

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3427 Olney Laytonsville Road, Olney	Meeting Date:	7/27/2022
Resource:	Master Plan Site #23/98 <i>St. John's Episcopal Church</i>	Report Date:	7/20/2022
Applicant:	Vestry of St. John's (Nancy DeLalio, Agent)	Public Notice:	7/13/2022
Review:	HAWP	Tax Credit:	No
Staff:	Michael Kyne		

Permit Number: 997631

PROPOSAL: ADA ramp, new windows, and new stairs

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #23/98, *St. John's Episcopal Church*
DATE: 1842-5; 1910

Excerpt from *Places from the Past*:

The oldest Episcopal Church building in continuous use in Montgomery County, St. John's is one of only two historic structures remaining in the Olney crossroads. The church was organized as a separate congregation within St. Bartholomew's Parish, Laytonsville, sharing its rector. Ignatius and Eliza Waters donated land for the church. Construction of the 1½-story, post and beam structure was begun in 1842 and completed in 1845, when the church was consecrated. Originally located west in the adjacent cemetery lot, the church was moved in 1910 and placed on a fieldstone foundation. The structure was then enlarged with a three-story bell tower and enhanced with stained glass lancet or pointed arch windows. In 1979, the vestibule was enlarged to its current appearance. Today this vital congregation operates a large parish school for elementary and middle school children.

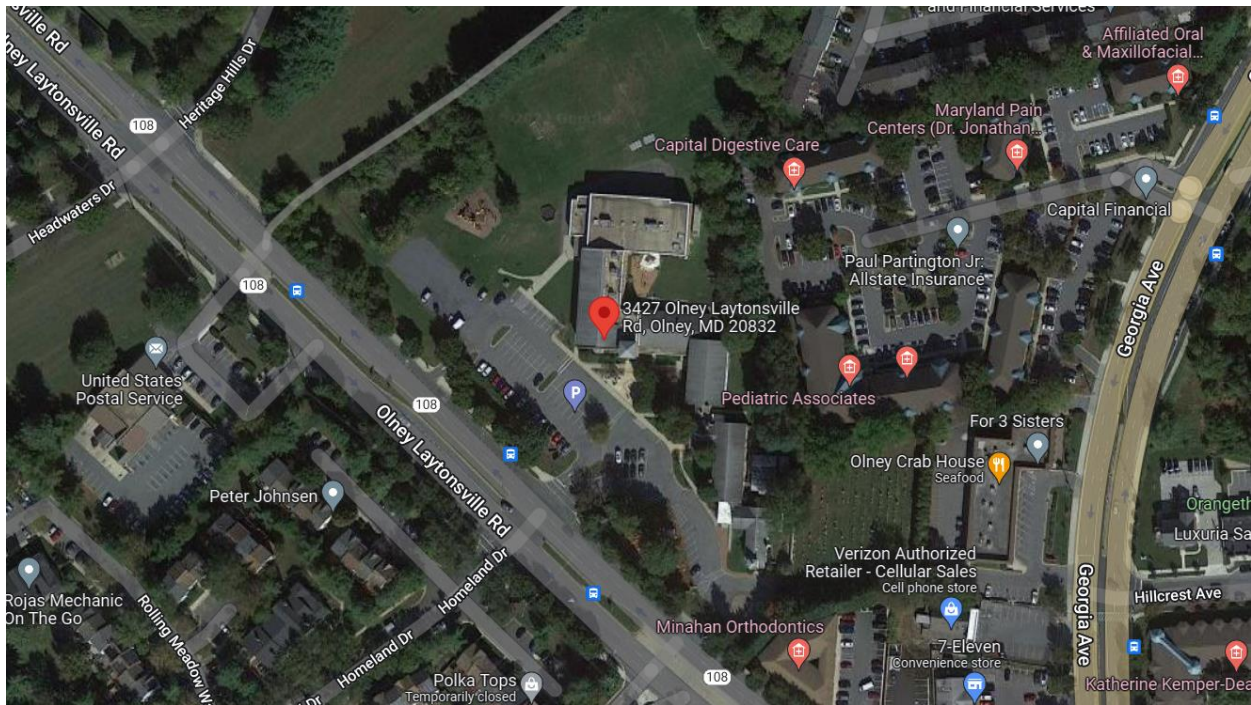


Fig. 1: Subject property, north side of Olney Laytonsville Road.

PROPOSAL:

This applicant proposes an ADA ramp, new windows, and new stairs at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *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-8

- (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 ensure 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.

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION:

The subject property is the *St. John's Episcopal Church* Master Plan Site. The original church is a rectangular frame building, which is currently clad with stucco and exhibits a modified Gothic style. The church was moved from its original location within the adjacent cemetery to the east in 1910. At that time, the building experienced several additions, including the three-story bell tower at the south side (front). A wing was added across the north side (rear) of the church in 1979, replacing a previous small rectangular addition and giving the building a "T" form. As the church expanded over the years, the site experienced further additions and/or new construction, including the parish hall, which is located northwest of the original church building. The glass enclosed vestibule/entrance to the parish hall is joined to the original church by the 1979 "T" addition.

The applicant proposes several modifications to the non-historic parish hall addition. The proposed modifications include replacement of the existing exterior stairs at the west side (left) kitchen wing, replacement of the windows and double doors on the west (left) and east (right) elevations, and replacement of the existing ramp and stairs at the south side (front) for ADA compliance. The proposed new west side (left) kitchen wing stairs will be concrete with metal handrails. The existing jalousie-style windows on the west (left) and east (right) elevations will be replaced with metal-clad awning windows. The head heights of the windows will remain the same on both elevations, but the sills will be lowered on the east (right) elevation. The proposed replacement double doors will be metal clad. The proposed new

ramp and stairs at the south side (front) will be concrete, with metal handrails and brick sidewalls to match the existing vestibule foundation. Other proposed modifications include installation of an automatic door actuator at the vestibule's ramp entry door and installation of a new HVAC unit on concrete pad at the north side (rear) of the parish hall.

Staff fully supports the applicant's proposal. All proposed modifications will be to the non-historic parish hall addition, and they will not affect the original church building. While the proposed new ADA ramp will project slightly in front of the 1979 "T" wing addition at the north side (rear) of the original church building, staff finds that this is necessary, due to site constraints/configuration and ADA requirements regarding length and width, rest platforms, and slope ratio. The ramp will not significantly obscure any portion of the original church building, as viewed from the public right-of-way of Olney Laytonsville Road.

Staff finds that the applicant's proposal will not remove or alter character-defining materials, features, or spaces of the subject property in accordance with *Standards #2 and #9*. Additionally, the proposed modifications could be removed in the future, leaving the essential form and integrity of the property and its environment unimpaired, per *Standard #10*.

After full and fair consideration of the applicant's submission, staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-8(b) (1) and (2) and with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*, as outlined above

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2 and #10*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 997631
DATE ASSIGNED _____

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

APPLICANT:

Name: Vestry of St. John's
Address: 3427 Olney Laytonsville Road
Daytime Phone: 717-203-4055

E-mail: rector@stjec.org
City: Olney Zip: 20832
Tax Account No.: 03247761

AGENT/CONTACT (if applicable):

Name: Nancy DeLalio
Address: 4300 Scotch Meadow Court
Daytime Phone: 240-671-9849

E-mail: nancydelalio@gmail.com
City: Olney Zip: 20832
Contractor Registration No.: n/a

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 23/098-004A

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name St. John's Episcopal Church

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 3427 Street: Olney Laytonsville Road
Town/City: Olney Nearest Cross Street: Georgia Avenue
Lot: plat 20958 Block: _____ Subdivision: 0001 Parcel: N855

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>replace entry stairs and ramp at church vestibule and parish</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

06.22.2022

Signature of owner or authorized agent

Date

5

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address
Vestry of St. John's
3427 Olney Laytonsville Road
Olney, MD 20832

Owner's Agent's mailing address
Nancy DeLalio
Allen & DeLalio Architects, Inc.
4300 Scotch Meadow Court
Olney, MD 20832

Adjacent and confronting Property Owners mailing addresses

Brookeville Knolls Home Owners
Association Inc.
P.O. Box 393
Olney, MD 20830

3570 Olney Laytonsville Road
Olney, MD 20832

3500 Olney Laytonsville Road
Olney, MD 20832

18200 Georgia Avenue
Olney, MD 20832

18130 Georgia Avenue
Olney, MD 20832

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The existing Church when built in 1842 was a frame building with four windows on each side, it is of the "barn" construction of native timbers. It was moved on rollers and mule team from within the cemetery to its present location in 1910. Additions were then made at each end of the original building including a recessed chancel, sacristy and Dutch bell tower. The Church is now stuccoed, modified Gothic. A subsequent renovation enlarged the building by the addition of a wing across the back of the original building so that it forms a "T" and is joined to the Parish Hall by a glass enclosed entryway. The building continues to incorporate the original building as the main portion of the Church and retains the bell tower added in 1910.

