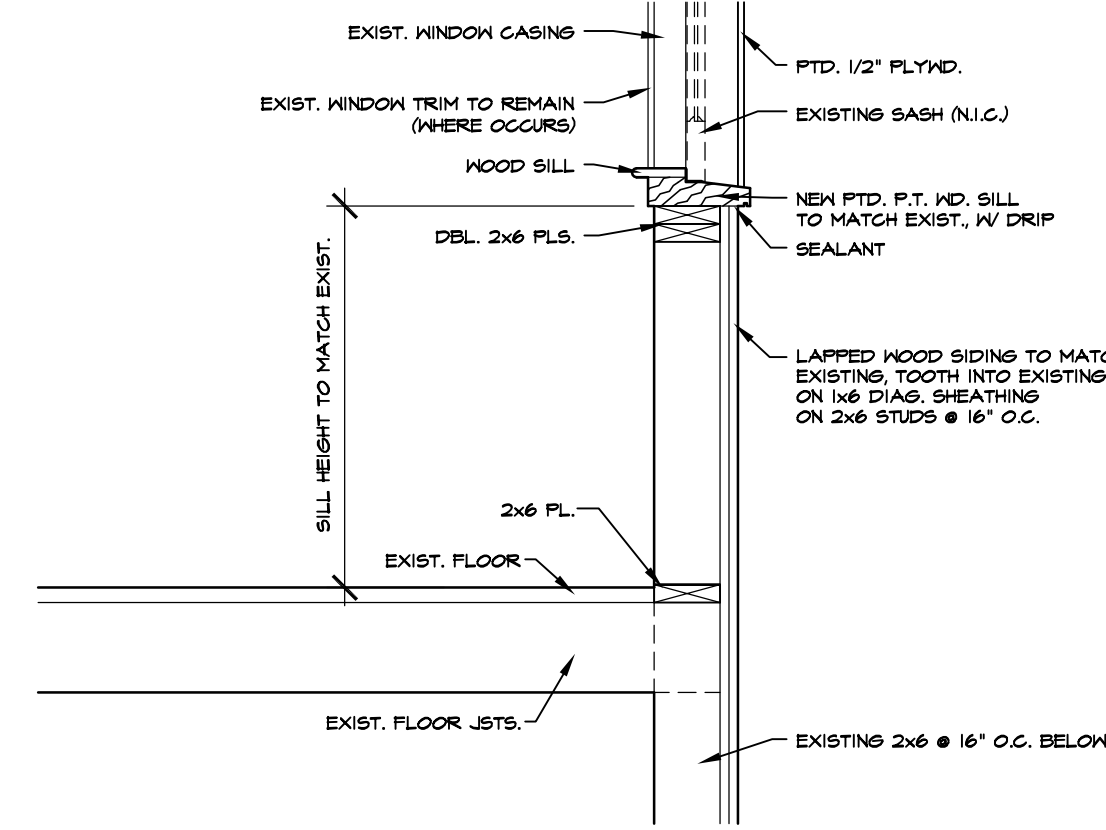
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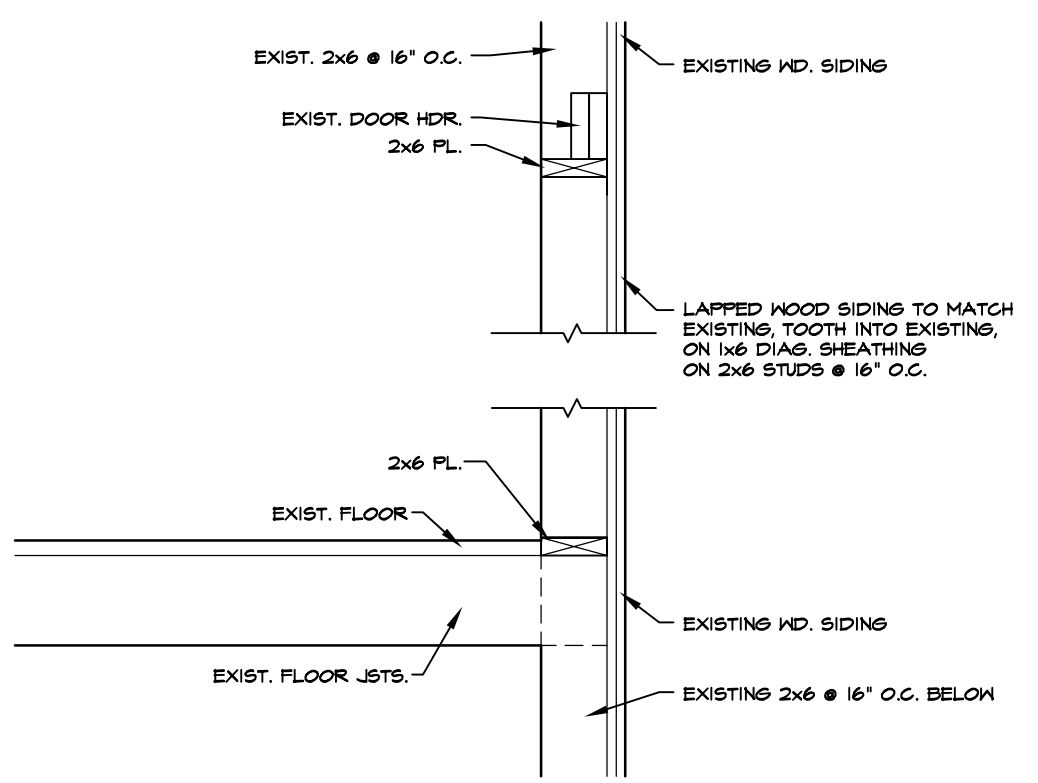


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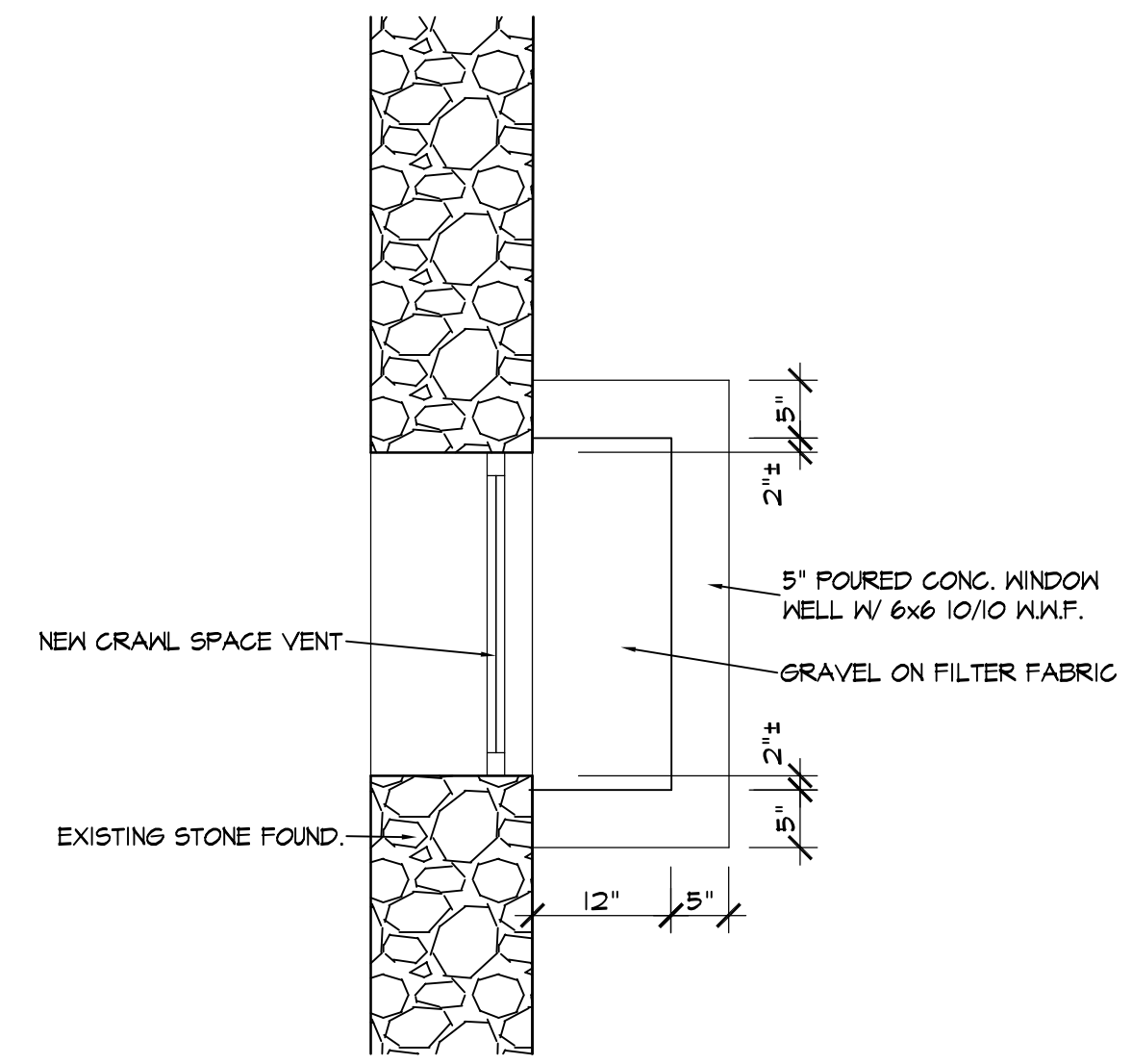
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 SPENCER-CARR FARMHOUSE**
 2420 SPENCERVILLE ROAD, SPENCERVILLE, MD



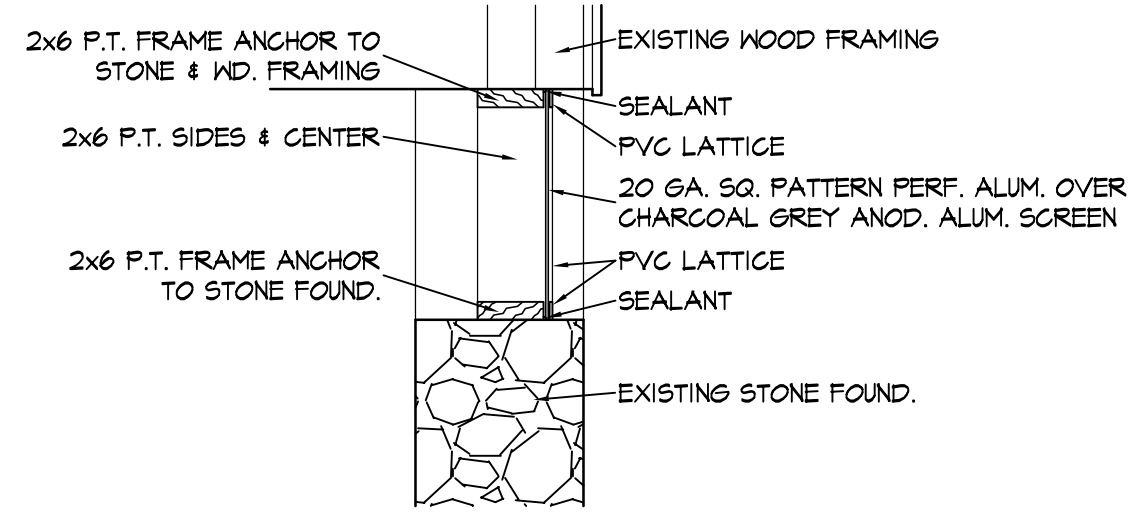
1 WINDOW SILL INFILL DETAIL
 SCALE: 3/4" = 1'-0"



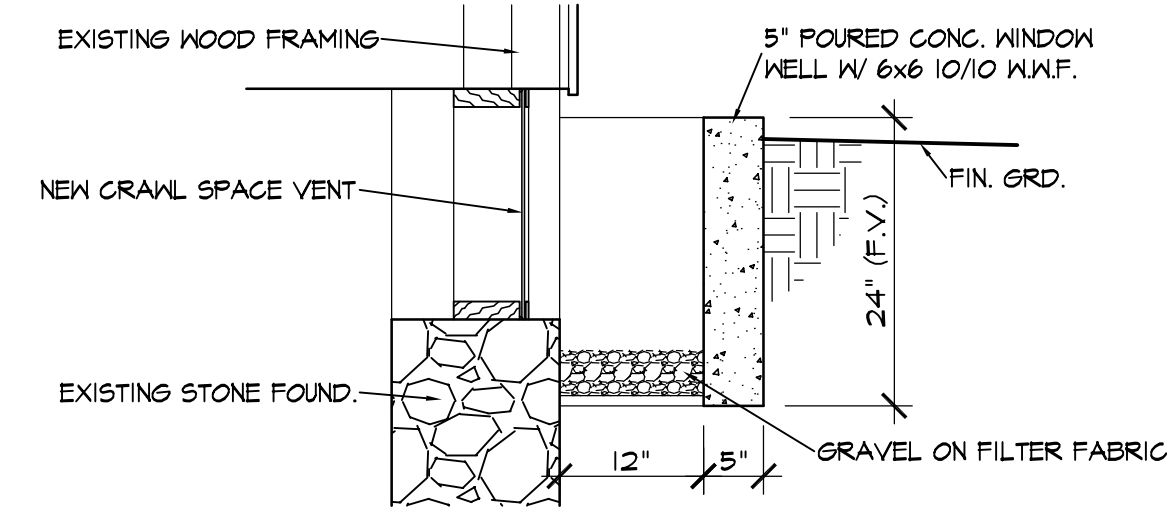
2 DOOR INFILL DETAIL
 SCALE: 3/4" = 1'-0"



3 WINDOW WELL PLAN
 SCALE: 3/4" = 1'-0"



4 CRAWL SPACE VENT DETAIL
 SCALE: 3/4" = 1'-0"



5 WINDOW WELL DETAIL
 SCALE: 3/4" = 1'-0"

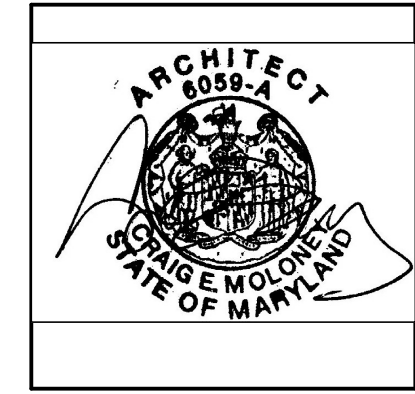
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Sheet Title
 DETAILS,
 WALL SECTIONS



