

An architectural rendering of a two-story building with a gabled roof and large windows, situated on a waterfront. The building has a wooden deck on the second floor with people sitting on it. A flagpole in front of the building flies the American flag, the Maryland state flag, and a white flag with a crest. In the foreground, there is a wooden boardwalk with people walking, a garden with pink flowers, and a body of water with a white boat. The sky is blue with some clouds.

MARITIME WELCOME CENTER DESIGN

PRESENTATION TO THE HISTORIC PRESERVATION COMMISSION

FEBRUARY 27, 2025

TONIGHT

OVERVIEW

- EXPERT TESTIMONY
- PUBLIC PROCESS CDAC AND MWC/HARBORMASTER BUILDING

CONTEXT FOR MWC /HARBORMASTER BUILDING

- DESIGN EVOLUTION/MHT APPROVAL

RESPONSE TO HPC COMMENTS

- STRENGTHEN ENTRANCE AND ARRIVAL EXPERIENCE
- ROOF & WALL MATERIAL DIFFERENTIATION
- UPDATED CORNICE LINE
- REFINEMENTS TO REFLECT CONSTRUCTION/MATERIALS DETAIL
- ADDRESS PLANNING DEPT & CODE REQUESTS

PRINCE GEORGE ST. PARK

USNA

COMPLIANCE WITH CITY STANDARDS & HPC GUIDELINES

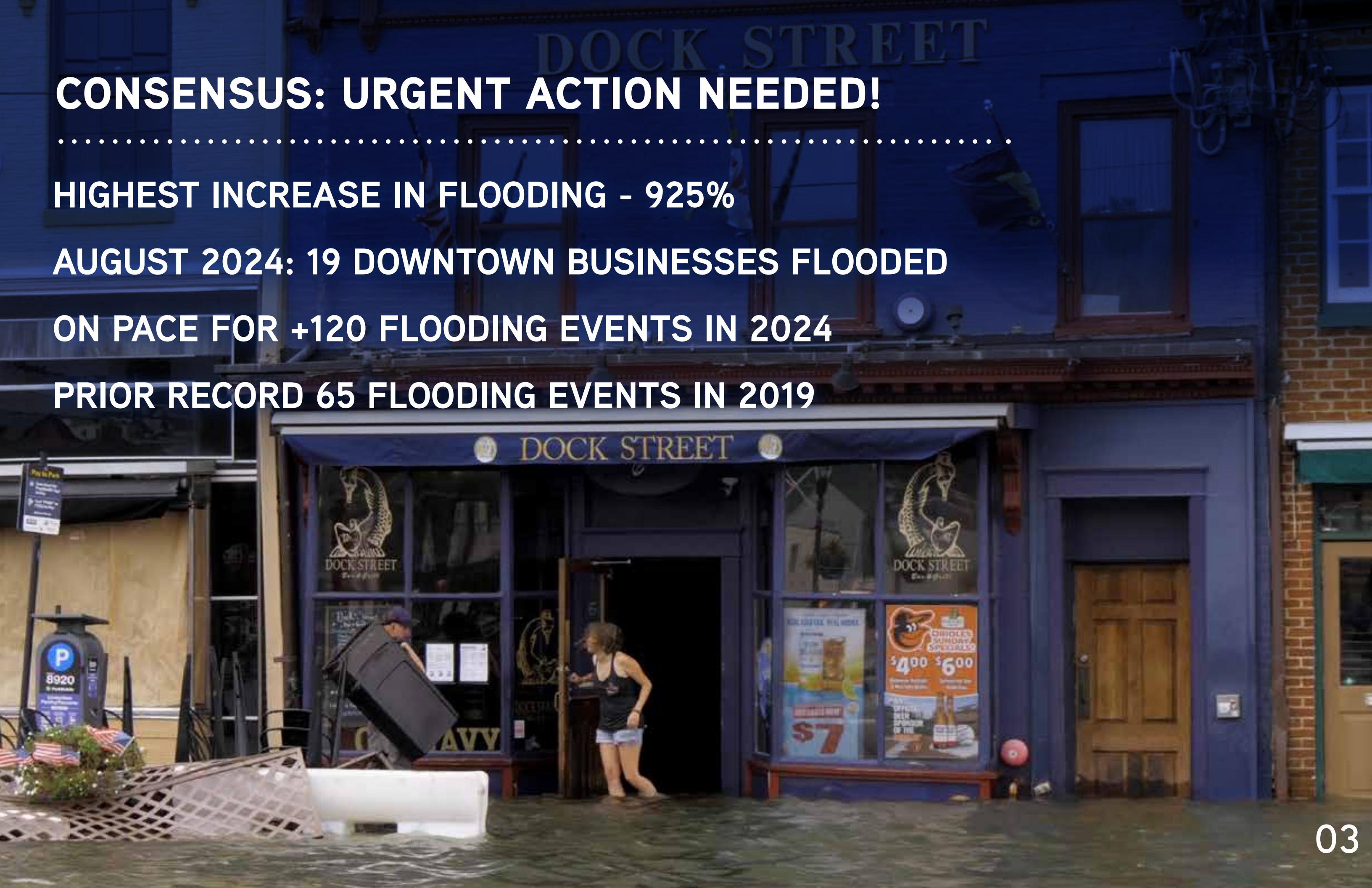
CONSENSUS: URGENT ACTION NEEDED!

HIGHEST INCREASE IN FLOODING - 925%

AUGUST 2024: 19 DOWNTOWN BUSINESSES FLOODED

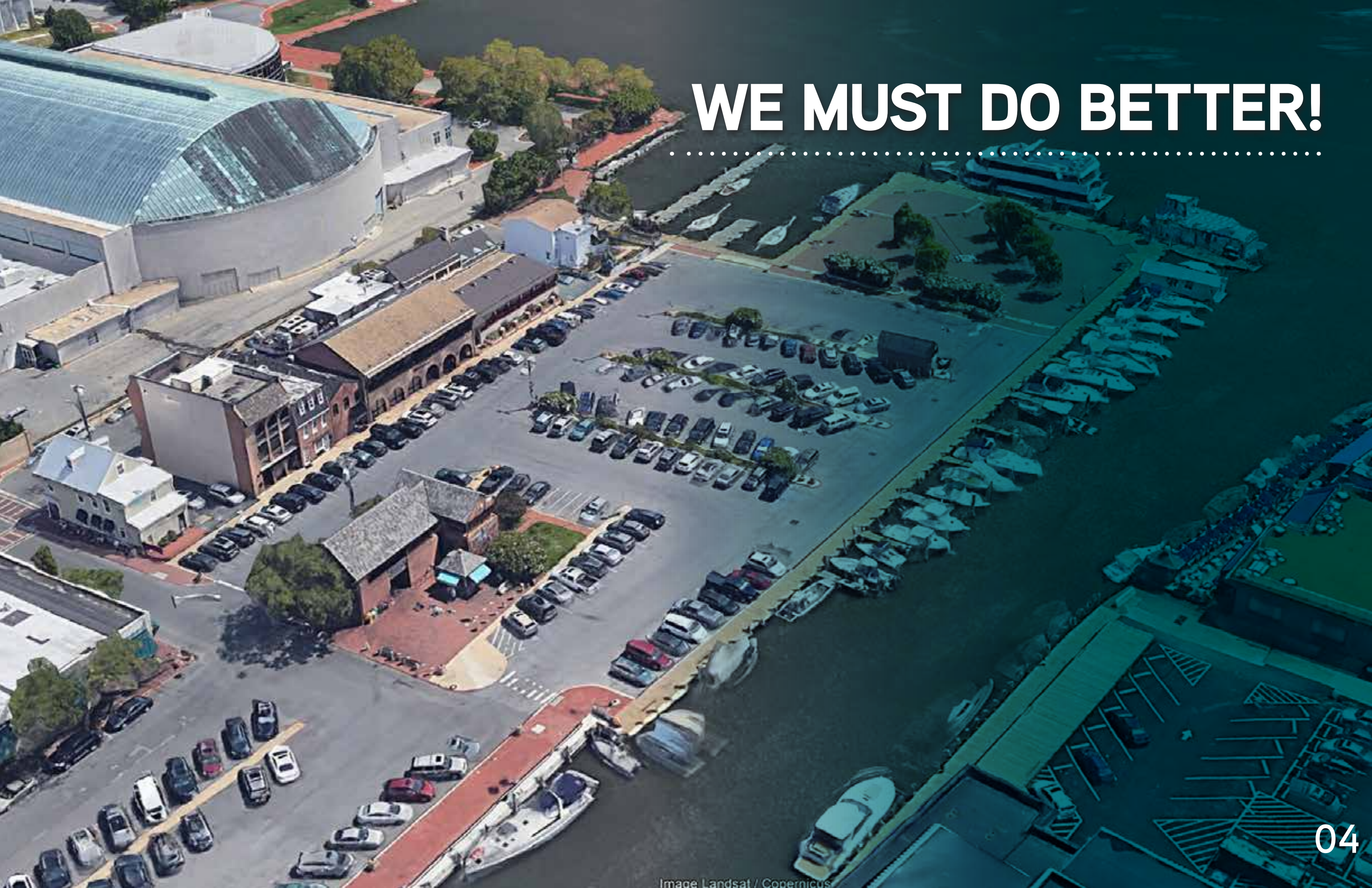
ON PACE FOR +120 FLOODING EVENTS IN 2024

PRIOR RECORD 65 FLOODING EVENTS IN 2019



WE MUST DO BETTER!

