



OWNER
THRESHOLD INCORPORATED
1701 ST. PAUL STREET
BALTIMORE, MD 21202

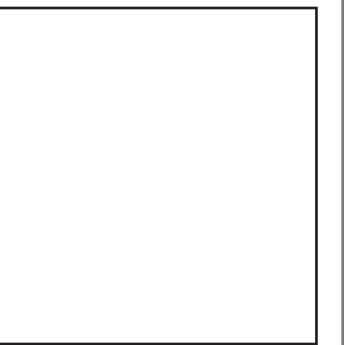
CONTRACTOR	
T.B.D.	

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PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR REVIEWED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

ENSE NUMBER _____

EXPIRATION DATE _____



PROJECT INFORMATION

D EAST LAFAYETTE AVE
BALTIMORE, MD 21202

WARD 12
SECTION 11
BLOCK 1096
LOTS 19/20 THRU 11

PROJECT NO
THR-2020-09

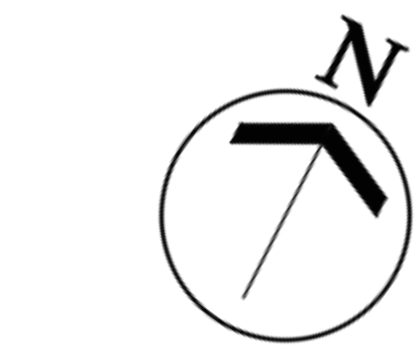
HEET TITLE

DRAWING NUMBER

A-2

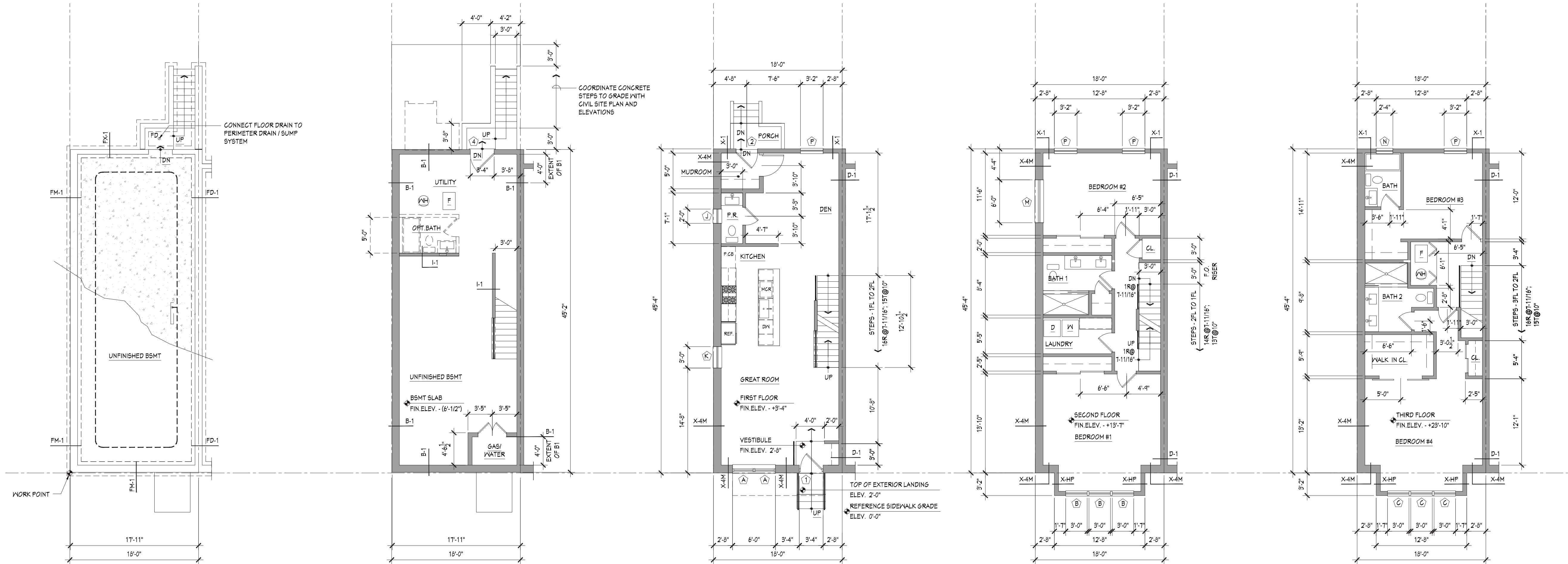
SHEET NUMBER

OF 8



A number line starting at 10 and ending at 20. There are tick marks at 10, 5, 0, 10, and 20. The line is divided into segments by these marks.

SCALE: 1" = 10'-0"



FOUNDATION PLAN

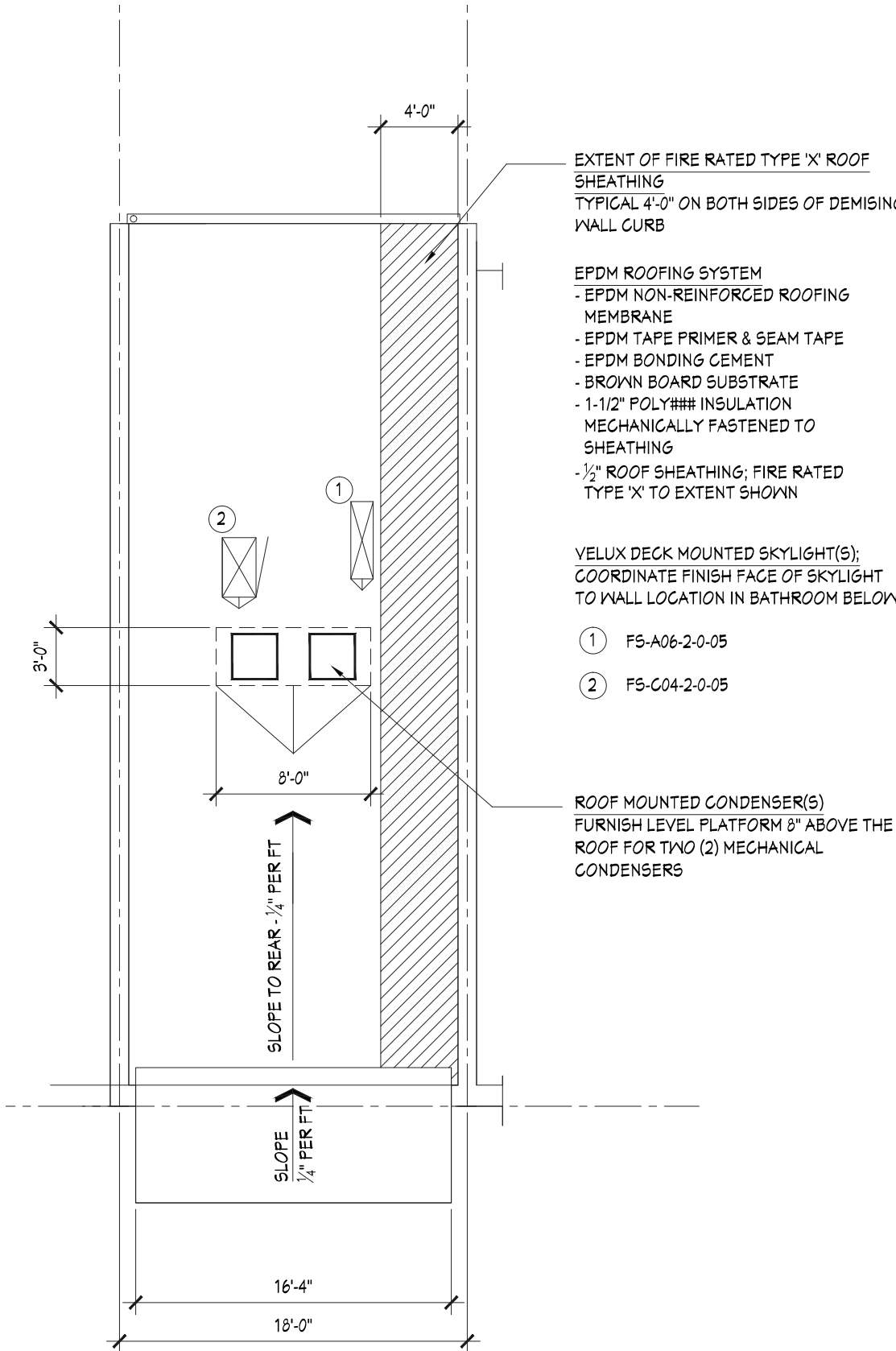
BASEMENT PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

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



ROOF PLAN

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

GENERAL NOTES & WALL TYPES

KITCHEN & BATHROOM DETAILS



VISION DDB LLC
DEVELOPMENT DESIGN BUILD
ED NOTTINGHAM, JR
EDNOTTY@VISIONDDB.COM
443.677.0985

APPLICANT
EMMANUEL PRICE
V.P. THRESHOLD INC.
P 443-739-9968
ARDELIA2108.EP@GMAIL.COM

OWNER
THRESHOLD INCORPORATED
1701 ST. PAUL STREET
BALTIMORE, MD 21202

CONTRACTOR
T.B.D.

