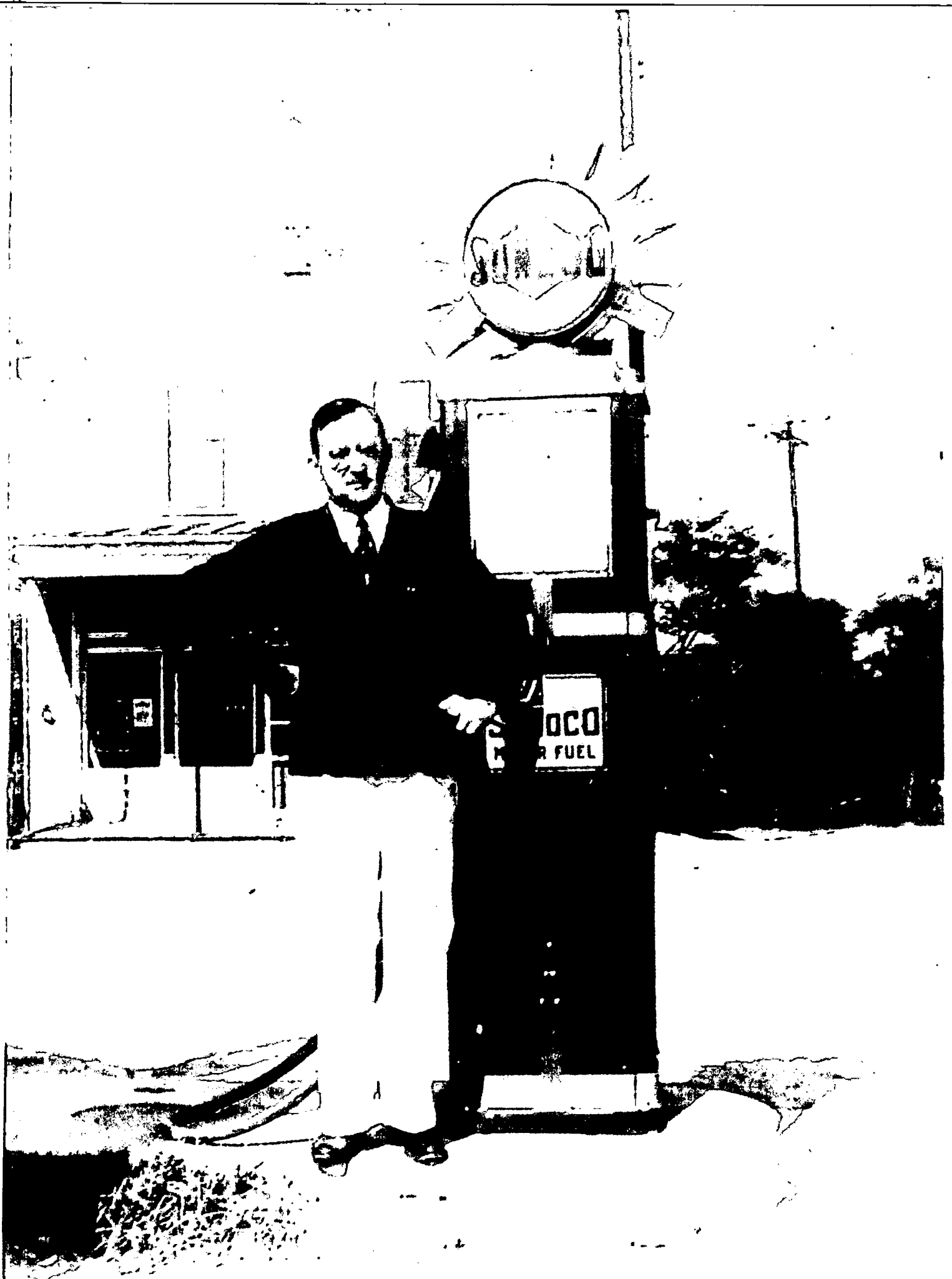


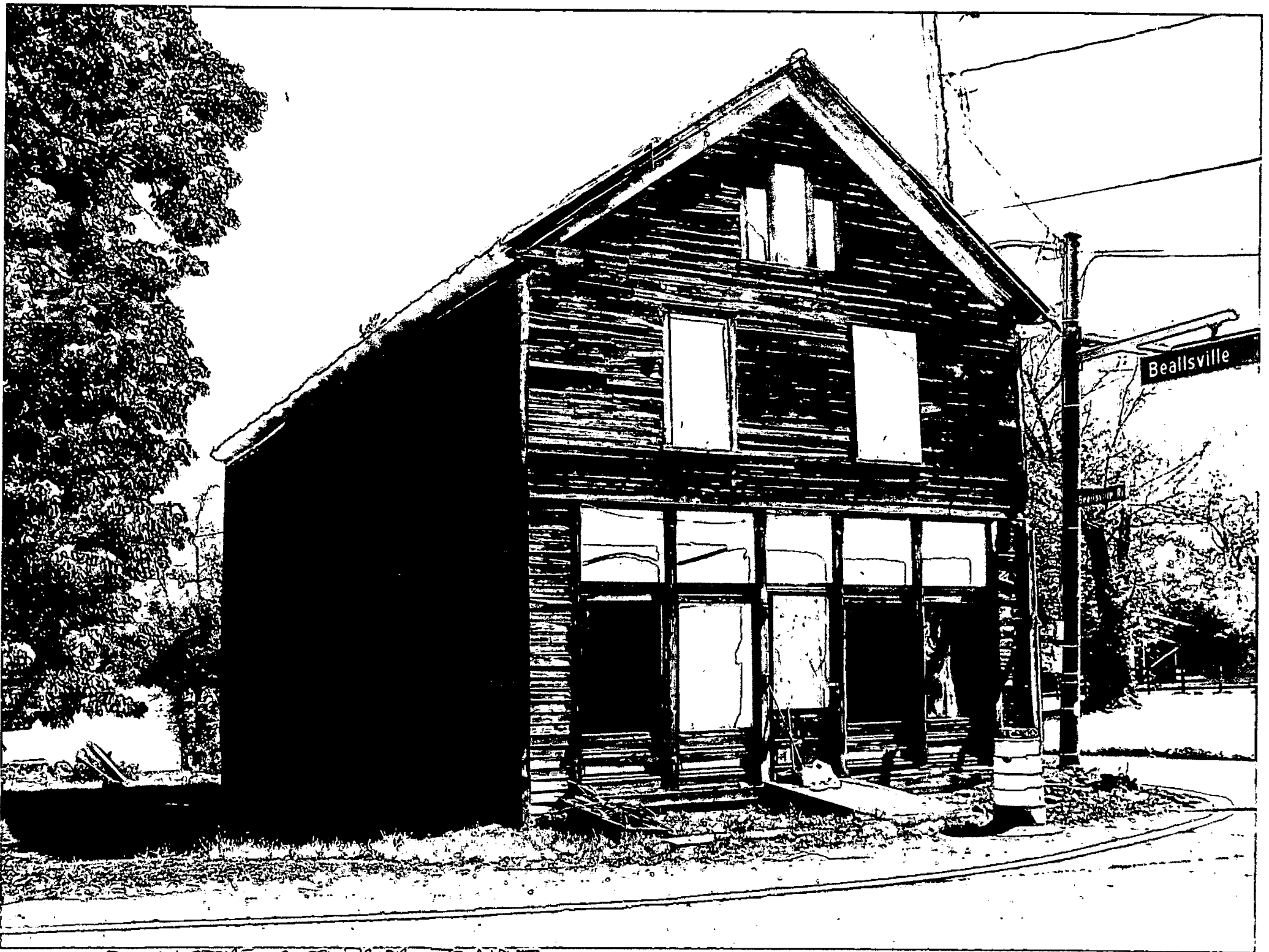
1981 Darnestown Road, Beallsville  
[HPC Case # 17/01-12 A]  
Beallsville H.D.



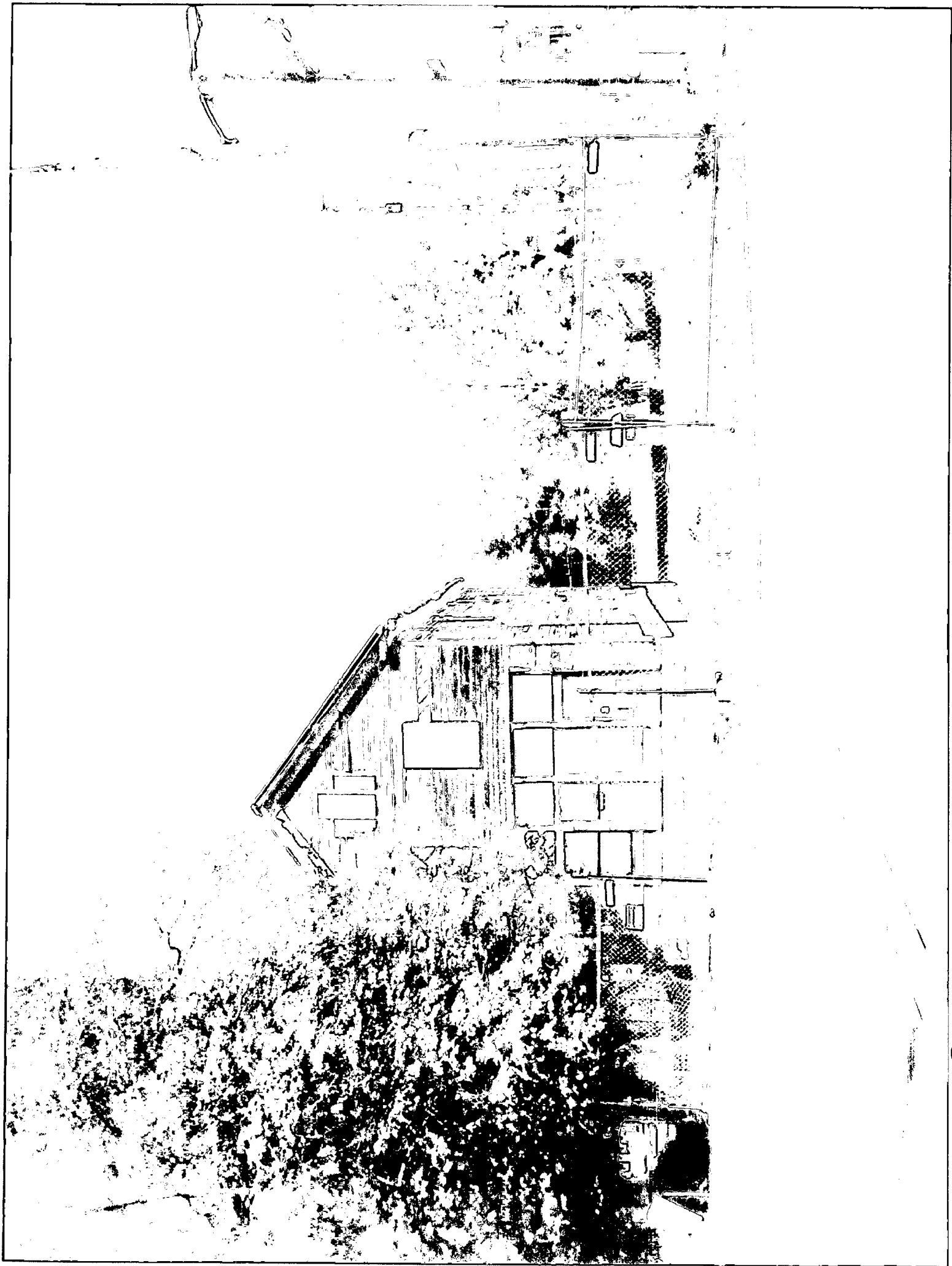
DARBY STORE c. 1922



DARBY STORE C. 1974



DARBY STORE 2009 PRIOR TO MOVE



1172 1171 1170 1169 1168 1167 1166 1165 1164 1163 1162 1161 1160 1159 1158 1157 1156 1155 1154 1153 1152 1151 1150 1149 1148 1147 1146 1145 1144 1143 1142 1141 1140 1139 1138 1137 1136 1135 1134 1133 1132 1131 1130 1129 1128 1127 1126 1125 1124 1123 1122 1121 1120 1119 1118 1117 1116 1115 1114 1113 1112 1111 1110 1109 1108 1107 1106 1105 1104 1103 1102 1101 1100 1099 1098 1097 1096 1095 1094 1093 1092 1091 1090 1089 1088 1087 1086 1085 1084 1083 1082 1081 1080 1079 1078 1077 1076 1075 1074 1073 1072 1071 1070 1069 1068 1067 1066 1065 1064 1063 1062 1061 1060 1059 1058 1057 1056 1055 1054 1053 1052 1051 1050 1049 1048 1047 1046 1045 1044 1043 1042 1041 1040 1039 1038 1037 1036 1035 1034 1033 1032 1031 1030 1029 1028 1027 1026 1025 1024 1023 1022 1021 1020 1019 1018 1017 1016 1015 1014 1013 1012 1011 1010 1009 1008 1007 1006 1005 1004 1003 1002 1001 1000 999 998 997 996 995 994 993 992 991 990 989 988 987 986 985 984 983 982 981 980 979 978 977 976 975 974 973 972 971 970 969 968 967 966 965 964 963 962 961 960 959 958 957 956 955 954 953 952 951 950 949 948 947 946 945 944 943 942 941 940 939 938 937 936 935 934 933 932 931 930 929 928 927 926 925 924 923 922 921 920 919 918 917 916 915 914 913 912 911 910 909 908 907 906 905 904 903 902 901 900 899 898 897 896 895 894 893 892 891 890 889 888 887 886 885 884 883 882 881 880 879 878 877 876 875 874 873 872 871 870 869 868 867 866 865 864 863 862 861 860 859 858 857 856 855 854 853 852 851 850 849 848 847 846 845 844 843 842 841 840 839 838 837 836 835 834 833 832 831 830 829 828 827 826 825 824 823 822 821 820 819 818 817 816 815 814 813 812 811 810 809 808 807 806 805 804 803 802 801 800 799 798 797 796 795 794 793 792 791 790 789 788 787 786 785 784 783 782 781 780 779 778 777 776 775 774 773 772 771 770 769 768 767 766 765 764 763 762 761 760 759 758 757 756 755 754 753 752 751 750 749 748 747 746 745 744 743 742 741 740 739 738 737 736 735 734 733 732 731 730 729 728 727 726 725 724 723 722 721 720 719 718 717 716 715 714 713 712 711 710 709 708 707 706 705 704 703 702 701 700 699 698 697 696 695 694 693 692 691 690 689 688 687 686 685 684 683 682 681 680 679 678 677 676 675 674 673 672 671 670 669 668 667 666 665 664 663 662 661 660 659 658 657 656 655 654 653 652 651 650 649 648 647 646 645 644 643 642 641 640 639 638 637 636 635 634 633 632 631 630 629 628 627 626 625 624 623 622 621 620 619 618 617 616 615 614 613 612 611 610 609 608 607 606 605 604 603 602 601 600 599 598 597 596 595 594 593 592 591 590 589 588 587 586 585 584 583 582 581 580 579 578 577 576 575 574 573 572 571 570 569 568 567 566 565 564 563 562 561 560 559 558 557 556 555 554 553 552 551 550 549 548 547 546 545 544 543 542 541 540 539 538 537 536 535 534 533 532 531 530 529 528 527 526 525 524 523 522 521 520 519 518 517 516 515 514 513 512 511 510 509 508 507 506 505 504 503 502 501 500 499 498 497 496 495 494 493 492 491 490 489 488 487 486 485 484 483 482 481 480 479 478 477 476 475 474 473 472 471 470 469 468 467 466 465 464 463 462 461 460 459 458 457 456 455 454 453 452 451 450 449 448 447 446 445 444 443 442 441 440 439 438 437 436 435 434 433 432 431 430 429 428 427 426 425 424 423 422 421 420 419 418 417 416 415 414 413 412 411 410 409 408 407 406 405 404 403 402 401 400 399 398 397 396 395 394 393 392 391 390 389 388 387 386 385 384 383 382 381 380 379 378 377 376 375 374 373 372 371 370 369 368 367 366 365 364 363 362 361 360 359 358 357 356 355 354 353 352 351 350 349 348 347 346 345 344 343 342 341 340 339 338 337 336 335 334 333 332 331 330 329 328 327 326 325 324 323 322 321 320 319 318 317 316 315 314 313 312 311 310 309 308 307 306 305 304 303 302 301 300 299 298 297 296 295 294 293 292 291 290 289 288 287 286 285 284 283 282 281 280 279 278 277 276 275 274 273 272 271 270 269 268 267 266 265 264 263 262 261 260 259 258 257 256 255 254 253 252 251 250 249 248 247 246 245 244 243 242 241 240 239 238 237 236 235 234 233 232 231 230 229 228 227 226 225 224 223 222 221 220 219 218 217 216 215 214 213 212 211 210 209 208 207 206 205 204 203 202 201 200 199 198 197 196 195 194 193 192 191 190 189 188 187 186 185 184 183 182 181 180 179 178 177 176 175 174 173 172 171 170 169 168 167 166 165 164 163 162 161 160 159 158 157 156 155 154 153 152 151 150 149 148 147 146 145 144 143 142 141 140 139 138 137 136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1





## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: February 9, 2012

### MEMORANDUM

TO: Diane R. Schwartz Jones, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner (JS)  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #589408, front porch reconstruction

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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 February 8, 2012 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: M-NCPPC Montgomery County, Department of Parks

Address: 19811 Darnestown Road, Beallsville

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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Julie Mueller / Joey Lamp  
Daytime Phone No.: 301-650-4390 / 301-563-3414

Tax Account No.: 11-001-00914906  
11-001-00914917  
Name of Property Owner: Dept. of Parks Daytime Phone No.: \_\_\_\_\_  
Address: 9500 Brunnett Ave. Silver Spring 20901  
Street Number City State Zip Code  
Contractor: Tom Taltavull (architect) Phone No.: 301-840-1847  
Contractor Registration No.: To be built by Parks in-house staff  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 19801 Street: Darnestown Road (Rt. 109)  
Town/City: Beallsville Nearest Cross Street: Beallsville Road (Rt. 28)  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: 200 Folio: 287 Parcel: 300 + 407 (map + grid cv22)  
1855 068

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ TBD  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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/easement

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.

Cherie Jo Lamp Signature of owner or authorized agent 1/18/12 Date EST

Approved: [Signature] For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 2/10/12  
Application/Permit No.: 589408 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_





## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: February 9, 2012

### MEMORANDUM

TO: Diane R. Schwartz Jones, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #589408, front porch reconstruction

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**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: M-NCPPC Montgomery County, Department of Parks

Address: 19811 Darnestown Road, Beallsville

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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Julie Mueller / Joey Lampol  
Daytime Phone No.: 301-650-4390 / 301-563-3414

Tax Account No.: 11-001-00914906  
11-001-00914917  
Name of Property Owner: Dept of Parks Daytime Phone No.: \_\_\_\_\_  
Address: 9500 Brunett Ave. Silver Spring 20901  
Street Number City State Zip Code  
Contractor: Tom Taltavull (architect) Phone No.: 301-840-1847  
Contractor Registration No.: To be built by Parks in-house staff  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 19801 Street: Darnestown Road (Rt. 109)  
Town/City: Beallsville Nearest Cross Street: Beallsville Road (Rt. 28)  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: 200 Folio: 287 Parcel: 300 + 407 (map + grid cv22)  
1055 068

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ TBD

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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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/easement

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.

Cheryl J. Lampol Signature of owner or authorized agent  
1/18/12 Date EST

Approved: [Signature] For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 2/10/12  
Application/Permit No.: 589408 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

<b>Address:</b>	19811 Darnestown Road, Beallsville	<b>Meeting Date:</b>	2/8/2012
<b>Resource:</b>	Outstanding Resource Beallsville Historic District	<b>Report Date:</b>	2/1/2012
<b>Applicant:</b>	M-NCPPC Montgomery County Department of Parks (Julie Mueller, Agent)	<b>Public Notice:</b>	1/25/2012
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	17/01-12A	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Front porch reconstruction		

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** this HA WP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Beallsville Historic District  
**STYLE:** Vernacular  
**DATE:** 1921

**PROPOSAL**

The applicant is proposing to reconstruct a no longer extant front porch that was struck by a vehicle several years ago. The proposed reconstruction is based on historic photos of the front porch from the 1920s and 70s, archaeological evidence of its remains, and salvaged materials, which include the original hipped roof supports and 3" diameter steel support posts. The proposed material specifications include a field-manufactured standing seam metal roof, painted wooden floor and trim details, salvaged 3" diameter steel support columns and metal 5" half round gutters.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Beallsville Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Montgomery County Code; Chapter 24A***

- (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; 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.)

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve the HAWP application** and as being consistent with Chapter 24A-8(b) (1) & (2)

- (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

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 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 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 [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Julie Mueller / Joey Lamp

Daytime Phone No.: 301-650-4390 / 301-563-3414

Tax Account No.: 11-001-00914906  
11-001-00914917

Name of Property Owner: Dept. of Parks Daytime Phone No.: \_\_\_\_\_

Address: 9500 Brunnet Ave. Silver Spring 20901  
Street Number City Street Zip Code

Contractor: Tom Taltavull (architect) Phone No.: 301-840-1847

Contractor Registration No.: To be built by Parks in-house staff

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

### LOCATION OF BUILDING/PREMISE

House Number: 19801 Street: Darnestown Road (Rt. 109)

Town/City: Beallsville Nearest Cross Street: Beallsville Road (Rt. 28)

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

Liber: 200 Folio: 287 Parcel: 300 + 407 (map + grid cu 22)  
1855 068

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

#### CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ TBD

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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/easement

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.

Joey Lamp  
Signature of owner or authorized agent

1/18/12 ESTL  
Date

Approved: 589408 For Chairperson, Historic Preservation Commission

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

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

4

## Darby Store Front Porch HAWP Application

1.a Description of existing structure and environmental setting, including its historical features and significance.

*Environmental Setting:* The Darby Store (19801 Darnestown Road) is located within the Darby Historical/Cultural Park, which is composed of 25.5 acres located at the northwest intersection of Routes 109 and 28 in Beallsville. The park is part of the Agricultural Reserve. The property was purchased in 2004 for its cultural resources and open space. The Darby House (19811 Darnestown Road), Darby Store, and detached garage are contributing resources within the locally designated Beallsville Historic District. The front portion of the park facing Route 28 is protected under the "environmental setting" of the Beallsville Historic District. In June 2011, for safety and preservation purposes, the store was moved back and away from the intersection (HAWP 506356).

*History:* The following information is taken from *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*:

The [house and store] show the relationship between business and residence, and the prominence of the local merchant in a rural, turn-of-the-20<sup>th</sup>-century farming community. The Darby Store, a country store at the heart of historic Beallsville, was built in 1910 by H. C. Darby. Beallsville had evolved into an important crossroads from its beginnings when the B&O's Metropolitan Branch line of 1873 resulted in the nearby Sellman Station. Activity there brought increasing commerce to Beallsville, culminating in this pair of notable structures from the first decades of the 20th century. The store epitomizes the vernacular, two-story, front-gabled form that was common for general stores in the region around the turn of the century. By the 1920s, the store featured the area's post office as well.

The adjacent H.C. Darby House was built by the store's owner in 1921 [replacing his original residence which was located behind the store facing Beallsville Road]. It is a spacious house that exhibits the Colonial Revival style, with lingering remnants of the Queen Anne. The house is a two-story, white clapboard structure with three bays, a hipped roof, and side gables on each elevation. A one-story porch, supported by pairs of classical columns, stretches across the width of the main and east elevations. There is a two-story projecting bay at the east corner of the front elevation. The house's size reflects the economic importance of the merchant in small communities like Beallsville.

The pair of properties continued to be owned and operated by the Darby family throughout most of the 20<sup>th</sup> century. The store was run by H.D. Darby, the original owner's son, after the father retired. The continuity of the property's ownership is significant.

*Exterior Description:* Located immediately adjacent to the northwest corner of Darnestown and Beallsville Road, the Darby Store is a symmetrical, one-bay wide, two-story, balloon-frame structure measuring 54'4" x 24'6". The building is sheathed in horizontal, wood siding. It has a tarp-covered, pitched roof with a slight eave, and a simple, flat band of trim. The original metal roof covering is no

longer extant. Windows are double-hung, two-over-two sash throughout with the exception of the attic window on the south elevation. This window has a tripartite design with the center window being slightly taller than the two surrounding windows. There are five doors into the building. The single, front door on the south elevation is centered between large sets of plate glass windows. It consists of a four-paneled base below a glazed section. It is topped by a glazed transom on which the letters "H.C. Darby" are painted. On the west elevation is a single, paneled door leading into the back of the front room. On the north elevation is a frame door leading down into the cellar. The east elevation has one, door near the back of the building that leads into a back room. Immediately above it, on the second floor, is a five-paneled door that is not accessible from the ground.

