MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3427 Olney Laytonsville Road, Olney Meeting Date: 7/27/2022

Resource: Master Plan Site #23/98 **Report Date:** 7/20/2022

St. John's Episcopal Church

Public Notice: 7/13/2022

Applicant: Vestry of St. John's

(Nancy DeLalio, Agent) Tax Credit: No

Review: HAWP 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.

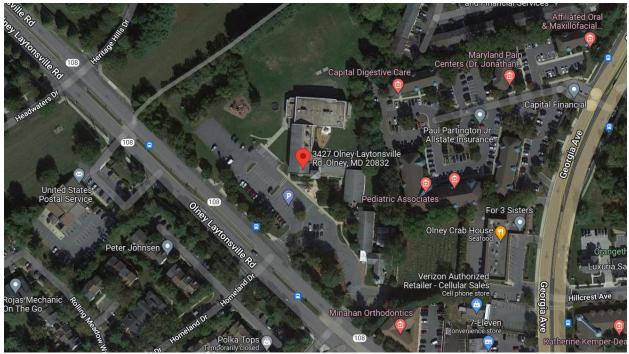


Fig. 1: Subject property, north side of Olney Laytonsville Road.

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 <u>approve</u> 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.





APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION

301.563.3400

APPLICANT

APPLICANI:								
Name: Vestry of St. John's	E-mail: rector@stjec.org							
Address: 3427 Olney Laytonsville Road	City: Olney Zip: 20832							
Address: 3427 Olney Laytonsville Road Daytime Phone: 717-203-4055	Tax Account No.: 03247761							
AGENT/CONTACT (if applicable):								
Nancy DeLalio	E-mail:							
Address: 4300 Scotch Meadow Court	E-mail: nancydelalio@gmail.com City: Olney Zip: 20832							
Daytime Phone: 240-671-9849								
LOCATION OF BUILDING/PREMISE: MIHP # of								
Are other Planning and/or Hearing Examiner Ap (Conditional Use, Variance, Record Plat, etc.?) If supplemental information.	the Easement Holder supporting this application. provals / Reviews Required as part of this Application? YES, include information on these reviews as Clney Laytonsville Road							
Town/City: Olney Neare								
Lot: plat 20958 Block: Subdi	vision: Parcel:							
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: Shed/Garage/Accessory Structure								
New Construction Deck/Porc								
Addition Fence	Tree removal/planting /Landscape ✓ Window/Door							
Demolition ✓ Hardscape Grading/Excavation Roof	/ Landscape							
	e the foregoing application, that the application is correct							
	ply with plans reviewed and approved by all necessary							
	this to be a condition for the issuance of this permit.							
	06.22.2022							

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's mailing address Vestry of St. John's Owner's Agent's mailing address Nancy DeLalio 3427 Olney Laytonsville Road Allen & DeLalio Architects, Inc. Olney, MD 20832 4300 Scotch Meadow Court Olney, MD 20832 Adjacent and confronting Property Owners mailing addresses Brookeville Knolls Home Owners 3570 Olney Laytonsville Road Association Inc. Olney, MD 20832 P.O. Box 393 Olneu, MD 20830 3500 Olney Laytonesville Road 18200 Georgia Avenue Olney, MD 20832 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 includeing a recessed chancel, sacristy adn 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 nad 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 udnercroft. 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 exsitng 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 remaing 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.

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$_{ m Work~Item~1:}$ 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 deteroriating. 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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY
ME, AND THAT IM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE NUMBER 8059-A, EXPRATION DATE:
3-72-72024

Allen & DeLalio Architects

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

nancydelalio@gmail.com



PARISH HALL **RENOVATIONS** HISTORIC AREA **WORK PERMIT SUBMISSION**

NO.	Description		Date
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SCI	JOHN'S EPISC HOOL AND CHU 427 Olney Laytonsville I	JRC	
-	Olney, Maryland 2083	2	
	COVER		

C01

06.22.2022

Author Checker

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



CHURCH BUILT 1840 HISTORIC RESOURCE NUMBER 23/098-004A ENLARGED 1910 AND GLASS ENTRY ADDED 1979 PARISH HALL BUILT 1969 MULTI-PURPOSE SCHOOL BUILDING YEAR BUILT 1999

FRONT SETBACK 40' SIDE STREET SETBACK 40' SIDE SETBACKS 15' SUM OF SIDE SETBACKS 25' 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

Sheet Issue Date

04.05.2022

04.05.2022

04.05.2022

BUILDER: XXX-XXX-XXXX MHIC# --- EXP DATE X X XXXX

REPLACE EXISTING WINDOWS IN PARISH -IALL WEST WALL WITH NEW IN EXISTING OPENINGS REPLACE EXISTING WINDOWS IN PARISH -IALL EAST WALL WINDOW SILLS TO BE LOWERED REPLACE EXTERIOR DOORS FROM PARISH HALL

REPLACE EXTERIOR DOORS FROM PARISH HALL

NO NEW LOT COVERAGE

PROVUE NEW HALC EQUIPMENT AND DUTTWORK TO PARISH HALL AND UNDERCROFT

REPLACE EXISTING EQUIPMENT AND DUTTWORK TO PARISH HALL AND UNDERCROFT

REPLACE EXISTING EQUIPMENT AND DUTTWORK TO PARISH HALL AND UNDERCROFT

REPLACE EXISTING LIGHTING WITH LED PENDANT LIGHTS UNDER CONTINUE WITH OCCUPANCY SENSORS

ADD FOWER RECCEPTACLES BEYOND COLE MINIMUM PER OWNER LAYOUT

INSTALL NEW FLOORS IN PARISH HALL, LIGHECROFT FLAURY AND AFRICAN PAILMS ROOM

REPLACE NON COMPLIANT THRESHOLD TO PARISH HALL LEVEL EXISTINGS BATHRHOOMS TO BE ADA COMPLIANT

REPLACE NON COMPLIANT THRESHOLD TO PARISH HALL LEVEL EXISTING BATHRHOOMS TO BE ADA COMPLIANT

ADD NEW 2XI WALLS WITH CLOSED CELL SPRAY FOAM INSULATION IN PARISH HALL

INSTALL EXISTING STANED 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 STATED GRASH FROM PARISH HALL AND UNDERCROFT TOWARDS PARKING LOT

REPLACE EXISTING STATISH FOR PARISH HALL

REPLACE EXISTING STATISH ON COMPLIANT EACH PROVING A PARISH TCHURCH ENTRY

ADD COMPLIANT ADA BATHROOM OPPOSITE OF JURICH OFFICE

NO CHANGES PROPOSED TO HISTORIC CHURCH OFFICE

NO CHANGES PROPOSED TO HISTORIC CHURCH BUILDING, 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 DIAGRAMS

001	COVER	04.00.2022
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 AXONOMETERIC	04.05.2022
A211	SECOND FLOOR AXON	04.05.2022
A300	NORTH & SOUTH ELEVATIONS	04.05.2022
A301	EAST 8 WEST ELEVATIONS	04.05.2022
A400	SECTIONS	04.05.2022
A401	3D VIEWS	04.05.2022

DOOR, WINDOW AND LIGHTING SCHEDULES

Sheet Name

INTERIOR 3D VIEWS

3D VIEWS

ROOM SCHEDULE

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GENERAL NOTES REMEMA. THAT SO F DOCUMENTS A TIPES OF DOCUMENTS PRELIMANY. PRELI ANY WORK DONE FROM OUT OF DATE DOCUMENTS WILL BE SOLE! YAT THE CONTRACTORS RISK AND EXPENSE. RIODMISSITIESTED EITER SICK DATE DE WEEN THE DRAWNING AND EXTEND CONDITIONS, OR AMONT HE DRAWNINGS, OR DETIVED IN THE DRAWNINGS AND THE SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT, THE CONTRACTOR SHALL NOT PERFORM MAY WORK FACTED IN MAY WARKED BY THE MOONSTENCES UNIT. IT THE ARCHITECT HAS CLARIFIED THE RIODMIATION. ANY WORK FORCE ON ANY WORK FACTOR OF THE MOONSTENCES UNIT. THE ARCHITECT HAS CLARIFIED THE RIODMIATION. ANY WORK DONE WITHOUT SUICE CLARIFICATION WILL BE SOLELY AT THE CONTRACTOR'S RISK AND EXPRISE. THE ARCHITECT HAS LESSOVETHE NO SOURCESTEDICS IN AT THE MACHITECT HAS LESSOVETHE NO SOURCESTEDICS IN AT THE MACHITECT HAS LESSOVETHE NO SOURCESTEDICS IN AT THE VAMAMENT. C. PROJECT DOCUMENT PRECEDENCE. IN THE EVENT OF CONFLICTING INFORMATION WITHIN THE PROJECT DOCUMENTS, THE FOLLOWING PRECEDENCE ORDER WHERE CONSTRUCTION DOCUMENTS SPECIFY MORE STRINGENT REQUIREMENTS THAN BUILDING CODE MINIMUMS, CONSTRUCTION DOCUMENT REQUIREMENTS SHALL GOVERN. EXISTING CONDITIONS ALL EXISTING CONDITIONS, MATERIALS, DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING WORK. EXTREME CARE AND SAFETY MEASURES MUST BE TAKEN BY THE GENERAL CONTRACTOR SO AS NOT TO DAMAGE THE EXISTING STRUCTURE IN ANY WAY. ANY DAMAGE TO THE EXISTING STRUCTURE RESULTING FROM CONSTRUCTION WORK SHALL BE THE SOLD RESPONSIBILITY OF THE CONTRACTOR. BILDING CODES ALL CONSTRUCTION SHALL CONCIDENTITY THE SHIP USES. 2011 ECC AND 2013 MARHAND RESIDENTIAL CODE. ALL CONSTRUCTION SHALL CONCIDENTIAL CONCIDENTIAL CONCIDENTIAL CONCIDENTIAL CONCIDENTIAL CONCIDENTIAL CONCIDENTIAL CONCIDENTIAL CONCIDENTIAL STREET CONSTRUCTION. IN THE MARKING MOOGREE ON STRUCTION. C. STRUCTURAL STREEL CODE OF STRUMAND PRACTICE FOR STREE BILDINGS AND BRIDGES, LATEST EDITION, OF THE AMERICAN STRUCTURAL STREET, CONSTRUCTION. STRUCTURAL STREET, CONSTRUCTION. STRUCTURAL STREET, CONSTRUCTION. E. MISONITY ACROSSIANS CENTRE 402 E. MISONITY ACROSSIANS CENTRE 402 E. MISONITY ACROSSIANS CENTRE 402 FOR WOOD FRANKEN, MATORIAL DESIGN SPECIFICATION FOR STREES, GRADE LUMBER AND ITS FASTENINGS*OF THE NATIONAL FOREST PRODUCTS ASSENTIAL COLUMN TO THE MARKEN CONTROLLED CONTROLL DESIGN LOADS A. THE DESIGN DEAD LOADS FOR ALL FRAMING IS BASED ON THE CONSTRUCTION MATERIALS SHOWN ON THE DRAWING AND NDICATED IN THE GENERAL NOTES. B. THE MINIMUM DESIGN UNIFORMLY DISTRIBUTED LIVE LOADING FOR ALL NEW FRAMING SHALL BE AS FOLLOWS: FLOOR LIVE LOADS (U.N.O.) SLEEPING ROOMS GARAGE FLOOR ROOF LIVE LOAD BALCONY C. DEAD LOADS: MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES, ANSI A58.1-82. DEAD LOAD NOT LESS THAN 10 PSF D. WIND LOAD DESIGN CRITERIA: BASIC WIND SPEED 90 MPH, 3 SECOND GUSTS E. EARTHQUAKE LOAD DESIGN CRITERIA SEISMIC DESIGN CATEGORY FROST LINE DEPTH I. THE STABLITY OF THE STRUCTURE IS DEPRISED IT PON THE DUPHRAGAM ACTION OF THE FLOORS AND PROP. THE CONTRACTOR IS RESPONSELE FOR THE METHOD OF OWNER MUTUROTO AND SHALL PROVIDE ALL TERMINARY BRACKING AND SHORMING ROUTINED TO THE STRUCTURE AND TO SUPPORT CONSTRUCTION LOADS DURING AND SHORMING ROUTINED THAN THE STRUCTURE AND TO SUPPORT CONTRIBUTION LOADS DURING THE STRUCTURE AND THE STRUCT DESIGN CODE NOTES A. CEILING HEIGHTS UNIO HEBITA OMAS, HALL WAYS, CORRIDORS, BATHROOMS, TOLET ROUMS, LAUNDRY ROOMS, AND BASEMENTS SHALL HAVE A CEALEN HEBITAT OF NO LEST PARY 7". THE ROUNGE HEBITAT SHALL BE MEASURED FROM THE FINISH FLOOR TO THE LOWEST PROJECTION FROM THE CEALEN, BITS SEC ROM. THE LOWEST PROJECTION FROM THE CEALEN, BITS SEC ROM. THE ROUNEST DESIGN SHEEDIT THE SPACED NOT LESS THAT 46" ON CENTER MAY PROJECT NOT MORE THAN 6" BELOW THE RECOURSED CEALEN HEBITATION. THE REQUIRED CELING HEIGHT. 2) NOT MORE THAN 50% OF THE FLOOR AREA OF A ROOM OR SPACE IS PERMITTED TO HAVE A SLOPED CELING LESS THAN 7-0" IN FEIGHT. 2. ANY FLOOR AREA HAVING LESS THAN 9" OF CELING HEIGHT SHALL NOT BE CONSIDERED PART OF THE ROOM AREA AND SHALL NOT BE ALLOWED TO HAVE ANY PERMINANELY FOURDES OF PURNISHING SLICH AS, BUT NOT LIMITED TO, ABITHOUS, SHOWER, WATER LOSSES, SMAS, CARBINEST, JOUNTERS AND SHALL INS 1. STAIRS SHALL COMPLY WITH IRC R311.5, AND HANDRAILSSHALL COMPLY WITH IRC R311.5.6. 2. TREADS AND RISERS SHALL COMPLY WITH IRC R311.5.3, AS AMENDED BY LOCAL REGULATION

