

# 922-924 FREDERICK ROAD

922-924 FREDERICK ROAD  
CATONSVILLE, MD



6710 OXON HILL ROAD, SUITE 300  
NATIONAL HARBOR, MD 20745  
301.203.1784  
WWW.LEUTERIOTHOMAS.COM

25-1646 - 922-924 FREDERICK ROAD COST ESTIMATE BY DIVISION			
LEUTERIO THOMAS		03.04.2025	
Description	Cost/SF	Job %	Total Estimate
01 General Requirements	0.20	13.84	200.00
02 Existing Conditions	0.20	13.84	200.00
03 Concrete	0.00	0.00	0.00
04 Masonry	0.00	0.00	0.00
05 Metal	0.00	0.00	0.00
06 Wood , Plastic and Composites	0.00	0.00	0.00
07 Thermal and Moisture Protection	0.00	0.00	0.00
08 Openings	0.00	0.00	0.00
09 Finishes	3.80	72.32	1,045.00
10 Specialties	0.00	0.00	0.00
11 Equipment	0.00	0.00	
12 Furnishing	0.00	0.00	0.00
21 Fire Suppression	0.00	0.00	
22 Plumbing	0.00	0.00	
23 Heating, Ventilating and Air-Conditioning (HVAC)	0.00	0.00	
26 Electrical	0.00	0.00	0.00
27 Communications	0.00	0.00	
32 Exterior Improvements	0.00	0.00	
TOTAL	4.20	100.00	1,445.00

25-1646 - 922-924 FREDERICK ROAD COST ESTIMATE BY DIVISION			
LEUTERIO THOMAS		03.04.2025	
Description	Cost/SF	Job %	Total Estimate
01 General Requirements	0.20	0.70	200.00
02 Existing Conditions	0.20	0.70	200.00
03 Concrete	0.00	0.00	0.00
04 Masonry	0.00	0.00	0.00
05 Metal	0.00	0.00	0.00
06 Wood , Plastic and Composites	0.00	0.00	0.00
07 Thermal and Moisture Protection	0.00	0.00	0.00
08 Openings	0.00	0.00	0.00
09 Finishes	40.00	98.59	28,000.00
10 Specialties	0.00	0.00	0.00
11 Equipment	0.00	0.00	
12 Furnishing	0.00	0.00	0.00
21 Fire Suppression	0.00	0.00	
22 Plumbing	0.00	0.00	
23 Heating, Ventilating and Air-Conditioning (HVAC)	0.00	0.00	
26 Electrical	0.00	0.00	0.00
27 Communications	0.00	0.00	
32 Exterior Improvements	0.00	0.00	
TOTAL	40.40	100.00	28,400.00

