SCOPE AND PURPOSE OF PROJECT:

· ROOF FRAMING

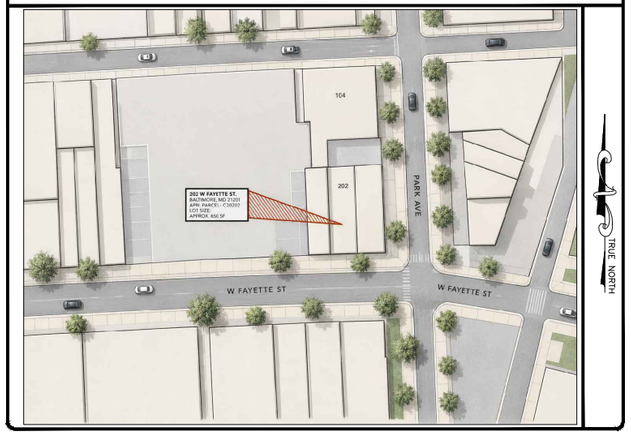
CONTRACTOR TO INSTALL/SUPPLY THE FOLLOWING:

· DEMO EXISTING ROOF AND INSTALL NEW ROOF FRAMING PER THE DETAILS IN THIS DRAWING

RENOVATION STORE BUILDING LOCATED AT: 202 W FAYETTE St, BALTIMORE, MD 21201

202 W FAYETTE St,
BALTIMORE, MD 21201
APN/PARCEL: 0620-002
Lot #: 2
ZONING: C-5DC

VICINITY MAP
SCALE: 1"=200'



ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2021 INTERNATIONAL BUILDING CODE
- 2021 NFPA 70, NATIONAL ELECTRICAL CODE
- 2021 NFPA 101, LIFE SAFETY CODE
- 2021 INTERNATIONAL FIRE CODE
- 2025 ACI 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- 2016 ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
- 2022 AISC 360, SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS
- 2021 EXISTING BUILDING CODE

INSULATION/ ENERGY NOTES

CLIMATE ZONE : 4

WINDOWS/DOORS GLAZED FENESTRATION U- FACTOR: 0.32
WINDOWS/DOORS GLAZED FENESTRATION SHGC: 0.55
SKYLIGHT U- FACTOR: 0.40
SKYLIGHT SHGC: 0.40
CEILING R -VALUE: 49
WOOD FRAME WALL R -VALUE: 20 OR 13+5
MASS WALL R -VALUE: 8/13
FLOOR R -VALUE: 19
BASEMENT c WALL R -VALUE: 10/13
SLAB d R -VALUE & DEPTH: 10.2ft
CRAWL SPACE c WALL R -VALUE: 10/13

ABBREVIATIONS

A/C	AIR CONDITIONING
AC	ACOUSTICAL
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AH	AIR HANDLER
A!	AIR INTAKE
ALT	ALTERNATE
ALUMINUM	
AP	ACCESS PANEL
ARCHITECTURAL	
ASPHALT	
ATTENUATION	
BB	BLACKBOARD
BC	BRICK COURSE
BD	BOARD
BET	BETWEEN
BEY	BEYOND
BIT	BITUMINOUS
BUILDING	
BLK	BLOCK
BLOCKING	
BM	BEAM
BASEMENT	
BUR	BUILT UP ROOF
BV	BRICK VENT
CAB	CABINET
CER	CERAMIC
CJT	CONTROL JOINT
CLOSET	
CEILING	
CONCRETE MASONRY UNIT	
CO	CLEAN OUT
COL	COLUMN
CONCRETE	
CONDENSOR	
CONSTRUCTION	
CONTINUOUS	
CONVECTOR	
CPT	CARPET
DEMOLISH	
DJA	DIAMETER
DIMENSION	
DN	DOWN
DP	DAMPROOF
DTL	DETAIL
DRAWING	
E	EAST
EA	EACH
ELECTRIC	
ELEV	ELEVATION
EOC	EVERY OTHER COURSE
ELECTRIC WATERCOOLER	
EXH	EXHAUST
EXP	EXPANSION
EXPANSION JOINT	
EQ	EQUAL
EXISTING	
EXT	EXTERIOR
FC	FIRE CODE
FD	FLOOR PLAN
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FL	FLOOR
FT	FOOT
FTG	FOOTING
FURRING	
GA	GAUGE
GAL	GALVANIZED
GL	GLASS
GR	GRADE
GYP BD	GYPSUM BOARD
HC	HOLLOW CORE
HEIGHT	
HM	HOLLOW METAL
HEATING VENTILATION/ AIR CONDITIONING	
ID	INSIDE DIAMETER
INS	INSULATION
INT	INTERIOR
JB	JUNCTION BOX
JT	JOINT
LAMINANT	
LAV	LAVATORY
LB	POUND
LT	LIGHT
LVR	LOUVER
MAXIMUM	
MECHANICAL	
MINIMUM	
MISCELLANEOUS	
MO	MASONRY OPENING
MILES PER HOUR	
MASONRY	
N	NORTH
NO	NUMBER
NTS	NOT TO SCALE

INDEX OF DRAWINGS

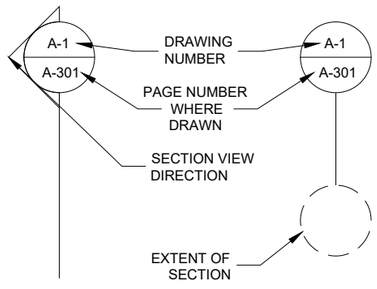
SHEET NO.	DESCRIPTION OF DRAWINGS
T-2	TITLE PAGE
A-1	SITE PLAN
A-2	EXISTING FIRST & SECOND FLOOR PLAN
A-3	EXISTING THIRD & FOURTH FLOOR PLAN
A-4	EXISTING ROOF FLOOR PLAN
A-5	EXISTING FRONT ELEVATION
A-6	PROPOSED FIRST & SECOND FLOOR PLAN
A-7	PROPOSED THIRD & FOURTH FLOOR PLAN
A-8	PROPOSED FRONT & REAR ELEVATION
A-9	PROPOSED SECTION A
A-10	PROPOSED SECTION B

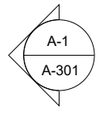
SYMBOLS

LINE TYPES

- PROPERTY LINE - ADJOINER
- RIGHT-OF-WAY
- BREAK LINE
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING U/G GAS LINE
- EXISTING U/G SEWER LINE
- EXISTING U/G STORM DRAIN LINE
- EXISTING O/H UTILITY LINE
- EXISTING U/G WATER LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G ELECTRIC LINE

SECTION LINES AND SECTION REFERENCES





BUILDING SECTION REFERENCE DRAWING NUMBER



WALL SECTION OR ELEVATION REFERENCE DRAWING NUMBER



DETAIL REFERENCE DRAWING NUMBER

REFERENCE SYMBOLS



WALL TYPE



WINDOW TYPE



DOOR TYPE



REVISION NUMBER

PROJECT NAME
RENOVATION STORE BUILDING

PREPARED FOR
ANITA LAWSON
202 W FAYETTE St,
BALTIMORE, MD 21201
PH
E:

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

DESIGNED BY:

DRAFTED BY:

SHEET TITLE
INDEX SHEET/TITLE PAGE

PROJECT NUMBER
24124-2-2

SHEET NUMBER
T2

PROPOSED SCOPE OF WORK

1- RETAIN AND REPAIR EXISTING EXTERIOR BRICK MASONRY FAÇADE.

2- REPOINT DETERIORATED MASONRY JOINTS WITH COMPATIBLE MORTAR.

3- REPAIR AND REPAINT EXISTING ORNAMENTAL CORNICES, TRIMS, AND ARCHITECTURAL FEATURES.

4- RETAIN EXISTING MANSARD ROOF, DORMERS, AND ORNAMENTAL METAL CRESTING.

5- RETAIN EXISTING UPPER-FLOOR WINDOWS AND SECOND-FLOOR GLAZED BAY.

6- RETAIN EXISTING STOREFRONT GLAZING, TRANSOM, AND DECORATIVE PANELS.

7- RETAIN AND REFINISH EXISTING STOREFRONT SECURITY GATE / SHUTTER.

8- INSTALL PROPOSED SIX-PANEL STORM DOOR AS SHOWN.

9- PROVIDE PROPOSED WALL INFILL, SLOT, AND INTERIOR BOX AS INDICATED.

10- INSTALL PROPOSED COLLECTOR / SERVICE BOX AS INDICATED.

11- PRESERVE THE EXISTING HISTORIC ARCHITECTURAL CHARACTER.

12- FIELD VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCEMENT OF WORK.

CODE SUMMARY

BUILDING CODES

PROJECT: EXISTING COMMERCIAL BUILDING – EXTERIOR FAÇADE RENOVATION
PROJECT ADDRESS: 202 WEST FAYETTE STREET, BALTIMORE, MD
JURISDICTION: BALTIMORE CITY, MARYLAND
PROJECT TYPE: ALTERATION / REPAIR OF EXISTING BUILDING

APPLICABLE CODES

ALL WORK SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES AND STANDARDS, INCLUDING MARYLAND STATE AND BALTIMORE CITY AMENDMENTS:

BALTIMORE CITY BUILDING, FIRE, AND RELATED CODES – 2024 EDITION.

INTERNATIONAL BUILDING CODE (IBC) – 2021 EDITION.

INTERNATIONAL EXISTING BUILDING CODE (IEBC) – 2021 EDITION, AS ADOPTED UNDER THE MARYLAND BUILDING REHABILITATION CODE.

INTERNATIONAL FIRE CODE (IFC) – 2021 EDITION.

INTERNATIONAL MECHANICAL CODE (IMC) – 2021 EDITION.

INTERNATIONAL PLUMBING CODE (IPC) – 2021 EDITION.

INTERNATIONAL FUEL GAS CODE (IFGC) – 2021 EDITION.

INTERNATIONAL ENERGY CONSERVATION CODE (IECC) – 2021 EDITION.

INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) – 2021 EDITION.

NATIONAL ELECTRICAL CODE (NFPA 70) – 2020 EDITION.

INTERNATIONAL GREEN CONSTRUCTION CODE (IgCC) – 2021 EDITION, WHERE APPLICABLE.

MARYLAND ACCESSIBILITY CODE (COMAR 09.12.53) AND APPLICABLE ACCESSIBILITY REQUIREMENTS.

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, WHERE APPLICABLE.

BALTIMORE CITY ZONING CODE, AS AMENDED.

BALTIMORE CITY HISTORICAL AND ARCHITECTURAL PRESERVATION REQUIREMENTS, WHERE APPLICABLE.

GENERAL CODE COMPLIANCE NOTES

ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BALTIMORE CITY BUILDING, FIRE, ZONING, AND RELATED CODES.

THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION.

EXISTING STRUCTURAL MEMBERS SHALL NOT BE CUT, REMOVED, OR ALTERED WITHOUT APPROVED STRUCTURAL DOCUMENTATION.

EXISTING REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING AND AFTER CONSTRUCTION.

PROPOSED ENTRANCE MODIFICATIONS SHALL COMPLY WITH APPLICABLE EGRESS AND ACCESSIBILITY REQUIREMENTS.

FIRE-RATED ASSEMBLIES AND REQUIRED FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED.

REPLACEMENT MATERIALS SHALL BE COMPATIBLE WITH EXISTING HISTORIC CONSTRUCTION.

EXTERIOR WORK SUBJECT TO HISTORIC PRESERVATION REVIEW SHALL RECEIVE REQUIRED APPROVALS PRIOR TO CONSTRUCTION.

ALL REQUIRED BUILDING AND TRADE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCING REGULATED WORK.

EXISTING CONDITIONS NOT SHOWN ON DRAWINGS SHALL BE FIELD VERIFIED AND REPORTED TO THE DESIGN PROFESSIONAL BEFORE MODIFICATION.