*Interior Description:* The interior of the building is divided into two-and-half stories. There is a small cellar under the northern third of the structure with a crawlspace under the remaining part of the building. The first floor is divided into two rooms, the front room being an open space, roughly two-thirds of the length of the building. The back room contains the stairs leading up to the second floor and an opening where a set of steps once led down to the cellar. The second floor is a large open space with the exception of a small room at the front, southeast corner of the building. The room is open to the rafters which are exposed.

#### 1.b. General Description of the Project and Its Effect on the Historic Resources, the Environmental Setting, and the Historic District.

*Project Description:* The stabilization of the Darby Store, which includes the partial rehabilitation of the exterior, was approved under HAWP 513027. That HAWP does not include the reconstruction of the front porch which was demolished when a truck ran into it many years ago. This project proposes to build a new front porch. The design is based on historic photographs of the porch from the 1920s and 1970s (attached), archeological evidence of its remains, and salvaged materials, including the original hipped roof supports. The rebuilding will be done according to the *Secretary of the Interior's Standards for Rehabilitation* and according to the attached plans.

*Effect on Historic Resources:* There will be no adverse effect on the historic resource. Rebuilding the porch will help return the building to its c. 1922 appearance.

*Effect on Environmental Setting:* There will be no effect on the environmental setting. Four short piers will support the wood deck for the flooring. The two lowest branches of the neighboring oak tree will need to be trimmed back to accommodate the height of the porch. The setting of the piers will not affect any roots.

*Effect on Historic District:* The rebuilding of the porch will have no adverse effect on the historic district. Rather, it will enhance the building by returning it to its assumed original appearance. The undertaking will not diminish the integrity of design, setting, materials, workmanship, feeling, or association.

2. Site Plan: See attached Proposed Site Plan (June 3, 2009). This plan shows the original and proposed location of the store, prior to its move. The store is now in the "proposed" location and the "existing" location is the former location.



3. Plans and Elevations: See attached Drawing Numbers A1-A3
4. Materials Specification: The porch will be frame with a standing seam metal roof and metal porch supports.
5. Photographs: (see attached)
6. Tree Survey: See attached site plan for location of existing trees.
7. Addresses of Adjacent and Confronting Property Owners: (see attached map and real property data sheets, summarized below)

P470: Monocacy Cemetary Company, P.O. Box 81, Beallsville, MD 20839-0081

P575 and P627: Eusebio and Paula Maita, 23000 Old Hundred Road, Dickerson, MD 20842-9750

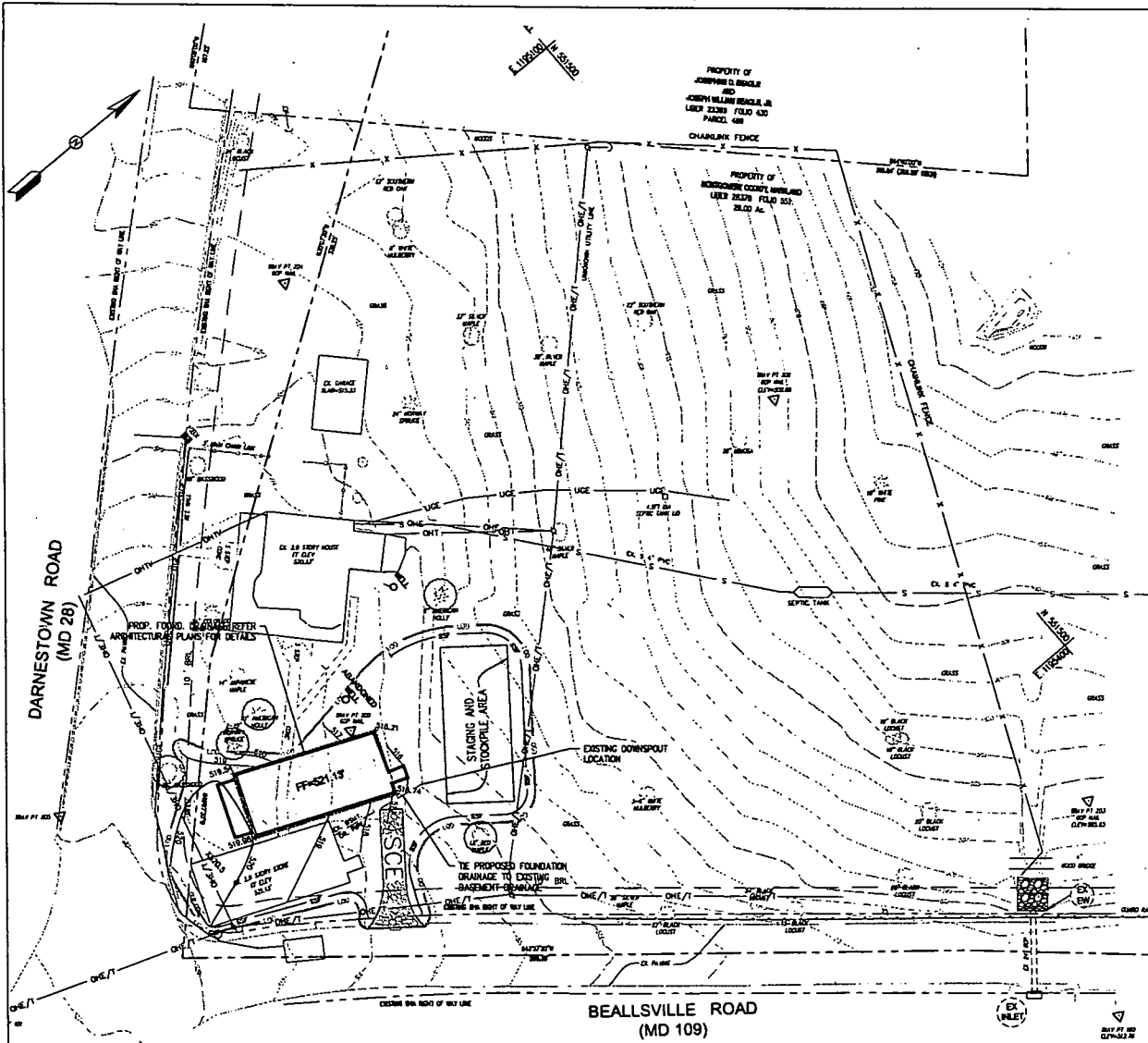
P624: G. D. Armstrong Co., Inc., P.O., Box 5098, Laytonsville, MD 20882

P570: Ronald E. and Harriet B. Magaña, P.O. Box 7, Beallsville, MD 20839-0007

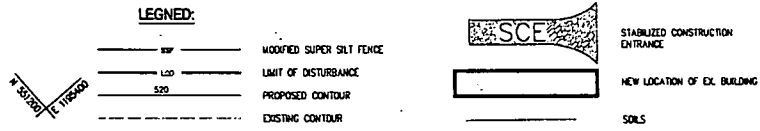
P516 and P512: Upper Mont. Co. Volunteer Fire Dept., P.O. Box 8, Beallsville, MD 20839-0008

P407: Montgomery County, MD, 101 Monroe Street, 3<sup>rd</sup> Fl., Rockville, MD 20850-2540

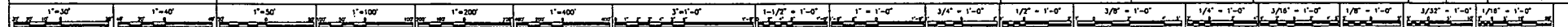
P466: Josephine Beagle et al Tr., 10606 Stoneyhill Court, Silver Spring, MD 20901-1539



**NOTE:**  
 1. ENTIRE SITE IS CLASSIFIED AS TYPE "B" SOIL.  
 2. ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY "STANDARDS AND SPECIFICATION FOR TOPSOIL", PRIOR TO FINAL VEGETATIVE STABILIZATION.



**CALL "MISS UTILITY" AT 1-800-257-7777**  
 48 Hours Before Start of Construction



**OWNER'S/DEVELOPER'S CERTIFICATION**  
 I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 DEPARTMENT OF PARKS  
 PRINTED NAME AND TITLE \_\_\_\_\_

**MAINTENANCE CERTIFICATION**  
 I/WE HEREBY CERTIFY THAT I/WE ASSUME MAINTENANCE RESPONSIBILITIES FOR ALL STORMWATER MANAGEMENT STRUCTURES SHOWN HEREON. IF MAINTENANCE RESPONSIBILITY IS LEGALLY TRANSFERRED, I/WE AGREE TO SUPPLY THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION WITH A COPY OF THE DOCUMENT (SIGNED BY BOTH PARTIES) TRANSFERRING SAID MAINTENANCE RESPONSIBILITY AT THAT TIME.

OWNER/DEVELOPER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 DEPARTMENT OF PARKS  
 PRINTED NAME AND TITLE \_\_\_\_\_

**DESIGN CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL, MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES EXECUTIVE REGULATIONS 5-90 AND 7-02AM AND 36-90, AND MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION "STORM DRAIN DESIGN CRITERIA" DATED AUGUST 1988.

*C. Vyas* 12/01/10  
 DESIGN ENGINEER SIGNATURE DATE  
 CHENMAY C. VYAS 200501  
 PRINTED NAME REGISTRATION NUMBER

**CERTIFICATION OF THE QUANTITIES**  
 I HEREBY CERTIFY THAT THE ESTIMATED TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO 0.0 CUBIC YARDS OF EXCAVATION, 0.0 CUBIC YARDS OF FILL AND THE TOTAL AREA TO BE DISTURBED AS SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE 10454 SQUARE FEET.

*C. Vyas* 12/01/10  
 SIGNATURE DATE  
 CHENMAY C. VYAS 200501  
 PRINTED NAME REGISTRATION NUMBER

**RELATED REQUIRED PERMITS**

IT IS THE RESPONSIBILITY OF PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE APPROVED SEDIMENT CONTROL PERMIT:

TYPE OF PERMIT	REQ'D	NOT REQ'D	PERMIT #	EXPIRATION DATE	WORK RESTRICTION DATES
MDPS (Montgomery County Planning District)		X			
WATERWAY / WETLANDS		X			
a. Corps. of Engineers		X			
b. MDC		X			
c. M.D.E. Water Quality Certification		X			
MDC Dam Safety		X			
ALP/ALS		X			
NOTICE OF INTENT		X			
OTHERS (Please List)					

**MONTGOMERY COUNTY DEPT OF PERMITTING SERVICES APPROVED POR:**

Stormwater Management	Sediment Control Technical Requirements	Administrative Requirements
Reviewed: _____ Date: _____	Reviewed: _____ Date: _____	Reviewed: _____ Date: _____
Approved: _____ Date: _____	Approved: _____ Date: _____	Approved: _____ Date: _____

**NOTE:** MDCPS APPROVAL DOES NOT VALIDATE THE NEED OF A MDCPS ACCESS PERMIT

The Maryland-National Capital Park and Planning Commission  
 Park Planning & Stewardship Division  
 1109 Spring Street, Suite 800  
 Silver Spring, Maryland 20910

**CONSULTANT TITLE INFORMATION**

**BELLArchitects, PC**  
 1228 9th Street, NW  
 Washington, DC 20001-4202  
 www.bellarc.com  
 202.548.7570  
 Fax: 548.7580

**ROBERT ELLMAN ASSOCIATES**  
 STRUCTURAL ENGINEER  
 STRUCTURAL PROGRAMS  
 1000 PINE BLVD  
 WOOD BRIDGE, MD 21796  
 WOOD SPECIALIST

**Anthony & Associates, Inc.**  
 P.O. Box 271400  
 Fort Collins, CO 80527-1400

**AB CONSULTANTS, INC.**  
 1400 ANNAPOLIS ROAD  
 LARABEE, MARYLAND 20708  
 PHONE: (301) 306-3081  
 FAX: (301) 306-3072  
 CONTACT: CHENMAY C. VYAS

**MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES**

**M-NCPPC review and approval**

project manager	signature	date
park manager	signature	date
cultural resources mgr	signature	date
other	signature	date

**REVISIONS**

NO.	DESCRIPTION	DATE
100%	Client Review	07/02/09
	Issued for Permit	04/6/10

**DARBY STORE STABILIZATION & RELOCATION**  
 1980 Darnestown Road, Beallsville, MD 20839  
 PARCELS 300 & 407

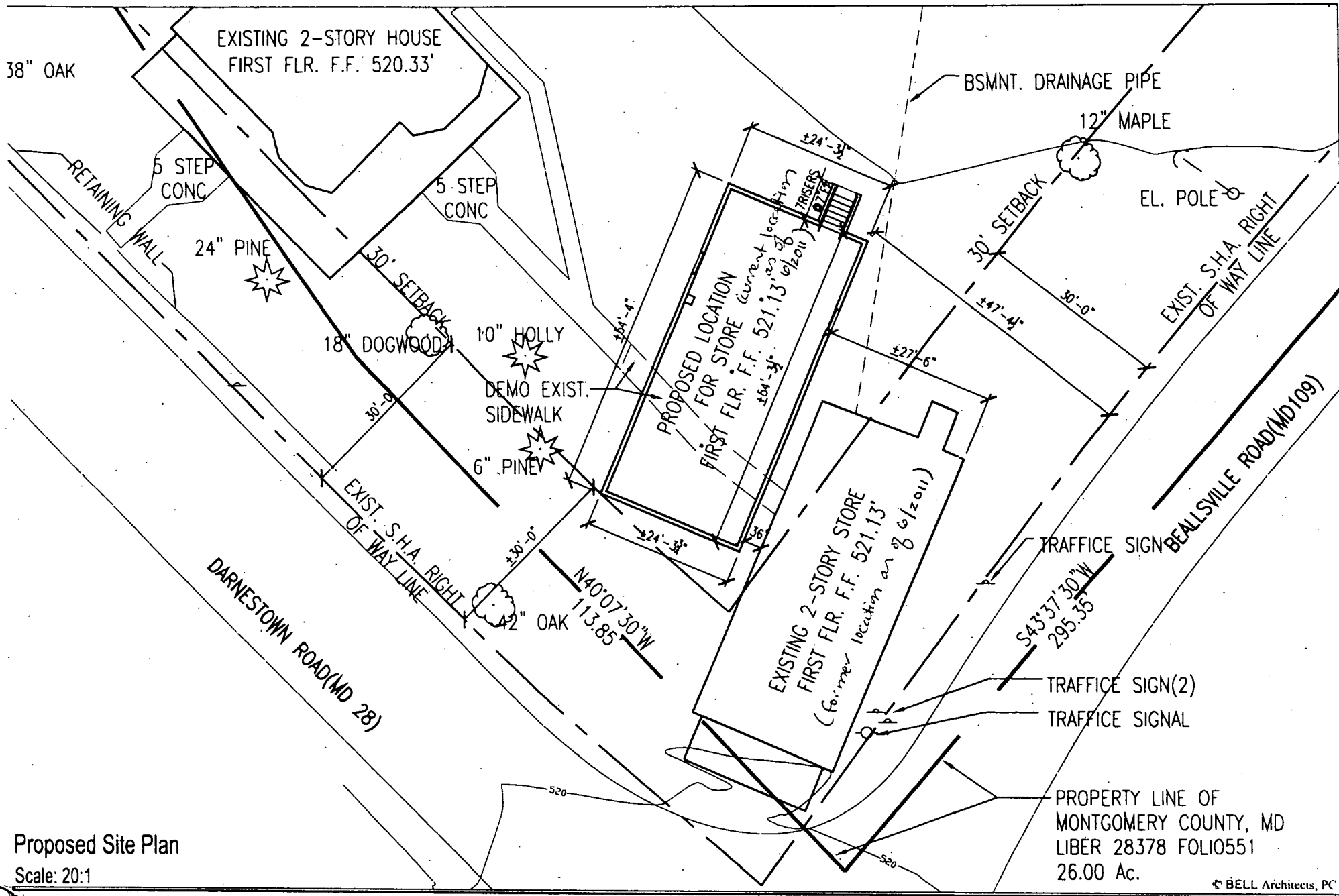
M-NCPPC RFP No. XX-XXX  
 SHEET TITLE:

**SITE PLAN**

DELETED BY: [ ] JOB NUMBER: [ ]  
 DATE: [ ]  
 SCALE: [ ] SHEET: [ ] OF [ ]  
 © BELLArchitects, PC

**C-02**

8



Proposed Site Plan

Scale: 20:1

© BELL Architects, PC

**BELL Architects, PC**

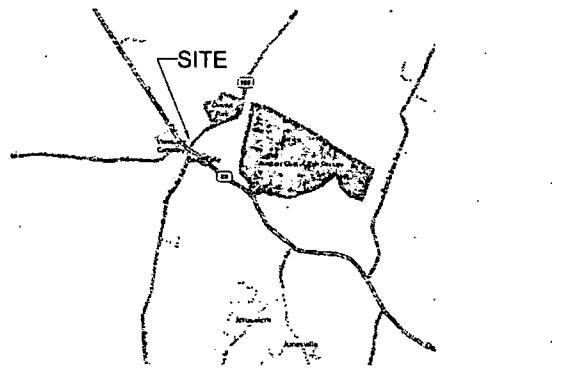
1228 9th St., NW, Washington, D.C. 20001 www.bellarc.com 202.548.7570 fax: 548.7580

**Darby Store Stabilization & Relocation**

19801 Darnestown Road, Beallsville, MD 20839

134-011

June 3, 2009



# PORCH RECONSTRUCTION TO THE DARBY STORE MNCPPC Department of Parks Norther Region 19801 Darnestown Road, Beallsville, Maryland 20839

CS1	COVER SHEET, CODE DATA, INDEX
C-02	CIVIL SITE PLAN
A0	SPECIFICATIONS
A1	FLOOR PLANS, SECTION, DETAILS
A2	ELEVATIONS
S1	STRUCTURAL FOUNDATION, FRAMING PLANS, SECTION DETAIL AND NOTES.

**JT**  
ARCHITECTS  
PLANNERS  
HISTORIC  
PRESERVATION

THOMAS J. TALAMAK  
ARCHITECT  
1901 AND 1907

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 3002, Expiration Date: 6-13-2013.

Professional Seal

VINCINITY MAP  
NO SCALE

3 PROJECT TITLE  
NO SCALE

4 DRAWING INDEX  
NO SCALE

5

**SYMBOLS & DESCRIPTIONS**

SYMBOL	DESCRIPTION
	NORTH ARROW
	INDICATES WINDOW TYPE
	INDICATES ROOM NUMBER (SEE SCHEDULE)
	INDICATES ROOM NAME
	INDICATES ROOM NUMBER
	INDICATES REVISION AND NUMBER
	SHEET NOTE NUMBER
	GENERAL NOTE
	INDICATES ELEVATION NUMBER (SEE SCHEDULE)
	INDICATES ON WHICH DRAWING ELEVATION APPEARS
	INDICATES SECTION NUMBER
	INDICATES ON WHICH DRAWING SECTION APPEARS

**SYMBOLS & DESCRIPTIONS**

	COMPACTED EARTH
	CRUMBLED STONE
	CONCRETE @ LARGE SCALE DETAIL
	CONCRETE @ SMALL SCALE
	DRYWALL OR PLASTER OR CONCRETE @ SMALL SCALE
	GRAVEL
	BRICK OR STONE
	FOAM EXTRUDED STYROFOAM INSULATION
	BATT INSULATION
	DIMENSION LAMBER
	BLOCKING SHIM OR FILLER
	FRESH LAMBER
	STEEL

NOTE: ALL SYMBOLS AND ABBREVIATIONS INDICATED MAY NOT APPEAR ON THESE CONTRACT DRAWINGS. ALL GENERAL NOTES INDICATED MAY NOT APPLY TO THIS PROJECT.

**GOVERNING CODES:**

<b>BUILDING:</b>	2009 IBC (International Building Code) with Local Amendments by County
<b>FIRE SAFETY:</b>	2008 IBC, Montgomery County Fire Safety Code, 2003 NFPA 101 Life Safety Code.
<b>MECHANICAL:</b>	THE INTERNATIONAL MECHANICAL CODE 2009, WSSC Plumbing Code, 2006 International Energy Conservation Code
<b>ELECTRICAL:</b>	THE NATIONAL ELECTRICAL CODE 2002
<b>HANDICAPPED:</b>	Maryland Accessibility Code (COMAR 05-02-02), Americans with Disabilities Act P.L. 101-336

**BUILDING DESIGN:**

<b>Occupancy Use Group:</b>	B - Business	IBC Reference:	Table 503
<b>Type of Construction:</b>	V-B		Table 503
<b>HIGHRISE:</b>	No		
<b>SPRINKLERS:</b>	No		
<b>HEIGHT LIMITS: (Per IBC)</b>	2 Stories / 50 Feet Allowable Tabular Height 2 Stories / <50 Feet Proposed Height	IBC Reference:	Table 503
<b>FLOOR AREA LIMITS</b>	9,000 sf Allowable Tabular Floor Area 1322 sqf Proposed at 1st Floor 1322 sqf Proposed at 2nd Floor 1322 sqf Proposed at Basement 3968 sqf Proposed Total Building Area < 9000 SF Allowable		Table 503

**FIRE RATINGS:**

<b>EXTERIOR WALLS:</b>	1 Hour (Fire Separation < 9') 1 Hour (Fire Separation > 9' < 10') 0 Hour (Fire Separation > 10' < 30')	Table 602
<b>STRUCTURAL FRAME:</b>	0 Hour	Table 601
<b>BEARING WALLS:</b>	0 Hour Exterior, Interior, 1 Hour Supporting Exit Stair walls	Table 601 Section 707
<b>NON BEARING WALLS:</b>	0 Hour	Table 601
<b>FLOOR CONSTRUCTION:</b>	0 Hour, 1 Hour Where Terminating Exit Stair Shaft	Table 601 Section 707
<b>ROOF CONSTRUCTION:</b>	0 Hour	Table 601

**MEANS OF EGRESS:**

<b>OCCUPANT LOAD:</b>	13 People at 1st Floor (1 person per 100 sqf Floor) 13 People at 2nd Floor (1 Person per 100 sf Floor) 5 People at Basement (1 person per 300 sf Storage)	Table 1004.1.2
<b>NUMBER OF EXITS:</b>	1 Exit Per Floor Required 2 Exits Provided at Level Of Exit Discharge (1st Floor) 1 Exit Provided: Basement and Second Floor	Table 1014.1
<b>TYPES OF EXITS:</b>	Doors on Grade	
<b>EGRESS CAPACITY:</b>	Single Doors: 36" / 0.20" = 180 Persons Allowed Actual = 13 People Stair: 36" / 0.30" = 120 Persons Allowed Actual = 13 People	(NFPA 101 Table 7.3.3.1)
<b>EXIT ACCESS:</b>	75 Feet - Maximum Allowed; <75 Feet Actual	T 1019.2
<b>DEAD ENDS:</b>	20 Feet	1017.3
<b>COMMON PATH OF TRAVEL:</b>	75 Feet Maximum Allowed; <75 Feet Actual	1014.3
<b>FIRE EXTINGUISHER:</b>	Provide Portable Fire Extinguishers	per NFPA 101

**Design live loads are:**

Floor live load (first floor Offices)	50 psf
Floor live load (second floor Offices)	50 psf
Wind	30 mph
Ground Snow Load	30 psf
Roof	per code for drifting (30 psf min.)
Seismic design Category	D
Stairs, Corridors, and Lobbies	100 psf

**SCOPE OF WORK**

RECONSTRUCT DEMOLISHED ORIGINAL FRONT PORCH

SYMBOLS AND LEGEND  
NO SCALE

2 CODE ANALYSIS  
NO SCALE

1

Revisions  
Drawing The  
COVER SHEET

Date: JAN. 18, 2012

Porch Reconstruction To:  
THE DARBY STORE  
MNCPPC, Department of Parks, Northern Region  
19801 Darnestown Road, Beallsville, Md. 20839

Drawing Number

CS1

1/0

SECTION 0510

ROUGH CARPENTRY
PART 1 GENERAL
1.1 SUMMARY
A. Includes rough carpentry.
1.2 SUBMITTALS
A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
1.3 QUALITY ASSURANCE
A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use approved installers.
PART 2 PRODUCTS
2.1 MATERIALS
A. Rough Carpentry Applications:
1. Manufacturers: Universal Lumber; Plywood or approved equal.
2. Manufacturers, Dressing: APA, etc.
3. Dimension Lumber:
a. Light Framing: SPF No. 2 or better grade.
b. Plywood Roof Sheathing: Exposure 1, Structural I, Dressing.
c. Framing Joists and Beams:
1. Material: Non-combustible, suitable for load and exposure.
PART 3 EXECUTION
3.1 INSTALLATION
A. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated.
B. Plywood Comply with applicable requirements contained in APA Form No. CD30, "APA Design/Construction Guide: Residential & Commercial".
C. Provide rafters, blocking and girders where required. Set work plumb, level and accurately cut. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Coordinate with other work.
D. Comply with manufacturer's requirements for cutting, handling, fastening and working wood materials.
E. Restore damaged components. Protect work from damage.

