1521 HOMESTEAD ST, BALTIMORE 21218

RENOVATION - SINGLE FAMILY ROWHOUSE

2021 IECC CODE COMPLIANCE

R301.1 CLIMATE ZONE 4A

R401.2 COMPLIANCE METHOD:
MANDATORY AND PRESCRIPTIVE OPTION TO COMPLY WITH SECTIONS R401 THROUGH R404

R402.1.1 VAPOR RETARDER: WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH
VAPOR RETARDER REQ'S OF SECTION R702.7 OF THE IRC OR SECTION 1404.3 OF THE IBC, AS APPLICABLE

R402.1.3 ATTIC INSULATION = R-60
RAISED HEEL TRUSSES = R-49

R402.1.3 WOOD FRAME WALL:
R-30 OR R-20 PLUS R-5 OR R-13 PLUS R-10 CI OR R-20 CI

R402.1.3 BASEMENT WALL INSULATION:
R-10 CI OR R-13

R402.1.3 CRAWL SPACE WALL INSUL:
R-10 CI OR R-13

R402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE = R-19 BATT INSUL

R402.1.2 WINDOW U-VALUE / SHGC .35 (U-VALUE) .40 (SHGC)

R402.2.9 SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE:
SLAB ON GRADE FLOOR INSUL INSTALLATION: WHERE INSTALLED, THE INSULATION SHALL EXTEND DOWNWARD FROM THE TOP OFF THE SLAB ON THE OUTSIDE OR INSIDE OF THE FOUNDATION WALL. INSULATION LOCATED BELOW GRADE SHALL BE EXTENDED THE DISTANCE PROVIDED IN TABLE R402.1.3 OR THE DISTANCE OF THE PROPOSED DESIGN, AS APPLICABLE, BY ANY COMBINATION OF VERTICAL INSULATION, INSULATION EXTENDING UNDER THE SLAB OR INSULATION EXTENDING OUT FROM THE BUILDING. INSULATION EXTENDING AWAY FROM THE BUILDING SHALL BE PROTECTED BY PAVEMENT OR BY NOT LESS THAN 10 INCHES (254 MM) OF SOIL. THE TOP EDGE OF THE INSULATION INSTALLED BETWEEN THE EXTERIOR WALL AND THE EDGE OF THE INTERIOR SLAB SHALL BE PERMITTED TO BE CUT AT A 45-DEGREE (0.79 RAD) ANGLE AWAY FROM THE EXTERIOR WALL.

R402.2.4 ATTIC ACCESS:
ATTIC ACCESS SCUTTLE SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION. A WOOD FRAMED OR EQUIBVALENT BAFFLE OR RETAINER IS REQUIRED TO BE PROVIDED WHEN LOOSE FILL INSULATION IS INSTALLED, THE PURPOSE OF WHICH IS TO PREVENT THE LOOSE FILL INSULATION FORM SPILLING INTO THE LIVING SPACE WHEN THE ATTIC ACCESS IS OPENED, AND TO PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE FILL INSULATION.

R402.4.1.2 BUILDING ENVELOPE TIGHTNESS TEST:
BUILDING ENVELOPE SHALL BE TESTED FOR AIR LEAKAGE. THE MAXIMUM AIR LEAKAGE RATE FOR ANY BUILDING OR DWELLING UNIT UNDER ANY COMPLIANCE PATH SHALL NOT EXCEED 5.0 AIR CHANGES PER HOUR OR 0.28 CUBIC FEET PER MINUTE (CFM) PER SQUARE FOOT [0.0079 M³ / (S X M²)] OF DWELLING UNIT ENCLOSURE AREA. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ANSI/RESNET/ICC 380, ASTM E779 OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS) WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE HAVE BEEN SEALED.

R402.4.2 FIREPLACES: NEW WOOD BURNING FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR. FIREPLACE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL127 (FACTORY BUILT FIREPLACE) AND UL907 (MASONRY FIREPLACE).

R402.4.4 ROOMS CONTAINING FUEL-BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE. EXCEPTIONS: 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONT TO THE OUTSIDE. 2. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R1006 OF THE IRC.

R402.4.1 RECESSED LIGHTING: RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.

R403.1.1 THERMOSTAT: ALL DWELLING UNITS WILL HAVE AT LEAST ONE (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM.

R403.1.2 HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

R403.2.1 MECHANICAL DUCT INSUL SUPPLY & RETURN DUCTS IN ATTIC = R-8 MIN, R-6 WHEN LESS THAN 3 INCHES SUPPLY AND RETURN DUCTS OUTSIDE OF CONDITIONED SPACES R-8 MIN. ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE = R-6 MIN. DUCTS LOCATED UNDER CONCRETE SLABS = R-6 MIN

R403.3.2 DUCT SEALING ALL DUCT, AIR HANDLERS, FILTER BOXES WILL BE SEALED.
JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OR THE IRC. A DUCT TIGHTNESS TEST (DUCT BLASTER - DUCT TOTAL LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH IN TEST. DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE

R403.6 MECHANICAL VENTILATION
OUTDOOR, (MAKE UP AND EXHAUST), AIR DUCTS TO BE PROVIDED WITH AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

R403.6.1 WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICIENCY TO COMPLY WITH TABLE R403.6.1

R403.7 HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES.

R404.1 LIGHTING EQUIPMENT
A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

APPLICABLE CODES

BUILDING, FIRE, AND RELATED CODES OF BALTIMORE CITY:

- Maryland Building Performance Standards / MARCH 2023
- International Building Code / 2021
- National Electrical Code / 2020
- International Fuel Gas Code / 2021
- International Mechanical Code / 2021
- International Plumbing Code / 2021
- International Property Maintenance Code / 2021
- International Fire Code / 2021
- International Energy Conservation Code / 2021
- International Green Construction Code / 2021
- International Swimming Pool and Spa Code / 2021

(2024 EDITION)

DRAWING LIST

G001 TITLE SHEET
G002 SITE PLAN
AD001 DEMO FLOOR PLANS
AD002 DEMO FLOOR PLANS
AD003 DEMO FLOOR PLANS
S001 FRAMING PLANS
S002 FRAMING PLANS
S003 FRAMING PLANS
A001 FLOOR PLANS
A002 FLOOR PLANS
A003 FLOOR PLANS
A004 RCP PLANS
A005 RCP PLANS
A006 SECTION PLANS
A007 ELEVATIONS
A008 SIDE ELEVATION
A009 SCHEDULE AND DETAILS
A010 DETAILS

*FINISH SCHEDULE PACKAGE

SCOPE OF WORK

INTERIOR RENOVATION TO EXISTING SEMI-DETACHED SINGLE FAMILY ROWHOUSE. REAR ADDITION TO BE DEMOLISHED AND REPLACED WITH NEW REAR ADDITION. THERE WILL BE AN UNFINISHED BASEMENT. FIRST FLOOR TO HAVE LIVING ROOM, DINING, AND KITCHEN. SECOND FLOOR TO HAVE BEDROOM, FULL BATH, AND HOME OFFICE. THIRD FLOOR WILL HAVE 2 BEDROOMS AND FULL BATH. NO CHANGE TO BUILDING HEIGHT.

PROPERTY INFORMATION

1521 HOMESTEAD STREET
MAP - 0009 / GRID - 0000 / PARCEL - 0000
SUB-DIVISION - 0000 / SECTION - 16 / LOT - 004
NEIGHBORHOOD: 9030256.03
BLOCK: 4108
LEGAL DESCRIPTION - 27X90
PLAT REF : N/A
PROPERTY LAND AREA - N/A
PRIMARY STRUCTURE BUILT - 1920
DEED REF - /01946/ 00220
ZONING: R-6
USE : RESIDENTIAL

NOTES

Live Loads: Floor 40psf, Roof 40 psf (Foundation is slab on grade) Ground snow load =30 psf

Wind Loads: Wind loads on every building or structure shall be determined in accordance with Chapters 26 to 30 of ASCE 7. The type of opening protection required, the basic design wind speed, V, and the exposure category for a site is permitted to be determined in accordance with Section 1609 or ASCE 7. Wind shall be assumed to come from any horizontal direction and wind pressures shall be assumed to act normal to the surface considered. Wind load =115 mph

Construction Safety: Loads greater than the applicable design loads shall not be placed on the structure. Provisions shall be made for adequate bracing and support of adjacent construction, utilities and excavations. Job site safety and construction procedures are the responsibility of the Contractor.

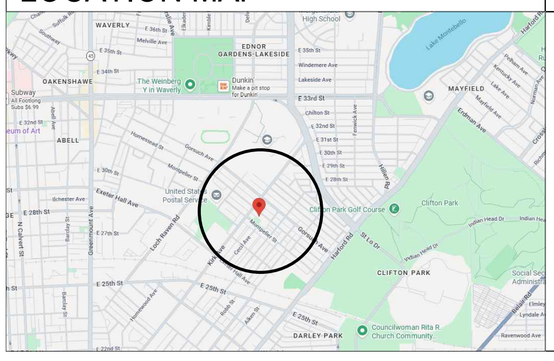
Foundation Bearing: Assumed at 1,500 psf. Field verification shall be made by a qualified Soils Engineer prior to placing foundations. If excavation shows soil to be other than assumed, foundations will be subject to redesign.

Foundations: All foundations shall be placed on undisturbed soil not less than 1'-0" below existing grade, nor less than 2'-6" below adjacent finish exterior grade. Utility lines shall not be placed through or below foundations without the Structural Engineer's approval. Maintain 1:2 slope from the bottom edge of footing to the bottom of any adjacent excavation. All excavations shall be approved by proper authorities prior to the placing of foundations.

Concrete: Shall be mixed and placed in accordance with the current "American Concrete Institute (ACI) Building Code Requirements for reinforced concrete". A copy of this code shall be available on the project at all times. All concrete to have a compressive strength (f'c) of 3,000 psi, unless otherwise noted. All concrete exposed to the weather to have a compressive strength of f'c = 4,000 psi (air entrained).

Framing Lumber: All framing, including floor and roof sheathing, shall be in accordance with the standards and specifications of the American Institute of Timber Construction (AITC). Framing lumber shall be as follows: rafters & joists - Hem Fir #2 Fb = 1,000 psi (single), E=1,400 ksi, studs-stud grate lumber. All lumber shall be graded in accordance with the applicable grading rules and shall be surfaced on four sides. Members shall be set with crown up and have a minimum of 4" bearing on masonry. Member framing anchors, unless otherwise noted or shown. All joists and rafters shall be rigidly bridged at intervals not exceeding 8 feet with metal bridging. Unless otherwise noted, all studs in bearing walls to be bridged (with solid members) at mid-height.

LOCATION MAP



LEGEND

NOT IN SCOPE

EXISTING PARTITION TO REMAIN

NEW PARTITION

NORTH ARROW

000 ROOM TAG

P-1 WALL TAG

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR PULLING ALL PERMITS AND PAYING ANY ASSOCIATIVE FEES.
- CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY CITY OF BALTIMORE AND THE STATE OF MARYLAND.
- INTERIOR FINISHES ARE CLIENT'S CHOICE
- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE

- DOOR TYPE SYMBOL STYLE CLIENT'S HEIGHT. 36" DENOTES DOOR WIDTH, DOOR CHOICE. ALL DOORS ARE 6'-8" IN

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. LICENSE NUMBER 15709, EXPIRATION DATE 3 / 27 / 2027.

CONTRACT DOCUMENTS HAVE BEEN PREPARED BY A LICENSED ARCHITECT FOR ARCHITECTURE DESIGN. MD Lic # 15709.

