CITY OF BALTIMORE

DEPARTMENT OF RECREATION AND PARKS

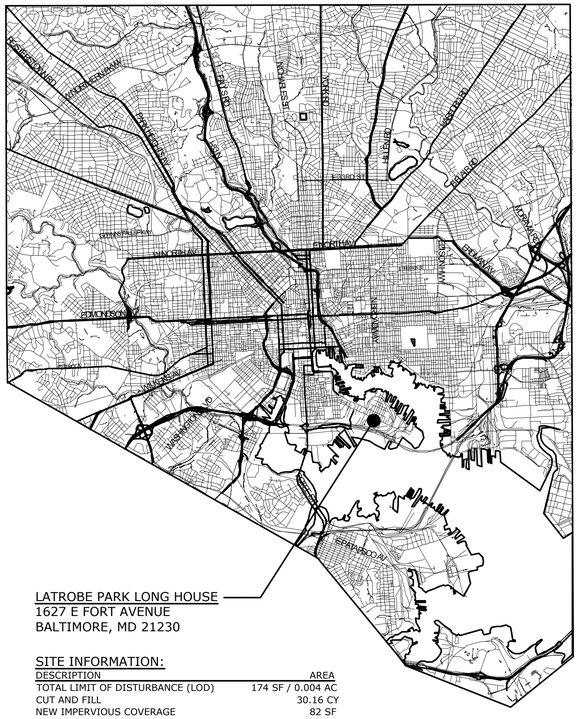
INDEX TO DRAWINGS

SHEET NO	DRAWING NO	SHEET TITLE
1	CS–1.0	TITLE SHEET
	ARCHITECTURAL PLANS AND ELEVATIONS:	
2	A–1.1	PLANS & ELEVATIONS
3	A–1.2	DETAILS

CONTRACT NO. RP-23888

LATROBE PARK LONGHOUSE RESTORATION

FOR
THE MAYOR AND CITY COUNCIL OF BALTIMORE
BRANDON M. SCOTT, MAYOR



LATROBE PARK LONG HOUSE
1627 E FORT AVENUE
BALTIMORE, MD 21230

SITE INFORMATION:

DESCRIPTION	AREA
TOTAL LIMIT OF DISTURBANCE (LOD)	174 SF / 0.004 AC
CUT AND FILL	30.16 CY
NEW IMPERVIOUS COVERAGE	82 SF

*THIS SITE IS NOT SUBJECT TO STORMWATER MANAGEMENT OR EROSION CONTROL AND SEDIMENT CONTROL REVIEWS.

BID SET

LATROBE PARK LONGHOUSE RESTORATION
1627 E FORT AVENUE, BALTIMORE, MD 21230 (BLOCK 2021, WARD 24, SECTION 011)

PROFESSIONAL CERTIFICATION

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THAT THIS WORK COMPLIES WITH THE REQUIREMENTS OF THE BALTIMORE CITY BUILDING CODE. AND THAT I HEREBY ASSUME THE RESPONSIBILITY FOR ITS DESIGN AND PERIODIC OBSERVATION OF ITS CONSTRUCTION.

License: 21386 Expires: 01/11/2027

CHIEF OF CAPITAL DEVELOPMENT

DIRECTOR OF RECREATION & PARKS

DATE: 3-JUNE-2026

3 SHEETS IN SET

SHEET 1 OF 3

DRAWING NO. CS–1.0

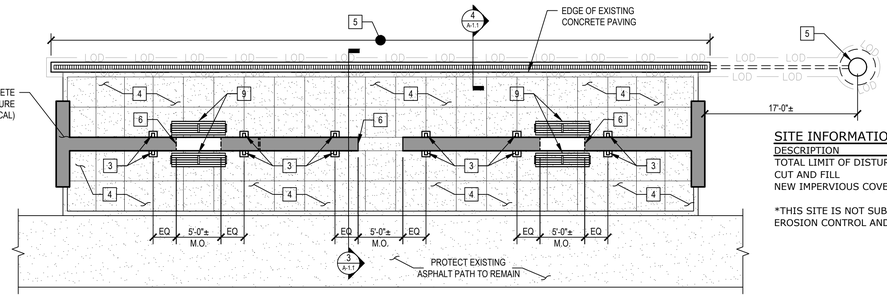
CONTRACT NO. RP-23888

KEYED NOTES:

1. REMOVE AND DISPOSE OF EXISTING METAL ROOF PANELS AND ROOF SHEATHING DOWN TO EXISTING WOOD RAFTERS. PROTECT EXISTING WOOD BRACES, BEAMS, RAFTERS, RAKE, AND FASCIA TRIM. COMPLETE WORK ASSOCIATED WITH KEYED NOTE #3 AFTER ROOF DEMOLITION IS COMPLETE - PRIOR TO INSTALLING NEW ROOFING. PROVIDE AND INSTALL NEW 3/4" MARINE GRADE PRESSURE TREATED PLYWOOD SHEATHING WITH CONTINUOUS UNDERLAYMENT, LAID PARALLEL TO ROOF'S EAVE, OVER ENTIRE ROOF AREA. PROVIDE AND INSTALL CONTINUOUS 36" WIDE ICE AND WATER SHIELD ALONG ENTIRE PERIMETER OF ROOF. PROVIDE AND INSTALL NEW 0.032 THICK ALUMINUM STANDING SEAM METAL ROOF PANELS WITH CONTINUOUS EAVE, RAKE, AND RIDGE FLASHING ON ALL SIDES; SEE DETAILS 5, 6, AND 7 ON SHEET A-1.2. COLOR AND FINISH TO MATCH EXISTING METAL ROOFING ON ADJACENT PAVILION.
2. PROTECT EXISTING COMMUNITY MURAL TO REMAIN. LIGHTLY SCRUB AND RINSE ENTIRE CONCRETE BASE STRUCTURE WITH BRUSHES AND MILD DETERGENT FOLLOWING CONSTRUCTION COMPLETION.
3. REMOVE ALL PAINT FROM ALL EXPOSED SIDES OF EXISTING WOOD BRACES, BEAMS, RAFTERS, RAKE, AND FASCIA TRIM DOWN TO BARE WOOD. USE STIFF PUTTY KNIFE OR BRISTLE BRUSH TO LIFT PAINT FROM SURFACES. AFTER INITIAL LIFTING, USE A STRIPPING PAD WITH MANUFACTURER'S RECOMMENDED POST-STRIP-WASH AND WATER TO REMOVE ANY RESIDUE; FINAL CLEAN-UP COMPLETED WITH WATER. ALL SURFACES MUST BE ALLOWED TO FULLY DRY BEFORE PROCEEDING. FILL ALL HOLES, CRACKS, AND GOUGES WITH WOOD EPOXY. SAND ALL SURFACES DOWN SMOOTH TO MATCH EXISTING PROFILES. TREAT ALL WOOD SURFACES WITH STABILIZER THEN PRIME AND PAINT ALL SURFACES OF EXISTING AND NEW WOOD ELEMENTS WITH (1) PRIMER COAT AND (2) FINISH COATS OF PAINT.
4. REMOVE ALL DIRT AND DEBRIS FROM EXISTING CONCRETE PATIOS; BOTH SIDES. POWER WASH EXISTING CONCRETE TO REMOVE ALL BUILT-UP ALGAE AND ENVIRONMENTAL STAINING. CLEAN PATIOS IN SEGMENTS SO AS TO NOT FLOOD ADJACENT AREAS.