SECTION 0520

EXTERIOR FINISH CARPENTRY
PART 1 GENERAL
1.1 SUMMARY
A. Includes exterior finish carpentry.
1.2 SUBMITTALS
A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
1.3 QUALITY ASSURANCE
A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use approved installers.
PART 2 PRODUCTS
2.1 MATERIALS
A. Exterior Siding and Raining Tile and Rail:
1. Manufacturer: Weyerhaeuser Lumber Co., LLC, or approved equal.
2. Species for Opus Finish: White Pine.
3. Finish: Paint.
PART 3 EXECUTION
3.1 INSTALLATION
A. Provide work to slope, shape, and profile indicated. Install work to comply with quality standards referenced. Back prime work and install panels, level and straight with tight joints, scribe work to fit. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Use non-combustible fasteners for exterior work. Coordinate with work of other sections.
C. Comply with manufacturer's requirements for cutting, handling, fastening and working wood materials.
D. Restore minor damage, clean and protect.

SECTION 0530

SECTION 0540 SHEET METAL ROOFING
GENERAL
1.1 SECTION INCLUDES
Mechanically attached metal panel roofing system.
1.2 RELATED SECTIONS
A. Section 0510 - Rough Carpentry.
B. Section 0700 - Sheet Metal Flashing and Trim.
C. Section 0710 - Gutters and Downspouts.
D. Section 0720 - Joint Seals.
1.3 SUBMITTALS
A. Manufacturer's catalog data, detail sheets, and specifications.
B. Shop Drawings: Prepared specifically for this project, showing dimensions of metal roofing and accessories, fastening details and connections and interface with other products.
C. Section Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and finishes.
1.4 QUALITY ASSURANCE
Installer Qualification: Certified and approved installer of the sheet metal roofing

DELIVERY, STORAGE, AND HANDLING
A. Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
B. Store materials protected from exposure to harmful environmental conditions and at temperature and humidity conditions recommended by the manufacturer.
1. Store materials above ground, on racks.
2. Protect material with waterproof covering and allow sufficient ventilation to prevent condensation buildup or moisture intrusion on the material.
1.8 WARRANTY
A. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard warranty document executed by authorized company official. Provide warranty as follows:
1. Warranty covering the metal substrate against rupture, perforation and structural failure due to normal atmospheric corrosion.
2. Warranty on paint finish against cracking, peeling, blistering, chalking and color change.
3. Provide Penmaurol 3000, 30-year Kynar 500/Kylar 5000 limited finish warranty.
B. Manufacturer's Weathering/Waterproofing Warranty:
1. Warranty: Provide the manufacturer's limited warranty for weatherability and material covering a period of 2 years from the date of substantial completion.
PART 2 PRODUCTS
2.1 MANUFACTURERS
A. Acceptable Manufacturer: Engel, Inc. or approved equal.
B. Provide all sheet metal roofing and accessories from a single manufacturer.
2.2 RESIDENTIAL/LIGHT COMMERCIAL SYSTEMS
A. Mechanically Seamed Panels:
1. Profile: Baris A300, 1 1/2 inch (38.1 mm) standing seam.
a. Width: 12 inch
b. Wind Uplift Resistance: UL D92, Class 90.
c. UV Lightfast: Passed when tested in accordance with ASTM E 1060.
d. Water Penetration: None, when tested in accordance with ASTM E 1848.
e. Flame Spread: Class 1 when tested in accordance with ASTM E 84.
f. Moisture Shield: As Prescribed Otherwise: Conforms to ASTM E 1362.
g. Class A Fire Rating, UL-710.
2.3 ACCESSORIES
A. Fasteners: As recommended by panel manufacturer for the system specified.
B. Edge Protection Sheet: Rubberized asphalt bonded to sheet polyethylene, 40 mil (1 mm) total thickness, with neoprene and polyurethane top.
C. Base Sheet and Edge Protection Sheet: ASTM D226, Type I, 30 pound unpurported weight self-adhered organic felt.
D. Sealant: Submit as recommended by panel manufacturer.
E. Flashings and Trim: As recommended by panel manufacturer.
2.4 MATERIALS
A. Galvanized Steel Sheet: ASTM A 653A 803M, 9002/275 znc coated, coil coated:
1. Base metal: Structural quality, 50ksi yield point, 63 ksi tensile strength.
2. Thickness: 34 Gauge.
3. Finish: Penmaurol 3000; Kynar 500/Kylar 5000 coating, 0.8 to 0.9 mil (0.020 to 0.023 mm) fluorocarbon full strength 70 percent Kynar 5000 finish coating over 0.2 to 0.3 mil (0.005 to 0.007 mm) urethane primer.
4. Color: Color as selected by Owner.

SECTION 0550

EXAMINATION
3.1 EXAMINATION
A. Examine surfaces to receive sheet metal roofing. Notify the Architect in writing of any defective conditions encountered. Starting of work shall constitute acceptance of such conditions.
B. Wood Deck Substrate: Inspect roof deck to verify deck is clean and smooth, free of depressions, voids, or projections, and properly sloped.
1. Verify deck is dry and joints are solidly fastened and tapered.
2. Verify wood battens are installed and correctly located.
C. Structural Framing: Buckers
1. Verify primary and secondary framing members are installed and tapered, properly aligned and sloped.
2. Verify damaged stop coatings are repaired with touch up paint.
D. Verify roof openings, curbs, pipes, masonry, ducts, or vents through roof are solidly set, square up in place, and sealing joints tight.
E. Correct defective conditions before beginning work.
3.2 INSTALLATION
A. Install in accordance with the NRCA Roofing and Waterproofing Manual and manufacturer's installation instructions and recommendations.
B. Form gable shape as indicated on Drawings, accurate in size, square, and free from distortion or defects.
C. Install base sheet and edge protection sheet underlayment as recommended by the manufacturer. Install all panels continuous from ridge to eave. Transverse seams are not permitted.
D. Where not otherwise indicated conform to SMACNA details including fastening and fit.
E. Install sealants where indicated to create dry surfaces only without slips or voids.
3.3 PROTECTION
A. Protect installed products until completion of project.
B. Touch-up, repair or replace damaged products before Substantial Completion.
END OF SECTION

SECTION 0560

FLASHING AND SHEET METAL
PART 1 GENERAL
1.1 SUMMARY
A. Provide flashing and sheet metal.
1.2 SUBMITTALS
A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
B. Shop Drawings: Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction.
C. Samples: Submit two representative samples of each material specified including visual characteristics and finish. Include range samples if variation of finish is anticipated.
1.3 QUALITY ASSURANCE
Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use approved installers.
PART 2 PRODUCTS
2.1 MATERIALS
A. Flashing and Sheet Metal:
1. Manufacturer: Engel, Inc. or approved equal.
2. Application: Metal counterflashing and base flashing.
3. Application: Exterior wall flashing and expansion joints.
4. Application: Gutters and Downspouts.
B. Acrylic Materials:
1. Solder compatible with metal.
2. Bituminous isolation coating.
3. Mastic and elastomeric sealants.
4. Epoxy resin sealant.
5. Rubberized building paper self sheet.
6. Polyethylene underlayment.
7. Rebar and metal accessories.
8. Outer and conductor based guards.
9. Asphalt roofing cement.

SECTION 0570

MANUFACTURED ROOF SPECIALTIES
PART 1 GENERAL
1.1 SUMMARY
A. Provide manufactured roof specialties.
1.2 SUBMITTALS
A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
B. Shop Drawings: Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction.
C. Samples: Submit two representative samples of each material specified including visual characteristics and finish. Include range samples if variation of finish is anticipated.
1.3 QUALITY ASSURANCE
A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use approved installers.
B. Restore damaged components. Protect work from damage.
PART 2 PRODUCTS
2.1 MATERIALS
A. Outer and Downspout Systems:
1. Manufacturer: Engel, Inc. or approved equal.
2. Material: Galvanized steel, painted.
PART 3 EXECUTION
3.1 INSTALLATION
A. Comply with accessory manufacturer's instructions and recommendations. Coordinate installation with roofing systems to assure weathertight performance. Anchor secondary structure to substrate inward and outward laps.
B. Isolate dissimilar metals to prevent galvanic corrosion.
C. Test and operate units; clean, lubricate and adjust moving parts.
END OF SECTION

SECTION 0580

JOINT SEALERS
PART 1 GENERAL
1.1 SUMMARY
A. Provide joint sealers and fillers.
1.2 SUBMITTALS
A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
B. Samples: Submit two representative samples of each material specified including visual characteristics and finish. Include range samples if variation of finish is anticipated.
1. Include manufacturer's full range of color and finish options if additional selection is required.
1.3 QUALITY ASSURANCE
A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use approved installers.
PART 2 PRODUCTS
2.1 MATERIALS
A. Exterior Joints in Vertical Surfaces, Silicone:
1. Manufacturer: Tremco
2. Material: Two component silicone sealant.
B. Exterior Joints in Vertical Surfaces, Predetermined Compression Seal:
1. Manufacturer: Tremco
PART 3 EXECUTION
3.1 INSTALLATION
A. Examine substrate; report unsatisfactory conditions in writing. Begin work upon owner acceptance of substrate.
B. Provide sealants in colors as selected from manufacturer's sealants.
C. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections. Clean and prime joints, and install bond breakers, backer rods and sealant as recommended by manufacturers.
D. Depth shall equal width up to 1/2 inch wide; depth shall equal 1/2 width for joints over 1/2 inch wide. Cure and protect materials as directed by manufacturers. Replace or restore damaged materials. Clean adjacent surfaces to remove spillage.

SECTION 0590

PAINTS
PART 1 GENERAL
1.1 SUMMARY
A. Provide painting and surface preparation.
1.2 SUBMITTALS
A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
B. Samples: Submit two representative samples of each material specified including visual characteristics and finish. Include range samples if variation of finish is anticipated.
1. Include manufacturer's full range of color and finish options if additional selection is required.
C. Extra Stock: Submit 2 unopened gallons of each paint and color used in the project.
1.3 QUALITY ASSURANCE
A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use approved installers.
B. Restore damaged components. Protect work from damage.
C. Mock-Up: Provide mock-up as required to demonstrate quality of workmanship.
1. Provide 4 box x 4 foot mock-ups of each type of surface.

SECTION 0600

EXECUTION
PART 1 GENERAL
1.1 SUMMARY
A. Follow recommendations of SMACNA Sheet Metal Manual. Allow for expansion, isolate dissimilar metals.
B. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.
C. Restore damaged components and fastenings. Clean and protect work from damage.
END OF SECTION
PART 2 PRODUCTS
2.1 MATERIALS
Painting:
1. Manufacturers: Benjamin Moore & Co.; Dunn Edwards & Whitehouse; Fine Art Lancers; Sherwin-Williams.
2. Application: Exterior unadorned surfaces.
3. Application: Repairs of exterior surfaces.
4. Primary Coating Type: Latex based paints.
5. Primary Paint Systems: Primer plus two finish coats.
PART 3 EXECUTION
3.1 INSTALLATION
A. Inspect surfaces; report unsatisfactory conditions in writing; beginning work upon owner acceptance of substrate.
B. Comply with manufacturer's instructions and recommendations for preparation, priming and coating work. Coordinate with work of other sections.
C. At existing areas to be repaired, remove blisters or peeling paint to sound substrate. Remove chalk deposits and residue and wash all surfaces with mild detergent. Prepare metal exterior preparation including etching and glassing compounds. Block primer base areas before priming and painting as specified.
D. Match approved mock-ups for color, texture, and pattern. Recoat or remove and replace work which does not match or shows loss of adhesion. Clean up, touch up and seal project work.
PART SCHEDULE
S. Exterior Wood for Painted Finish:
1. Gloss:
a. Semi
2. System:
a. 1 coat exterior primer
b. 2 coats latex enamel
F. Galvanized Metal:
1. Gloss:
a. Semi
2. System:
a. 1 coat galvanized metal primer
b. 2 coats alkyd enamel

SECTION 0610

RECONSTRUCTION TO:
THE DARBY STORE
MINCPCC, Department of Parks, Northern Region
18801 Darmerstown Road, Beallsville, Md. 20839
Drawing Number
A0
1



THOMAS J. TALTAMALL ARCHITECT HISTORICAL PRESERVATION 2014051947

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 0021, Expires Dec. 6-13-2012.

Professional Seal

Revisions Drawing No. SPECIFICATIONS

Date: JAN. 18, 2012

Porch Reconstruction To: THE DARBY STORE MINCPCC, Department of Parks, Northern Region 18801 Darmerstown Road, Beallsville, Md. 20839

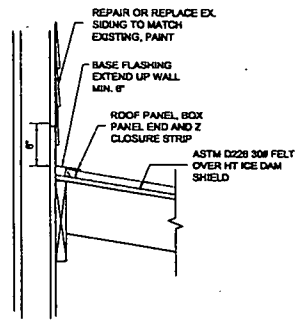
Drawing Number

A0

11

SPECIFICATIONS NO SCALE

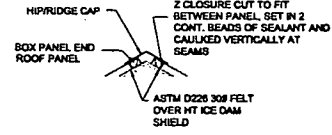
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DETAIL - BASE FLASHING

1/2" = 1'-0"

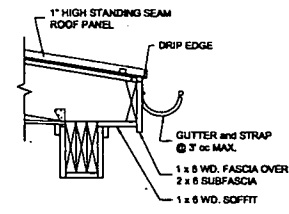
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DETAIL - HIP FLASHING

1/2" = 1'-0"

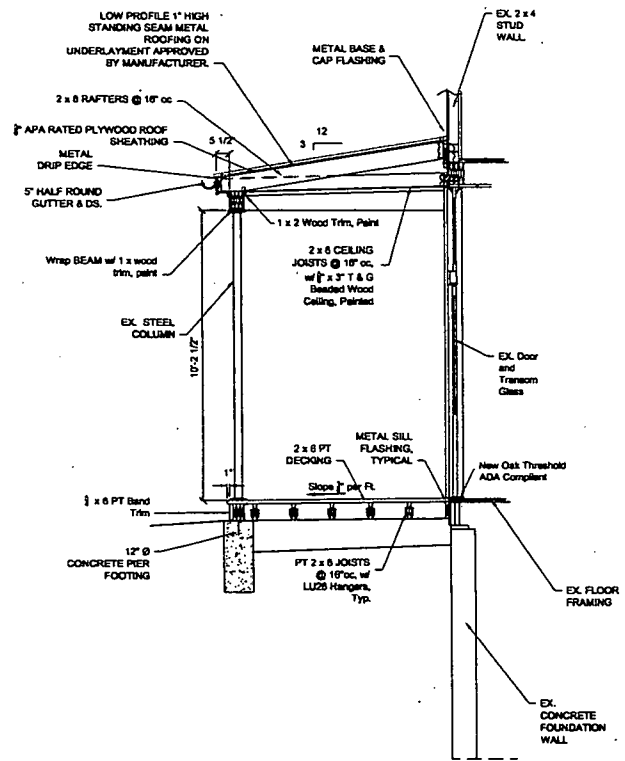
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DETAIL - EAVE FLASHING

1/2" = 1'-0"

7



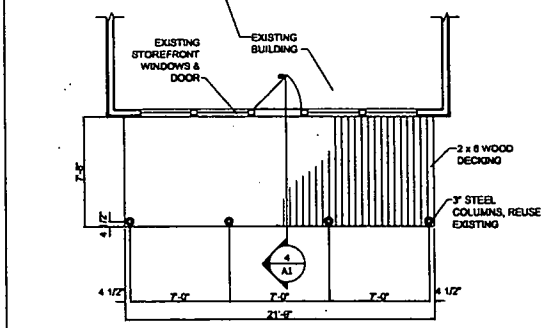
SECTION

1/2" = 1'-0"

4

PROPOSED PORCH ROOF PLAN

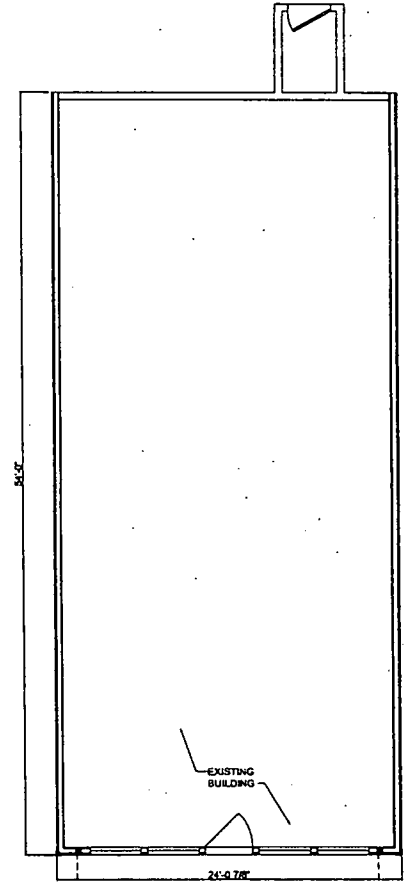
1/2" = 1'-0"



PROPOSED PORCH FLOOR PLAN

1/2" = 1'-0"

2



EXISTING FIRST FLOOR PLAN

1/2" = 1'-0"

1

12



THOMAS J. TALTAMAL  
ARCHITECT  
201 AND 1547

Professional Certification:  
I hereby certify that these  
documents have prepared  
or approved by me, and that  
I am a duly licensed  
architect under the laws of  
the State of Maryland,  
License No. 2003,  
Expiration Date: 6-13-2012.

Professional Seal

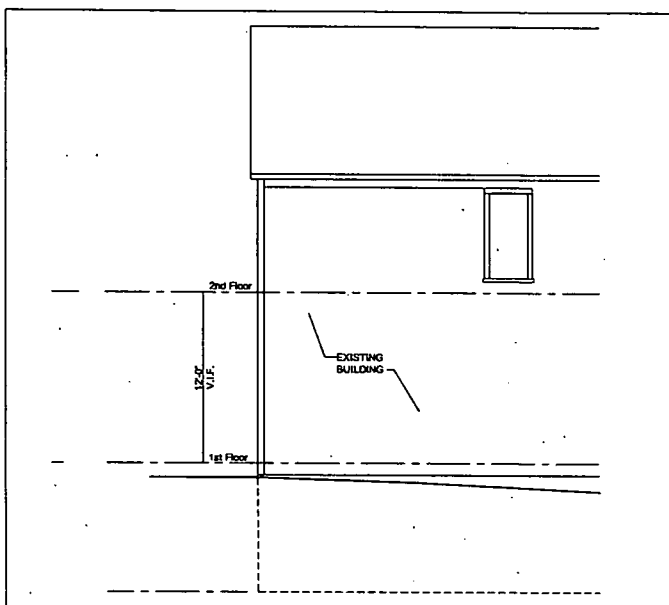
Revisions  
Drawing Title  
ELEVATIONS

Date: JAN. 18, 2012

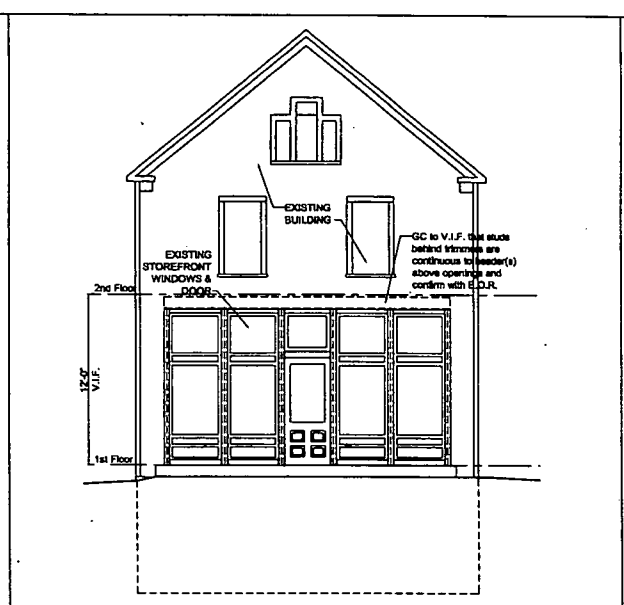
Porch Reconstruction To:  
THE DARBY STORE  
MNCPPC, Department of Parks, Northern Region  
18801 Darbestown Road, Beallsville, Md. 20839

Drawing Number

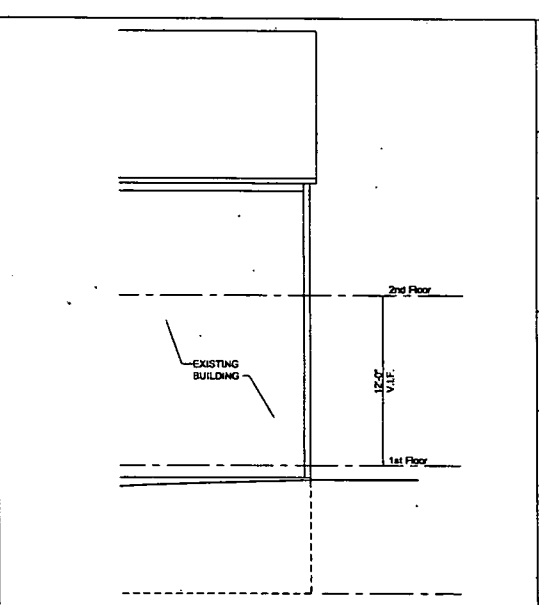
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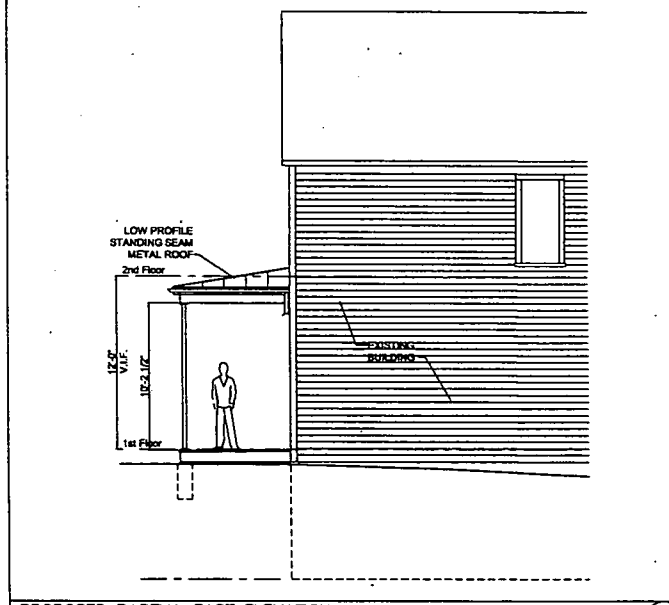
EXISTING PARTIAL EAST ELEVATION  
14' x 14'



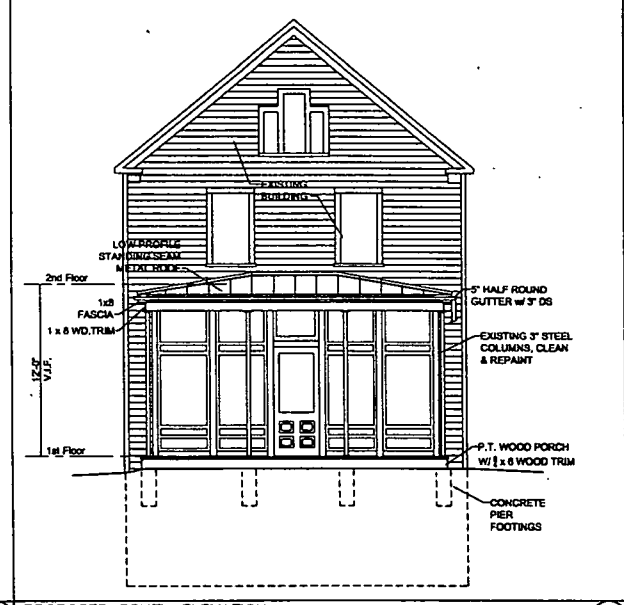
EXISTING SOUTH ELEVATION  
14' x 14'



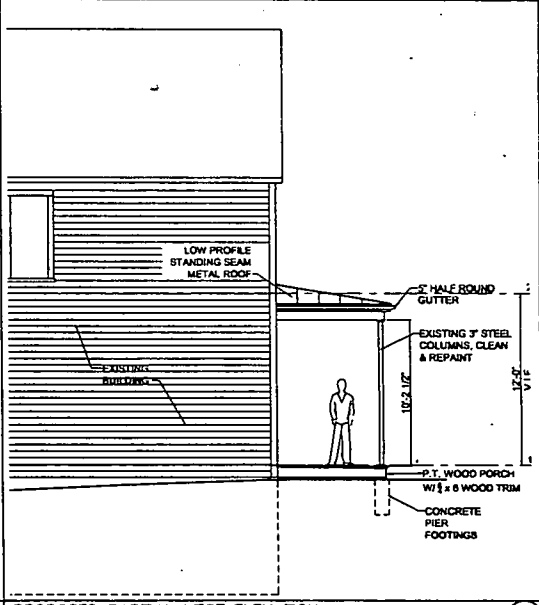
EXISTING PARTIAL WEST ELEVATION  
14' x 14'



PROPOSED PARTIAL EAST ELEVATION  
14' x 14'



PROPOSED SOUTH ELEVATION  
14' x 14'



PROPOSED PARTIAL WEST ELEVATION  
14' x 14'

13

**GENERAL STRUCTURAL NOTES**

- Coordination**  
Contractor shall be responsible for coordination of all work between the different trades. All openings, holes, sleeves, knee caps, etc., shall be submitted for Architect and Engineer approval. If anything is unclear, ask Architect and Engineer for clarification.
- Existing Conditions**  
All existing conditions shall be verified by the contractor and any discrepancies with the contract documents shall be brought to the attention of the Architect and Engineer for resolution.
- Codes**  
Design and construction shall conform to the IRC 2009 and the IRC 2009 and to all local codes.
- Loads**  
Design live loads are:  
Wind \_\_\_\_\_ 90 mph - 3 second gust  
Ground Snow Load \_\_\_\_\_ 30 psf  
Roof \_\_\_\_\_ per code for decking (90 psf min.)  
Seismic design Category \_\_\_\_\_ B  
Interior Room \_\_\_\_\_ 60 psf
- Excavation and Backfill**  
a. All excavation shall conform to OSHA requirements.  
b. Do not excavate below adjacent footings without instructions from a registered geotechnical engineer.
- Soil**  
a. Footings shall bear on undisturbed soil with a minimum bearing capacity of 2000 psf, to be approved by holding official or verified by geotechnical engineer.