BUILDING INFORMATION

DESCRIPTION	PROJECT INFORMATION
BUILDING STATUS	EXISTING BUILDING
WORK CLASSIFICATION	EXTERIOR ALTERATION/REPAIR
EXISTING USAGE	COMMERCIAL STOREFRONT APPEARANCE
CONSTRUCTION TYPE	BRICK MASONRY
NUMBER OF STORIES	THREE STORIES
BUILDING HEIGHT	52'-6" TALL
BUILDING AREA	APPROXIMATELY (1645.08,SQ-FT)
SPRINKLER SYSTEM	NO SPRINKLERS
FIRE ALARM SYSTEM	VERIFY WITH OWNER
ZONING DISTRICT	C-5DC – DOWNTOWN COMMERCIAL
HISTORIC DESIGNATION DISTRICT	FIVE & DIME – BALTIMORE CITY LOCAL HISTORIC
CHANGE OF OCCUPANCY	NO
STRUCTURAL MODIFICATION	RESTORATION.

PROJECT NAME
RENOVATION STORE BUILDING

PREPARED FOR
ANITA LAWSON
202 W FAYETTE St,
BALTIMORE, MD 21201
PH
E:

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

DESIGNED BY:

DRAFTED BY:

SHEET TITLE
PROJECT CODE SUMMARY

PROJECT NUMBER
24124-2-2

SHEET NUMBER
T1



1 / A-1 SITE PLAN
SCALE: 1/16" = 1' (22X34)
SCALE: 1/32" = 1' (11X17)

NORTH

GRAPHIC SCALE
16 8 0 1 2 4 8 16 24
1/16 INCH = 1 FOOT (22X34)
1/32 INCH = 1 FOOT (11X17)

PROJECT NAME
RENOVATION STORE BUILDING

PREPARED FOR
ANITA LAWSON
202 W FAYETTE St,
BALTIMORE, MD 21201
PH
E:

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

DESIGNED BY:

DRAFTED BY:

SHEET TITLE
SITE PLAN

PROJECT NUMBER
24124-2-2

SHEET NUMBER
A1

DRAWING LEGEND:

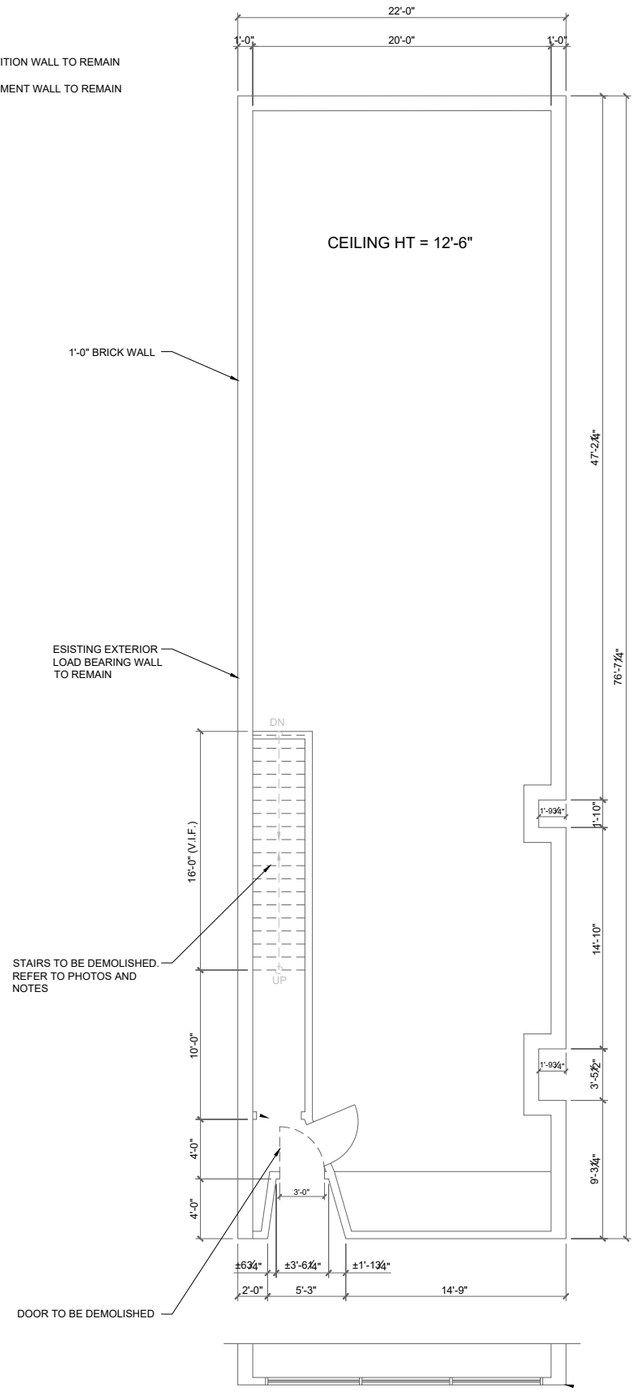
EXISTING PARTITION WALL TO REMAIN

EXISTING BASEMENT WALL TO REMAIN

DEMO

- ALL COLLAPSING INTERIOR FLOORS (1ST FLOOR TO 4TH FLOOR) ARE TO BE DEMOLISHED
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH EXISTING CONDITIONS FOR SIZES, QUANTITIES, AND LOCATIONS.
- ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND NEW CONSTRUCTION.

NOTE: GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS BEFORE CONSTRUCTION COMMENCES.



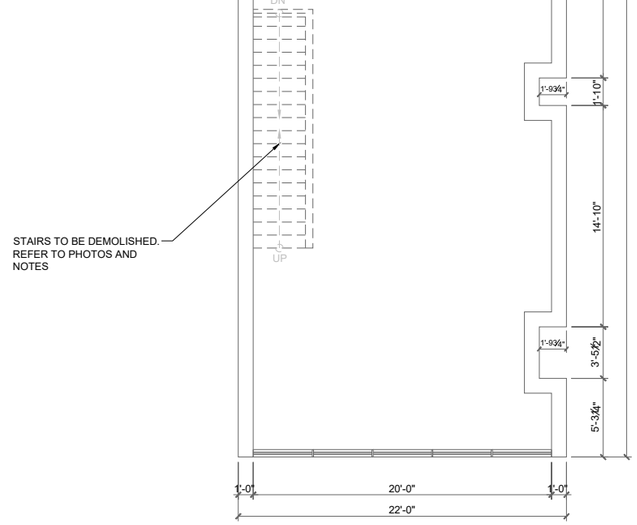
1 / A-2 EXISTING FIRST FLOOR DEMO PLAN

SCALE: 3/16" = 1' (22X34)
SCALE: 3/32" = 1' (11X17)

GRAPHIC SCALE

8 4 0 1 2 4 8

3/16 INCH = 1 FOOT (22X34)
3/32 INCH = 1 FOOT (11X17)



2 / A-2 EXISTING SECOND FLOOR DEMO PLAN

SCALE: 3/16" = 1' (22X34)
SCALE: 3/32" = 1' (11X17)

GRAPHIC SCALE

8 4 0 1 2 4 8

3/16 INCH = 1 FOOT (22X34)
3/32 INCH = 1 FOOT (11X17)

PROJECT NAME
RENOVATION STORE BUILDING

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SUBMITTED:
REVISED:

DESIGNED BY:

DRAFTED BY:

SHEET TITLE
EXISTING FIRST & SECOND FLOOR PLAN

PROJECT NUMBER
24124-2-2

SHEET NUMBER
A2

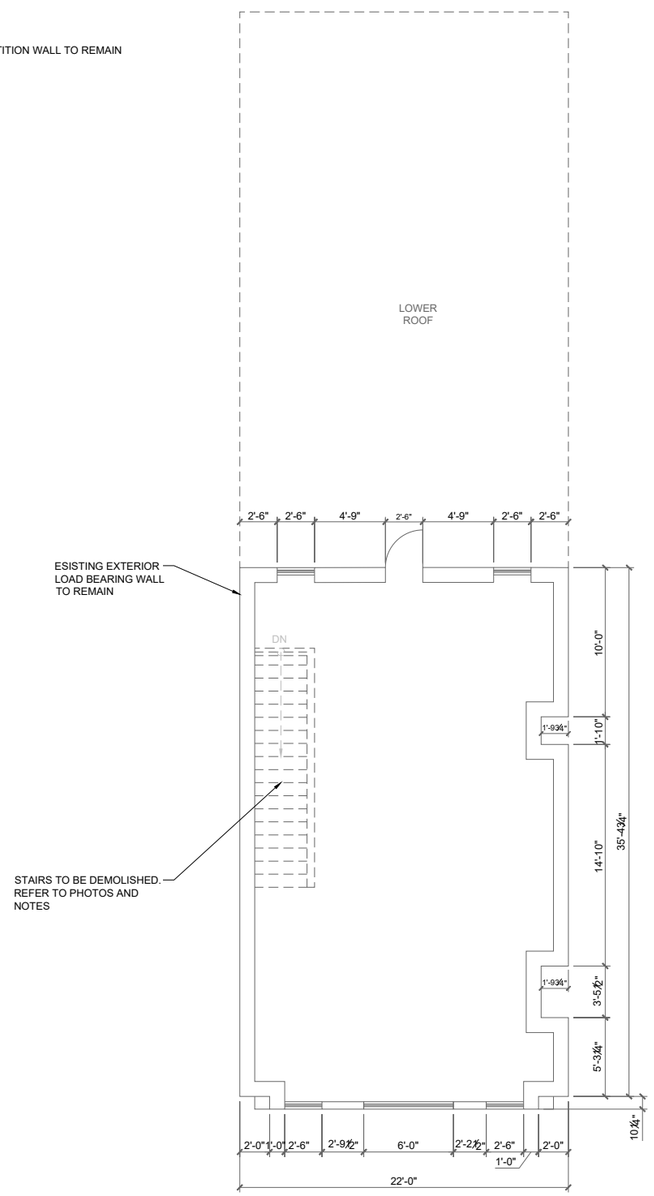
DRAWING LEGEND:

EXISTING PARTITION WALL TO REMAIN

DEMO

- ALL COLLAPSING INTERIOR FLOORS (1ST FLOOR TO 4TH FLOOR) ARE TO BE DEMOLISHED
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH EXISTING CONDITIONS FOR SIZES, QUANTITIES, AND LOCATIONS.
- ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND NEW CONSTRUCTION.

NOTE: GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS BEFORE CONSTRUCTION COMMENCES.