1. THERED AND ROBERS SHALL COMEN WITH IN RIGHT 3.3, AMAINSTEED BY COCAL REGULATION:

A. TREAD? OF MIN.

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B. RIGH 8 IAF MAX.

B. RIGHE 8

MINIMUM RELIGIOUS TO THE AMERICAN AREA.

ONE VENTIALTION OPENING SHALL BE WITHIN 3:0" OF EACH BUILDING CORNER.

AN AUCUSES OFENING AT LEAST 10" X 25" SHALL BE PROVIDED FOR THE CRAINLEPACES PER IRC RIOS.4.

ALL UNTREATED LUMBER SHALL BE A MINIMUM OF 10" ABOVE GRADE, AND SHALL COMPLY WITH IRC RS2.

CFS
ALL ROOF LOADS SHALL BE TRANSMITTED TO THE FOUNDATION.
ROOF ASSEMBLIES SHALL COMPLY WITH IRC CHAPTER 9.
ROOF VENTILATION AND ATTIC ACCESS SHALL COMPLY WITH IRC R806 AND R807.

F. MISCELLAMENTS. DELOY ALTO MAND ATTIC ACCESS SHALL COMPLY WITH RICH RISS AND RISST.

F. MISCELLAMENTS. DELOY ALL DUMENTS SHALL COMPLY WITHING CHAPTER 11, BERGY EFFCIENCY AND ECC 2012.
EXCEPTION. 1 STORY ADDITIONS OF 200 SF OR LISS.
RICHON VEHICLES SHALL COMPLY STORY ADDITIONS OF 200 SF OR LISS.
RICHON VEHICLES IS REQUESTED.

GLASS IN DOORS, SIDE LIGHTS, TUB AND SHOWER ENCLOSIRES AND SKYLIGHTS SHALL BE SAFETY GLASS, PER IRC.
RISS. 4.

SITE WORK
SOIL BEARING CAPACITY MINIMUM REQUIREMENT IS 2000 PSF UNO.
ASSUMED SOIL EQUIVALENT FILLID PRESSURE IS 40 PSF
LOT DRAINGGE SHALL COMEY. WITH IRE RADIA.
TOUNDATION DRAINAGE SHALL COMEY. WITH IRE RADIA.

UNLESS OTHERWISE DETERMINED BY SOIL ENGINEER, ALL FILL INCER PAVING AND SLAB SHALL BE GRADED MIXTURES OF SAND AND GRAVE. WELL COMPACTED BY APPROPRIATE TYPES OF COMPACTION EQUIPMENT IN SUCCESSIVE LAYERS NOT GREATER THAN 65 THEY. OF DISINSTYN OLD SENIOR HAVE DEED AND SENIOR THE OWN DESIGNST OF OTHER OTHER THAN BE OFFICE OF THE OWN DESIGNST OF OTHER OTHER OTHER OFFICE OWN DESIGNST OF THE OWN DESIGNST OWN DESIGNS OWN DESIGNST OWN DESIGNS OWN

BASEMENT WALL SHALL NOT BE BACKFILLED UNTIL THE FIRST FLOCR FRAMING IS IN PLACE AND THE WALLS HAVE BEEN BRACED TRC R404.1.7.

SPREAD FOOTING FOUNDATIONS:
A. FOOTINGS SHALL COMPLY WITH IRC R40.
B. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL FOUNDATION AND SOIL CONDITIONS WHICH DIFFER FROM THOSE
ANTICIPATED OR NIGICATED IN THE CONTRACT DOCUMENTS.

SLABS ON GRADE:
A. ALL SLABS ON GRADE, UNLESS OTHERWSE NOTED, SHALL CONSST OF A 6"THICK CONCRETE SLAB REINFORCED WITH ONE LAYED OF 8" XE X YM A X YM AND CHEEP WERE PABRIC AND PLACED OVER 14 IN ML. DI FERM MAY POLITETHYLDE YAPON FOR THE PARTY OF THE YEAR OF T

CASE IN FLACE CONSISTENT

A. ALL COMMERTS CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ALL CONFIDENCE) FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACL SOP) AND TO THE SULLIBOR COOR REQUIREMENTS FOR REMOVABLED CONCRETE (ACL SOP).

IN RECOMMENSED PRACTICE FOR FOR THE MEANING CONCRETING (ACL SOS).

IN RECOMMENSED PRACTICE FOR FOR THE MEANING CONCRETING (ACL SOS).

RECOMMENSED PRACTICE FOR CONCRETE FORM BURG (ACL SOS).

C. ALL RENFORCING BARS SHALL BE CONFORM TO IRC RIAG ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM.

ALS.

CONCRETE AND MISORITY FOLKDATIONWALLS SHALL COMPLY WITH RIC RIGH. WALLS SHALL BE CAPABLE OF SUPPORTING
ATTERAL LOADS OF 40 PCP PER POOT OF DIFTH BELOW GRADE.

FOUNDATION CONCRETE SHALL COMPLY WITH RIC RIGH.

FOUNDATION CONCRETE SHALL COMPLY WITH RIC RIGH.

FOUNDATION CONCRETE SHALL COMPLY WITH RIC RIGH.

TO THE POUNDATION AT ALL POINTS A MINIBUM OF 4" WHERE MISORITY VENEER IS USED AND A MINIBUM NO F 6" WHERE MISORITY VENEER IS US

STRUCTURAL AND MISCELLANGOUS STEEL:
A. ALL STEEL CONSTRUCTURION SHALL CONFORM TO THE THIRTEENTH EDITION OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS". ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN" AND THE AISC "CODE OF STANDARD PRACTICE FOR

STEEL BUILDINGS AND BRIDGES.

B. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM ARRS GRADES ON ASTM ASKET ASSM. CONFORM TO ASTM ASKET THE CONTRACTORS OFTON.
F. PASSMOR PSILL CONFORM TO ASTM ARRS GRADES ON ASTM ASK ATT AND ASTM AND AND ASTM.
F. PASSMOR PSILL STEEL AND ASSM. CONFORM TO ASTM A 38 HAVING A MINIMAN WIELD STRENGTH OF FROM TO ASTM A 38 HAVING A MINIMAN WIELD STRENGTH OF FROM TO ASTM A 38 HAVING A MINIMAN WIELD STRENGTH OF FROM TO ASTM. A 38 HAVING A MINIMAN WIELD STRENGTH OF FROM TO ASTM.

Py-98.000 PSL

D. ALL STRUCTURAL STEEL PIPE SHALL CORFORM TO ASTM ASOI HAVING A MINIMUM YIELD STRENGTH OF Fy = 36,000 PSI OR TO
ASTM A 53, TYPE "E" OR "S" GRADE "B" HAVING A MINIMUM YIELD STRENGTH OF Fy = 35,000 PSI.
E. ALL STRUCTURAL STEEL TURBES SHALL CONFORM TO ASTM ASOO, GRADE "B" HAVING A MINIMUM YIELD STRENGTH OF Fy =
E. ALL STRUCTURAL STEEL TURBES SHALL CONFORM TO ASTM ASOO, GRADE "B" HAVING A MINIMUM YIELD STRENGTH OF Fy =

48,000 PSI.
F. ALL CONNECTIONS, UNLESS OTHERWISE NOTED, SHALL BE DOUBLE ANGLE OR SINGLE PLATE SHEAR CONNECTIONS DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC "STEEL CONSTRUCTION MANUAL" WITH A MINIMUM EDGE DISTANCE OF

DESIGNED AND DETAILED IN ACCUMBANCE WITH THE MIGHT OFFICE NOTIFICATION THROUGH MIGHT.

1-12" AND BOLD TAPPEDING OF 3".

G. THE CONTRACTOR SHALL NOT SPLICE OR CUT OPENING IN STEEL MEMBERS NOT SHOWN ON CONTRACT DRAWINGS WITHOUT THRETEMESON OF THE STRUCTURAL ENGINEER.