5. EXCAVATE AND INSTALL NEW 4" WIDE POLYMER-CONCRETE PRE-SLOPED TRENCH DRAIN SYSTEM SET IN CONCRETE; MINIMUM OF 4" DEPTH COVERAGE ON ALL SIDES. PROVIDE AND INSTALL STEEL REINFORCEMENT PER MANUFACTURER'S RECOMMENDATIONS. INSTALL NEW 1/2" EXPANSION JOINT BETWEEN NEW TRENCH DRAIN AND EXISTING CONCRETE PATIO; CAULK ENTIRE LENGTH. INSTALL TOP OF TRENCH DRAIN FLUSH WITH CONCRETE PATIO, SLOPED TO DRAIN INTO NEW 50 GALLON DRYWELL WITH OVERFLOW; PROVIDE AND INSTALL COMPLETE KIT. INSTALL DRYWELL SUCH THAT OVERFLOW IS FLUSH WITH ADJACENT GRADE. SET BASE ON A MINIMUM 6" THICK BED OF 1" WASH GRAVEL. PROVIDE MANUFACTURER'S POROUS FILTER FABRIC WRAP AND INFILL WITH WASHED 1" GRAVEL ON ALL SIDES OF DRYWELL; MINIMUM 12" THICK. COVER WITH MINIMUM 8" DEEP LAYER OF TOPSOIL AND PLANT NEW GRASS. PROVIDE MANUFACTURER'S END PLATE INLET/OUTLET PANEL AND CONNECT TRENCH DRAIN TO DRYWELL WITH SCHEDULE 80 PVC SIZED TO MATCH OUTLET. SEE DETAIL #4 ON THIS SHEET.
6. PROTECT EXISTING PAINTED MURAL TO REMAIN. SAWCUT (3) NEW OPENINGS IN EXISTING CONCRETE STRUCTURE: (2) OPENINGS TO BE 5'-0" WIDE x 4'-6" TALL WITH BOTTOM OF OPENING AT 3'-0" AFF / (1) OPENING TO BE 5'-0" WIDE x 7'-6" TALL (FULL-HEIGHT); OPENINGS CENTERED BETWEEN KNEE BRACES AS SHOWN ON ELEVATIONS. GRIND CUT EDGES OF CONCRETE DOWN SMOOTH; APPLY SURFACE PARGING TO CUT FACES OF CONCRETE AS NEEDED TO CREATE SMOOTH SURFACE. PRIME AND PAINT CUT FACES OF CONCRETE TO MATCH DARK BLUE COLOR OF EXISTING MURAL; PAINT 2" WIDE BORDERS AT EACH OPENING AS SHOWN ON ELEVATIONS.
7. REMOVE AND REPLACE DAMAGED WOOD ROOF RAFTER; APPROXIMATELY 8'-6" EACH. SIZE, PROFILE, AND FLUTED EDGE DETAILS TO MATCH EXISTING. REPLACE ENTIRE LEG OF RAFTER; PROTECT EXISTING LEG OF RAFTER SCHEDULED TO REMAIN.
8. REMOVE AND REPLACE EXISTING WOOD FASCIA AND RAKE BOARD; SIZE AND PROFILE TO MATCH EXISTING. PRIME AND PAINT TO MATCH RAFTERS.
9. PROVIDE AND INSTALL NEW 6'-0" LONG PAINTED STEEL BENCH, WITH FACTORY DIVIDER, BOLTED TO EXISTING CONCRETE PATIO WITH MASONRY ANCHORS SET IN EPOXY.

