Anne Arundel County Office of Planning and Zoning 2664 Riva Road Annapolis, MD 21401

Joshua Thompson 1315 St. Stephens Church Rd Crownsville, MD 21032 January 20, 2025

Subject: Variance Request for 1315 St. Stephens Church Rd, Crownsville, MD 21032; Permit #B02432175

To Whom It May Concern:

I am writing to formally request a variance for my property located at [property address or legal description]. This request is made in light of unique circumstances that impact the reasonable use of my property. The following details outline the specific reasons for my request:

- Ravine Surrounding the Property: My property is uniquely situated, surrounded by a
 natural ravine. This geographical feature imposes significant limitations on usable land,
 restricting the placement and development of structures in compliance with standard
 zoning regulations.
- 2. **Significant Land Area**: My property spans a total of 12 acres. Given the expansive size of my land, the variance would not adversely affect neighboring properties or the surrounding area. Instead, it would allow me to make reasonable and efficient use of my property without causing any negative environmental or visual impact.
- 3. **Proximity to Neighbors**: My closest neighbor is situated over 400 feet away in a direct line. This substantial distance ensures that granting the variance would not infringe on the privacy, safety, or enjoyment of any neighboring property owner.
- 4. **Length of Driveway**: My driveway exceeds 1,000 feet in length from the closest public road, further emphasizing the remote and secluded nature of my property. This distance minimizes any potential impacts of my requested variance on access or visibility to surrounding properties.

Given these factors, I believe my request aligns with the principles of fairness and reasonableness in land use while adhering to the overarching goals of the county's planning and zoning policies. Approval of this variance will enable me to utilize my property effectively while preserving the natural landscape and ensuring minimal impact on the community.

Thank you for your time and consideration. I am happy to provide additional information or answer any questions to support my application.

Sincerely,

Joshua Thompson

GENERAL NOTES

CONSTRUCTION SHALL CONFORM TO ALL CODES AND REGULATIONS HAVING JURISDICTION IN DISTRICT OF ANNE ARUNDEL COUNTY.

ALL TRADES PERFORMING WORK SHALL MEET OR EXCEED CODE REQUIREMENTS WITH REGARD TO MATERIALS, CONSTRUCTION, AND INSTALLATION METHODS.

ALL TRADE (PLUMBING, ELECTRICAL AND MECHANICAL) DWGS ARE SCHEMATIC EACH APPLICABLE CONTRACTOR TO INTRODUCE NEW WORK AND TIE INTO EX. WHERE APPROPRIATE IN MOST EFFICIENT MANNER WHILE COMPLYING WITH ALL CODES.

THESE DRAWINGS HAVE BEEN DEVELOPED IN COORDINATION WITH PROJECT SPECIFICATIONS. THE DRAWINGS AND SPECIFICATIONS SHALL BE USED TO COMPLEMENT EACH OTHER.

REVIEW CONTRACT DOCUMENTS AND FIELD DIMENSIONS AND CONDITIONS. CONFIRM THAT WORK IS BUILDABLE AS SHOWN. PROMPTLY REPORT ANY ERRORS, CONFLICTS, OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION. IF THE CONTRACTOR FAILS TO NOTIFY ARCHITECT OF A KNOWN NONCONFORMITY, THEN THE CONTRACTOR IS TO PAY SUCH COSTS AND DAMAGES TO THE OWNER AS WOULD HAVE BEEN AVOIDED IF NOTIFICATION HAD BEEN PERFORMED.

COORDINATE WORK WITH THE OWNER/TENANT, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.

CONTRACTOR SHALL ENSURE THAT CONTRACTOR EMPLOYEES AND SUBCONTRACTORS SHALL COMPLY WITH ALL BUILDING RULES AND REGULATIONS.

OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT.

INCLUDE THESE IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

COORDINATE WITH TELECOMMUNICATIONS, DATA, AND SECURITY SYSTEM INSTALLATION.

MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.

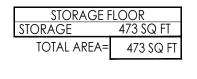
WORK AREAS TO BE SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.

PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.

DURING CONSTRUCTION, EACH TRADE SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THEIR WORK.

REVISIONS

DESCRIPTION	DATE	BY
DESIGN PERMIT SET	11/11/2024	
REVIEW	02/17/2025	
	DESIGN PERMIT SET	DESIGN PERMIT SET 11/11/2024



GARAGE FLOOR 733 SQ FT GARAGE 763 SQ FT 512 SQ FT WORSHOP TOTAL AREA= 2008 SQ FT

TOTAL AREA= 2481 SQ FT

OWNER INFORMATION

1315 SAINT STEPHENS CHURCH RD, CROWNSVILLE, MD 21032

PROPERTY INFORMATION

EXISTING CONDITION

PARCEL #: 0200090049372

SQUARE: 1980 SF JURISDICTION: ANNE ARUNDEL COUNTY LOT: 10.52 Acres

BUILT: 2481

DRAWING INDEX

COVER SHEET

ARCHITECTURAL NOTES

STRUCTURAL NOTES

STRUCTURAL FOUNDATION

STRUCTURAL FRAMING

STRUCTURAL SECTION

STRUCTURAL ROOF PLAN

STRUCTURAL BRACED WALL

STRUCTURAL DECK FRAMING

STRUCTURAL DECK ELEVATION

ARCHITECTURAL PROPOSED MAIN FLOOR

ARCHITECTURAL PROPOSED ROOF / DOOR & WINDOW SCHEDULE

ARCHITECTURAL PROPOSED FRONT & LEFT ELEVATION

ARCHITECTURAL PROPOSED REAR & RIGHT ELEVATION

SITE PLAN

G001

G002

A001 A002

A003

A004

A005

S001

S002

S003

S004

S005

\$006

S007

8008

PROPOSED GARAGE DECK WORKSHOP STORAGE

APPLICABLE CODES

ANNE ARUNDEL COUNTY 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL EX. BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE 2017 NATIONAL ELECTRICAL CODE WSSC PLUMBING & FUEL GAS CODE

PROJECT: NEW GARAGE AND WORKSHOP



IRC 2018 DESIGN CRITERIA

40 psf Floor Live Load 30 psf Roof Live Load 10 psf Dead Loads Ground Snow Load 30 psf Wind Speed Exposure 115 mph Seismic Design Category B Weathering Severe Frost Line Depth 30"

Termite Area Moderate to Heavy Decay Area Slight to Moderate

Winter Design Temperature 13 F

Ice Shield Underlayment Yes, Required

Flood Hazard July 18, 1975 / September 29, 2006 Air Freezing Index

Mean Annual Temperature 55 F Framing Lumber psf # 2

E (MODULUS OF ELASTICITY): 1.3 MPSI Fb (BENDING): 850 PSI FV SHEAR (PARALLEL TO GRAIN): 150 PSI Fc COMPRESSION (PARALLEL TO GRAIN): 405 PSI

INSULATION / ENERGY NOTES

CLIMATE ZONE: 4

WINDOWS/DOORS GLAZED FENESTRATION U- FACTOR: 0.32 WINDOWS/DOORS GLAZED FENESTRATION SHGC: 0.55

SKYLIGHT U- FACTOR: 0.40 SKYLIGHT SHGC: 0.40

CEILING R -VALUE: 49

WOOD FRAME WALL R -VALUE: 20 OR 13+5

MASS WALL R -VALUE: 8/13

FLOOR R -VALUE: 19

BASEMENT c WALL R -VALUE: 10/13

SLAB d R -VALUE & DEPTH: 10.2ft

CRAWL SPACE c WALL R - VALUE: 10/13

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BY DATE.	11/11/2024	02/17/2025		
ВУ				
NO. DESCRIPTION	A DESIGN PERMIT SET	REVIEW		
NO.	A	1		

COVER SHEET

IS CHURCH MD 21032 ENS E, ≥ 5 SAINT STEPHE CROWNSVILLE 1315 RD, C

DESCRIPTION

DATE: 02/17/2025

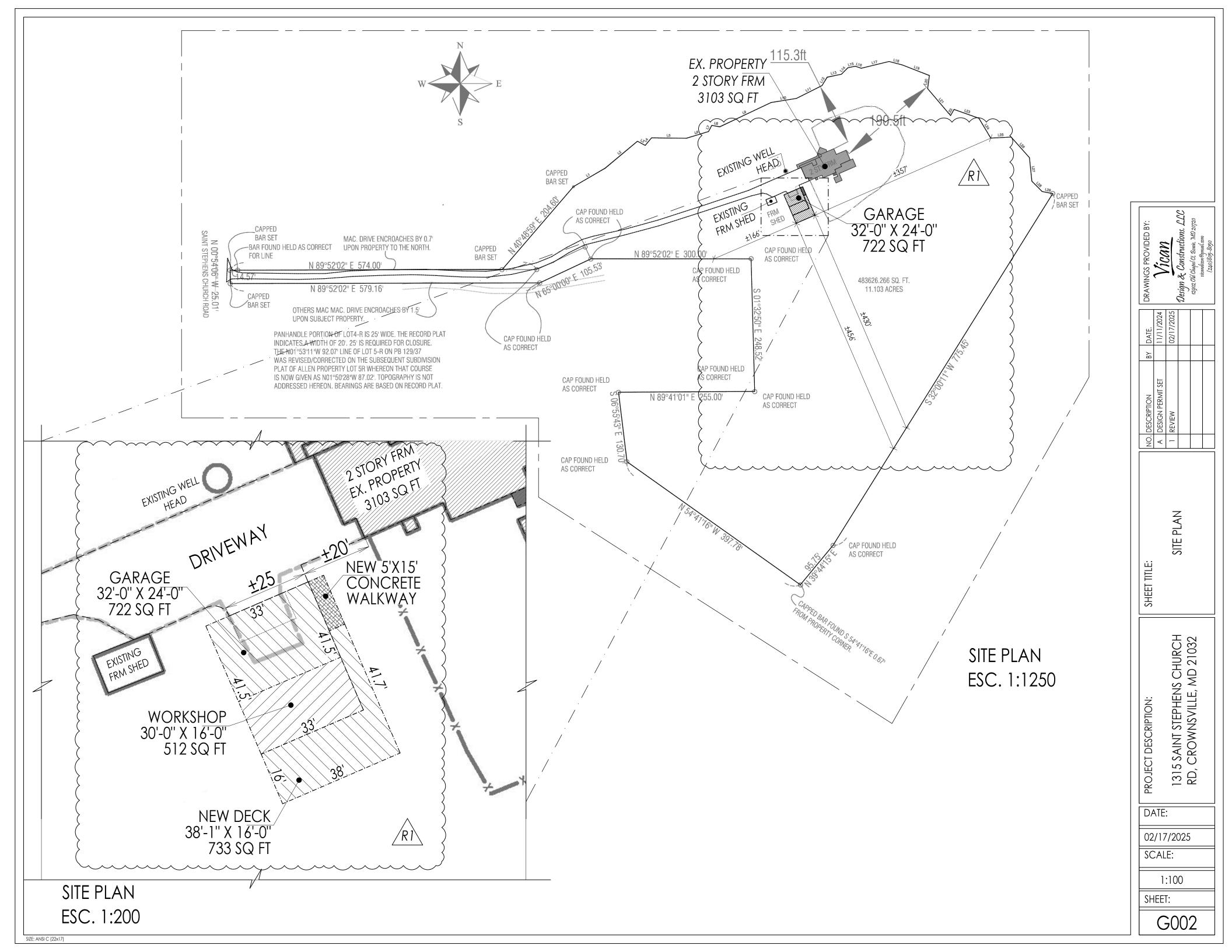
SCALE:

N/S

G001

SIZE: ANSI C (22x17)

SHEET:



WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND

ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS.

DISCREPANCIES: THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS; WHEN IN THE OPINION OF THE CONTRACTOR A DISCREPANCY EXISTS, HE SHALL PROMPTLY REPORT IT TO THE DESIGNER FOR THE PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK

ALL WORK IS TO BE PERFORMED IN A PROFESSIONAL MAINER AND IN ACCORDANCE WITH STANDARD PRACTICE AND SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND/OR

OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS

DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED. ALL DIMENSIONS ARE TO THE ROUGH UNLESS NOTED OTHERWISE.

THE GENERAL AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE DRAWINGS, INSPECT THE SITE AND ACQUAINT THEMSELVES WITH ALL GOVERNING ORDINANCES, LAWS, ETC... AND OTHERWISE FAMILIARIZE THEMSELVES WITH ALL MATTERS WHICH MAY AFFECT PERFORMANCE OF THE WORK.

Contractors are responsible for verifying the location and condition of all points of CONNECTION, LOCATION AND CONDITION OF ALL BUILDING (ROOF/FLOOR/CFILING) PENETRATIONS. LOCATION AND CONDITION OF ALL UTILITIES AND BUILDING SYSTEMS INCLUDING, BUT NOT LIMITED TO GAS, WATER, SEWER, VENT, ELECTRICAL, BUILDING MECHANICAL SYSTEMS, DUCT CONNECTIONS, EXHAUST/OUTSIDE AIR CONNECTIONS, SECURITY, FIRE ALARM, DATA, AND PHONE PRIOR TO SUBMISSION

CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF ALL PHASES OF CONSTRUCTION WITH THE BUILDING OWNER, ALL OTHER TRADES, AND THE CITY BUILDING OFFICIAL. PRIOR TO CONSTRUCTION THE CONTRACTOR AWARDED THE CONTRACT SHALL CONDUCT A PRE-CONSTRUCTION MEETING THAT INCLUDES THE BUILDING OWNER, SUB-CONTRACTORS, AND CITY INSPECTOR TO VERIFY FINAL LOCATION AND CLEARANCES OF EQUIPMENT, MECHANICAL/ELECTRICAL/PLUMBING TERMINATIONS (OSA, EXHAUST AIR, ETC.) AND COMPLIANCE WITH ALL APPLICABLE CODES.

ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE CONDITIONS OBSERVED SHALL BE BROUGHT TO THE ATTENTION, IN WRITING, TO THE ARCHITECT PRIOR TO PROCEEDING WITH

EXISTING CONSTRUCTION DATA HAS BEEN OBTAINED IN THE FIELD BY VISUAL MEANS ONLY. DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH CONTRACTOR FRRORS, OMISSIONS, OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE WORK BEGINS OR SUPPLIES ARE ORDERED. VERIFY ELECTRICAL, MECHANICAL AND FIRE ALARM (IF ANY) REQUIREMENTS BEFORE CONSTRUCTION BEGINS.

ALL WORK IS TO BE DONE BY GENERAL CONTRACTOR, EXCEPT AS NOTED OTHERWISE

THE CONTRACTOR SHALL PERFORM ALL WORK, TASK AND SUPPLY ALL MATERIALS AND EQUIPMENT IN FULL ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS OF THE CITY AND STATE.

HE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, CLEAN UP SERVICE, AND REMOVE ALL TEMPORARY WORK PRIOR TO COMPLETION OF JOB

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUBCONTRACTORS COORDINATE THEIR WORK WITH THE WORK OF THE OTHER TRADES INCLUDING WORK NOT IN THE CONTRACT.

THE CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE PLANS AVAILABLE AT THE JOB SITE AT ALL TIMES.

THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK

SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, OR POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT THEREFORE PRESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIED ITEMS. ANY REQUESTS FOR ALTERNATES FOR SPECIFIED ITEMS MUST BE SUBMITTED TO THE ARCHITECT IN WRITING, TOGETHER WITH PROOF OF THE EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.

