

# 1121 BAYARD ST BALTIMORE MD 21223

## SCOPE OF WORK

- DEMOLITION OF REMAINING DAMAGED STRUCTURE
- CONSOLIDATION OF 1121 AND 1123 INTO 1-PROPERTY
- CONSTRUCT NEW 3-STORY (24'X60') STRUCTURE W 2-CAR GARAGE

## TYPE IIIB MIXED USE

### CODE ANALYSIS

#### 1. APPLICABLE CODES

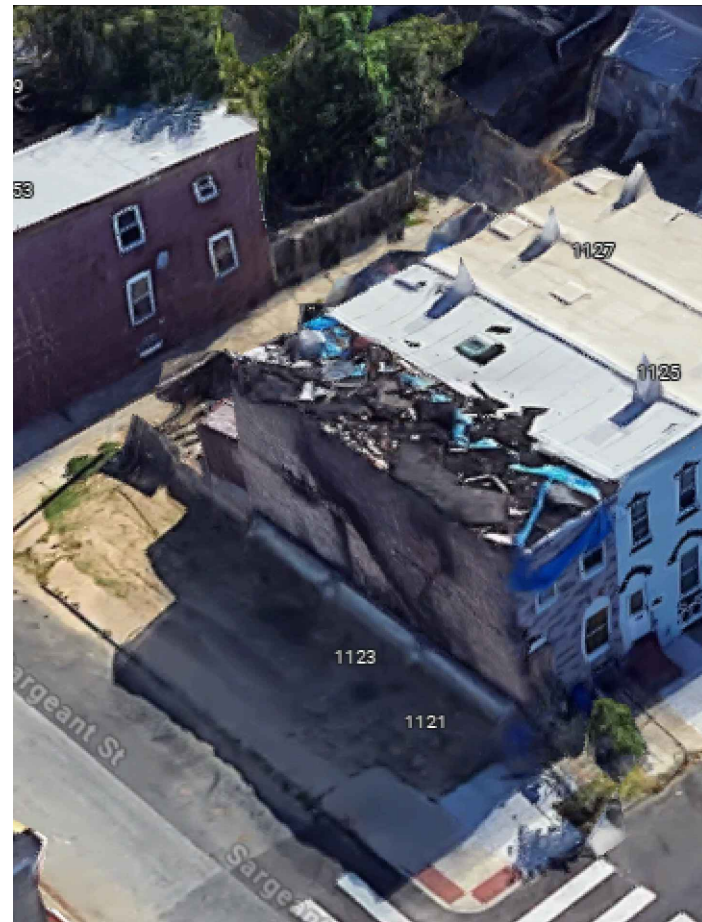
- A. INTERNATIONAL BUILDING CODE - 2021
- B. MARYLAND BUILDING PERFORMANCE STANDARDS - 2018
- C. INTERNATIONAL EXISTING BUILDING CODE 2021
- D. NATIONAL ELECTRIC CODE - 2017
- E. INTERNATIONAL FUEL GAS CODE - 2018
- F. INTERNATIONAL MECHANICAL CODE - 2018
- H. INTERNATIONAL PROPERTY MAINTENANCE CODE - 2018
- I. INTERNATIONAL FIRE CODE - 2018
- J. INTERNATIONAL ENERGY CONSERVATION CODE - 2018
- K. INTERNATIONAL GREEN CONSTRUCTION CODE - 2018
- L. NFPA 101 LIFE SAFETY CODE - 2018
- M. BALTIMORE CITY BUILDING, FIRE & RELATED CODES - 2020 EDITION W/ AMENDMENTS
- N. COMAR 05.02.02 - 2010 STANDARDS FOR ACCESSIBLE DESIGN, THE FAIR HOUSING ACT

