

2051 DRUID PARK DRIVE,
BALTIMORE MD 21211

TYPE III-B
MULTI-FAMILY RESIDENTIAL

SCOPE OF WORK

- DEMO OF INTERIOR SPACE AND EXISTING REAR EXTERIOR CONSTRUCTION
- CONSTRUCT NEW REAR 3-STORY ADDITION (625 SF) WITH GROUND LEVEL PATIOS AND 2ND AND 3RD STORY DECKS (14' X 5')
- FULL INTERIOR RENOVATION AND FIT OUT TO CREATE (10) NEW RESIDENTIAL DWELLING UNITS
- NEW FRAMING, DRYWALL, DOORS, FLOORING, WINDOWS, FIXTURES, PAINT, TRIM
- NEW MEPS AS PER PLANS

DRAWING INDEX :

CS : COVER SHEET

ARCHITECTURE

- A-1 : SITE PLAN
- A-2 : EXISTING / DEMO FLOOR PLAN
- A-3 : EXISTING ELEVATIONS
- A-4 : PROPOSED ELEVATIONS
- A-5 : PROPOSED FLOORPLANS
- A-6 : LIFE SAFETY PLAN
- A-7 : REFLECTED CEILING PLAN
- A-8 : SECTION AND STAIR PLAN
- A-9 : IGCC



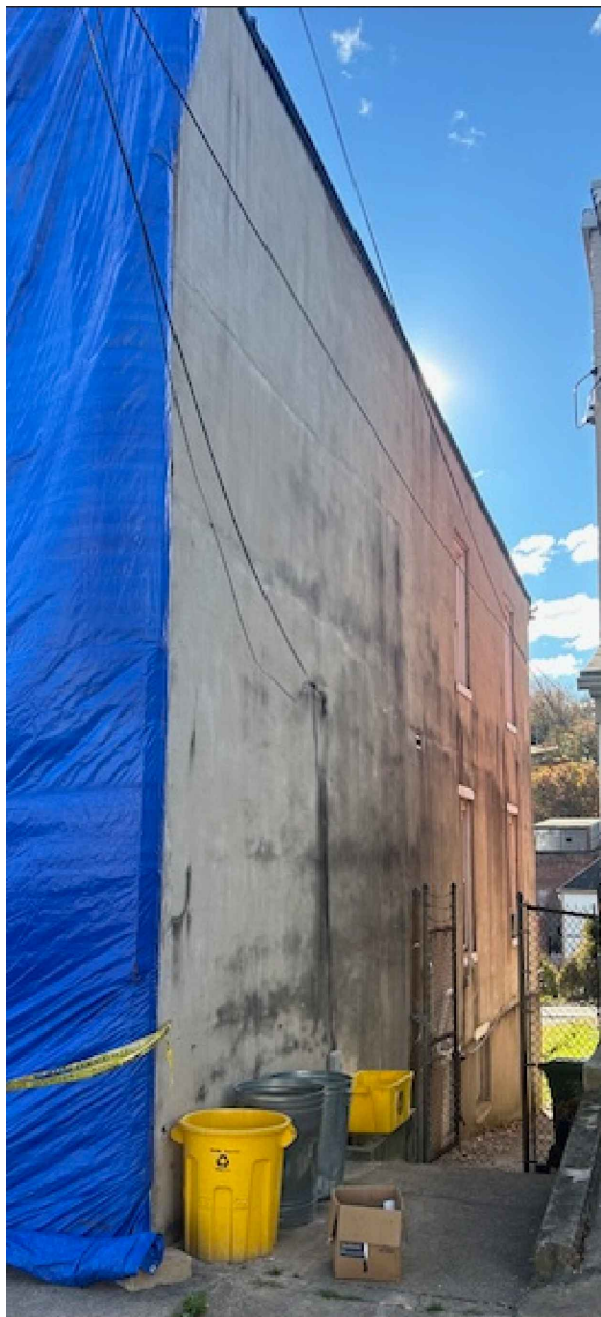
FRONT FACADE
WORK PERMITTED COM2024-03473



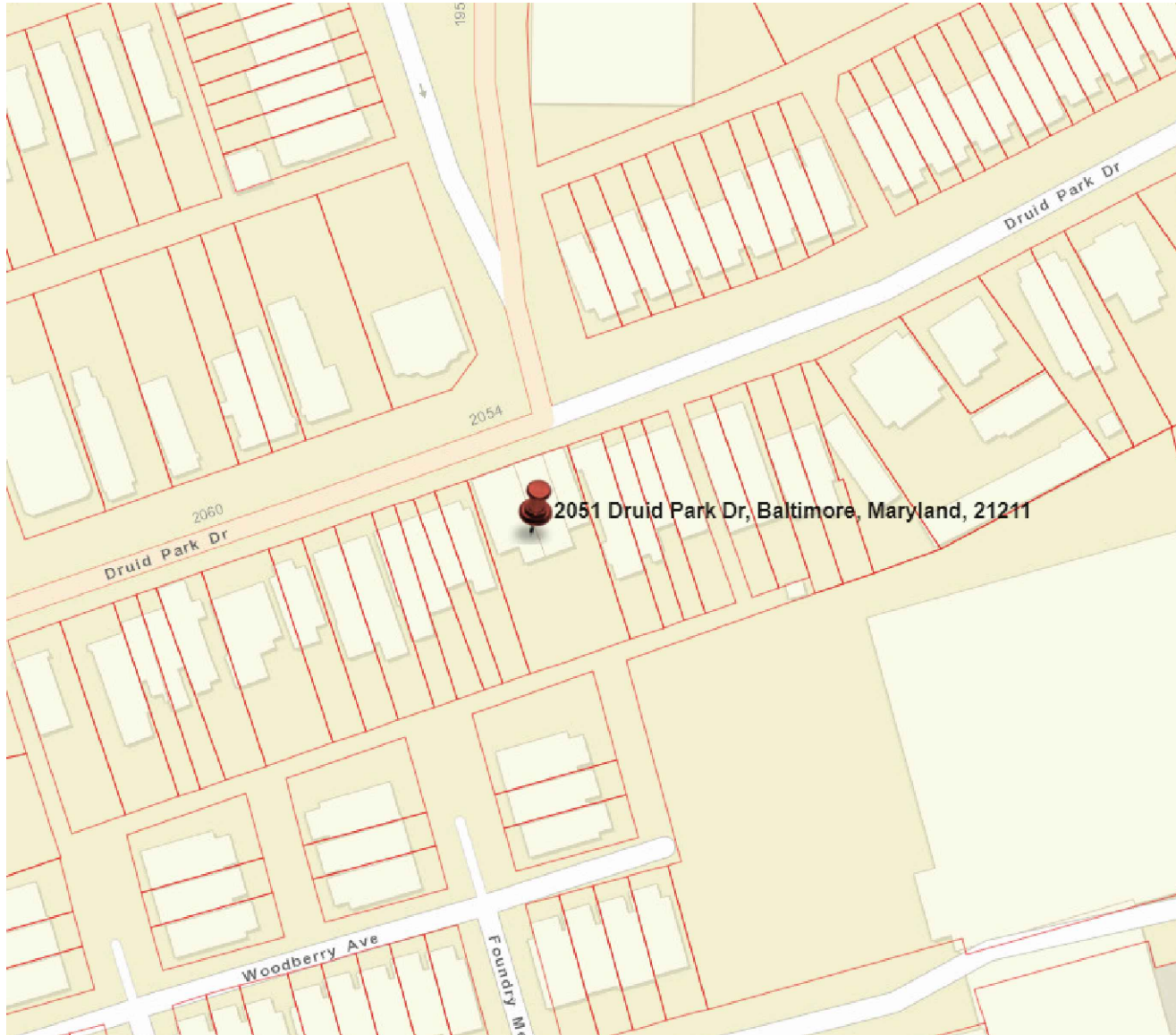
REAR FACADE



SIDE FACADE



SIDE FACADE



VICINITY MAP

CODE ANALYSIS

1. APPLICABLE CODES - BALTIMORE CITY :

- A. 2021 IBC - INTERNATIONAL BUILDING CODE
- B. 2021 IEBC - INTERNATIONAL EXISTING BUILDING CODE
- C. 2021 IECC - INTERNATIONAL ENERGY CONSERVATION CODE
- D. 2021 IGCC - INTERNATIONAL GREEN CONSTRUCTION CODE
- E. 2021 IPMC - INTERNATIONAL PROPERTY MAINTENANCE CODE
- F. 2021 IMC - INTERNATIONAL MECHANICAL CODE
- G. 2021 IPC - INTERNATIONAL PLUMBING CODE
- H. 2021 IFGC - INTERNATIONAL FUEL GAS CODE
- I. 2021 IFC - INTERNATIONAL FIRE CODE
- J. 2020 NEC, NFPA 70 - NATIONAL ELECTRICAL CODE
- K. 2019/2022 NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE
- L. 2018 NFPA 101 - LIFE SAFETY CODE
- M. 2018 NFPA 1 - FIRE PREVENTION CODE
- N. 2017 ICC A117.1 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- O. 2024 EDITION - BALTIMORE CITY BUILDING, FIRE & RELATED CODES W/ AMENDMENTS
- P. 2010 COMAR 05.02.02 - STANDARDS FOR ACCESSIBLE DESIGN, THE FAIR HOUSING ACT

2. USE GROUP AND CONSTRUCTION TYPE :

- A. PROPOSED USE GROUP (IBC CHAPTER 3) : R-2 - DWELLING UNIT
- B. CONSTRUCTION TYPE (IBC TABLE 601) : TYPE III-B
- C. ALLOWABLE BUILDING HEIGHT (IBC TABLE 504.3, 504.4) : 4 STORIES / 55 FT
- D. ACTUAL BUILDING HEIGHT : 3 STORIES / (+/-) 32 FT
- E. ALLOWABLE BUILDING AREA (IBC TABLE 506.2) : 16,000 SF PER STORY
- F. ACTUAL BUILDING AREA : (+/-) 2,800 SF PER STORY
- G. TOTAL BUILDING AREA : (+/-) 8,400 SF

3. OCCUPANCY CALCULATIONS :

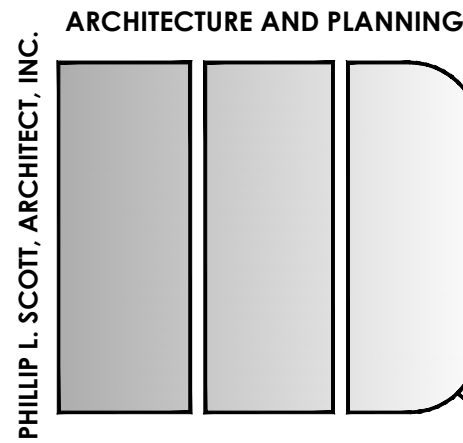
BASED ON IBC TABLE 1004.5:
MAXIMUM FLOOR AREA PER OCCUPANT IS 200 SF FOR A RESIDENTIAL R-2
A. PROPOSED TOTAL OCCUPANTS : 6,800 SF / 200 SF = 34 OCCUPANTS

4. FIRE/LIFE SAFETY SUMMARY :

- A. FIRE ALARMS (IBC §907.2.9) : YES
- B. SPRINKLER SYSTEM (IBC §903.2.8, §903.3.1.2) : YES NFPA13R
- C. SMOKE ALARMS (IBC §907.2.11) : YES
- D. CARBON MONOXIDE ALARMS (IBC §915.1.2) : YES

5. LOCAL ZONING :

- A. ZONE : R-6
- B. USE TYPE : MULTI-FAMILY
- C. SETBACKS : NONE
- D. PARKING: IN REAR



5403 Purdue Avenue
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Email: plbsarchitect@comcast.net
PHILLIP L. SCOTT, ARCHITECT

OWNER

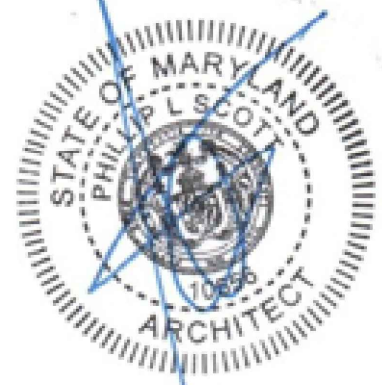
2051 DRUID PARK DR
BALTIMORE MD 21211

COVER SHEET

REVISIONS

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Seal:



LICENCE NUMBER: 10554
EXPIRATION DATE: 06/12/2026
PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND.

Date: 01/07/2026

Scale: NTS

Dwg. Name:

CS

Dwg. No.

1

SCHEMATIC DESIGN

LOT INFORMATION :

BUILDING CLASSIFICATION - RESIDENTIAL (R-2)
EXISTING USE TYPE - MULTI FAM (10 D.U.)
PROPOSED USE TYPE - MULTI FAM (10 D.U.)
LOT SIZE - 0.158 ACRES
PRIMARY STRUCTURE BUILT - 1920
EXISTING ABOVE GRADE LIVING AREA - 3,840 SF
PROPOSED ABOVE GRADE LIVING AREA - 5,000 SF

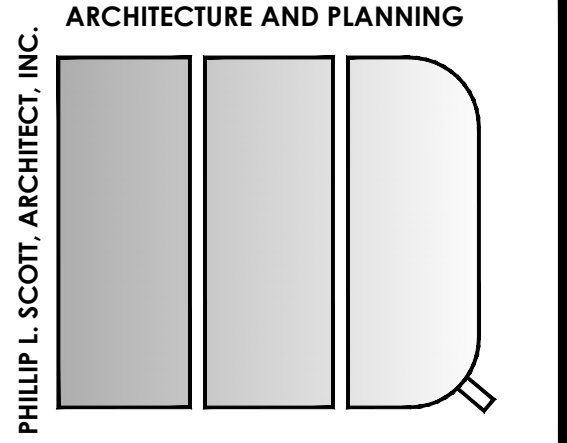
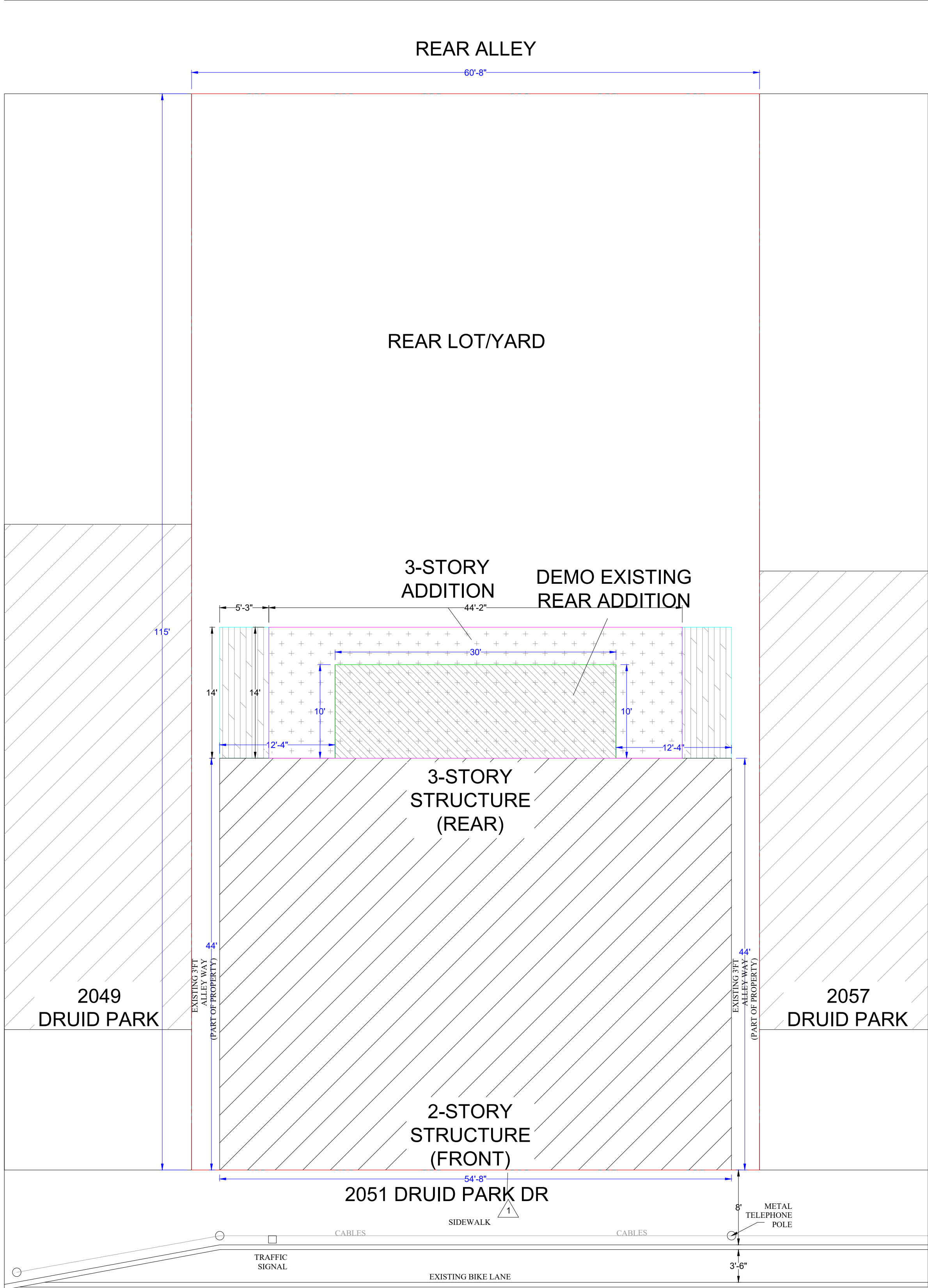
PARCEL: 0000 WARD: 13
ZONING MAP: 0013 SECTION: 04
GRID: 0000 BLOCK: 3390B
ZONE: R-6 LOT: 020

OWNER INFORMATION:

1320 INVESTMENTS LLC
13503 FORK RD.
BALDWIN MD 21013

LEGEND :

- EXISTING PROPERTY LINE
- EXISTING TO DEMO
- EXISTING TO REMAIN
- PROPOSED REAR ADDITION (3-STORY 44' X 14')
- PROPOSE DECKS (14' X 5')
- ADJACENT STRUCTURES