SUBMISSION DATE
NOVEMBER 22, 2021

NO.	REVISION	BY	DATE
1			
2			
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5			
6			
7			
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LICENSE NUMBER

EXPIRATION DATE

PROJECT INFORMATION

**UNIT A
THRESHOLD
TOWNHOUSE**

400 EAST LAFAYETTE AVE
BALTIMORE, MD 21202

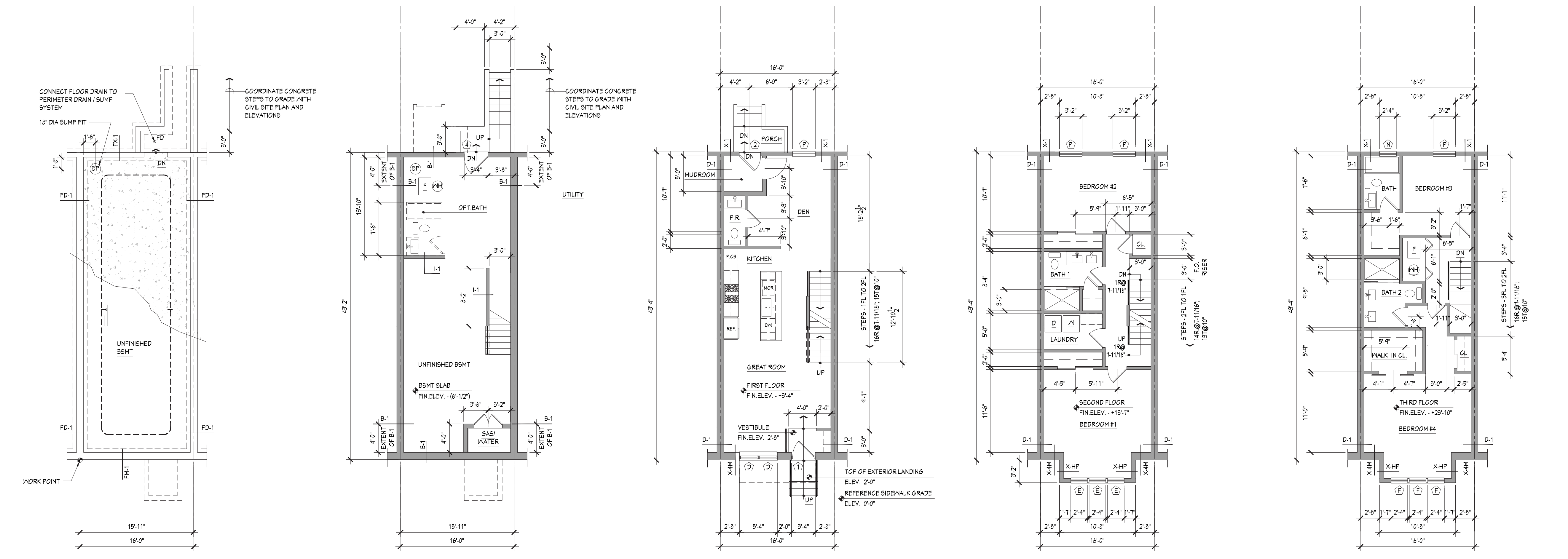
WARD 12
SECTION 11
BLOCK 1096
LOT 19/20

PROJECT NO
THR-2020-09

SHEET TITLE

**PLANS
&
NOTES**
DRAWING NUMBER
A-3

SHEET NUMBER
3 OF 8



FOUNDATION PLAN

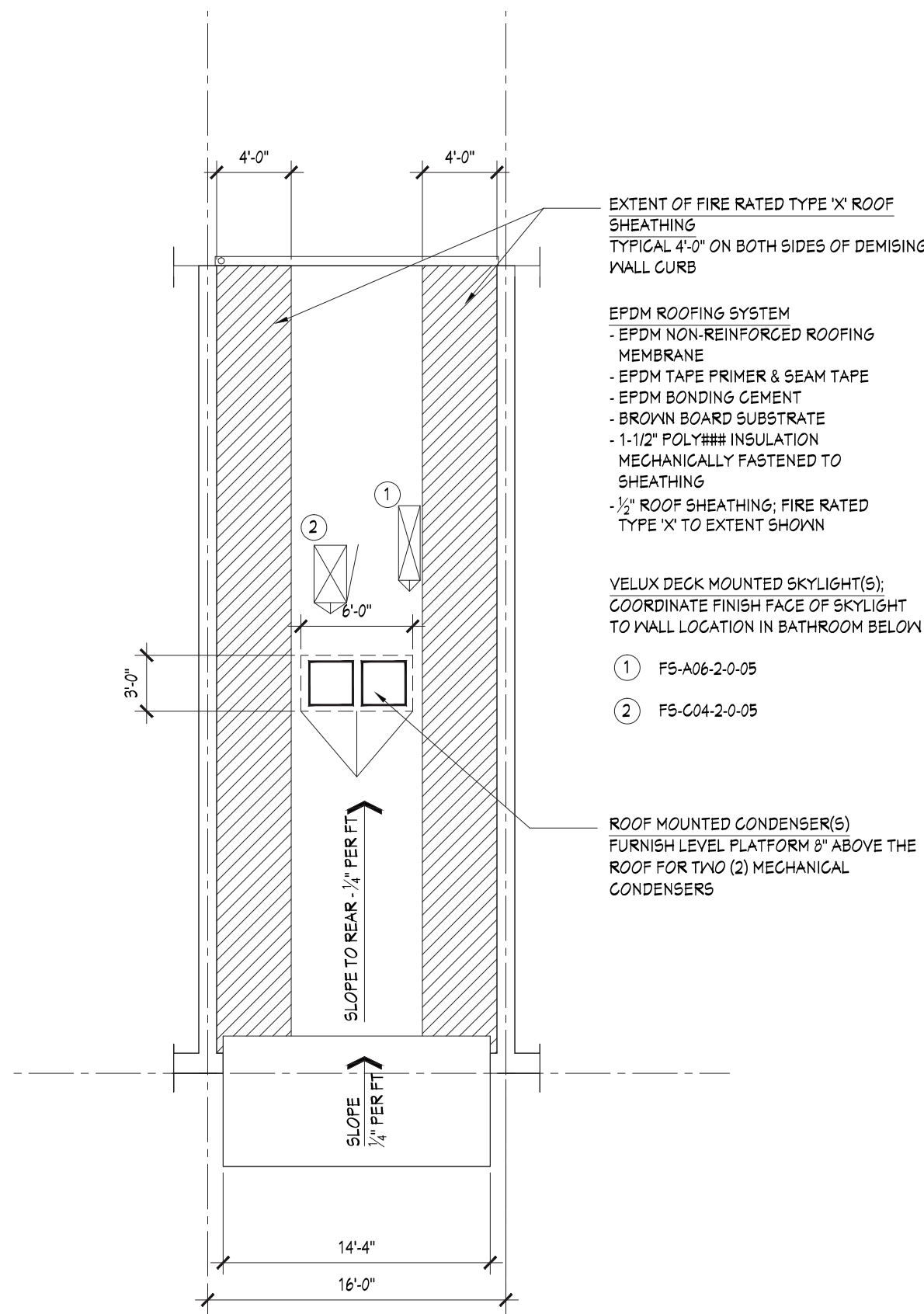
BASEMENT PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

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



ROOF PLAN

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

GENERAL NOTES & WALL TYPES

GENERAL NOTES

- 1) ALL EXTERIOR DIMENSIONS ARE TO FINISHED FACE(S) OF WALL ASSEMBLY.
- 2) ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISHED DRYWALL.
- 3) ALL GYPSUM WALL BOARD (G.W.B.) TO BE LEVEL 4 FINISH, U.O.N.
- 4) DOOR ABBREVIATIONS ARE:
 - DOOR SIZE - EX: 3650 (3'-0" X 6'-8")
 - BF (BI-FOLD)
 - BN (BARN DOOR)
 - BSL (BI-PASS SLIDER)
 - L (LOUVER)
 - FR (FRENCH DOORS)
 - PA (IN-SWING PATIO)
- 5) ALL INTERIOR DOORS ARE SOLID CORE DOORS; DESIGN - MASONITE LINGCOLN PARK, U.O.N.
- 6) ALL WINDOWS ARE BASED ON ANDERSEN 400 SERIES TILT-WASH WINDOWS
- 7) ALL SPECIFIED OR REFERENCED MATERIALS AND EQUIPMENT TO BE FURNISHED, STORED AND INSTALLED PER MANUFACTURER'S DIRECTIVE SO AS TO FULLY SATISFY ALL SAFETY, BUILDING CODE AND WARRANTY GUIDELINES. GENERAL CONTRACTOR AND ASSOCIATED SUBCONTRACTOR ARE SPECIFICALLY RESPONSIBLE TO BRING ANY DESIGN CONDITION DEEMED IRREGULAR TO THE WRITTEN ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION FOR CORRECTIVE MEASURES AS NEEDED.
- 8) BRICK VENEER SPEC:
 - BELDEN SIMULATED BELCREST 530 SIZE: STANDARD MODULAR 3 3/4" x 2 1/4" x 1 1/2"
 - ALT. FOR PRICING:
 - BELDEN GRAY: 681-649 SMOOTH SIZE: STANDARD MODULAR 3 3/4" x 2 1/4" x 1 1/2"
- 9) FOR ANDERSEN E-SERIES (TCLDH) DOUBLE HUNG WINDOWS, FRAMER TO VERIFY MINIMUM ROUGH OPENINGS & OFFSETS PER MANUFACTURER'S DIRECTIVE PRIOR TO FRAMING START.
- 10) AS NEEDED, PROVIDE TEMPERED GLASS FOR WINDOWS WITH SILLS <18" ABOVE FINISH FLOOR ELEVATION

