1712 HOMESTEAD STREET, BALTIMORE, MD 21218

COMPLETE RENOVATION TO SINGLE-FAMILY ROWHOME

2021 IECC CODE COMPLIANCE

R301.1 CLIMATE ZONE 4A

R401.2 APPLICATION:
RESIDENTIAL BUILDINGS SHALL COMPLY WITH SECTION R401.2.5 AND EITHER SECTIONS R401.2.1, R401.2.2, R401.2.3, OR R401.2.4.

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

R402.1.2 WINDOW U-VALUE / SHGC .30 (U-VALUE) .40 (SHGC)

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

R402.1.3 WOOD FRAME WALL:
R-30 OR R-20 PLUS R5 CONT INSUL OR R-13 PLUS R-10 CONT INSUL OR 0 PLUS R-20 CONT INSUL

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

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

R402.1.3 FLOOR INSULATION OVER UNCONDITIONED SPACE = R-19 BATT INSUL

R402.2.10 SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE:
R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 4'-0" HORT / VERT.

R402.2.4 ATTIC ACCESS:
ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-60

R402.4 BUILDING THERMAL ENVELOPE (AIR LEAKAGE) EXTERIOR WALLS AND
PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2021 IECC
WITH CAULK, GASKETS, WEATHER STRIPPING OR AN AIR BARRIER OF
SUITABLE MATERIAL. SEALING METHODS BETWEEN DISSIMILAR MATERIALS
SHALL ALLOW SEALING FOR DIFFERTIAL EXPANSION AND CONTRACTION.

R402.4.1.2 BUILDING ENVELOPE TIGHTNESS TEST:
BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR
LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THRU 8.
TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827
WITH (BLOWER DOOR) AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS).
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 CODE OFFICAL.

R402.4.2 FIREPLACES: NEW WOOD BURNING FIREPLACES WILL HAVE TIGHT-FITTING
FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR. WHEN USING TIGHT-FITTING
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 OPENING 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.

R402.4.5 RECESSED LIGHTING: RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOP
SHALL BE SEALED TO THE LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.

R403.1 CONTROLS (THERMOSTATS): NOT LESS THAN ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPERATE
HEATING AND COOLING SYSTEM.
PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING
SYSTEM AS PER 2021 IECC SECTION 403.1.1.

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

R403.3.4 DUCT SEALING ALL DUCT, AIR HANDLERS, FILTER BOXES WILL BE SEALED.
JOINTS AND SEAMS WILL COMPLY WITH WITH EITHER THE IMC OR 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

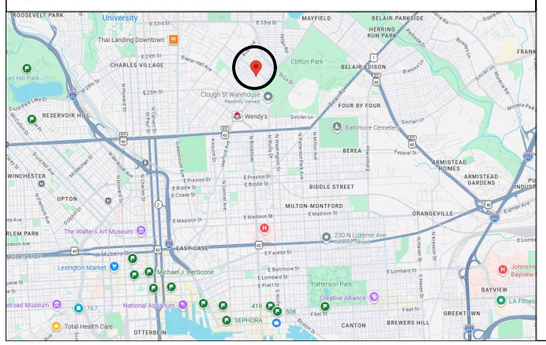
R403.6 MECHANICAL VENTILATION
THE BUILDINGS COMPLYING WITH SECTION R402.4.1 SHALL BE PROVIDED WITH VENTILATION THAT
COMPLIES WITH THE REQUIREMENTS OF SECTION M1505 OF THE IRC OR IMC, AS APPLICABLE, OR WITH
OTHER APPROVED MEANS OF VENTILATION.

R403.6.2 WHOLE-DWELLING MECHANICAL VENTILATION SYSTEM FAN EFFICACY TO COMPLY WITH
TABLE R403.6.2 AT ON OR MORE RATING POINTS.

R403.7 EQUIPMENT SIZING SHALL COMPLY WITH R403.7

R404.1 LIGHTING EQUIPMENT
ALL PERMENANTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING
FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES

LOCATION MAP



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.

APPLICABLE CODES

BUILDING, FIRE, AND RELATED CODES OF BALTIMORE CITY:

- Maryland Building Performance Standards / APRIL 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 BASEMENT PLAN
AD002	DEMO FIRST FLOOR PLAN
AD003	DEMO SECOND FLOOR PLAN
AD004	DEMO ROOF PLAN
S001	FOUNDATION PLAN
S002	FIRST FLOOR FRAMING PLAN
S003	SECOND FLOOR FRAMING PLAN
S004	ROOF FRAMING PLAN
A001	PROPOSED BASEMENT PLAN
A002	PROPOSED FIRST FLOOR PLAN
A003	PROPOSED SECOND FLOOR PLAN
A004	PROPOSED ROOF PLAN
A005	BASEMENT RCP
A006	FIRST FLOOR RCP
A007	SECOND FLOOR RCP
A008	BUILDING SECTION
A009	BUILDING ELEVATIONS
A010	BUILDING ELEVATIONS
A011	TYPICAL DETAILS
A012	DOOR SCHEDULE

*FINISH SCHEDULE PACKAGE

SCOPE OF WORK

RENOVATION TO EXISTING 2 STORY WITH BASEMENT, ATTACHED, SINGLE FAMILY ROWHOME. COMPLETE INTERIOR RENOVATION TO ALL 2 STORIES AND BASEMENT. RENOVATION TO FRONT PORCH. REMOVE REAR BUMP-OUT. REMOVE AND REPLACE REAR EXTERIOR WALL.

NO CHANGE TO BUILDING HEIGHT, STRUCTURE, SETBACKS, OR FOOTPRINT.

PROPERTY INFORMATION

1712 HOMESTEAD STREET
USE: RESIDENTIAL
PRINCIPAL RESIDENCE: NO
DEED REFERENCE: /07871/ 00227
MAP - 0009 / GRID - 0000 / PARCEL - 0000 / LOT - 043
SECTION - 16 / BLOCK - 4123
NEIGHBORHOOD - 9030256.03 / SUB-DIVISION - 0000
LEGAL DESCRIPTION - 13X90
PROPERTY LAND AREA - 1,170 SF
PRIMARY STRUCTURE BUILT - 1940
COUNTY USE: 11130
ZONING: R-6

LEGEND

NOT IN SCOPE

EXISTING BUILDINGS

EXISTING PARTITION

NORTH ARROW

000 ROOM TAG

SUBJECT PROPERTY LINE

NEIGHBORING PROPERTY LINE

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 BALTIMORE CITY AND THE STATE OF MARYLAND.
- INTERIOR FINISHES ARE CLIENT'S CHOICE
- 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.

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 (MD LAW STATUTE DESIGN. MD 3-4 # 15709)

STATE OF MARYLAND · JOHN S. CARBALLO · 15709 · ARCHITECT

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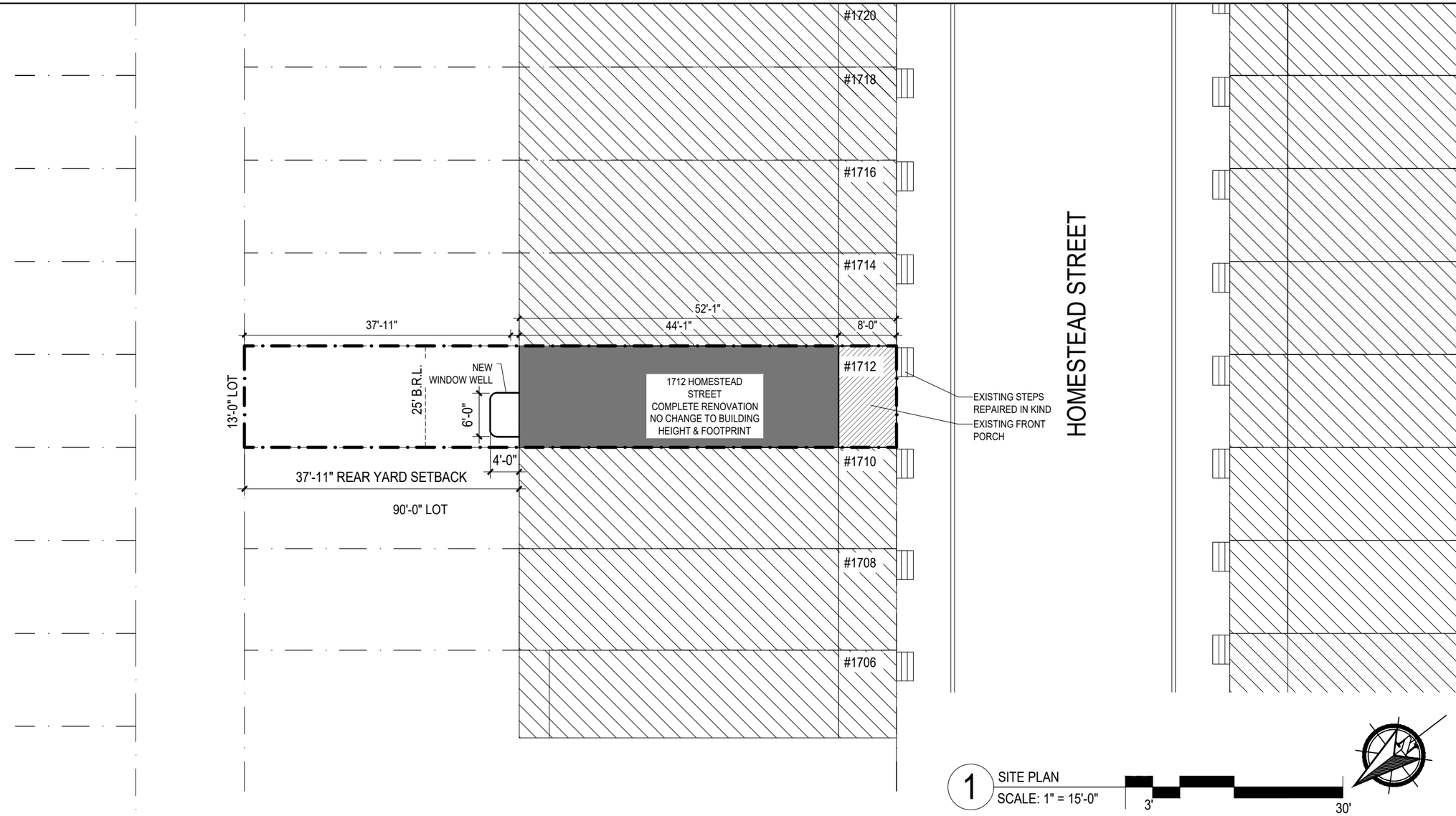
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OWNERSHIP INFO
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G001
TITLE SHEET

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026



1 SITE PLAN
SCALE: 1" = 15'-0"

3' 30'