## INDEX OF DRAWINGS

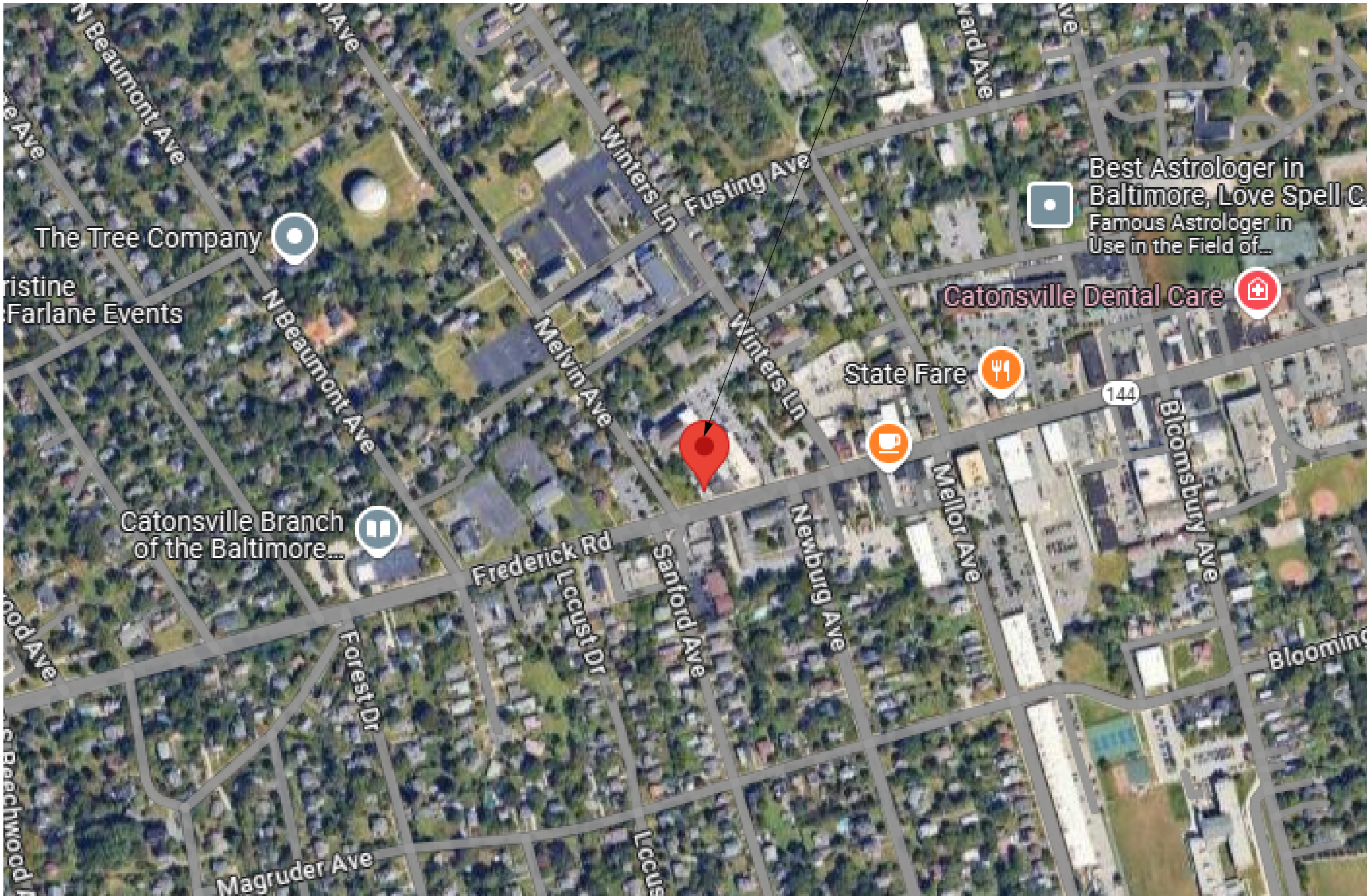
SHEET	NAME	SUBMISSION	
		96%	100%
G100	COVER SHEET	•	•
AD101	EXISTING CONDITIONS & DEMOLITION WORK	•	•
A101	NEW WORK	•	•
A102	NEW WORK RENDERINGS	•	•

GENERAL NOTE: \* CODE/ADA - APPLICABLE CODES ADDRESSING  
ACCESSIBILITY FOR THIS SITE. ADA - THE AMERICANS WITH DISABILITIES ACT

## PROJECT DESCRIPTION

THE SCOPE OF WORK CONSISTS OF THE DESIGN AND COST ESTIMATE OF LED SIGNAGE, EXTERIOR CANOPIES, EXTERIOR FACADE PAINTING, AND A WALL MURAL. THE DESIGN REFLECTS THE CHARACTER OF THE SPACE AS A CHILDREN'S TOY AND BOOK STORE WHILE ALSO DRAWING INSPIRATION FROM THE SURROUNDING COMMUNITY, WHICH IS INFLUENCED BY MUSIC AND CREATIVITY.

## PROJECT LOCATION

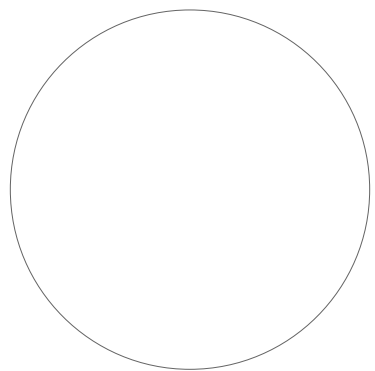


VICINITY MAP

## PROJECT LOCATION



LOCATION MAP



NOT FOR CONSTRUCTION

DO NOT USE THIS DRAWING FOR  
PERMITTING, BIDDING, SHOP DRAWINGS,  
OR CONSTRUCTION

## 922-924 FREDERICK ROAD

ADDRESS: 922-924 FREDERICK  
ROAD  
CATONSVILLE, MD

PROJECT NO.: 25-1646

SUBMISSION: 100% SUBMISSION

ISSUE DATE: 03/25/2025

DESIGNED: JO

DRAWN: JO

CHECKED: AVL

APPROVED: GT

REVISIONS		
NO.	DATE	DESCRIPTION

COVER SHEET

G100



SHEET SIZE 22X34. DO NOT SCALE DRAWINGS.

EXISTING SIGNS TO BE CAREFULLY REMOVED AND REPLACED WITH LED SIGNS.

EXISTING FABRIC AWNING COVERS TO BE CAREFULLY REMOVED AND REPLACED. EXISTING AWNING STRUCTURES TO REMAIN AND BE PROTECTED IN PLACE.

EXISTING WINDOWS AND DOORS TO REMAIN AND BE PROTECTED IN PLACE.