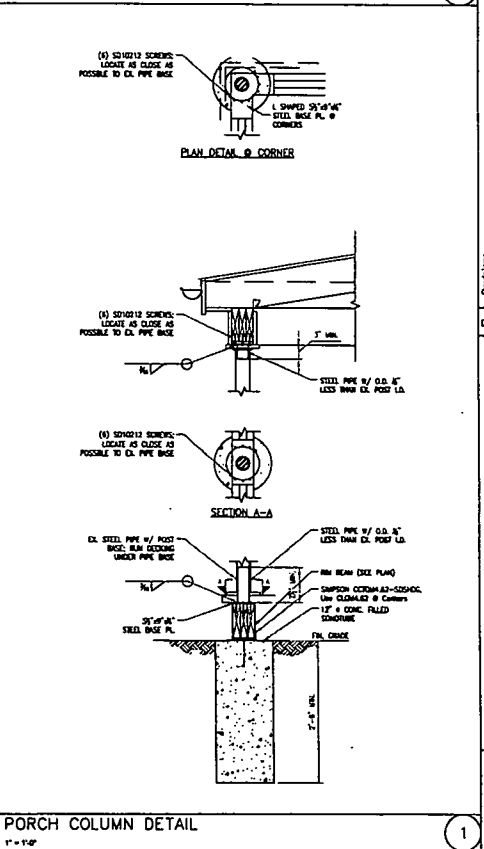
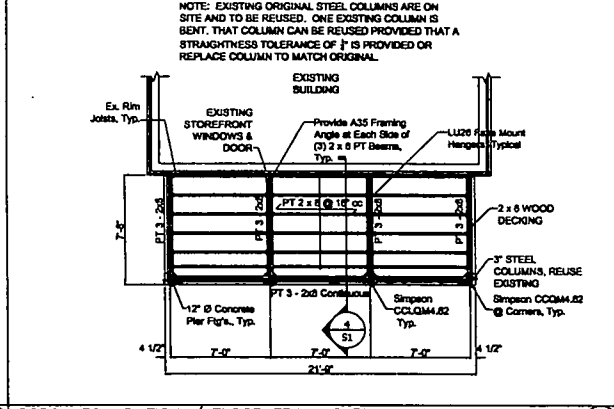
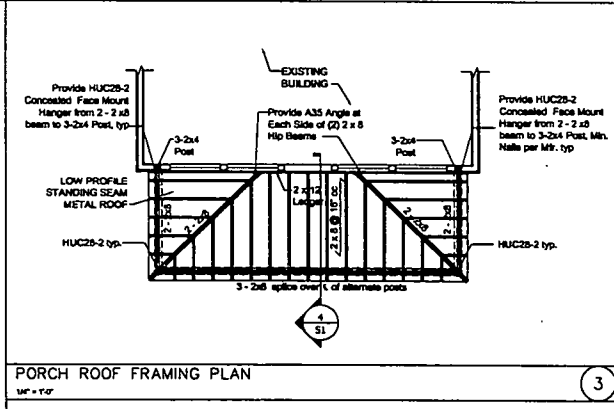
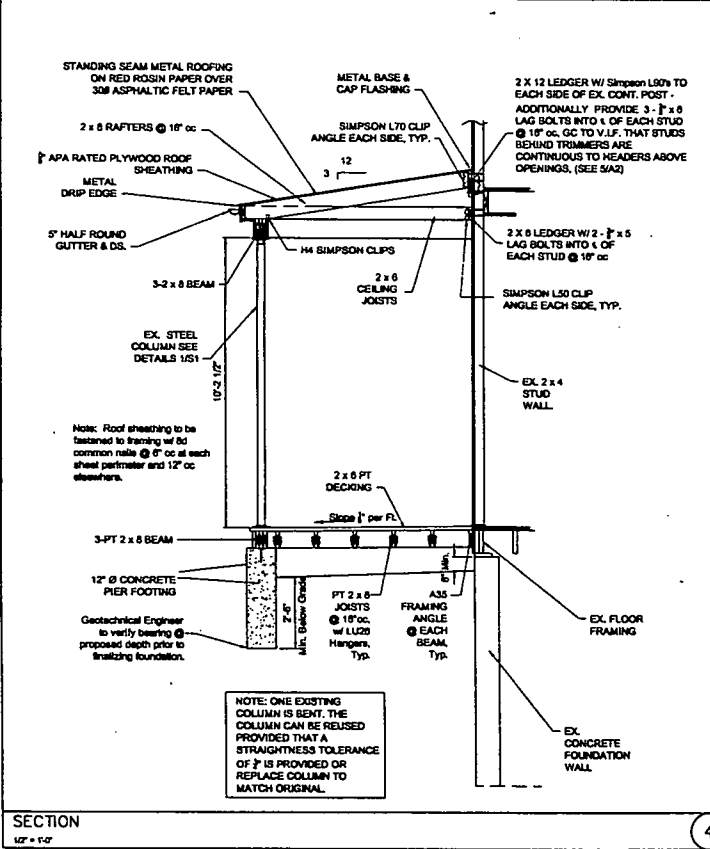
- Contractor shall cover excavations and fill with lean concrete where required.
- Compacted Fill**  
Fill material shall be clean fill with no rocks exceeding 2" and shall be classified as GW, GP, GM, GW, SP or SM, in accordance with ASTM D2491. Fill shall be placed in horizontal lifts of not more than 6". Fill shall be compacted to 95% of the Standard Proctor maximum dry density (per ASTM D698). Fill shall be certified by licensed Geotechnical Engineer.
- Concrete**  
a. Concrete design and construction shall conform to A.C.I. 318-05 and to A.C.I. 301.  
b. Concrete shall have a  $f_c = 3000$  psi at 28 days, and shall have a minimum of 3-1/2 bags of portland per cubic yard.  
c. Concrete shall have a maximum slump of 4", except concrete for slabs shall have a maximum water/cement ratio of .40 (superplasticizer is required).  
d. Cover of reinforcement shall be, w.s.a.:  
Footings \_\_\_\_\_ 3"  
Walls (interior face) \_\_\_\_\_ 1-1/2"  
Slabs on grade (max) \_\_\_\_\_ 1" from top  
e. Admixtures containing chlorides are not permitted.  
f. Concrete exposed to weather shall have 6% air entrainment. Do not add air to interior cast structural slabs.  
g. Reinforcing bars shall conform to ASTM A618 Grade 60, except bars to be welded shall meet ASTM specs for weldability - submit certification for all bars.  
h. Reinforcing bars shall be placed and securely tied, in accordance with "CRS-3-Placing Reinforcing Bars."

- Welded wire mesh shall conform to ASTM A185 and shall be lapped a minimum of 6".
- Lumber**  
a. Wood design and construction shall be in accordance with the latest edition of the AFPA "National Design Specification."  
b. Unless noted otherwise, Lumber shall be S.P.F. Canadian #1, KD 19%, equal or better, and shall be kept dry at the site, except pressure treated lumber shall be Southern Pine #2, or better, and shall be used for use with ground contact. Lumber shall be KD 19% after pressure treatment. All connections for pressure treated lumber shall be approved for compatibility and approved by code. No girth, checks, or shakes are allowed in lumber for beams and joists.  
c. Joists, beams, and rafters not having sloping sheathing shall have properly sized 16 gage joist hangers manufactured by Simpson, subject to drawings. All connections for pressure treated lumber shall be acceptable and approved by code.  
d. All beams comprised of more than one member shall be nailed together with a minimum of two rows of 12d nails at 6" o.c. For each ply, except LVLs shall have minimum of 3 rows for 12" depth and two, and 4 rows for over 12" depth. Posts comprised of more than one member shall be glued and nailed together.  
e. Girts shall be PT. Pressure polyurethane conforming to APO-81 (all exterior gluing max).  
f. Provide solid blocking at all bearing points.  
g. Prior to sheetrock framing shall be inspected by Engineer.  
h. Posts shall be carried down to supporting beams, footings, or foundation walls.  
i. Bats shall be installed in compliance with "K.D.S." latest edition.  
j. All roof rafters shall be anchored with Simpson hold-down clips. In locations of hurricane winds of 90 mph or greater.  
k. Unless noted otherwise roof sheathing shall be 5/8" T & G plywood or with H-girts.

- All details shall have 2x reinforcement. Depth of rebar shall be the maximum allowed architecturally with a leveling top in the plane of the bottom of the roof sheathing. Minimum length of rebar shall be 18" layout from ends.
- All ledgers shall be bolted with 1/2" diameter through-bolts at 12" or unless noted otherwise.
- FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE INTERNATIONAL RESIDENTIAL CODE, OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES. (SEE DESIGN LOADS AND FACTORS TABLE FOR D.C. SECTION)
- ALL CONNECTIONS FOR P.T. USED TO BE GALVANIZED
- Structural Steel**  
a. Steel design, fabrication, and erection shall be in accordance with AISC specifications.  
b. Steel wide flange sections shall conform to ASTM A992 Grade 50 w.s.a.  
c. Steel plates, angles, and channels shall conform to ASTM A36, w.s.a.  
d. Steel pipe shall conform to ASTM A312 Grade B, type s or x. When exposed, pipe shall conform to type s (perman).  
e. Electrodes shall conform to E70XX.  
f. Drystack and Non-Drystack Girth  
a. "Drystack" shall consist of one part Portland cement, 2.5 parts manure sand, and just enough water to hold together (see slurry) and shall be packed into confined joints.  
b. Non-drystack girth shall be "Taco N-8 Girth" by ductile or approved equal.  
g. Temporary Shoring, and Bracing  
a. Contractor shall be solely responsible for all temporary shoring, bracing, supporting, and  
b. Contractor is responsible for all precautions for safety.

**GENERAL STRUCTURAL NOTES**

NO SCALE



**JT**  
ARCHITECTS  
PLANNERS  
HISTORIC  
PRESERVATION  
THOMAS J. TALAMAK  
ARCHITECT  
www.thomasjt.com  
1978 MC1947  
Professional Seal

5  
FOUNDATION - FRAMING PLANS - SECTION  
Revisions  
Drawing Title  
Date: JAN. 18, 2012  
Porch Reconstruction To:  
THE DARBY STORE  
MNCPPC, Department of Parks, Northern Region  
18801 Darnestown Road, Beallsville, Md. 20839  
Drawing Number  
S1

141





DARBY STORE c. 1922

15



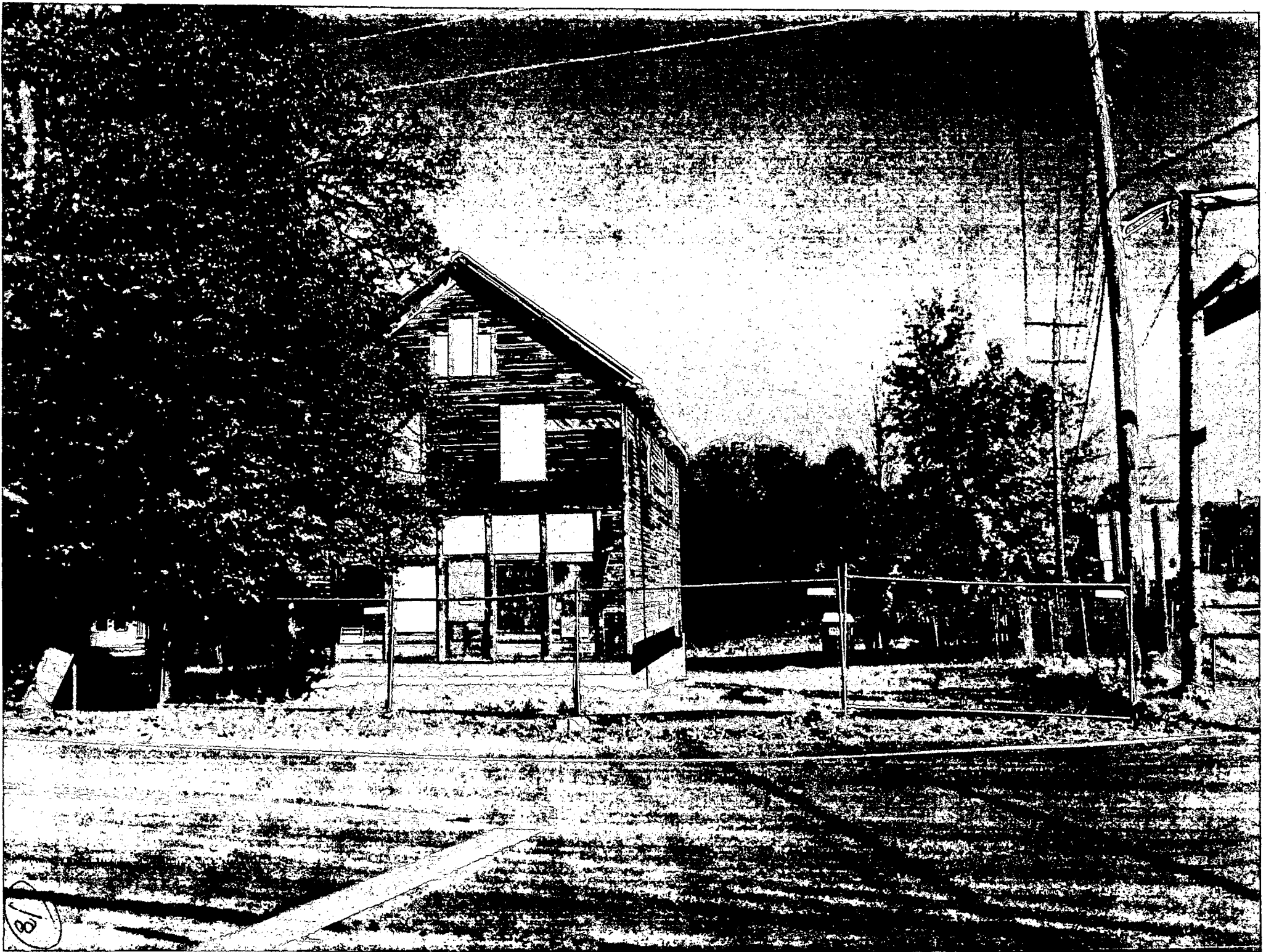
5 - Dairy Store c. 1974



Beallsville

47

DARBY STORE 2009 PRIOR TO MOVE



18

DRY STRE... 711



11

... ..



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: February 9, 2012

### MEMORANDUM

TO: Diane R. Schwartz Jones, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #589408, front porch reconstruction

---

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 February 8, 2012 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: M-NCPPC Montgomery County, Department of Parks

Address: 19811 Darnestown Road, Beallsville

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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Julie Mueller / Joey Lamp  
Daytime Phone No.: 301-650-4390 / 301-563-3414

Tax Account No.: 11-001-00914906  
11-001-00914917  
Name of Property Owner: Dept. of Parks Daytime Phone No.: \_\_\_\_\_  
Address: 9500 Brunett Ave. Silver Spring 20901  
Street Number City State Zip Code  
Contractor: Tom Taltavull (architect) Phone No.: 301-840-1847  
Contractor Registration No.: To be built by Parks in-house staff  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 19801 Street: Darnestown Road (Rt. 109)  
Town/City: Beallsville Nearest Cross Street: Beallsville Road (Rt. 28)  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: 200 Folio: 287 Parcel: 300 + 407 (map + grid cu 22)  
1855 068

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Raze  
 Revision  Repair  Revocable  
CHECK ALL APPLICABLE:  
 A/C  Slab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ TBD  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

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/easement

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.

Cherie Jo Lamp Signature of owner or authorized agent  
1/18/12 Date (ESL)

Approved: [Signature] For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 2/10/12  
Application/Permit No.: 589408 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



**GENERAL STRUCTURAL NOTES**

1. Coordination
 

Contractor shall be responsible for coordination of all work between the different trades. All openings, holes, sleeves, box outs, etc., shall be submitted for Architect and Engineer approval. If anything is unclear, ask Architect and Engineer for clarification.
2. Existing Conditions
 

All existing conditions shall be verified by the contractor and any discrepancies with the contract documents shall be brought to the attention of the Architect and Engineer for resolution.
3. Codes
 

Design and construction shall conform to the IBC 2009 and the IRC 2009 and to all local codes.
4. Loads
 

Design live loads are:

Wind .....	90 mph - 3 second gust
Ground Snow Load .....	30 psf
Roof .....	per code for drifting (30 psf min.)
Seismic design Category .....	B
Interior Rooms .....	60 psf
5. Excavation and Backfill
  - a. All excavation shall conform to OSHA requirements.
  - b. Do not excavate below adjacent footings without instructions from a registered geotechnical engineer.
6. Soil
  - a. Footings shall bear on undisturbed soil with a minimum bearing capacity of 2000 psf, to be approved by building official or verified by geotechnical engineer.

- b. Contractor shall over excavate and fill with lean concrete where required.
- c. Compacted fill:
 

Fill material shall be clean fill with no rocks exceeding 2" and shall be classified as GW, GP, GM, SW, SP or SM, in accordance with ASTM D2487. Fill shall be placed in horizontal lifts of not more than 6". Fill shall be compacted to 95% of the Standard Proctor maximum dry density (per ASTM D698). Fill shall be certified by licensed Geotechnical Engineer.
7. Concrete
  - a. Concrete design and construction shall conform to A.C.I. 318-05 and to A.C.I. 301.
  - b. Concrete shall have a  $f_c = 3500$  psi at 28 days, and shall have a minimum of 5-1/2 bags of portland per cubic yard.
  - c. Concrete shall have a maximum slump of 4", except concrete for slabs shall have a maximum water/cement ratio of .40 (superplasticizer is required).
  - d. Cover of reinforcement shall be, u.n.o.:
 

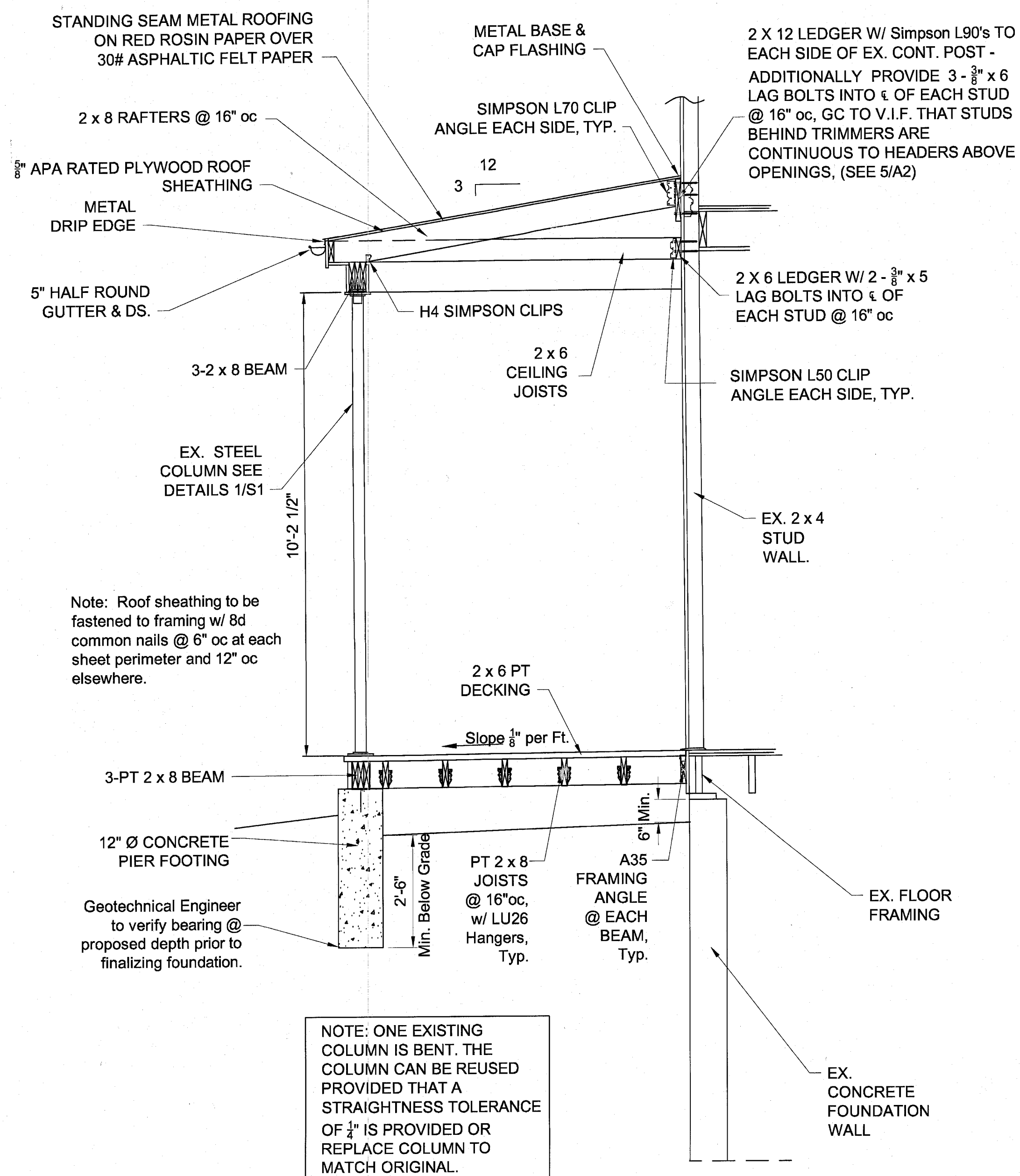
Footings .....	3"
Walls (interior face) .....	1-1/2"
Slabs on grade (mesh) .....	1" from top
  - e. Admixtures containing chloride are not permitted.
  - f. Concrete exposed to weather shall have 6% air entrainment. Do not add air to interior hard troweled slabs.
8. Reinforcement
  - a. Reinforcing bars shall conform to ASTM A615 Grade 60, except bars to be welded shall meet ASTM specs for weldability - submit certification for all rebar.
  - b. Reinforcing bars shall be placed and securely tied, in accordance with "CRSI-Placing Reinforcing Bars."
- c. Welded wire mesh shall conform to ASTM A185 and shall be lapped a minimum of 6".
9. Lumber
  - a. Wood design and construction shall be in conformance with the latest adoption of the AFPA "National Design Specification."
  - b. Unless noted otherwise, Lumber shall be S.P.F. Canadian #2, KD 19%, equal or better, and shall be kept dry at the site, except pressure treated lumber shall be Southern Pine #2, or better, and shall be rated for use with ground contact. Lumber shall be KD 19% after pressure treatment. All connectors for pressure treated lumber shall be approved for compatibility and approved by code. No splits, checks, or shakes are allowed in lumber for headers and beams.
  - c. Joists, beams, and rafters not having direct bearing shall have properly sized 16 gage joists hangers manufactured by Simpson, u.n.o., on drawings. All connectors for pressure treated lumber shall be compatible and approved by code.
  - d. All beams comprised of more than one member shall be nailed together with a minimum of two rows of 12d nails at 6" o.c. for each ply, except LVLs shall have minimum of 3 rows for 12" depth and less, and 4 rows for over 12" depth. Posts comprised of more than one member shall be glued and nailed together.
  - e. Glue shall be PL Premium polyurethane conforming to AFG-01 (all subfloors glued uno).
  - f. Provide solid blocking at all bearing points.
  - g. Prior to close-in framing shall be inspected by Engineer.
  - h. Posts shall be carried down to supporting beams, footings, or foundation walls.
  - i. Bolts shall be installed in compliance with "N.D.S." latest edition.
  - j. All roof rafters shall be anchored with simpson hold-down clips. In locations of hurricane winds of 90 mph or more.
  - k. Unless noted otherwise roof sheathing shall be 5/8" T & G plywood or with H-clips.