GENERAL NOTES:

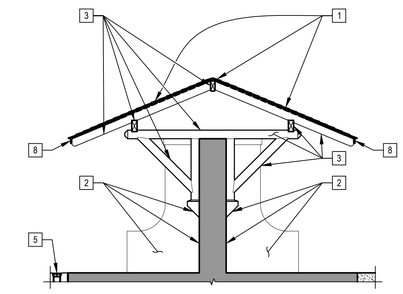
1. BALTIMORE CITY HAS PERFORMED PRELIMINARY HAZARDOUS MATERIALS TESTING AND HAS IDENTIFIED LEAD PAINT ON THE STRUCTURE. CONTRACTOR SHALL EMPLOYEE THIRD PARTY INDUSTRIAL HYGIENIST TO TEST, IDENTIFY, AND QUANTIFY ALL POTENTIAL HAZARDOUS MATERIALS ESTIMATED TO BE DISTURBED PRIOR TO CONSTRUCTION. THIRD PARTY INDUSTRIAL HYGIENIST SHALL PROVIDE FULL TESTING AND ABATEMENT PROCEDURE FOR ALL HAZARDOUS MATERIAL ABATEMENT AS WELL AS ALL REQUIRED DOCUMENTATION AND CERTIFICATION AS REQUIRED BY MARYLAND AND BALTIMORE CITY. CONTRACTOR SHALL ABIDE BY ALL ABATEMENT PROCEDURES AS SET FORTH BY THE THIRD PARTY INDUSTRIAL HYGIENIST.
2. IT IS THE INTENT OF THIS CONTRACT THAT THE ROOFING SYSTEM BE SELECTIVELY DEMOLISHED AS OUTLINED ON THE DRAWINGS IN PREPARATION FOR NEW WORK.
3. THE CONTRACTOR SHALL PROTECT THE SURFACE OF THE EXISTING WOOD ELEMENTS DURING THE PAINT STRIPPING PROCESS AND SHALL NOT USE METHODS THAT RESULT IN GOUGING OR FEATHERING OF THE EXISTING WOOD GRAIN.
4. THE CONTRACTOR SHALL PREP, PRIME, AND PAINT ALL FACES OF ALL EXISTING WOOD COMPONENTS WITH EXISTING PAINTED FINISHES.
5. ALL WOOD COMPONENTS SCHEDULED TO BE REPLACED SHALL BE PROVIDED IN SOLID WOOD STOCK MATCHING THE EXISTING MATERIALS BEING REPLACED. THE PROFILE OF THE NEW COMPONENTS SHALL MATCH THE EXISTING PROFILE OF THE PIECE BEING REPLACED WITH A SMOOTH TRANSITION TO THE EXISTING PROFILES ADJACENT WITH DUTCHMAN JOINTING. PRIOR TO DEMOLITION, CONTRACTOR SHALL CONSULT WITH ARCHITECT REGARDING ANY COMPONENTS THAT THE CONTRACTOR INTENDS TO REMOVE AND REPLACE THAT ARE NOT ALREADY SCHEDULED TO BE REPLACED.
6. FILL ALL CRACKS AND GOUGES IN CONCRETE STRUCTURE WITH HIGH-STRENGTH MORTAR; BLEND PATCH INTO EXISTING SURFACE TEXTURE.
7. MAINTAIN TOTAL CONTROL OF DUST, AND BLOWING, AND DROPPING DEBRIS.
8. KEEP ALL SURROUNDING TRAFFIC WAYS, BOTH PEDESTRIAN AND VEHICULAR, OPEN AND CLEAN AT ALL TIMES.
9. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. RESOLVE ALL DISCREPANCIES PRIOR TO COMMENCING WORK.
10. THE CONTRACTOR SHALL NOT RELY ON MEASUREMENTS SCALED FROM THESE DRAWINGS.
11. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING AND TEMPORARY SUPPORT AS NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES TO REMAIN.
12. CONTRACTOR SHALL REMOVE ALL EXTRANEOUS ANCHORS, FASTENERS, AND ACCESSORIES ON EXISTING ROOF STRUCTURE TO REMAIN.



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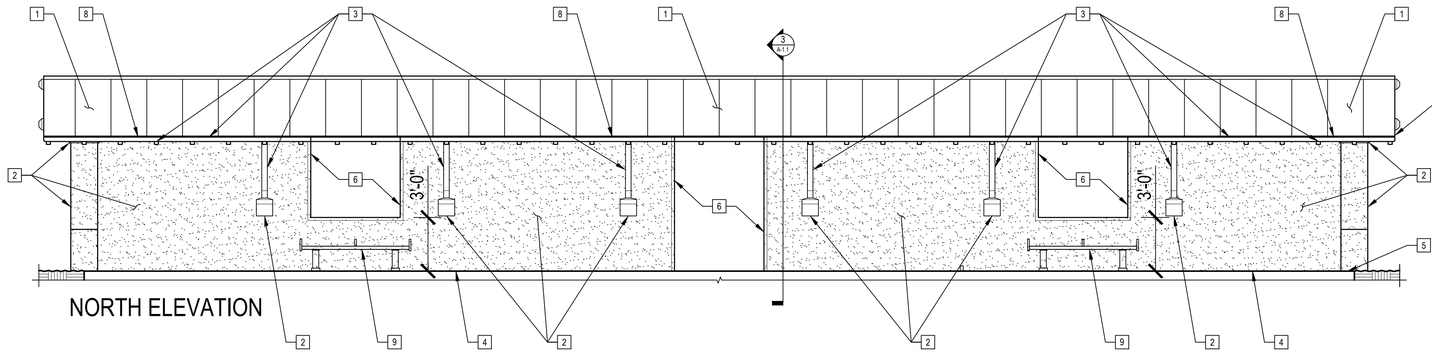
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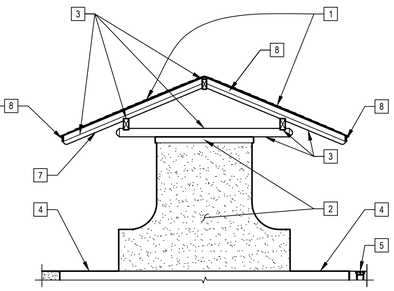


