

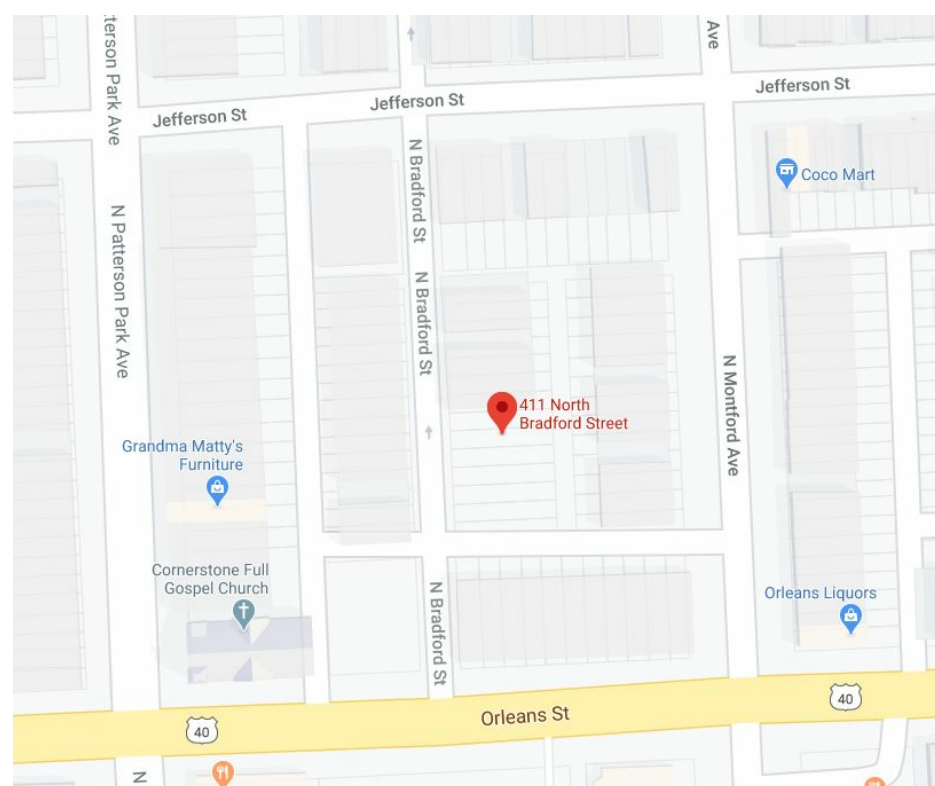
BRADFORD PROPERTIES

401 - 411 BRADFORD ST, BALTIMORE, MD 21224

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CODES OF THE GOVERNING AUTHORITY AND SPECIAL REQUIREMENTS OF THE BUILDING PERMIT.
2. VERIFY ALL LOCATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK AND VERIFY LOCATION WITH ARCHITECT.
 - 2.1. CONTACT MISS UTILITY OF DC PRIOR TO ANY EXCAVATION.
 - 2.2. DETERMINE LOCATION OF WATER METER, ELECTRIC AND GAS METER IN ACCORDANCE WITH SERVING UTILITY AND VERIFY LOCATION WITH ARCHITECT.
3. CONTRACTOR TO VERIFY ALL CONDITION AND DIMENSIONS IN THE FIELD. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO STARTING THE WORK AND CONTRACTOR SHALL MAKE AND ADD ALL CORRECTIONS NECESSARY DUE TO NEGLIGENT FIELD VERIFICATION AT HIS SOLE EXPENSE.
4. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISE CLEAR OF THE ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK AND AT THE COMPLETION OF THE WORK, SHALL REMOVE ALL RUBBUSH DEBRIS, EQUIPMENT, AND SURPLUS MATERIALS FROM IN AND AROUND THE BUILDING AND LEAVE THE WORK, "BROOM CLEAN."
5. ANY OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY OF THE WORK SO INVOLVED. ALL WORK IS TO BE COORDINATED SO THAT THE COOPERATION BETWEEN ALL TRADES, WHERE REQUIRED, IS ACCOMPLISHED.
6. PATCH AND REPAIR ALL SURFACES DISRUPTED OR DAMAGED DURING CONSTRUCTION TO EXACTLY MATCH EXISTING ADJACENT SURFACES.
7. ALL FIXTURE LOCATIONS TO BE VERIFIED WITH THE ARCHITECT AND/OR OWNER PRIOR TO FINISH OF FRAMING.
8. FIXTURE SUBSTITUTIONS TO BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO ORDERING.
9. VERIFY COMPATIBILITY OF MATERIALS CALLED OUT IN THESE DRAWINGS AND ALERT THE ARCHITECT TO ANY POTENTIAL CONFLICTS PRIOR TO INSTALLATION.
10. EUSTILUS ARCHITECTURE EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THE ATTACHED DRAWINGS LISTED. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED .

VICINITY MAP



PROJECT DATA

OWNER: QUINTON CAMPBELL

EXISTING PROJECT DESCRIPTION: VACANT LOT MULTIFAMILY ROWHOUSE SIX TWO STORY ROWHOUSES EACH WITH A BASEMENT.

