

### HISTORIC PRESERVATION COMMISSION

Marc Elrich County Executive Robert Sutton
Chairman

Date: June 13, 2024

### **MEMORANDUM**

TO: Rabbiah Sabbakhan

Department of Permitting Services

FROM: Chris Berger

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1071643 - basement level alterations, grading, new door

installation, other alterations.

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 June 12, 2024, HPC meeting with two conditions:

- 1. The beams to be installed under the second-floor porch must be painted to match the existing structural supports.
- 2. The wood basement access door must be salvaged and stored on site for potential future reuse.

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: Scott Whipple

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 work is complete the applicant will contact Chris Berger at 301-495-4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.





# **APPLICATION FOR** HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP#\_ DATE ASSIGNED\_\_\_\_

### **APPLICANT:**

Name:Address: Daytime Phone:			E-mail:				
			City:		Zip:		
			Tax Account No.:				
AG	ENT/CONTACT (if applicable):						
Name:			E-mail:				
Add	dress:		City: Zip:				
Daytime Phone:			Contractor Registration No.:				
LO	CATION OF BUILDING/PREMISE:	: MIHP # of Hist	oric Prope	erty			
ls t	REVIEWED d within an Hist By Chris Berger at 10:52 am, p of the easement, and document	Jun 13, 2024	No/Indiv No/Indiv mental Ea	vidual : semer	ame Site Name nt on the Property? If YES, include a er supporting this application.		
Are (Co	APPROVED  Montgomery County  Historic Preservation Commission		-		quired as part of this Application? ation on these reviews as		
Bu To Lo	Ramath Mann		ross Stree	t:	el:		
for be	PE OF WORK PROPOSED: See the proposed work are submitted accepted for review. Check all t	L ne checklist on with this appli hat apply:	Page 4 t	to veri	fy that all supporting items plete Applications will not Shed/Garage/Accessory Structure		
	Addition  Demolition  Grading/Excavation	Deck/Porch Fence Hardscape/Lar Roof	-	☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐	Solar Tree removal/planting Window/Door Other: ication, that the application is correc		
an		ion will comply	with plans	reviev	wed and approved by all necessary		

### Adjacent and confronting:

19821 Darnestown Rd, Beallsville, MD 20839 19800 DARNESTOWN RD BEALLSVILLE 20839 19725 DARNESTOWN RD BEALLSVILLE 20839

19801 Beallsville Road, Beallsville 20839 19801 West Hunter Road, Beallsville 20839 19620 Beallsville Road, Beallsville 20839

Upper Mont. Co. Volunteer Fire Dept., P.O. Box 8, Beallsville, MD 20839-0008 Monocacy Cemetery Company, P.O. Box 81, Beallsville, MD 20839-0081

**REVIEWED** 

By Chris Berger at 10:52 am, Jun 13, 2024

**APPROVED** 

**Montgomery County** 

**Historic Preservation Commission** 

ription of Work Propos	ed: Please give an overview of the work to be undertaken:
	REVIEWED
	By Chris Berger at 10:52 am, Jun 13, 2024
	APPROVED
	APPROVED  Montgomery County
	Montgomery County
	Montgomery County Historic Preservation Commission

Description of Property: Please describe the building and surrounding environment. Include information on significant structures,

landscape features, or other significant features of the property:

Work Item 1:	
Description of Current Condition:	Proposed Work:
Work Item 2:	
Description of Current Condition:	Proposed Work:
Work  By Chris Berger at 10:52 am, Ju	in 13, 2024
APPROVED  Montgomery County  Historic Preservation Commission	Proposed Work:

### HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

# **REVIEWED**

By Chris Berger at 10:52 am, Jun 13, 2024

**APPROVED** 

**Montgomery County** 

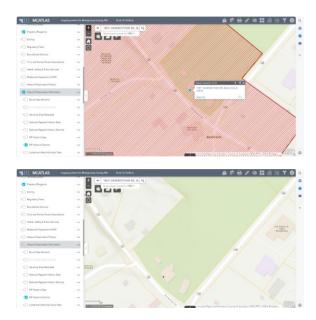
Historic Preservation Commission

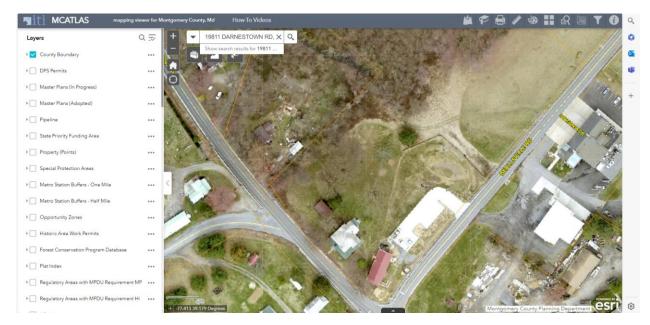
Rama home

# REVIEWED

By Chris Berger at 10:52 am, Jun 13, 2024







The Department of Parks Property Management section, working in partnership with the Cultural Resources section, is in the process of completing a significant rehabilitation of the long-vacant Darby House. Once completed, the house will be added to Property Management's Park House rental portfolio, and the house will be made available as a residential rental property, returning it to its original use. Previous work has included replacing the roof; repairing the deteriorated and structurally unsound front porch; repairing all windows (removing, making repairs, performing abatement, reglazing/repainting and reinstalling); replacing badly deteriorated siding on the north elevation and upgrading gutters and downspouts to address the underlying issue creating the water damage; exterior painting; and undertaking an interior renovation to upgrade bathrooms, kitchen, living spaces, and replace all plumbing and mechanical equipment, and heavy up electrical service. The immediate proposal includes the final work elements necessary to prepare the house for rental.



