

| SHEET INDEX | |
|-------------|--|
| NO. | DESCRIPTION/TITLE |
| 1 | COVER SHEET |
| 2 | SITE PLAN - PROPOSED ADDITION SAFEWAY |
| 3 | PARKING ANALYSIS - SAFEWAY |
| 4 | EXISTING CONDITIONS PLAN |
| 5 | GENERAL NOTES, LEGEND, PARKING TABULATION/PLAN |
| 6 | SITE DEVELOPMENT PLAN |
| 7 | ADA COMPLIANCE PLAN |
| 8 | UTILITY PROFILES AND DETAILS |
| 9-10 | LANDSCAPE PLAN |
| 11 | SITE LIGHTING DETAILS |
| 12-14 | BUILDING ELEVATION VIEW |

DEVELOPER

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

SAFEWAY STORES, INC.

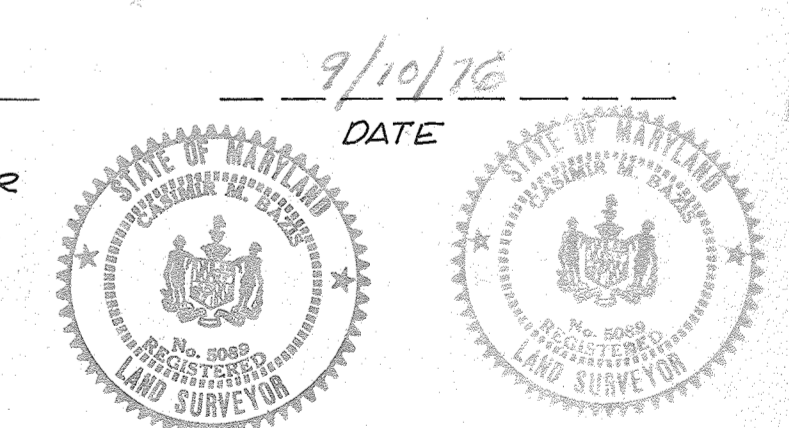
Oct 7, 1976
Date

Martin Holleman
Martin Holleman

SURVEYORS CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Casimir M. Dazis
CASIMIR M. DAZIS
REG. PROFESSIONAL LAND SURVEYOR
MARYLAND No. 5089



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 9-15-76

JAC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.

HOWARD COUNTY HEALTH DEPT.
[Signature]
COUNTY HEALTH OFFICER
DATE 10/20/76

HOWARD SOIL CONSERVATION DISTRICT
REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

[Signature]
SIGNATURE
DATE 10/14/76

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature]
HOWARD SOIL CONSERVATION DISTRICT
DATE 10/14/76

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS.

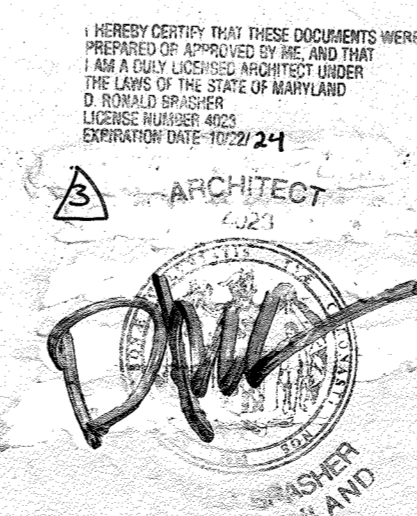
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature]
DIRECTOR
DATE 10-18-76

[Signature]
CHIEF, BUREAU OF HIGHWAYS
DATE 10/18/76

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
[Signature]
ACTG. PLANNING DIRECTOR
DATE 10/21/76

[Signature]
CHIEF, DIV. OF LAND DEVELOPMENT
DATE 10/21/76

3 THE PURPOSE OF THIS REDLINE IS TO SHOW THE NEW RAWING TO ENCLOSE OUTDOOR DINING SEATING WITHIN THE OUTDOOR DINING PATIO AREA. SEE SHEET 6 OF 14 FOR UPDATED PLAN. L.O.D. = 294 FT., NO IMPERVIOUS AREA ADDED



OWNER/DEVELOPER:
THE NORMANDY VENTURE LIMITED PARTNERSHIP
3820 CHAMPIONSHIP DRIVE
GLENWOOD, MD 21738
410-370-8529

NORMANDY SHOPPING CENTER

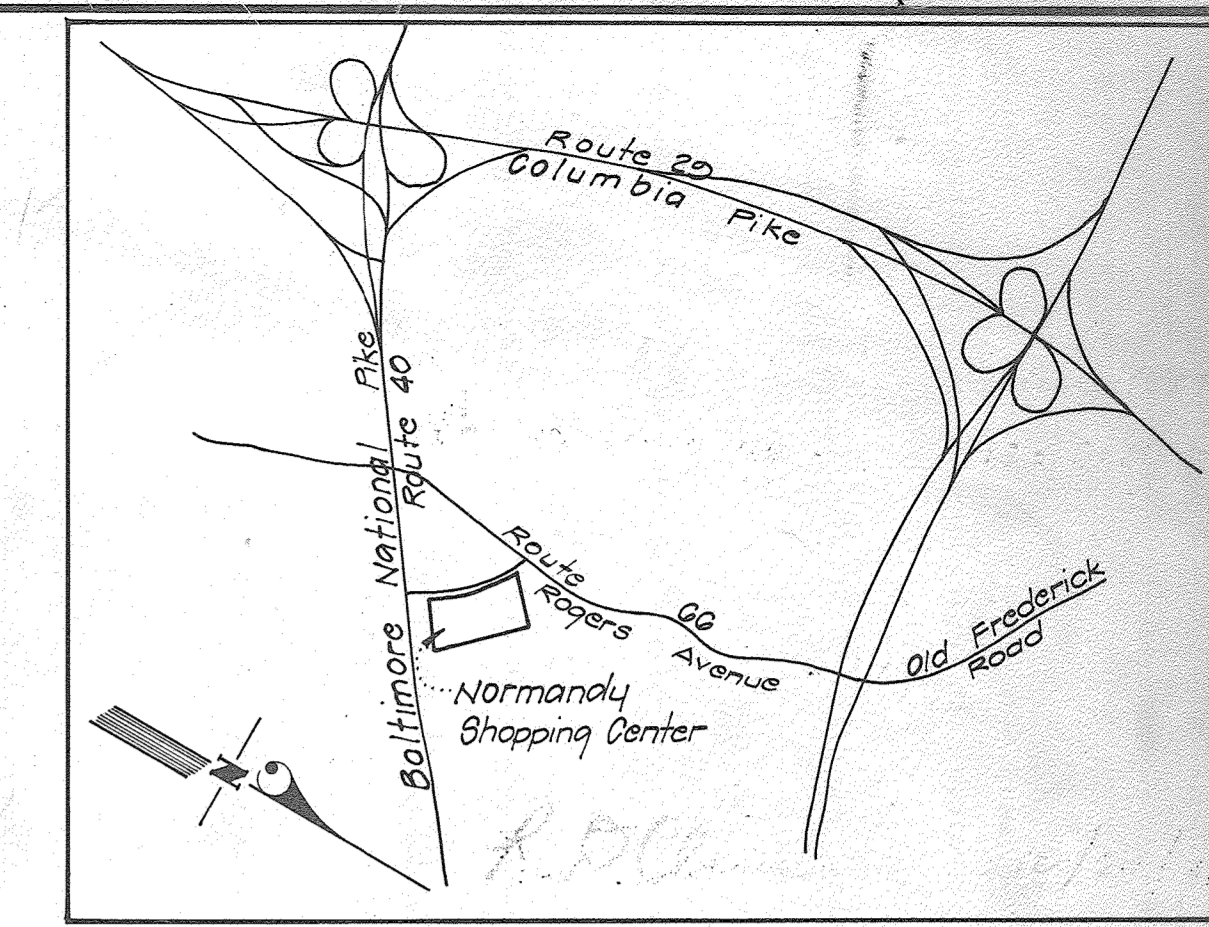
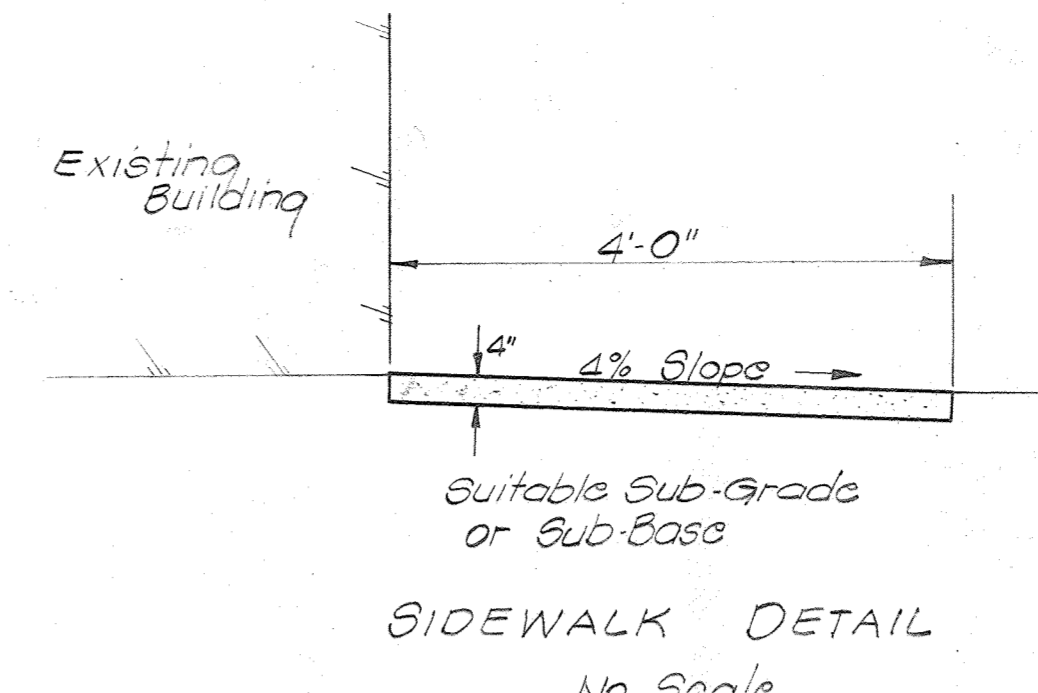
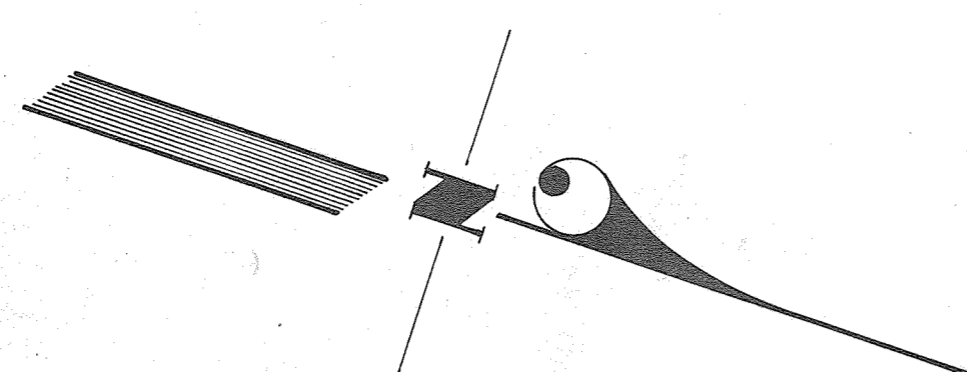
PARCEL 'A'
HOWARD COUNTY, MARYLAND
2ND ELECTION DISTRICT

DATE: JULY, 1976
REVISED: OCT 4, 1976
RECORDED: LIBER 504 FOLIO 106 TAX MAP 18 PARCEL 75

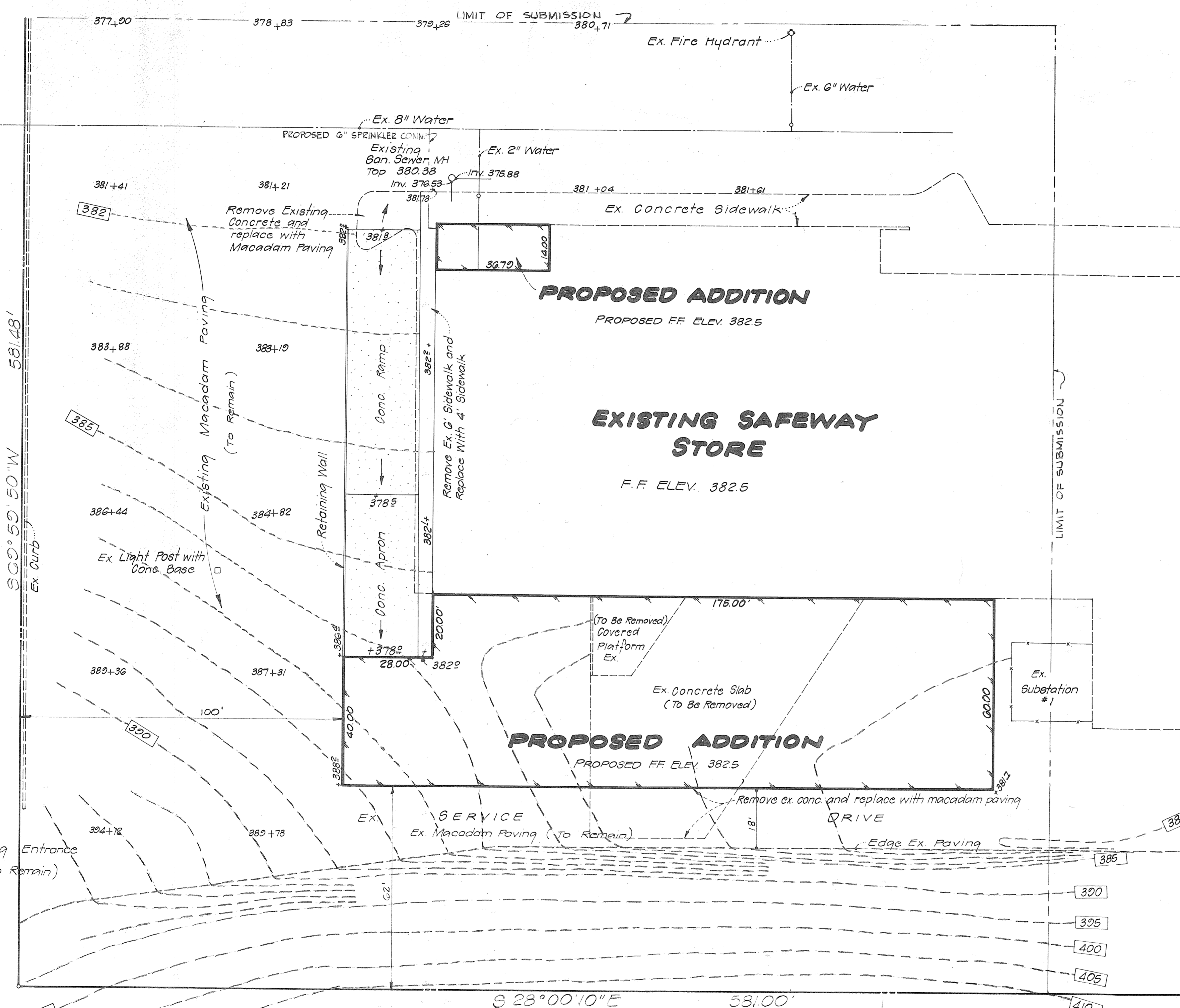
BAZIS, CARLIN & ASSOCIATES, INC.

Land Surveyors and Planners
9332 Annapolis Road
Lanham, Maryland 20801
(301) 577-9290

| | | |
|---|---------------|---|
| 3 | BAZIS 2-14-73 | PAGE UPDATED SEE SHEET 6 FOR CURRENT BUILDING CONDITION |
| 2 | BEI 9.26.19 | REVISE TITLE, SHEET NUMBER, OWNER, ADD SHEET INDEX |
| 1 | BEI 5.9.76 | REVISE SHEET NUMBER |



U.S. ROUTE 40 150' R/W TO FREDERICK



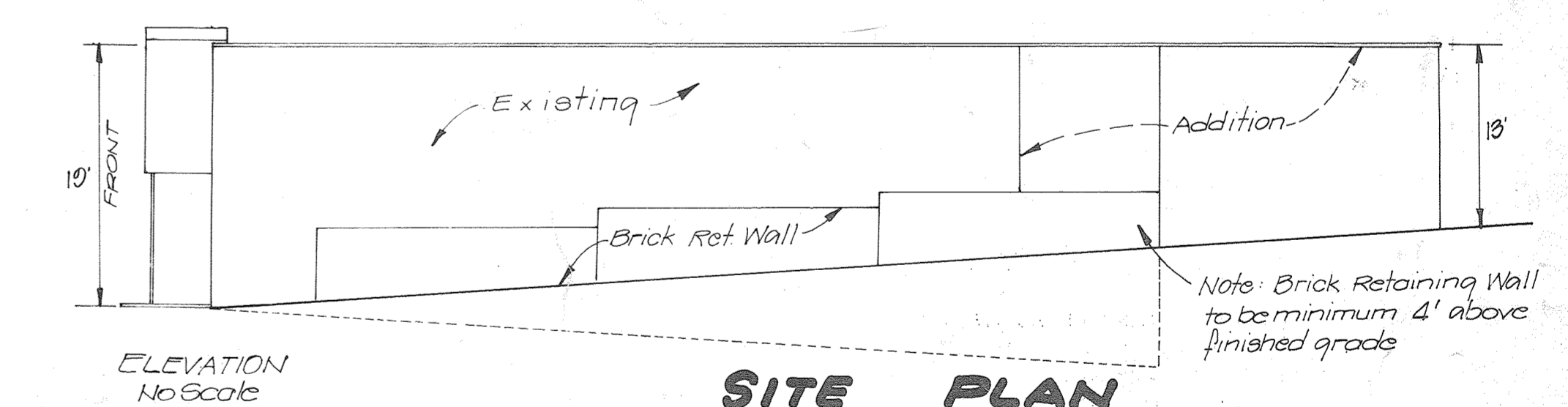
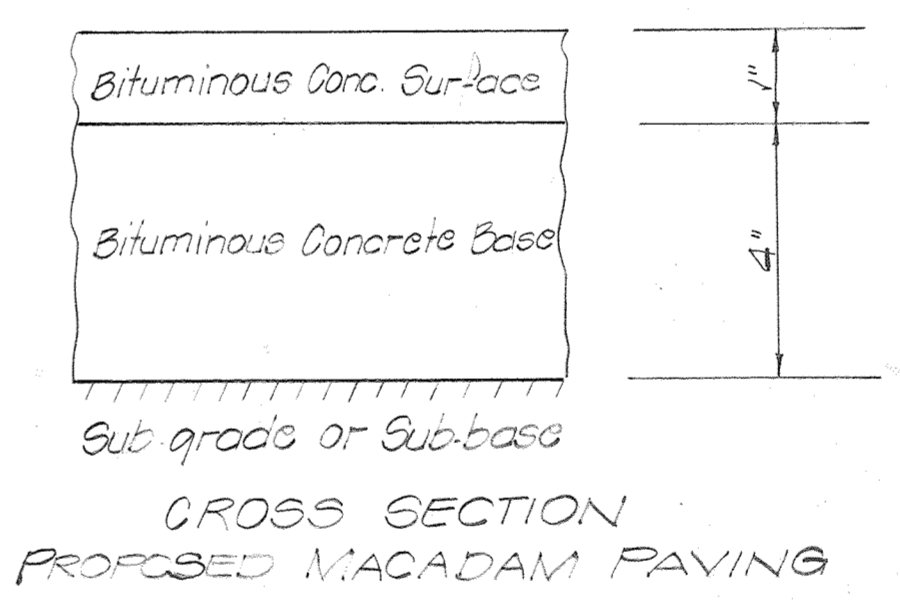
- CONSTRUCTION SEQUENCE**
1. Remove existing sidewalk and paving at south side of building and construct new loading ramp to rear wall of existing structure.
 2. Provide temporary loading dock on new ramp. Cut temporary dock into existing stockroom.
 3. Remove existing loading dock and paving. Construct new addition at rear complete, including remainder of loading dock ramp.
 4. Remove temporary dock. Open new dock and new addition for use.
 5. Working behind dust screens remove southwest corner of existing building and construct new addition complete.
 6. Complete interior modifications to store.