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BURTIS HOUSE



A RESILIENCY SOLUTION: BUILDING CONSENSUS: 100 PLUS MEMBERS CITY DOCK ACTION COMMITTEE

.....
2019-2025

6 YEAR ROBUST COMMUNITY ENGAGEMENT

- 150 PUBLIC WORK SESSIONS/HEARINGS
- +/- 350 STAKEHOLDER MEETINGS



APPROVED CITY DOCK RESILIENCY SITE PLAN

PLANNING COMMISSION &
HISTORIC PRESERVATION
COMMISSION: APPROVED
SPRING 2024



APPROVED AMENDED CITY DOCK RESILIENCY SITE PLAN

.....

HISTORIC PRESERVATION
COMMISSION: APPROVED
SEPTEMBER 2024

UTILITY
PERGOLA

INTERACTIVE
FOUNTAIN

PERGOLA /
STAGE

CDAC EXPECTATIONS: REINVIGORATE HISTORIC WATERFRONT CITY DOCK PHASE II

.....

BURTIS BASIN NEW CENTER FOR WATER RELATED USES

- COMMERCIAL, RECREATIONAL, EDUCATIONAL

PROVIDE DIRECT AND EASY ACCESS TO THE WATER

- FISHING
 - WATERCRAFT/BOATING
 - CREEK CRAWLS
 - SWEEPING VIEWS OF THE CHESAPEAKE
 - INCREASE KAYAKING, PADDLE BOARDS
- CELEBRATE MARITIME HISTORY-PAST, PRESENT, FUTURE
- LIVING CLASSROOMS FOR MARITIME EDUCATION
 - EDUCATE ALL AGES THRU DIVERSE AND ACCESSIBLE PROGRAMS

HARBORMASTER / MWC

HOW WE GOT HERE: MULTI-YEAR ENGAGEMENT

+ 100 Stakeholder Mtgs Since 2023-2025

WARD BASED OUTREACH	SEPT 23 - DEC 23
CDAC DESIGN TEAM	SEPT 23 - DEC 23
CDAC FULL COMMITTEE	SEPT 23
PLANNING COMMISSION / HISTORIC PRESERVATION COMMISSION	OCT 23
CITY COUNCIL	OCT 23
STAKEHOLDER GROUPS	OCT 23
ALL 8 CITY WARDS	OCT 23 - DEC 23
MARITIME	OCT 23 - JAN 24
BUSINESS BASED ORGANIZATIONS	OCT 23 - JAN 24
CIVIC/NON-PROFIT ORGANIZATIONS	OCT 23 - JAN 24
ONGOING STAKEHOLDERS (EST +40)	OCT 23 - JAN 24
CDAC DESIGN TEAM - SUPPORTS	APR 2024
CITY COUNCIL	MAY 24
PLANNING COMMISSION & HPC	MAY 24
ON-SITE COMMUNITY WIDE WORK SESSION	MAY 24
BUSINESSES/STAKEHOLDERS OUTREACH	JUNE - NOV 2024
COMMUNITY-WIDE 'BRIEFING UPDATE'	JULY 2024
P/C & HPC	OCT 2024
P/C	DEC 2024-2025
HPC WORK SESSION	JAN 2025
HPC	FEB 2025

CITY DOCK SITE PLAN PHASE TWO-HARBORMASTER / MWC & PRINCE GEORGE ST. PARK

An aerial architectural rendering of a waterfront development. The central feature is a large, white, multi-story building with a complex footprint, including several courtyards and internal courtyards. This building is surrounded by extensive brick-paved walkways and green spaces with trees. To the left of the building is a large body of water, likely a harbor or dock, with a few cars parked along the edge. To the right of the building is a wooden pier or dock structure extending into the water, with several white sailboats moored. The overall scene is a detailed architectural visualization of a proposed urban waterfront park and harbor area.

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**PLANNING COMMISSION
APPROVED JANUARY 2, 2025**

**CRITICAL AREA COMMISSION
APPROVED DECEMBER 2024**

**HPC WORK SESSION JANUARY
2025**

MWC/PRINCE GEORGE ST.PARK: BENEFITS ENTIRE COMMUNITY

PRESERVATION

- UNLOCKS BURTIS HOUSE POTENTIAL:
ACTIVATES AND PRESERVES HISTORIC BUILDING
- CELEBRATE MARITIME HISTORY: WATER-DEPENDENT USES
BROUGHT BACK TO CITY DOCK

CONNECTIVITY

- DOWNTOWN ANNAPOLIS TO WATERFRONT
- EXPERIENCE THE WATER
- TIE NEW CITY DOCK TO USNA



CONTEXT

CHALLENGE: CURRENT HARBORMASTER BUILDING





CURRENT HARBORMASTER INTERIOR



An aerial photograph of a harbor area. In the foreground, there's a large, light-colored paved area, possibly a parking lot or a dry-dock area, with several cars parked. To the left, there are some buildings and more parked cars. In the background, there's a body of water with several boats docked at a pier. The overall scene is a mix of urban infrastructure and maritime activity.

CHALLENGES: HARBORMASTER BUILDING

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- INFERIOR PUBLIC AMENITIES
- EXISTING LOCATION NOT ON WATER
- CURRENT SPACE CANNOT ACCOMMODATE PROGRAMS AND ACTIVITIES
- BLOCKS VIEWS
- UNINVITING OUTDOOR SPACE
- IMPEDES RESILENCY DESIGN FOR CITY DOCK

HARBORMASTER PRECEDENTS AT WATERS EDGE



Newport RI



Plymouth MA



Rock Hall MD

ACTIVATING & ACCESSING THE WATERS EDGE

An architectural rendering of a waterfront development. The scene shows a harbor area with a central white building complex, a large brick-paved plaza, and a wooden boardwalk along the water's edge. Several sailboats are docked at a pier on the right. The left side of the image is dominated by a large blue area representing water. The overall design emphasizes public access and waterfront activities.

- **PROXIMITY TO WATER**

- PUBLIC ACCESS

- **HARBORMASTER**

- MANAGING THE HARBOR
- BOATER SAFETY PROGRAMS
- EDUCATION
- ENVIRONMENTAL CLASSES

- **WATER DEPENDENT**

- FERRY
- BOATING ACTIVITIES

- **OPPORTUNITY TO ACTIVATE BURTIS HOUSE**

SITE PERSPECTIVE FROM MAIN STREET





View Corridor Existing

Annapolis Maritime Welcome Center
February 27, 2025



View Corridor Proposed

Annapolis Maritime Welcome Center
February 27, 2025



View Corridor Existing

Annapolis Maritime Welcome Center
February 27, 2025



View Corridor Proposed

Annapolis Maritime Welcome Center
February 27, 2025

HISTORIC CONTEXT





HISTORIC PHOTOGRAPH OF BURTIS HOUSE &
ADJACENT STRUCTURES C.1899



HISTORIC PHOTOGRAPH OF BURTIS HOUSE &
ADJACENT STRUCTURES C.1927



HARBORMASTER + MARITIME WELCOME CENTER PROGRAMMING & FUNCTIONS

MWC: FORM FOLLOWS FUNCTION

An aerial photograph of a coastal city, likely Portland, Maine, showing a harbor with a bridge, a marina filled with sailboats, and various buildings. A white circle highlights a specific building complex on the right side of the harbor. The sky is blue with some clouds, and the water is a deep blue.

- HARBORMASTER REQUIREMENTS FULFILLED
- MARITIME FUNCTIONS + BOATER FACILITIES
- PUBLIC RESTROOMS
- VISITOR FACILITIES
- EDUCATIONAL SPACE

DESIGN DRIVEN BY HISTORIC DISTRICT GUIDELINES

- HEIGHT OF BUILDING
 - 22' CORNICE
 - 32' RIDGE
- BULK/MASS
- FAÇADE WIDTH
- MATERIALS

DRAWINGS OF A NEW MWC FROM ARCHITECTS, CDAC DESIGN TEAM



Design/Placemaking

RENDERING FROM CDAC FINAL REPORT



RENDERING FROM CDAC FINAL REPORT



MARITIME WELCOME CENTER: WHAT WE HEARD

CREATE THE BEST PUBLIC SPACE FOR USE
BY THE ENTIRE COMMUNITY!

