# Chestnut Square

# THE CHESTNUT SQUARE TEAM

# PROJECT GOALS

1. Regrade the courtyard for the safety of guests at the Farmers Market, Musuem and events. Remove the old railroad ties, the uneven brick and drain filters that are no longer functioning.

2. Address the root of the problem is the inability of water to drain properly off the property. Address the drainage to the south, west and east of the Dulaney Cottage. As well as the drainage on the west and south side of the Taylor Inn.

3. Ensure the preservation of the property by reconstructing, repairing and securing the foundation of the Dulaney Cottage to maintain the longevity of the properties for another 50 years.

# PROJECT OVERVIEW

Historically, the Chestnut Square property has been on a tight and strict budget compromising the integrity of the work over the years. Minimal budget has proved to require the work of volunteers and resulted in not addressing the root cause of the problems. We are aiming to gravitate to materials, construction and expertise that will result in another 50 years versus every 4-7 years.

## Phase I

## Phase II

## Phase III


## Phase IV

# PHASE I

Regrade the courtyard for the safety of guests at the Farmers Market, Musuem and events. Remove the old railroad ties, the uneven brick and drain filters that are no longer functioning.

## Approved Bid:

## Amigos Landscaping: 5,497.00


Amigos Landscape Services
11532 Wentworth drive
Frisco Texas
75035
(972) 955-5644
amigoslandscapeser v ices.net
rayfabela@yahoo.com

ESTIMATE
EST0081

DATE
Nov 14, 2024

TOTAL
USD $5,497.00

TO

DeAnna Stone

315 S Chesnut Street
McKinney Texas
75069
214 837-7777
deanna@chestnutsquare.org

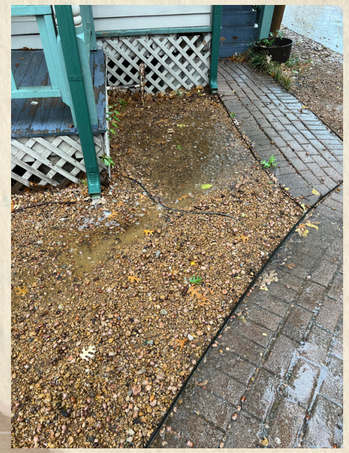
| DESCRIPTION | RATE | QTY | AMOUNT |
|---|---|---|---|
| Concrete step Phase 4<br>1 Remove railroad ties<br>2 Remove pavers along step area phase 4 refer to revised drawing<br>3 Install concrete forms at step area phase 4<br>4 Poor concrete beem refer to revised drawing<br>5 Install DG as base @ reinstalled paver top step, refer to revised drawing<br>6 Reinstall pavers as per revised drawing<br>7 Install DG and gravel mix grade to top of landing<br>8 Provide general clean up<br>9 Remove all associated debris | $5,497.00 | 1 | $5,497.00 |

TOTAL USD $5,497.00

Note: step area to be redone, (total step area 26'x9') I will send over the detail as well

# PHASE II

Address the root of the problem is the inability of water to drain properly off the property. Address the drainage to the south, west and east of the Dulaney Cottage. As well as the drainage on the west and south side of the Taylor Inn.



## Approved Bid:

## Amigos Landscaping: 15,134.00


Amigos Landscape Services

11532 Wentworth drive

Frisco Texas

75035

(972) 955-5644

rayfabela@yahoo.com

ESTIMATE

EST0080

DATE

Nov 12, 2024

TOTAL

USD$15,134.00

TO

DeAnna Stone

315 S Chesnut Street

McKinney Texas

75069

214 837-7777

deanna@chestnutsquare.org

| DESCRIPTION | RATE | QTY | AMOUNT |
|---|---|---|---|
| Phase 1 drainage<br>1 Trench for drainage on west and east side of building phase 1 400' + -<br>2 Install vapor barrier at base of trench<br>3 Install gravel base to trench<br>4 Install 4" PVC drain pipe, including all Catch basins<br>5 Install down spout catch kit to connect to main drain line<br>6 Cover drain system with gravel and surface DG<br>7 Grade phase 1 for proper drainage<br>8 Remove any debris from project | $15,134.00 | 1 | $15,134.00 |

TOTAL USD$15,134.00

Amigos Landscape Services will provide all man power and material to install proper drainage to phase 1.