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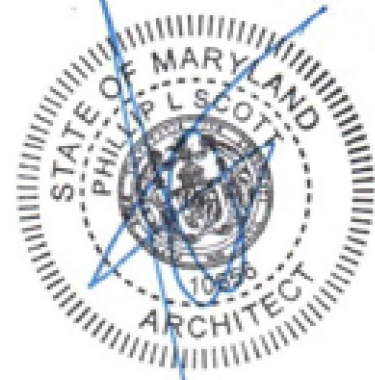
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SITE PLAN

REVISIONS

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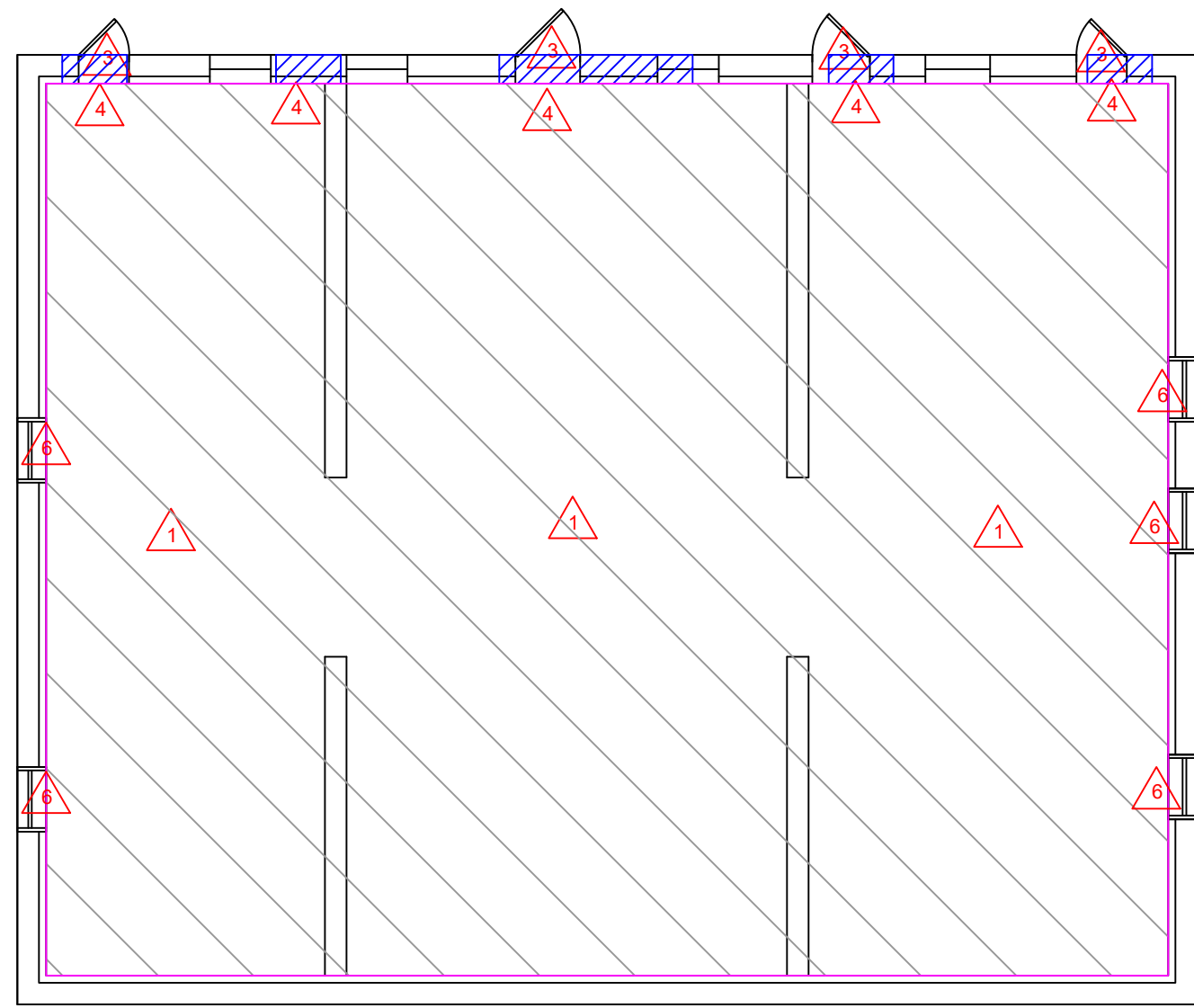
Dwg. Name:

A1

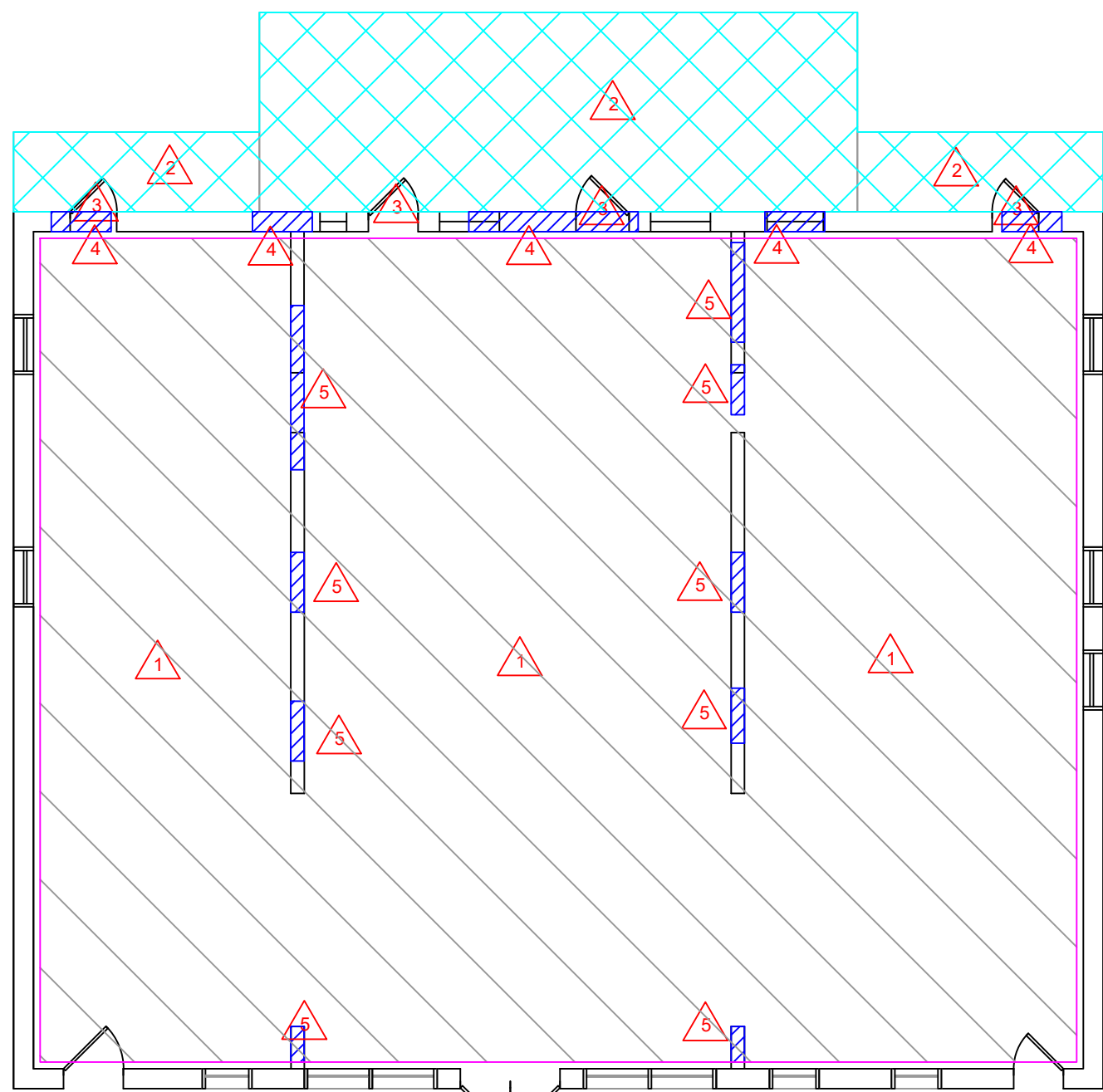
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2

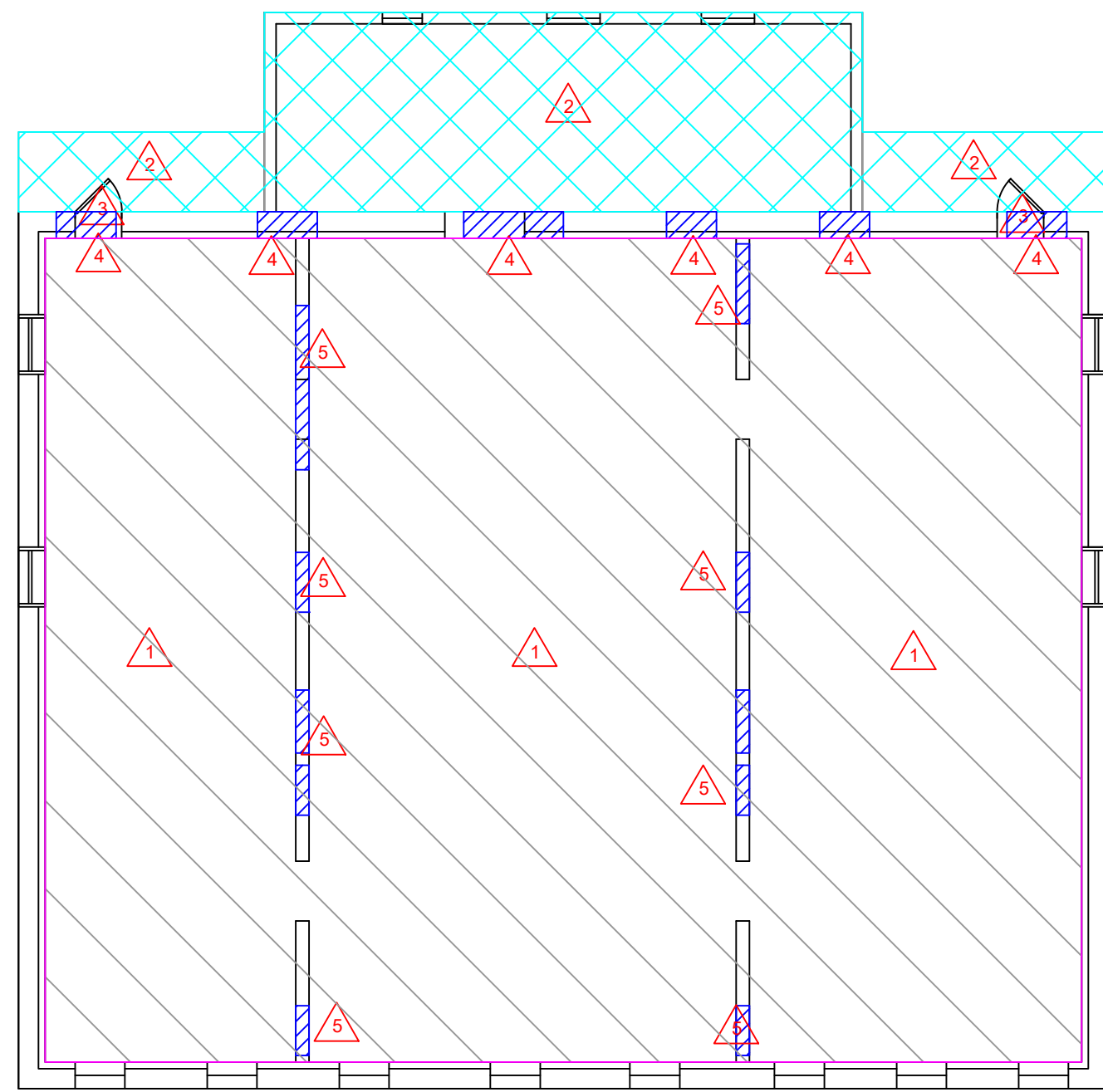
SCHEMATIC DESIGN



BASEMENT



1ST FLOOR



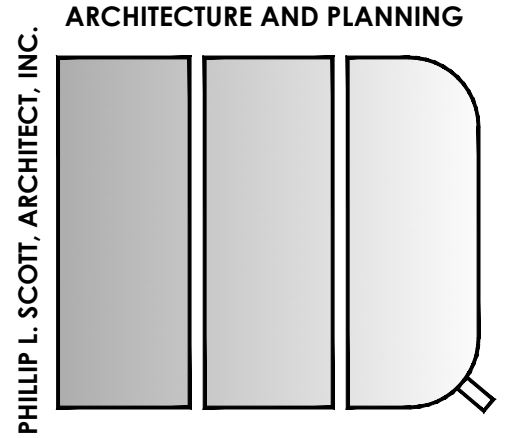
2ND FLOOR

EXISTING/DEMO PLAN NOTES

- 1 ALL NON-BEARING WALLS DEMOLISHED
- 2 DEMO EXTERIOR DECKING, STAIRS, AND 3RD FLOOR REAR
- 3 REMOVE EXTERIOR DOORS
- 4 CREATE OPENINGS IN REAR TO PROPOSED ADDITION
- 5 CREATE OPENINGS IN BEARING WALLS AS PER PLANS. REFER TO STRUCTURAL PLANS FOR SUPPORT DETAILS.
- 6 REMOVE WINDOWS AS NECESSARY FOR REPLACEMENT

EXISTING/DEMO LEGEND

- DEMO EXTERIOR CONSTRUCTION
- DEMO INTERIOR BEARING WALL PORTION
- INTERIOR NON-BEARING FRAMING DEMOLISHED



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DEMO/EXISTING PLAN

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Date: 12/3/2025

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

Dwg. Name:

A2

Dwg. No.

3

SCHEMATIC DESIGN

ANNOTATIONS

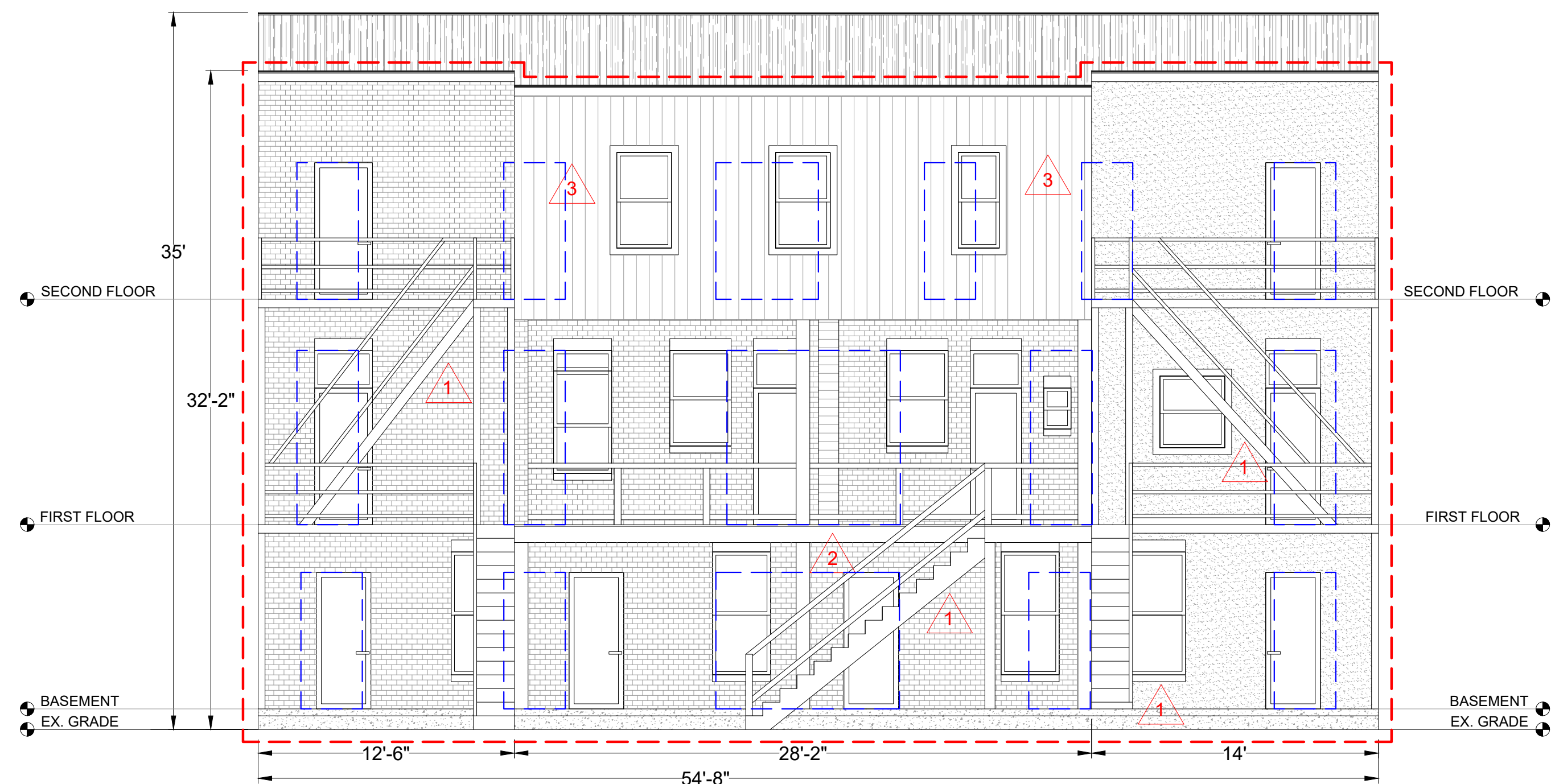
- 1 REMOVE EXTERIOR STAIRS
- 2 REMOVE STRUCTURAL SUPPORTS
- 3 REMOVE WALL INTERFACE

LEGEND :

