FINDINGS AND RECOMMENDATION OFFICE OF PLANNING AND ZONING ANNE ARUNDEL COUNTY, MARYLAND

APPLICANT: Joshua B. Thompson ASSESSMENT DISTRICT: 2

CASE NUMBER: 2025-0013-V COUNCIL DISTRICT: 6

HEARING DATE: April 17, 2025 **PREPARED BY:** Joan A. Jenkins

Planner III

REOUEST

The applicant is requesting a variance to allow an accessory structure (garage, workshop & storage with a deck) in the front yard of a non-waterfront lot with less setbacks than required on property located at 1315 Saint Stephens Church Road in Crownsville.

LOCATION AND DESCRIPTION OF SITE

The subject property consists of 10.52 acres of land and is located with frontage on Saint Stephens Church Road south of Penderbrook Drive. The property is identified as Parcel 10 in Grid 5 on Tax Map 43, Lot 4R in the Guy Allen Property subdivision. The property is primarily zoned RA – Rural Agricultural District with a small area of OS - Open Space District in the rear. The site is currently improved with a two-story single-family detached dwelling, a shed and associated facilities. The property is served by private well and septic facilities.

APPLICANT'S PROPOSAL

The applicant proposes to construct a two car garage (32' x 23'-10", 745 sq. ft.) with an attached workshop (30' x 16', 512 sq. ft.) and an L-shaped wrap around deck (37'1" x 12', 543 sq. ft.) on the first floor and basement storage (31' x 15'-3", 473 sq. ft.) with a concrete slab under the upper deck, in the front yard of a non-waterfront lot with an existing principal structure.

REQUESTED VARIANCE

§18-2-204 (b) of the Anne Arundel County Zoning Ordinance provides that "when a new principal structure is constructed in an RA District, an existing barn may be retained in the front yard. Otherwise an accessory structure may not be located in the front yard of a non-waterfront lot." A principal structure already exists; therefore a locational variance is required for the accessory structure containing a workshop and storage with a deck to be in the front yard of this nonwaterfront lot.

The proposal meets all setback requirements for the RA district under §18-4-301 and therefore

does not require a variance to setbacks.

FINDINGS

The subject property is a flag lot with the main portion of the lot being irregularly shaped. The property well exceeds the lot size and width requirements for the RA District; this lot was created by subdivision in 1986 with a subsequent revision to the access in 1990.¹

The current County aerial photograph from 2024 reveals large lots with variously sized houses in this area. While accessory structure may not be seen in the front yards of the nearby lots, it is not unusual for a large rural lot to have an accessory structure in the front yard, particularly when the dwelling is set back far into the lot. The existing dwelling on the subject property was built in 2000 according to State Tax Assessment records. The property currently has a small shed that is in the front yard. That shed can clearly be seen in aerial photos as far back as 2007, however, a building permit was not found on file for the shed. The applicant has indicated that the shed will be moved.

The letter of explanation describes the property as being surrounded by a natural ravine which restricts the placement and development of structures in compliance with the zoning regulations. The letter notes that granting the variance would not infringe on the privacy, safety or enjoyment of any neighboring property and the driveway is more than 1000 feet long making the property remote and secluded.

The architectural plans show the floor plan and elevations of the proposed structure. The structure will be ground level on the northern side and will be supported by pilings on the south side due to the topography of the lot. The structure will have a two-car garage with a workshop behind and a deck off the workshop. The lower level will be used for storage.

The **Health Department** commented that the proposal does not affect the on-site sewage or well water supply system and therefore has no objection to the variance.

The **Department of Recreation and Parks** commented that the site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The granting of the variance would not alter the essential character of the neighborhood and will not impair the appropriate use or development of adjacent properties as the surrounding properties are already developed and are quite a distance from the proposed development. The variances will not be contrary to acceptable clearing and replanting practices and will not be detrimental to the public welfare.

To be granted a variance it must be found that because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical

¹ Plat 5274 Book 101 Page 49, the Guy Allen Property. Plat 6760 Book 129 Page 37 was an administrative plat to reconfigure lots 4 and 5 to relocate private access to lot 4-R.

conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or, because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot. This lot does have some limiting factors due to the location of existing improvements and the topography of the lot. The dwelling is located at the rear of the lot over one thousand feet from the St. Stephens Church Road. Behind and to the south of the dwelling is a perennial stream with a 100-foot buffer. These limitations make it difficult for the applicant to construct an accessory structure in a location within the confines of the Code. This creates a hardship for the applicant by denying him the ability to construct a detached garage/workshop. Therefore, the request can be considered to be the minimum necessary to afford relief.

RECOMMENDATION

Based upon the standards set forth in §18-16-305, under which a variance may be granted, the Office of Planning and Zoning recommends that the variance requests to allow an accessory structure (garage, workshop & storage with deck) to be located in the front yard of a non-waterfront lot as shown on the site plan, be <u>approved</u>.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant shall apply for and obtain the necessary building permits, and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

GENERAL NOTES

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

APPLICABLE CONTRACTOR TO INTRODUCE NEW WORK AND TIE INTO EX. WHERE TRADES PERFORMING WORK SHALL MEET OR EXCEED CODE REQUIREMENTS WITH all trade (plumbing, electrical and mechanical) dwgs are schematic each regard to materials, construction, and installation methods

THESE DRAWINGS HAVE BEEN DEVELOPED IN COORDINATION WITH PROJECT SPECIFICATIONS, THE DRAWINGS AND SPECIFICATIONS SHALL BE USED TO COMPLEMENT APPROPRIATE IN MOST EFFICIENT MANNER WHILE COMPLYING WITH ALL CODES.

EACH OTHER.

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 REVIEW CONTRACT DOCUMENTS AND FIELD DIMENSIONS AND CONDITIONS. CONFIRM that work is buildable as shown. Promptly report any errors, conflicts, or THE OWNER AS WOULD HAVE BEEN AVOIDED IF NOTIFICATION HAD BEEN PERFORMED. COORDINATE WORK WITH THE OWNER/TENANT, INCLUDING SCHEDULING TIME AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND 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 COORDINATE WITH TELECOMMUNICATIONS, DATA, AND SECURITY SYSTEM ORDERLY SEQUENCE OF INSTALLATION.

MAINIAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN

INSTALLATION.

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

11/11/2024				
DESIGN PERMIT SET				
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\(\frac{1}{2}\)	DECK	GARAGE	WORSH
TORAGE FLOOR	E 473 SQ FT	L AREA= 473 SQ FT	
SI	STORAG	TOTAL	

/ORSHOP 512 SQ FT

TOTAL AREA= 2008 SQ FT

TOTAL AREA= 2481 SQ FT

STRUCTURAL SECTION
STRUCTURAL BRACED WALL
STRUCTURAL DECK FRAMING
STRUCTURAL DECK ELEVATION

DESIGN PERMITSET

July 18, 1975 / September 29, 2006 850 PS 1.3 MPS 150 PS Fc COMPRESSION (PARALLEL TO GRAIN): 405 PSI psf # 2 E (MODULUS OF ELASTICITY):

WOOD FRAME WALL R -VALUE: 20 OR 13+. BASEMENT C WALL R - VALUE: 10/13 SLAB d R -VALUE & DEPTH: 10.2ff WINDOWS/DOORS GLAZED FENESTRATION U- FACTOR: 0,32 CLIMATE ZONE: 4 WINDOWS/DOORS GLAZED FENESTRATION SHGC: 0.55 MASS WALL R -VALUE: 8/13 SKYLIGHT U-FACTOR: 0.40 SKYLIGHT SHGC: 0.40 CEILING R-VALUE: 49 FLOOR R -VALUE: 19

INSULATION / ENERGY NOTES

RD, CROWNSVILLE, MD 21032

1315 SAINT STEPHENS CHURCH

РРОЈЕСТ DESCRIPTION:

1/11/2024

DATE:

SN SCALE:

SHEET:

APPLICABLE CODES

1315 SAINT STEPHENS CHURCH RD, CROWNSVILLE, MD 21032

OWNER INFORMATION

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

DECK WORKSHOP STORAGE

JURISDICTION: ANNE ARUNDEL COUNTY

EXISTING CONDITION

SQUARE: 1980 SF LOT: 10.52 Acres PARCEL #: 0200090049372

BUILT: 2481

PROPOSED GARAGE

PROPERTY INFORMATION

RC 2018 DESIGN CRITERIA

PROJECT: NEW GARAGE AND WORKSHOP

VICINITY MAP

02702 OM Cheps (0). Roms, 20M 20720 montomeromerom 0203-205(045)

Design & Constructions. LLC

Vican

30 psf 10 psf 30 psf 40 psf Ground Snow Load Floor Live Load Roof Live Load Dead Loads

Category B Wind Speed Exposure 115 mph Severe Seismic Design Weathering

Moderate to Heavy Frost Line Depth Termite Area Decay Area

Slight to Moderate Winter Design Temperature 13 F

> 1315 SAINT STEPHENS CHURCH RD, CROWNSVILLE, MD 21032

Yes, Required Ice Shield Underlayment Flood Hazard

Mean Annual Temperature 55 F Air Freezing Index Framing Lumber

Fv SHEAR (PARALLEL TO GRAIN): Fb (BENDING):

COVER SHEET

SHEET TITLE:

architectural notes architectural proposed main Floor architectural proposed Roof / Door & Window Schedule