- l. All fascias shall have 2x subfascias. Depth of subfascia to be the maximum allowed architecturally with a beveled top in the plane of the bottom of the roof sheathing. Minimum length of subfascia to be 10', layout from ends.
- m. All ledgers shall be bolted with 1/2" diameter through-bolts at 12" oc unless noted otherwise.
- n. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE INTERNATIONAL RESIDENTIAL CODE, OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES. (SEE DESIGN LOADS AND FACTORS TABLE FOR IRC EDITION)
- o. ALL CONNECTIONS FOR P.T. NEED TO BE GALVANIZED
10. Structural Steel
  - a. Steel design, fabrication, and erection shall be in conformance with AISC specifications.
  - b. Steel wide flange sections shall conform to ASTM A992 Grade 50 u.n.o.
  - c. Steel plates, angles, and channels shall conform to ASTM A36, u.n.o.
  - d. Steel pipe shall conform to ASTM A53 Grade B, type e or s. When exposed, pipe shall conform to type s (seamless).
  - e. Electrodes shall conform to E70XX.
11. Drypack and Non-Shrink Grout
  - a. "Drypack" shall consist of one part Portland cement, 2.5 parts masonry sand, and just enough water to hold together (no slump) and shall be packed into confined joint.
  - b. Non-shrink grout shall be "Euco N-S Grout" by Euclid or approved equal.
12. Temporary Shoring, and Bracing
  - a. Contractor shall be solely responsible for all temporary shoring, bracing, sequencing, and means and methods of construction.
  - b. Contractor is responsible for all precautions for safety.

Professional Certification:  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 9083, Expiration Date: 6-13-2012.

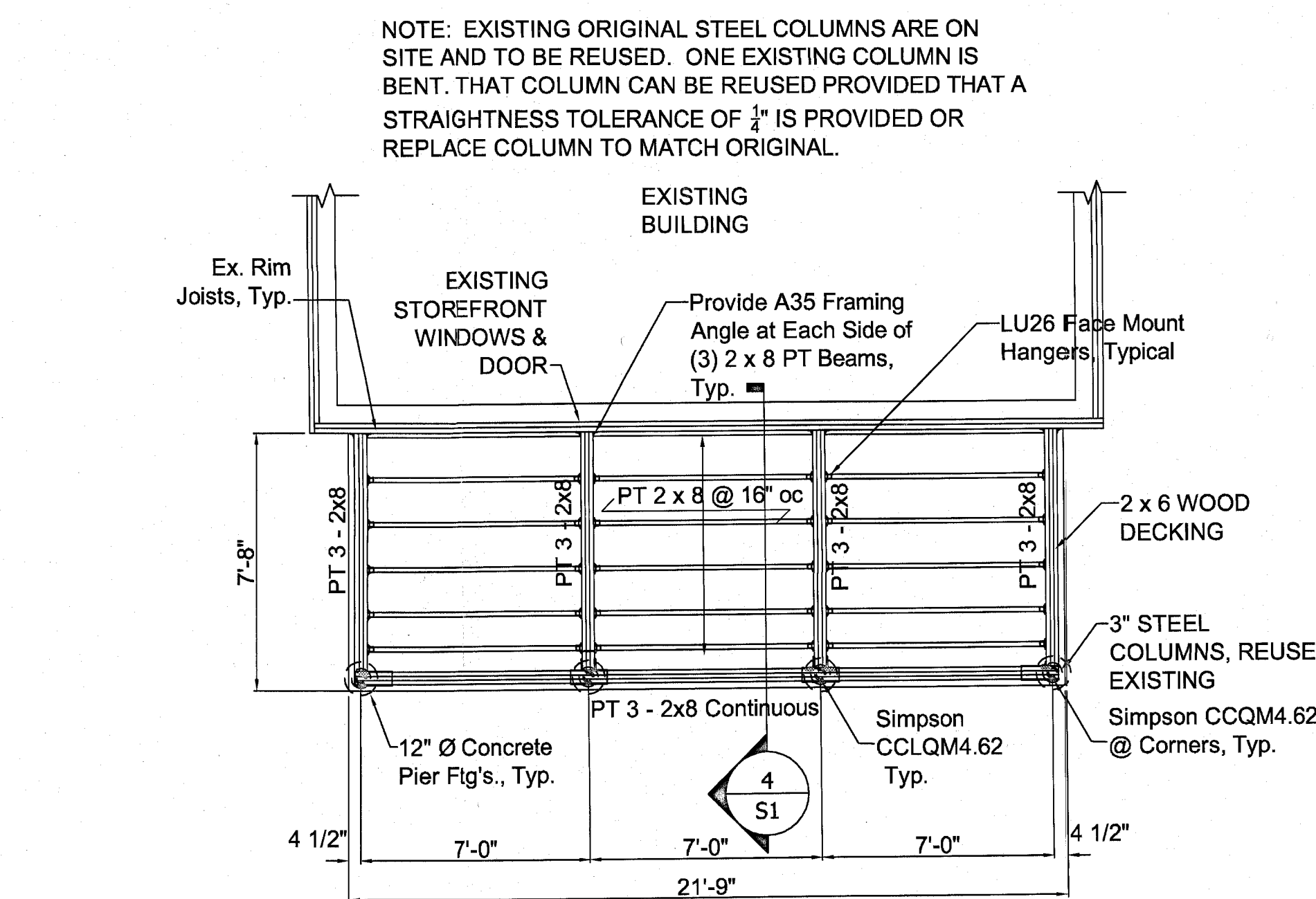
**GENERAL STRUCTURAL NOTES**

NO SCALE



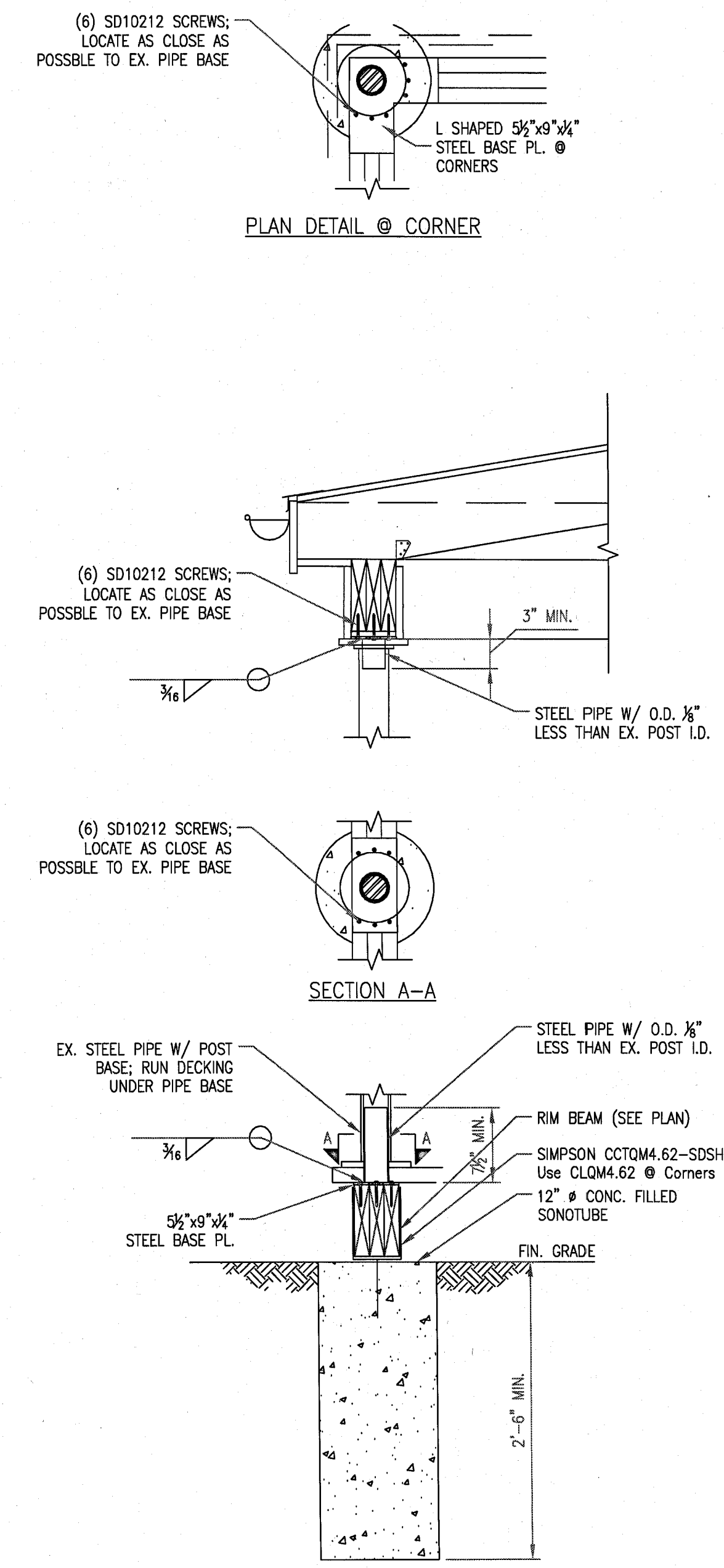
**PORCH ROOF FRAMING PLAN**

1/4" = 1'-0"



**PORCH FOUNDATION / FLOOR FRAMING PLAN**

1/4" = 1'-0"



**PORCH COLUMN DETAIL**

1" = 1'-0"

5

Revisions  
Drawing Title

Date: JAN. 18, 2012

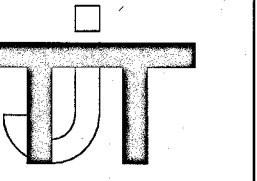
Porch Reconstruction To:  
**THE DARBY STORE**  
MNCPPC, Department of Parks, Northern Region  
19801 Darnestown Road, Beallsville, Md. 20839

Drawing Number

**S1**

FOUNDATION - FRAMING PLANS - SECTION



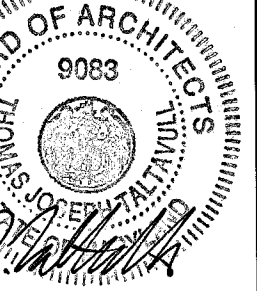


ARCHITECTS  
PLANNERS  
HISTORIC  
PRESERVATION

THOMAS J. TALTAVULL  
ARCHITECT  
20865 PLUM CREEK COURT  
GATHERSBURG, MARYLAND 20882  
301.840.1847

Professional Certification.  
I hereby certify that these  
documents were prepared  
or approved by me, and that  
I am a duly licensed  
architect under the laws of  
the State of Maryland,  
License No.9083,  
Expiration Date: 6-13-2012.

Professional Seal



Revisions

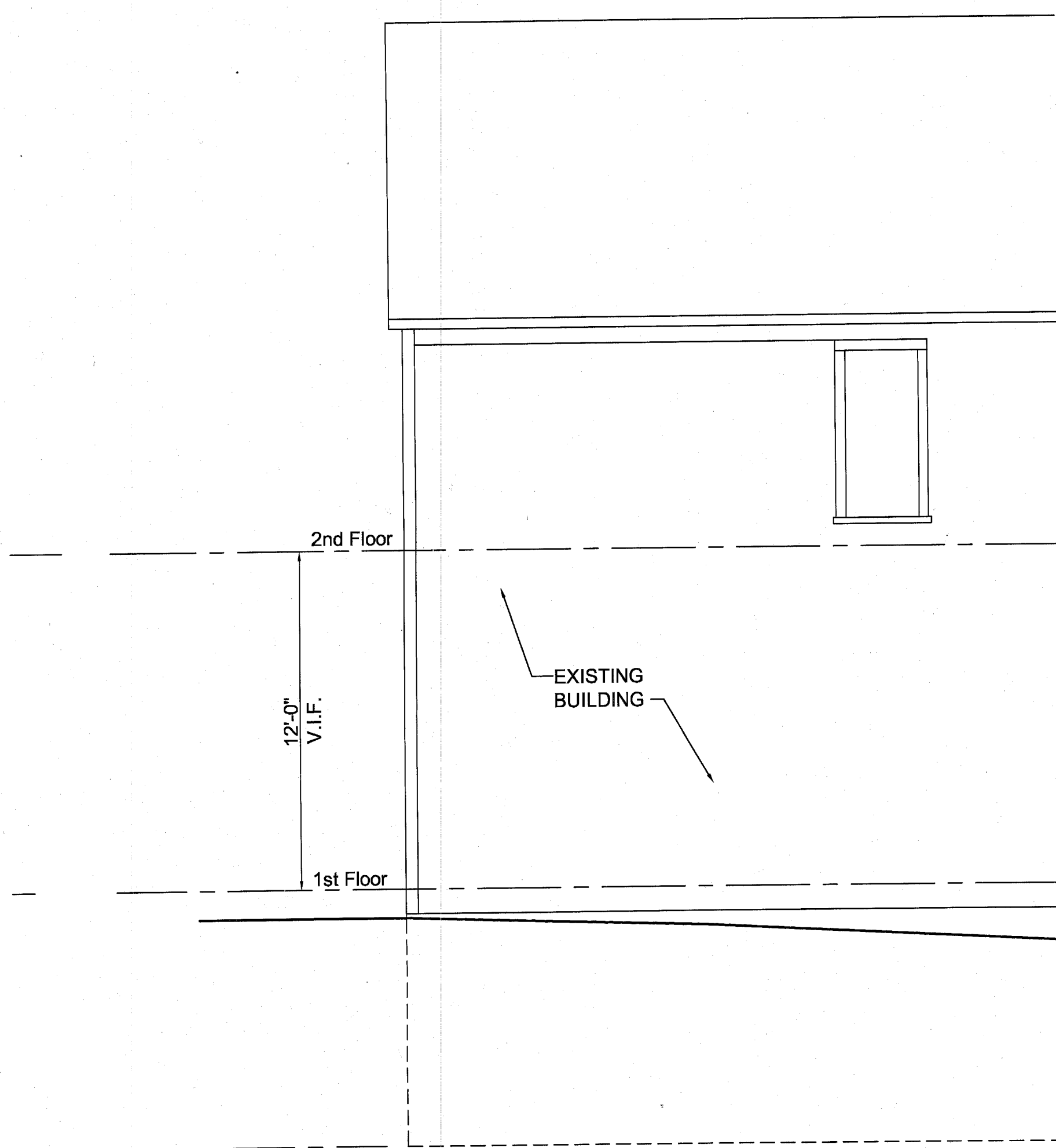
Drawing Title  
ELEVATIONS

Date: JAN. 18, 2012

Porch Reconstruction To:  
THE DARBY STORE  
MNCPPC, Department of Parks, Northern Region  
19801 Darnestown Road, Beallsville, Md. 20839

Drawing Number

A2



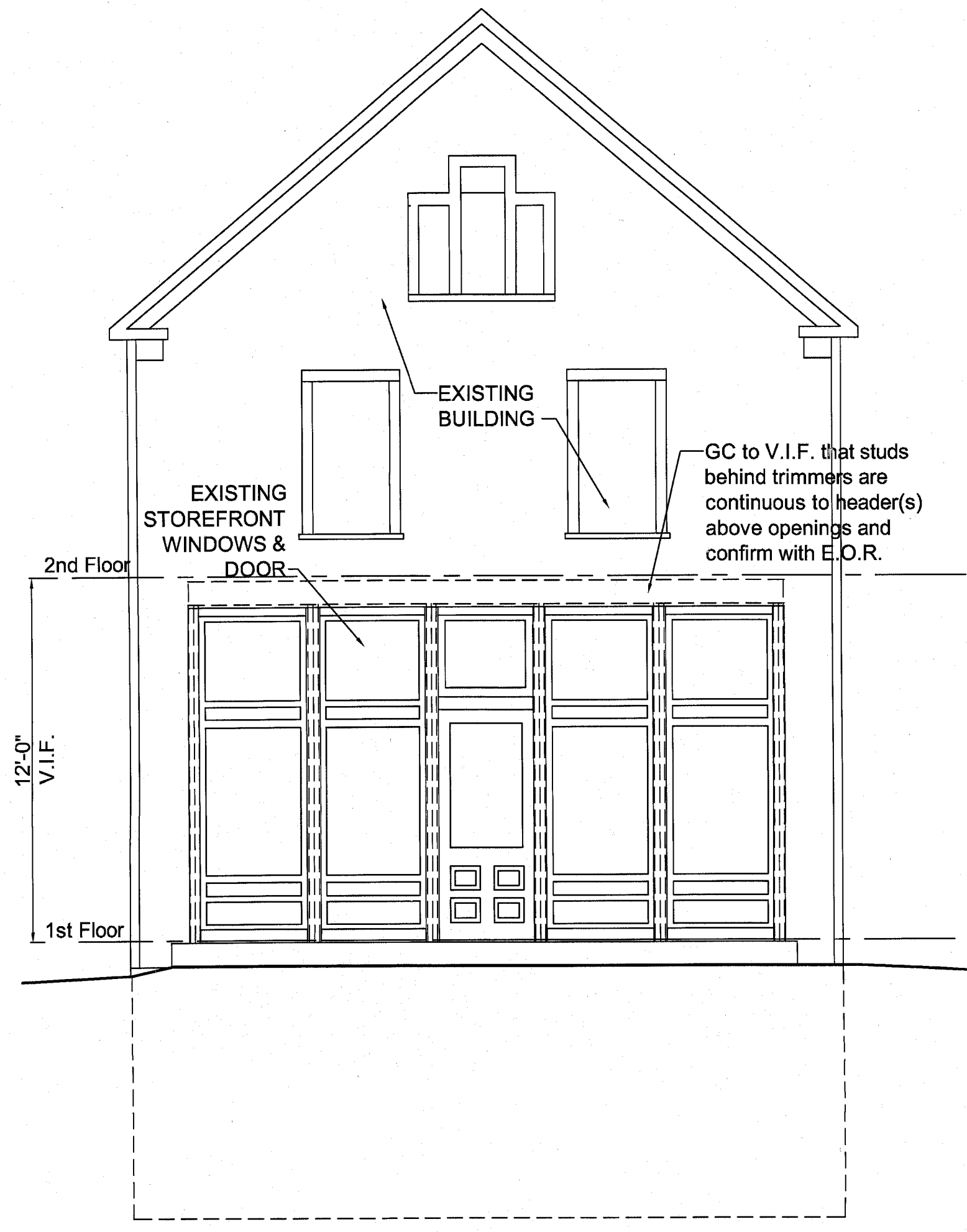
EXISTING PARTIAL EAST ELEVATION

1/4" = 1'-0"

4

EXISTING SOUTH ELEVATION

1/4" = 1'-0"

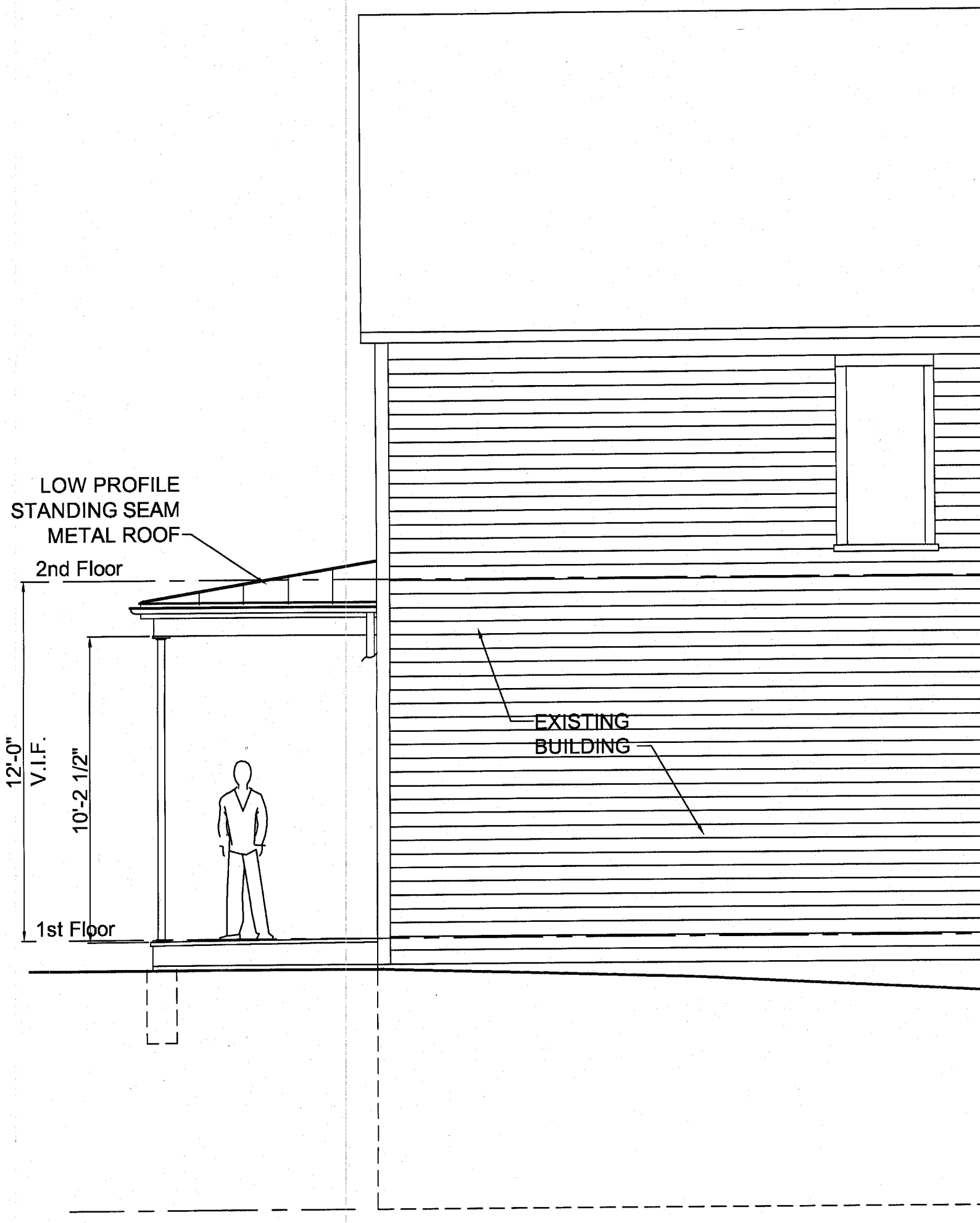
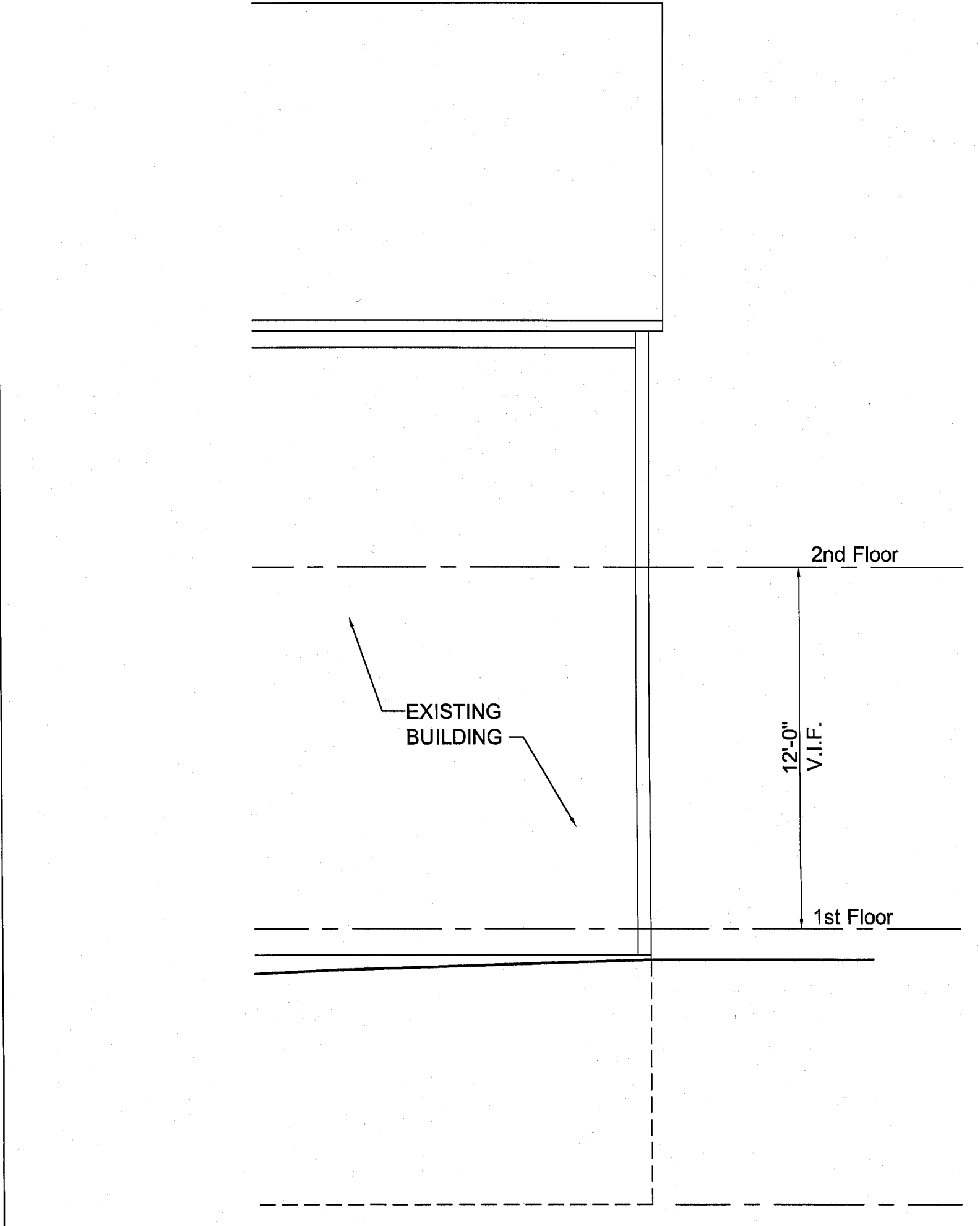