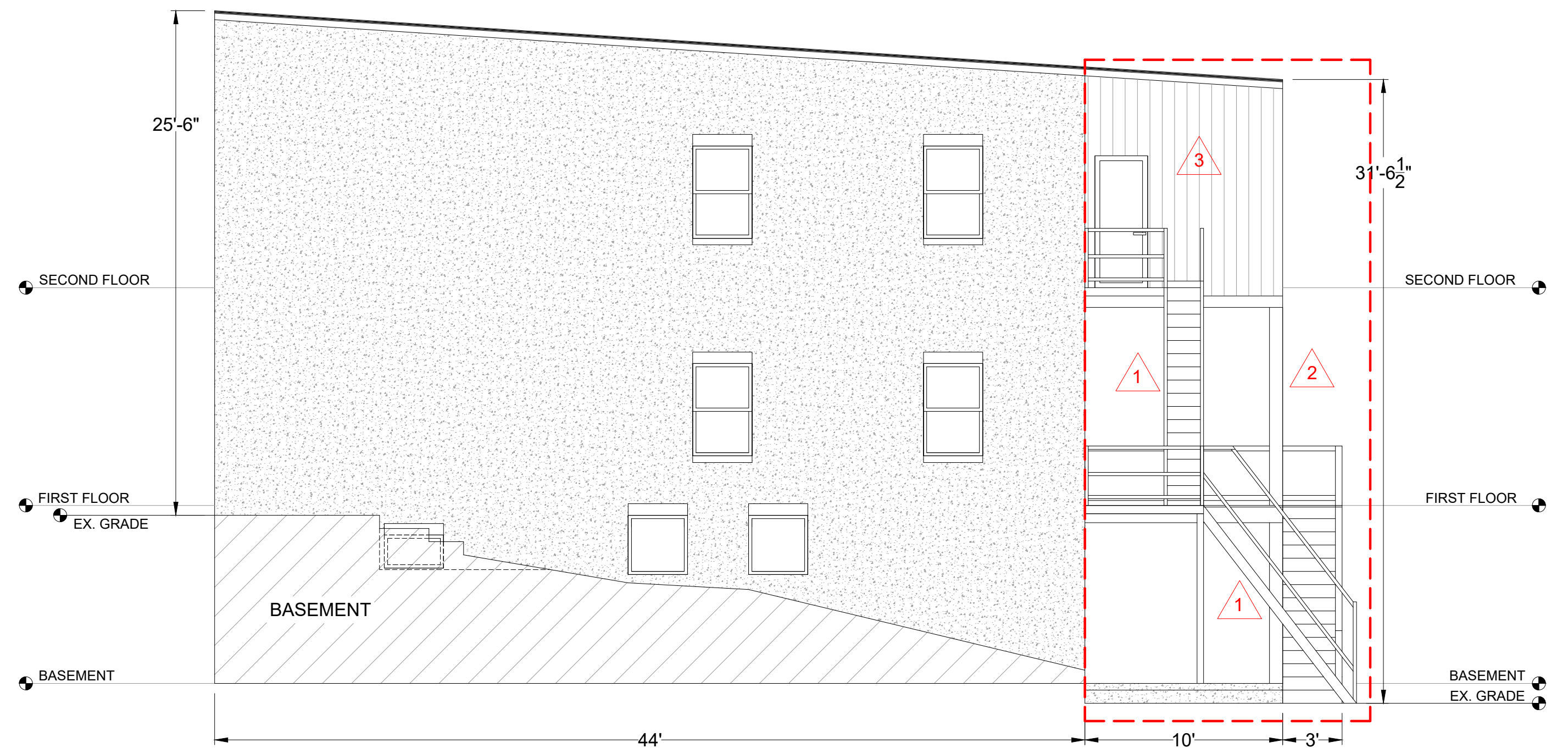
- AREA TO BE DEMOLISHED
- AREA FOR EXISTING MASONRY TO BE REMOVED

FRONT ELEVATION NOTE :

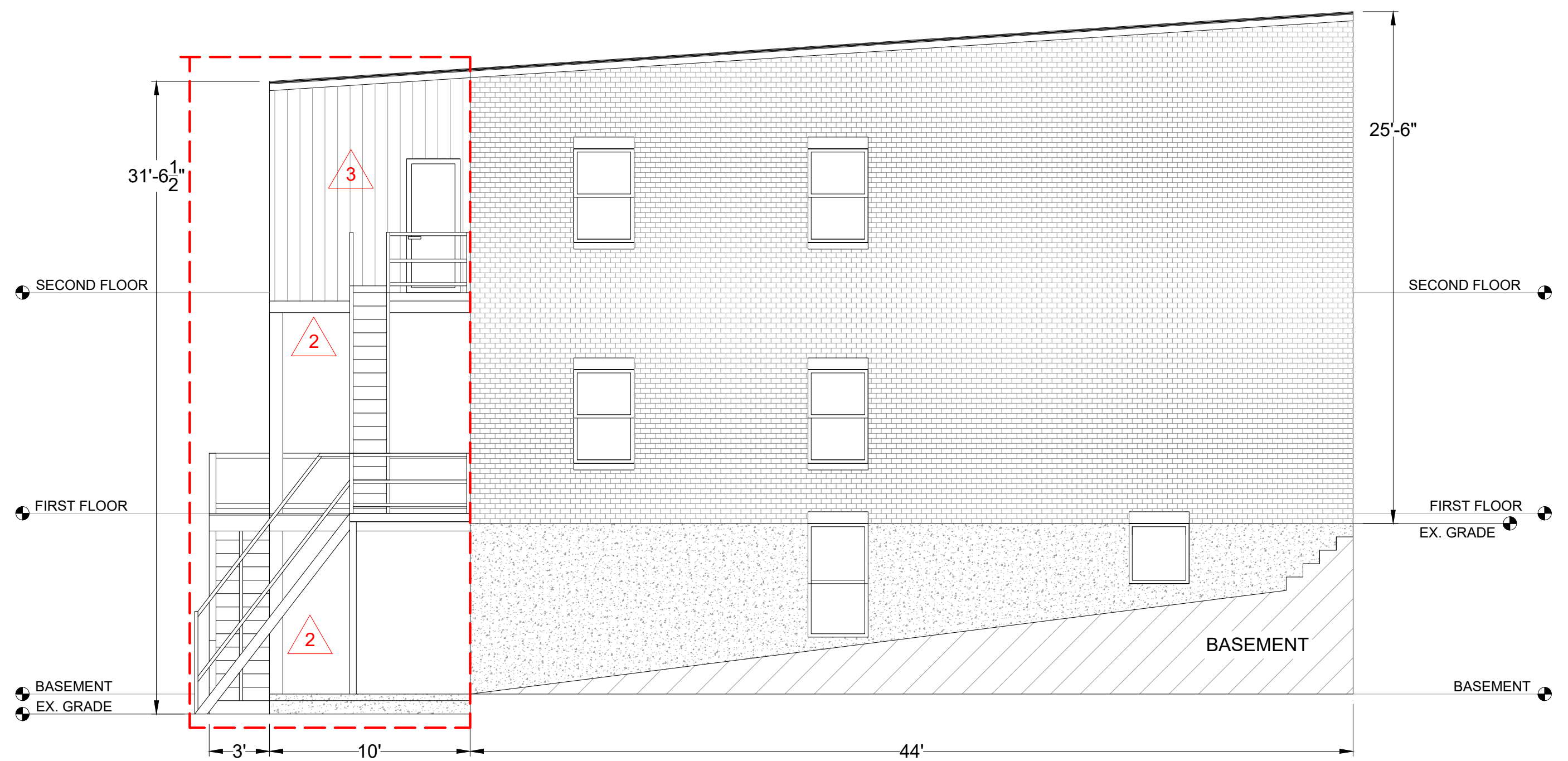
THE PROPOSED FRONT ELEVATION WORK IS AUTHORIZED UNDER PERMIT # COM2024-03473. REFER TO APPROVED DRAWINGS ASSOCIATED WITH THIS PERMIT FOR SCOPE AND DETAILS.



EXISTING REAR ELEVATION

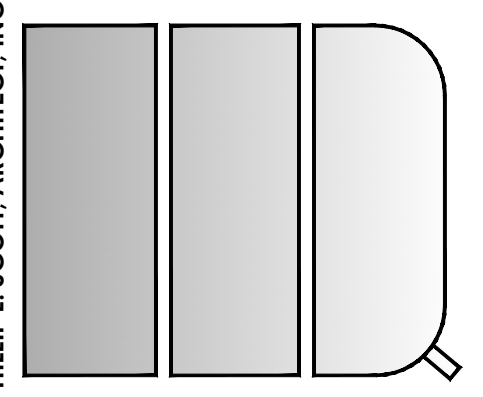


EXISTING R.SIDE ELEVATION



EXISTING L.SIDE ELEVATION

ARCHITECTURE AND PLANNING



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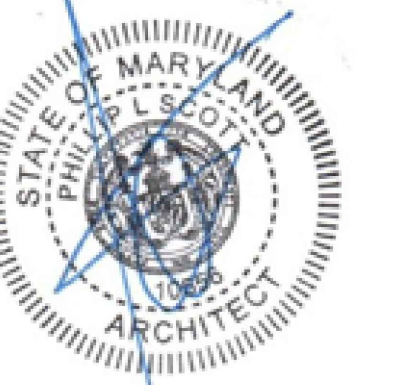
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EXISTING ELEVATIONS

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Scale: 3/16"=1'-0"

Dwg. Name:

A3

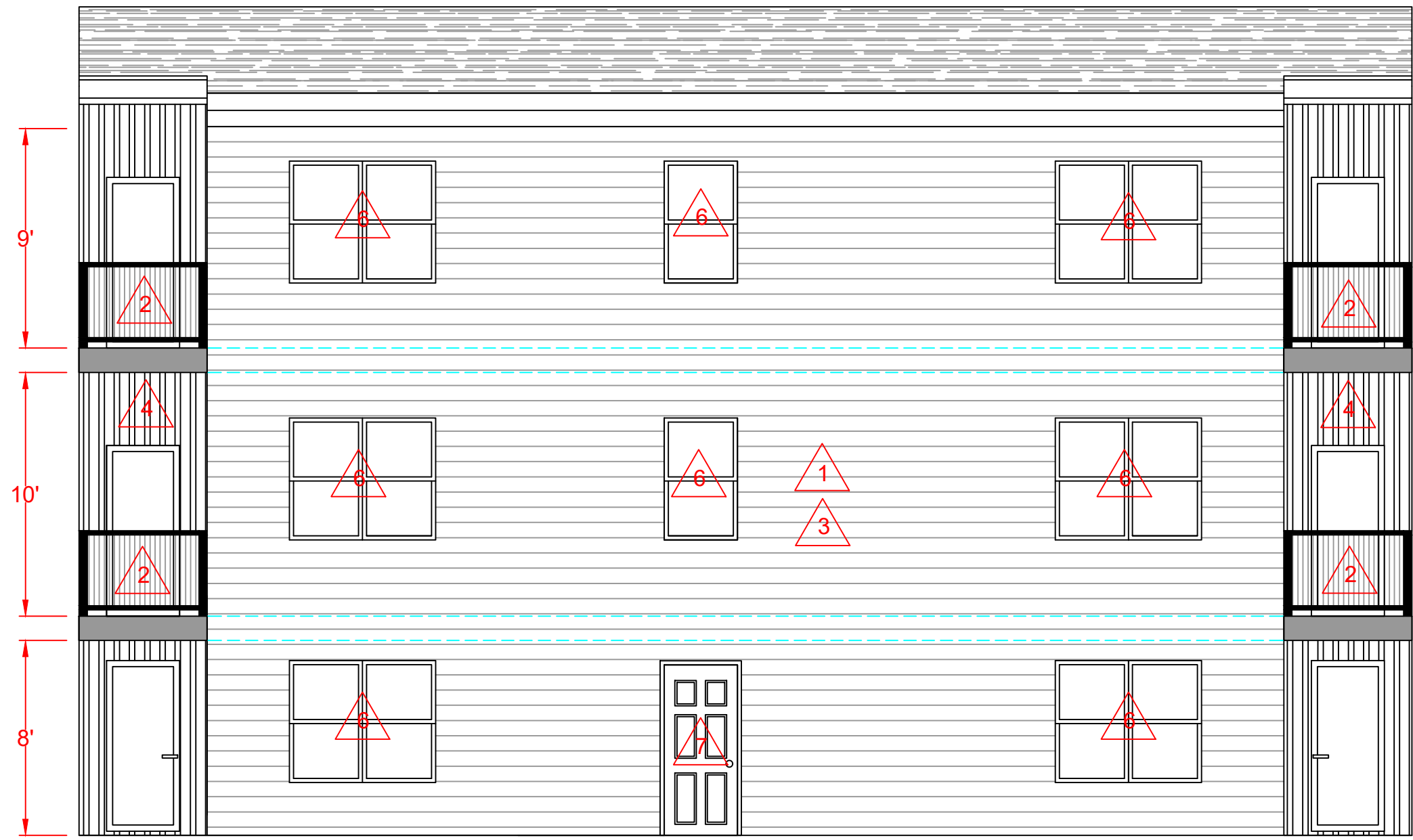
Dwg. No.

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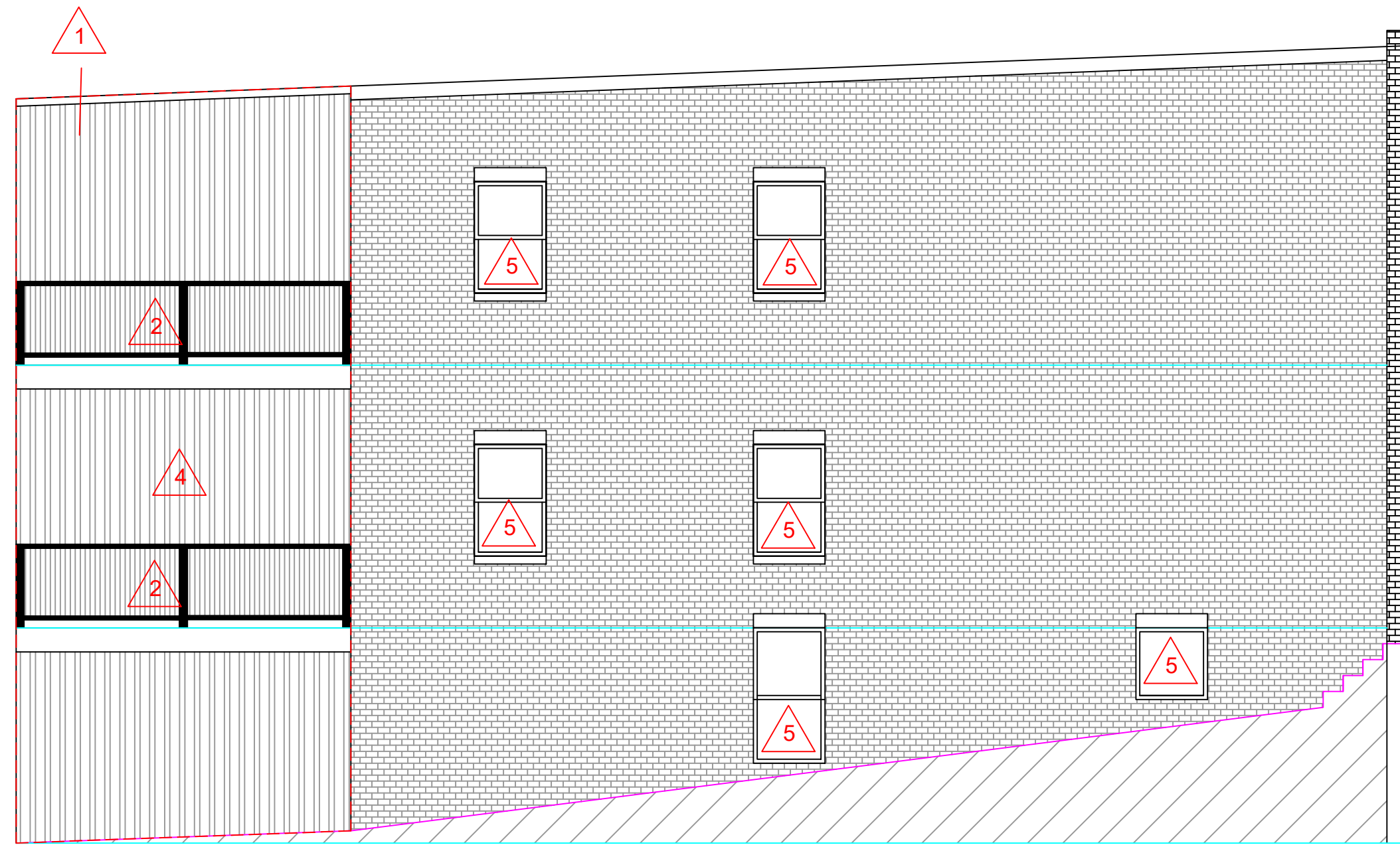
SCHEMATIC DESIGN