THE OWNER, ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS.

all Scrap from Lumber, Crating, Paper, and Similar types of trash are to be removed from THE SITE ON A DAILY BASIS. TRASH IS NOT TO BE ALLOWED TO ACCUMULATE.

all materials and labor to be guaranteed for one year from the date of final paymen' CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS AS CALLED FOR.

ALL MATERIALS, CONSTRUCTION, AND FINISHES TO BE FIRE RATED, FIREPROOFED AND FIRE RETARDANT TO MEET LOCAL, STATE, AND APPLICABLE FIRE CODES, ALL MATERIALS TO BE NEW AND OF THE BEST QUALITY AVAILABLE AND SHALL BE UL/FM RATED AS REQUIRED. NO COMBUSTIBLE MATERIALS ARE TO BE INSTALLED ABOVE CEILING GRID

THE CONTRACTOR SHALL KEEP ALL HANDBOOKS, PAPERWORK, AND KEY IN A MARKED ENVELOPE. ALL KEYS TO BE TAGGED WITH PROPER LOCATIONS. THIS ENVELOPE SHOULD BE TURNED OVER TO THE LANDLORD/OWNER WITH CERTIFICATE OF OCCUPANCY.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE A CAREFUL INSPECTION OVER THE CONSTRUCTION AS A WHOLE, ASSURING HIMSELF THAT THE WORK ON THAT PART OF THE PROJECT IS READY FOR FINAL ACCEPTANCE BEFORE CALLING UPON THE ARCHITECT AND OWNER TO MAKE A FINAL

THE TENANT, GENERAL CONTRACTOR, SUBCONTRACTORS, AND OTHER REPRESENTATIVES SHALL BE FAMILIAR WITH ALL PORTIONS OF THE LEASE AGREEMENT WHICH GOVERN THE DESIGN OF THE LEASED PREMISES. THE CONTRACTOR SHALL OBTAIN AND REVIEW A SET OF ALL RULES AND REGULATIONS PRIOR TO SUBMITTING A BID.

CONTRACTOR SHALL INSTALL GROMMETS AS NEEDED AT ALL BUILT IN COUNTERS AT LOCATIONS OF ELECTRICAL AND TELE/DATA OUTLETS, TYPICAL THROUGHOUT.

CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AS REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT, LINI ESS OTHERWISE NOTED.

THE INTENT OF THESE DOCUMENTS IS TO PROVIDE FOR THE CONSTRUCTION OF THIS PROJECT, COMPLETE AND FUNCTIONAL IN ALL RESPECTS. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR THIS RESULT. THE OMISSION OF EXPRESS REFERENCE TO WORK NECESSARY AND REASONABLY INCIDENTAL FOR THE COMPLETE CONSTRUCTION OF THE PROJECT SHALL NOT BE CONSTRUED AS RELEASING THE CONTRACTOR AND/OR SUBCONTRACTOR FROM HIS RESPONSIBILITIES.

SHOULD THE CONTRACTOR OBSERVE ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, HE SHALL PROMPTLY NOTIFY THE ARCHITECT REQUESTING CLARIFICATION. ADJUSTMENTS INVOLVING SUCH CONDITIONS MADE BY THE CONTRACTOR WITHOUT PRIOR CLARIFICATION BY THE ARCHITECT, SHALL BE AT THE CONTRACTOR'S OWN RISK. COMPLICATIONS ARISING FROM PROCEEDING WITHOUT CLARIFICATION SHALL BE RESOLVED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR AND SUBCONTRACTOR SHALL READ THESE ARCHITECTURAL DOCUMENTS IN CONJUNCTION WITH ALL OTHER DISCIPLINES' DOCUMENTS CONTAINED HEREIN. CONTRACTOR AND SUB-CONTRACTORS SHALL EXAMINE ALL DRAWINGS RELATED TO HIS AND OTHER TRADES, AND SHALL BE FULLY INFORMED AS TO THE EXTENT OF THIS CONTRACT AND ALL INCLUDED WORK ON PLANS IN OTHER TRADES.

ALL CONTRACTORS (GENERAL CONTRACTOR AND SUB-CONTRACTORS) BIDDING THIS PROJECT ARE REQUIRED TO VISIT THE JOB SITE AND VERIFY THE EXISTING CONDITIONS PRIOR TO SUBMITTING THEIR BID. CONTRACTORS ARE TO CAREFULLY REVIEW ALL CONSTRUCTION DOCUMENTS AND NOTE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE CONDITIONS OBSERVED AT THE JOB SITE PRIOR TO SUBMISSION OF ANY BID. THE BUILDING OWNER REPRESENTATIVE MUST BE CONTACTED FOR ACCESS TO THE JOB SITE

THE BID SHALL BE BASED ON THE USE OF ALL EQUIPMENT, MATERIALS, MANUFACTURERS AND SYSTEMS DESCRIBED IN THIS SET OF CONSTRUCTION CONTRACT DOCUMENTS UNLESS SPECIFICALLY INDICATED

ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE CONDITIONS OBSERVED SHALL BE BROUGHT TO THE ATTENTION, IN WRITING, TO THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

GENERAL CONTRACTOR TO PROVIDE BIDING BASED ON AIA FORMS G702 OR FOLLOWING INSTRUCTIONS

II. REGULATORY AGENCIES

WORK SHALL BE COMPLETED USING BEST CONSTRUCTION PRACTICES AND MEET CURRENT CODES AND REQUIREMENTS OF PREVAILING JURISDICTIONS. WHEN SUCH CONFORMANCE IS INCONSISTENT WITH THE CONSTRUCTION DRAWINGS, THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY INCONSISTENCIES.

ELECTRICAL FIXTURES SHALL BE INSTALLED TO MEET U.L., AND N.E.C REQUIREMENTS

STORAGE, DISPENSING AND/OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GASES, AND HAZARDOUS CHEMICALS SHALL COMPLY WITH THE UNIFORM FIRE CODE REGULATIONS AND LOCAL ORDINANCES.

PROVIDE ACCESS PANELS TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY THE TYPE REQUIRED WITH THE ARCHITECT PRIOR TO INSTALLATION.

INSULATION MATERIALS MUST BE IN COMPLIANCE WITH THE FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER TO MEET LOCAL STANDARDS FOR

ALL EXTERIOR DOORS AND WINDOWS SHALL BE DESIGNED TO LIMIT AIR CONFORM TO LOCAL JURISDICTION

THE CONTRACTORS SHALL VERIFY THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM APPROPRIATE AGENCIES TO THE START OF CONSTRUCTION. NO CONSTRUCTION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL APPROVED PLANS AND ANY OTHER DOCUMENTS FROM ALL PERMITTING AND OTHER REGULATORY AUTHORITIES.

no material shall be stored on public property unless an encroachment permit is first OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. THE REQUEST SHALL BE IN ACCORDANCE WITH REGULATORY AGENCIES' CODES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED FOR INSPECTIONS AND SHALL PAY FOR RE-INSPECTION SERVICES OR FEES DUE TO WORK NOT READY FOR INSPECTION, IMPROPER, OR INCOMPLETE

A RECORD OF INSPECTIONS & APPROVED PERMIT SET SHALL BE MAINTAINED ON THE JOB SITE

IN ACCORDANCE WITH REGULATORY AGENCY CODES.

THE CONSTRUCTION DOCUMENTS ARE NOT, NOR THEY INTENDED TO BE, A COMPLETE REPRESENTATION OF ALL PARTICULARS RELATING TO ALL CODES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE PERFORMING ALL WORK REQUIRED TO OBTAIN NECESSARY APPROVALS FROM PREVAILING JURISDICTIONS.

THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THIS ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED AND CONSTRUCTED OR NOT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM. THESE DRAWINGS ARE NOT TO BE USED BY THE CLIENT OR ANY OTHER ENTITY ON ANY OTHER PROJECTS OR FOR ANY EXTENSIONS, ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM THIS ARCHITECT.

PREPARATION FOR CONSTRUCTION

THE SCOPE OF WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, ALL LABOR, MATERIAL, FABRICATION, EQUIPMENT, APPLIANCES, APPURTENANCES, TRANSPORTATION, AND SERVICES NEEDED FOR CONSTRUCTION, ERECTION, AND INSTALLATION OF THE WORK INDICATED IN THE CONSTRUCTION DOCUMENTS.

THE CONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE COMMENCEMENT OF WORK

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL EXAMINE THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THEIR WORK. CONTRACTORS SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY THEMSELVES AS TO CONDITIONS UNDER WHICH IS TO BE PERFORMED.

A SITE SURVEY SHOWING SITE BOUNDARY LENGTHS, DECLINATIONS, SITE CONDITIONS AND

GRADES AT THE TIME OF SURVEY WAS FURNISHED TO THE DESIGN TEAM BY THE OWNER. CONTRACTOR SHALL VERIFY THE CONDITIONS PRIOR TO STARTING WORK

GEO-TECHNICAL INFORMATION REGARDING GEO-TECHNICAL AND SOIL CONDITIONS AT THE SITE AT THE TIME OF THE REPORT WAS FURNISHED TO THE DESIGN TEAM BY THE OWNER. CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO STARTING WORK, (IF APPLICABLE).

CONSTRUCTION DOCUMENTS INCLUDE BUT ARE NOT LIMITED TO: SPECIFICATIONS, CONSTRUCTION CHANGE DIRECTIVES, CLARIFICATIONS, ARCHITECTURAL DRAWINGS, ADDENDA, AND CHANGE ORDERS.

ONLY CONSTRUCTION DOCUMENTS BEARING THE WET SIGNATURE OF THE ARCHITECT/ENGINEER SHALL BE USED IN THE EXECUTION OF THE WORK.

THE CONSTRUCTION DOCUMENTS REPRESENT THE DESIGN INTENT OF THE FINISHED WORK, THEY DO NOT ILLUSTRATE EVERY CONDITION. THE DOCUMENTS INDICATE LOCATIONS, DIMENSIONS, AND TYPICAL DETAILS NOTED, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME GENERAL CHARACTER AS SIMILAR CONDITIONS

ANY CONFLICTS, DISCREPANCIES, OMISSIONS, OR ERRORS IN THE CONSTRUCTION DOCUMENTS SHALL

ALL ITEMS OF MILLWORK SHALL BE CAREFULLY ERECTED WITH TIGHT FITTING JOINTS, CAREFULLY CUT AND SECURED. IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE EFFECTED PORTIONS WORK.

CONTRACTOR SHALL PURCHASE AND MAINTAIN INSURANCE COVERAGE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANDLORD AND THE TENANT. VERIFY AND COORDINATE WITH OWNER ANY ADDITIONAL REQUIREMENTS THROUGH THE WARRANTY PERIOD.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS IN THE FIELD BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING FACILITIES ON OR ADJACENT TO THE PREMISES, IN THE EVENT OF DAMAGE. SUCH ITEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE TO THE SATISFACTION OF THE ARCHITECT AND PROPERTY OWNER.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND REQUEST FIELD LOCATION MARKINGS OF UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. WHERE POTENTIAL CONFLICT WITH UNDERGROUND UTILITIES MAY CONSTITUTE A SAFETY HAZARD OR INTERFERE WITH THE PROGRESS OF THE WORK, SUCH FACILITIES SHALL BE HAND EXCAVATED TO DETERMINE THEIR PRECISE LOCATION. SUCH UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: PLUMBING, SEWERS, ELECTRICAL, NATURAL GAS, TELEPHONE LINES AND CABLE LINES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE NEW WORK IN ACCORDANCE WITH THE PROPERTY LINES. SET BACKS, AND GUIDELINES AS SHOWN IN THE CONSTRUCTION DOCUMENTS

THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIAL ARE ENCOUNTERED, DO NOT DISTURB: IMMEDIATELY NOTIFY ARCHITECT AND OWNER. HAZARDOUS MATERIALS REMEDIATION SHALL BE COMPLETED UNDER SEPARATE CONTRACT.

THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATION OF ANY AND ALL MECHANICAL. TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCT WORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. EXPOSED OR CONCEALED ELEMENTS SHALL BE DETERMINED AND REVIEW WITH ARCHITECT PRIOR TO CONSTRUCTION PROCEEDING.

written dimensions take precedence. Do not scale drawings. If dimension are not shown and CANNOT BE DETERMINE BY LAYOUT CRITERIA, OR IF DISCREPANCIES ARE NOTED, NOTIFY ARCHITECT.

DIMENSIONING LAYOUT BEGINS WHERE THE START POINT IS INDICATED ON THE DRAWINGS

WHERE A DRAWING DIMENSION IS NOTED AS "CLEAR" (CLR) THIS DIMENSION SHALL INDICATE CLEARANCES AT COMPLETED CONDITIONS. TAKING FINISH MATERIALS INTO ACCOUNT.

ALL DIMENSIONS NOTED "VERIFY" AND "VERIFY IN FIELD" (VIF) TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT.

GRID LINES INDICATE CENTERLINE ON STRUCTURAL COLUMNS, UNLESS OTHERWISE NOTED (U.O.N.).

WINDOWS ARE DIMENSIONED TO THE CENTERLINE OF OPENING UNLESS OTHERWISE NOTED.

WHERE NOT DIMENSIONED OTHERWISE, DOOR OPENINGS ARE FOUR INCHES FROM DOOR ROUGH OPENING TO FACE OF STUD AT THE ADJACENT PERPENDICULAR WALL.

ELEVATIONS REFER TO BUILDING DATUM AS INDICATED. FLOOR ELEVATIONS NOTED ARE TO TOP OF CONCRETE SLAB, OR TOP RIGID INSULATION, UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE CONTRACTOR SHALL VERIFY FIT AND COORDINATION OF EXISTING AND SPECIFIED EQUIPMENT PRIOR TO CONSTRUCTION AND VERIFY COMPATIBILITY WITH THE ELECTRICAL VOLTAGE/PHASE, AND OTHER UTILITIES. THE CONTRACTOR SHALL VERIFY AND CONFIRM EXACT LOCATION OF ALL MECHANICAL EQUIPMENT, DUCTS,

GRILLES, FLUES, AND VENTS WITH THE MECHANICAL CONTRACTOR AND ARCHITECT VERIFY ADEQUATE CLEARANCES ARE PROVIDED FOR ALL EQUIPMENT, FLUE, VENTS, CHASES, FIXTURES, BEFORE

CONSTRUCTING, ORDERING, OR INSTALLING ANY ITEMS OF WORK. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATIONS OF POWER AND DATA, ELECTRICAL OUTLETS, LIGHT SWITCHES AND THERMOSTATS WITH ARCHITECT IN THE FIELD

BEFORE PROCEEDING WITH THAT PORTION OF THE CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN DATA OR INFORMATION IN THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. DETAIL DRAWINGS SHALL TAKE PRECEDENCE OVER DRAWINGS OF SMALLER SCALE.

THE CONTRACTOR SHALL ROUTINELY REVIEW ARCHITECTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTORS SHALL VERIFY THAT NO CONFLICTS EXISTING IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT. ALL ASSOCIATED PIPING, DUCT WORK, CONDUIT AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE APPROVED

VERIFY PARTITIONS LAYOUT IN PROJECT AREA BEFORE FRAMING PARTITIONS, LAYOUT ALL PARTITIONS BEFORE PROCEEDING. REVIEW THE "CHALKED" PARTITIONS WITH ARCHITECT BEFORE FRAMING.