EXISTING BRICK FACADE TO REMAIN AND BE PROTECTED IN PLACE. REPAIR, PATCH, AND GROUT AS NECESSARY AT FACADE ATTACHMENTS AND/OR PENETRATIONS TO RESTORE TO LIKE-NEW CONDITION. CLEAN AND REPOINT BRICK AS NECESSARY.

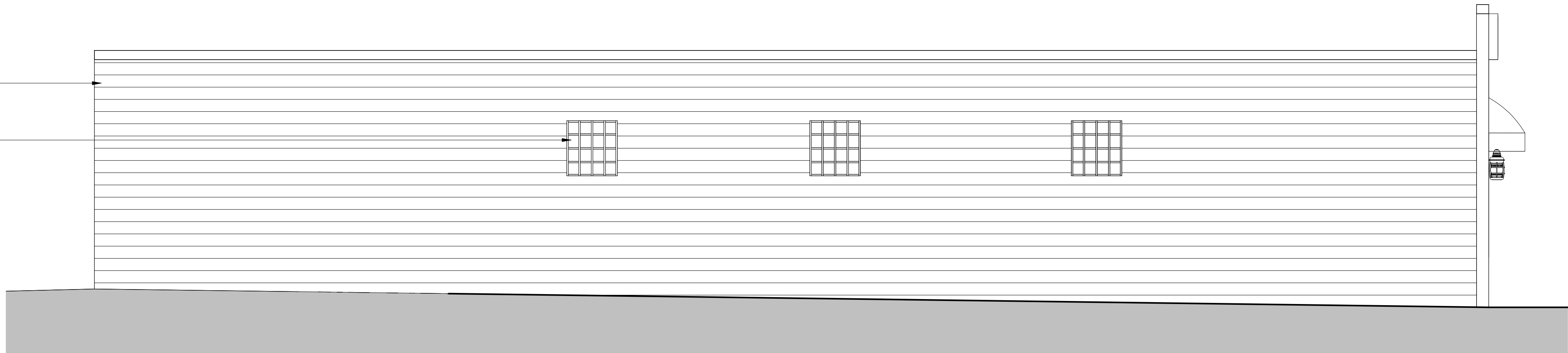
2  
AD101

## EXISTING & DEMOLITION WORK - FRONT ELEVATION

1/4" = 1'-0"

EXISTING FACADE TO REMAIN AND BE PROTECTED IN PLACE. CLEAN REPAIR, PATCH, AND PAINT AS NECESSARY.

EXISTING WINDOWS TO REMAIN AND BE PROTECTED IN PLACE.



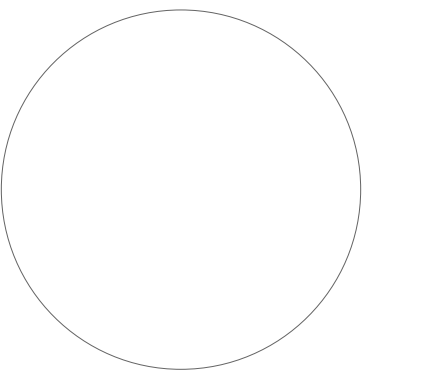
1  
AD101

## EXISTING & DEMOLITION WORK - SIDE ELEVATION

1/4" = 1'-0"



LEUTERIO THOMAS, LLC  
6710 OXON HILL ROAD, SUITE 300  
NATIONAL HARBOR, MD 20745  
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WWW.LEUTERIOTHOMAS.COM



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 8567, EXPIRATION DATE 05/02/2015

922-924  
FREDERICK  
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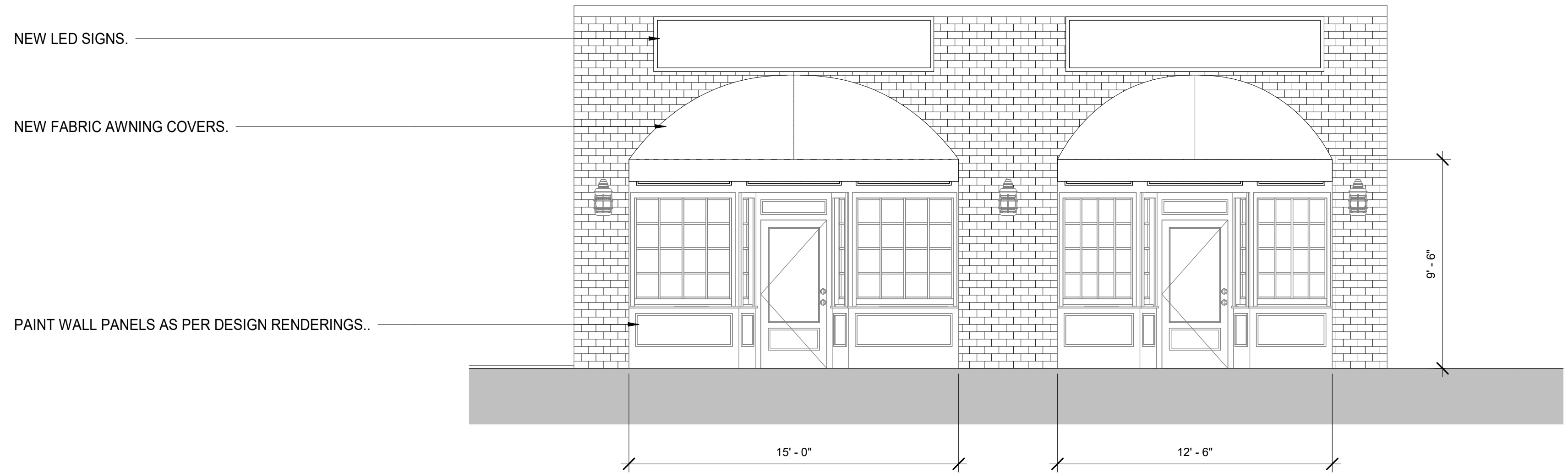
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NO.	DATE	DESCRIPTION