ZONING DATA

SQUARE / LOT: 1671 / 081, 082, 083, 084, 085, 086

ZONE: R-8

USE GROUP: R-3

CONSTRUCTION TYPE: VB

STORIES: PROPOSED 2 + BASEMENT

LOT SIZE: 828 SF

LOT OCCUPANCY: SF OR %

APPLICABLE CODES

THE 2015 INTERNATIONAL RESIDENTIAL CODE

FIRE RATING DATA

FIRE ALARM: NO

SPRINKLER: NO

FIRE DETECTION: HARDWIRED, INTERCONNECTED SMOKE / CO2 DETECTORS W/ BATTERY BACK-UP

ACCESSABILITY: NO

PROJECT TEAM

ARCHITECT
EUSTILUS LLC
ERIC TERAN
2800 N. ROSSER ST
ALEXANDRIA, VA 22311
202-569-9620
ETERAN@EUSTILUS.COM

STRUCTURAL ENGINEER:
KNF ENGINEERING, PLLC
KYLE FRANZEN, PE
15718 IBISBRIDGE DR.
LITHIA, FL 33547
703-946-3188

MEP ENGINEER
MEP4PERMITS
13612 ANSEL TERRACE
GERMANTOWN, MD 20874
301-814-1009

SHEET INDEX

SHEET #	SHEET NAME	REV. 01	REV. 02	REV. 03

001	COVER			
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A050	SITE PLAN			
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A101	FLOOR PLANS			
A102	FLOOR PLANS			
A103	ROOF PLAN			
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S100	STRUCTURAL NOTES			
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M001	COVER			
M002	MECHANICAL PLAN			
M003	ROOF PLAN			

E001	COVER			
E002	ELECTRICAL PLAN			
E003	ELECTRICAL PLAN			
E004	RISER DIAGRAM			

P001	COVER			
P002	PLUMBING PLAN			
P003	PLUMBING PLAN			
P004	RISERS			



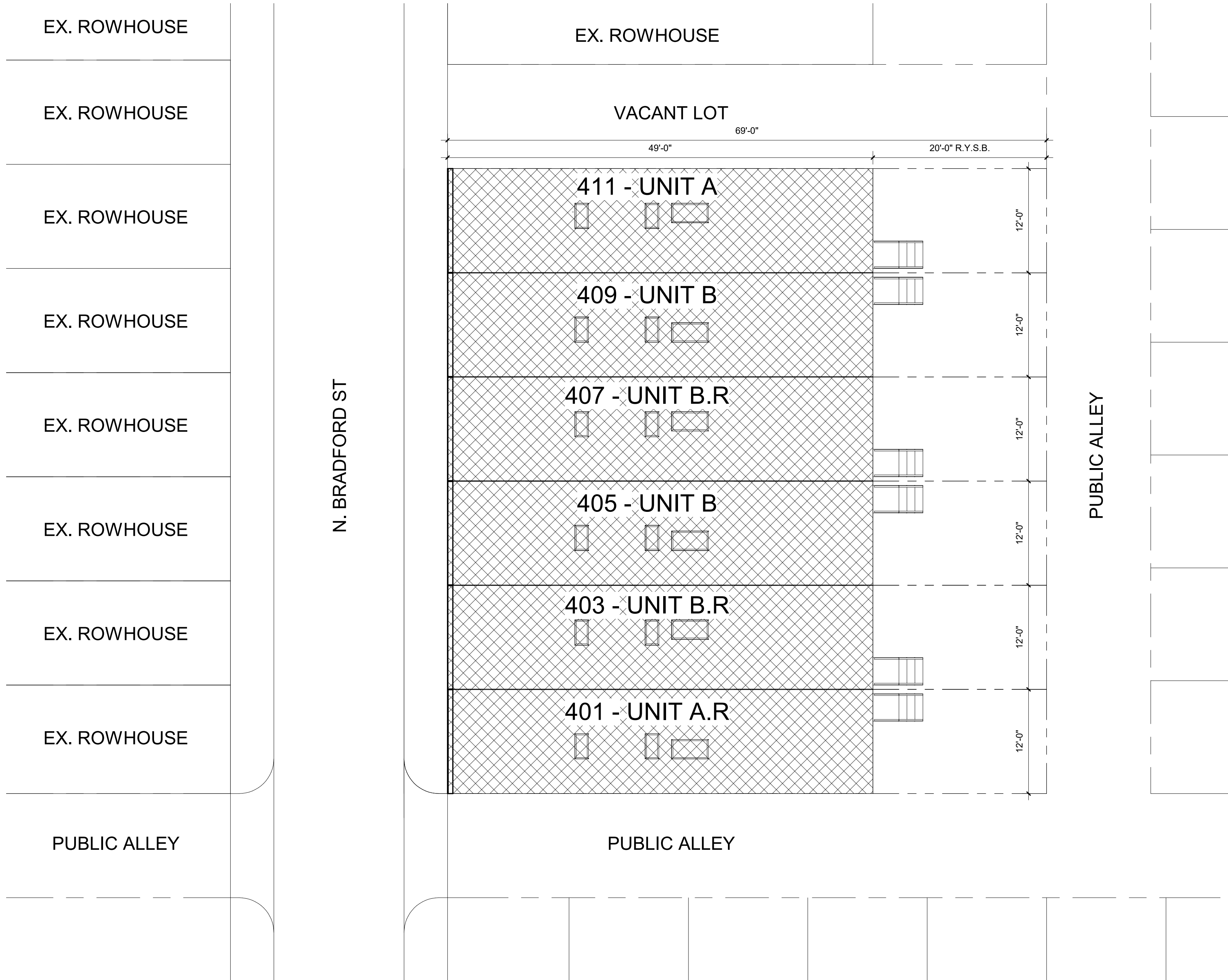
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BRADFORD PROPERTIES

401 - 411 N. BRADFORD ST
BALTIMORE, MD 21224

#	Description	Date
Project:	3.20.09	
Date	4/01/2020	

001
COVER



EX. ROWHOUSE

EX. ROWHOUSE

EX. ROWHOUSE

EX. ROWHOUSE

EX. ROWHOUSE

EX. ROWHOUSE

EX. ROWHOUSE

EX. ROWHOUSE

PUBLIC ALLEY

EX. ROWHOUSE

VACANT LOT

69'-0"

49'-0"

20'-0" R.Y.S.B.