STATE OF MARYLAND
ADAM S. CARBALLO
102 15709
ARCHITECT

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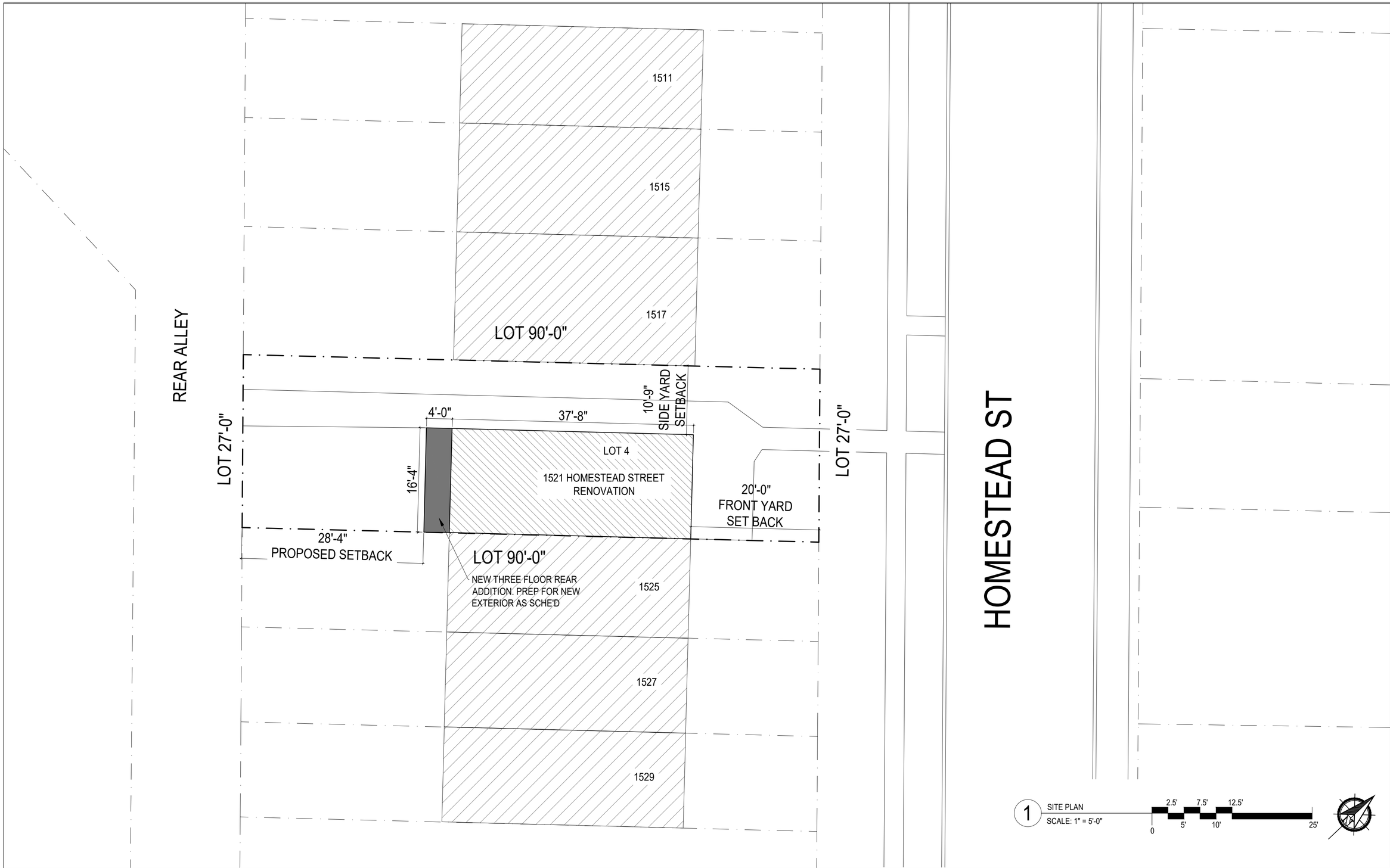
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OWNERSHIP INFO
GREATER BALTIMORE OIC
242 S MONASTERY AVE
UNIT 420
BALTIMORE MD 21229

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA ST. BALTIMORE, MD 21231
ADAM CARBALLO, ARCHITECT
MD LIC# 15709
443-963-1077

G001
TITLE SHEET

1521 HOMESTEAD STREET
JOB #2024-465
JANUARY 2026



LEGEND

- REAR ADDITION
- SUBJECT PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- EXISTING BUILDING TO BE RENOVATED
- NOT IN SCOPE

REGULATION	EXISTING	ALLOWED/ REQUIRED	PROPOSED
ZONING DISTRICT	R-6	-	EXISTING TO REMAIN
BUILDING HEIGHT	EXISTING TO REMAIN	35'-0" MAX	EXISTING TO REMAIN
BUILDING FOOTPRINT	1,084 SF	-	677 SF
LOT SIZE	27'-0" x 90'-0" 2430 SF	-	27'-0" x 90'-0" 2430 SF
LOT COVERAGE	44%	45%	27%
FRONT YARD	20'-0"	20'-0"	20'-0"
SIDE YARD (L)	0'-0"	0'-0"	EXISTING TO REMAIN
SIDE YARD (R)	10'-9"	0'-0"	10'-9"
REAR YARD	2'-11"	25'-0"	28'-4"

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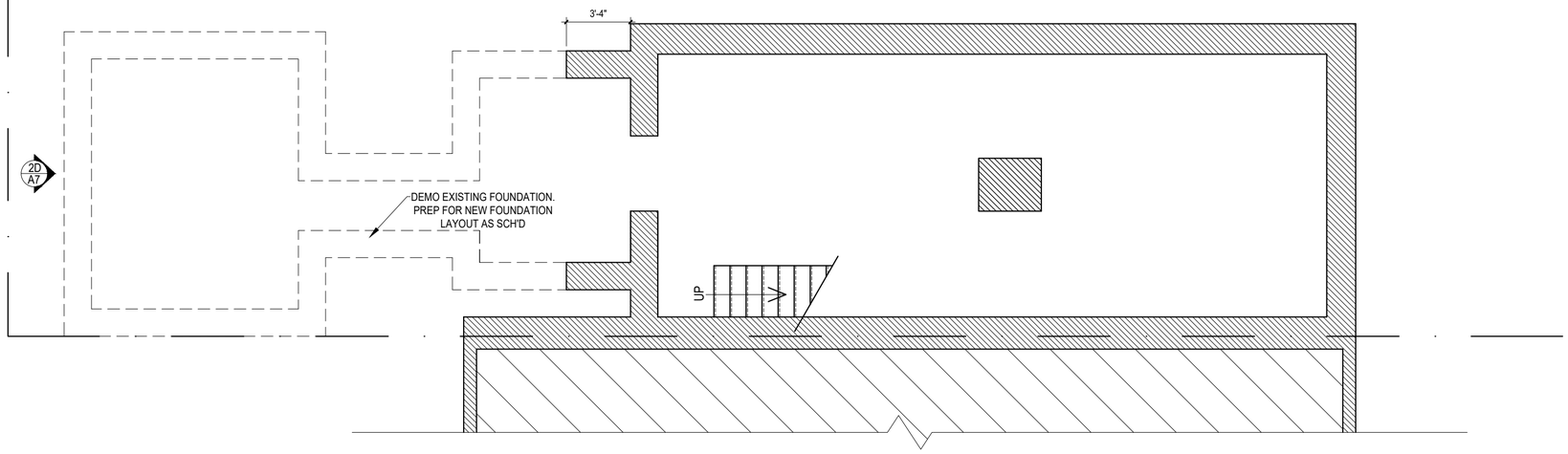
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G002
SITE PLAN

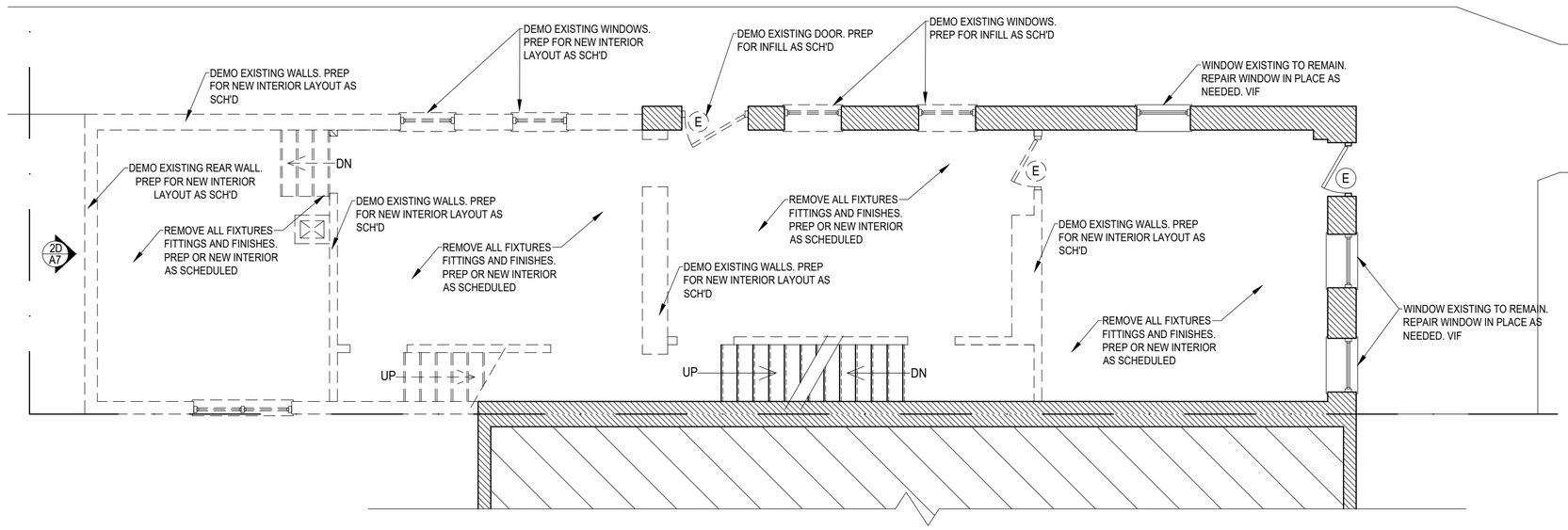
1521 HOMESTEAD STREET
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B BASEMENT DEMO PLAN

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

0 1' 2' 3' 4' 5' 10'



1 FIRST FLOOR DEMO PLAN

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

0 1' 2' 3' 4' 5' 10'

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LEGEND

- NOT IN SCOPE
- EXISTING PARTITION TO REMAIN
- EXISTING PORCH
- SUBJECT PROPERTY LINE
- DEMOED PARTITION

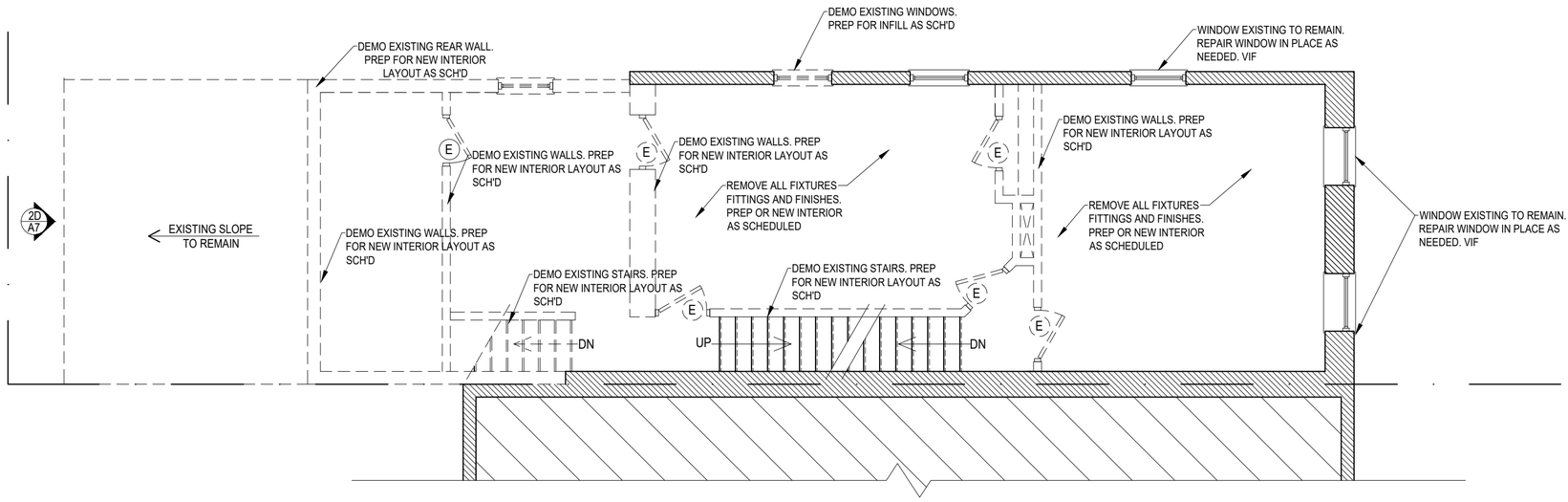
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- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE

- DOOR TYPE SYMBOL (36") DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.