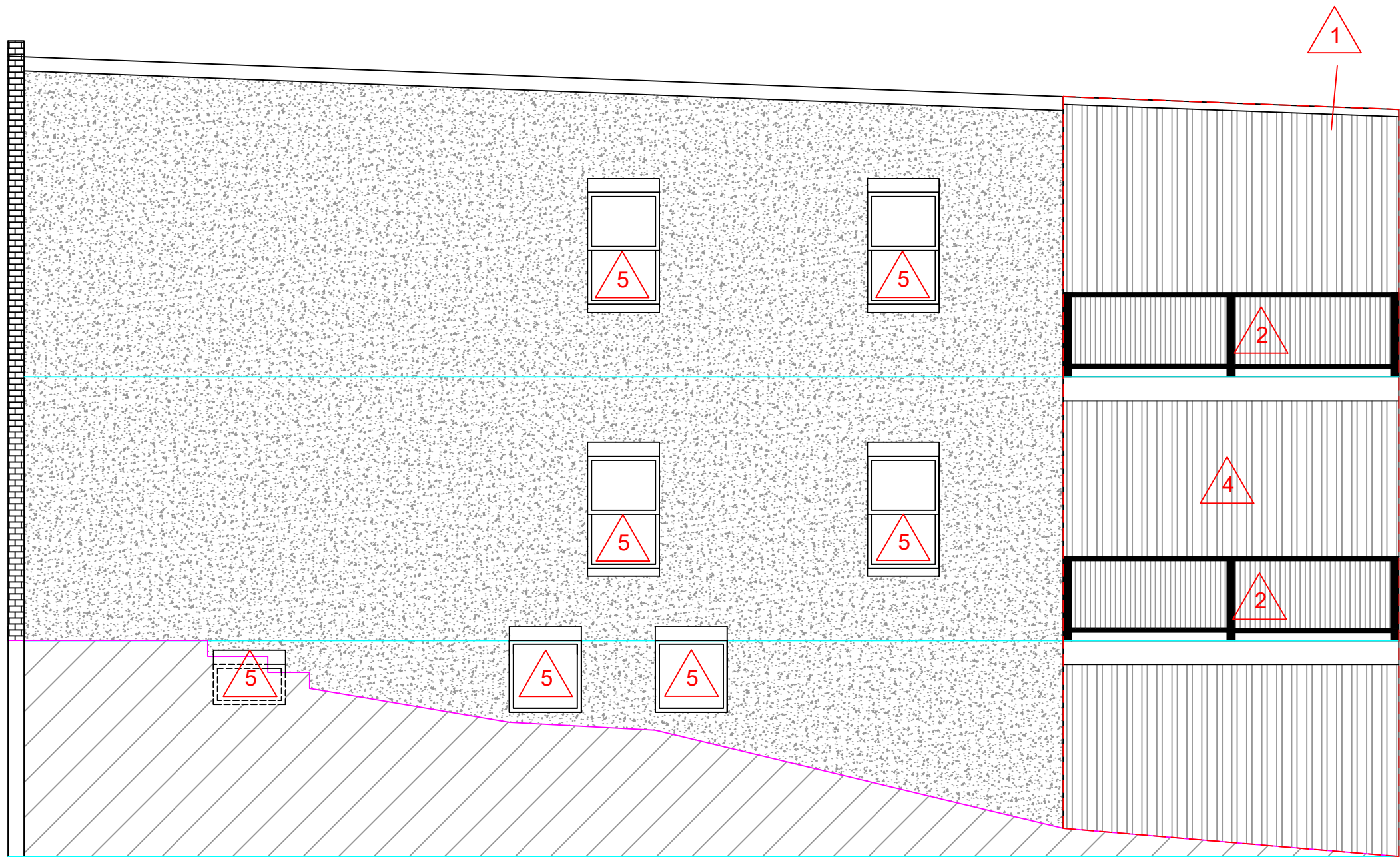
WORK PERMITTED COM2024-03473



PROPOSED REAR ELEVATION



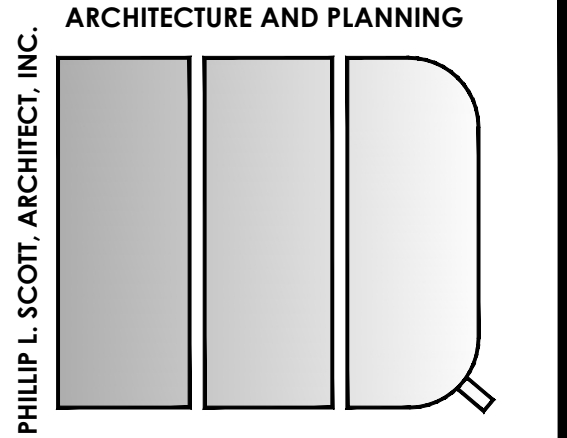
PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

ELEVATION NOTES

- 1 PROPOSED REAR ADDITION
- 2 14' X 5' DECK
- 3 HARDIE BOARD SIDING
COLOR: GRAY CEDAR MILL
- 4 BOARD AND BATTEN SIDING
COLOR: RUSTIC GRAIN
- 5 EXISTING WINDOW LOCATIONS
REPLACE IN KIND AS NECESSARY
- 6 NEW WINDOWS (ADDITION)
- 7 6-PANEL REAR ENTRY DOOR



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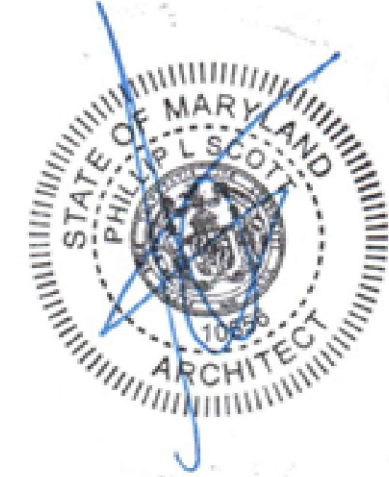
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PROPOSED ELEVATIONS

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Scale: 3/16"=1'-0"

Dwg. Name:

A4

Dwg. No.

5

SCHEMATIC DESIGN

CHAP GENERAL NOTES :

1. EXISTING STRUCTURE IS LOCATED WITHIN A DESIGNATED BALTIMORE CITY HISTORIC DISTRICT AND IS SUBJECT TO REVIEW BY THE COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION (CHAP).
2. INTERIOR CONFIGURATION AND CHARACTER-DEFINING FEATURES SHALL BE RETAINED WHERE FEASIBLE. ORIGINAL MATERIALS SUCH AS WOOD FLOORS, PLASTER WALLS, STAIRCASES, TRIM, MOULDINGS, DOORS, AND MANTELS SHALL BE PRESERVED AND REPAIRED IN KIND.
3. EXISTING CEILING HEIGHTS AND ORIGINAL ROOM PROPORTIONS SHALL BE MAINTAINED.
4. EXISTING MASONRY AND STRUCTURAL ELEMENTS SHALL REMAIN EXPOSED ONLY WHERE HISTORICALLY APPROPRIATE.
5. NO DEMOLITION OR ALTERATION OF ORIGINAL WALLS, OPENINGS, OR STRUCTURAL MEMBERS SHALL OCCUR WITHOUT CHAP REVIEW AND APPROVAL.
6. ALL EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT TO BE EVALUATED FOR CONDITION AND RETAINED WHERE FUNCTIONAL AND CODE COMPLIANT.

ANNOTATIONS :

- 1

ALL NON-BEARING WALLS DEMOLISHED
- 2

DEMO EXTERIOR DECKING, STAIRS, AND 3RD FLOOR REAR
- 3

REMOVE EXTERIOR DOORS
- 4

CREATE OPENINGS IN REAR TO PROPOSED ADDITION
- 5

CREATE OPENINGS IN BEARING WALLS AS PER PLANS (REFER TO STRUCTURAL SET FOR SUPPORT DETAILS)
- 6

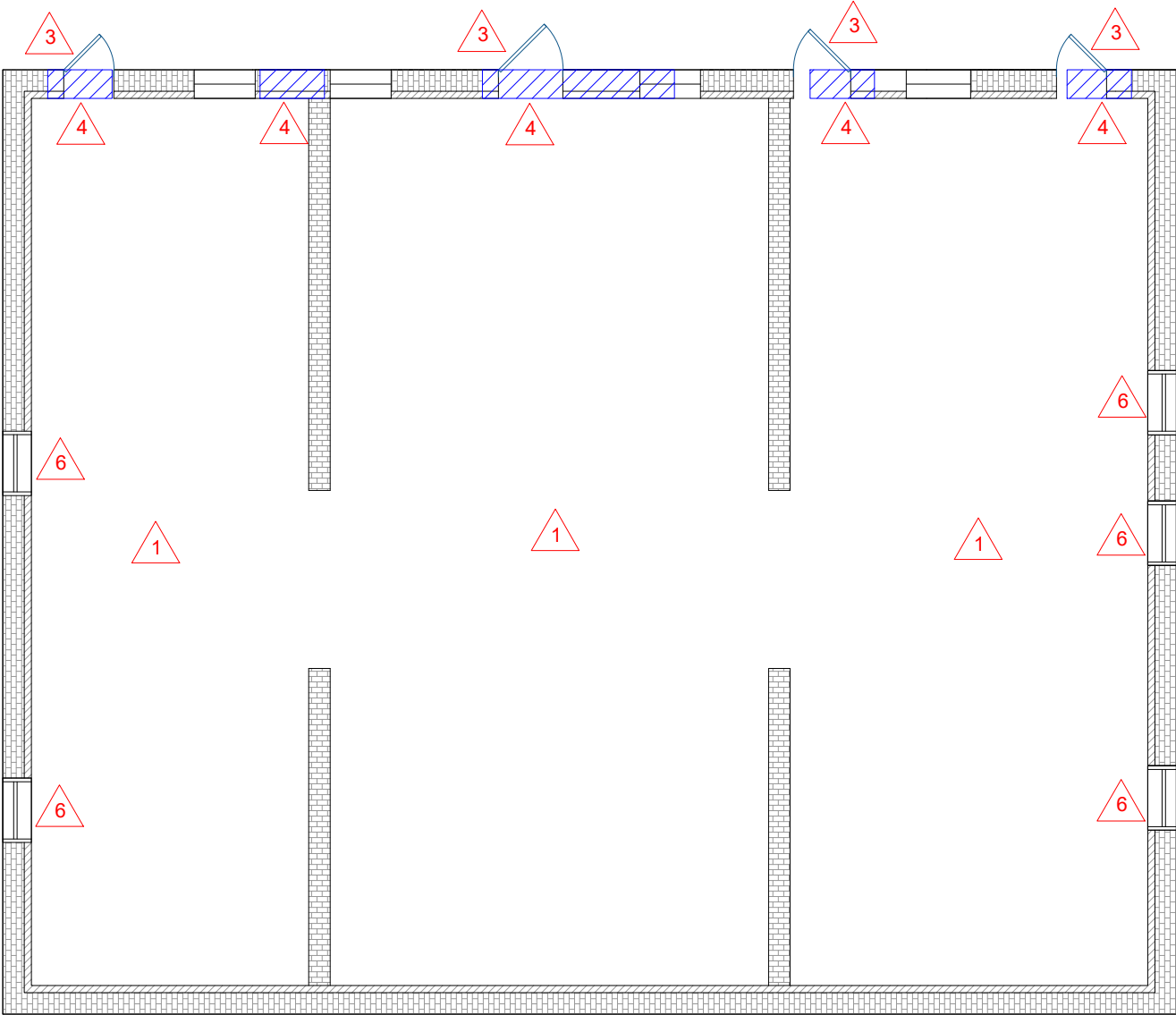
REMOVE WINDOWS AS NECESSARY FOR REPLACEMENT

GENERAL NOTES :

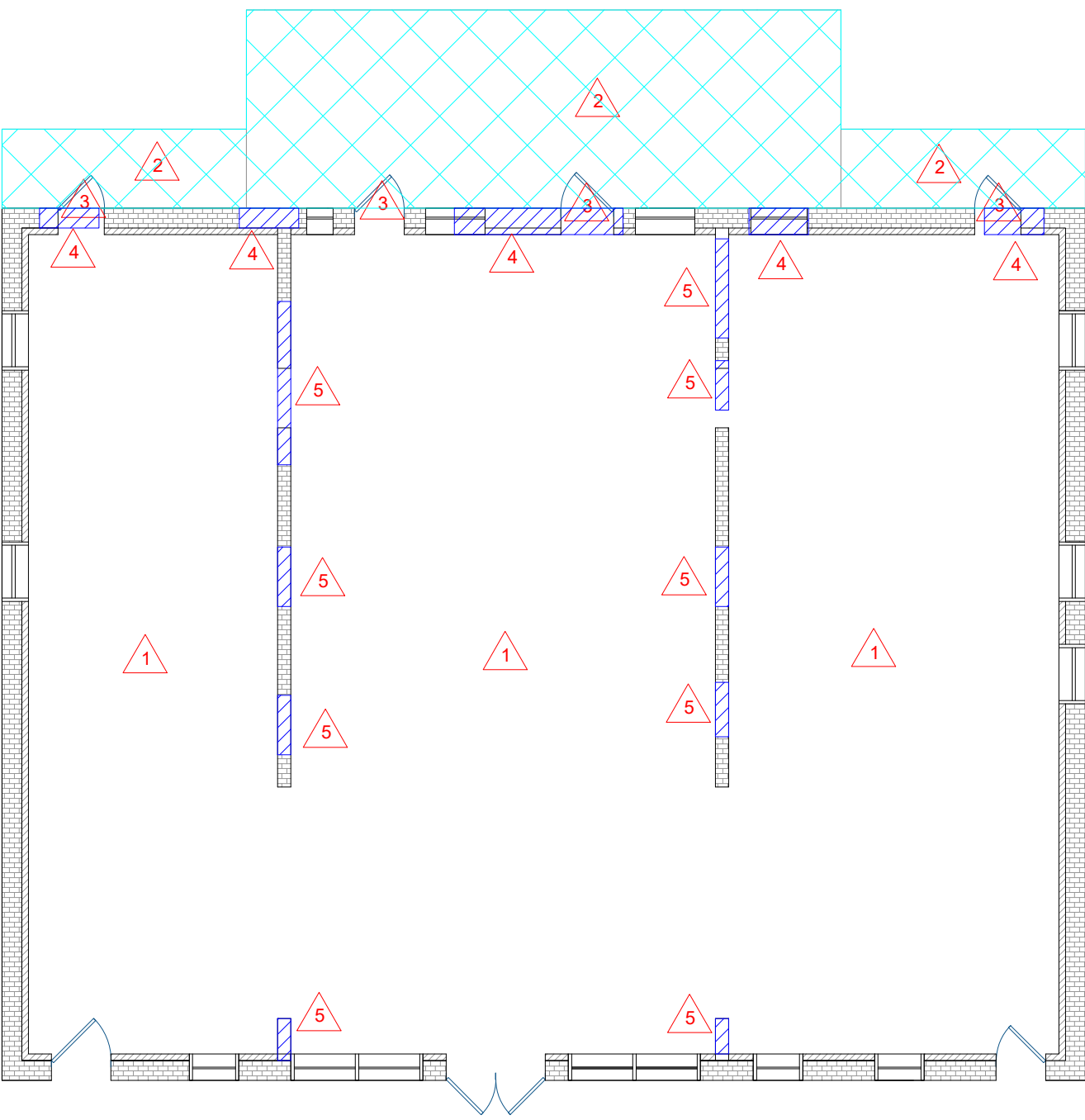
1. VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO WORK.
2. EXISTING WALLS, DOORS, AND WINDOWS TO REMAIN UNLESS NOTED OTHERWISE.
3. PROTECT ALL EXISTING CONSTRUCTION TO REMAIN.
4. PATCH AND REPAIR FINISHES WHERE AFFECTED BY WORK.
5. EXISTING STRUCTURAL ELEMENTS TO REMAIN; CONFIRM WITH ENGINEER BEFORE MODIFICATION.
6. EXISTING MEP SYSTEMS SHOWN DIAGRAMMATICALLY – FIELD VERIFY.
7. MAINTAIN EGRESS AND FIRE PROTECTION DURING CONSTRUCTION.
8. REPORT ANY DISCREPANCIES OR UNFORESEEN CONDITIONS TO ARCHITECT.

LEGEND :

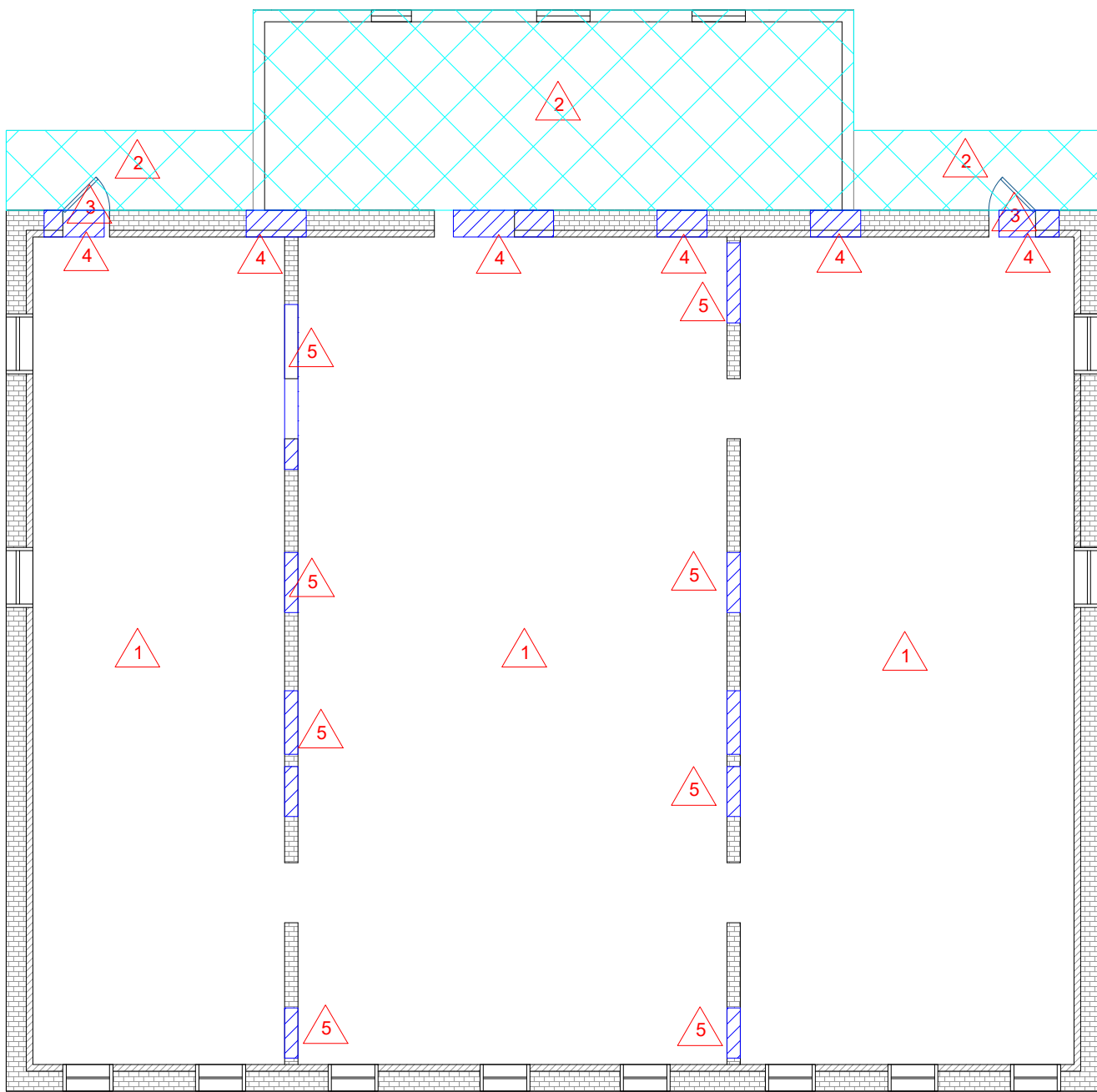
- EXISTING BRICK WALL TO REMAIN
- EXISTING WALL TO REMAIN
- DEMO EXTERIOR CONSTRUCTION
- DEMO INTERIOR BEARING WALL PORTION
- DEMO INTERIOR NON-BEARING FRAMING



BASEMENT
FRONT

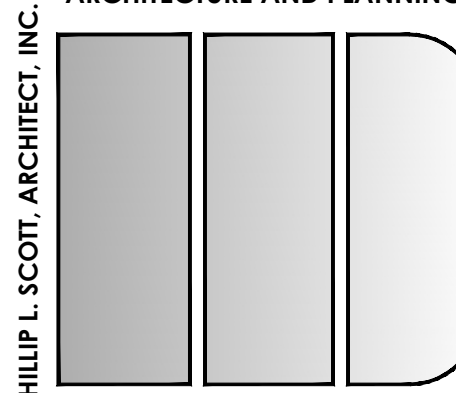


1ST FLOOR
FRONT



2ND FLOOR
FRONT

ARCHITECTURE AND PLANNING



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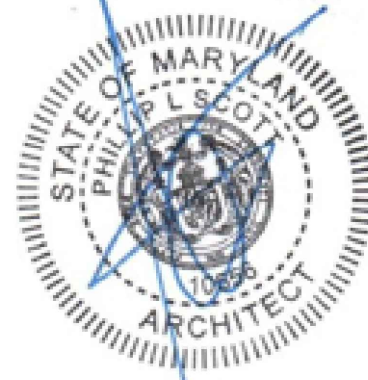
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DEMO/EXISTING PLAN

REVISIONS

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Seal:



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

Dwg. Name:

A2

Dwg. No.