Rear (east) and side (south) elevations

The rear porch has become structural unsound. The porch sits on piers without adequate footers and the porch's structural members lack adequate connections to the main mass of the house. Proposed work includes installing footers and 6x6 PT posts to support new lateral joists to support existing joists on first floor porch and new 2x8 beams to support second floor porch. Replace step treads and risers, and porch decking. Existing first floor joists and beams, stringers, and all hand rails to remain.

# **REVIEWED**

By Chris Berger at 10:52 am, Jun 13, 2024

**APPROVED** 

**Montgomery County** 

Historic Preservation Commission

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# APPROVED

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Historic Preservation Commission

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# **REVIEWED**













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Historic Preservation Commission

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Historic Preservation Commission

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# **REVIEWED**

### **GENERAL NOTES:**

PROJECT NAME: 19811 DARNESTOWN RD BALCONY REPAIR

ADDRESS: 19811 DARNESTOWN RD, BEALLSVILLE, MD 20839

DESCRIPTION: REPAIR OF MOISTURE DAMAGED JOISTS OF BALCONY OF AN EXISTING BUILDING

### **CODES AND STANDARDS**

1. ALL DESIGN AND CONSTRUCTION IS BASED ON AND SHALL BE IN ACCORDANCE WITH THE

FOLLOWING CODES. 2018 IRC - 2018 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS

ACI - AMERICAN CONCRETE INSTITUTE ACI 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

ACI 530-13 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AF&PA - AMERICAN FOREST & PAPER ASSOCIATION

AF&PA-2012

AISC - AMERICAN INSTITUTE OF STEEL CONSTRUCTION AISC 341-10 SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS

AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS APA - APA - ENGINEERED WOOD ASSOCIATION

ASCE - AMERICAN SOCIETY OF CIVIL ENGINEERS ASCE/SEI 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

AWPA - AMERICAN WOOD PROTECTION ASSOCIATION AWS - AMERICAN WELDING SOCIETY

TMS - THE MASONRY SOCIETY TMS 402/602 - SPECIFICATION FOR MASONRY STRUCTURES

TPI - TRUSS PLATE INSTITUTE

TPI 1-2014

WRI - WIRE REINFORCEMENT INSTITUTE, INC.

2. ALL REFERENCED STANDARDS SHALL BE OF THE EFFECTIVE DATE NOTED IN THE CONTROLLING BUILDING CODE.

3. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL, OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONSTRUCTION DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF THE OWNER, CONTRACTOR, ENGINEER, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE OUTLINED IN THE CONSTRUCTION DOCUMENTS NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE

DESIGN LOADS (ALL LOADS ARE SERVICE LOADS UNLESS NOTED):

PROVISIONS OF THE CONSTRUCTION DOCUMENTS.

1. DEAD LOADS FLOOR LOAD JOISTS UNIFORM LOAD	13 PSF 17 PLF
2. LIVE LOADS FLOORS	40 PSF
0. 001014/1 0.400	

EQUIVALENT SNOW DRIFT LOAD

GROUND SNOW LOAD (PG) **EXPOSURE CATEGORY** SNOW EXPOSURE FACTOR (CE) ROOF THERMAL FACTOR (CT) RISK CATEGORY SNOW LOAD IMPORTANCE FACTOR (IS) FLAT ROOF SNOW LOAD (PF) **23 PSF** ROOF SLOPE FACTOR(CS) SNOWDRIFT MAX DRIFT LENGTH (W) 6.5 FT HEIGHT OF SNOWDRIFT (HD) 1.7 FT

DISTANCE OF EQUIVALENT DRIFT TO PARAPET 2.2 FT 4. WIND DESIGN CRITERIA ULTIMATE WIND SPEED (3-SECOND GUST) 115 MPH WIND DIRECTIONAL FACTOR (KD) 0.85 **EXPOSURE CATEGORY** TOPOGRAPHIC FACTOR (KZT) 1.16 GUST EFFECT FACTOR (G) 0.85 MIN WIND LOAD ON THE ROOF -5.6 PSF

MAX WIND LOAD ON ROOF -28 PSF +/- 6.63 PSF INTERNAL PRESSURE 25.7 PSF MAX WIND WARD PRESSURE -9.4 PSF MAX LEE WARD PRESSURE -22.5 PSF MAX SIDE WAY PRESSURE

5. DESIGN SEISMIC INFORMATION:

# **GENERAL CONDITIONS**

1. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF

97.3 PLF

THE GOVERNING MUNICIPAL CODES & SPECIFICATIONS FOR THIS PROJECT. 2. IF MATERIALS, QUANTITIES, STRENGTHS, OR SIZES INDICATED BY THE DRAWINGS OR SPECIFICATIONS ARE NOT IN AGREEMENT WITH THESE NOTES, THE BETTER QUALITY AND/OR GREATER QUANTITY, STRENGTH, OR SIZE INDICATED, SPECIFIED, OR NOTED SHALL BE PROVIDED.

3. THE CONTRACTOR SHALL MAKE NO DEVIATION FROM THE DESIGN DRAWINGS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

4. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED.

5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS, OR TIE-DOWNS MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE

CONTRACTOR AFTER COMPLETION OF THE PROJECT. 6. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS. 7. CONTRACTOR TO SUPPORT, BRACE AND SECURE ALL STRUCTURES AS REQUIRED DURING ERECTION/CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY

OF THE BUILDING DURING CONSTRUCTION. THE BUILDING IS NOT FULLY BRACED UNTIL ALL SHEAR WALLS, SHEATHING, FASTENERS, AND OTHER LATERAL BRACING COMPONENTS HAVE BEEN COMPLETELY INSTALLED. 8. THESE NOTES APPLY TO ALL STRUCTURAL DRAWINGS. NOTES SHALL APPLY UNLESS

OTHERWISE INDICATED BY STRUCTURAL DRAWINGS OR SPECIFICATIONS. 9. WHERE A DETAIL, TYPICAL DETAIL, SECTION, TYPICAL SECTION, OR PLAN NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL SIMILAR OR LIKE CONDITIONS UNLESS

NOTED OTHERWISE CONSTRUCTION DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND CALCULATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE GENERAL CONTRACTOR.