AD001
DEMO FLOOR PLANS

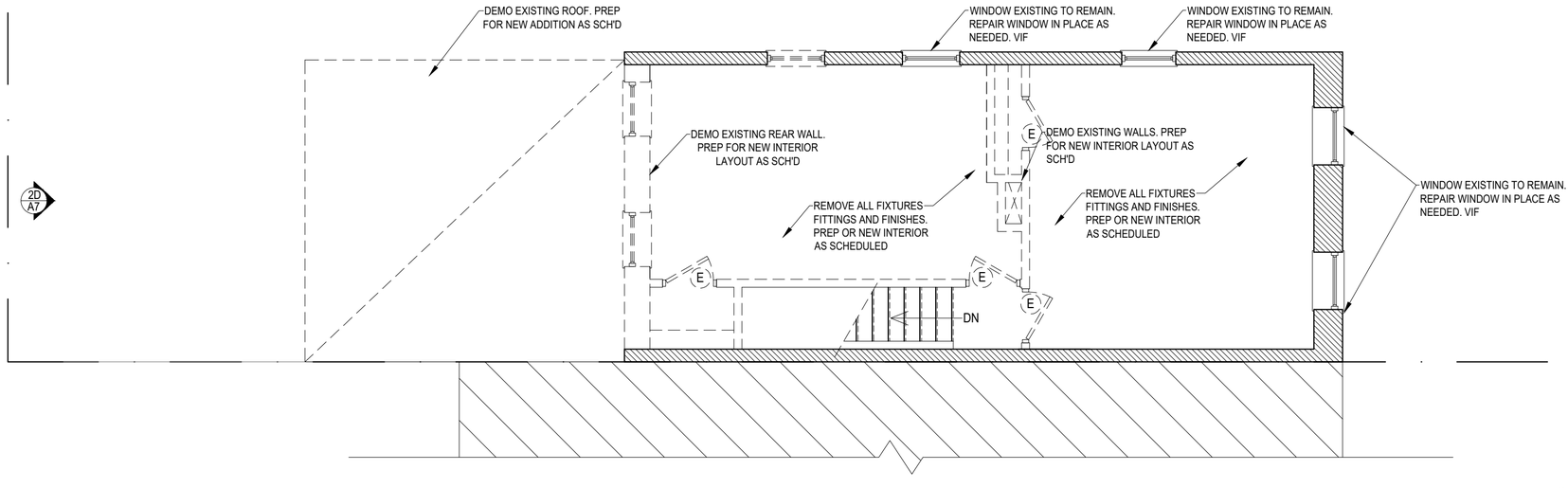
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2 SECOND FLOOR DEMO PLAN

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

0 1' 2' 3' 4' 5' 10'



3 THIRD FLOOR DEMO PLAN

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

0 1' 2' 3' 4' 5' 10'

LEGEND

- NOT IN SCOPE
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- EXISTING PORCH
- SUBJECT PROPERTY LINE
- DEMO FIRE DAMAGED FINISHES

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STATE OF MARYLAND ADAM S. CARBALLO I.D.# 15709 ARCHITECT

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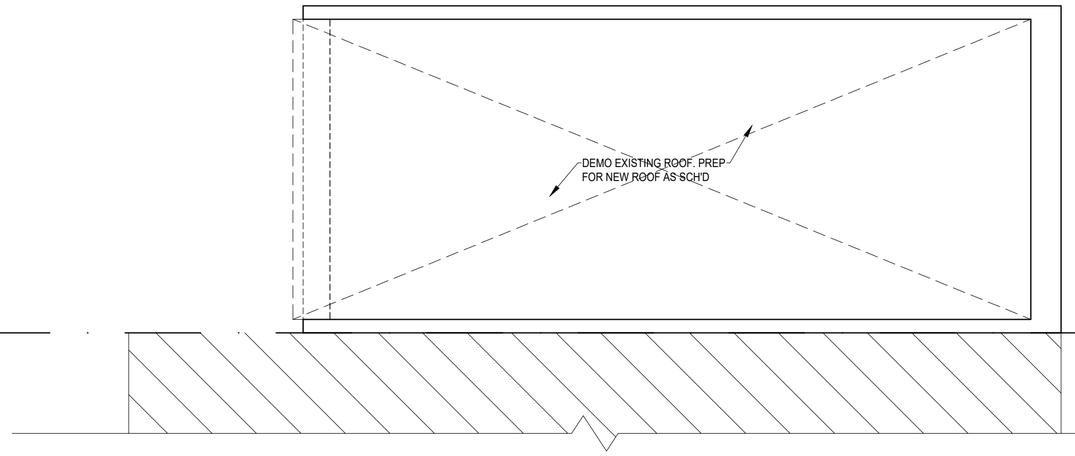
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AD002
DEMO FLOOR PLANS

1521 HOMESTEAD STREET
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R DEMO ROOF PLAN

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

1' 3' 5'
0 2' 4' 10'

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LEGEND

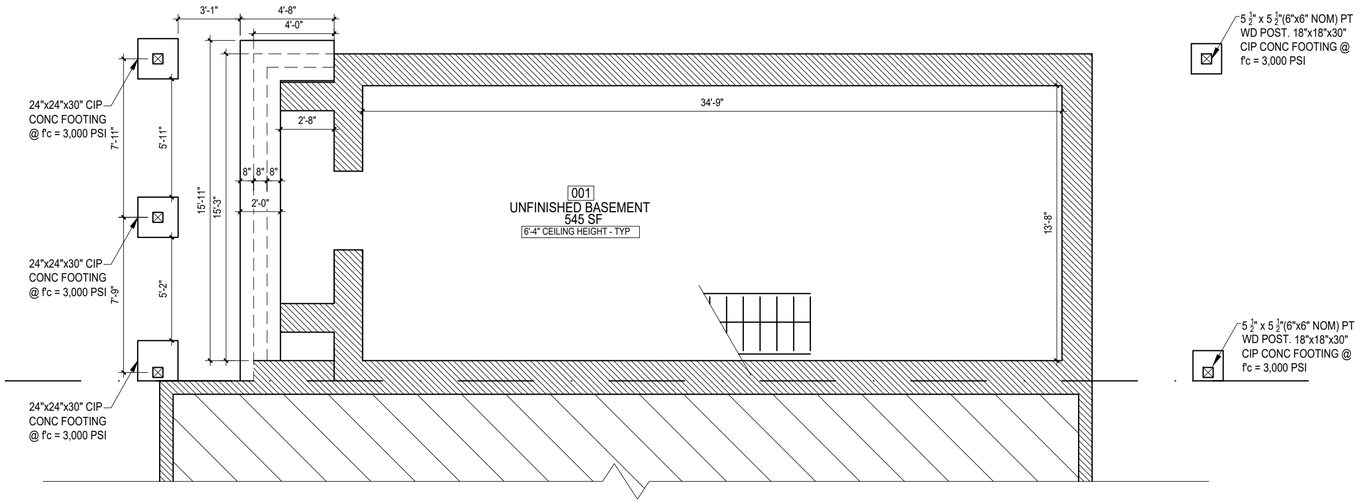
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- DEMO FIRE DAMAGED FINISHES

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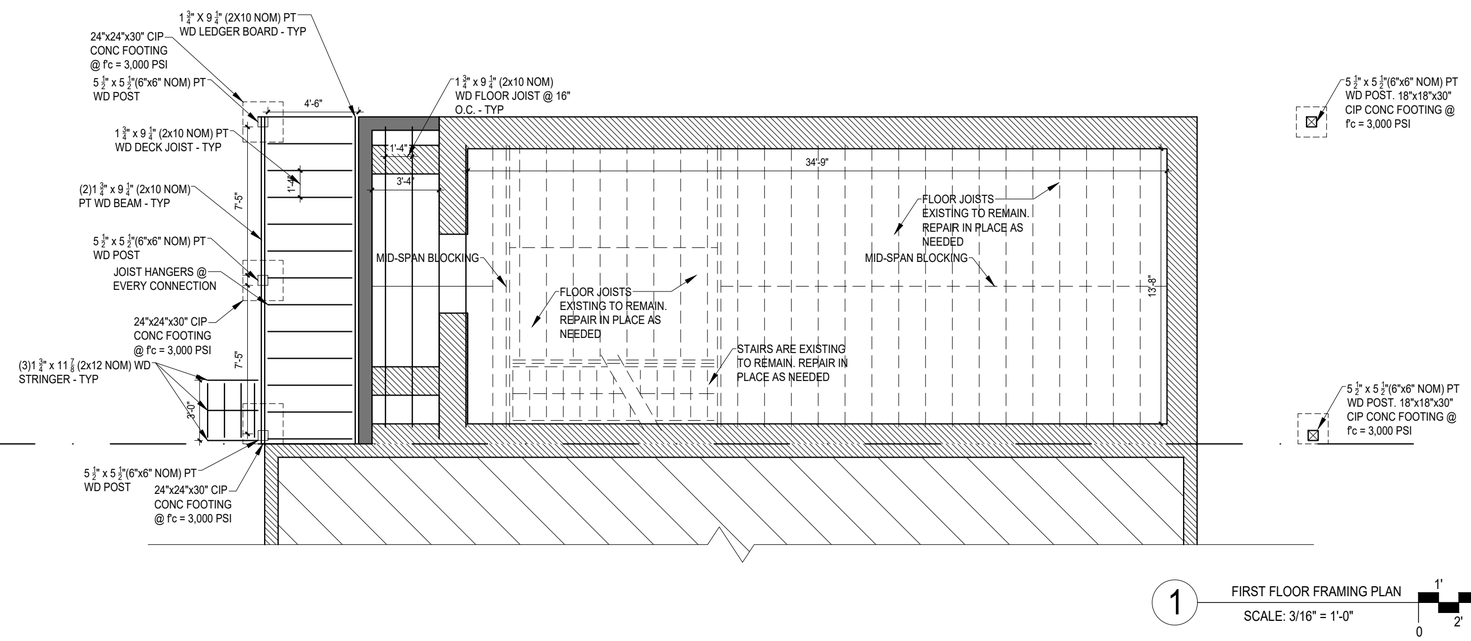
AD003
DEMO ROOF PLANS

1521 HOMESTEAD STREET
JOB #2024-465
JANUARY 2026



F FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

1' 3' 5'
0 2' 4' 10'



1 FIRST FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"

1' 3' 5'
0 2' 4' 10'

TYPICAL DOOR & WINDOW HEADER SCHEDULE
SPANS 0" to 36" = (3) 1-1/2" x 9-1/4" (2x10 nom) DIMENSIONAL LUMBER
SPANS 37" to 60" = (3) 1-1/2" x 11-1/4" (2x12 nom) DIMENSIONAL LUMBER
SPANS 61" to 96" = (3) 1-3/4" x 11-7/8" (2x12 nom) 2.0E MICROLAM LVL