- NOTES**
1. SEDIMENT CONTROL - EXISTING PAVING TO BE HEAT CUT FOR DITCH EXCAVATION. ALL EXCAVATED MATERIAL TO BE PILED INSIDE OF WORK AREA TO PREVENT ANY SEDIMENT FROM LEAVING WORK AREA.
 2. CONTOUR INTERVAL - 1 FT.
 3. ALL UTILITIES ARE EXISTING.
 4. ALL PAVING IS EXISTING.
 5. THERE IS NO 100 YR FLOOD PLAIN WITHIN THE LIMITS OF THIS SUBMISSION.
 6. PRESENT ZONING - SC
 7. AREA OF SUBMISSION - 2.20 AC.
 8. TOTAL AREA OF PARCEL 23.253 ACRES
 9. TOTAL BUILDING COVERAGE INCLUDING ADDITIONS 100,403 sq ft OR 2.30 AC.
 10. AREA TABULATION

| AREA | BUILDING COVERAGE |
|-----------|-------------------|
| 23.253 AC | 2.30% |

OWNER:
PRUDENTIAL INVESTMENTS CO.
PO Box 417
ELLCOTT CITY, MD. 21043
301-405-4242

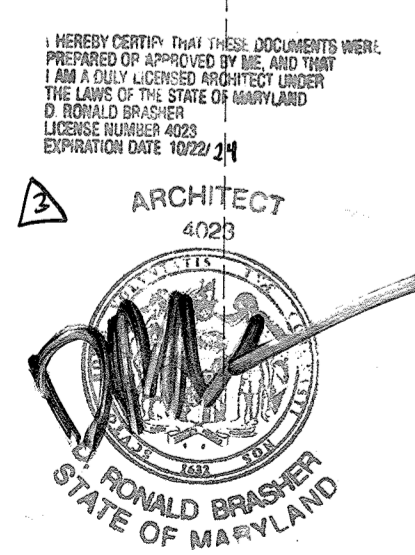
DEVELOPER:
SAFEWAY STORES, INC.
8700 Columbia Park Road
Landover, Maryland 20785
301-772-0900



**SITE PLAN
PROPOSED ADDITION
SAFEWAY STORE
NORMANDY SHOPPING CENTER
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND**

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 9-15-76

DATE: JULY, 1976
REVISED: SEPT. 10, 1976
RECORDED: LIBER 504 FOLD 106 TAXMAP 18 PARCEL 75
BAZIS, CARLIN & ASSOCIATES, INC.
Land Surveyors and Planners
9332 Annapolis Road
Lanham, Maryland 20801
(301) 577-9220

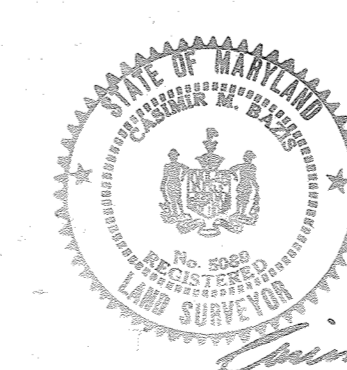


HOWARD SOIL CONSERVATION DISTRICT
Reviewed for Howard Soil Conservation District and meets technical requirements
Eric U. Harman
Signature Date 10/14/76
This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District
Loretta J. Zeman
Signature Date 10/14/76
Howard Soil Conservation District

3 BENCHER 2-14-2023 PAGE OUTLINE - SEE SHEET 6 FOR CURRENT CONDITIONS
2 BE1 9.26.2019 REVISE SHEET NUMBER, ADD CHANGE IMPRO.
1 BE1 5.9.2017 REVISE SHEET NUMBER
APPROVED: Howard County Office of Planning and Zoning
R. P. Cline
Signature Date 10/21/76
Chief Div. of Land Development

APPROVED: For public water and public sewerage systems, Howard County Health Dept.
County Health Officer
Signature Date 10/20/76
APPROVED: For public water, public sewerage, storm drainage systems and roads, Howard County Department of Public Works
Thomas J. Papp
Signature Date 10-18-76
Director
Drewville M. Keeland
Signature Date 10/18/76
Chief, Bureau of Highways

OWNER/DEVELOPER:
THE NORMANDY VENTURE
LIMITED PARTNERSHIP
3820 CHAMPIONSHIP DRIVE
GLENWOOD, MD 21728
410-370-8549



Signature: Cassin M. Bazis

PARKING ANALYSIS

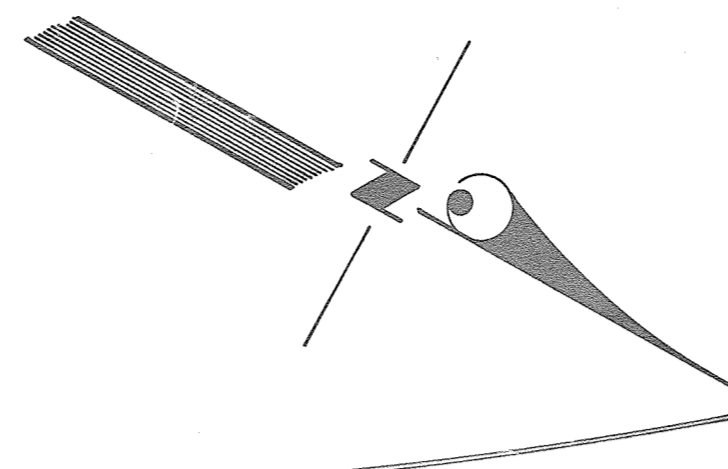
- Existing Shopping Center
Sales Area, including present Safeway Store 49,994 sf

- Proposed Safeway Addition 7,081 sf

Total Sales Area 57,075 sf

Parking required @ 1 per 100 sf 571
Total employees 105
Parking required @ 1 per 2 employees 53
Total parking required 624
Total parking shown 651

Parking Analysis Criteria
minimum width 9 ft
area per space 200 sf
minimum aisle width 24 ft



APPROVED: For public water and public sewage systems, Howard County Health Dept.

[Signature] 10/20/76
County Health Officer Date

APPROVED: For public water, public sewerage, storm drainage systems and roads
Howard County Dept. of Public Works

[Signature] 10-18-76
Director Date

HOWARD SOIL CONSERVATION DISTRICT
Reviewed for Howard Soil Conservation District and meets technical requirements.

[Signature] 10/14/76
Signature Date

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.

[Signature] 10/14/76
Howard Soil Conservation District Date

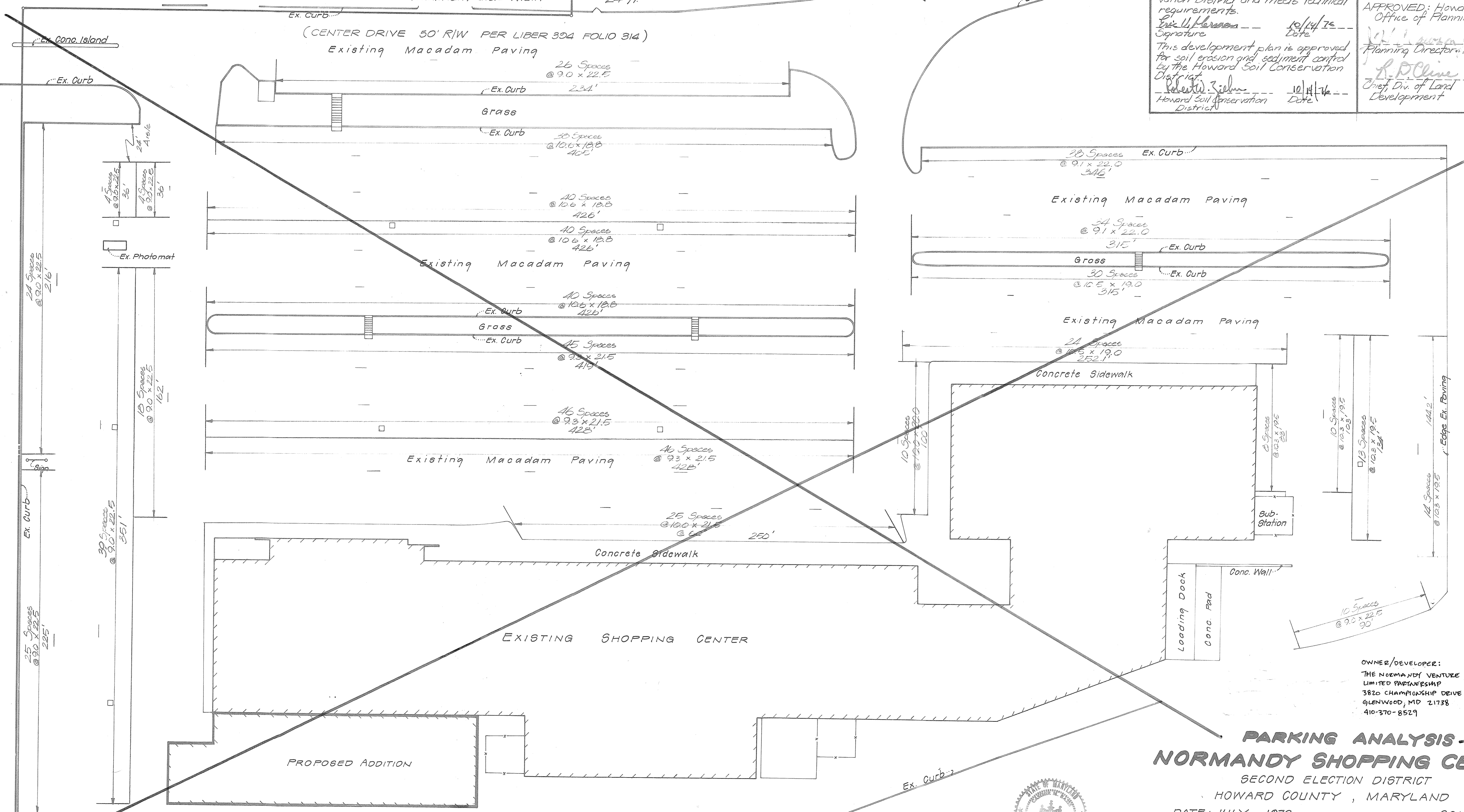
[Signature] 10/18/76
Chief Bureau of Highways Date

APPROVED: Howard County Office of Planning and Zoning

[Signature] 10/21/76
Planning Director, Actg. Date

[Signature] 10/21/76
Chief, Div. of Land Development Date

TO BALTIMORE U.S. ROUTE 40 150' R/W TO FREDERICK



NOTE: SEE SHEET 5 FOR CURRENT PARKING CONDITION

| | | | |
|---|-----|-----------|------------------------------------|
| 2 | BE1 | 9.26.2019 | REVISE SHEET NUMBER AND OWNER INFO |
| 1 | BE1 | 5.9.2019 | CHANGE SHEET NUMBER, ADD NOTE. |

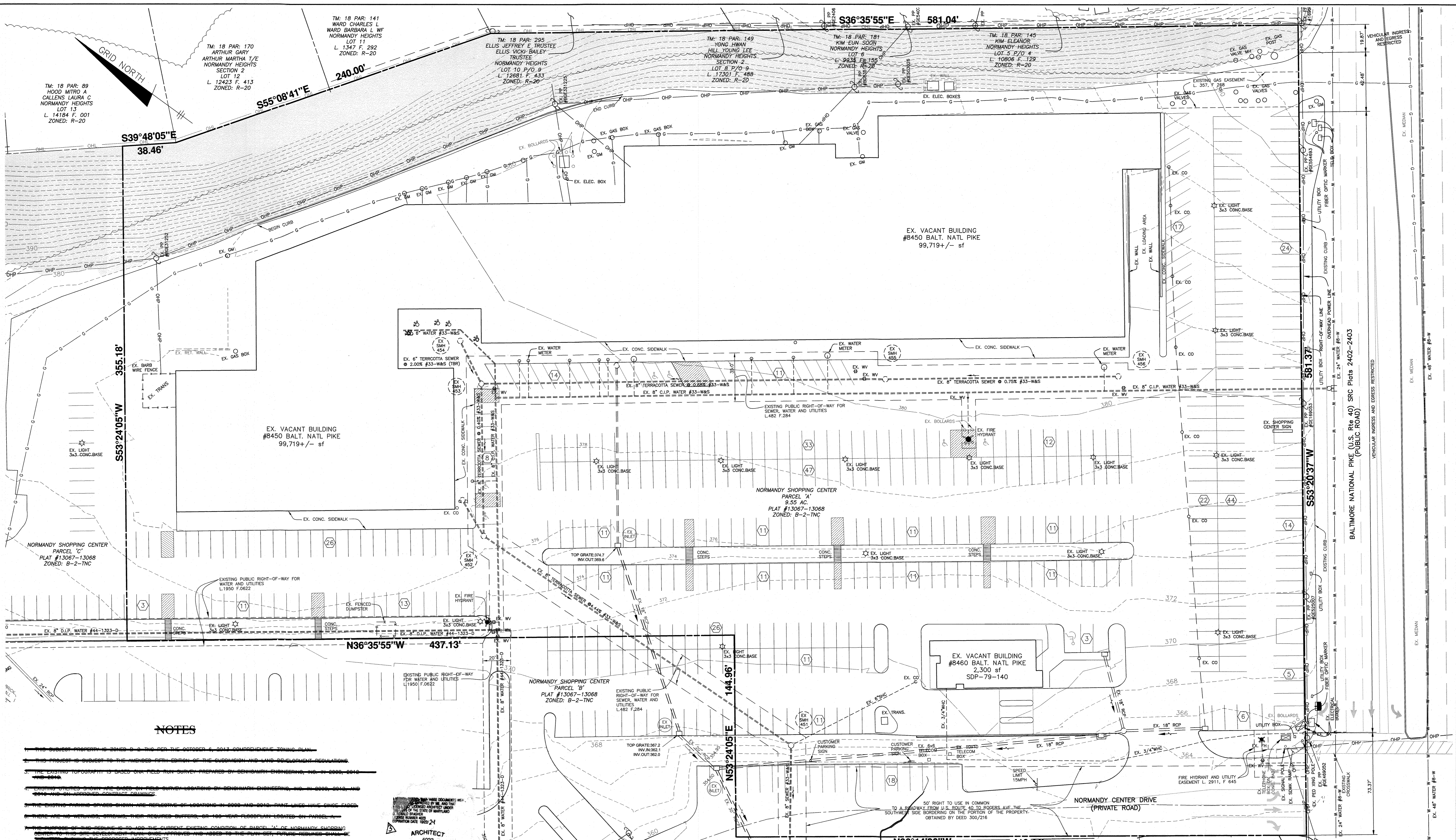
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 9-15-76



**PARKING ANALYSIS - SAFEWAY
NORMANDY SHOPPING CENTER**

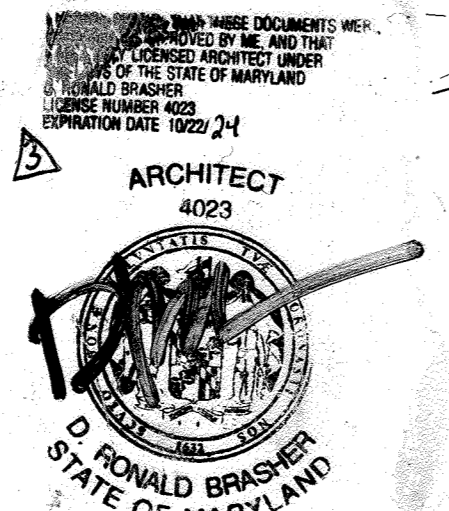
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JULY, 1976
REVISED: SEPT. 10, 1976, OCTOBER 4, 1976
RECORDED: LIBER 504 FOLIO 106 TAX MAP 18 PARCEL 75

BAZIS, CARLIN & ASSOCIATES, INC.
Land Surveyors and Planners
2332 Annapolis Road
Lanham, Maryland 20801
(301) 577-9209



NOTES

- 1. THIS SUBJECT PROPERTY IS ZONED B-2-TNC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- 2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 3. THE EXISTING TOPOGRAPHY IS BASED ON FIELD SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. IN 2006, 2012, AND 2016 AND ON AN ADDED CONDUCT DRAWING.
- 4. EXISTING UTILITIES SHOWN ARE BASED ON THE SURVEY LOCATIONS BY BENCHMARK ENGINEERING, INC. IN 2006, 2012, AND 2016 AND ON AN ADDED CONDUCT DRAWING.
- 5. THE EXISTING PARKING SPACES SHOWN ARE REFLECTIVE OF LOCATIONS IN 2006 AND 2012. PAINT LINES HAVE SINCE FADED.
- 6. THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, OR 100-YEAR FLOODPLAIN LOCATED ON PARCEL 'A'.
- 7. THE PURPOSE OF THIS REDLINE IS TO ADD THE CURRENT EXISTING CONDITION OF PARCEL 'A' OF NORMANDY SHOPPING CENTER PARCEL 'A' AS SHOWN AND REVISED AND ADDED TO THE PLAN SET. FUTURE REDLINES SHALL BE SUBMITTED SHOWING THE PROPOSED MODIFICATIONS.

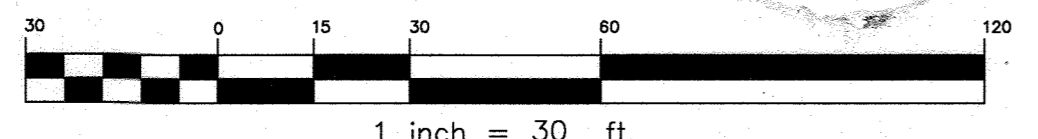


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5-20-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

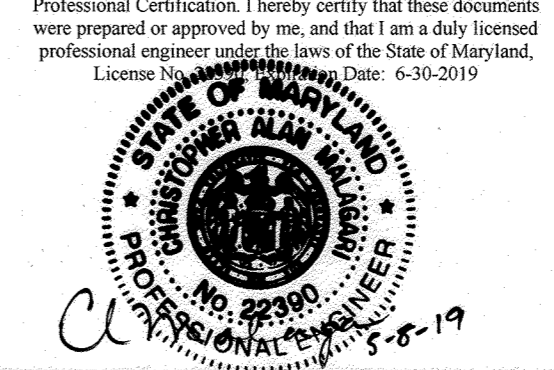
[Signature] 5-28-19
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 5-30-18
 DIRECTOR DATE



| NO. | DATE | REVISION |
|-----|---------|--|
| 3 | 2-14-23 | PHASE OUTDATED - SEE SHEET 6 FOR CURRENT CONDITIONS |
| 1 | 9-26-19 | REVISE SHEET NUMBER, REVISE TITLE, DELETE GENERAL NOTES. |

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLIOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BE-ENGINEERING.COM



OWNER:
 THE NORMANDY VENTURE LIMITED PARTNERSHIP
 3820 CHAMPIONSHIP DRIVE
 GLENWOOD, MARYLAND 21738
 410-370-8529

COMMERCIAL
NORMANDY SHOPPING CENTER
PARCEL 'A'

TAX MAP: 18 - GRID: 19 - PARCEL: 75
 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND
 ZONED: B-2-TNC

PARCEL 'A'
EXISTING CONDITIONS PLAN

DATE: MAY 7, 2019 BEI PROJECT NO. 1345
 SCALE: AS SHOWN SHEET 4 OF 14

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THIS SUBJECT PROPERTY IS ZONED B-2-TNC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE EXISTING TOPOGRAPHY ON-SITE IS BASED ON A FIELD RUN SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. IN 2008, 2012, AND 2019.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS #18G1 AND #24C2 WERE USED FOR THIS PROJECT.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
- WATER IS PUBLIC. THE EXISTING CONTRACT NUMBER IS 44-5095-D.
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEY LOCATIONS BY BENCHMARK ENGINEERING, INC. IN 2008, 2012, AND 2019.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, OR 100-YEAR FLOODPLAIN LOCATED ON PARCEL 'A'.
- THE APFO TRAFFIC STUDY FOR THIS DEVELOPMENT WAS PREPARED BY MARS GROUP, DATED FEBRUARY, 2019 AND WAS APPROVED BY DPZ ON JULY 29, 2019.
- A NOISE STUDY IS NOT REQUIRED SINCE THIS IS A COMMERCIAL PROJECT.
- THE DESIGN ADVISORY PANEL MEETING WAS HELD ON DECEMBER 5, 2018.
- THE PROPOSED DEVELOPMENT CONSISTS OF 8,090 SF OF DISTURBANCE. WITHIN THE AREA OF DISTURBANCE, THERE WILL BE 4,828 SF OF NEW PERVIOUS SURFACES (OR 57.8% OF THE AMOUNT DISTURBED). THE STORMWATER MANAGEMENT OBLIGATION IS MET BY TAKING CREDIT FOR THE NEW PERVIOUS AREAS. THIS SATISFIES THE 50% REQUIREMENT FOR REDEVELOPMENT.
- THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL HAVE BEEN ADDRESSED BY A CERTIFIED LANDSCAPE PLAN WITHIN THIS PLAN SET WHICH COMPLIES WITH THE RECOMMENDATIONS OF THE DESIGN ADVISORY PANEL AND ENDORSEMENT OF THE DIRECTOR. FINANCIAL SURETY IN THE AMOUNT OF \$7,120.00 (\$4,800.00 FOR 16 SHADE TREES, \$1,200.00 FOR 8 EVERGREEN TREES, AND \$1,120.00 FOR 112 SHRUBS) SHALL BE PAID AS PART OF THE GRADING PERMIT.
- THE NORMANDY SHOPPING CENTER IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION SINCE IT IS A DEVELOPMENT WHICH HAD SITE DEVELOPMENT PLAN APPROVAL PRIOR TO DECEMBER 31, 1992 AND DOES NOT EXPAND THE LIMITS OF DISTURBANCE SHOWN ON SUCH PLANS PER SECTION 16.1202.b.iii.
- ALL PROPOSED EXTERIOR LIGHTING SHALL BE DIRECTED/REFLECTED AWAY FROM ALL ADJACENT PUBLIC ROADS AND RESIDENTIAL ZONING DISTRICTS IN ACCORDANCE WITH SECTION 134.0 OF THE HOWARD COUNTY ZONING REGULATIONS.
- KNOX BOX SHALL BE PLACED ON THE FRONT OF THE BUILDING NO MORE THAN 6' TO THE RIGHT OF THE MAIN ENTRANCE AT A HEIGHT OF 4'-5". IT SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE SYSTEM). MORE THAN ONE KNOX BOX PER BUILDING MAY BE REQUIRED. THE CONSTRUCTION SUPERINTENDENT SHOULD COORDINATE WITH THE OFFICE OF THE FIRE MARSHAL TO DETERMINE THE NUMBER OF KNOX BOXES REQUIRED AND THE PLACEMENT LOCATIONS.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- TRASH PICK-UP, SNOW REMOVAL AND PARKING LOT MAINTENANCE SHALL BE PRIVATE.
- APPLICABLE DEPARTMENT OF PLANNING AND ZONING FILE REFERENCES:
F-98-033, F-19-066

23. The additional disturbance for the single dumpster shown amounts to 262 SF. This amount plus the initial disturbance (see note 15 above) amounts to 8,352 SF. The proposed reduction of impervious to pervious surface is approx. 4,828 SF. This equates to a 57.8% reduction. This satisfies the 50% requirement for redevelopment.