#### 2. USE GROUP/OCCUPANY AND CONSTRUCTION TYPE

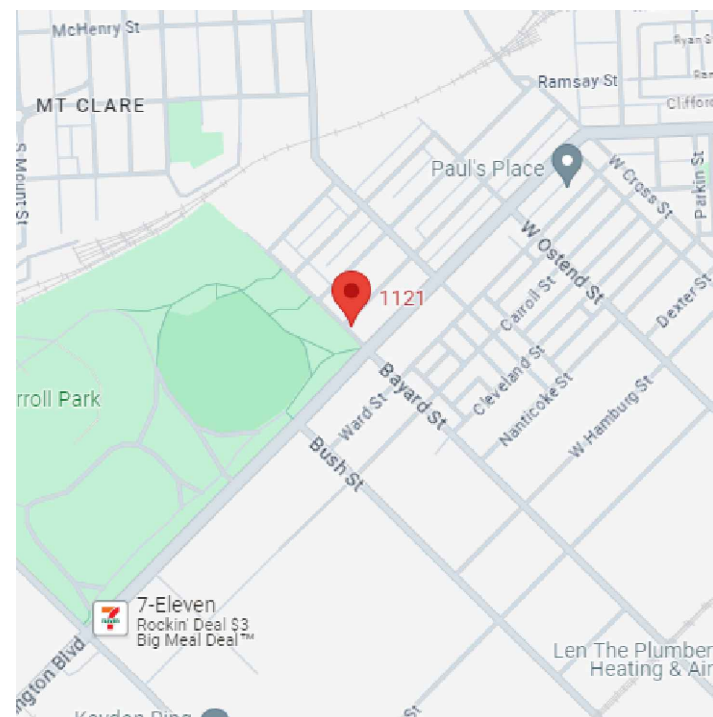
- A. CURRENT AND PROPOSED USE GROUP/OCCUPANCY - RESIDENTIAL
- B. CONSTRUCTION TYPE  
IIIB - IBC TABLE 601
- C. BUILDING HEIGHT LIMITATION (IBC TABLE 504)  
ALLOWABLE HEIGHT = 55 FT (3 STORIES)  
ACTUAL HEIGHT = 3 STORY - 40 (+/-)
- D. BUILDING AREA LIMITATION - IBC TABLE 504.3 - 506.1  
TOTAL BUILDING ALLOWABLE AREA = 16,000 SF  
ACTUAL AREA = 4,200 SF

#### 3. LOCAL ZONING

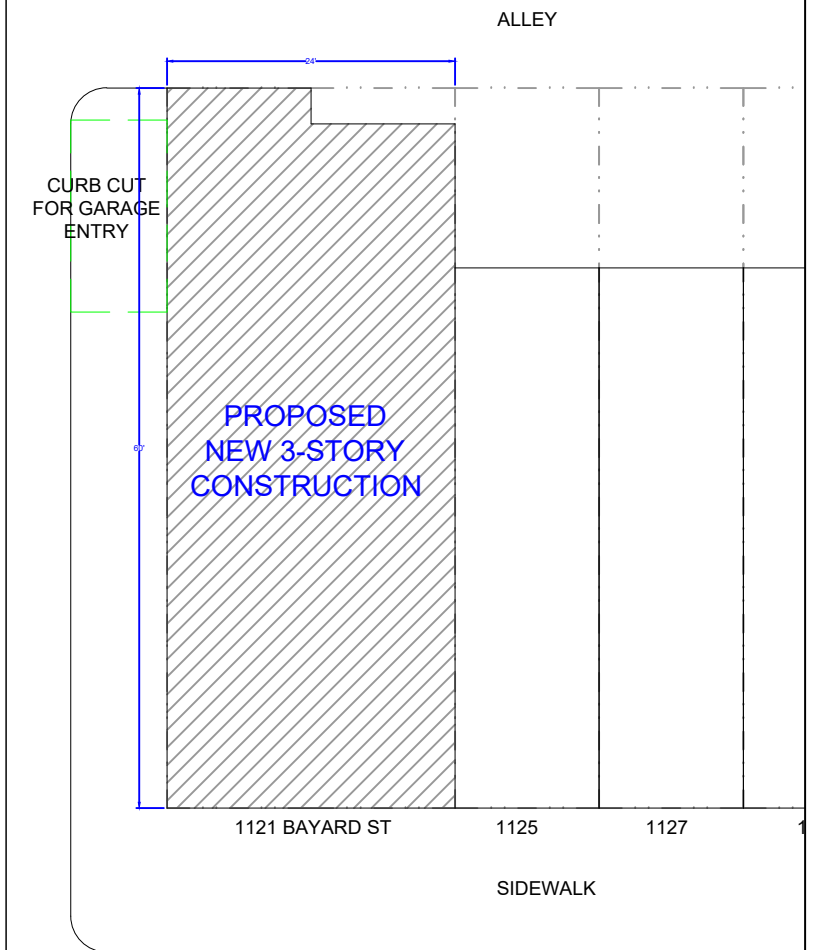
- A. R-8
- B. USE: RES
- C. SETBACKS: NO
- D. PARKING PROVIDED: 2 SPACES