ALL PARTITIONS ARE TO BE BRACED IN ACCORDANCE WITH CURRENT CODE REQUIREMENTS OR WHEN NOT SPECIFICALLY REFERENCED ACCORDANCE WITH BEST PRACTICES

NEW WALL SURFACES SHALL ALIGN WITH EXISTING, ADJACENT OR ADJOINING SURFACES, UNLESS OTHERWISE NOTED (U.O.N.) ALL JOINTS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.

Provide metal trim or casing at all edges of plaster or gypsum board where it terminates or meets ANY OTHER MATERIAL EXCEPT FLOORS. THE CONTRACTOR SHALL UNDERCUT WOOD DOORS AS REQUIRED TO CLEAR FINISH FLOOR AND THRESHOLDS WITH

SEAL OF 1/4". PROVIDE BACKING AND BLOCKING FOR ATTACHMENT OF WALL MOUNTED ELEMENTS AND FOR SEISMIC BRACING

OF NON-STRUCTURAL ELEMENTS. STUDS SHALL BE AS INDICATED ON DRAWINGS, SPACING OF STUDS SHALL BE 16 INCHES ON CENTER FOR 5/8" GYPSUM BOARD, U.O.N

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING AND STRUCTURING ALL WALLS, BULKHEAD AND OTHER DRYWALL CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THE CONSTRUCTION DOCUMENTS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS.

APPLY FOILED FACED FIRE PROTECTION PAPER CONTINUOUS OVER EXPOSED PURLINS AND BEAMS AT RETURN AIR CEILING PLENUMS PERMITTED BY CODE AND/OR LOCAL JURISDICTION.

STOCKPILE AND PROTECT NEW MATERIALS IN AREAS ON SITE APPROVED IN ADVANCE BY THE OWNER.

CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES IN THE FIELD.

INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURE'S SPECIFICATIONS.

SEALANT, CAULKING, AND FLASHING SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION SPECIFICATIONS AND STANDARD INDUSTRY AND BUILDING BEST PRACTICES. WHERE APPLICABLE, PATCH AND REPAIR ALL FIRE PROOFING DAMAGED OR REMOVED DURING THIS

PERFORMANCE OF THE WORK, FIRE PROOF NEW PENETRATIONS REQUIRED BY THE WORK. CONTRACTOR TO FOLLOW MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. IF THESE ARE

CONTRARY TO THE CONTRACT DOCUMENTS IMMEDIATELY NOTIFY THE ARCHITECT. WORK OF DEFECTIVE CONSTRUCTION, OR QUALITY IS NOT ACCEPTABLE. ARCHITECTS FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION WILL NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR MAINTAINING THE QUALITY OF THE WORK. DEFECTIVE WORK SHALL BE REPLACED BY WORK CONFORMING TO THE QUALITY AND DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS.

CONTRACTOR SHALL COORDINATE WITH ALL TRADES INVOLVED, TO ENSURE LOCATIONS AND CLEARANCES FOR OF CONSTRUCTION, IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT SHOWN OR FIXTURE, DUCTS, CEILING, SPRINKLER HEAD, GRILLES, ETC. NECESSARY TO MAINTAIN THE SPECIFIED FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR AS NOTED ON THE DRAWINGS, RESOLVE ANY CONFLICTS AND CONFIRM SAME WITH THE ARCHITECT BEFORE PROCEEDING.

> ALL FRAMING SHALL BE INSTALLED CLOSELY FITTED, ACCURATELY SET IN PLACE TO THE REQUIRED LINES AND LEVELS, AND SHALL BE OF THE DIMENSIONS SHOWN ON DRAWINGS. DO NOT IMPAIR STRUCTURAL MEMBER BY IMPROPER CUTTING OF DRILLING.

PLUMBING DRAIN, WASTER AND VENTS SHALL BE PVC.

ALL JAMBS AND SILLS OF ALL WINDOWS AND DOORS SHALL BE CAULKED.

COORDINATE LOCATION AND PROVIDE BLOCKING, BACKING AND/OR REINFORCEMENT IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS AND ANY WALL MOUNTED ITEMS. REFER TO ELEVATIONS AND DETAILS FOR LOCATION OF SHELF STANDARDS AND OTHER ACCESSORIES REQUIRING SUPPORTS.

THE CONTRACTOR SHALL INSPECT ALL WORK PREVIOUSLY PREPARED OR INSTALLED BY OTHERS BEFORE APPLYING 43. THIS PRODUCT IS SPUN POLYOLEFIN, NON-PERFORATED, NONWOVEN, NON-ABSORBING BREATHABLE SUBSEQUENT MATERIALS OR FINISHES. IF AN UNSATISFACTORY CONDITION IS FOUND, THE CONTRACTOR SHALL NOTIFY THE SUBCONTRACTOR, AND SHALL NOT PROCEED UNTIL THE DEFECTIVE WORK HAS BEEN CORRECTED.

PROVIDE ISOLATION OF DISSIMILAR METALS BY COATING SURFACES IN CONTACT WITH BITUMINOUS PAINTS OR SEALANT TAPE AT THEIR CONTACT POINTS.

allowable tolerances - unless otherwise noted or indicated, the following tolerances shall APPLY TO ALL WORK:

- ALL VERTICAL SURFACES SHALL BE PLUMB OR CONSTRUCTED TO THE EXACT SLOPES OR ANGLES INDICATED.
- 2. THE MAXIMUM DEVIATION FROM THE TRUE PLANE FOR VERTICAL AND HORIZONTAL SURFACES SHALL NOT BE GREATER THAN 1/4" IN 10'-0" AS MEASURED BY A STRAIGHT EDGE PLACED ANYWHERE ON THE SURFACE VARIANCE SHALL NOT BE ADDITIVE.
- 3, ALL HORIZONTAL SURFACES SHALL BE LEVEL OR CONSTRUCTED TO THE EXACT ANGLE INDICATED OR
- 4. WALL AND SOFFIT INTERSECTIONS SHALL BE 90° OR THE EXACT ANGLE INDICATED OR INTENDED.
- 5. ALL JOINTS SHALL BE TIGHT, STRAIGHT, EVEN AND SMOOTH.
- 6. ALL OPERABLE ITEMS SHALL OPERATE SMOOTHLY WITHOUT STICKING OR BINDING AND WITHOUT EXCESSIVE
- 7. WHERE CONTRACTOR AND/OR SUBCONTRACTOR IS INSTRUCTED TO ALIGN A WALL WITH TWO OR MORE COLUMNS AND COLUMNS ARE DISCOVERED TO BE OF UNEQUAL SIZE, THE LARGER OF THE COLUMNS WILL DETERMINE LOCATION OF THE WALL. THIS WILL ALSO APPLY TO WET COLUMNS AND CORE WALLS.
- 8. NOT WITHSTANDING ANYTHING IN THE CONTRACT DOCUMENTS. THE CONTRACTOR ACCEPTS THE RESPONSIBILITY OF CONSTRUCTING A WATERTIGHT, WEATHER TIGHT PROJECT.
- 10.THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES SUBCONTRACTORS, AND SUPPLIERS.
- 11.THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING TH COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENTS SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.
- 12.THE ARCHITECT SHALL NOT HAVE CONTROL OF, OR RESPONSIBILITY FOR CONSTRUCTION MEANS & METHODS, TECHNIQUES. CONTRACTOR SUBCONTRACTOR OR ANY PERSONS PERFORMING ANY OF THE WORK OR FOR FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE CONTRACTOR DOCUMENTS.
- 13.SITE VISIT TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND THEIR CONSULTANTS ARE SOLELY FOR THE PURPOSES OF OBSERVING THE PROGRESS AND QUALITY OF THE WORK AND DO NOT INCLUDE OR CONSTITUTE INSPECTIONS OF ANY KIND
- 14.THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A REASONABLY NEAT AND ORDERLY SITE DURING CONSTRUCTION AND SHALL LEAVE THE SITE CLEAN, REMOVING ALL EQUIPMENT, TEMPORAR' BUILDINGS, FENCES, PACKING MATERIALS AND DEBRIS.
- 15.THE CONTRACTOR SHALL BE RESPONSIBLE FOR EVACUATION SAFETY IN ACCORDANCE APPLICABLE
- 16.THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND MATERIALS CAUSED BY THEIR WORK AND TRADES OF A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DEBRIS OF DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE OF THE JOB SITE.
- 17.PROVIDE SECURITY OF THE WORK, INCLUDING TOOLS AND UNINSTALLED MATERIALS, PROTECT THE WORK, STORED PRODUCTS, CONSTRUCTION EQUIPMENT AND OWNER'S PROPERTY FROM THEFT AND VANDALISM AND THE PREMISES FROM ENTRY BY UNAUTHORIZED PERSONNEL UNTIL FINAL ACCEPTANCE BY OWNER.

18.MAINTAIN ACTIVE FIRE EXTINGUISHERS AT THE PROJECT THROUGHOUT ALL PHASES OF CONSTRUCTION.

- 20. THE FINISH NOTED IN CONSTRUCTION DOCUMENTS INDICATES THE TYPES AND EXTENT OF FINISHES. SEE THI 21. ALL PAINT FINISHES TO HAVE A MINIMUM OF ONE UNDERCOAT AND TWO OR MORE-COLOR COATS TO
- 22. ALL FINISH SURFACE OF MILLWORK TO BE FILLED, SEALED, AND SANDED SMOOTH. PAINT FINISHES AT MIL WORK TO BE SPRAYED ON FOR A SMOOTH FINISH FREE OF STREAKS, DROPS AND BLOBS. EXPOSED NAILS

SHALL BE SET IN FULLY BEFORE INSTALLATION, ALL MILLWORK SHALL BE BACK PRIME AND PROTECTED

AGAINST DAMPNESS. MOLDS AND FACES SHALL BE CLEAN CUT AND TRUE PATTERN. SHARP CORNERS OF

- SMALL MEMBERS OF FINISH WOODWORK SHALL HAVE EASED EDGES. 23. ALL GYPSUM BOARD TO BE SMOOTH FINISHED
- 24. EXPOSED AND SEMI-EXPOSED GYPSUM BOARD TO BE FINISH WITH LATEX. NO GYPSUM BOARD SURFACE EXPOSED TO VIEW SHALL BE LEFT UNFINISHED OR UNPAINTED.
- 25. ALL INTERIOR AND EXPOSED TO VIEW SURFACES OF ALL PLASTIC LAMINATE MILLWORK AND CABINETS TO BE FINISHED WITH LOW-PRESURE DECORATIVE LAMINATE, COLOR PER CONSTRUCTION DOCUMENTS.
- 26. SILICON SEALANT/GASKET AT GLAZING TO BE BLACK-VERIFY TO MATCH EXISTING, U.O.N. 27. ALL EXTERIOR EXPOSED METAL SHALL BE GALVANIZED AND PAINTED, U.O.N.
- 28. INTERIOR CONCRETE FLOORS SHALL BE TROWELED SMOOTH AND PROTECTED DURING CONSTRUCTION. 29. THERMAL AND MOISTURE PROTECTION
- 30. DAMP PROOFING:
- 31. ONE COAT OF DAMPPROOFING SHALL BE ALLPIED TO THE EXPOSED EXTERIOR FACEOF CONCRETE FOUNDATION WALL TO THE TOP OF FOOTINGS.
- 32. WATERPROOFING FOR EXTERIOR FOUNDATION WALLS THAT RETAIN FARTH AND ENCLOSE HABITABLE OF USABLE SPACES LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH A MEMBRANE EXTENDING FROM THE TOP OF FOOTING TO THE FINISHED GRADE. THE MEMBRANE SHALL CONSIST OF MINIMUM 60 MIL THICK COMPOSITE LAMINATION OF ASPHALT AND POLYURETHANE. THE JOINTS IN THE MEMBRANE SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE WATERPROOFING MEMBRANE (PER IRC R406.1 &
- 33. PROVIDE ALL ACCESSORIES REQUIRED FOR COMPLETE INSTALLATION, AS REQUIRED TO QUALIFIED FOR SPECIFIED WARRANTIES:
- 34. SEALANT FOR SUBSTRATE SURFACE
- 35. PROTECTION BOARD. 36. DRAINAGE PANEL: 3/8" THICK
- 37. F; EXOB; E F; ASJOMG.
- 38. COUNTER FLASHING
- 39. AIR BARRIER: 40. ALL EXTERIOR WALLS SHALL BE COVERED WITH AIR BARRIER WRAP.
- 41. ALL WALLS, AND CEILING BETWEEN CONDITIONED AND UNCONDITION SPACES SUCH AS WALLS BETWEEN HEATED SPACES AND GARAGE, UITILY STORAGE SHALL BE COVERED WITH AIR BARRIER WRAP.
- 42. ENSURE WEATHER WRAP IS INSTALLED WITHOUT GAPS OR VOIDS.
- MEMBRANE THAT RESIST AIR FLOW, BULK WATER AND WIND DRIVEN RAIN AND CHNNELS WATER AND MOISTURE TO THE OUTSIDE OF THE BUILDING ENVELOPE. ACCEPTABLE PRODUCT: TYVEK COMMERCIAL WRAP BY DUPONT; GREENGUARD WRAP BY PACTIV BUILDING. FLASHING: SELF ADHERING FLEXIBLE MEMBRANE FLASHING MATERIAL FOR WINDOW OPENINGS AND PENETRATION. ACCEPTABLE PRODUCTS: STRAIGHTFLASH AND FLEXWRAP BY DUPONT, VYCOR BY GRACE CONSTRUCTION PRODUCTS, BLUESKIN TWF BY HENRY.
- 44. SEAM TAPE, FASTENERS, SEALANT, ADHESIVES: AS RECOMMENDED OR PROVIDED BY AIRE BARRIEER MANUFACTURER
- 45. AIR BARRIER AT STUCCO FINISH WILL COMPLY WITH STUCCO MANUFACTURER'S REQUIREMENTS
- 47. ALL CEILING BETWEEN CONDITIONED AND UNCONDITION SPACES SUCH AS HEATED SPACES AND UNHEATED ATTIC, SHALL BE COVERED WITH 6 MIL. VAPOR BARRIER.
- 48. PROVIDE 10 MIL VAPOR BARRIER BELOW SLAB ON GRADE.