LEGEND

NOT IN SCOPE

EXISTING PARTITION TO REMAIN

EXISTING PORCH

SUBJECT PROPERTY LINE

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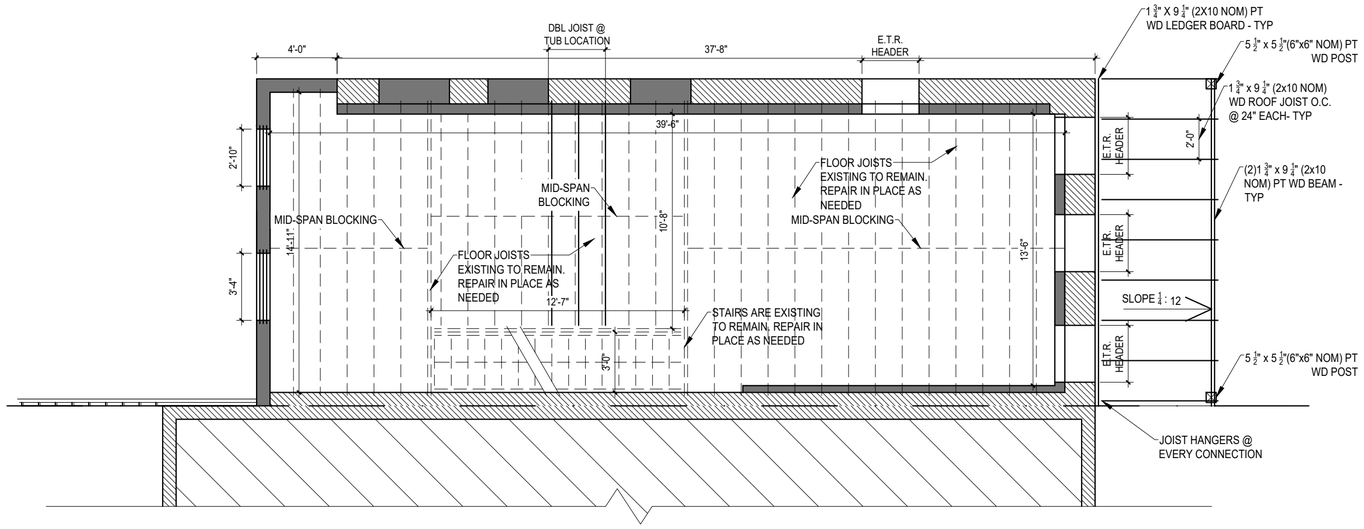
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OWNERSHIP INFO
GREATER BALTIMORE OIC
242 S MONASTERY AVE
UNIT 420
BALTIMORE MD 21229

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA ST. BALTIMORE, MD 21231
ADAM CARBALLO, ARCHITECT
MD LIC# 15709
443-963-1077

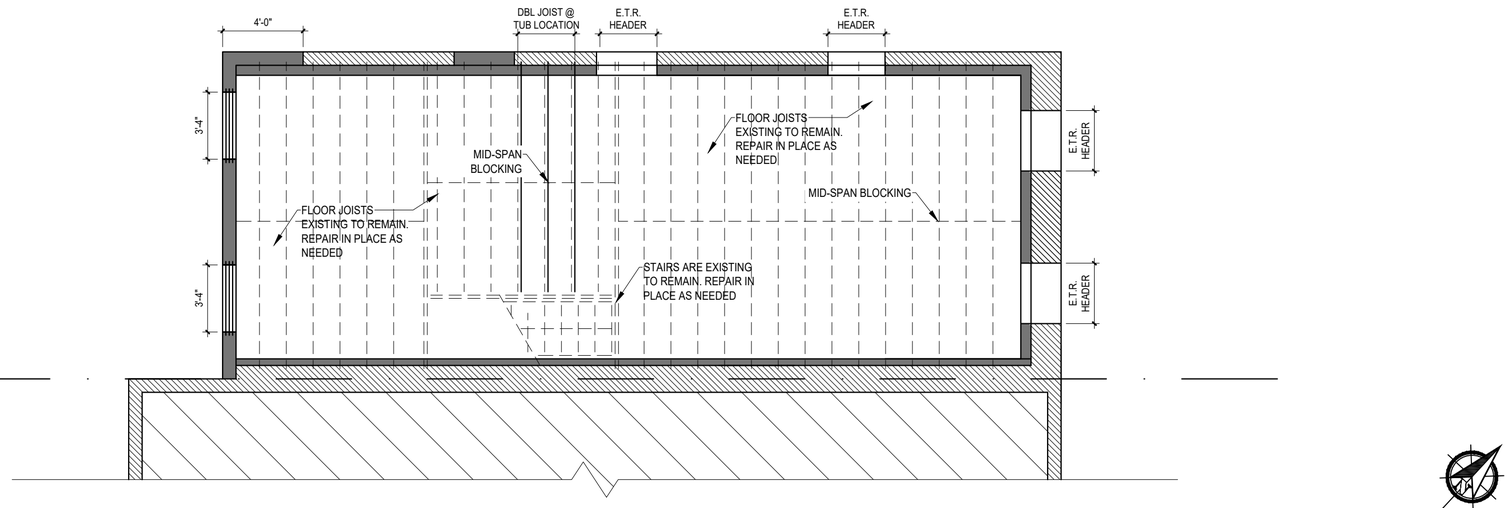
S001
FLOOR PLANS

1521 HOMESTEAD STREET
JOB #2024-465
JANUARY 2026



2 SECOND FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"

0 1' 2' 3' 4' 5' 10'



3 THIRD FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"

0 1' 2' 3' 4' 5' 10'

TYPICAL DOOR & WINDOW HEADER SCHEDULE
SPANS 0" to 36" = (3) 1-1/2" x 9-1/4" (2x10 nom) DIMENSIONAL LUMBER
SPANS 37" to 60" = (3) 1-1/2" x 11-1/4" (2x12 nom) DIMENSIONAL LUMBER
SPANS 61" to 96" = (3) 1-3/4" x 11-7/8" (2x12 nom) 2.0E MICROLAM LVL

LEGEND

- NOT IN SCOPE
- EXISTING PARTITION TO REMAIN
- EXISTING PORCH
- SUBJECT PROPERTY LINE

GENERAL NOTES

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- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE
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MD Lic # 15709.

STATE OF MARYLAND
ADAM S. CARBALLO
No. 15709
ARCHITECT

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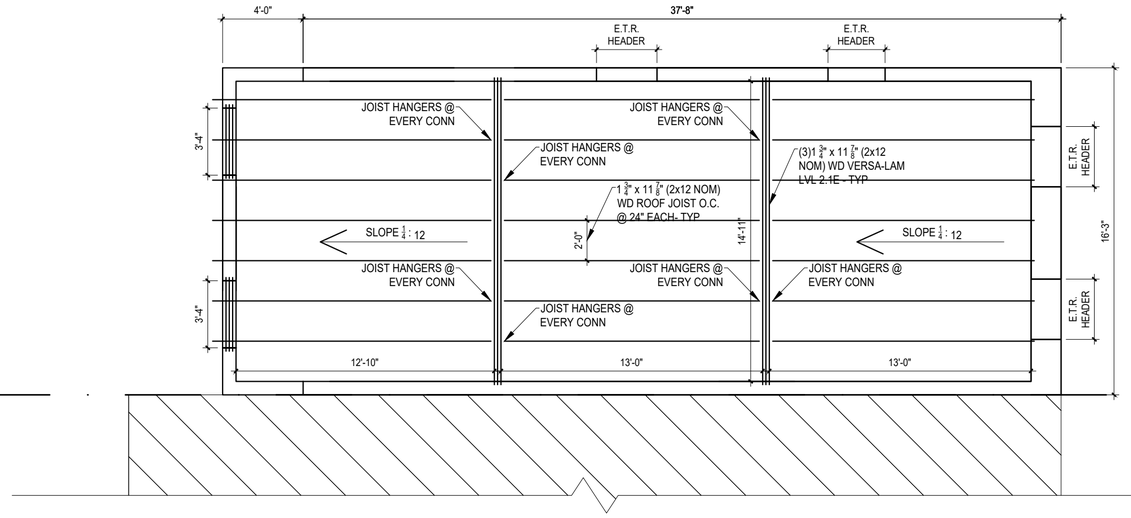
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MD LIC# 15709
443-963-1077

S002
FRAMING PLANS

1521 HOMESTEAD STREET
JOB #2024-465
JANUARY 2026



R ROOF FRAMING PLAN

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

1' 3' 5'

0 2' 4' 10'

TYPICAL DOOR & WINDOW HEADER SCHEDULE
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LEGEND

NOT IN SCOPE

EXISTING PARTITION TO REMAIN

EXISTING PORCH

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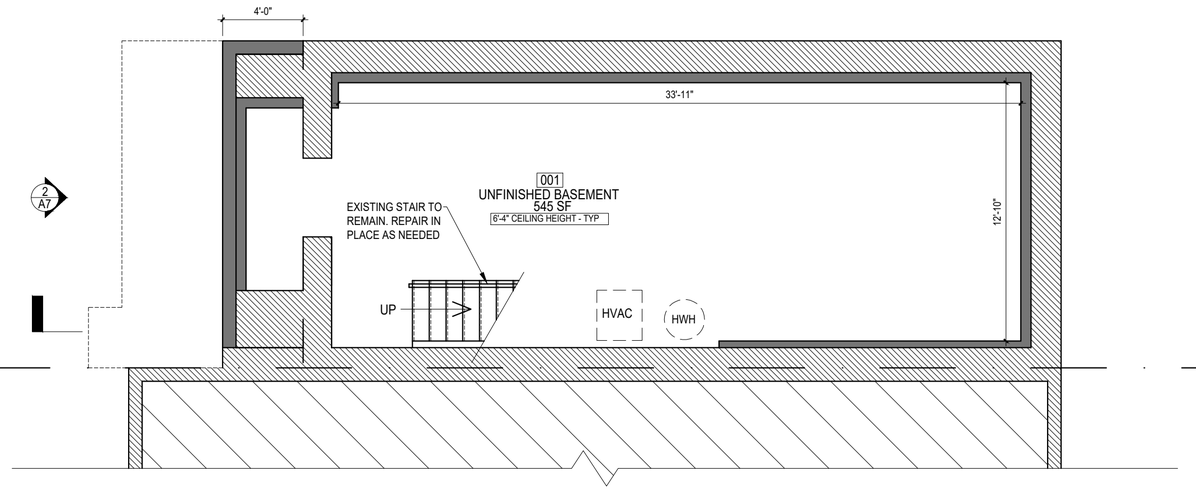
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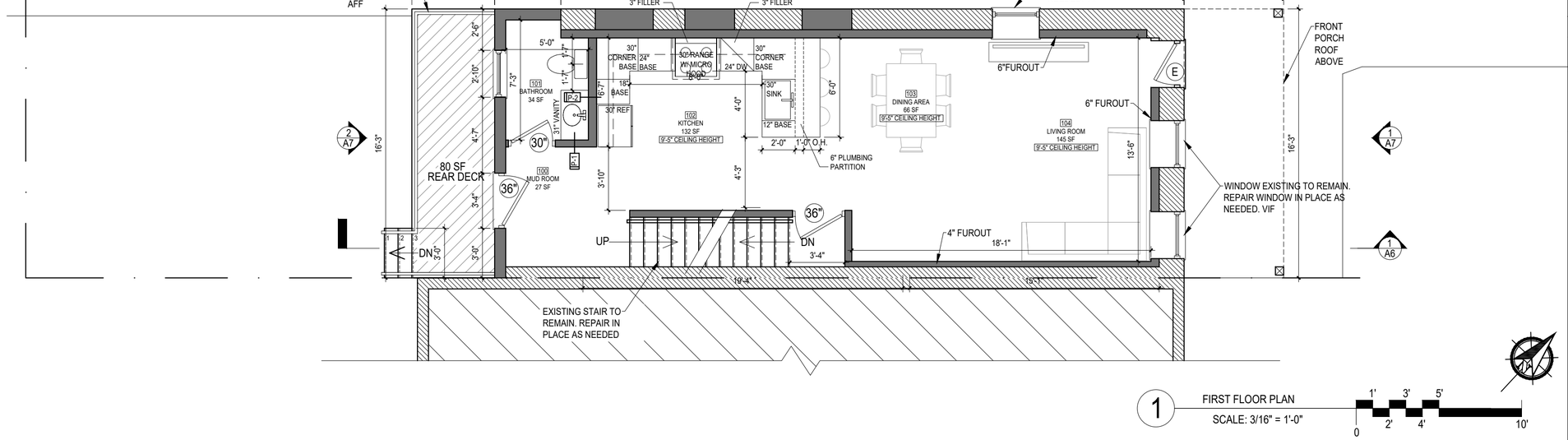
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MD LIC# 15709
443-963-1077