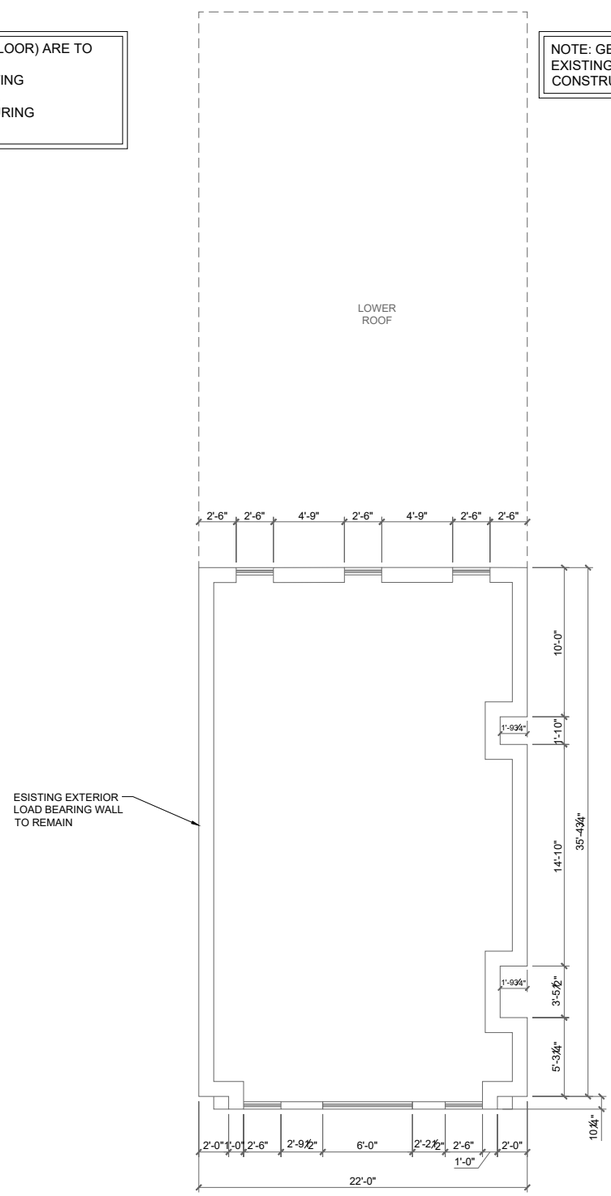
1 / A-3 EXISTING THIRD FLOOR DEMO PLAN

SCALE: 3/16" = 1' (22X34)
SCALE: 3/32" = 1' (11X17)

GRAPHIC SCALE

8 4 0 1 2 4 8

3/16 INCH = 1 FOOT (22X34)
3/32 INCH = 1 FOOT (11X17)



2 / A-3 EXISTING FOURTH FLOOR DEMO PLAN

SCALE: 3/16" = 1' (22X34)
SCALE: 3/32" = 1' (11X17)

GRAPHIC SCALE

8 4 0 1 2 4 8

3/16 INCH = 1 FOOT (22X34)
3/32 INCH = 1 FOOT (11X17)

PROJECT NAME
RENOVATION STORE BUILDING

PREPARED FOR
ANITA LAWSON
202 W FAYETTE St,
BALTIMORE, MD 21201
PH
E:

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

DESIGNED BY:

DRAFTED BY:

SHEET TITLE
EXISTING THIRD & FOURTH FLOOR PLAN

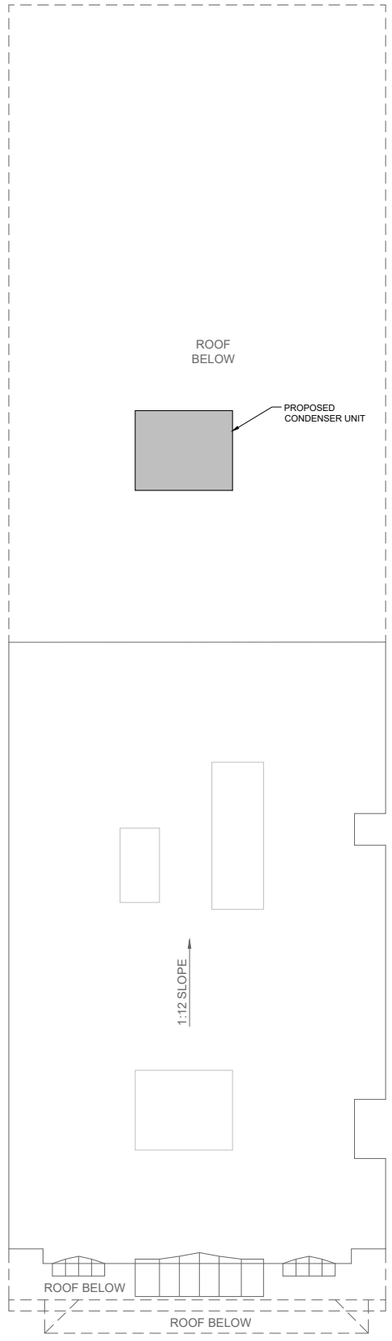
PROJECT NUMBER
24124-2-2

SHEET NUMBER
A3

DRAWING LEGEND:

EXISTING PARTITION WALL TO REMAIN

DEMO



NOTE: GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS BEFORE CONSTRUCTION COMMENCES.

GENERAL CONTRACTOR TO VERIFY LOCATION AND DIRECTION OF ATTIC FLOOR JOISTS BEFORE DEMO. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER ON RECORD.

1 / A-4 EXISTING UPPER AND LOWER ROOF PLAN

SCALE: 3/16" = 1' (22X34)
SCALE: 3/32" = 1' (11X17)

GRAPHIC SCALE

8 4 0 1 2 4 8

3/16 INCH = 1 FOOT (22X34)
3/32 INCH = 1 FOOT (11X17)

PROJECT NAME
RENOVATION STORE BUILDING

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PH
E:

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

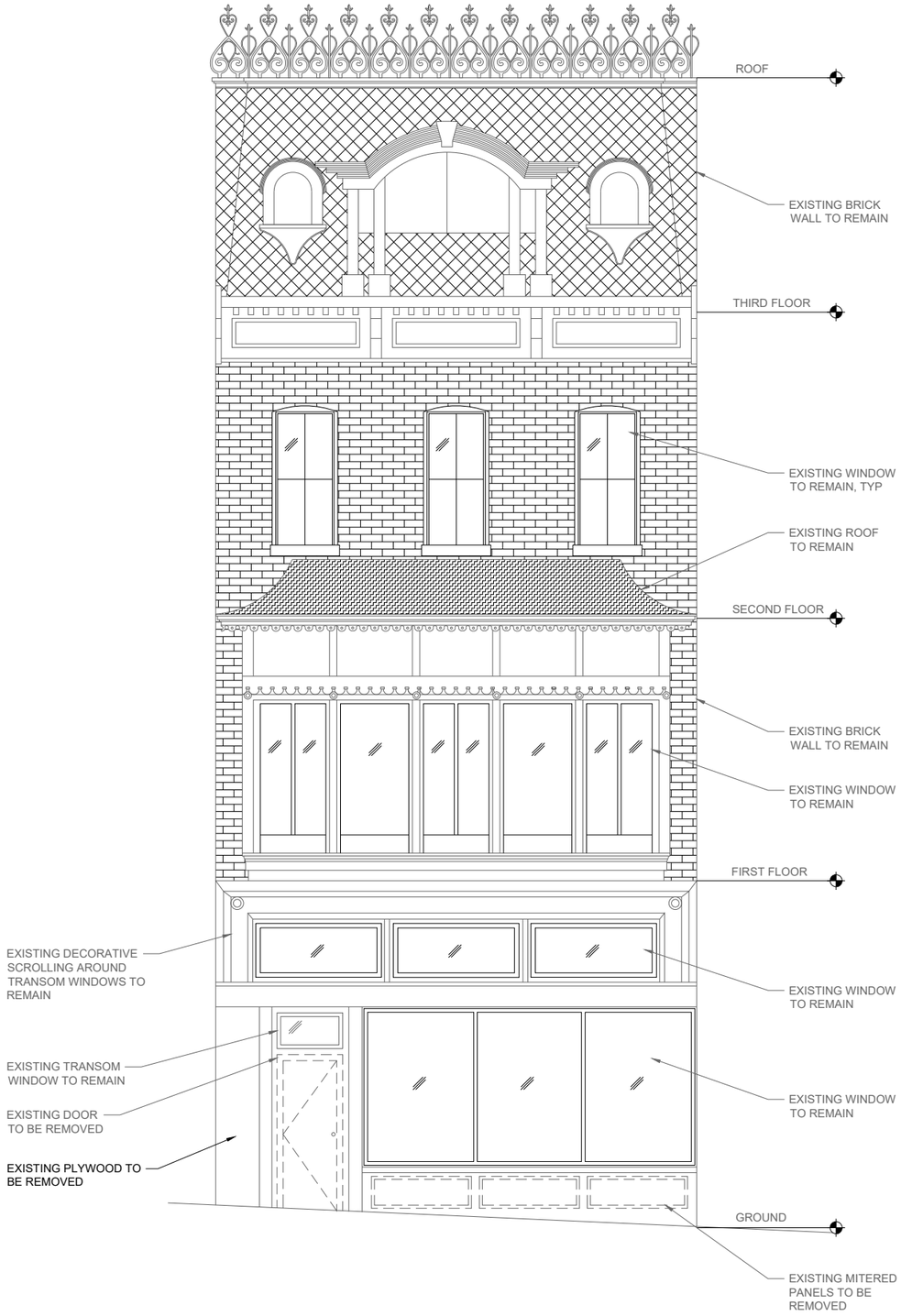
DESIGNED BY:

DRAFTED BY:

SHEET TITLE
EXISTING ROOF FLOOR PLAN

PROJECT NUMBER
24124-2-2

SHEET NUMBER
A4



1 / A-5 **EXISTING FRONT ELEVATION**

SCALE: 1/4" = 1' (22X34)
SCALE: 1/8" = 1' (11X17)

GRAPHIC SCALE

8 4 0 1 2 4 8

1/4 INCH = 1 FOOT (22X34)
1/8 INCH = 1 FOOT (11X17)

NOTE: GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS BEFORE CONSTRUCTION COMMENCES.

NOTES:
· REPAINT ALL WOODEN ITEMS TO COLOR MATCH EXISTING
· REPAINT WINDOWS (SAME COLOR)
· RETAIN ALL BRICK MASONRY (NO WORK)

FRONT DOOR -
· NEW 6-PANEL SOLID WOOD DOOR (NO GLASS IN DOOR)
· LABEL THE EXISTING TRANSOM WINDOW ABOVE IT TO BE RETAINED AND PAINTED.
· MATCH THE PAINT COLOR OF THE STOREFRONT TRANSOMS AND UPPER WINDOWS
· RETAIN DECORATIVE SCROLLING AROUND TRANSOMS

PROJECT NAME
RENOVATION STORE BUILDING

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202 W FAYETTE St,
BALTIMORE, MD 21201
PH
E:

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

DESIGNED BY:

DRAFTED BY:

SHEET TITLE
EXISTING FRONT ELEVATION

PROJECT NUMBER
24124-2-2

SHEET NUMBER
A5

DRAWING LEGEND:

EXISTING PARTITION WALL TO REMAIN

EXISTING BASEMENT WALL TO REMAIN

DEMO

GENERAL NOTES

1 - ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2 - DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

3 - ALL WORK SHALL COMPLY WITH APPLICABLE BALTIMORE CITY BUILDING CODES AND REGULATIONS.

4 - EXISTING EXTERIOR LOAD-BEARING BRICK WALLS SHALL REMAIN UNDISTURBED UNLESS OTHERWISE NOTED.

5 - ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

6 - ALL DAMAGED AND COLLAPSING INTERIOR FLOORS SHALL BE REMOVED AND RECONSTRUCTED AS PER APPROVED STRUCTURAL DRAWINGS.

7 - PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.

8 - EXISTING STAIRS SHALL BE REMOVED WHERE INDICATED AND REPLACED AS SHOWN ON THE PROPOSED FLOOR PLANS.

9 - ALL NEW PARTITIONS SHALL BE INSTALLED AS PER APPROVED ARCHITECTURAL DRAWINGS.

10 - ALL DOOR AND WINDOW OPENINGS SHALL BE VERIFIED ON SITE PRIOR TO INSTALLATION.

11 - EXISTING BRICK MASONRY, WINDOWS, AND ARCHITECTURAL DETAILS SHALL BE RETAINED WHERE INDICATED.

12 - ALL NEW TOILETS AND KITCHENETTES SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLANS.

13 - ALL PLUMBING, ELECTRICAL, AND HVAC WORK SHALL BE COORDINATED WITH THE RESPECTIVE TRADE DRAWINGS.

14 - ALL STAIRWAYS, HANDRAILS, GUARDS, AND LANDINGS SHALL COMPLY WITH APPLICABLE BUILDING CODE REQUIREMENTS.

15 - ALL REQUIRED EXIT PATHWAYS SHALL REMAIN CLEAR AND UNOBSTRUCTED.

