

2018 IECC CODE COMPLIANCE

Table with 3 columns: Code, Description, and Reference. Includes sections R301.1, R401.2, R402.1.1, R402.1.2, R402.2, R402.2.10, R402.2.4, R402.4, R402.4.1.2, and R402.4.2.

APPLICABLE CODES

MARYLAND BUILDING PERFORMANCE STANDARDS / MARCH 2019
INTERNATIONAL BUILDING CODE / 2018
NATIONAL ELECTRICAL CODE / 2017
INTERNATIONAL FUEL GAS CODE / 2018
INTERNATIONAL MECHANICAL CODE / 2018
INTERNATIONAL PLUMBING CODE / 2018
INTERNATIONAL PROPERTY MAINTENANCE CODE / 2018
BALTIMORE CITY FIRE AND RELATED CODES
INTERNATIONAL FIRE CODE / 2018
AS AMENDED BY BALTIMORE CITY FIRE CODE
INTERNATIONAL ENERGY CONSERVATION CODE / 2018
INTERNATIONAL RESIDENTIAL CODE, 1- AND 2- FAMILY DWELLINGS / 2018
INTERNATIONAL GREEN CONSTRUCTION CODE / 2012
INTERNATIONAL SWIMMING POOL AND SPA CODE / 2018
(ALL AS INITIALLY ADOPTED, WITH MODIFICATIONS, BY ORDINANCE 20-361, EFFECTIVE MAY 18, 2020)

DRAWING LIST

Table listing drawing titles and codes: 0000-G=G1 TITLE SHEET & SITE PLAN, 0001-G=G2 SITE PLAN, 0002-AD=AD1 BASEMENT & FIRST FLOOR DEMO, etc.

SCOPE OF WORK

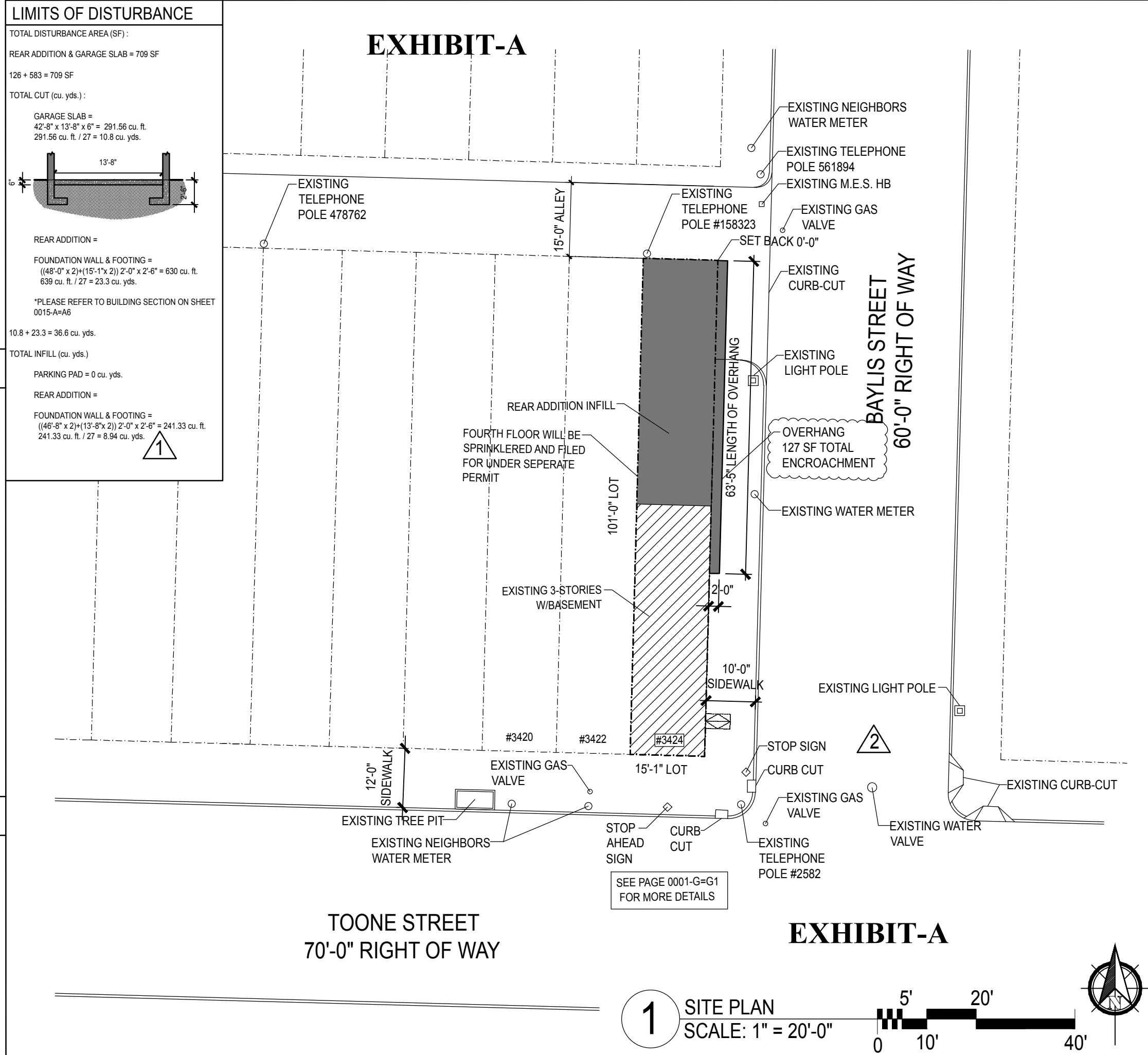
INTERIOR EXTERIOR RENOVATION WITH INFILL ADDITION TO REAR. THIS WILL BE A 4 STORY ADDITION. THERE WILL BE NEW STAIRS. BASEMENT WILL HAVE AN OFFICE ROOM AND BATH. FIRST FLOOR WILL HAVE A NEW ATTACHED GARAGE TO REPLACE EXISTING ATTACHED GARAGE, BATH, STORAGE, AND BEDROOM. SECOND FLOOR WILL HAVE 2 BATHS, LAUNDRY ROOM, AND 3 BEDROOMS. THIRD FLOOR WILL HAVE A BATH, LIVING ROOM, DINING ROOM, KITCHEN, AND DECK. FOURTH FLOOR WILL HAVE A DECK AND A PENTHOUSE.