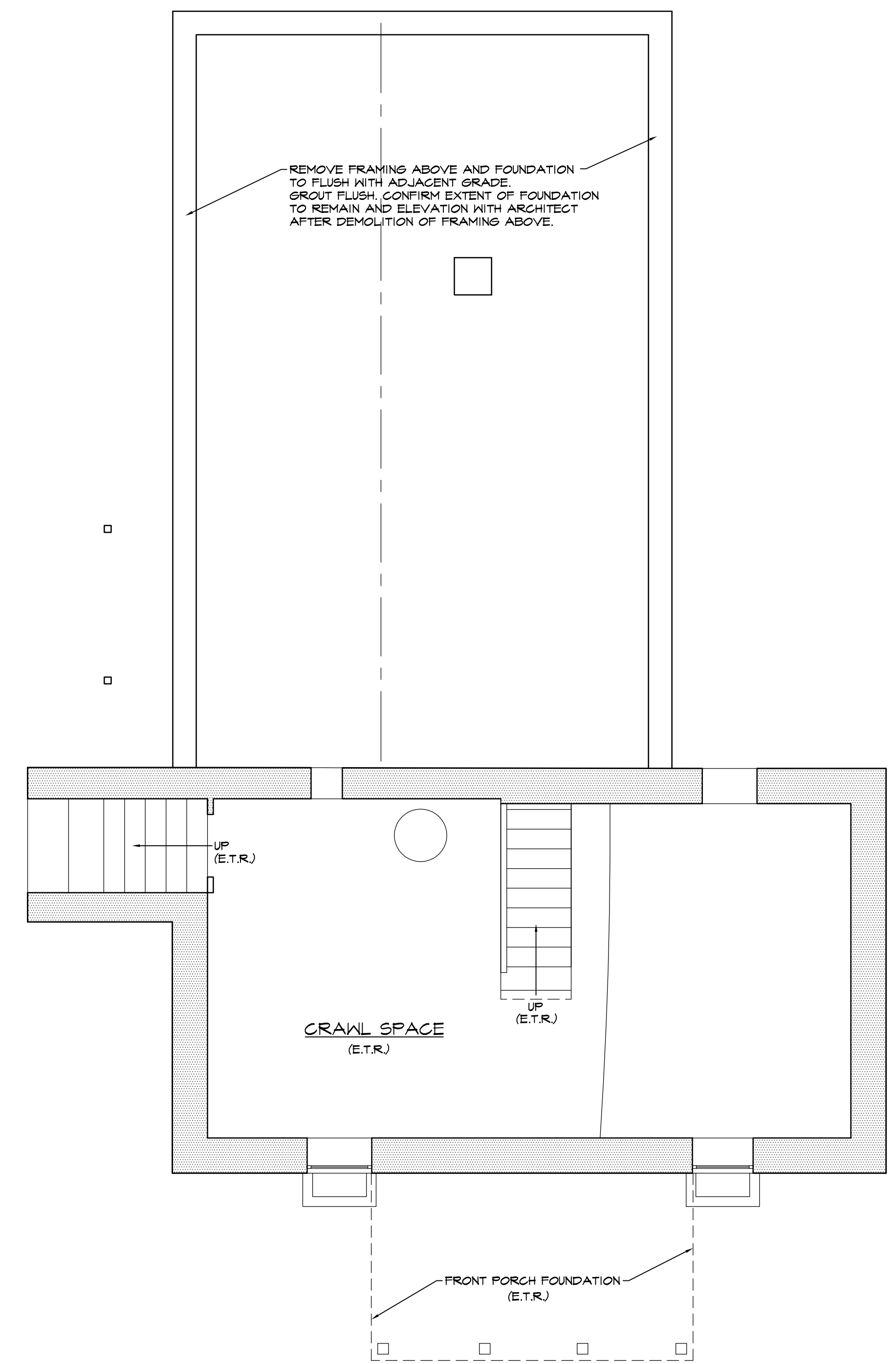


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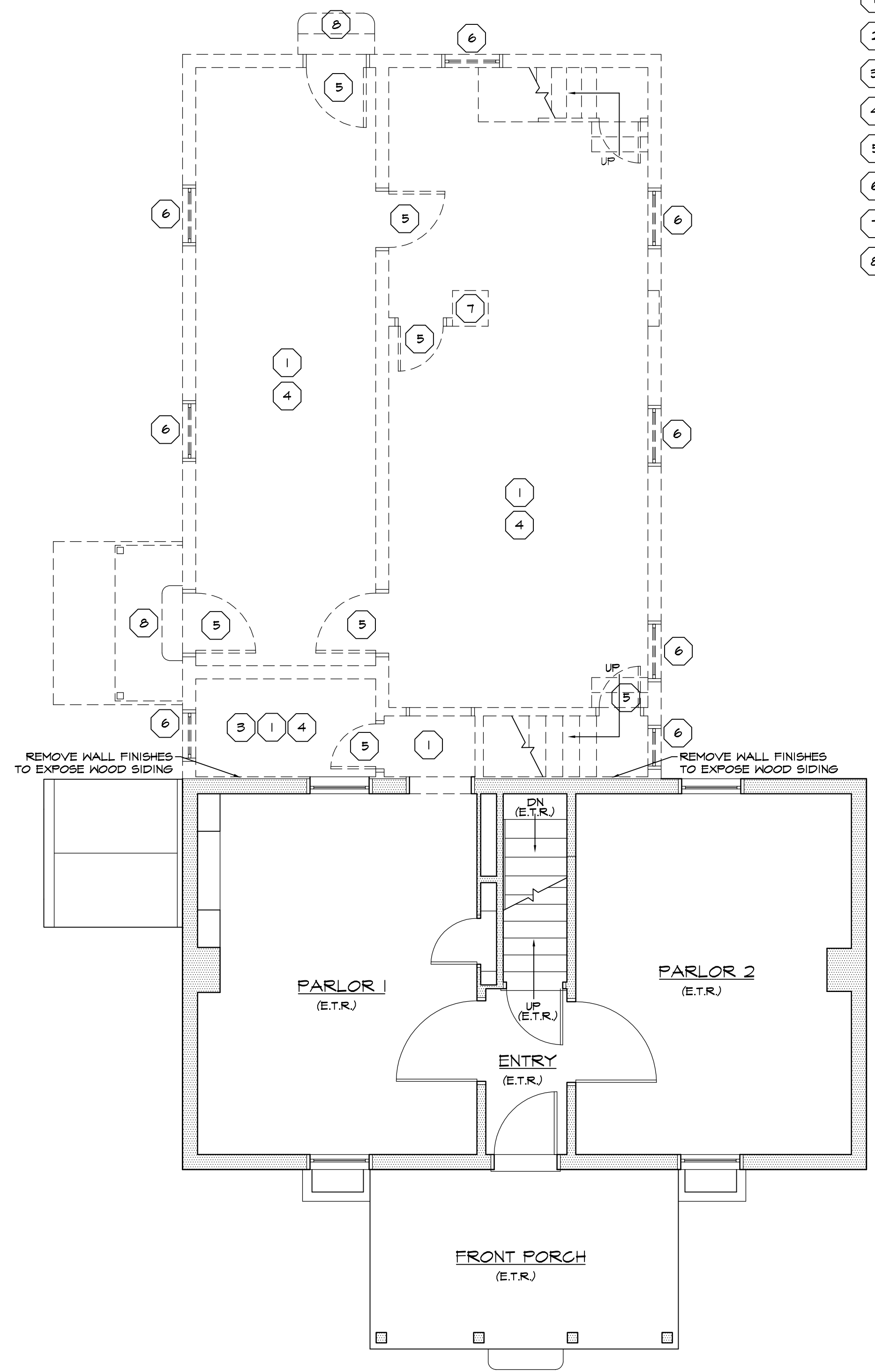
PARTIAL DEMOLITION AND STABILIZATION OF THE
SPENCER-CARR FARMHOUSE
 2420 SPENCERVILLE ROAD, SPENCERVILLE, MD

DEMOLITION NOTES

- ① - REMOVE FLOOR, WALLS, CEILING FINISHES, STAIRS AND FRAMING
- ② - REMOVE ROOFING AND ROOF FRAMING
- ③ - REMOVE PLUMBING FIXTURES, SUPPLY, WASTE, AND VENT PIPING
- ④ - REMOVE ELECTRICAL FIXTURES, DEVICES, AND CONDUIT.
- ⑤ - REMOVE DOOR AND FRAME
- ⑥ - REMOVE WINDOW AND FRAME
- ⑦ - REMOVE MASONRY CHIMNEY TO GRADE
- ⑧ - REMOVE CONCRETE STOOP



① **CRAWL SPACE DEMOLITION PLAN**
 SCALE: 1/4" = 1'-0"



② **FIRST FLOOR DEMOLITION PLAN**
 SCALE: 1/4" = 1'-0"

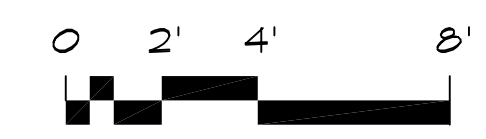
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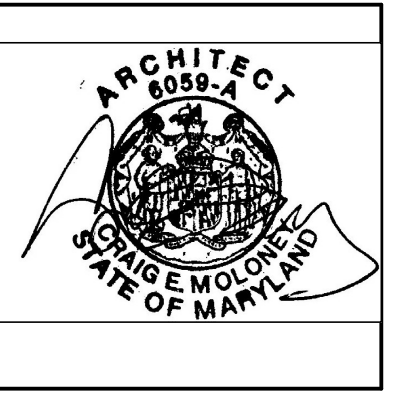
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Sheet Title
DEMOLITION FLOOR PLANS

Sheet Number
D1
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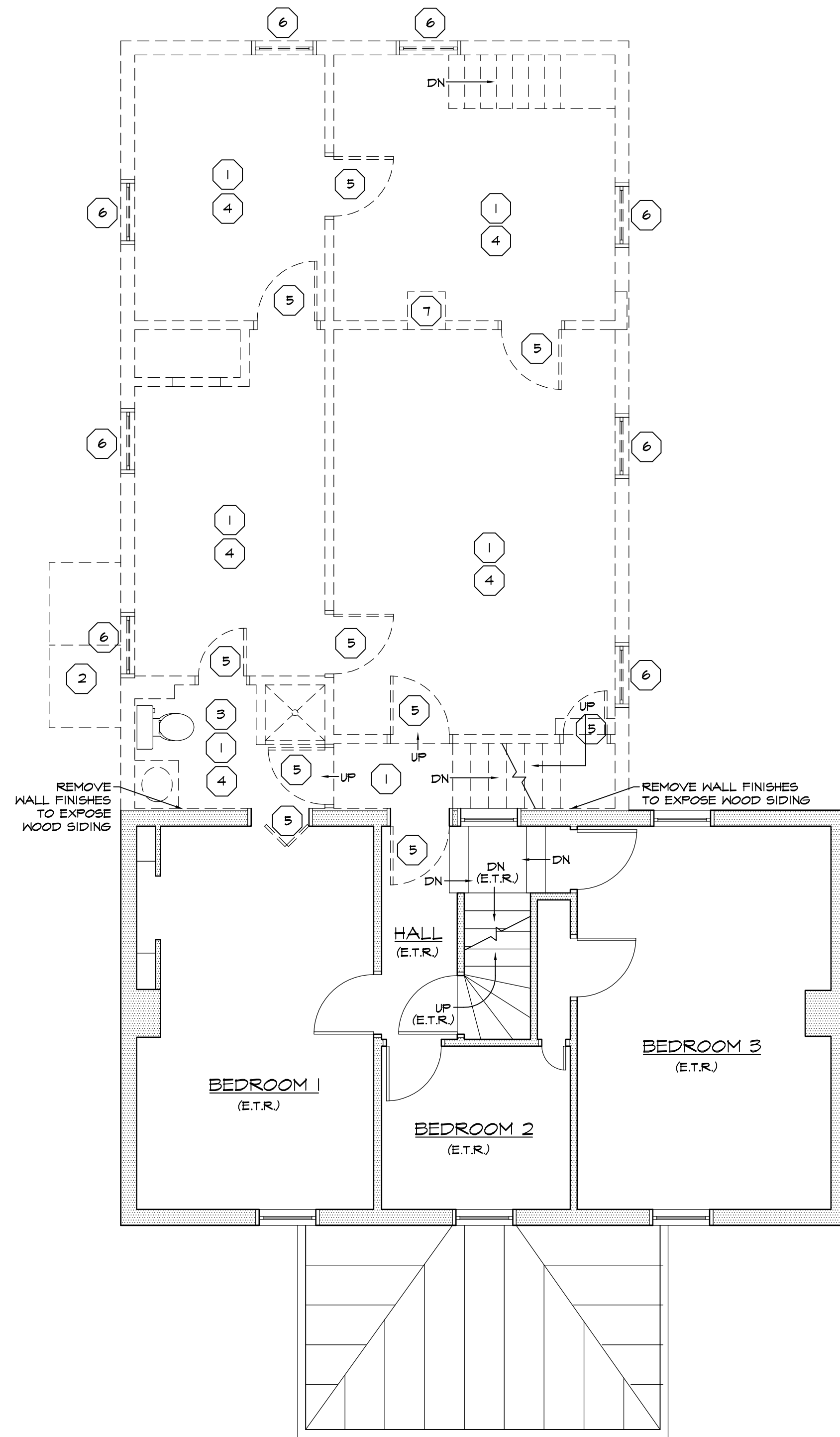


