2747 Linden Lane, Silver Spring
HPC Case # 36/01-07G
National Park Seminary Historic District

NATIONAL PARK SEMINARY

GYMNASIUM
2747 LINDEN LANE
SILVER SPRING, MARYLAND

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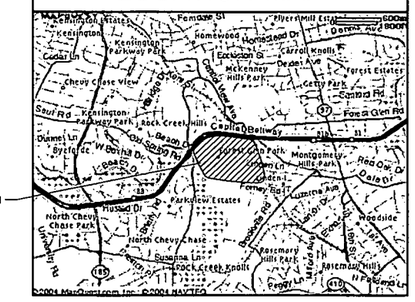
LOCATION MAP



ALEXANDER COMPANY

145 EAST BADGER ROAD
SUITE 200
MADISON, WI. 53713
(608) 258-5580

APPROVALS	NAME	DATE
DESIGN		
CONSTR.		
DEV.		
MGT.		
OWNER		

Architecture, Planning & Construction
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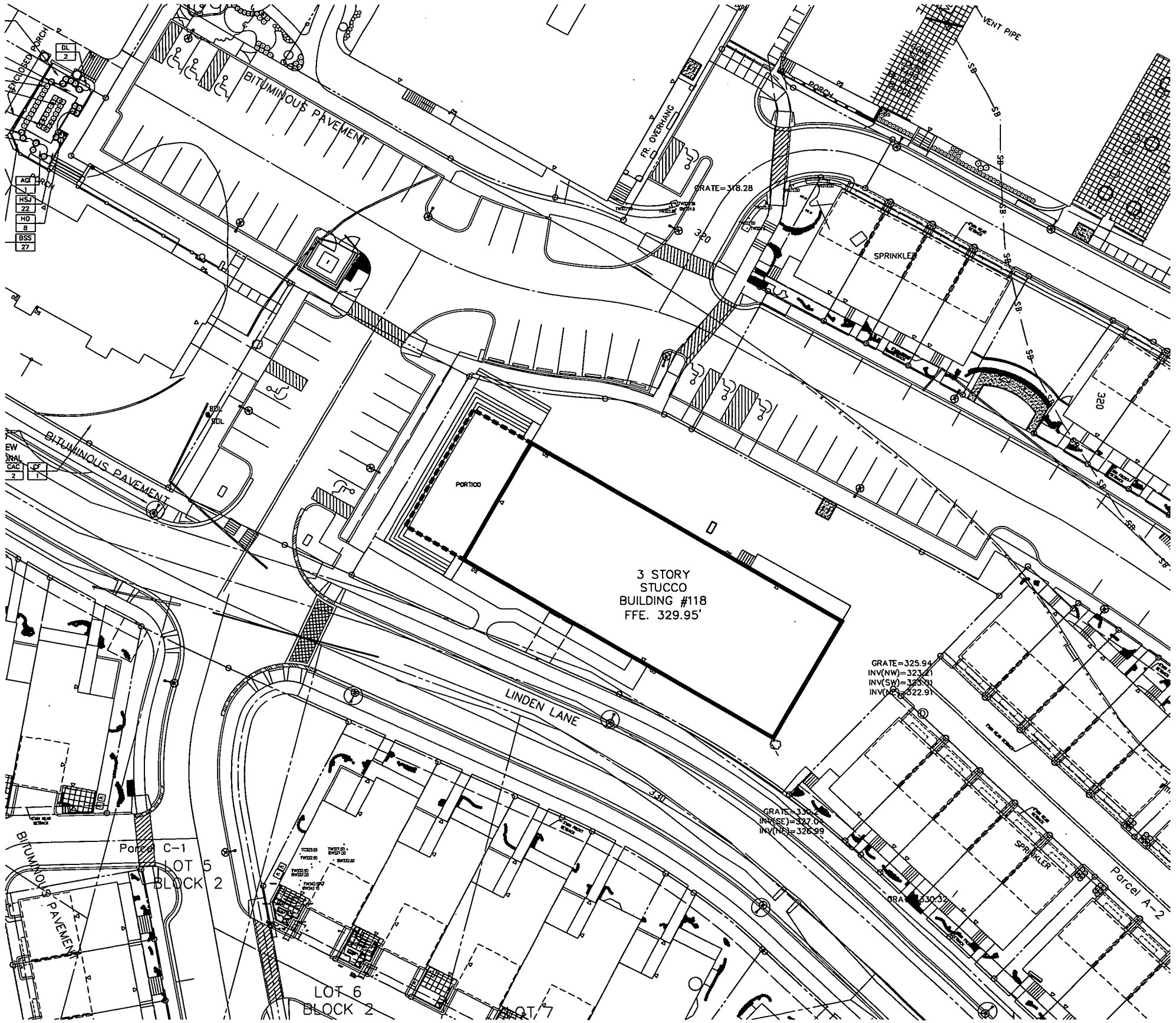
TITLE SHEET
DRAWN: BES | APPR.: | 8-01-05 | NONE

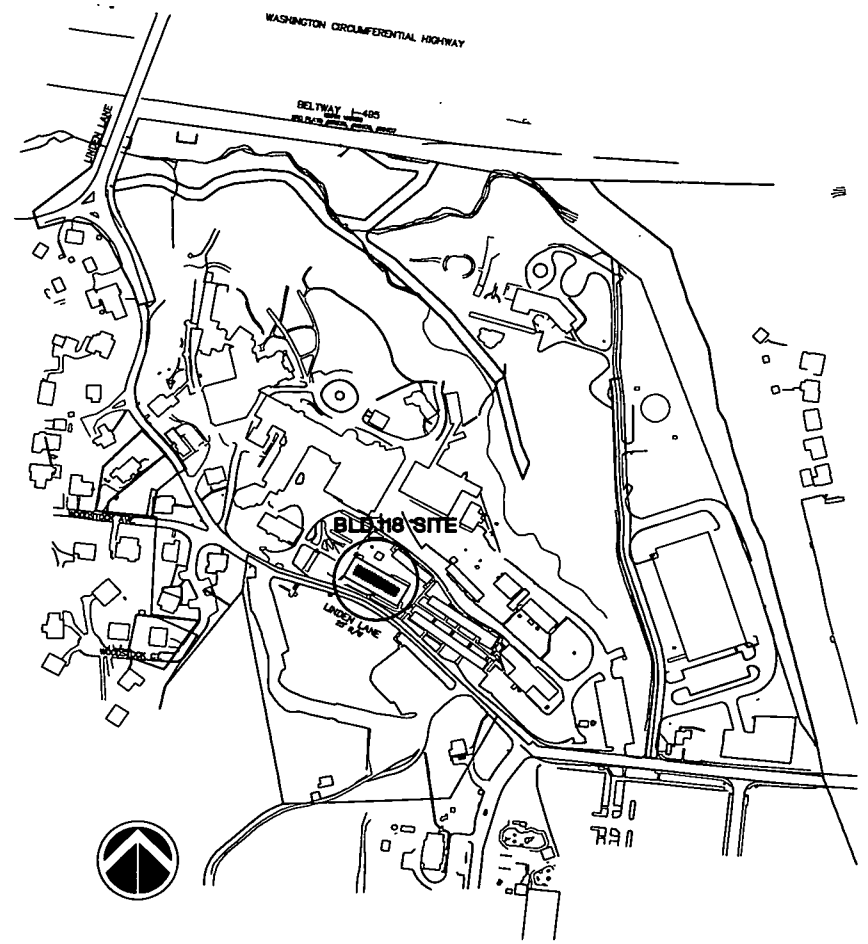
05-15-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITTAL
09-20-07	HAWP SUBMITTAL

PROJECT NO.
04-579-002

SHEET NO.
T1



1 C1 **SITE PLAN**
SCALE : 1" = 20'



2 C1 **NATIONAL PARK SEMINARY SITE PLAN**
SCALE : 1" = 100'

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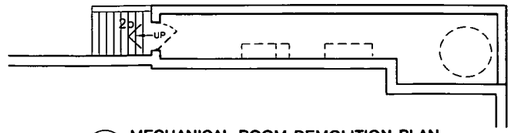
SITE PLAN

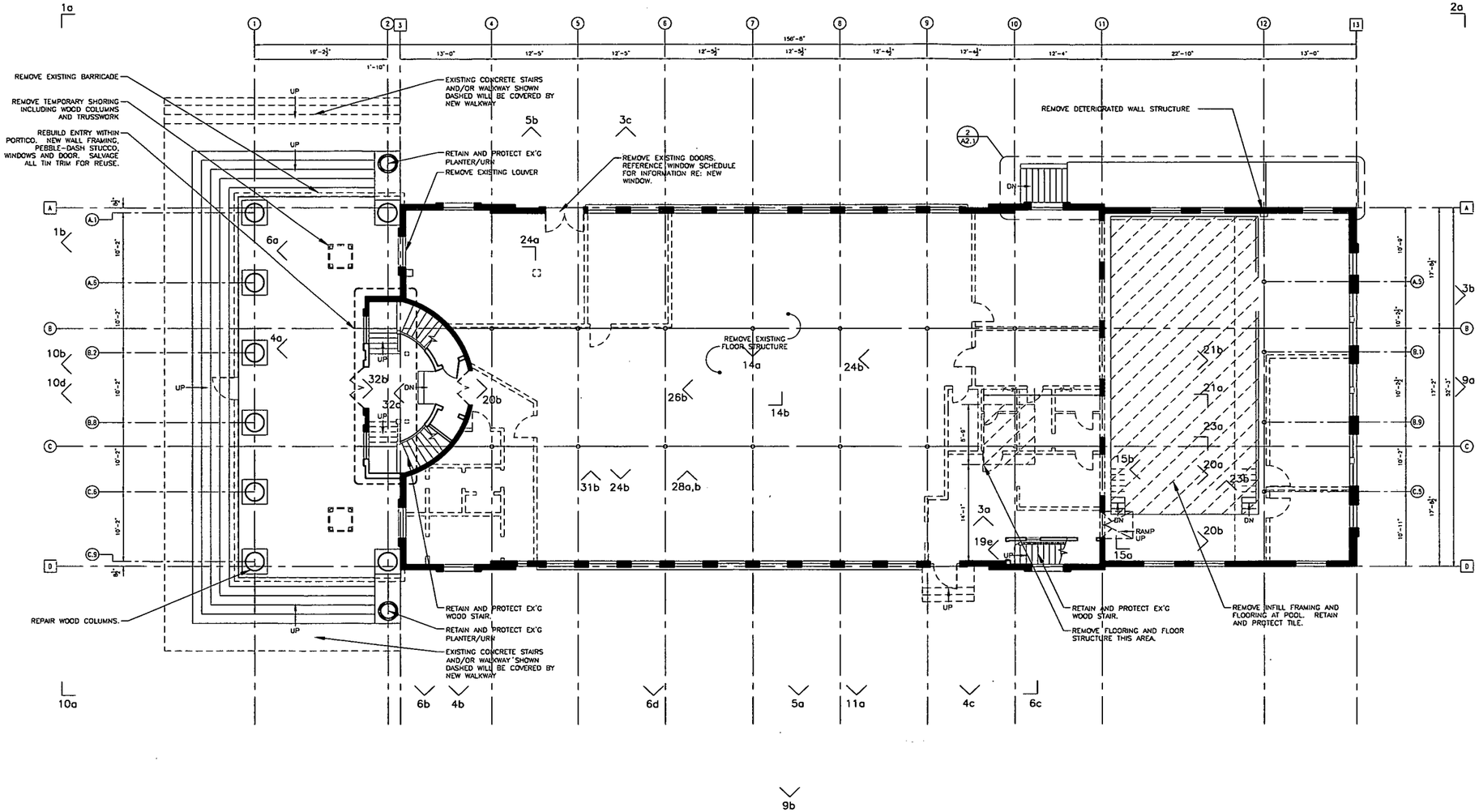
DRAWN: BES	APPR.:	8-01-05
05-15-07	SCHEMATIC DOCUMENTS	
08-09-07	PART 2 SUBMITTAL	
09-20-07	HAWP SUBMITTAL	

PROJECT NO.
04-579-002

SHEET NO.
C1



2 / A2.1 **MECHANICAL ROOM DEMOLITION PLAN**
SCALE : 1/8" = 1'-0"



1 / A2.1 **FIRST FLOOR DEMOLITON PLAN**
SCALE : 1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

1) STRUCTURAL DRAWINGS ARE TO BE REVIEWED BEFORE ANY STRUCTURAL DEMOLITION IS TO BEGIN. IN THE EVENT ANY UNFORSEEN CONDITIONS ARE ENCOUNTERED, NOTIFY THE ARCHITECT AND/OR ENGINEER BEFORE PROCEEDING.
2) REFERENCE STRUCTURAL DRAWINGS FOR NEW LINTELS ABOVE NEW OPENINGS.
3) PRIOR TO DEMOLITION, COLLECT AND STORE FOR FUTURE USE ALL METALWORK, WOOD TRIM AND ORNAMENT THAT HAS FALLEN FROM THE BUILDING.
4) REMOVE PARTITIONS REPRESENTED BY DASHED LINES. ITEMS INDICATED WITH SOLID LINES ARE TO REMAIN. WALLS, EQUIPMENT OR FIXTURES NOT SHOWN ARE TO BE REMOVED. BEARING WALLS OR WALLS THAT CONTAIN HISTORIC FEATURES SHOULD BE RETAINED UNTIL NOTIFYING THE ARCHITECT.
5) REMOVE INTERIOR PLASTER AND LATH AND GYPSUM BOARD, UNLESS NOTED OTHERWISE.
6) REMOVE EXISTING RUBBER MEMBRANE ROOF MATERIALS.
7) RETAIN AND PROTECT EXISTING STAIR, BALUSTRADE, WAINSCOTING, BALCONY RAILING, AND INTERIOR WINDOW TRIM.
8) RETAIN WOOD BASE ON WALLS TO REMAIN. SALVAGE WOOD BASE FROM WALLS TO BE REMOVED.
9) RETAIN AND PROTECT DECORATIVE COLUMNS, TRIMS AND MOULDINGS.
10) REMOVE CABINETRY AND SHELVING.
11) REMOVE ACCUMULATED REFUSE, LEAVING THE SITE 'BROOM' CLEAN.
12) REMOVE SURFACE-APPLIED FINISHES ON WALLS TO REMAIN. MATCH FACE OF ADJOINING WALL (EXAMPLE: CERAMIC TILE).
13) REMOVE ALL INTERIOR WALL FINISHES (EXAMPLE: WALLPAPER, PANELING, ETC.)
14) REMOVE FIRE EXTINGUISHERS, CABINETS AND MOUNTING HARDWARE.
15) NEW DOOR ROUGH OPENINGS ARE TO BE COORDINATED WITH GENERAL CONTRACTOR.
16) REMOVE TEMPORARY ENCLOSURES FROM EXISTING WINDOW AND DOOR OPENINGS.
17) PROVIDE BARRICADES AT FLOOR AND WINDOW OPENINGS. OPENINGS WITH ACCESS FROM GRADE SHALL BE SECURED WITH PLYWOOD.
18) RETAIN WINDOW STOOLS, APRON AND TRIM.
19) REMOVE METAL SECURITY BARS/GRATES OVER WINDOWS - INTERIOR & EXTERIOR.
20) REMOVE ALL PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS - INCLUDING, BUT NOT LIMITED TO: CONDUIT, LIGHT FIXTURES, SWITCHES, JUNCTION BOXES, WASTE AND SUPPLY PIPING, PLUMBING FIXTURES, DUCTWORK, DIFFUSERS, AREA HEATERS, AND INSULATION. REMOVE AND STORE ALL RADIATORS FOR OWNER'S USE. TEMPORARY LIGHTING AND SERVICE SHALL REMAIN. REMOVE PIPING, CONDUIT, ETC. AT ALL PENETRATIONS THROUGH INTERIOR/EXTERIOR MASONRY AND CONCRETE WALLS. CAP ABANDONED PIPING, U.N.O.
21) REMOVE EXISTING ROOF DRAINS. GENERAL CONTRACTOR TO COORDINATE TEMPORARY ROOF DRAINAGE DURING CONSTRUCTION.
22) REMOVE EXTERIOR PIPING, CONDUIT, ANCHORS, ROOF ANTENNAE, SIGNAGE, DOWNSPOUTS AND MECHANICAL RUNS, U.N.O.
23) EXCEPT WHERE NOTED ON PLANS, REMOVE SUSPENDED CEILINGS CONSTRUCTED OF METAL GRID AND ACOUSTICAL TILE.
24) REMOVE FLOOR FINISHES, INCLUDING CARPETING, WOOD GYM FLOOR AND VINYL TILE. RETAIN EXPOSED CEMENTITIOUS FLOOR TREATMENTS FOUND UNDER REMOVED FLOOR FINISHES, U.N.O.
25) WHERE INDICATED ON PLANS, REMOVE DETERIORATED DECKING AND JOISTS.
26) DASHED LINES AT DOOR INDICATE REMOVAL OF DOOR, JAMB AND TRIM, U.N.O.
27) GENERAL CONTRACTOR TO PROVIDE SHORING AS REQUIRED. STRUCTURAL ENGINEER TO REVIEW PROPOSED SHORING PRIOR TO INSTALLATION.
28) GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING AND REMOVAL OF CONCRETE AND FOR REPLACING CONCRETE AS NEEDED.

9b — THIS CAMERA-ANGLE SYMBOL REFERENCES 4"x6" PHOTOGRAPHS ENCLOSED IN THE APPLICATION.

REFERENCE NORTH

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2747 LINDEN LANE
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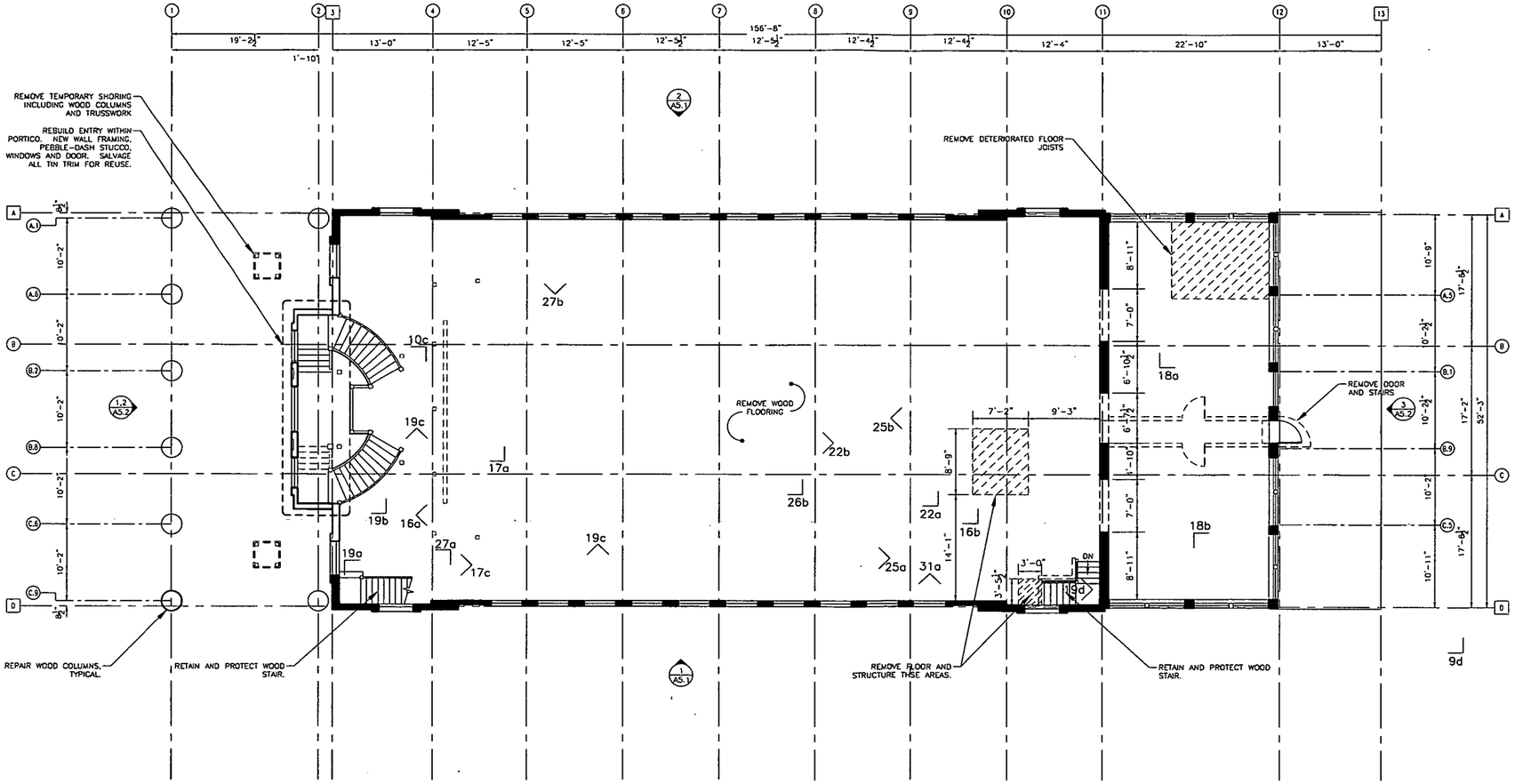
FIRST FLOOR DEMOLITION PLAN

DRAWN: ASK	APPR.: APPR.
05-15-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITTAL
09-20-07	HAWP SUBMITTAL

PROJECT NO.
04-579-002

SHEET NO.
A2.1



1/A2.2 SECOND FLOOR DEMOLITON PLAN & PHOTO KEYPLAN
SCALE : 1/8" = 1'-0"

9b THIS CAMERA-ANGLE SYMBOL REFERENCES 4"x6" PHOTOGRAPHS ENCLOSED IN THE APPLICATION.

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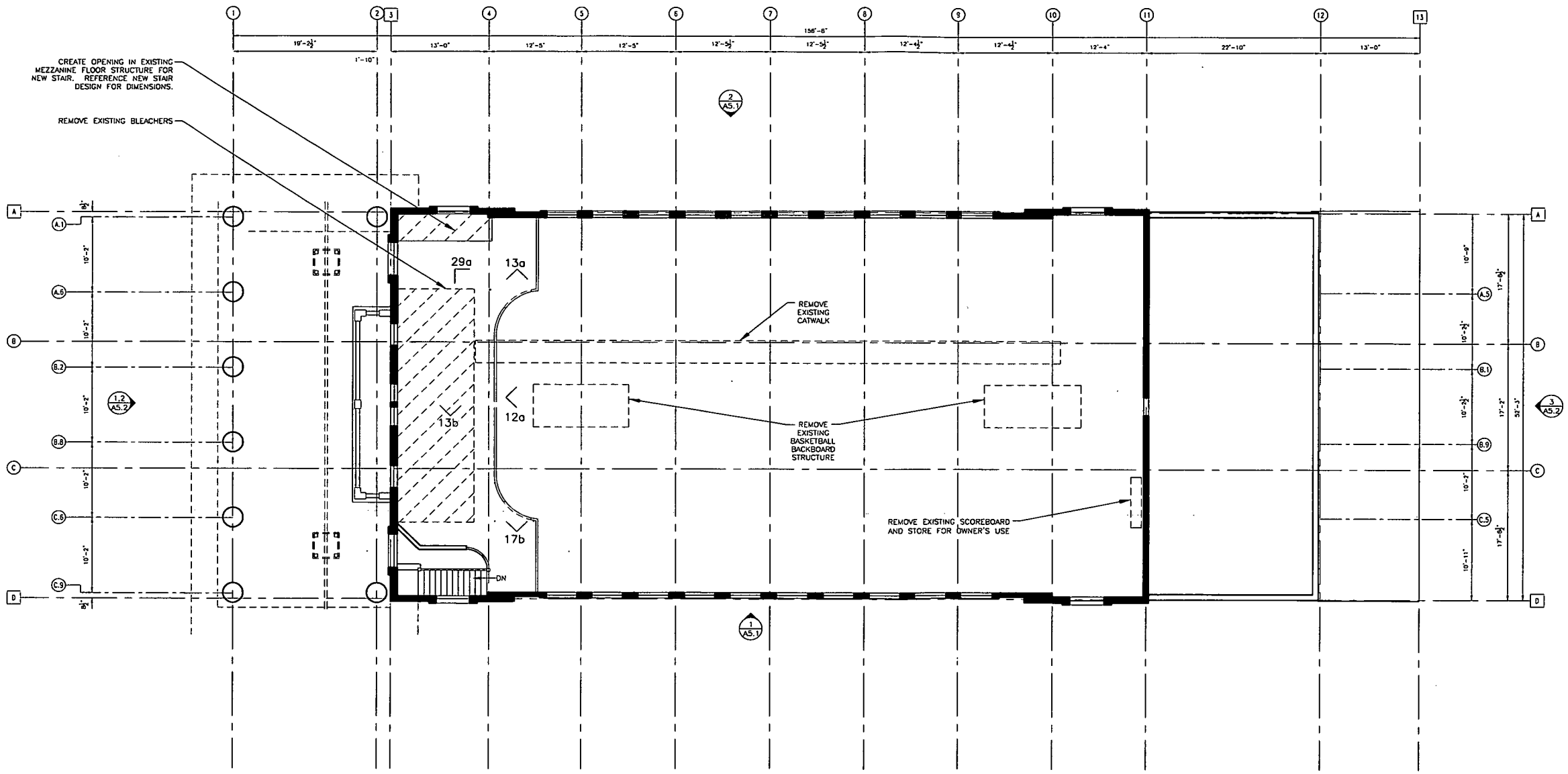
SECOND FLOOR DEMOLITION PLAN

DRAWN: ASK	APPR.: APPR
05-15-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITTAL
09-20-07	HAWP SUBMITTAL

PROJECT NO.
04-579-002

SHEET NO.
A2.2



1/A2.3 THIRD FLOOR DEMOLITON PLAN & PHOTO KEYPLAN
SCALE : 1/8" = 1'-0"

9b THIS CAMERA-ANGLE SYMBOL REFERENCES 4"x6" PHOTOGRAPHS ENCLOSED IN THE APPLICATION.

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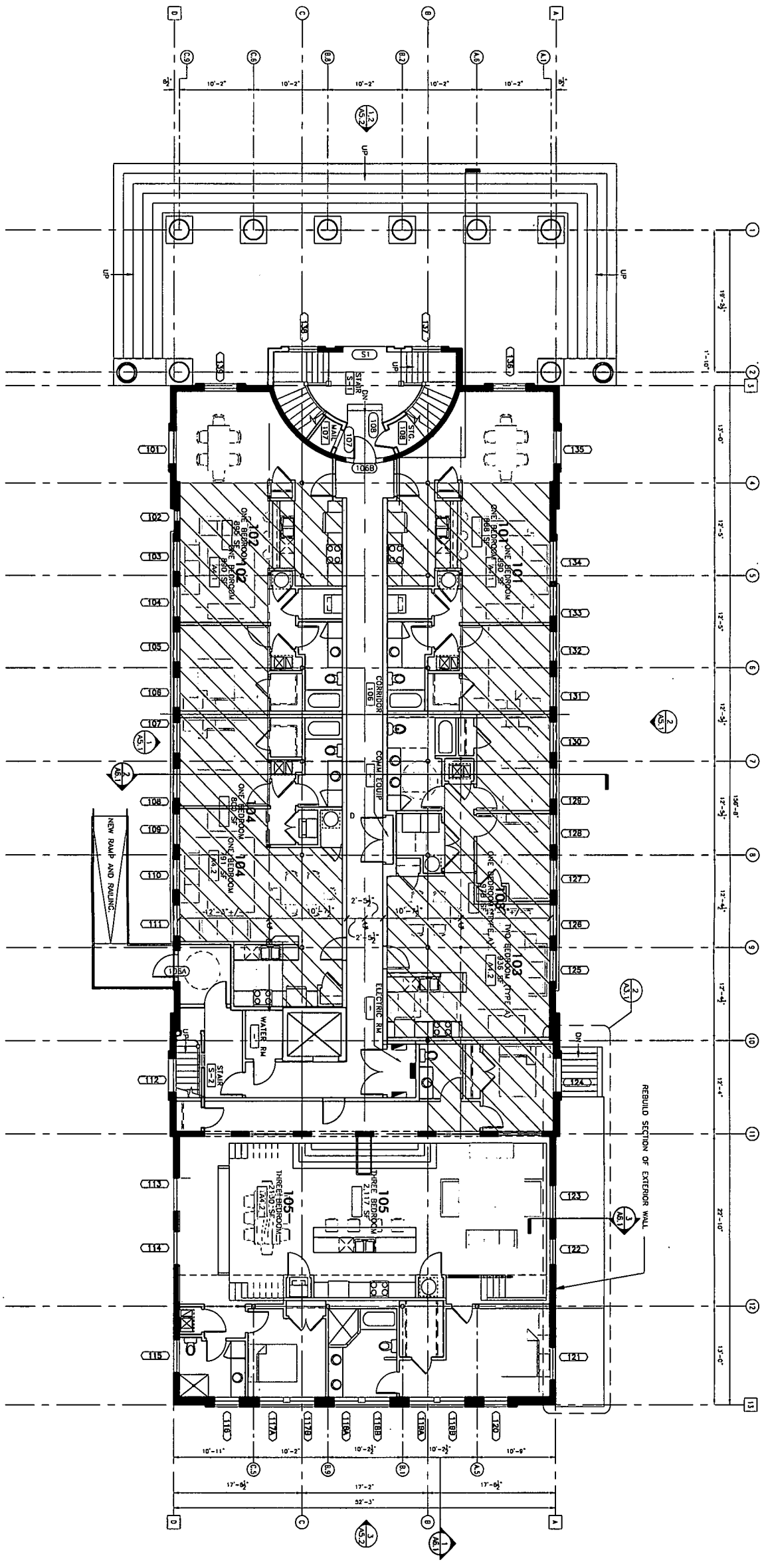
MEZZANINE FLOOR DEMOLITION PLAN

DRAWN: ASK	APPR.: APPR
05-15-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITTAL
09-20-07	HAWP SUBMITTAL

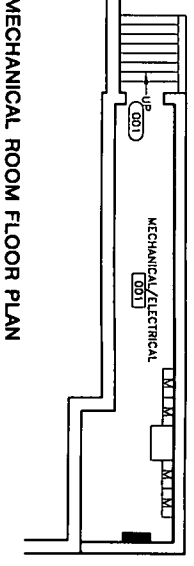
PROJECT NO.
04-579-002

SHEET NO.
A2.3



1 A3.1 **FIRST FLOOR PLAN**
SCALE : 1/8" = 1'-0"

CROSS HATCH AREA INDICATES TIN CEILING TO REMAIN. DAMAGED AREAS TO BE REPAIRED USING TILES SALVAGED FROM OTHER LOCATIONS.



2 A3.1 **MECHANICAL ROOM FLOOR PLAN**
SCALE : 1/8" = 1'-0"

REFERENCE NORTH

A3.1 SHEET NO.	PROJECT NO. 04-579-002	**FIRST FLOOR PLAN** DRAWN: ASK APPR.: APPR 05-15-07 SCHEMATIC DOCUMENTS 08-09-07 PART 2 SUBMITTAL 09-20-07 HAWP SUBMITTAL	GYMNASIUM BUILDING #118 NATIONAL PARK SEMINARY 2747 LINDEN LANE SILVER SPRING, MARYLAND

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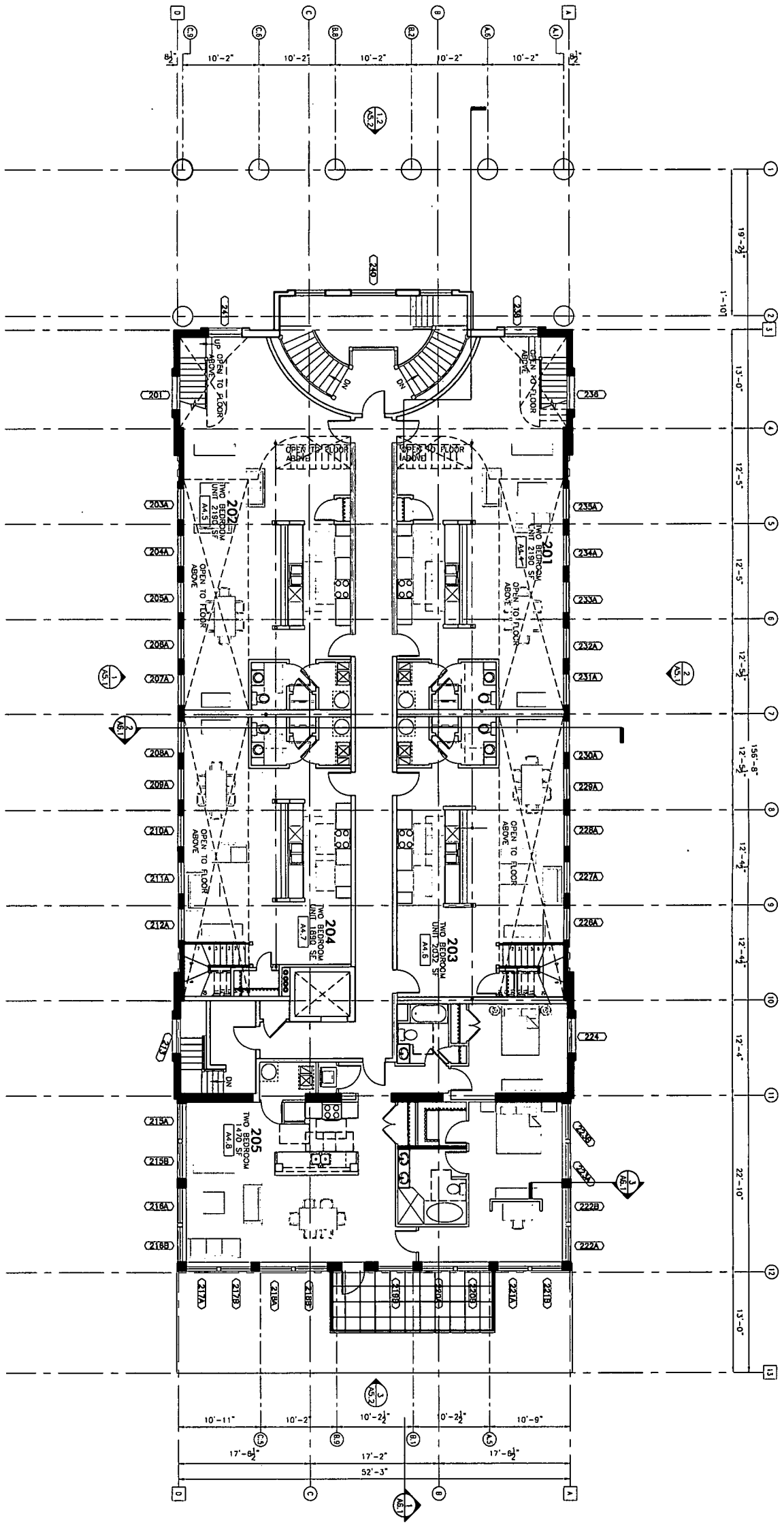

1/A3.2 SCALE : 1/8" = 1'-0"

SECOND FLOOR PLAN

REFERENCE NORTH

SHEET NO. A3.2	PROJECT NO. 04-579-002	SECOND FLOOR PLAN	
		DRAWN: ASK | APPR.: APPR	
		05-15-07 | SCHEMATIC DOCUMENTS	
		08-09-07 | PART 2 SUBMITTAL	
		09-20-07 | HAWP SUBMITTAL	

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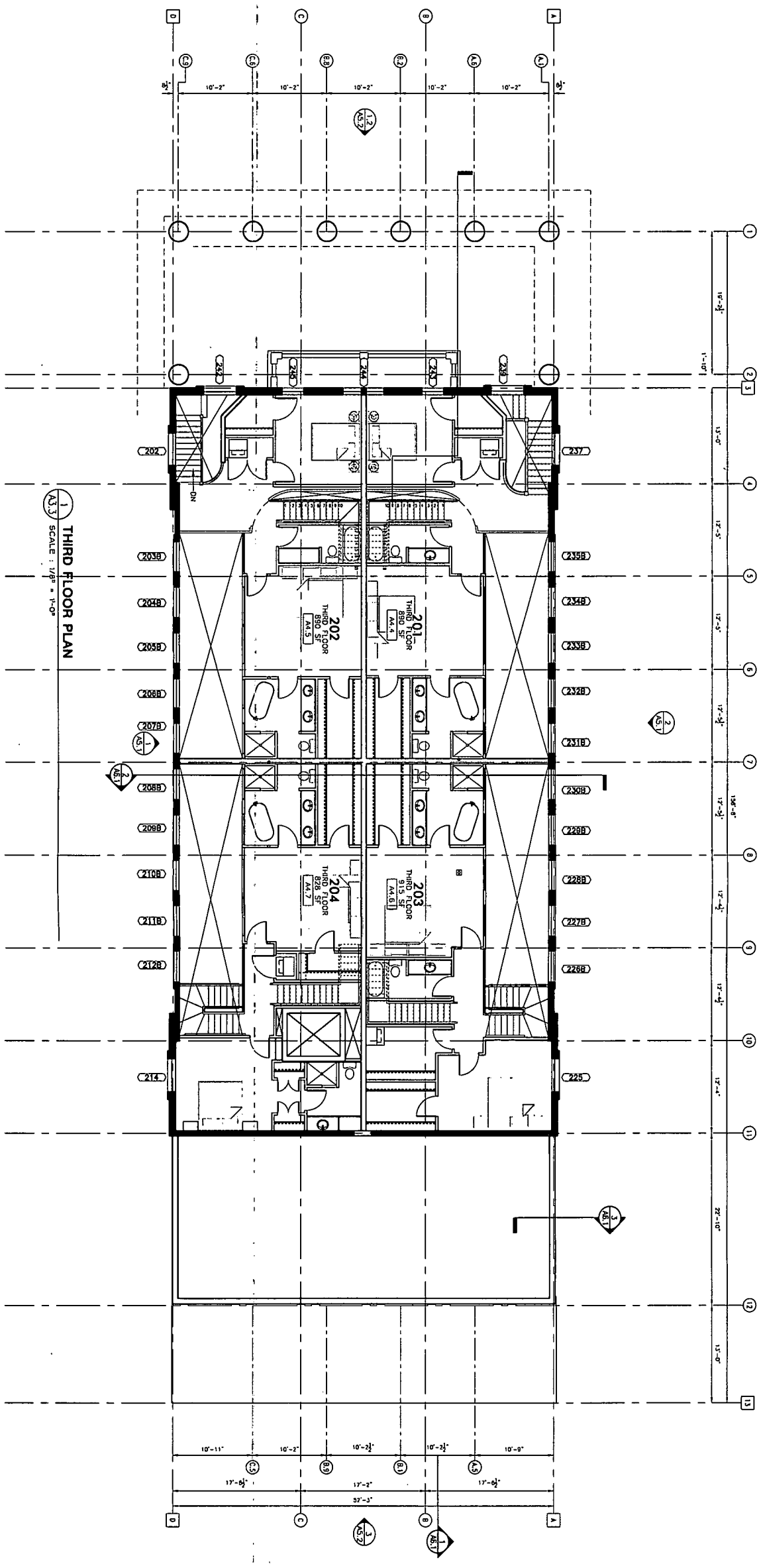

REFERENCE NORTH

SHEET NO. A3.3	PROJECT NO. 04-579-002	MEZZANINE FLOOR PLAN	GYMNASIUM BUILDING #118 NATIONAL PARK SEMINARY 2747 LINDEN LANE SILVER SPRING, MARYLAND		Architecture, Planning & Construction **ALEXANDER COMPANY** 145 E. BADGER ROAD, SUITE 200 MADISON, WISCONSIN 53713 TELEPHONE 608-258-5591 FAX 608-258-5599

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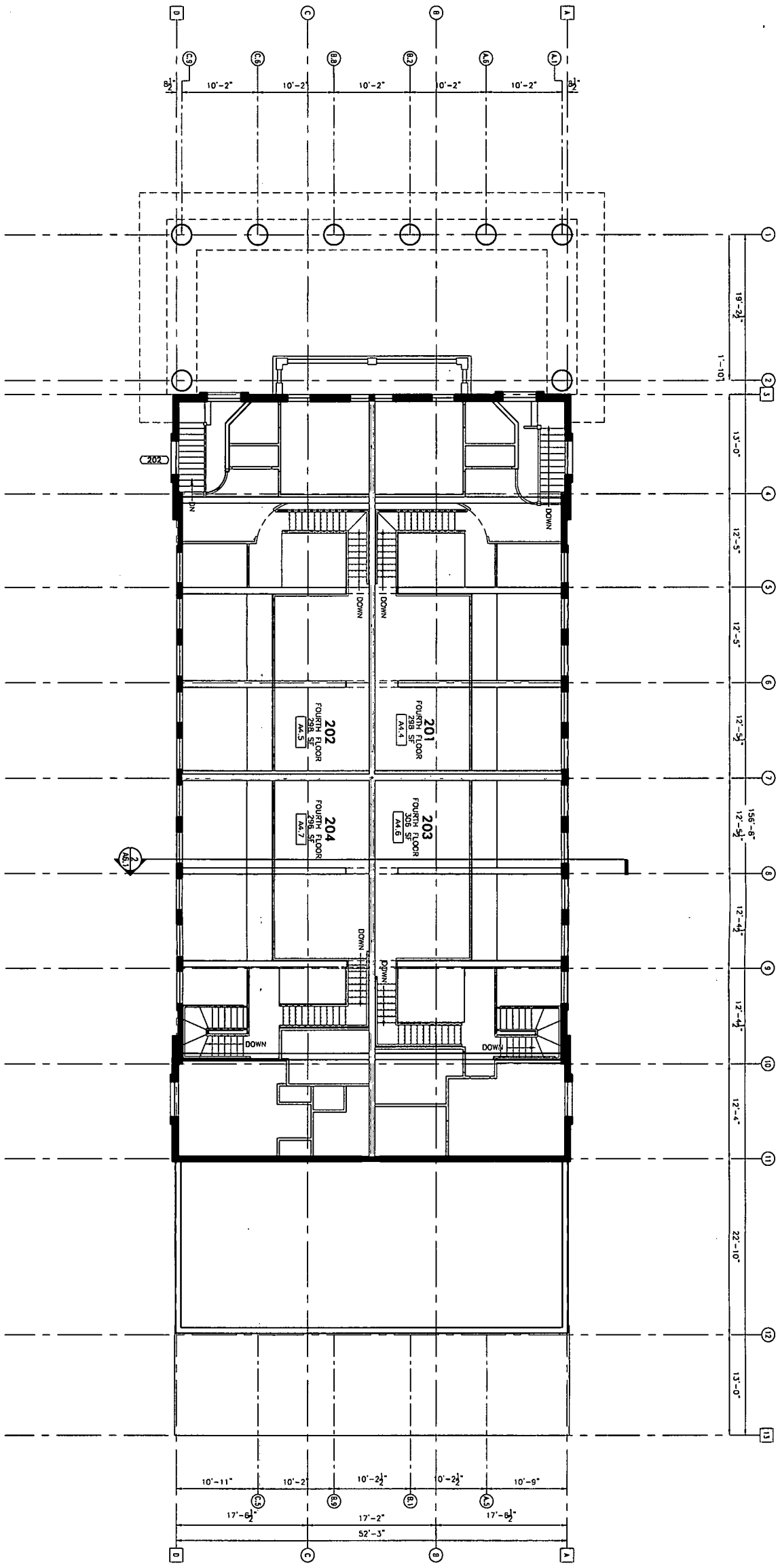
05-15-07	SCHEMATIC DOCUMENTS		
08-09-07	PART 2 SUBMITTAL		
09-20-07	HAWP SUBMITTAL		



1 A3.4 FOURTH FLOOR PLAN
SCALE : 1/8" = 1'-0"

REFERENCE NORTH

SHEET NO. **A3.4**

PROJECT NO. 04-579-002

LOFT FLOOR PLAN

DRAWN: ASK | APPR.: APPR

05-15-07	SCHEMATIC DOCUMENTS		
08-09-07	PART 2 SUBMITTAL		
09-20-07	HAWP SUBMITTAL		

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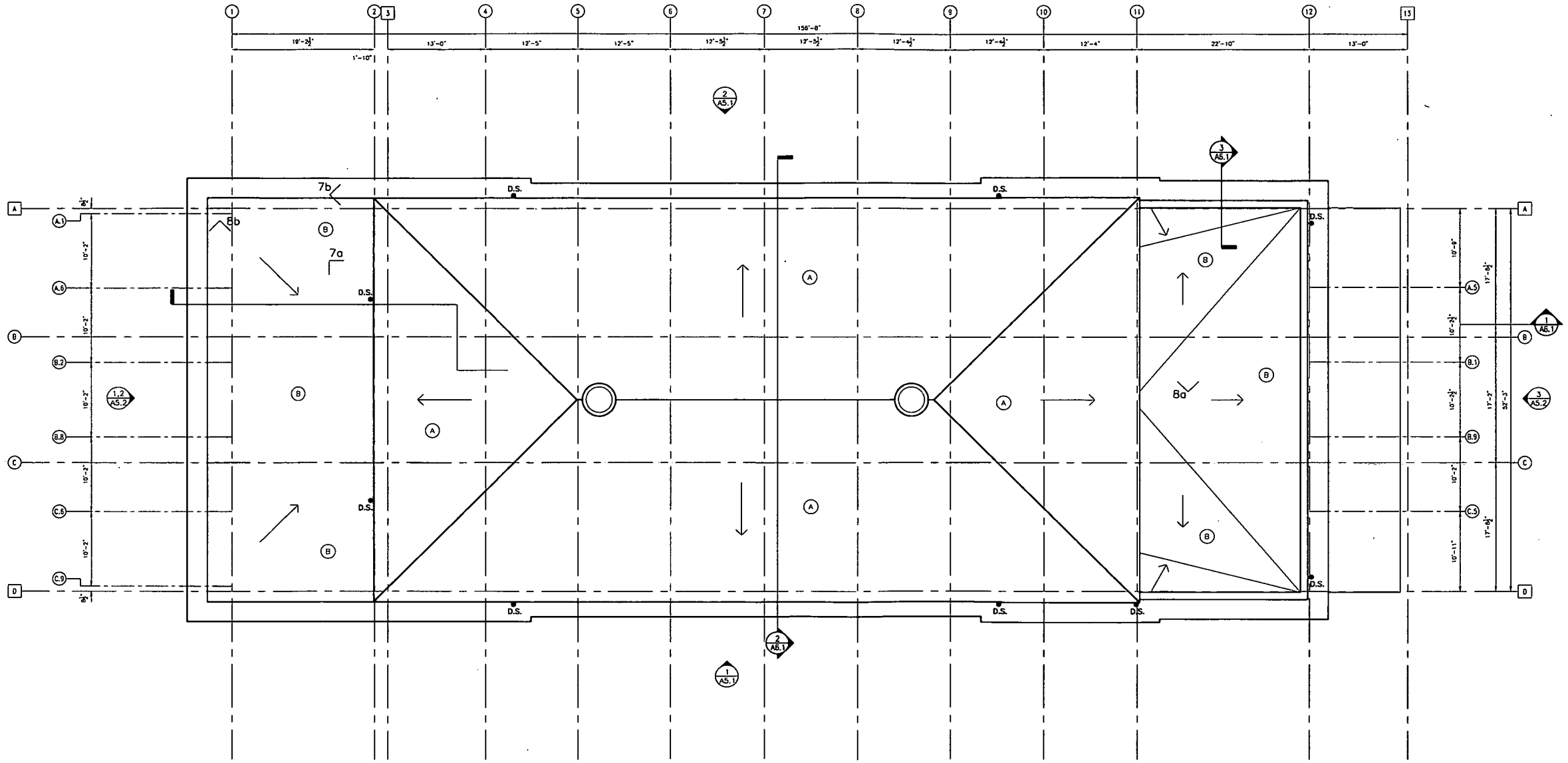

1/A3.5 **ROOF PLAN**
SCALE : 1/8" = 1'-0"

ROOFING MATERIAL NOTES:

(A) REMOVE EXISTING SLATE.
INSTALL NEW SIMULATED SLATE SHINGLES.
INSTALL NEW FLASHING AND RIDGE VENT.

(B) REMOVE EXISTING RUBBER ROOF.
INSTALL ADHERED EPDM ROOFING WITH NEW FLASHING.

9b THIS CAMERA-ANGLE SYMBOL REFERENCES 4"x6"PHOTOGRAPHS ENCLOSED IN THE APPLICATION.

REFERENCE NORTH

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ROOF PLAN

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08-09-07	PART 2 SUBMITTAL
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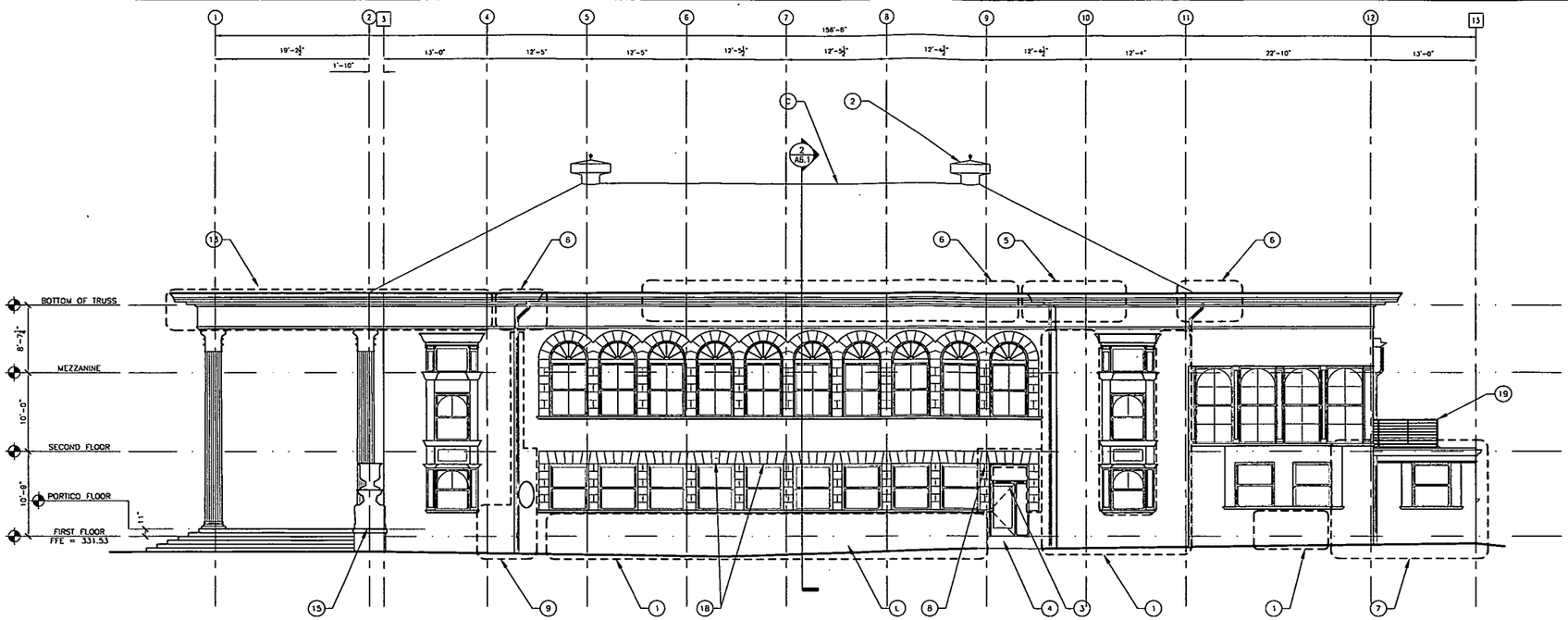
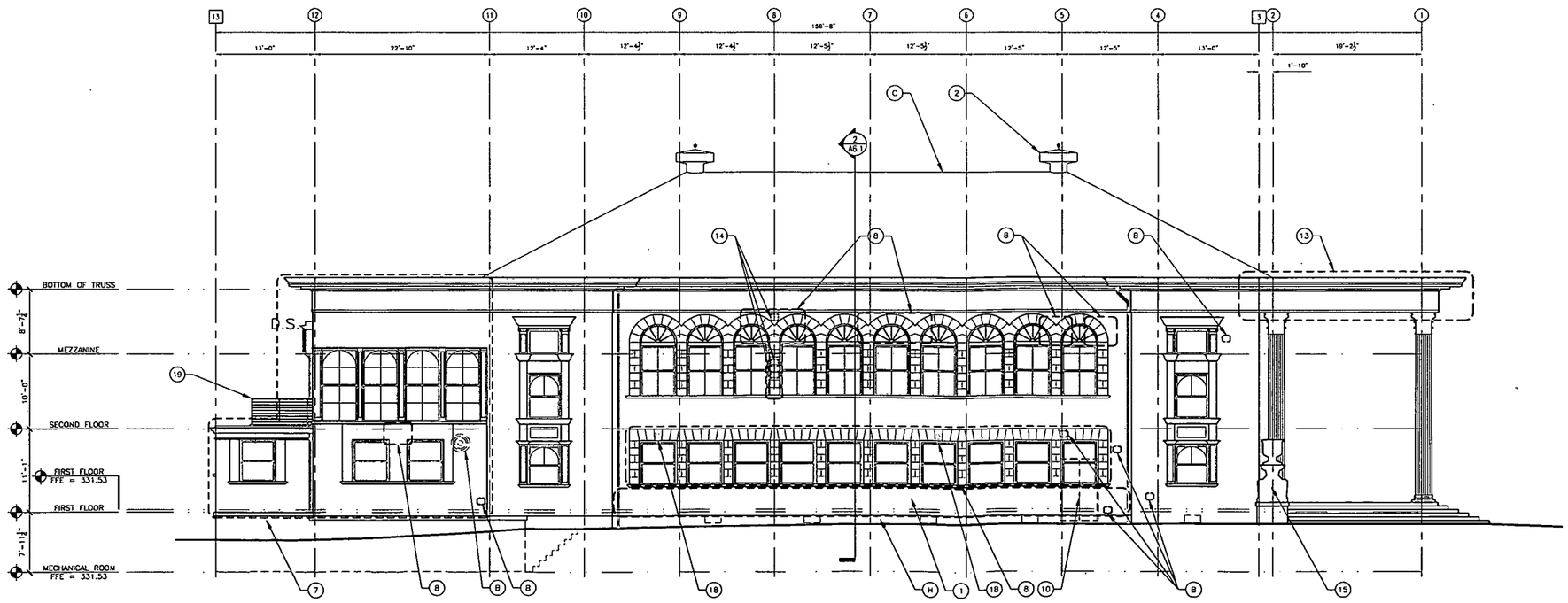
PROJECT NO.
04-579-002

SHEET NO.
A3.5



1 A5.1 **SOUTH ELEVATION**
SCALE : 1/8" = 1'-0"



2 A5.1 **NORTH ELEVATION**
SCALE : 1/8" = 1'-0"

GENERAL REMEDIAL WORK NOTES - THESE NOTES PERTAIN TO THE ENTIRE BUIDING:

- (A) REMOVE ALL PLANT GROWTH AT EXTERIOR WALLS. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)
- (B) REMOVE ALL EXISTING ELECTRICAL CONDUIT, FIXTURES, MECHANICAL PIPING, LOUVERS, VENTS, ETC. PROVIDE NEW REPAIR STUCCO SYSTEM, MIN. 2 COATS, AND ACCESSORIES, AT A DEPTH TO MATCH ADJACENT SURFACES. PROVIDE FINISH TO MATCH EXISTING ADJACENT SYSTEM. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)
- (C) REMOVE SLATE SHINGLES. INSTALL INSULATION SUBSTRATE. INSTALL IN KIND REPLACEMENT OF SLATE ROOF.
- (D) REMOVE METAL SECURITY GRATES AT WINDOWS.
- (E) REMOVE ALL GUTTERS AND DOWNSPOUTS
- (F) REMOVE ALL LOOSE OR PEELING PAINT DOWN TO SOUND SUBSTRATE. PROVIDE NEW ELASTOMERIC COATING.
- (G) REMOVE STUCCO 6" MIN. FROM INTERSECTION AT ROOF AND PROVIDE PAINTED ALUM. STEP FLASHING. VERTICAL LEG OF FLASHING TO EXTEND UP BEHIND STUCCO. SEAL JOINT BETWEEN EXPOSED EDGE OF STUCCO AND FLASHING. WHERE OVERHANG INTERSECTS AN ADJACENT ROOF, EXTEND FLASHING PAST ROOF EDGE 4" MIN TYPICAL. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)
- (H) REPAIR/REPOINT BRICK AND STONE MASONRY PER SPECIFICATION.
- (J) PROVIDE PAINTED ALUM. FLASHING AT ROOF RAKE AND SIMILAR CONDITIONS. (TYPICAL AT ENTIRE PERIMETER OF BUILDING).
- (K) PROVIDE METAL VALLEY FLASHING. (TYPICAL AT ALL ROOF VALLEYS).
- (L) REPLACE WOOD SILL ATOP FOUNDATION. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)
- (M) REPAIR/REPLACE STAMPED TIN AT ENTABLATURE, WINDOW TRIM, AND/OR BALUSTRADE.
- (N) REPAIR/REPLACE EXISTING WOOD WINDOWS. REFERENCE WINDOW SCHEDULE IN SPECIFICATION PACKET FOR INFORMATION.
- (P) -

SPECIFIC REMEDIAL WORK NOTES:

1. REMOVE STUCCO BACK TO SOUND MATERIAL TO ELIMINATE BLISTERS, BUCKLES, CRAZING CHECK CRACKING, AND SIMILAR DEFECTS. PROPERLY PREPARE OR REPLACE EXISTING EXPOSED WIRE FABRIC. PROVIDE NEW WIRE FABRIC TO OVERLAP EXISTING TO REMAIN 2" MIN. PROVIDE NEW REPAIR STUCCO SYSTEM, MIN. 2 COATS, AND ACCESSORIES, AT A DEPTH TO MATCH ADJACENT SURFACES. PROVIDE FINISH TO MATCH EXISTING SYSTEM.
2. REMOVE TIN VENTS. FILL OPENING IN ROOF AS NEW VENTS SHALL BE FOR ORNAMENT ONLY. FABRICATE NEW VENTS TO MATCH EXISTING.
3. REMOVE EXISITNG DOOR AND OVERHANG. PROVIDE NEW DOOR, SIDELIGHT AND TRANSOM.
4. REMOVE CONCRETE STAIRS AND STOOP.
5. REPAIR STAMPED-TIN ENTABLATURE WHICH HAS PULLED AWAY FROM ITS SUBSTRUCTURE IN THIS AREA.
6. REPLACE FRAMING FOR STAMPED-TIN ENTABLATURE.
7. REBUILD WALL FRAMING, WINDOWS, WINDOW TRIM, STUCCO, CORNICE, AND OTHER FACADE TRIMMING THIS AREA OF FACADE.
8. REPLACE/PROVIDE NEW WALL FRAMING AND SMOOTH STUCCO THIS AREA.
9. REPLACE/PROVIDE NEW WALL FRAMING AND PEBBLE-DASH STUCCO AS NECESSARY.
10. REMOVE DOORS THIS AREA. REPLACE WITH WINDOW TO MATCH ADJACENT. INFILL LOWER PORTION OF OPENING WITH MATERIALS TO MATCH ADJACENT.
11. REPAIR WOOD COLUMNS.
12. REBUILD ENTRY WITHIN PORTICO. NEW WALL FRAMING, PEBBLE-DASH STUCCO, WINDOWS AND DOOR. SALVAGE ALL TIN TRIM FOR REUSE.
13. REPAIR PORTICO ROOF STRUCTURE.
14. REMOVE STEEL PLATES AND ASSOCIATED HARDWARE. REPAIR/REPLACE FRAMING. PROVIDE STUCCO TO MATCH ADJACENT FINISH.
15. RETAIN AND PROTECT URN/PLANTER.
16. REPLACE BEADBOARD CEILING.
17. REPLACE EXISTING DOOR AND TRANSOM INFILL WITH NEW WOOD DOOR WITH FULL LITE AND TRANSOM TO MATCH ADJACENT WINDOWS. REFERENCE WINDOW SCHEDULE IN SPECIFICATIONS FOR MORE INFORMATION.
18. LOCATIONS FOR NEW VENTS.
19. NEW STAINLESS STEEL CABLE RAILING. PAINT STEEL TO MATCH STUCCO PAINT COLOR.