11. CONSTRUCTION DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI, OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONSTRUCTION DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN

12. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY THE ARCHITECT/STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. FOR DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS. SEE ARCHITECTURAL DRAWINGS.

13. DO NOT SCALE FOR DIMENSIONS NOT SHOWN ON DRAWINGS. SEND WRITTEN RFI

(REQUEST FOR INFORMATION) TO THE ARCHITECT/ENGINEER FOR DIMENSIONS NOT

14. NO PROVISIONS HAVE BEEN MADE IN THE DESIGN FOR THE SUPPORT OF A CONCENTRATED LOAD FROM PLUMBING, MECHANICAL OR HVAC EXCEPT AS SHOWN ON THE

15. THE GENERAL CONTRACTOR SHALL COORDINATE ALL SIZES AND LOCATIONS OF FLOOR, ROOF, AND WALL PENETRATIONS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. ALL PENETRATIONS NOT SHOWN ON STRUCTURAL DRAWINGS MUST BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD UNLESS NOTED OTHERWISE.

16. THE GENERAL CONTRACTOR SHALL VERIFY THAT MISCELLANEOUS FRAMING SHOWN ON THE STRUCTURAL DRAWINGS FOR MECHANICAL EQUIPMENT, OWNER-FURNISHED ITEMS, PARTITIONS, ETC. IS CONSISTENT WITH THE REQUIREMENTS OF SUCH ITEMS.

17. ELEVATIONS SHOWN ARE TO THE TOP OF FOUNDATIONS, SLABS, OR STEEL BEAMS UNLESS NOTED OTHERWISE. 18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS,

TECHNIQUES, SEQUENCES, AND PROCEDURES TO COMPLY WITH THE CONSTRUCTION 19. THE GENERAL CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE OSHA REGULATIONS.

20. THE STRUCTURAL ENGINEER OF RECORD HAS DELEGATED THE DESIGN OF GLAZING SYSTEMS, COLD-FORMED METAL FRAMING, RAILING, SKYLIGHTS, STAIRS, OR OTHER SYSTEMS NOT SHOWN IN THE STRUCTURAL DRAWINGS. SUCH SYSTEMS SHALL BE DESIGNED, FURNISHED, AND INSTALLED AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.

21. ALL TESTING SHALL BE PAID FOR BY THE OWNER (CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE THAT COST OF TESTING IS ACCURATE AND PRESENTED TO OWNER WITH CONSTRUCTION COSTS).

### **FOUNDATIONS**

1. RESIDENTIAL BUILDING FOUNDATION DESIGNS ARE BASED ON AN ALLOWABLE BEARING PRESSURE OF 1,500 PSF.

2. BOTTOM OF SPREAD FOOTINGS SHALL BEAR ON FIRM NATURAL SOILS, NEW CONTROLLED COMPACTED ENGINEERED FILL PLACED OVER NATURAL SOILS AND/OR A COMBINATIONS

3. ENGINEERED FILL SHALL BE COMPRISED OF MATERIALS SPECIFIED IN THE GEOTECHNICAL REPORT AND/OR IN THE ABSENCE OF THE GEOTECHNICAL REPORT TO BE APPROVED BY A GEOTECHNICAL ENGINEER.

4. EXCAVATIONS AND PREPARATIONS OF FOUNDATIONS SHALL STRICTLY FOLLOW THE FOUNDATION AND UNDERPINNING DRAWINGS.

5. IF A GEOTECHNICAL REPORT IS PROVIDED, ALL REQUIREMENTS FOR SITE PREPARATION AND EXCAVATION SHALL BE STRICTLY FOLLOWED. EXCAVATE THE BUILDING SITE TO THE DEPTH AND EXTENT INDICATED IN THE SOILS REPORT. ALL SUBGRADES SHALL BE APPROVED IN WRITING BY THE SOILS ENGINEER BEFORE BACKFILLING. PROVIDE FILL MATERIAL AND/OR SOIL COMPACTION AS SPECIFIED IN THE GEOTECHNICAL REPORT.

6. NOTIFY ARCHITECT AND ENGINEER IF SOIL AND/OR FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR.

7. EARTHWORK SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED SOIL TESTING COMPANY TO ASSURE COMPLIANCE WITH THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.

8. BOTTOM OF ALL FOOTINGS MUST BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE PLACING ANY CONCRETE. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN THE SPECIFIED BEARING PRESSURE. 9. ALL FOOTINGS SHALL BE CENTERED UNDER THE COLUMN OR WALLS ABOVE UNLESS NOTED

10. FOOTING ELEVATIONS SHOWN ON DRAWINGS REFER TO THE TOP OF FOOTING AND ARE APPROXIMATE. THEY MAY BE REQUIRED TO BE ADJUSTED PER ACTUAL FIELD CONDITIONS, (i.e. EXCAVATE DEEPER TO REACH REQUIRED BEARING CAPACITY.)

11. FOOTINGS CAN BE POURED THICKER IF NECESSARY, TO MAINTAIN TOP OF FOOTING ELEVATIONS AND/OR BLOCK COURSING. 12. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6 BELOW THE

ADJACENT EXTERIOR FINISH GRADE. 13. STRUCTURAL ENGINEERED FILL UNDER SLAB ON GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM MODIFIED DENSITY BY A.S.T.M. D-1557-72 AND OTHER RELATED A.S.T.M. SECTIONS.

14. DO NOT BACKFILL UNTIL WALLS HAVE BEEN CURED. BACKFILL AGAINST A WALL SHALL BE PLACED EVENLY ON BOTH SIDES OF THE WALL UNLESS THE WALL IS FULLY BRACED BY THE CONTRACTOR FOR LATERAL PRESSURE. SUCH BRACING INCLUDING ITS DESIGN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL AFTER THE FLOOR SLAB OR OTHER STRUCTURAL ELEMENT BRACING THE WALL HAS BEEN CONSTRUCTED TO THE SATISFACTION OF THE ARCHITECT.