411 - UNIT A

409 - UNIT B

407 - UNIT B.R

405 - UNIT B

403 - UNIT B.R

401 - UNIT A.R

12'-0"

12'-0"

12'-0"

12'-0"

12'-0"

12'-0"

PUBLIC ALLEY

N. BRADFORD ST

PUBLIC ALLEY

2 SITE PLAN

1/8" = 1'-0"



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A050
SITE PLAN



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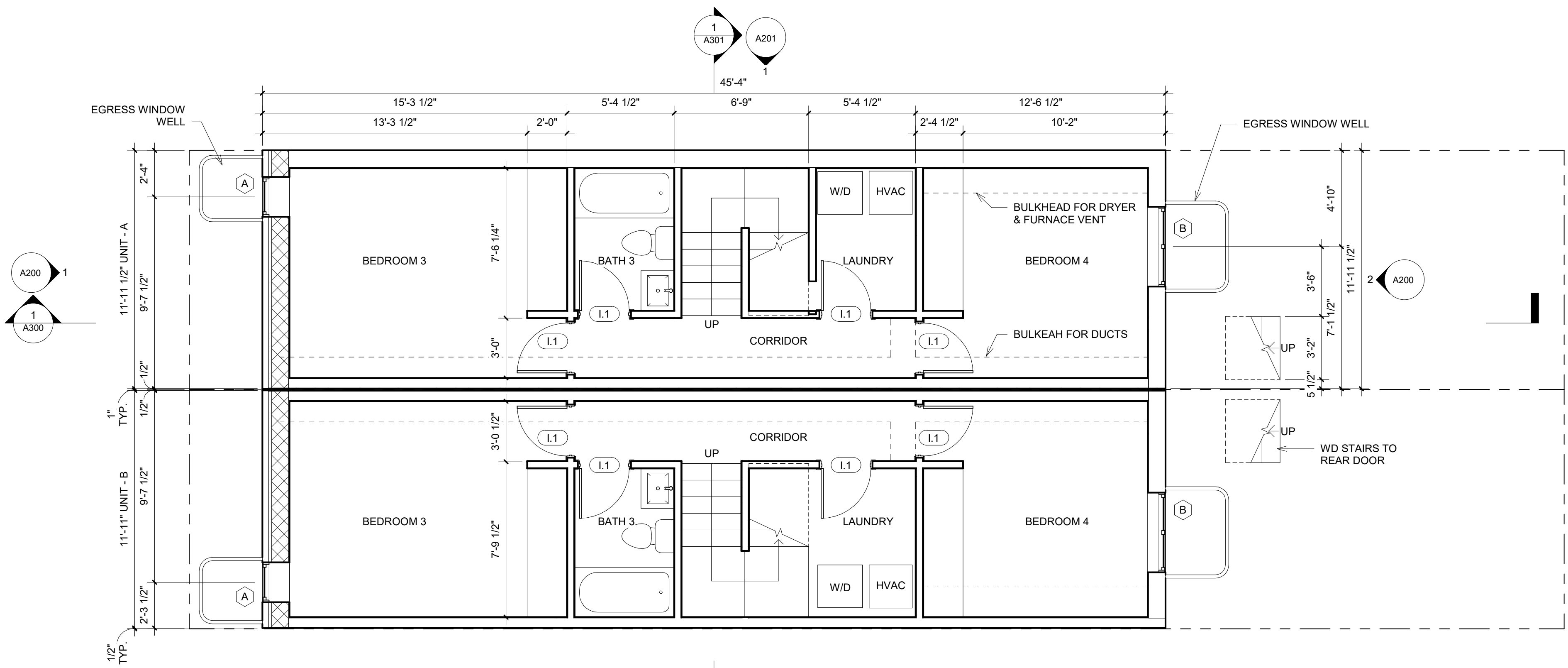
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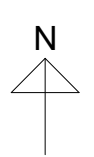
#	Description	Date
Project:		3.20.09
Date:		4/01/2020