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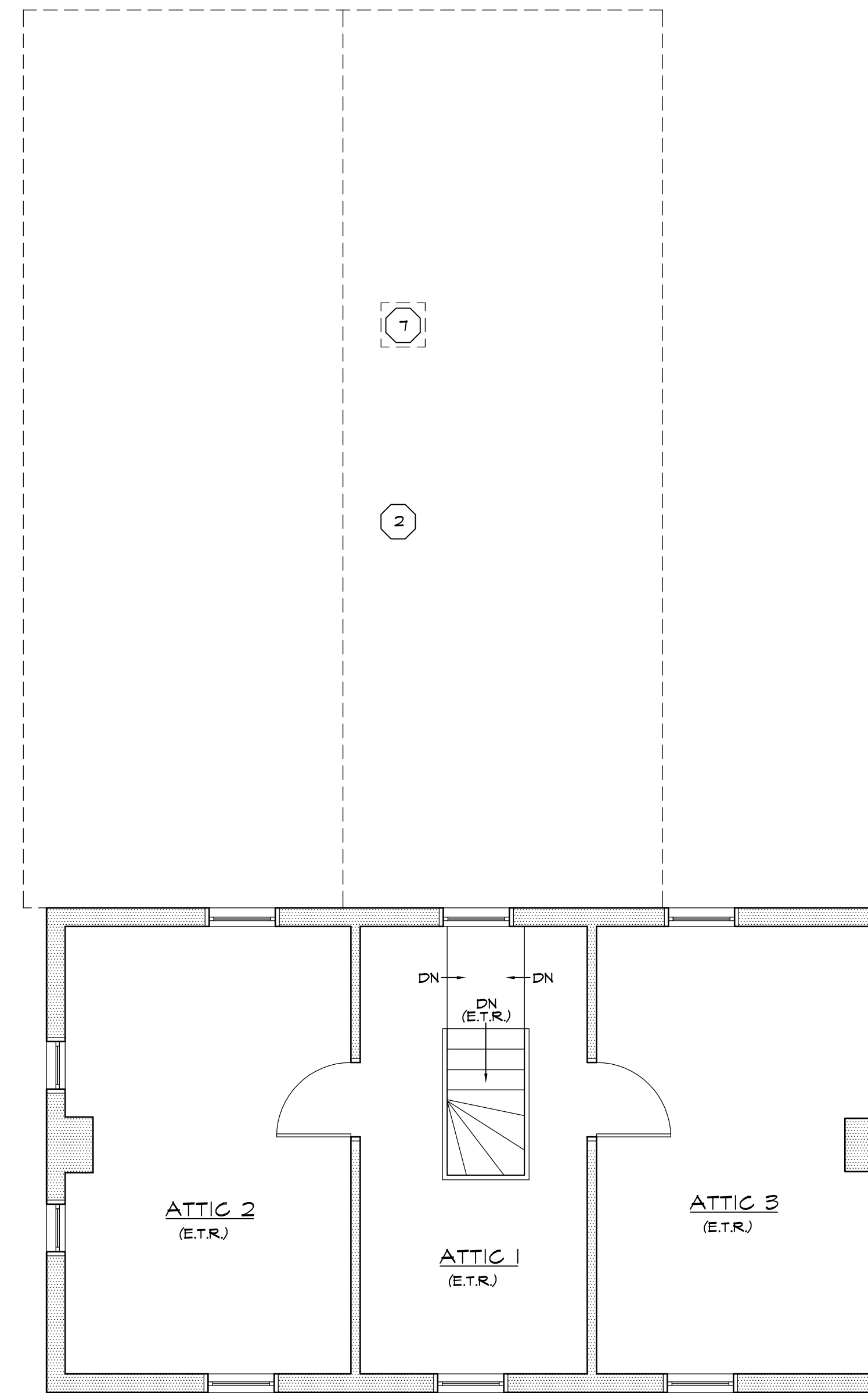
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 2420 SPENCERVILLE ROAD, SPENCERVILLE, MD

DEMOLITION NOTES

- 1 - REMOVE FLOOR, WALLS, CEILING FINISHES, STAIRS AND FRAMING
- 2 - REMOVE ROOFING AND ROOF FRAMING
- 3 - REMOVE PLUMBING FIXTURES, SUPPLY, WASTE, AND VENT PIPING
- 4 - REMOVE ELECTRICAL FIXTURES, DEVICES, AND CONDUIT
- 5 - REMOVE DOOR AND FRAME
- 6 - REMOVE WINDOW AND FRAME
- 7 - REMOVE MASONRY CHIMNEY TO GRADE
- 8 - REMOVE CONCRETE STOOP



1 SECOND FLOOR DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"



2 THIRD FLOOR DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"

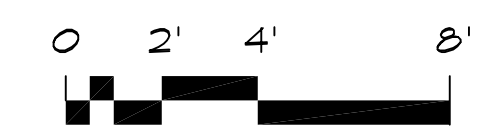
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Sheet Title
 DEMOLITION FLOOR PLANS

Sheet Number
D2
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 45



GENERAL REQUIREMENTS

DIVISION 1 - GENERAL REQUIREMENTS

- The work includes careful demolition and removal of the wood frame addition to the 1855 Spencer-Carr farmhouse, and removal of the addition foundation to adjacent grade level and repointing the remaining addition foundation (coordinate with the Architect). The remaining farmhouse exterior will be patched and repaired, the wood framing and stone foundation will be repaired where noted, and the building will be "mothballed".
The members of the Cedar Ridge Community Church are referred to herein as the Owner. The contract shall include the partial demolition and repair construction of this facility in its entirety, as outlined in this set of construction documents, and to secure and pay for any government or regulatory fees, licenses, and permits.
- The General Contractor shall have successfully completed a minimum of (5) similar projects utilizing the Secretary of the Interior Standards for the restoration and rehabilitation of an historic resource. Evidence of such experience will be submitted to the Owner on the Contractor's and Sub-Contractor's Qualification Forms. All work on this project will be performed according to the Secretary of the Interior's Standards for Rehabilitation (<http://www.nps.gov/history/nps/tpr/tax/rhb/index.htm>).
- Contractors shall visit the premises while bidding and shall familiarize themselves with existing conditions & the requirements of the project prior to developing their bid. Material quantities shall be based on actual field conditions and measurements. Do not scale plans.
- The General Contractor shall compare and coordinate the drawings and shall verify existing conditions. When, in the opinion of the Contractor, a discrepancy exists he shall promptly report it to the Architect for proper adjustment before proceeding with the work.
- In areas where the drawings do not address methodology, the Contractor shall perform in strict compliance with the manufacturer's specifications and/or recommendations, and the Secretary of the Interior's Guidelines.
- Unless specifically noted, the General Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, and other facilities and services necessary for proper execution and completion of the work. General Contractor shall furnish all required temporary facilities and temporary utilities immediately after receipt of the notice to proceed, for use of all those engaged in the project work.
- The General Contractor shall purchase and maintain insurance coverage in accordance with the requirements of the Owner. Contractor shall maintain an active fire-extinguisher at the project throughout all phases of the construction. Verify and coordinate any additional requirements with the Owner.
- The Contractor shall be responsible for compliance with the orders of any public authority bearing on the performance of the work.
- All work shall be completed by the General Contractor unless noted. All references to the "Contractor" include the General Contractor and the Sub-contractors. The Contractor shall be responsible for and have control over all construction means, techniques, sequences and procedures, and for coordinating all portions of the work required by the Contract Documents. The Contractor shall be responsible for acts and omissions of the Contractor's employees, Sub-contractors and their agents and employees, and any other persons performing any of the work under a contract with the Contractor.
- The General Contractor shall coordinate the work of the various trades and subcontractors to assure efficient and orderly installation, provide accommodation for items installed at a later date, verify that characteristics of elements of interrelated operating equipment are compatible, and coordinate the work of various sections which have interdependent responsibilities for installing, connecting to, and placing in service, such equipment. Coordinate space requirements and installation of mechanical and electrical work, which is indicated, detailed, or implied diagrammatically on the drawings.
- Perform all work in accordance with the Secretary of Interior Standards for Preservation and Rehabilitation, and acceptable trade practice to ensure the highest quality finished product, expressed or implied. Perform all work by skilled mechanics in accordance with established standards of workmanship in each of the various trades.
- Contractors shall take care to protect all surfaces of the existing historic structure from dust and damage during the construction process. Maintaining dust barriers and protective walking surfaces are the responsibility of the General Contractor. All refuse shall be removed from the premises each day, and properly disposed of. Coordinate refuse removal with the Owner. Failure to maintain clean premises will result in the Owner cleaning and removing debris, restoring barriers, and all charges will be billed to the General Contractor.
- Work damaged during the construction or not conforming to specified standards, tolerances or manufacturer's instructions for installation shall be replaced by the Contractor at no additional cost to the Owner.
- Where requested by the Owner to certify conformance to trade standards or the project requirements, the Contractor shall enlist a testing laboratory at the Owner's cost. If the requested test shows non-compliance to generally accepted trade standards or the project requirements, the Contractor shall correct the deficiency at no additional cost to the Owner, and shall reimburse the Owner for all costs of the testing, unless the Contractor has used products incorrectly labeled by the manufacturer, or has made changes previously approved by the Owner.
- The Contractor shall provide security of the work, including tools and uninstalled materials. Contractor shall protect the work, stored products, construction equipment, and the Owner's property from theft and vandalism, and the premises from entry by unauthorized personnel until final acceptance by the Owner.
- The Contractor shall warrant to the Owner that all materials and equipment furnished and installed under this contract shall be new, unless otherwise specified, and that all work shall be of good quality, free from faults and defects, and conforms with the Contract Documents. For a period of one year beginning at the date of Substantial Completion, the Contractor shall promptly correct work found not to be in accordance with the Contract Documents. The Contractor shall bear all costs of the corrections. This warranty is in addition to any specific warranties called for in the Contract Documents, or manufacturer's written warranties.
- Provide final clean-up and damage repair at the project conclusion. Leave the premises neat, clean, and clear of tools, equipment, and surplus materials, unless requested by the Owner.
- The Architect accepts no responsibility for changes or deviations from these plans unless made by prior signed letter or change order.
- The Contract Documents are solely for bidding and construction of this project. Copyright 2018, Craig Moloney, AIA, LEED AP, CEM Design. All rights reserved.

GRADING AND LANDSCAPING

- Erosion and sediment control shall comply with all requirements of State and local authorities.
- Fill excavated crawl space under the addition to be removed with topsoil to slope away from the remaining farmhouse foundation. Grade to slope to existing grade, and remaining foundation trace.
- Fill depressed grade and gopher holes around existing foundation with topsoil to provide positive grade slope away from foundation.
- Stabilize disturbed areas with tall drought-resistant fescue seed and straw.

DIVISION 2 - DEMOLITION

- On site verification of all existing conditions shall be the responsibility of the Contractor.
- The demolition shall include removal and proper disposal of hazardous substances encountered in the course of the renovation, in strict accordance with applicable rules, regulations, and standards.
- The Contractor assumes all responsibility and liability for shoring, framing and barriers required for demolition and building integrity.
- No damage to the historic farmhouse to remain will be tolerated. Damage to the building which occurs during the demolition process, or demolition not called for in the drawings or specifications, shall be replaced or repaired by the Contractor at no additional cost to the Owner.

DIVISION 3 - CONCRETE

(See Structural Specifications)

DIVISION 4 - MASONRY AND STONEMWORK

(See Structural Specifications for additional requirements)

BRICK

- Contractor is to salvage any existing unused brick from the site. Salvaged brick is to be sorted by integrity, size, color, texture, and composition. Salvaged brick matching existing adjacent brick may be used for infill where shown on the plans.
- If needed, Contractor is to provide samples of new brick proposed to be used as infill, repair, or to replace missing brick. New brick shall match existing in size, color, shape, texture, and composition. The brick is to be materially compatible with the existing historic brick and manufactured in a manner consistent with the original. All installed materials shall conform to the Architect-approved sample.

STONE

- Contractor is to salvage any existing stone where it has fallen and reuse. Stone removed from demolished addition foundation may be reused with Architect's approval.
- Stone is to be fitted and laid to match existing stonework. Do not alter stone size or shape more than is necessary to lay stonework.

MASONRY AND STONEMWORK REPAIR & REPOINTING

- The Contractor performing the masonry work shall be a Restoration Specialist with at least five years experience working on historic buildings and must be able to:
 - Apply measures to sustain the existing historic fabric, form, integrity and materials of the brickwork and stonework. Brick coursing and joint tooling must match the original.
 - Work such that new mortar blends with original fabric.
- The Contractor must obtain the Architect's approval of all samples and mock-ups before proceeding.
- The Contractor must obtain Architect's approval of removal of existing mortar, raking out the joints and preparation of surfaces before finishing joints.
- The Contractor must obtain the Architect's approval of the extent of replacing damaged or missing bricks, and repairing and re-pointing the two chimneys.
- Mortar and re-pointing mortar is to match existing in mix, consistency, and color. Portland cement mortar will not be considered for re-pointing. Contractor is to provide samples of proposed mortar, including mix data and color, prior to fabricating sample panels.
 - Do not damage brick or stone when removing mortar. Remove mortar to a depth of twice the joint width.
 - Remove mortar by the following method:
 - For horizontal joints saw cut a kerf down the center of the joint with a 4" mechanical grinder. Make only one pass with grinder at each joint. Do not cut mortar to edge of joint. Carefully remove remaining mortar by hand with a chisel.
 - For head joints cut partially with grinder and finish work with hammer and chisel. Brush or vacuum joints to remove all loose mortar from joint.
 - Mortar should be pointed to the same depth as the existing. Point mortar into joints in layers of less than 1 inch. When mortar is firm, tool joint to match original work as selected by Architect. Do not overwork face of joint. Tool head joint first. Allow front edge of brick to stand clear of pointing mortar.
- Contractor is responsible for protecting all existing adjacent materials during the execution of the work. Provide all necessary protection and work procedures to avoid damage to adjacent materials such doors, windows, exterior wood trim, and roofing. The contractor shall repair all damage to adjacent materials caused by the execution of the work of this section at no expense to the Owner. Damaged materials shall be replaced by mechanics experienced in the trade involved.