The Parish hall is a brick structure set back from and parallel with the Church building. There is a brick wing to the West of the Parish hall and sits in the rear third of the building and houses the kitchen and Prayer room. The undercroft is partly inground with areaways providing light to the spaces within. There are tall windows on the two long walls of the Parish Hall gathering space and offices between the Parish hall and connecting glass enclosed vestibule leading to the Church. The Parish hall has mature trees in front of the large windows and an entry stair to the side leads to the kitchen wing.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The proposed exterior work is located at the two entry areas, the glass enclosed vestibule and the kitchen wing stair to the Parish hall level and down to the undercroft. The existing entry vestibule stairs, landing and ramp are to be replaced to meet ADA compliance and provide a more community focused approach to the vestibule. An automatic door actuator will be added to serve the ramp door entrance. The ramp will be concrete and the side wall materials will match the brick that is existing on the foundation of the vestibule structure. The plantings will be replaced as needed. The stairs to the kitchen wing of the Parish hall are deteriorating and will be rebuilt to provide a safe entry with new handrails to include child height handrails.

The Parish hall windows are tall, jalouse style, single paned and no longer operational. They will be replaced with energy efficient windows that are operable and provide natural light to the Parish hall. The East elevation of the Parish hall windows will have the sill lowered to provide more light and view to the East garden/lawn yard area. The head heights of the windows will remain the same on each side and the opening size facing the west parking area will remain the same. The exterior walls will remain unpainted brick and all other window fenestrations will remain the same. The egress doors to the East side and the doors serving the kitchen wing and undercroft will be replaced with energy efficient double doors with glass and panic hardware. The railing along the top of the East side areaway wall will be painted black.

The parish Hall HVAC system is aged and needing to be replaced. A new system will be located on the exterior of the North end of the Parish hall and will provide new heat and cooling to the room through the exterior wall. The system will be wrapped for insulation. The new kitchen hvac unit will be located in the attic space of the kitchen wing. The undercroft will be served by two units, one located in the existing boiler room and the other in an existing storage room.

Work Item 1: Entry stairs and ramp

Description of Current Condition:

The existing stairs to the kitchen wing are deteriorating. The existing ramp to the vestibule is not ADA compliant.

Proposed Work:

Kitchen wing - replace the existing stairs with compliant safe stairs, including child height handrail.

Vestibule entry- Replace stairs, landing and ramp to provide ADA compliant access.

Work Item 2: Replace Parish hall large windows and doors

Description of Current Condition:

The existing jalouse windows are inoperable, single paned and deteriorating. The existing entry doors are not energy efficient and need repair.

Proposed Work:

Replace Parish hall tall windows with new energy efficient operable windows, lower the window sill on the East side of the Parish hall. Replace doors with new energy efficient doors to match the glass enclosed vestibule and provide new egress hardware.

Work Item 3: New HVAC sytem

Description of Current Condition:

Existing hvac system is at the end of its life cycle, inefficient and no longer sufficient to heat and cool the space.

Proposed Work:

Provide new systems to serve the Parish hall, undercroft and kitchen. Kitchen unit will be located in the attic space above the kitchen, the undercroft will beserved with two units, one in the boiler room and the other in the storage room. The Parish hall unit will be pad mounted on the north side of the Parish hall and supply the ceiling hung ductwork throught the exterior wall with a low return duct.

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/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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 8059-A, EXPIRATION DATE: 3-27-2024

Allen & DeLalio Architects

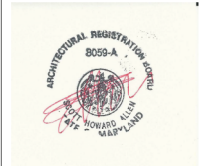
Residential & Commercial
Design
Olney, Maryland
240-671-9849

nancydelalio@gmail.com

Consultant
Address
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e-mail

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PARISH HALL RENOVATIONS HISTORIC AREA WORK PERMIT SUBMISSION

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ST. JOHN'S EPISCOPAL
SCHOOL AND CHURCH
3427 Olney Laytonsville Road
Olney, Maryland 20832

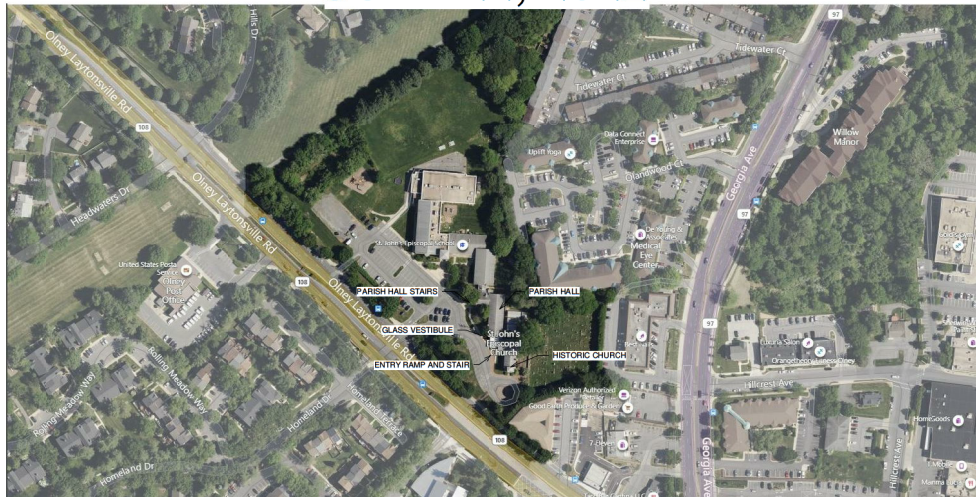
COVER

Project number	Project Number
Date	06.22.2022
Drawn by	Author
Checked by	Checker

C01

Scale

PARISH HALL, STAIR AND RAMP RENOVATIONS
ST. JOHN'S EPISCOPAL CHURCH & SCHOOL
3427 OLNEY LAYTONSVILLE ROAD
OLNEY, MARYLAND 20832
JUNE 22, 2022



ZONING
3427 OLNEY LAYTONSVILLE ROAD
PLAT REFERENCE 20958
GRID NUMBER HT53
PARCEL NUMBER N855
NEIGHBORHOOD 20000.16 SUBDIVISION 0001

CHURCH BUILT 1840
HISTORIC RESOURCE NUMBER 23/098-004A
ENLARGED 1910 AND GLASS ENTRY ADDED '979
PARISH HALL BUILT 1956
MULTI-PURPOSE SCHOOL BUILDING YEAR BUILT 1999

B-200
RESIDENTIAL ONE - FAMILY

LOT
LOT AREA (MIN) PER R-200 20,000SF
LOT AREA EXISTING 349,432.1 SF
MAX GROUND COVERAGE 35%

PLACEMENT PER R-200
FRONT OF EACH 10'

FRONT SETBACK 40'
SIDE STREET SETBACK
SIDE SETBACKS 15'
SUM OF SIDE SETBACKS
REAR SETBACK 30'

PROJECT LOCATION:

3427 OLNEY LAYTONSVILLE ROAD
OLNEY, MARYLAND 20832

OWNER:

VESTRY OF ST. JOHN'S / EPISCOPAL CHURCH
3427 OLNEY LAYOTONSVILLE ROAD
OLNEY, MARYLAND 20832

BUILDER:

TBD
XXX-XXX-XXXX
MHIC# --- EXP DATE X X XXXX

SCOPE OF WORK

REPLACE EXISTING WINDOWS IN PARISH -ALL WEST WALL WITH NEW IN EXISTING OPENINGS
REPLACE EXISTING WINDOWS IN PARISH -ALL EAST WALL WINDOW SILLS TO BE LOWERED
REPLACE EXTERIOR DOORS FROM PARISH HALL
NO NEW LOT COVERAGE
PROVIDE NEW HVAC EQUIPMENT AND DUCTWORK TO PARISH HALL AND UNDERCROFT
REPLACE EXISTING LIGHTING WITH LED PENDANT LIGHTS UPGRADE SWITCHING WITH OCCUPANCY SENSORS
ADD POWER RECEPTACLES BEYOND CODE MINIMUM PER OWNER LAYOUT
INSTALL FLOORS IN PARISH HALL, UNDERCROFT HALLWAY AND AFRICAN PALMS ROOM
REPLACE NON COMPLIANT THRESHOLD TO PARISH HALL LEVEL EXISTING BATHROOMS TO BE ADA COMPLIANT
REPLACE TOILET AND SINK IN ONE BATHROOM AT PARISH HALL LEVEL BY KITCHEN TO BE COMPLIANT
REPLACE EXISTING GYM FLOOR WITH CLOSED CELL SPRAY FOAM INSULATION IN PARISH HALL
INSTALL EXISTING STAINED GLASS WINDOWS IN STORAGE IN NEW ACCENT WALL ON SOUTH WALL OF PARISH HALL
ADD STORAGE CLOSET AT NORTH END OF PARISH HALL
REPLACE EXISTING EXTERIOR STAIRS FROM PARISH HALL AND UNDERCROFT TOWARDS PARKING LOT
REPLACE EXISTING NON COMPLIANT RAMP WITH COMPLIANT ADA RAMP AT CHURCH ENTRY
ADD COMPLIANT ADA BATHROOM OPPOSITE CHURCH OFFICE
ADD SINGLE USE BATHROOM OPPOSITE CHURCH OFFICE
NO CHANGES TO EXTERIOR HISTORIC CHURCH FACADE WITH ALL MODIFICATIONS TO BE IN PARISH HALL INTERIOR WITH THE EXCEPTION OF REPLACING
THE DETERIORATING WEST EXISTING STAIRS AND NON COMPLIANT SOUTH RAMP