A100
FLOOR PLANS

4/1/2020 3:42:59 PM



1 CELLAR
 1/4" = 1'-0"
 0' 1 1/2" 3'





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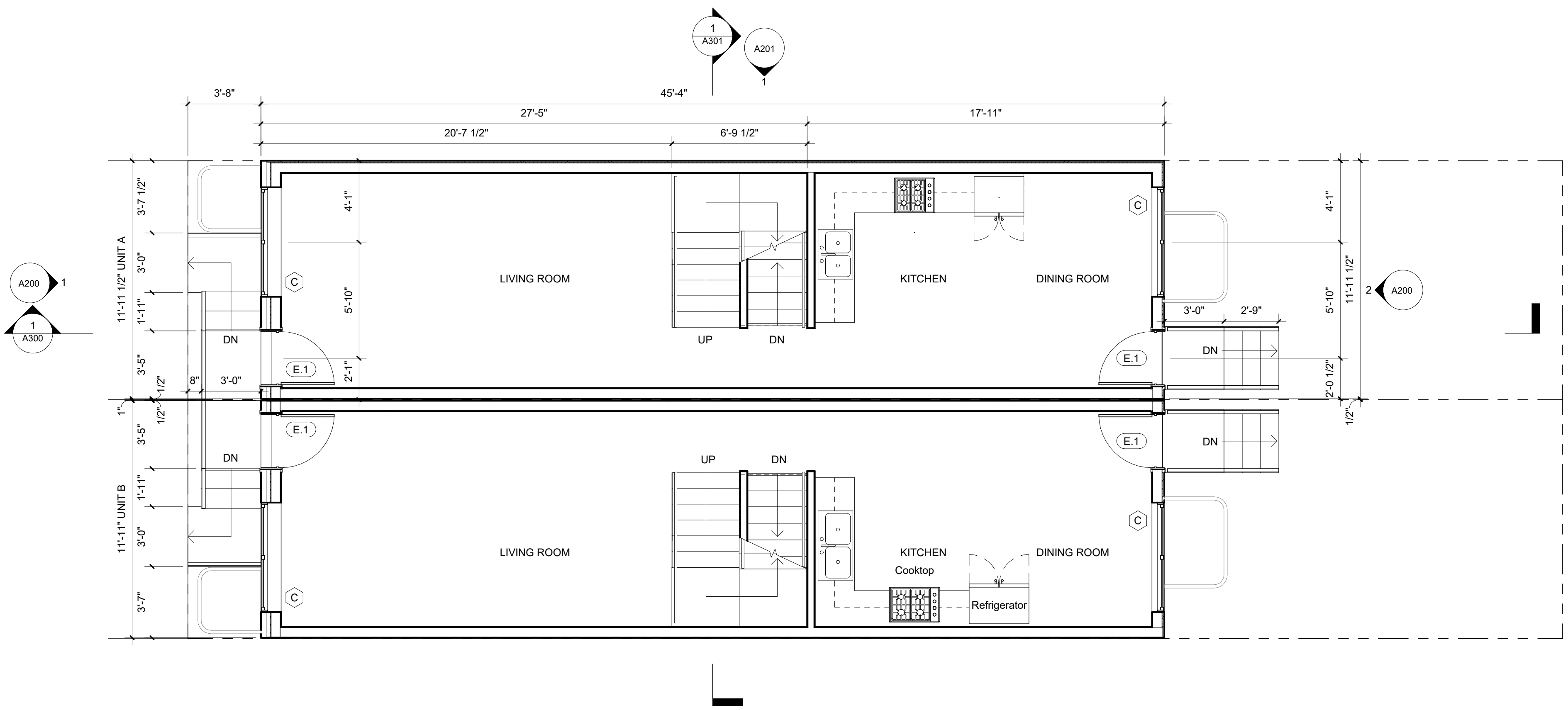
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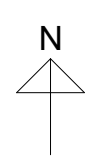
#	Description	Date
Project:	3.20.09	
Date:	4/01/2020	

A101
FLOOR PLANS

4/1/2020 3:43:00 PM



1 LEVEL 01
 1/4" = 1'-0"
 0' 1 1/2" 3'





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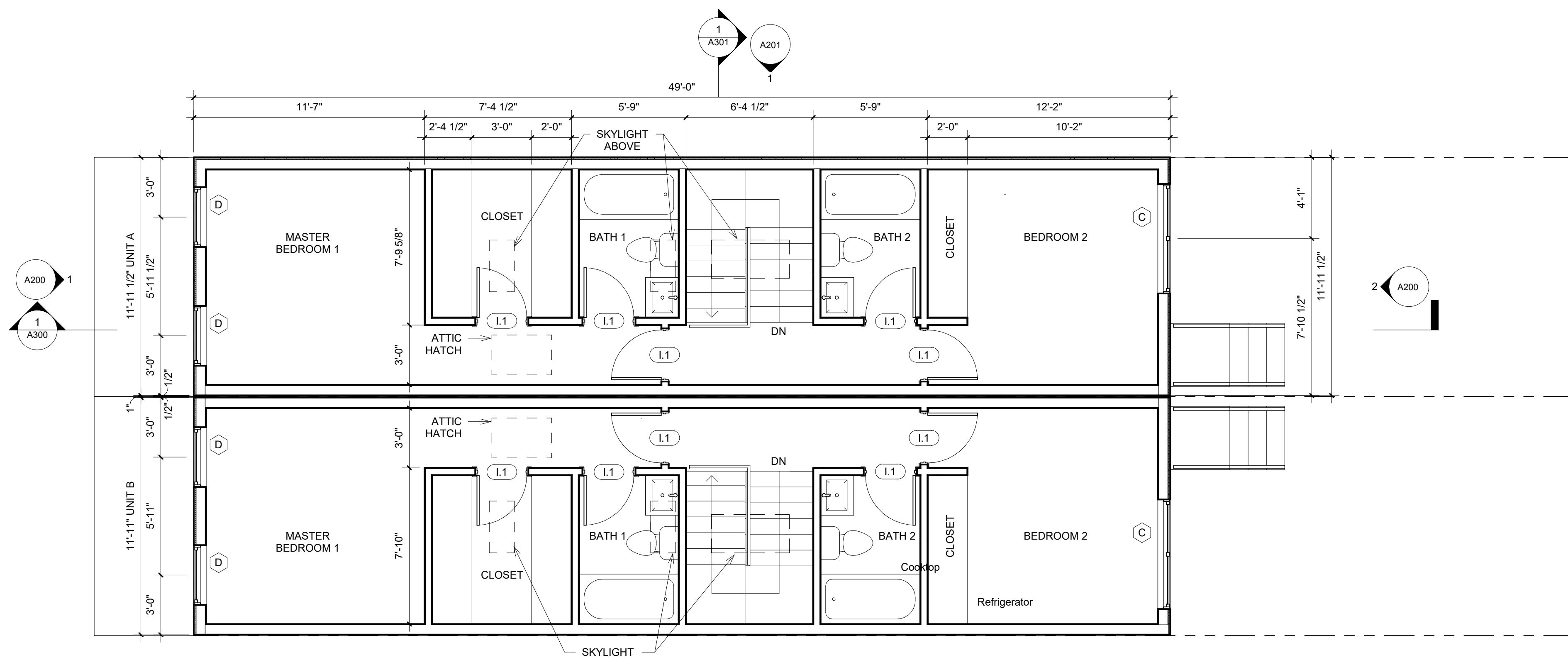
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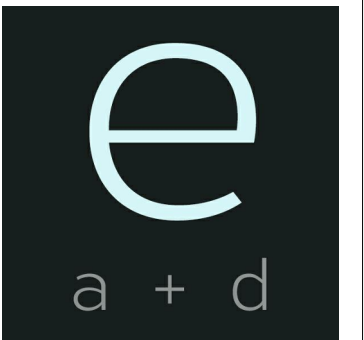
A102
FLOOR PLANS

