MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3427 Olney Laytonsville Road, Olney Meeting Date: 8/16/2023

Resource: St. John's Episcopal Church **Report Date:** 8/9/2023

Master Plan Site #23/98-004A

Public Notice: 8/2/2023 **Applicant:** Vestry of St. John's (Nancy DeLalio, Agent)

Tax Credit: No **Review:** HAWP

Staff: John Liebertz

Permit Number: 1038668

PROPOSAL: Installation of a front-gable hood (awning).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) <u>approve with three (3) conditions</u> the HAWP application with final review and approval delegated to staff:

- 1. The applicant shall amend the drawings to show the downspouts and include specification sheets for the downspouts and gutters.
- 2. The applicant shall clarify the material for the beadboard, fascia, and other trim. Wood, cementitious fiberboard, or polyvinyl chloride are acceptable (cementitious fiberboard and polyvinyl chloride trim must be painted).
- 3. The approval of this application does not include the signage noted in the proposal. The applicant shall submit a new HAWP for the signage that includes the dimensions, design, materials, and specifications when these materials are prepared.

ARCHITECTURAL DESCRIPTION



SIGNIFICANCE: Master Plan Historic Site #23/98-004A

DATE: c. 1880s

Figure 1: The subject property at 3427 Olney Laytonsville Road is noted with the yellow star. The red outline is the boundary of the Master Plan Historic Site. 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.

PROPOSAL

The applicant proposes to construct a new front-gable hood supported by wood brackets to shelter the existing double-leaf door to the kitchen and prayer room wing of parish hall. The front-gable hood would project 3'6'4" from the face of the wall. The roof would be sheathed with asphalt shingles and have aluminum gutters and downspouts. In addition, the applicant proposes to remove the existing signage and install a new 3'6" x 5' sign adjacent to the entry. This work item will not be reviewed or approved as part of this application as the materials and specifications of the sign are still under consideration and not included in the proposal.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction for Master Plan Historic Sites. These documents include *Montgomery County Code Chapter 24A* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these three documents is outlined below.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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;
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the

historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The applicable *Standards* are as follows:

- 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 will 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 church is a Master Plan Historic Site located in Olney, Montgomery County. 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 congregation expanded, the church constructed numerous additions and/or new construction. In 1956, St. John's dedicated the \$90,000 parish hall located to the northwest of the original church. The enlarged hall included a 400-person meeting room, kitchen, office, study, guild room, choir room, and classrooms.¹

In 2022, the Historic Preservation Commission approved several modifications to the non-historic parish hall including replacement of the exterior stairs, doors and windows, installation of an ADA compliant ramp, and HVAC.²



Figure 2: Views of St. John's Episcopal Church, undated. Source: St. John's Episcopal Church.

Staff finds that the proposed addition of a front-gable hood to the kitchen wing of the parish meets the applicable guidelines and recommends approval with conditions. The proposed modifications would be located on a non-historic addition to the church, would not alter character-defining features of the

¹ "St. John's to Dedicate \$90,000 Parish Hall," Washington Post, November 3, 1956.

² For more information, see https://montgomeryplanning.org/wp-content/uploads/2022/07/I.C-3427-Olney-Laytonsville-Road-Olney-997631.pdf.

property, and are compatible with the resource. In addition, the front-gable hood could be removed later with no impact to the design of the parish hall. Staff requests that the applicant, however, amends their elevations to show the downspouts (which are noted but not drawn) and include specification sheets for the aluminum downspouts and gutters. In addition, the applicant should include a note or specify the material for the beadboard, fascia, and other trim. All beadboard, fascia, and other trim could be wood, cementitious fiberboard, or polyvinyl chloride (cementitious fiberboard and polyvinyl chloride trim must be painted).



Figure 3: Views of the kitchen and prayer room wing of parish hall. Source: Montgomery Planning.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the condition, consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), and (2), having found the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation #9 and #10.

STAFF RECOMMENDATION

Staff recommends that the Commission <u>approve with three (3) conditions</u> the HAWP application with final review and approval delegated to staff:

- 1. The applicant shall amend the drawings to show the downspouts and include specification sheets for the downspouts and gutters.
- 2. The applicant shall clarify the material for the beadboard, fascia, and other trim. Wood, cementitious fiberboard, or polyvinyl chloride are acceptable (cementitious fiberboard and polyvinyl chloride trim must be painted).
- 3. The approval of this application does not include the signage noted in the proposal. The applicant shall submit a new HAWP for the signage that includes the dimensions, design, materials, and specifications when these materials are prepared.

under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), having found that the proposal, as modified by the conditions, will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation #9 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 john.liebertz@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

DATE ASSIGNED____

Date

FOR STAFF ONLY:

HAWP#_

APPLICANT:

Name:		E	-mail:	
Address:			City:	Zip:
Daytime Phone: _		1	ax Account No.:	
AGENT/CONTACT	Γ (if applicable	e):		
Name:		E	-mail:	
Address:			City:	Zip:
Daytime Phone: _			Contractor Registra	tion No.:
LOCATION OF BU	IILDING/PREN	IISE: MIHP # of Historic	Property	
map of the easen Are other Plannin	nent, and docuing and/or Hearing Variance, Recontaction.	mentation from the Easeing Examiner Approvals /rd Plat, etc.?) If YES, incl	ment Holder suppo Reviews Required a ude information on	as part of this Application?
Town/City:		Nearest Cross	Street:	
Lot:	_ Block:	Subdivision:	Parcel:	_
for proposed we be accepted for New Const Addition Demolition Grading/Ex I hereby certify the	review. Check ruction kcavation hat I have the a	Deck/Porch Fence Hardscape/Landsca Roof uthority to make the fore	on. Incomplete Ap Shed/ Solar Tree r ape Windo Other egoing application, plans reviewed and	pplications will not /Garage/Accessory Structure removal/planting ow/Door : that the application is correct I approved by all necessary