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1. WATERFRONT EXPERIENCE
2. DIRECT WATER ACCESS & BOATING
3. WATER SAFETY AND EDUCATION
4. REDUCE SOME OF THE VOLUME OF MARITIME WELCOME CENTER;
5. THE WELCOME CENTER SHOULD FACE THE WATER AND DIRECTLY ADDRESS THE HARBOR AND SPA CREEK; AND,
6. THE PUBLIC NEEDS DIRECT ACCESS TO THE UPPER DECK TO VIEW THE HARBOR.

MARITIME WELCOME CENTER: MAJOR REDESIGN BASED ON BROAD BASED INPUT

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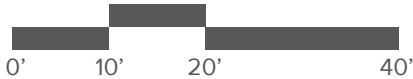
1. THE AREA OF THE BUILDING HAS BEEN REDUCED BY +650 SF ABOVE GROUND
2. CONSTRUCT 4,553 SF (ABOVE GROUND) BUILDING TO REPLACE 3,160 SF EXISTING HARBORMASTER BUILDING
3. THE BUILDING HAS BEEN ROTATED 90 DEGREES TO ADDRESS THE SPA CREEK
4. THE NEW ORIENTATION OF THE BUILDING AND THE NEW GLASS WINDOW WALL ALLOW TRANSPARENCY AND IMPROVE VIEWS
5. HARBORMASTER: ADDED 'CROWS NEST' AT OUTDOOR DECK

DOCK STREET ELEVATION

MEETS HISTORIC DISTRICT HEIGHT RESTRICTIONS

- BELOW HEIGHT MAXIMUM BY 2'-9"
- 22'-0" CORNICE

LOWER THAN OTHER DOCK STREET BUILDINGS



*Note: Prince George Park (0'-0") is used to determine height of the building per Annapolis City Code (chapter 21.56.170). Height in parentheses is elevation from sea level.

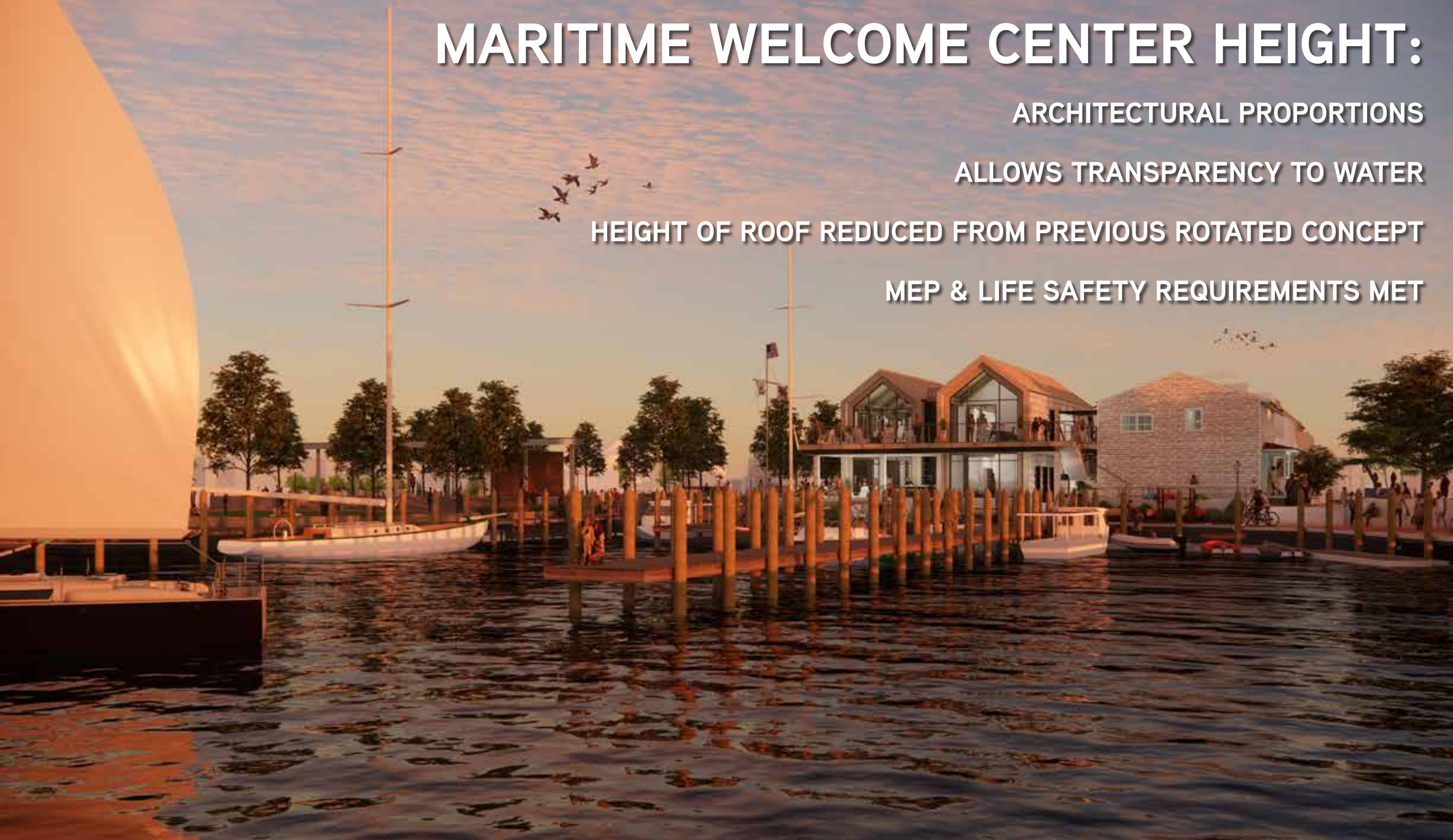
MARITIME WELCOME CENTER HEIGHT:

ARCHITECTURAL PROPORTIONS

ALLOWS TRANSPARENCY TO WATER

HEIGHT OF ROOF REDUCED FROM PREVIOUS ROTATED CONCEPT

MEP & LIFE SAFETY REQUIREMENTS MET





Interior Perspective

Annapolis Maritime Welcome Center
February 27, 2025



MARYLAND HISTORIC TRUST

- VOLUMETRIC CONCEPT ALLOWS NEW CONSTRUCTION TO BE COMPATIBLE WITH THE EXISTING STRUCTURE
- CONNECTION TO AND ACCESSIBILITY FOR BURTIS HOUSE TO ACTIVATE THE HISTORIC STRUCTURE
- CONNECTION IS MADE TO REAR OF BURTIS HOUSE REPLACING A TWO-STORY NON-HISTORIC ADDITION, REDUCING IMPACT

MARYLAND HISTORIC TRUST RECOMMENDATIONS

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1. PULL DECK AND STAIRS AWAY FROM SE ELEVATION OF BURTIS
2. MAKE STAIRS LESS VISIBLE FROM BURTIS FAÇADE VIEW
3. MOVE SECONDARY EGRESS TO REAR ELEVATION
4. LIMIT IMPACT OF HYPHEN CONNECTION



Glass Hyphen Interior Perspective

Annapolis Maritime Welcome Center
February 27, 2025



2' x 4' Large Format Granite Tile



Custom Swageless Tension Cable Railings with Wood Handrail



Thermally Broken Steel Windows & Doors



2" x 2" Pattern Acid Etched Bird Friendly Glass



6" Vertical T&G Thermally Modified Wood Plank



24" R&R, Sanded, Double Course, Western Red Cedar Shingle



6" Vertical Shou Sugi Ban Thermally Modified Wood Plank



Copper Window Shroud



Harbormaster Building Comparison

Annapolis Maritime Welcome Center
February 27, 2025



EXISTING HARBORMASTER BUILDING
SOUTHWEST ELEVATION



PROPOSED MARITIME WELCOME CENTER
SOUTHWEST ELEVATION



EXISTING BURTIS HOUSE
NORTHWEST ELEVATION

PROPOSED MARITIME WELCOME CENTER
NORTHWEST ELEVATION



EXISTING HARBORMASTER BUILDING
NORTHWEST ELEVATION



An aerial photograph of a modern architectural complex, featuring several interconnected buildings with flat roofs and large glass facades. The entire image is overlaid with a semi-transparent blue filter. The text is centered in the middle of the image.