TOTAL WORK AREA 5,943 SF SEE SHEET C-02 FOR WORK AREA EXTENT DIAGRAM

Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A403	INTERIOR 3D VIEWS	05/18/22
C01	COVER	04/05/2022
C02	NOTES	04/05/2022
C03	SITE PLAN	04/05/2022
C04	INSTRUCTIONS TO BIDDER AND SPECIFICATIONS	04/05/2022
C05	EXISTING CONDITIONS PHOTOS	04/05/2022
D100	DEMOLITION	04/05/2022
D101	FIRST FLOOR DEMOLITION	04/05/2022
A100	LOWER LEVEL PLANS	04/05/2022
A101	FIRST FLOOR PLAN	04/05/2022
A102	SECOND FLOOR PLAN	04/05/2022
A103	ENTRYRAMP	04/05/2022
A104	PARISH HALL EXTERIOR STAIRS	04/05/2022
A105	BATHROOM PLANS AND ELEVATIONS	04/05/2022
A200	CEILING PLAN	04/05/2022
A210	FIRST FLOOR AXONOMETRIC	04/05/2022
A211	SECOND FLOOR AXON	04/05/2022
A300	NORTH+ SOUTH ELEVATIONS	04/05/2022
A301	EAST & WEST ELEVATIONS	04/05/2022
A400	SECTIONS	04/05/2022
A401	3D VIEWS	04/05/2022
A402	3D VIEWS	04/05/2022
A500	DOOR, WINDOW AND LIGHTING SCHEDULES	04/05/2022
A501	ROOM SCHEDULE	04/05/2022

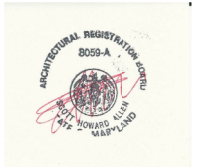
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 8059-A, EXPIRATION DATE: 3-27-2024

Residential & Commercial
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Olney, Maryland
240-671-9849

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PARISH HALL
RENOVATIONS
HISTORIC AREA
WORK PERMIT
SUBMISSION

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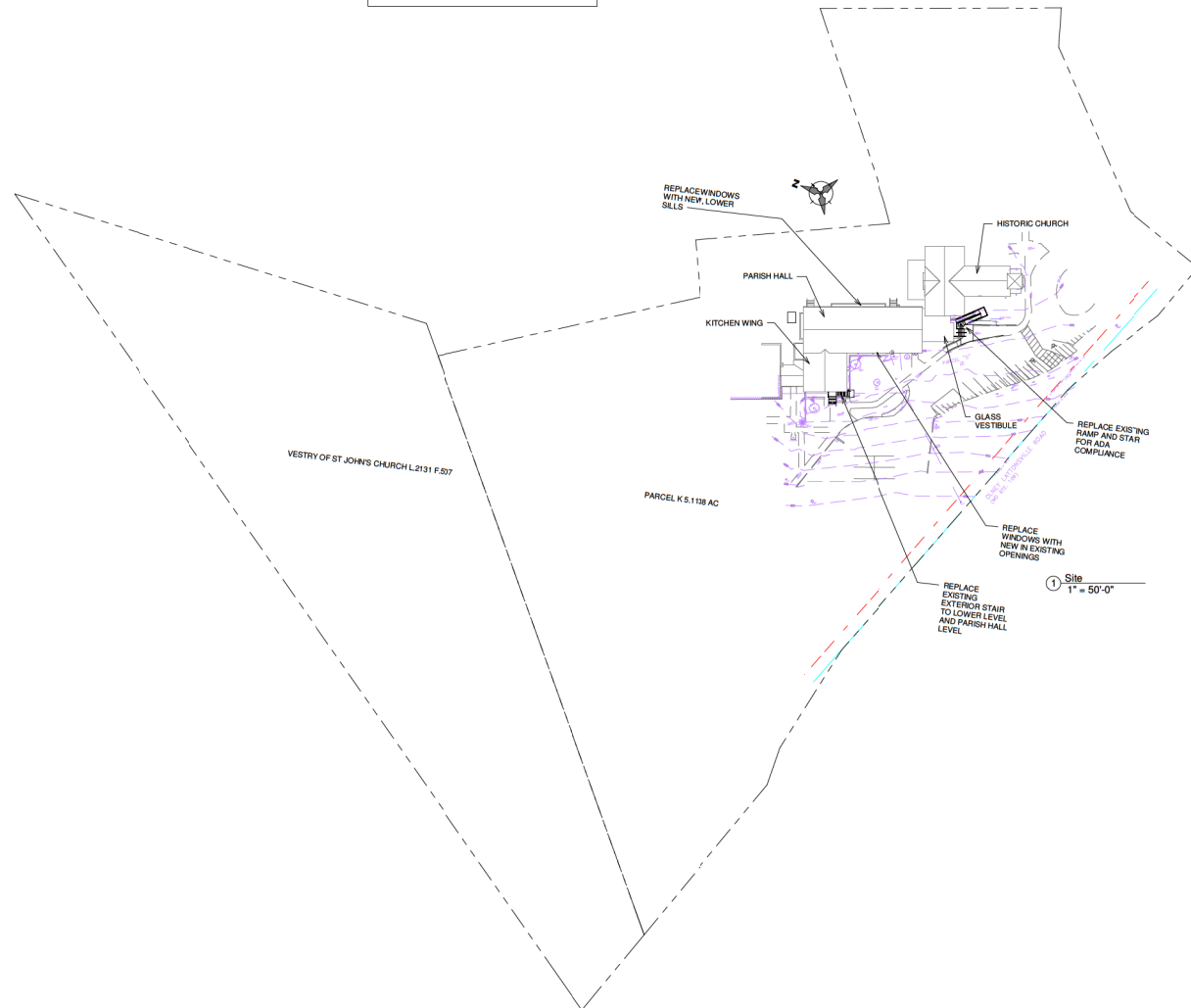
**ST. JOHN'S EPISCOPAL
SCHOOL AND CHURCH**
3427 Olney Laytonsville Road
Olney, Maryland 20832

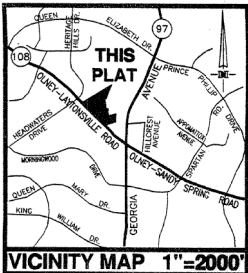
PARTIAL TOPO SITE PLAN
@ WORK AREA

Project number	Project Number
Date	06.22.2022
Drawn by	NLD
Checked by	NLD

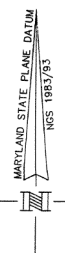
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VICINITY MAP 1"=2000'



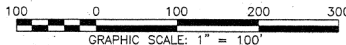
PLAT TOTALS	
NUMBER OF PARCELS	1
AREA OF PARCEL	7.80472 AC.
AREA OF STREET DEDICATION	0.00000 AC.
TOTAL AREA THIS PLAT	7.80472 AC.

NOTES:

THE PURPOSE OF THIS SUBDIVISION RECORD PLAT IS TO CONSOLIDATE THE PROPERTY OF THE OWNERS. PROPERTY IS ZONED R-200. THIS PLAT IS LOCATED ON TAX MAP HT-563. THIS PLAT IS IN ACCORDANCE WITH THE APPROVED REVISED PRELIMINARY PLAN #1-88301R. PRIOR PRELIMINARY PLAN #1-88301. FOR PUBLIC WATER AND SEWER SYSTEMS ONLY. HORIZONTAL DATUM SHOWN HEREON IS BASED ON NGS STATION "BOSS". THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1982, UNDER THE SINGLE LOT EXEMPTION PER EXEMPTION #A-9808SE. A COPY OF THE EXEMPTION MAY BE VIEWED AT 8797 GEORGIA AVENUE, SILVER SPRING, MARYLAND. DEVELOPMENT IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC FACILITIES WHICH LIMITS THE DEVELOPMENT OF THE PROPERTY TO: A. A HOUSE OF WORSHIP B. PHASE I, A PRIVATE EDUCATIONAL INSTITUTE WITH MAXIMUM ENROLLMENT OF 324 STUDENTS C. PHASE II, COMBINATION GYMNASIUM AND ALL-PURPOSE ROOM FOR SCHOOL USE WITH NO DAILY ORGANIZED LEAGUE GAMES D. PHASE III, REPLACEMENT FACILITIES FOR A SANCTUARY OF UP TO 800 SEATS AND TO PROHIBIT DEVELOPMENT OF THE PROPERTY FOR AN ALL-DAY CHILD DAY-CARE FACILITY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS FOR MAINTENANCE OF OPEN SPACE FILED IN THE MONTGOMERY COUNTY LAND RECORDS, L 16391, F. 292

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROPOSED PLAN OR OTHER PLAN FOLLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY RECORDING THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS. 27703-286301-02-00051801 The Maryland-National Capital Park & Planning Commission Montgomery County Planning Board Approved SEPTEMBER 10, 1998 DATE Approved JAN 12, 1999 DATE CHAIRMAN ASSESSOR TREASURER DIRECTOR M-N.C.P. & P.C. Record File No. 608-10

RECORDED
PLAT BOOK
PLAT NO.



PLAT No 20958

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS, AND ANY OTHER REQUIRED MONUMENTATION TO BE PLACED AND MAINTAINED BY THE SURVEYOR IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT A CERTAIN DEED OF TRUST AND ALL PARTIES WITH AN INTEREST THERETO HAVE INDICATED THEIR ASSENT BELOW. THE VESTRY OF ST. JOHN'S EPISCOPAL CHURCH AND SCHOOL, A MARYLAND NOT FOR PROFIT CORPORATION. BENJAMIN P. MAGRAUGH, WITNESS, 10/19/98. ALFRED H. BARTH, SENIOR WARDEN, WITNESS, 8/19/98.

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION: SANDY SPRING NATIONAL BANK

Pamela M. Roberts, Vice President, WITNESS, 10/15/98.