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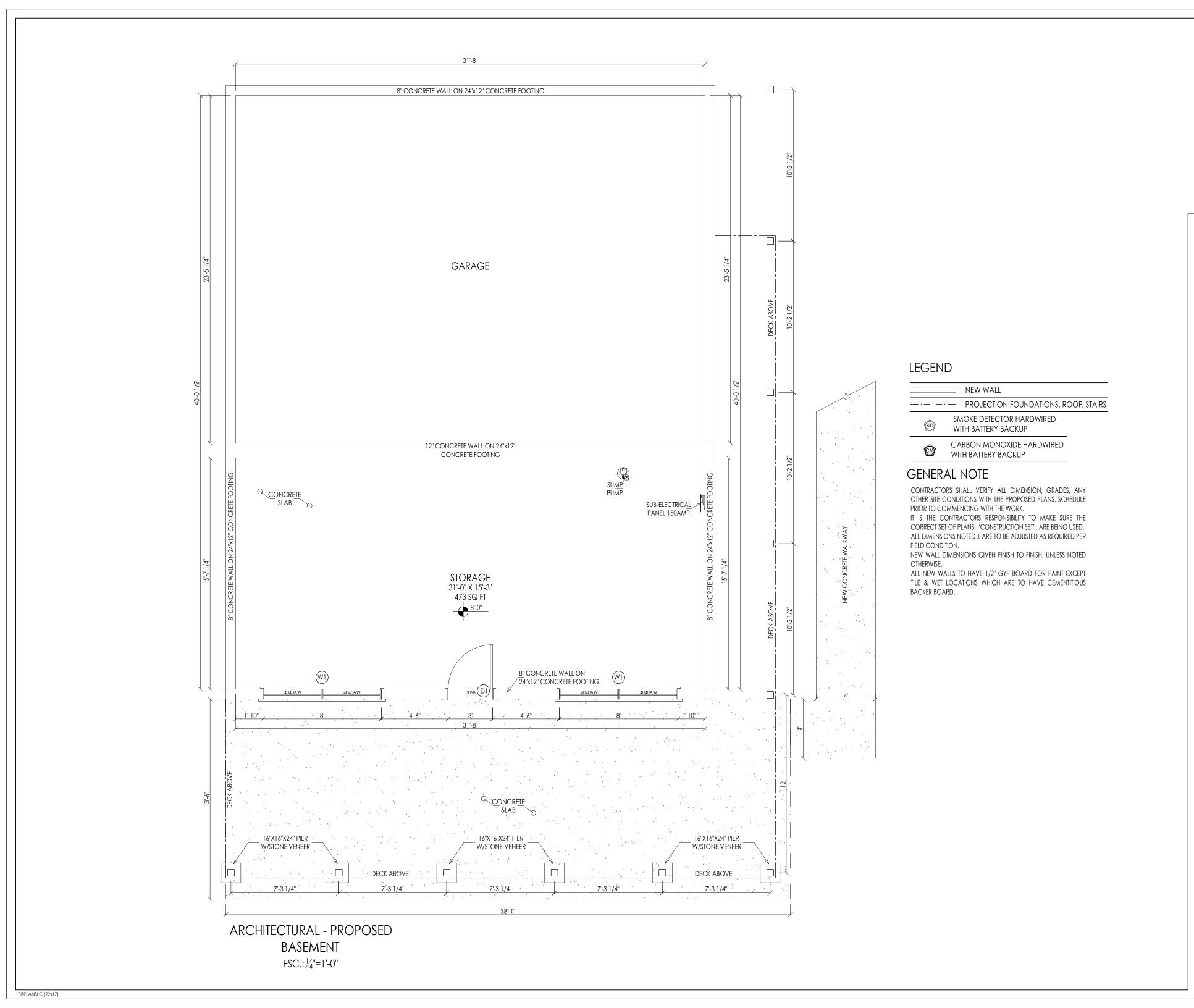
> :HURCH) 21032 \bigcirc \sim шì 5 SAINT STEPHI CROWNSVILL 2 1315 RD,

DATE: 11/11/2024

SCALE: N/S

SHEET:

SIZE: ANSI C (22x17)



DRAWINGS PROVIDED BY:

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Design & Constructions, LLC

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NO. DESCRIPTION BY DATE.

A DESIGN PERMIT SET 11/11/2024

ARCHITECTURAL PROPOSED BASEMENT

SHEET TITLE:

1315 SAINT STEPHENS CHURCH RD, CROWNSVILLE, MD 21032

DATE:

PROJECT DESCRIPTION

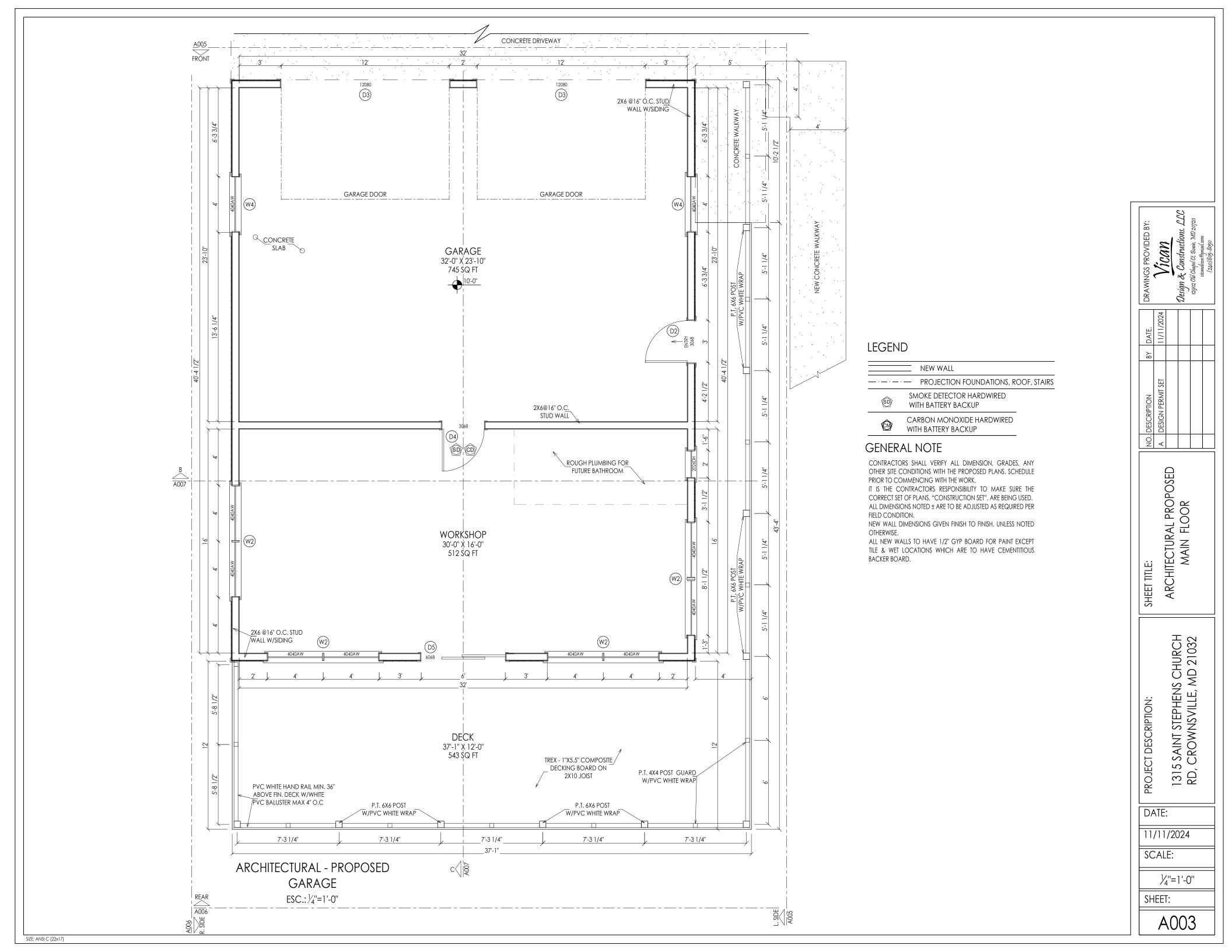
11/11/2024

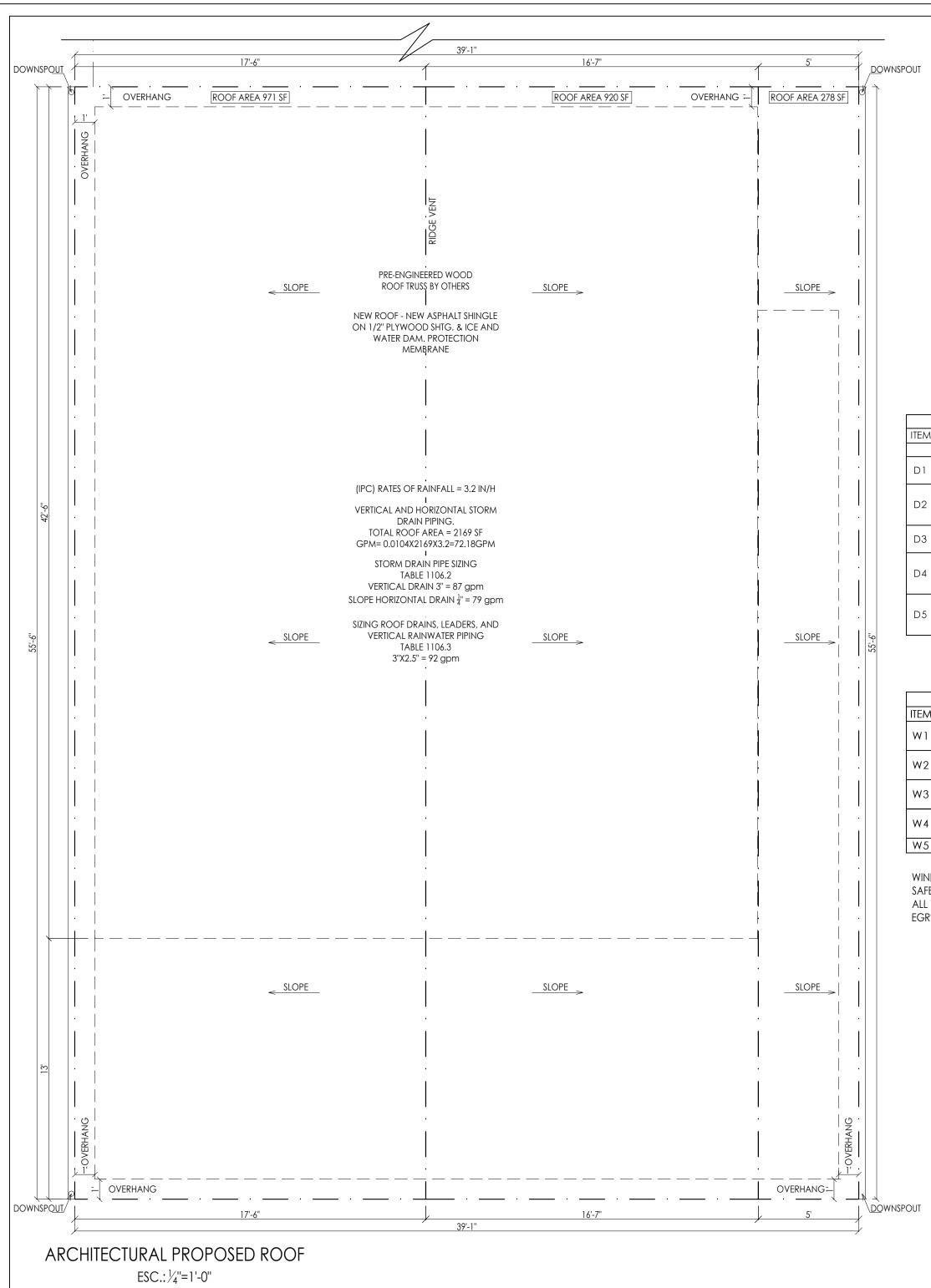
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		_		D	OOR SC	HEDULE		
ITEM	LOCATION	TYPE	SWING	WIDHT	HEIGHT	MATERIAL	FRAME	HARDW ARE
				•	MAINF	LOOR		
D1	ENTRY BASEMENT	SWINGING	RH	3'-0"	6'-8''	solid door with glass	GLASS	3 HINGES - PRIVACY -
Di	LIVIKI DASLIVILIVI	3411101110	IXII	3-0	0-0	LITE	FIBERGLASS	LOCKSET
D2	ENTRY TO GARAGE NOTE A	swinging	LF	3'-0''	6'-8''	MDF 6 PANEL SQUARE TOP SMOOTH DOOR, INTERIOR DOOR W/SPLIT JAMB	HOLLOW CORE W OOD	3 HINGES - PRIVACY - LOCKSET
D3	GARAGE DOOR NOTE B	GARAGE DOOR	-	12'-0"	8'-0''	SEE NOTE B	STEEL/GLASS	design by other
D4	ENTRY TO WORKSHOP. NOTE A	SWINGING	RH	3'-0''	6'-8''	MDF 6 PANEL SQUARE TOP SMOOTH DOOR, INTERIOR DOOR W/SPLIT JAMB	HOLLOW CORE W OOD	3 HINGES - PRIVACY - LOCKSET
D5	REAR DECK	SLIDING	-	6'-0''	6'-8"	SMOOTH COMPOSITE SLIDING PATIO DOOR GLASS LITE (TBD)	GLASS FIBERGLASS	LOCKSET

			W	INDOWS	SCHEDUL	.E			
ITEM	LOCATION	FLOOR	TYPE	WIDTH	HEIGHT	F. TO B.	MATERIAL	GLAZING	COMMENT
W1	BASEMENT	BASEMENT	SINGLE AWNING	4'-0"	4'-0"	2'-8"	VINYL - COLOR (WHITE)	LOE2-272	QTY=4
W2	family & bedroom	MAIN FLOOR	SINGLE AWNING	4'-0"	4'-0"	2'-8"	VINYL - COLOR (WHITE)	LOE2-272	QTY=8
W3	BATH	MAIN FLOOR	DOUBLE HUNG	2'-0"	2'-6"	4'-2"	VINYL - COLOR (WHITE)	LOE2-272	QTY=8
W4	GARAGE	MAIN FLOOR	SINGLE AWNING	4'-0"	4'-0"	2'-8"	VINYL - COLOR (WHITE)	LOE2-272	QTY=2
W5	AΠIC	AΠIC	FIXED	2'-0"	2'-0"	1'-6"	VINYL - COLOR (WHITE)	LOE2-272	QTY=1

SAFETY GLAZING TO BE USED IN WINDOWS IN ACCORDANCE WITH IRC 2018 SECTION 308. ALL WINDOWS TO BE RATED IN ACCORDANCE WITH NFRC. EGRESS WINDOWS PER SECTION 1029 OF THE 2018 BUILDING CODE

GENERAL NOTE

CONTRACTORS SHALL VERIFY ALL DIMENSION, GRADES, ANY OTHER SITE CONDITIONS WITH THE PROPOSED PLANS. SCHEDULE PRIOR TO COMMENCING WITH THE WORK. IT IS THE CONTRACTORS RESPONSIBILITY TO MAKE SURE THE CORRECT SET OF PLANS, "CONSTRUCTION SET", ARE BEING USED. ALL DIMENSIONS NOTED ± ARE TO BE ADJUSTED AS REQUIRED PER FIELD CONDITION.

NEW WALL DIMENSIONS GIVEN FINISH TO FINISH, UNLESS NOTED OTHERWISE. ALL NEW WALLS TO HAVE 1/2" GYP BOARD FOR PAINT EXCEPT TILE & WET LOCATIONS WHICH ARE TO HAVE CEMENTITIOUS BACKER BOARD.