1 A-1.1 SITE PLAN SCALE: 1/8" = 1'-0"

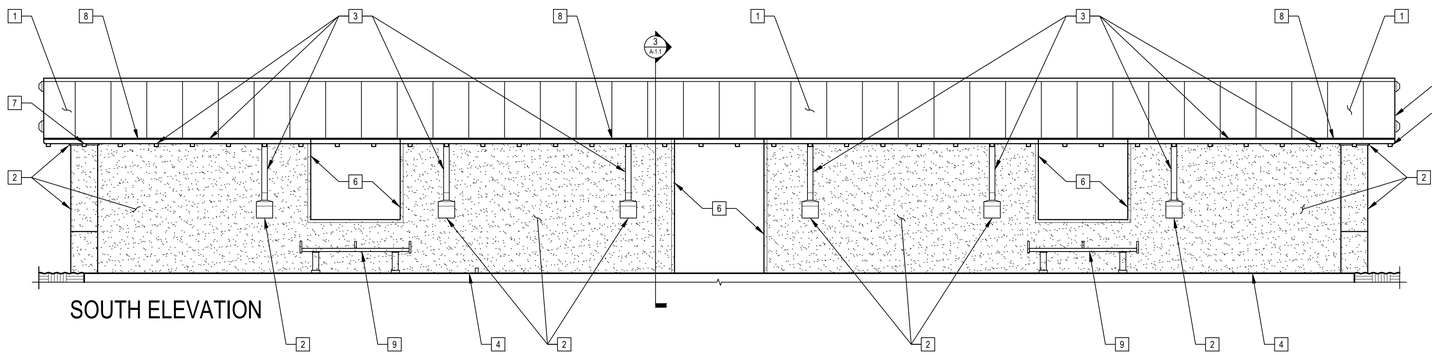
3 A-1.1 SECTION SCALE: 1/4" = 1'-0"



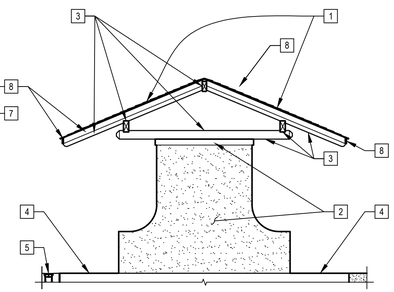
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



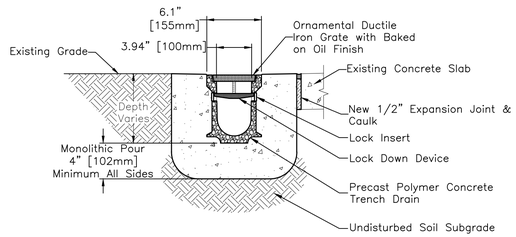
WEST ELEVATION

Trench Drain Notes
Series Number: LA5-20I21 (LOCUST TRENCH GRATE)

1. Grates:
   - Ductile Iron per ASTM A536-84 Grade 80-55-06
   - Load Rating: 494 PSI (AASHTO M-306 Test Method)
   - Baked on Oil Finish
   - Or approved equal
2. Trench Drain: 4" Pre-Sloped POLYDRAIN by ABT; or approved equal.
3. Concrete: See specification section 03 30 00 Cast-in-Place Concrete