DE

December 27, 2024

Ms. DeAnna Stone
Executive Director Chestnut Square
315 S. Chestnut St.
McKinney, Texas 75069

Reference: **Chestnut Square Drainage**
**315 S. Chestnut St.**
**McKinney, Texas 75069**

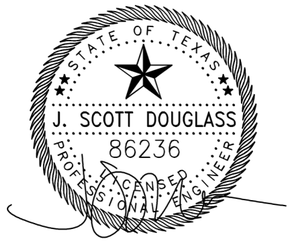
Ms. Stone: Douglass-Engineering has reviewed the historic Chestnut Square site and existing grading plan with respect to stormwater drainage impact on the surrounding properties. It is our understanding that some water diversion is needed around the Dulaney Cottage structure to improve foundation performance and longevity.

The existing grading plan is attached, and it represents a natural sheet flow runoff pattern from the southwest to the northeast. We understand there have been some slight adjustments made to respective grading within the courtyard on the property to divert water around Taylor Inn located on the northeast side (noted on the attachment). These adjustments include berms and a river rock collection area which would result in a slight concentration of outfall to the north in the approximate center of the Square.

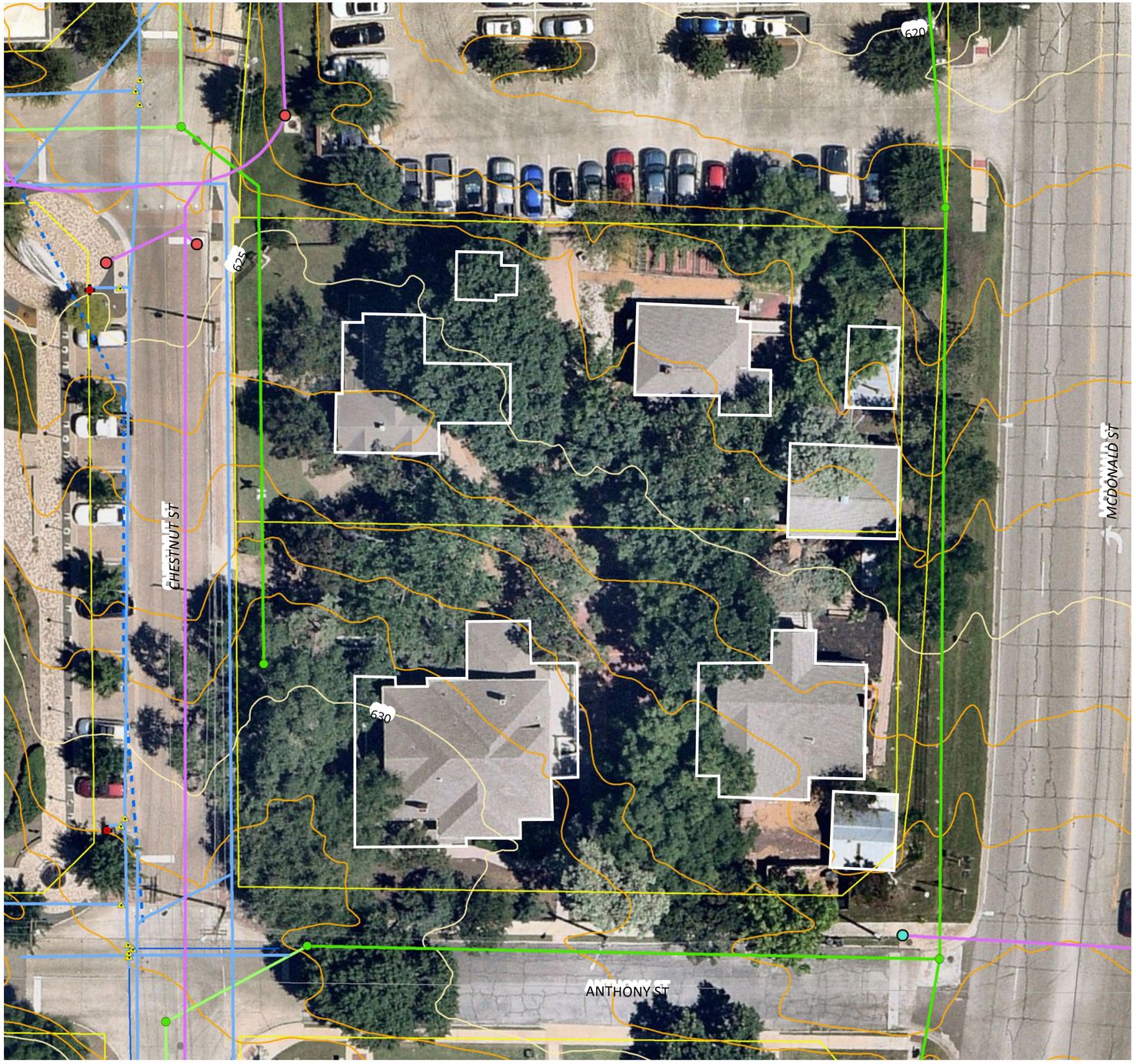
The plan to divert runoff around Dulaney Cottage (noted on the attachment) would also result in slight concentrations of outfall on the east and west sides of the Cottage but would not increase the total outfall to the north. The parking lot developed to the north side of the Square was apparently designed to accept the Square outfall and, along with its own surface area collection, transport it to State Highway 5 and stormwater drains at the intersection of the Highway and Davis Street.