4/1/2020 3:43:01 PM



1 LEVEL 02
 1/4" = 1'-0"





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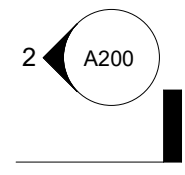
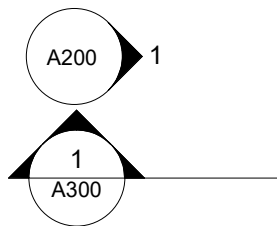
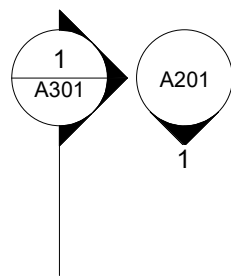
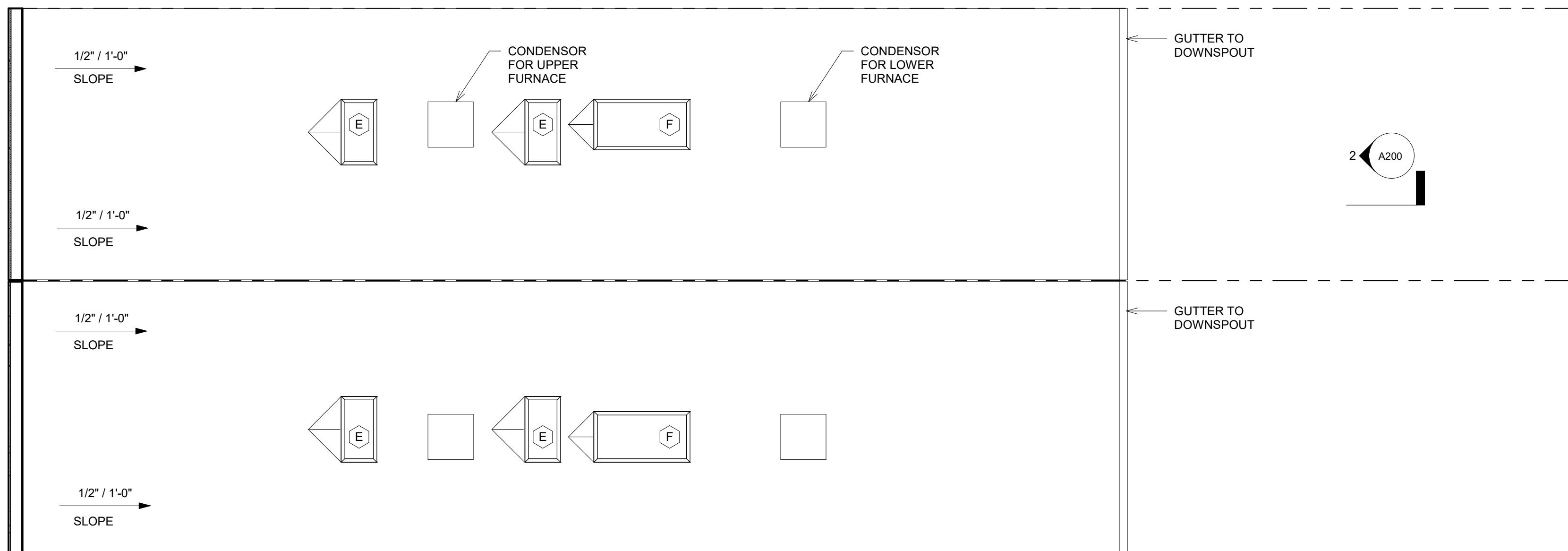
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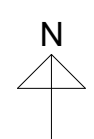
#	Description	Date