RESPONSES TO DESIGN RECOMMENDATIONS BY THE HPC

BUILDING ENTRANCE

- STRENGTHENED FRONT DOOR WITH SIGNAGE RAIL & ALTERNATIVE PAVING
- ADDITIONAL BUILDING SIGNAGE





Building Entrance Perspective

Annapolis Maritime Welcome Center
February 27, 2025



Building Entrance Perspective

Annapolis Maritime Welcome Center
February 27, 2025



Dock Street Perspective

Annapolis Maritime Welcome Center
February 27, 2025

DELINEATION BETWEEN ROOF & WALL

- REFINEMENT OF CEDAR SHINGLE DEPTH & COLOR
- ADDED COPPER CORNICE TRIM





Susan Campbell Park Perspective

Annapolis Maritime Welcome Center
February 27, 2025



Section Perspective

Annapolis Maritime Welcome Center
February 27, 2025



Waterfront Perspective

Annapolis Maritime Welcome Center
February 27, 2025



Waterfront Perspective

Annapolis Maritime Welcome Center
February 27, 2025



Boardwalk Perspective

Annapolis Maritime Welcome Center
February 27, 2025



Prince George Street Perspective

Annapolis Maritime Welcome Center
February 27, 2025

An aerial photograph of Prince George Street Park at dusk. The park features a large, light-colored wooden building with a dark roof and a red-roofed extension. A wide, paved walkway runs along the building, and a set of stairs leads down to a lower level. Several people are walking on the paths, and a dog is visible in the lower right. The scene is illuminated by streetlights, and the overall atmosphere is calm and serene.

PRINCE GEORGE STREET PARK





Prince George Street Park

Annapolis Maritime Welcome Center
February 27, 2025



APPROVED CITY DOCK RESILIENCY PROJECT

PRINCE GEORGE STREET

CITY DOCK ELEVATED PARK MAJOR COMPONENT



FLOOD BARRIER PLAN

—	ELEVATED LAND AND FIXED WALL
—	DEPLOYABLE BARRIER, BEHIND BULKHEAD
—	DEPLOYABLE BARRIER, ON-TOP-OF EX. BULKHEAD
—	NEW BULKHEAD
+x.x	APPROX. FINISHED GRADE EL. (FT)
(x.x)	HEIGHT OF FLOOD BARRIER (FT)



PRINCE GEORGE STREET

USNA

GATE '0'

PRINCE
GEORGE STREET
PARK

BURTIS
HOUSE

CONNECTING
STAIR

MARITIME
WELCOME
CENTER

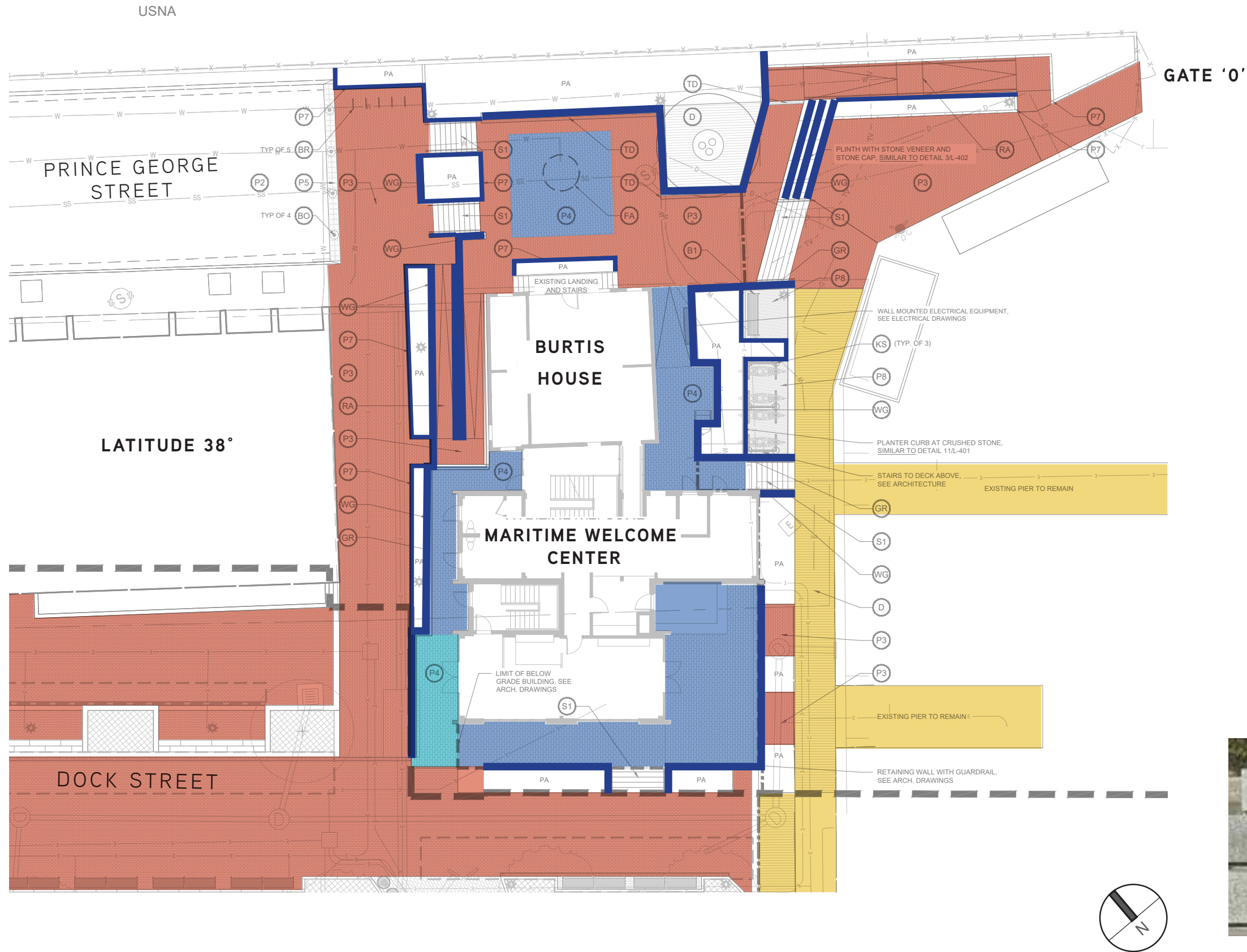
LATITUDE 38°

DOCK STREET









Unit Paving (P4)
6x12 Gray Concrete Unit Paver



Brick Paving (P3)
4x8 Pine Hall 'Pathway Full Range'