WALL TYPES & NOTES

- TYPICAL EXTERIOR WALL (X-1)**
- 1/2" G.W.B. TAPE & FINISH (T&F)
 - 2" X 4" WOOD STUDS @ 16" O.C.
 - R-21 BATT INSULATION (IEC ZONE 4)
 - 1/2" DENS GLASS GOLD EXTERIOR SHEATHING
 - TYVEK COMMERCIAL BUILDING WRAP (EXTERIOR FINISH PER ELEVATIONS AND AS NOTED BELOW)
- FOR ADDED MASONRY VENEERS:**
- 4" BRICK VENEER (X-4M)
 - 4" LIMESTONE PANELS (X-4L)
- FOR HARDI-PANEL VENEER (X-HP)**
- TYPICAL INTERIOR WALL (I-1)**
- 1/2" G.W.B. BOTH SIDES; T&F (LEVEL 4)
 - 2" X 4" WOOD STUDS @ 16" O.C.
 - PROVIDE F.T. WOOD PLATE WHEN INSTALLED ON CONCRETE FLOOR
- FOR METAL TILE LOCATIONS, SUBSTITUTE:**
- 1/2" G.W.B. WITH:
 - 1/2" M.R. G.W.B. FOR PAINT (I-1MR)
 - 1/2" DUROCK AT TILE FINISH (I-1D)
- DEMISING WALL ASSEMBLY (D-1)**
- DESIGN - U.L. L341; SPECIFIED STC - 55
- INSTALL AS SPECIFIED PER U.L. GUIDELINES. PROVIDE COPY OF U.L. ASSEMBLY SPEC. FOR APPROVAL BY ARCHITECT PRIOR TO INSTALLATION.
- TYND (2) LAYERS OF 1" FIRE-SHIELD SHAFTLINER INSERTED IN 2" WOOD STUD**
- 3/4" AIR SPACE (BOTH SIDES)
 - 2" X 4" WOOD STUDS @ 16" O.C.
 - TYP. BOTH SIDES
 - 5/8" TYPE 'X' G.W.B. TYP. BOTH SIDES

- FURRED INTERIOR WALL (F-1)**
- 1/2" R-13 FOAMULAR 150 RIGID FOAM INSULATION BOARD MECHANICALLY FASTENED TO CONCRETE WALL;
 - TAPE ALL SEAMS WITH xxx
 - 1" AIR SPACE
 - 2" X 4" WOOD STUDS @ 16" O.C.; PROVIDE F.T. WOOD PLATE AT CONCRETE FLOOR; PROVIDE FIRE BLOCKING AT TOP OF WALL
 - 1/2" M.R. GYP. WALL BOARD
- INSULATED BASEMENT WALL (B-1)**
- 1/2" R-13 FOAMULAR 150 RIGID FOAM INSULATION BOARD MECHANICALLY FASTENED TO CONCRETE WALL;
 - TAPE ALL SEAMS WITH xxx
- FOUNDATION WALLS**
- FM-1 - 12" REINFORCED CONCRETE PER STRUCTURAL WITH 4" BRICK LEDGE FOR MASONRY WALLS; BRICK LEDGE ELEV. MIN. 8" BELOW FINISHED GRADE**
- FD-1 - 12" REINFORCED CONCRETE FOUNDATION WALL PER STRUCTURAL FOR DEMISING WALLS.**
- FX-1 - 8" REINFORCED CONCRETE FOUNDATION WALL PER STRUCTURAL FOR NON-MASONRY EXTERIOR WALLS**

KITCHEN & BATHROOM DETAILS



VISION DBB LLC
DEVELOPMENT DESIGN BUILD
ED NOTTINGHAM, JR
EDNOTTY@VISIONDBB.COM
443.677.0985

APPLICANT
EMMANUEL PRICE
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PROJECT INFORMATION

**UNIT B
THRESHOLD
TOWNHOUSES**

400 EAST LAFAYETTE AVE
BALTIMORE, MD 21202

WARD 12
SECTION 11
BLOCK 1096
LOTS 12-18A

PROJECT NO
THR-2020-09

SHEET TITLE

**PLANS
&
NOTES**

DRAWING NUMBER

A-4

SHEET NUMBER

4 OF 8



VISION 5B LLC
DEVELOPMENT DESIGN BUILD
ED NOTTINGHAM, JR
EDNOTTY@VISION5B.COM
443.677.0985

APPLICANT
EMMANUEL PRICE
V.P. THRESHOLD INC.
P 443-739-9968
ARDELIA2108.EP@GMAIL.COM

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1701 ST. PAUL STREET
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LICENSE NUMBER