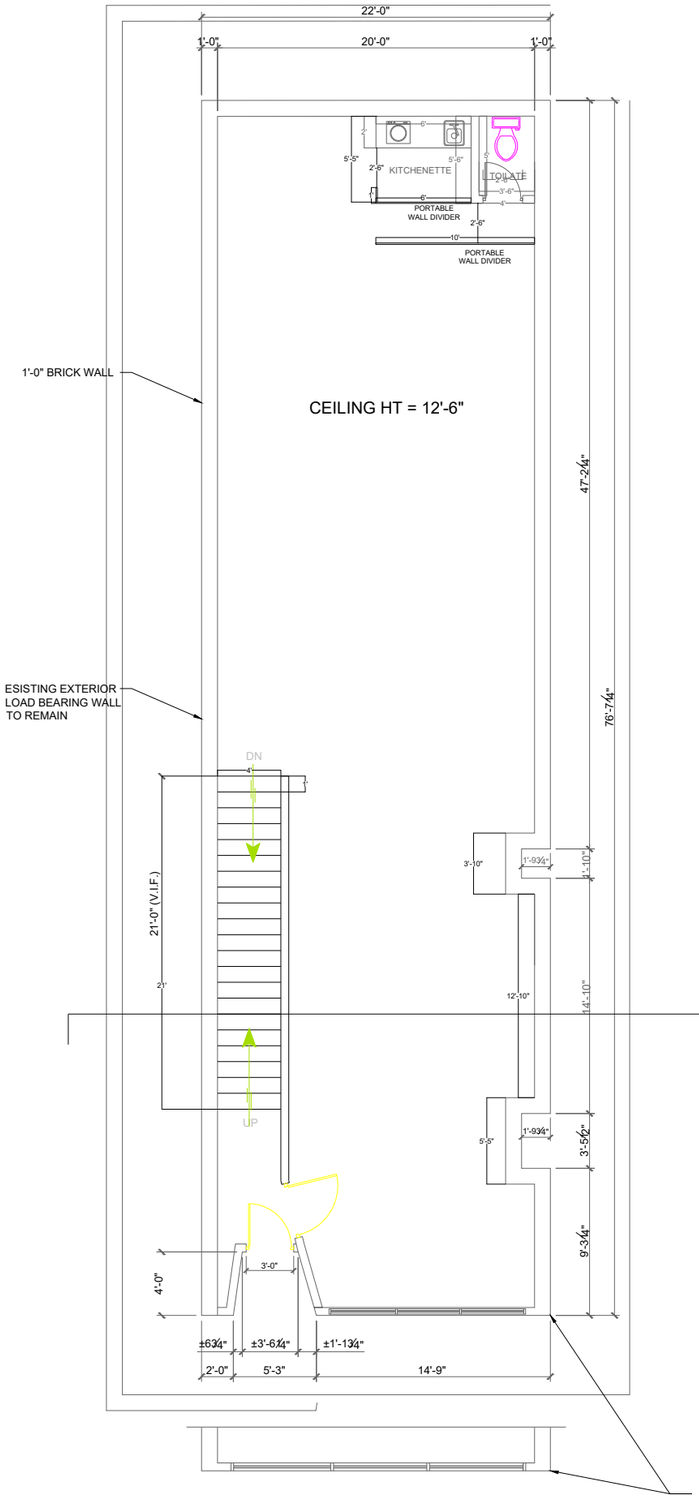
16 - PROVIDE REQUIRED FIRE-RATED ASSEMBLIES AND FIRESTOPPING WHERE APPLICABLE.

17 - ALL PROPOSED EXTERIOR ALTERATIONS SHALL MATCH APPROVED ELEVATIONS.

18 - CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING CONSTRUCTION CAUSED BY DEMOLITION OR NEW WORK.

19 - ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND APPLICABLE STANDARDS.

20 - CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL OF ANY DISCREPANCIES OR UNFORESEEN CONDITIONS BEFORE PROCEEDING WITH AFFECTED WORK.



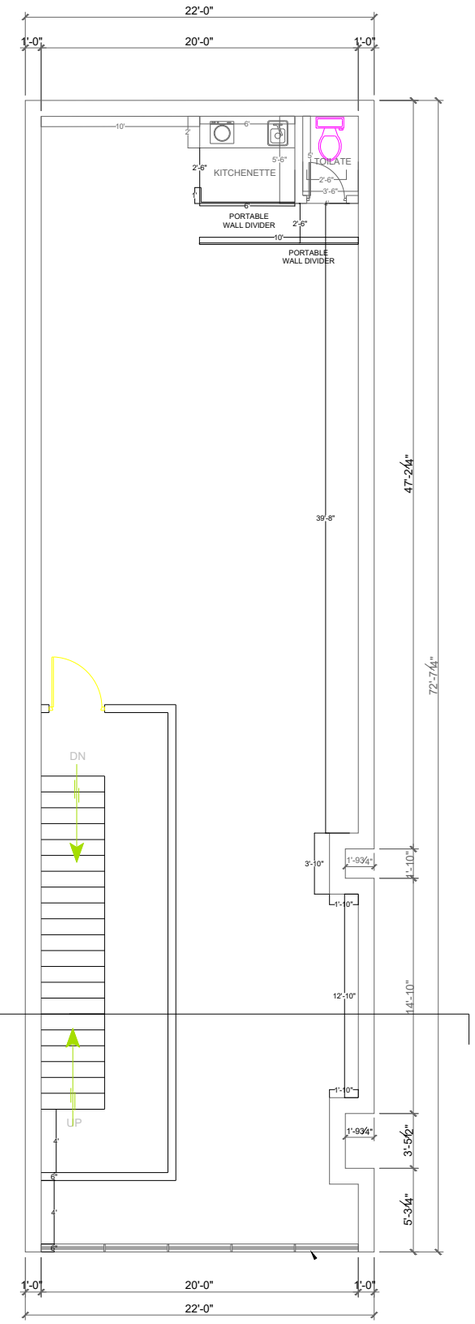
1 A-2 PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1' (22X34)
SCALE: 3/32" = 1' (11X17)

GRAPHIC SCALE

8 4 0 1 2 4 8

3/16 INCH = 1 FOOT (22X34)
3/32 INCH = 1 FOOT (11X17)



2 A-2 PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1' (22X34)
SCALE: 3/32" = 1' (11X17)

GRAPHIC SCALE

8 4 0 1 2 4 8

3/16 INCH = 1 FOOT (22X34)
3/32 INCH = 1 FOOT (11X17)

PROJECT NAME
RENOVATION STORE BUILDING

PREPARED FOR
ANITA LAWSON
202 W FAYETTE St,
BALTIMORE, MD 21201
PH
E:

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

DESIGNED BY:

DRAFTED BY:

SHEET TITLE
PROPOSED FIRST & SECOND FLOOR PLAN

PROJECT NUMBER
24124-2-2

SHEET NUMBER
A6

DRAWING LEGEND:

EXISTING PARTITION WALL TO REMAIN

DEMO

GENERAL NOTES

1- ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.

2- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN.

3- ALL WORK SHALL COMPLY WITH APPLICABLE BALTIMORE CITY BUILDING CODES AND REGULATIONS.

4- EXISTING EXTERIOR LOAD-BEARING WALLS AND PARTITIONS DESIGNATED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

5- ALL NEW PARTITIONS AND PORTABLE WALL DIVIDERS SHALL BE INSTALLED AS SHOWN ON THE PROPOSED FLOOR PLANS.

6- EXISTING STAIRWAYS SHALL BE MODIFIED OR RECONSTRUCTED AS INDICATED ON THE APPROVED DRAWINGS.

7- ALL STAIR TREADS, RISERS, LANDINGS, HANDRAILS, AND GUARDS SHALL COMPLY WITH APPLICABLE BUILDING CODE REQUIREMENTS.

8- NEW TOILET FACILITIES AND KITCHENETTES SHALL BE INSTALLED AT THE LOCATIONS INDICATED ON THE PLANS.

9- ALL PLUMBING FIXTURES SHALL BE CONNECTED TO APPROVED WATER SUPPLY, DRAINAGE, AND VENT SYSTEMS.

10- ALL NEW DOOR OPENINGS SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION.

11- PORTABLE WALL DIVIDERS SHALL NOT OBSTRUCT REQUIRED MEANS OF EGRESS OR ACCESSIBLE ROUTES.

12- ALL REQUIRED EXIT PATHS AND STAIR ACCESS SHALL REMAIN CLEAR AND UNOBSTRUCTED.

13- ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE COORDINATED WITH THE RESPECTIVE TRADE DRAWINGS.

14- ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE PROPERLY FIRESTOPPED.

15- EXISTING ROOF AREAS NOT INCLUDED IN THE SCOPE OF WORK SHALL REMAIN UNDISTURBED.

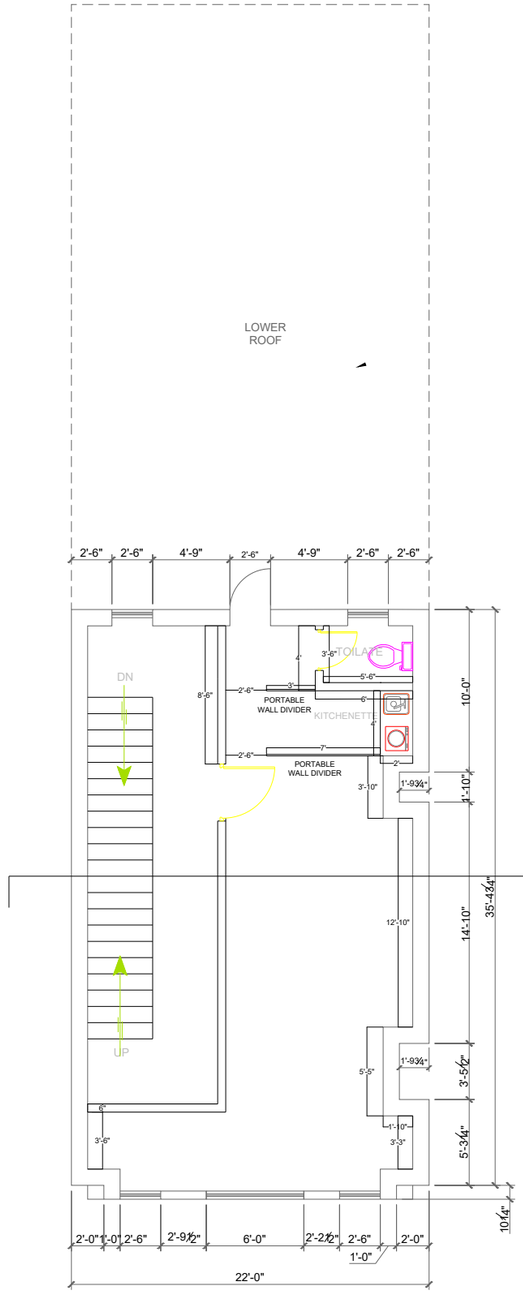
16- CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION DESIGNATED TO REMAIN FROM DAMAGE DURING CONSTRUCTION.

17- ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING SITE CONDITIONS SHALL BE REPORTED TO THE DESIGN PROFESSIONAL BEFORE PROCEEDING.

18- ALL MATERIALS AND INSTALLATIONS SHALL CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND APPLICABLE STANDARDS.

19- CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A CLEAN AND SAFE WORK AREA.