Signature of owner or authorized agent

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's mailing address Owner's Agent's mailing address Adjacent and confronting Property Owners mailing addresses

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:
Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1:	
Description of Current Condition:	Proposed Work:
Work Item 2:	
Description of Current Condition:	Proposed Work:
Work Item 3:	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

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

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, EXPIRATION DATE:

PARISH HALL ENTRY AWNING AND SIGNAGE LOCATION ST. JOHN'S EPISCOPAL CHURCH & SCHOOL 3427 OLNEY LAYTONSVILLE ROAD OLNEY, MARYLAND 20832 JUNE 30, 2023



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

CHURCH BUILT 1840 HISTORIC RESOURCE NUMBER 23/098-004A ENLARGED 1910 AND GLASS ENTRY ADDED 1979
PARISH HALL BUILT 1956
MULTI-PURPOSE SCHOOL BUILDING YEAR BUILT 1999

R-200 RESIDENTIAL ONE -FAMILY

LOT LOT AREA (MIN) PER R-200 20,000SF LOT AREA EXISTING 349,432.1 SF MAX GROUND COVERAGE 35% SIDE STREET SETBACK 40' SIDE SETBACKS 15' SUM OF SIDE SETBACKS 25'

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: ALAN NEWCOMER KENT CONSTRUCTION GROUP LLC 240-372-7371 117 CHEWS MANOR ROAD STEVENSVILLE, MD 21666 MHIC# 108202 EXP DATE 07-16-2024

SCOPE OF WORK

NO NEW LOT COVERAGE PROVIDE NEW ENTRY AWNING AT DOORS TO KITCHEN AND PRAYER ROOM WING OF PARISH HALL NO WORK TO EXISTING HISTORIC CHAPEL

TOTAL WORK AREA 16 SF SEE SHEET C-02 FOR WORK AREA EXTENT DIAGRAMS

Sheet List				
Sheet Number	Sheet Name	Sheet Issue Date		
C01	COVER	06.30.2023		
C02	NOTES	06.30.2023		
C03	PARTIAL TOPO SITE PLAN @ WORK AREA	06.30.2023		
C05	EXISTING CONDITIONS PHOTOS	06.30.2023		
A101	FLOOR PLANS EXTERIOR RAMP AND STAIRS	06.30.2023		
A105	PARISH HALL AWNING	06.30.2023		
A211	SECOND FLOOR AXON	06.30.2023		
A300	NORTH & SOUTH ELEVATIONS	06.30.2023		
A301	EAST & WEST ELEVATIONS	06.30.2023		

Allen & DeLalio *Architects* Residential & Commercial Design Olney, Maryland 240-671-9849

nancydelalio@gmail.com

Consultant Address Address Phone Fax e-mail
Consultant Address Address Phone Fax e-mail
Consultant Address Address Phone Fax e-mail
8059-A TOWARD NEW MARY NEW MAR

ENTRY AWNING PERMIT SET

No.	Description	Date

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

Project number Project Number 06.30.2023 Author Checker C01

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

nancydelalio@gmail.com

Consultant Address Address Phone Fax e-mail Consultant Address Address Phone Fax e-mail Consultant

Address

Address

Phone

Fax



No.	Description	Date

ST. JOHN'S EPISCOPAL **CHURCH &SCHOOL** 3427 Olney Laytonsville Road

Project number Date Drawn by Checked by

Scale

GENERAL NOTES

PROJECT DOCUMENTS

LARGE-FORMAT DRAWING SHEETS BEARING THE NAME OF THE ARCHITECT AND PROJECT, AND THE NOTATION "CONSTRUCTION SET" OR "REVISION [#]". SHEETS ANNOTATED WITH PERMIT SET", "NOT FOR CONSTRUCTION", "PRELIMINARY", "PRICING", OR "SCHEMATIC" SHALL NOT BE USED FOR CONSTRUCTION.

SPECIFICATIONS BEARING THE NOTATION, "CONSTRUCTION SPECIFICATIONS". PRELIMINARY AND OR OTHER SPECIFICATION SHALL NOT BE USED FOR CONSTRUCTION. SUPPLEMENTAL DRAWING SHEETS BEARING THE NAME OF THE ARCHITECT, PROJECT AND THE NOTATION "SK-[#]". SUCH DRAWINGS BECOME PART OF THE PROJECT DOCUMENTS AS THEY ARE ISSUED.

SCHEDULES OF FINISHES, FIXTURES, DOORS, WINDOWS, AND OTHER MANUFACTURED PRODUCTS, WHICH MAY BE ISSUED AS PART OF ANY OF THE ABOVE DOCUMENTS. ANY WORK DONE FROM OUT OF DATE DOCUMENTS WILL BE SOLELY AT THE CONTRACTOR'S RISK AND EXPENSE.

B. INCONSISTENCIES ANY INCONSISTENCIES FOUND BETWEEN THE DRAWINGS AND EXISTING CONDITIONS, OR AMONG THE DRAWINGS, OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, SHALL BE REPORTED TO THE ARCHITECT. THE CONTRACTOR SHALL NOT PERFORM ANY WORK AFFECTED IN ANY MANNER BY THE INCONSISTENCIES UNTIL THE ARCHITECT HAS CLARIFIED THE INFORMATION. ANY WORK DONE WITHOUT SUCH CLARIFICATION WILL BE SOLELY AT THE CONTRACTOR'S RISK AND EXPENSE. THE ARCHITECT WILL RESOLVE THE INCONSISTENCIES IN A TIMELY MANNER.