DATE:

PROJECT DESCRIPTION

11/11/2024

SCALE:

1/4"=1'-0" SHEET:

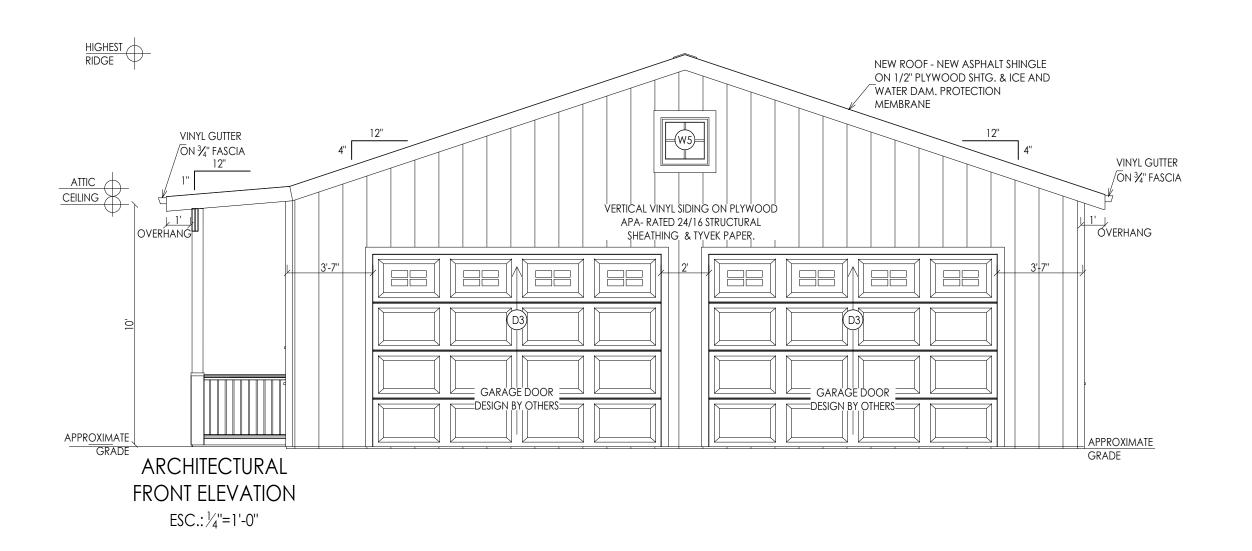
A004

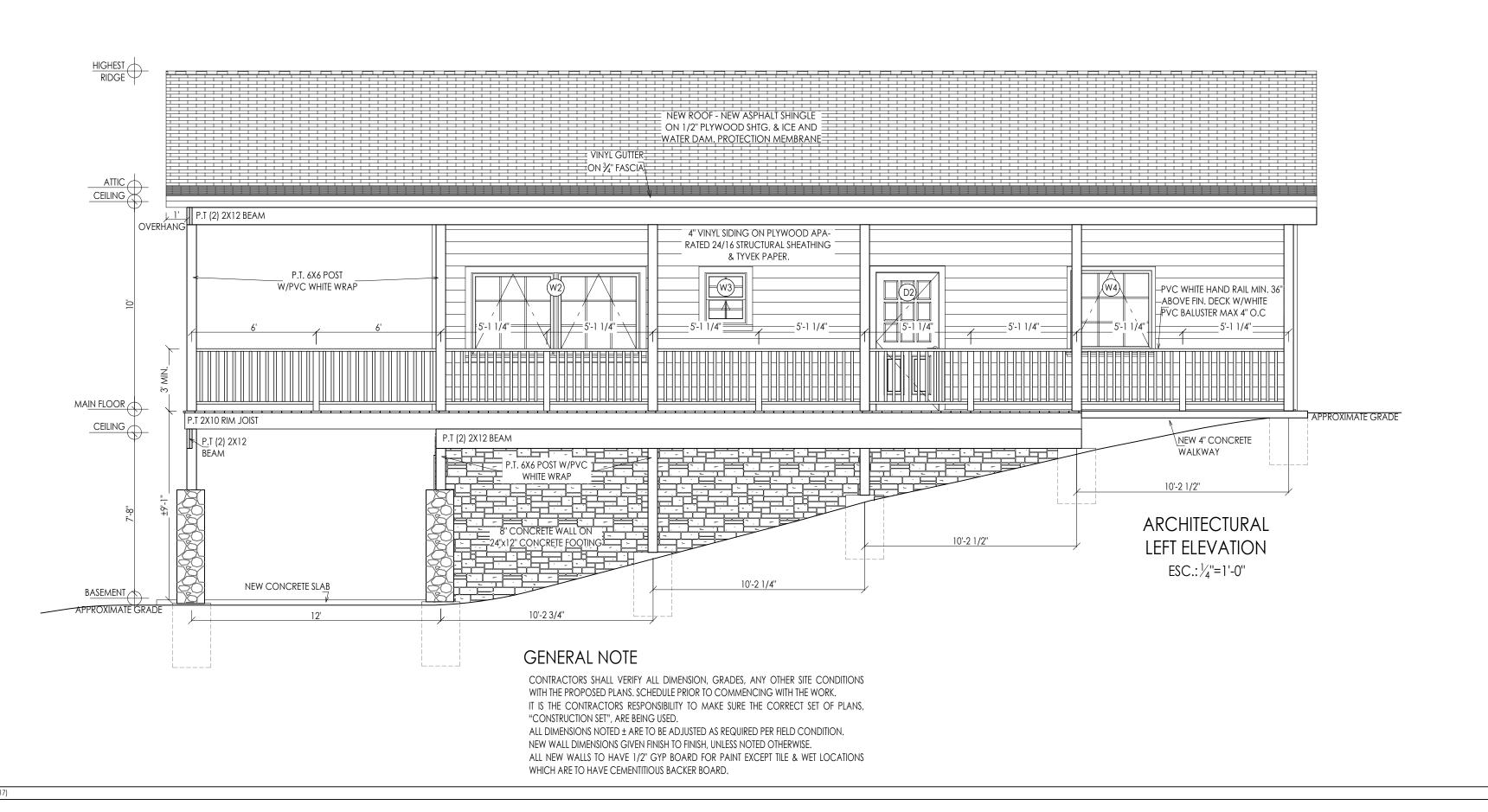
ARCHITECTURAL PROPOSED ROOF / DOOR & WINDOW SCHEDULE

1315 SAINT STEPHENS CHURCH RD, CROWNSVILLE, MD 21032

SHEET TITLE:

SIZE: ANSI C (22x17)





DRAWINGS PROVIDED BY:

Yfcan

Design & Constructions, LLC

12902 Old Chapel Ct, Sowie, 340 20720

vicanticon@ymail.com

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SHEET TITLE:

ARCHITECTURAL

PROPOSED

FRONT & LEFT ELEVATION

PROJECT DESCRIPTION:
1315 SAINT STEPHENS CHURCH
RD, CROWNSVILLE, MD 21032

DATE:

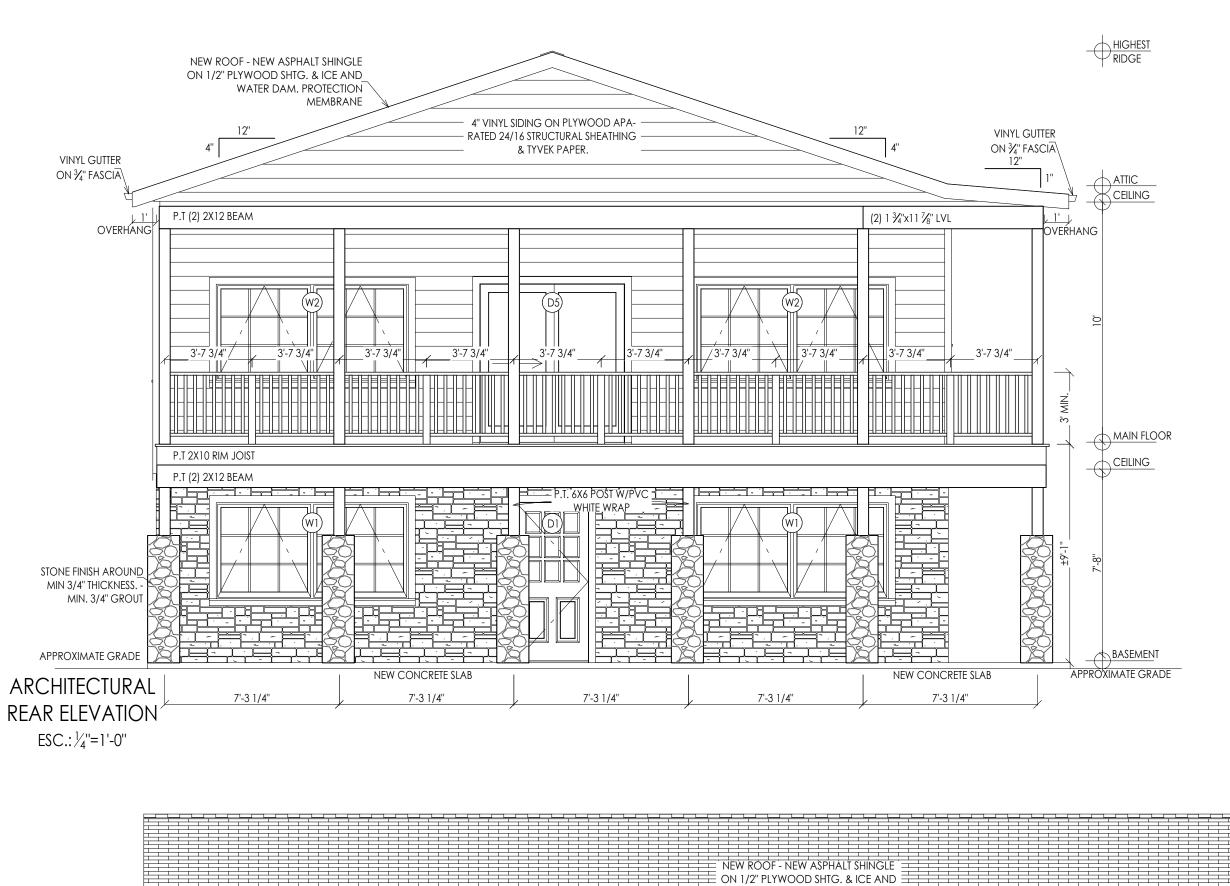
11/11/2024

SCALE:

1'-0"

SHEET:

A005



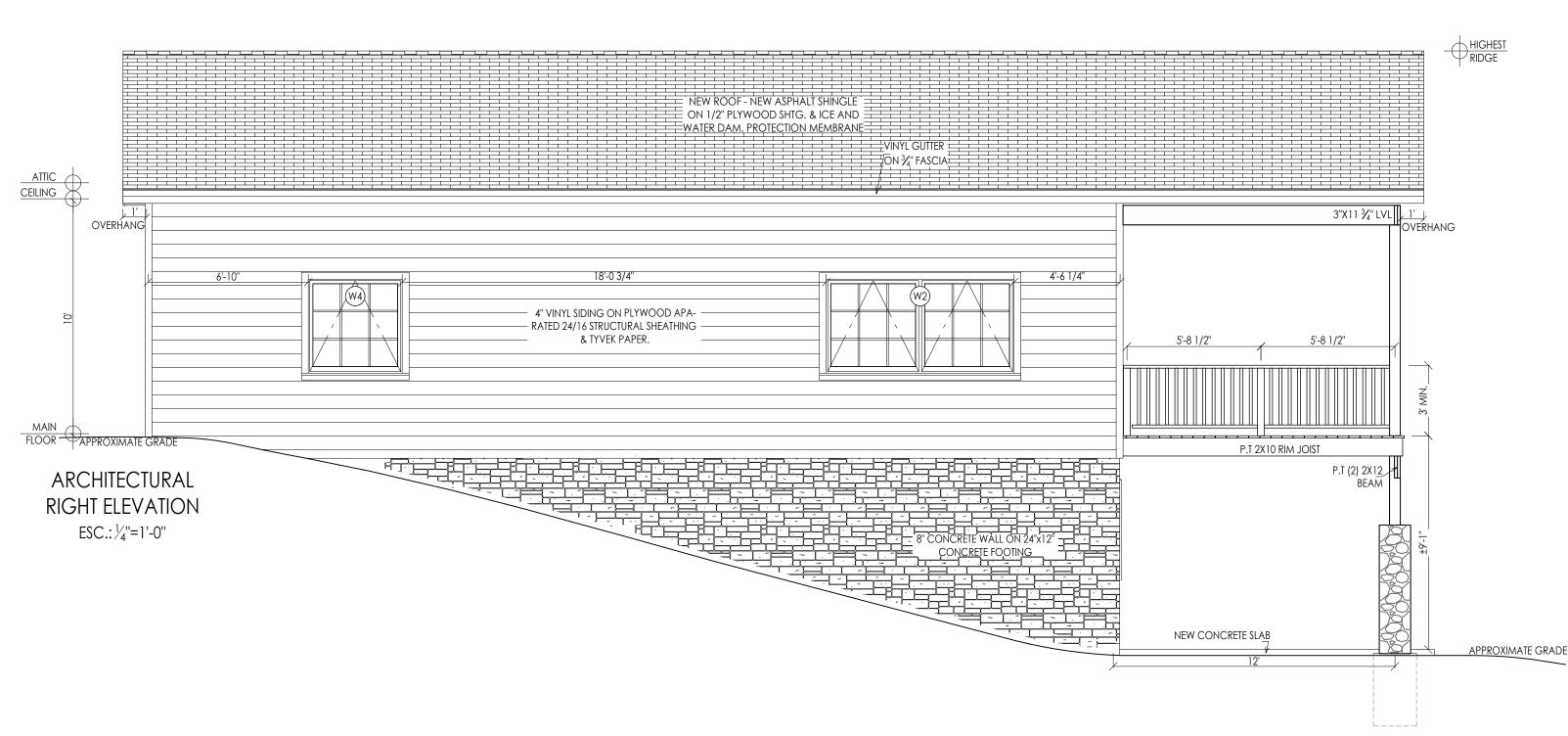
GENERAL NOTE

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ALL NEW WALLS TO HAVE 1/2" GYP BOARD FOR PAINT EXCEPT TILE & WET LOCATIONS WHICH ARE TO HAVE CEMENTITIOUS BACKER BOARD.