20- ALL WORK SHALL BE SUBJECT TO REQUIRED INSPECTIONS AND APPROVALS BY THE LOCAL AUTHORITY HAVING JURISDICTION.1



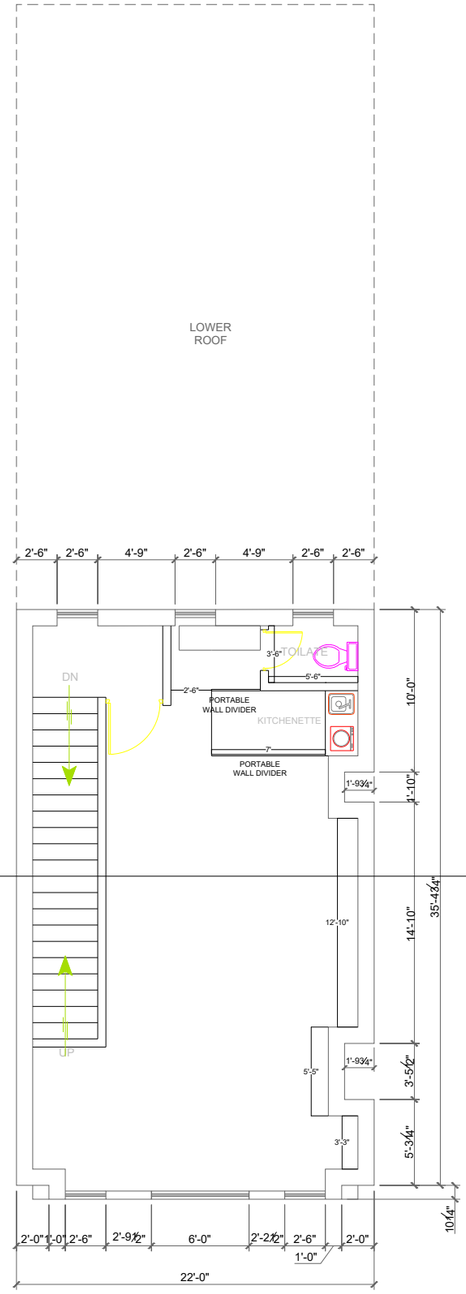
1 / A-3 PROPOSED THIRD FLOOR PLAN

SCALE: 3/16" = 1' (22X34)
SCALE: 3/32" = 1' (11X17)

GRAPHIC SCALE

8 4 0 1 2 4 8

3/16 INCH = 1 FOOT (22X34)
3/32 INCH = 1 FOOT (11X17)



2 / A-3 PROPOSED FOURTH FLOOR PLAN

SCALE: 3/16" = 1' (22X34)
SCALE: 3/32" = 1' (11X17)

GRAPHIC SCALE

8 4 0 1 2 4 8

3/16 INCH = 1 FOOT (22X34)
3/32 INCH = 1 FOOT (11X17)

PROJECT NAME
RENOVATION STORE BUILDING

PREPARED FOR
ANITA LAWSON
202 W FAYETTE St,
BALTIMORE, MD 21201
PH
E:

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

DESIGNED BY:

DRAFTED BY:

SHEET TITLE
PROPOSED THIRD & FOURTH FLOOR PLAN

PROJECT NUMBER
24124-2-2

SHEET NUMBER
A7

GENERAL NOTES

1 - ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK.

2 - DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN.

3 - ALL WORK SHALL COMPLY WITH APPLICABLE BALTIMORE CITY BUILDING CODES AND REGULATIONS.

4 - EXISTING BRICK MASONRY AND ARCHITECTURAL DETAILS SHALL REMAIN UNDISTURBED UNLESS OTHERWISE NOTED.

5 - ALL EXISTING WOODEN ELEMENTS SHALL BE REPAINTED TO MATCH THE EXISTING COLOR AND FINISH.

6 - EXISTING WINDOW FRAMES AND TRANSOM WINDOWS SHALL BE RETAINED AND REPAINTED TO MATCH EXISTING CONDITIONS.

7 - ALL PROPOSED VINYL WINDOWS SHALL BE INSTALLED AT LOCATIONS AND SIZES INDICATED ON THE ELEVATIONS.

8 - PROVIDE PROPER FLASHING, WEATHER SEALING, AND CAULKING AROUND ALL NEW WINDOWS AND EXTERIOR OPENINGS.

9 - PERFORM SPOT REPOINTING AT DETERIORATED MORTAR JOINTS USING COMPATIBLE MORTAR MATCHING THE EXISTING COLOR AND TEXTURE.

10 - EXISTING STOREFRONT GLASS, TRANSOM WINDOWS, AND STRUCTURAL BEAMS SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION.

11 - INSTALL NEW SIX-PANEL SOLID WOOD ENTRANCE DOOR AS INDICATED ON THE PROPOSED FRONT ELEVATION.

12 - INSTALL PROPOSED HARDIEPANEL SIDING AND DECORATIVE EXTERIOR PANELS AS SHOWN ON APPROVED DRAWINGS.

13 - PROPOSED STOREFRONT SECURITY GATE SHALL BE INSTALLED AND SECURED TO APPROVED STRUCTURAL SUPPORTS.

14 - INSTALL PROPOSED SECURITY CAMERA, FACE-RECOGNITION DOOR PHONE, AND MAILBOX SLOT AT LOCATIONS INDICATED.

15 - PROVIDE NEW GUTTERS AND DOWNSPOUTS WITH PROPER DRAINAGE AWAY FROM THE BUILDING.

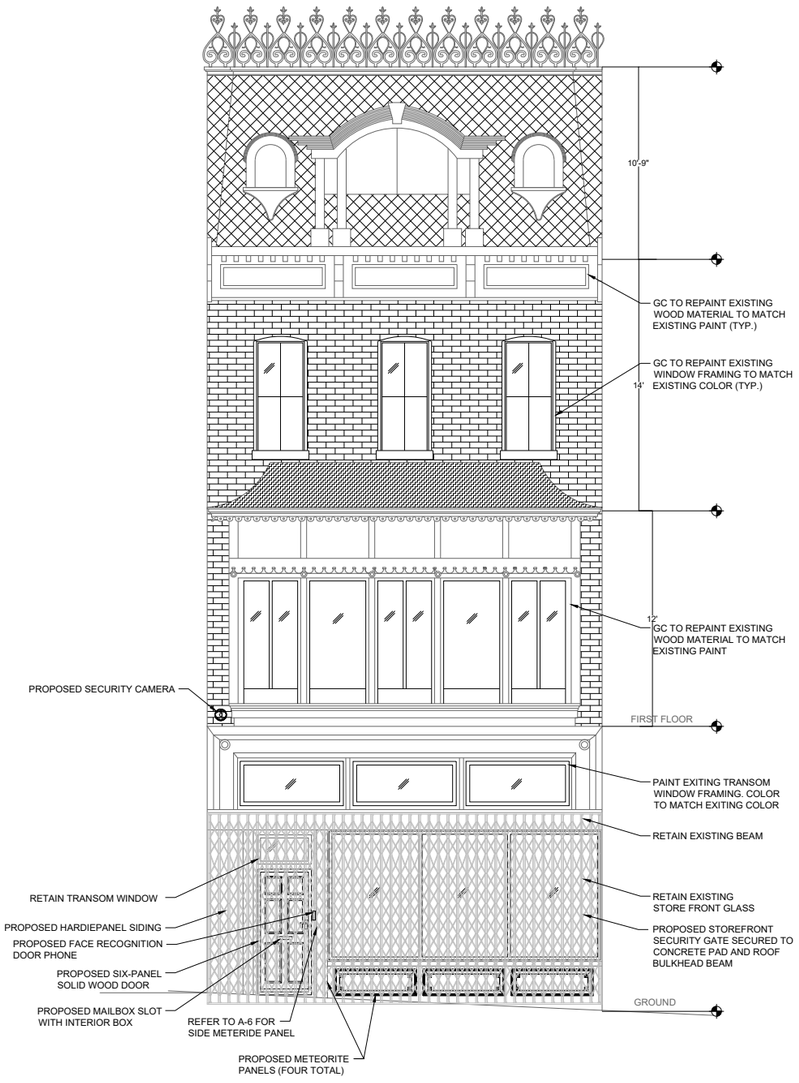
16 - INSTALL PROPOSED EXTERIOR FLOOD LIGHTS IN ACCORDANCE WITH APPROVED ELECTRICAL REQUIREMENTS.

17 - ALL EXTERIOR MATERIALS, COLORS, AND FINISHES SHALL MATCH THE APPROVED DESIGN AND EXISTING ARCHITECTURAL CHARACTER.

18 - ALL EXISTING EXTERIOR ELEMENTS DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.

19 - ANY DAMAGED EXISTING MASONRY, WOOD TRIM, OR WINDOW FRAMING SHALL BE REPAIRED AS REQUIRED.

20 - ALL EXTERIOR ALTERATIONS SHALL BE SUBJECT TO REQUIRED BALTIMORE CITY PERMITS AND HISTORIC PRESERVATION APPROVALS, WHERE APPLICABLE.



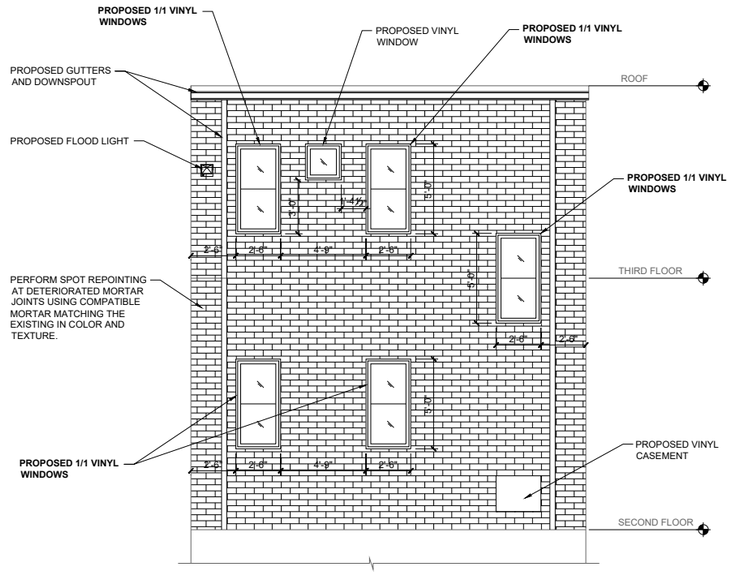
2 / A-5 PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1' (22X34)
SCALE: 1/8" = 1' (11X17)

GRAPHIC SCALE

8 4 0 1 2 4 8

1/4 INCH = 1 FOOT (22X34)
1/8 INCH = 1 FOOT (11X17)



2 / A-6 PROPOSED REAR ELEVATION (ONLY 3RD AND 4TH FLOOR)

SCALE: 1/4" = 1' (22X34)
SCALE: 1/8" = 1' (11X17)

GRAPHIC SCALE

8 4 0 1 2 4 8

1/4 INCH = 1 FOOT (22X34)
1/8 INCH = 1 FOOT (11X17)

PROJECT NAME
RENOVATION STORE BUILDING

PREPARED FOR
ANITA LAWSON
202 W FAYETTE St,
BALTIMORE, MD 21201
PH
E:

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

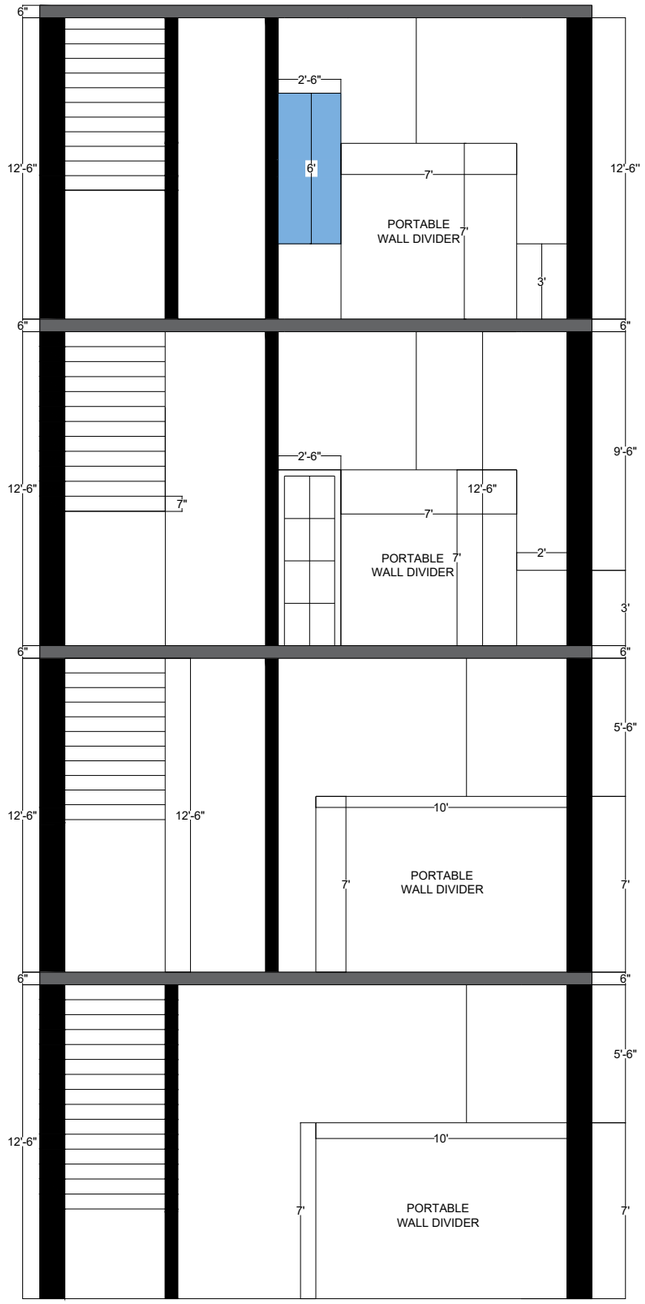
DESIGNED BY:

DRAFTED BY:

SHEET TITLE
PROPOSED FRONT & REAR ELEVATION

PROJECT NUMBER
24124-2-2

SHEET NUMBER
A8



2
A-3

PROPOSED SECTION A

SCALE: 3/16" = 1' (22X34)
SCALE: 3/32" = 1' (11X17)

GRAPHIC SCALE

8 4 0 1 2 4 8

3/16 INCH = 1 FOOT (22X34)
3/32 INCH = 1 FOOT (11X17)

GENERAL NOTES

1 - ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BALTIMORE CITY BUILDING, FIRE, MECHANICAL, PLUMBING, ELECTRICAL, AND ENERGY CODES, INCLUDING LOCAL AMENDMENTS.