S003
FRAMING PLANS

1521 HOMESTEAD STREET
JOB #2024-465
JANUARY 2026



B BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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STATE OF MARYLAND
ADAM S. CARBALLO
ID# 15709
ARCHITECT

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LEGEND

NOT IN SCOPE

EXISTING PARTITION TO REMAIN

EXISTING PORCH

SUBJECT PROPERTY LINE

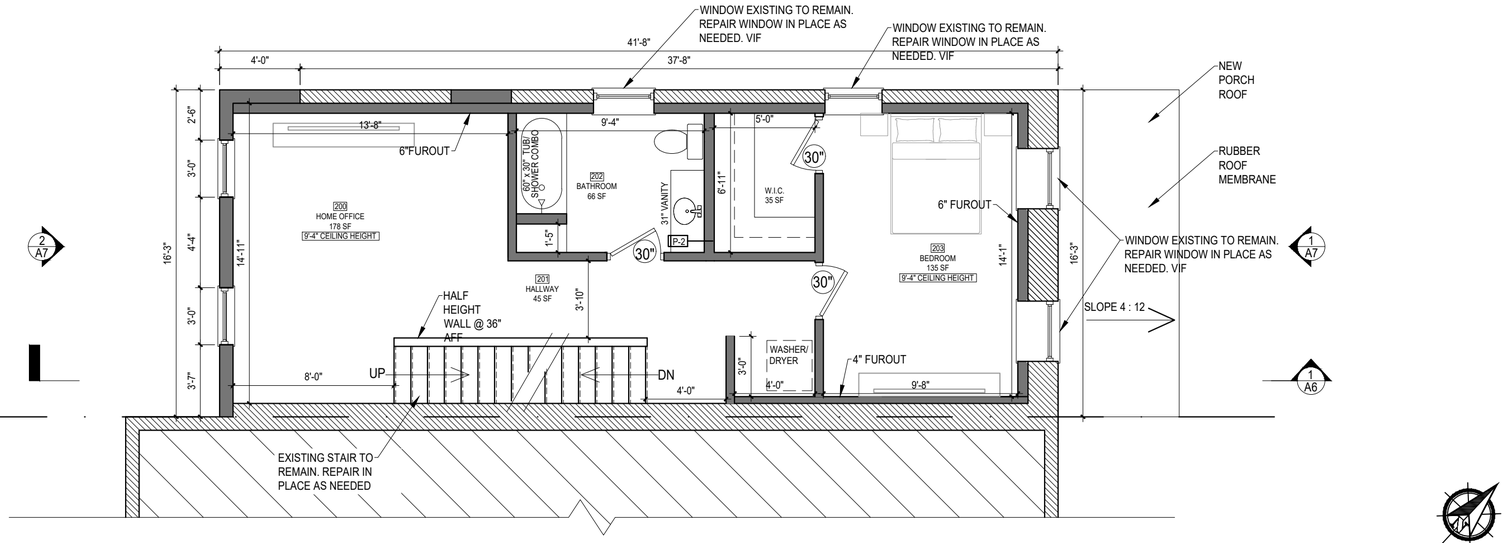
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A001
FLOOR PLANS

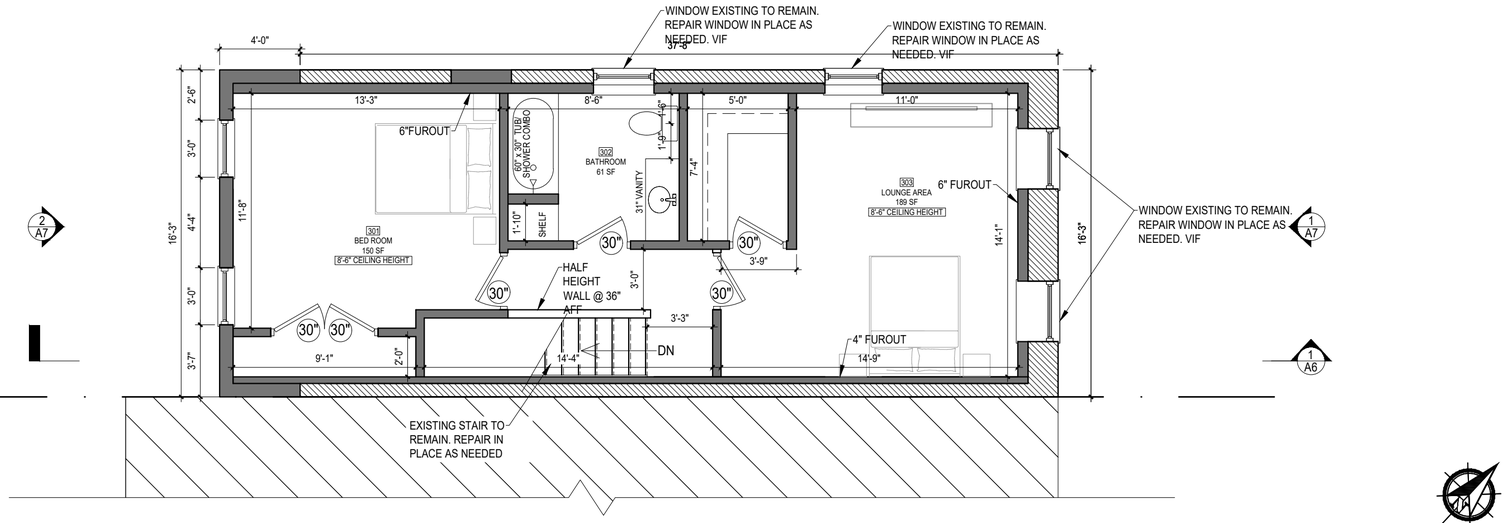
1521 HOMESTEAD STREET
JOB #2024-465
JANUARY 2026



2 SECOND FLOOR PLAN

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

1' 3' 5' 0 2' 4' 10'

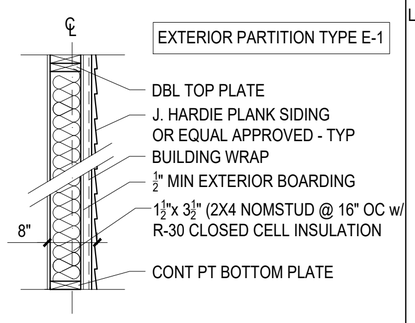


3 THIRD FLOOR PLAN

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

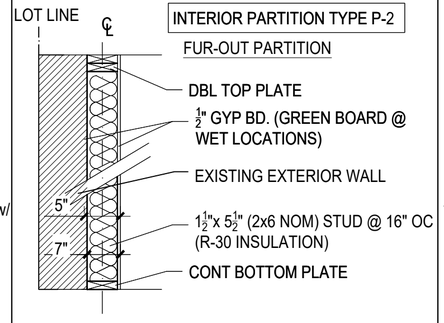
1' 3' 5' 0 2' 4' 10'

EXTERIOR PARTITION TYPE E-1

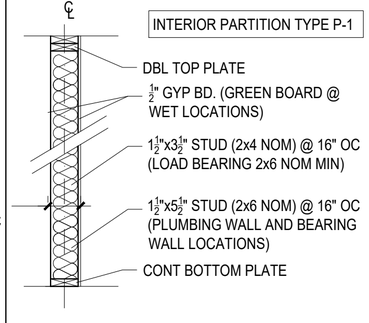


INTERIOR PARTITION TYPE P-2

FUR-OUT PARTITION



INTERIOR PARTITION TYPE P-1



LEGEND

NOT IN SCOPE

EXISTING PARTITION TO REMAIN

EXISTING PORCH

SUBJECT PROPERTY LINE

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STATE OF MARYLAND ADAM S. CARBALLO ID# 15709 ARCHITECT

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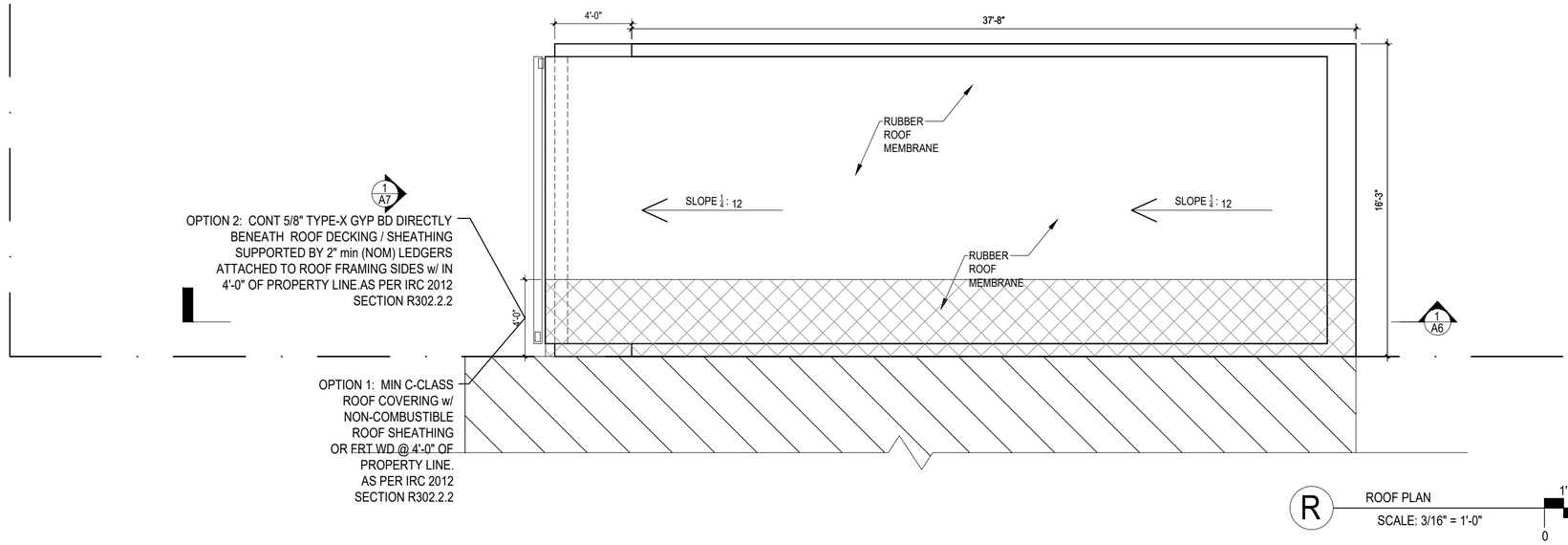
OWNERSHIP INFO

GREATER BALTIMORE OIC
242 S MONASTERY AVE
UNIT 420
BALTIMORE MD 21229

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA ST. BALTIMORE, MD 21231
ADAM CARBALLO, ARCHITECT
MD LIC# 15709
443-963-1077

A002
FLOOR PLANS

1521 HOMESTEAD STREET
JOB #2024-465
JANUARY 2026



R ROOF PLAN

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

0 1' 2' 3' 4' 5' 10'

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ADAM CARBALLO, ARCHITECT
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443-963-1077

