



Deckingmaryland@gmail.com
443-305-9815

6/11/2025

Letter of Explanation – Proposed Deck Within 100-Foot Buffer
Property Address: 1382 RIVERMIST CT, BALTIMORE MD 21226

Legal description: U 170 BLD 27 PH 23, 1382 RIVERMIST CT, STONEY BEACH
Permit Number: B02437160

To Whom It May Concern,

I am submitting this letter in support of a permit application for the construction of a deck at the above-referenced property, which is located within a 100-foot buffer zone.

There is an existing deck currently situated within the buffer, and the proposed new deck will not extend beyond the footprint of the existing structure. The intent of this project is to replace or improve the current deck without further encroaching into the buffer area.

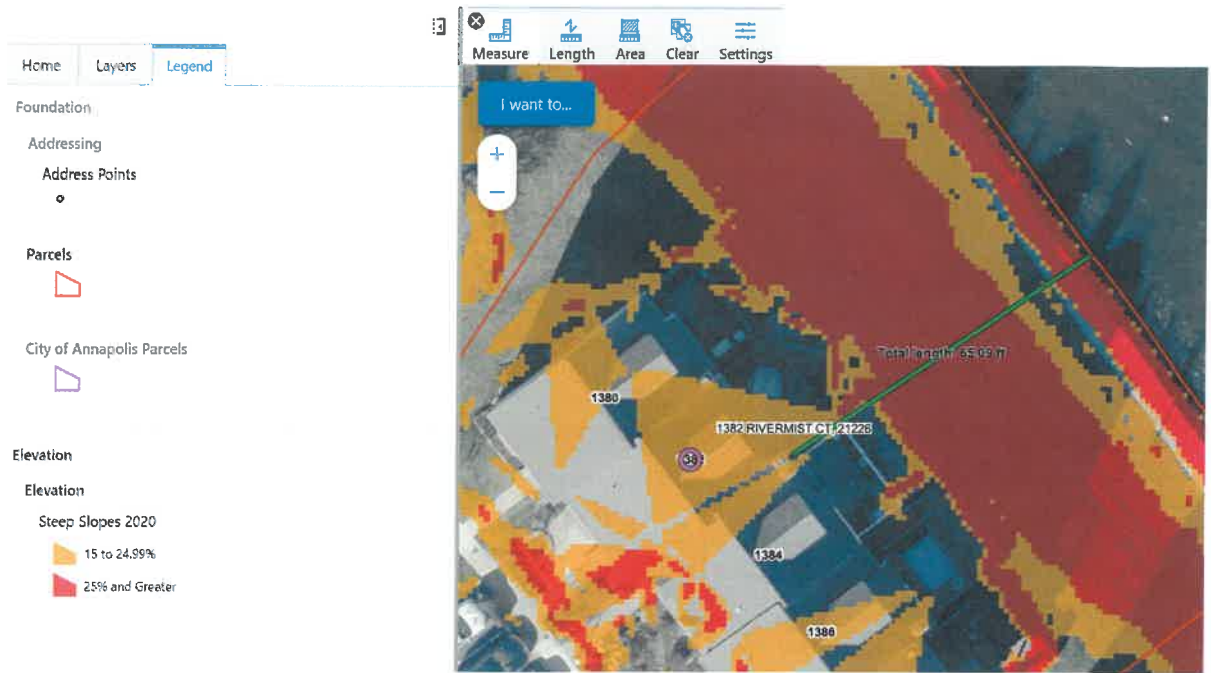
Additionally, the principal dwelling itself is located entirely within the 100-foot buffer. Due to this pre-existing condition, there are no feasible alternatives for relocating the deck outside the buffer or reducing its size in a way that would achieve compliance while maintaining safe and functional use. Please see below screen shot of map.

The design and placement of the proposed deck have been carefully considered to avoid additional environmental impact. All applicable sediment and erosion control measures will be followed during construction, and no tree removal or ground disturbance beyond the current footprint is anticipated.

Furthermore, the neighboring properties also have similar deck sizes and layouts, and the deck proposed in not encroaching or obstructing their view.

Thank you for your time and consideration. Please let me know if any additional documentation or clarification is needed to support this application.