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PROJECT INFORMATION

**UNIT C
THRESHOLD
TOWNHOUSE**

400 EAST LAFAYETTE AVE
BALTIMORE, MD 21202

WARD 12
SECTION 11
BLOCK 1096
LOT 11

PROJECT NO
THR-2020-09

SHEET TITLE

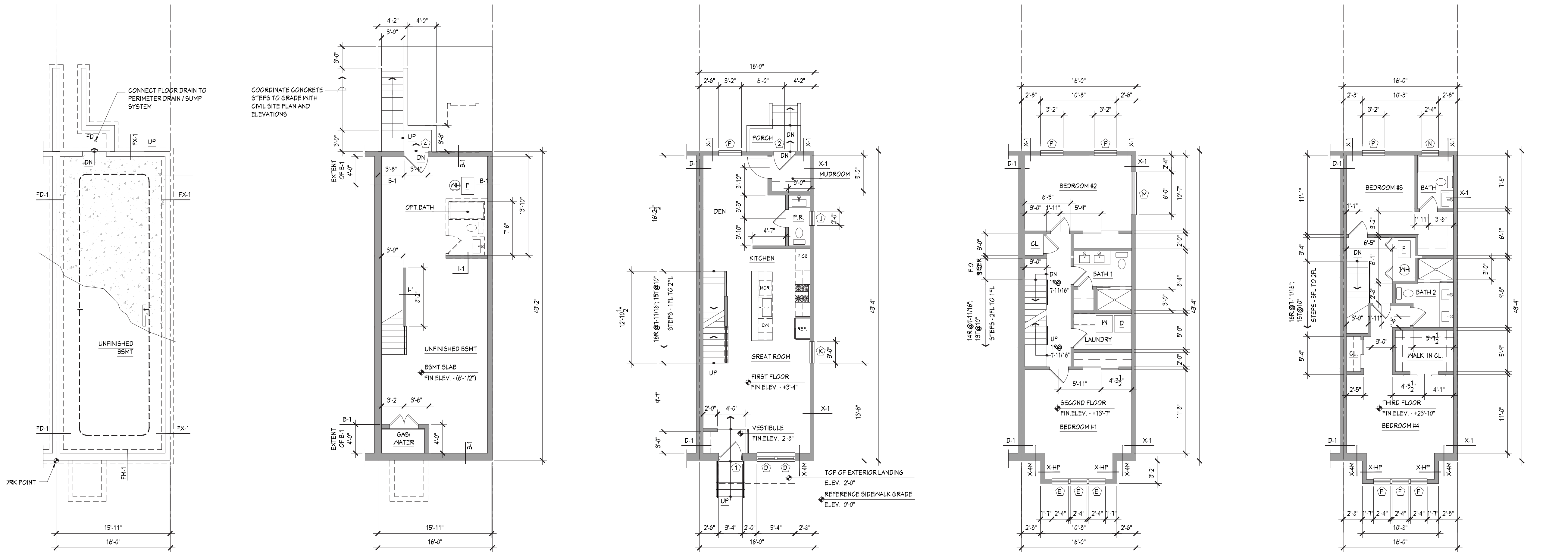
**PLANS
&
NOTES**

DRAWING NUMBER

A-5

SHEET NUMBER

5 OF 8



FOUNDATION PLAN

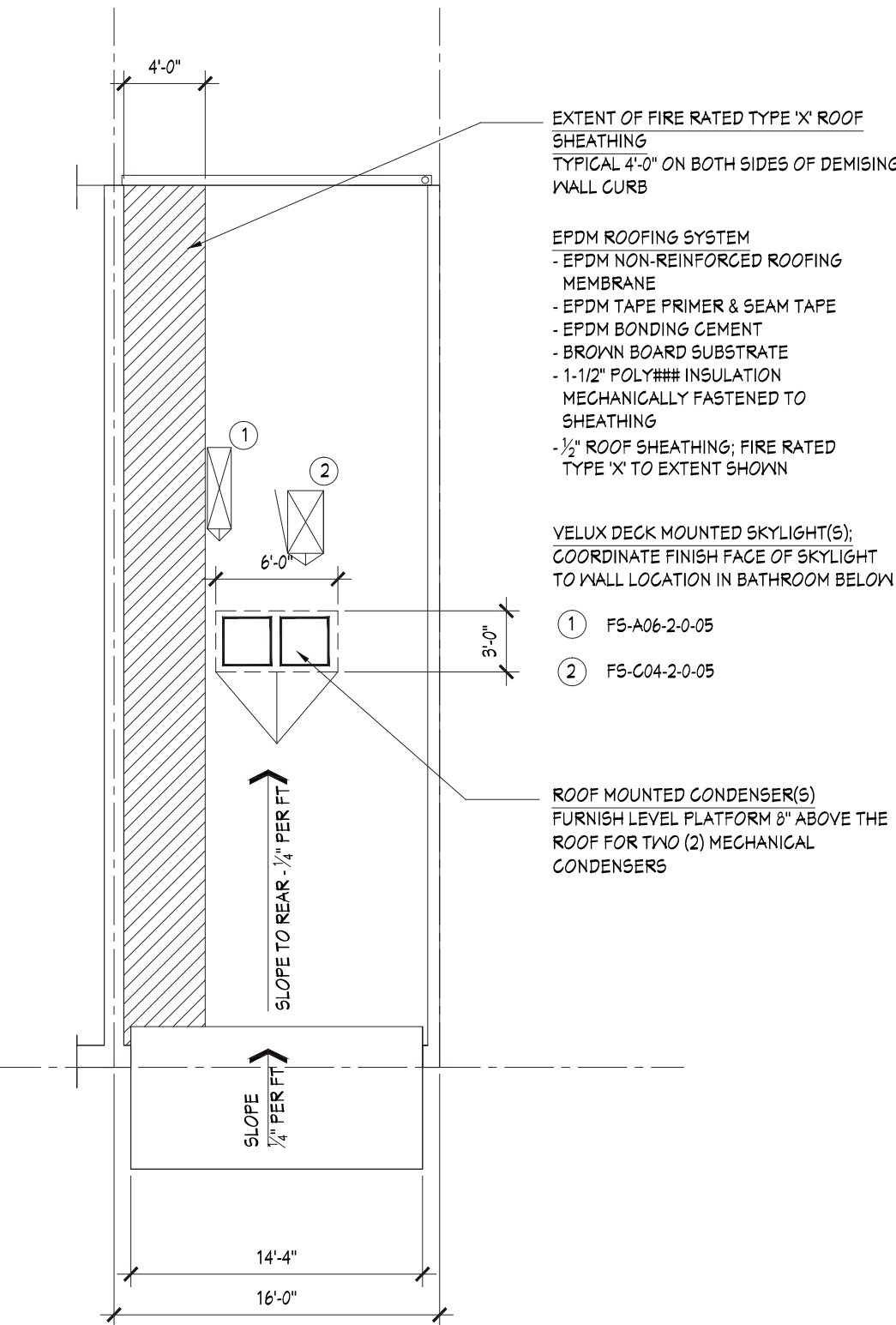
BASEMENT PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

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



ROOF PLAN

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

GENERAL NOTES & WALL TYPES

GENERAL NOTES

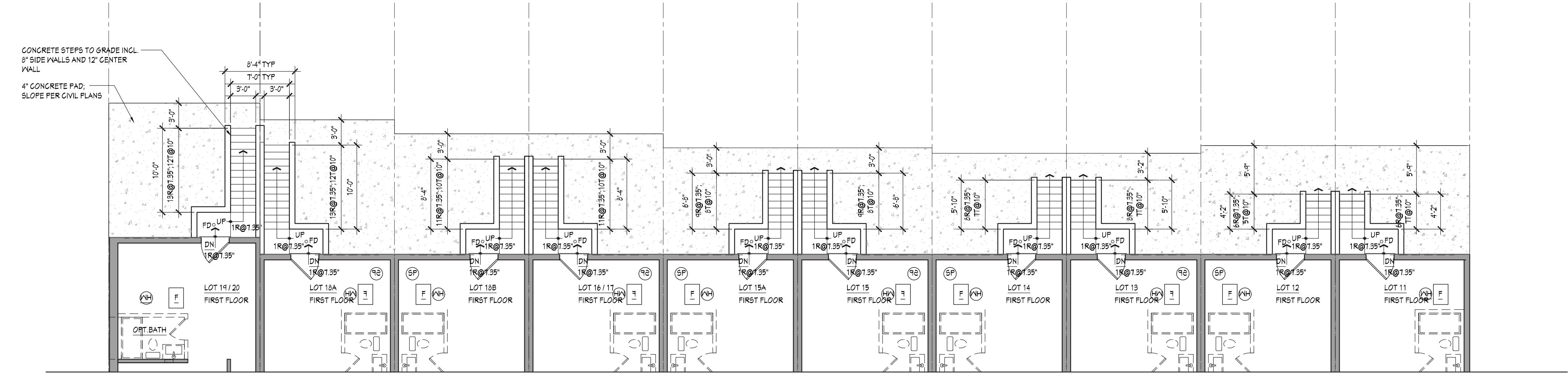
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- 8) BRICK VENEER SPEC:
 - BELDEN SIMULATED BELCREST 530
 - SIZE: STANDARD MODULAR
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- ALT. FOR PRICING:
 - BELDEN GRAY: 681-649 SMOOTH
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- 10) AS NEEDED, PROVIDE TEMPERED GLASS FOR WINDOWS WITH SILLS <18" ABOVE FINISH FLOOR ELEVATION

WALL TYPES & NOTES

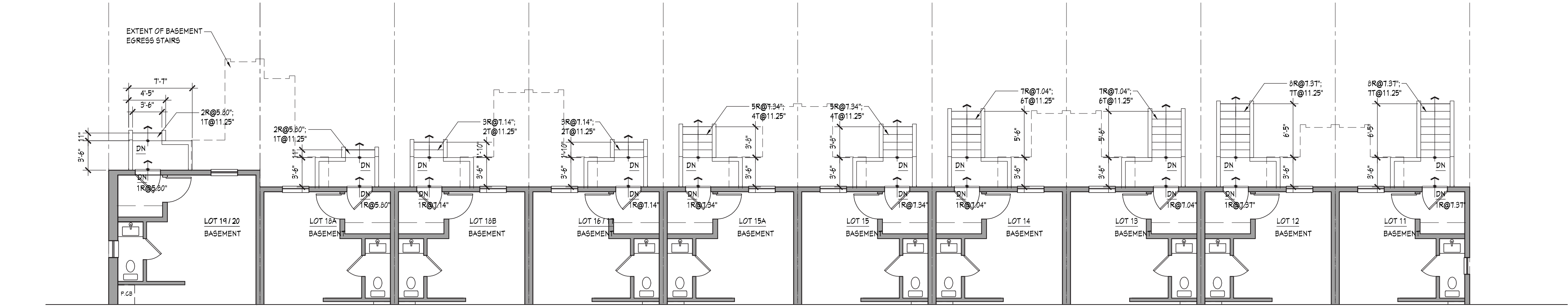
- TYPICAL EXTERIOR WALL (X-1)**
- 1-1/2" R-13 FOAMULAR 150 RIGID FOAM INSULATION BOARD MECHANICALLY FASTENED TO CONCRETE WALL;
 - TAPE ALL SEAMS WITH xxx
 - 1" AIR SPACE
 - 2" X 4" WOOD STUDS @ 16" O.C.; PROVIDE P.T. WOOD PLATE AT CONCRETE FLOOR; PROVIDE FIRE BLOCKING AT TOP OF WALL
 - 1/2" M.R. GYP. WALL BOARD
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 - 1/2" DUROCK AT TILE FINISH (I-1D)
- DEMISING WALL ASSEMBLY (D-1)**
- DESIGN - U.L. L341; SPECIFIED STC - 55
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- FX-1: 8" REINFORCED CONCRETE FOUNDATION WALL PER STRUCTURAL FOR NON-MASONRY EXTERIOR WALLS**

KITCHEN & BATHROOM DETAILS



REAR EGRESS DETAIL - BASEMENT TO GRADE



REAR EGRESS DETAIL - 1ST FLOOR TO GRADE

THRESHOLD REAR YARD ACCESS ELEVATIONS

LOT NUMBER	ADDRESS	RISER HGT MAX 7.75						
		FIRST FLOOR TO REAR GRADE						
		1FL ELEV	REAR GRADE	ELEV CHANGE TO GRADE (IN.)	# OF STEPS TO GRADE	TYPICAL RISER HGT	REAR LANDING (1 STEP)	STEPS TO GRADE
19/20	400	106.33	104.88	17.4	3.00	5.80	5.80	2.00
18A	402	106.33	104.88	17.4	3.00	5.80	5.80	2.00
18B	404	105.33	102.95	28.56	4.00	7.14	7.14	3.00
16/17	406	105.33	102.95	28.56	4.00	7.14	7.14	3.00
15A	408	104.68	101.01	44.04	6.00	7.34	7.34	5.00
15	410	104.68	101.01	44.04	6.00	7.34	7.34	5.00
14	412	103.73	99.04	56.28	8.00	7.04	7.04	7.00
13	414	103.73	99.04	56.28	8.00	7.04	7.04	7.00
12	416	102.58	97.05	66.36	9.00	7.37	7.37	8.00
11	418	102.58	97.05	66.36	9.00	7.37	7.37	8.00