WOOD FRAMING:
A. ALL WOOD FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" PUBLISHED BY THE INTONAL FOREST PRODUCTS ASSOCIATION.
B. ALL NEW LUBBER SHALL BE SPICE-PREFER NO. 2 OR BETTER. ALL NEW PRESSURE TREATED LUMBER SHALL BE SOUTHERN B. ALL NEW LONDERT STALL BE OF NOCEPHINE PIRKOV, ON BETTER, ALL NEW PRESSURE THEATED LONDER STALL BE SOUT THE NO. 2 OR BETTER. C. NALING OF ALL WOOD FRAMING SHALL MEET THE MINIMUM RECOMMENDED REQUIREMENTS PROVIDED IN THE NALING SCHEDULE OF THE IRC BUILDING CODE.

SCHEDULE OF THE RIG BILLIDMS CODE.

NOTIVED DULIES LUSISTED IN RECIPIER ALONG EACH SIZE OF RICHOROR FOR COMPRISON, INTERT THE SEXTERILIES OF THE PROPERTY OF T

COUMENTS.
PROVIDE DOUBLE OR TRIPLE STUDS AT ALL CORNERS, SIDES OF OPENINGS, AND BENEATH ALL WOOD BEANS AND LINTELS,

F. PROVIDE DOUBLE ON TIPIL'S STUDYA I AL COMPRENS, SUED OF DEFENDING, PROSEDED HE TRUSS PLATE INSTITUTES OF A THORSE SHALL BE BESINGED, PRIRECATE AND RECEIVED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTES NATIONAL DESIGN SPECIFICATION FOR THE DESIGN IL-CONNECTED WOOD TRUSS CONSTRUCTION FOR THE DESIGN IL-CONNECTED WOOD TRUSS SECURITY OF THE DESIGN IN THE DESIGN IN ACCURATION FOR ALL WOOD TRUSSES SECURIONS MEMBERS IN/YOUT, WOOD SPECIES AND GROUPE HEAVERS PROVIDED TO ACCURATE ON THE TRUST OLD ATTOM FOR ALL PROVIDED SPROWNS IN THE CAUGALINION AND SHY DRIVING SECURITY OF THE CAUGALINION AND SHY DRIVING SECURISTIC DRIVEN THE STRUCTURAL ENGINEER.

INSULATION AND MOISTURE PROTECTION:
A DEPOMINE BY BEER MEMBRAVE (WINTERCUARD' BY CERTAINTEED) UNDER ALL ROOFS WHERE SLOPES ARE LESS THAN 4/12 PROVIDE INSULATION AS FOLLOWS ROOF/ATTIC AREAS R-49, 15" (COMBINED) KRAFT-FACED FIBERGLASS BATTS, OR R-51,8" CLOSED CELL FOAM INSULATION AS NOTED.

EXTERIOR WALLS
FOAM RISULATION AS NOTED.
FOAM RISULATION AS NOTED.
FOAM RISULATION AS NOTED.
FOAT RISULATION AS NOTED.
FOAT RISULATION AS NOTED.
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FOAT RISULATION FOA

SECTION THE .

SOUTH A SAME SHALL COMPLY WITH SECTION BRIS OF THE IRC. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ONEACH ADDITIONAL STORY OF THE HUSE BRUDGEN THE BEDROOMS AND ONEACH ADDITIONAL STORY OF THE HUSE BRUDGEN THE BEDROOMS AND ONEACH ADDITIONAL STORY OF THE HUSE BRUDGEN THE BRUDGEN THE BRUDGEN ADDITIONAL STORY OF THE HUSE BRUDGEN THE PRIMARY POWER FOR THE HUSE WIRING, WHEN PRIMARY POWER IS INTERNALLED. SHOW ALARMS AND ALL DOUGH FORMER THOM A BATTERY.

MECHANICAL ELECTRICAL AND PLUMBING:
A U V A C. DERIGN AND INSTALLATION TO BE PERFORMED BY LICENSED MECHANICAL CONTRACTOR IN COMPLIANCE WITH ALL PPLICABLE CODES. . ELECTRICAL DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR IN COMPLIANCE WITH BLEEP HARLE COORS.

ALL APPLICABLE COORS.
AND AND INSTALLATION TO BE PERFORMED BY LICENSED FLUMBING CONTRACTOR IN COMPLANCE WITH ALL APPLICABLE COORS.
APPLICABLE COORS.

APPLICABLE CODES.

D. I PREQUIRED, FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED BY LICENSED SUBCONTRACTOR INCOMPLIANCE WITH ALL APPLICABLE CODES.

E. MECHANICAE GUIPMENT LICENTED IN ATTIC SPACE SHALL COMPLY WITH M1905.1.3 IRC AND ALL APPLICABLE CODES.

PROJECT GRIPMAN ATTIS:

NTERIOR PARTITIONS = 3 107 (2014 MINOS FIROS & 9 107 CLUM)

NTERIOR PARTITIONS = 3 107 (2014 MINOS FIROS & 9 107 CLUM)

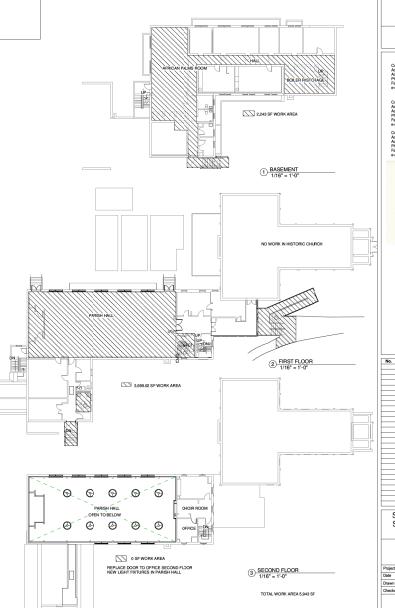
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NTERIOR PARTITIONS = 3 107 (2014 MINOS FIROS & 9 108 CP S FINOS FIROS FIRE LINE)

NTERIOR PARTITIONS = 3 107 CP S FIROS FIROS

FOR STRUCTURAL NOTES REFER SHEET S1



PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY
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3-72-72024

Allen & DeLalio Architects

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

nancydelalio@gmail.com

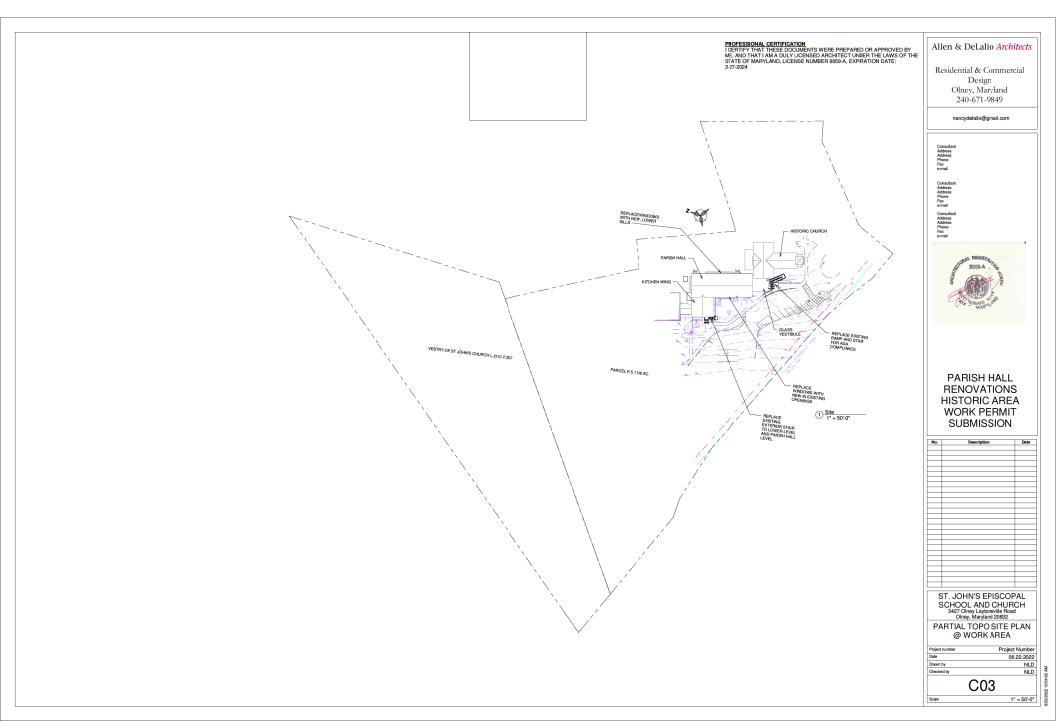




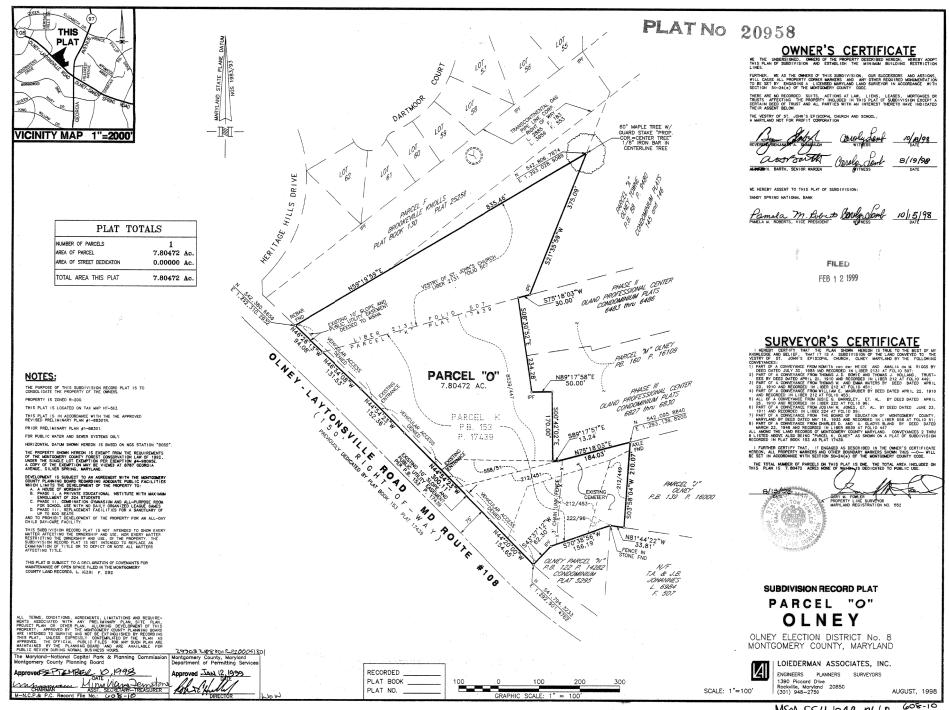
PARISH HALL **RENOVATIONS** HISTORIC AREA WORK PERMIT SUBMISSION

Date

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M8A SSU 1249-7668

Subject: Material Narrative Specifications - DRAFT St. John's Episcopal Church and School

This showmen will enable confession to establish initial prioring for the reversalitor of the Parish hall building. Please not her that the married respectiousloss in this observance trapped the architectural plans propared by Alte & Details Architects issued on, or about April 5, 2022. These specifications, as well as the architectural plans, shall be looked unless perso grown in writting, as antiorized by no convert. These specifications will be included as an identification of the convert and architectural properties of the properties of the

GENERAL
The following are outline specifications. The contractor is expected to provide all necessary components, labor, and services to complete the project at the price bid as agreed to between the contractor and owner. The contractor is not relieved of supplying any necessary intens for construction even if net listed in this document. The contractor will be responsible for coordination of all relevant aspects of the Parish Hall building renovation process.