Sincerely,
Elisa Hilseberg
Vice President
Maryland Decking



A Land Surveying Company

DULEY
and
Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Fax: 301-888-1114

Email: orders@duley.biz On the web: www.duley.biz

THIS DOCUMENT IS CERTIFIED TO:

Maryland
DECKING

CASE # ****



LEGEND:

- *— FENCE
- BRL - BLDG. RESTRICTION LINE
- C/S - CONCRETE STOOP
- O/H - OVERHANG

COLOR KEY:

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - ESMTS & RESTRICTION LINES

LOCATION DRAWING OF:

#1382 RIVERMIST COURT
UNIT 170

BUILDING 27 PHASE 23

STONEY BEACH

PLAT BOOK 56, PLAT 6

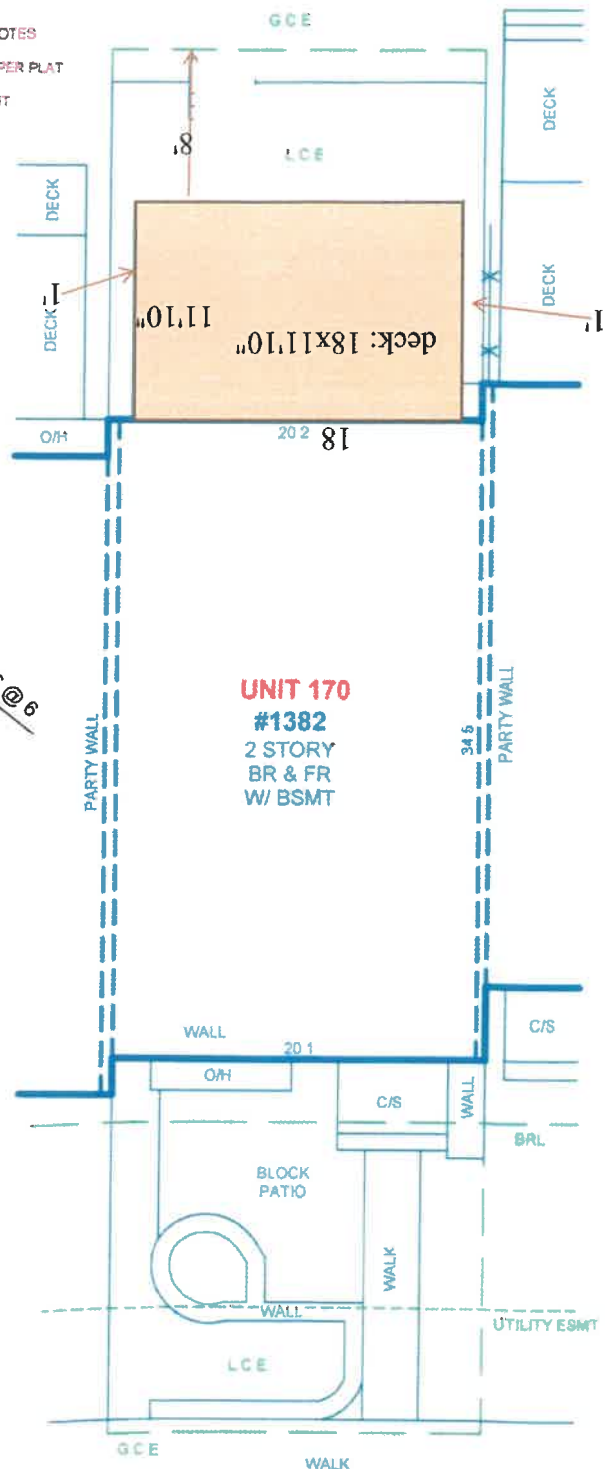
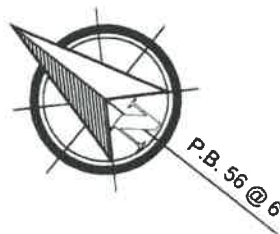
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=10' DATE: 05-01-2025

DRAWN BY: AP FILE #: 253610-761

NOTES:

- 1 SAID PROPERTY SUBJECT TO ALL NOTES AND RESTRICTIONS PER PLAT
- 2 ALL DIMENSIONS SHOWN HEREON PER PLAT
- 3 L C E = LIMITED COMMON ELEMENT
- 4 G C E = GENERAL COMMON ELEMENT



UNIT 170

#1382

2 STORY
BR & FR
W/ BSMT

RIVERMIST COURT
(PRIVATE)

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1": NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.



CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date:

| Tax Map # | Parcel # | Block # | Lot # | Section |
|-----------|----------|---------|-------|---------|
| 0011 | 0181 | | | |
| | | | | |
| | | | | |

FOR RESUBMITTAL ONLY

Corrections ☐
Redesign ☐
No Change ☐
Non-Critical Area ☐

*Complete Only Page 1
General Project Information

Tax ID: 3771-9007-3615

Project Name (site name, subdivision name, or other) 1382 RIVERMIST CT

Project location/Address 1382 RIVERMIST CT

City Baltimore Zip 21226

Local case number

Applicant: Last name Martin First name James D

Company

Application Type (check all that apply):

Building Permit ☒
Buffer Management Plan ☒
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☒
Rezoning ☐
Site Plan ☐
Special Exception ☒
Subdivision ☐
Other ☐

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

| |
|-----------|
| Open Deck |
|-----------|

| | | | |
|-----------------------|------------------------------|-----------------------|-------------------------------------|
| Intra-Family Transfer | Yes <input type="checkbox"/> | Growth Allocation | Yes <input type="checkbox"/> |
| Grandfathered Lot | <input type="checkbox"/> | Buffer Exemption Area | <input checked="" type="checkbox"/> |

Project Type (check all that apply)

| | | | |
|--------------------|--------------------------|--------------------------|-------------------------------------|
| Commercial | <input type="checkbox"/> | Recreational | <input type="checkbox"/> |
| Consistency Report | <input type="checkbox"/> | Redevelopment | <input type="checkbox"/> |
| Industrial | <input type="checkbox"/> | Residential | <input checked="" type="checkbox"/> |
| Institutional | <input type="checkbox"/> | Shore Erosion Control | <input type="checkbox"/> |
| Mixed Use | <input type="checkbox"/> | Water-Dependent Facility | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | | |

SITE INVENTORY (Enter acres or square feet)

| | Acres | Sq Ft | Total Disturbed Area | Acres | Sq Ft |
|------------|-------|-------|----------------------|-------|-------|
| IDA Area | | | | | |
| LDA Area | | | | | |
| RCA Area | | | | | |
| Total Area | | | | | |

of Lots Created 0

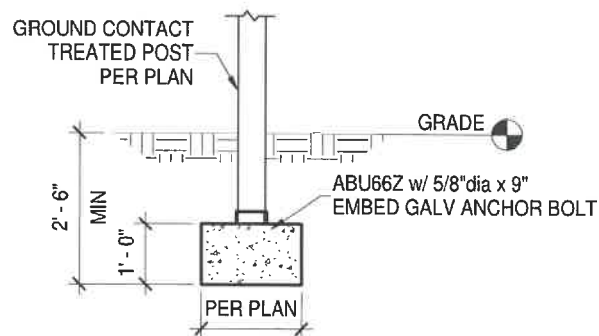
| | Acres | Sq Ft | | Acres | Sq Ft |
|--------------------------------|-------|-------|-----------------------|-------|-------|
| Existing Forest/Woodland/Trees | | | Existing Lot Coverage | | 1453 |
| Created Forest/Woodland/Trees | | | New Lot Coverage | | |
| Removed Forest/Woodland/Trees | | | Removed Lot Coverage | | |
| | | | Total Lot Coverage | | 1453 |

The existing decks are being removed, then we are constructing a new deck.

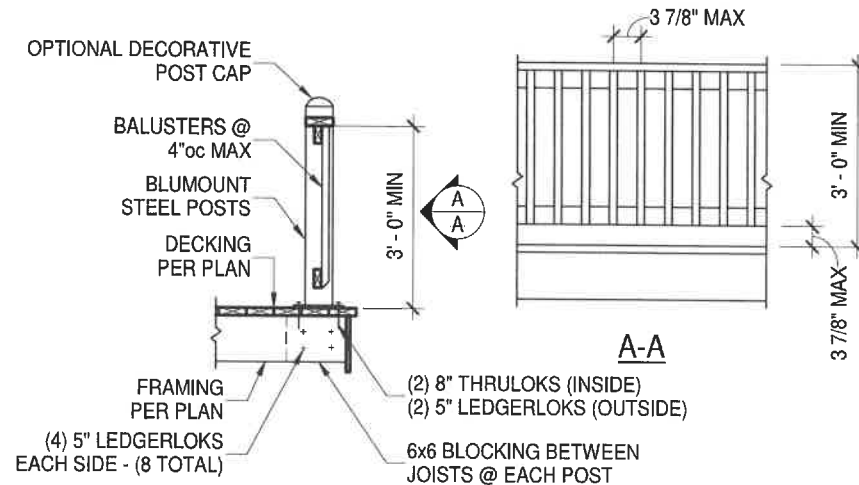
VARIANCE INFORMATION (Check all that apply)

| | Acres | Sq Ft | | Acres | Sq Ft |
|------------------------|-------|-------|------------------------|-------|-------|
| Buffer Disturbance | | 215 | Buffer Forest Clearing | | |
| Non-Buffer Disturbance | | | Mitigation | | |