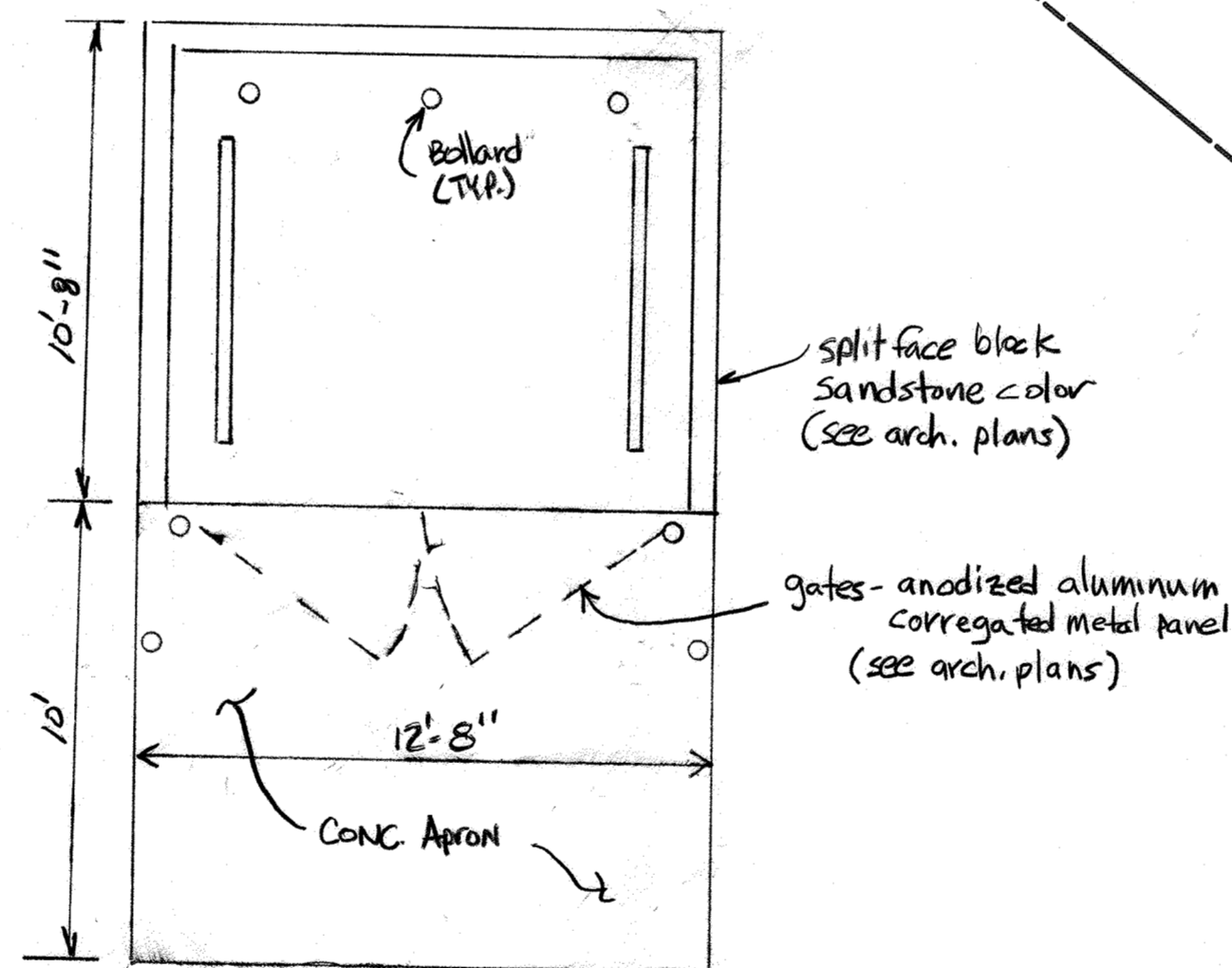
| Parking Tabulation for Developed #8450 and Developed #8460 Buildings | | | | |
|--|----------------|--------------------------|------------------|-----------------------|
| Building (Use) | Square Footage | Parking Requirement | # of spaces req. | ADA spaces |
| #8450 Building (shopping center) | 98,538 | 5.0 spaces per 1,000 sf | 493 | |
| #8450 Building (outdoor seating) | 2,500 | 5.0 spaces per 1,000 sf | 13 | |
| #8460 Building Starbucks (fast food) | 2,360 | 14.0 spaces per 1,000 sf | 34 | |
| #8460 Building (outdoor seating) | 400 | 7.0 spaces per 1,000 sf | 3 | |
| Total Required: | | | 543 | 11² |
| 5% reduction for bus stop | | | 27 | |
| Total Required after reduction: | | | 516 | 10² |
| Provided on Parcel A: | | | 463 | 12³ |
| Provided on Parcel C: | | | 59 | 0 |
| Total Provided: | | | 522 | 12³ |

Notes:

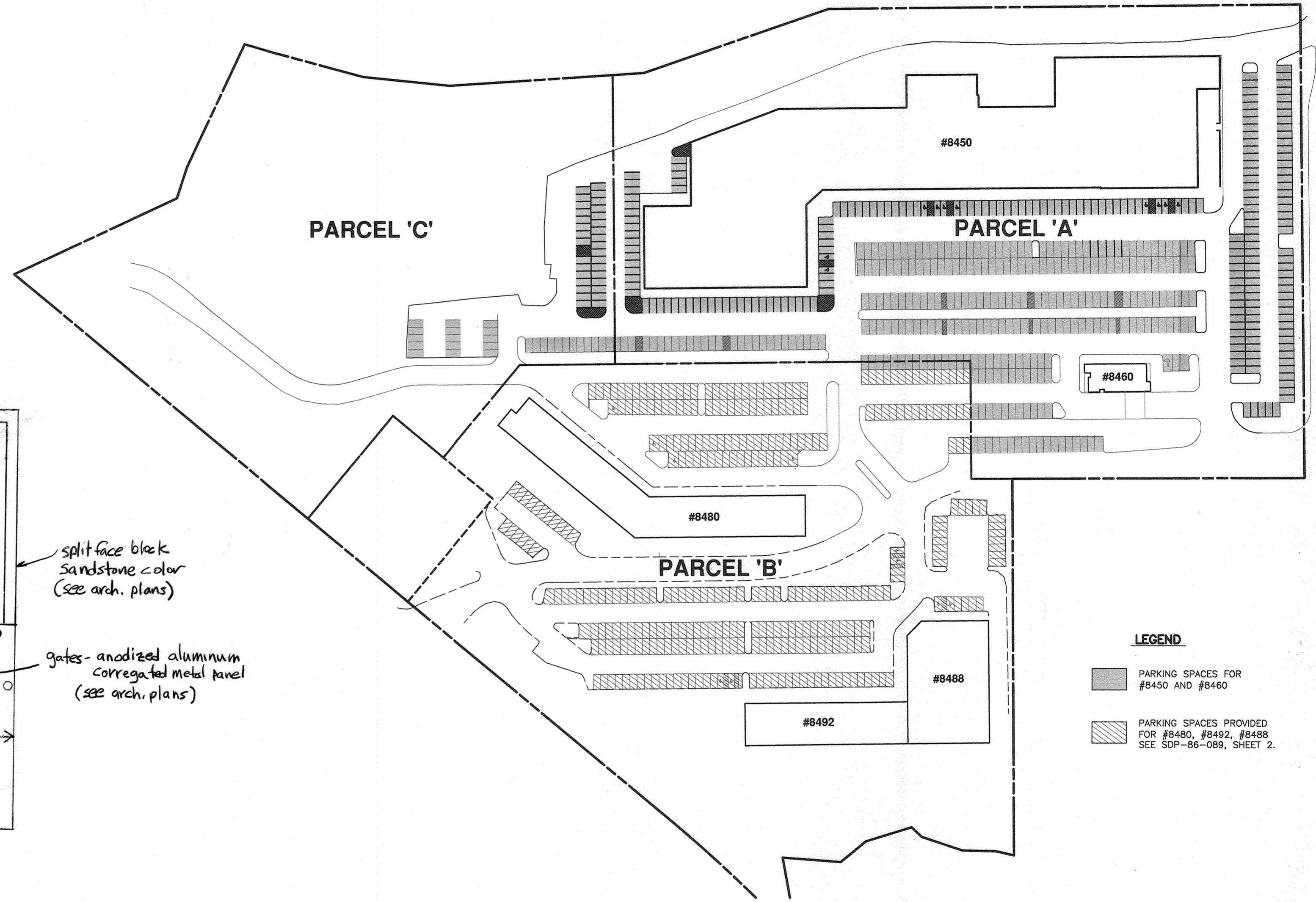
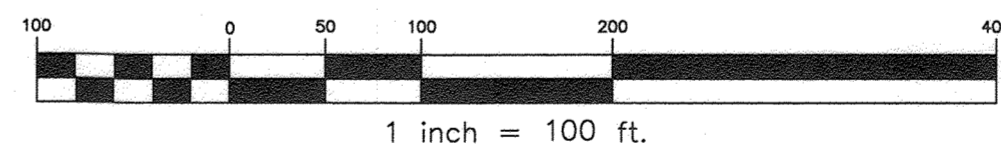
- Per DPZ, since no new structures are being proposed, and the existing building will only be renovated, the continued use of previous zoning regulation shopping center parking ratio of 5 spaces per 1,000 sq. ft. can be utilized.
- Above chart is based on "Table 208.2 Parking Spaces" of the 2010 ADA Standards for Accessible Design for the entire site.
- Per the Maryland Accessibility Code, Section .07.B.3.a, one in every four accessible parking spaces, but not less than one, shall "Van Accessible".

LEGEND OF SYMBOLS

- PARCEL BOUNDARY
- - - EX. CONTOURS
- ▨ EX. STEEP SLOPES 25% OR GREATER
- - - EX. GAS LINE
- OHP EX. OVERHEAD POWER LINES
- ⊙ EX. POWER POLE
- PARKING SPACE COUNT
- PROPOSED DOOR LOCATION
- PROPOSED STORM DRAIN
- PROPOSED GREASE TRAP
- PROPOSED LIGHT POLES
- CONCRETE SURFACES



Dumpster Detail
scale: 1/4" = 1'-0"
see Architectural plans for additional dimensions and information



| Symbol | Qty | Label | Arrangement | LLF | Description |
|--------|-----|------------------------------|-----------------|-------|--|
| □ | 6 | RZR-PLD-II-80LED-700mA-NW-HS | SINGLE | 0.900 | RZR-PLD-II-80LED-700mA-NW-HS SINGLE |
| ⊙ | 25 | RZR-PLD-IV-80LED-700mA-NW | 3 @ 120 DEGREES | 0.900 | RZR-PLD-IV-80LED-700mA-NW 3@120 |
| ⊞ | 14 | RZR-WM2-PLD-III-W-40LED-700m | SINGLE | 0.900 | RZR-WM2-PLD-III-W-40LED-700mA-NW Wall Pack |
| ● | 13 | LACR-VPA-3-80LED-NW | SINGLE | 0.900 | LACR-VPA-III-80LED-NW Post Top |

| Calculation Summary | | | | | | | |
|-----------------------|-------------|-------|------|------|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Back of Building | Illuminance | Fc | 2.21 | 6.0 | 0.2 | 11.05 | 30.00 |
| Baltimore Natl Pike | Illuminance | Fc | 0.15 | 0.7 | 0.0 | N.A. | N.A. |
| Normandy Lot Parcel A | Illuminance | Fc | 4.33 | 11.1 | 0.0 | N.A. | N.A. |

| | | |
|-----|-----------|--|
| NO. | DATE | REVISION |
| 2 | 10.21.20 | Revise parking space count, add general note 23, and relocate door locations (see) |
| 1 | 9.26.2019 | ADD GENERAL NOTES, ADD LEGENDS, UPDATE PARKING TABULATION AND PLAN BASED ON PROPOSED CONDITION. REVISE PLAN TITLE AND SHEET NUMBER |

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BE-CIVILENGINEERING.COM

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 22996, Expiration Date: 6-30-2021

Alan M. Malaga 10-4-19

| | |
|---|--|
| OWNER: THE NORMANDY VENTURE LIMITED PARTNERSHIP 3820 CHAMPIONSHIP DRIVE GLENWOOD, MARYLAND 21738 410-370-8529 | COMMERCIAL NORMANDY SHOPPING CENTER PARCEL A TAX MAP: 18 - GRID: 19 - PARCEL: 75 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND ZONED: B-2-TNC REVISED GENERAL NOTES, LEGEND, AND PARKING TABULATION AND PLAN DATE: SEPTEMBER 26, 2019 BEI PROJECT NO. 1345 SCALE: AS SHOWN SHEET 5 OF 14 |
|---|--|

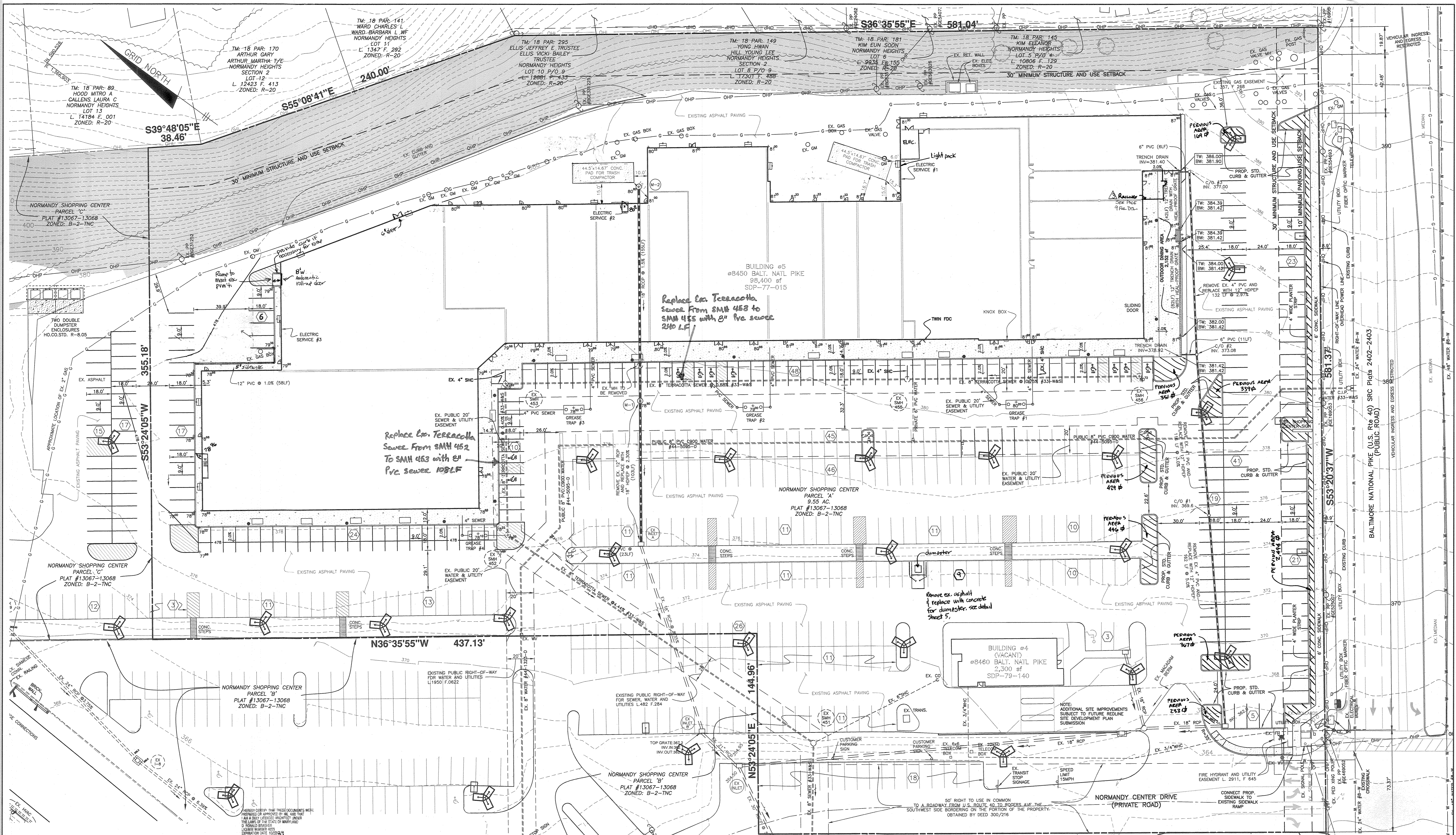
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10-11-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10-18-19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10-22-19
DIRECTOR DATE

THIS SHEET REPLACES THE PREVIOUS SHEET 5 SIGNED ON 5-30-2019

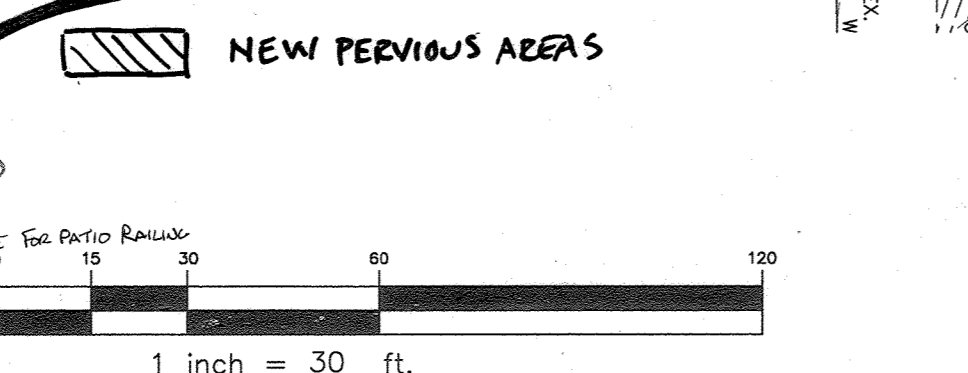
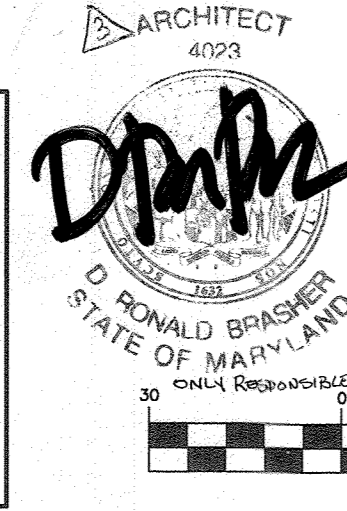


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10-11-19 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 10-18-19 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 10-22-19 DATE
 DIRECTOR



| NO. | DATE | REVISION |
|-----|-----------|--|
| 3 | 2-14-23 | Add patio railing for outdoor dining (BENCH) |
| 3 | 2-4-21 | Remove door #4 and B roll-up door and G double door, show ex. c/g sidewalk (BEI) |
| 2 | 10-21-20 | Remove door locations/add doors; Add dumpster pad; remove compactor walls (BEI) |
| 1 | 9.26.2019 | THIS IS A NEW SHEET ADDED TO THE SET. ADDED SIDEWALK AND GRASS STRIP ALONG ROUTE 40. ADDED PARKING ISLANDS. REFLECTED THE RE-STRIPING OF PARKING SPACES. SHOW REPLACEMENT OF STORM DRAIN PIPES; ADDED DUMPSTER AND TRASH COMPACTOR LOCATIONS; ADDED NEW SIGHT LIGHTING; ADDED GREASE TRAPS; REFLECTED WATER LINE RELOCATION PER APPROVED CONTRACT #44-5019-D; ADDED NEW DOOR LOCATIONS; ADDED OUTDOOR DINING AREA. |

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8644
 WWW.BE-CIVILENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland.
 License No. 22390, Expiration Date: 6-30-2021

[Signature] 10-4-19

OWNER/DEVELOPER:
 THE NORMANDY VENTURE LIMITED
 PARTNERSHIP
 3820 CHAMPIONSHIP DRIVE
 GLENWOOD, MARYLAND 21738
 410-370-8529