C. PROJECT DOCUMENT PRECEDENCE IN THE EVENT OF CONFLICTING INFORMATION WITHIN THE PROJECT DOCUMENTS, THE FOLLOWING PRECEDENCE ORDER SHALL BE FOLLOWED:

SPECIFICATION DRAWINGS AT LARGER SCALE DRAWINGS AT SMALL SCALE

WHERE CONSTRUCTION DOCUMENTS SPECIFY MORE STRINGENT REQUIREMENTS THAN BUILDING CODE MINIMUMS, CONSTRUCTION DOCUMENT REQUIREMENTS SHALL GOVERN.

ALL EXISTING CONDITIONS, MATERIALS, DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO 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 SOLE RESPONSIBILITY OF THE CONTRACTOR.

- A. ALL CONSTRUCTION SHALL CONFORM WITH THE 2018 IBC, 2018 IEBC, CHAPTER 8 COUNTY BUILDING CODE, 2018 IgCC, 2015 NFPA FIRE CODE, 2015 NFPA 101 LIFE SAFETY CODE, MARYLAND ACCESSIBILITY CODE 2012 IGCC, 2015 IBC AMENDMENTS B. CONCRETE: ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY, LATEST EDITION, OF
- THE AMERICAN CONCRETE INSTITUTE. C. STRUCTURAL STEEL: CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, LATEST EDITION, OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- D. WELDING: STRUCTURAL WELDING CODE STEEL, LATEST EDITION, OF THE AMERICAN WELDING SOCIETY. E. MASONRY: ACI530/ASCE 5/TMS 402
- F. WOOD FRAMING: NATIONAL DESIGN SPECIFICATION FOR "STRESS-GRADE LUMBER AND ITS FASTENINGS" OF THE NATIONAL
- FOREST PRODUCTS ASSOCIATION, LATEST EDITION. B. ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL CODES.

A. THE DESIGN DEAD LOADS FOR ALL FRAMING IS BASED ON THE CONSTRUCTION MATERIALS SHOWN ON THE DRAWING AND

BALCONY

B. THE MINIMUM DESIGN UNIFORMLY DISTRIBUTED LIVE LOADING FOR ALL NEW FRAMING SHALL BE AS FOLLOWS:

FLOOR LIVE LOADS (U.N.O.)

SLEEPING ROOMS 30 PSF GARAGE FLOOR 50 PSF/2000# POINT **ROOF LIVE LOAD** 30 PSF

C. DEAD LOADS: MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES, ANSI A58.1-82.

60 PSF

NOT LESS THAN 10 PSF DEAD LOAD

D. WIND LOAD DESIGN CRITERIA:

120 MPH, 3 SECOND GUSTS BASIC WIND SPEED

E. EARTHQUAKE LOAD DESIGN CRITERIA SEISMIC DESIGN CATEGORY

FROST LINE DEPTH

H. THE STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF THE FLOORS AND ROOF. THE CONTRACTOR IS RESPONSIBLE FOR THE METHOD OF CONSTRUCTION AND SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN THE STABILITY OF THE STRUCTURE AND TO SUPPORT CONSTRUCTION LOADS DURING CONSTRUCTION, INCLUDING SOILS ON WALLS FROM BACK FILLING PRIOR TO PLACING SLABS ON GRADE. DESIGN OF ALL BRACING IS THE CONTRACTOR'S RESPONSIBILITY.

PROJECT GENERAL NOTES:

INTERIOR PARTITIONS = 3 1/2" (2X4 WOOD STUDS @ 16" O.C.) U.N.O.

EXTERIOR PARTITIONS = 6" (2 X 6 STUDS @ 16" O.C. PLUS 1/2" STYROFOAM SIS PANEL SHEATHING) U.N.O. A. ALL STRUCTURAL WOOD FRAMING LUMBER TO BE SPF #2 GRADE OR BETTER, U.N.O.

B. THE CONTRACTOR IS RESPONSIBLE TO THOROUGHLY REVIEW ALL DRAWINGS PRIOR TO THE START OF CONSTRUCTION AND TO REPORT ANY INCONSISTENCIES OR ERRORS TO THE DESIGNER FOR CLARIFICATION OR CORRECTION. IF THE CONTRACTOR MODIFIES OR DEVIATES FROM THESE PLANS FOR ANY REASON WITHOUT NOTIFYING THE ARCHITECT, THE PLANS CODE COMPLIANCE BECOMES THE CONTRACTOR'S RESPONSIBILITY.

C. SIZING/SPACING OF ALL PRE-ENGINEERED WOOD FRAMING PRODUCTS TO BE ENGINEERED/VERIFIED BY MANUFACTURER. D. FLOOR FRAMING TO BE PER STRUCTURAL DRAWINGS, FLOOR SYSTEM TO BE DESIGNED WITH L/480 LIVE LOAD DEFLECTION MIN (L/600) IN AREAS TO BE FINISHED WITH TILE).

F. ROOF FRAMING TO BE PER STRUCTURAL PLANS, FULL SHEET OF PLYWOOD AT ROOF EAVES. G. THESE DRAWINGS ARE NOT TO BE SCALED, DIMENSIONS SHALL GOVERN IN ALL DRAWINGS, ANY OMISSION OR AREAS OF

DISCREPANCY SHALL BE REFERRED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

A. ALL WOOD FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. B. ALL NEW LUMBER SHALL BE SPRUCE-PINE-FIR NO. 2 OR BETTER. ALL NEW PRESSURE TREATED LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER.

C. NAILING OF ALL WOOD FRAMING SHALL MEET THE MINIMUM RECOMMENDED REQUIREMENTS PROVIDED IN THE NAILING SCHEDULE OF THE IRC BUILDING CODE. D. PROVIDE DOUBLE JOISTS OR HEADERS ALONG EACH SIDE OF FLOOR OR ROOF OPENINGS, UNDER THE CENTERLINE OF

PARTITION WALLS PARALLEL TO JOISTS SPANS, AND ABOVE ALL WALL OPENINGS UNLESS OTHERWISE INDICATED. E. THE CONTRACTOR SHALL CUT OR NOTCH THE WOOD FRAMING ONLY AS REQUIRED AND IN ACCORDANCE WITH THE IRC BUILDING CODE, THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", OR AS SHOWN ON THE CONTRACT DOCUMENTS.