MORTAR MATERIALS AND MIXES

- Provide mortar mix based on sample analysis. Final mix shall match original mortar in texture, tooling, color, texture, strength and tooling. Final mix will be dependent on successful test panels as judged by the Architect and Owner.
- Mix mortar in accordance with industry standards. Measure materials by volume or weight. Do not measure by shovel. Mix ingredients in clean mechanical batch mortar mixer 3-5 minutes. Let mortar sit 10 minutes prior to use. Do not re-temper partially hardened material.

PROJECT CONDITIONS

- Do not perform any masonry application unless weather conditions meet product specifications. Provide protection from sun and wind prior to beginning and throughout masonry work until the completion of curing. Keep all curing mortar damp and shaded.

REPAIRING CHIMNEYS AND FOUNDATIONS

- The extent of rebuilding of the chimney and foundations will be determined by field inspections performed by the Architect and Contractor.
- If re-building is required, the original masonry or stone will be dismantled, cleaned and reinstalled to maintain consistent appearance. Prior to dismantling any masonry or stonework, document existing conditions, recording bonding pattern and joint profiles and widths. Ensure that the rebuilt chimney and foundation are structurally sound.

DIVISION 5 - METALS

(See Structural Specifications)

DIVISION 6 - WOOD AND PLASTICS

(See Structural Specifications for additional requirements)

- Provide rough lumber & plywood in standard dimensions, moisture content not more than 19%.
- Wood in contact with masonry, stone, concrete, etc. to be pressure treated wood.
- Exterior pressure treated wood to be Ecolife, by Viance (website: www.treatedwood.com). Wood is to be used in above-ground applications only, and is to be prepared, primed, and painted per the manufacturer's written instructions. Colors selected by Architect.
- Provide all necessary rough hardware in sizes and quantities required by local code or approved by the Architect.
- Fasteners for exterior pressure treated wood to be per pressure treated wood manufacturer's specifications.
- Protect finished work from damage by other trades working adjacent to the installation. Replace damaged surfaces.
- Install woods and plastics in conformance with the details, with the following considerations and requirements:
 - Install all materials with tight joints.
 - Miter casings and moldings.
 - All running trim one (1) piece up to 10'-0". Match grain and color piece to piece.
 - All members and lines shall be level and plumb.
 - Select and cut material to exclude damaged, marked, or defective areas.
 - Ease all exposed wood edges.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

EXISTING METAL ROOFING

- Existing standing seam metal roof on front porch and farmhouse is existing to remain. Roofing contractor is to examine the roof, flashing, coping, and drip edge and recommend any repairs.
- Provide Garamit Sta-Kool 805 Metal-X elastomeric roof coating or approved equal, installed per manufacturer's written instructions. Roof coating to be tinted to match existing roof coating, as approved by the Architect. Do not install roof coating until weather conditions are acceptable to the manufacturer. Clean and prepare the substrate as recommended by the manufacturer. Commencing application of the roof coating indicates acceptance of the substrate and conditions by the roofing contractor.
- Provide manufacturer's standard 10-year coating warranty.

FLASHING, DRIP, AND COPING

- Roofing contractor to examine existing roof-to-wall flashing, chimney flashing, drip edges, and rake coping. Anchor, caulk and seal flashing, drips, and coping as necessary prior to installation of roof coating.

GUTTERS AND DOWNSPOUTS

- Existing aluminum gutters are to remain. Contractor to confirm anchoring at 30" on center minimum, and remove debris.
- Existing downspouts are to remain. Contractor to confirm adequate mounting and integrity, and provide rain leaders min. 5' from foundation.

SEALANTS AND CAULKING

- Provide non-sag sealant complying with the requirements of Federal specifications TTS-1543 or TTS-230, type "III", class "B". Primer shall be made by or recommended by sealant manufacturer for the specific conditions and substrates.
- Provide backing material by Dow "Ethafoam", or approved equal. Apply sealant over backing to uniform thickness in continuous beads, filling all joints and voids solid. Superficial pointing with a skim bead will not be accepted.
- All surfaces shall be adequately cleaned and prepared in accordance with the manufacturer's written instructions prior to installation.

SIDING AND TRIM

- Siding to be vertical grain red spruce or white pine, #1 clear wood, 1x shiplapped with 5" exposure to match existing. Moisture content not to exceed 12%. Nailing to be 16" o.c. with ring-shanked, blunt stainless steel nails. Back prime before installation, and prime all cut ends. Color to match existing. Infill siding to be toothed into existing siding to minimize effect of infill.
- Where necessary, replacement window and door trim, rakes, corner boards, soffits etc. are also #1 clear red spruce or white pine wood, sizes to match existing. Moisture content not to exceed 12%. Back prime before installation, and prime all cut ends. Color to match existing.

DIVISION 8 - DOORS AND WINDOWS

EXISTING DOORS AND HARDWARE

- Where noted on the drawings, existing front door and hardware is to remain.
- Salvage rear door panel and hardware from the demolished rear addition and reuse where noted on the drawings. Coordinate salvage with the Architect. Install hasp and padlock provided by the Owner on the rear door panel.

EXISTING WINDOWS AND HARDWARE

- Existing window frames are to remain. Existing window sashes are in the building adjacent to the frame where they were removed, and are to remain.
- Where noted on the drawings, Contractor is to fabricate and install a replacement wood window sill to match existing, prime and paint.
- Contractor is to install exterior grade plywood over the windows not already covered, cut to match existing window frame. Paint plywood covers to match existing.

DIVISION 9 - FINISHES

PAINTING

- Provide paint finishes for building and other surfaces as scheduled on the drawings, or as specified herein. Scope of painting to include all new and existing exterior wood siding and trim, casing, plywood window covers, etc. No paint finish is required on items having complete factory finish, except as specified herein: non-ferrous metals unless specifically mentioned in the painting schedule; stainless steel; exterior masonry; exterior stone foundation.
- Protect work or other trades from damage and defacement caused by this work. Repair any damage caused by the work of this Section.
- Paint Contractor shall notify the General Contractor if any surface to be painted or stained is found to be unsuitable to produce proper finish. Apply no finish material until the unsuitable surfaces have been made satisfactory.
- Finish work shall be uniform, of approved color, smooth, and free from runs. Make ends of paint adjoining other materials or colors sharp and clean.
- Provide all newly painted surfaces with (1) coat tinted primer and a minimum of (2) coats final color coat (unless recommended by manufacturer's specifications) to provide a solid, uniform, and durable finish. Allow manufacturer recommended drying time between coats.
- Deliver all paint to job site in unopened containers bearing the manufacturer's label and showing the paint type, sheen, and color.
- Paint types used shall be those specifically recommended by the manufacturer for the material to which they will be applied. Painting Contractor shall follow manufacturer's instructions for proper application of paint.
- All surfaces to be painted shall be thoroughly cleaned and prepared for painting prior to application of paint. Provide ventilators as required to prevent build-up of fumes.
- Sandpaper all new wood to smooth and even surface and dust off. After priming coat has been applied, thoroughly fill all nail holes and other surface imperfections with putty tinted with primer or stain to match wood color. Sand all wood work between coats to a smooth surface.
- Existing wood finishes that are alligatored, cracked, or peeling shall be stripped with chemical stripper: FEEL ALWAY T. Product data and technical specifications at <http://www.dumondchemicals.com/>.
- Back prime all new exterior wood siding and trim, and all cut joints, prior to installation. Thoroughly clean surfaces and apply no finish unless surfaces are dry and ready for application. Sandpaper surfaces of trim smooth and wipe clean after stain coat has been applied. Fill cracks and holes with plastic wood or putty. Prime backs of trim. Prime bare wood scheduled to receive paint finish. Finish nail holes, cracks, and other imperfections with putty and sand smooth.
- At completion, touch-up and restore finish where damaged, and leave all surfaces in good and clean condition. Provide for one touch-up trip for entire project prior to completion.
- Paint, stain, primer, etc. is by Benjamin Moore, or equal approved by the Architect.

DIVISION 10 - SPECIALTIES

- Fire extinguishers (provided by General Contractor) shall be 10 pound capacity, U.L. labels, enamel steel container with pressure indicating gauge for class A, B, or C fires. Install on wall mounted hooks as directed by the Fire Marshal, neatly fitting to finish surfaces. Place fully charged extinguishers on hooks prior to acceptance.

DIVISION 11 - (NOT USED)

DIVISION 12 - (NOT USED)

DIVISION 13 - (NOT USED)

DIVISION 14 - (NOT USED)

DIVISION 15 - MECHANICAL

1. No mechanical systems are anticipated for this phase.

DIVISION 16 - ELECTRICAL

- No electrical systems are anticipated for this phase.
- Existing electrical service to the addition to be demolished is to be relocated to a temporary pole on site, and existing electrical equipment, devices, and conduit is to be removed.

CEM DESIGN
520 ANDERSON AVENUE
ROCKVILLE, MARYLAND
301.294.0682 20850



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I
AM A FULLY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 8659
EXPIRATION DATE: 6/30/2020

PARTIAL DEMOLITION AND STABILIZATION OF THE
SPENCER-CARR FARMHOUSE
2420 SPENCERVILLE ROAD, SPENCERVILLE, MD

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:38 pm, Dec 19, 2018

| Issue Date | | | |
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| Revisions | | | |
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Sheet Title
GENERAL REQUIREMENTS

Sheet Number
GR1
SHEET 1 OF 1
46

GENERAL STRUCTURAL NOTES

A. BUILDING CODES AND STANDARDS

- 1. THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATION REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT.
a. MARYLAND BUILDING PERFORMANCE STANDARDS: 2015 INTERNATIONAL BUILDING CODE, 2012 INTERNATIONAL EXISTING BUILDING CODE, 2015 INTERNATIONAL RESIDENTIAL CODE.
b. "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES", (ASCE/SEI 7-10) AMERICAN SOCIETY OF CIVIL ENGINEERS.
c. LOCAL AMENDMENTS.

- 2. ADDITIONAL CODES FOR MATERIALS SHALL BE FOUND IN THE APPROPRIATE SECTIONS THAT FOLLOW. SEE THOSE SECTIONS FOR THE APPLICABLE CODES.

B. DESIGN LOADS

1. GRAVITY - DEAD LOADS

Table with 3 columns: AREA, ROOF, TYPICAL FLOORS. Values: PSF, 10 PSF, 10 PSF.

2. GRAVITY - LIVE LOADS
LIVE LOAD REDUCTION (LLR) APPLIED PER CODE

Table with 3 columns: AREA, PSF, CONCENTRATED (POUNDS). Values: 100 PSF (INCLUDES PARTITIONS), 2000, 40, 300.

3. GRAVITY - ROOF LIVE LOADS

- a. ROOF LIVE LOAD: 30 PSF MINIMUM (SNOW LOAD IS USED WHEN GREATER THAN 30 PSF)
b. ROOF SNOW LOAD (PLUS DRIFTING WHERE APPLICABLE)
(1) Fp = 30
(2) Ff = 25
(3) Gc = 1.0
(4) I = 1.0
(5) Ct = 1.2
(6) DRIFT SURCHARGE LOAD, Pd = NA (INDICATE LOCATION)
(7) WIDTH OF SNOW DRIFT, W = NA

4. LATERAL LOADS - WIND

- a. ULTIMATE WIND SPEED (3-SECOND GUST): 115 MPH
b. NOMINAL WIND SPEED: 84 MPH
c. RISK CATEGORY: II
d. EXPOSURE CATEGORY: B
e. INTERNAL PRESSURE COEFFICIENT: Gcpl = +/- 0.18
f. COMPONENTS AND CLADDING:
(1) ACTUAL PRESSURE(S) ON EVERY COMPONENT AND CLADDING ELEMENT SHALL BE DETERMINED BY THE LICENSED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN ON SUCH ELEMENTS.

- g. LIMITED STRUCTURAL ALTERATIONS DO NOT AFFECT THE DEMAND/CAPACITY RATIO OF THE EXISTING LATERAL LOAD RESISTING ELEMENTS THEREFORE A LATERAL ANALYSIS WILL NOT BE PERFORMED. REFERENCE 2012 IBC 607.5 AND 901.4.3.
5. LATERAL LOADS - SEISMIC
a. RISK CATEGORY: II
b. SEISMIC IMPORTANCE FACTOR: IE = 1.0
c. MAPPED SPECTRAL RESPONSE ACCELERATIONS:
(1) Ss = 0.125g
(2) Si = 0.055g
d. SITE CLASS: D
e. SPECTRAL RESPONSE COEFFICIENTS:
(1) SDS = .133
(2) SDI = .088
f. SEISMIC DESIGN CATEGORY: B
g. LIMITED STRUCTURAL ALTERATIONS DO NOT AFFECT THE DEMAND/CAPACITY RATIO OF THE EXISTING LATERAL LOAD RESISTING ELEMENTS THEREFORE A LATERAL ANALYSIS WILL NOT BE PERFORMED. REFERENCE 2012 IBC 607.5 AND 901.4.3.

6. LATERAL LOADS - EARTH PRESSURE

- a. SOIL DENSITY: 120 PCF (LB/FT^3)
b. LATERAL EQUIVALENT FLUID PRESSURE
(1) AT REST CONDITION (BRACED WALLS): 60 PSF/FT OF DEPTH
(2) ACTIVE CONDITION (CANTILEVERED RETAINING WALLS): 50 PSF/FT OF DEPTH
7. HANDRAILS AND GUARDRAILS: 200 POUNDS CONCENTRATED LOAD OR 50 PLF APPLIED AT ANY POINT IN ANY DIRECTION ON THE HANDRAIL OR TOP RAIL, (NON-CONCURRENT), WHICHEVER PRODUCES THE WORST CASE. INTERMEDIATE RAILS, BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED FOR 50 LB ACTING OVER 12" X 12" AREA. ALL RAILING DESIGNS MUST BE COMPLETED BY THE CONTRACTOR'S ENGINEER AS OUTLINED IN THE CONSTRUCTION SECTION OF THESE GENERAL NOTES WHICH FOLLOWS INCLUDING THE SUBMISSION OF SIGNED AND SEALED DRAWINGS AND CALCULATIONS FOR REVIEW.

