2747 Linden Lane, Silver Spring
[HPC Case No 36/01-09A]
National Park Seminary Historic District

HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairman

Date: June 6, 2014

MEMORANDUM

TO: Hadi Mansouri
Department of Permitting Services

FROM: Scott Whipple
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #668072: Building rehabilitation and other alterations

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the April 23, 2014 Historic Preservation Commission meeting, with the following **conditions:**

1. The applicant must comply with the conditions as set forth by the Maryland Historical Trust Easement Committee.
2. A Historic Are Work Permit may not be issued until the applicant has provided documentation that all conditions of approval, as set forth by the Maryland Historical Trust Easement Committee, have been satisfied.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Gymnasium at NPS, LLC
Address: 2747 Linden Lane, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Scott Whipple at 301.563.3404 or scott.whipple@montgomeryplanning.org to schedule a follow-up site visit.

#608072

[redacted]

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED
APR 1 - 2014
By

Contact Email: morrisarc@aol.com Contact Person: F. William Morris
Daytime Phone No.: 301-527-1002

Tax Account No.: 13-00007-03532832 at NPS, LLC
Name of Property Owner: ~~Karl Vogtmayr~~ Gymnasium Daytime Phone No.: 202-439-7701
Address: 4955 Butterworth Pl. NW Washington D 20016
Street Number City Street Zip Code

Contractor: Washington Landmark Construction Phone No.: 202-439-7701
Contractor Registration No.: MD HIC 87913
Agent for Owner: F. William Morris Daytime Phone No.: 301-527-1002

LOCATION OF BUILDING/PREMISE

House Number: 2747 Street: Linden Lane
Town/City: Silver Spring Nearest Cross Street: Steven Sitter Avenue
Lot: 54 Block: 1 Subdivision: Forest Glen Park
Liber: 32290 Folio: 111 Parcel: 54, Plat Reference 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: $ 350,000

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 4 feet 0 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.

F. William Morris
Signature of owner or authorized agent

March 31, 2014
Date

Approved: ✓ For Chairperson, Historic Preservation Commission
Disapproved: Signature: [illegible] Date: 6.6.14
Application/Permit No.: 608072 Date Filed: 4/2/14 Date Issued:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(4)

Maryland Department of Planning
Maryland Historical Trust

May 28, 2014

Gymnasium at NPS LLC
c/o Karl A. Voglmayr
4955 Butterworth Place, NW
Washington, DC 20016

Re: NPS: Gymnasium, Montgomery County – Change/Alteration
Maryland Historical Trust Preservation Easement

Dear Mr. Voglmayr:

The Maryland Historical Trust (MHT) is in receipt of your additional information, received May 13, 2014, requesting approval of the request to rehabilitate the gymnasium.

Based upon the review and recommendation of the Easement staff, I approve of the request to rehabilitate the gymnasium per the January 13, 2014 application and May 13, 2014 additional information. I also approve the request to remove a cedar tree at the southwest corner conditioned upon the stump being ground out in place. This work is consistent with The Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular *General Rehabilitation Standards 2, 3, 6, 9* and *10*. Approval is conditioned upon:

- submission of a final set of construction drawings with detailed specifications available for review;
- structural columns may not be removed, relocated, or replaced *except for the removal of one column in order to install the interior elevator shaft*, interior spaces must preserve all the columns in place;
- the existing tin ceiling must be retained, repaired, and preserved *in place* throughout the interior (not just in the corridor spaces), if portions are deteriorated beyond repair, documentation is requested on the condition, why repair is not possible, and the location of repaired tiles vs. replacement on an annotated ceiling plan, replacement tin tiles must match the existing in-kind and specifications must be submitted for review and approval prior to installation;
- all wood trim must be preserved where possible per *Standard #6*, if replacement is requested a survey of existing wood trim styles identifying repair vs. replacement must be provided, if wood trim must be replaced, then it must match the existing in-kind (size, profile, scale, width, species of wood, and finish);
- detailed drawings, sections and material selections for the roof reconstruction, specifically how the roof and wall plane intersect and the reveal of details such as cornice affecting the rough dimensions of the roof must be submitted for review and approval prior to construction;

WASHINGTON
LANDMARK
CONSTRUCTION • DEVELOPMENT

J. KARL A. VOGLMAYR
President
www.washingtonlandmark.com

(202) 439-7701 (M)
(202) 332-2700 (O)
(202) 966-4226 (F)
4955 Butterworth Place, NW
Washington, DC 20016
jkavoglmayr@earthlink.net

- if the solarium windows (17 windows) must be replaced, documentation on the condition and why repair is not possible must be provided, specifications must be submitted for review and approval of any replacement windows prior to installation;
- additional details on the existing wall construction and assessment of wall integrity as well as proposed stabilization and restoration plans must be submitted for staff review and approval prior to construction, including a comparative drawing of what exists vs. proposed, any proposed wall insulation, and changes to trim dimensions and profiles; and
- the existing parapet walls in the solarium must either be repaired, replaced in-kind to exactly match the existing configuration, or may be reconstructed as a wood balustrade consistent with the provided historic documentation;
- additional details on the *existing* floor plane and structure, and *proposed* floor plane and structure, including section drawings of the junction between the proposed new concrete pad to the existing foundation, sill, and stud wall, need to be submitted for review and approval prior to construction; and
- clarification regarding the proposed door design for the window-to-door conversion on the north elevation.

It was determined that the addition of a fourth level loft as detailed in the January 13, 2014 submission, recessed from the stair and main living space and using a low profile glass wall/railing system in order to protect the visual massing of the space will be permissible. Details on the glass wall/ railings must be provided in a future submission and shown on the final construction drawings.

Approval is valid for a period of six months from the date of this letter. Should you require additional time to complete the project, make any changes to the scope of work as approved, or have any questions regarding this letter, please contact Amy Skinner, Easement Administrator, at (410) 514-7632 or by email at amy.skinner@maryland.gov.

Sincerely,

J. Rodney Little
Director
Maryland Historical Trust

JRL/AMS

cc: Bill Morris, Architect
Joshua Silver, M-NCPPC
Renee Novak, MHT

Attachment 2A

HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairman

March 31, 2014

Karl A. Voglmayr
Washington Landmark
4955 Butterworth Place, NW
Washington, DC 20016

RE: National Park Seminary, Gymnasium, 2747 Linden Lane, Silver Spring

Dear Mr. Voglmayr:

Per our discussions and in conversations with your architect, I requested a detailed Scope of Work be provided to assist in determining which, if any, items require approval by the Historic Preservation Commission (Commission) through the Historic Area Work Permit (HAWP) review process.

I have reviewed the Scope of Work activities submitted by Morris Architects, in a letter dated March 7, 2014, for the above-referenced property, an Outstanding Resource in the National Park Seminary Historic District (#36/01).

In addition to Scope of Work activities listed in the letter, I have also reviewed the letters from the Maryland Historical Trust, which holds an easement on the National Park Seminary Historic District. The MHT letters state you have been given conditional approval for certain rehabilitation work at the Gymnasium. The aforementioned letters state the conditions listed must be met *before* work is undertaken at the subject property.

Consistent with Chapter 24A-7(g)(1) below, applicants must submit proof to the Commission that the organization that holds a deed of easement for the property has approved the action for which the applicant is seeking a permit.

> "The applicant for a permit has the burden of production and persuasion on all issues the Commission determines. If another historic preservation organization holds a deed of easement for the property in the application, the applicant must submit proof to the Commission that the organization conducted an exterior architectural review and approved the action for which the applicant is seeking a permit."

At this time, your approvals from the MHT are conditional only, pending their approval of the additional information requested.

I understand the time sensitive nature of your project and strongly encourage you to apply for a HAWP for the items listed below by April 2nd to ensure the timely consideration of your project at the Commission's April 23, 2014 meeting.

After full and fair consideration of the Scope of Work activities, I determined the following "Exterior Work Items" require a HAWP, which I conveyed to your architect over the phone the week of March 24, 2014:

Attachment 2A

- Item #2 - 3 and 13 – 25. (HAWP required).

The Commission considers "Exterior Work Items" #1 and 4 – 12 to be ordinary maintenance or the repair of exterior features that will have no material effect on the historic resource and therefore, consistent with section 24A-(6)(b), these items do **NOT** require a HAWP. You may proceed with these items after you have satisfied the conditions of approval required by MHT and secured any necessary permits.

The Commission does not review interior work. Therefore no Commission review is required to perform the "Interior Work Items", Scope of Work activities (Items #1 – 24). You may proceed with these items after you have satisfied the conditions of approval required by MHT and secured any necessary permits.

Should the Scope of Work change, please contact the MHT and Montgomery County Historic Preservation office immediately.

Also, please note many of the Scope of Work activities listed may qualify for the Montgomery County Historic Preservation Tax Credit. Please visit our website [http://montgomeryplanning.org/historic] for more information.

Sincerely yours,

Joshua Silver, Planner Coordinator
Historic Preservation Section

Cc: Amy Skinner, Easement Administrator, Maryland Historical Trust
Gail Lucas, Permitting Manager, Montgomery County Department of Permitting Services
Bill Morris, Morris Architects

Attachments

[redacted]

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Morrisarc@aol.com Contact Person: F. William Morris
Daytime Phone No.: 301-527-1002

Tax Account No.: 13-00007-03532832
Name of Property Owner: Karl Vogtmayr Gymnasium at NPS, LLC Daytime Phone No.: 202-439-7701
Address: 4955 Butterworth Pl. NW Washington D 20016
Street Number City State Zip Code
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Contractor Registration No.: MD HIC 87913
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CHECK ALL APPLICABLE:

☑ A/C ☑ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
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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.

F. William Morris
Signature of owner or authorized agent

March 31, 2014
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ 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:

   Existing structure is former Gymnasium building for the National Park Seminary, a two-story structure built in 1907. The building faces Linden Lane, has pebble-dash stucco facades with several large windows in deteriorated conditions. Building has green space on south, east, and north sides, and has a concrete walk to the west. The roof has deteriorated slate roofing and has a monumental portico on the west with several large wood on columns.

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

   The proposed project is to construct 12 dwelling units within the existing structure and to preserve the existing open space around the building. No building addition is proposed. Renovation of this structure will enhance the National Park Seminary historic resource.

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 floor 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, where 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.

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

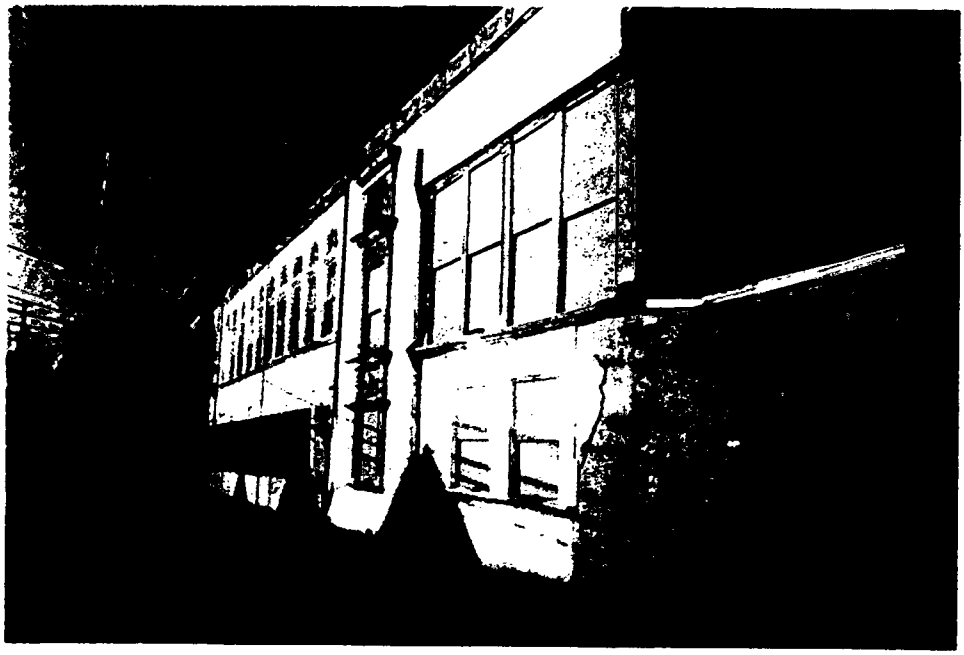
GYMNASIUM AT NPS
2747 LINDEN LANE, SILVER SPRING, MARYLAND

SCOPE OF EXTERIOR WORK PROPOSED

1. pool mechanical room (Work Item #2)-roof will be replaced in exactly same location as existing, will have metal railing on top
2. areaway to mechanical room –areaway will be replaced by larger code-compliant areaway with handrails and guardrails
3. windows (Work Item #9) –repair work and replication in kind with double-glazed new windows where missing
4. west portico (Work Item #10) –repair work and replication in kind where metal entablature and wood ceiling is missing
5. south entrance door (Work Item #11) –replacement of door and awning with different door and awning design from existing; existing concrete walk replaced by accessible concrete walk to this entrance
6. accessibility (Work Item #33) – replacement of existing concrete walk with new concrete walk with acceptable slopes for accessibility; there are no railings required or proposed, this is not a "ramp"
7. exterior wall framing (Work Item #34) replacement in kind where existing wood studs and/or sheathing is rotten
8. roof over mechanical room (Work Item #35) –new door is proposed from Unit 107 to this new roof to be used as terrace (see also Item 2 on this list)
9. A/C condenser units on grade with proposed wood screening fence along north side of building (Work Item #36) –new
10. painted wood balustrades at east end of building around flat roof areas (Work Item #37) -replication in kind of elements documented in historic photographs (enclosed)
11. main entry door (Work Item #38) -replication in kind of elements documented in historic photographs
12. Linden Lane entry door (Work Item #39)-replacement of door in this location
13. Solarium roof framing (Work Item #40) –replication in kind of existing framing due to rot
14. Lightning rods (Work Item #43) –new
15. Exterior doors (Work Item #44) door previously proposed from Unit 207 to roof has been eliminated; door from Unit 101 to existing concrete patio replaces existing door in kind; door from Unit 105 to terrace is discussed in Item 18 on this list.

Existing Property Condition Photographs (duplicate as needed)

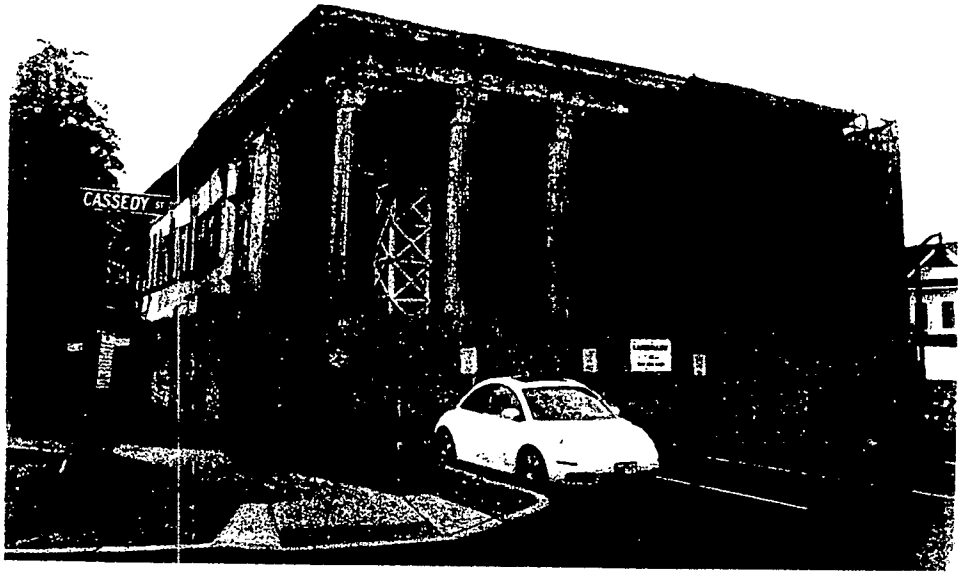
Detail: NORTH FACADE



Detail: SOUTH FACADE, AS SEEN FROM LINDEN CT.

Applicant: Cynthia Sin-Yee Mei

Existing Property Condition Photographs (duplicate as needed)



Detail:

Detail:

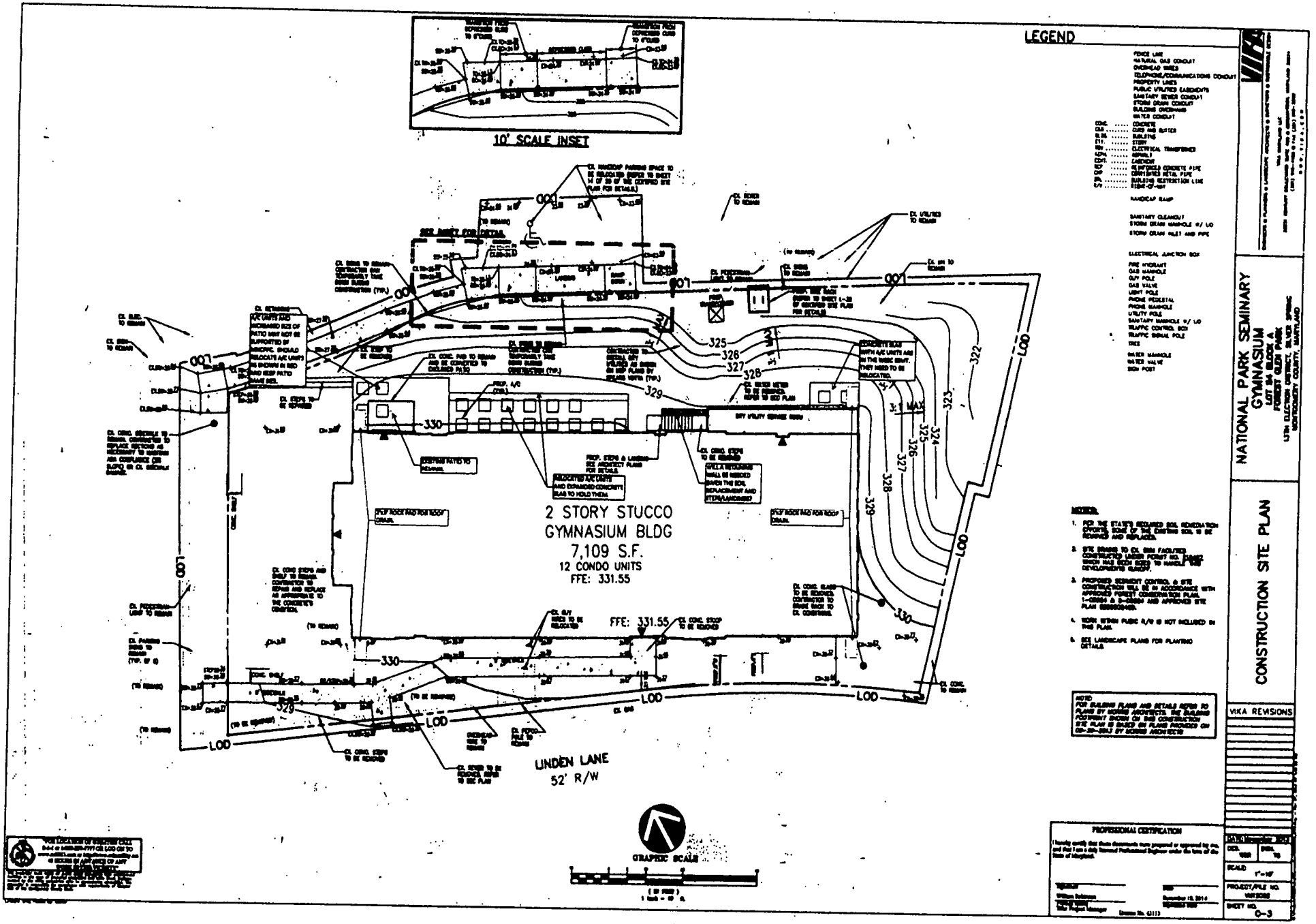
Applicant:

Existing Property Condition Photographs (duplicate as needed)

Detail: EAST FACADE

Detail: _____

Applicant: Gymnastics of NYS, LLC


10' SCALE INSET
LEGEND
2 STORY STUCCO
GYMNASIUM BLDG
7,109 S.F.
12 CONDO UNITS
FFE: 331.55
FFE: 331.55
LOD
UNDEN LANE
52' R/W
GRAPHIC SCALE
NATIONAL PARK SEMINARY
GYMNASIUM
LOT 34 BLOCK A
FOREST GLEN PARK
CONSTRUCTION SITE PLAN
VIKA REVISIONS
PROFESSIONAL CERTIFICATION
SCALE
1"=10'
PROJECT/FILE NO.
SHEET NO.
C-3

NATIONAL PARK SEMINARY GYMNASIUM

LOT 54 BLOCK A
FOREST GLEN PARK
LOT 54, ELECTION DISTRICT 13, 1ST SPRING
MONTGOMERY COUNTY, MARYLAND

EXISTING CONDITIONS PLAN

VIKA REVISIONS

GRAPHIC SCALE

LINDEN LANE

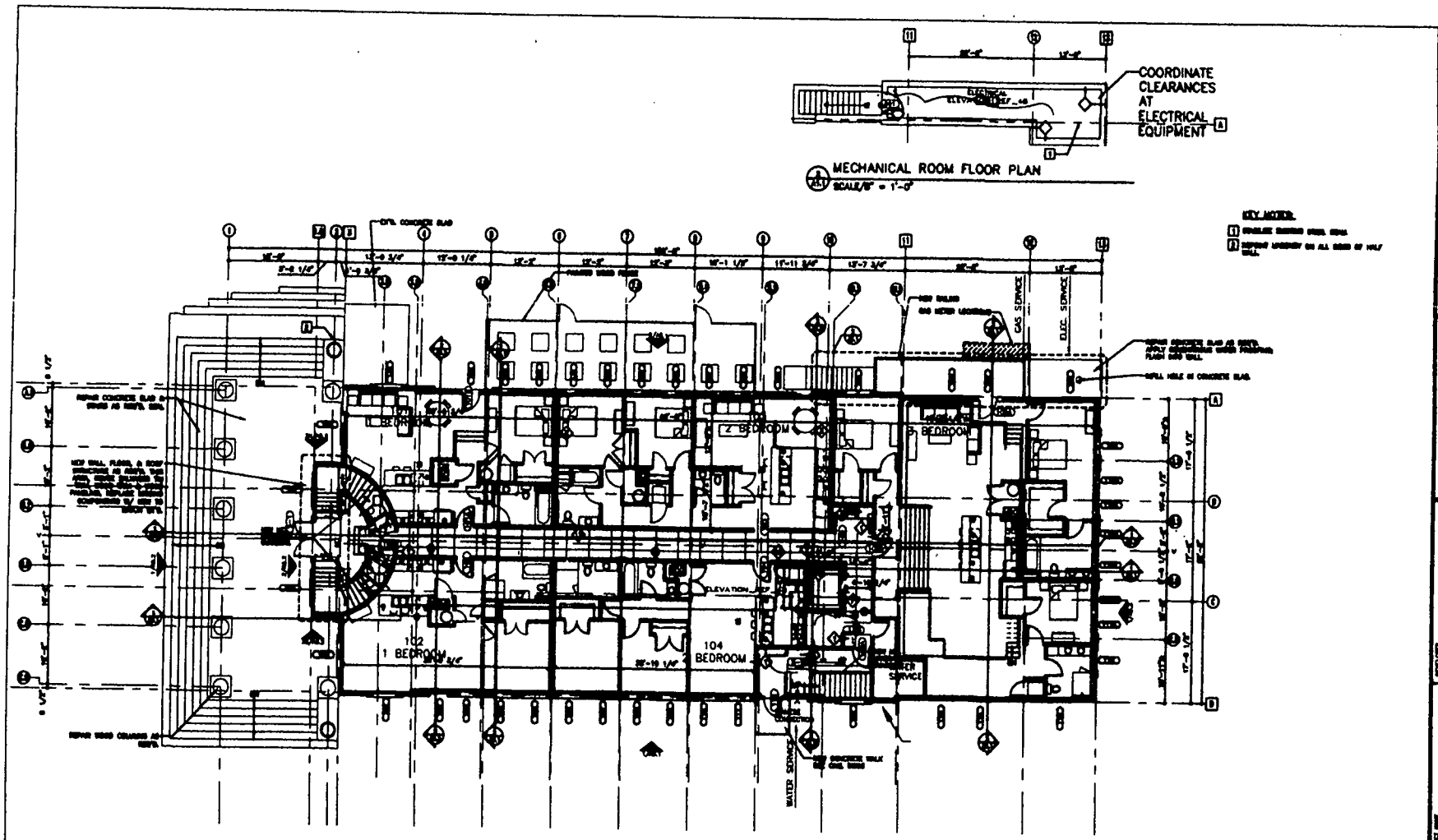
3 STORY STUCCO
GYMNASIUM BLDG
7,108 S.F.

LOT 54
PLAT #23375
20,250 SQ.FT.

LEGEND

PROFESSIONAL CERTIFICATION

SHEET NO. C-2



MORRIS ARCHITECTS
60 MARKET ST., CATHEDRAL HD 20878

GYMNASIUM AT NPS LLC
4900 SUTTENDERTH PLACE NW
WASHINGTON, DC 20016

NPS GYMNASIUM
2747 LINDEN AVE.
SILVER SPRING, MD

ISSUED

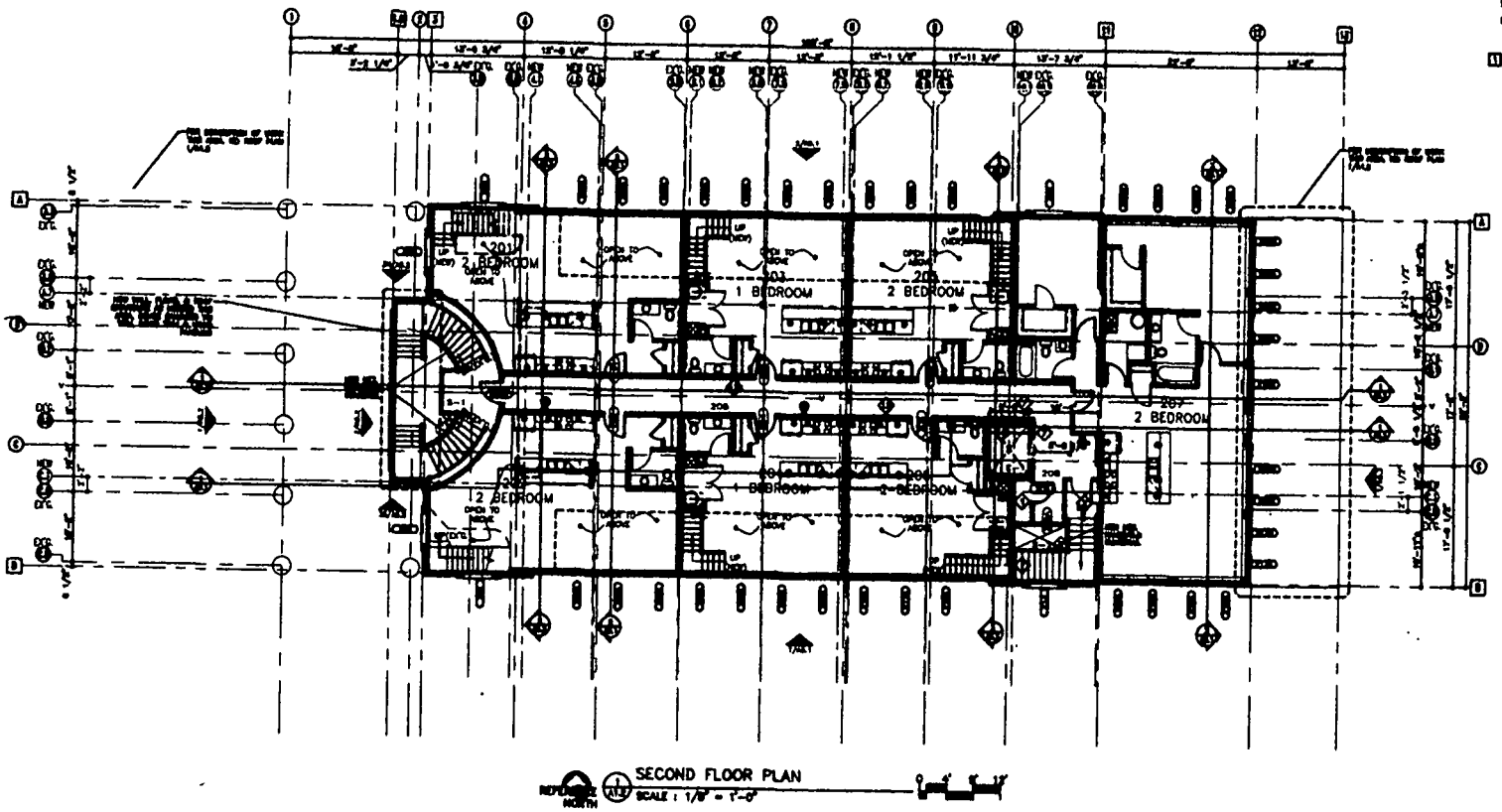
DATE: SEPTEMBER 10, 2013

JOB NUMBER: 1301

SCALE:

DRAWING TITLE: FIRST FLOOR PLAN

SHEET NUMBER: A1.1



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

GENERAL NOTES:

GENERAL NOTES:

KEY NOTES:

ISSUED

MORRIS ARCHITECTS

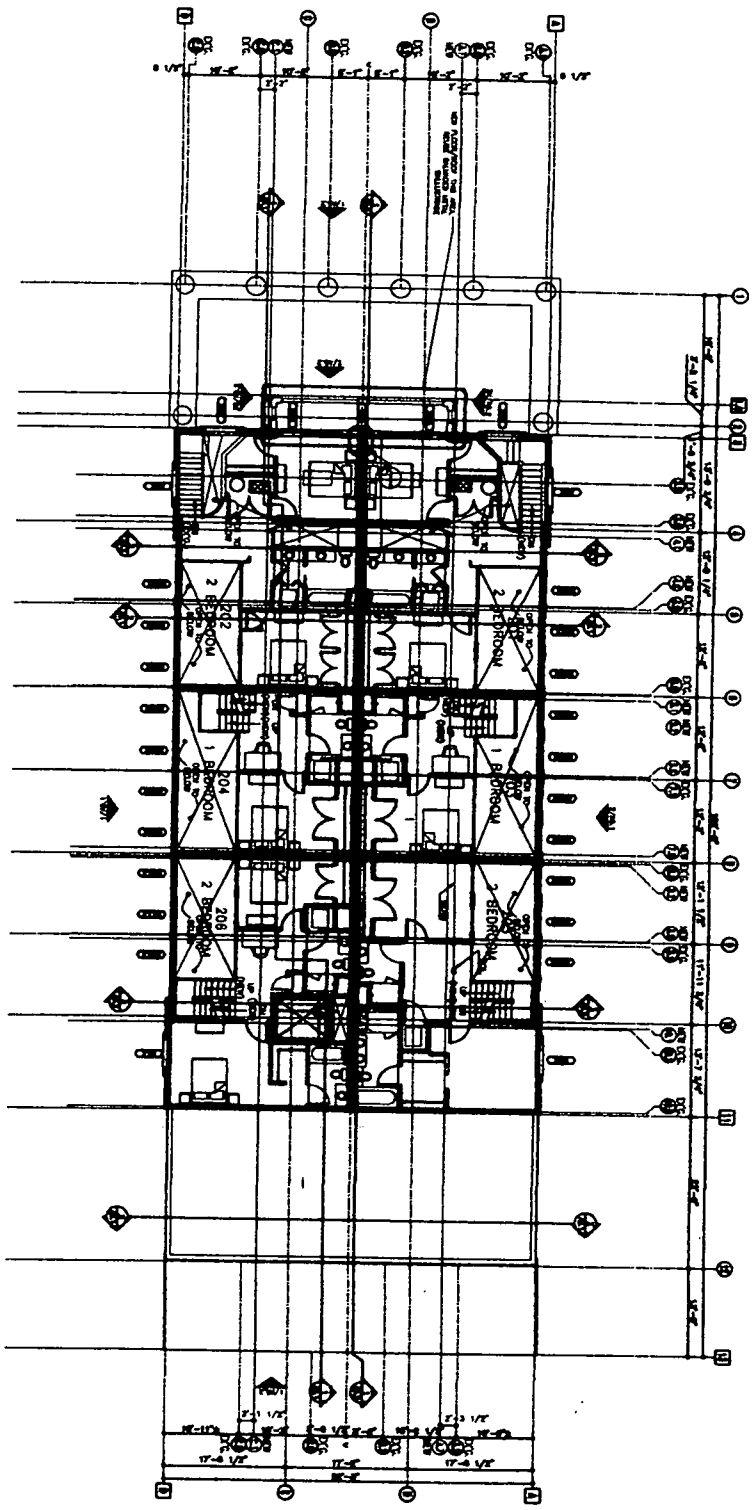
GYMNASIUM AT NPS LLC

NPS GYMNASIUM

1301

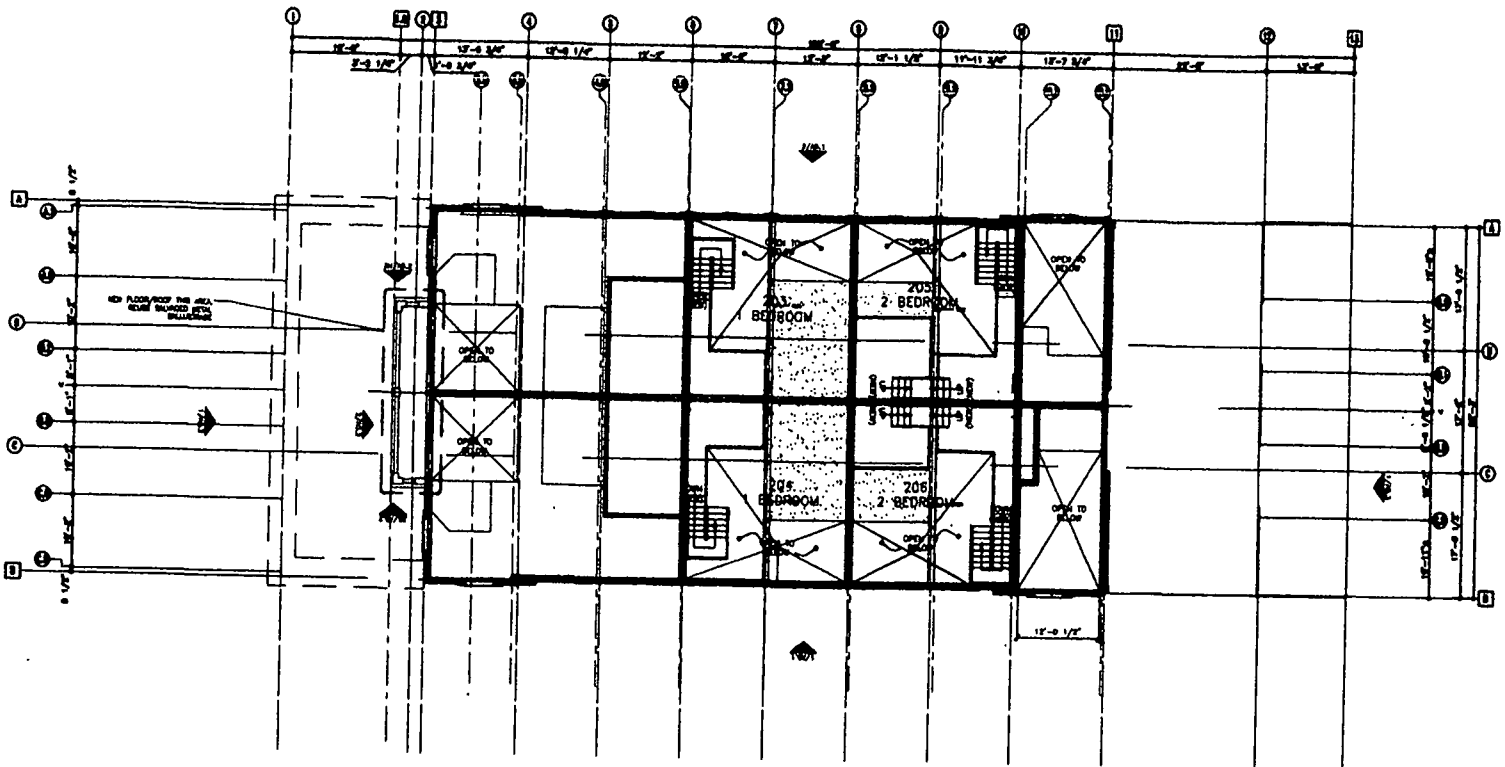
SECOND FLOOR PLAN

A1.2



SHEET NUMBER A13	DRAWING TITLE THIRD FLOOR PLAN	SCALE	JOB NUMBER 1301	DATE SEPTEMBER 9, 2013	PROJECT NAME NPS GYMNASIUM 2747 LINDEN AVE SILVER SPRING, MD	DEVELOPER GYMNASIUM AT NPS LLC 4905 BUTTERWORTH PLACE NW WASHINGTON, DC 20016	ARCHITECT OF RECORD MORRIS ARCHITECTS 80 MARKET ST., GAITHERSBURG, MD 20878

ISSUED



FOURTH FLOOR PLAN

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

GENERAL NOTES:

FOR GENERAL NOTES, REFERENCE SHEET A1.1

ISSUED

ARCHITECT OF RECORD
MORRIS ARCHITECTS
60 MARKET ST. GAITHERSBURG, MD 20878

OWNER
GYMNASIUM AT NPS LLC
4995 BUTTERWORTH PLACE NW
WASHINGTON, DC 20016

PROJECT NAME
NPS GYMNASIUM
2747 LINDEN AVE.
SILVER SPRING, MD

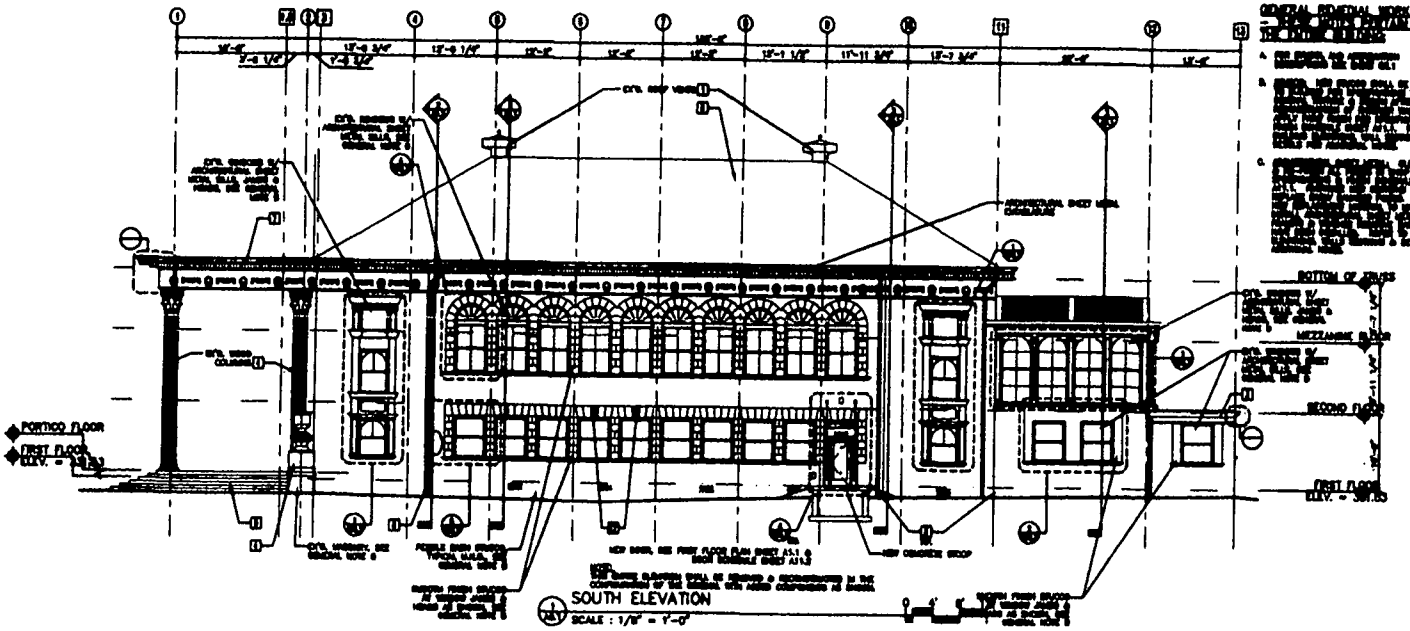
DATE
SEPTEMBER 16 2013

JOB NUMBER
1301

SCALE

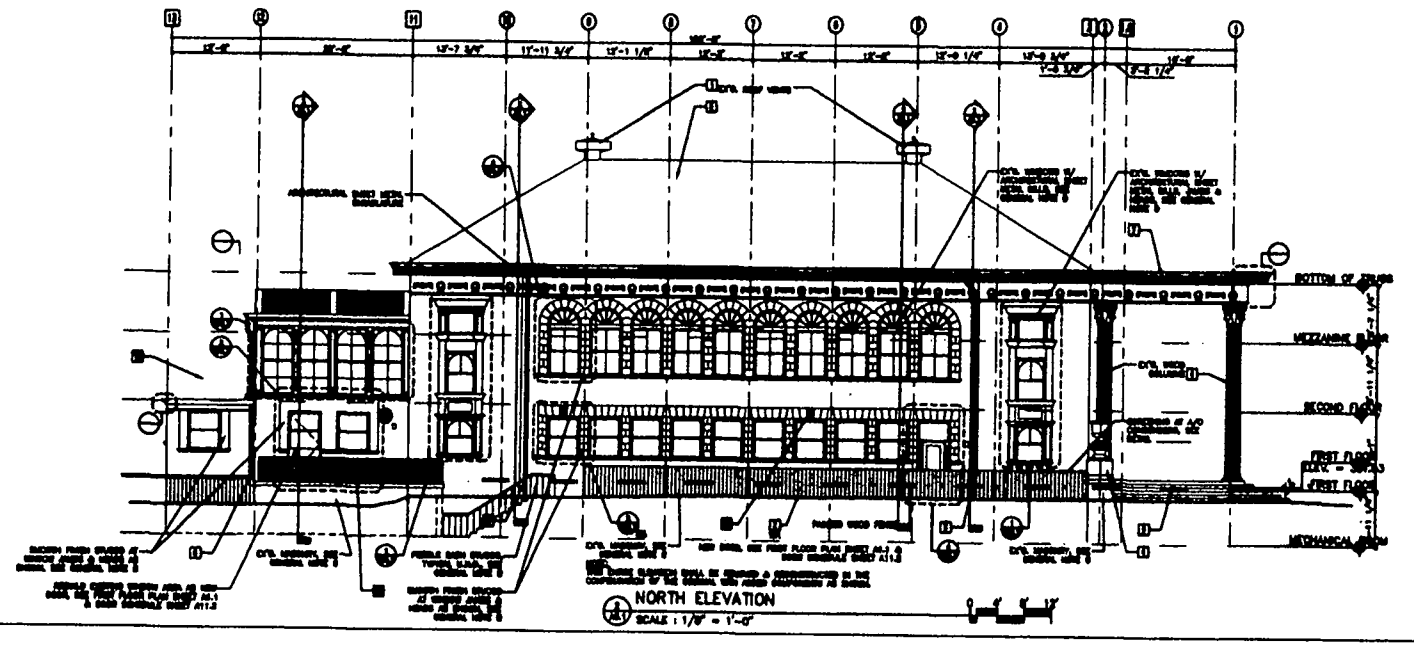
DRAWING TITLE
FOURTH FLOOR PLAN

A1.4



SOUTH ELEVATION

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



NORTH ELEVATION

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

GENERAL REMEDIAL WORK NOTES

SPECIFIC REMEDIAL WORK NOTES

ISSUED

MORRIS ARCHITECTS

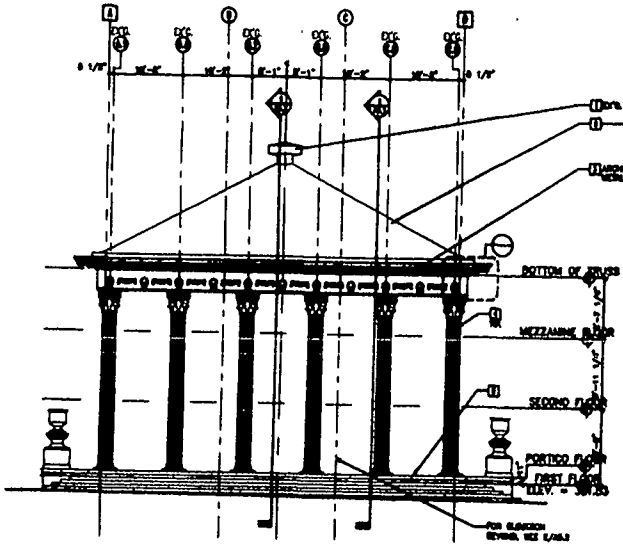
GYMNASIUM AT NPS LLC

NPS GYMNASIUM

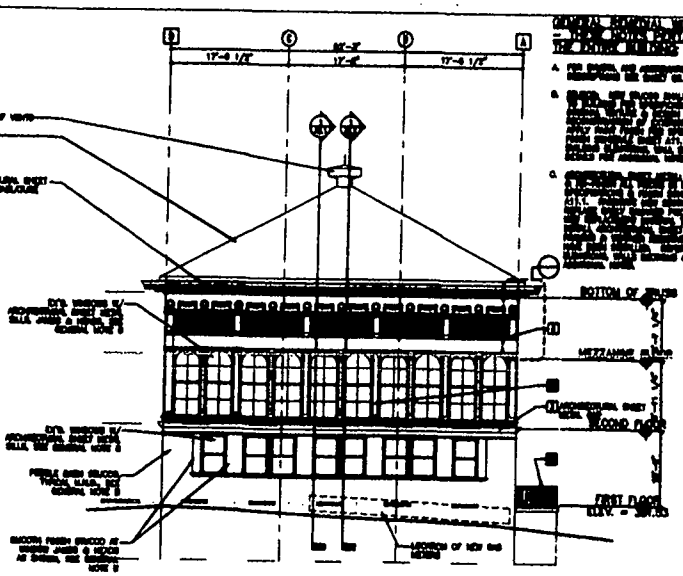
1381

BUILDING ELEVATIONS

A5.1



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



EAST ELEVATION
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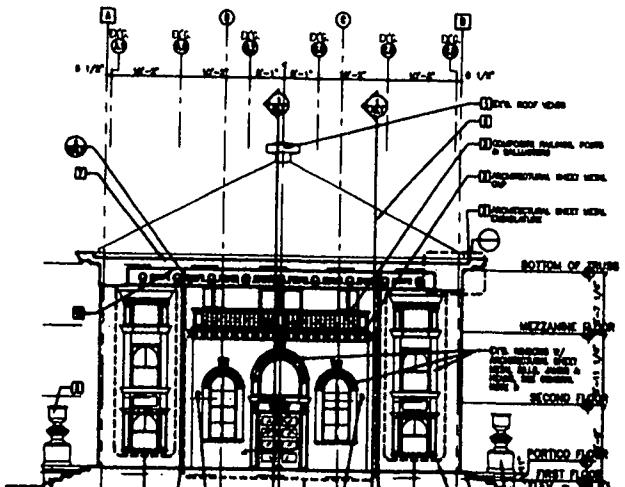
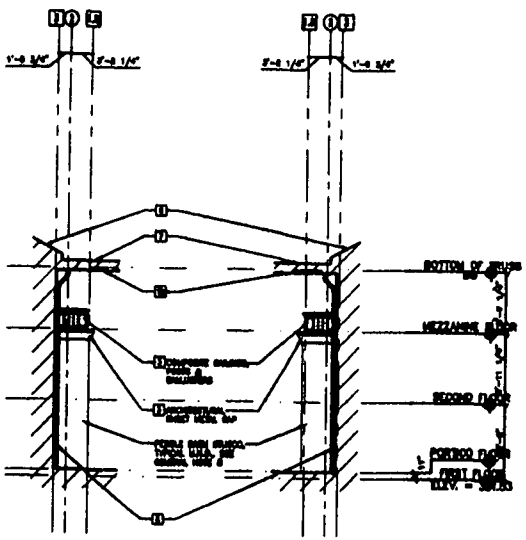


PORTICO ELEVATION– WEST
SCALE : 1/8" = 1'-0"



PORTICO ELEVATION – NORTH & SOUTH
SCALE : 1/8" = 1'-0"

GENERAL DEMOLITION WORK NOTES

SECOND DEMOLITION WORK NOTES

ISSUED

MORRIS ARCHITECTS
60 MARKET ST., OAKBRIDGE, MD 20679

GYMNASIUM AT NPS LLC
4000 BUTTONBOTH PLACE NW
WASHINGTON, DC 20016

NPS GYMNASIUM
2747 LINDEN AVE
SILVER SPRING, MD

SEPTEMBER 10 2013

1301

BUILDING ELEVATIONS

A5.2

MORRIS ARCHITECTS
60 MARKET STREET, #204 GAITHERSBURG, MD 20878
TEL 301-527-1002 FAX 301-527-1003

March 7, 2014

Mr. Joshua Silver, Senior Planner
Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20910
Re: Gymnasium Project – National Park Seminary
Scope of Work Items

Dear Mr. Silver:

I wish to thank you for your diligence and direction to us in our efforts to preserve the Gymnasium at National Park Seminary. Following are lists of work scope items which are planned for this historic structure. We seek your assistance in determining which, if any, items will need to be approved through the Historic Work Area Permit process.

This first list of work scope items enumerates interior items only, for your record. It is our understanding that all items on this list, although requiring approval from the Maryland Historical Trust, do not require review and approval by your office. Where relevant, I include the Work Item number from the Detailed Description of Proposed Rehabilitation/Preservation Work which Karl Voglmayr sent to the Maryland Historical Trust for review and approval. All conditions required by the Maryland Historical Trust for these interior items or any other proposed interior work shall be met.

Interior Work Items

1. wood trusses supporting the roof (Work Item #12)
2. metal tension rods supporting interior balcony (Work Item #13)
3. interior steel columns and beams (Work Item #14)
4. pool at the first floor (Work Item #15)
5. gymnasium court at second floor (Work Item #16)
6. observation balcony at existing mezzanine level (Work Item #17)
7. solarium at second floor (Work Item #18)
8. interior stairs (Work Item #19)
9. interior doors (Work Item #20)
10. interior arches at pool room (Work Item #21)
11. gymnasium flooring (Work Item #22)
12. tile at pool (Work Item #23)
13. tin ceiling at first floor ceiling (Work Item #24)

14. acoustical tile ceiling (Work Item #25)
15. vinyl floor tile (Work Item #26)
16. interior plaster finish (Work Item #27)
17. interior wood trim (Work Item #28)
18. interior electrical system (Work Item #29)
19. interior wood ceiling attached to underside of main roof (Work Item #30)
20. interior HVAC system (Work Item #31)
21. interior plumbing systems (Work Item #32)
22. elevator for accessibility (Work Item #33) Note: exterior concrete walk is discussed in the exterior work items list which follows.
23. interior first floor framing (Work Item #42)
24. loft level spaces (Work Item #44)

This next list includes items pertaining to the building's exterior or the site. These items include maintenance and repair items, items replacing and replicating-in-kind original historic elements due to loss or extreme deterioration, and a few items which are new introductions into the pre-existing historic fabric of the building. Where relevant, I include the Work Item number from the Detailed Description of Proposed Rehabilitation/Preservation Work which Karl Voglmayr sent to the Maryland Historical Trust for review and approval. All conditions required by the Maryland Historical Trust for these exterior items or any other proposed exterior work shall be met.

Exterior Work Items

1. concrete stairs at western portico (Work Item #1)- repair work
2. pool mechanical room (Work Item #2)-roof will be replaced in exactly same location as existing, will have metal railing on top
3. areaway to mechanical room –areaway will be replaced by larger code-compliant areaway with handrails and guardrails
4. stone foundation wall (Work Item #3) –repair work
5. exterior pebble dash stucco (Work Item #4) –replication in kind
6. smooth stucco trim (Work Item #5) –replication in kind
7. stamped tin entablature (Work Item #6) –repair work and replication in kind where missing
8. roof slate at min roof (Work Item #7A) –replication in kind
9. two roof ventilators (Work Item #7B) –repair work and replication in kind where missing some metal
10. roof sheathing (Work Item #7C) replacement of board sheathing with plywood sheathing under slate roofing
11. roof rafters (Work Item #7D) –repair work and replacement where joists are rotten or missing under slate roofing
12. EPDM roofing (Work Item #8) – replacement of existing flat-flat membranes in same planes as existing

13. windows (Work Item #9) –repair work and replication in kind with double-glazed new windows where missing
14. west portico (Work Item #10) –repair work and replication in kind where metal entablature and wood ceiling is missing
15. south entrance door (Work Item #11) –replacement of door and awning with different door and awning design from existing; existing concrete walk replaced by accessible concrete walk to this entrance
16. accessibility (Work Item #33) – replacement of existing concrete walk with new concrete walk with acceptable slopes for accessibility; there are no railings required or proposed, this is not a "ramp"
17. exterior wall framing (Work Item #34) replacement in kind where existing wood studs and/or sheathing is rotten
18. roof over mechanical room (Work Item #35) –new door is proposed from Unit 107 to this new roof to be used as terrace (see also Item 2 on this list)
19. A/C condenser units on grade with proposed wood screening fence along north side of building (Work Item #36) –new
20. painted wood balustrades at east end of building around flat roof areas (Work Item #37) -replication in kind of elements documented in historic photographs (enclosed)
21. main entry door (Work Item #38) -replication in kind of elements documented in historic photographs
22. Linden Lane entry door (Work Item #39)-replacement of door in this location
23. Solarium roof framing (Work Item #40) –replication in kind of existing framing due to rot
24. Lightning rods (Work Item #43) –new
25. Exterior doors (Work Item #44) door previously proposed from Unit 207 to roof has been eliminated; door from Unit 101 to existing concrete patio replaces existing door in kind; door from Unit 105 to terrace is discussed in Item 18 on this list.

Please take note that all the conditions and additional review materials required by the Maryland Historical Trust in J. Rodney Little's letter to Karl Voglmayr dated February 7, 2014 shall be met. We shall provide you with a copy of all such additional review material for your use and record.

Please feel free to contact me for any additional information you may need.

Yours truly,

F. William Morris

Cc: Karl Voglmayr
file

MORRIS ARCHITECTS
60 MARKET STREET, #204 GAITHERSBURG, MD 20878
TEL 301-527-1002 FAX 301-527-1003

March 6, 2013

Ms. Amy MB. Skinner
Easement Administrator, Office of Preservation Services
Maryland Historic Trust/MDP
100 Community Place
Crownsville, Maryland 21032

Re: Gymnasium Project – National Park Seminary
Proposed Clean-up Scope of Work

Dear Amy:

I am working on behalf of Mr. Karl Voglmayr, the Contract Purchaser for the Gymnasium property located at the National Park Seminary in Silver Spring, Maryland. This letter is accompanied by a packet of material describing the proposed initial clean up and interior demolition proposed by Mr. Voglmayr for this property. This packet consists of:

1. a written description of the proposed scope of work
2. floor plans of the three levels of the gymnasium dated March 6, 2013 keyed to the written descriptions
3. photographs of the interior spaces keyed to the written descriptions

Generally, the scope of work includes removal of non-historic furniture, fixtures, finishes, lighting fixtures, electrical wiring & conduit, mechanical ducts, sprinkler piping, water supply piping, and sanitary waste piping . The scope of work also includes removal of plaster and lath from the interior side of exterior walls and removal of non-historic non-bearing interior partitions. It is proposed to remove and salvage all existing interior window trim for evaluation for re-use. All historic material currently located in loose piles on the floors shall be salvaged for re-use, including all wood trim, stair parts, windows, interior metal ceilings and crowns, exterior metal cornice pieces & trim, and any other historic elements, whether now in plain sight or currently hidden within the debris. All salvaged historic material shall be properly labeled, covered, and protected within the open Gymnasium area on the second floor for review and evaluation.

The accompanying scope of work description is organized by area (1 through 30), which are numbered and keyed to the plans. These numbered areas are also keyed to photographs, in groupings correlating to the areas.

It is anticipated that further demolition work soon will be proposed for your review, such as window removal, partial floor removal to create new openings, and miscellaneous demolition of exterior elements, such as roof vents, doors, and so forth. The scope of work proposed in this letter and accompanying support documents are intended to initially clear the space for further structural review and construction mobilization.

We look forward to hearing your feedback about this proposed work and eagerly await commencing this exciting project.

Sincerely yours,

Bill Morris

F. William Morris

Cc: Karl Voglmayr/enclosures
Joshua Silver/enclosures
File/enclosures

MORRIS ARCHITECTS

60 MARKET STREET, #204 GAITHERSBURG, MD 20878
TEL 301-527-1002 FAX 301-527-1003

Scope of Work Description for Interior Demolition and Clean-up
National Park Seminary – Gymnasium
2747 Linden Lane, Silver Spring, Maryland
March 6, 2013

Area 1 (First Floor)
Remove furniture, window A/C units on floor, plaster debris on floor. Remove plaster and lath from exterior walls. Ceramic tile flooring shall remain and shall be protected. Salvage all window trim.

Area 2 (First Floor, east side of pool)
Remove furniture, wood furring strips at ceiling, carpet, lighting fixtures, and sprinkler piping. Remove plaster and lath from exterior walls, and remove non-historic interior partitions. Ceramic tile flooring shall remain and shall be protected. Salvage all window trim. Salvage window frame on floor.

Area 3 (First Floor, east side of pool)
Remove office furniture, ceiling material, wood furring strips at ceiling, lighting fixtures, sprinkler piping, and carpet. Remove plaster and lath from exterior walls. Salvage all window trim. Ceramic tile flooring shall remain and shall be protected.

Area 4 (First Floor, area over pool)
Remove ceiling board, lighting fixtures, sprinkler piping, ducts, office furniture, window A/C units on floor, flooring tiles, and non-historic flush doors. Remove plaster and lath from exterior walls. All ceramic tile at pool walls and floor below shall remain and shall be protected. Salvage all window trim and historic window trim piled on floor. Remove floor joists over pool.

Areas 5 through 12 (First Floor, small rooms west of pool)

Remove ceiling boards, wood furring at ceiling, interior non-historic partitions, lighting fixtures, sprinkler piping, ducts, carpet, non-historic tile in bathrooms, heating unit at ceiling, telephone equipment, dropped ceilings, and furniture. Remove plaster and lath from exterior walls. Remove and salvage all historic metal ceiling panels and crown molding, all window trim, wood newel post on floor in Area 12 and radiators.

Area 13 (First Floor, former exercise room)
Remove furniture, exercise equipment, floor tile, lighting fixtures, ducts, and sprinkler piping. Remove plaster and lath from exterior walls. Salvage all window trim, historic window trim piled on floor, metal ceiling panels piled on floor, and exterior metal cornice molding piled on floor. Remove and salvage all historic metal ceiling panels and crown molding. Salvage radiators.

Area 14 (First Floor, room at north side)
Remove furniture, lighting fixtures, sprinkler piping, floor coverings, and enclosing non-historic interior partitions. Remove plaster and lath from exterior walls. Salvage all window trim. Remove and salvage all historic metal ceiling panels and crown molding. Salvage radiators.

Area 15 (First Floor, former mechanical room at north side)
Remove all ductwork, lighting fixtures, piping, interior non-bearing non-historic concrete block enclosing walls, and floor finishes. Remove and salvage all historic metal ceiling panels and crown molding. Salvage radiators.

Area 16 (First Floor, former Ladies Room on south side)
Remove plumbing fixtures, ceramic tile, toilet partitions, drywall and wood furring at dropped ceiling, lighting fixtures, and piping. Remove plaster and lath from exterior walls. Remove and salvage all historic metal ceiling panels and crown molding. Salvage radiators.

Areas 17 through 19 (First Floor, former Men's Room, Laundry Room, hall at west end)
Remove floor coverings, lighting fixtures, piping, non-historic interior partitions, plumbing fixtures, stalls, and non-historic debris on floors. Remove plaster and lath from exterior walls. Remove and salvage all historic metal ceiling panels and crown molding. Remove and salvage exterior metal cornice molding piled on floor. Remove and salvage pair of historic doors, wood trim, and paneling at curved wall.

Area 20 (First Floor, area under and adjacent to stairs)
Remove lath from ceiling, non-historic ticket cage, loose crumbled plaster on floor, sprinkler pipes, remove lath and plaster from ceiling under stairs. Remove and salvage historic baseboard trim. Leave in place at this time the stairs and wood casing around historic doors.

Area 21 (First Floor, Entrance Foyer)
Remove remnants of lowest flight of stairs on north side. Remove rotten debris fallen into crawl space, remove old blue tarp and replace with new temporary protective tarp in kind. All other existing historic wood stairs, railings, balusters, trim, and newel posts to remain at this time. Salvage any historic stair parts found in debris field.

Area 22 (First Floor, Exterior West Portico)
Remove rotten bead board at portico ceiling. Leave temporary scaffolding in place at his time. Salvage exterior metal corner piece sitting on floor, salvage any historic elements, including but not limited to stair parts and trim. Construct new temporary plywood access gates in temporary plywood barrier on north side of portico. Access gates shall be lockable and approximately six to eight feet wide. Gates shall not affect existing historic structure in any way.

Area 23 (Stair from First Floor to Second Floor at southeast portion of structure)
Leave existing historic wood stair in place. Remove plaster and lath from exterior walls. Salvage all window trim. Remove lighting fixtures, piping, and non-historic plywood walls around stair at second floor.

Area 24 (Second Floor, Gymnasium)
Remove lighting fixtures, sprinkler piping, ducts, conduit, basketball hoops and related supports, office furniture, and padding on walls. Remove and salvage radiators, protective metal grilles at windows, scoreboard, and maple floor boards. Salvage all window trim and exterior metal cornice molding piled on floor. Remove plaster and lath from exterior walls. Salvage all window trim. All historic material shall be stored in a safe, dry and secure manner, and shall be readily identifiable.

Area 25 (Second Floor, former rear corridor)
Remove interior partitions, furred ceilings, lighting fixtures, piping, floor covering, loose plaster debris on floor.

Area 26 (Second Floor, Solarium)
Remove floor finishes, ceiling plaster and lath, lighting fixtures, conduit, baseboard heating units, office furniture, exercise padding, window A/C units, athletic equipment, partitions between Solarium and Gymnasium. Remove plaster and lath from exterior walls. Salvage all window trim. Salvage any and all window parts buried in debris field.

Area 27 (Second Floor, former supply/storage room)
Remove plaster and lath from exterior walls. Salvage all window trim. Salvage any and all window parts buried in debris field. Remove flooring finish, lighting fixtures, sprinkler piping, furniture, and loose plaster on floor. Salvage exterior metal cornice molding and window parts on floor.

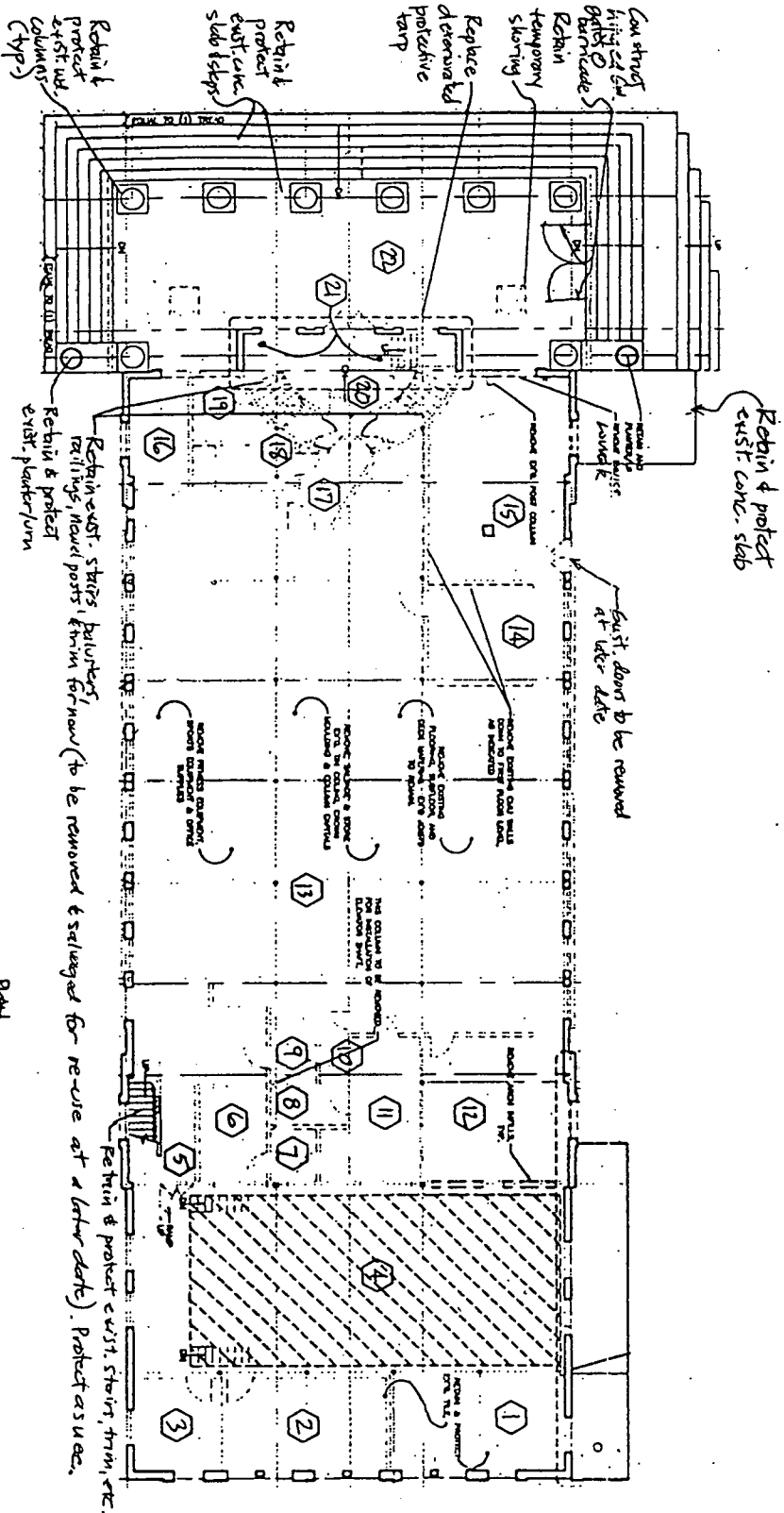
Area 28 (Second Floor, southwest corner)
Remove floor covering, dropped ceiling system, lighting fixtures, conduits, furniture, trophy case, sprinkler piping, and HVAC equipment. Remove plaster and lath from exterior walls. Salvage all window trim. Salvage radiators. Leave in place at this time the stairs (from second floor to mezzanine level), railings, baseboard, wood brackets at the exterior wall, and all other historic non-window wood trim in this area (salvage window trim as noted above).

Area 29 (Second Floor, northwest corner)
Remove floor finishes, lighting, ductwork, suspended ceiling system, and conduit. Remove plaster and lath from exterior walls. Salvage all window trim. Leave in place at this time the historic brackets at the exterior wall.

Area 30 (Mezzanine Level)
Remove raised floor area (area with VCT floor tiles), lighting fixtures, sprinkler piping, ducts, conduit, and plaster and lath at ceiling. Remove plaster and lath from exterior walls. Salvage all window trim. Remove and salvage wood wainscot and baseboard at exterior walls. Leave in place at this time the balcony railing and all historic wood paneling and trim at balcony.

Notes:

1. All vinyl asbestos tile, as well as all other material to be disposed shall be removed and transported to a legal disposal site in a safe and legal manner in accordance with all applicable codes, laws, and regulations.
2. Any window frames, trim, metal ceiling panels, or any other historic elements hidden in debris fields shall be salvaged.
3. Conduit, wiring, pipes, ducts in hidden areas, shall be removed without harming any existing historic material to remain or structural members.
4. All existing structural members shall remain at this time, unless noted otherwise.
5. All work shall be in conformance with OSHA Standards.
6. All salvaged historic material shall be securely stored in a dry area on site, and shall bear identification when covered.

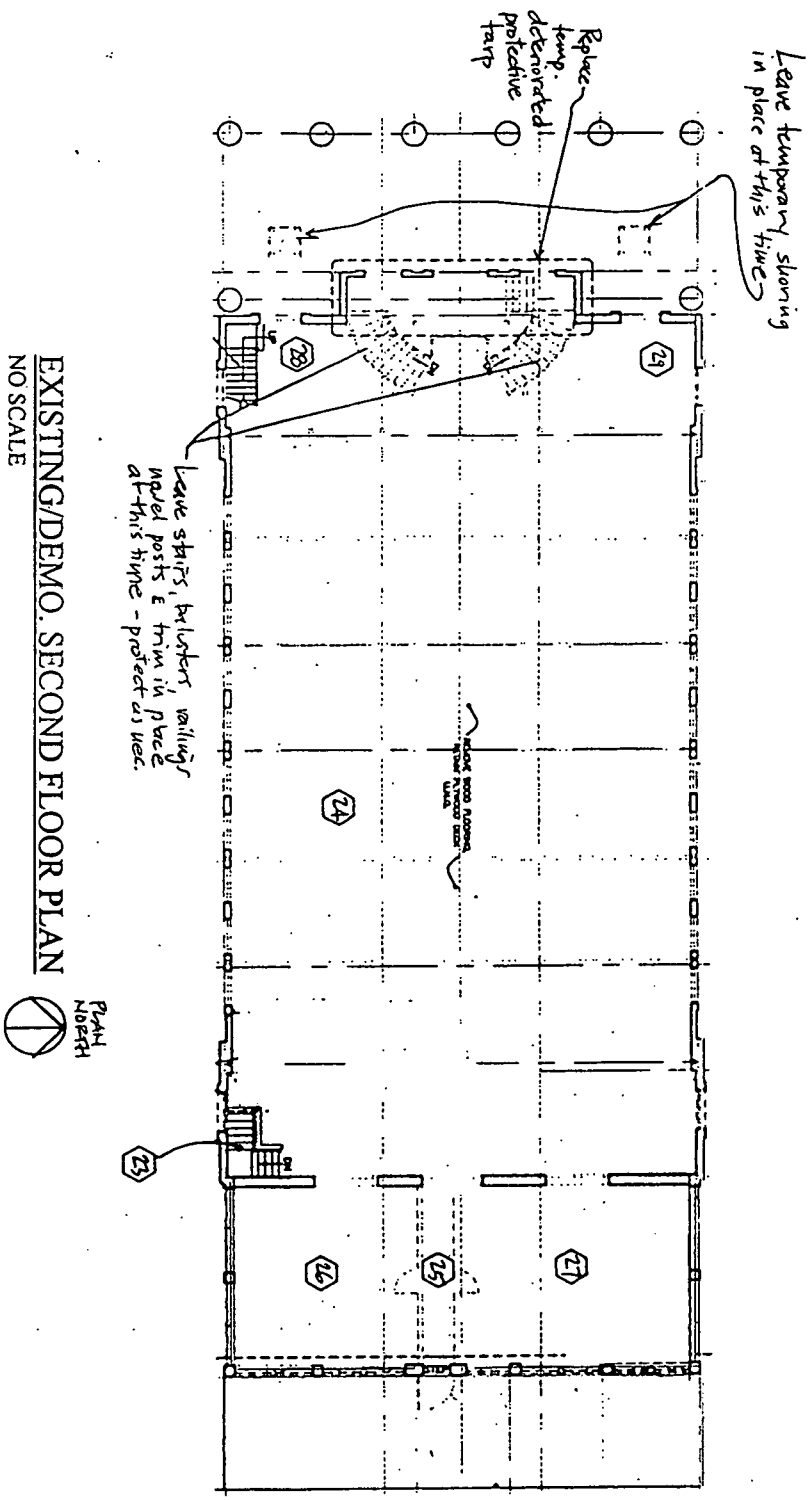


EXISTING/DEMO. FIRST FLOOR PLAN

NO SCALE

PLAN NORTH

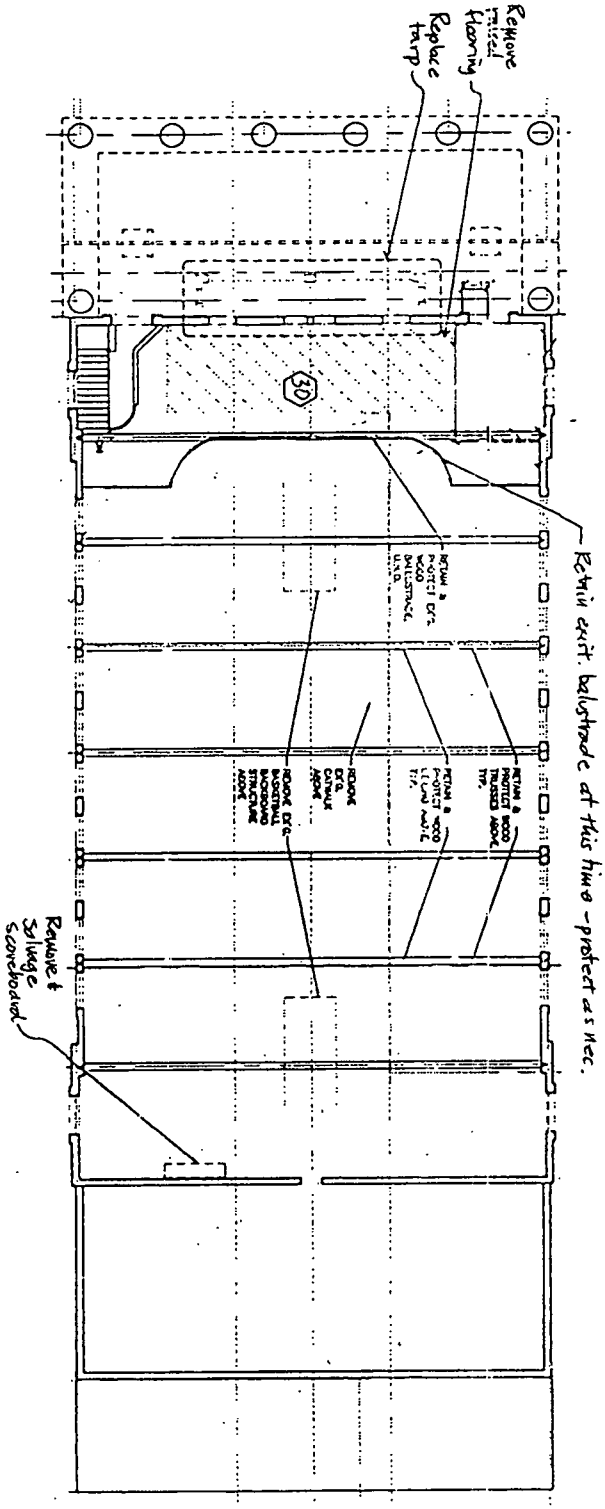
SHEET NUMBER: **D-1**	NATIONAL PARK SEMINARY – GYMNASIUM INTERIOR CLEAN-UP SCOPE OF WORK 2747 LINDEN LANE, SILVER SPRING, MARYLAND MORRIS ARCHITECTS 60 MARKET STREET, SUITE 204 / GAITHERSBURG, MARYLAND 20878 TEL: 301-527-1002 FAX: 301-527-1003	REVISIONS:
PROJECT NUMBER: 1301	EXISTING / DEMOLITION FIRST FLOOR PLAN	DATE: 3-6-13



EXISTING/DEMO. SECOND FLOOR PLAN

NO SCALE

SHEET NUMBER: **D-2**	**NATIONAL PARK SEMINARY – GYMNASIUM** INTERIOR CLEAN-UP SCOPE OF WORK 2747 LINDEN LANE, SILVER SPRING, MARYLAND MORRIS ARCHITECTS 60 MARKET STREET, SUITE 204 / GAITHERSBURG, MARYLAND 20878 TEL: 301-527-1002 FAX: 301-527-1003	REVISIONS:
PROJECT NUMBER: 1301	EXISTING / DEMOLITION SECOND FLOOR PLAN	DATE: 3-6-13



EXISTING/DEMO. MEZZANINE FLOOR PLAN

NO SCALE

PLAN NORTH

SHEET NUMBER: **D-3**	NATIONAL PARK SEMINARY – GYMNASIUM INTERIOR CLEAN-UP SCOPE OF WORK 2747 LINDEN LANE, SILVER SPRING, MARYLAND MORRIS ARCHITECTS 60 MARKET STREET, SUITE 204 / GAITHERSBURG, MARYLAND 20878 TEL: 301-527-1002 FAX: 301-527-1003	REVISIONS:
PROJECT NUMBER: 1301	EXISTING / DEMOLITION MEZZANINE FLOOR PLAN	DATE: 3-6-13

MDP
Maryland Department of Planning
Maryland Historical Trust

Sustainable Attainable

February 7, 2014

Karl A. Voglmayr
4955 Butterworth Place, NW
Washington, DC 20016

Re: NPS: Gymnasium, Montgomery County – Change/Alteration
Maryland Historical Trust Preservation Easement

Dear Mr. Voglmayr:

The Maryland Historical Trust (MHT) is in receipt of your application, dated January 13, 2014, requesting approval of the request to rehabilitate the gymnasium. The MHT Easement Committee (Committee) reviewed the application on January 28, 2014.

Based upon the review and recommendation of the Committee, I conceptually approve of the request to rehabilitate the gymnasium per the January 13, 2014 proposed work items. Final approval will be given after final construction drawings and detailed specifications are available for review. This work is consistent with The Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular *General Rehabilitation Standards 2, 3, 6, 9* and *10.*

As identified in two earlier letters (October 24, 2012 and December 20, 2013) the following conditions should be met *before* work is undertaken and included in the final construction drawings:

- If the roof slates must be replaced, then they must be replaced to **exactly** match the size, configuration, scale, width, and color of the existing slate per *Standard #6;*
- existing vents and existing ventilation penetrations must be repaired or replaced; if replacement is requested, documentation on the condition and why repair is not possible must be provided, and specifications must be submitted for review and approval of replacement ventilators prior to installation;
- detailed drawings, sections and material selections for the roof reconstruction, specifically how the roof and wall plane intersect and the reveal of details such as cornice affecting the rough dimensions of the roof must be submitted for review and approval prior to construction;
- if the solarium windows (17 windows) must be replaced, documentation on the condition and why repair is not possible must be provided, specifications must be submitted for review and approval of any replacement windows prior to installation;

- structural columns may not be removed, relocated, or replaced *except for the removal of one column in order to install the interior elevator shaft*, interior spaces must be redesigned in order to preserve all the columns in place;
- the existing tin ceiling must be retained, repaired, and preserved *in place* throughout the interior (not just in the corridor spaces), if portions are deteriorated beyond repair, documentation is requested on the condition, why repair is not possible, and the location of repaired tiles vs. replacement on an annotated ceiling plan, replacement tin tiles must match the existing in-kind and specifications must be submitted for review and approval prior to installation;
- all wood trim must be preserved where possible per *Standard #6*, if replacement is requested a survey of existing wood trim styles identifying repair vs. replacement must be provided, if wood trim must be replaced, then it must match the existing in-kind (size, profile, scale, width, species of wood, and finish);
- the wood ceiling must be retained and repaired, if replacement is requested documentation on the condition and why repair is not possible must be provided, specifications must be submitted for review and approval of a replacement wood ceiling, that must match the existing in-kind (size, configuration, scale, width, species of wood, and finish);
- detailed drawings and material selection for the new exterior fence ("painted wood screening" proposed to conceal the mechanical equipment) must be submitted for review and approval prior to installation;
- construction level drawings for the proposed ADA ramp and door must be submitted for staff review and approval prior to construction;
- the existing parapet walls in the solarium must be repaired, be replaced in-kind to exactly match the existing, or may be reconstructed as a wood balustrade consistent with the provided historic documentation;
- specifications on any proposed new doors or plans noting the proposed relocation of existing doors must be submitted for review and approval prior to installation;
- additional details on the *existing* floor plane and structure, and *proposed* floor plane and structure, including, section drawings of the junction between the proposed new concrete pad to the existing foundation, sill, and stud wall, need to be submitted for review and approval prior to construction;
- a detailed drawing showing the design of the proposed new lightning rods must be submitted for review and approval prior to installation;
- additional details on the existing wall construction and assessment of wall integrity as well as proposed stabilization and restoration plans must be submitted for staff review and approval prior to construction, including a comparative drawing of what exists vs. proposed, any proposed wall insulation, and changes to trim dimensions and profiles; and
- detailed mechanical plans must be submitted for staff review and approval prior to construction.

It was determined that the addition of a fourth level loft as detailed in the January 13, 2014 submission, recessed from the stair and main living space and using a low profile glass

wall/railing system in order to protect the visual massing of the space will be permissible. Details on the glass wall/ railings must be provided in a future submission and shown on the final construction drawings.

Conceptual approval is valid for a period of six months from the date of this letter; no active work should be undertaken until you receive final approval. Should you require additional time to complete the project, make any changes to the scope of work as approved, or have any questions regarding this letter, please contact Amy Skinner, Easement Administrator, at (410) 514-7632 or by email at amy.skinner@maryland.gov.

Sincerely,

J. Rodney Little
Director
Maryland Historical Trust

JRL/AMS

cc: Bill Morris, Architect
Joshua Silver, M-NCPPC
Renee Novak, MHT

MORRIS ARCHITECTS
60 MARKET STREET, #204 GAITHERSBURG, MD 20878
TEL 301-527-1002 FAX 301-527-1003

January 10, 2014

Ms. Amy Skinner
Easement Administrator
Maryland Historical Trust
100 Community Place
Crownsville, Maryland 21032

Re: National Park Seminary – Gymnasium
2747 Linden Lane, Silver Spring, Maryland 20910
Revised Change/Alteration Proposal Application

Dear Amy:

First, Karl Voglmayr and I thank you, Colin and Renee for meeting us on Wednesday, January 8. That meeting was very helpful to us and I believe it really helped to keep this project going forward. Enclosed with this letter we transmit to you a revised Change/Alteration Proposal Application dated January 10, 2014 addressing the issues raised in that meeting.

We appreciate the suggestions from the Easement Comrnittee summarized in Mr. Rodney's letter dated to Mr. Voglmayr dated December 20, 2013. The revisions in this application material (dated 1/10/14) address the concerns stated in Mr. Little's letter. For your quick reference, following is a summary of the revisions/responses contained in these revisions herewith, in the order as enumerated in Mr. Little's letter:

- Roof slates will match existing in size, configuration, scale, width, and color of the existing slate;
- Roof ventilators will be repaired and re-installed;
- Details and specifications will be submitted for the roof/wall conditions as requested and new profiles will match existing;
- A mock-up replacement solarium window with simulated divided lights matching the existing muntin widths and configurations will be installed for side-by-side comparison with existing solarium windows, replacement solarium windows will be grouped together on the same elevations in the proposed layout, and if simulated divided light windows are deemed unacceptable upon further review, then true divided light replacement windows will be installed;

- The only original structural column to be deleted will be at the elevator shaft location, per our meeting discussion, all the rest will be repaired and retained;
- The existing tin ceiling will be retained, repaired, and preserved to the extent possible throughout the first floor, except in the areas over the bathrooms per the original application and our meeting discussion; replacement panels in areas deteriorated beyond repair will be replaced and will match the existing tiles in-kind; requested documentation shall be provided as required;
- All interior wood trim which can be repaired and preserved will be re-used; new trim shall match the existing trim in-kind; requested documentation shall be provided as required;
- The wood ceiling shall be replaced and will match the existing ceiling in-kind; requested documentation shall be provided as required;
- Requested documentation for the painted wood screen fence for the A/C units will be provided;
- Historic photographs documenting painted wood balustrades at the east end of the building pre-existing the parapet walls are provided with this application for your review and consideration; if it is determined that your staff still requires the parapet walls, then the parapet walls will be reconstructed to match the existing ones in-kind;
- Documentation shall be provided as required for all proposed exterior doors;
- The proposed entry canopy on Linden Lane has been simplified and is included for your review;
- It has been decided not to propose a new large skylight at the east end of the building;
- It has been decided not to propose skylights on the main roof of the building;
- Additional details as requested of the existing and proposed floor plane and structure at the first floor will be provided for your review & approval;
- Detailed drawings of the proposed lightning rods will be provided as requested;
- The loft (fourth) level is proposed to be reduced in area and the railing detail is proposed to be glass as discussed at our meeting; an a model depicting this has been transmitted to you under separate cover for your review.

A full set of our current construction drawings was provided to you at our recent meeting, and we will send you full sets of updated drawings with the revisions, specifications and details required for all the proposed work. To clarify, the existing mezzanine stair at the southwest corner of the building shall be retained and repaired as required.

It is respectfully requested for a conceptual approval of the proposed work as revised herewith be approved and for the September 2012 conceptual approval be extended. It is recognized that the conditions of the September letter must be fulfilled and they shall be.

Please feel free to contact me for any additional information you may need.

Yours truly,

Bill Morris

F. William Morris

Cc: Karl Voglmayr, Washington Landmark
Joshua Silver, M-NCPPC
file

MDP
Maryland Department of Planning
Maryland Historical Trust

Sustainable Attainable

January 11, 2013

Karl Voglmayr
Washington Landmark
4955 Butterworth Place, NW
Washington, DC 20016

Re: NPS: Gymnasium, Montgomery County– Change/Alteration
Maryland Historical Trust Preservation Easement

Dear Mr. Voglmayr:

The Maryland Historical Trust (MHT) is in receipt of your information, dated December 13, 2012, providing a window condition survey and requesting to repair/replace windows.

Based upon the review of the window survey and in accordance with The Secretary of the Interior's *Standards for the Treatment of Historic Properties, General Preservation Standard 6*, I concur that some windows are "deteriorated beyond repair". You have staff level approval to: 1.) repair all tower windows (18 windows) and install interior storms to all tower windows; 2.) repair all half-round arch windows and install interior storm windows (20 windows); 3.) replace 2/2 windows (20 windows) with new 2/2 wood, true-divided light windows and screens; 4.) repair all solarium windows (17 windows) and install interior storms to solarium windows; 5.) replace 1/1 windows (31 windows) with new 1/1 wood, true-divided light windows and screens; 6.) replace 1/1 mezzanine casement windows (4 windows) with new 1/1, wood, true-divided windows and screens; and 7.) install new windows (currently missing) at the first floor entrance; conditioned upon the submission of repair methodology for the tower, half-round arch, and solarium windows, documentation showing the fenestration of the missing windows at the first floor entrance and specifications for the proposed new windows, section drawings comparing the existing windows to the proposed new windows (Kolbe and Kolbe), and installation specifications for all storm windows. Additionally, please be aware that all of the original dimensions of the glazed window openings must be preserved and maintained in any replacement window. No work may be undertaken until the above conditions are met and approved.

Should you have any questions regarding this letter, please contact Amy Skinner, Easement Administrator, at (410) 514-7632 or by email at askinner@mdp.state.md.us.

Sincerely,

Amy M.B. Skinner
Easement Administrator
Maryland Historical Trust

cc: Joshua Silver, M-NCPPC

Amy Skinner, Administrator
Historic Preservation Easement Program
Maryland Historical Trust
100 Community Place
Crownsville, MD 21032

RE: Window Survey with Recommendations

December 11, 2012

Dear Amy,

I hope that you are doing well, and trust that you are getting prepared for the holidays. As you know, I am still pursuing the purchase of the gymnasium at 2747 Linden Lane, Silver Spring, Maryland and as requested have attached a window survey.

Previously we wrote via e-mail ...."we are pressing forward on the gymnasium at 2747 Linden Lane, Silver Spring. We are meeting with Montgomery County DPS tomorrow (12-6-12) at 9:00 AM at their offices at 255 Rockville Pike, 2nd Floor, and as you know from my voice mail, I need to iron out any differences we have between the energy code of 2012 and historical nature of our building before I close on the purchase and before 12-21-12 when my current due diligence period runs out. To be frank, it appears that we will would not be able to obtain a building permit (primarily due to the size of the old windows), the u factor must equal 0.35....the "com-check" website that I was asked to investigate suggests that no alternative is available other than adding new windows. In all probability we could keep the original arched, "fan" windows. Furthermore, there is a test that measures the internal pressure in which old single pane windows with storms would not pass".

We believe that the removal of historic materials or alterations of features....that characterize this property shall be avoided. While many windows are significant towards the character of the gymnasium, every window on all this property is not, and in this case that consideration beyond deterioration is requested.

In our survey and conclusion on how best to approach the windows, you will see that we place an importance of the windows to the historic character of the building while juggling factors that are required to obtain a building permit, due to the areas energy code code requirements in response to the severe weather conditions. The energy mandate would make it impossible for the building to have the historic windows in place, especially when held up to the higher R-value and Impermeability standards of the 2012 Energy Code.

As we know, the building has been un-occupied and un-heated since the closure more than 15 years ago (December 19,1994 to be precise) leaving the windows to be exposed to the elements. Overall, the windows are in poor condition, most sash weights

and cords are missing, the jambs in many cases swollen and have caused the windows to be fully bound. Vents have replaced sashes; many of the stiles are broken or missing.

Window Survey:

From your voice mail, you suggested that we create a window survey; additionally we will call/include Josh Silver in this process. Our window survey includes the following:

• Drawings of each elevation at the structure, with all window openings on elevation sheet numbered.

• Photographs of each window opening numbered corresponding to the drawings from

• Condition Evaluation of each window, design, pattern, and material information. Proposed scope of work.

• Proposed window product brochure/information.

Total Number of Windows at the Structure:	**95**
Number of Historic Windows at the Structure:	**95**
Number of Existing Non-Historic Windows:	**0**
Number of Windows Completely Missing:	**2**
Number of Windows to be Replaced:	**58**

Recommendations:

• That we install interior storms (see brochure) to all tower windows after all moveable parts have been fixed. (windows 1-3, 14-17, 40-42, 62-64, 82-84, and 92-94. This will leave the character of the windows at the outside entirely intact (18 windows)

• We install interior storm windows at half round arch, and replace the operable lower two over two windows with Sash Packs from Kolbe + Kolbe or equal (see brochure). The operable double pane windows with true divided light will have screens (screens were installed at the double hung windows previously, as evidenced by the screen brackets that remain, and that will hide the "newness factor". (windows 4-13, 43-52) (20 windows)

• We install operable interior (double pane) storms (see brochure) to all solarium windows after all moveable parts have been repaired. The storm windows would function on the inside like an interior shutter, where both vertical pieces come together at the center. (Windows 17-20, 34-37, and 65-73) (17 windows)

• We replace the operable first floor one over one windows with Sash Packs from Kolbe + Kolbe or equal (see brochure). The operable double pane windows will be one over one and have screens (screens were installed at the double hung windows previously, as

evidenced by the screen brackets that remain, and that will hide the "newness factor". (Windows 21-32 33, 39, 53-61, 74-81) (31 windows)
• We replace the mezzanine casement windows with new windows from Kolbe + Kolbe. These windows are single sash casements. (windows 88-91) (4 windows)

• We add new double pane windows by Kolbe and Kolbe or equal to the missing windows at the first floor entrance. See window cut sheets.

Please call me with any questions, I look forward to working with you on the attached, and hope that I can get clear direction or approval on what I have submitted. I believe that with what I have proposed, the integrity of the historical fabric is maintained, and that the energy requirements will be met. I also feel strongly that there should be a meeting in the near future with the energy code compliance officer of Montgomery County and both of us?

Best Regards,

Karl Voglmayr

Attachments

Maryland Department of Planning
Maryland Historical Trust

October 24, 2012

Karl A. Voglmayr
4955 Butterworth Place, NW
Washington, DC 20016

Re: NPS: Gymnasium, Montgomery County – Change/Alteration
Maryland Historical Trust Preservation Easement

Dear Mr. Voglmayr:

The Maryland Historical Trust (MHT) is in receipt of your application, dated September 19, 2012, requesting conceptual approval to rehabilitate the Gymnasium into 12 condominium units. The MHT Easement Committee (Committee) reviewed the application on September 25, 2012.

Based upon the review and recommendation of the Committee, I conceptually approve of the request to rehabilitate the Gymnasium into 12 condominium units conditioned upon the following:

1.) additional details on the existing wall construction and assessment of wall integrity as well as proposed stabilization and restoration plans must be submitted for staff review and approval prior to construction, including a comparative drawing of what exists vs. proposed, any proposed wall insulation, and changes to trim dimensions and profiles;
2.) the existing stucco's condition must be documented, any replacement stucco must match the existing in material, installation, texture, composition and tooling as based on the documentation;
3.) all roof slates, vents, and existing ventilation penetrations must be repaired, if replacement is requested documentation on the condition and why repair is not possible must be provided, specifications must be submitted for review and approval of any proposed roof ridge vent between existing ventilators prior to installation;
4.) construction level drawings for the proposed ADA ramp and door must be submitted for staff review and approval prior to construction;
5.) detailed specifications, drawings, and material selections for the lobby/ staircase restoration must be submitted for staff review and approval prior to construction including information on how salvaged original materials will be reinstalled (such as arched sashes, cornice, and balustrades);
6.) detailed mechanical plans must be submitted for staff review and approval prior to construction;
7.) all deteriorated historic features, such as but not limited to; ceiling, wood trim, window trim, etc. will be repaired rather than replaced; where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and other visual qualities and, where possible, materials; replacement of missing features will be substantiated by documentary and physical evidence;
8.) new trim should be proportional in size to the historic trim, but differentiated slightly in the detail of the trim; detailed comparative drawings of both the existing trim and proposed trim styles must be submitted to MHT staff for review and approval prior to installation;
9.) a conditions assessment of each window; include clear overall views of the interior and exterior of each window, including any associated trim is required; close-up photographs of any areas of deterioration, any specific parts of the window to be affected by the proposed work, and/or any other areas of particular concern, a plan of the structure, location and direction of view for each photograph submitted, the current

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

Historic Preservation Easement Program

(I) Checklist: Change/Alteration Proposal Application

This checklist is intended to be used by Maryland Historical Trust (MHT) Easement Property Owners and/or the Authorized Project Contact to ensure that their Change/Alteration Proposal Application contains at least the minimum documentation required for review as outlined below.
All applications must be submitted at least one week prior to the scheduled meeting date. The application review period (as specified by each Deed of Easement) will not commence until a complete application is received.

Return the checklist with the **Change/Alteration Proposal Application (and other information)** to:
Amy Skinner, Administrator, Historic Preservation Easement Program
Maryland Historical Trust, 100 Community Place, Crownsville, MD 21032
(410) 514-7632/askinner@mdp.state.md.us

Name of Easement Property:	National Park Seminary, Gymnasium		
Alternative Name:			
Address of Property:	2747 Linden Lane, Silver Spring, MD		
		County:	Montgomery
Maryland Inventory of Historic Places # (if known): (for more information visit http://mht.maryland.gov/research_survey.html)	National Park Seminary/Forest Glen (Gymnasium)		

DESCRIPTION OF WORK – Part II of the **Change/Alteration Proposal Application** should describe the proposed work in detail. Place a check the box for each feature that will be impacted in the proposed change or alteration. This will clarify for the Easement Committee which features should be considered during review of project.

Please check all that apply

SITE	☒ Main House/Building ☐ New Construction ☐ Other Structure _____	☐ Garage ☐ Outbuildings _____ ☐ Landscape/Pool/Grading	☐ Archeological Site ☒ Utility Work ☐ Other _____
EXTERIOR	☒ Windows/Frames/Sash ☒ Doors/Doorways ☒ Walls/Facades ☒ Roof	☒ Foundation ☒ Porches/Steps/Decks ☒ Gutters/Drainage ☐ Chimneys/Flues	☒ Vents/Grates/Grills ☒ Decorative Features/ Ornamentation ☐ Other Details _____
INTERIOR	☒ Walls/Ceilings ☒ Floors/Flooring ☒ Doors ☒ Windows	☒ Stairs/Staircase ☐ Fireplaces/Mantels ☒ Decorative Features/ Ornamentation/Other Details	☒ Kitchen ☒ Bathroom(s) ☒ Floor plan/Spatial Relationship ☒ Mechanical/Electric/Plumbing

Please check that you have included the following information as part of your complete application:

Required:	***As Necessary (Recommended):***
☒ Part I: Checklist	☒ Site Plan/Drawings/Plans (dated 5/2007)
☒ Part II: **Change/Alteration Project Proposal Application**	☐ Product Information/Specifications
☐ Printed Photographs & CD; properly labeled/identified	☐ Other _____

The Easement Property Owner and/or the Authorized Proposal Contact is encouraged to keep a duplicated copy of all application information sent to the MHT, including photos and plans, as the MHT staff may need to discuss the application with the applicant prior to submission to the Easement Committee.

Signature of Owner or Authorized Representative/Date: J. Kirk A. Nylander 9/17/12

Historic Preservation Easement Program
(II) Change/Alteration Proposal Application

Easement Property Information ***All applicable fields must be filled***

Name of Easement Property:	National Park Seminary/Forest Glen (Gymnasium), Montgomery County
Address of Property:	2727 Linden Lane, Silver Spring, Maryland 20910

Property Owner Information:

Name of Current Property Owner:	The Alexander Company, Inc. (David G. Vos)		
Address of Property Owner: (If different than property address)	145 E. Badger Road, Suite 200		
	Madison, WI 53713	Date of Purchase:	
Work/Home Telephone:	608-258-5580Dave Vos	Fax:	
Mobile Telephone:		Email:	dgv@alexandercompany.com

If application is completed by someone other than owner (only complete if applicable):

Name of Authorized Project Contact:	Karl A. Voglmayr		
Relationship to owner:	Future Owner--Currently "under-contract"		
Address of Authorized Project Contact:	4955 Butterworth Place, NW		
	Washington, DC 20016		
Daytime Telephone:	202-439-7701	Fax:	202-966-4226
Mobile Telephone:		Email:	karl@washingtonlandmark.com

Deed of Easement Information:

Does the Easement require review of changes and alterations to the:	☒Exterior ☒Interior	Does the easement include protection of archeological resources?	Yes ☐ No ☒
Current Use of Property:	☐Owner-Occupied Residence ☐Commercial ☐Government ☐Museum ☐Archeological Site ☐Landscape ☒Other Gymnasium		
Is the scope of work located inside the easement boundary?	Yes ☒ No ☐	Do you believe that the proposed work is permitted, with approval from the Trust, under the terms of the easement?	Yes ☒ No ☐
Are physical changes (i.e. construction, reconstruction, improvement, enlargement, painting /decorating, alteration, demolition, maintenance, repair, grading or excavation) to the easement property required as part of the proposed work?			Yes ☒ No ☐
If yes, will the physical change affect historic material (over 50 years old)?			Yes ☒ No ☐

* For a copy of the easement document, please contact Kathy Opferman (410) 514-7627/ kopferman@mdp.state.md.us

Project Funding Information:

Is this project being funded by any of the following sources? *Please check all that apply:*	☐ MHT Capital Grant (FY _____) ☐ MHT Loan ☐ MHAA Capital Grant (FY _____) ☒ Historic Tax Credits (☒ Residential/ ☐ Commercial) ☐ Bond Bill (Chapter _____/Year _____) ☐ Other State/Federal Funding _____ ☒ Other Funding (Private Funds)

HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairman

March 31, 2014

Karl A. Voglmayr
Washington Landmark
4955 Butterworth Place, NW
Washington, DC 20016

RE: National Park Seminary, Gymnasium, 2747 Linden Lane, Silver Spring

Dear Mr. Voglmayr:

Per our discussions and in conversations with your architect, I requested a detailed Scope of Work be provided to assist in determining which, if any, items require approval by the Historic Preservation Commission (Commission) through the Historic Area Work Permit (HAWP) review process.

I have reviewed the Scope of Work activities submitted by Morris Architects, in a letter dated March 7, 2014, for the above-referenced property, an Outstanding Resource in the National Park Seminary Historic District (#36/01).

In addition to Scope of Work activities listed in the letter, I have also reviewed the letters from the Maryland Historical Trust, which holds an easement on the National Park Seminary Historic District. The MHT letters state you have been given conditional approval for certain rehabilitation work at the Gymnasium. The aforementioned letters state the conditions listed must be met *before* work is undertaken at the subject property.

Consistent with Chapter 24A-7(g)(1) below, applicants must submit proof to the Commission that the organization that holds a deed of easement for the property has approved the action for which the applicant is seeking a permit.

> "The applicant for a permit has the burden of production and persuasion on all issues the Commission determines. If another historic preservation organization holds a deed of easement for the property in the application, the applicant must submit proof to the Commission that the organization conducted an exterior architectural review and approved the action for which the applicant is seeking a permit."

At this time, your approvals from the MHT are conditional only, pending their approval of the additional information requested.

I understand the time sensitive nature of your project and strongly encourage you to apply for a HAWP for the items listed below by April 2nd to ensure the timely consideration of your project at the Commission's April 23, 2014 meeting.

After full and fair consideration of the Scope of Work activities, I determined the following "Exterior Work Items" require a HAWP, which I conveyed to your architect over the phone the week of March 24, 2014:

- Item #2 - 3 and 13 – 25. (HAWP required).

The Commission considers "Exterior Work Items" #1 and 4 – 12 to be ordinary maintenance or the repair of exterior features that will have no material effect on the historic resource and therefore, consistent with section 24A-(6)(b), these items do **NOT** require a HAWP. You may proceed with these items after you have satisfied the conditions of approval required by MHT and secured any necessary permits.

The Commission does not review interior work. Therefore no Commission review is required to perform the "Interior Work Items", Scope of Work activities (Items #1 – 24). You may proceed with these items after you have satisfied the conditions of approval required by MHT and secured any necessary permits.

Should the Scope of Work change, please contact the MHT and Montgomery County Historic Preservation office immediately.

Also, please note many of the Scope of Work activities listed may qualify for the Montgomery County Historic Preservation Tax Credit. Please visit our website [http://montgomeryplanning.org/historic] for more information.

Sincerely yours,

Joshua Silver, Planner Coordinator
Historic Preservation Section

Cc: Amy Skinner, Easement Administrator, Maryland Historical Trust
Gail Lucas, Permitting Manager, Montgomery County Department of Permitting Services
Bill Morris, Morris Architects

Attachments

MORRIS ARCHITECTS
60 MARKET STREET, #204 GAITHERSBURG, MD 20878
TEL 301-527-1002 FAX 301-527-1003

March 7, 2014

Mr. Joshua Silver, Senior Planner
Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20910
Re: Gymnasium Project – National Park Seminary
Scope of Work Items

Dear Mr. Silver:

I wish to thank you for your diligence and direction to us in our efforts to preserve the Gymnasium at National Park Seminary. Following are lists of work scope items which are planned for this historic structure. We seek your assistance in determining which, if any, items will need to be approved through the Historic Work Area Permit process.

This first list of work scope items enumerates interior items only, for your record. It is our understanding that all items on this list, although requiring approval from the Maryland Historical Trust, do not require review and approval by your office. Where relevant, I include the Work Item number from the Detailed Description of Proposed Rehabilitation/Preservation Work which Karl Voglmayr sent to the Maryland Historical Trust for review and approval. All conditions required by the Maryland Historical Trust for these interior items or any other proposed interior work shall be met.

Interior Work Items

1. wood trusses supporting the roof (Work Item #12)
2. metal tension rods supporting interior balcony (Work Item #13)
3. interior steel columns and beams (Work Item #14)
4. pool at the first floor (Work Item #15)
5. gymnasium court at second floor (Work Item #16)
6. observation balcony at existing mezzanine level (Work Item #17)
7. solarium at second floor (Work Item #18)
8. interior stairs (Work Item #19)
9. interior doors (Work Item #20)
10. interior arches at pool room (Work Item #21)
11. gymnasium flooring (Work Item #22)
12. tile at pool (Work Item #23)
13. tin ceiling at first floor ceiling (Work Item #24)

14. acoustical tile ceiling (Work Item #25)
15. vinyl floor tile (Work Item #26)
16. interior plaster finish (Work Item #27)
17. interior wood trim (Work Item #28)
18. interior electrical system (Work Item #29)
19. interior wood ceiling attached to underside of main roof (Work Item #30)
20. interior HVAC system (Work Item #31)
21. interior plumbing systems (Work Item #32)
22. elevator for accessibility (Work Item #33) Note: exterior concrete walk is discussed in the exterior work items list which follows.
23. interior first floor framing (Work Item #42)
24. loft level spaces (Work Item #44)

This next list includes items pertaining to the building's exterior or the site. These items include maintenance and repair items, items replacing and replicating-in-kind original historic elements due to loss or extreme deterioration, and a few items which are new introductions into the pre-existing historic fabric of the building. Where relevant, I include the Work Item number from the Detailed Description of Proposed Rehabilitation/Preservation Work which Karl Voglmayr sent to the Maryland Historical Trust for review and approval. All conditions required by the Maryland Historical Trust for these exterior items or any other proposed exterior work shall be met.

<u>Exterior Work Items</u>

1. concrete stairs at western portico (Work Item #1)- repair work
2. pool mechanical room (Work Item #2)-roof will be replaced in exactly same location as existing, will have metal railing on top
3. areaway to mechanical room –areaway will be replaced by larger code-compliant areaway with handrails and guardrails
4. stone foundation wall (Work Item #3) –repair work
5. exterior pebble dash stucco (Work Item #4) –replication in kind
6. smooth stucco trim (Work Item #5) –replication in kind
7. stamped tin entablature (Work Item #6) –repair work and replication in kind where missing
8. roof slate at min roof (Work Item #7A) –replication in kind
9. two roof ventilators (Work Item #7B) –repair work and replication in kind where missing some metal
10. roof sheathing (Work Item #7C) replacement of board sheathing with plywood sheathing under slate roofing
11. roof rafters (Work Item #7D) –repair work and replacement where joists are rotten or missing under slate roofing
12. EPDM roofing (Work Item #8) – replacement of existing flat-flat membranes in same planes as existing

13. windows (Work Item #9) –repair work and replication in kind with double-glazed new windows where missing
14. west portico (Work Item #10) –repair work and replication in kind where metal entablature and wood ceiling is missing
15. south entrance door (Work Item #11) –replacement of door and awning with different door and awning design from existing; existing concrete walk replaced by accessible concrete walk to this entrance
16. accessibility (Work Item #33) – replacement of existing concrete walk with new concrete walk with acceptable slopes for accessibility; there are no railings required or proposed, this is not a "ramp"
17. exterior wall framing (Work Item #34) replacement in kind where existing wood studs and/or sheathing is rotten
18. roof over mechanical room (Work Item #35) –new door is proposed from Unit 107 to this new roof to be used as terrace (see also Item 2 on this list)
19. A/C condenser units on grade with proposed wood screening fence along north side of building (Work Item #36) –new
20. painted wood balustrades at east end of building around flat roof areas (Work Item #37) -replication in kind of elements documented in historic photographs (enclosed)
21. main entry door (Work Item #38) -replication in kind of elements documented in historic photographs
22. Linden Lane entry door (Work Item #39)-replacement of door in this location
23. Solarium roof framing (Work Item #40) –replication in kind of existing framing due to rot
24. Lightning rods (Work Item #43) –new
25. Exterior doors (Work Item #44) door previously proposed from Unit 207 to roof has been eliminated; door from Unit 101 to existing concrete patio replaces existing door in kind; door from Unit 105 to terrace is discussed in Item 18 on this list.

Please take note that all the conditions and additional review materials required by the Maryland Historical Trust in J. Rodney Little's letter to Karl Voglmayr dated February 7, 2014 shall be met. We shall provide you with a copy of all such additional review material for your use and record.

Please feel free to contact me for any additional information you may need.

Yours truly,

F. William Morris

Cc: Karl Voglmayr
file

Silver, Joshua

From: J. Karl Alexander Voglmayr <jkavoglmayr@earthlink.net>
Sent: Sunday, March 30, 2014 3:09 PM
To: Silver, Joshua
Cc: Amy Skinner
Subject: HAWP

Dear Josh,

I am dismayed with your decision to require us to file for a Historic Area Work Permit (HAWP) at the gymnasium at NPS (2747 Linden Lane). I beg you to re-consider, and offer the following:

• We came to you in late February, explaining that we needed approval for our building permit, and that the building construction financing ($2.8 million) is tethered to the permit, and that the funding cannot be accessed until the permit is received. You said you would work with us to get the permit, and that you understood the plight of the need to expedite (or deem un-neccessary) the WAMP. You were to create "something" that would protect you, and allow us to get the building permit.

• We filed with the permit office for the building permit in October of 2013, at that time, while accepting my $30,000+ permit application there was no mention of needing a HWAP.

• To my surprise, you were intimately aware of the work that we were doing at the gymnasium, stating that you personally were visiting the site regularly. Thus you are aware of the work that we are performing.

• I have interacted with the Maryland Historical Trust (MHT) multiple times. Providing complete descriptions of the work we are undertaking, providing window surveys, building scaled models, and re-issuing descriptions of work we are performing based on either photos or hidden conditions. We have provided MHT with pebble-dash, slate, and window samples. Specifically we are and will follow all needed future directives that MHT has requested.

• As requested on March 7th we provided a detailed list of the items that we were pursuing on the outside of the property. This list was requested so as you can could facilitate our need to obtain the HAWP, and so as you had greater detail to determine that a HAWP approval could be achieved with out a hearing. If at anytime this was not the case, why did you not say "There is to much information here and you will need to have a hearing"

• I have held two large open public forums at the National Park Seminary (attendance at these forums was robust, I presented to one hundred members of the community both times) At these forums, we explained the architectural plans, the renovation, and the sequence or schedule of events.

• According to your website: "A HAWP is required to change the exterior features of a historic site or a building located in a historic district, this includes: moving, relocating, demolishing or altering exterior materials, substantially altering the environmental setting, grading, excavation and construction" Accordingly, the building is not being moved or being relocated, the exterior materials are neither being demolished or altered (strict definition of altered: to change something), rather they are being replaced, they are not being changed, and there is no substantial altering of the environmental setting. I am stating and according to the above statement, a HAWP is not required.

• The fact is that you committed and made statements that have and will cost me funding ($18,000 a month in interest payments) and momentum (we should have the building permit by now and my subcontractors are waiting to start in on the building with permits in hand). I have personally come to your office in attempt to obtain a letter that you said "would get me going", the first time March 17th you said you were very busy and you would get to it by the end of the week. I waited until March 24th, and again you said you very busy and get to...when I pressed you to see if I could get it by Friday, you said you would get it to me by then. Finally, I had my assistant press the issue further this Friday. She came to your office as to pick-up the letter that you promised, and to by horror she was told by you: "I break promises all the time". We have spoken since then, and you are telling me to file for the HAWP by April 2nd, with the hearing sometime near the end of April and the receipt of the HAWP sometime there after....

• The entire NPS seminary is wanting me to get project completed and finished quickly. To have a two-three month un-neccessary delay due to an interpretation of a definition should be reconsidered, and I ask that you provide passage so as I can obtain the building permit expeditiously.

I await your re-consideration,

Karl Voglmayr

Karl A. Voglmayr
Washington Landmark
(O) 202-332-2700
(M) 202-439-7701

MDP
Maryland Department of Planning
Maryland Historical Trust

Sustainable Attainable

January 11, 2013

Karl Voglmayr
Washington Landmark
4955 Butterworth Place, NW
Washington, DC 20016

Re: NPS: Gymnasium, Montgomery County– Change/Alteration
Maryland Historical Trust Preservation Easement

Dear Mr. Voglmayr:

The Maryland Historical Trust (MHT) is in receipt of your information, dated December 13, 2012, providing a window condition survey and requesting to repair/replace windows.

Based upon the review of the window survey and in accordance with The Secretary of the Interior's *Standards for the Treatment of Historic Properties, General Preservation Standard 6,* I concur that some windows are "deteriorated beyond repair". You have staff level approval to: 1.) repair all tower windows (18 windows) and install interior storms to all tower windows; 2.) repair all half-round arch windows and install interior storm windows (20 windows); 3.) replace 2/2 windows (20 windows) with new 2/2 wood, true-divided light windows and screens; 4.) repair all solarium windows (17 windows) and install interior storms to solarium windows; 5.) replace 1/1 windows (31 windows) with new 1/1 wood, true-divided light windows and screens; 6.) replace 1/1 mezzanine casement windows (4 windows) with new 1/1, wood, true-divided windows and screens; and 7.) install new windows (currently missing) at the first floor entrance; conditioned upon the submission of repair methodology for the tower, half-round arch, and solarium windows, documentation showing the fenestration of the missing windows at the first floor entrance and specifications for the proposed new windows, section drawings comparing the existing windows to the proposed new windows (Kolbe and Kolbe), and installation specifications for all storm windows. Additionally, please be aware that all of the original dimensions of the glazed window openings must be preserved and maintained in any replacement window. No work may be undertaken until the above conditions are met and approved.

Should you have any questions regarding this letter, please contact Amy Skinner, Easement Administrator, at (410) 514-7632 or by email at askinner@mdp.state.md.us.

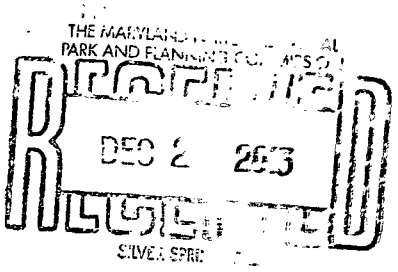
Sincerely,

Amy M.B. Skinner
Easement Administrator
Maryland Historical Trust

cc: Joshua Silver, M-NCPPC

MDP
Maryland Department of Planning
Maryland Historical Trust

Sustainable Attainable



December 20, 2013

Karl A. Voglmayr
4955 Butterworth Place, NW
Washington, DC 20016

Re: NPS: Gymnasium, Montgomery County – Change/Alteration
Maryland Historical Trust Preservation Easement

Dear Mr. Voglmayr:

The Maryland Historical Trust (MHT) is in receipt of your application, dated November 20, 2013, requesting conceptual approval to rehabilitate the Gymnasium at the National Park Seminary. The MHT Easement Committee (Committee) reviewed the application on December 12, 2013.

In September 2012, the Director conceptually approved a rehabilitation plan for the Gymnasium; including eleven conditions that needed to be met *before* work was undertaken (letter enclosed). No further work should have been undertaken without the Director's review and approval. Per the Deed of Easement, any work being undertaken without the Director's prior review and approval may result in a breach of Easement (Section G). As approvals are valid for a period of six months, the previous conceptual approval expired in February of 2013. There are no current approvals for the project, therefore; no work may be undertaken at this time.

Since last fall, the MHT has been in consultation with you regarding the submission of a tax credit application and finalized plans that follow the original (2012) scope of work. To date, no Tax Credit application has been received by this office. If you intend to apply to the Tax Credit program, please coordinate with Tax Credit staff, Renee Novak, as soon as possible. Please be aware that only work approved *prior* to construction is potentially eligible for the tax credit.

The September 2012 approval of the rehabilitation plan to create 12 apartments/condominiums out of the historically large-open gymnasium spaces was only achieved after significant design consultation between the MHT and the developer. As an easement property, any undertaking, such as the creation of new dwelling units in a historically open space, requires the retention of the historic character of the building. While this approval included significant compromises to the historic design, it was determined that the plans, if executed, would produce a final product that retained the important design features and a sense of openness in the individual units allowing the occupants to experience the historic "sense" of place. Any further changes that result in degrading of the physical and historical integrity of the gymnasium may represent a "totality" of change that would cause the project to be deniable.

Based upon the review and recommendation of the Committee, I deny the November 2013 application request to rehabilitate the Gymnasium the proposed design is too invasive and compromising to the integrity of the building and remaining historic fabric. The proposed work is inconsistent with The

Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular *General Rehabilitation Standards 2, 5,* and *6.*

Standard 2 states:

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 a property will be avoided.

Standard 5 states:

Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6 states:

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

In an effort to move the project forward, the Easement Committee provided the following comments on the November 2013 application:

- If the roof slates must be replaced, then they must be replaced to **exactly** match the size, configuration, scale, width, and color of the existing slate per *Standard #6;*
- vent units and existing ventilation penetrations must be repaired or replaced; if replacement is requested, documentation on the condition and why repair is not possible must be provided, and specifications must be submitted for review and approval of replacement ventilators prior to installation;
- detailed drawings, sections and material selections for the roof reconstruction, specifically how the roof and wall plane intersect and the reveal of details such as cornice affect the rough dimensions of the roof must be submitted for review and approval prior to construction;
- if the solarium windows (17 windows) must be replaced, documentation on the condition and why repair is not possible must be provided, specifications must be submitted for review and approval of any replacement windows prior to installation, any replacement windows must be wood, true divided light;
- structural columns may not be removed, relocated, or replaced, interior spaces must be redesigned in order to preserve all the columns in place;
- the existing tin ceiling must be retained, repaired, and preserved *in place* throughout the interior (not just in the corridor spaces), if portions are deteriorated beyond repair, documentation is requested on the condition, why repair is not possible, and the location of repaired tiles vs.

replacement on an annotated ceiling plan, replacement tin tiles must match the existing in-kind and specifications must be submitted for review and approval prior to installation;

- all wood trim must be preserved where possible per *Standard #6*, if replacement is requested a survey of existing wood trim identifying repair vs. replacement must be provided, if wood trim must be replaced, then it must match the existing in-kind (size, profile, scale, width, species of wood, and finish);
- the wood ceiling must be retained and repaired, if replacement is requested documentation on the condition and why repair is not possible must be provided, specifications must be submitted for review and approval of a replacement wood ceiling, that must match the existing in-kind (size, configuration, scale, width, species of wood, and finish);
- detailed drawings and material selection for the new exterior fence ("painted wood screening" proposed to conceal the mechanical equipment) must be submitted for review and approval prior to installation;
- the existing parapet walls in the solarium must be repaired or replaced in-kind to exactly match the existing per *Standard #6*, however, if you can provide sufficient historic evidence to support the presence of wood balustrades we would consider proposed alteration;
- specifications on any proposed new doors or plans noting the proposed relocation of existing doors must be submitted for review and approval prior to installation;
- the proposed entry canopy off of Linden Lane must be simplified visually and blend with the historic elevation;
- historic evidence to support the presence of new skylights in the solarium roof must be provided in order to be considered;
- the main hipped roof is a highly visible and significant architectural feature, new roof penetrations are not an approvable alteration as the visible change alters the character of both the exterior and interior spaces;
- additional details on the *existing* floor plane and structure, and *proposed* floor plane and structure, including, section drawings of the junction between the proposed new concrete pad to the existing foundation, sill, and stud wall, need to be submitted for review and approval prior to construction;
- a detailed drawing showing the design of the proposed new lightning rods must be submitted for review and approval prior to installation; and
- the addition of a fourth level loft further reduces the historic volume and is incompatible with the *Standards,* the original design (from 2012) shows the maximum intervention permissible in the interior spaces.

In any future submission or application please provide a set of comprehensive construction drawings as those provided with the November 2013 submission were unclear. Existing conditions are important to document and impact our review of proposed alterations. Specifically, it was difficult to confirm that the existing mezzanine stair is retained in the new plans.

Upon request the September 2012 conceptual approval can be extended for a period of six months. Please realize that the conditions of the original September letter (enclosed) will need to be fulfilled by providing

us with construction level drawings and specifications as soon as possible and prior to any further work being undertaken.

Should you have any questions regarding this letter or the Easement program, please contact Amy Skinner, Easement Administrator, at (410) 514-7632 or by email at askinner@mdp.state.md.us

Sincerely,

J. Rodney Little
Director
Maryland Historical Trust

JRL/AMS

cc: Bill Morris, Architect
Joshua Silver, M-NCPPC
Renee Novak, MHT

MDP
Maryland Department of Planning
Maryland Historical Trust

Sustainable Attainable

February 7, 2014

Karl A. Voglmayr
4955 Butterworth Place, NW
Washington, DC 20016

Re: NPS: Gymnasium, Montgomery County – Change/Alteration
Maryland Historical Trust Preservation Easement

Dear Mr. Voglmayr:

The Maryland Historical Trust (MHT) is in receipt of your application, dated January 13, 2014, requesting approval of the request to rehabilitate the gymnasium. The MHT Easement Committee (Committee) reviewed the application on January 28, 2014.

Based upon the review and recommendation of the Committee, I conceptually approve of the request to rehabilitate the gymnasium per the January 13, 2014 proposed work items. Final approval will be given after final construction drawings and detailed specifications are available for review. This work is consistent with The Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular *General Rehabilitation Standards 2, 3, 6, 9* and *10.*

As identified in two earlier letters (October 24, 2012 and December 20, 2013) the following conditions should be met *before* work is undertaken and included in the final construction drawings:

- If the roof slates must be replaced, then they must be replaced to **exactly** match the size, configuration, scale, width, and color of the existing slate per *Standard #6;*
- existing vents and existing ventilation penetrations must be repaired or replaced; if replacement is requested, documentation on the condition and why repair is not possible must be provided, and specifications must be submitted for review and approval of replacement ventilators prior to installation;
- detailed drawings, sections and material selections for the roof reconstruction, specifically how the roof and wall plane intersect and the reveal of details such as cornice affecting the rough dimensions of the roof must be submitted for review and approval prior to construction;
- if the solarium windows (17 windows) must be replaced, documentation on the condition and why repair is not possible must be provided, specifications must be submitted for review and approval of any replacement windows prior to installation;

- structural columns may not be removed, relocated, or replaced *except for the removal of one column in order to install the interior elevator shaft*, interior spaces must be redesigned in order to preserve all the columns in place;
- the existing tin ceiling must be retained, repaired, and preserved *in place* throughout the interior (not just in the corridor spaces), if portions are deteriorated beyond repair, documentation is requested on the condition, why repair is not possible, and the location of repaired tiles vs. replacement on an annotated ceiling plan, replacement tin tiles must match the existing in-kind and specifications must be submitted for review and approval prior to installation;
- all wood trim must be preserved where possible per *Standard #6*, if replacement is requested a survey of existing wood trim styles identifying repair vs. replacement must be provided, if wood trim must be replaced, then it must match the existing in-kind (size, profile, scale, width, species of wood, and finish);
- the wood ceiling must be retained and repaired, if replacement is requested documentation on the condition and why repair is not possible must be provided, specifications must be submitted for review and approval of a replacement wood ceiling, that must match the existing in-kind (size, configuration, scale, width, species of wood, and finish);
- detailed drawings and material selection for the new exterior fence ("painted wood screening" proposed to conceal the mechanical equipment) must be submitted for review and approval prior to installation;
- construction level drawings for the proposed ADA ramp and door must be submitted for staff review and approval prior to construction;
- the existing parapet walls in the solarium must be repaired, be replaced in-kind to exactly match the existing, or may be reconstructed as a wood balustrade consistent with the provided historic documentation;
- specifications on any proposed new doors or plans noting the proposed relocation of existing doors must be submitted for review and approval prior to installation;
- additional details on the *existing* floor plane and structure, and *proposed* floor plane and structure, including, section drawings of the junction between the proposed new concrete pad to the existing foundation, sill, and stud wall, need to be submitted for review and approval prior to construction;
- a detailed drawing showing the design of the proposed new lightning rods must be submitted for review and approval prior to installation;
- additional details on the existing wall construction and assessment of wall integrity as well as proposed stabilization and restoration plans must be submitted for staff review and approval prior to construction, including a comparative drawing of what exists vs. proposed, any proposed wall insulation, and changes to trim dimensions and profiles; and
- detailed mechanical plans must be submitted for staff review and approval prior to construction.

It was determined that the addition of a fourth level loft as detailed in the January 13, 2014 submission, recessed from the stair and main living space and using a low profile glass

wall/railing system in order to protect the visual massing of the space will be permissible. Details on the glass wall/ railings must be provided in a future submission and shown on the final construction drawings.

Conceptual approval is valid for a period of six months from the date of this letter; no active work should be undertaken until you receive final approval. Should you require additional time to complete the project, make any changes to the scope of work as approved, or have any questions regarding this letter, please contact Amy Skinner, Easement Administrator, at (410) 514-7632 or by email at amy.skinner@maryland.gov.

Sincerely,

J. Rodney Little
Director
Maryland Historical Trust

JRL/AMS

cc: Bill Morris, Architect
Joshua Silver, M-NCPPC
Renee Novak, MHT

MORRIS ARCHITECTS
60 MARKET STREET, #204 GAITHERSBURG, MD 20878
TEL 301-527-1002 FAX 301-527-1003

March 7, 2014

Mr. Joshua Silver, Senior Planner
Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20910
Re: Gymnasium Project – National Park Seminary
Scope of Work Items

Dear Mr. Silver:

I wish to thank you for your diligence and direction to us in our efforts to preserve the Gymnasium at National Park Seminary. Following are lists of work scope items which are planned for this historic structure. We seek your assistance in determining which, if any, items will need to be approved through the Historic Work Area Permit process.

This first list of work scope items enumerates interior items only, for your record. It is our understanding that all items on this list, although requiring approval from the Maryland Historical Trust, do not require review and approval by your office. Where relevant, I include the Work Item number from the Detailed Description of Proposed Rehabilitation/Preservation Work which Karl Voglmayr sent to the Maryland Historical Trust for review and approval. All conditions required by the Maryland Historical Trust for these interior items or any other proposed interior work shall be met.

Interior Work Items

1. wood trusses supporting the roof (Work Item #12)
2. metal tension rods supporting interior balcony (Work Item #13)
3. interior steel columns and beams (Work Item #14)
4. pool at the first floor (Work Item #15)
5. gymnasium court at second floor (Work Item #16)
6. observation balcony at existing mezzanine level (Work Item #17)
7. solarium at second floor (Work Item #18)
8. interior stairs (Work Item #19)
9. interior doors (Work Item #20)
10. interior arches at pool room (Work Item #21)
11. gymnasium flooring (Work Item #22)
12. tile at pool (Work Item #23)
13. tin ceiling at first floor ceiling (Work Item #24)

MORRIS ARCHITECTS
90 MARKET STREET, #504 GAITHERSBURG, MD 20878
TEL 301-253-1003 FAX 301-253-1003

March 7, 2014

Mr. Joshua Silver, Senior Planner
Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Gymnasium Project – National Park Seminary
scope of work items

Dear Mr. Silver:

I wish to thank you for your diligence and direction to us in our efforts to preserve the Gymnasium at National Park Seminary. Following are lists of work scope items which are planned for this historic structure. We seek your assistance in determining which, if any, items will need to be approved through the Historic Work Area Permit process.

This first list of work scope items enumerates interior items only, for your record. It is our understanding that all items on this list, although requiring approval from the Montgomery Historical Trust, do not require review and approval by your office. Where relevant, I include the Work Item number from the Detailed Description of Proposed Rehabilitation/Preservation Work which you previously sent to the Montgomery Historical Trust for review and approval. All conditions required by the Montgomery Historical Trust for these interior items or any other proposed interior work shall be met.

