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Appendix B.3
8111-8113 Demolition Package
8 Pages Total

8111-8113 MAIN STREET

ELLICOTT CITY CHANNEL CONSTRUCTION PROJECT

CAPITAL PROJECT C-0337

HOWARD COUNTY - DEPARTMENT OF PUBLIC WORKS

HISTORIC PRESERVATION COMMISSION - SUBMISSION CERTIFICATE OF APPROVAL FOR PARTIAL DEMOLITION
SEPTEMBER 15, 2021

RRMM ARCHITECTS, PC
ARCHITECTURE / PLANNING / INTERIORS

REVISIONS	MARK	DATE	BY	DES

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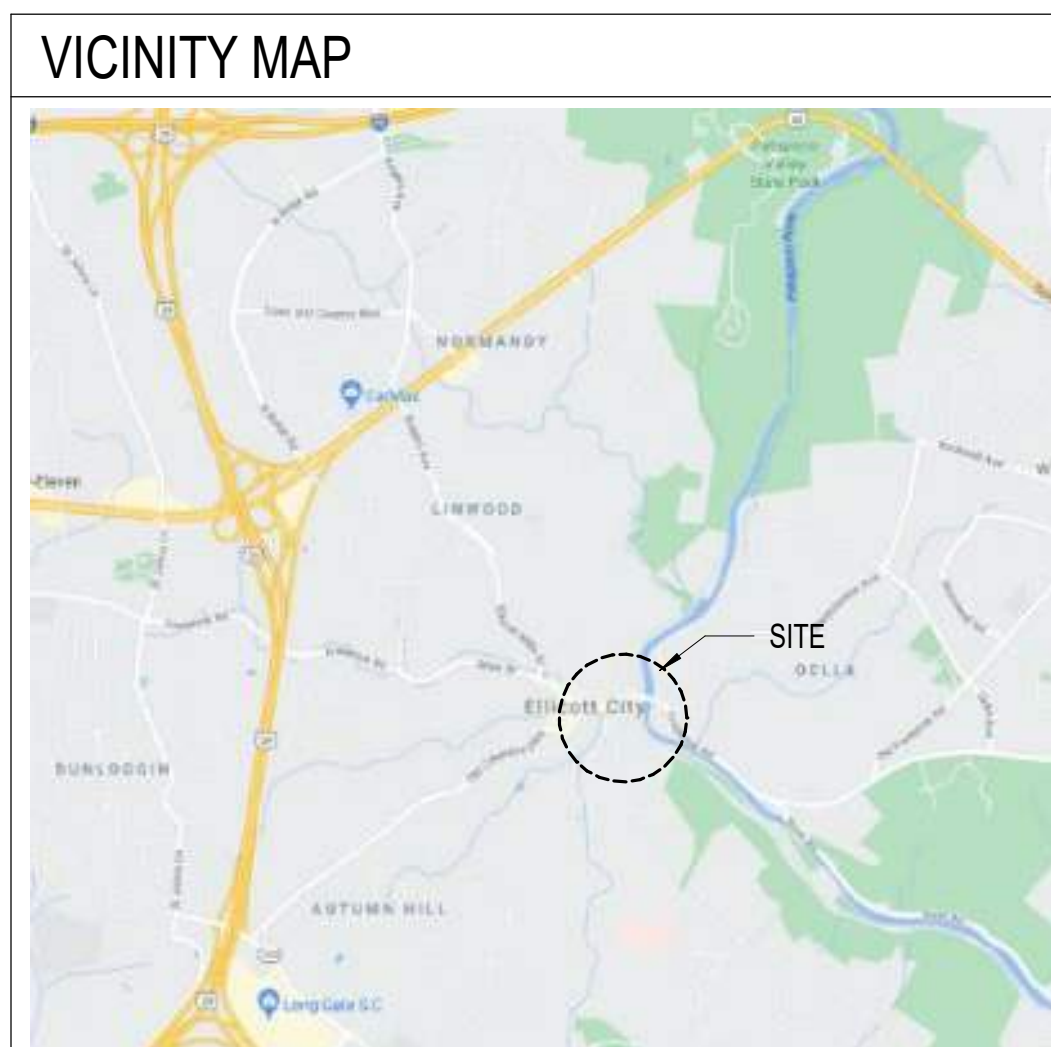
DATE	PROJECT	DESIGNED	DRAWN	CHECKED
09/15/2021	17209.07	MWH	OAD	MWH

RRMM ARCHITECTS, PC
2900 South Quincey Street, Suite 710
Arlington, Virginia 22206
(703)998-0101



PROJECT 8111-8113 MAIN ST - CHANNEL CONSTRUCTION PROJECT
 HOWARD COUNTY - DEPT OF PUBLIC WORKS
 CAPITAL PROJECT - C-0337
 DRAWING TITLE SHEET

SHEET
G-001



CONSULTANTS		OWNER
SIMPSON GUMPERTZ & HEGER STRUCTURAL ENGINEER 1625 Eye St, NW Suite 900 Washington, DC 20006 Phone: (202) 293-4199	EHT TRACERIES HISTORIC PRESERVATION CONSULTANT 440 Massachusetts Avenue, NW Washington, DC 20001 Phone: (202) 393-1199	BUREAU OF FACILITIES, DESIGN & CONSTRUCTION HOWARD COUNTY GOVERNMENT, DEPARTMENT OF PUBLIC WORKS 9200 Berger Road Columbia, MD 21046 Phone: (410) 313-5784
CIVIL ENGINEER 14315 Jarrettsville Pike PO Box 249 Phoenix, MD 21131 Phone: (410) 683-3388	SITE RESOURCES CIVIL ENGINEER 14315 Jarrettsville Pike PO Box 249 Phoenix, MD 21131 Phone: (410) 683-3388	



ARCHITECTURAL GRAPHIC SYMBOLS

MAIN DRAWING TITLE

DOOR TAG - BUILDING DIV/DOOR NUMBER LOCATION SUFFIX (IF REQ'D)

LOUVER TYPE

NEW WORK KEY NOTE

DEMOLITION KEY NOTE

EXTERIOR / INTERIOR / INTERIOR CASEWORK

ELEVATION IDENTIFICATION NUMBER

SHEET NUMBER WHERE ELEVATION IS LOCATED

DRAWING TITLE WITH REFERENCE SYMBOL

BUILDING SECTION REFERENCE

SECTION REFERENCE

ENLARGED PLAN OR DETAIL REFERENCE

ARCHITECTURAL MATERIAL LEGEND

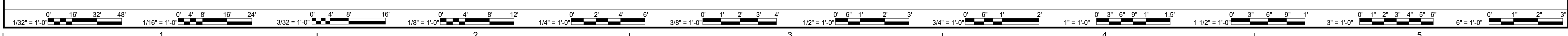
[Symbol]	CONTINUOUS WOOD BLOCKING
[Symbol]	CONCRETE MASONRY UNIT
[Symbol]	CAST-IN-PLACE CONCRETE
[Symbol]	STEEL
[Symbol]	EARTH / COMPACT FILL
[Symbol]	GRAVEL
[Symbol]	ALUMINUM
[Symbol]	FINISHED WOOD
[Symbol]	WOOD BLOCKING
[Symbol]	BRICK
[Symbol]	GLASS
[Symbol]	PLYWOOD

- ### PROJECT NOTES
- THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK.
 - CONTRACTOR SHALL CONFIRM UTILITY DISCONNECT / RAZE LETTERS HAVE BEEN RECEIVED FROM THE HOWARD COUNTY BUREAU OF UTILITIES, BALTIMORE GAS AND ELECTRIC (POWER AND NATURAL GAS), VERIZON, AND COMCAST.
 - THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK.
 - CONTRACTOR SHALL PROVIDE TEMPORARY LATERAL BRACING AND SHORING AS NECESSARY TO PROVIDE SAFE AND STABLE WORK-SITE DURING DEMOLITION.
 - CONTRACTOR TO DETERMINE THE NEED FOR, DESIGN AND INSTALL TEMPORARY BRACING FOR ANY EXISTING ELEMENT WHICH MAY BE TEMPORARILY UNSTABLE DUE TO THE SEQUENCE OF DEMOLITION.
 - CONTRACTOR MUST VERIFY HAZARDOUS MATERIALS OF DEMOLITION PARTS AND MEMBERS PRIOR TO BEGINNING DEMOLITION.
 - PRIOR TO COMMENCING DEMOLITION, CONTRACTOR SHALL HOLD KICK-OFF VIRTUAL CALL WITH OWNER AND ARCHITECT OUTLINING THE PHASING, MEANS AND METHODS OF DEMOLITION OF EACH BUILDING.

SHEET INDEX

Sheet Number	Sheet Title
G-001	TITLE SHEET

ARCHITECTURAL	
A-001	SPECIFICATIONS & PARTITION TYPE
AD101	DEMOLITION PLAN - FIRST FLOOR
AD102	DEMOLITION PLAN - SECOND FLOOR
AD103	DEMOLITION PLAN - THIRD FLOOR
AD201	EXTERIOR ELEVATIONS - NORTH / SOUTH FACADES
AD301	BUILDING DEMOLITION SECTIONS
AD302	BUILDING DEMOLITION SECTIONS



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HISTORIC SALVAGE AND TREATMENT PROCEDURES

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract apply to this Section.