- 8. FLOOD DESIGN DATA: NA
9. SPECIAL LOADS: NA
10. NONSTRUCTURAL COMPONENTS AND DESIGNATED SEISMIC SYSTEMS REQUIRING SPECIAL INSPECTION: NA (PER SEISMIC DESIGN CATEGORY C,DEF)
11. PHOTOVOLTAIC PANEL SYSTEMS: DEAD LOAD = NA PSF
12. RAIN LOADS: R = PSF (INDICATE LOCATION).
13. FIRE TRUCK LOADINGS: NA

C. FOUNDATION / EARTH WORK / GEOTECHNICAL REPORT

- 1. DESIGN DATA:
a. FOUNDATIONS HAVE BEEN DESIGNED WITH AN ASSUMED BEARING CAPACITY OF 1500 PSF.
b. ALL FOUNDATIONS SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE. FOUNDATIONS SHALL STEP DOWN AS REQUIRED TO MAINTAIN THIS MINIMUM BELOW GRADE. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT AND RGA IN ADVANCE OF ANY CONSTRUCTION TO ALLOW FOR ADJUSTMENT.
2. FOUNDATION SYSTEM
a. SPREAD FOOTINGS
(1) BUILDING SPREAD AND STRIP FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL SOILS OR PROPERLY PLACED AND COMPACTED ENGINEERED FILL WITH AN ALLOWABLE BEARING PRESSURE OF 1500 PSF.
(2) NEW FOOTING BEARING ELEVATIONS ARE TO MATCH ADJACENT EXISTING FOOTING BEARING WHERE APPLICABLE UNLESS INDICATED OTHERWISE ON PLANS.
3. GENERAL
a. SEE THE SPECIFICATIONS FOR EXCAVATION AND PREPARATION OF THE FOUNDATION AND SLAB-ON-GRADE SUBGRADE, INCLUDING COMPACTION PROCEDURES, REQUIREMENTS CONTAINED IN THE GEOTECHNICAL REPORT ARE PART OF THIS WORK.
b. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM AS SHOWN PRIOR TO STARTING WORK. SEE ALSO NOTES UNDER THE "CONSTRUCTION" SECTION.
c. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES, EXISTING STRUCTURES, ETC., WHETHER INDICATED OR NOT, WHICH MAY BE AFFECTED BY THE CONSTRUCTION PROCESS.

- d. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEER'S APPROVAL.
e. BEARING ELEVATIONS INDICATED ON THE DRAWINGS ARE ESTIMATED FROM SOIL BEARING DATA INDICATED IN THE GEOTECHNICAL REPORT. PRIOR TO PLACING FOUNDATIONS, AN EXPERIENCED, QUALIFIED GEOTECHNICAL ENGINEER SHALL MAKE DETERMINATION OF FINAL BEARING ELEVATIONS AND VERIFICATION OF ALLOWABLE BEARING PRESSURE. SHOULD GEOTECHNICAL ENGINEER DETERMINE THAT BEARING ELEVATION MUST BE LOWERED TO ACHIEVE DESIGN SOIL BEARING CAPACITY CONTRACTOR SHALL UNDERCUT AND REPLACE WITH LEAN CONCRETE OR COMPACTED STRUCTURAL FILL.
f. CONCRETE FOR FOUNDATIONS SHALL BE POURED ON THE SAME DAY SUBGRADE APPROVAL IS GIVEN BY THE GEOTECHNICAL ENGINEER.
g. THE SLOPE BETWEEN THE LOWER EDGES OF ADJACENT FOUNDATIONS SHALL NOT EXCEED 45 DEGREES WITH THE HORIZONTAL, UNLESS INDICATED OTHERWISE ON PLANS. MAINTAIN A 1:1 SLOPE FROM BOTTOM EDGE OF ANY EXCAVATION.
h. ALL SHORING, SHEETING, AND DEMATERING SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION SHALL DESIGN SHEETING AND SHORING. ALL SUBMITTALS SHALL BEAR THE ENGINEER'S SEAL AND SIGNATURE.

4. BACKFILL

- a. ALL BACKFILL SHALL BE ACCOMPLISHED USING MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER, WITH OPTIMUM MOISTURE CONTENT FOR COMPACTING AND SHALL BE FREE OF DEBRIS.
b. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST FOUNDATION WALLS UNTIL THE UPPER FLOORS BRACING THE WALLS ARE IN PLACE FOR AT LEAST 3 DAYS AND A MINIMUM OF 75% Fc OR ADEQUATE TEMPORARY BRACING, AS DESIGNED BY THE CONTRACTOR'S ENGINEER, IS INSTALLED. THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION SHALL DESIGN ANY REQUIRED BRACING. ALL SUBMITTALS SHALL BEAR THE ENGINEER'S SEAL AND SIGNATURE.
c. WHERE THE FINAL GRADE ELEVATIONS ARE APPROXIMATELY EQUAL ON BOTH SIDES OF A WALL, BACKFILL IN LIFTS TO MAINTAIN LEVEL ELEVATIONS WITHIN 12" ON BOTH SIDES AT ANY TIME.
d. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST RETAINING WALLS UNTIL THE WALLS ARE IN PLACE FOR AT LEAST 7 DAYS AND A MINIMUM OF 75% Fc IS ACHIEVED, OR ADEQUATE TEMPORARY BRACING, AS DESIGNED BY THE CONTRACTOR'S ENGINEER, IS INSTALLED. THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION SHALL DESIGN ANY REQUIRED BRACING. ALL SUBMITTALS SHALL BEAR THE ENGINEER'S SEAL AND SIGNATURE.

5. STRUCTURAL FILL

- a. REFER TO SPECIFICATIONS FOR COMPACTED STRUCTURAL FILL. INSPECTION OF THE PLACEMENT OF COMPACTED STRUCTURAL FILL SHALL BE BY AN EXPERIENCED, QUALIFIED GEOTECHNICAL ENGINEER.
b. APPROVED MATERIAL SHOULD BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES ON LOOSE THICKNESS. MOISTURE CONDITIONED AS REQUIRED TO ACHIEVE COMPACTION TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH ASTM SPECIFICATION D-698 (STANDARD PROCTOR) FOR FILL BELOW FOOTINGS. COMPACTION OF FILL SOILS USED AS SUBGRADE FOR SLABS-ON-GRADE CONSTRUCTION SHALL BE SIMILARLY COMPACTION TO 98% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-698 (STANDARD PROCTOR).

D. CONSTRUCTION

1. GENERAL

- (NOTE: RGA SHALL REFER TO RATHGEBER/GOSS ASSOCIATES, THE STRUCTURAL ENGINEER OF RECORD.)
a. THESE DRAWINGS REPRESENT THE COMPLETED PROJECT WHICH HAS BEEN DESIGNED FOR THE WEIGHTS OF MATERIALS AND FOR THE SUPERIMPOSED LOADS INDICATED ON THE DRAWINGS IN THE DESIGN LOADS SECTION OF THE GENERAL NOTES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF FORMWORK, STAGINGS, BRACING, SHEETING AND SHORING, RESHORING ETC. THIS INCLUDES ANY DESIGN REQUIRED FOR THE CONTRACTOR VEHICLES, FORKLIFTS, MATERIAL STORAGE, MOBILE CRANES, ETC. MEANS AND METHODS OF CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY DRAWINGS AND/OR CALCULATIONS RELATED TO THE MEANS AND METHODS OF CONSTRUCTION (AS NOTED ABOVE) SHALL BE SUBMITTED TO RGA FOR REVIEW AND SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION AND RETAINED BY THE CONTRACTOR.
b. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, DETAILS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
c. WORK NOT INCLUDED ON THE DRAWINGS BUT IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES ELSEWHERE ON THE DRAWINGS SHALL BE REPEATED.
d. IMPLEMENTING JOB SITE SAFETY AND CONSTRUCTION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
e. DRAWINGS SHALL NOT BE SCALED TO OBTAIN LAYOUT INFORMATION OR DIMENSIONS.
f. ALL DIMENSIONS LOCATING STRUCTURAL ELEMENTS AND SLAB EDGES, ETC., MUST BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY.
g. ALL ASSEMBLIES AND PRE-ENGINEERED SYSTEMS THAT ARE SUPPORTED BY AND FIT WITHIN THE NEWLY CONSTRUCTED OR EXISTING STRUCTURE, SHALL BE FABRICATED AND INSTALLED ONLY FOLLOWING AN EXTENSIVE FIELD MEASUREMENT SURVEY AND CONSIDERATION OF: LIVE LOAD DEFLECTIONS; DEFLECTIONS DUE TO SPECIFIED SNOW, WIND AND EARTHQUAKE LOADS; AND LONG TERM (CREEP) MOVEMENT OF THE PRIMARY STRUCTURE TO WHICH THEY ARE ATTACHED AND FIT BETWEEN.
h. ALL COSTS OF INVESTIGATION AND/OR REDESIGN DUE TO THE CONTRACTOR MIS-LOCATION OF STRUCTURAL ELEMENTS OR OTHER LACK OF CONFORMANCE WITH THE PROJECT DOCUMENTS SHALL BE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PROVIDE THEIR OWN ENGINEERING OR CONTRACT DIRECTLY WITH RGA FOR THESE SERVICES. IN THE LATTER CASE, RGA SHALL BE PAID BY THE CONTRACTOR FOR ITS TIME SPENT IN REVIEWING THE CONTRACTOR'S ENGINEER'S WORK IN RESOLVING EACH SUCH ISSUE.
i. CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, LAUNDRY AND FOOD SERVICE DRAWINGS FOR SIZE AND LOCATIONS OF OPENINGS, SLEEVES, CONCRETE HOUSEKEEPING PADS, INSERTS, AND DEPRESSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
j. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR DETAILED INFORMATION REGARDING FINISHES, FIREPROOFING, WATERPROOFING, ETC.
k. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MASONRY AND DRYWALL NON-LOADBEARING PARTITIONS. PROVIDE SLIP CONNECTIONS THAT ALLOW VERTICAL MOVEMENT AT THE HEADS OF ALL SUCH PARTITIONS, UNLESS SHOWN ON THE DRAWINGS, THE CONNECTIONS SHALL BE DESIGNED TO SUPPORT THE TOP OF THE WALLS LATERALLY FOR THE CODE REQUIRED LATERAL LOAD. PROVIDE COMPRESSIBLE FIRESAFING AT THE TOP OF WALL AS REQUIRED BY ARCHITECTURAL DRAWINGS.
i. UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, CONSTRUCTION SEQUENCE OF THE PRIMARY STRUCTURE SHALL BEGIN AT THE LOWEST LEVEL SHOWN AND PROGRESS UPWARD FROM THAT LEVEL.
2. SHOP DRAWINGS
a. UNAUTHORIZED REPRODUCTION OF ANY PORTION OF STRUCTURAL CONTRACT DRAWINGS FOR RESUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED.
b. IF AUTHORIZED BY RGA, USE OF ELECTRONIC FILES FOR PRODUCTION OF THESE PLANS AS SHOP DRAWINGS IS PERMITTED. THE GENERAL CONTRACTOR MUST SIGN AND RETURN RATHGEBER/GOSS ASSOCIATES' STANDARD CADD FILE INDEMNIFICATION LETTER PRIOR TO RECEIVING THE FILES.

- c. SHOP DRAWINGS SUBMITTED FOR STRUCTURAL REVIEW WILL BE RETURNED BY RGA IN THE SAME FORMAT AS THEY ARE RECEIVED. ANY REPRODUCTION COST WILL BE AT THE EXPENSE OF THE CONTRACTOR. IF LOCAL JURISDICTION REQUIRES HARD COPIES TO BE SUBMITTED FOR RECORD IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND PROVIDE DOCUMENTS.
d. SUBMIT SHOP DRAWINGS TO ALLOW AT LEAST 5 BUSINESS DAYS FOR STRUCTURAL REVIEW BEFORE DATE REVIEWED SUBMITTALS WILL BE NEEDED. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE SUBMITTAL PACKAGE IS COMPLETE AND SUBMITTED WITH AMPLE TIME FOR REVIEW. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL WHICH SHALL CONSTITUTE CERTIFICATION THAT THE CONTRACTOR HAS VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS AND SIMILAR DATA AND HAVE CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT DOCUMENTS.

3. ASSEMBLIES/PRE-ENGINEERED SYSTEMS

- a. THE CONTRACTOR SHALL SUBMIT, FOR REVIEW, DRAWINGS AND CALCULATIONS BOTH SIGNED AND SEALED BY A STRUCTURAL ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION FOR THE FOLLOWING ASSEMBLIES AS WELL AS ANY OTHER PRE-ENGINEERED SYSTEMS. THIS REVIEW SHALL BE FOR GENERAL CONFORMANCE WITH THE PROJECT PARAMETERS AS INDICATED ON THE DRAWINGS AND IN THE GENERAL NOTES. THE DESIGN OF THESE ASSEMBLIES AND THEIR CONNECTION TO THE PRIMARY BUILDING STRUCTURE IS THE RESPONSIBILITY OF THE ENGINEER WHO HAS SIGNED AND SEALED THESE DRAWINGS AND CALCULATIONS.
(1) STAIRS, RAILINGS, AND LADDERS OF ANY KIND: DESIGNS SHALL TAKE INTO ACCOUNT ALL VERTICAL AND LATERAL LOADS REQUIRED BY APPLICABLE BUILDING CODES, WHERE HEADERS OR OTHER TYPES OF STRUCTURAL MEMBERS HAVE BEEN DESIGNATED BY THE STRUCTURAL ENGINEER OF RECORD TO SUPPORT THE STAIRS, THE CONNECTIONS FROM THE STAIRS SHALL BE DESIGNED SO THAT NO ECCENTRIC OR TORSIONAL FORCES ARE INDUCED IN THESE STRUCTURAL MEMBERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING EMBEDS AND HARDWARE AS REQUIRED BY THE STAIR DESIGN.
4. EXISTING BUILDING
a. EXISTING BUILDING INFORMATION SHOWN IS BASED ON EXISTING BUILDING DRAWINGS, FIELD OBSERVATIONS, AND /OR ARCHITECTURAL DRAWINGS.
b. THE CONTRACTOR SHALL PROVIDE SURVEY OF ALL EXISTING BUILDING INFORMATION SHOWN (COLUMN CENTERLINES, SLAB EDGES, DIMENSIONS, ELEVATIONS, MEMBER SIZES, ETC.) AND NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO SHOP DRAWING PRODUCTION AND FABRICATION.