COVER SHEET

99

DRAWING INDEX

SITE PLAN

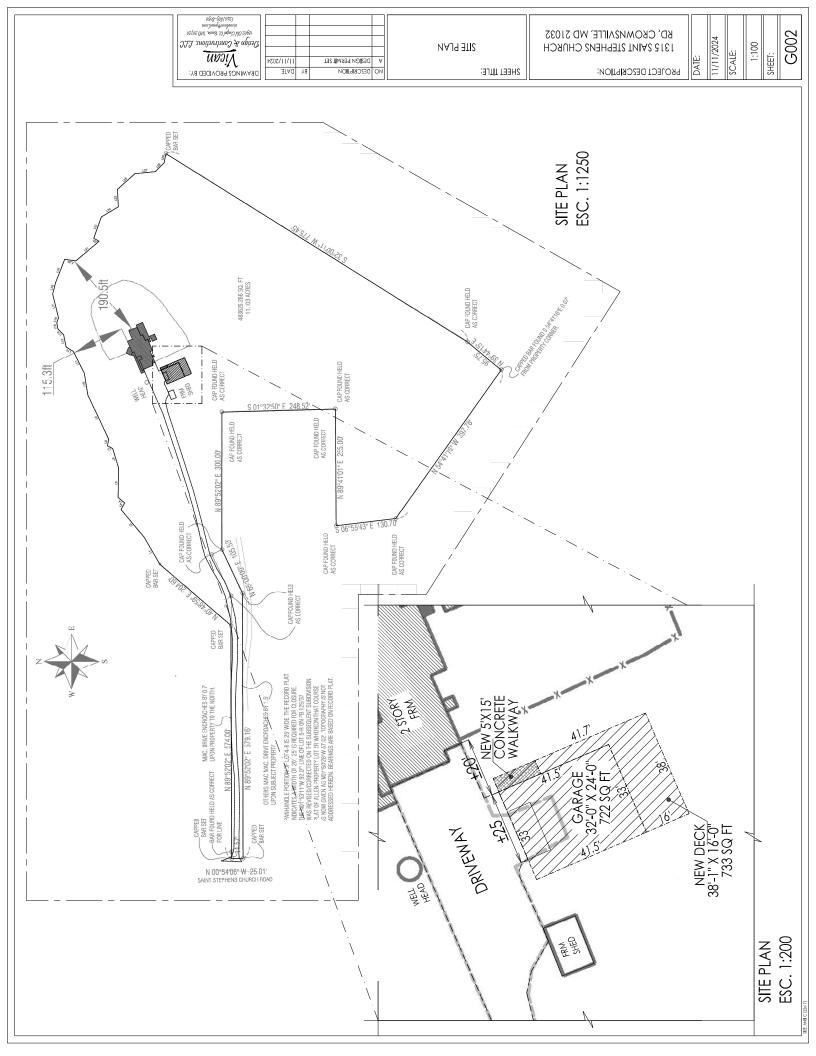
ARCHITECTURAL PROPOSED FRONT & LEFT ELEVATION ARCHITECTURAL PROPOSED REAR & RIGHT ELEVATION

STRUCTURAL NOTES
STRUCTURAL FOUNDATION STRUCTURAL ROOF PLAN

STRUCTURAL FRAMING

CRAWL SPACE C WALL R -VALUE: 10/13

G001



AND STATE CODES, ORDINANCES AND WORK PERFORMED SHALL COMPLY WITH THESE GENERAL NOTES UI WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL, REGULATIONS.

ALL CONTRACTORS (GBREAL CONTRACTOR AND SIR-CONTRACTORS) BLODNG THE PROJECT ARE REQUED TO WITH LOSS SIRE, AND VERY THE ESTING, CONTROLLED SO SIREMITHER THE BERGE CONTRACTORS. ARE TO CARRELLY REPORT ALL CONSTRUCTION DOCUMENTS AND NOTE ANY BECKERANCES SITEMED THE CONSTRUCTION DOCUMENTS AND THE CONSTRUCTION OF ANY 8D. THE BUILDING OWNER REPRESENTATIVE MUST BE CONTACTED FOR ACCESS TO THE COST.

THE 8D SHALL BE BASED ON THE USE OF ALL EQUIPMENT, MATERIALS, MANUFACTURERS AND SYSTEMS DESCRIBED. IN THIS SET OF CONSTRUCTION CONTRACT DOCUMENTS UNESS SPECIFICALLY INDICARED OPHERWIS.

ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE CONDITIONS OBSERVED SHALL BE SROUGHT 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 PROVIDED BY OWNER.

ON-SITE VERFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS. DISCRENACIES: THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWMOSS, WHEN IN THE DOWNON OF THE CONTRACTOR A BLOGGENACY DRISK IS FINL. PROMPITY REPORT IT TO THE DOWNER FOR THE ROOFER ADJUSTMANT REPORT PROCESS.

all work is to be performed in a Professional mainer and in accordance with Standard Practice and shall be in strict compliance with the manufactures specifications and/or

OMISSIONS, IN THE EVENT CERTAIN REATURES OF THE CONSTRUCTION ARE NOT RULLY SHOWN ON THE DOMENINGS, THE CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARESTHOWN OR NOTED.

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

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HE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LICHT, TELEPHONE, CLEAN UP SERVICE, AND REMOYE ALL TEMPORARY WORK PRIOR TO COMPLETION OF JOB. HE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUBCONTRACTORS COORDINATE THEIR YORK WITH THE WORK OF THE OTHER TRADES INCLUDING WORK NOT IN THE CONTRACT.

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

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

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RD, CROWNSVILLE, MD 21032 1312 SAINT STEPHENS CHURCH

PROJECT DESCRIPTION:

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THE CONTRACTOR SHALL KEEP ALL HANDBOOKS, PARERWORK, AND KEY IN A MARKED BUVELOFE ALL KER'S TO BE TAGGED WITH PROPER LOCATIONS, THIS BUVELOFE SHOULD BE TURNED OVER TO THE LANDLORDOWNERS WITH CERTIFICATE OF OCCUPANCY.

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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.

NO MATERIAL SHALL BE STORED. ON PUBLIC PROPERTY UNLESS AN ENCROACHMENT FERMIT IS FIRST OSTAINED FROM THE PUBLIC WORKS DEPARTMENT.

THE CONTRACTORS SHALL VISHEY THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM MONOPOWER LEAGUED TO THE STANT OF CONSTRUCTION TO SAN'T BEGS SHALL BEGSH INFORMACTOR HAS RECEIVED ALL APPROVED PLANS AND ANY OTHER DOCUMENTS FROM ALL PERMITTING AND DITHER RECOLLATION ALLIPORTIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED FOR INSPECTIONS AND SHALL PAY FOR REINSPECTION 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 CONSTRUCTON DOCUMENTS ARE NOT, NOR THEY INTRUCED OBE, A COMPETER REPRESENTATION OF ALL PARTICLARS REALING TO ALL COOKES. THE COMPACTOR SHALL BE SOIET RESPONSIBLE PERFORMING ALL WORK REQUIRED TO OBSTAN INCCESSARY ARROWNERDALING JURISDICTIONS.

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PREPARATION FOR CONSTRUCTION

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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.

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

ARCHITECTURAL NOTES

SHEET TITLE:

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11/11/2024

DATE:

SCALE:

AIR BARRIER AT STUCCO FINISH WILL COMPLY WITH STUCCO MANUFACTURER'S REQUIREMENTS

N/S

A001 SHEET:

HE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY RECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETON OF WORK.

ILL SCRAP FROM LUMBER, CRATING, PAPER, AND SMILAR TYPES OF TRASH ARE TO BE REMOVED FROM HE SITE ON A DALLY BASIS. TRASH IS NOT TO BE ALLOWED TO ACCUMULATE.

ALI MATERIAIS AND JARON TO BE CUIVANNTED FOR ONE YEAR FROM THE DATE OF FRALI PAYMENT. CONTRACTOR OF PROVIDE PROPERT AND INVESTIGALIAL LEAGUREMENT, LAGOES REMOUNTED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS AS CALLED FOR.

all materials, construction, and finishes to be fire rated, freproofed 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 ULFM RATED AS REQUIRED. NO COMBUSTIBLE MATERIALS ARE TO BE NSTALLED ABOVE CEILING GRID.

IT SHALL BE THE RESPONSBILITY OF THE GBHERAL CONTRACTOR TO MAKE A CAREFUL INSPECTION OVER THE CONSTRUCTION AS, A WHOLE ASSURING HANGET. THAT THE WORK ON THAT PART OF THE PROJECT IS REDOY FOR HAVI. ACCET MANCE BEFORE CALLING UPON THE ARCHITECT AND OWNER TO MAKE A SHALL INSPECTION.

ACTOR SHALL OBTAIN AND REVIEW A SET OF ALL RULES AND REGULATIONS PRIOR THE TENANT, GENERAL CONTRACTOR, SUBCONTRACTORS, A FAMILIAR WITH ALL PORIDINS OF THE LEASE ACREEMENT WHI PREMISES THE COMIRACTOR SHALL OBTAIN AND REVIEW A SE TO SUBMITHING A BID.

CONTRACTOR SHALL INSTALL GROMMETS AS NEDED 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, unless otherwise noted.

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COMPETER, CONSTRUCTION OF THE REPORTED SHALL FOR STATES AS SECREDAR IN SECURITION OF THE REPORT OF THE CONTRACT OF THE CONTRACT

ALLOWABLE TOLERANCES - UNLESS OTHERWISE IN APPLY TO ALL WORK; HE CONTRACTOR SHALL VIGHT THAT NO CONFLICT SIST IN LOCATION OF ANY AND ALL MICHANICAL. TERRORSE EXCENSION, PLUMBING AND SPRINCER COMPANIENT OF NOLUCE ALL PHYSE, DUCT WORK AND CONDULIN AND MAN LEAGURED CLEARANCES FOR INSTALLATON AND MANTENANCE OF ABOYE EQUIPMENT ARE REQUIRED. EPOSED OR CONCEALED ELIDERINS SHALL RE DETENANCED AND SECURE WITH ARCHITECT PROPERTY OCCURRENCING OF ABOYE CONTRACT PROPERTY.

 THE MAXIMUM DEMATON REQUITE TRUE PLANE FOR VERTICAL AND HORIZONTAL SUBFACES SHALL HOT BE GREATER THAN LEVEN TO THE JOBERT AS JAESSIRED BY A STRAIGHT EDGE PLACED ANYWHERE ON THE SURFACE VARMACES SHALL HOT BE ADDITIVE. 1. ALL VERTICAL SURFACES SHALL BE PLUMB OR CONSTRUCTED TO THE EXACT SLOPES OR ANGLES INDICATED.

WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. IF DIMENSION ARE NOT SHOWN AND CANNOT BE DETERMINE BY LAYOUT CRETERA, OR IF DISCREPANCIES ARE NOTED, NOTIFY ARCHITECT. WHERE A DRAWING DIMENSION IS NOTED AS "CLEAR" (CLR) THIS DIMENSION SHALL INDICATE CLEARANCES AT COMPLETED CONDITIONS, TAKING FINISH MATERALS INTO ACCOUNT. ALL DIMENSIONS NOTED "VERIF" AND "VERIFY IN RELD" (VIF) TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCES OR CONFLICTS TO THE ARCHITECT.