1.02 DEFINITIONS

- A. Terminology:
 1. Contractor: Contractor shall include General Contractor, Subcontractor and any Sub-Subcontractor responsible for any salvage of historic materials or work on the historic buildings.
 2. Character-defining features: "Features or elements which give a building its visual character and that should be taken into account in order to preserve them to the maximum extent possible." (*Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*)
 3. Salvage: To carefully dismantle and remove character defining features and protect them for future use
 4. Hand tools: non-motorized tools employing only worker strength.
 5. Owner: Owner shall include the Howard County Government's Project Manager or any representative authorized to manage the project on behalf of the Howard County Government.

1.03 REFERENCES

- A. Except as modified by governing codes and by the Contract Documents, comply with the applicable provisions and recommendations of the following, all of which shall be available at the Project site:
 1. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Washington D.C.: U.S. Department of the Interior, National Park Service, Preservation Assistance Division, 1990). (hereinafter, Secretary's Standards).
 2. Preservation Briefs (Washington, D.C.: U.S. Department of the Interior, National Park Service, Preservation Assistance Division, various subjects and dates).
 3. Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
 4. Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings
 5. Preservation Brief 15: Preservation of Historic Concrete
 6. Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character;
 7. Preservation Brief 42: The Maintenance, Repair and Replacement of Historic

1.08 SALVAGE AND PROTECTION PLAN

- A. Before work begins, contractor shall prepare a *Salvage and Protection Plan (Plan)* that documents the specific procedures for dismantling, salvage and protection of the historic character defining features identified in drawings. Methods can be by hand or carefully using hand tools, or other methods deemed appropriate by the contractor, but all methods should be documented in the Plan and approved by the Architects and Preservation Consultant. This Plan shall document the manner for dismantling and salvage of each identified character defining feature and will detail protection methods for all character-defining features and historic building fabric and shall include:
 1. Specific identification of each character defining feature, of each building, to ensure appropriate methods for removal, labelling and documentation to facilitate future reuse and rebuilding.
- B. Inventory and photograph items that are to be salvaged from each building. This will become part of the Salvage and Protection Plan. This documentation should be updated with photographic documentation showing condition of elements after removal.
- C. Details of location of salvaged materials and the plan for the protection once removed and stored. Include information about the storage facility or container, and ensure that the materials are not subject to freeze – thaw or other hazardous elements.
- D. The *Salvage and Protection Plan* shall be reviewed and approved by the Owner.
- E. Contractor shall provide appropriate storage facilities on-site. Contractor shall provide appropriate means to transport materials to Owner's off-site storage location. Owner will provide off-site storage.

PART 2 – PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.01 8111-8113 MAIN STREET

- A. Carefully remove timber truss for reinstallation at a later date. Disassemble and remove in as few pieces as possible to facilitate safe removal. Salvage Plan to include documentation of components and approach for salvage and removal. Coordinate removal with temporary support of floor above, if required.
- B. Refer to drawings for additional requirements.

Cast Stone

1.04 QUALITY ASSURANCE

- A. Engage an experienced contractor who has experience with historic buildings and historic materials. Removal and salvage of historic materials should be monitored to ensure materials are handled in a manner that protects them from damage.
- B. Schedule of Salvage Activities: Indicate the following:
 1. Detailed sequence of salvage activities, with starting and ending dates for each building. Ensure the Owner is aware of schedule.
 2. Inventory: Confirm list of items to be removed and salvaged and provide updates or exceptions prior to work commencing.

1.05 DELIVERY, STORAGE, AND HANDLING

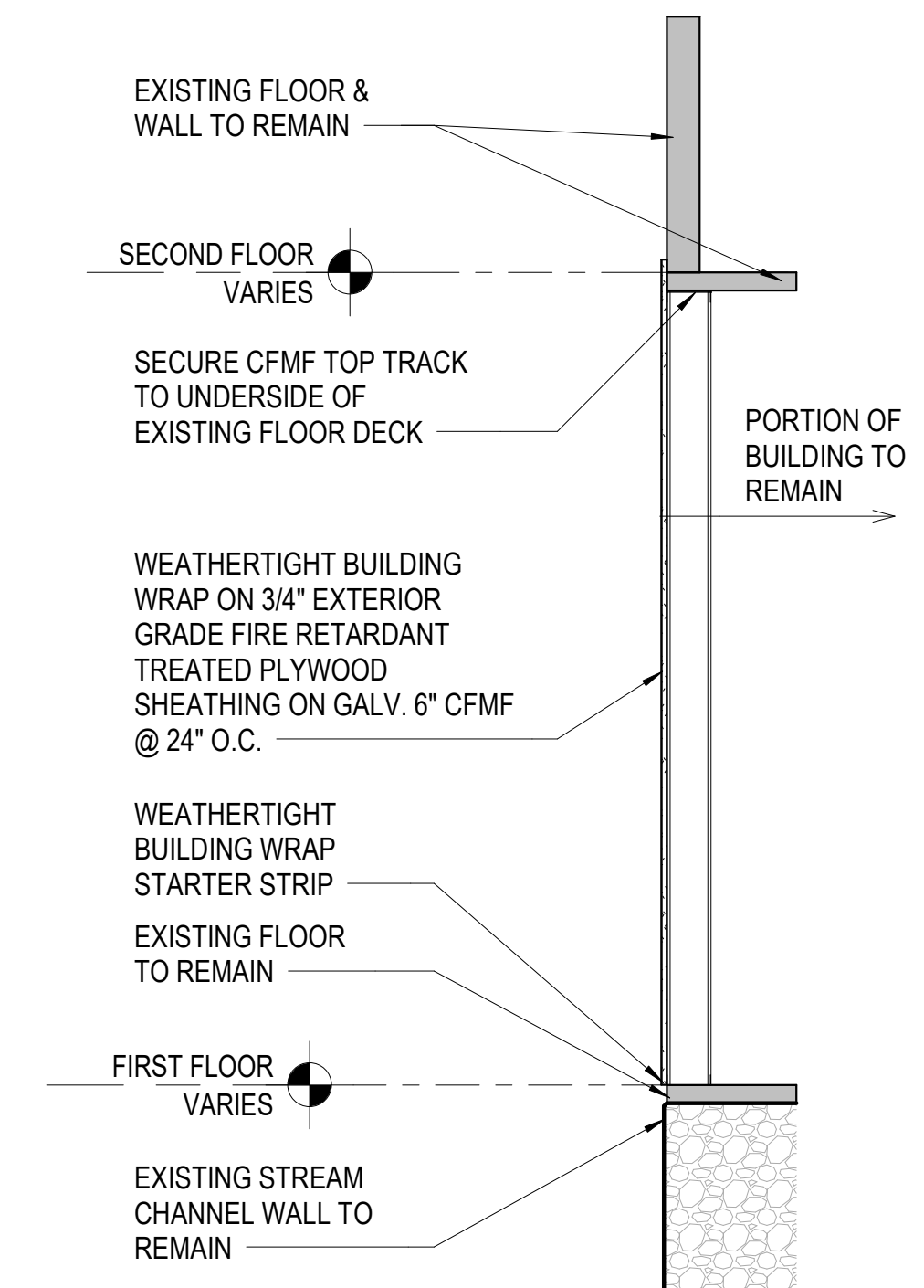
- A. Carefully remove, store, and protect salvaged material.
- B. Store all salvaged materials off the ground, under cover, and in a dry location. Crate materials for safe transport. Ensure safety and protection of the salvaged materials.
- C. Ensure all salvaged materials are stored in a manner that prevents exposure to the elements.

1.06 GENERAL REQUIREMENTS

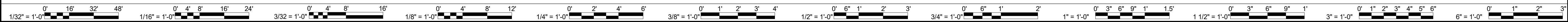
- A. Contractor shall coordinate work with others where necessary to ensure coordination of the salvage of historic materials and any new construction activities. Historic building fabric should be protected from any construction or demolition activities.
- B. If work is in any way harmful to identified salvage materials, Contractor shall immediately cease work and notify the Owner.
- C. All work shall conform to the Secretary's Standards.
- D. All work shall comply with all local building codes and ordinances and follow industry-wide standards.
- E. Verify all existing conditions before starting work. Notify Owner of any discrepancies before proceeding.

1.07 SALVAGED MATERIAL

- A. Contractor will review drawings and understand extent of removal of historic fabric from each building and the required project scope. Owner will review project requirements with contractor at the beginning of the project to ensure that the salvage methods and procedures are appropriate and confirm to project requirements. Contractor shall be responsible for the care and protection of all salvaged materials moved off-site including but not limited to transportation, secure storage, and protection from the elements.