It is our conclusion that these proposed modifications will improve the drainage on Chestnut Square while not negatively impacting the surrounding properties.

Please contact us if you have any questions. Sincerely, **DOUGLASS-ENGINEERING, LLC J. Scott Douglass, P.E.**




**DOUGLASS-ENGINEERING, LLC** TBPE – F26696
6729 Vanderbilt Ave, Dallas, TX 75214




# Chestnut Square

McKinney, Texas

1"= 30'

The City of McKinney adopted the 2021 International Residential Code (IRC) on January 1, 2023.

Excerpts include…

# CHAPTER 4

# FOUNDATIONS

## SECTION R401 GENERAL

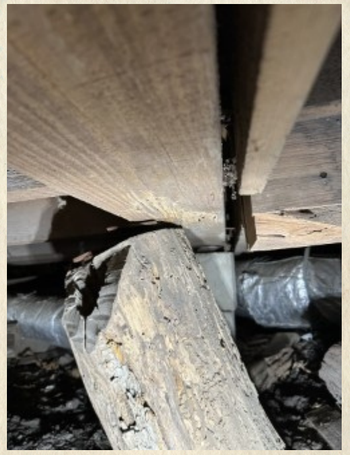
### R401.3 Drainage.

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

> Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3028 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

# PHASE III

Ensure the preservation of the property by reconstructing, repairing and securing the foundation of the Dulaney Cottage to maintain the longevity of the property for another 50 years.

## Approved Bid:

**First Class Construction: 19,850.00**

*Review from Douglass Engineering provided and addresses the water drainage concern.*

DE

September 3, 2024

Mr. Ian Maclean
1104 Tennessee St
McKinney, Texas 75069

Reference: **Delaney Cottage**
**303 S. Chestnut St.**
**McKinney, Texas 75069**

Mr. Mclean:

Douglass-Engineering has reviewed the construction of the Delaney Cottage through a site visit and review of crawlspace framing photos provided by you. There is a center beam line that traverses the house east-west that shows evidence of distress. The likely cause of the distress is foundation movement related to seasonal moisture changes in the subgrade beneath the house.

The center beam appears to be at a prior exterior wall then an addition to the north was added. The existing beam is 6” x 10” then a 2x10 was added (sistered) for the new joists. On both the original beam and sistered 2x10, there are notches with nailing to support the joists. The 2x10 is separating from the existing beam at a variable distance through the house – from approximately 2-1/2” to 1/2" as the beam extends from the west side to the east.

The house is on a site that primarily slopes downward from the property to the south to the north side of the subject property. There is no positive drainage built into the south side grading so that during modest to heavy rain events the ground is likely saturated along the north end and continuing under the house. This type of saturation can cause significant foundation movement and is likely the cause of the distress in the beams noted above.

Our recommendations are to 1) address the beams separating and reinforce the joist to beam connections, and 2) reinforce the existing exterior walls along the north and west sides of the house.

The 2x10 can be positively connected to the existing 6” x 10” beam with (2) - 1/2" diameter thru-bolts at every other joist space throughout the length of the beam. The bolts should include washers on each side and be placed at a gage of 6”, centered on the beam. Then Simpson joist hangers can be added to each joist. The size may be based on a LU210 face mount hanger, but the size may need to be custom based on the actual dimensions of the joist. (NOTE: I recommend shoring of the existing framing during this work to ensure the existing joists are not extracted from their pockets).