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

3. ALL HORIZONTAL SURFACES SHALL BE LEVEL OR CONSTRUCTED TO THE EXACT ANGLE INDICATED OR INTENDED.

4. WALL AND SOFFII INTERSECTIONS SHALL BE 90° OR THE EXACT ANGLE INDICATED OR INTENDED. 5. ALL JOHUS SHALL BE TIGHT, STRAIGHT, EVEN AND SMOOTH.

TWO OR MORE COLUMNS WILL ALL OPERABLE ITEMS SHALL OPERATE SMOOTHLY WITHOUT STICKING OR BINDING AND WITHOUT EXCESSIVE PLAY OR LOOSENESS. where contractors and/or subcontractor is instructed to allow a multi with mot or a columns and columns are discovered to be for unequal tile. The larger of the columns tensive legicality of the Wall. The Wall Also Arphy 10 with columns and core to the columns.

8. NOT WIRSTANDING ANYTHING IN THE CONTRACT DOCUMENTS, THE CONTRACTOR ACCEPTS THE RESPONSIBILITY OF CONSTRUCTING A WATERTIGHT, WEATHER TIGHT PROJECT.

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

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

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

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

THE CONTRACTOR SHALL VERPY AND CONFRM EXACT LOCATION OF ALL MECHANICAL EQUIPMENT, DUCTS, GRILLS, AND VENTS WITH THE MECHANICAL CONTRACTOR AND ARCHITECT. VERIFY ADEQUATE CLEARANCES ARE PROVIDED FOR ALL EQUIPMENT, FLUE, VENTS, CHASES, HXTURES, BEFORE CONSTRUCTING, ORDERING, OR INSTALLING ANY ITEMS OF WORK. GENERA, CONTRACTOR, AND SIB-CONTRACTORS SHALL COORDINATE THE LAYOUT, AND EVACT LOCATIONS OF POWER AND DATA LEGISLACH CURIEST, IGHT SINTCHES, AND THERMOSTATS WITH ARCHITECT IN THE RELD BEDGER ROCKERING WITH TAIN PORTION OF HE 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 VERFY FIT AND COORDINATION OF EXISTING AND SPECIFIED EQUIPMENT PI CONSTRUCTION AND VERFY COMPATIBLITY WITH THE ELECTRICAL VOLL'AGE/PHASE, AND OTHER UTILITIES.

PROVIDE ACCESS PANELS TO ALL CONCEALED SPACES, VOLDS, ATTICS, ETC., VERIFY THE TYPE REQUIRED WITH THE ARCHITECT PRIOR TO INSTALLATION. INSULATION MATERIALS MUST BE IN COMPLIANCE WITH THE FLAME SPREAD AND SMOKE DEISTIY RECUREMENTS AND SMALL BE CREMIED BY THE MANUFACTURER TO WET LOCAL STANDARDS FOR NSULATING ANTERIALS. ALL BYTERIOR DOORS AND WINDOWS SHALL BE DESIGNED TO LIMIT AIR CONFORM TO LOCAL JURIDICTION CODES.

STORAGE, DISPOSING AND/OR USE OF ANY TLAMMABLE OR COMBUSTRIE EUGUDS. FLAMMABLE OR COMBUSTRIEL EUGUDS, FLAMMABLE GASES, AND ALAZARDOUS CHEMICALS SHALL COMPLY WITH THE UNIFORM RECORD REGULATIONS AND LOCAL ORDINANCES.

WORK SHALL BE COMPLETED USING BEST CONTRICTION PRACTICES AND MEET CURRENT CODES A REQUIREMENT OF PREVAILING UNISDICTIONS, WHEN STOT CONFORMANCE IS INCONSISTENT WITH CONTRIBUCION DRAWINGS, THE CONTRACTOR SHALL HOTPER ARCHITECT OF ANY INCONSISTENCES.

REGULATORY AGENCIES

SLECTRICAL HXTURES SHALL BE INSTALLED TO MEET U.L., AND N.E.C REQUIREMENTS.

10.THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES SUBCONTRACTORS, AND SUPPLERS. 9. SITE MANAGEMENT

12.THE ARCHITECT SHALL NOT HAVE CONTROL OF, OR RESPONSIBILITY FOR CONSTRUCTION MEANS METHODS. EICHWOLLES, COMRECTOR SUBCOMIRECTOR OR ANY FEBOOR PERFORMANCE ANY OF WORK OF OF FALLIBLE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFIGMANCE WITH COMPRACIOR DOCUMENTS. CONDITIONS DURING 11.THE COMPACTOR SHALL ASSUME SOLE RESPONSIBITY FOR THE JOB SITE CONDITIONS DI COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF THE PRESONS AND PROL REQUIREMENTS SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORSHING FIOLDS. PRIOR TO THE CONTRACTOR SHALL COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ogoz OM Chapal Ot, Roma, NOS zopzo mondomellom (240) Eogo

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Vican

DRAWINGS PROVIDED BY:

13.8TE VBT TO THE SITE BY RELD REPRESENTANCES OF THE ARCHECT AND THEIR CONSULANDS ARE SOLETY FOR HE PURPOSES OF OSSESTIVE HE PROPRIES AND GUALITY OF THE WORK AND DO NOT INCLUDE OR CONSULTENSPECTIONS OF ANY RIVD.

14.TE CONTRACTOR SHALL BE REPONSILE FOR MANUAMING A REASONABLY NEAT AND ORDERLY SIE DURING CONSTRUCTION AND BALL LEAVE THE SIE CLEIN. REMOVING ALL EQUIPMENT, TEMPORARY BUILDINGS, REPUZE PACKNG MATERIALS AND DEBRIS. 15.THE CONTRACTOR SHALL BE RESPONSIBLE FOR EVACUATION SAFETY IN ACCORDANCE APPLICABLE CODES.

THE CONTRACTOR SHALL ROUTHET REPIEW ARCHITECTURAL CLEARANCES FOR ACCESSBUILT OF EQUIPMENT AND MECHANICAL AND ELICIRICAL SYSTEM, CONTRACTORS SHALL VERBY THAT NO CONFLICTS DESTING IN LOCATION OF ANY AND ALL MECHANICAL, TELEPHONE RECENSACAL LIGHTNG, PLUMANICA AND SPRINCER COLDINARIAL ALL ASSOCIATED PRINCE, DICH WORK, CONDITT AND THAT ALL REQUIRED CLEARANCES FOR

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

INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE APPROVED.

ALL PARTITIONS ARE TO BE BRACED IN ACCORDANCE WITH CURRENT CODE REQUIREMENTS OR WHEN SPECIFICALLY REFERENCED ACCORDANCE WITH BEST PRACTICES.

NEW WALL SURFACES SHALL ALIGN WITH EXISTING, ADJACENT OR ADJOINING SURFACES, NOTED [U.O.N.] ALL JOINTS SHALL BETAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.

.BTAC

16.1FC CONTRACTOR SHALL REMOVE ALL RUBBEN AND MATERIALS CAUSED BY THEIR WORK AND TRADES ON A REGULAR BASK, AND SHALL DESCRISS TRECT CONTROL, OF DELANGE OF DEPEND AND THE DEBRIS OF DAS TREAM AFFICING, IN ANY WAY, RINSHED AREAS IN OR OUTSIDE OF THE JOSS SITE.

17.PROVIDE SECURITY OF THE WORK, INCLUDING TOOLS AND UNINSTALLED MATERIALS, PROTECT THE WORK, STORED PROUGUTS, CONSTRUCTION GOLDWARM AND OWNERS, PROPERT FROM THEFT AND VANDALIAN MADERIAL THE PRESENCE THE OWNER. 18.MAINTAIN ACTIVE FIRE EXTINGUISHERS AT THE PROJECT THROUGHOUT ALL PHASES OF CONSTRUCTION

ρ

OR ADJOINING SURFACES, UNLESS OTHERWISE

DESIGN PERMITSET

). THE FINSH NOTED IN CONSTRUCTION DOCUMENTS INDICATES THE TYPES AND EXTENT OF FINISHES. SEE THE INTERIOR FINISH SCHEDULE FOR INTERIOR MATERIALS. 19 FINISH NOTES

PROVIDE METAL TRIM OR CASING AT ALL EDGES OF PLASTER OR GYPSUM BOARD WHERE IT TERMINATES OR MEETS ANY OTHER MATERIAL EXCEPT FLOORS.

STUDS SHALL BE AS INDICATED ON DRAWINGS, SPACING OF STUDS SHALL BE 16 INCHES ON CENTER FOR \$/8" GYPSUM BOARD. U.O.N.

 ALL PAINT FINISHES TO HAVE A MINIMUM OF ONE UNDERCOAT AND TWO OR MORE-COLOR COATS TO ACHIEVE COMPLETE AND CONSISTENT COVERAGE. 8 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.

WORK TO BE SPRAYED ON FOR A SMOOTH FINISH FREE OF SIREAKS SHALL BE SET IN FULLY BEFORE INSTILLATION, ALL MILLINOKK SHA AGANKT DAMMPRES, MOLIGS AND FACES SHALL BE CLEAN OUT AN SMALL MEMBERS OF FINISH WOODWORK SHALL HAVE EASED BEFOR.

ALL GYPSUM BOARD TO BE SMOOTH FINISHED Ŕ

 EXPOSED AND SEMEXPOSED GYPSUM BOARD TO BE FINISH WITH LATEX. NO GYPSUM BOARD SURFACE EXPOSED TO VIEW SHALL BE LEFT UNFINISHED OR UNPAINTED. ALI INTERIOR AND EXPOSED TO VIEW SURFACES OF ALL PLASTIC LAMINATE MILLWORK AND CABINETS.
 BE FINISHED WITH LOW-PRESURE DECORATIVE LAMINATE, COLOR PER CONSTRUCTION DOCUMENTS. 53 THE CONTRACTOR SHALL BE REPONSIBLE TOR ADEQUATELY RAWHING, SACCHOR, AND STRUCTURING ALL WALLS. BELLKHED, AND OTHER DRIVINAL CONSTRUCTION IN A CCORROWACE WITH APPLICABLE THPICAL DETAILS CONTAMED THE CONSTRUCTION DOCUMENTS WHETHER OR MOST SPECIFICALLY RETERENCED 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.