Decorative Pattern: Locust



4 A-1.1 TRENCH DRAIN SCALE: 1-1/2" = 1'-0"

2 A-1.1 ELEVATIONS SCALE: 1/4" = 1'-0"

RRMM ARCHITECTS
3700 KOPPERS ST, STE 300
BALTIMORE, MD 21227
P: 410-234-8444
INFORMATION@RRMM.COM
WWW.RRMM.COM

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LATROBE PARK
LONGHOUSE RESTORATION

1627 EAST FORT AVE - BLOCK 2021, WARD 24, SECTION 011

REVISIONS

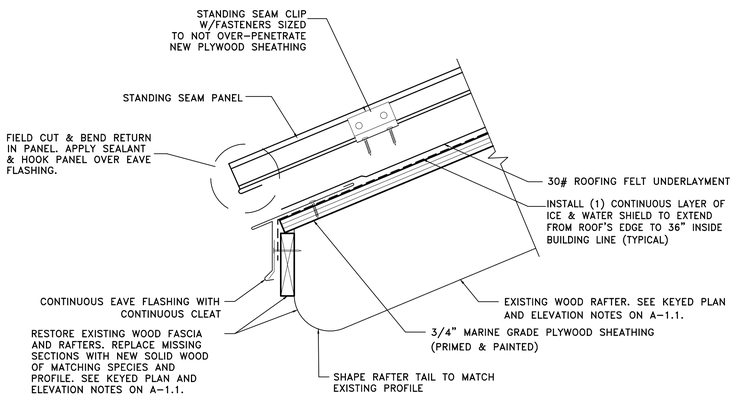
CITY OF BALTIMORE
DEPARTMENT OF RECREATION AND PARKS
2600 Madison Ave, Baltimore, MD 21217 - 410.396.7948

PLANS & ELEVATIONS

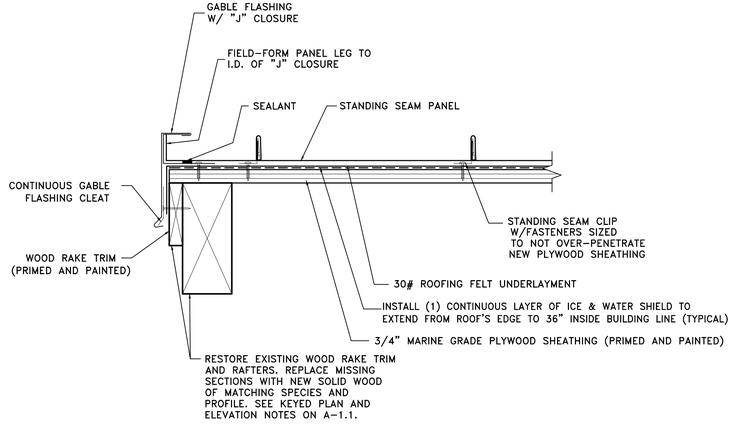
SCALE: AS NOTED DATE: JUN. 3, 2026

DRAWN BY	JWM
TRACED BY	
DESIGNED BY	JAB
CHECKED BY	JG
PROJECT NO.	RP-23888
SHEET NO.	A-1.1
SHEET:	2 OF 3

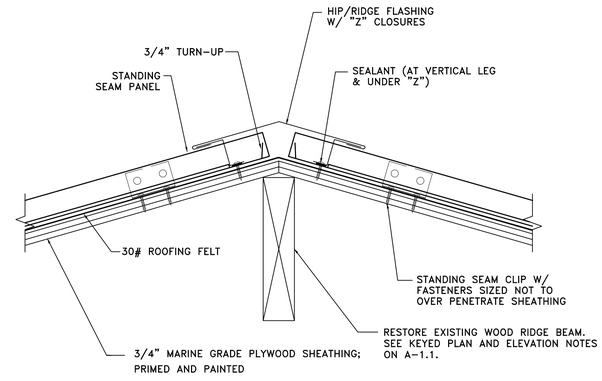
CONTRACT NO. RP-23888



5 A-1.2 **EAVE DETAIL** SCALE: 3" = 1'-0"



6 A-1.2 **GABLE DETAIL** SCALE: 3" = 1'-0"



7 A-1.2 **RIDGE DETAIL** SCALE: 3" = 1'-0"

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DETAILS

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SHEET:	3 OF 3

CONTRACT NO. RP-23888