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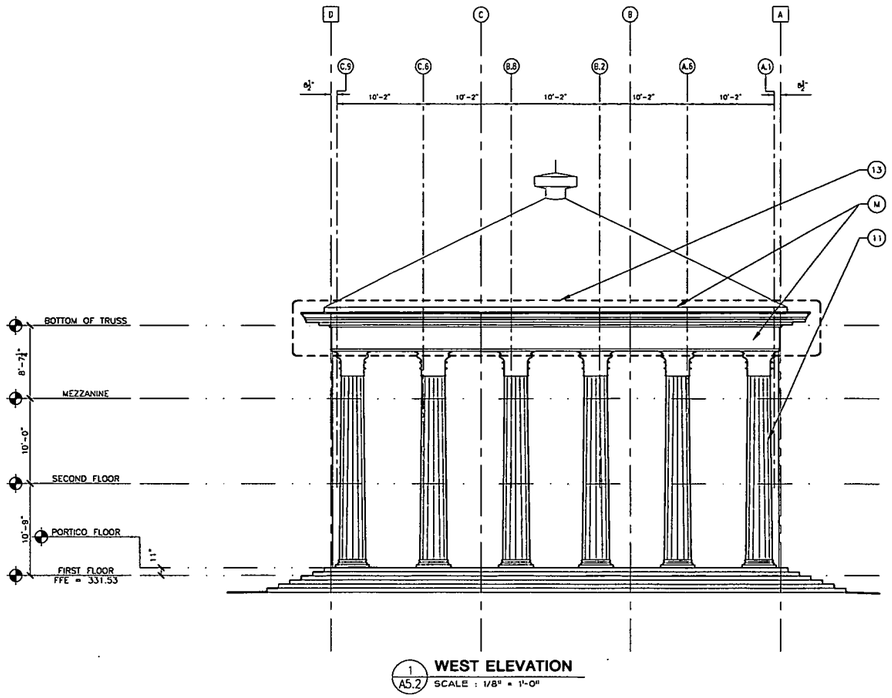
2747 LINDEN LANE
SILVER SPRING, MARYLAND

BUILDING ELEVATIONS

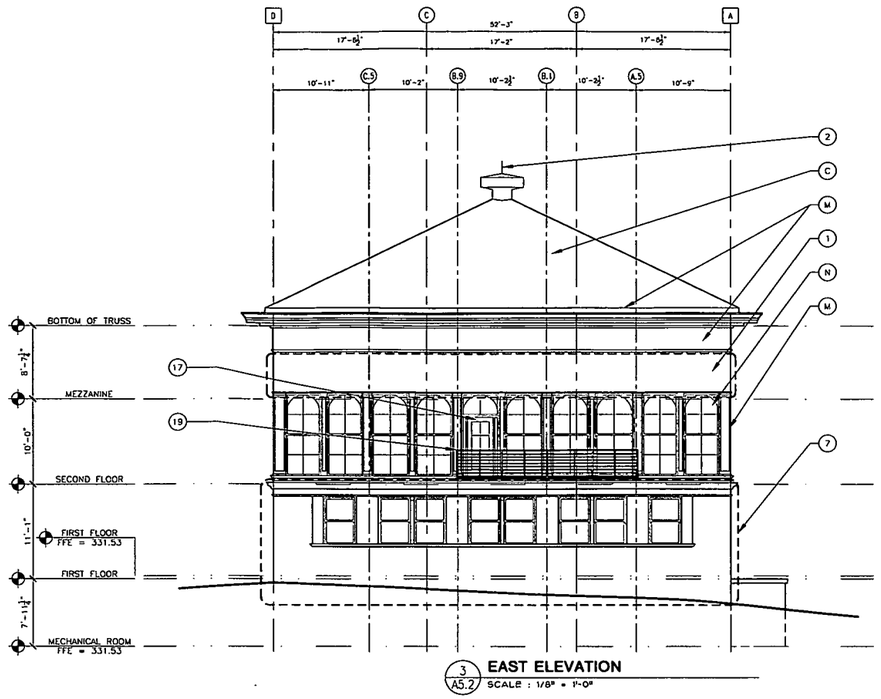
DRAWN: ASK	APPR.:
05-15-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITTAL
09-26-07	HAWP SUBMITTAL

PROJECT NO.
04-579-002

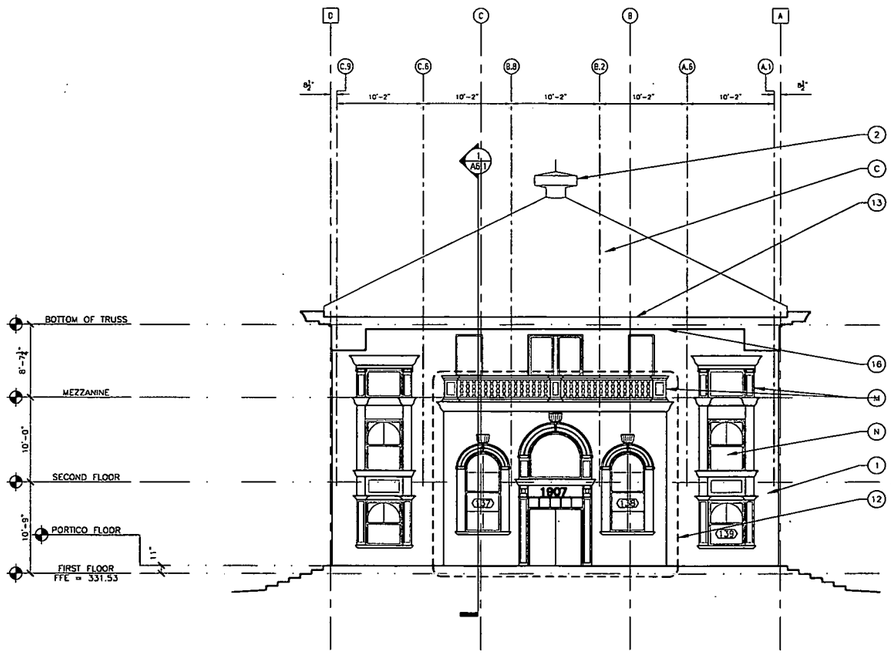
SHEET NO.
A5.1



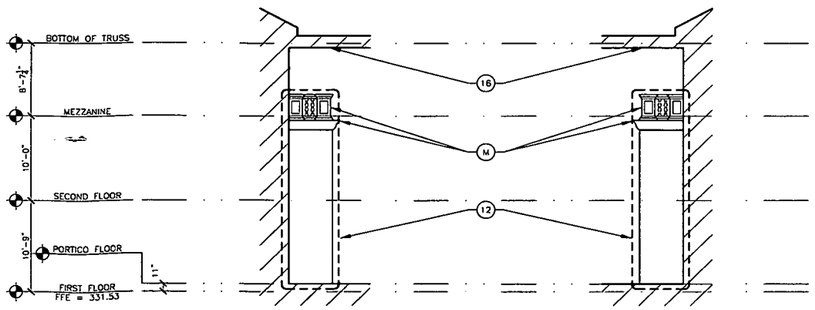
1 / A5.2 **WEST ELEVATION**
SCALE : 1/8" = 1'-0"



3 / A5.2 **EAST ELEVATION**
SCALE : 1/8" = 1'-0"



2 / A5.2 **PORTICO ELEVATION - WEST**
SCALE : 1/8" = 1'-0"



4 / A5.2 **PORTICO ELEVATIONS - N & S**
SCALE : 1/8" = 1'-0"

GENERAL REMEDIAL WORK NOTES – THESE NOTES PERTAIN TO THE ENTIRE BUIDING:

- (A) REMOVE ALL PLANT GROWTH AT EXTERIOR WALLS. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)
- (B) REMOVE ALL EXISTING ELECTRICAL CONDUIT, FIXTURES, MECHANICAL PIPING, LOUVERS, VENTS, ETC. PROVIDE NEW REPAIR STUCCO SYSTEM, MIN. 2 COATS, AND ACCESSORIES, AT A DEPTH TO MATCH ADJACENT SURFACES. PROVIDE FINISH TO MATCH EXISTING ADJACENT SYSTEM. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)
- (C) REMOVE SLATE SHINGLES. INSTALL INSULATION SUBSTRATE. INSTALL IN KIND REPLACEMENT OF SLATE ROOF.
- (D) REMOVE METAL SECURITY GRATES AT WINDOWS.
- (E) REMOVE ALL GUTTERS AND DOWNSPOUTS
- (F) REMOVE ALL LOOSE OR PEELING PAINT DOWN TO SOUND SUBSTRATE. PROVIDE NEW ELASTOMERIC COATING.
- (G) REMOVE STUCCO 6" MIN. FROM INTERSECTION AT ROOF AND PROVIDE PAINTED ALUM. STEP FLASHING. VERTICAL LEG OF FLASHING TO EXTEND UP BEHIND STUCCO. SEAL JOINT BETWEEN EXPOSED EDGE OF STUCCO AND FLASHING. WHERE OVERHANG INTERSECTS AN ADJACENT ROOF, EXTEND FLASHING PAST ROOF EDGE 4" MIN TYPICAL. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)
- (H) REPAIR/REPOINT BRICK AND STONE MASONRY PER SPECIFCATION.
- (J) PROVIDE PAINTED ALUM. FLASHING AT ROOF RAKE AND SIMILAR CONDITIONS. (TYPICAL AT ENTIRE PERIMETER OF BUILDING).
- (K) PROVIDE METAL VALLEY FLASHING. (TYPICAL AT ALL ROOF VALLEYS).
- (L) REPLACE WOOD SILL ATOP FOUNDATION. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)
- (M) REPAIR/REPLACE STAMPED TIN AT ENTABLATURE, WINDOW TRIM, AND/OR BALUSTRADE.
- (N) REPAIR/REPLACE EXISTING WOOD WINDOWS. REFERENCE WINDOW SCHEDULE IN SPECIFICATION PACKET FOR INFORMATION.
- (P) –

SPECIFIC REMEDIAL WORK NOTES:

1. REMOVE STUCCO BACK TO SOUND MATERIAL TO ELIMINATE BLISTERS, BUCKLES, CRAZING CHECK CRACKING, AND SIMILAR DEFECTS. PROPERLY PREPARE OR REPLACE EXISTING EXPOSED WIRE FABRIC. PROVIDE NEW WIRE FABRIC TO OVERLAP EXISTING TO REMAIN 2" MIN. PROVIDE NEW REPAIR STUCCO SYSTEM, MIN. 2 COATS, AND ACCESSORIES, AT A DEPTH TO MATCH ADJACENT SURFACES. PROVIDE FINISH TO MATCH EXISTING SYSTEM.
2. REMOVE TIN VENTS. FILL OPENING IN ROOF AS NEW VENTS SHALL BE FOR ORNAMENT ONLY. FABRICATE NEW VENTS TO MATCH EXISTING.
3. REMOVE EXISITNG DOOR AND OVERHANG. PROVIDE NEW DOOR, SIDELIGHT AND TRANSOM.
4. REMOVE CONCRETE STAIRS AND STOOP.
5. REPAIR STAMPED-TIN ENTABLATURE WHICH HAS PULLED AWAY FROM ITS SUBSTRUCTURE IN THIS AREA.
6. REPLACE FRAMING FOR STAMPED-TIN ENTABLATURE.
7. REBUILD WALL FRAMING, WINDOWS, WINDOW TRIM, STUCCO, CORNICE, AND OTHER FACADE TRIMMING THIS AREA OF FACADE.
8. REPLACE/PROVIDE NEW WALL FRAMING AND SMOOTH STUCCO THIS AREA.
9. REPLACE/PROVIDE NEW WALL FRAMING AND PEBBLE-DASH STUCCO AS NECESSARY.
10. REMOVE DOORS THIS AREA. REPLACE WITH WINDOW TO MATCH ADJACENT. INFILL LOWER PORTION OF OPENING WITH MATERIALS TO MATCH ADJACENT.
11. REPAIR WOOD COLUMNS.
12. REBUILD ENTRY WITHIN PORTICO. NEW WALL FRAMING, PEBBLE-DASH STUCCO, WINDOWS AND DOOR. SALVAGE ALL TIN TRIM FOR REUSE.
13. REPAIR PORTICO ROOF STRUCTURE.
14. REMOVE STEEL PLATES AND ASSOCIATED HARDWARE. REPAIR/REPLACE FRAMING. PROVIDE STUCCO TO MATCH ADJACENT FINISH.
15. RETAIN AND PROTECT URN/PLANTER.
16. REPLACE BEADBOARD CEILING.
17. REPLACE EXISTING DOOR AND TRANSOM INFILL WITH NEW WOOD DOOR WITH FULL LITE AND TRANSOM TO MATCH ADJACENT WINDOWS. REFERENCE WINDOW SCHEDULE IN SPECIFICATIONS FOR MORE INFORMATION.
18. LOCATIONS FOR NEW VENTS.
19. NEW STAINLESS STEEL CABLE RAILING. PAINT STEEL TO MATCH STUCCO PAINT COLOR.

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PRELIMINARY
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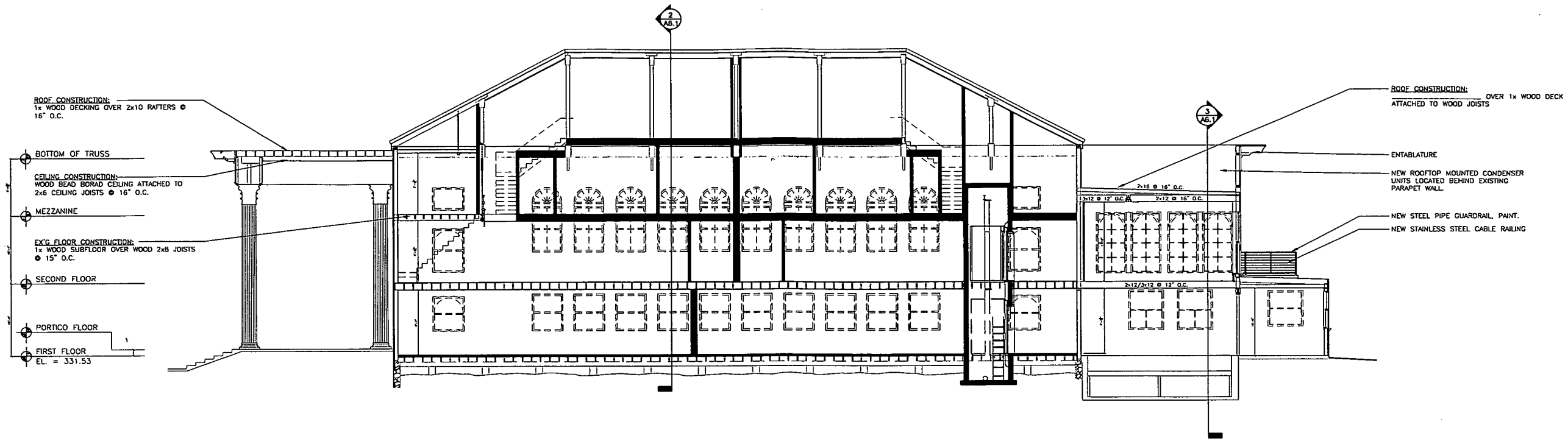
GYMNASIUM
BUILDING #118
NATIONAL PARK SEMINARY
2747 LINDEN LANE
SILVER SPRING, MARYLAND

BUILDING ELEVATIONS

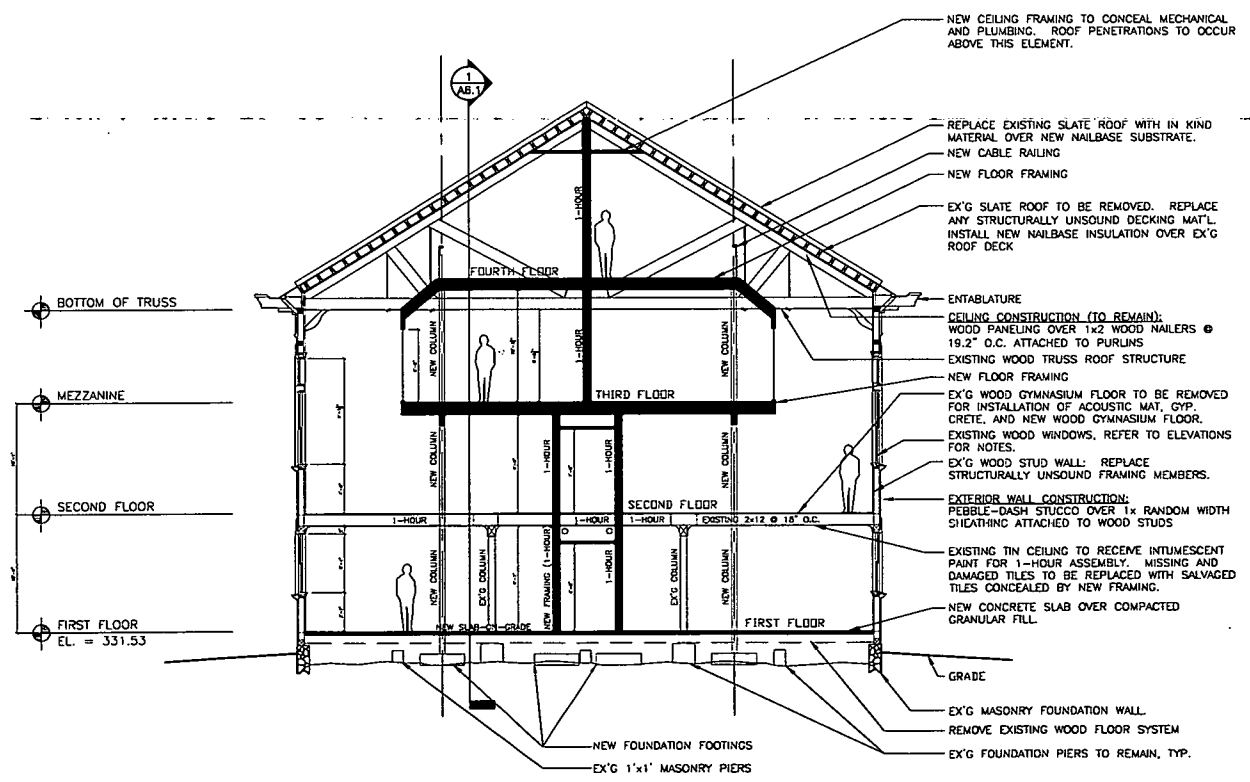
DRAWN: ASK	APPR.:
06-15-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITAL
09-20-07	HAWP SUBMITTAL

PROJECT NO.
04-579-002

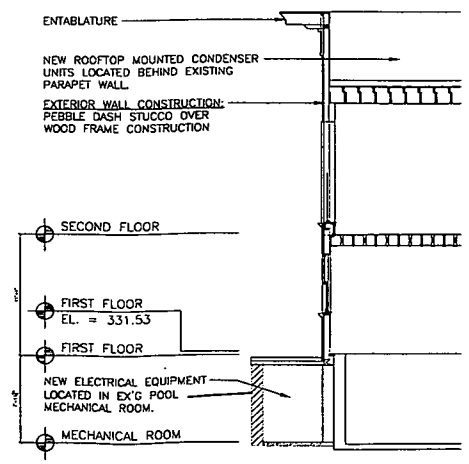
SHEET NO.
A5.2



1 A6.1 **BUILDING SECTION**
SCALE : 1/8" = 1'-0"



2 A6.1 **BUILDING SECTION**
SCALE : 1/8" = 1'-0"



3 A6.1 **BUILDING SECTION**
SCALE : 1/8" = 1'-0"

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BUILDING SECTIONS

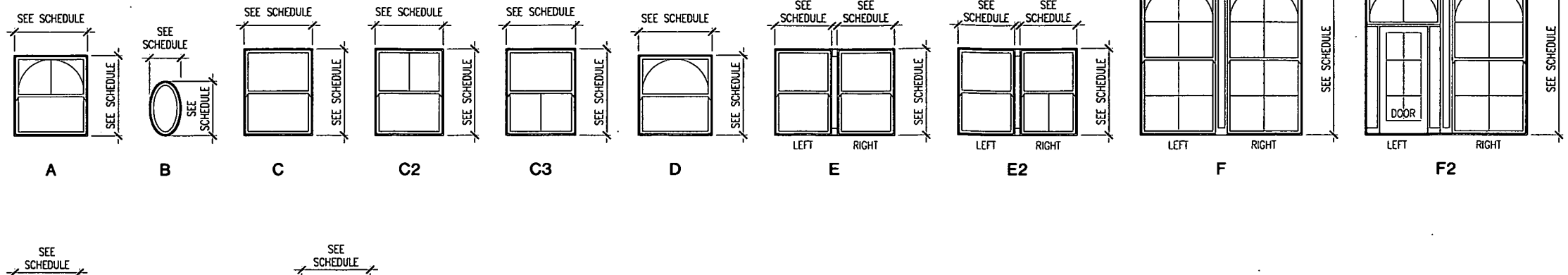
DRAWN: ASK	APPR.:
05-15-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITTAL
09-20-07	HAWP SUBMITTAL

PROJECT NO.
04-579-002

SHEET NO.
A6.1

GENERAL NOTES

1. ELEVATIONS REPRESENT EXTERIOR VIEW OF WINDOWS.



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SILVER SPRING, MARYLAND

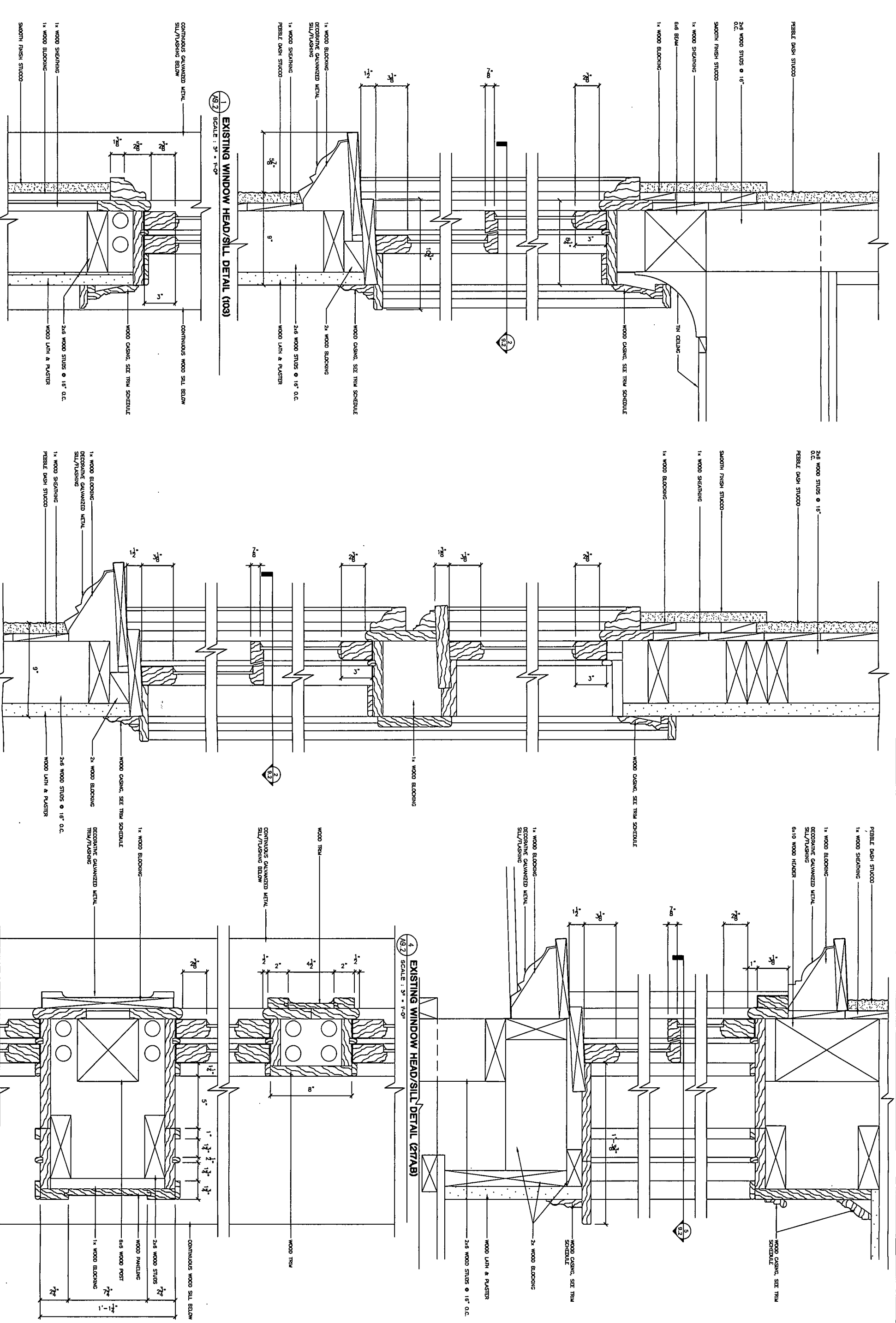
WINDOW ELEVATIONS

DRAWN: DZ | APPR.: JTB

06-15-07	SCHEMATIC DOCUMENTS
08-29-07	PART 2 SUBMITTAL
09-30-07	HAWP SUBMITTAL

PROJECT NO.
04-579-002

SHEET NO.
A9.1



SHEET NO. A9.2	PROJECT NO. 04-579-002	WINDOW DETAILS
		DRAWN: DZ APPR.:
		05-15-07 SCHEMATIC DOCUMENTS
		08-09-07 PART 2 SUBMITTAL
		09-20-07 HAWP SUBMITTAL

GYMNASIUM
BUILDING #118
NATIONAL PARK SEMINARY
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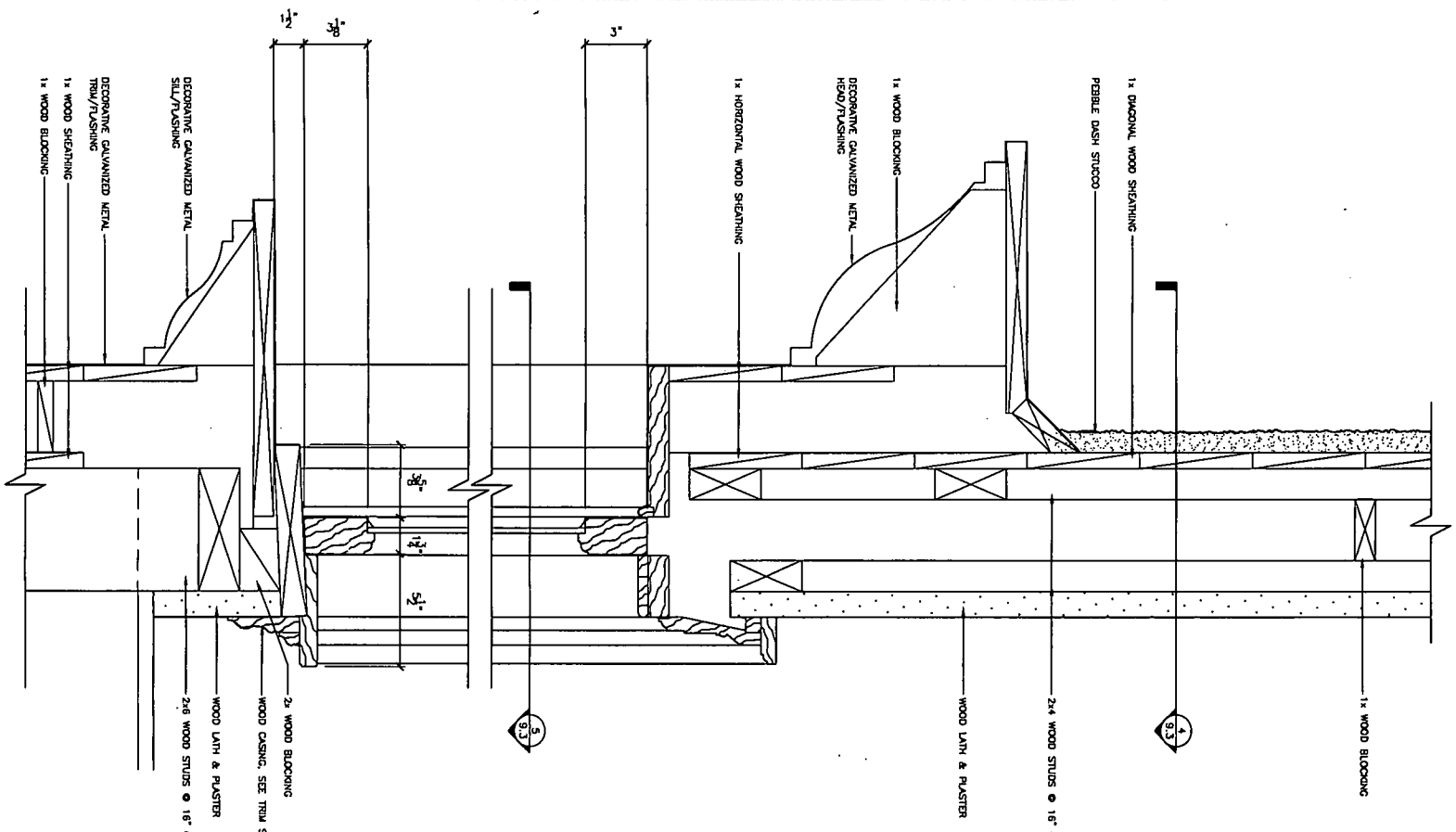
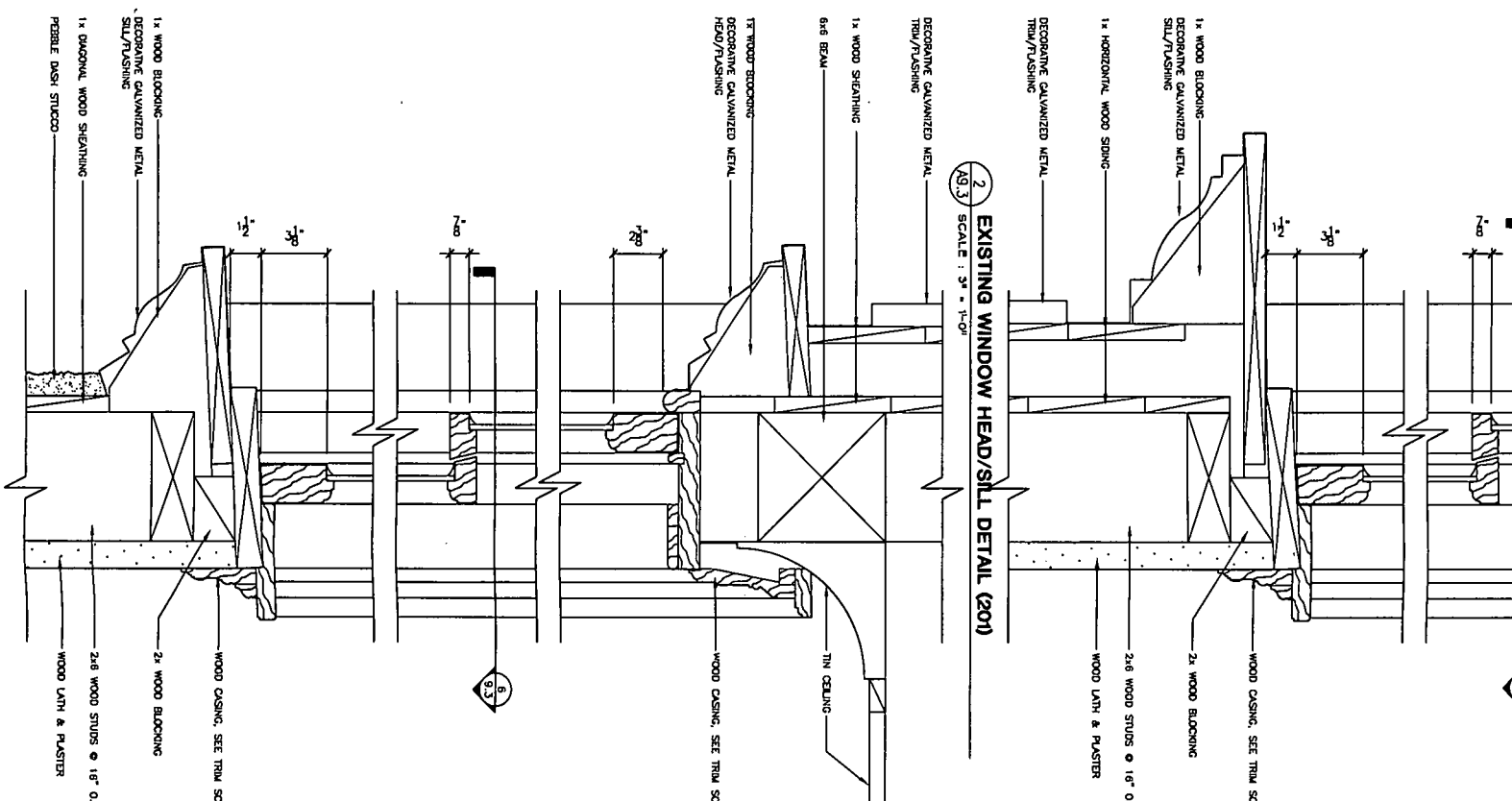


1 A9.3 SCALE : 3" = 1'-0"

EXISTING WINDOW HEAD/SILL DETAIL (202)

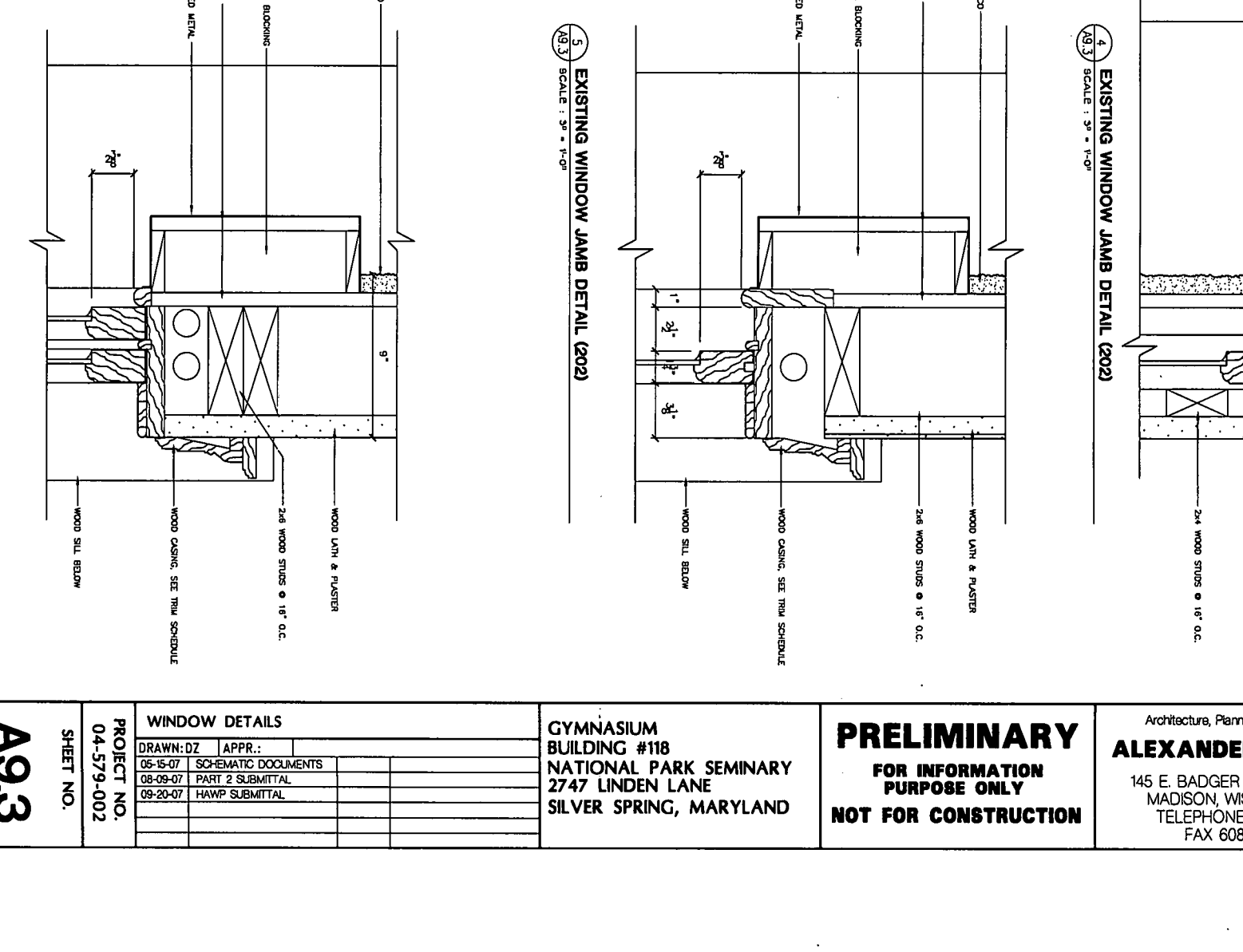


3 A9.3 SCALE : 3" = 1'-0"

EXISTING WINDOW JAMB DETAIL (101)

2 A9.3 SCALE : 3" = 1'-0"

EXISTING WINDOW HEAD/SILL DETAIL (201)



5 A9.3 SCALE : 3" = 1'-0"

EXISTING WINDOW JAMB DETAIL (202)

4 A9.3 SCALE : 3" = 1'-0"

EXISTING WINDOW JAMB DETAIL (202)

6 A9.3 SCALE : 3" = 1'-0"

EXISTING WINDOW JAMB DETAIL (101, 201)

WINDOW DETAILS

DRAWN: DZ	APPR.:		
05-15-07	SCHEMATIC DOCUMENTS		
08-09-07	PART 2 SUBMITTAL		
09-20-07	HAWP SUBMITTAL		

PROJECT NO. 04-579-002

SHEET NO. A9.3

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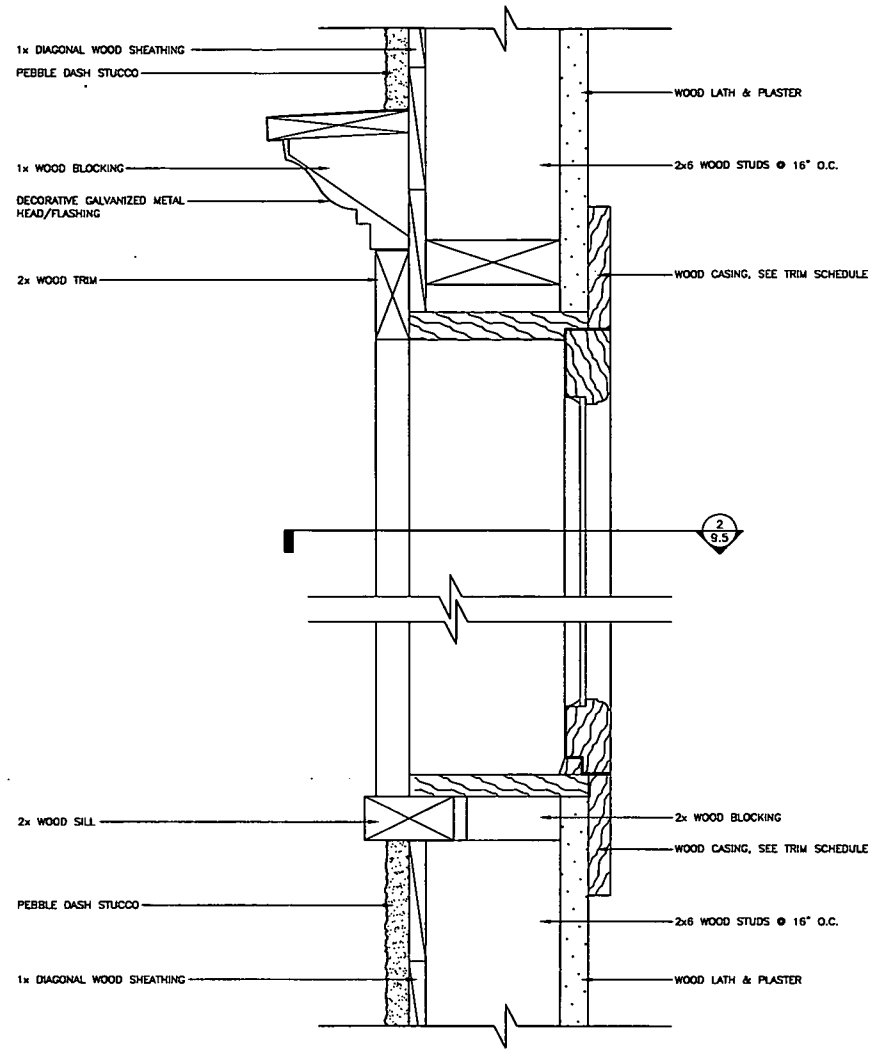
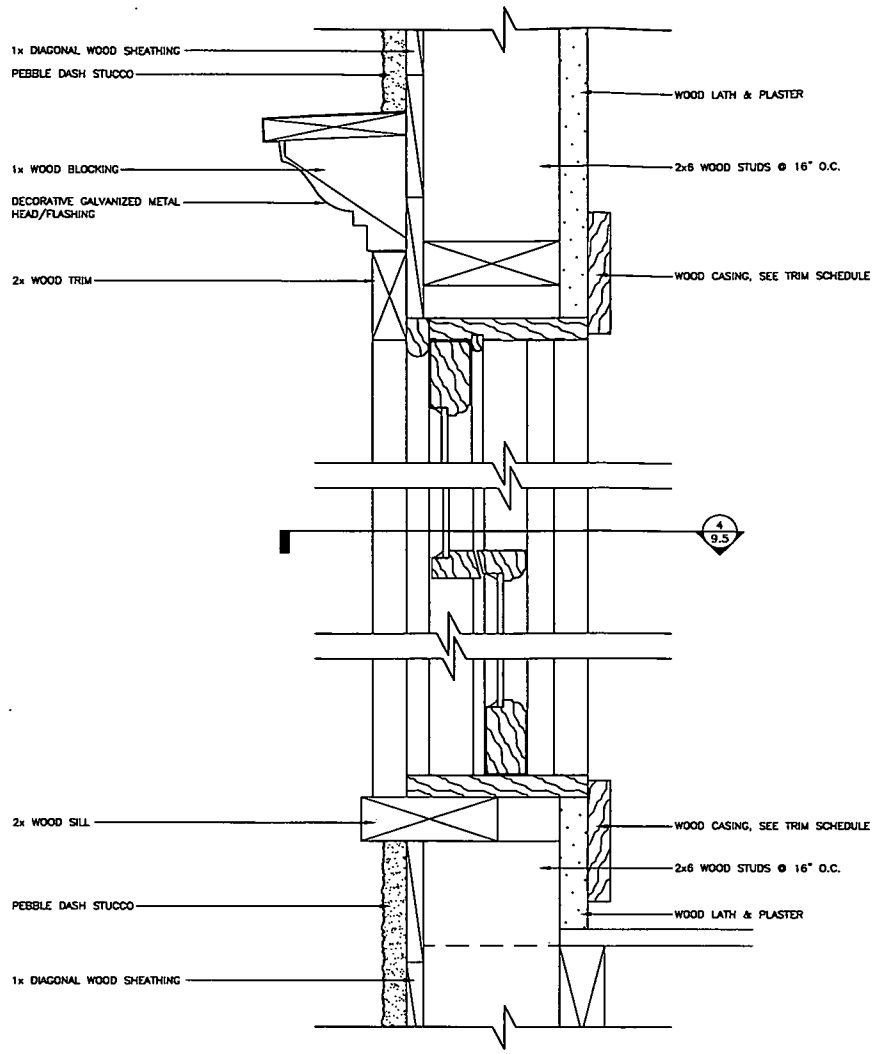
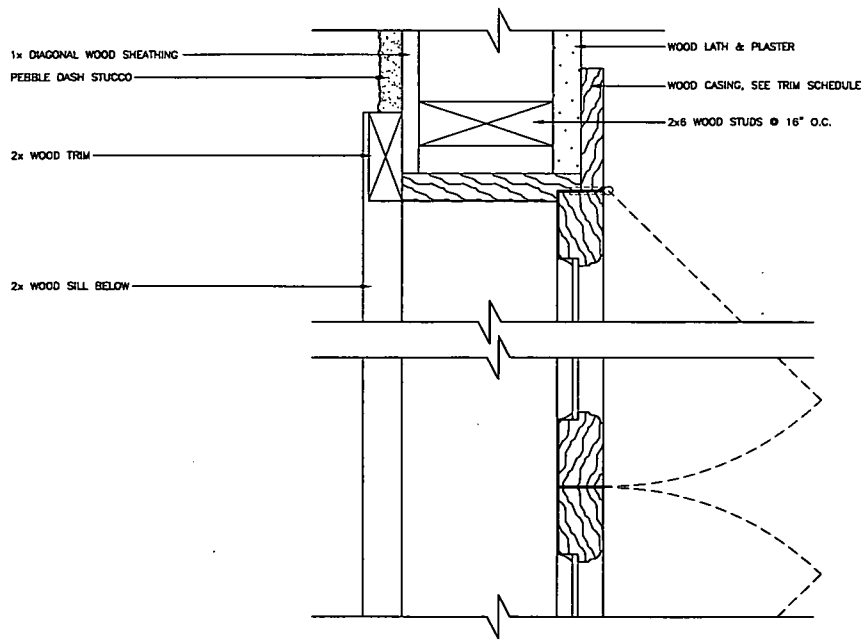


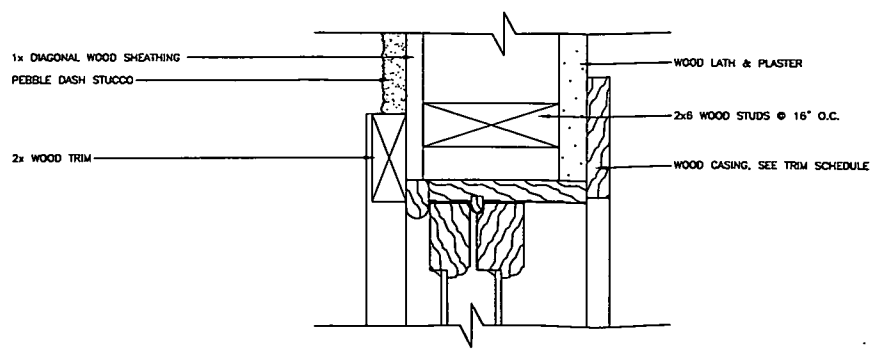
1 A9.5 **EXISTING WINDOW HEAD/SILL DETAIL (243)**
SCALE : 3" = 1'-0"



3 A9.5 **EXISTING WINDOW HEAD/SILL DETAIL (244)**
SCALE : 3" = 1'-0"



2 A9.5 **EXISTING WINDOW JAMB DETAIL (243)**
SCALE : 3" = 1'-0"



4 A9.5 **EXISTING WINDOW JAMB DETAIL (244)**
SCALE : 3" = 1'-0"

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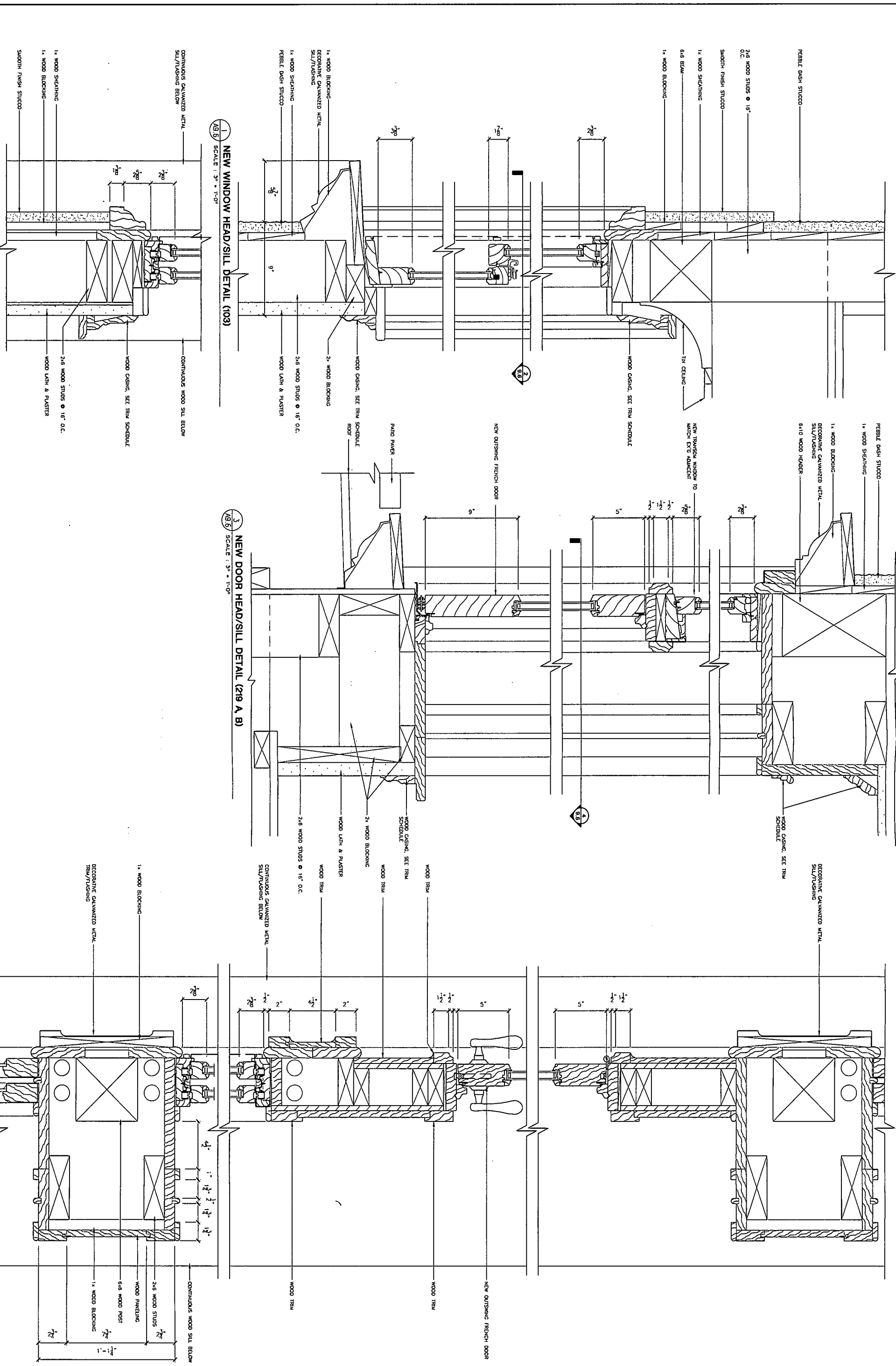
WINDOW DETAILS

DRAWN: DZ	APPR.:
05-15-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITTAL
09-26-07	HAHP SUBMITTAL

PROJECT NO.
04-579-002

SHEET NO.
A9.5



A9.6 SHEET NO.

PROJECT NO. 04-579-002

WINDOW DETAILS

DRAWN: DZ	APPR.:		
05-15-07	SCHEMATIC DOCUMENTS		
08-09-07	PART 2 SUBMITTAL		
09-20-07	HAWP SUBMITTAL		

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EXPEDITED

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

Address:	2747 Linden Lane, Silver Spring	**Meeting Date:**	11/14/2007
Resource:	Outstanding Resource **National Park Seminary Historic District**	**Report Date:**	11/7/2007
Applicant:	Forest Glen Condo, LLC (Agent, Michael Trego)	**Public Notice:**	10/31/2007
Review:	HAWP	**Tax Credit:**	Partial
Case Number:	36/01-07G	**Staff:**	Josh Silver
PROPOSAL:	Exterior rehabilitation/alterations		

STAFF RECOMMENDATION:

Staff is recommending the HPC **approve** this HAWP with the following conditions:

1. The applicant must meet the conditions of approval as set forth by the Maryland Historical Trust Easement Committee. **(See attached letter Circle 9)**.
2. Permit set of drawings will not be submitted to HPC staff for stamping until final conditions of approval, as set forth by the Maryland Historical Trust Easement Committee, have been satisfied.
3. Permit set of drawings will include details of all final conditions of approval, per the Maryland Historical Trust Easement Committee's final recommendation.
4. The applicant must meet the conditions as set forth by the National Park Service. **(See attached letter Circle 8)**.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the National Park Seminary Historic District
STYLE: Italian Renaissance
DATE: c.1907-1920

PROPOSAL:

The proposal described below has already been given **approval with conditions by the Maryland Historical Trust Easement Committee.*

The applicant is proposing the comprehensive rehabilitation of the exterior elevations and roof structure of the National Park Seminary Gymnasium Building #118, per the Maryland Historical Trust Easement Committee's recommendations. **(See attached plans for details)**.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction with the National Park Seminary Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of Interior Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

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

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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 RECOMMENDATION:

Staff recommends that the Commission **approve with the above-stated conditions** the HAWP application as being consistent with Chapter 24A-8(b) (1) & (2);

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

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;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.

RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240.777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

x120

Contact Person: MICHAEL P. TREGO JR.

Daytime Phone No.: 608-258-5580

Tax Account No.: 20-2680840

Name of Property Owner: FOREST GLEN CONDO, LLC Daytime Phone No.: 608-258-5580

Address: 145 E. BADGER RD. MADISON WI 53713-2708
Street Number City Steet Zip Code

Contractor: STRUEVER BROS, ECCLES & ROUSSE, INC. Phone No.: 443-573-4080

Contractor Registration No.: 30292076

Agent for Owner: NATALIE BOCK Daytime Phone No.: 608-258-5580

LOCATION OF BUILDING/PREMISE

House Number: 2747 Street: LINDEN LN.

Town/City: SILVER SPRING Nearest Cross Street: BEACH DR.

Lot: 54 Block: 1 Subdivision: FOREST GLEN PARK

Liber: 28584 Folio: 196 Parcel: PLAT NO. 23375

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☒ Alter/Renovate

☐ Move ☐ Install ☐ Wreck/Raze

☐ Revision ☒ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☒ A/C ☐ Slab ☐ Room Addition ☐ Porch ☒ Deck ☐ Shed

☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $ 2,400,000

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

Signature of owner or authorized agent

09/25/07
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 467491 Date Filed: Date Issued:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(3)

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. **WRITTEN DESCRIPTION OF PROJECT**

   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

   ORIGINALLY BUILT IN 1907, THE GYMNASIUM FACILITATED THE PHYSICAL EDUCATION PROGRAM AT THE NATIONAL PARK SEMINARY. THE BUILDING IS PROMINENTLY LOCATED ON THE SITE. IT CONTRIBUTES SIGNIFICANTLY TO THE ARCHITECTURAL CHARACTER OF THE CAMPUS. THE STRUCTURE IS CURRENTLY IN A STATE OF DISREPAIR APPROACHING IMMINENT COLLAPSE.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

   THE OWNER INTENDS TO REHABILITATE THE EXTERIOR OF THE STRUCTURE AS DESCRIBED IN THE HERITAGE PRESERVATION CERTIFICATE APPLICATION SUBMITTED AND APPROVED BY THE MARYLAND HISTORICAL TRUST. THE INTERIOR OF THE STRUCTURE WILL BE CONVERTED INTO RESIDENTIAL CONDOMINIUM UNITS.

2. **SITE PLAN**

   Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

   a. the scale, north arrow, and date; ✓

   b. dimensions of all existing and proposed structures; and ✓

   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping. ✓

3. **PLANS AND ELEVATIONS**

   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred. ✓

   a. ***Schematic construction plans***, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work. ✓

   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required. ✓

4. **MATERIALS SPECIFICATIONS**

   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

   If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

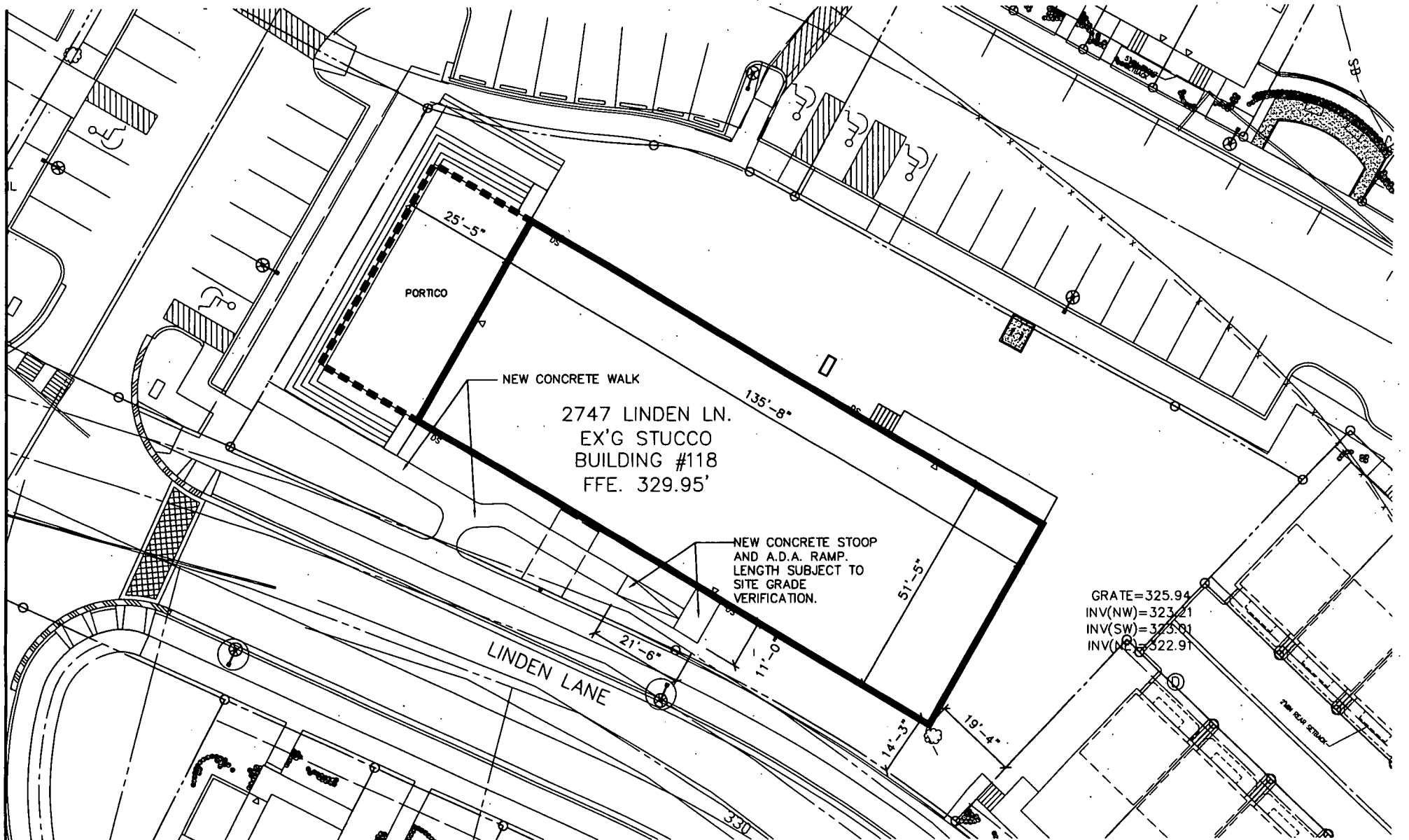
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

   For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

#7 Addresses of adjacent and confronting property owners.