LEGEND

- NOT IN SCOPE
- SUBJECT BUILDING TO BE RENOVATED
- EXISTING FRONT PORCH
- NEIGHBORING PROPERTY LINE
- SUBJECT PROPERTY LINE

REGULATION	EXISTING	ALLOWED/ REQUIRED	PROPOSED
ZONING DISTRICT	R-6		R-6
BUILDING HEIGHT	24'-0" E.T.R	-	24'-0" E.T.R
BUILDING FOOTPRINT	729 SF E.T.R. 13'-0" X 52'-1"	-	729 SF E.T.R. 13'-0" X 52'-1"
LOT SIZE	1,170 SF E.T.R. 13'-0" X 90'-0"	-	1,170 SF E.T.R. 13'-0" X 90'-0"
FLOOR AREA RATIO	-	-	-
LOT COVERAGE	E.T.R NO CHANGE	-	E.T.R NO CHANGE
FRONT YARD	N/A	0'-0"	N/A
SIDE YARD (L)	N/A	0'-0"	N/A
SIDE YARD (R)	N/A	0'-0"	N/A
REAR YARD	29-11"	25'-0"	37'-11"

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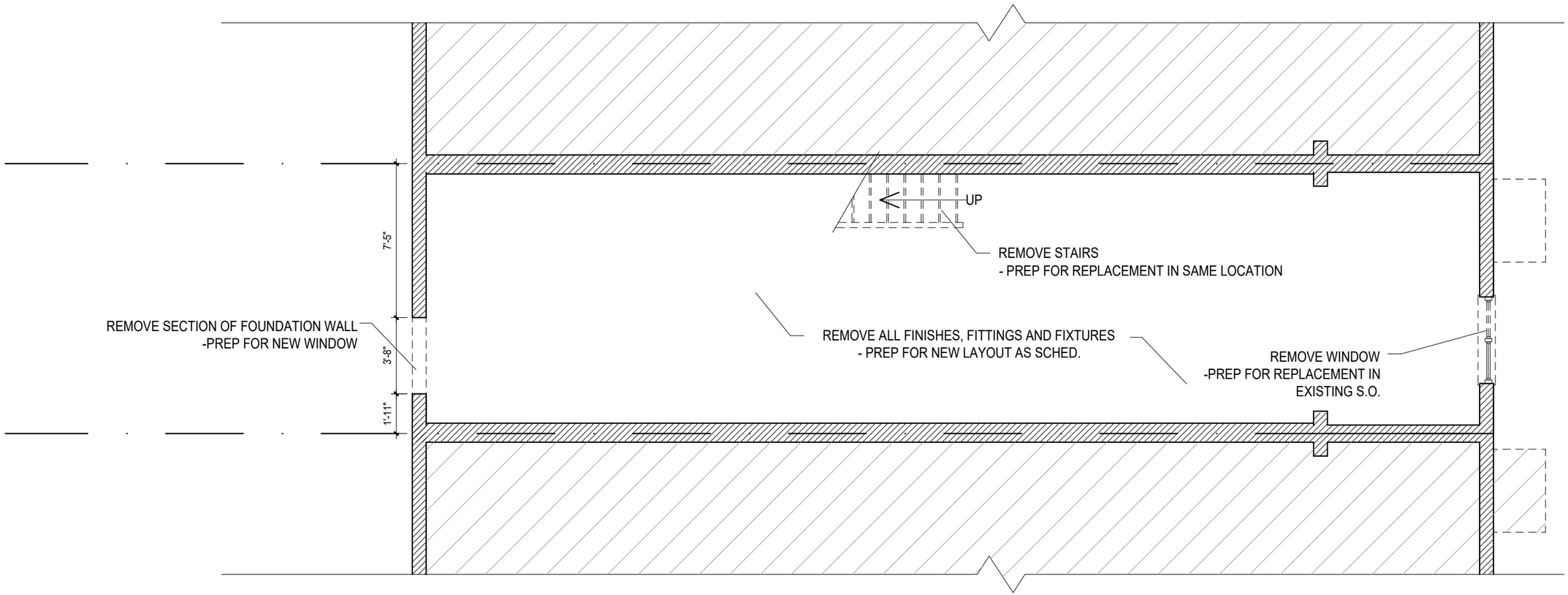
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G002
SITE PLAN

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026

PREP TO REPLACE ALL WINDOWS & DOORS AS NEEDED
- VERIFY IN FIELD



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

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

LEGEND

NOT IN SCOPE

EXISTING PARTITION

DEMO PARTITION

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
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- 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

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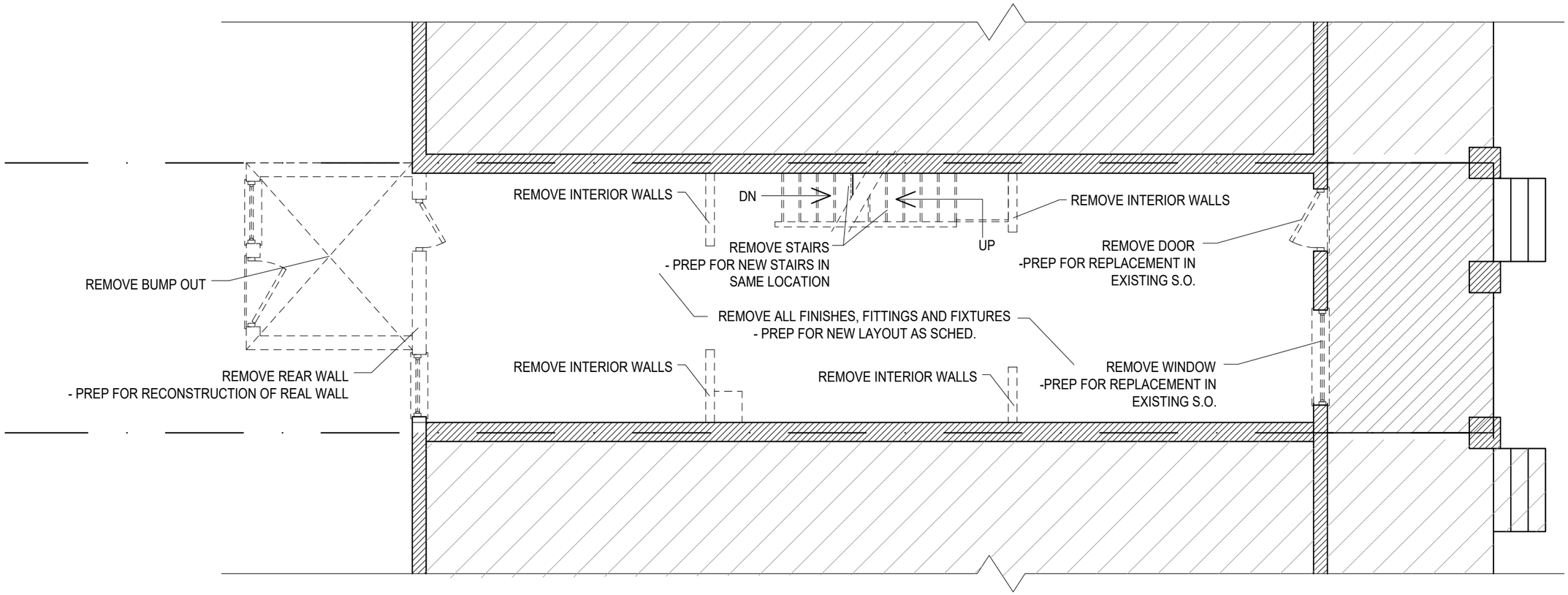
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AD001
BASEMENT DEMO PLAN

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026

PREP TO REPLACE ALL WINDOWS & DOORS AS NEEDED
- VERIFY IN FIELD



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

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

LEGEND

NOT IN SCOPE

EXISTING PARTITION

DEMO PARTITION

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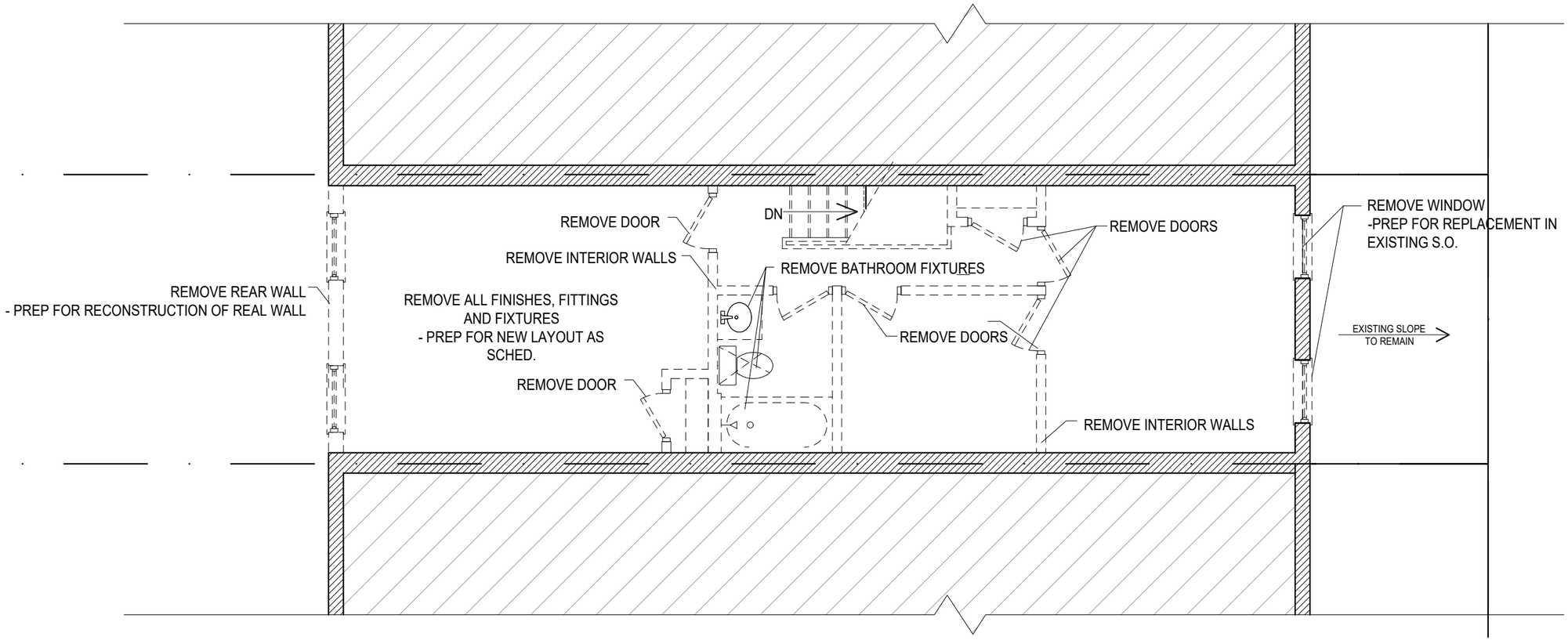
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AD002
FIRST FLOOR DEMO PLAN