E. CONCRETE

- 1. CODES
a. "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-14", AMERICAN CONCRETE INSTITUTE.
b. "SPECIFICATIONS FOR STRUCTURAL CONCRETE, ACI 301-10".
c. "MANUAL OF STANDARD PRACTICE", CONCRETE REINFORCING STEEL INSTITUTE.
2. MATERIALS
a. THE FOLLOWING ASTM STANDARDS AND DESIGN STRESSES SHALL BE USED FOR THE APPROPRIATE MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT.

Table with 4 columns: APPLICATION, Fc @ 28 DAYS, WEIGHT [PCF], W/C [MAX]. Rows include Slabs-on-Grade (Interior/Exterior), Walls, Footings.

- *PUMP MIXES: MAXIMUM WATER/CEMENT RATIO MUST BE MAINTAINED. IF ADDITIONAL WORKABILITY IS REQUIRED FOR PUMPED PLACEMENT, THE HIGH OR MID-RANGE WATER REDUCERS SHALL BE USED IN LIEU OF ADDITIONAL WATER. WATER HELD BACK AT THE PLANT SHALL BE NOTED ON THE BATCH TICKET AND RECORDED ON THE INSPECTOR'S REPORT WHEN SAMPLE CYLINDERS ARE MADE.
b. CEMENT:
ASTM C150, TYPE I OR III
ASTM C150, TYPE II FOR CONCRETE IN CONTACT WITH EARTH
c. CEMENT SUBSTITUTES:
ASTM C645, TYPE IS (LIMIT TO 50% MAX OF CEMENTITIOUS CONTENT BY WEIGHT)
d. AGGREGATES:
ASTM C33 (NORMAL WEIGHT)
e. AIR: AIR-ENTRAINING ADMIXTURE TO COMPLY WITH ASTM C260.
PLAZA (BEAMS AND SLABS) 6% ± 1/8%
SLAB ON GRADE (EXTERIOR) 6% ± 1/8%
FOUNDATIONS 6% ± 1/8%
COLUMNS AND WALL 6% ± 1/8%
*AIR CONTENT OF TROWEL FINISHED FLOORS SHALL NOT EXCEED 3%
f. REINFORCEMENT:
DEFORMED REINFORCING BARS ASTM A615, GRADE 60
WELDED WIRE FABRIC (WVF) ASTM A185

3. CAST-IN-PLACE

- a. REINFORCING STEEL CLEAR COVER SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE.
(1) NON-POST-TENSIONED CONCRETE:
- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
- CONCRETE EXPOSED TO EARTH OR WEATHER #6 BARS AND LARGER 2"
#5 BARS AND SMALLER 1-1/2"
- CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND SLABS, WALLS AND JOISTS #1 BARS AND SMALLER 3/4"
BEAMS, AND COLUMNS:
PRIMARY REINFORCEMENT, TIES, STIRRUPS, AND SPIRALS 1-1/2"
b. NO SPLICES OF REINFORCEMENT SHALL BE PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. MAKE BARS CONTINUOUS AROUND CORNERS. WHEN PERMITTED, SPLICES SHALL BE MADE BY CONTACT TENSION LAP SPLICES, UNLESS OTHERWISE NOTED.
c. WELDED WIRE FABRIC REINFORCEMENT SHALL BE SUPPLIED IN SHEETS, EXCEPT FOR SLAB ON GRADE CONSTRUCTION WHERE ROLLS MAY BE USED. LAP TWO FULL MESH LENGTHS AT SPLICES AND WIRE TOGETHER.
d. NO WELDING OF REINFORCING SHALL BE PERMITTED UNLESS SPECIFICALLY CALLED FOR OR APPROVED BY THE STRUCTURAL ENGINEER.
e. PROVIDE PLASTIC TIPPED BOLSTERS AND CHAIRS AT ALL LOCATIONS WHERE THE CONCRETE SURFACE IN CONTACT WITH THE BOLSTERS OR CHAIRS IS EXPOSED.
k. ALL FORMWORK, SHORING, AND RESHORING, SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION. ALL SUBMISSIONS SHALL BEAR THEIR ENGINEER'S SEAL AND SIGNATURE.

4. INSPECTION AND TESTING

- a. THE OWNER WILL ENGAGE A TESTING AGENCY TO PROVIDE SERVICES AS INDICATED BELOW AND SUBMIT REPORTS.
b. CAST-IN-PLACE CONCRETE:
(1) THE AGENCY SHALL INSPECT THE FORM WORK AND REINFORCING STEEL PLACEMENT FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS AND SHOP DRAWINGS. THE AGENCY SHALL MONITOR ALL STRUCTURAL CONCRETE PLACEMENT FOR CONFORMANCE WITH APPLICABLE ACI REQUIREMENTS.
(2) SAMPLE FRESH CONCRETE IN ACCORDANCE WITH ASTM C172. MOLD TEST CYLINDERS IN ACCORDANCE WITH ASTM C31.
(3) THE FOLLOWING NUMBER OF 4" DIAMETER X 8" LONG TEST CYLINDERS SHALL BE CAST FOR EACH DAY'S POUR OR EACH 100 CUBIC YARDS, WHICHEVER RESULTS IN MORE TEST CYLINDERS.
FOR FOOTINGS AND OTHER STRUCTURAL CONCRETE:
3 @ 7 DAYS, LAB CURED
3 @ 28 DAYS, LAB CURED
3 @ 56 DAYS, LAB CURED
(4) THE AGENCY WILL MAKE ADDITIONAL TESTS OF IN-PLACE CONCRETE AT THE CONTRACTOR'S EXPENSE WHEN THE TEST RESULTS INDICATE SPECIFIED CONCRETE STRENGTHS HAVE NOT BEEN ATTAINED, AS DIRECTED BY THE STRUCTURAL ENGINEER.

F. MASONRY

- 1. CODES
a. "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, ACI 530-13 / ASCE 5-13" AND "SPECIFICATIONS FOR MASONRY STRUCTURES, ACI 530-13 / ASCE 6-13".
2. MATERIALS
a. NET COMPRESSIVE STRENGTH OF MASONRY (ASSEMBLY) Fm = 1900 PSI, UNIT STRENGTH METHOD OR PRISM TEST METHOD PER ACI 530/ASCE 5
b. LOAD BEARING CONCRETE
HOLLOW AND SOLID - ASTM C90, NORMAL MASONRY UNITS WEIGHT, NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS = 1900 PSI.
BRICK - ASTM C85, MINIMUM COMPRESSIVE STRENGTH ON NET AREA = 2000 PSI.
ASTM C216 (CLAY OR SHALE), MINIMUM COMPRESSIVE STRENGTH ON NET AREA = 2000 PSI.
ASTM C26 SOLID CLAY MASONRY UNITS WHERE EXTERNAL APPEARANCE NOT REQ'D
ASTM C210 - TYPE N (NO PORTLAND CEMENT)
ASTM C476, MINIMUM COMPRESSIVE STRENGTH ON NET AREA = 2000 PSI.
c. FACE BRICK
d. CLAY BRICK
e. MORTAR
f. GROUT
ASTM C476, MINIMUM COMPRESSIVE STRENGTH ON NET AREA = 2000 PSI.

3. INSPECTION AND TESTING

- a. THE OWNER WILL ENGAGE A TESTING AGENCY TO PROVIDE SERVICES AS INDICATED BELOW AND SUBMIT REPORTS PER LEVEL C QUALITY ASSURANCE OF ACI 530.
b. THE AGENCY SHALL CONTINUOUSLY MONITOR THE FOLLOWING FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, PROPORTIONING, MIXING AND CONSISTENCY OF MORTAR AND GROUT, THE PLACEMENT OF MASONRY UNITS, GROUT, REINFORCEMENT, AND CONNECTORS, CONSTRUCTION OF MORTAR JOINTS AND GROUT SPACE PRIOR TO GROUTING.
c. SUBMIT GROUT AND MORTAR MIX DESIGNS AND MASONRY UNIT AND MATERIAL CERTIFICATIONS TO THE STRUCTURAL ENGINEER FOR APPROVAL.
d. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS IN ACCORDANCE WITH THE MASONRY CODE.
e. THE CONTRACTOR SHALL PREPARE ONE SET OF PRISMS PER ASTM C-1314 FOR TESTING AT 7 DAYS AND ON SET FOR TESTING AT 28 DAYS. TESTS ARE TO BE CONDUCTED BY THE AGENCY FOR EACH 5000 SQUARE FEET OF WALL INSTALLED, BUT NOT LESS THAN TWO TESTS.

6. WOOD

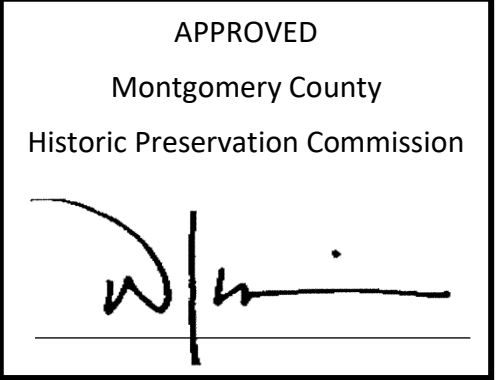
- 1. CODES
a. "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (WITH SUPPLEMENT), NATIONAL FOREST AND PAPER ASSOCIATION.
b. "PERFORMANCE STANDARD AND POLICIES FOR STRUCTURAL USE PANELS," PRP-108, AMERICAN PLYWOOD ASSOCIATION (APA).
c. "AMERICAN NATIONAL STANDARD FOR WOOD PRODUCTS - STRUCTURAL GLUED LAMINATED TIMBER," ANSI/AITC A190.1-A199.2, AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
2. SAWN LUMBER
a. ALL SAWN LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AND SHALL BE SURFACE DRY SPRUCE-PINE-FIR OR HEM FIR WITH THE FOLLOWING BASE DESIGN VALUES PER NDS SUPPLEMENT TABLE 4A (FOR 100% LOAD DURATION):
(1) CEILING JOISTS / RAFTER / BEAMS: SELECT STRUCTURAL
Fb = 1250 psi Fc (PAR) = 1400 psi Fv = 135 psi
Ft = 700 psi Fc (PERP) = 425 psi E = 1,500,000 psi
(2) LOAD BEARING WALLS / COLUMNS: NO. 1 NO. 2
Fb = 875 psi Fc (PAR) = 1150 psi Fv = 135 psi
Ft = 450 psi Fc (PERP) = 425 psi E = 1,400,000 psi
(3) NON-LOAD BEARING WALLS: STUD GRADE
Fb = 675 psi Fc (PAR) = 725 psi Fv = 135 psi
Ft = 350 psi Fc (PERP) = 425 psi E = 1,300,000 psi
b. SEE INTERNATIONAL BUILDING CODE CHAPTER 23, TABLE 2304.10.1 FOR MINIMUM BRACING AND FASTENING.
c. MEMBERS SHALL BE SET WITH CROWN SIDE UP AND HAVE A MINIMUM OF 3" BEARING.
d. MEMBERS FRAMING TO BEAMS, HEADERS, ETC. SHALL BE SECURED WITH SIMPSON STRONG-TIE FRAMING ANCHORS OR APPROVED EQUAL, UNLESS OTHERWISE NOTED OR SHOWN.
e. ALL JOISTS AND RAFTERS SHALL BE RIGIDLY BRIDGED AT INTERVALS NOT EXCEEDING 8'-0".
f. USE 1/2" DIAMETER LAG SCREWS OR THRU BOLTS AT 24" O.C. TO JOIN MULTIPLE 2X BEAMS OR SIDERS SO THAT LOAD DISTRIBUTES EQUALLY.
g. PROVIDE CONTINUOUS SOLID BLOCKING UNDER CONCENTRATED LOADS DOWN THROUGH FLOOR FRAMING TO SLAB ON GRADE OR FOUNDATIONS.
h. ALL WOOD SILL PLATES SHALL BE ANCHORED TO GROUT FILLED CMU OR CONCRETE FOUNDATIONS WITH 1/2" DIAMETER ANCHORS AT 4'-0" O.C. OR 2 ANCHORS MINIMUM PER MEMBER. ANCHOR BOLTS SHALL BE EMBEDDED A MINIMUM OF 15" INTO MORTAR GROUT AND 8" INTO CAST-IN-PLACE CONCRETE FOUNDATIONS.
i. ALL BOLTS AND LAG SCREWS SHALL BE FITTED WITH GALVANIZED, MALLEABLE IRON OR STEEL PLATE WASHERS.

3. ENGINEERED WOOD PRODUCTS

- a. MEMBER DESIGNATIONS AND PROPERTIES ARE BASED ON WEYERHAEUSER CATALOG. FRAMING BY OTHER MANUFACTURERS MAY BE SUPPLIED PROVIDED SECTION PROPERTIES EQUAL OR EXCEED THOSE SPECIFIED AND IF APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.
(1) ENGINEERED WOOD BEAMS
MEMBERS SHALL BE "1.4E MICROLAM LVL", "2.0 E PARALLAM PSL" OR APPROVED EQUAL WITH THE FOLLOWING MECHANICAL PROPERTIES AND MINIMUM STRENGTH VALUES (FOR 100% LOAD DURATION):
Fb = 2600 psi Fc (PAR) = 2510 psi Fv = 285 psi
Fc (PERP) = 750 psi E = 1,400,000 psi
SIZE SHEAR MOMENT
1 3/4" x 5 1/2" 1830 LBS 2125 FT-LBS
1 3/4" x 7 1/4" 2410 LBS 3555 FT-LBS
1 3/4" x 9 1/4" 3075 LBS 5600 FT-LBS
1 3/4" x 9 1/2" 3160 LBS 5885 FT-LBS
1 3/4" x 11 1/4" 3740 LBS 8070 FT-LBS
1 3/4" x 11 3/8" 3450 LBS 8425 FT-LBS
1 3/4" x 14" 4655 LBS 12130 FT-LBS
1 3/4" x 16" 5320 LBS 15555 FT-LBS
1 3/4" x 18" 5485 LBS 14375 FT-LBS
* MUST BE USED IN PAIRS.
SEE MANUFACTURER'S SPECIFICATIONS FOR MULTIPLE MEMBER CONNECTION REQUIREMENTS
(2) ENGINEERED I-JOISTS:
MEMBERS SHALL BE "TJI JOISTS" OR APPROVED EQUAL. SEE MANUFACTURER SPECIFICATIONS FOR MECHANICAL PROPERTIES AND MINIMUM STRENGTH VALUES.
(3) ENGINEERED WOOD COLUMNS:
MEMBERS SHALL BE "1.0E PARALLAM PSL" OR APPROVED EQUAL WITH THE FOLLOWING MECHANICAL PROPERTIES:
Fb = 2400 psi Fc (PAR) = 2500 psi Fv = 190 psi
Fc (PERP) = 425 psi E = 1,800,000 psi
SEE MANUFACTURER'S SPECIFICATIONS FOR MINIMUM STRENGTH VALUES.