1
A-001 PARTITION DETAIL
SCALE: 1/2" = 1'-0"



DES	BY
MARK	DATE
REVISIONS	

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DATE	09/15/2021
PROJECT	17209.07
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CHECKED	MWH

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(703)998-0101

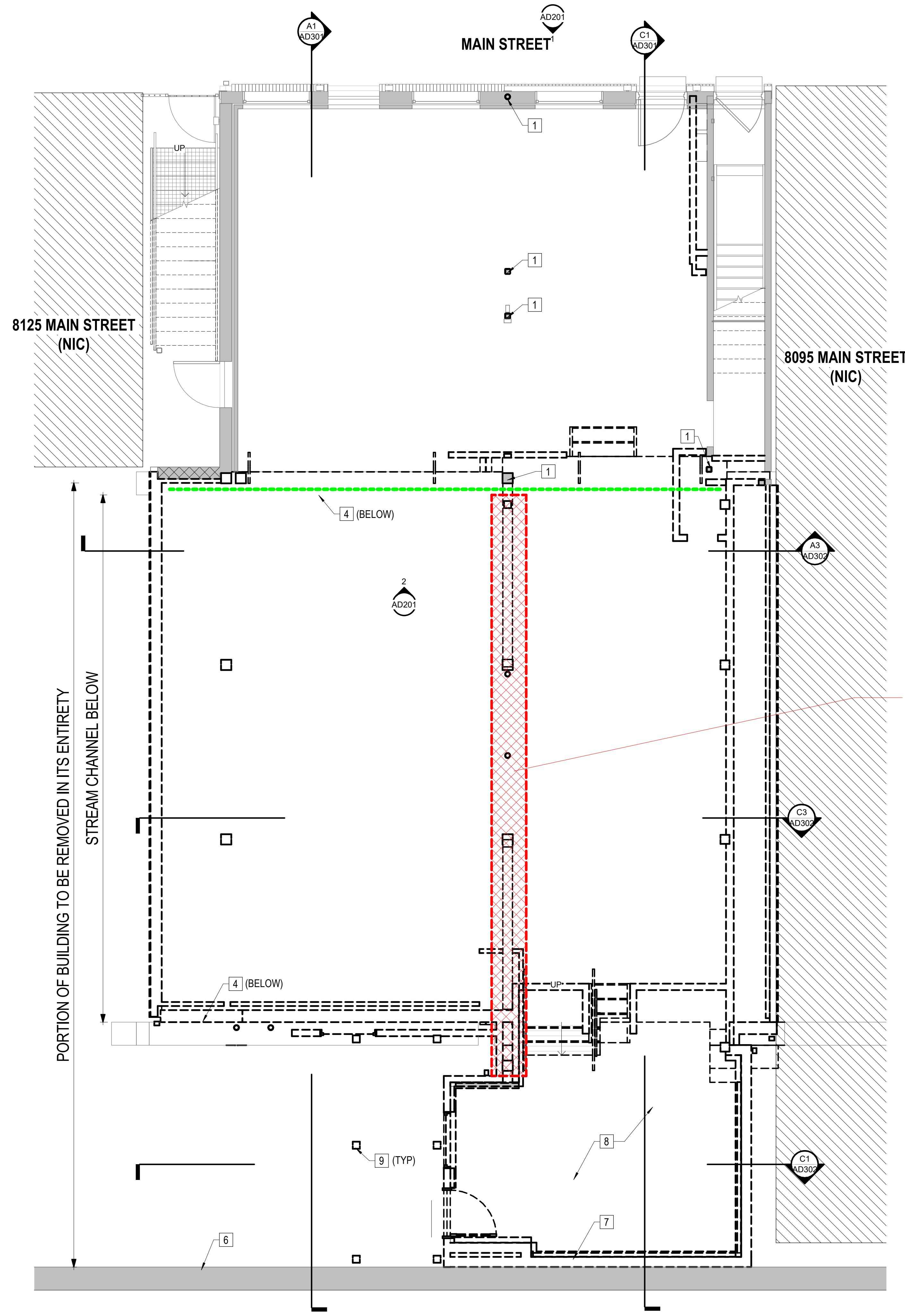


PROJECT 8111-8113 MAIN ST - CHANNEL CONSTRUCTION PROJECT
HOWARD COUNTY - DEPT OF PUBLIC WORKS
CAPITAL PROJECT - C-0337
DRAWING SPECIFICATIONS & PARTITION TYPE

SHEET
A-001

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5 TIMBER TRUSS

PROJECT KEY NOTES

- 1 EXISTING STRUCTURAL POST/COLUMN TO REMAIN.
- 2 EXISTING FLOOR FRAMING AND PLYWOOD FLOOR DECKING TO REMAIN.
- 3 EXISTING STEEL STAIR STRINGER TO REMAIN.
- 4 STONE STREAM CHANNEL WALL BELOW TO REMAIN.
- 5 REMOVE AND SALVAGE TIMBER TRUSS. TEMPORARILY STORE SALVAGE ITEMS IN COVERED, SECURE LOCATION PROTECTED FROM WEATHER ELEMENTS FOR REUSE.
- 6 EXISTING STONE RETAINING WALL TO REMAIN.
- 7 CAREFULLY REMOVE CMU WALL. USE CAUTION TO AVOID DAMAGE TO STONE RETAINING WALL BEYOND.
- 8 REMOVE AND DISPOSE OF SLAB ON GRADE.
- 9 REMOVE DECK POSTS.
- 10 REMOVE DOOR AND FRAME.
- 11 REPAIR STREAM CHANNEL WALL AT BEAM INTERFACE. PATCH USING IN-KIND STONE, PATTERNS, AND MORTAR.

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

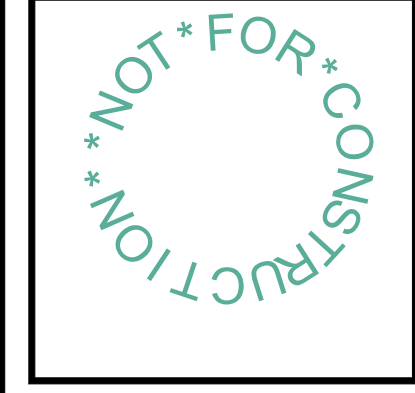
- EXISTING ELEMENTS TO BE DEMOLISHED OR REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING WALL, WINDOW, AND/OR DOOR TO REMAIN
- ITEM OR BUILDING SYSTEM TO BE SALVAGED
- PROVIDE TEMPORARY WEATHER-TIGHT PARTITION AT LINE OF DEMOLITION FOR TEMPORARY STRUCTURE STABILITY. PROVIDE BRACING DETAILS TO FOR REVIEW & APPROVAL PRIOR TO INSTALLATION. WEATHER-TIGHTNESS DETAILS, SEE 1/A-001.