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026

PREP TO REPLACE ALL WINDOWS & DOORS AS NEEDED
- VERIFY IN FIELD



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

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

LEGEND

NOT IN SCOPE

EXISTING PARTITION

DEMO PARTITION

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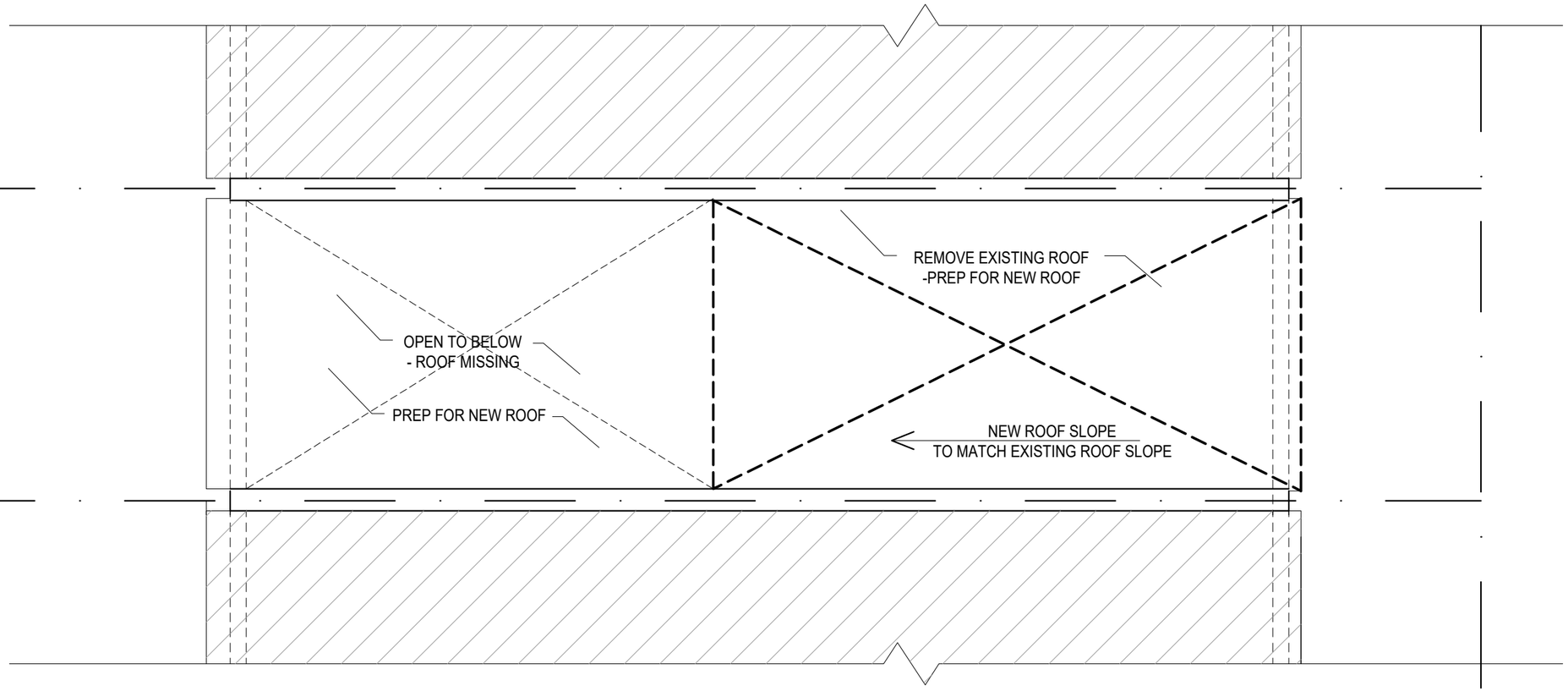
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AD003
SECOND FLOOR DEMO PLAN

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026



R ROOF DEMO PLAN

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

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

LEGEND

NOT IN SCOPE

EXISTING PARTITION

DEMO PARTITION

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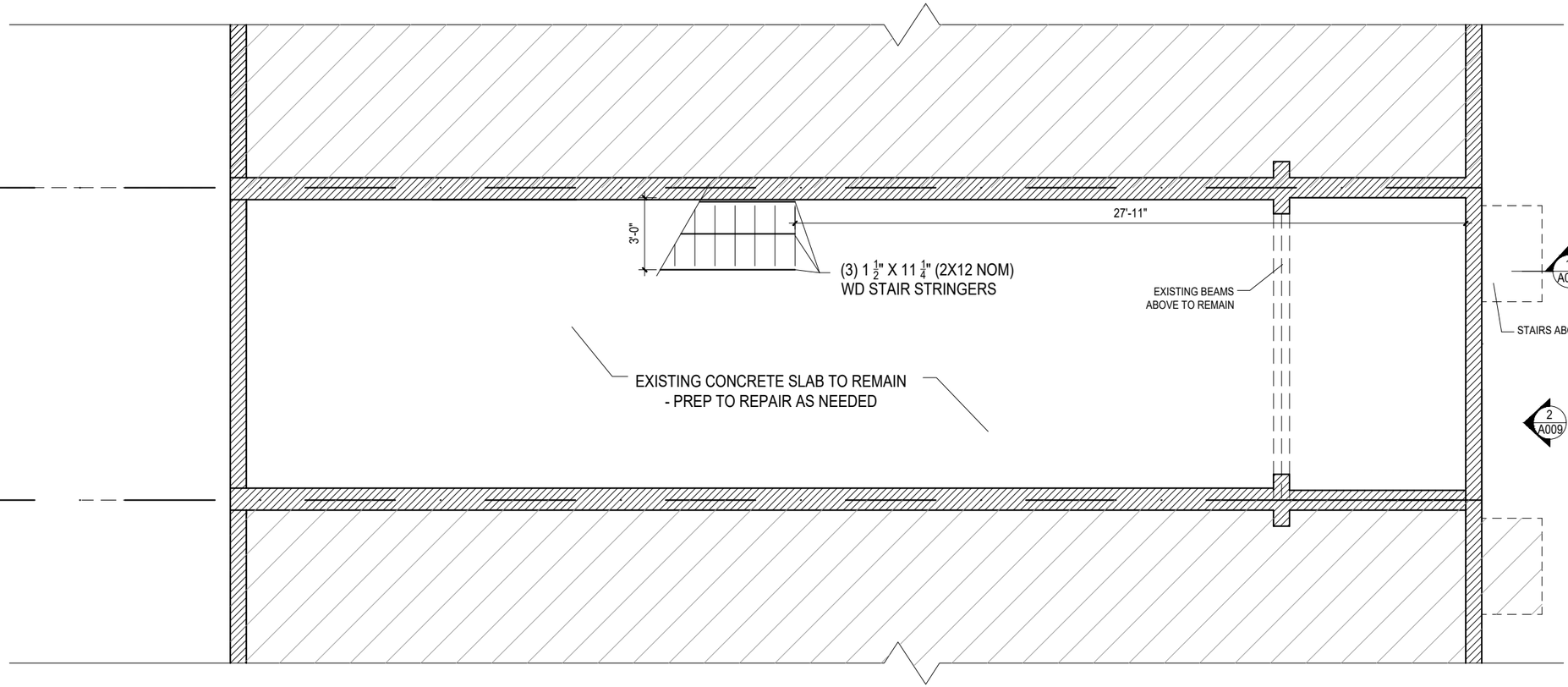
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AD004
ROOF DEMO PLAN

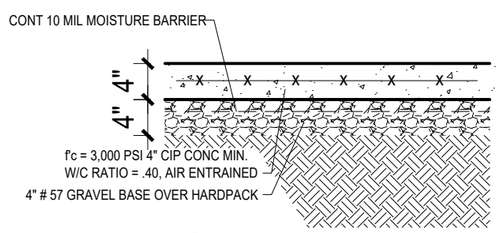
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REPLACE ALL WINDOWS & DOORS AS NEEDED - VERIFY IN FIELD



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

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



1 TYP SLAB DETAIL
SCALE: 1" = 1'-0"

LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- EXISTING FRAMING TO REMAIN
- PROPOSED FRAMING

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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 · JOHN S. CARBALLO · 15709 · ARCHITECT

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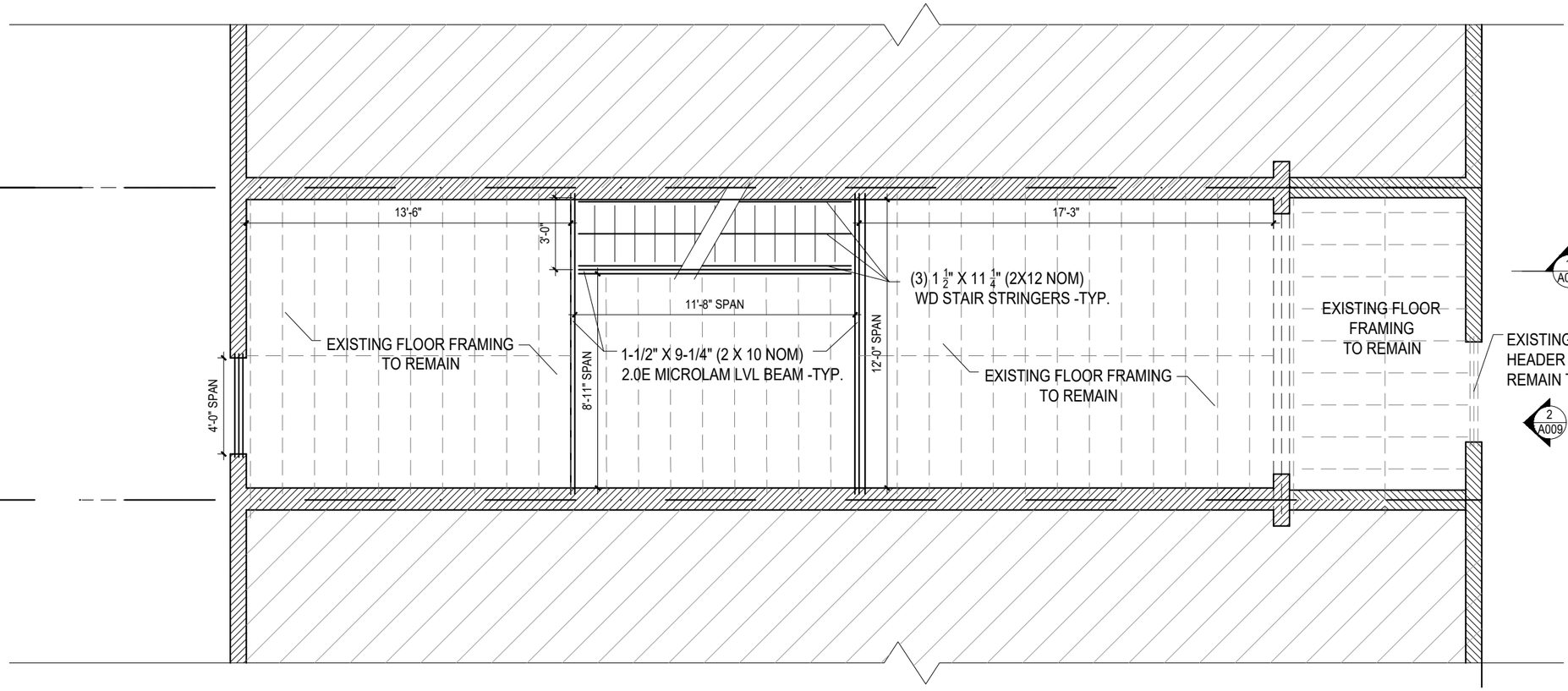
OWNERSHIP INFO
MARQUEZ JOSE AMADEO
P.O.C. - ERIC TURNER
3 GREENWOOD PL, STE 208
BALTIMORE MD 21218
410-258-0512

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

S001
FOUNDATION PLAN

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026

REPLACE ALL WINDOWS & DOORS AS NEEDED - VERIFY IN FIELD



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
- EXISTING FRAMING TO REMAIN
- PROPOSED FRAMING

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 BALTIMORE CITY AND THE STATE OF MARYLAND.
- INTERIOR FINISHES ARE CLIENT'S CHOICE
- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE
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MD Lic # 15709.