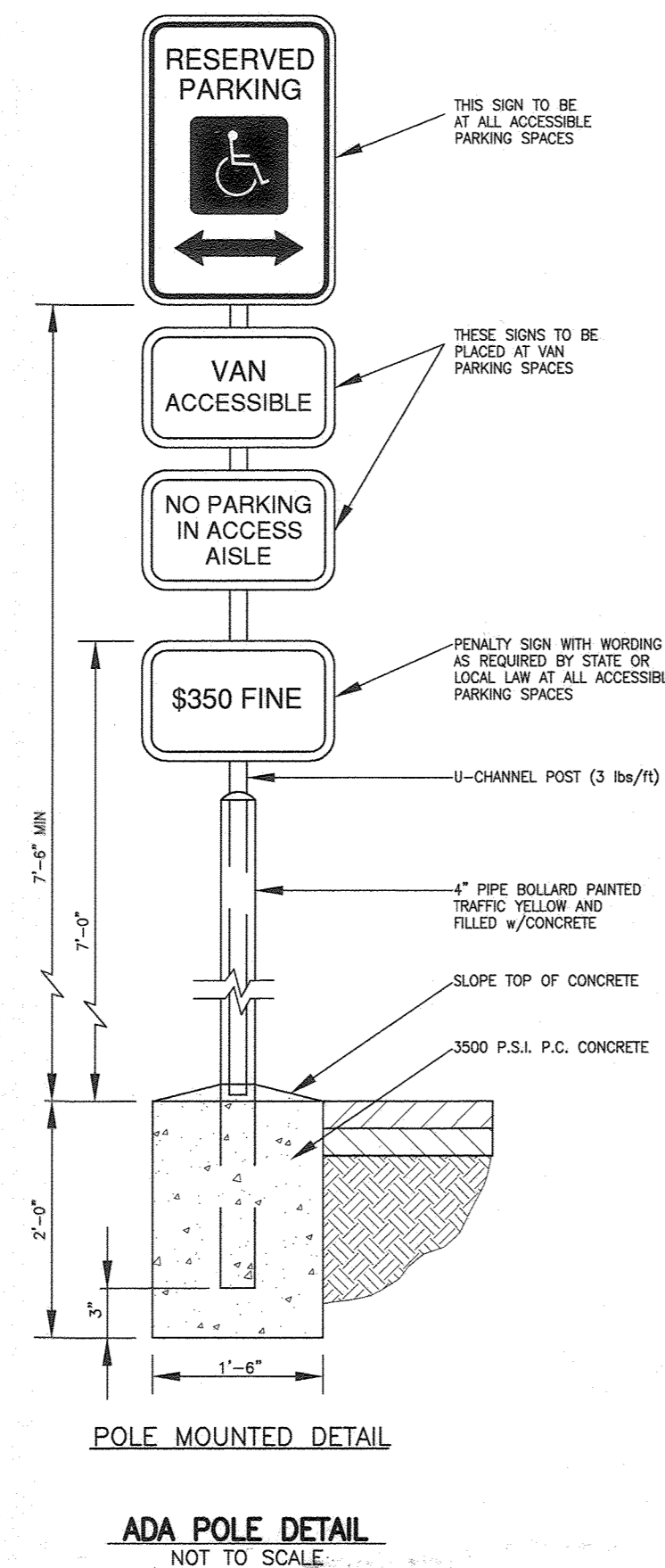
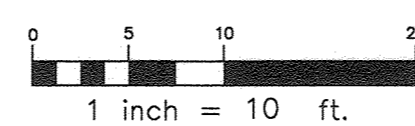
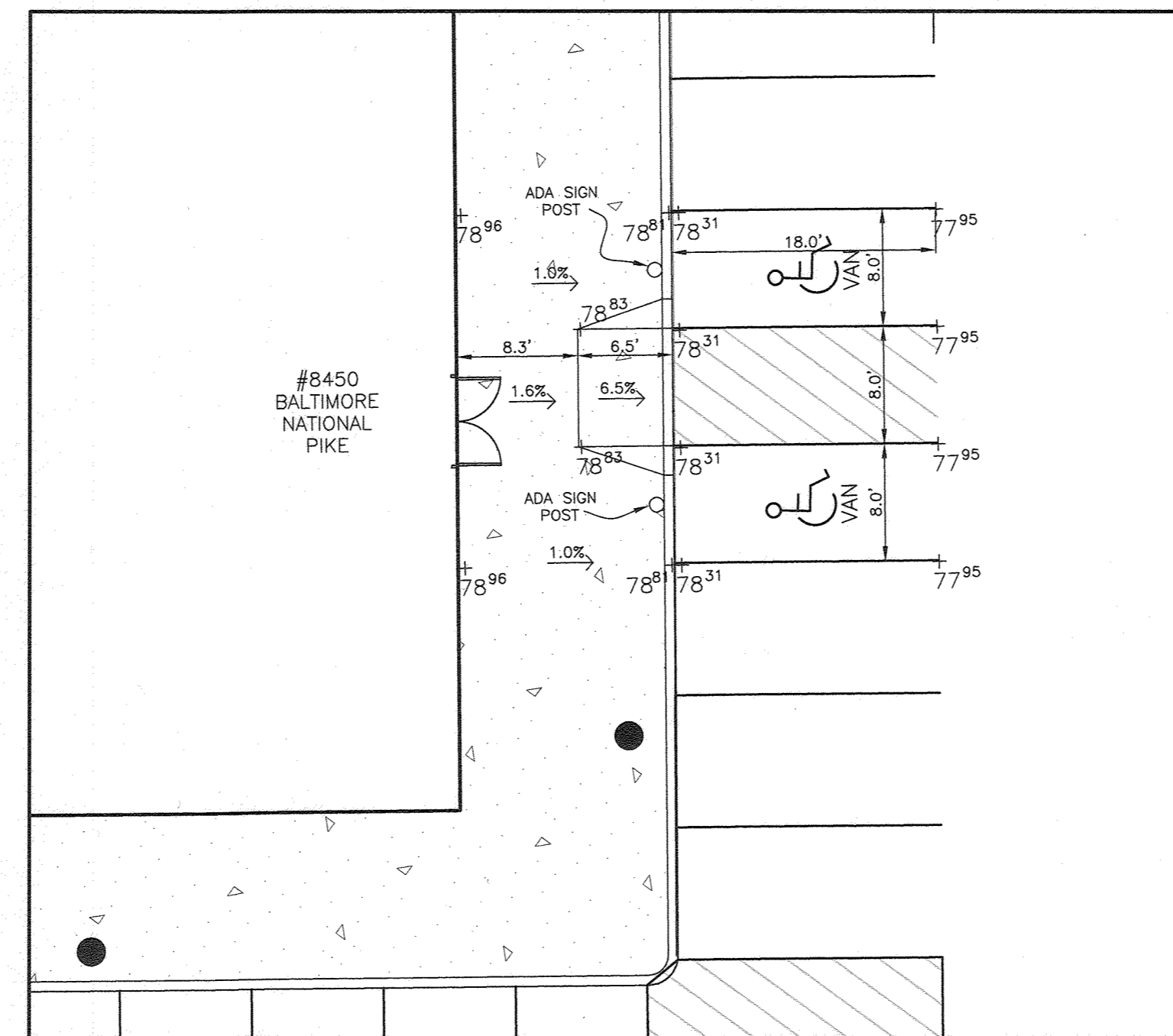
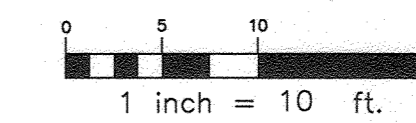
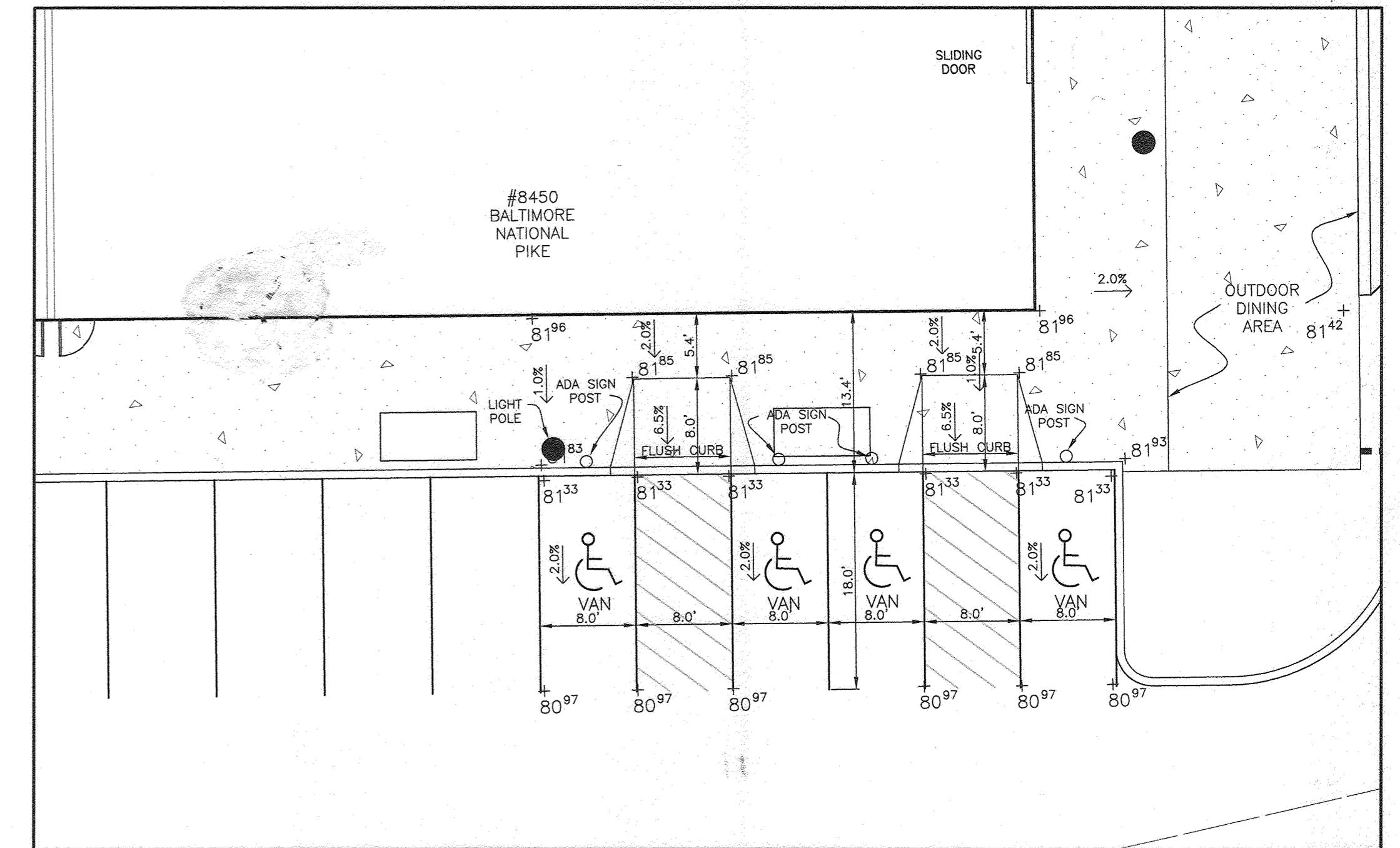
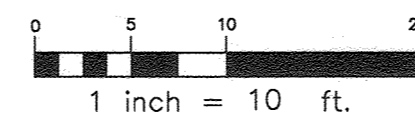
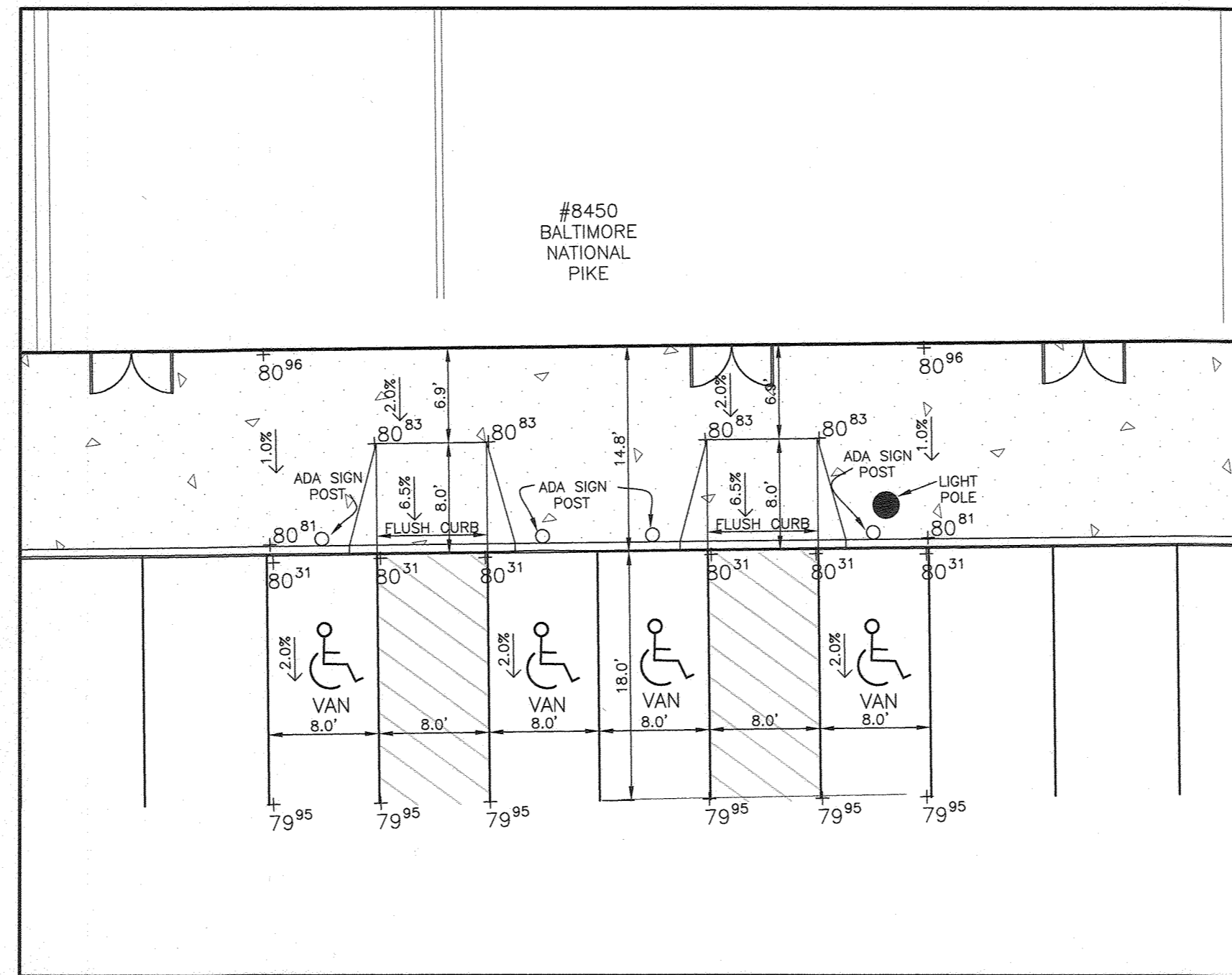
COMMERCIAL
NORMANDY SHOPPING CENTER
 PARCEL A

TAX MAP: 18 - GRID: 19 - PARCEL: 75
 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND
 ZONED: B-2-TNC

SITE DEVELOPMENT PLAN

DATE: SEPTEMBER 26, 2019 BEI PROJECT NO. 1345
 SCALE: AS SHOWN SHEET 6 OF 14

SDP-77-015



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10-11-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

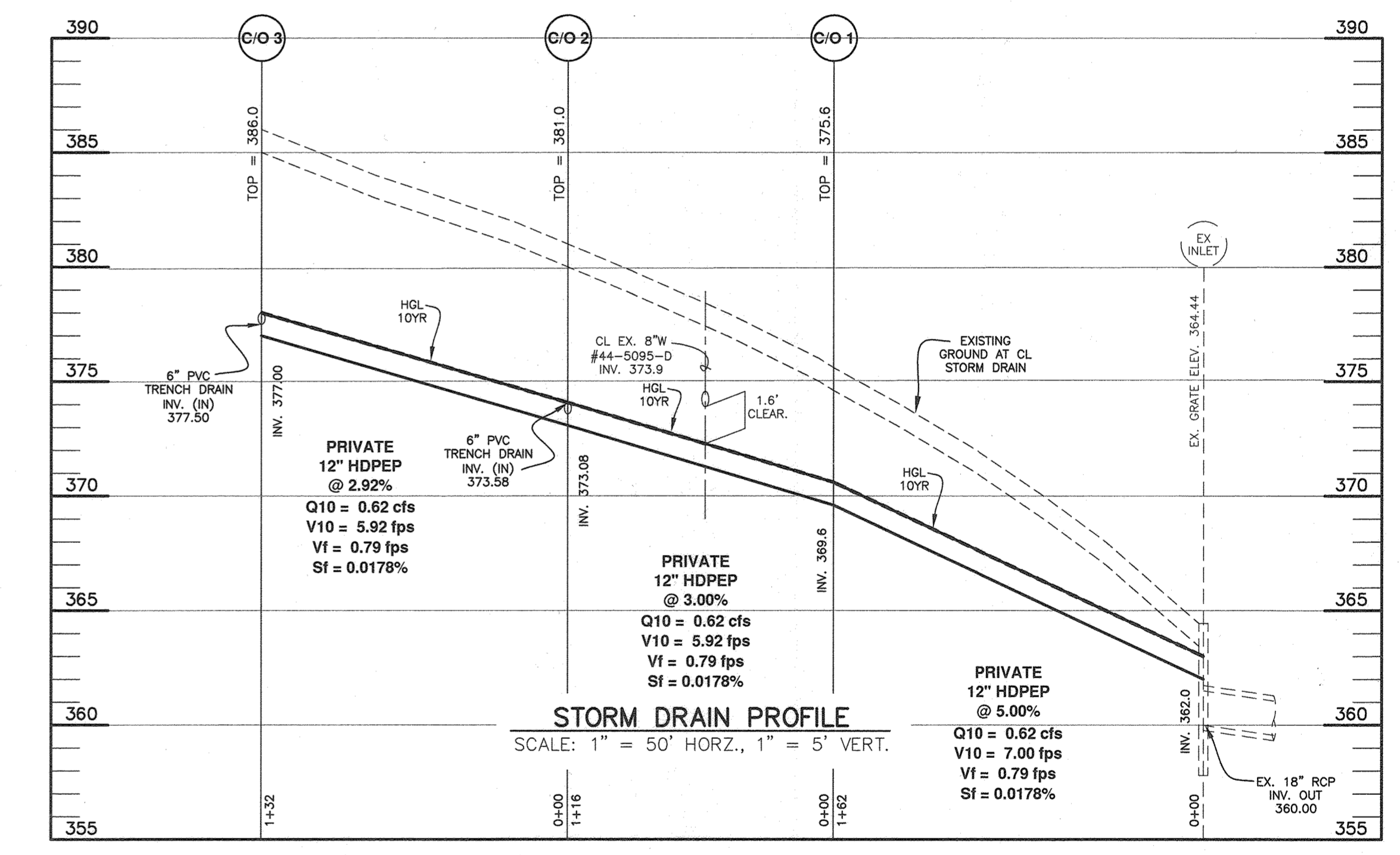
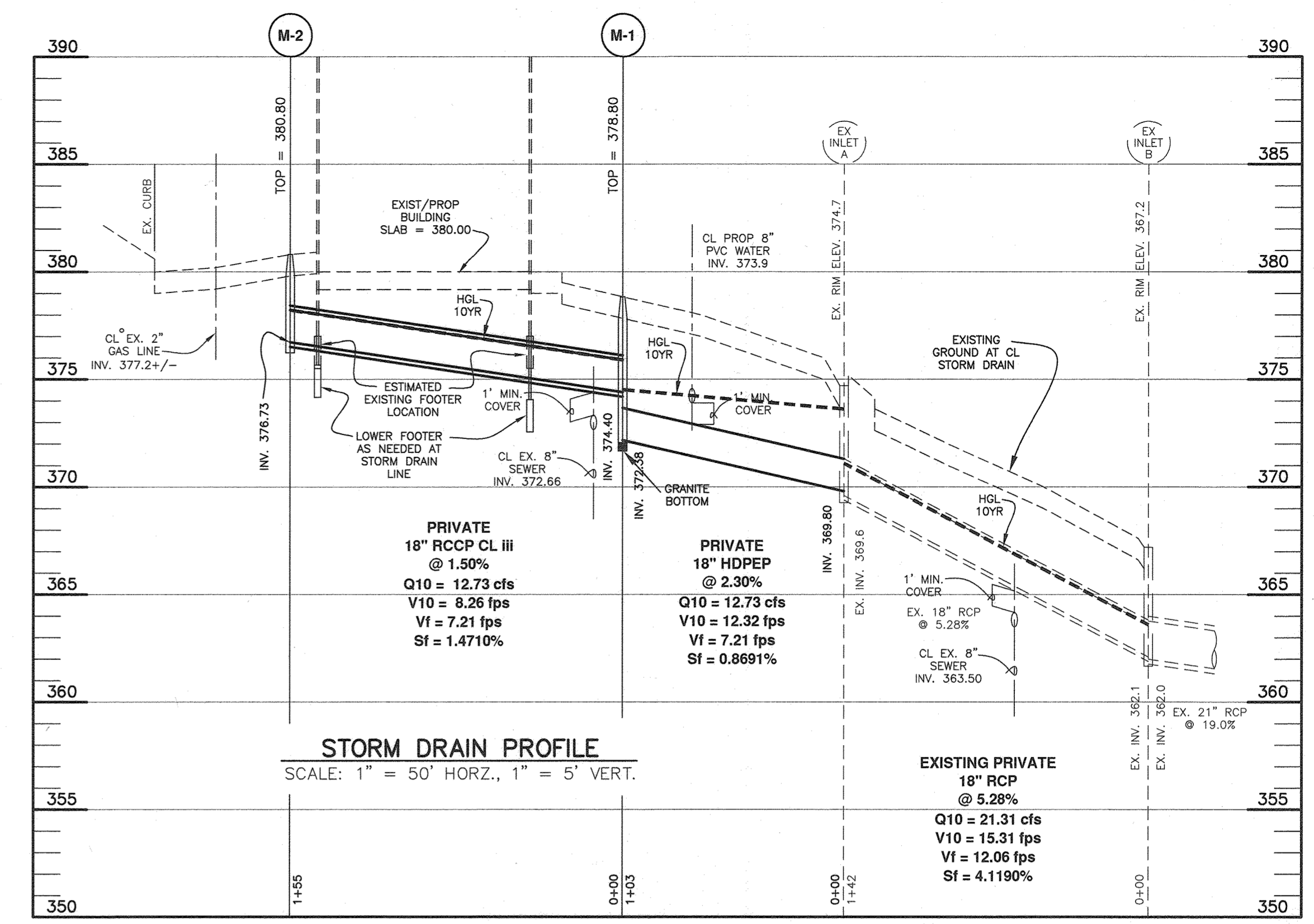
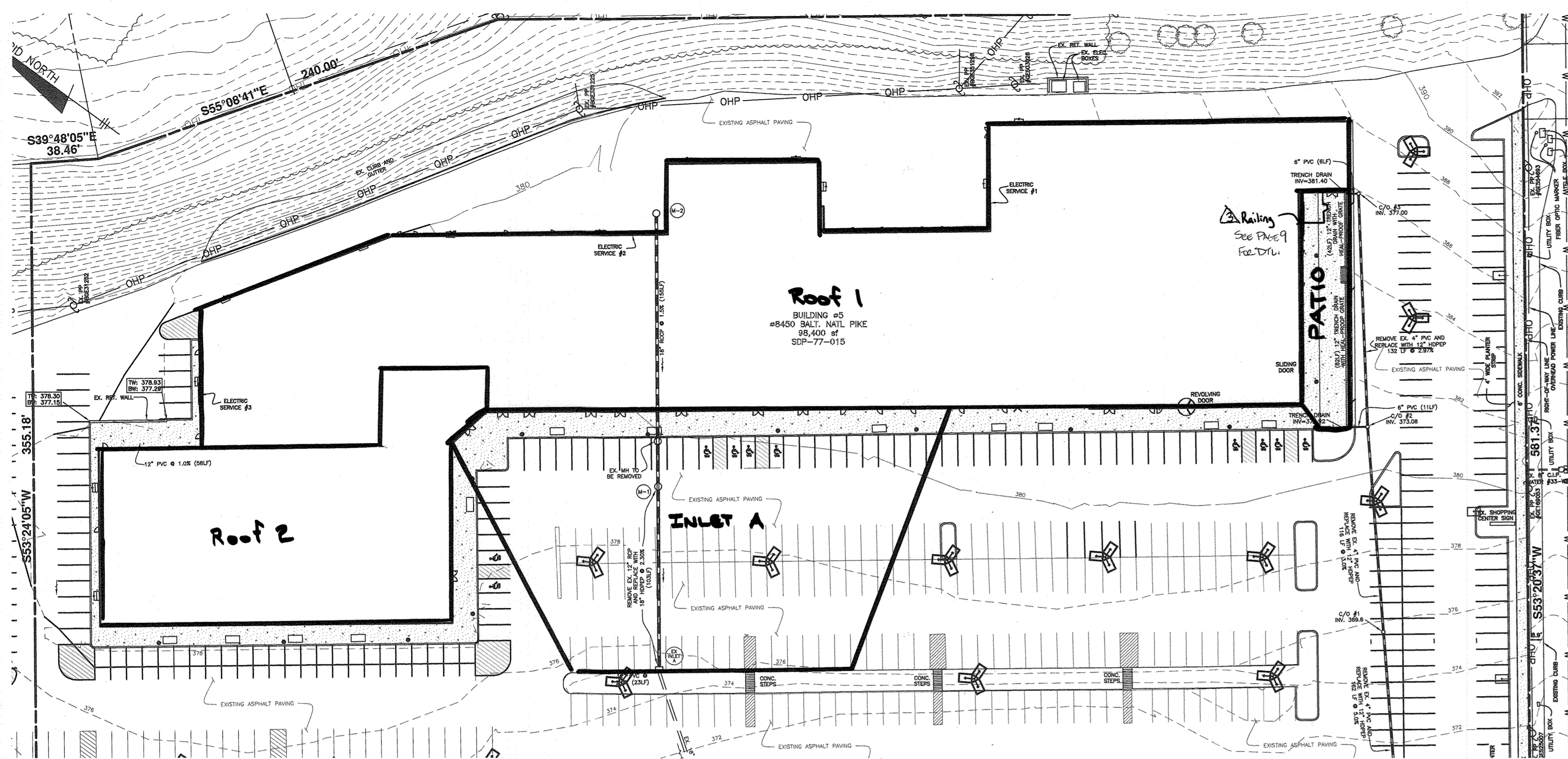
[Signature] 10-08-19
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10-22-19
 DIRECTOR DATE

| NO. | DATE | REVISION |
|-----|-----------|---|
| 2 | 10-21-20 | Remove revolving door from #8450 (BEI) |
| 1 | 9.26.2019 | THIS IS A NEW SHEET ADDED TO THE SET. ADDED BLOWUP OF ADA PARKING SPACES; ADDED ADA SIGNAGE DETAIL. |

| | | |
|---|--|---|
| BENCHMARK ENGINEERS LAND SURVEYORS PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE A SUITE 315 • ELLICOTT CITY, MARYLAND 21043 (P) 410-485-6105 (F) 410-485-8644 WWW.BE-CIVILENGINEERING.COM | PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 22336, Expiration Date: 6-30-2021. | |
| | OWNER: THE NORMANDY VENTURE LIMITED PARTNERSHIP 3820 CHAMPIONSHIP DRIVE GLENWOOD, MARYLAND 21738 410-370-8529 | COMMERCIAL NORMANDY SHOPPING CENTER PARCEL A |
| | TAX MAP: 18 - GRID: 19 - PARCEL: 75 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND ZONED: B-2-TMC | |