PERMIT AMENDMENT	DES
08/09/17	BY
1	MARK DATE
	REVISIONS

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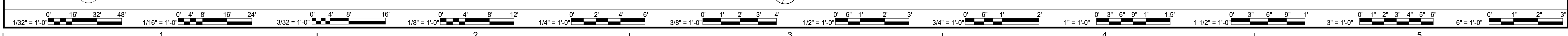
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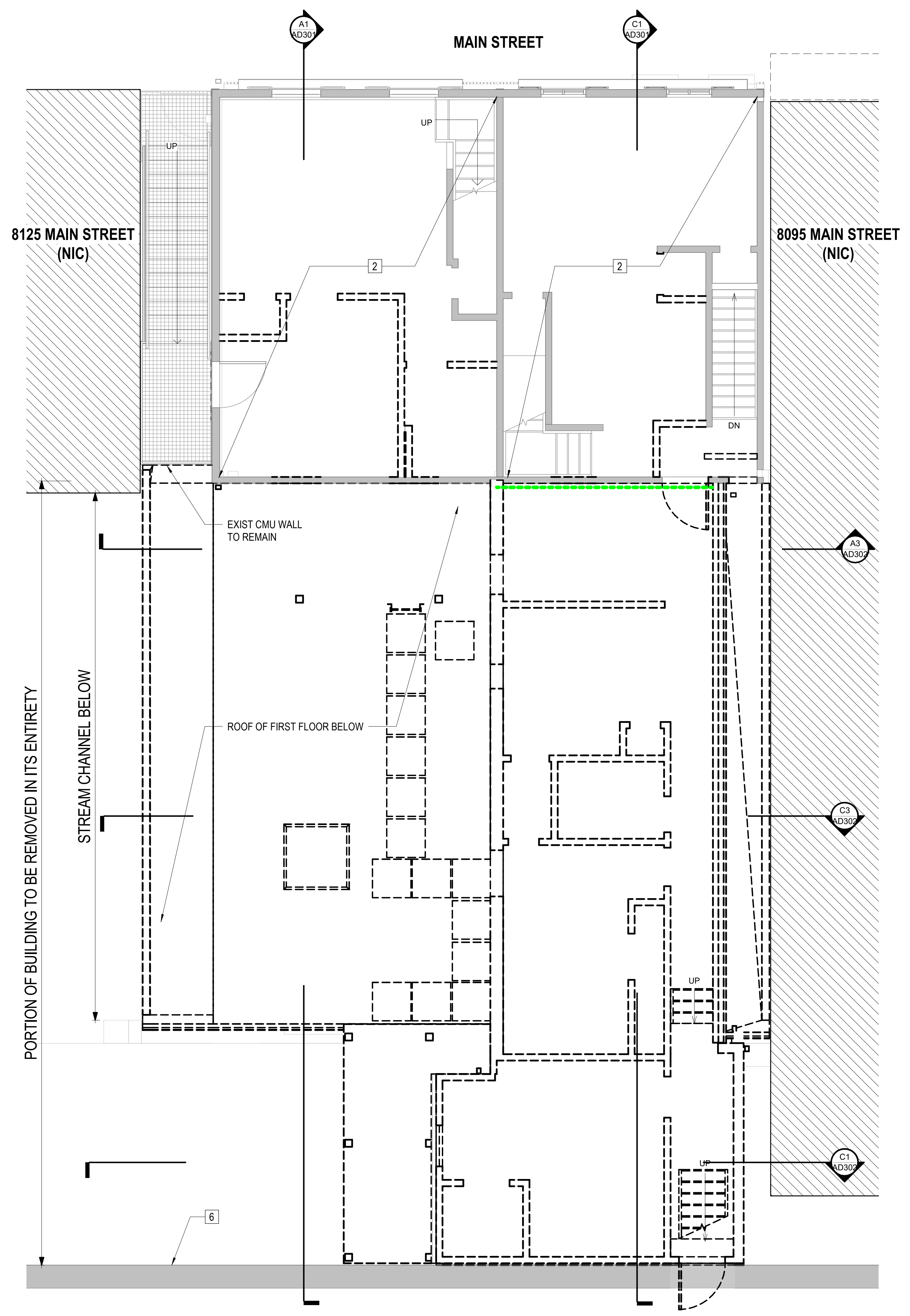
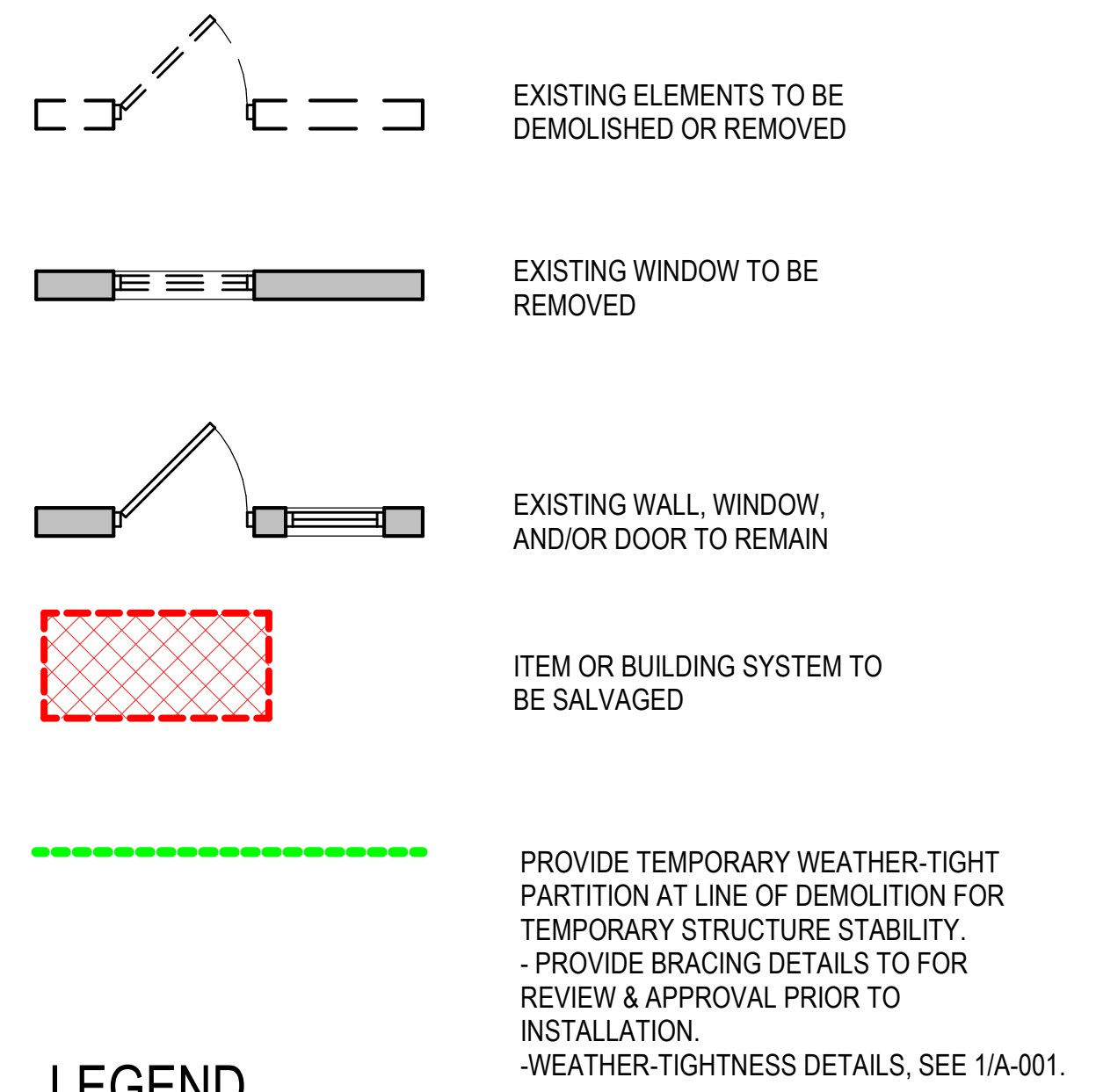
PROJECT 8111-8113 MAIN ST - CHANNEL CONSTRUCTION PROJECT
HOWARD COUNTY - DEPT OF PUBLIC WORKS
CAPITAL PROJECT - C-0337
DRAWING DEMOLITION PLAN - FIRST FLOOR

SHEET
AD101



PROJECT KEY NOTES

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- 7 CAREFULLY REMOVE CMU WALL. USE CAUTION TO AVOID DAMAGE TO STONE RETAINING WALL BEYOND.
- 8 REMOVE AND DISPOSE OF SLAB ON GRADE.
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- 11 REPAIR STREAM CHANNEL WALL AT BEAM INTERFACE. PATCH USING IN-KIND STONE, PATTERNS, AND MORTAR.



DEMOLITION PLAN - SECOND FLOOR
A1 AD102 SCALE: 1/4" = 1'-0" AD201

MARK	DATE	REVISIONS
DES		
BY		

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DATE	PROJECT	DESIGNED	N/A	OAD	MH
09/15/2021	17209.07				
		DRAWN	CHECKED		

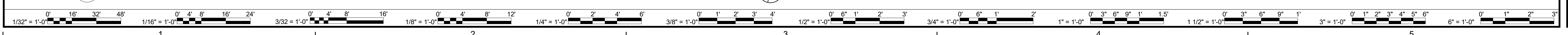
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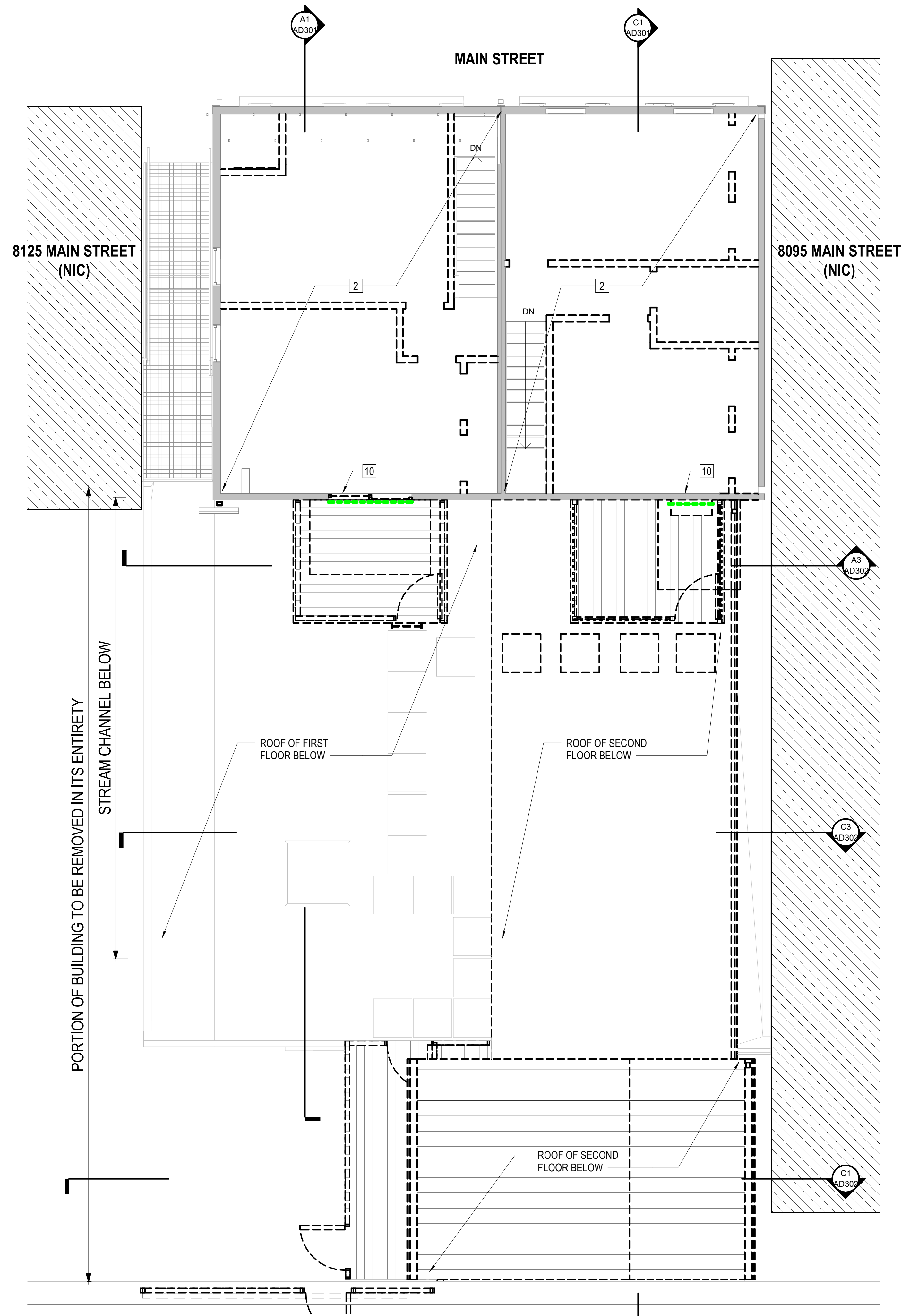
PROJECT 8111-8113 MAIN ST - CHANNEL CONSTRUCTION PROJECT
HOWARD COUNTY - DEPT OF PUBLIC WORKS
CAPITAL PROJECT - C-0337
DRAWING DEMOLITION PLAN - SECOND FLOOR