26. SILICON SEALANT/GASKET AT GLAZING TO BE BLACK-VERIFY TO MATCH EXISTING, U.O.N.

28. INTERIOR CONCRETE FLOORS SHALL BE TROWELED SMOOTH AND PROTECTED DURING CONSTRUCTION 27. ALL EXTERIOR EXPOSED METAL SHALL BE GALVANIZED AND PAINTED, U.O.N.

THERMAL AND MOISTURE PROTECTION 30. DAMP PROOFING:

FOLLOW

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.

SEALANT, CALUKING, AND FLASHING SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOI MANUFACTURERS INSTALLATION SPECIFICATIONS AND STANDARD INDUSTRY AND BUILDING BEST PRACTICES.

CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERFY ALL DIMENSIONS, AND GUANTITIES IN THE RELD. INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURES SPECIFICATIONS. STOCKPILE AND PROTECT NEW MATERIALS IN AREAS ON SITE APPROVED IN ADVANCE BY THE OWNER.

WORK OF DEFICIPE CONSTRUCTION OR QUALITY IS NOT ACCEPTABLE. ARCHITECTS FALLINE TO DISCOVER OR TO POINT OUT DEFECTS OR BUTCHOCK STOWN TREPONSELITY FOR MANITARING THE QUALITY OF HE WORK. DEFECTIVE WORK SHALL BE REPLACED BY WORK CONFIDENCIAL OF ACCUMENTARING TO THE WORK. DEFECTIVE WORK SHALL BE REPLACED BY WORK COPROPRIANG TO THE QUALITY AND DESIGN INFINITY OF THE CONSTRUCTION DOCUMENTS. CONTRACTOR TO FOLLOW MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS, IF THESE ARE CONTRARY TO THE CONTRACT DOCUMENTS IMMEDIATELY NOTIFY THE ARCHITECT.

PROVIDE ALL ACCESSORIES REQUIRED FOR COMPLETE INSTALLATION, AS REQUIRED TO QUALIFIED F SPECIFIED WARRANTIES:

CONTRACTOR SHALL CORPUNATE WITH ALL TRADES INVOIVED. TO BRSIRE LOCATIONS AND CLEARANCES FOR RITURE DUCK, CREAKEN, SPRINKER BLOG, GRELES, FOR RESOLVES, AND KITH AND THE DEVELOPMENT HER PIRSH FLOOR SA NOTED OF HITE BRANKINGS RESOLVE ANY CONFLICTS AND CHORRENS AND RIGHT HER PIRSH FLOOR SA NOTED OF HITE BRANKINGS RESOLVE ANY CONFLICTS AND CHORRENS AND RESOLVES HER PIRSH FLOOR SA NOTED OF HITE BRANKINGS RESOLVE ANY CONFLICTS AND CHORRENS AND RESOLVES HER PIRSH FLOOR SA NOTED OF HITE BRANKINGS RESOLVES ANY CONFLICTS AND CHORRENS AND RESOLVES AND CHORLESS AND CHORRENS AND CHORLESS AND CHORL

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.

ALL ITEMS OF MILLWORK SHALL BE CARFFULLY ERECTED WITH TIGHT FITTING JOINTS, CARFFULLY CUT AND SECURED.

MIH THE ARCHITECT BEFORE PROCEEDING.

COOPENMATE LOCATION AND PROVING RUCCIBUG, BACCING, AND/OR RENPORCEMENT IN PARTITIONS FOR ALL CABRETS, COUNTERIORS AND ANY WALL MOUNTED THEM. REFER TO ELEVATIONS AND DAY WALL MOUNTED THEM. REFER TO ELEVATIONS AND DAY MAY OF ACCESSORES REQUIRING SUPPORTS. THE CONTRACTOR SHALL INSPECT ALL WORK PREPORTING PREMADED OR INSTALLED BY OTHERS BEFORE APPLYING SISSESSION INAFFIELD OR PREMADED FOR COMPLICIOR SHALL NOTIFICATION. THE CONTRACTOR SHALL NOTIFICATION AND SHALL NOTIFICATION OF AND SHALL NOTIFICATION OF AND SHALL NOTIFICATION. PROVIDE ISOLATION OF DISSIMILAR METALS BY COATING SURFACES IN CONTACT WITH BITUMINOUS PAINTS OR SEALANT TAPE AT THEIR CONTACT POINTS.

ALL JAMBS AND SILLS OF ALL WINDOWS AND DOORS SHALL BE CAULKED. PLUMBING DRAIN, WASTER AND VENTS SHALL BE PVC.

CUTING OF DRILLING.

36. DRAINAGE PANEL: 3/8"THICK 37. F; EXOB; E F; ASJOMG. PROTECTION BOARD.

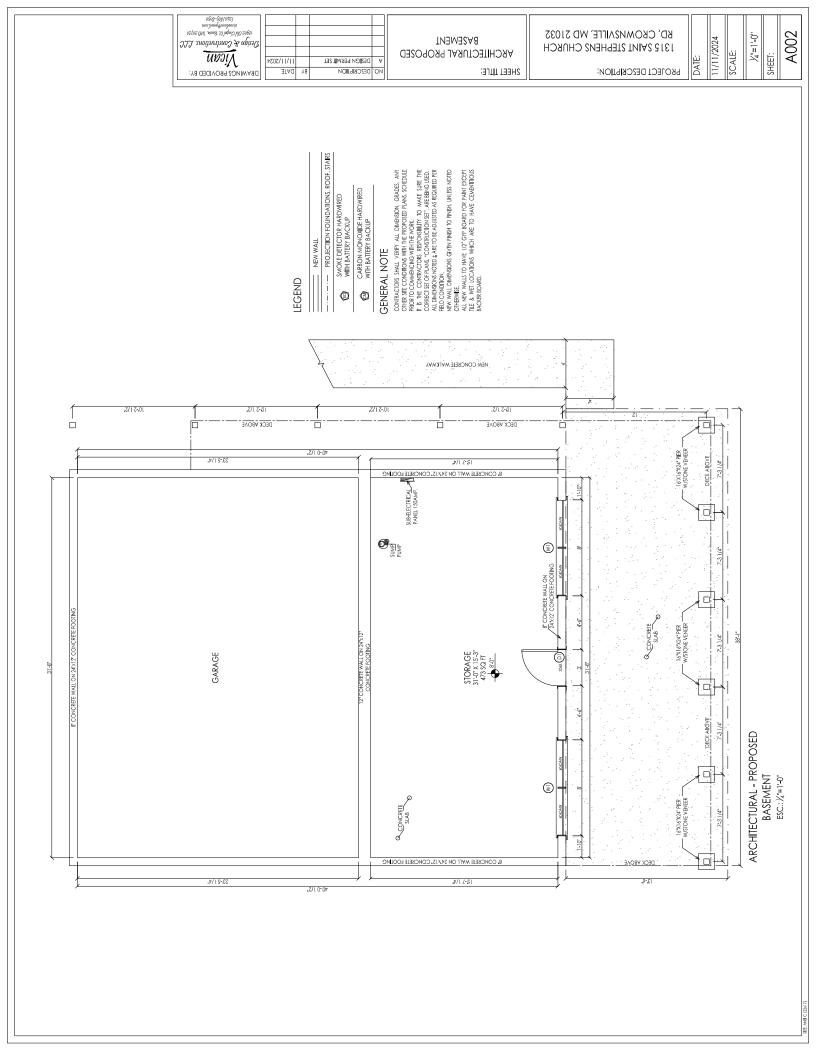
ALL EXTERIOR WALLS SHALL BE COVERED WITH AIR BARRIER WRAP. AIR BARRIER:

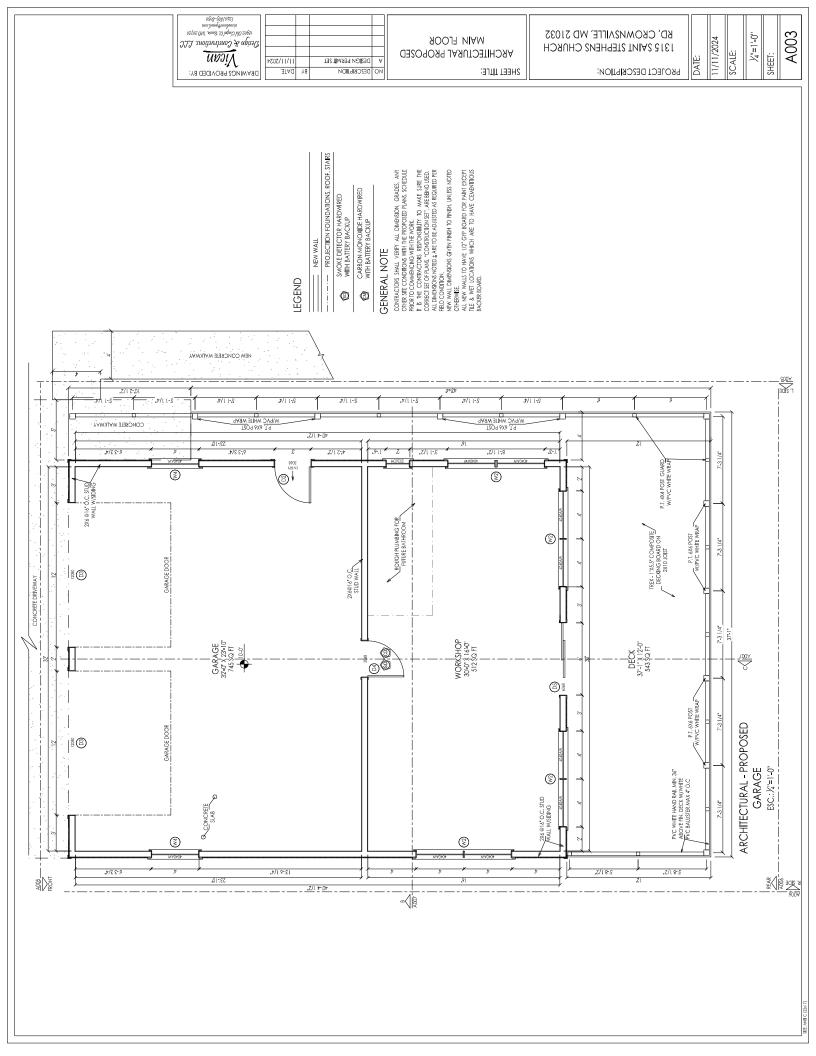
3. THE PRODUCT IS 5'RIN POLYOLERN, NOW-PERFORAGED, NOWWOREN, NOW-MSORBING BREATH-MBE MEMORANE THAN IRRAWSKE THAN I 42 ij