# **CAST-IN-PLACE CONCRETE**

1. ALL CONCRETE SHALL BE READY-MIX, AND HAVE A MINIMUM OF 500 LBS. OF CEMENT PER CUBIC YARD AND HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: a) RESIDENTIAL CONCRETE FOR SLABS ON GRADE, RETAINING WALLS, AND RETAINING WALL FOOTINGS - 3,500 PSI.

b) TYPICAL FOOTINGS AND FOUNDATION WALLS - 3,000 PSI

c) GARAGE SLABS ON GRADE - A.E. 4,500 PSI d) FOUNDATION WALLS - 5,000 PSI

e) COLUMNS - 5,000 PSI 2. ALL CONCRETE SHALL HAVE A SLUMP OF 4" PLUS OR MINUS 1".

3. CONCRETE EXPOSED TO FREEZE-THAW SHALL HAVE 4 TO 8% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.50.

4. CONCRETE NOT EXPOSED TO FREEZE-THAW SHALL HAVE 2 TO 4% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.56. 5. CONCRETE MIX DESIGN SHALL BE IN ACCORDANCE WITH THE REFERRED EDITION OF ACI

301 CHAPTER 3, METHOD 1 OR METHOD 2. 6. SUBMIT BACKUP DATA AS REQUIRED BY CHAPTER 5 SECTION 5.3. OF THE REFERRED

**FDITION OF ACI 318.** 7. SLAB ON GRADE SHALL BE 4" MINIMUM WITH 6x6 - W1.4 x W1.4 W.W.F. EXCEPT AS NOTED ON THE DRAWINGS, PLACED ON 10 MIL, ASTM E 1745, CLASS B VAPOR RETARDER (MINIMUM), OVER MINIMUM 6" APPROVED GRANULAR SUBBASE PER SOIL REPORT (IF PROVIDED). 8. GARAGE SLAB ON GRADE SHALL BE 5" MINIMUM WITH 6x6 - W2.1 x W2.1 W.W.F. OVER 6"

APPROVED GRANULAR SUBBASE PER SOIL REPORT (IF PROVIDED). 9. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.

10. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED AT LEAST 8" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 8". 11. POURING OF CONCRETE SHALL NOT START UNTIL THE REINFORCING HAS BEEN PLACED

AND APPROVED BY THE OWNER'S INSPECTING AGENCY. 12. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" REFERRED EDITION OF ACI 318, AND

"SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," ACI 301.

13. ALL REINFORCING DETAILS SHALL CONFORM TO THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" ACI 315 (REFERRED TO IN CODES AND REFERENCES) UNLESS DETAILED OTHERWISE ON THE STRUCTURAL DRAWINGS. 14. CONTRACTOR SHALL REVIEW ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND

PLUMBING DRAWINGS FOR SIZE AND LOCATION OF OPENINGS, EMBEDDED ITEMS, SLEEVES,

SLAB DEPRESSIONS, SLOPES, ETC. REQUIRED BY OTHER TRADES. THESE ITEMS SHALL BE FURNISHED AND SET BEFORE THE PLACEMENT OF CONCRETE. 15. CONTRACTOR SHALL VERIFY LOCATIONS AND SIZES OF ALL OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS, ETC, AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED. EMBEDDED ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE SUPPLIER'S

DIRECTIONS 16. CONTRACTOR SHALL PROVIDE SPACERS, CHAIRS, AND BOLSTERS, NECESSARY TO SUPPORT REINFORCING STEEL. SUPPORT ITEMS THAT BEAR ON EXPOSED CONCRETE

SURFACES SHALL HAVE ENDS THAT ARE PLASTIC TIPPED OR STAINLESS STEEL. 17. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR

a) 3" - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED EARTH. b) 2" - CONCRETE EXPOSED TO EARTH OR WEATHER, #6 THROUGH #18 BARS c) 1 1/2" - CONCRETE EXPOSED TO EARTH OR WEATHER, #5 BAR SMALLER. d) 1 1/2" - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH FOR THE PRIMARY REINFORCEMENT. TIES. STIRRUPS. SPIRALS IN BEAMS AND COLUMNS

e) 3/4" - CONCRETE NOT EXPOSED TO WEATHER NOR IN CONTACT WITH EARTH FOR SLABS AND WALLS, #11 BAR AND SMALLER. 18. HORIZONTAL WALL AND FOOTING BARS SHALL BE BENT 1'-0' AROUND CORNERS OR CORNER BARS WITH 2'-6" LAP SHALL BE PROVIDED.

19. HORIZONTAL KEYWAYS IN CONSTRUCTION JOINTS SHALL BE PROVIDED IN WALL

FOOTINGS WITH A DEPTH OF 1-1/2" AND A HEIGHT EQUAL TO 1/3 OF THE FOOTING DEPTH. REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

20. CONTRACTOR SHALL KEEP A COPY OF THE "FIELD REFERENCE MANUAL" (ACI PUBLICATION SP-15, REFERRED EDITION) AT THE PROJECT FIELD OFFICE.

21. LAP SPLICES, DEVELOPMENT LENGTHS, AND DETAILS FOR REINFORCING BARS SHALL BE IN ACCORDANCE WITH THOSE LISTED IN THE AMERICAN CONCRETE INSTITUTE SPECIFICATIONS. MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE 48 BAR DIAMETERS TYPICAL, EXCEPT WHERE OTHERWISE NOTED ON THE DRAWINGS. FOR STAIR AND ELEVATOR TOWER SHEAR WALLS, LAP ALL VERTICAL BARS 60 BAR DIAMETERS. 22. TESTING LABORATORY SHALL SUBMIT ONE COPY OF ALL CONCRETE TEST REPORTS DIRECTLY TO THE ENGINEER.