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VICAN

Design & Constructions, LLC

12902 Old Chapel Ct, Sowie, MO 20720
vicandicon Symail.com

NO. DESCRIPTION BY DATE.
A DESIGN PERMIT SET 11/11/202

Sheet title: ARCHITECTURAL PROPOSED REAR & RIGHT ELEVATION

> 1315 SAINT STEPHENS CHURCH RD, CROWNSVILLE, MD 21032

DATE:

PROJECT DESCRIPTION

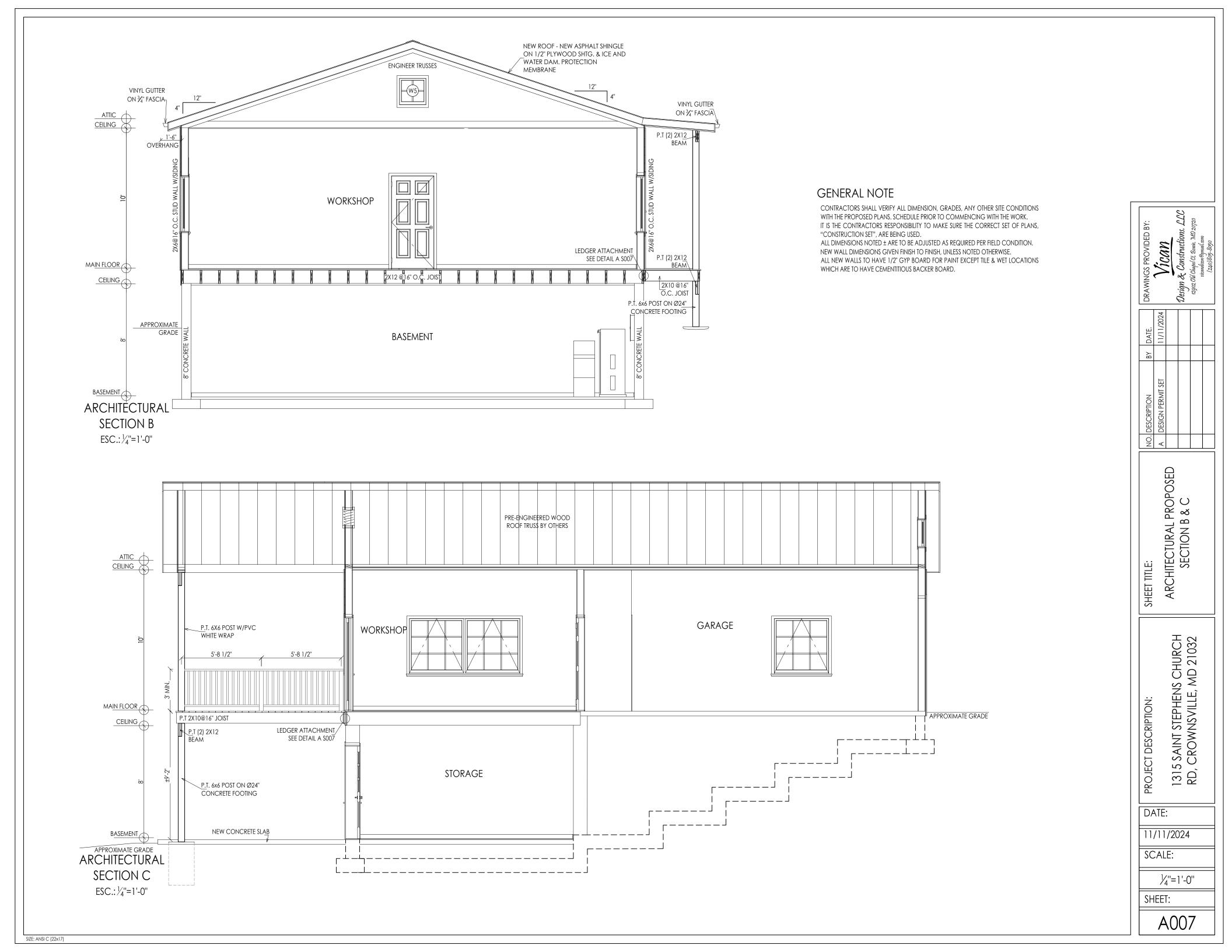
11/11/2024

SCALE:

1/4"=1'-0"

SHEET:

A006



STRUCTURAL NOTES

- A. ALL JOISTS. BEAMS AND POSTS SHALL BE SPRUCE-PINE-FIR NO.1/NO.2 PER "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, NFPA. ALL STUDS SHALL BE SPRUCE-PINE-FIR STUD-GRADE. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS" AND SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.
- MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:
- WOOD LINTELS, JOISTS AND BEAMS
- FLEXURE: Fb = 875 PSI
- SHEAR: Fv = 135 PSI
- MODULUS OF ELASTICITY = 1,400,000
- WALL STUDS: STUD GRADE
- FLEXURE: Fb = 675 PSI
- COMPRESSION PARALLEL: Fc = 725 PSI
- MODULUS OF ELASTICITY = 1,200,000
- C. ALL FRAMING EXPOSED TO WEATHER OR DESIGNATED "P.T." IS TO BE PRESSURE TREATED SOUTHER PINE NO.2 PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION NFPA. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS". MINIMUM MEMBERS SHALL BE MANUFACTURED IN ACCORDANCE WITH TABLE 4B IN THE 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- D. ALL EXTERIOR WALL STUDS ARE TO BE 2"x6" SPACED AT 16" O.C. (U.N.O.). PLACE DOUBLE STUDS AT END OF WALLS AND TRIPLE STUDS AT INTERSECTIONS AND CORNERS. ALL MULTIPLE STUD POSTS SHALL BE FASTENED AS FOLLOWS:
- a. DOUBLE STUDS SHALL BE NAILED TOGETHER WITH 10d AT 6" O.C.
- TRIPLE STUDS SHALL BE NAILED TOGETHER WITH 16d AT 6" O.C.
- FOR (4) STUD POSTS, USE 20d NAILS AT 8-INCHES ON CENTER.
- E. PROVIDE SIMPSON STRONG-TIE (OR APPROVED EQUAL) POST CAPS AT ALL BEAM-ON-POST BEARING
- F. ROOF SHEATHING SHALL BE 5/8-INCH, CDX, APA STRUCTURAL I RATED SHEATHING, EXPOSURE I, PER THE "AMERICAN PLYWOOD ASSOCIATION: SHEATHING SHALL BE FASTENED WITH 8d NAILS AT 6-INCHES ON
- CENTER AT BOUNDARY PANEL EDGES AND AT 12-INCHES ON CENTER AT ALL INTERMEDIATE SUPPORTS. G. WALL SHEATHING SHALL BE 1/2-INCH, CDX, APA STRUCTURAL I RATED SHEATHING, EXPOSURE I, PER THE "AMERICAN PLYWOOD ASSOCIATION. "SHEATHING SHALL BE FASTENED WITH 8d NAIL AT 6-INCHES ON
- CENTER AT PANEL EDGES AND AT 12-INCHES ON CENTER AT ALL INTERMEDIATE SUPPORTS. H. ALL PLYWOOD SUBFLOORING SHALL BE 3/4-INCH THICK T&G, APA RATED 32/16 ADVANTECH SHEATHING. SHEATHING SHALL BE GLUED WITH SUB-FLOOR ADHESIVE AND BE FASTENED WITH 8d NAILS AT 6-INCHES ON CENTER AT BOUNDARY PANEL EDGES AND AT 12-INCHES ON CENTER AT ALL INTERMEDIATE SUPPORTS.
- LAMINATED VENEER LUMBER (L.V.L.) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURER'S RECOMMENDATIONS AND NOT BE LESS THAN SIZE SPECIFIED IN PLANS. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:
- a. FLEXURE: Fb = 2,800 PSI
- SHEAR: Fv = 285 PSI
- MODULUS OF ELASTICITY = 1,900,000
- PARALLEL STRAND LUMBER (P.S.L.) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS FOR P.S.L. POSTS:
- a. FLEXURE: Fb = 2,400 PSI
- COMPRESSION: Fe = 2,500 PSI
- MODULUS OF ELASTICITY = 1,800,000
- K. PROVIDE MIN 3" BEARING FOR ALL LAMINATED VENEER AND PARALLEL STRAND BEAMS, 2" BEARING FOR STANDARD LUMBER BEAMS.
- ALL WOOD TOP PLATE SPLICES SHALL BE STAGGERED @ 6'-0" MINIMUM.
- M. ALL WALL SHEATHING SHALL BE CONTINUOUS BETWEEN TOP PLATES AND BOTTOM PLATE OF WALL ABOVE. ALL PLYWOOD PANELS EDGES SHALL BE CONTINUOUSLY BLOCKED AND NAILED.
- N. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH THE FOLLOWING NAILS AND SIMPSON SDS (STRONG-DRIVE SCREWS), USING THE FASTENER-TO-FASTENER SPACING NOTED WITHIN EACH ROW OF FASTENERS. ALL FASTENERS SHALL BE INSTALLED IN THE QUANTITY OF ROWS SPECIFIED, IN A STAGGERED

PILES	DEPTH	FASTENERS	SPACING	ROWS
(2) 1-1/2"	9"-12"	10d NAILS	12" O.C.	2
(2)1-1/2"	14"-18"	10d NAILS	12" O.C.	3
(3) 1-1/2"	9"-12"	16d NAILS	16" O.C.	2*
(3) 1-1/2"	14"-18"	16d NAILS	16" O.C.	3*
(2)1-3/4"	9"-12"	12d NAILS	12" O.C.	2
(2)1-3/4"	14"-20"	12d NAILS	12" O.C.	3
(3)1-3/4"	9"-12"	SDS $\frac{1}{4}$ "X4 $\frac{1}{2}$ "	12" O.C.	2*
(3) 1-3/4"	14"-20"	SDS 1"X41"		3*

*all triple and -ply members shall be fastened from both sides with the number of rows and fasteners SPECIFIED. SIDE-TO-SIDE SPACING SHALL ALSO BE STAGGERED.

- PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING POINTS.
- PROVIDE 16 GAGE JOIST HANGERS OR ANGLE CLIPS TO ALL JOIST CONNECTIONS WHERE THERE IS NO DIRECT BEARING
- PROVIDE BRIDGING AT CENTER SPAN OF JOISTS OR INTERVALS NOT EXCEEDING 8 FEET. Q.
- ALL MISCELLANEOUS WOOD CONNECTIONS SHALL BE FASTENED PER 2018 IBC, TABLE 2304.9.1 "FASTENING SCHEDULE."
- NAILS INDICATED IN THE DRAWINGS, DETAILS, AND NOTES SHALL BE DEFINED AS FOLLOWS: 8d = 0.131"x2.5", 10d = 0.148"x3", 16d = 0.162"x3.5". SUBSTITUTIONS FOR THESE NAIL SIZES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR
- DOUBLE JOISTS SHALL BE LOCATED BENEATH ALL PARTITIONS WHEN THE LENGTH OF THE PARTITION EXCEEDS ON HALF
- PROVIDE SIMPSON H2.5A HURRICANE CLIPS FASTENED TO THE OUTSIDE FACE OF THE DOUBLE TOP PLATE AT ALL RAFTER
- ALL ROOF SHEATHING SHALL BE LAID CONTINUOUSLY BETWEEN THE EDGES OF THE ROOD. NO INTERRUPTIONS ARE PERMITTED AT CAP TRUSSES OR AT ROOF OVERBUILDS.

- ALL WORK AND MATERIALS TO COMPLY WITH THE REQUIREMENTS OF THE 2018 IRC CODES WITH CURRENT COUNTY
- FASTENERS
- ALL PREFABRICATED ANGLES, BEARING PLATES, AND JOIST HANGERS SHALL BE INSTALLED PER THE MANUFACTURER RECOMMENDATIONS.
- FOLLOW THE MANUFACTURER RECOMMENDATIONS FOR SETTING EPOXY BOLTS.
- EXPANSION BOLTS SHALL BE RAWL POWER STUDS.
- MASONRY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF ACI 530-11/ASCE5-11, "SPECIFICATIONS FOR MASONRY STRUCTURES."
- CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD BEARING UNITS (ASTM C90) GRADE N-1 WITH A NET STRENGTH OF 2000PSI AND F'M - 1500PSI.
- ALL JOINTS TO BE FILLED SOLID WITH MORTAR.
- MORTAR TO COMPLY WITH ASTM C270 (TYPE M OR S).
- PROVIDE CORRUGATED MASONRY TIES BETWEEN BRICK FACIA AND WOOD WALLS OR CMU WALLS AT 16" O.C. IN EACH DIRECTION.
- PROVIDE 9GA TRUSS STYLE JOINT REINFORCEMENT @ 16" O.C. VERTICALLY.
- G. LINTELS SHALL BE AS FOLLOWS:
 - OPENING $\leq 3'-0"-L4X3\frac{1}{2}X\frac{1}{4}LLV/4"$ OF WALL
 - $3'-0" < OPENING \le 7'-0" L6X3 \frac{1}{2}X_{16}^{5} LLV/4" OF WALL.$
 - OPENING > 7'-0" SEE PLAN
- 4. CAST IN PLACE CONCRETE:
- CONCRETE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF ACI 318-11, "PART 3 CONSTRUCTION REQUIREMENTS."
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000PSI. UNO (UNLESS NOTED
- ALL CONCRETE SHALL BE PLACED WITH A SLUMP OF 4" $(\pm \frac{1}{2})$ "
- ALL CONCRETE SHALL BE NORMAL WEIGHT, UNO.
- ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE 6% ±1% ENTRAINED AIR.
- CONTRACTOR SHALL POUR EXTRA CONCRETE TO ACCOUNT FOR THE DEFLECTION OF THE FORM WORK TO PROVIDE A FLAT FINISHED SURFACE.
- CONCRETE COVER FOR REINFORCEMENT SHALL BE:

COLUMNS AND BEAMS	1 ½"
SLABS	<u>3</u> 4
FOOTINGS	3"

- REINFORCEMENT:
- REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 (FY= 60KSI)
- WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. LAP EDGES OF WIRE FABRIC AT LEAST 6" IN EACH DIRECTION.
- DIMENSIONS: THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF STRUCTURAL COMPONENTS.
- COORDINATION: THE CONTRACTOR SHALL COORDINATE ALL SLEEVES, DUCT OPENINGS AND HALES BETWEEN TRADES. ANY CONDUITS OR PIPES EMBEDDED IN CONCRETE MUST BE IN ACCORDANCE WITH ACI318-11, CHAPTER 6. WHERE SLEEVES ARE CLOSELY SPACED IN A GROUP, THE GROUP SHALL BE TREATED AS AN OPENING AND REINFORCED ACCORDINGLY.
 - SUBMIT DRAWINGS SHOWING ALL OPENING SIZES AND LOCATIONS FOR THE APPROVAL BY THE STRUCTURAL

PLATE CONNECTION WOOD TRUSSES:

- A. PREFABRICATED WOOD TRUSSES SHALL BE PROVIDED BY AN EXPERIENCED
- MANUFACTURER AND SHALL BE INSTALLED ACCORDING TO THEIR INSTRUCTIONS. B. ALL TRUSSES AND ACCESSORIES SHALL BE DESIGNED FOR THE LOCAL SNOW AND LIVE LOADS PER IRC OR GOVERNING LOCAL CODE REQUIREMENTS.
- C. STAMPED AND SIGNED SHOP DRAWINGS SHOWING ALL TRUSS TYPES AND LOAD AND STRESS TABLES SHALL BE SUBMITTED BY TRUSS MANUFACTURER.
- D. PROVIDE TEMPORARY BRACING TO HOLD TRUSSES IN PLACE UNTIL PERMANENTLY SECURED.
- E. PLACE PERMANENT BRIDGING, BRACING, AND ANCHORS TO MAINTAIN TRUSSES IN CORRECT POSITION BEFORE INCLUDING LOADS.

INSULATION NOTES:

- 1. ALL BUILDING ENVELOPE INSULATION IS LABELED WITH R-VALUE OR INSULATION
- 2. ALL INSULATION INSTALLED PER MANUFACTURER'S REQUIREMENTS.
- 3. BLOWN OR POURED LOOSE FILL INSULATION INSTALLED ONLY WHERE ROOF SLOPE IS GREATER THAN OR EQUAL TO 3.12 AND MUST BE MARKED EVERY 300FT.
- 4. COMPLETE WITH R-VALUE REQUIREMENTS WITH CURRENT ENERGY CONSERVATION CODE.
- 5. ATTIC HATCH TO BE AIR SEALED & INSULATED TO A MINIMUM OF R-49.
- 6. PROVIDE BAFFLE OVER AIR PERMEABLE INSULATION ADJACENT TO SOFFIT AND EAVE VENTS.