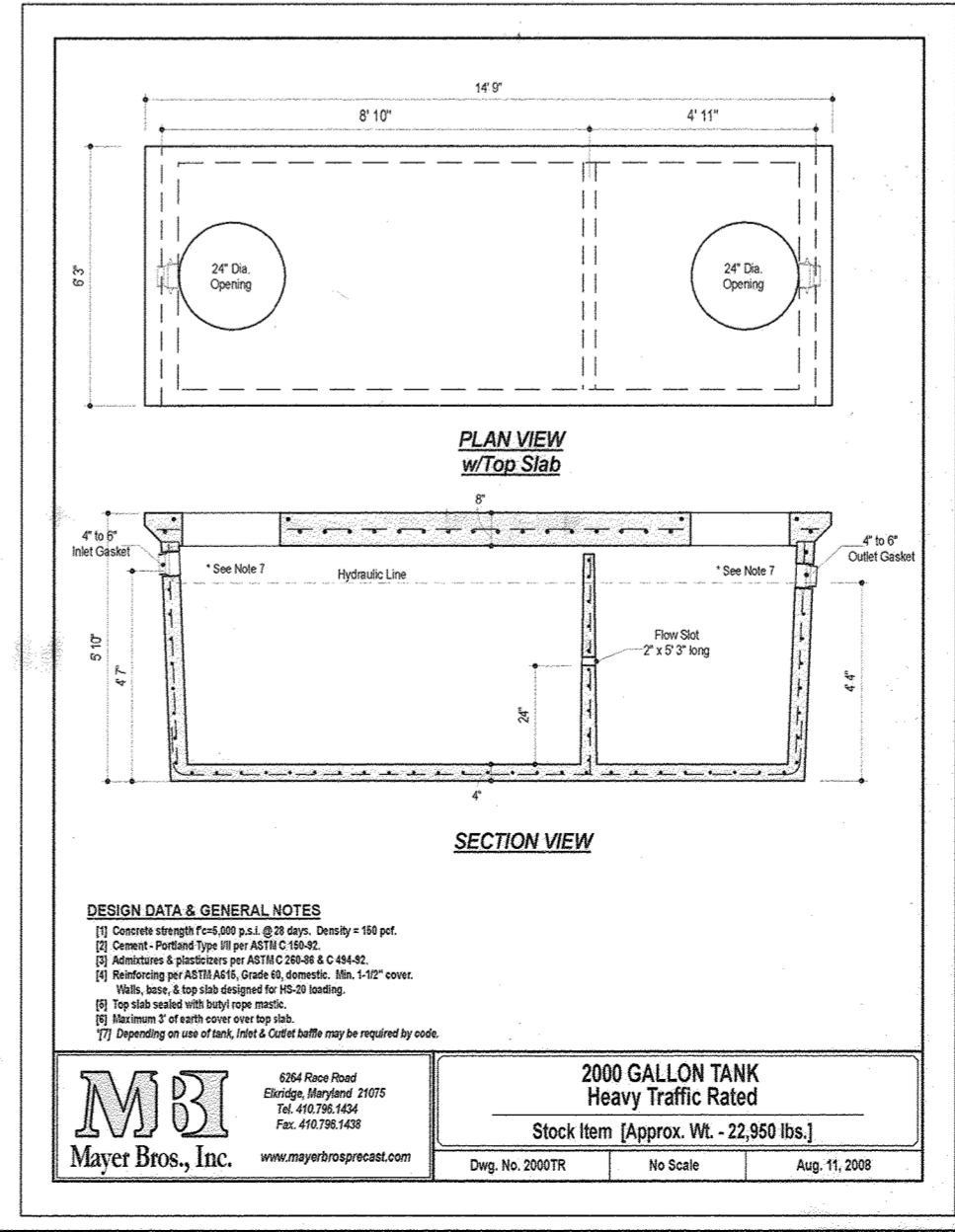
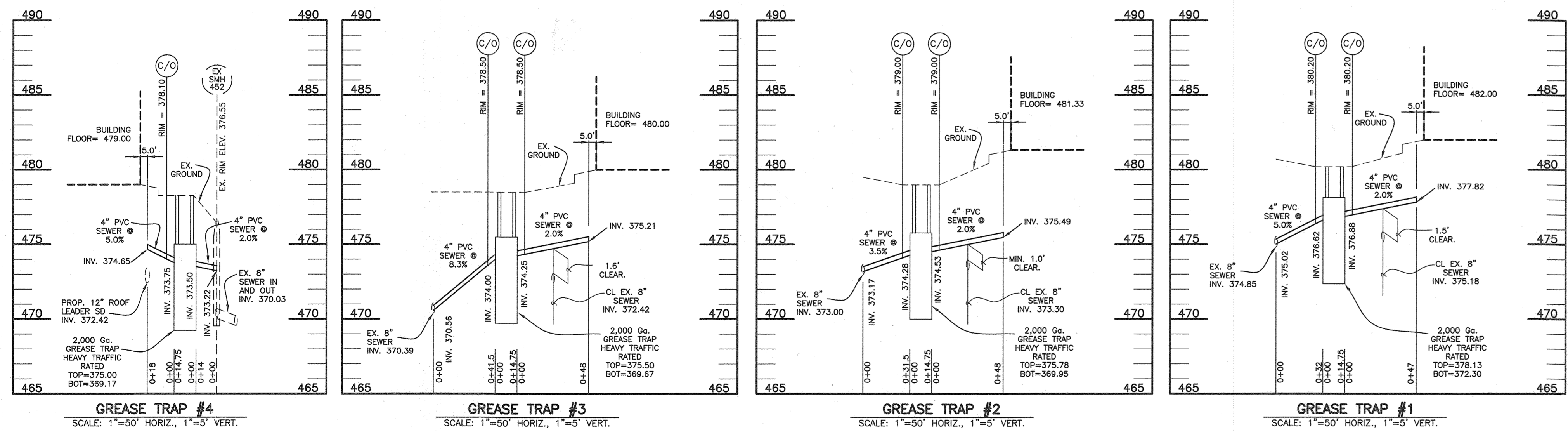
| | |
|----------------------------|----------------------|
| ADA COMPLIANCE PLAN | |
| DATE: SEPTEMBER 26, 2019 | BEI PROJECT NO. 1345 |
| SCALE: AS SHOWN | SHEET 7 OF 14 |



| STRUCT NO. | TYPE | HO.CO. STD. DETAIL | LOCATION | INVERT IN | INVERT OUT | TOP ELEVATION | MAINT. |
|-----------------|----------------------|--------------------|--------------------------|--------------|--------------|---------------|---------|
| MANHOLES | | | | | | | |
| M-1 | 4' Diameter Pre-Cast | G-5.12 | N 590035.15 E 1366957.85 | 374.40 (18") | - | 372.38 (18") | PRIVATE |
| M-2 | 4' Diameter Pre-Cast | G-5.12 | N 590123.03 E 1367076.82 | 377.12 (12") | 376.87 (15") | 380.80 | PRIVATE |
| C/O 1 | cleanout | NA | N 589653.70 E 1367132.99 | 369.6 (12") | - | 375.60 | PRIVATE |
| C/O 2 | cleanout | NA | N 589729.32 E 1367221.64 | 373.58 (6") | 373.08 (12") | 381.00 | PRIVATE |
| C/O 3 | cleanout | NA | N 589811.23 E 1367325.26 | 377.50 (6") | - | 386.00 | PRIVATE |

STRUCTURE LOCATION FOR MANHOLES IS AT THE CENTER OF THE MANHOLE.
STRUCTURE LOCATION FOR TYPE 'S' INLETS IS AT THE CENTER OF THE GRATE.
PRECAST STRUCTURES MEETING HS-20 LOADING MAY BE USED.

| PHASE | INLET # | ZONING (Z) | AREA (Ac) (A) | "C" FACTOR > 25yr | "C" FACTOR > 25yr and > | % IMPERVIOUS (P) |
|-------|------------|------------|---------------|-------------------|-------------------------|------------------|
| NA | roof 1 | B-1-TNC | 1.74 | 0.86 | > | 100.0 |
| NA | roof 2 | B-1-TNC | 0.52 | 0.86 | > | 100.0 |
| NA | ex inlet A | B-1-TNC | 0.76 | 0.86 | > | 100.0 |
| NA | Patio | B-1-TNC | 0.08 | 0.86 | > | 100.0 |



| | | |
|--|---|--|
| BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BE-CIVILENGINEERING.COM | | PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 8736-2-Professional-06-30-2021 |
| OWNER: THE NORMANDY VENTURE LIMITED PARTNERSHIP 3820 CHAMPIONSHIP DRIVE GLENWOOD, MARYLAND 21738 410-370-8529 | COMMERCIAL NORMANDY SHOPPING CENTER PARCEL A TAX MAP: 18 - GRID: 19 - PARCEL: 75 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND ZONED: B-2-TNC | |
| UTILITY PROFILES AND DETAILS | | |
| DATE: SEPTEMBER 26, 2019 SCALE: AS SHOWN | BEI PROJECT NO. 1345 SHEET 8 OF 14 | SDP-77-015 |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

10-11-19 DATE

10-12-19 DATE

10-22-19 DATE

ARCHITECT: D. Ronald Braisher, State of Maryland License No. 8736-2-Professional-06-30-2021

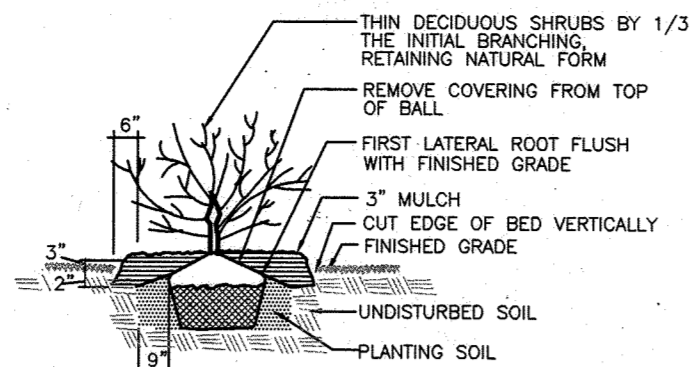
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PLANT STANDARDS AND GUARANTEE

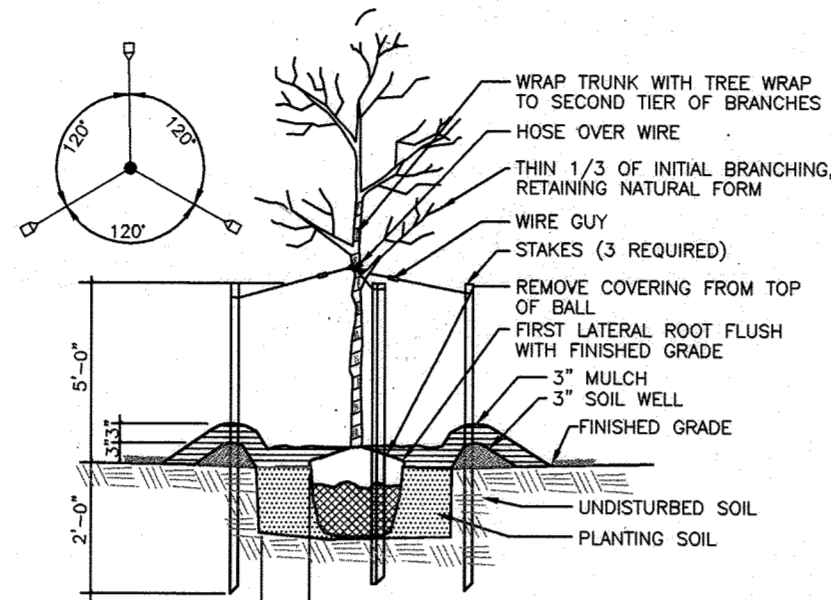
1. ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL MATERIAL SHALL BE NURSERY GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS. VARIETIES SHALL BE INDIGENOUS TO THIS AREA, ZONE 6B.
2. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO THE LATEST ADDITION OF LANDSCAPE SPECIFICATION GUIDELINES PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION, MD-DC-VA, WITH THE FOLLOWING EXCEPTIONS:
 - A) IF THE SOIL IS WET OR COMPACTED, ALL CONTAINERIZED AND BALLED NURSERY STOCK SHOULD BE PLANTED SUCH THAT THE TOP ONE-THIRD OF THE ROOTBALL IS ABOVE THE EXISTING GRADE. THIS DEPARTURE IN THE ESTABLISHED PROCEDURES HAS BEEN DOCUMENTED TO INCREASE THE RATE OF TRANSPLANT SUCCESS IN THESE TYPES OF SOILS.
 - B) WIRE AND NON-DEGRADABLE MATERIALS SHOULD BE REMOVED AS FAR AS PRACTICAL BEFORE BACKFILLING TO PREVENT ROOT GIRDLING.
3. ALL PLANT MATERIAL SHALL BE INSTALLED DURING THE FIRST PLANTING SEASON AFTER COMPLETION OF SITE WORK.
4. ALL MATERIAL SHALL BE MAINTAINED DURING CONSTRUCTION AND GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR THE DURATION OF ONE FULL YEAR FROM THE DATE OF LANDSCAPE CERTIFICATION. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD. MAINTENANCE SHALL INCLUDE WATERING, PRUNING, AND SPRAYING FOR DISEASE OR INSECTS AS NEEDED.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION OF THE PROPOSED PLANT MATERIAL.
6. ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS.
7. ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA", LATEST EDITION.

LANDSCAPE PLAN GENERAL NOTES

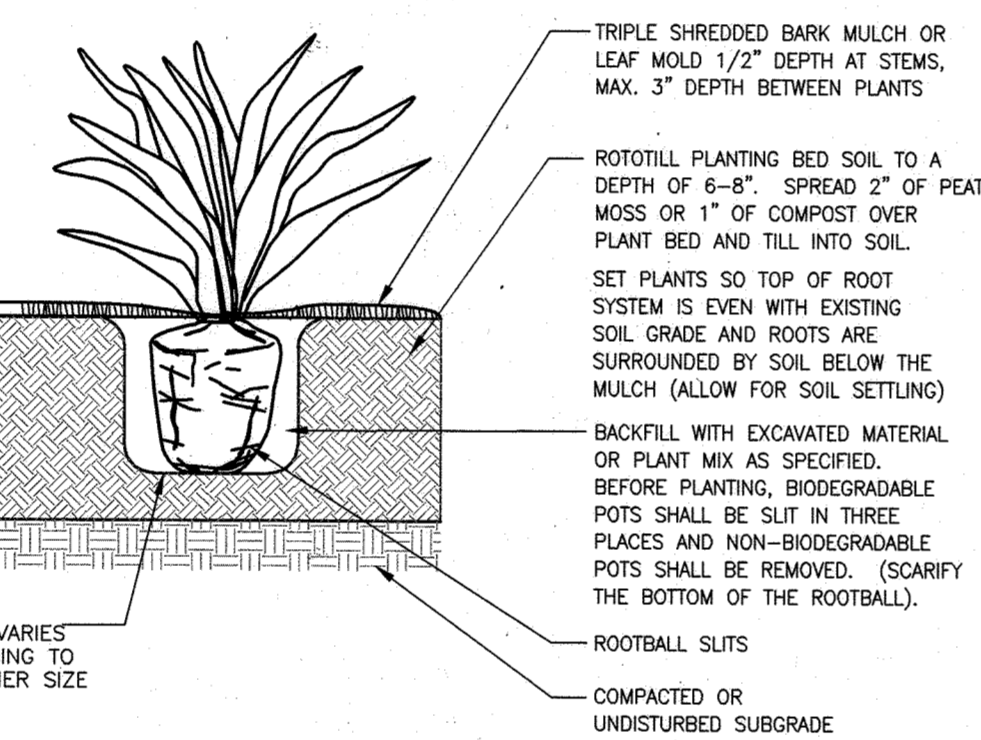
1. QUANTITIES OF TREES, EVERGREENS AND SHRUBS, WHEN NOTED ON THE PLANT LIST, ARE BASED UPON THE GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE AND INSTALL THIS PLANT MATERIAL BASED UPON GRAPHIC SYMBOL QUANTITIES. CONTACT LANDSCAPE ARCHITECT IF A DIFFERENCE IS FOUND BETWEEN THE QUANTITIES NOTED IN THE PLANT LIST AND THE SYMBOL COUNT OF MATERIALS SHOWN ON THE DRAWINGS.
2. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE BUFFER PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
3. TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY UTILITY OR WITHIN ANY AREA THAT WOULD ADVERSELY AFFECT STREET LIGHTS, UNDERGROUND OR OVERHEAD UTILITIES, OR VEHICULAR SIGHT DISTANCES.
4. THE CONTRACTOR IS RESPONSIBLE FOR GUARANTEEING PLANT VIGOR AND HEALTH WITHIN THE PLANTING BEDS AND PLANTERS, BY TESTING AND PREPARING THE FIRST 6"-8" OF TOPSOIL WITH ROTO-TILLING AND AMENDMENTS. THE PREPARED OR IMPORTED TOPSOIL SHALL BE AS CLOSE AS POSSIBLE TO THE FOLLOWING MIX: APPROXIMATELY 45% SAND, 40% SILT, 10% CLAY AND 5% ORGANIC MATERIAL WITH A PH LEVEL NEAR SEVEN (7).
5. THE CONTRACTOR SHALL CONDUCT A SOIL EVALUATION TO DETERMINE THE TOPSOIL'S COMPOSITION, COMPACTION RATE, NUTRIENT QUALITIES, ORGANIC CONTENT, PH LEVELS, AND WATER HOLDING CAPABILITIES TO BE PROVIDED TO THE LANDSCAPE ARCHITECT PRE- AND POST-AMENDMENT. DEBRIS GREATER THAN 2" IN SIZE SHALL BE REMOVED.
6. THE TREE PLANTERS SHALL BE EXCAVATED AND AMENDED TO A DEPTH OF 18" TO CERTIFY DE-COMPACTED AND ENSURE FUTURE TREE GROWTH.
7. UNLESS OTHERWISE SPECIFIED, LAWN AREAS SHALL BE SEED. BUFFER AREAS WITH A 3 TO 1 SLOPE OR GREATER SHALL BE PLANTED WITH SOD.
8. GATOR BAGS OR SIMILAR TO BE PROVIDED FOR ALL WATERING OF TREES.
9. ALL TREES SHALL BE SPECIMEN QUALITY.
10. TREES SHALL BE STAKED OUT IN THE FIELD BY THE LANDSCAPE CONTRACTOR, AND FIELD VERIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, TREATING DISEASE ON, AND PRUNING THE LANDSCAPE MATERIAL FOR ONE-YEAR POST LANDSCAPE CERTIFICATION, PERFORMED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING DEAD LANDSCAPE MATERIAL PRIOR TO THE ACCEPTANCE BY THE SITE OWNER, AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
12. ALL TEMPORARY SOIL WELLS AS SHOWN ON THE PLANTING DETAIL SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR AT THE END OF THE ONE-YEAR WARRANTY PERIOD AND THE DISTURBED AREA MULCHED TO ORIGINAL SPECIFICATION.
13. THE PROPOSED PLANS ARE IN CONFORMANCE WITH THE COUNTY LANDSCAPE MANUAL.