Project: 3.20.09
Date: 4/01/2020

A103
ROOF PLAN



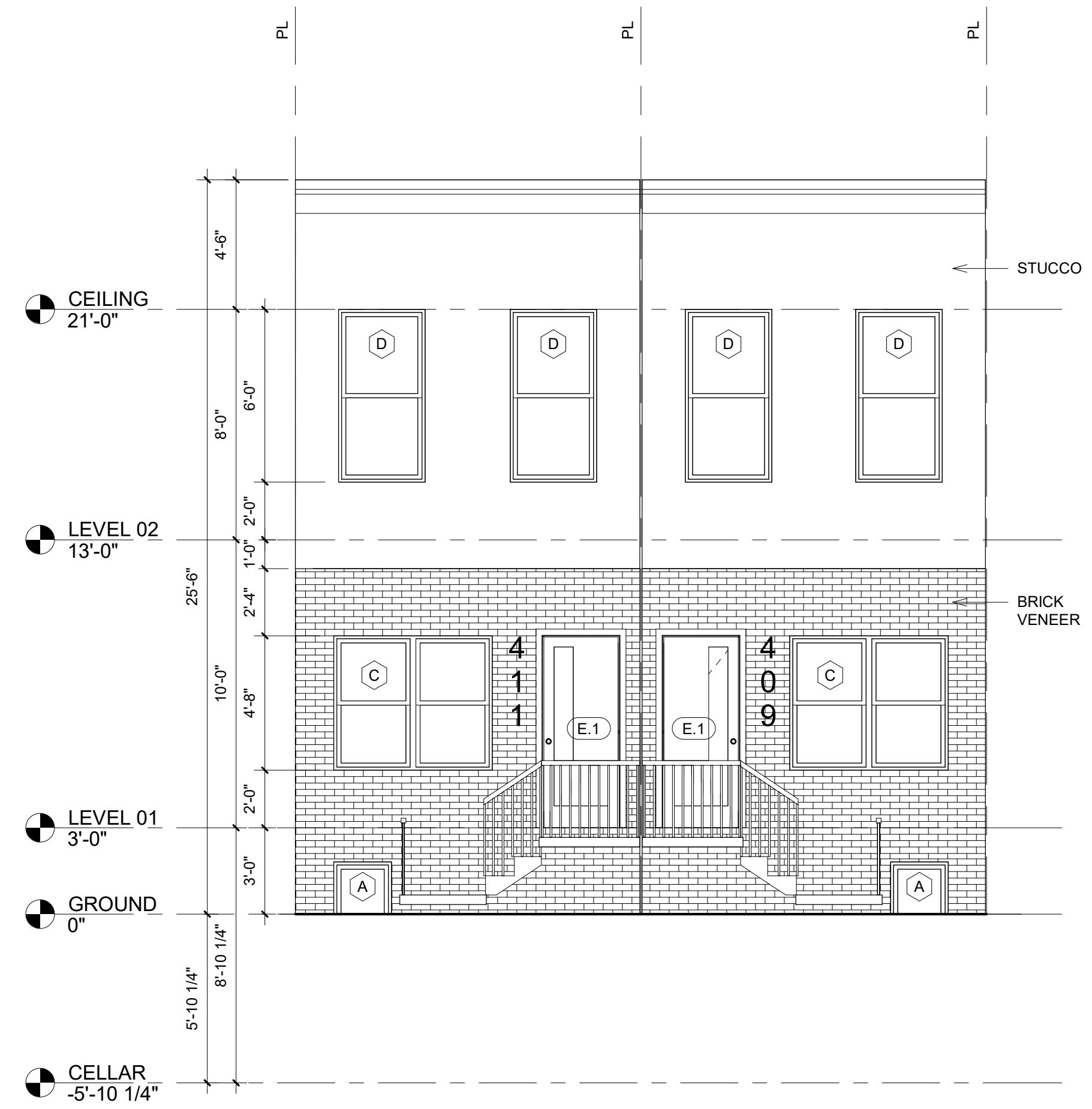
1 ROOF
1/4" = 1'-0"





2 EAST ELEVATION

1/4" = 1'-0"
 0 1 1/2 3



1 WEST ELEVATION

1/4" = 1'-0"
 0 1 1/2 3



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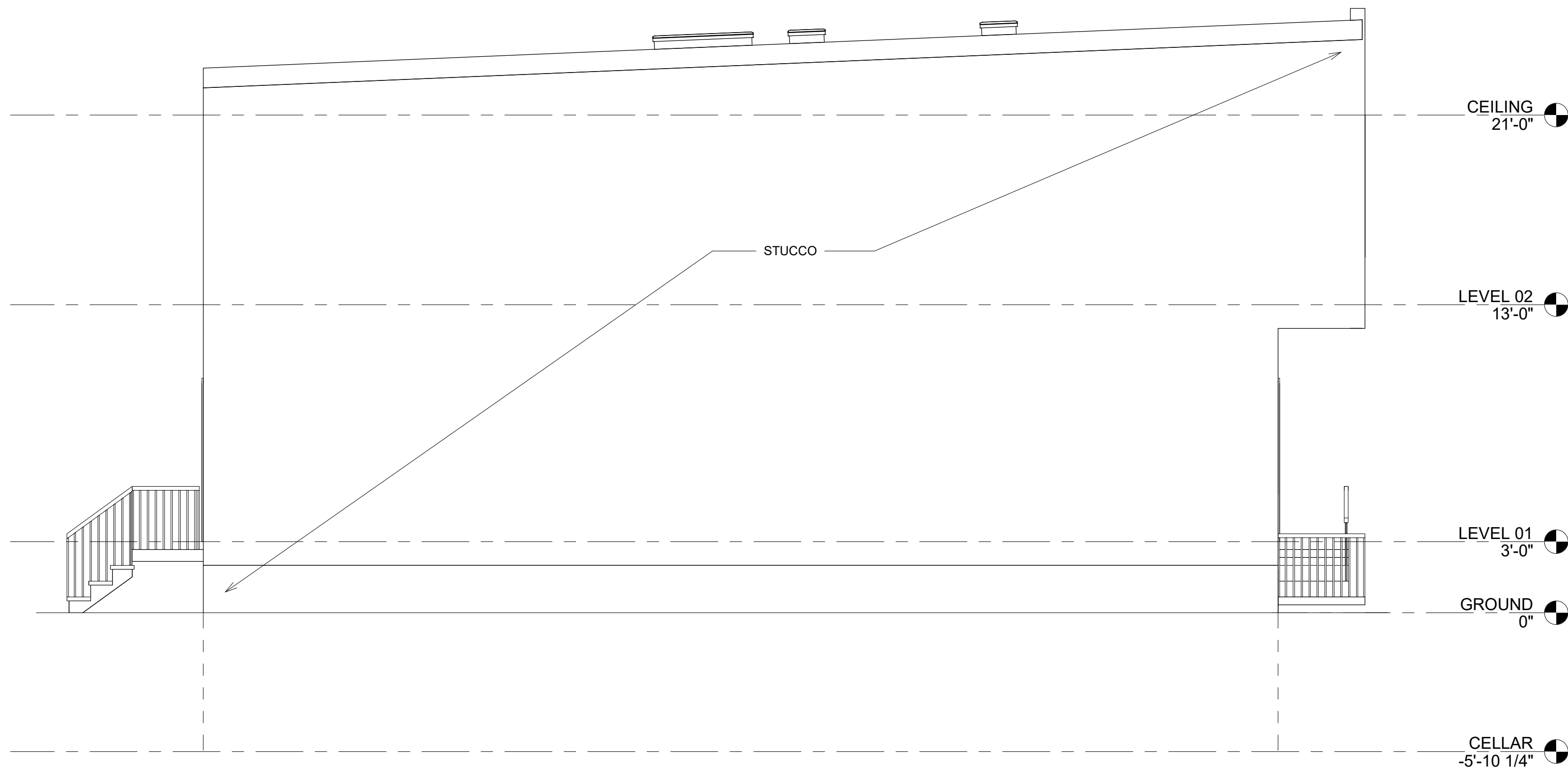
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#	Description	Date