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EXISTING PARTIAL WEST ELEVATION

1/4" = 1'-0"

6



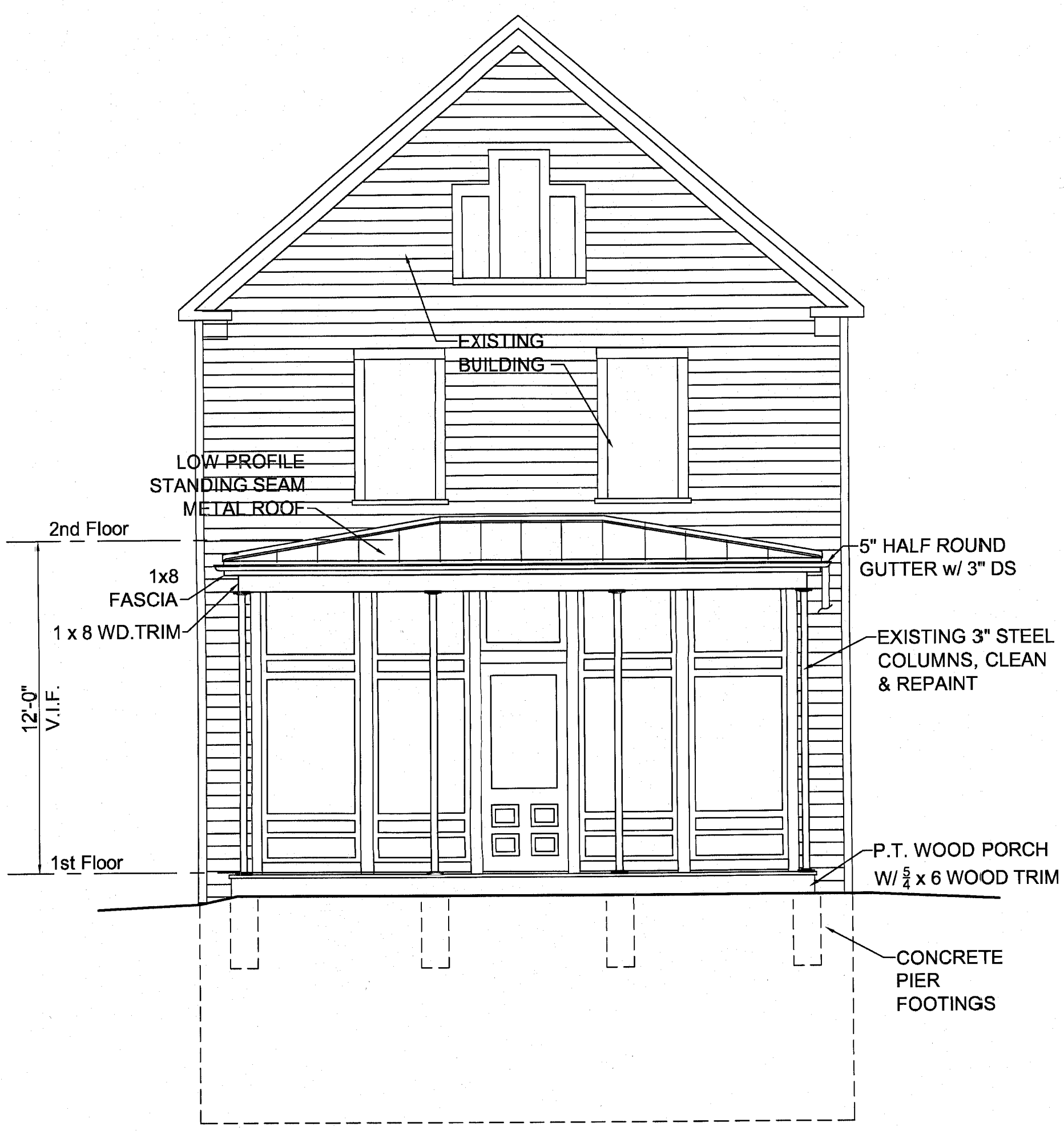
PROPOSED PARTIAL EAST ELEVATION

1/4" = 1'-0"

3

PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

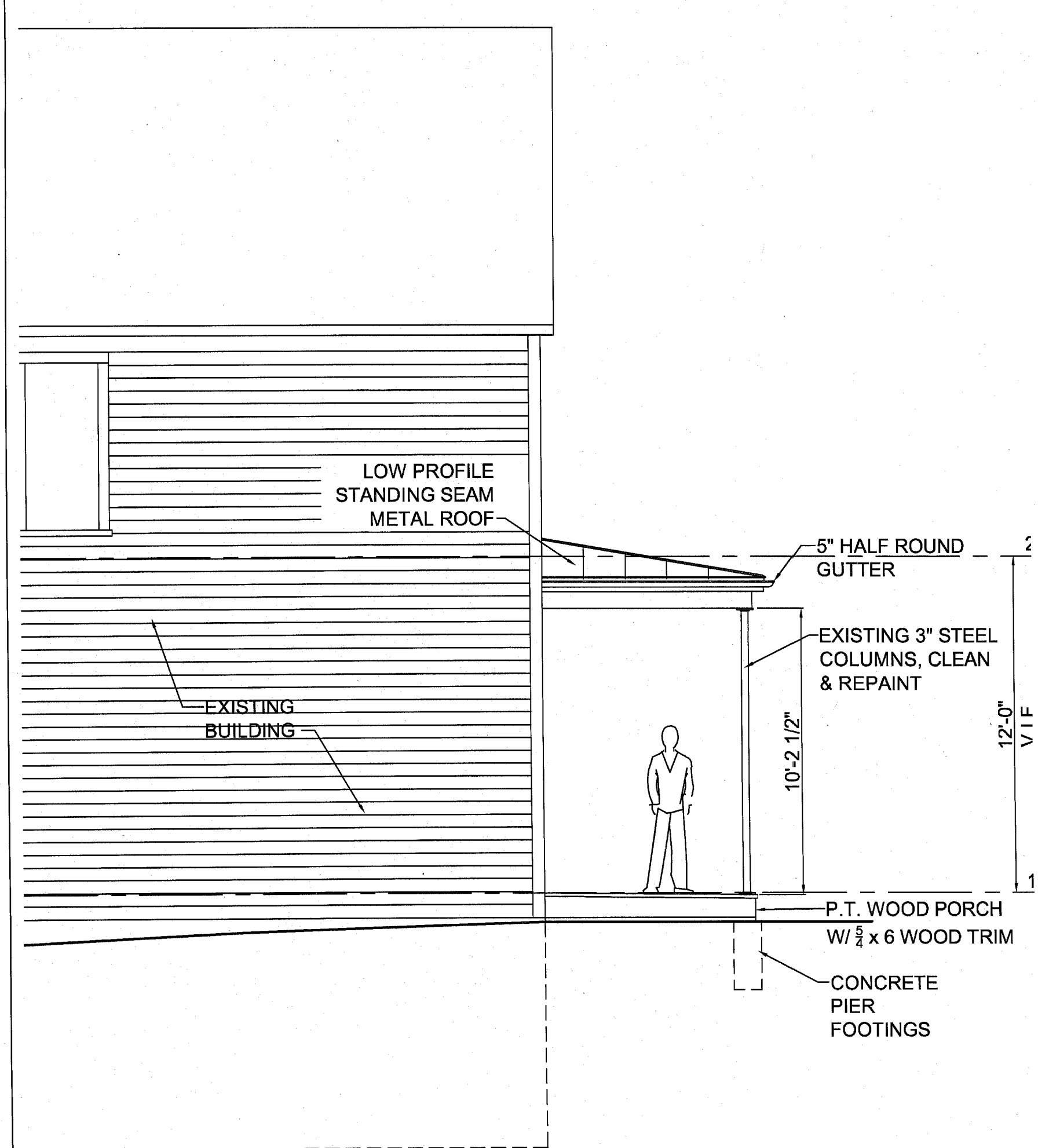


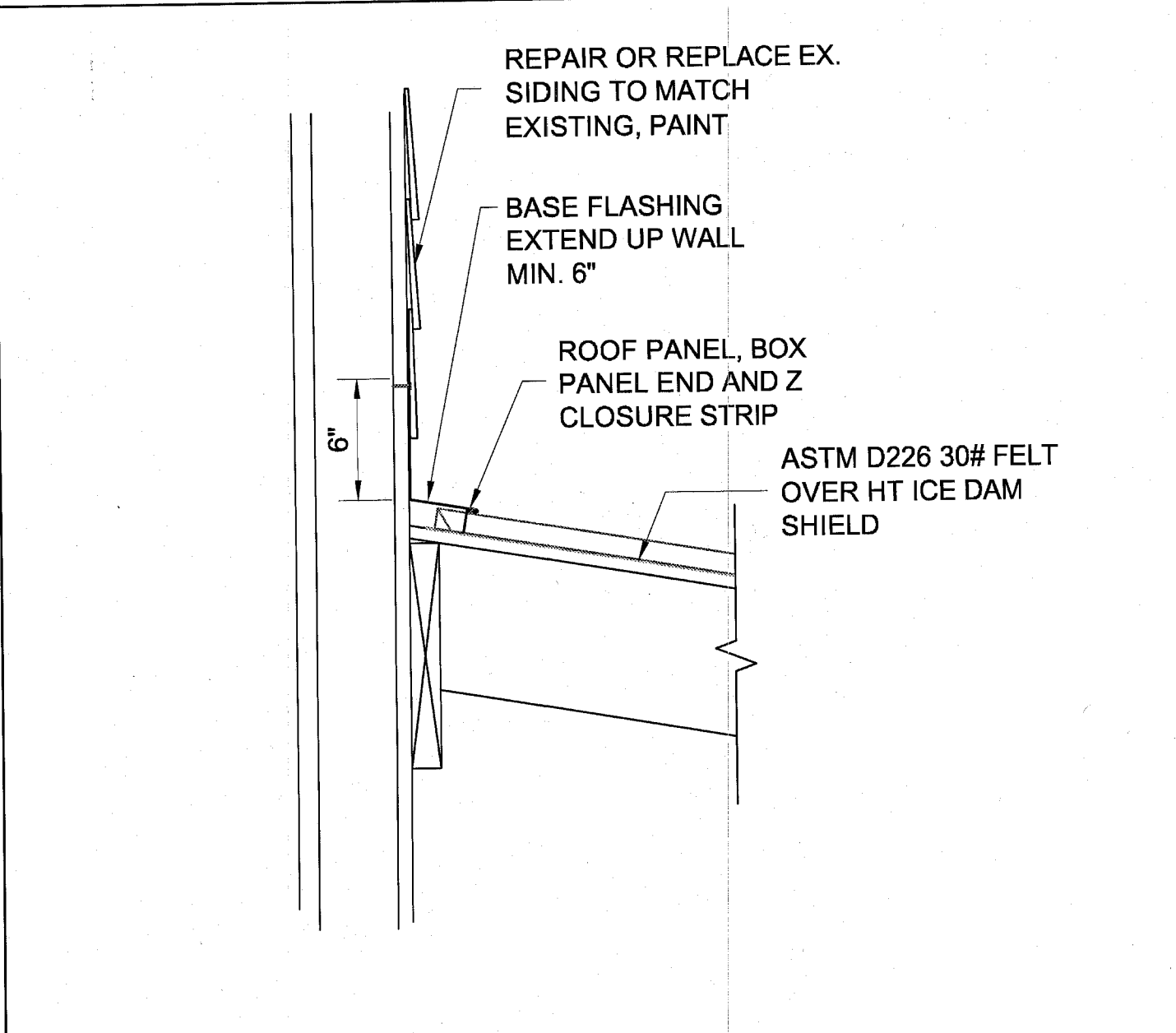
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PROPOSED PARTIAL WEST ELEVATION

1/4" = 1'-0"

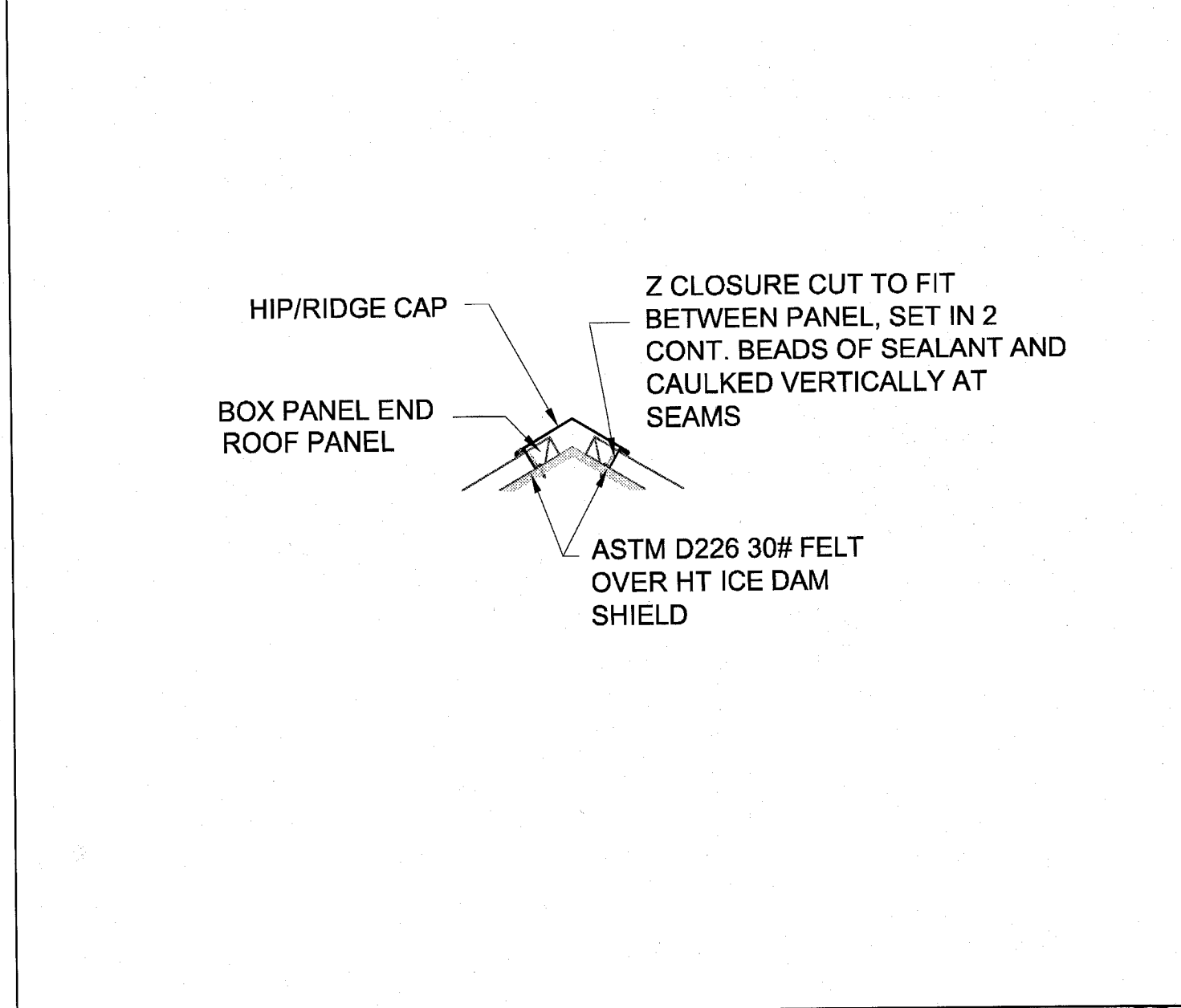
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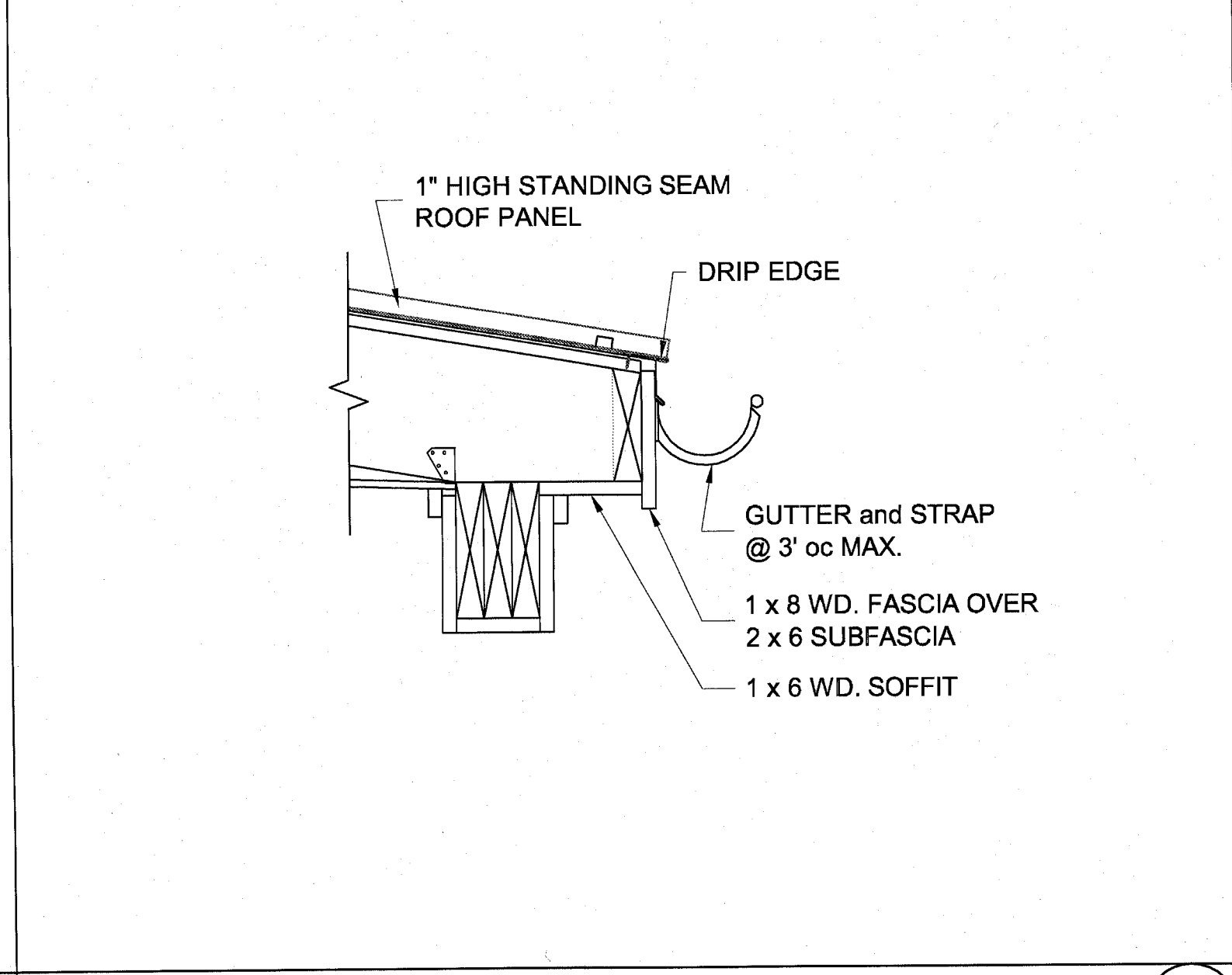
DETAIL - BASE FLASHING

1 1/2" = 1'-0"