BUILDING ENV	'ELOPE INSUL	ATION TABLE
	REQUIRED	PROVIDED
WALL	R-20	R-21
FLOOR	R-19	R-38
CEILING	R-49	R-49

SOIL BEARING CAPACITY 2,000 psf Design soil bearing pressure Design soil lateral pressure 45 pcf CONCRETE COMPRESSIVE STRENGTH Basement Slab 3,500 psi 3,000 psi Foundation

N ON	NO. DESCRIPTION	ВҮ	DATE.
4	DESIGN PERMIT SET		11/11/2024
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Structural notes SHEET

> CHURCH AD 21032 MD \sim шì 5 SAINT STEPHE CROWNSVILL 1315 RD, C

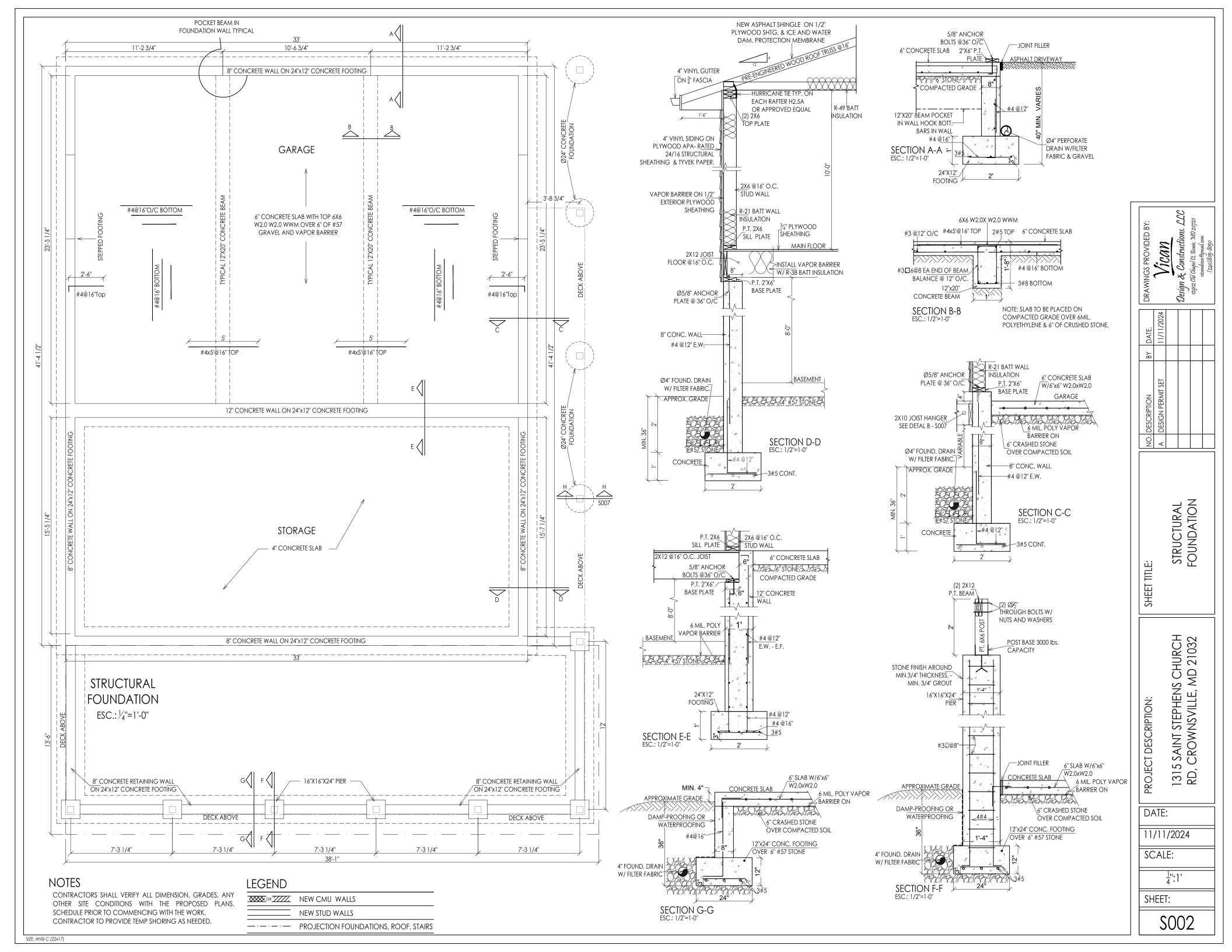
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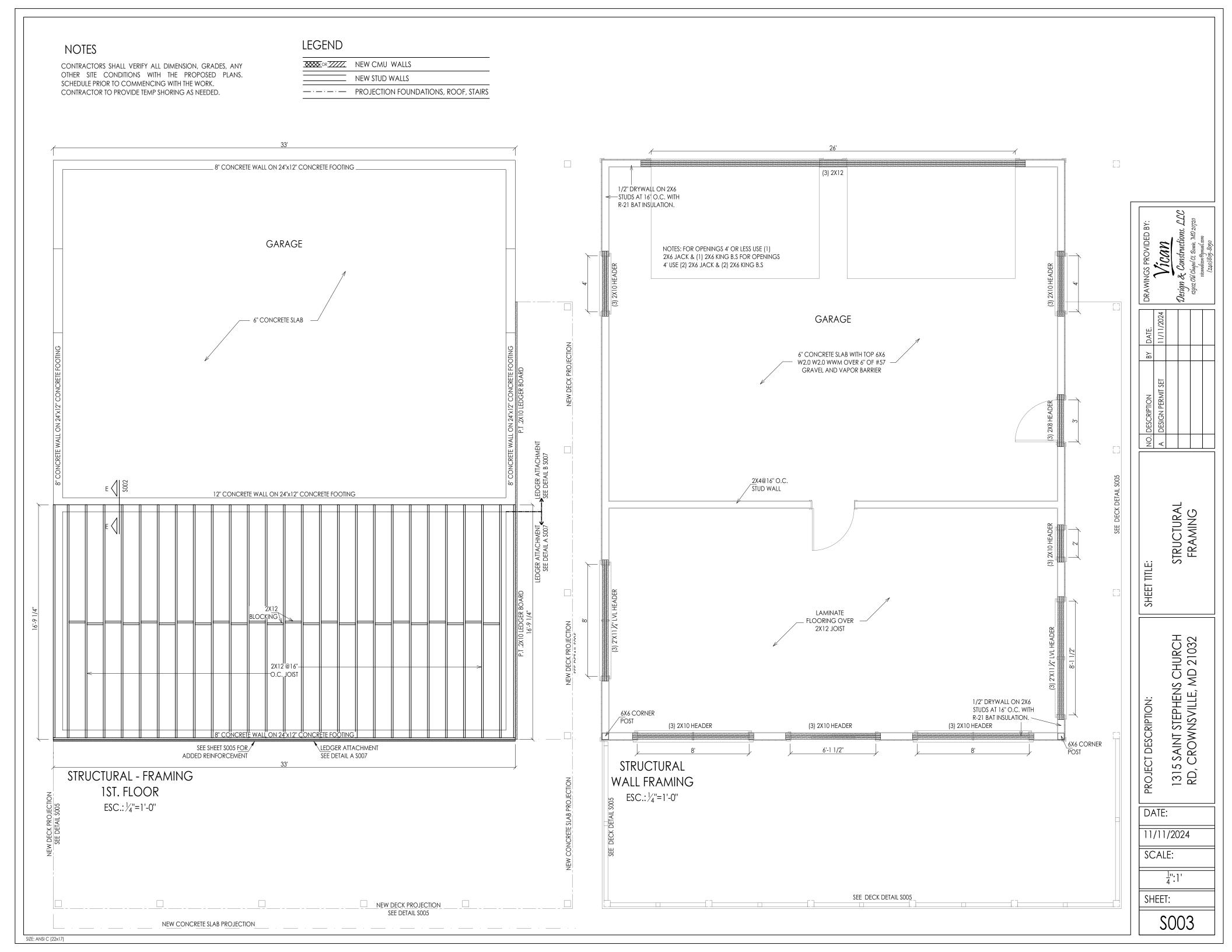
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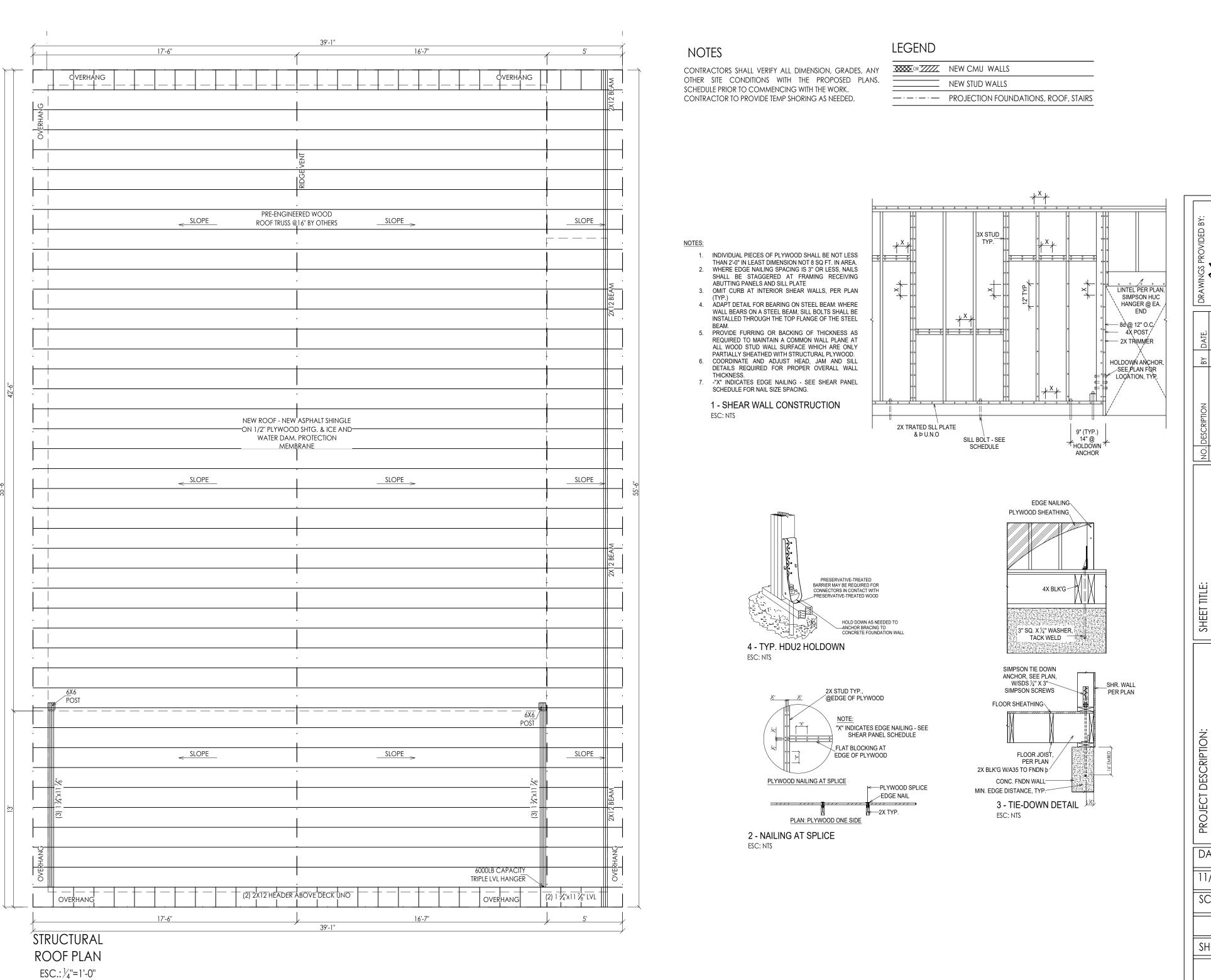
SHEET:

S001

SIZE: ANSI C (22x17)







SIZE: ANSI C (22x17)

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STRUCTURAL ROOF PLAN

SHEET TITLE:

IENS CHURCH LE, MD 21032 1315 SAINT STEPHE RD, CROWNSVILLE

DATE:

11/11/2024

SCALE:

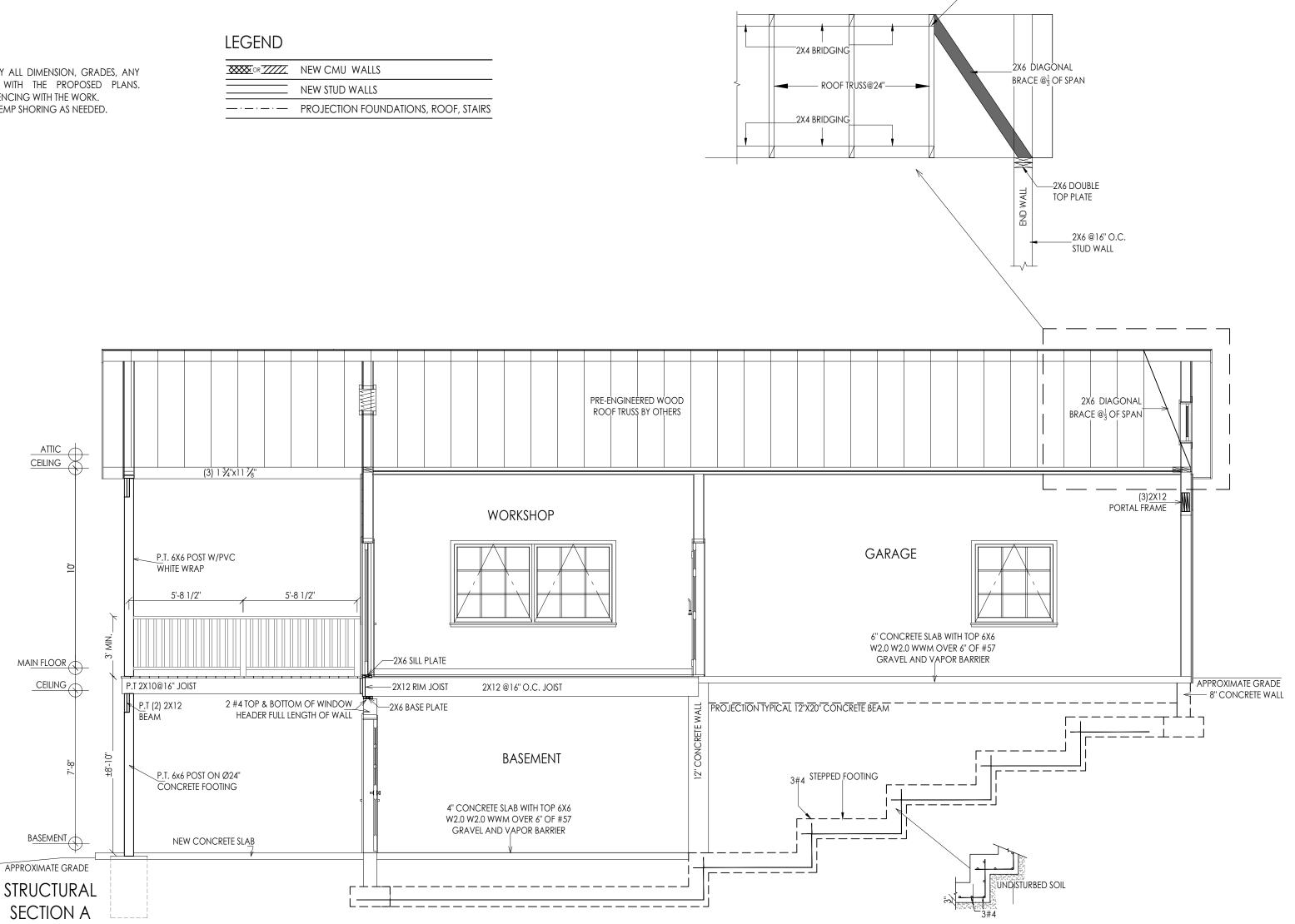
½":1'

SHEET:

\$004



CONTRACTORS SHALL VERIFY ALL DIMENSION, GRADES, ANY OTHER SITE CONDITIONS WITH THE PROPOSED PLANS. SCHEDULE PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR TO PROVIDE TEMP SHORING AS NEEDED



CALCULATION SHEET

October 12, 2024

1315 St Stevens Church Rd

ESC.: 1/4"=1'-0"

Roof Framing

4' openings

Span = 4.5' W = 39'/2 x 50 + 20 = 995 plf

M = 30.22 in-k

R = 2239 lbs

Double windows

Span = 8.5'

W = 995 plfM = 8.98 k-ftR = 4229 lbs Gable windows Span = 8.5'

W = 50 plfM = 5.42 in-k

Garage doors Span = 12.5'

 $W = 3' \times 50 + 100 = 250 plf$

M = 4.88 k-ftR = 1562 lbs

Porch roof headers Span = 12' W = 995 plfM = 17.91 k-ft

R = 5970 lbsCross header for porch roof LVL header Span = 7.25'P = 5970 lbs at x = 3.25'

W = 250 plfRI = 4200 lbsRr = 3583 lbsM = 12.33 k-ft

Roof Framing (cont) Remaining porch headers Span = 7.25'

W = 250 plfM = 19.71 in-kR = 1813 lbs 1st floor framing

Design header in rear concrete wall

Wfloor = $28'/2 \times 50 + 100 = 800 = 1184 \text{ plf}$ Vcap = 0.75(2)(3000)**0.5(8)(13.68)/2 = 1184 plffactored

W conc = 100 psf x 1.33' = 133 plf = 160 plf factored Wtotal = 1344 plf

Span = 8' M = 10.75 k-ftTry 2 - #5 Ast = 0.62 in 2

2 - #4 Mcap = 23 k-ft

a = 1.82" d = 16" - 2" - 5/16" = 13.68" Mcap = 35.6 k-ft

Say 3 V = 1344plf (8/2 - 13.68/12) = 3.85

STEPPED FOOTING

DETAIL

Porch Framing Span = 7.27' $W = 12'/2 \times 70 + 20 = 440 \text{ plf}$

M = 34.88 in-kR = 3198 lbs

4.49k - ok

R std columns = 3198 + 1813 = 5012 lbs R columns w roof load = 3198 + 4200 + 1813/2 = 8305 lbs

Wcap footing = $2' \times 2ksf = 4 \text{ k/ft}$

 $M = 3k/ft(1.38')**2/2 \times 1.4 LF = 4.02 k-ft$ 2 - #4 mid depth mcap = 10.44 k-ft

Roof and porch framing Side porch Span = 10.25'

Wroof = $45psf \times 5' \times 2.5'/4' + 20 plf = 161$

M = 25.31 in-kR = 1650 lbsFloor

Span = 10.25' $W = 41/2 \times 70 psf + 20 = 160 plf$

M = 25.21 in-kR = 1640 lbs + 1650 = 3290 lbs

Check 2' dia footing A = 3.14 ft2 W = 3290lbs/3.14 ft2 = 1047 psf - ok

STRUCTURAL SECTION

SHEET TITLE:

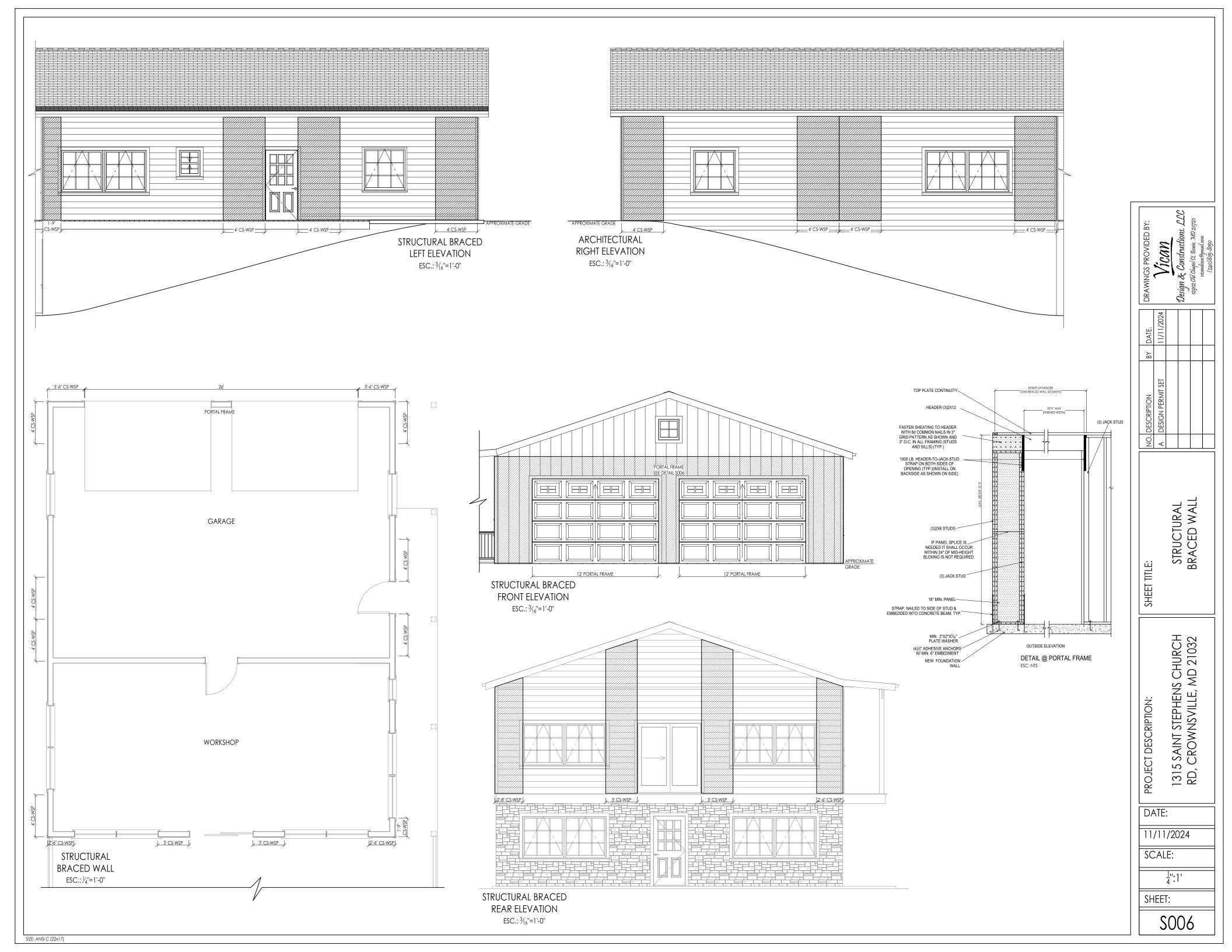
Project description

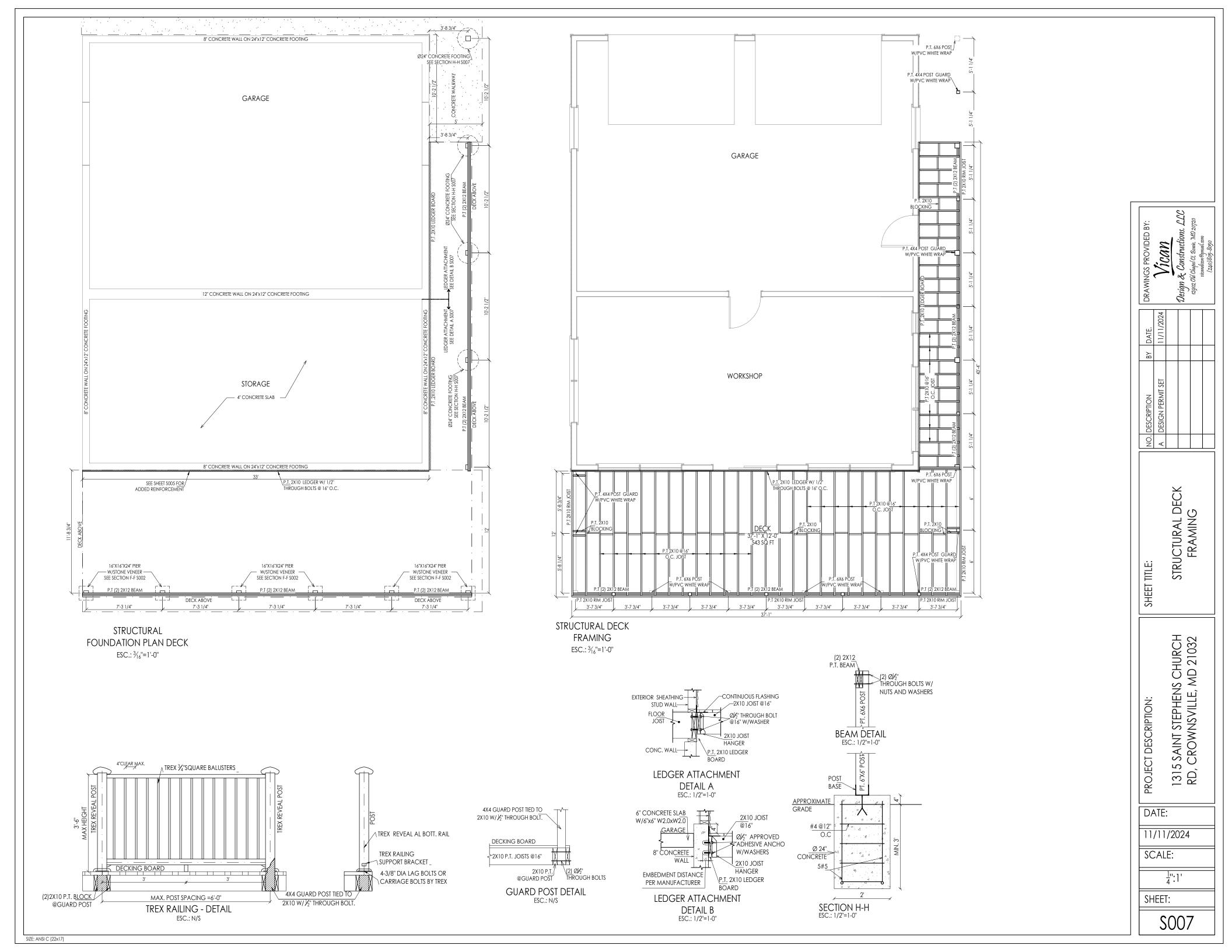
IENS CHURCH LE, MD 21032 1315 SAINT STEPHEI RD, CROWNSVILLE

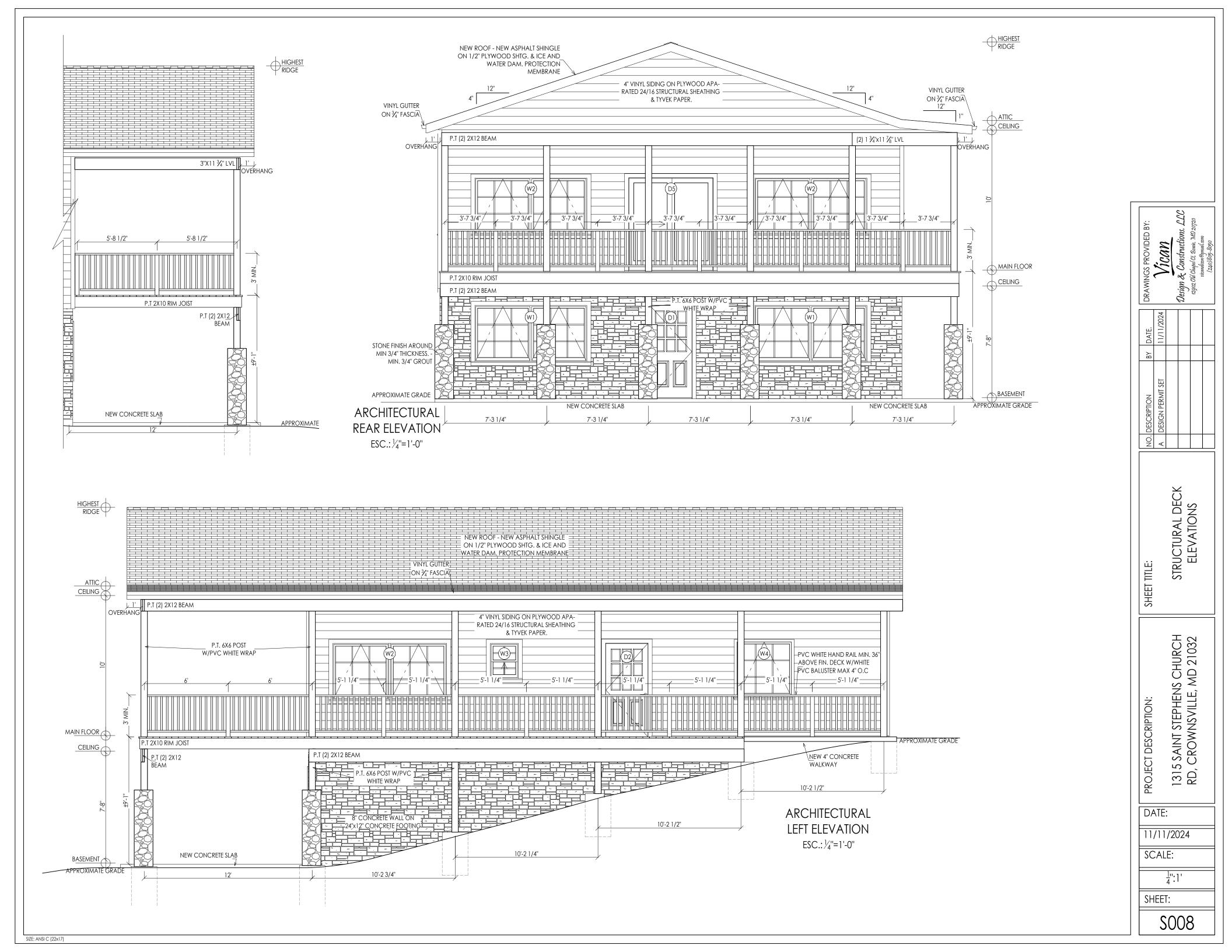
DATE: 11/11/2024 SCALE:

½":1'

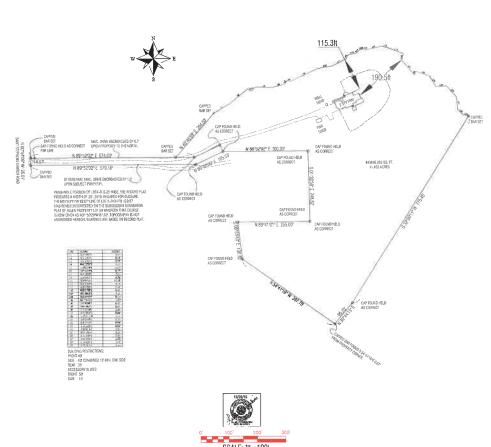
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TAUE. U.E.

SCALE: 1"=100"



Joan Jenkins <pzjenk00@aacounty.org>

2025-0013-V

Joshua B Thompson <joshbthomp@gmail.com>
To: Joan Jenkins <pzjenk00@aacounty.org>
Cc: Timothy Garner <tim@diamondback.builders>

Thu, Feb 20, 2025 at 9:30 AM

I've attached the plans that should have all the information you need. The plan is to move the shed to a different location on my property away from the new garage structure. It will only be 1 story as you'll be able to see from the plans.

Josh

[Quoted text hidden]