3

SCHEMATIC DESIGN

1. ALL INTERIOR ALTERATIONS SHALL BE REVIEWED AND APPROVED UNDER A CHAP NOTICE-TO-PROCEED (NTP). ALL WORK SHALL CONFORM TO THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, THE BALTIMORE CITY HISTORIC PRESERVATION GUIDELINES, AND THE 2021 IEBC.
2. EXISTING INTERIOR WALLS IDENTIFIED AS HISTORIC FABRIC SHALL BE PRESERVED. NEW PARTITIONS AND CEILINGS SHALL BE INSTALLED IN A REVERSIBLE MANNER (STUD FRAMING AND GWB) THAT MINIMIZES DAMAGE TO HISTORIC FABRIC.
3. NEW HVAC, ELECTRICAL, AND PLUMBING SYSTEMS SHALL BE CONCEALED WITHIN WALLS OR CEILINGS WHERE POSSIBLE. LIGHTING AND MECHANICAL DEVICES SHALL BE LOW PROFILE AND INSTALLED WITHOUT DAMAGING HISTORIC SURFACES.
4. ALL NEW INTERIOR FINISHES, FIXTURES, AND COLOR SCHEMES SHALL BE COMPATIBLE WITH THE BUILDING'S PERIOD OF SIGNIFICANCE. NEW FLOOR FINISHES SHALL BE COMPATIBLE IN COLOR AND TEXTURE WITH HISTORIC WOOD FLOORING. WALL FINISHES SHALL MATCH EXISTING HISTORIC MATERIALS (PLASTER, PANELING) OR BE COMPATIBLE IN PROFILE AND SHEEN.
5. DROP CEILINGS AND BULKHEADS ARE PERMITTED ONLY IN NON-CHARACTER SPACES OR SERVICE AREAS. EXISTING CEILING HEIGHTS AND PROPORTIONS SHALL BE MAINTAINED.
6. WHERE NEW DOOR OPENINGS ARE PERMITTED IN EXISTING WALLS, STRUCTURAL HEADERS SHALL BE PROVIDED. INFILL OF ABANDONED OPENINGS SHALL MATCH ADJACENT WALL CONSTRUCTION IN THICKNESS, PROFILE, AND FINISH TEXTURE.
7. NEW DOORS SHALL MATCH SCHEDULED TYPES AND HISTORIC PROFILES. FRAMES SHALL ALIGN WITH EXISTING WALL THICKNESSES. WHERE HISTORIC TRIM, BASEBOARD, OR CASING INTERSECTS NEW WALLS OR DOOR FRAMES, MATERIAL SHALL BE CAREFULLY REMOVED, SALVAGED, AND REINSTALLED.
8. FIRE-RATED WALL ASSEMBLIES SHALL BE CONSTRUCTED AS TESTED SYSTEMS AND SHALL MAINTAIN THE HISTORIC CHARACTER OF THE INTERIOR TO THE EXTENT POSSIBLE (E.G., MINIMAL BULKHEADS, MATCHING FINISHES).

1. REINFORCEMENT : SOLID BLOCKING PROVIDED IN WALLS AT TOILETS, SHOWERS, AND TUBS FOR FUTURE GRAB BARS.
2. ACCESSIBLE SINKS : KITCHEN AND BATH SINKS CONFIGURED FOR PARALLEL OR FORWARD APPROACH.
3. REMOVABLE CABINETRY : BASE CABINETS AT SINKS ARE REMOVABLE WITHOUT SPECIAL TOOLS.
4. CONTINUOUS FINISHES : FINISHED FLOORING AND WALL SURFACES EXTEND FULLY BENEATH REMOVABLE CABINETS.
5. PROTECTION : EXPOSED PIPING BENEATH ACCESSIBLE SINKS IS INSULATED/PROTECTED.

<i>UNIT #</i>	<i>TYPE</i>	<i>AREA</i>
UNIT 1	2 BED / 2 BATH	800 SF
UNIT 2	2 BED / 2 BATH	850 SF
UNIT 3	ADA TYPE B / STUDIO	430 SF
UNIT 4	1 BED / 1 BATH	560 SF
UNIT 5	1 BED / 1 BATH	640 SF
UNIT 6	1 BED / 1 BATH	690 SF
UNIT 7	1 BED / 1 BATH	540 SF
UNIT 8	1 BED / 1 BATH	580 SF
UNIT 9	1 BED / 1 BATH	640 SF
UNIT 10	2 BED / 1 BATH	850 SF

 - EXISTING BRICK WALL
 - EXISTING WALL
 - NEW INTERIOR WALLS, 1-HR FIRE RATED 'WALL TYPE A'
 - NEW INTERIOR WALLS 'WALL TYPE B'
 - NEW EXTERIOR WALLS, 'WALL TYPE C'

1	PRIMARY REAR ENTRANCE NEW ENTRANCE	5	NEW RESIDENTIAL BEDROOM
2	NEW MAIN ENTRANCE <i>WORK PERMITTED COM2024-03473</i>	6	NEW RESIDENTIAL BATHROOM
3	NEW ADA - ACCESSIBLE FRONT ENTRANCE AT GRADE	7	NEW MAIN STAIRCASE
4	NEW RESIDENTIAL KITCHEN STANDARD APPLIANCE LAYOUT PER CURRENT CODE		

TAG #	QTY	LOCATION	PHYSICAL INFO WIDTH HEIGHT	MATERIAL	FINISH	GLASS	FIRE RATING	FRAME	HARDWARE	NOTES
001	1	APT. 1 ENTRY	2' - 6" 6' - 8"	WOOD	PAINTED	NO	45 MIN	WOOD PAINTED	LEVER, DEADBOLT	-
002	1	APT. 2 ENTRY	3' - 4" 6' - 8"	WOOD	PAINTED	NO	45 MIN	WOOD PAINTED	LEVER, DEADBOLT	-
003	1	REAR BASEMENT ENTRY	3' - 0" 6' - 8"	STEEL	PAINTED	NO	-	WOOD PAINTED	LEVER, DEADBOLT	-
004	2	STORAGE ENTRY	3' - 0" 6' - 8"	STEEL	PAINTED	NO	-	WOOD PAINTED	LEVER	-
005	8	BED/BATH ROOM DOOR	2' - 6" 6' - 8"	WOOD	PAINTED	NO	-	WOOD PAINTED	KNOB, LOCKABLE	-
006	4	CLOSET DOOR	2' - 6" 6' - 8"	WOOD	PAINTED	NO	-	WOOD PAINTED	KNOB	-
007	2	UTILITY DOORS	4' - 0" 6' - 8"	WOOD	PAINTED	NO	-	WOOD PAINTED	KNOB	SET OF (2) 24" DOORS
008	1	CLOSET DOOR	2' - 0" 6' - 8"	WOOD	PAINTED	NO	-	WOOD PAINTED	KNOB	-
009	2	CLOSET SLIDING DOOR	5' - 0" 6' - 8"	WOOD	PAINTED	NO	-	WOOD PAINTED	KNOB	SET OF (2) 30" PANELS
010	2	PATIO DOOR	3' - 0" 6' - 8"	WOOD	PAINTED	FULL	-	WOOD PAINTED	KNOB, DEADBOLT	-
011	1	SPRINKLER DOOR	3' - 0' 6' - 8"	STEEL	PAINTED	FULL	90 MIN	WOOD PAINTED	LEVER	-
101	1	MAIN ENTRANCE	5' - 0" 6' - 8"	WOOD	PAINTED	FULL	-	WOOD PAINTED	LEVER, DEADBOLT	SET OF (2) 30" DOORS
102	1	STUDIO ENTRY	3' - 0" 6' - 8"	WOOD	PAINTED	NO	45 MIN	WOOD PAINTED	LEVER, DEADBOLT	-
103	1	APT. 3 EXTERIOR ENTRY	3' - 0" 6' - 8"	WOOD	PAINTED	NO	45 MIN	WOOD PAINTED	LEVER, DEADBOLT	-
104	1	APT. 3 INTERIOR ENTRY	2' - 6" 6' - 8"	WOOD	PAINTED	NO	45 MIN	WOOD PAINTED	LEVER, DEADBOLT	-
105	1	APT. 4 ENTRY	3' - 0" 6' - 8"	WOOD	PAINTED	NO	45 MIN	WOOD PAINTED	LEVER, DEADBOLT	-
106	1	APT. 5 ENTRY	3' - 0" 6' - 8"	WOOD	PAINTED	NO	45 MIN	WOOD PAINTED	LEVER, DEADBOLT	-
107	6	BED/BATH ROOM DOOR	2' - 6" 6' - 8"	WOOD	PAINTED	NO	-	WOOD PAINTED	KNOB, LOCKABLE	-
108	3	CLOSET DOOR	2' - 6" 6' - 8"	WOOD	PAINTED	NO	-	WOOD PAINTED	KNOB	-
109	4	UTILITY DOOR	5' - 0" 6' - 8"	WOOD	PAINTED	NO	-	WOOD PAINTED	KNOB	SET OF (2) 30" DOORS
110	1	CLOSET SLIDING DOOR	5' - 0" 6' - 8"	WOOD	PAINTED	NO	-	WOOD PAINTED	KNOB	SET OF (2) 30" PANELS
111	2	PATIO DOOR	3' - 0" 6' - 8"	WOOD	PAINTED	FULL	-	WOOD PAINTED	KNOB, DEADBOLT	-
201	1	APT. 6 ENTRY	3' - 0" 6' - 8"	WOOD	PAINTED	NO	45 MIN	WOOD PAINTED	LEVER, DEADBOLT	-
202	1	APT. 7 ENTRY	3' - 0" 6' - 8"	WOOD	PAINTED	NO	45 MIN	WOOD PAINTED	LEVER, DEADBOLT	-
203	1	APT. 8 ENTRY	3' - 0" 6' - 8"	WOOD	PAINTED	NO	45 MIN	WOOD PAINTED	LEVER, DEADBOLT	-
204	1	APT. 9 ENTRY	3' - 0" 6' - 8"	WOOD	PAINTED	NO	45 MIN	WOOD PAINTED	LEVER, DEADBOLT	-
205	9	BED/BATH ROOM DOOR	2' - 6" 6' - 8"	WOOD	PAINTED	NO	-	WOOD PAINTED	KNOB, LOCKABLE	-
206	6	CLOSET DOOR	2' - 6" 6' - 8"	WOOD	PAINTED	NO	-	WOOD PAINTED	KNOB	-
207	4	UTILITY DOOR	5' - 0" 6' - 8"	WOOD	PAINTED	NO	-	WOOD PAINTED	KNOB	SET OF (2) 30" DOORS
208	2	CLOSET SLIDING DOOR	5' - 0" 6' - 8"	WOOD	PAINTED	NO	-	WOOD PAINTED	KNOB	SET OF (2) 30" PANELS
209	2	PATIO DOOR	3' - 0" 6' - 8"	WOOD	PAINTED	FULL	-	WOOD PAINTED	KNOB, DEADBOLT	-

HARDWARE GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR FIELD AND VERIFYING ALL DOOR OPENINGS AND ROUGH OPENING DIMENSIONS. FIELD VERIFY AND COORDINATE ACTUAL OPENING DIMENSIONS PRIOR TO FABRICATING OR ORDERING NEW DOORS AND FRAMES. COORDINATE FRAME DIMENSION DOOR MFR.

2. CONTRACTOR IS TO VERIFY PAINT/STAIN OF ALL NEW DOORS AND DOOR TRIM W/OWNER AND/OR DESIGNER.

3. ALL DOORS TO BE PROVIDED WITH COMMERCIAL GRADE LEVERED HANDLE HARDWARE A.D.A. APPROVED.

4. A LATCH OR OTHER FASTENING DEVICE ON A DOOR SHALL BE PROVIDED WITH A LEVER, HANDLE, PANIC BAR, OR OTHER SIMPLE TYPE OF RELEASING DEVICE HAVING AN OBVIOUS METHOD OF OPERATION UNDER ALL LIGHTING CONDITIONS. DOORS SHALL BE OPENABLE WITH NO MORE THAN ONE RELEASING DEVICE.

5. ALL DOOR CLOSERS ARE TO BE ADA COMPLIANT.

6. REMOVE ALL EXISTING HARDWARE THAT IS TO BE REPLACED. PATCH EXISTING FINISHES TO MATCH EXISTING ADJACENT FINISH MATERIAL COLOR AND TEXTURE. REMOVE EXISTING DOOR STOPS AND HOLDERS THAT ARE TO BE REPLACED.

7. HARDWARE, ALL WINDOWS TO BE PROVIDED WITH MANUFACTURED TYPE OPERATORS U.O.I.N.

8. THE FLOOR ON BOTH SIDES OF ALL DOORWAYS SHALL BE SUBSTANTIALLY LEVEL AND SHALL HAVE THE SAME ELEVATION ON BOTH SIDES OF THE DOORWAY FOR A DISTANCE AT LEAST EQUAL TO THE WIDTH OF THE WIDEST LEAF. PER SECTION 7.2.1.3 NFPA 101.



FIRE / LIFE SAFETY SUMMARY :

- A. FIRE ALARMS (IBC §907.2.9) : YES
B. SPRINKLER SYSTEM (IBC §903.2.8, §903.3.1.2) :
YES - NFPA 13R
C. SMOKE ALARMS (IBC §907.2.11) : YES
D. CARBON MONOXIDE ALARMS (IBC §915.1.2) : YES

MEANS OF EGRESS :

- B. EGRESS WIDTH PER OCCUPANT (IBC TABLE 1005.1) :
B.1. STAIRWAYS : 0.3 PER OCCUPANT : 11.4 INCHES
B.2. STAIRWAYS : STAIRWAY WIDTH 36"
C. NUMBER OF EXITS (IBC TABLE 1006.3.2(1)) :
C.1. REQUIRED : 2 EXITS
C.2. ACTUAL : 2 EXITS
D. CORRIDORS WIDTH 36 INCHES IBC :
D.1. PROPOSED CORRIDOR WIDTH : 36 INCHES

OCCUPANCY CALCULATIONS :

- A. OCCUPANCY (IBC TABLE 1004.5) :
MAXIMUM FLOOR AREA PER OCCUPANT IS
200 GSF FOR RESIDENTIAL
A.1. TOTAL BUILDING AREA : 6,800 SF
A.2. TOTAL OCCUPANTS :
(6,800 SF / 200 GSF) = 34 OCCUPANTS

LIFE SAFETY NOTES :

1. CODE COMPLIANCE: ALL WORK TO COMPLY WITH LATEST ADOPTED EDITIONS OF IBC, IRC, IFC, & NFPA 101 APPLICABLE TO JURISDICTION. CONTRACTOR RESPONSIBLE FOR LOCAL AMENDMENTS.
2. EGRESS CLEARANCE: MAINTAIN MINIMUM CLEAR WIDTHS (TYP. 36" CORRIDORS, 32" DOOR LEAVES) AT FINISH FLOOR. DO NOT ENCROACH INTO EGRESS PATH WITH TRIM, EQUIPMENT, OR FURNISHINGS.
3. DOOR OPERATION: ALL EGRESS DOORS MUST BE OPERABLE FROM EGRESS SIDE WITHOUT KEYS, TOOLS, OR SPECIAL KNOWLEDGE (LEVER OR PANIC HARDWARE ONLY).
4. EMERGENCY OPENINGS: VERIFY EGRESS WINDOW NET CLEAR OPENINGS (5.7 SQ. FT. TYP) ACCOUNTING FOR SASH AND HARDWARE INTRUSION PRIOR TO ORDERING.
5. DEVICE ALIGNMENT: ALIGN SMOKE/CO DETECTORS, STROBES, AND SPRINKLERS WITH LIGHTING LAYOUT. CENTER IN CEILING TILES/SPACES. DO NOT OBSTRUCT WITH SOFFITS OR BEAMS.
6. BLOCKING: PROVIDE SOLID WOOD BLOCKING FOR ALL WALL-MOUNTED SAFETY DEVICES (EXTINGUISHERS, GRAB BARS, HANDRAILS) PRIOR TO DRYWALL INSTALLATION.
7. PENETRATIONS: SEAL ALL PIPING/CONDUIT PENETRATIONS THROUGH RATED WALLS/FLOORS WITH APPROVED FIRE-STOP SYSTEM. CONTRACTOR TO PROVIDE UL SYSTEM DETAILS TO INSPECTOR.
8. FINISHES: INTERIOR WALL/CEILING FINISHES MUST MEET FLAME SPREAD RATINGS (CLASS A, B, OR C) PER IBC. SUBMIT PROOF OF COMPLIANCE FOR ALL SPECIALTY FINISHES.