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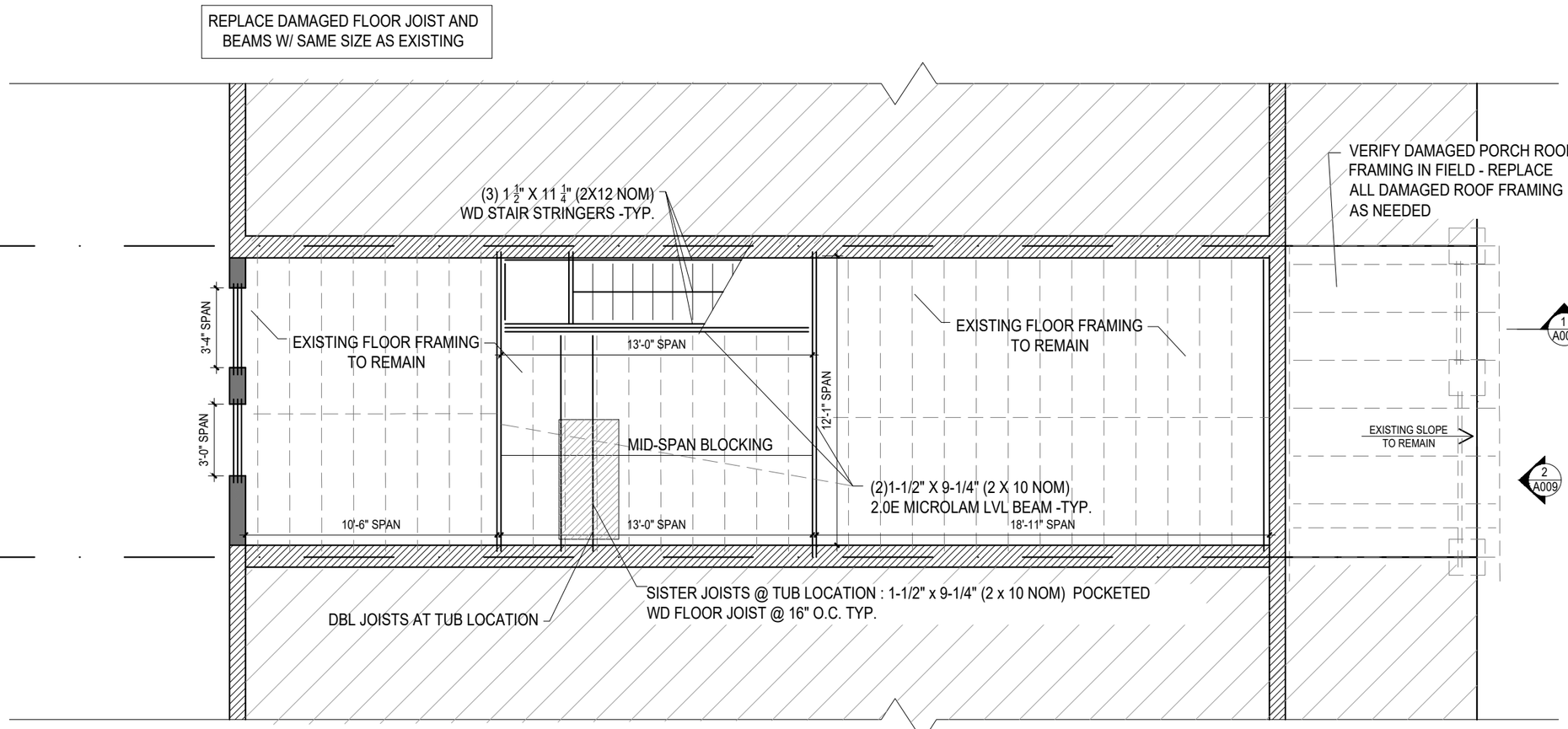
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S002
FIRST FLOOR FRAMING PLAN

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026



2 SECOND FLOOR FRAMING PLAN

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

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

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LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- EXISTING FRAMING TO REMAIN
- PROPOSED FRAMING

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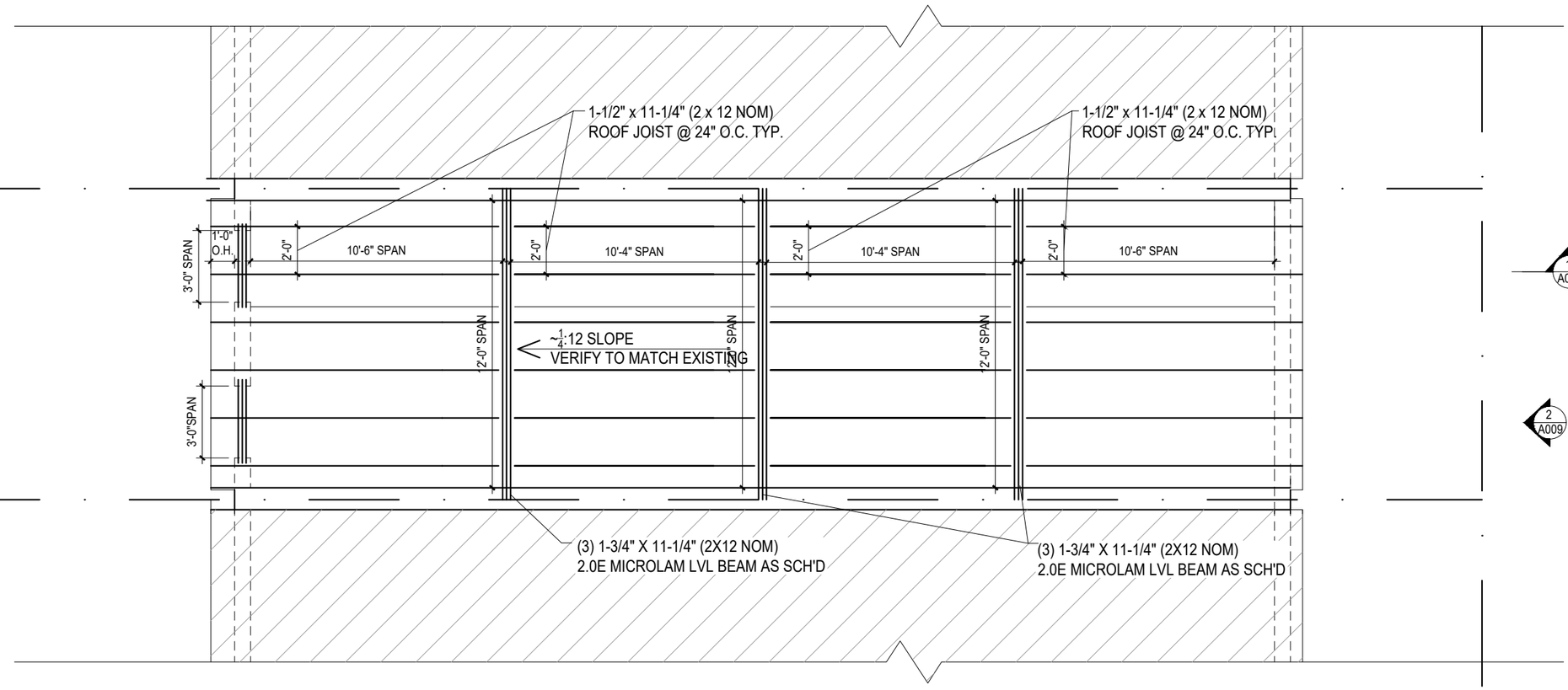
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S003
SECOND FLOOR FRAMING PLAN

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026

REPLACE DAMAGED ROOF JOIST AND BEAMS W/ SAME SIZE AS EXISTING



2 A010

1 A008

2 A009

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
- EXISTING FRAMING TO REMAIN
- PROPOSED FRAMING

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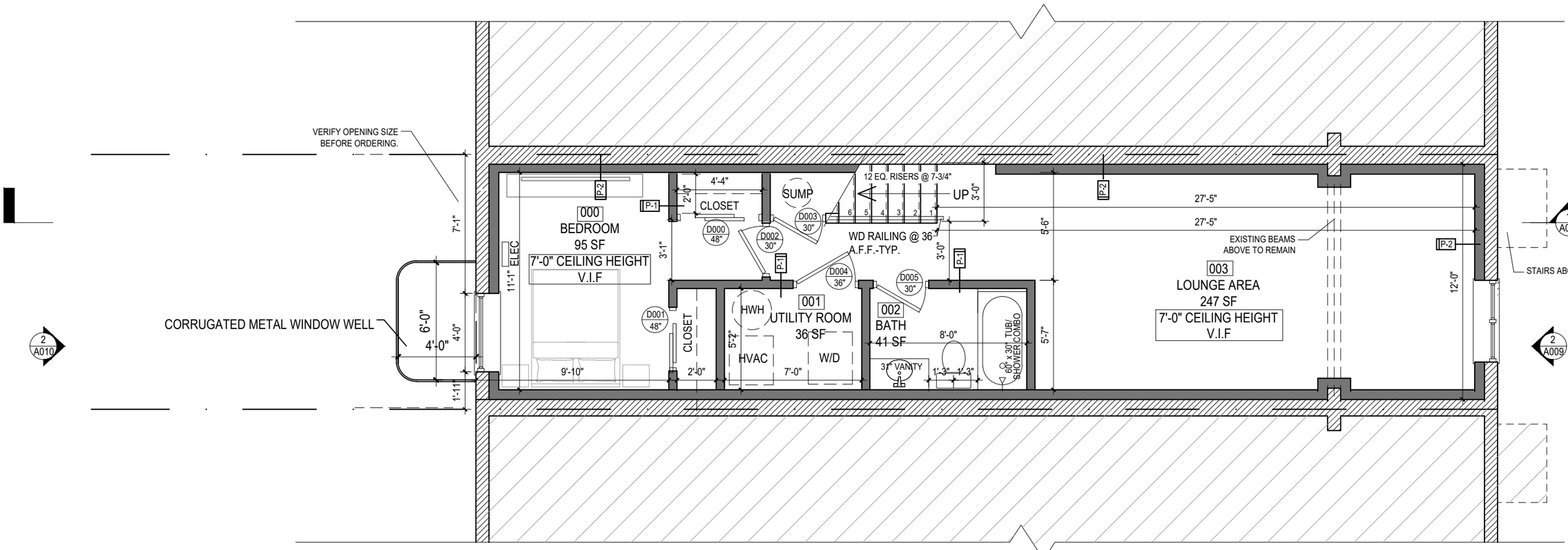
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S004
ROOF FRAMING PLAN