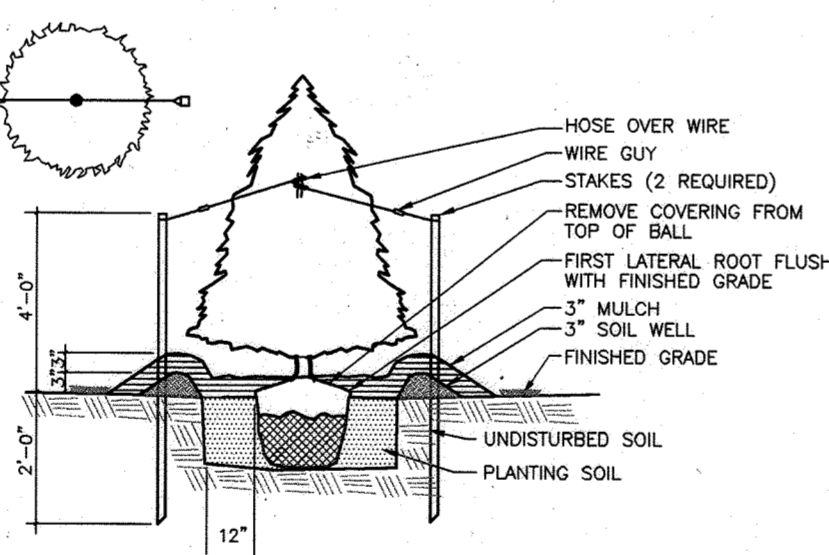
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NOT TO SCALE



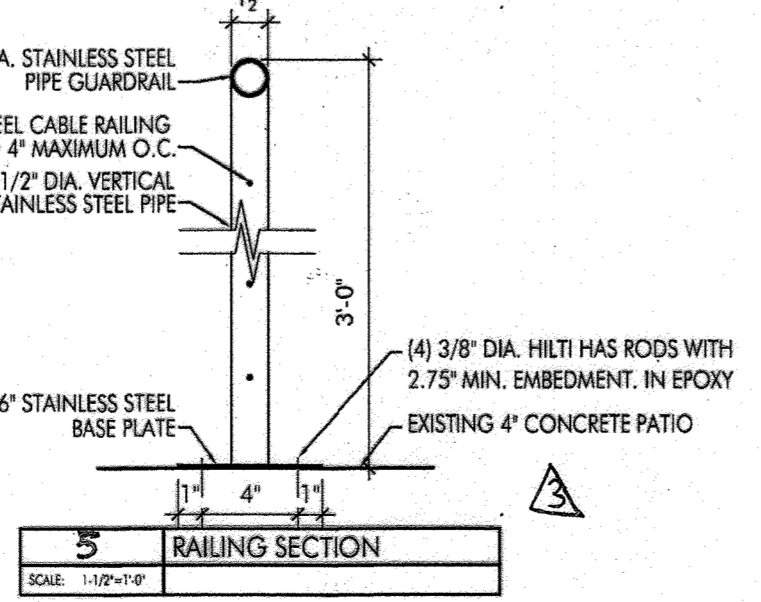
2 DECIDUOUS TREE DETAIL
NOT TO SCALE



3 PERENNIALS DETAIL
NOT TO SCALE



4 EVERGREEN TREE DETAIL
NOT TO SCALE



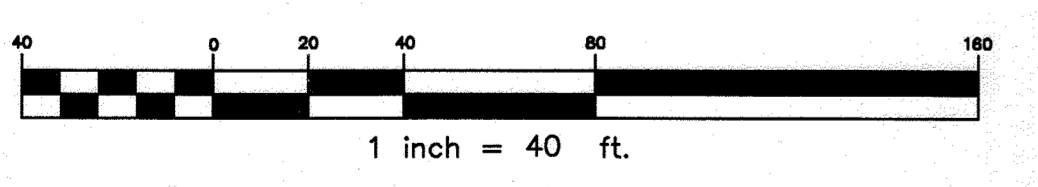
5 RAILING SECTION
SCALE: 1/8\"/>

| NO. | DATE | REVISION |
|-----|-----------|--|
| 1 | 2-14-2023 | Add patio railing for outdoor dining (Brester) |

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

David Moxley 10-4-19 DATE
DAVID MOXLEY
NORMANDY VENTURE LIMITED PARTNERSHIP

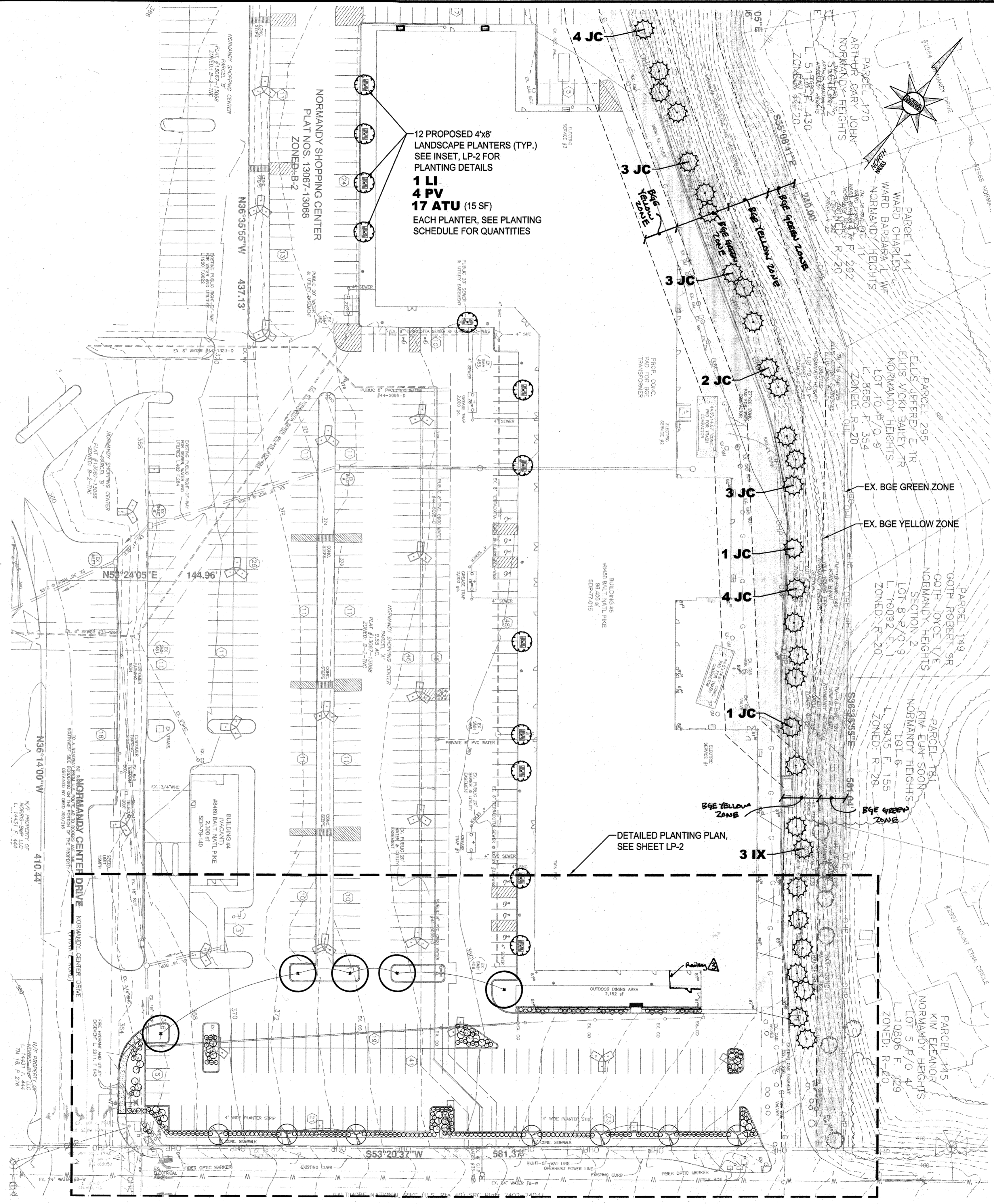


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10-11-19 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 10-18-19 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 10-22-19 DATE
DIRECTOR



OVERALL LANDSCAPE PLAN
1" = 40'



MORRIS & RITCHIE ASSOCIATES, INC.

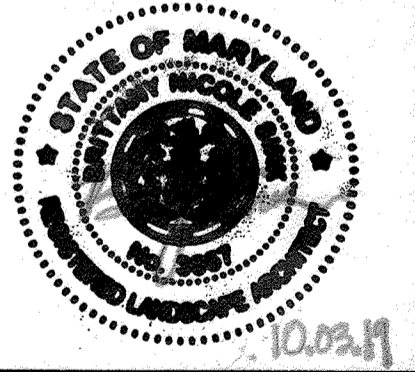
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

1414 KEY HIGHWAY
SUITE 4001
BALTIMORE, MD 21230
(443) 490-7201
sdw@mrainc.com

OWNER/APPLICANT:
THE NORMANDY VENTURE LIMITED PARTNERSHIP

DAVID MOXLEY
3820 CHAMPIONSHIP DRIVE
GLENWOOD, MARYLAND 21738
PHONE: 410-370-8528
dmoxley61@gmail.com

NORMANDY SHOPPING CENTER
PARCEL A
TAX MAP: 18 - GRID: 19 - PARCEL: 19 - PARCEL: 75 ELECTION DISTRICT NO. 2, ZONED B-2-TNC
HOWARD COUNTY, MARYLAND



PROFESSIONAL CERTIFICATION:
I, CHRISTIAN N. SINKO HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36572, EXPIRATION DATE: 03/09/2021.

© CONTENTS COPYRIGHT 2019 MORRIS & RITCHIE ASSOCIATES, INC.

| | | |
|----------|--------|--------|
| JOB NO. | SCALE | ISSUED |
| 16713x02 | 1"=40' | 9/6/19 |

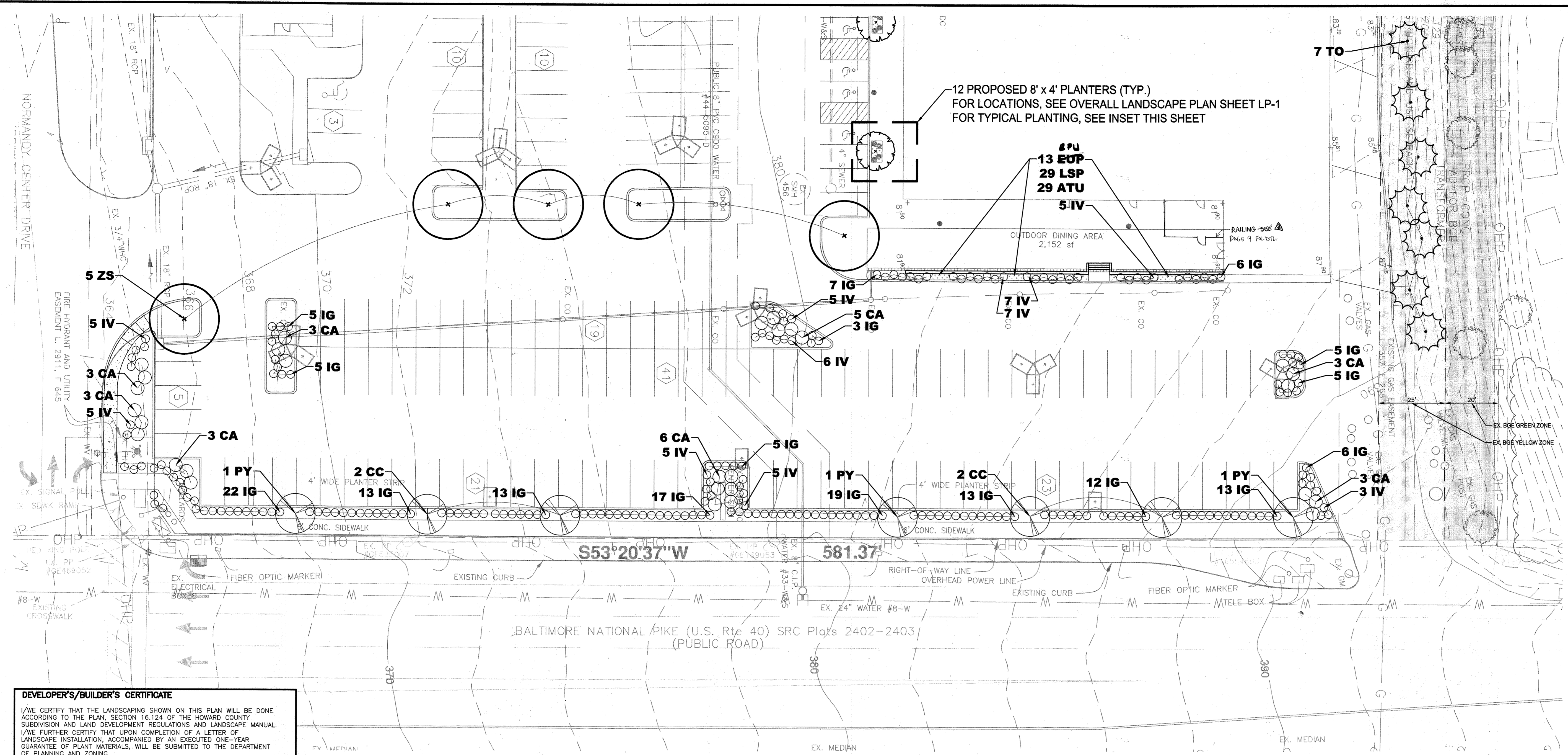
SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

LP-1

9 OF 14
SDP-77-015

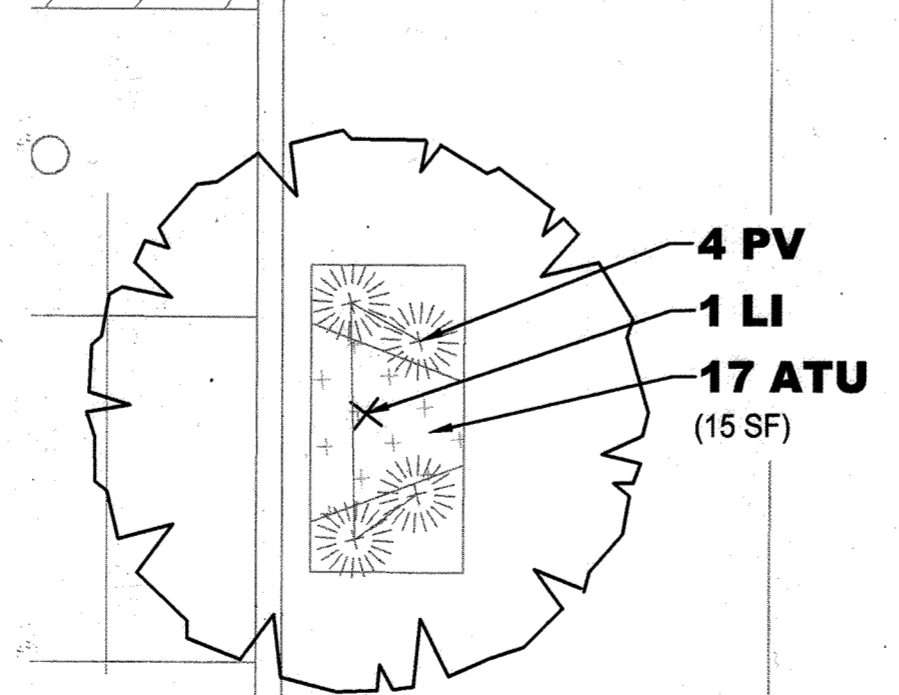


12 PROPOSED 8' x 4' PLANTERS (TYP.) FOR LOCATIONS, SEE OVERALL LANDSCAPE PLAN SHEET LP-1 FOR TYPICAL PLANTING, SEE INSET THIS SHEET

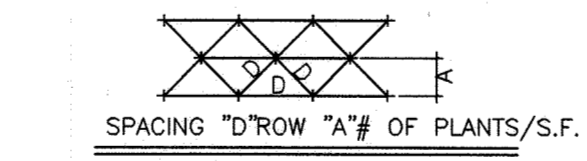
DEVELOPER'S/BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 DAVID MOXLEY 10-4-19
 NORMANDY VENTURE LIMITED PARTNERSHIP DATE

DETAILED PLANTING PLAN
 1" = 20"

HOWARD COUNTY LANDSCAPE REQUIREMENTS
 LANDSCAPE EDGE TYPES
 PERIMETER BETWEEN ADJACENT USES, NON-RESIDENTIAL TO RESIDENTIAL EXISTING TREES TO BE RETAINED - WHERE BOE PERFORMED CLEARING, APPLICANT WILL SUPPLY "HEAVY BUFFER" C.
 REQUIRED: 165' / 40' = 4 SHADE TREES REQUIRED
 PROVIDED: 4 EXISTING SHADE TREES RETAINED
 165' / 20' = 8 EVERGREEN TREES (OR 4 SHADE TREES) REQ.
 3 EXISTING SHADE TREES RETAINED, AND 7 EVERGREENS PROVIDED
 PARKING LOT ALONG PUBLIC ROAD, "BUFFER" E
 REQUIRED: 446' / 40' = 11 SHADE TREES (OR 22 ORNAMENTAL TREES) REQ.
 PROVIDED: 3 SHADE TREES AND 19 ORNAMENTAL TREES PROVIDED
 446' / 4' = 112 SHRUBS REQUIRED
 280 SHRUBS PROVIDED
 EXPANSION OF EX. NON-RESIDENTIAL PARKING LOT (LESS THAN 50% INCREASE)
 EXISTING PARCEL A & C PARKING SPACES: 505
 PROPOSED PARCEL A & C PARKING SPACES: 524
 REQUIRED: 19 ADDITIONAL / 20 PARKING SPACES = 1 SHADE TREE REQUIRED
 PROVIDED: 2 SHADE TREE PROVIDED

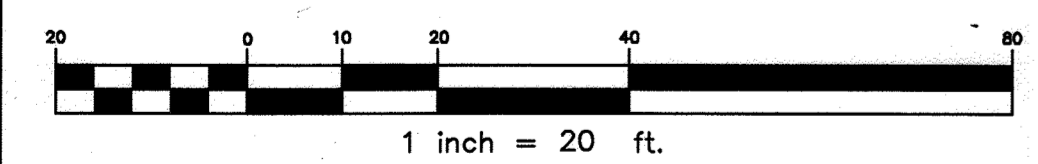


1 PROPOSED TYPICAL PLANTER DETAIL
 1" = 5"



NOTE: FOR USE ONLY WHEN PLANTS ARE SPACED EQUAL DISTANCE FROM EACH OTHER AS SHOWN, AND SPECIFIED IN THE PLANT LIST.

2 PLANT SPACING CHART DETAIL
 NOT TO SCALE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 10-11-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 10-18-19
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 [Signature] 10-22-19
 DIRECTOR DATE

PLANTING SCHEDULE

| SHADE TREES | | | | | | |
|------------------|-----|--|--------------------------|----------------|------|----------|
| QTY. | KEY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | AS SHOWN |
| 5 | ZS | <i>Zelkova serrata</i> 'Village Green' | Village Green Zelkova | 2 1/2"-3" cal. | B&B | AS SHOWN |
| ORNAMENTAL TREES | | | | | | |
| QTY. | KEY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | AS SHOWN |
| 4 | CC | <i>Cercis canadensis</i> | Eastern Redbud | 8-10' ht. min. | B&B | AS SHOWN |
| 12 | LI | <i>Lagerstroemia indica</i> 'Natchez' | Natchez Crapè Myrtle | 8-10' ht. | B&B | AS SHOWN |
| 3 | PY | <i>Prunus yedoensis</i> | Yoshino Cherry | 1-1/2"-2" cal. | B&B | AS SHOWN |
| EVERGREEN TREES | | | | | | |
| QTY. | KEY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | AS SHOWN |
| 21 | JC | <i>Juniperus chinensis</i> 'Spartan' | Spartan Juniper | 5-6' ht. min. | B&B | AS SHOWN |
| 3 | IX | <i>Ilex x 'Nellie R. Stevens'</i> | Nellie Stevens Holly | 5-6' ht. min. | B&B | AS SHOWN |
| 7 | TO | <i>Thuja occidentalis</i> 'Nigra' | Nigra Arborvitae | 5-6' ht. min. | B&B | AS SHOWN |
| SHRUBS | | | | | | |
| QTY. | KEY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | AS SHOWN |
| 29 | CA | <i>Camus alba</i> 'Sibirica' | Red Twig Dogwood | 30"-36" ht. | #5 | AS SHOWN |
| 169 | IG | <i>Ilex glabra</i> 'Strongbox' | Strongbox Inkberry Holly | 24"-30" ht. | #4 | AS SHOWN |
| 53 | IV | <i>Ilex verticillata</i> | Common Winterberry | 24"-30" ht. | #4 | AS SHOWN |
| PERENNIALS | | | | | | |
| QTY. | KEY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | AS SHOWN |
| 260 | ATU | <i>Asclepias tuberosa</i> | Butterfly Weed | 8"-12" ht. | LP50 | 12" O.C. |
| 13 | EPU | <i>Echinacea purpurea</i> | Purple Coneflower | 12"-15" ht. | #1 | 18" O.C. |
| 29 | LSP | <i>Liatris spicata</i> | Blazing Star | 8"-12" ht. | #SP4 | 12" O.C. |
| 48 | PV | <i>Panicum virgatum</i> | Switch Grass | 12"-15" ht. | #1 | AS SHOWN |

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3952, EXPIRATION DATE: 03-09-2021.

ARCHITECT
 4023
 [Signature]
 STATE OF MARYLAND
 LANDSCAPE ARCHITECT
 FOR PHOTO ONLY



PROFESSIONAL CERTIFICATION: I, [Signature], HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3952, EXPIRATION DATE: 03-09-2021.