SHEET
AD102

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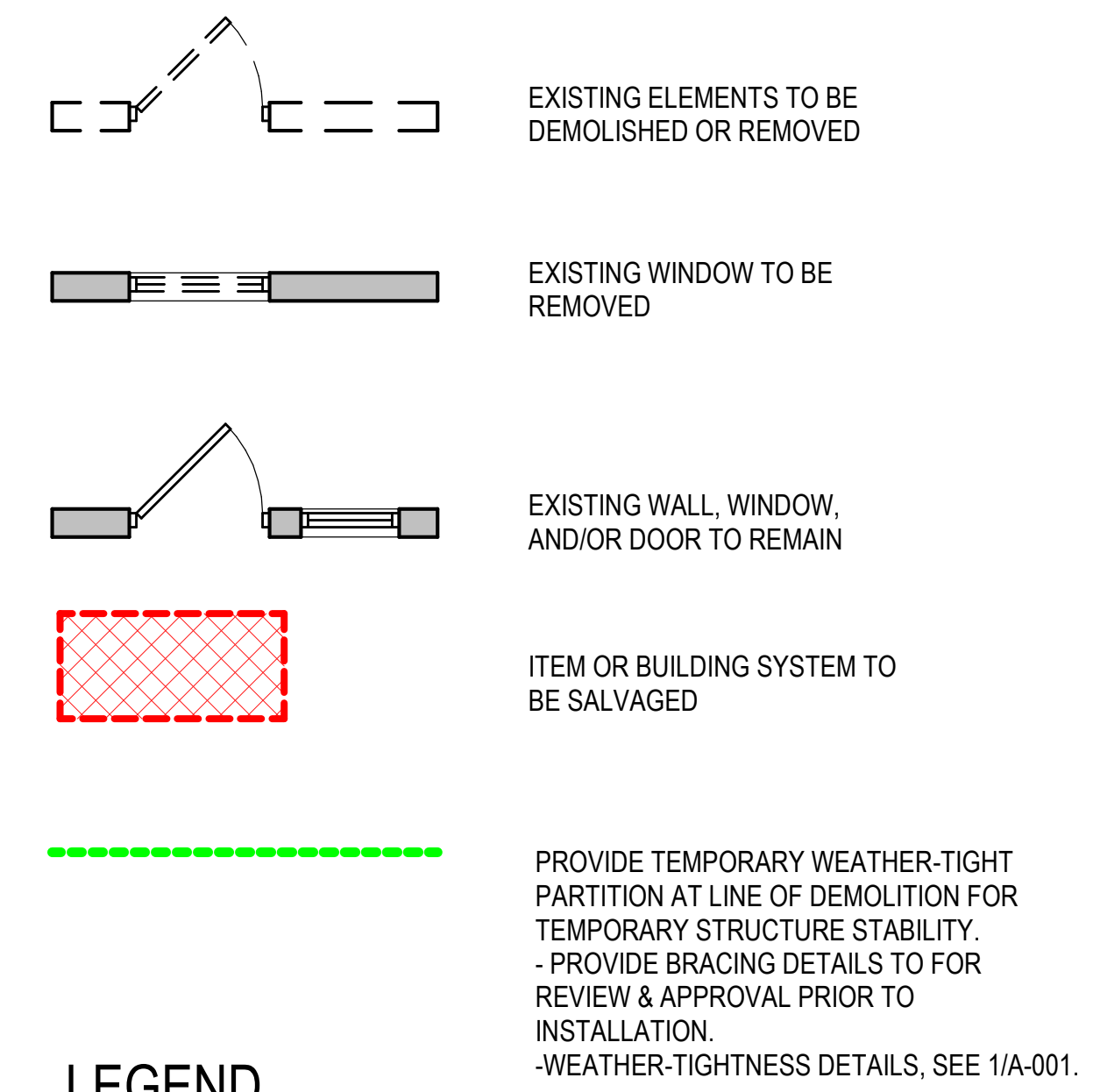


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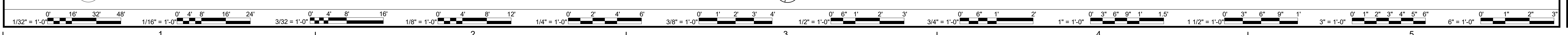


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1
AD103
SCALE: 1/4" = 1'-0" AD201



MARK	DATE	REVISIONS
DES		
BY		

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DATE	PROJECT	DESIGNED	DRAWN	CHECKED	RRMM	OAD	MWH
09/15/2021	17205-07						

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Arlington, Virginia 22206
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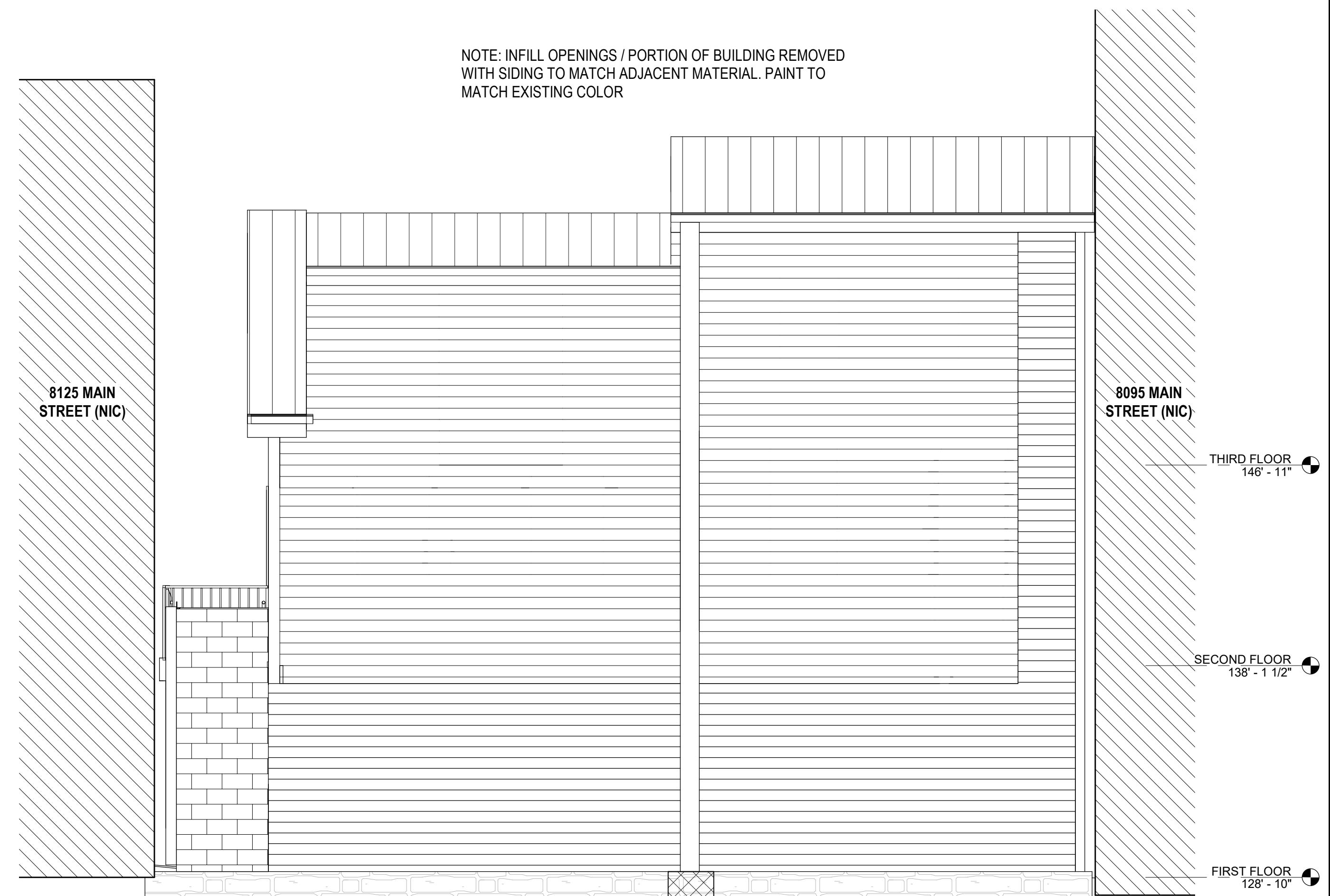
PROJECT 8111-8113 MAIN ST - CHANNEL CONSTRUCTION PROJECT
HOWARD COUNTY - DEPT OF PUBLIC WORKS
CAPITAL PROJECT - C-0337
DRAWING DEMOLITION PLAN - THIRD FLOOR

SHEET
AD103



NOTE: NO PROPOSED MODIFICATIONS TO MAIN STREET FACADES. EXISTING TO REMAIN.