FILED
FEB 12 1999

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO THE VESTRY OF ST. JOHN'S EPISCOPAL CHURCH, OLNEY MARYLAND BY THE FOLLOWING CONVEYANCES: 1) PART OF A CONVEYANCE FROM NOMITA von der HEIDE and AMALIA de M. RIGOS BY DEED DATED JULY 30, 1985 AND RECORDED IN LIBER 2131 AT FOLIO 507. 2) PART OF A CONVEYANCE FROM THOMAS J. D. BOWIE and THOMAS J. HOLLAND, TRUSTEES BY DEED DATED APRIL 21, 1910 AND RECORDED IN LIBER 212 AT FOLIO 449. 3) PART OF A CONVEYANCE FROM THOMAS W. and EMMA WATERS BY DEED DATED APRIL 23, 1910 AND RECORDED IN LIBER 212 AT FOLIO 451. 4) PART OF A CONVEYANCE FROM WILLIAM E. MAGRUDER BY DEED DATED APRIL 22, 1910 AND RECORDED IN LIBER 212 AT FOLIO 453. 5) ALL OF A CONVEYANCE FROM SUSIE G. BARNESLEY, ET AL. BY DEED DATED APRIL 29, 1910 AND RECORDED IN LIBER 222 AT FOLIO 981. 6) PART OF A CONVEYANCE FROM JOSHUA W. JONES, ET AL. BY DEED DATED JUNE 23, 1911 AND RECORDED IN LIBER 224 AT FOLIO 591. 7) PART OF A CONVEYANCE FROM THE BOARD OF EDUCATION OF MONTGOMERY COUNTY, MARYLAND BY DEED DATED MAY 18, 1933 AND RECORDED IN LIBER 558 AT FOLIO 511. 8) PART OF A CONVEYANCE FROM CHARLES D. and A. GLADYS BLAND BY DEED DATED MARCH 29, 1948 AND RECORDED IN LIBER 853 AT FOLIO 451. 9) PART OF A CONVEYANCE FROM THE BOARD OF EDUCATION OF MONTGOMERY COUNTY, MARYLAND, CONVEYANCES 2 THRU 8 LISTED ABOVE, ALSO BEING "PARCEL K, OLNEY" AS SHOWN ON A PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 153 AS PLAT 17439. I FURTHER CERTIFY THAT, IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE. THE TOTAL NUMBER OF PARCELS ON THIS PLAT IS ONE. THE TOTAL AREA INCLUDED ON THIS PLAT IS 7.80472 ACRES NONE OF WHICH IS DEDICATED TO PUBLIC USE. 8/13/98, GARY M. FOWLER, PROPERTY LINE SURVEYOR, MARYLAND REGISTRATION NO. 552.



SUBDIVISION RECORD PLAT
PARCEL "O"
OLNEY

OLNEY ELECTION DISTRICT No. 8
MONTGOMERY COUNTY, MARYLAND

LOIEDERMAN ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1390 Piccard Drive
Rockville, Maryland 20850
(301) 948-2750

SCALE: 1"=100'

AUGUST, 1998

MSA SSU 1244-7668 608-10

4

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WORK PERMIT
SUBMISSION

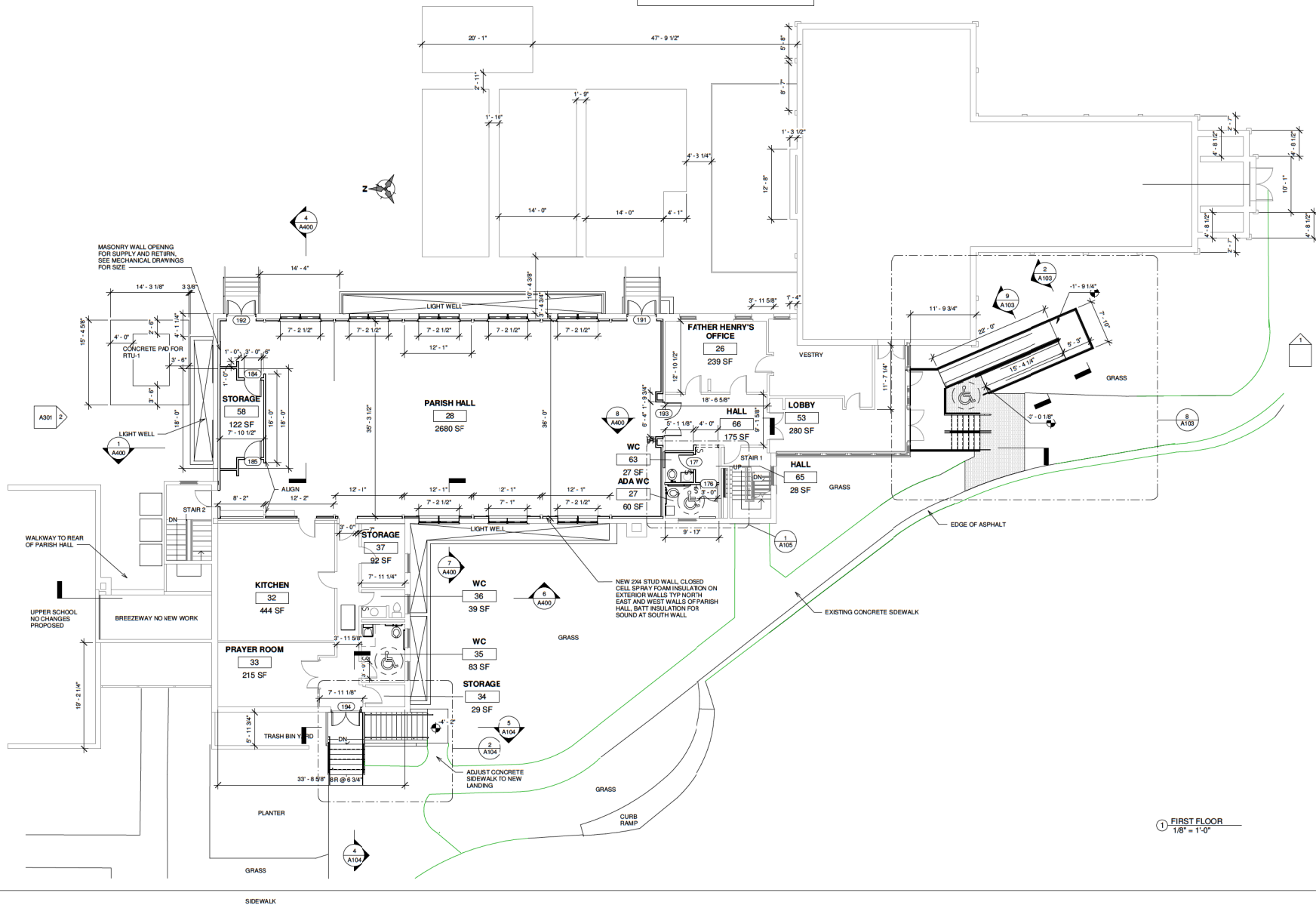
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FIRST FLOOR PLAN

Project number	Project Number
Date	06.22.2022
Drawn by	NLD
Checked by	NLD

A101

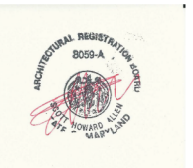
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PARISH HALL RENOVATIONS HISTORIC AREA WORK PERMIT SUBMISSION

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PARISH HALL EXTERIOR
STAIRS

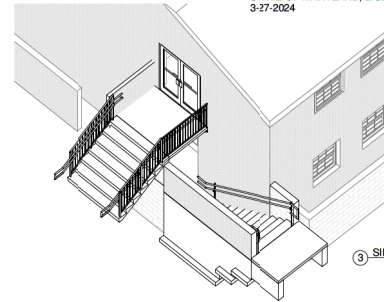
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Date	06.22.2022
Drawn by	Author
Checked by	Checker

A104

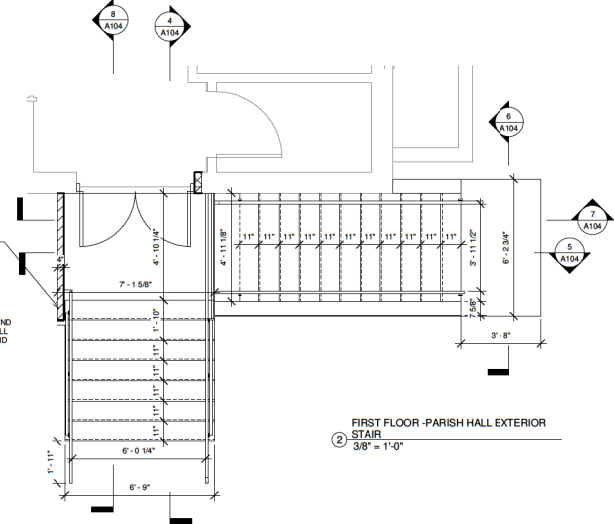
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PROFESSIONAL CERTIFICATION