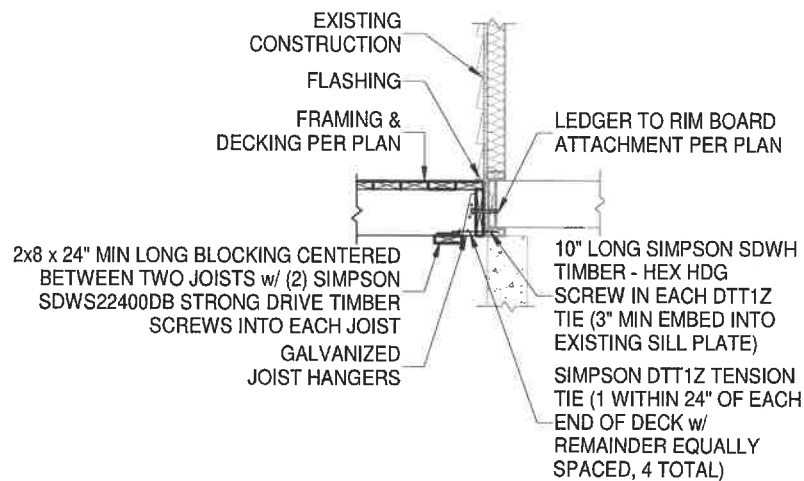
| Variance Type | | Structure | |
|-------------------|-------------------------------------|-------------------------|-------------------------------------|
| Buffer | <input checked="" type="checkbox"/> | Acc. Structure Addition | <input type="checkbox"/> |
| Forest Clearing | <input type="checkbox"/> | Barn | <input type="checkbox"/> |
| HPA Impact | <input type="checkbox"/> | Deck | <input checked="" type="checkbox"/> |
| Lot Coverage | <input type="checkbox"/> | Dwelling | <input type="checkbox"/> |
| Expanded Buffer | <input checked="" type="checkbox"/> | Dwelling Addition | <input type="checkbox"/> |
| Nontidal Wetlands | <input type="checkbox"/> | Garage | <input type="checkbox"/> |
| Setback | <input type="checkbox"/> | Gazebo | <input type="checkbox"/> |
| Steep Slopes | <input checked="" type="checkbox"/> | Patio | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | Pool | <input type="checkbox"/> |
| | | Shed | <input type="checkbox"/> |
| | | Other | <input type="checkbox"/> |



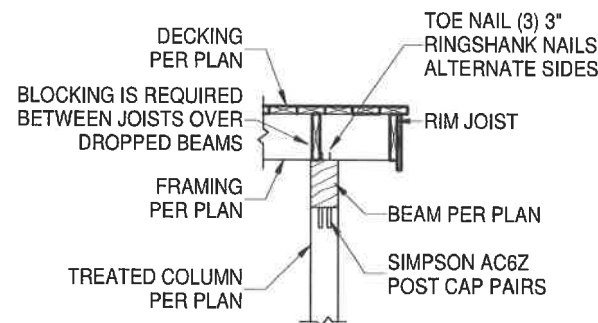
A **TYPICAL POST TO FOOTING DETAIL**
D1 N.T.S.



B **TYPICAL POST TO DECK DETAIL**
D1 N.T.S.



C **TYPICAL LEDGER DETAILS**
D1 N.T.S.



D **TYPICAL CANTILEVER BEAM DETAIL**
D1 N.T.S.

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STONEY BEACH, MD 21226



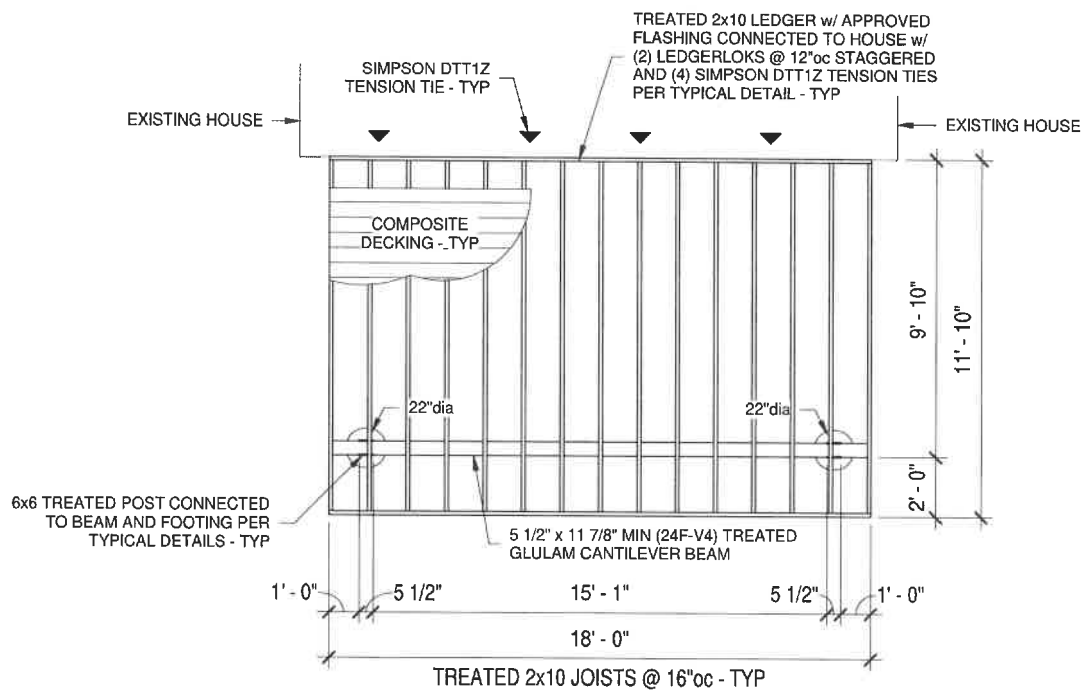
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MD LICENSE # 58291
AZIZ KADRIC PE # 58291
9922 MADAFORD LANE
AFTON, MD 21713
314-258-4252
AZIZ@KADRICENG.COM