4. PLYWOOD PANELS

- a. APA PERFORMANCE RATED PLYWOOD PANELS
(1) PLYWOOD ROOF SHEATHING 1/4" THICK, EXPOSURE I, SPAN RATINGS 40/20
(2) PLYWOOD WALL SHEATHING 1/2" THICK, EXPOSURE I, SPAN RATINGS 32/16
(3) PLYWOOD FLOOR SHEATHING 3/8" THICK, STURD-I-FLOOR, TONGUE AND GROOVE EDGES, EXPOSURE I, SPAN RATINGS 24'0.C.
b. FACTORY-MARK EACH CONSTRUCTION PANEL WITH APA TRADEMARK EVIDENCING COMPLIANCE WITH GRADE REQUIREMENTS.
c. INSTALL PANELS WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTING MEMBERS, UNLESS SHOWN OTHERWISE.
d. FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO ALL SUPPORTS. ALL PANEL EDGES SHALL BE BLOCKED. ALL TONGUE AND GROOVE JOINTS SHALL BE GLUED.
5. WOOD PRESERVATIVE TREATMENT
a. WHERE LUMBER OR PLYWOOD IS INDICATED AS "TREATED", COMPLY WITH APPLICABLE REQUIREMENTS OF AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARDS U1 (FOR LUMBER AND PLYWOOD) AND WITH ANFP STANDARDS LISTED BELOW. MARK EACH TREATED ITEM WITH THE ANFP QUALITY MARK REQUIREMENTS.
b. PRESSURE TREAT ABOVE-GROUND ITEMS WITH WATER-BORNE PRESERVATIVES TO COMPLY WITH AMERICAN WOOD PRESERVERS BUREAU (AWPB) STANDARD U1, AND FOR THE APPLICABLE USE CODE (UC). AFTER TREATMENT, KILN-DRY LUMBER AND PLYWOOD TO A MAXIMUM MOISTURE CONTENT, RESPECTIVELY, OF 10 PERCENT AND 15 PERCENT.
c. TREAT INDICATED ITEMS AND WOOD SILLS, SLEEPERS, BLOCKING AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH MASONRY OR CONCRETE.



REVIEWED
By Dan.Bruechert at 12:38 pm, Dec 19, 2018

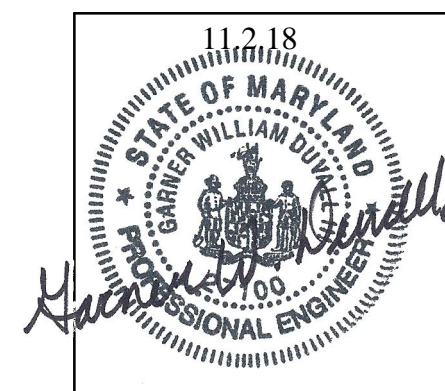


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PARTIAL DEMOLITION AND STABILIZATION OF THE SPENCER - CARR FARMHOUSE
2420 SPENCERVILLE ROAD, SPENCERVILLE, MD

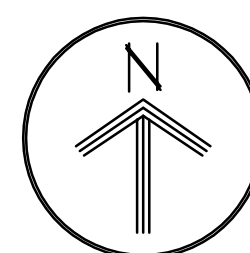
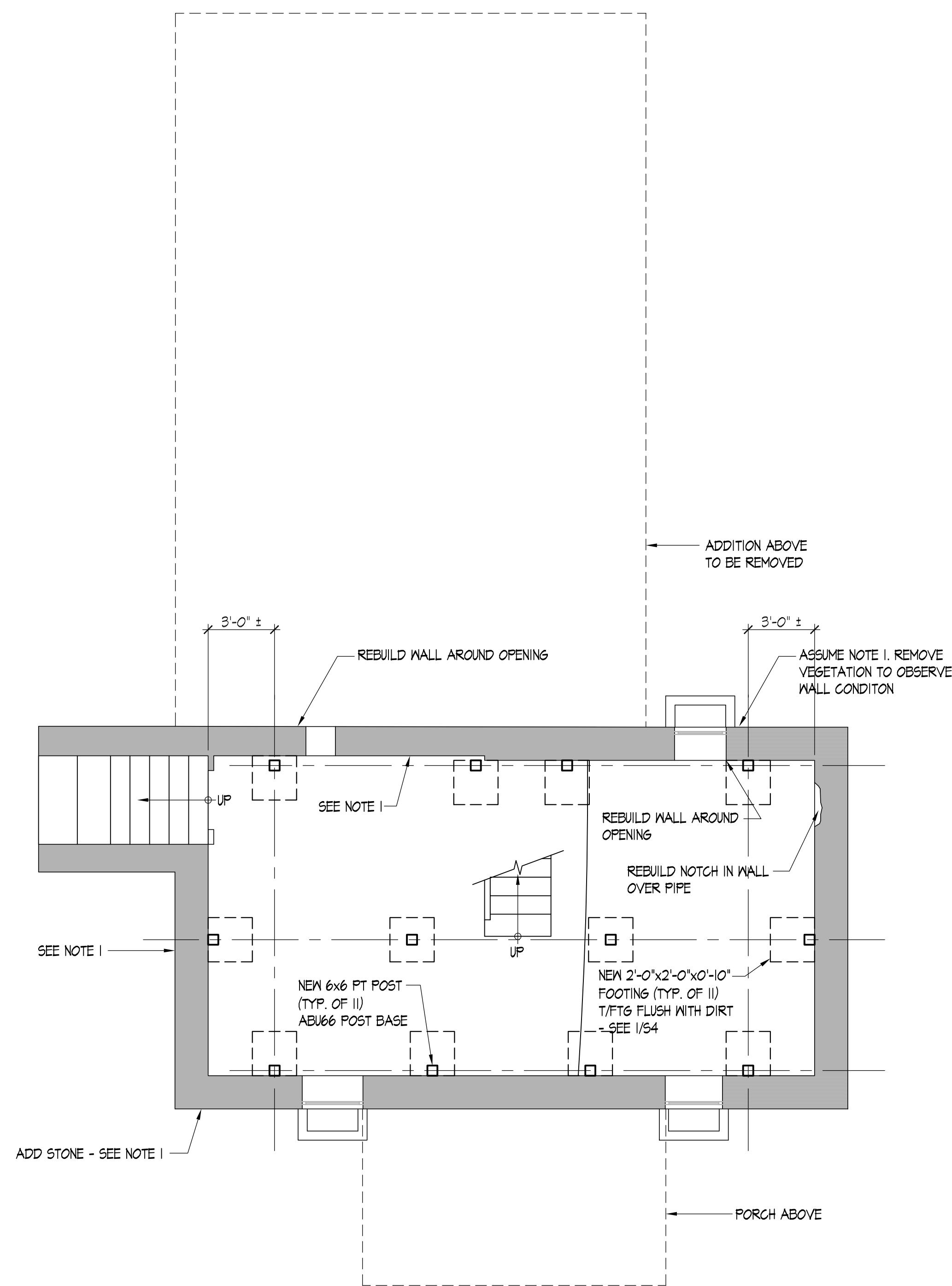
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GENERAL NOTES



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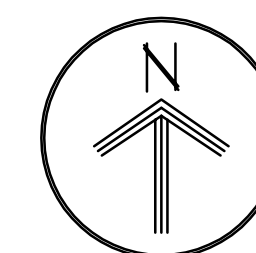
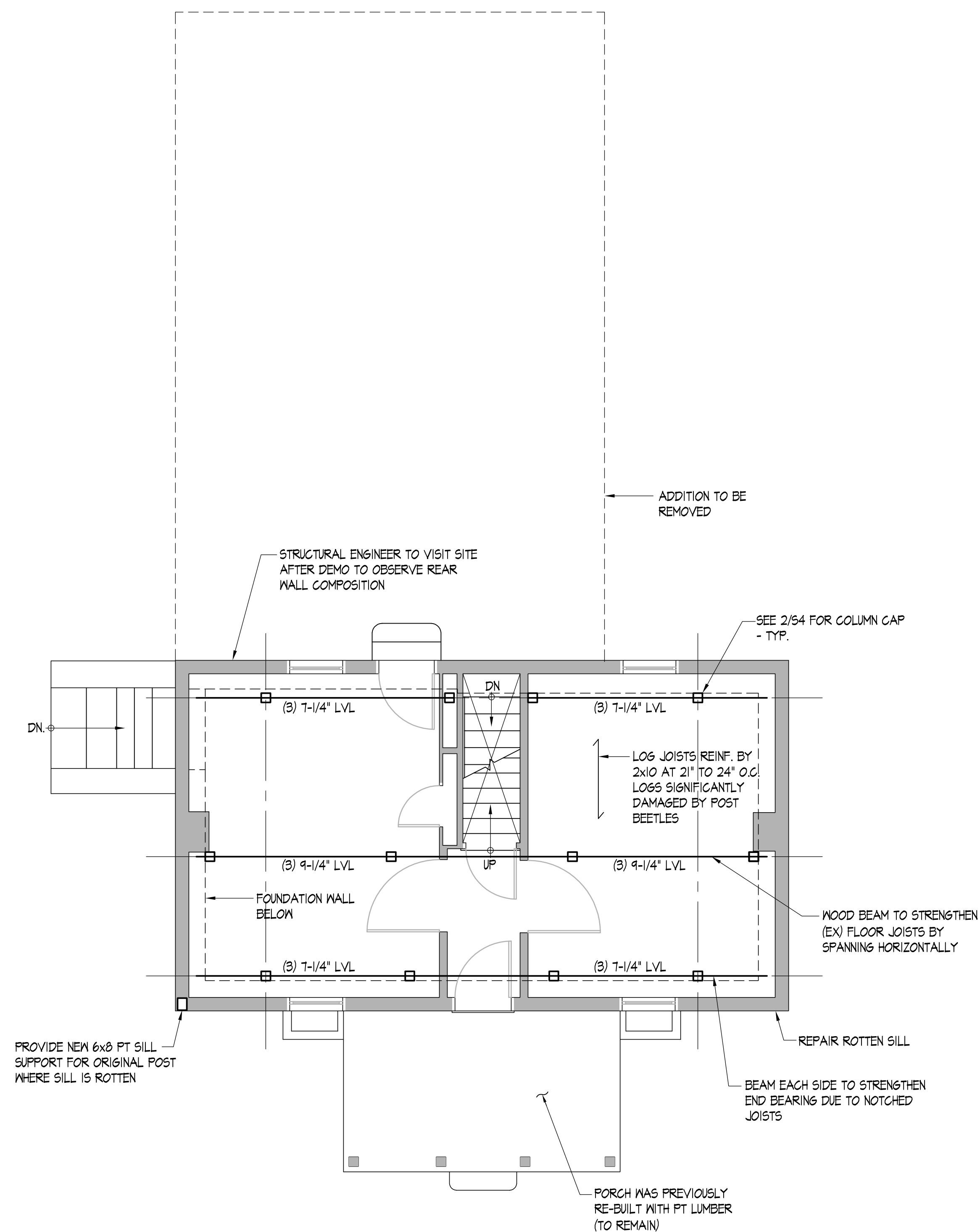
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FOUNDATION/CRAWL SPACE PLAN

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

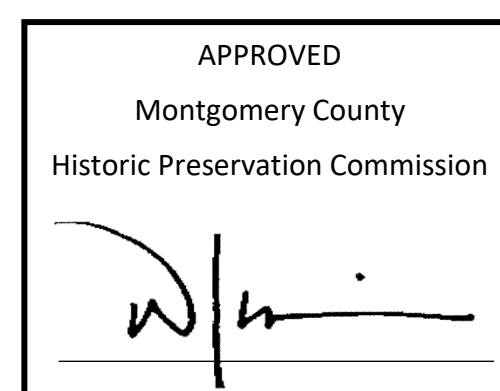
- PLAN NOTES:
- 1) RE-POINT STONE FOUNDATION WALL. ADDITIONAL STONES MAY BE FOUND IN THE CELLAR.
 - 2) SEE S0 FOR GENERAL NOTES.
 - 3) SEE S4 AND S5 FOR DETAILS.



FIRST FLOOR FRAMING PLAN

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

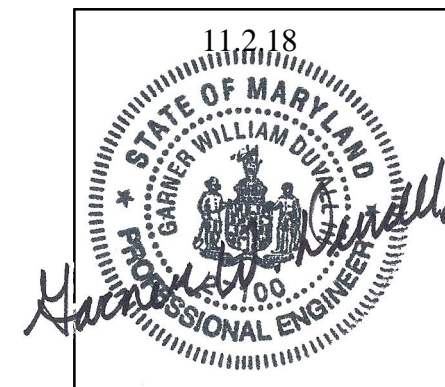
- PLAN NOTES:
- 1) SEE S0 FOR GENERAL NOTES.
 - 2) SEE S4 AND S5 FOR DETAILS.
 - 3) BEAMS SUPPORTED ON POSTS WITH SIMPSON CCG POST CAPS TYP. SEE 2/54.
 - 4) WOOD WALL REPAIRS ARE BETWEEN 1ST AND 2ND FLOORS.