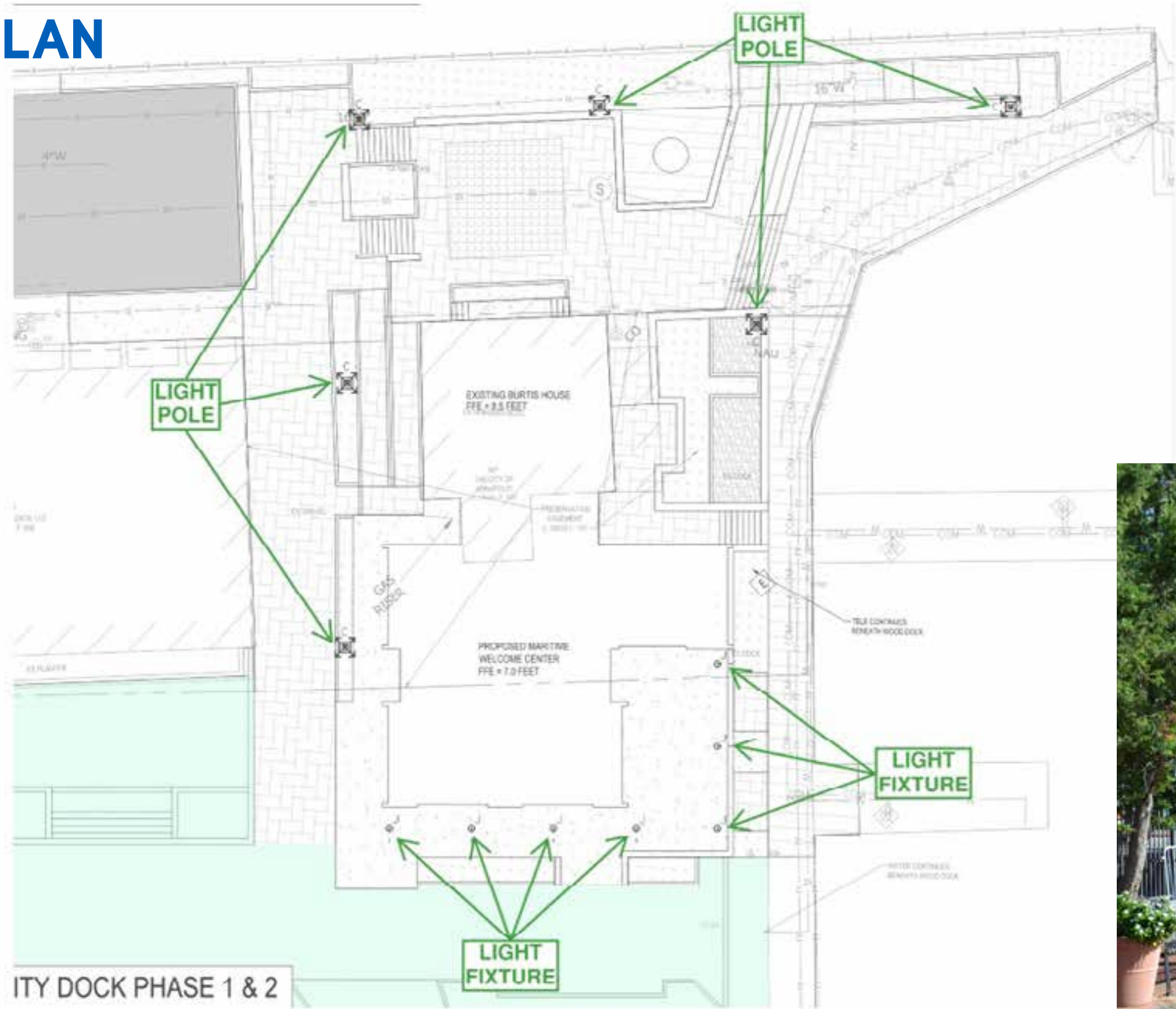


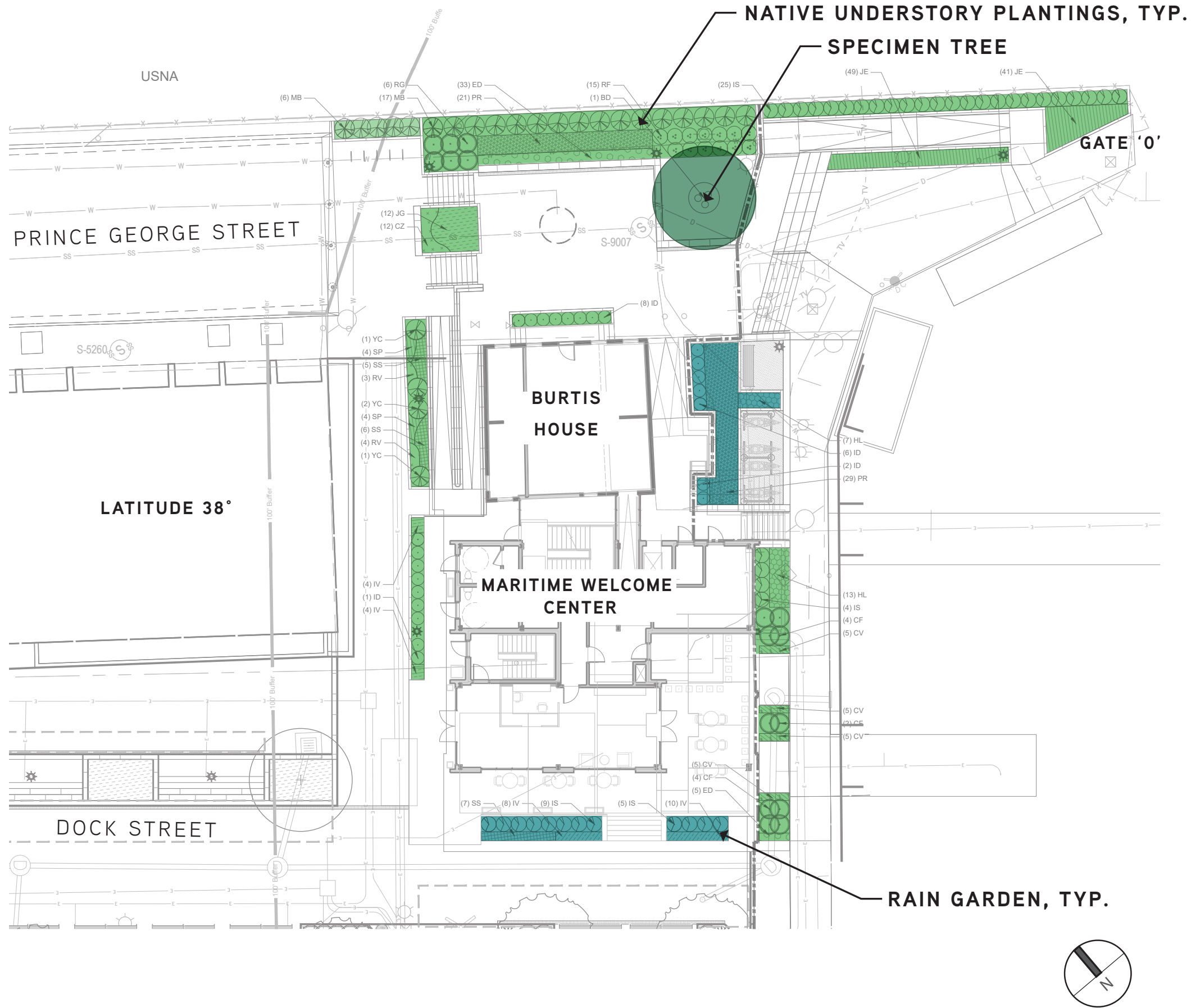
Wood Decking (D)
Marine Grade Lumber



Curbs and Walls
Light Gray Granite w/ Flamed Finish or Pine Hall Face Brick

LIGHTING PLAN





PLANTING SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME
TREES		
BD	1	Betula nigra 'BNMTF' / Dura Heat® River Birch
SHRUBS		
CF	6	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood
IS	43	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly
ID	27	Ilex vomitoria 'Schillings Dwarf' / Schillings Dwarf Yaupon Holly
MB	23	Myrica pensylvanica 'Bobzam' / Bobee™ Northern Bayberry
RG	6	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
RF	15	Rosa rugosa 'Fru Dagmar Hastrup' / Fru Dagmar Hastrup Rose
YC	4	Yucca filamentosa 'Color Guard' / Color Guard Adam's Needle
GROUND COVERS		
CV	15	Carex vulpinoidea / Fox Sedge
CZ	12	Coreopsis verticillata 'Zagreb' / Zagreb Tickseed
ED	33	Eutrochium dubium 'Little Joe' / Little Joe Pye Weed
HL	20	Hibiscus moscheutos 'PAS304889' / Luna™ White Rose Mallow
IV	8	Iris versicolor / Blue Flag
JE	90	Juncus effusus / Soft Rush
JG	12	Juniperus communis 'Green Carpet' / Green Carpet Common Juniper
PR	50	Panicum virgatum 'Rotstrahlbusch' / Rotstrahlbusch Red Switch Grass
RV	7	Rudbeckia fulgida fulgida / Orange Coneflower
SS	11	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem
SN	8	Symphyotrichum novae-angliae / New England Aster



Pocket Park Precedent



Ilex glabra / Inkberry



Juncus effusus / Soft Rush



Panicum virgatum / Red Switch Grass



(5) EXISTING BENCHES TO BE RELOCATED







A blue-tinted photograph of a historic two-story house with a porch, surrounded by a park-like setting with people, benches, and a sculpture.

COMPLIANCE WITH HISTORIC DISTRICT GUIDELINES & CODE

A historical black and white photograph of a waterfront scene in Annapolis, Maryland. In the foreground, several small wooden boats are moored along a wooden pier. A row of historic wooden houses with gabled roofs and porches lines the waterfront. In the background, a prominent church with a tall steeple is visible on a hill. The image has a slightly faded, historical quality.

**CONCEPT APPROVAL FROM MARYLAND
HISTORICAL TRUST EASEMENT COMMITTEE**

**PROJECT MEETS SECRETARY OF INTERIORS
STANDARD'S FOR THE TREATMENT OF
HISTORIC PROPERTIES**

**PROJECT MEETS THE ANNAPOLIS HISTORIC
DISTRICT DESIGN MANUAL & GUIDELINES**

COMPLIES WITH THE HISTORIC DISTRICT GUIDELINES

.....