1121-23 BAYARD



VICINITY MAP



SITE PLAN

#### 1121 BAYARD LOT INFORMATION:

- ZONE = R-8
- WARD = 21
- SECTION = 05
- BLOCK = 0767
- LOT = 032
- LOT SIZE = 12'X60'
- ABOVE GRADE LIVING AREA = N/A
- PROPERTY LAND AREA = 12'X60'
- PROPERTY BUILT = N/A
- USE = RESIDENTIAL
- TYPE = SFD

#### 1123 BAYARD LOT INFORMATION:

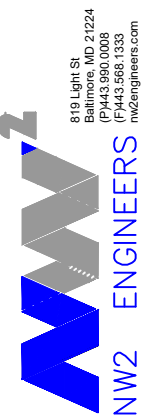
- ZONE = R-8
- WARD = 21
- SECTION = 05
- BLOCK = 0767
- LOT = 031
- LOT SIZE = 12'X60'
- ABOVE GRADE LIVING AREA = 1,032 SF
- PROPERTY LAND AREA = 12'X60'
- PROPERTY BUILT = 1900
- USE = RESIDENTIAL
- TYPE = SFD

#### DRAWING INDEX:

CS1 - COVER SHEET/SITE PLAN

#### ARCHITECTURE

- A-1 PROPOSED FRONT ELEVATION
- A-2 PROPOSED SIDE ELEVATION
- A-3 PROPOSED FLOOR PLAN



REV	DISCRIPTION	DATE

DESIGNED BY:	IS
DRAWN BY:	IS
REVIEWED BY:	JN
DATE:	6/25/24
SCALE:	1/16"=1'-0"