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |

D1

TYPICAL DETAILS



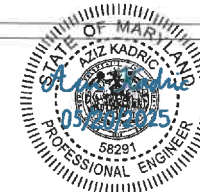
NOTES:

1. ALL HARDWARE, NAILS, SCREWS AND CONNECTORS TO BE CORROSION RESISTANT (GALVANIZED OR STAINLESS STEEL)
2. ALL LUMBER TO BE PRESSURE-TREATED NO. #2 GRADE SOUTHERN PINE OR BETTER
3. ALL TIMBER TO BE **GROUND-CONTACT** PRESSURE-TREATED NO. #2 GRADE SOUTHERN PINE OR BETTER
4. REFER TO IRC TABLE R602.3(1) FASTENING SCHEDULE FOR NAILING ATTACHMENTS NOT SPECIFIED ON THESE DRAWINGS

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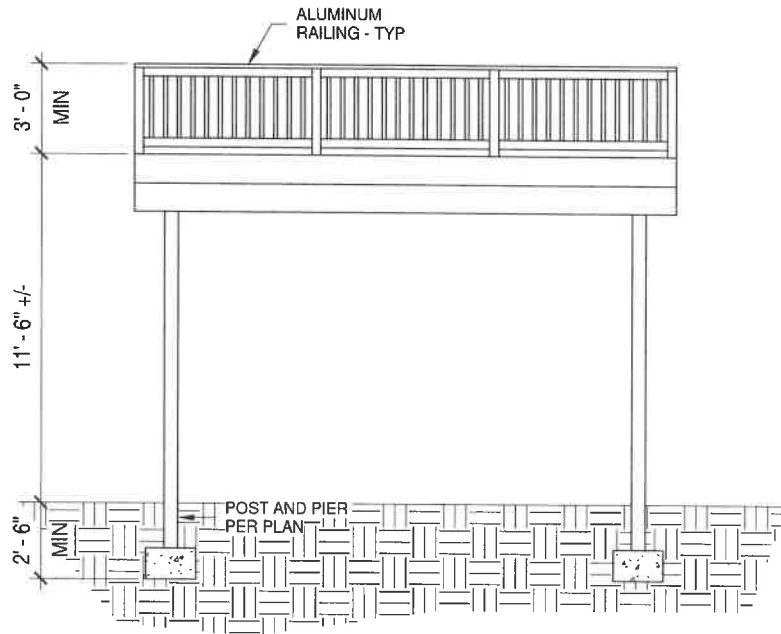
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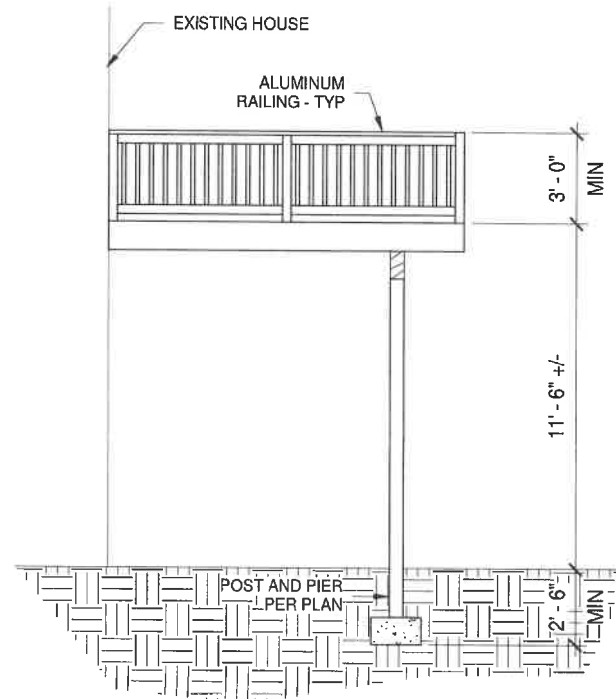
| No. | Description | Date |
|-----|-------------|------|
| | | |

D2

FRAMING PLAN



A FRONT ELEVATION
D3 N.T.S.