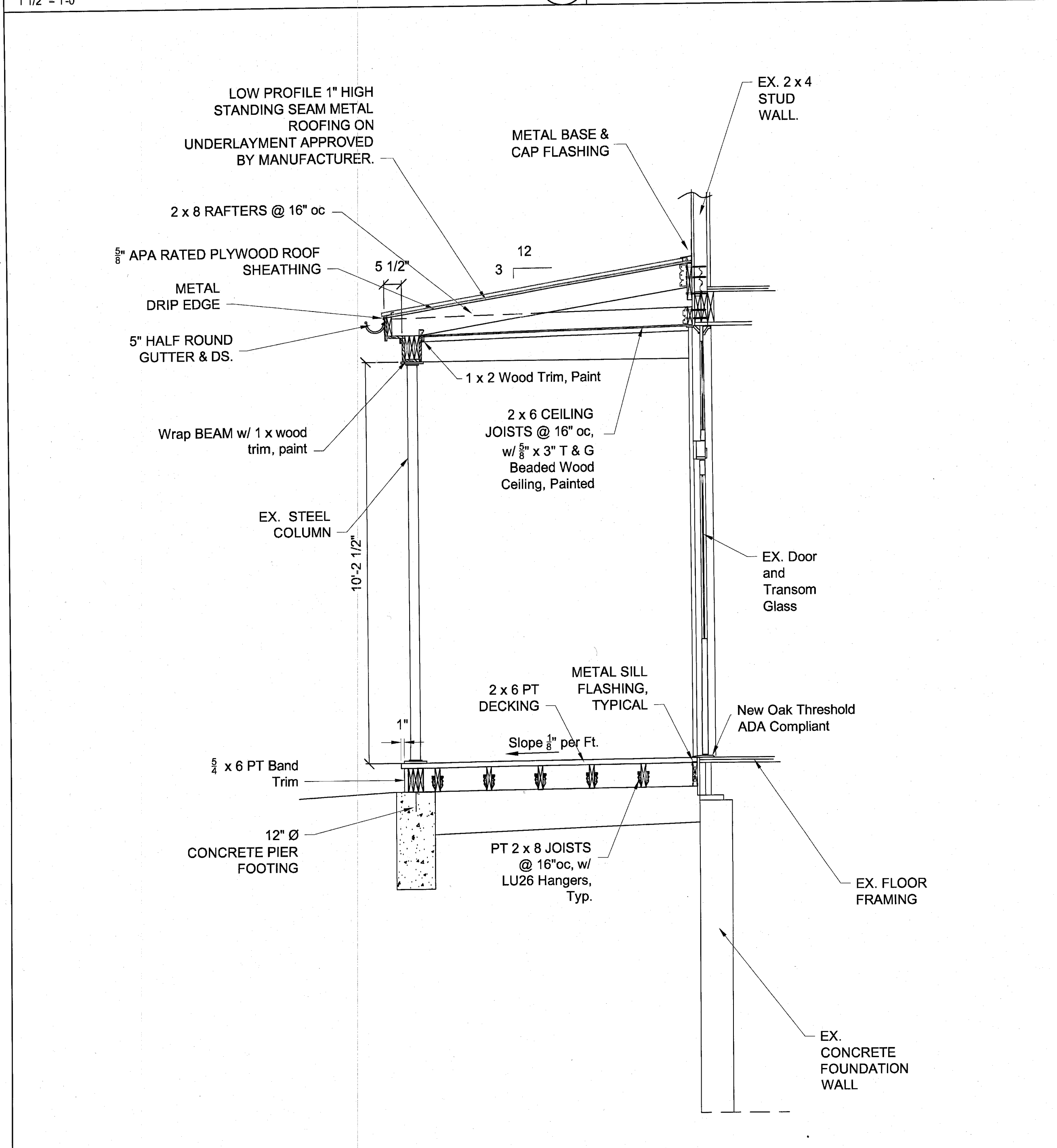
DETAIL - HIP FLASHING

1 1/2" = 1'-0"



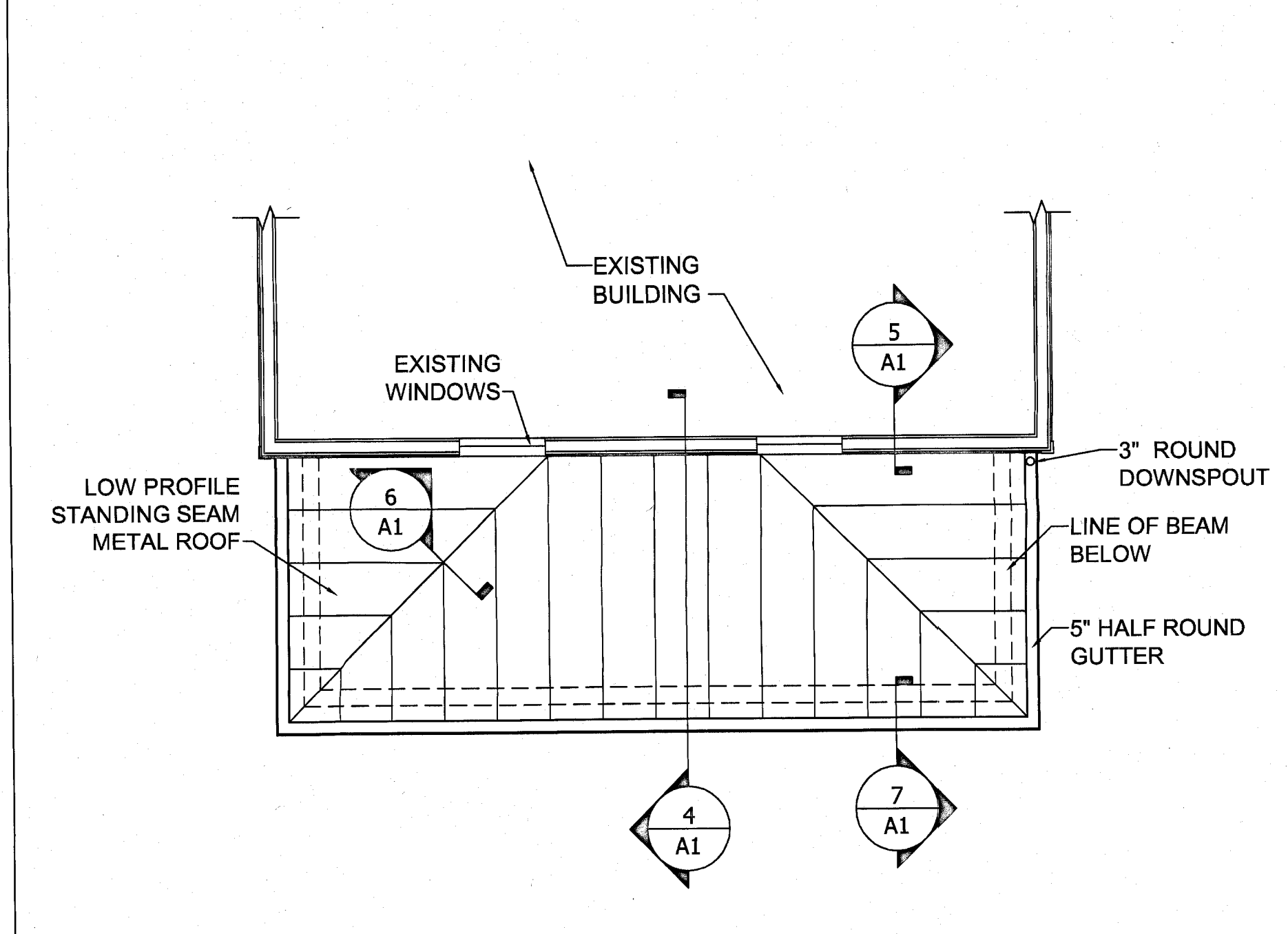
DETAIL - EAVE FLASHING

1 1/2" = 1'-0"



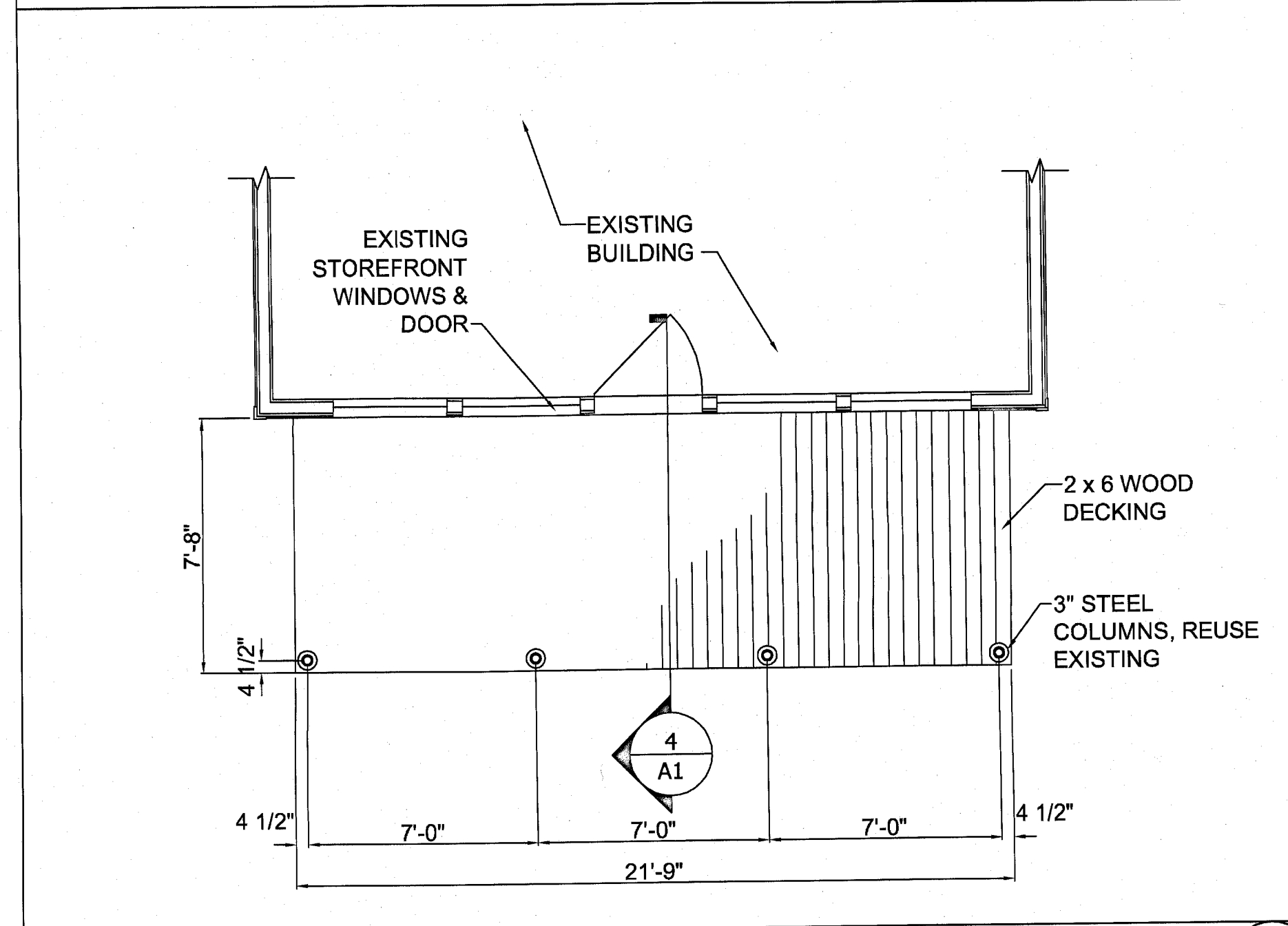
SECTION

1/2" = 1'-0"



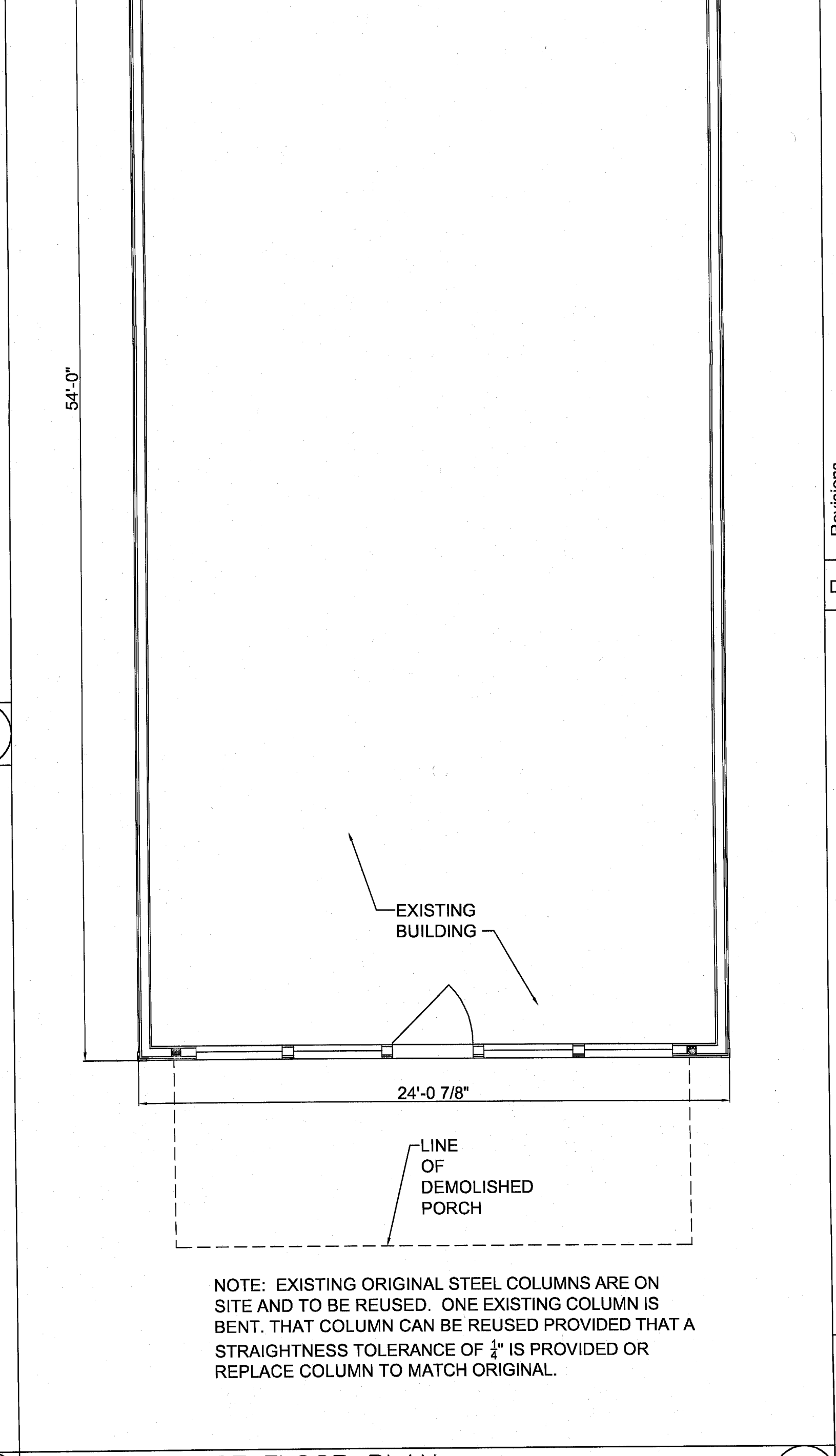
PROPOSED PORCH ROOF PLAN

1/4" = 1'-0"



PROPOSED PORCH FLOOR PLAN

1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

NOTE: EXISTING ORIGINAL STEEL COLUMNS ARE ON SITE AND TO BE REUSED. ONE EXISTING COLUMN IS BENT. THAT COLUMN CAN BE REUSED PROVIDED THAT A STRAIGHTNESS TOLERANCE OF 1/4" IS PROVIDED OR REPLACE COLUMN TO MATCH ORIGINAL.



SECTION 06100

ROUGH CARPENTRY
PART 1 GENERAL
1.1 SUMMARY
A. Provide rough carpentry.
1.2 SUBMITTALS
A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
1.3 QUALITY ASSURANCE
A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
B. Lumber Standards and Grade Stamps: DOC PS 20, American Softwood Lumber Standard and Inspection Agency grade stamps.
C. Construction Panel Standards: DOC PS 1, U.S. Product Standard for Construction and Industrial Plywood, APA PRP-108.
D. Wood Framing Standards: NFPA House Framing Manual.
A. Preservative Treatment: AWPAC C2 for lumber and AWPAC C9 for plywood; waterborne pressure treatment. Provide for wood in contact with soil, concrete, masonry, roofing, flashing, dampproofing and waterproofing.
B. Fire-Retardant Treatment: AWPAC C20 for lumber and AWPAC C27 for plywood; noncorrosive type. Provide at building interior where required by code.
PART 2 PRODUCTS
2.1 MATERIALS
A. Rough Carpentry Applications:
1. Manufacturers: Dimensional Lumber: Weyhauser or approved equal.
2. Manufacturers, Sheathing: APA rated.
3. Dimension Lumber:
a. Light Framing: SPF No. 2 or better grade.
b. Plywood Roof Sheathing: Exposure 1, Structural I. Sheathing.
4. Framing Anchors and Fasteners:
Material: Non-corrosive, suitable for load and exposure.
PART 3 EXECUTION
3.1 INSTALLATION
A. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, Plywood: Comply with applicable recommendations contained in APA Form No. E30K, "APA Design/Construction Guide: Residential & Commercial"
B. Provide nailers, blocking and grounds where required. Set work plumb, level and accurately cut.
C. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Coordinate with other work.
D. Comply with manufacturer's requirements for cutting, handling, fastening and working treated materials.
E. Restore damaged components. Protect work from damage.

END OF SECTION

SECTION 06201

EXTERIOR FINISH CARPENTRY
PART 1 GENERAL
1.1 SUMMARY
A. Provide exterior finish carpentry.
1.2 SUBMITTALS
A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
B. Shop Drawings: Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction.
C. Samples: Submit two representative samples of each material specified indicating visual characteristics and finish. Include range samples if variation of finish is anticipated.
1.3 QUALITY ASSURANCE
A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
B. Preservative Treatment: Nonpressure method, exterior type, AWPAC for ground contact.
C. Mock-Ups: Provide mock-up as required to demonstrate quality of workmanship of each type of finish carpentry.
PART 2 PRODUCTS
2.1 MATERIALS
A. Exterior Standing and Running Trim and Rails:
1. Manufacturers: Worthington Millwork, LLC or approved equal
2. Species for Opaque Finish: White Pine
3. Finish: Paint.
PART 3 EXECUTION
3.1 INSTALLATION
A. Provide work to sizes, shapes, and profiles indicated. Install work to comply with quality standards referenced. Back prime work and install plumb, level and straight with tight joints; scribe work to fit.
B. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Use non-corrosive fasteners for exterior work. Coordinate with work of other sections.
C. Comply with manufacturer's requirements for cutting, handling, fastening and working treated materials.
D. Repair minor damage, clean and protect.

END OF SECTION

SECTION 07410

SHEET METAL ROOFING
GENERAL
1.1 SECTION INCLUDES
A. Mechanically seamed metal panel roofing system.
1.2 RELATED SECTIONS
A. Section 06100 - Rough Carpentry.
B. Section 07600 - Sheet Metal Flashing and Trim.
C. Section 07710 - Gutters and Downspouts.
D. Section 07900 - Joint Sealers
1.3 SUBMITTALS
A. Manufacturer's catalog data, detail sheets, and specifications.
B. Shop Drawings: Prepared specifically for this project; showing dimensions of metal roofing and accessories, fastening details and connections and interface with other products.
C. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
1.4 QUALITY ASSURANCE
A. Installer Qualifications: Certified and approved installer of the sheet metal roofing

1.5 DELIVERY, STORAGE, AND HANDLING
A. Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
B. Store materials protected from exposure to harmful environmental conditions and at temperature and humidity conditions recommended by the manufacturer.
1. Store materials above ground, on skids.
2. Protect material with waterproof covering and allow sufficient ventilation to prevent condensation buildup or moisture entrapment on the materials.
1.6 WARRANTY
A. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard warranty document executed by authorized company official. Provide warranties as follows:
1. Warranty covering the metal substrate against rupture, perforation and structural failure due to normal atmospheric corrosion.
2. Warranty on paint finish against cracking, peeling, blistering, chalk and color change.
3. Provide PermaColor 3500, 35-year Kynar 500/Hylar 5000 limited finish warranty.
B. Manufacturer's Weather-tightness Warranty:
1. Warranty: Provide the manufacturers limited warranty for workmanship and material covering a period of 2 years from the date of substantial completion.
PART 2 PRODUCTS
2.1 MANUFACTURERS
A. Acceptable Manufacturer: Englert, Inc. or approved equal.
B. Provide all sheet metal roofing and accessories from a single manufacturer.
2.2 RESIDENTIAL/LIGHT COMMERCIAL SYSTEMS
A. Mechanically Seamed Panels:
1. Profile: Series A1301, 1" inch (38.1 mm) standing seam.
a. Width: 12 inch
b. Wind Uplift Resistance: UL 580; Class 90.
c. Air Leakage: Passed when tested in accordance with ASTM E 1680.
d. Water Penetration: None, when tested in accordance with ASTM E 1646.
e. Flame Spread: Class 1 when tested in accordance with ASTM E 84.
f. Uniform Static Air Pressure Difference: Conforms to ASTM E 1592.
g. Class A Fire Rating, UL-790.
2.3 ACCESSORIES
A. Fasteners: As recommended by panel manufacturer for the system specified.
B. Eave Protection Sheet: Rubberized asphalt bonded to sheet polyethylene, 40 mil (1 mm) total thickness, with strippable treated release paper.
C. Base Sheet and Eave Protection Sheet: ASTM D226, Type 1, 30 pound unperforated asphalt saturated organic felts.
D. Sealant: Sealant as recommended by panel manufacturer.
E. Flashings and Trim: As recommended by panel manufacturer.
2.4 MATERIALS
A. Galvanized Steel Sheet: ASTM A 653/A 653M, G90/Z275 zinc coated, coil coated:
1. Base metal: Structural quality, 50ksi yield point, 52 ksi tensile strength.
2. Thickness: 24 Gauge.
3. Finish: Permacolor 3500: Kynar 500/Hylar 5000 coating, 0.8 to 0.9 mil (0.020 to 0.023 mm) fluorocarbon full strength 70 percent Kynar 500 finish coating over 0.2 to 0.3 mil (0.005 to 0.007 mm) urethane primer.
4. Color: Color as selected by Owner.

PART 3 EXECUTION
3.1 EXAMINATION
A. Examine surfaces to receive sheet metal roofing. Notify the Architect in writing of any defective conditions encountered. Starting of work shall constitute acceptance of such conditions.
B. Wood Deck Substrate: Inspect roof deck to verify deck is clean and smooth, free of depressions, waves, or projections, and properly sloped.
1. Verify deck is dry and joints are solidly supported and fastened.
2. Verify wood nailers are installed and correctly located.
C. Structural Framing Substrate:
1. Verify primary and secondary framing members are installed and fastened, properly aligned and sloped.
2. Verify damaged shop coatings are repaired with touch up paint.
D. Verify roof openings, curbs, pipes, sleeves, ducts, or vents through roof are solidly set, reglets are in place, and nailing strips located.
E. Correct defective conditions before beginning work.
3.2 INSTALLATION
A. Install in conformance with the NRCA Roofing and Waterproofing Manual and manufacturers installation instructions and recommendations.
B. Form panel shape as indicated on Drawings, accurate in size, square, and free from distortion or defects.
C. Install base sheet and eave protection sheet underlayment as recommended by the manufacturer.
D. Install all panels continuous from ridge to eave. Transverse seams are not permitted.
E. Where not otherwise indicated conform to SMACNA details including flashings and trim.
F. Install sealants where indicated to clean dry surfaces only without skips or voids.
3.3 PROTECTION
A. Protect installed products until completion of project.
B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

SECTION 07600

FLASHING AND SHEET METAL
PART 1 GENERAL
1.1 SUMMARY
A. Provide flashing and sheet metal.
1.2 SUBMITTALS
A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
B. Shop Drawings: Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction.
C. Samples: Submit two representative samples of each material specified indicating visual characteristics and finish. Include range samples if variation of finish is anticipated.
1.3 QUALITY ASSURANCE
A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
PART 2 PRODUCTS
2.1 MATERIALS
A. Flashing and Sheet Metal:
1. Manufacturers: Englert, Inc. or approved equal.
2. Application: Metal counterflashing and base flashing.
3. Application: Exterior wall flashing and expansion joints.
4. Application: Gutters and downspouts.
B. Auxiliary Materials:
1. Solder compatible with metal.
2. Bituminous isolation coating.
3. Mastic and elastomeric sealants.
4. Epoxy seam sealer.
5. Rosin-sized building paper slip sheet.
6. Polyethylene underlayment.
7. Reglets and metal accessories.
8. Gutter and conductor head guards.
9. Asphaltic roofing cement.