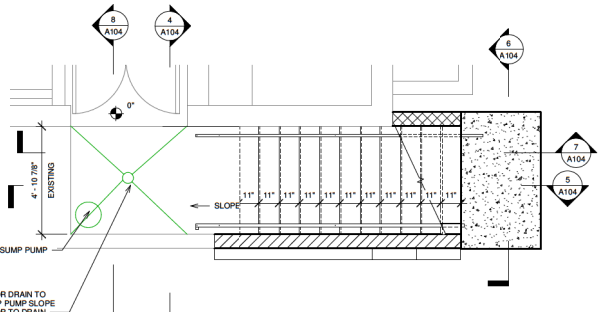
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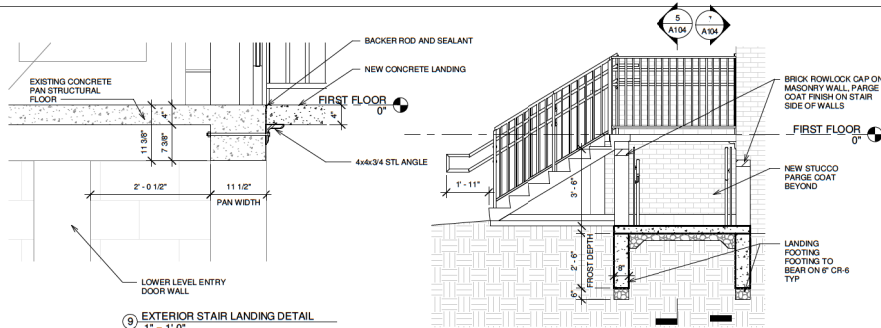
③ SIDE ENTRY EXTERIOR STAIR AXON



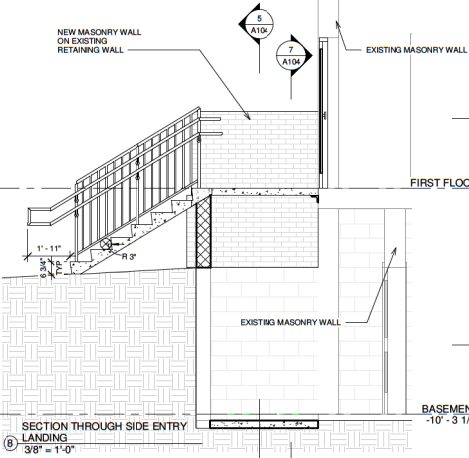
2 FIRST FLOOR - PARISH HALL EXTERIOR
STAIR
 $3/8" = 1'-0"$



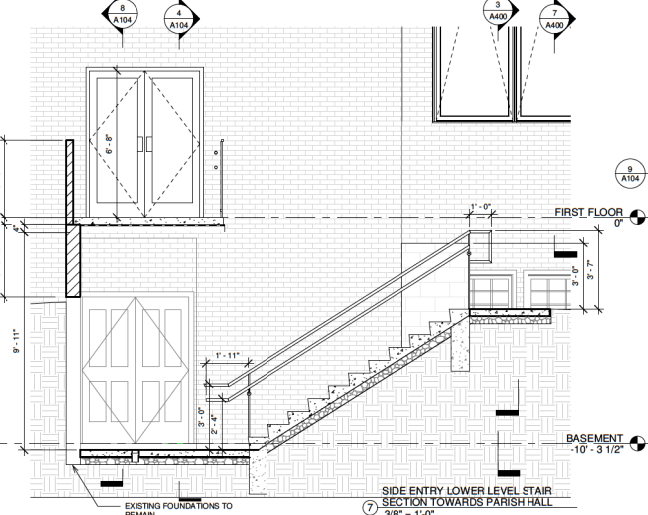
BASEMENT FLOOR - PARISH HALL
STAIR
① $3/8" = 1'-0"$



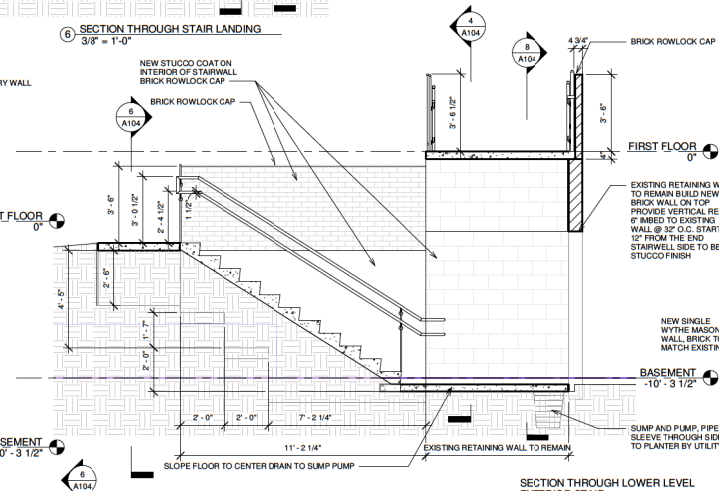
9 EXTERIOR STAIR LANDING DETAIL
1" = 1'-0"



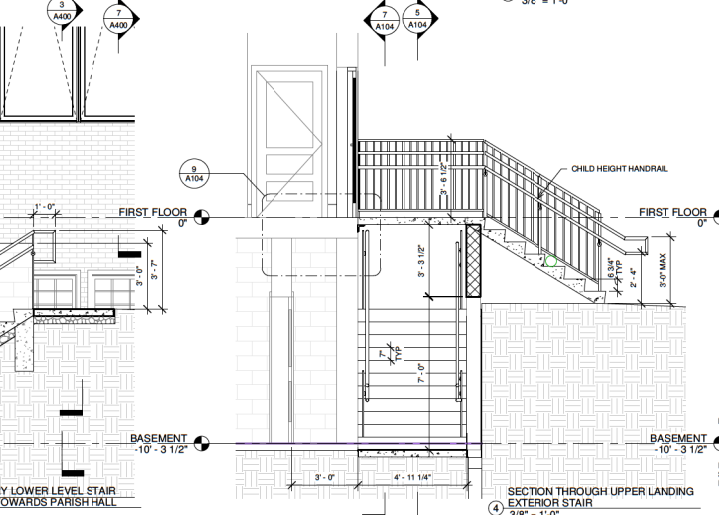
SECTION THROUGH SIDE ENTRY
LANDING
⑧ $3/8" = 1'-0"$



7 SIDE ENTRY LOWER LEVEL STAIR
SECTION TOWARDS PARISH HALL
3/8" = 1'-0"



SECTION THROUGH LOWER LEVEL
EXTERIOR STAIR
3/8" = 1'-0"



SECTION THROUGH UPPER LANDING
EXTERIOR STAIR
④ $3/8" = 1'-0"$

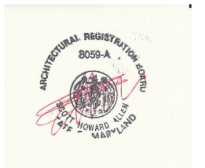
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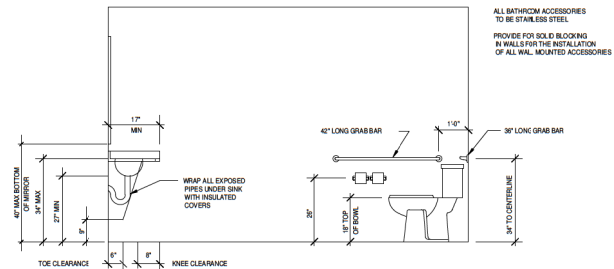
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BATHROOM PLANS AND ELEVATIONS

Project number	Project Number
Date	06.22.2022
Drawn by	Author
Checked by	Checker

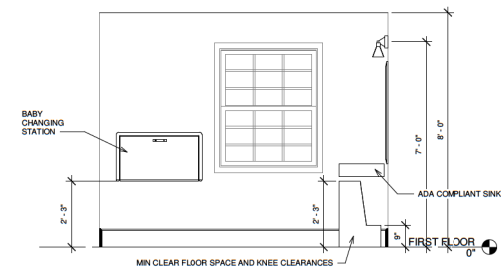
A105

Scale	$1/2" = 1'-0"$
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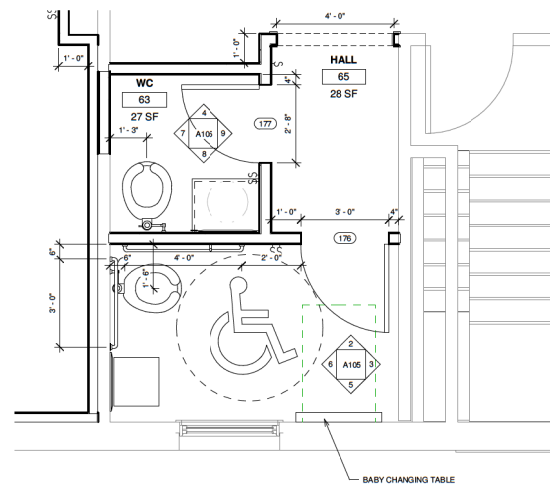


BATHROOM ELEVATIONS

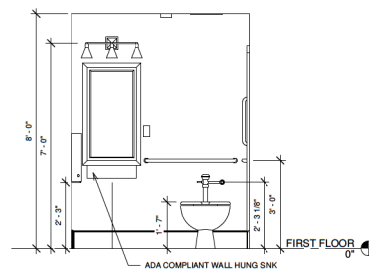
TYPICAL INSTALLATION SHOWN



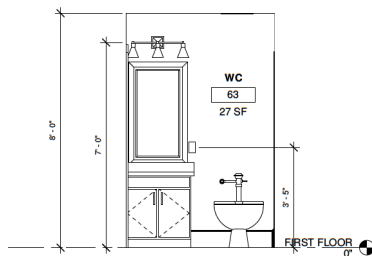
⑤ ADA WC EXTERIOR WALL ELEVATION
1/2" = 1'-0"