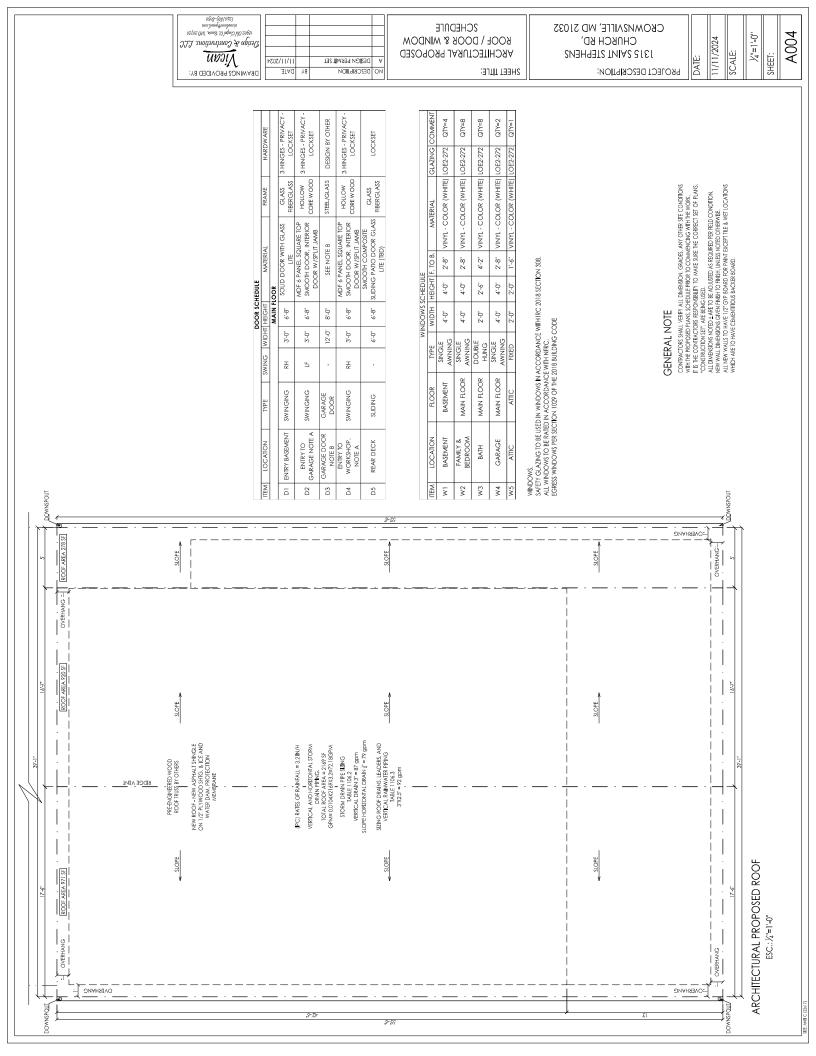
44, SEAM TAPE, FASTENERS, SEALANT, ADHESYJES; AS RECOMMENDED OR PROVIDED BY AIRE BARRIEER MANNIFACTURER.

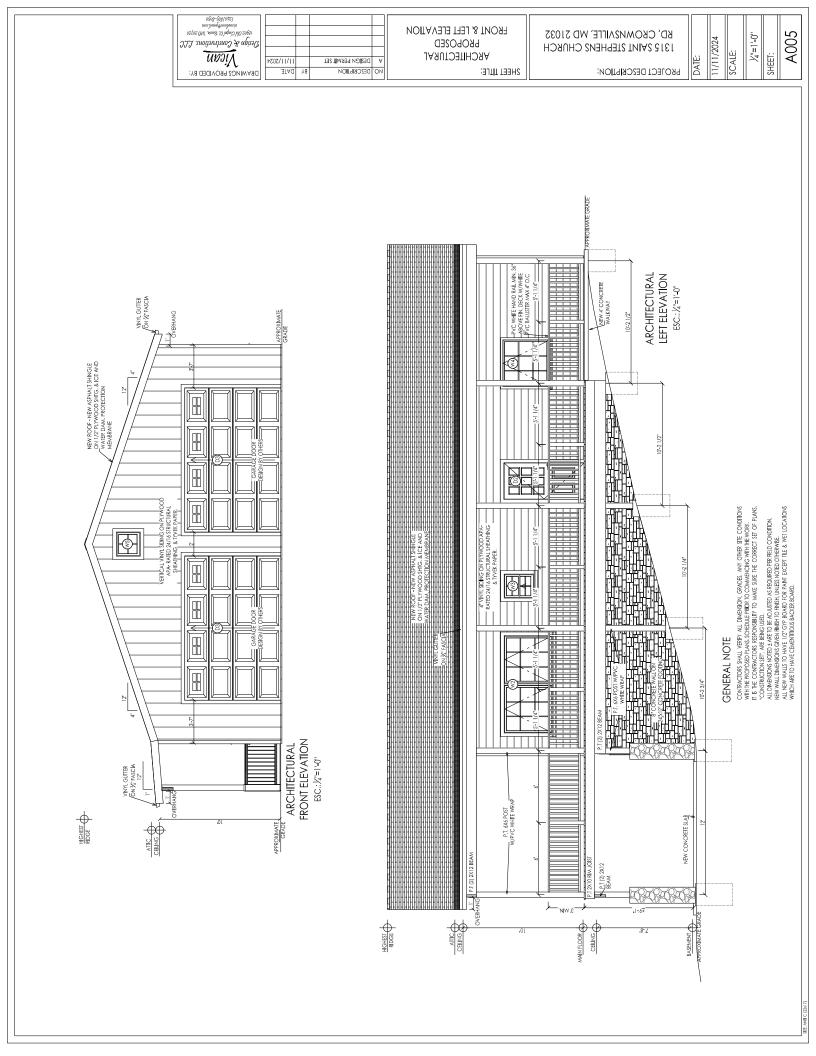
. ALL CELING BETWEEN CONDITIONED AND UNCONDITION SPACES SUCH AS HEATED SPACES UNHEATED ATTIC, SHALL BE COVERED WITH 6 MIL, VAPOR BARRIER. VAPOR BARRIER:

PROVIDE 10 MIL VAPOR BARRIER BELOW SLAB ON GRADE









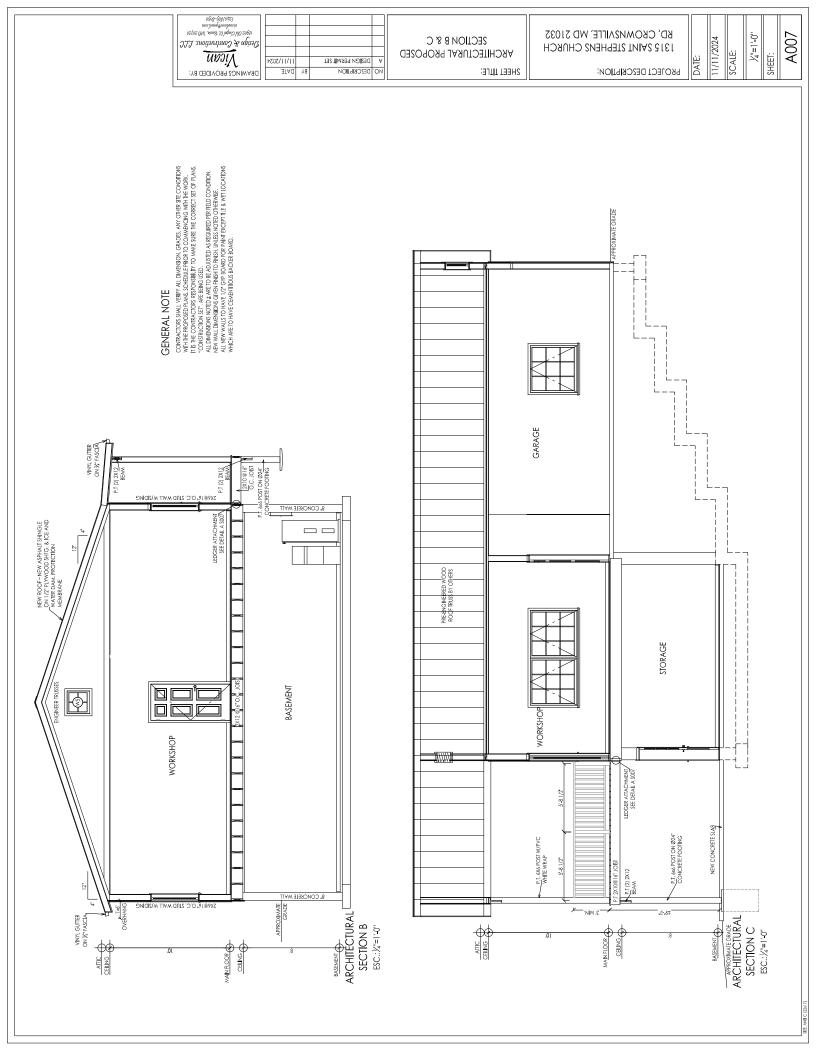
ogoz OM Chapal Ot, Roma, NOS zopzo monukomesymonicom (z40) Eogo **ELEVATION** RD, CROWNSVILLE, MD 21032 A006 1-0, DRAWINGS PROVIDED BY:

<u>VICAN</u>

Design & Constructions. LLC 11/11/2024 PROPOSED REAR & RIGHT 1315 SAINT STEPHENS CHURCH SCALE: SHEET: **ARCHITECTURAL DATE: DESIGN PERMIT SET DATE. PROJECT DESCRIPTION: SHEET TITLE: CONTRACTORS SHALL VERFY ALL DIABBOON, GRADES, ANY OTHER STATE CONDUCTIONS WITH THE REPORTED TO MAKE SURFER THE CONRECTORS REPONSIBILITY ON MAKE SURF THE CONRECTOR SERPONSIBILITY ON MAKE SURF THE CONRECTIST OF LANS. CONSTRUCTION SET, ARE BEING USED ALL DIAMSHONS MOTED ŁARET O'RE ADJUSTED AS REQUIRED PER RED CONDUCTION.