LOT NUMBER	ADDRESS	RISER HGT MAX 7.75						
		BASEMENT TO REAR GRADE						
		BASEMENT ELEV	BSMT LANDING ELEV (-7.75")	REAR GRADE	ELEV CHANGE TO GRADE (IN.)	# OF STEPS TO GRADE	TYPICAL RISER HGT	BSMT LANDING (1 STEP)
19/20	400	96.96	96.31	104.88	102.85	14.00	7.35	7.35
18A	402	96.96	96.31	104.88	102.85	14.00	7.35	7.35
18B	404	95.96	95.31	102.95	91.69	12.00	7.64	7.64
16/17	406	95.96	95.31	102.95	91.69	12.00	7.64	7.64
15A	408	95.31	94.66	101.01	76.21	10.00	7.62	7.62
15	410	95.31	94.66	101.01	76.21	10.00	7.62	7.62
14	412	94.36	93.71	99.04	63.97	9.00	7.11	7.11
13	414	94.36	93.71	99.04	63.97	9.00	7.11	7.11
12	416	93.21	92.56	97.05	53.89	7.00	7.70	7.70
11	418	93.21	92.56	97.05	53.89	7.00	7.70	7.70

EGRESS STAIR CALCULATIONS



VISION DBB LLC
DEVELOPMENT DESIGN BUILD
ED NOTTINGHAM, JR
EDNOTTY@VISIONDBB.COM
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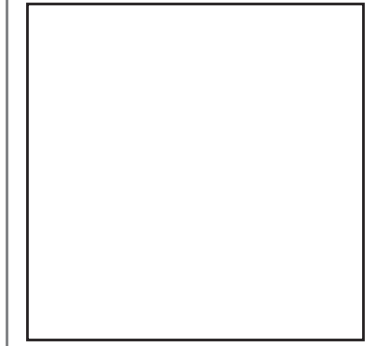
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BALTIMORE, MD 21202

WARD 12
SECTION 11
BLOCK 1096
LOTS 19/20 THRU 11

PROJECT NO
THR-2020-09

SHEET TITLE

BUILDING REAR EGRESS
DRAWING NUMBER
A-6

SHEET NUMBER
6 OF 8



VISION DDB LLC
DEVELOPMENT DESIGN BUILD
ED NOTTINGHAM, JR
EDNOTTY@VISIONDDB.COM
443.677.0985

APPLICANT
JOHN COLLUCK
771 MATTHEWS AVENUE
BALTIMORE, MD 21225

OWNER
JOHN & ERIN COLLUCK
771 MATTHEWS AVENUE
BALTIMORE, MD 21225

CONTRACTOR
JOHN COLLUCK
771 MATTHEWS AVENUE
BALTIMORE, MD 21225

SUBMISSION DATE
NOVEMBER 11, 2021

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WARD 12
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PROJECT NO
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SHEET TITLE

BUILDING ELEVATIONS & NOTES

DRAWING NUMBER

A-7

SHEET NUMBER

7 OF 8



FRONT BUILDING ELEVATION - LAFAYETTE STREET ELEVATION

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



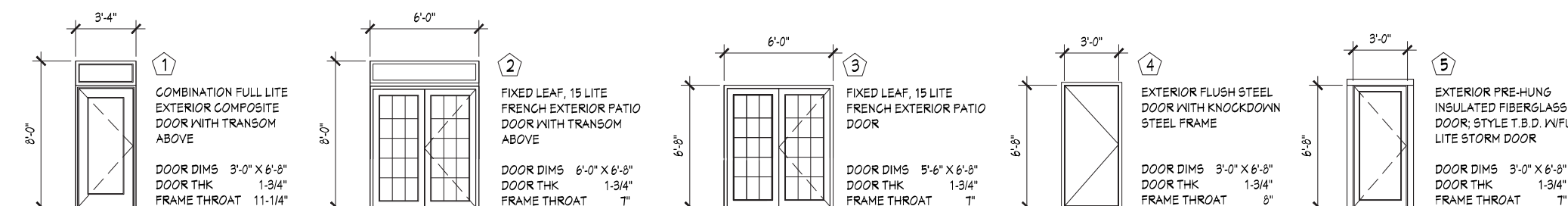
REAR BUILDING ELEVATION - BOWEN ALLEY ELEVATION

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

- CORNICE WITH FIVE (5) CUSTOM MILLED RIGID PVC BRACKETS AND TRIM PER DETAIL ###
- HARDI-PANEL BOARD & BATTEN SIDING; FINISH: SMOOTH; COLOR: TBD FROM "THE STATEMENT COLLECTION"
- BRICK VENEER DESIGN SPEC; MANUF.: BELDEN; STYLE: SIMULATED BELCREST 530; SIZE: STANDARD MODULAR 3 3/8" x 2 1/2" x 1 3/8"
- BRICK VENEER DESIGN SPEC (ALTERNATE); MANUF.: BELDEN; STYLE: GRAY-641-643 SMOOTH; SIZE: STANDARD MODULAR 3 3/8" x 2 1/2" x 1 3/8"
- 5" PRECAST CONCRETE LINTEL AT BRICK FACADES ONLY; EXTEND 4" BOTH SIDES OF OPENING.
- NOT USED
- 4" PRECAST CONCRETE SILL AT BRICK FACADES ONLY; MATCH WINDOW WIDTH INCLUDING BRICK MOLDING
- 4" THICK LIMESTONE MAINSCOT PANELS; FRONT FACADE ONLY
- BRICK STEPS; MATCH VENEER
- 1-1/2" WROUGHT IRON HANDRAILS WITH 1/2" PICKETS AT 4" O.C.; HANDRAIL HEIGHT 30" ABOVE STAIR TREADS; TYPICAL BOTH SIDES
- 6" HARDI-BOARD TRIM
- 6" K-STYLE ALUMINUM GUTTER WITH 4" DIA. DOWNSPOUT; TYPICAL ONE SIDE
- 4" HARDI-BOARD TRIM DOOR AND WINDOW SURROUNDS
- P.T. WOOD DECK INCLUDING RAILING AND PICKETS PER DETAIL X-XX; APPLY TYP (2) COATS CLEAR MATTE WATERSEAL.
- 1" ALUMINUM RAILING WITH 1/2" PICKETS @ 4" O.C.; PROVIDE BASED PLATE TO BOLT RAILING TO TOP OF CONCRETE FOUNDATION WALL. PROVIDE SINGLE LINE RAILING FOR BASEMENT STEPS. PROVIDE BRACKET TO ALLOW INSTALLATION ON CONCRETE WALL; TYPICAL ONE SIDE
- BRICK STAMP CONCRETE FOUNDATION WALL; NOT PAINTED
- CONCRETE STEPS TO GRADE FROM WALKOUT BASEMENT