FIRE PROTECTION NOTES :

1. SPRINKLER RISER ROOM: PROVIDE 2-HOUR FIRE BARRIER ASSEMBLY (UL DESIGN U419 OR EQ.) FOR SPRINKLER CLOSET WALLS. WALLS MUST EXTEND TIGHT TO UNDERSIDE OF STRUCTURE DECK ABOVE.
2. RATED DOOR ASSEMBLY: SPRINKLER ROOM DOOR SHALL BE 90-MINUTE RATED WITH AUTOMATIC CLOSER, SMOKE SEALS, AND POSITIVE LATCHING.
3. FIRE DEPT CONNECTION (FDC): PROVIDE 4" STORZ OR SIAMESE CONNECTION (VERIFY W/ FIRE MARSHAL) ON EXTERIOR WALL. LOCATE ON STREET-FACING FACADE FREE OF LANDSCAPING OBSTRUCTIONS.
4. EXTERIOR HORN/STROBE: PROVIDE APPROVED WEATHERPROOF AUDIO/VISUAL NOTIFICATION DEVICE ON EXTERIOR FACADE ABOVE FDC. FLASHING STROBE MUST BE VISIBLE FROM STREET APPROACH.
5. FIRE ALARM CONTROL PANEL (FACP): LOCATE MAIN PANEL IN MECHANICAL/UTILITY ROOM OR NON-PUBLIC AREA. MAINTAIN 36" MINIMUM CLEAR WORKING SPACE IN FRONT OF PANEL.
6. REMOTE ANNUNCIATOR: LOCATE ANNUNCIATOR PANEL AT MAIN FIRE DEPARTMENT ENTRANCE VESTIBULE/LOBBY. MOUNT CENTERLINE AT 48" A.F.F. (ADA COMPLIANT).
7. KNOX BOX: SURFACE MOUNT KEY BOX ON EXTERIOR WALL ADJACENT TO MAIN ENTRANCE OR FDC (VERIFY LOCATION W/ FIRE MARSHAL). MOUNT AT 5'-0" A.F.F. CONTRACTOR TO ORDER SPECIFIC MODEL REQ'D BY JURISDICTION.

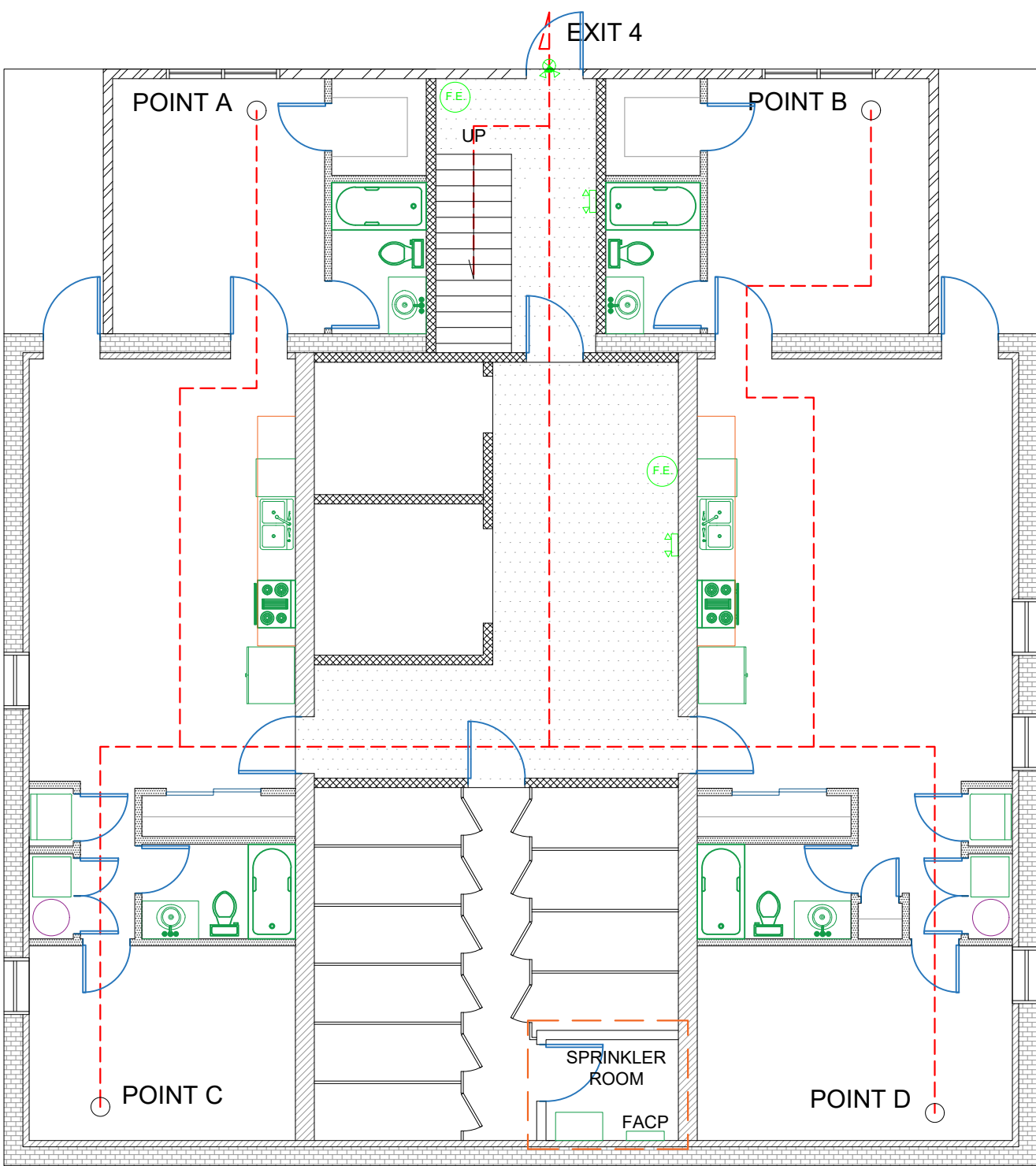
- FIRE PROTECTION EQUIPMENT AREAS

TRAVEL DISTANCE :

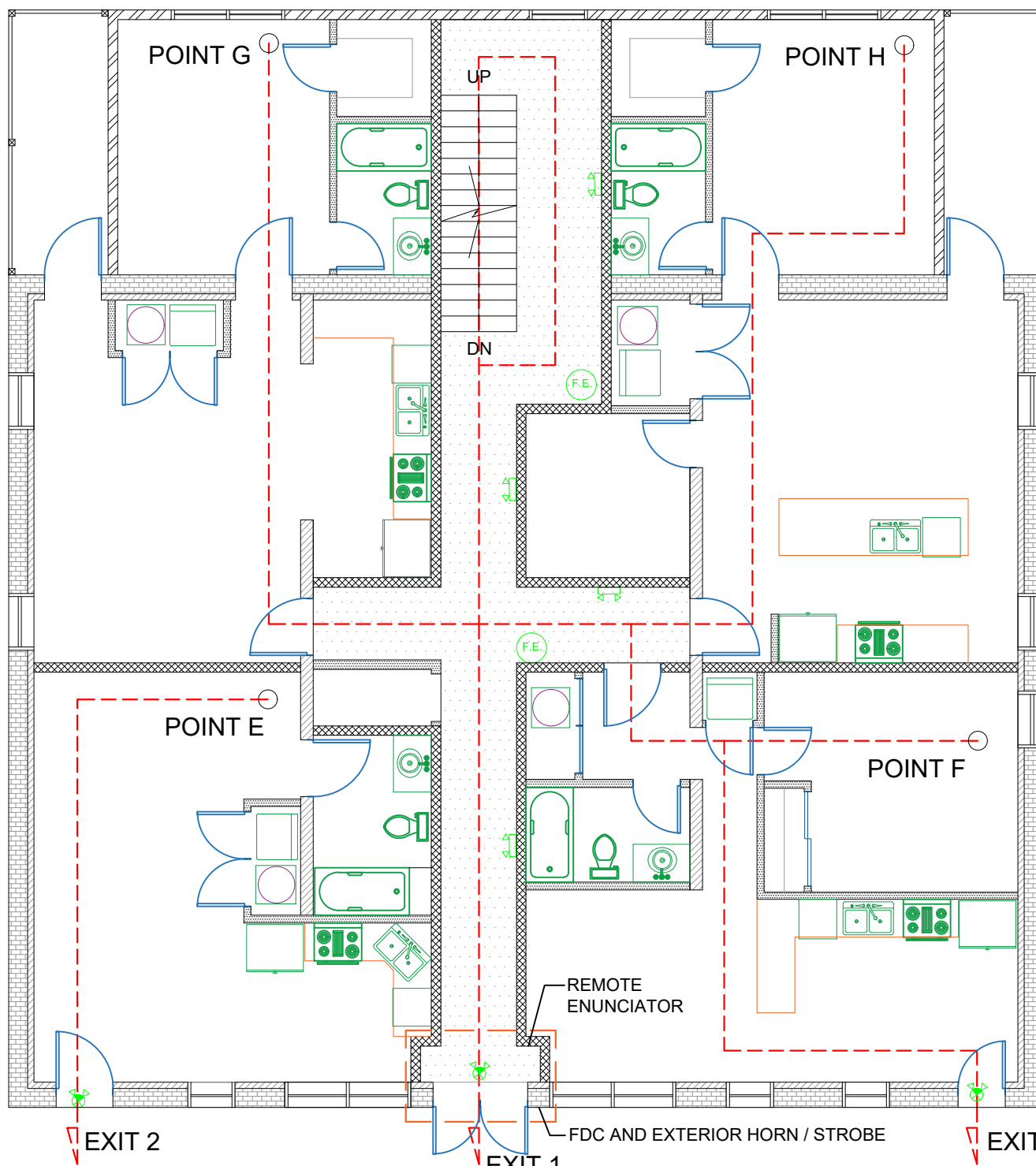
	EXIT 1	EXIT 2	EXIT 3	EXIT 4
POINT A	148 FT	-	-	93 FT
POINT B	148 FT	-	-	93 FT
POINT C	133 FT	-	-	78 FT
POINT D	129 FT	-	-	74 FT
POINT E	-	31 FT	-	-
POINT F	58 FT	-	46 FT	70 FT
POINT G	67 FT	-	-	79 FT
POINT H	78 FT	-	-	90 FT
POINT I	155 FT	-	-	140 FT
POINT J	137 FT	-	-	122 FT
POINT K	138 FT	-	-	123 FT
POINT L	146 FT	-	-	131 FT
POINT M	144 FT	-	-	129 FT

FIRE / LIFE SAFETY LEGEND :

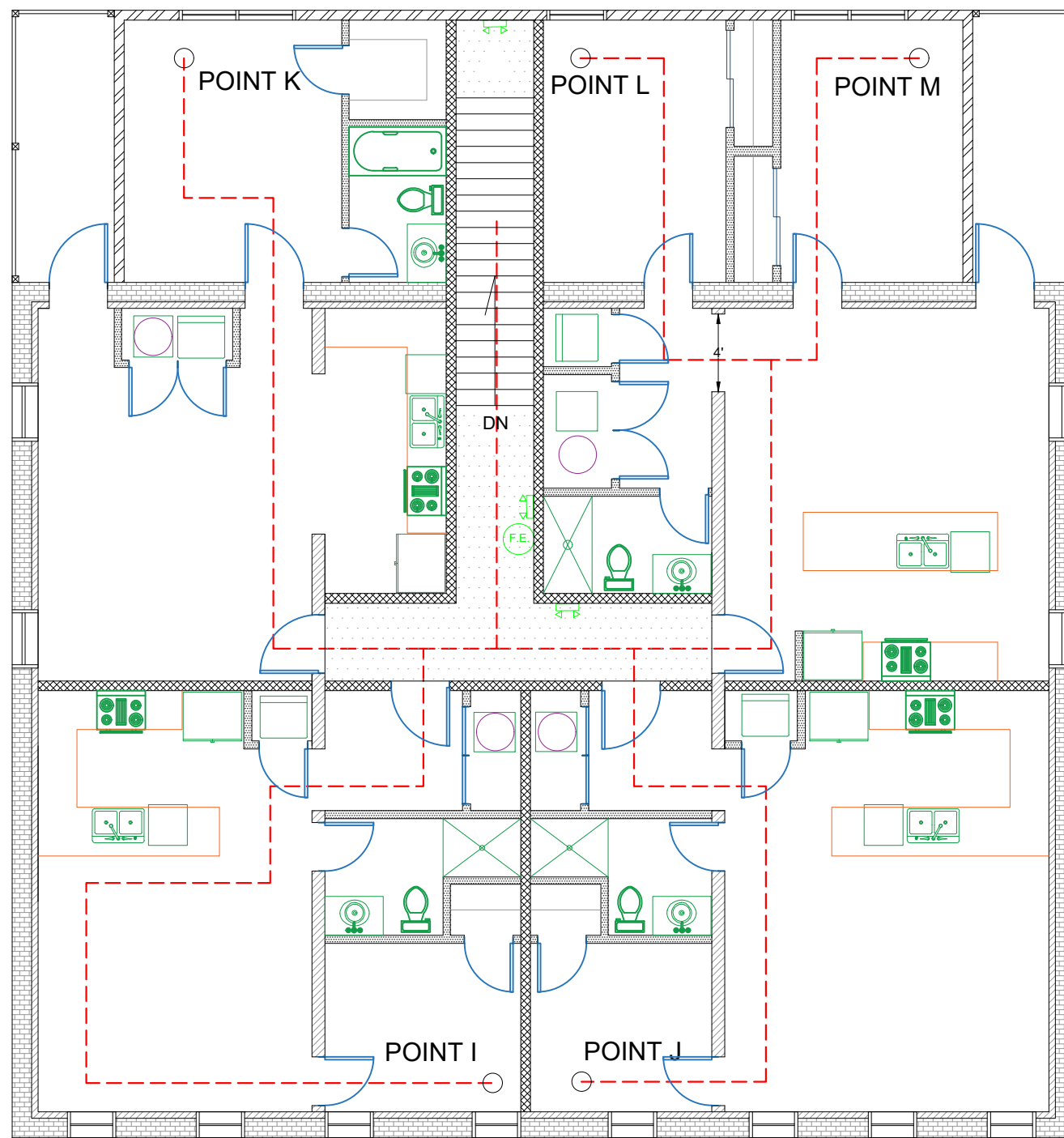
- PUBLIC FIRE EXTINGUISHERS
- EMERGENCY LIGHT / EXIT SIGN FIXTURE
- EMERGENCY LIGHT FIXTURE
- PATH OF TRAVEL



BASEMENT
FRONT

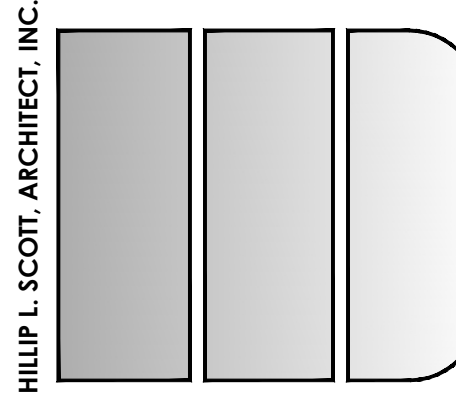


1ST FLOOR
FRONT



2ND FLOOR
FRONT

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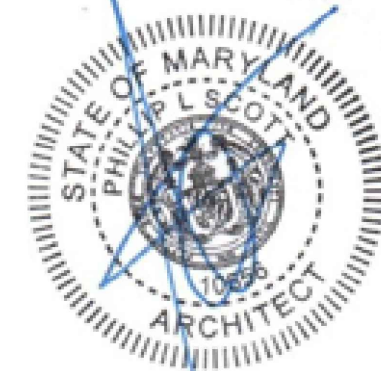
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LIFE SAFETY PLAN

REVISIONS

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Seal:



LICENCE NUMBER: 10556
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OF MARYLAND.

Date: 01/07/2026

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

Dwg. Name:

A6

Dwg. No.