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A200
BUILDING
ELEVATION



1 NORTH ELEVATION
 1/4" = 1'-0"
 0" 1 1/2" 3"



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I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

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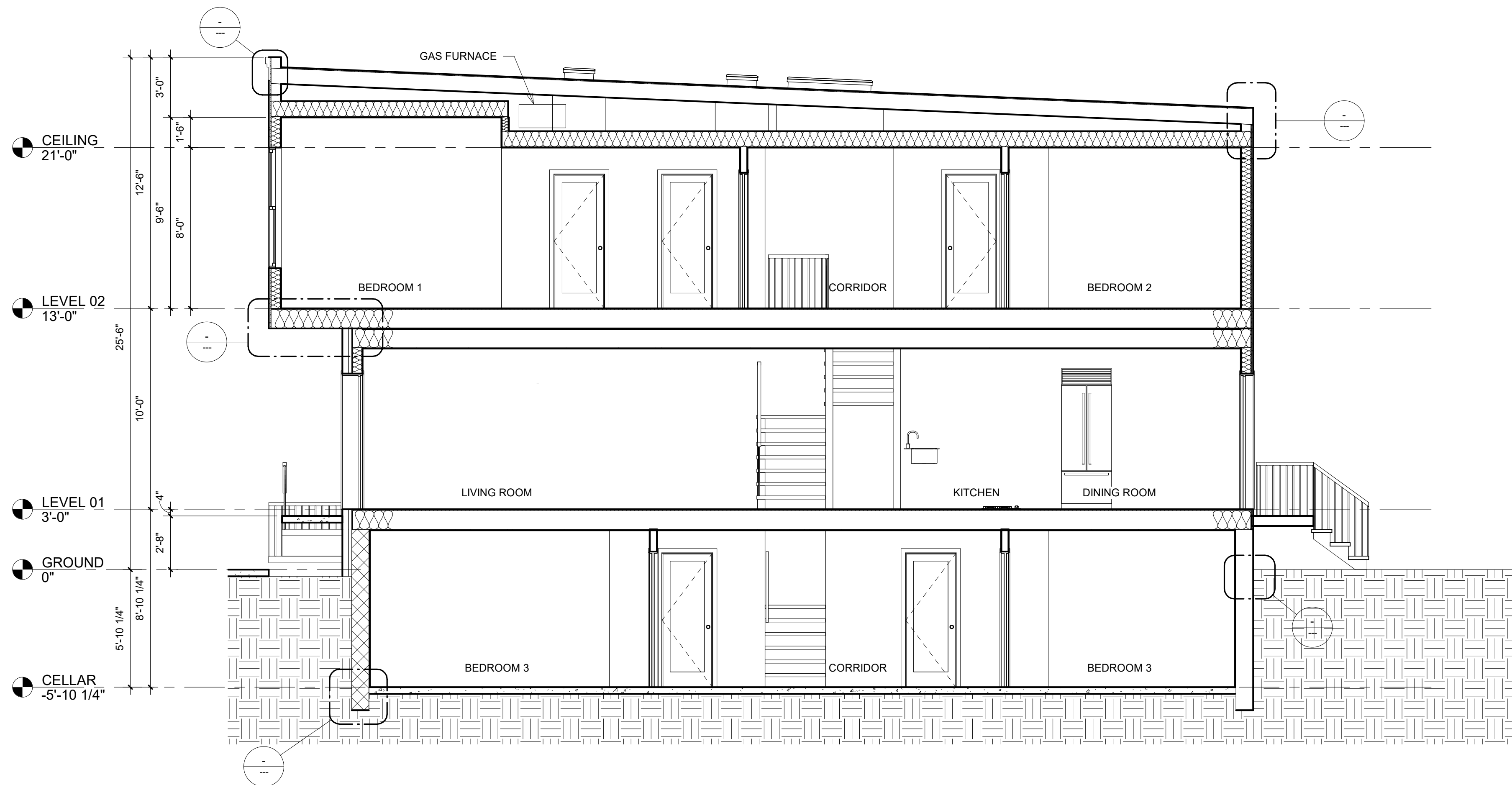
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Project: 3.20.09
 Date: 4/01/2020

A201
BUILDING
ELEVATION



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1 WEST - EAST SECTION
 1/4" = 1'-0"
 0" 1 1/2" 3"

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#	Description	Date
Project:	3.20.09	
Date	4/01/2020	