Interior Work Items

1. wood trusses supporting the roof (Work Item #15)
2. metal tension rods supporting interior balcony (Work Item #13)
3. interior steel columns and beams (Work Item #14)
4. pool at the first floor (Work Item #12)
5. gymnasium court at second floor (Work Item #19)
6. observation balcony at existing mezzanine level (Work Item #11)
7. solarium at second floor (Work Item #18)
8. interior stairs (Work Item #17)
9. interior doors (Work Item #20)
10. interior arches at pool room (Work Item #21)
11. gymnasium flooring (Work Item #22)
12. lite at pool (Work Item #23)
13. tin ceiling at first floor ceiling (Work Item #24)

14. acoustical tile ceiling (Work Item #25)
15. vinyl floor tile (Work Item #26)
16. interior plaster finish (Work Item #27)
17. interior wood trim (Work Item #28)
18. interior electrical system (Work Item #29)
19. interior wood ceiling attached to underside of main roof (Work Item #30)
20. interior HVAC system (Work Item #31)
21. interior plumbing systems (Work Item #32)
22. elevator for accessibility (Work Item #33) Note: exterior concrete walk is discussed in the exterior work items list which follows.
23. interior first floor framing (Work Item #42)
24. loft level spaces (Work Item #44)

This next list includes items pertaining to the building's exterior or the site. These items include maintenance and repair items, items replacing and replicating-in-kind original historic elements due to loss or extreme deterioration, and a few items which are new introductions into the pre-existing historic fabric of the building. Where relevant, I include the Work Item number from the Detailed Description of Proposed Rehabilitation/Preservation Work which Karl Voglmayr sent to the Maryland Historical Trust for review and approval. All conditions required by the Maryland Historical Trust for these exterior items or any other proposed exterior work shall be met.

Exterior Work Items

N 1. concrete stairs at western portico (Work Item #1)- repair work
Y (2). pool mechanical room (Work Item #2)-roof will be replaced in exactly same location as existing, will have metal railing on top
Y (3). areaway to mechanical room –areaway will be replaced by larger code-compliant areaway with handrails and guardrails
N 4. stone foundation wall (Work Item #3) –repair work
N 5. exterior pebble dash stucco (Work Item #4) –replication in kind
N 6. smooth stucco trim (Work Item #5) –replication in kind
N 7. stamped tin entablature (Work Item #6) –repair work and replication in kind where missing
N 8. roof slate at min roof (Work Item #7A) –replication in kind
N 9. two roof ventilators (Work Item #7B) –repair work and replication in kind where missing some metal
N 10. roof sheathing (Work Item #7C) replacement of board sheathing with plywood sheathing under slate roofing
N 11. roof rafters (Work Item #7D) –repair work and replacement where joists are rotten or missing under slate roofing
N 12. EPDM roofing (Work Item #8) – replacement of existing flat-flat membranes in same planes as existing

14. acoustical tile ceiling (Work Item #32)
15. vinyl floor tile (Work Item #36)
~~16. interior plaster finish (Work Item #37)~~
17. interior wood trim (Work Item #38)
18. interior electrical system (Work Item #39)
19. interior wood ceiling attached to underside of main roof (Work Item #30)
20. interior HVAC system (Work Item #31)
21. interior plumbing systems (Work Item #35)
22. elevator for accessibility (Work Item #33) Note: exterior concrete walk is discussed in the exterior work items list which follows.
23. interior first floor framing (Work Item #42)
24. loft level spaces (Work Item #44)

This next list includes items pertaining to the building's exterior or the site. These items include maintenance and repair items, items replacing and replicating-in-kind original historic elements due to loss or extreme deterioration, and a few items which are new introductions into the pre-existing historic fabric of the building. Where relevant, I include the Work Item number from the Detailed Description of Proposed Reparation\Preservation Work which Kari Voglmayr sent to the Maryland Historical Trust for review and approval. All conditions tendered by the Maryland Historical Trust for these exterior items or any other proposed exterior work shall be met.

Exterior Work Items:

1. concrete stairs at western portico (Work Item #1)- repair work
2. rear mechanical room (Work Item #5)-roof will be replaced in exactly same location as existing, will have metal railing on top
3. stairway to mechanical room –stairway will be replaced by larger code-compliant stairway with handrails and guardrails
4. stone foundation wall (Work Item #3) –repair work
5. exterior beaded dash stucco (Work Item #4) –replication in kind
6. smooth stucco trim (Work Item #2) –replication in kind
7. standard fin entablature (Work Item #6) –repair work and replication in kind where missing
8. roof slate at rear roof (Work Item #17) –replication in kind
9. two roof ventilators (Work Item #18) –repair work and replication in kind where missing some metal
10. roof sheeting (Work Item #27) replacement of board sheathing with plywood sheathing under slate roofing
11. roof rafters (Work Item #26) –repair work and replacement where joists are rotten or missing under slate roofing
12. EPDM roofing (Work Item #8) – replacement of existing flat-flat membranes in same places as existing

13. windows (Work Item #9) –repair work and replication in kind with double-glazed new windows where missing
14. west portico (Work Item #10) –repair work and replication in kind where metal entablature and wood ceiling is missing
15. south entrance door (Work Item #11) –replacement of door and awning with different door and awning design from existing; existing concrete walk replaced by accessible concrete walk to this entrance
16. accessibility (Work Item #33) – replacement of existing concrete walk with new concrete walk with acceptable slopes for accessibility; there are no railings required or proposed, this is not a "ramp" IS GRADING REQUIRED?
17. exterior wall framing (Work Item #34) replacement in kind where existing wood studs and/or sheathing is rotten– DEMOING/REBUILDING PROPER RECONSTRUCTION DOING
18. roof over mechanical room (Work Item #35) –new door is proposed from Unit 107 to this new roof to be used as terrace (see also Item 2 on this list)
19. A/C condenser units on grade with proposed wood screening fence along north side of building (Work Item #36) –new
20. painted wood balustrades at east end of building around flat roof areas (Work Item #37) -replication in kind of elements documented in historic photographs (enclosed) PREVIOUS REMARK WANT TO ENSURE WORK IS CONSISTENT W/ REVISED DRAWING
21. main entry door (Work Item #38) -replication in kind of elements documented in historic photographs
22. Linden Lane entry door (Work Item #39)-replacement of door in this location
23. Solarium roof framing (Work Item #40) –replication in kind of existing framing due to rot UNTIL WE SEE IT, WE NEED THIS
24. Lightning rods (Work Item #43) –new SHOW US
25. Exterior doors (Work Item #45) door previously proposed from Unit 207 to roof has been eliminated; door from Unit 101 to existing concrete patio replaces existing door in kind; door from Unit 105 to terrace is discussed in Item 18 on this list.

Please take note that all the conditions and additional review materials required by the Maryland Historical Trust in J. Rodney Little's letter to Karl Voglmayr dated February 7, 2014 shall be met. We shall provide you with a copy of all such additional review material for your use and record.

Please feel free to contact me for any additional information you may need.

Yours truly,

Bill Morris

F. William Morris

Cc: Karl Voglmayr
file

cc: Karl Vogelweyr
file

E. William Morris

Yours truly,

Please feel free to contact me for any additional information you may need.

Please take note that all the conditions and additional review materials rendered by the Maryland Historical Trust in L. Rodney Little's letter to Karl Vogelweyr dated February 7, 2014 shall be met. We shall provide you with a copy of all such additional review material for your use and record.

Please see attached sheet for additional comments.

Detailed Description of Proposed Rehabilitation/Preservation Work

(Include all construction, reconstruction, improvement, enlargement, painting and decorating, alteration, demolition, maintenance or repair, and excavation)

Work Item # 1 UNCHANGED

Architectural/Landscape feature: Site - the Concrete Stairs	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: 1924	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** 1A **Drawing no.** C1
The Western Portico is flanked on three sides by concrete stairs that provide access to the gymnasium's main entry from surrounding walkways and landscaping. The stairs are not covered by the portico roof structure. The concrete stairs are in fair condition. (unchanged)	The concrete stairs leading to the western portico shall remain in place and be repaired as necessary. The original programmatic function of the stairs shall continue to link the main entry with walkways and landsacping to the north and the south. (unchanged)

Work Item # 2 UNCHANGED

Architectural/Landscape feature: Site - Pool Mechanical Room	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: 1919	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** 2A/2B **Drawing no.** C1, A-1
A Basement Room that housed equipment for the pool is nessted at the northeast corner of the gymnasium building. The room is in fair condition	*Existing mechanical equipment shall be removed. The interior of the mechanical room shall be insulated, and the existing concrete slab ceiling shall be replaced by wood frame roof and roof membrane. A new door, new stair meeting code requirements and new metal guard rail shall be constructed. The room shall house electric meters for the gymnasium building. The existing brick walls shall be repaired as necessary.

Work Item # 3 UNCHANGED

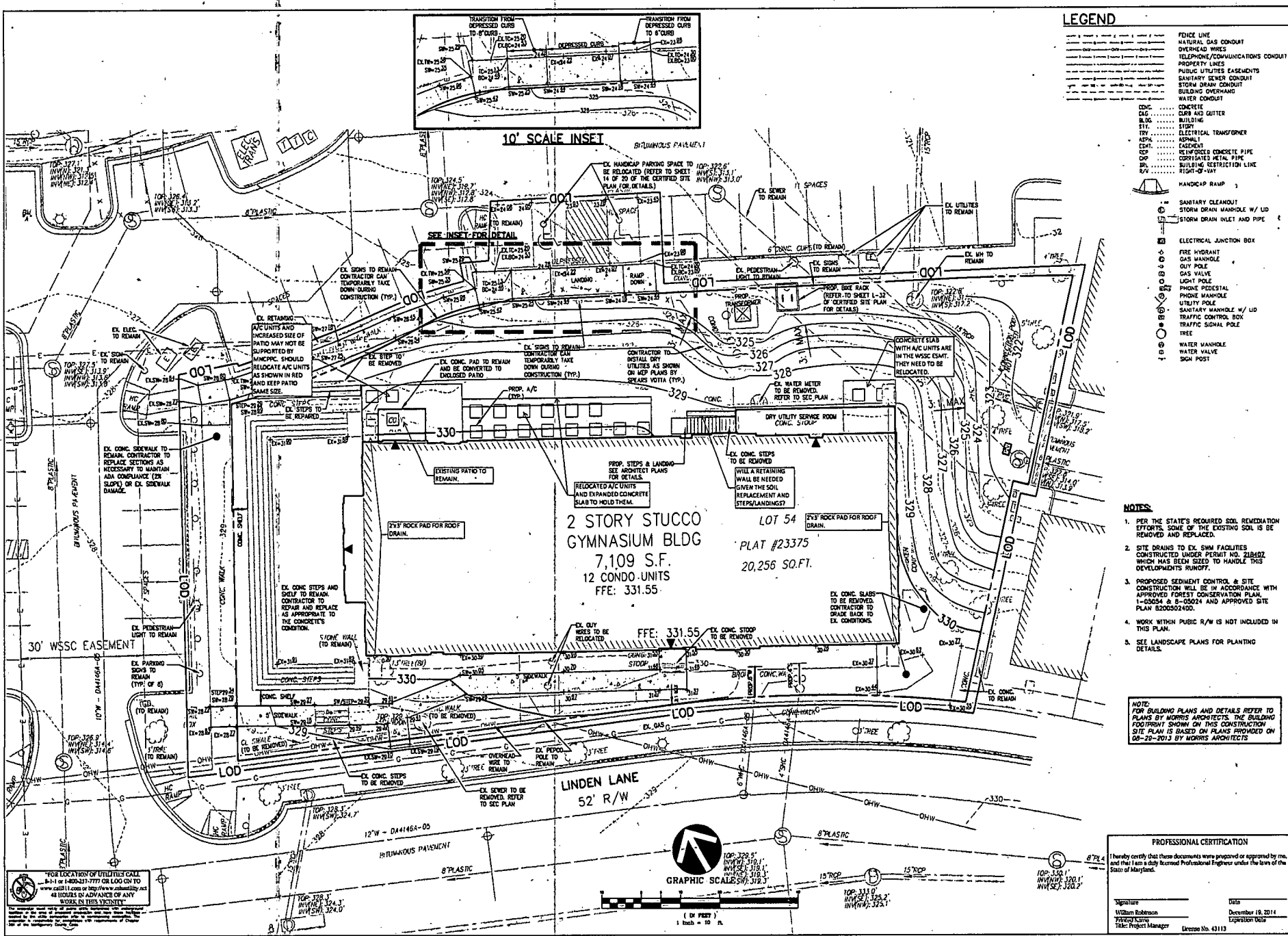
Architectural/Landscape feature: Exterior Masonry:Stone and Brick Foundation Painted or Bare	**Describe, in detail, the proposed work and impact on existing feature:**	
Approximate date of feature: 1907-1924	***Be sure to include details and specifications on proposed products***	
Describe existing feature and its condition:	**Photo no.** 3A-B-C	**Drawing no.**
The Foundation is primarily rubble stone in good condition. At the western addition, the foundation is bare, red brick and good condition. To the south, the stone foundation is mainly concealed with-in the earth. To the north, the stone foundation is exposed and some is painted a shade of white. (unchanged)	Stone masonry shall be cleaned and restored in compliance with attached specification #04-500 "Masonry Restoration and Cleaning". Note: repointing mortar shall match color, texture, strength, joint width and joint profile of the existing masonry. A sample shall be reviewed by architect prior to authorization to proceed. Painted Stone shall be repainted. Bare stone shall remain bare. (unchanged)	

Work Item # 4 UNCHANGED

Architectural/Landscape feature: Exterior: Pebble Dash Stucco on wood frame.	**Describe, in detail, the proposed work and impact on existing feature:**	
Approximate date of feature: 1907-1924	***Be sure to include details and specifications on proposed products***	
Describe existing feature and its condition:	**Photo no.** 4A-4B	**Drawing no. A5.1-A5.2**
(unchanged)	(unchanged)	

Much of the gymnasium's façade is covered in painted, pebble-dash stucco. Depending on the amount of water infiltration, the condition of the stucco ranges from poor to unsalvavagable. (unchanged)	Due to the detrioration of the structural substrate, all stucco must be removed and replaced in kind. Pebble dash stucco shall be coordinated with the main building, and be historically determined from the colors found during the pebble dash removal. (unchanged)

* *Please print this page again to include as many work items as necessary.*



LEGEND

- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- BUILDING OVERHANG
- WATER CONDUIT
- CONC. ..... CONCRETE
- C&G ..... CURB AND GUTTER
- BLDG. ..... BUILDING
- STY. ..... STORY
- TRF ..... ELECTRICAL TRANSFORMER
- ASPH. ..... ASPHALT
- ESMT. ..... EASEMENT
- RCP ..... REINFORCED CONCRETE PIPE
- CMP ..... CORRUGATED METAL PIPE
- BRL ..... BUILDING RESTRICTION LINE
- R/W ..... RIGHT-OF-WAY
- HANDICAP RAMP
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE W/ LID
- STORM DRAIN INLET AND PIPE
- ELECTRICAL JUNCTION BOX
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE W/ LID
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- WATER MANHOLE
- WATER VALVE
- SIGN POST

NOTES:

1. PER THE STATE'S REQUIRED SOIL REMEDIATION EFFORTS, SOME OF THE EXISTING SOIL IS BE REMOVED AND REPLACED.
2. SITE DRAINS TO EX. SWM FACILITIES CONSTRUCTED UNDER PERMIT NO. 218407 WHICH HAS BEEN SIZED TO HANDLE THIS DEVELOPMENTS RUNOFF.
3. PROPOSED SEDIMENT CONTROL & SITE CONSTRUCTION WILL BE IN ACCORDANCE WITH APPROVED FOREST CONSERVATION PLAN, 1-05054 & 8-05024 AND APPROVED SITE PLAN 820050240D.
4. WORK WITHIN PUBIC R/W IS NOT INCLUDED IN THIS PLAN.
5. SEE LANDSCAPE PLANS FOR PLANTING DETAILS.

NOTE: FOR BUILDING PLANS AND DETAILS REFER TO PLANS BY MORRIS ARCHITECTS. THE BUILDING FOOTPRINT SHOWN ON THIS CONSTRUCTION SITE PLAN IS BASED ON PLANS PROVIDED ON 09-20-2013 BY MORRIS ARCHITECTS

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.mbutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The contractor must notify all public utility companies and the appropriate municipal authorities at least 48 hours before excavating in the area of construction. It shall be the contractor's responsibility to coordinate the construction activities in accordance with the requirements of Chapter 36A of the Montgomery County Code.

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

Signature _____ Date December 19, 2014

Printed Name: William Robinson
Title: Project Manager
License No. 43113
Expiration Date

VIKA MARYLAND, LLC
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
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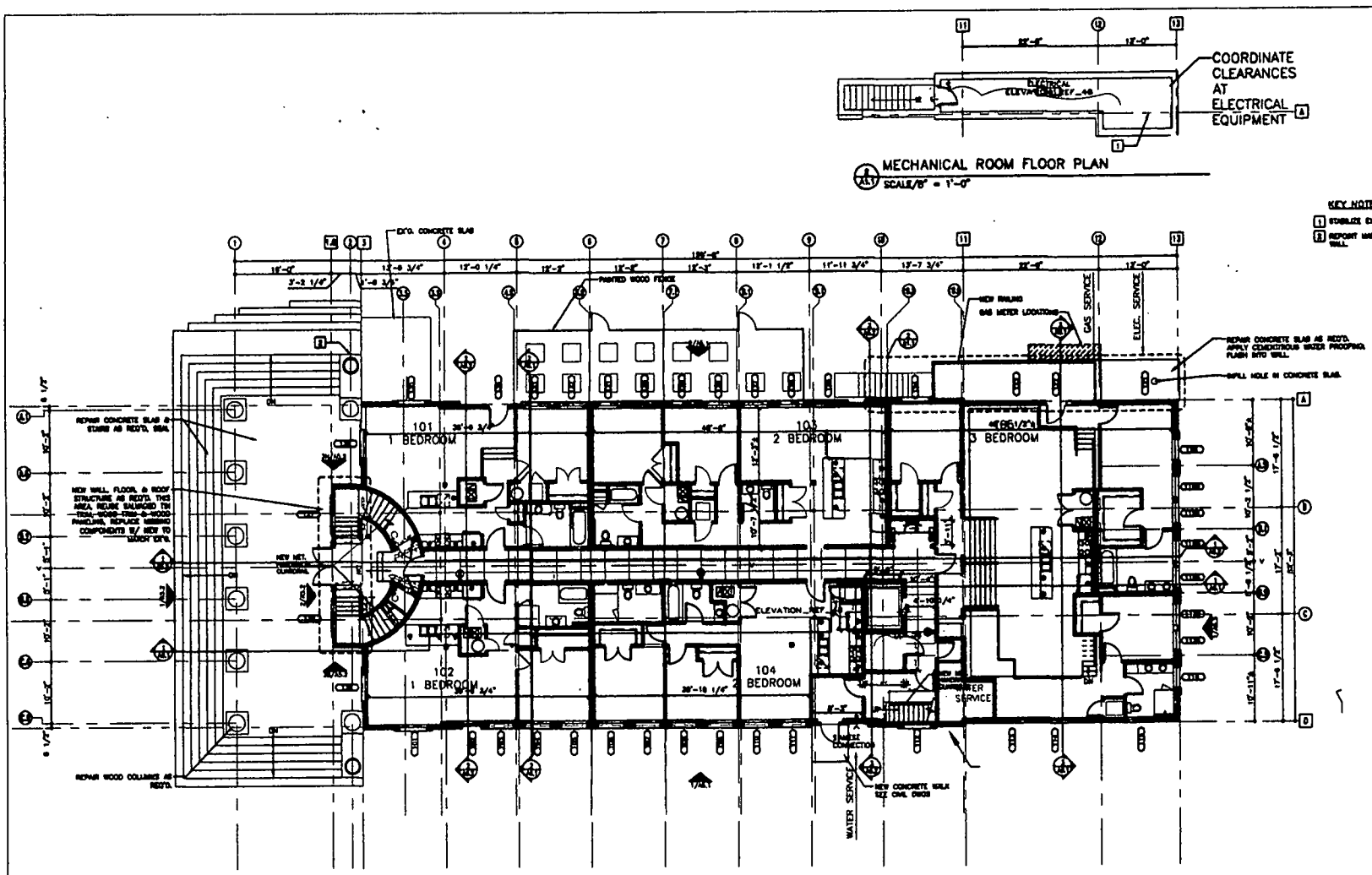
NATIONAL PARK SEMINARY GYMNASIUM

LOT 54 BLOCK A
FOREST GLEN PARK
13TH ELECTION DISTRICT, SILVER SPRING
MONTGOMERY COUNTY, MARYLAND

CONSTRUCTION SITE PLAN

VIKA REVISIONS

DATE: November 2013
DES. WDR | DWN. TG
SCALE: 1"=10'
PROJECT/FILE NO. VM12082
SHEET NO. C-3



GENERAL NOTES:

A. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G0.1

B. FOR WALL TYPE DESCRIPTIONS SEE PARTITION SCHEDULE ON SHEET A0.1. WALL TYPES INDICATED ON THIS SHEET TO BE FRAMED PRIOR TO UNIT PARTITIONS. FOR WALL TYPES WITHIN UNITS, REFER TO SHEETS A4.1-A4.14.

C. FOR INTERIOR FINISHES SEE FINISH SCHEDULE AND FINISH LEGEND ON SHEET A11.1

D. FOR DOOR TYPE DESCRIPTIONS SEE DOOR AND HARDWARE SCHEDULE ON SHEETS A11.2 TO A11.__

E. PROVIDE NEW VALVE PANEL DOORS AS INDICATED ON DOOR SCHEDULE. FIELD VERIFY DIMENSIONS OF EXISTING OPENINGS.

F. REFER TO DEMOLITION PLANS FOR EXISTING CONDITIONS AND ADDITIONAL INFORMATION.

G. FOR COMPLETE UNIT LAYOUT AND DIMENSIONING SEE 1/4" SCALE UNIT PLANS.

H. EXISTING FLOOR OPENINGS ARE TO BE INFILLED, UNLESS NOTED OTHERWISE. SEE STRUCTURAL PLANS FOR DETAILS.

I. REPAIR AREAS WHERE FIXTURES HAVE BEEN REMOVED OR OTHERWISE DETERIORATED. PATCHED AND REPAIRED SHALL VISUALLY MATCH EXISTING ADJACENT MATERIALS OF SAME KIND.

J. EXISTING WORK IN PLACE THAT IS DISTURBED DUE TO NEW WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION AFTER THE NEW WORK IS IN PLACE.

K. UNSOUND PLASTER WALLS, CEILINGS, COLUMNS, ETC. ARE TO BE REPAIRED TO A SOUND STATE WITH PLASTERED STUDS, DRYWALL AND FINISH. EXISTING SOUND PLASTER SURFACES ARE TO BE REPAIRED OR NEW GYPSUM BOARD LAMINATED TO THE EXISTING SURFACE. SURFACE SHALL BE PREPARED TO ACCEPT NEW FINISH.

L. EXISTING ELECTRICAL DEVICE BOXES AND PANELS IN EXISTING PLASTER SURFACE, WHICH ARE NOT TO RECEIVE NEW LAMINATED GYP. BOARD, ARE TO BE FILLED AND FINISHED FLUSH WITH EXISTING SURFACE.

M. PATCH AND REPAIR EXISTING WALLS, CEILINGS, FLOORS, AND COLUMNS WHERE WALLS WERE REMOVED DURING DEMOLITION. PATCH AND REPAIR EXISTING WOOD BASE, WHERE WALLS WERE REMOVED DURING DEMOLITION, WITH MATCHING SALVAGED TRIM OR NEW BASE TO MATCH EXISTING.

N. LEVEL FLOOR AREAS AS NOTED WITH CEMENTITIOUS UNDERLAYMENT (MAX THICKNESS OF 1 1/2"). FEATHER TO LEVEL OF ADJACENT AREA TO ACHIEVE SMOOTH FINISH. REFER TO SPECIFICATION SECTION _____

O. THE EXTENT OF THE ELECTRICAL WORK SHOWN ON THIS PLAN IS TO ESTABLISH DESIRED LOCATIONS OF FIXTURES. IT IS NOT TO BE CONSTRUED AS A COMPREHENSIVE PLAN OF ALL FIXTURES AND DEVICES REQUIRED BY THE SPECIFICATIONS AND CODES. THE ELECTRICAL CONTRACTOR MAINTAINS RESPONSIBILITY FOR QUANTITIES AND LOCATIONS OF ALL FIXTURES AND DEVICES, INCLUDING LIFE SAFETY AND FIRE ALARM/DETECTION SYSTEMS AS REQUIRED BY STATE, LOCAL, AND FEDERAL AUTHORITIES.

P. REFER TO ELEVATIONS FOR EXTERIOR UPLIGHTING, SPECIALTY LIGHTING AND WALL MOUNTED FIXTURES.

Q. REPAIR ORIGINAL METAL CROWN MOULDINGS. SEE 1/4" SCALE UNIT PLANS FOR EXACT LOCATIONS.

R. REMOVE EXISTING TRIM OR WALLS TO REMAIN AS NECESSARY FOR INSTALLATION OF NEW CABINETRY, BATH FIXTURES, STUD WALLS, ETC.

S. REPAIR AND/OR REPLACE WINDOW SASHES, REPLACED SASHES SHALL REPLICATE THE EXISTING SASH. REFERENCE WINDOW SCHEDULE.

T. FILL ALL FLOOR PENETRATIONS FROM PIPING OR CONDUITS.

U. ALL EXPOSED STRUCTURAL STEEL TO RECEIVE INTUMESCENT PAINT TO ACHIEVE 1-HOUR FIRE RATED PROTECTION. SUCH ITEMS INCLUDE, BUT ARE NOT LIMITED TO, EXISTING STEEL COLUMNS, STEEL SUPPORT RODS FROM ROOF TRUSSES, ALL EXPOSED METAL COMPONENTS OF ROOF TRUSSES, ETC. STEEL COMPONENTS ENCLOSED WITHIN FINISHED AND GYPSUM BOARD NEED NOT RECEIVE INTUMESCENT PAINT.

V. NEW ROOF DRAIN LOCATIONS TO BE APPROVED BY ARCHITECT AND COORDINATED WITH PLUMBING CONTRACTOR. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER.

W. REFINISH EXISTING DOOR FRAMES, CASING, BASE TRIM, PICTURE MOLDING, TRANSOM FRAMES, AND DOORS TO REMAIN AS REQUIRED.

DIMENSION NOTES:

A. WALL THICKNESS IS 3 5/8" TYPICAL UNLESS OTHERWISE DIMENSIONED.

B. ALL NEW WALLS ARE DIMENSIONED TO FACE OF FINISH.

C. ALL EXISTING WALLS ARE DIMENSIONED TO FACE OF EXISTING FINISH.

D. NOTIFY ARCHITECT IF A DIMENSION VARIES BY 6" OR SIX INCH EVER IS LESS.

GENERAL FLOORING NOTES:

A. INSTALL CEMENTITIOUS UNDERLAYMENT WHERE HARDWOOD FLOORS WERE REMOVED, REFER TO DEMOLITION PLAN FOR LOCATIONS.

B. INSTALL CEMENTITIOUS UNDERLAYMENT WHERE FLOORING IS NOT CONTINUOUS UNDER REMOVED WALLS.

EXISTING COMMON STAIRWELL NOTES:

A. SEE SECTION SHEETS A8.1-A8.2 FOR SCOPE OF WORK.

B. SEE SECTION SHEETS A8.1-A8.2 FOR ELECTRICAL LIGHTING.

ISSUED

MORRIS ARCHITECTS
60 MARKET ST., GAITHERSBURG, MD 20878

DEVELOPER
GYMNASIUM AT NPS LLC
4915 BUTTERWORTH PLACE NW
WASHINGTON, DC 20016

PROJECT NAME
NPS GYMNASIUM
2727 LAVEN AVE
SILVER SPRING, MD

DATE
SEPTEMBER 18 2013

JOB NUMBER
1301

SCALE

DRAWING TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A1.1

GENERAL NOTES:

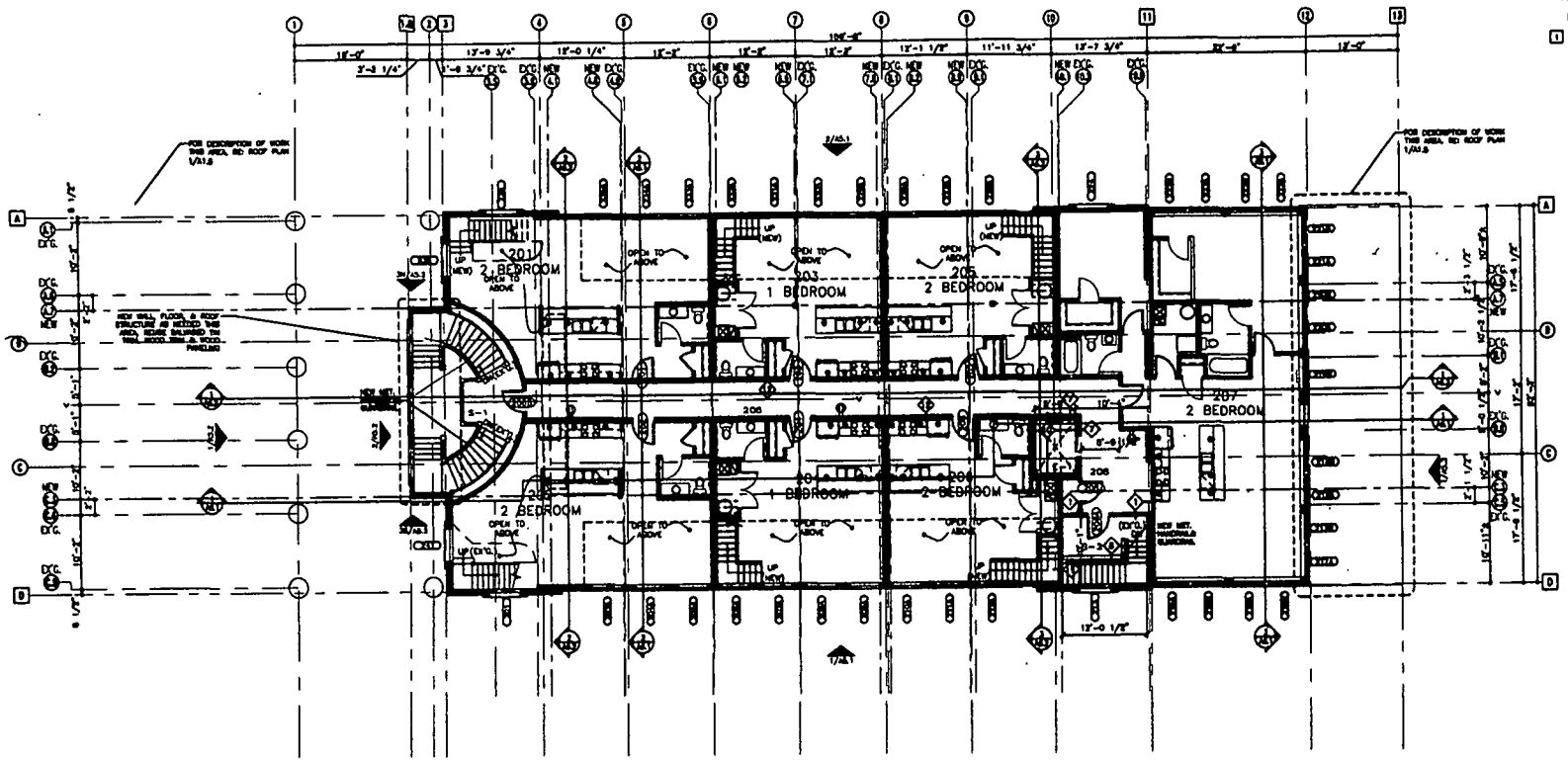
FOR GENERAL NOTES, REFERENCE SHEET A1.0.

GENERAL NOTES:

FOR GENERAL NOTES, REFERENCE SHEET A1.1.

KEY NOTES:

1 -



SECOND FLOOR PLAN

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

ISSUED

ARCHITECT OF RECORD
MORRIS ARCHITECTS
60 MARKET ST., GAITHERSBURG, MD 20878

DEVELOPER
GYMNASIUM AT NPS LLC
4995 BUTTERWORTH PLACE NW
WASHINGTON, DC 20016

PROJECT NAME
NPS GYMNASIUM
2747 LINDEN AVE
SILVER SPRING, MD

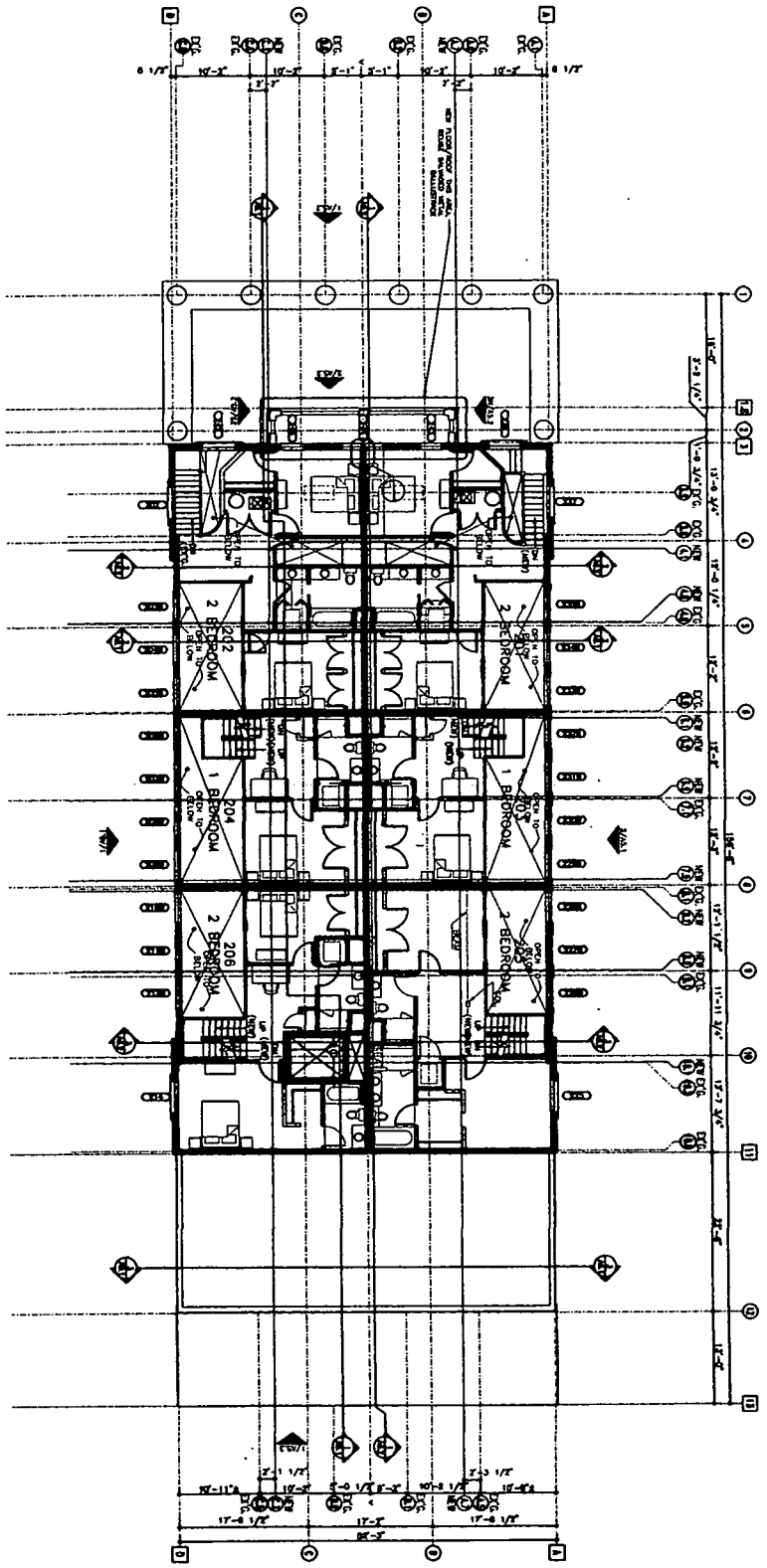
DATE
SEPTEMBER 16 2013

JOB NUMBER
1301

SCALE

DRAWING TITLE
SECOND FLOOR PLAN

SHEET NUMBER
A1.2



REFERENCE NOTE

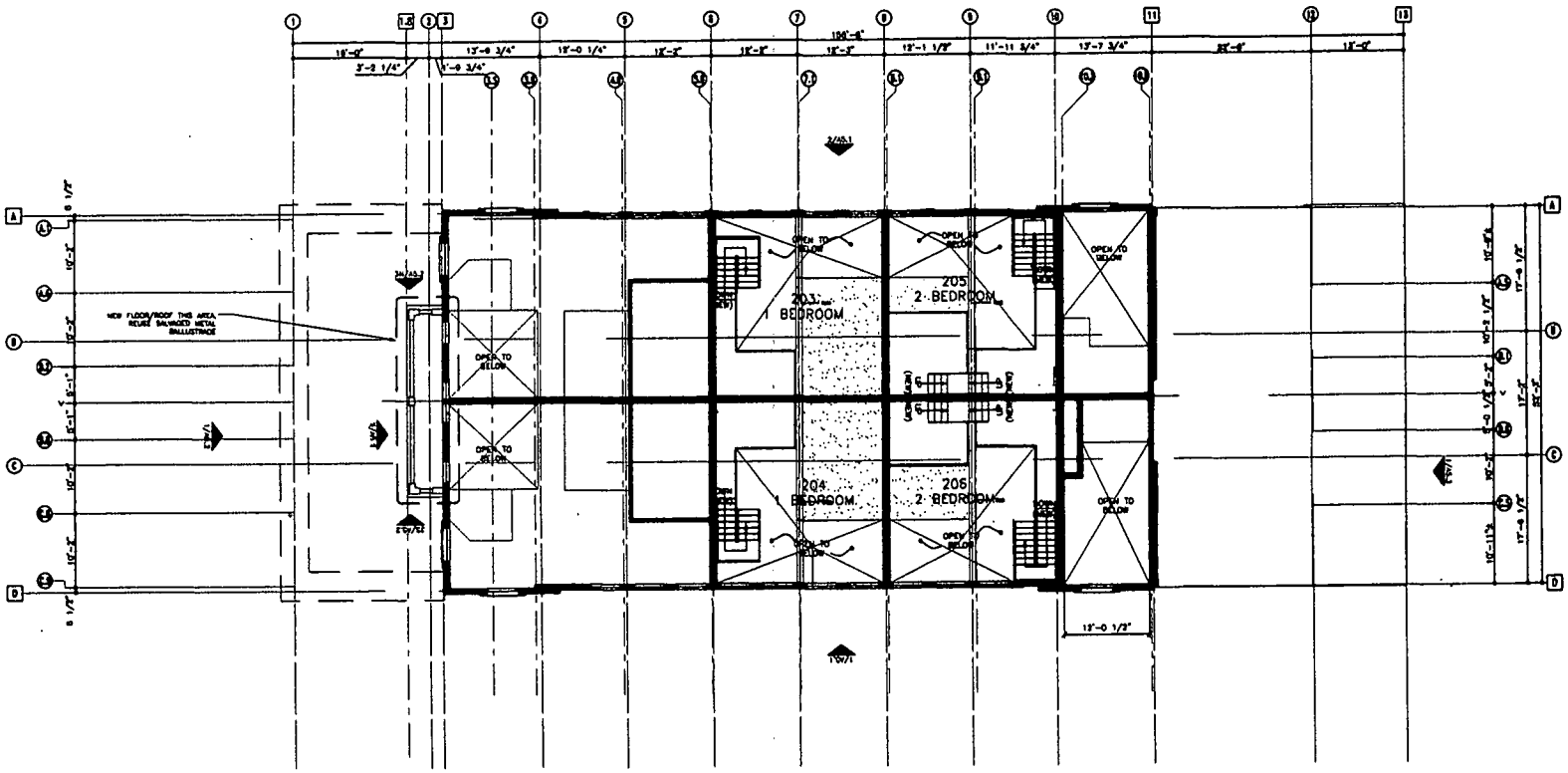
THIRD FLOOR PLAN

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

GENERAL NOTES:

FOR GENERAL NOTES, REFERENCE SHEET A1.1

SHEET NUMBER: A1.3	PROJECT NAME: NPS GYMNASIUM, 2747 LINDEN AVE, SILVER SPRING, MD	DEVELOPER: GYMNASIUM AT NPS LLC, 4893 BUTTERWORTH PLACE NW, WASHINGTON, DC 20016	ARCHITECT OF RECORD: MORRIS ARCHITECTS, 60 MARKET ST., GAITHERSBURG, MD 20878	ISSUED	
DRAWING TITLE: THIRD FLOOR PLAN					
SCALE: 1/8"					
JOB NUMBER: 1301					
DATE: SEPTEMBER 14 2023					



MEZZANINE PLAN

REFERENCE NORTH

1 / A1.4 SCALE: 1/8" = 1'-0"

GENERAL NOTES:

FOR GENERAL NOTES, REFERENCE SHEET A1.1

ISSUED

ARCHITECT OF RECORD
MORRIS ARCHITECTS
80 MARKET ST., GAITHERSBURG, MD 20878

DEVELOPER
GYMNASIUM AT NPS LLC
4925 BUTTERWORTH PLACE NW
WASHINGTON, DC 20016

PROJECT NAME
NPS GYMNASIUM
2747 LINDEN AVE
SILVER SPRING, MD

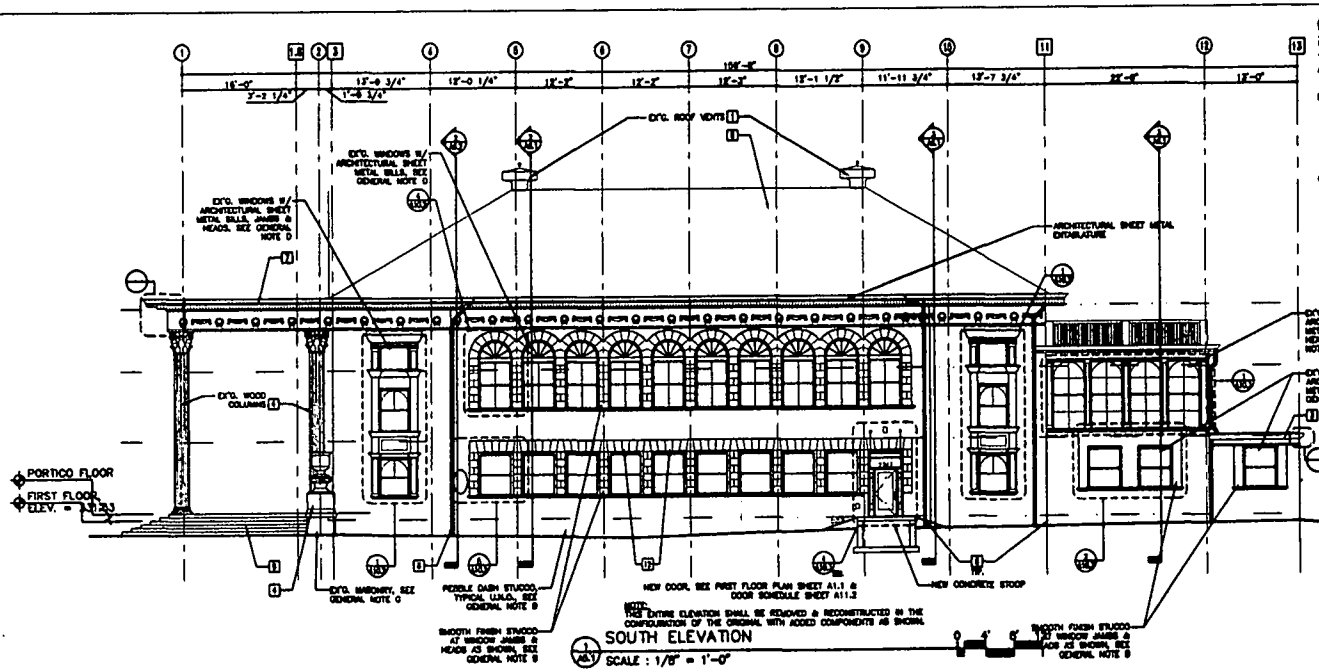
DATE
SEPTEMBER 16 2013

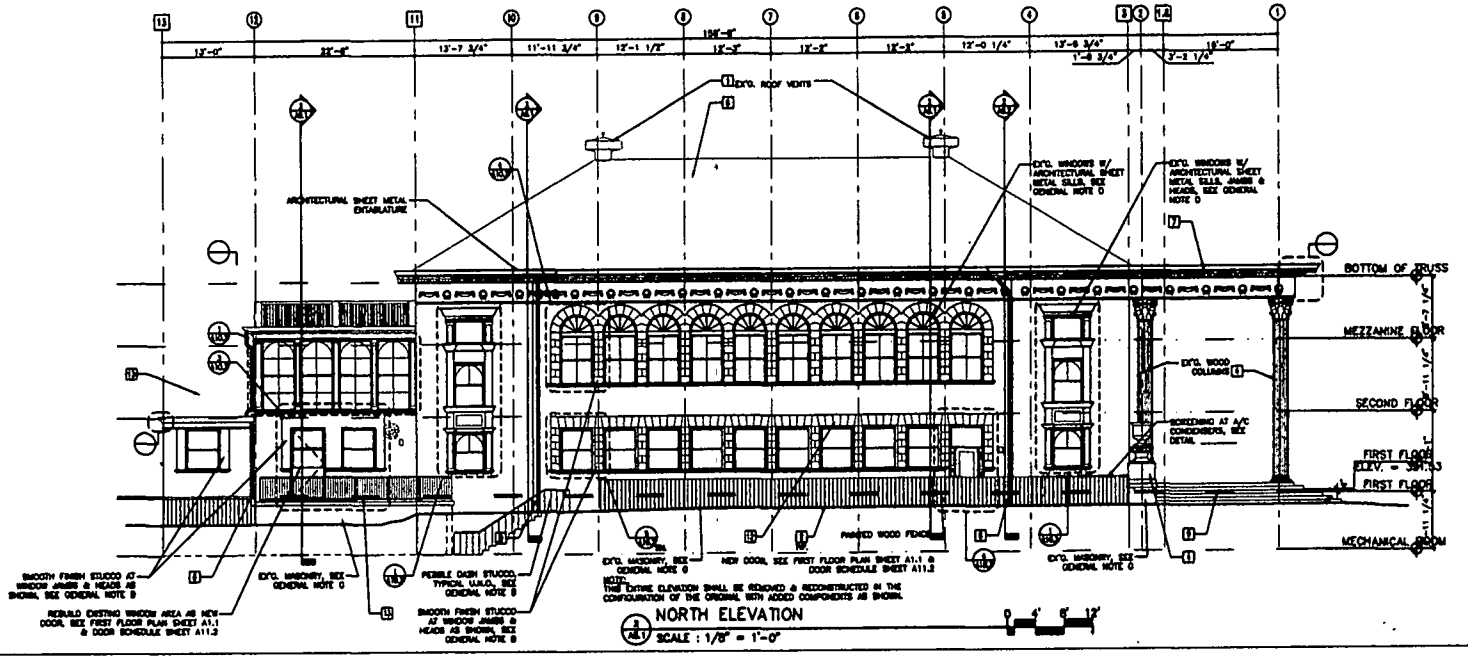
JOB NUMBER
1301

SCALE

DRAWING TITLE
FOURTH FLOOR PLAN

A1.4





GENERAL REMEDIAL WORK NOTES
THESE NOTES PERTAIN TO THE ENTIRE BUILDING:

A. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G2.1

B. STUCCO: NEW STUCCO SHALL BE APPLIED TO BUILDING PER SPECIFICATIONS TO MATCH ORIGINAL TEXTURE & DESIGN AFTER RECONSTRUCTION OF EXTERIOR WALLS. APPLY PAINT FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. REFER TO BUILDING ELEVATIONS, WALL SECTIONS & DETAILS FOR ADDITIONAL NOTES.

C. ARCHITECTURAL SHEET METAL: CLEAN, PRIME & RE-PAINT ALL PIECES IN SHOP PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. FABRICATE NEW SECTIONS TO REPLACE SHOLY DAMAGED PIECES. FINISH NEW REPLACEMENT MATERIAL TO MATCH. INSTALL ARCHITECTURAL SHEET METAL AFTER FRAMING & WEATHER RESISTIVE BARRIER HAVE BEEN INSTALLED. REFER TO BUILDING ELEVATIONS, WALLS SECTIONS & DETAILS FOR ADDITIONAL NOTES.

D. WINDOWS: REFER TO WINDOW SCHEDULE & SPECIFICATIONS FOR IDENTIFICATION OF REUSE OR REPLACEMENT. SALVAGE & RESTORE EXISTING WINDOW SASHES & FRAMES (WITH IN KIND REPLACEMENT OF MISSING & SHOLY DAMAGED COMPONENTS). INSTALL NEW WOOD STORM WINDOWS ON INTERIOR OF RESTORED WINDOWS. ALL WINDOW PARTS (EXCEPT GLAZING) TO BE REFINISHED PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. REBUILD WOOD FRAMING AT WINDOW SILLS, JAMBS & HEADERS & REINSTALL EXISTING ARCHITECTURAL SHEET METAL (SEE GENERAL NOTE C). SEE WINDOW DETAIL SHEETS A10.1-A10.5

E. EXTERIOR WALLS: REBUILD EXTERIOR WALLS DAMAGED BY DRY-ROTTING. REFER TO BUILDING ELEVATIONS, WALLS SECTIONS & DETAILS FOR ADDITIONAL NOTES.

F. PAINTED WOOD: REMOVE ALL LOOSE OR ROTTED WOOD DOWN TO SOUND SUBSTRATE. REPAIR AREAS OF DAMAGE. PROVIDE NEW ELASTOMERIC COATING ON EXISTING WOOD TO REMAIN.

G. MASONRY: REPAIR & REPOINT BRICK & STONE MASONRY PER SPECIFICATION.

H. FINISH ALL DUCT & PIPE PENETRATIONS IN ROOF PER SPECIFICATIONS & IN COLOR SIMILAR TO ROOF COLOR.

I. FOR EXTERIOR FINISHES SEE FINISH SCHEDULE & FINISH LEGEND ON SHEET A11.1

SPECIFIC REMEDIAL WORK NOTES:

1. REFRAME OPENING AT ROOF DECK & RE-INSTALL ARCHITECTURAL METAL VENTS. PROVIDE FLASHING, WEATHER BARRIER & SEALANT AS REQUIRED. REPAIR & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
2. INFILL VENT OPENING WITH SUBSTRATE & STUCCO TO MATCH ADJACENT.
3. REBUILD WOOD FRAMING & REINSTALL ARCHITECTURAL SHEET METAL (SEE GENERAL NOTE C). REFER TO WALL SECTIONS & DETAILS INDICATED ON BUILDING ELEVATIONS FOR MORE INFORMATION.
4. PROTECT WOOD COLUMNS (CAPITALS, SHAFTS & BASES) FROM DAMAGE. REPAIR / REPLACE DAMAGED WOOD. PREPARE SURFACE FOR NEW PAINT & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
5. REINSTALL URN IN ORIGINAL CONFIGURATION & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1 WHEN BUILDING EXTERIOR WORK IS COMPLETE.
6. INSTALL NEW ROOF & ROOF DRAINAGE SYSTEM INCLUDING DECK / UNDERLAYMENT, WEATHER BARRIER, INSULATION, FLASHING, ROOFING, DRAINS, GUTTERS & DOWNSPOUTS. SEE ROOF PLAN SHEET A1.2 & BUILDING SECTION SHEETS A6.1-A6.2
7. REBUILD ROOF STRUCTURE AT PORTICO, SEE DETAIL ____
8. INSTALL NEW GUTTERS (WHERE REQUIRED) & DOWNSPOUTS PER SPECIFICATION & CONNECT TO NEW ROOF DRAINAGE SYSTEM.
9. PROTECT EXISTING CONCRETE STEPS AND STOOP FROM FURTHER DAMAGE. REPAIR & REBUILD AS REQUIRED PER SPECIFICATIONS.
10. INSTALL NEW BEAD BOARD CEILING UNDER NEW ROOF STRUCTURE TO MATCH EXISTING, SEE DETAIL ____. FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
11. REFURBISH ORIGINAL LIGHT FIXTURES & INSTALL IN ORIGINAL LOCATIONS.
12. LOCATIONS FOR NEW BATHROOM FAN VENTS. CUSTOM FABRICATE VENT TO MATCH DIMENSIONS OF WINDOW KEYSTONE DETAILING IN STUCCO, SEE DETAIL ____. FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
13. NEW STEEL RAILING PER DETAIL ____. PAINT PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.

ISSUED

ARCHITECT OF RECORD
MORRIS ARCHITECTS
80 MARKET ST., GAITHERSBURG, MD 20878

DEVELOPER
GYMNASIUM AT NPS LLC
4990 BUTTERWORTH PLACE NW
WASHINGTON, DC 20016

PROJECT NAME
NPS GYMNASIUM
2747 LINDEN AVE
SILVER SPRING, MD

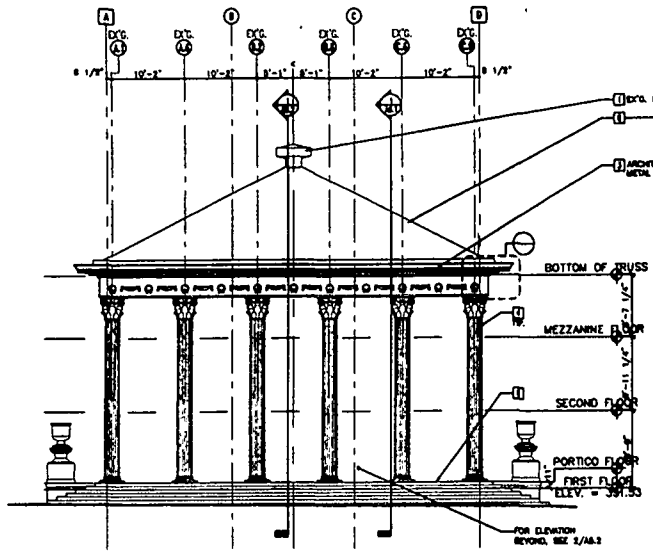
DATE
SEPTEMBER 16 2013

JOB NUMBER
1301

SCALE

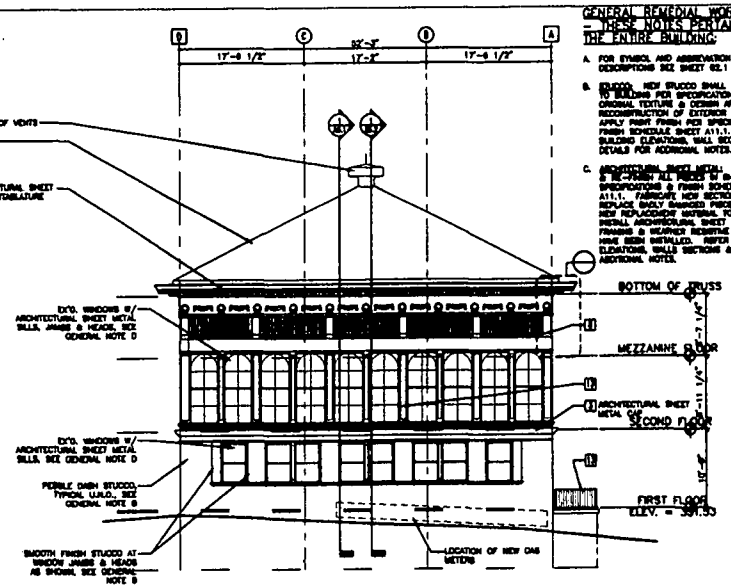
DRAWING TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A5.1



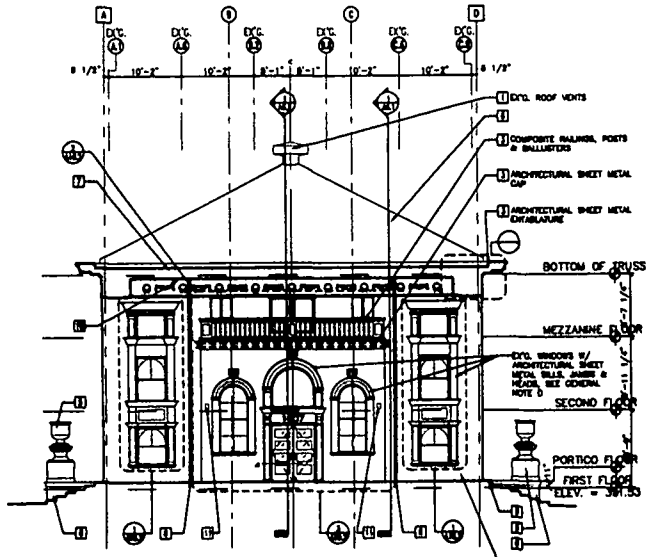
NOTE: THE ENTIRE ELEVATION SHALL BE REMOVED & RECONSTRUCTED IN THE CONFIGURATION OF THE ORIGINAL WITH ADDED COMPONENTS AS SHOWN.

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



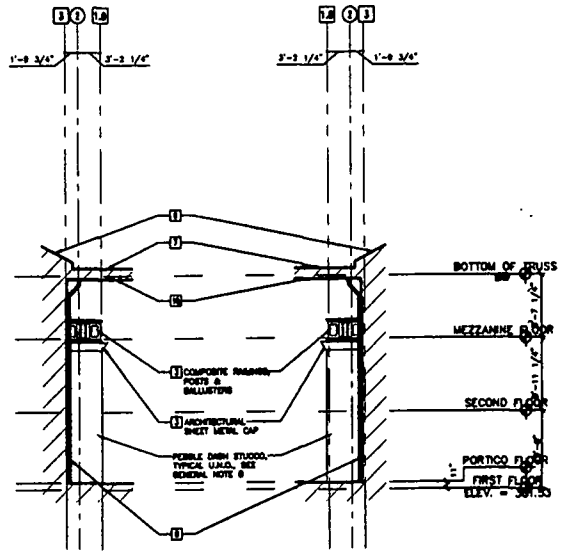
NOTE: THE ENTIRE ELEVATION SHALL BE REMOVED & RECONSTRUCTED IN THE CONFIGURATION OF THE ORIGINAL WITH ADDED COMPONENTS AS SHOWN.

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



NOTE: THE ENTIRE ELEVATION SHALL BE REMOVED & RECONSTRUCTED IN THE CONFIGURATION OF THE ORIGINAL WITH ADDED COMPONENTS AS SHOWN.

PORTICO ELEVATION- WEST
SCALE : 1/8" = 1'-0"



NOTE: THE ENTIRE ELEVATION SHALL BE REMOVED & RECONSTRUCTED IN THE CONFIGURATION OF THE ORIGINAL WITH ADDED COMPONENTS AS SHOWN.

PORTICO ELEVATION - NORTH & SOUTH
SCALE : 1/8" = 1'-0"

GENERAL REMEDIAL WORK NOTES - THESE NOTES PERTAIN TO THE ENTIRE BUILDING

A. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET A0.1

B. STUCCO: NEW STUCCO SHALL BE APPLIED TO BUILDING PER SPECIFICATIONS TO MATCH ORIGINAL TEXTURE & DESIGN AFTER RECONSTRUCTION OF EXTERIOR WALLS. APPLY PAINT FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. REFER TO BUILDING ELEVATIONS, WALL SECTIONS & DETAILS FOR ADDITIONAL NOTES.

C. ARCHITECTURAL SHEET METAL: CLEAN, PRIME & RE-PAINT ALL PIECES OF SHOP FAB. SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. FABRICATE NEW SECTIONS TO MATCH ADJACENT SHEET METAL PIECES. FINISH NEW REPLACEMENT MATERIAL TO MATCH. INSTALL ARCHITECTURAL SHEET METAL AFTER FRAMING & WEATHER RESISTIVE BARRIER HAVE BEEN INSTALLED. REFER TO BUILDING ELEVATIONS, WALL SECTIONS & DETAILS FOR ADDITIONAL NOTES.

D. WINDOWS: REFER TO WINDOW SCHEDULE & SPECIFICATIONS FOR IDENTIFICATION OF REPAIR OR REPLACEMENT. SALVAGE & RESTORE EXISTING WINDOW SASHES & FRAMES (WITH IN KIND REPLACEMENT OF MISSING & BADLY DAMAGED COMPONENTS). INSTALL NEW WOOD STORM WINDOWS ON INTERIOR OF RESTORED WINDOWS. ALL WINDOW PARTS (EXCEPT GLAZING) TO BE REMOVED PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. REBUILD WOOD FRAMING AT WINDOW SILLS, JAMBS & HEADERS & REINSTALL EXISTING ARCHITECTURAL SHEET METAL (SEE GENERAL NOTE C), SEE WINDOW DETAIL SHEETS A10.1-A10.5

E. EXTERIOR WALLS: REBUILD EXTERIOR WALLS DAMAGED BY DEMOLITION. REFER TO BUILDING ELEVATIONS, WALL SECTIONS & DETAILS FOR ADDITIONAL NOTES.

F. PAINTED WOOD: REMOVE ALL LOOSE OR PEELING PAINT DOWN TO SOUND SUBSTRATE. REPAIR AREAS OF DAMAGE. PRIMING NEW ELASTOMERIC COATING ON EXISTING WOOD TO REMAIN.

G. MASONRY: REPAIR & REPOINT BRICK & STONE MASONRY PER SPECIFICATION.

H. FINISH ALL DUCT & PIPE PENETRATIONS IN ROOF PER SPECIFICATIONS & IN COLOR SIMILAR TO ROOF COLOR.

I. FOR EXTERIOR FINISHES SEE FINISH SCHEDULE & FINISH LEGEND ON SHEET A11.1

SPECIFIC REMEDIAL WORK NOTES:

1. REFRAME OPENING AT ROOF DECK & RE-INSTALL ARCHITECTURAL SHEET METAL VENTS. PROVIDE FLASHING, WEATHER BARRIER & SEALANT AS REQUIRED. REPAIR & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
2. INFILL VENT OPENING WITH SUBSTRATE & STUCCO TO MATCH ADJACENT.
3. REBUILD WOOD FRAMING & REINSTALL ARCHITECTURAL SHEET METAL (SEE GENERAL NOTE C). REFER TO WALL SECTIONS & DETAILS INDICATED ON BUILDING ELEVATIONS FOR MORE INFORMATION.
4. PROTECT WOOD COLUMNS (CAPITALS, SHAFTS & BASES) FROM DAMAGE. REPAIR & REPLACE DAMAGED WOOD. PREPARE SURFACE FOR NEW PAINT & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
5. REINSTALL URN IN ORIGINAL CONFIGURATION & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1 WHEN BUILDING EXTERIOR WORK IS COMPLETE.
6. INSTALL NEW ROOF & ROOF DRAINAGE SYSTEM INCLUDING DECK / UNDERLAYMENT, WEATHER BARRIER, INSULATION, FLASHING, ROOFING, DRAINS, GUTTERS & SCUPPER/OUTS. SEE ROOF PLAN SHEET A1.3 & BUILDING SECTION SHEETS A5.1-A5.2
7. REBUILD ROOF STRUCTURE AT PORTICO, SEE DETAIL _____
8. INSTALL NEW GUTTERS (WHERE REQUIRED) & DOWNSPOUTS PER SPECIFICATION & CONNECT TO NEW ROOF DRAINAGE SYSTEM.
9. PROTECT EXISTING CONCRETE STEPS AND STOOP FROM FURTHER DAMAGE. REPAIR & REBUILD AS REQUIRED PER SPECIFICATIONS.
10. INSTALL NEW BEAD BOARD CEILING UNDER NEW ROOF STRUCTURE TO MATCH EXISTING, SEE DETAIL _____. FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
11. REFURBISH ORIGINAL LIGHT FIXTURES & INSTALL IN ORIGINAL LOCATIONS.
12. LOCATIONS FOR NEW BATHROOM FAN VENTS. CUSTOM FABRICATE VENT TO MATCH DIMENSION OF WINDOW KEYSTONE DETAILING IN STUCCO, SEE DETAIL _____. FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
13. NEW STEEL RAILING PER DETAIL _____. PAINT PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.

ISSUED

ARCHITECT OF RECORD
MORRIS ARCHITECTS
80 MARKET ST. GAITHERSBURG MD 20878

DEVELOPER
GYMNASIUM AT NPS LLC
4995 BUTTERWORTH PLACE NW
WASHINGTON, DC. 20016

PROJECT NAME
NPS GYMNASIUM
2747 LINDEN AVE
SILVER SPRING, MD

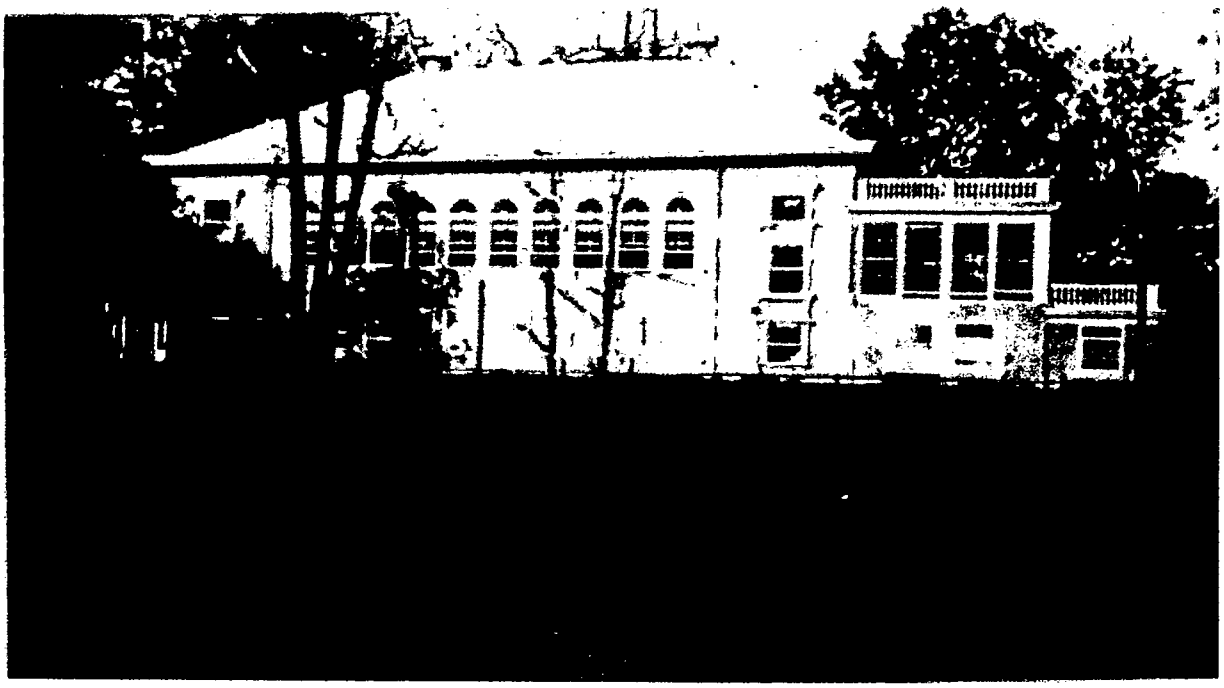
DATE: SEPTEMBER 16 2013

JOB NUMBER: 1301

SCALE:

DRAWING TITLE: BUILDING ELEVATIONS

SHEET NUMBER: A5.2



gym Linden side

=

gym Linden side

Work Item # 5 UNCHANGED

Architectural/Landscape feature: Exterior: Smooth stucco trim on wood stud frame.	Describe, in detail, the proposed work and impact on existing feature:
Approximate date of feature: 1907	*Be sure to include details and specifications on proposed products*
Describe existing feature and its condition:	Photo no. 5A+5B / Drawing no. A5.1-A.5.2
On each the north and south facades, smooth stucco encases a grouping of windows on the lower level as well as a grouping of windows on the second level. The smooth stucco is scored to resemble ashler blocks. The smooth stucco is in fair to poor condition. (unchanged)	Due to the deterioration of structural substrate, all smooth stucco shall be removed and replaced in kind. Existing smooth stucco shall be painted a shade of white (unchanged)

Work Item # 6 UNCHANGED

Architectural/Landscape feature: Exterior detail: stamped tin at entablature. Door + window trim painted white.	Describe, in detail, the proposed work and impact on existing feature:
Approximate date of feature: 1907 - 1924	*Be sure to include details and specifications on proposed products*
Describe existing feature and its condition:	Photo no. 6A+6B+6C / Drawing no. A5.1 - A5.2
A stamped tin, Neoclassical entablature wraps the two story portico. The architecture is decorated with festoon and garland motifs. Dentils detail the frieze and the cornice overhangs the facades by three feet. Neo-classical, stamped tin, with floral motifs encompasses groupings of windows to the north, west, and south. Less ornate stamped-tin trims the windows of the solarium as well as the door + windows of the entry pavilion. (unchanged)	Due to the deterioration of structural substrate, all existing tin shall be salvaged and reinstalled. Any missing stamped tin will be replaced in kind. Stamped metal shall be painted a shade of white. Existing + missing gutters shall be replaced. (unchanged)

Detailed Description of Proposed Rehabilitation/Preservation Work

(Include all construction, reconstruction, improvement, enlargement, painting and decorating, alteration, demolition, maintenance or repair, and excavation)

Work Item # 7 (A) REVISED 1/10/14

Architectural/Landscape feature: Exterior: Roof Slate	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: 1907	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** 7A **Drawing no.** A-16, A-17
A slate, hipped roof covers the portion of the Gymnasium between the portico and the solarium. The slate is in poor condition.	The slate shingles shall be removed and replaced in kind. The replacement slate shingles shall exactly match the size, configuration, scale, width, and medium-gray color of the existing slate, per Standard #6.

Work Item # 7 (B) REVISED 1/10/14

Architectural/Landscape feature: Exterior: Roof Ventilators	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: 1907	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** 7B **Drawing no.** A-16, A-17
(2) Existing Roof Ventilators are located at the peak of the roof. They are in poor condition. They have been struck by lightning and have sustained damage.	The two roof ventilators shall be repaired and shall be installed in the original locations. If repair is required due to severe deterioration, documentation on the condition and why repair is not possible shall be provided to MHT, and specifications shall be submitted for review and approval of replacement ventilator(s) prior to installation.

Detailed Description of Proposed Rehabilitation/Preservation Work

(Include all construction, reconstruction, improvement, enlargement, painting and decorating, alteration, demolition, maintenance or repair, and excavation)

Work Item # 7C REVISED 1/10/14

Architectural/Landscape feature: Exterior Structure: Roof Sheathing	**Describe, in detail, the proposed work and impact on existing feature:**	
Approximate date of feature: 1907	***Be sure to include details and specifications on proposed products***	
Describe existing feature and its condition:	**Photo no.**	**Drawing no.**
Wood boards cover the existing 2 x 10 rafters, comprising the roof sheathing. Poor condition.	The roof sheathing shall be replaced by ½" thick plywood sheathing. SEE WORK ITEM # 7D (CONTINUED NEXT PAGE)	

Work Item # 7D REVISED 1/10/14

Architectural/Landscape feature: Exterior structure: Roof Rafters	**Describe, in detail, the proposed work and impact on existing feature:**	
Approximate date of feature: 1907	***Be sure to include details and specifications on proposed products***	
Describe existing feature and its condition:	**Photo no.**	**Drawing no.**
Existing 2x10 (nominal size) roof rafters span from truss to truss. Poor condition.	The existing rafters shall have new sistered 2x10 rafters where deteriorated or new 2x10 rafter where missing or extremely deteriorated. New R-49 rigid insulation board shall be installed between the rafters. SEE NEXT PAGE	

Detailed Description of Proposed Rehabilitation/Preservation Work

(Include all construction, reconstruction, improvement, enlargement, painting and decorating, alteration, demolition, maintenance or repair, and excavation) REVISED 1/10/14

Work Item # 7D (CONTINUED FROM PREVIOUS PAGE)

Architectural/Landscape feature: Exterior Structure: Roof Rafters	**Describe, in detail, the proposed work and impact on existing feature:**	
Approximate date of feature: 1907	***Be sure to include details and specifications on proposed products***	
Describe existing feature and its condition:	**Photo no.**	**Drawing no.**
	The roof construction shall match the existing configuration of intersection of roof and wall planes, roof thickness, and cornice details. Detailed drawings, sections, and material selections shall be submitted for review & approval prior to construction.	

Work Item # (NOT USED)

Architectural/Landscape feature:	**Describe, in detail, the proposed work and impact on existing feature:**	
Approximate date of feature:	***Be sure to include details and specifications on proposed products***	
Describe existing feature and its condition:	**Photo no.**	**Drawing no.**
– NOT USED –	– NOT USED –	

Work Item # 8 UNCHANGED

Architectural/Landscape feature: Exterior : Roofs EPDM : Pitch + Gravel	Describe, in detail, the proposed work and impact on existing feature:
Approximate date of feature: unknown	*Be sure to include details and specifications on proposed products*
Describe existing feature and its condition:	Photo no. 8A / Drawing no.
SHALLOW-pitched roofs cover the portico, solarium, and the one-story addition to the east of the pool. The Roofs Are in bad condition (unchanged)	All pitch and gravel or EPDM Roofing will be Replaced with fully Adhered EPDM (unchanged)

Work Item # 9 REVISED 1/10/14

Architectural/Landscape feature: Exterior Windows : WOOD original	Describe, in detail, the proposed work and impact on existing feature:
Approximate date of feature: 1907-1917	*Be sure to include details and specifications on proposed products*
Describe existing feature and its condition:	Photo no. 9A-B-C / Drawing no. A8.7.1.2.3.4.5
The MAjority of the windows are double hung wood windows. A few are fixed wood windows. Of the double hung windows, most are one over one, two over two, or four over four sashes. Second story windows on the north and south facades facing into the current day basketball court are two over two with a semi-circular fan light. Windows facing into the Solarium are four over four sashes with the uppermost two lights having a semi-circle Muntin divide : windows are in Poor condition (unchanged)	original wood windows in fair condition will be Repaired per attached detail. Original wood windows in poor condition or missing will be replaced with NEW wood windows to approximate existing. SEE FOLLOWING PAGE

Detailed Description of Proposed Rehabilitation/Preservation Work

(Include all construction, reconstruction, improvement, enlargement, painting and decorating, alteration, demolition, maintenance or repair, and excavation)

REVISED 1/10/14

Work Item # 9 (CONTINUED)

Architectural/Landscape feature: Exterior Windows : Wood original	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: 1907-1919	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** **Drawing no.** A-17
	There 17 existing solarium windows, and a window opening with a door. It is proposed to install a replacement window matching the other solarium windows in this opening on the east elevation. Eight of the solarium windows can be salvaged for re-use, ten will be replacement windows. It is proposed to install the 8 new windows on the east elevation and to install 4 repaired original windows on the north elevation & 4 repaired original window on the south elevation. Further documentation shall be provided as to why repair is not possible of the other solarium windows. It is proposed to install a mock-up solarium window next to an original one, take photographs & send them to MHT for review. The 10 new windows shall have muntin configurations identical to the original windows, and are proposed to have simulated divided lights in order to replicate the existing muntin widths. If, upon further review by MHT requires true divided light, then windows w/ true divided light shall be installed. The original windows to be repaired & re-used shall have interior storm panels, which shall be submitted to MHT for review.

Work Item # 10 UNCHANGED

Architectural/Landscape feature: Exterior : Entrance Porch : West portico	Describe, in detail, the proposed work and impact on existing feature:
Approximate date of feature: 1924	*Be sure to include details and specifications on proposed products*
Describe existing feature and its condition:	**Photo no.** 10A/B/C — **Drawing no.** A5.1 + A5.2
The portico is an early addition to the west facade of the original Gym. Building. The design is neo-classical of near-Corinthian Order. The columns and painted capitals are wood. The entablature is stamped metal. The wood structure is wood framed and the ceiling is bead board. The floor is concrete. All services except floor + glass is painted (unchanged)	The roof and ceiling will be repaired in place. A new EDPM roof shall cover the portico and drains to downspouts as shown on the drawgs. New bead board shall sheath the underside of the roof/ceiling structure. The bead-board will be painted white. Existing columns repaired in place. Any missing portions shall be crafted to match existing. Columns to be painted white. The tin shall be repaired in place. Any missing portions shall be crafted to match. The concrete floor shall remain in place and be repaired as necessary. (unchanged)

Work Item # 11 UNCHANGED

Architectural/Landscape feature: Exterior : Entrance/Porch South entry	Describe, in detail, the proposed work and impact on existing feature:
Approximate date of feature: unknown	*Be sure to include details and specifications on proposed products*
Describe existing feature and its condition:	**Photo no.** 11A+B — **Drawing no.** A5.1
photographs published prior to 1924 depict a window in place of the current-day entrance on the Southern facade of the Gym. At an unknown date, this eastern-most window in a series of ten windows was removed to provide another means of access to the building. Existing today is a concrete stair and stoop leading to a single, out swinging door covered by a metal awning. The condition of door and awning is poor. (unchanged)	The south entry shall remain an entrance to the building and shall serve as the main fire department access. The stairs and stoop shall be replaced by a new ramp providing universal access to the building. A new door and sidelight will replace the existing door. (unchanged)

Work Item # 12 UNCHANGED

Architectural/Landscape feature: Interior Structure: Wood Trusses	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: 1907	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** 12A + 12B / **Drawing no.** A6.1
Wood Trusses span the width of the building in the area above the gymnasium floor. These trusses support the roof as well as the balcony structure below. The Trusses are in good condition (unchanged)	Wood trusses in the gymnasium were originally exposed to the gym court below and used as structure for various athletic endeavors. Additionally, these trusses once supported an observation deck/balcony around the entire perimeter of the gym court. The trusses shall be uncovered and exposed to the four units that shall occupy what was the gym court. Any damaged trusses uncovered during demo. shall be repaired in place. (unchanged)

Work Item # 13 UNCHANGED

Architectural/Landscape feature: Interior Structure: Metal tension supports/rods	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: 1907	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** 13A + 13B / **Drawing no.** A3.3
Metal Tension Rods suspended from Trusses in the area above the limits of the current-day balcony provide structure for the balcony and its associated live loads. The tension Rods are in good condition. (unchanged)	The remaining metal tension rods shall be repained in place and painted (unchanged)

Work Item # 14 REVISED 1/10/14

Architectural/Landscape feature: Interior structure: Steel Columns + Beams	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: 1907-1919	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** 14A+B+C / **Drawing no.** A6.1
Beneath the gym level in the lower level are several steel columns with stamped metal Corinthian capitals. Most of the columns and capitals are in good condition. A couple of capitals are in fair condition as they have become detached from the column. Two of the capitals are missing. With the addition of the pool deck in 1919, the existing west facade was opened up to the lower level. New steel Beams w/o historic character were inserted to support the loads the upper story + roof. Some portions of this system were rusted and not providing support	One existing column must be removed for the elevator shaft. All other existing columns shall not be removed, relocated, or replaced. They shall be cleaned and painted.

Work Item # 15 UNCHANGED

Architectural/Landscape feature: Interior Spaces: Pool	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: 1907-1919	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** 15A+B / **Drawing no.** A3.1
The pool was first built in 1907 with a limited ledge to the north, east and west. Prior to 1919, A tiled pool deck was added to the east. Two Narrow, tiled stairways lead from the southeast pool deck into the pool. Under the army's tenure, the pool was filled in with wood framing and covered with sub-flooring and carpet to provide an aerobics studio. Offices were added a top the pool deck. (unchanged)	All infill framing, sub-floor, carpet and offices shall be removed. A New floor shall be inserted into the pool at a level that leaves the top four of the original risers exposed. Except for the area nearby the proposed kitchen, most of the tiled pool wall/floor edge will be exposed. (unchanged)

Work Item # 16 UNCHANGED

Architectural/Landscape feature: Interior Spaces: Gym Court	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: 1907	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** 16A+B / **Drawing no.** A3.2
The main court in the gymnasium was once an area for exercise, dancing, and club activities. Currently the main court is a basketball court. (unchanged)	The current day basketball court shall be subdivided into six condominium units. Providing access to both stairways, a hallway runs longitudinally through the center of the space. Even though the court once contained a balcony around its perimeter, an effort has been made to build any loft floors toward the interior of the court. Planning the units in this manner maintains a sense of openness and views to the trusswork. (unchanged)

Work Item # 17 UNCHANGED

Architectural/Landscape feature: Interior Spaces: Balcony	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: 1907	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** 17 A+B / **Drawing no.** A3.3
An observation Balcony once surrounded the perimeter of the gym court, only the Western balcony and the subsequent live load could not be supported by tension Rods. A new wood beam and post system was inserted. Wood-post columns extend through the grand staircase to the lower level. (unchanged)	The bleachers and associated live load shall be removed from the balcony. The added staircase/structure of the wood post columns and wood beams would thus become extraneous and shall be removed in its entirety. The balcony shall be used as part of a Mezzanine level within two condominium units. Adjacent to the existing balcony, and to the interior of the gym court, a new mezzanine floor shall be inserted. To access this floor existing rails shall be removed. A section of rails will be VR. Be from gym. Floor. A new opening will be created in the balcony structure to accommodate a new stair mirroring the Lay-out of existing balcony stair. (unchanged)

Work Item # 18 UNCHANGED

Architectural/Landscape feature: Interior Spaces: Solarium	Describe, in detail, the proposed work and impact on existing feature:	
Approximate date of feature: 1907	*Be sure to include details and specifications on proposed products*	
Describe existing feature and its condition:	Photo no. NA	Drawing no. A3.2
The solarium was built in hopes sunshine would provide energy to certain girls less inclined to physical activity. The solarium originally contained a large skylight that has been removed and in-filled with wood framing. Currently the 20'x50' room is partitioned into two rooms separated by a hallway. This hallway leads to a door on the east facade. The solarium is enclosed to the North, South, and east with oversized double hung windows. (unchanged)	The partition walls shall be removed to open the solarium space for one condominium unit. New wall contact at the glazed facades has been minimized as only one bedroom partition abuts the exterior wall. (unchanged)	

Work Item # 19 UNCHANGED

Architectural/Landscape feature: Interior Feature: Existing Stairs	Describe, in detail, the proposed work and impact on existing feature:	
Approximate date of feature:	*Be sure to include details and specifications on proposed products*	
Describe existing feature and its condition:	Photo no. 19A+B+C	Drawing no. A3.3
One grand stair connects the western entrance with the gym court. This stair is semi-circular and has two radiused stair runs. The stair is in poor condition and is painted Maroon. One L-shaped wood stair connects the south entry with the gym court. This stair is in fair condition and is painted deep brown/black. (unchanged)	The grand staircase shall be demolished and rebuilt in kind. L-shaped stair: Any missing or damaged balustrades, pickets, wood trim, treads, risers or handrails shall be replaced to match existing. (unchanged)	

Work Item # 20 UNCHANGED

Architectural/Landscape feature: Interior Feature: Existing Doors	Describe, in detail, the proposed work and impact on existing feature:
Approximate date of feature:	*Be sure to include details and specifications on proposed products*
Describe existing feature and its condition:	Photo no. NA / Drawing no. NA
No existing doors are of interesting historic character or in good condition. (unchanged)	All interior doors shall be removed. Unit entry doors and doors within units shall be FLAT PANEL Doors. (unchanged)

Work Item # 21 UNCHANGED

Architectural/Landscape feature: Interior Feature - Arches @ Pool Room	Describe, in detail, the proposed work and impact on existing feature:
Approximate date of feature: 1907	*Be sure to include details and specifications on proposed products*
Describe existing feature and its condition:	Photo no. NA / Drawing no. NA
Framed archways opened the pool to the western rooms of the lower level. At an unknown date, these arches were hidden under drywall sheathing. During the course of investigations, original framing for the arches was uncovered in locations of historical photographs. The framing is in good to fair condition. (unchanged)	Drywall sheathing enclosing the arches shall be completely removed. Framed arch openings shall be finished with gypsum board and exposed to the interior of the condominium unit housing the pool. (unchanged)

Work Item # 22 UNCHANGED

Architectural/Landscape feature: Interior Finish: Wood Floor @ Gym.	Describe, in detail, the proposed work and impact on existing feature:
Approximate date of feature: Unknown - Non-original	*Be sure to include details and specifications on proposed products*
Describe existing feature and its condition:	Photo no. 16B / Drawing no. A3.2
The gym floor has non-original Maple flooring. The flooring is in good to poor condition dependent upon the amount of water infiltration that the planks have suffered. (unchanged)	The current assembly of the gym floor, structure and lower level tin ceiling does not provide the requisite fire rating of one hour. As the wood floor is not original or historic in character, it shall be removed. A new floor assembly, which leaves the floor joists and tin ceiling intact shall be constructed atop the existing floor joists. The finished surface for the new floor shall be either OAK OR MAPLE.

Work Item # 23 UNCHANGED

Architectural/Landscape feature: Interior Finish: Tile @ Pool/Poolside	Describe, in detail, the proposed work and impact on existing feature:
Approximate date of feature: 1907-1919	*Be sure to include details and specifications on proposed products*
Describe existing feature and its condition:	Photo no. 15A+B / Drawing no. A3.3
The tile pool was built in 1907. The addition of the pool deck to the east was complete prior to 1919. (found in guides that year) Except for some areas that have been damaged, tile within the pool is generally in good condition. Carpeting covers most of the tile on the pool deck. Some carpeted areas that have been removed for investigation reveal tile that is in generally good condition (unchanged)	All sub flooring and carpet shall be removed from the tile. Tile in good condition and level shall be repaired and cleaned. Missing tile or tile in poor condition shall be replaced with tile to match. New bathrooms atop the pool deck requires trenching and subsequently the tile. We plan to disturb the tile as little as possible. Bedrooms to receive carpet over tile. (unchanged)

Work Item # 24 REVISED 1/10/14

Architectural/Landscape feature: Interior Finish: Tin ceiling @ Lower Level	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature:	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** 24 A+B / **Drawing no.** A3.1, A-4
Most ceilings at the lower level are tin. The areas beneath the gym court and beneath the western anteroom have original tin ceilings as well as rare, used tin beam wraps. The tin is in fair to poor condition. Much of the tin to the west is quite rusted and unsalvageable. The tin below the gym court has multiple punctures for sprinkler heads, electrical and fire penetrations.	The existing tin ceiling panels shall be retained, repaired and preserved in place throughout the first floor, except for lowered ceilings/soffits over the bathrooms, per the previous application. If portions are beyond repair, documentation shall be provided, location of replacement tiles shall be documented on a reflected ceiling plan, replacement tiles shall match the existing tiles in-kind, & specifications shall be submitted for review & approval prior to installation.

Work Item # 25 UNCHANGED

Architectural/Landscape feature: Interior Finish: Acoustical Ceiling Tile	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: Unknown	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** NA / **Drawing no.** NA
At an unknown date, a grid system of acoustical tile was inserted above the gym court and to the underside of the balcony. The grid system and acoustical tile are in good to poor condition. (Unchanged)	All acoustical tile that was greater than 1% asbestos has been removed. The grid and tile under the balcony within the entry vestibule/stair enclosure shall be replaced with fire rated channel and gypsum board (unchanged)

Work Item # 26 UNCHANGED

Architectural/Landscape feature: Interior Finish: Vinyl floor tile	Describe, in detail, the proposed work and impact on existing feature:
Approximate date of feature:	*Be sure to include details and specifications on proposed products*
Describe existing feature and its condition:	Photo no. 26A / Drawing no. NA
At unknown dates, vinyl composition tile was installed in many areas of the gym. Most of the tile is in poor condition. (unchanged)	Much of this tile contains greater than 1% asbestos and/or is in damaged condition. All vinyl tile shall be removed from the building. (unchanged)

Work Item # 27 UNCHANGED

Architectural/Landscape feature: Interior Finish: plaster	Describe, in detail, the proposed work and impact on existing feature:
Approximate date of feature: 1907-1924	*Be sure to include details and specifications on proposed products*
Describe existing feature and its condition:	Photo no. 27A+B / Drawing no. NA
A majority of the interior walls and ceilings of the gymnasium are constructed of wood studs and joists with lath and plaster finishes. All plaster is unsalvageable. (unchanged)	Deteriorated wood lath and plaster throughout the gymnasium shall be removed from walls to remain and shall be replaced with gypsum board. (unchanged)

Work Item # 28 REVISED 1/10/14

Architectural/Landscape feature: Interior Finish: Wood trim	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: 1907-1924	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** 28 A+B / **Drawing no.** NA
Wood base trim, window trim, and casing are present throughout and are in fair to poor condition	All wood trim shall be preserved & re-used where possible. Existing wood trim deteriorated too badly for re-use shall be replaced by new wood trim matching the original size, profile, scale, width, species of wood & finish. A survey shall be provided identifying wood trim to be preserved & repaired vs. replacement.

Work Item # 29 UNCHANGED

Architectural/Landscape feature: Interior Services: Electrical	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: Varies	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** 29A / **Drawing no.** NA
All electrical fixtures, wiring and services are unsalvageable. No fixtures have been characterized As historic (unchanged)	All existing electrical fixtures, wiring and services shall be removed. New electrical fixtures, wiring and services shall be provided throughout the bypassism. (unchanged)

Detailed Description of Proposed Rehabilitation/Preservation Work

(Include all construction, reconstruction, improvement, enlargement, painting and decorating, alteration, demolition, maintenance or repair, and excavation)

REVISED 1/10/14

Work Item # 30

Architectural/Landscape feature: Interior Finishes: Wood Ceiling	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature:	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** 30A & B **Drawing no.** A-5
The wood ceiling attached to the underside of the roof purlins / joists is exposed to the gym court level below. The wood ceiling upon close inspection is missing, rotten, moldy, and in poor condition throughout.	The wood ceiling shall be replaced, which shall match the existing wod ceiling in-kind, including size, profile, scale, width, species of wood, finish, & configuration. Documentation shall be provided detailing why replacement is not possible. Specifications shall be provided for review & approval of new replacement ceiling.

UNCHANGED

Work Item # 31

Architectural/Landscape feature: Interior Services: HVAC	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature:	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** 31A **Drawing no.** NA
Heat was originally provided via steam fed radiators that line the perimeter of the gymnasium. At an unknown date, a forced air system with exposed and concealed duct work was added to many portions of the gymnasium. (unchanged)	All steam pipe, duct work, condensate lines, and equipment will be removed. New forced air-heating and cooling shall be installed. Concealed duct work throughout. Bathroom fans for 2nd floor units shall exit the building through penetrations in the roof, first floor through the exterior wall at the level of the 2nd floor joist space. Penetrations shall coincide with existing architectural expression above First Floor windows. Custom metal grills shall be painted to match stucco. (unchanged)

Work Item # 32 UNCHANGED

Architectural/Landscape feature: Interior Services: Plumbing	Describe, in detail, the proposed work and impact on existing feature:
Approximate date of feature: VARIES	*Be sure to include details and specifications on proposed products*
Describe existing feature and its condition:	Photo no. 32 A+B / Drawing no. NA
All existing waste, water and vent piping is unsalvageable. (unchanged)	All existing waste, water, and vent piping shall be removed. New plumbing fixtures, equipment and piping shall be provided throughout the gymnasium. Hot water will be provided via water heaters in each unit. Plumbing vents shall penetrate the roof. New gas meters shall be located adjacent to the north wall of pool mechanical room. (unchanged)

Work Item # 33 UNCHANGED

Architectural/Landscape feature: Accessibility	Describe, in detail, the proposed work and impact on existing feature:
Approximate date of feature:	*Be sure to include details and specifications on proposed products*
Describe existing feature and its condition:	Photo no. NA / Drawing no.
Currently the gymnasium is not universally accessible. There is not universally acceptable ramp or elevator system other than stairs that provides access to either the first or 2nd floor (unchanged)	A new external ramp shall provide universal access at the south entry to the building. An internal elevator provides access to the 2nd floor. (unchanged)

Work Item # 34 UNCHANGED

Architectural/Landscape feature: Exterior structure: wood framed walls	Describe, in detail, the proposed work and impact on existing feature:
Approximate date of feature: 1907	*Be sure to include details and specifications on proposed products*
Describe existing feature and its condition:	Photo no. / Drawing no.
2x Dimensional framed exterior wood walls and sheathing enclose the building and support the 2nd floor and portion of existing roofs. The walls are in poor condition (unchanged)	Due to the deterioration of the structure, existing exterior wood frames (walls) will be demolished and rebuilt with appropriate sized dimensional lumber and plywood sheathing. A weather resistant barrier shall be installed prior to finish application. ~~The structure~~ will be temporarily shored prior to this work commencing. (unchanged)

Work Item # 35 UNCHANGED

Architectural/Landscape feature: Exterior structure:	Describe, in detail, the proposed work and impact on existing feature:
Approximate date of feature: 1907	*Be sure to include details and specifications on proposed products*
Describe existing feature and its condition:	Photo no. 35A+B / Drawing no. A.5.1
OVER Existing Basement Room A concrete ceiling Extends over A covered utility Room. (Unchanged)	A Door will Be Installed AT NE I.L.O. OF WINDOW. Concrete to be Replaced. Simple Iron Rails to be installed around perimeter 25 Linear feet (unchanged)

Detailed Description of Proposed Rehabilitation/Preservation Work

(Include all construction, reconstruction, improvement, enlargement, painting and decorating, alteration, demolition, maintenance or repair, and excavation)

Work Item # 36 – REVISED 1/10/14

Architectural/Landscape feature: Exterior: grassy area @ north side (Exterior: exterior mechanical equip't.)	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature:	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** | **Drawing no.** A-6, A-7
There is no existing exterior mechanical equipment.	A/C condensor units (14) shall be located on grade along the north side of the building. There is no other location which will meet building code requirements for this equipment. The units shall have painted wood screening matching the trash enclosures on site to a height of 42" above grade. Condensors shall be mounted on prefab pads as required by code. River washed gravel shall be placed around pads inside enclosures. Detailed drawings & material selection shall be submitted for review & approval.

Work Item # 37 REVISED 1/10/14

Architectural/Landscape feature: Exterior: Frame parapet walls @ solarium	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: circa 1930	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** HP-2, HP-3, HP-4 | **Drawing no.** A-8, A-9
There are wood-framed, stuccoed parapet walls on the south, east, & north edges of the solarium structure. They are in poor, hazardous condition, in danger of collapsing.	The parapets shall be removed and shall be replaced by painted wood balustrades, which shall replicate the original balustrades in these areas, as depicted by the historic photographs, pre-dating the parapet walls. Please refer to the 3 photos enclosed. Details & specifications for the balustrades shall be submitted for review & approval.

Detailed Description of Proposed Rehabilitation/Preservation Work

(Include all construction, reconstruction, improvement, enlargement, painting and decorating, alteration, demolition, maintenance or repair, and excavation)

Work Item # 38 - REVISED 1/10/14

Architectural/Landscape feature: Exterior: Main entry door	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: 1917	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** HP-1 **Drawing no.** A-10
missing entirely	The main entry door at the west portico shall be new, replicating the door as depicted in photo no. HP-1. Detailed specifications shall be submitted for review & approval.

Work Item # 39 - REVISED 1/10/14

Architectural/Landscape feature: Exterior: Linden Lane entry door	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: circa 1957	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** **Drawing no.** A-11
Existing entry door in this area is missing; a plywood panel is in this location.	This entrance shall be constructed as per drawing nos. A-11. An entry canopy shall be constructed in this location as per drawing nos. A-11. Detailed specifications shall be submitted for review & approval. The proposed entry canopy shall be simplified per the enclosed revised A-11 revised 1-10-14

Detailed Description of Proposed Rehabilitation/Preservation Work

(Include all construction, reconstruction, improvement, enlargement, painting and decorating, alteration, demolition, maintenance or repair, and excavation)

Work Item # 40 REVISED 1/10/14

Architectural/Landscape feature: Exterior: Solarium Roof Framing	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: 1919	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** | **Drawing no.** A-18
The existing wood framing in this area is in poor condition. There is evidence that a skylight was once located in this roof.	The existing wood framing in this area will be replaced with new framing. The previously proposed new skylight in this area shall not be built, and shall not be considered.

Work Item # 41 - REVISED 1/10/14

Architectural/Landscape feature: Exterior: Roof	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: 1907	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** | **Drawing no.** A-16, A-17
The existing slate roofing, & sheathing are in poor condition.	The previously proposed skylights on the main roof shall not be built, and shall not be considered.

Detailed Description of Proposed Rehabilitation/Preservation Work

(Include all construction, reconstruction, improvement, enlargement, painting and decorating, alteration, demolition, maintenance or repair, and excavation)

Work Item # 42 – REVISED 1/10/14

Architectural/Landscape feature: Interior: First Floor Framing	**Describe, in detail, the proposed work and impact on existing feature:**	
Approximate date of feature: 1907	***Be sure to include details and specifications on proposed products***	
Describe existing feature and its condition:	**Photo no.**	**Drawing no.** A-14
the existing wood 2 x framing joists at the first floor level are in poor condition, from water damage.	The first floor structure shall be new concrete slab on gravel base placed over earth fill. Vapor barriers and insulation shall be placed per building code requirements. Additional details shall be submitted for review & approval for the existing & proposed floor plane & structure, including sections of the junction between the proposed concrete slab & existing foundation, sill, & stud wall.	

Work Item # 43 REVISED 1/10/14

Architectural/Landscape feature: Exterior: Roof Shingles	**Describe, in detail, the proposed work and impact on existing feature:**	
Approximate date of feature: 1907	***Be sure to include details and specifications on proposed products***	
Describe existing feature and its condition:	**Photo no.**	**Drawing no.**
See description for Work Item #7(A).	Lightning rods shall be installed along the main ridge line, for protection of the occupants and the historic property. A detailed drawing depicting the design of the proposed rods & locations shall be submitted for review & approval.	

Detailed Description of Proposed Rehabilitation/Preservation Work

(Include all construction, reconstruction, improvement, enlargement, painting and decorating, alteration, demolition, maintenance or repair, and excavation)

Work Item # 44 – REVISED 1/10/14

Architectural/Landscape feature: Interior: spaces between the trusses	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: 1907	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** / **Drawing no.** A-15
(See description for Work Item # 12)	A fourth loft level is proposed to be built in (4) of the dwelling units. The trusses shall remain exposed. It is proposed to reduce the area of the loft, per the revised model sent under separate cover, and to use glass railings, in order to feature the historic volume, maximize transparency, and to decrease the intervention from the previously proposed loft areas.

Work Item # 45 REVISED 1/10/14

Architectural/Landscape feature: Exterior: 2 exterior doors	**Describe, in detail, the proposed work and impact on existing feature:**
Approximate date of feature: unknown	***Be sure to include details and specifications on proposed products***
Describe existing feature and its condition:	**Photo no.** / **Drawing no.**
There are 2 exterior door locations (missing): at the north elevation, west end, & at the east elevation at the second floor level.	These locations shall have new doors. Additionally, there shall be a door at the north elevation, east end, from Unit 105 leading to the mechanical room roof. These doors shall have glass, no muntins. Specifications for the proposed new doors shall be submitted for review & approval.

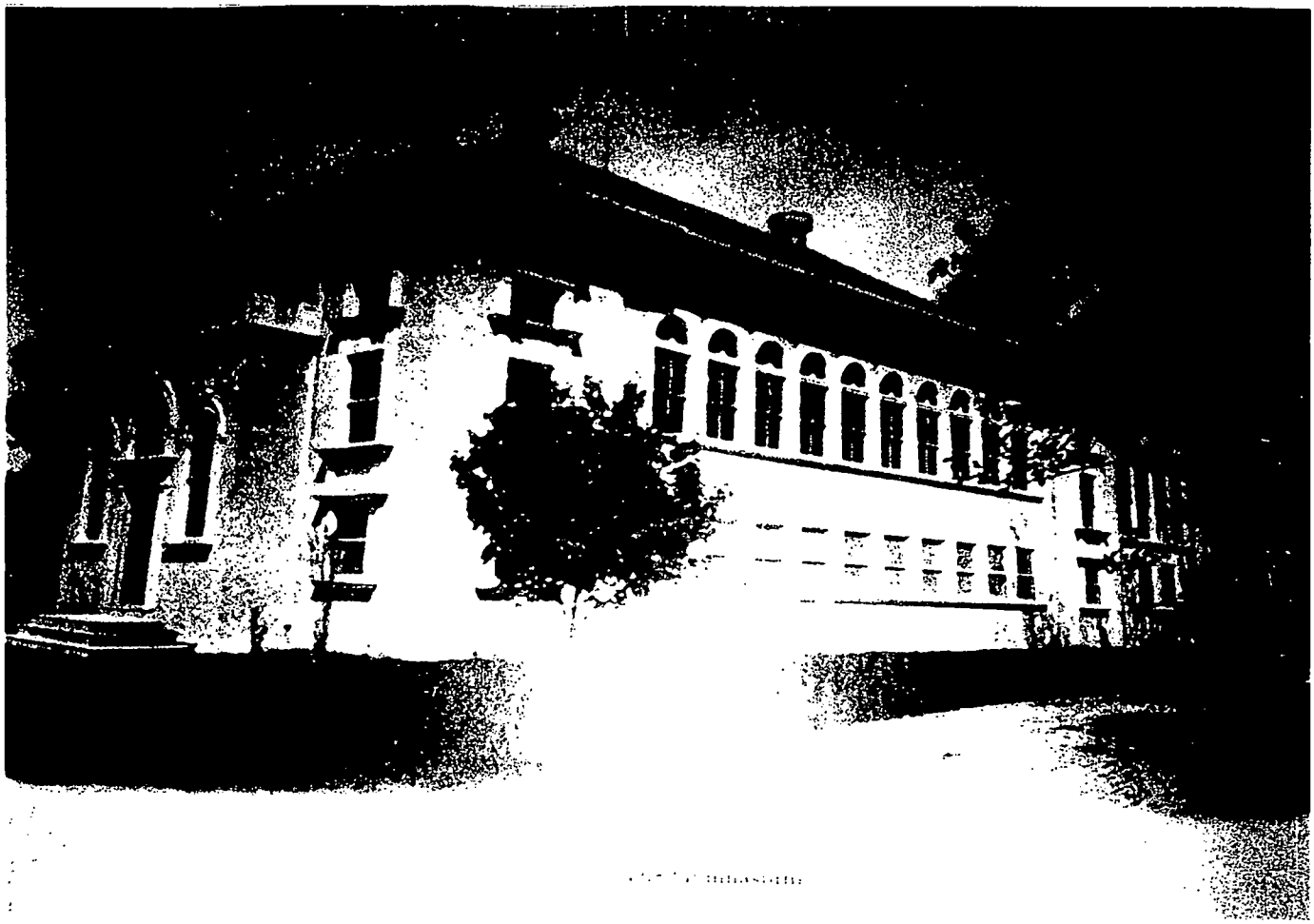
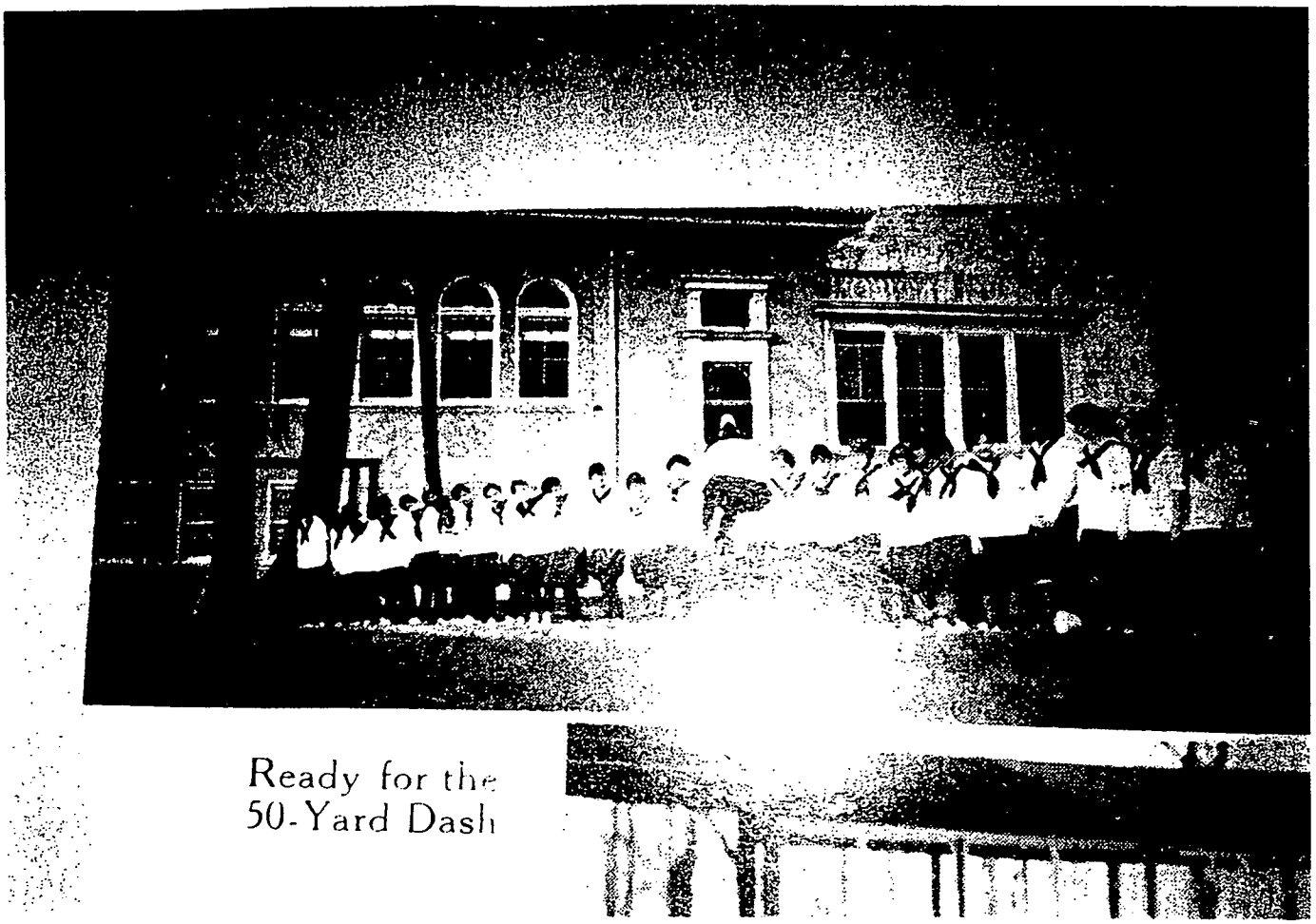
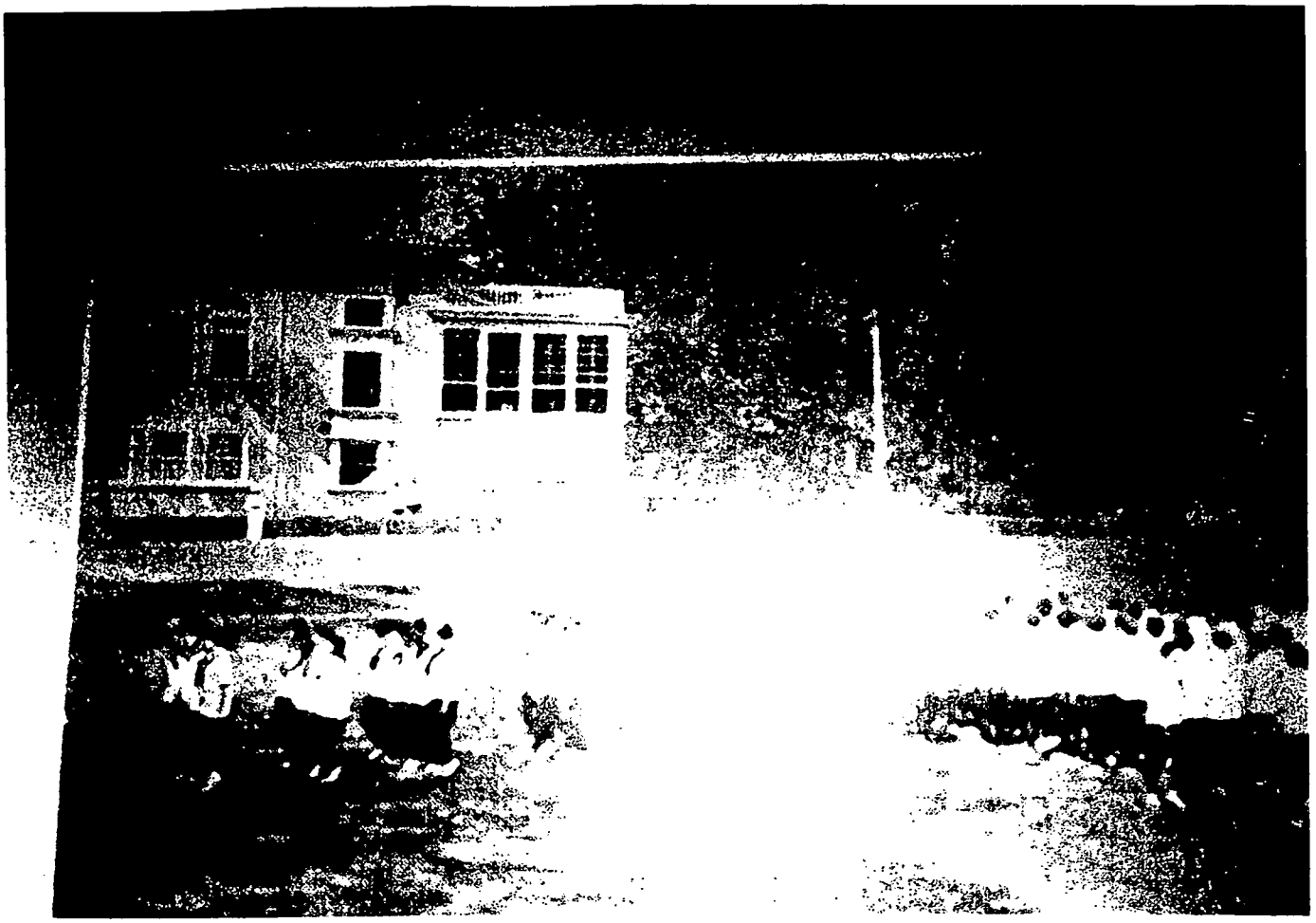


PHOTO #
HP-2



Ready for the
50-Yard Dash

PHOTO #
HP-3



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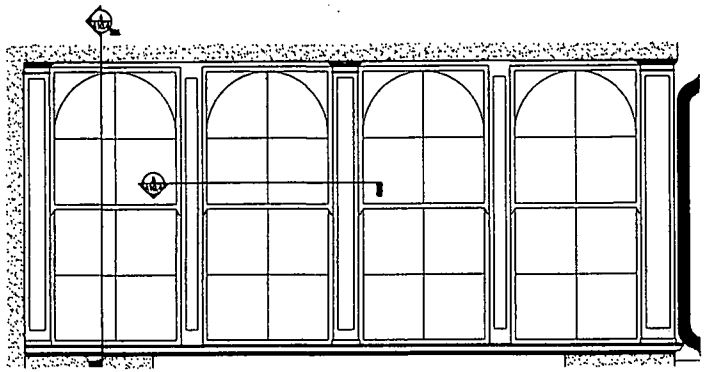
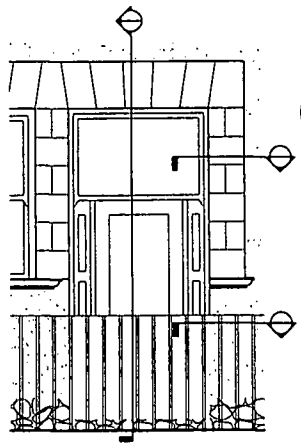
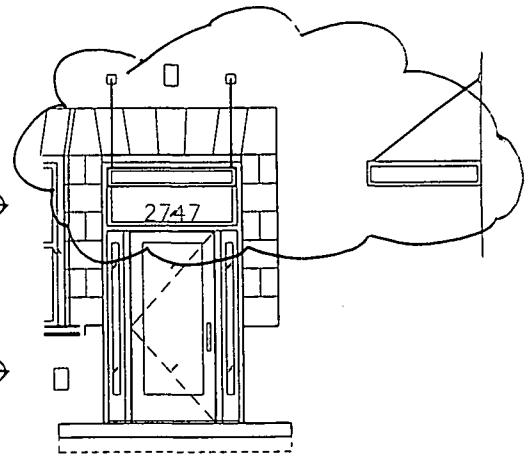
HP-4



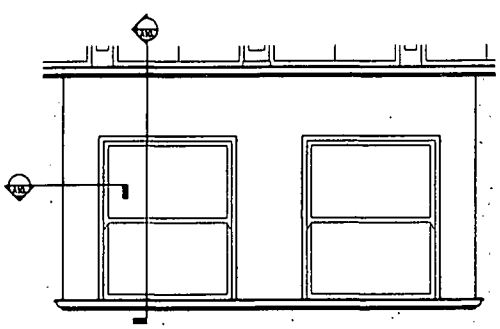
1/A10.3 ELEVATION DETAIL
SCALE : 1/2" = 1'-0"



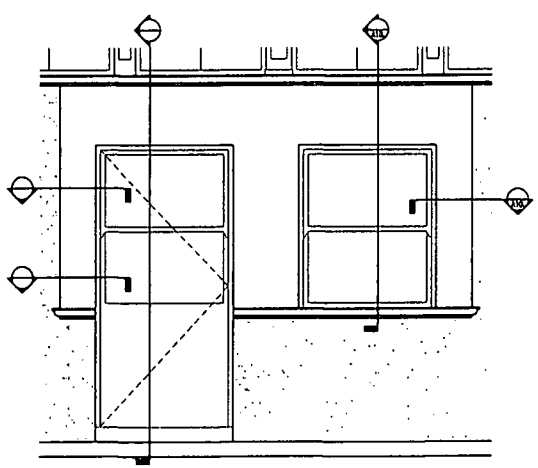
2/A10.3 ELEVATION DETAIL
SCALE :1/2" = 1'-0"



3/A10.3 ELEVATION DETAIL
SCALE : 1/2" = 1'-0"



3/A10.3 ELEVATION DETAIL
SCALE : 1/2" = 1'-0"



2/A10.3 ELEVATION DETAIL
SCALE : 1/2" = 1'-0"

ISSUED

ARCHITECT OF RECORD
MORRIS ARCHITECTS
60 MARKET ST., GAITHERSBURG, MD 20878

DEVELOPER
GYMNASIUM AT NPS LLC
4995 BUTTERWORTH PLACE NW
WASHINGTON, DC 20016

PROJECT NAME
NPS GYMNASIUM
2747 LINDEN AVE
SILVER SPRING, MD

DATE
SEPTEMBER 16 2013

JOB NUMBER
1301

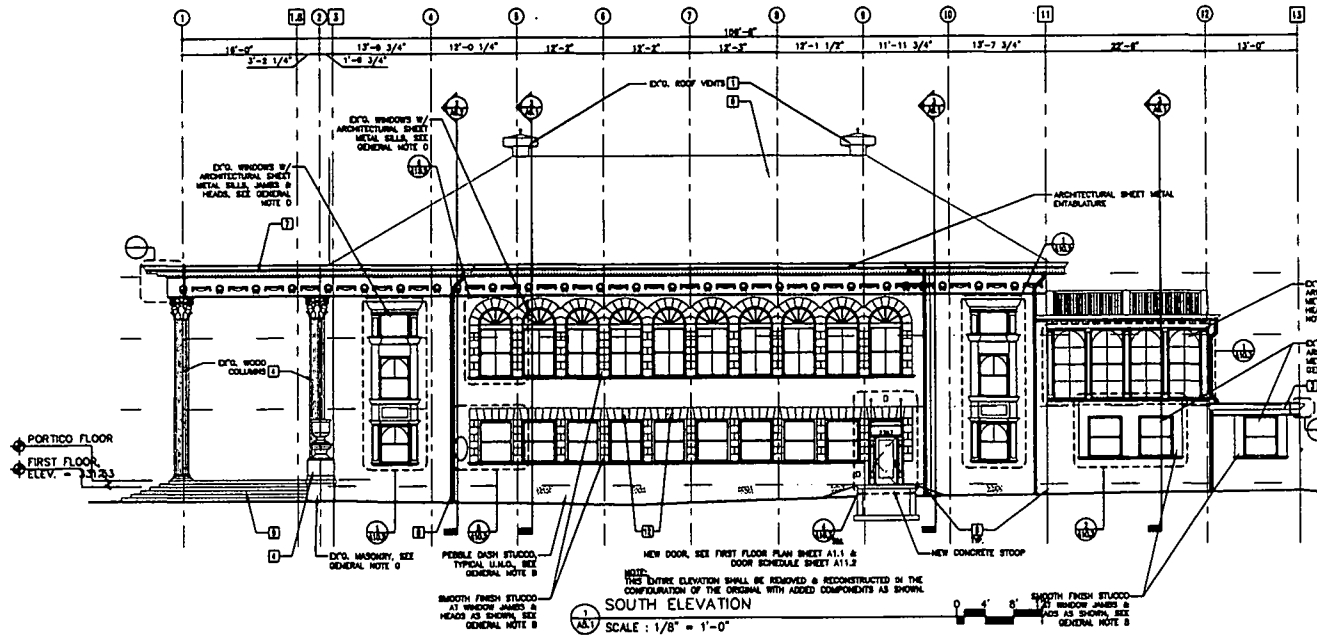
SCALE

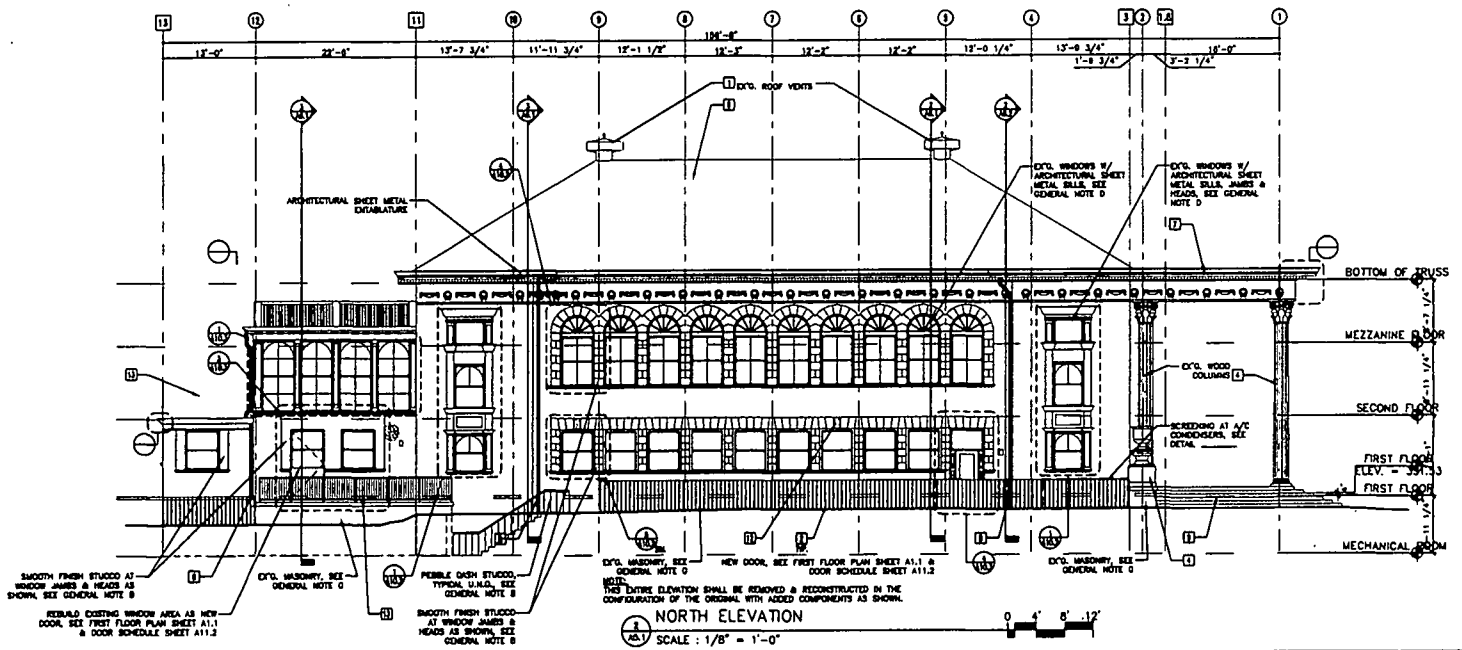
DRAWING TITLE
WINDOW ELEVATIONS

SHEET NUMBER
A10.3

WORK ITEM(S): 39

REVISED #A-11
1-10-14





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

A. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G2.1

B. STUCCO: NEW STUCCO SHALL BE APPLIED TO BUILDING PER SPECIFICATIONS TO MATCH ORIGINAL TEXTURE & DESIGN AFTER RECONSTRUCTION OF EXTERIOR WALLS. APPLY PAINT FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. REFER TO BUILDING ELEVATIONS, WALL SECTIONS & DETAILS FOR ADDITIONAL NOTES.

C. ARCHITECTURAL SHEET METAL: CLEAN, PRIME & RE-FINISH ALL PIECES IN SHOP PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. FABRICATE NEW SECTIONS TO REPLACE BADLY DAMAGED PIECES. FINISH NEW REPLACEMENT MATERIAL TO MATCH. INSTALL ARCHITECTURAL SHEET METAL AFTER FRAMING & WEATHER RESISTIVE BARRIER HAVE BEEN INSTALLED. REFER TO BUILDING ELEVATIONS, WALL SECTIONS & DETAILS FOR ADDITIONAL NOTES.

D. WINDOWS: REFER TO WINDOW SCHEDULE & SPECIFICATIONS FOR IDENTIFICATION OF REPAIR OR REPLACEMENT. SALVAGE & RESTORE EXISTING WINDOW SASHES & FRAMES (WITH IN KIND REPLACEMENT OF MISSING & BADLY DAMAGED COMPONENTS). INSTALL NEW WOOD STORM WINDOWS ON INTERIOR OF RESTORED WINDOWS. ALL WINDOW PARTS (EXCEPT GLAZING) TO BE REFINISHED PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. REBUILD WOOD FRAMING AT WINDOW SILLS, JAMBS & HEADERS & REINSTALL EXISTING ARCHITECTURAL SHEET METAL (SEE GENERAL NOTE C). SEE WINDOW DETAIL SHEETS A10.1-A10.3

E. EXTERIOR WALLS: REBUILD EXTERIOR WALLS FRAMING & SHEATHING. REFER TO BUILDING ELEVATIONS, WALLS SECTIONS & DETAILS FOR ADDITIONAL NOTES.

F. PAINTED WOOD: REMOVE ALL LOOSE OR PEELING PAINT DOWN TO SOUND SUBSTRATE. REPAIR AREAS OF DAMAGE. PROVIDE NEW ELASTOMERIC COATING ON EXISTING WOOD TO REMAIN.

G. MASONRY: REPAIR & REPOINT BRICK & STONE MASONRY PER SPECIFICATION.

H. FINISH ALL DUCT & PIPE PENETRATIONS IN ROOF PER SPECIFICATIONS & IN COLOR SIMILAR TO ROOF COLOR.

I. FOR EXTERIOR FINISHES SEE FINISH SCHEDULE & FINISH LEGEND ON SHEET A11.1

SPECIFIC REMEDIAL WORK NOTES:

1. REFRAME OPENING AT ROOF DECK & RE-INSTALL ARCHITECTURAL METAL VENTS. PROVIDE FLASHING, WEATHER BARRIER & SEALANT AS REQUIRED. REPAIR & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
2. INFILL VENT OPENING WITH SUBSTRATE & STUCCO TO MATCH ADJACENT.
3. REBUILD WOOD FRAMING & REINSTALL ARCHITECTURAL SHEET METAL (SEE GENERAL NOTE C). REFER TO WALL SECTIONS & DETAILS INDICATED ON BUILDING ELEVATIONS FOR MORE INFORMATION.
4. PROTECT WOOD COLUMNS (CAPITALS, SHAFTS & BASES) FROM DAMAGE. REPAIR / REPLACE DAMAGED WOOD. PREPARE SURFACE FOR NEW PAINT & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
5. REINSTALL URN IN ORIGINAL CONFIGURATION & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1 WHEN BUILDING EXTERIOR WORK IS COMPLETE.
6. INSTALL NEW ROOF & ROOF DRAINAGE SYSTEM INCLUDING DECK / UNDERLAYMENT, WEATHER BARRIER, INSULATION, FLASHING, ROOFING, DRAINS, GUTTERS & DOWNSPOUTS. SEE ROOF PLAN SHEET A1.0 & BUILDING SECTION SHEETS A8.1-A8.2
7. REBUILD ROOF STRUCTURE AT PORTICO, SEE DETAIL _____
8. INSTALL NEW GUTTERS (WHERE REQUIRED) & DOWNSPOUTS PER SPECIFICATION & CONNECT TO NEW ROOF DRAINAGE SYSTEM.
9. PROTECT EXISTING CONCRETE STEPS AND STOOP FROM FURTHER DAMAGE. REPAIR & REBUILD AS REQUIRED PER SPECIFICATIONS.
10. INSTALL NEW BEAD BOARD CEILING UNDER NEW ROOF STRUCTURE TO MATCH EXISTING, SEE DETAIL _____. FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
11. REFURBISH ORIGINAL LIGHT FIXTURES & INSTALL IN ORIGINAL LOCATIONS.
12. LOCATIONS FOR NEW BATHROOM FAN VENTS. CUSTOM FABRICATE VENT TO MATCH DIMENSIONS OF WINDOW KEYSTONE DETAILING IN STUCCO, SEE DETAIL _____. FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
13. NEW STEEL RAILING PER DETAIL _____ PAINT PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.