F. PROVIDE DOUBLE OR TRIPLE STUDS AT ALL CORNERS, SIDES OF OPENINGS, AND BENEATH ALL WOOD BEAMS AND LINTELS, UNLESS OTHERWISE INDICATED. G. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTES

"NATIONAL DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" FOR THE DESIGN LOADS INDICATED ON THE CONTRACT DOCUMENTS. H. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ALL WOOD TRUSSES INCLUDING MEMBER

LAYOUT, WOOD SPECIES AND GRADE, MEMBER SIZES, TRUSS BEARING CONNECTION DETAILS, CAPACITY OF CONNECTOR PLATES AND THE SIZE AND LOCATION OF ALL REQUIRED BRIDGING. THE CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND UNLESS NOT REQUESTED BY THE STRUCTURAL ENGINEER.

A. SMOKE ALARMS SHALL COMPLY WITH SECTION R313 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 ON EACH ADDITIONAL STORY OF THE HOUSE INCLUDING THE BASEMENT.

B. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FORM THE HOUSE WIRING. WHEN PRIMARY POWER IS INTERRUPTED, SMOKE ALARMS SHALL RECEIVE POWER FROM A BATTERY.

MECHANICAL, ELECTRICAL AND PLUMBING

A. ELECTRICAL DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES. B. PLUMBING DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED PLUMBING CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.

C. IF REQUIRED, FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED BY LICENSED SUBCONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.

PROJECT GENERAL NOTES:

A. THE CONTRACTOR IS RESPONSIBLE TO THOROUGHLY REVIEW ALL DRAWINGS PRIOR TO THE START OF CONSTRUCTION AND TO REPORT ANY INCONSISTENCIES OR ERRORS TO THE DESIGNER FOR CLARIFICATION OR CORRECTION. IF THE CONTRACTOR MODIFIES OR DEVIATES FROM THESE PLANS FOR ANY REASON WITHOUT NOTIFYING THE ARCHITECT, THE PLANS CODE COMPLIANCE BECOMES THE CONTRACTOR'S RESPONSIBILITY. B. THESE DRAWINGS ARE NOT TO BE SCALED, DIMENSIONS SHALL GOVERN IN ALL DRAWINGS, ANY OMISSION OR AREAS OF DISCREPANCY SHALL BE REFERRED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

STRUCTURAL AND MISCELLANEOUS STEEL

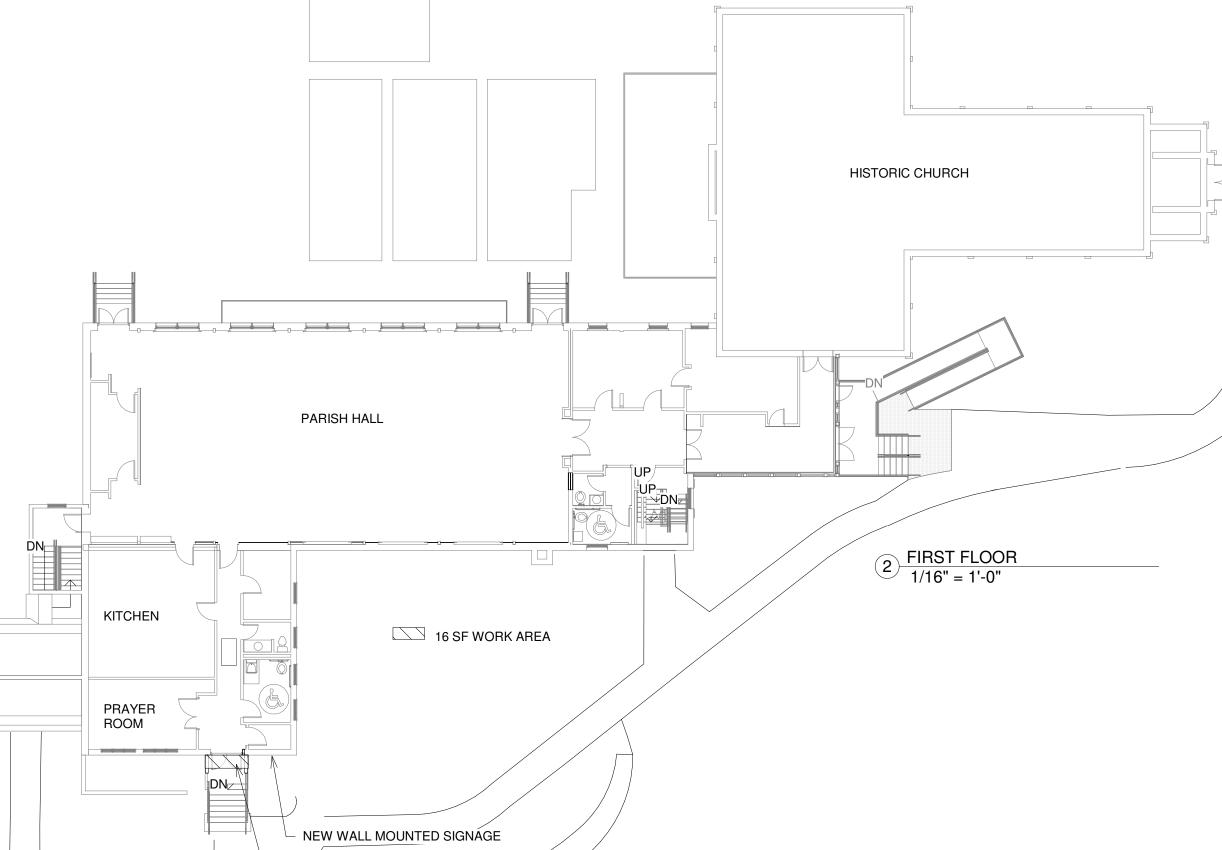
THE PERMISSION OF THE STRUCTURAL ENGINEER.