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026

REPLACE ALL WINDOWS & DOORS AS NEEDED - VERIFY IN FIELD



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

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

EXTERIOR PARTITION TYPE E-1

- DBL TOP PLATE
- J. HARDIE PLANK SIDING OR EQUAL APPROVED - TYP
- BUILDING WRAP
- ½" MIN EXTERIOR BOARDING
- 1½"x 3½" (2X4 NOMSTUD @ 16" OC w/ R-15 min PARTITION INSULATION
- R-15 min TOTAL ASSEMBLY
- CONT PT BOTTOM PLATE

8"

INTERIOR PARTITION TYPE P-2

FUR-OUT PARTITION

LOT LINE

- DBL TOP PLATE
- ½" GYP BD. (GREEN BOARD @ WET LOCATIONS)
- EXISTING EXTERIOR WALL
- 1½"x 5½" (2x6 NOM) STUD @ 16" OC (R-30 INSULATION)
- CONT BOTTOM PLATE

5"
7"

INTERIOR PARTITION TYPE P-1

- DBL TOP PLATE
- ½" GYP BD. (GREEN BOARD @ WET LOCATIONS)
- 1½"x3½" STUD (2x4 NOM) @ 16" OC (LOAD BEARING 2x6 NOM MIN)
- 1½"x5½" STUD (2x6 NOM) @ 16" OC (PLUMBING WALL AND BEARING WALL LOCATIONS)
- CONT BOTTOM PLATE

LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- NEW PARTITION

GENERAL NOTES

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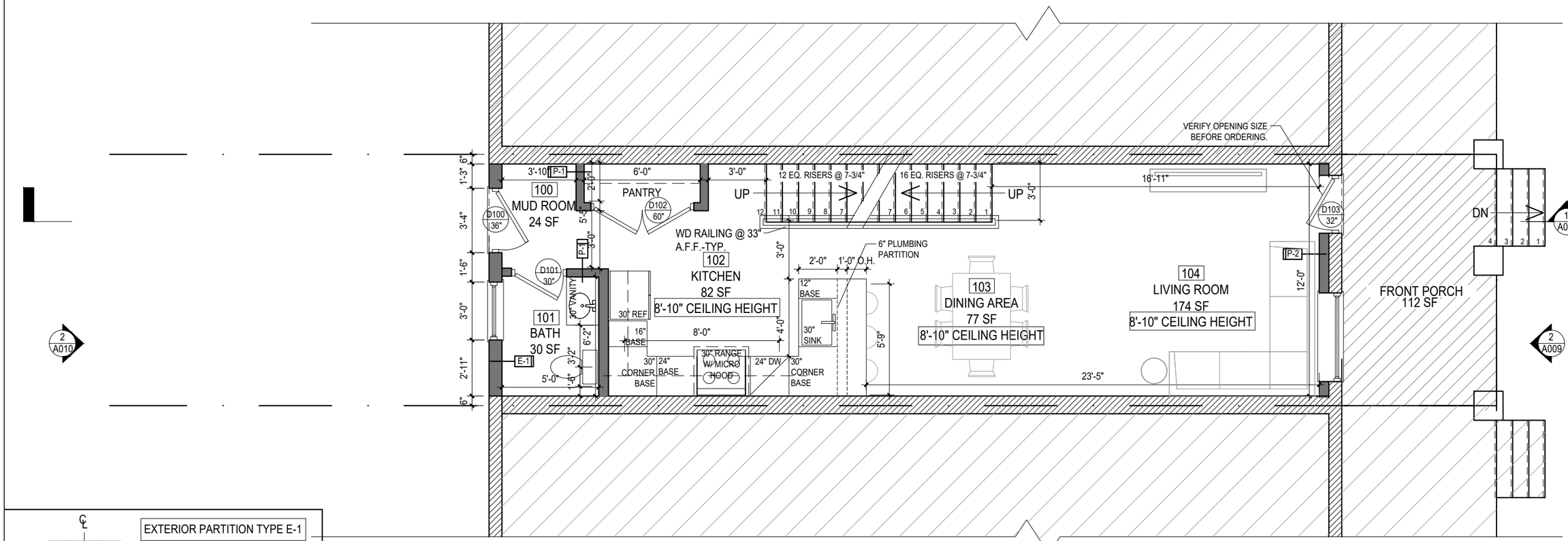
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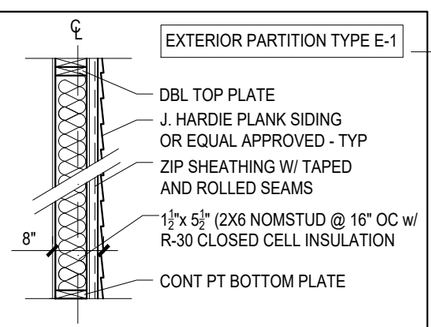
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A001
BASEMENT PLAN

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026

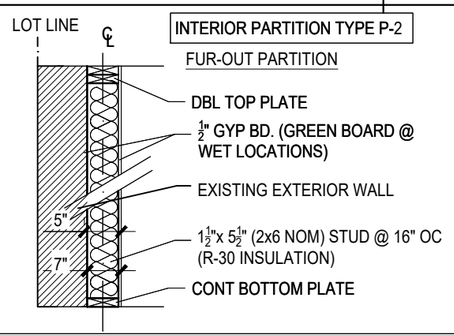
REPLACE ALL WINDOWS & DOORS AS NEEDED - VERIFY IN FIELD

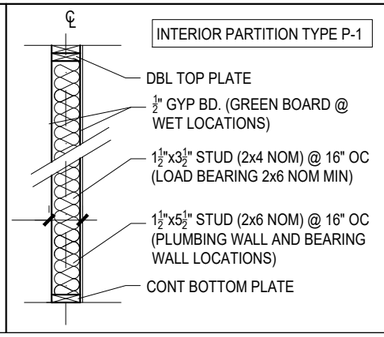




1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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





LEGEND

NOT IN SCOPE

EXISTING DECK & PORCH

EXISTING PARTITION

NEW PARTITION

GENERAL NOTES

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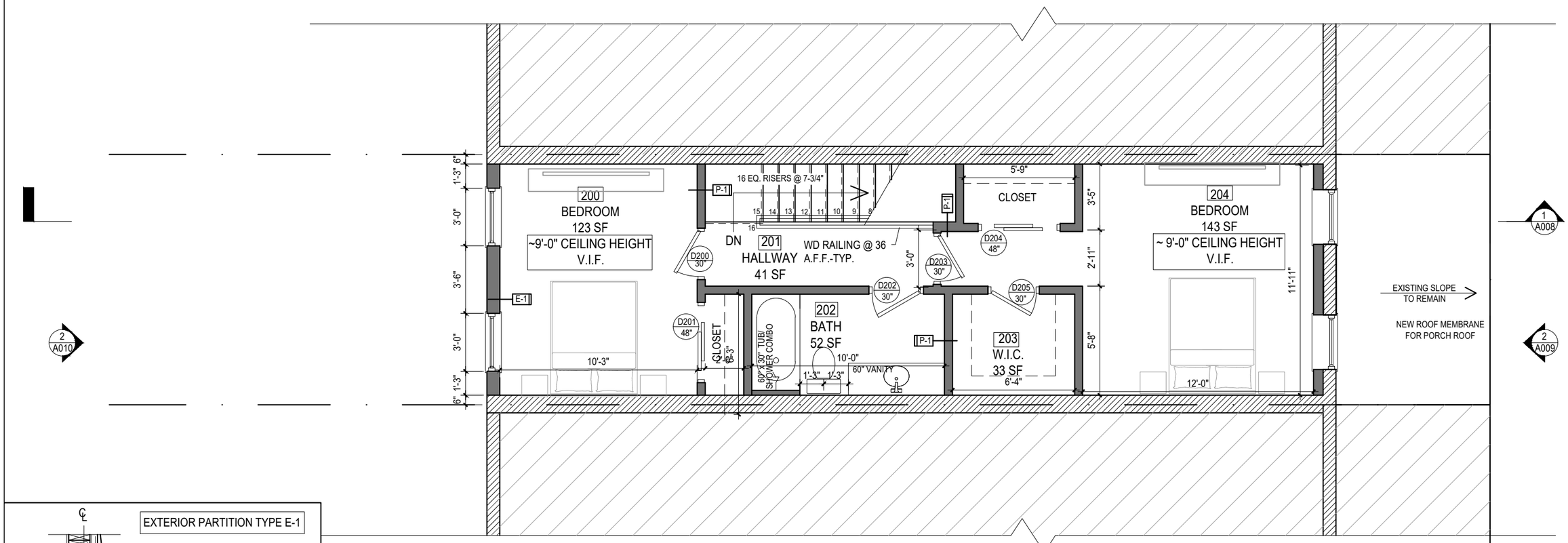
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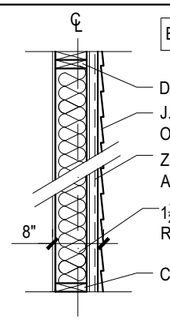
A002
FIRST FLOOR PLAN