ISSUED

ARCHITECT OF RECORD
MORRIS ARCHITECTS
60 MARKET ST., GAITHERSBURG, MD 20878

DEVELOPER
GYMNASIUM AT NPS LLC
4935 BUTTERWORTH PLACE NW
WASHINGTON, DC 20016

PROJECT NAME
NPS GYMNASIUM
2747 LINDEN AVE
SILVER SPRING, MD

DATE
SEPTEMBER 16 2013

JOB NUMBER
1301

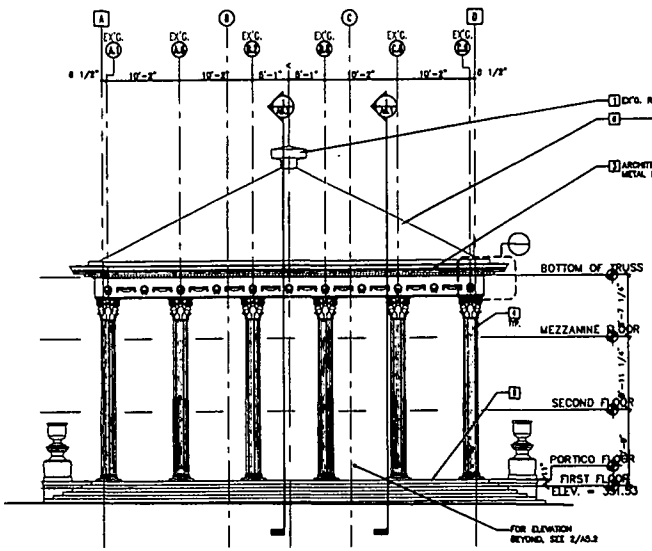
SCALE

DRAWING TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A5.1

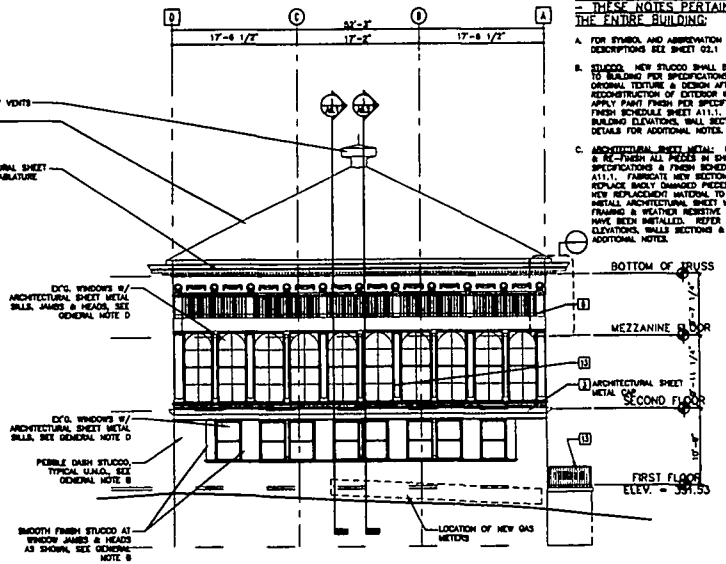
WORK ITEM(S): 7(B), 9

DRAWING # A-16
1-10-14



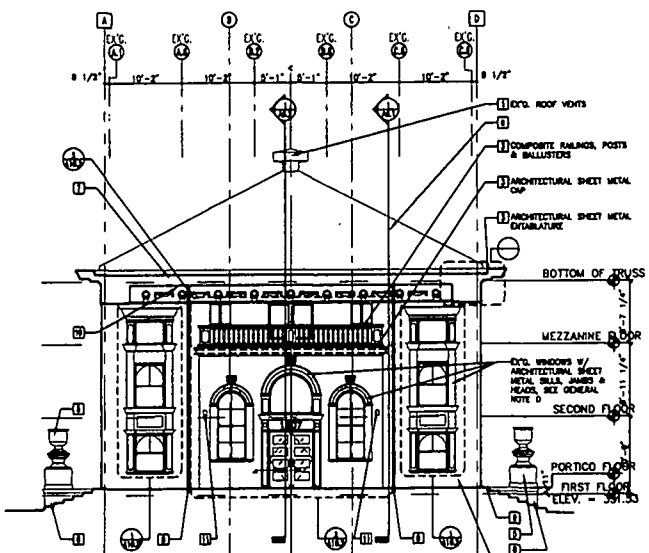
NOTE: THIS ENTIRE ELEVATION SHALL BE REMOVED & RECONSTRUCTED IN THE CONFIGURATION OF THE ORIGINAL WITH ADDED COMPONENTS AS SHOWN.

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



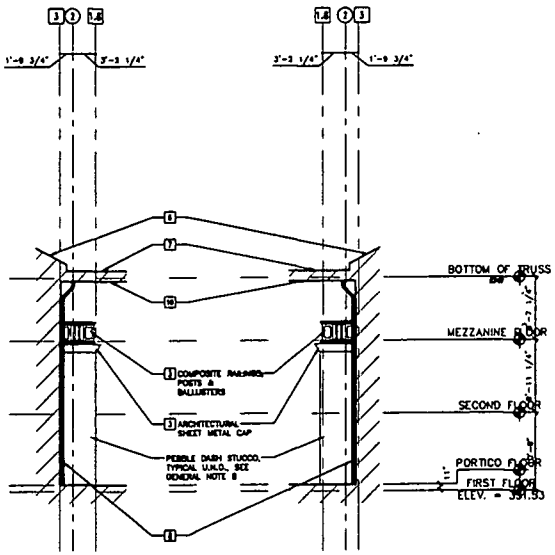
NOTE: THIS ENTIRE ELEVATION SHALL BE REMOVED & RECONSTRUCTED IN THE CONFIGURATION OF THE ORIGINAL WITH ADDED COMPONENTS AS SHOWN.

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



NOTE: THIS ENTIRE ELEVATION SHALL BE REMOVED & RECONSTRUCTED IN THE CONFIGURATION OF THE ORIGINAL WITH ADDED COMPONENTS AS SHOWN.

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



NOTE: THIS ENTIRE ELEVATION SHALL BE REMOVED & RECONSTRUCTED IN THE CONFIGURATION OF THE ORIGINAL WITH ADDED COMPONENTS AS SHOWN.

4 A5.2 PORTICO ELEVATION – NORTH & SOUTH
SCALE : 1/8" = 1'-0"

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

A. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G2.1

B. STUCCO: NEW STUCCO SHALL BE APPLIED TO BUILDING PER SPECIFICATIONS TO MATCH ORIGINAL TEXTURE & DESIGN AFTER RECONSTRUCTION OF EXTERIOR WALLS. APPLY PAINT FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. REFER TO BUILDING ELEVATIONS, WALL SECTIONS & DETAILS FOR ADDITIONAL NOTES.

C. ARCHITECTURAL SHEET METAL: CLEAN, PRIME & RE-FINISH ALL PIECES IN SHOP PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. FABRICATE NEW SECTIONS TO REPLACE BADLY DAMAGED PIECES. FINISH NEW REPLACEMENT MATERIAL TO MATCH. INSTALL ARCHITECTURAL SHEET METAL AFTER FRAMING & WEATHER RESISTIVE BARRIER HAVE BEEN INSTALLED. REFER TO BUILDING ELEVATIONS, WALLS SECTIONS & DETAILS FOR ADDITIONAL NOTES.

D. WINDOWS: REFER TO WINDOW SCHEDULE & SPECIFICATIONS FOR IDENTIFICATION OF REPAIR OR REPLACEMENT. SALVAGE & RESTORE EXISTING WINDOW SASHES & FRAMES (WITH IN KIND REPLACEMENT OF MISSING & BADLY DAMAGED COMPONENTS). INSTALL NEW WOOD STORM WINDOWS ON INTERIOR OF RESTORED WINDOWS. ALL WINDOW PARTS (EXCEPT GLAZING) TO BE REFINISHED PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. REBUILD WOOD FRAMING AT WINDOW SILLS, JAMBS & HEADERS & REINSTALL EXISTING ARCHITECTURAL SHEET METAL (SEE GENERAL NOTE C). SEE WINDOW DETAIL SHEETS A10.1–A10.8

E. EXTERIOR WALLS: REBUILD EXTERIOR WALLS FRAMING & SHEATHING. REFER TO BUILDING ELEVATIONS, WALLS SECTIONS & DETAILS FOR ADDITIONAL NOTES.

F. PAINTED WOOD: REMOVE ALL LOOSE OR PEELING PAINT DOWN TO SOUND SUBSTRATE. REPAIR AREAS OF DAMAGE. PROVIDE NEW CUSTOMERIC COATING ON EXISTING WOOD TO REMAIN.

G. MASONRY: REPAIR & REPOINT BRICK & STONE MASONRY PER SPECIFICATION.

H. FINISH ALL DUCT & PIPE PENETRATIONS IN ROOF PER SPECIFICATIONS & IN COLOR SIMILAR TO ROOF COLOR.

I. FOR INTERIOR FINISHES SEE FINISH SCHEDULE & FINISH LEGEND ON SHEET A11.1

SPECIFIC REMEDIAL WORK NOTES:

1. RETRIEVE OPENING AT ROOF DECK & RE-INSTALL ARCHITECTURAL METAL VENTS. PROVIDE FLASHING, WEATHER BARRIER & SEALANT AS REQUIRED. REPAIR & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
2. INFILL VENT OPENING WITH SUBSTRATE & STUCCO TO MATCH ADJACENT.
3. REBUILD WOOD FRAMING & REINSTALL ARCHITECTURAL SHEET METAL (SEE GENERAL NOTE C). REFER TO WALL SECTIONS & DETAILS INDICATED ON BUILDING ELEVATIONS FOR MORE INFORMATION.
4. PROTECT WOOD COLUMNS (CAPITALS, SHAFTS & BASES) FROM DAMAGE. REPAIR / REPLACE DAMAGED WOOD. PREPARE SURFACE FOR NEW PAINT & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
5. REINSTALL URN IN ORIGINAL CONFIGURATION & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1 WHEN BUILDING EXTERIOR WORK IS COMPLETE.
6. INSTALL NEW ROOF & ROOF DRAINAGE SYSTEM INCLUDING DECK / UNDERLAYMENT, WEATHER BARRIER, INSULATION, FLASHING, ROOFING, DRAINS, GUTTERS & DOWNSPOUTS. SEE ROOF PLAN SHEET A1.0 & BUILDING SECTION SHEETS A6.1–A6.2
7. REBUILD ROOF STRUCTURE AT PORTICO, SEE DETAIL ____
8. INSTALL NEW GUTTERS (WHERE REQUIRED) & DOWNSPOUTS PER SPECIFICATION & CONNECT TO NEW ROOF DRAINAGE SYSTEM.
9. PROTECT EXISTING CONCRETE STEPS AND STOOP FROM FURTHER DAMAGE. REPAIR & REBUILD AS REQUIRED PER SPECIFICATIONS.
10. INSTALL NEW BEAD BOARD CEILING UNDER NEW ROOF STRUCTURE TO MATCH EXISTING, SEE DETAIL ____ FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
11. REFURBISH ORIGINAL LIGHT FIXTURES & INSTALL IN ORIGINAL LOCATIONS.
12. LOCATIONS FOR NEW BATHROOM FAN VENTS. CUSTOM FABRICATE VENT TO MATCH DIMENSIONS OF WINDOW KEYSTONE DETAILING IN STUCCO, SEE DETAIL ____ FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
13. NEW STEEL RAILING PER DETAIL ____ PAINT PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.

ISSUED

ARCHITECT OF RECORD
MORRIS ARCHITECTS
60 MARKET ST., GAITHERSBURG, MD 20878

DEVELOPER
GYMNASIUM AT NPS LLC
4905 BUTTERWORTH PLACE, NW
WASHINGTON, DC 20016

PROJECT NAME
NPS GYMNASIUM
2747 LINDEN AVE.
SILVER SPRING, MD

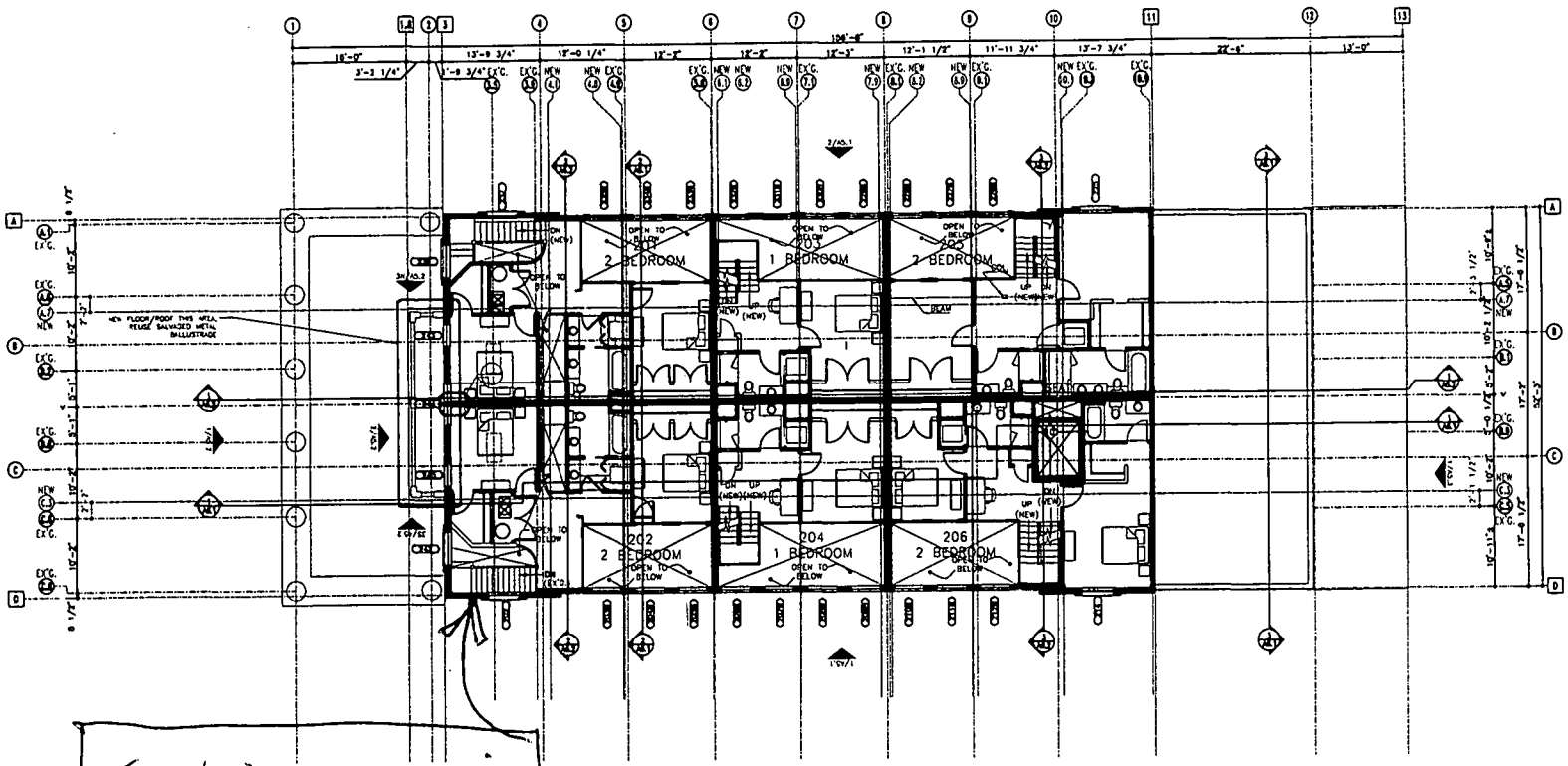
DATE: SEPTEMBER 16 2013
JOB NUMBER: 1301
SCALE:
DRAWING TITLE: BUILDING ELEVATIONS
SHEET NUMBER: A5.2

WORK ITEM(S) : 7(B)

DRAWING # A-17
1-10-14

GENERAL NOTES:

FOR GENERAL NOTES, REFERENCE SHEET A1.1



THIRD FLOOR PLAN

REFERENCE NOR

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

0 4' 8' 12'

Existing Mezzanine stair to be repaired & retained.

ISSUED

ARCHITECT OF RECORD
MORRIS ARCHITECTS
60 MARKET ST. GAITHERSBURG MD 20878

DEVELOPER
GYMNASIUM AT NPS LLC
4915 BUTTERWORTH PLACE NW
WASHINGTON, DC. 20016

PROJECT NAME
NPS GYMNASIUM
2112 UNDEN AVE
SILVER SPRING, MD

DATE
SEPTEMBER 18 2013

JOB NUMBER
1301

SCALE

DRAWING TITLE
THIRD FLOOR PLAN

SHEET NUMBER
A1.3

WORK ITEM(S): 40

DRAWING #18
1-10-14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Amy Skinner, Administrator
Historic Preservation Easement Program
Maryland Historical Trust
100 Community Place
Crownsville, MD 21032

RE: Window Survey with Recommendations

December 11, 2012

Dear Amy,

I hope that you are doing well, and trust that you are getting prepared for the holidays. As you know, I am still pursuing the purchase of the gymnasium at 2747 Linden Lane, Silver Spring, Maryland and as requested have attached a window survey.

Previously we wrote via e-mail ...."we are pressing forward on the gymnasium at 2747 Linden Lane, Silver Spring. We are meeting with Montgomery County DPS tomorrow (12-6-12) at 9:00 AM at their offices at 255 Rockville Pike, 2nd Floor, and as you know from my voice mail, I need to iron out any differences we have between the energy code of 2012 and historical nature of our building before I close on the purchase and before 12-21-12 when my current due diligence period runs out. To be frank, it appears that we will would not be able to obtain a building permit (primarily due to the size of the old windows), the u factor must equal 0.35....the "com-check" website that I was asked to investigate suggests that no alternative is available other than adding new windows. In all probability we could keep the original arched, "fan" windows. Furthermore, there is a test that measures the internal pressure in which old single pane windows with storms would not pass".

We believe that the removal of historic materials or alterations of features....that characterize this property shall be avoided. While many windows are significant towards the character of the gymnasium, every window on all this property is not, and in this case that consideration beyond deterioration is requested.

In our survey and conclusion on how best to approach the windows, you will see that we place an importance of the windows to the historic character of the building while juggling factors that are required to obtain a building permit, due to the areas energy code code requirements in response to the severe weather conditions. The energy mandate would make it impossible for the building to have the historic windows in place, especially when held up to the higher R-value and Impermeability standards of the 2012 Energy Code.

As we know, the building has been un-occupied and un-heated since the closure more than 15 years ago (December 19,1994 to be precise) leaving the windows to be exposed to the elements. Overall, the windows are in poor condition, most sash weights

and cords are missing, the jambs in many cases swollen and have caused the windows to be fully bound. Vents have replaced sashes; many of the stiles are broken or missing.

Window Survey:

From your voice mail, you suggested that we create a window survey; additionally we will call/include Josh Silver in this process. Our window survey includes the following:

• Drawings of each elevation at the structure, with all window openings on elevation sheet numbered.

• Photographs of each window opening numbered corresponding to the drawings from

• Condition Evaluation of each window, design, pattern, and material information. Proposed scope of work.

• Proposed window product brochure/information.

Total Number of Windows at the Structure:	**95**
Number of Historic Windows at the Structure:	**95**
Number of Existing Non-Historic Windows:	**0**
Number of Windows Completely Missing:	**2**
Number of Windows to be Replaced:	**58**

Recommendations:

• That we install interior storms (see brochure) to all tower windows after all moveable parts have been fixed. (windows 1-3, 14-17, 40-42, 62-64, 82-84, and 92-94. This will leave the character of the windows at the outside entirely intact (18 windows)

• We install interior storm windows at half round arch, and replace the operable lower two over two windows with Sash Packs from Kolbe + Kolbe or equal (see brochure). The operable double pane windows with true divided light will have screens (screens were installed at the double hung windows previously, as evidenced by the screen brackets that remain, and that will hide the "newness factor". (windows 4-13, 43-52) (20 windows)

• We install operable interior (double pane) storms (see brochure) to all solarium windows after all moveable parts have been repaired. The storm windows would function on the inside like an interior shutter, where both vertical pieces come together at the center. (Windows 17-20, 34-37, and 65-73) (17 windows)

• We replace the operable first floor one over one windows with Sash Packs from Kolbe + Kolbe or equal (see brochure). The operable double pane windows will be one over one and have screens (screens were installed at the double hung windows previously, as

evidenced by the screen brackets that remain, and that will hide the "newness factor". (Windows 21-32 33, 39, 53-61, 74-81) (31 windows)
• We replace the mezzanine casement windows with new windows from Kolbe + Kolbe. These windows are single sash casements. (windows 88-91) (4 windows)

• We add new double pane windows by Kolbe and Kolbe or equal to the missing windows at the first floor entrance. See window cut sheets.

Please call me with any questions, I look forward to working with you on the attached, and hope that I can get clear direction or approval on what I have submitted. I believe that with what I have proposed, the integrity of the historical fabric is maintained, and that the energy requirements will be met. I also feel strongly that there should be a meeting in the near future with the energy code compliance officer of Montgomery County and both of us?

Best Regards,

Karl Voglmayr

Attachments

WINDOW SURVEY FORM-WINDOW CONDITION REPORT
NPS--GYMNASIUM--2747 LINDEN LANE, SILVER SPRING

WIND	DESCRIPTION-South Elevation
1	OnePane, part of Tower-Fixed
2	4 Lite Half round arch with-in rectangular frame over Lower 2 lite-DH
3	4 Lite Half round arch with-in rectangular frame over Lower 2 lite-DH
3A	Oval Window-Fixed
4	Half Round fan window w/6 separate panes over Lower 2 over 2 DH
5	Half Round fan window w/6 separate panes over Lower 2 over 2 DH
6	Half Round fan window w/6 separate panes over Lower 2 over 2 DH
7	Half Round fan window w/6 separate panes over Lower 2 over 2 DH
8	Half Round fan window w/6 separate panes over Lower 2 over 2 DH
9	Half Round fan window w/6 separate panes over Lower 2 over 2 DH
10	Half Round fan window w/6 separate panes over Lower 2 over 2 DH
11	Half Round fan window w/6 separate panes over Lower 2 over 2 DH
12	Half Round fan window w/6 separate panes over Lower 2 over 2 DH
13	Half Round fan window w/6 separate panes over Lower 2 over 2 DH
14	OnePane, part of Tower-Fixed
15	4 Lite Half round arch with-in rectangular frame over Lower 2 lite-DH
16	4 Lite Half round arch with-in rectangular frame over Lower 2 lite-DH
17	6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH
18	6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH
19	6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH
20	6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH
21	Double Hung 1 over 1
22	Double Hung 1 over 1
23	Double Hung 1 over 1
24	Double Hung 1 over 1
25	Double Hung 1 over 1
26	Double Hung 1 over 1
27	Double Hung 1 over 1
28	Double Hung 1 over 1
29	Double Hung 1 over 1
30	Double Hung 2 over one
31	Double Hung 2 over one
32	Double Hung 2 over One

WINDOW SURVEY FORM-WINDOW CONDITION REPORT
NPS--GYMNASIUM--2747 LINDEN LANE, SILVER SPRING

WIND DESCRIPTION-North Elevation

33 **Double Hung 2 over one**
34 **6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH**
35 **6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH**
36 **6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH**
37 **6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH**
38 **Future Door**
39 **Double Hung 1 over 1**
40 **OnePane, part of SW Tower-Fixed**
41 **4 Lite Half round arch with-in rectangular frame over Lower 2 lite-DH**
42 **4 Lite Half round arch with-in rectangular frame over Lower 2 lite-DH**
43 **Half Round fan window w/6 separate panes over Lower 2 over 2 DH**
44 **Half Round fan window w/6 separate panes over Lower 2 over 2 DH**
45 **Half Round fan window w/6 separate panes over Lower 2 over 2 DH**
46 **Half Round fan window w/6 separate panes over Lower 2 over 2 DH**
47 **Half Round fan window w/6 separate panes over Lower 2 over 2 DH**
48 **Half Round fan window w/6 separate panes over Lower 2 over 2 DH**
49 **Half Round fan window w/6 separate panes over Lower 2 over 2 DH**
50 **Half Round fan window w/6 separate panes over Lower 2 over 2 DH**
51 **Half Round fan window w/6 separate panes over Lower 2 over 2 DH**
52 **Half Round fan window w/6 separate panes over Lower 2 over 2 DH**
53 **Double Hung 1 over 1**
54 **Double Hung 1 over 1**
55 **Double Hung 1 over 1**
56 **Double Hung 1 over 1**
57 **Double Hung 1 over 1**
58 **Double Hung 1 over 1**
59 **Double Hung 1 over 1**
60 **Double Hung 1 over 1**
61 **Double Hung 1 over 1**
62 **OnePane, part of SW Tower-Fixed**
63 **4 Lite Half round arch with-in rectangular frame over Lower 2 lite-DH**
64 **4 Lite Half round arch with-in rectangular frame over Lower 2 lite-DH**

WINDOW SURVEY FORM-WINDOW CONDITION REPORT
NPS--GYMNASIUM--2747 LINDEN LANE, SILVER SPRING

WIND DESCRIPTION-East Elevation

65 **6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH**
66 **6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH**
67 **6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH**
68 **6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH**
69 **6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH**
70 **6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH**
71 **6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH**
72 **6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH**
73 **6 lite Half round arch with-in rectangular frame over Lower 4 lite-DH**
74 **Double Hung 1 over 1**
75 **Double Hung 1 over 1**
76 **Double Hung 1 over 1**
77 **Double Hung 1 over 1**
78 **Double Hung 1 over 1**
79 **Double Hung 1 over 1**
80 **Double Hung 1 over 1**
81 **Double Hung 1 over 1**

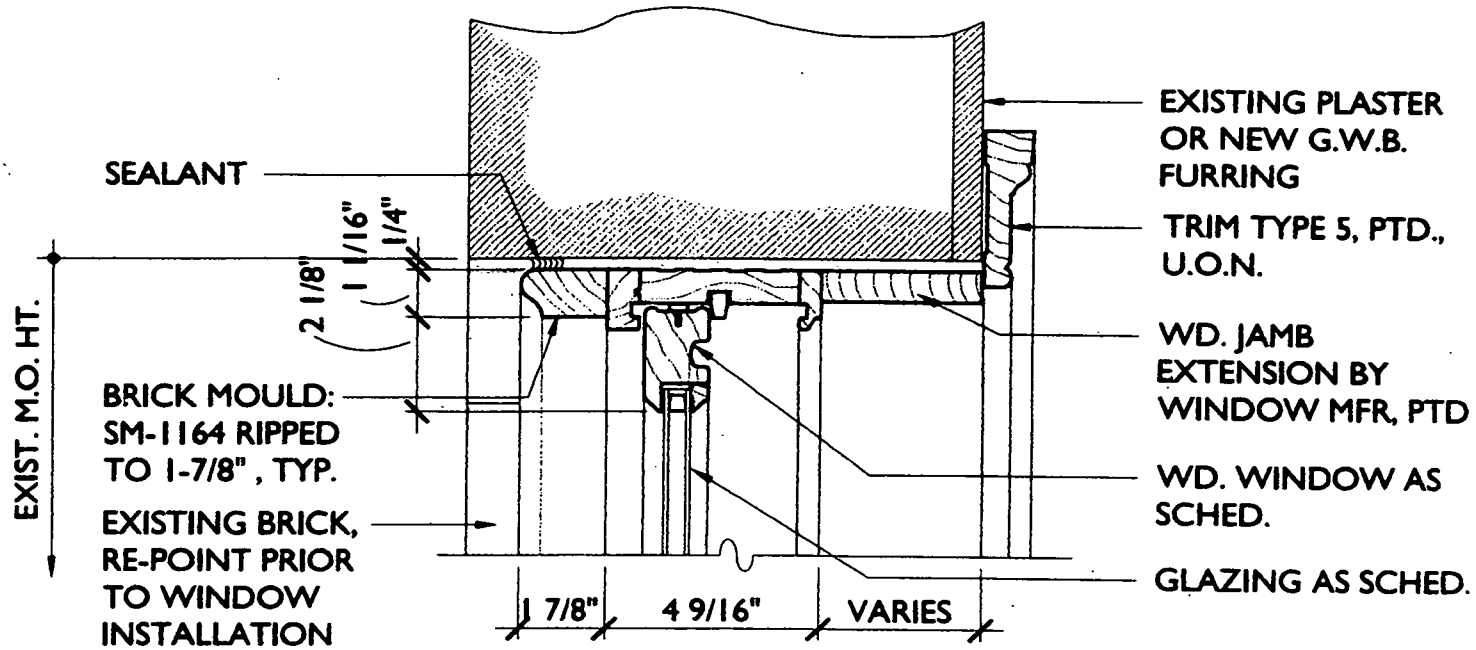
WINDOW SURVEY FORM-WINDOW CONDITION REPORT
NPS--GYMNASIUM--2747 LINDEN LANE, SILVER SPRING

WIND	DESCRIPTION-West Elevation
82	**OnePane, part of Tower-Fixed**
83	**4 Lite Half round arch with-in rectangular frame over Lower 2 lite-DH**
84	**4 Lite Half round arch with-in rectangular frame over Lower 2 lite-DH**
85	**Missing--non-existant--1 Arched Sash over 1 sash**
86	**Missing--non-existant---Transum 1 Arched Sash**
87	**Missing--non-existant--1 Arched Sash over 1 sash**
88	**Double Casement Window**
89	**Single Casement Window**
90	**Single Casement Window**
91	**Double Casement Window**
92	**OnePane, part of Tower-Fixed**
93	**4 Lite Half round arch with-in rectangular frame over Lower 2 lite-DH**
94	**4 Lite Half round arch with-in rectangular frame over Lower 2 lite-DH**

WINDOW DETAILS

MFR: KOLBE & KOLBE MILLWORK CO. (WWW.KOLBE-KOLBE.COM)
MODEL: "HERITAGE" SERIES TRADITIONAL WOOD (NO CLADDING)
OPERATION: SEE SCHEDULE
SIZING: CUSTOM UNITS FABRICATED TO INDIVIDUAL OPENINGS; FLAT PANEL AT ARCH'd. HEADS, OTHERWISE NO FILLERS. PROVIDE SITE INSTALLED BRICK MOULD'g. PER DETAILS
GLASS: 1/2" I.G.U., GAS FILLED.
FRAME: 3/4" FIR
SASH: 1 3/8" THICK FIR, BEVELED PROFILE.
MUNTIN: 1 1/8" TRUE DIVIDED LITE (WHERE SHOWN)
PAINT: PRIME COAT AT FACTORY, SITE FINISH COAT(S) (INTERIOR AND EXTERIOR)
HARDWARE: PER SCHED.
SCREEN: "ULTRAVIEW" BLACK FIBERGLASS, SCREEN CHANNELS BY MFR. MAINTAIN 1/4" GAP ALL AROUND FOR CONT. SEALANT AND BACKER ROD.
SUBSTITUTIONS OR DEVIATIONS MUST BE APPROVED BY REVIEW AGENCIES AND ARCHITECT.

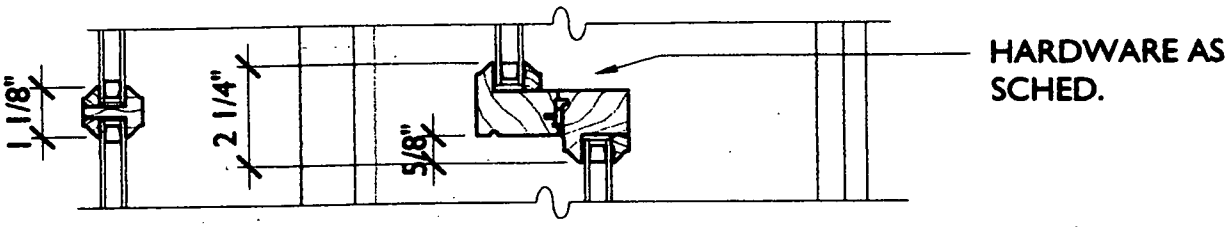
A 8.7.1



1 TYP. NEW WINDOW HEAD

3" = 1'-0"

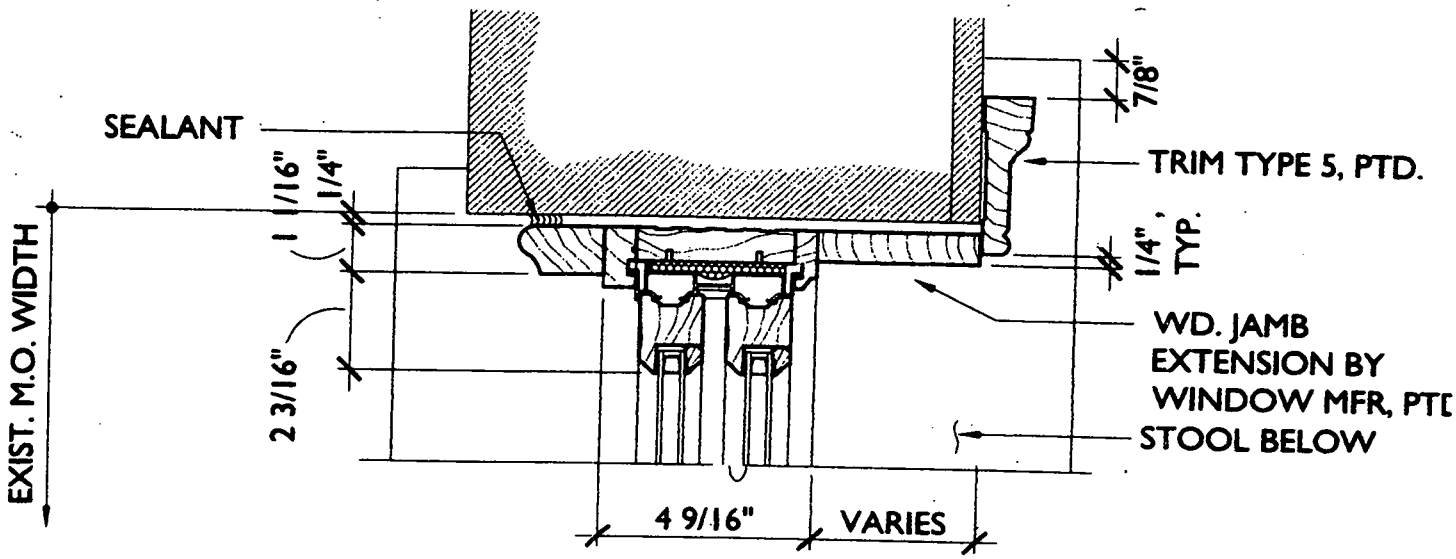
A8.7.2



2 TYP. NEW WINDOW MT'g. RAIL

3" = 1'-0"

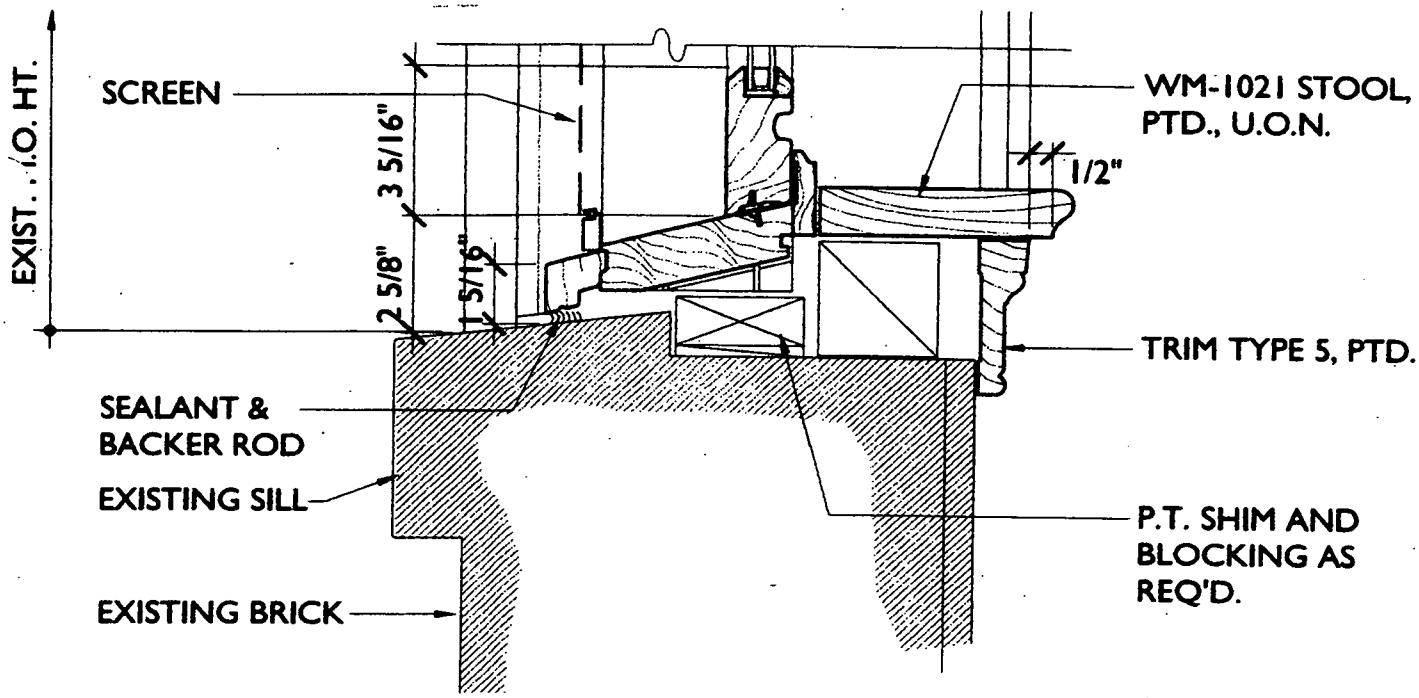
A 8.7.3



3 TYP. NEW WINDOW JAMB

3" = 1'-0"

A8.7.4



4 TYP. NEW WINDOW SILL

3" = 1'-0"

A8.7.5

Choose Product Line

All Series

Ultra
Extruded Aluminum/Wood

Heritage
All Wood

Classic
Roll-Formed Aluminum/Wood

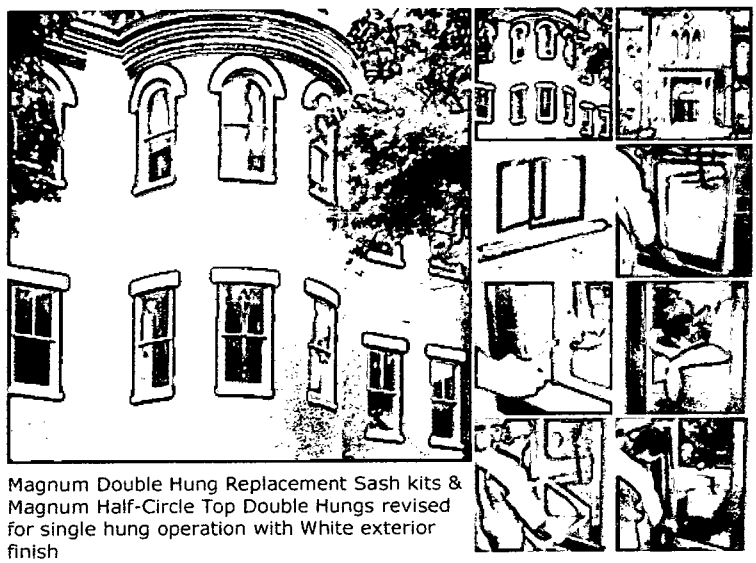
Latitude
All Vinyl

Windquest
All Vinyl

Windows
Casements
Awnings
Double Hungs
Sterling
Traditional
Magnum
Majesta
Old World Classic
Studio/Picture
Transom
Bay
Traditional Replacement Sash Kit
Magnum Replacement Sash Kit
Sliders
Radius
Geometric
Tilt-Turns
Folding Windows
Accessories

Doors

Heritage Series Magnum DH Replacement Sash Kits



Magnum Double Hung Replacement Sash kits & Magnum Half-Circle Top Double Hungs revised for single hung operation with White exterior finish

Heritage Series

- Wood interior & exterior
- Primer or K-Kron II ext finish
- 30+ exterior color options
- 10-year ltd. exterior finish warranty

FSC-COC Certified Wood Available

Heritage Series Magnum DH Replacement Sash Kits

- Sash made to fit into existing frames, easy installation
- Spring-loaded block & tackle mechanical balances for a smooth operation
- PVC jambliners with compression-foam backing allows sash to be tilted in and/or removed for cleaning
- Brochure with Sizes, Measuring & Installation Instructions

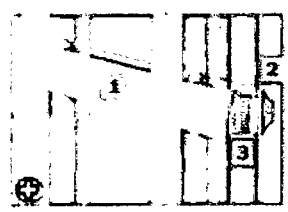
Photos of this product

EXTERIOR | INTERIOR | SIZES,2D & 3D DRAWINGS CLR OPGS, CSI SPECS | PERFORMANCE & ENERGY DATA, GREEN | INSTALL, MAINTAIN & WARRANTIES

Styles/Designs
Glass
Divided Lites
Glazing Bead
Hardware
Screens

Divided Lites

Performance Divided Lites (PDL) for wood products

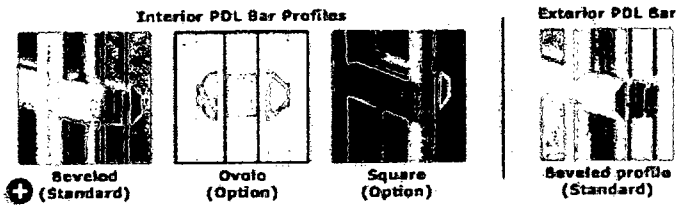


The Performance Divided Lite (PDL) system uses a single insulating glass unit, which offers much better U-factors than true divided lite units. This is due to the large, unobstructed thermal break created by airflow within the insulating glass unit.

1. Bars are adhered to the interior of the insulating glass unit
2. Beveled-profile bars are adhered to the exterior of the insulating glass unit
3. Champagne-colored bars* are held within the insulating glass unit

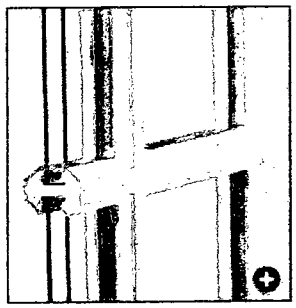
PDL bars

- Exterior & interior bars are finished to match the exterior or interior of the window or door unit.
- Optional bar widths: 5/8", 7/8", 1-1/8", 1-3/4", 2-1/4", and custom
- Interior bar profiles: beveled (standard), ovolo, and square



NOTE: Double pane insulating glass have one bar within the insulating glass unit, as shown above. Triple pane insulating glass have two bars, one in each airspace.

True Divided Lites - Provides Historic Authenticity



True divided lites (TDL) gives each unit authentic traditional divided panes often found in historical projects. It is available only on Heritage Series products.

Construction & Benefits

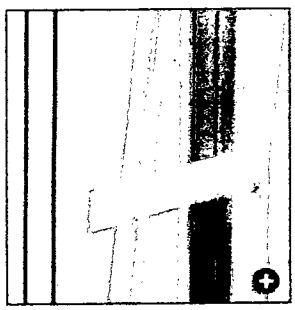
- 1-1/8" wide wood muntin bars in between individual 5/8" insulating glass*
- Horizontal and vertical bars interlock for strength and security
- Profile shadow lines enhance the warm, rich look
- Wood Species: pine (standard), other wood species (option)
- Custom bar widths and profiles available

Factory Finishes

- Unfinished on interior, primed on exterior as standard
- Prefinishing available to match exterior and interior finish (option)

NOTE: Units with a traditional sash utilize 1/2" insulating glass.

Interior Removable Grilles for Versatility & Easy Cleaning



Interior removable wood grilles offer aesthetic flexibility, as well as easy cleaning. They are available only on wood products.

Construction & Benefits

- Built with full surround frame and bars that interlock at the joints for stability
- Applied to interior of window using exclusive hidden clip system
- Offer the ability to change styles by removing the grilles
- Can easily be removed to clean the glass
- Species: pine (standard), other wood species (option)

Bar Profiles & Widths

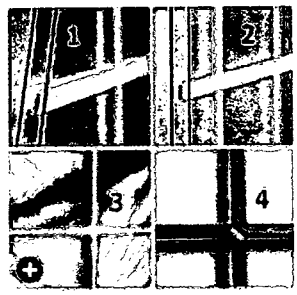
- Detailed grooves on exterior view for subtle depth and richness
- Interior bar profiles: beveled (standard), and ovolo (option)
- Optional bar widths: 7/8", 1-1/8", and custom

Factory Finishes

- Prefinishing available to match interior finish of entire unit (option)

NOTE: If ovolo bar profile is chosen, glazing beads will be ovolo to match. If a finish is requested, it will be applied to both sides of the grille; i.e., the sides seen from the interior and exterior will be finished the same. Primer is not available on grilles.

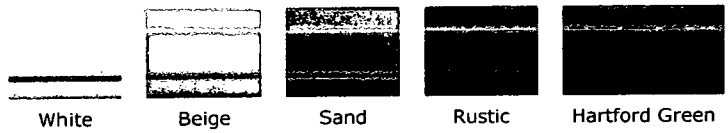
Grilles-in-the-Airspace (GIA) for wood products



- Achieves a style similar to true divided panes with unique benefits
- Aluminum bars are sealed within the "airspace" of insulating glass units*
- Easy to clean, with no obstruction on the interior or exterior of the glass unit
- The bars allow air-flow throughout the insulating glass unit, creating an unobstructed thermal break, maintaining an energy efficiency not possible with true divided panes

1. Contoured, aluminum bars (finishes below)
2. Flat, aluminum bars (finishes below)
3. "Pencil-shaped" brass bars
4. "Pencil-shaped" pewter bars

Finish Options on Contoured & Flat Bars (contoured bars shown)



NOTES: Ask your dealer about other options. Some units are available with:

- Flat brass bars
- Two-tones, i.e. one color or wood appearance option on the interior and a different one on the exterior
- Custom patterns & bar "shapes" (limitations apply due to bending capabilities)
- Diamond patterns are not available

*For triple pane units, the bars are held within the exterior airspace. GIA are not available on Ultra or Heritage Series Sterling Double Hungs, Studio Units, or Sliding Patio Doors with triple pane glass.

**The wood "finishes" are wood appearance options and not real wood.

"For God so loved the world, that he gave his only begotten Son, that whosoever believeth in him should not perish, but have everlasting life." John 3:16

Climate SEAL™

The World's Best Thermal, Acoustic, Preservation Window Inserts!

Climate Seal™ Acoustical Inserts

Climate Seal Acoustical Series Window Inserts Are a Convenient and Easy Way to Reduce Through the Window Noise.

Born from our original Climate Seal™ Thermal Series, the Climate Seal™ Acoustic Series window insert specifically focuses on sound abatement across all frequency levels with exceptional performance while maintaining its discreet look and superior thermal properties. While the Climate Seal™ Thermal Series abates sound by up to 60% from pre-existing levels, the Acoustic Series boasts up to 80% sound reduction with an STC rating as high as 49, which rivals or exceeds the performance of many other competitive products and does so at a significantly reduced cost and aesthetic impact.

The Climate Seal™ Acoustic Series model is an ideal choice for many residential, commercial and historical applications. Whether you live on a busy street, airplane flight path or wish to maintain the comfort level of your hotel guests, the Climate Seal™ Acoustic Series window insert will perform extremely well, regardless of the application. Other acoustical window products have you call for a secondary and permanent window layer, which we feel is excessive, bulky and unattractive without an appreciable improvement above and beyond our Climate Seal™ Acoustic Series system. The Climate Seal™ Acoustic Series window insert is easily removed in seconds for access to the primary window for cleaning or maintenance and is just as easily re-applied to protect you from irritating and excessive decibel levels.

Features:

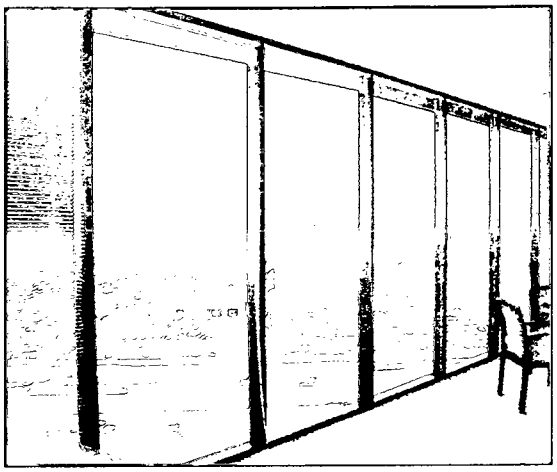
- Exterior grade PVC extrusion with impact resistance and U.V. stabilization for durability and strength.
- 3/4" Wide x 1" Deep frame. Acoustic Series can receive up to 1/4" thick glazing.
- Mitered Corners (except extreme out-of-square applications) to ensure maximum performance and sound abatement.
- High performance "closed cell" acoustical weather strip foam to further dampen sound vibrations between the primary window frame and the Climate Seal's™ steel attachment angle.
- Half the weight of glass competitors, which can make removal very dangerous with their system.

See page 4 for a comprehensive breakdown of our performance ratings and results. We've also included a "before & after" scenario on (3) different primary window applications to illustrate how effective the Climate Seal™ Acoustic Series can be when applied over your primary window. And, just like all of our other Climate Seal™ family of products, the Acoustic Series is fully customizable. Custom paint colors and glazing options, wood veneers as well as custom shapes and sizes are all available to ensure performance and aesthetics are not compromised.

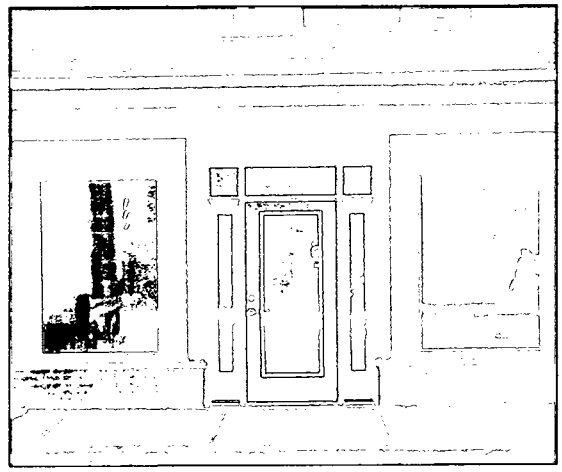
Climate SEAL™

The World's Best Thermal, Acoustic, Preservation Window Inserts!

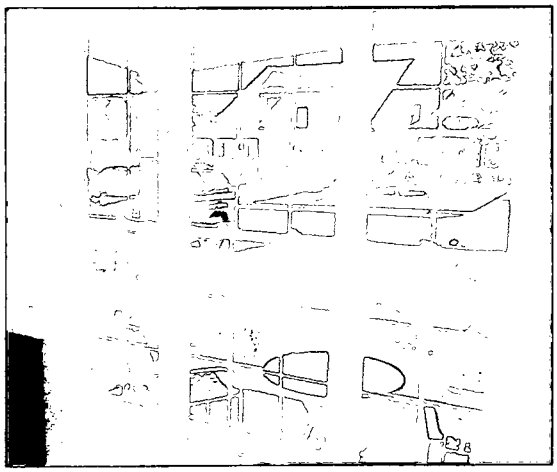
Climate Seal™ Acoustical Inserts



Climate Seal™ Acoustic Series window insert applied over aluminum curtain wall construction for @ Balance America office suites. Houston, TX.



Climate Seal™ Acoustic Series window insert applied over existing storefront glass for maximum sound protection from street traffic. Ipswich, MA.



Climate Seal™ Acoustic Series window insert for a residential triple wide double-hung application. Charlotte, NC.

Climate Seal™ Acoustic Series window insert applied over historic wooden windows at the Mary O'Keefe Cultural Center. Ocean Springs, MS.

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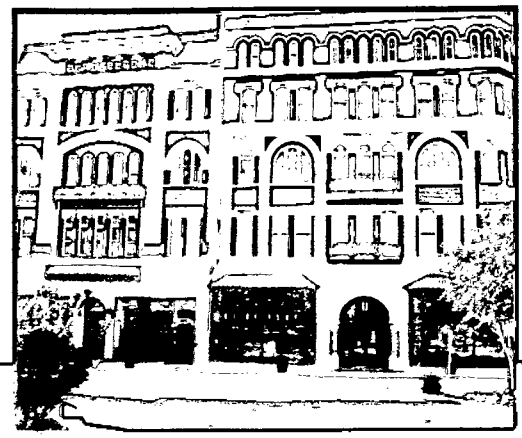
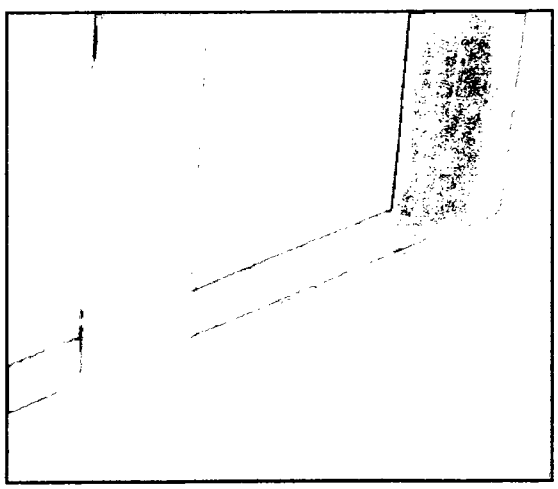
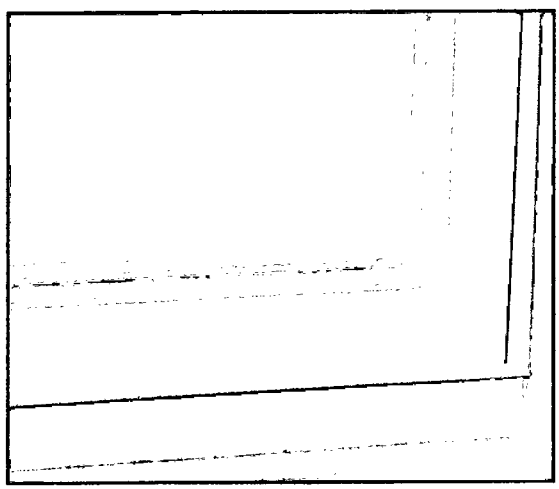


Climate Seal™ Acoustical Inserts

Superior
Climate Seal™ Acoustic Series window insert. Easily removed for cleaning of the primary window while retaining exceptional performance.

Inferior
X-brand permanent acoustic window. 3X thicker aluminum fixed window eliminated the ability to access the primary window when needed. Performance not equivalent to Climate Seal™ Acoustic Series window insert.

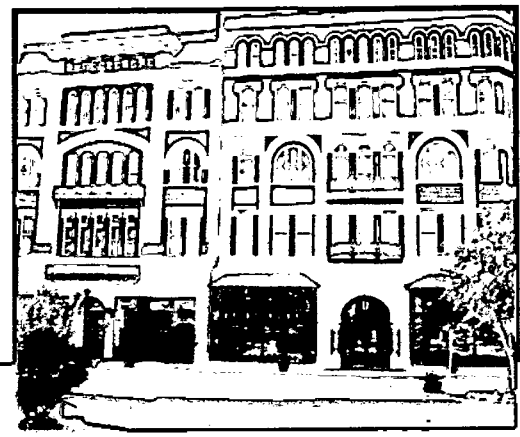




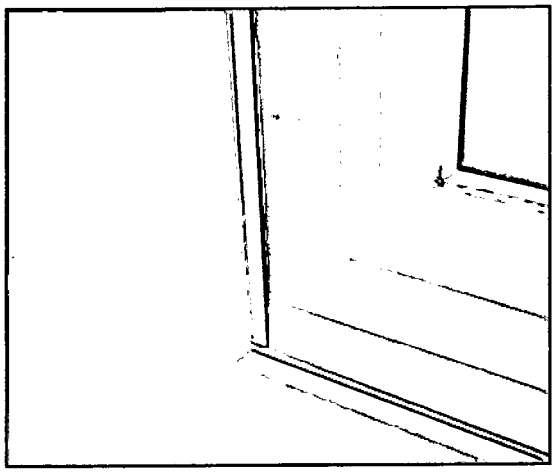
Shown above: WINDOWS INSTALLED – In-Jamb mounting style where the Climate Seal™ window sits inside of the window jamb itself – much closer to the existing window.

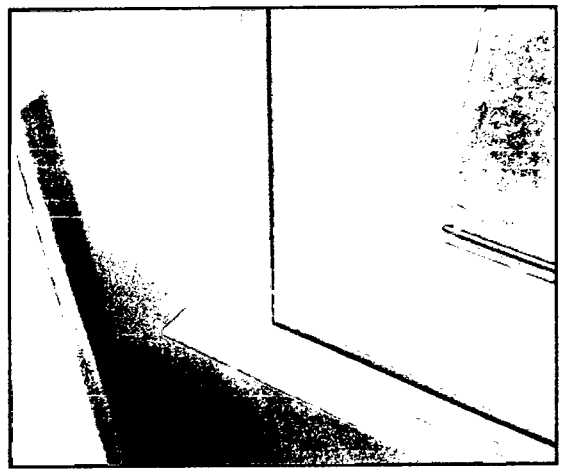
Climate SEAL™

The World's Best Thermal, Acoustic, Preservation Window Inserts!



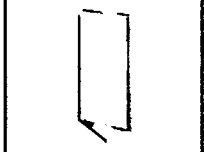
Climate Seal™ Acoustical Inserts





Shown above: FRAME ONLY – Surface mount style installation where the Climate Seal™ window is mounted on the surface of the existing window frame. This mounting style is preferred because of the increased amount of airspace, which allows for maximum sound reduction between the existing window and the Climate Seal™ window insert.

Climate Seal Sound Rating – STC

Window Assembly		STC*	Test
	Double Hung Window	24	
	Double Hung Window w/Climate Seal Insert	**37**	ASTM E90
	Triple Casement Window	27	
	Triple Casement Window w/Climate Seal Insert	**44**	ASTM E90
	Store Front/Hotel Fixed Window	33	ASTM E90
	Store Front/Hotel Fixed Window w/Climate Seal Insert 2.5" AS	**38**	ASTM E90
	Store Front/Hotel Fixed Window w/Climate Seal Insert 4.5" AS	**46**	ASTM E90
	Store Front/Hotel Fixed Window w/Climate Seal Insert 6.5" AS	**51**	ASTM E90

*STC (Sound Transmission Class) – a rating to represent how well a building partition attenuates airborn sound. The higher the STC number, the greater amount of sound that is lost. This rating targets a noise spectrum surrounding speech levels.

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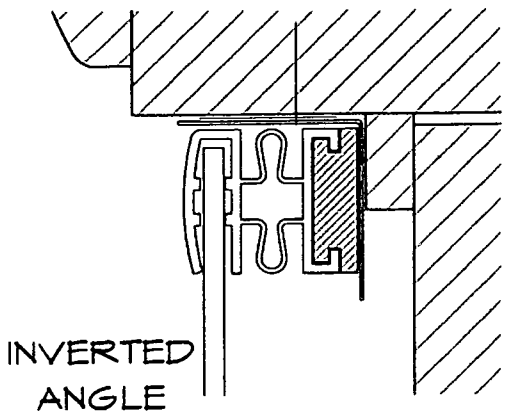
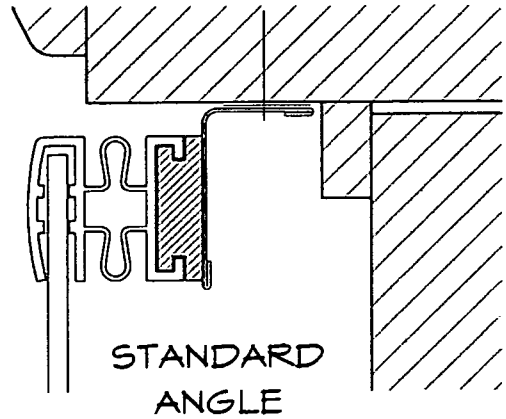


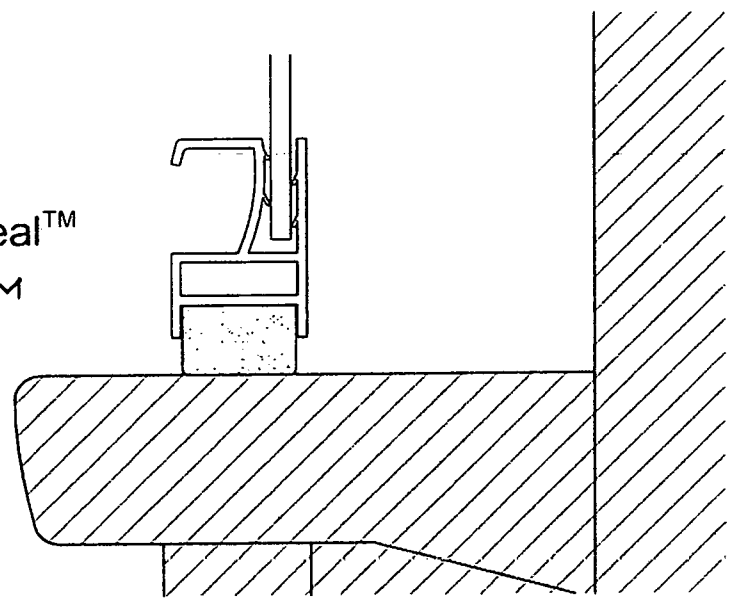
INVERTED ANGLE

Climate Seal™
HEAD & JAMB MOULDING



STANDARD ANGLE

Climate Seal™
SILL TRIM



ONE PANEL SYSTEM

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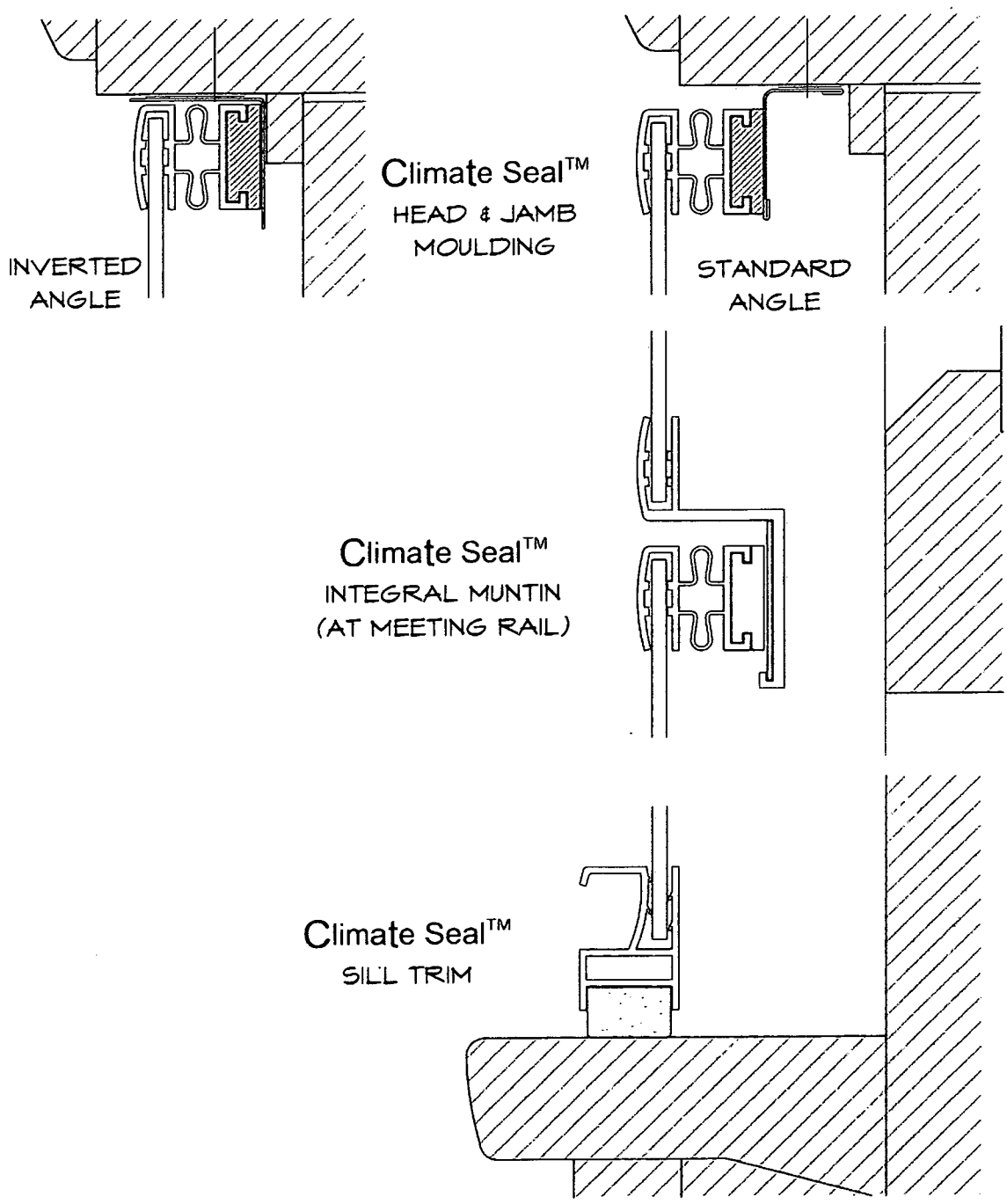

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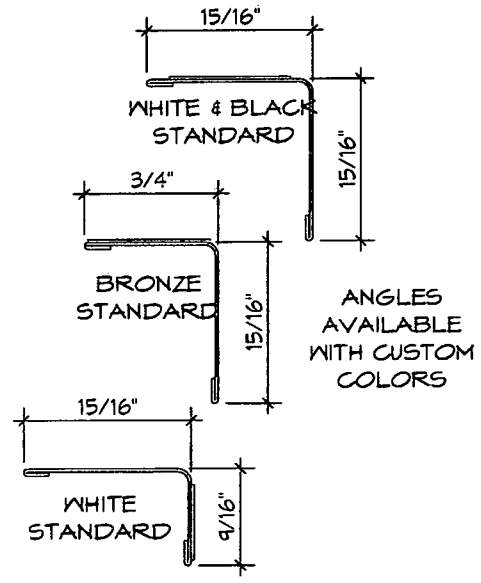
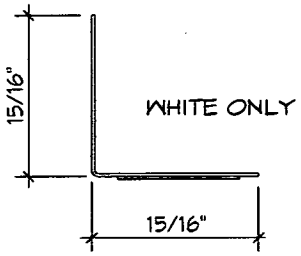
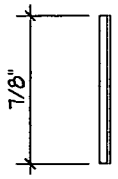


STANDARD MOUNTING ANGLES

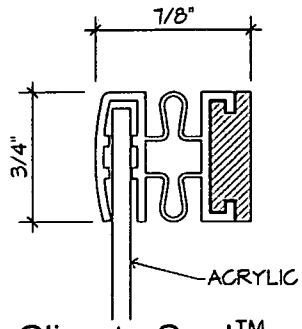


INSIDE MOUNTING ANGLE

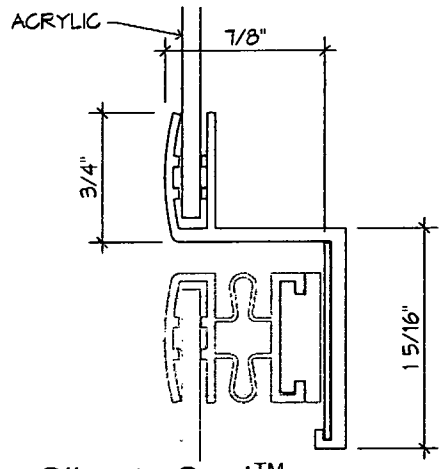


METAL TAPE

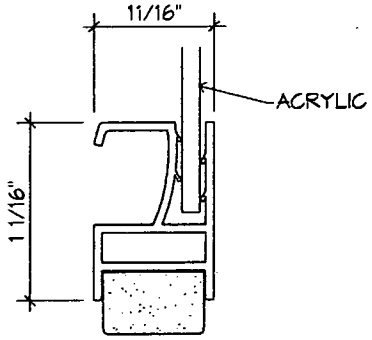
MOUNTING ANGLES



Climate Seal™
HEAD & JAMB MOULDING



Climate Seal™
INTEGRAL MUNTIN



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TOP

2

3

3A

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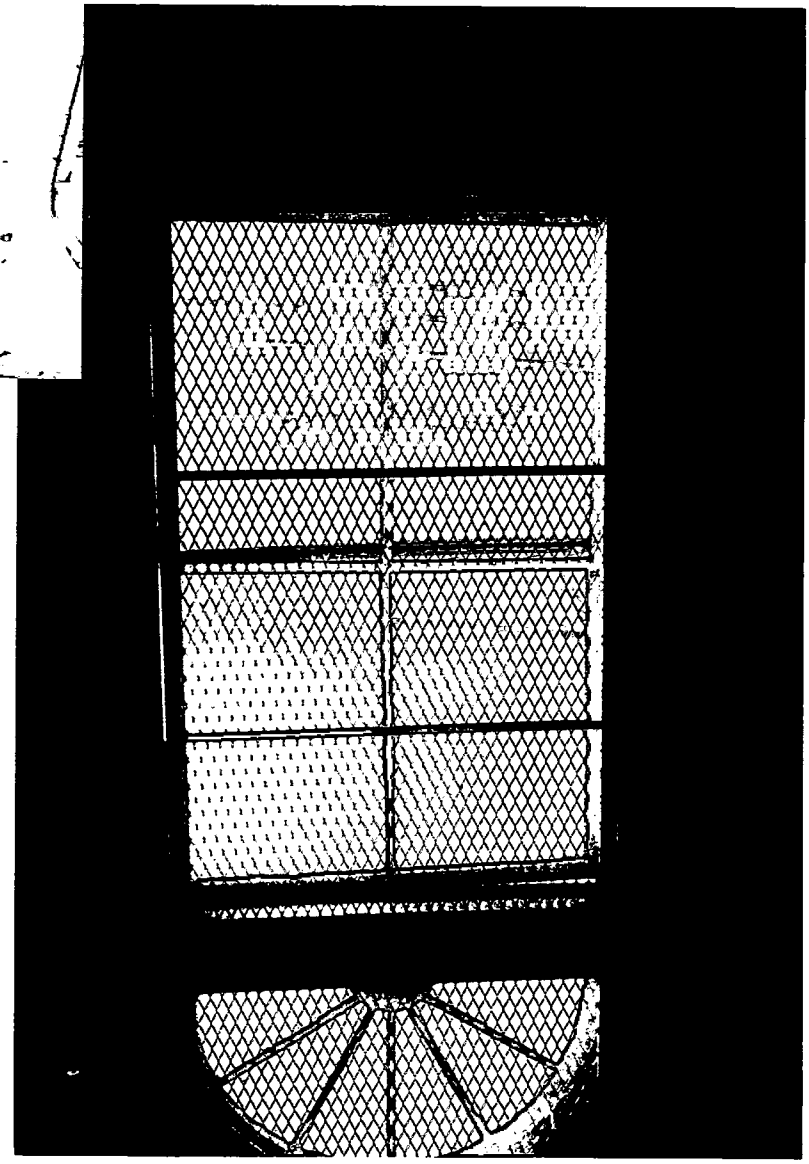

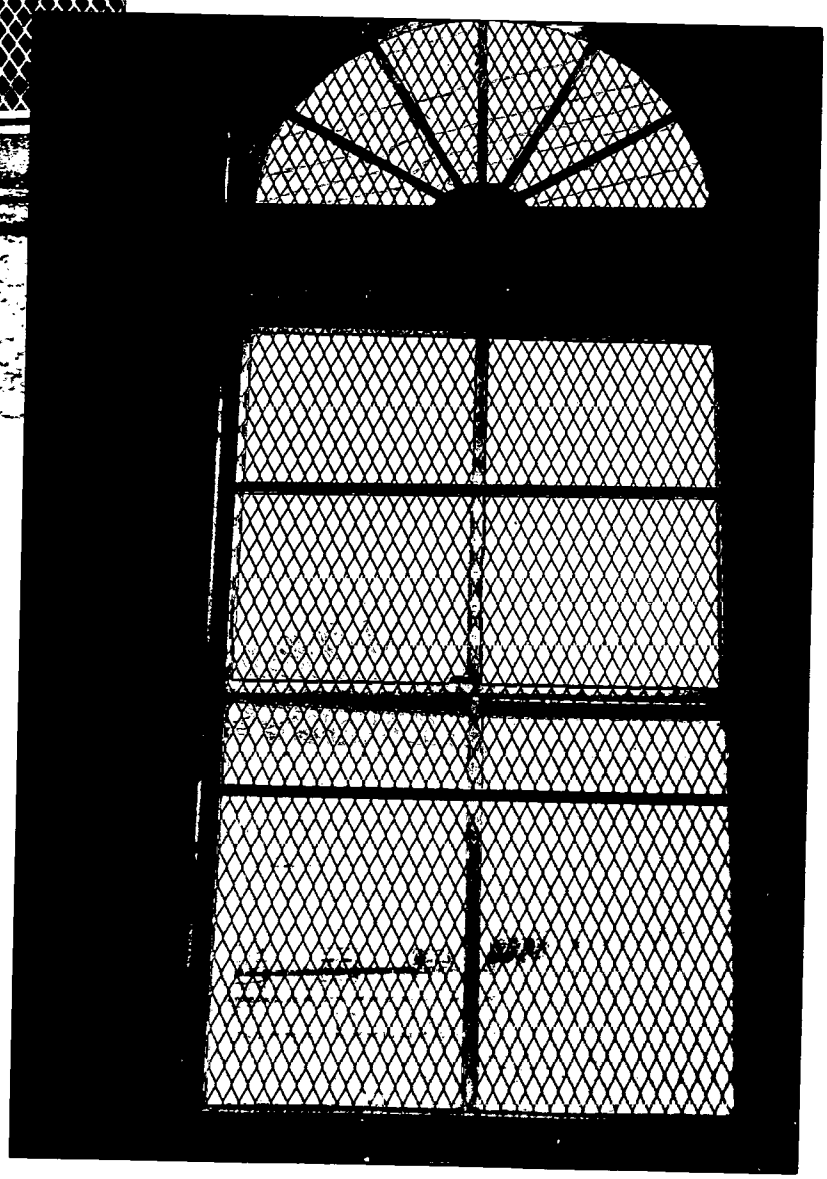

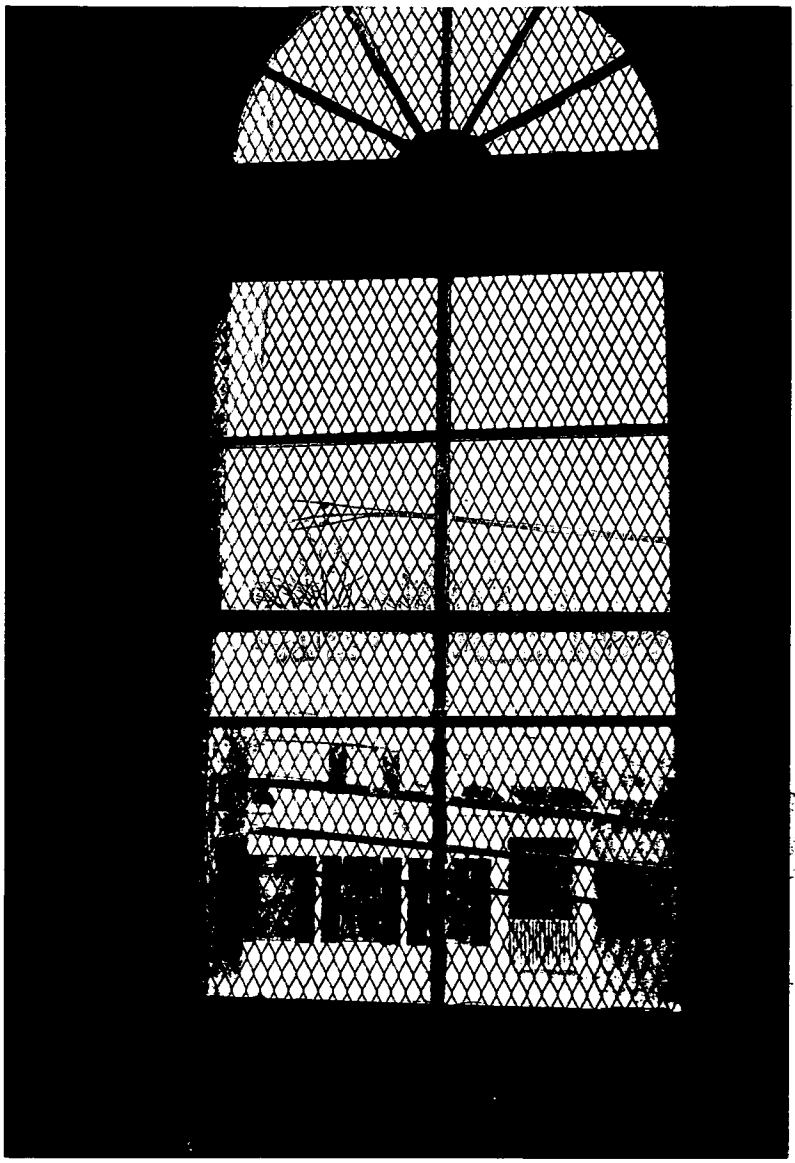

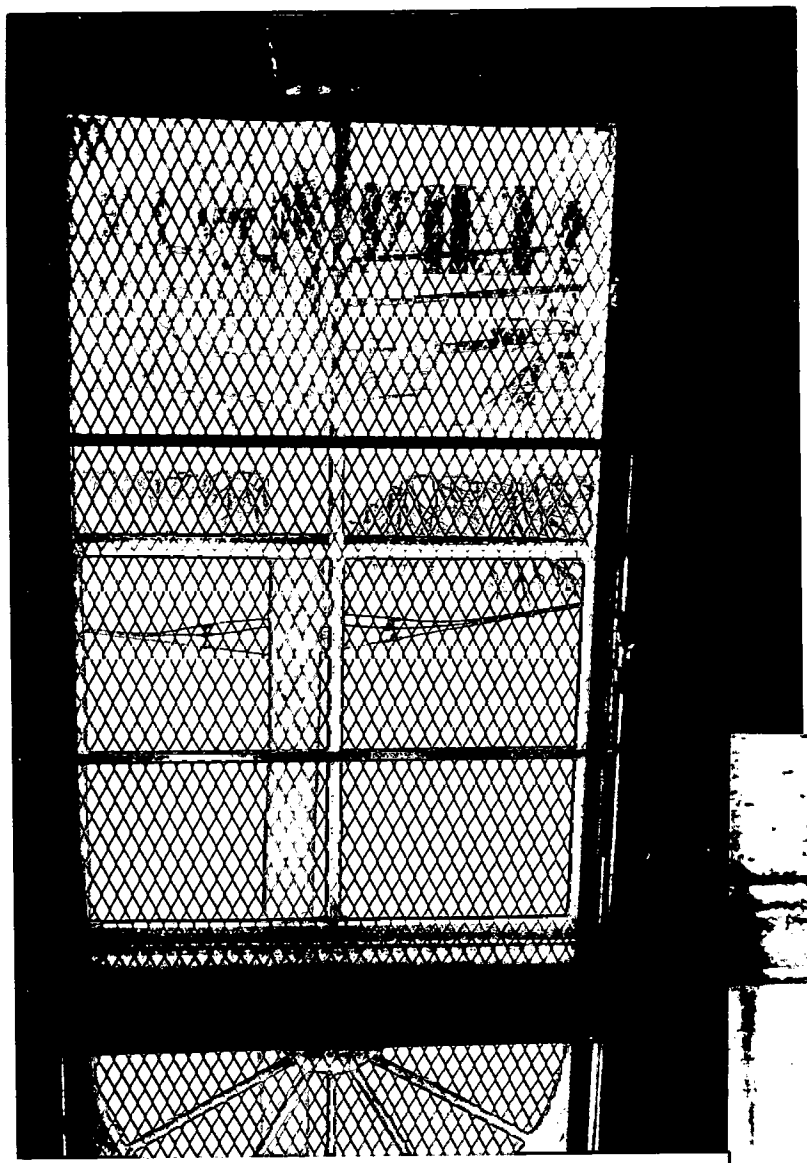

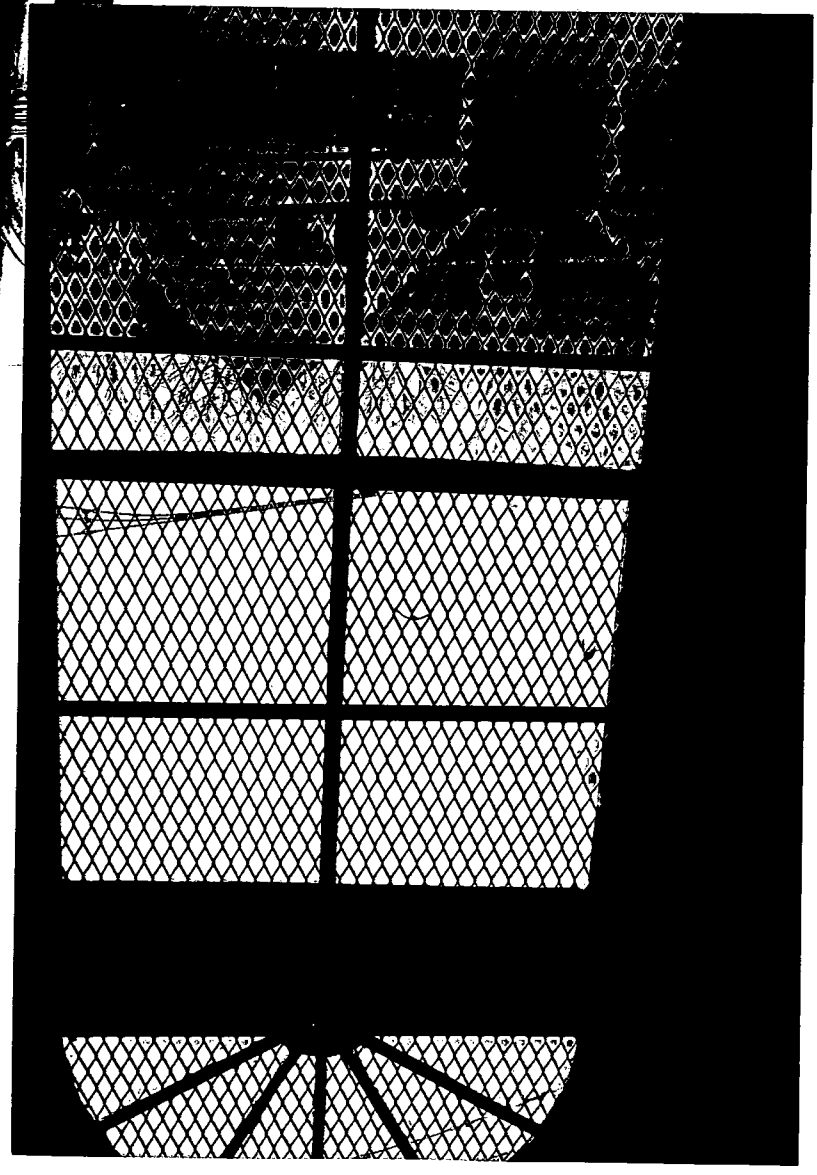

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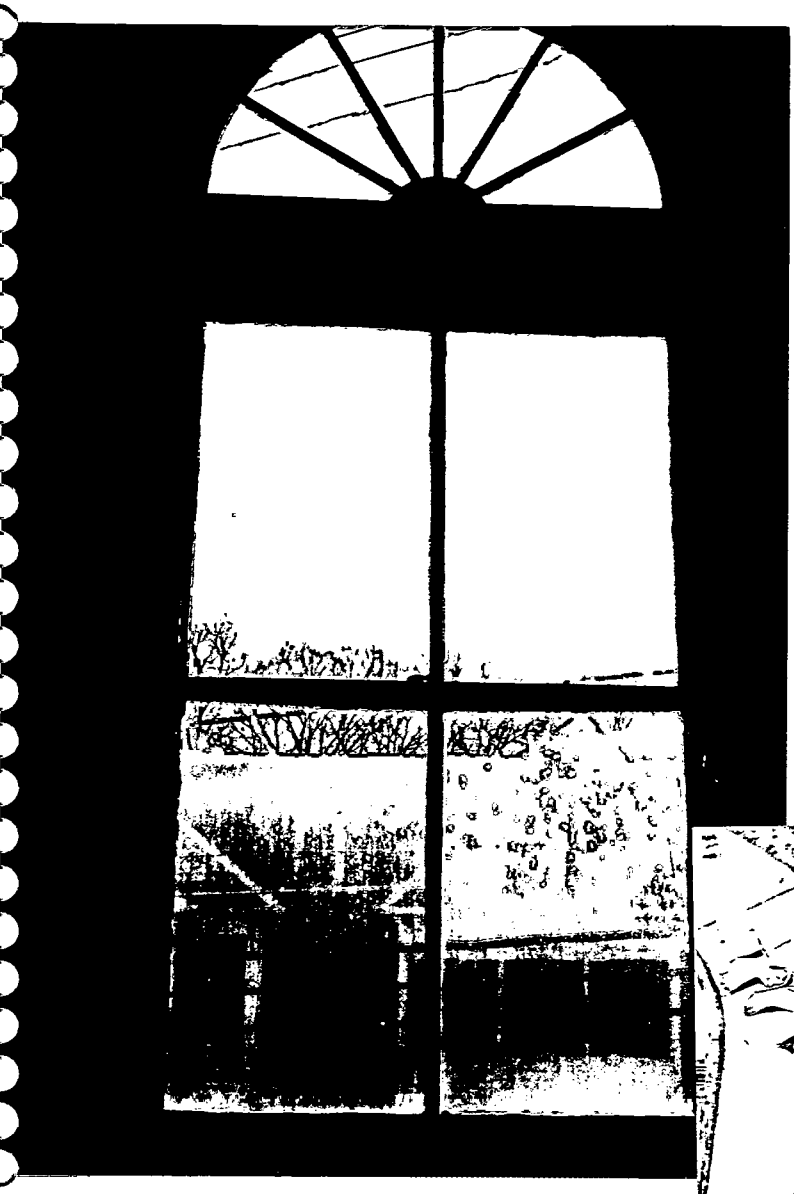

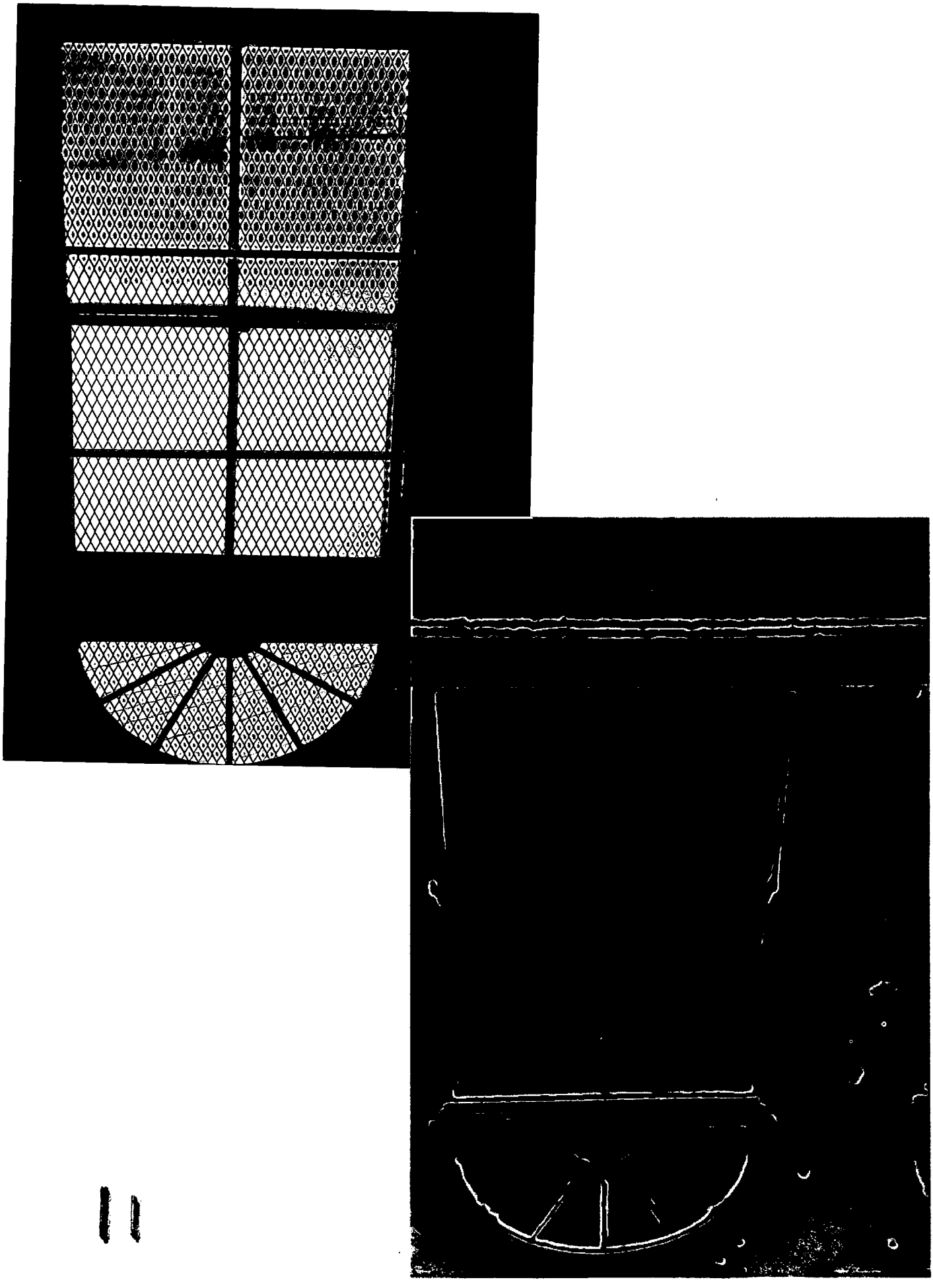

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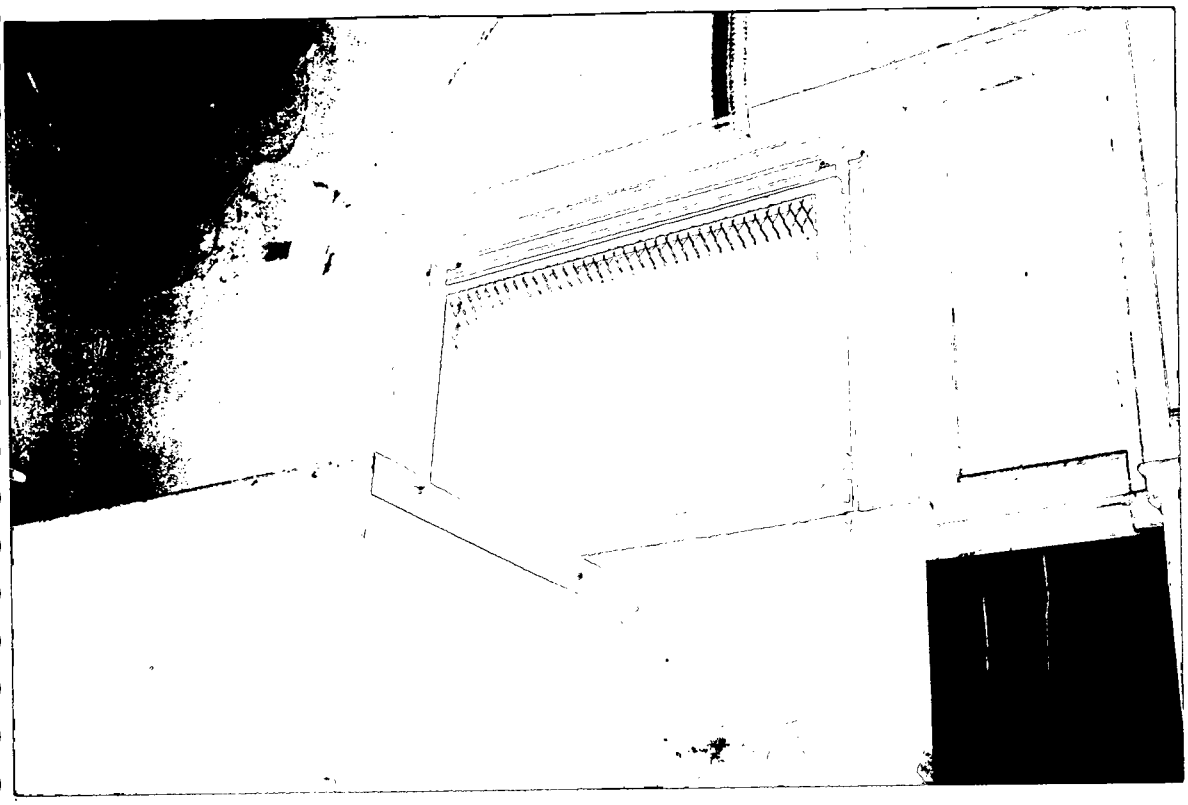

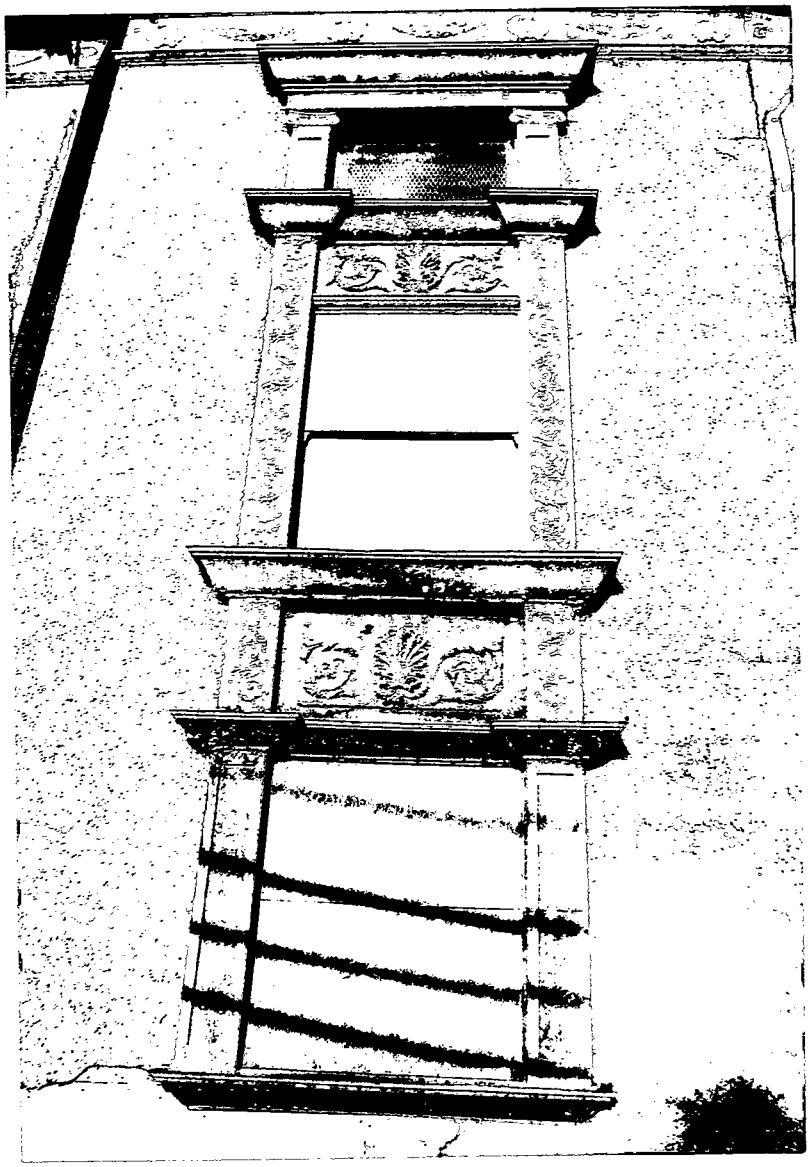

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SCE 14 1335

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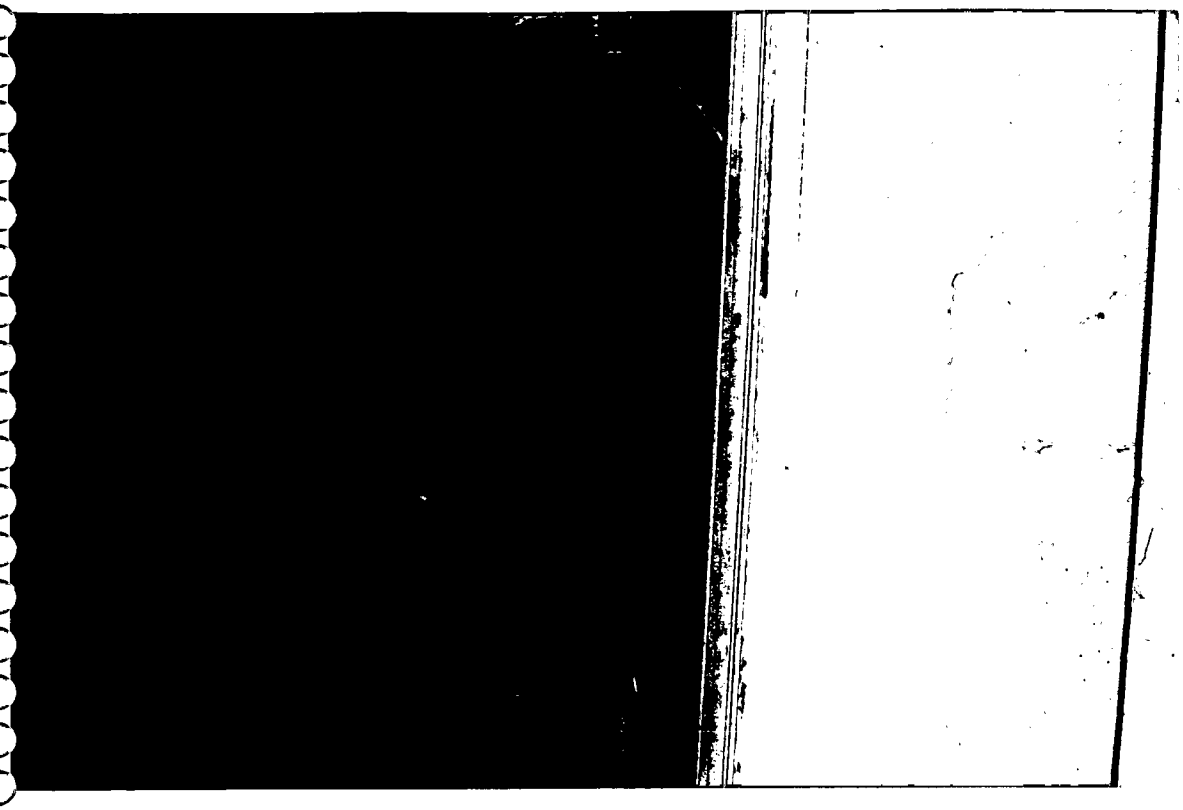

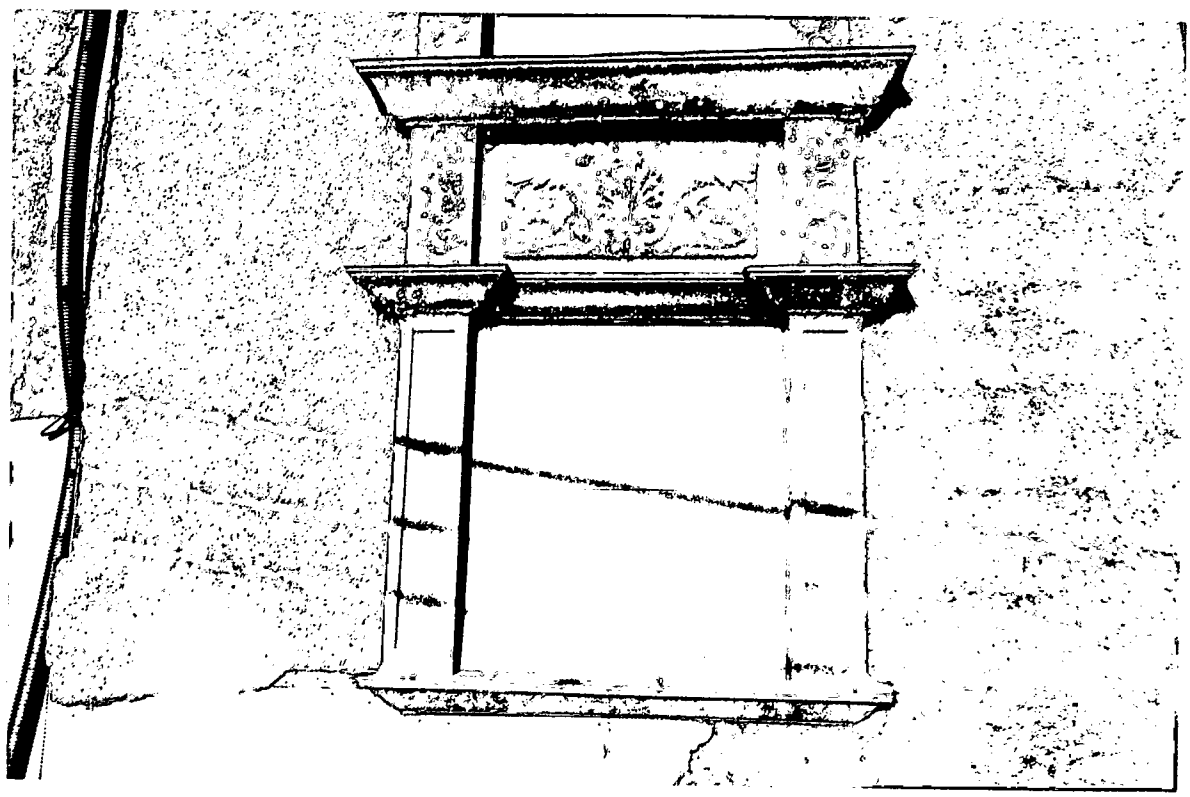

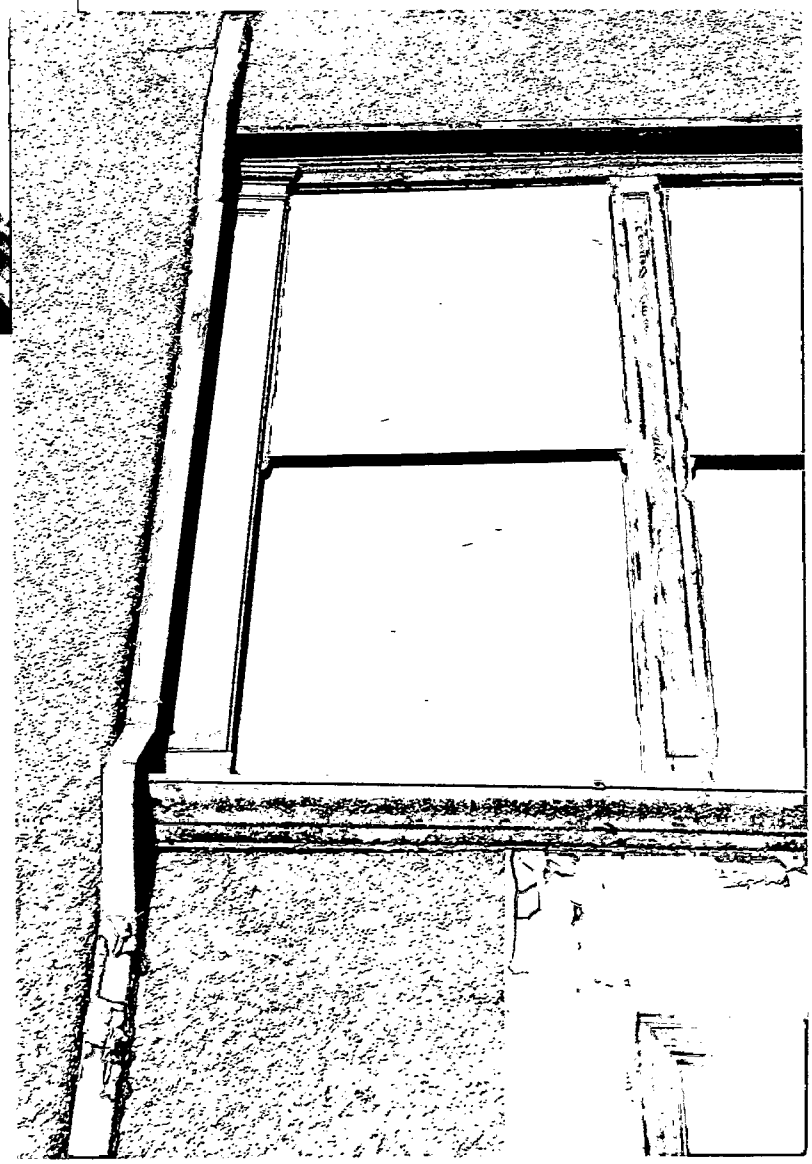

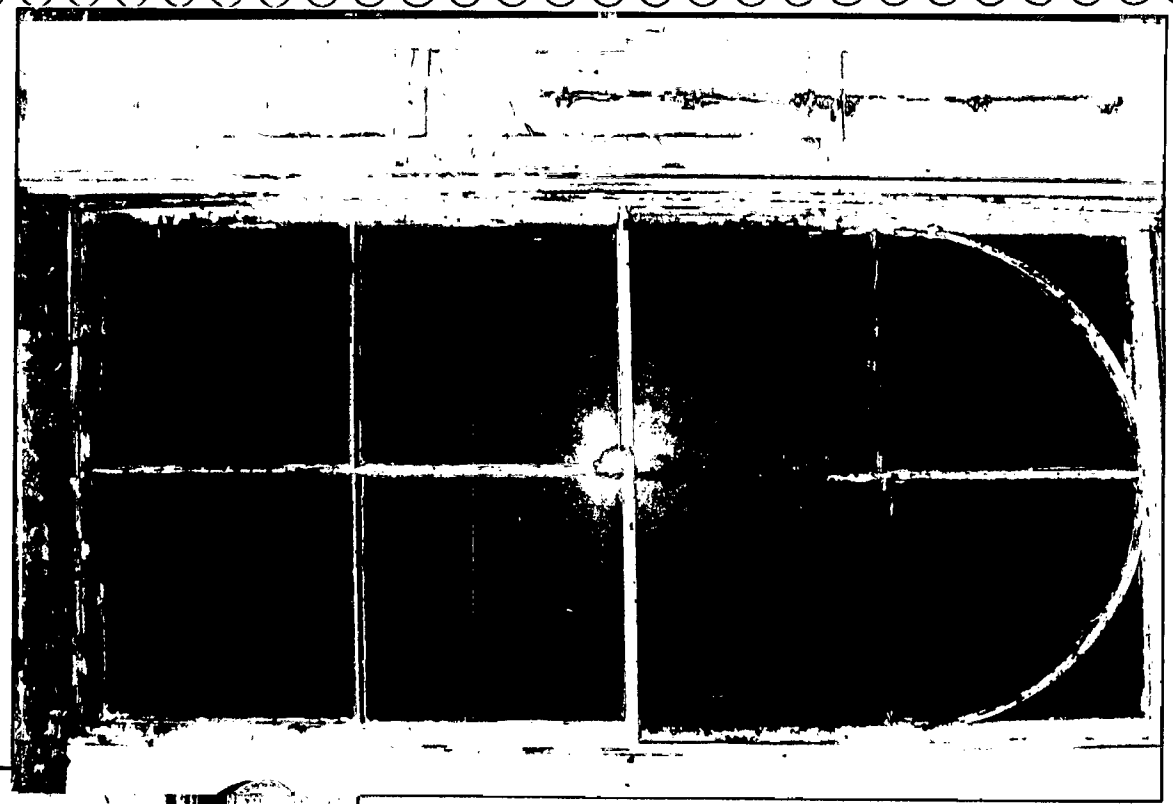

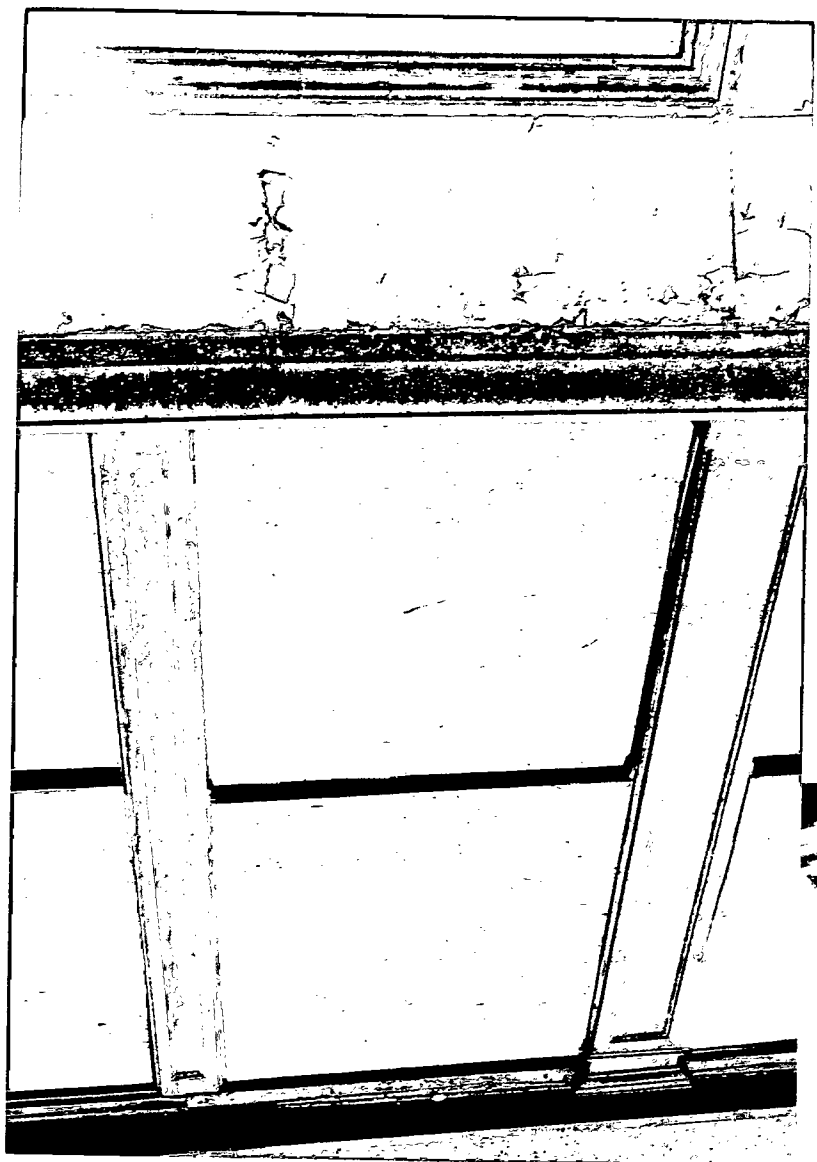

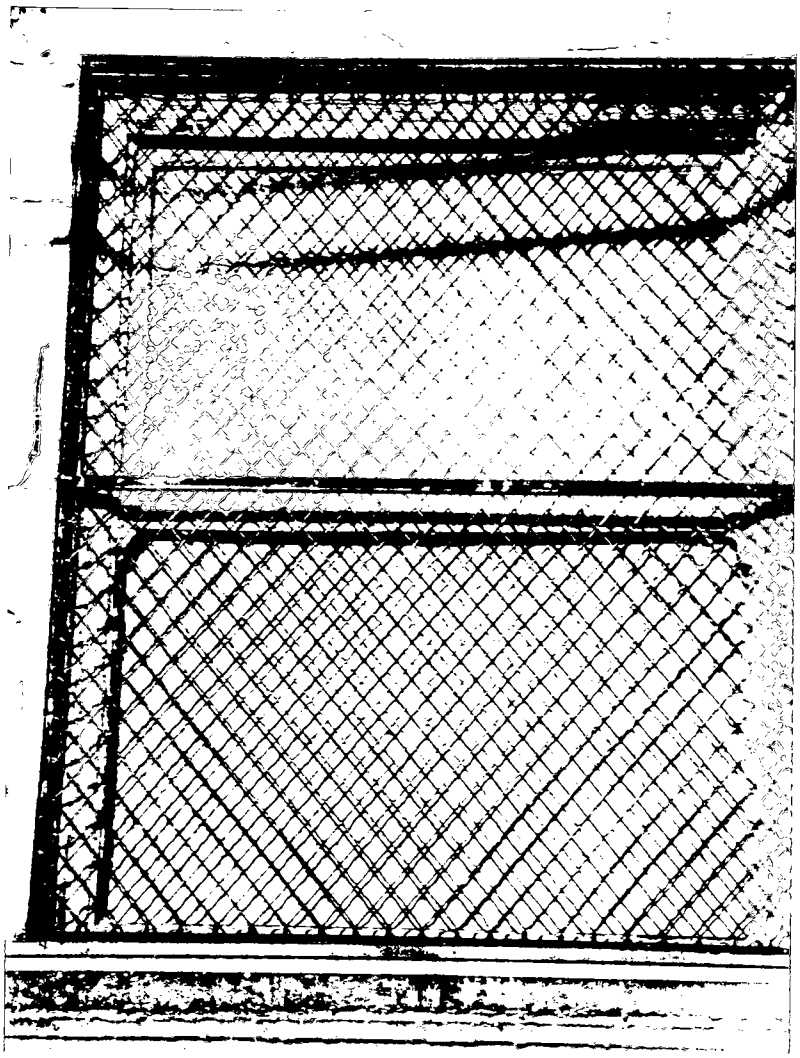

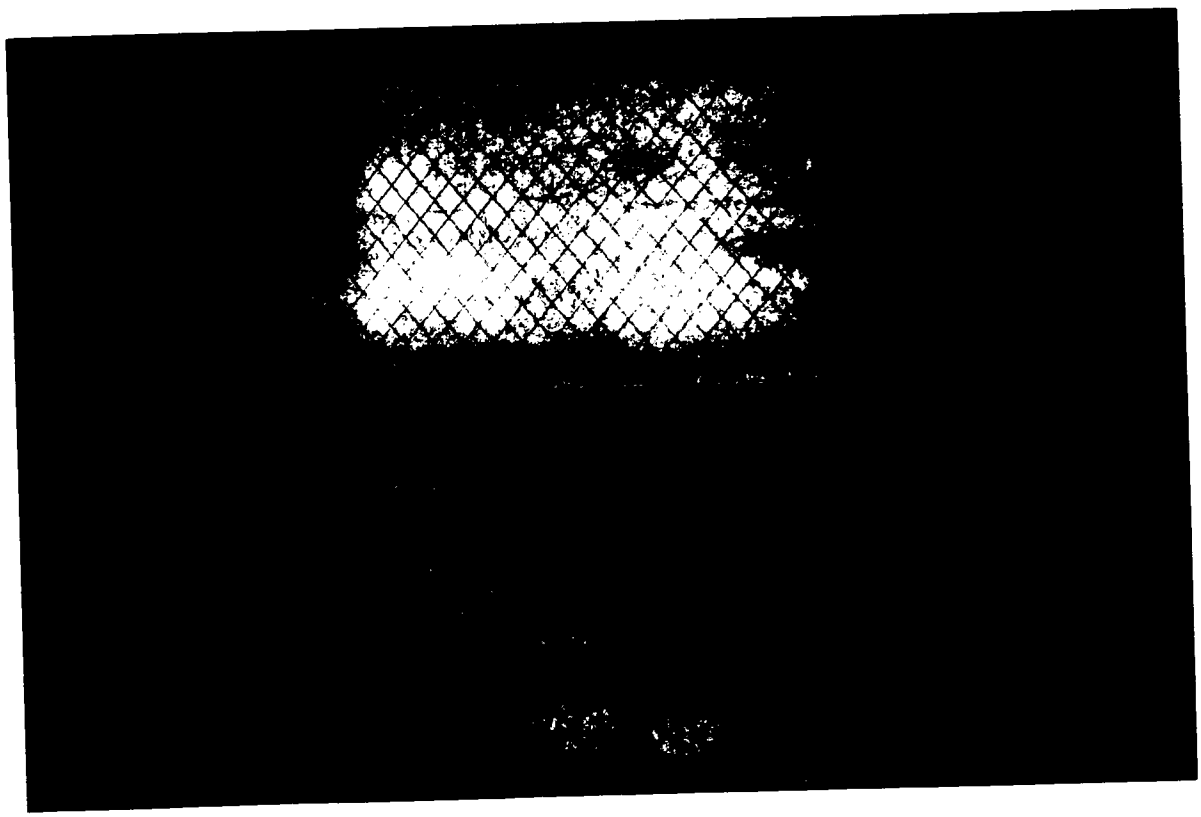

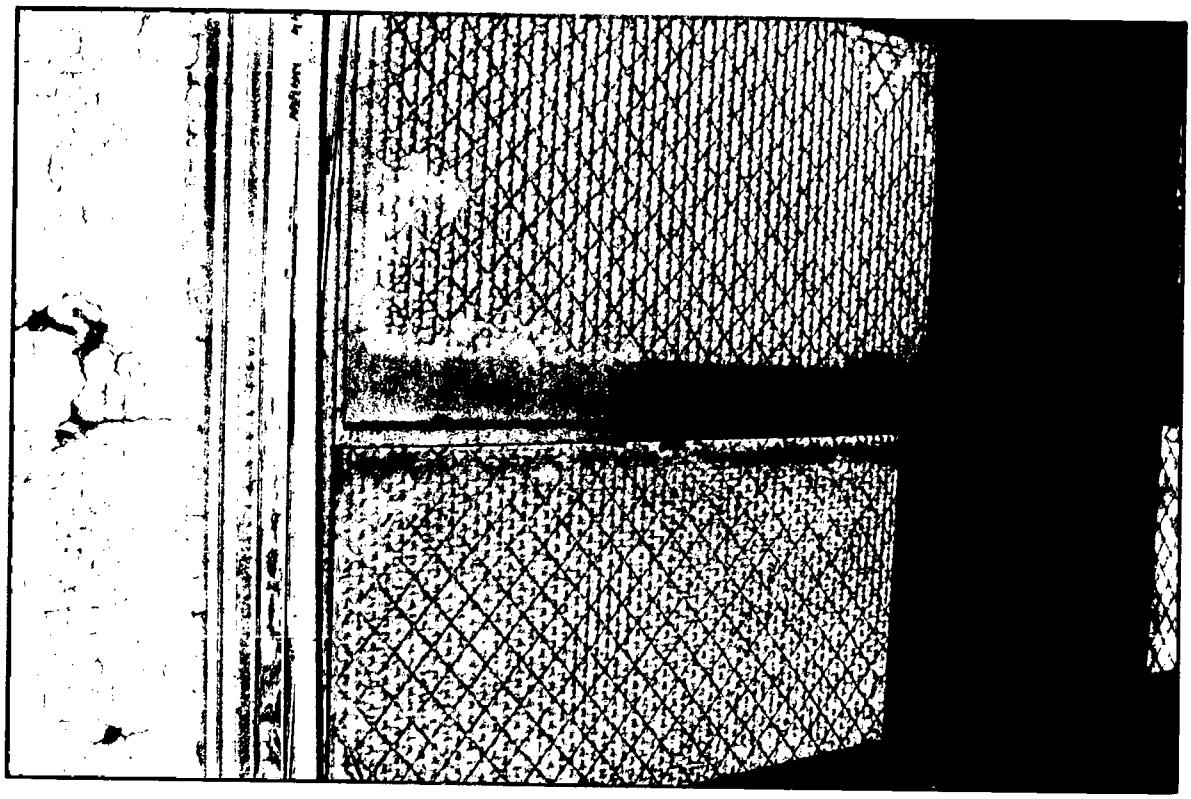

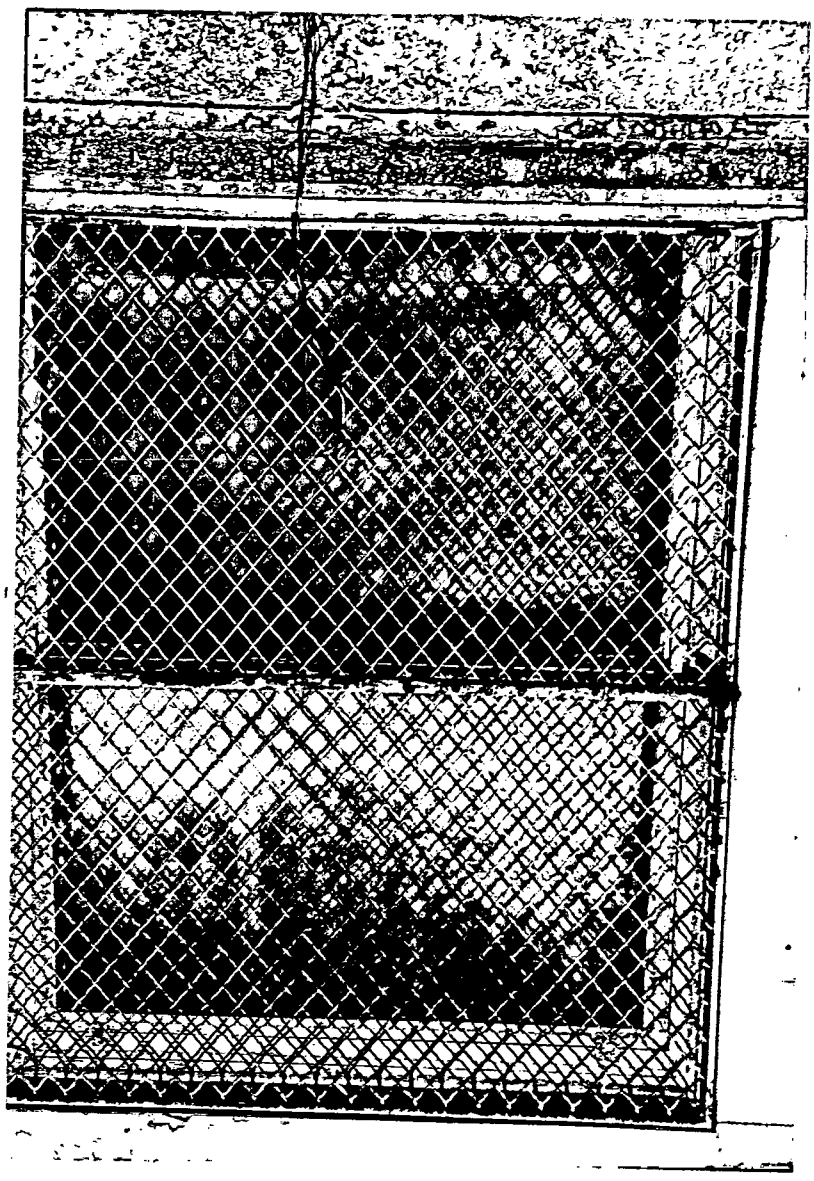

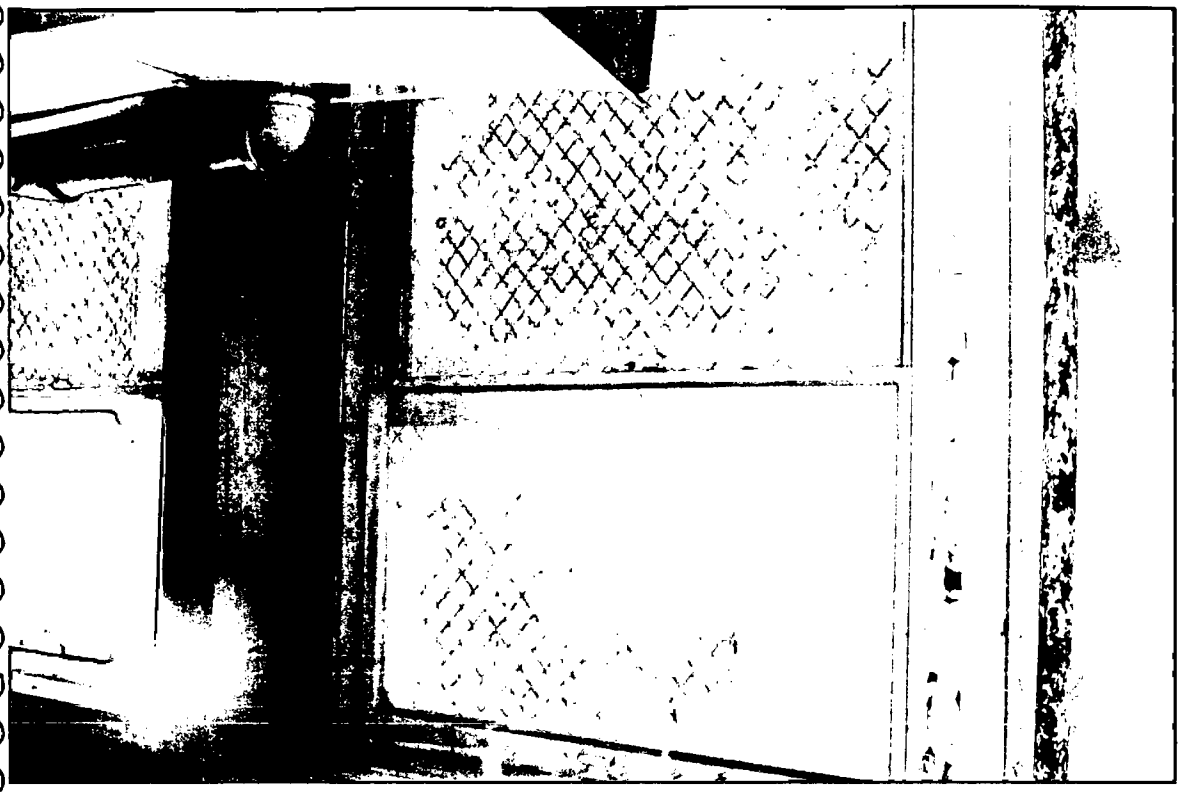

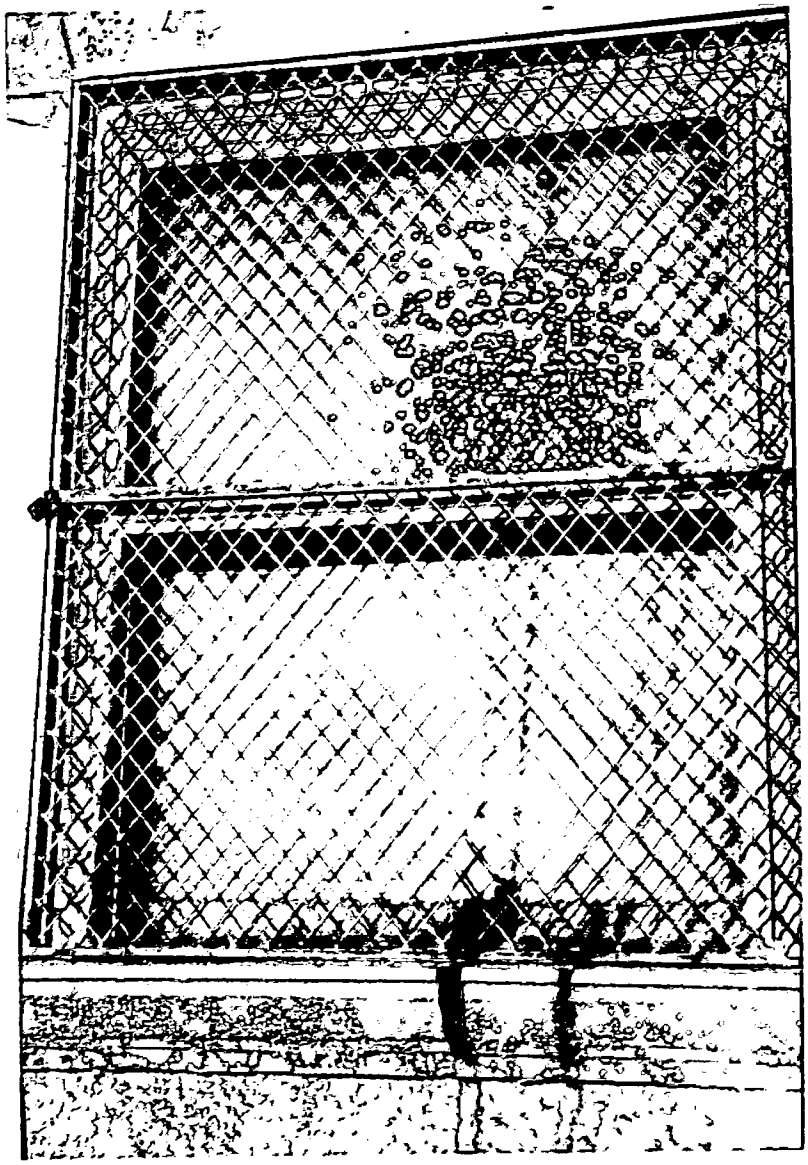

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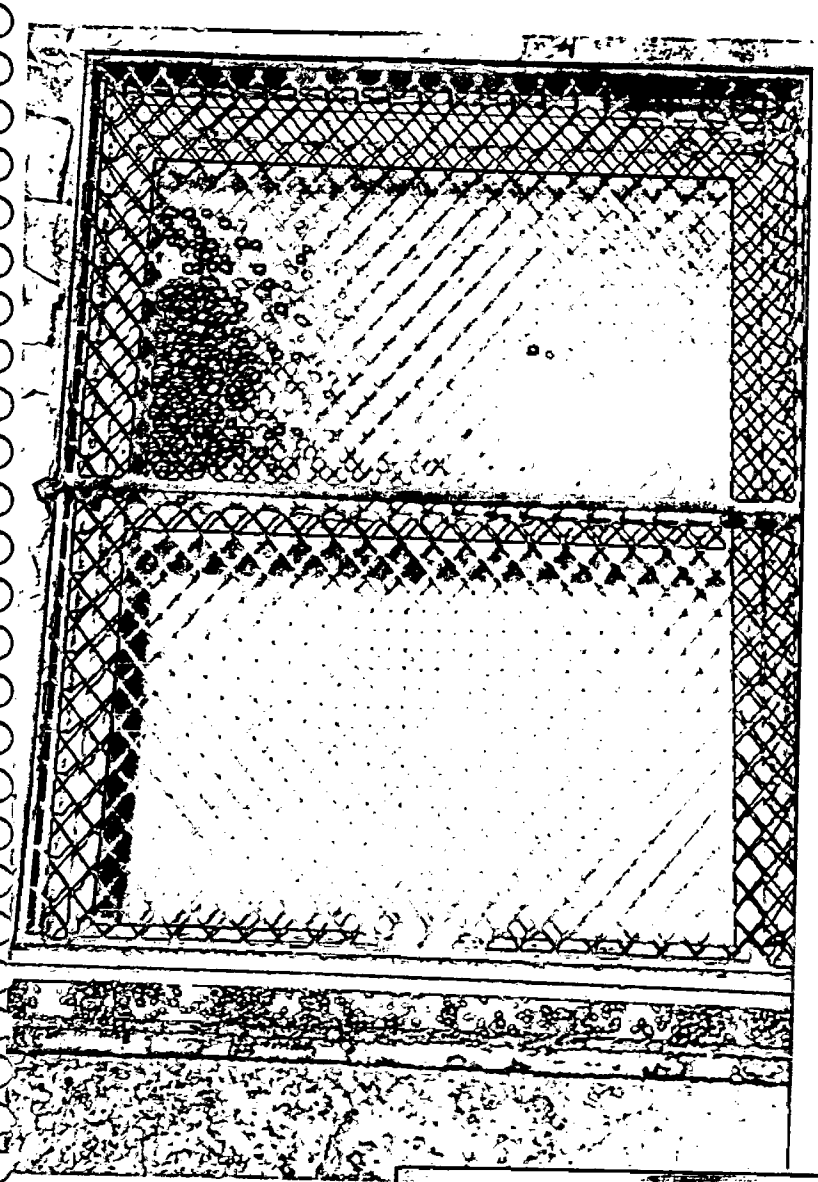