A. ALL STEEL CONSTRUCTION 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 A992 GRADE 50 OR ASTM A36 AT THE CONTRACTORS OPTION. C. ALL MISCELLANEOUS STEEL (ANGLES, PLATES, ETC.) SHALL CONFORM TO ASTM A 36 HAVING A MINIMUM YIELD STRENGTH OF

D. ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A501 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 TUBES SHALL CONFORM TO ASTM A500, GRADE "B" HAVING A MINIMUM YIELD STRENGTH OF FY = 46,000 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 1-1/2" AND BOLT SPACING OF 3". G. THE CONTRACTOR SHALL NOT SPLICE OR CUT OPENING IN STEEL MEMBERS NOT SHOWN ON CONTRACT DRAWINGS WITHOUT



NEW AWNING OVER DOOR

ENTRY AWNING **PERMIT SET**

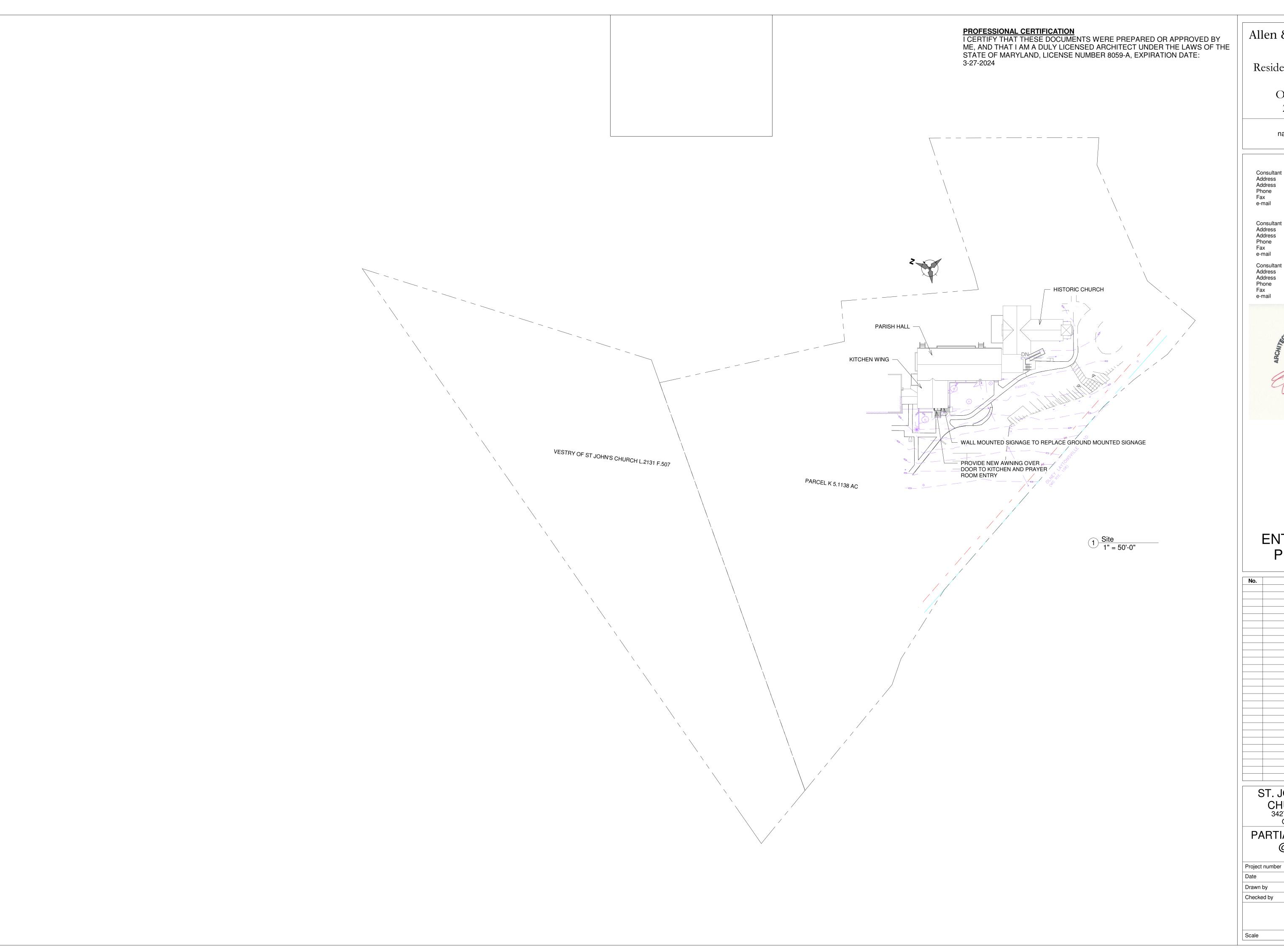
Description	Date

Olney, Maryland 20832

NOTES

Project Number 06.30.2023 NLD NLD

1/16" = 1'-0"