Lot 10	NPS Homes Associates LP	4800 Hampden Lane, Suite 300	Bethesda	MD	20814
Lot 17	Thomas & Lale Dorr	2738 Linden Lane	Silver Spring	MD	20910
Lot 18	NPS Homes Associates LP	4800 Hampden Lane, Suite 300	Bethesda	MD	20814
Lot 19	Kenneth & Phyllis Clark	9537 Ament St	Silver Spring	MD	20910
Lot 20	Aaron Kilinski & John Martinez	9535 Ament St	Silver Spring	MD	20910
Lot 21	NPS Homes Associates LP	4800 Hampden Lane, Suite 300	Bethesda	MD	20814
Lot 22	NPS Homes Associates LP	4800 Hampden Lane, Suite 300	Bethesda	MD	20814
Lot 33	Matthew & Zoe Davis	2736 Cassedy St	Silver Spring	MD	20910
Lot 53	William & Jennifer Webster	2737 Linden Lane	Silver Spring	MD	20910



1 — **SITE PLAN**

SCALE : 1" = 20'

9-27-2007

6

Company

145 East Badger Road, Suite 200
Madison, WI 53713
608.258.5580
608.258.5599 fax
www.alexandercompany.com

10.302007

Project: National Park Seminary- Gymnasium Building #118

Joshua Silver, Historic Preservation Planner
Historic Preservation Section
Montgomery County Department of Planning
Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

RE: National Park Seminary- Gymnasium, 2747 Linden Lane

Dear Mr. Silver:

Since the time I submitted the HAWP application in early October, I received comments from the National Park Service in regards to the Part 2 submittal for the Gymnasium. The comments mirror the comments from Colin Ingraham of MHT very closely except for the comment regarding the sundeck metal railing on the east side of the building. The Park Service is requiring us to revise the current design with "a simple iron railing with vertical square balusters".

The purpose of this letter is to inform you that the Owner will conform to the comments made by the National Park Service although the drawings, as submitted, do not reflect it.

Enclosed is a copy of the Condition Sheet, Historic Preservation Certification Application, project #14318, for your reference. If you have any question please call me directly at (608) 268-8120.

Thank you,

Michael P. Trego Jr.
Architectural Project Manager

(7)

Form 10-168f
New

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: National Park Seminary, Gymnasium Project Number: 14318

Property address: 2747 Linden Lane, Silver Spring, MD

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Stucco – The replacement pebble-dash stucco must match the texture of the existing historic stucco. Specifications and samples for the stucco should be reviewed and approved by MHT before proceeding with this work.

Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by MHT before proceeding with this work. Good quality overall and close-up color photographs of the masonry before and after repointing must be submitted with the Request for Certification of Completed Work.

Windows and Doors – The replacement windows and exterior doors must match the appearance, size, design, proportions and profiles of the existing historic windows and doors. Shop drawings of the selected replacement windows and doors, including comparative detailed drawings of both the existing and proposed replacements in elevation and section including muntin profiles and dimensions must be reviewed by MHT prior to proceed with replacement.

Sundeck Railings – The design of the proposed railing at the sundeck must be revised as a simple iron railing with vertical square balusters. The railing must be painted-out to blend with the adjacent structure.

Slate Roof – The deteriorated slate roof must be replaced with a new slate roof that matches the color, dimension, and texture of the existing slate roof. Samples of the replacement slate material must be reviewed and approved by MHT prior to installation.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

10/15/2007 Jo Ellen Hensley NPS/HPS

Date National Park Service Signature

Martin O'Malley
Governor
Anthony G. Brown
Lt. Governor

Maryland Department of Planning
Maryland Historical Trust

Richard Eberhart Hall
Secretary
Matthew J. Power
Deputy Secretary

October 4, 2007

Mr. Joseph Alexander
The Alexander Company, Inc
145 E. Badger Road
Suite 200
Madison, WI 53713

Re: National Park Seminary/Forest Glen (Gymnasium), Montgomery County
Maryland Historical Trust Preservation Easement

Dear Mr. Alexander:

Thank you for your submission of information for the proposed rehabilitation to the Gymnasium on the National Park Seminary/Forest Glen property in Montgomery County. The Maryland Historical Trust Easement Committee (Committee) reviewed the scope of work at their meeting on September 25, 2007.

Based upon the review and recommendation of the Committee, I approve of the plans dated August 8, 2007 with the following conditions:

- The pipe and cable railings proposed for the sundeck be painted to blend with the surrounding structure;
- Design specifications for replacement doors and windows be submitted to the Trust for final review and approval prior to installation;
- The roof be replaced with slate that matches the existing slate roof in color, design, and texture; and
- The repointing mortar mixture match the existing historic masonry in color, texture, strength, joint width, and joint profile.

This work is consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties, Rehabilitation Standards 6* and *10*. This approval is valid for a period of six months from the date of this letter. Should you make any changes to the scope of work as approved, or require additional time to complete this project, please contact Ms. Elizabeth Schminke, Easement Administrator, at (410) 514-7632 or by email at bschminke@mdp.state.md.us.

Sincerely,

J. Rodney Little
Director
Maryland Historical Trust

JRL/ESS
cc: Collin Ingraham, MHT
David Vos, Alexander Co.

100 Community Place • Crownsville, Maryland 21032-2023
Telephone: 410.514.7600 • Fax: 410.987.4071 • Toll Free: 1.800.756.0119 • TTY Users: Maryland Relay
Internet: www.marylandhistoricaltrust.net

CONTINUATION/AMENDMENT SHEET

Heritage Preservation Certification Application

2747 Linden Lane, Silver Spring, MD 20910
Property Address

2004-295
MHT Project Number

Instructions. Read the instructions carefully before completing. Type or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: ☐ continues Part 1 ☐ continues Part 2 ☐ amends Part 1 ☒ amends Part 2 ☐ amends Part 3

See the attached documents regarding the National Park Seminary - Gymnasium. These documents are listed below:

- Photographs
- Photo Key Plan
- Architectural Drawings dated 8/9/07
- Window Treatment Schedule
- Selected Specifications

Name Joseph M. Alexander Signature _____ Date 7/25/07

Street 145 E. Badger Rd. #200 City Madison State WI Zip 53713

Daytime Telephone Number (608) 258-5580 E-mail Address _____

MHT Office Use Only

- ☐ The Maryland Historical Trust has determined that these project amendments meet the Secretary of the Interior's *Standards for Rehabilitation.*
- ☑ The Maryland Historical Trust has determined that these project amendments will meet the Secretary of the Interior's *Standards for Rehabilitation* only if the attached conditions are met.
- ☐ The Maryland Historical Trust has determined that these project amendments do not meet the Secretary of the Interior's *Standards for Rehabilitation.*

9/6/07
Date

Maryland Historical Trust Authorized Signature

Maryland Department of Planning

MARYLAND HISTORICAL TRUST

100 Community Place, Crownsville, Maryland 21032 www.marylandhistoricaltrust.net

CONDITIONS SHEET
Heritage Preservation Certification Application

MHT PROJECT NUMBER 2004-295

Property name and Address: 2747 Linden Lane, Gymnasium

The rehabilitation of this property as described in the Heritage Preservation Certification Application will meet the Secretary of the Interior's *Standards for Rehabilitation* and the requirements of §5A-303(h) of the State Finance and Procurement Article of the Annotated Code of Maryland provided that the following conditions(s) is/are met:

That the pipe and cable railings proposed for the sundeck be painted-out to blend with the surrounding structure.

That MHT review and approve design specifications for replacement doors and windows prior to installation.

That the deteriorated slate roof be replaced with a new slate roof that matches the color, design and texture of the existing slate roof. The use of imitation or synthetic slate is not approvable.

Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by MHT before proceeding with this work. Good quality overall and close-up color photographs of the masonry before and after repointing must be submitted with the Request for Certification of Completed Work.

9/6/07 _____

Date Maryland Historical Trust Authorized Signature

03-700 STUCCO REPAIR AND EXTERIOR PLASTER, RESTORATION AND CLEANING

PART 1 - GENERAL

1.1 Related Documents: Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2. Provide all labor, material and equipment necessary to perform the work included on the drawings and/or as specified herein.

1.3 General description of scope or extent of repair.

PART 2 - PRODUCTS

2.1 The contractor is to conduct a rudimentary analysis of the existing historic stucco, in order to determine its general proportions and primary ingredients. If this is not possible, or if test results are inconclusive, one of the following mixes should be used, based on the original stucco's approximate installation date.

A. For repairs to 19th century stucco, before 1890:
Soft Stucco and Soft Brick Mortar
5 gallons hydrated lime; 10 gallons sand; 1 quart white, non-staining Portland Cement (*1 cup only for pointing*)
Water to form a workable mix

B. For repairs to stucco applied c. 1890-1930:
Old Type Portland Cement Stucco #1
1 part Portland Cement; 2-1/2 parts sand; hydrated lime equal to not more than 15% of the cement's volume; water to form a workable mix. The same basic mix was used for all coats, but the finish coat generally contained more lime than the undercoats.

C. For repairs to stucco applied after 1930:
Old Type Portland Cement Stucco # 2
Base Coats: 5 pounds, dry, hydrated lime; 1 bag Portland Cement (94 lbs.); not less than 3 cubic feet (*3 bags*) sand (*passed through a #8 screen*); water to make a workable mix. Finish Coat: Use WHITE Portland Cement in the mix in the same proportions as above. To color the stucco add not more than 10 pounds pigment for each bag of cement contained in the mix.

2.2 Materials specifications should conform as follows:

A. Lime should conform to ASTM C-207, Type S, Hydrated Lime for masonry purposes.

B. Sand should conform to ASTM C-144 to assure proper gradation and freedom from impurities. Sand, or other type of aggregate, should match the original as closely as possible.

C. Cement should conform to ASTM C-150, Type II (*white, non-staining*), Portland Cement.

D. Water should be fresh, clean and potable.

E. If hair or fiber is used, it should be goat or cattle hair, or pure manila fiber of good quality, ½" to 2" in length, clean, and free of dust, dirt, oil, grease or other impurities.

PART 3 - EXECUTION

04-500 MASONRY RESTORATION AND CLEANING

PART 1 - GENERAL

1.1 Perform all work required to complete the Masonry Restoration and Cleaning indicated by the Contract Documents, and furnish all items necessary for its proper installation.

1.2 Related Documents: Provisions established within the General and Supplementary Conditions of the Contract, Division 1 – General Requirements, and the drawings are collectively applicable to this section.

1.3 Restoration Specialist: Work must be performed by a firm with not less than 5 years successful experience in comparable masonry restoration projects.

1.4 Mock-Ups: Field-construct the following mock-ups for demonstrating quality of materials and methods and judging completed work. Mock-ups to be placed in an indiscrete area of a secondary facade, location to be confirmed with Architect.

A. Cleaning: 25 square feet panel for each type of masonry surface and condition requiring cleaning.

B. Repointing: 2 separate sample panels, 3' x 6', for each type of repointing required, one for demonstrating raking out of joints and the other for pointing.

C. Masonry Repairs: Sample panel of size indicated for each type of masonry material requiring patching, rebuilding or replacement.

1.5 Submittals: In addition to manufacturer's product data and application recommendations for each product indicated, submit the following:

A. Restoration program describing each phase of restoration process including materials, methods, equipment and protection provisions.

B. Samples of each new exposed masonry material, including mortar for the Architect's approval. Minimum size panel shall be 48"x48" of each material. Location to be approved by architect.

1.6. All masonry restoration work to be in accordance with Preservation Briefs: 2 Repointing Mortar Joints in Historic Brick Buildings, published by U.S. Department of the Interior.

1.7 The masonry veneer provides the sole barrier to water intrusion through the exterior facade. It is the intent that the work included in this section will provide an impervious surface that will resist the infiltration of water through the masonry veneer.

1.8 The existing masonry veneer design lacks soft expansion joints to control differential movements due to settlement and thermal expansion/contraction. Likewise the masonry veneer design lacks flashings and impervious sheathings. Therefore, the lime content of the mortar mix is an essential condition of the contract due to its soft nature (*preventing damage to the brick face due to movement*) and its "self healing" characteristics (*preventing water infiltration*).

PART 2 - PRODUCTS

2.1 Brick Materials

1. Product: Subject to compliance with requirements, provide "Sure Klean Limestone Prewash and Afterwash"; ProSoCo, Inc.

2. Product: Subject to compliance with requirements, provide "American Building Restoration 500X Limestone Blackout".

3. Product: "Diedrich Technologies, 707X Limestone Cleaner Pre-rinse.

F. Chemical Paint Remover: Thixotropic/ alkaline formulated masonry paint removers:

1. Products: Subject to compliance with requirements, provide one of the following products:
   a. "Sure Klean Heavy-Duty Paint Stripper", ProSoCo, Inc.
   b. Diedrich Technologies, 606 Multilayer Paint Remover.
   c. Diedrich Technologies, 404 RipStrip Remover.
   d. Diedrich Technologies, Special Coatings, Stripper.
   e. Diedrich Technologies, Envirestore 100.

G. Liquid-Strippable Masking Agent: Manufacturer's standard product for protecting glass, metal and polished stone surfaces from effects of masonry cleaners.

1. Product: Subject to compliance with requirements, provide "Sure Klean Acid Stop", ProSoCo, Inc.

H. Tar and Mastic Remover; subject to compliance with requirements, provide "American Building Restoration TR-7 Tar and Mastic Remover".

1. Product: Diedrich Technologies, 920 Asphalt and Tar Remover.

I. Spray Equipment for Chemical Cleaners: Low-pressure tank or chemical pump with 30□ cone-shaped spray tip.

J. Spray Equipment for Water: Equipment capable of controlled spray application of water at pressures, volume and temperature (if any) indicated, with not less than 15° fan-shaped spray tip.

K. Steam Generator: Capable of delivering live steam at nozzle head.

2.4 Mortar Mixes

A. Measure cementitious and aggregate materials in a dry condition by volume or equivalent weight and mix in a clean mechanical mixer.

B. Pointing Mortar for Brick: Match Architect's sample for color using mix proportion of 1-part white Portland Cement, 2-parts lime, and 6-parts colored mortar aggregate.

1. Add colored mortar pigment not exceeding pigment-to-cement ratio of 1-to-10, by weight to produce mortar color required.

C. Pointing Mortar for Stone: One-part white Portland Cement, 1-part lime, 6-parts colored mortar aggregate.

3.3 Clean stonework with two-part limestone cleaner as follows:

A. Pre-wet masonry with low-pressure warm water spray.

B. Apply alkaline cleaner for pre-wash by brush or roller; allow to remain on surface for period recommended by manufacturer.

C. Rinse stone with pressure warm-water spray: Add 300 psi at 3 to 6 gallons per minute.

D. Apply acidic cleaner for afterwash by spray or roller; allow to remain for period recommended by manufacturer.

E. Rinse stone with pressure warm water spray.

F. For carved areas and areas not fully cleaned by above process, remove soil by steam cleaning.

3.4 Remove paint from brick surfaces as follows:

A. Apply chemical paint remover with brushes; allow to remain on surface for period recommended by manufacturer.

B. Remove chemical and paint residue by pressure cold water rinse.

3.5 Brick Removal and Replacement

A. Remove damaged, spalled or deteriorated brick at locations indicated. Clean remaining brick at edges of removal area by removing mortar, dust and loose debris.

B. Replace removed brick with new or salvaged brick to match bonding and coursing pattern of existing brick.

C. Tool exposed mortar joints in repaired area to match joints of surrounding existing brickwork.

3.6 Stone Removal and Replacement

A. Remove deteriorated or damaged stone at locations indicated.

B. Clean stone surrounding removed stone by removing mortar, dust and debris.

C. Replace removed stone with new or salvaged stone to match existing stone.

D. Tool joints after setting to match joints of surrounding stone.

3.7 Repointing Existing Masonry

A. Rake out defective mortar from joints to depths equal to 2-1/2 times their widths but not less than 1/2", and not less than required to expose sound, unweathered mortar. Leave clean joints with bond surfaces of masonry exposed and reveals with square backs. Power saws may not be used to remove materials.

05-700 ORNAMENTAL METALWORK

PART 1 - GENERAL

1.1 Related Documents: Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division Specification Sections apply to this Section.

1.2 Submittals: In addition to product data, submit the following:

A. Shop drawings showing details of fabrication, assembly and installation including templates for anchor bolt placement.

B. Samples of each type of metal finish indicated.

C. Sample of custom fabrications.

1.3 Scope of work includes new ornamental work, and repair and replacement of existing ornamental metalwork. Unless provided for, the ornamental metalwork contractor shall size and/or detail members and connections to comply with local code for loading requirements.

PART 2 - PRODUCTS

2.1 General: Provide materials selected for their surface flatness, smoothness and freedom from surface blemishes on exposed surfaces.

2.2 Steel and Iron: Provide steel and iron in the form indicated complying with the following requirements:

A. Gray Iron Castings: ASTM A 48; Class 30.

B. Malleable Iron Castings: ASTM A 47, grade as recommended by fabricator for type of use indicated.

2.3 Stamped Metal: Provide stamped metal in the form indicated on the drawings.

2.4 Miscellaneous Materials:

A. Welding Electrodes and Filler Metal: Type and alloy to match metal to be welded.

B. Fasteners: Type and alloy to match metal to be fastened; use Phillips flat-head screws for exposed fasteners if not otherwise indicated.

C. Anchors and Inserts: Furnish as required for installation in other work. Use cadmium or galvanized anchors and inserts for exterior work.

D. Replacement sections to be equal in dimension and material to sections that are being replaced.

2.5 Fabrication: Form metalwork to required shapes and sizes, with true lines, curves and angles. Provide necessary rebates, lugs and brackets for assembly and installation. Use concealed fasteners whenever possible. All exposed welds shall be ground to a uniform appearance, feather-edged, cleaned and dressed. Mill joints to tight hairline fit; cope or miter corners.

2.6 Finishes: Comply with NAAMM "Metal Finishes Manual" for application and designation of finishes. Protect finished metal items. Apply heavy coating of bituminous paint (*SSPC-Paint*

1. Use Vacuum and bristle brushes to remove dust, dirt and loose rust.

2. Use solvents and clean cloths to remove grease

3. For manual cleaning of light rust - use wire brushes, steel wool, rotary attachments to electric drill, sanding blocks and disks.

4. For chemical cleaning of light and medium rust - use anti-corrosive jellies and phosphoric acid liquids with clean damp cloths or dip in tanks from several to 24 hours.

5. For manual cleaning of medium to heavy rust - sandblast with low pressure (*100 psi*), and small grit (*#10 - #45*), remove or protect glass during application.

6. Removal of flaking paint - Remove mechanically with pneumatic needle gun chisels and/or sanding disks.

C. Repair:

1. Straighten bent sections with wooden braces, or apply heat and pressure.

2. Patch depressions with epoxy fillers with a high content of steel fibers or weld patches using steel rods and oxy-acetylene torches or arc welders. Grind smooth.

3. Cut out or replace irreparable decayed sections. Torch to cut out bad sections back to joints. Weld in new pieces and grind smooth.

4. Prime affected areas suitable for paint - refer to Section 09900 - Painting, for ferrous metals.

5. Caulking to adjacent masonry and plaster, remove existing deteriorated caulking and backer rods and replace, refer to Section 07900 - Joint sealers.

END OF SECTION 05-700

07-175 ELASTOMERIC COATING

PART 1 – GENERAL

1.1 Perform all work required to complete the Elastomeric Coating indicated by the Contract Documents, and furnish all items necessary for its proper installation.

1.2 Related Documents: Provisions established within the General and Supplementary Conditions of the Contract, Division 1 – General Requirements, and the drawings are collectively applicable to this section.

1.3 References

A. American Society of Testing and Materials (ASTM)

1. ASTM D412, Standard Test Methods for Vulcanized rubber and Thermoplastic Elastomers – Tensions.

2. ASTM D522, Standard Test Methods for Mandrel Bend Test of Attached Organic Coatings.

3. ASTM D4541- 02, Standard Test Method for Pull-Off Strength of Coatings Using Portable Testers.

4. ASTM E96/E96M, Standard Test Methods for Water Vapor Transmission of Materials

5. ASTM D4214-98, Standard Test Methods for Evaluating the Degree of Chalking of Exterior Films.

6. ASTM B117-03, Standard Practice for Operating Salt Spray (Fog) Apparatus.

7. ASTM C67-03a, Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile.

8. ASTM D1729-96 (2003), Standard Practice for Visual Appraisal of Colors and Color Differences of Diffusely-Illuminated Opaque Materials.

1.4 Summary

A. Section Includes:

1. Application of high-build, water-based, elastomeric, 100 percent acrylic, waterproof coating designed to bridge dynamic cracks and retain flexibility.
   a. Apply elastomeric coating to new and existing stucco.

1.5 Submittals

A. Product Data: Submit manufacturer's product data, installation requirements, technical bulletins and MSDS on each product.

B. Samples for Initial Color Selection: Manufacturer's color charts showing the full range of colors available for each type of finish-coat material indicated. Submit (5).

3. Record significant conference discussions, agreements, and disagreements.

4. Do not proceed with installation until pre-installation conference has concluded.

B. Benchmark Samples (Mockups):

1. Provide full-coat benchmark finish samples of each type of coating and substrate required on the Project. Install at project site or pre-selected area of building an area for field samples, minimum 4 feet by 4 feet, using specified system.

a. The Architect will select exterior wall surface to represent surfaces and conditions for each substrate.

2. Apply material in strict accordance with manufacturer's written application instructions.

3. Manufacturer's representative or designated representative will review technical aspects; surface preparation, repair, and workmanship.

4. Benchmark samples will be standard for judging workmanship on remainder of project.

5. Maintain field sample during construction for workmanship comparison.

6. Do not alter, move, or destroy field sample until Work is completed and approved by Architect.

7. Obtain Architect's written approval of field sample before start of material application, including approval of aesthetics, color, texture and appearance.

C. Preconstruction Field-Adhesion Testing:

1. Perform adhesion per ASTM D3359, Measuring Adhesion by Tape, Method A. Minimum adhesion rating of 4A is required on 0 to 5 scale.

1.7 Delivery, Storage and Handling

A. Deliver products in original factory packaging bearing identification of product, manufacturer, batch number, and expiration date as applicable.

B. Store product in a location protected from freezing, damage, construction activity, precipitation and direct sunlight in strict accordance with manufacturer's recommendations.

1.8 Product Conditions

A. Environmental Requirements

1. Ensure that substrate surface and ambient air temperature are minimum of 40 degrees F and rising at application time and remain above 40 degrees F for at least 24 hours after application. Ensure that frost surfaces are thawed and dry.

B. In multi-pail applications, mix contents of each new pail into partially used pail to ensure color consistency and smooth transitions from pail to pail.

PART 3 – EXECUTION

3.1 Surface Preparation

A. Protect adjacent Work areas and finish surfaces from damage during coating system application.

B. Ensure that substrate is sound, clean, dry, and free of dust, dirt, oils, grease, laitance, efflorescence, mildew, fungus, biological residues, chemical contaminants, and other contaminants that could prevent proper adhesion.

C. Clean surface by using high-pressure waterblasting with or without abrasives added to water stream, to achieve surface with texture similar to 100 grit sandpaper.

D. Some stains and surface contaminants may require chemical removal. When chemical cleaners are used, neutralize compounds and fully rinse surface with clean water. Allow surface to dry before proceeding.

E. Ensure area being repaired is structurally sound and fully cured.

F. Remove blisters and loose or delaminated areas.

G. Sand or grind edges of previous coating to ensure adhesion and smooth transition to new material. Sand edges to featheredge.

H. Wash down prepared surfaces and allow to completely dry.

I. Concrete Surfaces:

1. In addition to laitance and contaminants, remove form-release agents or previously applied sealers.

2. Remove form tie wires and repair holes, small voids, and spalls using appropriate repair product approved by coating manufacturer.

3. Abrasive-blast slick, dense concrete surfaces or use primer approved by coating manufacturer. Test surface for proper adhesion as specified in Part 1.

J. Brick and Concrete Masonry Unit Surfaces:

1. Remove fins and mortar droppings. Ensure mortar joints are sound and free of voids and cracks.

2. Ensure there are no gaps, cracks, or voids greater than 2 mils. Repoint or fill voids with appropriate patching product approved by manufacturer.

3. Apply primer approved by coating manufacturer.

K. Plaster and Stucco Surfaces:

G. Recaulking of existing windows is essential in waterproofing and renovation of existing structures. Inspect perimeter joints and mullions and recaulk with sealant approved by coating manufacturer.

H. Rout flush or shear window surface transitions to concrete or stucco to form ¼-inch by ¼-inch joint. Caulk with sealant approved by coating manufacturer. Allow sealant to cure before proceeding.

I. Apply coat of brush-grade patching compound to stucco and masonry window sills (primed, if required). Create smooth surface that drains away from window.

J. Cracks smaller than hairline can be bridged with knife-grade or brush-grade patching compounds.

K. Chip or grind out nonmoving cracks larger than hairline. Remove dust and pack with knife-grade patching compound. Bridge crack with brush-grade patching compound. Brush narrow band directly into crack using brush, sponge, or other means to match substrate texture and reduce telegraphing of patches through finish coat. On textured substrates, use texturized patching compound to minimize telegraphing.

L. Rout out dynamic or moving crack to minimum of ¼-inch by ¼-inch, then fill with sealant approved by coating manufacturer. Once sealant is tooled and cured, proceed with crack repair as described previously.

M. Repair cracks and treat back side of parapets in same manner as exterior walls, terminating at roof counter flashings. If top of parapet wall is exposed masonry, apply coat of patching compound to create smooth, well-draining surface. Recaulking of reglet may be required.

3.3 Application

A. General:

1. For uniformity of color and texture, use consistent application techniques throughout Project.

2. Apply coating material in 2 coats to achieve total dry film thickness (DFT) of 16 to 20 mils.
   a. More than 1 coat may be required when color difference between existing surface and new coating is significant.

3. Maintain proper wet-film thickness (WFT) during application to ensure performance characteristics desired.

4. Work to natural break in surfaces before stopping Work.

5. Work from wet edge with 50 percent overlap.

6. Use sufficient material to provide color uniformity, but avoid buildups and runs.

7. Apply coating in manner to obtain pinhole-free, consistent film build on treated surfaces.

B. Brush Application:

08-615 WOOD WINDOW REPAIR

PART 1 - GENERAL

1.1 Related Documents: Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division Specification Sections apply to this Section. Supplementary Conditions and Division 1.

A. Glazing is work of 08-800 Glass and Glazing. Painting is the work of 09-900 Painting. Coordinate wood window repair with appropriate trades.

1.2 Scope: This Section specifies repair of existing wood sash windows.

A. Existing wood windows shall be repaired or replaced per the window survey (*sash cords and weights, reglaze, weatherstrip, replace missing hardware, paint*).

1.3 Submittals

A. Submit samples of replacement sash, head, jambs, sills, stops, trim, and hardware to match existing for Architect's approval.

B. Submit manufacturer's product data for all materials supplied.

1.4 Temporary Protection

A. Provide temporary protection of the existing windows during building construction restoration work, and until final acceptance by the Owner. Temporary protection will require construction of a wood frame and plywood sheathing to cover window opening and, if necessary, further membrane protection against airborne dirt, paint and chemical spray or spillage.

PART 2 - PRODUCTS

2.1 Materials

A. Epoxy consolidant: Liquid Wood by Abatron, Inc.

B. Epoxy structural adhesive putty: Wood-Epox by Abatron, Inc.

C. New sash stops.

PART 3 - EXECUTION

3.1 Restoration

A. Inspection:

1. Remove paint as necessary to inspect wood; probe wood sills and jambs for decay. Remove sash and inspect frames for decay. Inspect sash cords, latches, broken glass and inventory conditions for repair.

B. Repair:

1. Remove sash, repair or replace damaged sills. Remove damaged or rotted areas, treat with fungicides and consolidants. Patch recessed areas with epoxy

08-800 GLASS AND GLAZING

1.1 Related Documents: Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 References

A. ANSI/ASTM E330 - Structural Performance of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Difference.

B. ANSI Z97.1 - Safety Performance Specifications and Methods of Test for Safety Glazing Used in Buildings.

C. ASTM C1036 - Flat Glass.

D. ASTM C2048 - Heat-Treated Flat Glass - Kind HS, Kind FT Coated and Uncoated Glass.

E. ASTM E546 - Test Method for Frost Point of Sealed Insulating Glass Units.

F. ASTM E576 - Test Method for Dew/Front Point of Sealed Insulating Glass Units.

G. ASTM E773 - Test Method for Seal Durability of Sealed Insulating Glass Units.

H. ASTM E774 - Sealed Insulating Glass Units.

I. FGMA - Glazing Manual.

J. FGMA - Sealant Manual.

K. FS TT-S-001657 - Sealing Compound, Single Component, Butyl Rubber Based, Solvent Release Type.

L. FS TT-S-01543 - Sealing Compound, Silicone Rubber Base.

M. FS TT-G-410 - Glazing Compound, Sash (Metal) for Back Bedding and Face Glazing (Not For Channel or Stop Glazing).

N. Laminator Safety Glass Association - Standards Manual.

O. SIGM – Sealed Insulated Glass Manufacturers Association.

1.3 Performance Requirements

A. Glass and glazing materials of this Section shall provide continuity of building enclosure vapor and air barrier.

1. In conjunction with materials described in Section 07900 – Joint Sealers.

2. To utilize the inner pane of multiple panes sealed units for the continuity of the air and vapor seal.

3. Maintain continuous air and vapor barrier throughout glazed assembly from glass pane to heel bead of glazing sealant.

laminator's standard heat-plus-pressure process to produce unit composed of panes of glass bonded to plastic interlayer of polyvinyl butyral.

A. Laminated Safety Glass (Type 4): 2 panes of clear float glass, each ¼" thick (minimum), and clear plastic interlayer, 0.300" thick.

2.6 Low-Emissivity Coated Glass:

A. Low-E (Type 5): ¼" (minimum) clear float glass (Type 1) with "Energy Advantage" Low-E coating as manufactured by Pilkington, 82% transmittance, 66% solar energy transmittance, 49% UV transmittance, 10% outside reflectance, 10% outside solar energy reflectance.

B. Low-E (Type 6): (Non standard, use only when Type 6 glass is specified.) ¼" (minimum) (Type 1) Clear Float Glass with a "Comfort E" low emissivity coating as manufactured by AFG, Inc., P.O. Box 929, Kingsport, TN 37662, (615) 229-7200. 85% daylight transmittance, 76% solar transmittance, .87 winter U-Valve, .75 summer U-Value, .92 shading co-efficiency.

2.7 Insulating Glass Units

A. Clear Sealed Insulating Glass Units (Type 7): Units composed as indicated below.

1. Exterior pane of clear float glass, (Type 1).

2. Interior pane of clear float glass, (Type 1).

B. Low Emissivity-Coated Insulating Glass Units (Type 8): Units composed as indicated below:

1. Exterior pane of clear float glass, (Type 1).

2. Interior pane of Low-E (Type 5) with vacuum deposited low-emissivity coating on third surface.

C. Green Tinted Insulated Skylight Glazing (Type 9): Units composed as indicted below.

1. Exterior pane of green-tinted, heat-treated float glass (similar to Type 3 – tinting samples to be provided to Architect for selection) with vacuum deposited low-emissivity coating on the second surface and interior pane of Type 4 laminated safety glass.

D. The following characteristics apply to all insulating glass units.

1. Performance, characteristics indicated are those of units and are based on manufacturer's published test data for units with ¼" thick panes and ½" thick air space. U-values are indicated in BTU per hour per square feet per degree Fahrenheit difference.

2. For properties of individuals glass panes making up units, refer to product requirements specified elsewhere in this section applicable to types, classes, kinds and conditions of glass products indicated.

A. General: Comply with referenced FGMA standards and instructions of manufacturers of glass, glazing sealants, and gaskets, to achieve airtight and watertight performance, and to minimize breakage.

B. Protect glass from edge damage during handling and installation. Inspect glass during installation and discard pieces with edge damage that could affect glass performance.

C. Set units of glass in each series with uniformity of pattern, draw, bow and similar characteristics.

D. Protect glass from contact with contaminating substances resulting from construction operations; remove any such substances by method approved by glass manufacturer.

E. Wash glass on both faces not more than 4 days prior to date schedule for inspections intended to establish date of substantial completion. Wash glass by method recommended by glass manufacturer.

3.3 Install mirrors using concealed chrome hangers and fasteners. Tapes and adhesives shall not be used.

END OF SECTION 08-800

NATIONAL PARK SEMINARY

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C1	SITE PLAN
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A2.3	DEMOLITION PLAN - THIRD FLOOR
A3.1	FLOOR PLAN - FIRST FLOOR
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A3.4	FLOOR PLAN - LOFT FLOOR
A3.5	ROOF PLAN
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A9.3	WINDOW DETAILS
A9.4	WINDOW DETAILS
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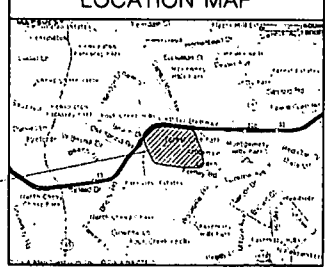
A9.6	WINDOW DETAILS

LOCATION MAP



ALEXANDER COMPANY

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MADISON, WI. 53713
(608) 258-5580

APPROVALS	NAME	DATE
DESIGN		
CONSTR.		
DEV.		
MGT.		
OWNER		

Architecture Planning & Construction
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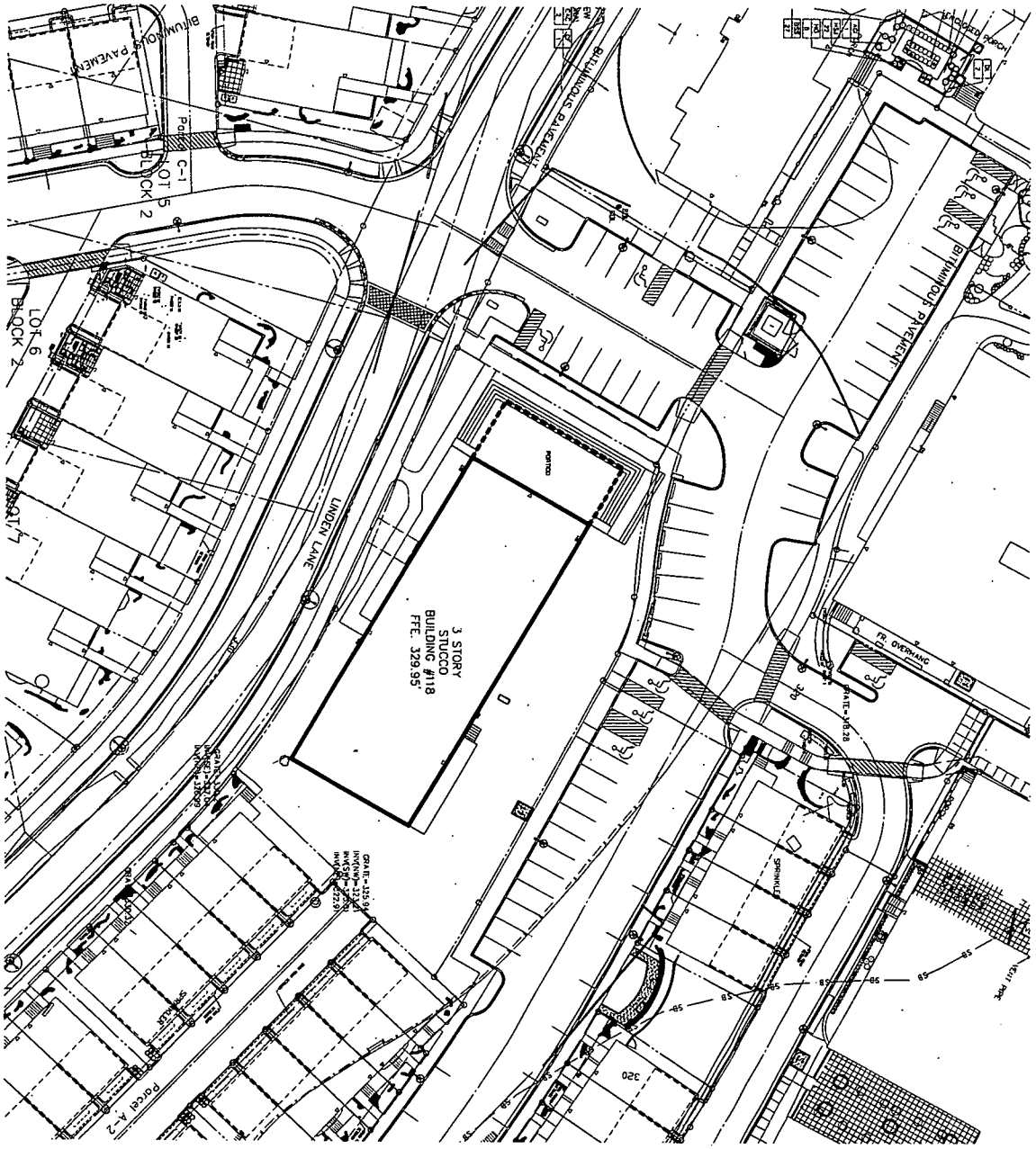
TITLE SHEET

DRAWN: BES	APPR.:	DATE: 8-01-05	NONE
05-15-07	SCHEMATIC DOCUMENTS		
08-03-07	PART 2 SUBMITTAL		
09-20-07	HAHP SUBMITTAL		

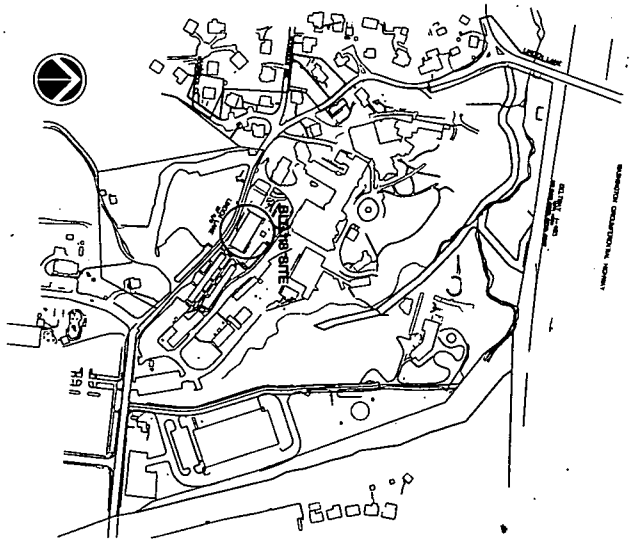
PROJECT NO.
04-579-002

SHEET NO.
T1

(27)



SITE PLAN
SCALE: 1" = 50'



NATIONAL PARK SEMINARY SITE PLAN
SCALE: 1" = 1000'

SITE PLAN

DRAWN: BES	APPR.:	8-01-05
05-15-07	SCHEMATIC DOCUMENTS	
08-09-07	PART 2 SUBMITTAL	
09-20-07	HAWP SUBMITTAL	

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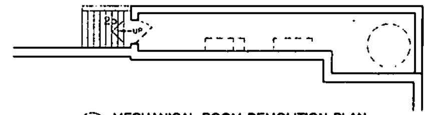
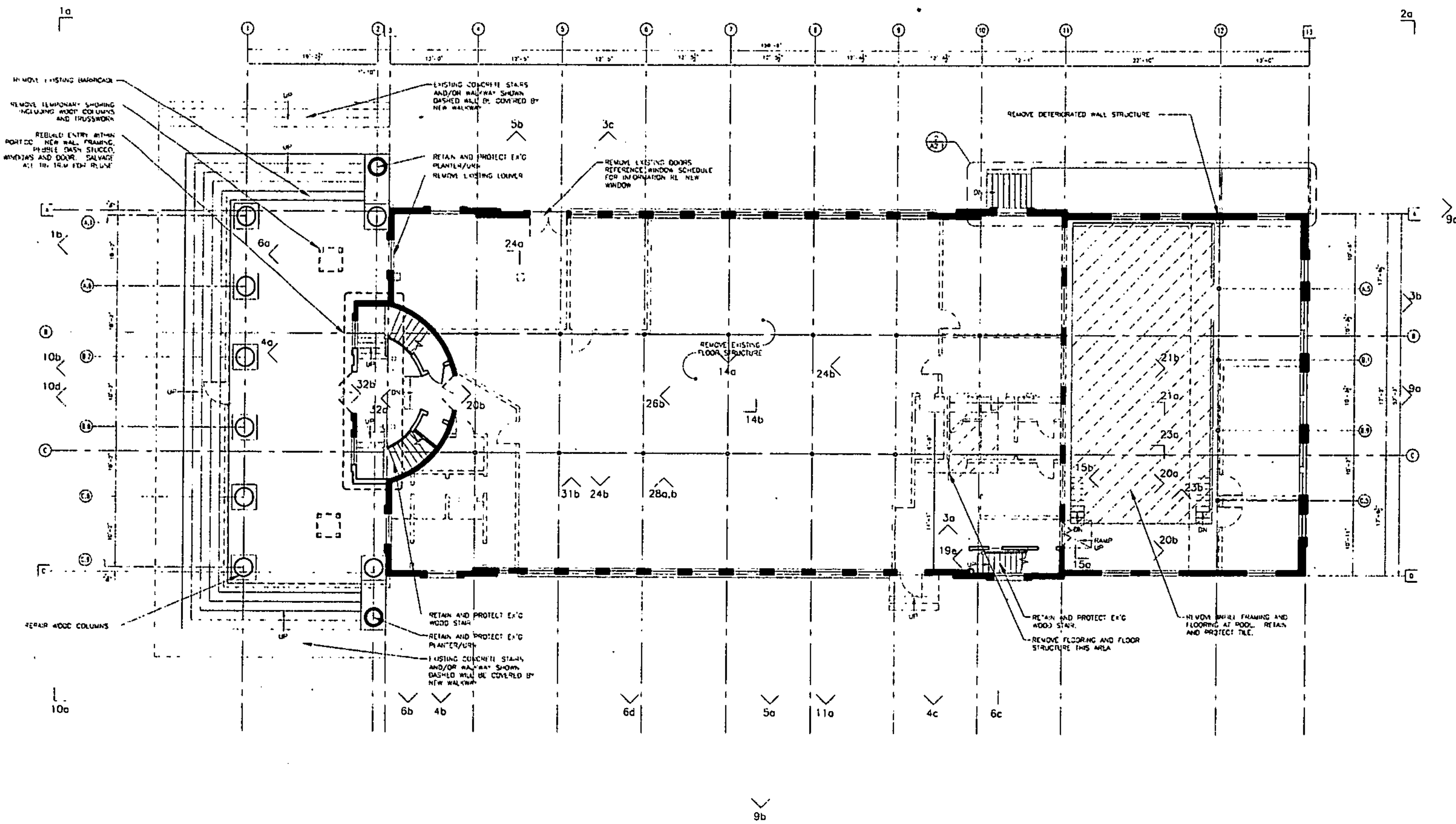
PROJECT NO. 04-579-002

SHEET NO. **C1**



(2/A2.1) MECHANICAL ROOM DEMOLITION PLAN
SCALE 1/8" = 1'-0"



(1/A2.1) FIRST FLOOR DEMOLITON PLAN
SCALE 1/8" = 1'-0"

GENERAL DEMOLITION NOTES.

1) STRUCTURAL DRAWINGS ARE TO BE REVIEWED BEFORE ANY STRUCTURAL DEMOLITION IS TO BEGIN. IN THE EVENT ANY UNFORSEEN CONDITIONS ARE ENCOUNTERED, NOTIFY THE ARCHITECT AND/OR ENGINEER BEFORE PROCEEDING.
2) REFERENCE STRUCTURAL DRAWINGS FOR NEW LINTELS ABOVE NEW OPENINGS
3) PRIOR TO DEMOLITION, COLLECT AND STORE FOR FUTURE USE ALL METALWORK, WOOD TRIM AND ORNAMENT THAT HAS FALLEN FROM THE BUILDING
4) REMOVE PARTITIONS REPRESENTED BY DASHED LINES. ITEMS INDICATED WITH SOLID LINES ARE TO REMAIN. WALLS, EQUIPMENT OR FIXTURES NOT SHOWN ARE TO BE REMOVED. BEARING WALLS OR WALLS THAT CONTAIN HISTORIC FEATURES SHOULD BE RETAINED UNTIL NOTIFYING THE ARCHITECT
5) REMOVE INTERIOR PLASTER AND LATH AND GYPSUM BOARD, UNLESS NOTED OTHERWISE
6) REMOVE EXISTING RUBBER MEMBRANE ROOF MATERIALS
7) RETAIN AND PROTECT EXISTING STAIR, BALUSTRADE, WAINSCOTING, BALCONY RAILING, AND INTERIOR WINDOW TRIM.
8) RETAIN WOOD BASE ON WALLS TO REMAIN. SALVAGE WOOD BASE FROM WALLS TO BE REMOVED.
9) RETAIN AND PROTECT DECORATIVE COLUMNS, TRIMS AND MOULDINGS
10) REMOVE CABINETRY AND SHELVING.
11) REMOVE ACCUMULATED REFUSE, LEAVING THE SITE 'BROOM' CLEAN
12) REMOVE SURFACE-APPLIED FINISHES ON WALLS TO REMAIN. MATCH FACE OF ADJOINING WALL (EXAMPLE CERAMIC TILE)
13) REMOVE ALL INTERIOR WALL FINISHES (EXAMPLE: WALLPAPER, PANELING, ETC.)
14) REMOVE FIRE EXTINGUISHERS, CABINETS AND MOUNTING HARDWARE.
15) NEW DOOR ROUGH OPENINGS ARE TO BE COORDINATED WITH GENERAL CONTRACTOR.
16) REMOVE TEMPORARY ENCLOSURES FROM EXISTING WINDOW AND DOOR OPENINGS.
17) PROVIDE BARRICADES AT FLOOR AND WINDOW OPENINGS. OPENINGS WITH ACCESS FROM GRADE SHALL BE SECURED WITH PLYWOOD.
18) RETAIN WINDOW STOOLS, APRON AND TRIM.
19) REMOVE METAL SECURITY BARS/GRATES OVER WINDOWS - INTERIOR & EXTERIOR
20) REMOVE ALL PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS - INCLUDING, BUT NOT LIMITED TO: CONDUIT, LIGHT FIXTURES, SWITCHES, JUNCTION BOXES, WASTE AND SUPPLY PIPING, PLUMBING FIXTURES, DUCTWORK, DIFFUSERS, AREA HEATERS, AND INSULATION. REMOVE AND STORE ALL RADIATORS FOR OWNER'S USE. TEMPORARY LIGHTING AND SERVICE SHALL REMAIN. REMOVE PIPING, CONDUIT, ETC. AT ALL PENETRATIONS THROUGH INTERIOR/EXTERIOR MASONRY AND CONCRETE WALLS. CAP ABANDONED PIPING, U.N.O.
21) REMOVE EXISTING ROOF DRAINS. GENERAL CONTRACTOR TO COORDINATE TEMPORARY ROOF DRAINAGE DURING CONSTRUCTION.
22) REMOVE EXTERIOR PIPING, CONDUIT, ANCHORS, ROOF ANTENNAE, SIGNAGE, DOWNSPOUTS AND MECHANICAL RUNS, U.N.O.
23) EXCEPT WHERE NOTED ON PLANS, REMOVE SUSPENDED CEILINGS CONSTRUCTED OF METAL GRID AND ACOUSTICAL TILE.
24) REMOVE FLOOR FINISHES INCLUDING CARPETING, WOOD GYM FLOOR AND VINYL TILE. RETAIN EXPOSED CEMENTITIOUS FLOOR TREATMENTS FOUND UNDER REMOVED FLOOR FINISHES, U.N.O.
25) WHERE INDICATED ON PLANS, REMOVE DETERIORATED DECKING AND JOISTS
26) DASHED LINES AT DOOR INDICATE REMOVAL OF DOOR, JAMB AND TRIM, U.N.O.
27) GENERAL CONTRACTOR TO PROVIDE SHORING AS REQUIRED. STRUCTURAL ENGINEER TO REVIEW PROPOSED SHORING PRIOR TO INSTALLATION
28) GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING AND REMOVAL OF CONCRETE AND FOR REPLACING CONCRETE AS NEEDED.

9b — THIS CAMERA ANGLE SYMBOL REFERENCES 4"x6" PHOTOGRAPHS ENCLOSED IN THE APPLICATION

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FIRST FLOOR DEMOLITION PLAN

DRAWN: ASK	APPR.: APPR
06-5-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITTAL
09-20-07	HAWP SUBMITTAL

PROJECT NO.
04-579-002

SHEET NO.
A2.1

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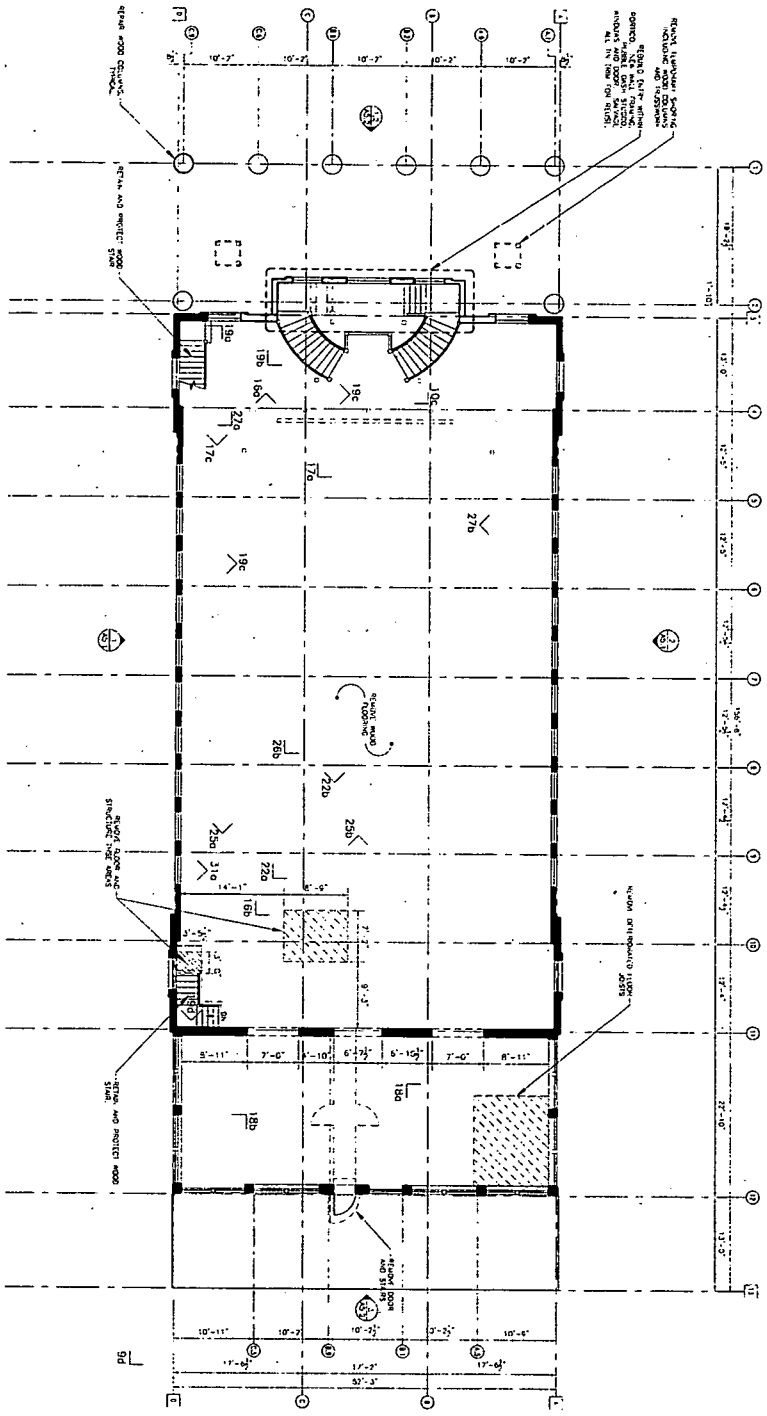

SECOND FLOOR DEMOLITION PLAN & PHOTO KEYPLAN

SCALE: 1/8" = 1'-0"

REFERENCE NORTH

SECOND FLOOR DEMOLITION PLAN				
DRAWN: ASK	APPR.: APPR			
06-15-07	SCHEMATIC DOCUMENTS			
08-09-07	PART 2 SUBMITTAL			
09-20-07	HAWP SUBMITTAL			

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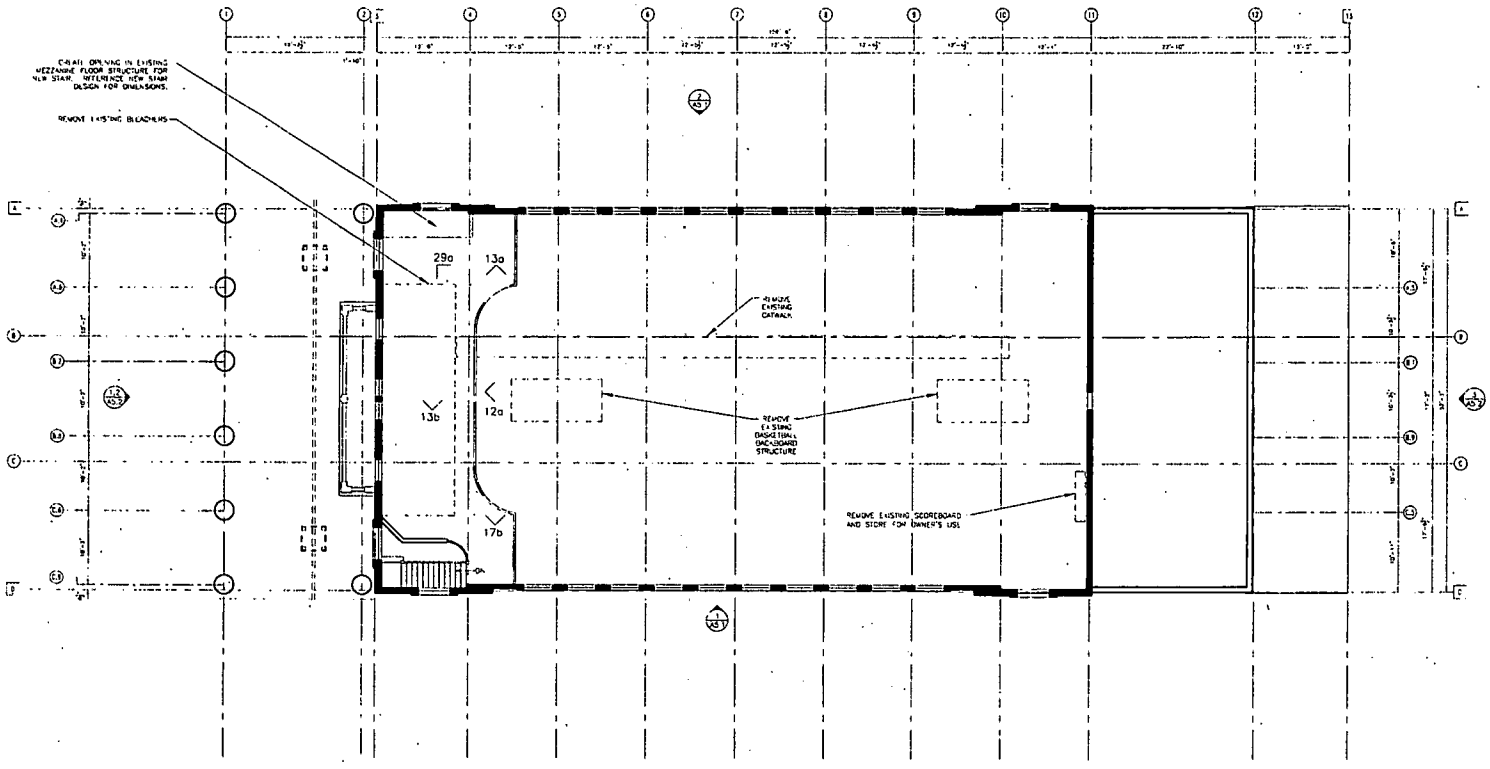
PROJECT NO. 04-579-002

SHEET NO. A2.2



THIRD FLOOR DEMOLITON PLAN & PHOTO KEYPLAN
SCALE: 1/8" = 1'-0"

9b THIS CAMERA ANGLE SYMBOL REFERENCES 4"x6" PHOTOGRAPHS ENCLOSED IN THE APPLICATION

REFERENCE NORTH

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GYMNASIUM
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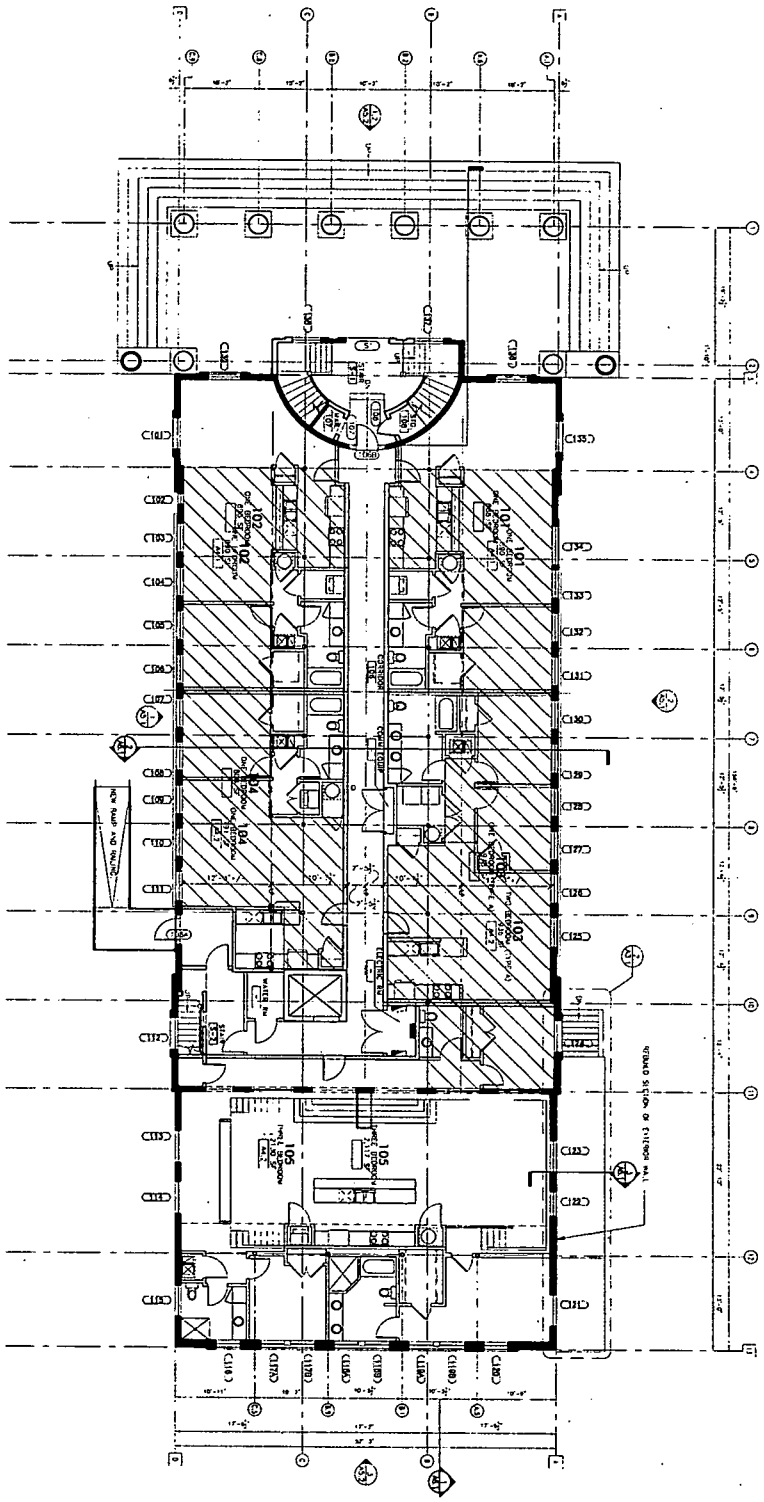
MEZZANINE FLOOR DEMOLITION PLAN