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026

REPLACE ALL WINDOWS AS NEEDED - VERIFY IN FIELD



EXTERIOR PARTITION TYPE E-1



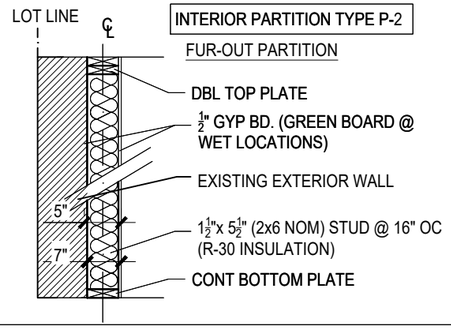
- DBL TOP PLATE
- J. HARDIE PLANK SIDING OR EQUAL APPROVED - TYP
- ZIP SHEATHING W/ TAPED AND ROLLED SEAMS
- $1\frac{1}{2}$"x $5\frac{1}{2}$" (2X6 NOMSTUD @ 16" OC w/ R-30 CLOSED CELL INSULATION
- CONT PT BOTTOM PLATE

2 SECOND FLOOR PLAN

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

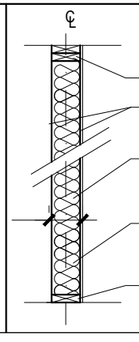
1' 3' 5'
0 2' 4' 10'

INTERIOR PARTITION TYPE P-2



- DBL TOP PLATE
- $\frac{1}{2}$" GYP BD. (GREEN BOARD @ WET LOCATIONS)
- EXISTING EXTERIOR WALL
- $1\frac{1}{2}$"x $5\frac{1}{2}$" (2x6 NOM) STUD @ 16" OC (R-30 INSULATION)
- CONT BOTTOM PLATE

INTERIOR PARTITION TYPE P-1



- DBL TOP PLATE
- $\frac{1}{2}$" GYP BD. (GREEN BOARD @ WET LOCATIONS)
- $1\frac{1}{2}$"x $3\frac{1}{2}$" STUD (2x4 NOM) @ 16" OC (LOAD BEARING 2x6 NOM MIN)
- $1\frac{1}{2}$"x $5\frac{1}{2}$" STUD (2x6 NOM) @ 16" OC (PLUMBING WALL AND BEARING WALL LOCATIONS)
- CONT BOTTOM PLATE

LEGEND

- NOT IN SCOPE
- EXISTING DECK & PORCH
- EXISTING PARTITION
- NEW PARTITION

GENERAL NOTES

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STATE OF MARYLAND
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REG. 15709
ARCHITECT

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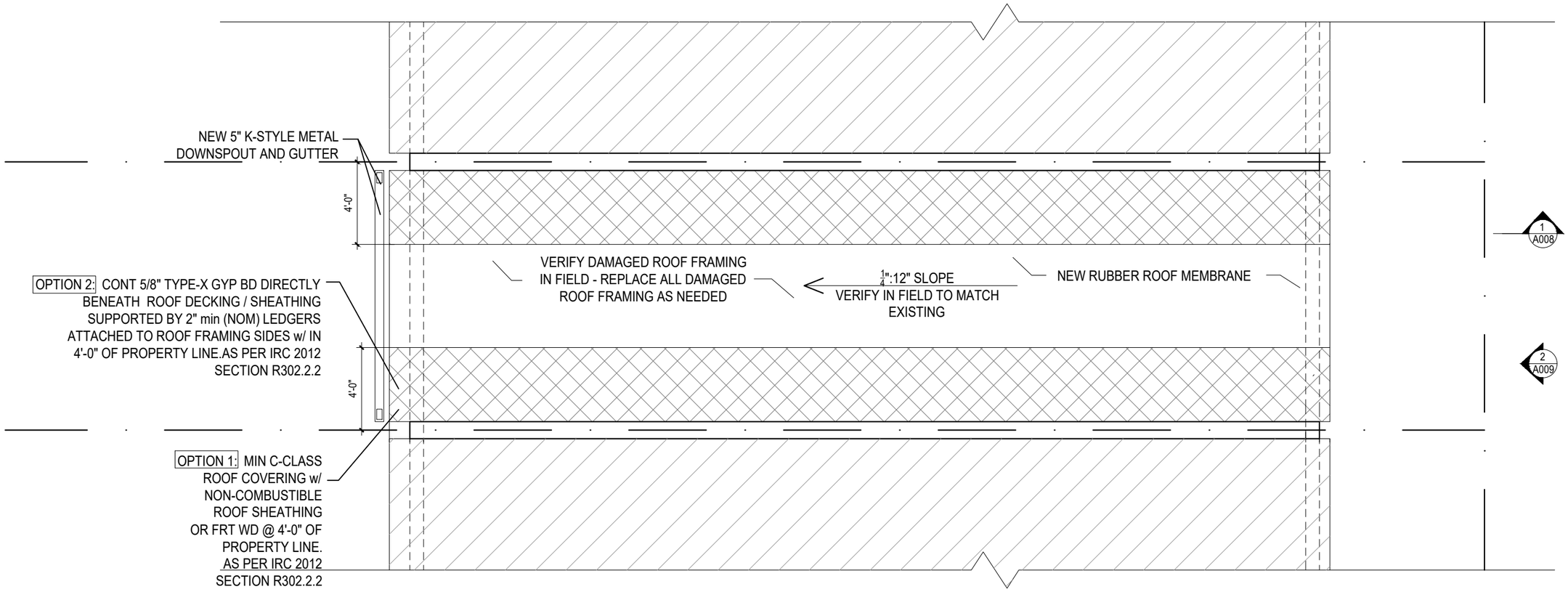
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A003
SECOND FLOOR PLAN

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026



R ROOF PLAN

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

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

LEGEND

NOT IN SCOPE

FIRE RATED ROOF MATERIAL

EXISTING PARTITION

GENERAL NOTES

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STATE OF MARYLAND JOHN S. CARBALLO LIC# 15709 ARCHITECT

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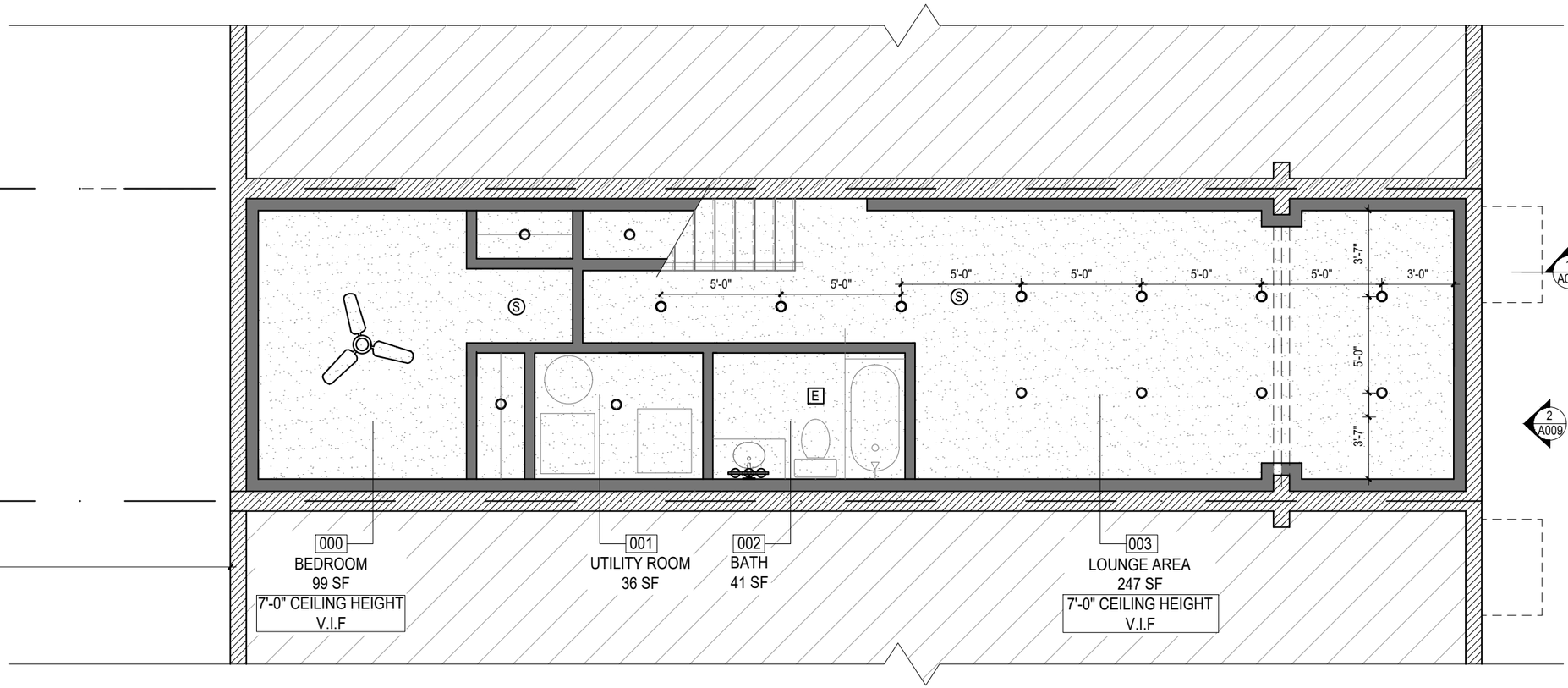
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A004
ROOF PLAN

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026

REPLACE ALL WINDOWS & DOORS AS NEEDED - VERIFY IN FIELD



B BASEMENT RCP

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

1' 3' 5'

0 2' 4' 10'