# MASONRY CONSTRUCTION

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI (fm = 1500 PSI). 2. ALL MASONRY UNITS SHALL BE SOLID OR GROUTED SOLID BELOW GRADE, UNLESS NOTED

OTHERWISE. ALL MASONRY UNITS FOR ELEVATOR AND STAIR SHAFTS SHALL BE A MINIMUM 75% SOLID BLOCK UNLESS REINFORCED AND GROUTED SOLID. 3. ALL MORTAR SHALL BE ASTM C270 TYPE S WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS, VERIFIED FROM FIELD-OBTAINED TEST CYLINDERS. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR.

4. COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI, VERIFIED FROM FIELD-OBTAINED TEST CYLINDERS. 5. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530 REFERRED EDITION, AND "SPECIFICATIONS FOR

QUALIFIED ENGINEER. 6. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH CELLS FILLED WITH COARSE GROUT. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND A MAXIMUM SPACING OF 8'-0". REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED. SEE TYPICAL

MASONRY STRUCTURES," TMS 402/602, REFERRED EDITION, AND INSPECTED BY A

GROUTING DETAILS FOR ADDITIONAL INFORMATION. 7. VERTICAL REINFORCING STEEL SHALL BE LAPPED AT A MINIMUM OF 48 BAR DIAMETERS 8. HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE A MINIMUM 9 GAGE HOT-DIPPED GALVANIZED TRUSS TYPE, "DUR-O-WAL" OR EQUAL AT 16" ON CENTER UNLESS SHOWN OTHERWISE ON THE DRAWINGS. PROVIDE LADDER-TYPE REINFORCING IN ALL WALLS TO RECEIVE VERTICAL REINFORCING. USE SHOP FABRICATED "L" AND "T" PIECES AT ALL

CORNERS AND TEES. 9. SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 8" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 8" LAP. 10. PROVIDE A MINIMUM OF 3 COURSES HIGH BY 2 COURSES WIDE GROUTED SOLID

MASONRY AT BEAM/HEADER BEARING POINTS. 11. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICALS. DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCEMENT

12. PROVIDE REINFORCED CONCRETE MASONRY LINTELS OVER ALL DOOR AND WINDOW OPENINGS IN MASONRY WALLS, AS CALLED OUT ON PLAN AND PER MASONRY LINTEL SCHEDULE. PROVIDE PRECAST CONCRETE LINTELS OVER ALL SMALLER MISCELLANEOUS OPENINGS (24" WIDE OR LESS) UNLESS NOTED OTHERWISE ON DRAWINGS.

13. PROVIDE A KNOCK-OUT BLOCK OR U-BLOCK REINFORCED WITH #5 CONTINUOUS AT THE SILL OF ALL WINDOW OPENINGS. EXTEND 16" BEYOND EACH SIDE OF THE OPENING

14. PROVIDE CONTINUOUS BOND BEAMS WITH #5 BAR AND ALL BLOCK GROUTED SOLID FOR FULL DEPTH OF ADJACENT FLOOR & ROOF LEDGERS. RUN ANY VERTICAL REINFORCING THRU THESE HORIZONTAL GROUTED SECTIONS OF THE WALL. SEE SECTIONS AND DETAILS ON THE DRAWINGS FOR ADDITIONAL INFORMATION AND LOCATIONS.

# WOOD CONSTRUCTION

1. WOOD CONSTRUCTION SHALL CONFORM TO THE AFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", REFERRED EDITION., NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", AMERICAN MANUFACTURERS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND IT'S FASTENINGS" AND AMERICAN WOOD-PRESERVERS ASSOCIATION

STANDARDS 2. ALL STRUCTURAL FRAMING MEMBERS SHALL BE HEM-FIR, GRADE 2, STRESS GRADE LUMBER, OR APPROVED EQUAL UNLESS NOTED OTHERWISE. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:

a) Fb = 850 PSI b) Fv = 150 PSI

c) E = 1,300,000 PSI ALL

3. STRUCTURAL TIMBER TO BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S "CONSTRUCTION MANUAL" 4. ALL STUDS SHALL BE S-P-F, STUD GRADE UNLESS NOTED OTHERWISE. ALL STUDS OVER

10'-0" LONG SHALL BE S-P-F, GRADE 2. 5. PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS, POSTS, AND/OR COLUMNS. CARRY ALL POSTS AND COLUMNS DOWN TO THE FOUNDATION OR BEAM. BLOCKING SHALL BE THE

SAME SIZE AS THE POST ABOVE 6. ALL NAILS SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE. THE FOLLOWING SIZE NAILS MUST BE USED, WHEN SPECIFIED:

b) 16d SINKER NAILS = 0.148 DIA. x 3 1/4" LONG c) 10d COMMON NAILS = 0.148 DIA. x 3" LONG d) 8d COMMON NAILS = 0.131 DIA. x 2 1/2" LONG

a) 16d COMMON NAILS = 0.162 DIA. x 3 1/2" LONG

7. WOOD HEADERS OVER OPENINGS IN NON-BEARING WALLS SHALL BE: a) DOUBLE 2x4 HEADERS FOR UP TO 4'-0" b) DOUBLE 2x6 HEADERS FROM OVER 4'-0" UP TO 6'-0"

c) DOUBLE 2x8 HEADERS FROM OVER 6'-0" UP TO 10'-0" d) NOT LESS THAN DOUBLE 2x10 HEADERS FROM OVER 10'-0" UP TO 12'-0", UNLESS NOTED

8. CONTRACTOR HAS THE OPTION TO SUBMIT TRUSSED HEADERS. 9. UNLESS OTHERWISE DETAILED FLOOR OR ROOF TRUSS CONNECTIONS TO SUPPORTING BEAMS (FLUSH CONNECTIONS) SHALL BE FACE MOUNT HANGERS AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY OR APPROVED EQUAL. THE TYPE HANGER USED SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF THE MEMBER-SUPPORTED.