DRAWN/ASK	APPR.	APPR.
05.15.07	SCHEMATIC DOCUMENTS	
06.08.07	DAHP SUBMITTAL	
08.20.07	DAHP SUBMITTAL	

PROJECT NO.
04-579-002

SHEET NO.
A2.3

(13)



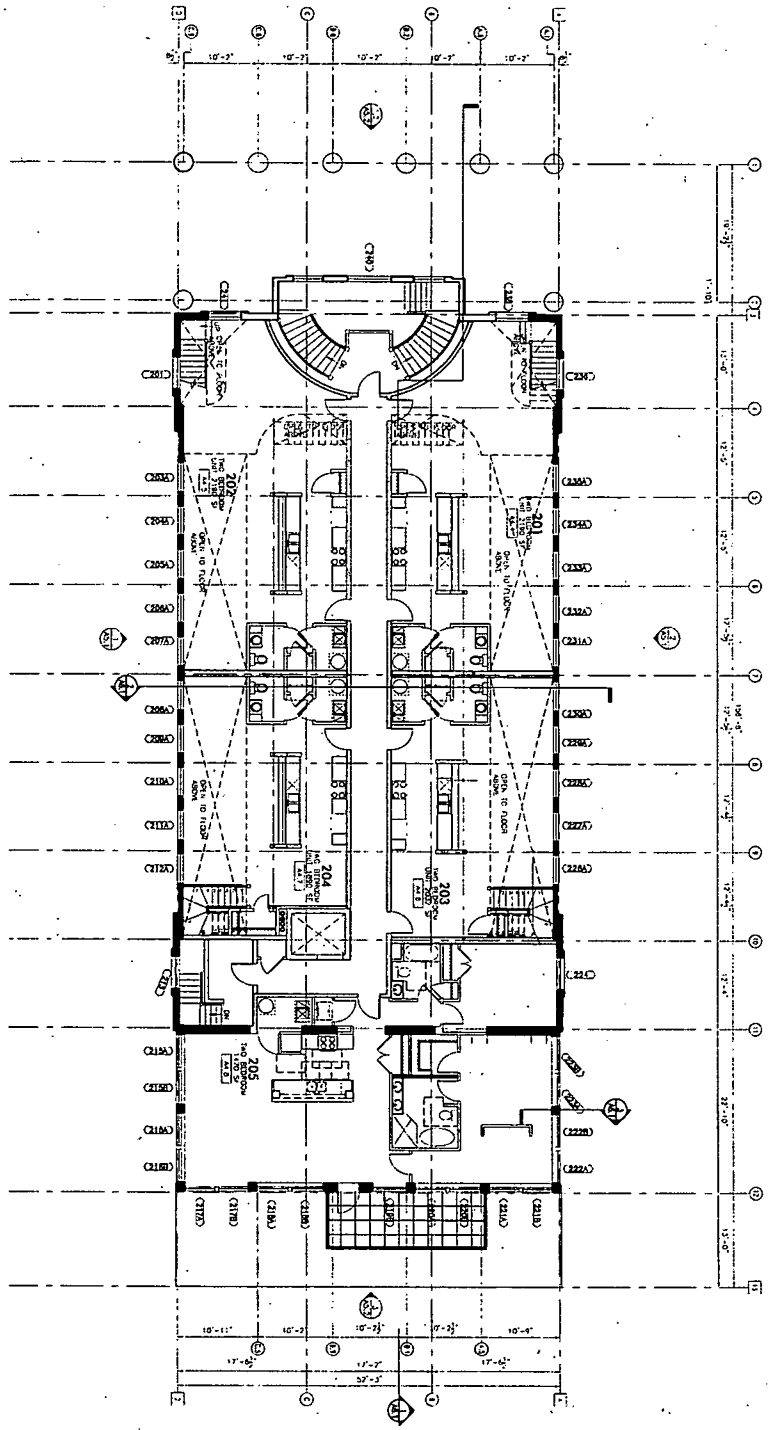
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 MECHANICAL ROOM FLOOR PLAN
SCALE: 1/8" = 1'-0"

REFERENCE NORTH

SHEET NO.	PROJECT NO.	FIRST FLOOR PLAN	GYMNASIUM BUILDING #118 NATIONAL PARK SEMINARY 2747 LINDEN LANE SILVER SPRING, MARYLAND	Architecture, Planning & Construction **ALEXANDER COMPANY** 145 E. BADGER ROAD, SUITE 200 MADISON, WISCONSIN 53713 TELEPHONE 608-258-5591 FAX 608-258-5599
A3.1	04-579-002	DRAWN: ASK | APPR.: APPR 05-15-07 | SCHEMATIC DOCUMENTS 08-09-07 | PART 2 SUBMITTAL 09-20-07 | HAWP SUBMITTAL		

(32)



SECOND FLOOR PLAN

REFERENCE NORTH

SHEET NO. A3.2	PROJECT NO. 04-579-002	SECOND FLOOR PLAN DRAWN: ASK · APPR.: APPR 05-16-07 · SCHEMATIC DOCUMENTS 08-09-07 · PART 2 SUBMITTAL 09-20-07 · HAWP SUBMITTAL	GYMNASIUM BUILDING #118 NATIONAL PARK SEMINARY 2747 LINDEN LANE SILVER SPRING, MARYLAND

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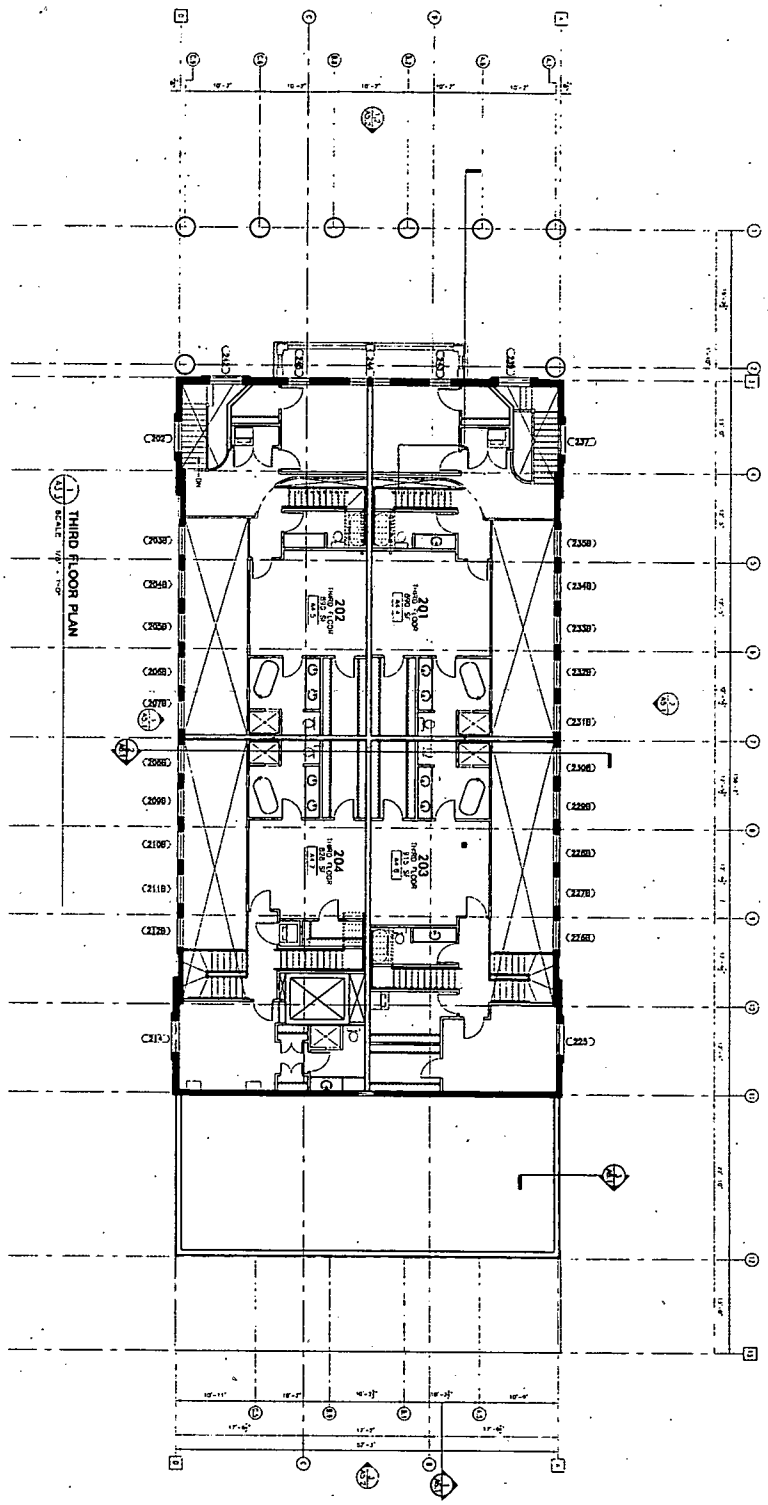
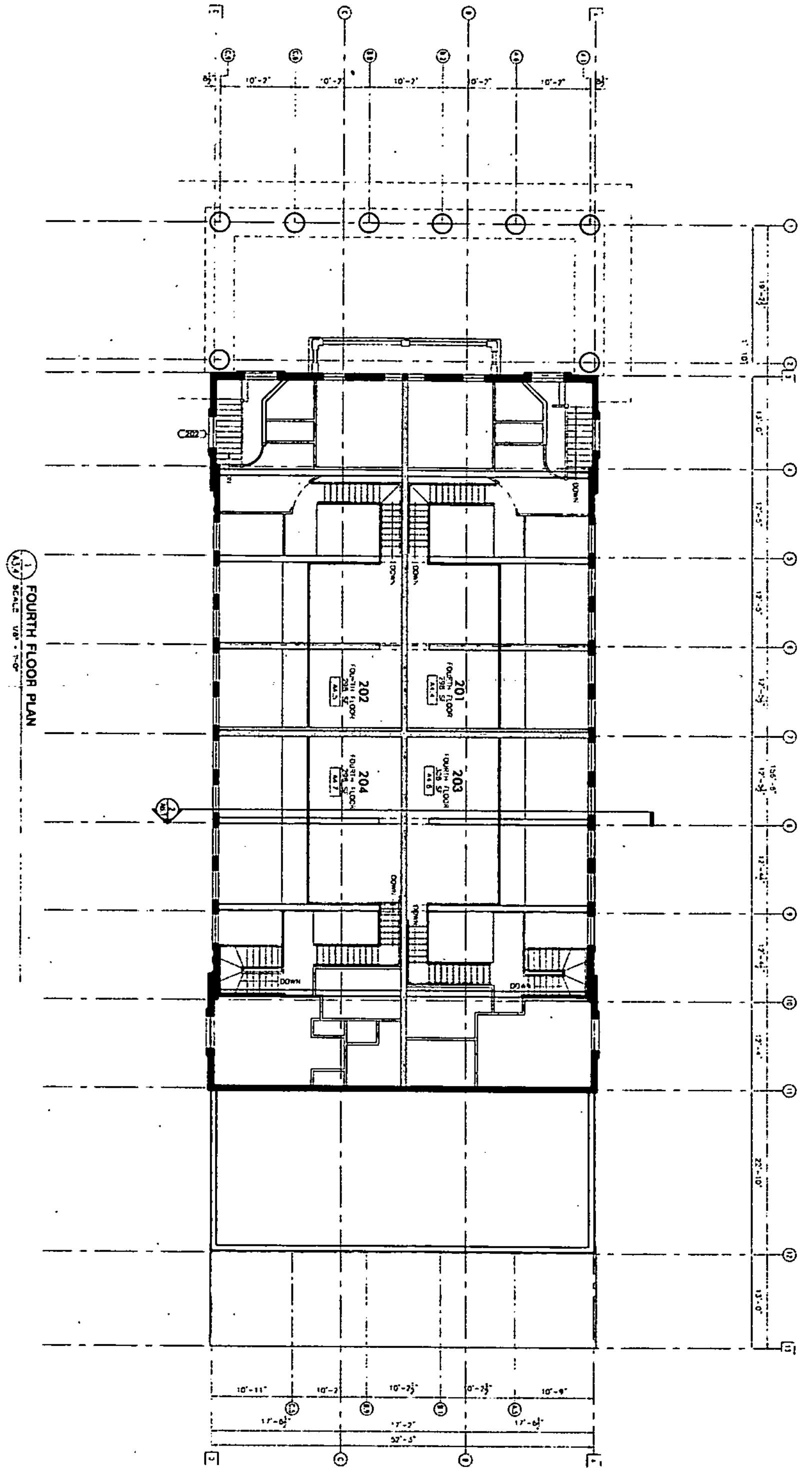


REFERENCE NORTH

SHEET NO.	PROJECT NO.	MEZZANINE FLOOR PLAN	GYMNASIUM BUILDING #118 NATIONAL PARK SEMINARY 2747 LINDEN LANE SILVER SPRING, MARYLAND	Architecture, Planning & Construction **ALEXANDER COMPANY** 145 E. BADGER ROAD, SUITE 200 MADISON, WISCONSIN 53713 TELEPHONE 608 256-5593 FAX 608-256-5599
A3.3	04-579-002	DRAWN: ASK APPR.: APPR 05-15-07 SCHEMATIC DOCUMENTS 08-09-07 PART 2 SUBMITTAL 09-20-07 HAWP SUBMITTAL		



LOFT FLOOR PLAN	
DRAWN: ASK	APPR.: APPR
05-15-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITTAL
09-20-07	HAWP SUBMITTAL

PROJECT NO. 04-579-002

SHEET NO. A3.4

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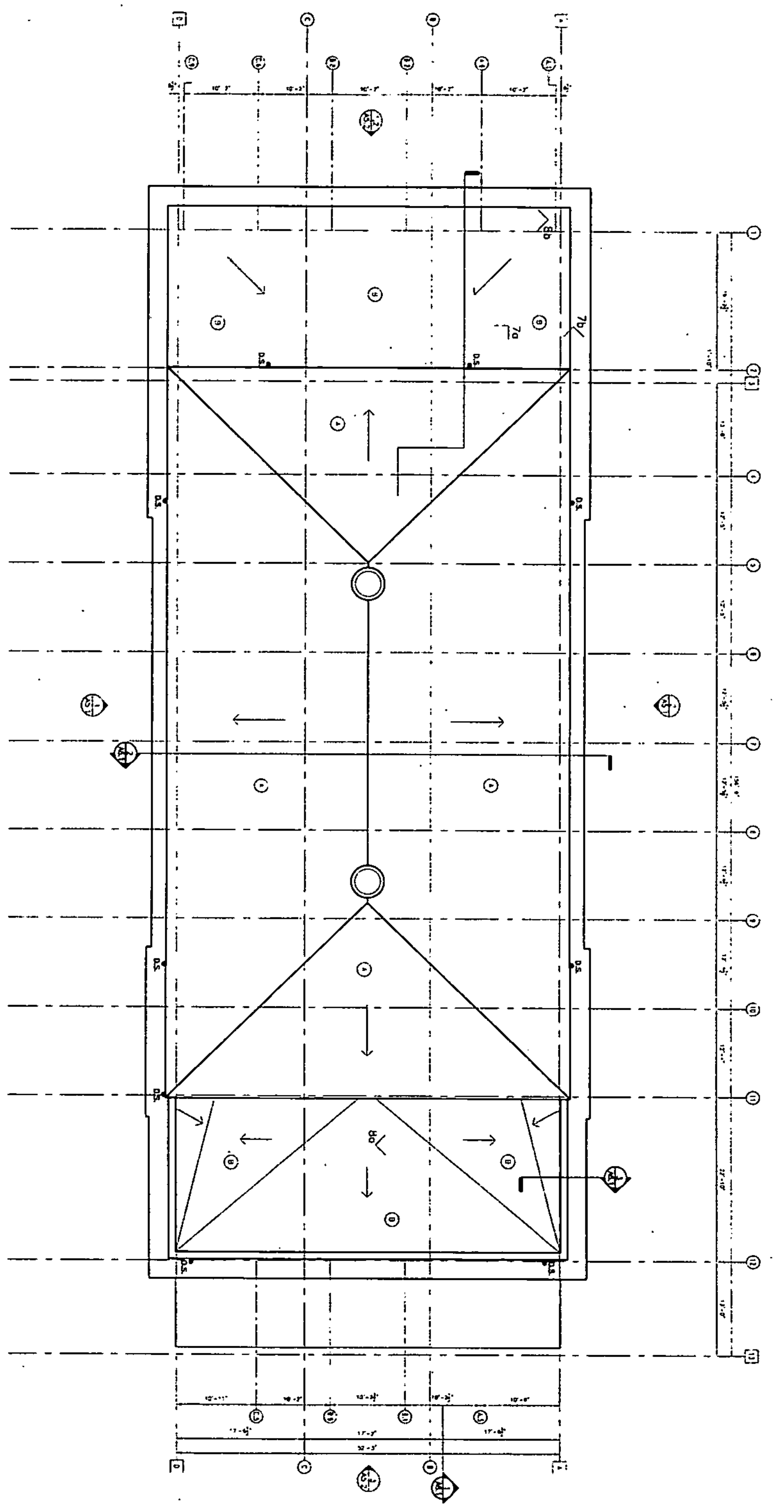
(35)



ROOF PLAN

1/A3.5 SCALE: 1/8" = 1'-0"

ROOFING MATERIAL NOTES:

- (A) REMOVE EXISTING SLATE. INSTALL NEW SIMULATED SLATE SHINGLES. INSTALL NEW FLASHING AND RIDGE VENT
- (B) REMOVE EXISTING RUBBER ROOF. INSTALL ADHERED EPDM ROOFING WITH NEW FLASHING

9b — THIS CAMERA-ANGLE SYMBOL REFERENCES 4"x6" PHOTOGRAPHS ENCLOSED IN THE APPLICATION

REFERENCE NORTH

SHEET NO. **A3.5**

PROJECT NO. 04-579-002

ROOF PLAN

DRAWN: ASK	APPR.: APPR
05-15-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITTAL
09-20-07	HAWP SUBMITTAL

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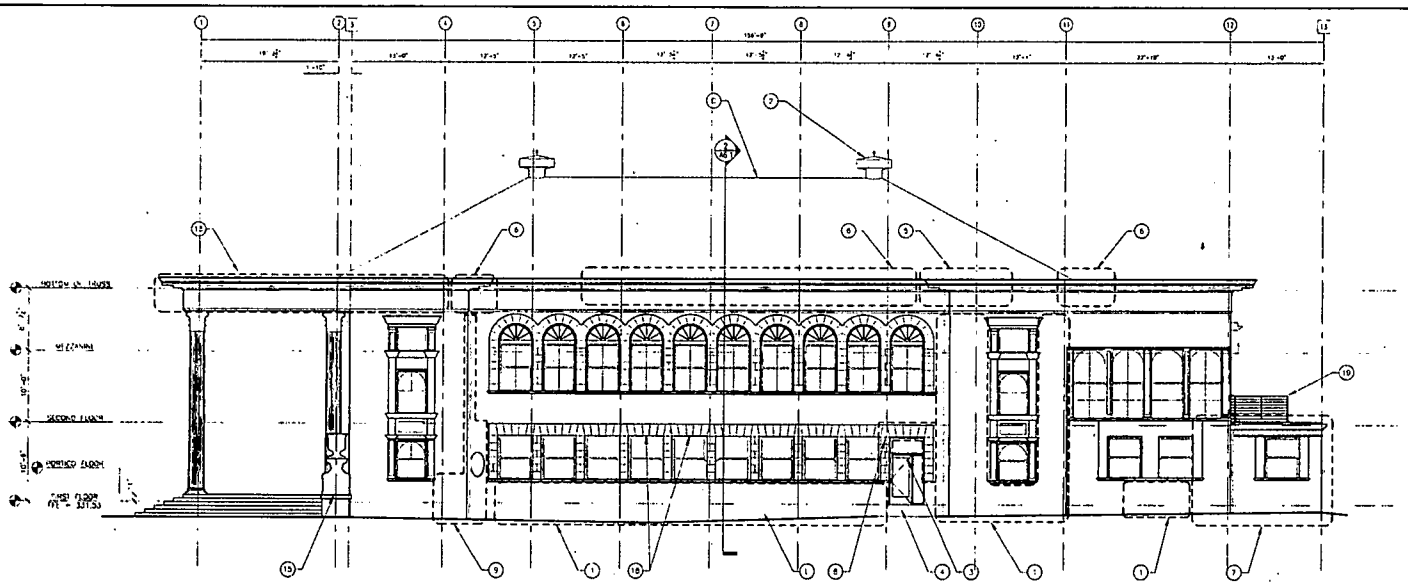
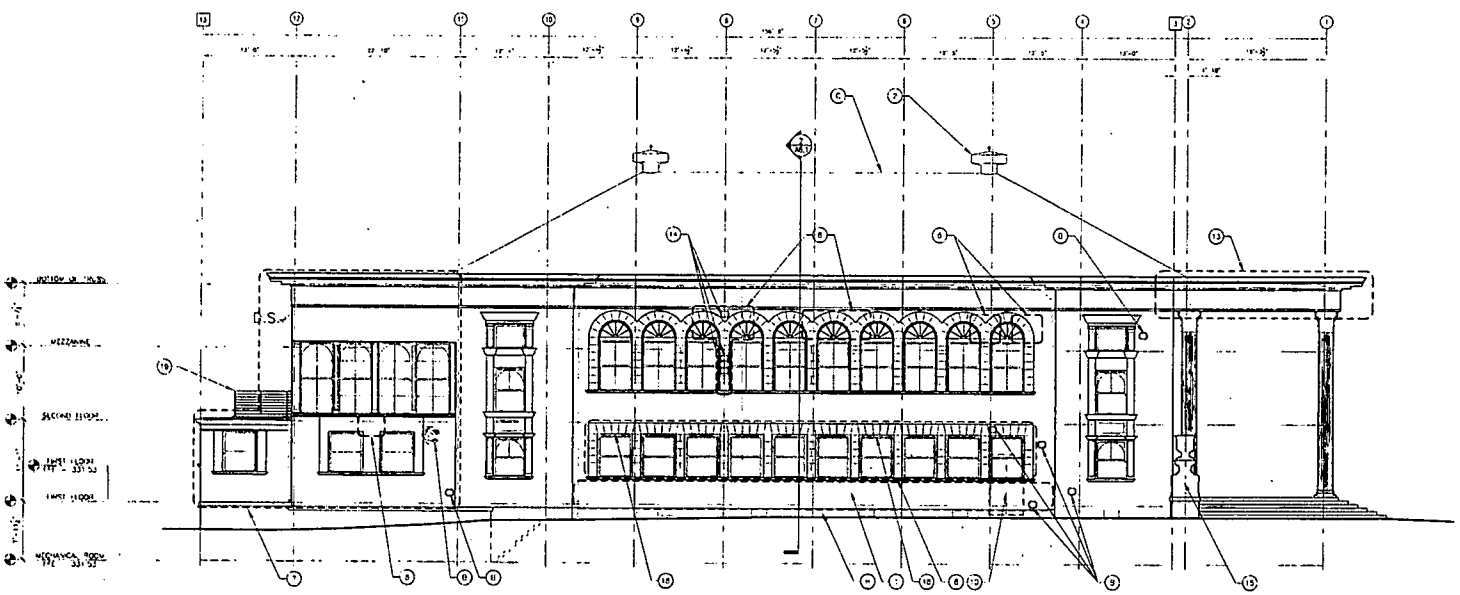


SOUTH ELEVATION
A5.1 SCALE: 1/8" = 1'-0"



NORTH ELEVATION
2 A5.1 SCALE: 1/8" = 1'-0"

GENERAL REMOVAL WORK NOTES - UNLESS NOTED REMAIN TO THE ENTIRE BUILDING

(A) REMOVE ALL PAINT SMOOTH AT EXTERIOR WALLS (TYPICAL AT ENTIRE PERIMETER OF BUILDING)

(B) REMOVE ALL EXISTING ELECTRICAL CONDUIT FIXTURES, MECHANICAL PIPING, LOUVERS, VENTS, ETC. PROVIDE NEW REPAIR STUCCO SYSTEM, MIN. 2 COATS, AND ACCESSORIES, AT A DEPTH TO MATCH ADJACENT SURFACES. PROVIDE FINISH TO MATCH EXISTING ADJACENT SYSTEM (TYPICAL AT ENTIRE PERIMETER OF BUILDING)

(C) REMOVE SLATE SHINGLES. INSTALL INSULATION SUBSTRATE. INSTALL IN KIND REPLACEMENT OF SLATE ROOF.

(D) REMOVE METAL SECURITY GRATES AT WINDOWS

(E) REMOVE ALL GUTTERS AND DOWNSPOUTS

(F) REMOVE ALL LOOSE OR PEELING PAINT DOWN TO SOUND SUBSTRATE. PROVIDE NEW ELASTOMERIC COATING

(G) REMOVE STUCCO 6" MIN. FROM INTERSECTION AT ROOF AND PROVIDE PAINTED ALUM. STEP FLASHING VERTICAL LEG OF FLASHING TO EXTEND UP BEHIND STUCCO. SEAL JOINT BETWEEN EXPOSED EDGE OF STUCCO AND FLASHING. PROVIDE OVERHANG WHERE STUCCO ABUTS AN ADJACENT ROOF. EXTEND FLASHING PAST ROOF EDGE 4" MIN. TYPICAL. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)

(H) REPAIR/REPOINT BRICK AND STONE MASONRY PER SPECIFICATION

(J) PROVIDE PAINTED ALUM. FLASHING AT ROOF HAIR AND SIMILAR CONDITIONS. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)

(K) PROVIDE METAL VALLEY FLASHING (TYPICAL AT ALL ROOF VALLEYS)

(L) REPLACE WOOD SILL ATOP FOUNDATION (TYPICAL AT ENTIRE PERIMETER OF BUILDING)

(M) REPAIR/REPLACE STAMPED TIN AT ENTABLATURE, WINDOW TRIM, AND/OR SAILOR RAIL

(N) REPAIR/REPLACE EXISTING WOOD WINDOWS. REFERENCE WINDOW SCHEDULE IN SPECIFICATION PACKET FOR INFORMATION.

(P)

SPECIFIC REMOVAL WORK NOTES

1. REMOVE STUCCO BACK TO SOUND MATERIAL TO ELIMINATE BLISTERS, BUCKLES, CRAVING OR CRACKING, AND SIMILAR DEFECTS. PROPERLY PREPARE OR REPLACE EXISTING EXPOSED WIRE FABRIC. PROVIDE NEW WIRE FABRIC TO OVERLAP EXISTING TO REMAIN 2" MIN. PROVIDE NEW REPAIR STUCCO SYSTEM, MIN. 2 COATS, AND ACCESSORIES, AT A DEPTH TO MATCH ADJACENT SURFACES. PAINT FINISH TO MATCH EXISTING SYSTEM
2. REMOVE TIN VENTS. FILL OPENING IN ROOF AS NEW VENTS SHALL BE FOR ORNAMENT ONLY. FABRICATE NEW VENTS TO MATCH EXISTING
3. REMOVE EXISTING DOOR AND OVERHANG. PROVIDE NEW DOOR, SIDELIGHT AND TRANSOM
4. REMOVE CONCRETE STAIRS AND STOOP
5. REPAIR STAMPED TIN ENTABLATURE WHICH HAS PULLED AWAY FROM ITS SUBSTRUCTURE IN THIS AREA
6. REPLACE FRAMING FOR STAMPED TIN ENTABLATURE
7. REBUILD WALL FRAMING, WINDOWS, WINDOW TRIM, STUCCO, CORNICE, AND OTHER FACADE TRIMMING THIS AREA OF FACADE
8. REMOVE/PROVIDE NEW WALL FRAMING AND SMOOTH-STUCCO THIS AREA
9. REPLACE/PROVIDE NEW WALL FRAMING AND PEBBLE-DASH STUCCO AS NECESSARY
10. REMOVE DOORS THIS AREA. REPLACE WITH WINDOW TO MATCH ADJACENT. INFILL LOWER PORTION OF OPENING WITH MATERIALS TO MATCH ADJACENT
11. REPAIR WOOD COLUMNS
12. REBUILD ENTRY WITH PORTICO. NEW WALL FRAMING, PEBBLE-DASH STUCCO, WINDOWS AND DOOR. SALVAGE ALL TIN TRIM FOR REUSE
13. REPAIR PORTICO ROOF STRUCTURE
14. REMOVE STEEL PLATES AND ASSOCIATED HARDWARE. REPAIR/REPLACE FRAMING. PROVIDE STUCCO TO MATCH ADJACENT FINISH
15. RETAIN AND PROTECT URN/PLANTER
16. REPLACE OR ASSOCIATED CEILING
17. REPLACE EXISTING DOOR AND TRANSOM INFILL WITH NEW WOOD DOOR WITH FULL SIZE AND TRANSOM TO MATCH ADJACENT WINDOWS. REFERENCE WINDOW SCHEDULE IN SPECIFICATIONS FOR MORE INFORMATION
18. LOCATIONS FOR NEW VENTS
19. NEW STAINLESS STEEL CABLE RAILING. PAINT STEEL TO MATCH STUCCO PAINT COLOR

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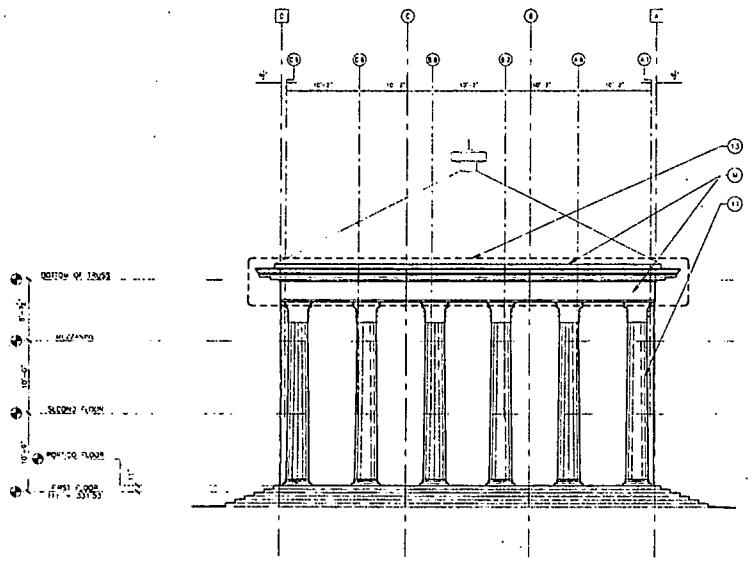
GYMNASIUM
BUILDING #118
NATIONAL PARK SEMINARY
2747 LINDEN LANE
SILVER SPRING, MARYLAND

BUILDING ELEVATIONS

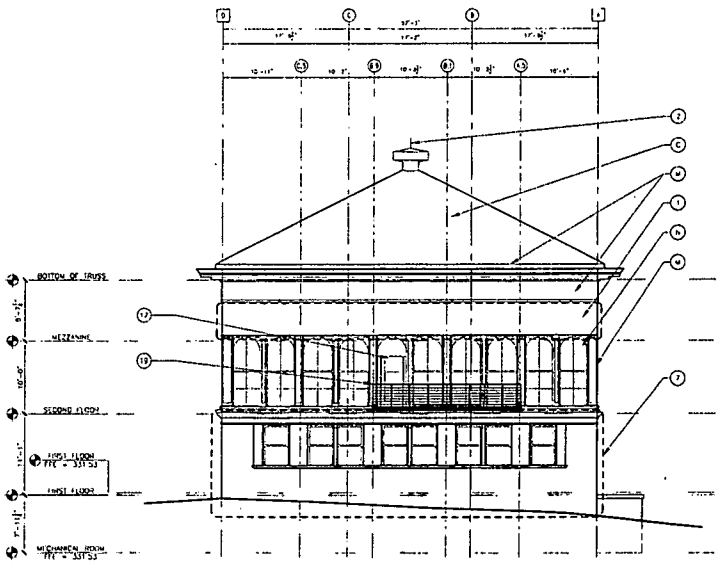
DRAWN: ASK	APPR.:	
06.6.07	SCHEMATIC DOCUMENTS	
08.05.07	PART 2 SUBMITTAL	
09.20.07	HAWP SUBMITTAL	

PROJECT NO.
04-579-002

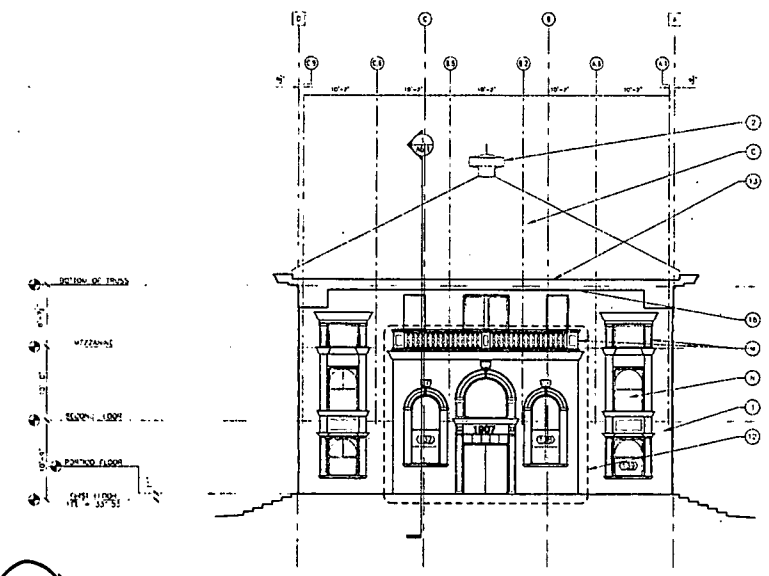
SHEET NO.
A5.1



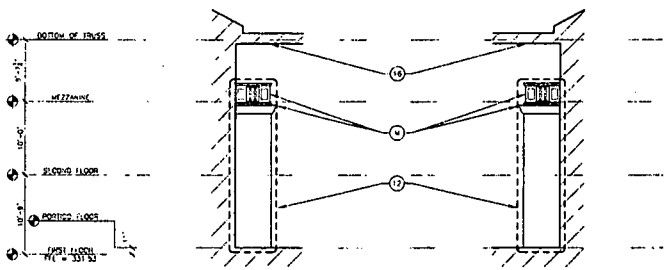
1 A5.2 WEST ELEVATION
SCALE 1/8" = 1'-0"



3 A5.2 EAST ELEVATION
SCALE 1/8" = 1'-0"



2 A5.2 PORTICO ELEVATION - WEST
SCALE 1/8" = 1'-0"



4 A5.2 PORTICO ELEVATIONS - N & S
SCALE 1/8" = 1'-0"

GENERAL REMODEL WORK NOTES = DENOTE NOTES SHOWN TO THE ENTIRE BUILDING

A. REMOVE ALL PLANT GROWTH AT EXTERIOR WALLS (TYPICAL AT ENTIRE PERIMETER OF BUILDING)

B. REMOVE ALL EXISTING ELECTRICAL CONDUIT, FIXTURES, MECHANICAL PIPING, LOUVERS, VENTS, ETC. PROVIDE NEW REPAIR STUCCO SYSTEM, MIN. 2 COATS, AND ACCESSORIES, AT A DEPTH TO MATCH ADJACENT SURFACES. PROVIDE FINISH TO MATCH EXISTING ADJACENT SYSTEM. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)

C. REMOVE SLATE SHINGLES. INSTALL INSULATION, SUBSTRATE, INSTALL IN KIND REPLACEMENT OF SLATE ROOF.

D. REMOVE METAL SECURITY GRATES AT WINDOWS

E. REMOVE ALL GUTTERS AND DOWNSPOUTS

F. REMOVE ALL LOOSE OR PEELING PAINT DOWN TO SOUND SUBSTRATE. PROVIDE NEW ELASTOMERIC COATING

G. REMOVE STUCCO 8" MIN FROM INTERSECTION AT ROOF AND PROVIDE PAINTED ALUM STEP FLASHING. VERTICAL LEG OF FLASHING TO EXTEND UP BEHIND STUCCO. SEAL JOINT BETWEEN EXPOSED EDGE OF STUCCO AND FLASHING. WHERE SHEATHING INTERSECTS AN ADJACENT ROOF, EXTEND FLASHING PAST ROOF EDGE AT MIN TYPICAL. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)

H. REPAIR/REPOINT BRICK AND STONE MASONRY PER SPECIFICATION

J. PROVIDE PAINTED ALUM FLASHING AT ROOF EAVE AND SIMILAR CONDITIONS (TYPICAL AT ENTIRE PERIMETER OF BUILDING)

K. PROVIDE METAL VALLEY FLASHING (TYPICAL AT ALL ROOF VALLEYS)

L. REPLACE WOOD SILL ATOP FOUNDATION (TYPICAL AT ENTIRE PERIMETER OF BUILDING)

M. REPAIR/REPLACE STAMPED TIN AT ENTABLATURE, WINDOW TRIM, AND/OR BALUSTRADE

N. REPAIR/REPLACE EXISTING WOOD WINDOWS. REFERENCE WINDOW SCHEDULE IN SPECIFICATION PACKET FOR INFORMATION.

P.

SPECIFIC REMODEL WORK NOTES

1. REMOVE STUCCO BACK TO SOUND MATERIAL TO ELIMINATE BLISTERS, BUCKLES, CRAKING CHECKING AND SPALLING DEFECTS. PROPERLY PREPARE OR REPLACE EXISTING EXPOSED WIRE FABRIC. PROVIDE NEW WIRE FABRIC TO OVERLAP EXISTING TO REMAIN 3" MIN. PROVIDE NEW REPAIR STUCCO SYSTEM, MIN. 2 COATS, AND ACCESSORIES, AT A DEPTH TO MATCH ADJACENT SURFACES. PROVIDE FINISH TO MATCH EXISTING SYSTEM

2. REMOVE TIN VENTS. FILL OPENING IN ROOF AS NEW VENTS SHALL BE FOR ORNAMENT ONLY. FABRICATE NEW VENTS TO MATCH EXISTING

3. REMOVE EXISTING DOOR AND OVERHANG. PROVIDE NEW DOOR, SIDELIGHT AND TRANSOM

4. REMOVE CONCRETE STAIRS AND STOOP

5. REPAIR STAMPED TIN ENTABLATURE WHICH HAS PULLED AWAY FROM ITS SUBSTRUCTURE IN THIS AREA

6. REPLACE FRAMING FOR STAMPED TIN ENTABLATURE

7. REBUILD WALL FRAMING, WINDOWS, WINDOW TRIM, STUCCO, CORNICE, AND OTHER FACADE FRAMING THIS AREA OF FACADE.

8. REPLACE/PROVIDE NEW WALL FRAMING AND SMOOTH STUCCO THIS AREA

9. REPLACE/PROVIDE NEW WALL FRAMING AND PEBBLE-DASH STUCCO AS NECESSARY

10. REMOVE DOORS THIS AREA. REPLACE WITH WINDOW TO MATCH ADJACENT (TYP.). INFILL REMAINING PORTION OF OPENING WITH MATERIALS TO MATCH ADJACENT.

11. REPAIR WOOD COLUMNS

12. REBUILD ENTRY WITHIN FOOTPRINT. NEW WALL FRAMING, PEBBLE DASH STUCCO, WINDOWS AND DOOR. SALVAGE ALL TIN TRIM FOR REUSE.

13. REPAIR PORTICO ROOF STRUCTURE

14. REMOVE STEEL PLATES AND ASSOCIATED HARDWARE. REPAIR/REPLACE FRAMING. PROVIDE STUCCO TO MATCH ADJACENT FINISH

15. RETAIN AND PROTECT URN/PLANTER

16. REPLACE UNDERBOARD CEILING

17. REPLACE EXISTING DOOR AND TRANSOM INFILL WITH NEW WOOD DOOR WITH FULL LITE AND TRANSOM TO MATCH ADJACENT WINDOWS. REFERENCE WINDOW SCHEDULE IN SPECIFICATIONS FOR MORE INFORMATION.

18. LOCATIONS FOR NEW VENTS.

19. NEW STAINLESS STEEL EAGLE ARMING. PAINT STEEL TO MATCH STUCCO PAINT COLOR.

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SILVER SPRING, MARYLAND

BUILDING ELEVATIONS

DRAWN: ASK	APPR.:
05.15.07	SCHEMATIC DOCUMENTS
08.09.07	PART 2 SUBMITTAL
09.20.07	HAWP SUBMITTAL

PROJECT NO.
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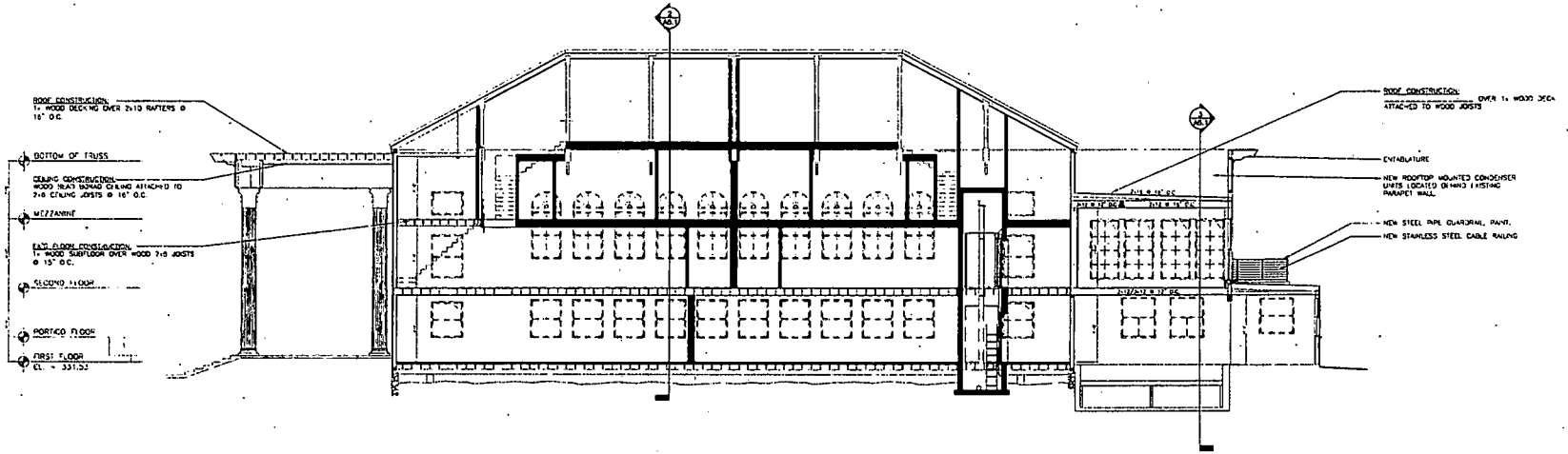
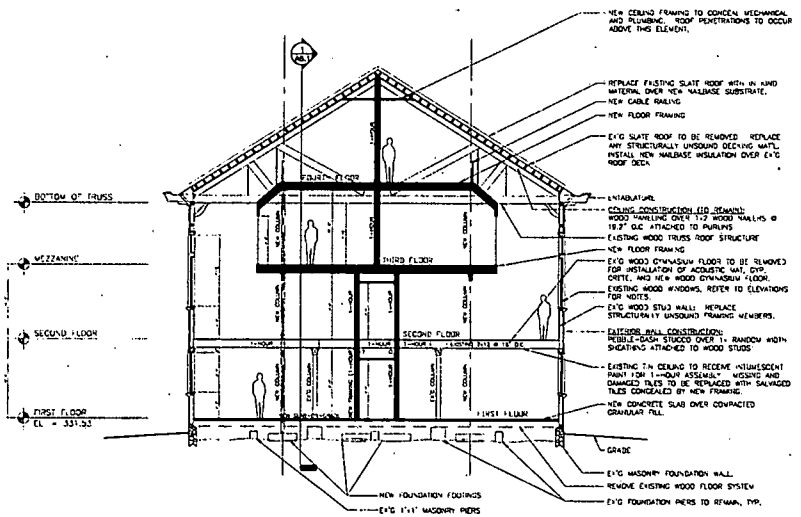
SHEET NO.
A5.2

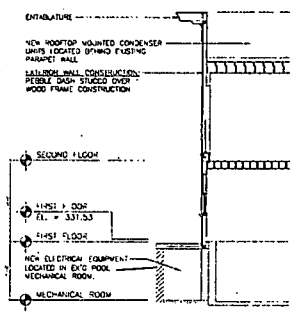
37



1/A6.1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2/A6.1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3/A6.1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

38

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BUILDING SECTIONS

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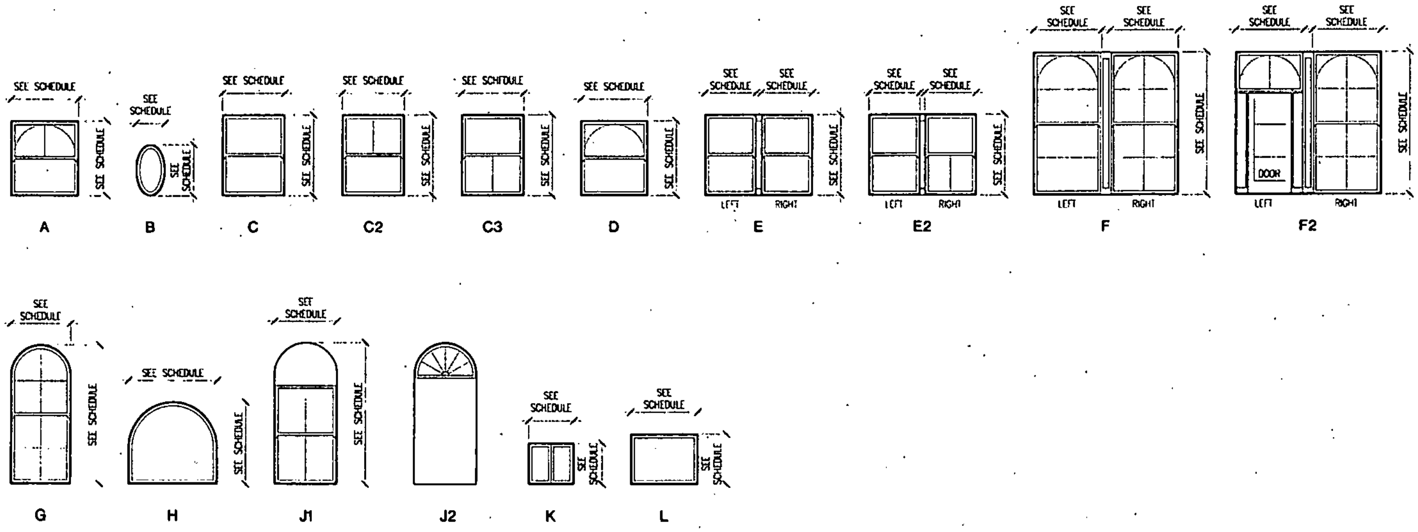
09-10-07	HAWP SUBMITTAL

PROJECT NO.
04-579-002

SHEET NO.
A6.1

GENERAL NOTES

1. ELEVATIONS REPRESENT EXTERIOR VIEW OF WINDOWS.



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WINDOW ELEVATIONS

DRAWN: D7 | APPR.: JFB
06-6-07 | SCHEMATIC DOCUMENTS
08-09-07 | PART 2 SUBMITTAL
09-20-07 | HAWP SUBMITTAL

PROJECT NO.
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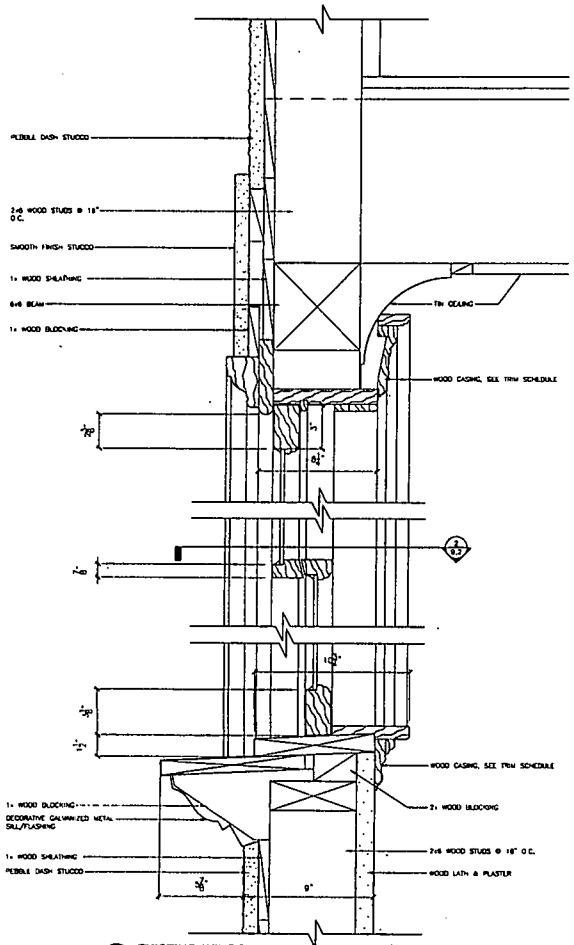
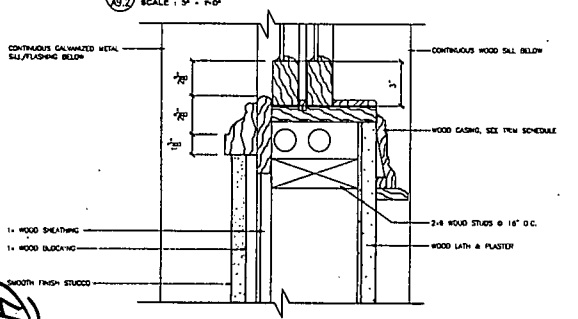
SHEET NO.
A9.1

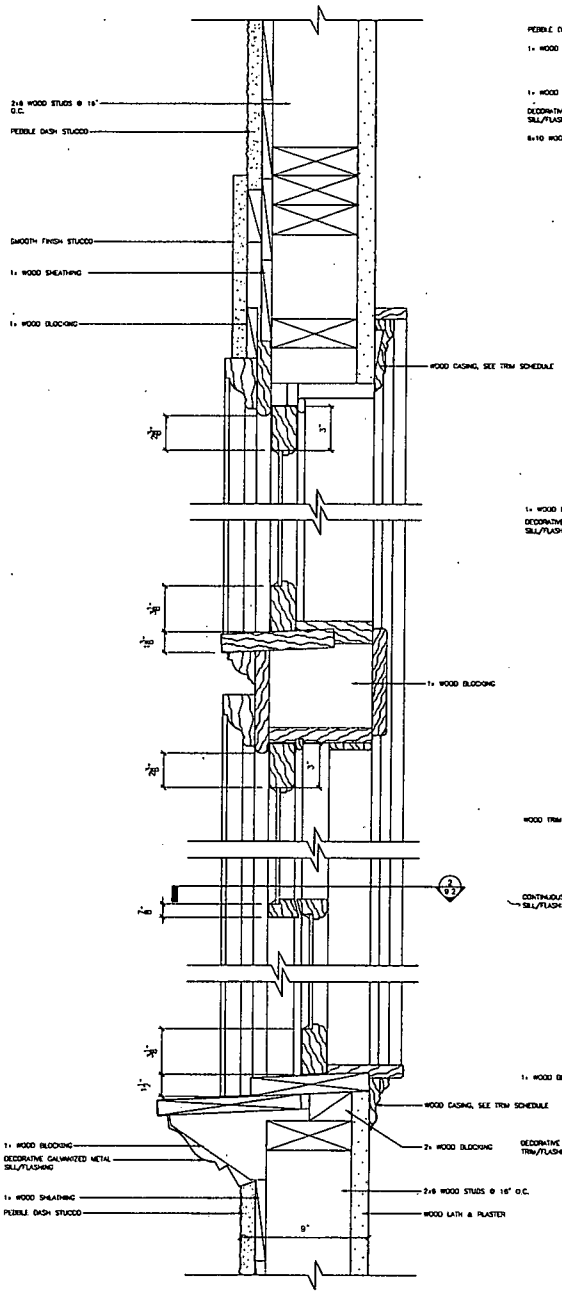
89



1 A9.2 EXISTING WINDOW HEAD/SILL DETAIL (103)
SCALE : 3" = 1'-0"



2 A9.2 EXISTING WINDOW JAMB DETAIL (103, 203)
SCALE : 3" = 1'-0"



3 A9.2 EXISTING WINDOW HEAD/SILL DETAIL (203)
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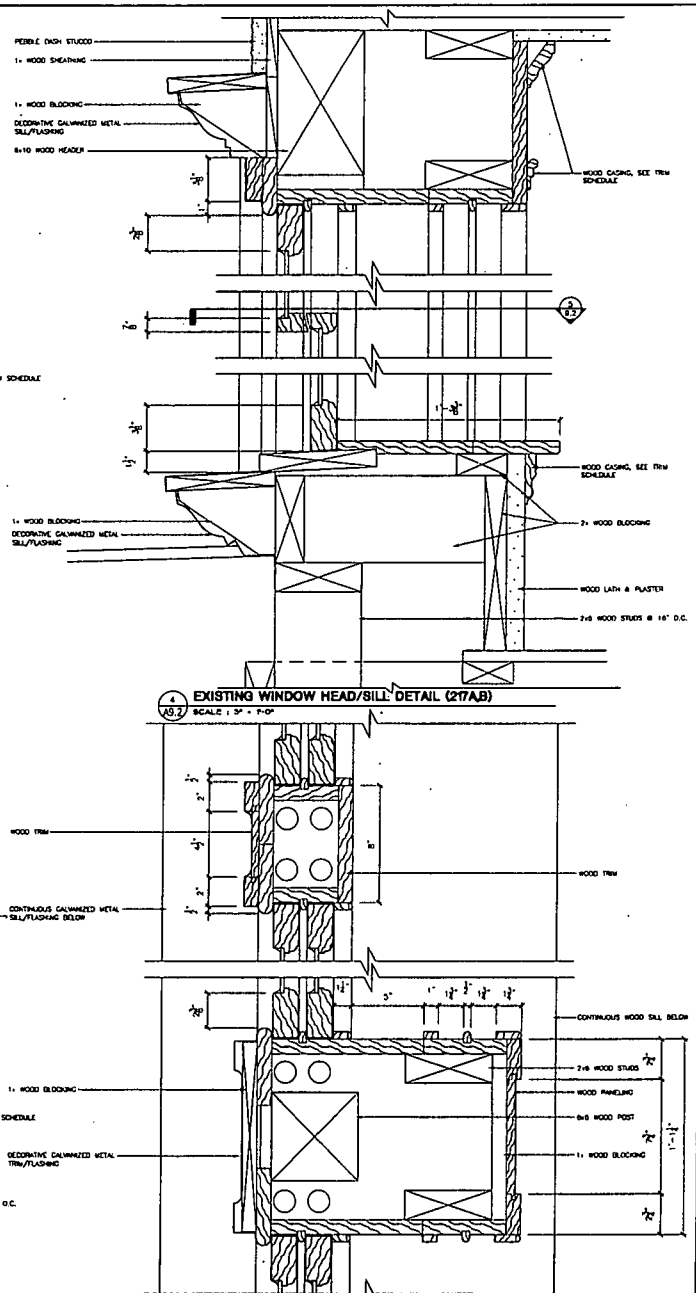

4 A9.2 EXISTING WINDOW HEAD/SILL DETAIL (217A,B)
SCALE : 3" = 1'-0"

5 A9.2 EXISTING WINDOW JAMB/MULLION DETAIL (217A,B)
SCALE : 3" = 1'-0"

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WINDOW DETAILS

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06.08.07	PART 2 SUBMITTAL	
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PROJECT NO.
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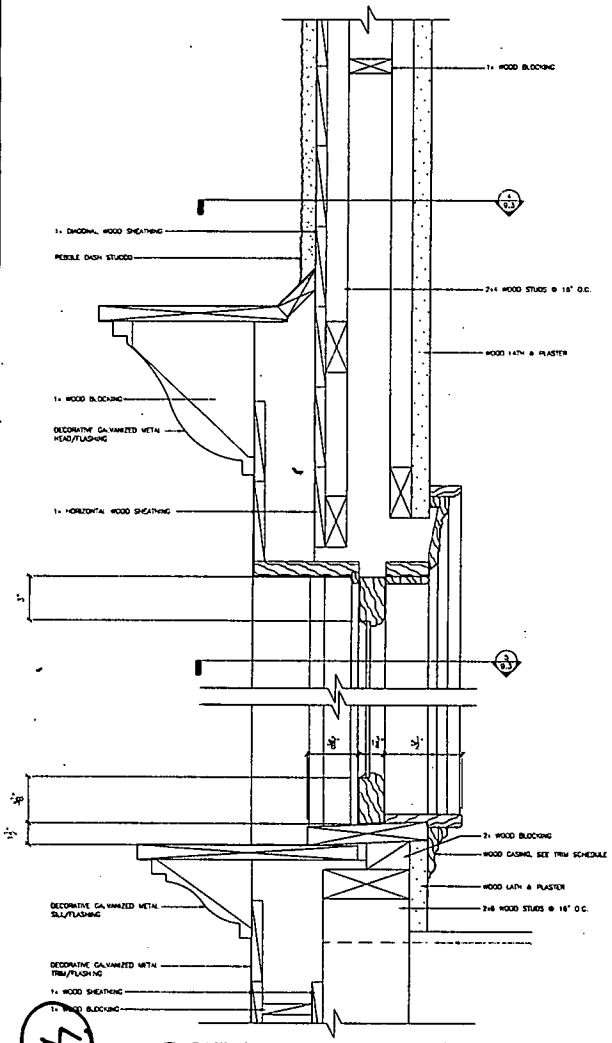
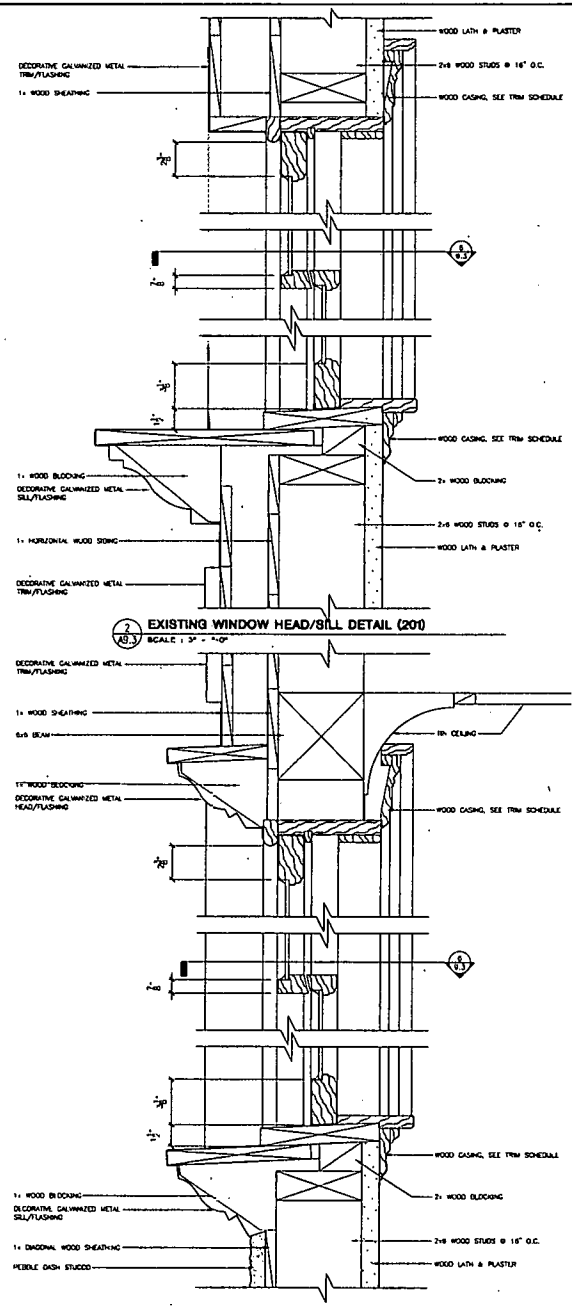
SHEET NO.
A9.2