2 - CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, FLOOR HEIGHTS, CEILING LEVELS, STRUCTURAL CONDITIONS, AND SITE CONDITIONS BEFORE STARTING WORK.

3 - DO NOT SCALE DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED FROM THE APPROVED ARCHITECTURAL AND STRUCTURAL DOCUMENTS.

4 - ALL FLOOR SLABS, BEAMS, COLUMNS, AND LOAD-BEARING WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED STRUCTURAL ENGINEERING DRAWINGS.

5 - ALL FLOOR-TO-FLOOR HEIGHTS AND FINISHED CEILING HEIGHTS SHALL BE MAINTAINED AS INDICATED ON THE SECTION DRAWINGS, SUBJECT TO FIELD VERIFICATION.

6 - PROVIDE ADEQUATE STRUCTURAL SUPPORT AND CONNECTIONS AT ALL FLOOR AND ROOF FRAMING MEMBERS AS SPECIFIED BY THE STRUCTURAL ENGINEER.

7 - ALL PARTITION WALLS SHALL BE CONSTRUCTED USING APPROVED FRAMING AND FINISH MATERIALS. FIRE-RESISTANCE-RATED ASSEMBLIES SHALL BE PROVIDED WHERE REQUIRED.

8 - PORTABLE WALL DIVIDERS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE DRAWINGS AND SHALL BE PROPERLY SECURED OR STABILIZED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS.

9 - PORTABLE WALL DIVIDERS SHALL NOT OBSTRUCT REQUIRED EXIT ACCESS, DOOR CLEARANCES, ACCESSIBLE ROUTES, OR FIRE PROTECTION EQUIPMENT.

10 - ALL STAIRWAYS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR RISER HEIGHT, TREAD DEPTH, STAIR WIDTH, LANDINGS, HEADROOM, HANDRAILS, AND GUARDRAILS.

11 - ALL REQUIRED STAIR HANDRAILS AND GUARDS SHALL BE SECURELY FASTENED TO APPROVED STRUCTURAL SUPPORTS.

12 - ALL STAIR OPENINGS AND FLOOR PENETRATIONS SHALL BE PROPERLY FRAMED AND PROTECTED AS REQUIRED BY APPLICABLE BUILDING AND FIRE CODES.

13 - PROVIDE REQUIRED FIRESTOPPING AT PENETRATIONS AND JOINTS IN FIRE-RESISTANCE-RATED WALLS, FLOOR ASSEMBLIES, AND CEILING SYSTEMS.

14 - ALL CEILING FRAMING, SUSPENDED CEILINGS, AND ASSOCIATED SUPPORTS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED DRAWINGS AND MANUFACTURER SPECIFICATIONS.

15 - ALL WALL AND CEILING FINISHES SHALL COMPLY WITH THE APPLICABLE INTERIOR FINISH AND FIRE SAFETY REQUIREMENTS.

16 - ALL DOOR AND WINDOW OPENINGS SHALL BE INSTALLED AT THE DIMENSIONS AND ELEVATIONS SHOWN ON APPROVED ARCHITECTURAL DRAWINGS.

17 - PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS AND FIRE-RATED GLAZING WHERE REQUIRED BY THE APPLICABLE CODE.

18 - ALL MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC INSTALLATIONS SHALL BE COORDINATED WITH STRUCTURAL FRAMING, PARTITIONS, CEILINGS, AND STAIRWAY CLEARANCES.

19 - NO LOAD-BEARING MEMBER SHALL BE REMOVED, CUT, DRILLED, OR ALTERED WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

20 - ALL FLOOR AND ROOF ASSEMBLIES SHALL MEET THE REQUIRED STRUCTURAL LOAD CAPACITY AND APPLICABLE FIRE-RESISTANCE REQUIREMENTS.

21 - PROVIDE REQUIRED SOUND AND THERMAL INSULATION IN WALL, FLOOR, AND CEILING ASSEMBLIES AS INDICATED IN THE APPROVED CONSTRUCTION DOCUMENTS.

22 - CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, AND STRUCTURAL SUPPORT AS NECESSARY DURING CONSTRUCTION.

23 - ALL MATERIALS AND INSTALLATION METHODS SHALL FOLLOW APPROVED CONSTRUCTION DOCUMENTS AND APPLICABLE MANUFACTURER SPECIFICATIONS.

24 - ANY DISCREPANCY BETWEEN ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS SHALL BE REPORTED TO THE DESIGN PROFESSIONAL BEFORE EXECUTION.

25 - ALL REQUIRED INSPECTIONS AND APPROVALS SHALL BE OBTAINED BEFORE CONCEALMENT OF WORK AND FINAL OCCUPANCY.

PROJECT NAME
RENOVATION STORE BUILDING

PREPARED FOR
ANITA LAWSON
202 W FAYETTE St,
BALTIMORE, MD 21201
PH
E:

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

DESIGNED BY:

DRAFTED BY:

SHEET TITLE
PROPOSED
SECTION A

PROJECT NUMBER
24124-2-2

SHEET NUMBER
A9

GENERAL NOTES

1 - ALL CONSTRUCTION WORK SHALL CONFORM TO THE APPLICABLE MARYLAND BUILDING CODES, BALTIMORE CITY REQUIREMENTS, APPROVED CONSTRUCTION DOCUMENTS, AND LOCAL AUTHORITY HAVING JURISDICTION (AHJ).

2 - CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, FLOOR ELEVATIONS, DIMENSIONS, STRUCTURAL MEMBERS, AND OPENINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3 - DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER BEFORE PROCEEDING.

4 - ALL FLOOR-TO-FLOOR HEIGHTS, FINISHED FLOOR LEVELS, CEILING HEIGHTS, AND ROOF ELEVATIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS AND STRUCTURAL DRAWINGS.

5 - ALL LOAD-BEARING WALLS, COLUMNS, BEAMS, FLOOR SLABS, AND FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED STRUCTURAL ENGINEERING DRAWINGS.

6 - ALL STRUCTURAL STEEL, CONCRETE, MASONRY, AND FRAMING CONNECTIONS SHALL BE DESIGNED AND INSTALLED TO SUPPORT THE REQUIRED DEAD, LIVE, WIND, AND OTHER APPLICABLE DESIGN LOADS.

7 - ALL STAIRWAYS SHALL COMPLY WITH APPLICABLE CODE REQUIREMENTS FOR RISER HEIGHT, TREAD DEPTH, CLEAR WIDTH, HEADROOM, LANDINGS, HANDRAILS, GUARDS, AND MEANS OF EGRESS.

8 - STAIR RISERS AND TREADS SHALL BE UNIFORM THROUGHOUT EACH FLIGHT. ALL REQUIRED HANDRAILS AND GUARDRAILS SHALL BE SECURELY ANCHORED.

9 - ALL FLOOR AND ROOF ASSEMBLIES SHALL PROVIDE THE REQUIRED STRUCTURAL CAPACITY AND FIRE-RESISTANCE RATINGS WHERE APPLICABLE.

10 - PROVIDE APPROVED FIRESTOPPING AT ALL REQUIRED PENETRATIONS THROUGH FIRE-RESISTANCE-RATED WALLS, FLOORS, AND CEILING ASSEMBLIES.

11 - ALL DOOR AND WINDOW SIZES, LOCATIONS, HEAD HEIGHTS, AND SILL HEIGHTS SHALL BE COORDINATED WITH APPROVED ARCHITECTURAL FLOOR PLANS AND ELEVATIONS.

12 - SAFETY GLAZING SHALL BE INSTALLED AT HAZARDOUS LOCATIONS WHERE REQUIRED BY THE APPLICABLE BUILDING CODE.

13 - ALL EXTERIOR WALLS, WINDOWS, ROOF CONNECTIONS, AND BUILDING ENVELOPE COMPONENTS SHALL BE PROPERLY SEALED, FLASHED, INSULATED, AND WEATHERPROOFED.

14 - ALL WALL, FLOOR, AND CEILING FINISHES SHALL BE INSTALLED OVER APPROVED SUBSTRATES IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

15 - PROVIDE REQUIRED THERMAL INSULATION, AIR SEALING, AND MOISTURE CONTROL IN ACCORDANCE WITH THE APPLICABLE ENERGY CONSERVATION CODE.

16 - ALL ELECTRICAL, PLUMBING, MECHANICAL, AND HVAC SYSTEMS SHALL BE COORDINATED WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.

17 - NO STRUCTURAL MEMBER SHALL BE CUT, DRILLED, NOTCHED, OR MODIFIED WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER.

18 - ALL REQUIRED SMOKE ALARMS, CARBON MONOXIDE ALARMS, FIRE PROTECTION SYSTEMS, AND LIFE-SAFETY COMPONENTS SHALL BE PROVIDED AS REQUIRED BY THE ADOPTED CODES AND APPROVED DESIGN.

19 - PROVIDE REQUIRED FIRE-RATED SEPARATIONS BETWEEN STORIES, OCCUPANCIES, SHAFTS, AND ADJACENT SPACES WHERE APPLICABLE.

20 - ALL WORK SHALL BE PERFORMED BY QUALIFIED PERSONNEL USING APPROVED MATERIALS AND ACCEPTED CONSTRUCTION PRACTICES.