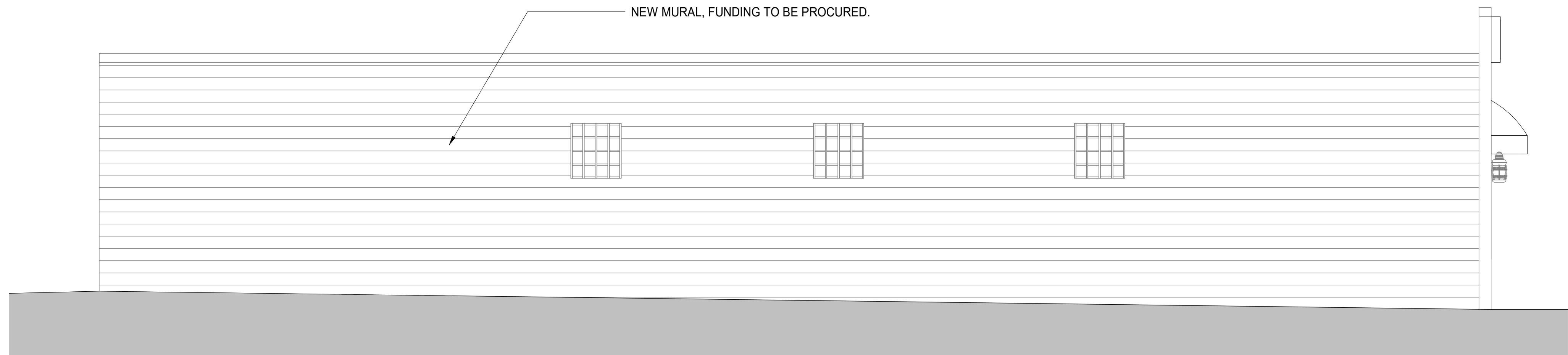
EXISTING CONDITIONS &  
DEMOLITION WORK

AD101

SHEET SIZE 22X34. DO NOT SCALE DRAWINGS.



2  
A101  
NEW WORK - FRONT ELEVATION  
1/4" = 1'-0"

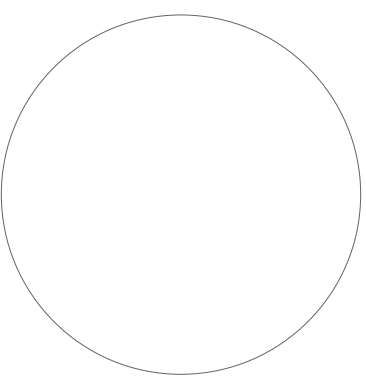


1  
A101  
NEW WORK - SIDE ELEVATION  
1/4" = 1'-0"

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NO.	DATE	DESCRIPTION

NEW WORK

A101





EXISTING SIDE FACADE



EXISTING FRONT FACADE



NEW FRONT FACADE DESIGN - NIGHT RENDER



NEW SIDE FACADE DESIGN - DAY RENDER, OPTION 1



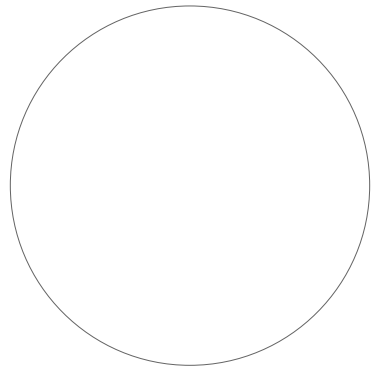
NEW FRONT FACADE DESIGN - DAY RENDER, OPTION 1



NEW FRONT FACADE DESIGN - DAY RENDER, OPTION 2



NEW SIDE FACADE DESIGN - DAY RENDER, OPTION 2



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NO.	DATE	DESCRIPTION

NEW WORK RENDERINGS

A102