Construction Schedule

It is generally assumed that one construction bugins, the contractor will progress with construction in a timely manner.

It is generally assumed that one construction begins, the contractor will progress with construction in a timely manner.

It is expected to the contract of the contractor and additionally will provide the centers specific direction on important dates and decisions that the contern much in order to assure a month construction schedule. The contractor shall continue with construction willout a breask in the schedule useless it has been previously discussed in whiting with the common Delays in weather harding construction, respection delays, material delivery delays, or acts of look that down the central schedule and to be expected and the construction schedule adjusted in writing. An unexplained or beighty delay in construction in additionally as between 0 construction schedule adjusted in writing. An unexplained or beighty delay in construction and constitute or between 0 construction schedules adjusted in writing. An unexplained or beighty delay in construction and constitute or between 0 constructions.

FEES
The contractor is responsible for all fees associated with the Parish Hall building renovation including permit fees, and / or local County fees associated with this project. These fees can be estimated at this time. Fees should be listed as allowance lemes and put of the overall contract. Separate fees associated with sub-contractor permits or fees associated with the actual constitution itself shall be the contractor responsibility.

PERMITS
Building, Plumbing, Electrical, & Mechanical permits to be supplied by contractor or contractor's sub-contractor.

Dollading Farman Three hardcopy sets are provided by owner for the contractor, drawn by owner's Architect and pdf files will be provided. Additional sets of plans and pselfications can be obtained through the architect. Please contact Nancy DeLailo, AIA at (24)0671-988-0, Cost of plans will be considered a direct reimbursale and will include any courier feet.

SITE ENGINEERING
This scope of work includes renovations to the interior of the building with the provision of new bathrooms on the main level, furnd walls in the parish half with insulation, new HVAC systems, new windows in the Parish Half, removal of existing boller system and radiations, new glighting and large ceiling time in the Parish Half.
The contractor will be responsible for coordination to turn off all related utilities and to provide an on-site dumpster if

Allen & DeLalio Architects

STRUCTURAL ENGINEERING

As Learners to
All stated standards are considered the minimum required. It is agreed and understood that the contractor is to supply all
materials and fixtures as specifical firm fixed price bid by contractor must be per owner's specifications and the
architectural plans and drawings, although equivalent substitutions ray be made, they must be listed in detail and
approved by owner prior to contract signing and purchase by the contractor. Options for cost savings will be considered?

SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES

SHOP DHAWNIGS, PHODUCT DATA, AND SAMPLES

All purchased matrials or products provided by the contractor shall have shop drawings, product data sheets, and samples (when appropriate), which will be submitted to the architect v. the owner prior to their purchase. Items such as concrete, concrete block, lose lumber, etc. are exempt. Contractor or provide owner with a complete copy of all manuals, material warranty documents prior to use and occupancy or the Parish Hall.

SITE CLEARING, EARTHWORK, & EXCAVATION

TERMITE CONTROL

LANDSCAPE WORK Landscaping is not part of this scope of work.

ROUGH CARPENTRY nterior furred walls at Parish Hall 2x4 pressure treated plates. Any wood framing in contact with masonry to be P.T.

EXTERIOR WALLS Changes to struction value consist of lowering the window sills on the courtyard side of the parish hall, providing access for supply and return to the nechanical union sorth of the Parish Hall, RTU 1 is located of grade on the north exterior side of the Parish Hall. Carrier proposal is provided for your reference, note the date of October 2021.

INTERIOR NON-BEARING WALLS 2x4 wood stud walls P.T. sill plates, wood framing in contact with masonry to be P.T.

INTERIOR DOORS

INTERIOR DOORS
See the architectural plans for size
Solid core two panel – doors by Masonite – match existing in height
Double doors to parish hall to be full light glass to match new exterior doors.

WINDOWS
Based on Marvin clad exterior, I was working with Brooke McGrath a Marvin regarding sizing and features
contact her for further information. Attemate milg, with comparable features will be considered for cost savi Brooke A. McGrath, Associate AIA
Architectural Project Manager, Metro DC
202.819.3469 | 800.971.7357 | marvin.com

FINISH HARDWARE

New door handware for all existing doors by Yale 4628.N AU Communicatingwest lever set finish 628 Safe Chrome lever

yes for all covers.—Safe Chrome finish (including door lingues), subject to owner's approval. Allow for well mounted door

New Earlmoon doors to be privacy lockset. Call-Royal Index 920 Privacy indicator lever lock finish US260 (626) Safe Chrome, Infig. 246-949 (Roducts, Inc.).

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Doors to exterior from Parish Hall be Yale 1800 X AU441 Foanic rim exit device with, finish 689 Aluminum

INTERIOR TRIM
Cornice trim to be stain grade wood
Brick mould for all windows and doors in masonry openings
Base trim to match existing
Base trim in restrooms to be wood to match adjacent hall trim.

INTERIOR WALL FINISHES

1/2' gypsum (moisture resistant at bathrooms) drywall, painted 1/2' gypsum (moisture resistant at bathrooms) drywall, painted screwed in teld, nailed on degles taped, blocked, skimmed, sanded, and painted 4' cmu for rew walls, math swisting wall flickness for infill wall sections

INTERIOR FLOORING
Parish Fall — Mannington Rubber Tile style Teles 35" x 35"
New Barbrooms to be tile.
New thresholds at existing bathrooms to meet ADA requirements
See plans for extent, color T.B.D.

PAINTING & WALL COVERINGS
Primer dus two coats finish Sherwin Williams (satin finish) –assume 3 colors.

CARINETRY - COUNTERTOPS

Contractor to provide allowance figure for all cabinety-restroom 24* vanity cabinet with undermount sirk.

Contractor to prefer to architectural plans for extent of cabinets and countertop and is responsible for receipt, inspection, and installation of all terms.

ELECTRICAL

Contractor (or his subcontractor) is responsible for all required components other than the actual electrical findures to ensure repore and complete installation. Contractor to provide allowance figure for all light findures and provide for all light bubbs. Contractor to see architectural plans for type, location, and extent of all findures, coullets, and switches. Assume the following: Contractor to include the LED recessed lights as part of the base bid.

Romex insulated line with appropriate gauge will be acceptable. In accordance with architectural plans

Match existing type -mount to meet ADA Switches:

RECESSED LIGHTS:

RECESSED LIGHTS: Sylvania Hi-Performance LED RT Gimbal B4R 4" miniature non-ic remodel housing by elite lighting B4R-AT-W-B401-W-WH Sylvania Luminaire Ultra LED RT screw-based RT4

TAPE LIGHTING Kichler 6T series 24V LED Tape, High Output, 3000K

LED Pexisant Lights:
Saturn ILED E22657-11 MS sourced through ET2 Contenporary lighting etZonline.com
These lights will be located at the same locations as the existing pendent lights, may be possible to use existing wiring and locate switches in the new wall shown on plans.

CEILING FANS

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BigAss Fin Power fol x3,0 8'-0' diameter, qty3
Ceilling fars are existing, may be possible to use existing connections. Leaving the existing wood ceilling in tack is a strong preference.

PLUMBING FIXTURES AND ACCESSORIES – Specifications are a guideline, equal substitutions may be accepted Trilat – Shain 1.6 one-ciace floor mounted alknoated ADA toilet with royal manual flushometer, color white. Comply with

Toller - Soan 1.6 one-piece floor mounted einspaled AAD sleid with royal manual flushmenter, color white. Comply will Toller - 150 one-piece einspaled standers helps following the manual flush model. WETS 2000.1001 Wall Mounted sink - located in lamily restroon - American Standard Decorum Wall-hung levatory with everdean color white Model (9024 OHE) Cript Man doze gellogeresspreners Table floor from 6018 6075 608 and installers stell Balthroom sinks - undermount Kohler Cauton Rectangle 20 ¼ with overflow, color white. Or carry allowance in vanity californi.

cabinet.

Bobnick Pariface-Mounted Multi Roll Toilet Tissue Dispenser B-2888 Classic Series

Bobnick B-82216 20 oz Liquid, Manual Trop-Fill Soap Dispenser, 6" spout, Chrome finist

Delta Kaya Single Handle Bathroom Faucet – Chrome Model #: Model # S33LF-MPU

SPECIALTY EQUIPMENT Pull down attic stairs — Werner Aluminum Attic Ladder, 7'-9'-10" Ceiling Height Range, 15.0 lb net weight Model #AA1510B

INTERIOR PAINT

Accent Wall Trim

BABY CHANGING TABLE Koala Kare Products KB200 Horizontal wall mounted baby changing station - KB200-01 grey



Deta - Kayra Single Handle Bathroom Faucet in Chrome Model # 533LF-MPU

PROFESSIONAL CERTIFICATION
I GERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY
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STATE OF MARYLAND, LICENSE NUMBER 8059-A, EXPRATION DATE:

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Sarum II LED | E22657-11MS









Allen & DeLalio Architects

DECORUM®
WALL-HUNG LAVATORY WITH EVERCLEAN®

DECORUM® WALL-HUNG LAVATORY WITH EVERCLEAN®

20' x 16' vitreous china lavatory with EverClean included Available with rear overflow or less overflow. Rocessos defortning dock with mirriand backsplash. For concealed arm or wall support (wall hanger included). ADA and TAS complaint. Shown with Saint faucotic (sold separately).