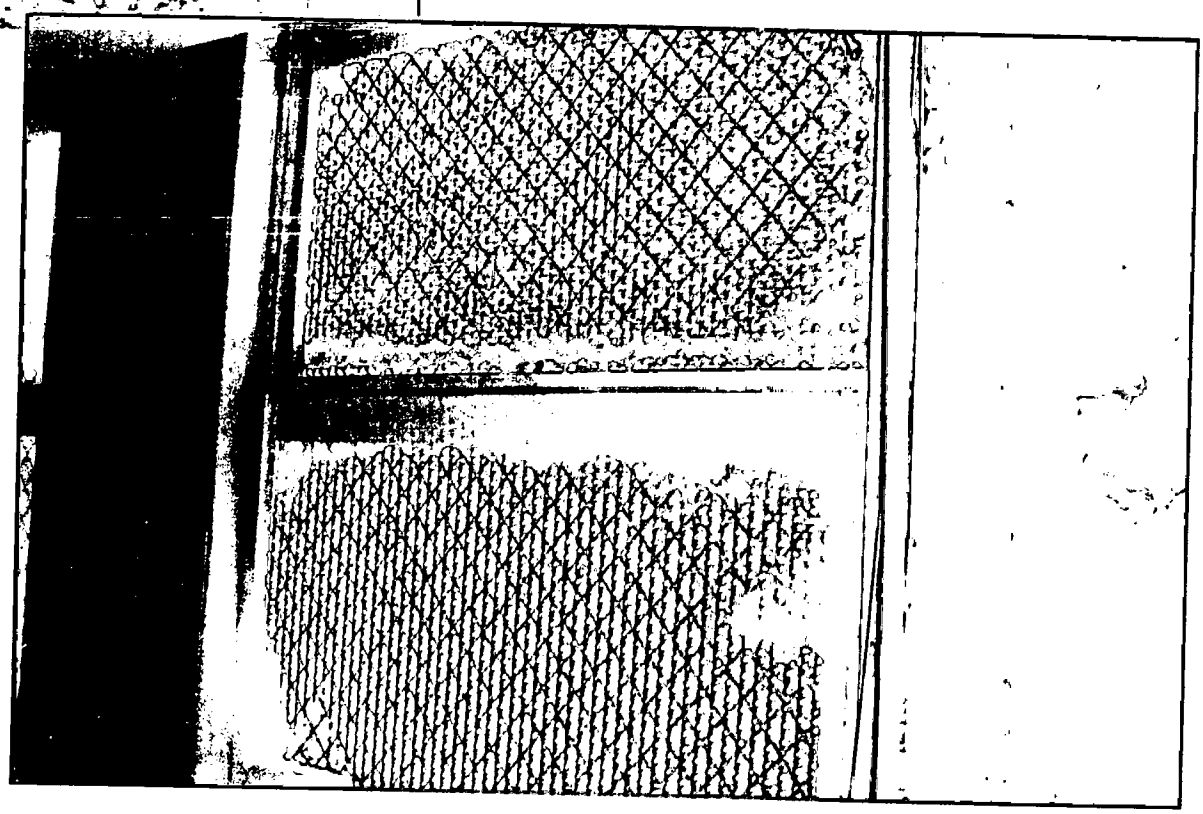

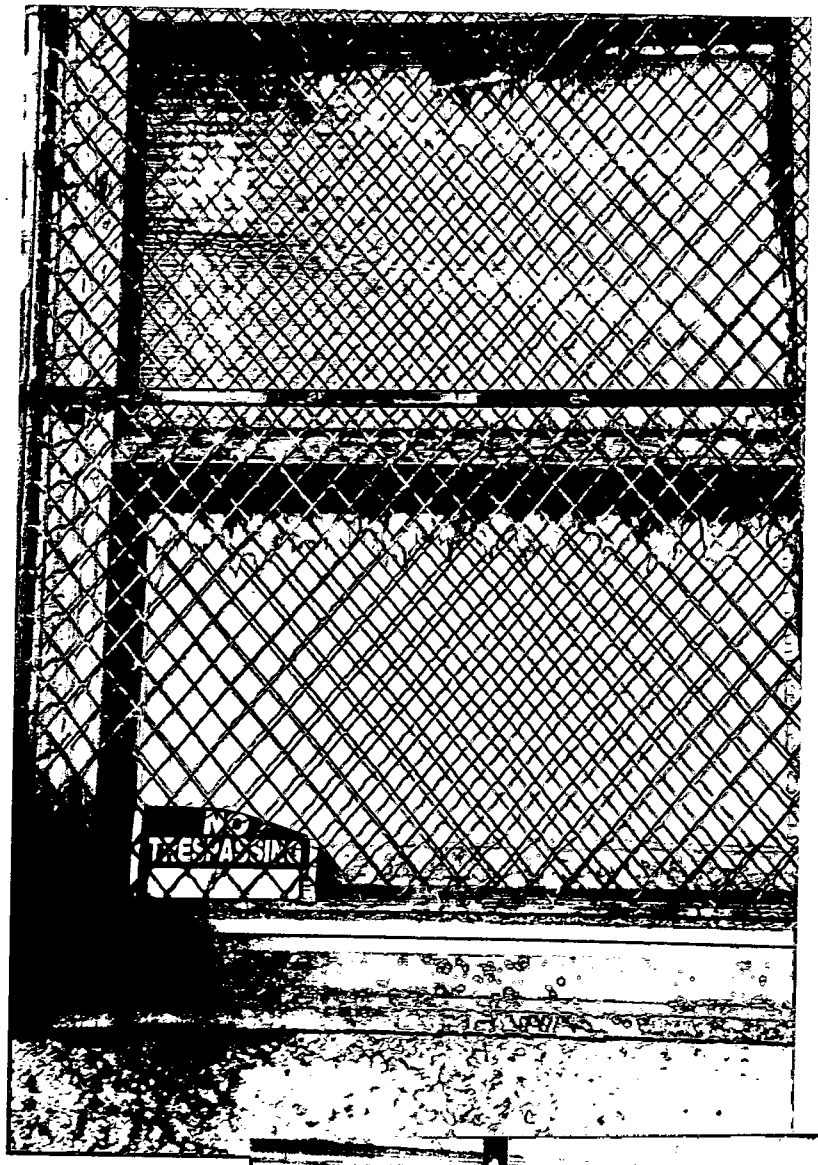
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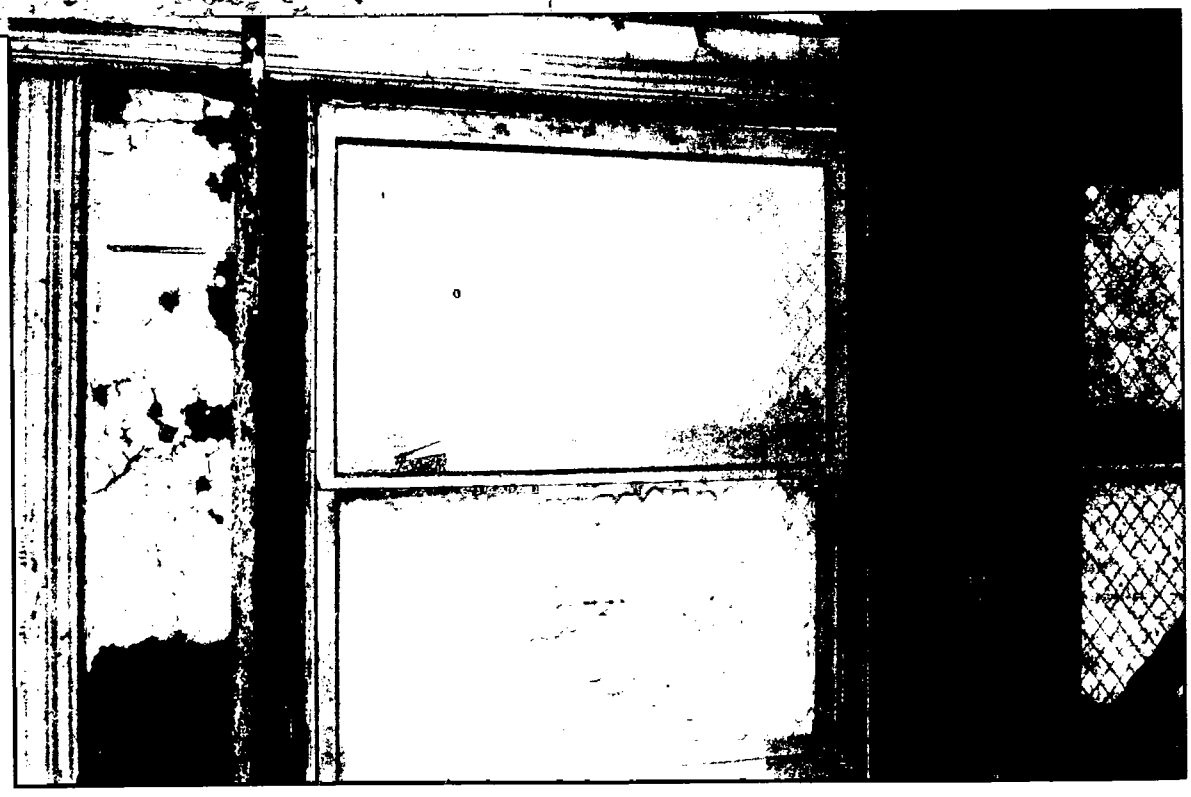

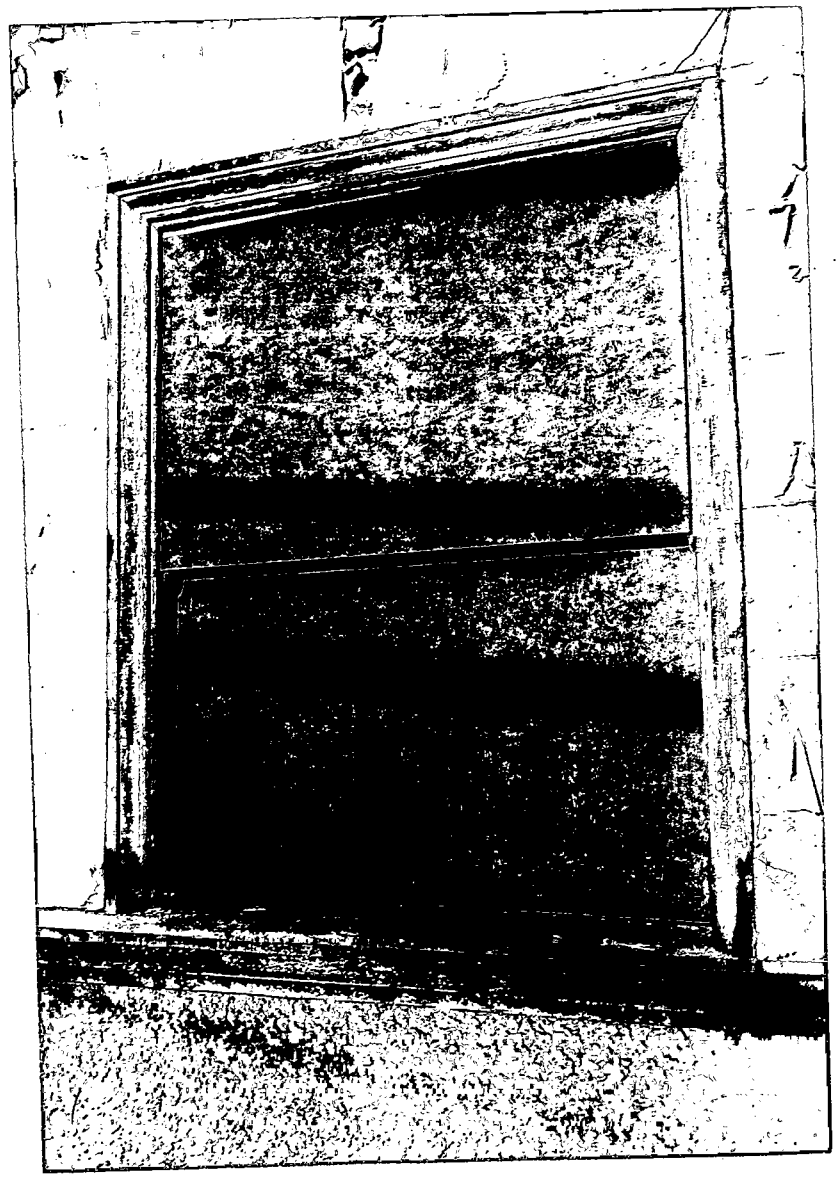

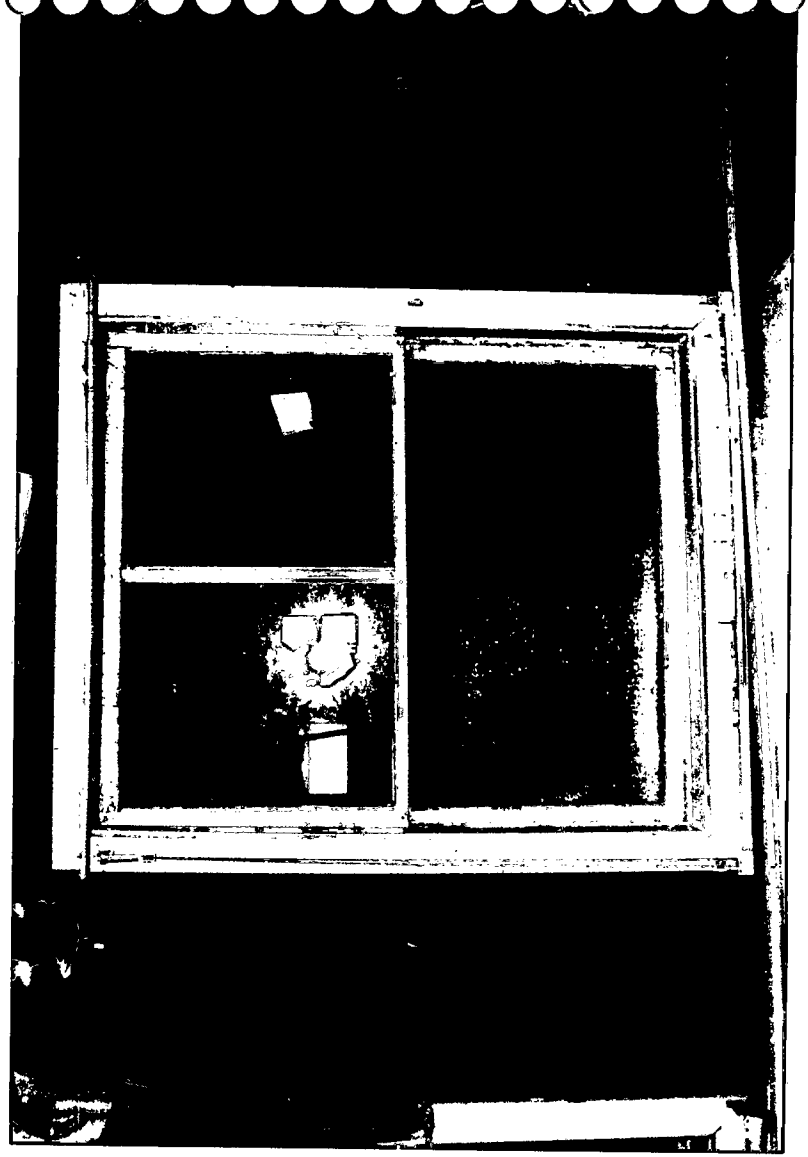

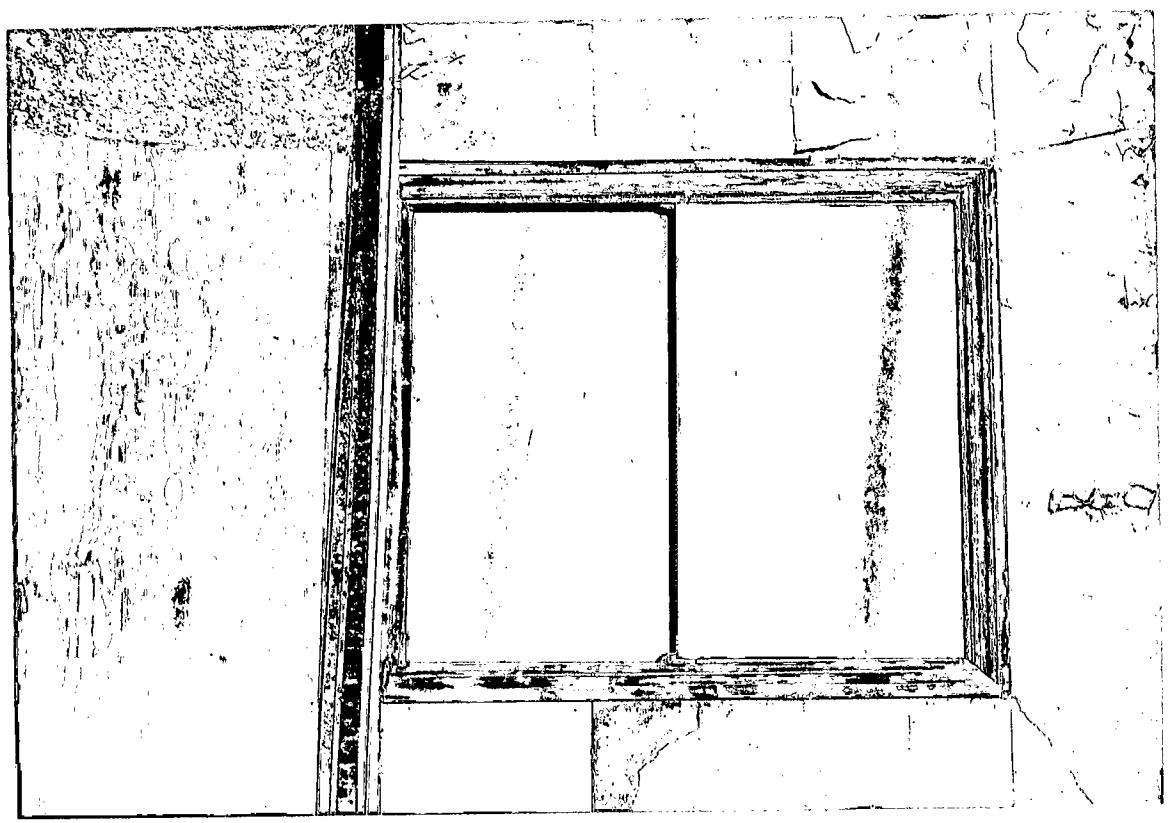

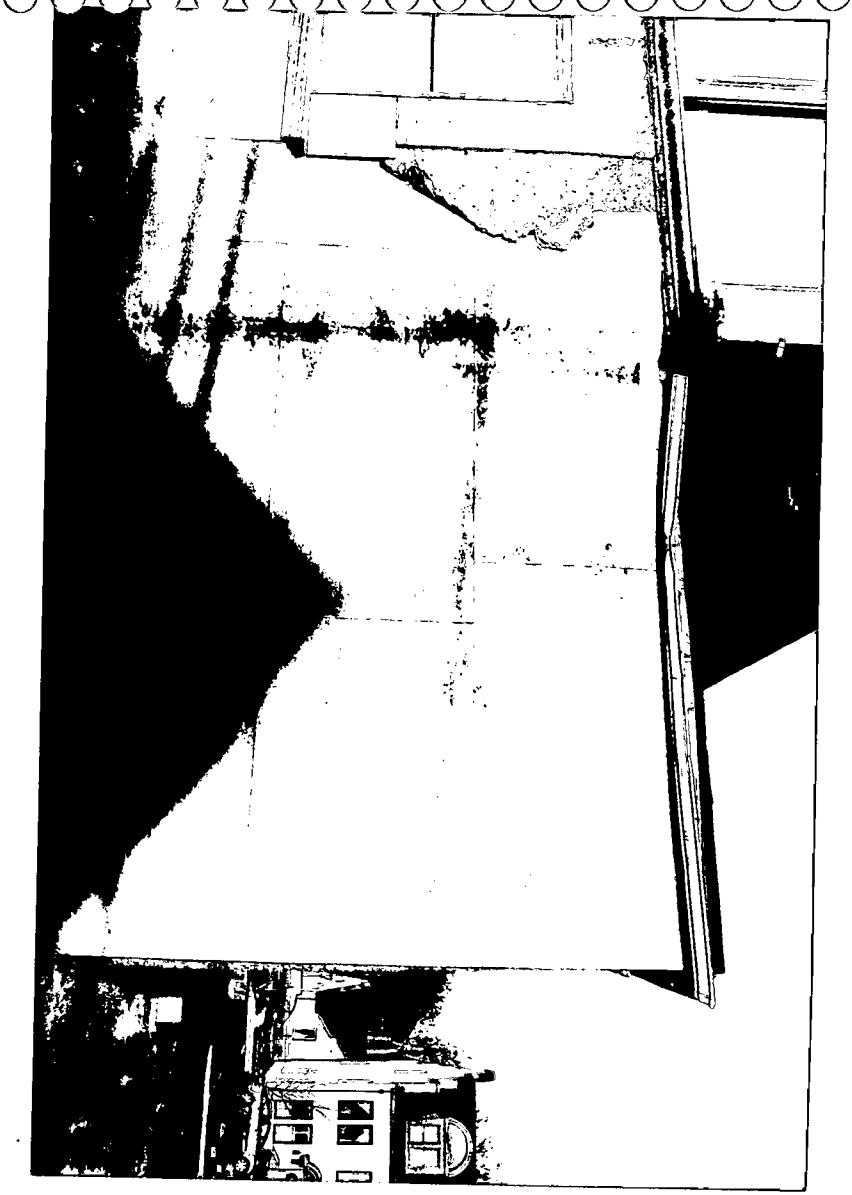

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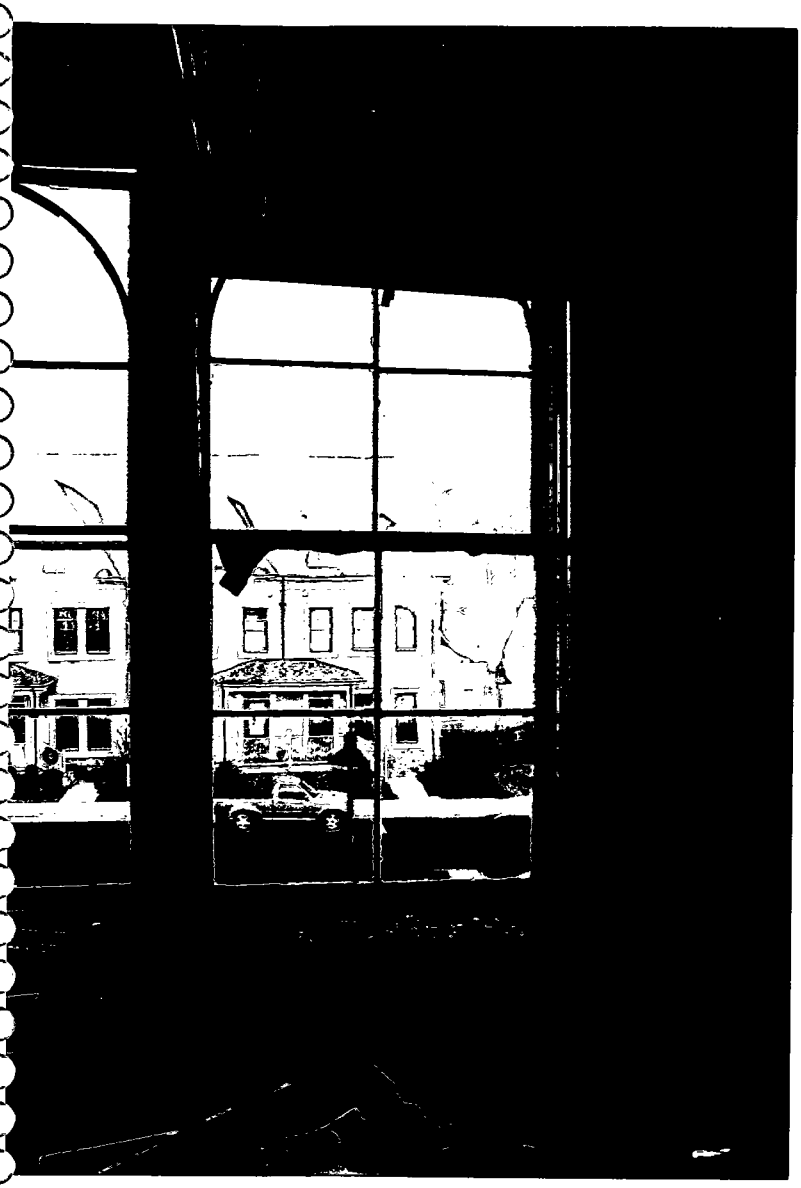

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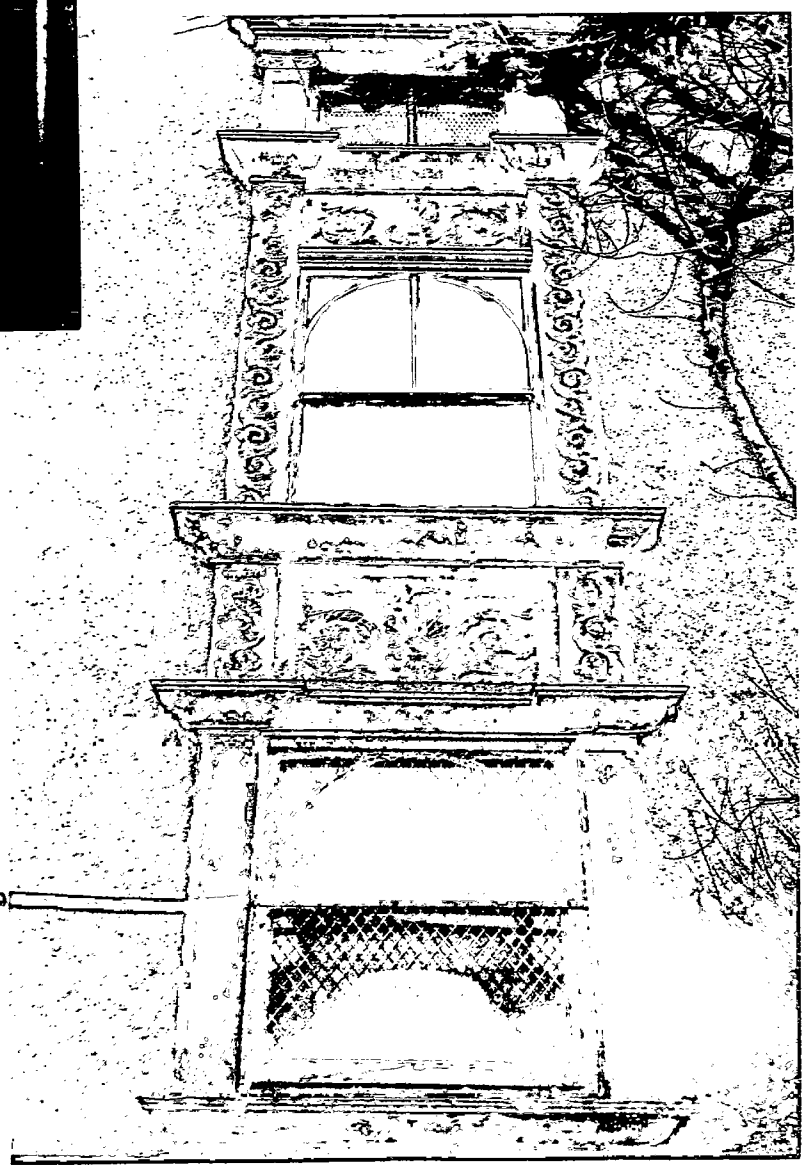

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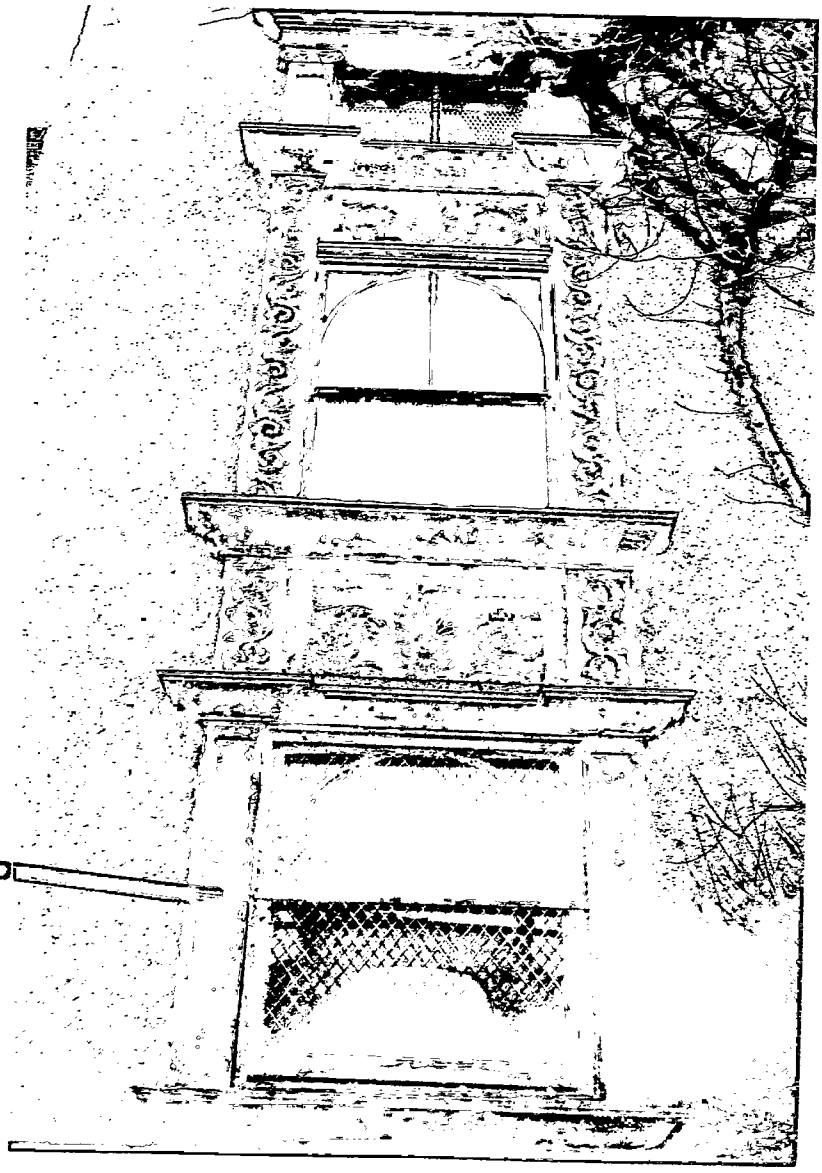

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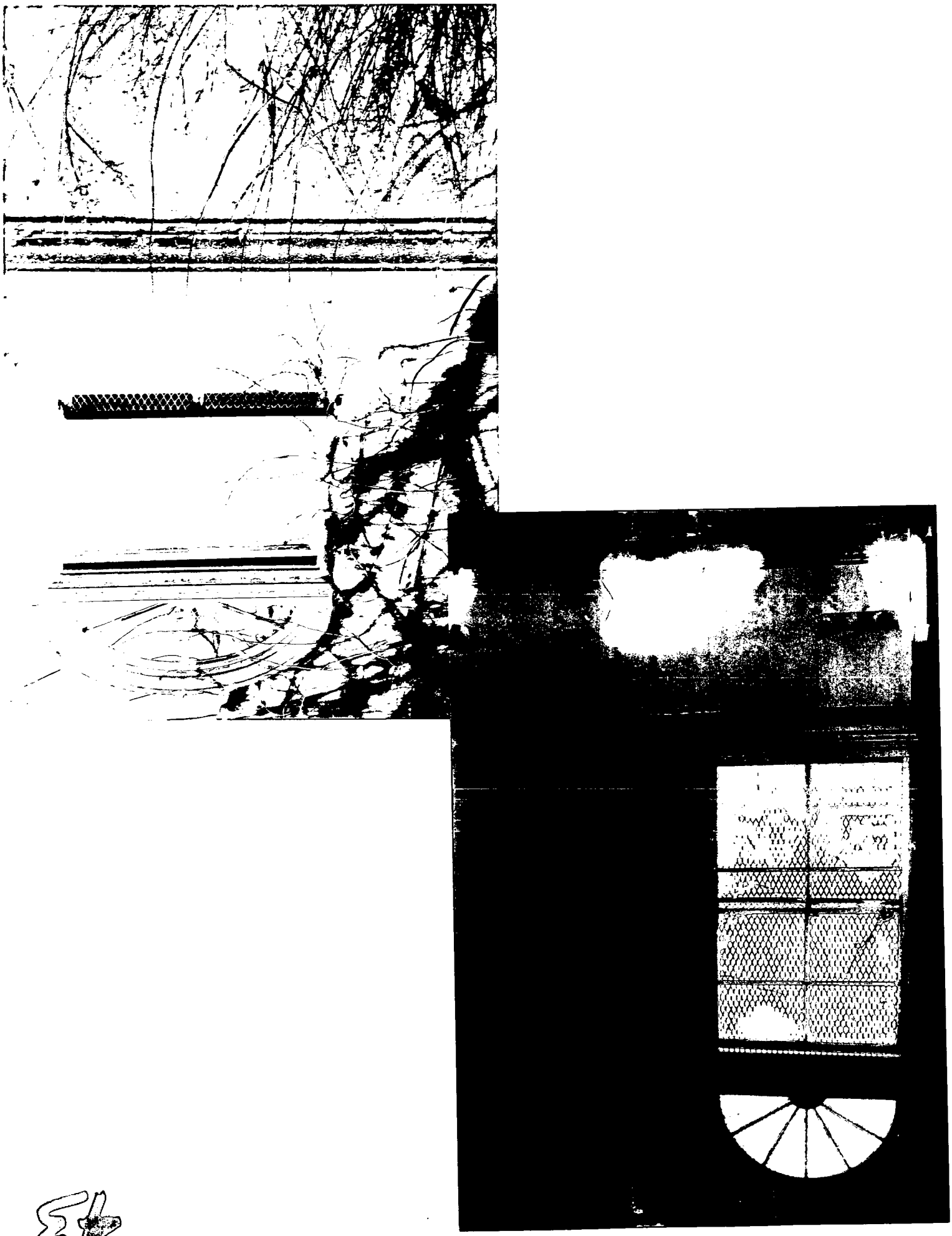

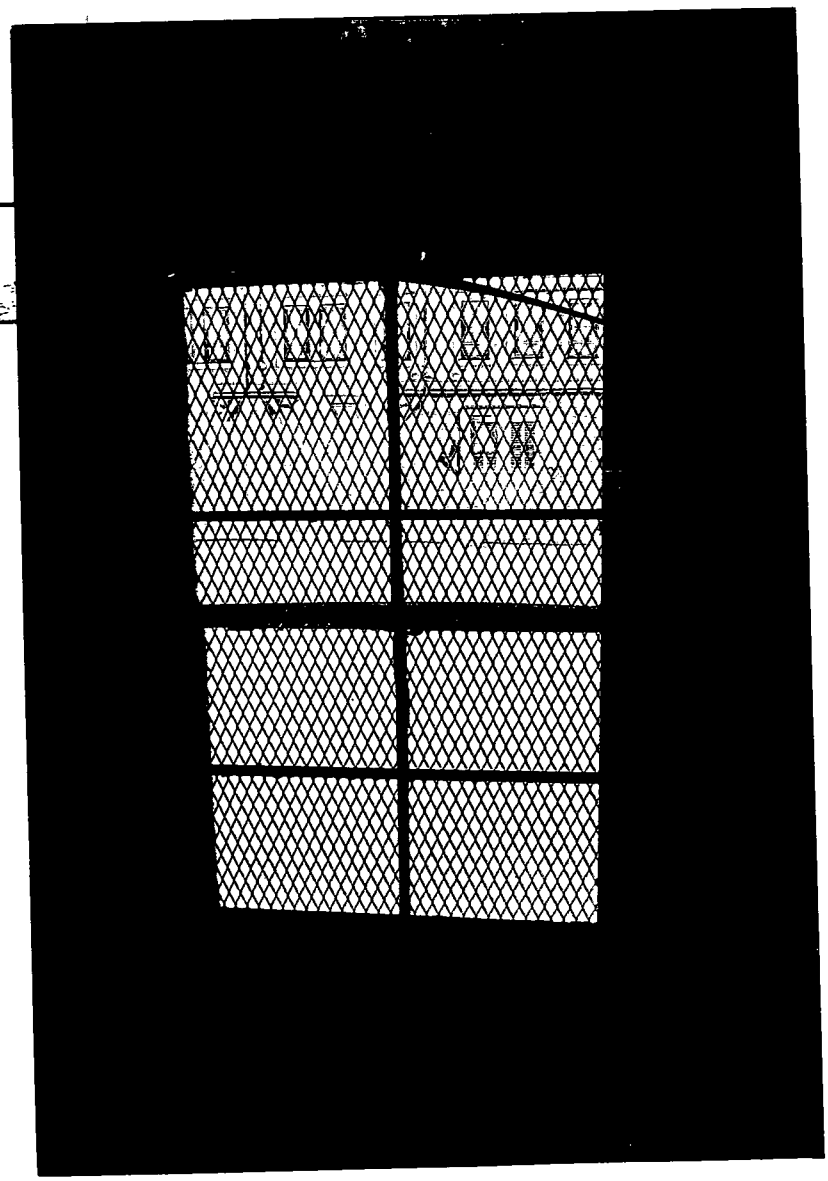

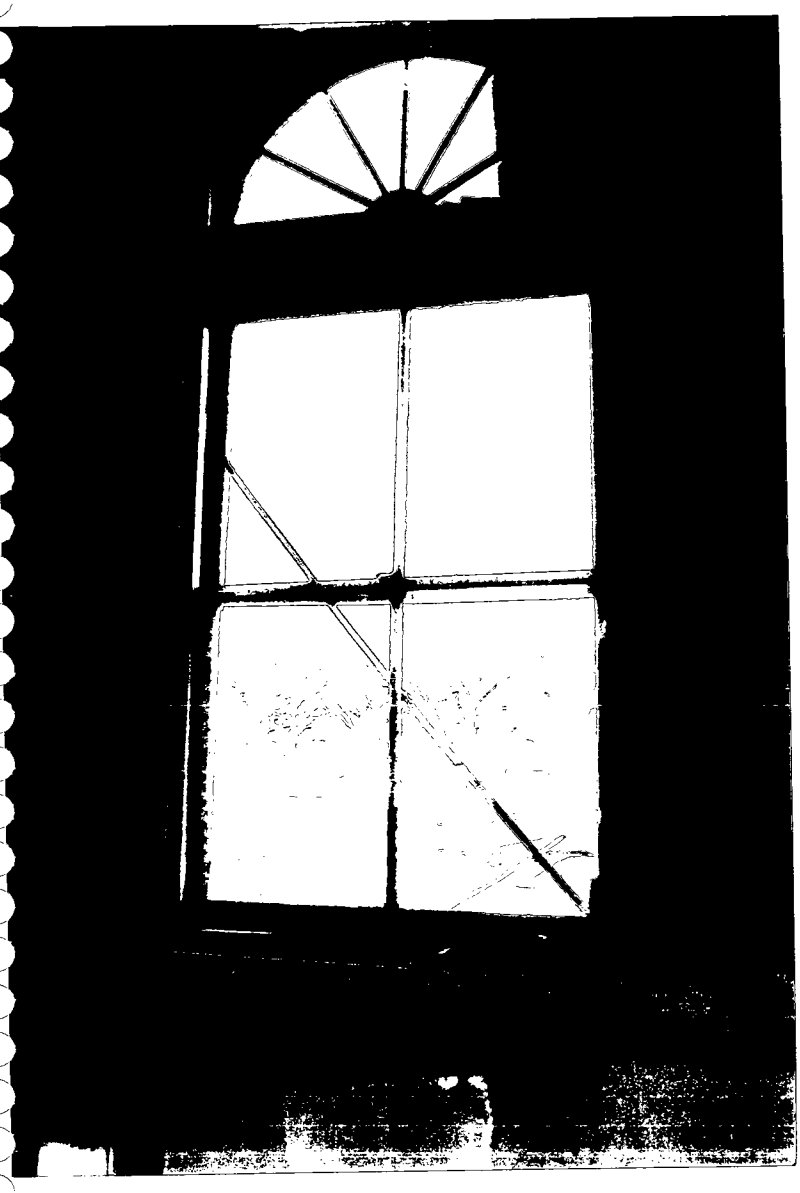

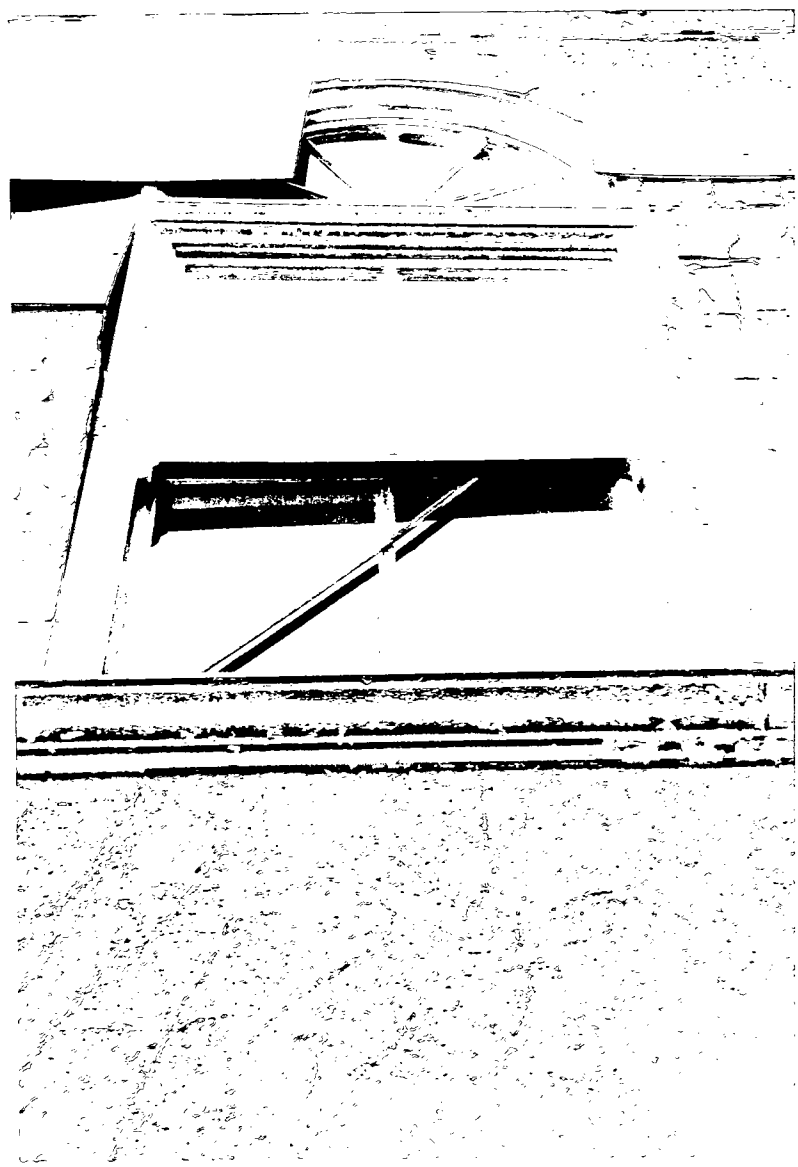

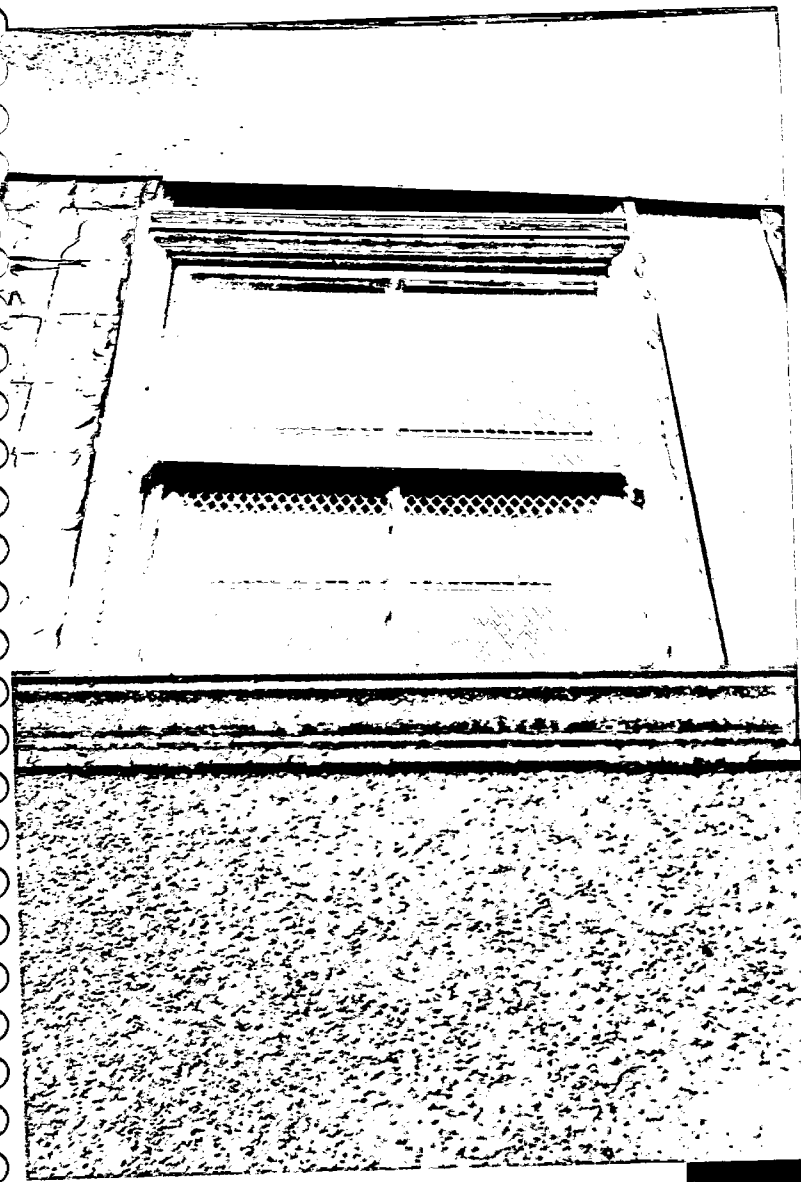

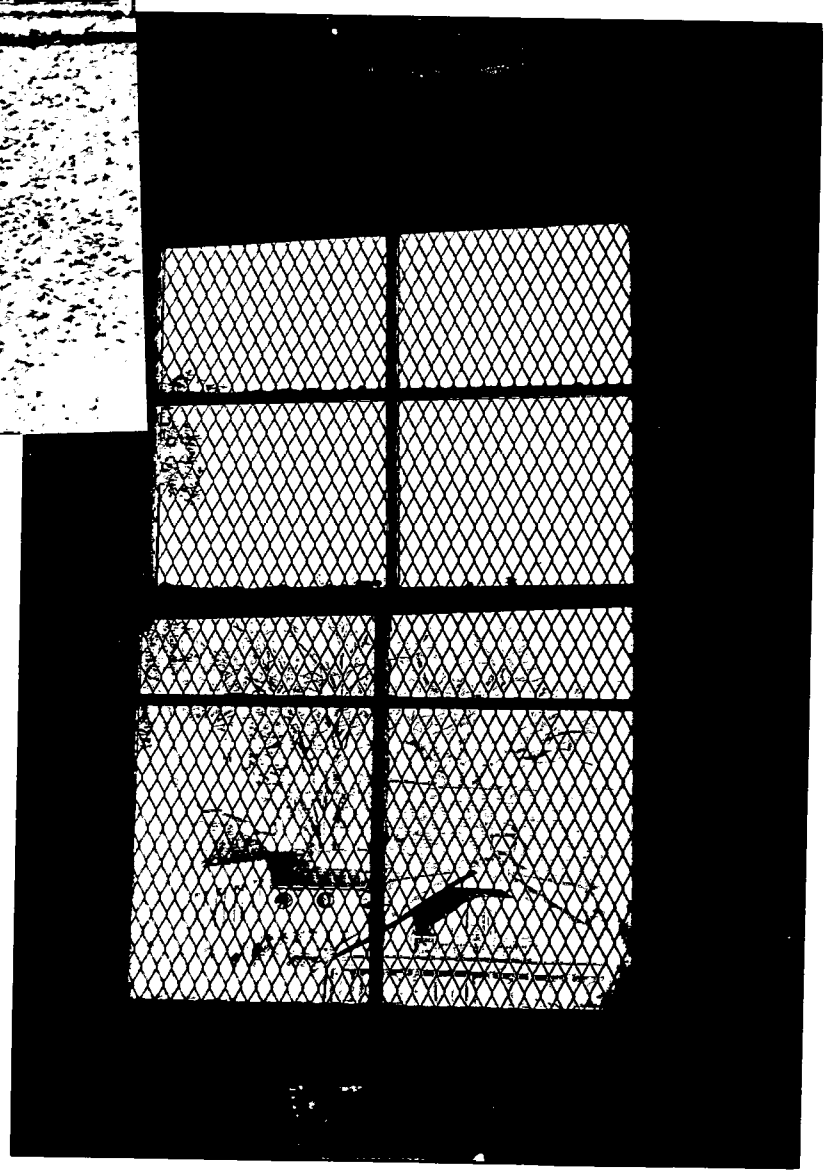

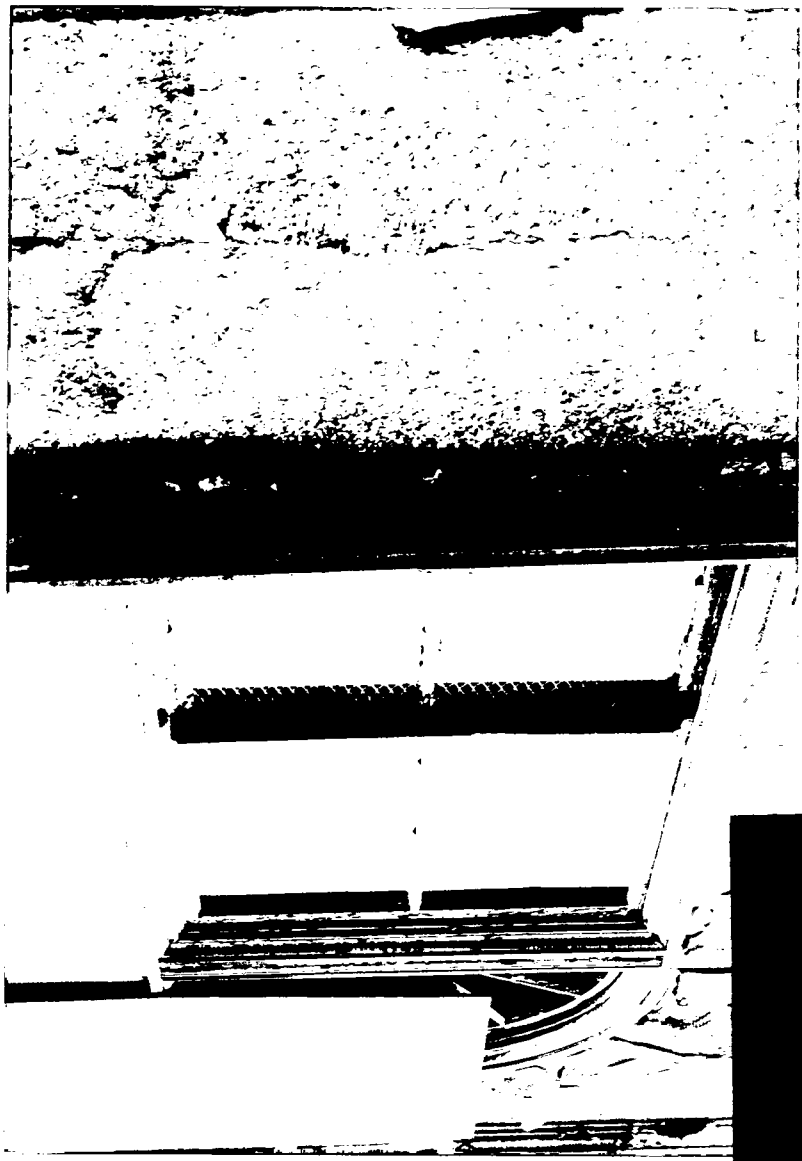

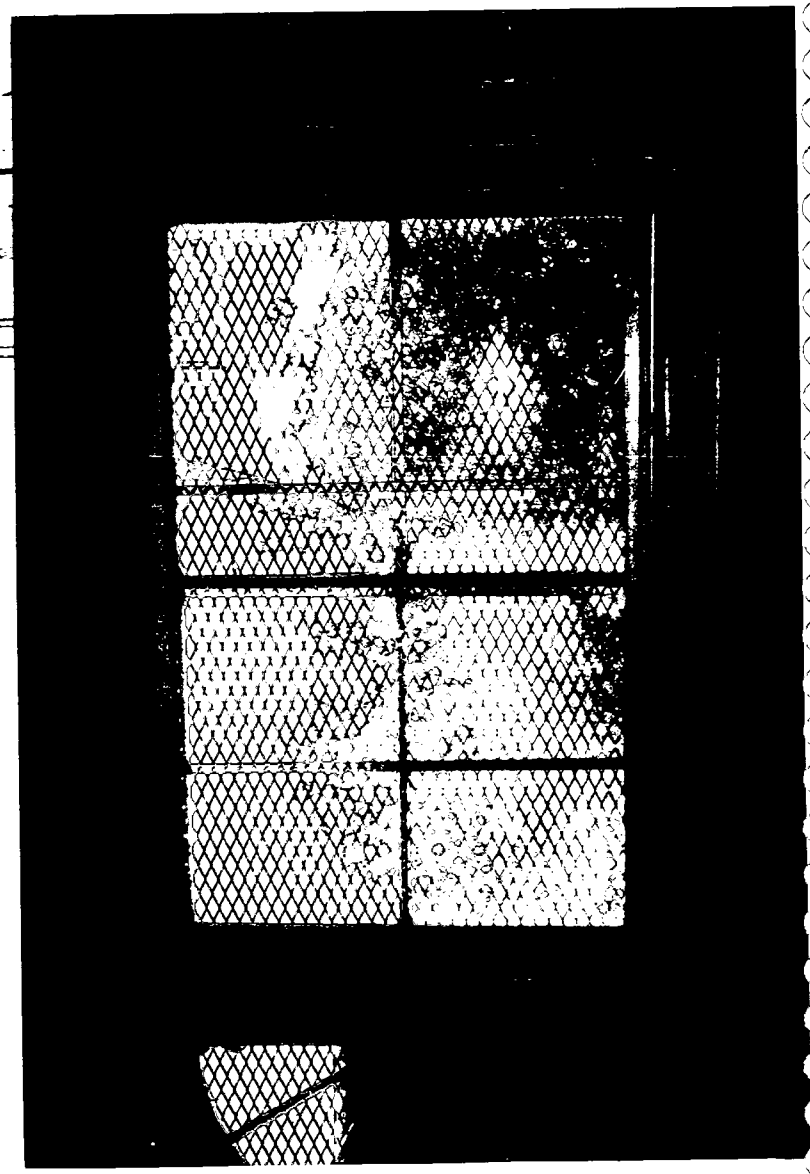

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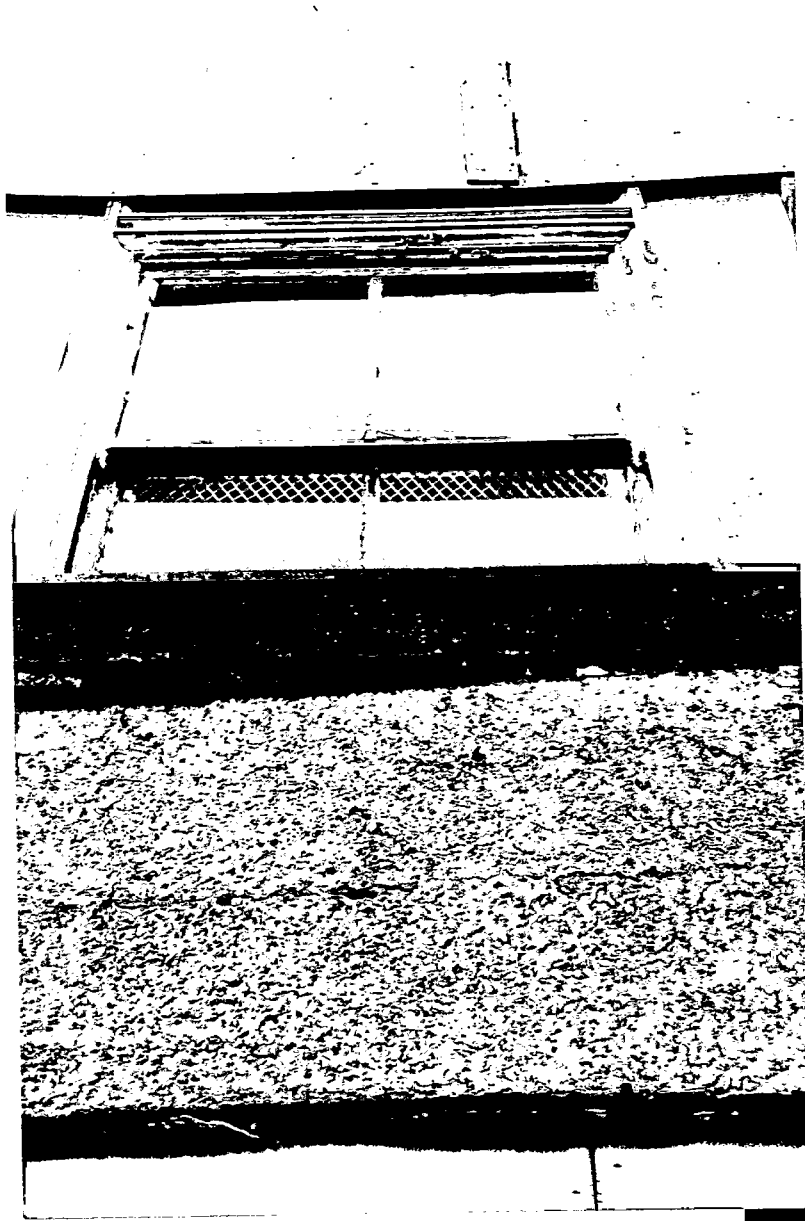

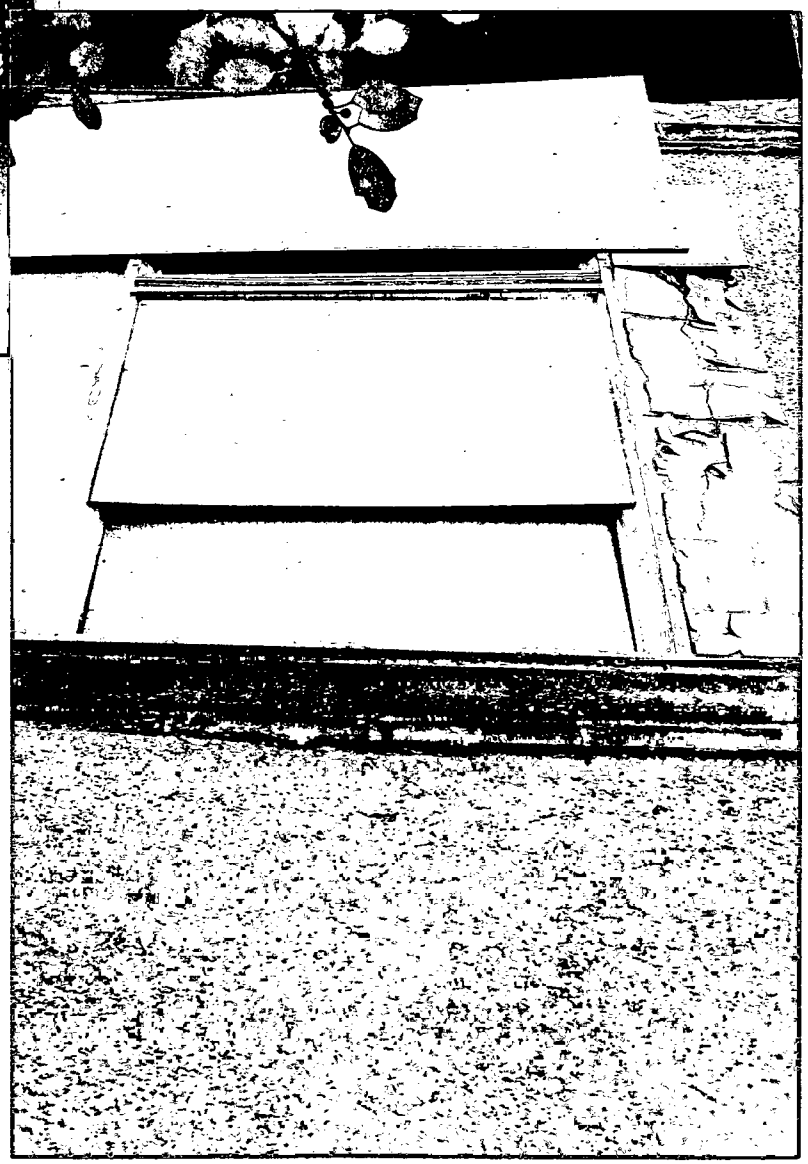

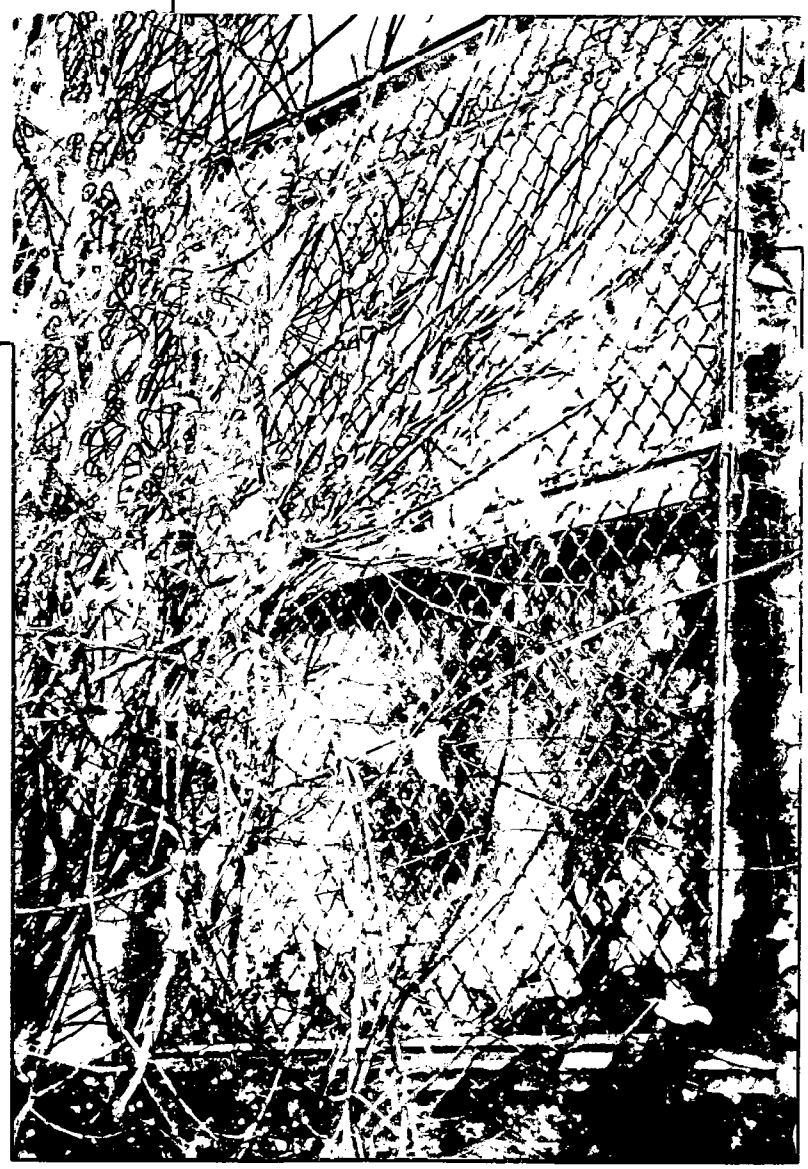

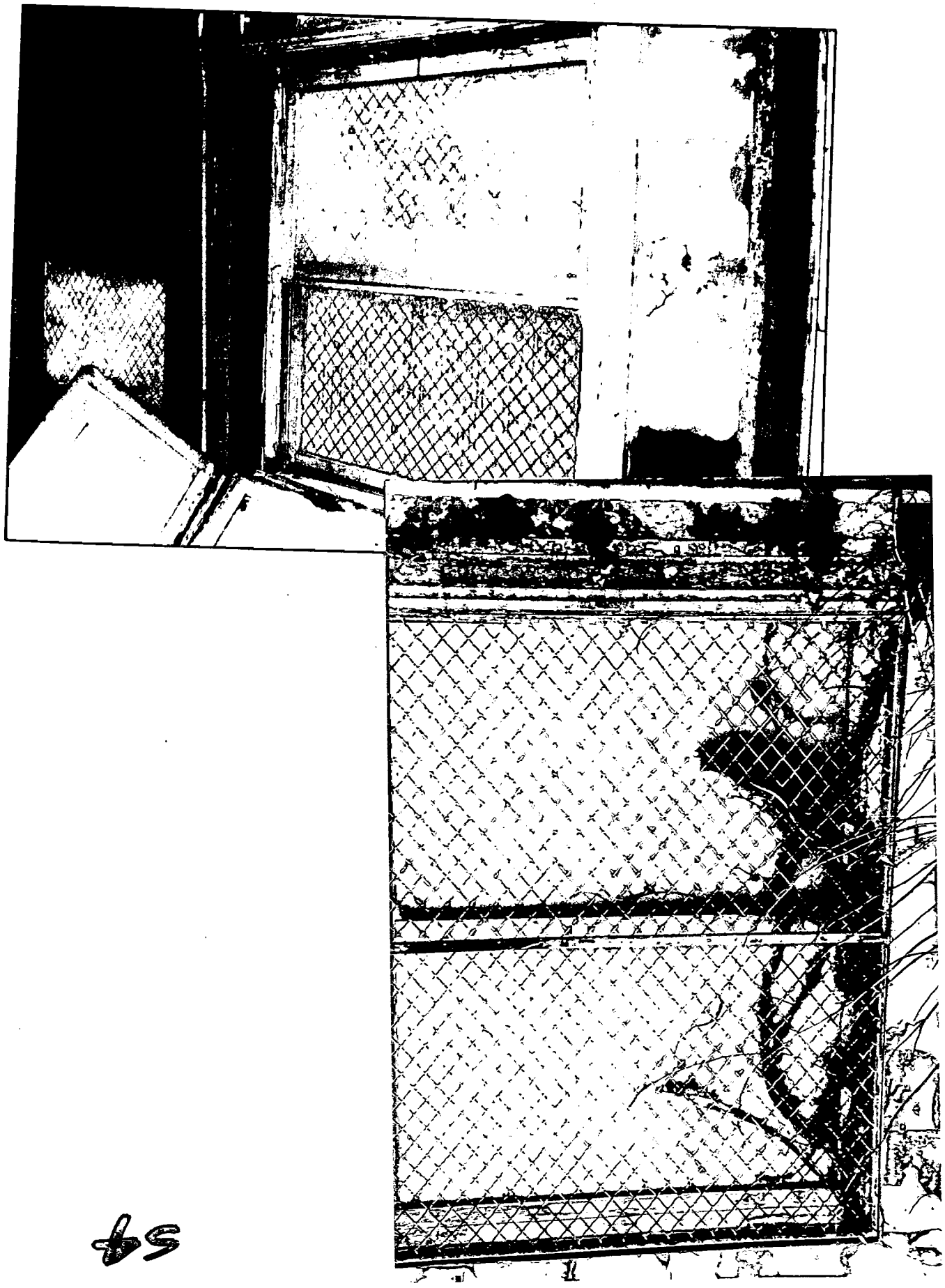

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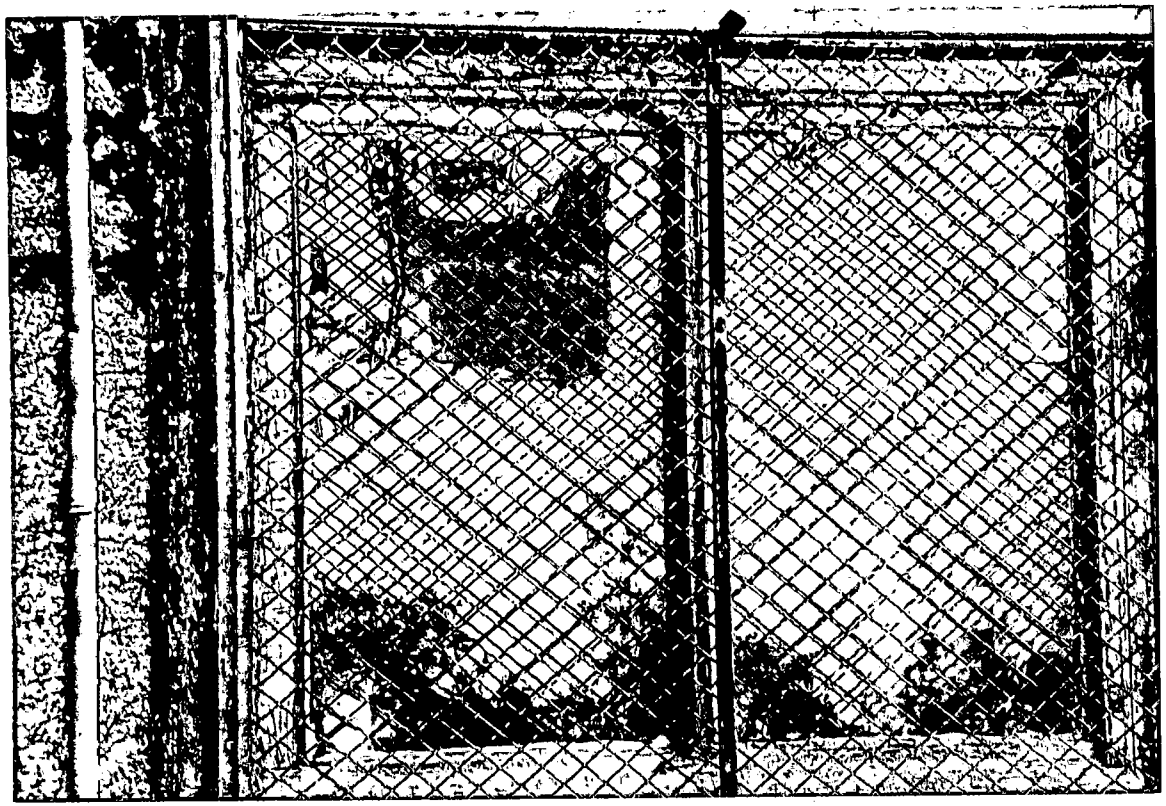

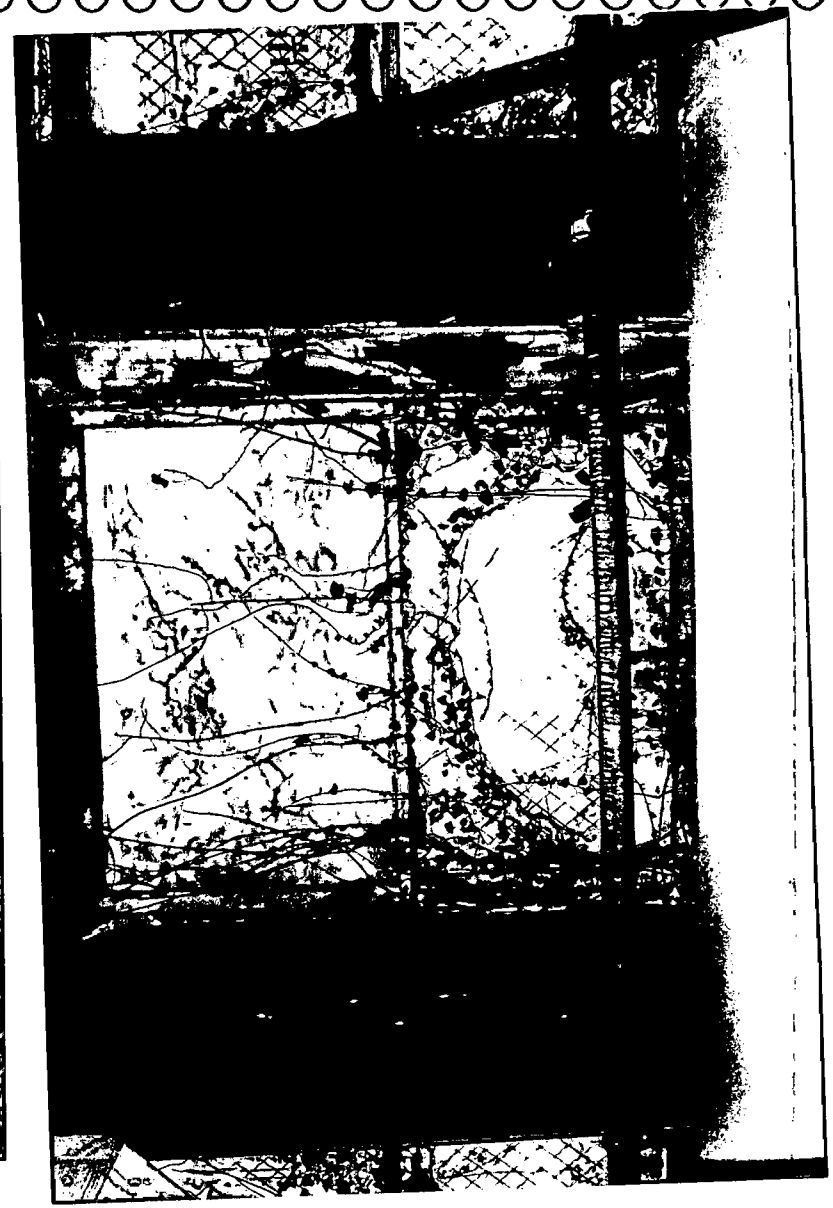

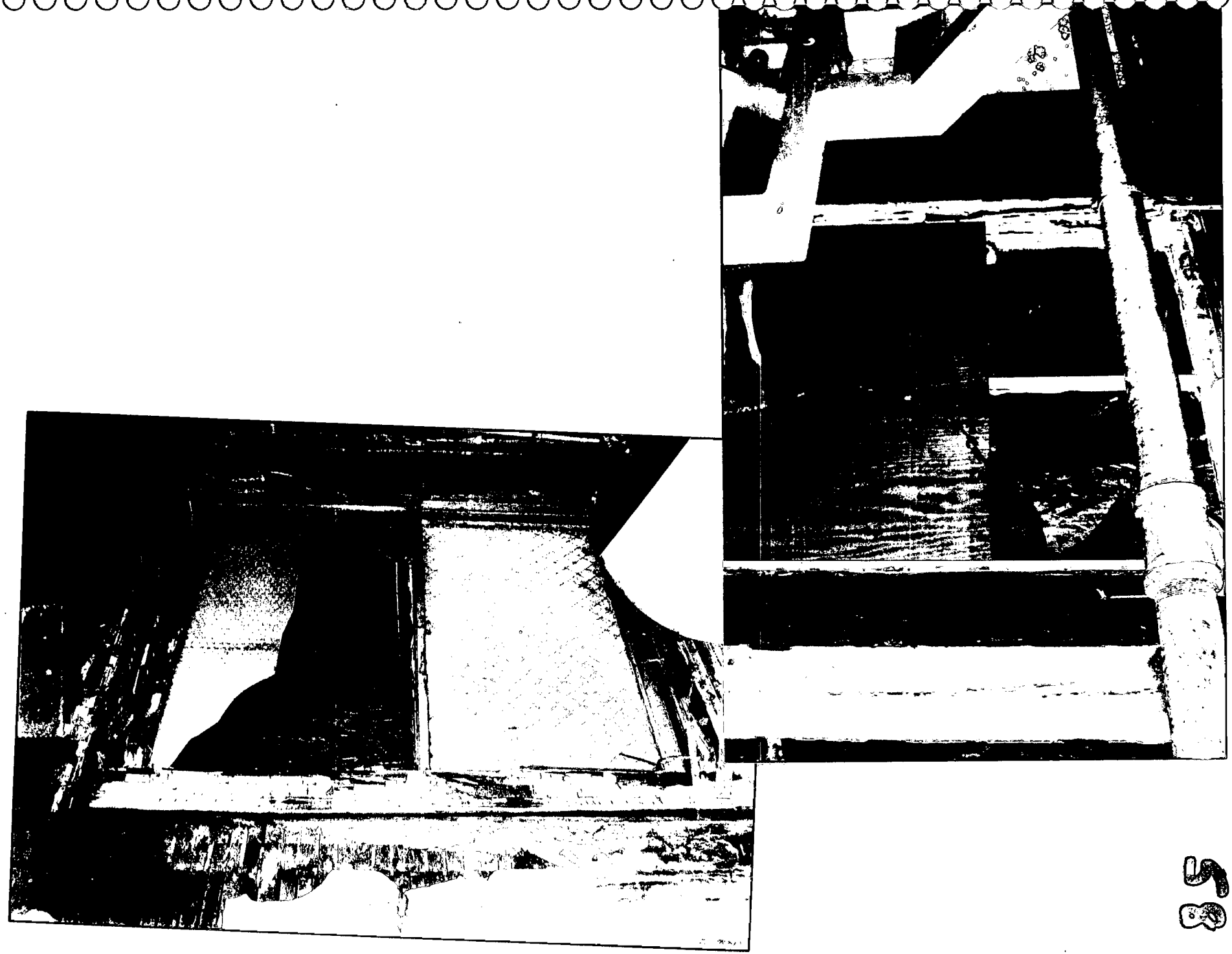

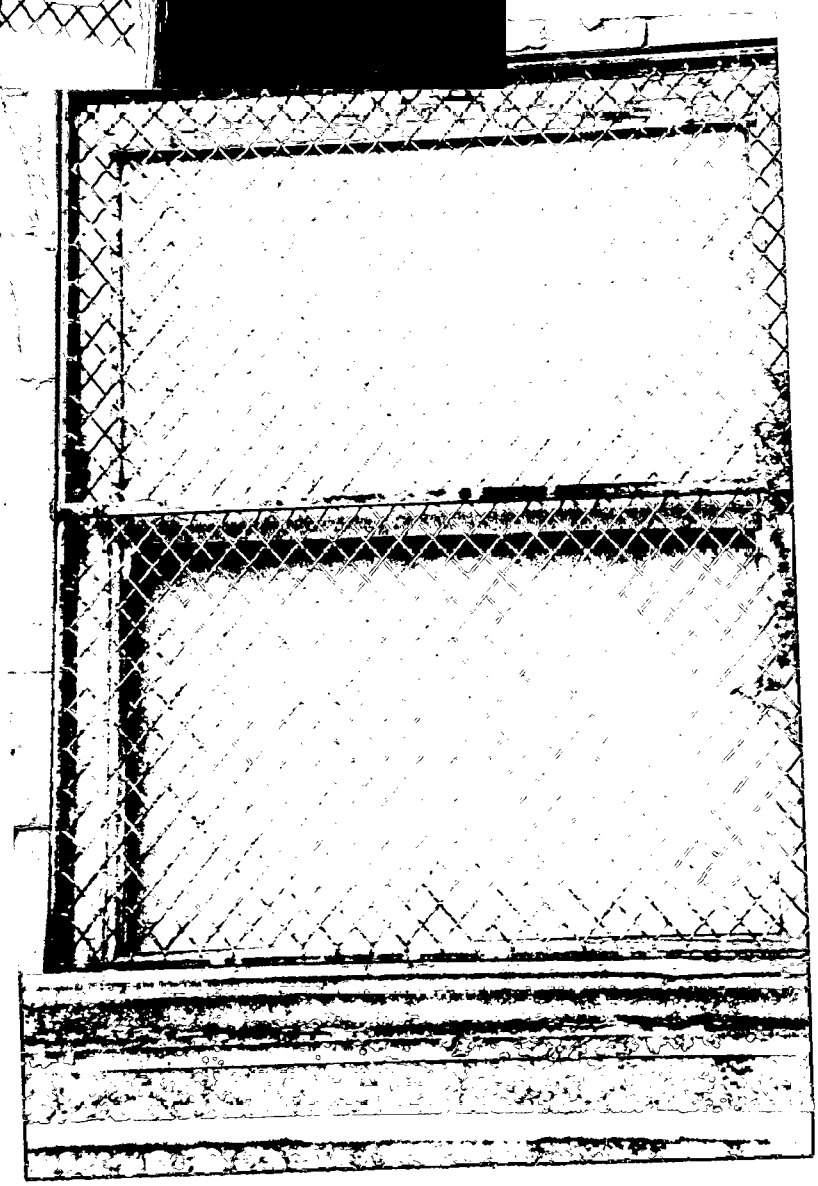

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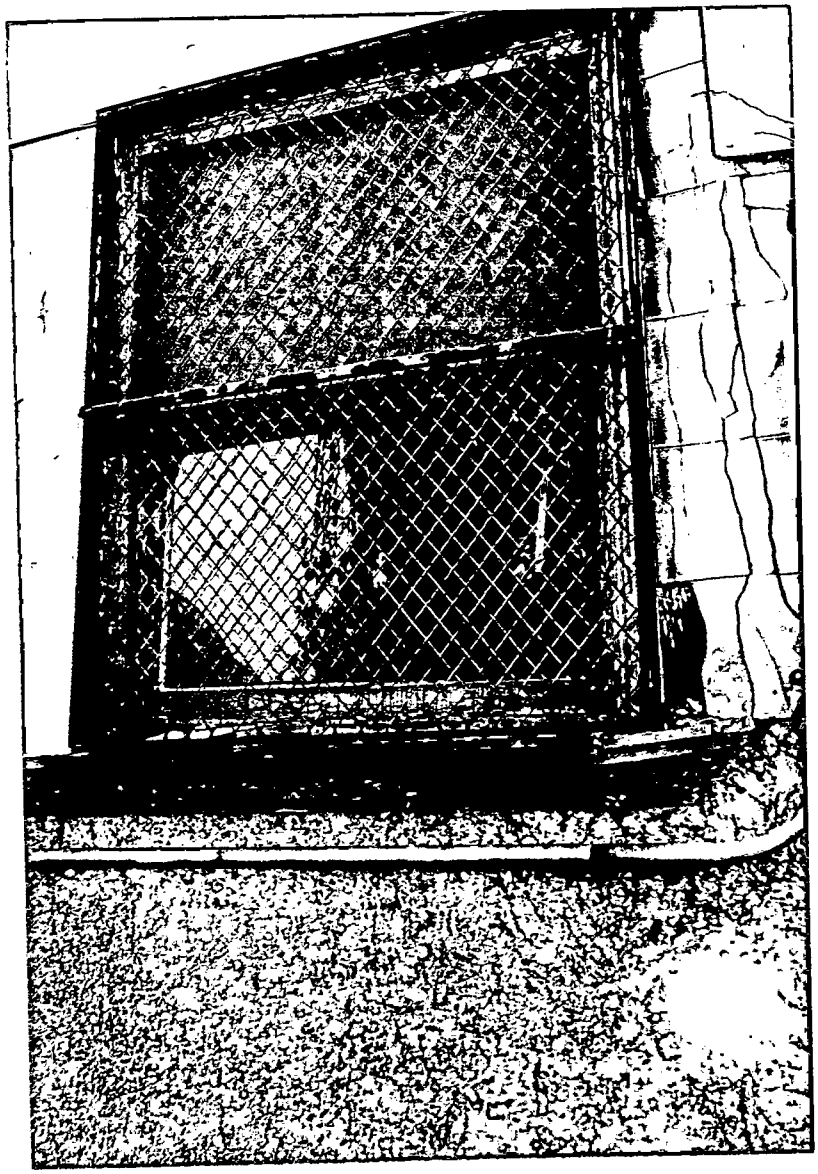

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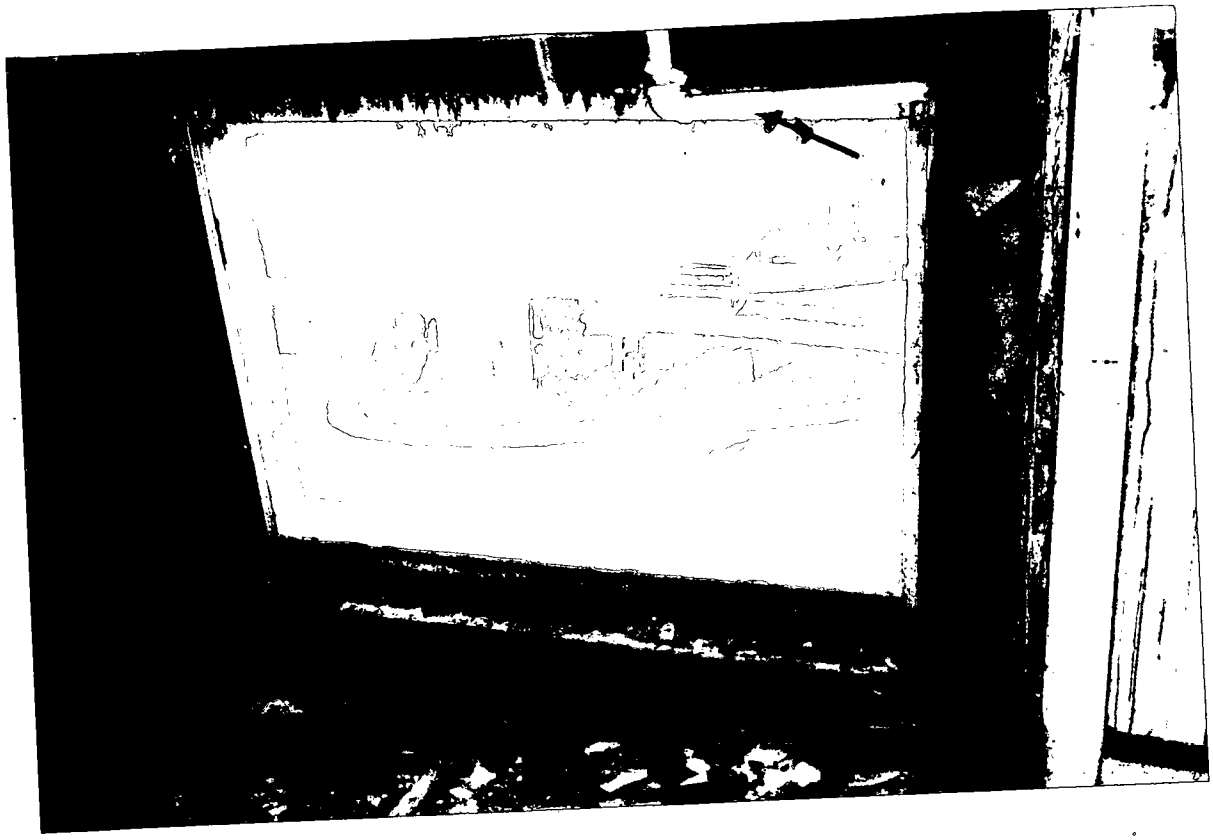

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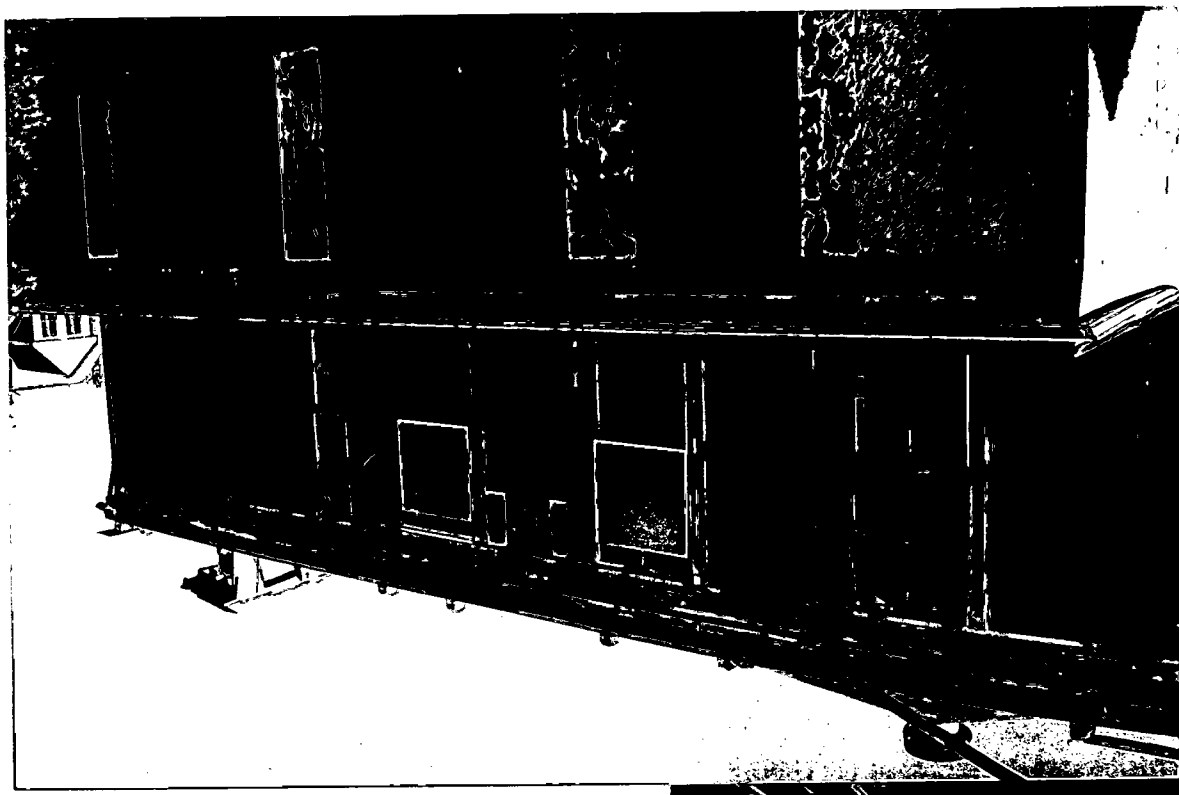
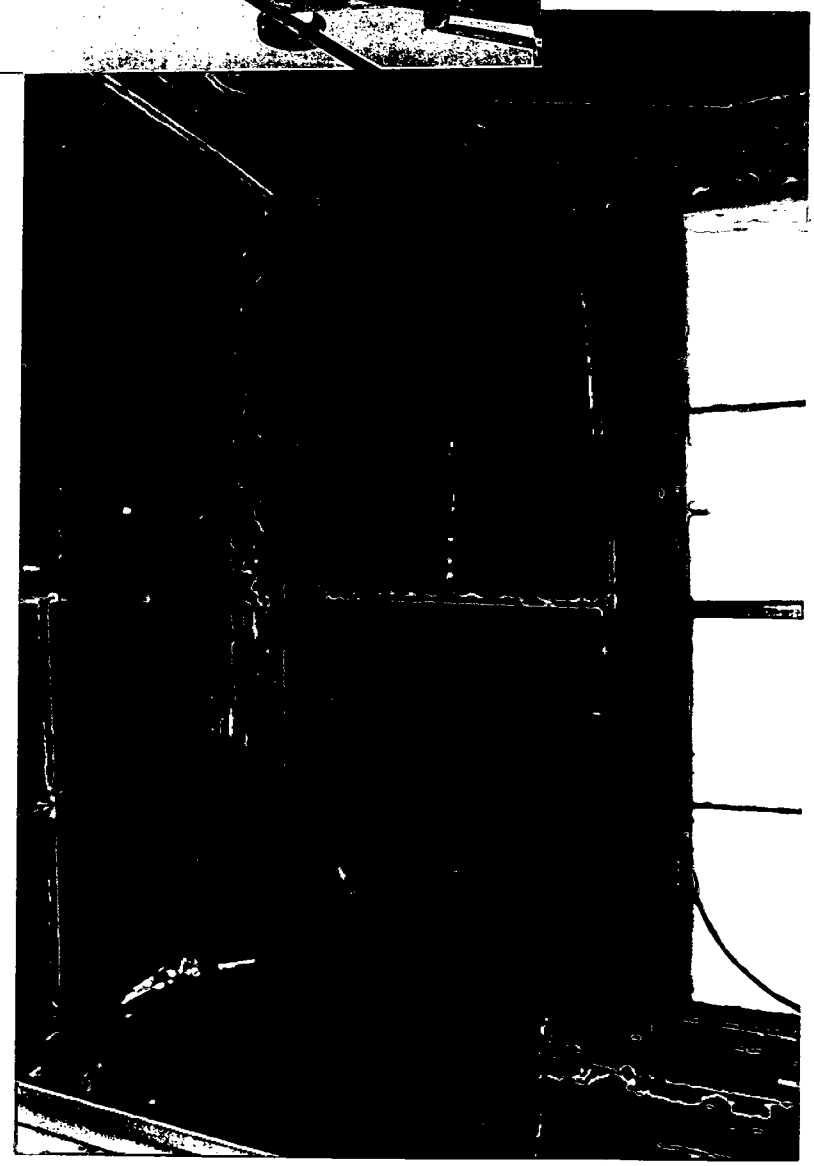
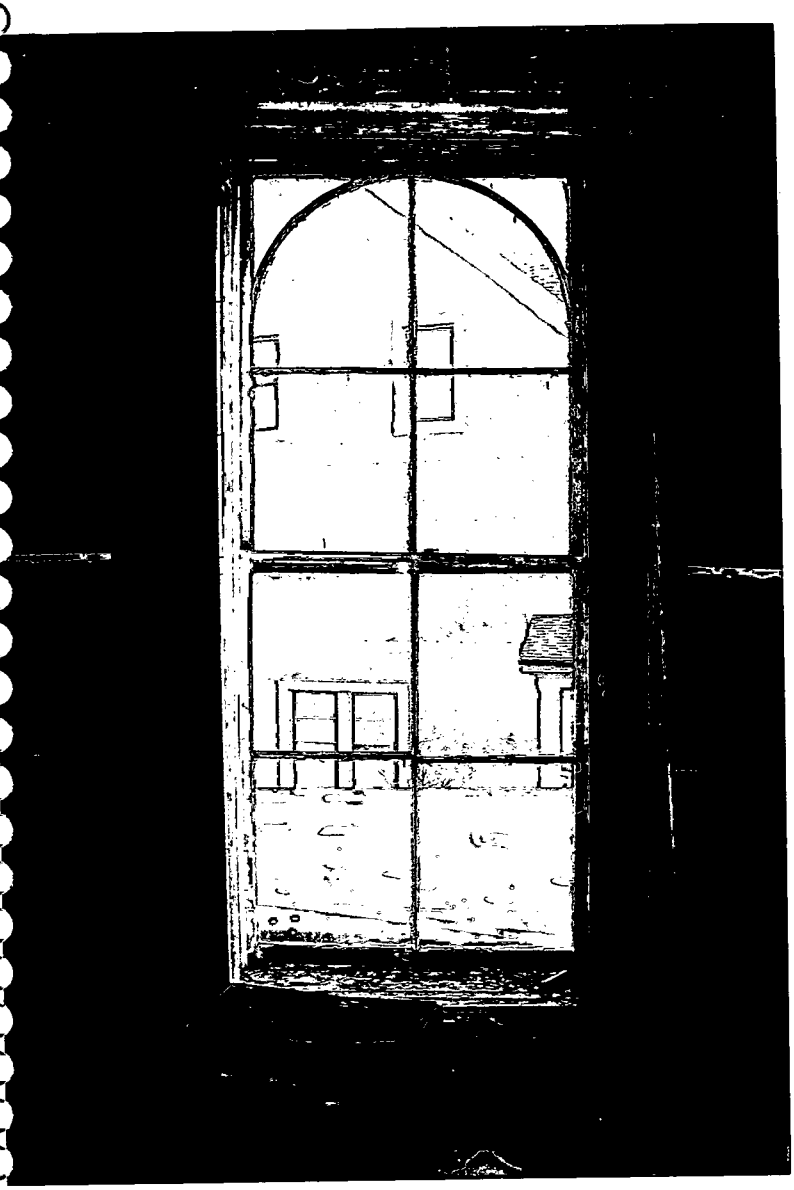
SEE 62







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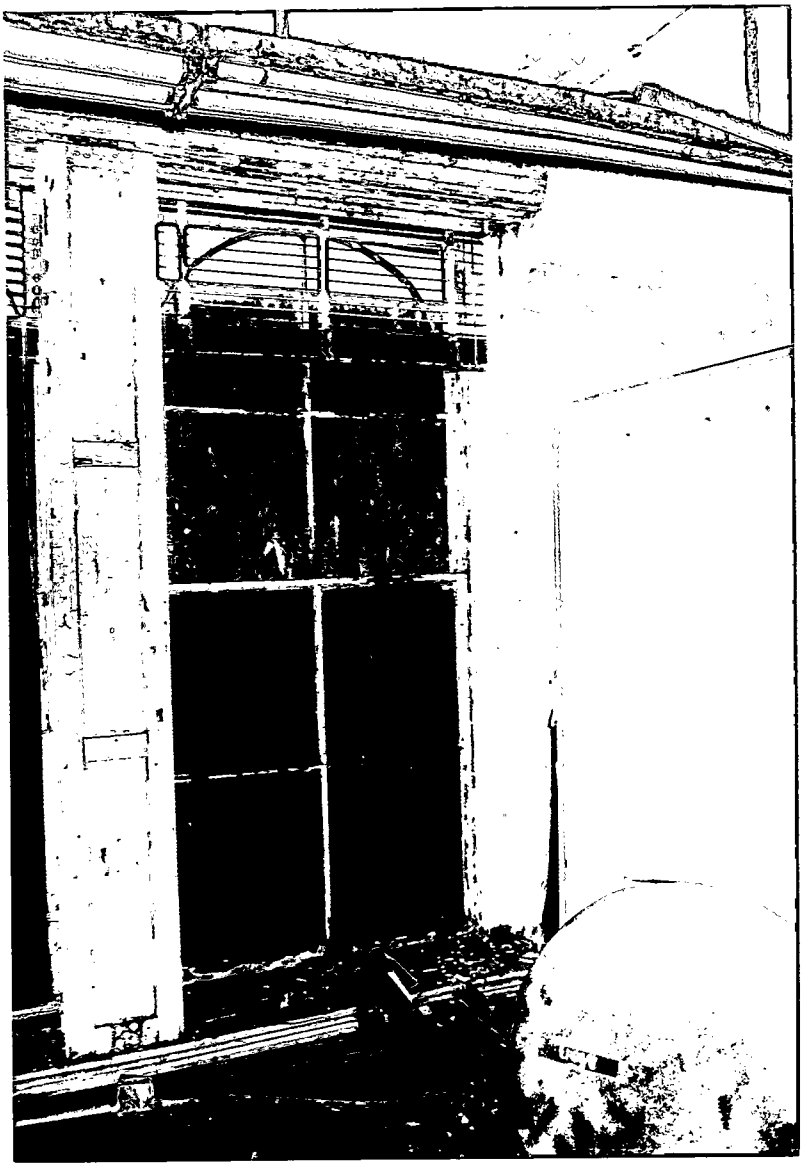

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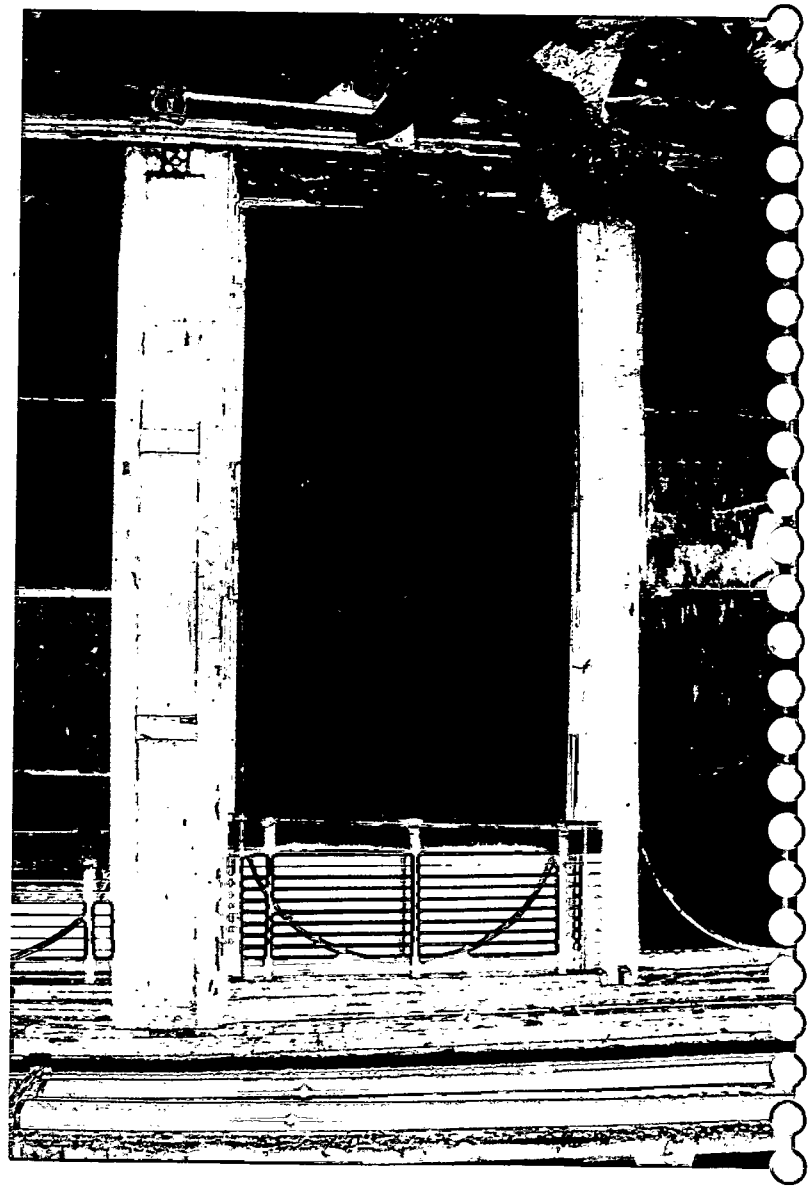

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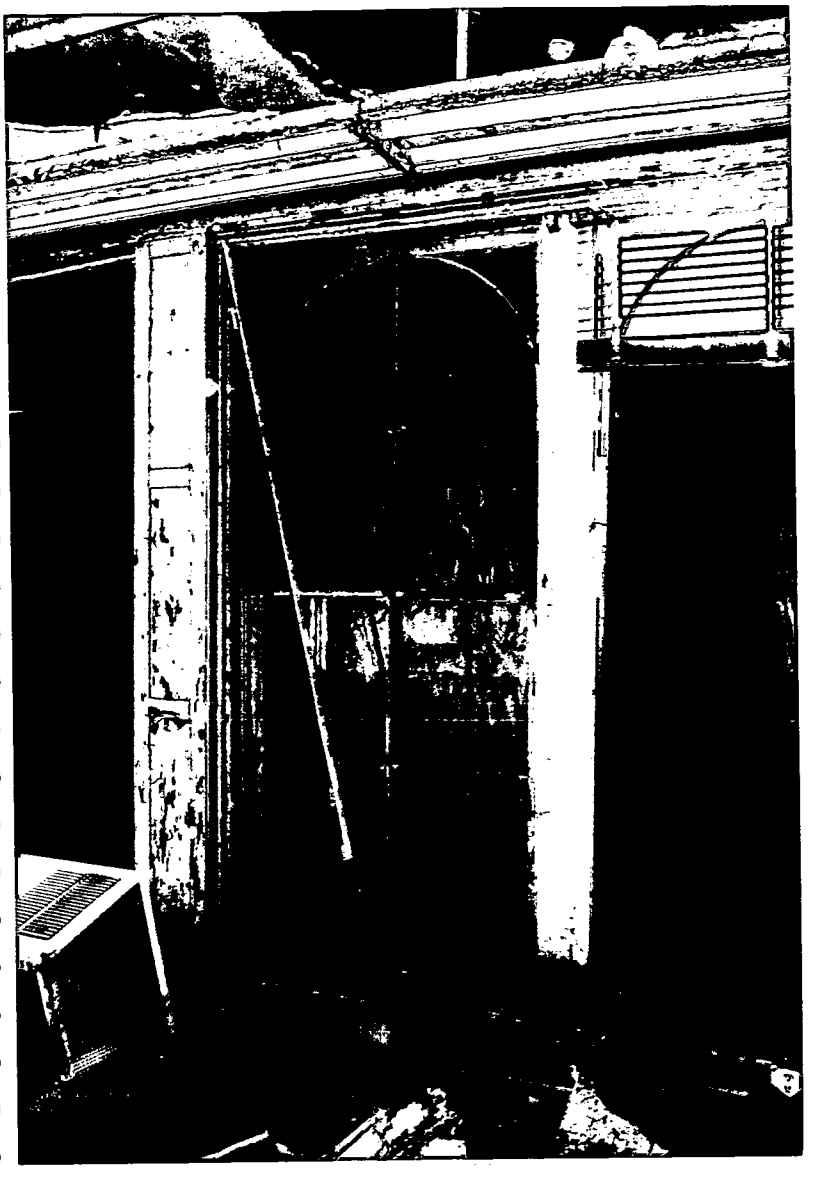

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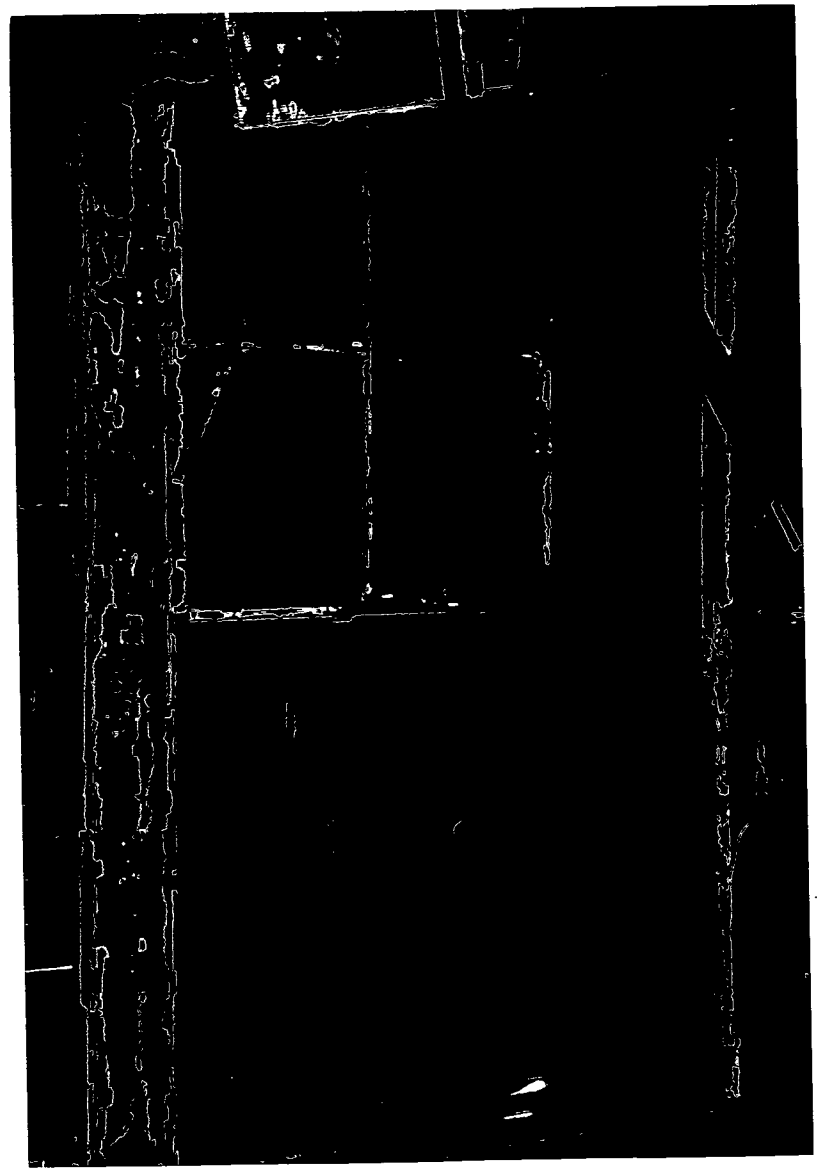

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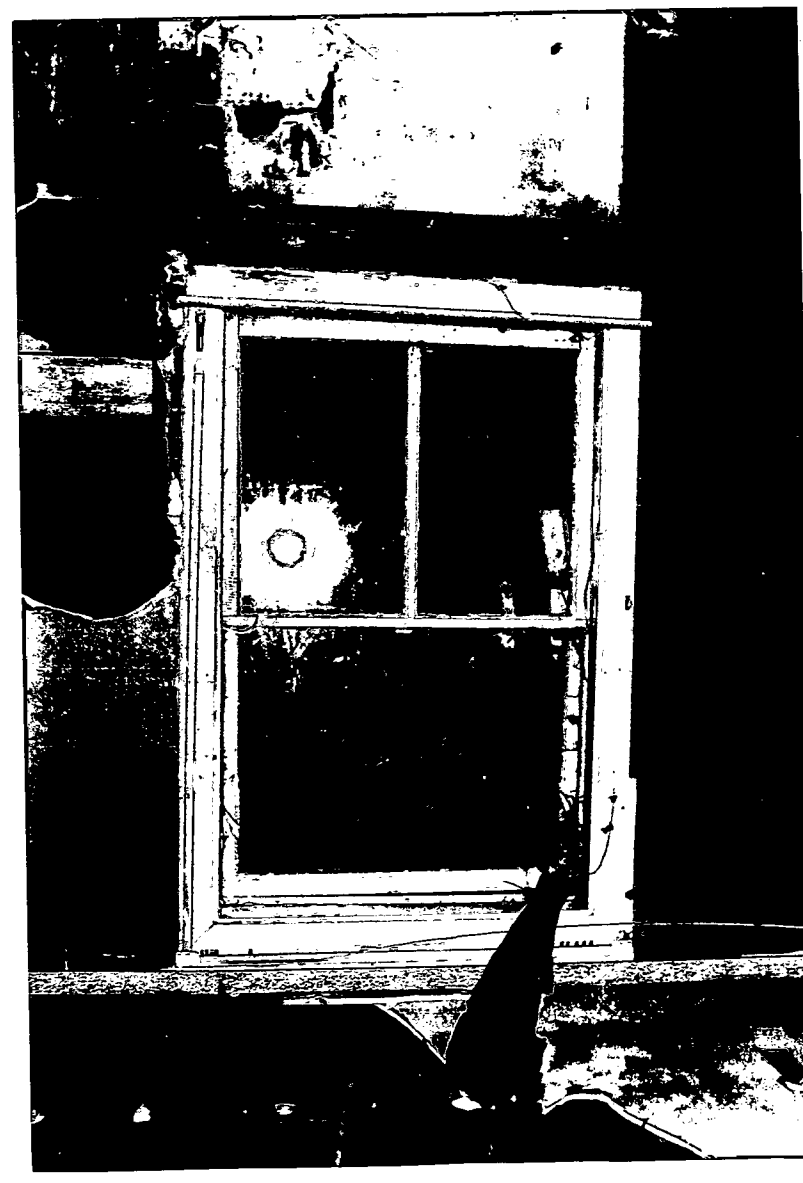

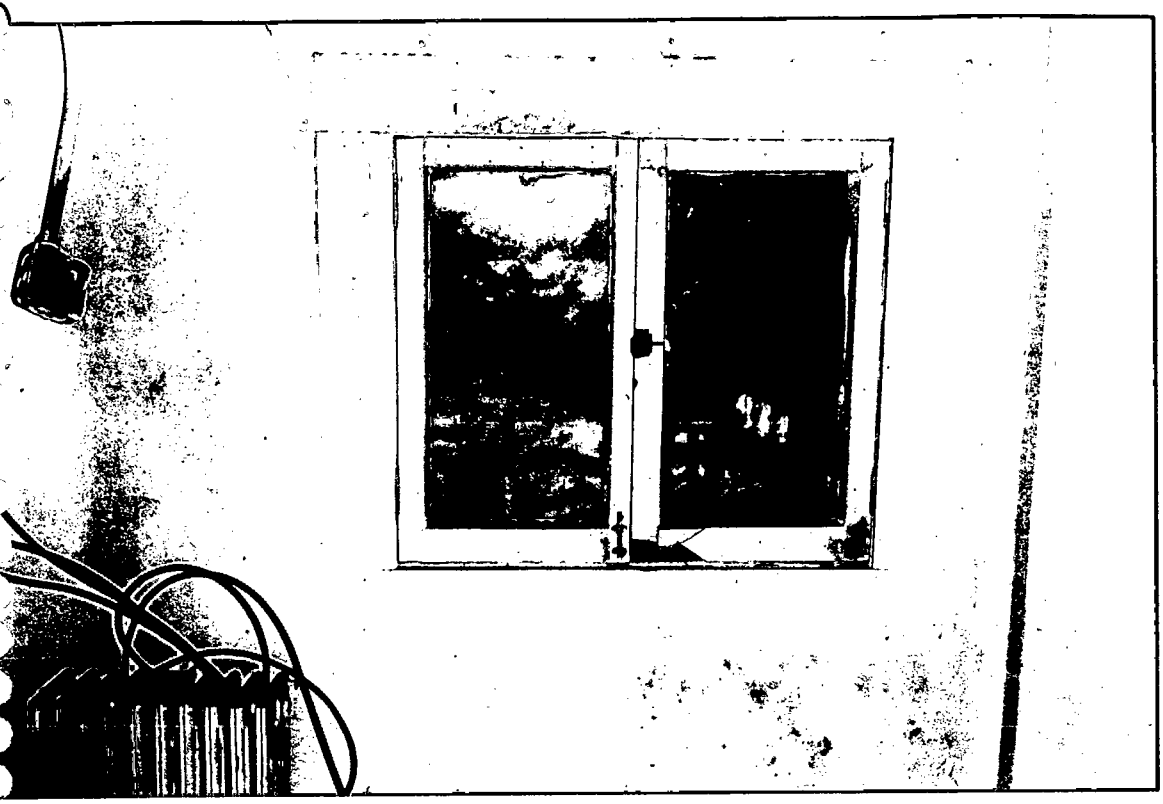
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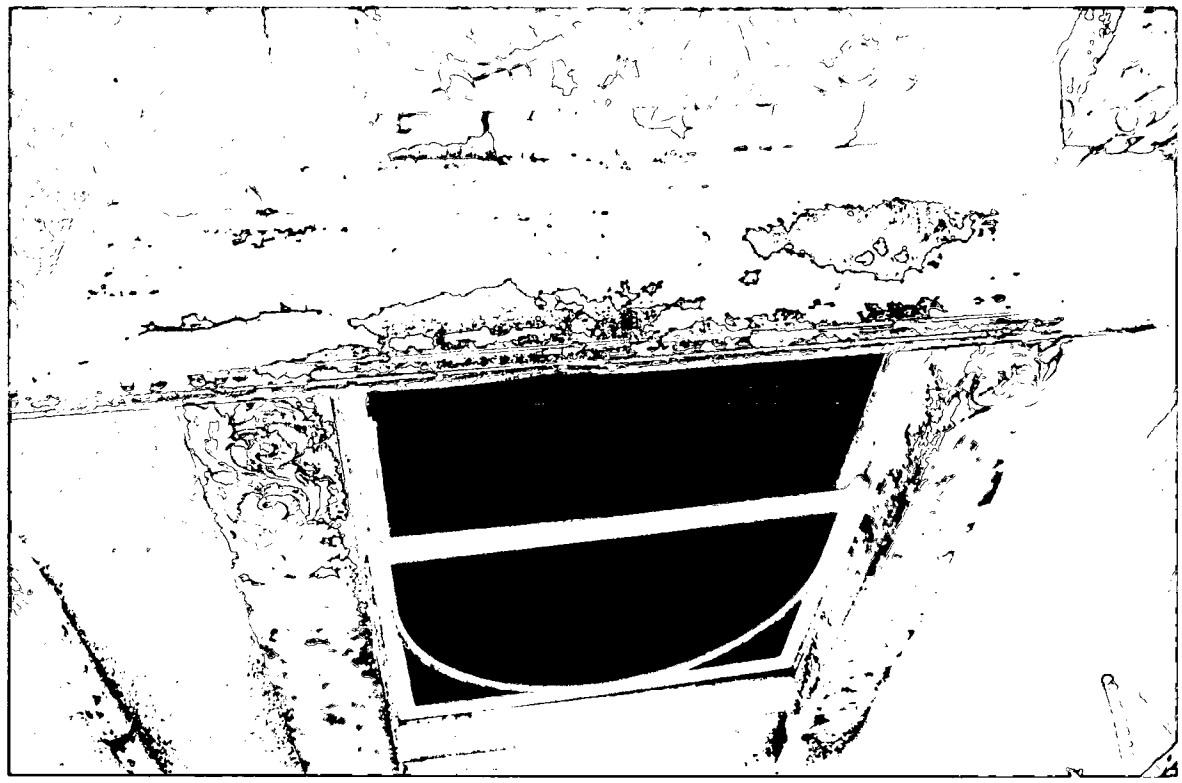
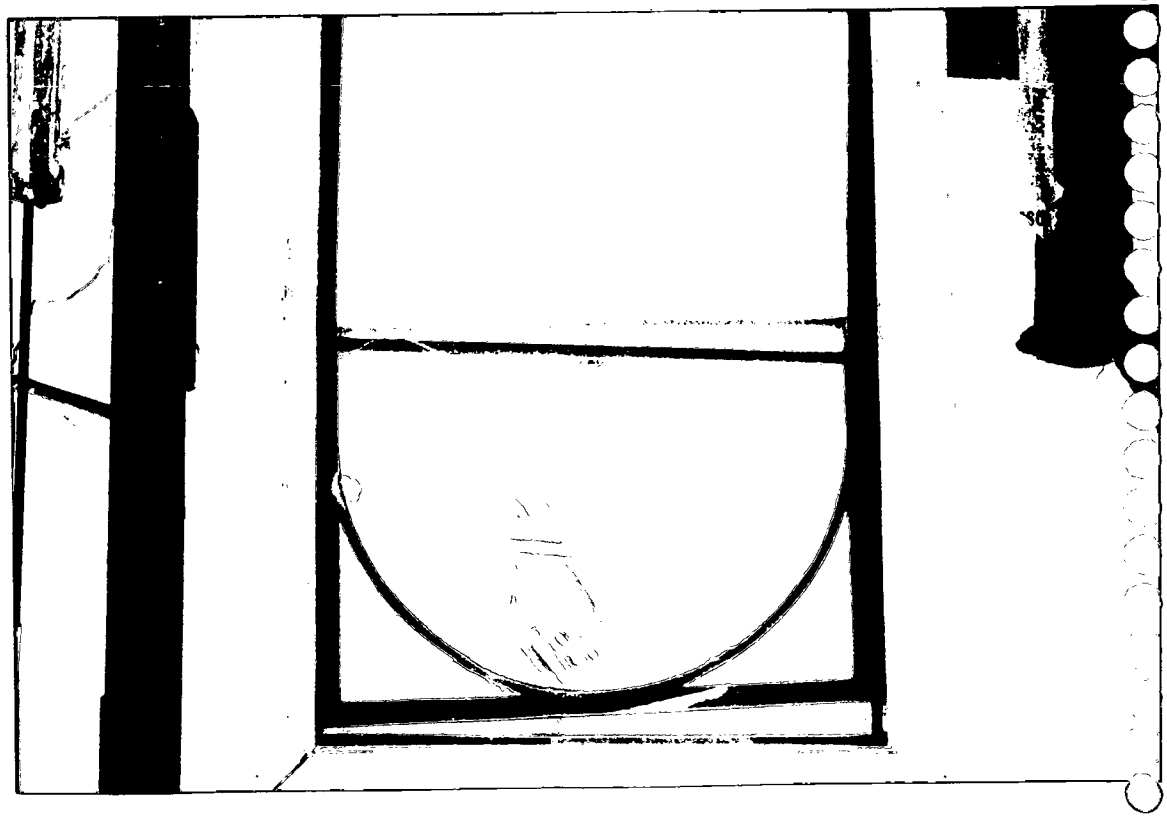
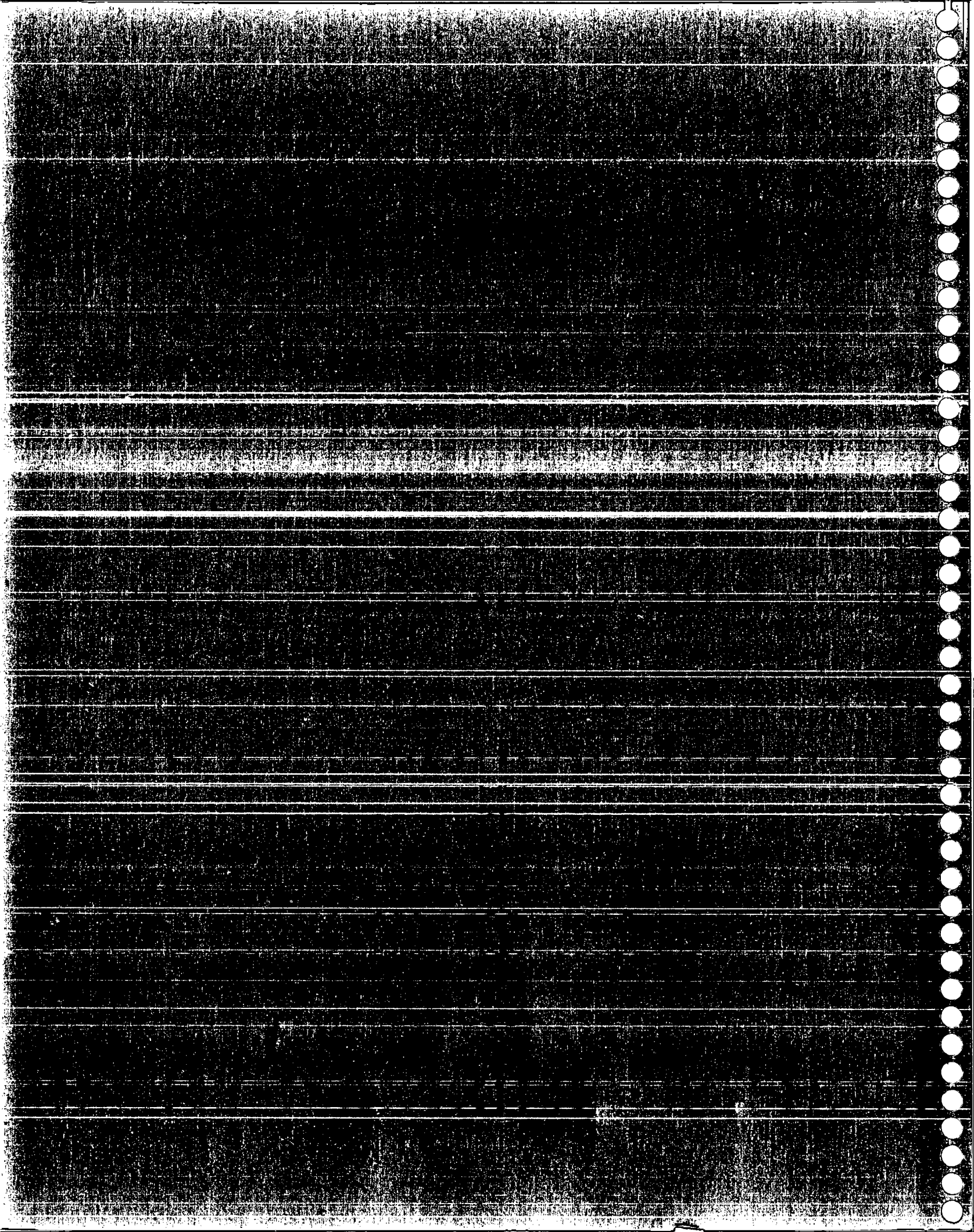






EXPEDITED

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

Address:	2747 Linden Lane, Silver Spring	**Meeting Date:**	4/23/2014
Resource:	Outstanding Resource **National Park Seminary Historic District**	**Report Date:**	4/11/2014
Applicant:	Gymnasium at National Park Seminary, LLC (F. William Morris, Architect)	**Public Notice:**	4/9/2014
		Tax Credit:	Partial
Review:	HAWP	**Staff:**	Josh Silver
Case Number:	36/01-14B		
PROPOSAL:	Building rehabilitation and other alterations		

STAFF RECOMMENDATION:

☐ **Approve**
☒ **Approve with conditions**

1. ***The applicant must comply with the conditions as set forth by the Maryland Historical Trust Easement Committee.***
2. ***A Historic Area Work Permit may not be issued until the applicant has provided documentation that all conditions of approval, as set forth by the Maryland Historical Trust Easement Committee, have been satisfied.***

PROPERTY DESCRIPTION

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

PROPOSAL

The proposal described below has received conceptual approval with conditions from the Maryland Historical Trust Easement Committee. ***(See Circles 21-23).***

The proposed work scope involves extensive restoration of existing historic building components and the removal of non-historic materials and features. Missing historic features will be reconstructed based upon historic photos and physical evidence that remains.