3424 TOONE ST
BALTIMORE, MARYLAND, 21224
SINGLE FAMILY HOME - INFILL ADDITION

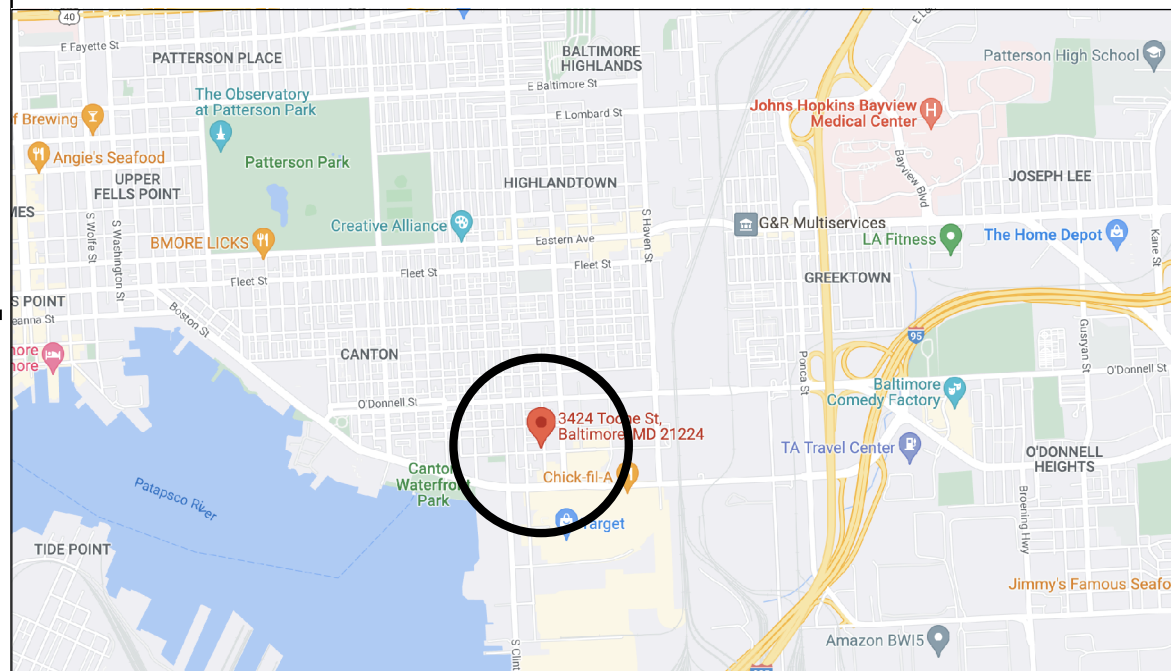
3424 TOONE ST
BALTIMORE, MARYLAND, 21224
SINGLE FAMILY HOME - INFILL ADDITION

LIMITS OF DISTURBANCE

Table detailing limits of disturbance: TOTAL DISTURBANCE AREA (SF) 126 + 583 = 709 SF, REAR ADDITION & GARAGE SLAB = 709 SF, DUCT CUT (cu. yds.), GARAGE SLAB = 291.56 cu. ft., REAR ADDITION = 630 cu. ft., FOUNDATION WALL & FOOTING = 241.33 cu. ft., TOTAL INFILL (cu. yds.) 10.8 + 23.3 = 36.6 cu. yds., PARKING PAD = 0 cu. yds., REAR ADDITION = 241.33 cu. ft., FOUNDATION WALL & FOOTING = 241.33 cu. ft.



LOCATION PLAN



LEGEND

- NOT IN SCOPE (diagonal hatching)
EXISTING CONSTRUCTION (cross-hatching)
NEW CONSTRUCTION (solid black)
LIMITS OF DISTURBANCE (dashed line)

BUILDING INFORMATION

3424 TOONE ST
PRIMARY STRUCTURE BUILT: 1893
LOT AREA: 1,523 SF
DEED REFERENCE - 00090/ 00293
MAP - 0026
NEIGHBORHOOD - 26010360.03
SECTION - 04
BLOCK - 6484
LOT - 013
LEGAL DESCRIPTION - 15-1 X 100

CONSTRUCTION TYPE: TYPE 3B - MASONRY EXT WALL, UNPROTECTED
IBC USE GROUP: TYPE R-3 (SINGLE FAMILY HOME)
Professional certification logo and contact information for Carballo Architecture, LLC.

3424 TOONE ST. - SITE PLAN
WARD - 26 SECTION - 04 BLOCK - 6484 LOT - 013
SCALE: 1" = 20'-0"

OWNERSHIP: MICHAEL LOPEZ
OWNERSHIP ADDRESS: 1737 ALICEANNA BALTIMORE, MD 21231
CLIENT: MICHAEL LOPEZ

0000-G=G1
TITLE SHEET & SITE PLAN
3424 TOONE ST
JOB #2022-388
AUGUST 2022