#### CERTIFICATION

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

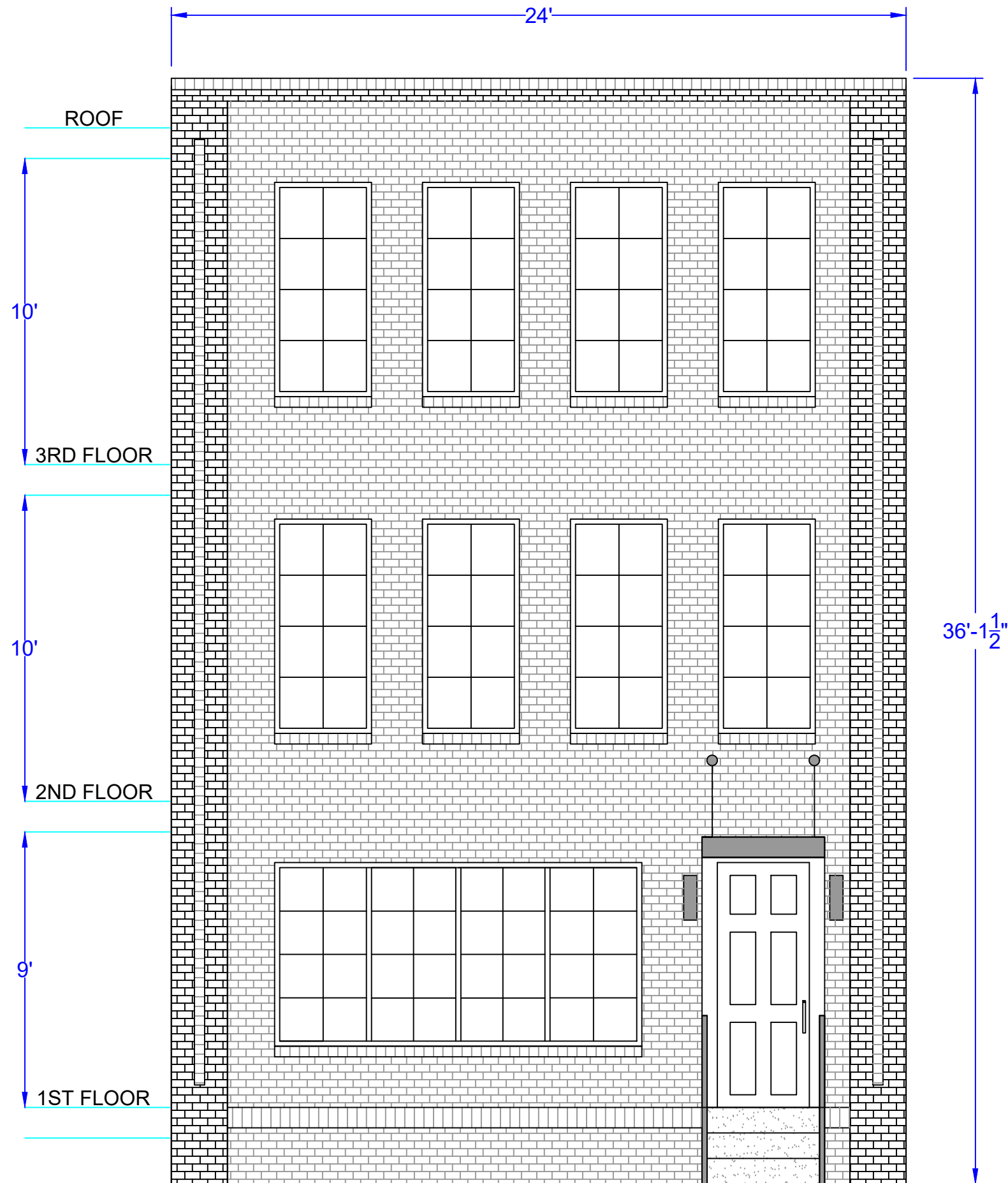
LICENSE NO:  
EXP DATE:

PROJECT ADDRESS:  
1121 BAYARD ST

DESCRIPTION:  
ZONING SET COVER SHEET/SITE PLAN

SHEET NUMBER

CS



# 1121 BAYARD PROPOSED FRONT ELEVATION

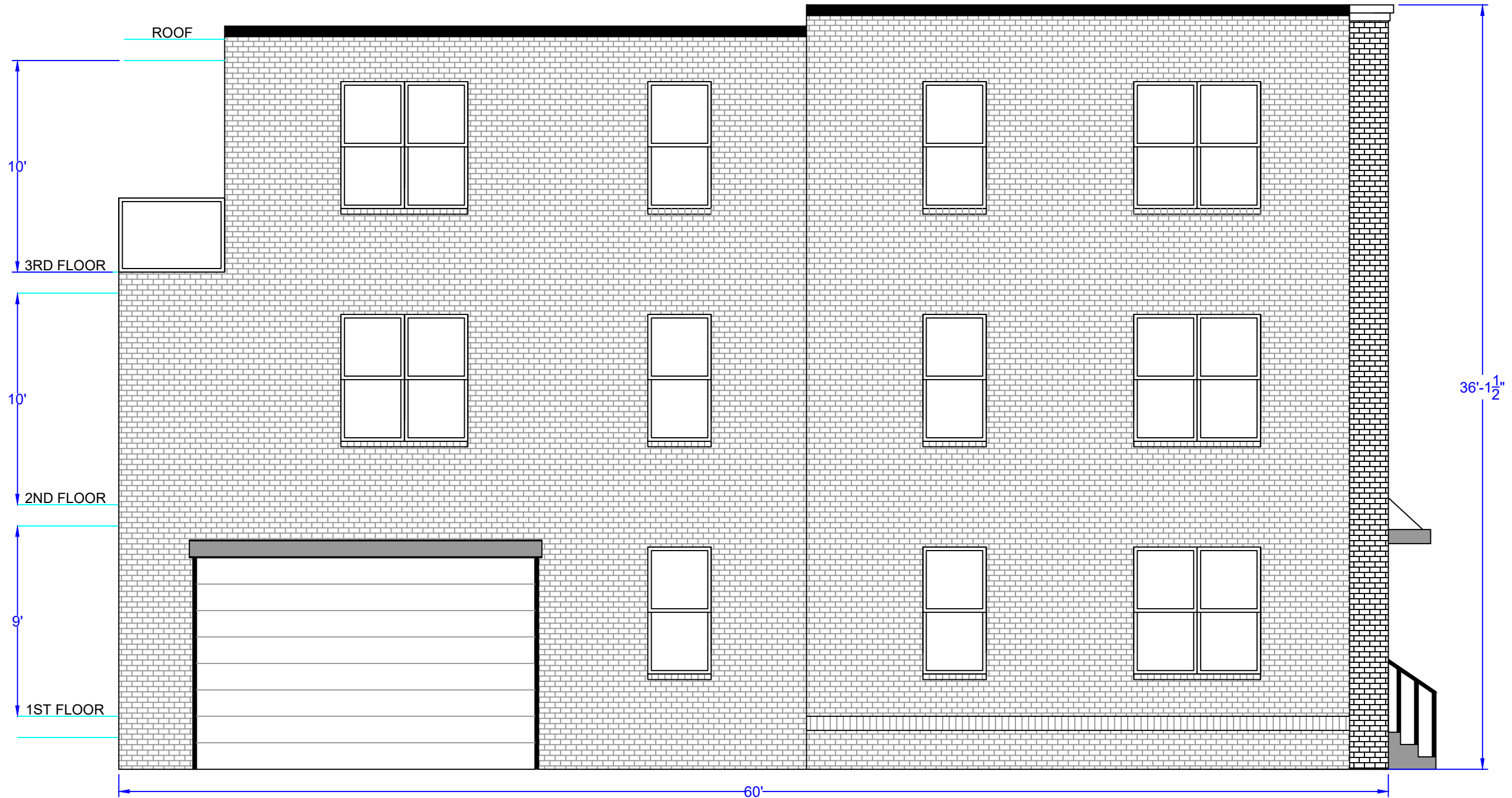
REV	DISCRIPTION	DATE
-		-

DESIGNED BY:	IS	DRAWN BY:	IS	REVIEWED BY:	JN
DATE:	6/25/24	SCALE:	1/4" = 1' 0"		

**CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND  
 LICENSE NO:  
 EXP DATE:

PROJECT ADDRESS: **1121 BAYARD ST**  
 DESCRIPTION: **FRONT ELEVATION CONCEPT PLAN**

SHEET NUMBER  
**A-1**



1121 BAYARD  
 PROPOSED SIDE ELEVATION

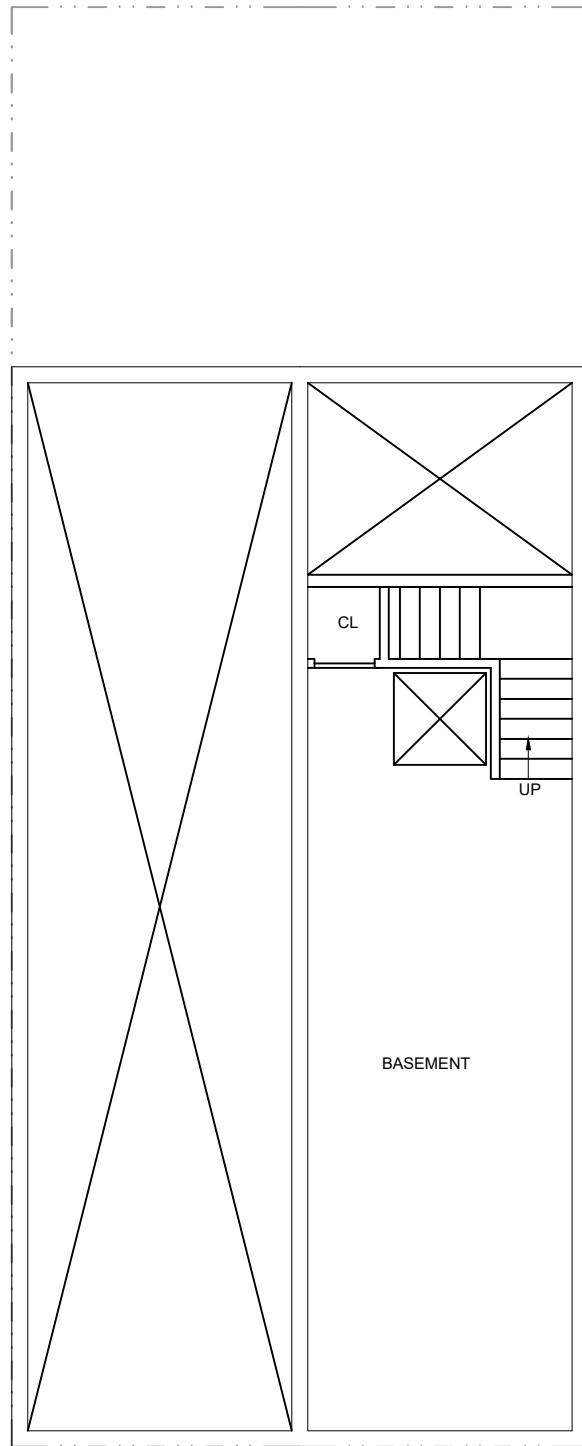
REV	DISCRIPTION	DATE

DESIGNED BY:	IS
DRAWN BY:	IS
REVIEWED BY:	JN
DATE:	6/25/24
SCALE:	3/16" = 1' 0"