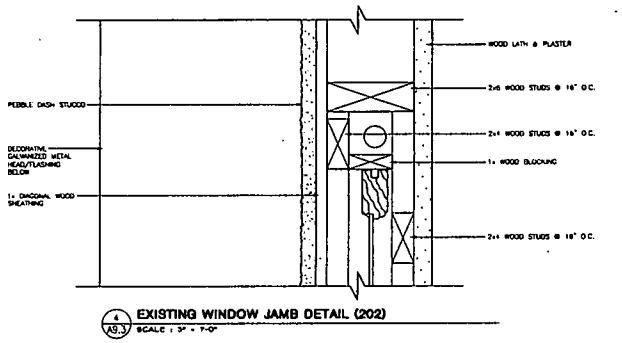


1 A9.3 EXISTING WINDOW HEAD/SILL DETAIL (202)
SCALE : 3" = 1'-0"

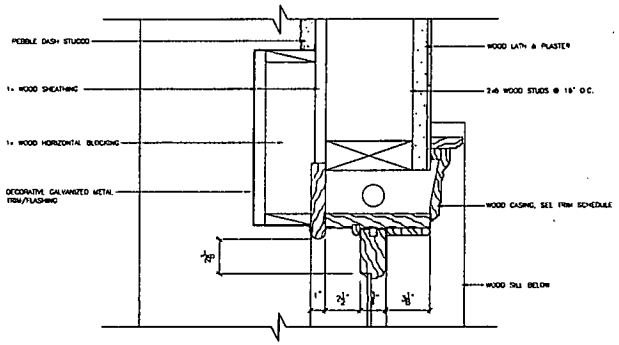


2 A9.3 EXISTING WINDOW HEAD/SILL DETAIL (201)
SCALE : 3" = 1'-0"

3 A9.3 EXISTING WINDOW JAMB DETAIL (101)
SCALE : 3" = 1'-0"



4 A9.3 EXISTING WINDOW JAMB DETAIL (202)
SCALE : 3" = 1'-0"



5 A9.3 EXISTING WINDOW JAMB DETAIL (202)
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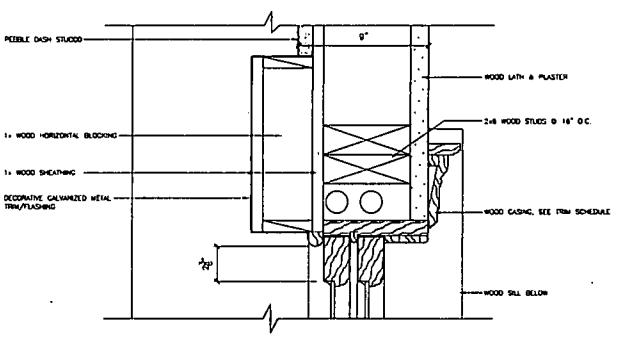

6 A9.3 EXISTING WINDOW JAMB DETAIL (101, 201)
SCALE : 3" = 1'-0"

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WINDOW DETAILS

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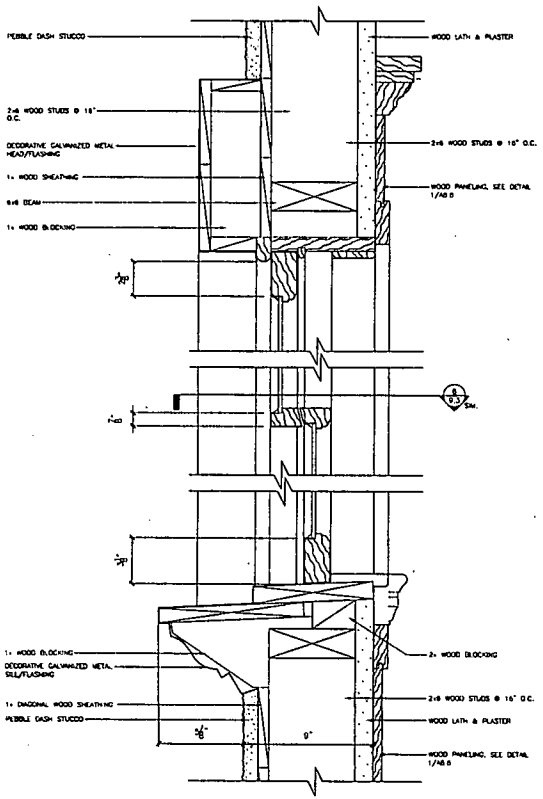
09.20.07		SHEET SUBMITTAL
09.20.07		MMP SUBMITTAL

PROJECT NO.
04-579-002

SHEET NO.
A9.3



1 / A9.4 EXISTING WINDOW HEAD/SILL DETAIL (137)
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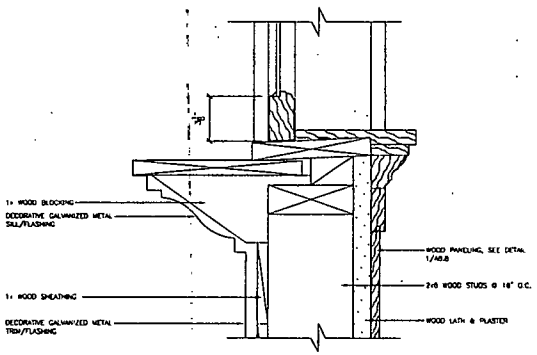
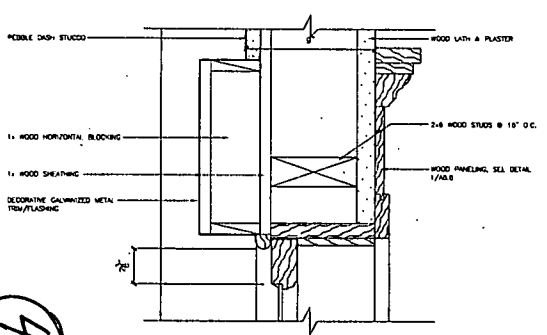


3 / A9.4 EXISTING WINDOW SILL DETAIL (240)
SCALE : 3" = 1'-0"



2 / A9.4 EXISTING WINDOW HEAD/JAMB DETAIL (240)
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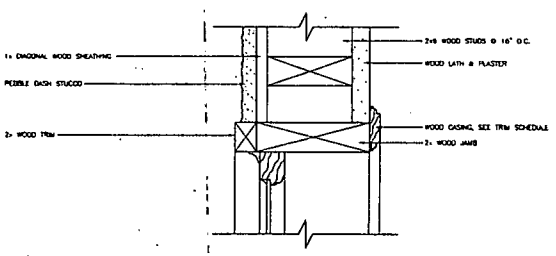

4 / A9.4 EXISTING WINDOW HEAD/SILL/JAMB DETAIL (102)
SCALE : 3" = 1'-0"

42

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WINDOW DETAILS

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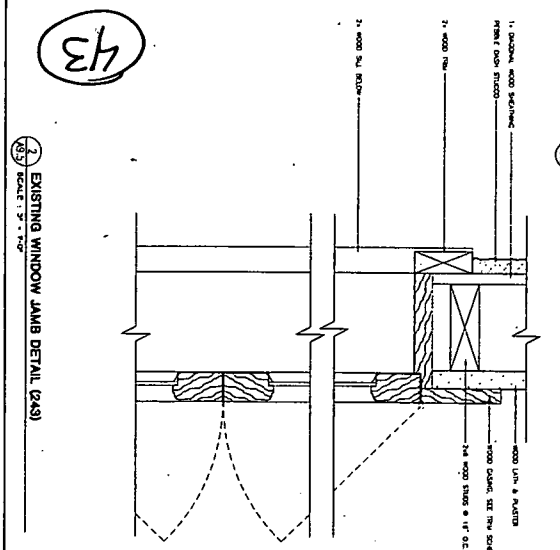
08-20-07	HAWP SUBMITTAL

PROJECT NO.
04-579-002

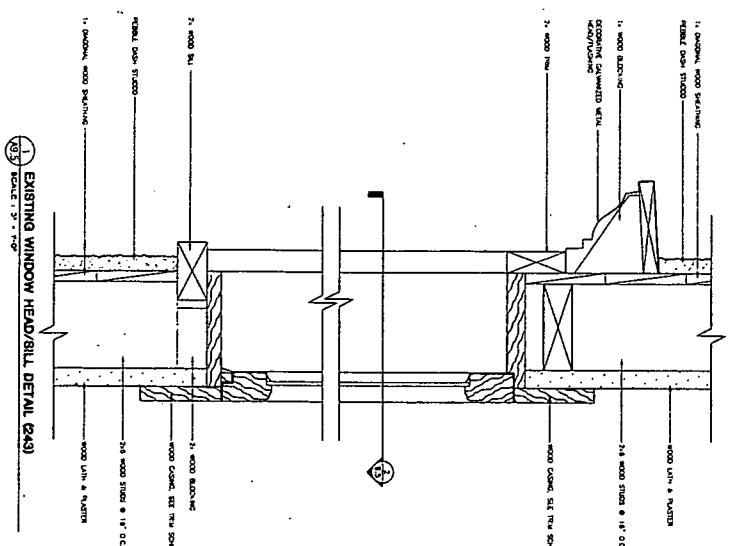
SHEET NO.
A9.4

43



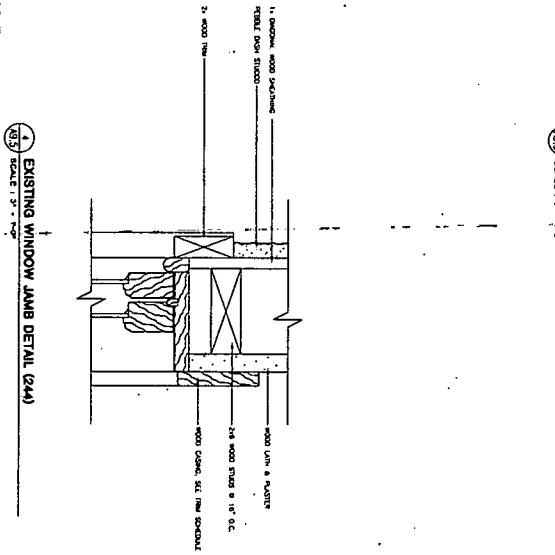
2 / A9.5 SCALE : 3" = 1'-0"

EXISTING WINDOW JAMB DETAIL (243)



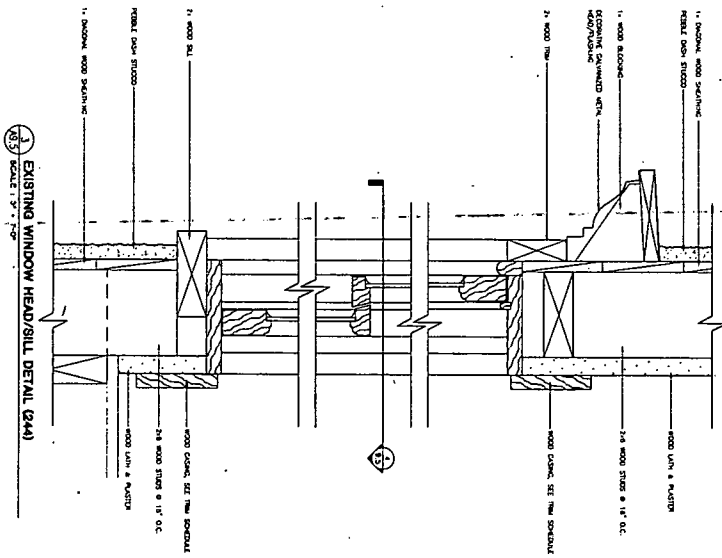
1 / A9.5 SCALE : 3" = 1'-0"

EXISTING WINDOW HEAD/SILL DETAIL (243)



4 / A9.5 SCALE : 3" = 1'-0"

EXISTING WINDOW JAMB DETAIL (244)



3 / A9.5 SCALE : 3" = 1'-0"

EXISTING WINDOW HEAD/SILL DETAIL (244)

A9.5	SHEET NO.	
PROJECT NO. 04-579-002		
WINDOW DETAILS		
DRAWN: DZ	APPR.:	
06-15-07	SCHEMATIC DOCUMENTS	
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09-20-07	HAWP SUBMITTAL	
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1A Northwest Corner

1B Portico Steps – West Side

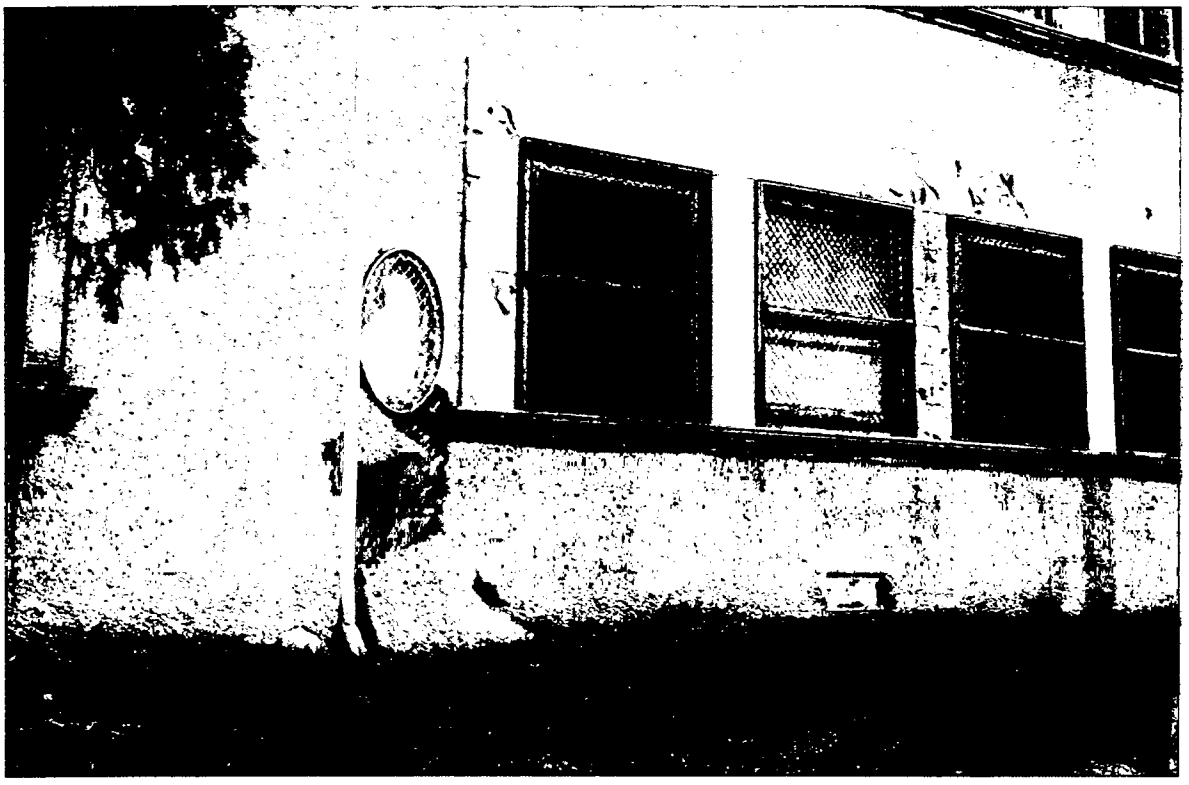
2A Mechanical "Bunker" – Northeast Corner

3B Detail of Foundation – East Side

3C Detail of Foundation – North Side

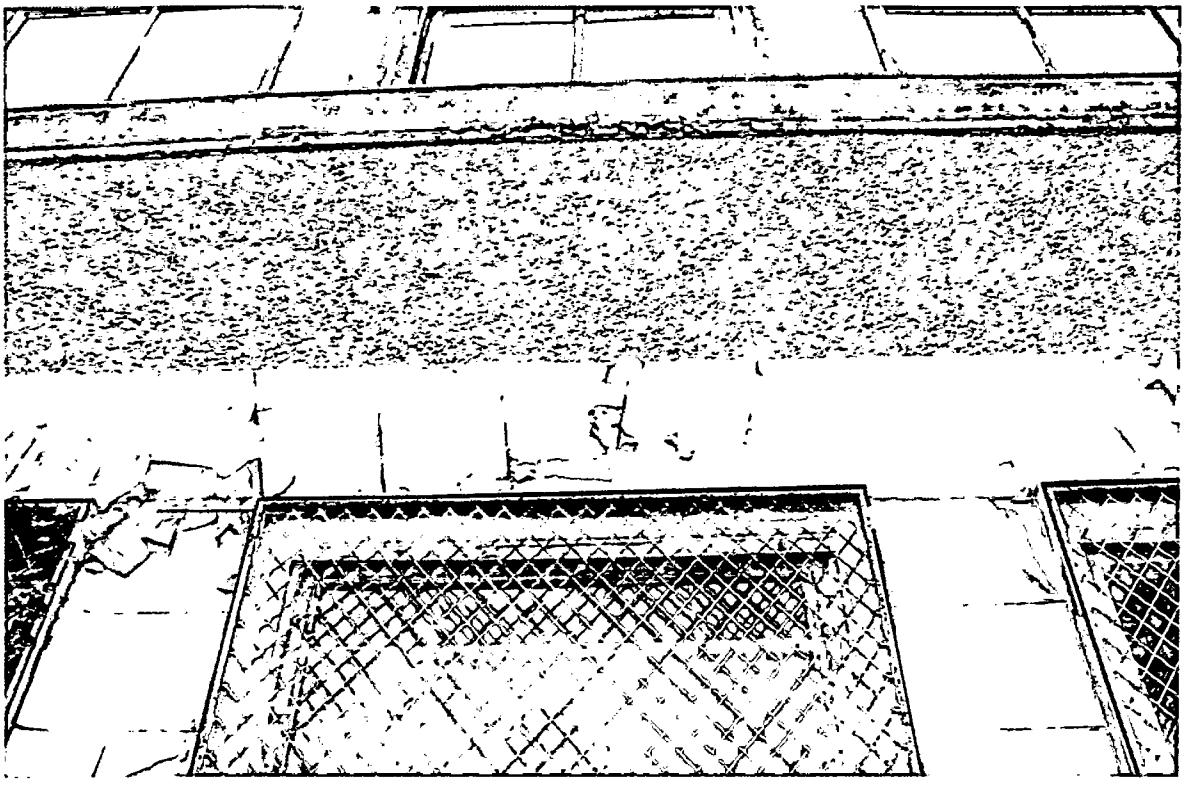
4A Window Detail North of Entrance – West Side

4B South Side



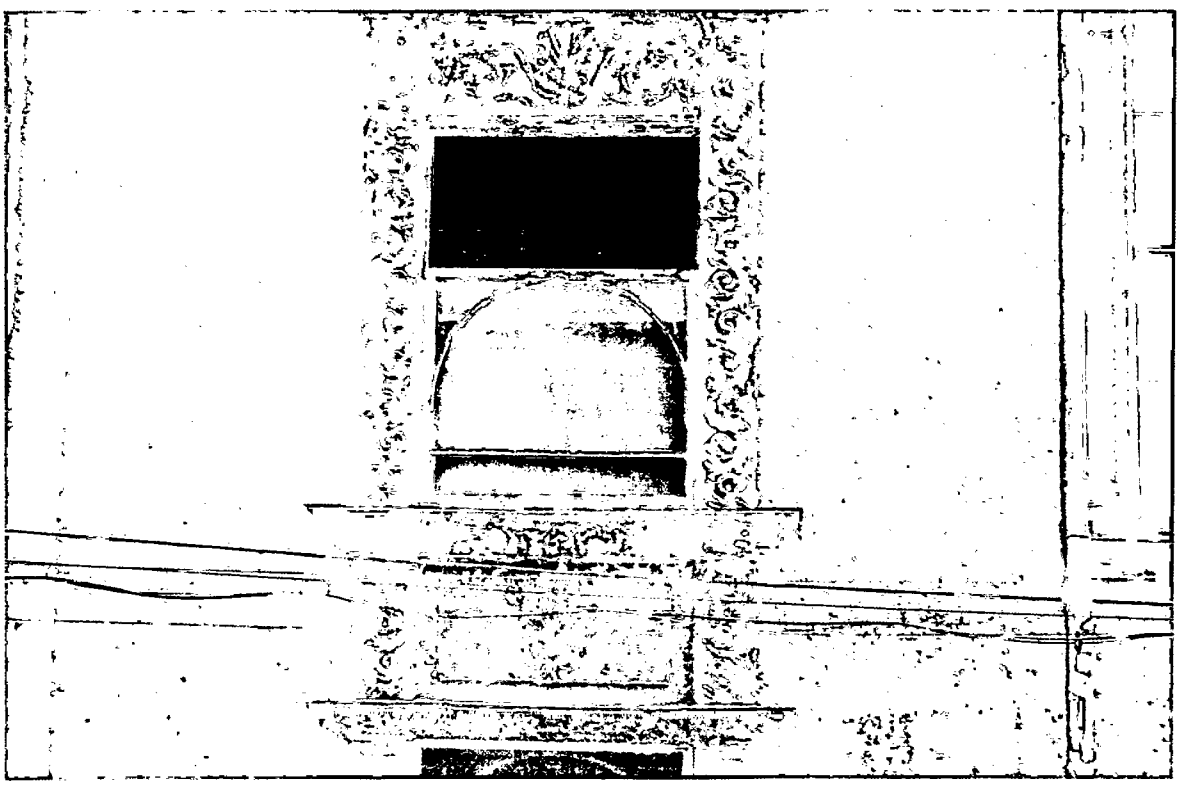
4C Detail of Deterioration – South Side

5A South Side



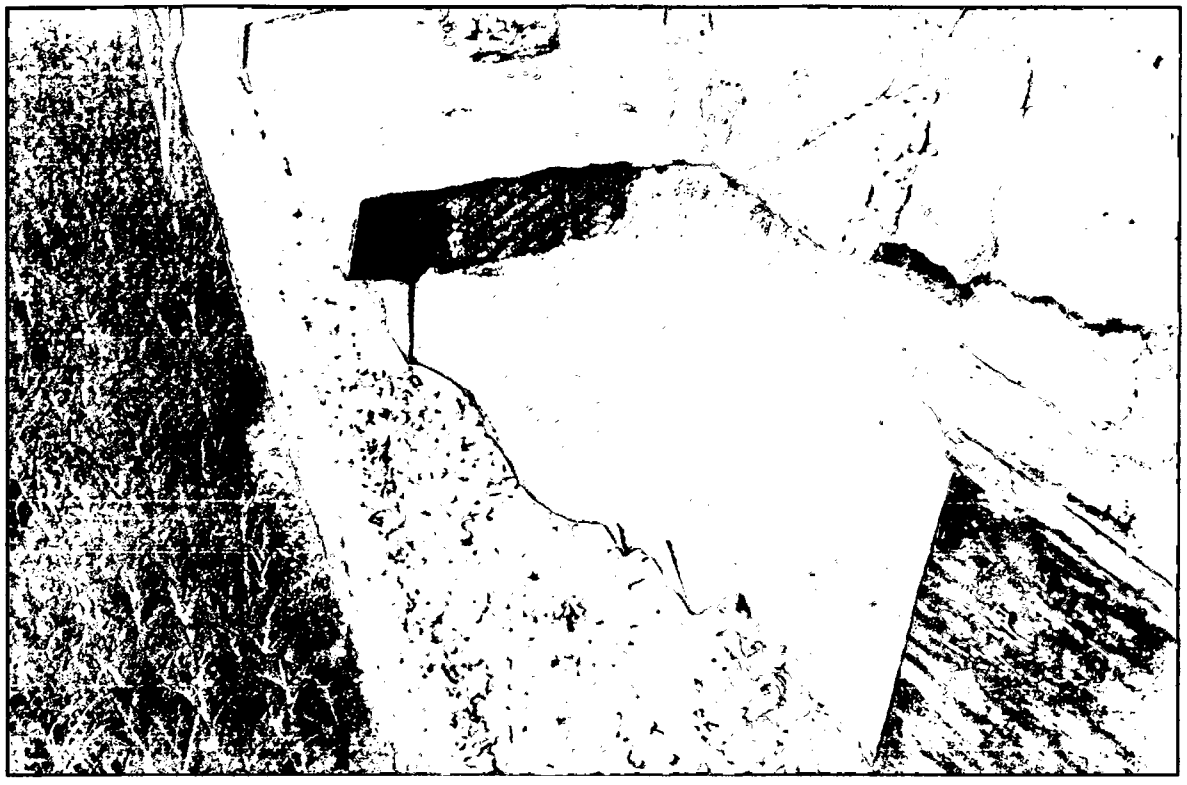
5B North Side

6A North Side



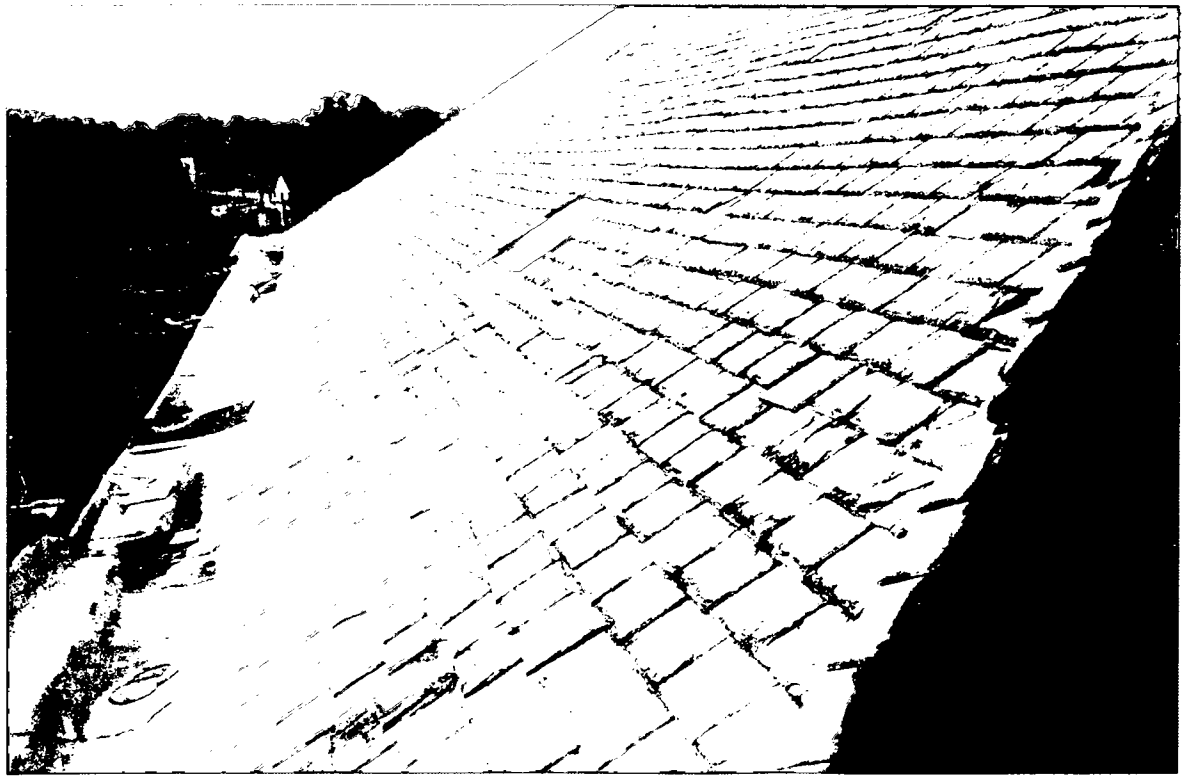
6B South Side

6C Sill Detail – South Side



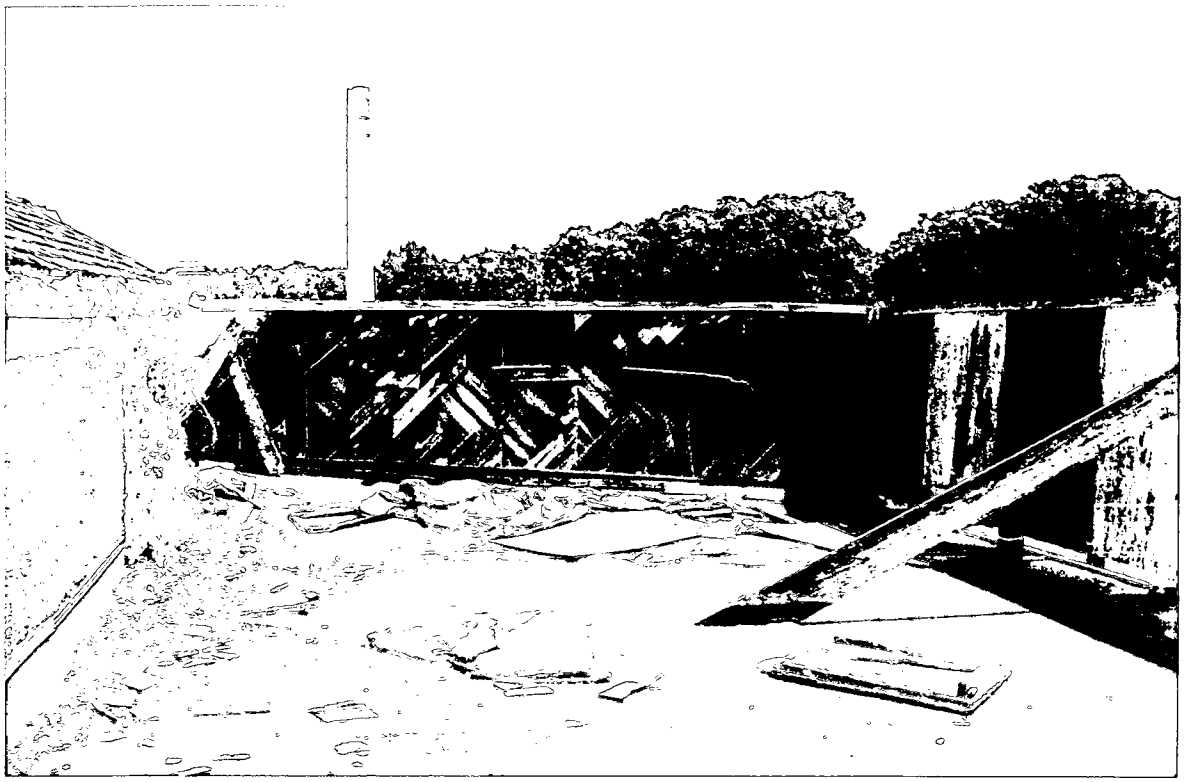
6D Cornice Detail – South Side

7A Roof – North Side



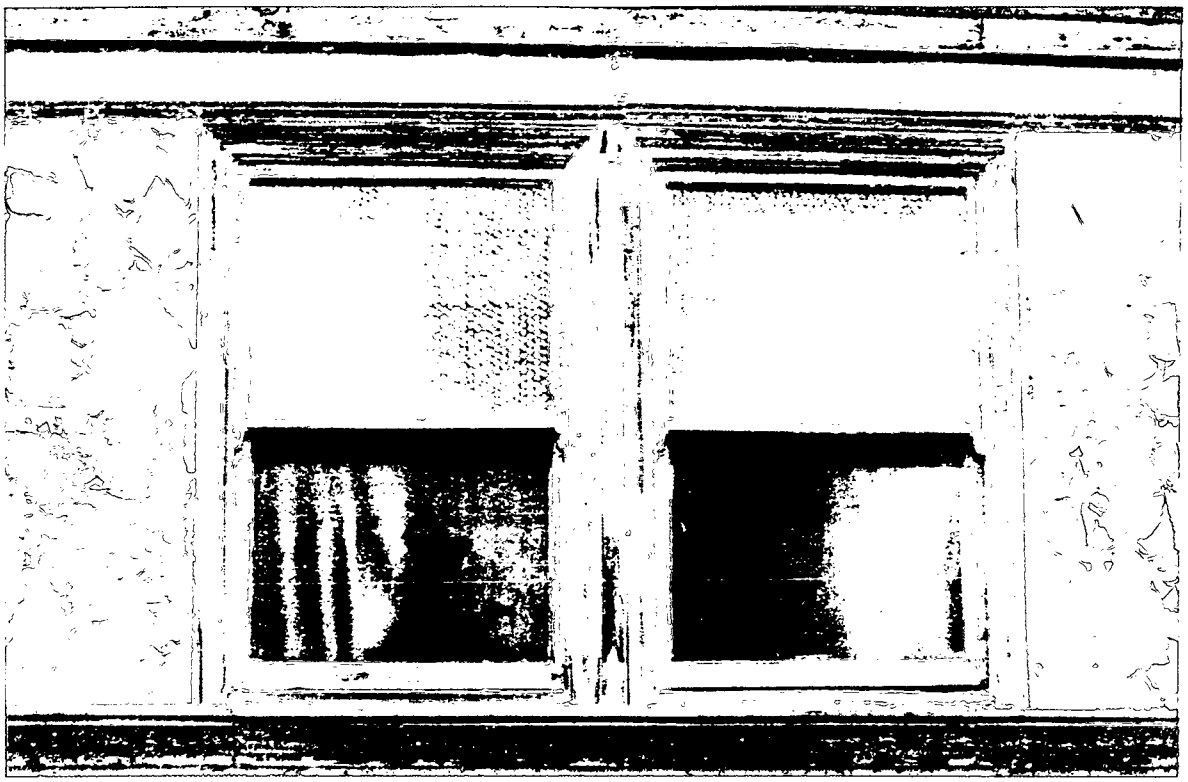
7B Roof – Along North Side

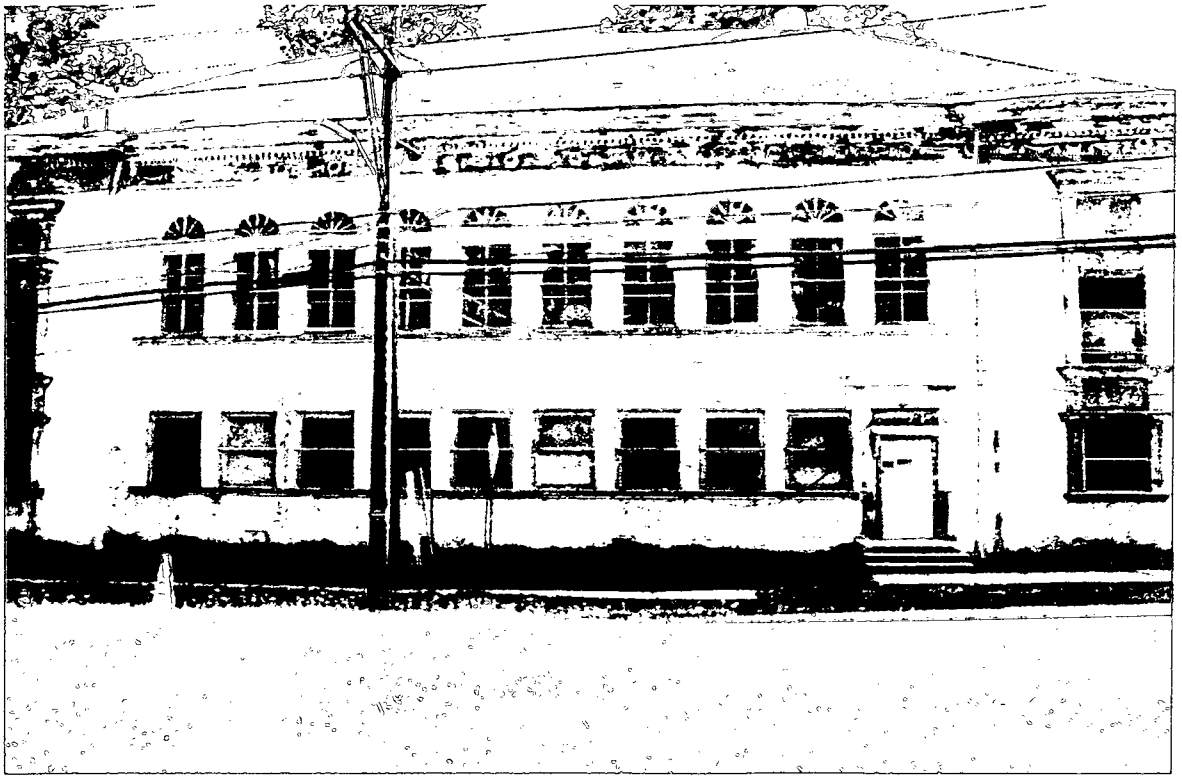
8A Roof Parapet East End Looking North



8B Roof Over Portico – West End

9A Window – East Side



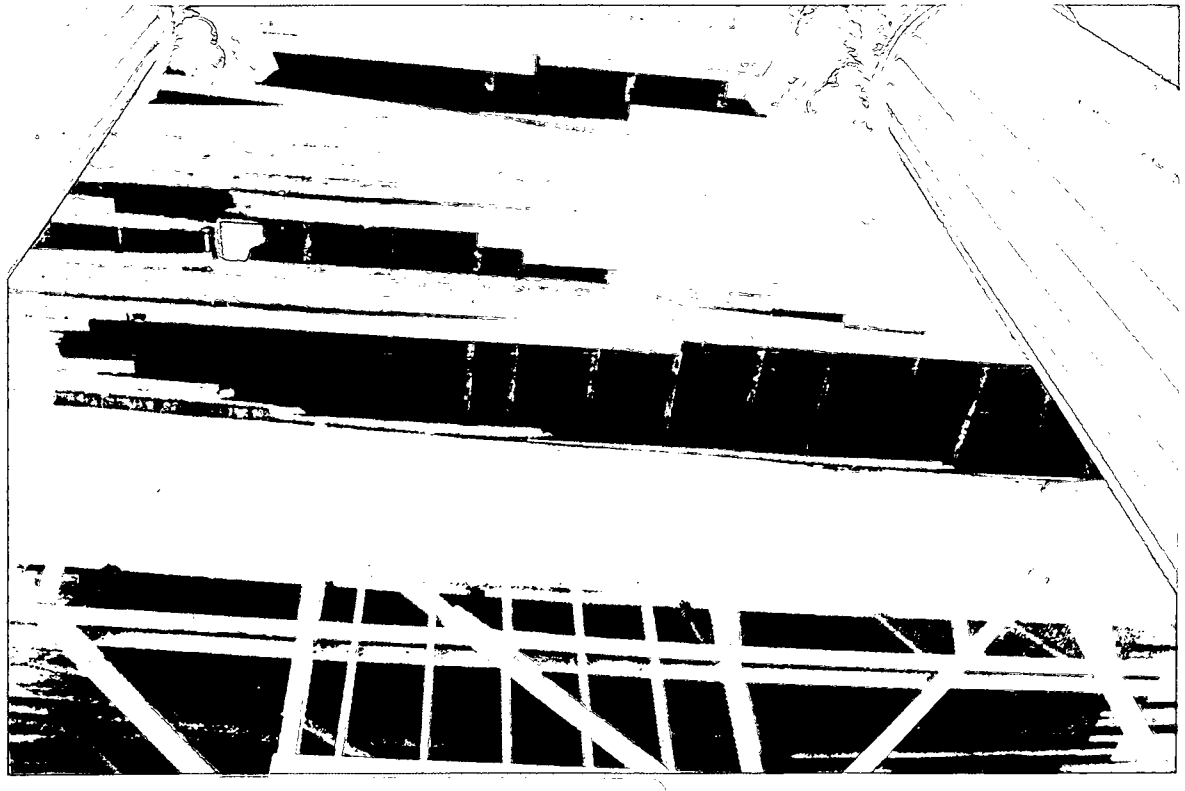


9B South Elevation – Linden Lane in Foreground

9C Northeast Corner

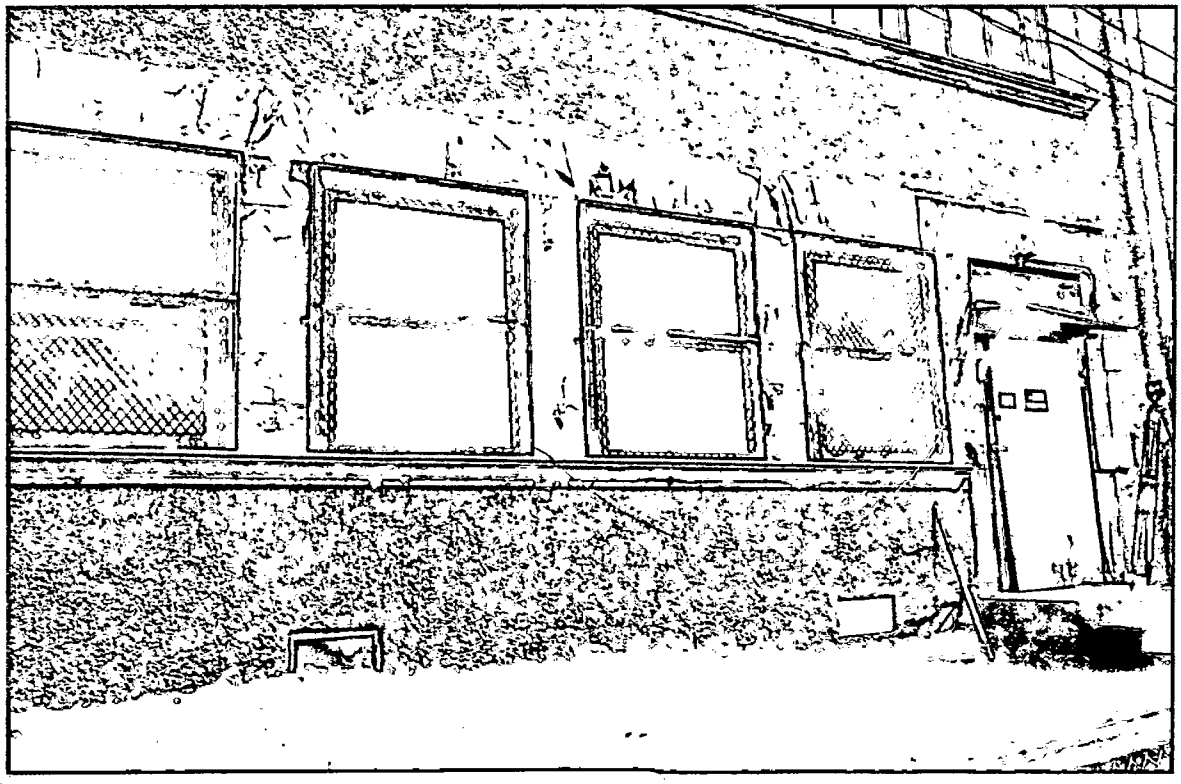
9D East Side

10A Southwest Corner



10B Underside of Portico Roof

10D West Side – Portico



11A South Side

Silver, Joshua

From: Trego, Michael [mpt@alexandercompany.com]
Sent: Thursday, November 15, 2007 5:12 PM
To: Collin Ingraham (cingraham@mdp.state.md.us); Silver, Joshua
Subject: NPS- Gymnasium
Attachments: 07311lt1.tac.pdf; 118_2ndflrplns-A2.2explordemo.pdf; 118_1stflrplns-A2.1explordemo.pdf

Gentlemen,
Last week I met with the structural engineer, Skarda and Associates Inc., at the Gymnasium site to perform an inspection after our first round of exploratory demolition. I received his report earlier this week.

As the report indicates in the last paragraph, a shoring system must be constructed. We anticipate that the shoring will need to extend from the roof trusses down to a foundation system at grade. There is a possibility that the shoring system will need to penetrate through the existing tin ceiling. Once a design solution is proposed I will forward it for your review.

Attached please find the engineer's report and drawings describing further exploratory demolition.

Michael P. Trego Jr.
Architectural Project Manager
145 East Badger Road, Suite 200
Madison, WI 53713
Direct: 608-268-8120
Fax: 608-258-5599
mpt@alexandercompany.com
www.alexandercompany.com

November 12, 2007

SKARDA AND ASSOCIATES Inc. Structural Consultants

The Alexander Company
145 East Badger Road
Suite 200
Madison, WI 53713

Attn: Mr. Mike Trego

Re: National Park Seminary
Gymnasium Building
S&A Job No. 07311

Dear Mike,

Persuant to your request, we visited the above referenced site to observe the existing framing in the areas of controlled demolition as shown on drawings D-1 and D-2 dated 12/14/06.

The existing structure is a 156'-8" long x 52'-3" wide, 2 story building consisting primarily of wood framing. The floors are framed using 1-3/4"x11-3/4" wood joists spaced at 1'-4" on center. The roof is comprised of large prefabricated clear span wood trusses bearing on wood columns that extend down to the foundation. The exterior walls are 2"x6" wood studs spaced at 1'-4" on center. The second floor has three spans with two rows of interior steel columns and wood beams.

After observation of the open areas of the framing, we determined that there are several areas of deterioration. The north end of the truss along column line 7 is rotted, as well at the top of the wood column supporting it, and most of the studs around it. The ends of the second floor joists along column line A between 4 and 5 are rotted in addition to the wood plate supporting them. The column supporting the south end of the truss along column line 5 is rotted at the first floor level. There also appears to be significant deterioration of the studs along the north wall of the building.

Based on these observations, we anticipate that a shoring system will be required prior to removal of the finishes in their entirety. Before this shoring system can be designed, we recommend that more controlled demolition be performed to determine the extent of the shoring required. This demolition is to consist of the removal of a 2' wide strip of the wall finishes at each truss bearing location from the underside of the truss down to the foundation wall, and the removal of a 2' strip of the flooring along the entire length of the north and south walls at each floor level.

Should you have any questions, please do not hesitate to contact the office.

Very truly yours,

Eric M. Alwine

Eric M. Alwine, E.I.T.
Project Designer
07311ltr1.tac.wpd

2439 North Charles Street/ Baltimore, MD 21218/ P:410-366-9384/ F:410-366-9389

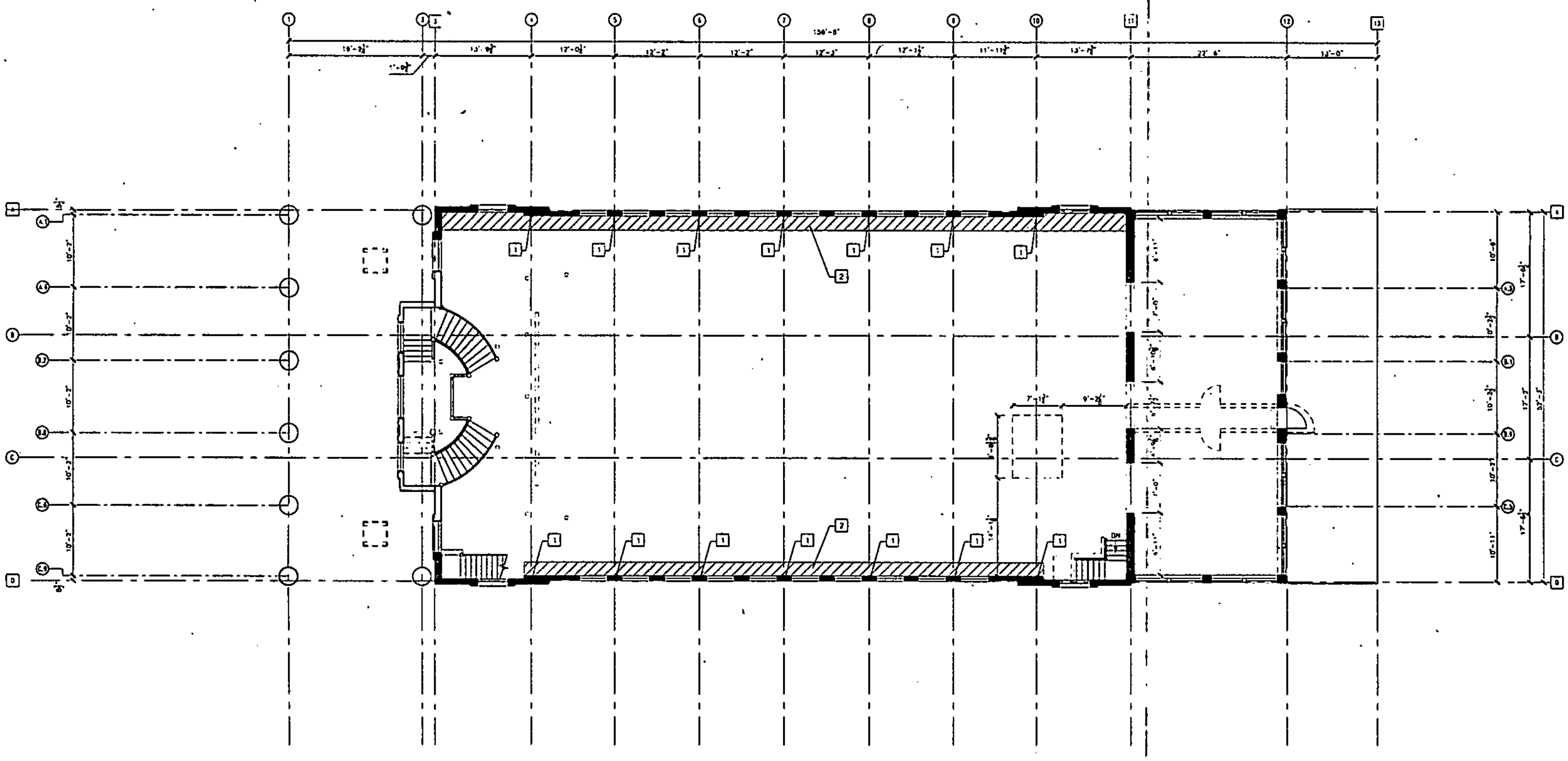
GENERAL DEMOLITION NOTES:

1) WHEREVER WOOD TRIM, DECORATIVE METAL OR IRON RADIATORS EXIST AT LOCATIONS OF EXPLORATORY DEMOLITION, SUCH ITEMS SHALL BE SALVAGED. REMOVE THOSE ITEMS WITH CARE FOR RE-USE. STORE IN SAFE AND SECURE LOCATION ON SITE

KEY NOTES:

[1] EXPOSE EXISTING COLUMNS BY REMOVING STRIP OF WALL FINISH AT COLUMN LOCATIONS BETWEEN WINDOWS, FROM TOP OF FLOOR TO UNDERSIDE OF ROOF TRUSS.

[2] REMOVE 2' STRIP OF FINISH FLOOR AND SUBFLOORING ALONG NORTH AND SOUTH WALLS. DO NOT DISTURB EXISTING STAIR.



REFERENCE NORTH

1/A2.2 SECOND FLOOR DEMOLITON PLAN
SCALE: 1/8" = 1'-0"

0 8' 16' 24'

REFERENCE NORTH

Architecture, Planning & Construction
ALEXANDER COMPANY
145 E. BADGER ROAD, SUITE 200
MADISON, WISCONSIN 53713
TELEPHONE 608-258-5591
FAX 608-258-5599

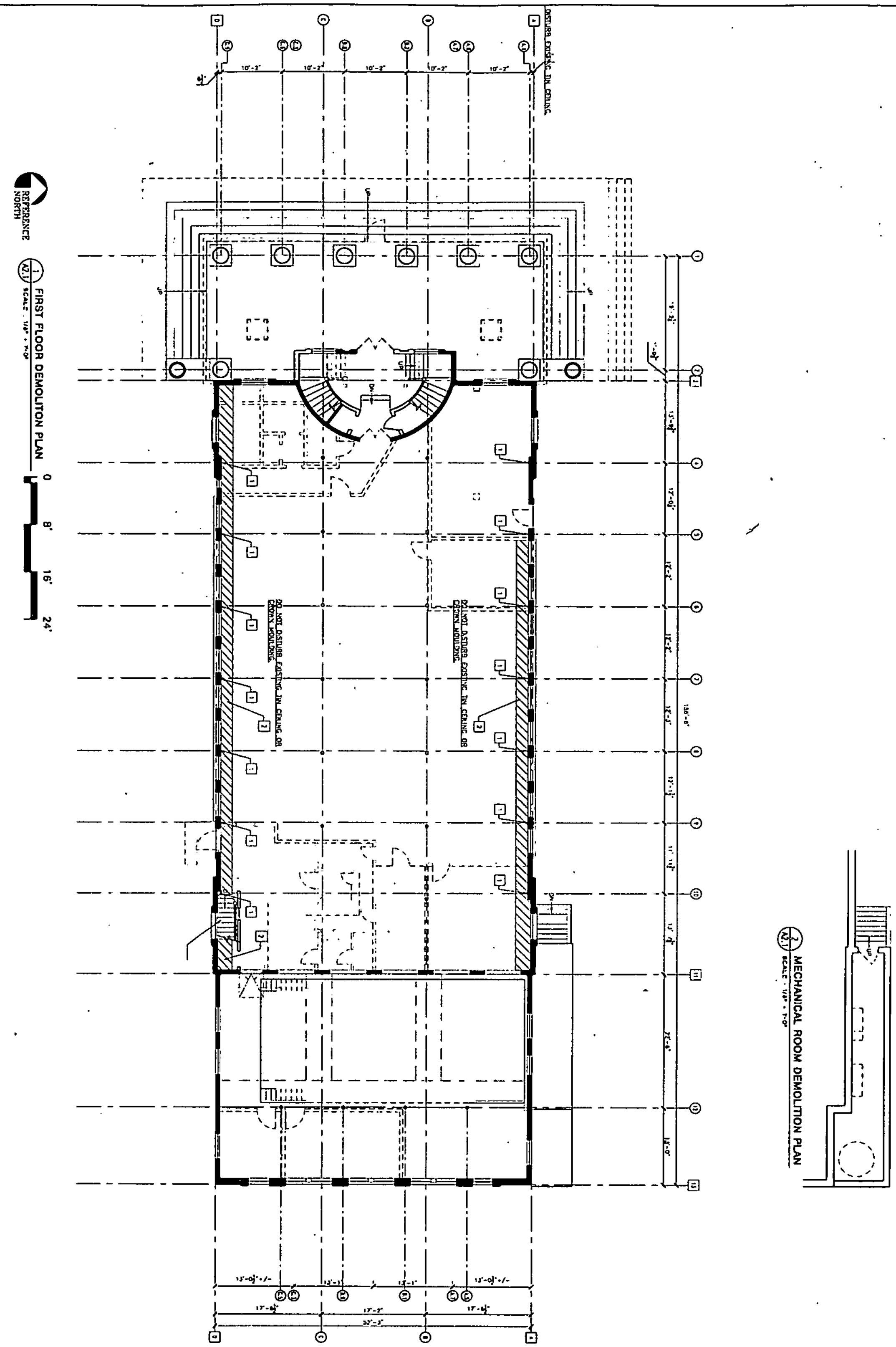
GYMNASIUM
BUILDING #118
NATIONAL PARK SEMINARY
2747 LINDEN LANE
SILVER SPRING, MARYLAND

SECOND FLOOR DEMOLITION PLAN, 11-14-2007

DRAWN: ASK	APPR.: APPR
06-15-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITTAL
09-20-07	HAWP SUBMITTAL

PROJECT NO.
04-579-002

SHEET NO.
A2.2



GENERAL DEMOLITION NOTES:

1) WHEREVER WOOD TRIM, DECORATIVE METAL OR IRON RADIATORS EXIST AT LOCATIONS OF EXPLORATORY DEMOLITION, SUCH ITEMS SHALL BE SALVAGED. REMOVE THOSE ITEMS WITH CARE FOR RE-USE. STORE IN SAFE AND SECURE LOCATION ON SITE

KEY NOTES:

1. EXPOSE EXISTING COLUMNS BY REMOVING STRIP OF WALL FINISH AT COLUMN LOCATIONS BETWEEN WINDOWS, FROM TOP OF FLOOR TO UNDERSIDE OF EXISTING TIN CEILING. DO NOT DISTURB THE TIN CEILING OR CROWN MOULDING.

2. REMOVE 2' STRIP OF FINISH FLOOR AND SUBFLOORING ALONG NORTH AND SOUTH WALLS. DO NOT DISTURB EXISTING STAIRS.

FIRST FLOOR DEMOLITION PLAN, 11-14-2007		
DRAWN: ASK	APPR.: APPR	
05-15-07	SCHEMATIC DOCUMENTS	
03-09-07	PART 2 SUBMITTAL	
03-20-07	HAWP SUBMITTAL	

GYMNASIUM
BUILDING #118
NATIONAL PARK SEMINARY
2747 LINDEN LANE
SILVER SPRING, MARYLAND

Architecture, Planning & Construction
ALEXANDER COMPANY
145 E. BADGER ROAD, SUITE 200
MADISON, WISCONSIN 53713
TELEPHONE 608-258-5591
FAX 608-258-5599

PROJECT NO. 04-579-002

SHEET NO. **A2.1**

Alexander Company
145 East Badger Road, Suite 200
Madison, WI 53713
608.258.5580
608.258.5599 fax
www.alexandercompany.com

10.302007

Project: National Park Seminary- Gymnasium Building #118

Joshua Silver, Historic Preservation Planner
Historic Preservation Section
Montgomery County Department of Planning
Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

RE: National Park Seminary- Gymnasium, 2747 Linden Lane

Dear Mr. Silver:

Since the time I submitted the HAWP application in early October, I received comments from the National Park Service in regards to the Part 2 submittal for the Gymnasium. The comments mirror the comments from Colin Ingraham of MHT very closely except for the comment regarding the sundeck metal railing on the east side of the building. The Park Service is requiring us to revise the current design with "a simple iron railing with vertical square balusters".

The purpose of this letter is to inform you that the Owner will conform to the comments made by the National Park Service although the drawings, as submitted, do not reflect it.

Enclosed is a copy of the Condition Sheet, Historic Preservation Certification Application, project #14318, for your reference. If you have any question please call me directly at (608) 268-8120.

Thank you,

Michael P. Trego Jr.
Architectural Project Manager

Form 10-168f
New

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: National Park Seminary, Gymnasium Project Number: 14318

Property address: 2747 Linden Lane, Silver Spring, MD

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Stucco – The replacement pebble-dash stucco must match the texture of the existing historic stucco. Specifications and samples for the stucco should be reviewed and approved by MHT before proceeding with this work.

Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by MHT before proceeding with this work. Good quality overall and close-up color photographs of the masonry before and after repointing must be submitted with the Request for Certification of Completed Work.

Windows and Doors – The replacement windows and exterior doors must match the appearance, size, design, proportions and profiles of the existing historic windows and doors. Shop drawings of the selected replacement windows and doors, including comparative detailed drawings of both the existing and proposed replacements in elevation and section including muntin profiles and dimensions must be reviewed by MHT prior to proceed with replacement.

Sundeck Railings – The design of the proposed railing at the sundeck must be revised as a simple iron railing with vertical square balusters. The railing must be painted-out to blend with the adjacent structure.

Slate Roof – The deteriorated slate roof must be replaced with a new slate roof that matches the color, dimension, and texture of the existing slate roof. Samples of the replacement slate material must be reviewed and approved by MHT prior to installation.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

10/15/2007 Jo Ellen Hensley NPS/HPS

Date National Park Service Signature

Maryland Department of Planning
Maryland Historical Trust

Martin O'Malley
Governor
Anthony G. Brown
Lt. Governor

Richard Eberhart Hall
Secretary
Matthew J. Power
Deputy Secretary

October 4, 2007

Mr. Joseph Alexander
The Alexander Company, Inc
145 E. Badger Road
Suite 200
Madison, WI 53713

Re: National Park Seminary/Forest Glen (Gymnasium), Montgomery County
Maryland Historical Trust Preservation Easement

Dear Mr. Alexander:

Thank you for your submission of information for the proposed rehabilitation to the Gymnasium on the National Park Seminary/Forest Glen property in Montgomery County. The Maryland Historical Trust Easement Committee (Committee) reviewed the scope of work at their meeting on September 25, 2007.

Based upon the review and recommendation of the Committee, I approve of the plans dated August 8, 2007 with the following conditions:

- The pipe and cable railings proposed for the sundeck be painted to blend with the surrounding structure;
- Design specifications for replacement doors and windows be submitted to the Trust for final review and approval prior to installation;
- The roof be replaced with slate that matches the existing slate roof in color, design, and texture; and
- The repointing mortar mixture match the existing historic masonry in color, texture, strength, joint width, and joint profile.

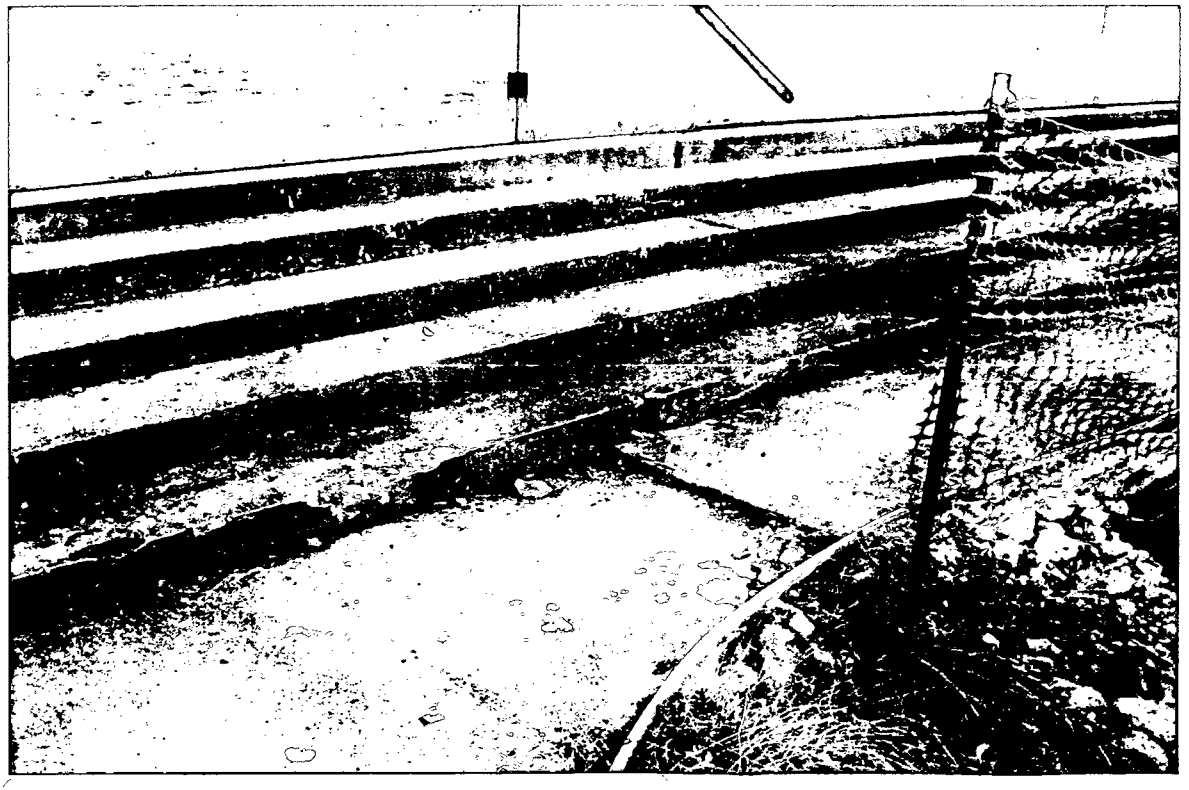
This work is consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties, Rehabilitation Standards 6* and *10*. This approval is valid for a period of six months from the date of this letter. Should you make any changes to the scope of work as approved, or require additional time to complete this project, please contact Ms. Elizabeth Schminke, Easement Administrator, at (410) 514-7632 or by email at bschminke@mdp.state.md.us.

Sincerely,

J. Rodney Little
Director
Maryland Historical Trust

JRL/ESS
cc: Collin Ingraham, MHT
David Vos, Alexander Co.

1A Northwest Corner



1B Portico Steps – West Side

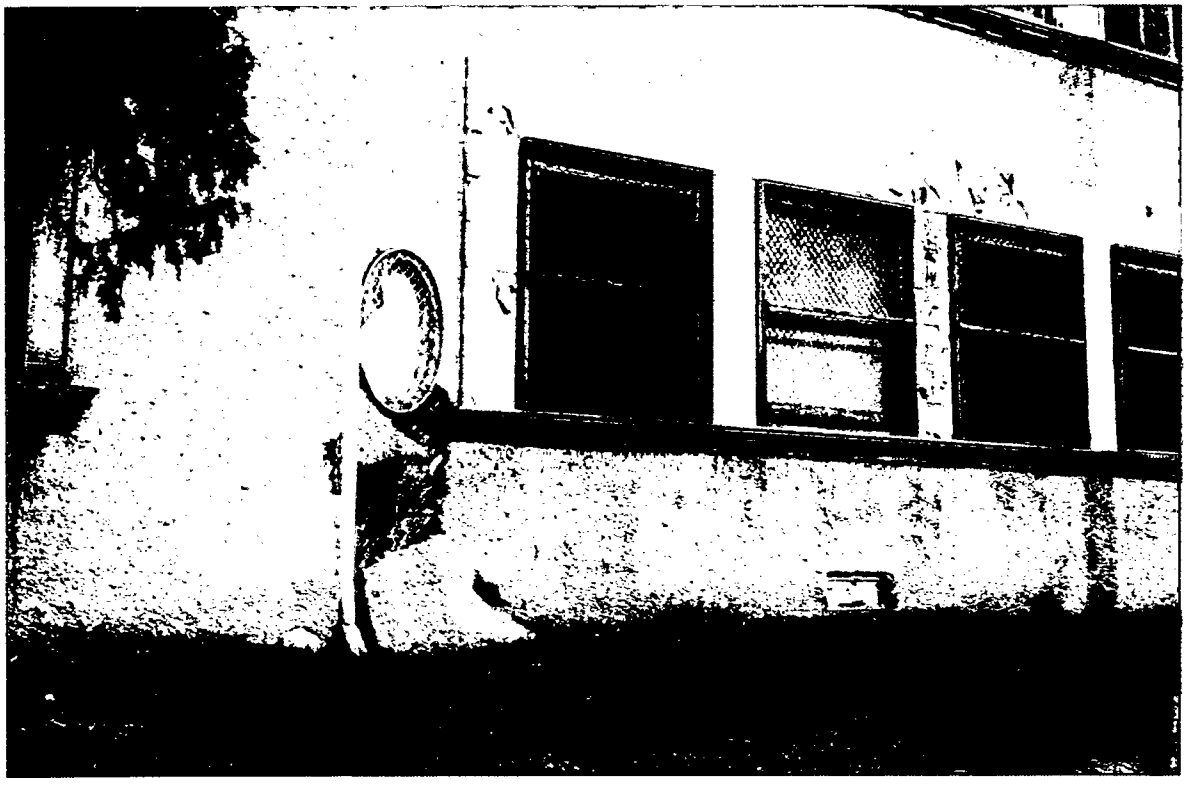
2A Mechanical "Bunker" – Northeast Corner

3B Detail of Foundation – East Side

3C Detail of Foundation – North Side

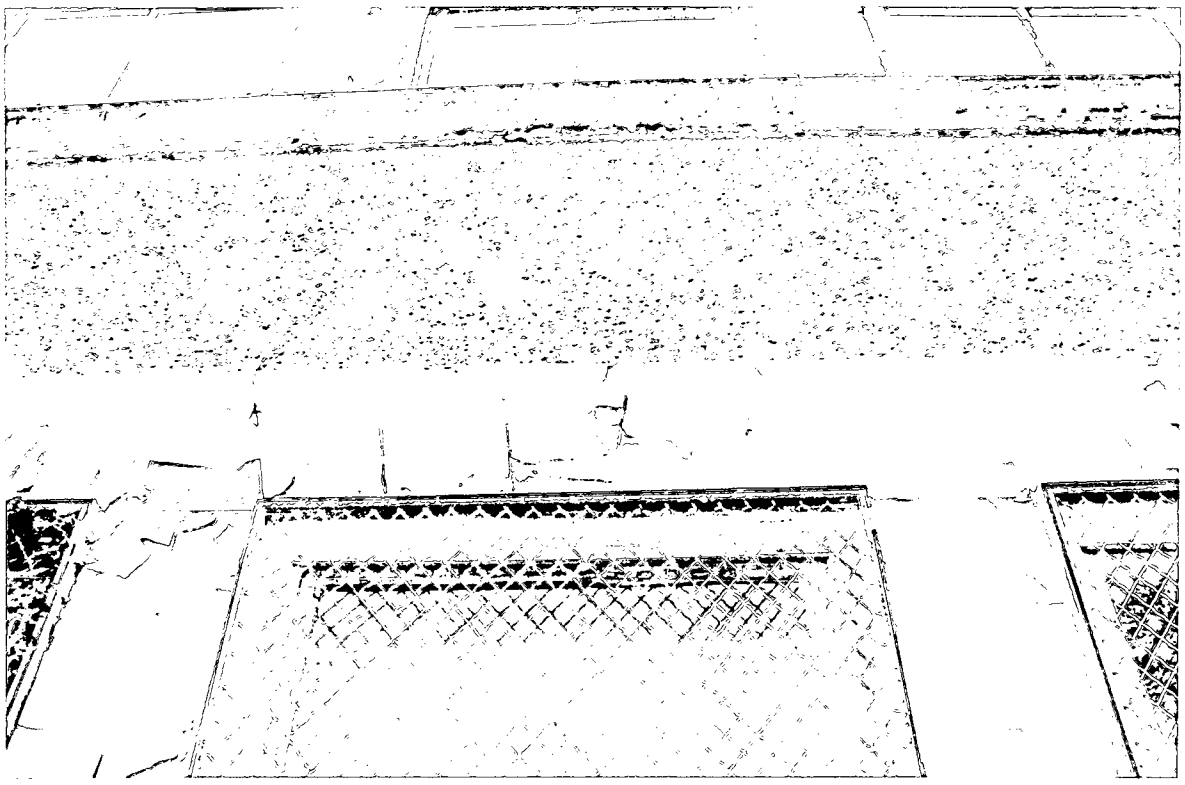
4A Window Detail North of Entrance – West Side

4B South Side



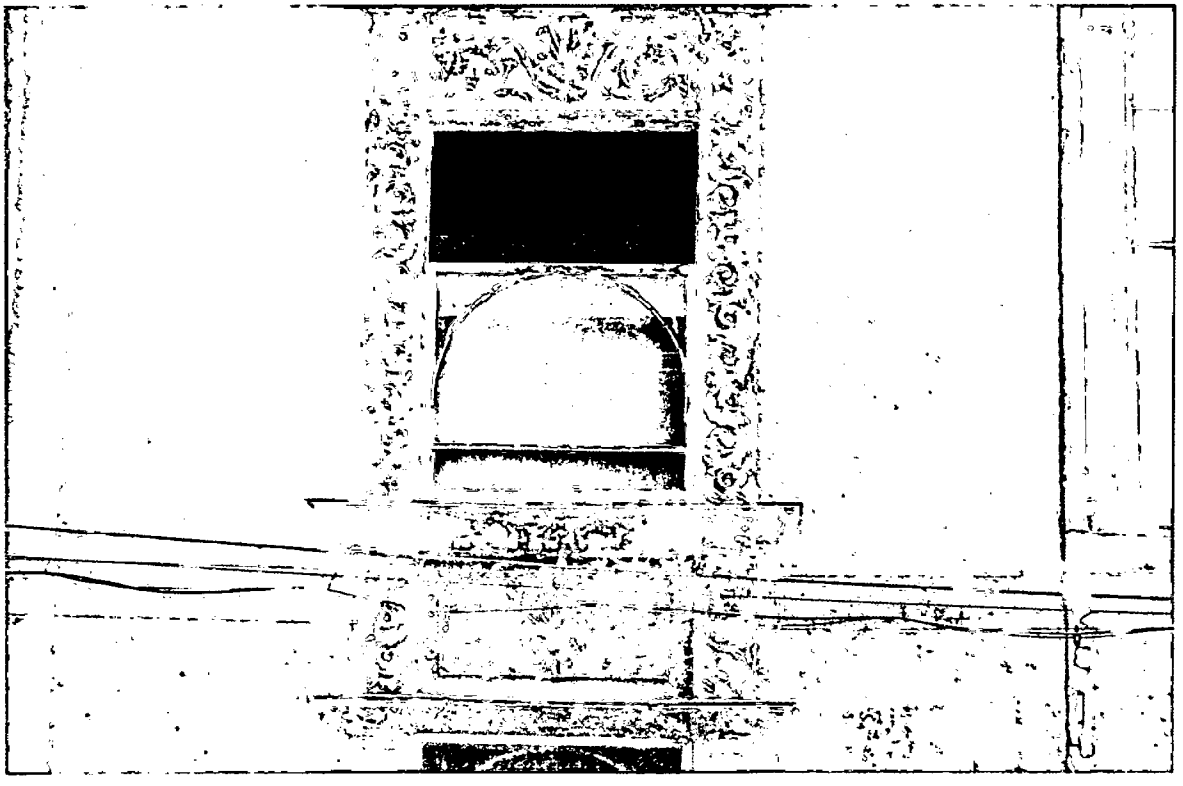
4C Detail of Deterioration – South Side

5A South Side



5B North Side

6A North Side

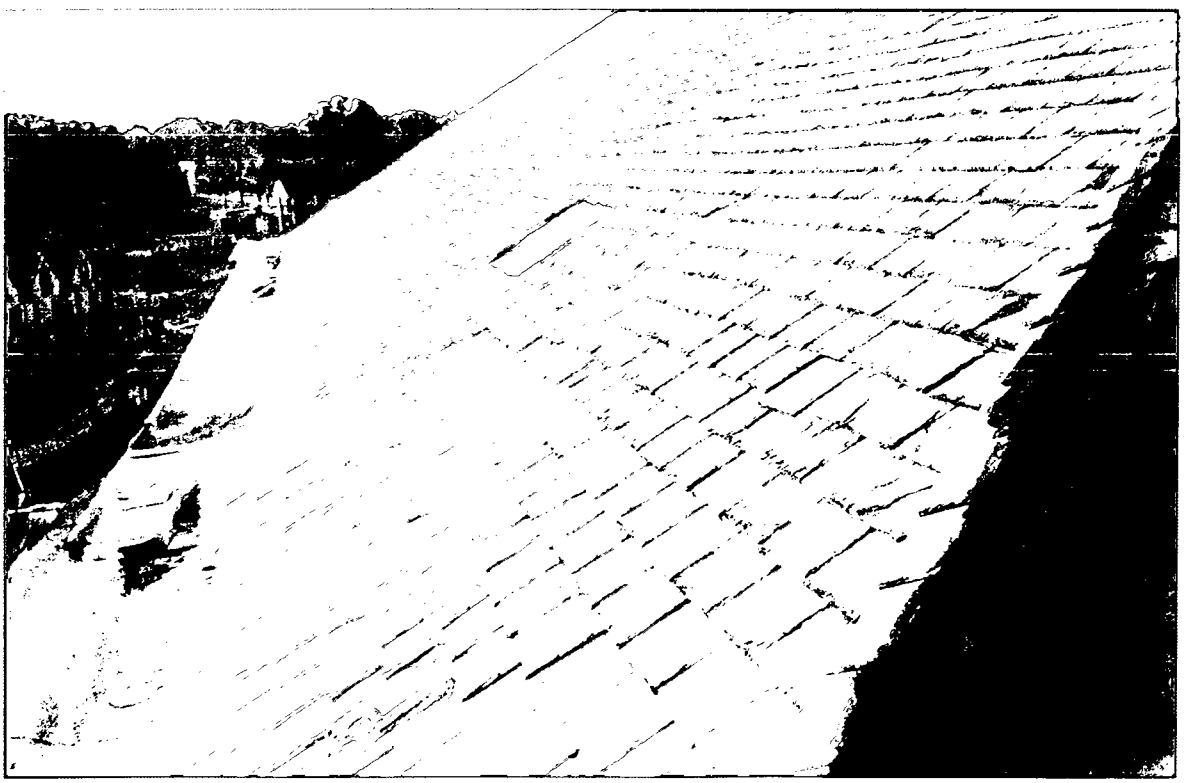


6B South Side

6C Sill Detail – South Side

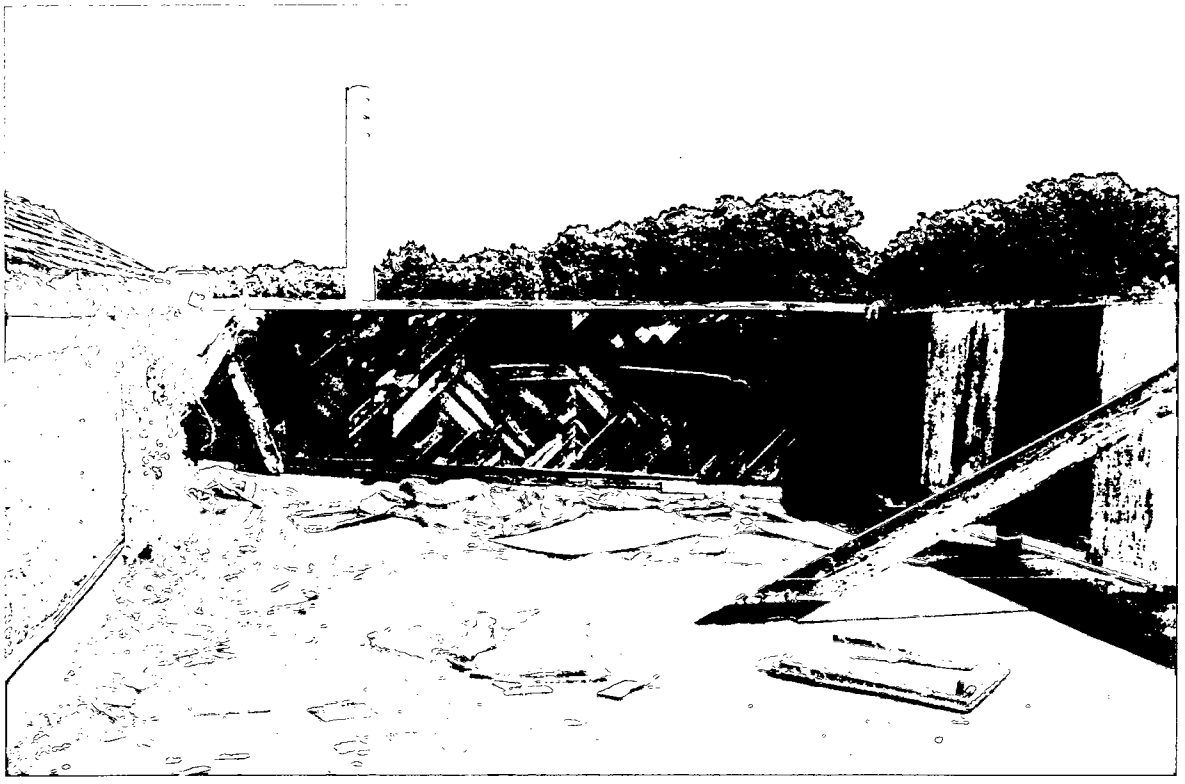
6D Cornice Detail – South Side

7A Roof – North Side



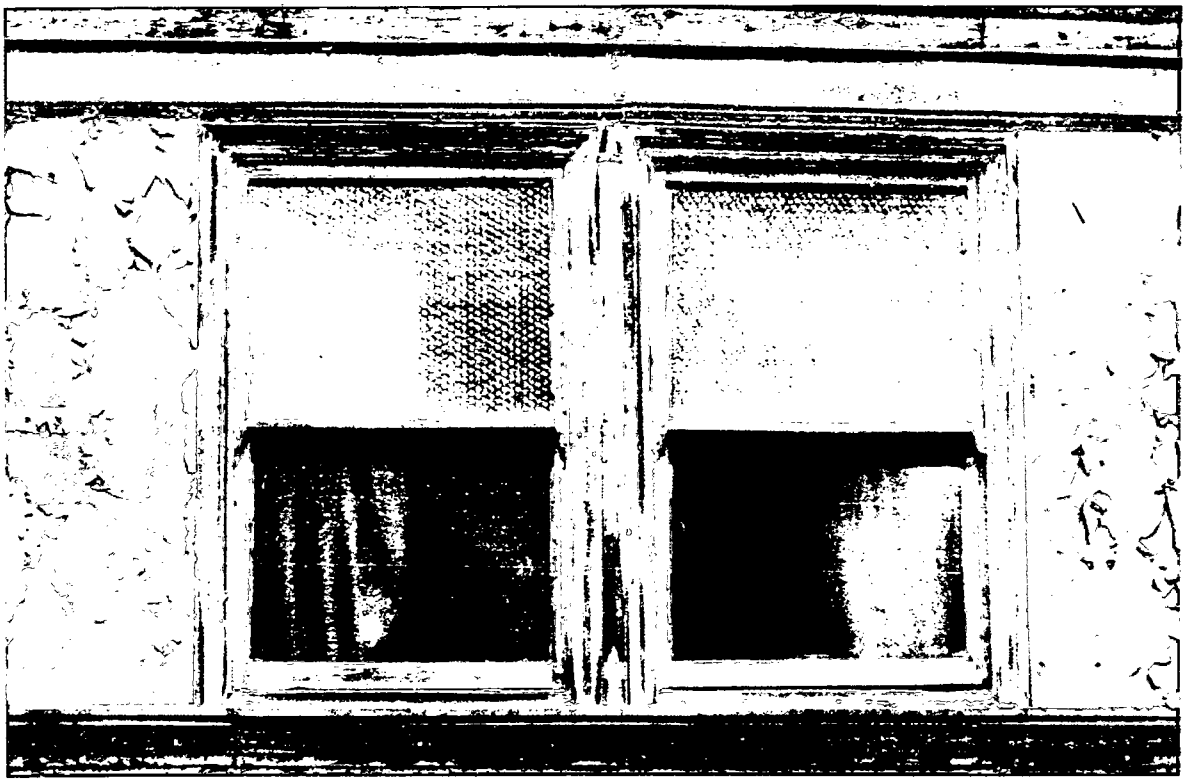
7B Roof – Along North Side

8A Roof Parapet East End Looking North



8B Roof Over Portico – West End

9A Window – East Side

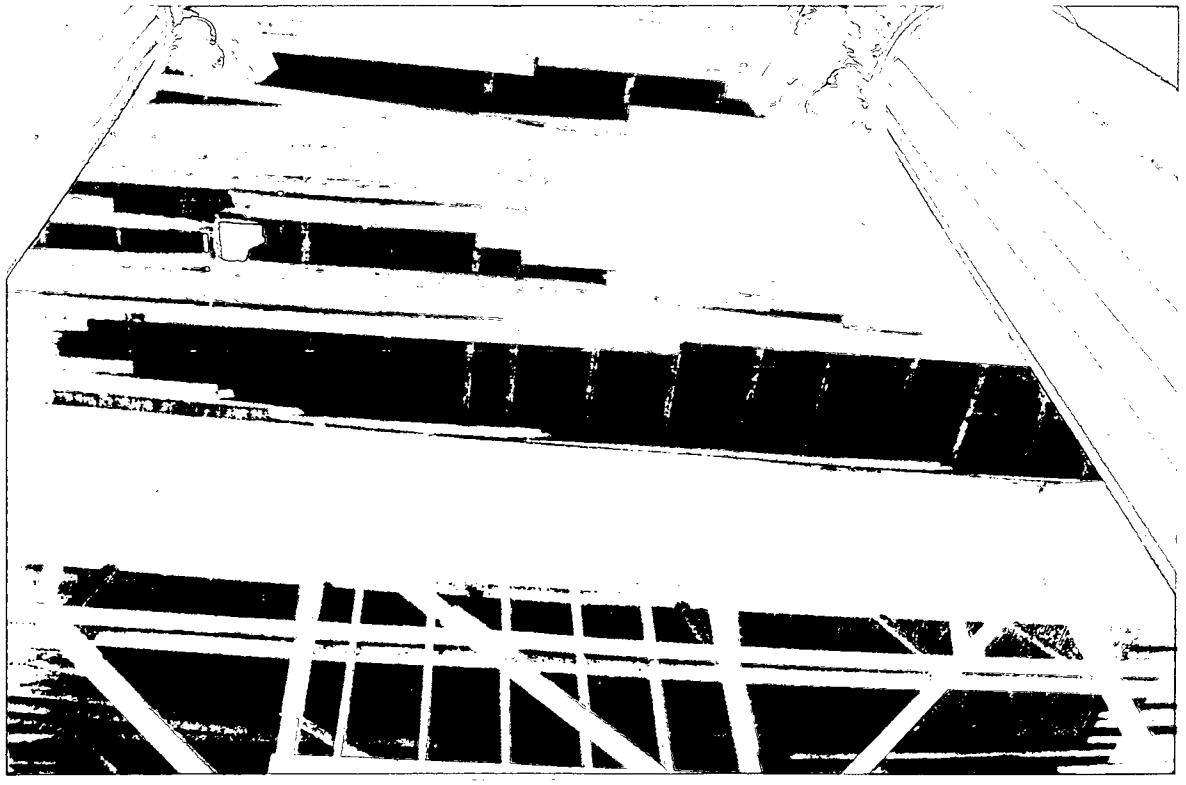


9B South Elevation – Linden Lane in Foreground

9C Northeast Corner

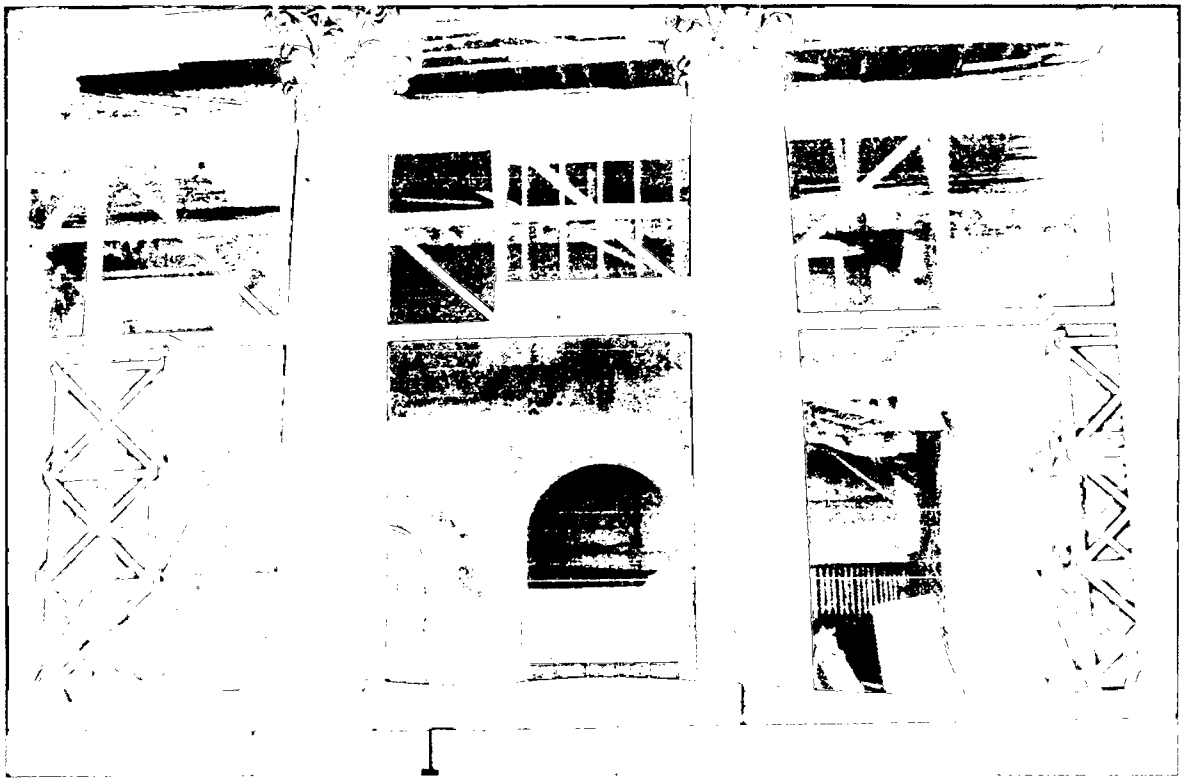
9D East Side

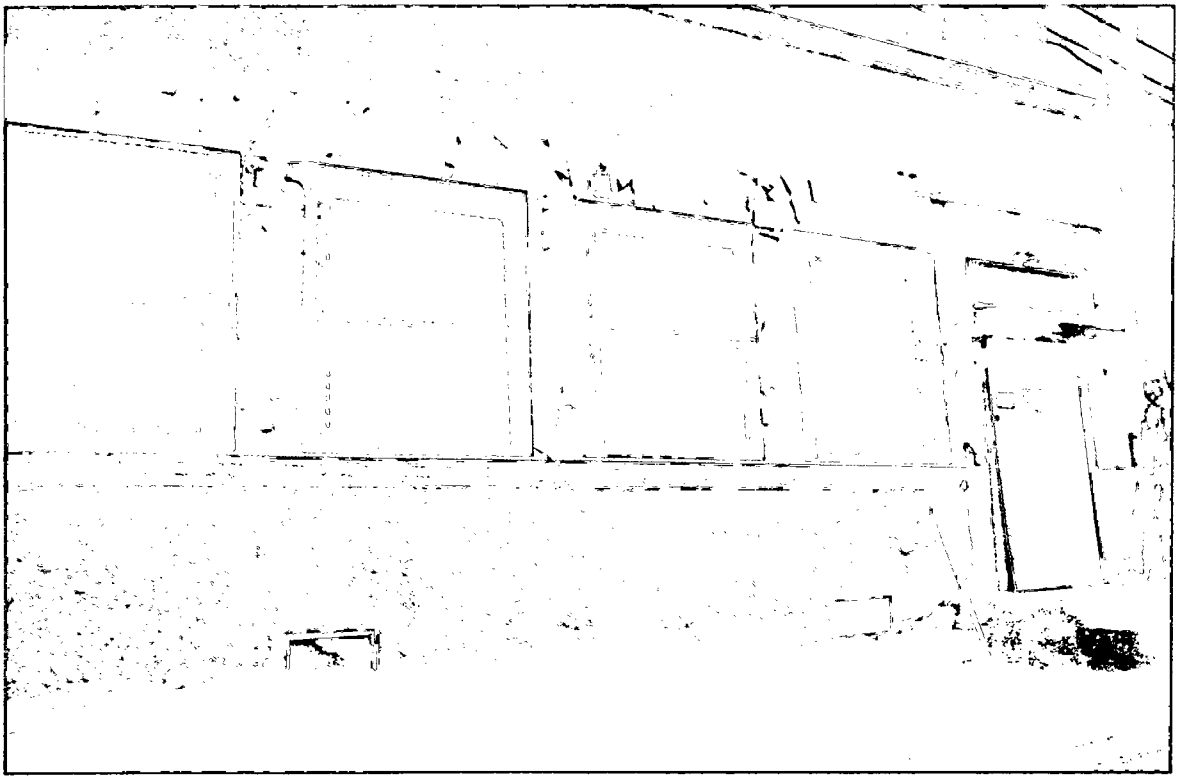
10A Southwest Corner



10B Underside of Portico Roof

10D West Side – Portico





11A South Side

CONTINUATION/AMENDMENT SHEET

Heritage Preservation Certification Application

2747 Linden Lane, Silver Spring, MD 20910
Property Address

2004-295
MHT Project Number

Instructions. Read the instructions carefully before completing. Type or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: ☐ continues Part 1 ☐ continues Part 2 ☐ amends Part 1 ☒ amends Part 2 ☐ amends Part 3

See the attached documents regarding the National Park Seminary - Gymnasium. These documents are listed below:

- Photographs
- Photo Key Plan
- Architectural Drawings dated 8/9/07
- Window Treatment Schedule
- Selected Specifications

Name Joseph M. Alexander Signature _____ Date 7/25/07

Street 145 E. Badger Rd. #200 City Madison State WI Zip 53713

Daytime Telephone Number (608) 258-5580 E-mail Address –

MHT Office Use Only

☐ The Maryland Historical Trust has determined that these project amendments meet the Secretary of the Interior's *Standards for Rehabilitation.*

☑ The Maryland Historical Trust has determined that these project amendments will meet the Secretary of the Interior's *Standards for Rehabilitation* only if the attached conditions are met.

☐ The Maryland Historical Trust has determined that these project amendments do not meet the Secretary of the Interior's *Standards for Rehabilitation.*

9/6/07
Date

Maryland Historical Trust Authorized Signature

Maryland Department of Planning

MARYLAND HISTORICAL TRUST

100 Community Place, Crownsville, Maryland 21032 www.marylandhistoricaltrust.net

CONDITIONS SHEET
Heritage Preservation Certification Application

MHT PROJECT NUMBER 2004-295

Property name and Address: 2747 Linden Lane, Gymnasium

The rehabilitation of this property as described in the Heritage Preservation Certification Application will meet the Secretary of the Interior's *Standards for Rehabilitation* and the requirements of §5A-303(h) of the State Finance and Procurement Article of the Annotated Code of Maryland provided that the following conditions(s) is/are met:

That the pipe and cable railings proposed for the sundeck be painted-out to blend with the surrounding structure.

That MHT review and approve design specifications for replacement doors and windows prior to installation.

That the deteriorated slate roof be replaced with a new slate roof that matches the color, design and texture of the existing slate roof. The use of imitation or synthetic slate is not approvable.

Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by MHT before proceeding with this work. Good quality overall and close-up color photographs of the masonry before and after repointing must be submitted with the Request for Certification of Completed Work.

9/6/07 _____

Date Maryland Historical Trust Authorized Signature

03-700 STUCCO REPAIR AND EXTERIOR PLASTER, RESTORATION AND CLEANING

PART 1 - GENERAL

1.1 Related Documents: Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2. Provide all labor, material and equipment necessary to perform the work included on the drawings and/or as specified herein.

1.3 General description of scope or extent of repair.

PART 2 - PRODUCTS

2.1 The contractor is to conduct a rudimentary analysis of the existing historic stucco, in order to determine its general proportions and primary ingredients. If this is not possible, or if test results are inconclusive, one of the following mixes should be used, based on the original stucco's approximate installation date.

A. For repairs to 19th century stucco, before 1890:
Soft Stucco and Soft Brick Mortar
5 gallons hydrated lime; 10 gallons sand; 1 quart white, non-staining Portland Cement (*1 cup only for pointing*)
Water to form a workable mix

B. For repairs to stucco applied c. 1890-1930:
Old Type Portland Cement Stucco #1
1 part Portland Cement; 2-1/2 parts sand; hydrated lime equal to not more than 15% of the cement's volume; water to form a workable mix. The same basic mix was used for all coats, but the finish coat generally contained more lime than the undercoats.

C. For repairs to stucco applied after 1930:
Old Type Portland Cement Stucco # 2
Base Coats: 5 pounds, dry, hydrated lime; 1 bag Portland Cement (94 lbs.); not less than 3 cubic feet (*3 bags*) sand (*passed through a #8 screen*); water to make a workable mix. Finish Coat: Use WHITE Portland Cement in the mix in the same proportions as above. To color the stucco add not more than 10 pounds pigment for each bag of cement contained in the mix.

2.2 Materials specifications should conform as follows:

A. Lime should conform to ASTM C-207, Type S, Hydrated Lime for masonry purposes.

B. Sand should conform to ASTM C-144 to assure proper gradation and freedom from impurities. Sand, or other type of aggregate, should match the original as closely as possible.

C. Cement should conform to ASTM C-150, Type II (*white, non-staining*), Portland Cement.

D. Water should be fresh, clean and potable.

E. If hair or fiber is used, it should be goat or cattle hair, or pure manila fiber of good quality, ½" to 2" in length, clean, and free of dust, dirt, oil, grease or other impurities.

PART 3 - EXECUTION

04-500 MASONRY RESTORATION AND CLEANING

PART 1 - GENERAL

1.1 Perform all work required to complete the Masonry Restoration and Cleaning indicated by the Contract Documents, and furnish all items necessary for its proper installation.

1.2 Related Documents: Provisions established within the General and Supplementary Conditions of the Contract, Division 1 – General Requirements, and the drawings are collectively applicable to this section.

1.3 Restoration Specialist: Work must be performed by a firm with not less than 5 years successful experience in comparable masonry restoration projects.

1.4 Mock-Ups: Field-construct the following mock-ups for demonstrating quality of materials and methods and judging completed work. Mock-ups to be placed in an indiscrete area of a secondary facade, location to be confirmed with Architect.

A. Cleaning: 25 square feet panel for each type of masonry surface and condition requiring cleaning.

B. Repointing: 2 separate sample panels, 3' x 6', for each type of repointing required, one for demonstrating raking out of joints and the other for pointing.

C. Masonry Repairs: Sample panel of size indicated for each type of masonry material requiring patching, rebuilding or replacement.

1.5 Submittals: In addition to manufacturer's product data and application recommendations for each product indicated, submit the following:

A. Restoration program describing each phase of restoration process including materials, methods, equipment and protection provisions.

B. Samples of each new exposed masonry material, including mortar for the Architect's approval. Minimum size panel shall be 48"x48" of each material. Location to be approved by architect.

1.6. All masonry restoration work to be in accordance with Preservation Briefs: 2 Repointing Mortar Joints in Historic Brick Buildings, published by U.S. Department of the Interior.

1.7 The masonry veneer provides the sole barrier to water intrusion through the exterior facade. It is the intent that the work included in this section will provide an impervious surface that will resist the infiltration of water through the masonry veneer.

1.8 The existing masonry veneer design lacks soft expansion joints to control differential movements due to settlement and thermal expansion/contraction. Likewise the masonry veneer design lacks flashings and impervious sheathings. Therefore, the lime content of the mortar mix is an essential condition of the contract due to its soft nature (*preventing damage to the brick face due to movement*) and its "self healing" characteristics (*preventing water infiltration*).

PART 2 - PRODUCTS

2.1 Brick Materials

1. Product: Subject to compliance with requirements, provide "Sure Klean Limestone Prewash and Afterwash"; ProSoCo, Inc.

2. Product: Subject to compliance with requirements, provide "American Building Restoration 500X Limestone Blackout".

3. Product: "Diedrich Technologies, 707X Limestone Cleaner Pre-rinse.

F. Chemical Paint Remover: Thixotropic/ alkaline formulated masonry paint removers:

1. Products: Subject to compliance with requirements, provide one of the following products:
   a. "Sure Klean Heavy-Duty Paint Stripper", ProSoCo, Inc.
   b. Diedrich Technologies, 606 Multilayer Paint Remover.
   c. Diedrich Technologies, 404 RipStrip Remover.
   d. Diedrich Technologies, Special Coatings, Stripper.
   e. Diedrich Technologies, Envirestore 100.

G. Liquid-Strippable Masking Agent: Manufacturer's standard product for protecting glass, metal and polished stone surfaces from effects of masonry cleaners.

1. Product: Subject to compliance with requirements, provide "Sure Klean Acid Stop", ProSoCo, Inc.

H. Tar and Mastic Remover; subject to compliance with requirements, provide "American Building Restoration TR-7 Tar and Mastic Remover".

1. Product: Diedrich Technologies, 920 Asphalt and Tar Remover.

I. Spray Equipment for Chemical Cleaners: Low-pressure tank or chemical pump with 30□ cone-shaped spray tip.

J. Spray Equipment for Water: Equipment capable of controlled spray application of water at pressures, volume and temperature (if any) indicated, with not less than 15° fan-shaped spray tip.

K. Steam Generator: Capable of delivering live steam at nozzle head.

2.4 Mortar Mixes

A. Measure cementitious and aggregate materials in a dry condition by volume or equivalent weight and mix in a clean mechanical mixer.

B. Pointing Mortar for Brick: Match Architect's sample for color using mix proportion of 1-part white Portland Cement, 2-parts lime, and 6-parts colored mortar aggregate.

1. Add colored mortar pigment not exceeding pigment-to-cement ratio of 1-to-10, by weight to produce mortar color required.

C. Pointing Mortar for Stone: One-part white Portland Cement, 1-part lime, 6-parts colored mortar aggregate.

3.3 Clean stonework with two-part limestone cleaner as follows:

A. Pre-wet masonry with low-pressure warm water spray.

B. Apply alkaline cleaner for pre-wash by brush or roller; allow to remain on surface for period recommended by manufacturer.

C. Rinse stone with pressure warm-water spray: Add 300 psi at 3 to 6 gallons per minute.

D. Apply acidic cleaner for afterwash by spray or roller; allow to remain for period recommended by manufacturer.

E. Rinse stone with pressure warm water spray.

F. For carved areas and areas not fully cleaned by above process, remove soil by steam cleaning.

3.4 Remove paint from brick surfaces as follows:

A. Apply chemical paint remover with brushes; allow to remain on surface for period recommended by manufacturer.

B. Remove chemical and paint residue by pressure cold water rinse.

3.5 Brick Removal and Replacement

A. Remove damaged, spalled or deteriorated brick at locations indicated. Clean remaining brick at edges of removal area by removing mortar, dust and loose debris.

B. Replace removed brick with new or salvaged brick to match bonding and coursing pattern of existing brick.

C. Tool exposed mortar joints in repaired area to match joints of surrounding existing brickwork.

3.6 Stone Removal and Replacement

A. Remove deteriorated or damaged stone at locations indicated.

B. Clean stone surrounding removed stone by removing mortar, dust and debris.

C. Replace removed stone with new or salvaged stone to match existing stone.

D. Tool joints after setting to match joints of surrounding stone.

3.7 Repointing Existing Masonry

A. Rake out defective mortar from joints to depths equal to 2-1/2 times their widths but not less than 1/2", and not less than required to expose sound, unweathered mortar. Leave clean joints with bond surfaces of masonry exposed and reveals with square backs. Power saws may not be used to remove materials.

05-700 ORNAMENTAL METALWORK

PART 1 - GENERAL

1.1 Related Documents: Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division Specification Sections apply to this Section.

1.2 Submittals: In addition to product data, submit the following:

A. Shop drawings showing details of fabrication, assembly and installation including templates for anchor bolt placement.

B. Samples of each type of metal finish indicated.

C. Sample of custom fabrications.

1.3 Scope of work includes new ornamental work, and repair and replacement of existing ornamental metalwork. Unless provided for, the ornamental metalwork contractor shall size and/or detail members and connections to comply with local code for loading requirements.

PART 2 - PRODUCTS

2.1 General: Provide materials selected for their surface flatness, smoothness and freedom from surface blemishes on exposed surfaces.

2.2 Steel and Iron: Provide steel and iron in the form indicated complying with the following requirements:

A. Gray Iron Castings: ASTM A 48; Class 30.

B. Malleable Iron Castings: ASTM A 47, grade as recommended by fabricator for type of use indicated.

2.3 Stamped Metal: Provide stamped metal in the form indicated on the drawings.

2.4 Miscellaneous Materials:

A. Welding Electrodes and Filler Metal: Type and alloy to match metal to be welded.

B. Fasteners: Type and alloy to match metal to be fastened; use Phillips flat-head screws for exposed fasteners if not otherwise indicated.

C. Anchors and Inserts: Furnish as required for installation in other work. Use cadmium or galvanized anchors and inserts for exterior work.

D. Replacement sections to be equal in dimension and material to sections that are being replaced.

2.5 Fabrication: Form metalwork to required shapes and sizes, with true lines, curves and angles. Provide necessary rebates, lugs and brackets for assembly and installation. Use concealed fasteners whenever possible. All exposed welds shall be ground to a uniform appearance, feather-edged, cleaned and dressed. Mill joints to tight hairline fit; cope or miter corners.

2.6 Finishes: Comply with NAAMM "Metal Finishes Manual" for application and designation of finishes. Protect finished metal items. Apply heavy coating of bituminous paint (*SSPC-Paint*

1. Use Vacuum and bristle brushes to remove dust, dirt and loose rust.

2. Use solvents and clean cloths to remove grease

3. For manual cleaning of light rust - use wire brushes, steel wool, rotary attachments to electric drill, sanding blocks and disks.

4. For chemical cleaning of light and medium rust - use anti-corrosive jellies and phosphoric acid liquids with clean damp cloths or dip in tanks from several to 24 hours.

5. For manual cleaning of medium to heavy rust - sandblast with low pressure (*100 psi*), and small grit (*#10 - #45*), remove or protect glass during application.

6. Removal of flaking paint - Remove mechanically with pneumatic needle gun chisels and/or sanding disks.

C. Repair:

1. Straighten bent sections with wooden braces, or apply heat and pressure.

2. Patch depressions with epoxy fillers with a high content of steel fibers or weld patches using steel rods and oxy-acetylene torches or arc welders. Grind smooth.

3. Cut out or replace irreparable decayed sections. Torch to cut out bad sections back to joints. Weld in new pieces and grind smooth.

4. Prime affected areas suitable for paint - refer to Section 09900 - Painting, for ferrous metals.

5. Caulking to adjacent masonry and plaster, remove existing deteriorated caulking and backer rods and replace, refer to Section 07900 - Joint sealers.

END OF SECTION 05-700

07-175 ELASTOMERIC COATING

PART 1 – GENERAL

1.1 Perform all work required to complete the Elastomeric Coating indicated by the Contract Documents, and furnish all items necessary for its proper installation.

1.2 Related Documents: Provisions established within the General and Supplementary Conditions of the Contract, Division 1 – General Requirements, and the drawings are collectively applicable to this section.

1.3 References

A. American Society of Testing and Materials (ASTM)

1. ASTM D412, Standard Test Methods for Vulcanized rubber and Thermoplastic Elastomers – Tensions.

2. ASTM D522, Standard Test Methods for Mandrel Bend Test of Attached Organic Coatings.

3. ASTM D4541- 02, Standard Test Method for Pull-Off Strength of Coatings Using Portable Testers.

4. ASTM E96/E96M, Standard Test Methods for Water Vapor Transmission of Materials

5. ASTM D4214-98, Standard Test Methods for Evaluating the Degree of Chalking of Exterior Films.

6. ASTM B117-03, Standard Practice for Operating Salt Spray (Fog) Apparatus.

7. ASTM C67-03a, Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile.

8. ASTM D1729-96 (2003), Standard Practice for Visual Appraisal of Colors and Color Differences of Diffusely-Illuminated Opaque Materials.

1.4 Summary

A. Section Includes:

1. Application of high-build, water-based, elastomeric, 100 percent acrylic, waterproof coating designed to bridge dynamic cracks and retain flexibility.
   a. Apply elastomeric coating to new and existing stucco.

1.5 Submittals

A. Product Data: Submit manufacturer's product data, installation requirements, technical bulletins and MSDS on each product.

B. Samples for Initial Color Selection: Manufacturer's color charts showing the full range of colors available for each type of finish-coat material indicated. Submit (5).

3. Record significant conference discussions, agreements, and disagreements.

4. Do not proceed with installation until pre-installation conference has concluded.

B. Benchmark Samples (Mockups):

1. Provide full-coat benchmark finish samples of each type of coating and substrate required on the Project. Install at project site or pre-selected area of building an area for field samples, minimum 4 feet by 4 feet, using specified system.

a. The Architect will select exterior wall surface to represent surfaces and conditions for each substrate.

2. Apply material in strict accordance with manufacturer's written application instructions.

3. Manufacturer's representative or designated representative will review technical aspects; surface preparation, repair, and workmanship.

4. Benchmark samples will be standard for judging workmanship on remainder of project.

5. Maintain field sample during construction for workmanship comparison.

6. Do not alter, move, or destroy field sample until Work is completed and approved by Architect.

7. Obtain Architect's written approval of field sample before start of material application, including approval of aesthetics, color, texture and appearance.

C. Preconstruction Field-Adhesion Testing:

1. Perform adhesion per ASTM D3359, Measuring Adhesion by Tape, Method A. Minimum adhesion rating of 4A is required on 0 to 5 scale.

1.7 Delivery, Storage and Handling

A. Deliver products in original factory packaging bearing identification of product, manufacturer, batch number, and expiration date as applicable.

B. Store product in a location protected from freezing, damage, construction activity, precipitation and direct sunlight in strict accordance with manufacturer's recommendations.

1.8 Product Conditions

A. Environmental Requirements

1. Ensure that substrate surface and ambient air temperature are minimum of 40 degrees F and rising at application time and remain above 40 degrees F for at least 24 hours after application. Ensure that frost surfaces are thawed and dry.

B. In multi-pail applications, mix contents of each new pail into partially used pail to ensure color consistency and smooth transitions from pail to pail.

PART 3 – EXECUTION

3.1 Surface Preparation

A. Protect adjacent Work areas and finish surfaces from damage during coating system application.

B. Ensure that substrate is sound, clean, dry, and free of dust, dirt, oils, grease, laitance, efflorescence, mildew, fungus, biological residues, chemical contaminants, and other contaminants that could prevent proper adhesion.

C. Clean surface by using high-pressure waterblasting with or without abrasives added to water stream, to achieve surface with texture similar to 100 grit sandpaper.

D. Some stains and surface contaminants may require chemical removal. When chemical cleaners are used, neutralize compounds and fully rinse surface with clean water. Allow surface to dry before proceeding.

E. Ensure area being repaired is structurally sound and fully cured.

F. Remove blisters and loose or delaminated areas.

G. Sand or grind edges of previous coating to ensure adhesion and smooth transition to new material. Sand edges to featheredge.

H. Wash down prepared surfaces and allow to completely dry.

I. Concrete Surfaces:

1. In addition to laitance and contaminants, remove form-release agents or previously applied sealers.

2. Remove form tie wires and repair holes, small voids, and spalls using appropriate repair product approved by coating manufacturer.

3. Abrasive-blast slick, dense concrete surfaces or use primer approved by coating manufacturer. Test surface for proper adhesion as specified in Part 1.

J. Brick and Concrete Masonry Unit Surfaces:

1. Remove fins and mortar droppings. Ensure mortar joints are sound and free of voids and cracks.

2. Ensure there are no gaps, cracks, or voids greater than 2 mils. Repoint or fill voids with appropriate patching product approved by manufacturer.

3. Apply primer approved by coating manufacturer.

K. Plaster and Stucco Surfaces:

G. Recaulking of existing windows is essential in waterproofing and renovation of existing structures. Inspect perimeter joints and mullions and recaulk with sealant approved by coating manufacturer.

H. Rout flush or shear window surface transitions to concrete or stucco to form ¼-inch by ¼-inch joint. Caulk with sealant approved by coating manufacturer. Allow sealant to cure before proceeding.

I. Apply coat of brush-grade patching compound to stucco and masonry window sills (primed, if required). Create smooth surface that drains away from window.

J. Cracks smaller than hairline can be bridged with knife-grade or brush-grade patching compounds.

K. Chip or grind out nonmoving cracks larger than hairline. Remove dust and pack with knife-grade patching compound. Bridge crack with brush-grade patching compound. Brush narrow band directly into crack using brush, sponge, or other means to match substrate texture and reduce telegraphing of patches through finish coat. On textured substrates, use texturized patching compound to minimize telegraphing.

L. Rout out dynamic or moving crack to minimum of ¼-inch by ¼-inch, then fill with sealant approved by coating manufacturer. Once sealant is tooled and cured, proceed with crack repair as described previously.

M. Repair cracks and treat back side of parapets in same manner as exterior walls, terminating at roof counter flashings. If top of parapet wall is exposed masonry, apply coat of patching compound to create smooth, well-draining surface. Recaulking of reglet may be required.

3.3 Application

A. General:

1. For uniformity of color and texture, use consistent application techniques throughout Project.

2. Apply coating material in 2 coats to achieve total dry film thickness (DFT) of 16 to 20 mils.
   a. More than 1 coat may be required when color difference between existing surface and new coating is significant.

3. Maintain proper wet-film thickness (WFT) during application to ensure performance characteristics desired.

4. Work to natural break in surfaces before stopping Work.

5. Work from wet edge with 50 percent overlap.

6. Use sufficient material to provide color uniformity, but avoid buildups and runs.

7. Apply coating in manner to obtain pinhole-free, consistent film build on treated surfaces.

B. Brush Application:

08-615 WOOD WINDOW REPAIR

PART 1 - GENERAL

1.1 Related Documents: Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division Specification Sections apply to this Section. Supplementary Conditions and Division 1.

A. Glazing is work of 08-800 Glass and Glazing. Painting is the work of 09-900 Painting. Coordinate wood window repair with appropriate trades.

1.2 Scope: This Section specifies repair of existing wood sash windows.

A. Existing wood windows shall be repaired or replaced per the window survey (*sash cords and weights, reglaze, weatherstrip, replace missing hardware, paint*).

1.3 Submittals

A. Submit samples of replacement sash, head, jambs, sills, stops, trim, and hardware to match existing for Architect's approval.

B. Submit manufacturer's product data for all materials supplied.

1.4 Temporary Protection

A. Provide temporary protection of the existing windows during building construction restoration work, and until final acceptance by the Owner. Temporary protection will require construction of a wood frame and plywood sheathing to cover window opening and, if necessary, further membrane protection against airborne dirt, paint and chemical spray or spillage.

PART 2 - PRODUCTS

2.1 Materials

A. Epoxy consolidant: Liquid Wood by Abatron, Inc.

B. Epoxy structural adhesive putty: Wood-Epox by Abatron, Inc.

C. New sash stops.

PART 3 - EXECUTION

3.1 Restoration

A. Inspection:

1. Remove paint as necessary to inspect wood; probe wood sills and jambs for decay. Remove sash and inspect frames for decay. Inspect sash cords, latches, broken glass and inventory conditions for repair.

B. Repair:

1. Remove sash, repair or replace damaged sills. Remove damaged or rotted areas, treat with fungicides and consolidants. Patch recessed areas with epoxy

08-800 GLASS AND GLAZING

1.1 Related Documents: Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 References

A. ANSI/ASTM E330 - Structural Performance of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Difference.

B. ANSI Z97.1 - Safety Performance Specifications and Methods of Test for Safety Glazing Used in Buildings.

C. ASTM C1036 - Flat Glass.

D. ASTM C2048 - Heat-Treated Flat Glass - Kind HS, Kind FT Coated and Uncoated Glass.

E. ASTM E546 - Test Method for Frost Point of Sealed Insulating Glass Units.

F. ASTM E576 - Test Method for Dew/Front Point of Sealed Insulating Glass Units.

G. ASTM E773 - Test Method for Seal Durability of Sealed Insulating Glass Units.

H. ASTM E774 - Sealed Insulating Glass Units.

I. FGMA - Glazing Manual.

J. FGMA - Sealant Manual.

K. FS TT-S-001657 - Sealing Compound, Single Component, Butyl Rubber Based, Solvent Release Type.

L. FS TT-S-01543 - Sealing Compound, Silicone Rubber Base.

M. FS TT-G-410 - Glazing Compound, Sash (Metal) for Back Bedding and Face Glazing (Not For Channel or Stop Glazing).

N. Laminator Safety Glass Association - Standards Manual.

O. SIGM – Sealed Insulated Glass Manufacturers Association.

1.3 Performance Requirements

A. Glass and glazing materials of this Section shall provide continuity of building enclosure vapor and air barrier.

1. In conjunction with materials described in Section 07900 – Joint Sealers.

2. To utilize the inner pane of multiple panes sealed units for the continuity of the air and vapor seal.

3. Maintain continuous air and vapor barrier throughout glazed assembly from glass pane to heel bead of glazing sealant.

laminator's standard heat-plus-pressure process to produce unit composed of panes of glass bonded to plastic interlayer of polyvinyl butyral.

A. Laminated Safety Glass (Type 4): 2 panes of clear float glass, each ¼" thick (minimum), and clear plastic interlayer, 0.300" thick.

2.6 Low-Emissivity Coated Glass:

A. Low-E (Type 5): ¼" (minimum) clear float glass (Type 1) with "Energy Advantage" Low-E coating as manufactured by Pilkington, 82% transmittance, 66% solar energy transmittance, 49% UV transmittance, 10% outside reflectance, 10% outside solar energy reflectance.

B. Low-E (Type 6): (Non standard, use only when Type 6 glass is specified.) ¼" (minimum) (Type 1) Clear Float Glass with a "Comfort E" low emissivity coating as manufactured by AFG, Inc., P.O. Box 929, Kingsport, TN 37662, (615) 229-7200. 85% daylight transmittance, 76% solar transmittance, .87 winter U-Valve, .75 summer U-Value, .92 shading co-efficiency.

2.7 Insulating Glass Units

A. Clear Sealed Insulating Glass Units (Type 7): Units composed as indicated below.

1. Exterior pane of clear float glass, (Type 1).

2. Interior pane of clear float glass, (Type 1).

B. Low Emissivity-Coated Insulating Glass Units (Type 8): Units composed as indicated below:

1. Exterior pane of clear float glass, (Type 1).

2. Interior pane of Low-E (Type 5) with vacuum deposited low-emissivity coating on third surface.

C. Green Tinted Insulated Skylight Glazing (Type 9): Units composed as indicted below.

1. Exterior pane of green-tinted, heat-treated float glass (similar to Type 3 – tinting samples to be provided to Architect for selection) with vacuum deposited low-emissivity coating on the second surface and interior pane of Type 4 laminated safety glass.

D. The following characteristics apply to all insulating glass units.

1. Performance, characteristics indicated are those of units and are based on manufacturer's published test data for units with ¼" thick panes and ½" thick air space. U-values are indicated in BTU per hour per square feet per degree Fahrenheit difference.

2. For properties of individuals glass panes making up units, refer to product requirements specified elsewhere in this section applicable to types, classes, kinds and conditions of glass products indicated.

A. General: Comply with referenced FGMA standards and instructions of manufacturers of glass, glazing sealants, and gaskets, to achieve airtight and watertight performance, and to minimize breakage.

B. Protect glass from edge damage during handling and installation. Inspect glass during installation and discard pieces with edge damage that could affect glass performance.