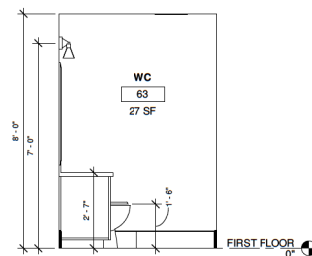
① FIRST FLOOR - BATHROOM PLANS
1/2" = 1'-0"



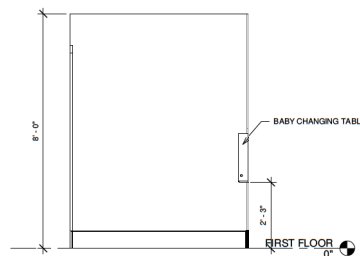
⑥ ADA WC SINK WALL ELEVATION
1/2" = 1'-0"



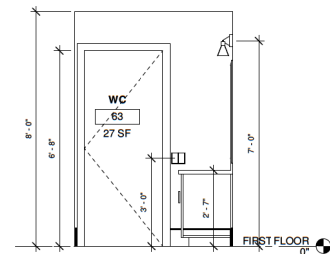
⑧ WC SINK WALL ELEVATION
1/2" = 1'-0"



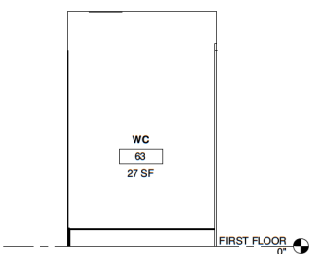
⑦ WC ELEVATION PARISH HALL WALL
1/2" = 1'-0"



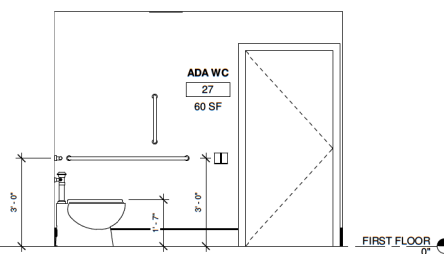
③ ADA WC ELEVATION
1/2" = 1'-0"



⑨ Elevation 6 - a
 $1/2" = 1'-0"$



④ WCELEVATION
1/2" = 1'-0"



② ADA BATHROOM ELEVATION
1/2" = 1'-0"

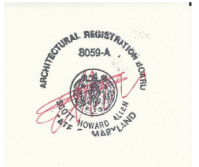
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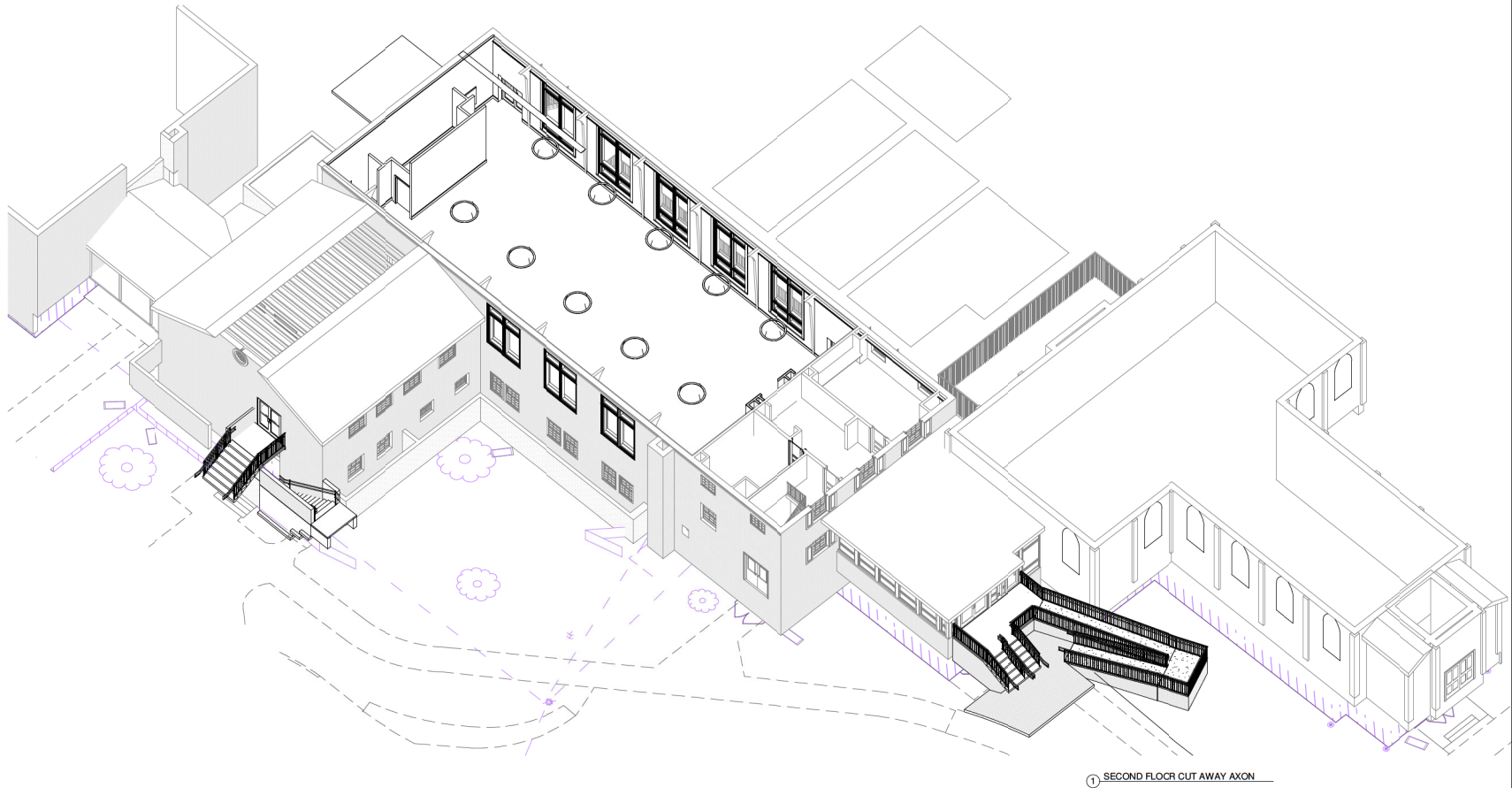
SECOND FLOOR AXON

Project number	Project Number
Date	06.22.2022
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Checked by	NLD

A211

Scale

22



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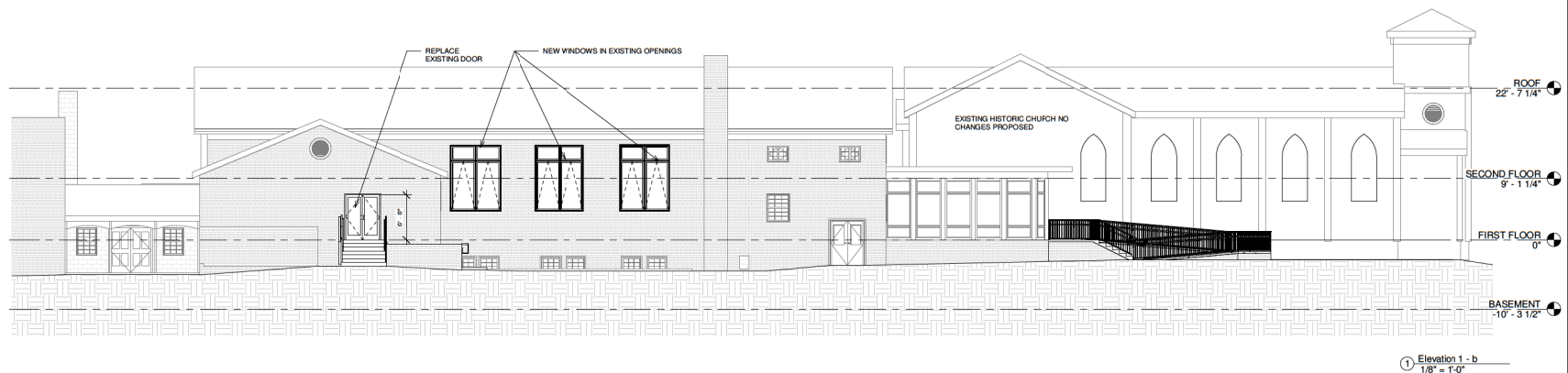
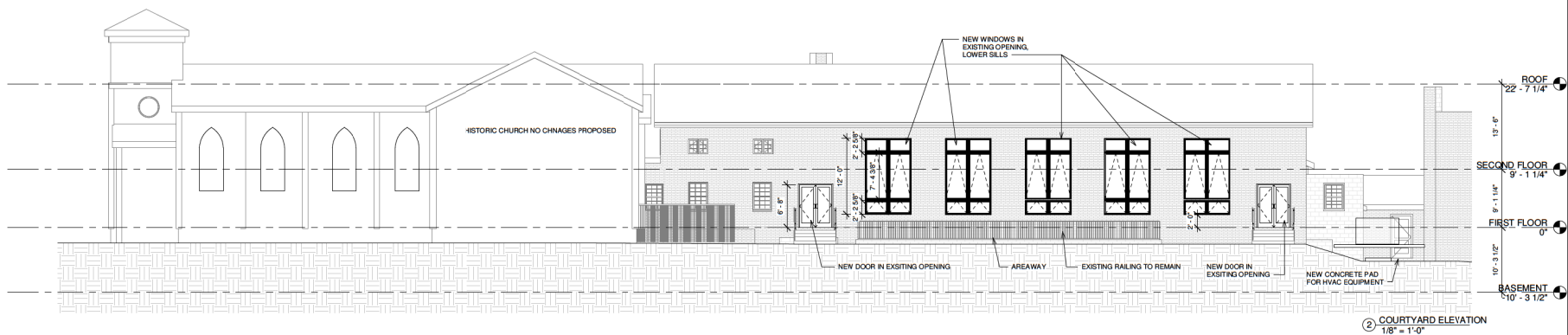
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NORTH & SOUTH
ELEVATIONS