The proposed scope of work includes the following:

1. Pool mechanical room –roof will be replaced in exactly same location as existing and a metal railing will be adding on top

2. Areaway to mechanical room –areaway will be replaced by larger code-compliant areaway with handrails and guardrails
3. Windows –repair work and in-kind replacement with double-glazed new windows where missing
4. West portico –repair work and replication in kind where metal entablature and wood ceiling is missing
5. South entrance door –replacement of door and awning with new wooden door and awning design; existing concrete walk replaced by accessible concrete walk to this entrance
6. Accessibility –replacement of existing concrete walk with new concrete walk with acceptable slopes for accessibility; there are no railings required or proposed, this is not a "ramp"
7. Exterior wall framing –replacement in-kind where existing wood studs and/or sheathing is rotten
8. Roof over mechanical room –new door is proposed from Unit 107 to the new roof to be used as terrace (see also Item 2 on this list)
9. A/C condenser units on grade with proposed 42" tall, wood screening fence along north side of building
10. Painted wood balustrades at east end of building around flat roof areas –replacement in-kind of elements documented in historic photographs
11. Main entry door –replacement in-kind of elements documented in historic photographs
12. Linden Lane entry door –replacement of missing door in this location with wooden door
13. Solarium roof framing – replacement in-kind of existing framing due to rot
14. Lightning rods –new
15. Exterior doors –door previously proposed from Unit 207 to roof has been eliminated; door from Unit 101 to existing concrete patio replaces existing door in-kind; door from Unit 105 to terrace is discussed in Item 18 on this list.
16. Remove a double-trunk (11.5" and 10.5"dbh), Cedar tree from the front-right elevation of the building. The tree is presently growing into the building.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with the condition as specified on Circle 1** as being consistent with Chapter 24A-8(b) (1) & (2);

(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;

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.

#608072

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED
APR 1 - 2014
By

Contact Email: morrisarc@aol.com Contact Person: F. William Morris
Daytime Phone No.: 301-527-1002

Tax Account No.: 13-00007-03532832
Name of Property Owner: Karl Voglmayr Gymnasium at NPS, LLC Daytime Phone No.: 202-439-7701
Address: 4955 Butterworth Pl. NW Washington D 20016
Street Number City State Zip Code
Contractor: Washington Landmark Construction Phone No.: 202-439-7701
Contractor Registration No.: MD HIC 87913
Agent for Owner: F. William Morris Daytime Phone No.: 301-527-1002

LOCATION OF BUILDING/PREMISE

House Number: 2747 Street: Linden Lane
Town/City: Silver Spring Nearest Cross Street: Steven Sitter Avenue
Lot: 54 Block: 1 Subdivision: Forest Glen Park
Liber: 32290 Folio: 111 Parcel: 54, Plat Reference 23375

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☑ Alter/Renovate ☑ A/C ☑ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☑ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $ 350,000

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 4 feet 0 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.

F. William Morris
Signature of owner or authorized agent

March 31, 2014
Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 608072 Date Filed: 4/2/14 Date Issued:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

4

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:

   Existing structure is former Gymnasium building for the National Park Seminary, a two-story structure built in 1907. The building faces Linden Lane, has pebble-dash stucco facades with several large windows in deteriorated conditions. Building has green space on south, east, and north sides, and has a concrete walk to the west. The roof has deteriorated slate roofing and has a monumental portico on the west with several large wooden columns.

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

   The proposed project is to construct 12 dwelling units within the existing structure and to preserve the existing open space around the building. No building addition is proposed. Renovation of this structure will enhance the National Park Seminary historic resource.

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 data;

   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.

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.

GYMNASIUM AT NPS
2747 LINDEN LANE, SILVER SPRING, MARYLAND

SCOPE OF EXTERIOR WORK PROPOSED

1. pool mechanical room (Work Item #2)-roof will be replaced in exactly same location as existing, will have metal railing on top
2. areaway to mechanical room –areaway will be replaced by larger code-compliant areaway with handrails and guardrails
3. windows (Work Item #9) –repair work and replication in kind with double-glazed new windows where missing
4. west portico (Work Item #10) –repair work and replication in kind where metal entablature and wood ceiling is missing
5. south entrance door (Work Item #11) –replacement of door and awning with different door and awning design from existing; existing concrete walk replaced by accessible concrete walk to this entrance
6. accessibility (Work Item #33) – replacement of existing concrete walk with new concrete walk with acceptable slopes for accessibility; there are no railings required or proposed, this is not a "ramp"
7. exterior wall framing (Work Item #34) replacement in kind where existing wood studs and/or sheathing is rotten
8. roof over mechanical room (Work Item #35) –new door is proposed from Unit 107 to this new roof to be used as terrace (see also Item 2 on this list)
9. A/C condenser units on grade with proposed wood screening fence along north side of building (Work Item #36) –new
10. painted wood balustrades at east end of building around flat roof areas (Work Item #37) -replication in kind of elements documented in historic photographs (enclosed)
11. main entry door (Work Item #38) -replication in kind of elements documented in historic photographs
12. Linden Lane entry door (Work Item #39)-replacement of door in this location
13. Solarium roof framing (Work Item #40) –replication in kind of existing framing due to rot
14. Lightning rods (Work Item #43) –new
15. Exterior doors (Work Item #44) door previously proposed from Unit 207 to roof has been eliminated; door from Unit 101 to existing concrete patio replaces existing door in kind; door from Unit 105 to terrace is discussed in Item 18 on this list.

EXAMINATION AT NPS

5747 LINDEN LANE, SILVER SPRING, MARYLAND

SCOPE OF EXTERIOR WORK PROPOSED

1. pool mechanical room (Work Item #15)-tool will be replaced in exactly same location as existing, will have metal railing on top
2. gateway to mechanical room --gateway will be replaced by larger code-compliant gateway with handrails and guardrails
3. windows (Work Item #9) –repair work and replication in kind with double-glazed new windows where missing
4. west portico (Work Item #10) –repair work and replication in kind where metal entablature and wood ceiling is missing
5. south entrance door (Work Item #11) –replacement of door and awning with different door and awning design from existing; existing concrete walk replaced--ya—accessible concrete walk to this entrance
6. accessibility (Work Item #33) – replacement of existing concrete walk with new concrete walk with acceptable slopes for accessibility: there are no railings required or proposed. this is not a "ramp"
7. exterior wall framing (Work Item #34) replacement in kind where existing wood studs and/or sheathing is rotten
8. tool two mechanical room (Work Item #35) –new wood is proposed from unit 101 to this new tool to be used as terrace (see also item 5 on this list)
9. A\C condenser units on slope with proposed wood screening fence along north side of building (Work Item #36) –new
10. paint wood bulkhead doors to east and south sides of building wherever metal railings are to be replaced (Work Item #37) -replication in kind of elements documented in historic photographs (enclosed)
11. main entry door (Work Item #38) -replication in kind of elements documented in historic photographs
12. Finish paint entry door (Work Item #39)-replacement of door in this location
13. Isolating roof framing (Work Item #40) –replication in kind of existing framing due to rot
14. Lighting logs (Work Item #43) –new
15. Exterior doors (Work Item #44) door previously proposed from unit 502 to roof has been eliminated: door from unit 101 to existing concrete patio replaces existing door in kind: door from unit 501 to terrace is discussed in item 18 on this list.

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

Adjacent and confronting Property Owners mailing addresses
(continued)

Bruce Eanet
Ellen Eanet
2829 Sacks St. #SA506
Silver Spring MD 20910

David Jones
9610 Dewitt Dr. #SH101
Silver Spring MD 20910

Patricia Sayer
9610 Dewitt Dr. #SH203
Silver Spring MD 20910

Deanna Fox
9610 Dewitt Dr. #SH204
Silver Spring MD 20910

Nancy Coleman
9610 Dewitt Dr. #SH306
Silver Spring MD 20910

Nannette Melnick
9610 Dewitt Dr. #SH307
Silver Spring MD 20910

Amin Gholampour
9610 Dewitt Dr. #B109
Silver Spring MD 20910

Lisa Kinn
2829 Sacks St. #SA505
Silver Spring MD 20910

Lyndsay Fetrow, Trustee
9610 Dewitt Dr. #B312
Silver Spring MD 20910

Kurt Jones
Jennifer Griffin
9610 Dewitt Dr. #SH102
Silver Spring MD 20910

Emanuel Mandel
Adrienne Mandel
2829 Sacks St. #MH101
Silver Spring MD 20910

Ruth Marie Garcia
9610 Dewitt Dr. #SH205
Silver Spring MD 20910

Harvey Hill Jr.
Janice Logue Hill
2829 Sacks St. #SA303
Silver Spring MD 20910

David Levy
Angeles Mendoza
9610 Dewitt Dr. #SH308
Silver Spring MD 20910

-END OF MAILING LIST-

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

Adjacent and confronting Property Owners mailing addresses
(continued)

Richard Alexander
Mary Cohen
9610 Dewitt Dr. #PH101
Silver Spring MD 20910

Eleanor Dougherty
9610 Dewitt Dr. #BB04
Silver Spring MD 20910

Victor Laughton
9610 Dewitt Dr. #PH204
Silver Spring MD 20910

Janice Kane, Trustee
9610 Dewitt Dr. #PH205
Silver Spring MD 20910

Bill Schmitt
9610 Dewitt Dr. #PH307
Silver Spring MD 20910

Carol Blimline
9610 Dewitt Dr. #PH308
Silver Spring MD 20910

Colleen Monaghan
9610 Dewitt Dr. #PH410
Silver Spring MD 20910

Carolyn Salter
9610 Dewitt Dr. #PH411
Silver Spring MD 20910

Christoph Mueller
9610 Dewitt Dr. #PH103
Silver Spring MD 20910

Christine Alex
9610 Dewitt Dr. #PH412
Silver Spring MD 20910

Martha Lisle
9610 Dewitt Dr. #PH206
Silver Spring MD 20910

Thomas Reidy
9610 Dewitt Dr. #BB03
Silver Spring MD 20910

Nicolas Damico
Patricia Damico
9610 Dewitt Dr. #PH309
Silver Spring MD 20910

Jillian Foley
9610 Dewitt Dr. #B106
Silver Spring MD 20910

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

Adjacent and confronting Property Owners mailing addresses
(continued)

Gerald Berg
9610 Dewitt Dr. #BB01
Silver Spring MD 20910

Meredith Centrella
9610 Dewitt Dr. #BB02
Silver Spring MD 20910

Eleanor Dougherty
9610 Dewitt Dr. #BB04
Silver Spring MD 20910

Laura Latta
2423 Longfellow Court
Frederick MD 21702

Steven Laughton
9610 Dewitt Dr. #B107
Silver Spring MD 20910

Joyce Hamel
Bonnie Burns
9610 Dewitt Dr. #B108
Silver Spring MD 20910

Linda Hurley
9610 Dewitt Dr. #B110
Silver Spring MD 20910

Helena Stefan
9610 Dewitt Dr. #B311
Silver Spring MD 20910

Edward Arrendell II
9610 Dewitt Dr. #B413
Silver Spring MD 20910

Priscilla Ballsun
Richard Simms
9610 Dewitt Dr. #B414
Silver Spring MD 20910

Brian Kildee
Laura Baptiste
2829 Sacks St. #MH2
Silver Spring MD 20910

Sandra Petrone
2829 Sacks St. #SA101
Silver Spring MD 20910

Susan Baseman
2829 Sacks St. #SA102
Silver Spring MD 20910

Rebecca Daugherty
2829 Sacks St. #SA304
Silver Spring MD 20910

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

Adjacent and confronting Property Owners mailing addresses
(continued)

Mihai Gheorghiu-Zmeu
Daniela Gheorghiu-Zmeu
2750 Linden Ln.
Silver Spring MD 20910

Christine Pochis
2755 Cassedy St. #AH1
Silver Spring MD 20910

Sigi Neubauer
Hannah Yecheskel
2755 Cassedy St. #AH3
Silver Spring MD 20910

Nicole Benoit
2755 Cassedy St. #AH4
Silver Spring MD 20910

Mary Brown
2755 Cassedy St. #AH6
Silver Spring MD 20910

Mark Bitz
Eileen Bitz
2755 Cassedy St. #AH7
Silver Spring MD 20910

Peggy Schnoor
2755 Cassedy St. #AH2
Silver Spring MD 20910

Erin Mielke
2755 Cassedy St. #AH5
Silver Spring MD 20910

Matthew Davis
Zoe Davis
2736 Cassedy St.
Silver Spring MD 20910

Roger Mosier
Martha Clarke
2739 Cassedy St.
Silver Spring MD 20910

Barbara Disckind
2747 Cassedy St.
Silver Spring MD 20910

Matthew Kirchoff
Jessica Tyson
2743 Cassedy St.
Silver Spring MD 20910

David Seidler
Amy Seidler
2745 Cassedy St.
Silver Spring MD 20910

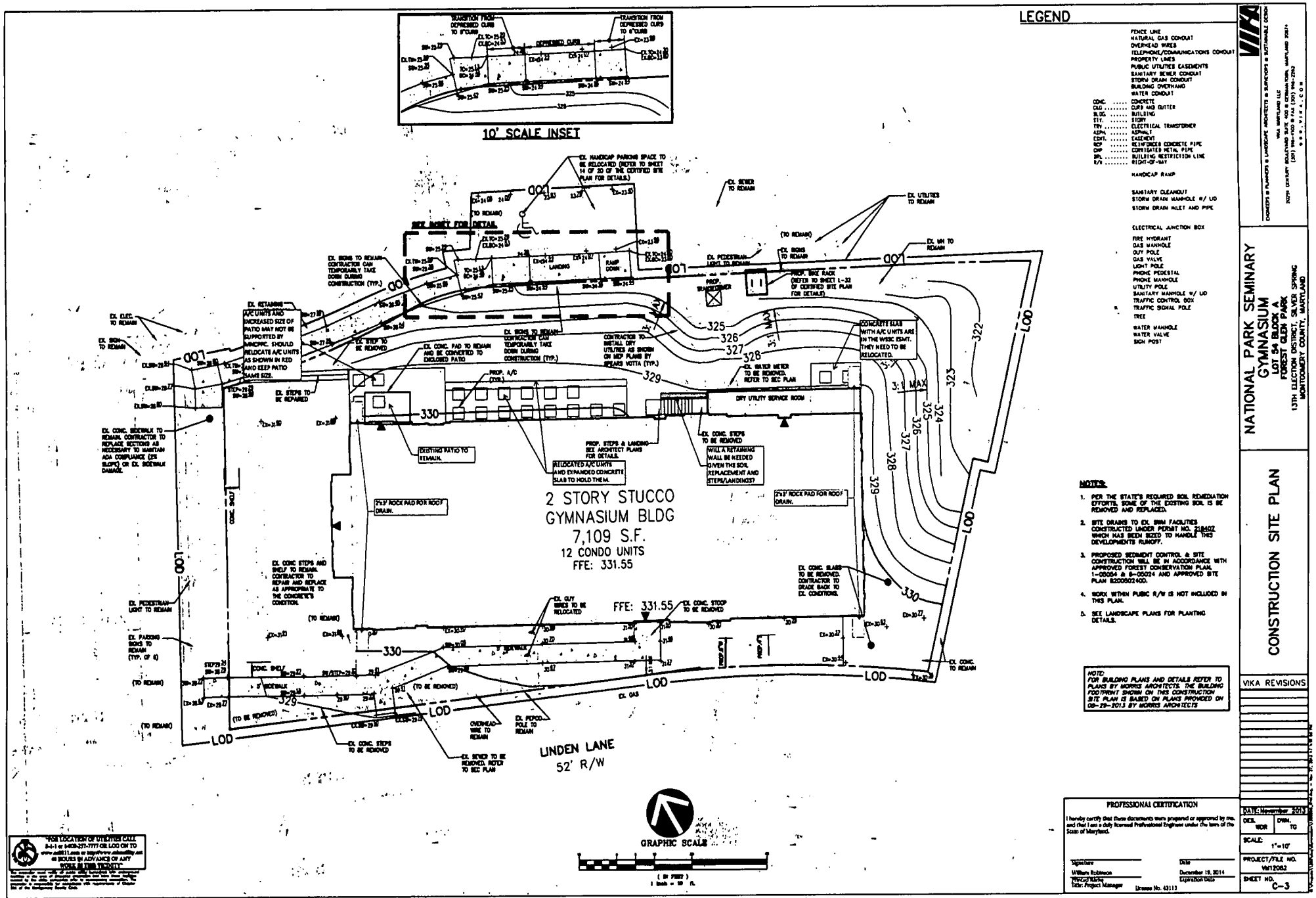
Elizabeth Weber
2749 Cassedy St.
Silver Spring MD 20910

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

Owner's mailing address	**Owner's Agent's** mailing address
Gymnasium at NPS, LLC 4955 Butterworth Pl., N.W. Washington, DC 20016	F. William Morris Morris Architects 60 Market St. #204 Gaithersburg, MD 20878

Adjacent and confronting Property Owners mailing addresses

Joann Halle Stephanie Nagley 2730 Linden Ln. Silver Spring MD 20910	Maxine Garvey 2732 Linden Ln. Silver Spring MD 20910
Ben Roth Barbara Michelato 2734 Linden Ln. Silver Spring MD 20910	Ann Hall Donald Hall 2736 Linden Ln. Silver Spring MD 20910
Jennifer Dowd Anthony Guida 2737 Linden Ln. Silver Spring MD 20910	Thomas Dorr Lale Dorr 2738 Linden Ln. Silver Spring MD 20910



FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
BUILDING OVERHANG
WATER CONDUIT

CONC. ..... CONCRETE
C&G ..... CURB AND GUTTER
BLDG. ..... BUILDING
STY. ..... STORY
ETR ..... ELECTRICAL TRANSFORMER
ASPH. ..... ASPHALT
EASMT. ..... EASEMENT
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY

HANDICAP RAMP

SANITARY CLEANOUT
STORM DRAIN MANHOLE W/ I.D.
STORM DRAIN INLET AND PIPE

ELECTRICAL JUNCTION BOX

FIRE HYDRANT
GAS MANHOLE
GUY POLE
GAS VALVE
LIGHT POLE
PHONE PEDESTAL
PHONE MANHOLE
UTILITY POLE
SANITARY MANHOLE W/ I.D.
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE

WATER MANHOLE
WATER VALVE
SIGN POST

NOTES:

1. PER THE STATE'S REQUIRED SOIL REMEDIATION EFFORTS, SOME OF THE EXISTING SOIL IS BE REMOVED AND REPLACED.
2. SITE DRAINS TO EX. SWM FACILITIES CONSTRUCTED UNDER PERMIT NO. 218402 WHICH HAS BEEN SIZED TO HANDLE THIS DEVELOPMENTS RUNOFF.
3. PROPOSED SEDIMENT CONTROL & SITE CONSTRUCTION WILL BE IN ACCORDANCE WITH APPROVED FOREST CONSERVATION PLAN, 1-05084 & 8-05024 AND APPROVED SITE PLAN 820050240D.
4. WORK WITHIN PUBLIC R/W IS NOT INCLUDED IN THIS PLAN.
5. SEE LANDSCAPE PLANS FOR PLANTING DETAILS.

NOTE: FOR BUILDING PLANS AND DETAILS REFER TO PLANS BY MORRIS ARCHITECTS. THE BUILDING FOOTPRINT SHOWN ON THIS CONSTRUCTION SITE PLAN IS BASED ON PLANS PROVIDED ON 08-29-2013 BY MORRIS ARCHITECTS

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.callmiss.com 48 HOURS IN ADVANCE OF ANY EXCAVATION"

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

Signature — Date: December 19, 2014
William Robinson
Printed Name
Title: Project Manager
License No. 43113
Expiration Date

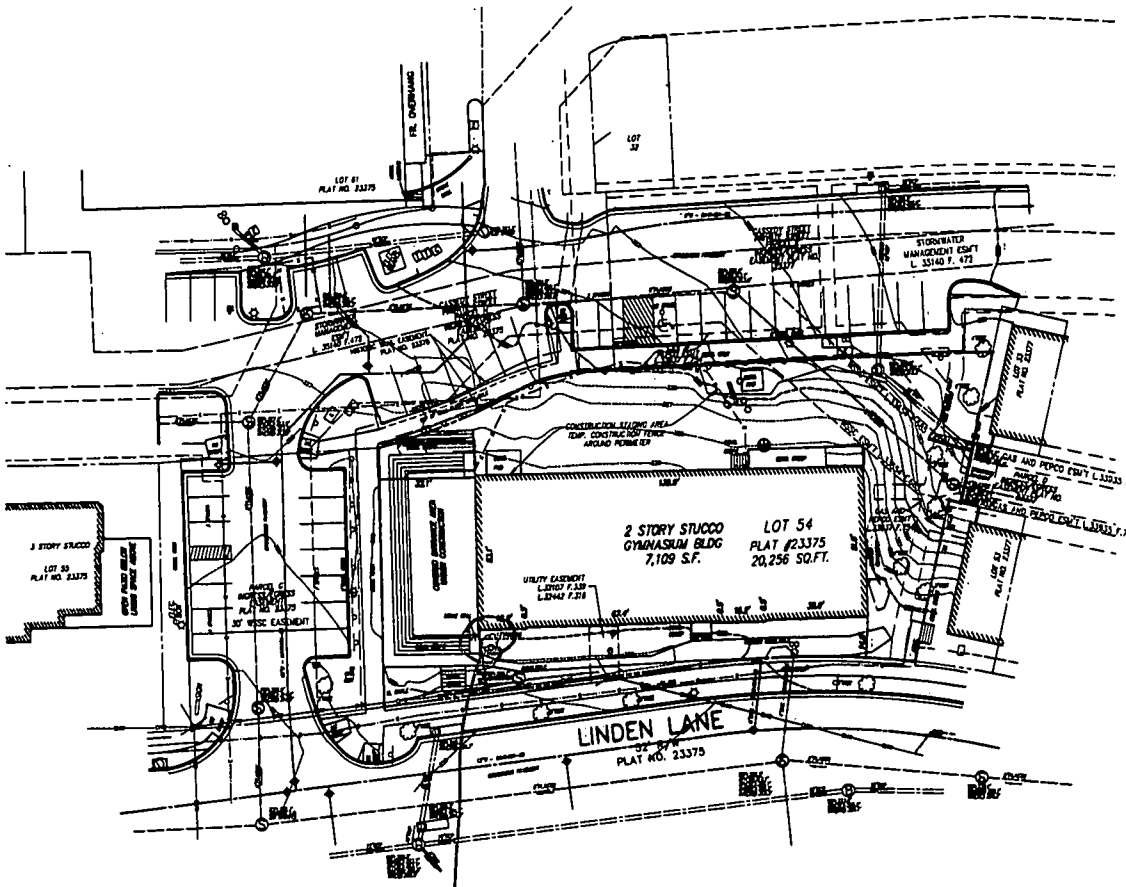
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD, SUITE 400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
■ ■ ■ ■ ■ ■ ■ ■ ■ ■

NATIONAL PARK SEMINARY
GYMNASIUM
LOT 54 BLOCK A
FOREST GLEN PARK
13TH ELECTION DISTRICT, SILVER SPRING
MONTGOMERY COUNTY, MARYLAND

CONSTRUCTION SITE PLAN

VIKA REVISIONS

DATE: November 2013
DES. WDR | DWN. TD
SCALE: 1"=10'
PROJECT/FILE NO. VM12082
SHEET NO. C-3



LEGEND

- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- BUILDING OVERHANG
- WATER CONDUIT
- CONC ..... CONCRETE
- C&G ..... CURB AND GUTTER
- BLDG ..... BUILDING
- STY. ..... STORY
- TRF ..... ELECTRICAL TRANSFORMER
- ASPH ..... ASPHALT
- EASM. ..... EASEMENT
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- STORM DRAIN INLET AND PIPE
- ELECTRICAL JUNCTION BOX
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
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- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE W/ LID
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- WATER MANHOLE
- WATER VALVE
- SIGN POST

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

"FOR LOCATION OF UTILITIES CALL
5-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or http://www.missutility.net
48 HOURS IN ADVANCE OF ANY
WORK IN YOUR VICINITY"

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

Signature
William Robinson
PRINTED NAME
Title: Project Manager

Date
December 19, 2014
Expiration Date

License No. 43113

VIKA

VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD, SUITE 400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
www.vika.com

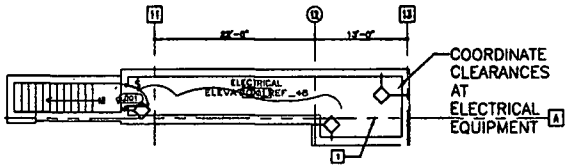
NATIONAL PARK SEMINARY
GYMNASIUM
LOT 54 BLOCK A
FOREST GLEN PARK
13TH ELECTION DISTRICT, SILVER SPRING
MONTGOMERY COUNTY, MARYLAND

EXISTING CONDITIONS PLAN

VIKA REVISIONS

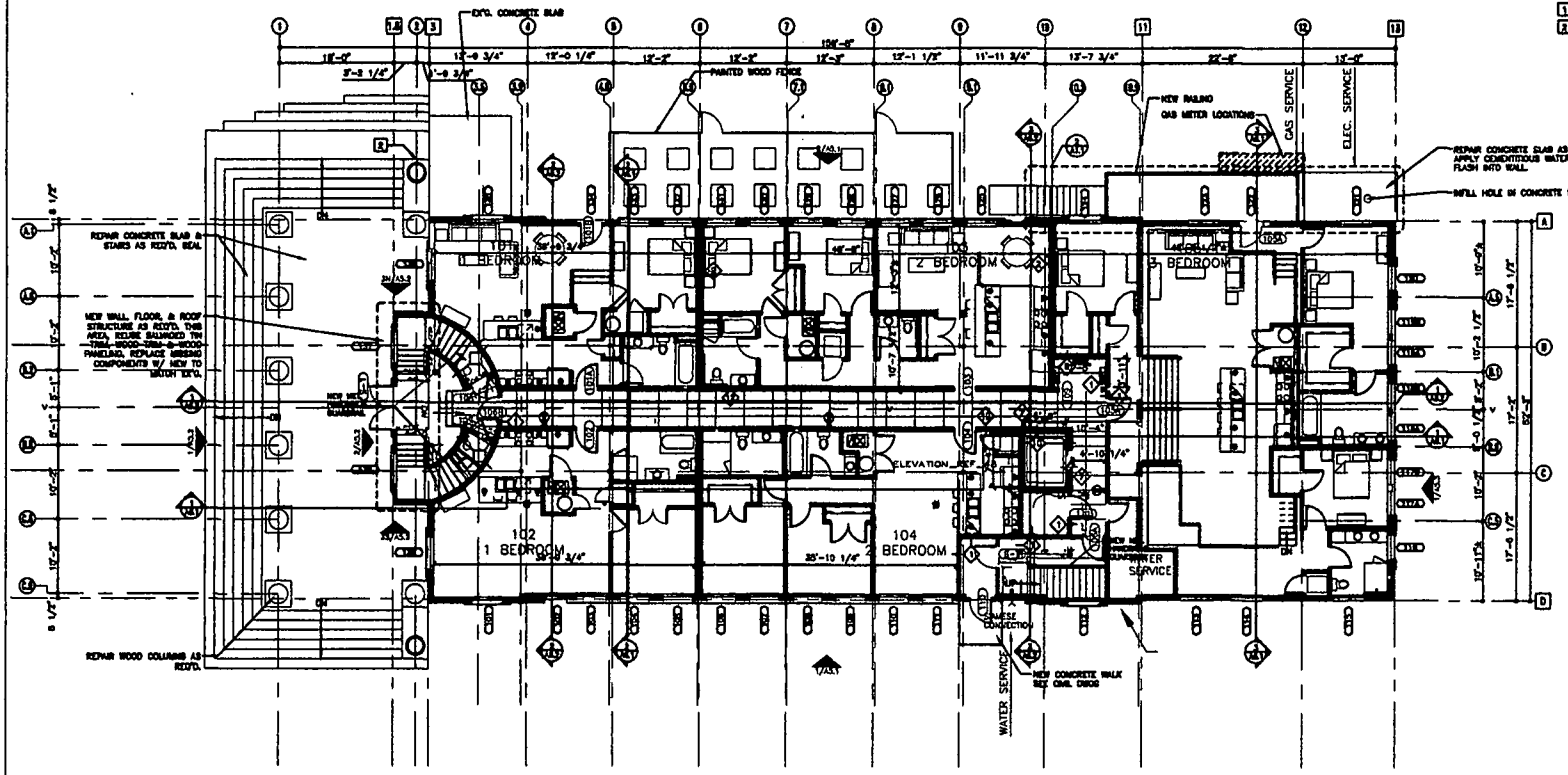
DATE November 2014
DES. MDR DWN. TO
SCALE 1"=20'
PROJECT/FILE NO. VM12082
SHEET NO. C-2

13



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

KEY NOTES:
1. STABILIZE EXISTING STEEL BEAM.
2. REPOINT MASONRY ON ALL SIDES OF HALF WALL.



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

0 4' 8' 12'

GENERAL NOTES:

A. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G2.1

B. FOR WALL TYPE DESCRIPTIONS SEE PARTITION SCHEDULE ON SHEET A0.1. WALL TYPES INDICATED ON THIS SHEET TO BE FRAMED PRIOR TO UNIT PARTITIONS. FOR WALL TYPES WITHIN UNITS, REFER TO SHEETS A4.1–A4.14.

C. FOR INTERIOR FINISHES SEE FINISH SCHEDULE AND FINISH LEGEND ON SHEET A11.1

D. FOR DOOR TYPE DESCRIPTIONS SEE DOOR AND HARDWARE SCHEDULE ON SHEETS A11.2 TO A11.__

E. PROVIDE NEW TRUE PANEL DOORS AS INDICATED ON DOOR SCHEDULE. FIELD VERIFY DIMENSIONS OF EXISTING OPENINGS.

F. REFER TO DEMOLITION PLANS FOR EXISTING CONDITIONS AND ADDITIONAL INFORMATION.

G. FOR COMPLETE UNIT LAYOUT AND DIMENSIONING SEE 1/4" SCALE UNIT PLANS.

H. EXISTING FLOOR OPENINGS ARE TO BE INFILLED, UNLESS NOTED OTHERWISE. SEE STRUCTURAL PLANS FOR DETAILS.

I. REPAIR AREAS WHERE FINISHES HAVE BEEN REMOVED OR OTHERWISE DETERIORATED. PATCHES AND REPAIRS SHALL VISUALLY MATCH EXISTING ADJACENT MATERIALS OF SAME KIND.

J. EXISTING WORK IN PLACE THAT IS DISTURBED DUE TO NEW WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION AFTER THE NEW WORK IS IN PLACE.

K. UNBOUND PLASTER WALLS, CEILINGS, COLUMNS, ETC. ARE TO BE REPAIRED TO A SOUND STATE WITH FURRING STUDS, DRYWALL AND FINISH. EXISTING BOUND PLASTER SURFACES ARE TO BE REPAIRED OR NEW GYPSUM BOARD LAMINATED TO THE EXISTING SURFACE. SURFACE SHALL BE PREPARED TO ACCEPT NEW FINISH.

L. EXISTING ELECTRICAL DEVICE BOXES AND PANELS IN EXISTING PLASTER SURFACE, WHICH ARE NOT TO RECEIVE NEW LAMINATED GYP. BOARD, ARE TO BE FILLED AND FINISHED FLUSH WITH EXISTING SURFACE.

M. PATCH AND REPAIR EXISTING WALLS, CEILINGS, FLOORS, AND COLUMNS WHERE WALLS WERE REMOVED DURING DEMOLITION. PATCH AND REPAIR EXISTING WOOD BASE, WHERE WALLS WERE REMOVED DURING DEMOLITION, WITH MATCHING SALVAGED TRIM OR NEW BASE TO MATCH EXISTING.

N. LEVEL FLOOR AREAS AS NOTED WITH CEMENTITIOUS UNDERLAYMENT (MAX THICKNESS OF 1 1/2"). FEATHER TO LEVEL OF ADJACENT AREA TO ACHIEVE SMOOTH FINISH. REFER TO SPECIFICATION SECTION _____

O. THE INTENT OF THE ELECTRICAL WORK SHOWN ON THIS PLAN IS TO ESTABLISH DESIRED LOCATIONS OF FIXTURES. IT IS NOT TO BE CONSTRUED AS A COMPREHENSIVE PLAN OF ALL FIXTURES AND DEVICES REQUIRED BY THE SPECIFICATIONS AND CODES. THE ELECTRICAL CONTRACTOR MAINTAINS RESPONSIBILITY FOR QUANTITIES AND LOCATIONS OF ALL FIXTURES AND DEVICES, INCLUDING LIFE SAFETY AND FIRE ALARM/DETECTION SYSTEMS AS REQUIRED BY STATE, LOCAL, AND FEDERAL AUTHORITIES.

P. REFER TO ELEVATIONS FOR EXTERIOR UPLIGHTING, SPECIALTY LIGHTING AND WALL MOUNTED FIXTURES.

Q. REPAIR ORIGINAL METAL CROWN MOULDINGS. SEE 1/4" SCALE UNIT PLANS FOR EXACT LOCATIONS.

R. REMOVE EXISTING TRIM ON WALLS TO REMAIN AS NECESSARY FOR INSTALLATION OF NEW CABINETRY, BATH FIXTURES, STUD WALLS, ETC.

S. REPAIR AND/OR REPLACE WINDOW SASHES. REPLACED SASHES SHALL REPLICATE THE EXISTING SASH. REFERENCE WINDOW SCHEDULE.

T. FILL ALL FLOOR PENETRATIONS FROM PIPING OR CONDUITS.

U. ALL EXPOSED STRUCTURAL STEEL TO RECEIVE INTUMESCENT PAINT TO ACHIEVE 1-HOUR FIRE RATED PROTECTION. SUCH ITEMS INCLUDE, BUT ARE NOT LIMITED TO, EXISTING STEEL COLUMNS, STEEL SUPPORT BEAMS FROM ROOF TRUSSES, ALL EXPOSED METAL COMPONENTS OF ROOF TRUSSES, ETC. STEEL COMPONENTS ENCLOSED WITHIN FRAMING AND GYPSUM BOARD NEED NOT RECEIVE INTUMESCENT PAINT.

V. NEW ROOF DRAIN LOCATIONS TO BE APPROVED BY ARCHITECT AND COORDINATED WITH PLUMBING CONTRACTOR. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER.

W. REFINISH EXISTING DOOR FRAMES, CASING, BASE TRIM, PICTURE MOLDING, TRANSOM FRAMES, AND DOORS TO REMAIN AS REQUIRED.

DIMENSION NOTES:

A. WALL THICKNESS IS 3 5/8" TYPICAL UNLESS OTHERWISE DIMENSIONED.

B. ALL NEW WALLS ARE DIMENSIONED TO FACE OF FINISH.

C. ALL EXISTING WALLS ARE DIMENSIONED TO FACE OF EXISTING FINISH.

D. NOTIFY ARCHITECT IF A DIMENSION VARIES BY 6" OR 5% WHICH EVER IS LESS.

GENERAL FLOORING NOTES:

A. INSTALL CEMENTITIOUS UNDERLAYMENT WHERE HARDWOOD FLOORS WERE REMOVED, REFER TO DEMOLITION PLAN FOR LOCATIONS.

B. INSTALL CEMENTITIOUS UNDERLAYMENT WHERE FLOORING IS NOT CONTINUOUS UNDER REMOVED WALLS.

EXISTING COMMON STAIRWELL NOTES:

A. SEE SECTION SHEETS A8.1–A8.2 FOR SCOPE OF WORK.

B. SEE SECTION SHEETS A8.1–A8.2 FOR ELECTRICAL LIGHTING.

ISSUED

MORRIS ARCHITECTS
60 MARKET ST., GAITHERSBURG, MD 20878

DEVELOPER
GYMNASIUM AT NPS LLC
4995 BUTTERWORTH PLACE NW
WASHINGTON, DC 20016

PROJECT NAME
NPS GYMNASIUM
2747 LINDEN AVE
SILVER SPRING, MD

DATE
SEPTEMBER 18 2013

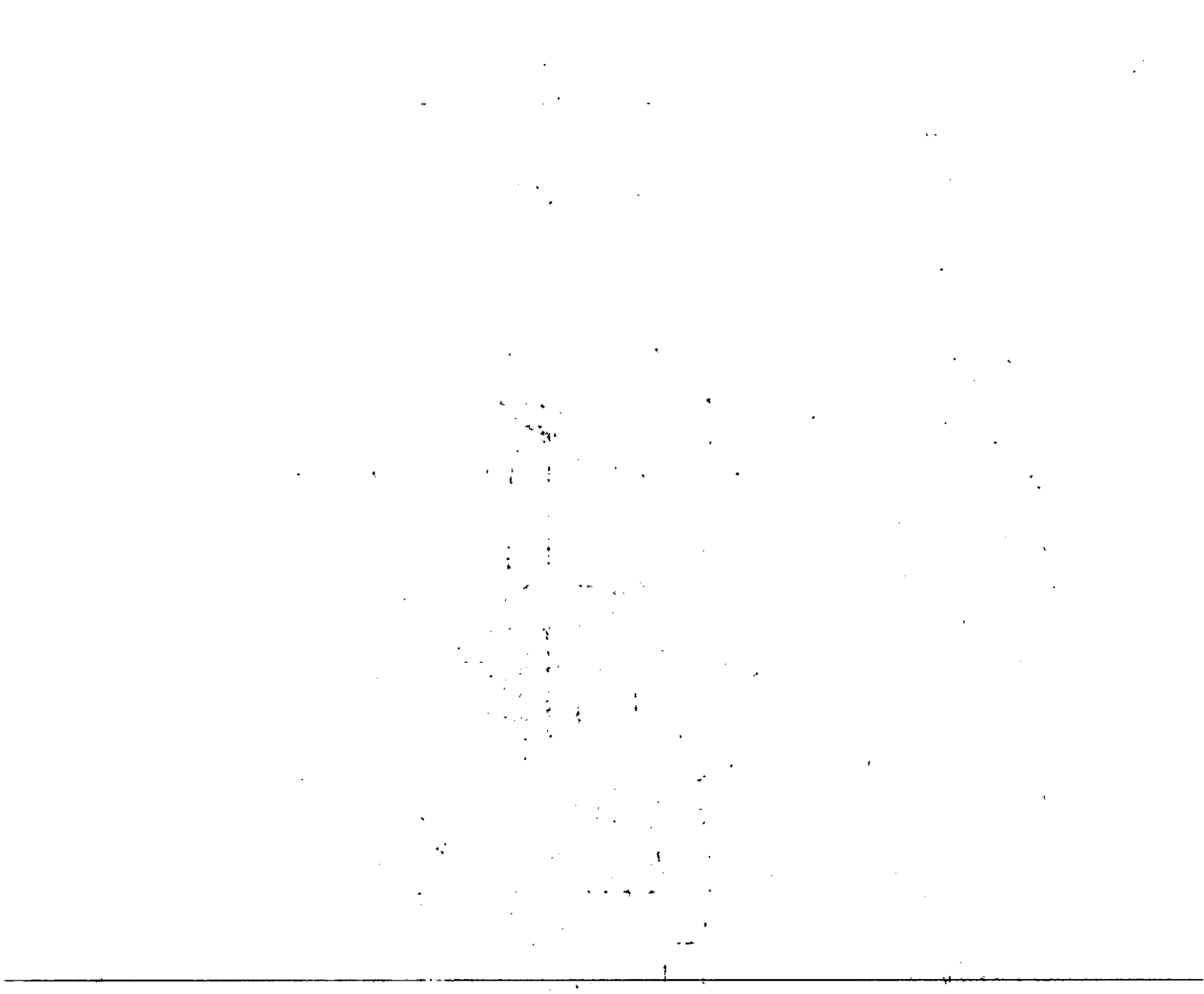
JOB NUMBER
1301

SCALE

DRAWING TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A1.1

H1



GENERAL NOTES:

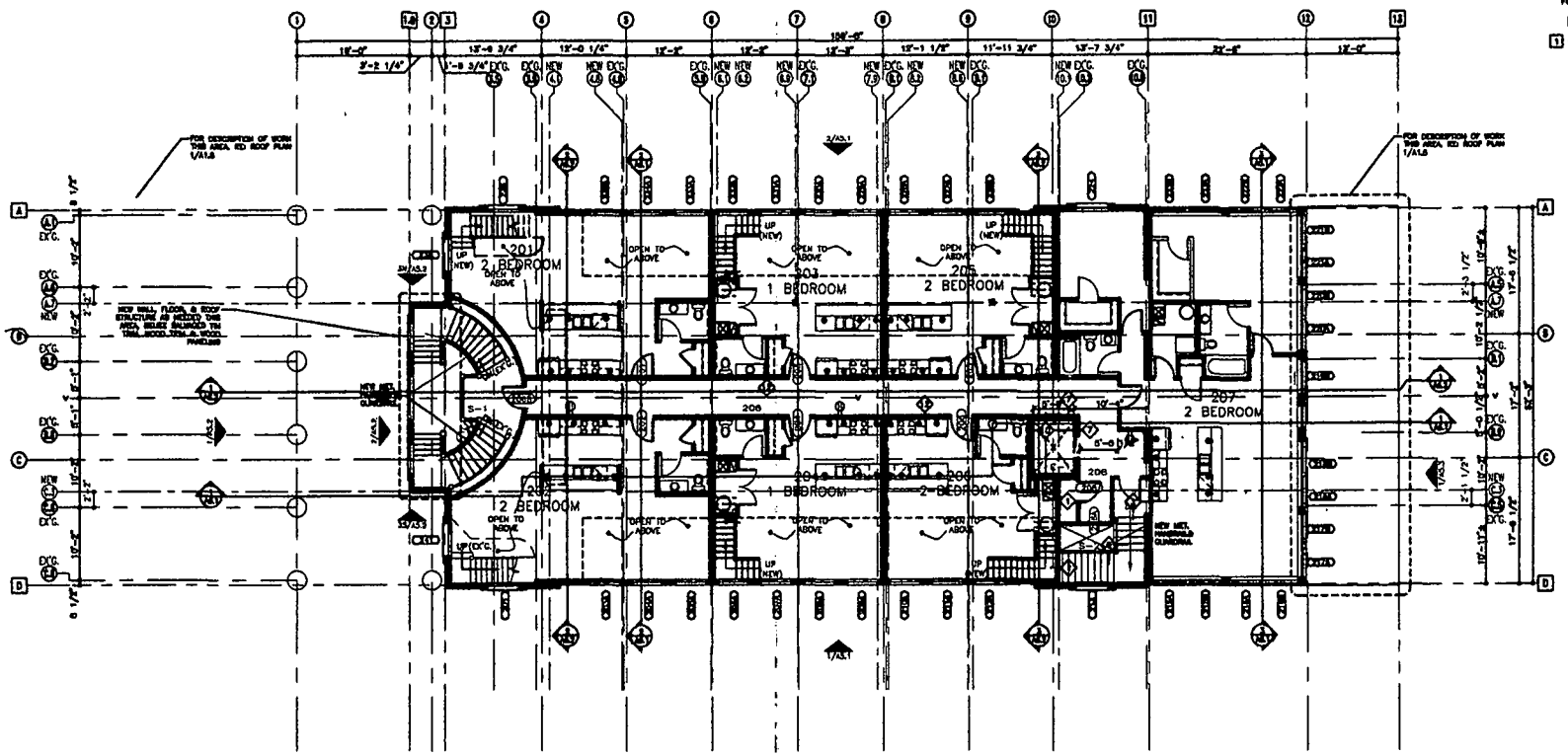
FOR GENERAL NOTES, REFERENCE SHEET A1.0.

GENERAL NOTES:

FOR GENERAL NOTES, REFERENCE SHEET A1.1.

KEY NOTES:

1 -



SECOND FLOOR PLAN

REFERENCE NORTH

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

0 4' 8' 12'

ISSUED

ARCHITECT OF RECORD
MORRIS ARCHITECTS
60 MARKET ST., GAITHERSBURG, MD 20878

DEVELOPER
GYMNASIUM AT NPS LLC
4935 BUTTERWORTH PLACE, NW
WASHINGTON, DC 20016

PROJECT NAME
NPS GYMNASIUM
2747 UNION AVE.
SILVER SPRING, MD

DATE
SEPTEMBER 18 2013

JOB NUMBER
1301

SCALE

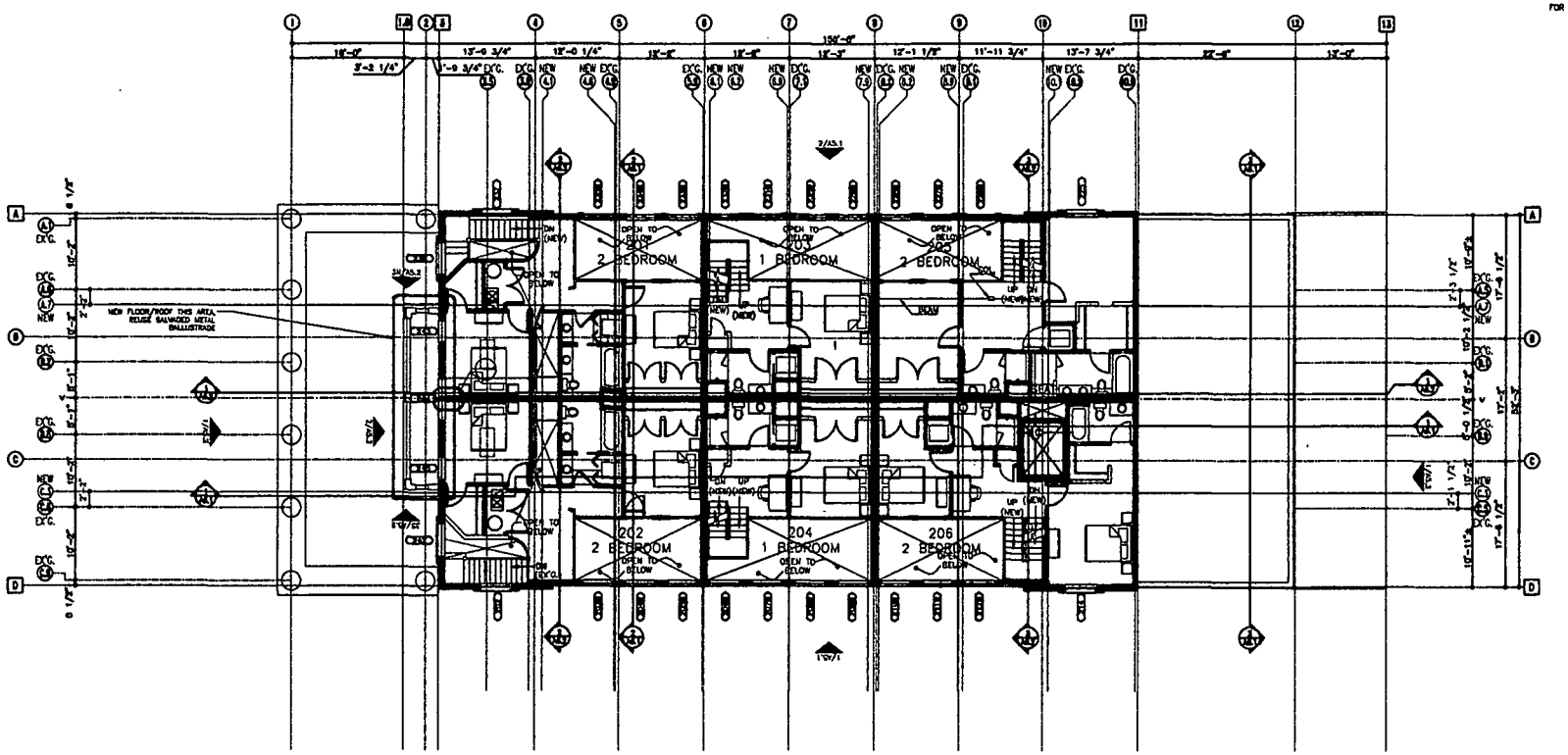
DRAWING TITLE
SECOND FLOOR PLAN

SHEET NUMBER
A1.2

75

GENERAL NOTES:

FOR GENERAL NOTES, REFERENCE SHEET A1.1



REFERENCE NORTH

THIRD FLOOR PLAN

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

0 4' 8' 12'

ISSUED

ARCHITECT OF RECORD
MORRIS ARCHITECTS
80 MARKET ST., CAMPERSBURG, MD 20878

DEVELOPER
GYMNASIUM AT NPS LLC
4915 BUTTERWORTH PLACE NW
WASHINGTON, DC 20016

PROJECT NAME
NPS GYMNASIUM
2747 LINDEN AVE.
SILVER SPRING, MD

DATE
SEPTEMBER 16 2013

JOB NUMBER
1301

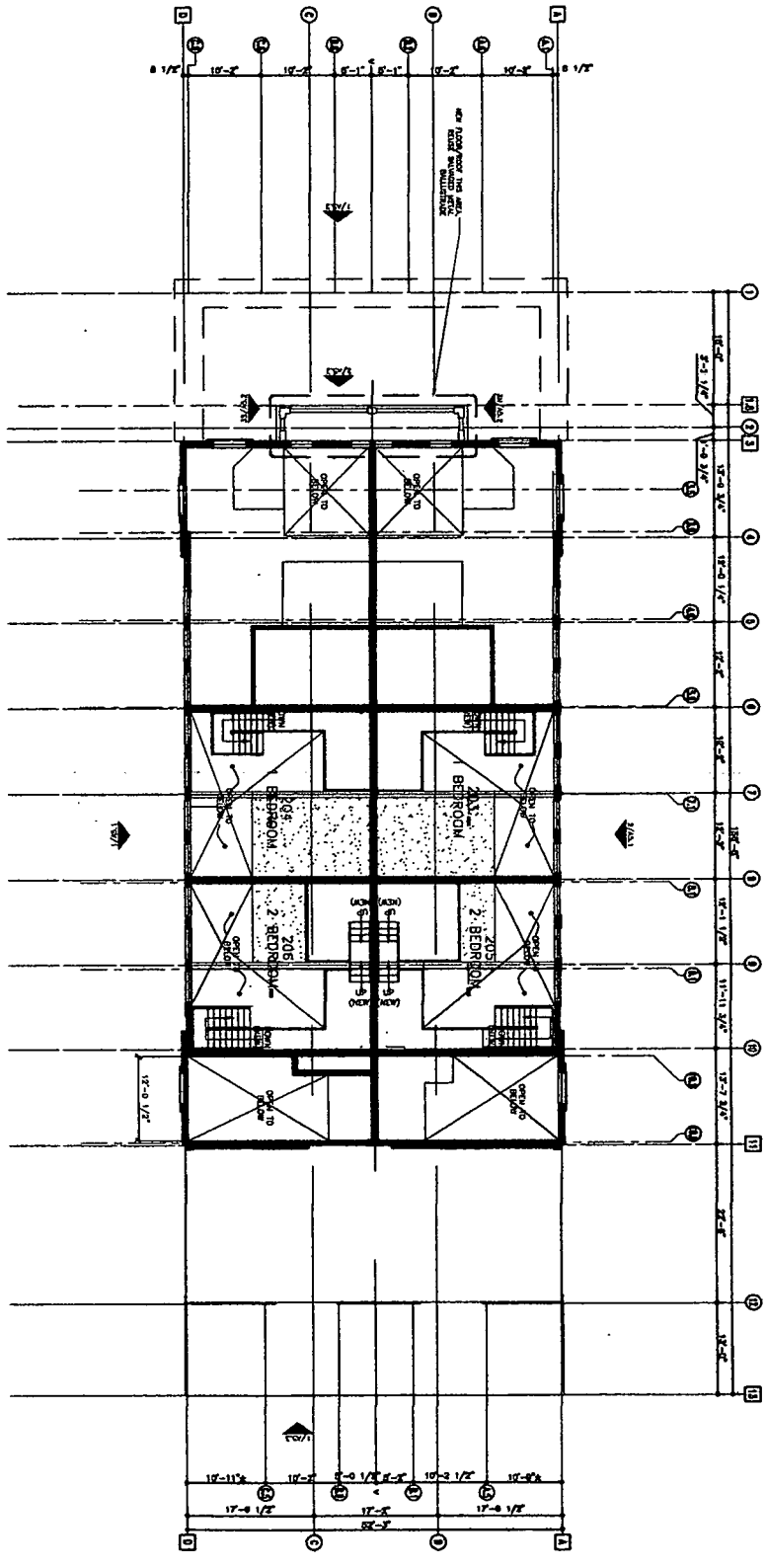
SCALE

DRAWING TITLE
THIRD FLOOR PLAN

SHEET NUMBER
A1.3

(5)

(E1)

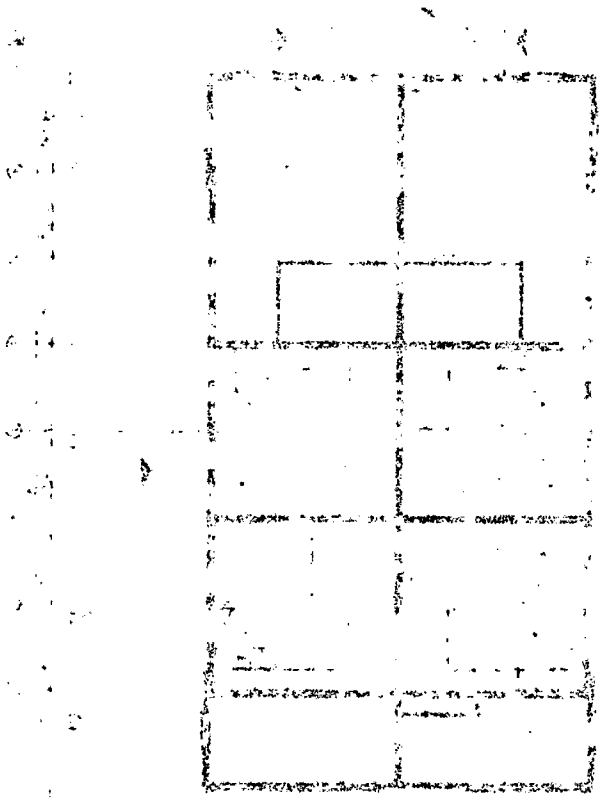


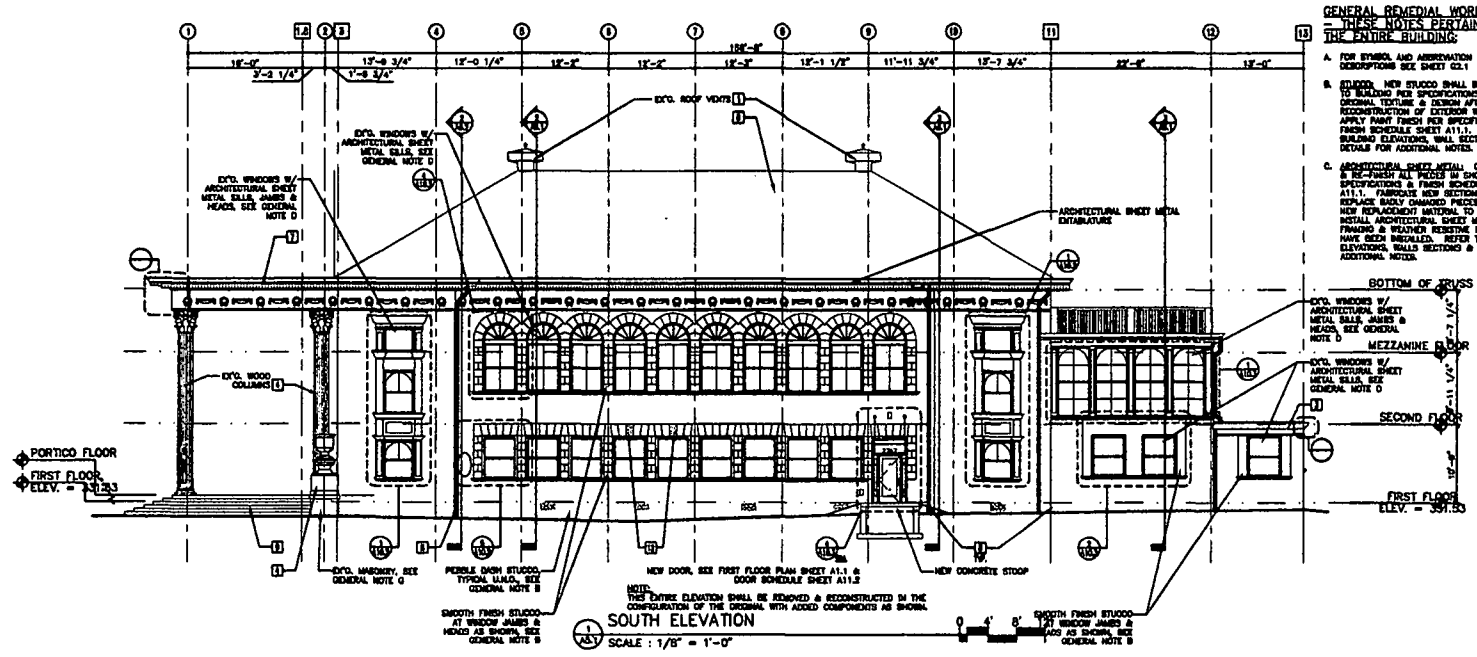
REFERENCE NORTH

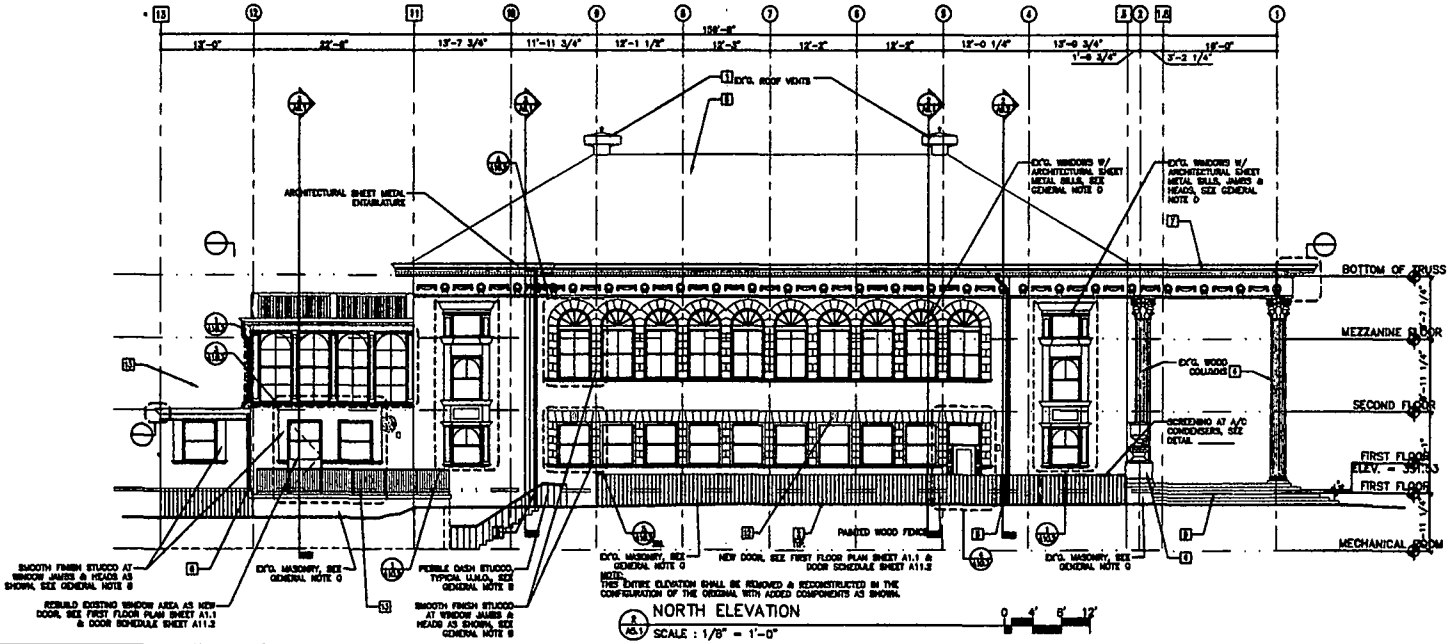
1 / A1.4 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:
FOR GENERAL NOTES, REFERENCE SHEET A1.1

A1.4	FOURTH FLOOR PLAN		1301	SEPTEMBER 19 2013	NPS GYMNASIUM 2747 LINDEN AVE. SILVER SPRING, MD	GYMNASIUM AT NPS LLC 4995 BUTTERWORTH PLACE NW WASHINGTON, DC. 20016	MORRIS ARCHITECTS 60 MARKET ST., GAITHERSBURG, MD 20878	ISSUED







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

A. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G2.1

B. STUCCO: NEW STUCCO SHALL BE APPLIED TO BUILDING PER SPECIFICATIONS TO MATCH ORIGINAL TEXTURE & DESIGN AFTER RECONSTRUCTION OF EXTERIOR WALLS. APPLY PAINT FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. REFER TO BUILDING ELEVATIONS, WALL SECTIONS & DETAILS FOR ADDITIONAL NOTES.

C. ARCHITECTURAL SHEET METAL: CLEAN, PRIME & RE-FINISH ALL PIECES IN SHOP PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. FABRICATE NEW SECTIONS TO REPLACE BADLY DAMAGED PIECES. FINISH NEW REPLACEMENT MATERIAL TO MATCH. INSTALL ARCHITECTURAL SHEET METAL AFTER FRAMING & WEATHER RESISTIVE BARRIER HAVE BEEN INSTALLED. REFER TO BUILDING ELEVATIONS, WALLS SECTIONS & DETAILS FOR ADDITIONAL NOTES.

D. WINDOWS: REFER TO WINDOW SCHEDULE & SPECIFICATIONS FOR IDENTIFICATION OF REPAIR OR REPLACEMENT. SALVAGE & RESTORE EXISTING WINDOW SASHES & FRAMES (WITH IN KIND REPLACEMENT OF MISSING & BADLY DAMAGED COMPONENTS). INSTALL NEW WOOD STORM WINDOWS ON INTERIOR OF RESTORED WINDOWS. ALL WINDOW PARTS (EXCEPT GLAZING) TO BE REFINISHED PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. REBUILD WOOD TRIMS AT WINDOW SILLS, JAMBS & HEADERS & REINSTALL EXISTING ARCHITECTURAL SHEET METAL (SEE GENERAL NOTE C). SEE WINDOW DETAIL SHEETS A10.1–A10.0

E. EXTERIOR WALLS: REBUILD EXTERIOR WALLS (MASONRY & SHEATHING). REFER TO BUILDING ELEVATIONS, WALLS SECTIONS & DETAILS FOR ADDITIONAL NOTES.

F. PAINTED WOOD: REMOVE ALL LOOSE OR PEELING PAINT DOWN TO SOUND SUBSTRATE. REPAIR AREAS OF DAMAGE. PRIMARE NEW ELASTOMERIC COATING ON EXISTING WOOD TO REMAIN.

G. MASONRY: REPAIR & REPOINT BRICK & STONE MASONRY PER SPECIFICATION.

H. FINISH ALL DUCT & PIPE PENETRATIONS IN ROOF PER SPECIFICATIONS & IN COLOR SIMILAR TO ROOF COLOR.

I. FOR EXTERIOR FINISHES SEE FINISH SCHEDULE & FINISH LEGEND ON SHEET A11.1

SPECIFIC REMEDIAL WORK NOTES:

1. REFRAME OPENING AT ROOF DECK & RE-INSTALL ARCHITECTURAL METAL VENTS. PROVIDE FLASHING, WEATHER BARRIER & SEALANT AS REQUIRED. REPAIR & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
2. INFILL VENT OPENING WITH SUBSTRATE & STUCCO TO MATCH ADJACENT.
3. REBUILD WOOD FRAMING & REINSTALL ARCHITECTURAL SHEET METAL (SEE GENERAL NOTE C). REFER TO WALL SECTIONS & DETAILS INDICATED ON BUILDING ELEVATIONS FOR MORE INFORMATION.
4. PROTECT WOOD COLUMNS (CAPITALS, SHAFTS & BASES) FROM DAMAGE. REPAIR / REPLACE DAMAGED WOOD. PREPARE SURFACE FOR NEW PAINT & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
5. REINSTALL URN IN ORIGINAL CONFIGURATION & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1 WHEN BUILDING EXTERIOR WORK IS COMPLETE.
6. INSTALL NEW ROOF & ROOF DRAINAGE SYSTEM INCLUDING DECK / UNDERLAYMENT, WEATHER BARRIER, INSULATION, FLASHING, ROOFING, DRAINS, GUTTERS & DOWNSPOUTS. SEE ROOF PLAN SHEET A1.0 & BUILDING SECTION SHEETS A5.1–A5.2
7. REBUILD ROOF STRUCTURE AT PORTICO, SEE DETAIL ____
8. INSTALL NEW GUTTERS (WHERE REQUIRED) & DOWNSPOUTS PER SPECIFICATION & CONNECT TO NEW ROOF DRAINAGE SYSTEM.
9. PROTECT EXISTING CONCRETE STEPS AND STOOP FROM FURTHER DAMAGE. REPAIR & REBUILD AS REQUIRED PER SPECIFICATIONS.
10. INSTALL NEW BEAD BOARD CEILING UNDER NEW ROOF STRUCTURE TO MATCH EXISTING, SEE DETAIL ____. FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
11. REFURBISH ORIGINAL LIGHT FIXTURES & INSTALL IN ORIGINAL LOCATIONS.
12. LOCATIONS FOR NEW BATHROOM FAN VENTS. CUSTOM FABRICATE VENT TO MATCH DIMENSIONS OF WINDOW KEYSTONE DETAILING IN STUCCO, SEE DETAIL ____. FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
13. NEW STEEL RAILING PER DETAIL ____. PAINT PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.

ISSUED

ARCHITECT OF RECORD
MORRIS ARCHITECTS
60 MARKET ST., GAITHERSBURG, MD 20878

DEVELOPER
GYMNASIUM AT NPS LLC
4095 BUTTERWORTH PLACE NW
WASHINGTON, DC 20016

PROJECT NAME
NPS GYMNASIUM
2747 LINDEN AVE
SILVER SPRING, MD

DATE
SEPTEMBER 18 2013

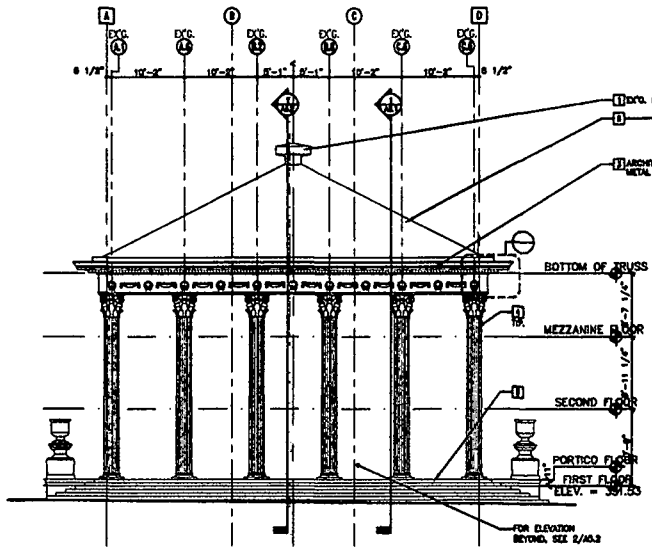
JOB NUMBER
1301

SCALE

DRAWING TITLE
BUILDING ELEVATIONS

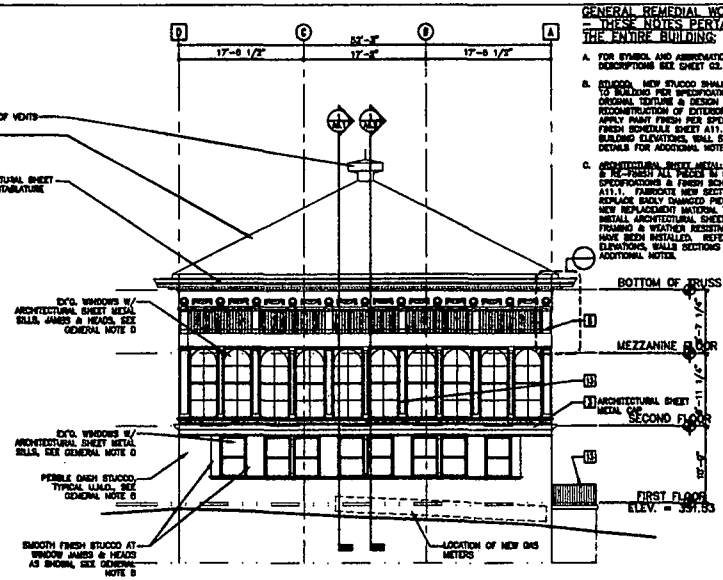
SHEET NUMBER
A5.1

(21)



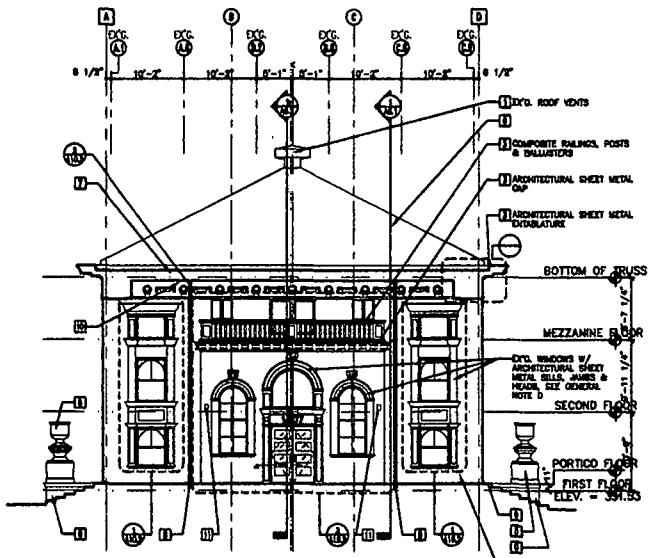
NOTE:
THIS ENTIRE ELEVATION SHALL BE REMOVED & RECONSTRUCTED IN THE CONFIGURATION OF THE ORIGINAL WITH ADDED COMPONENTS AS SHOWN.

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



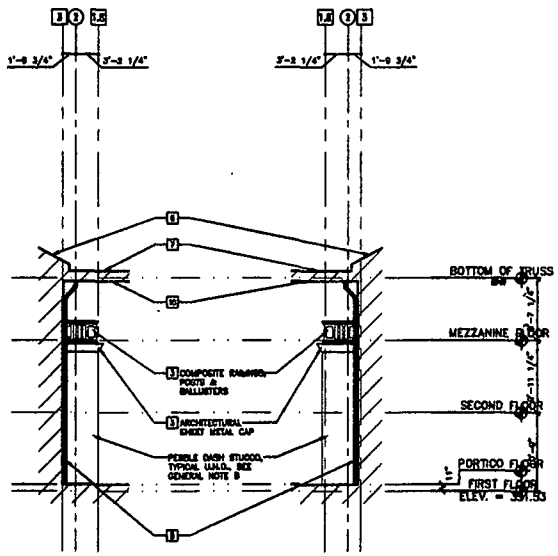
NOTE:
THIS ENTIRE ELEVATION SHALL BE REMOVED & RECONSTRUCTED IN THE CONFIGURATION OF THE ORIGINAL WITH ADDED COMPONENTS AS SHOWN.

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



NOTE:
THIS ENTIRE ELEVATION SHALL BE REMOVED & RECONSTRUCTED IN THE CONFIGURATION OF THE ORIGINAL WITH ADDED COMPONENTS AS SHOWN.

PORTICO ELEVATION– WEST
SCALE : 1/8" = 1'-0"



NOTE:
THIS ENTIRE ELEVATION SHALL BE REMOVED & RECONSTRUCTED IN THE CONFIGURATION OF THE ORIGINAL WITH ADDED COMPONENTS AS SHOWN.

PORTICO ELEVATION – NORTH & SOUTH
SCALE : 1/8" = 1'-0"

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

A. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G2.1

B. STUCCO: NEW STUCCO SHALL BE APPLIED TO BUILDING PER SPECIFICATIONS TO MATCH ORIGINAL TEXTURE & DESIGN AFTER RECONSTRUCTION OF EXTERIOR WALLS. APPLY PAINT FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. REFER TO BUILDING ELEVATIONS, WALL SECTIONS & DETAILS FOR ADDITIONAL NOTES.

C. ARCHITECTURAL SHEET METAL: CLEAN, PRIME & RE-FINISH ALL PIECES IN SHOP PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. FABRICATE NEW SECTIONS TO REPLACE BADLY DAMAGED PIECES. FINISH NEW REPLACEMENT MATERIAL TO MATCH. INSTALL ARCHITECTURAL SHEET METAL AFTER FRAMING & WEATHER RESISTIVE BARRIER HAVE BEEN INSTALLED. REFER TO BUILDING ELEVATIONS, WALLS SECTIONS & DETAILS FOR ADDITIONAL NOTES.

D. WINDOWS: REFER TO WINDOW SCHEDULE & SPECIFICATIONS FOR IDENTIFICATION OF REPAIR OR REPLACEMENT. SALVAGE & RESTORE EXISTING WINDOW SASHES & FRAMES (WITH IN KIND REPLACEMENT OF MISSING & BADLY DAMAGED COMPONENTS). INSTALL NEW WOOD STORM WINDOWS ON INTERIOR OF RESTORED WINDOWS. ALL WINDOW PARTS (EXCEPT GLAZING) TO BE REFINISHED PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1. REBUILD WOOD FRAMING AT WINDOW SILLS, JAMBS & HEADERS & REINSTALL EXISTING ARCHITECTURAL SHEET METAL (SEE GENERAL NOTE C), SEE WINDOW DETAIL SHEETS A10.1–A10.5

E. EXTERIOR WALLS: REBUILD EXTERIOR WALLS FRAMING & SHEATHING. REFER TO BUILDING ELEVATIONS, WALLS SECTIONS & DETAILS FOR ADDITIONAL NOTES.

F. PAINTED WOOD: REMOVE ALL LOOSE OR PEELING PAINT DOWN TO SOUND SUBSTRATE. REPAIR AREAS OF DAMAGE. PROVIDE NEW ELASTOMERIC COATING ON EXISTING WOOD TO REMAIN.

G. MASONRY: REPAIR & REPOINT BRICK & STONE MASONRY PER SPECIFICATION.

H. FINISH ALL DUCT & PIPE PENETRATIONS IN ROOF PER SPECIFICATIONS & IN COLOR SIMILAR TO ROOF COLOR.

I. FOR EXTERIOR FINISHES SEE FINISH SCHEDULE & FINISH LEGEND ON SHEET A11.1

SPECIFIC REMEDIAL WORK NOTES:

1. REFRAME OPENING AT ROOF DECK & RE-INSTALL ARCHITECTURAL METAL VENTS. PROVIDE FLASHING, WEATHER BARRIER & SEALANT AS REQUIRED. REPAIR & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
2. INFILL VENT OPENING WITH SUBSTRATE & STUCCO TO MATCH ADJACENT.
3. REBUILD WOOD FRAMING & REINSTALL ARCHITECTURAL SHEET METAL (SEE GENERAL NOTE C). REFER TO WALL SECTIONS & DETAILS INDICATED ON BUILDING ELEVATIONS FOR MORE INFORMATION.
4. PROTECT WOOD COLUMNS (CAPITALS, SHAFTS & BASES) FROM DAMAGE. REPAIR / REPLACE DAMAGED WOOD. PREPARE SURFACE FOR NEW PAINT & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
5. REINSTALL URN IN ORIGINAL CONFIGURATION & REFINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1 WHEN BUILDING EXTERIOR WORK IS COMPLETE.
6. INSTALL NEW ROOF & ROOF DRAINAGE SYSTEM INCLUDING DECK / UNDERLAYMENT, WEATHER BARRIER, INSULATION, FLASHING, ROOFING, DRAINS, GUTTERS & DOWNSPOUTS. SEE ROOF PLAN SHEET A1.5 & BUILDING SECTION SHEETS A8.1–A8.2
7. REBUILD ROOF STRUCTURE AT PORTICO, SEE DETAIL ____
8. INSTALL NEW GUTTERS (WHERE REQUIRED) & DOWNSPOUTS PER SPECIFICATION & CONNECT TO NEW ROOF DRAINAGE SYSTEM.
9. PROTECT EXISTING CONCRETE STEPS AND STOOP FROM FURTHER DAMAGE. REPAIR & REBUILD AS REQUIRED PER SPECIFICATIONS.
10. INSTALL NEW BEAD BOARD CEILING UNDER NEW ROOF STRUCTURE TO MATCH EXISTING, SEE DETAIL ____. FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
11. REFURBISH ORIGINAL LIGHT FIXTURES & INSTALL IN ORIGINAL LOCATIONS.
12. LOCATIONS FOR NEW BATHROOM FAN VENTS. CUSTOM FABRICATE VENT TO MATCH DIMENSIONS OF WINDOW KEYSTONE DETAILING IN STUCCO, SEE DETAIL ____. FINISH PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.
13. NEW STEEL RAILING PER DETAIL ____. PAINT PER SPECIFICATIONS & FINISH SCHEDULE SHEET A11.1.

ISSUED

ARCHITECT OF RECORD
MORRIS ARCHITECTS
60 MARKET ST., GAITHERSBURG, MD 20878

DEVELOPER
GYMNASIUM AT NPS LLC
4905 BUTTERWORTH PLACE NW
WASHINGTON, DC. 20016

PROJECT NAME
NPS GYMNASIUM
2747 LINDEN AVE
SILVER SPRING, MD

DATE
SEPTEMBER 16 2013

JOB NUMBER
1301

SCALE

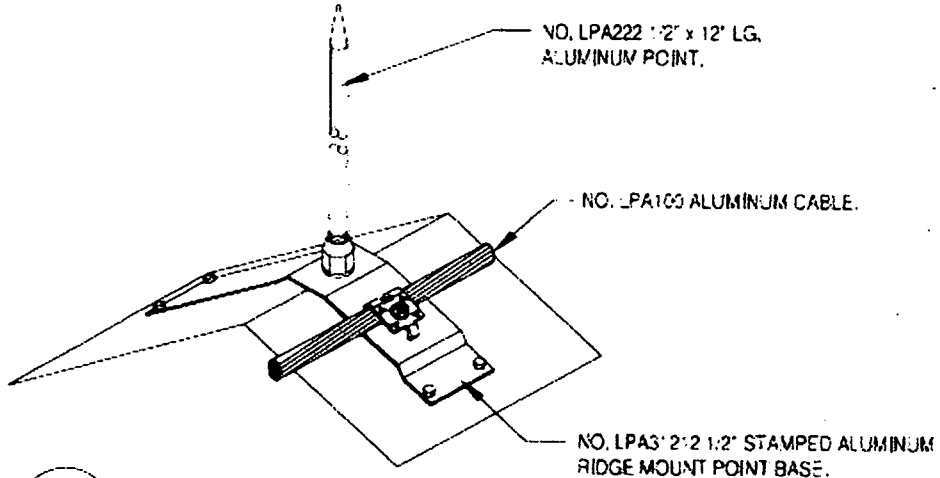
DRAWING TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A5.2

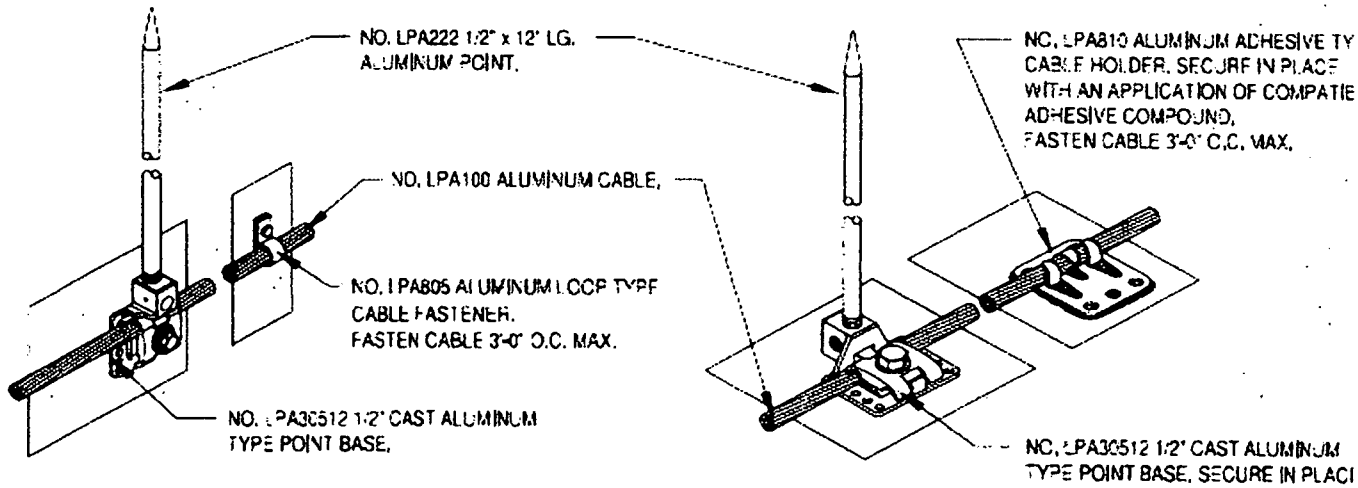
61

#5

LIGHTING ROD DETAIL



A **RIDGE AIR TERMINAL**
NOT TO SCALE



B **AIR TERMINAL**
NOT TO SCALE

Maryland Department of Planning
Maryland Historical Trust

Sustainable Attainable

February 7, 2014

Karl A. Voglmayr
4955 Butterworth Place, NW
Washington, DC 20016

Re: NPS: Gymnasium, Montgomery County – Change/Alteration
Maryland Historical Trust Preservation Easement

Dear Mr. Voglmayr:

The Maryland Historical Trust (MHT) is in receipt of your application, dated January 13, 2014, requesting approval of the request to rehabilitate the gymnasium. The MHT Easement Committee (Committee) reviewed the application on January 28, 2014.

Based upon the review and recommendation of the Committee, I conceptually approve of the request to rehabilitate the gymnasium per the January 13, 2014 proposed work items. Final approval will be given after final construction drawings and detailed specifications are available for review. This work is consistent with The Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular *General Rehabilitation Standards 2, 3, 6, 9* and *10.*

As identified in two earlier letters (October 24, 2012 and December 20, 2013) the following conditions should be met *before* work is undertaken and included in the final construction drawings:

- If the roof slates must be replaced, then they must be replaced to **exactly** match the size, configuration, scale, width, and color of the existing slate per *Standard #6;*
- existing vents and existing ventilation penetrations must be repaired or replaced; if replacement is requested, documentation on the condition and why repair is not possible must be provided, and specifications must be submitted for review and approval of replacement ventilators prior to installation;
- detailed drawings, sections and material selections for the roof reconstruction, specifically how the roof and wall plane intersect and the reveal of details such as cornice affecting the rough dimensions of the roof must be submitted for review and approval prior to construction;
- if the solarium windows (17 windows) must be replaced, documentation on the condition and why repair is not possible must be provided, specifications must be submitted for review and approval of any replacement windows prior to installation;

- structural columns may not be removed, relocated, or replaced *except for the removal of one column in order to install the interior elevator shaft*, interior spaces must be redesigned in order to preserve all the columns in place;
- the existing tin ceiling must be retained, repaired, and preserved *in place* throughout the interior (not just in the corridor spaces), if portions are deteriorated beyond repair, documentation is requested on the condition, why repair is not possible, and the location of repaired tiles vs. replacement on an annotated ceiling plan, replacement tin tiles must match the existing in-kind and specifications must be submitted for review and approval prior to installation;
- all wood trim must be preserved where possible per *Standard #6*, if replacement is requested a survey of existing wood trim styles identifying repair vs. replacement must be provided, if wood trim must be replaced, then it must match the existing in-kind (size, profile, scale, width, species of wood, and finish);
- the wood ceiling must be retained and repaired, if replacement is requested documentation on the condition and why repair is not possible must be provided, specifications must be submitted for review and approval of a replacement wood ceiling, that must match the existing in-kind (size, configuration, scale, width, species of wood, and finish);
- detailed drawings and material selection for the new exterior fence ("painted wood screening" proposed to conceal the mechanical equipment) must be submitted for review and approval prior to installation;
- construction level drawings for the proposed ADA ramp and door must be submitted for staff review and approval prior to construction;
- the existing parapet walls in the solarium must be repaired, be replaced in-kind to exactly match the existing, or may be reconstructed as a wood balustrade consistent with the provided historic documentation;
- specifications on any proposed new doors or plans noting the proposed relocation of existing doors must be submitted for review and approval prior to installation;
- additional details on the *existing* floor plane and structure, and *proposed* floor plane and structure, including, section drawings of the junction between the proposed new concrete pad to the existing foundation, sill, and stud wall, need to be submitted for review and approval prior to construction;
- a detailed drawing showing the design of the proposed new lightning rods must be submitted for review and approval prior to installation;
- additional details on the existing wall construction and assessment of wall integrity as well as proposed stabilization and restoration plans must be submitted for staff review and approval prior to construction, including a comparative drawing of what exists vs. proposed, any proposed wall insulation, and changes to trim dimensions and profiles; and
- detailed mechanical plans must be submitted for staff review and approval prior to construction.

It was determined that the addition of a fourth level loft as detailed in the January 13, 2014 submission, recessed from the stair and main living space and using a low profile glass

wall/railing system in order to protect the visual massing of the space will be permissible. Details on the glass wall/ railings must be provided in a future submission and shown on the final construction drawings.

Conceptual approval is valid for a period of six months from the date of this letter; no active work should be undertaken until you receive final approval. Should you require additional time to complete the project, make any changes to the scope of work as approved, or have any questions regarding this letter, please contact Amy Skinner, Easement Administrator, at (410) 514-7632 or by email at amy.skinner@maryland.gov.

Sincerely,

J. Rodney Little
Director
Maryland Historical Trust

JRL/AMS

cc: Bill Morris, Architect
Joshua Silver, M-NCPPC
Renee Novak, MHT

FRONT OF BUILDING

EXISTING TREE PROPOSED TO BE REMOVED.

(VIEW IS FROM ALONG LINDEN LANE, LOOKING AT SOUTHWEST CORNER OF BUILDING)

Existing Property Condition Photographs (duplicate as needed)

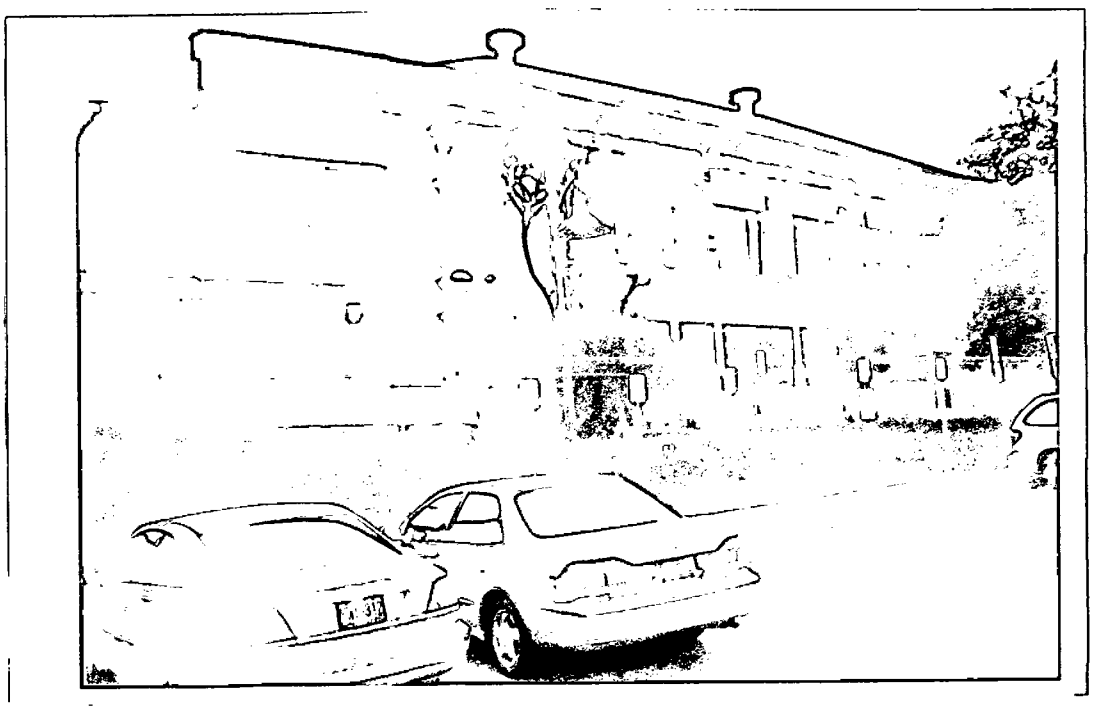
Detail: NORTH FACADE

Detail: SOUTH FACADE, AS SEEN FROM LINDEN LANE

Applicant: Gymnasium at NPS, LLC

Existing Property Condition Photographs (duplicate as needed)

Detail: WEST FACADE



Detail: NORTH FACADE

Existing Property Condition Photographs (duplicate as needed)

Detail: EAST FACADE

Detail:

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

June 3, 2009

Joseph M. Alexander
Forest Glen Condo, LLC
145 East Badger Road, Suite 200
Madison, Wisconsin 53712

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

Dear Mr. Alexander:

We are in receipt of your request for approval of plans for the interior and exterior rehabilitation of the Gymnasium (Building #118) on the Forest Glen campus. The Maryland Historical Trust Easement Committee (Committee) reviewed the request at its meeting on May 27, 2009.

Based upon review and the recommendation of the Committee, I approve of the rehabilitation plans to install twelve condominium units, on condition that the following stipulations are met:

1. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, *Assessing Cleaning and Water-Repellent Treatment for Historic Masonry Buildings* (enclosed). Good quality overall and close-up color photographs of the masonry before and after cleaning must be submitted with the Request for Certification of Completed Work;
2. Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 2, *Repointing Mortar Joints in Historic Masonry Buildings* (enclosed). Representative 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;
3. Repair to stucco shall adhere to guidance provided by the National Park Service in *Preservation Brief 22: The Preservation and Repair of Historic Stucco* (enclosed);
4. New windows must match the documented evidence available. Comparable detailed drawings of any proposed replacement windows must be reviewed and approved by the State Historic Preservation Office and the National Park Service before proceeding with any window replacement;
5. Please provide additional information regarding new HVAC systems. Please provide an HVAC plan and note if rooftop condensers will be visible. Submit this plan to the SHPO and NPS for review and approval prior to construction; and

6. MHT must review and approve specifications and profiles for all new trim.

The scope of work is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, *General Rehabilitation Standards 6* and *9*. 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, require additional time to complete the project, or have any questions regarding this letter, please contact Elizabeth Schminke, Easement Administrator, at (410) 514-7632/ bschminke@mdp.state.md.us.

Sincerely,

J. Rodney Little
Director
Maryland Historical Trust

JRL/ESS

cc: Collin Ingraham, MHT
Scott Whipple, MNCPPS Montgomery County
Joshua Silver, MNCPPS Montgomery County

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

Maryland Department of Planning
Maryland Historical Trust

Richard Eberhart Hall
Secretary
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June 3, 2009

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Forest Glen Condo, LLC
145 East Badger Road, Suite 200
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Sincerely,

J. Rodney Little
Director
Maryland Historical Trust

JRL/ESS

cc: Collin Ingraham, MHT
Scott Whipple, MNCPPS Montgomery County
Joshua Silver, MNCPPS Montgomery County

HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: June 11, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #509893, alterations to gymnasium

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with conditions** at the June 10, 2009 meeting.

1. *The applicant must meet the conditions of approval as set forth by the Maryland Historical Trust Easement Committee.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Forest Glen Condo, LLC
(Dave Vos, Agent)

Address: 2747 Linden Lane, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.

EXPEDITED

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2747 Linden Lane, Silver Spring	**Meeting Date:**	06/10/2009
Resource:	Outstanding Resource **National Park Seminary Historic District**	**Report Date:**	06/3/2009
		Public Notice:	05/27/2009
Applicant:	Forest Glen Condo, LLC (Dave Vos, Agent)	**Tax Credit:**	Yes
Review:	HAWP	**Staff:**	Josh Silver
Case Number:	36/01-09A		
PROPOSAL:	Alterations to gymnasium		

STAFF RECOMMENDATION:

☒ **Approve with conditions**

1. The applicant must meet the conditions of approval as set forth by the Maryland Historical Trust Easement Committee.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource Within the Takoma Park Historic District
STYLE: Italian Renaissance
DATE: 1907

PROPOSAL:

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

The applicant is proposing a comprehensive rehabilitation to the gymnasium building. The proposed work includes demolition of all exterior walls and in-kind replacement. Other alterations include masonry restoration and cleaning, ornamental metalwork repairs, slate roof repairs and new installation, wood window repair, and stucco and exterior plaster repairs.

APPLICABLE GUIDELINES:

Montgomery County Code; Chapter 24A-8

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement

or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.

J

RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240 777 6 [illegible]

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Dave Vos

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 Road (Street Number) Madison (City) Wisconsin (Steet) 53713 (Zip Code)

Contractorr: T.B.D. Phone No.:

Contractor Registration No.:

Agent for Owner: Dave Vos Daytime Phone No.: 608-258-5580

LOCATION OF BUILDING/PREMISE

House Number: 2747 Street: Linden Lane

Town/City: Silver Spring Nearest Cross Street: Beach Drive

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 # 467491

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

04/24/09
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 509893 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 introduce (12) residential dwelling units into the structure. Due to the extensive deterioration of exterior finishes and structural components, all exterior walls will be demolished then reconstructed to a "like new" condition. Other alterations to the building are described in the attached drawings.

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.

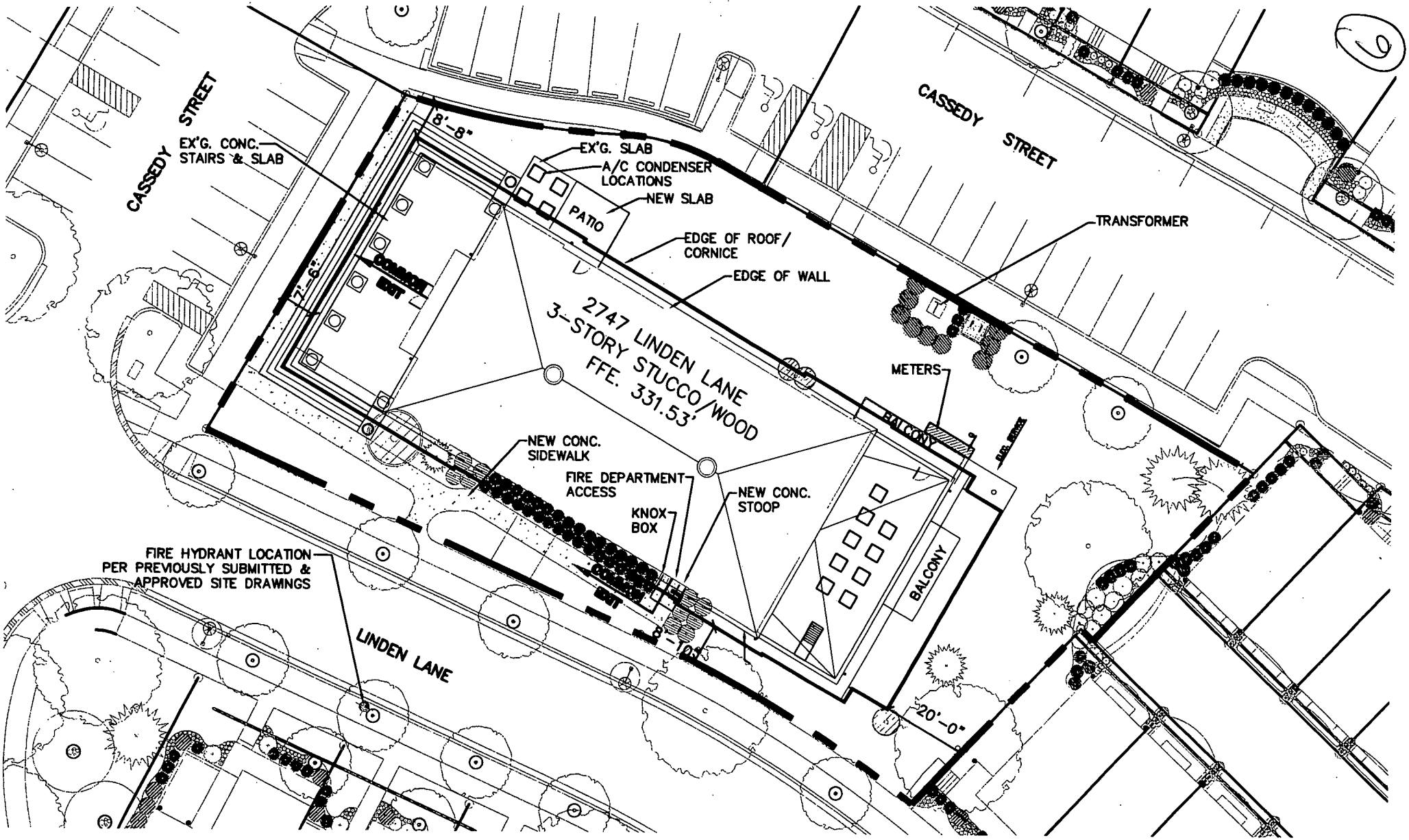
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

   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	Thoma & Lale Dorr or Current Resident	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 or Current Resident	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 Street	Silver Spring	MD	20910
Lot 53	William & Jennifer Webster	2737 Linden Lane	Silver Spring	MD	20910



NORTH

1 / C1.1 GYMNASIUM SITE PLAN

SCALE : 1" = 20'

0 10' 20' 25'

SECTION 03 01 30 – REHABILITATION OF CAST IN PLACE CONCRETE

PART 1 - GENERAL

1.1 Perform all work required to complete the Rehabilitation of Cast In Place Concrete 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 Provide all labor, material and equipment necessary to perform the work included on the drawings and/or as specified herein.

1.4 Summary: The work includes removal of laitance and loose matter, saw cutting and removal of badly damaged concrete sections, installation of bonding agent and corrosion inhibitor, installation of patching material and concrete or epoxy injection, and finishing surfaces to match original texture, color and appearance application of protective primer and coating (for exterior concrete).

1.5 For repair of infill or structural concrete refer to 03 30 33 and Architectural Drawings.

PART 2 - PRODUCTS

2.1 Concrete Replacement: See Specification Section 03 30 00

2.2 Concrete Repair:

A. Products as manufactured by Sika Corporation, Lyndhurst, NJ, (800) 933-7452 and installed in accordance with manufacturers written specifications and requirements.

1. Epoxy Material: Sikadur 33 for sealing cracks and securing injection ports prior to pressure injection. Sikadur 35 or Sikadur 52 for pressure ijection of cracks. Products as manufactured by Sika Corporation, Lyndhurst, NJ, (800) 933-7452 and installed in accordance with manufacturers written specifications and requirements.
2. Bonding Agent and corrosion Inhibitor: Sika Armatec 110 EpoCem for the anti-corrosion coating for reinforcement in existing concrete and as the bonding agent for structural repairs made with structural repair mortar.
3. Structural Repair Mortar: Sikacem 103 for structural repair to the structural framing members.
4. Crack Bridging/Anti Carbonation Coating: Sikaflex Primer 429 to prime all exterior structural framing member concrete surfaces (not slabs) for application of protective coating. Sikagard 550W Elastic for application on all exterior structural framing member concrete surfaces (not slabs).

PART 3 - EXECUTION

3.1 Repair shall be performed in strict compliance with manufacturer's specifications and recommendations. Surfaces to be repaired shall be sound, clean, dry and free of loose matter.

3.2 Removal of spalled concrete or mortar:

A. The exact locations of the surface spalling on columns, girders, and beams shall be determined in the field by tapping the surface with a sounding hammer or rod. An outline of the area to be repaired shall be marked.

B. All loose and unsound materials in marked area of spall shall be removed with hydro-demolition equipment capable of producing 35,000 psi water pressure or pneumatic jack hammering. If pneumatic tools are used, edge of repair must be saw a minimum of 2" deep and 3" beyond crack or spalling.

C. The cavity shall be blown clean with compressed air to assure that all loose particles have been removed and that the cavity is dry.

D. Reinforcing steel shall be completely exposed for all surfaces so fingers can be placed between the reinforcing and remaining concrete. If existing bars or ties have been reduced by 20% or more, additional new reinforcing shall be added. New bars shall match existing steel size and spacing and lap existing steel to develop bond. New bars and ties shall be anchored into existing concrete.

E. Exposed steel reinforcing or attachments shall be sandblasted to remove all loose rust and scaling. Finished surface should be near white. Steel should be immediately coated with epoxy after cleaning. Reinforcing steel shall not be less than ¾" from final surface.

F. Each cavity shall be closely scrutinized and reviewed to make sure that all loose or hollow concrete is removed and that all exposed reinforcement is prepared properly.

G. Deep cracking shall be injected with epoxy resin.

3.3 Epoxy resin injection:

A. Preparation:

1. The areas surrounding the crack are to be cleaned of efflorescence, deteriorated concrete, petroleum, rubber deposits, and other contaminants that may be detrimental to adhesion. Cracks may be rutted or "veed" to accommodate insertion of injection ports. Drilling of cracks for injection ports must be accomplished with a vacuum attached swivel drill chuck. Cracks may be slotted to facilitate installation of injection tees. The surface of the crack and the area surrounding the entry ports must be sealed.
2. Entry ports for injecting should be approved devices spaced at appropriate intervals to accomplish the full penetration of the resin.

B. Application:

1. The injection may be accomplished by a machine capable of metering and mixing the component proportions with a tolerance of $\pm$ 2%.
2. Upon completion of the injection and after initial cure of the epoxy injection resin, the entry ports should be removed and the adjacent areas cleaned.

3.4 Repair of concrete surface:

A. After areas of spalled concrete or mortar have been removed and cavity properly prepared and after deep cracking has been epoxy injected, the concrete surface shall be repaired as follows (only after engineer's or independent inspector's review):

1. The properly prepared cavity shall be coated evenly and completely with the recommended bonding material.
2. The structural repair mortar mixture shall be worked into the cavity and adequately compacted to assure that no voids remain in the patch.

3. The surface shall be leveled and given a toweled finish to match existing surrounding surface. All patches shall be adequately cured with method approved by manufacturer.

3.5 Protective coating applied to exterior concrete surfaces:

A. All exterior concrete structural framing surfaces (not slabs) shall be coated in a bonding primer followed by the application of the elastomeric protective coating.

3.6 Clean-up:

A. Material left over at the job site by the approved applicator shall be removed.

B. All adjacent surfaces and materials shall be cleaned.

C. Any foreign material resulting from the work of the approved applicator shall be removed.

END OF SECTION 03 01 30

SECTION 04 01 00 - 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. 4' X 4' samples of each new exposed masonry material, including mortar for the Architect's approval.

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 imperious 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

A. Face Brick and Accessories: Units of sizes, shapes, colors, surface textures and physical properties matching existing units requiring replacement.

B. Building Brick: ASTM C 62, Grade SW, MW or NW for concealed backup, except use SW for units in contact with earth.

C. Stone: Match existing stone for type, color, surface texture and size.

2.4 Mortar Material

A. Portland Cement: ASTM C 150, Type I.

Use non-staining white cement complying with staining requirement of ASTM C 91, for stonework and other masonry indicated.

B. Hydrated Lime: ASTM C 207, Type I.

C. Aggregate for Mortar: ASTM C 144, unless otherwise indicated.
1. Colored Mortar Aggregate: Natural or manufactured sand selected to produce mortar color to match Architect's approved sample.
2. Match size, texture and gradation of existing mortar.

D. Colored Mortar Pigment: Natural and synthetic iron oxides and chromium oxides, compounded for use in mortar mixes.

E. Water: Clean, free of oils, acids, alkalis and organic matter.

2.5 Cleaning Materials and Equipment *(The General Contractor shall confirm that any substitutes comply with Preservation Brief #2: "Repointing Mortar Joints in Historic Brick Buildings," published by U.S. Department of the Interior.)*

A. Water for Cleaning: Clean, potable, free of oils, acids, alkalis, salts and organic matter.

B. Brushes: Fiber bristle only.

C. Non-Ionic Detergent: Use for overall masonry cleaning with a spray-on application.
1. Product: Diedrich Technologies, 1016 Granite, Terra Cotta and Brick.

D. Acidic Cleaner: Manufacturer's standard hydrofluoric-acid-based restoration cleaner.
1. Products: Subject to compliance with requirements, provide one of the following products:
a. Diedrich Technologies, 101 Masonry Restorer.
b. "Sure Klean Restoration Cleaner", ProSoCo, Inc.
2. Use only on problem areas that do not respond to non-ionic detergent.

E. Limestone Cleaner: Manufacturer's standard 2-part system of alkaline cleaner for prewash and acidic cleaner for afterwash.
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.

2.6 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.

D. Rebuilding Mortar: Same as pointing mortar.

2.7 Chemical Cleaning Solutions.

A. Dilute chemical cleaning solutions to produce solutions of concentrated indicated below but not greater than that recommended by chemical cleaner manufacturer.

B. Acidic Cleaner: Max. hydrofluoric acid content: 3%.

C. Limestone Cleaners: In concentrations recommended by chemical cleaner manufacturer.

D. Chemical Paint Remover: In concentrations recommended by chemical cleaner manufacturer.

PART 3 - EXECUTION

3.1 Cleaning Existing Masonry

A. Protect the following surfaces from contact with chemical cleaners of type indicated by use of liquid strippable masking agent or polyethylene film and waterproof masking tape:
1. Glass, unpainted metal trim, marble and polished stone exposed to acidic chemical cleaners.
2. Marble and unpainted metal exposed to alkali cleaners.

B. Remove plant growth from masonry surfaces. Cut roots and allow vegetation to dry before removal.
1. Apply ammonium sulfamoate or other acceptable root killing material to plant roots indicated for removal.

C. Water Spray Pressures: Comply with the following requirements:
1. Low Pressure Spray: 100-400 psi; 3-6 gallons per minute. 18" distance to be maintained from tip of wand to masonry.
2. Medium Pressure Spray: May not be used.

D. Chemical Cleaner Application: Comply with manufacturer's directions, using brush or spray application methods. Do not spray-apply at pressures exceeding 50 psi. Do not apply chemicals more than twice.

3.2 Clean brick surfaces with acidic cleaner as follows:

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

B. Apply acidic cleaner and let remain on surface for 2-3 minutes.

C. Rinse masonry with low-pressure cold water spray

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. Mortar joints that are loose, crumbled, cracked, badly weathered, or missing, shall be deemed "defective" and require tuckpointing. Joints deeper than ½" shall be considered "defective" in most cases.

B. 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.

C. Where joints are uniform and sufficiently wide to prevent overcutting, and if the adjoining brick is not cut or abraded, use of a grinder will be permitted to assist the removal of mortar. Final preparation of the joint is to be done by hand with chisel and mallet.

D. Mortar removal in all vertical brick joints is to be done by hand with chisel and mallet.

E. Joint Pointing: Rinse masonry surfaces with water to remove dust and mortar particles. At time of pointing provide damp joint surfaces free of standing water. Apply and compact first layer of mortar to areas where existing mortar was removed to depths greater than surrounding areas. After depth of joints is uniform, apply pointing mortar in thin layers, compacting each in turn after each becomes thumbprint hard. Do not featheredge final layer. Tool joints to match original appearance of joints. Cure mortar for 72 hours.

F. Where repointing work precedes cleaning of existing masonry, allow mortar to harden not less than 30 days before beginning cleaning work.

G. For areas repointed or repaired after restoration cleaning has taken place, remove excess mortar and foreign matter from masonry by using stiff nylon or bristle brushes and clean water, spray applied at low pressure.

END OF SECTION 04 01 00

SECTION 05 70 00 - ORNAMENTAL METALWORK

PART 1 - GENERAL

1.1 Perform all work required to complete the Ornamental Metalwork 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 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.

1.4 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 12*) on concealed surfaces to be in contact with concrete, masonry, wood, or dissimilar metals.

A. Steel and Iron Finishes: As follows:
1. Preparation for Paint Finish: Clean surfaces of dirt, grease, and loose rust or mill scale, including items fabricated from galvanized steel, if any, followed by a conversion coating of type suited to organic coating applied over it.
2. Factory-Primed Finish: Apply air-dried primer immediately following cleaning and pretreatment, to provide a minimum dry film thickness of 2.0 mils per applied coat, to surfaces which will be exposed after assembly and installation, and to concealed, non-galvanized surfaces.

B. Hot-dip galvanize items indicated to be galvanized to comply with applicable standard listed below:
1. ASTM A 153 for galvanizing iron and steel hardware.
2. ASTM A 123 for galvanizing iron and steel products made from rolled, pressed, and forged steel shapes, castings, plates, bars, and strips.

PART 3 - EXECUTION

3.1 Provide anchors and fasteners to secure items to in-place construction as required.

3.2 Set items in accurate locations, aligned, plumbed and level. Repair or replace damaged items as directed.

3.3 Fit exposed connections accurately together to form tight, hairline joints or, where indicated, with uniform reveals and spaces for sealants and joint fillers.

3.4 Where cutting, welding and grinding are required for proper shop fitting and jointing of ornamental metal items, restore finishes to eliminate any evidence of such corrective work.

3.5 Do not cut or abrade finishes which cannot be completely restored in the field. Return items with such finishes to the shop for required alterations, followed by complete refinishing or provide new units as required.

3.6 Install concealed gaskets, joint fillers, insulation and flashings as the work progresses, so as to make the work weather tight, soundproof or light proof as required.

3.7 Restore damaged protective coverings after installation. Maintain until other work in same areas is completed. Remove protective coverings and clean exposed surfaces prior to final inspection.

3.8 Restoration.

A. Inspection:
1. Remove paint as necessary to inspect steel sections, anchors, hinges, bolts, etc.

B. Cleaning:
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 70 00

SECTION 07 19 13 – ACRYLIC ELASTOMERIC COATING

PART 1 – GENERAL

1.1 Perform all work required to complete the Acrylic 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, acrylic elastomeric, 100 percent acrylic, waterproof coating designed to bridge dynamic cracks and retain flexibility.
a. Apply acrylic 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).
1. After color selection, the Architect will return color chips indicating colors selected for surfaces to be coated.

C. Samples for Verification: Of each color and material to be applied, with texture to simulate actual conditions, on representative samples of actual substrate. Submit (5).
1. Provide stepped samples, defining each separate coat, including block fillers and primers. Use representative colors when preparing samples for review. Resubmit until required sheen, color, and texture are achieved.

2. Provide a list of materials and applications for each coat of each sample. Label each sample for location and application.

1.6 Quality Assurance

A. Qualifications
1. Manufacturer Qualifications: Company with minimum 15 years of experience in manufacturing of specified products and systems.
2. Applicator Qualifications: Company with minimum of 5 years experience in application of specified products and systems on projects of similar size and scope, and is acceptable to product manufacturer.
a. Successful completion of a minimum of 5 projects of similar size and complexity to specified Work.

B. Preinstallation Conference: Conduct a preinstallation conference at Project site no later than 14 days prior to the start of the work
1. Attendees: Installer, installers job superintendent and/or foreman and representatives of manufacturers as well as sub-contractors involved in or affected by the installation and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise Architect of scheduled meeting dates.
2. Agenda: Review progress of other construction activities and preparations for the particular activity under consideration, including but not limited to requirements for the following:
a. Contract Documents.
b. Options.
c. Submittals.
d. Review of mockups.
e. Possible conflicts.
f. Compatibility problems.
g. Time schedules.
h. Weather limitations.
i. Manufacturer's written recommendations.
j. Warranty requirements.
k. Compatibility of materials.
l. Acceptability of substrates.
m. Space and access limitations.
n. Testing and inspecting requirements.
o. Required performance results.
p. Protection of construction and personnel.
3. Record significant conference discussions, agreements, and disagreements.
4. Do not proceed with installation until pre-installation conference has concluded.

C. 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.

D. 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.
2. Do not apply material if snow, rain, fog and mist are anticipated within 12 hours after application. Allow surfaces to attain temperature and conditions specified before proceeding with coating system application.
3. Do not apply over sealant joints.

1.9 Warranty

A. Submit manufacturer's warranty for waterproof elastomeric coatings, with a performance guarantee against water penetration through film for 5 years; indicate necessary replacement material and labor supplied at no cost to Owner.

PART 2 – PRODUCTS

2.1 Manufacturers

A. Subject to compliance with requirements, provide products from the following manufacturer:
1. Degussa Building Systems
889 Valley Park Drive
Shakopee, MN 55379

B. Specifications are based on manufacturer's proprietary literature from Degussa Building Systems. Other manufacturers shall comply with minimum levels of material, color selection, and detailing indicated in Specification or on Drawing.

2.2 Materials

A. Water-based, 100 percent acrylic, acrylic elastomeric, waterproofing coating system consisting of water, acrylic emulsion, fillers and other proprietary ingredients.

B. Thorolastic Smooth:
1. Density: 11.2 pounds per gallon to 12.2 pounds per gallon per ASTM D1475.
2. Solids Content, per ASTM D5201
   a. By Weight: 64.2 percent
   b. By Volume: 50 percent
3. Viscosity: 127 KU to 135 KU per ASTM D562.
4. VOC Content: 0.32 pounds per gallon to 0.42 pounds per gallon per ASTM D2960.

B. Colors:
1. Color to be chosen by Architect from manufacturer's extended color program.

2.3 Mixing

A. Mechanically mix sealer with slow-speed drill and mixing paddle to ensure color uniformity and to minimize air entrapment.

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:
1. Clean surfaces and remove debonded or delaminated plaster or stucco.
2. Repair with material approved by coating manufacturer.
3. Allow new plaster or stucco to cure minimum of 14 days at 70 degrees F and 50 percent relative humidity or until pH level has reach 10. Allow longer cure times if temperatures are lower or relative humidity is higher.
4. After cleaning and profiling, prime chalky surfaces with primer approved by coating manufacturer and allow primer to dry.

L. Existing Acrylic Coating Surfaces:
1. Sand or grind edges of existing coating to ensure adhesion and smooth transition of new material. Sand edges of area to featheredge.
2. Wash down and allow to completely dry.

M. Chalky Surfaces: Treat chalky surfaces, as defined by ASTM D4214, Test Method A, with water cleaning and application of primer approved by coating manufacturer.

3.2 Detail Preparation

A. General: Remove hardware and hardware accessories, plates, machined surfaces, light fixtures, and similar items already installed that are not to be coated. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and coating.
1. After completing coating operations in each area, reinstall items removed, using workers skilled in trades involved.
2. Cover windows to protect from damage.
Cover in place sealant if required by coating manufacturer.

B. Apply joint sealant where appropriate on support columns and other details. Inspect expansion joints. Ensure there is no deteriorated sealant, adhesion loss, or non-acrylic elastomeric caulking in joints. Replace defective sealant with sealant approved by coating manufacturer.

C. Apply and tool liberal amount of patching compound or form cant bead of sealant approved by coating manufacturer wherever there is change in direction, where 2 walls abut, and at column and wall intersections.

D. If movement is anticipated where dissimilar substrates join (for example, stucco and concrete or brick and CMU), properly clean joint and seal with sealant approved by coating manufacturer.

E. Inspect through-wall penetrations, including electrical, lighting, signage, plumbing, HVAC, and fire-sprinkler piping, for watertight seal. Repair with sealant approved by coating manufacturer.

F. Inspect Flashing, including cap flashing and roof flashing for watertight seal. Repair with sealant approved coating manufacturer.

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:
   1. Application by brush is recommended only for small inaccessible areas such as touch-ups.
   2. Use nylon brush only.

C. Roller Application
   1. Use a ¾-inch to 1-1/4-inch nap roller cover (lamb's wool is preferred).
   2. Completely saturate roller and keep it loaded with coating to build required mils. Never dry roll.
   3. Roll coating in consistent fanlike pattern to achieve uniform mil thickness
   4. Cross roll to achieve uniform thickness and maintain wet edge. Backroll material in 1 direction as stroke variations may result in uneven color and texture.

D. Spray Application: Use airless spray equipment for the following conditions. Some substrates will require backrolling after spray application.
   1. Smooth Texture: Use airless equipment
   2. Fine and Coarse Textures: Use equipment capable of handling large perlite aggregate, such as rotator/stator or diaphragm pumps with 20 to 40 psi air pressure at gun.

3.4 Curing

A. Drying time to touch is 6 hours at 70 degrees F and 50 percent relative humidity if applied at 18 to 20 mils WFT. Recoat in minimum of 12 to 24 hours.

3.5 Cleaning

A. Clean up and properly dispose of debris remaining on project site related to application

B. Remove temporary coverings and protection from adjacent work areas.

END OF SECTION 07 19 13

SECTION 07 31 26 – SLATE ROOFING

PART 1 – GENERAL

1.1 Perform all work required to complete the Slate Roofing 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. ASTM B 370, (2003) Copper Sheet and Strip for Building Construction

B. ASTM C 406, (2000) Roofing Slate

C. ASTM D 146, (2004) Sampling and Testing Bitumen-Saturated Felts and Woven Fabrics for Roofing and Waterproofing.

D. ASTM D 226, (1997a) Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing

E. ASTM D 412, (1998a; R 2002el) Vulcanized Rubber and Thermoplastic Elastomers – Tension

F. NRCA 0405, (2001; R2003, 5th Ed) Roofing and Waterproofing Manual

G. SMACNA Arch. Manual, (2003, 6th Ed) Architectural Sheet Metal Manual

1.4 Submittals

A. Shop Drawings
1. Drawings showing slate installation and appearance details, flashing details, and nailing patterns for the slates.

B. Samples
1. Slate Accessories for Slate Roofs
   a. Three representative shingles to show color range.
2. Sealants
   a. Manufacturer's product data of each type.
3. Underlayment Membrane
   a. 1 x 1 foot section.
4. Fasteners
   a. Representative samples of each fastener with identifying tags.
5. Mock up, 4' x 8'

1.5 Quality Assurance

A. Qualifications: The Contractor shall provide qualified workers, trained and experienced in installing slate roofing systems of this configuration, and shall submit documentation of 5 (five) consecutive years of work of this type. The Contractor shall be familiar with and shall perform work in accordance with SMACNA Arch. Manual and NRCA 0405.

B. Preinstallation Conference: Conduct a preinstallation conference at Project site no later than 14 days prior to the start of the work
   1. Attendees: Installer, installers job superintendent and/or foreman and representatives of manufacturers as well as sub-contractors involved in or affected by the installation and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise Architect of scheduled meeting dates.
   2. Agenda: Review progress of other construction activities and preparations for the particular activity under consideration, including but not limited to requirements for the following:
      a. Contract Documents.
      b. Options.
      c. Submittals.
      d. Review of mockups.
      e. Possible conflicts.
      f. Compatibility problems.
      g. Time schedules.
      h. Weather limitations.
      i. Manufacturer's written recommendations.
      j. Warranty requirements.
      k. Compatibility of materials.
      l. Acceptability of substrates.
      m. Space and access limitations.
      n. Testing and inspecting requirements.
      o. Required performance results.
      p. Protection of construction and personnel.
   3. Record significant conference discussions, agreements, and disagreements.
   4. Do not proceed with installation until pre-installation conference has concluded.

1.6 Delivery, Storage and Handling

A. Materials shall be delivered in manufacturer's unopened bundles and containers with the manufacturer's brand and name marked clearly thereon. Shingles shall be stored in accordance with manufacturer's printed instructions. Roll goods shall be stored on end in an upright position. Immediately before laying, roofing felt shall be stored for 24 hours in an area maintained at a temperature not lower than 50 degrees F.

1.7 Project/Site Conditions

A. Environmental Requirements
   1. Slate roofing work shall proceed when existing and forecasted weather conditions permit work to be performed in accordance with manufacturer's recommendations and warranty requirements.

B. Units of Work
   1. Units of work shall be established, including removal of existing materials, preparation of existing surfaces and application of underlayment and nailers, and related temporary and/or permanent flashing so that the unit of work can be complete prior to the end of each working day.

C. Temporary Protection Materials
   1. Materials shall be provided and maintained on the site at all times for temporary roofing, flashing, and other protection when delays and/or

changed weather conditions do not permit completion of each unit of work prior to the end of each working day. Materials that have been used for temporary roofing, flashing and other protection shall be removed and discarded.

1.8 Warranty

A. A warranty shall be furnished against defects in material and workmanship of slate roof assembly, including related metal flashing for a period of 10 years.

PART 2 – PRODUCTS

2.1 Materials

A. Existing Slate
1. Replace all existing slate with new slate that matches the existing slate roof in color, design, and texture.

B. Slate
1. Slate shall conform to ASTM C 406. Slate shall be Grade A, (ASTM S1), hard, dense rock, punches or drilled for two nails each. Cracked slate shall not be used. Exposed corners shall be full. Broken corners on covered ends, which sacrifice nailing strength or the laying of a watertight roof, will not be allowed.

C. Standard Thickness Roofing Slate
1. Slate shall be 3/16 to ¼ inch thickness.

D. Slate Colors
1. Slate shall match existing as closely as possible.

E. Underlayment Membrane
1. An underlayment membrane shall be furnished on all surfaces to be covered with slate. Membrane shall consist of asphalt-saturate felt and high strength composite self-adhering membrane at areas susceptible to ice build-up (ice dams) and wind driven rains.

F. Roofing Felt
1. Roofing felt shall be asphalt-saturated rag felt, Type II, No. 30 asphalt felt in accordance with ASTM D 226.

G. Elastomeric Membrane Underlayment
1. Membrane shall be a cold applied composite self-adhering membrane of not less than 0.004 inch high strength polyethylene film with slip resistant embossing, coated on one side with a thick layer of adhesive-consistency rubberized asphalt, interwound with a disposable silicone coated release sheet. The tensile strength and elongation values shall be not less than 250 psi when tested in accordance with ASTM D 412 and pliability shall be unaffected when tested in accordance with ASTM D 146.

H. Elastomeric Membrane Accessories
1. Two component urethane, mastic and primer shall be as approved by the membrane manufacturer. Flashing, expansion joint covers, temporary UV protection and corner fillets shall be as recommended by the membrane manufacturer.

I. Nails

1. Nails shall be large-headed slater's solid copper nails of Number 10 or 11-gauge metal. Nails shall be 3d for slates 18 inch or less in length; 4d nails shall be used for slates 20 inch or longer, and 6d nails shall be used for slates on hips and ridges. Thicker slates require longer and heavier gauge nails. The proper size shall be determined by adding 1 inch to twice the thickness of the slate. Nails shall be of sufficient length to adequately penetrate the roof sheathing. Nails used to retain copper flashing and slate at rake edges, hips, ridges, and eaves prone to wind damage shall be of the ring shank design.

J. Flashing

1. Flashing shall be 20 ounce, light cold-rolled temper (H00) copper conforming to ASTM B 370. Flashing shall be in accordance with the requirements as specified in Section 07600 – Flashing and Sheet Metal.

K. Elastic Cement

1. Elastic cement shall be an approved brand of waterproof elastic slater's cement colored to match as nearly as possible the general color of the slate.

L. Acid Neutralizing Wash

1. Acid neutralizing wash shall be non-destructive wash formulated to neutralize the effects of acid deposits resulting from the past burning of fossil fuels (particularly coal). The wash shall not change the color, appearance, or life of the slate roof, copper flashing and accessories, underlayment, adhesives or the wall surfaces of the building.

M. Sealants

1. Sealants, where required, shall be in accordance with the slate manufacturer's recommendations.

PART 3 – EXECUTION

3.1 Protection of roof surfaces

A. Equipment (such as padded ridge ladders) and techniques shall be used which prevent damage to roof as a result of foot or material traffic. Contractor shall be responsible for controlling breakage of new or existing slate. The progression of work shall be laid out to prevent other trades from working on or above completed roofing.

3.2 Slate Removal

A. Where work involves partial replacement or repair of roof, Contractor shall verify each slate for tightness and continued use. Testing shall be done with broad, flat-nosed, slater's pliers. Slates fastened with non-copper fasteners shall be re-fastened with proper copper fasteners.

3.3 Preparation of Surfaces

A. Roof deck surfaces shall be smooth, clean, firm, dry, and free from loose boards, large cracks, and projecting ends that might damage the roofing. Foreign particles shall be cleaned from interlocking areas to ensure proper seating and to prevent water damming. Prior to installation of slate, vents and other projections through roofs shall be properly flashed and secured in position, and projecting nails shall be driven firmly home.

3.4 Roofing Felt

A. Felt shall be laid in horizontal layers with joints lapped toward eaves and at ends at least 2 inches, and secured along laps and at ends as necessary to hold the felt in place and protect the structure until covered with the slate. Felt shall be preserved unbroken, tight and whole. Felt shall lap hips and ridges at least 12 inches to form a double thickness and shall be lapped 2 inches over the metal of valleys or built-in gutters.

3.5 Elastomeric Membrane Underlayment

A. Surface Preparation
1. Dust, dirt, loose nails or other protrusions shall be removed. Priming is not required for wood or metal surfaces but is necessary on concrete or masonry surfaces.

B. Primer
1. Primer shall be applied at a coverage rate of 250-350 sq. ft./gal. Primer shall be applied by spray or paint roller.

C. Temperature
1. Membrane shall be applied only in fair weather when air and surface temperatures are above 40 degrees F.

D. Membrane Application
1. Membrane shall be applied according to manufacturer's instructions and in all locations recommended by the manufacturer. Membrane shall be adhered directly to roof deck. The membrane shall be cut into 10 to 15 foot lengths and shall be re-rolled. The release paper shall be peeled back 1 to 2 feet; the membrane shall be aligned on the lower edge of the roof and the first 1 to 2 feet shall be placed. The release paper under the membrane shall be peeled from the membrane. The membrane shall be pressed in place. Lower edges shall be rolled firmly with a wallpaper or hand roller. For ice dam edges shall be rolled firmly with a wallpaper or hand roller. For ice dam protection, membrane shall be applied to reach a point above the highest expected level of ice dams. Ends and edges shall be overlapped a minimum of 6 inches. Membrane shall not be folded onto an exposed face of the roof edge.