LEGEND

NOT IN SCOPE

EXISTING PARTITION TO REMAIN

EXISTING PORCH

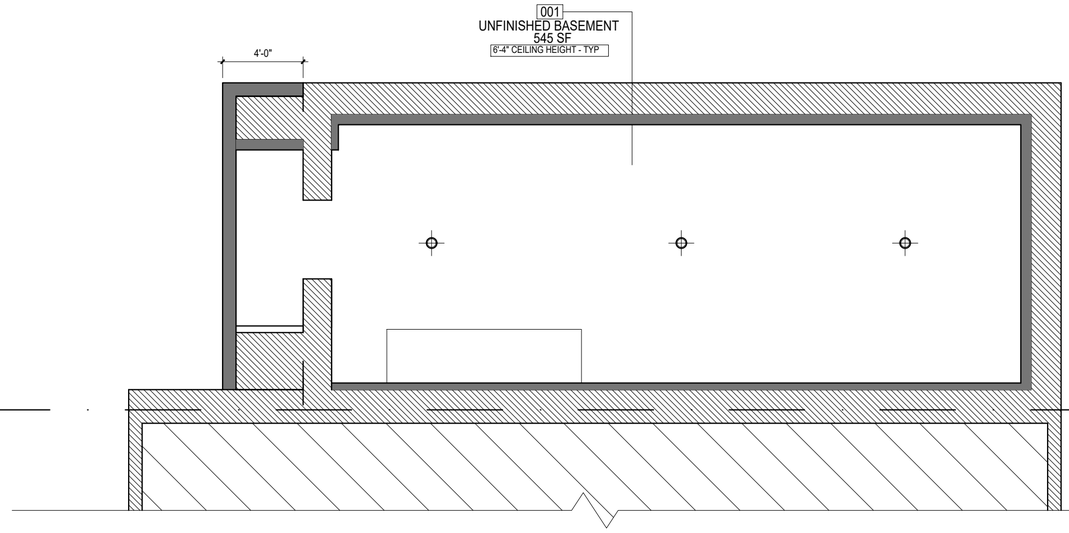
SUBJECT PROPERTY LINE

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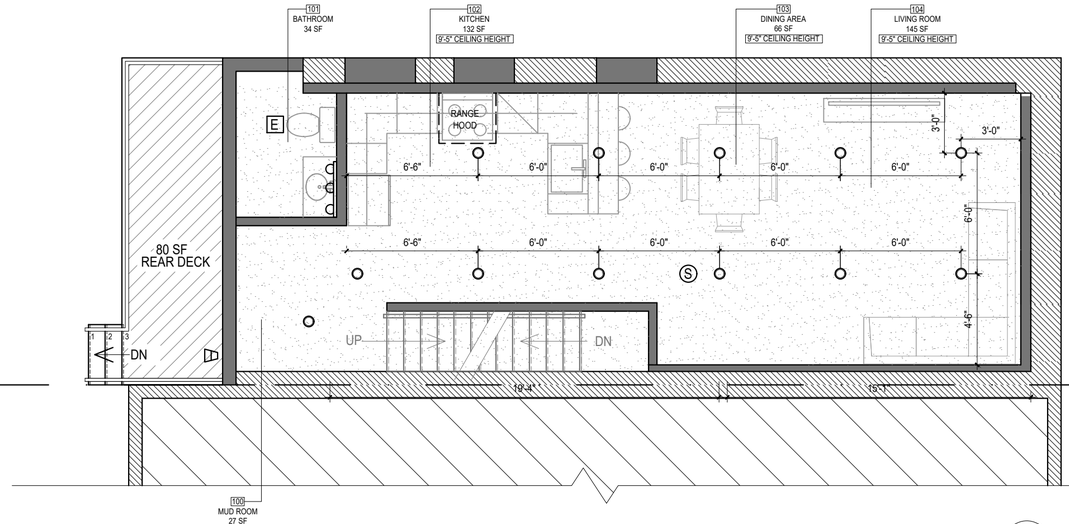
A003
FLOOR PLANS

1521 HOMESTEAD STREET
JOB #2024-465
JANUARY 2026



B BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"

1' 3' 5'
0 2' 4' 10'



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

1' 3' 5'
0 2' 4' 10'

LEGEND

- 52" CEILING FAN W/ LIGHT
- 4" RECESSED CANLESS DOWNLIGHT
- SMOKE/CO DETECTOR
- EXHAUST FAN
- 3 LIGHT VANITY LIGHT
- SURFACE MOUNTED LIGHT
- EXTERIOR MOUNTED LIGHT
- NOT IN SCOPE
- EXISTING PARTITION
- NEW PARTITION
- GYP. BOARD CEILING

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I.D.# 15709
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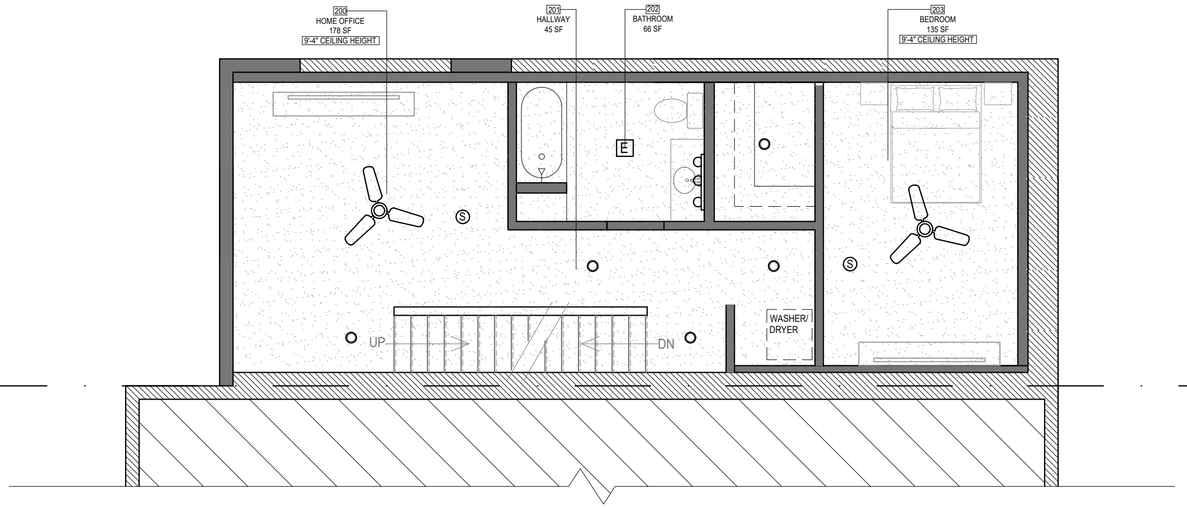
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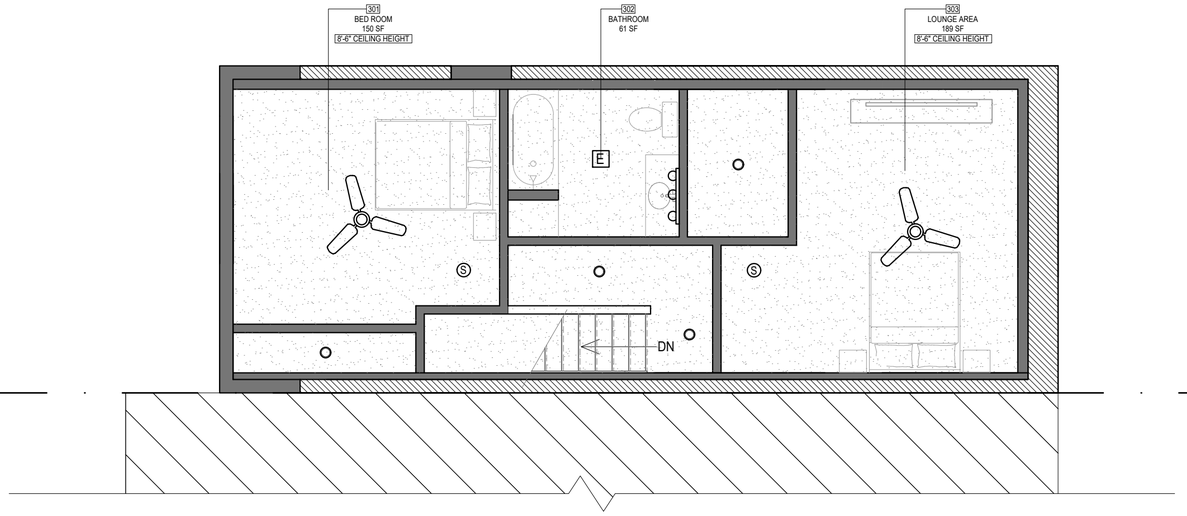
A004
RCP PLANS

1521 HOMESTEAD STREET
JOB #2024-465
JANUARY 2026



2 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

1' 3' 5'
0 2' 4' 10'



3 THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

1' 3' 5'
0 2' 4' 10'

LEGEND

52" CEILING FAN W/ LIGHT	NOT IN SCOPE
4" RECESSED CANLESS DOWNLIGHT	EXISTING PARTITION
SMOKE/CO DETECTOR	NEW PARTITION
EXHAUST FAN	GYP. BOARD CEILING
3 LIGHT VANITY LIGHT	

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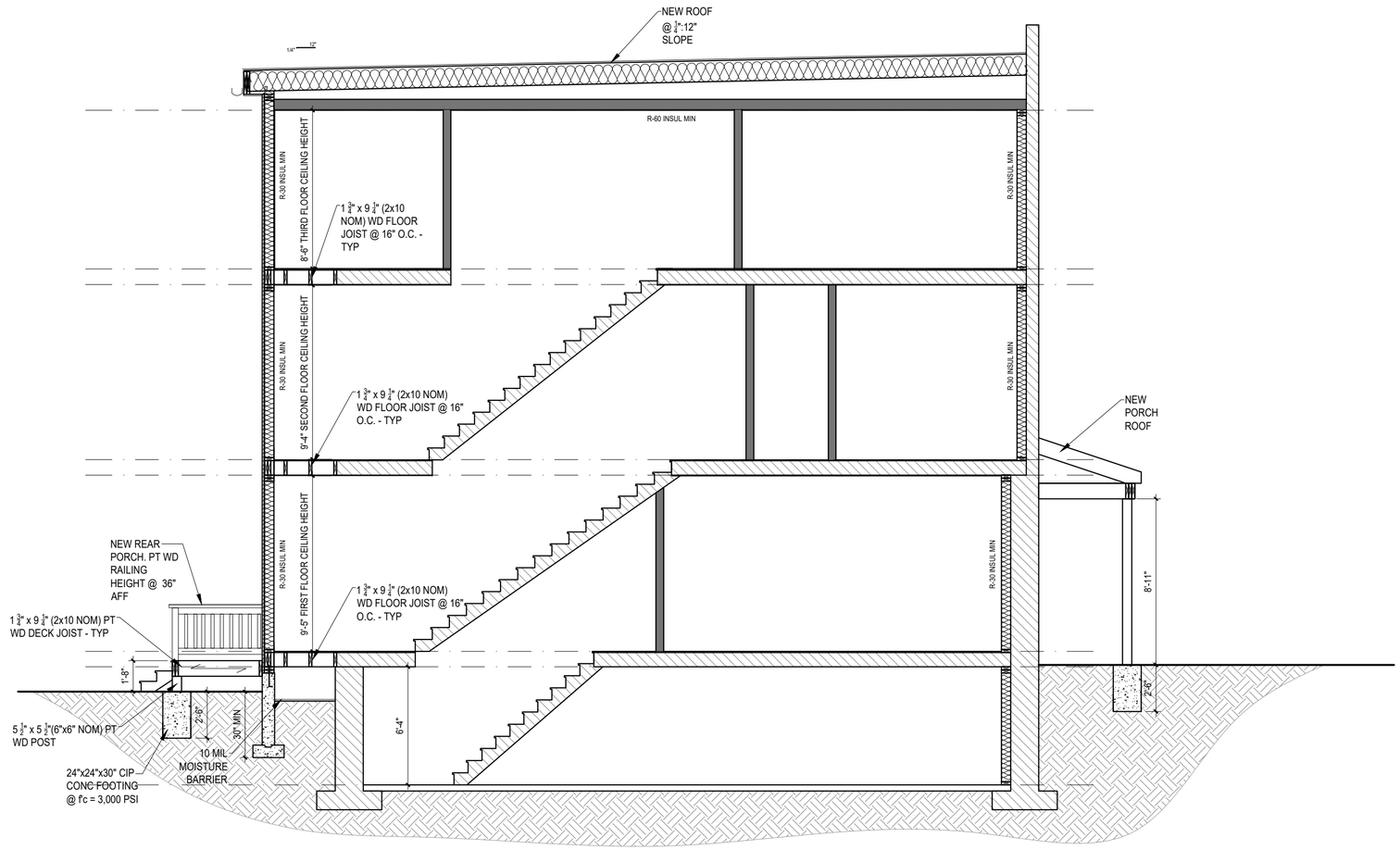
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A005
RCP PLANS