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JOB NO. 16713x02 SCALE 1"=20' ISSUED 9/6/19

SHEET TITLE

DETAILED PLANTING PLAN

SHEET NUMBER

LP-2
 10 OF 14
 SDP-77-015

3 2-14-2023 Add patio railing for outdoor dining (Brasler)
 NO. DATE REVISION

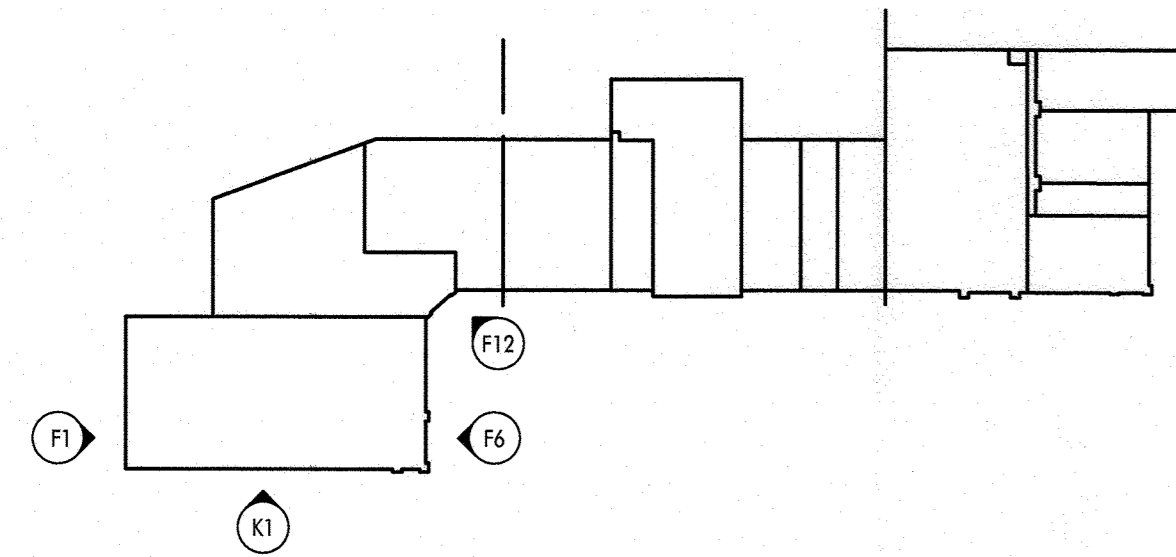


K1 PARTIAL ELEVATION- AREA A
SCALE: 1/8"=1'-0" A101

F1 PARTIAL ELEVATION- AREA A
SCALE: 1/8"=1'-0" A101

F6 PARTIAL ELEVATION- AREA A
SCALE: 1/8"=1'-0" A101

F12 PARTIAL ELEVATION- AREA A
SCALE: 1/8"=1'-0" A101



KEY PLAN

| EXTERIOR MATERIAL SCHEDULE | | | |
|----------------------------|--|--------------|---|
| ITEM NUMBER | DESCRIPTION | MANUFACTURER | DESCRIPTION |
| 1 | MANUFACTURER: YKK AP FINISH: YES 45 TV, COLOR: ANODIZED ALUMINUM DESCRIPTION: CENTER SET STOREFRONT WITH CLEAR PLATE LOW-E GLASS, MIN. U: 0.38 & SHGC: 0.40 | 6 | MANUFACTURER: GLEN GERY FINISH: UTILITY THIN BRICK, RUNNING BOND, COLOR: BURNT ALMOND (N21-22), MORTAR: FLAMINGO BRUXMENT C-251 (LIGHT) |
| 2 | MANUFACTURER: RESYSTA COMPOSITE WALL CLADDING FINISH: 4 CHANNELS (5 1/2" W), COLOR: FVG 008 BURMA (DARK, HOR.) DESCRIPTION: COMPOSITE OVER UV STABLE WEATHER RESISTANT BARRIER (GE ELEMEX 2600, BLACK) ON EXPOSURE RATED 1x F.R.T. FURRING OVER SHEATHING (TYP.) | 7 | MANUFACTURER: GLEN GERY FINISH: UTILITY THIN BRICK, SOLDIER COURSE, COLOR: BURNT ALMOND (N21-22), MORTAR: FLAMINGO BRUXMENT C-251 (LIGHT) |
| 3 | MANUFACTURER: RESYSTA COMPOSITE WALL CLADDING FINISH: 4 CHANNELS (5 1/2" W), COLOR: UNTREATED (LIGHT, 45° & VERT.) DESCRIPTION: COMPOSITE OVER UV STABLE WEATHER RESISTANT BARRIER (GE ELEMEX 2600, BLACK) ON EXPOSURE RATED 1x F.R.T. FURRING OVER SHEATHING (TYP.) | 8 | MANUFACTURER: YKK AP FINISH: YES 45 FT, COLOR: ANODIZED ALUMINUM DESCRIPTION: CENTER SET STOREFRONT WITH FROSTED PLATE LOW-E GLASS, MIN. U: 0.38 & SHGC: 0.40 |
| 4 | MANUFACTURER: GLEN GERY FINISH: UTILITY THIN BRICK, RUNNING BOND, COLOR: SUNSET FLASHED (FN15), MORTAR: FLAMINGO BRUXMENT C-2 (DARK) DESCRIPTION: THIN BRICK ON MECHANICAL TAB SYSTEM OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) | 9 | MANUFACTURER: CREATIVE MINES CRAFT STONE VENEER FINISH: CRAFT CONTEMPORARY MASONRY VENEER, CRAFT CARVED RECTANGLE, COLOR: BISCUIT, MORTAR: FLAMINGO BRUXMENT C-34 |
| 5 | MANUFACTURER: GLEN GERY FINISH: UTILITY THIN BRICK, SOLDIER COURSE, COLOR: SUNSET FLASHED (FN15), MORTAR: FLAMINGO BRUXMENT C-2 (DARK) DESCRIPTION: THIN BRICK ON MECHANICAL TAB SYSTEM OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) | 10 | MANUFACTURER: GLEN GERY FINISH: UTILITY THIN BRICK, SOLDIER COURSE, COLOR: BURNT ALMOND (N21-22), MORTAR: FLAMINGO BRUXMENT C-251 (LIGHT) |
| | | 11 | MANUFACTURER: JAMES HARDIE FINISH: REVEAL FIBER CEMENT PANEL, COLORS: MONTEREY TAUPE (40%), AUTUMN TAN (40%), WOODLAND CREAM (20%) DESCRIPTION: 2x8 FIBER CEMENT PANEL OVER UV STABLE WEATHER RESISTANT BARRIER (GE ELEMEX 2600, BLACK) ON EXPOSURE RATED 1x F.R.T. FURRING OVER SHEATHING (TYP.) |
| | | 12A | MANUFACTURER: DRYVIT FINISH: INSULATION PLUS MD, COLOR: TIN MAN, SEALANT: TREMCO SPECTREM 4-TS 'GRAY' DESCRIPTION: 2" EIFS ON WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.), TOP LAYER OF CORNICE |
| | | 12B | MANUFACTURER: DRYVIT FINISH: INSULATION PLUS MD, COLOR: BUCKSKIN, SEALANT: TREMCO SPECTREM 4-TS 'BUCKSKIN' DESCRIPTION: 2" EIFS ON WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.), BOTTOM TWO LAYERS OF CORNICE |
| | | 13 | MANUFACTURER: SUNBRELLA FINISH: COLOR: TRESKO BRICK DESCRIPTION: VINYL ANNING ON ANODIZED ALUMINUM FRAME |
| | | 14 | MANUFACTURER: SUNBRELLA FINISH: COLOR: PACIFIC BLUE DESCRIPTION: VINYL ANNING ON ANODIZED ALUMINUM FRAME |
| | | 15 | MANUFACTURER: SUNBRELLA FINISH: COLOR: BLACK DESCRIPTION: VINYL ANNING ON ANODIZED ALUMINUM FRAME |
| | | 16 | MANUFACTURER: MAPES CANOPIES FINISH: SUPER LUMIDECK FLAT SOFFIT, ANODIZED ALUMINUM, 12" SMOOTH FASCIA DESCRIPTION: |
| | | 17 | MANUFACTURER: BETACALCO FINISH: FRAMED IP65, METALLIC SILVER DESCRIPTION: ADA COMPLIANT NET LOCATION SCENCE, T.O. SCENCE @ T-2' A.F.F. |
| | | 18 | MANUFACTURER: TBD FINISH: SINGLE PLY TPO ROOFING SYSTEM, 60 MIL INSULATION, MIN R-50 |
| | | 19 | MANUFACTURER: SHERWIN WILLIAMS FINISH: PAINT COLOR: SW 619T ALOOF GRAY DESCRIPTION: PAINTED HM DOOR TO MATCH FIBERCEMENT PANELS |
| | | 20 | MANUFACTURER: ATAS INTERNATIONAL FINISH: RIGID WALL PANEL MFR160, COLOR: ANODIZED ALUMINUM DESCRIPTION: RUN HORIZONTALLY, CORRUGATED PANEL OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) |
| | | 21 | MANUFACTURER: MAPES CANOPIES FINISH: SUPER LUMIDECK FLAT SOFFIT, ANODIZED ALUMINUM, 24" SMOOTH FASCIA DESCRIPTION: |
| | | 22 | MANUFACTURER: TBD FINISH: FLASHING, COLOR: ANODIZED ALUMINUM DESCRIPTION: EXTEND UP WALL 8" MIN. |
| | | 23 | MANUFACTURER: SHERWIN WILLIAMS FINISH: PAINT COLOR: SW 2803 ROOKWOOD TERRA COTA DESCRIPTION: HM DOOR AND EXTERIOR MASONRY WALL PAINT. SANDBLAST EXISTING MASONRY PRIOR TO PAINT APPLICATION. |
| | | 24 | MANUFACTURER: TBD FINISH: TBD DESCRIPTION: EXTERIOR RATED JUNCTION BOX FOR TENANT SIGNAGE, CENTER WITHIN SPACE. SEE ELECTRICAL DRAWINGS. |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION 10-11-19 DATE

 CHIEF, DIVISION OF LAND DEVELOPMENT 10-18-19 DATE

 DIRECTOR 10-22-19 DATE

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. _____ Expiration Date: _____

 ARCHITECT

 STATE OF MARYLAND

BRASHER DESIGN
 ARCHITECTURE DESIGN PLANNING INTERIORS
 5540 STERRETT PLACE, SUITE 300, COLUMBIA, MARYLAND 21044
 410.995.0015, MD 301.621.6020 DC 410.995.0350 Fax
 email: brasher.intelligentdesign@gmail.com

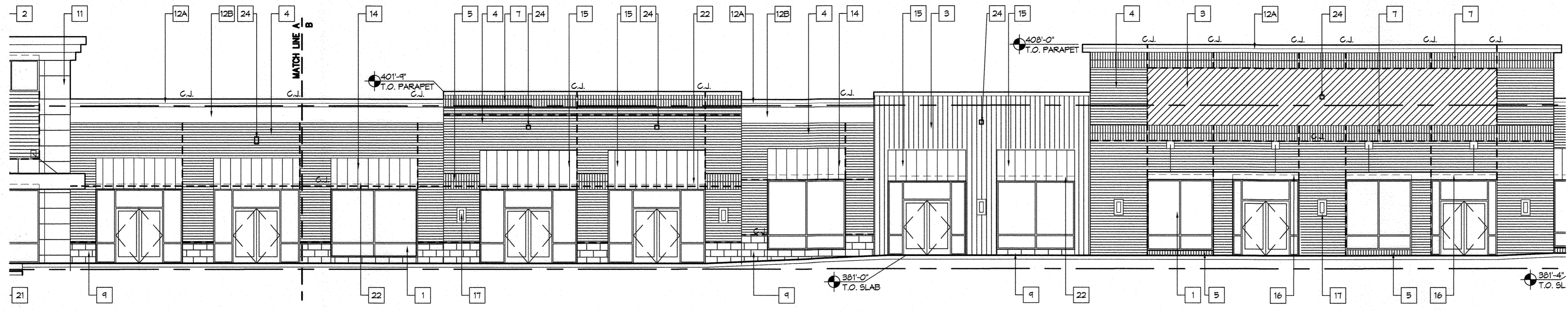
REVISIONS
 Rev. No. Date Description

PROJECT NAME
NORMANDY BUILDING RENOVATION
 8450 BALTIMORE NATIONAL PIKE
 NORMANDY VENTURES LP

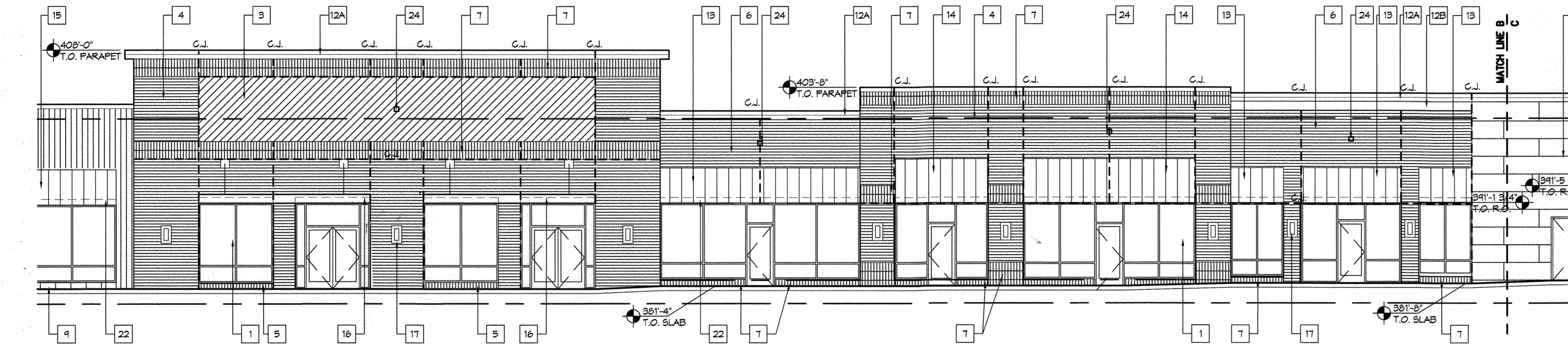
SEAL
EXTERIOR ELEVATIONS

SHEET TITLE
 PROJECT NUMBER
 FIRST RELEASE DATE
 SHEET NUMBER
A-1
12 OF 14

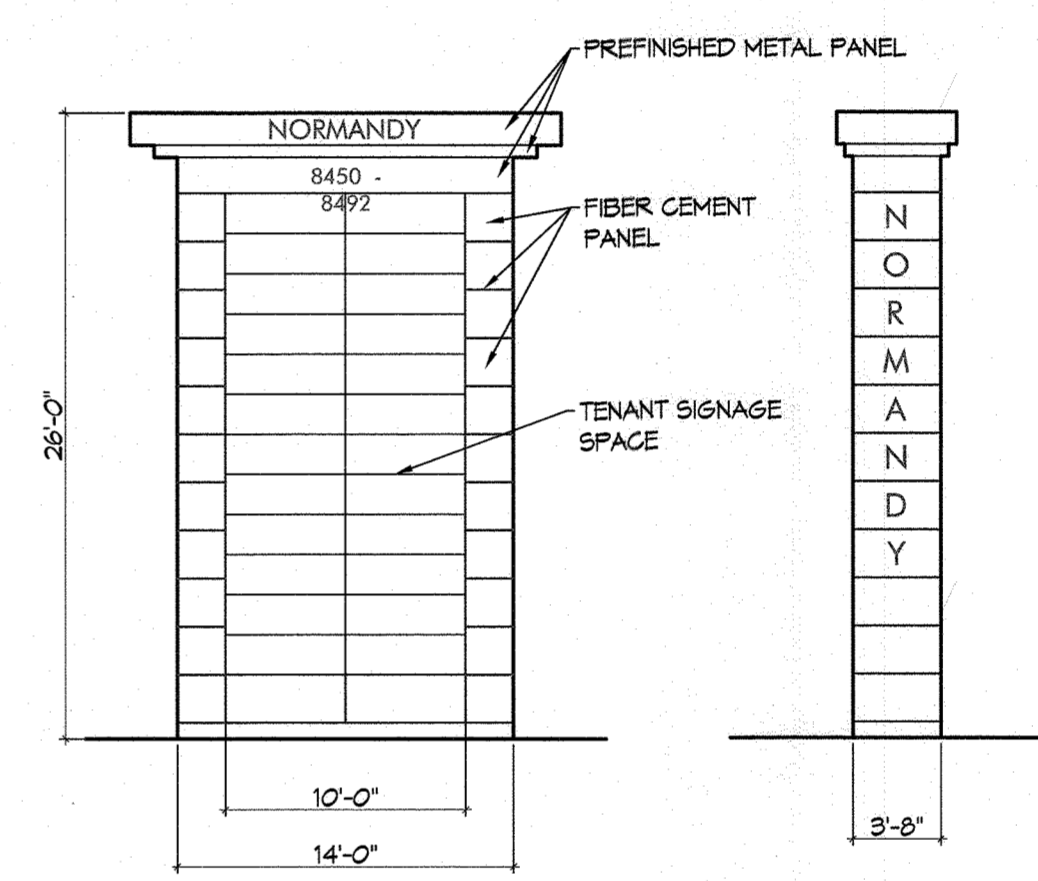
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 SDP-77-015



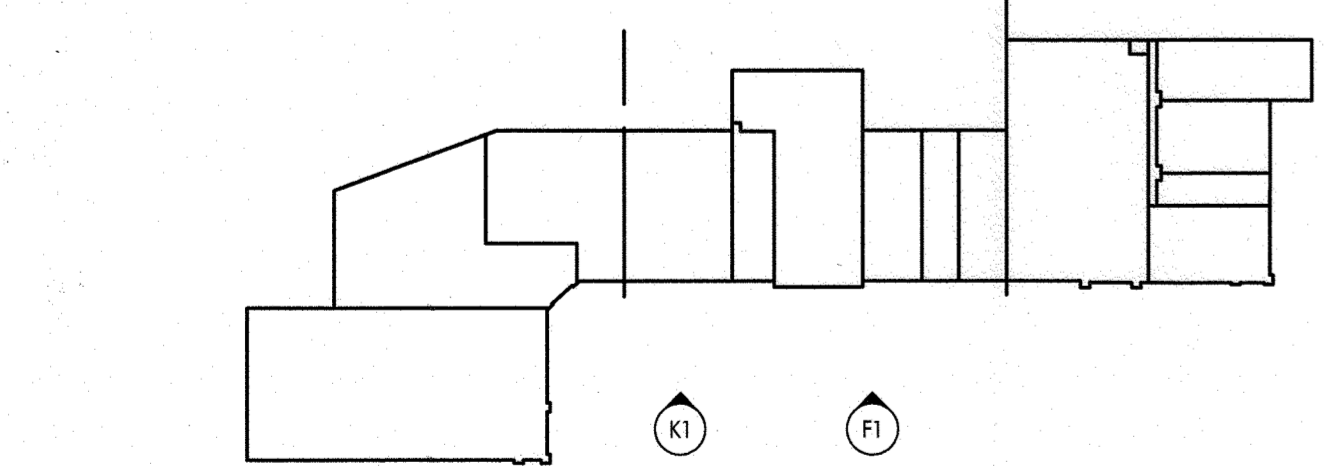
K1 PARTIAL ELEVATION- AREA A
SCALE: 1/8"=1'-0" A101