E. Valley and Ridge Application
1. The membrane shall be cut into 4 to 6 foot lengths. The release paper sheet shall be peeled and centered over the valley or ridge, then draped and pressed in place, working from the center of the valley or ridge outward in each direction. For valleys, membrane shall be applied starting at the low point and working upwards. All sheets shall be overlapped a minimum of 6 inches.

F. Vertical Membrane Flashings
1. Vertical wall installations shall receive primer prior to the application of membrane. Primer shall be applied at a coverage rate of 250-350 sq. ft./gal. Membrane shall be turned up walls and dormers. Vertical membrane terminations shall be mechanically fastened. Vertical terminations shall receive a troweling of mastic as approved by the membrane manufacturer. Membrane may be folded onto the fascia, provided it will be covered by a gutter metal edge or other material.

G. Protection
1. Elastomeric membrane underlayment shall not be left permanently exposed to sunlight. Membrane shall be covered with exposed roofing materials as soon as possible. Membrane damaged due to exposure to sunlight shall be patched prior to the application of final roof covering.

3.6 Metal Flashing

A. Metal flashing shall be as shown at intersections of vertical or projecting surfaces through the roof or against which the roof abuts, such as walls, parapets, dormers, and sides of chimneys. Flashing installation shall be in accordance with Section 07600 – Flashing and Sheet Metal.

3.7 Slating

A. Repair and Replacement
1. Existing reusable slates removed from the repair area shall be intermingled with new slates to provide a visual transition between new and existing areas.

B. Slate Coursing
1. The slate shall project 2 inches at the eaves and 1 inch at gable ends, and shall be laid in horizontal courses with 3 inch headlap and each course shall break joints with the preceding one by at least 3 inches. Slates at the eaves or cornice line shall be doubled and canted ¼ inch by a wooden cant strip, using same thickness slate for under-eaves at first exposed course. Under-eave slate shall be approximately 3 inches longer than exposure of first course. There shall be no through joints from the roof surface to the underlayment.

C. Nailing
1. Each slate shall be fastened with a minimum of two copper nails of sufficient length to penetrate the roof decking at least ¾ inch or through the decking thickness, whichever is less. Where the underside of roof decking is exposed to view, such as in overhanging eaves, the nails shall be long enough to penetrate the roof decking but not so long that they may be driven through the decking. The heads of slating nails shall just touch the slate and shall not be driven "home" or draw the slate, but left with the head just clearing the slate so that the slate hangs on the nail. Nails in slates overlapping sheet metalwork shall not puncture the sheet metal. Exposed nails are permissible only in top courses where unavoidable. Exposed nail heads shall be covered with elastic cement. Hip slates and ridge slates shall be laid in elastic cement spread thickly over unexposed surface of under courses of slate, nailed securely in place and pointed with elastic cement.

D. Vertical Surfaces
1. Slate shall be fitted neatly around pipes, ventilators, chimneys and other vertical surfaces.

E. Hips
1. Hips shall be laid to match existing.

F. Ridges
1. Ridges shall be laid to match existing. The nails of the combing slate shall pass through the joints of the slate below. The combing slate shall be laid with the same exposure as the next course down. Combing

slates sloping away from the direction of the prevailing storms shall project 1 inch above the combing slate on the opposite side of ridge.

G. Valleys
1. Valleys shall be laid to match existing.

3.8 Accessories for Slate Roofs

A. Snow Guards
1. (OMITTED)

END OF SECTION 07 31 26

SECTION 08 01 52 - WOOD WINDOW REPAIR

PART 1 - GENERAL

1.1 Perform all work required to complete the Wood Window Repair 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.

A. Glazing is work of 08 81 00 Glass and Glazing. Painting is the work of 09 90 00 Painting. Coordinate wood window repair with appropriate trades.

1.3 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*).

1.4 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.

1.5 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 putty. Splice wood dutchmen to sash and sill where major areas are damaged; replace entire sections of wood or entire wood sash where repair is unwarranted.

   Wood replacement shall match existing profiles of exterior muntins, meeting rail dimensions, clear opening dimensions of glass size, side rail thickness, brick moulding profiles (*if required to be replaced)*, and sill profile. The duplication of existing window units for a historic match is critical. Drawing will be required at 6" = 1" of original and proposed replacement units.
2. Scrape, sand, and prime wood window materials. Replace deteriorated glazing compound; reglaze if existing glass is cracked or missing. Match weight of original glass. New glazing to be tempered where required.
3. Replace sash cords, replace weights if missing, re-install stops, sash, and hardware. Install existing hardware or new hardware to match existing where missing or broken. New hardware to have 613 finish (oil-rubbed bronze).
4. Coordinate preparation for interior storm window units with installer. Refer to Section 08 53 13 – Interior Aluminum Storm Windows.
5. Provide final painting and cleaning before final acceptance.
6. Operating Force: The sustained load required to move movable elements in the window shall not exceed 35 lbf (155.7N) when determined in accordance with 11.4 ANSI/ASTM Standard D4099-89.
7. Insect Screens
   a. Aluminum frame with fiberglass mesh insect screen.
   b. Interior attachment for awning and casement.
   c. Exterior attachment for hopper and single-hung windows. Single-hung window screens to be placed directly below upper sash.

END OF SECTION 08 01 52

SECTION 08 81 00 – GLASS AND GLAZING

1.1 Perform all work required to complete the Glass and Glazing 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. 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.

1.4 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 07 90 00 – 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.

B. Provide glass to withstand dead loads and positive and negative live loads acting normal to plane of glass as calculated in accordance with all state and local codes. (Tempered glass may be substituted with Architect's approval).

C. Limit glass deflection to 1/200 flexure limit of glass with full recovery of glazing materials, whichever is less.

1.5 Quality Assurance: Perform Work in accordance with FGMA Glazing Manual FGMA Sealant Manual, SIGMA and Laminator Safety Glass Association – Standards Manual for glazing installation methods.

1.6 Environmental Requirements

A. Do not install glazing when ambient temperature is less than 50°F.

B. Maintain minimum ambient temperature before, during and twenty-four (24) hours after installation of glazing compounds.

1.7 Coordination: Coordinate the Work with glazing frames, wall openings and perimeter air and vapor seal to adjacent Work.

PART 2 – PRODUCTS

2.1 Glass Manufacturer: Subject to compliance with requirements, provide products of one of the following: Verify glass type is approved by National Park Service.

A. Ford Glass Division
B. Guardian Industries Corporation
C. Laminated Glass Corporation
D. Pilkington
E. PPG Industries, Inc.
F. Viracon, Inc

2.2 Primary Glass Products: Comply with ASTM C 1036 for the following:

A. Clear Float Glass (Type 1): Type I, Class 1, Quality q3, ¼" thick

2.3 Wire Glass Products: Comply with ANSI Z97.1.

A. Polished Wire Glass (Type 2) Type II, Class 1, Quality q8, Form 1, ¼" thick, of mesh indicated below.

1. Mesh m1 – diamond

2.4 Uncoated Heat-Treated Float Glass Products: Comply with ASTM C 1048 and with manufacturing process indicated for the following:

A. Clear Tempered Float Glass (Type 3): Kind FT, Condition A, Type I, Class 1, Quality q3, ¼" thick (minimum).

B. Manufacturing Process: Vertical (tong-held) or horizontal (roller-hearth), except horizontal where "tongless" is indicated.

2.5 Laminated Glass Products: Comply with primary and heat-treated requirements as applicable for glass products making up laminated units. Fabricate laminated glass using

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: (Choose One)

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.

2.6 Low-Emissivity Coated Glass:

A. Low-E. (Type 5A): ¼" (minimum) clear float glass (Type 1) with "Energy Advantage" Low-E coating as manufactured by Libby Owners Ford (LOF); 81% daylight reflectance 68% solar transmittance, 63% UV Transmittance, 11% outside daylight reflectance, 9% outside solar reflectance. Note: This Low-E glass has National Park Service approval. Any substitutions must receive approval from the Architect and the National Park Service.

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.
3. Provide heat-treated panes of kind and at locations indicated, as recommended by glass manufacturer, or as required by code for application indicated.
4. Sealing System: Manufacturer's standard.
5. Spacer Material: Manufacturer's standard metal.

6. Seal Warranty: Provide manufacturer's 10 year warranty against seal failure.

2.8 Mirror Glass: Comply with FS DD-G-451, with silvering, copper coating, and protective organic coating complying with FS DD-M-411.

A. Mirror Glass (Type 10) ¼" thick, Type 1, Class 1, Quality q2.

2.9 Spandrel Glass: Spandrel glass shall be heat treated glass, Condition B, Type 1, Class 1, Quality Q3 conforming to ASTM C1048, with fused opaque ceramic enamel coating. Color to be chosen by Architect from Manufacturer's standards.

2.10 Security Mirrors: Optically clear reflective surface, 160° viewing angle, adjustable swivel ball assembly on heavy gauge steel mounting bracket. Circular shape; 12" diameter (in elevator cars, 15"-36" diameter, as indicated on plans. Acceptable Manufacturer: Klear Vu.

2.11 Glazing Sealant: Comply with sealant and glass manufacturers for selection of glass sealants which suit project application and installation conditions and which are compatible with surfaces contacted. Provide color of exposed sealants indicated or as selected by Architect.

2.12 Dense Elastomeric Compression Seal Gaskets: ASTM C864, extruded or molded neoprene, EPDM, or thermoplastic polyolefin rubber.

2.13 Cellular Elastomeric Performed Gaskets: ASTM C509, Type II, black; extruded or molded neoprene.

2.14 Cleaners, Primers and Sealers: Type recommended by manufacturer of sealants/gaskets.

2.15 Blocks and Spacers: Neoprene, EPDM or silicone as required for compatibility with glazing sealants; of 80 to 90 Shore A hardness for setting blocks and, for spacers and edge blocks, of hardness recommended by glass and sealant manufacturer for application indicated.

2.16 Compressible Filler Rods: Closed-Cell or waterproof-jacketed rod stock of synthetic rubber or plastic foam, 5-10 psi compression strength for 25 percent compression.

PART 3 – EXECUTION

3.1 Sizing Glass:

A. Fabricate glass of thickness required to meet performance requirements and to sizes required for glazing openings indicated, with edge clearances and tolerances complying with the recommendation of the glass manufacturer.

3.2 Glass Installation (glazing):

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 81 00

SECTION 09 01 20 - STUCCO REPAIR AND EXTERIOR PLASTER, RESTORATION AND CLEANING

PART 1 - GENERAL

1.1 Perform all work required to complete the Stucco Repair and Exterior Plaster, 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.

PART 2 - PRODUCTS

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

A. 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 manilla fiber of good quality, ½" to 2" in length, clean, and free of dust, dirt, oil, grease or other impurities.

PART 3 - EXECUTION

3.1 General guidelines for stucco repair:

A. Mix only as much stucco as can be used in one and one-half to two hours. This will depend on the weather (*mortar will harden faster under hot and dry, or sunny conditions*); and experience is likely to be the best guidance. Any remaining mortar should be discarded; it should not be re-tempered.

B. Stucco mortar should not be over-mixed. (*Hand mix for 10-15 minutes after adding water, or machine mix for 3-4 minutes after all ingredients are in mixer.*) Over-mixing can cause

crazing and discoloration, especially in tinted mortars. Over-mixing will also tend to make the mortar set too fast, which will result in cracking and poor bonding or keying to the lath or masonry substrate.

C. Wood lath or a masonry substrate, but not metal lath, must be thoroughly wetted before applying stucco patches so that it does not draw moisture out of the stucco too rapidly. To a certain extent, bonding agents which serve this same purpose may be used. Wetting the substrate helps retard drying.

1. Unit masonry to be covered with wire lath.

2. Expansion and control joints in stucco should be placed in control joint and expansion joint locations of substrates.

D. To prevent cracking, it is imperative that stucco not dry too fast. Therefore, the area to be stuccoed should be shaded, or even covered if possible, particularly in hot weather. In hot weather, keep the newly stuccoed area damp, at approximately 90 per cent humidity, for a period of 48 to 72 hours.

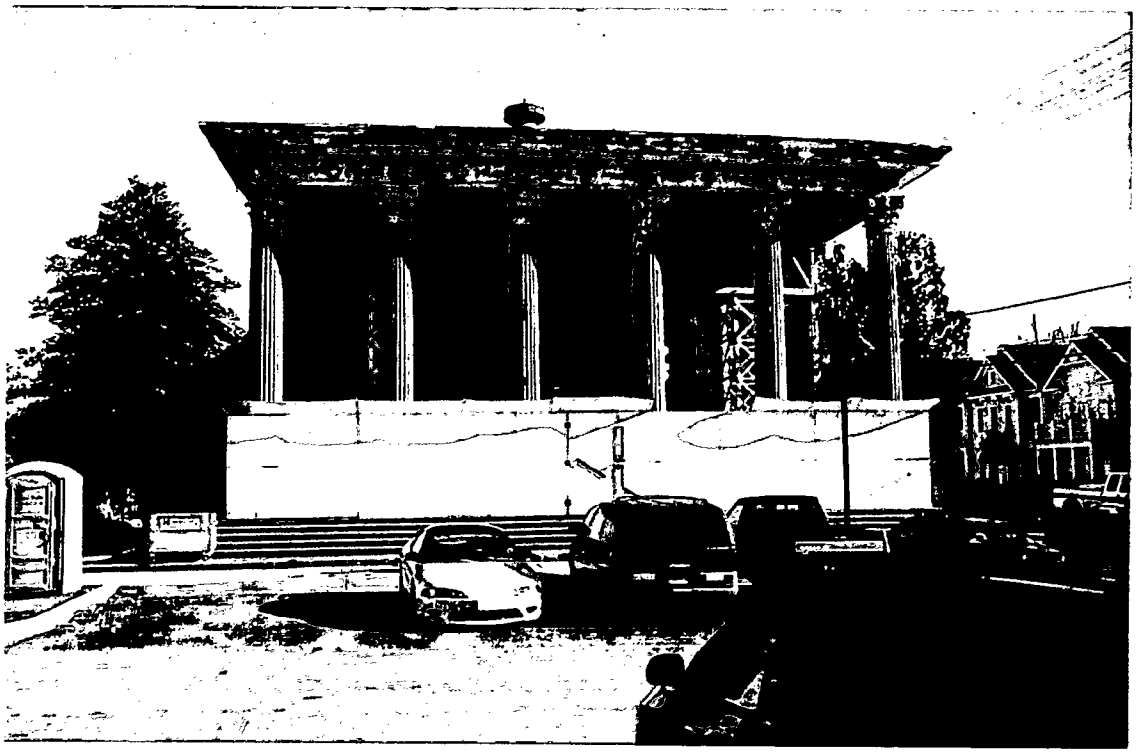
E. Stucco repairs should not be undertaken in cold weather below 40 degrees Fahrenheit, or if there is danger of frost.

3.2 Approval of Samples

A. Contractor is to provide recommendations in writing and sample of work demonstrating texture color and finishing techniques suitable for approval by architect at least one week prior to commencing work and prior to ordering materials.

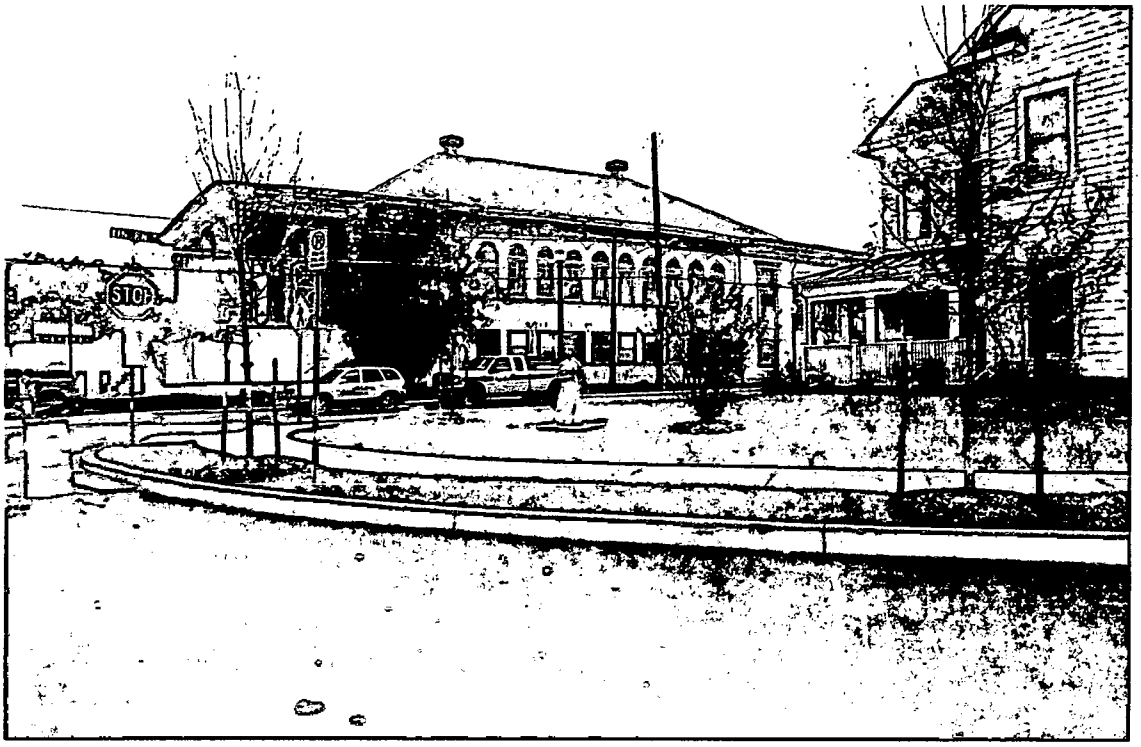
END OF SECTION 09 01 20

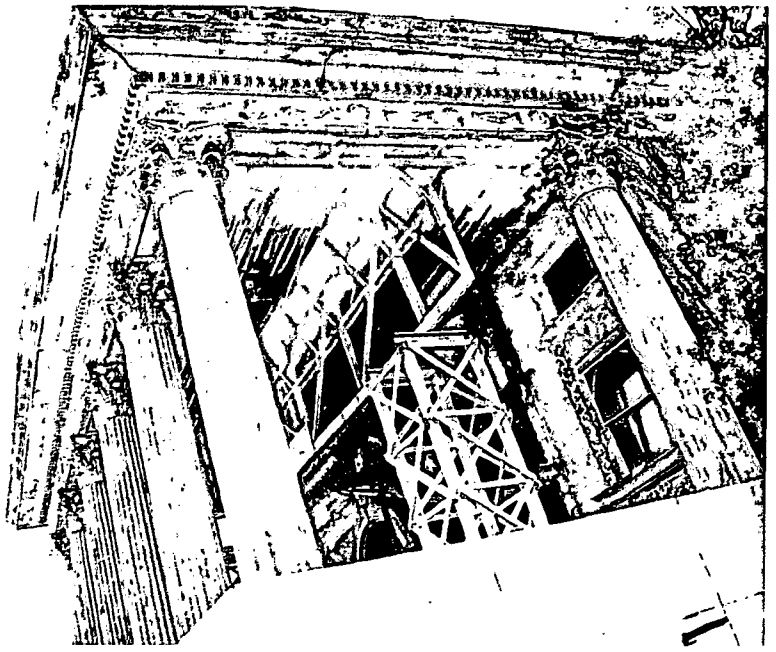
1A- West Elevation



1B- Looking East Down Linden Lane

2A- Southwest corner





2B- Portico, Southwest Corner

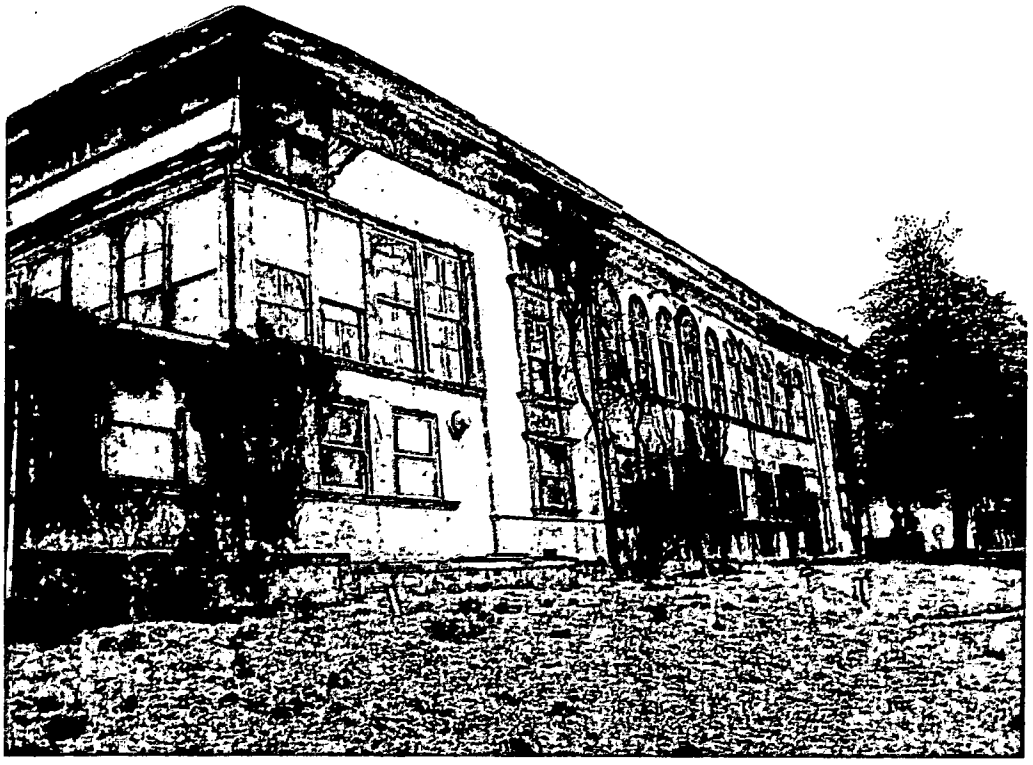
3A- South Elevation

3B- Wall Detail, South Side

4A- Southeast Corner

4B- East Elevation

5A- Roof Eave Detail, East Side

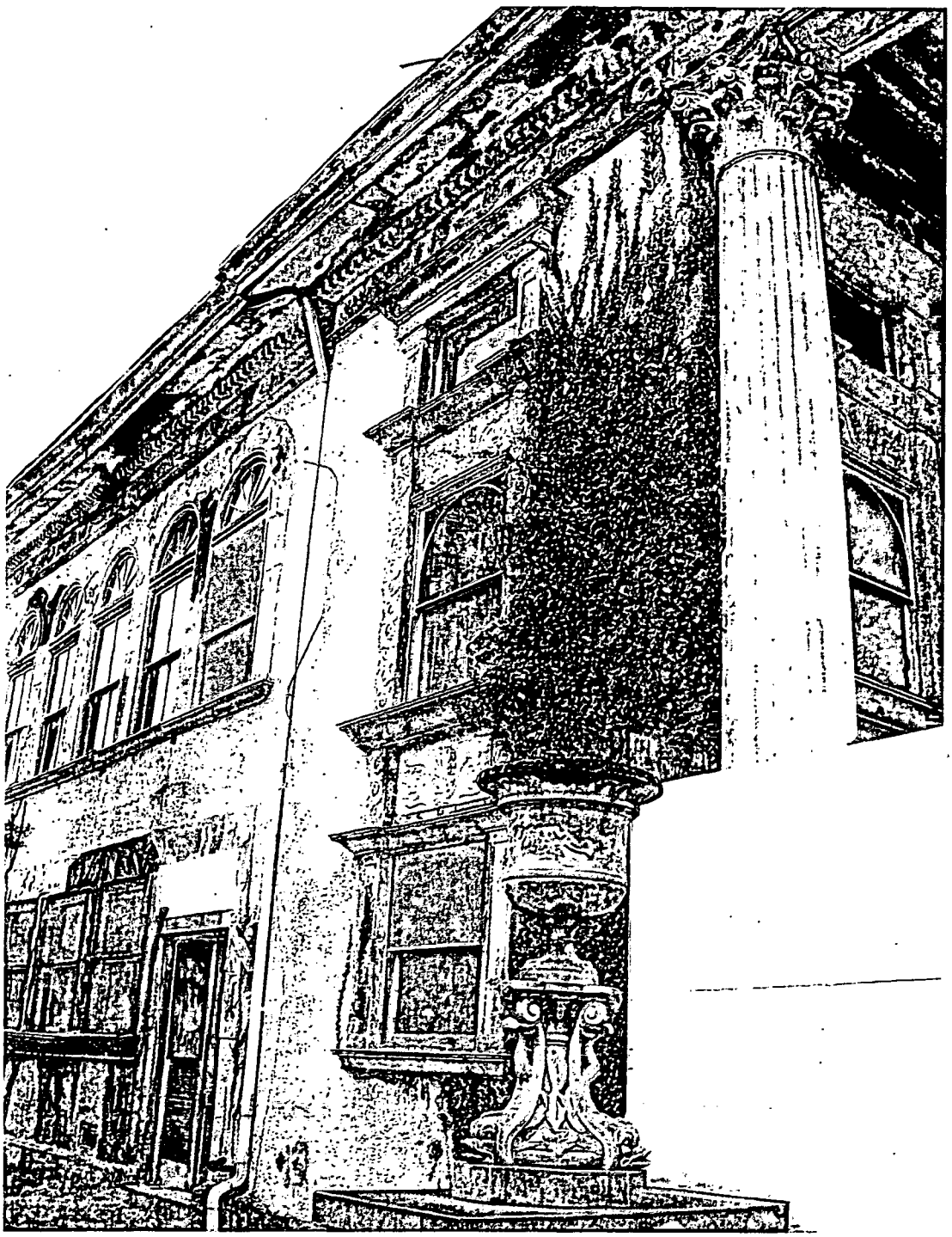


5B- Northeast Corner

6A- North Elevation

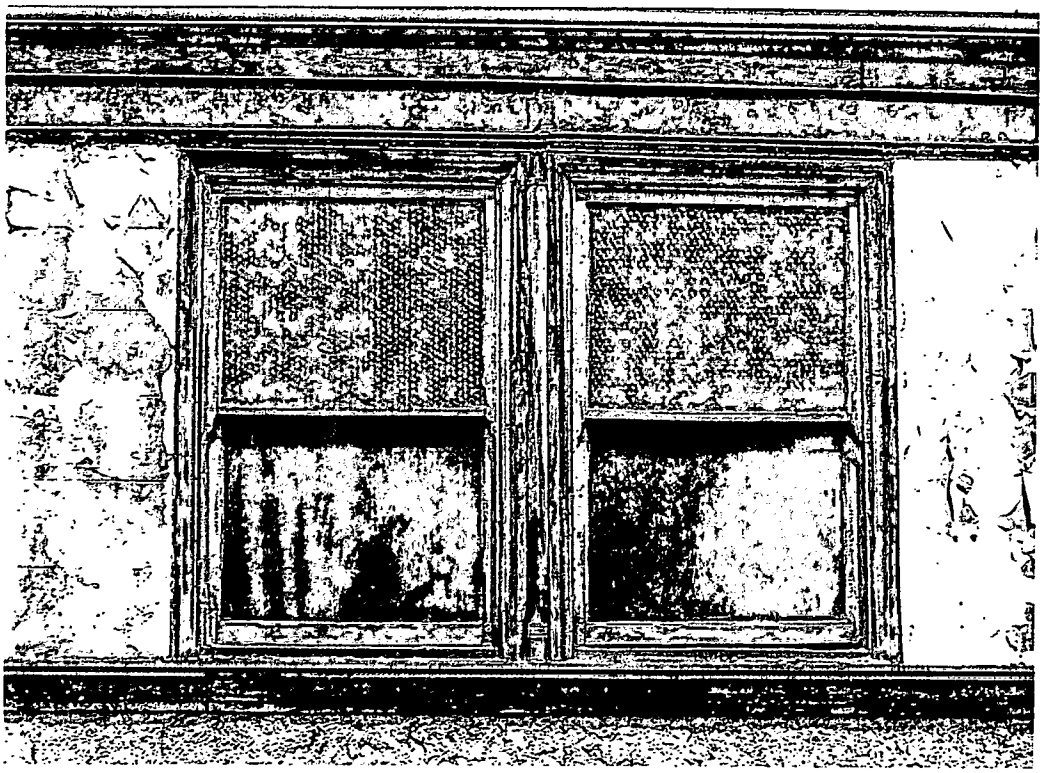
6B- North Elevation

7A- Northwest Corner



8A- Window Detail, North Elevation

9A- Elevation Detail, North Side

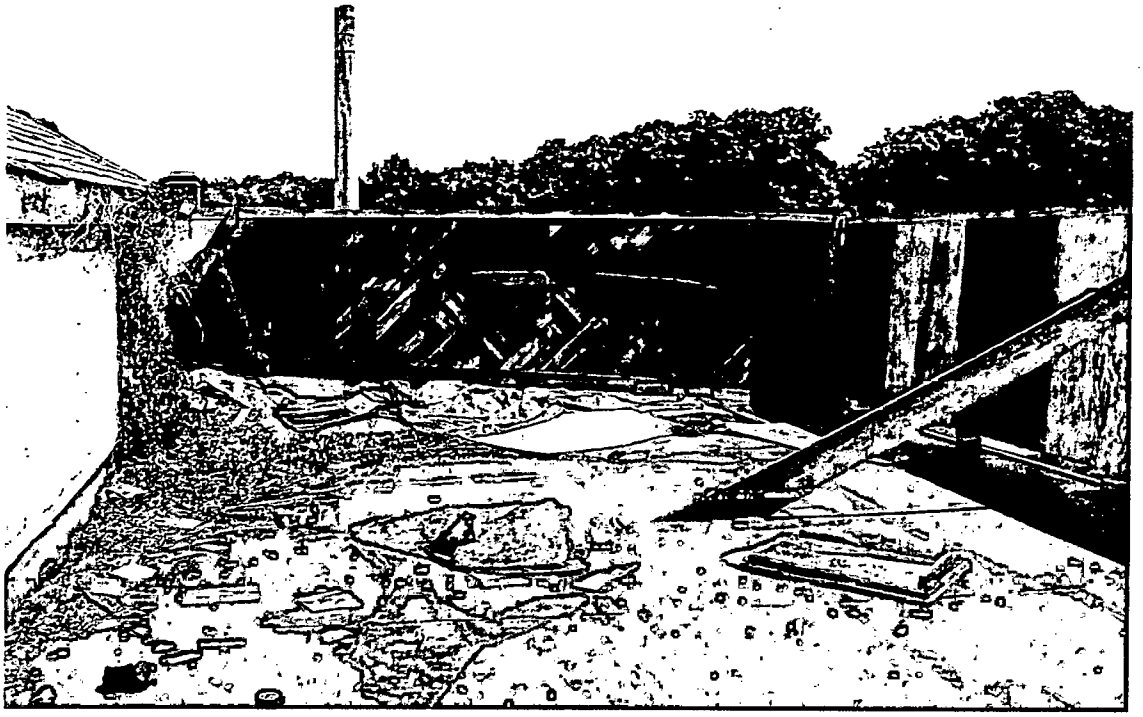


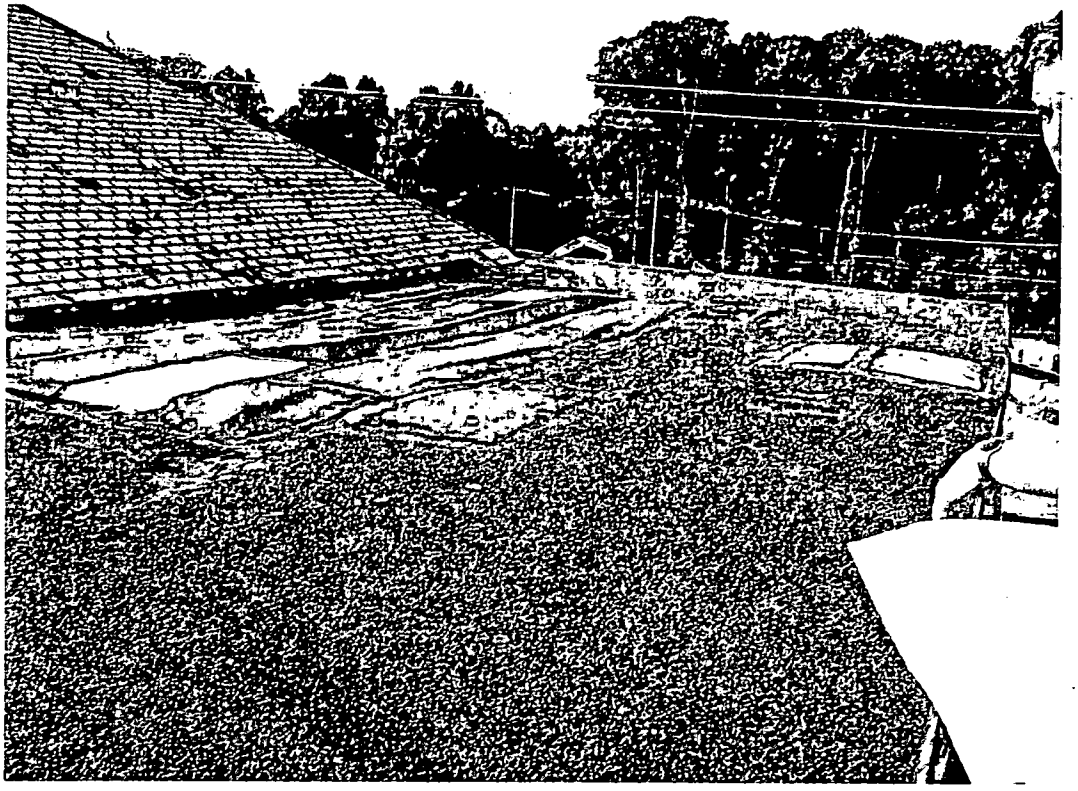
9B- Window Detail, East Side

10A- Window Detail, North Side

10B- Window Detail, East Side

11A- Flat Roof, East Side





11B Roof Over Portico- West End

12A- Slate Roof, North Side

13A- Slate Roof, West Side

13B- North Elevation

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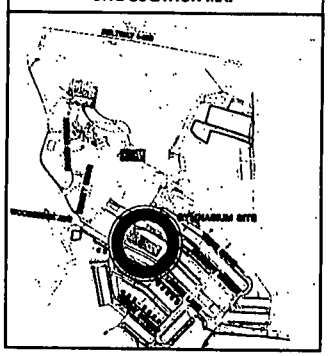
SILVER SPRING, MARYLAND

AREA MAP

F:\Silver Spring\03-[illegible]637-MAP.bmp

SEE LOCATION

SITE LOCATION MAP



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G2.1	SYMBOLS & ABBREVIATIONS
G3.1	CODE REVIEW & BUILDING INFORMATION
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2	LOT 54 DETAILED SITE PLAN
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L0.6	PLANT DETAILS & PLANT MATERIAL SCHEDULE
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LS1.3	THIRD FLOOR (MEZZANINE) LIFE SAFETY PLAN
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A11.2	DOOR SCHEDULE

ALEXANDER COMPANY

145 EAST BADGER ROAD

SUITE 200

MADISON, WI. 53713

APPROVALS	NAME	DATE
DESIGN		
CONSTRUCTION		
DEVELOPMENT		
MANAGEMENT		
OWNER		

Alexander Company

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PROFESSIONAL CERTIFICATION. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. [illegible], Expiration Date: [illegible].

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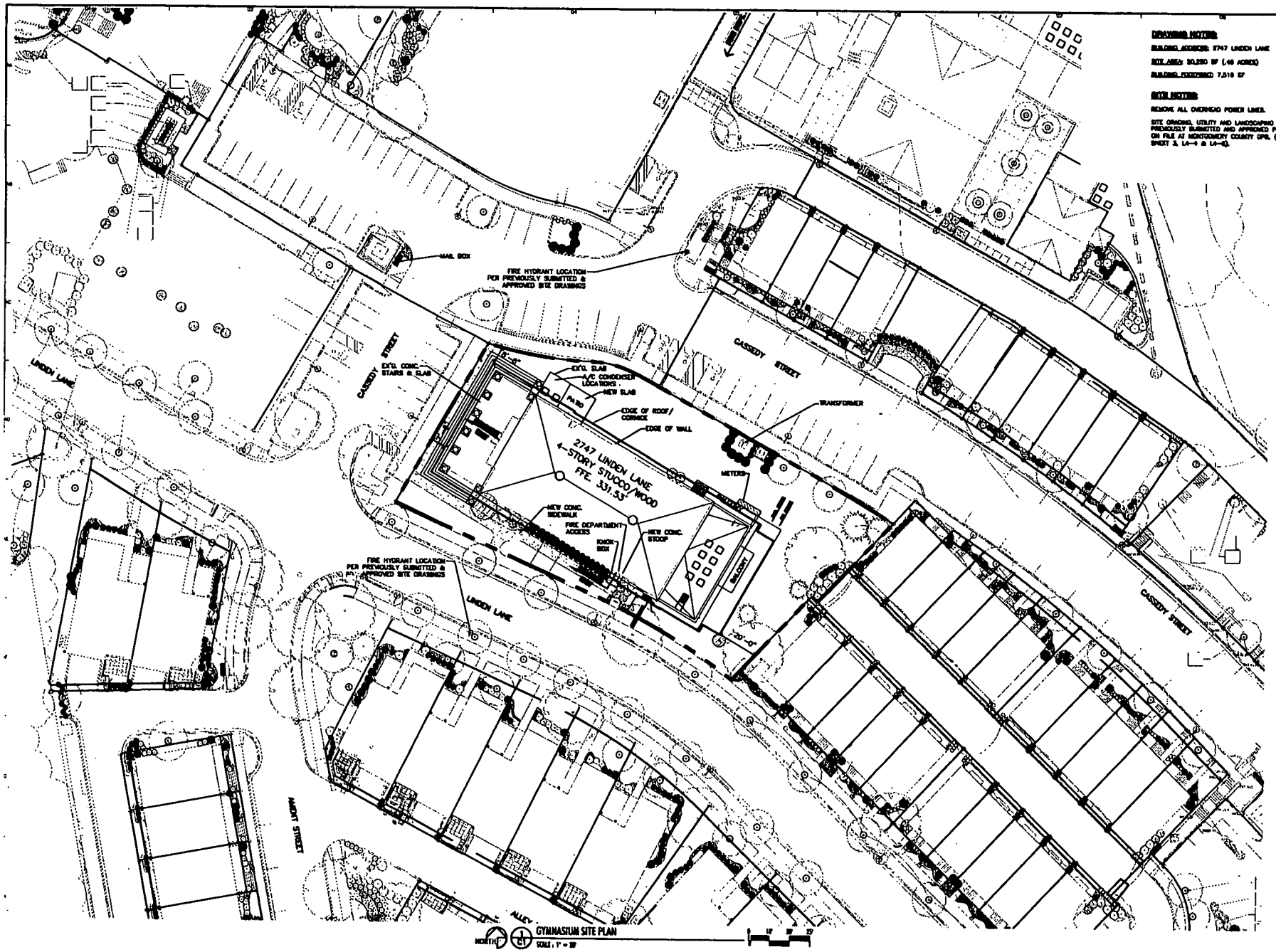
PROJECT # 07-636

TITLE SHEET &
DRAWING INDEX

T1



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05-15-07	ADVISORY DESIGN
09-05-07	PART 2 SUBMITTAL
09-05-07	WMAP SUBMITTAL
1-11-08	DESIGN DEVELOPMENT WORK-DRY
2-13-08	DESIGN DEVELOPMENT SET

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SITE PLAN

C1

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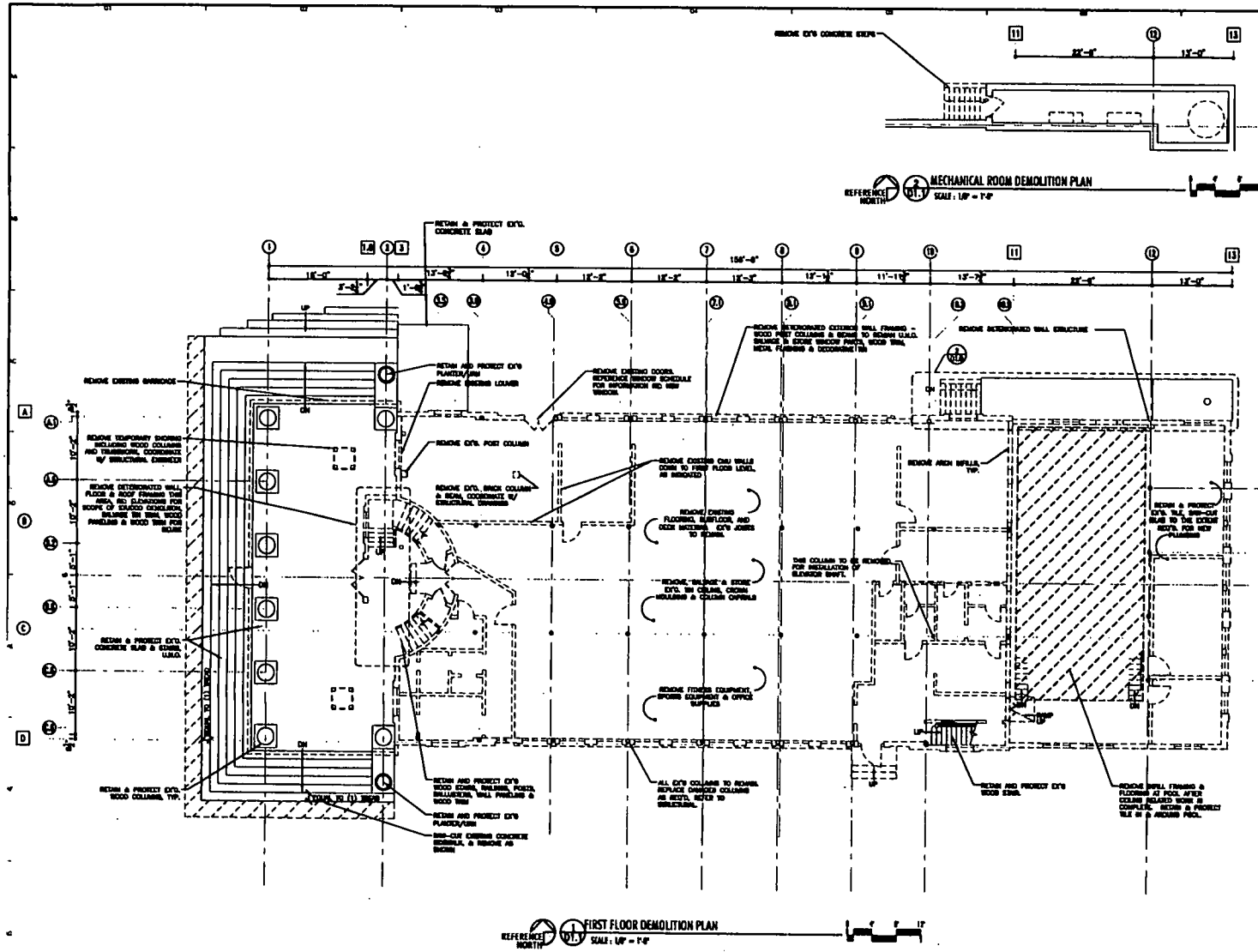

GENERAL DEMOLITION NOTES:

1. SHORE UP EXISTING FLOOR AND ROOF FRAMING. REMOVE ALL EXISTING EXTERIOR WALL CONSTRUCTION WITH THE INTENT OF RECONSTRUCTING SAME TO A "LIKE NEW" CONDITION.
2. STRUCTURAL DRAWINGS ARE TO BE REVIEWED BEFORE ANY STRUCTURAL DEMOLITION IS TO BEGIN. IN THE EVENT ANY UNFORESEEN CONDITIONS ARE ENCOUNTERED, NOTIFY THE ARCHITECT AND/OR ENGINEER BEFORE PROCEEDING.
3. REFERENCE STRUCTURAL DRAWINGS FOR NEW LINTELS ABOVE NEW OPENINGS.
4. PRIOR TO DEMOLITION, COLLECT AND STORE FOR FUTURE USE ALL METALWORK, WOOD TRIM AND ORNAMENT THAT HAS FALLEN FROM THE BUILDING.
5. REMOVE AND ALL SALVAGE WINDOW COMPONENTS FOR REFURBISHMENT AND REINSTALLATION.
6. WHERE WOOD TRIM, DECORATIVE METAL OR IRON BRACKETS EXIST AT LOCATIONS OF DEMOLITION, SUCH ITEMS SHALL BE SALVAGED. REMOVE SUCH ITEMS WITH CARE FOR RE-USE. COORDINATE STORAGE LOCATION WITH OWNER.
7. 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.
8. REMOVE INTERIOR PLASTER AND LATH AND GYPSUM BOARD, UNLESS NOTED OTHERWISE.
9. RETAIN AND PROTECT EXISTING STAIR, BALUSTRADE, WINDOWSILL, BALCONY RAILING, AND INTERIOR WINDOW TRIM.
10. RETAIN WOOD BASE ON WALLS TO REMAIN. SALVAGE WOOD BASE FROM WALLS TO BE REMOVED.
11. RETAIN AND PROTECT DECORATIVE COLUMNS, TRIMS AND MOULDINGS.
12. REMOVE CABINETRY AND SHELVING.
13. REMOVE ACCUMULATED REFUSE, LEAVING THE SITE "BROOM" CLEAN.
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. REMOVE & SALVAGE 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 RACK, U.N.O.
23. REMOVE FLOOR FINISHES, INCLUDING CARPETING, WOOD GYM FLOOR AND VINYL TILE. RETAIN EXPOSED CEMENTITIOUS FLOOR TREATMENTS FOUND UNDER REMOVED FLOOR FINISHES, U.N.O. RETAIN & PROTECT CERAMIC TILE IN POOL AREA.
24. WHERE INDICATED ON PLANS, REMOVE DETERIORATED DECKING AND JOISTS.
25. DASHED LINES AT DOOR INDICATE REMOVAL OF DOOR, JAMB AND TRIM, U.N.O.
26. GENERAL CONTRACTOR TO PROVIDE SHORING AS REQUIRED. STRUCTURAL ENGINEER TO REVIEW PROPOSED SHORING PRIOR TO INSTALLATION.
27. GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING AND REMOVAL OF CONCRETE AND FOR REPLACING CONCRETE AS NEEDED.
28. REFER TO EXTERIOR ELEVATION DRAWINGS A5.1-A5.3 FOR DEMOLITION INFORMATION PERTAINING TO EXTERIOR FEATURES/MATERIALS.
29. REMOVE FITNESS EQUIPMENT, SPORTS EQUIPMENT & OFFICE SUPPLIES.

SHADED AREAS INDICATE EXISTING PLASTER, AND WIRE LATH, CEILING TO BE REMOVED. METAL STUD TO REMAIN.

SHADED AREAS INDICATE NEW VERTICAL CHASES, COORDINATE SIZE AND LOCATION WITH HVAC CONTRACTOR.

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I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. _____ Expiration Date: _____

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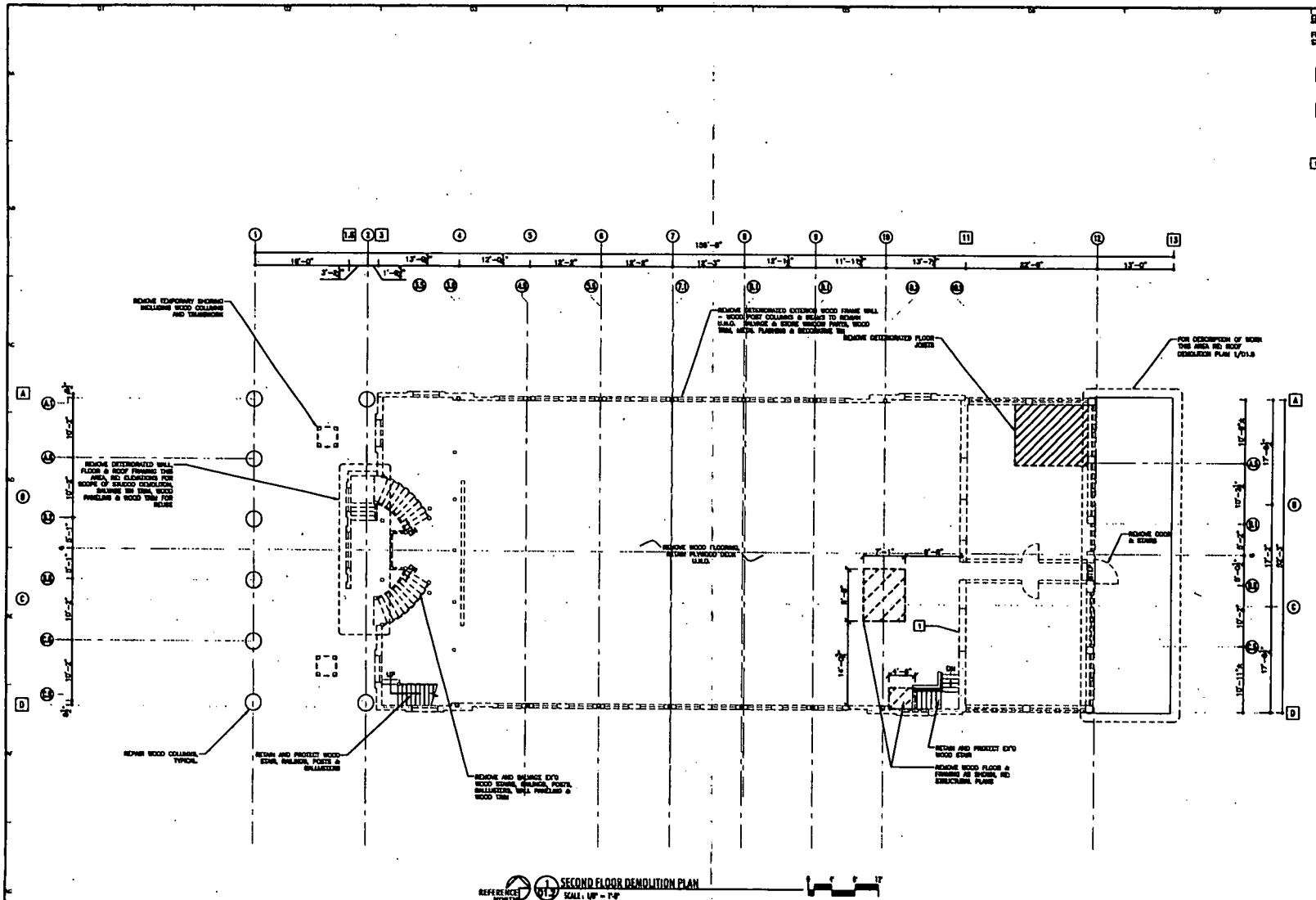
PROJECT # 07-636

FIRST FLOOR
DEMOLITION PLAN

D1.1



GENERAL DEMOLITION NOTES:

FOR GENERAL DEMOLITION NOTES REFERENCE SHEET D1.1

SHADED AREAS INDICATE EXISTING PLASTER, AND WIRE LATH, CEILING TO BE REMOVED. METAL GRID TO REMAIN.

SHADED AREAS INDICATE NEW VERTICAL CHASES, COORDINATE SIZE AND LOCATION WITH HVAC CONTRACTOR.

KEY NOTES:

1. SALVAGE EXISTING SCOREBOARD FOR RE-USE WITHIN DWELLING UNIT.

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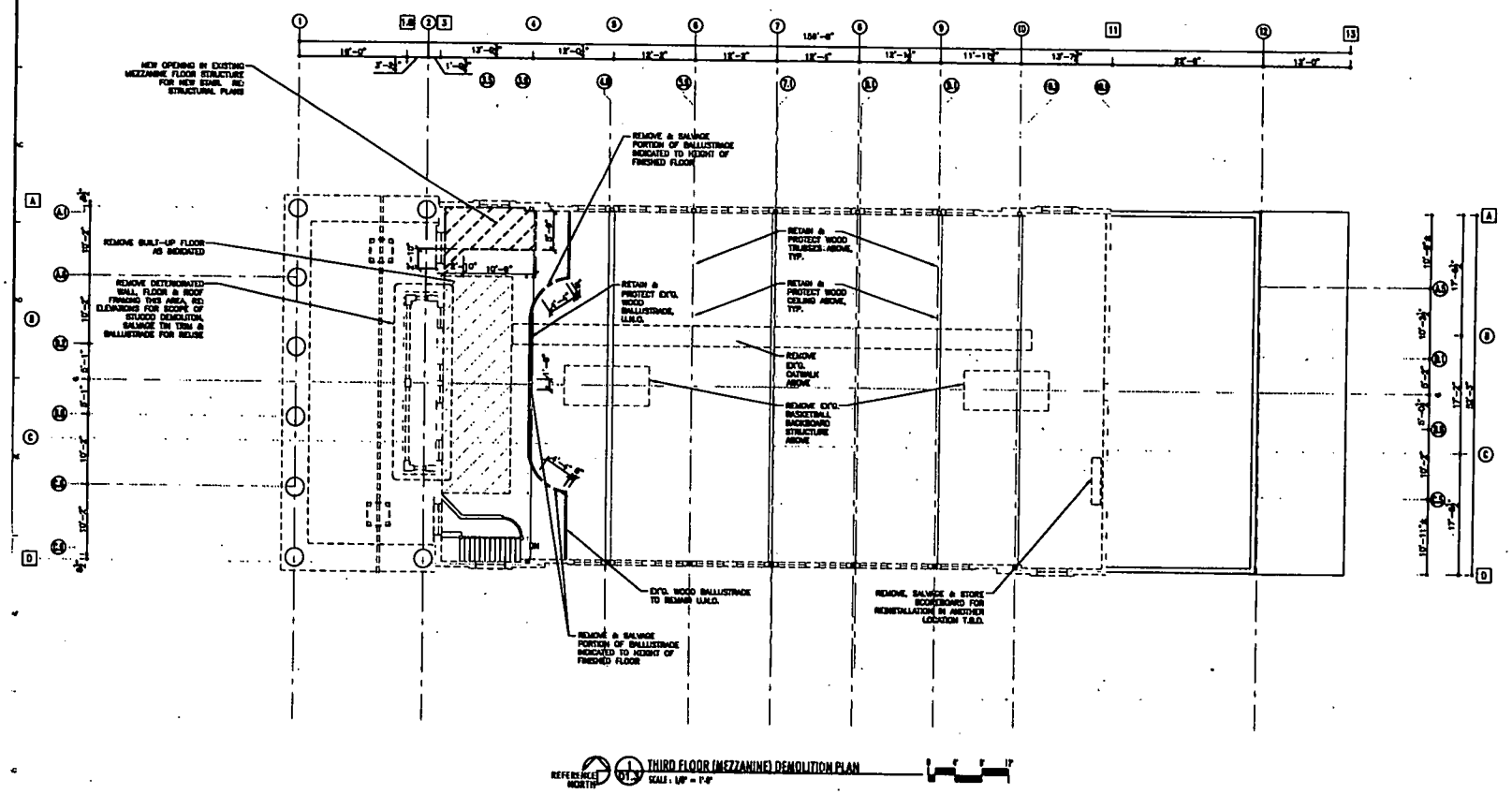
SECOND FLOOR DEMOLITION PLAN

D1.2



REFERENCE NORTH — D1.3 THIRD FLOOR (MEZZANINE) DEMOLITION PLAN
SCALE : 1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

FOR GENERAL DEMOLITION NOTES REFERENCE SHEET D1.1

SHADED AREAS INDICATE EXISTING PLASTER, AND WIRE LATH, CEILING TO BE REMOVED, METAL GRID TO REMAIN.

SHADED AREAS INDICATE NEW VERTICAL CHASES, COORDINATE SIZE AND LOCATION WITH HVAC CONTRACTOR.

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THIRD FLOOR
(MEZZANINE)
DEMOLITION PLAN

D1.3

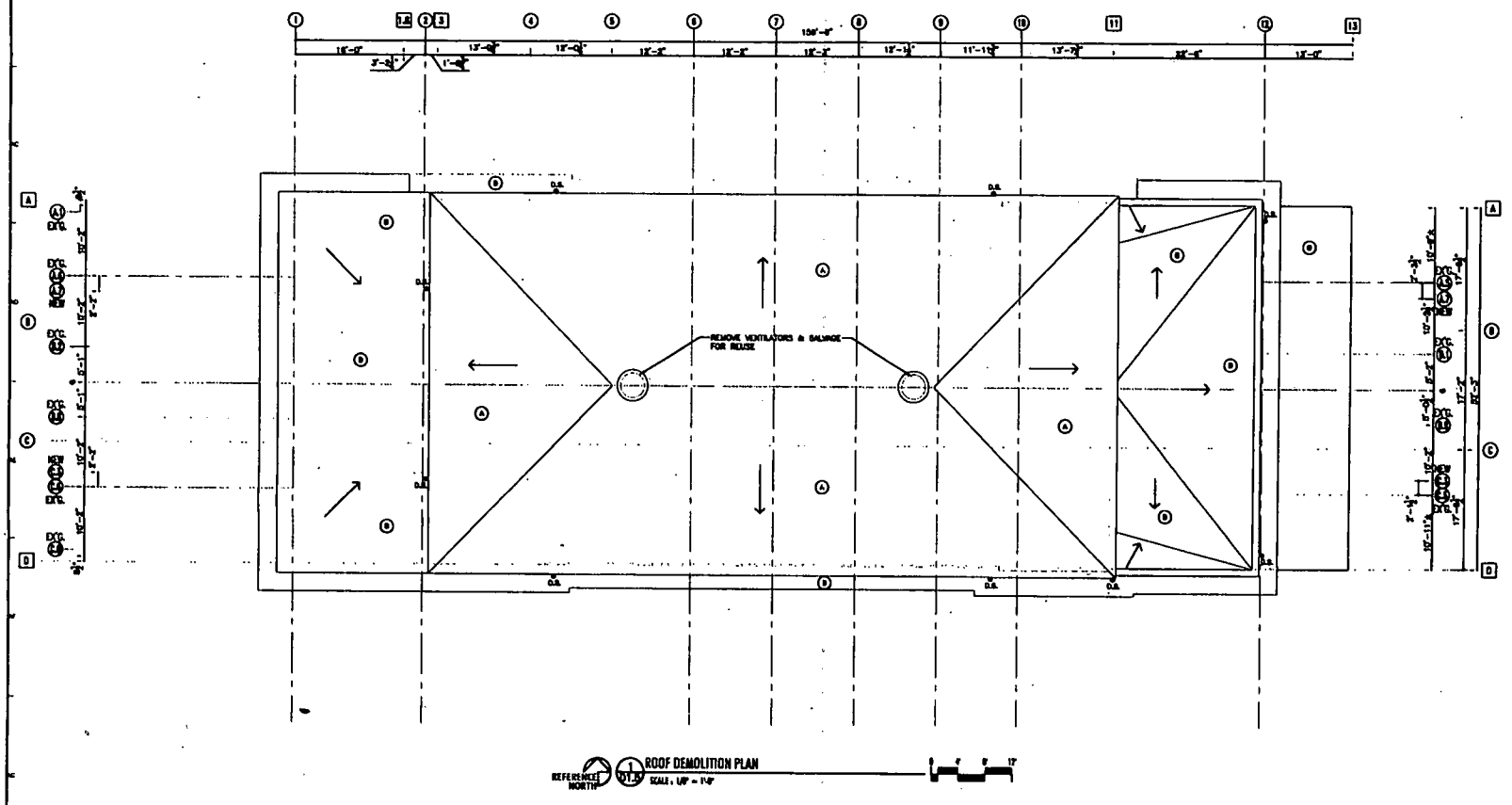
GENERAL DEMOLITION NOTES

FOR GENERAL DEMOLITION NOTES REFERENCE SHEET D1.1

ROOFING MATERIAL NOTES

(A) REMOVE EXISTING SLATE.

(B) REMOVE EXISTING LOW SLOPE ROOFING.



REFERENCE NORTH

1 D1.5 ROOF DEMOLITION PLAN

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

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PROFESSIONAL CERTIFICATION

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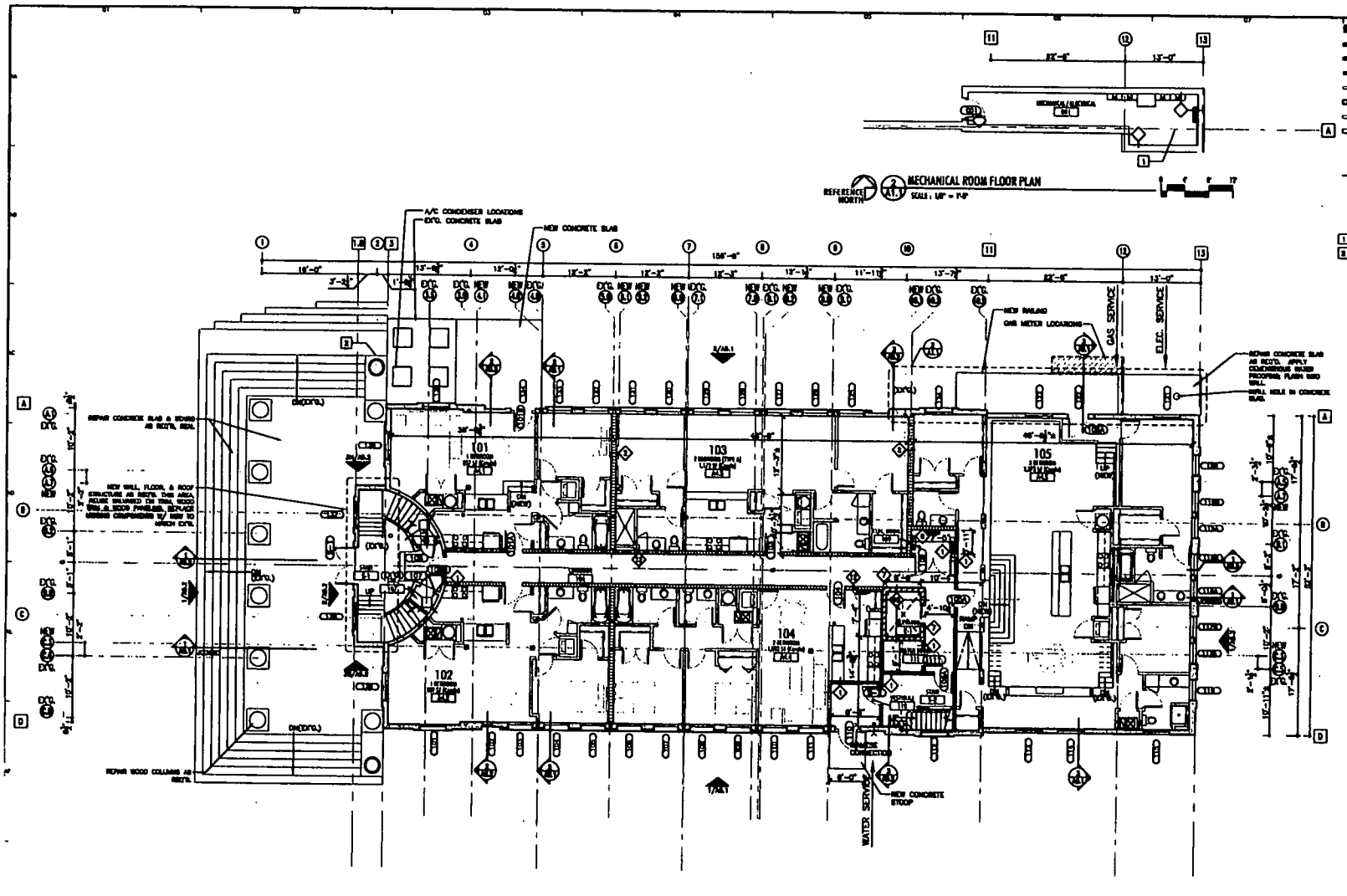
NATIONAL PARK SEMINARY
GYMNASIUM
2747 LINDEN LANE
SILVER SPRING, MD

PROJECT # 07-636

ROOF DEMOLITION PLAN

D1.5



DEMOLITION WALL KEY:

- BEARING WALL (NEW OR EXISTING)
- NEW FIRE RATED WALL
- NEW INTERIOR WALL
- NEW PARTIAL HEIGHT INTERIOR WALL
- NEW MASONRY WALL
- EXISTING FRAMED WALL
- EXISTING MASONRY WALL
- EXISTING COLUMN
- NEW COLUMN
- WALL TAG INDICATES WALL TYPE. REFERENCE SHEET A0.1 FOR WALL TYPE CONSTRUCTION. UNIT INTERIOR WALL TYPES ARE INDICATED ON 1/4" UNIT PLANS.

KEY NOTES:

1. STABILIZE EXISTING STEEL BEAM.
2. REPOINT MASONRY ON ALL SIDES OF HALF WALL.

GENERAL NOTES:

1. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G2.1
2. FOR WALL TYPE DESCRIPTIONS SEE PARTITION SCHEDULE ON SHEET A0.1. WALL TYPES INDICATED ON THIS SHEET TO BE FRAMED PRIOR TO UNIT PARTITIONS. FOR WALL TYPES WITHIN UNITS, REFER TO SHEETS A6.1–A6.14.
3. FOR INTERIOR FINISHES SEE FINISH SCHEDULE AND FINISH LEGEND ON SHEET A11.1
4. FOR DOOR TYPE DESCRIPTIONS SEE DOOR AND HARDWARE SCHEDULE ON SHEETS A11.2 TO A11.__
5. PROVIDE NEW TRUE PANEL DOORS AS INDICATED ON DOOR SCHEDULE. FIELD VERIFY DIMENSIONS OF EXISTING OPENINGS.
6. REFER TO DEMOLITION PLANS FOR EXISTING CONDITIONS AND ADDITIONAL INFORMATION.
7. FOR COMPLETE UNIT LAYOUT AND DIMENSIONING SEE 1/4" SCALE UNIT PLANS.
8. EXISTING FLOOR OPENINGS ARE TO BE INFILLED, UNLESS NOTED OTHERWISE. SEE STRUCTURAL PLANS FOR DETAILS.
9. REPAIR AREAS WHERE FINISHES HAVE BEEN REMOVED OR OTHERWISE DETERIORATED. PATCHED AND REPAIRED SHALL VISUALLY MATCH EXISTING ADJACENT MATERIALS OF SAME KIND.
10. EXISTING WORK IN PLACE THAT IS DISTURBED DUE TO NEW WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION AFTER THE NEW WORK IS IN PLACE.
11. UNSOUND PLASTER WALLS, CEILINGS, COLUMNS, ETC. ARE TO BE REPAIRED TO A SOUND STATE WITH FURRING STUDS, DRYWALL AND FINISH. EXISTING SOUND PLASTER SURFACES ARE TO BE REPAIRED OR NEW GYPSUM BOARD LAMINATED TO THE EXISTING SURFACE. SURFACE SHALL BE PREPARED TO ACCEPT NEW FINISH.
12. EXISTING ELECTRICAL DEVICE BOXES AND PANELS IN EXISTING PLASTER SURFACE, WHICH ARE NOT TO BECOME NEW LAMINATED GYP. BOARD, ARE TO BE FILLED AND FINISHED FLUSH WITH EXISTING SURFACE.
13. PATCH AND REPAIR EXISTING WALLS, CEILINGS, FLOORS, AND COLUMNS WHERE WALLS WERE REMOVED DURING DEMOLITION. PATCH AND REPAIR EXISTING WOOD BASE, WHERE WALLS WERE REMOVED DURING DEMOLITION, WITH MOCKING SALVAGED TRIM OR NEW BASE TO MATCH EXISTING.
14. LEVEL FLOOR AREAS AS NOTED WITH CEMENTITIOUS UNDERLAYMENT (MAX THICKNESS OF 1 1/2"). FEATHER TO LEVEL OF ADJACENT AREA TO ACHIEVE SMOOTH FINISH. REFER TO SPECIFICATION SECTION ____
15. THE INTENT OF THE ELECTRICAL WORK SHOWN ON THIS PLAN IS TO ESTABLISH DESIRED LOCATIONS OF FIXTURES. IT IS NOT TO BE CONSTRUED AS A COMPREHENSIVE PLAN OF ALL FIXTURES AND DEVICES REQUIRED BY THE SPECIFICATIONS AND CODES. THE ELECTRICAL CONTRACTOR MAINTAINS RESPONSIBILITY FOR QUANTITIES AND LOCATIONS OF ALL FIGURED AND DEVICES, INCLUDING LIFE SAFETY AND FIRE ALARM/DETECTION SYSTEMS AS REQUIRED BY STATE, LOCAL, AND FEDERAL AUTHORITIES.
16. REFER TO ELEVATIONS FOR EXTERIOR UPLIGHTING, SPECIALTY LIGHTING AND WALL MOUNTED FIXTURES.
17. REPAIR ORIGINAL METAL CROWN MOULDINGS. SEE 1/4" SCALE UNIT PLANS FOR EXACT LOCATIONS.
18. REMOVE EXISTING TRIM ON WALLS TO REMAIN AS NECESSARY FOR INSTALLATION OF NEW CASEWORK, BATH FIXTURES, STUB WALLS, ETC.
19. REPAIR AND/OR REPLACE WINDOW SASHES, REPLACED SASHES SHALL REPLICATE THE EXISTING SASH. REFERENCE WINDOW SCHEDULE.
20. FILL ALL FLOOR PENETRATIONS FROM PIPING OR CONDUITS.
21. ALL EXPOSED STRUCTURAL STEEL TO RECEIVE INTUMESCENT PAINT TO ACHIEVE 1-HOUR FIRE RATED PROTECTION. SUCH ITEMS INCLUDE, BUT ARE NOT LIMITED TO, EXISTING STEEL COLUMNS, STEEL SUPPORT RODS FROM ROOF TRUSSES, ALL EXPOSED METAL COMPONENTS OF ROOF TRUSSES, ETC. STEEL COMPONENTS ENCLOSED WITHIN FINISHED AND GYPSUM BOARD NEED NOT RECEIVE INTUMESCENT PAINT.
22. NEW ROOF DRAIN LOCATIONS TO BE APPROVED BY ARCHITECT AND COORDINATED WITH PLUMBING CONTRACTOR. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER.
23. REFINISH EXISTING DOOR FRAMES, CASING, BASE CAP, PICTURE MOLDING, TRANSOM FRAMES, AND DOORS TO REMAIN AS REQUIRED.

DIMENSION NOTES:

1. WALL THICKNESS IS 3 5/8" TYPICAL UNLESS OTHERWISE DIMENSIONED.
2. ALL NEW WALLS ARE DIMENSIONED TO FACE OF FINISH.
3. ALL EXISTING WALLS ARE DIMENSIONED TO FACE OF EXISTING FINISH.
4. NOTIFY ARCHITECT IF A DIMENSION VARIES BY 6" OR 6% WHICH EVER IS LESS.

GENERAL FLOORING NOTES:

1. INSTALL CEMENTITIOUS UNDERLAYMENT WHERE HARDWOOD FLOORS WERE REMOVED, REFER TO DEMOLITION PLAN FOR LOCATIONS.
2. INSTALL CEMENTITIOUS UNDERLAYMENT WHERE FLOORING IS NOT CONTINUOUS UNDER REMOVED WALLS.

EGRESS COMMON STAIRWELL NOTES:

1. SEE SECTION SHEETS A5.1–A5.2 FOR SCOPE OF WORK.
2. SEE SECTION SHEETS A5.1–A5.2 FOR ELECTRICAL LIGHTING.

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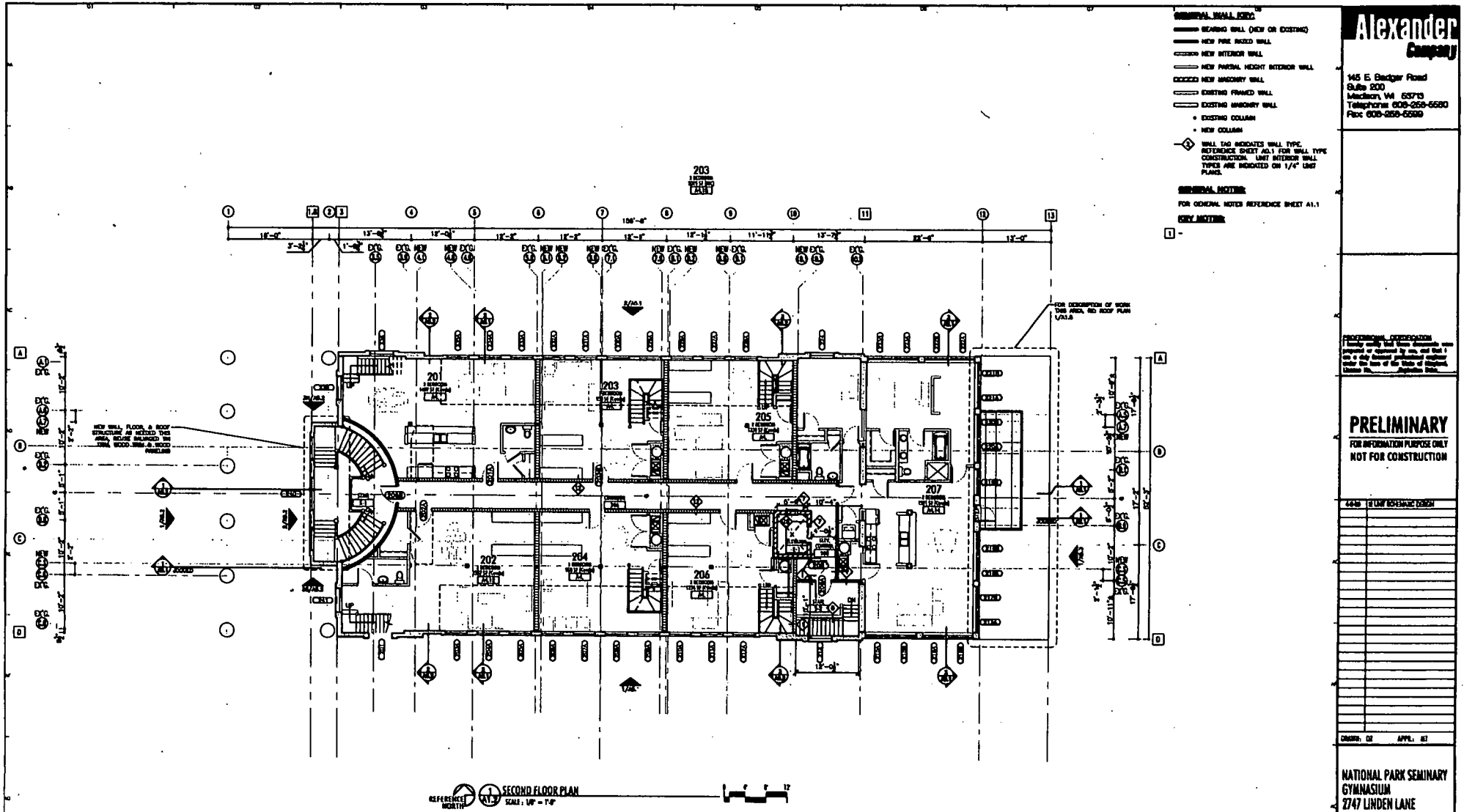
PROJECT # 07-636

FIRST FLOOR PLAN

A1.1



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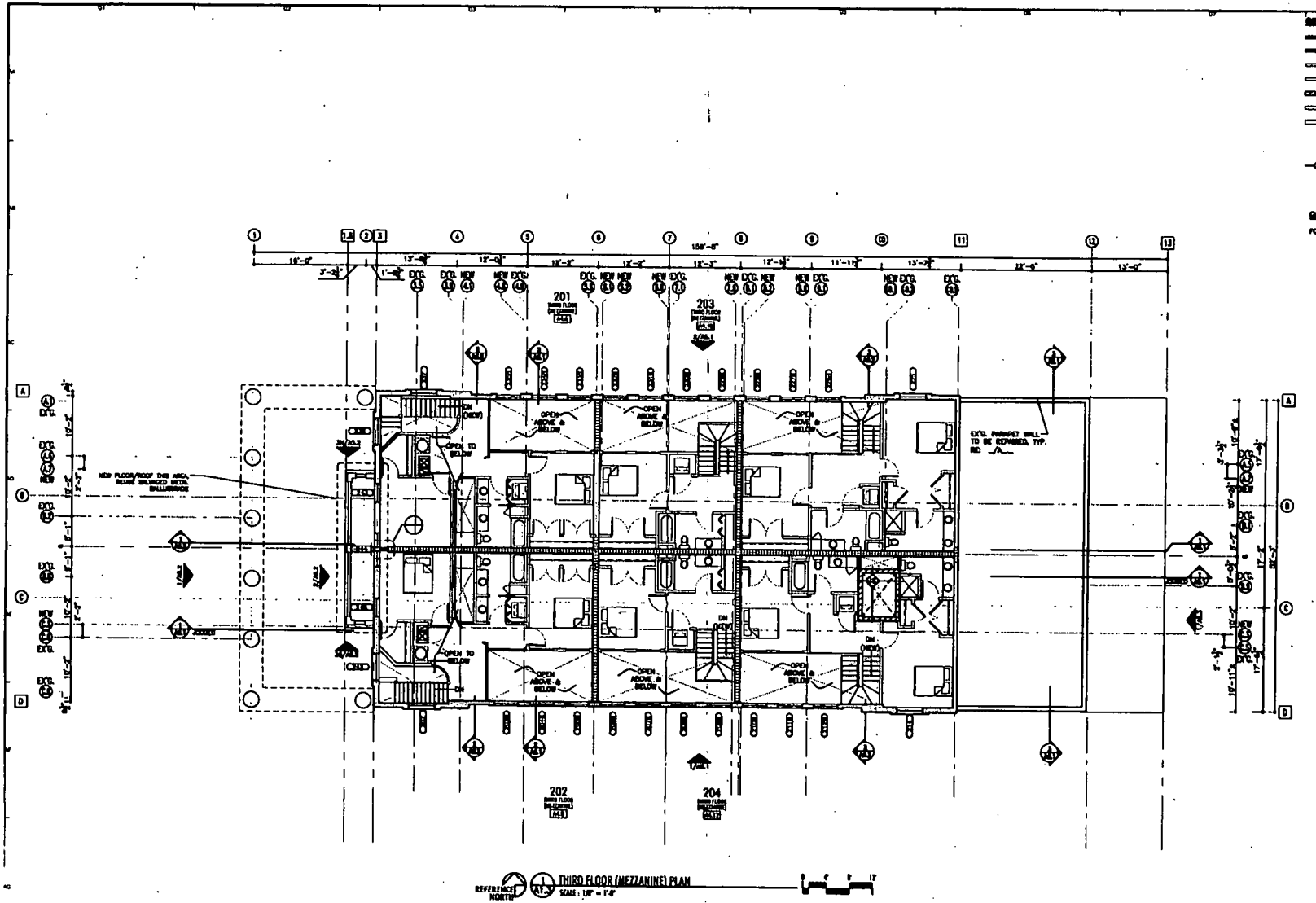
SECOND FLOOR PLAN

A1.2



THIRD FLOOR (MEZZANINE) PLAN
SCALE : 1/8" = 1'-0"

GENERAL WALL KEY:

- BEARING WALL (NEW OR EXISTING)
- NEW FIRE RATED WALL
- NEW INTERIOR WALL
- NEW PARTIAL HEIGHT INTERIOR WALL
- NEW MASONRY WALL
- EXISTING FRAMED WALL
- EXISTING MASONRY WALL
- EXISTING COLUMN
- NEW COLUMN
- WALL TAG INDICATES WALL TYPE. REFERENCE SHEET A0.1 FOR WALL TYPE CONSTRUCTION. UNIT INTERIOR WALL TYPES ARE INDICATED ON 1/4" UNIT PLANS.

GENERAL NOTES:

FOR GENERAL NOTES REFERENCE SHEET A1.1

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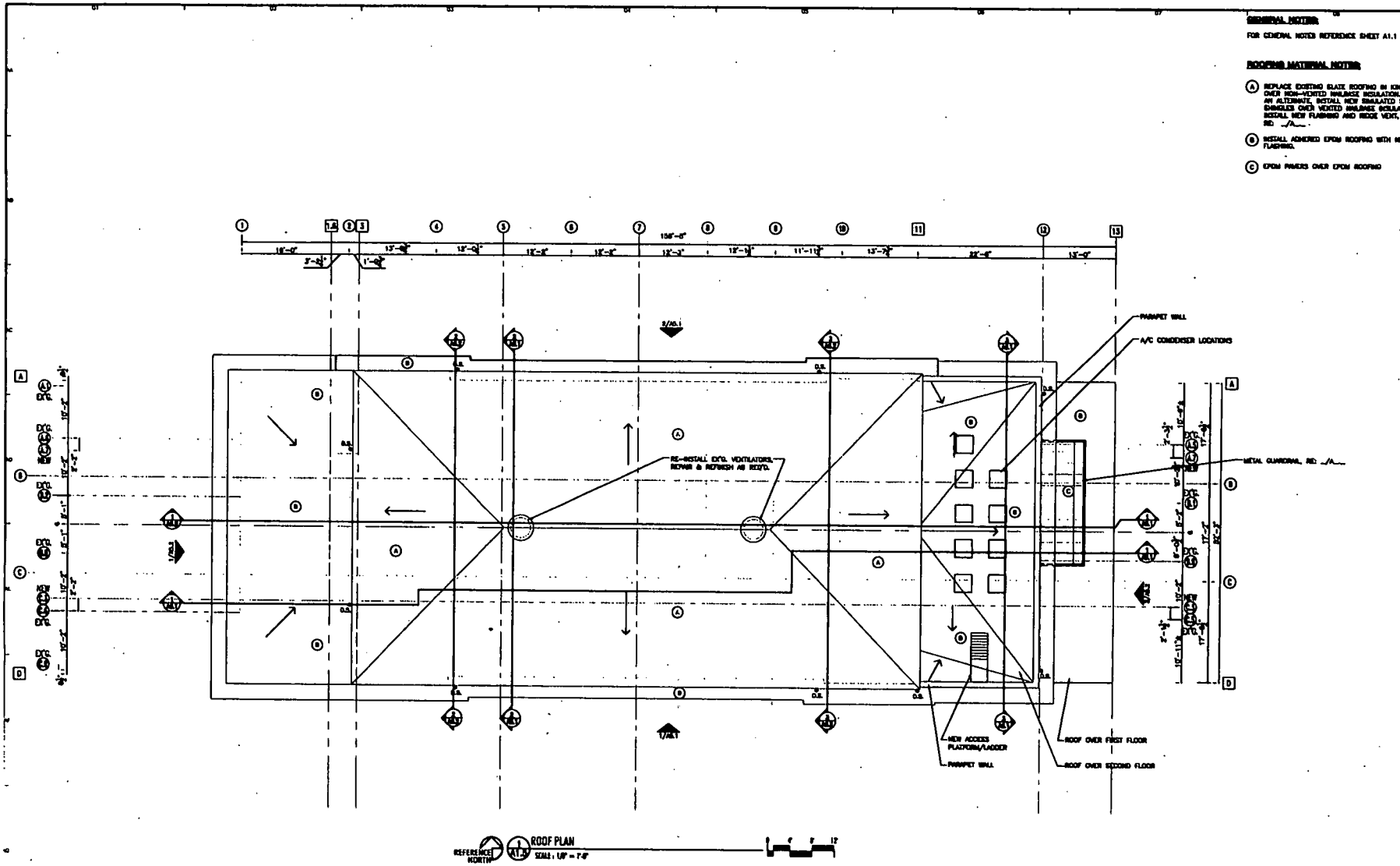
THIRD FLOOR
(MEZZANINE) PLAN

A1.3



GENERAL NOTES

FOR GENERAL NOTES REFERENCE SHEET A1.1

ROOFING MATERIAL NOTES:

(A) REPLACE EXISTING SLATE ROOFING IN KIND OVER NON-VENTED RIGIDBOARD INSULATION. AS AN ALTERNATE, INSTALL NEW SIMULATED SLATE SHINGLES OVER VENTED RIGIDBOARD INSULATION. INSTALL NEW FLASHING AND RIDGE VENT, RE: _/A__.

(B) INSTALL ADHERED EPDM ROOFING WITH NEW FLASHING.

(C) EPDM PAVERS OVER EPDM ROOFING

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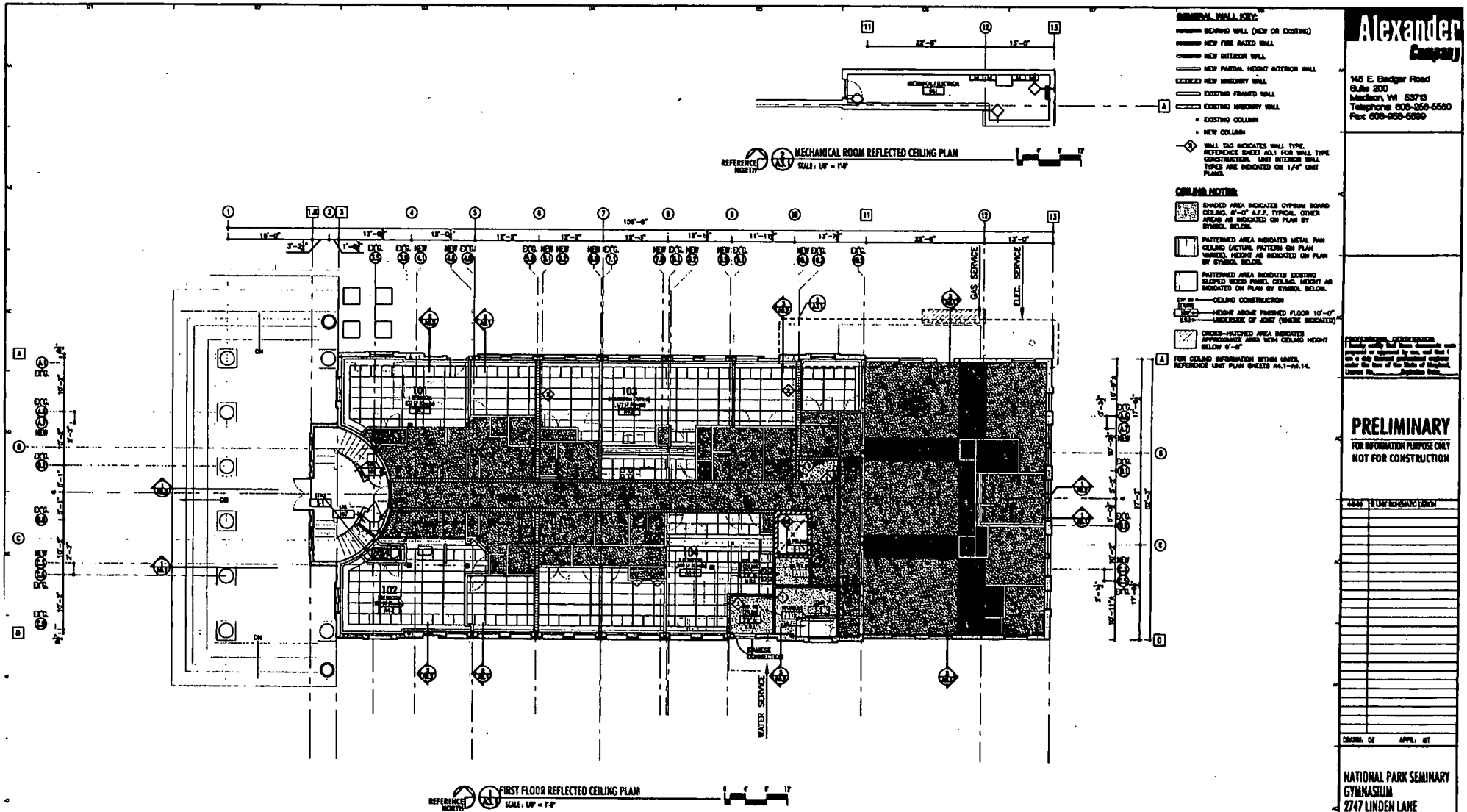
PROJECT # 07-636

ROOF PLAN

A1.5



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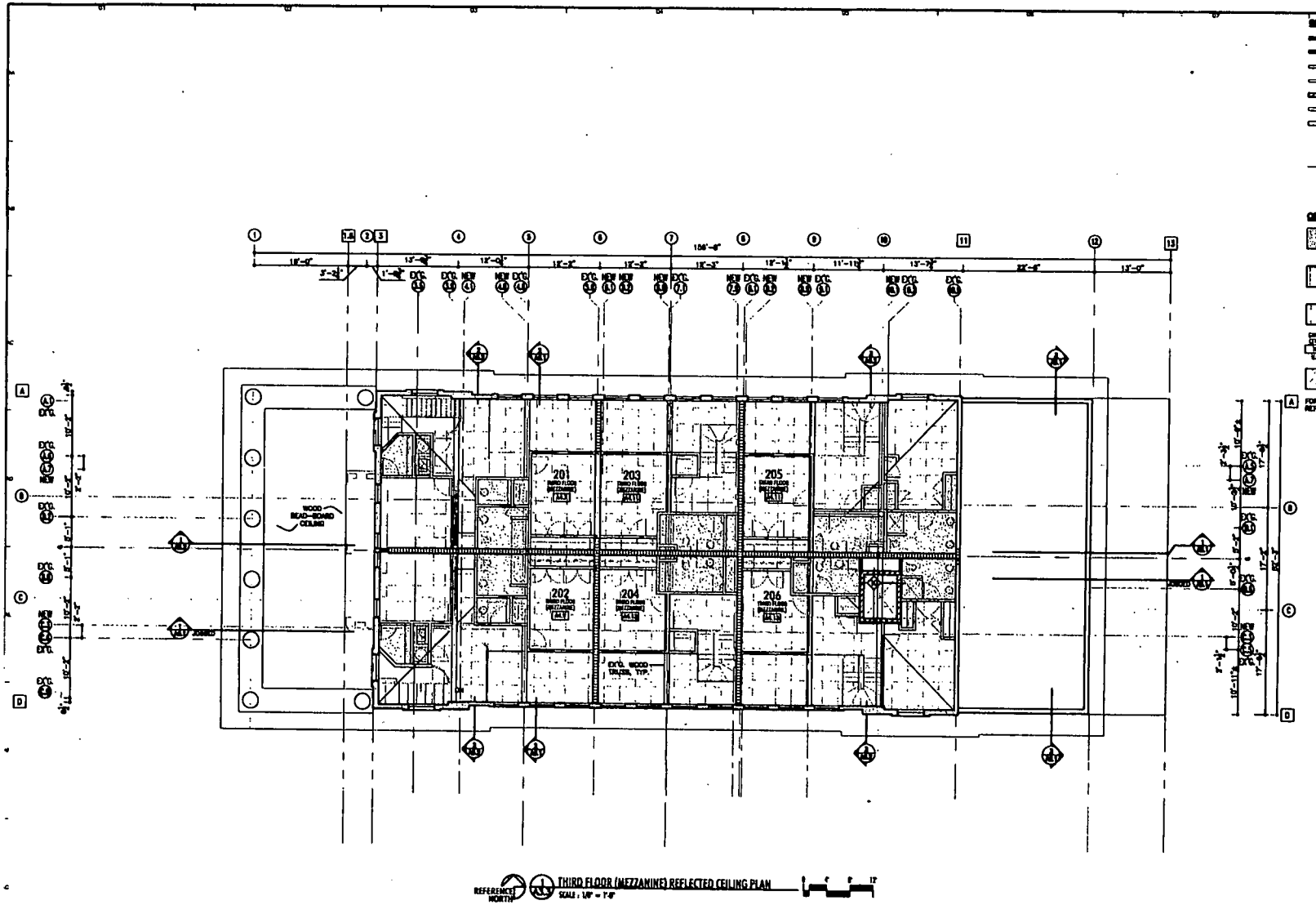
PROJECT # 07-636

FIRST FLOOR
REFLECTED CEILING
PLAN

A3.1



REFERENCE NORTH

THIRD FLOOR (MEZZANINE) REFLECTED CEILING PLAN
SCALE : 1/8" = 1'-0"

0' 8' 16'

PARTITION WALL KEY:

- BEARING WALL (NEW OR EXISTING)
- NEW FIRE RATED WALL
- NEW INTERIOR WALL
- NEW PARTIAL HEIGHT INTERIOR WALL
- NEW MASONRY WALL
- EXISTING FRAMED WALL
- EXISTING MASONRY WALL
- EXISTING COLUMN
- NEW COLUMN
- WALL TAG INDICATES WALL TYPE. REFERENCE SHEET A0.1 FOR WALL TYPE CONSTRUCTION. UNIT INTERIOR WALL TYPES ARE INDICATED ON 1/4" UNIT PLANS.

CEILING NOTES:

- SHADED AREA INDICATES GYPSUM BOARD CEILING, 8'-0" A.F.F. TYPICAL. OTHER AREAS AS INDICATED ON PLAN BY SYMBOL BELOW.
- PATTERNED AREA INDICATES METAL PAN CEILING (ACTUAL PATTERN ON PLAN VARIES). HEIGHT AS INDICATED ON PLAN BY SYMBOL BELOW.
- PATTERNED AREA INDICATES EXISTING SLOPED WOOD PANEL CEILING. HEIGHT AS INDICATED ON PLAN BY SYMBOL BELOW.
- DF.01 (T.U.O.J.) — CEILING CONSTRUCTION
- T.U.O.J. — HEIGHT ABOVE FINISHED FLOOR 10'-0" U.O.J. — UNDERSIDE OF JOIST (WHERE INDICATED)
- CROSS-HATCHED AREA INDICATES APPROXIMATE AREA WITH CEILING HEIGHT BELOW 8'-0"

FOR CEILING INFORMATION WITHIN UNITS, REFERENCE UNIT PLAN SHEETS A4.1–A4.14.

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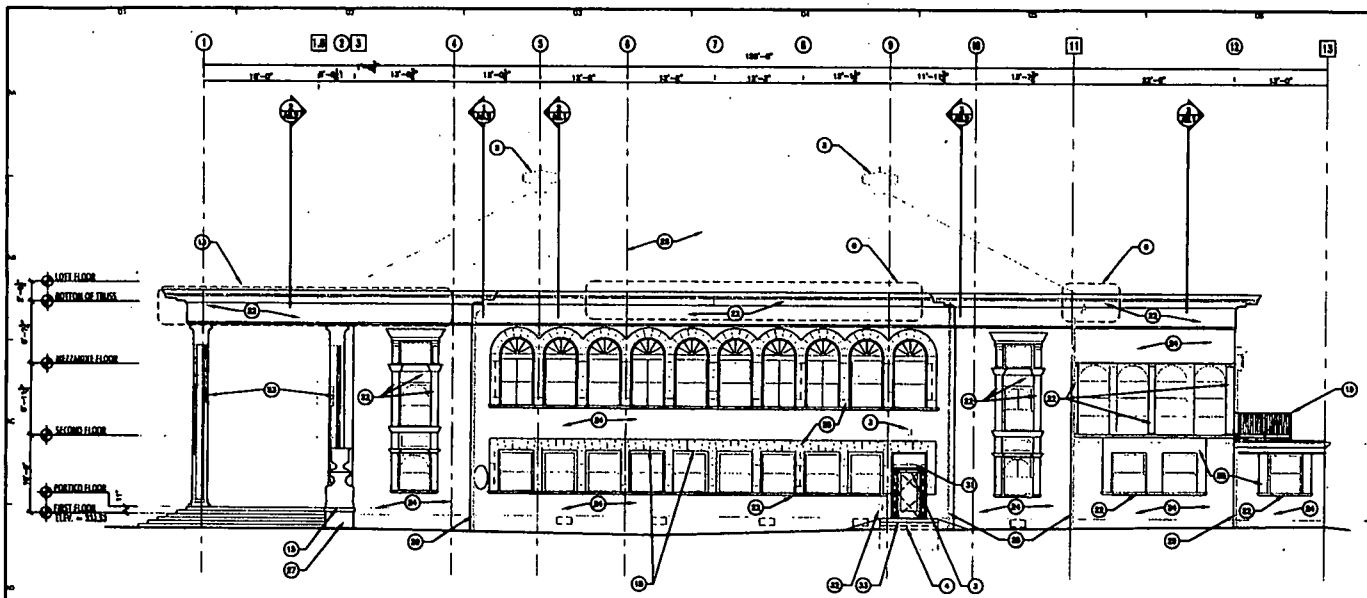
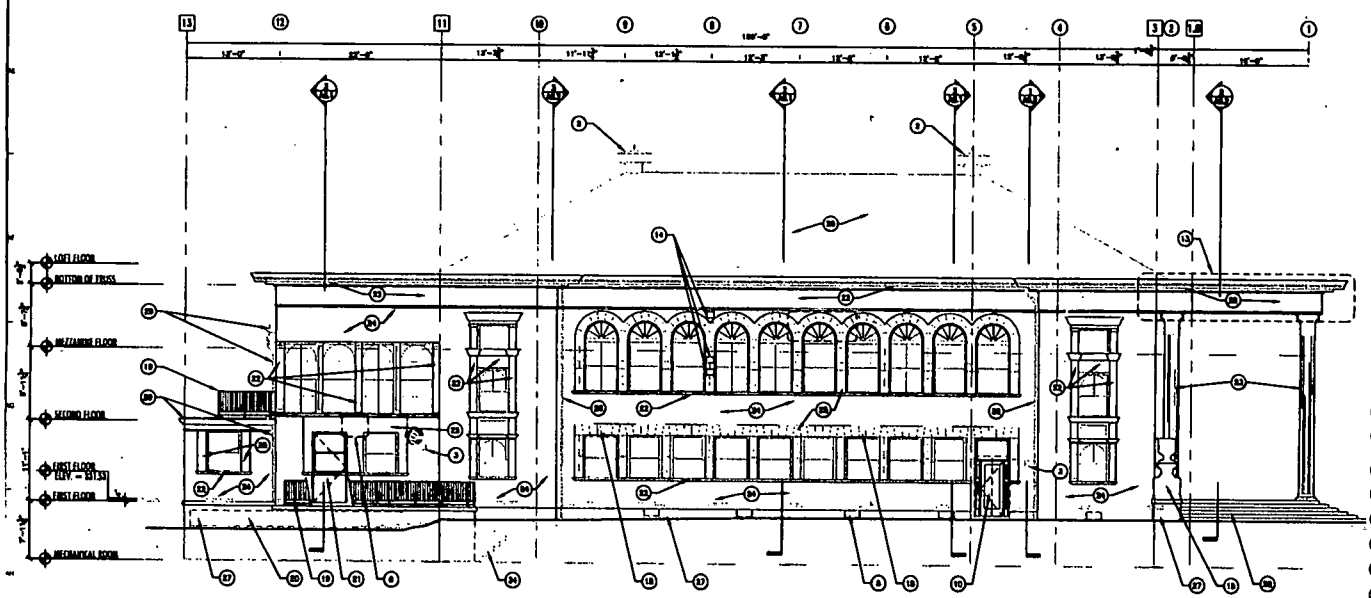
THIRD FLOOR (MEZZANINE) REFLECTED CEILING PLAN

A3.3



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



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

EXISTING BUILDING WORK NOTES - THESE NOTES APPLY TO ALL EXISTING BUILDINGS

A. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS. NO ALLOWANCE WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO DETERMINE THE FULL EXTENT OF WORK TO BE PERFORMED.

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

C. REMOVE ALL EXISTING ELECTRICAL CONDUIT, FIXTURES, MECHANICAL PIPING, LOUVERS, VENTS, ETC. PREPARE NEW REPAIR STUCCO SYSTEM, MIN. 3 COATS, AND ACCESSORIES, AT A DEPTH TO MATCH ADJACENT SURFACES. PREPARE FINISH TO MATCH EXISTING ADJACENT SYSTEM. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)

D. STUCCO. ALL EXISTING STUCCO TO BE REMOVED FROM BUILDING. AFTER REPAIR/REPLACEMENT OF SHEATHING AND STRUCTURE, FURRING AND INSULATION OF WEATHER RESISTIVE BARRIER, STUCCO SHALL BE RE-APPLIED TO BUILDING TO MATCH ORIGINAL TEXTURE AND DESIGN. REFER TO WALL SECTIONS FOR ADDITIONAL NOTES.

E. WINDOWS. REFER TO WINDOW SCHEDULE AND SPECIFICATION MANUAL FOR SCOPE OF REPAIR OR REPLACEMENT. SALVAGE AND RESTORE EXISTING WINDOW SASHES AND FRAMES (WITH IN KIND REPLACEMENT OF MISSING AND BADLY DAMAGED COMPONENTS). INSTALL NEW WINDOWS ON INTERIOR OF RESTORED EXT'S WINDOWS. ALL WINDOW PARTS (EXCEPT GLAZING) TO BE PAINTED.

F. ARCHITECTURAL SHEET METAL: REMOVE AND RESTORE ALL ARCHITECTURAL SHEET METAL, WHERE THE ORIGINAL LOCATION OF EACH PIECE, COLOR, FINISH AND RE-FINISH ALL PIECES IN A SHOP. FABRICATE NEW SECTIONS TO REPLACE BADLY DAMAGED PIECES. FINISH NEW REPLACEMENT MATERIAL TO MATCH. INSTALL ARCHITECTURAL SHEET METAL AFTER FINISHED AND WEATHER RESISTIVE BARRIER HAVE BEEN INSTALLED.

G. REMOVE METAL SECURITY GRATES AT WINDOWS.

H. PAINTED WOOD. REMOVE ALL LOOSE OR PEELING PAINT DOWN TO SOUND SUBSTRATE. REPAIR AREAS OF DAMAGE. PREPARE NEW CLADDING/TRIM.

I. REPAIR/REPOINT BRICK AND STONE MASONRY PER SPECIFICATION.

J. PAINT ALL DUCT AND PIPE PENETRATIONS IN ROOF TO COLOR SIMILAR TO ROOF SHINGLES.

KEYNOTE GENERAL WORK NOTES

1. -
2. REMOVE & SALVAGE TEN VENTS. FILL OPENING IN ROOF & RE-INSTALL VENTS. REPAIR & REFINISH AS REQUIRED.
3. REMOVE EXISTING DOOR AND CASEMENT. PREPARE NEW DOOR, SIDELIGHT AND TRANSOM.
4. REMOVE CONCRETE STAIRS AND STOOP.
5. REMOVE NEW SCREENING, INFILL WITH SUBSTRATE & STUCCO TO MATCH ADJACENT.
6. REPLACE FRAMING FOR EXISTED-TEN DORMER/VENT.
7. -
8. NEW EXTERIOR WALL MOUNTED LIGHT FIXTURE.
9. -
10. REMOVE DOORS AND INFILL IN SAME AREA. REPLACE WITH NEW DOOR AND NEW SIMILAR WINDOW TO MATCH ADJACENT.
11. REPAIR DAMAGED WOOD COLUMNS. PAINT.
12. REBUILD ENTRY MINOR PORTICO. NEW WALL FRAMING, POWER-WASH STUCCO, WINDOWS AND DOOR. SALVAGE ALL TEN TILES FOR REUSE.
13. REPAIR PORTICO ROOF STRUCTURE.
14. REMOVE STEEL PLATES AND ASSOCIATED HARDWARE. REPAIR/REPLACE FRAMING. PREPARE STUCCO TO MATCH ADJACENT FINISH.
15. REPAIR AND PROTECT URN/PLANTER.
16. REPLACE BOXBOARD COLUMS TO MATCH EXT'S. PAINT.
17. REPLACE EXISTING DOOR AND TRANSOM 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 BATHROOM FAN VENTS. CUTDOWN FARMHOUSE VENT TO MATCH DIMENSIONS OF WINDOW EXTERIOR DETAILING IN STUCCO. Paint TO MATCH STUCCO.
19. NEW STEEL RAILING, RD. ____ PAINT STEEL TO MATCH STUCCO PAINT COLOR.
20. LOCATION OF NEW GAS METERS.
21. REMOVE EXISTING WINDOW AND PORTION OF EXISTING WALL BELOW WINDOW. INFILL OPENING WITH NEW DOOR. NEW DOOR TO EMULATE EXT'S WINDOW AND WALL FINISH REQUIRED.
22. ARCHITECTURAL SHEET METAL, RD. GENERAL NOTE F.
23. ARCHITECTURAL WOODWORK, PAINT, RD. GENERAL NOTE H.
24. PEBBLE DASH STUCCO, PAINT, RD. GENERAL NOTE D.
25. SMOOTH STUCCO, PAINT, RD. GENERAL NOTE D.
26. NEW SLATE SHINGLES
27. EXT'S. MASONRY, REPAIR AS REQ'D.
28. EXT'S CONCRETE STEPS AND STOOP
29. NEW METAL GUTTERS AND DOWNSPOUTS, PAINT.
30. EXT'S. CONCRETE STEPS, REPAIR & SEAL
31. NEW ADDRESS SIGNAGE
32. DOOR SIZE, LOCATION TO BE VERIFIED WITH FIRE DEPARTMENT AND MARYLAND HISTORIC TRUST.
33. NEW CONCRETE STOOP. TOP OF STOOP TO BE FLUSH WITH FINISHED FLOOR AT DOOR LOCATION. COORDINATE GRADE CHANGES AND PEDESTRIAN WALK WITH SITE WORK.
34. EXISTING CONCRETE STEPS LEADING TO ELECTRICAL EQUIPMENT ROOM.
35. VERIFY LOCATION OF EXISTING LIGHT FIXTURE MOUNTED OBTAIN SALVAGED LIGHT FIXTURES FROM OWNER. REFURBISH FIXTURES AND RE-INSTALL IN ORIGINAL LOCATIONS.

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4-8-08	1ST LAND SCHEMATIC DESIGN

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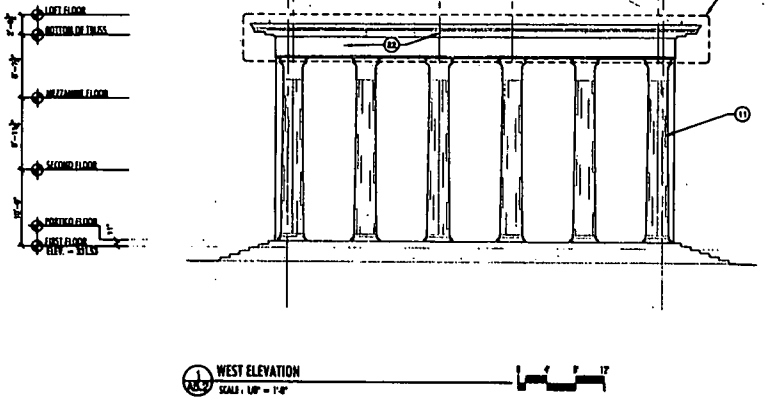
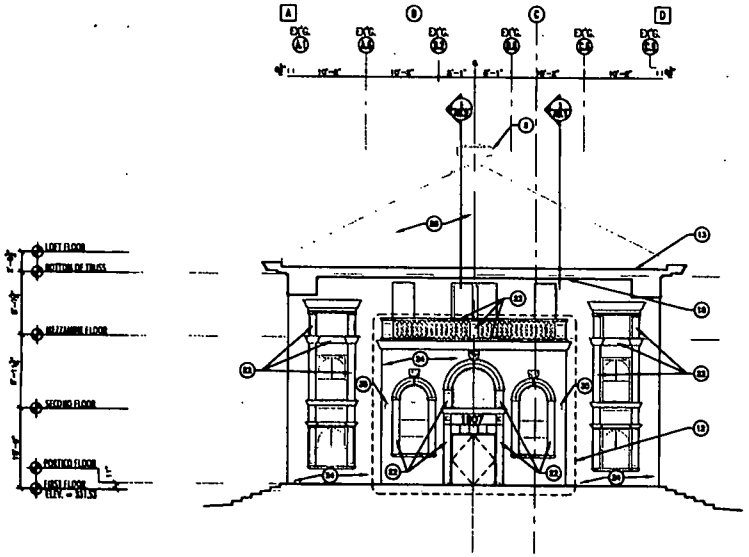
EXTERIOR BUILDING ELEVATONS

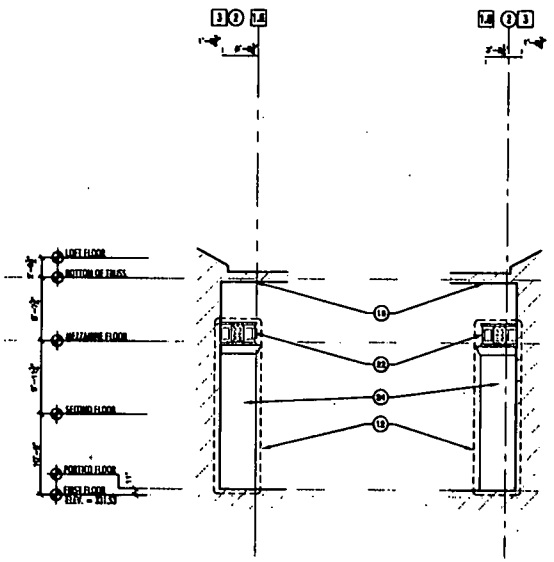
A5.1



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



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



3 PORTICO ELEVATIONS - NORTH & SOUTH
SCALE : 1/8" = 1'-0"

GENERAL REMODEL WORK NOTES - WORK NOTED HEREIN TO BE ENTIRE BUILDING

A. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS. NO ALLOWANCE WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO DETERMINE THE FULL EXTENT OF WORK TO BE PERFORMED.

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

C. REMOVE ALL EXISTING ELECTRICAL CONDUIT, FIXTURES, MECHANICAL PIPING, LOUVERS, VENTS, ETC. PREPARE NEW BROWN STUCCO SURFACE WITH 1 COATS, AND ACCESSORIES, AT A DEPTH TO MATCH ADJACENT SURFACES. PREPARE FINISH TO MATCH EXISTING ADJACENT SURFACE. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)

D. STUCCO: ALL EXISTING STUCCO TO BE REMOVED FROM BUILDING. AFTER REPAIR/REPLACEMENT OF SHEATHING AND STRUCTURAL FRAMING AND INSTALLATION OF WEATHER RESISTIVE BARRIER, STUCCO SHALL BE RE-APPLIED TO BUILDING TO MATCH ORIGINAL TEXTURE AND OVERALL. REFER TO WALL SECTIONS FOR ADDITIONAL NOTES.

E. WINDOWS: REFER TO WINDOW SCHEDULE AND SPECIFICATION MANUAL FOR SCOPE OF REPAIR OR REPLACEMENT. SALVAGE AND RESTORE EXISTING WOOD SASHES AND FRAMES (WITH IN KIND REPLACEMENT OF MISSING AND BADLY DAMAGED COMPONENTS). INSTALL NEW WINDOWS ON SECTION OF REMOVED EXT'R WINDOWS. ALL WINDOW PARTS (EXCEPT GLAZING) TO BE PAINTED.

F. ARCHITECTURAL SHEET METAL: REMOVE AND REPAIR ALL ARCHITECTURAL SHEET METAL. LABEL THE ORIGINAL LOCATION OF EACH PIECE. CLEAN, PRIME AND RE-PAINT ALL PIECES IN A SHOP. FABRICATE NEW SECTIONS TO REPLACE BADLY DAMAGED PIECES. FINISH WITH REPLACEMENT MATERIAL TO MATCH. INSTALL ARCHITECTURAL SHEET METAL AFTER PRIMING AND SECOND SCREENING PAINTED WHITE (SEEK METALLIC).

G. REMOVE METAL SECURITY GRATES AT WINDOWS.

H. PAINTED WOOD: REMOVE ALL LOOSE OR PEELING PAINT DOWN TO SOUND SUBSTRATE. REPAIR AREAS OF DAMAGE. PREPARE NEW ELABORATED COATING.

I. REPAIR/REPOINT BRICK AND STONE MASONRY PER SPECIFICATION.

J. PAINT ALL DUCT AND PIPE PENETRATIONS IN ROOF TO COLOR SIMILAR TO ROOF SHINGLES.

KEYNOTE REMODEL WORK NOTES

1 -

2 REMOVE & SALVAGE TEN VENTS. FILL OPENING IN ROOF & RE-INSTALL VENTS. REPAIR & REPAINT AS REQUIRED.

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

4 REMOVE CONCRETE STAIRS AND STOOP.

5 REMOVE VENT SCREENING, REFILL WITH SUBSTRATE & STUCCO TO MATCH ADJACENT.

6 REPLACE FRAMING FOR STAIRWELL ON EXTERIOR.

7 -

8 NEW EXTERIOR WALL MOUNTED LIGHT FIXTURE.

9 -

10 REMOVE DOORS AND INFILL IN THIS AREA. REPLACE WITH NEW DOOR AND NEW TRANSOM WINDOW TO MATCH ADJACENT.

11 REPAIR DAMAGED WOOD COLUMNS. PAINT.

12 REBUILD ENTRY WITH PORTICO. NEW WALL FRAMING, PUEBLO-CHEM STUCCO, WINDOWS AND DOOR. SALVAGE ALL TILE WORK FOR REUSE.

13 REPAIR PORTICO ROOF STRUCTURE.

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

15 REPAIR AND PROTECT LIME/PLASTER.

16 REPLACE SOFFIT/SOFFIT CEILING TO MATCH EXT'G. PAINT.

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

18 LOCATIONS FOR NEW BARMOUNT FAN VENTS. CUSTOM FABRICATE VENT TO MATCH DIMENSIONS OF WINDOW MITHONS DESIGNED BY STUCCO. PAINT TO MATCH STUCCO.

19 NEW STEEL RAILING, RD. ___ PAINT STEEL TO MATCH STUCCO PAINT COLOR.

20 LOCATION OF NEW GAS METERS.

21 REMOVE EXISTING WINDOW AND PORTION OF EXISTING WALL BELOW WINDOW. INFILL OPENING WITH NEW DOOR. NEW DOOR TO EMULATE EXT'G WINDOW AND WALL BEING REMOVED.

22 ARCHITECTURAL SHEET METAL, RD. GENERAL NOTE F.

23 ARCHITECTURAL WOODWORK, PAINT, RD. GENERAL NOTE H.

24 PUEBLO CHEM STUCCO, PAINT, RD. GENERAL NOTE G.

25 SMOOTH STUCCO, PAINT, RD. GENERAL NOTE G.

26 NEW SLATE SHINGLES

27 EXT'G. MASONRY, REPAIR AS REQ'D.

28 EXT'G CONCRETE STEPS AND STOOP

29 NEW METAL GUTTERS AND DOWNSPOUTS, PAINT.

30 EXT'G. CONCRETE STEPS, REPAIR & SEAL

31 NEW WOODEN SIDING

32 KNOX BOX, LOCATION TO BE VERIFIED WITH FIRE DEPARTMENT AND MARYLAND HISTORIC TRUST.

33 NEW CONCRETE STOOP. TOP OF STOOP TO BE FLUSH WITH FINISHED FLOOR AT DOOR LOCATION. COORDINATE GRADE CHANGES AND PEDESTRIAN WALK WITH SITE WORK.

34 EXISTING CONCRETE STEPS LEADING TO ELECTRICAL EQUIPMENT ROOM.

35 VERIFY LOCATION OF EXISTING LIGHT FIXTURE MOUNTED ORGAN BRACKET. LIGHT FIXTURES FROM ORGAN. REFURBISH FIXTURES AND RE-INSTALL IN ORIGINAL LOCATIONS.