1521 HOMESTEAD STREET
JOB #2024-465
JANUARY 2026



1 SECTION
SCALE: 3/16" = 1'-0"

0 1' 2' 3' 4' 5' 10'

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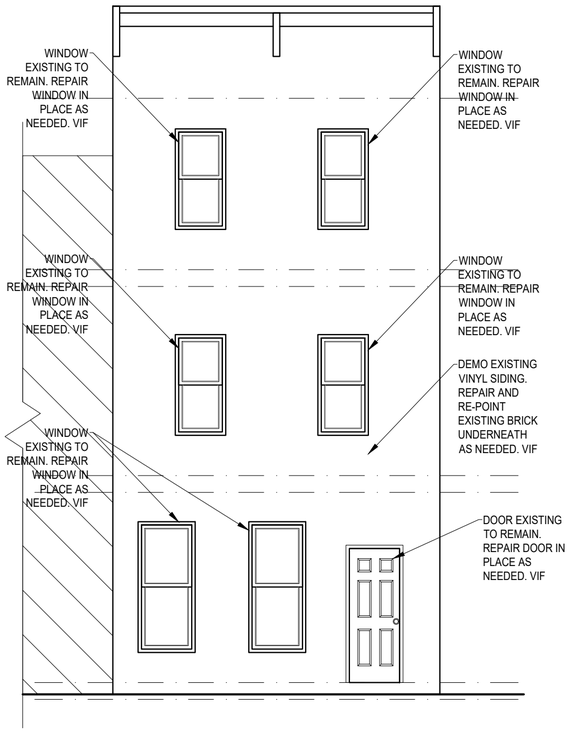
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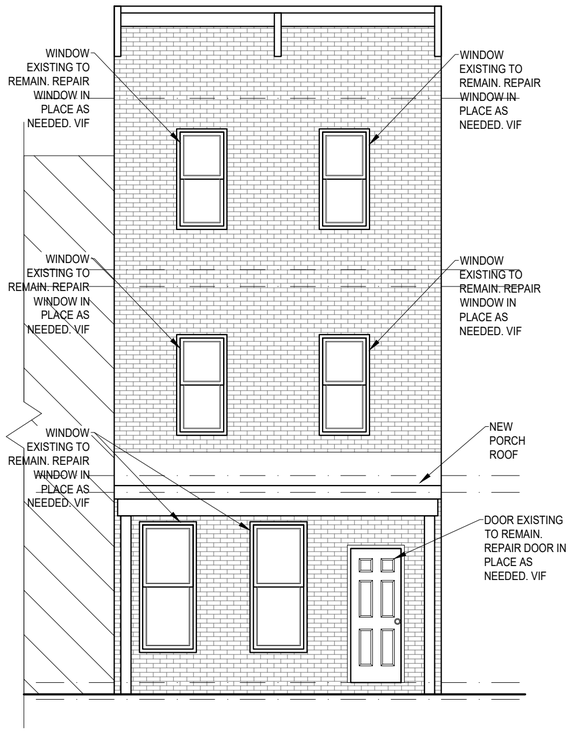
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A006
SECTION

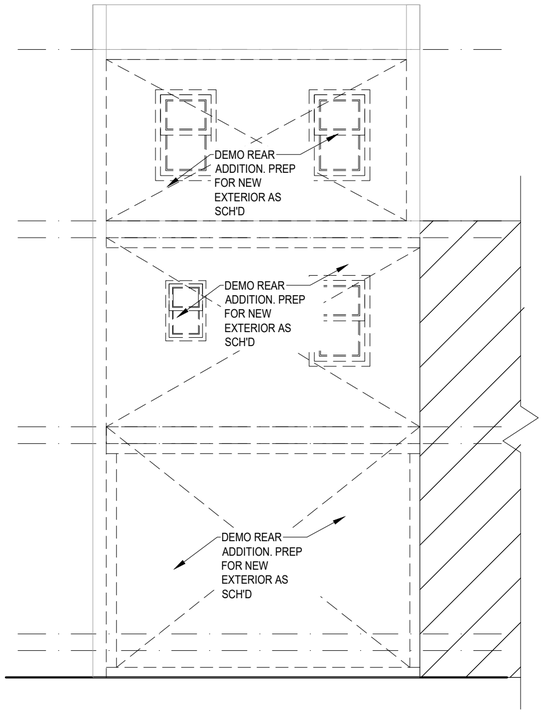
1521 HOMESTEAD STREET
JOB #2024-465
JANUARY 2026



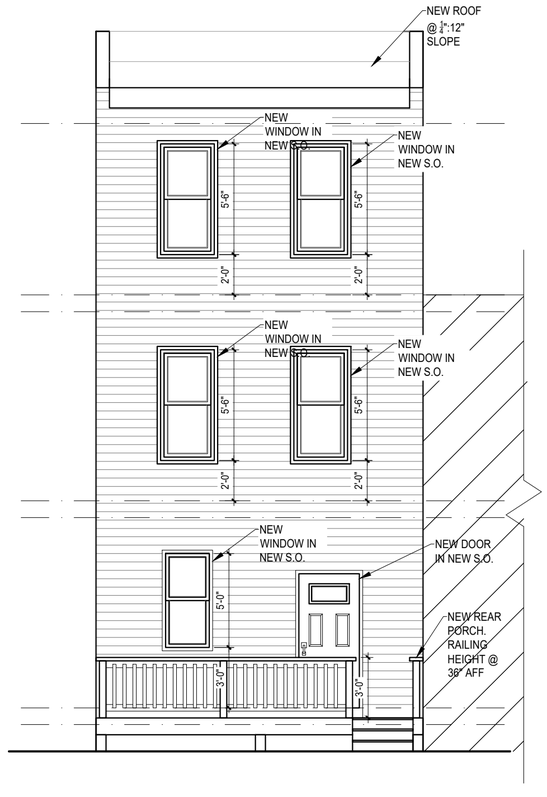
1D ELEVATION - DEMO
SCALE: 3/16" = 1'-0"



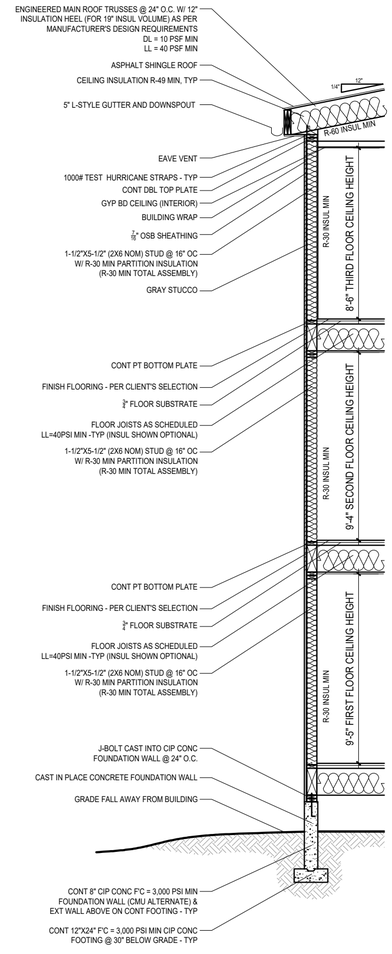
1 ELEVATION - PROPOSED
SCALE: 3/16" = 1'-0"



2D REAR ELEVATION - DEMO
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION - PROPOSED
SCALE: 3/16" = 1'-0"



1 WALL SECTION
NOT TO SCALE

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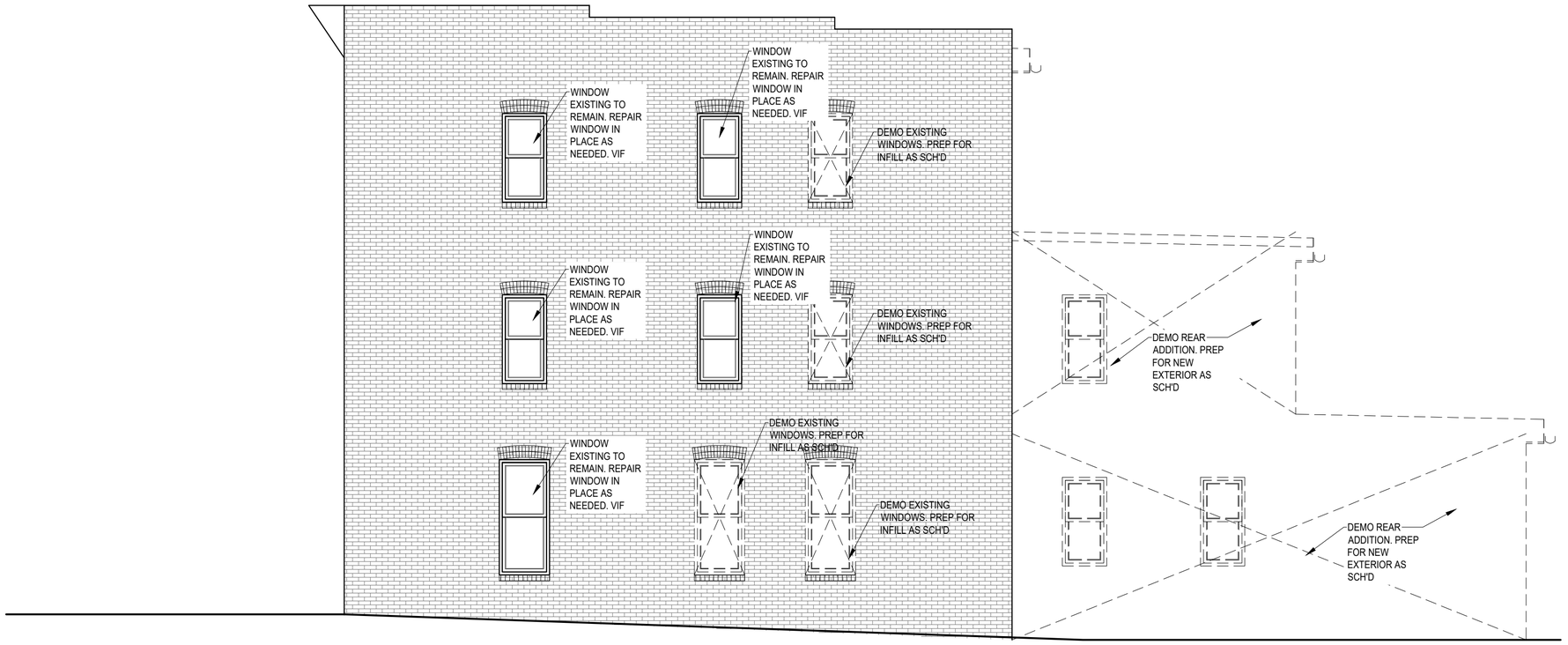
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OWNERSHIP INFO
GREATER BALTIMORE OIC
242 S MONASTERY AVE
UNIT 420
BALTIMORE MD 21229

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA ST. BALTIMORE, MD 21231
ADAM CARBALLO, ARCHITECT
MD LIC# 15709
443-963-1077