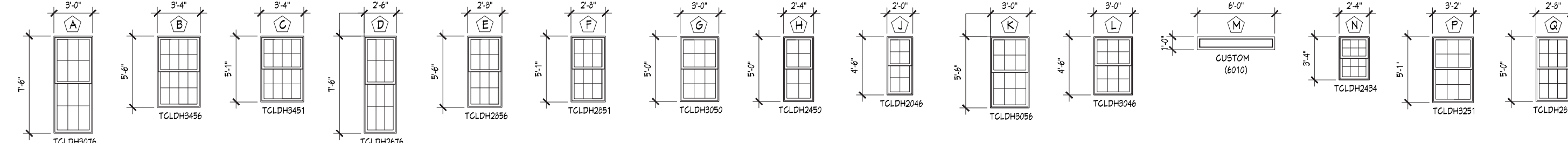
DOOR SCHEDULE

DOORS 1 THRU 3 BASED ON ANDERSEN 200 SERIES HINGED PATIO DOORS; MULLIONS OPTIONAL



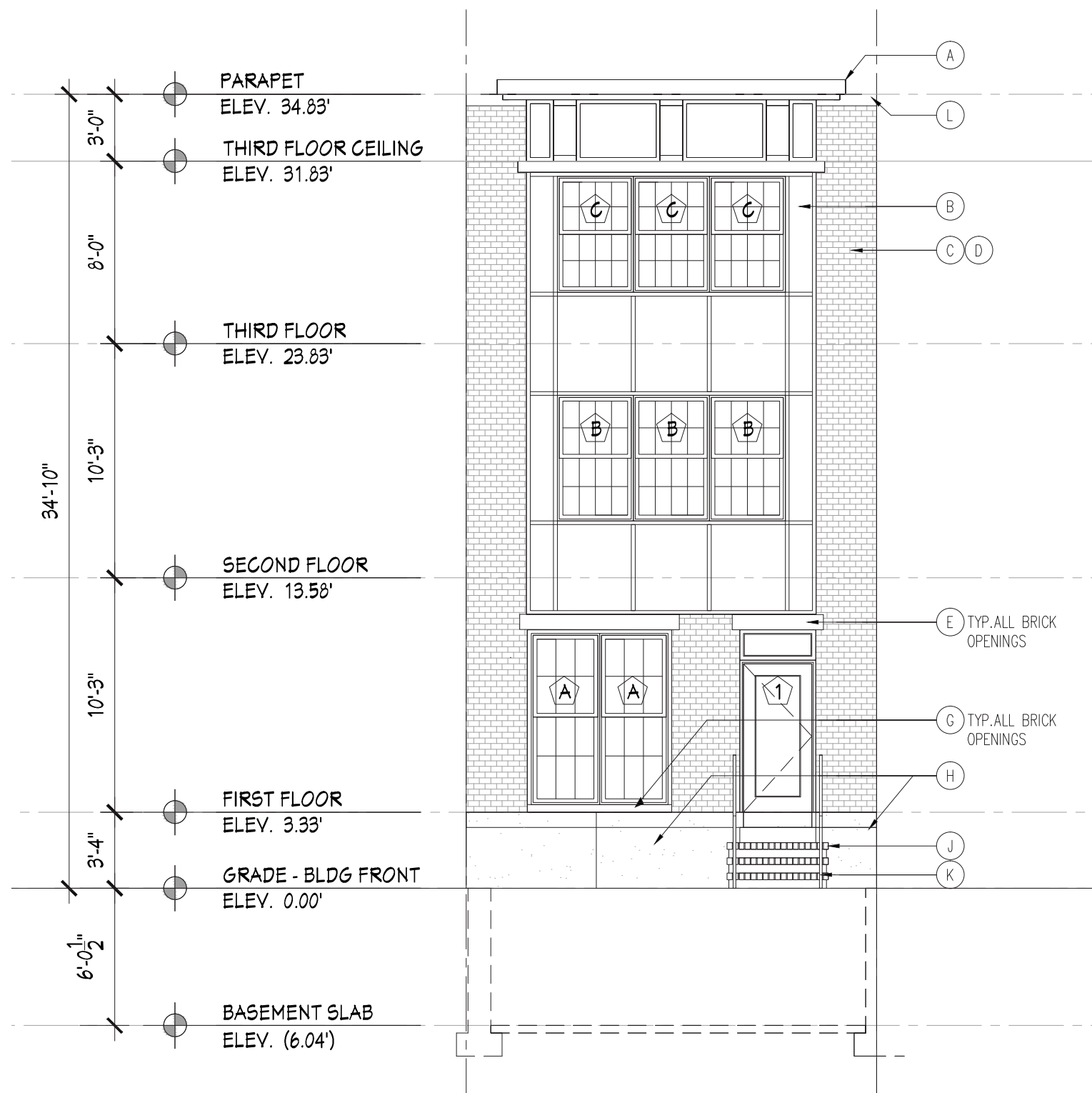
WINDOW SCHEDULE

ALL WINDOWS BASED ON ANDERSEN E-SERIES DOUBLE HUNG WINDOWS WITH PREFIX - TGLDH

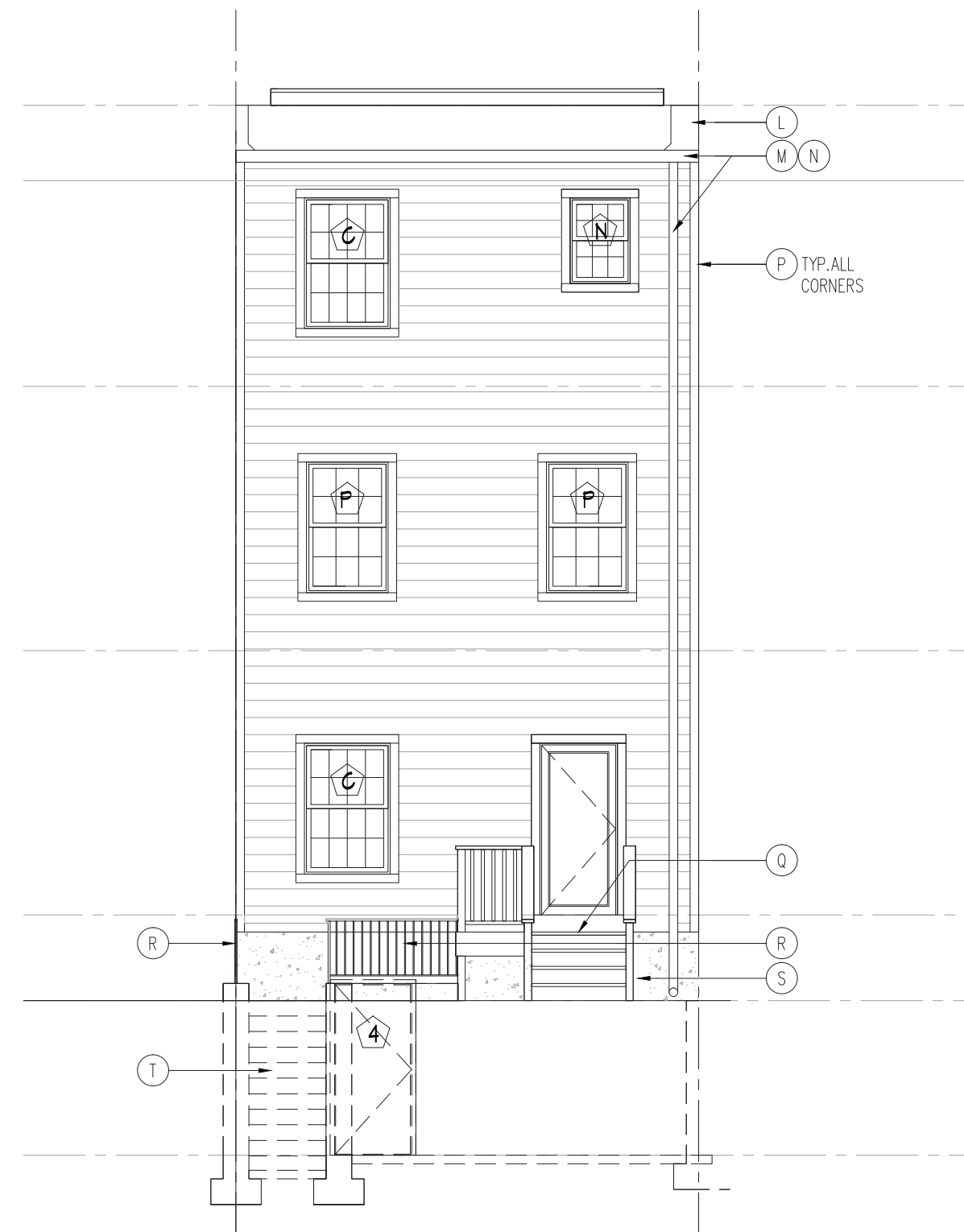


EXTERIOR FINISH NOTES

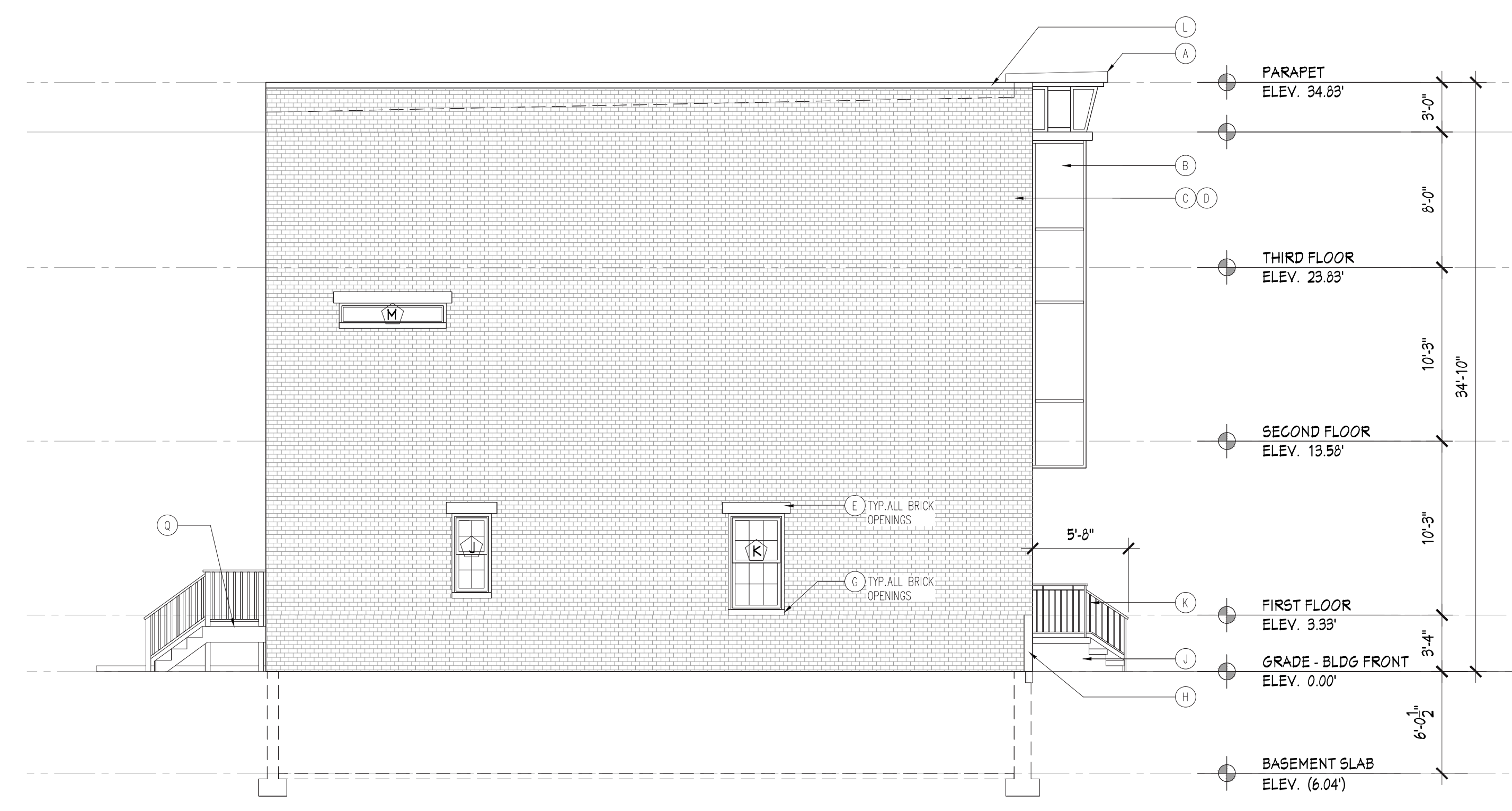
DOOR AND WINDOW DETAILS



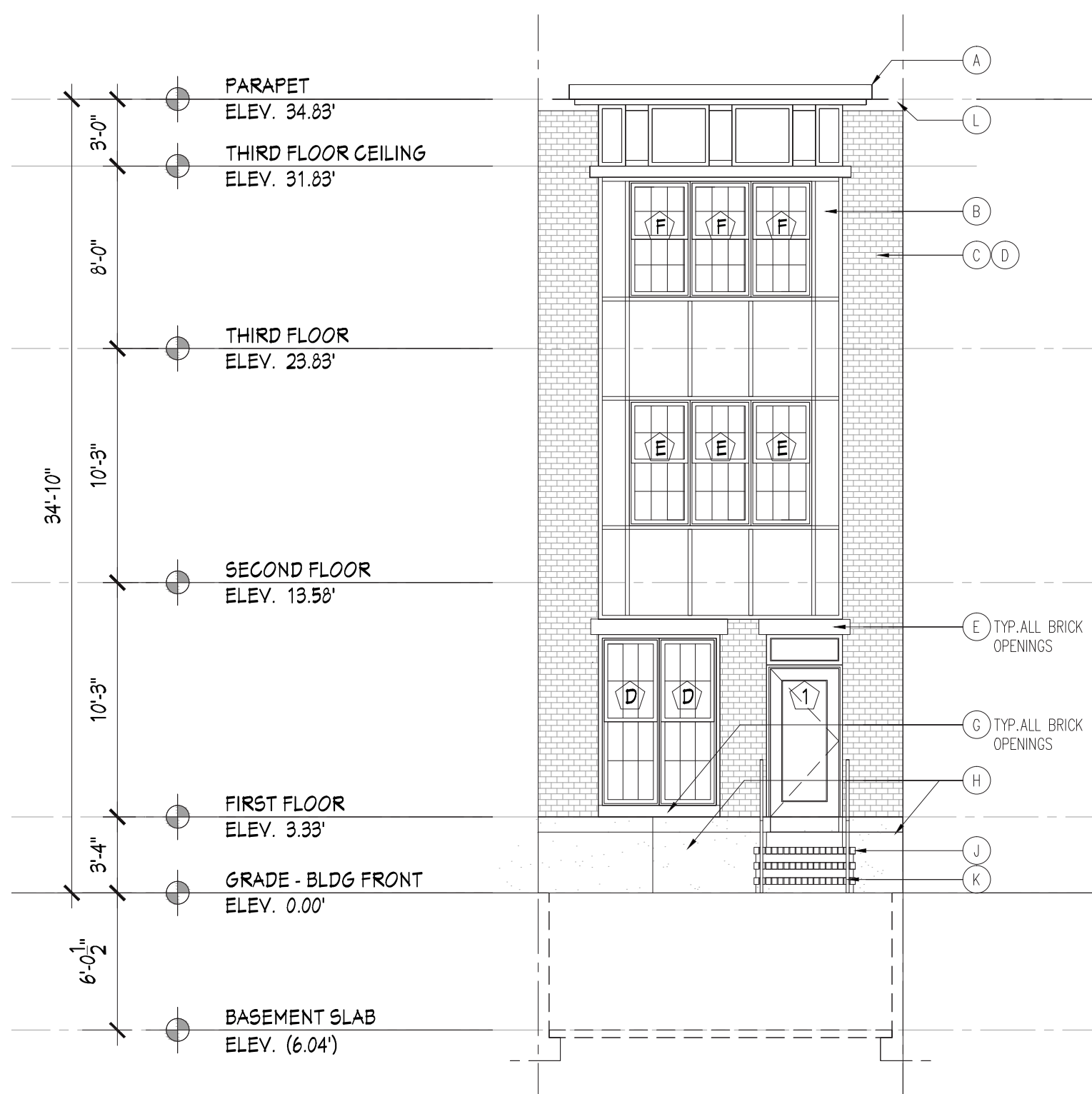
FRONT ELEVATION - LOT 19/20 - UNIT A



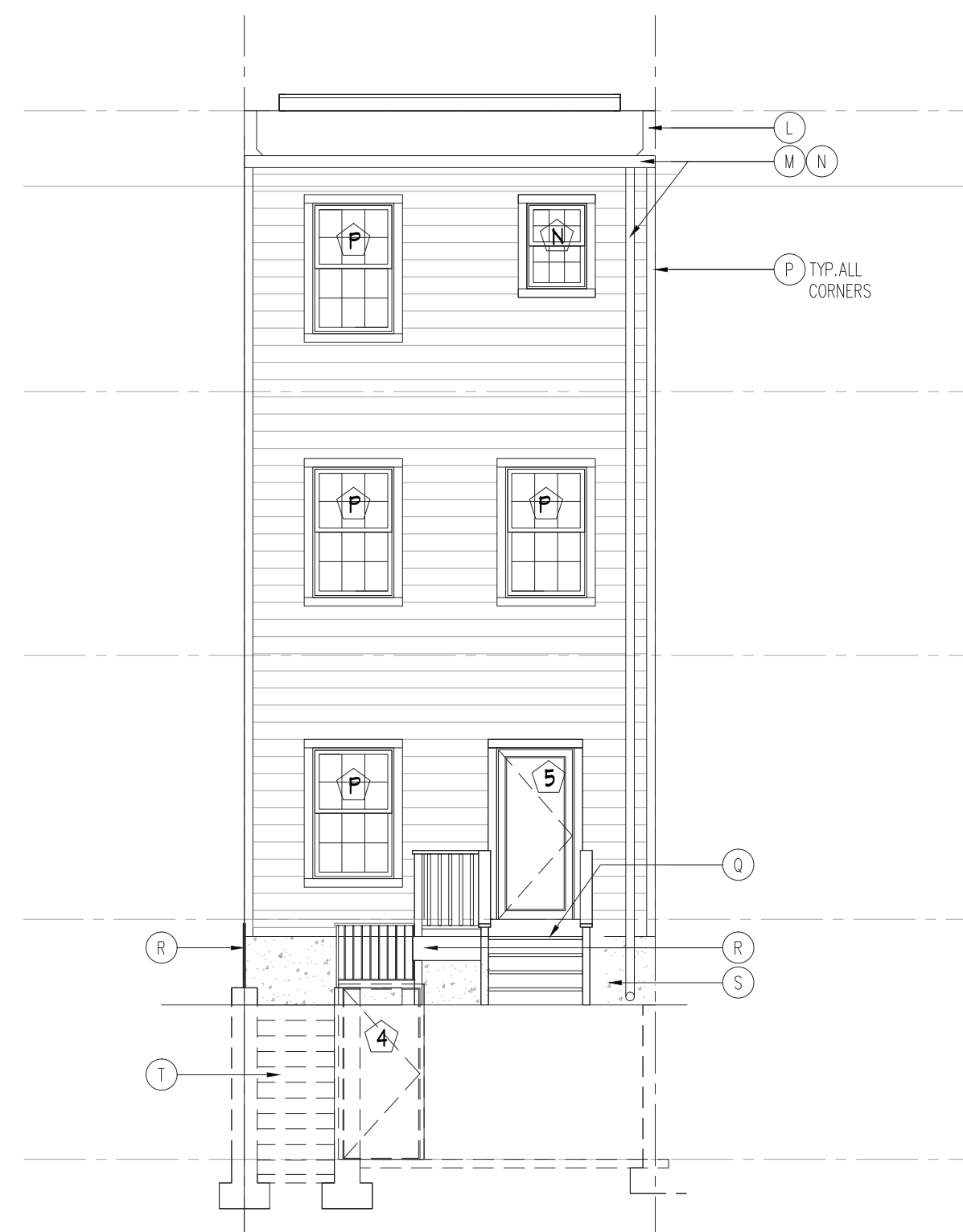
REAR ELEVATION - LOT 19/20 - UNIT A



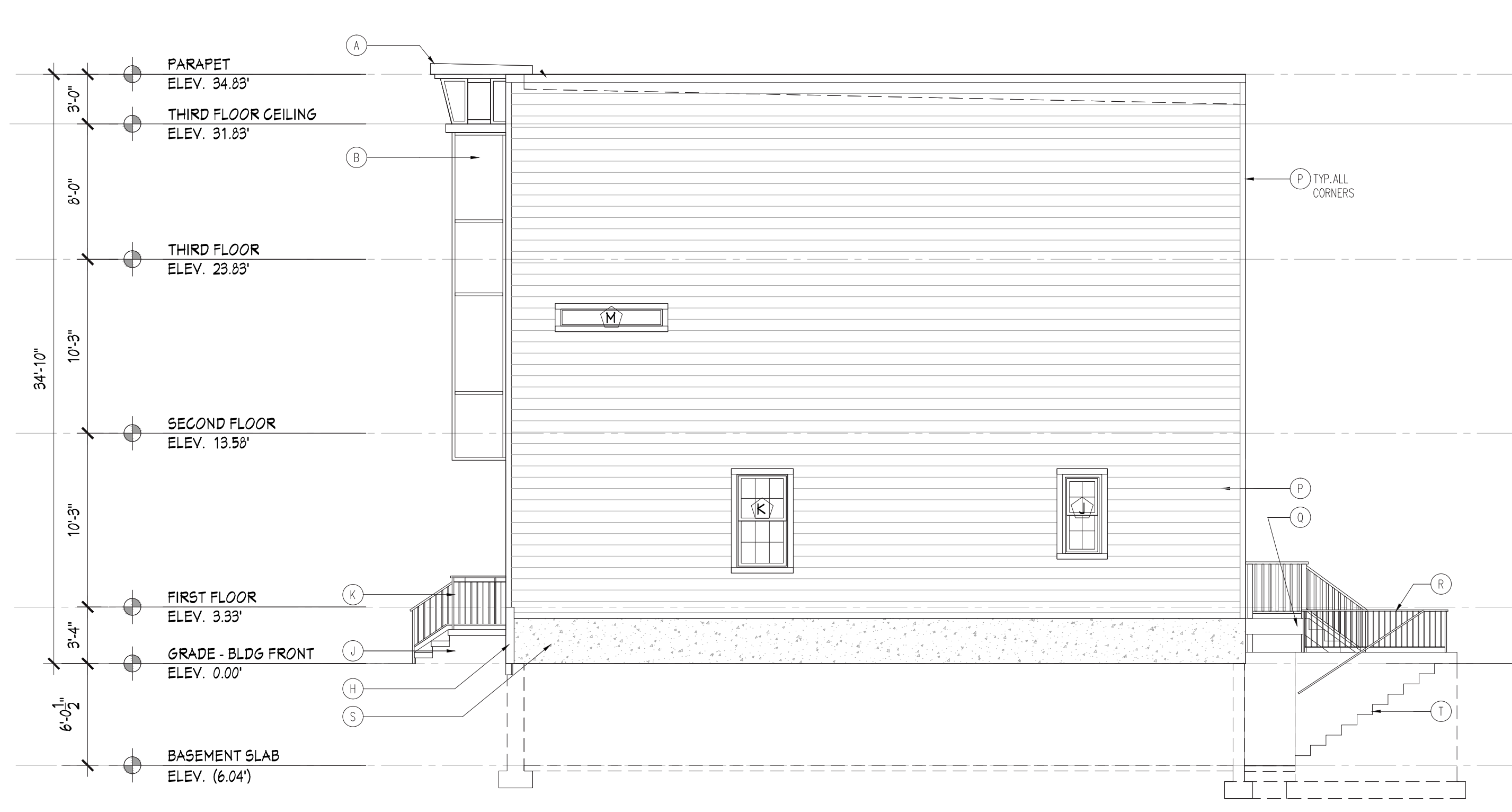
SIDE ELEVATION - LOT 19/20 - BARCLAY STREET - UNIT A



FRONT ELEVATION - LOTS 11-18A - UNIT B/C

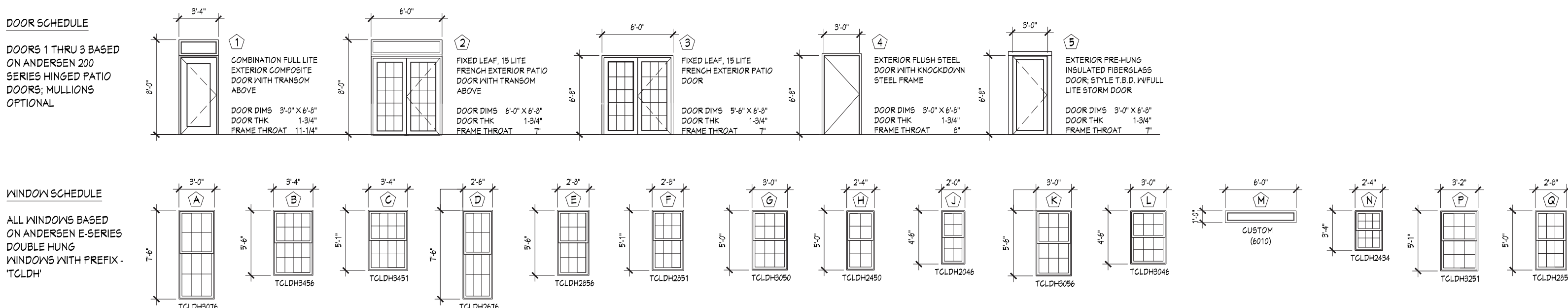


REAR ELEVATION - LOTS 11-18A - UNIT B/C



SIDE ELEVATION - LOT 11 - BRENTWOOD ALLEY - UNIT C

- EXTERIOR FINISH NOTES**
- CORNICE WITH FIVE (5) CUSTOM MILLED RIGID PVC BRACKETS AND TRIM PER DETAIL ###