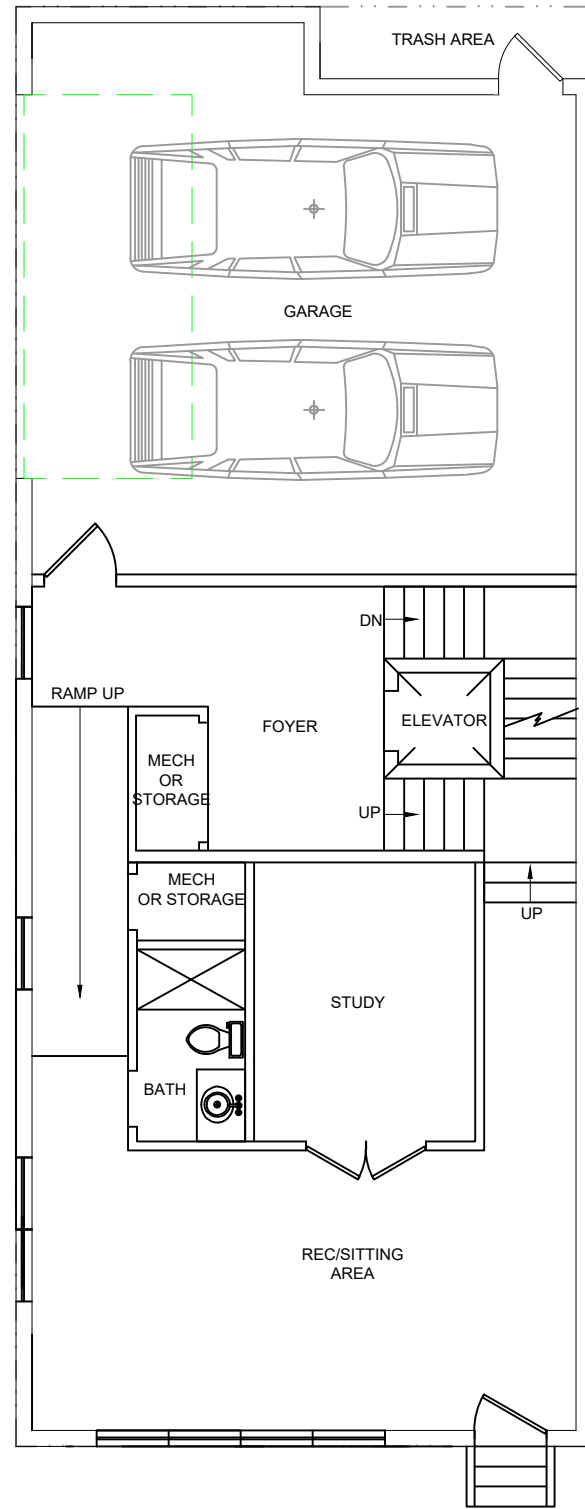
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 LICENSE NO:  
 EXP DATE:

PROJECT ADDRESS: 1121 BAYARD ST  
 DESCRIPTION: SIDE ELEVATION CONCEPT PLAN

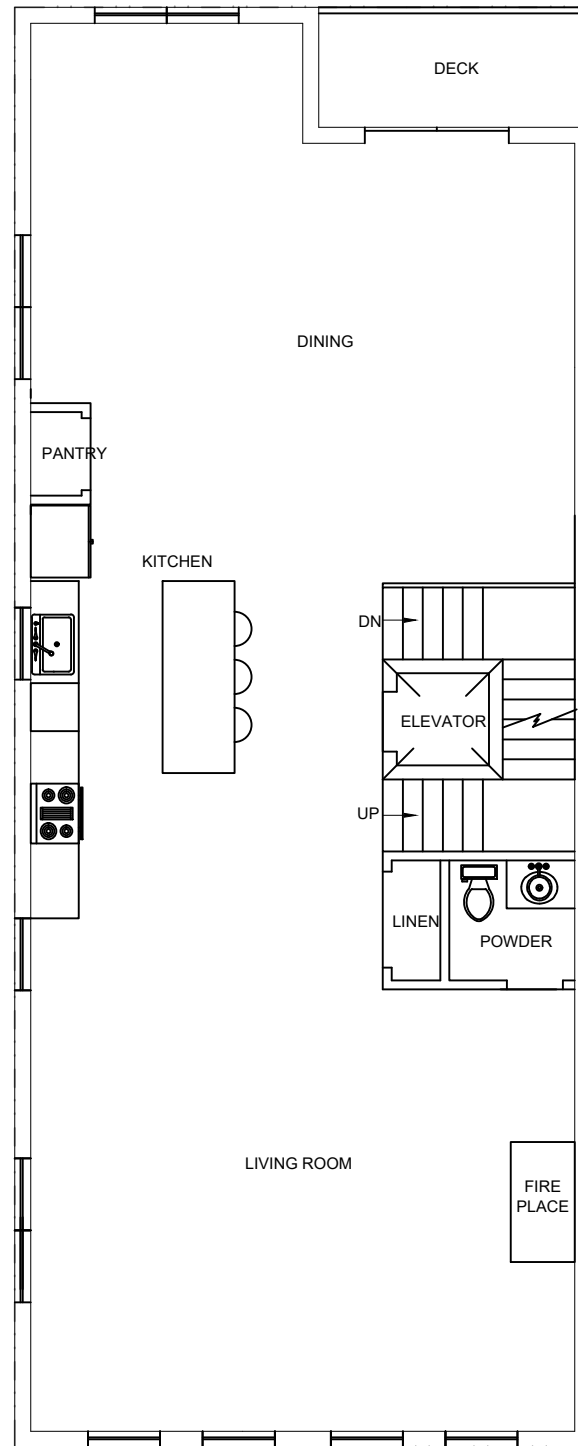
SHEET NUMBER  
**A-2**



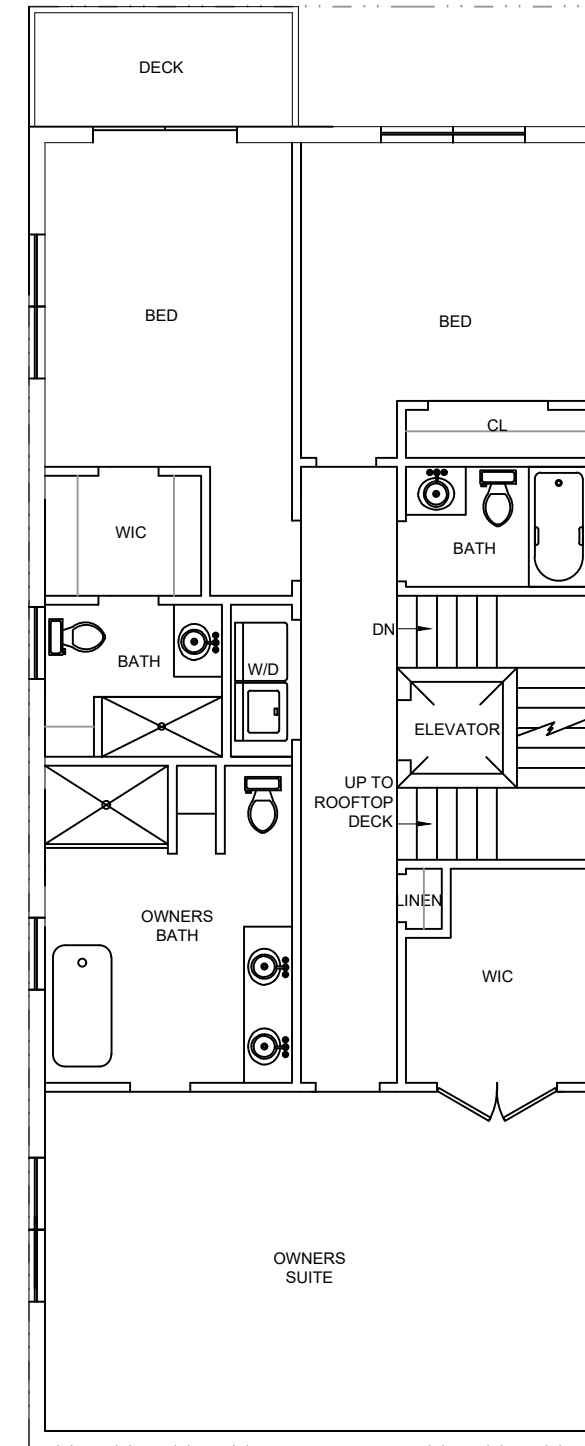
**BASEMENT**  
FRONT



**FIRST FLOOR**  
FRONT



**SECOND FLOOR**  
FRONT



**THIRD FLOOR**  
FRONT

REV	DISCRPTION	DATE

DESIGNED BY:	IS
DRAWN BY:	IS
REVIEWED BY:	JN
DATE:	6/25/2024
SCALE:	1/8" = 1' 0"

**CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND  
LICENSE NO:  
EXP DATE:

PROJECT ADDRESS: **1121 BAYARD ST**  
DESCRIPTION: **PROPOSED FLOOR PLAN**

SHEET NUMBER  
**A-3**