UNLESS OTHERWISE NOTED. 10. LVL MEMBERS SHALL BE MANUFACTURED BY LOUISIANA-PACIFIC CORP. OR TRUS JOIST (LVL - LAMINATED VENEER LUMBER, LP SOLIDSTART OR MICROLLAM). BEAM MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: a) Fb = 2,600 PSI

c) E = 1,900,000 PSI (1.9E) 11. PSL MEMBERS SHALL BE MANUFACTURED BY TRUSS JOIST (PSL - PARALLEL STRAND

b) Fv = 285 PSI

LUMBER OR PARALLAM) AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: a) Fb = 2,900 PSI b) Fv = 290 PSI c) E 2,000,000 PSI (2.0E)

12. PSL COLUMN/POST MEMBERS SHALL BE MANUFACTURED BY TRUS JOIST (PSL -

PARALLEL STRAND LUMBER OR PARALLAM) AND SHALL HAVE THE FOLLOWING PROPERTIES: a) Fb = 2,400 PSI b) Fc para = 2,500 PSI c) E = 1.800.000 PSI (1.8E)

13. LSL MEMBERS SHALL BE MANUFACTURED BY LOUISIANA-PACIFIC CORP. OR TRUS JOIST (LSL - LAMINATED STRAND LUMBER, LP SOLIDSTART, OR TIMBERSTRAND). 14. BEAM MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

b) Fv = 310 PSI c) Fc perp = 800 PSI d) E = 1,550,000 PSI (1.55E) 15. COLUMN MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

a) Fb = 2,325 PSI

a) Fb = 1,700 PSI

b) Fc para = 1,400 PSI

c) E = 1.300,000 PSI (1.3E) 16. ALL TIMBER CONNECTIONS SHALL BE MADE USING PREFABRICATED CONNECTORS. TOE-NAILING IS NOT PERMITTED UNLESS SHOWN ON THE DRAWINGS. SUBMIT MANUFACTURER'S DATA FOR REVIEW. FASTENERS SHALL BE AS MANUFACTURED BY

SIMPSON OR APPROVED EQUAL. ALL FASTENERS THAT ARE EXPOSED TO THE WEATHER AND/OR ARE IN CONTACT WITH ANY PRESSURE-TREATED LUMBER SHALL BE ZMAX (G185) GALVANIZED MINIMUM.

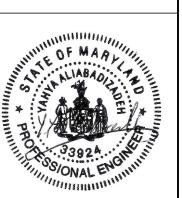
17. ALL CONNECTIONS TO PRESERVATIVE-TREATED WOOD, MUST BE MADE USING ONLY GALVANIZED CONNECTORS AND FASTENERS. GALVANIZED CONNECTORS MUST BE A MINIMUM OF (CLASS G-185) 1.85 oz. OF ZINC PER SQUARE FOOT OF SURFACE AREA (HOT-DIP GALVANIZED PER ASTM A653, ALL SURFACES/SIDES) AND HAVE A BARRIER MEMBRANE BETWEEN THE TREATED WOOD AND CONNECTOR. GALVANIZED FASTENERS MUST BE HOT-DIP GALVANIZED PER ASTM A153. ANY HEAVYDUTY CONNECTORS THAT ARE 14 GAUGE OR THICKER REQUIRES A MINIMUM ZINC COATING WEIGHT OF 2.0 oz. PER SQUARE FOOT (PER ASTM 123, ALL SURFACES/SIDES). WHERE BARRIERS ARE REQUIRED, PROVIDE GRACE . VYCOR DECK PROTECTOR OR EQUAL. BARRIERS ARE TYPICALLY REQUIRED AT EXTERIOR (OUTDOOR) CONDITIONS (i.e. DECKS, ETC.) AND/OR WHERE GALVANIZED CONNECTORS ARE ATTACHED TO ANY TREATED LUMBER INDOORS, OTHER THAN SBX/DOT OR ZINC BORATE TREATED LUMBER.

18. SHEATHING FOR ROOFS SHALL BE 5/8" THICK 24/16 SPAN RATING, APA PLYWOOD OR O.S.B. SHEATHING, EXTERIOR GRADE EXPOSURE 1, AND F.R.T. WHERE NOTED ON ARCHITECTURAL DRAWINGS. SHEATHING FOR WALLS SHALL BE MIN. 7/16" THICK 24/16 SPAN RATING, APA O.S.B. SHEATHING, EXTERIOR GRADE EXPOSURE 1 AND WHERE NOTED ON ARCH. DWGS. SHEATHING FOR FLOORS SHALL BE 3/4" THICK, 24" SPAN RATING, APA STURD-I-FLOOR, EXPOSURE 1.

19. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. ALL EDGES IN FLOOR AND ROOF SHEATHING SHALL BE TONGUE & FLOOR AND ROOF SHEATHING SHALL BE GLUED AND ADHESIVE CONFORMING TO APA SPECIFICATION AFG-01 OR ASTM D3498 SHALL BE USED. FOR THE 2ND & 3RD FLOORS IN THE AMENITY AREA, SHEET EDGES IN THE FLOOR SHEATHING SHALL HAVE LUMBER BLOCKING AS RECOMMENDED BY APA TO PROVIDE A RIGID FLOOR DIAPHRAGM FOR TRANSFERRING LATERAL LOADS. NAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR/ROOF DIAPHRAGMS.

20. PROVIDE PRESSURE-TREATED LUMBER WHERE LUMBER IS IN CONTACT WITH CONCRETE OR OUTSIDE OF THE BUILDING.

Professional Certification I certify that these documents were prepared or approved by me, and that I am a duly licensed engineer under the laws of the State of Maryland, License number 33924 Expiration date 01/25/2025



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	REV.			