Allen & DeLalio *Architects*

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

nancydelalio@gmail.com

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail



ENTRY AWNING PERMIT SET

No.	Description	Date

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

PARTIAL TOPO SITE PLAN @ WORK AREA

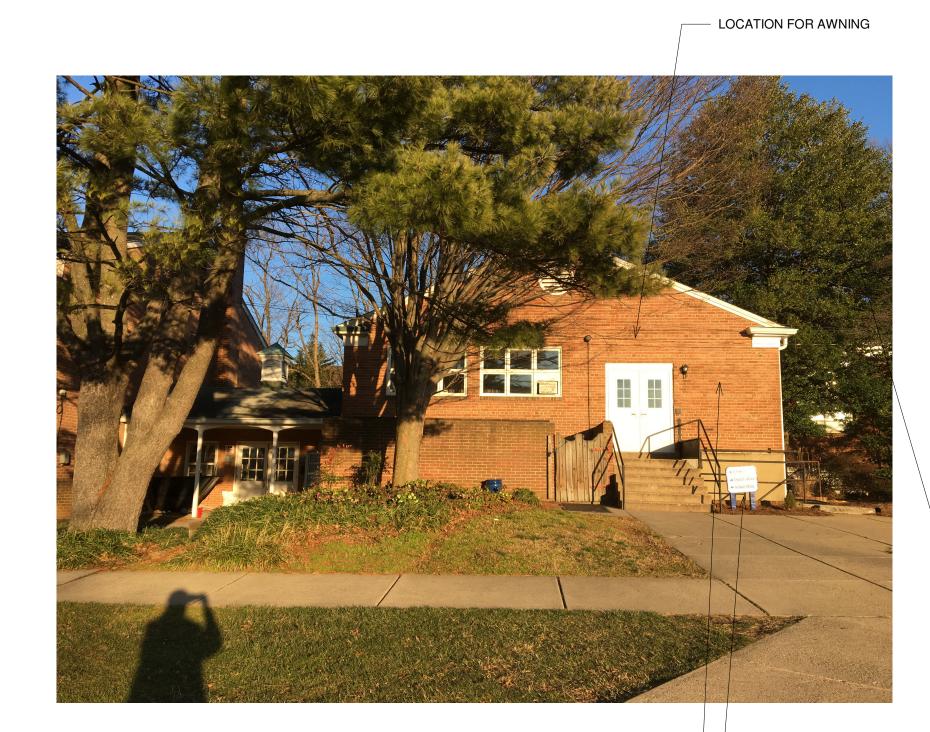
Project number	Project Number	
Date	06.30.2023	
Drawn by	NLD	
Checked by	NLD	2
_		6

C03

ale 1" = 50'-0"



HISTORIC CHURCH AND PARISH HALL



KITCHEN AND PRAYER ROOM ENTRY

LOCATION FOR WALL MOUNTED SIGNAGE —

GROUND MOUNTED SIGNED TO BE REPLACED WTIH WALL MOUNTED PROPOSED SIGNAGE

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, EXPIRATION DATE:
3-27-2024



EXISTING RAMP AND STAIRS TO BE REPLACED







Allen & DeLalio *Architects*

Residential & Commercial Design Olney, Maryland

240-671-9849

nancydelalio@gmail.com

Consultant Address Address Phone Fax e-mail Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail



ENTRY AWNING PERMIT SET

No.	Description	Date

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

EXISTING CONDITIONS PHOTOS

Project Number Project number 06.30.2023 Author Drawn by Checker Checked by

C05

PARISH HALL 28 2680 SF OPEN TO BELOW 5 A105 — GUTTER AND DOWNSPOUT, ROUTE BELOW LANDING AND THROUGH WALL TO SIDE UTILITY YARD COMPOSITE ROOF TO MATCH EXISTING -2 SECOND FLOOR 1/8" = 1'-0"

Allen & DeLalio *Architects*

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

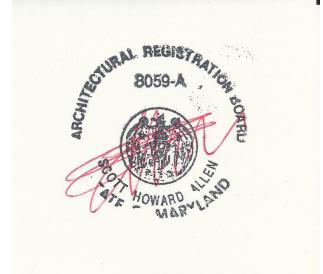
PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE NUMBER 8059-A, EXPIRATION DATE:
3-27-2024