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#	DATE	DESCRIPTION

DESIGN: DZ APPR.: RT

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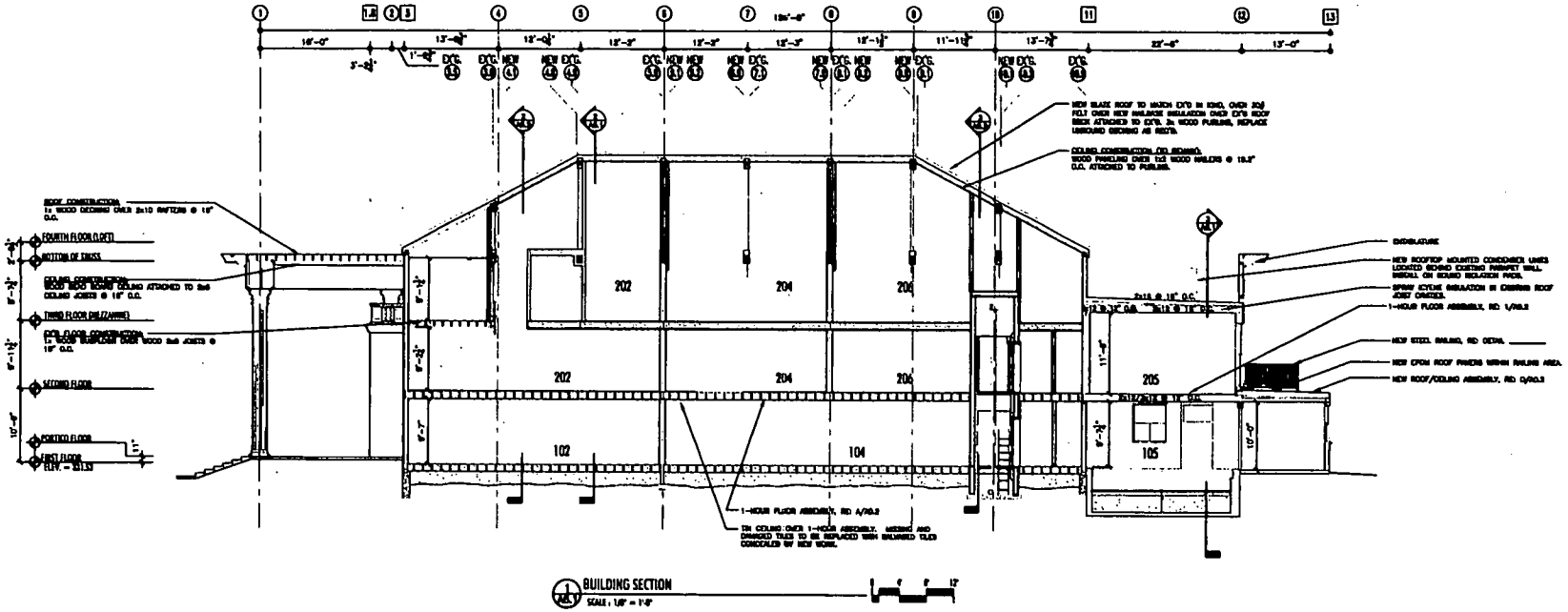
GYMNASIUM
2747 LINDEN LANE
SILVER SPRING, MD

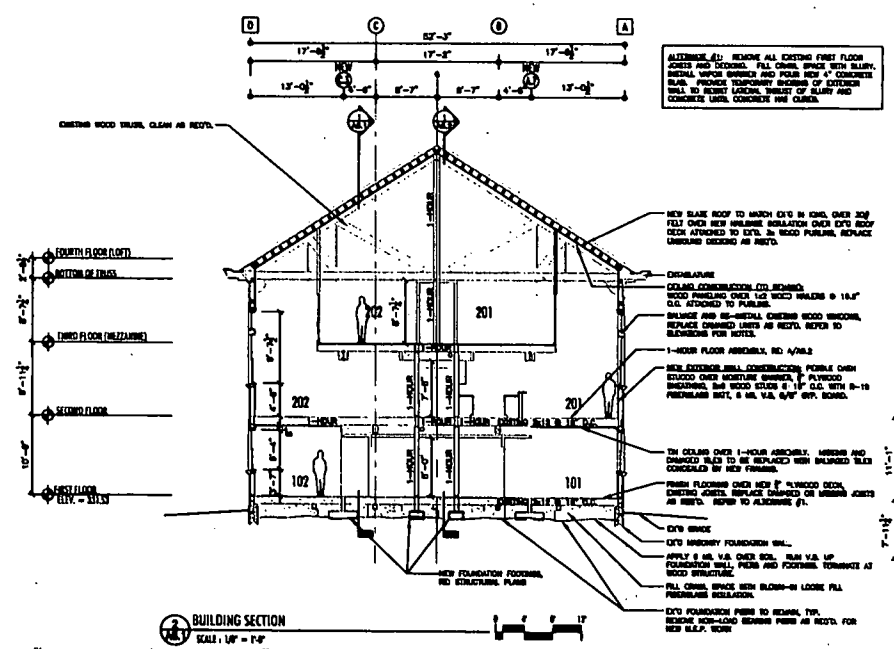
PROJECT # 07-636

EXTERIOR BUILDING ELEVATIONS

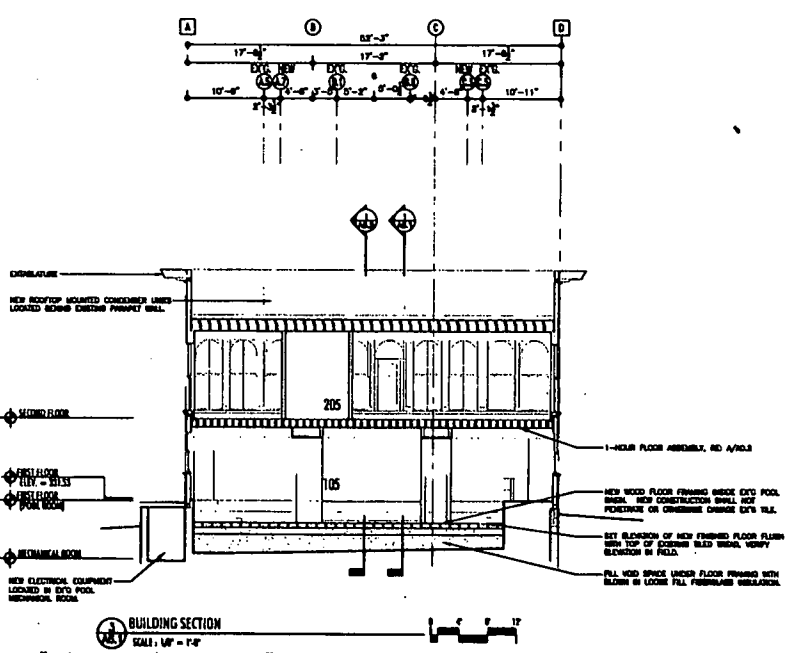
A5.2



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



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



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

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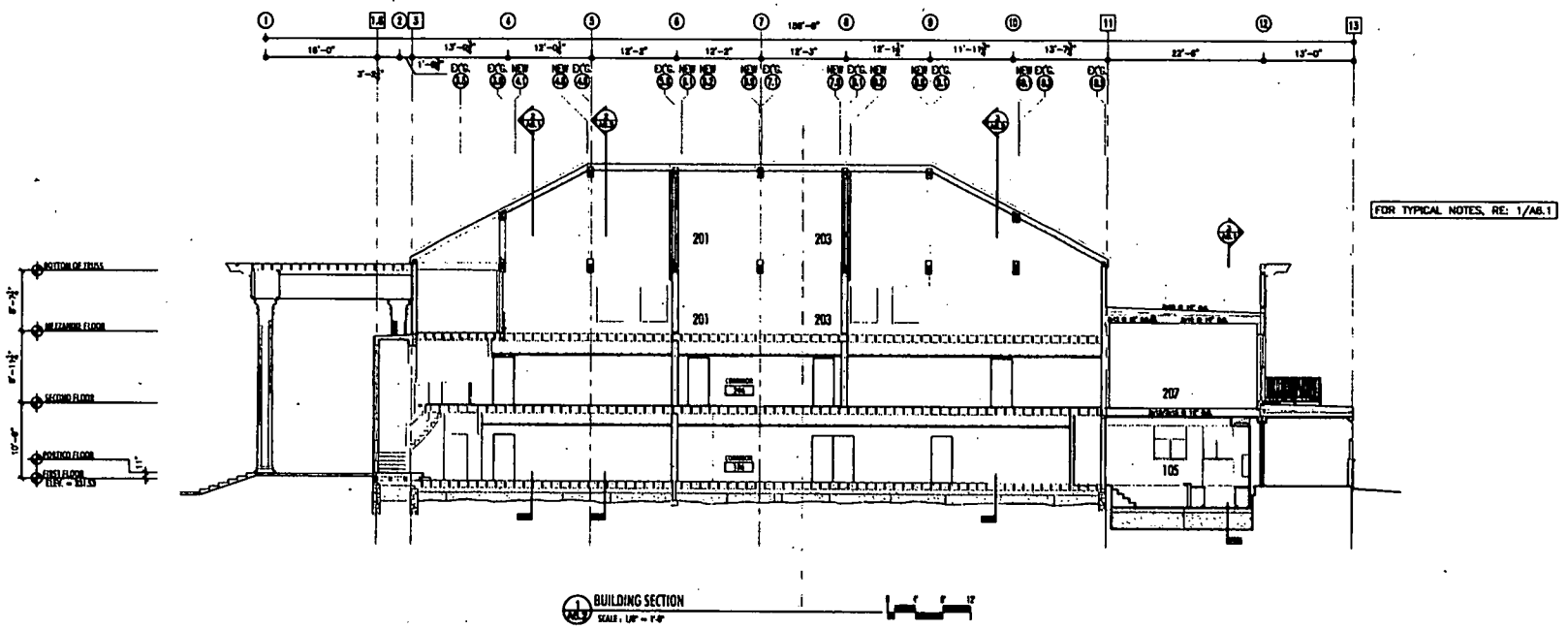
PROJECT # 07-636

BUILDING SECTIONS

A6.1



1 BUILDING SECTION
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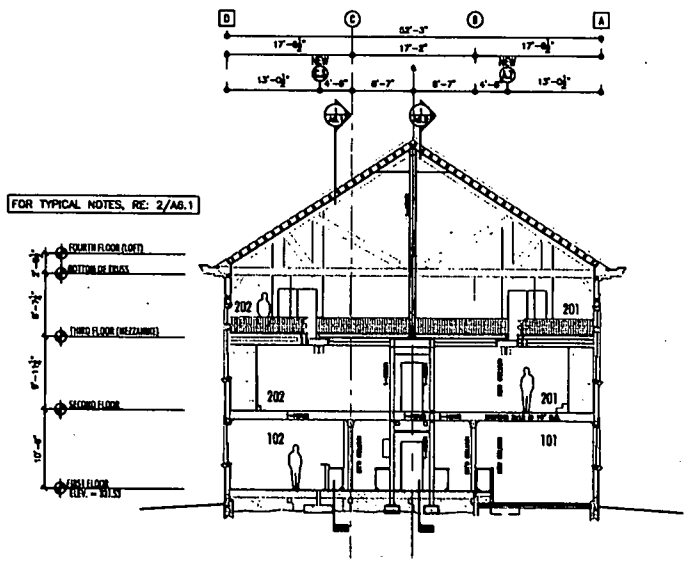

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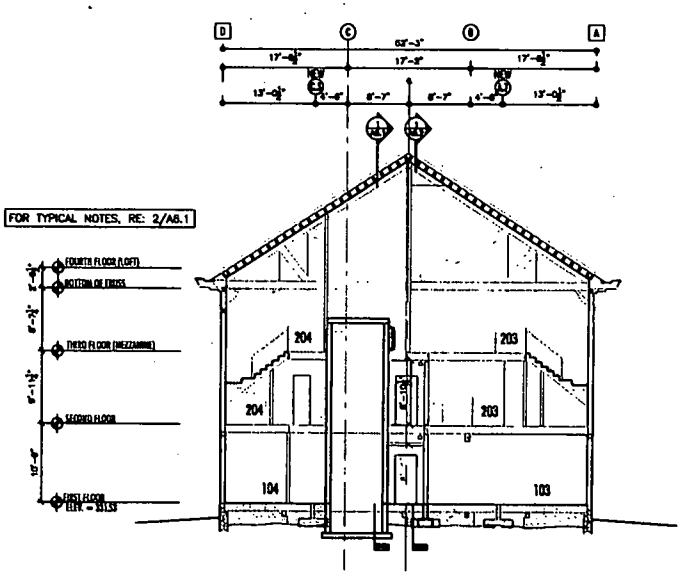

3 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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ISSUE	PLANNING BOARD SUBMISSION

DRAWN: DZ APPR.: BT

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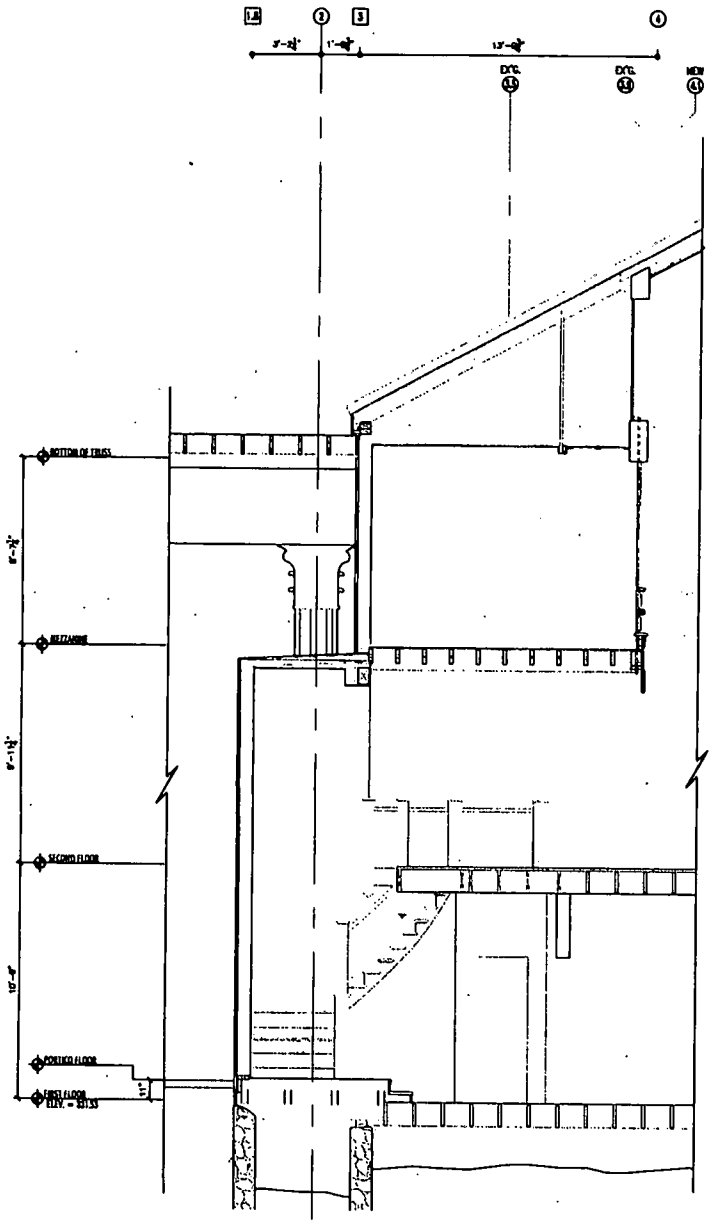
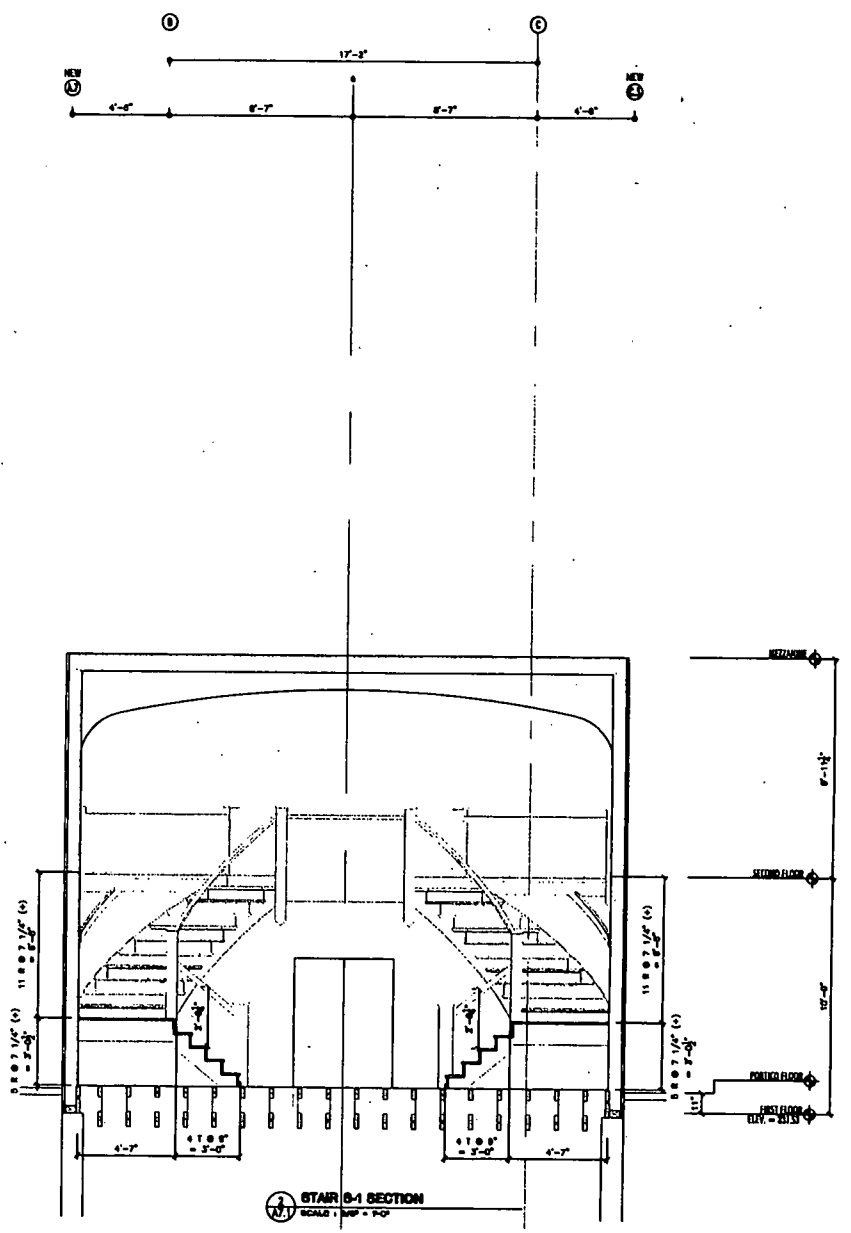
PROJECT # 07-636

BUILDING SECTIONS

A6.2



1 EXISTING STAIR S-1 SECTION
A8.1 SCALE : 3/8" = 1'-0"



2 STAIR S-1 SECTION
A7.1 SCALE : 3/8" = 1'-0"

2 EXISTING STAIR S-1 SECTION
A8.1 SCALE : 3/8" = 1'-0"

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ADD	BY	LAND DEVELOPMENT DESIGN

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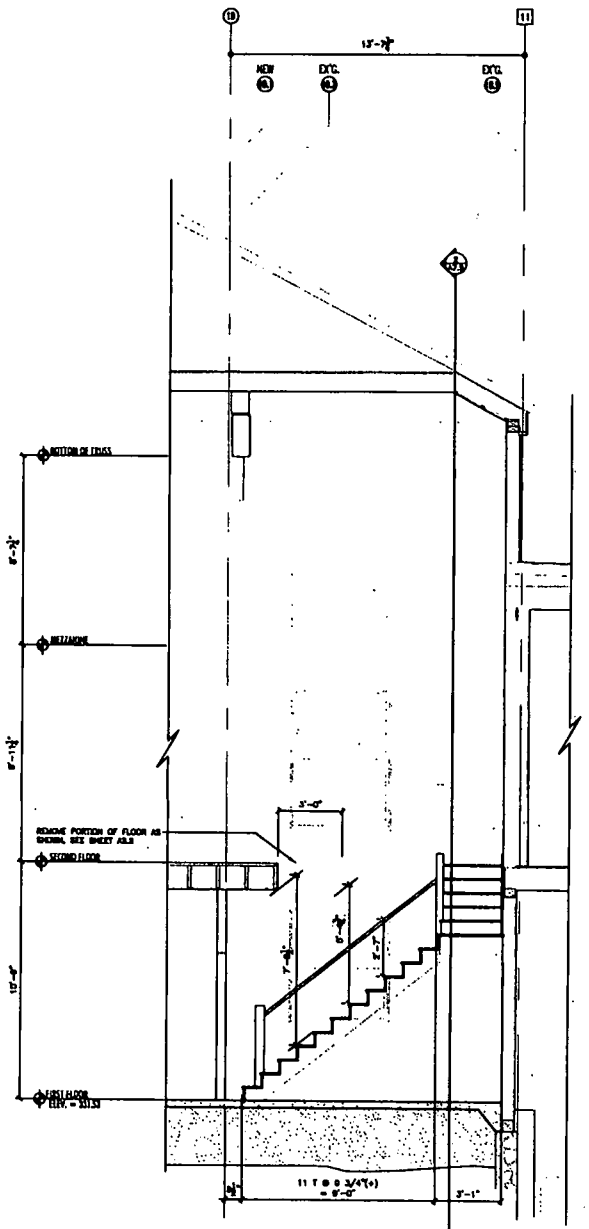
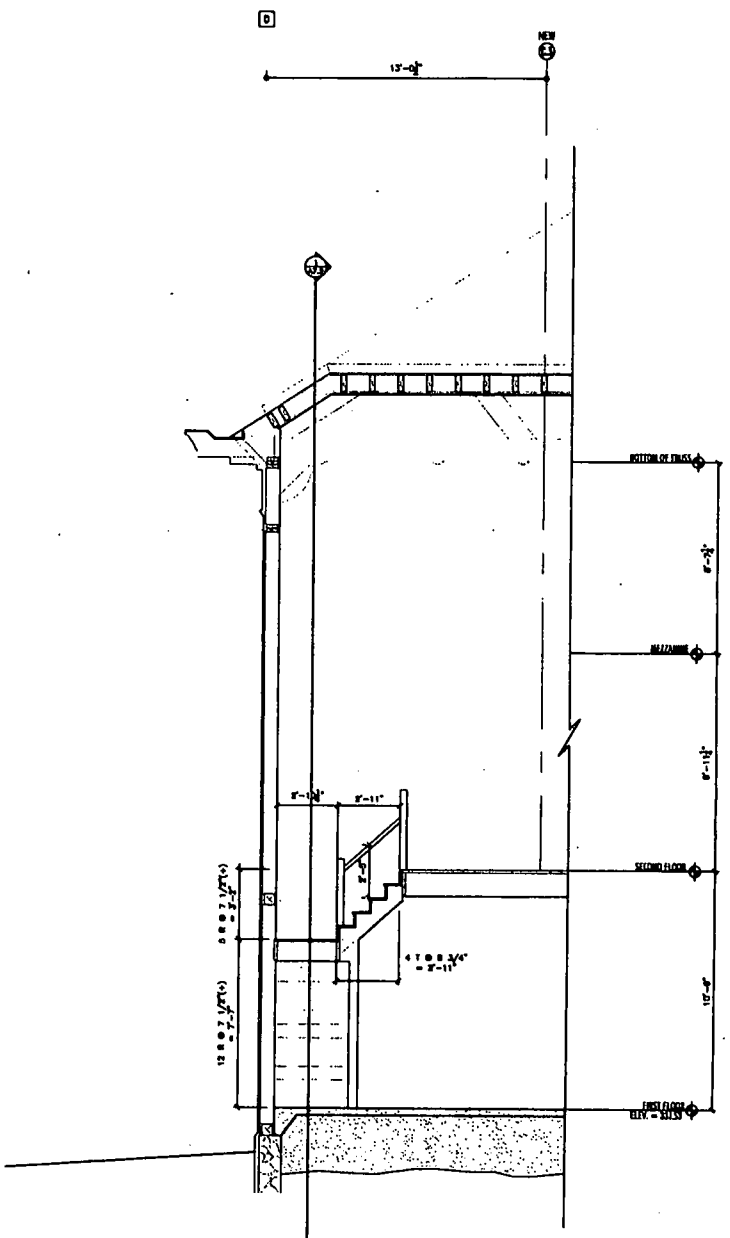
STAIR S-1 SECTIONS

A8.1



1 EXISTING STAIR S-2 SECTION
SCALE : 3/8" = 1'-0"



1 EXISTING STAIR S-2 SECTION
SCALE : 3/8" = 1'-0"

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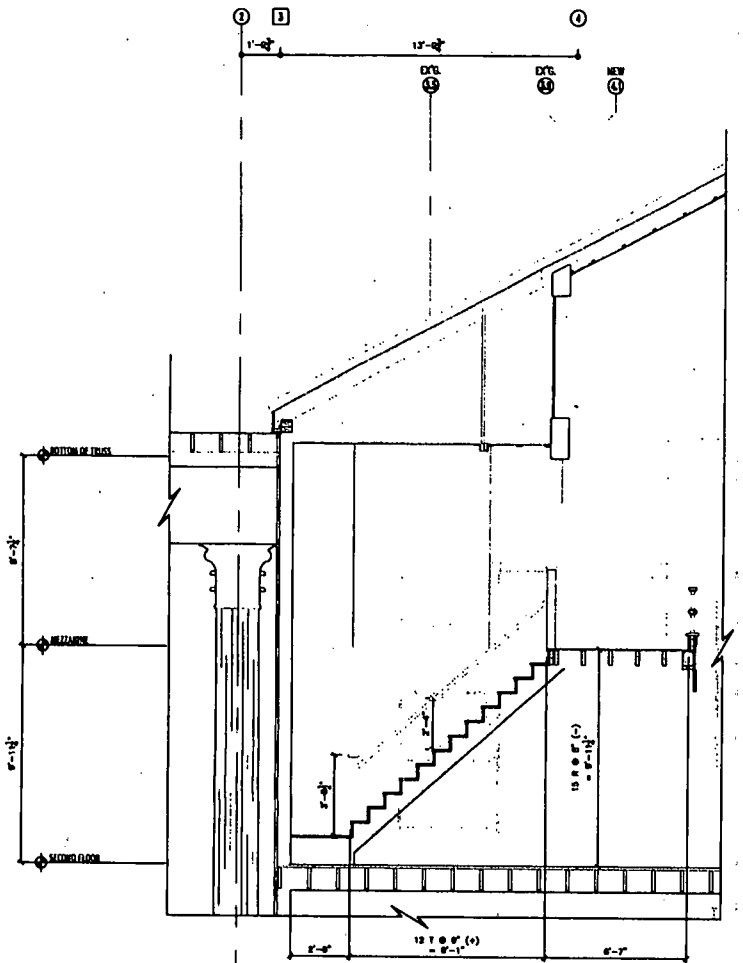
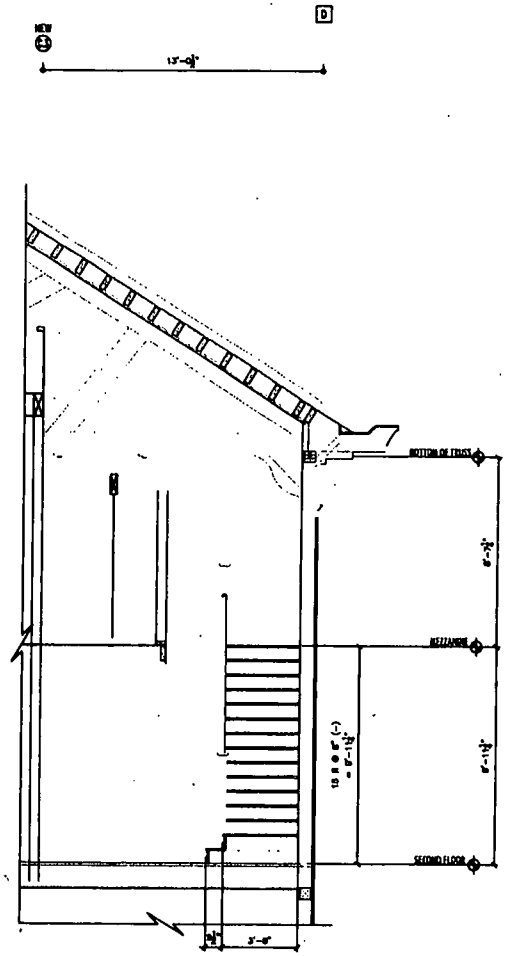
PROJECT # 07-636

STIAR S-2 SECTIONS

A8.2



EXISTING STAIR S-3 SECTION
SCALE : 3/8" = 1'-0"



EXISTING STAIR S-3 SECTION
SCALE : 3/8" = 1'-0"

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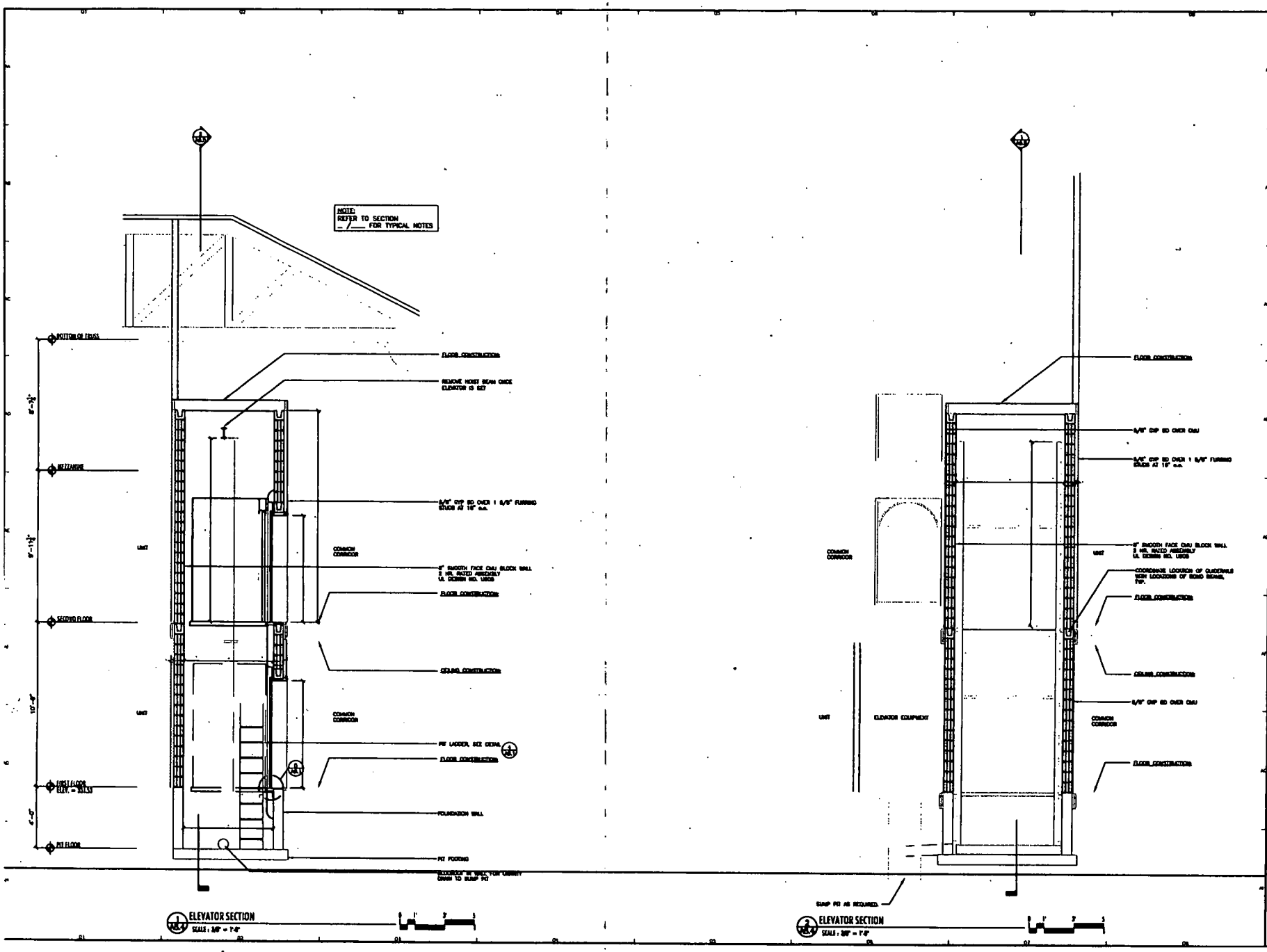
STAIR S-3 SECTIONS

A8.3



1 ELEVATOR SECTION
SCALE: 3/8" = 1'-0"

2 ELEVATOR SECTION
SCALE: 3/8" = 1'-0"

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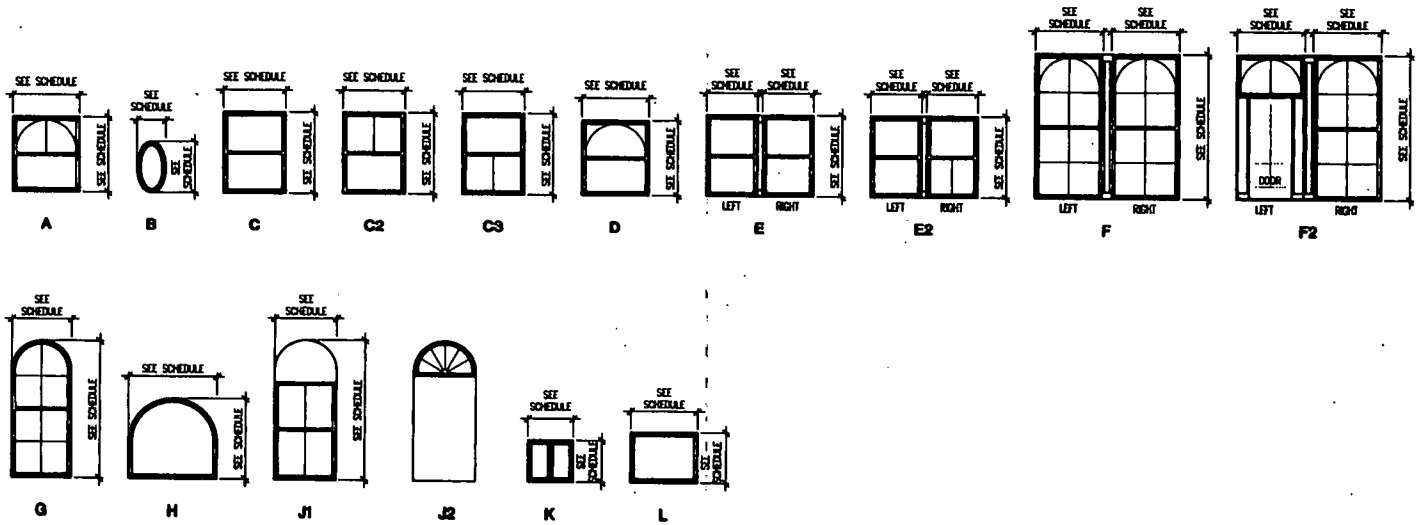
ELEVATOR SECTIONS

A8.4



GENERAL NOTES

1. ELEVATIONS REPRESENT EXTERIOR VIEW OF WINDOWS.

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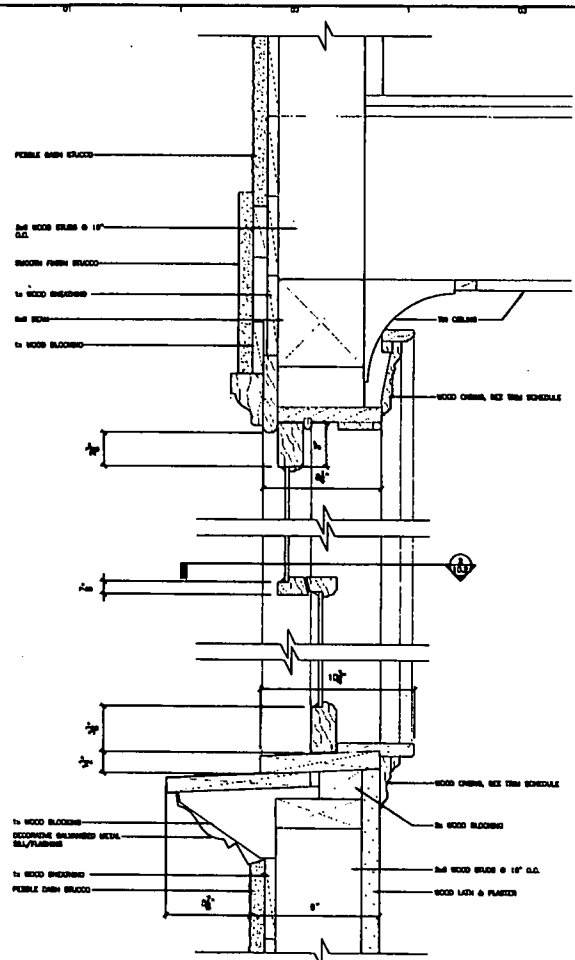
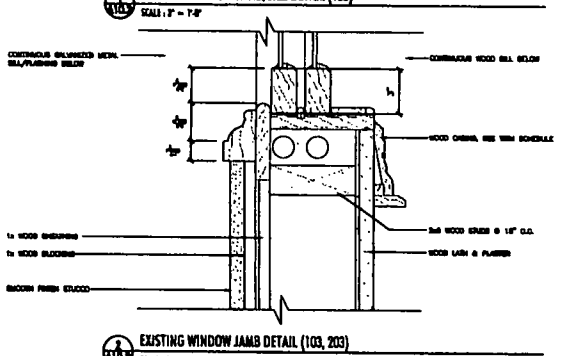
WINDOW ELEVATIONS

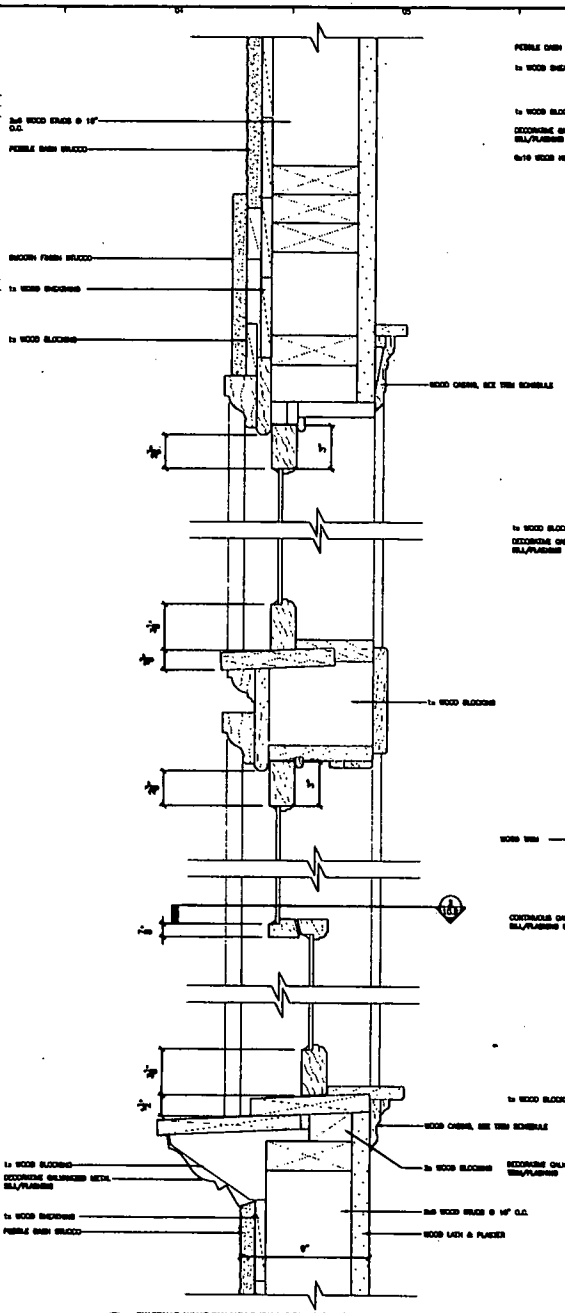
A10.1



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



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



EXISTING WINDOW HEAD/SILL DETAIL (203)
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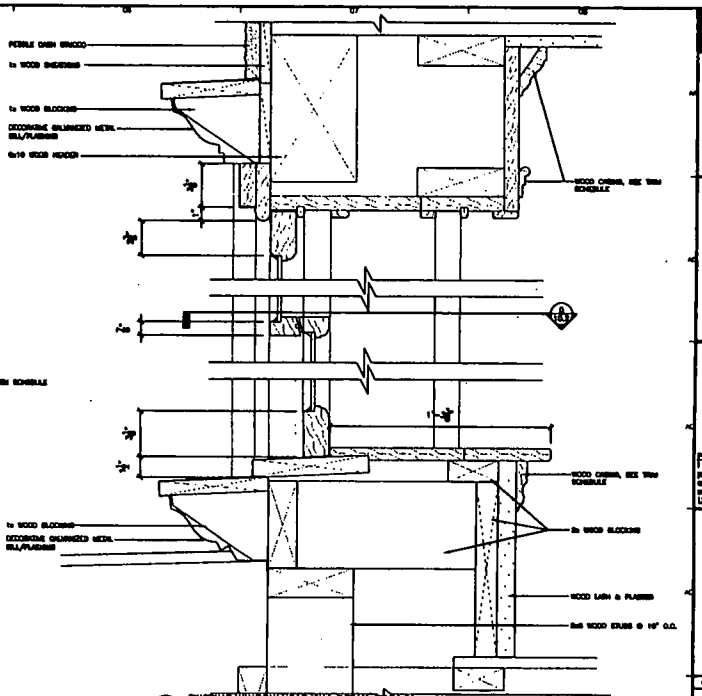
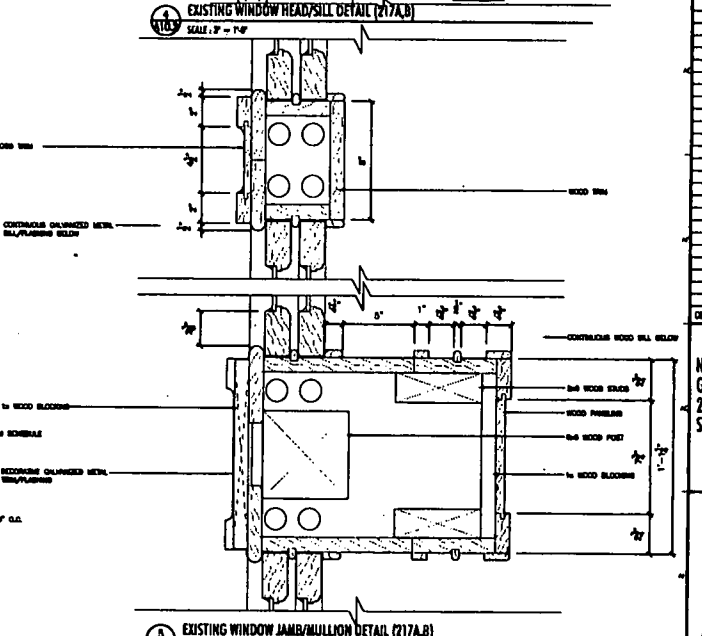


EXISTING WINDOW HEAD/SILL DETAIL (217A,B)
SCALE : 3" = 1'-0"



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

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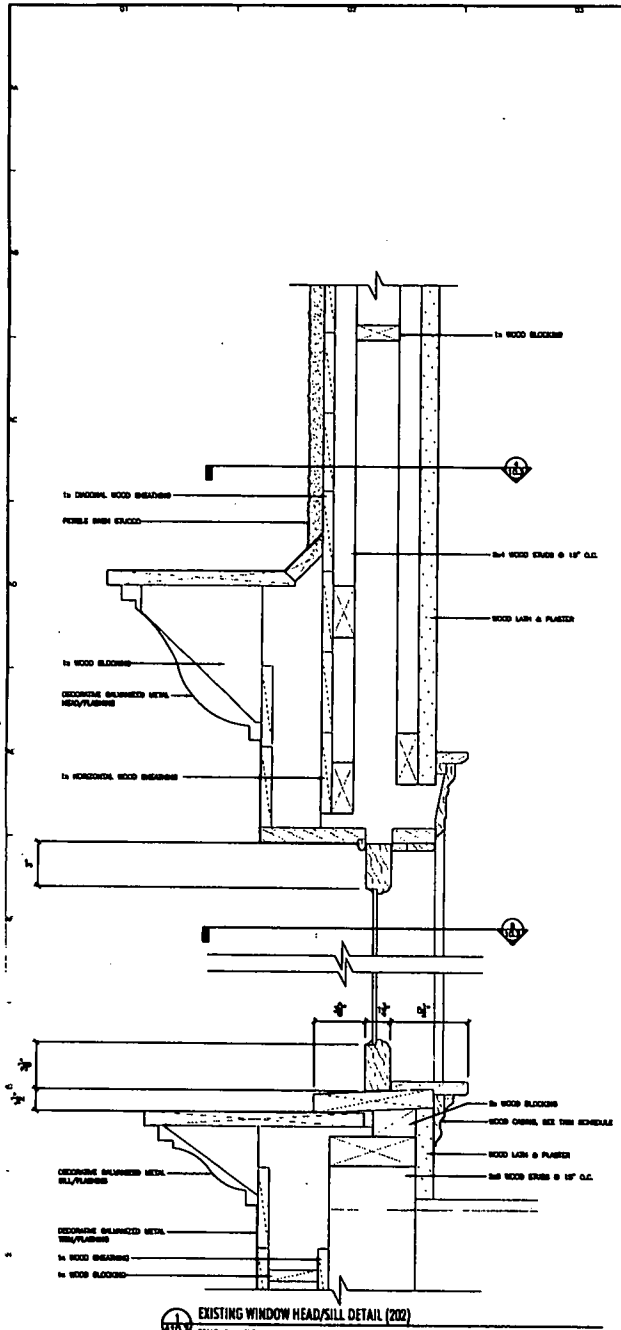
GYMNASIUM
2747 LINDEN LANE
SILVER SPRING, MD

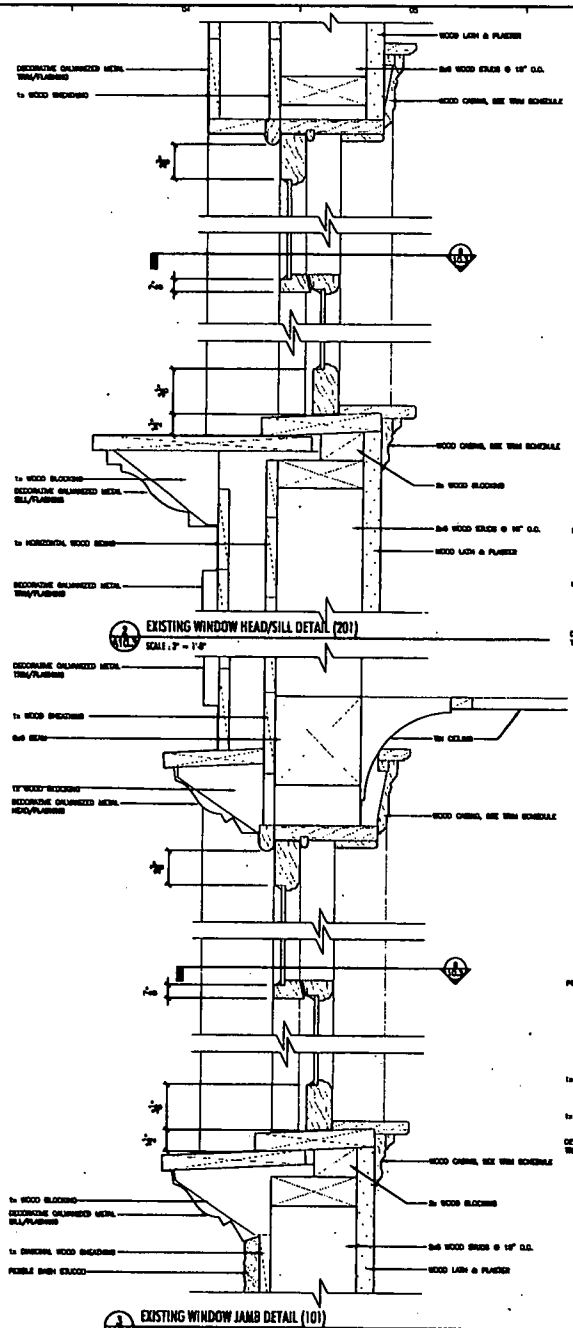
PROJECT # 07-636

WINDOW DETAILS

A10.2

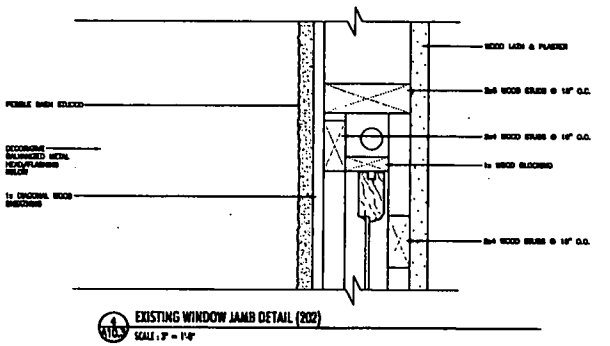


EXISTING WINDOW HEAD/SILL DETAIL (202)
SCALE : 3" = 1'-0"



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

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



EXISTING WINDOW JAMB DETAIL (202)
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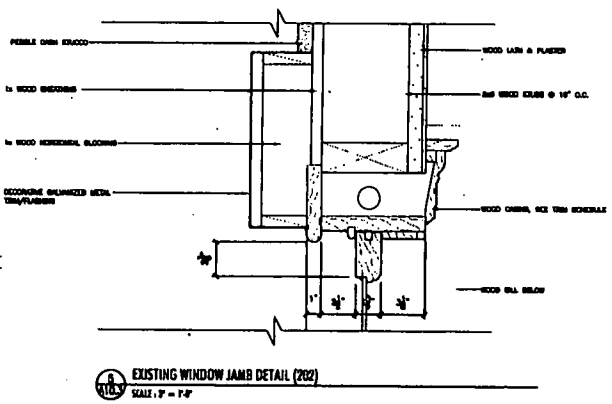

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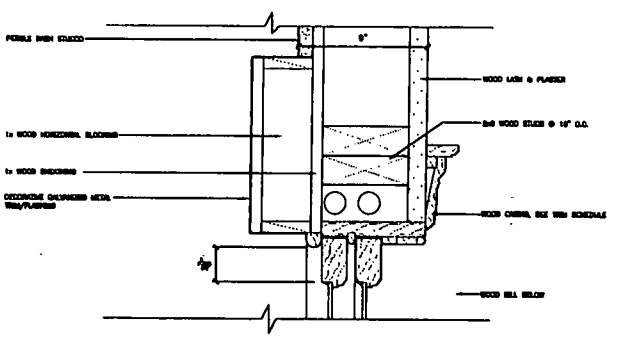

EXISTING WINDOW JAMB DETAIL (101, 201)
SCALE : 3" = 1'-0"

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#	ISSUE/SCHEMATIC DESIGN

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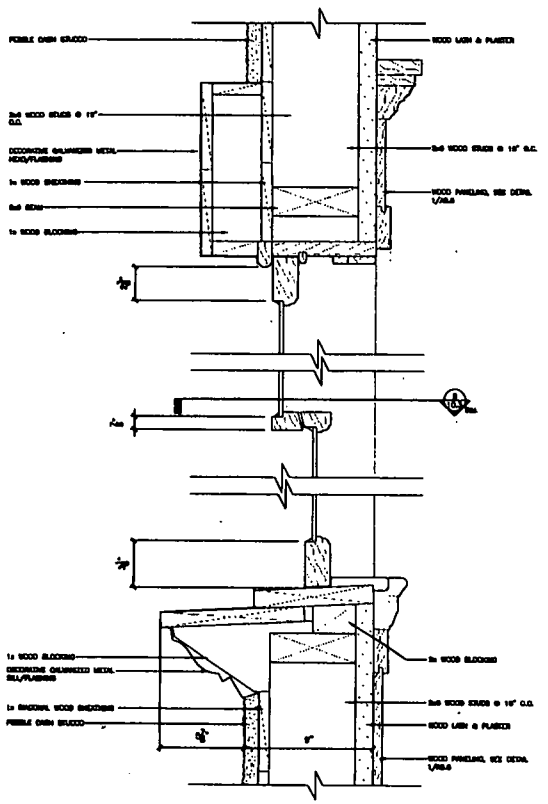
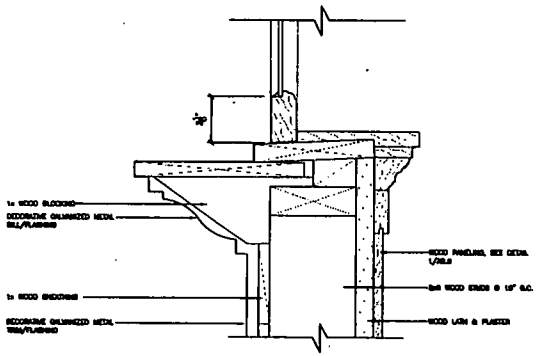
PROJECT # 07-636

WINDOW DETAILS

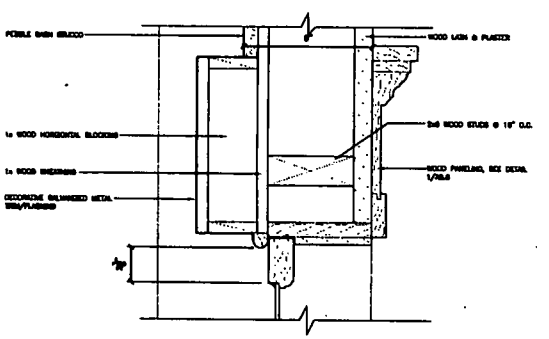
A10.3



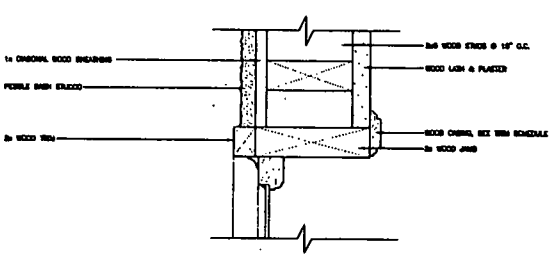
1 A10.4 EXISTING WINDOW HEAD/SILL DETAIL (137)
SCALE : 3" = 1'-0"



3 A10.4 EXISTING WINDOW SILL DETAIL (240)
SCALE : 3" = 1'-0"



2 A10.4 EXISTING WINDOW HEAD/JAMB DETAIL (240)
SCALE : 3" = 1'-0"



4 A10.4 EXISTING WINDOW HEAD/SILL/JAMB DETAIL (102)
SCALE : 3" = 1'-0"

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NO.	BY	DESCRIPTION

DRAWN: DJ APPR: BT

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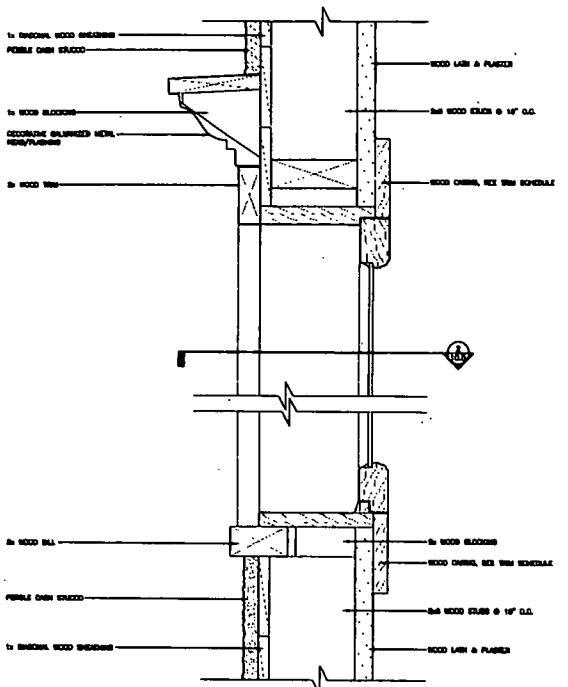
PROJECT # 07-636

WINDOW DETAILS

A10.4



1 A10.5 EXISTING WINDOW HEAD/SILL DETAIL (243)
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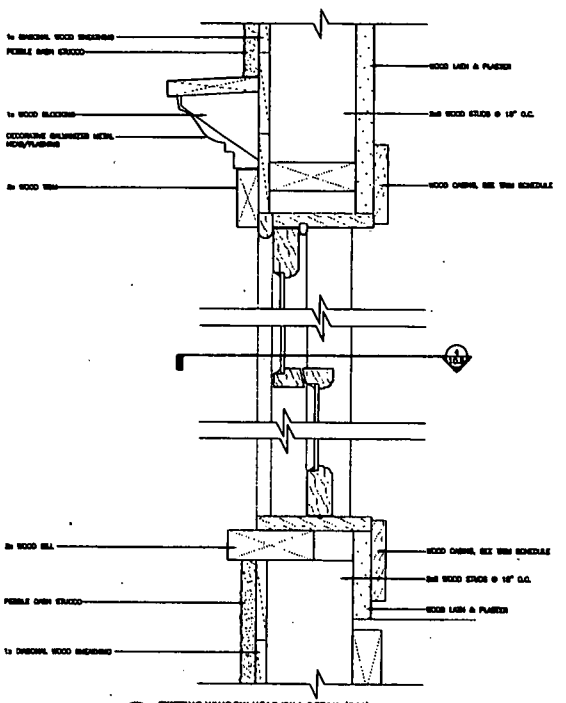

1 A10.5 EXISTING WINDOW HEAD/SILL DETAIL (244)
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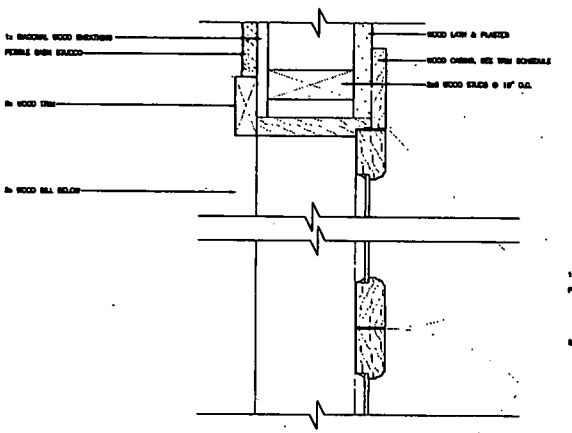
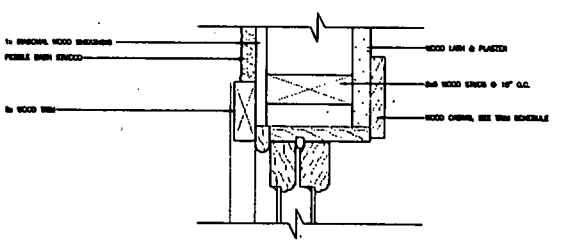


2 A10.5 EXISTING WINDOW JAMB DETAIL (243)
SCALE : 3" = 1'-0"



2 A10.5 EXISTING WINDOW JAMB DETAIL (244)
SCALE : 3" = 1'-0"

Alexander Company
145 E. Badger Road
Suite 200
Madison, WI 53713
Telephone: 608-259-6560
Fax: 608-259-6569

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. _____, Expiration Date: _____

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

NO.	DESCRIPTION

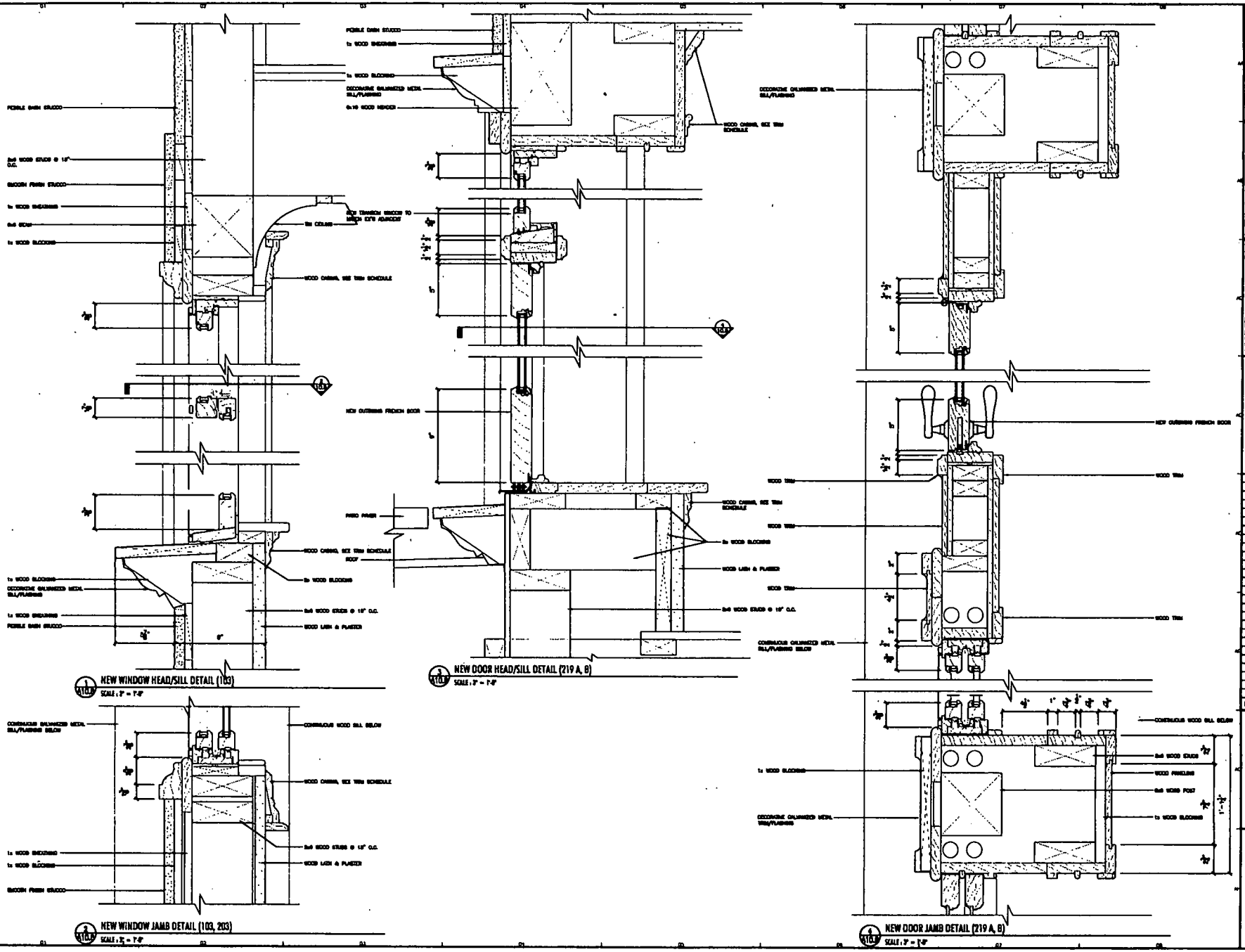
DESIGN: DZ APPR.: RT

NATIONAL PARK SEMINARY
GYMNASIUM
2747 LINDEN LANE
SILVER SPRING, MD

PROJECT # 07-636

WINDOW DETAILS

A10.5



1 A10.6 NEW WINDOW HEAD/SILL DETAIL (103)
SCALE : 3" = 1'-0"

2 A10.6 NEW DOOR HEAD/SILL DETAIL (219 A, B)
SCALE : 3" = 1'-0"

3 A10.6 NEW WINDOW JAMB DETAIL (103, 203)
SCALE : 3" = 1'-0"

4 A10.6 NEW DOOR JAMB DETAIL (219 A, B)
SCALE : 3" = 1'-0"

Alexander Company
145 E. Badger Road
Suite 200
Madison, WI 53713
Telephone: 608-258-6580
Fax: 608-258-6589

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. _____, Expiration Date: _____

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

#	DATE	BY	DESCRIPTION

DRAWN: DZ APPR.: MT

NATIONAL PARK SEMINARY
GYMNASIUM
2747 LINDEN LANE
SILVER SPRING, MD

PROJECT # 07-636

WINDOW DETAILS

A10.6

J

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

Contact Person: Dave Vos

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 Road (Street Number) Madison (City) Wisconsin (Steet) 53713 (Zip Code)

Contractorr: T.B.D. Phone No.:

Contractor Registration No.:

Agent for Owner: Dave Vos Daytime Phone No.: 608-258-5580

LOCATION OF BUILDING/PREMISE

House Number: 2747 Street: Linden Lane

Town/City: Silver Spring Nearest Cross Street: Beach Drive

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 # 467491

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 — Date: 04/24/09

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 509893 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 introduce (12) residential dwelling units into the structure. Due to the extensive deterioration of exterior finishes and structural components, all exterior walls will be demolished then reconstructed to a "like new" condition. Other alterations to the building are described in the attached drawings.

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.

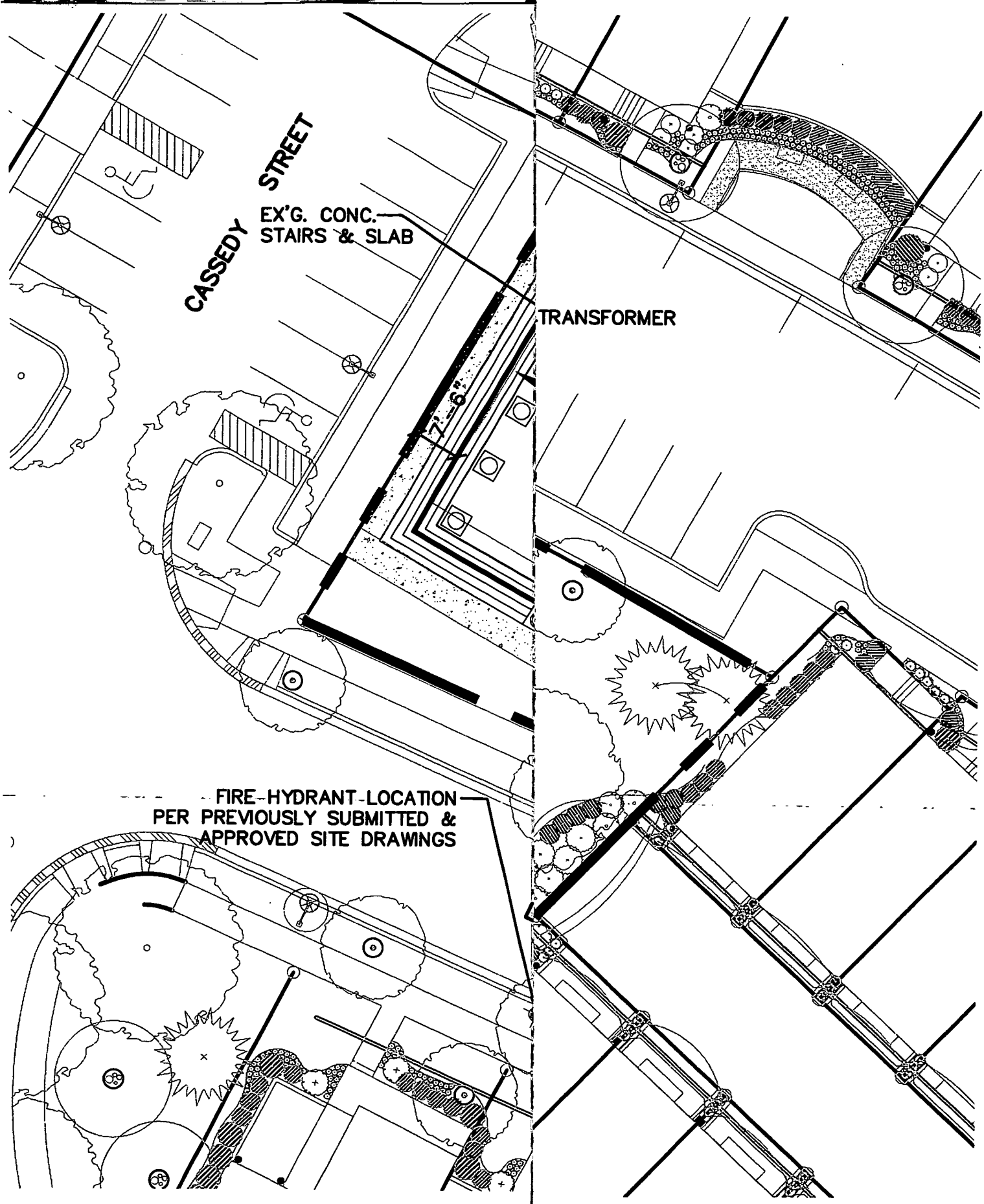
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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	Thoma & Lale Dorr or Current Resident	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 or Current Resident	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 Street	Silver Spring	MD	20910
Lot 53	William & Jennifer Webster	2737 Linden Lane	Silver Spring	MD	20910



NORTH

1
C1.1

GYMNASIUM SITE PL

SCALE : 1" = 20'

SECTION 03 01 30 – REHABILITATION OF CAST IN PLACE CONCRETE

PART 1 - GENERAL

1.1 Perform all work required to complete the Rehabilitation of Cast In Place Concrete 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 Provide all labor, material and equipment necessary to perform the work included on the drawings and/or as specified herein.

1.4 Summary: The work includes removal of laitance and loose matter, saw cutting and removal of badly damaged concrete sections, installation of bonding agent and corrosion inhibitor, installation of patching material and concrete or epoxy injection, and finishing surfaces to match original texture, color and appearance application of protective primer and coating (for exterior concrete).

1.5 For repair of infill or structural concrete refer to 03 30 33 and Architectural Drawings.

PART 2 - PRODUCTS

2.1 Concrete Replacement: See Specification Section 03 30 00

2.2 Concrete Repair:

A. Products as manufactured by Sika Corporation, Lyndhurst, NJ, (800) 933-7452 and installed in accordance with manufacturers written specifications and requirements.

1. Epoxy Material: Sikadur 33 for sealing cracks and securing injection ports prior to pressure injection. Sikadur 35 or Sikadur 52 for pressure ijection of cracks. Products as manufactured by Sika Corporation, Lyndhurst, NJ, (800) 933-7452 and installed in accordance with manufacturers written specifications and requirements.
2. Bonding Agent and corrosion Inhibitor: Sika Armatec 110 EpoCem for the anti-corrosion coating for reinforcement in existing concrete and as the bonding agent for structural repairs made with structural repair mortar.
3. Structural Repair Mortar: Sikacem 103 for structural repair to the structural framing members.
4. Crack Bridging/Anti Carbonation Coating: Sikaflex Primer 429 to prime all exterior structural framing member concrete surfaces (not slabs) for application of protective coating. Sikagard 550W Elastic for application on all exterior structural framing member concrete surfaces (not slabs).

PART 3 - EXECUTION

3.1 Repair shall be performed in strict compliance with manufacturer's specifications and recommendations. Surfaces to be repaired shall be sound, clean, dry and free of loose matter.

3.2 Removal of spalled concrete or mortar:

A. The exact locations of the surface spalling on columns, girders, and beams shall be determined in the field by tapping the surface with a sounding hammer or rod. An outline of the area to be repaired shall be marked.

B. All loose and unsound materials in marked area of spall shall be removed with hydro-demolition equipment capable of producing 35,000 psi water pressure or pneumatic jack hammering. If pneumatic tools are used, edge of repair must be saw a minimum of 2" deep and 3" beyond crack or spalling.

C. The cavity shall be blown clean with compressed air to assure that all loose particles have been removed and that the cavity is dry.

D. Reinforcing steel shall be completely exposed for all surfaces so fingers can be placed between the reinforcing and remaining concrete. If existing bars or ties have been reduced by 20% or more, additional new reinforcing shall be added. New bars shall match existing steel size and spacing and lap existing steel to develop bond. New bars and ties shall be anchored into existing concrete.

E. Exposed steel reinforcing or attachments shall be sandblasted to remove all loose rust and scaling. Finished surface should be near white. Steel should be immediately coated with epoxy after cleaning. Reinforcing steel shall not be less than ¾" from final surface.

F. Each cavity shall be closely scrutinized and reviewed to make sure that all loose or hollow concrete is removed and that all exposed reinforcement is prepared properly.

G. Deep cracking shall be injected with epoxy resin.

3.3 Epoxy resin injection:

A. Preparation:

1. The areas surrounding the crack are to be cleaned of efflorescence, deteriorated concrete, petroleum, rubber deposits, and other contaminants that may be detrimental to adhesion. Cracks may be rutted or "veed" to accommodate insertion of injection ports. Drilling of cracks for injection ports must be accomplished with a vacuum attached swivel drill chuck. Cracks may be slotted to facilitate installation of injection tees. The surface of the crack and the area surrounding the entry ports must be sealed.
2. Entry ports for injecting should be approved devices spaced at appropriate intervals to accomplish the full penetration of the resin.

B. Application:

1. The injection may be accomplished by a machine capable of metering and mixing the component proportions with a tolerance of $\pm$ 2%.
2. Upon completion of the injection and after initial cure of the epoxy injection resin, the entry ports should be removed and the adjacent areas cleaned.

3.4 Repair of concrete surface:

A. After areas of spalled concrete or mortar have been removed and cavity properly prepared and after deep cracking has been epoxy injected, the concrete surface shall be repaired as follows (only after engineer's or independent inspector's review):

1. The properly prepared cavity shall be coated evenly and completely with the recommended bonding material.
2. The structural repair mortar mixture shall be worked into the cavity and adequately compacted to assure that no voids remain in the patch.

3. The surface shall be leveled and given a toweled finish to match existing surrounding surface. All patches shall be adequately cured with method approved by manufacturer.

3.5 Protective coating applied to exterior concrete surfaces:

A. All exterior concrete structural framing surfaces (not slabs) shall be coated in a bonding primer followed by the application of the elastomeric protective coating.

3.6 Clean-up:

A. Material left over at the job site by the approved applicator shall be removed.

B. All adjacent surfaces and materials shall be cleaned.

C. Any foreign material resulting from the work of the approved applicator shall be removed.

END OF SECTION 03 01 30

SECTION 04 01 00 - 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. 4' X 4' samples of each new exposed masonry material, including mortar for the Architect's approval.

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 imperious 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

A. Face Brick and Accessories: Units of sizes, shapes, colors, surface textures and physical properties matching existing units requiring replacement.

B. Building Brick: ASTM C 62, Grade SW, MW or NW for concealed backup, except use SW for units in contact with earth.

C. Stone: Match existing stone for type, color, surface texture and size.

2.4 Mortar Material

A. Portland Cement: ASTM C 150, Type I.

Use non-staining white cement complying with staining requirement of ASTM C 91, for stonework and other masonry indicated.

B. Hydrated Lime: ASTM C 207, Type I.

C. Aggregate for Mortar: ASTM C 144, unless otherwise indicated.
1. Colored Mortar Aggregate: Natural or manufactured sand selected to produce mortar color to match Architect's approved sample.
2. Match size, texture and gradation of existing mortar.

D. Colored Mortar Pigment: Natural and synthetic iron oxides and chromium oxides, compounded for use in mortar mixes.

E. Water: Clean, free of oils, acids, alkalis and organic matter.

2.5 Cleaning Materials and Equipment *(The General Contractor shall confirm that any substitutes comply with Preservation Brief #2: "Repointing Mortar Joints in Historic Brick Buildings," published by U.S. Department of the Interior.)*

A. Water for Cleaning: Clean, potable, free of oils, acids, alkalis, salts and organic matter.

B. Brushes: Fiber bristle only.

C. Non-Ionic Detergent: Use for overall masonry cleaning with a spray-on application.
1. Product: Diedrich Technologies, 1016 Granite, Terra Cotta and Brick.

D. Acidic Cleaner: Manufacturer's standard hydrofluoric-acid-based restoration cleaner.
1. Products: Subject to compliance with requirements, provide one of the following products:
a. Diedrich Technologies, 101 Masonry Restorer.
b. "Sure Klean Restoration Cleaner", ProSoCo, Inc.
2. Use only on problem areas that do not respond to non-ionic detergent.

E. Limestone Cleaner: Manufacturer's standard 2-part system of alkaline cleaner for prewash and acidic cleaner for afterwash.
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.

2.6 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.

D. Rebuilding Mortar: Same as pointing mortar.

2.7 Chemical Cleaning Solutions.

A. Dilute chemical cleaning solutions to produce solutions of concentrated indicated below but not greater than that recommended by chemical cleaner manufacturer.

B. Acidic Cleaner: Max. hydrofluoric acid content: 3%.

C. Limestone Cleaners: In concentrations recommended by chemical cleaner manufacturer.

D. Chemical Paint Remover: In concentrations recommended by chemical cleaner manufacturer.

PART 3 - EXECUTION

3.1 Cleaning Existing Masonry

A. Protect the following surfaces from contact with chemical cleaners of type indicated by use of liquid strippable masking agent or polyethylene film and waterproof masking tape:
1. Glass, unpainted metal trim, marble and polished stone exposed to acidic chemical cleaners.
2. Marble and unpainted metal exposed to alkali cleaners.

B. Remove plant growth from masonry surfaces. Cut roots and allow vegetation to dry before removal.
1. Apply ammonium sulfamoate or other acceptable root killing material to plant roots indicated for removal.

C. Water Spray Pressures: Comply with the following requirements:
1. Low Pressure Spray: 100-400 psi; 3-6 gallons per minute. 18" distance to be maintained from tip of wand to masonry.
2. Medium Pressure Spray: May not be used.

D. Chemical Cleaner Application: Comply with manufacturer's directions, using brush or spray application methods. Do not spray-apply at pressures exceeding 50 psi. Do not apply chemicals more than twice.

3.2 Clean brick surfaces with acidic cleaner as follows:

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

B. Apply acidic cleaner and let remain on surface for 2-3 minutes.

C. Rinse masonry with low-pressure cold water spray

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. Mortar joints that are loose, crumbled, cracked, badly weathered, or missing, shall be deemed "defective" and require tuckpointing. Joints deeper than ½" shall be considered "defective" in most cases.

B. 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.

C. Where joints are uniform and sufficiently wide to prevent overcutting, and if the adjoining brick is not cut or abraded, use of a grinder will be permitted to assist the removal of mortar. Final preparation of the joint is to be done by hand with chisel and mallet.

D. Mortar removal in all vertical brick joints is to be done by hand with chisel and mallet.

E. Joint Pointing: Rinse masonry surfaces with water to remove dust and mortar particles. At time of pointing provide damp joint surfaces free of standing water. Apply and compact first layer of mortar to areas where existing mortar was removed to depths greater than surrounding areas. After depth of joints is uniform, apply pointing mortar in thin layers, compacting each in turn after each becomes thumbprint hard. Do not featheredge final layer. Tool joints to match original appearance of joints. Cure mortar for 72 hours.

F. Where repointing work precedes cleaning of existing masonry, allow mortar to harden not less than 30 days before beginning cleaning work.

G. For areas repointed or repaired after restoration cleaning has taken place, remove excess mortar and foreign matter from masonry by using stiff nylon or bristle brushes and clean water, spray applied at low pressure.

END OF SECTION 04 01 00

SECTION 05 70 00 - ORNAMENTAL METALWORK

PART 1 - GENERAL

1.1 Perform all work required to complete the Ornamental Metalwork 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 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.

1.4 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 12*) on concealed surfaces to be in contact with concrete, masonry, wood, or dissimilar metals.

A. Steel and Iron Finishes: As follows:
1. Preparation for Paint Finish: Clean surfaces of dirt, grease, and loose rust or mill scale, including items fabricated from galvanized steel, if any, followed by a conversion coating of type suited to organic coating applied over it.
2. Factory-Primed Finish: Apply air-dried primer immediately following cleaning and pretreatment, to provide a minimum dry film thickness of 2.0 mils per applied coat, to surfaces which will be exposed after assembly and installation, and to concealed, non-galvanized surfaces.

B. Hot-dip galvanize items indicated to be galvanized to comply with applicable standard listed below:
1. ASTM A 153 for galvanizing iron and steel hardware.
2. ASTM A 123 for galvanizing iron and steel products made from rolled, pressed, and forged steel shapes, castings, plates, bars, and strips.

PART 3 - EXECUTION

3.1 Provide anchors and fasteners to secure items to in-place construction as required.

3.2 Set items in accurate locations, aligned, plumbed and level. Repair or replace damaged items as directed.

3.3 Fit exposed connections accurately together to form tight, hairline joints or, where indicated, with uniform reveals and spaces for sealants and joint fillers.

3.4 Where cutting, welding and grinding are required for proper shop fitting and jointing of ornamental metal items, restore finishes to eliminate any evidence of such corrective work.

3.5 Do not cut or abrade finishes which cannot be completely restored in the field. Return items with such finishes to the shop for required alterations, followed by complete refinishing or provide new units as required.

3.6 Install concealed gaskets, joint fillers, insulation and flashings as the work progresses, so as to make the work weather tight, soundproof or light proof as required.

3.7 Restore damaged protective coverings after installation. Maintain until other work in same areas is completed. Remove protective coverings and clean exposed surfaces prior to final inspection.

3.8 Restoration.

A. Inspection:
1. Remove paint as necessary to inspect steel sections, anchors, hinges, bolts, etc.

B. Cleaning:
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 70 00

SECTION 07 19 13 – ACRYLIC ELASTOMERIC COATING

PART 1 – GENERAL

1.1 Perform all work required to complete the Acrylic 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, acrylic elastomeric, 100 percent acrylic, waterproof coating designed to bridge dynamic cracks and retain flexibility.
a. Apply acrylic 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).
1. After color selection, the Architect will return color chips indicating colors selected for surfaces to be coated.

C. Samples for Verification: Of each color and material to be applied, with texture to simulate actual conditions, on representative samples of actual substrate. Submit (5).
1. Provide stepped samples, defining each separate coat, including block fillers and primers. Use representative colors when preparing samples for review. Resubmit until required sheen, color, and texture are achieved.

2. Provide a list of materials and applications for each coat of each sample. Label each sample for location and application.

1.6 Quality Assurance

A. Qualifications
1. Manufacturer Qualifications: Company with minimum 15 years of experience in manufacturing of specified products and systems.
2. Applicator Qualifications: Company with minimum of 5 years experience in application of specified products and systems on projects of similar size and scope, and is acceptable to product manufacturer.
a. Successful completion of a minimum of 5 projects of similar size and complexity to specified Work.

B. Preinstallation Conference: Conduct a preinstallation conference at Project site no later than 14 days prior to the start of the work
1. Attendees: Installer, installers job superintendent and/or foreman and representatives of manufacturers as well as sub-contractors involved in or affected by the installation and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise Architect of scheduled meeting dates.
2. Agenda: Review progress of other construction activities and preparations for the particular activity under consideration, including but not limited to requirements for the following:
a. Contract Documents.
b. Options.
c. Submittals.
d. Review of mockups.
e. Possible conflicts.
f. Compatibility problems.
g. Time schedules.
h. Weather limitations.
i. Manufacturer's written recommendations.
j. Warranty requirements.
k. Compatibility of materials.
l. Acceptability of substrates.
m. Space and access limitations.
n. Testing and inspecting requirements.
o. Required performance results.
p. Protection of construction and personnel.
3. Record significant conference discussions, agreements, and disagreements.
4. Do not proceed with installation until pre-installation conference has concluded.

C. 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.

D. 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.
2. Do not apply material if snow, rain, fog and mist are anticipated within 12 hours after application. Allow surfaces to attain temperature and conditions specified before proceeding with coating system application.
3. Do not apply over sealant joints.

1.9 Warranty

A. Submit manufacturer's warranty for waterproof elastomeric coatings, with a performance guarantee against water penetration through film for 5 years; indicate necessary replacement material and labor supplied at no cost to Owner.

PART 2 – PRODUCTS

2.1 Manufacturers

A. Subject to compliance with requirements, provide products from the following manufacturer:
1. Degussa Building Systems
889 Valley Park Drive
Shakopee, MN 55379

B. Specifications are based on manufacturer's proprietary literature from Degussa Building Systems. Other manufacturers shall comply with minimum levels of material, color selection, and detailing indicated in Specification or on Drawing.

2.2 Materials

A. Water-based, 100 percent acrylic, acrylic elastomeric, waterproofing coating system consisting of water, acrylic emulsion, fillers and other proprietary ingredients.

B. Thorolastic Smooth:
   1. Density: 11.2 pounds per gallon to 12.2 pounds per gallon per ASTM D1475.
   2. Solids Content, per ASTM D5201
      a. By Weight: 64.2 percent
      b. By Volume: 50 percent
   3. Viscosity: 127 KU to 135 KU per ASTM D562.
   4. VOC Content: 0.32 pounds per gallon to 0.42 pounds per gallon per ASTM D2960.

B. Colors:
   1. Color to be chosen by Architect from manufacturer's extended color program.

2.3 Mixing

A. Mechanically mix sealer with slow-speed drill and mixing paddle to ensure color uniformity and to minimize air entrapment.

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:
1. Clean surfaces and remove debonded or delaminated plaster or stucco.
2. Repair with material approved by coating manufacturer.
3. Allow new plaster or stucco to cure minimum of 14 days at 70 degrees F and 50 percent relative humidity or until pH level has reach 10. Allow longer cure times if temperatures are lower or relative humidity is higher.
4. After cleaning and profiling, prime chalky surfaces with primer approved by coating manufacturer and allow primer to dry.

L. Existing Acrylic Coating Surfaces:
1. Sand or grind edges of existing coating to ensure adhesion and smooth transition of new material. Sand edges of area to featheredge.
2. Wash down and allow to completely dry.

M. Chalky Surfaces: Treat chalky surfaces, as defined by ASTM D4214, Test Method A, with water cleaning and application of primer approved by coating manufacturer.

3.2 Detail Preparation

A. General: Remove hardware and hardware accessories, plates, machined surfaces, light fixtures, and similar items already installed that are not to be coated. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and coating.
1. After completing coating operations in each area, reinstall items removed, using workers skilled in trades involved.
2. Cover windows to protect from damage.
Cover in place sealant if required by coating manufacturer.

B. Apply joint sealant where appropriate on support columns and other details. Inspect expansion joints. Ensure there is no deteriorated sealant, adhesion loss, or non-acrylic elastomeric caulking in joints. Replace defective sealant with sealant approved by coating manufacturer.

C. Apply and tool liberal amount of patching compound or form cant bead of sealant approved by coating manufacturer wherever there is change in direction, where 2 walls abut, and at column and wall intersections.

D. If movement is anticipated where dissimilar substrates join (for example, stucco and concrete or brick and CMU), properly clean joint and seal with sealant approved by coating manufacturer.

E. Inspect through-wall penetrations, including electrical, lighting, signage, plumbing, HVAC, and fire-sprinkler piping, for watertight seal. Repair with sealant approved by coating manufacturer.

F. Inspect Flashing, including cap flashing and roof flashing for watertight seal. Repair with sealant approved coating manufacturer.

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:
   1. Application by brush is recommended only for small inaccessible areas such as touch-ups.
   2. Use nylon brush only.

C. Roller Application
   1. Use a ¾-inch to 1-1/4-inch nap roller cover (lamb's wool is preferred).
   2. Completely saturate roller and keep it loaded with coating to build required mils. Never dry roll.
   3. Roll coating in consistent fanlike pattern to achieve uniform mil thickness
   4. Cross roll to achieve uniform thickness and maintain wet edge. Backroll material in 1 direction as stroke variations may result in uneven color and texture.

D. Spray Application: Use airless spray equipment for the following conditions. Some substrates will require backrolling after spray application.
   1. Smooth Texture: Use airless equipment
   2. Fine and Coarse Textures: Use equipment capable of handling large perlite aggregate, such as rotator/stator or diaphragm pumps with 20 to 40 psi air pressure at gun.

3.4 Curing

A. Drying time to touch is 6 hours at 70 degrees F and 50 percent relative humidity if applied at 18 to 20 mils WFT. Recoat in minimum of 12 to 24 hours.

3.5 Cleaning

A. Clean up and properly dispose of debris remaining on project site related to application

B. Remove temporary coverings and protection from adjacent work areas.

END OF SECTION 07 19 13

SECTION 07 31 26 – SLATE ROOFING

PART 1 – GENERAL

1.1 Perform all work required to complete the Slate Roofing 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. ASTM B 370, (2003) Copper Sheet and Strip for Building Construction

B. ASTM C 406, (2000) Roofing Slate

C. ASTM D 146, (2004) Sampling and Testing Bitumen-Saturated Felts and Woven Fabrics for Roofing and Waterproofing.

D. ASTM D 226, (1997a) Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing

E. ASTM D 412, (1998a; R 2002el) Vulcanized Rubber and Thermoplastic Elastomers – Tension

F. NRCA 0405, (2001; R2003, 5th Ed) Roofing and Waterproofing Manual

G. SMACNA Arch. Manual, (2003, 6th Ed) Architectural Sheet Metal Manual

1.4 Submittals

A. Shop Drawings
1. Drawings showing slate installation and appearance details, flashing details, and nailing patterns for the slates.

B. Samples
1. Slate Accessories for Slate Roofs
a. Three representative shingles to show color range.
2. Sealants
a. Manufacturer's product data of each type.
3. Underlayment Membrane
a. 1 x 1 foot section.
4. Fasteners
a. Representative samples of each fastener with identifying tags.
5. Mock up, 4' x 8'

1.5 Quality Assurance

A. Qualifications: The Contractor shall provide qualified workers, trained and experienced in installing slate roofing systems of this configuration, and shall submit documentation of 5 (five) consecutive years of work of this type. The Contractor shall be familiar with and shall perform work in accordance with SMACNA Arch. Manual and NRCA 0405.

B. Preinstallation Conference: Conduct a preinstallation conference at Project site no later than 14 days prior to the start of the work
   1. Attendees: Installer, installers job superintendent and/or foreman and representatives of manufacturers as well as sub-contractors involved in or affected by the installation and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise Architect of scheduled meeting dates.
   2. Agenda: Review progress of other construction activities and preparations for the particular activity under consideration, including but not limited to requirements for the following:
      a. Contract Documents.
      b. Options.
      c. Submittals.
      d. Review of mockups.
      e. Possible conflicts.
      f. Compatibility problems.
      g. Time schedules.
      h. Weather limitations.
      i. Manufacturer's written recommendations.
      j. Warranty requirements.
      k. Compatibility of materials.
      l. Acceptability of substrates.
      m. Space and access limitations.
      n. Testing and inspecting requirements.
      o. Required performance results.
      p. Protection of construction and personnel.
   3. Record significant conference discussions, agreements, and disagreements.
   4. Do not proceed with installation until pre-installation conference has concluded.

1.6 Delivery, Storage and Handling

A. Materials shall be delivered in manufacturer's unopened bundles and containers with the manufacturer's brand and name marked clearly thereon. Shingles shall be stored in accordance with manufacturer's printed instructions. Roll goods shall be stored on end in an upright position. Immediately before laying, roofing felt shall be stored for 24 hours in an area maintained at a temperature not lower than 50 degrees F.

1.7 Project/Site Conditions

A. Environmental Requirements
   1. Slate roofing work shall proceed when existing and forecasted weather conditions permit work to be performed in accordance with manufacturer's recommendations and warranty requirements.

B. Units of Work
   1. Units of work shall be established, including removal of existing materials, preparation of existing surfaces and application of underlayment and nailers, and related temporary and/or permanent flashing so that the unit of work can be complete prior to the end of each working day.

C. Temporary Protection Materials
   1. Materials shall be provided and maintained on the site at all times for temporary roofing, flashing, and other protection when delays and/or

changed weather conditions do not permit completion of each unit of work prior to the end of each working day. Materials that have been used for temporary roofing, flashing and other protection shall be removed and discarded.

1.8 Warranty

A. A warranty shall be furnished against defects in material and workmanship of slate roof assembly, including related metal flashing for a period of 10 years.

PART 2 – PRODUCTS

2.1 Materials

A. Existing Slate
1. Replace all existing slate with new slate that matches the existing slate roof in color, design, and texture.

B. Slate
1. Slate shall conform to ASTM C 406. Slate shall be Grade A, (ASTM S1), hard, dense rock, punches or drilled for two nails each. Cracked slate shall not be used. Exposed corners shall be full. Broken corners on covered ends, which sacrifice nailing strength or the laying of a watertight roof, will not be allowed.

C. Standard Thickness Roofing Slate
1. Slate shall be 3/16 to ¼ inch thickness.

D. Slate Colors
1. Slate shall match existing as closely as possible.

E. Underlayment Membrane
1. An underlayment membrane shall be furnished on all surfaces to be covered with slate. Membrane shall consist of asphalt-saturate felt and high strength composite self-adhering membrane at areas susceptible to ice build-up (ice dams) and wind driven rains.

F. Roofing Felt
1. Roofing felt shall be asphalt-saturated rag felt, Type II, No. 30 asphalt felt in accordance with ASTM D 226.

G. Elastomeric Membrane Underlayment
1. Membrane shall be a cold applied composite self-adhering membrane of not less than 0.004 inch high strength polyethylene film with slip resistant embossing, coated on one side with a thick layer of adhesive-consistency rubberized asphalt, interwound with a disposable silicone coated release sheet. The tensile strength and elongation values shall be not less than 250 psi when tested in accordance with ASTM D 412 and pliability shall be unaffected when tested in accordance with ASTM D 146.

H. Elastomeric Membrane Accessories
1. Two component urethane, mastic and primer shall be as approved by the membrane manufacturer. Flashing, expansion joint covers, temporary UV protection and corner fillets shall be as recommended by the membrane manufacturer.

I. Nails
1. Nails shall be large-headed slater's solid copper nails of Number 10 or 11-gauge metal. Nails shall be 3d for slates 18 inch or less in length; 4d nails shall be used for slates 20 inch or longer, and 6d nails shall be used for slates on hips and ridges. Thicker slates require longer and heavier gauge nails. The proper size shall be determined by adding 1 inch to twice the thickness of the slate. Nails shall be of sufficient length to adequately penetrate the roof sheathing. Nails used to retain copper flashing and slate at rake edges, hips, ridges, and eaves prone to wind damage shall be of the ring shank design.

J. Flashing
1. Flashing shall be 20 ounce, light cold-rolled temper (H00) copper conforming to ASTM B 370. Flashing shall be in accordance with the requirements as specified in Section 07600 – Flashing and Sheet Metal.

K. Elastic Cement
1. Elastic cement shall be an approved brand of waterproof elastic slater's cement colored to match as nearly as possible the general color of the slate.

L. Acid Neutralizing Wash
1. Acid neutralizing wash shall be non-destructive wash formulated to neutralize the effects of acid deposits resulting from the past burning of fossil fuels (particularly coal). The wash shall not change the color, appearance, or life of the slate roof, copper flashing and accessories, underlayment, adhesives or the wall surfaces of the building.

M. Sealants
1. Sealants, where required, shall be in accordance with the slate manufacturer's recommendations.

PART 3 – EXECUTION

3.1 Protection of roof surfaces

A. Equipment (such as padded ridge ladders) and techniques shall be used which prevent damage to roof as a result of foot or material traffic. Contractor shall be responsible for controlling breakage of new or existing slate. The progression of work shall be laid out to prevent other trades from working on or above completed roofing.

3.2 Slate Removal

A. Where work involves partial replacement or repair of roof, Contractor shall verify each slate for tightness and continued use. Testing shall be done with broad, flat-nosed, slater's pliers. Slates fastened with non-copper fasteners shall be re-fastened with proper copper fasteners.

3.3 Preparation of Surfaces

A. Roof deck surfaces shall be smooth, clean, firm, dry, and free from loose boards, large cracks, and projecting ends that might damage the roofing. Foreign particles shall be cleaned from interlocking areas to ensure proper seating and to prevent water damming. Prior to installation of slate, vents and other projections through roofs shall be properly flashed and secured in position, and projecting nails shall be driven firmly home.

3.4 Roofing Felt

A. Felt shall be laid in horizontal layers with joints lapped toward eaves and at ends at least 2 inches, and secured along laps and at ends as necessary to hold the felt in place and protect the structure until covered with the slate. Felt shall be preserved unbroken, tight and whole. Felt shall lap hips and ridges at least 12 inches to form a double thickness and shall be lapped 2 inches over the metal of valleys or built-in gutters.

3.5 Elastomeric Membrane Underlayment

A. Surface Preparation
1. Dust, dirt, loose nails or other protrusions shall be removed. Priming is not required for wood or metal surfaces but is necessary on concrete or masonry surfaces.

B. Primer
1. Primer shall be applied at a coverage rate of 250-350 sq. ft./gal. Primer shall be applied by spray or paint roller.

C. Temperature
1. Membrane shall be applied only in fair weather when air and surface temperatures are above 40 degrees F.

D. Membrane Application
1. Membrane shall be applied according to manufacturer's instructions and in all locations recommended by the manufacturer. Membrane shall be adhered directly to roof deck. The membrane shall be cut into 10 to 15 foot lengths and shall be re-rolled. The release paper shall be peeled back 1 to 2 feet; the membrane shall be aligned on the lower edge of the roof and the first 1 to 2 feet shall be placed. The release paper under the membrane shall be peeled from the membrane. The membrane shall be pressed in place. Lower edges shall be rolled firmly with a wallpaper or hand roller. For ice dam edges shall be rolled firmly with a wallpaper or hand roller. For ice dam protection, membrane shall be applied to reach a point above the highest expected level of ice dams. Ends and edges shall be overlapped a minimum of 6 inches. Membrane shall not be folded onto an exposed face of the roof edge.

E. Valley and Ridge Application
1. The membrane shall be cut into 4 to 6 foot lengths. The release paper sheet shall be peeled and centered over the valley or ridge, then draped and pressed in place, working from the center of the valley or ridge outward in each direction. For valleys, membrane shall be applied starting at the low point and working upwards. All sheets shall be overlapped a minimum of 6 inches.

F. Vertical Membrane Flashings
1. Vertical wall installations shall receive primer prior to the application of membrane. Primer shall be applied at a coverage rate of 250-350 sq. ft./gal. Membrane shall be turned up walls and dormers. Vertical membrane terminations shall be mechanically fastened. Vertical terminations shall receive a troweling of mastic as approved by the membrane manufacturer. Membrane may be folded onto the fascia, provided it will be covered by a gutter metal edge or other material.

G. Protection
1. Elastomeric membrane underlayment shall not be left permanently exposed to sunlight. Membrane shall be covered with exposed roofing materials as soon as possible. Membrane damaged due to exposure to sunlight shall be patched prior to the application of final roof covering.

3.6 Metal Flashing

A. Metal flashing shall be as shown at intersections of vertical or projecting surfaces through the roof or against which the roof abuts, such as walls, parapets, dormers, and sides of chimneys. Flashing installation shall be in accordance with Section 07600 – Flashing and Sheet Metal.

3.7 Slating

A. Repair and Replacement
1. Existing reusable slates removed from the repair area shall be intermingled with new slates to provide a visual transition between new and existing areas.

B. Slate Coursing
1. The slate shall project 2 inches at the eaves and 1 inch at gable ends, and shall be laid in horizontal courses with 3 inch headlap and each course shall break joints with the preceding one by at least 3 inches. Slates at the eaves or cornice line shall be doubled and canted ¼ inch by a wooden cant strip, using same thickness slate for under-eaves at first exposed course. Under-eave slate shall be approximately 3 inches longer than exposure of first course. There shall be no through joints from the roof surface to the underlayment.

C. Nailing
1. Each slate shall be fastened with a minimum of two copper nails of sufficient length to penetrate the roof decking at least ¾ inch or through the decking thickness, whichever is less. Where the underside of roof decking is exposed to view, such as in overhanging eaves, the nails shall be long enough to penetrate the roof decking but not so long that they may be driven through the decking. The heads of slating nails shall just touch the slate and shall not be driven "home" or draw the slate, but left with the head just clearing the slate so that the slate hangs on the nail. Nails in slates overlapping sheet metalwork shall not puncture the sheet metal. Exposed nails are permissible only in top courses where unavoidable. Exposed nail heads shall be covered with elastic cement. Hip slates and ridge slates shall be laid in elastic cement spread thickly over unexposed surface of under courses of slate, nailed securely in place and pointed with elastic cement.

D. Vertical Surfaces
1. Slate shall be fitted neatly around pipes, ventilators, chimneys and other vertical surfaces.

E. Hips
1. Hips shall be laid to match existing.

F. Ridges
1. Ridges shall be laid to match existing. The nails of the combing slate shall pass through the joints of the slate below. The combing slate shall be laid with the same exposure as the next course down. Combing

slates sloping away from the direction of the prevailing storms shall project 1 inch above the combing slate on the opposite side of ridge.

G. Valleys
1. Valleys shall be laid to match existing.

3.8 Accessories for Slate Roofs

A. Snow Guards
1. (OMITTED)

END OF SECTION 07 31 26

SECTION 08 01 52 - WOOD WINDOW REPAIR

PART 1 - GENERAL

1.1 Perform all work required to complete the Wood Window Repair 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.

A. Glazing is work of 08 81 00 Glass and Glazing. Painting is the work of 09 90 00 Painting. Coordinate wood window repair with appropriate trades.

1.3 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*).

1.4 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.

1.5 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 putty. Splice wood dutchmen to sash and sill where major areas are damaged; replace entire sections of wood or entire wood sash where repair is unwarranted.

   Wood replacement shall match existing profiles of exterior muntins, meeting rail dimensions, clear opening dimensions of glass size, side rail thickness, brick moulding profiles (*if required to be replaced)*, and sill profile. The duplication of existing window units for a historic match is critical. Drawing will be required at 6" = 1" of original and proposed replacement units.
2. Scrape, sand, and prime wood window materials. Replace deteriorated glazing compound; reglaze if existing glass is cracked or missing. Match weight of original glass. New glazing to be tempered where required.
3. Replace sash cords, replace weights if missing, re-install stops, sash, and hardware. Install existing hardware or new hardware to match existing where missing or broken. New hardware to have 613 finish (oil-rubbed bronze).
4. Coordinate preparation for interior storm window units with installer. Refer to Section 08 53 13 – Interior Aluminum Storm Windows.
5. Provide final painting and cleaning before final acceptance.
6. Operating Force: The sustained load required to move movable elements in the window shall not exceed 35 lbf (155.7N) when determined in accordance with 11.4 ANSI/ASTM Standard D4099-89.
7. Insect Screens
   a. Aluminum frame with fiberglass mesh insect screen.
   b. Interior attachment for awning and casement.
   c. Exterior attachment for hopper and single-hung windows. Single-hung window screens to be placed directly below upper sash.

END OF SECTION 08 01 52

SECTION 08 81 00 – GLASS AND GLAZING

1.1 Perform all work required to complete the Glass and Glazing 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. 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.

1.4 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 07 90 00 – 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.

B. Provide glass to withstand dead loads and positive and negative live loads acting normal to plane of glass as calculated in accordance with all state and local codes. (Tempered glass may be substituted with Architect's approval).

C. Limit glass deflection to 1/200 flexure limit of glass with full recovery of glazing materials, whichever is less.

1.5 Quality Assurance: Perform Work in accordance with FGMA Glazing Manual FGMA Sealant Manual, SIGMA and Laminator Safety Glass Association – Standards Manual for glazing installation methods.

1.6 Environmental Requirements

A. Do not install glazing when ambient temperature is less than 50°F.

B. Maintain minimum ambient temperature before, during and twenty-four (24) hours after installation of glazing compounds.

1.7 Coordination: Coordinate the Work with glazing frames, wall openings and perimeter air and vapor seal to adjacent Work.

PART 2 – PRODUCTS

2.1 Glass Manufacturer: Subject to compliance with requirements, provide products of one of the following: Verify glass type is approved by National Park Service.

A. Ford Glass Division
B. Guardian Industries Corporation
C. Laminated Glass Corporation
D. Pilkington
E. PPG Industries, Inc.
F. Viracon, Inc

2.2 Primary Glass Products: Comply with ASTM C 1036 for the following:

A. Clear Float Glass (Type 1): Type I, Class 1, Quality q3, ¼" thick

2.3 Wire Glass Products: Comply with ANSI Z97.1.

A. Polished Wire Glass (Type 2) Type II, Class 1, Quality q8, Form 1, ¼" thick, of mesh indicated below.

1. Mesh m1 – diamond

2.4 Uncoated Heat-Treated Float Glass Products: Comply with ASTM C 1048 and with manufacturing process indicated for the following:

A. Clear Tempered Float Glass (Type 3): Kind FT, Condition A, Type I, Class 1, Quality q3, ¼" thick (minimum).

B. Manufacturing Process: Vertical (tong-held) or horizontal (roller-hearth), except horizontal where "tongless" is indicated.

2.5 Laminated Glass Products: Comply with primary and heat-treated requirements as applicable for glass products making up laminated units. Fabricate laminated glass using

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: (Choose One)

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.

2.6 Low-Emissivity Coated Glass:

A. Low-E (Type 5A): ¼" (minimum) clear float glass (Type 1) with "Energy Advantage" Low-E coating as manufactured by Libby Owners Ford (LOF); 81% daylight reflectance 68% solar transmittance, 63% UV Transmittance, 11% outside daylight reflectance, 9% outside solar reflectance. Note: This Low-E glass has National Park Service approval. Any substitutions must receive approval from the Architect and the National Park Service.

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.
3. Provide heat-treated panes of kind and at locations indicated, as recommended by glass manufacturer, or as required by code for application indicated.
4. Sealing System: Manufacturer's standard.
5. Spacer Material: Manufacturer's standard metal.

6. Seal Warranty: Provide manufacturer's 10 year warranty against seal failure.

2.8 Mirror Glass: Comply with FS DD-G-451, with silvering, copper coating, and protective organic coating complying with FS DD-M-411.

A. Mirror Glass (Type 10) ¼" thick, Type 1, Class 1, Quality q2.

2.9 Spandrel Glass: Spandrel glass shall be heat treated glass, Condition B, Type 1, Class 1, Quality Q3 conforming to ASTM C1048, with fused opaque ceramic enamel coating. Color to be chosen by Architect from Manufacturer's standards.

2.10 Security Mirrors: Optically clear reflective surface, 160° viewing angle, adjustable swivel ball assembly on heavy gauge steel mounting bracket. Circular shape; 12" diameter (in elevator cars, 15"-36" diameter, as indicated on plans. Acceptable Manufacturer: Klear Vu.

2.11 Glazing Sealant: Comply with sealant and glass manufacturers for selection of glass sealants which suit project application and installation conditions and which are compatible with surfaces contacted. Provide color of exposed sealants indicated or as selected by Architect.

2.12 Dense Elastomeric Compression Seal Gaskets: ASTM C864, extruded or molded neoprene, EPDM, or thermoplastic polyolefin rubber.

2.13 Cellular Elastomeric Performed Gaskets: ASTM C509, Type II, black; extruded or molded neoprene.

2.14 Cleaners, Primers and Sealers: Type recommended by manufacturer of sealants/gaskets.

2.15 Blocks and Spacers: Neoprene, EPDM or silicone as required for compatibility with glazing sealants; of 80 to 90 Shore A hardness for setting blocks and, for spacers and edge blocks, of hardness recommended by glass and sealant manufacturer for application indicated.

2.16 Compressible Filler Rods: Closed-Cell or waterproof-jacketed rod stock of synthetic rubber or plastic foam, 5-10 psi compression strength for 25 percent compression.

PART 3 – EXECUTION

3.1 Sizing Glass:

A. Fabricate glass of thickness required to meet performance requirements and to sizes required for glazing openings indicated, with edge clearances and tolerances complying with the recommendation of the glass manufacturer.

3.2 Glass Installation (glazing):

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 81 00

SECTION 09 01 20 - STUCCO REPAIR AND EXTERIOR PLASTER, RESTORATION AND CLEANING

PART 1 - GENERAL

1.1 Perform all work required to complete the Stucco Repair and Exterior Plaster, 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.

PART 2 - PRODUCTS

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

A. 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 manilla fiber of good quality, ½" to 2" in length, clean, and free of dust, dirt, oil, grease or other impurities.

PART 3 - EXECUTION

3.1 General guidelines for stucco repair:

A. Mix only as much stucco as can be used in one and one-half to two hours. This will depend on the weather (*mortar will harden faster under hot and dry, or sunny conditions*); and experience is likely to be the best guidance. Any remaining mortar should be discarded; it should not be re-tempered.

B. Stucco mortar should not be over-mixed. (*Hand mix for 10-15 minutes after adding water, or machine mix for 3-4 minutes after all ingredients are in mixer.*) Over-mixing can cause

crazing and discoloration, especially in tinted mortars. Over-mixing will also tend to make the mortar set too fast, which will result in cracking and poor bonding or keying to the lath or masonry substrate.

C. Wood lath or a masonry substrate, but not metal lath, must be thoroughly wetted before applying stucco patches so that it does not draw moisture out of the stucco too rapidly. To a certain extent, bonding agents which serve this same purpose may be used. Wetting the substrate helps retard drying.

1. Unit masonry to be covered with wire lath.

2. Expansion and control joints in stucco should be placed in control joint and expansion joint locations of substrates.

D. To prevent cracking, it is imperative that stucco not dry too fast. Therefore, the area to be stuccoed should be shaded, or even covered if possible, particularly in hot weather. In hot weather, keep the newly stuccoed area damp, at approximately 90 per cent humidity, for a period of 48 to 72 hours.

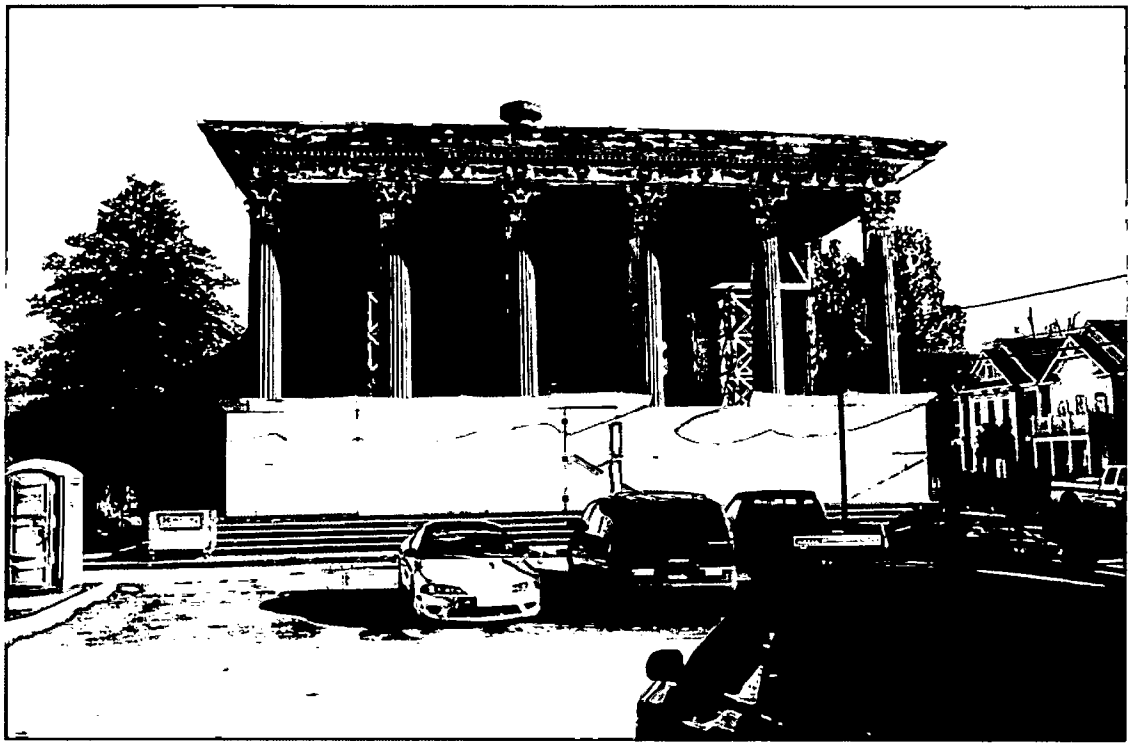
E. Stucco repairs should not be undertaken in cold weather below 40 degrees Fahrenheit, or if there is danger of frost.

3.2 Approval of Samples

A. Contractor is to provide recommendations in writing and sample of work demonstrating texture color and finishing techniques suitable for approval by architect at least one week prior to commencing work and prior to ordering materials.

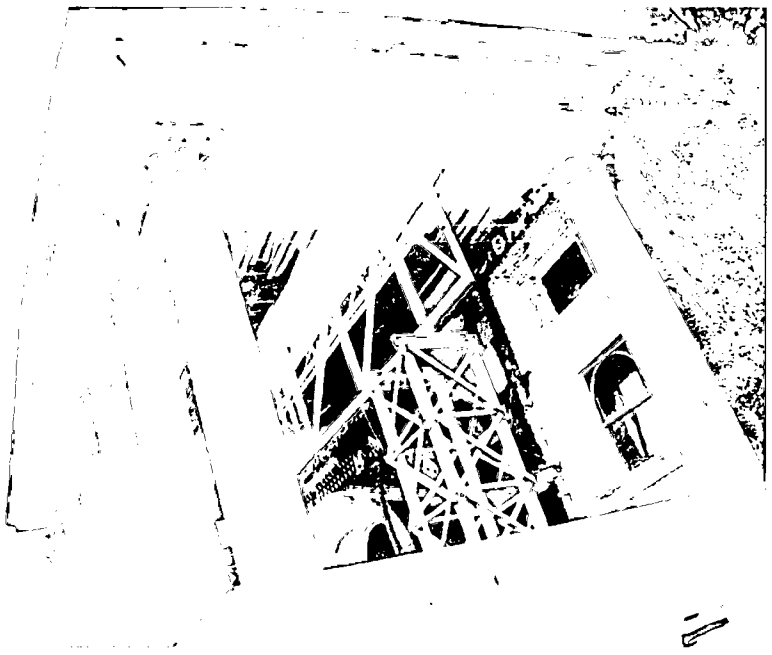
END OF SECTION 09 01 20

1A- West Elevation



1B- Looking East Down Linden Lane

2A- Southwest corner

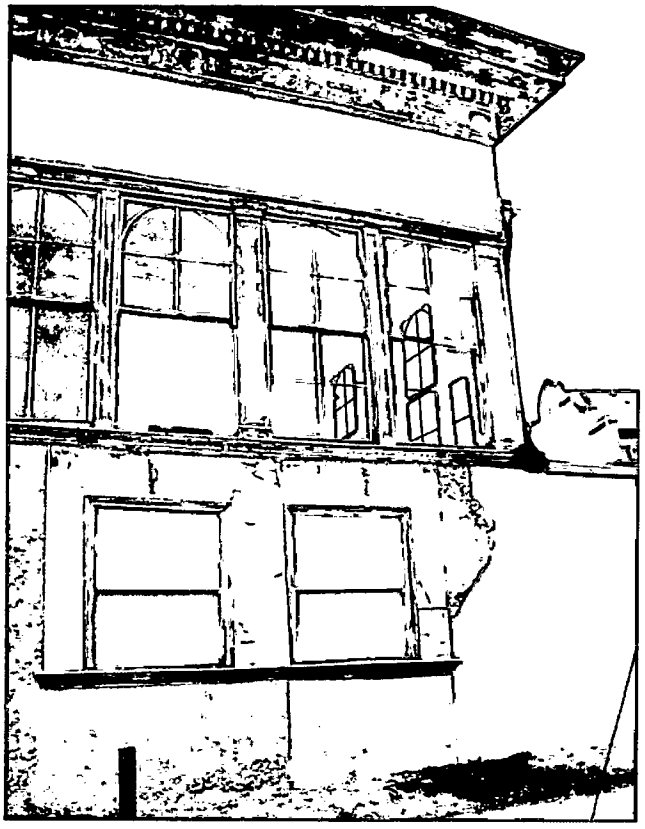


2B- Portico, Southwest Corner

3A- South Elevation

3B- Wall Detail, South Side

4A- Southeast Corner



4B- East Elevation

5A- Roof Eave Detail, East Side

5B- Northeast Corner

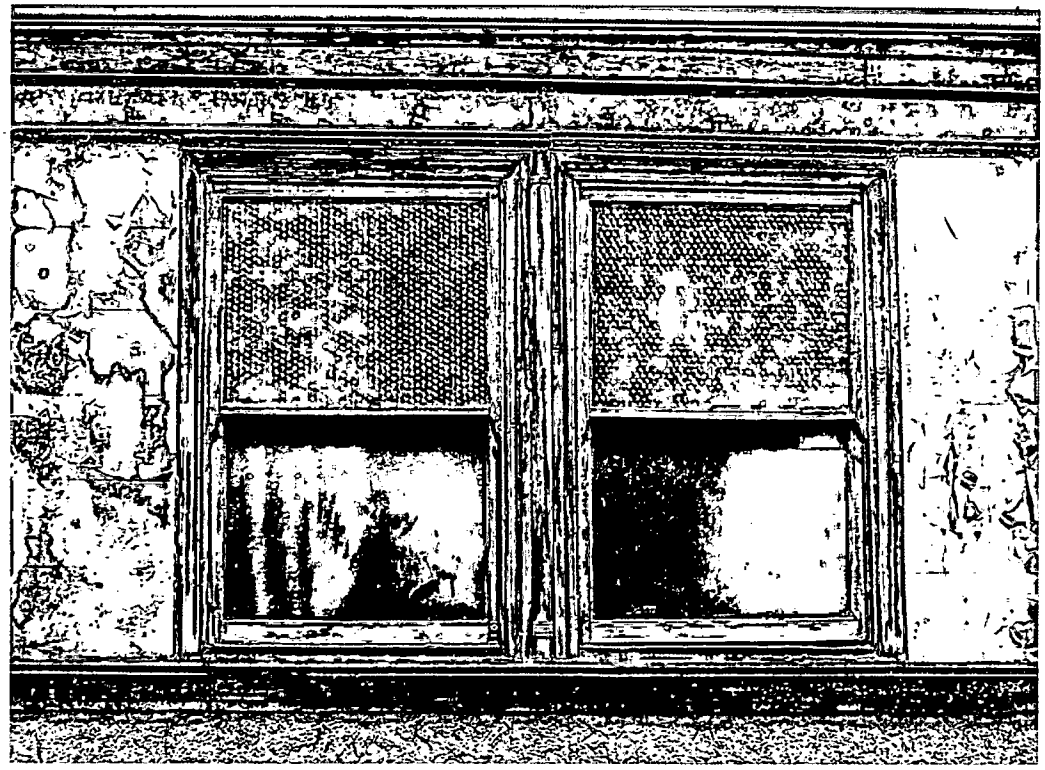
6A- North Elevation

6B- North Elevation

7A- Northwest Corner

8A- Window Detail, North Elevation

9A- Elevation Detail, North Side



9B- Window Detail, East Side

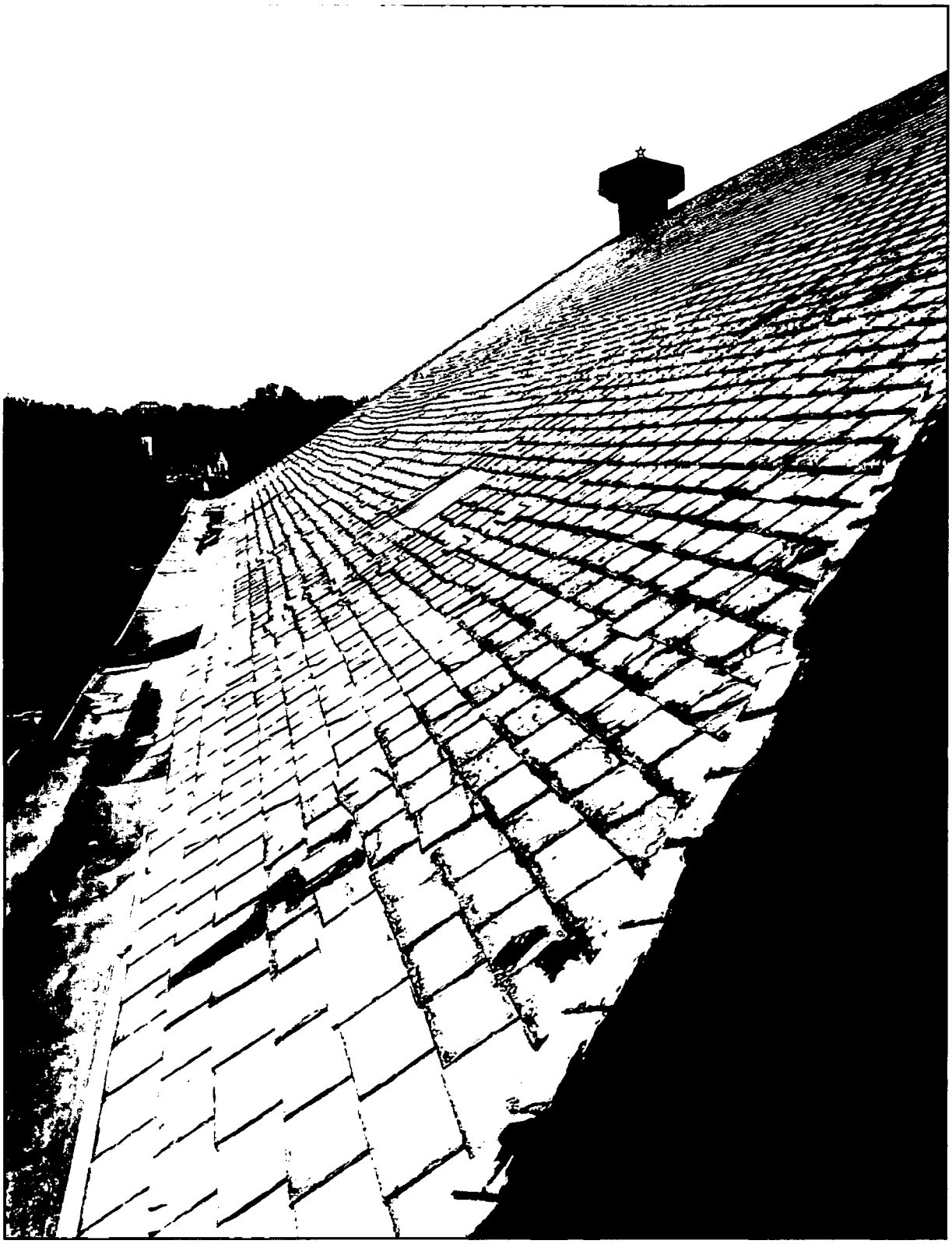
10A- Window Detail, North Side

10B- Window Detail, East Side

11A- Flat Roof, East Side

11B Roof Over Portico- West End

12A- Slate Roof, North Side



13A- Slate Roof, West Side

13B- North Elevation

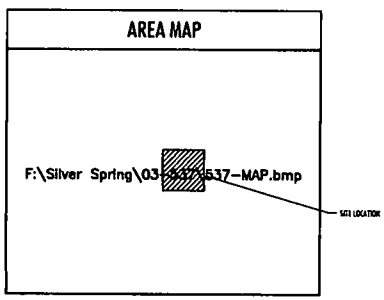
NATIONAL PARK SEMINARY

GYMNASIUM

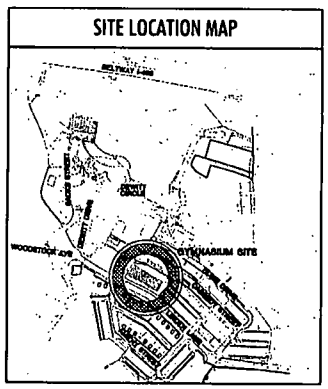
2747 LINDEN LANE

SILVER SPRING, MARYLAND

AREA MAP



SITE LOCATION MAP



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G2.1	SYMBOLS & ABBREVIATIONS
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A4.8	202 - 1/4" FLOOR PLANS
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A4.10	203 - 1/4" FLOOR PLANS
A4.11	203 - 1/4" REFLECTED CEILING PLANS
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A10.6	WINDOW DETAILS
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A11.2	DOOR SCHEDULE

ALEXANDER COMPANY

145 EAST BADGER ROAD
SUITE 200
MADISON, WI. 53713

APPROVALS	NAME	DATE
DESIGN		
CONSTRUCTION		
DEVELOPMENT		
MANAGEMENT		
OWNER		

Alexander Company
145 E. Badger Road
Suite 200
Madison, WI 53713
Telephone 608-258-6580
Fax 608-258-6598

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. _____ Expiration Date: _____

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

4-8-09	12 UNIT ECONOMATE DESIGN

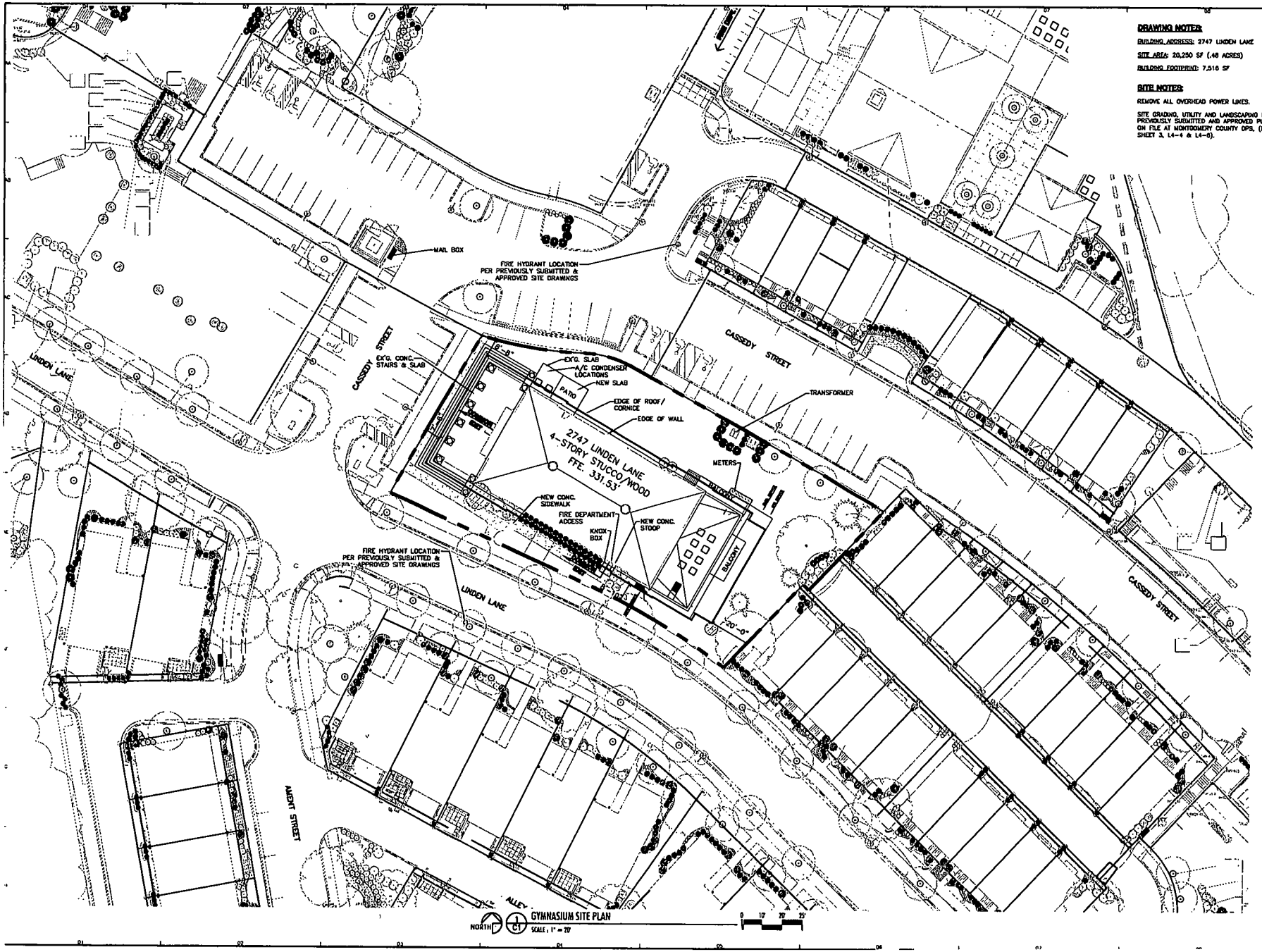
DRAWN: DZ APPR.: MT

NATIONAL PARK SEMINARY
GYMNASIUM
2747 LINDEN LANE
SILVER SPRING, MD

PROJECT # 07-636

TITLE SHEET & DRAWING INDEX

T1



DRAWING NOTES:

BUILDING ADDRESS: 2747 LINDEN LANE

SITE AREA: 20,250 SF (.46 ACRES)

BUILDING FOOTPRINT: 7,516 SF

SITE NOTES:

REMOVE ALL OVERHEAD POWER LINES.

SITE GRADING, UTILITY AND LANDSCAPING PER PREVIOUSLY SUBMITTED AND APPROVED PLANS ON FILE AT MONTGOMERY COUNTY DPS. (RE: SHEET 3, L4-4 & L4-6).

Alexander Company

145 E. Badger Road
Suite 200
Madison, WI 53713
Telephone: 608-258-6580
Fax: 608-258-6599

PRELIMINARY

FOR INFORMATION PURPOSE ONLY

NOT FOR CONSTRUCTION

05-15-07	SCHEMATIC DESIGN
09-09-07	UNIT 2 SUBMITTAL
09-10-07	HAWP SUBMITTAL
1-14-08	DESIGN DEVELOPMENT SIGN-OFF
8-15-08	DESIGN DEVELOPMENT SET

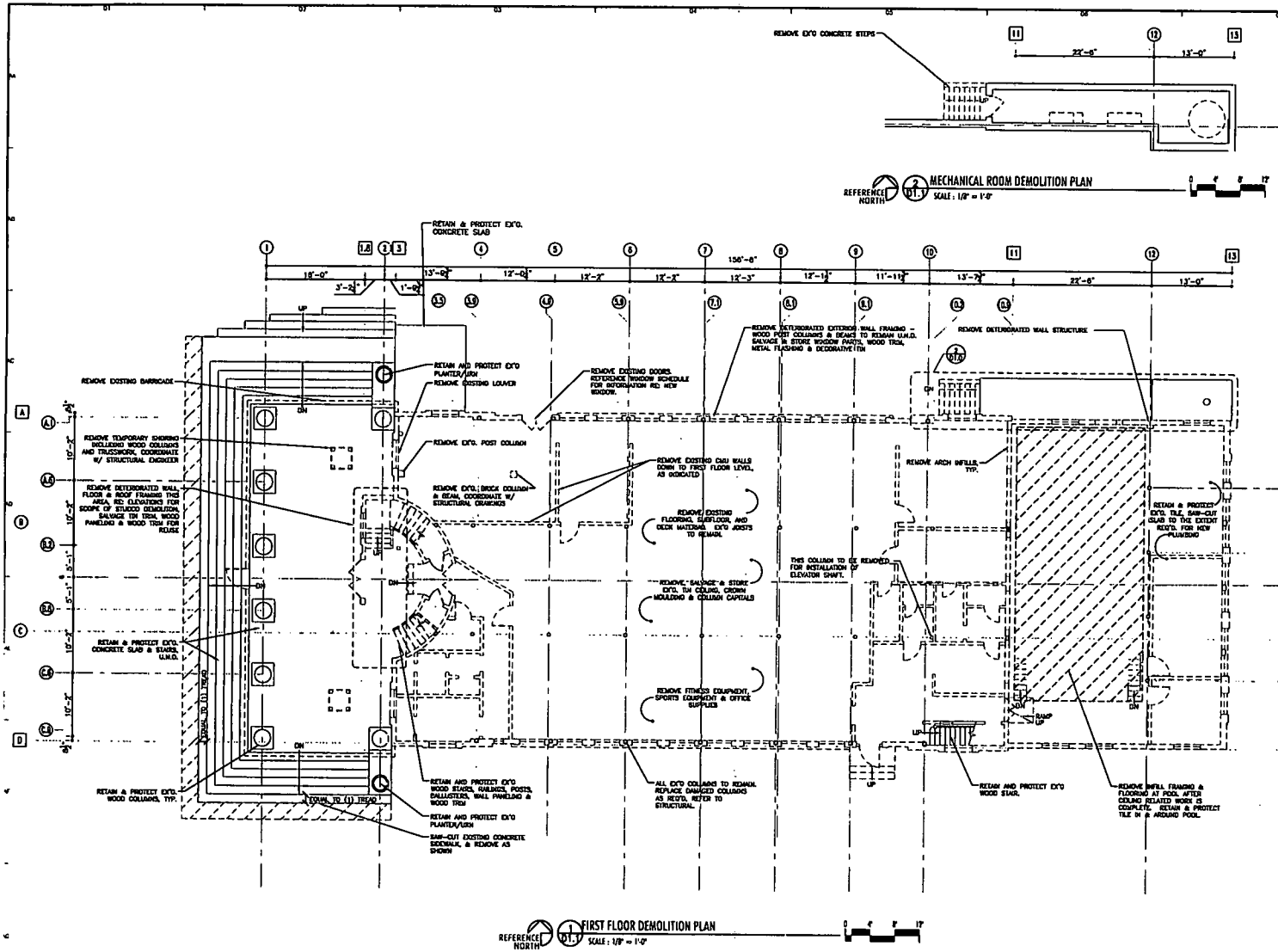
DRAWN: DZ APPR.: MT

NATIONAL PARK SEMINARY
GYMNASIUM
2747 LINDEN LANE
SILVER SPRING, MD

PROJECT # 07-636

SITE PLAN

C1



GENERAL DEMOLITION NOTES:

1. SHORE UP EXISTING FLOOR AND ROOF FRAMING. REMOVE ALL EXISTING EXTERIOR WALL CONSTRUCTION WITH THE INTENT OF RECONSTRUCTING SAME TO A "LIKE NEW" CONDITION.
2. 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.
3. REFERENCE STRUCTURAL DRAWINGS FOR NEW LINTELS ABOVE NEW OPENINGS.
4. PRIOR TO DEMOLITION, COLLECT AND STORE FOR FUTURE USE ALL METALWORK, WOOD TRIM AND ORNAMENT THAT HAS FALLEN FROM THE BUILDING.
5. REMOVE AND ALL SALVAGE WINDOW COMPONENTS FOR REFURBISHMENT AND REINSTALLATION.
6. WHERE WOOD TRIM, DECORATIVE METAL OR IRON RADIATORS EXIST AT LOCATIONS OF DEMOLITION, SUCH ITEMS SHALL BE SALVAGED. REMOVE SUCH ITEMS WITH CARE FOR RE-USE. COORDINATE STORAGE LOCATION WITH OWNER.
7. 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.
8. REMOVE INTERIOR PLASTER AND LATH AND GYPSUM BOARD, UNLESS NOTED OTHERWISE.
9. RETAIN AND PROTECT EXISTING STAIR, BALLUSTRADE, WAINSCOTING, BALCONY RAILING, AND INTERIOR WINDOW TRIM.
10. RETAIN WOOD BASE ON WALLS TO REMAIN. SALVAGE WOOD BASE FROM WALLS TO BE REMOVED.
11. RETAIN AND PROTECT DECORATIVE COLUMNS, TRIMS AND MOULDINGS.
12. REMOVE CABINETRY AND SHELVING.
13. REMOVE ACCUMULATED REFUSE, LEAVING THE SITE "BROOM" CLEAN.
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. REMOVE & SALVAGE 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. REMOVE FLOOR FINISHES, INCLUDING CARPETING, WOOD GYM FLOOR AND VINYL TILE. RETAIN EXPOSED CEMENTITIOUS FLOOR TREATMENTS FOUND UNDER REMOVED FLOOR FINISHES, U.N.O. RETAIN & PROTECT CERAMIC TILE IN POOL AREA.
24. WHERE INDICATED ON PLANS, REMOVE DETERIORATED DECKING AND JOISTS.
25. DASHED LINES AT DOOR INDICATE REMOVAL OF DOOR, JAMB AND TRIM, U.N.O.
26. GENERAL CONTRACTOR TO PROVIDE SHORING AS REQUIRED. STRUCTURAL ENGINEER TO REVIEW PROPOSED SHORING PRIOR TO INSTALLATION.
27. GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING AND REMOVAL OF CONCRETE AND FOR REPLACING CONCRETE AS NEEDED.
28. REFER TO EXTERIOR ELEVATION DRAWINGS A3.1-A3.3 FOR DEMOLITION INFORMATION PERTAINING TO EXTERIOR FEATURES/MATERIALS.
29. REMOVE FITNESS EQUIPMENT, SPORTS EQUIPMENT & OFFICE SUPPLIES.

SHADED AREAS INDICATE EXISTING PLASTER, AND WIRE LATH, CEILING TO BE REMOVED. METAL GRID TO REMAIN.

SHADED AREAS INDICATE NEW VERTICAL CHASES. COORDINATE SIZE AND LOCATION WITH HVAC CONTRACTOR.