7

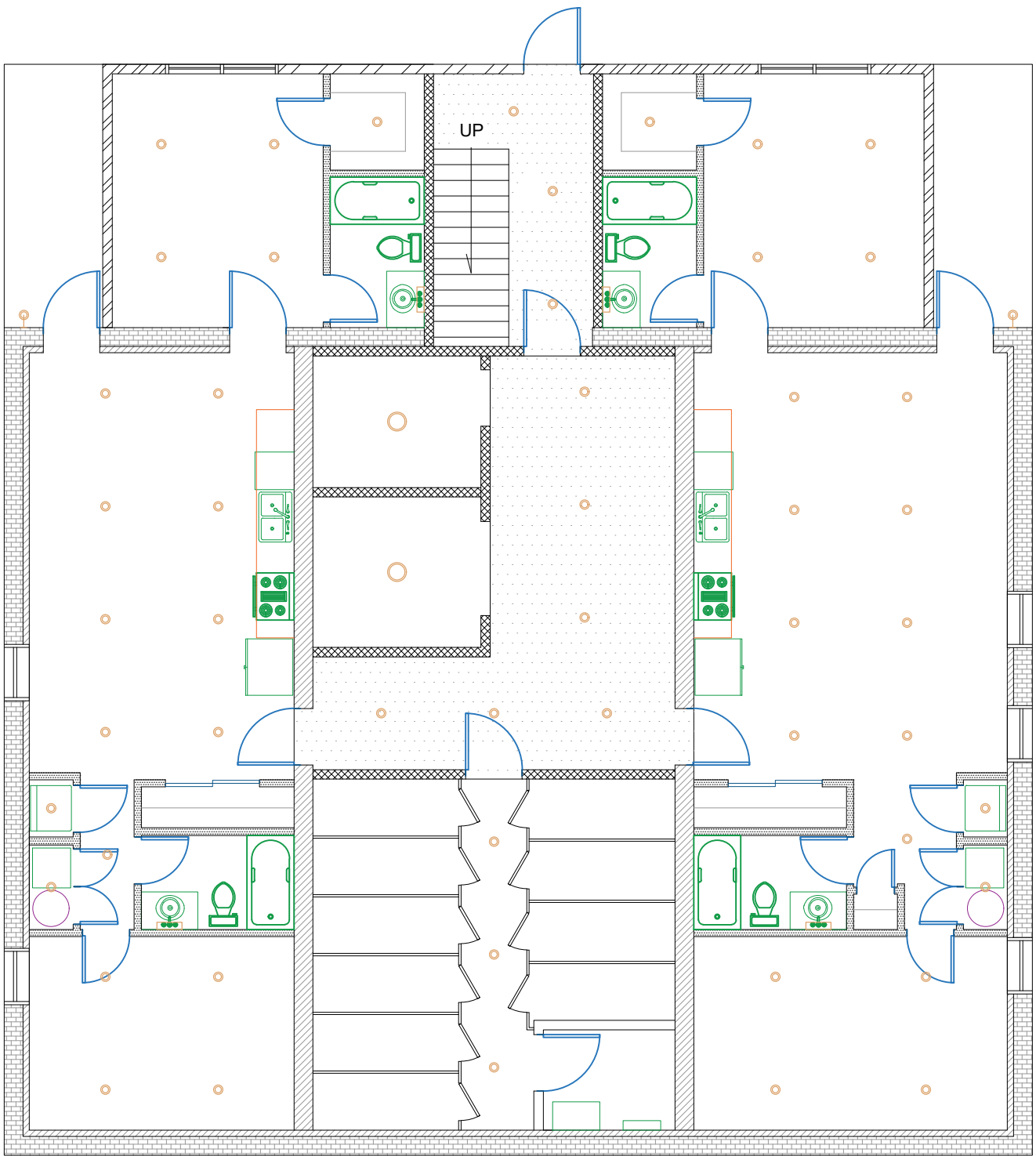
SCHEMATIC DESIGN

REFLECTED CEILING PLAN NOTES :

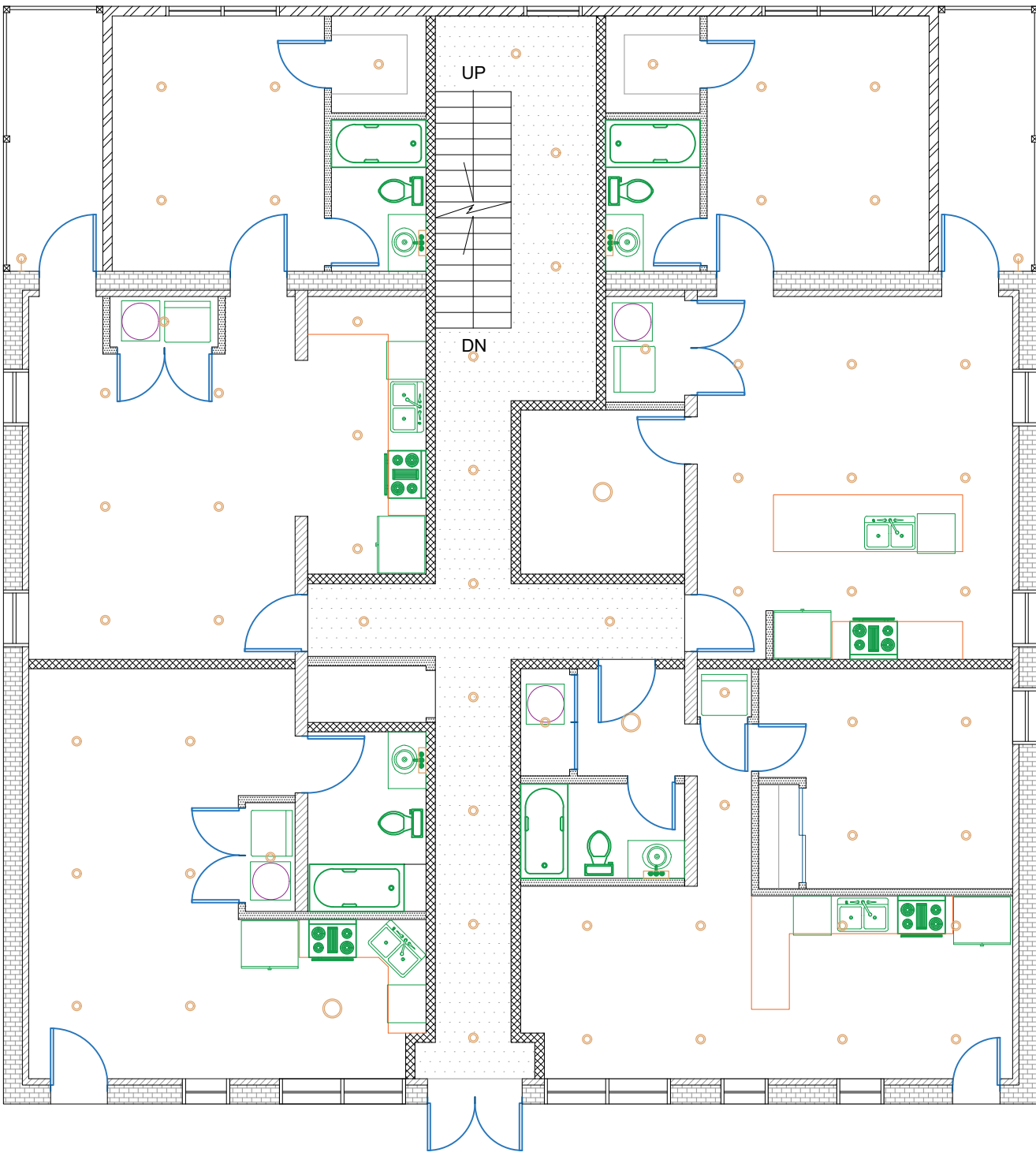
1. GOVERNING DOCUMENTS : STRICTLY ADHERE TO MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) DRAWINGS FOR ALL LOCATIONS, QUANTITIES, AND SPECIFICATIONS OF LIGHTING, SMOKE DETECTORS, AND HVAC DIFFUSERS. MEP DRAWINGS TAKE PRECEDENCE OVER ARCHITECTURAL RCP FOR DEVICE COUNTS.
2. CEILING SYSTEM : ALL NEW CEILINGS TO BE 5/8" TYPE X GYPSUM BOARD (PAINTED WHITE) UNLESS NOTED OTHERWISE. CEILING HEIGHTS SHALL MATCH EXISTING OR AS SCHEDULED ON FLOOR PLANS.
3. FIXTURE SUPPORT : ALL LIGHT FIXTURES MUST BE SECURELY MOUNTED TO UL-LISTED JUNCTION BOXES. JUNCTION BOXES MUST BE INDEPENDENTLY SUPPORTED BY THE BUILDING STRUCTURE/FRAMING. DO NOT SUPPORT FIXTURES SOLELY FROM GYPSUM BOARD.
4. HVAC & FIRE SAFETY COORDINATION : LOCATE ALL SUPPLY DIFFUSERS, RETURN GRILLES, AND SMOKE/CARBON MONOXIDE DETECTORS AS PER MEP AND FIRE SAFETY PLANS. MAINTAIN MINIMUM CLEARANCES BETWEEN LIGHT FIXTURES AND AIR DIFFUSERS/SMOKE DETECTORS AS REQUIRED BY CODE.
5. EXISTING CONDITIONS : REMOVE ALL EXISTING CEILING FINISHES, ABANDONED WIRING, AND OBSOLETE FIXTURES IN AREAS OF NEW WORK. PATCH AND REPAIR EXISTING SUBSTRATE AS REQUIRED TO ACCEPT NEW FINISHES.

REFLECTED CEILING PLAN LEGEND :

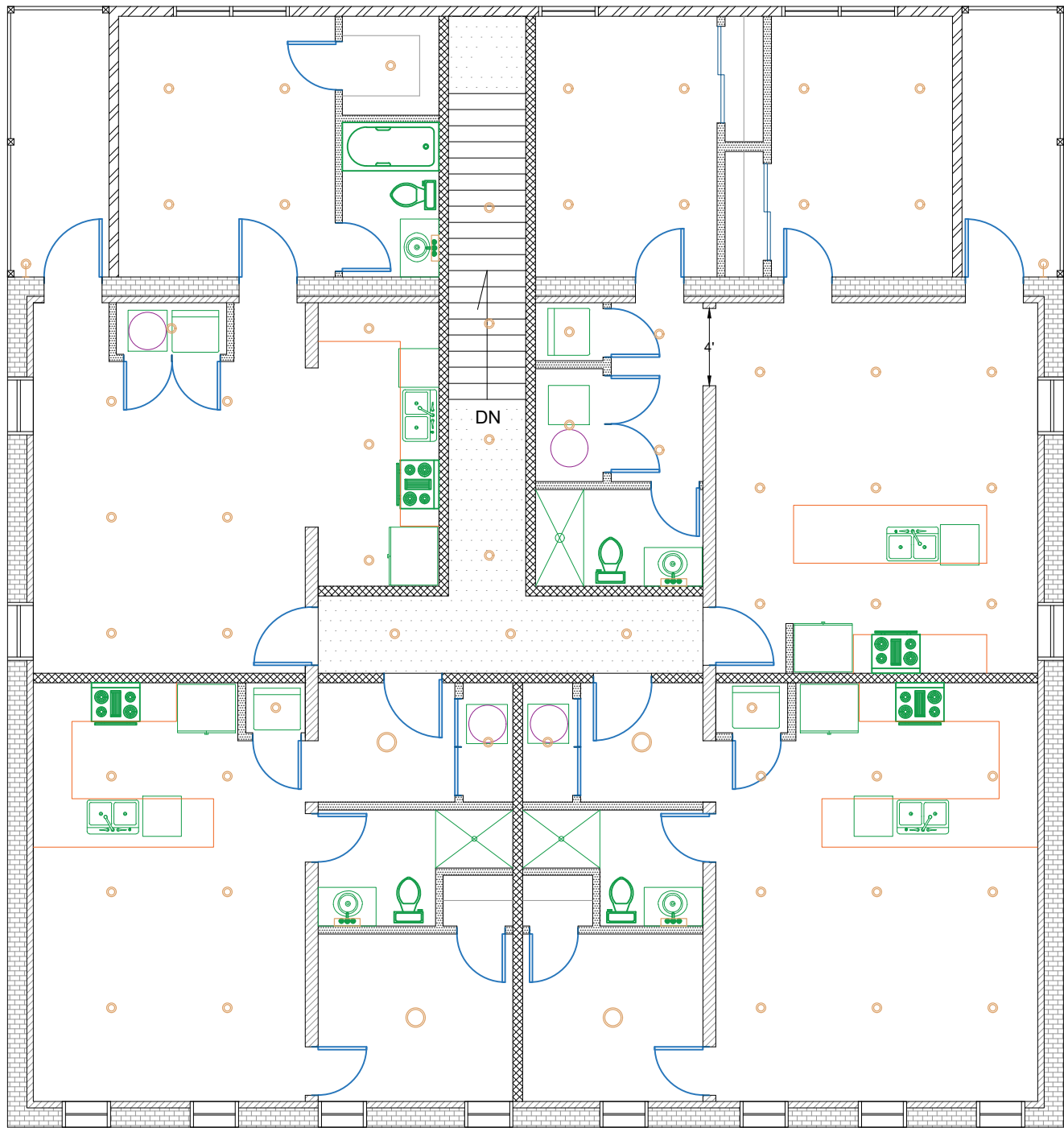
- LED SURFACE MOUNTED RECESSED STYLE LIGHT FIXTURE
- LED SURFACE MOUNTED LIGHT FIXTURE
- LED BATHROOM VANITY LIGHT FIXTURE



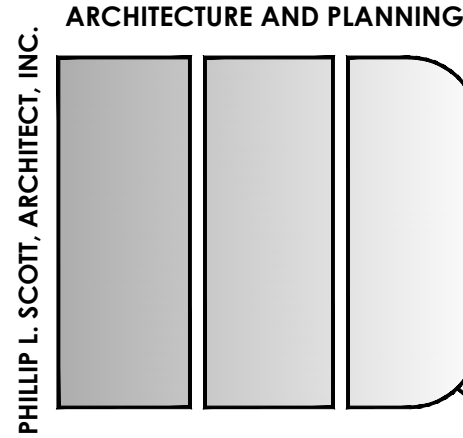
BASEMENT
FRONT



1ST FLOOR
FRONT



2ND FLOOR
FRONT



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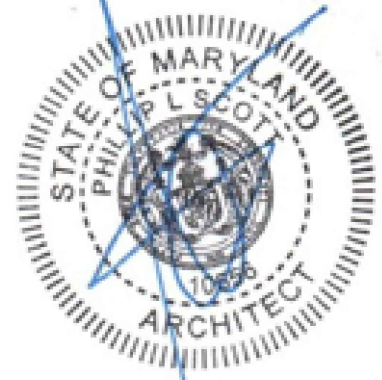
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REFLECTED CEILING PLAN

REVISIONS

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Seal:



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OF MARYLAND.

Date: 01/07/2026

Scale: NTS

Dwg. Name:

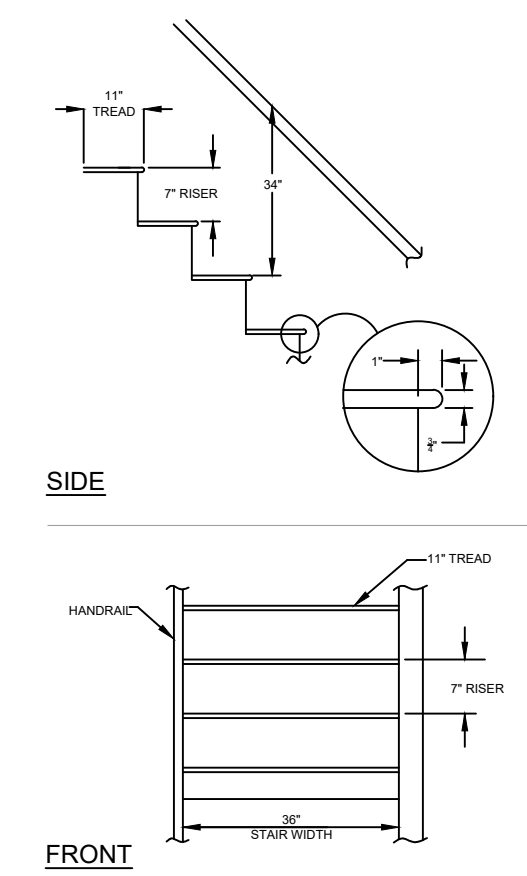
A7

Dwg. No.

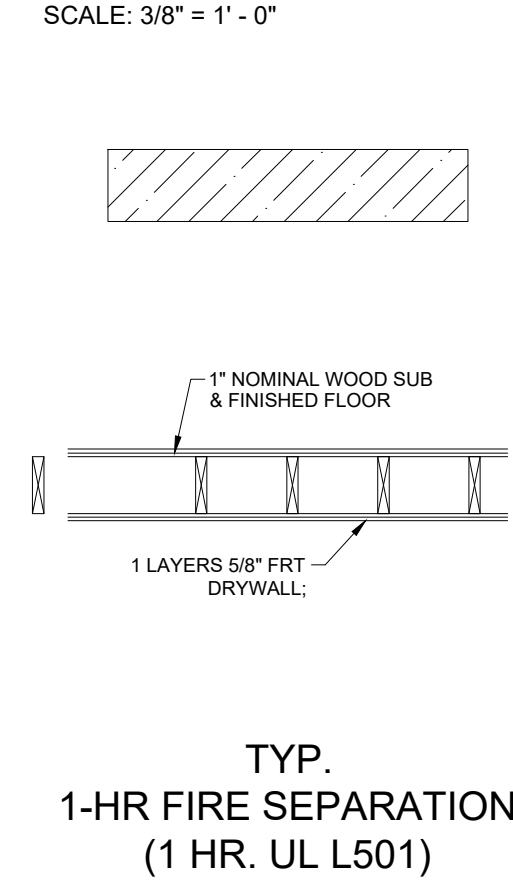
8

SCHEMATIC DESIGN

STAIR DETAIL :



FLOOR DETAIL :