A. PRESERVE AND ENHANCE THE CITY’S HISTORIC URBAN FORM

- A.1 AND A.3 – THE TOWN PLAN AND FOCAL POINTS/VIEWS FROM THE WATER – THE WIDENING OF THE VIEW CORRIDOR WITH THE REMOVAL OF THE OUTDATED HARBORMASTERS BUILDING INCREASED THE VIEW CORRIDOR FROM MARKET SPACE AND MAIN STREET TO THE WATER AND VICE VERSA

B. PRESERVE AND ENHANCE INDIVIDUAL HISTORIC STREETSCAPES

- B.1 – VISUAL RELATIONSHIP BETWEEN OLD AND NEW – THE NEW CONSTRUCTION IS CONNECTED TO BURTIS WITH A GLAZED HYPHEN SEPARATING THE OLD AND NEW AND THE NEW CONSTRUCTION MATERIALS ARE DISTINCTIVE BUT COMPATIBLE WITH THE HISTORIC MATERIALS OF BURTIS
- B.2 – NEW BUILDING DESIGN – THE HEIGHT OF THE NEW CONSTRUCTION MEETS THE DISTRICT REQUIREMENT
- B.3 – BUILDING HEIGHT AND BULK – BY BREAKING DOWN THE MASSING INTO TWO SMALLER FORMS, THE BUILDING RESPECTS THE NEIGHBORING BUILDING ALONG PRINCE GEORGE STREET
- B.7 – CORNICE HEIGHT – THE CORNICE HEIGHT IS 22’-0”
- B.8 – ROOF SHAPE – THE PITCHED ROOF IS RESPECTING THAT OF BURTIS, WHILE BE DIFFERENTIATED AND FOLLOWS PRECEDENT OF BUILDINGS THAT USED TO BE AT CITY DOCK.

COMPLIES WITH THE HISTORIC DISTRICT GUIDELINES

.....

C. COMPATIBLE LANDSCAPE AND SITE DESIGN

- C.1 – DESIGN AND MATERIALS– THE NEW LANDSCAPE AND PRINCE GEORGE STREET PARK COMPLY WITH THE DESIGN GUIDELINES
- C.3 – BUILDING ACCESS – THE SITE ALLOWS FOR UNIVERSAL ACCESS TO PRINCE GEORGE STREET PARK AND THE WATER, AND THE NEW ADDITION ALLOWS FOR BURTIS TO BE UNIVERSALLY ACCESSIBLE WITHOUT LARGE INTERIOR IMPACTS TO THE HISTORIC STRUCTURE
- C.5 – RETAINING WALLS – WALLS ARE EXECUTED IN TRADITIONAL MASONRY MATERIALS
- C.6 – FENCES AND OTHER LANDSCAPE FEATURES – ALL RAILINGS AND WALLS AVOID NON-COMPATIBLE MATERIALS SUCH AS CHAIN LINK, VINYL, TREK, SHADOW BOXES, AND BOARD ON BOARD
- C.7-9 – LIGHTING, PLANTERS, AND PLANTS – ALL FOLLOW THE DESIGN GUIDELINES, INCLUDING THE LIGHTING OF BURTIS, LANDSCAPE LIGHTING, NO WOOD OR PLASTIC PLANTERS, AND USE OF NATIVE PLANTINGS THROUGHOUT

HARBORMASTER & PRINCE GEORGE STREET PARK COMPLY WITH DESIGN GUIDELINES FOR HISTORIC DISTRICT

An architectural rendering of a waterfront development at dusk. The scene features a large, modern building with a prominent glass facade and a balcony where people are gathered. To the right is a smaller, light-colored wooden building. In the foreground, a white boat is docked at a pier made of wooden pilings. A playground with colorful equipment is visible in the background, and a person is riding a bicycle on a path. The sky is dark blue with some birds flying. The water reflects the lights from the buildings and the sky.

HARBORMASTER & PRINCE GEORGE STREET PARK COMPLY WITH DESIGN GUIDELINES FOR HISTORIC DISTRICT

MEET CRITERIA FOR CHAPTER 21.56

FULLY COORDINATED WITH USNA RESILIENCY PLANS

REQUEST: HPC CERTIFICATE OF APPROVAL

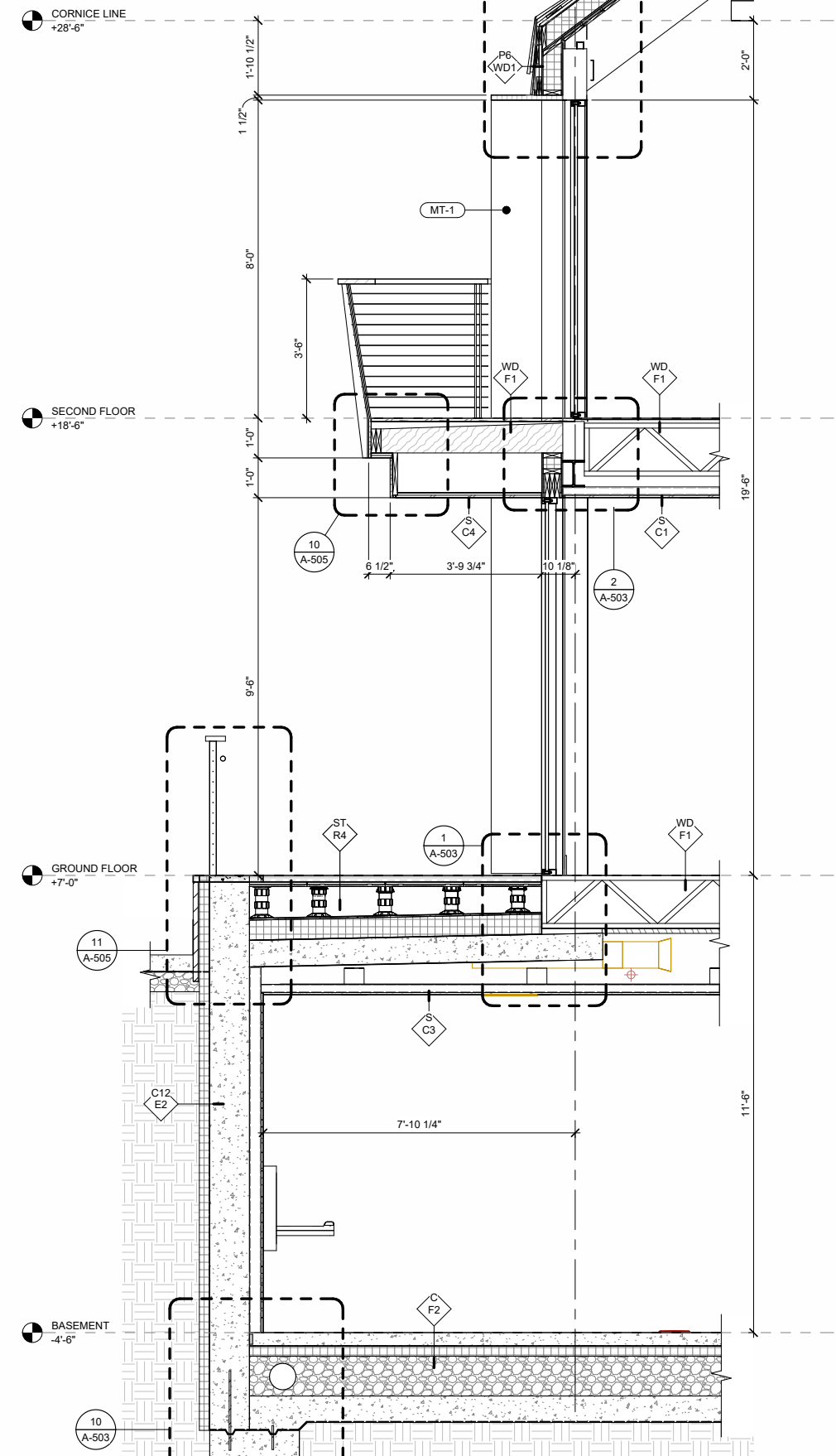
- MARITIME WELCOME CENTER
- PRINCE GEORGE STREET PARK WITH SINGLE STAIR



THANK YOU!



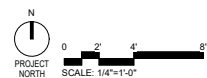
February 27, 2025



February 27, 2025



A-101



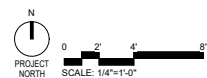
- A. REFER TO G-200 SHEET SERIES FOR WALL AND HORIZONTAL ASSEMBLY TYPES.
- B. REFER TO A-700 SERIES FOR DOOR AND WINDOW TYPES.
- C. DIMENSIONS LOCATING DOORS ARE TO INSIDE EDGE OF JAMB. DOOR FRAMES TO BE SET 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR DIMENSIONED. FOR SWING DOORS COMPLY WITH ACCESSIBLE DETAILS AND CLEARANCES ON SHEET G-101.
- D. SEE FINISH PLANS FOR FLOOR FINISH TYPES AND DETAILS.
- E. ALIGN FINISHES WHERE DISSIMILAR WALL TYPES MEET. UNO.
- F. REFER TO ELECTRICAL PLANS, POWER/DATA PLANS, AND ENLARGED ARCHITECTURAL PLANS FOR ELECTRICAL DEVICE INFORMATION.