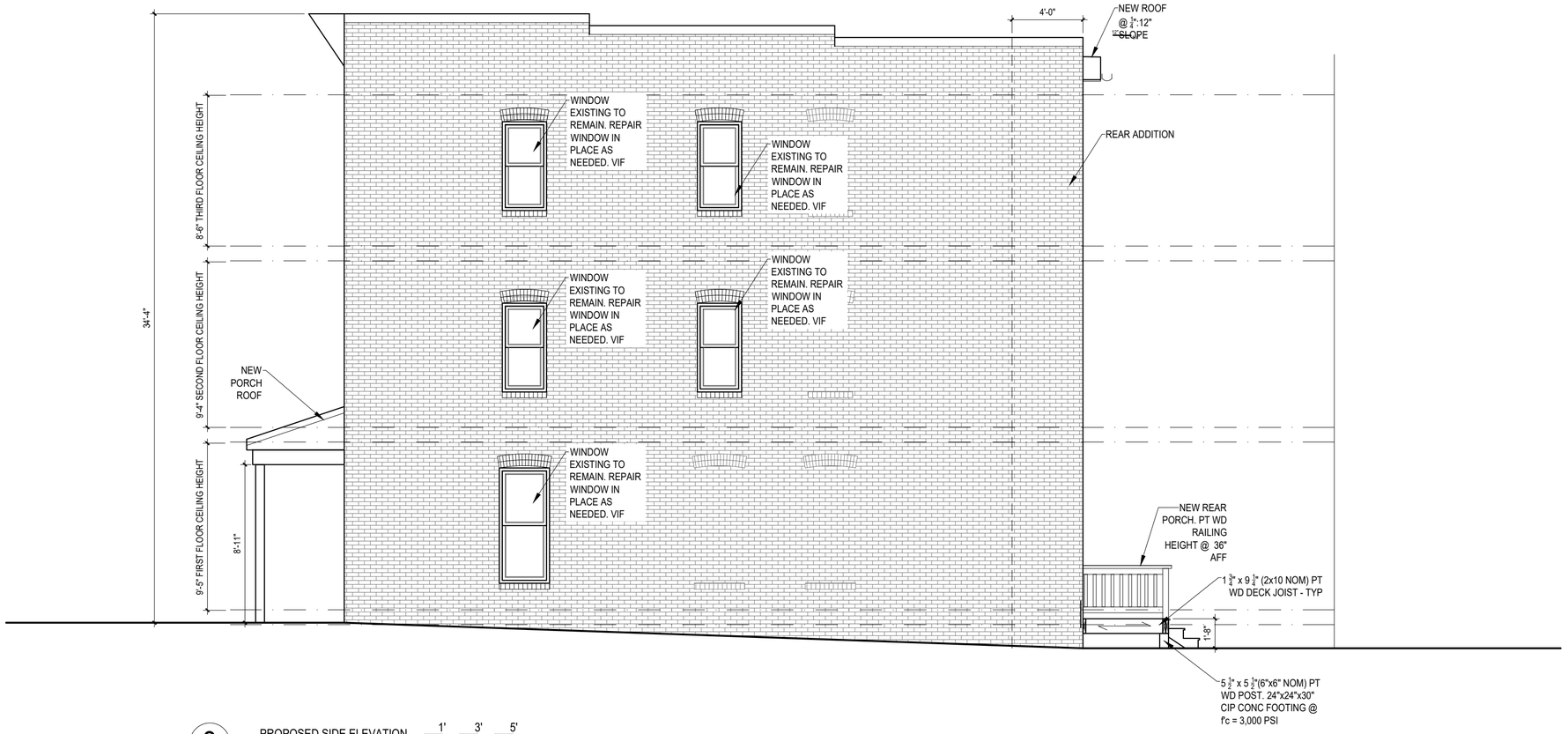
A007
ELEVATIONS

1521 HOMESTEAD STREET
JOB #2024-465
JANUARY 2026



3D SIDE ELEVATION - DEMO
SCALE: 3/16" = 1'-0"

1' 2' 3' 4' 5' 0 10'



3 PROPOSED SIDE ELEVATION
SCALE: 3/16" = 1'-0"

1' 2' 3' 4' 5' 0 10'

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. LICENSE NUMBER 15709. EXPIRATION DATE 3 / 27 / 2027.

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STATE OF MARYLAND
ADAM S. CARBALLO
15709
ARCHITECT

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A008
SIDE ELEVATIONS

1521 HOMESTEAD STREET
JOB #2024-465
JANUARY 2026

WINDOW SCHEDULE

FLOOR LEVEL	ROOM No.	LOCATION	WINDOW No.	OPENING		WINDOW TYPE	CONFIGURATION	MATERIAL	CORE
				W	H				
1ST FLOOR	101	BATH	1	30"	5'-0	DOUBLE HUNG	SINGLE	VINYL	SOLID
2ND FLOOR	200	HOME OFFICE	2	36"	5'-6"	DOUBLE HUNG	SINGLE	VINYL	SOLID
2ND FLOOR	200	HOME OFFICE	3	36"	5'-6"	DOUBLE HUNG	SINGLE	VINYL	SOLID
3RD FLOOR	301	BEDROOM	4	36"	5'-6"	DOUBLE HUNG	SINGLE	VINYL	SOLID
3RD FLOOR	301	BEDROOM	5	36"	5'-6"	DOUBLE HUNG	SINGLE	VINYL	SOLID

DOOR SCHEDULE

FLOOR LEVEL	ROOM No.	LOCATION	DOOR No.	OPENING		DOOR TYPE	CONFIGURATION	CORE	LOCKSET	NOTES
				W	H					
1ST FLOOR	100	MUDROOM	1	36"	6'-8"	ENTRY	SINGLE	SOLID WOOD	ENTRY (A)	
1ST FLOOR	101	BATHROOM	2	30"	6'-8"	PRIVACY	SINGLE	HOLLOW WOOD	PRIVACY (C)	
1ST FLOOR	102	KITCHEN	3	36"	6'-8"	ENTRY	SINGLE	HOLLOW WOOD	ENTRY (A)	
2ND FLOOR	202	BATHROOM	4	30"	6'-8"	PRIVACY	SINGLE	HOLLOW WOOD	PRIVACY (C)	
2ND FLOOR	203	BEDROOM	5	30"	6'-8"	PRIVACY	SINGLE	HOLLOW WOOD	PRIVACY (C)	
2ND FLOOR	203	BEDROOM	6	30"	6'-8"	CLOSET	SINGLE	HOLLOW WOOD	STORAGE (B)	
3RD FLOOR	301	BEDROOM	7	30"	6'-8"	CLOSET	DOUBLE	HOLLOW WOOD	STORAGE (B)	
3RD FLOOR	301	BEDROOM	8	30"	6'-8"	PRIVACY	SINGLE	HOLLOW WOOD	PRIVACY (C)	
3RD FLOOR	302	BATHROOM	9	30"	6'-8"	PRIVACY	SINGLE	HOLLOW WOOD	PRIVACY (C)	
3RD FLOOR	303	BEDROOM	10	30"	6'-8"	PRIVACY	SINGLE	HOLLOW WOOD	PRIVACY (C)	
3RD FLOOR	303	BEDROOM	11	30"	6'-8"	CLOSET	SINGLE	HOLLOW WOOD	STORAGE (B)	

NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DOOR AND HARDWARE SIZES AND ORIENTATIONS IN THE FIELD PRIOR TO ORDERING PRODUCT, FIXTURES OR FITTINGS.
IF A CONFLICT IS PRESENT, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION PRIOR TO ORDERING PRODUCT, FIXTURES, OR FITTINGS.

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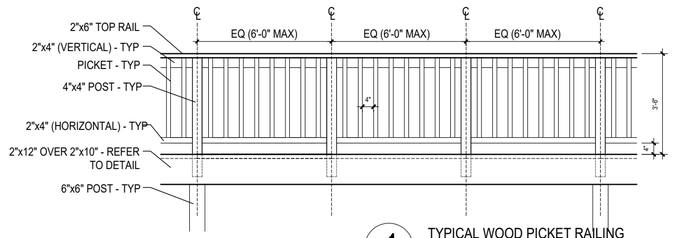
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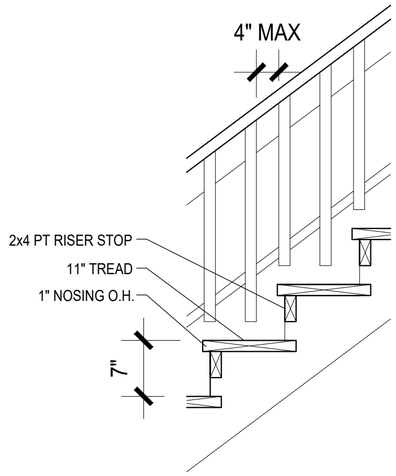
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A009
SCHEDULE AND DETAILS

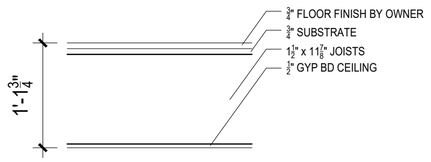
1521 HOMESTEAD STREET
JOB #2024-465
JANUARY 2026



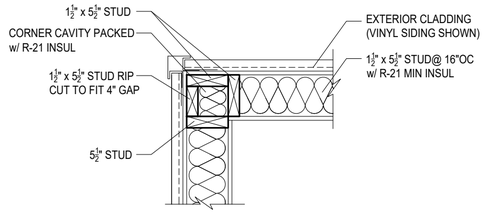
1 TYPICAL WOOD PICKET RAILING



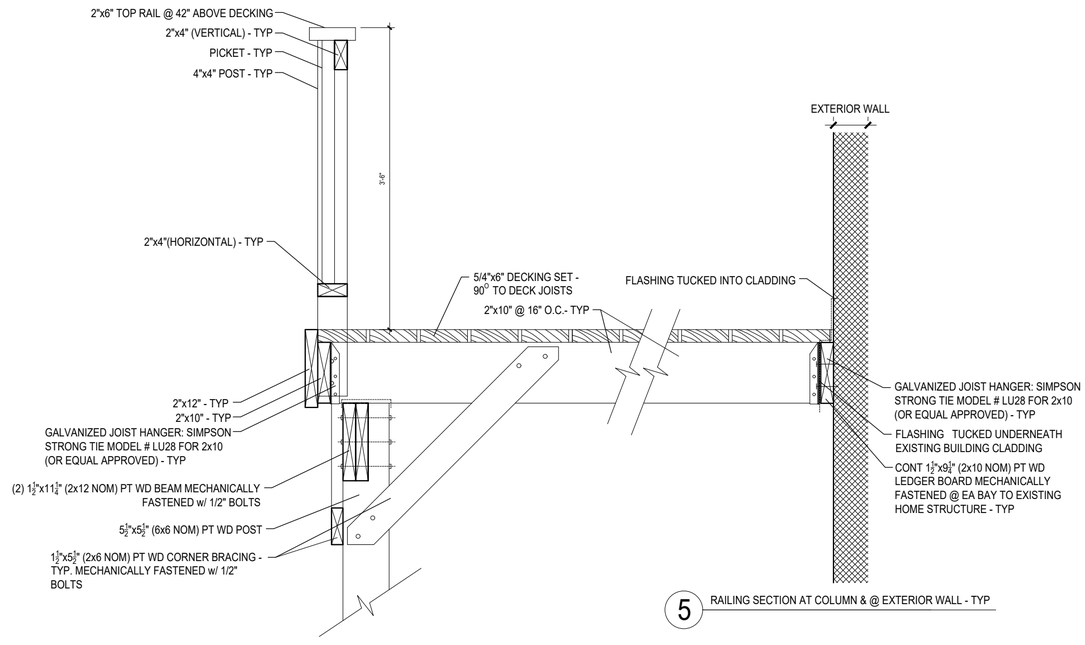
4 STAIR SECTION DETAIL



2 TYP FLOOR BUILD UP
SCALE: 1" = 1'-0"



3 TYP CORNER FRAMING DETAIL
SCALE: 1" = 1'-0"



5 RAILING SECTION AT COLUMN & @ EXTERIOR WALL - TYP

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A010
DETAILS

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