 - HARDI-PANEL BOARD & BATTEN SIDING; FINISH: SMOOTH; COLOR: TBD FROM "THE STATEMENT COLLECTION"
 - BRICK VENEER DESIGN SPEC (ALTERNATE) MANUF.: BELDEN; STYLE: SIMULATED BELCREST 530; SIZE: STANDARD MODULAR 3 1/2" x 2 1/2" x 1 3/8"
 - BRICK VENEER DESIGN SPEC (ALTERNATE) MANUF.: BELDEN; STYLE: GRAY-641-423 SMOOTH; SIZE: STANDARD MODULAR 3 1/2" x 2 1/2" x 1 3/8"
 - 5" PRECAST CONCRETE LINTEL AT BRICK FACADES ONLY; EXTEND 4" BOTH SIDES OF OPENING.
 - NOT USED
 - 4" PRECAST CONCRETE SILL AT BRICK FACADES ONLY; MATCH WINDOW WIDTH INCLUDING BRICK MOLDING
 - 4" THICK LIMESTONE MAINSCOT PANELS; FRONT FACADE ONLY
 - BRICK STEPS; MATCH VENEER
 - 1-1/2" WROUGHT IRON HANDRAILS WITH 1/2" PICKETS AT 4" O.C.; HANDRAIL HEIGHT 30" ABOVE STAIR TREADS; TYPICAL BOTH SIDES
 - 2" BRONZE ALUMINUM WALL CAP WITH DRIP EDGE OVER PRESSURE TREATED (P.T.) 2" WOOD PLATE; TYPICAL ON BRICK VENEER WALLS AND DEMISING WALLS
 - 6" HARDI-BOARD TRIM
 - 6" K-STYLE ALUMINUM GUTTER WITH 4" DIA. DOWNSPOUT, TYPICAL ONE SIDE