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PROFESSIONAL CERTIFICATION: I, HEREBY CERTIFY THAT THESE
 DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY
 LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF
 CALIFORNIA. REG # 16394 EXPIRATION: 1/28/2027

ET NUMBER:

A-102



1 SECOND FLOOR PLAN
A-102 1/4" = 1'-0"

GENERAL PLAN NOTES

- A. REFER TO G-200 SHEET SERIES FOR WALL AND HORIZONTAL ASSEMBLY TYPES.
- B. REFER TO A-700 SERIES FOR DOOR AND WINDOW TYPES.
- C. DIMENSIONS LOCATING DOORS ARE TO INSIDE EDGE OF JAMB. DOOR FRAMES TO BE SET 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR DIMENSIONED. FOR SWING DOORS COMPLY WITH ACCESSIBLE DETAILS AND CLEARANCES ON SHEET G-101.
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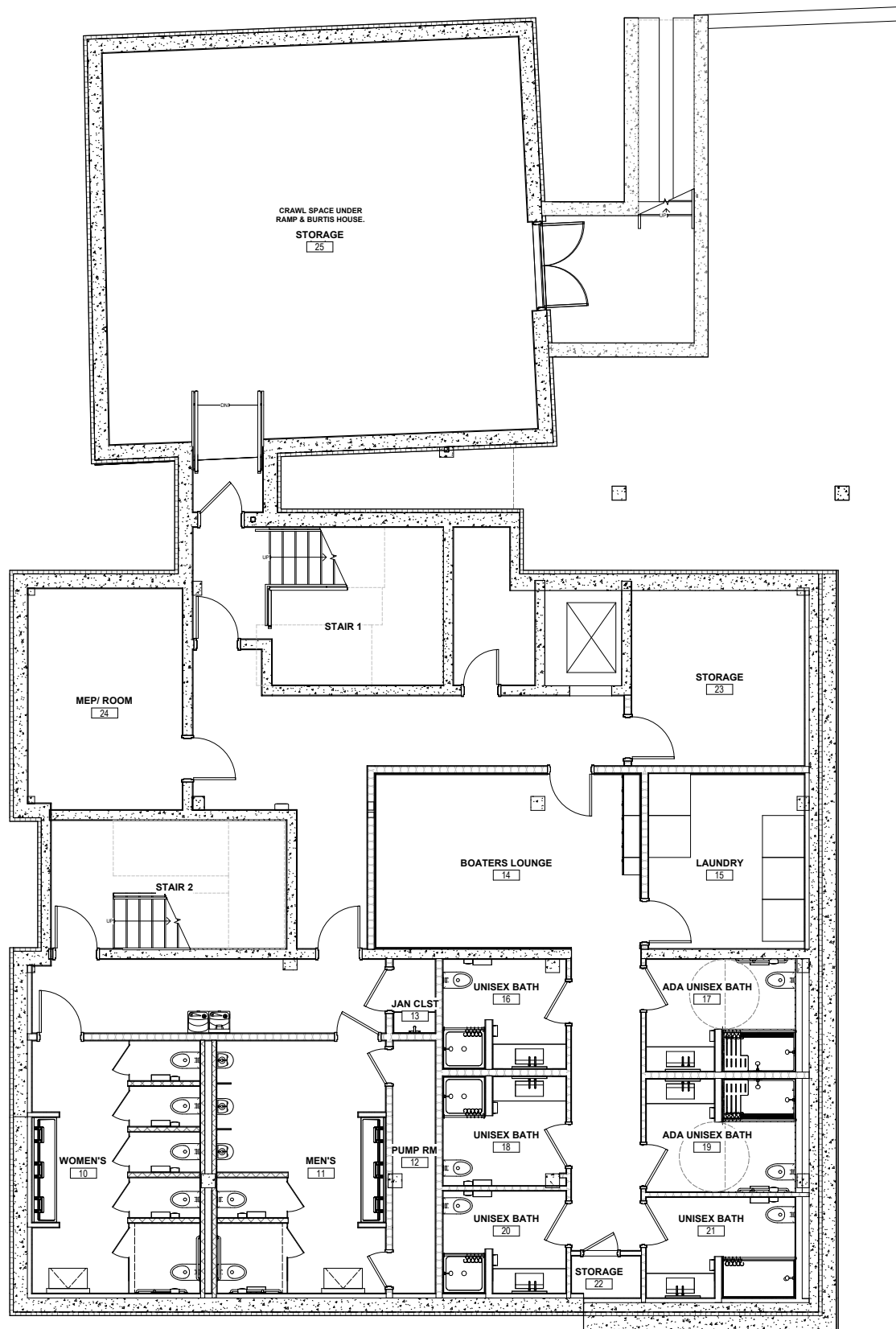


REVISIONS

[illegible]

BASEMENT PLAN

A-103



1 BASEMENT PLAN
A-103 1/4" = 1'-0"





Waterfront Perspective

Annapolis Maritime Welcome Center
February 27, 2025

MHT CONCEPTUAL APPROVAL OF HARBORMASTER / MWC DESIGN



EXTERIOR MATERIALS



*Note: Prince George Park (0'-0") is used to determine height of the building per Annapolis City Code (chapter 21.56.170). Prince George Park elevation from sea level is +6'-6".

MT-1 1mm, Mill Finish, Hard Tempered Copper Coil

ST-1 2' x 4' Large Format Granite Tile

GL-1 2" x 2" Pattern Acid Etched Bird Friendly Glass

WD-1 6" Vertical T&G Shou Sugi Ban Thermally Modified Wood Plank

HR-1 Swageless Tension Cable Railing with Wood Handrail

SF-1 Thermally Broken Steel Storefront

WD-2 6" Vertical T&G Thermally Modified Wood Plank

RF-1 Thermally Modified Wood Roof Screen on Hot Dipped Galvanized & Powder-Coated Steel Frame

Win-1 Restore Existing Historic Window, Muntins, & Surrounds

WD-3 24" R&R, Sanded, Double Course, Western Red Cedar Shingle w/ 16" Exposure

RF-2 24" R&R, Sanded, Western Red Cedar Shingle Roof w/ 10" Exposure

Por-1 Restore Existing Porch w/ Salvage Materials

WD-4 Remove Existing Lap Siding Product, Install New / Restore Existing Cedar Shake Siding to Match Existing Prince George St. Facade.

RF-3 Replace Existing Roofing w/ Seamed Metal Panel, (Alt Slate Shingle Roofing)