Project number	Project Number
Date	06.22.2022
Drawn by	NLD
Checked by	NLD

A300

Scale	1/8" = 1'-0"
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① Elevation 1 - b
1/8" = 1'-0"



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Allen & DeLalio *Architects*

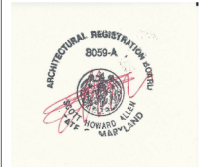
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PARISH HALL RENOVATIONS HISTORIC AREA WORK PERMIT SUBMISSION

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ST. JOHN'S EPISCOPAL
SCHOOL AND CHURCH
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EXISTING CONDITIONS
PHOTOS

Project number	Project Number
Date	06.22.2022
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Checked by	Checker

C05

Scale



EXISTING PARISH HALL WINDOWS TO BE REPLACED

PARISH HALL



EXISTING STAIRS FROM PARISH HALL TO FRONT PARKING TO BE REPLACED



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EXISTING RAMP AND STAIRS TO BE REPLACED

Allen & DeLalio *Architects*

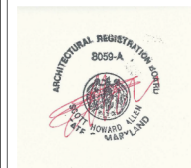
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EXISTING CONDITIONS
PHOTOS

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Checked by	Checker

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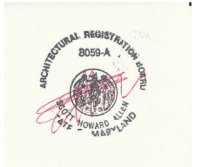
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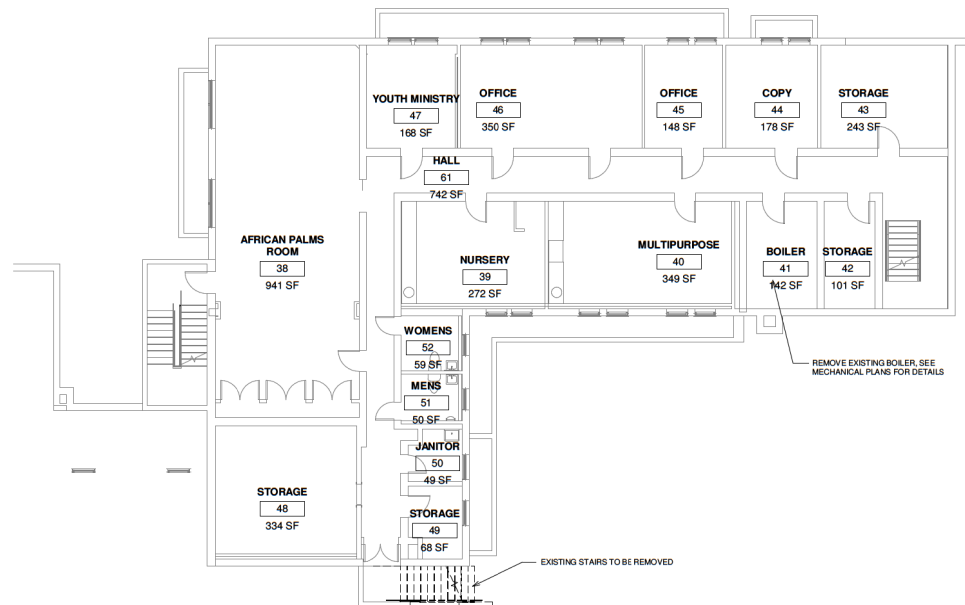
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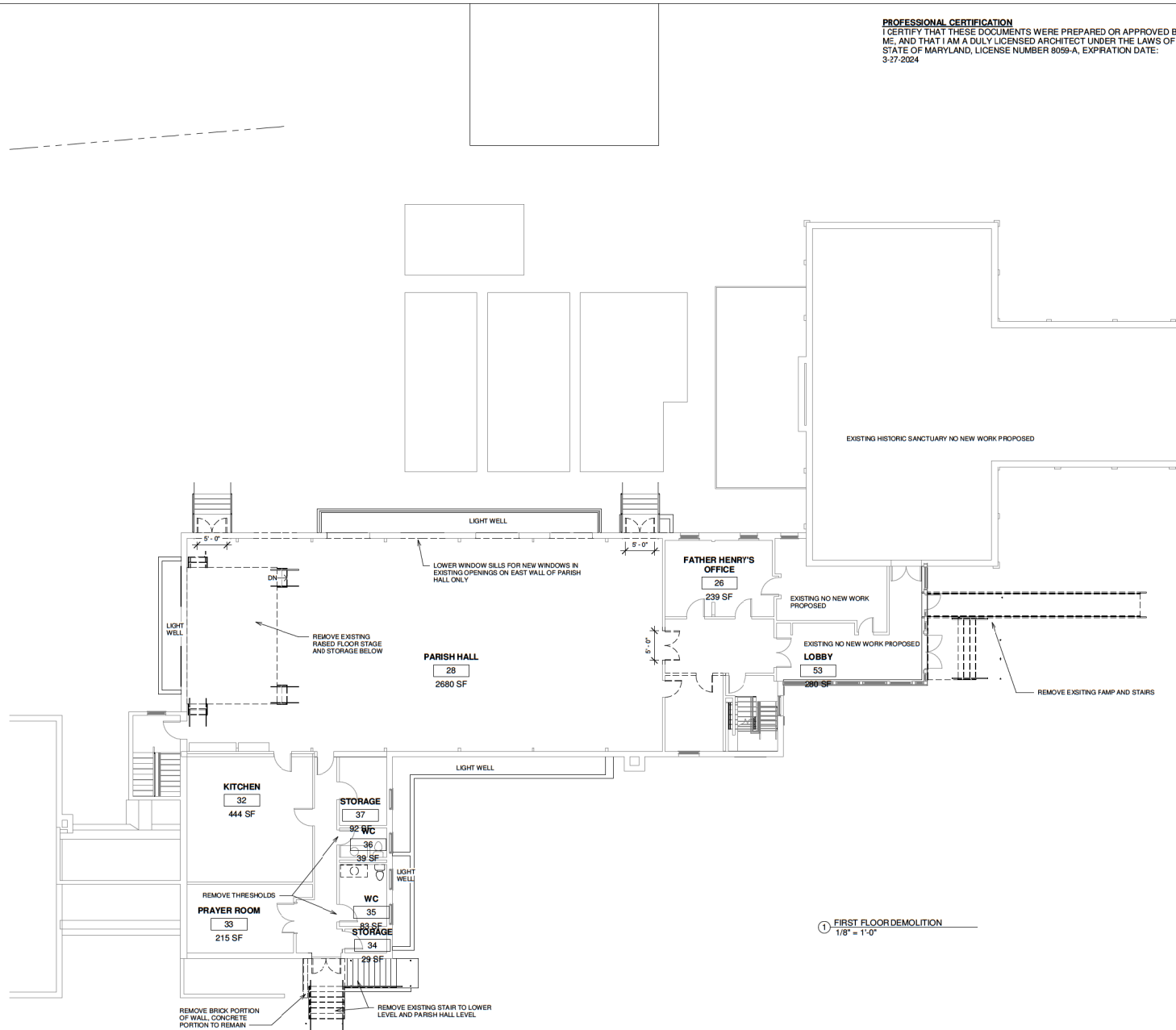
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Project number	Project Number
Date	06.22.2022
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Checked by	Checker

Scale	1/8" = 1'-0"
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① BASEMENT FLOOR DEMOLITION
1/8" = 1'-0"