9024,001EC Center hole only (CHO)
 9024,021EC CHO with left hand scap dispenser
 9024,011EC CHO with left hand scap dispenser
 9024,901EC CHO less overflow
 9024,921EC CHO with left hand scap dispenser

■ 9024.911EC CHO with right hand soap dispenser less overflow

9024.04EC 4" centers

9024.04EC 4" centers with left hand soap dispenser

9024.014EC 4" centers with right hand soap dispenser

9024.04EC 4" centers less overflow

9024.924EC 4" centers with left hand soap dispenser

less overflow

1024.924EC 4" centers with left hand soap dispenser

less overflow

9024.914EC 4' centers with right hand soap dispense

□ 9024.008EC 8" centers
 □ 9024.908EC 8" centers less overflow

Nominal Dimensions: 464mm (18-1/4") deep, 508mm (20") wide Bowl sizes: 354mm (13-15/16") wide, 325mm (12-13/16") front to tack, 127mm (5") deep

To Be Specified:

Color: White
Faucet':

© 2016 AS America Inc. spec_9024 Decorum Wall-Hung Lav w/EC Rev. B 6/16

Allen & DeLalio Architects

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

nancvdelalio@gmail.com

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail



PARISH HALL RENOVATIONS HISTORIC AREA **WORK PERMIT SUBMISSION**

No.	Description	Date
5	ST. JOHN'S EPISCOP	'AL

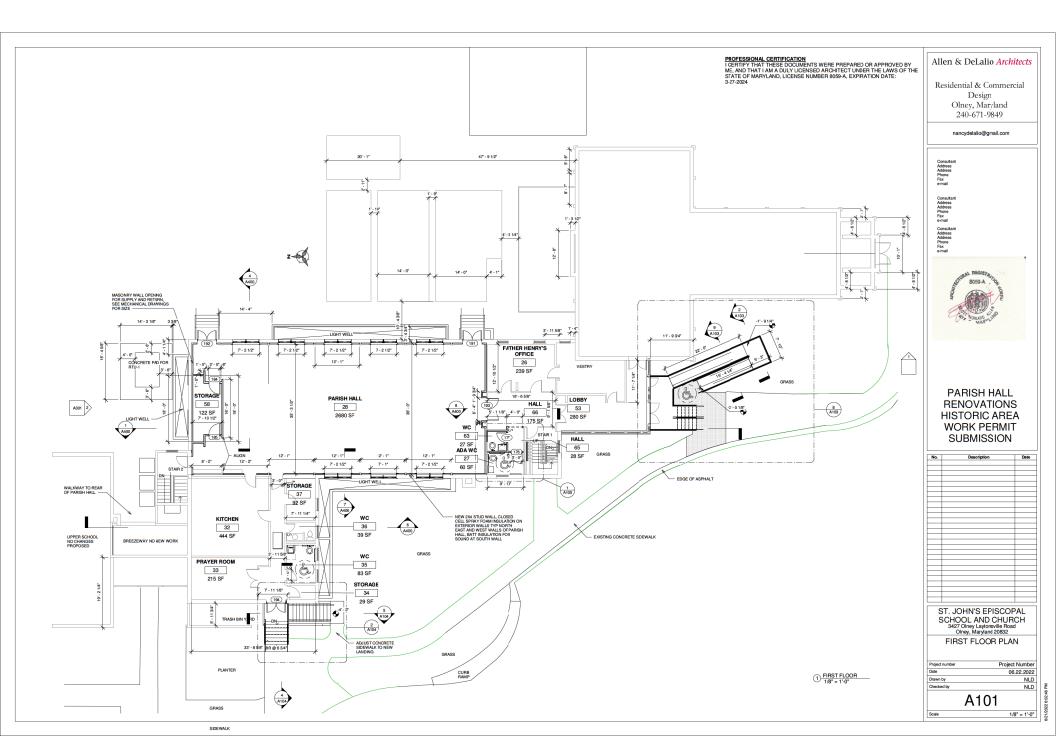
SCHOOL AND CHURCH 3427 Olney Laytonsville Roa Olney, Maryland 20832

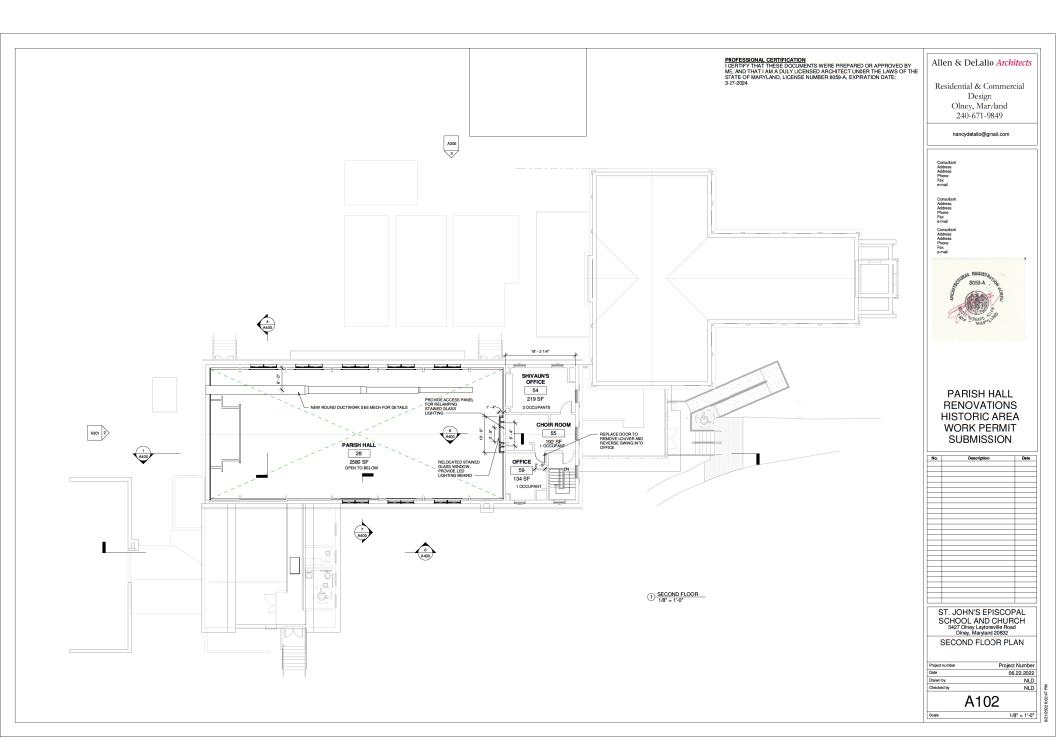
INSTRUCTIONS TO BIDDER AND SPECIFCATIONS

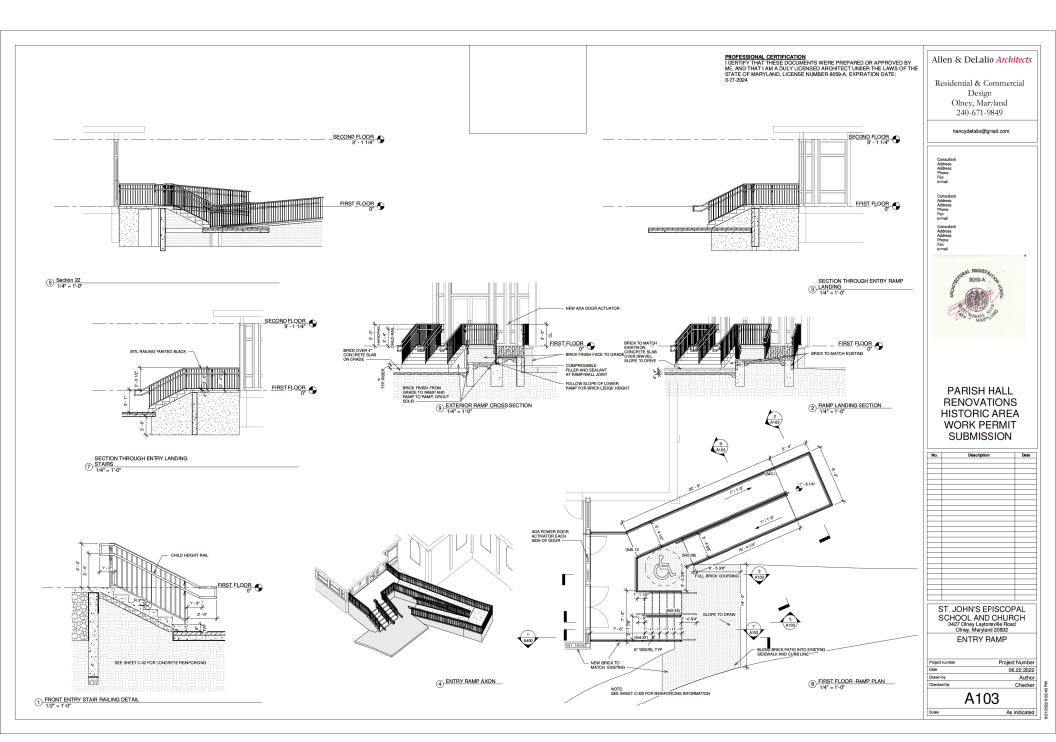
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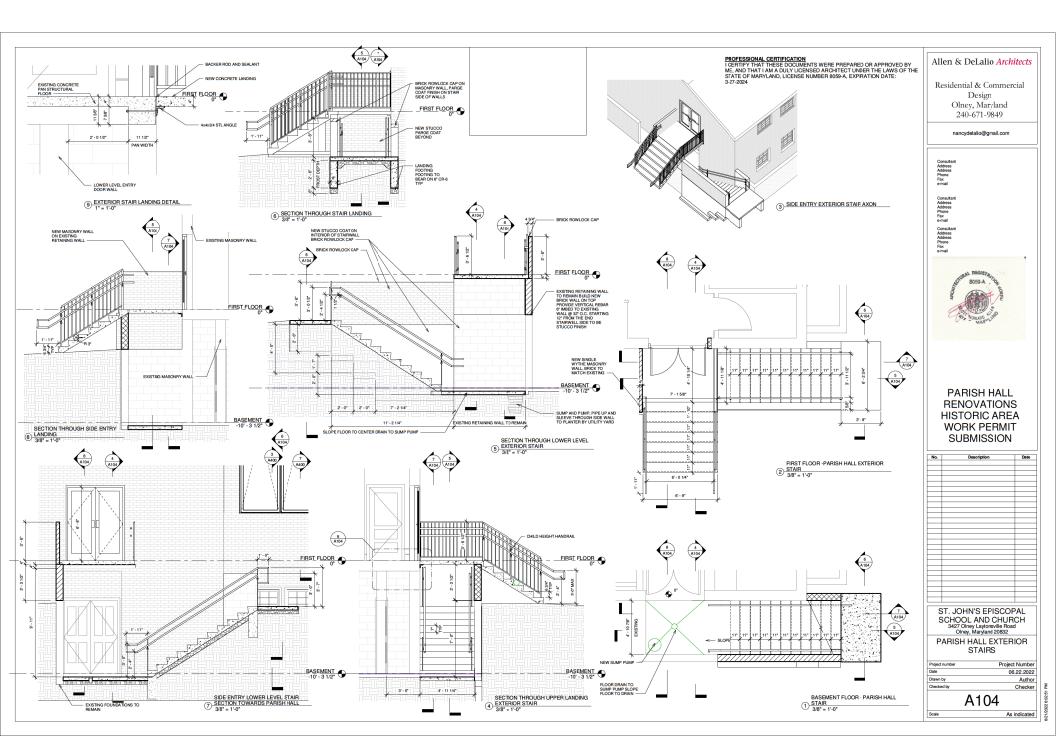
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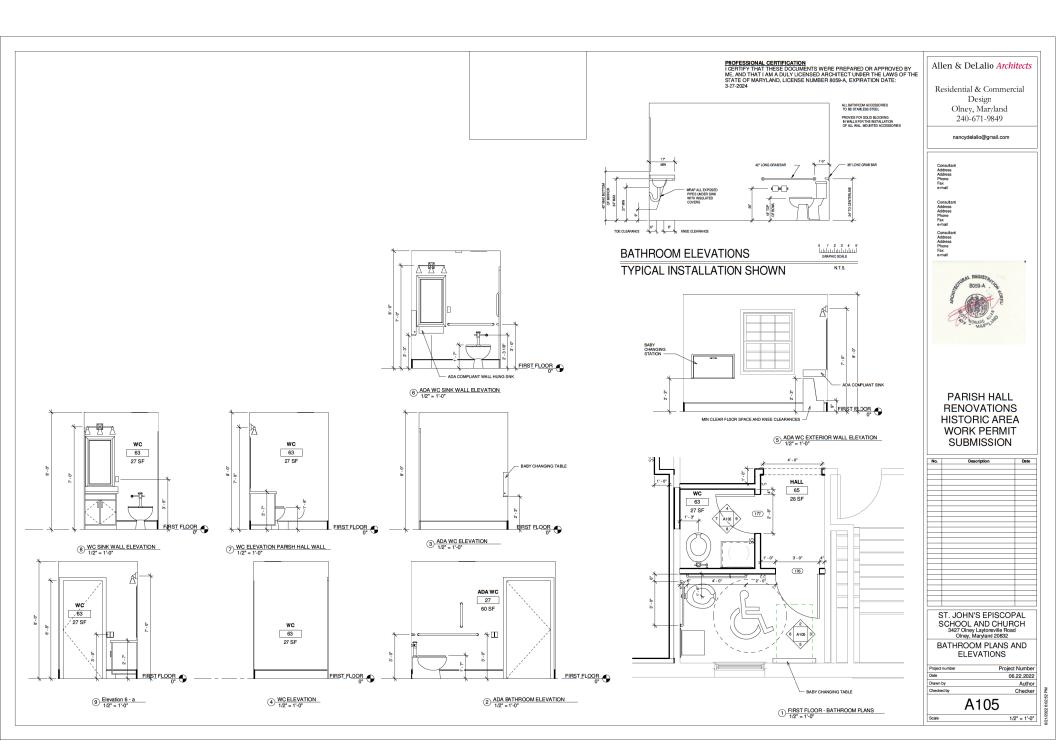
Scale