C. Set units of glass in each series with uniformity of pattern, draw, bow and similar characteristics.

D. Protect glass from contact with contaminating substances resulting from construction operations; remove any such substances by method approved by glass manufacturer.

E. Wash glass on both faces not more than 4 days prior to date schedule for inspections intended to establish date of substantial completion. Wash glass by method recommended by glass manufacturer.

3.3 Install mirrors using concealed chrome hangers and fasteners. Tapes and adhesives shall not be used.

END OF SECTION 08-800

RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

x120

Contact Person: MICHAEL P. TREGO JR.

Daytime Phone No.: 608-258-5580

Tax Account No.: 20-2680840

Name of Property Owner: FOREST GLEN CONDO, LLC Daytime Phone No.: 608-258-5580

Address: 145 E. BADGER RD. (Street Number) MADISON (City) WI (Steet) 53713-2708 (Zip Code)

Contractor: STRUEVER BROS, ECCLES & ROUSSE, INC. Phone No.: 443-573-4080

Contractor Registration No.: 302 92076

Agent for Owner: NATALIE BOCK Daytime Phone No.: 608-258-5580

LOCATION OF BUILDING/PREMISE

House Number: 2747 Street: LINDEN LN.

Town/City: SILVER SPRING Nearest Cross Street: BEACH DR.

Lot: 54 Block: 1 Subdivision: FOREST GLEN PARK

Liber: 28584 Folio: 196 Parcel: PLAT NO. 23375

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☒ Alter/Renovate

☐ Move ☐ Install ☐ Wreck/Raze

☐ Revision ☒ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☒ A/C ☐ Slab ☐ Room Addition ☐ Porch ☒ Deck ☐ Shed

☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $ 2,400,000

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

Signature of owner or authorized agent 09/28/07 *Date*

Approved: *For Chairperson, Historic Preservation Commission*

Disapproved: Signature: Date:

Application/Permit No.: 467491 10/4/07 Date Filed: Date Issued:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. **WRITTEN DESCRIPTION OF PROJECT**

   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

   ORIGINALLY BUILT IN 1907, THE GYMNASIUM FACILITATED THE PHYSICAL EDUCATION PROGRAM AT THE NATIONAL PARK SEMINARY. THE BUILDING IS PROMINENTLY LOCATED ON THE SITE. IT CONTRIBUTES SIGNIFICANTLY TO THE ARCHITECTURAL CHARACTER OF THE CAMPUS. THE STRUCTURE IS CURRENTLY IN A STATE OF DISREPAIR APPROACHING IMMINENT COLLAPSE.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

   THE OWNER INTENDS TO REHABILITATE THE EXTERIOR OF THE STRUCTURE AS DESCRIBED IN THE HERITAGE PRESERVATION CERTIFICATE APPLICATION SUBMITTED AND APPROVED BY THE MARYLAND HISTORICAL TRUST. THE INTERIOR OF THE STRUCTURE WILL BE CONVERTED INTO RESIDENTIAL CONDOMINIUM UNITS.

2. **SITE PLAN**

   Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

   a. the scale, north arrow, and date; ✓

   b. dimensions of all existing and proposed structures; and ✓

   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping. ✓

3. **PLANS AND ELEVATIONS**

   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred. ✓

   a. ***Schematic construction plans***, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work. ✓

   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required. ✓

4. **MATERIALS SPECIFICATIONS**

   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

   If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

   For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

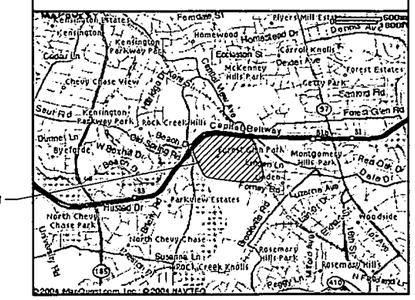
NATIONAL PARK SEMINARY

GYMNASIUM
2747 LINDEN LANE
SILVER SPRING, MARYLAND

DRAWING INDEX

T1	TITLE SHEET
C1	SITE PLAN
A2.1	DEMOLITION PLAN – FIRST FLOOR
A2.2	DEMOLITION PLAN – SECOND FLOOR
A2.3	DEMOLITION PLAN – THIRD FLOOR
A3.1	FLOOR PLAN – FIRST FLOOR
A3.2	FLOOR PLAN – SECOND FLOOR
A3.3	FLOOR PLAN – THIRD FLOOR
A3.4	FLOOR PLAN – LOFT FLOOR
A3.5	ROOF PLAN
A5.1	BUILDING ELEVATIONS – NORTH & SOUTH
A5.2	BUILDING ELEVATIONS – EAST & WEST
A6.1	BUILDING SECTIONS
A9.1	WINDOW ELEVATIONS
A9.2	WINDOW DETAILS
A9.3	WINDOW DETAILS
A9.4	WINDOW DETAILS
A9.5	WINDOW DETAILS
A9.6	WINDOW DETAILS

LOCATION MAP



ALEXANDER COMPANY

145 EAST BADGER ROAD
SUITE 200
MADISON, WI. 53713
(608) 258-5580

APPROVALS	NAME	DATE
DESIGN		
CONSTR.		
DEV.		
MGT.		
OWNER		

Architecture, Planning & Construction
ALEXANDER COMPANY
145 E. BADGER ROAD, SUITE 200
MADISON, WISCONSIN 53713
TELEPHONE 608-258-5591
FAX 608-258-5599

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

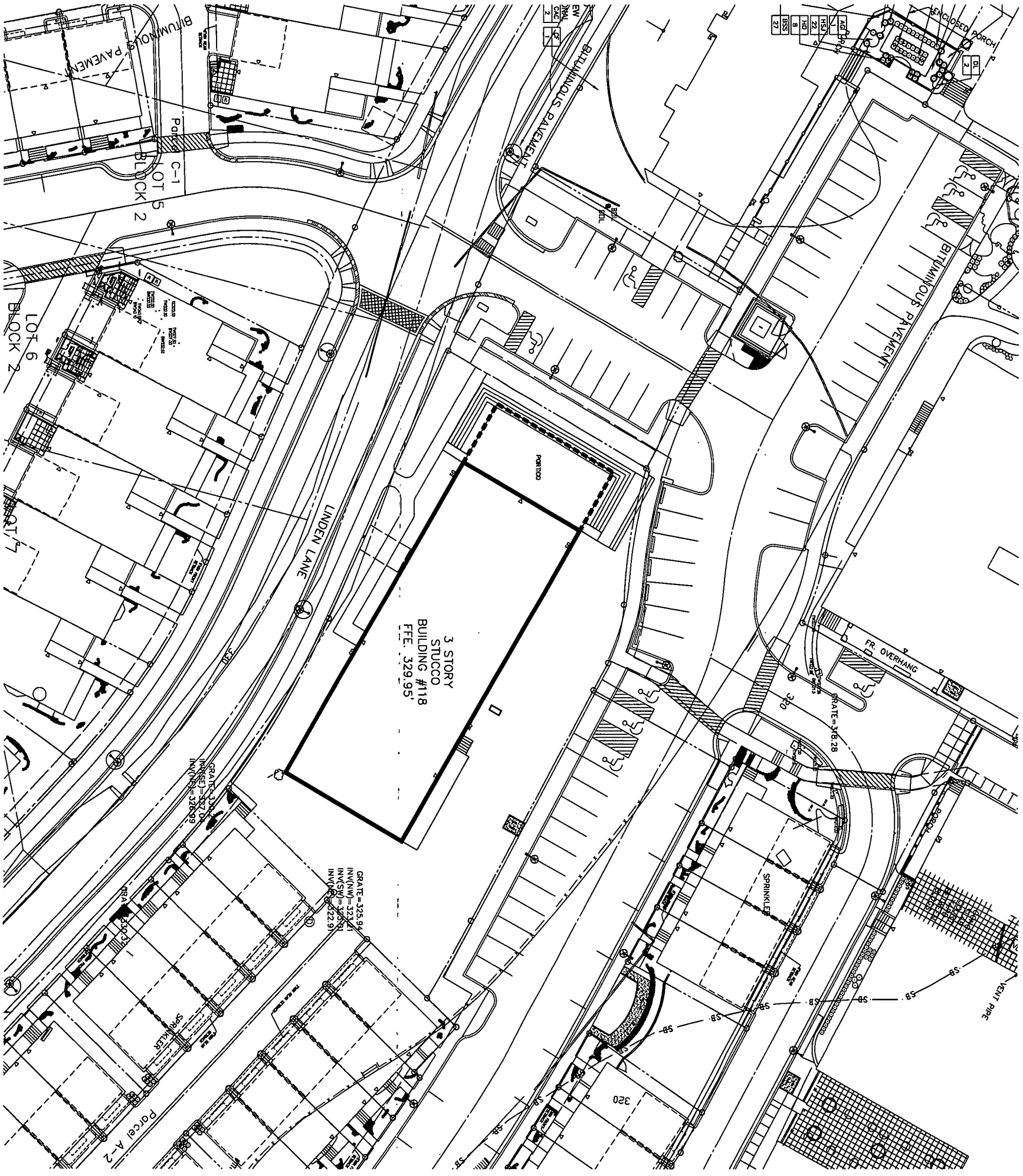
GYMNASIUM
BUILDING #118
NATIONAL PARK SEMINARY
2747 LINDEN LANE
SILVER SPRING, MARYLAND

TITLE SHEET

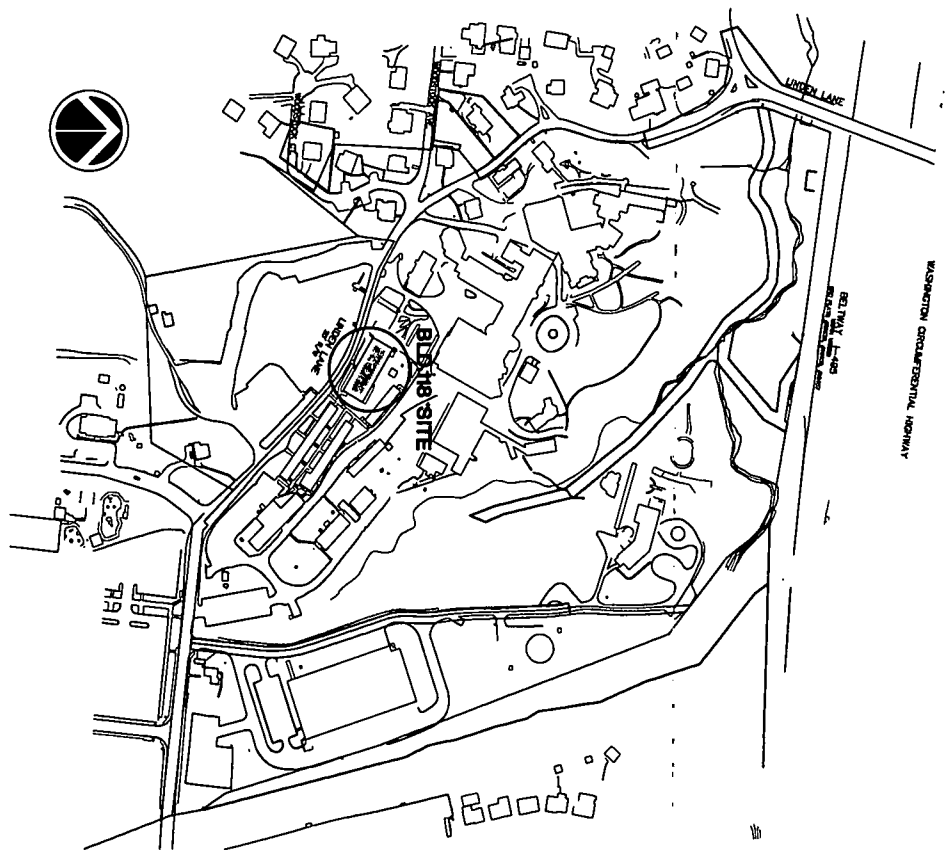
DRAWN: BES	APPR.:	
8-01-05	NONE	
05-15-07	SCHEMATIC DOCUMENTS	
08-09-07	PART 2 SUBMITTAL	
09-20-07	HAWP SUBMITTAL	

PROJECT NO.
04-579-002

SHEET NO.
T1



1 C1 **SITE PLAN**
SCALE : 1" = 20'



2 C1 **NATIONAL PARK SEMINARY SITE PLAN**
SCALE : 1" = 100'

SHEET NO. **C1**

PROJECT NO. 04-579-002

SITE PLAN

DRAWN: BES	APPR.:	8-01-05
05-15-07	SCHEMATIC DOCUMENTS	
08-09-07	PART 2 SUBMITTAL	
09-20-07	HAWP SUBMITTAL	

GYMNASIUM
BUILDING #118
NATIONAL PARK SEMINARY
2747 LINDEN LANE
SILVER SPRING, MARYLAND

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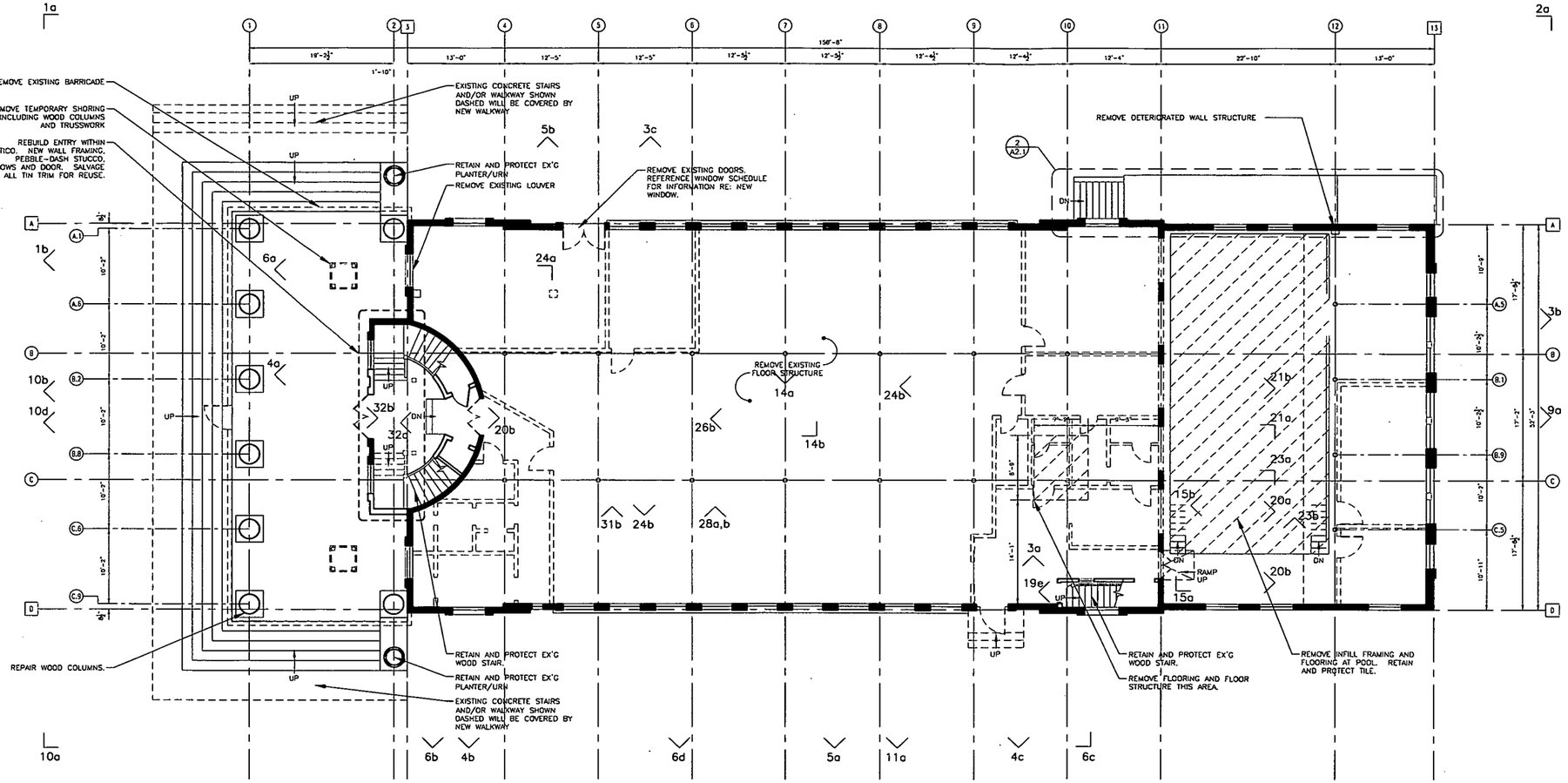
2 / A2.1 **MECHANICAL ROOM DEMOLITION PLAN**
SCALE : 1/8" = 1'-0"



1 / A2.1 **FIRST FLOOR DEMOLITON PLAN**
SCALE : 1/8" = 1'-0"

GENERAL DEMOLITON NOTES:

1) STRUCTURAL DRAWINGS ARE TO BE REVIEWED BEFORE ANY STRUCTURAL DEMOLITION IS TO BEGIN. IN THE EVENT ANY UNFORSEEN CONDITIONS ARE ENCOUNTERED, NOTIFY THE ARCHITECT AND/OR ENGINEER BEFORE PROCEEDING.
2) REFERENCE STRUCTURAL DRAWINGS FOR NEW LINTELS ABOVE NEW OPENINGS.
3) PRIOR TO DEMOLITION, COLLECT AND STORE FOR FUTURE USE ALL METALWORK, WOOD TRIM AND ORNAMENT THAT HAS FALLEN FROM THE BUILDING.
4) REMOVE PARTITIONS REPRESENTED BY DASHED LINES. ITEMS INDICATED WITH SOLID LINES ARE TO REMAIN. WALLS, EQUIPMENT OR FIXTURES NOT SHOWN ARE TO BE REMOVED. BEARING WALLS OR WALLS THAT CONTAIN HISTORIC FEATURES SHOULD BE RETAINED UNTIL NOTIFYING THE ARCHITECT.
5) REMOVE INTERIOR PLASTER AND LATH AND GYPSUM BOARD, UNLESS NOTED OTHERWISE.
6) REMOVE EXISTING RUBBER MEMBRANE ROOF MATERIALS.
7) RETAIN AND PROTECT EXISTING STAIR, BALUSTRADE, WAINSCOTING, BALCONY RAILING, AND INTERIOR WINDOW TRIM.
8) RETAIN WOOD BASE ON WALLS TO REMAIN. SALVAGE WOOD BASE FROM WALLS TO BE REMOVED.
9) RETAIN AND PROTECT DECORATIVE COLUMNS, TRIMS AND MOULDINGS.
10) REMOVE CABINETRY AND SHELVING.
11) REMOVE ACCUMULATED REFUSE, LEAVING THE SITE 'BROOM' CLEAN.
12) REMOVE SURFACE-APPLIED FINISHES ON WALLS TO REMAIN. MATCH FACE OF ADJOINING WALL (EXAMPLE: CERAMIC TILE).
13) REMOVE ALL INTERIOR WALL FINISHES (EXAMPLE: WALLPAPER, PANELING, ETC.)
14) REMOVE FIRE EXTINGUISHERS, CABINETS AND MOUNTING HARDWARE.
15) NEW DOOR ROUGH OPENINGS ARE TO BE COORDINATED WITH GENERAL CONTRACTOR.
16) REMOVE TEMPORARY ENCLOSURES FROM EXISTING WINDOW AND DOOR OPENINGS.
17) PROVIDE BARRICADES AT FLOOR AND WINDOW OPENINGS. OPENINGS WITH ACCESS FROM GRADE SHALL BE SECURED WITH PLYWOOD.
18) RETAIN WINDOW STOOLS, APRON AND TRIM.
19) REMOVE METAL SECURITY BARS/GRATES OVER WINDOWS – INTERIOR & EXTERIOR.
20) REMOVE ALL PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS – INCLUDING, BUT NOT LIMITED TO: CONDUIT, LIGHT FIXTURES, SWITCHES, JUNCTION BOXES, WASTE AND SUPPLY PIPING, PLUMBING FIXTURES, DUCTWORK, DIFFUSERS, AREA HEATERS, AND INSULATION. REMOVE AND STORE ALL RADIATORS FOR OWNER'S USE. TEMPORARY LIGHTING AND SERVICE SHALL REMAIN. REMOVE PIPING, CONDUIT, ETC. AT ALL PENETRATIONS THROUGH INTERIOR/EXTERIOR MASONRY AND CONCRETE WALLS. CAP ABANDONED PIPING, U.N.O.
21) REMOVE EXISTING ROOF DRAINS. GENERAL CONTRACTOR TO COORDINATE TEMPORARY ROOF DRAINAGE DURING CONSTRUCTION.
22) REMOVE EXTERIOR PIPING, CONDUIT, ANCHORS, ROOF ANTENNAE, SIGNAGE, DOWNSPOUTS AND MECHANICAL RUNS, U.N.O.
23) EXCEPT WHERE NOTED ON PLANS, REMOVE SUSPENDED CEILINGS CONSTRUCTED OF METAL GRID AND ACOUSTICAL TILE.
24) REMOVE FLOOR FINISHES, INCLUDING CARPETING, WOOD GYM FLOOR AND VINYL TILE. RETAIN EXPOSED CEMENTITIOUS FLOOR TREATMENTS FOUND UNDER REMOVED FLOOR FINISHES, U.N.O.
25) WHERE INDICATED ON PLANS, REMOVE DETERIORATED DECKING AND JOISTS.
26) DASHED LINES AT DOOR INDICATE REMOVAL OF DOOR, JAMB AND TRIM, U.N.O.
27) GENERAL CONTRACTOR TO PROVIDE SHORING AS REQUIRED. STRUCTURAL ENGINEER TO REVIEW PROPOSED SHORING PRIOR TO INSTALLATION.
28) GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING AND REMOVAL OF CONCRETE AND FOR REPLACING CONCRETE AS NEEDED.

9b THIS CAMERA-ANGLE SYMBOL REFERENCES 4"x6" PHOTOGRAPHS ENCLOSED IN THE APPLICATION.

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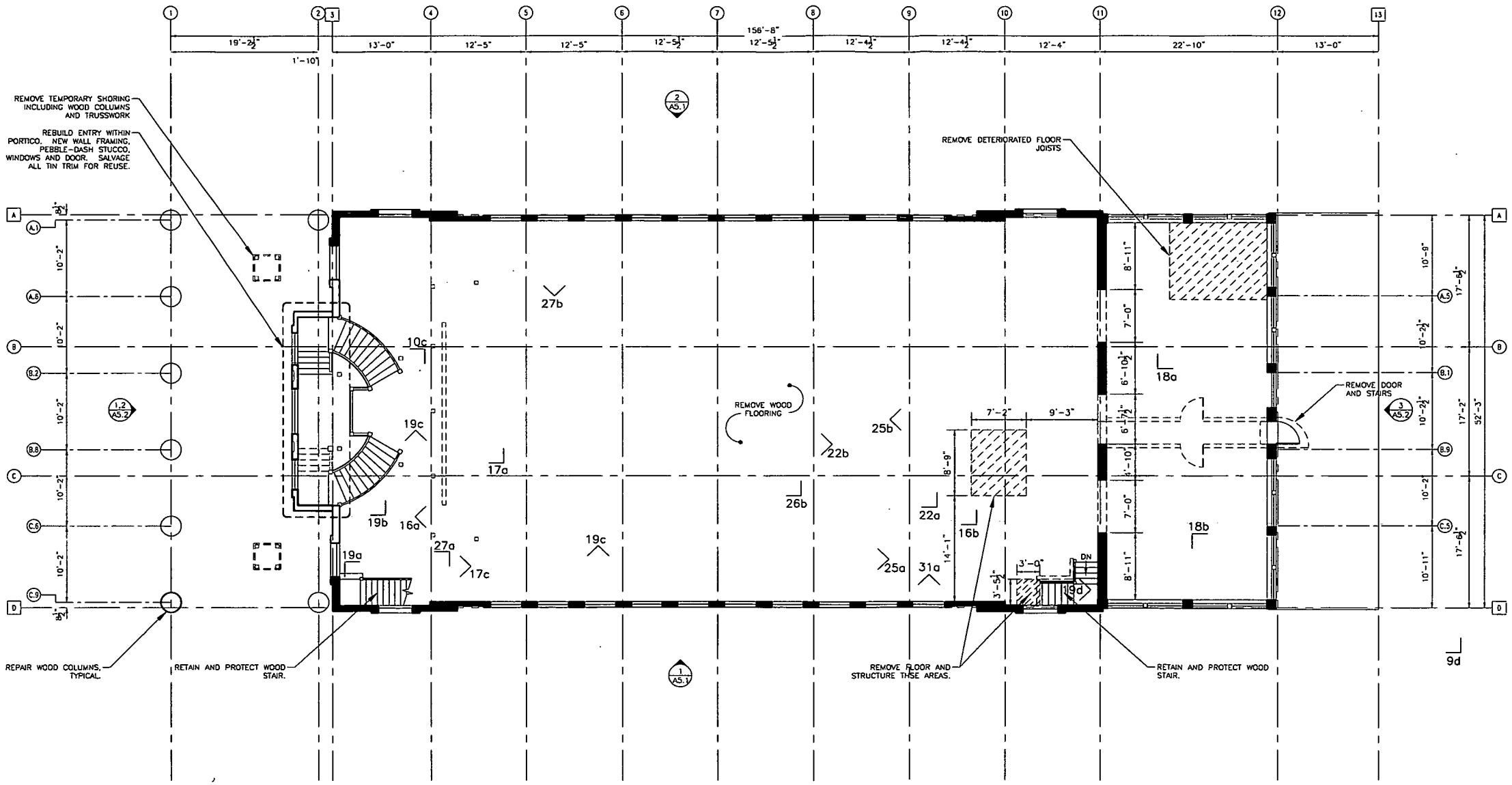
FIRST FLOOR DEMOLITION PLAN

DRAWN: ASK	APPR.: APPR
05-15-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITTAL
09-20-07	HAWP SUBMITTAL

PROJECT NO.
04-579-002

SHEET NO.
A2.1



1 / A2.2 SECOND FLOOR DEMOLITON PLAN & PHOTO KEYPLAN
SCALE : 1/8" = 1'-0"

9b THIS CAMERA-ANGLE SYMBOL REFERENCES 4"x6" PHOTOGRAPHS ENCLOSED IN THE APPLICATION.

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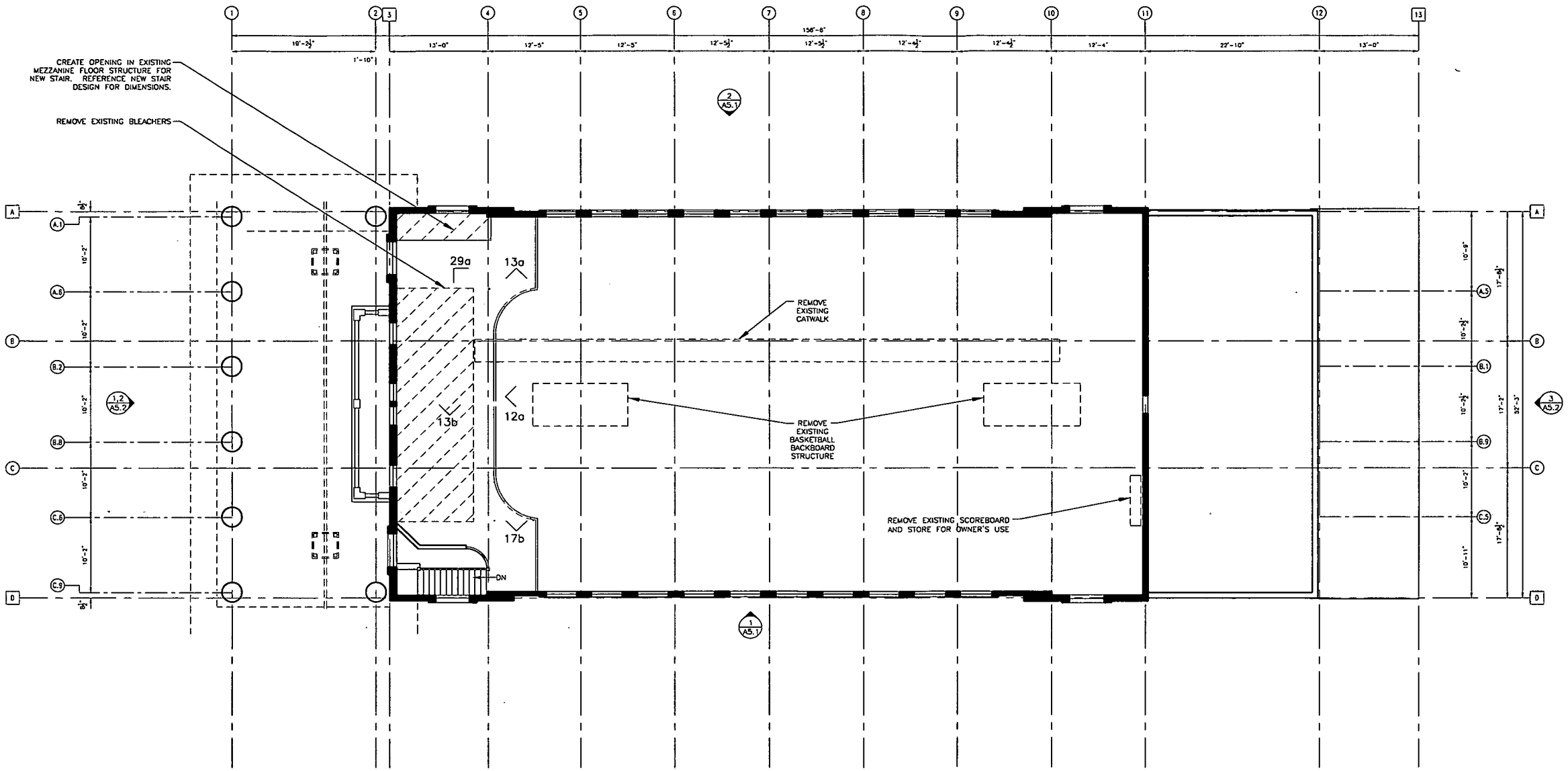
SECOND FLOOR DEMOLITION PLAN

DRAWN: ASK | APPR.: APPR

05-15-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITTAL
09-20-07	HAWP SUBMITTAL

PROJECT NO.
04-579-002

SHEET NO.
A2.2



1 A2.3 THIRD FLOOR DEMOLITON PLAN & PHOTO KEYPLAN
SCALE : 1/8" = 1'-0"

9b THIS CAMERA-ANGLE SYMBOL REFERENCES 4"x6"PHOTOGRAPHS ENCLOSED IN THE APPLICATION.

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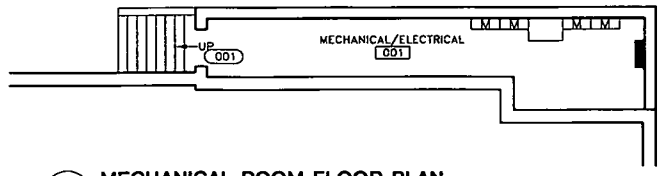
MEZZANINE FLOOR DEMOLITION PLAN

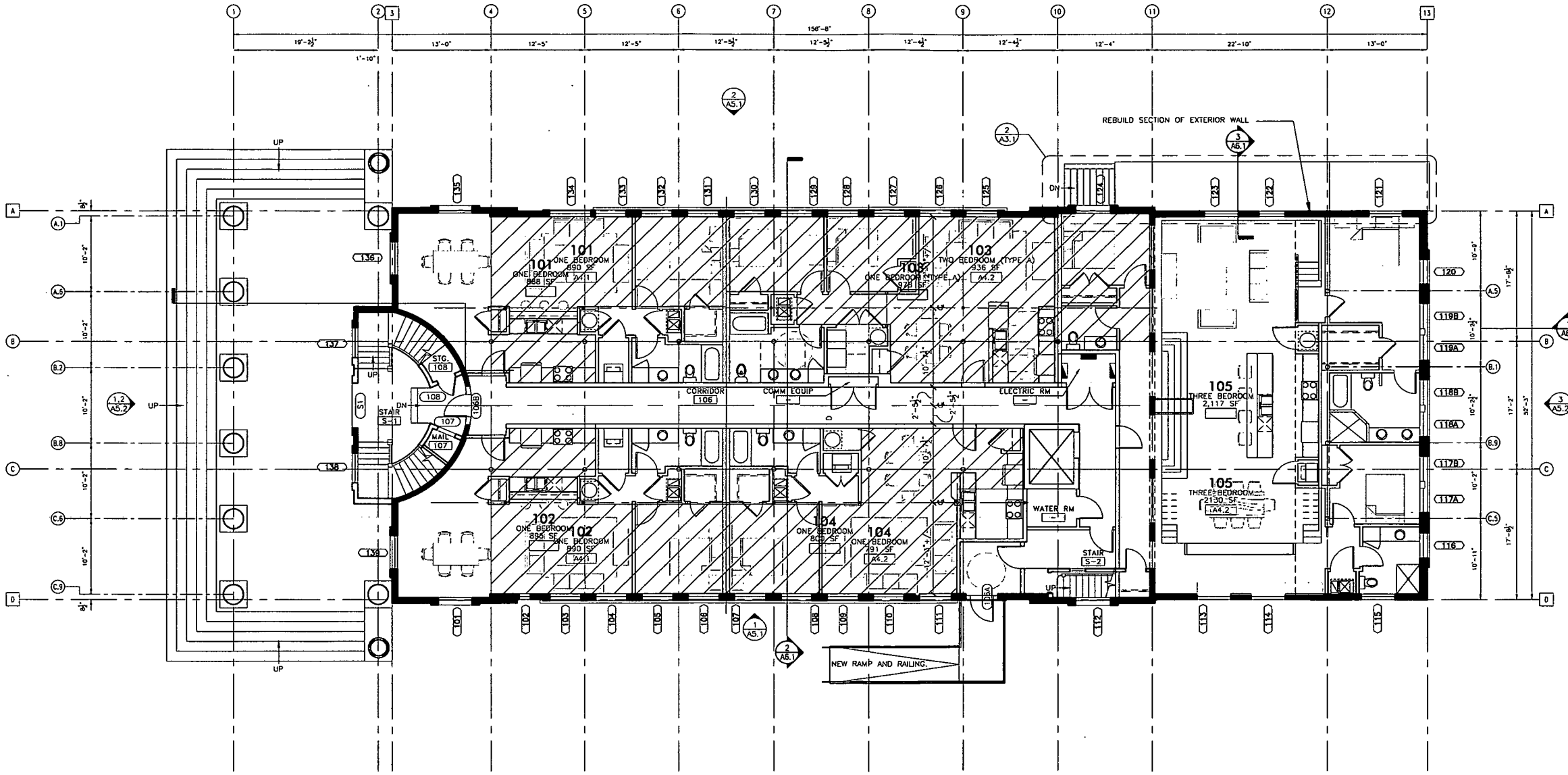
DRAWN: ASK	APPR.: APP3
06-15-07	SCHEMATIC DOCUMENTS
08-08-07	PART 2 SUBMITTAL
09-20-07	HAWP SUBMITTAL

PROJECT NO.
04-579-002

SHEET NO.
A2.3



2 / A3.1 **MECHANICAL ROOM FLOOR PLAN**
SCALE : 1/8" = 1'-0"



1 / A3.1 **FIRST FLOOR PLAN**
SCALE : 1/8" = 1'-0"

CROSS HATCH AREA INDICATES TIN CEILING TO REMAIN. DAMAGED AREAS TO BE REPAIRED USING TILES SALVAGED FROM OTHER LOCATIONS.

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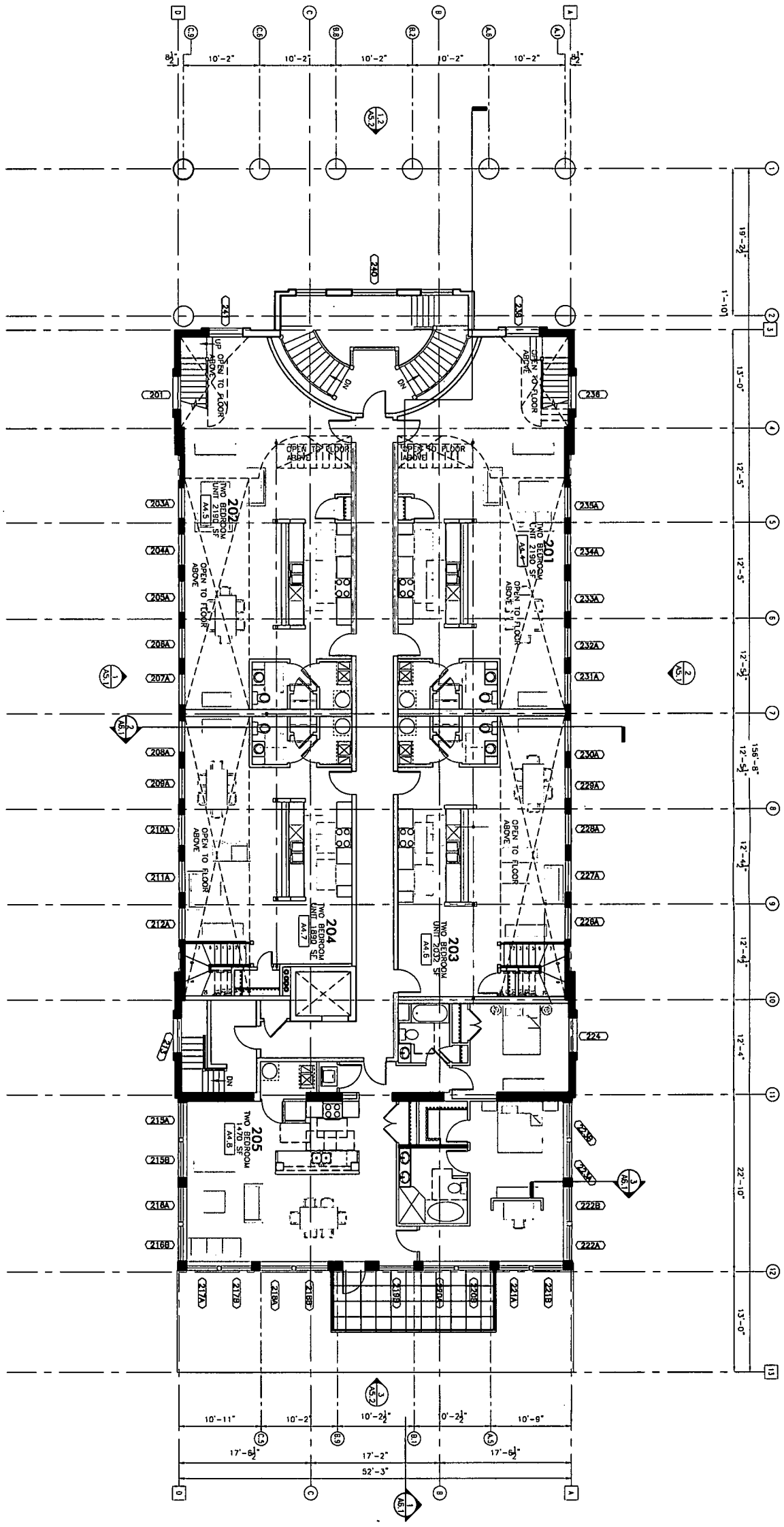
FIRST FLOOR PLAN

DRAWN: ASK	APPR.: APPR.
05-15-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITTAL
09-20-07	HAWP SUBMITTAL

PROJECT NO.
04-579-002

SHEET NO.
A3.1



1/A3.2 **SECOND FLOOR PLAN**

SCALE : 1/8" = 1'-0"

REFERENCE NORTH

SHEET NO. A3.2	PROJECT NO. 04-579-002	SECOND FLOOR PLAN DRAWN: ASK APPR.: APPR 05-15-07 SCHEMATIC DOCUMENTS 08-09-07 PART 2 SUBMITTAL 09-20-07 HAWP SUBMITTAL	GYMNASIUM BUILDING #118 NATIONAL PARK SEMINARY 2747 LINDEN LANE SILVER SPRING, MARYLAND

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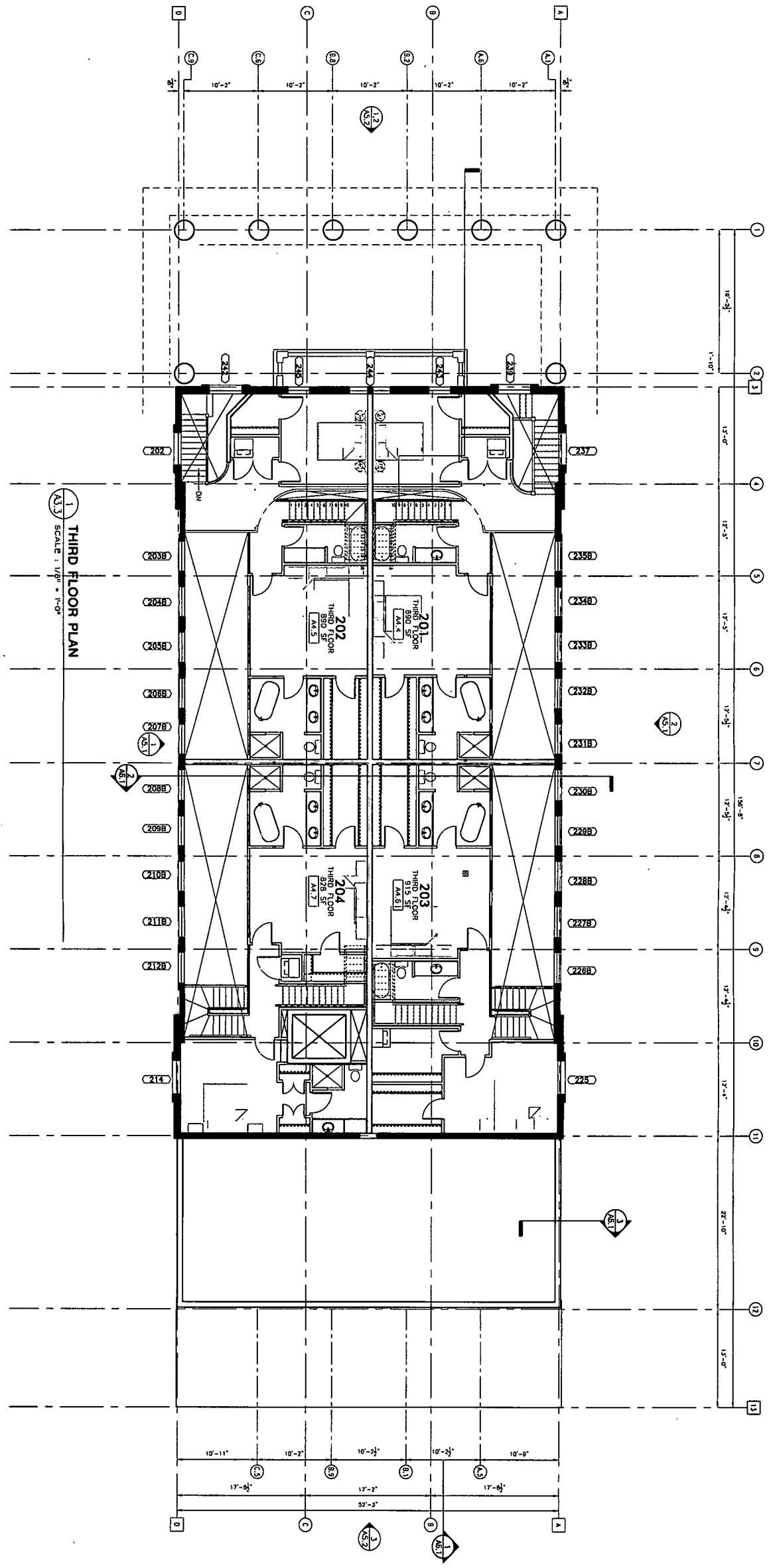

SHEET NO. A3.3	PROJECT NO. 04-579-002	MEZZANINE FLOOR PLAN DRAWN: ASK APPR.: APP 05-15-07 SCHEMATIC DOCUMENTS 08-09-07 PART 2 SUBMITTAL 09-20-07 HAWP SUBMITTAL	GYMNASIUM BUILDING #118 NATIONAL PARK SEMINARY 2747 LINDEN LANE SILVER SPRING, MARYLAND

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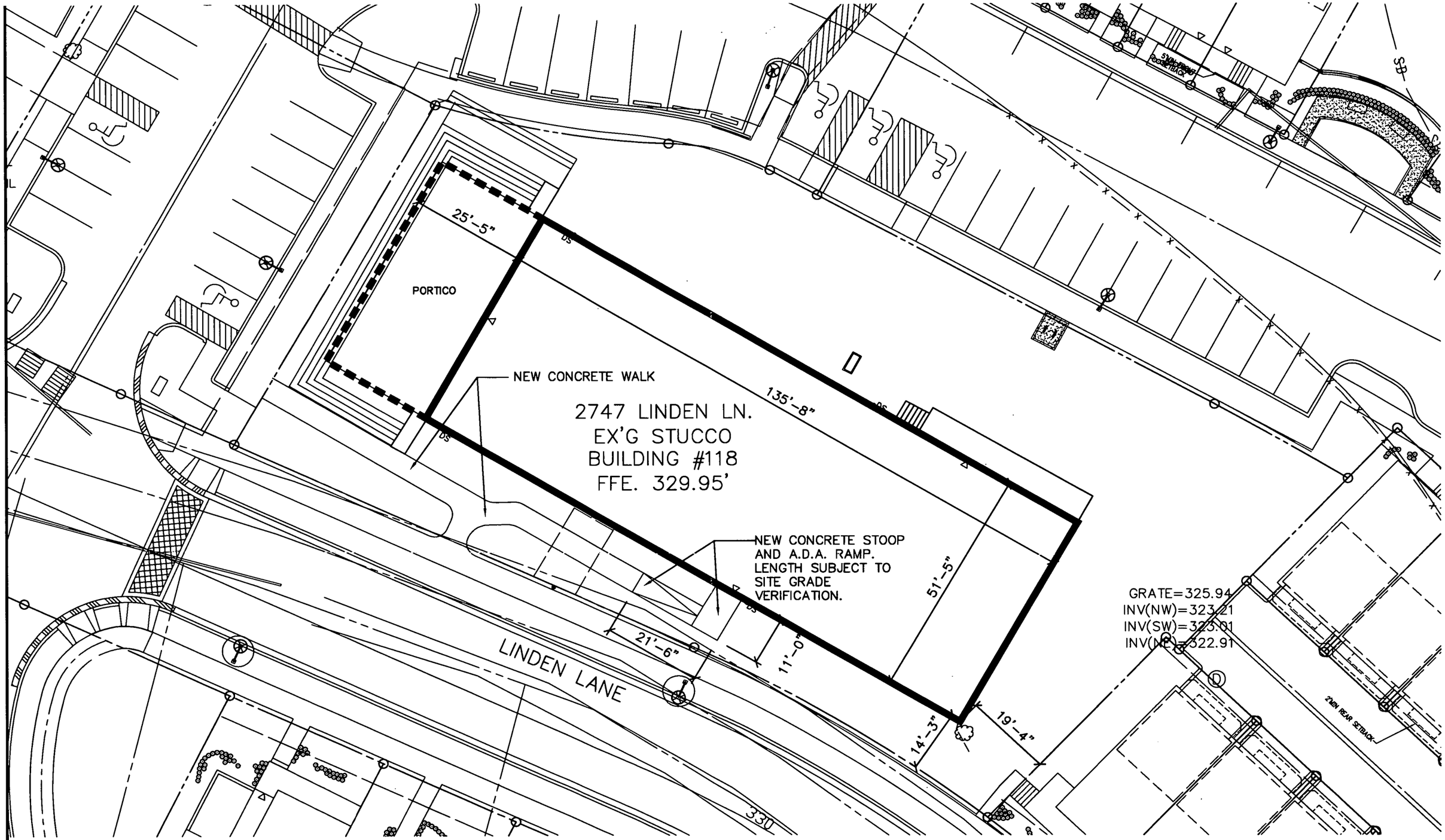
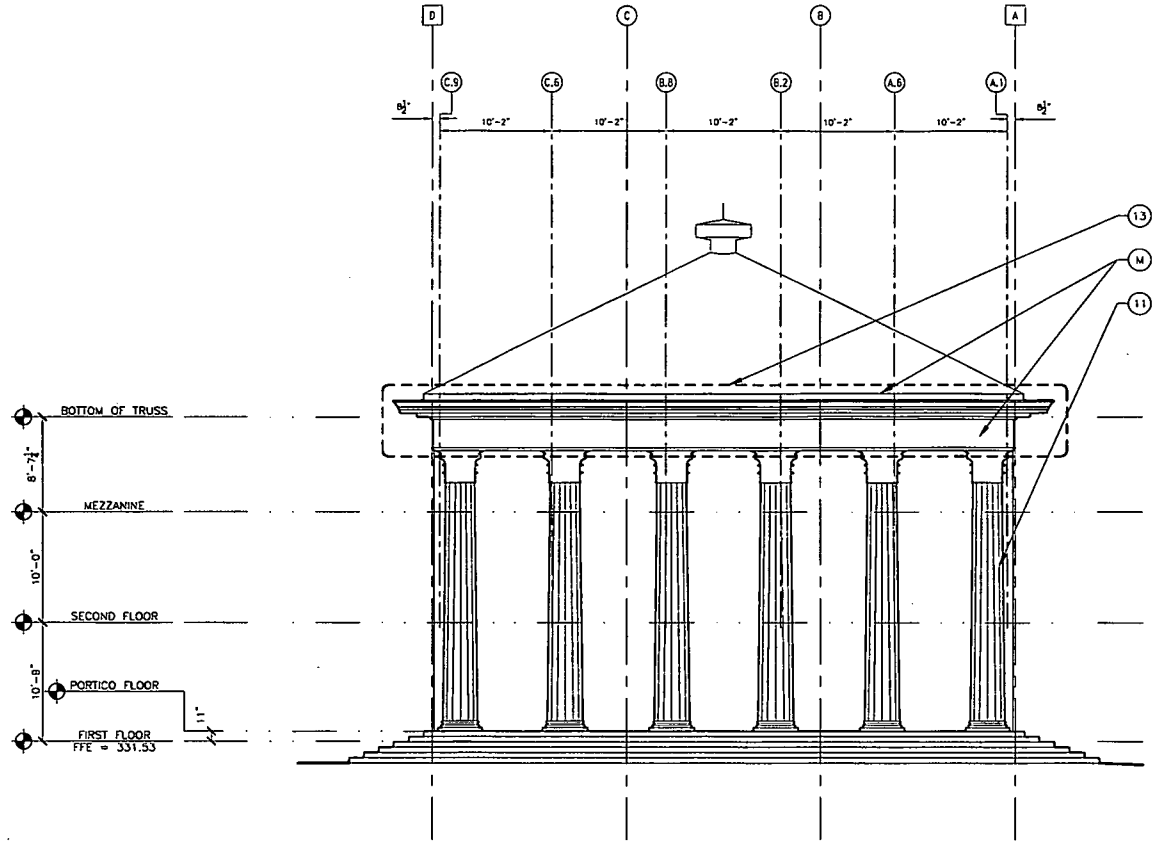


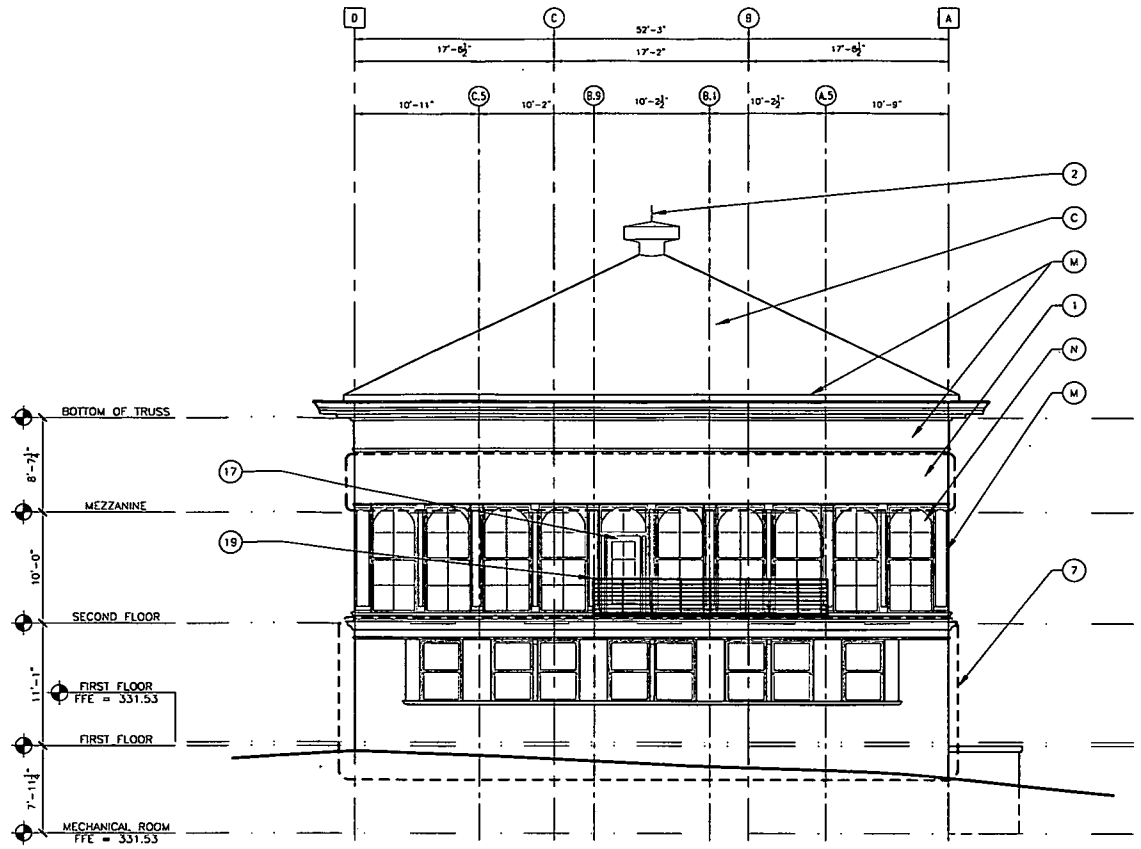
1 — **SITE PLAN**

SCALE : 1" = 20'

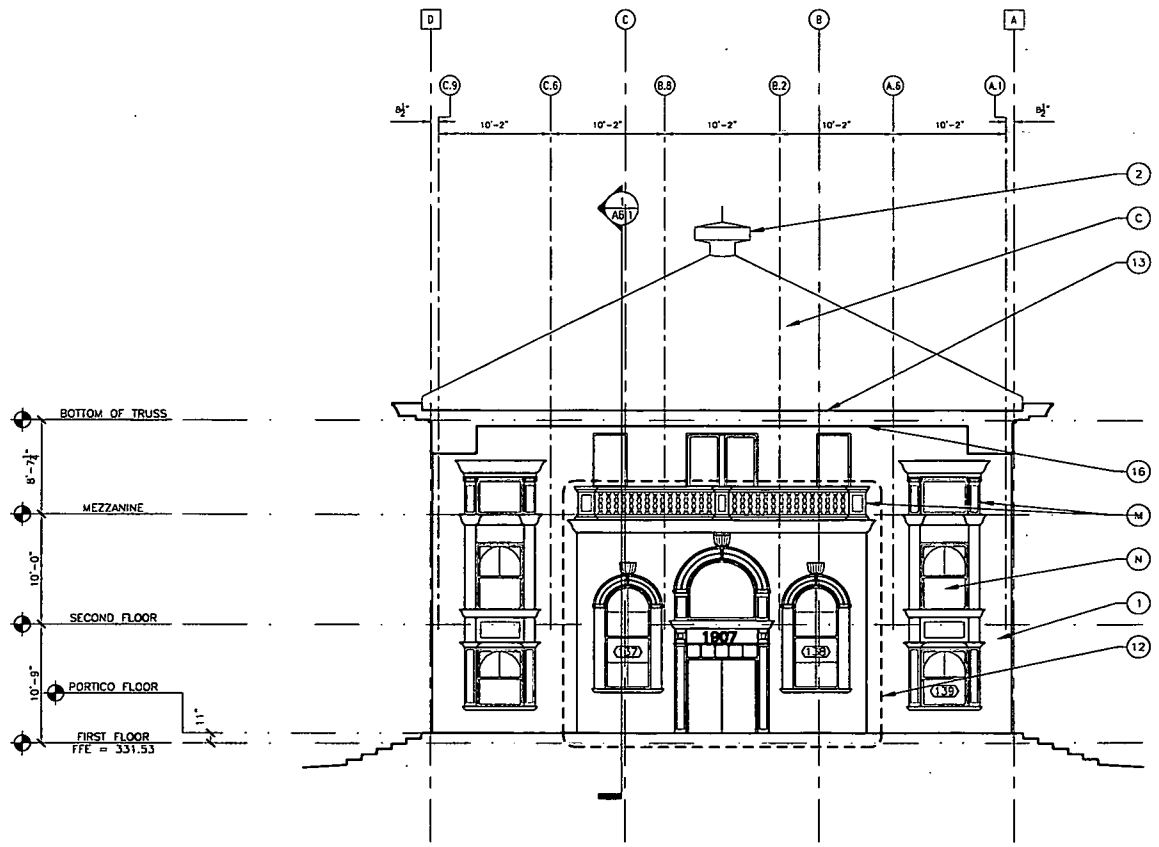
9-27-2007



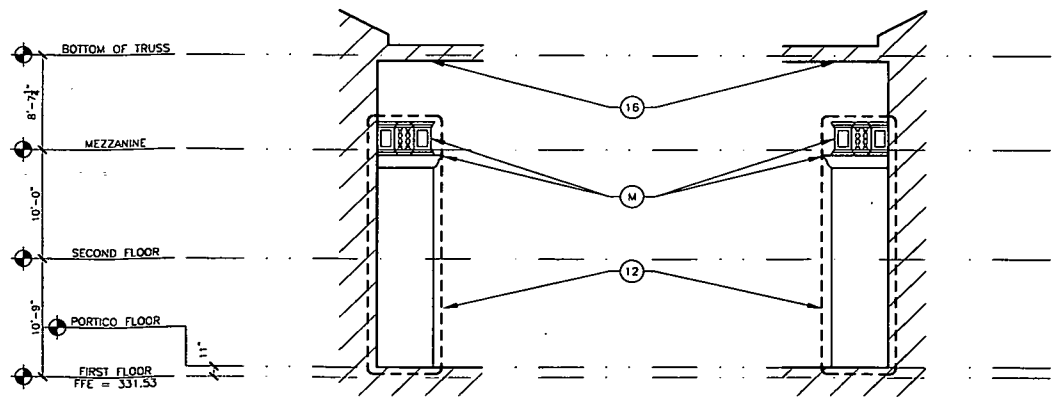
1 / A5.2 **WEST ELEVATION**
SCALE : 1/8" = 1'-0"



3 / A5.2 **EAST ELEVATION**
SCALE : 1/8" = 1'-0"



2 / A5.2 **PORTICO ELEVATION - WEST**
SCALE : 1/8" = 1'-0"



4 / A5.2 **PORTICO ELEVATIONS - N & S**
SCALE : 1/8" = 1'-0"

GENERAL REMEDIAL WORK NOTES - THESE NOTES PERTAIN TO THE ENTIRE BUIDING:

- (A) REMOVE ALL PLANT GROWTH AT EXTERIOR WALLS. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)
- (B) REMOVE ALL EXISTING ELECTRICAL CONDUIT, FIXTURES, MECHANICAL PIPING, LOUVERS, VENTS, ETC. PROVIDE NEW REPAIR STUCCO SYSTEM, MIN. 2 COATS, AND ACCESSORIES, AT A DEPTH TO MATCH ADJACENT SURFACES. PROVIDE FINISH TO MATCH EXISTING ADJACENT SYSTEM. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)
- (C) REMOVE SLATE SHINGLES. INSTALL INSULATION SUBSTRATE. INSTALL IN KIND REPLACEMENT OF SLATE ROOF.
- (D) REMOVE METAL SECURITY GRATES AT WINDOWS.
- (E) REMOVE ALL GUTTERS AND DOWNSPOUTS
- (F) REMOVE ALL LOOSE OR PEELING PAINT DOWN TO SOUND SUBSTRATE. PROVIDE NEW ELASTOMERIC COATING.
- (G) REMOVE STUCCO 6" MIN. FROM INTERSECTION AT ROOF AND PROVIDE PAINTED ALUM. STEP FLASHING. VERTICAL LEG OF FLASHING TO EXTEND UP BEHIND STUCCO. SEAL JOINT BETWEEN EXPOSED EDGE OF STUCCO AND FLASHING. WHERE OVERHANG INTERSECTS AN ADJACENT ROOF, EXTEND FLASHING PAST ROOF EDGE 4" MIN TYPICAL. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)
- (H) REPAIR/REPOINT BRICK AND STONE MASONRY PER SPECIFICATION.
- (J) PROVIDE PAINTED ALUM. FLASHING AT ROOF RAKE AND SIMILAR CONDITIONS. (TYPICAL AT ENTIRE PERIMETER OF BUILDING).
- (K) PROVIDE METAL VALLEY FLASHING. (TYPICAL AT ALL ROOF VALLEYS).
- (L) REPLACE WOOD SILL ATOP FOUNDATION. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)
- (M) REPAIR/REPLACE STAMPED TIN AT ENTABLATURE, WINDOW TRIM, AND/OR BALUSTRADE.
- (N) REPAIR/REPLACE EXISTING WOOD WINDOWS. REFERENCE WINDOW SCHEDULE IN SPECIFICATION PACKET FOR INFORMATION.
- (P) -

SPECIFIC REMEDIAL WORK NOTES:

1. REMOVE STUCCO BACK TO SOUND MATERIAL TO ELIMINATE BLISTERS, BUCKLES, CRAZING CHECK CRACKING, AND SIMILAR DEFECTS. PROPERLY PREPARE OR REPLACE EXISTING EXPOSED WIRE FABRIC. PROVIDE NEW WIRE FABRIC TO OVERLAP EXISTING TO REMAIN 2" MIN. PROVIDE NEW REPAIR STUCCO SYSTEM, MIN. 2 COATS, AND ACCESSORIES, AT A DEPTH TO MATCH ADJACENT SURFACES. PROVIDE FINISH TO MATCH EXISTING SYSTEM.
2. REMOVE TIN VENTS. FILL OPENING IN ROOF AS NEW VENTS SHALL BE FOR ORNAMENT ONLY. FABRICATE NEW VENTS TO MATCH EXISTING.
3. REMOVE EXISTING DOOR AND OVERHANG. PROVIDE NEW DOOR, SIDELIGHT AND TRANSOM.
4. REMOVE CONCRETE STAIRS AND STOOP.
5. REPAIR STAMPED-TIN ENTABLATURE WHICH HAS PULLED AWAY FROM ITS SUBSTRUCTURE IN THIS AREA.
6. REPLACE FRAMING FOR STAMPED-TIN ENTABLATURE.
7. REBUILD WALL FRAMING, WINDOWS, WINDOW TRIM, STUCCO, CORNICE, AND OTHER FACADE TRIMMING THIS AREA OF FACADE.
8. REPLACE/PROVIDE NEW WALL FRAMING AND SMOOTH STUCCO THIS AREA.
9. REPLACE/PROVIDE NEW WALL FRAMING AND PEBBLE-DASH STUCCO AS NECESSARY.
10. REMOVE DOORS THIS AREA. REPLACE WITH WINDOW TO MATCH ADJACENT. INFILL LOWER PORTION OF OPENING WITH MATERIALS TO MATCH ADJACENT.
11. REPAIR WOOD COLUMNS.
12. REBUILD ENTRY WITHIN PORTICO. NEW WALL FRAMING, PEBBLE-DASH STUCCO, WINDOWS AND DOOR. SALVAGE ALL TIN TRIM FOR REUSE.
13. REPAIR PORTICO ROOF STRUCTURE.
14. REMOVE STEEL PLATES AND ASSOCIATED HARDWARE. REPAIR/REPLACE FRAMING. PROVIDE STUCCO TO MATCH ADJACENT FINISH.
15. RETAIN AND PROTECT URN/PLANTER.
16. REPLACE BEADBOARD CEILING.
17. REPLACE EXISTING DOOR AND TRANSOM INFILL WITH NEW WOOD DOOR WITH FULL LITE AND TRANSOM TO MATCH ADJACENT WINDOWS. REFERENCE WINDOW SCHEDULE IN SPECIFICATIONS FOR MORE INFORMATION.
18. LOCATIONS FOR NEW VENTS.
19. NEW STAINLESS STEEL CABLE RAILING. PAINT STEEL TO MATCH STUCCO PAINT COLOR.