nancydelalio@gmail.com

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail



ENTRY AWNING PERMIT SET

No.	Description	Date
140.	Description	Date

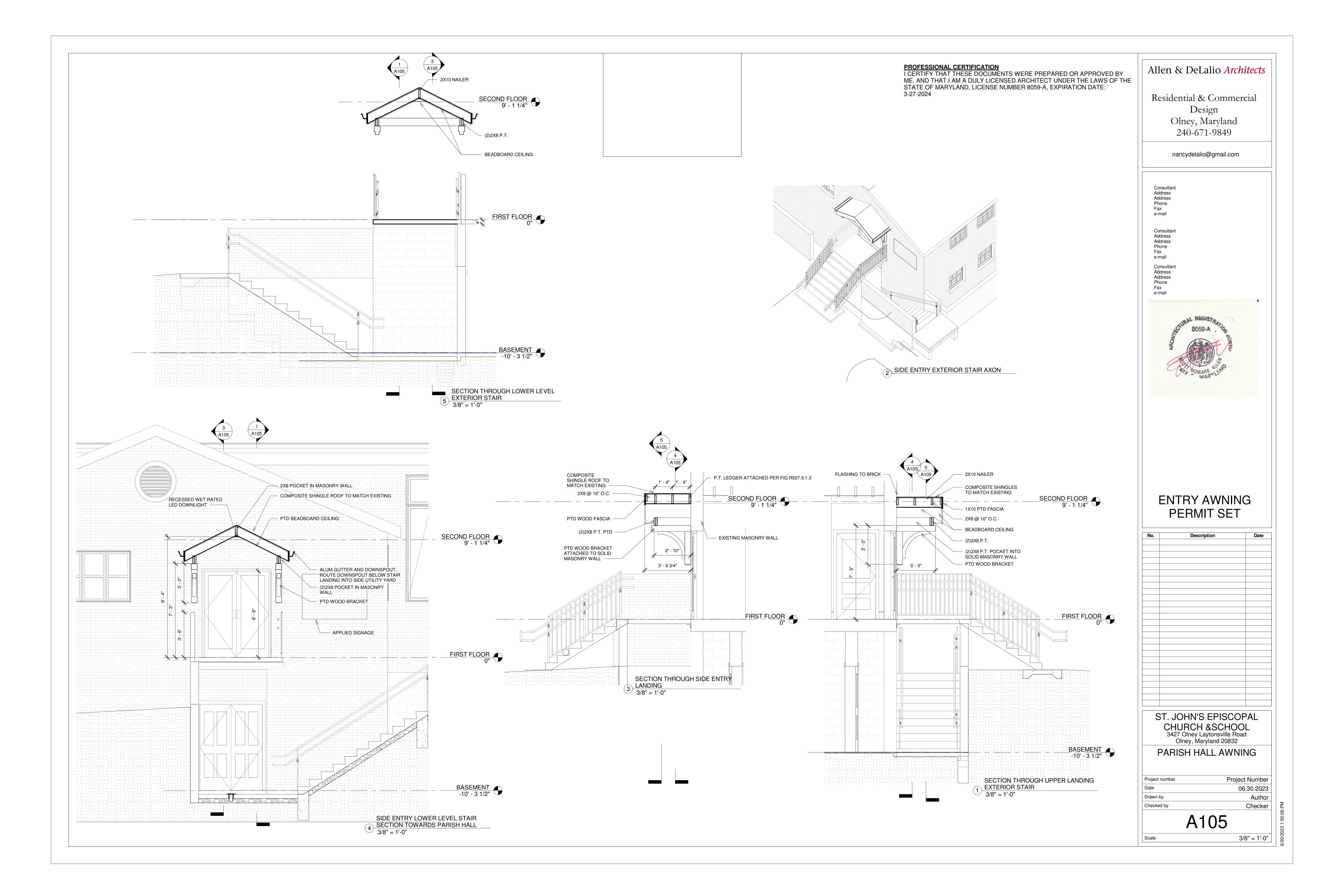
ST. JOHN'S EPISCOPAL CHURCH &SCHOOL 3427 Olney Laytonsville Road Olney, Maryland 20832

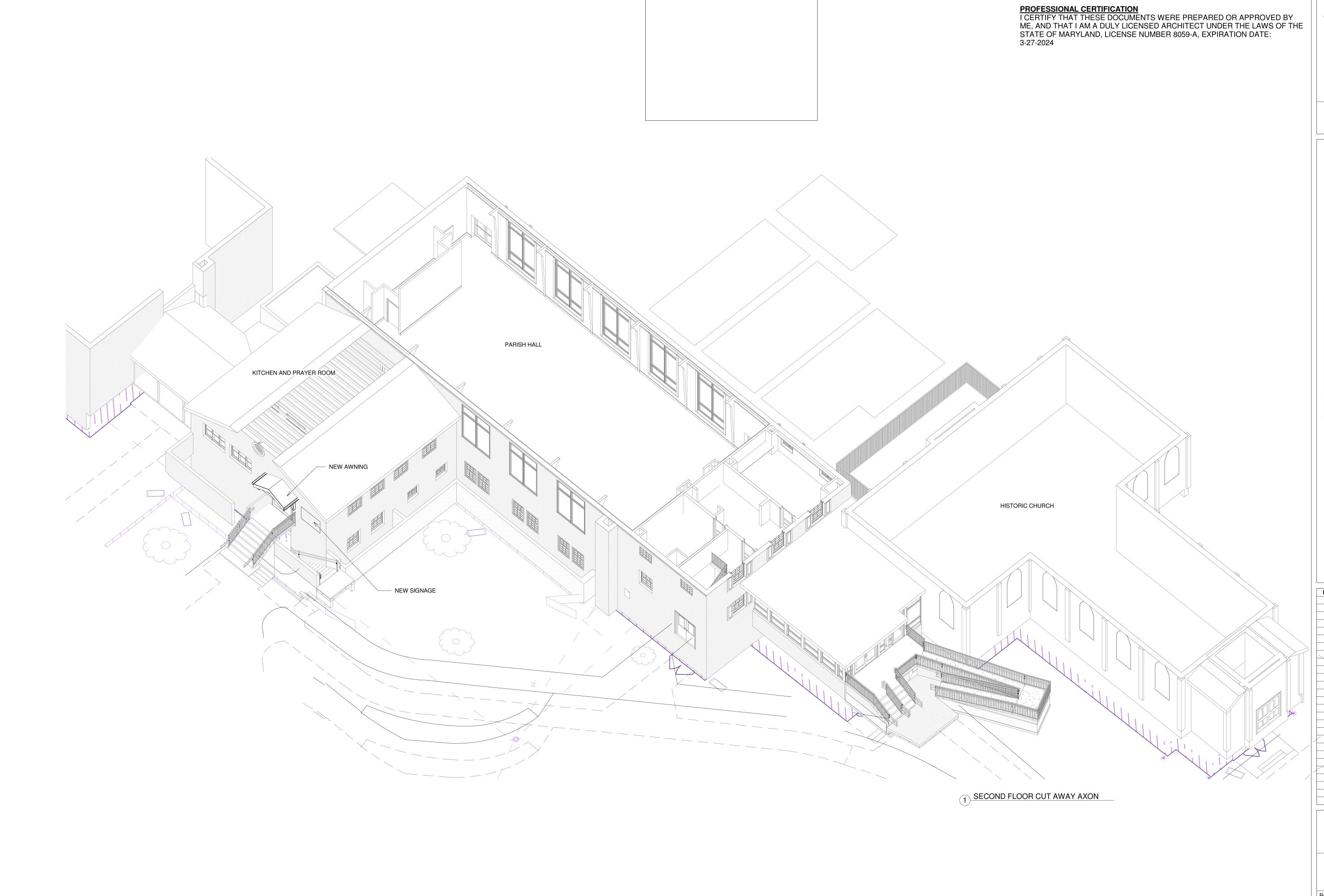
FLOOR PLANS EXTERIOR RAMP AND STAIRS

Project number	Project Number
Date	06.30.2023
Drawn by	NLD
Checked by	NLD

A101

Scale 1/8" = 1'-0"