THE WASHING MONEY ON THE TO BE ADJUSTED AS REQUIRED PER RED CONDUCTION.

THE AND THE CONTRACT OF THE TO SERVE OF SHALL DIVERSION OF THE AND THE AND THE AND THE AND THE AND THE TO SERVE OF THE AND THE AND THE AND THE AND THE TO SERVE OF THE TO CARRONS WHICH ARE TO HAVE CENDRITIONS BACKER DAND. APPROXIMATE GRADE **GENERAL NOTE** 262626268 NEW CONCRETE SLAB MAIN FLOOR CELING HIGHEST 4" VINYL SIDING ON PLYWOOD APA-RATED 24/16 STRUCTURAL SHEATHING -& TYVEK PAPER. - 4" VINYL SIDING ON PLYWOOD APA. — RATED 24/16 STRUCTURAL SHEATHING. — 8. TYVEK PAPER. NEW ROOF – NEW ASPHALT SHINGLE ON 1/2" PLYWOOD SHTG. & ICE AND WATER DAM. PROTECTION MEMBRANE ARCHITECTURAL RIGHT ELEVATION ESC.: 1'2" STONE FINISH AROUND
MIN 3/4" CROUT APPROXIMATE GRADE REAR ELEVATION ESC.: 1/2=1-0" OVERHANG ARCHITECTURAL VINYL GUTTER ON ¾" FASCIĀ



5001 SHEET:

STRUCTURAL NOTES

ALL LOSTS, BEAMS, AND POSTS SHALL BE SPRUCE-PRICER IN JINOZ ERE "WATDOWL DEKNA SPECHEARION" OF WOOD CONSTRUCTION, MPPA, ALL TISUS SHALL BE PREVICE-PRE-PRE STRUC-GROBE. ALL WOOD MEMBERS SHALL BE MANUFCCINED TO COMPLY WITH PSST OF "AMERICAN SCHWOOD LUMBER STANDARDS" AND

SHALL HAVE 19% MAXIMUM MOBTURE CONTENT.
MINANUM MEMBER PROPERIES SHALL BE AS FOLLOWS:
WOOD UNTELS, JOSTS AND BEAMS
FLEXUME: PG. = 873-781

m - g g g g g g g g g g g g g

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

530-11/ASCES-11, "SPECHCATONS FOR MASONRY STRUCTURES."
CONCRETE MASONRY UNIS SHALL BE HOLLOW LOAD BEARING UNIS (ASTM C90) GRADE N-1 WITH A NET
STRENCTH OF 2020/SI AND F.M.-1500/SI.
ALL JOHNS TO GET BED SOLD WITH MORTAR.

CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF

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FOLLOW THE MANUFACTURER RECOMMENDATIONS FOR SETTING EPOXY BOLTS. EXPANSION BOLTS SHALL BE RAWL POWER STUDS.

all work and materials to comply with the requirements of the 2018 IRC codes with current county all prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer PROVIDE CORRUGATED MASONRY TIES BETWEEN BRICK FACIA AND WOOD WALLS OR CMU WALLS AT 16" O.C. IN EACH BRECTION.
PROVIDES OA, RUSSISSTILE JOHN REINFORCEMENT ® 16" O.C. VERTICALLY.

MORTAR TO COMPLY WITH ASTM C270 (TYPE M OR S).

CONCRETE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF ACI 318-11, "PART 3 -CONSTRUCTION REQUIREMENTS."

3′-0″ < OPENING ≤ 7′-0″ - L6X3 ½X¼ LLV/4″ OF WALL. OPENING > 7′-0″ - SEE PLAN

OPENING <3'-0' -L4X3 2X4 LLV/4" OF WALL

LINTELS SHALL BE AS FOLLOWS:

Concrete Shall have a minimum Compressive strength at 28 days of 3000ps). Und (unless noted

OTHERWISE).

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ALL CONCRETE SHALL BE FUCKAM, WINDER OF #* [#]*)
ALL CONCRETE SHALL BE MORAM, WEIGHT, IMO
ALL CONCRETE SHALL BOUR STANL FOUR STANL SHALL HAVE 65 #1% BUTRAINED AR.
CONTRACTOR SHALL POUR STANL CONCRETE TO ACCOUNT FOR THE DEFLECTION OF THE FORM WORK TO
PROVIDE A FLAT FINISHES SHRA-CE.

CONCRETE COVER FOR REINFORCEMENT SHALL BE:

COLUMNS AND BEAMS FOOTINGS REINFORCEMENT

ALL RAMING EPOCED TO WATHER OR DESCANATED P.T. IS TO BE PRESSURE TREADED SOUTHER PINE NO.2 PER MATIONAL DESIGNS PECIFICATION FOR WOOD CONSTRUCTION NEW, ALL WOOD MANBERS SHALL BE ANAMENTED TO COMPLY WITH PSO OF "AVARECAN SOFTWOOD LUMBER STANDARDS. MANINATURE MANUFACTURED IN ACCORDANCE WITH TABLE 48 IN THE NATURAL DESIGN SPECIFICATION.

all exterior wall studs are to be 2x% spaced at 16" o.c. (U.N.O.). Place double studs at end of walls and triple studs attnitersections and corners. All multiple stud posts shall be fastened as

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 200 NAILS AT 8-INCHES ON CENTER. PROVIDE SIMPSON STRONG-TE (OR APPROVED EQUAL) POST CAPS AT ALL BEAM-ON-POST BEARING ம் ம் ம்

FORTING BY A STANDARD STANDARD

FLEXURE: Fb = 2,800 PSI

o o o o

SHEAR: Fr. = 285 PSI

MODULOS CE LASTICITY = 1,500,000

MODULOS CE LASTICITY = 1,500,000

SHEAR: STAND LUMBER (P.S. L.) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURER: S

RECOMMENDATIONS, MANMAIM MEMBER PROPERTIES SHALL BE AS FOLLOWS FOR P.S.L. POSTS;

FLEXURE: Fb = 2,400 PS ي ن ف ن

CONDIVISIONS: THE CONTRACTOR SHALL HELD VERPY ALL DIMENSIONS PROR TO FARRICATION OF STRUCTURAL COMPONENTS.
 CONDIVIDIATION THE CONTRACTOR SHALL COORDINATE ALL SLEEVES, DLICT OPENINGS AND HALES BETWEEN TRACES. ANY CONDUITS OR PIPES BARBEDBED IN CONCRETE MASS BEIN ACCORDIANCE WITH ACR318-11, CHAPTER 8. WHER SLEEVER ARE CLOSELY SPACED IN A GROUP, THE CROUP SHALL BE TREATED AS AN OPENING AND REMOCRED ACCORDINGLY.

SUBMIT DRAWNINGS SHOWING ALL OPENING SIZES AND LOCATIONS FOR THE APPROVAL BY THE STRUCTURAL

REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 [FY= 60KS])
WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185, LAP EDGES OF WIRE FABRIC AT LEAST 6" IN EACH

DIRECTION.

ei ≽

MODULIS OF ELASTICITY -1,800,000
PROVIDE MIN 3° BEARING FOR ALL LAMINATED VENEER AND PARALLEL STRAND BEAMS, 2° BEARING FOR STANDARD LUMBER BEAMS.

ALL WOOD TOTALE SPLICE SHALL BE STAGGERED & 6'-5" MINIMUM.
ALL WOLD STAFF SPLICES SHALL BE STAGGERED OF PLATES AND BOTTOM PLATE OF WALL ABOVE.
ALL PAUL STAFF MAG. SHALL BE CONTINUOUS BETWEN TOP PLATES AND BOTTOM PLATES.
ALL WILL SPLICES SHALL BE CONTINUOUS TO ROCKED AND MAILED.
ALL MULTIPLE MARKERS ARE TO BE FASTENED TOSETHER WITH HE FOLIOWING NAIS AND SAMPSON SOS (STROMO-DRIVE SCREWS), USING THE FASTENED TOSETHER WITH HE FOLIOWING NAIS AND SAMPSON SOS PATIENES.
ALL MATIFER SHALL PASTENESS SHALL BE NISTALLED IN THE QUANTIFT OF ROWS SPECIFIED. IN A STAGGERED PATIENE.

A. PREFABRICATED WOOD TRUSSES SHALL BE PROVIDED BY AN EXPERIENCED MANUFACTURER AND SHALL BE INSTILLED KACCORNING TO THEIR INSTILLED TO SHALL BE INSTILLED FOR THE LOCAL SNOW AND LIVE LOADS FOR RECOR GOVERNING LOCAL CODE ROUNIEMENTS.

C. STAMPED AND SIGNED SHOP DRAWING SHOWING ALL RUSS TIPES AND LOAD AND SIRESY RALLS SHALL BE SUBMITTED BY TRUSS MANUFACTURER.

PLATE CONNECTION WOOD TRUSSES:

E. PLACE PERMANENT BRIDGING, BRACING, AND ANCHORS TO MAINTAIN TRUSSES IN CORRECT POSITION BEFORE INCLUDING LOADS. D. PROVIDE TEMPORARY BRACING TO HOLD TRUSSES IN PLACE UNTIL PERMANENTLY

ROWS	2	က	2*	* г	7	က	2*	*e
SPACING	12"O.C.	12"O.C.	16" O.C.	16"O.C.	12"O.C.	12"O.C.	12" O.C.	
FASTENERS	10d NAILS	10d NAILS	16d NAILS	16d NAILS	12d NAILS	12d NAILS	SDS ‡"X4‡"	"₹7X"† VUS
DEPTH	9"-12"	14 18	9"-12"	14-18	9"-12"	14.20	9"-12"	14"-20"
PILES	(2)1-1/2	(2)1-1/2	(3)1-1/2	(3)1-1/2	(2) 1-3/4	(2)1-3/4	(3)1-3/4	(3)1-3/4

*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.