B SIDE ELEVATION
D3 N.T.S.

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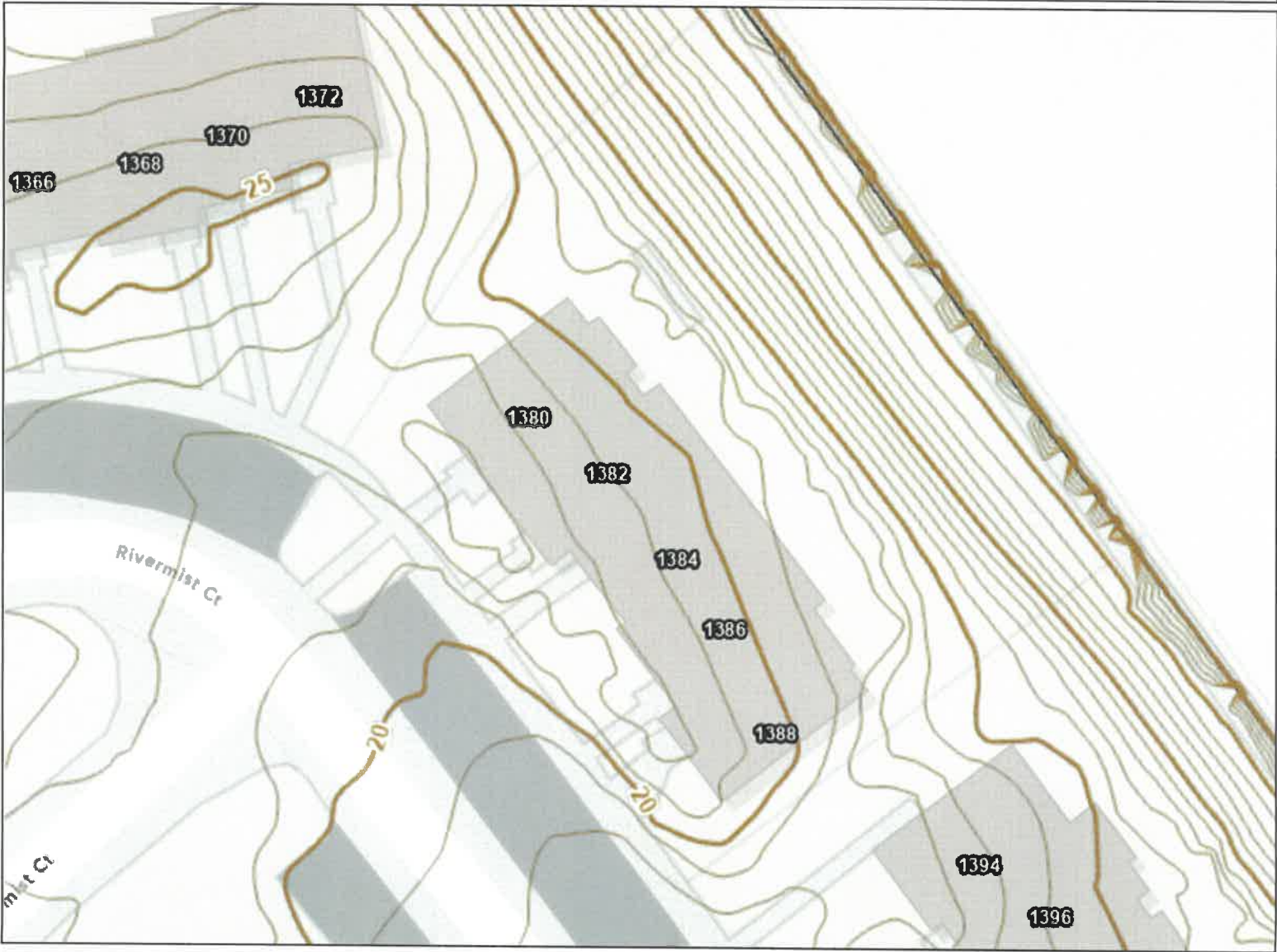
REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |

D3

ELEVATIONS

Rivermist Ct



Legend

- Foundation
- Addressing
 -
- Elevation
 - Topo 2023
 - Index
 - Intermediate



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.