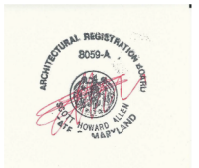
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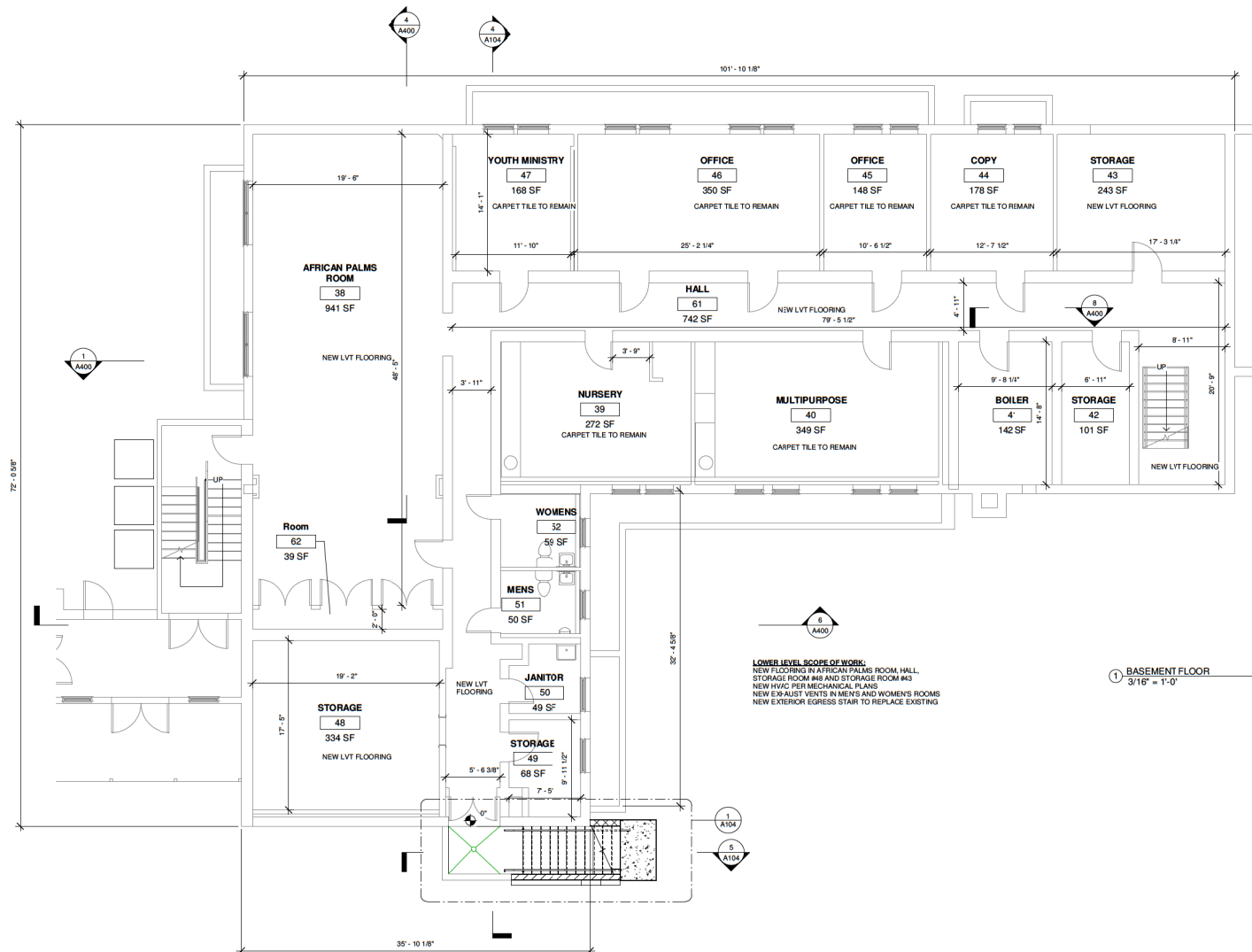
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Project number	Project Number
Date	06.22.2022
Drawn by	NLD
Checked by	NLD

A100

Scale	3/16" = 1'-0"
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LOWER LEVEL SCOPE OF WORK:
NEW FLOORING IN AFRICAN PALMS ROOM, HALL,
STORAGE ROOM #48 AND STORAGE ROOM #43
NEW HVAC PER MECHANICAL PLANS
NEW EX-AUST VENTS IN MEN'S AND WOMEN'S ROOMS
NEW EXTERIOR EGRESS STAIR TO REPLACE EXISTING

① BASEMENT FLOOR
3/16" = 1'-0"

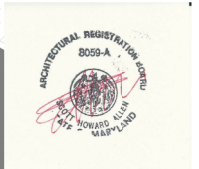
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Project number	Project Number
Date	06.22.2022
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Checked by	Checker

Scale	
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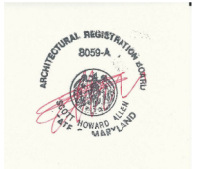
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INTERIOR 3D VIEWS

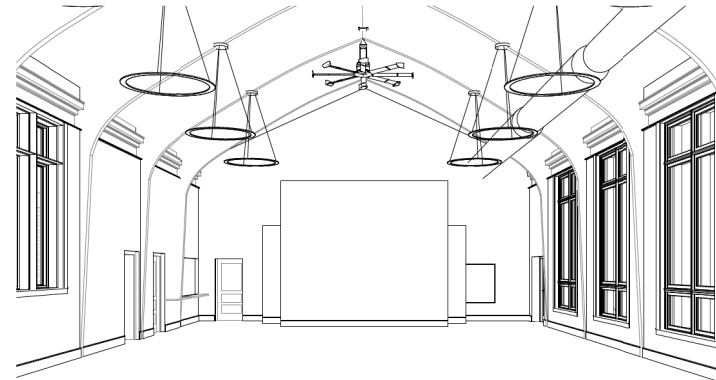
Project number	Project Number
Date	06.22.2022
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A403

Scale	
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4 PARISH HALL TOWARDS COURTYARD WINDOWS



③ PARISH HALL TOWARDS STAGE



② PARISH HALL TOWARDS CHURCH



PARISH HALL TOWARDS CHURCH
ENTRY

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Allen & DeLalio *Architects*

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WORK PERMIT
SUBMISSION

[illegible]

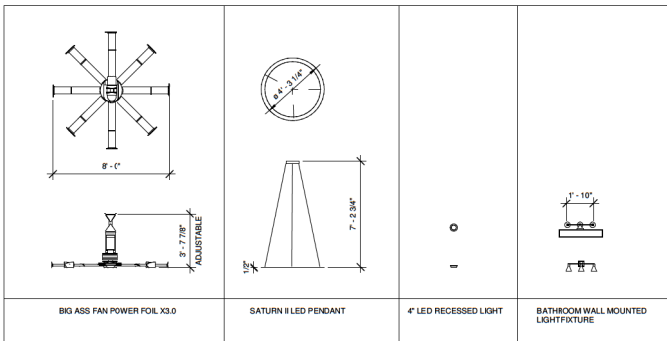
ST. JOHN'S EPISCOPAL
SCHOOL AND CHURCH
3427 Olney Laytonsville Road
Olney, Maryland 20832

DOOR, WINDOW AND LIGHTING SCHEDULES

Project number	Project Number
Date	06.22.2022
Drawn by	NLD
Checked by	NLD

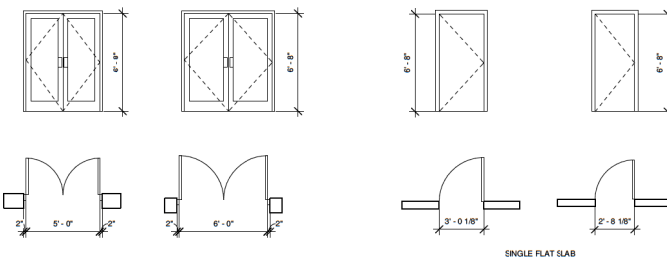
A500

Scale	1/4" = 1'-0"
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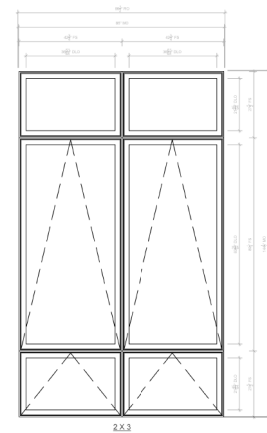
LIGHTING
1/4" = 1'-0"

Door Schedule										
Type	Level	Comments	Mark	Head Height	Width	Assembly Description	Fire Rating	Frame Material	Finish	Door Type
36" x 80"	FIRST FLOOR	BATHROOM DOOR	176	6' - 8"	3' - 0"	Interior Doors		WD	PTD	
32" x 80"	FIRST FLOOR	BATHROOM DOOR	177	6' - 8"	2' - 8"	Interior Doors		WD	PTD	
36" x 80"	FIRST FLOOR	STORAGE DOOR	184	6' - 8"	3' - 0"	Interior Doors		WD	PTD	
36" x 80"	FIRST FLOOR	STORAGE DOOR	185	6' - 8"	3' - 0"	Interior Doors		WD	PTD	
5'-0" x 6'-8"	FIRST FLOOR	EXTERIOR DOOR	191	6' - 8"	2' - 6"			MTL	CLAD	
5'-0" x 6'-8"	FIRST FLOOR	EXTERIOR DOOR	192	6' - 8"	2' - 6"			MTL	CLAD	
5'-0" x 6'-8"	FIRST FLOOR	EXTERIOR DOOR	193	6' - 8"	2' - 6"			MTL	PTD	
5'-0" x 6'-8"	FIRST FLOOR	EXTERIOR DOOR	194	6' - 8"	2' - 6"			MTL	CLAD	
32" x 80"	SECOND FLOOR	CHOIR ROOM	190	6' - 8"	2' - 8"	Interior Doors		WD	PTD	

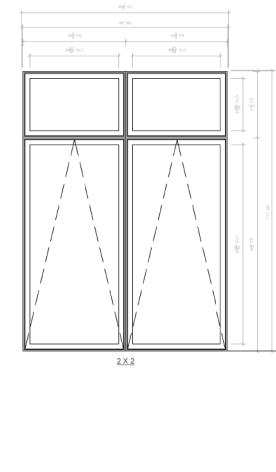


○ EXTERIOR DOORS
1/4" = 1'-0"

○ INTERIOR DOORS
1/4" = 1'-0"



PARISH HALL WINDOWS
EAST ELEVATION



PARISH HALL WINDOWS
WEST ELEVATION

NOTE:
ALL OPERABLE WINDOWS TO BE PROVIDED WITH FULL SCREENS TO INTERIOR.
GLAZING TO BE INSULATING GLASS/LOW EII ARGON R-3.45, U-FACTOR .29
WINDOWS BASED ON MARVIN METAL CLAD WOOD AWNING WINDOWS,
FINAL MFG TBD
DOORS TO BE METAL CLAD WOOD DOORS