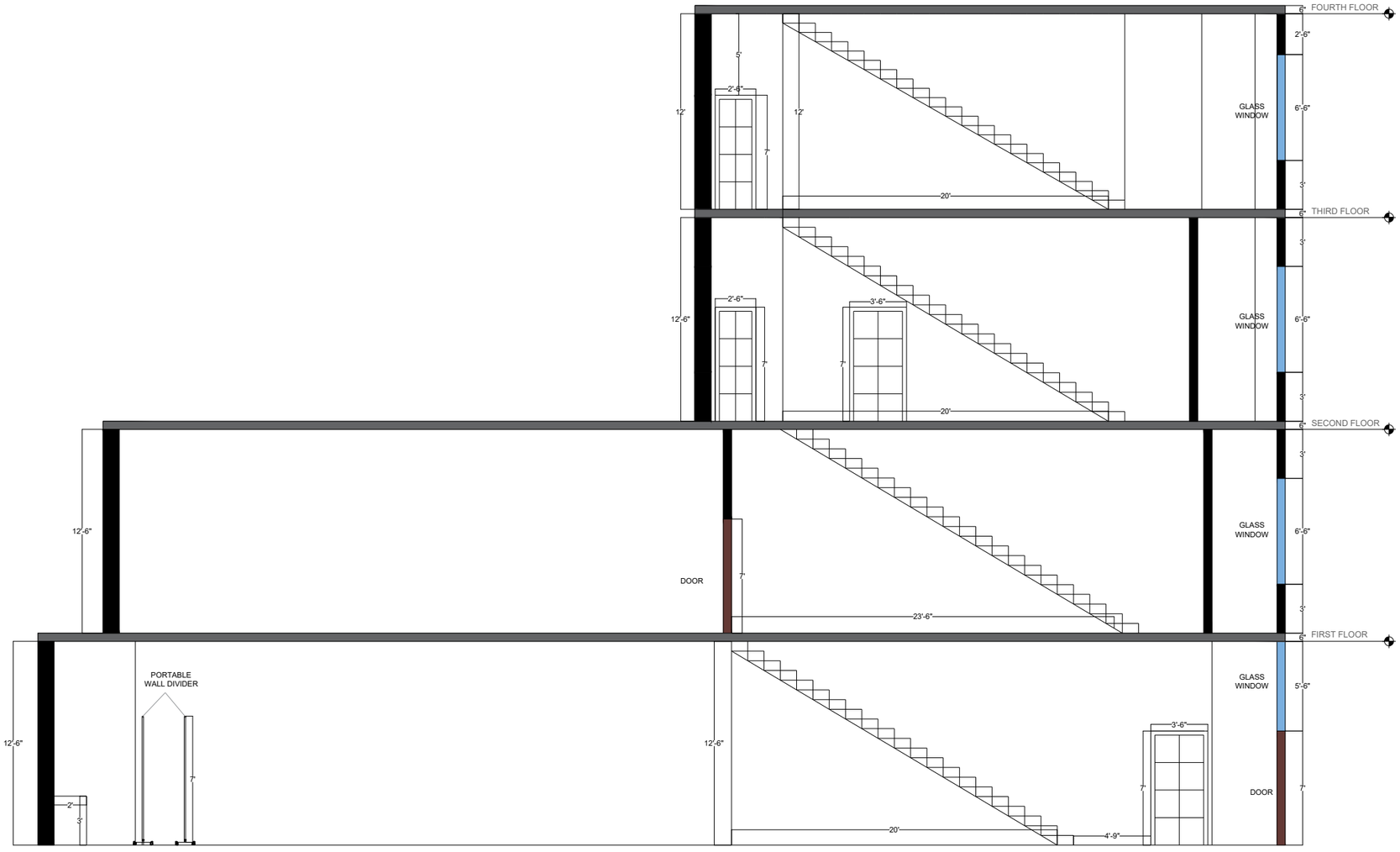
21 - CONTRACTOR SHALL PROVIDE TEMPORARY BRACING, SHORING, AND PROTECTION AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY DURING CONSTRUCTION.

22 - ALL NEW CONSTRUCTION SHALL BE PROPERLY INTEGRATED WITH EXISTING STRUCTURAL AND ARCHITECTURAL COMPONENTS WHERE APPLICABLE.

23 - CONTRACTOR SHALL MAINTAIN SAFE ACCESS, EGRESS, AND SITE CONDITIONS THROUGHOUT CONSTRUCTION AND SHALL COMPLY WITH APPLICABLE OSHA REQUIREMENTS.

24 - ALL REQUIRED INSPECTIONS, TESTS, AND APPROVALS SHALL BE COMPLETED PRIOR TO CONCEALING WORK OR OCCUPYING THE BUILDING.

25 - IN CASE OF CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS, OR FIELD CONDITIONS, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGN PROFESSIONAL BEFORE PROCEEDING.



1 / A-3 PROPOSED SECTION B

SCALE: 3/16" = 1' (22X34)
SCALE: 3/32" = 1' (11X17)

GRAPHIC SCALE

8 4 0 1 2 4 8

3/16 INCH = 1 FOOT (22X34)
3/32 INCH = 1 FOOT (11X17)

PROJECT NAME
RENOVATION STORE BUILDING

PREPARED FOR
ANITA LAWSON
202 W FAYETTE St,
BALTIMORE, MD 21201
PH
E:

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

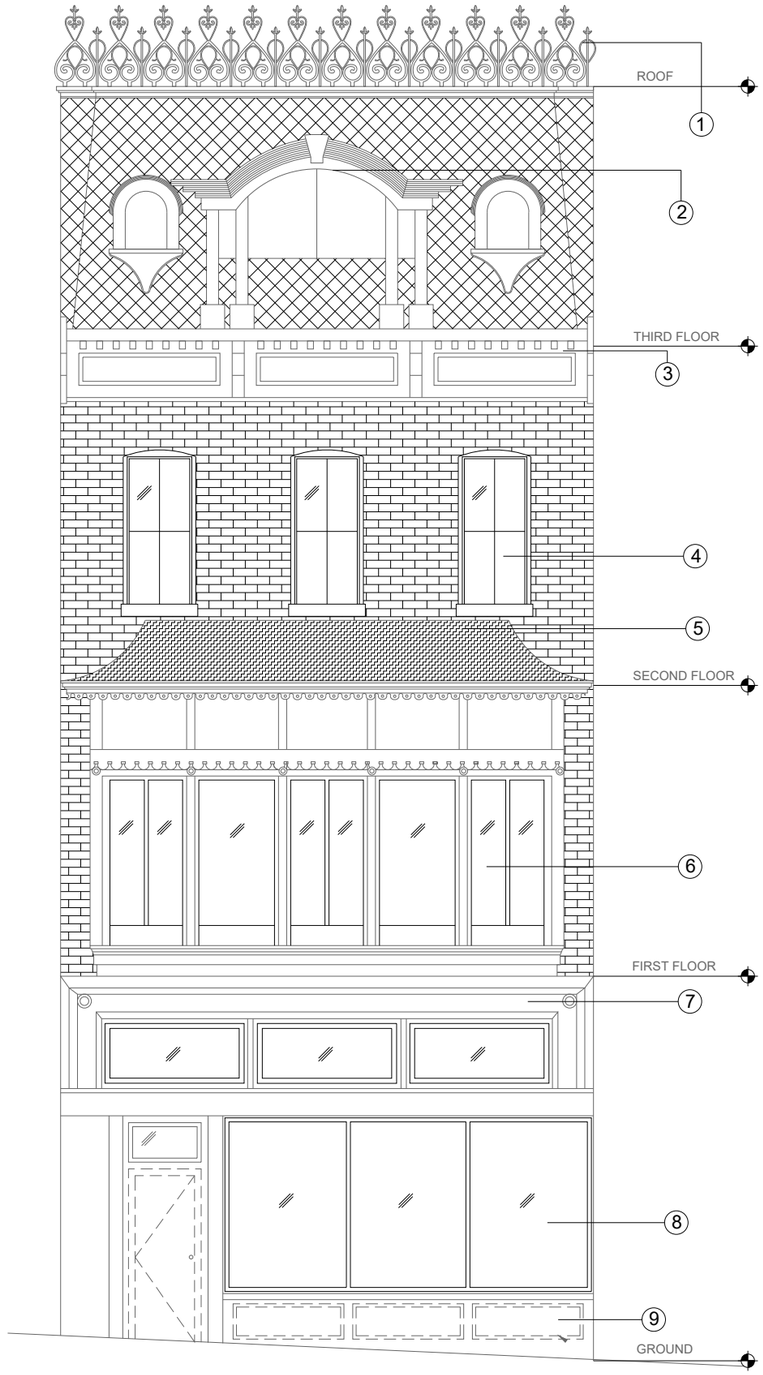
DESIGNED BY:

DRAFTED BY:

SHEET TITLE
PROPOSED SECTION B

PROJECT NUMBER
24124-2-2

SHEET NUMBER
A10



1 / A-5 EXISTING FRONT ELEVATION

SCALE: 1/4" = 1' (22X34)
SCALE: 1/8" = 1' (11X17)

GRAPHIC SCALE

8 4 0 1 2 4 8

1/4 INCH = 1 FOOT (22X34)
1/8 INCH = 1 FOOT (11X17)

MATERIAL / DETAIL KEY

①	ORNAMENTAL METAL ROOF CRESTING Existing decorative cresting; verify alloy and fixing.
②	MANSARD / DORMER ASSEMBLY Slate or slate-look roof finish; dormer flashing.
③	PROJECTING CORNICE Decorative brackets, fascia, soffit and molding.
④	UPPER BRICK WALL / SASH WINDOWS Historic brickwork with arched lintels and stone sills.
⑤	BAY CANOPY ROOF Sloped patterned covering with edge and wall flashing.
⑥	GLAZED UPPER BAY ENCLOSURE Multi-lite sash/frame assembly with transoms and mullions.
⑦	DECORATIVE STOREFRONT FRIEZE Pressed-metal or cast ornament - substrate unverified.
⑧	DISPLAY WINDOW / FRAME Fixed glazed storefront, sill and trim assemblies.
⑨	ENTRANCE / BASE PANELS Glazed entrance door; molded storefront base panels.

MATERIAL + REPAIR SPECIFICATION NOTES

M-01 BRICK MASONRY
Retain existing brick. Test mortar and match original color, strength, tooling and vapor permeability when repointing.

M-02 METALWORK / CORNICES
Document decorative profiles. Verify material (wood, metal, cast stone) before selecting repair technique.

M-03 WINDOWS + GLAZING
Preserve historic proportions, muntins and trim. Verify glass type, safety criteria and applicable approvals.

M-04 ROOF + FLASHING
Survey roof covering, sheathing and drainage. Replace failed flashing with compatible, properly lapped metal.

M-05 PAINT / SURFACE FINISH
Identify original coating and substrate. Prepare without abrasive methods that damage historic fabric.

M-06 STOREFRONT + DOOR
Verify structural backing and glass supports. Provide code-compliant glazing, access and weather sealing.

DETAIL INDEX

D-01	Mansard roof and dormer schematic
D-02	Projecting cornice / bracket section
D-03	Brick window head + stone sill
D-04	Upper bay sloped canopy interface
D-05	Upper bay framed glazing and sill
D-06	Ground-floor storefront and base

PROJECT NAME
RENOVATION STORE BUILDING

PREPARED FOR
ANITA LAWSON
202 W FAYETTE St,
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SUBMITTED:
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SHEET TITLE
MATERIALS KEY

PROJECT NUMBER
24124-2-2

SHEET NUMBER
A11

Exterior Material Schedule

Mark	Building Element	Material / Finish
E-01	Main exterior walls	Existing red clay face brick masonry, running bond, weathered finish
E-02	Masonry joints	Existing mortar joints; compatible lime-based repointing mortar where required
E-03	Main decorative cornice	Existing projecting ornamental cornice, painted finish; material to be verified
E-04	Mansard roof	Existing diamond-pattern slate or slate-look shingles, dark charcoal gray
E-05	Roof dormers	Painted wood or metal dormer surrounds with decorative arched heads
E-06	Upper-floor windows	Existing double-hung sash windows, dark finish, with painted trim
E-07	Window sills	Existing projecting stone or cast-stone sills, light gray
E-08	Second-floor bay enclosure	Existing multi-panel glazed bay façade with painted wood/metal framing
E-09	Bay canopy roof	Existing patterned metal/shingle roofing, weathered gray finish
E-10	Decorative storefront frieze	Existing ornamental pressed-metal or cast decorative trim, painted finish
E-11	Storefront glazing	Existing large fixed glass display window with painted framing
E-12	Storefront base panels	Existing painted recessed decorative panels, sage green with burgundy trim
E-13	Entrance door	Existing glazed timber-style entrance door, dark burgundy finish
E-14	Vertical pilasters	Existing decorative painted pilasters and molded capitals
E-15	Roof cresting	Existing ornamental metal cresting / railing, dark finish.