Class Construction
TEXAS
214-837-7777

Chestnut Square

Estimate DateNovember 29th
Estimate NoHeritage 001

| QUANTITY | DESCRIPTION | | AMOUNT |
|---|---|---|---|
| | **Scope of Project**<br><br>Upon initial and additional assessment and inspection, the following are my findings for Phase III of the project:<br><br>Completely clear out all debris, trash, chinmey bricks and existing construction leftovers in order that we have aclear and clean work area for us to be able to maneuver. This is a highlighted point, because for us to be able to work unhindered, and within the height confines of almost only 3ft, we cannot have anything get in our way.<br><br>Remove all rotted and damaged lumber.<br>Remove any and all lumber that has not been installed correctly.<br>Remove any concrete blokes that are not being used, and place them and place them in strategic points under the house to provide level support throughout.<br>Reinforce the weakest areas with the correct sizing 2x6x10/12/14 ft joists, that are treated and ground contact, so that we can have complete piece of ,mind that they will not get rotter for the next 20yrs.<br><br>Materials, supplies, lumber, nails, lighting system, etc<br>Labor | | 9,500.00<br>10,350.00 |
| | | Subtotal | $19,850.00 |
| | | Tax | |
| | | Total Owed | $19,850.00 |

***THANK YOU FOR YOUR BUSINESS!***

SECTION R403 FOOTINGS

R403.1 General.

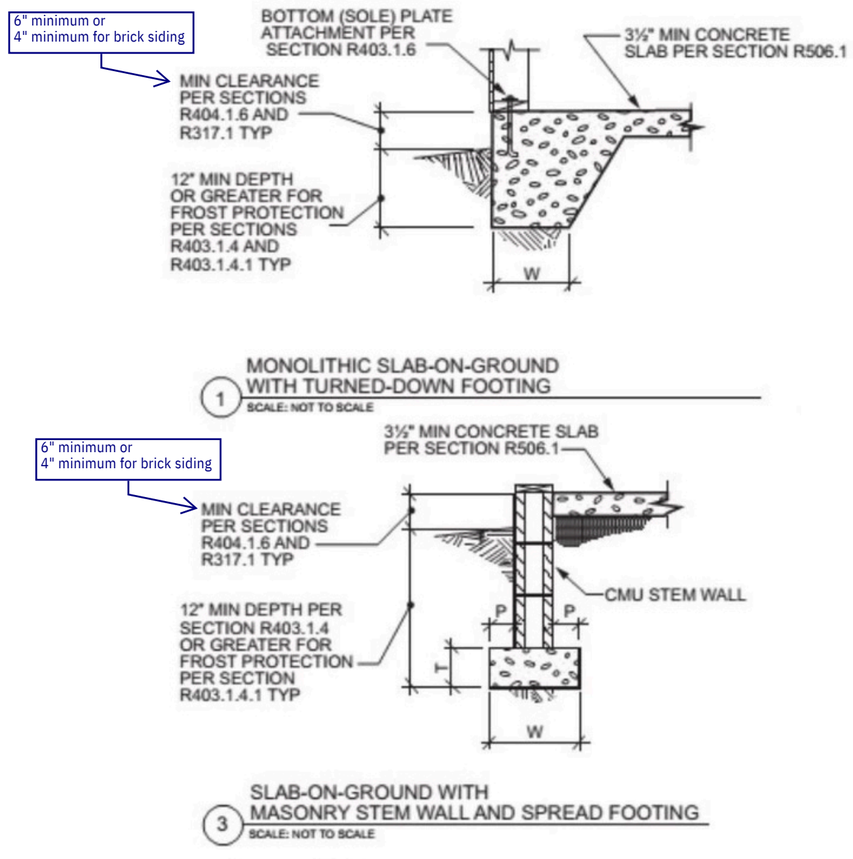



FIGURE R403.1(1)

PLAIN CONCRETE FOOTINGS WITH MASONRY AND CONCRETE STEM WALLS

IN SEISMIC DESIGN CATEGORIES A, B AND C

SECTION R404 FOUNDATIONS AND RETAINING WALLS

R404.1.6 Height above finished grade.

Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points not less than 4 inches (102 mm) where masonry veneer is used and not less than 6 inches (152 mm) elsewhere.

# Funding Request

Total Expenses: $40,481

$5,497 Regrading of Courtyard
$15,134 Drainage North Side of Property
$19,850 Dulaney Cottage Foundation

Funding Sources: $5000.00 Chestnut Square
$10,000 Summer Lee Foundation
$25,481 MCDC Request



HISTORIC MCKINNEY
FARMERS
MARKET
Locally Grown, Historically Charming!