 - 4" HARDI-BOARD TRIM DOOR AND WINDOW SURROUNDS
 - P.T. WOOD DECK INCLUDING RAILING AND PICKETS PER DETAIL X-XX; APPLY TYP (2) COATS CLEAR MATTE WATERSEAL.
 - 1" ALUMINUM RAILING WITH 1/2" PICKETS @ 4" O.C.; PROVIDE BASED PLATE TO BOLT RAILING TO TOP OF CONCRETE FOUNDATION WALL. PROVIDE SINGLE LINE RAILING FOR BASEMENT STEPS. PROVIDE BRACKET TO ALLOW INSTALLATION ON CONCRETE WALL; TYPICAL ONE SIDE
 - BRICK STAMP CONCRETE FOUNDATION WALL; NOT PAINTED
 - CONCRETE STEPS TO GRADE FROM WALKOUT BASEMENT



DOOR AND WINDOW DETAILS



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CONTRACTOR
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SUBMISSION DATE
NOVEMBER 11, 2021

NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER

EXPIRATION DATE

PROJECT INFORMATION

THRESHOLD TOWNHOUSES

400 EAST LAFAYETTE AVE
BALTIMORE, MD 21202

WARD 12
SECTION 11
BLOCK 1096
LOTS 19/20 THRU 11

PROJECT NO
THR-2020-09

SHEET TITLE
ELEVATIONS & NOTES
DRAWING NUMBER
A-8
SHEET NUMBER
8 OF 8