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ALL MÉCELLAREOIS WOOD CONNECTIONS SHALL BE FASTENED FRE 2018 BC. TABLE 2024 91 "FASTENING SCHEDULE".
NAILS INDICATED IN THE DRAWNES, DETAILS, AND NOTES SHALL BE DERNED AS FOLLOWS, 84 = 0.1317.25". TI Dd =
0.14875, 1-64 = 0.10.6525, SUSSITUDIONS FOR HESE NAIL SETS SHBAITIED IN WARTING TO THE EDAYNER FOR DETAIL STABLE APPROVAL. I. DOUF

DOUBLE JOSIS SHALL BE LOCATED BENEATH ALL PARTITIONS WHEN THE LENGTH OF THE PARTITION EXCEEDS ON HALF THE SPAN. PROVIDE SIMPSON H2.5A HURRICANE CLIPS FASTENED TO THE OUTSDE FACE OF THE DOUBLE TOP PLATE AT ALL RAFFER BEARING POINTS.

all roof sheathing shall be laid continuously between the edges of the rood. No interuptions are permitted at Cap trusses or at Roof overbuilds.

SHEET TITLE:

STRUCTURAL NOTES

SLOPEIS GREATER THAN OR EQUAL TO 3.12 AND MUST BE MARKED EVERY 300FT.

4. COMPLETE WITH R-VALUE REQUIREMENTS WITH CURRENT ENERGY BLOWN OR POURED LOOSE FILL INSULATION INSTALLED ONLY WHERE ROOF

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

JLATION TABLE	PROVIDED	R-21	R-38	9
ELOPE INSUL,	REQUIRED	R-20	R-19	9
BUILDING ENV		WALL	FLOOR	04110
	BUILDING ENVELOPE INSULATION TABLE	BUILDING ENVELOPE INSULATION TABLE REQUIRED PROVIDED	BUILDING ENVELOPE INSULATION TABLE REQUIRED PROVIDED WALL R-20 R-21	BUILDING ENVELOPE INSULATION TABLE

SOIL BEARING CAPACITY Design soil bearing pressure Design soil lateral pressure

1/11/2024

DATE:

02/02/08/06, 20mis, 2012 manhampenahann 0208-208(042) VICAM & Constructions, LLC AG2 PROVIDED BY:

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ALL BUILDING ENVELOPE INSULATION IS LABELED WITH R-VALUE OR INSULATION

2. ALL INSULATION INSTALLED PER MANUFACTURER'S REQUIREMENTS.
3. BLOWN OR POLIBED LOOKE MILLIAM CONTROLLED TO BE MANUFACTURE OF THE WAY THE WAY

CONSERVATION CODE.

RD, CROWNSVILLE, MD 21032

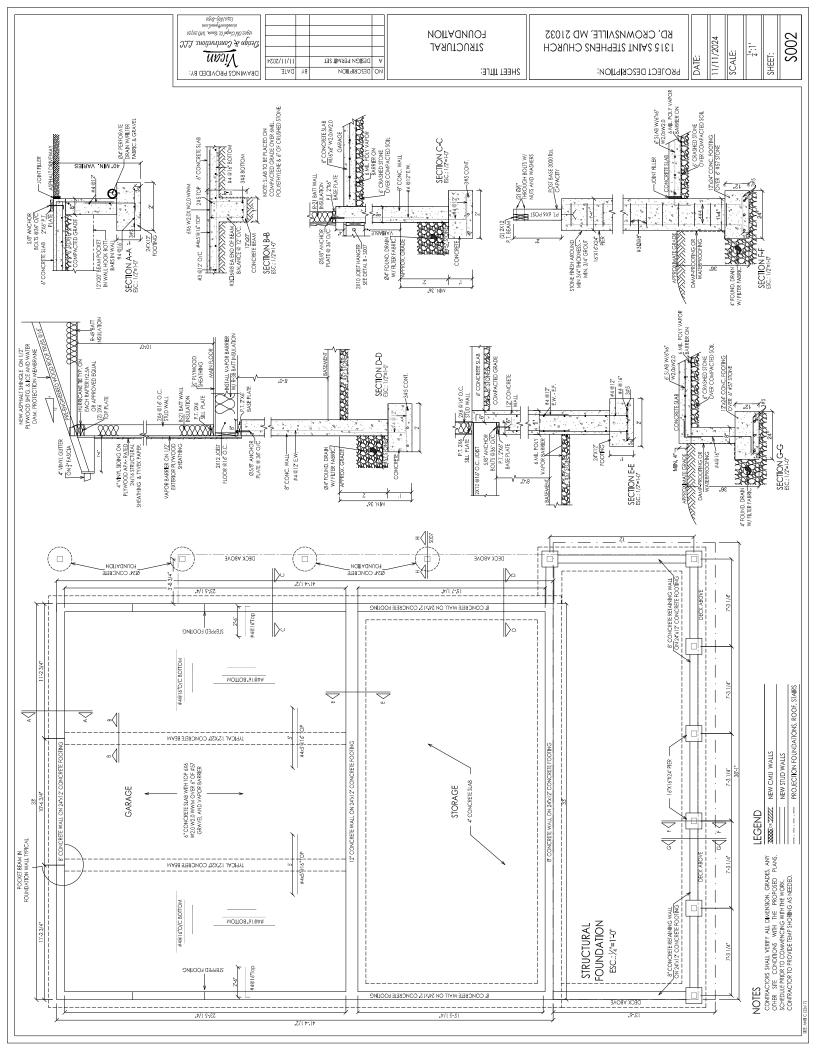
1315 SAINT STEPHENS CHURCH

PROJECT DESCRIPTION:

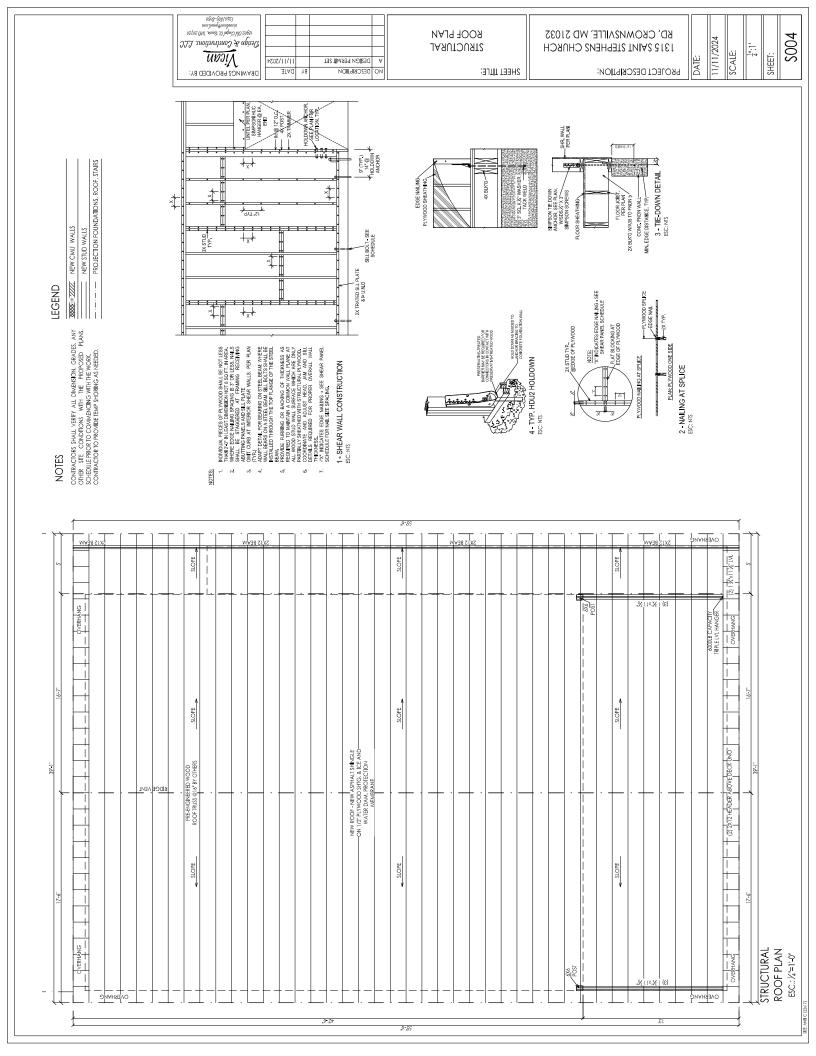
JLATION TABLE	PROVIDED	R-21	R-38	9
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	BUILDING ENVELOPE INSULATION TABLE	BUILDING ENVELOPE INSULATION TABLE REQUIRED PROVIDED	BUILDING ENVELOPE INSULATION TABLE REQUIRED PROVIDED WALL R-20 R-21	BUILDING ENVELOPE INSULATION TABLE

CONCRETE COMPRESSIVE STRENGTH

S/S SCALE:







2902 OM Chapel Ot, Rome, NO 20720 montometrometrom (240) 209-8090 SECTION RD, CROWNSVILLE, MD 21032 **S005** DRAWINGS PROVIDED BY:

<u>VICAN</u>

**Design & Constructions. LLC 1/11/2024 STRUCTURAL 1315 SAINT STEPHENS CHURCH 1.1 SCALE: SHEET: DATE: 11/11/2024 DESIGN PERMITSET SHEET TITLE: PROJECT DESCRIPTION: Span = 10.25' Wroof = $45psf \times 5' \times 2.5'/4' + 20 plf = 161$ APPROXIMATE GRADE