1 NORTH ELEVATION
SCALE: 1/4" = 1'-0" A101



NOTE: THIS ELEVATION DEPICTS PROPOSED "END STATE" FOR STREAM CHANNEL SIDE

2 SOUTH ELEVATION (CHANNEL SIDE)
SCALE: 1/4" = 1'-0" A101



MARK	DATE	BY	DES

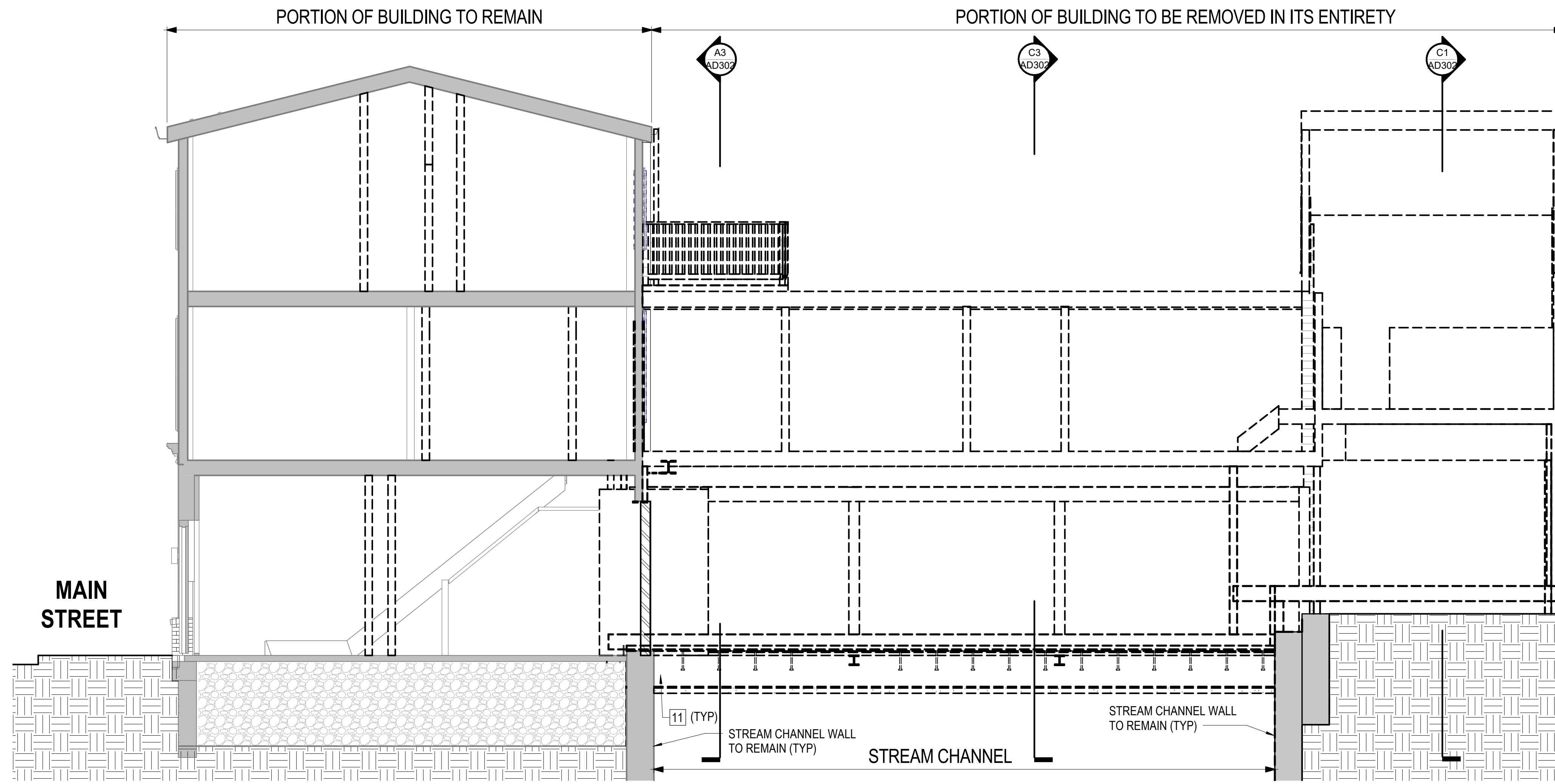
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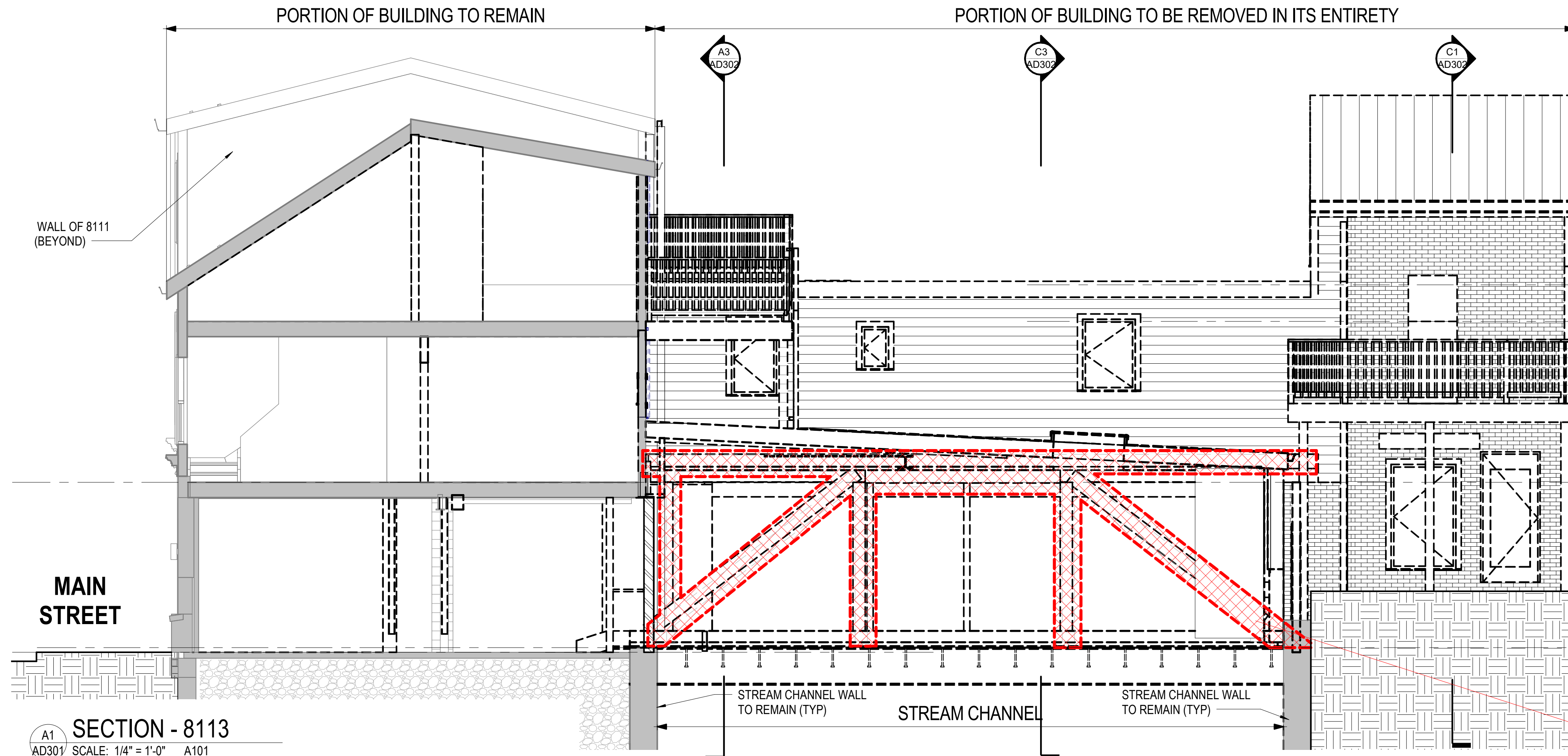