LEGEND

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

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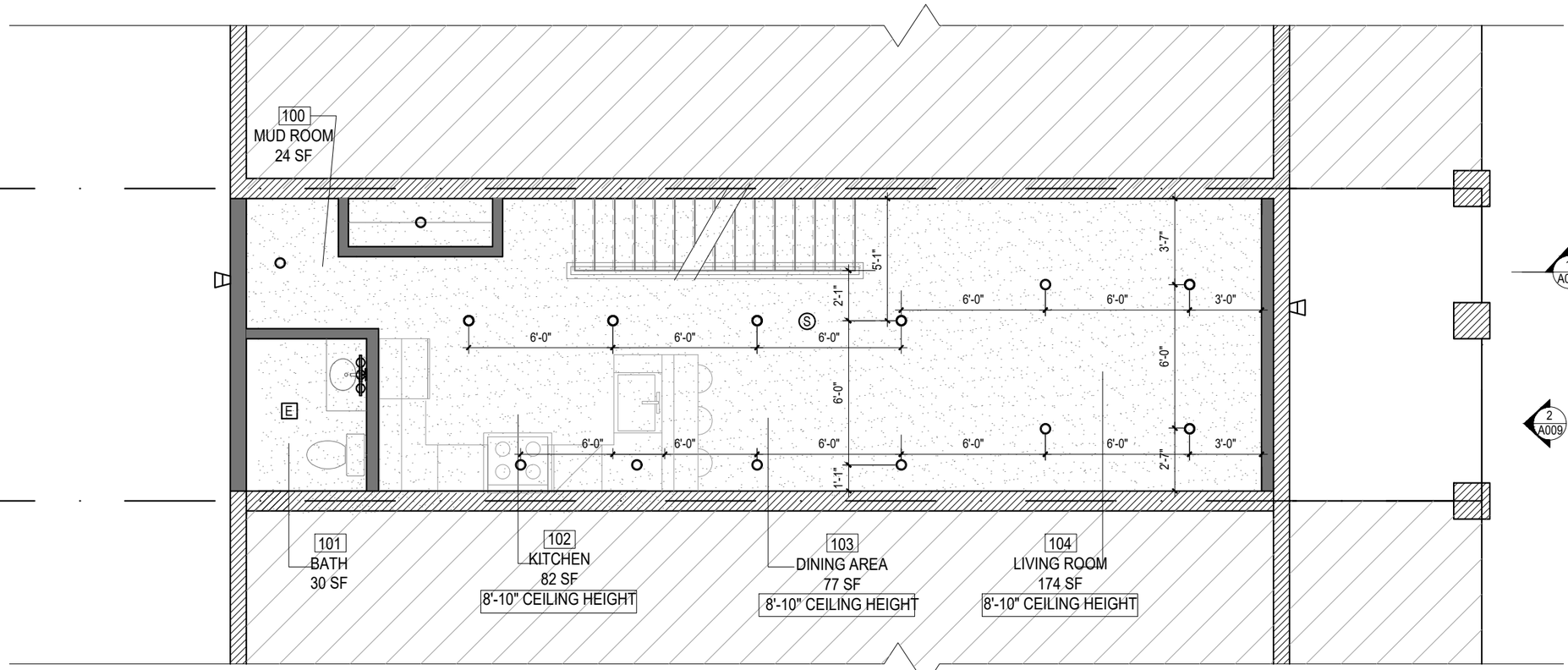
OWNERSHIP INFO
MARQUEZ JOSE AMADEO
P.O.C. - ERIC TURNER
3 GREENWOOD PL, STE 208
BALTIMORE MD 21218
410-258-0512

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

A005
BASEMENT RCP

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026

REPLACE ALL WINDOWS & DOORS AS NEEDED - VERIFY IN FIELD



1 FIRST FLOOR RCP
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
- EXTERIOR PORCH LIGHT
- 3 LIGHT VANITY LIGHT
- NOT IN SCOPE
- EXISTING PARTITION
- NEW PARTITION
- GYP. BOARD CEILING

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 BALTIMORE CITY 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:
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CONTRACT DOCUMENTS HAVE BEEN PREPARED BY A LICENSED ARCHITECT FOR ARCHITECTURE DESIGN.
MD LIC# 15709.

STATE OF MARYLAND
JOHN S. CARBALLO
LIC# 15709
ARCHITECT

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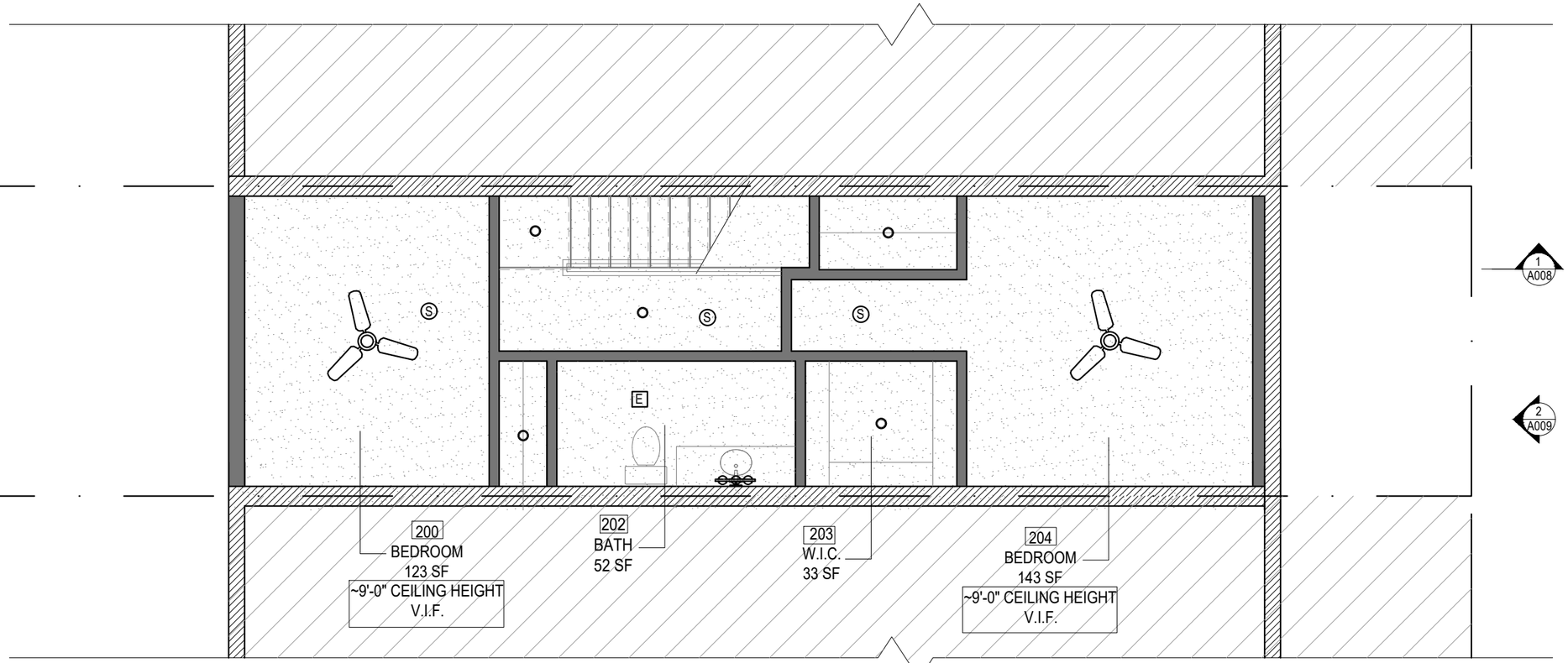
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A006
FIRST FLOOR RCP

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026



2 SECOND FLOOR RCP

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

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

LEGEND

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

GENERAL NOTES

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- 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

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A007
SECOND FLOOR RCP

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026



1 BUILDING SECTION

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

1' 3' 5'

0 2' 4' 10'

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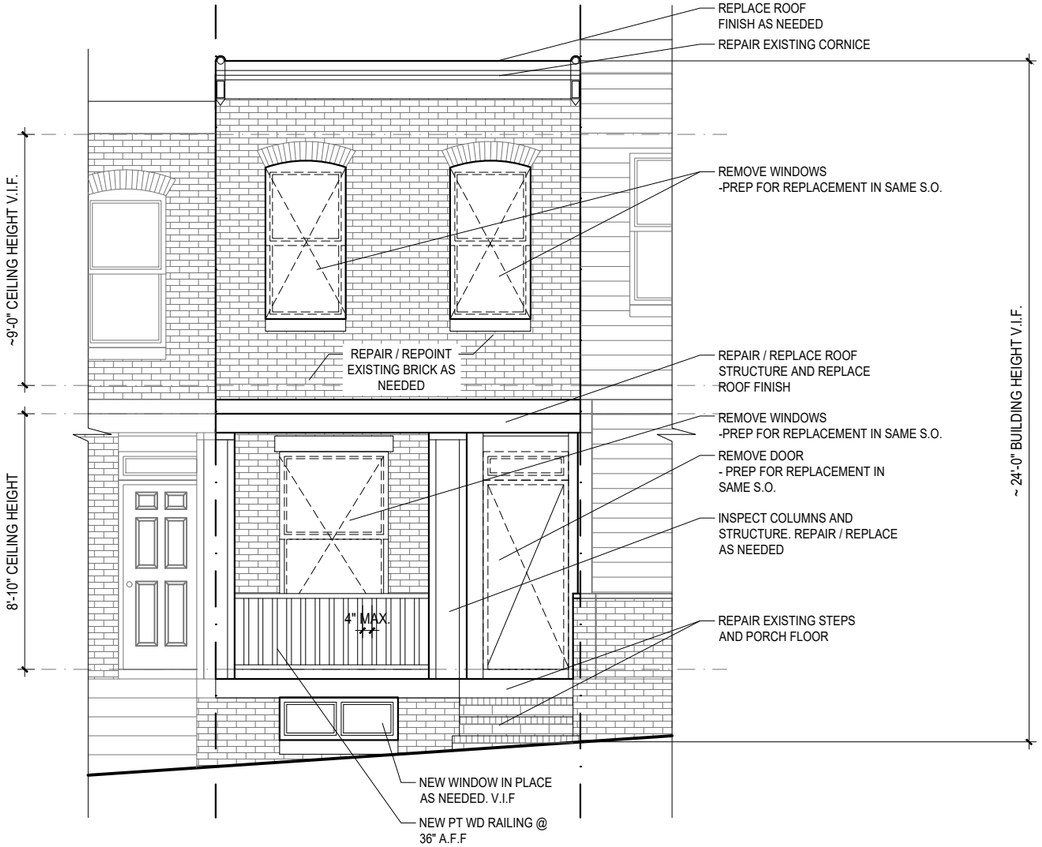
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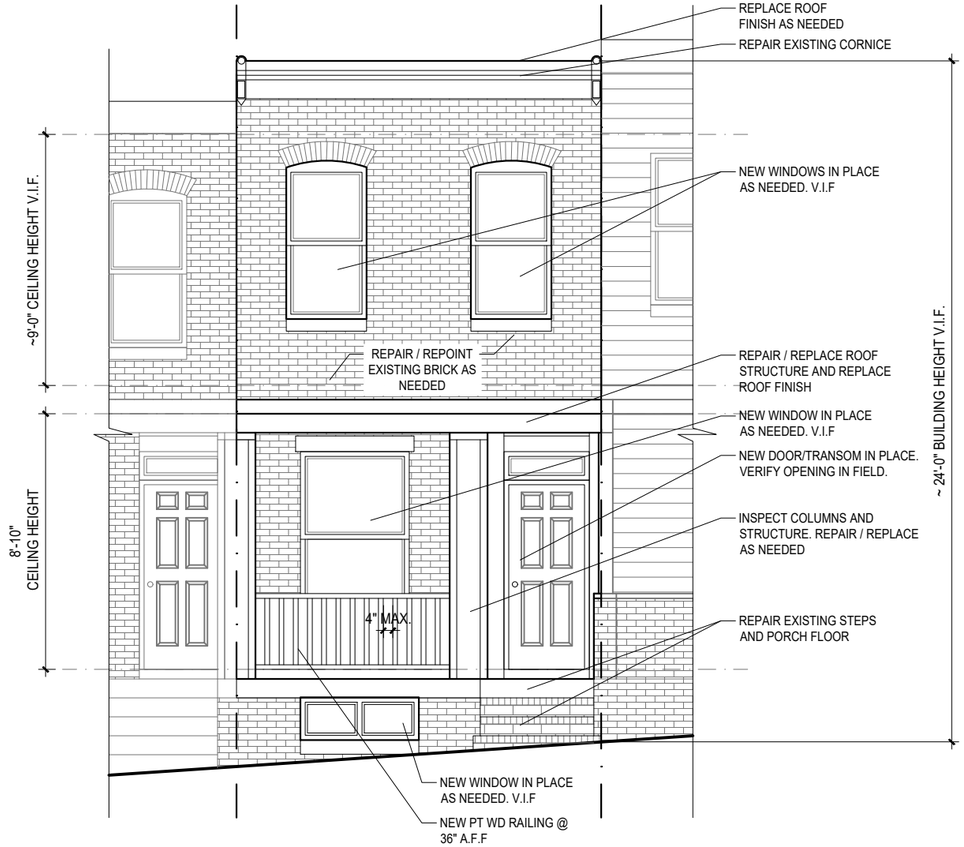
A008
BUILDING SECTION