— 8" CONCRETE WALL W = 3290lbs/3.14 ft2 = 1047 psf - ok Check 2' dia footing A = 3.14 ft2 R = 1640 lbs + 1650 = 3290 lbs $W = 4/2 \times 70psf + 20 = 160 plf$ Roof and porch framing Side porch (3)2X12 PORTAL FRAME M = 25.31 in-k R = 1650 lbs M = 25.21 in-k Span = 10.25 2X6 @16" O.C. STUD WALL F 00 -2X6 DOUBLE TOP PLATE STEPPED FOOTING DETAIL Wfloor = $28/2 \times 50 + 100 = 800 = 1184$ plf $V cap = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(3000)^{**}0.5(8)(13.68)/2 = 0.75(2)(2000)^{**}0.5(8)(13.68)/2 = 0.75(2)(2000)^{**}0.5(8)(13.68)/2 = 0.75(2)(2000)^{**}0.5(8)(13.68)/2 = 0.75(2)(2000)^{**}0.5(8)(13.68)/2 = 0.75(2)(2000)^{**}0.5(8)(13.68)/2 = 0.75(2)(2000)^{**}0.5(8)(13.68)/2 = 0.75(2)(2000)^{**}0.5(8)(13.68)/2 = 0.75(2)(2000)^{**}0.5(8)(13.68)/2 = 0.75(2)(2000)^{**}0.5(8)(13.68)/2 = 0.75(20)(2000)^{**}0.5(8)(13.68)/2 = 0.75(20)(2000)^{**}0.5(8)(13.68)/2 = 0.75(20)(2000)^{**}0.000$ R std columns = 3198 + 1813 = 5012 lbs $M = 3k/ft(1.38)^{**}2/2 \times 1.4 LF = 4.02 k-ft$ R columns w roof load = 3198 + 4200 + 2 - #4 mid depth mcap = 10.44 k-ft END WALL LAST TRUSS Weap footing = $2' \times 2ksf = 4 \text{ k/ft}$ $W = 12/2 \times 70 + 20 = 440 \text{ plf}$ 6" CONCRETE SLAB WITH TOP 6X6 W2.0 W2.0 WWM OVER 6" OF #57 GRAVEL AND VAPOR BARRIER 1813/2 = 8305 lbs 4.49k - ok Porch Framing M = 34.88 in-k GARAGE R = 3198 lbs Span = 7.27" PROJECTION TYPICAL 12 X20" CONCRETE BEAM STEPPED FOOTING ROOF 2X4 BRIDGIN W conc = 100 psf x 1.33' = 133 plf = 160 2 - #4 Mcap = 23 k-ftV = 1344plf (8/2 - 13.68/12) = 3.85 d = 16" - 2" - 5/16" = 13.68" Wtotal = 1344 plf Mcap = 35.6 k-ft I S., CONCRETE WALL M = 10.75 k-ftAst = 0.62 in2olf factored Span = 8' Try 2 - #5 a = 1.82" Design header in rear concrete wall 4" CONCRETE SLAB WITH TOP 6X6 W2.0 W2.0 WWM OVER 6" OF #57 GRAVEL AND VAPOR BARRIER 2X12 @16" O.C. Remaining porch headers P = 5970 lbs at x = 3.25Roof Framing (cont) ---- PROJECTION FOUNDATIONS, ROOF, STAIRS 1st floor framing M = 19.71 in kM = 12.33 k-ftRI = 4200 lbs Rr = 3583 lbsR = 1813 lbs Span = 7.25 Span = 7.25 W = 250 pffW = 250 plf-2X12 RIM JOIST -2X6 BASE PLATE -2x6 SILL PLATE FAMILY 2 #4 TOP & BOTTOM OF WINDOW HEADER FULL LENGTH OF WALL Cross header for porch roof LVL header 5.81/2 $W = 3' \times 50 + 100 = 250 \text{ plf}$ EGEND Porch roof headers NEW CONCRETE SLAB W = 50 plf M = 5.42 in-k P.T. 6X6 POST W/PVC WHITE WRAP P.T. 6x6 POST ON Ø24" CONCRETE FOOTING Garage doors M = 17.91 k-ftM = 4.88 k-ftSpan = 12.5' R = 1562 lbsR = 5970 lbsW = 995 plf Span = 8.5' Span = 12' 5.81/2 P.T (2) 2X12 BEAM CONTRACTORS SHALL VERIFY ALL DIMENSION, GRADES, ANY SOLHER SITE CONDIDIONS WITH THE PROPOSED PLANS. SCHEDLLE PRIOR TO COMMENCING WITH THE WORK.
CONTRACTOR TO PROVIDE TEMP SHORING AS NEEDED. ESC.: 1/2"=1'-0" - AIIIC STRUCTURAL SECTION A CALCULATION SHEET
October 12, 2024
1315 St Stevens Church Rd MAIN FLOOR CELING BASEMENT APPROXIMATE GRADE $W = 39/2 \times 50 + 20 = 995 pff$ Double windows Gable windows Roof Framing M = 30.22 in-kR = 2239 lbsM = 8.98 k-ftR = 4229 lbsSpan = 8.5' W = 995 plf 4' openings Span = 4.5 NOTES



DRAMINGS PROVIDED BY:

Dresign & Constructions.

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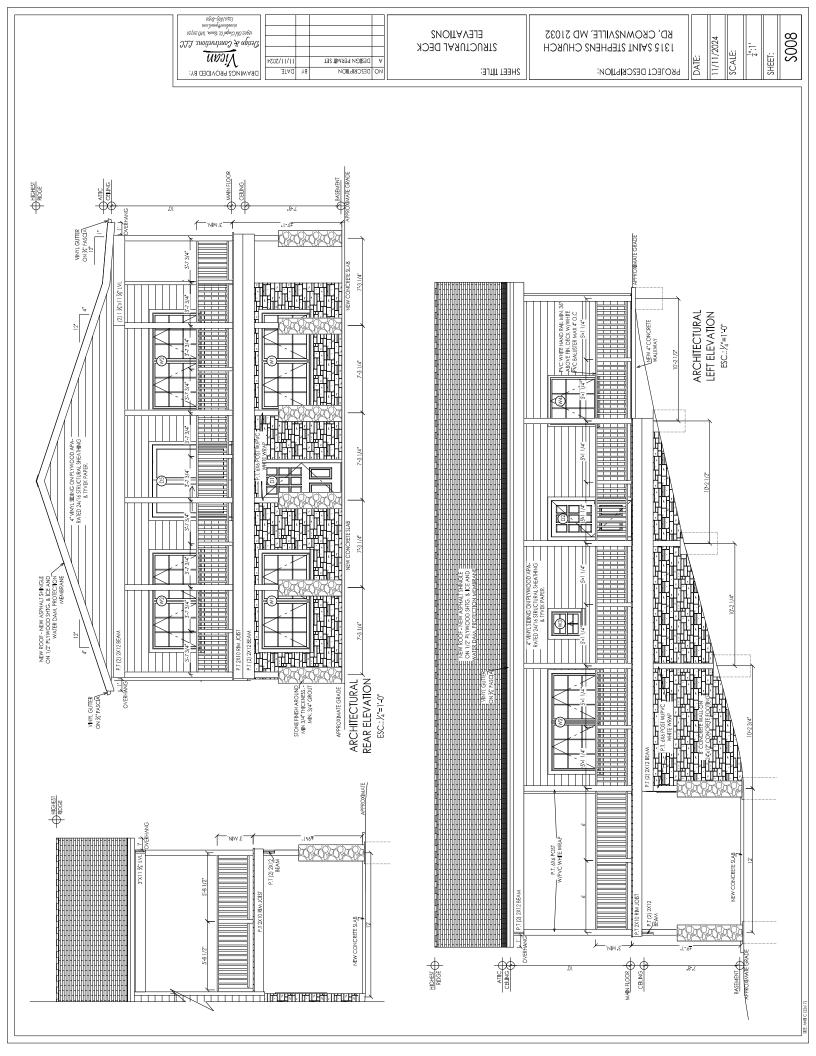
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Caso Support Objection Support or construction.

Caso Support Objective Support or case Support RD, CROWNSVILLE, MD 21032 **FRAMING S007** 11/11/2024 **21KNC1NKAL DECK** SCALE: SHEET: 11/11/2024 DESIGN PERMITSET SHEET TITLE: PROJECT DESCRIPTION: BEAM DETAIL LEDGER ATTACHMENT
DETAIL B
ESC::1/2"=1-0" LEDGER ATTACHMENT DETAIL A ESC::1/2*=1-0" EMBEDMENT DISTANCE PER MANUFACTURER STRÚCTURAL DECK FRAMING ESC: ¾"=1'4" GUARD POST DETAIL ESC.: N/S 4X4 GUARD POST TIED TO 2X10 W/ ½" THROUGH BOLT. "2X10 P.T. JOISTS @16" TREX RAILING
SUPPORT BRACKET

4-3/8" DIA LAG BOLTS OR
CARRIAGE BOLTS BY TREX ATREX REVEAL AL BOTT. RAIL MAX. POST SPACING =6-0'
TREX RAILING - DETAIL
ESC.: N/S STRUCTURAL FOUNDATION PLAN DECK ESC::3%=1'-0" CUENR MAX. 3-6 WAX HEIGHT





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16800 Bald Eagle School Rd. Brandywine, MD 20613





STEUART PITTMAN, COUNTY EXECUTIVE

JESSICA LEYS, DIRECTOR

RECREATION AND PARKS

1 HARRY S. TRUMAN PKWY

ANNAPOLIS, MD 21401

AACOUNTY.ORG/RECPARKS



MEMORANDUM

TO:

Sadé Medina, Zoning Division

Office of Planning and Zoning

FROM:

Pat Slayton

Capital Projects Division

SUBJECT:

Variance Case 2025-0013-V

DATE:

March 5, 2025

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

• This site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The Department of Recreation and Parks has no further comments.

cc: File



Joan Jenkins <pzjenk00@aacounty.org>

2025-0013-V

Joshua B Thompson <joshbthomp@gmail.com>
To: Joan Jenkins <pzjenk00@aacounty.org>
Co: 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]

WORKSHOP 1315 St Stphens Church Rd framing mark ups.pdf



J. Howard Beard Health Services Building 3 Harry S. Truman Parkway Annapolis, Maryland 21401 Phone: 410-222-7095 Fax: 410-222-7294 Maryland Relay (TTY): 711 www.aahealth.org

Tonii Gedin, RN, DNP Health Officer

MEMORANDUM

TO: S

Sadé Medina, Zoning Applications

Planning and Zoning Department, MS-6301

FROM:

Brian Chew, Program Manager

Bureau of Environmental Health

DATE:

March 5, 2025

RE:

Joshua B. Thompson

1315 Saint Stephens Church Rd.

Crownsville, MD 21032

NUMBER:

2025-0013-V

SUBJECT:

Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an accessory structure (workshop & storage with deck) in front yard of a non-waterfront lot.

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. The Health Department has no objection to the above referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc:

Sterling Seay

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.
- 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

Addressing Parcels Parcels - Annapolis City Legend Notes THIS MAP IS NOT TO BE USED FOR NAVIGATION none This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. 800 400 2025-0013-V SAINT STEPHENS CHURCH RD