F1 PARTIAL ELEVATION- AREA A
SCALE: 1/8"=1'-0" A101



F12 PYLON ELEVATION
SCALE: 1/8"=1'-0" A101



KEY_PLAN

EXTERIOR MATERIAL SCHEDULE

| ITEM NUMBER | DESCRIPTION | MANUFACTURER: GLEN GERY | MANUFACTURER: JAMES HARDIE | MANUFACTURER: MAPES CANOPIES | MANUFACTURER: TBD |
|-------------|---|--|---|---|--|
| 1 | FINISH: YES 45 TU, COLOR: ANODIZED ALUMINUM DESCRIPTION: CENTER SET STOREFRONT WITH CLEAR PLATE LOW-E GLASS, MIN. U= 0.30 & SHGC= 0.40 MANUFACTURER: RESYSTA COMPOSITE WALL CLADDING | FINISH: UTILITY THIN BRICK, RUNNING BOND, COLOR: BURN'T ALMOND (N21-22), MORTAR: FLAMINGO BRIXMENT C-251, (LIGHT) DESCRIPTION: THIN BRICK ON MECHANICAL TAB SYSTEM OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) MANUFACTURER: GLEN GERY | FINISH: REVEAL FIBER CEMENT PANEL, COLORS: MONTEREY TAUPE (40%), AUTUMN TAN (40%), WOODLAND CREAM (20%) DESCRIPTION: 2x8' FIBER CEMENT PANEL OVER UV STABLE WEATHER RESISTANT BARRIER (SEE ELEMEX 2600, BLACK) ON EXPOSURE RATED 1x F.R.T. FURRING OVER SHEATHING (TYP.) MANUFACTURER: DRYVIT | FINISH: SUPER LUMIDECK FLAT SOFFIT, ANODIZED ALUMINUM, 12" SMOOTH FASCIA DESCRIPTION: | FINISH: FLASHING, COLOR: ANODIZED ALUMINUM DESCRIPTION: EXTEND UP WALL 8" MIN. |
| 2 | FINISH: 4 CHANNELS (5 1/2" W), COLOR: FVG COB BURMA (DARK, HOR.) DESCRIPTION: COMPOSITE OVER UV STABLE WEATHER RESISTANT BARRIER (SEE ELEMEX 2600, BLACK) ON EXPOSURE RATED 1x F.R.T. FURRING OVER SHEATHING (TYP.) | FINISH: UTILITY THIN BRICK, SOLDIER COURSE, COLOR: BURN'T ALMOND (N21-22), MORTAR: FLAMINGO BRIXMENT C-251 (LIGHT) DESCRIPTION: THIN BRICK ON MECHANICAL TAB SYSTEM OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) | FINISH: INSULATION PLUS MD, COLOR: TN MAN, SEALANT: TREMCO SPECTREM 4-TS 'GRAY' DESCRIPTION: 2" EIFS ON WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.), TOP LAYER OF CORNICE MANUFACTURER: DRYVIT | FINISH: FRAMED IP65, METALLIC SILVER DESCRIPTION: ADA COMPLIANT WET LOCATION SCONCE, T.O. SCONCE @ 7'-2" A.F.F. | FINISH: SHERWIN WILLIAMS DESCRIPTION: HM DOOR AND EXTERIOR MASONRY WALL PAINT, SANDBLAST EXISTING MASONRY PRIOR TO PAINT APPLICATION. |
| 3 | MANUFACTURER: RESYSTA COMPOSITE WALL CLADDING FINISH: 4 CHANNELS (5 1/2" W), COLOR: UNTREATED (LIGHT, 45° & VERT.) DESCRIPTION: COMPOSITE OVER UV STABLE WEATHER RESISTANT BARRIER (SEE ELEMEX 2600, BLACK) ON EXPOSURE RATED 1x F.R.T. FURRING OVER SHEATHING (TYP.) | FINISH: UTILITY THIN BRICK, SOLDIER COURSE, COLOR: BURN'T ALMOND (N21-22), MORTAR: FLAMINGO BRIXMENT C-251 (LIGHT) DESCRIPTION: THIN BRICK ON MECHANICAL TAB SYSTEM OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) | FINISH: INSULATION PLUS MD, COLOR: BUCKSKIN, SEALANT: TREMCO SPECTREM 4-TS 'BUCKSKIN' DESCRIPTION: 2" EIFS ON WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.), BOTTOM TWO LAYERS OF CORNICE MANUFACTURER: DRYVIT | FINISH: SINGLE FLY TPO ROOFING SYSTEM, 60 MIL DESCRIPTION: INSTALLED OVER TAPERED RIGID INSULATION, MIN R-30 | FINISH: TBD DESCRIPTION: EXTERIOR RATED JUNCTION BOX FOR TENANT SIGNAGE. CENTER WITHIN SPACE. SEE ELECTRICAL DRAWINGS. |
| 4 | MANUFACTURER: GLEN GERY FINISH: UTILITY THIN BRICK, RUNNING BOND, COLOR: SUNSET FLASHED (FN15), MORTAR: FLAMINGO BRIXMENT C-2 (DARK) DESCRIPTION: THIN BRICK ON MECHANICAL TAB SYSTEM OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) | FINISH: YES 45 FT, COLOR: ANODIZED ALUMINUM DESCRIPTION: CENTER SET STOREFRONT WITH FROSTED PLATE LOW-E GLASS, MIN. U= 0.30 & SHGC= 0.40 MANUFACTURER: CREATIVE MINES CRAFT STONE VENEER | FINISH: COLOR: TRESKO BRICK DESCRIPTION: VINYL AWNING ON ANODIZED ALUMINUM FRAME MANUFACTURER: SUNBRELLA | FINISH: PAINT COLOR: SW 6191 ALOOF GRAY DESCRIPTION: PAINTED HM DOOR TO MATCH FIBERCEMENT PANELS | |
| 5 | MANUFACTURER: GLEN GERY FINISH: UTILITY THIN BRICK, SOLDIER COURSE, COLOR: SUNSET FLASHED (FN15), MORTAR: FLAMINGO BRIXMENT C-2 (DARK) DESCRIPTION: THIN BRICK ON MECHANICAL TAB SYSTEM OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) | FINISH: CRAFT CONTEMPORARY MASONRY VENEER, CRAFT CARVED RECTANGLE, COLOR: BISCUIT, MORTAR: FLAMINGO BRIXMENT C-31 DESCRIPTION: THIN VENEER OVER LATH & 1/2" SCRATCH COAT OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) | FINISH: COLOR: PACIFIC BLUE DESCRIPTION: VINYL AWNING ON ANODIZED ALUMINUM FRAME MANUFACTURER: SUNBRELLA | FINISH: RIGID WALL PANEL MFR160, COLOR: ANODIZED ALUMINUM DESCRIPTION: RUN HORIZONTALLY. CORRUGATED PANEL OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) | |
| | | MANUFACTURER: CREATIVE MINES CRAFT STONE VENEER FINISH: CRAFT CONTEMPORARY MASONRY VENEER, CRAFT TRAIL LEDGE, COLOR: TORTOISESHELL, MORTAR: FLAMINGO BRIXMENT C-61 DESCRIPTION: THIN VENEER OVER LATH & 1/2" SCRATCH COAT OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) | FINISH: COLOR: BLACK DESCRIPTION: VINYL AWNING ON ANODIZED ALUMINUM FRAME | FINISH: SUPER LUMIDECK FLAT SOFFIT, ANODIZED ALUMINUM, 24" SMOOTH FASCIA DESCRIPTION: | |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION 10-11-19 DATE

 CHIEF, DIVISION OF LAND DEVELOPMENT 10-18-19 DATE

 DIRECTOR 10-22-19 DATE

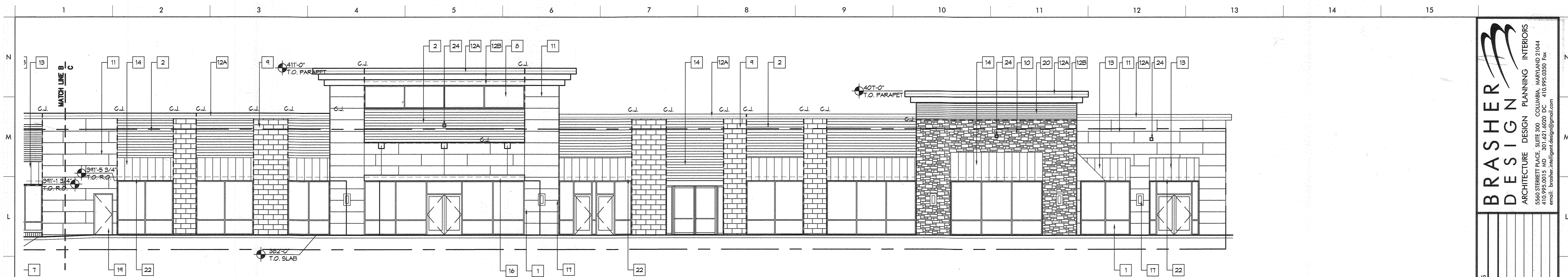
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 2020
 ARCHITECT
 4083

BRASHER DESIGN
 ARCHITECTURE DESIGN PLANNING INTERIORS
 5560 STERRETT PLACE, SUITE 300 COLUMBIA, MARYLAND 21044
 410.995.0015 MD 301.621.6020 DC 410.995.0550 Fax
 email: brasher.design@gmail.com

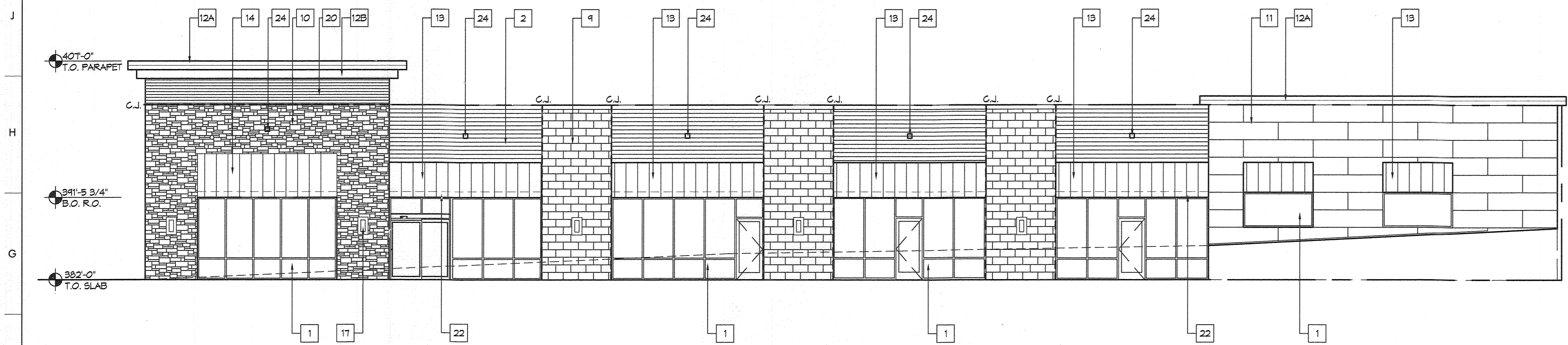
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PROJECT NAME
NORMANDY BUILDING RENOVATION
 8450 BALTIMORE NATIONAL PIKE
 NORMANDY VENTURES LP

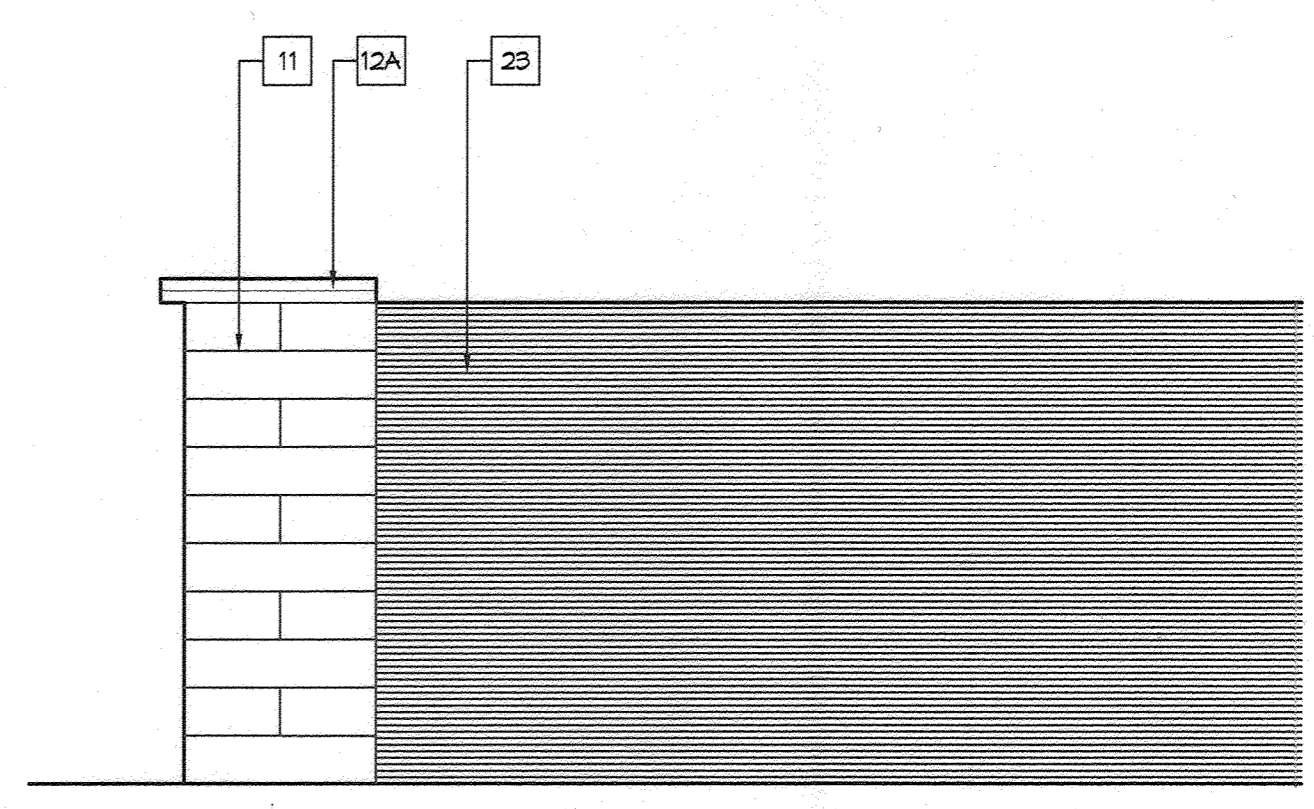
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EXTERIOR ELEVATIONS
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 SHEET NUMBER
A-2
 13 OF 14



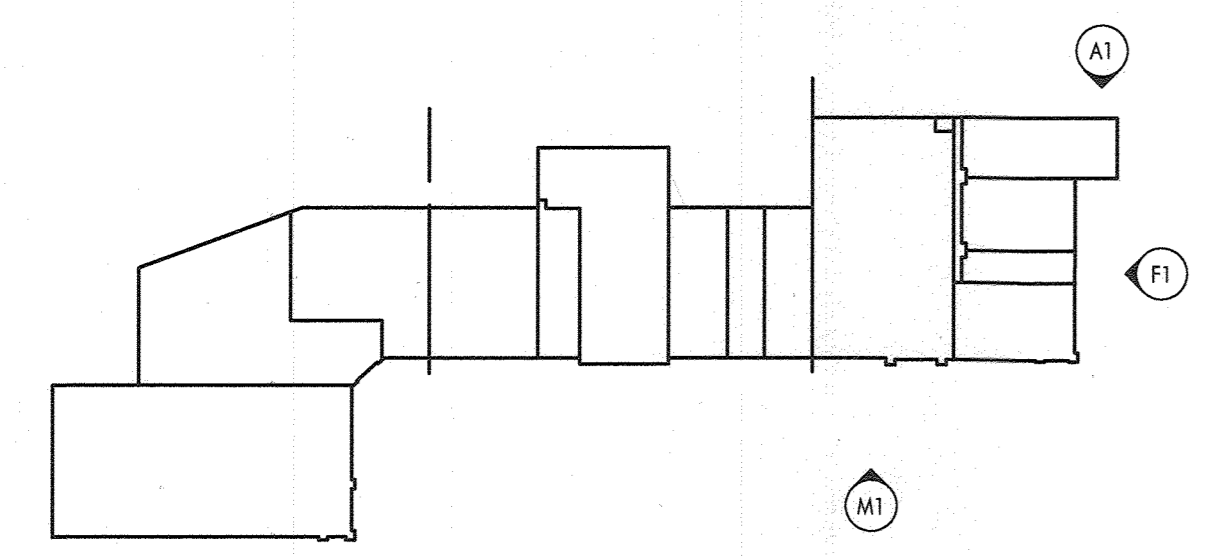
M1 PARTIAL ELEVATION- AREA C
SCALE: 1/8"=1'-0" A101



F1 PARTIAL ELEVATION- AREA C
SCALE: 1/8"=1'-0" A101



F12 PARTIAL ELEVATION- AREA C
SCALE: 1/8"=1'-0" A101



KEY_PLAN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10-11-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

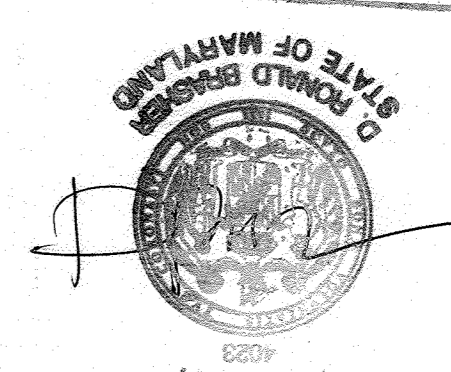
[Signature] 10-18-19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10-22-19
DIRECTOR DATE

| EXTERIOR MATERIAL SCHEDULE | | | |
|----------------------------|--|--|-------------|
| ITEM NUMBER | DESCRIPTION | MANUFACTURER | ITEM NUMBER |
| 1 | FINISH: YES 45 TU, COLOR: ANODIZED ALUMINUM DESCRIPTION: CENTER SET STOREFRONT WITH CLEAR FLATE LOW-E GLASS, MIN. U: 0.38 & SHGC: 0.40 MANUFACTURER: REBYSTA COMPOSITE WALL GLADDING | MANUFACTURER: GLEN GERY FINISH: UTILITY THIN BRICK, RUNNING BOND, COLOR: BURNT ALMOND (N21-22), MORTAR: FLAMINGO BRIXMENT C-251 (LIGHT) DESCRIPTION: THIN BRICK ON MECHANICAL TAB SYSTEM OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) MANUFACTURER: GLEN GERY | 11 |
| 2 | FINISH: 4 CHANNELS (5 1/2" W), COLOR: FVG COB BURMA (DARK, HOR.) DESCRIPTION: COMPOSITE OVER UV STABLE WEATHER RESISTANT BARRIER (6E ELEMEX 2600, BLACK) ON EXPOSURE RATED 1x F.R.T. FURRING OVER SHEATHING (TYP.) MANUFACTURER: REBYSTA COMPOSITE WALL GLADDING | MANUFACTURER: GLEN GERY FINISH: UTILITY THIN BRICK, SOLDIER COURSE, COLOR: BURNT ALMOND (N21-22), MORTAR: FLAMINGO BRIXMENT C-251 (LIGHT) DESCRIPTION: THIN BRICK ON MECHANICAL TAB SYSTEM OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) MANUFACTURER: GLEN GERY | 12A |
| 3 | FINISH: 4 CHANNELS (5 1/2" W), COLOR: UNTREATED (LIGHT, 45° & VERT.) DESCRIPTION: COMPOSITE OVER UV STABLE WEATHER RESISTANT BARRIER (6E ELEMEX 2600, BLACK) ON EXPOSURE RATED 1x F.R.T. FURRING OVER SHEATHING (TYP.) MANUFACTURER: GLEN GERY | MANUFACTURER: GLEN GERY FINISH: UTILITY THIN BRICK, SOLDIER COURSE, COLOR: BURNT ALMOND (N21-22), MORTAR: FLAMINGO BRIXMENT C-251 (LIGHT) DESCRIPTION: THIN BRICK ON MECHANICAL TAB SYSTEM OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) MANUFACTURER: GLEN GERY | 12B |
| 4 | FINISH: UTILITY THIN BRICK, RUNNING BOND, COLOR: SUNSET FLASHED (FN15), MORTAR: FLAMINGO BRIXMENT C-2 (DARK) DESCRIPTION: THIN BRICK ON MECHANICAL TAB SYSTEM OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) MANUFACTURER: GLEN GERY | MANUFACTURER: GLEN GERY FINISH: YES 45 FT, COLOR: ANODIZED ALUMINUM DESCRIPTION: CENTER SET STOREFRONT WITH FROSTED FLATE LOW-E GLASS, MIN. U: 0.38 & SHGC: 0.40 MANUFACTURER: CREATIVE MINES CRAFT STONE VENEER | 13 |
| 5 | FINISH: UTILITY THIN BRICK, SOLDIER COURSE, COLOR: SUNSET FLASHED (FN15), MORTAR: FLAMINGO BRIXMENT C-2 (DARK) DESCRIPTION: THIN BRICK ON MECHANICAL TAB SYSTEM OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) MANUFACTURER: GLEN GERY | MANUFACTURER: GLEN GERY FINISH: UTILITY THIN BRICK, RUNNING BOND, COLOR: BURNT ALMOND (N21-22), MORTAR: FLAMINGO BRIXMENT C-251 (LIGHT) DESCRIPTION: THIN BRICK ON MECHANICAL TAB SYSTEM OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) MANUFACTURER: GLEN GERY | 14 |
| | | MANUFACTURER: GLEN GERY FINISH: UTILITY THIN BRICK, RUNNING BOND, COLOR: BURNT ALMOND (N21-22), MORTAR: FLAMINGO BRIXMENT C-251 (LIGHT) DESCRIPTION: THIN BRICK ON MECHANICAL TAB SYSTEM OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) MANUFACTURER: GLEN GERY | 15 |
| | | MANUFACTURER: JAMES HARDIE FINISH: REVEAL FIBER CEMENT PANEL, COLORS: MONTEREY TAUPE (40%), AUTUMN TAN (40%), WOODLAND CREAM (20%) DESCRIPTION: 2x8' FIBER CEMENT PANEL OVER UV STABLE WEATHER RESISTANT BARRIER (6E ELEMEX 2600, BLACK) ON EXPOSURE RATED 1x F.R.T. FURRING OVER SHEATHING (TYP.) MANUFACTURER: DRYVIT | |
| | | MANUFACTURER: MAPES CANOPIES FINISH: SUPER LUMIDECK FLAT SOFFIT, ANODIZED ALUMINUM, 12" SMOOTH FASCIA DESCRIPTION: MANUFACTURER: BETACALCO | 16 |
| | | MANUFACTURER: DRYVIT FINISH: OUTSULATION PLUS MD, COLOR: TIN MAN, SEALANT: TREMCO SPECTREM 4-TS "GRAY" DESCRIPTION: 2" EPS ON WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.), TOP LAYER OF CORNICE MANUFACTURER: DRYVIT | 17 |
| | | MANUFACTURER: TBD FINISH: SINGLE PLY TPO ROOFING SYSTEM, 60 MIL DESCRIPTION: INSTALLED OVER TAPERED RIGID INSULATION, MIN R-30 MANUFACTURER: SHERWIN WILLIAMS | 18 |
| | | MANUFACTURER: SHERWIN WILLIAMS FINISH: PAINT COLOR: SW 6191 ALOOF GRAY DESCRIPTION: PAINTED HM DOOR TO MATCH FIBERCEMENT PANELS | 19 |
| | | MANUFACTURER: ATAS INTERNATIONAL FINISH: RIGID WALL PANEL MFR160, COLOR: ANODIZED ALUMINUM DESCRIPTION: RUN HORIZONTALLY, CORRUGATED PANEL OVER WEATHER RESISTANT BARRIER OVER SHEATHING (TYP.) MANUFACTURER: MAPES CANOPIES | 20 |
| | | MANUFACTURER: MAPES CANOPIES FINISH: SUPER LUMIDECK FLAT SOFFIT, ANODIZED ALUMINUM, 24" SMOOTH FASCIA DESCRIPTION: | 21 |
| | | MANUFACTURER: TBD FINISH: FLASHING, COLOR: ANODIZED ALUMINUM DESCRIPTION: EXTEND UP WALL 8" MIN. MANUFACTURER: SHERWIN WILLIAMS | 22 |
| | | FINISH: PAINT COLOR: SW 2803 ROOKWOOD TERRA GOTA DESCRIPTION: HM DOOR AND EXTERIOR MASONRY WALL PAINT. SANDBLAST EXISTING MASONRY PRIOR TO PAINT APPLICATION. MANUFACTURER: TBD | 23 |
| | | FINISH: TBD DESCRIPTION: EXTERIOR RATED JUNCTION BOX FOR TENANT SIGNAGE, CENTER WITHIN SPACE. SEE ELECTRICAL DRAWINGS. | 24 |

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. _____ Expiration Date: _____



BRASHER DESIGN
ARCHITECTURE DESIGN PLANNING INTERIORS
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| REV. NO. | DATE | DESCRIPTION |
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PROJECT NAME
NORMANDY BUILDING RENOVATION
8450 BALTIMORE NATIONAL PIKE
NORMANDY VENTURES LP

SEAL

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER

FIRST RELEASE DATE

SHEET NUMBER
A-3
14 OF 14