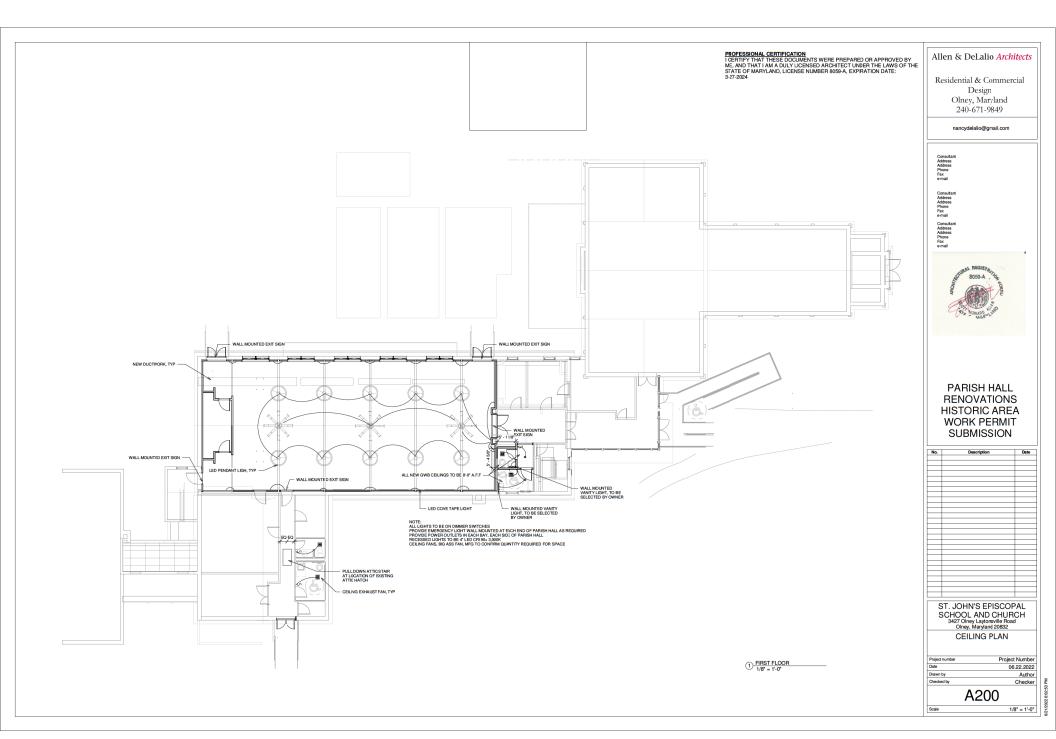


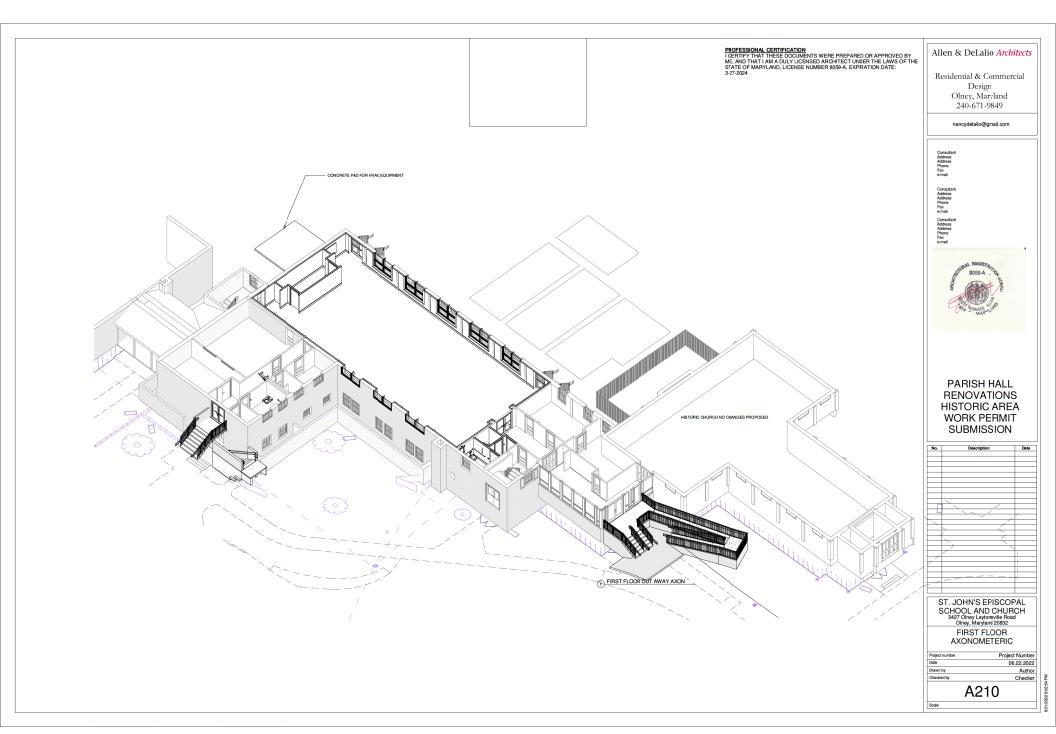


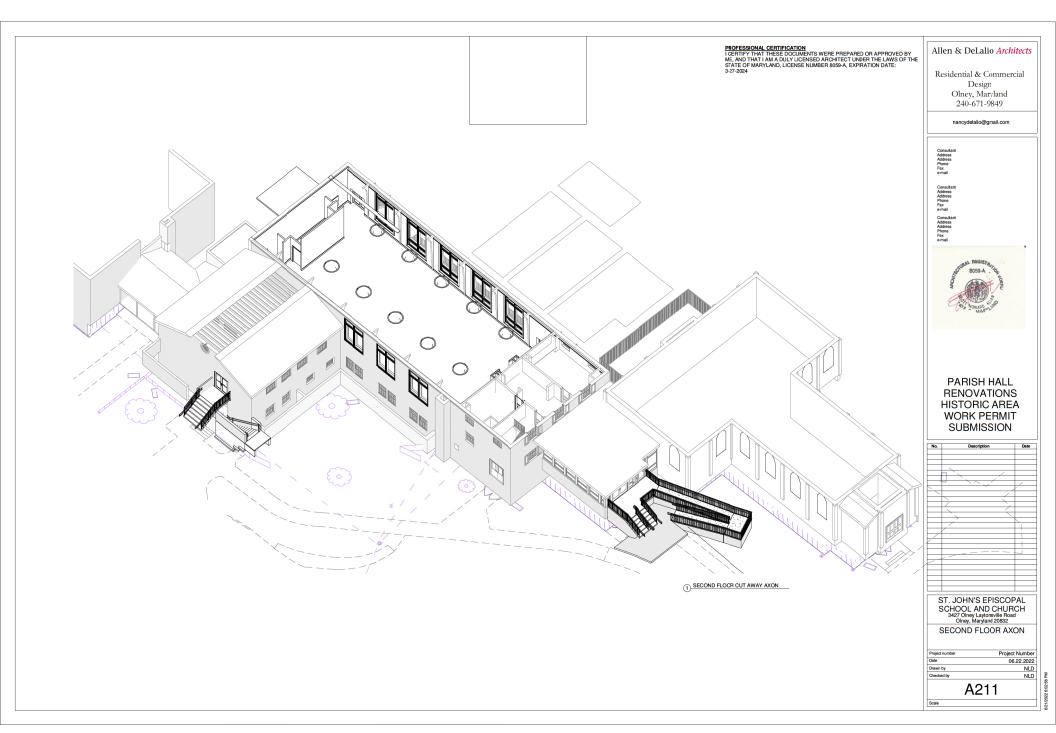


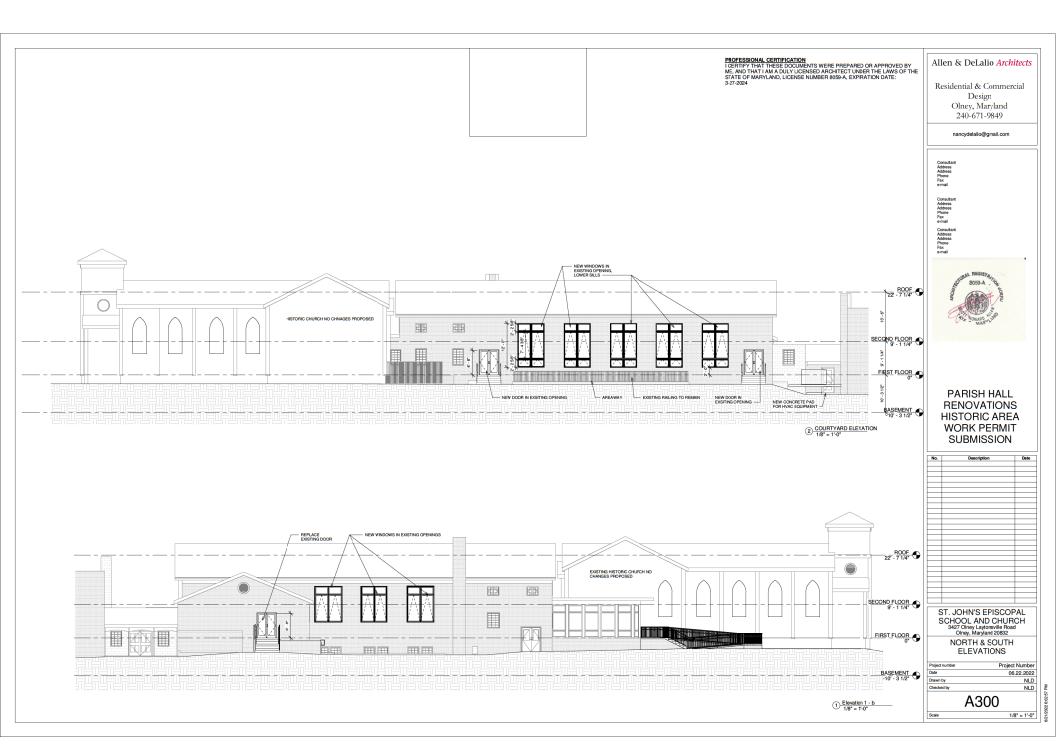


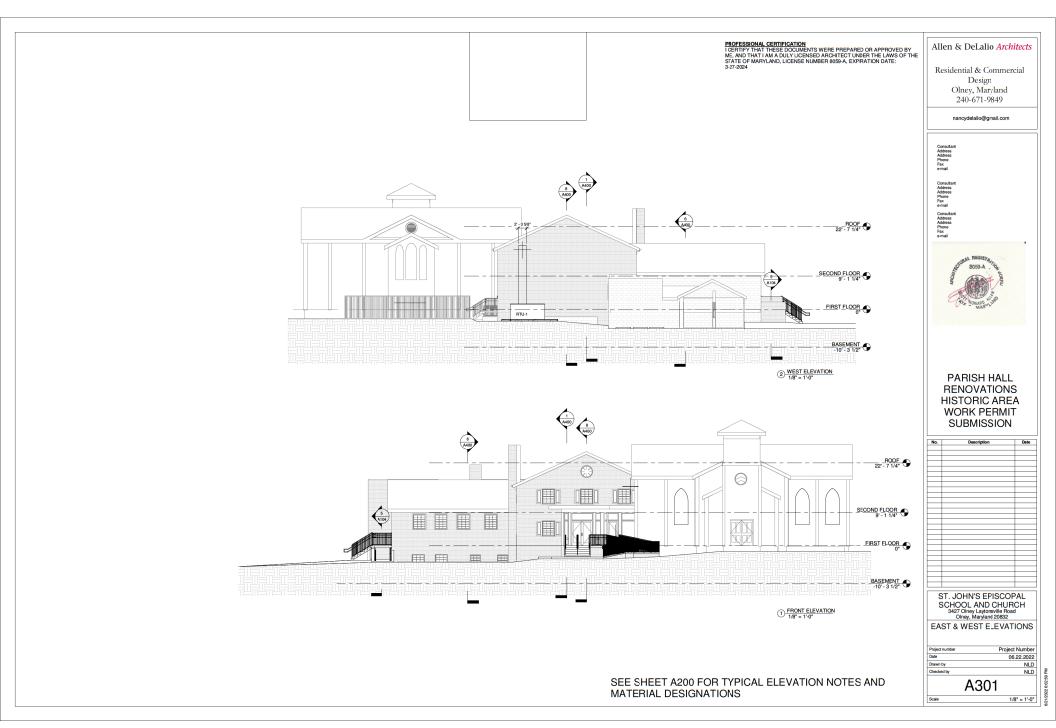


















EXISTING PARISH HALL WINDOWS TO 3E REPLACED



PARISH HALL







EXISTING STAIRS FROM PARISH HALL TO FRONT PARKING TO BE REPIACED





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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY
ME, AND THAT IT AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE NUMBER 8059-A, EXPRATION DATE:
3-72-2024



EXISTING RAMP AND STAIRS TO BE REPLACED







Allen & DeLalio Architects

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

nancydelalio@gmail.com



PARISH HALL **RENOVATIONS** HISTORIC AREA **WORK PERMIT** SUBMISSION