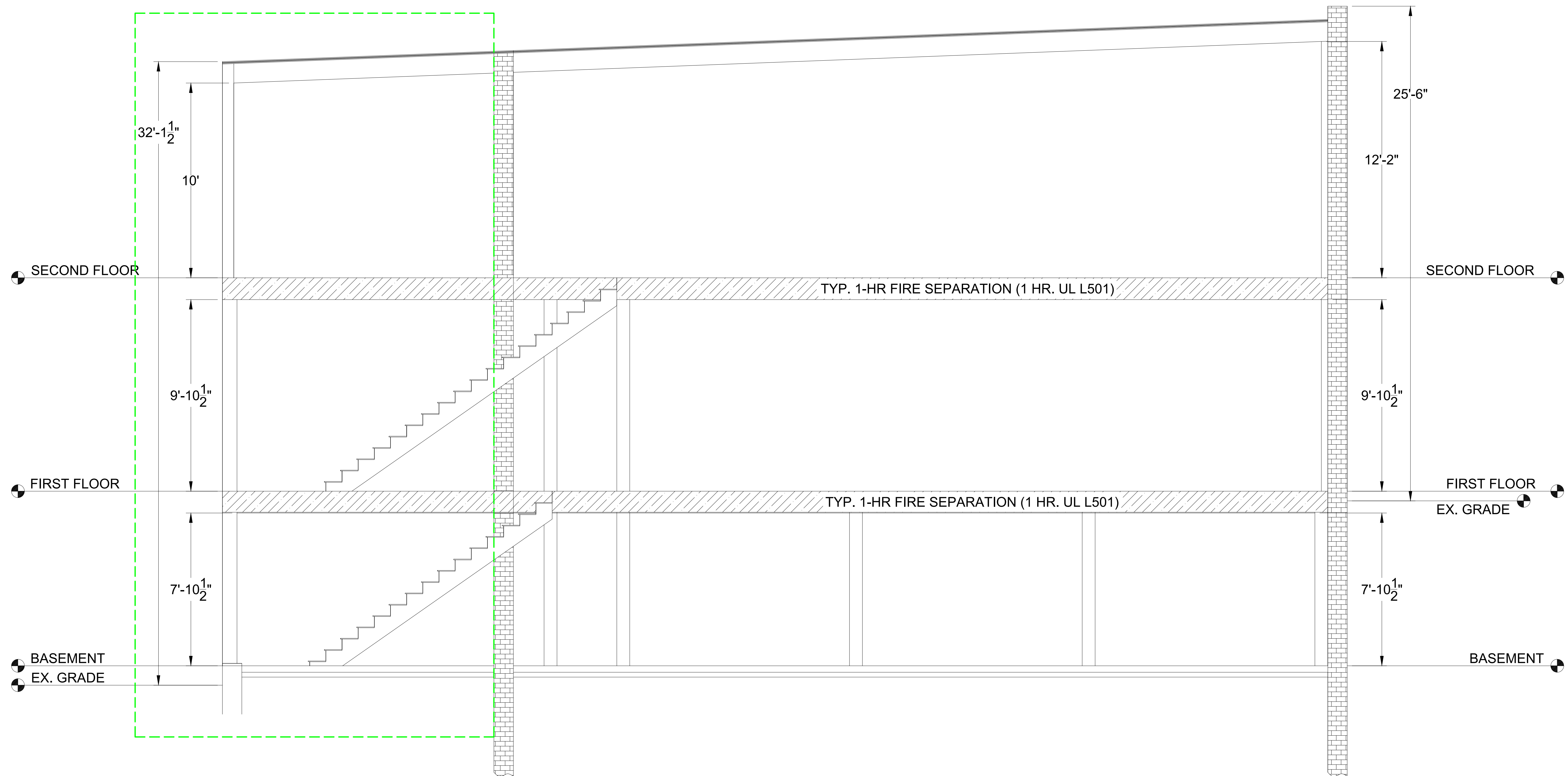


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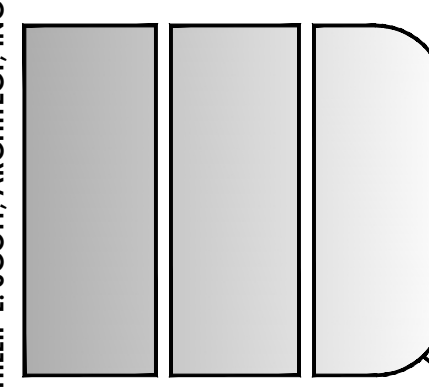
1. THIS SECTION IS INTENDED SOLELY TO DEMONSTRATE THE REQUIRED FIRE-RESISTANCE RATING OF THE FLOOR ASSEMBLY IN COMPLIANCE WITH CODE. REFER TO STRUCTURAL DRAWINGS FOR COMPLETE AND ACCURATE CONSTRUCTION DETAILS OF ASSEMBLIES, MATERIALS, AND CONNECTIONS

LEGEND :

- NEW PROPOSED REAR ADDITION



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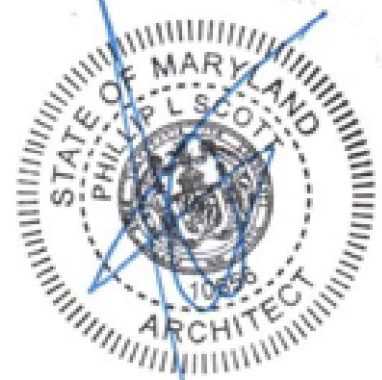
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SECTION
STAIR PLAN

REVISIONS

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Seal:



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Date: 01/07/2026

Scale: NTS

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A8

Dwg. No.

9

SCHEMATIC DESIGN

IGCC COMPLIANCE :

501.3 : SITE SELECTION

SITE PROJECT SHALL TAKE PLACE ON GREYFIELD OR COMPLYING GREENFIELD. (AS PER 503.1.1)

501.3.3 : PLANTS

INVASIVE PLANTS SHALL BE REMOVED FROM THE SITE AND DISPOSED IN LANDFILL. GREENFIELD SITES SHALL COMPLY WITH 501.3.3.2

501.3.5 : MITIGATION OF HEAT ISLAND EFFECT

A 'SILVER COATING' PRODUCT WITH A MINIMUM AGED SRI VALUE OF 64 SHALL BE USED TO COAT THE ROOF SURFACE

501.3.6 : REDUCTION OF LIGHT POLLUTION

EXTERIOR LIGHTS SHALL BE SELECTED AND MOUNTED TO COMPLY W/ THIS CODE SECTION AS PER TABLE 501.3.6.2A&2B

501.3.7 : MITIGATION OF TRANSPORTATION IMPACTS

BICYCLE PARKING SHALL BE PROVIDED FOR AT LEAST 5% OF THE OCCUPANT LOAD OF EACH BUILDING BUT NOT LESS THAN 2 PARKING SPACES

501.3.8 : SITE WASTE MANAGEMENT

A SITE WASTE MANAGEMENT PLAN SHALL BE DEVELOPED AND IMPLEMENTED TO DIVERT NOT LESS THAN 75% OF THE LAND CLEARING DEBRIS AND EXCAVATED SOILS FROM DISPOSAL. LAND CLEARING DEBRIS INCLUDES ROCK, TREES, STUMPS, AND ASSOCIATED VEGETATION.

601.3.2 : BUILDING WATER USE REDUCTION

PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH TABLE 601.3.2.1 AND INCLUDES WATER CLOSETS, URINALS, LAVATORY FAUCETS, KITCHEN FAUCETS, SHOWERHEADS, AND WATER BOTTLE FILLING STATIONS.

601.3.2.2 : PLUMBING FIXTURES AND DESIGN

CLOTHES WASHERS AND DISHWASHERS INSTALLED WITHIN DWELLING UNITS SHALL BE ENERGY STAR COMPLIANT.

701.4.2 : BUILDING ENVELOPE REQUIREMENTS

BUILDING THERMAL ENVELOPE SYSTEMS SHALL COMPLY WITH PROVISIONS OF ANSI/ASHRAE/IES STANDARD 90.1, SECTION 5

701.4.3.2 - 701.4.3: VENTILATION CONTROLS FOR DENSELY OCCUPIED SPACES

WHERE APPLICABLE DUE TO OCCUPANCY AND/OR EQUIPMENT SELECTIONS, EQUIPMENT MUST COMPLY AND BE VERIFIED WITH THIS SECTION TO INCLUDE VENTILATION CONTROLS, DUCT LEAKAGE TESTS, ECONOMIZERS, AND ZONE CONTROLS

701.4.3.9 : DUCT INSULATION

DUCTS SHALL BE INSULATED AS PER ANSI/ASHRAE STANDARD 90.1 TABLE 6.8.2

701.4.6.1 : LIGHTING POWER ALLOWANCE / DENSITIES

LIGHTING POWER DENSITIES SHALL BE DESIGNED AS PER TABLE 701.4.6.1A OR B

701.4.7.3 : ENERGY STAR REQUIREMENTS

ALL BUILDING PROJECTS SHALL COMPLY WITH ENERGY STAR REQUIREMENTS LISTED IN SECTION 701.4.7.3.1

701.4.7.3 : PROGRAMMABLE THERMOSTATS

RESIDENTIAL PROJECTS SHALL HAVE PROGRAMMABLE T-STATS THAT MEET REQUIREMENTS OF NEMA STANDARDS PUBLICATION DC3, ANNEX A

801.3.1 : INDOOR AIR QUALITY

BUILDINGS SHALL COMPLY WITH THE DESIGN OF ANSI/ASHRAE STANDARD 62.1, SECTIONS 4 THRU 6. INCLUDED ALSO THE ITEMS BELOW.

801.3.1.1 MINIMUM VENTILATION RATES

801.3.1.2 OUTDOOR AIR DELIVERY MONITORING

801.3.1.3 FILTRATION AND AIR CLEANER REQUIREMENTS

801.3.1.5 : VENTING OF COMBUSTION PRODUCTS

PERMANENTLY INSTALLED APPLIANCES SHALL HAVE PRODUCTS OF COMBUSTION VENTED TO THE OUTDOORS.

801.3.1.5 : HUMIDITY CONTROL

INSTALL DEVICES OR CONTROLS THAT LIMIT HVAC ZONE RELATIVE HUMIDITY TO NOT EXCEED 65% RH FOR MORE THAN 48 HOURS.

801.3.1.8 : BUILDING ENTRANCES

ALL BUILDING ENTRANCES SHALL EMPLOY AN ENTRYWAY FLOOR SYSTEM COMPRISING OF A SCRAPER SURFACE, AND ABSORPTION SURFACE, AND A FINISHING SURFACE IN THAT ORDER IN THE DIRECTION OF TRAVEL INTO THE BUILDING.

801.3.3.3 : INTERIOR SOUND TRANSMISSION

INTERIOR WALL AND FLOOR/CEILING ASSEMBLIES SEPARATING ADJACENT INTERIOR SPACES SHALL BE DESIGNED AND CONSTRUCTED TO PROVIDE AIRBORNE SOUND ISOLATION THAT COMPLIES WITH THE MIN cSTC VALUES SPECIFIED IN TABLE 801.3.3.3.

801.3.4 : SOIL GAS CONTROL

SOIL-GAS ENTRY INTO ENCLOSED SPACES THAT ARE IMMEDIATELY ABOVE CRAWLSPACES, SLABS-ON GRADE, AND BASEMENT SLABS SHALL BE CONTROLLED.

801.3.5 : LIGHTING QUALITY

THE INTERIOR LIGHTING AND LIGHTING CONTROLS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF SECTIONS 801.3.5.1 AND 801.3.5.2.

801.3.6 : MOISTURE CONTROL

FLASHING OR SEALANTS SHALL BE INSTALLED AROUND FENESTRATION, DOOR ASSEMBLIES, AND PENETRATIONS ASSOCIATED WITH MECHANICAL EQUIPMENT.

801.4.1.2 : ADHESIVES AND SEALANTS

ALL ADHESIVES AND SEALANTS SHALL COMPLY WITH TABLE 801.4.2.1.1

801.4.2.2 : PAINTS AND COATINGS

ALL PAINTS AND COATINGS SHALL COMPLY WITH TABLE 801.4.2.2.1

801.4.2.3 : FLOOR COVERING MATERIALS

FLOOR COVERING MATERIALS THAT ARE COMPOSED OF MATERIALS LISTED IN TABLE 801.4.2.3.1. SHALL BE DEEMED TO COMPLY WITH THE REQUIREMENTS OF SECTION 801.4.2.3

801.4.2.4 : COMPOSITE WOOD, WOOD PANEL, AND AGRIFIBER PRODUCTS

ALL MATERIALS OF THIS TYPE SHALL CONTAIN NO ADDED UREA-FORMALDEHYDE RESINS.

901.3.1 : CONSTRUCTION WASTE MANAGEMENT

BUILDINGS SHALL COMPLY WITH THE DESIGN OF ANSI/ASHRAE STANDARD 62.1, SECTIONS 4 THRU 6. INCLUDED ALSO THE ITEMS BELOW.

901.3.1.1 DIVERSION
A MINIMUM OF 50% OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE MATERIAL SHALL BE DIVERTED FROM DISPOSAL IN LANDFILLS AND INCINERATORS BY REUSE, RECYCLING, REPURPOSING, AND/OR COMPOSTING.
801.3.1.2 OUTDOOR AIR DELIVERY MONITORING

901.3.1.3 CONSTRUCTION WASTE MANAGEMENT PLAN
A PRECONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE PROVIDED PRIOR TO COMMENCING DEMOLITION WORK

901.3.3 : REFRIGERANTS

CHLOROFLUOROCARBON (CFC) BASED REFRIGERANTS IN HVAC&R SYSTEMS SHALL NOT BE USED.

901.3.4 : AREAS FOR STORAGE AND COLLECTION OF RECYCLABLES

AREAS SHALL BE DEDICATED FOR STORAGE AND COLLECTION OF RECYCLABLES AND DISCARDED GOODS. PROVIDE IDENTIFICATION AND ADEQUATE INSTRUCTION OF HANDLING OF THESE ITEMS.

901.3.5 : MERCURY CONTENT LEVELS OF LAMPS

ELECTRIC LAMPS USED IN THE BUILDING PROJECT SHALL NOT CONTAIN MERCURY IN AN AMOUNT EXCEEDING, PER LAMP, THE MAXIMUM MERCURY CONTENT LEVELS OF TABLE 901.3.5.

901.4.1.1 : RECYCLED CONTENT AND SALVAGED MATERIAL CONTENT

THE SUM OF THE RECYCLED CONTENT AND THE SALVAGED MATERIAL CONTENT SHALL CONSTITUTE A MINIMUM OF 10% BASED ON COST, OF THE TOTAL MATERIALS IN THE BUILDING PROJECT.

901.4.1.2 : REGIONAL MATERIALS

A MINIMUM OF 15% OF BUILDING MATERIAL OR PRODUCTS USED SHALL BE REGIONALLY EXTRACTED/HARVESTED/RECOVERED OR MANUFACTURED WITHIN A RADIUS OF 500 mi OF THE PROJECT SITE.

901.4.1.3 : BIOBASED PRODUCTS

A MINIMUM OF 5% OF BUILDING MATERIALS USED SHALL BE BIOBASED PRODUCTS.

901.4.1.3.1 : WOOD BUILDING COMPONENTS

WOOD BUILDING COMPONENTS SHALL CONTAIN NOT LESS THAN 60% CERTIFIED WOOD CONTENT.

1001.3.1.5 : IAQ CONSTRUCTION MANAGEMENT

DEVELOP AND IMPLEMENT AN IAQ CONSTRUCTION MANAGEMENT PLAN TO INCLUDE THE FOLLOWING:

- A. AIR CONVEYANCE MATERIALS SHALL BE STORED AND COVERED SO THAT THEY REMAIN CLEAN.
- B. AFTER CONSTRUCTION ENDS, A POSTCONSTRUCTION, PREOCCUPANCY BUILDING FLUSH-OUTOR BASELINE IAQ MONITORING SHALL BE PERFORMED.

1001.3.1.6 : MOISTURE CONTROL

THE FOLLOWING ITEMS TO CONTROL MOISTURE SHALL BE IMPLEMENTED DURING CONSTRUCTION

- A. MATERIALS STORED ON-SITE, OR MATERIALS INSTALLED THAT ARE ABSORPTIVE, SHALL BE PROTECTED FROM MOISTURE DAMAGE
- B. BUILDING CONSTRUCTION MATERIALS THAT SHOW VISUAL EVIDENCE OF BIOLOGICAL GROWTH DUE TO THE PRESENCE OF MOISTURE SHALL NOT BE INSTALLED ON THE BUILDING PROJECT

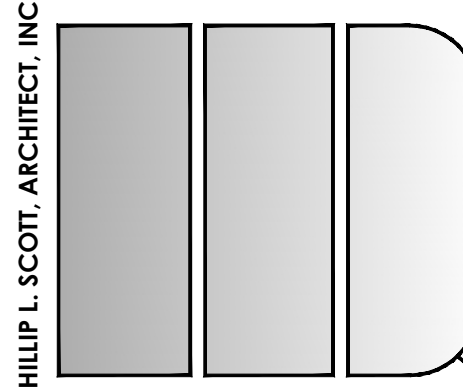
1001.3.1.10.1 : CONSTRUCTION WASTE MANAGEMENT - COLLECTION

SPECIFIC AREAS ON THE CONSTRUCTION SITE SHALL BE DESIGNATED FOR COLLECTION OF RECYCLABLE AND REUSABLE MATERIALS. ALTERNATIVELY OFF-SITE STORAGE AND SORTING OF MATERIALS SHALL BE PERMITTED.

GENERAL NOTES:

- DO NOT SCALE DRAWINGS FOR PURPOSES OF CONSTRUCTION/ERECTION OF PARTITIONS.
- ANY DEVIATION FROM/OR IN-FIELD ALTERATION TO THESE DRAWINGS/SPECIFICATIONS IS STRICTLY PROHIBITED WITHOUT PRIOR APPROVAL OF THE ENGINEER/OWNER. ANY SUCH ALTERATIONS MADE WITHOUT PRIOR APPROVAL SHALL BE CORRECTED AND SHALL BE THE LIABILITY OF THE CONTRACTOR DIRECTLY RESPONSIBLE FOR THE ALTERATION.
- ALL EXISTING STRUCTURES/CONDITIONS (AND RELATED DIMENSIONS AND NOTES) UTILIZED SHALL BE VERIFIED IN FIELD BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER.
- ALL EXISTING COMPONENTS SHALL REMAIN AS IS, UNLESS NOTED OTHERWISE; I.E. CEILING FINISH/HEIGHT, WALL/FLOOR FINISH, ETC.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES TO AVOID CONFLICTS. PARTICULARLY WITH MECHANICAL, ELECTRICAL AND PLUMBING PRIOR TO INSTALLATION. UNRESOLVED DISPUTES AND CONFLICTS WILL BE RESOLVED BY THE ENGINEER OR OWNER, REGARDLESS OF WHICH ARE FIRST INSTALLED.
- ALL CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH CURRENT BALTIMORE CITY BUILDING CODE (IBC 2018/2021) AND LOCAL GOVERNING CODES AND ORDINANCES.
- ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH THE NATIONAL PLUMBING CODE AND ANY LOCAL GOVERNING CODES AND ORDINANCES.
- ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL GOVERNING CODES AND ORDINANCES.
- ALL MECHANICS WORK SHALL BE IN COMPLIANCE WITH THE BASIC MECHANICAL CODE AND ANY LOCAL GOVERNING CODES AND ORDINANCES.
- ALL PIPE AND DUCT PERFERATIONS THRU RATED FLOORS AND WALLS SHALL BE SEALED WITH MATERIAL OF THE SAME RATING.

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IGCC COMPLIANCE
GENERAL NOTES

REVISIONS

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Seal:



LICENCE NUMBER: 10556
EXPIRATION DATE: 06/12/2026
PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND.

Date: 01/07/2026

Scale: NTS

Dwg. Name:

A9

Dwg. No.

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SCHEMATIC DESIGN