REVIEWED
By Dan.Bruechert at 12:38 pm, Dec 19, 2018

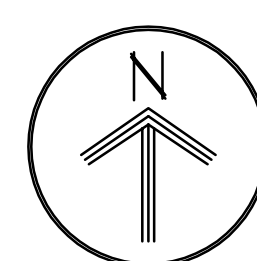
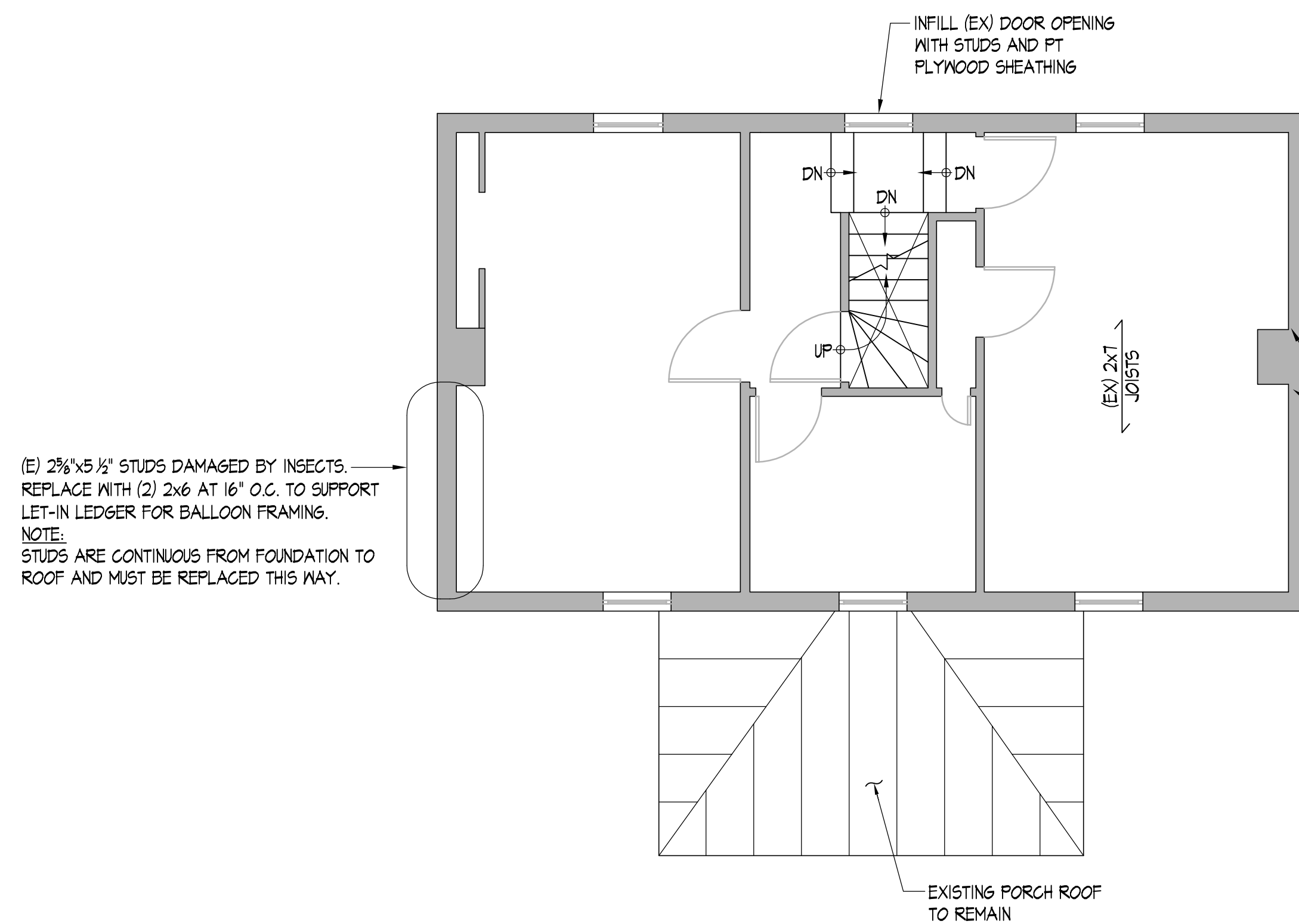
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STRUCTURAL PLANS



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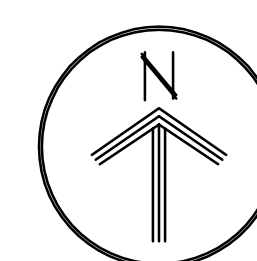
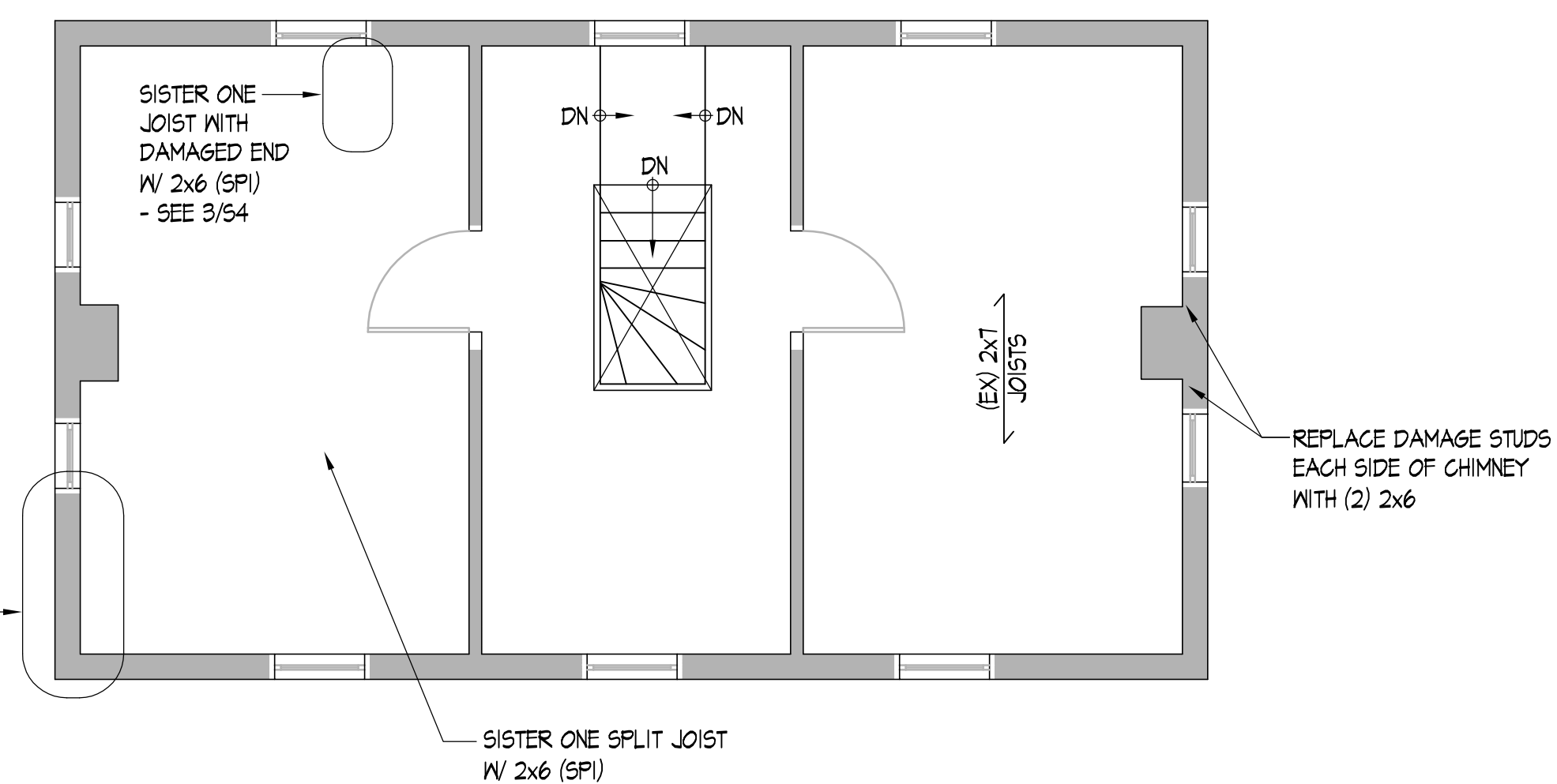
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SECOND FLOOR FRAMING PLAN

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

- PLAN NOTES:
- 1) SEE S0 FOR GENERAL NOTES.
 - 2) SEE S4 AND S5 FOR DETAILS.
 - 3) WALL REPAIRS SHOWN ARE BETWEEN 2ND AND 3RD FLOORS.



THIRD FLOOR FRAMING PLAN

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

- PLAN NOTES:
- 1) SEE S0 FOR GENERAL NOTES.
 - 2) SEE S4 AND S5 FOR DETAILS.
 - 3) WALL REPAIRS SHOWN ARE BETWEEN 3RD FLOOR TO ROOF.

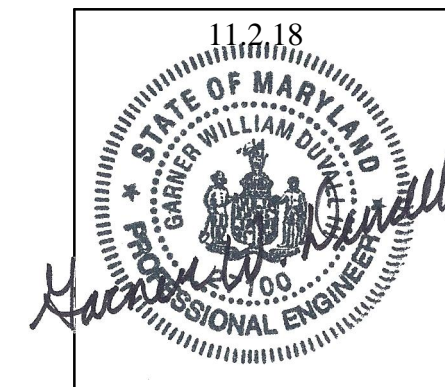
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Historic Preservation Commission

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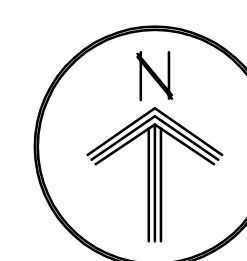
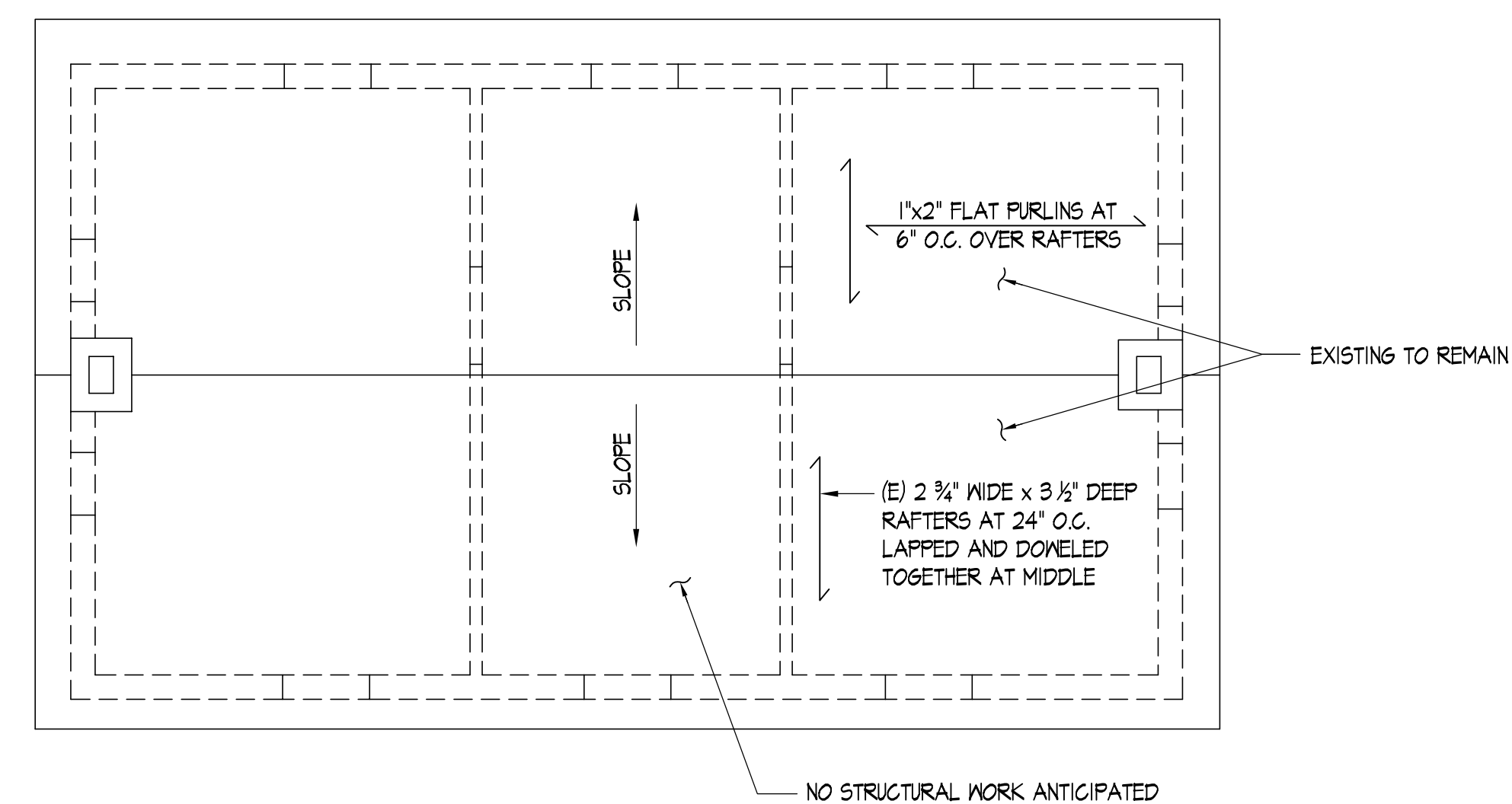
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PROJECT NO. 18002.21

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ROOF FRAMING PLAN

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

- PLAN NOTES:
 1) SEE 50 FOR GENERAL NOTES.
 2) SEE 54 AND 55 FOR DETAILS.

APPROVED
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 Historic Preservation Commission

REVIEWED
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**PARTIAL DEMOLITION AND STABILIZATION OF THE
 SPENCER - CARR FARMHOUSE**
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