Allen & DeLalio *Architects*

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

nancydelalio@gmail.com

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail



ENTRY AWNING PERMIT SET

No.	Description	Date
	` ` ` ✓	
		<u> </u>
	,	
,		
/		

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

SECOND FLOOR AXON

Project number	Project Number	
Date	06.30.2023	
Drawn by	NLD	
Checked by	NI D	

A211

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, EXPIRATION DATE: 3-27-2024 Consultant Address Address Phone Fax e-mail Consultant Address Address Phone Fax e-mail Consultant Address Address Phone Fax e-mail ROOF 22' - 7 1/4" — PTD WOOD FASCIA - COMPOSITE SHINGLES TO MATCH EXISTING EXISTING HISTORIC CHURCH NO CHANGES PROPOSED SECOND FLOOR 9' - 1 1/4" FIRST FLOOR PAINTED WOOD BRACKET SUPPORT

Allen & DeLalio *Architects*

Residential & Commercial Design

Olney, Maryland 240-671-9849

nancydelalio@gmail.com

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail



ENTRY AWNING PERMIT SET

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

NORTH & SOUTH ELEVATIONS

BASEMENT
Date
Date
Drawn by
Checked by

Project Number

06.30.2023

NLD

A300

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

Scale 1/8" = 1'-0"

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, EXPIRATION DATE: 3-27-2024

Allen & DeLalio *Architects*

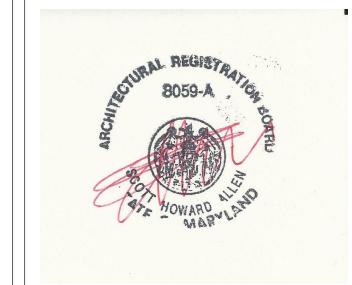
Residential & Commercial
Design
Olney, Maryland
240-671-9849

nancydelalio@gmail.com

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail



ENTRY AWNING PERMIT SET

0.	Description	Date

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

EAST & WEST ELEVATIONS

1004	
Checked by	NLD
Drawn by	NLD
Date	06.30.2023
Project number	Project Number

A301

Scale

1/8" = 1'-0"

HISTORIC CHURCH

PARISH HAT

PARISH HAT

PARISH HAT

PARISH HAT

NITCHEN AND PRAYER RICOM

SECOND FLOOR
9'-1 11/4"

PTD WOOD BRACKET

PTD WOOD BRACKET

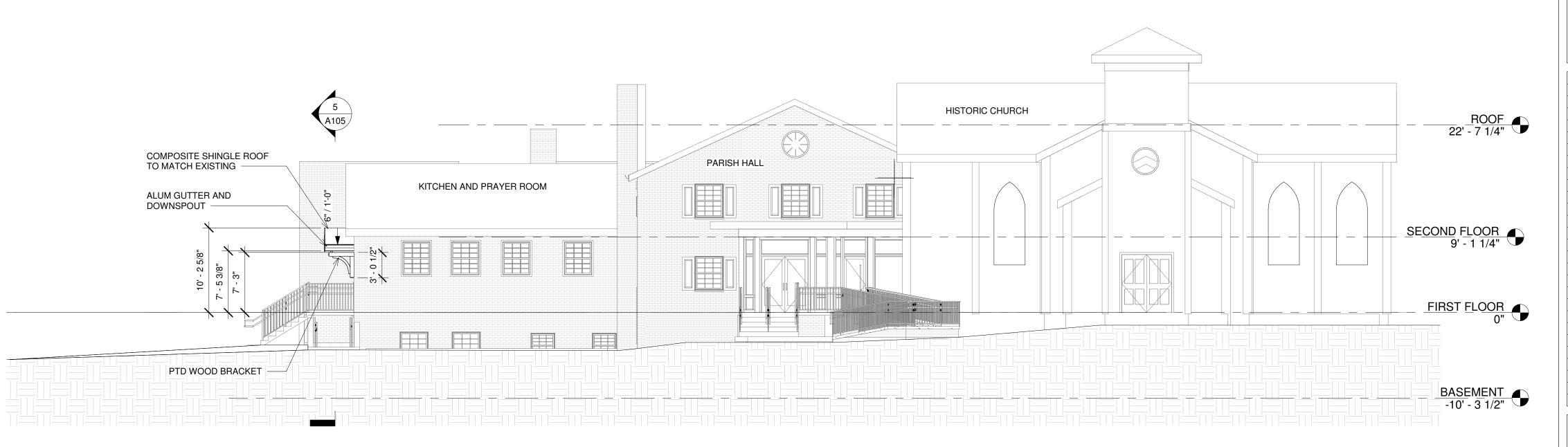
PTD WOOD BRACKET

10'-3 112"

2 WEST ELEVATION

2 WEST ELEVATION

2 WEST ELEVATION



1 FRONT ELEVATION 1/8" = 1'-0"

SEE SHEET A200 FOR TYPICAL ELEVATION NOTES AND MATERIAL DESIGNATIONS

- NEW AWNING - SIGNAGE LOCATION 1 CAMPUS

Allen & DeLalio *Architects*

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

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, EXPIRATION DATE:
3-27-2024

nancydelalio@gmail.com

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail



ENTRY AWNING PERMIT SET

No.	Description	Date

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

3D VIEWS

Project number	Project Number
Date	06.30.2023
Drawn by	Author
Checked by	Checker

A401