PART 3 EXECUTION
3.1 INSTALLATION
A. Follow recommendations of SMACNA Sheet Metal Manual. Allow for expansion. Isolate dissimilar materials.
B. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.
C. Restore damaged components and finishes. Clean and protect work from damage.
END OF SECTION
SECTION 07710
MANUFACTURED ROOF SPECIALTIES
PART 1 GENERAL
1.1 SUMMARY
A. Provide manufactured roof specialties.
1.2 SUBMITTALS
A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
B. Shop Drawings: Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction.
C. Samples: Submit two representative samples of each material specified indicating visual characteristics and finish. Include range samples if variation of finish is anticipated.
1.3 QUALITY ASSURANCE
A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
B. Insurance Requirements: FM approval or acceptance.
PART 2 PRODUCTS
2.1 MATERIALS
A. Gutter and Downspout Systems:
1. Manufacturers: Englert, Inc. or approved equal.
2. Material: Galvanized steel, painted.
PART 3 EXECUTION
3.1 INSTALLATION
A. Comply with accessory manufacturers' instructions and recommendations. Coordinate installation with roofing system to ensure weather-tight performance. Anchor securely to structure to withstand inward and outward loads.
B. Isolate dissimilar metals to prevent galvanic corrosion.
C. Test and operate units; clean, lubricate and adjust moving parts.
END OF SECTION

SECTION 07900

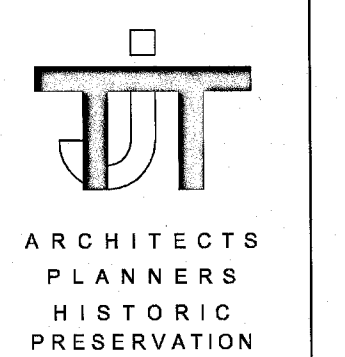
JOINT SEALERS
PART 1 GENERAL
1.1 SUMMARY
A. Provide joint sealers and fillers.
1.2 SUBMITTALS
A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
B. Samples: Submit two representative samples of each material specified indicating visual characteristics and finish. Include range samples if variation of finish is anticipated.
1. Include manufacturer's full range of color and finish options if additional selection is required.
1.3 QUALITY ASSURANCE
A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
B. Field-Constructed Mock-Ups: Each joint type.
PART 2 PRODUCTS
2.1 MATERIALS
A. Exterior Joints in Vertical Surfaces, Silicone:
1. Manufacturers: Tremco
2. Materials: Two component silicone sealant.
B. Exterior Joints in Vertical Surfaces, Preformed Compression Seals:
1. Manufacturers: Tremco
PART 3 EXECUTION
3.1 INSTALLATION
A. Examine substrate; report unsatisfactory conditions in writing. Beginning work means acceptance of substrates.
B. Provide sealants in colors as selected from manufacturer's standards.
C. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections. Clean and prime joints, and install bond breakers, backer rods and sealant as recommended by manufacturers.
D. Depth shall equal width up to 1/2 inch wide; depth shall equal 1/2 width for joints over 1/2 inch wide.
E. Cure and protect sealants as directed by manufacturers. Replace or restore damaged sealants. Clean adjacent surfaces to remove spillage.

END OF SECTION

SECTION 09910

PAINTS
PART 1 GENERAL
1.1 SUMMARY
A. Provide painting and surface preparation.
1.2 SUBMITTALS
A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
B. Samples: Submit two representative samples of each material specified indicating visual characteristics and finish. Include range samples if variation of finish is anticipated.
1. Include manufacturer's full range of color and finish options if additional selection is required.
C. Extra Stock: Submit 2 unopened gallons of each paint and color used in the project.
1.3 QUALITY ASSURANCE
A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
B. Regulations: Compliance with VOC and environmental regulations.
C. Mock-Ups: Provide mock-up as required to demonstrate quality of workmanship.
1. Provide 4 foot x 4 foot mock-ups of each type of surface.

PART 2 PRODUCTS
2.1 MATERIALS
A. Painting:
1. Manufacturers: Benjamin Moore & Co.; Duron Paints & Wallcoverings; Pratt & Lambert Paints; Sherwin-Williams;
2. Application: Exterior unfinished surfaces.
3. Application: Repainting of existing surfaces.
4. Primary Coating Type: Latex based paints.
5. Primary Paint Systems: Primer plus two finish coats.
PART 3 EXECUTION
3.1 INSTALLATION
A. Inspect surfaces, report unsatisfactory conditions in writing; beginning work means acceptance of substrate.
B. Comply with manufacturer's instructions and recommendations for preparation, priming and coating work. Coordinate with work of other sections.
C. At existing areas to be repainted, remove blistered or peeling paint to sound substrates. Remove chalk deposits and mildew and wash all surfaces with mild detergent. Perform related minor preparation including caulk and glazing compounds. Spot prime bare areas before priming and painting as specified.
D. Match approved mock-ups for color, texture, and pattern. Re-coat or remove and replace work which does not match or shows loss of adhesion. Clean up, touch up and protect work.
3.2 PAINT SCHEDULE
A. Exterior Wood for Painted Finish:
1. Gloss:
a. Semi
2. System:
a. 1 coat exterior primer
b. 2 coats latex enamel
F. Galvanized Metal:
1. Gloss:
a. Semi
2. System:
a. 1 coat galvanized metal primer
b. 2 coats alkyl enamel
END OF SECTION



THOMAS J. TALTAVALLA ARCHITECT
20855 PLUM CREEK COURT
GATHERSBURG, MARYLAND 20882
301.840.1847

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 9083, Expiration Date: 6-13-2012.



Revisions
Drawing Title
SPECIFICATIONS

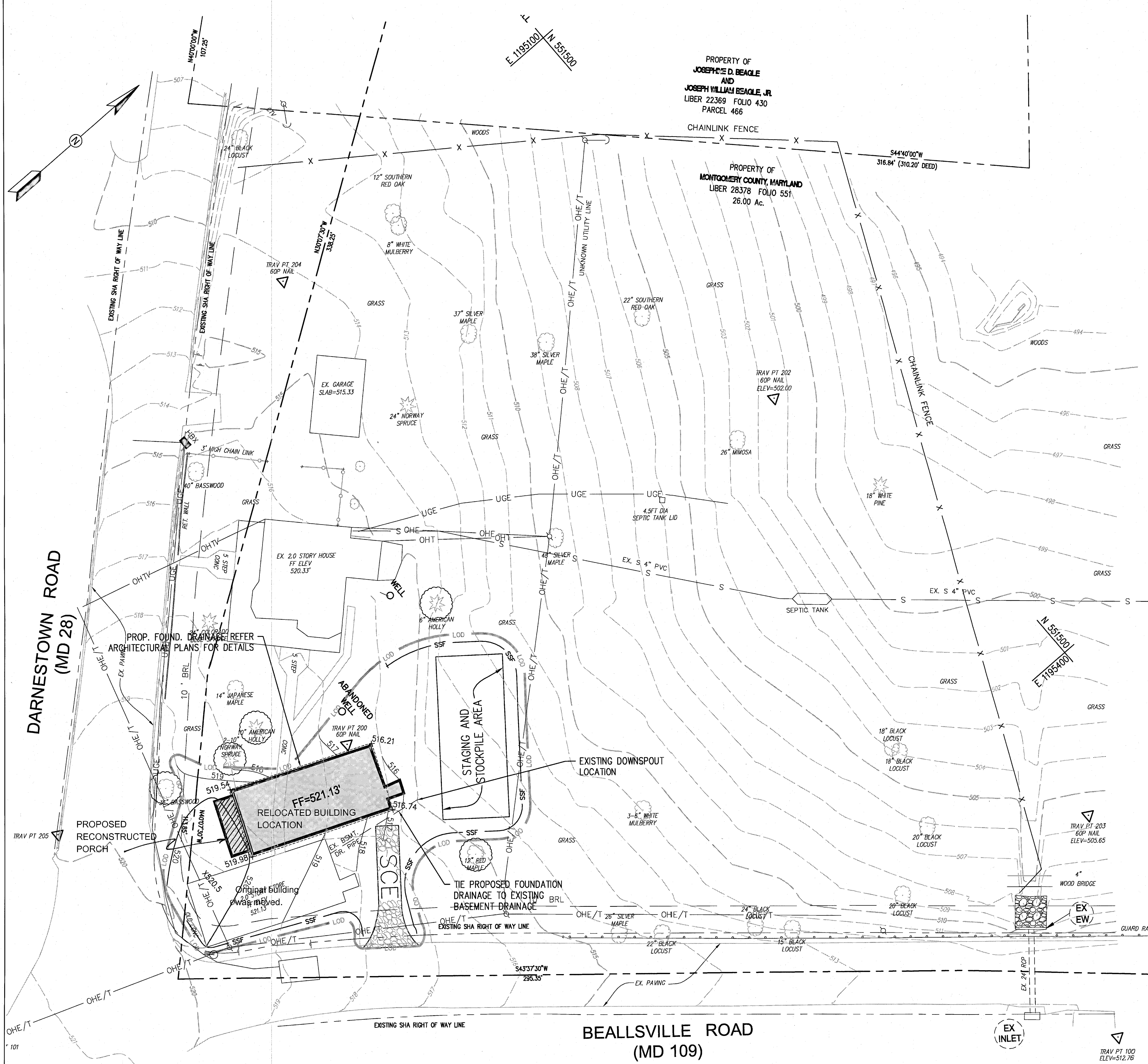
Date: JAN. 18, 2012

Porch Reconstruction To:
THE DARBY STORE
MNCPPC, Department of Parks, Northern Region
19801 Darnestown Road, Beallsville, Md. 20839

Drawing Number

A0





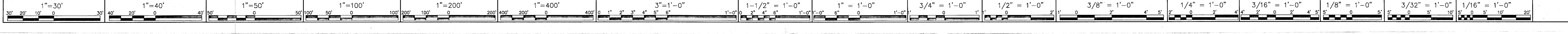
**NOTE:**

- ENTIRE SITE IS CLASSIFIED AS TYPE "B" SOIL.
- ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY "STANDARDS AND SPECIFICATION FOR TOPSOIL", PRIOR TO FINAL VEGETATIVE STABILIZATION.

**LEGEND:**

- SSF MODIFIED SUPER SILT FENCE
- LOD LIMIT OF DISTURBANCE
- 520 PROPOSED CONTOUR
- EXISTING CONTOUR
- SCE STABILIZED CONSTRUCTION ENTRANCE
- NEW LOCATION OF EX. BUILDING
- SOILS

CALL "MISS UTILITY" AT  
1-800-257-7777  
48 Hours Before Start of Construction



**OWNER'S/DEVELOPER'S CERTIFICATION**

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF PARKS  
PRINTED NAME AND TITLE \_\_\_\_\_

**MAINTENANCE CERTIFICATION**

I/WE HEREBY CERTIFY THAT I/WE ASSUME MAINTENANCE RESPONSIBILITIES FOR ALL STORMWATER MANAGEMENT STRUCTURES SHOWN HEREON. IF MAINTENANCE RESPONSIBILITY IS LEGALLY TRANSFERRED, I/WE AGREE TO SUPPLY THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION WITH A COPY OF THE DOCUMENT (SIGNED BY BOTH PARTIES) TRANSFERRING SAID MAINTENANCE RESPONSIBILITY AT THAT TIME.

OWNER/DEVELOPER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF PARKS  
PRINTED NAME AND TITLE \_\_\_\_\_

**DESIGN CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE "1994 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL." MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES EXECUTIVE REGULATIONS 5-90 AND, 7-02AM AND 36-90, AND MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION "STORM DRAIN DESIGN CRITERIA" DATED AUGUST 1988.

*Chinmay G. Vyasa* 12/01/10  
DESIGN ENGINEER SIGNATURE DATE  
CHINMAY G. VYAS 200501  
PRINTED NAME REGISTRATION NUMBER

**CERTIFICATION OF THE QUANTITIES**

I HEREBY CERTIFY THAT THE ESTIMATED TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO 0.0 CUBIC YARDS OF EXCAVATION, 0.0 CUBIC YARDS OF FILL AND THE TOTAL AREA TO BE DISTURBED AS SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE 10454 SQUARE FEET.

*Chinmay G. Vyasa* 12/01/10  
SIGNATURE DATE  
CHINMAY G. VYAS 200501  
PRINTED NAME REGISTRATION NUMBER

**RELATED REQUIRED PERMITS**

IT IS THE RESPONSIBILITY OF PERMITEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE APPROVED SEDIMENT CONTROL PERMIT:

TYPE OF PERMIT	REQ'D	NOT REQ'D	PERMIT #	EXPIRATION DATE	WORK RESTRICTION DATES
MCDCPS Floodplain District		X			
WATERWAY / WETLAND(S):					
a. Corps. of Engineers		X			
b. MDE		X			
c. M.D.E. Water Quality Certification					
MDE Dam Safety		X			
N.P.D.E.S. NOTICE OF INTENT		X			
OTHERS (Please List):					

**MONTGOMERY COUNTY DEPT OF PERMITTING SERVICES APPROVED FOR:**

Stormwater Management:	Sediment Control Technical Requirements:	Administrative Requirements:
Reviewed _____ Date _____	Reviewed _____ Date _____	Reviewed _____ Date _____
Approved _____ Date _____	Approved _____ Date _____	SEDMIMENT CONTROL PERMIT No. _____

NOTE: MCDCPS APPROVAL DOES NOT NEGATE THE NEED OF A MCDCPS ACCESS PERMIT

MCDCPS APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL, IF THE PROJECT HAS NOT STARTED, UNLESS THE PERMIT HAS BEEN EXTENDED

**The Maryland-National Capital Park and Planning Commission**  
Park Planning & Stewardship Division  
1109 Spring Street, Suite 800  
Silver Spring, Maryland 20910

**CONSULTANT TITLE INFORMATION**

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STRUCTURAL ENGINEER:  
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Washington, DC 20007  
P 202.333.6500 F 202.318.3015

WOOD SPECIALIST:  
**Anthony & Associates, Inc.**  
P.O. Box 271400  
Fort Collins, CO 80527-1400

CIVIL ENGINEER:  
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9450 ANNAPOLIS ROAD  
LANHAM, MARYLAND 20706  
PHONE: (301) 306-3091  
FAX: (301) 306-3092  
CONTACT: CHINMAY G. VYAS

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20050, EXPIRATION DATE: 09/01/09

M-NCPPC review and approval

project manager	signature	date
park manager	signature	date
cultural resources mgr	signature	date
other	signature	date

**REVISIONS**

NO.	DESCRIPTION	DATE
	100% Client Review	07/02/09
	Issued for Permit	04/6/10

**DARBY STORE STABILIZATION & RELOCATION**

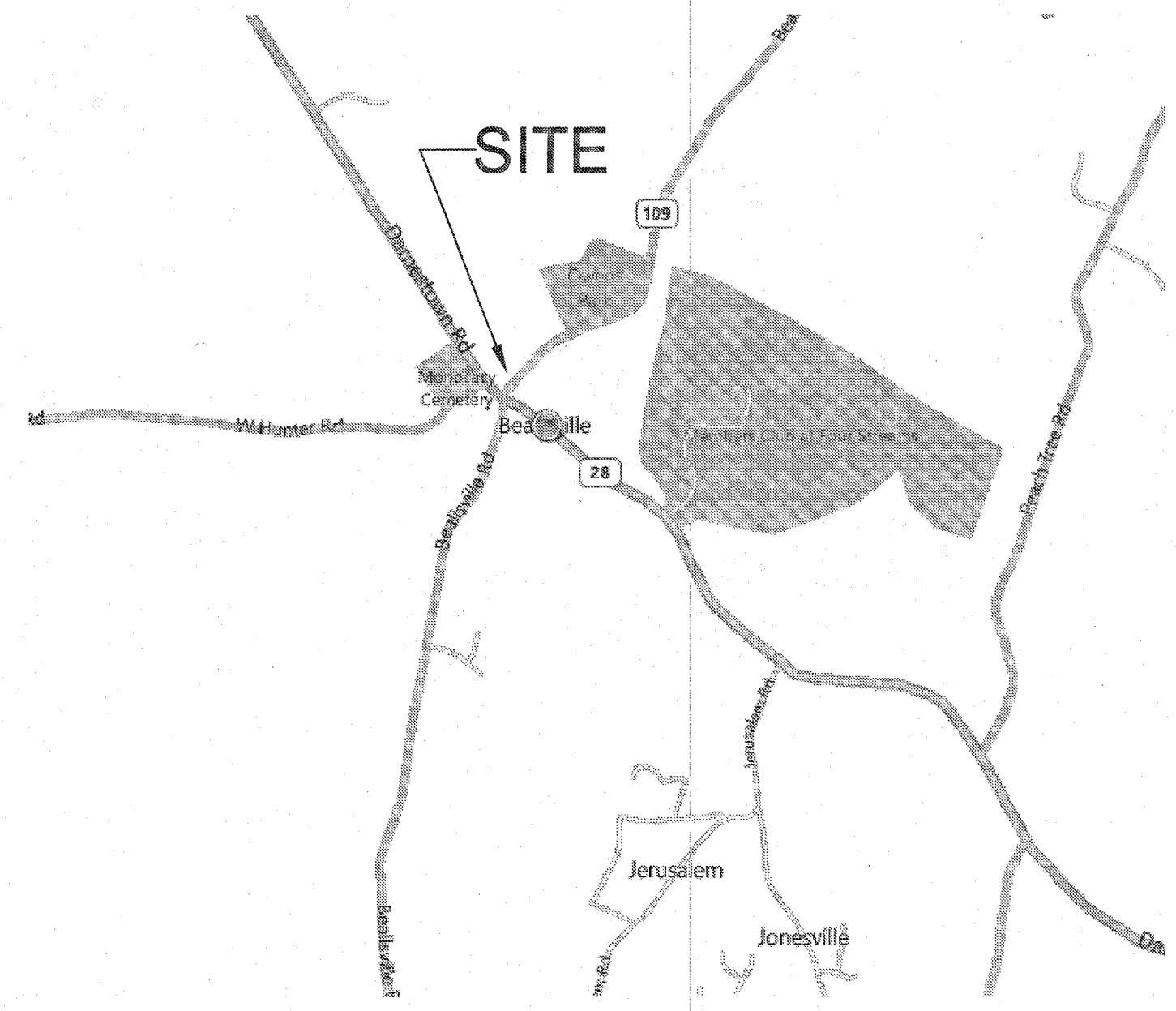
19801 Darnestown Road, Beallsville, MD 20839  
PARCELS 300 & 407

M-NCPPC RFP No. XX-XXX  
SHEET TITLE : **SITE PLAN**

CHECKED BY: \_\_\_\_\_ JOB NUMBER: 08-327  
DATE: 12/01/10 DRAWN BY: AW  
SCALE: SHEET 2 OF 4  
**C-02**

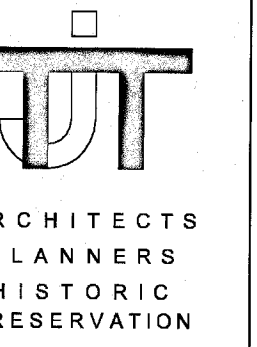
© BELL Architects, PC





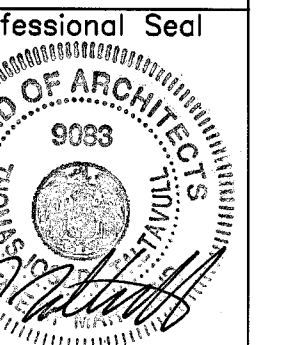
# PORCH RECONSTRUCTION TO THE DARBY STORE MNCPPC Department of Parks Northern Region 19801 Darnestown Road, Beallsville, Maryland 20839

- CS1 COVER SHEET, CODE DATA, INDEX
- C-02 CIVIL SITE PLAN
- A0 SPECIFICATIONS
- A1 FLOOR PLANS, SECTION, DETAILS
- A2 ELEVATIONS
- S1 STRUCTURAL FOUNDATION, FRAMING PLANS, SECTION DETAIL AND NOTES.



THOMAS J. TALAVULL  
ARCHITECT  
20650 PLUM CREEK COURT  
GAITHERSBURG, MARYLAND 20882  
301.840.1847

Professional Certification.  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No.9083, Expiration Date: 6-13-2012.



VINCINITY MAP  
NO SCALE

3 PROJECT TITLE  
NO SCALE

4 DRAWING INDEX  
NO SCALE

5

### SYMBOLS & DESCRIPTIONS

SYMBOL	DESCRIPTION
	NORTH ARROW
	INDICATES WINDOW TYPE
	INDICATES DOOR NUMBER (SEE SCHEDULE)
	INDICATES ROOM NAME
	INDICATES ROOM NUMBER
	INDICATES REVISION AND NUMBER
	SHEET NOTE NUMBER
	GENERAL NOTE
	INDICATES ELEVATION NUMBER (SEE SCHEDULE)
	INDICATES ON WHICH DRAWING ELEVATION APPEARS
	INDICATES SECTION NUMBER
	INDICATES ON WHICH DRAWING SECTION APPEARS

NOTE: ALL SYMBOLS AND ABBREVIATIONS INDICATED MAY NOT APPEAR ON THESE CONTRACT DRAWINGS. ALL GENERAL NOTES INDICATED MAY NOT APPLY TO THIS PROJECT.

### SYMBOLS & DESCRIPTIONS

	COMPACTED EARTH
	CRUSHED STONE
	CONCRETE @ LARGE SCALE DETAIL
	DRYWALL OR PLASTER OR CONCRETE @ SMALL SCALE
	CMU
	BRICK OR STONE
	RIGID EXTRUDED STYROFOAM INSULATION
	BATT INSULATION
	DIMENSION LUMBER
	BLOCKING, SHIM OR FILLER
	FINISH LUMBER
	STEEL

### GOVERNING CODES:

BUILDING:	2009 IBC (International Building Code) with Local Amendments by County
FIRE SAFETY:	2006 IBC, Montgomery County Fire Safety Code, 2003 NFPA 101 Life Safety Code,
MECHANICAL:	THE INTERNATIONAL MECHANICAL CODE 2006, WSSC Plumbing Code, 2006 International Energy Conservation Code
ELECTRICAL:	THE NATIONAL ELECTRICAL CODE /2002
HANDICAPPED:	Maryland Accessibility Code (COMAR 05-02-02), Americans with Disabilities Act P.L. 101-336

### BUILDING DESIGN:

Occupancy Use Group:	B - Business	IBC Reference:	Table 503
Type of Construction:	VB		Table 503
HIGHRISE:	No		
SPRINKLERS:	No		
HEIGHT LIMITS: (Per IBC)	2 Stories / 50 Feet Allowable Tabular Height 2 Stories / <50 Feet Proposed Height		Table 503
FLOOR AREA LIMITS	9,000 sf Allowable Tabular Floor Area		Table 503
	1322 gsf Proposed at 1st Floor 1322 gsf Proposed at 2nd Floor 1322 gsf Proposed at Basement 3966 gsf Proposed Total Building Area < 9000 SF Allowable		

### FIRE RATINGS:

EXTERIOR WALLS:	1 hour (Fire Separation <5') 1 Hour (Fire Separation ≥ 5' < 10') 0 Hour (Fire Separation ≥ 10' < 30')	Table 602
STRUCTURAL FRAME:	0 Hour	Table 601
BEARING WALLS:	0 Hour Exterior, Interior, 1 Hour Supporting Exit Stair walls	Table 601 Section 707
NON BEARING WALLS:	0 Hour	Table 601
FLOOR CONSTRUCTION:	0 Hour, 1 Hour Where Terminating Exit Stair Shaft	Table 601 Section 707
ROOF CONSTRUCTION:	0 Hour	Table 601

### MEANS OF EGRESS:

OCCUPANT LOAD:	13 People at 1st Floor (1 person per 100 gsf Floor) 13 People at 2nd Floor (1 Person per 100 sf Floor) 5 People at Basement (1 person per 300 sf Storage)	Table 1004.1.2
NUMBER OF EXITS:	1 Exit Per Floor Required 2 Exits Provided at Level Of Exit Discharge (1st Floor) 1 Exit Provided Basement and Second Floor	Table 1014.1
TYPES OF EXITS:	Doors on Grade	
EGRESS CAPACITY:	Single Doors 36" / 0.20" = 180 Persons Allowed Actual = 13 People Stair 36" / 0.30 = 120 People Allowed Actual = 13 People	(NFPA 101 Table 7.3.3.1)
EXIT ACCESS:	75 Feet Maximum Allowed; <75 Feet Actual	T 1019.2
DEAD ENDS:	20 Feet	1017.3
COMMON PATH OF TRAVEL:	75 Feet Maximum Allowed; <75 Feet Actual	1014.3
FIRE EXTINGUISHER:	Provide Portable Fire Extinguishers	per NFPA 101

### Design live loads are:

Floor live load (first floor Offices)	50 psf
Floor live load (second floor Offices)	50 psf
Wind	90 mph
Ground Snow Load	30 psf
Roof	per code for drifting(30 psf min.)
Seismic design Category	B
Stairs, Corridors, and Lobbies	100 psf

### SCOPE OF WORK:

RECONSTRUCT DEMOLISHED ORIGINAL FRONT PORCH

SYMBOLS AND LEGEND  
NO SCALE

2 CODE ANALYSIS  
NO SCALE

1

Revisions  
Drawing Title  
COVER SHEET

Date: JAN. 18, 2012

Porch Reconstruction To:  
THE DARBY STORE  
MNCPPC, Department of Parks, Northern Region  
19801 Darnestown Road, Beallsville, Md. 20839

Drawing Number

CS1