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**GENERAL** STRUCTURAL **NOTES** 

**REVIEWED** 

By Chris Berger at 10:55 am, Jun 13, 2024

APPROVED

Montgomery County

Historic Preservation Commission

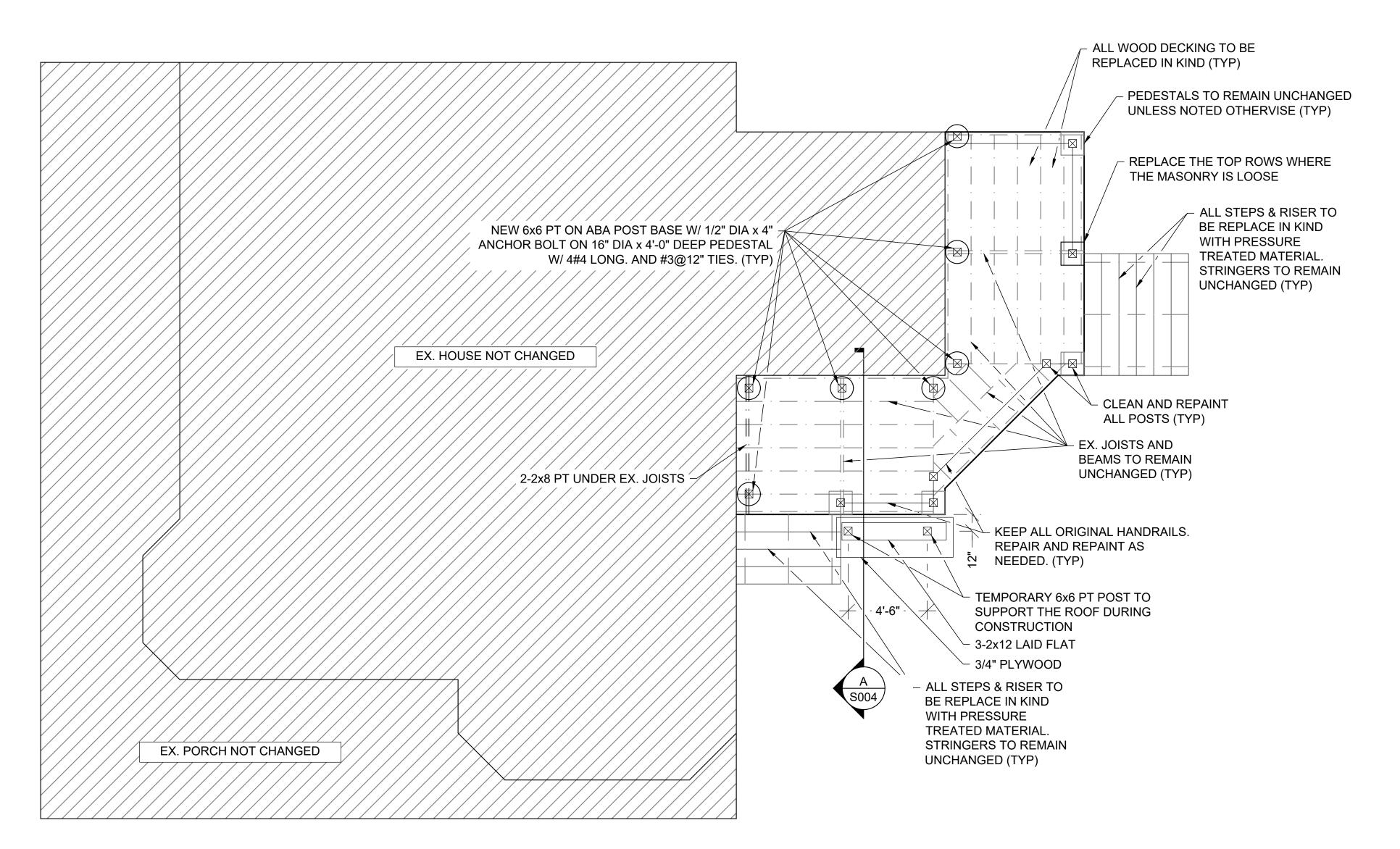
I certify that these documents were prepared or approved by me, and that I am a duly licensed engineer under the laws of the State of Maryland, License number 33924 Expiration date 01/25/2025

**Professional Certification** 



ON: 19811 DARNESTOWN RD, BEALLSVILLE, MD 20839

FIRST FLOOR PLAN



FIRST FLOOR PLAN

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

REVIEWED By Chris Berger at 10:55 am, Jun 13, 2024

APPROVED Montgomery County **Historic Preservation Commission** 

documents were prepared or approved by me, and that I am a duly licensed engineer under the laws of the State of Maryland, License number 33924 Expiration date 01/25/2025

Professional Certification I certify that these



 A & A STRUCTURES LLC
 22 HOLLY LEAF CT. BETHESDA MD 20817

 TEL : 240-678-5399 , EMAIL : AASTRUCTURE@GMAIL.COM

 DESIGNED BY: Y.A.
 DATE: 03/20//2024
 REV.
 DESCRIPTION
 DATE

 CHECKED BY: B.A.
 SCALE : 1/4" = 1'-0"
 DRAWING FILE:
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DARNESTOWN RD BALCONY REPAIR

19811 DARNESTOWN RD, BEALLSVILLE, MD 20839

(OJECT:

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SECOND FLOOR PLAN

SHEET NO.:

**S003** 

EX. HOUSE NOT CHANGED EX. ROOF OF THE PORCH NOT CHANGED TO BE MOUNTED OVER AN EX. BEAM OR USE LUS28-3 SIMPSON JOIST HANGER VERIFY THE STRUCTURAL INTEGRITY OF THE BEAMS AND JOISTS OF THE MAIN BUILDING. REPLACE IN KIND IF ANY DAMAGE IS DETECTED. - NEW 2x8 PT @ 16" O.C. KEEP ALL ORIGINAL HANDRAILS. REPAIR AND REPAINT AS NEEDED. (TYP) - TEMPORARY 6x6 PT POST TO SUPPORT THE ROOF DURING CONSTRUCTION 2x8 PT NAILER BOARD TO - CLEAN AND REPAINT BE BOLTED TO THE EX. ALL POSTS (TYP) BUILDING W/ 1/2" DIA x 3 1/2" LAG BOLT @ 16" O.C. A S004 EX. PORCH NOT CHANGED

2ND FLOOR PLAN

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

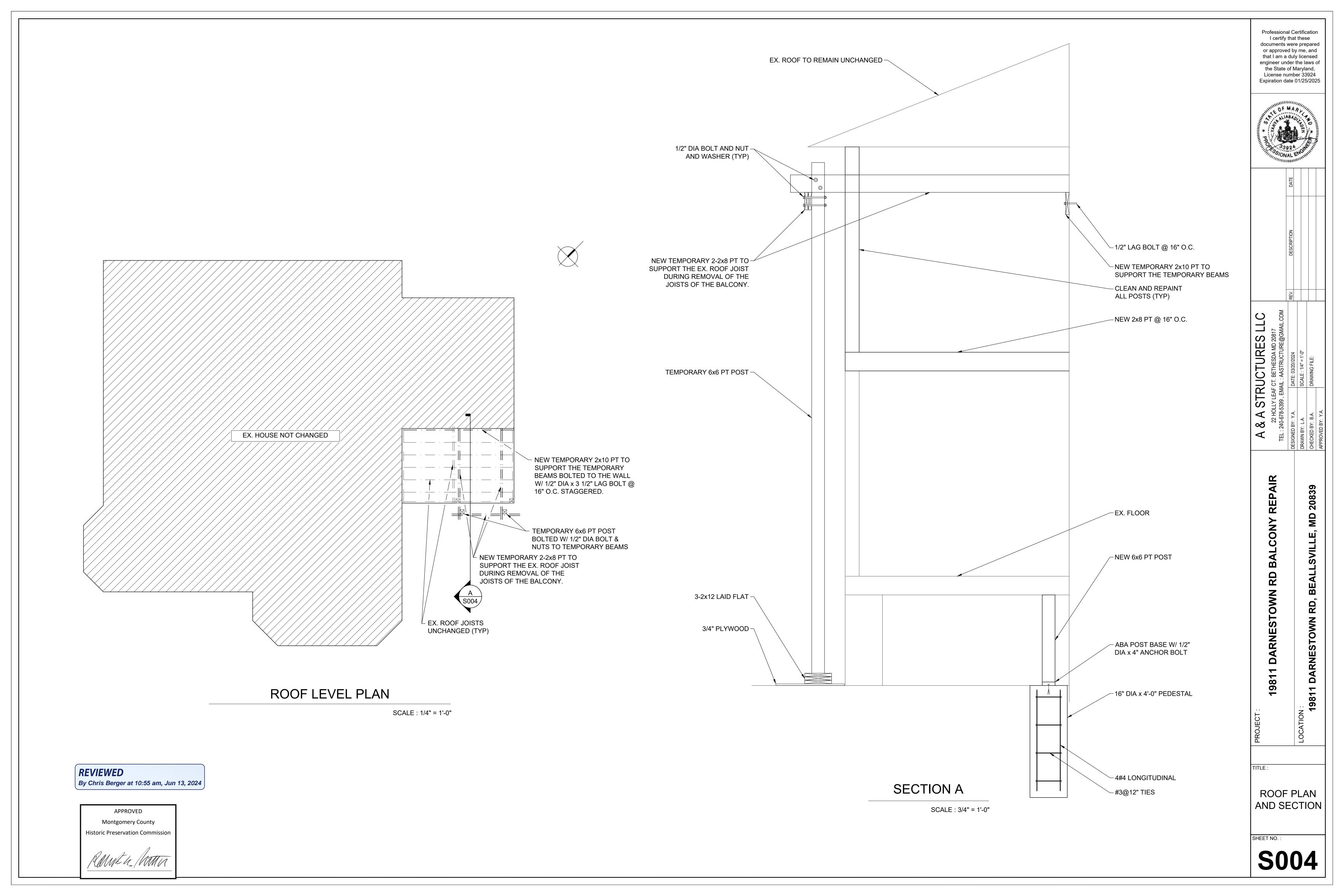
REVIEWED

By Chris Berger at 10:55 am, Jun 13, 2024

APPROVED

Montgomery County

Historic Preservation Commission



### Areaway and basement steps

Propose removal of deteriorated steps, wing walls, door and door trim. Infill door opening with CMU and parge. Regrade to achieve adequate drainage and positive grade to divert surface water and address water infiltration issues.







Montgomery County
Historic Preservation Commission

Ramath Man

**REVIEWED** 









Note: temporary plywood sheet recently set in place to deflect rain in an attempt to mitigate on-going water infiltration issues.

APPROVED

Montgomery County

Historic Preservation Commission

Ramkh Mann

**REVIEWED** 



Marc Elrich
County Executive

Rabbiah Sabbakhan *Director* 

## HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 5/22/2024

Application No: 1071643

AP Type: HISTORIC Customer No: 1379330

### Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

### **Primary Applicant Information**

Address 19811 DARNESTOWN RD BEALLSVILLE, MD 20839

Homeowner MC Parks Facilities Management (Primary)

### **Historic Area Work Permit Details**

Work Type ALTER

Scope of Work Rear porch repairs, areaway abandonment, alterations to shed

**APPROVED** 

**Montgomery County** 

**Historic Preservation Commission** 

amth M

REVIEWED

By Chris Berger at 10:52 am, Jun 13, 2024

www.montgomerycountyma.gov/aps