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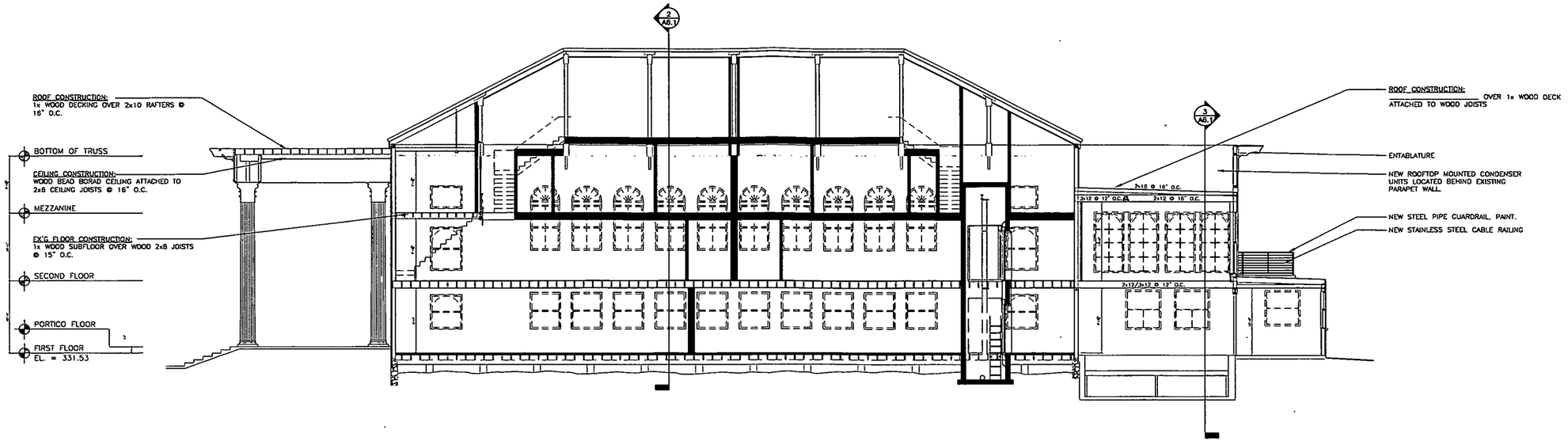
BUILDING ELEVATIONS

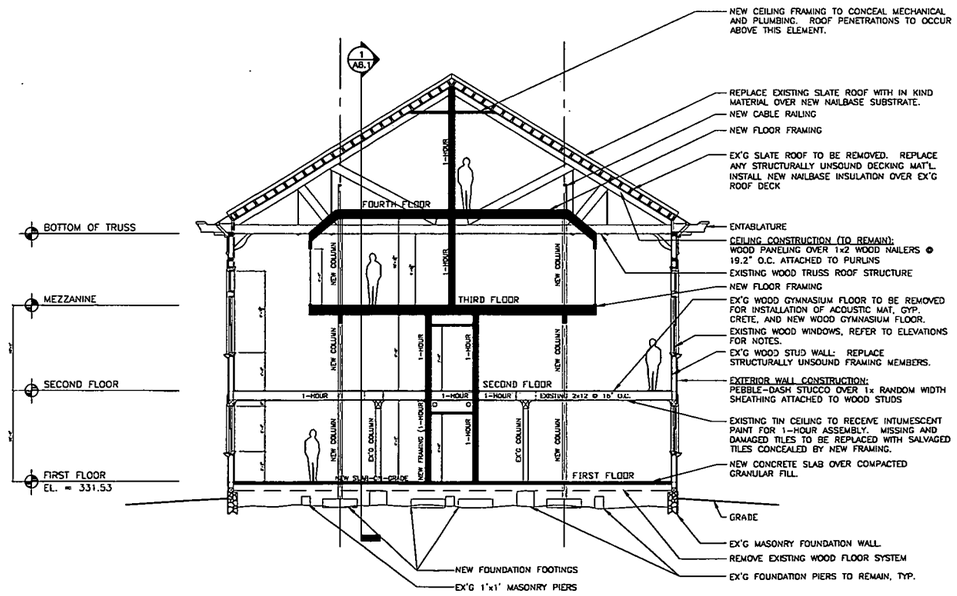
DRAWN: ASK	APPR.:	
06-15-07		SCHEMATIC DOCUMENTS
08-09-07		PART 2 SUBMITTAL
09-20-07		HAWP SUBMITTAL

PROJECT NO.
04-579-002

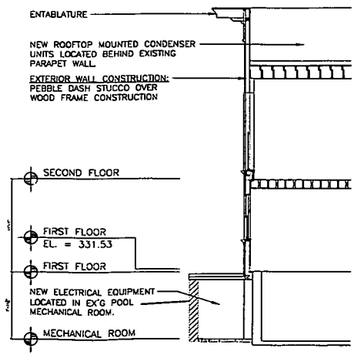
SHEET NO.
A5.2



1 A6.1 **BUILDING SECTION**
SCALE : 1/8" = 1'-0"



2 A6.1 **BUILDING SECTION**
SCALE : 1/8" = 1'-0"



3 A6.1 **BUILDING SECTION**
SCALE : 1/8" = 1'-0"

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SILVER SPRING, MARYLAND

BUILDING SECTIONS

DRAWN: ASK | APPR.:

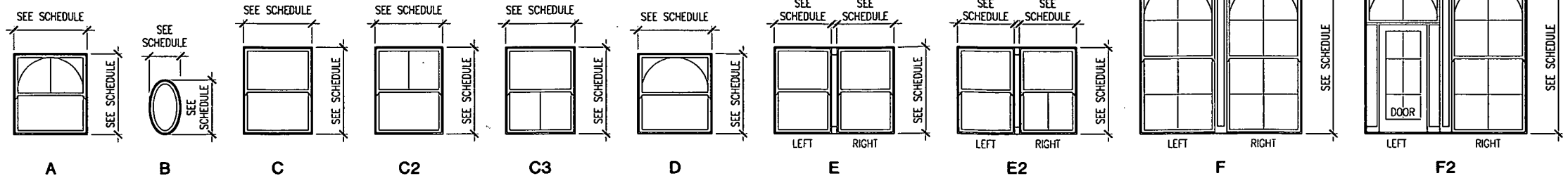
05-15-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITTAL
09-20-07	HAWP SUBMITTAL

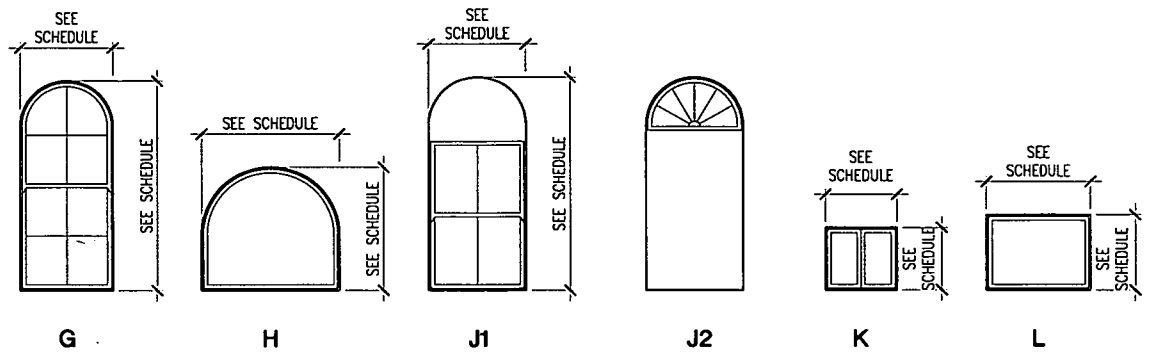
PROJECT NO.
04-579-002

SHEET NO.
A6.1

GENERAL NOTES

1. ELEVATIONS REPRESENT EXTERIOR VIEW OF WINDOWS.





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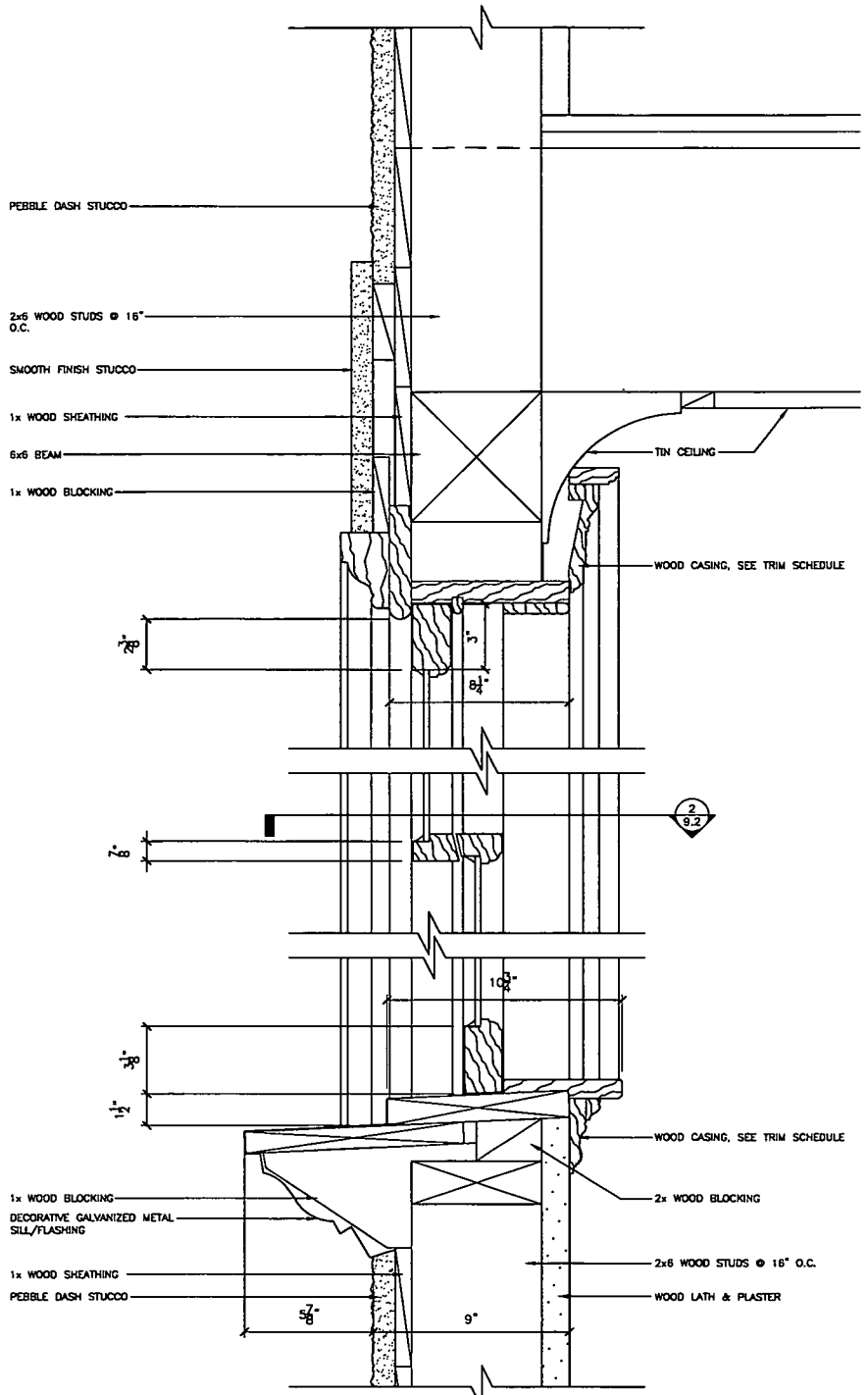
WINDOW ELEVATIONS

DRAWN: DZ | APPR.: JFB

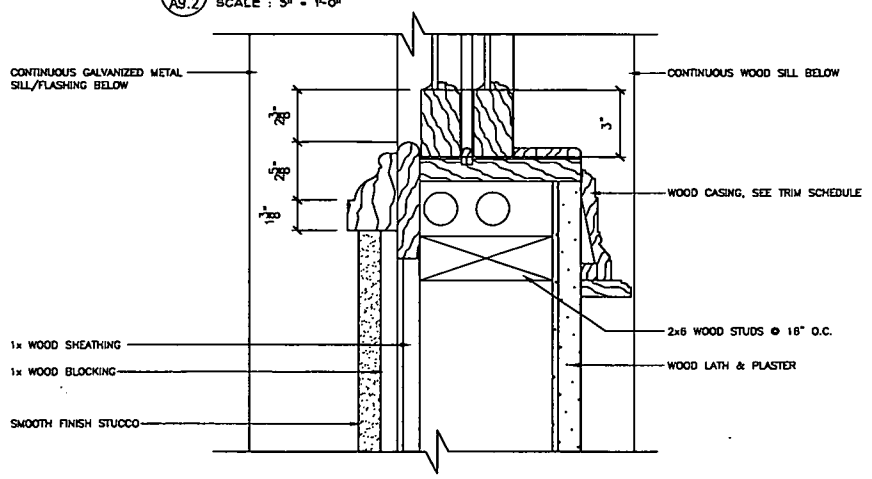
05-15-07	SCHEMATIC DOCUMENTS
08-09-07	PART 2 SUBMITTAL
09-20-07	HAWP SUBMITTAL

PROJECT NO.
04-579-002

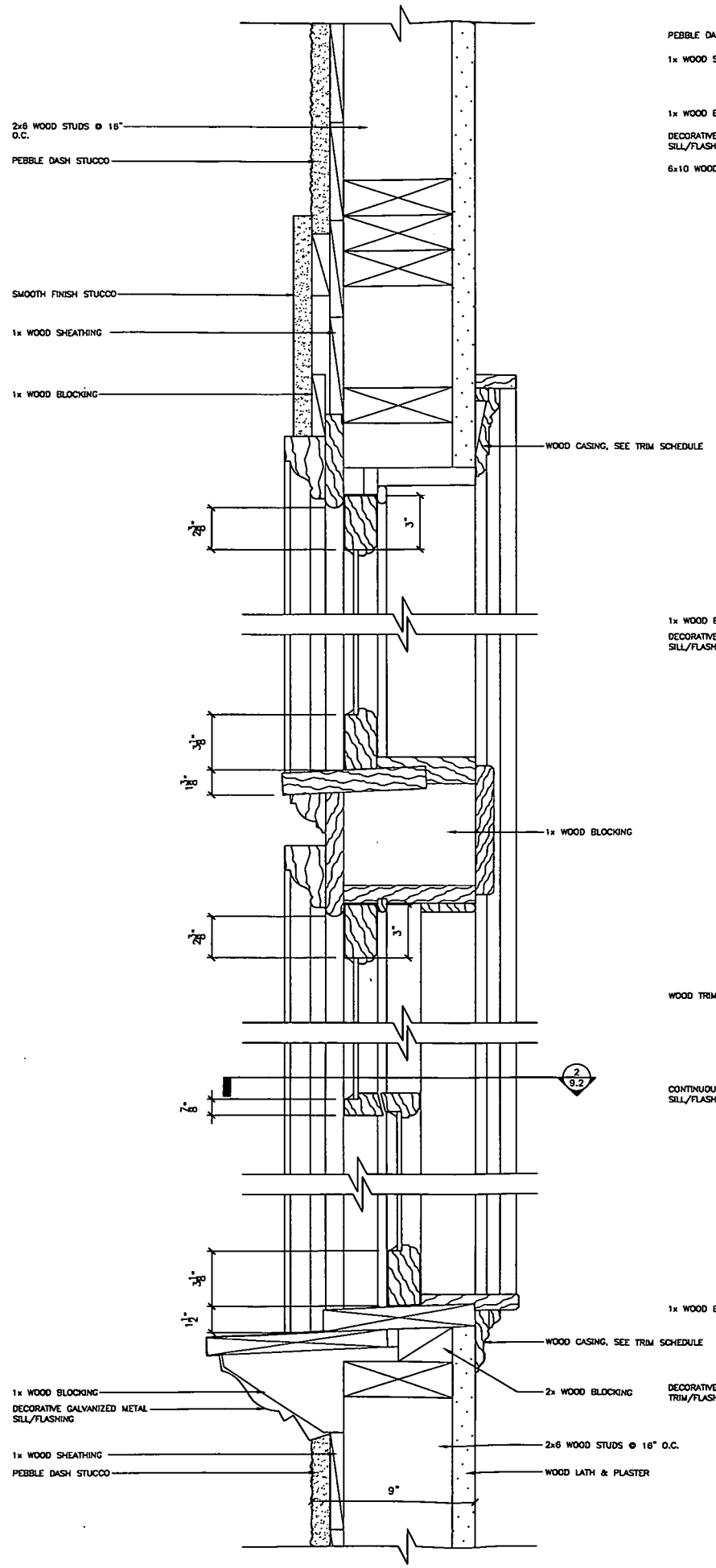
SHEET NO.
A9.1



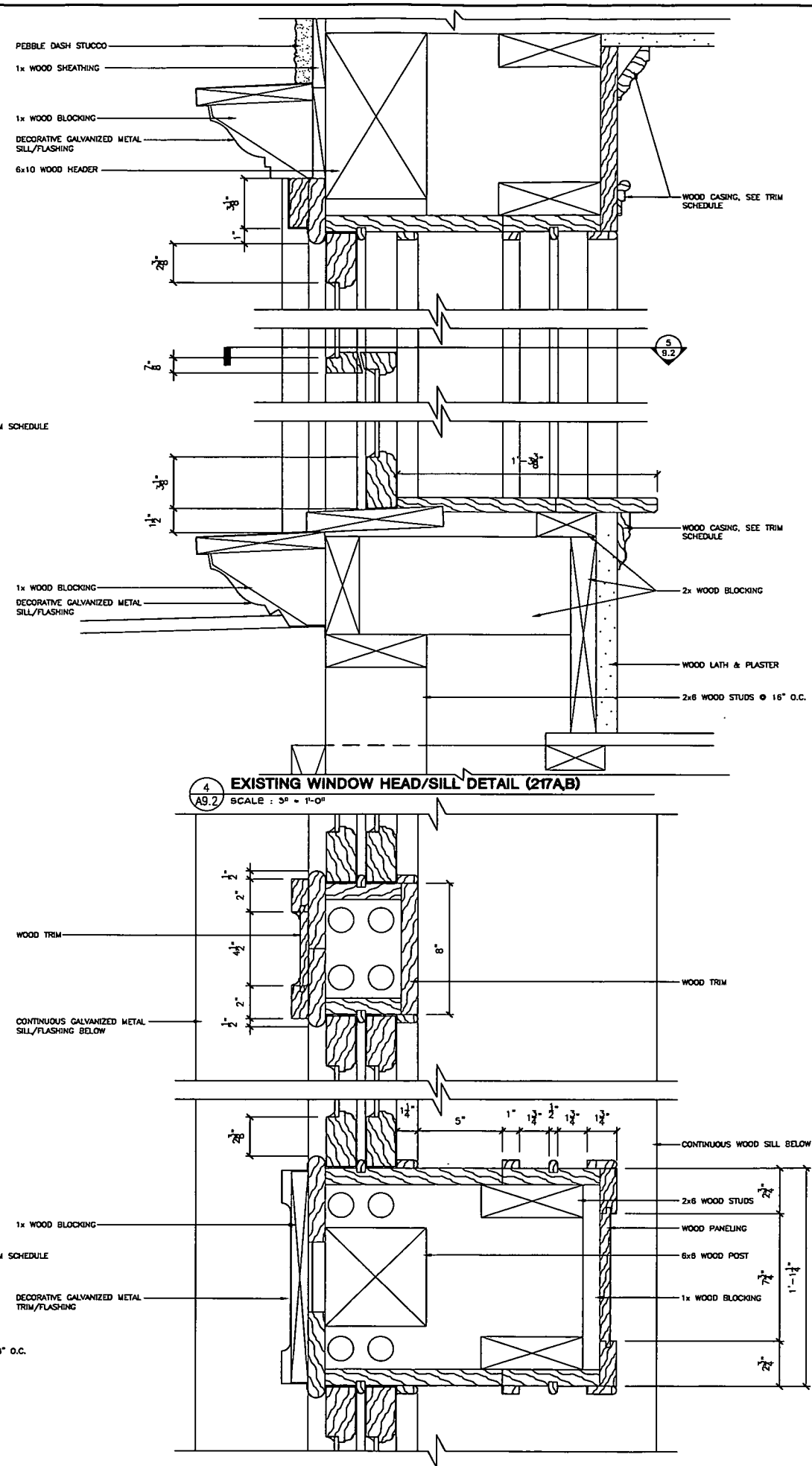
1 A9.2 **EXISTING WINDOW HEAD/SILL DETAIL (103)**
SCALE : 3" = 1'-0"



2 A9.2 **EXISTING WINDOW JAMB DETAIL (103, 203)**
SCALE : 3" = 1'-0"



3 A9.2 **EXISTING WINDOW HEAD/SILL DETAIL (203)**
SCALE : 3" = 1'-0"



4 A9.2 **EXISTING WINDOW HEAD/SILL DETAIL (217A,B)**
SCALE : 3" = 1'-0"

5 A9.2 **EXISTING WINDOW JAMB/MULLION DETAIL (217A,B)**
SCALE : 3" = 1'-0"

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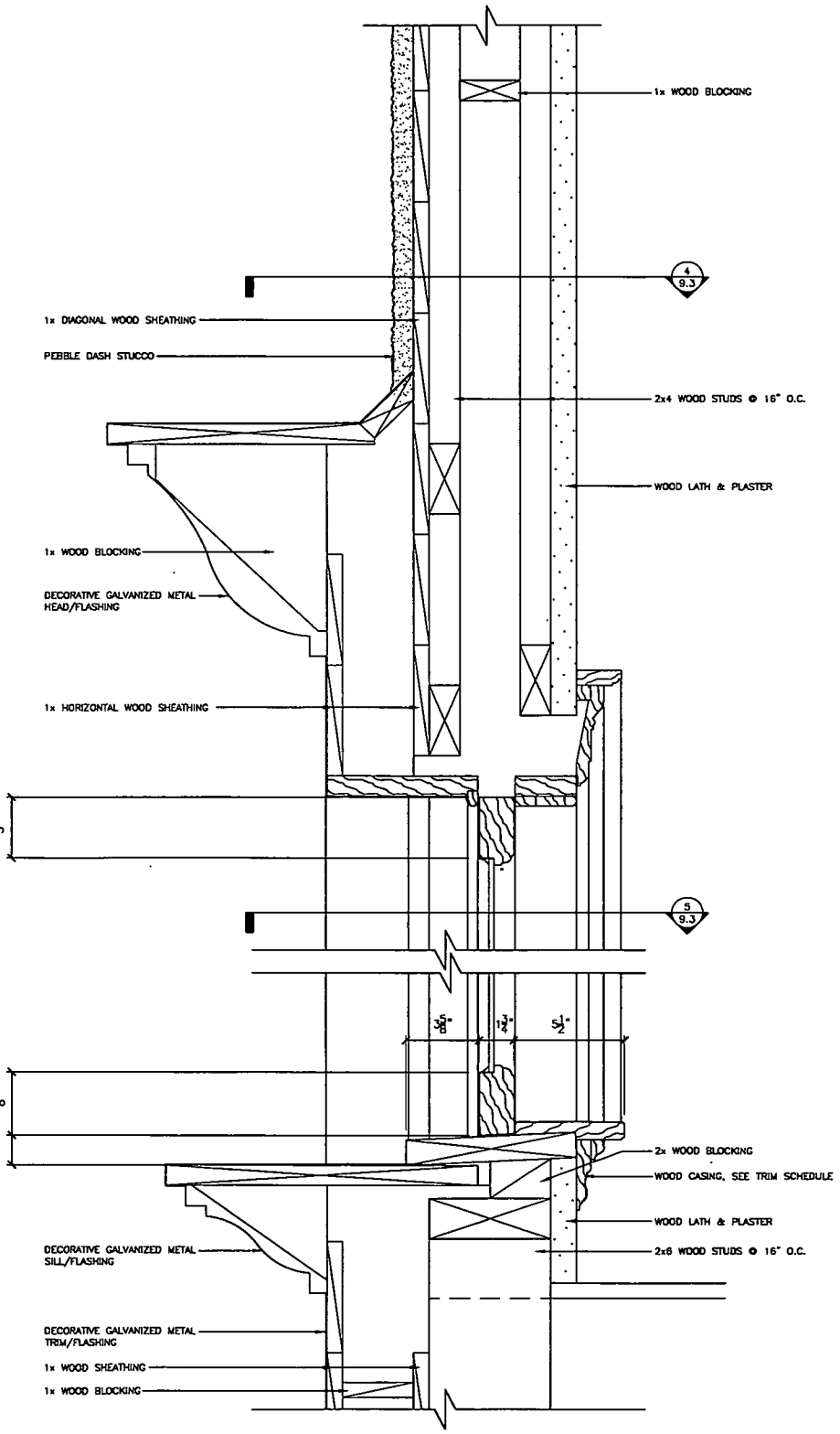
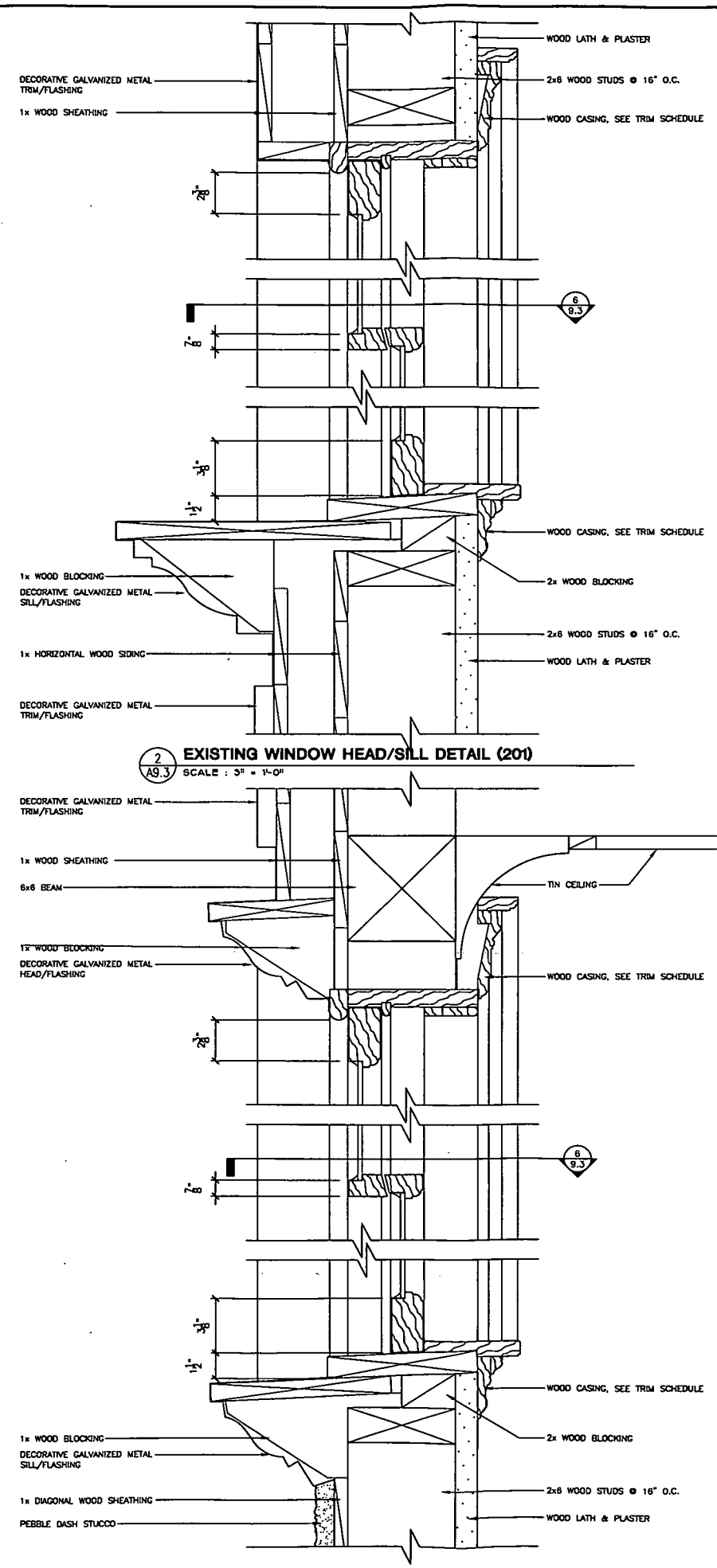
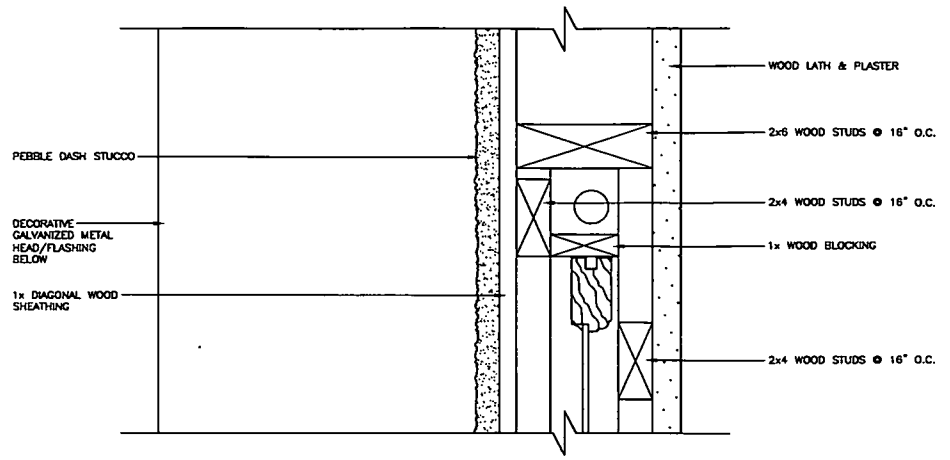


1 A9.3 **EXISTING WINDOW HEAD/SILL DETAIL (202)**
SCALE : 3" = 1'-0"

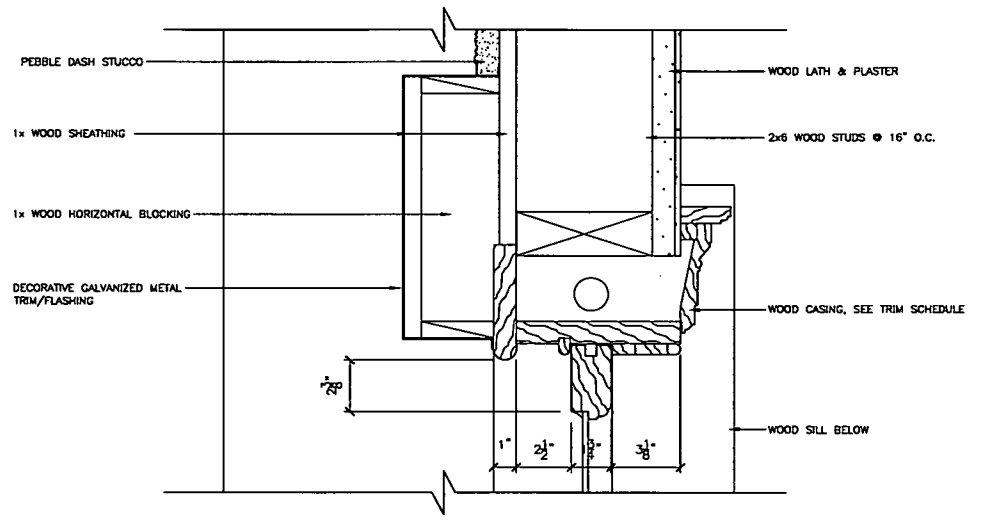


2 A9.3 **EXISTING WINDOW HEAD/SILL DETAIL (201)**
SCALE : 3" = 1'-0"

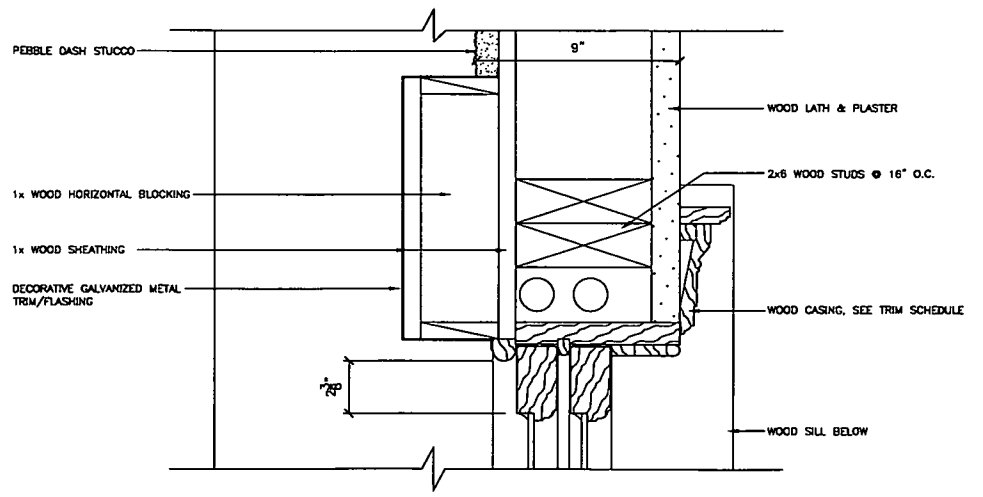
3 A9.3 **EXISTING WINDOW JAMB DETAIL (101)**
SCALE : 3" = 1'-0"



4 A9.3 **EXISTING WINDOW JAMB DETAIL (202)**
SCALE : 3" = 1'-0"



5 A9.3 **EXISTING WINDOW JAMB DETAIL (202)**
SCALE : 3" = 1'-0"



6 A9.3 **EXISTING WINDOW JAMB DETAIL (101, 201)**
SCALE : 3" = 1'-0"

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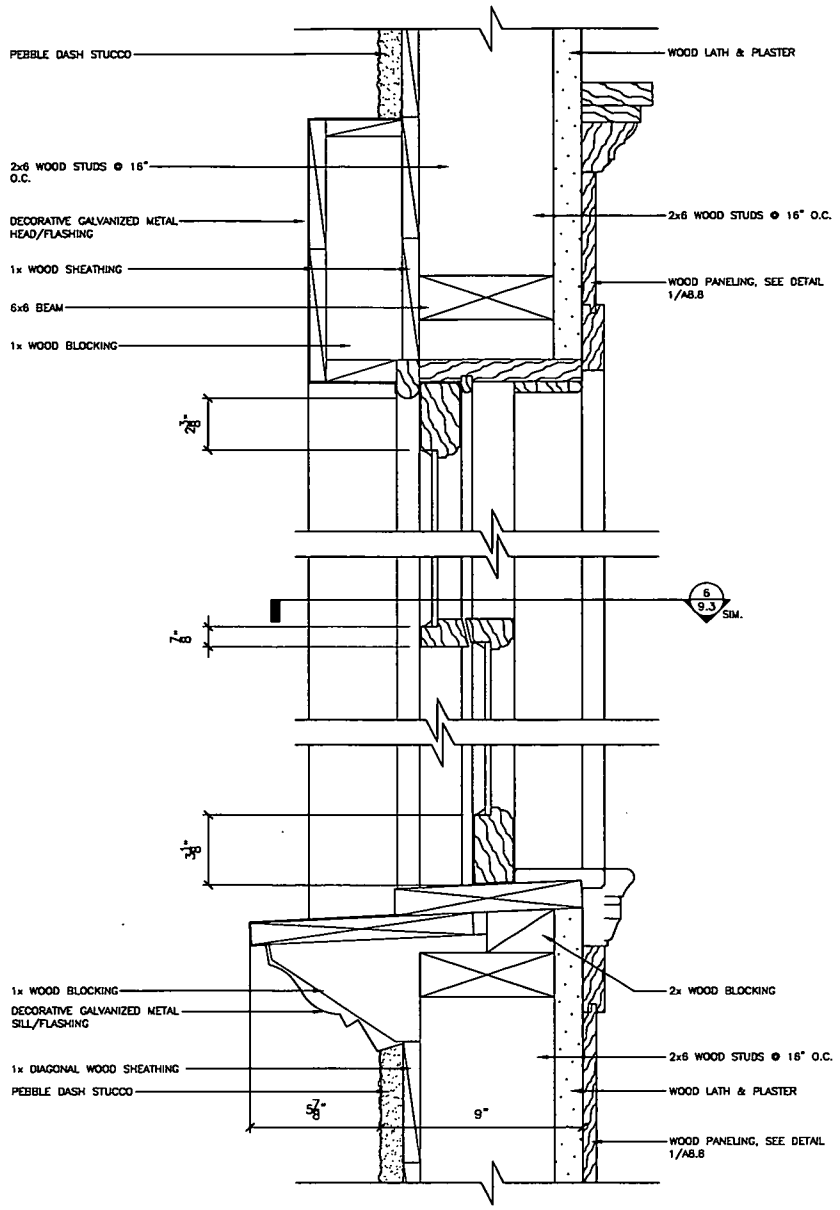
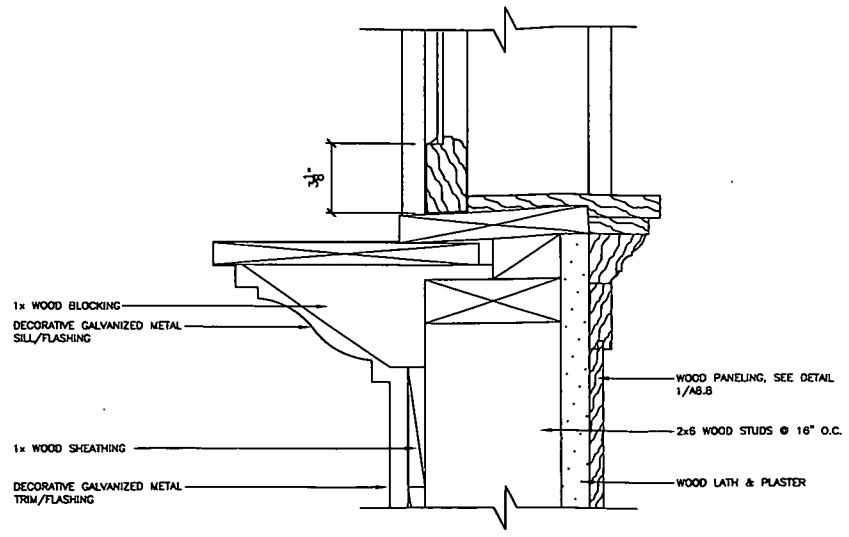
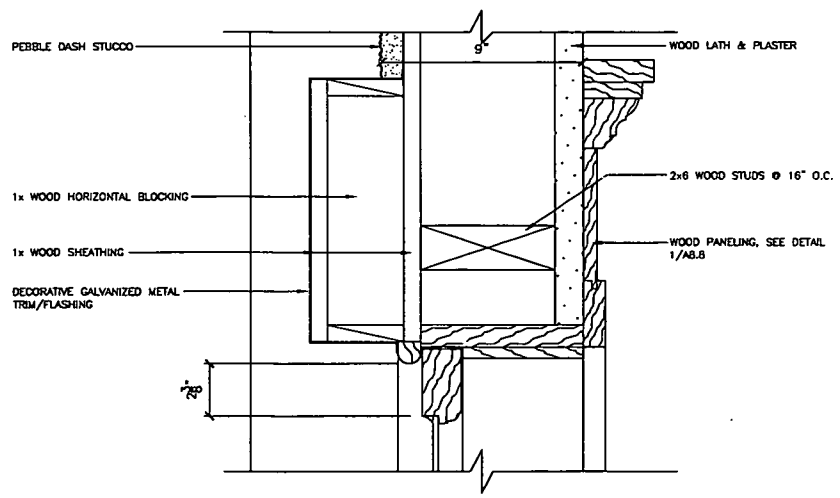


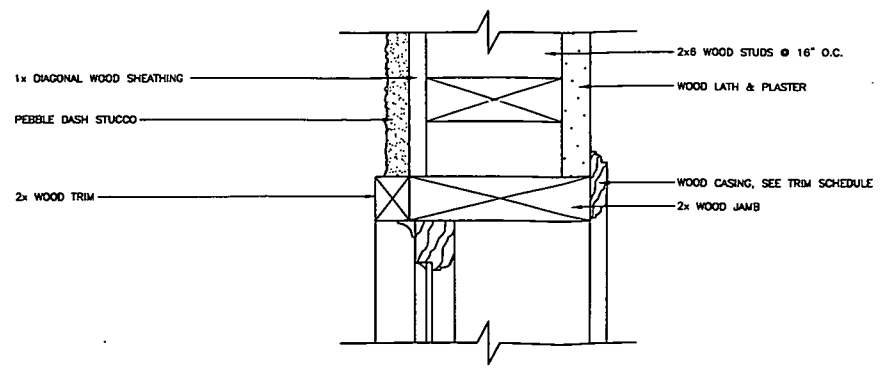
1 / A9.4 **EXISTING WINDOW HEAD/SILL DETAIL (137)**
SCALE : 3" = 1'-0"



3 / A9.4 **EXISTING WINDOW SILL DETAIL (240)**
SCALE : 3" = 1'-0"



2 / A9.4 **EXISTING WINDOW HEAD/JAMB DETAIL (240)**
SCALE : 3" = 1'-0"



4 / A9.4 **EXISTING WINDOW HEAD/SILL/JAMB DETAIL (102)**
SCALE : 3" = 1'-0"

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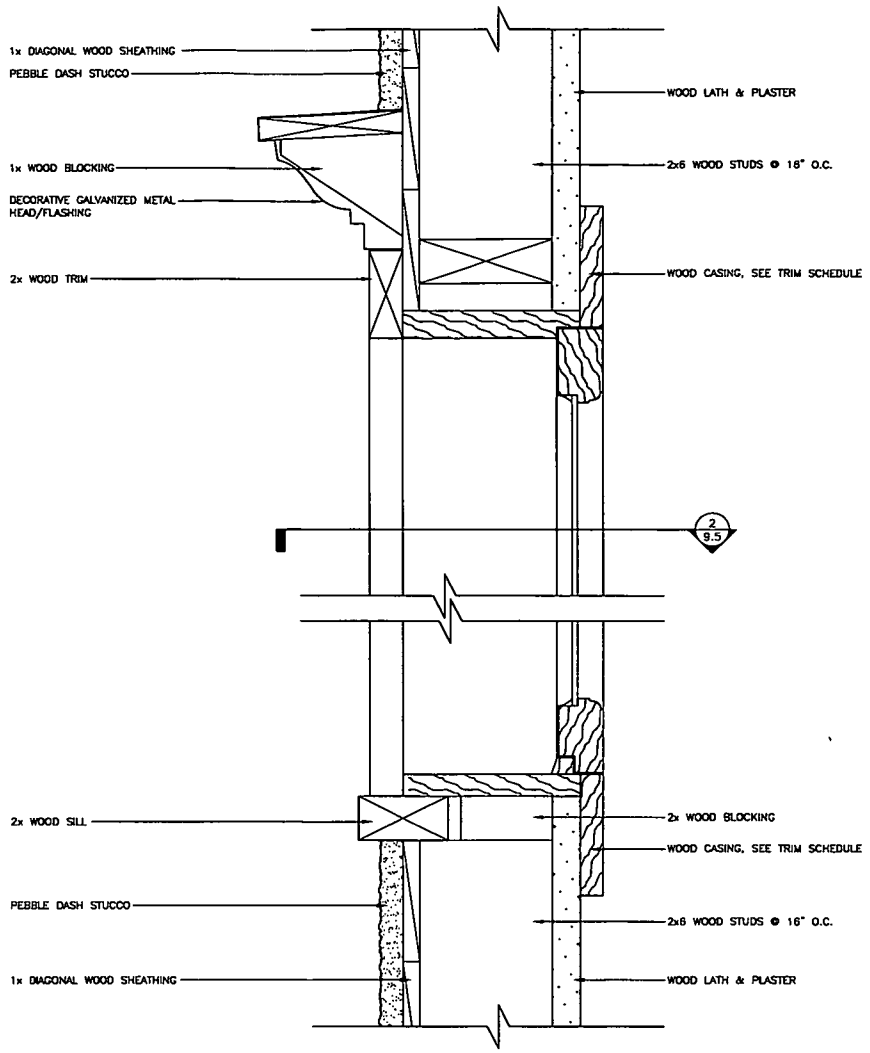
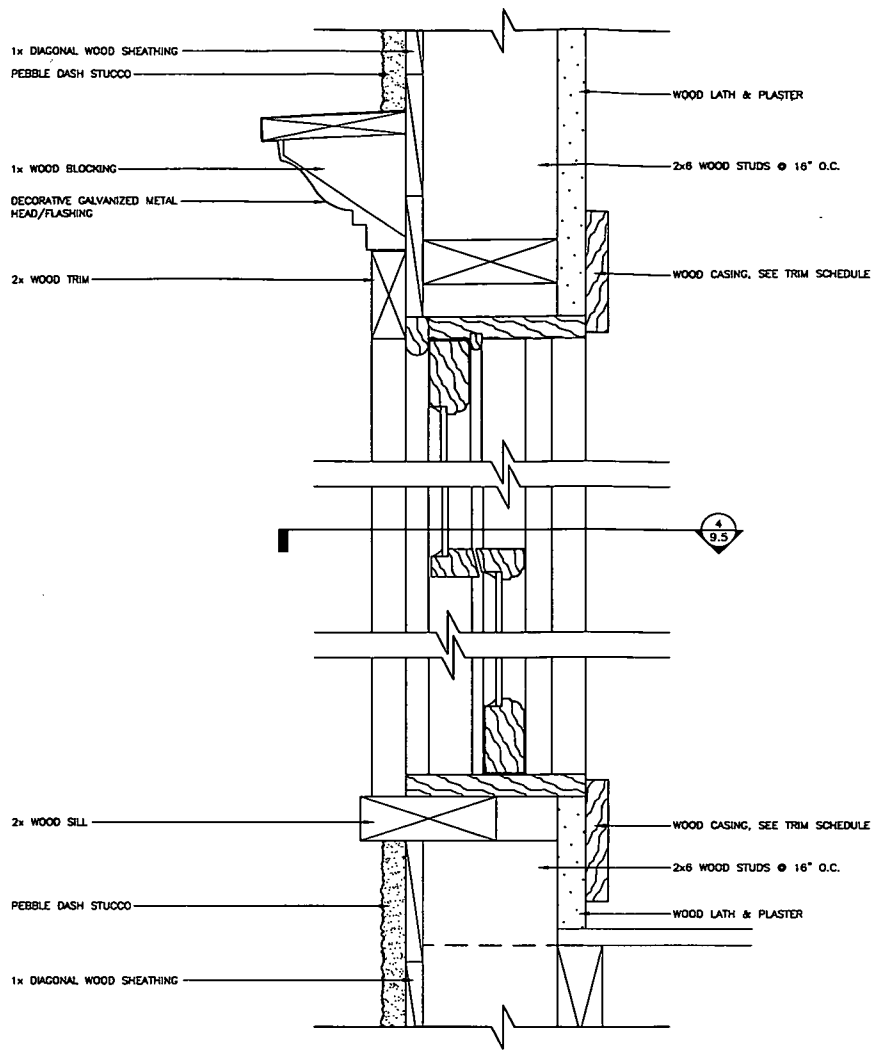
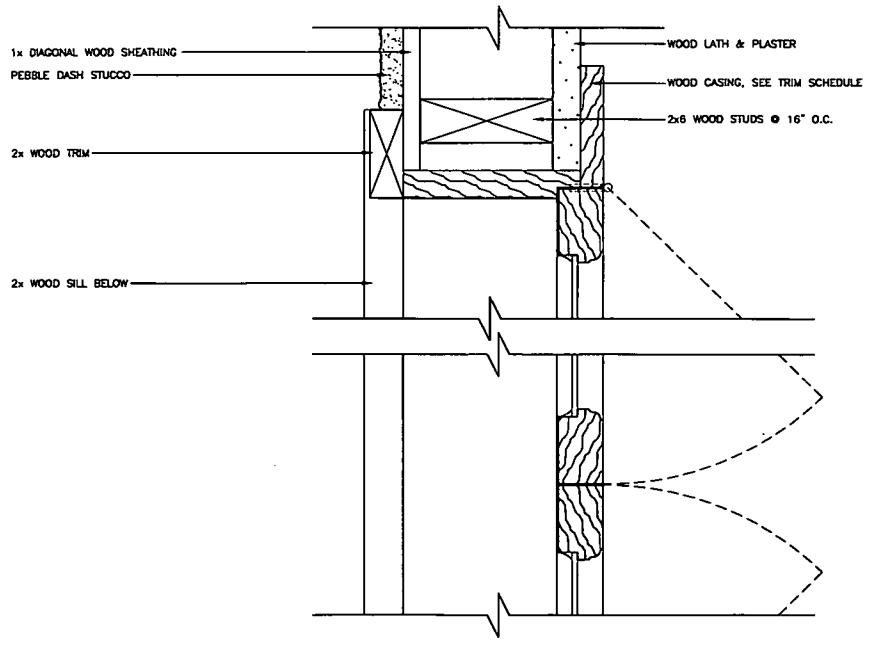


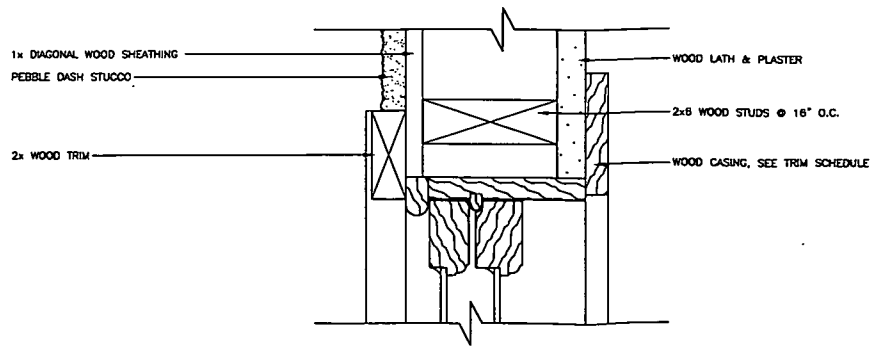
1 A9.5 **EXISTING WINDOW HEAD/SILL DETAIL (243)**
SCALE : 3" = 1'-0"



3 A9.5 **EXISTING WINDOW HEAD/SILL DETAIL (244)**
SCALE : 3" = 1'-0"



2 A9.5 **EXISTING WINDOW JAMB DETAIL (243)**
SCALE : 3" = 1'-0"



4 A9.5 **EXISTING WINDOW JAMB DETAIL (244)**
SCALE : 3" = 1'-0"

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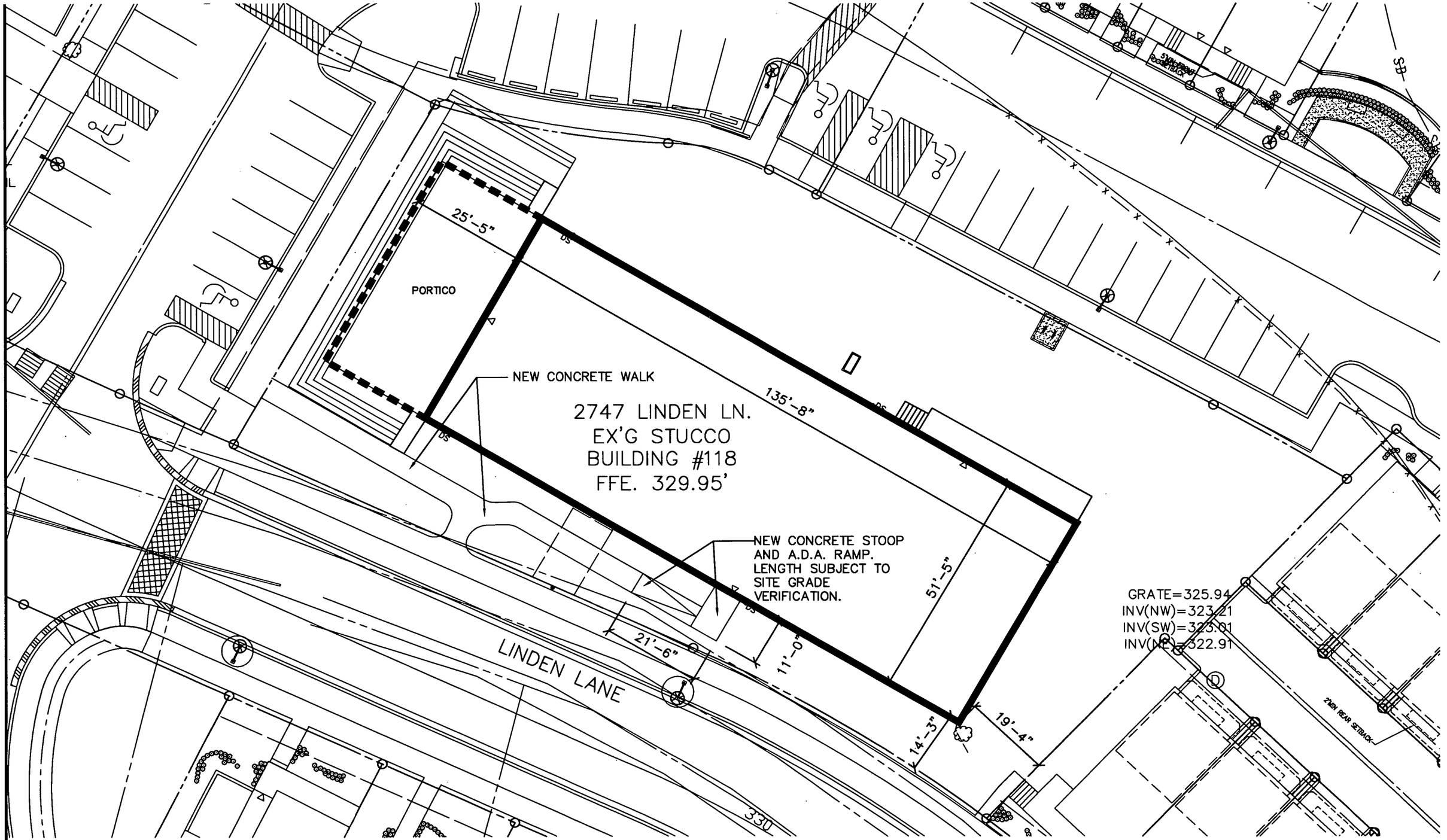

1 — **SITE PLAN**

SCALE : 1" = 20'

9-27-2007