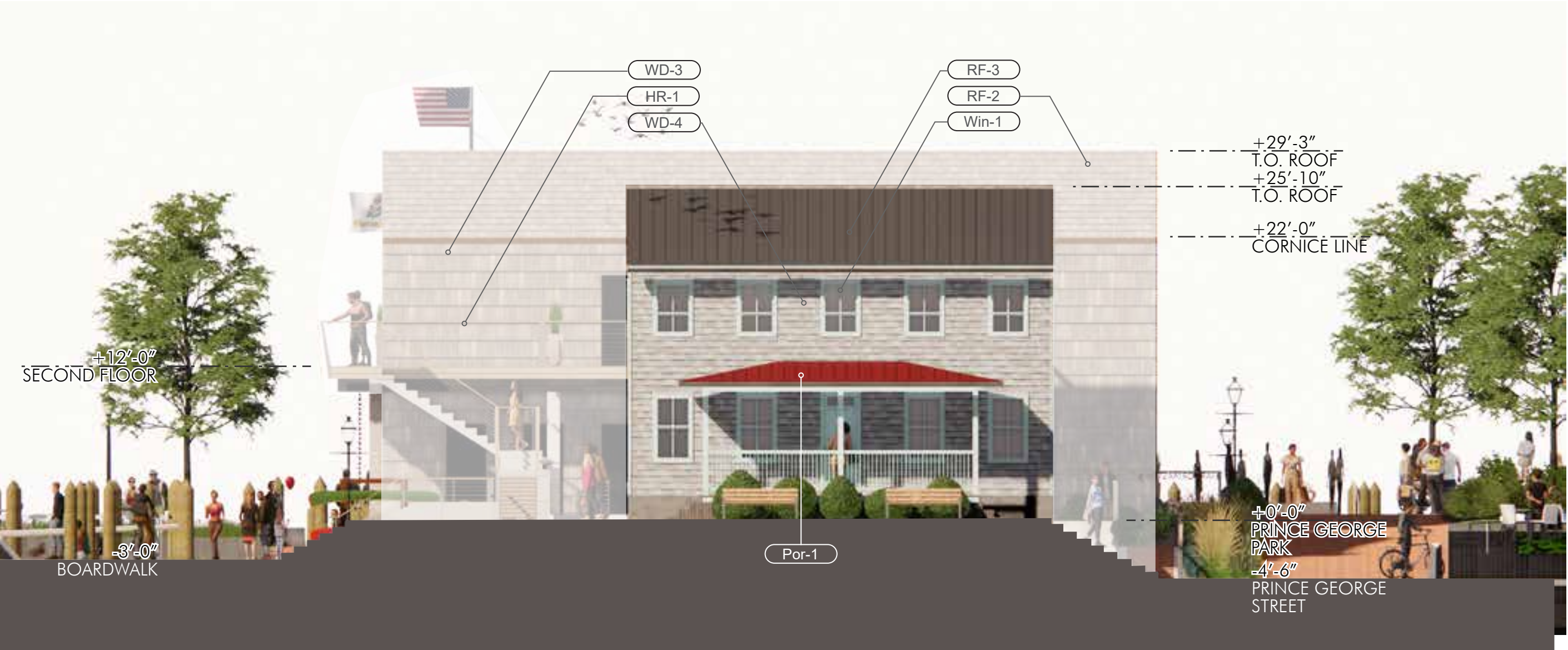


EXTERIOR MATERIALS



*Note: Prince George Park (0'-0") is used to determine height of the building per Annapolis City Code (chapter 21.56.170). Prince George Park elevation from sea level is +6'-6".

MT-1	1mm, Mill Finish, Hard Tempered Copper Coil	ST-1	2' x 4' Large Format Granite Tile	GL-1	2" x 2" Pattern Acid Etched Bird Friendly Glass
WD-1	6" Vertical T&G Shou Sugi Ban Thermally Modified Wood Plank	HR-1	Swageless Tension Cable Railing with Wood Handrail	SF-1	Thermally Broken Steel Storefront
WD-2	6" Vertical T&G Thermally Modified Wood Plank	RF-1	Thermally Modified Wood Roof Screen on Hot Dipped Galvanized & Powder-Coated Steel	Win-1	Restore Existing Historic Window, Muntins, & Surrounds
WD-3	24" R&R, Sanded, Double Course, Western Red Cedar Shingle w/ 16" Exposure	RF-2	24" R&R, Sanded, Western Red Cedar Shingle Roof w/ 10" Exposure	Por-1	Restore Existing Porch w/ Salvage Materials
WD-4	Remove Existing Lap Siding Product, Install New / Restore Existing Cedar Shake Siding to Match Existing Prince George St. Facade.	RF-3	Replace Existing Roofing w/ Seamed Metal Panel, (Alt Slate Shingle Roofing)		

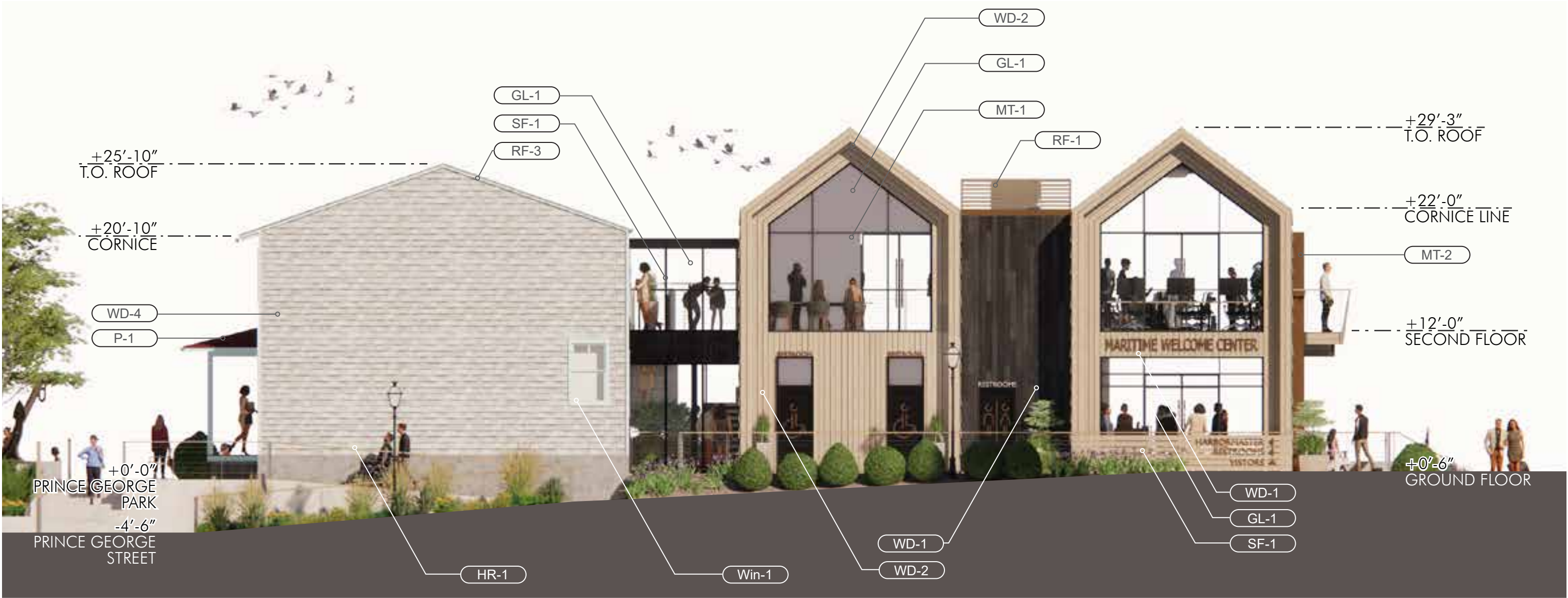


EXTERIOR MATERIALS



*Note: Prince George Park (0'-0") is used to determine height of the building per Annapolis City Code (chapter 21.56.170). Prince George Park elevation from sea level is +6'-6".

MT-1	1mm, Mill Finish, Hard Tempered Copper Coil	ST-1	2' x 4' Large Format Granite Tile	GL-1	2" x 2" Pattern Acid Etched Bird Friendly Glass
WD-1	6" Vertical T&G Shou Sugi Ban Thermally Modified Wood Plank	HR-1	Swageless Tension Cable Railing with Wood Handrail	SF-1	Thermally Broken Steel Storefront
WD-2	6" Vertical T&G Thermally Modified Wood Plank	RF-1	Thermally Modified Wood Roof Screen on Hot Dipped Galvanized & Powder-Coated Steel	Win-1	Restore Existing Historic Window, Muntins, & Surrounds
WD-3	24" R&R, Sanded, Double Course, Western Red Cedar Shingle w/ 16" Exposure	RF-2	24" R&R, Sanded, Western Red Cedar Shingle Roof w/ 10" Exposure	Por-1	Restore Existing Porch w/ Salvage Materials
WD-4	Remove Existing Lap Siding Product, Install New / Restore Existing Cedar Shake Siding to Match Existing Prince George St. Facade.	RF-3	Replace Existing Roofing w/ Seamed Metal Panel, (Alt Slate Shingle Roofing)		



EXTERIOR MATERIALS



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- MT-1

1 mm, Mill Finish, Hard Tempered Copper Coil
- WD-1

6" Vertical T&G Shou Sugi Ban Thermally Modified Wood Plank
- WD-2

6" Vertical T&G Thermally Modified Wood Plank
- WD-3

24" R&R, Sanded, Double Course, Western Red Cedar Shingle w/ 16" Exposure
- WD-4

Remove Existing Lap Siding Product, Install New / Restore Existing Cedar Shake Siding to Match Existing Prince George St. Facade.
- ST-1

2' x 4' Large Format Granite Tile
- HR-1

Swageless Tension Cable Railing with Wood Handrail
- RF-1

Thermally Modified Wood Roof Screen on Hot Dipped Galvanized & Powder-Coated Steel
- RF-2

24" R&R, Sanded, Western Red Cedar Shingle Roof w/ 10" Exposure
- RF-3

Replace Existing Roofing w/ Seamed Metal Panel, (Alt Slate Shingle Roofing)
- GL-1

2" x 2" Pattern Acid Etched Bird Friendly Glass
- SF-1

Thermally Broken Steel Storefront
- Win-1

Restore Existing Historic Window, Muntins, & Surrounds
- Por-1

Restore Existing Porch w/ Salvage Materials

FLOOD BARRIER PLAN