PROJECT 8111-8113 MAIN ST - CHANNEL CONSTRUCTION PROJECT
 HOWARD COUNTY - DEPT OF PUBLIC WORKS
 CAPITAL PROJECT - C-0337
 DRAWING EXTERIOR ELEVATIONS - NORTH / SOUTH FACADES

SHEET
AD201



SECTION - 8111
 SCALE: 1/4" = 1'-0" A101



SECTION - 8113
 SCALE: 1/4" = 1'-0" A101

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

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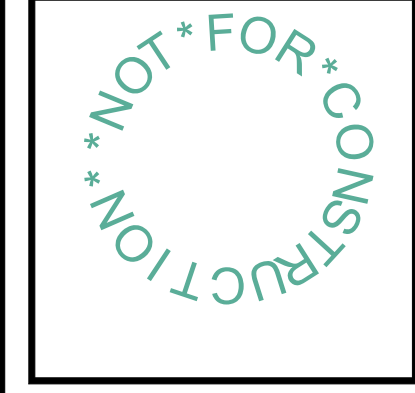


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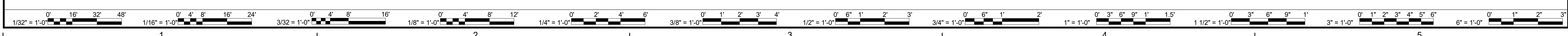
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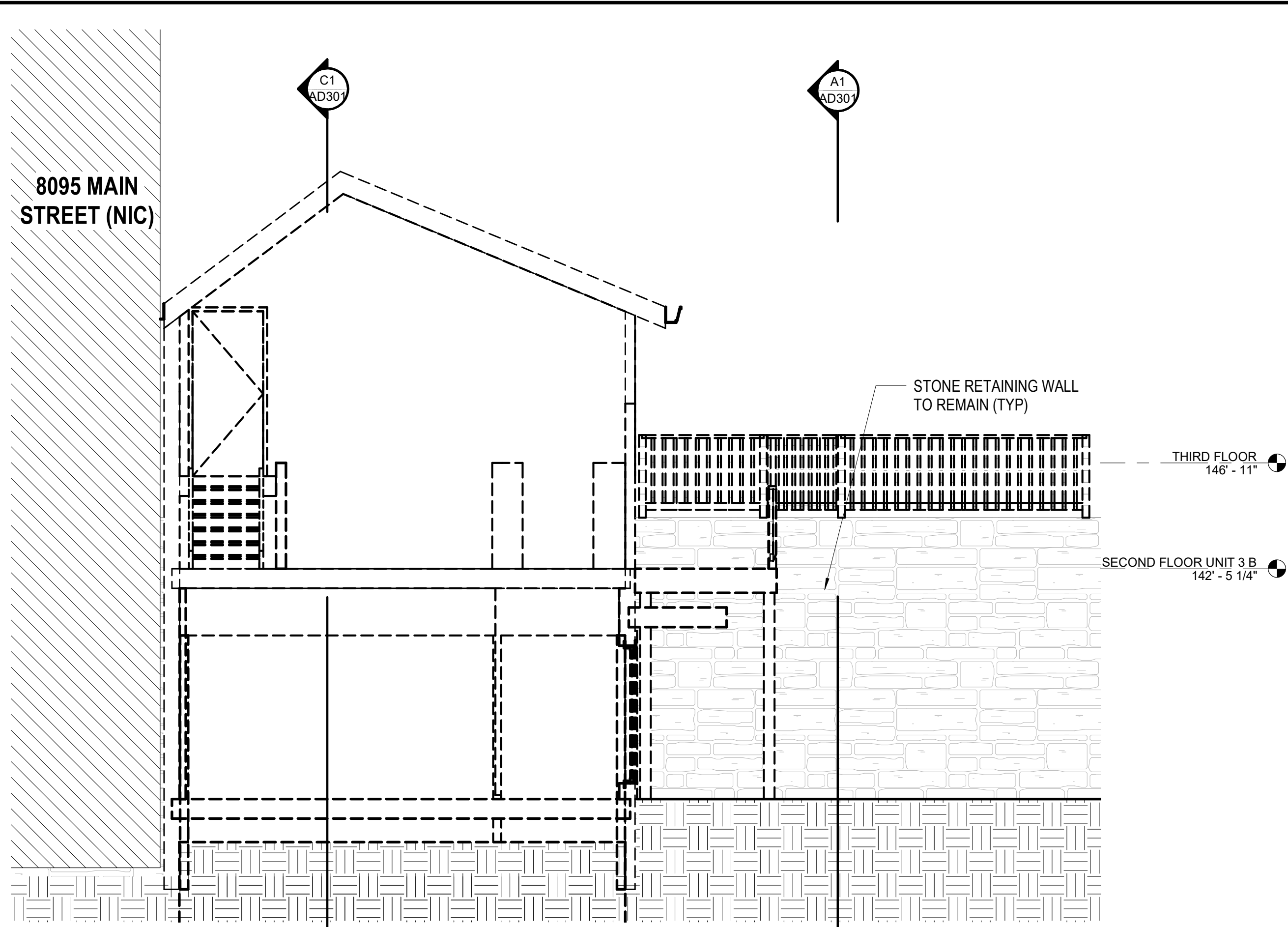


PROJECT 8111-8113 MAIN ST - CHANNEL CONSTRUCTION PROJECT
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 CAPITAL PROJECT - C-0337
 DRAWING BUILDING DEMOLITION SECTIONS