No.	Description	Date

ST. JOHN'S EPISCOPAL SCHOOL AND CHURCH 3427 Olney Laytorsville Road Olney, Maryland 20832 EXISTING CONDITIONS PHOTOS

Drawn by Checked by

C05

Project Number 06.22.2022







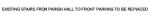
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PARISH HALL











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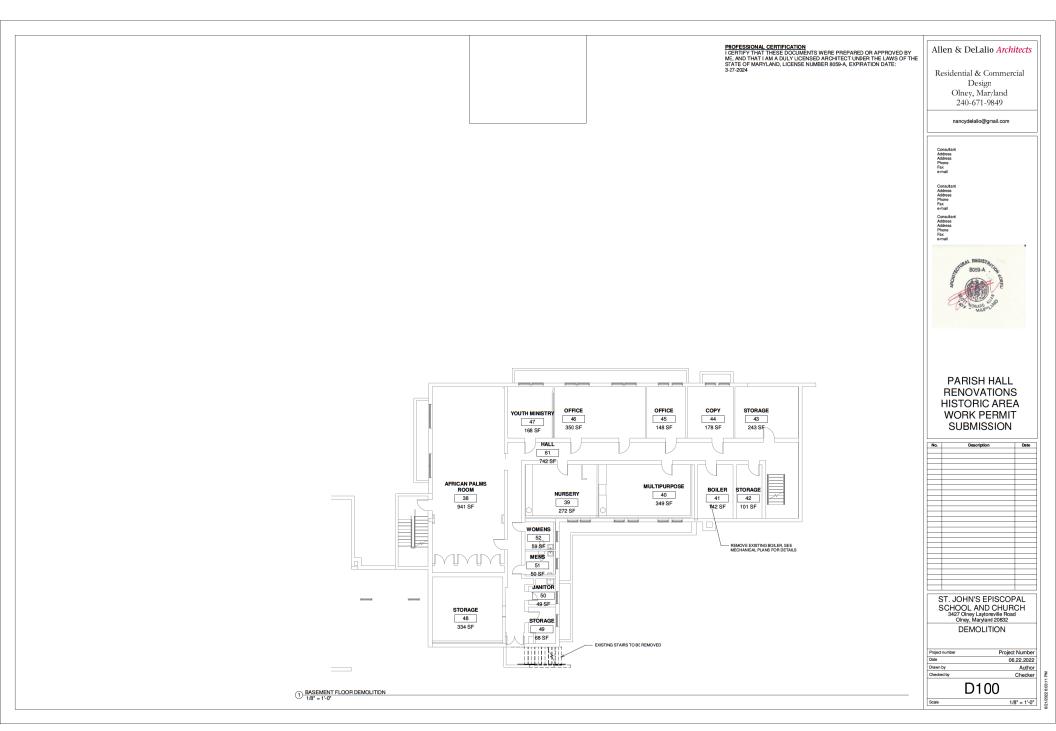
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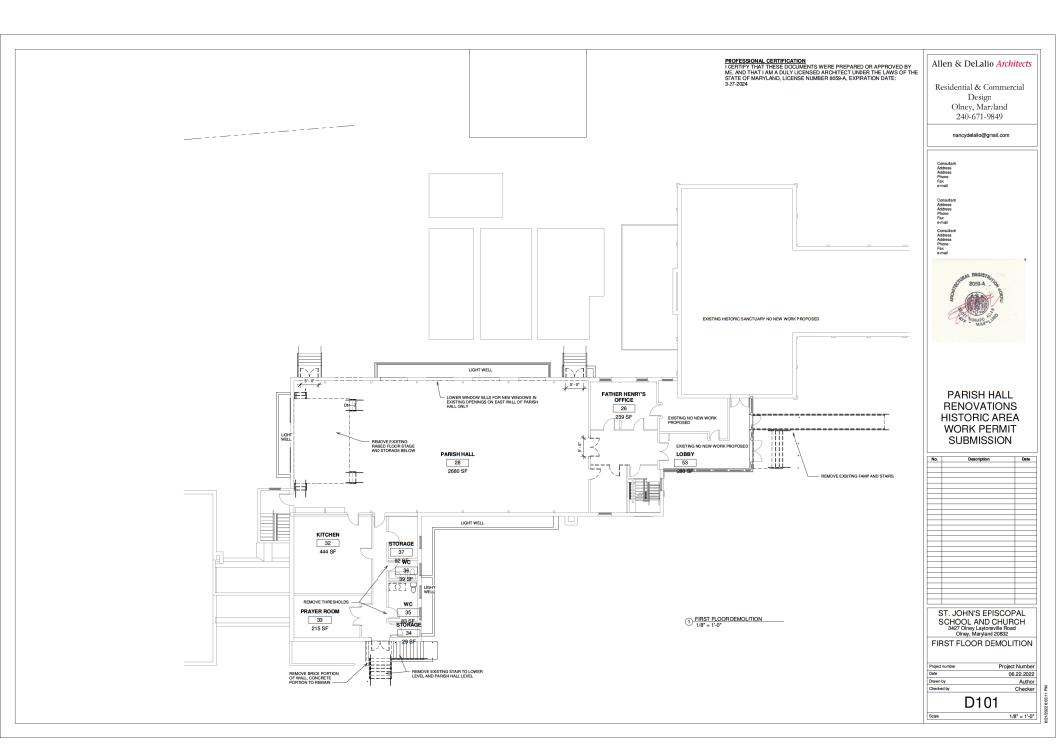
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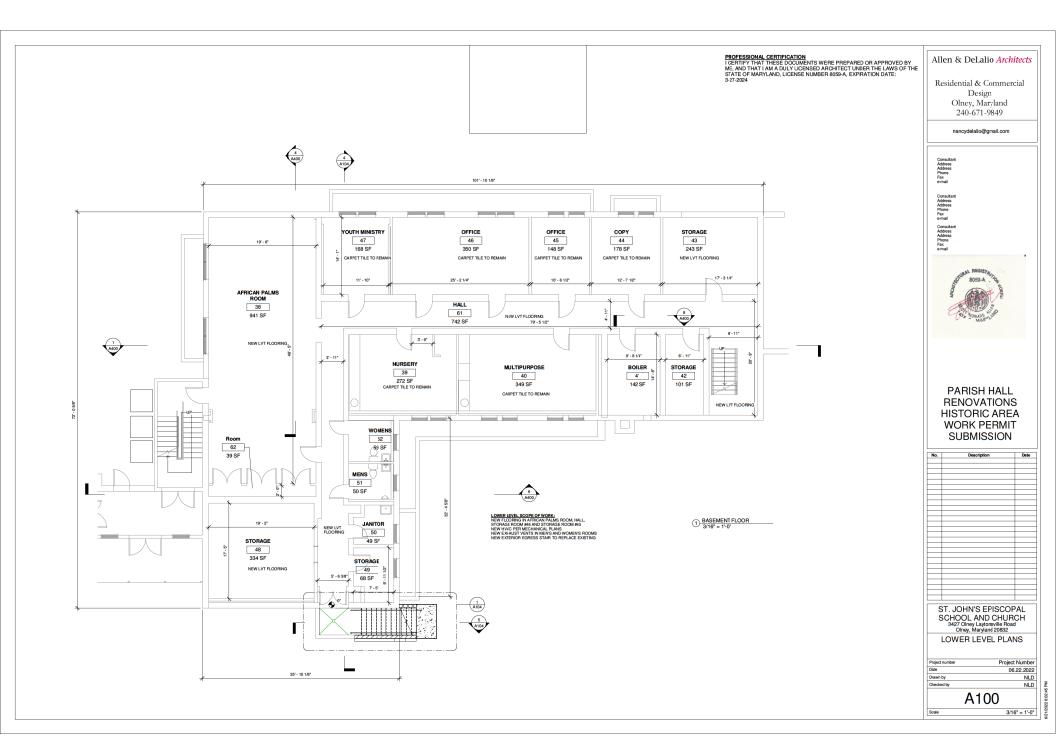
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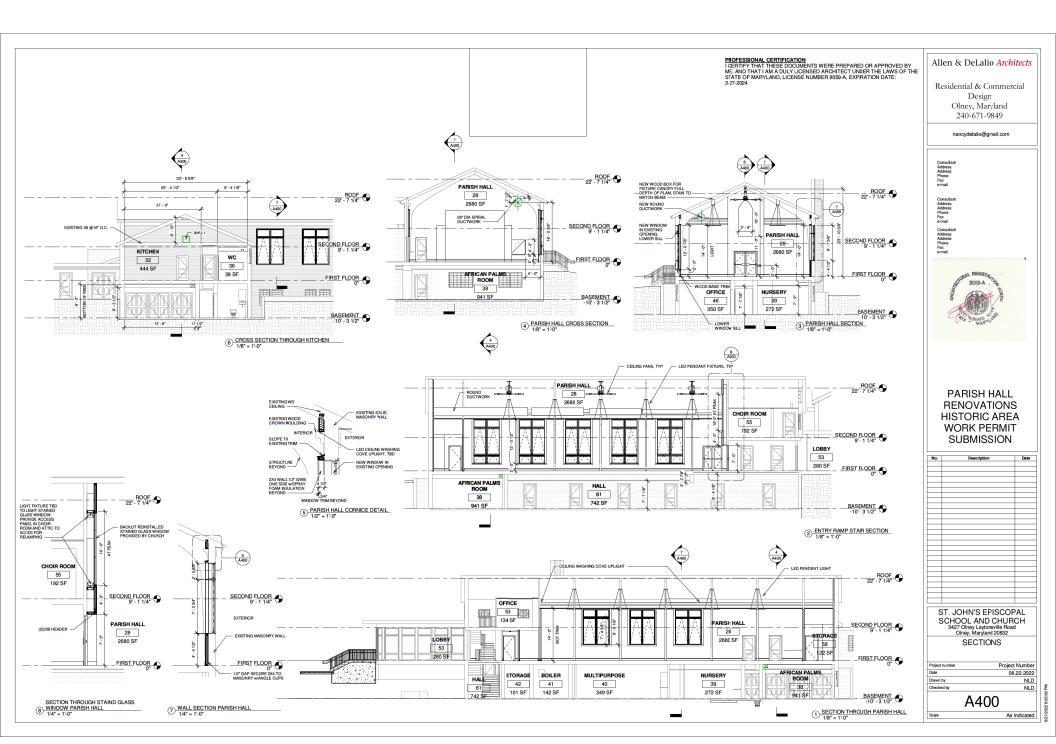
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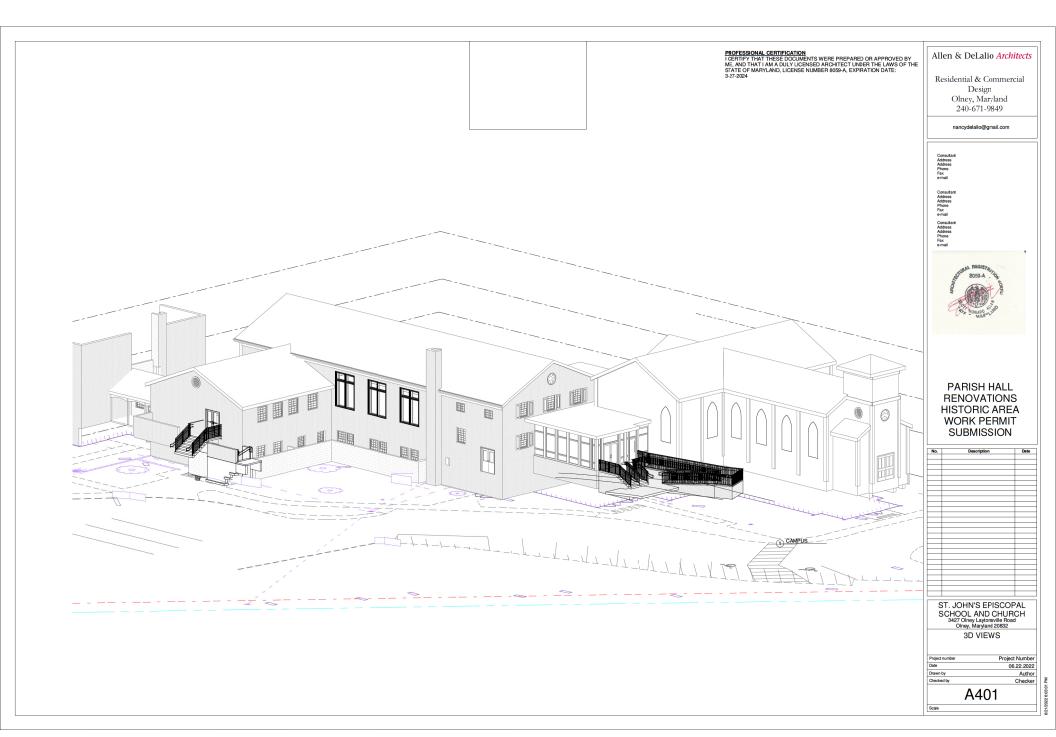
Author Checker