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TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, MET/NASA,



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes 1"=40'

Structural Calculations

Prepared By:

Aziz Kadric, P.E.

Kadric Engineering, Inc.



Prepared For:

Martin Deck

1382 River Mist Ct.

Stoney Beach, MD 21226



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 58291, Expiration Date: 10-11-2025.

Date: May 20, 2025

Deck Gravity Loads:

2021 IRC with Local Amendments

Deck Floor Dead Loads: 10psf used

Deck Live Loads: 40psf

Deck Snow Loads: 25psf

TOTAL LOADS: 50psf

Design Wind Speed: 115mph (ultimate)

Wind Exposure Category: D

Seismic Design Category: A

Frost Line Depth: 2'-6"

Max Downward Load on Soil (based on D+L)-typical deck pier

P= 3307lbs (from framing calculations)

$P/A = 3307\text{lbs} / (\pi \times (22"/12)^2/4) = 1253\text{psf} < 1500\text{psf soil allowable (O.K.)}$

All deck piers sized similarly.

Deck Lateral Loads:

Lateral and Tension Loads at Deck to House connection resisted by Simpson DTT1Z tension ties (prescriptive requirement of 4 tension ties with 750lbs capacity each, per IRC R507.2.3(2). Connections at ledger (O.K.)

No lateral wind load is transferred to footings (resisted by deck tension ties).

Therefore, Deck Design O.K. for all gravity and lateral loads.

See next few pages for framing design calculations.

| Deck Level | | | |
|--------------------|--------------------------|--|--|
| Member Name | Results (Max UTIL %) | Current Solution | Comments |
| Floor: Joist | Passed (37% M) | 1 piece(s) 2 x 10 SP No.2 @ 16" OC | |
| Floor: Drop Beam | Passed (51% ΔL) | 1 piece(s) 5 1/2" x 11 7/8" 24F-V4 DF Glulam | |
| Free Standing Post | Passed (29% f_c) | 1 piece(s) 6 x 6 SP No.2 | Could not find information based on inputs for ~1. |

| ForteWEB Software Operator | Job Notes |
|--|-----------|
| Aziz Kadric Aziz Kadric, P.E. (314) 258-4252 azizkadric@gmail.com | |

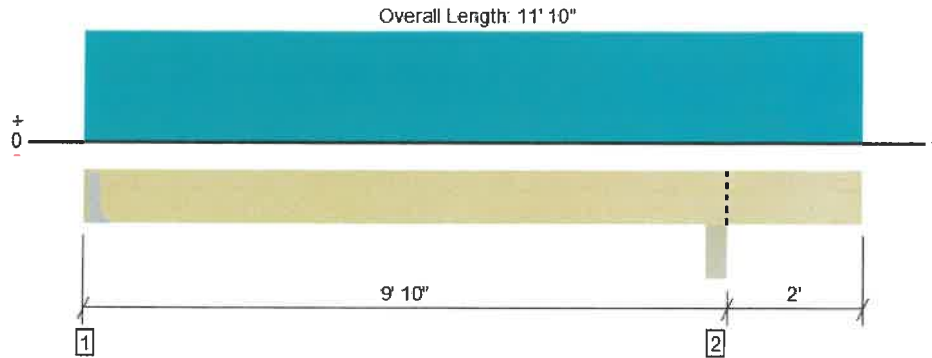


5/18/2025 10:32:11 PM UTC

ForteWEB v3.9

File Name: 06-Martin Deck-1382 River Mist Ct.-Stoney Beach, MD 21226

Deck Level, Floor: Joist
1 piece(s) 2 x 10 SP No.2 @ 16" OC



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

| Design Results | Actual @ Location | Allowed | Result | LDF | Load: Combination (Pattern) |
|-----------------------|---------------------|--------------|-----------------|------|-----------------------------|
| Member Reaction (lbs) | 305 @ 1 1/2" | 1271 (1.50") | Passed (24%) | -- | 1.0 D + 1.0 S (Alt Spans) |
| Shear (lbs) | 267 @ 8' 7 1/4" | 1862 | Passed (14%) | 1.15 | 1.0 D + 1.0 S (All Spans) |
| Moment (Ft-lbs) | 700 @ 4' 8 1/2" | 1887 | Passed (37%) | 1.15 | 1.0 D + 1.0 S (Alt Spans) |
| Live Load Defl. (in) | 0.065 @ 4' 9 13/16" | 0.316 | Passed (L/999+) | -- | 1.0 D + 1.0 S (Alt Spans) |
| Total Load Defl. (in) | 0.080 @ 4' 9 11/16" | 0.474 | Passed (L/999+) | -- | 1.0 D + 1.0 S (Alt Spans) |
| TJ-Pro™ Rating | N/A | N/A | N/A | -- | N/A |