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026



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

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



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

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

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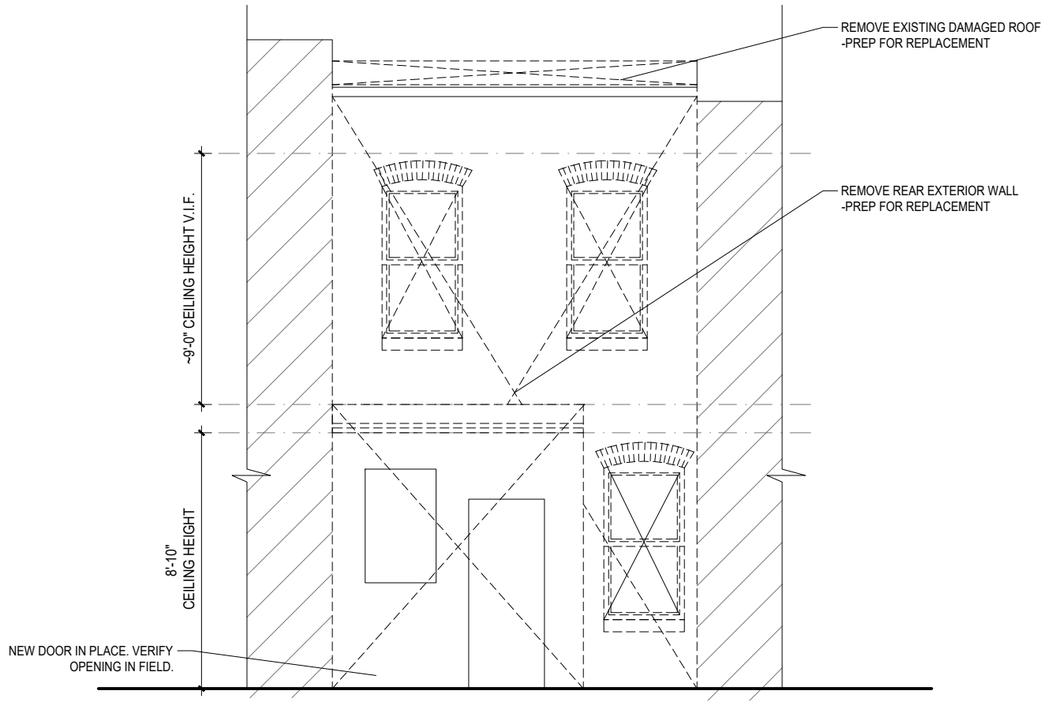
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A009
BUILDING ELEVATIONS

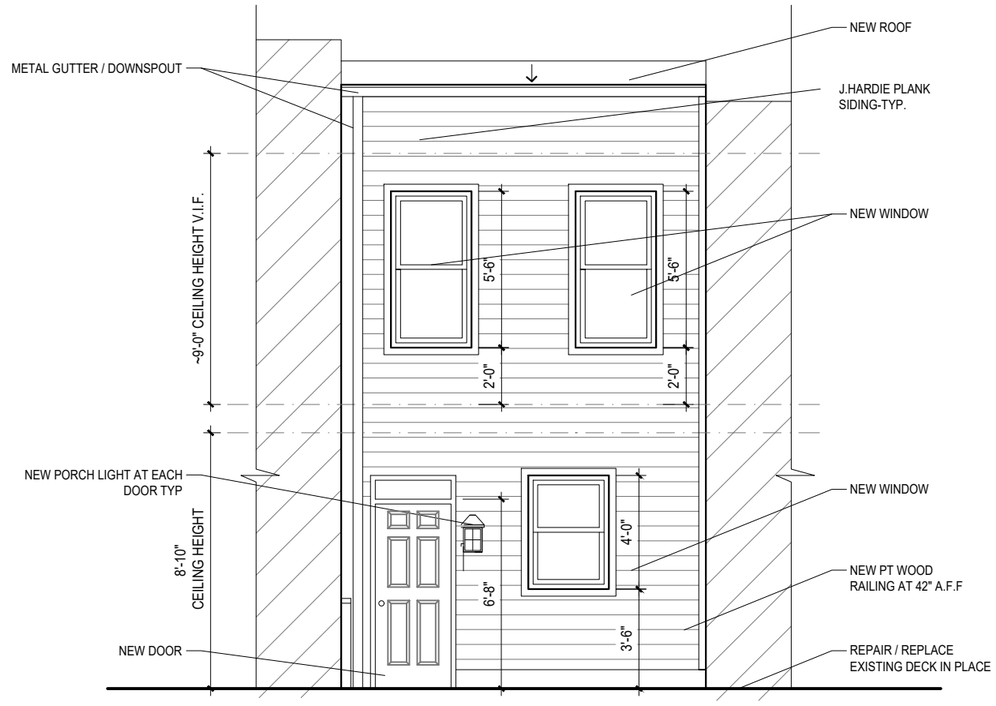
1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026



1 REAR DEMO ELEVATION

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

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



2 REAR ELEVATION

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

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

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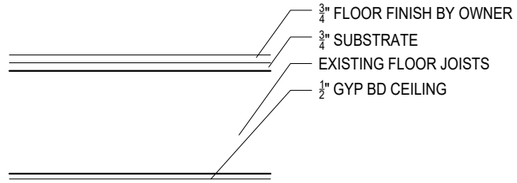
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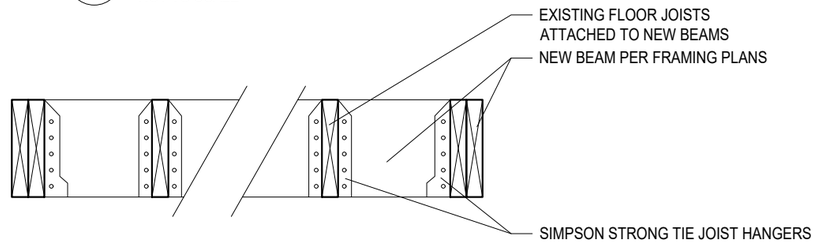
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A010
BUILDING ELEVATIONS

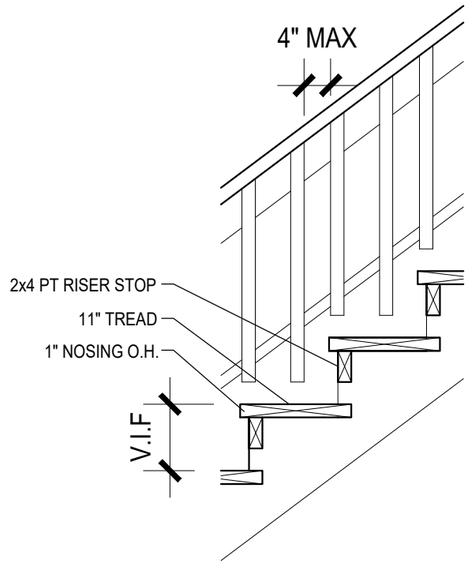
1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026



1 TYP FLOOR BUILD UP
NOT TO SCALE



2 STAIR OPENING DETAIL
NOT TO SCALE



3 STAIR SECTION DETAIL
NOT TO SCALE

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A011
TYPICAL DETAILS

1712 HOMESTEAD STREET
JOB #2026-056
APRIL 2026

DOOR SCHEDULE

FLOOR LEVEL	ROOM No.	LOCATION	DOOR No.	OPENING		DOOR TYPE	CONFIGURATION	CORE	LOCKSET	NOTES
				W	H					
BASEMENT	000	BEDROOM	000	48"	6'-8"	SLIDING	DOUBLE	HOLLOW WOOD	PASSAGE	
	000	BEDROOM	001	48"	6'-8"	SLIDING	DOUBLE	HOLLOW WOOD	PASSAGE	
	000	BEDROOM	002	30"	6'-8"	SWING	SINGLE	HOLLOW WOOD	PRIVACY	
	003	LOUNGE AREA	003	30"	V.I.F	ACCESS PANEL	SINGLE	HOLLOW WOOD	STOREROOM	
	001	UTILITY ROOM	004	36"	6'-8"	SWING	SINGLE	HOLLOW WOOD	STOREROOM	
	002	BATHROOM	005	30"	6'-8"	SWING	SINGLE	HOLLOW WOOD	PRIVACY	
	000	BEDROOM	006	32"	6'-8"	SWING	SINGLE	SOLID WOOD	ENTRY	
FIRST FLOOR	100	MUD ROOM	100	36"	6'-8"	SWING	SINGLE	SOLID WOOD	ENTRY	
	100	MUD ROOM	101	30"	6'-8"	SWING	SINGLE	HOLLOW WOOD	PRIVACY	
	102	KITCHEN	102	60"	6'-8"	SWING	DOUBLE	HOLLOW WOOD	PASSAGE	
	104	LIVING ROOM	103	32"	6'-8"	SWING	SINGLE	SOLID WOOD	ENTRY	
SECOND FLOOR	200	BEDROOM	200	30"	6'-8"	SWING	SINGLE	HOLLOW WOOD	PRIVACY	
	201	BEDROOM	201	48"	6'-8"	SLIDING	DOUBLE	HOLLOW WOOD	PASSAGE	
	202	BATHROOM	202	30"	6'-8"	SWING	SINGLE	HOLLOW WOOD	PRIVACY	
	204	BEDROOM	203	30"	6'-8"	SWING	SINGLE	HOLLOW WOOD	PRIVACY	
	204	BEDROOM	204	24"	6'-8"	SWING	SINGLE	HOLLOW WOOD	PASSAGE	
	204	BEDROOM	205	30"	6'-8"	SWING	SINGLE	HOLLOW WOOD	PASSAGE	

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A012
DOOR SCHEDULE

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