A300
BUILDING
SECTIONS



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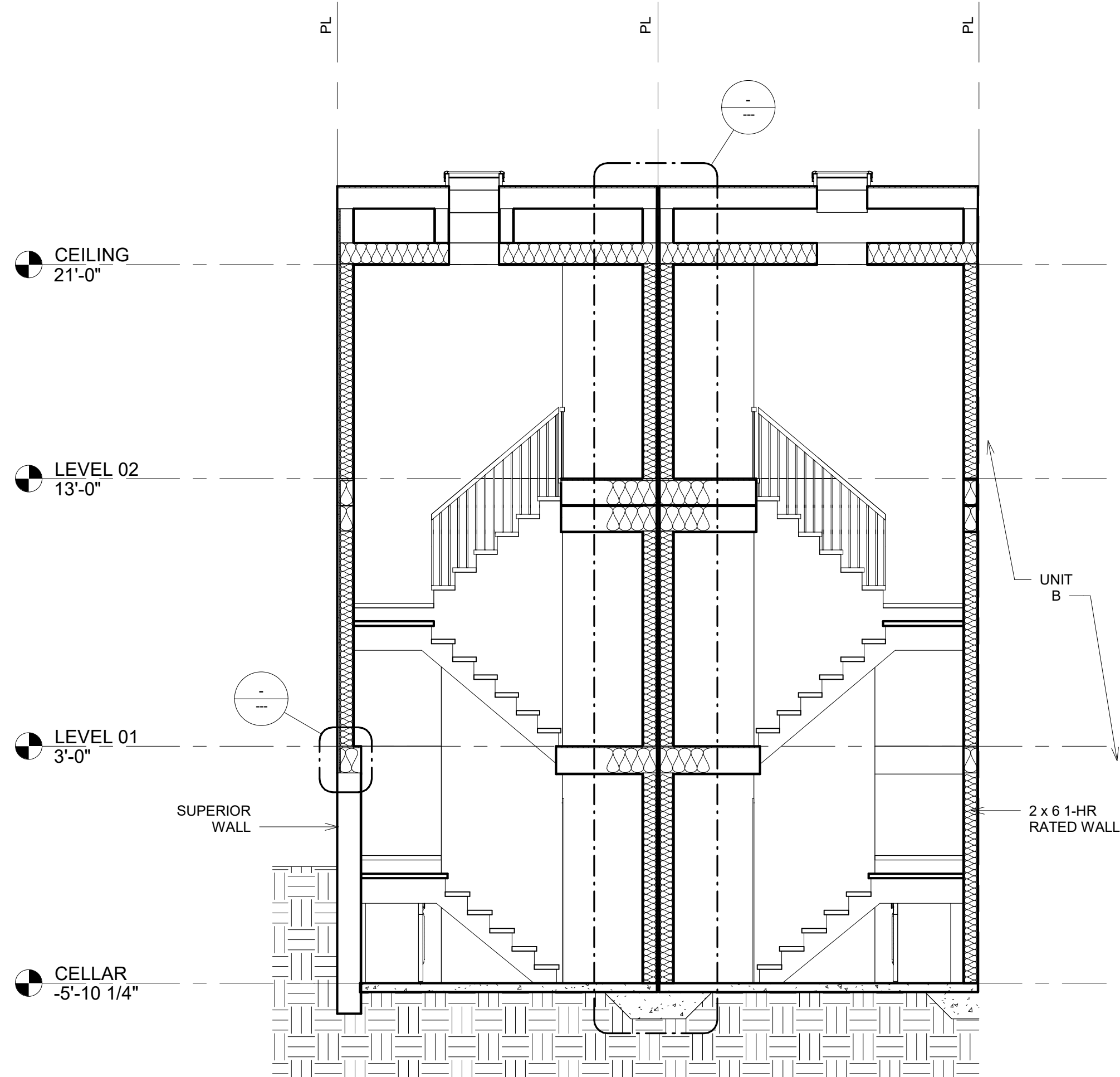
BRADFORD PROPERTIES

401 - 411 N. BRADFORD ST
 BALTIMORE, MD 21224

#	Description	Date

Project: 3.20.09
 Date: 4/01/2020

A301
BUILDING
SECTIONS



1 NORTH - SOUTH SECTION
 1/4" = 1'-0"



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BRADFORD PROPERTIES

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#	Description	Date
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A500
DOOR & WIN
SCHEDULE

WINDOW SCHEDULE					
TYPE MARK	WIDTH	HEIGHT	HEAD HEIGHT	TYPE COMMENTS	COMMENTS
A	2'-0"	4'-8"	7'-8"		CASEMENT
B	4'-0"	4'-0"	7'-0"		SLIDING
C	5'-6"	4'-8"	6'-8"		
D	3'-0"	6'-0"	8'-0"		
E	1'-7 1/8"	2'-11 1/8"		VELUX	
F	2'-3 1/8"	4'-3 1/8"		VELUX	

- NOTES:
- ALL WINDOWS TO BE BLACK EXTERIOR, PRIMED INTERIOR, LOW-E UNLESS NOTED OTHERWISE.
 - ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IRC §308.4 SHALL BE SAFETY GLAZING AND BE LABELED PER IRC §308.1
 - ALL WINDOWS AND GLASS IN WET AREAS SUCH AS RESTROOMS WILL COMPLY WITH 2406.4.5 GLAZING AND WET SURFACES
 - VERIFY IN FIELD OPENINGS PRIOR TO ORDERING.
 - PROVIDE SAMPLES PRIOR TO ORDERING
 - ALL NEW WINDOWS ARE REQUIRED TO BE TESTED AND LABELED AS HAVING MET NFRC REQUIREMENTS FOR U FACTOR AND SHGC RATINGS AND AIR LEAKAGE.

DOOR SCHEDULE					
DOOR NUMBER	DIMENSIONS			CONSTRUCTION TYPE	COMMENTS
	WIDTH	HEIGHT	THICKNESS		
E.1	2'-8"	6'-8"	1 3/8"		
I.1	2'-6"	6'-8"	1 3/8"		

- NOTES:
- ALL EXTERIOR DOORS TO BE BLACK EXTERIOR, PRIMED INTERIOR, LOW-E UNLESS NOTED OTHERWISE.
 - ALL INTERIOR DOORS TO BE ONE PANEL, SOLID CORE UNLESS NOTE OTHERWISE
 - PROVIDE SAFETY GLAZING PER IRC SECTION R308.4.
 - VERIFY IN FIELD OPENINGS PRIOR TO ORDERING.
 - PROVIDE SAMPLES PRIOR TO ORDERING