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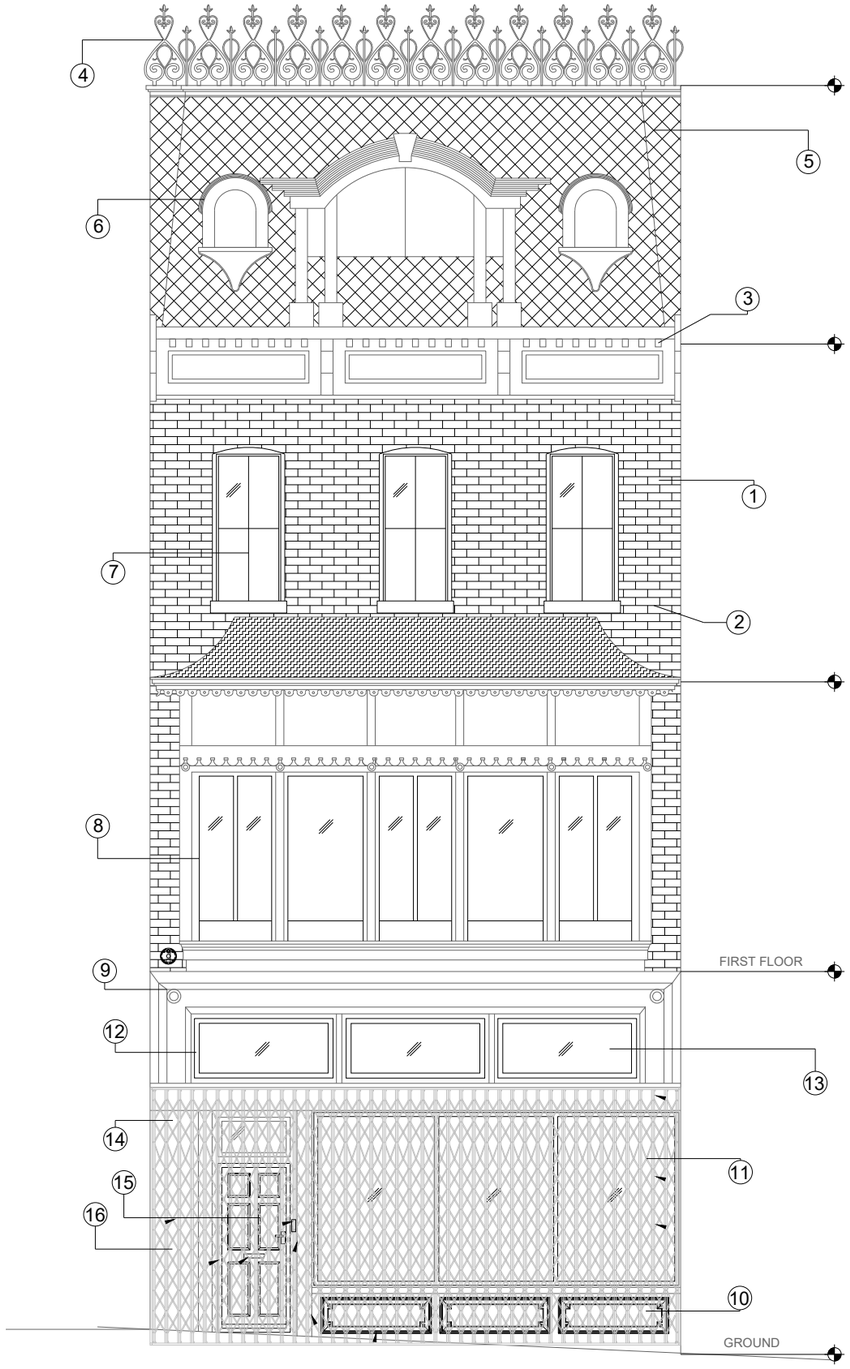
DESIGNED BY:

DRAFTED BY:

SHEET TITLE
EXTERIOR MATERIAL SCHEDULE

PROJECT NUMBER
24124-2-2

SHEET NUMBER
A12



	MATERIAL / DETAIL KEY
①	RETAIN EXISTING BRICK MASONRY FACADE.
②	GC TO REPAIR EXISTING BRICK AND REPOINT WHERE REQUIRED.
③	GC TO REPAIR EXISTING TRIM; PAINT TO MATCH EXISTING COLOR (TYP.).
④	RETAIN EXISTING ORNAMENTAL METAL CRESTING.
⑤	RETAIN EXISTING MANSARD ROOF FINISH.
⑥	REPAIR DORMER TRIM AND PAINT TO MATCH EXISTING.
⑦	RETAIN EXISTING WINDOW OPENINGS AND FRAMES.
⑧	RETAIN EXISTING SECOND FLOOR GLAZED BAY.
⑨	RETAIN EXISTING BEAM.
⑩	RETAIN EXISTING STOREFRONT GLASS AND PANELING.
⑪	RETAIN EXISTING SECURITY GATE SECURED TO STEEL BEAM AND BULKHEAD BELOW.
⑫	PAINT EXISTING TRANSOM WINDOW AND SECURITY SHUTTER TO MATCH EXISTING COLOR.
⑬	RETAIN TRANSOM WINDOW.
⑭	PROPOSED SIX-PANEL STORM DOOR.
⑮	PROPOSED WALL BY SLOT WITH INTERIOR BOX.
⑯	PROPOSED COLLECTOR BOX / SERVICE BOX AS INDICATED.

2 / A-5 PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1' (22X34)
SCALE: 1/8" = 1' (11X17)

GRAPHIC SCALE

8 4 0 1 2 4 8

1/4 INCH = 1 FOOT (22X34)
1/8 INCH = 1 FOOT (11X17)

PROJECT NAME
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SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

DESIGNED BY:

DRAFTED BY:

SHEET TITLE
MATERIALS KEY

PROJECT NUMBER
24124-2-2

SHEET NUMBER
A13

PROPOSED FRONT ELEVATION – MATERIAL DETAILS

Material Callout Schedule

Mark	Element	Material / Finish
M-01	Main wall façade	Existing exposed brick masonry to remain
M-02	Brick joints	Existing mortar joints; repair/repoint where required
M-03	Upper decorative trim / cornice band	Existing ornamental trim, repair and paint to match existing
M-04	Roof cresting	Existing ornamental metal cresting, paint finish
M-05	Mansard roof surface	Existing patterned shingle / slate-look roof finish
M-06	Dormer surrounds	Existing painted trim / wood or metal framed dormer detailing
M-07	Upper windows	Existing window units to remain
M-08	Window sills / heads	Existing cast stone / painted trim, repair as required
M-09	Projecting canopy over bay/storefront	Existing metal canopy / patterned roof cladding
M-10	Second floor enclosed bay	Existing framed glazed enclosure
M-11	Bay framing	Existing painted wood / metal framing
M-12	Beam / horizontal fascia over storefront	Existing beam / fascia to remain
M-13	Decorative storefront frieze trim	Existing ornamental trim, repair and paint
M-14	Storefront glazing	Retain existing storefront glass
M-15	Storefront panels	Retain existing paneling below storefront glazing
M-16	Security shutter / gate	Retain existing security gate / shutter, paint to match existing color
M-17	Entrance transom	Retain existing transom window
M-18	Entrance door	Proposed six-panel storm door / new entry door as noted
M-19	Side infill wall/panel	Proposed wall infill by slot with interior box
M-20	Metal collector / service box	Proposed collector box as per note
M-21	Paint finish	All repaired trims and shutters to match existing color (typ.)

PROJECT NAME
RENOVATION STORE BUILDING

PREPARED FOR
ANITA LAWSON
202 W FAYETTE St,
BALTIMORE, MD 21201
PH
E:

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

DESIGNED BY:

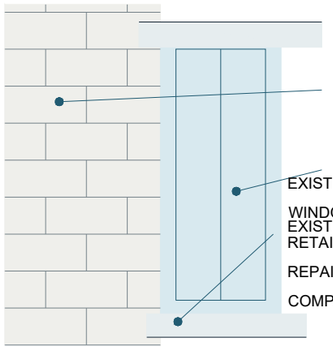
DRAFTED BY:

SHEET TITLE
MATERIALS DETAIL

PROJECT NUMBER
24124-2-2

SHEET NUMBER
A14

D-01 WINDOW HEAD / SILL



EXIST. FACE BRICK

EXIST. GLAZING

EXISTING DOUBLE-HUNG SASH WINDOW TO REMAIN.

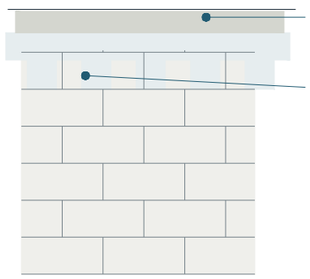
EXIST. SILL

RETAIN STONE/PAINTED SILL.

REPAIR MORTAR AT PERIMETER.

COMPATIBLE PERIMETER SEAL.

D-02 PROJECTING CORNICE



PROJECTING CAP

ORNATE BRACKETS

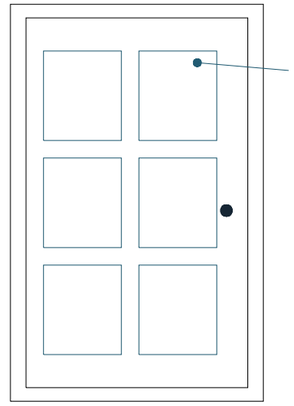
RETAIN HISTORIC CORNICE.

CONFIRM WOOD / METAL TYPE.

REPAIR IN KIND; MATCH PROFILE.

PRIME & PAINT TO MATCH.

D-07 PROPOSED SIX-PANEL DOOR



NEW SIX-PANEL

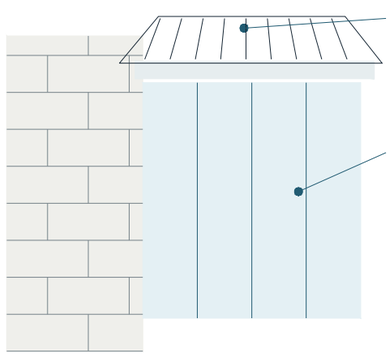
STORM DOOR AS NOTED.

CONFIRM SWING / THRESHOLD.

VERIFY HARDWARE AND ACCESSIBILITY REQUIREMENTS.

FIELD MEASURE OPENING.

D-04 BAY WINDOW / CANOPY



CANOPY CLADDING

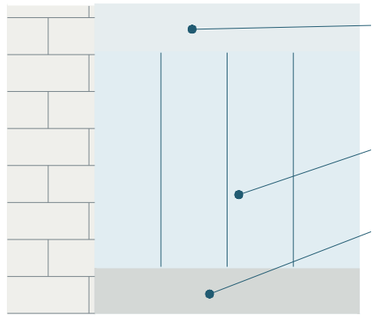
GLAZED BAY

RETAIN FRAMES.

REPAIR / FLASH CANOPY.

SEAL JOINTS.

D-05 STOREFRONT / TRANSOM



EXIST. TRANSOM

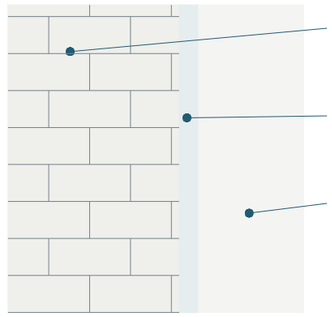
DISPLAY GLAZING

EXIST. PANELS

RETAIN / REPAIR.

MATCH EXISTING.

D-09 MATERIAL / REPAIR INTERFACE



EXIST. BRICK

REPAIR JOINTS

EXIST. BACKUP*

*SUBSTRATE UNKNOWN.

DO NOT ASSUME WALL ASSEMBLY FROM PHOTO.

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DESIGNED BY:

DRAFTED BY:

SHEET TITLE
EXTERIOR DETAIL

PROJECT NUMBER
24124-2-2

SHEET NUMBER
A15







3D RENDERING NOTES:
3D ELEVATIONS ARE FOR REFERENCE ONLY. THESE SHOULD NOT BE USED TO DETERMINE ANY PORTION OF THE CONSTRUCTION OTHER THAN GENERAL MATERIAL AND APPEARANCE. REFER TO ELEVATION SHEETS FOR DETAILS

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SHEET TITLE
3D VIEWS

PROJECT NUMBER
24124-2-2

SHEET NUMBER
A16