

2656-58 Miles Avenue

Building Improvements

The building was purchased as a shell in 2013. These are all the improvements completed since then by the current owner (Red Elm, LLC):

EXTERIOR

- Original front cornice restored and lead paint remediated
- New storefront windows with tempered glass
- Formstone façade patched and painted
- New steel lintels over all first floor windows and doors
- New torch down modified bitumen roof, gutters and downspouts
- Garage opening was widened from six to eight feet and overhead door installed
- New steel I-beams structural system over garage
- Roof patio coated with roofing materials and regraded to prevent water leaks
- The rear stairs were replaced and a new fence and gate installed.

STRUCTURAL SYSTEM

- All structural work was approved by Structural Engineers licensed by the State of Maryland
- North exterior wall masonry reconstructed on interior side
- New load bearing wall at rear of building
- Floor joists in rear of the building removed and replaced
- 2nd floor ceilings framed with 2x12s
- The stairs were reoriented from their original location with new LVL framed openings

MECHANICALS AND INSULATION

- All new plumbing system installed by Saffer Plumbing
- Boiler replaced, water lines replaced, and existing radiators rehabilitated by Saffer Plumbing
- Complete rewire completed by Southland Builders
- Insulation installed by Devere Insulation. Spray foam entire envelope, R-49 ceilings, R-21 walls

FINISHES

- New drywall, interior and paint, bathroom tile, bathroom fixtures, lights and fans
- New reclaimed hardwood flooring in storefront area
- Temporary kitchen for easy conversion

PERMITS

- Demolition: COM2013-20467 and COM2014-06552
- Building: COM2014-14388, COM 2015-03065 and COM2015-19026
- Plumbing: COM2015-11398 and COM2015-17698
- HVAC: COM2015-08303
- Electrical: COM2015-08807 and COM2015-28548
- Use and Occupancy: USE2015-05327