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4-8-09	12 UNIT ECHEMATIC DESIGN

DRAWN: DZ APPR.: MT

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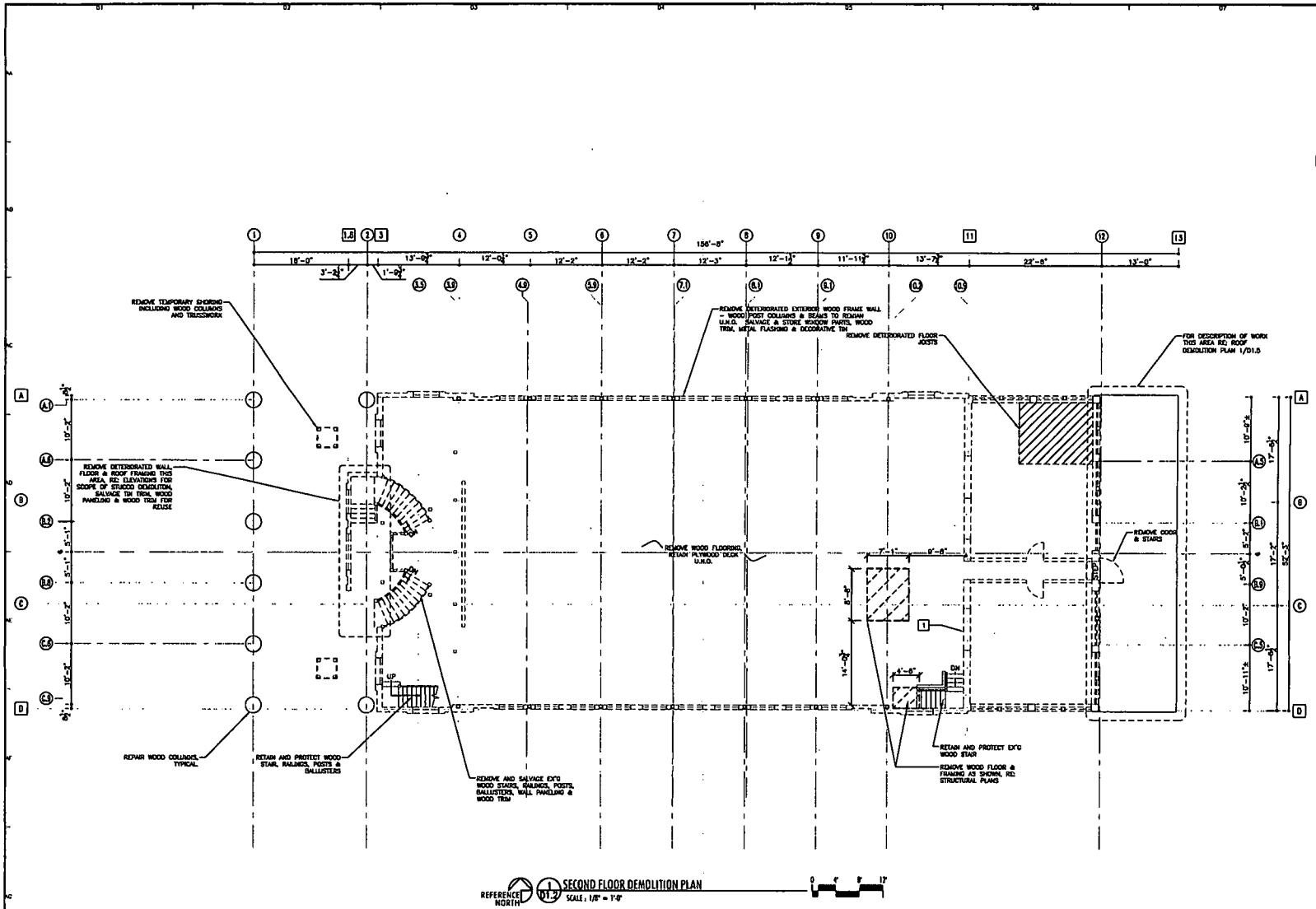
PROJECT # 07-636

FIRST FLOOR DEMOLITION PLAN

D1.1



REFERENCE NORTH

1/D1.2 SECOND FLOOR DEMOLITION PLAN

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

0 4' 8' 12'

GENERAL DEMOLITION NOTES:

FOR GENERAL DEMOLITION NOTES REFERENCE SHEET D1.1

SHADED AREAS INDICATE EXISTING PLASTER, AND WIRE LATH, CEILING TO BE REMOVED. METAL GRID TO REMAIN.

SHADED AREAS INDICATE NEW VERTICAL CHASES, COORDINATE SIZE AND LOCATION WITH HVAC CONTRACTOR.

KEY NOTES:

1 SALVAGE EXISTING SCOREBOARD FOR RE-USE WITHIN DWELLING UNIT.

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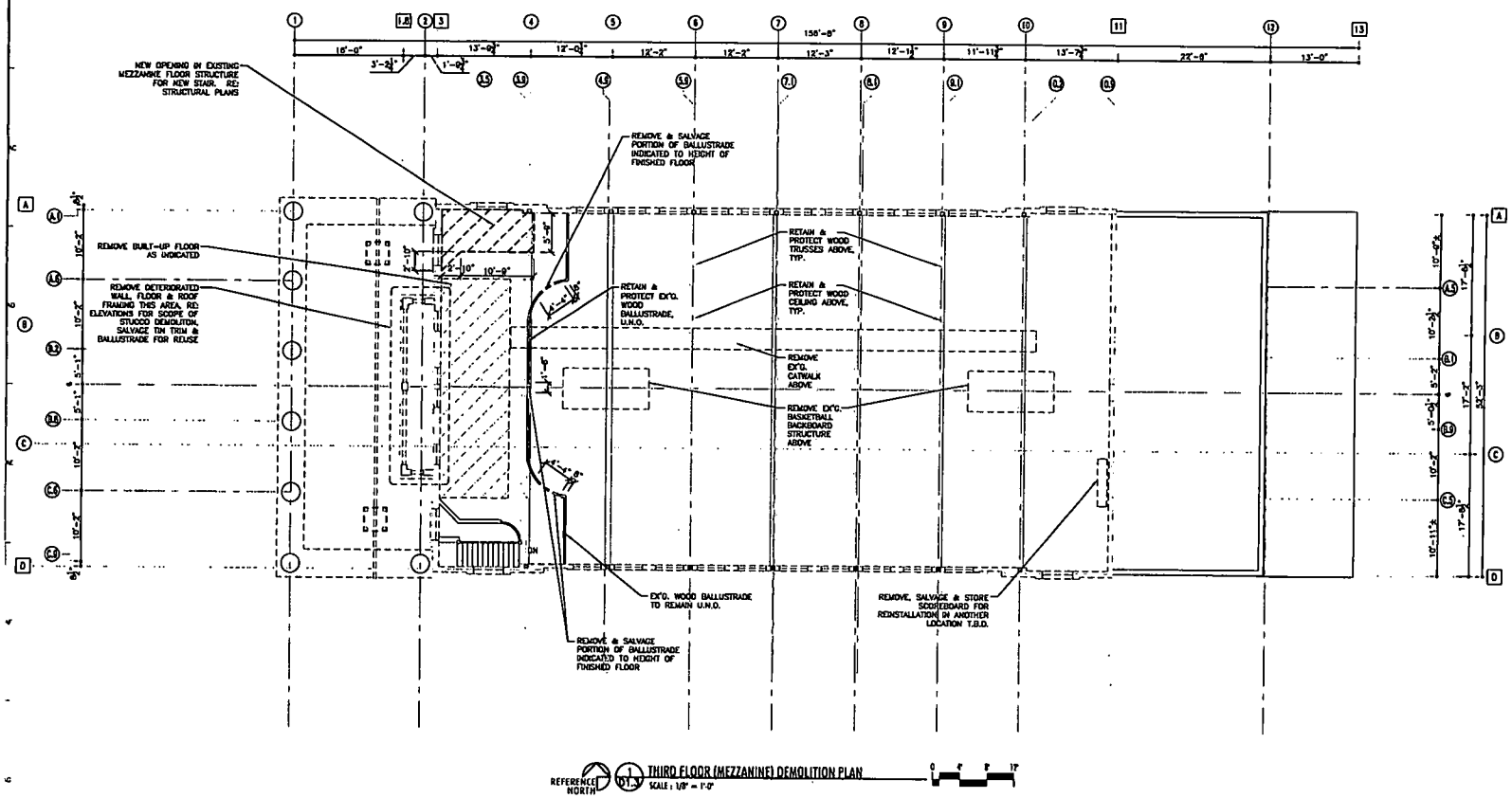
SECOND FLOOR DEMOLITION PLAN

D1.2



GENERAL DEMOLITION NOTES:

FOR GENERAL DEMOLITION NOTES REFERENCE SHEET D1.1

SHADED AREAS INDICATE EXISTING PLASTER, AND WIRE LATH, CEILING TO BE REMOVED. METAL GRID TO REMAIN.

SHADED AREAS INDICATE NEW VERTICAL CHASES, COORDINATE SIZE AND LOCATION WITH HVAC CONTRACTOR.

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PROJECT # 07-636

THIRD FLOOR (MEZZANINE) DEMOLITION PLAN

D1.3

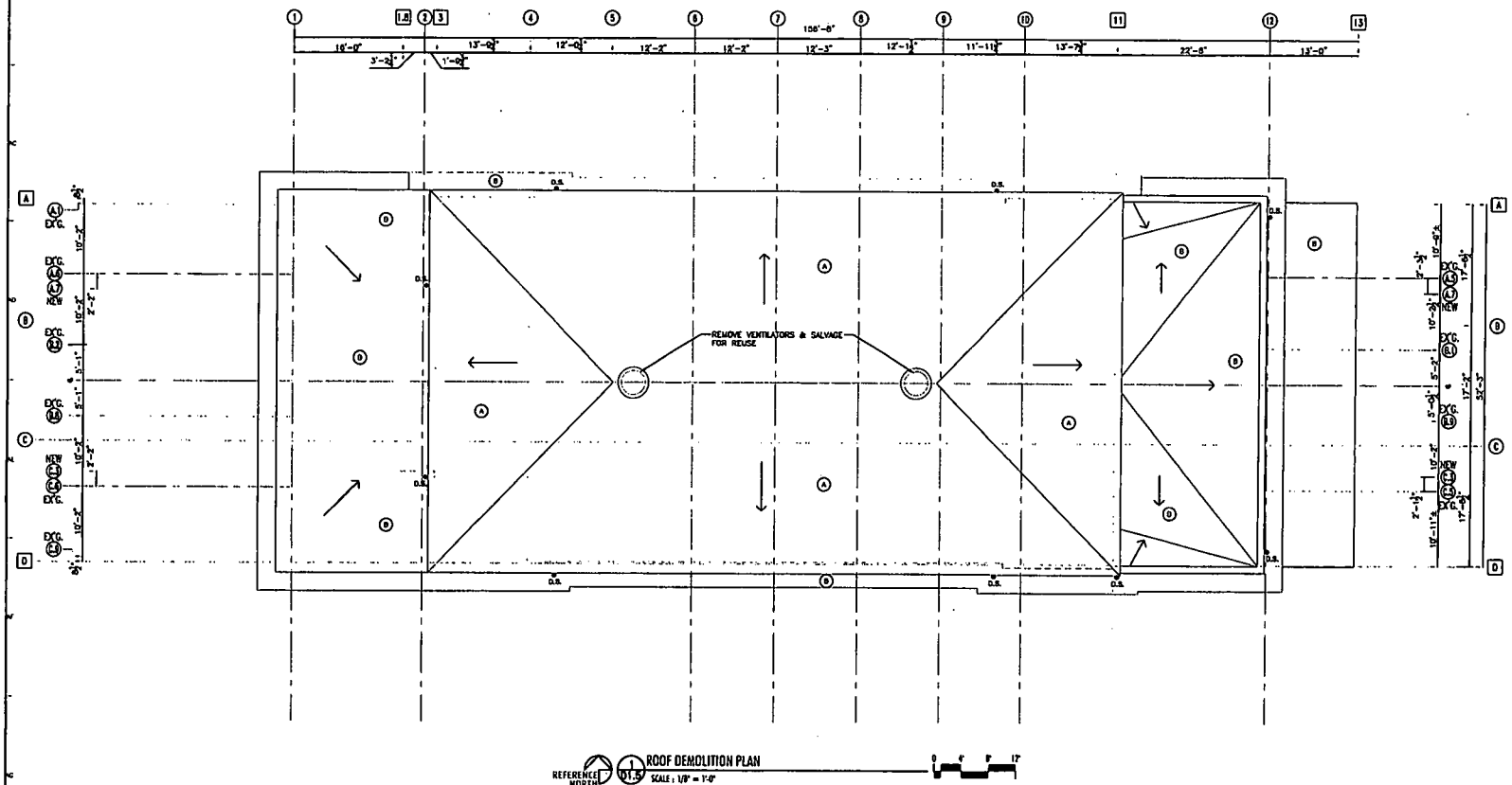
GENERAL DEMOLITION NOTES:

FOR GENERAL DEMOLITION NOTES REFERENCE SHEET D1.1

ROOFING MATERIAL NOTES:

(A) REMOVE EXISTING SLATE.

(B) REMOVE EXISTING LOW SLOPE ROOFING.



REFERENCE NORTH

D1.5 ROOF DEMOLITION PLAN
SCALE : 1/8" = 1'-0"

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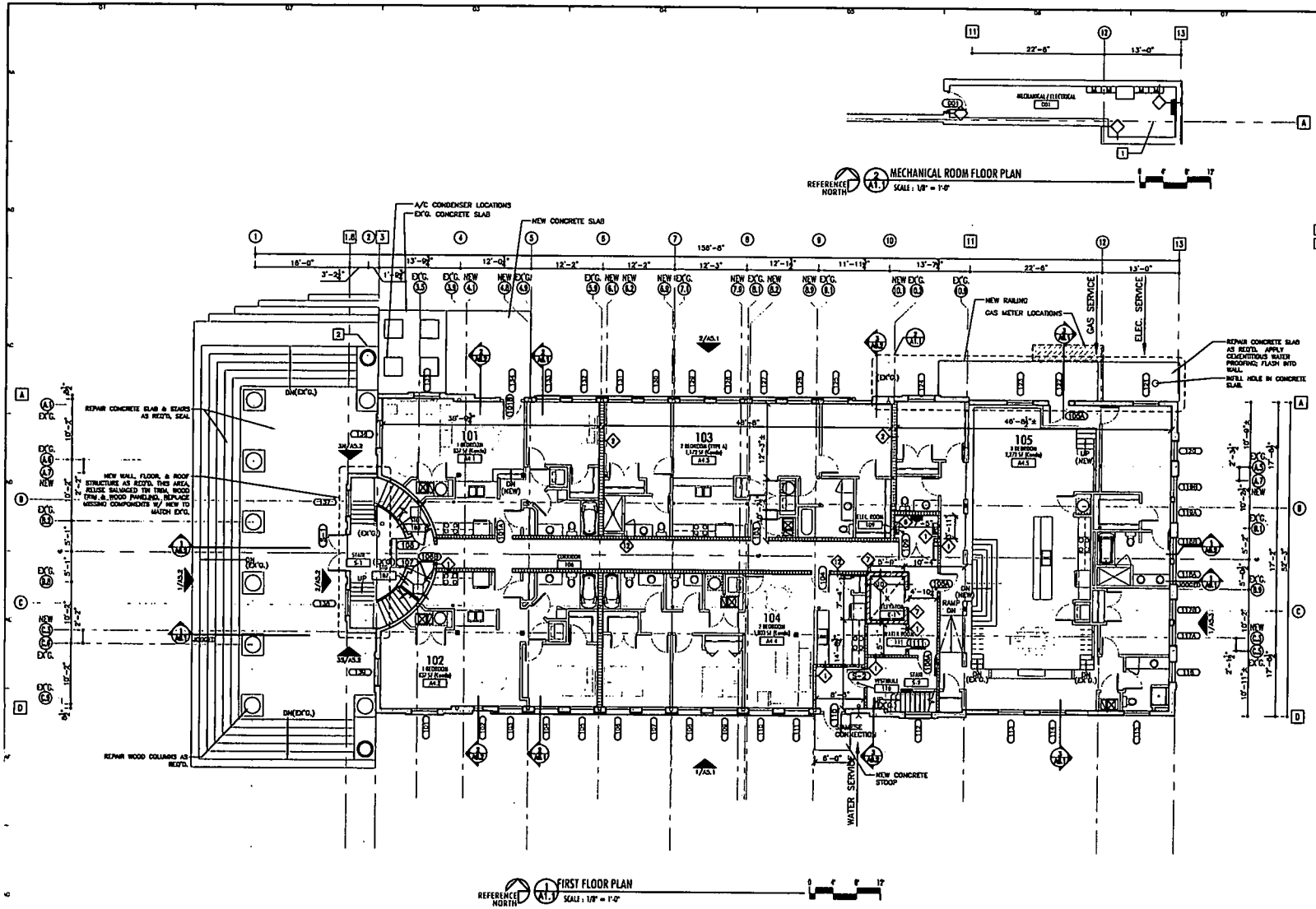
ROOF DEMOLITION PLAN

D1.5



GENERAL WALL KEY:

- BEARING WALL (NEW OR EXISTING)
- NEW FIRE RATED WALL
- NEW INTERIOR WALL
- NEW PARTIAL HEIGHT INTERIOR WALL
- NEW MASONRY WALL
- EXISTING FRAMED WALL
- EXISTING MASONRY WALL
- EXISTING COLUMN
- NEW COLUMN
- WALL TAG INDICATES WALL TYPE. REFERENCE SHEET A0.1 FOR WALL TYPE CONSTRUCTION. UNIT INTERIOR WALL TYPES ARE INDICATED ON 1/4" UNIT PLANS.

KEY NOTES:

1. STABILIZE EXISTING STEEL BEAM.
2. REPOINT MASONRY ON ALL SIDES OF HALF WALL.

GENERAL NOTES:

1. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G2.1
2. FOR WALL TYPE DESCRIPTIONS SEE PARTITION SCHEDULE ON SHEET A0.1. WALL TYPES INDICATED ON THIS SHEET TO BE FRAMED PRIOR TO UNIT PARTITIONS. FOR WALL TYPES WITHIN UNITS, REFER TO SHEETS A4.1–A4.14.
3. FOR INTERIOR FINISHES SEE FINISH SCHEDULE AND FINISH LEGEND ON SHEET A11.1
4. FOR DOOR TYPE DESCRIPTIONS SEE DOOR AND HARDWARE SCHEDULE ON SHEETS A11.2 TO A11.__
5. PROVIDE NEW TRUE PANEL DOORS AS INDICATED ON DOOR SCHEDULE. FIELD VERIFY DIMENSIONS OF EXISTING OPENINGS.
6. REFER TO DEMOLITION PLANS FOR EXISTING CONDITIONS AND ADDITIONAL INFORMATION.
7. FOR COMPLETE UNIT LAYOUT AND DIMENSIONING SEE 1/4" SCALE UNIT PLANS.
8. EXISTING FLOOR OPENINGS ARE TO BE INFILLED, UNLESS NOTED OTHERWISE. SEE STRUCTURAL PLANS FOR DETAILS.
9. REPAIR AREAS WHERE FINISHES HAVE BEEN REMOVED OR OTHERWISE DETERIORATED. PATCHES AND REPAIRS SHALL VISUALLY MATCH EXISTING ADJACENT MATERIALS OF SAME KIND.
10. EXISTING WORK IN PLACE THAT IS DISTURBED DUE TO NEW WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION AFTER THE NEW WORK IS IN PLACE.
11. UNSOUND PLASTER WALLS, CEILINGS, COLUMNS, ETC. ARE TO BE REPAIRED TO A SOUND STATE WITH FURRING STUDS, DRYWALL AND FINISH. EXISTING SOUND PLASTER SURFACES ARE TO BE REPAIRED OR NEW GYPSUM BOARD LAMINATED TO THE EXISTING SURFACE. SURFACE SHALL BE PREPARED TO ACCEPT NEW FINISH.
12. EXISTING ELECTRICAL DEVICE BOXES AND PANELS IN EXISTING PLASTER SURFACE, WHICH ARE NOT TO RECEIVE NEW LAMINATED GYP. BOARD, ARE TO BE FILLED AND FINISHED FLUSH WITH EXISTING SURFACE.
13. PATCH AND REPAIR EXISTING WALLS, CEILINGS, FLOORS, AND COLUMNS WHERE WALLS WERE REMOVED DURING DEMOLITION. PATCH AND REPAIR EXISTING WOOD BASE, WHERE WALLS WERE REMOVED DURING DEMOLITION, WITH MATCHING SALVAGED TRIM OR NEW BASE TO MATCH EXISTING.
14. LEVEL FLOOR AREAS AS NOTED WITH CEMENTITIOUS UNDERLAYMENT (MAX THICKNESS OF 1 1/2"). FEATHER TO LEVEL OF ADJACENT AREA TO ACHIEVE SMOOTH FINISH. REFER TO SPECIFICATION SECTION _____
15. THE INTENT OF THE ELECTRICAL WORK SHOWN ON THIS PLAN IS TO ESTABLISH DESIRED LOCATIONS OF FIXTURES. IT IS NOT TO BE CONSTRUED AS A COMPREHENSIVE PLAN OF ALL FIXTURES AND DEVICES REQUIRED BY THE SPECIFICATIONS AND CODES. THE ELECTRICAL CONTRACTOR MAINTAINS RESPONSIBILITY FOR QUANTITIES AND LOCATIONS OF ALL FIXTURES AND DEVICES, INCLUDING LIFE SAFETY AND FIRE ALARM/DETECTION SYSTEMS AS REQUIRED BY STATE, LOCAL, AND FEDERAL AUTHORITIES.
16. REFER TO ELEVATIONS FOR EXTERIOR UPLIGHTING, SPECIALTY LIGHTING AND WALL MOUNTED FIXTURES.
17. REPAIR ORIGINAL METAL CROWN MOULDINGS. SEE 1/4" SCALE UNIT PLANS FOR EXACT LOCATIONS.
18. REMOVE EXISTING TRIM ON WALLS TO REMAIN AS NECESSARY FOR INSTALLATION OF NEW CABINETRY, BATH FIXTURES, STUD WALLS, ETC.
19. REPAIR AND/OR REPLACE WINDOW SASHES. REPLACED SASHES SHALL REPLICATE THE EXISTING SASH. REFERENCE WINDOW SCHEDULE.
20. FILL ALL FLOOR PENETRATIONS FROM PIPING OR CONDUITS.
21. ALL EXPOSED STRUCTURAL STEEL TO RECEIVE INTUMESCENT PAINT TO ACHIEVE 1–HOUR FIRE RATED PROTECTION. SUCH ITEMS INCLUDE, BUT ARE NOT LIMITED TO, EXISTING STEEL COLUMNS, STEEL SUPPORT RODS FROM ROOF TRUSSES, ALL EXPOSED METAL COMPONENTS OF ROOF TRUSSES, ETC. STEEL COMPONENTS ENCLOSED WITHIN FRAMING AND GYPSUM BOARD NEED NOT RECEIVE INTUMESCENT PAINT.
22. NEW ROOF DRAIN LOCATIONS TO BE APPROVED BY ARCHITECT AND COORDINATED WITH PLUMBING CONTRACTOR. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER.
23. REFINISH EXISTING DOOR FRAMES, CASING, BASE TRIM, PICTURE MOLDING, TRANSOM FRAMES, AND DOORS TO REMAIN AS REQUIRED.

DIMENSION NOTES:

1. WALL THICKNESS IS 3 5/8" TYPICAL UNLESS OTHERWISE DIMENSIONED.
2. ALL NEW WALLS ARE DIMENSIONED TO FACE OF FINISH.
3. ALL EXISTING WALLS ARE DIMENSIONED TO FACE OF EXISTING FINISH.
4. NOTIFY ARCHITECT IF ± DIMENSION VARIES BY 6" OR 5% WHICH EVER IS LESS.

GENERAL FLOORING NOTES:

1. INSTALL CEMENTITIOUS UNDERLAYMENT WHERE HARDWOOD FLOORS WERE REMOVED, REFER TO DEMOLITION PLAN FOR LOCATIONS.
2. INSTALL CEMENTITIOUS UNDERLAYMENT WHERE FLOORING IS NOT CONTINUOUS UNDER REMOVED WALLS.

EXISTING COMMON STAIRWELL NOTES:

1. SEE SECTION SHEETS A8.1–A8.2 FOR SCOPE OF WORK.
2. SEE SECTION SHEETS A8.1–A8.2 FOR ELECTRICAL LIGHTING.

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4-8-09	12 UNIT SCHEMATIC DESIGN

DRAWN: OZ APPR.: MT

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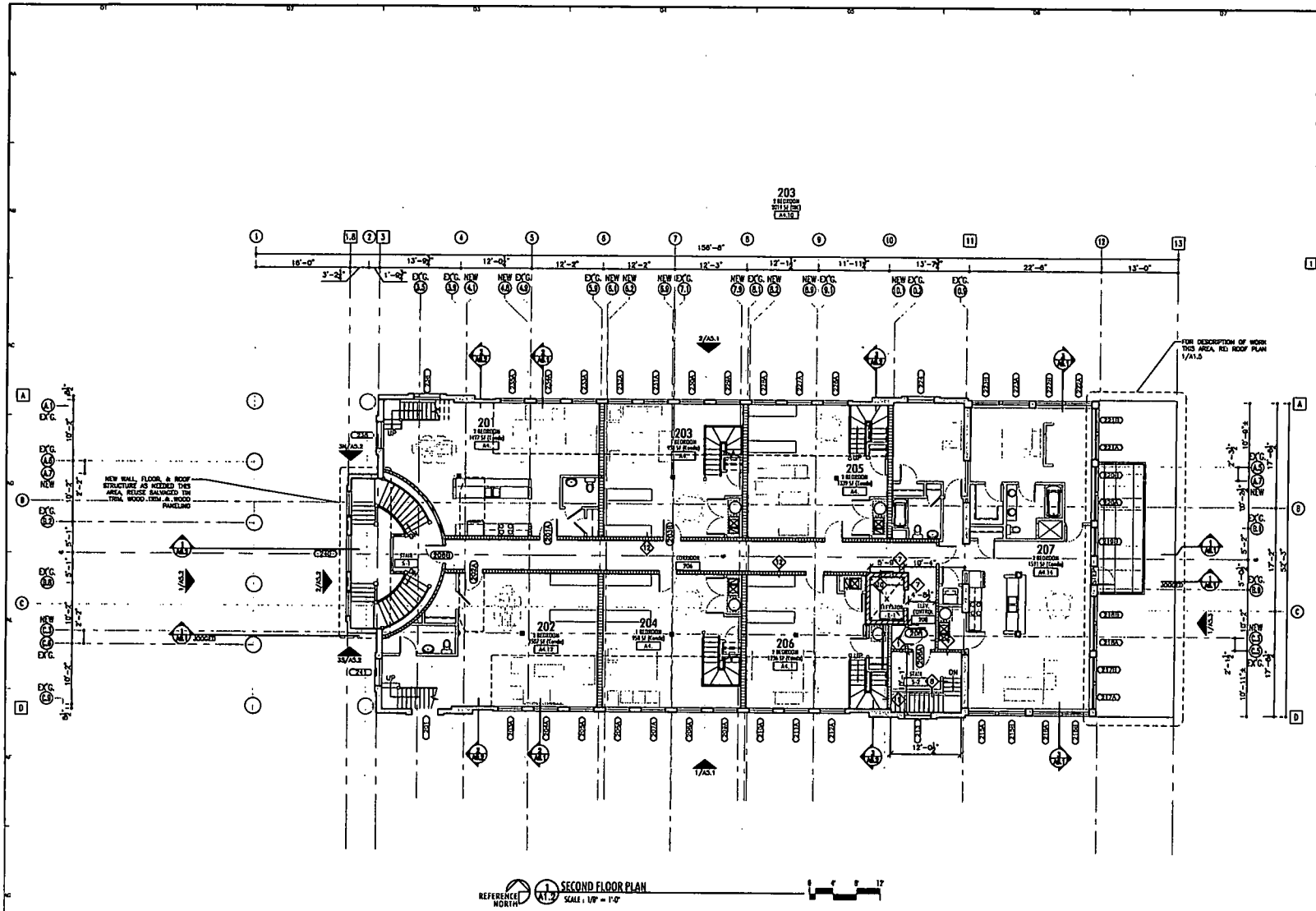
PROJECT # 07-636

FIRST FLOOR PLAN

A1.1



GENERAL WALL KEY:

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- NEW COLUMN
- WALL TAG INDICATES WALL TYPE. REFERENCE SHEET A0.1 FOR WALL TYPE CONSTRUCTION. UNIT INTERIOR WALL TYPES ARE INDICATED ON 1/4" UNIT PLANS.

GENERAL NOTES:

FOR GENERAL NOTES REFERENCE SHEET A1.1

KEY NOTES:

1 -

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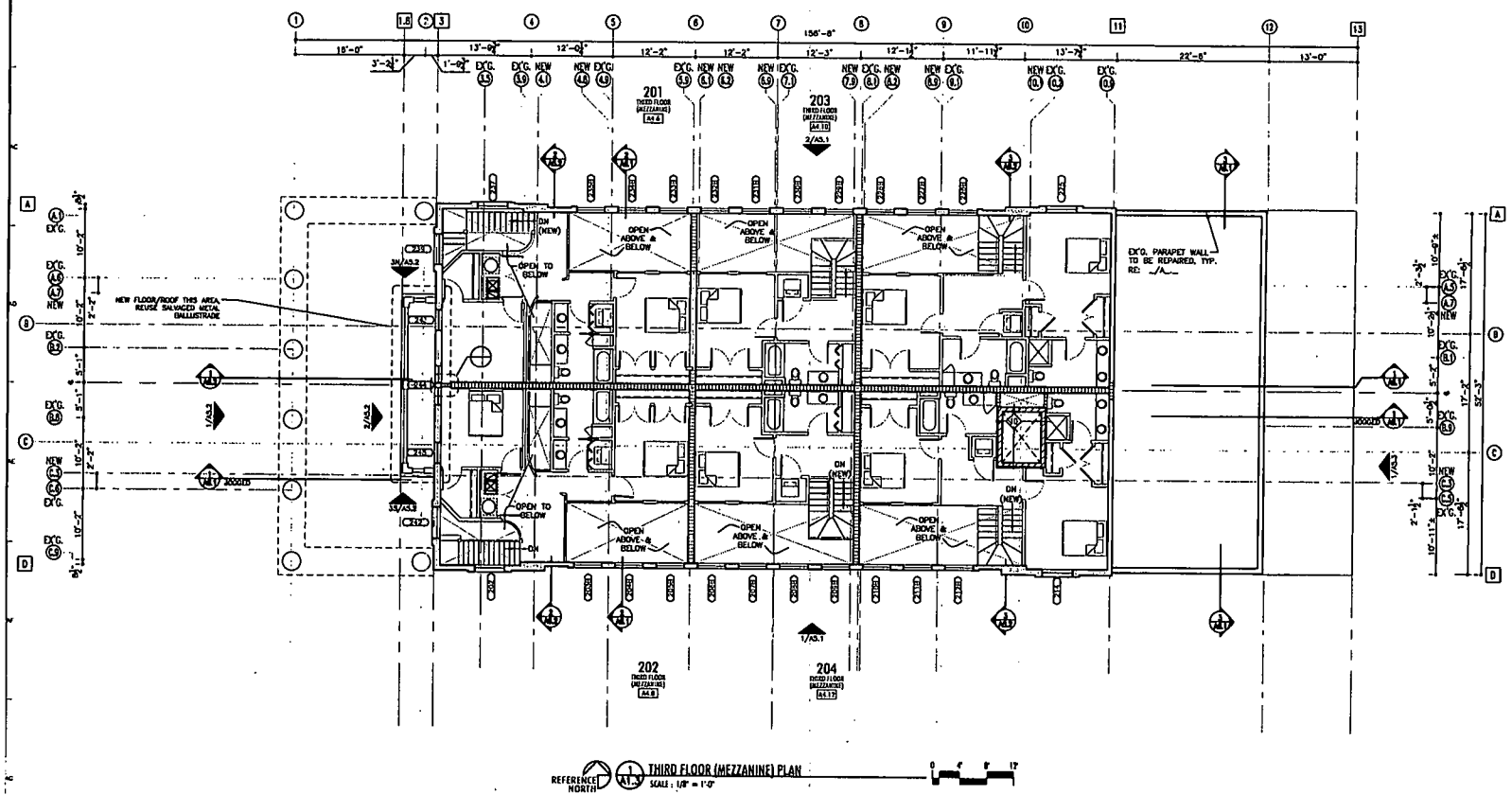
PROJECT # 07-636

SECOND FLOOR PLAN

A1.2



REFERENCE NORTH

1 A1.3 THIRD FLOOR (MEZZANINE) PLAN
SCALE: 1/8" = 1'-0"

GENERAL WALL KEY:

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GENERAL NOTES:

FOR GENERAL NOTES REFERENCE SHEET A1.1

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4-9-09	12 UNIT SCHEMATIC DESIGN

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PROJECT # 07-636

THIRD FLOOR (MEZZANINE) PLAN

A1.3

GENERAL NOTES:

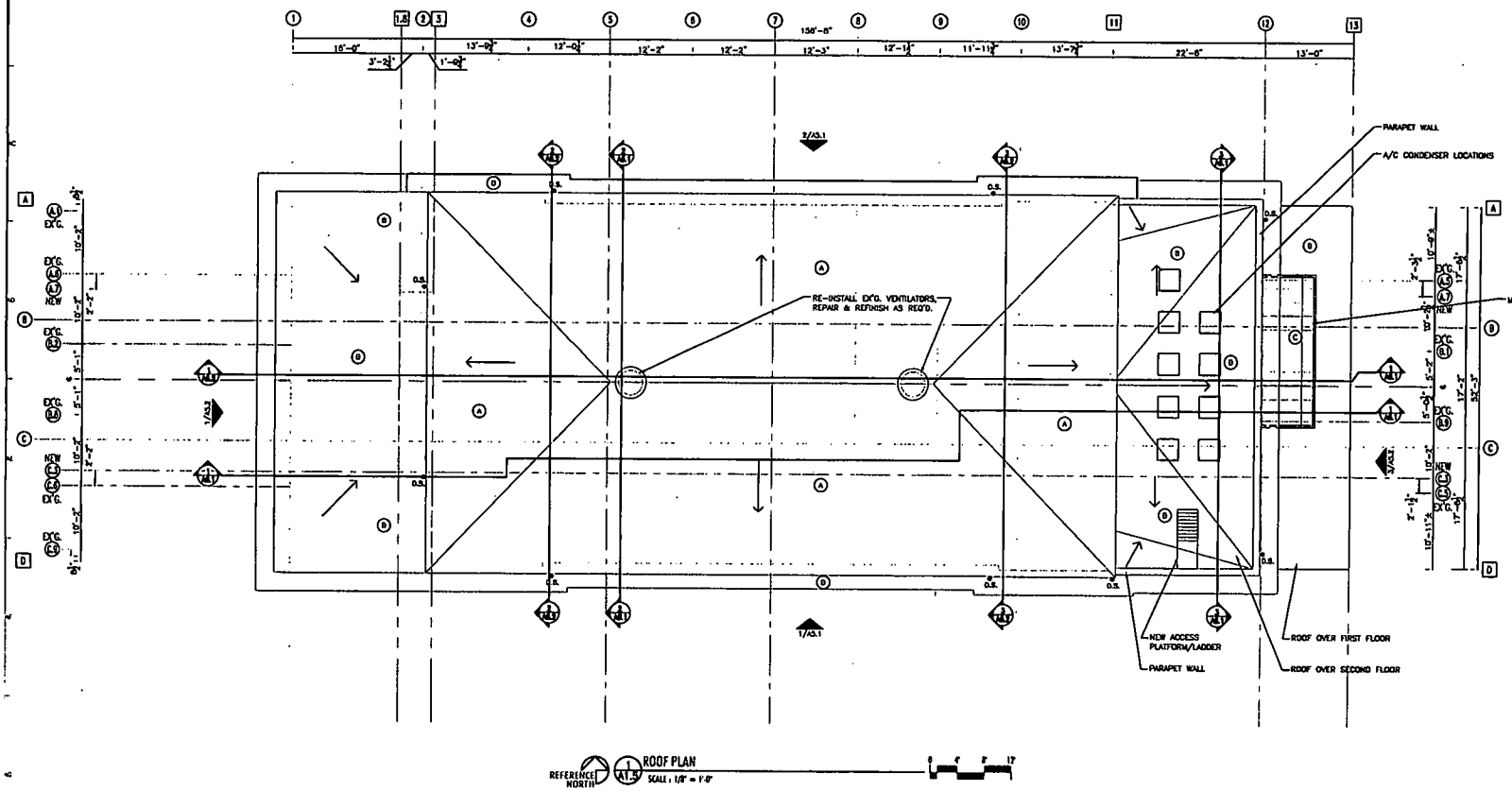
FOR GENERAL NOTES REFERENCE SHEET A1.1

ROOFING MATERIAL NOTES:

(A) REPLACE EXISTING SLATE ROOFING IN KIND OVER NON-VENTED NAILBASE INSULATION. AS AN ALTERNATE, INSTALL NEW SIMULATED SLATE SHINGLES OVER VENTED NAILBASE INSULATION. INSTALL NEW FLASHING AND RIDGE VENT. RE: _/A___

(D) INSTALL ADHERED EPDM ROOFING WITH NEW FLASHING.

(C) EPDM PAVERS OVER EPDM ROOFING



REFERENCE NORTH

1 ROOF PLAN
A1.5 SCALE: 1/8" = 1'-0"

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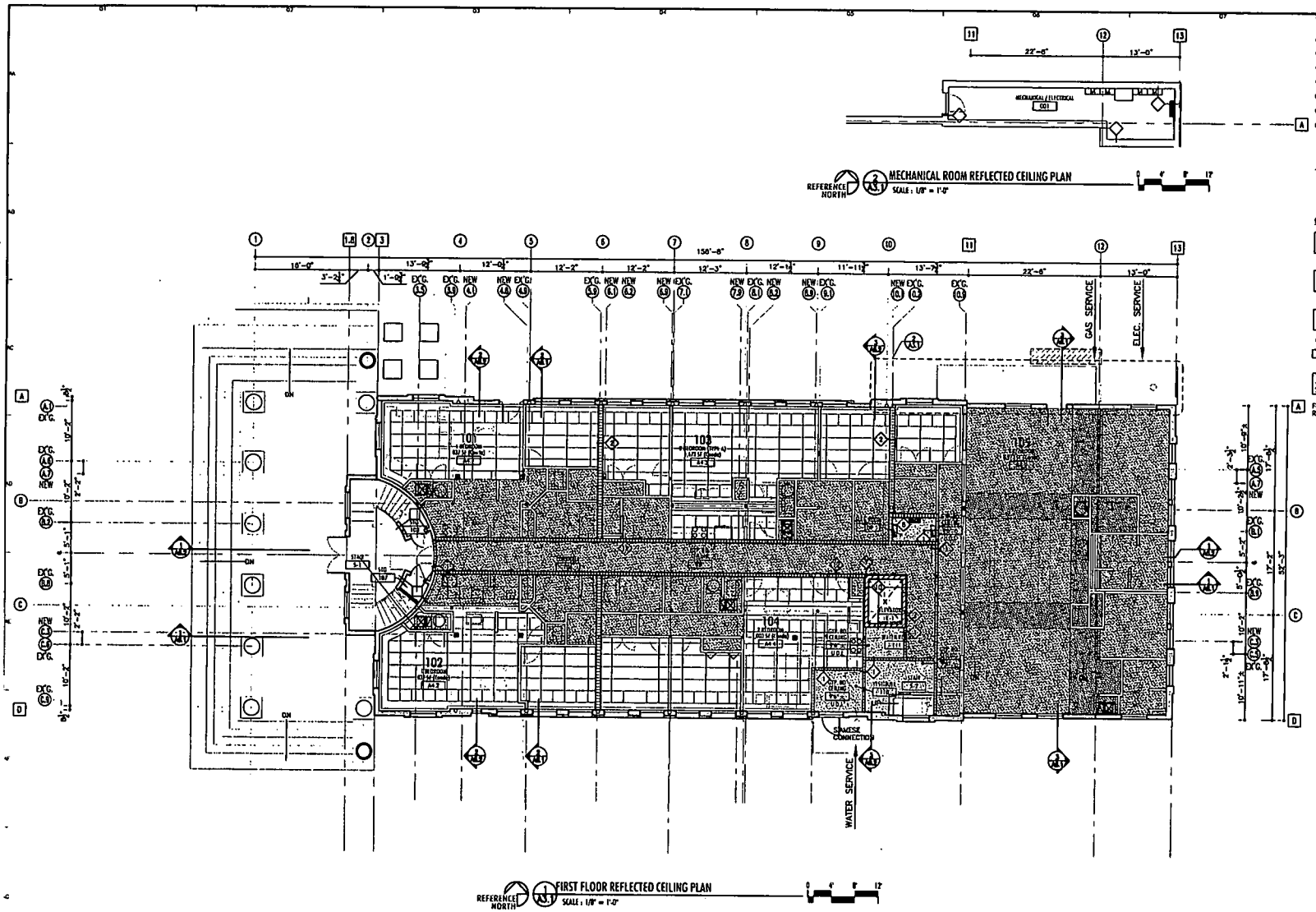
ROOF PLAN

A1.5



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- NEW COLUMN
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CEILING NOTES:

- SHADED AREA INDICATES GYPSUM BOARD CEILING. 8'-0" A.F.F. TYPICAL. OTHER AREAS AS INDICATED ON PLAN BY SYMBOL BELOW.
- PATTERNED AREA INDICATES METAL PAN CEILING (ACTUAL PATTERN ON PLAN VARIES). HEIGHT AS INDICATED ON PLAN BY SYMBOL BELOW.
- PATTERNED AREA INDICATES EXISTING SLOPED WOOD PANEL CEILING. HEIGHT AS INDICATED ON PLAN BY SYMBOL BELOW.
- GYP. BD CEILING — CEILING CONSTRUCTION
- HFF 9'-0" / U.O.J. — HEIGHT ABOVE FINISHED FLOOR 10'-0" / UNDERSIDE OF JOIST (WHERE INDICATED)
- CROSS-HATCHED AREA INDICATES APPROXIMATE AREA WITH CEILING HEIGHT BELOW 8'-6"
- FOR CEILING INFORMATION WITHIN UNITS, REFERENCE UNIT PLAN SHEETS A4.1–A4.14.

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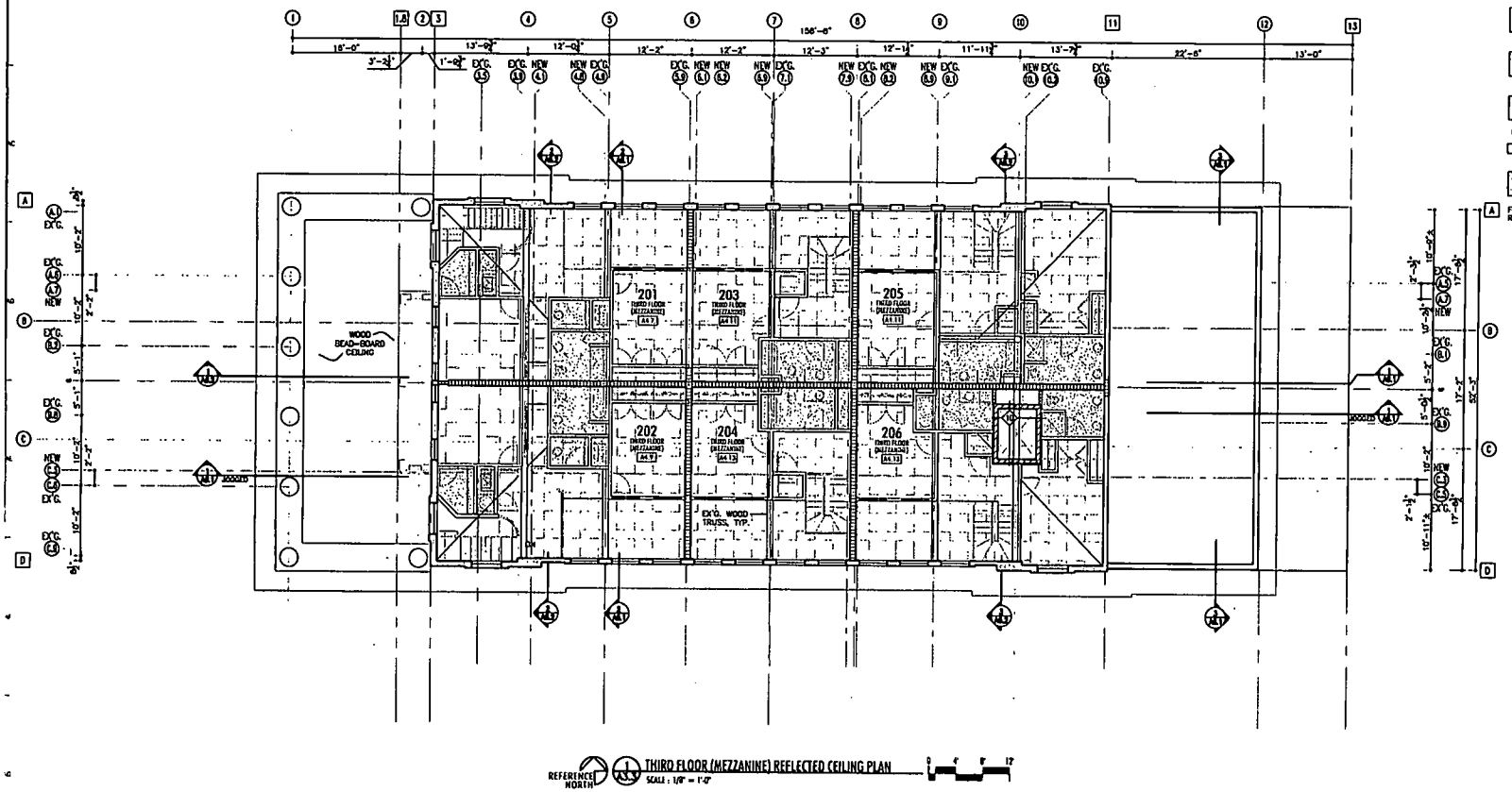
PROJECT # 07-636

FIRST FLOOR REFLECTED CEILING PLAN

A3.1



REFERENCE NORTH

THIRD FLOOR (MEZZANINE) REFLECTED CEILING PLAN

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

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CEILING NOTES:

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- PATTERNED AREA INDICATES METAL PAN CEILING (ACTUAL PATTERN ON PLAN VARIES). HEIGHT AS INDICATED ON PLAN BY SYMBOL BELOW.
- PATTERNED AREA INDICATES EXISTING SLOPED WOOD PANEL CEILING. HEIGHT AS INDICATED ON PLAN BY SYMBOL BELOW.
- CTP. OR CEILING — CEILING CONSTRUCTION
- 10'0" a — HEIGHT ABOVE FINISHED FLOOR 10'-0"
- U.O.J. — UNDERSIDE OF JOIST (WHERE INDICATED)
- CROSS-HATCHED AREA INDICATES APPROXIMATE AREA WITH CEILING HEIGHT BELOW 8'-0"

FOR CEILING INFORMATION WITHIN UNITS, REFERENCE UNIT PLAN SHEETS A4.1–A4.14.

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4-6-07	12 UNIT SCHEMATIC DESIGN

DRAWN: DZ APPR.: MT

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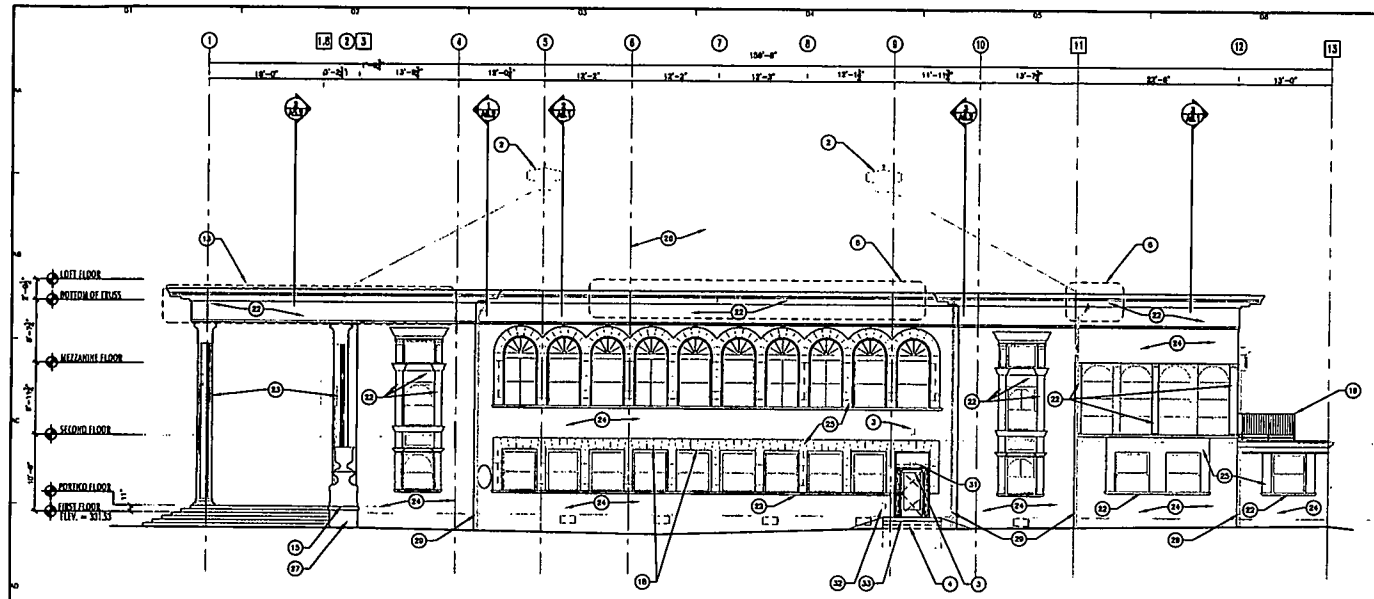
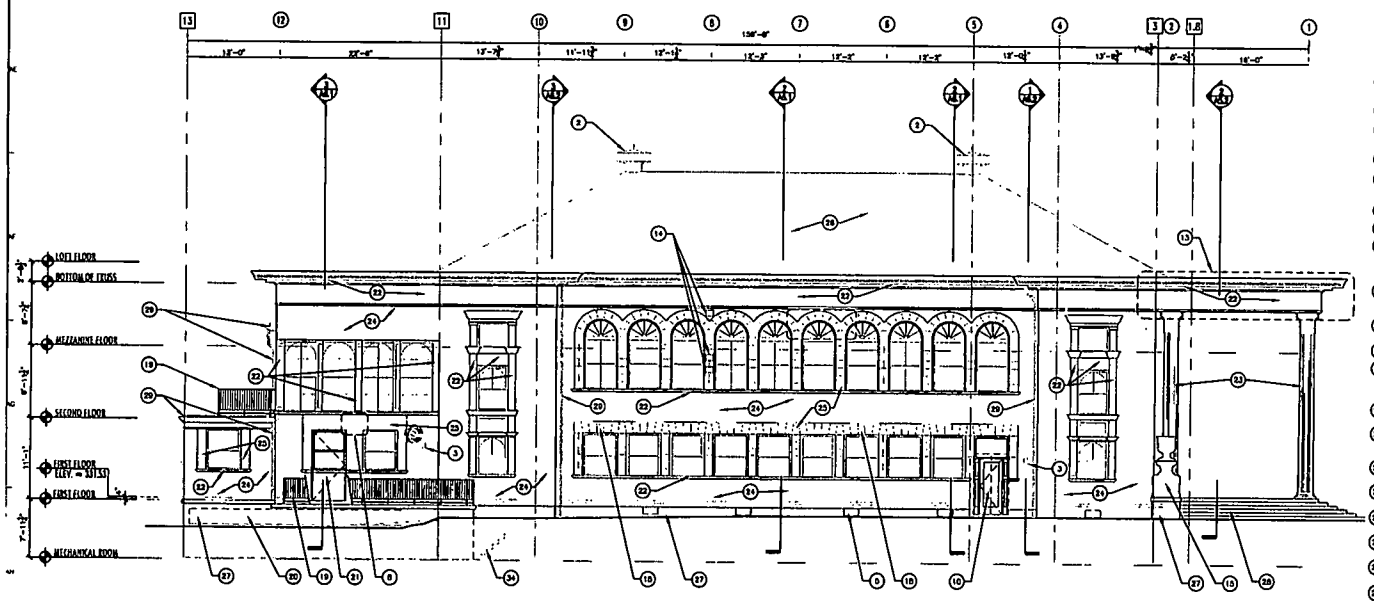
THIRD FLOOR (MEZZANINE) REFLECTED CEILING PLAN

A3.3



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



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

GENERAL DEMOLITION WORK NOTES - THESE NOTES PERTAIN TO THE ENTIRE BUILDING

A. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS. NO ALLOWANCE WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO DETERMINE THE FULL EXTENT OF WORK TO BE PERFORMED.

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

C. REMOVE ALL EXISTING ELECTRICAL CONDUIT, FIXTURES, MECHANICAL PIPING, LOUVERS, VENTS, ETC. PROVIDE NEW REPAIR STUCCO SYSTEM, MIN. 3 COATS, AND ACCESSORIES, AT A DEPTH TO MATCH ADJACENT SURFACES. PROVIDE FINISH TO MATCH EXISTING ADJACENT SYSTEM. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)

D. STUCCO: ALL EXISTING STUCCO TO BE REMOVED FROM BUILDING. AFTER REPAIR/REPLACEMENT OF SHEATHING AND STRUCTURAL FRAMING AND INSTALLATION OF WEATHER RESISTIVE BARRIER, STUCCO SHALL BE RE-APPLIED TO BUILDING TO MATCH ORIGINAL TEXTURE AND DESIGN. REFER TO WALL SECTIONS FOR ADDITIONAL NOTES.

E. WINDOWS: REFER TO WINDOW SCHEDULE AND SPECIFICATION MANUAL FOR SCOPE OF REPAIR OR REPLACEMENT. SALVAGE AND RESTORE EXISTING WINDOW SASHES AND FRAMES (WITH IN KIND REPLACEMENT OF MISSING AND BADLY DAMAGED COMPONENTS). INSTALL NEW WINDOWS ON INTERIOR OF RESTORED EX'G WINDOWS. ALL WINDOW PARTS (EXCEPT GLAZING) TO BE PAINTED.

F. ARCHITECTURAL SHEET METAL: REMOVE AND RESERVE ALL ARCHITECTURAL SHEET METAL, MARK THE ORIGINAL LOCATION OF EACH PIECE, CLEAN, PRIME AND RE-FINISH ALL PIECES IN A SHOP. FABRICATE NEW SECTIONS TO REPLACE BADLY DAMAGED PIECES. FINISH NEW REPLACEMENT MATERIAL TO MATCH. INSTALL ARCHITECTURAL SHEET METAL AFTER FRAMING AND WEATHER RESISTIVE BARRIER HAVE BEEN INSTALLED.

G. REMOVE METAL SECURITY GRATES AT WINDOWS.

H. PAINTED WOOD: REMOVE ALL LOOSE OR PEELING PAINT DOWN TO SOUND SUBSTRATE. REPAIR AREAS OF DAMAGE. PROVIDE NEW ELASTOMERIC COATING.

I. REPAIR/REPOINT BRICK AND STONE MASONRY PER SPECIFICATION.

J. PAINT ALL DUCT AND PIPE PENETRATIONS IN ROOF TO COLOR SIMILAR TO ROOF SHINGLES.

KEYNOTE SPECIFIC WORK NOTES:

1. -
2. REMOVE & SALVAGE TIN VENTS. FILL OPENING IN ROOF & RE-INSTALL VENTS. REPAIR & REFINISH AS REQUIRED.
3. REMOVE EXISTING DOOR AND OVERHANG. PROVIDE NEW DOOR, SIDELIGHT AND TRANSOM.
4. REMOVE CONCRETE STAIRS AND STOOP.
5. REMOVE VENT SCREENING, INFILL WITH SUBSTRATE & STUCCO TO MATCH ADJACENT.
6. REPLACE FRAMING FOR STAMPED-TIN ENTABLATURE.
7. -
8. NEW EXTERIOR WALL MOUNTED LIGHT FIXTURE.
9. -
10. REMOVE DOORS AND INFILL IN THIS AREA. REPLACE WITH NEW DOOR AND NEW TRANSOM WINDOW TO MATCH ADJACENT.
11. REPAIR DAMAGED WOOD COLUMNS. PAINT.
12. REBUILD ENTRY WITHIN PORTICO. NEW WALL FRAMING, PEBBLE-DASH STUCCO, WINDOWS AND DOOR. SALVAGE ALL TIN FOR RELOC.
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 TO MATCH EX'G. PAINT.
17. REPLACE EXISTING DOOR AND TRANSOM 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 BATHROOM FAN VENTS. CUSTOM FABRICATE VENT TO MATCH DIMENSIONS OF WINDOW KEYSTONE DETAILING IN STUCCO. PAINT TO MATCH STUCCO.
19. NEW STEEL RAILING, RE: ____ PAINT STEEL TO MATCH STUCCO PAINT COLOR.
20. LOCATION OF NEW GAS METERS.
21. REMOVE EXISTING WINDOW AND PORTION OF EXISTING WALL BELOW WINDOW. INFILL OPENING WITH NEW DOOR. NEW DOOR TO EMULATE EX'G WINDOW AND WALL BEING REMOVED.
22. ARCHITECTURAL SHEET METAL, RE: GENERAL NOTE F.
23. ARCHITECTURAL WOODWORK, PAINT, RE: GENERAL NOTE H.
24. PEBBLE DASH STUCCO, PAINT, RE: GENERAL NOTE G.
25. SMOOTH STUCCO, PAINT, RE: GENERAL NOTE G.
26. NEW SLATE SHINGLES
27. EX'G. MASONRY, REPAIR AS REQ'D.
28. EX'G CONCRETE STEPS AND STOOP
29. NEW METAL GUTTERS AND DOWNSPOUTS, PAINT.
30. EX'G. CONCRETE STEPS, REPAIR & SEAL
31. NEW ADDRESS SIGNAGE
32. KNOX BOX, LOCATION TO BE VERIFIED WITH FIRE DEPARTMENT AND MARYLAND HISTORIC TRUST.
33. NEW CONCRETE STOOP. TOP OF STOOP TO BE FLUSH WITH FINISHED FLOOR AT DOOR LOCATION. COORDINATE GRADE CHANGES AND PEDESTRIAN WALK WITH SITE WORK.
34. EXISTING CONCRETE STEPS LEADING TO ELECTRICAL EQUIPMENT ROOM.
35. VERIFY LOCATION OF EXISTING LIGHT FIXTURE MOUNTS. OBTAIN SALVAGED LIGHT FIXTURES FROM OWNER. REFURBISH FIXTURES AND RE-INSTALL IN ORIGINAL LOCATIONS.

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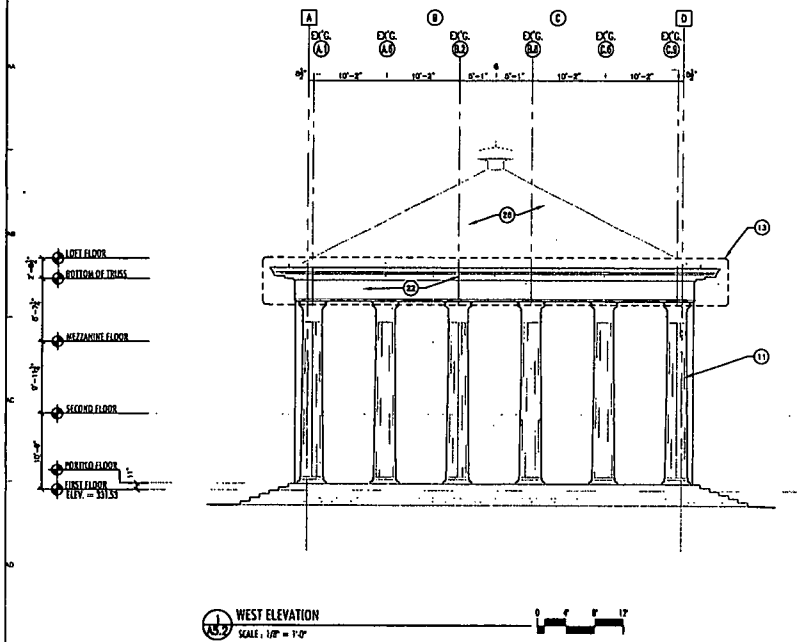
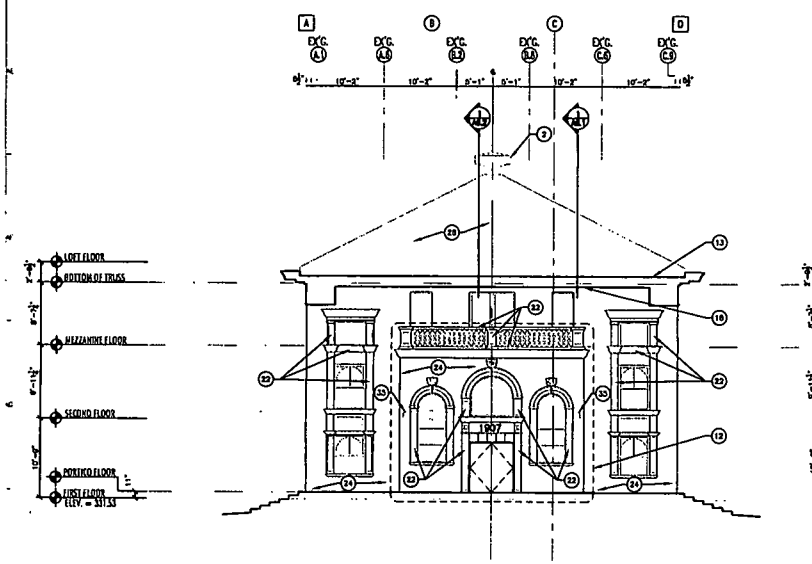
PROJECT # 07-636

EXTERIOR BUILDING ELEVATONS

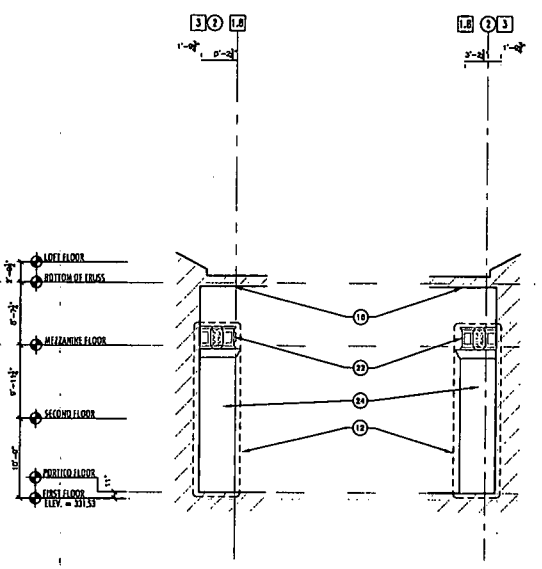
A5.1



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



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



3 A5.2 PORTICO ELEVATIONS - NORTH & SOUTH
SCALE : 1/8" = 1'-0"

GENERAL REMOVAL WORK NOTES - THESE NOTES PERTAIN TO THE ENTIRE BUILDING

A. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS. NO ALLOWANCE WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO DETERMINE THE FULL EXTENT OF WORK TO BE PERFORMED.

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

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

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13. REPAIR PORTICO ROOF STRUCTURE.
14. REMOVE STEEL PLATES AND ASSOCIATED HARDWARE. REPAIR/REPLACE FRAMING. PROVIDE STUCCO TO MATCH ADJACENT FINISH.
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25. SMOOTH STUCCO, PAINT, RE: GENERAL NOTE D.
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4-8-09	12 UNIT SCHEMATIC DESIGN

DRAWN: DZ APPR.: MT

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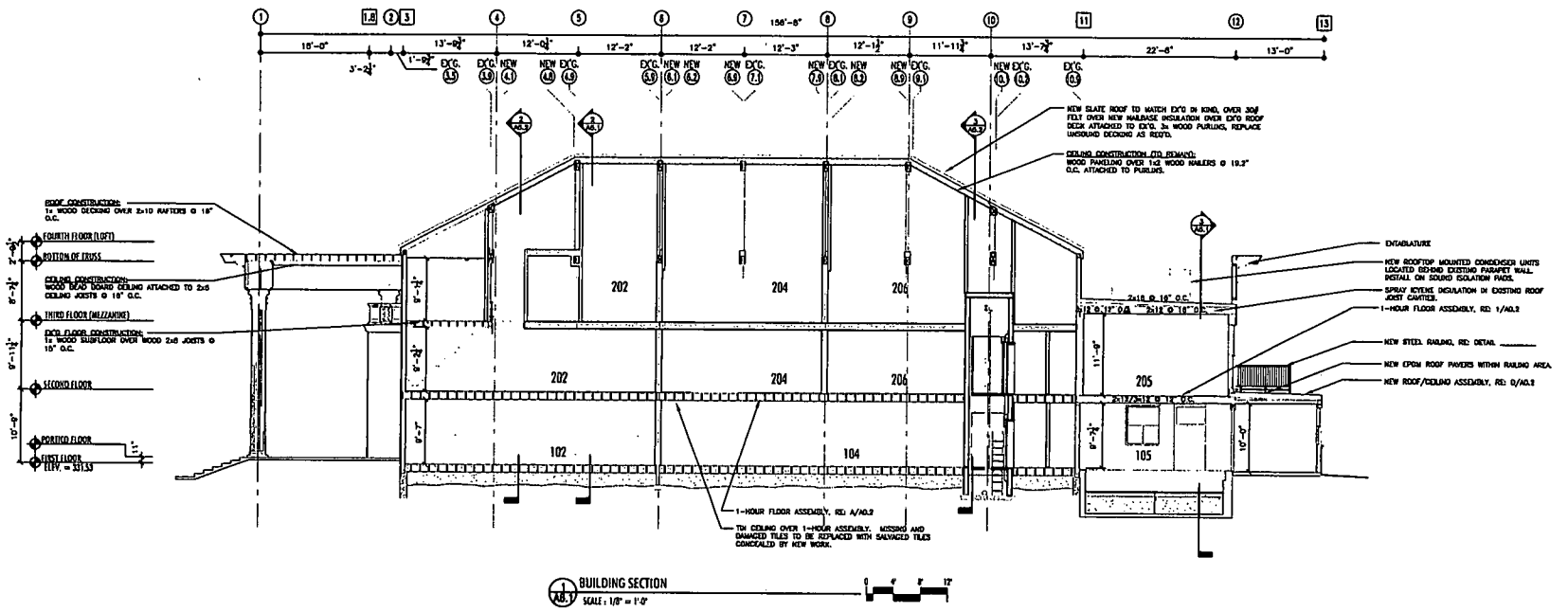
SILVER SPRING, MD

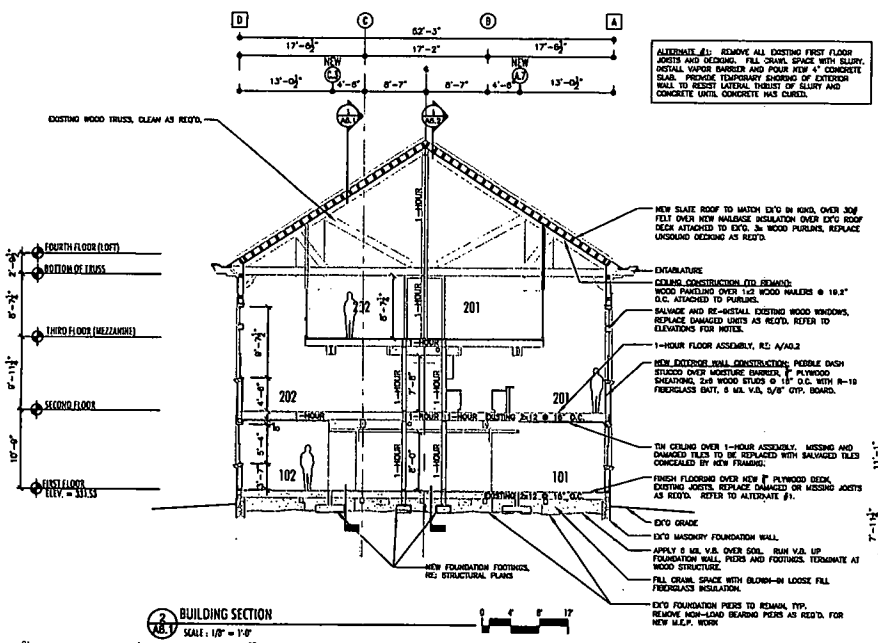
PROJECT # 07-636

EXTERIOR BUILDING ELEVATIONS

A5.2



1/A8.1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2/A8.1 BUILDING SECTION
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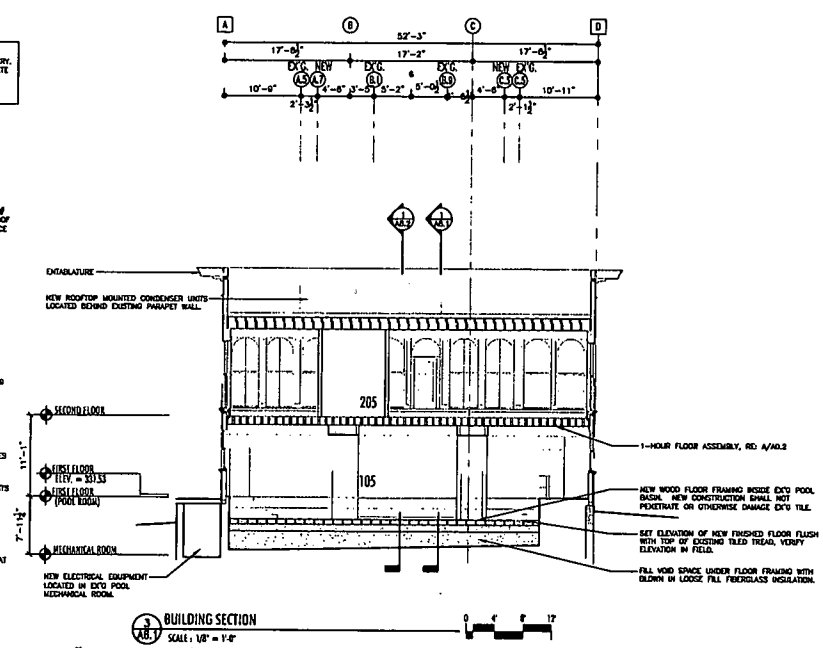

3/A8.1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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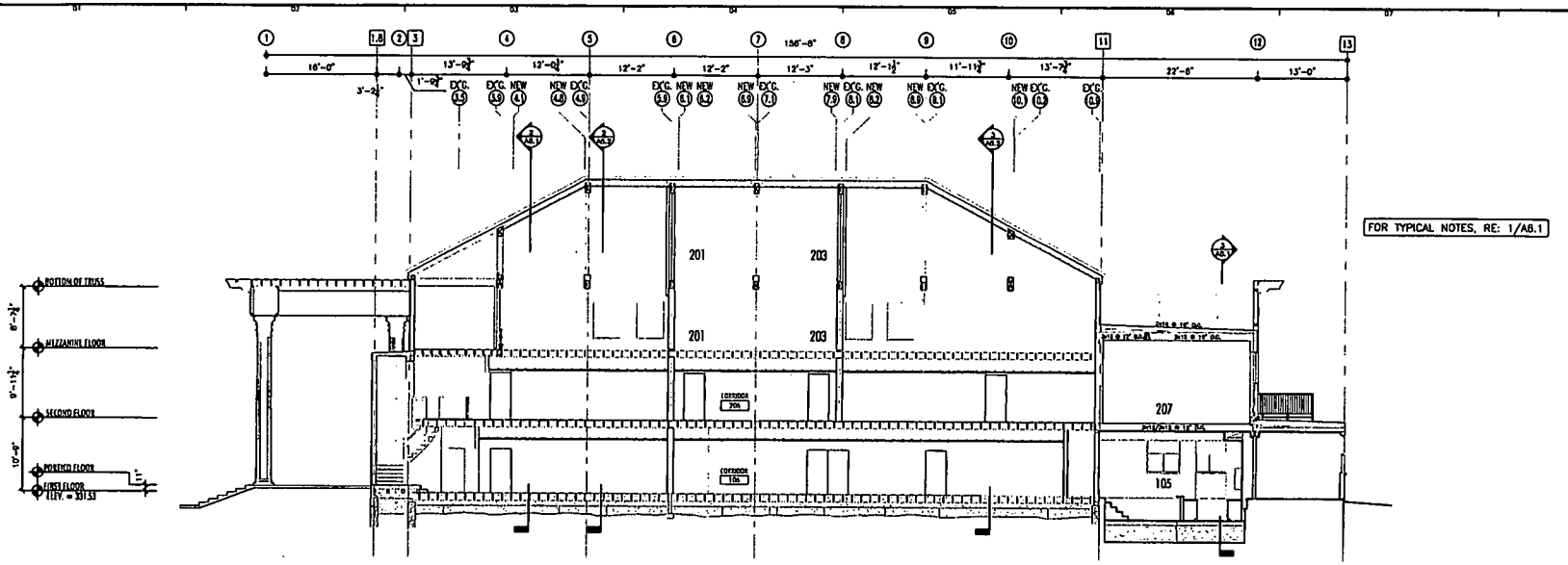
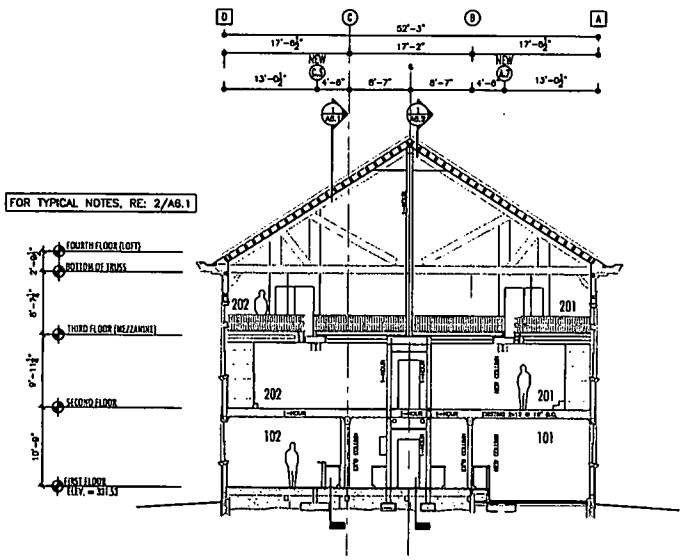
BUILDING SECTIONS

A6.1



FOR TYPICAL NOTES, RE: 1/A6.1

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



FOR TYPICAL NOTES, RE: 2/A6.1

2/A6.2 BUILDING SECTION
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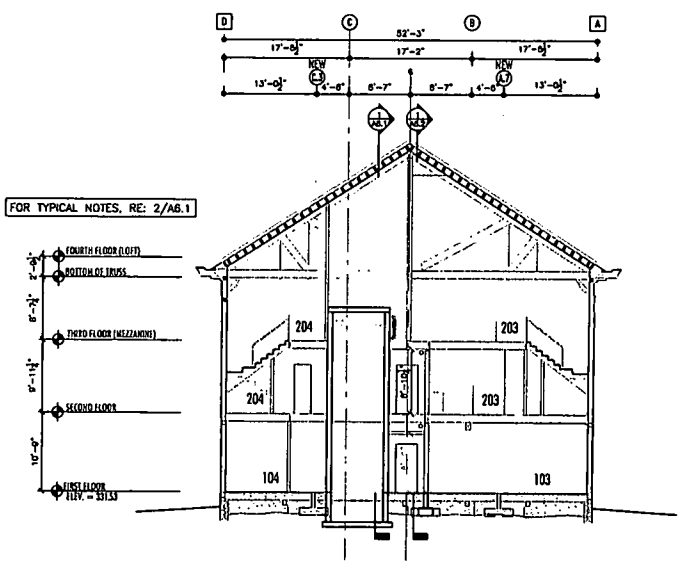

FOR TYPICAL NOTES, RE: 2/A6.1

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

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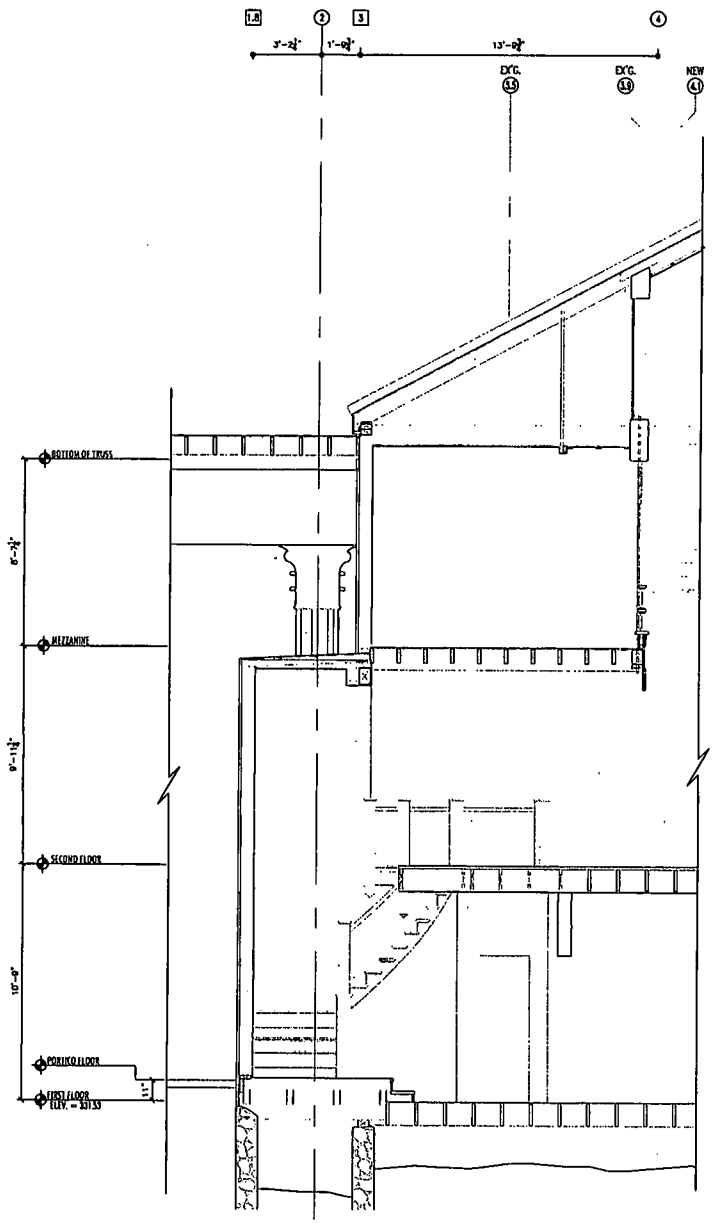
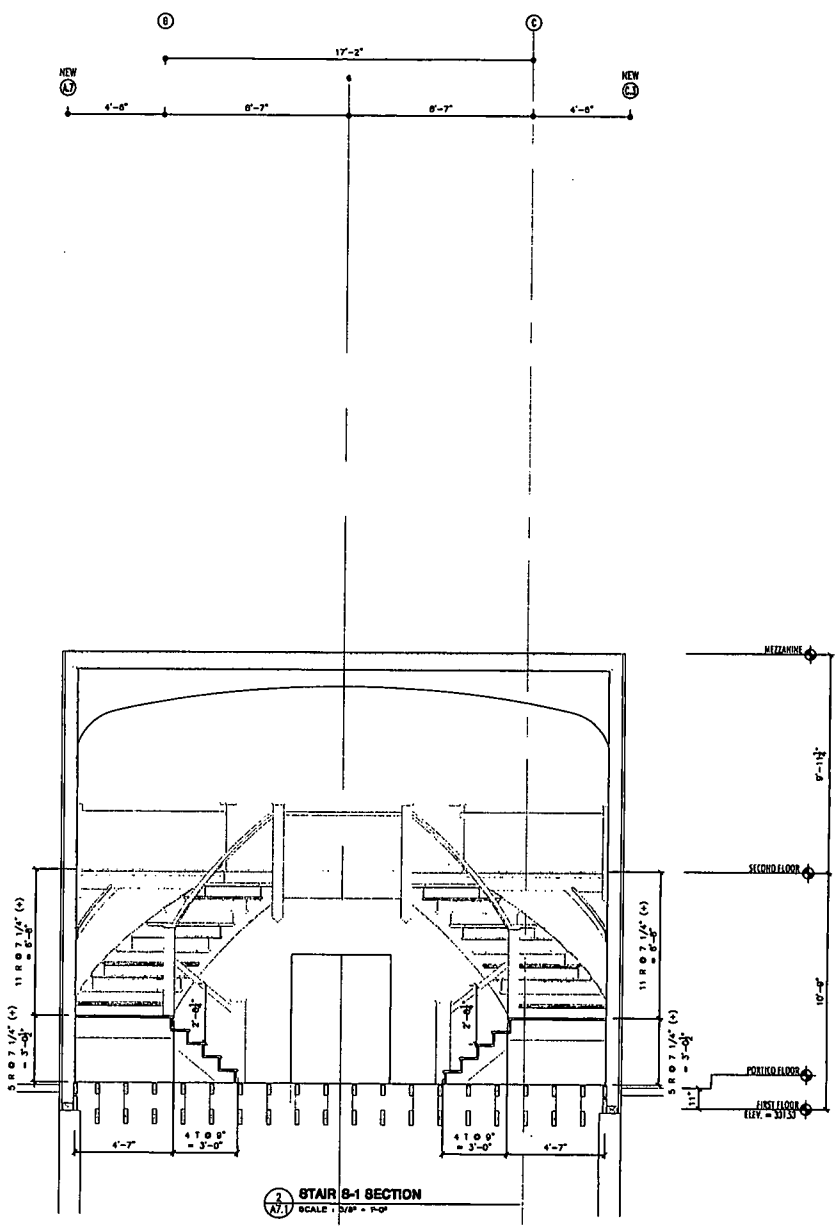
BUILDING SECTIONS

A6.2



1 A8.1 EXISTING STAIR S-1 SECTION
SCALE : 3/8" = 1'-0"



2 A8.1 STAIR S-1 SECTION
SCALE : 3/8" = 1'-0"

2 A8.1 EXISTING STAIR S-1 SECTION
SCALE : 3/8" = 1'-0"

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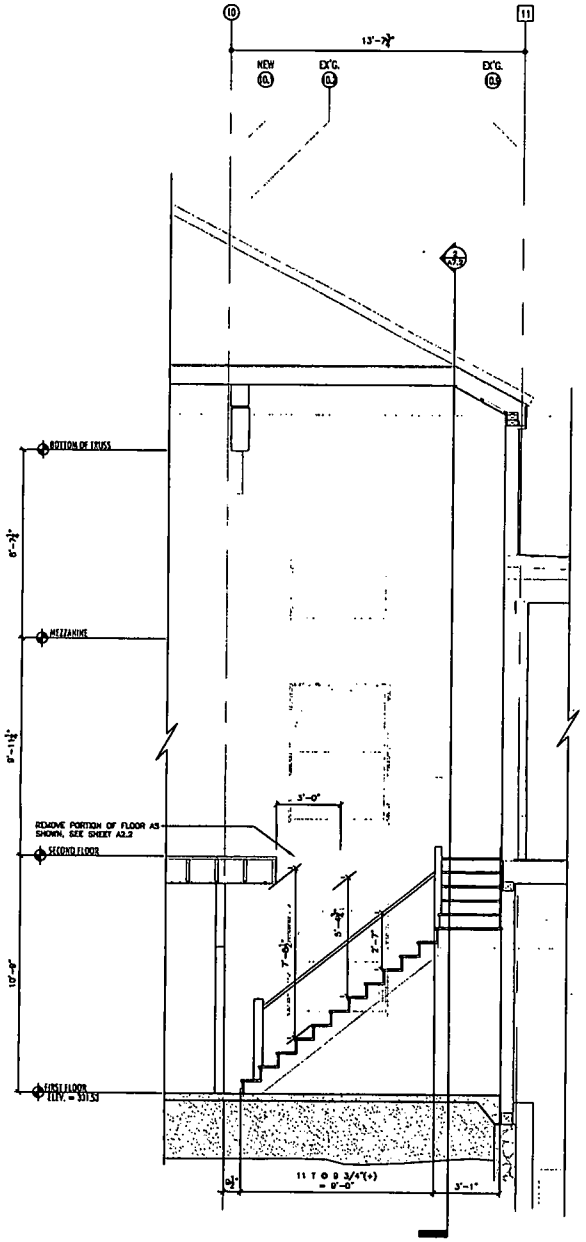
STAIR S-1 SECTIONS

A8.1



1 A8.2 EXISTING STAIR S-2 SECTION
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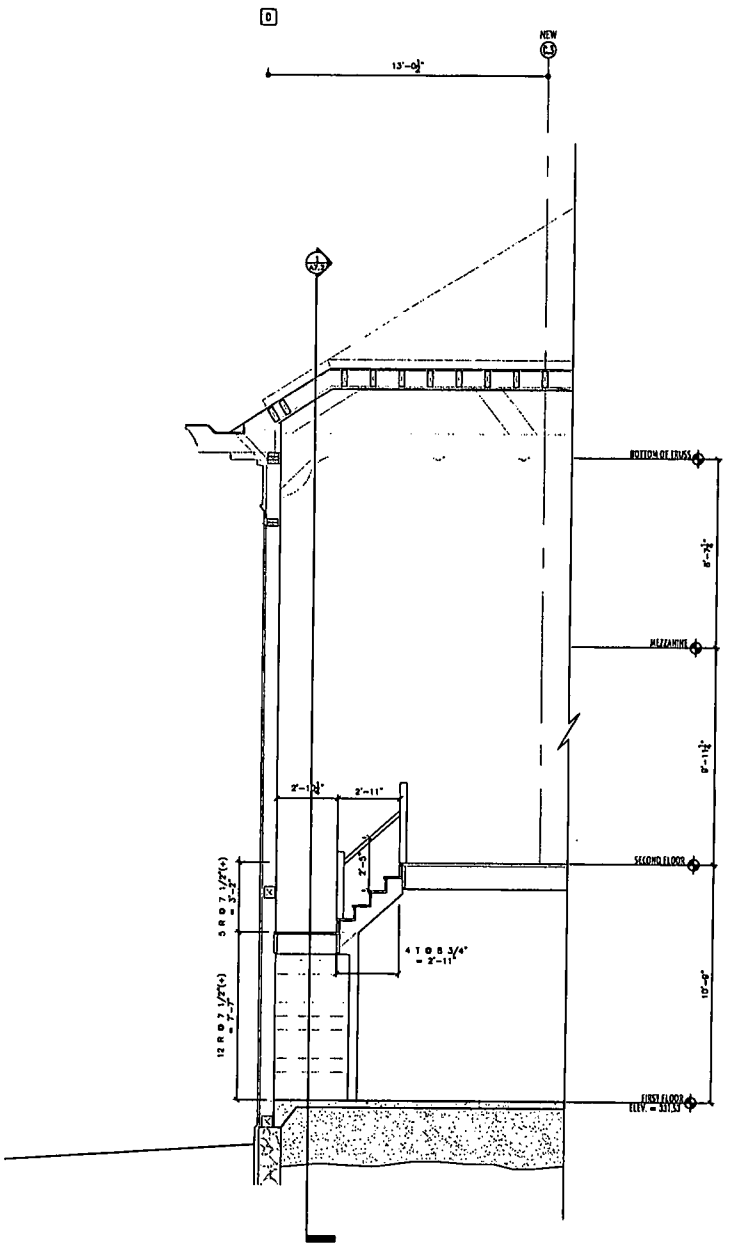

2 A8.2 EXISTING STAIR S-2 SECTION
SCALE : 3/8" = 1'-0"

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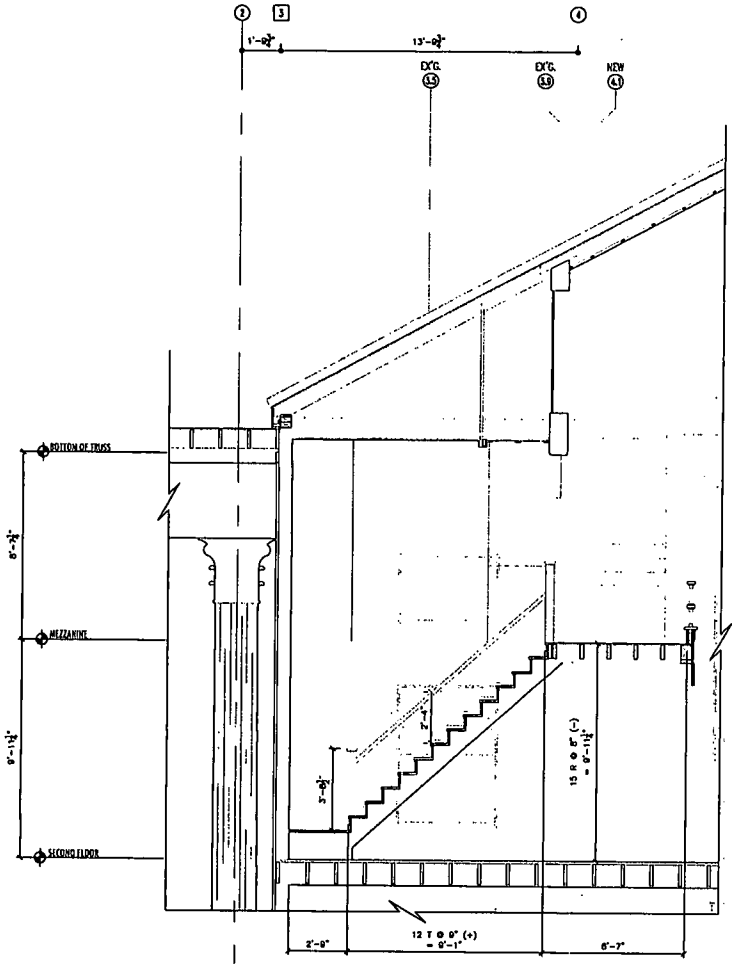
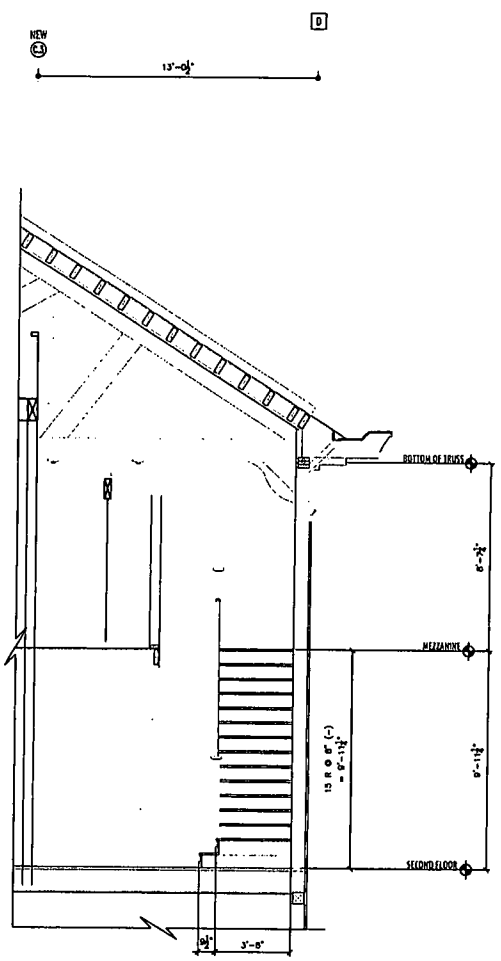
STIAR S-2 SECTIONS

A8.2



1 EXISTING STAIR S-3 SECTION
SCALE : 3/8" = 1'-0"



2 EXISTING STAIR S-3 SECTION
SCALE : 3/8" = 1'-0"

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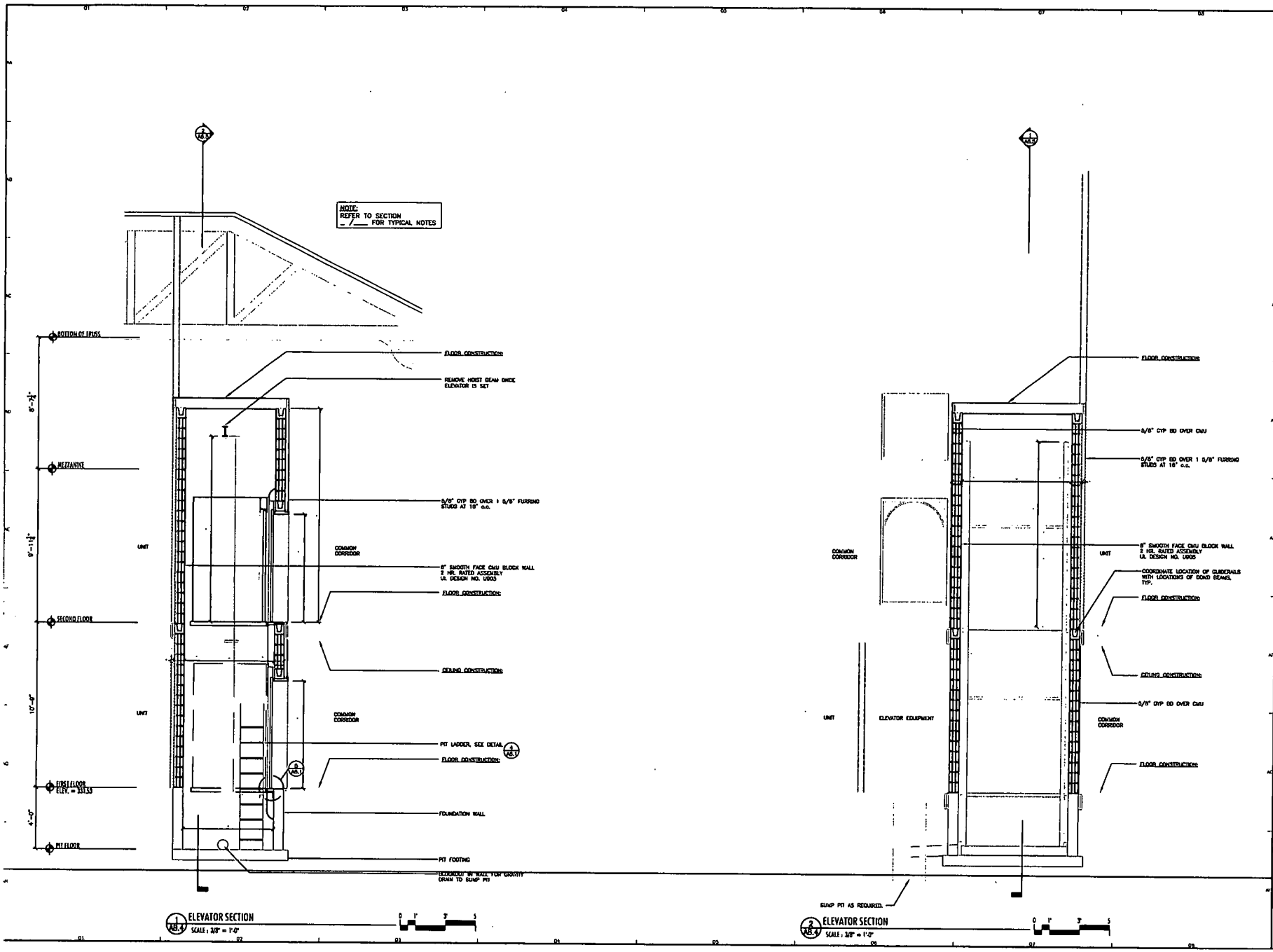
PROJECT # 07-636

STAIR S-3 SECTIONS

A8.3



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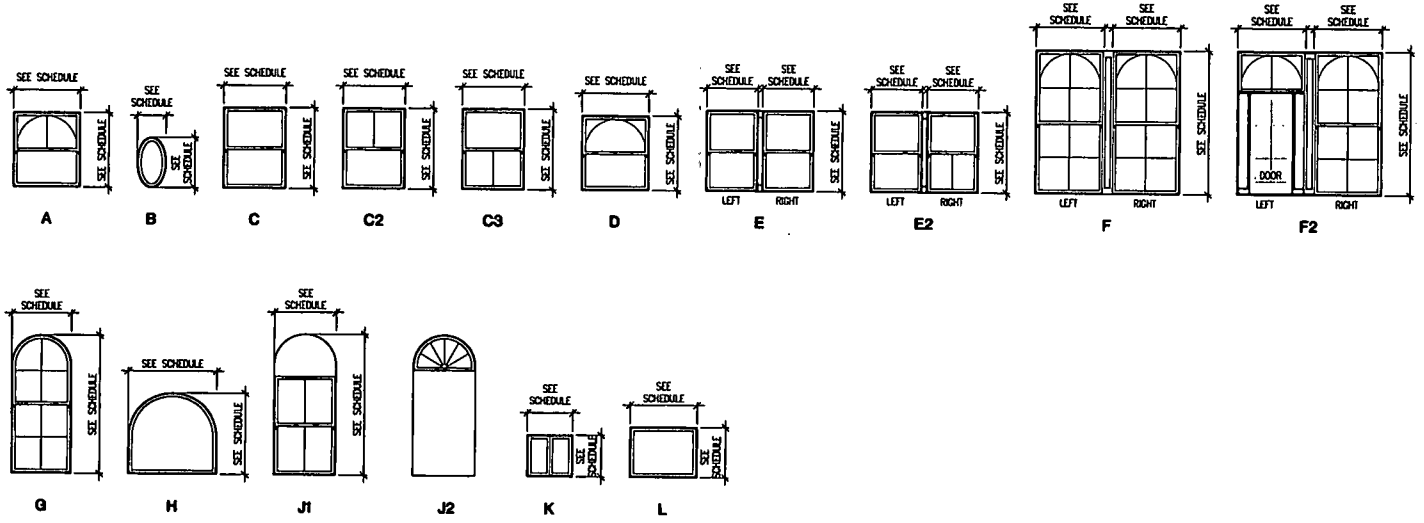
ELEVATOR SECTIONS

A8.4



GENERAL NOTES

1. ELEVATIONS REPRESENT EXTERIOR VIEW OF WINDOWS.

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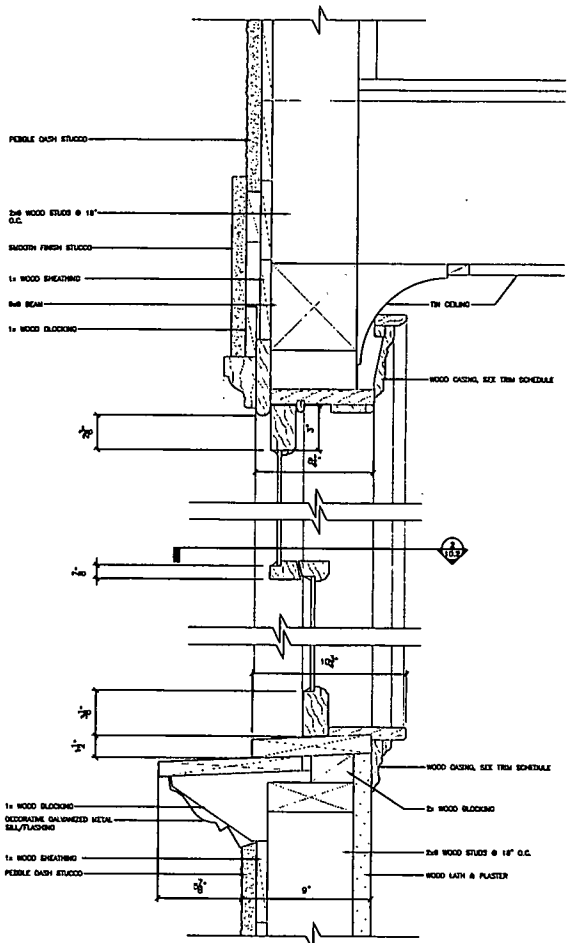
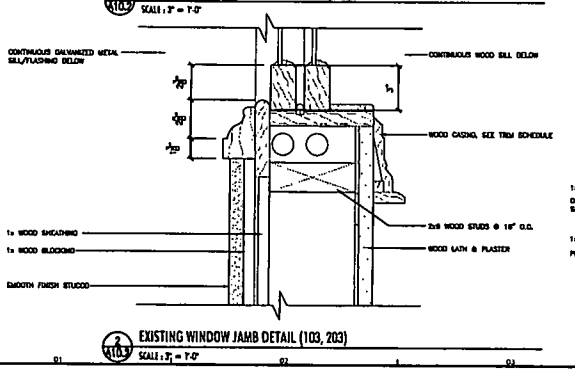
WINDOW ELEVATIONS

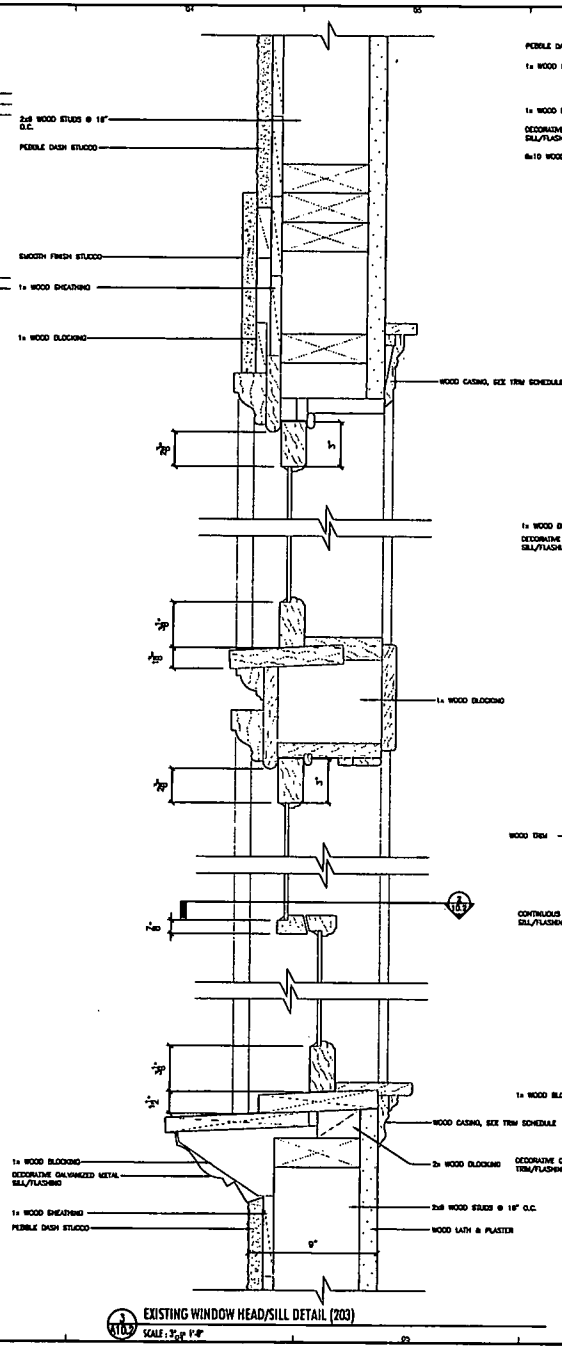
A10.1



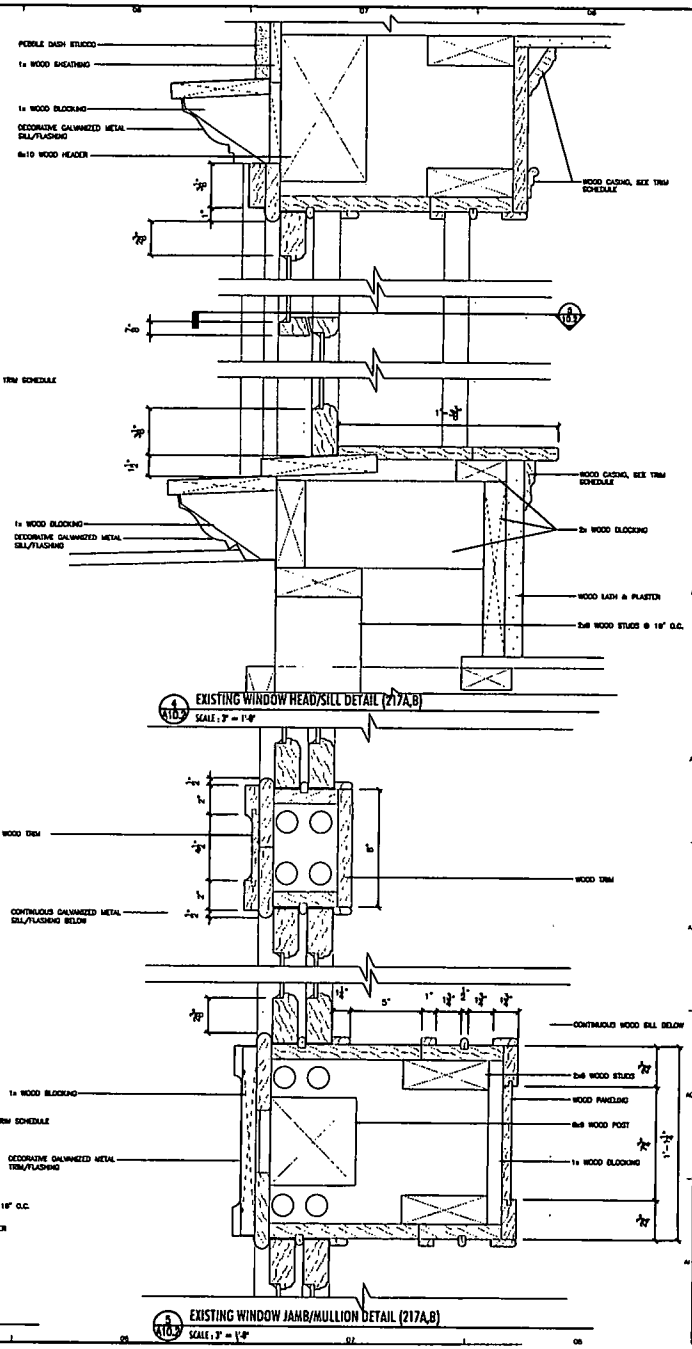
1 A10.2 EXISTING WINDOW HEAD/SILL DETAIL (103)
SCALE : 3" = 1'-0"



2 A10.2 EXISTING WINDOW JAMB DETAIL (103, 203)
SCALE : 3" = 1'-0"



3 A10.2 EXISTING WINDOW HEAD/SILL DETAIL (203)
SCALE : 3" = 1'-0"



4 A10.2 EXISTING WINDOW HEAD/SILL DETAIL (217A,B)
SCALE : 3" = 1'-0"

5 A10.2 EXISTING WINDOW JAMB/MULLION DETAIL (217A,B)
SCALE : 3" = 1'-0"

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Fax: 608-256-6589

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4-9-09	12 UNIT SCHEMATIC DESIGN

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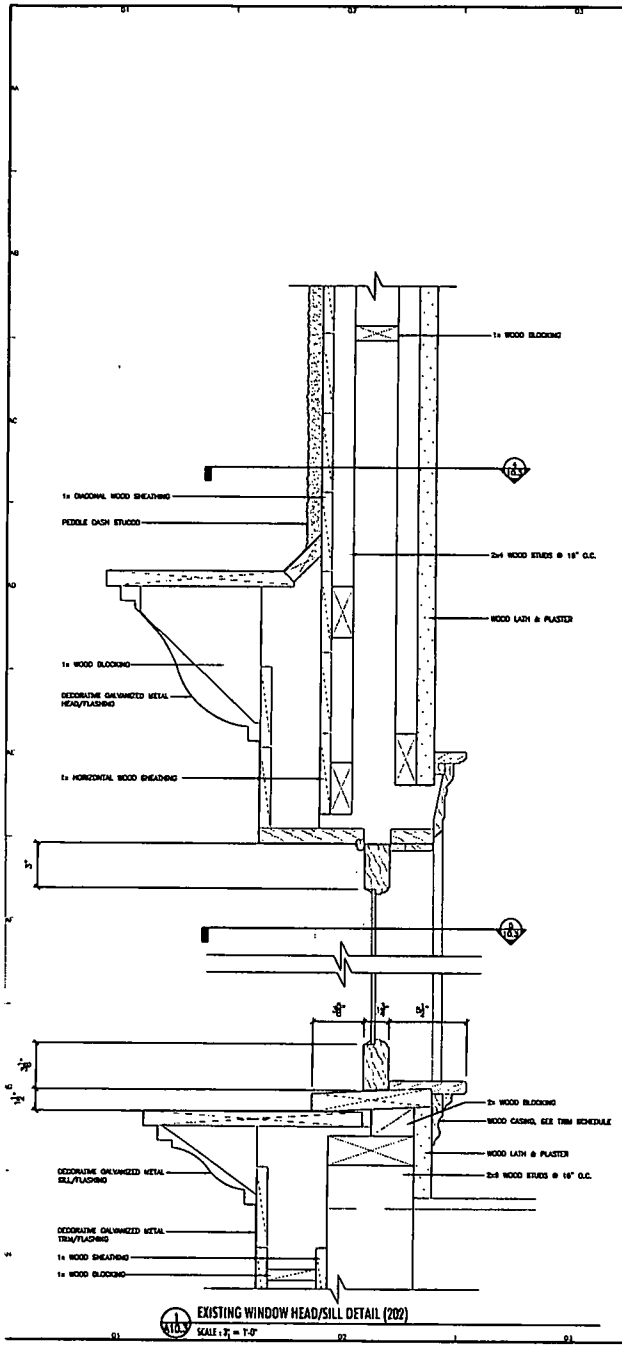
GYMNASIUM
2747 LINDEN LANE
SILVER SPRING, MD

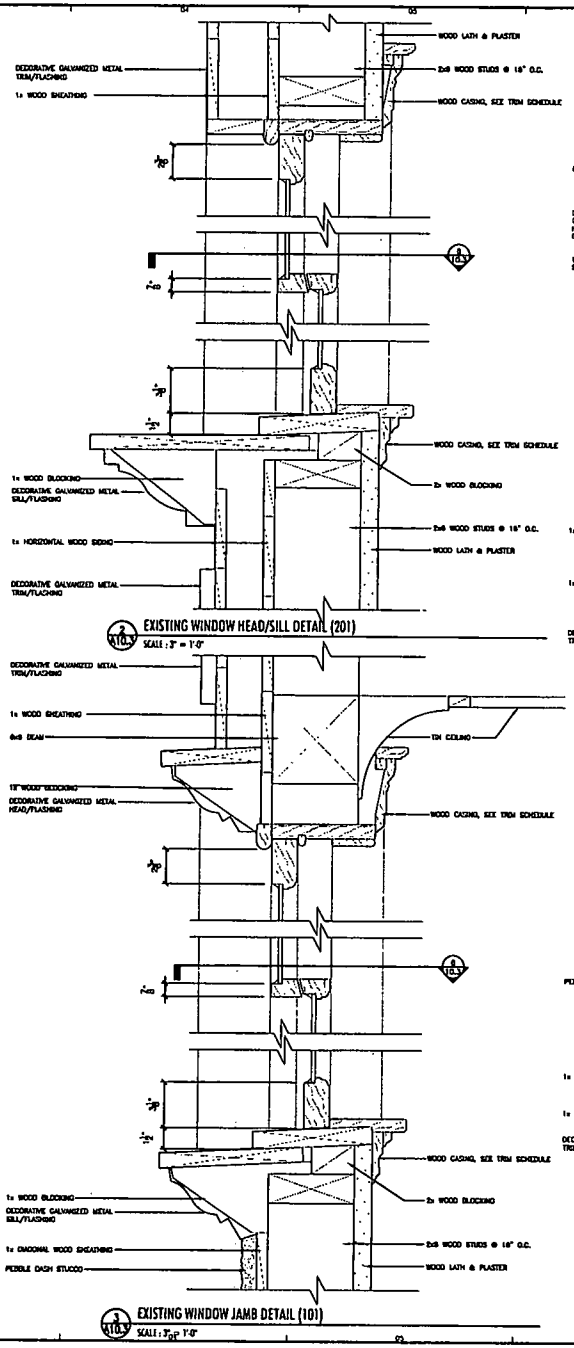
PROJECT # 07-636

WINDOW DETAILS

A10.2

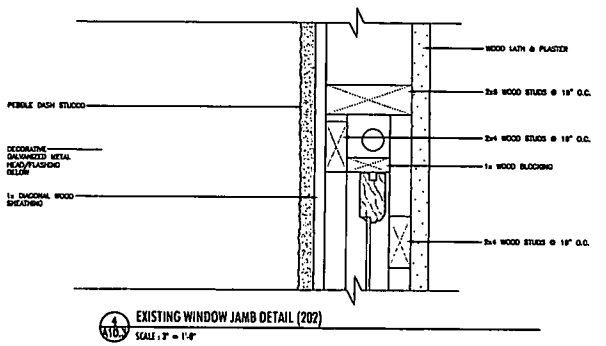


1/A10.3 EXISTING WINDOW HEAD/SILL DETAIL (202)
SCALE : 3" = 1'-0"

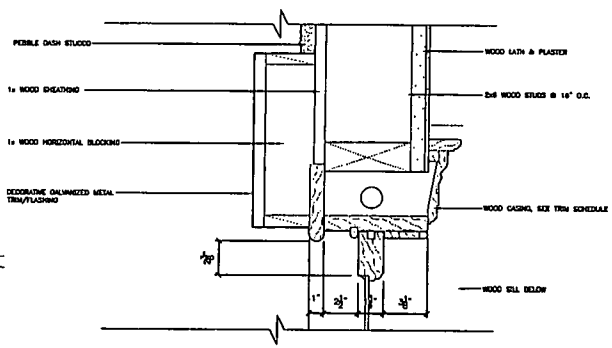


2/A10.3 EXISTING WINDOW HEAD/SILL DETAIL (201)
SCALE : 3" = 1'-0"

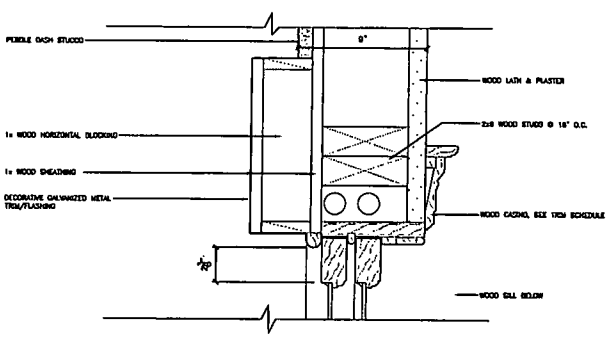
3/A10.3 EXISTING WINDOW JAMB DETAIL (101)
SCALE : 3" = 1'-0"



4/A10.3 EXISTING WINDOW JAMB DETAIL (202)
SCALE : 3" = 1'-0"



5/A10.3 EXISTING WINDOW JAMB DETAIL (202)
SCALE : 3" = 1'-0"



6/A10.3 EXISTING WINDOW JAMB DETAIL (101, 201)
SCALE : 3" = 1'-0"

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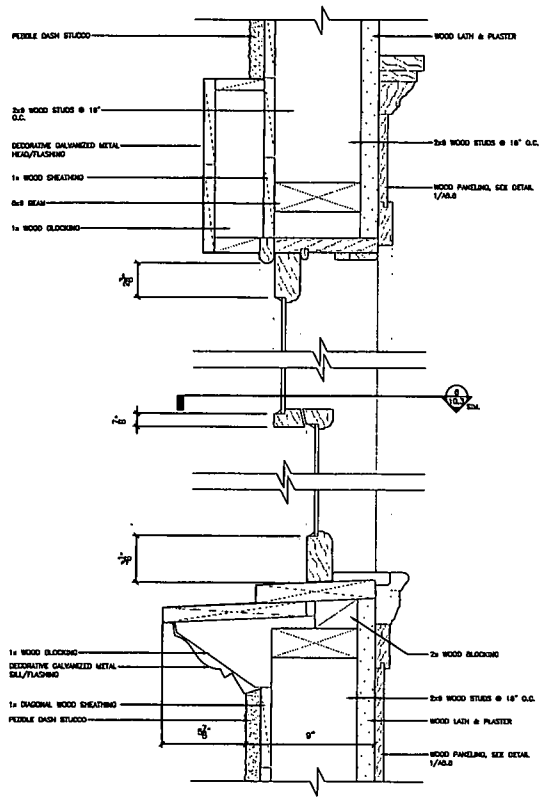
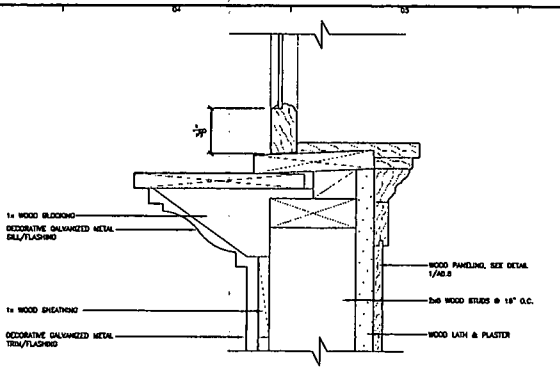
WINDOW DETAILS

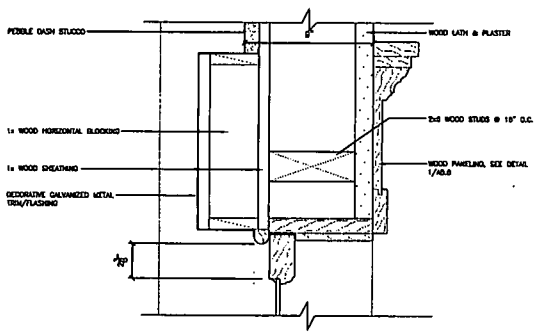
A10.3



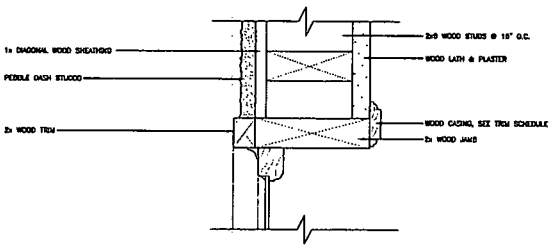
1 A10.4 EXISTING WINDOW HEAD/SILL DETAIL (137)
SCALE : 3" = 1'-0"



3 A10.4 EXISTING WINDOW SILL DETAIL (240)
SCALE : 3" = 1'-0"



2 A10.4 EXISTING WINDOW HEAD/JAMB DETAIL (240)
SCALE : 3" = 1'-0"



4 A10.4 EXISTING WINDOW HEAD/SILL/JAMB DETAIL (102)
SCALE : 3" = 1'-0"

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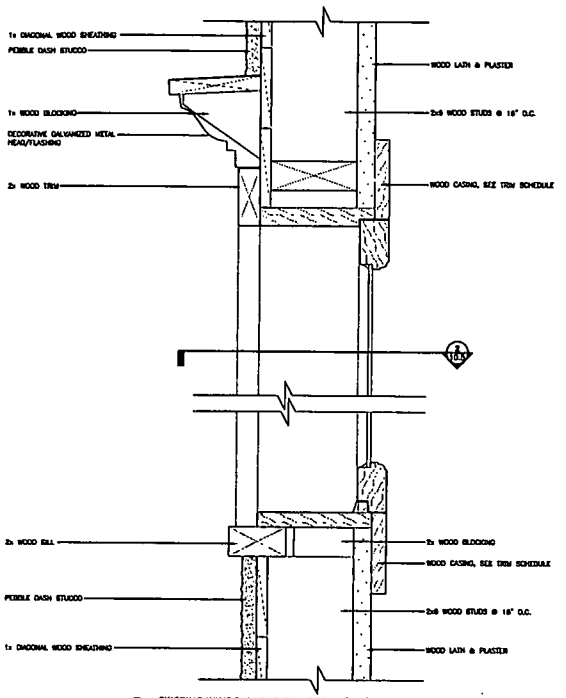
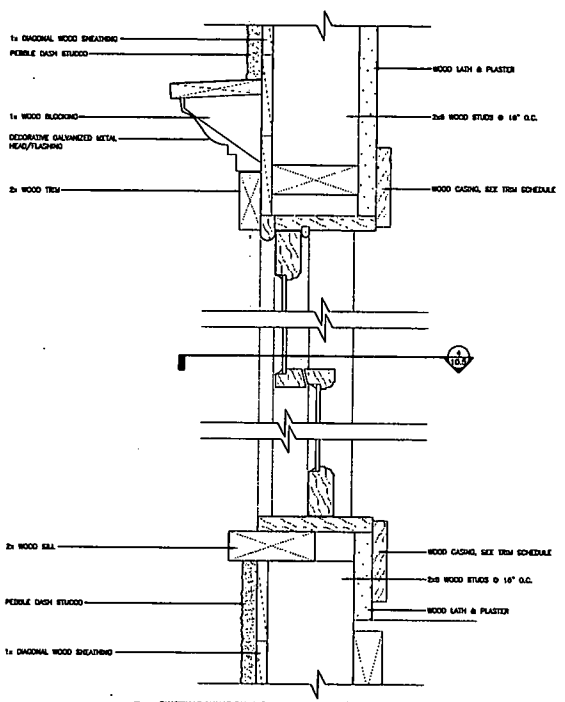
WINDOW DETAILS

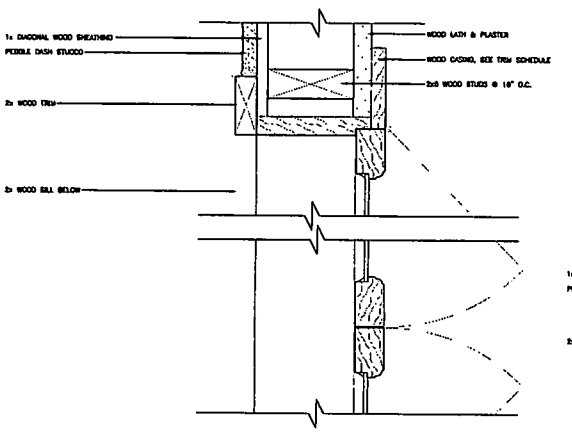
A10.4



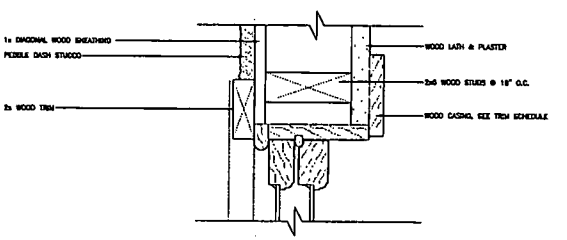
1/A10.5 EXISTING WINDOW HEAD/SILL DETAIL (243)
SCALE : 3" = 1'-0"



3/A10.5 EXISTING WINDOW HEAD/SILL DETAIL (244)
SCALE : 3" = 1'-0"



2/A10.5 EXISTING WINDOW JAMB DETAIL (243)
SCALE : 3" = 1'-0"



4/A10.5 EXISTING WINDOW JAMB DETAIL (244)
SCALE : 3" = 1'-0"

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4/4/13	12 UNIT SCHEMATIC DESIGN

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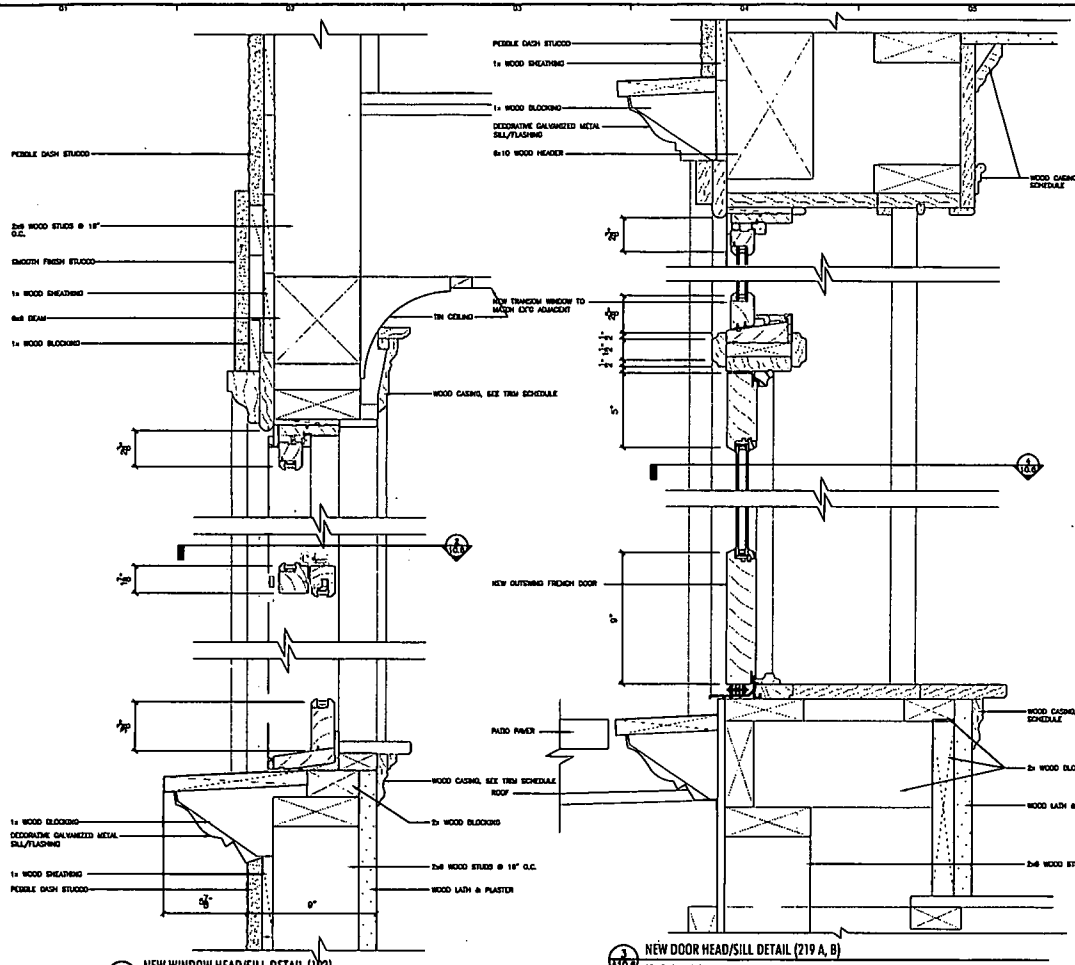
WINDOW DETAILS

A10.5



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4-8-09	12 UNIT SCHEMATIC DESIGN

DRAWN: DJ APPR.: MT

NATIONAL PARK SEMINARY
GYMNASIUM
2747 LINDEN LANE
SILVER SPRING, MD

PROJECT # 07-636

WINDOW DETAILS

A10.6

Silver, Joshua

From: Vos, Dave [dgv@alexandercompany.com]
Sent: Wednesday, May 06, 2009 1:26 PM
To: Trego, Michael
Cc: Silver, Joshua
Subject: RE: National Park Seminary: Gymnasium

Michael, this was expected and is acceptible. Modifications and additional information requested by Collin should be copied to Josh as well.

Thanks

Dave

From: Trego, Michael
Sent: Wednesday, May 06, 2009 11:02 AM
To: Vos, Dave
Subject: FW: National Park Seminary: Gymnasium

Dave,
Josh is looking for confirmation in the form of email that you received his message and do not object to the content. I have already replied as having received the message.
Mike Trego

From: Silver, Joshua [mailto:Joshua.Silver@mncppc-mc.org]
Sent: Tuesday, May 05, 2009 9:42 AM
To: Trego, Michael; Vos, Dave
Subject: National Park Seminary: Gymnasium

Good morning gentleman,
I spoke with Collin Ingraham, Maryland Historical Trust (MHT) this morning regarding the status of the MHT Easement Committee Review of the gymnasium rehabilitation project. Collin expects to begin a preliminary review of the project today and a formal review of the project is scheduled for May 27th.
Dave: per our discussion two weeks ago, the Montgomery County Historic Preservation Commission (HPC) has a standing policy that any property the MHT holds an easement on cannot be reviewed through the Historic Area Work Permit (HAWP) process without first having been reviewed and approved by the MHT Easement Committee. As such, the HPC cannot consider the submitted HAWP application for alterations to the gymnasium until the easement committee has approved the proposed work.
The next HPC meeting is May 27th , unfortunately the same day the easement committee has scheduled their review of the project. The earliest date the HPC can review the project is June 10th. I expect the HPC will expeditiously review your application assuming approval by the MHT.
Please respond to this e-mail indicating your agreement with postponing the HPC review of the project until June 10th. Thank you for your cooperation. Please contact me directly with any questions.
Regards,
Josh

Joshua Silver, Senior Planner
Urban Design and Preservation Division, Historic Preservation Section
The Maryland-National Capital Park and Planning Commission
(301) 563-3400 (phone)
(301) 563-3412 (fax)

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