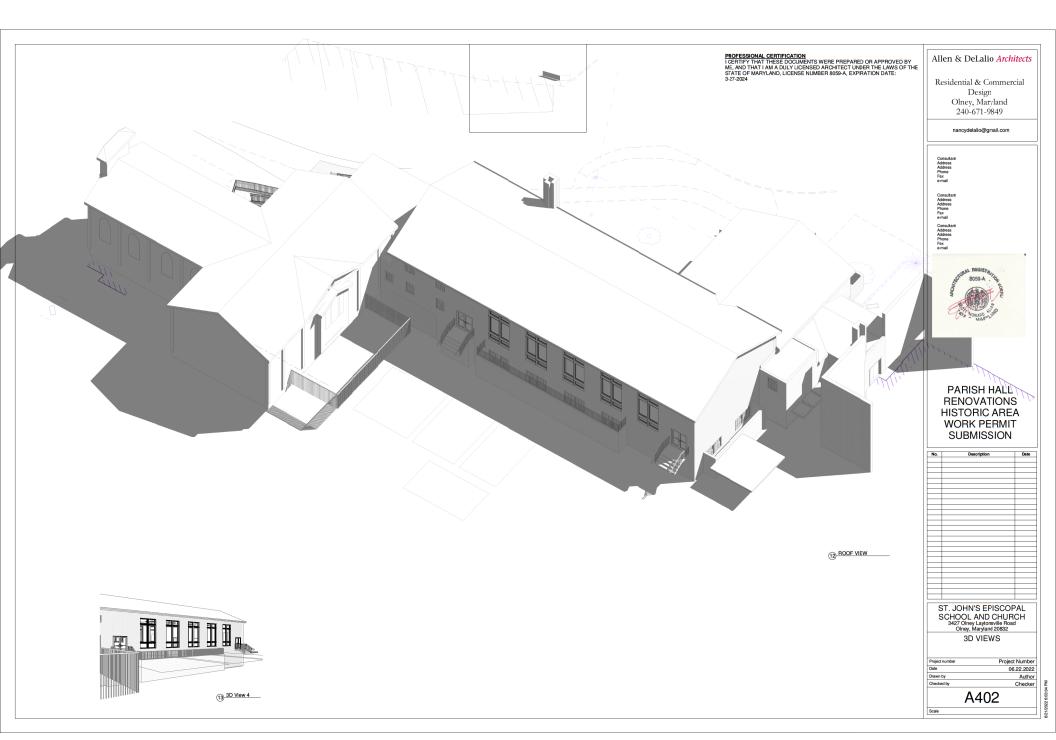














PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE NUMBER 8059-A, EXPRATION DATE:
3-72-2024

Allen & DeLalio Architects

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

nancydelalio@gmail.com







PARISH HALL **RENOVATIONS** HISTORIC AREA **WORK PERMIT** SUBMISSION

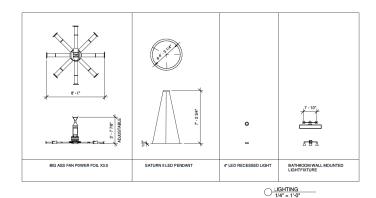
No.	Description	Date
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СТ	JOHN'S EPISC	ODAL
SCH	OOL AND CHU	JRCH
34	27 Olney Laytonsville F Olney, Maryland 2083	Road

DOOR, WINDOW AND LIGHTING SCHEDULES

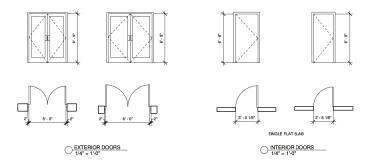
06.22.2022 Drawn by Checked by NLD NLD

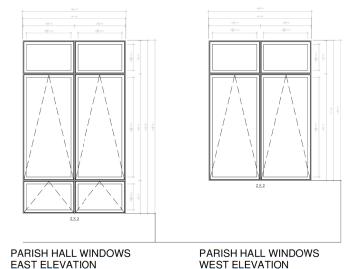
A500

1/4" = 1'-0"



	Coor Schedule									
Туре	Level	Comments	Mark	Head Height	Width	Assembly Description	Fire Rating	Frame Material	Finish	Door Type
			1	T		1				
36" x 80"		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	
6'-0" x 6'-8"	FIRST FLOOR	INTERIOR DOOR	193	6' - 8"	3' - 0"			MTL	PTD	
5'-0" x 6'-8"	FIRST FLOOR	EXTERIOR DOOR	194	6' - 8"	2' - 6"			MTL	CLAD	
20" + 00"	SECOND FLOOR	CHOIR BOOM	100	C! O"	01 01	Interior Deere		WD	DTD	





NOTE:

ALL OPERABLE WINDOWS TO BE PROVIDED WITH FULL SCREENS TO

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