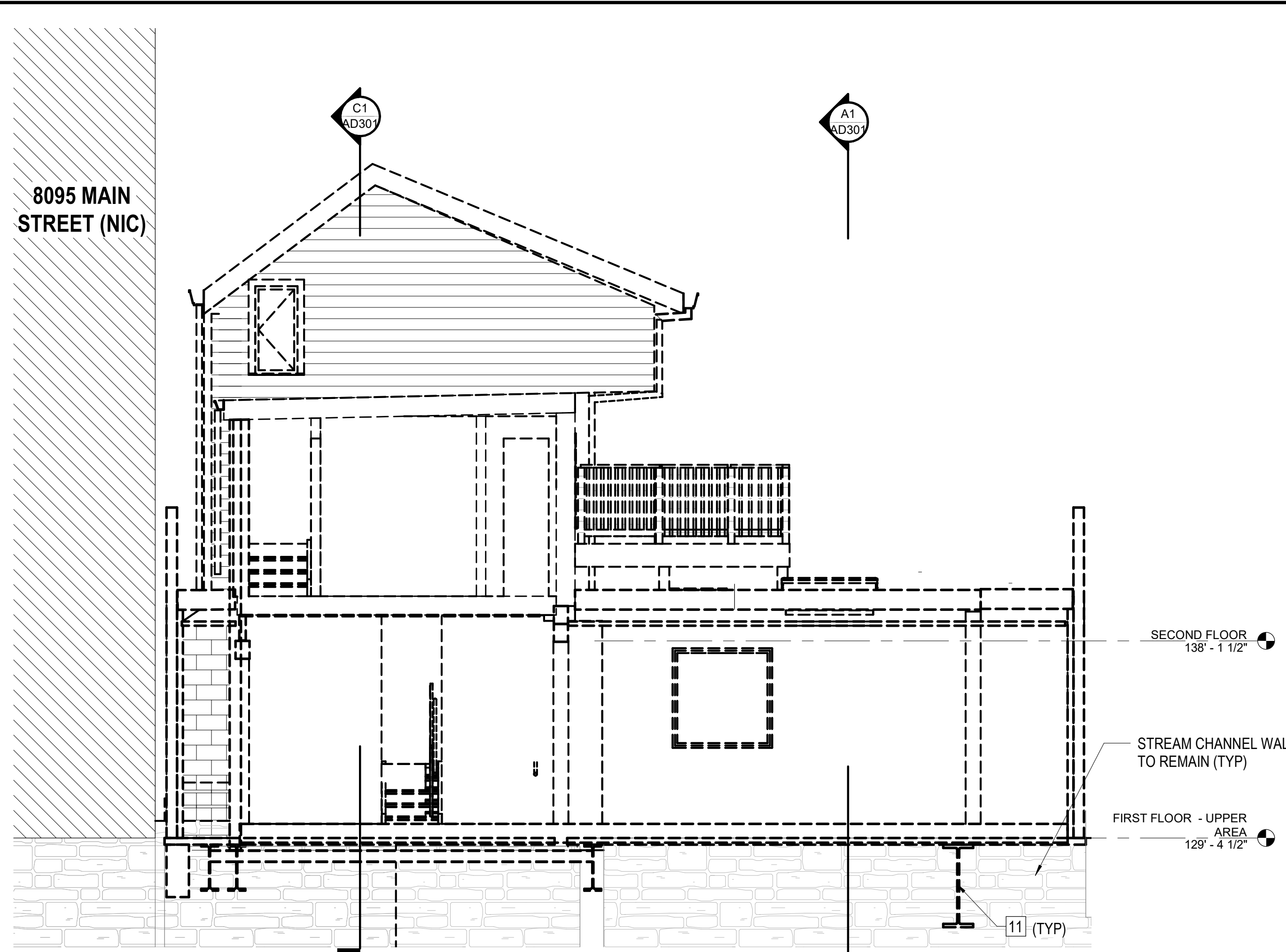
SHEET
AD301

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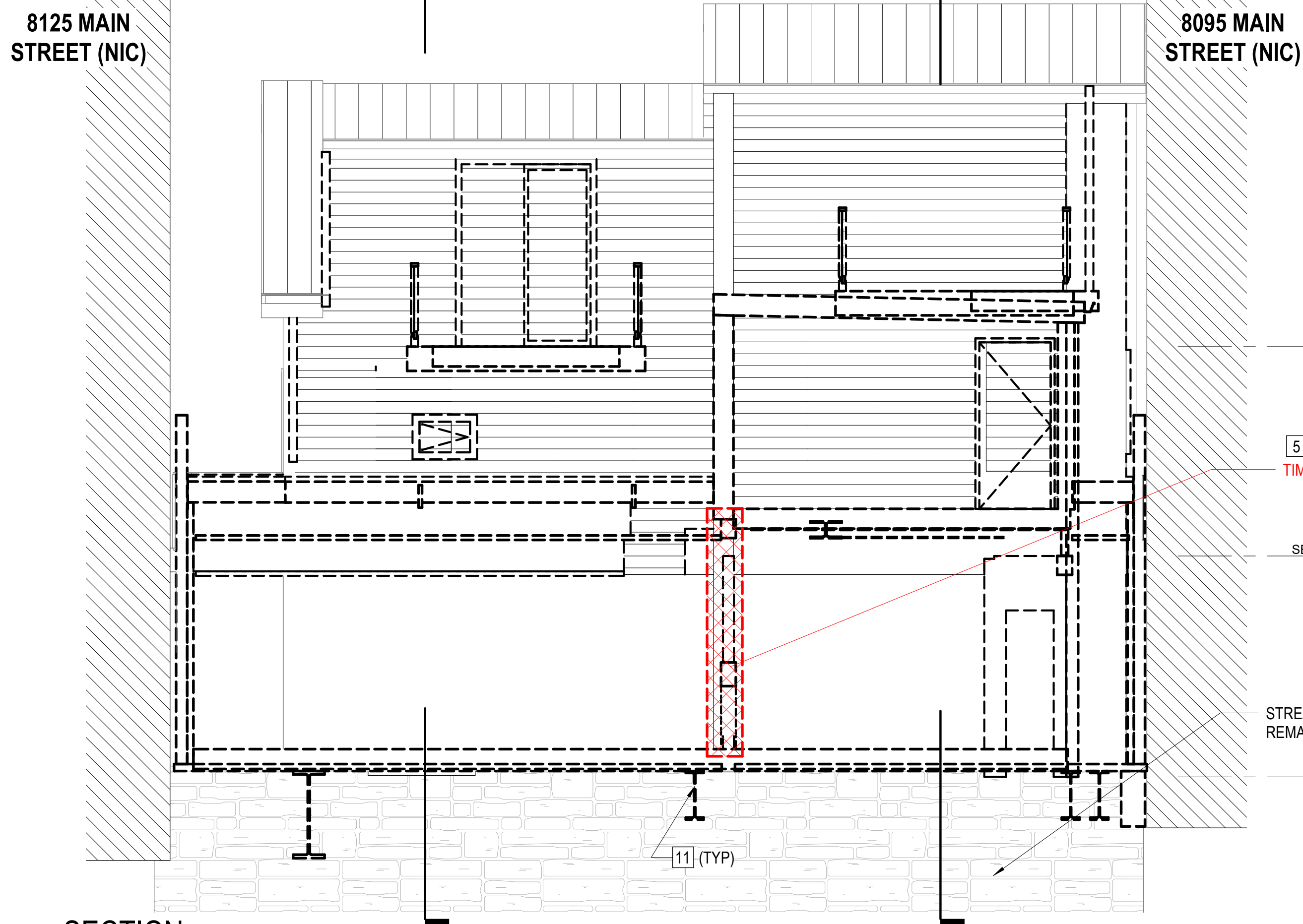




C1
AD302 SECTION
SCALE: 1/4" = 1'-0" A101



C3
AD302 SECTION
SCALE: 1/4" = 1'-0" A101

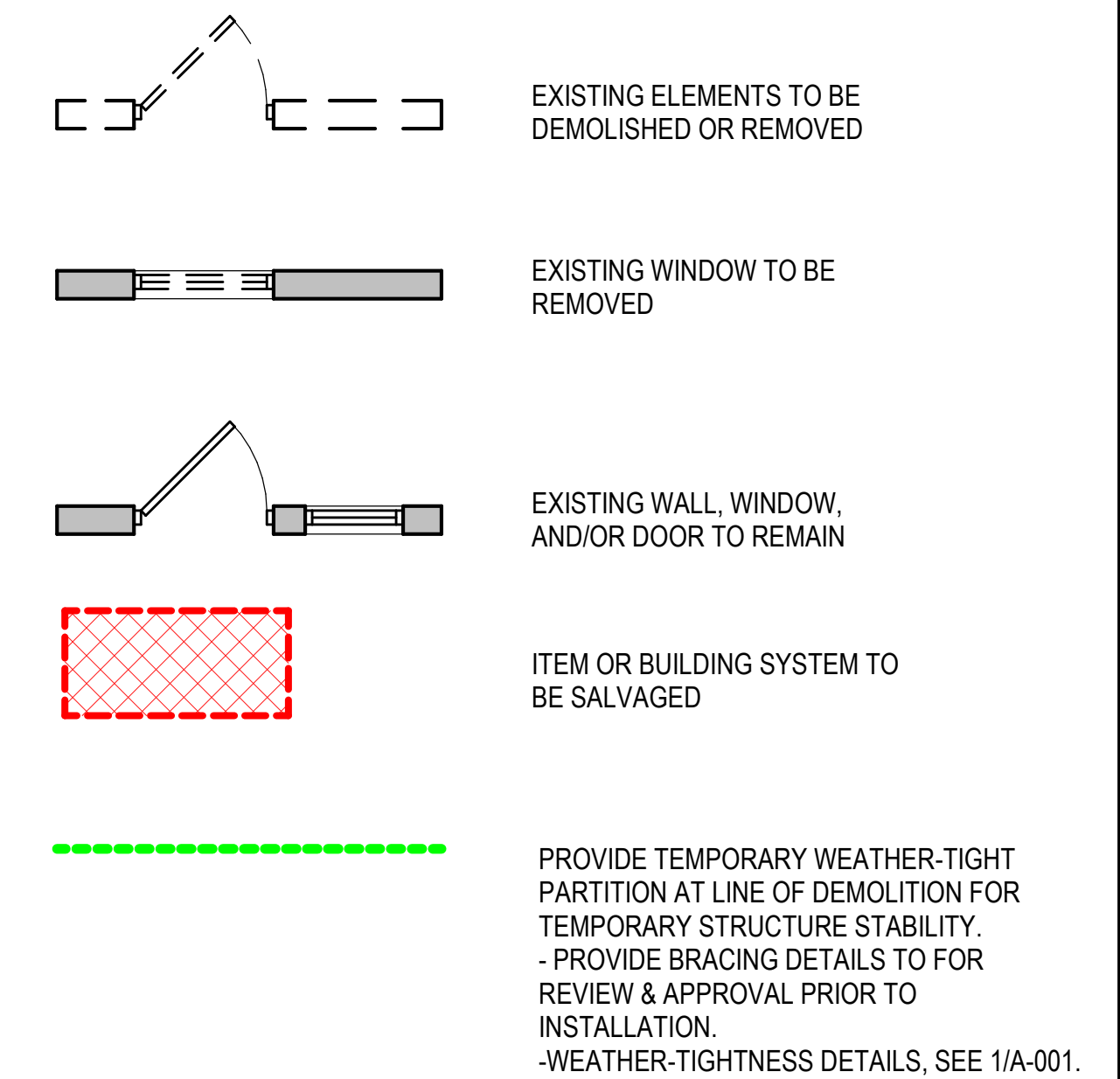


A3
AD302 SECTION
SCALE: 1/4" = 1'-0" A101



PROJECT KEY NOTES

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

9/14/2021 4:18:16 PM BIN 360/17209-07 Elliott City/17209-07 v21 8111-8113.rvt

DES	BY	MARK	DATE	REVISIONS

Professional Certification: I 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 number _____ expiration date _____

DATE	PROJECT	DESIGNED	DRAWN	CHECKED	OAD	MWH
09/15/2021	17209.07	RRMM				

RRMM
ARCHITECTS, PC
2900 South Quincy Street, Suite 710
Arlington, Virginia 22206
(703)998-0101

NOT FOR CONSTRUCTION

PROJECT 8111-8113 MAIN ST - CHANNEL CONSTRUCTION PROJECT
HOWARD COUNTY - DEPT OF PUBLIC WORKS
CAPITAL PROJECT - C-0337
DRAWING BUILDING DEMOLITION SECTIONS

SHEET
AD302