Member Length : 11' 8 1/2"
System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC 2021
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Overhang deflection criteria: LL (2L/360) and TL (2L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.
- No composite action between deck and joist was considered in analysis.

| Supports | Bearing Length | | | Loads to Supports (lbs) | | | Accessories |
|---------------------------------|----------------|---------------------|----------|-------------------------|------|----------|-----------------------|
| | Total | Available | Required | Dead | Snow | Factored | |
| 1 - Hanger on 9 1/4" SYP Ledger | 1.50" | Hanger ¹ | 1.50" | 61 | 252 | 314 | See note ¹ |
| 2 - Beam - GLB | 5.50" | 5.50" | 1.50" | 96 | 386 | 482 | Blocking |

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- ¹ See Connector grid below for additional information and/or requirements.

| Lateral Bracing | Bracing Intervals | Comments |
|------------------|-------------------|----------|
| Top Edge (Lu) | 11' 9" o/c | |
| Bottom Edge (Lu) | 11' 9" o/c | |

*Maximum allowable bracing intervals based on applied load.

Connector: Simpson Strong-Tie

| Support | Model | Seat Length | Top Fasteners | Face Fasteners | Member Fasteners | Accessories |
|-----------------------|-------|-------------|---------------|----------------|------------------|-------------|
| 1 - Face Mount Hanger | LU28 | 1.50" | N/A | 8-10dx1.5 | 6-10dx1.5 | |

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

| Vertical Load | Location (Side) | Spacing | Dead (0.90) | Snow (1.15) | Comments |
|-------------------|-----------------|---------|-------------|-------------|--------------|
| 1 - Uniform (PSF) | 0 to 11' 10" | 16" | 10.0 | 40.0 | Default Load |

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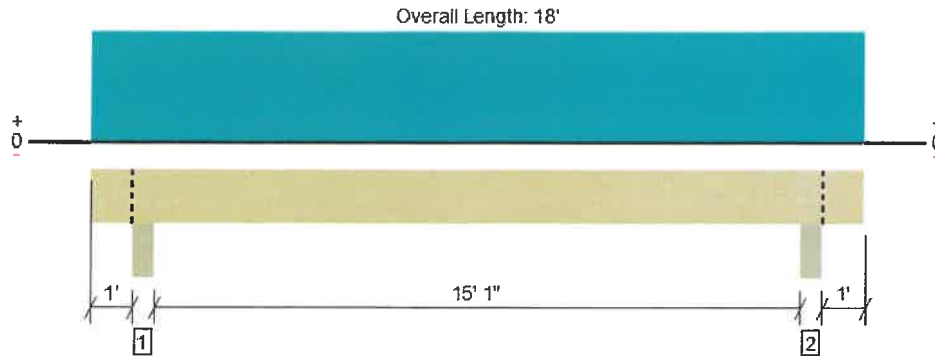
The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

| ForteWEB Software Operator | Job Notes |
|--|-----------|
| Aziz Kadric Aziz Kadric, P.E. (314) 258-4252 azizkadric@gmail.com | |



5/18/2025 10:32:11 PM UTC
ForteWEB v3.9, Engine: V8.4.3.94, Data: V8.1.7.3
File Name: 06-Martin Deck-1382 River Mist Ct.-Stoney Beach,
MD 21226
Page 2 / 4

Deck Level, Floor: Drop Beam
1 piece(s) 5 1/2" x 11 7/8" 24F-V4 DF Glulam



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

| Design Results | Actual @ Location | Allowed | Result | LDF | Load: Combination (Pattern) |
|-----------------------|-------------------|---------------|----------------|------|-----------------------------|
| Member Reaction (lbs) | 3306 @ 1' 2 3/4" | 19663 (5.50") | Passed (17%) | -- | 1.0 D + 1.0 L (Adj Spans) |
| Shear (lbs) | 2411 @ 2' 5 3/8" | 11539 | Passed (21%) | 1.00 | 1.0 D + 1.0 L (Adj Spans) |
| Pos Moment (Ft-lbs) | 10982 @ 9' | 25853 | Passed (42%) | 1.00 | 1.0 D + 1.0 L (Alt Spans) |
| Neg Moment (Ft-lbs) | -276 @ 1' 2 3/4" | 19928 | Passed (1%) | 1.00 | 1.0 D + 1.0 L (All Spans) |
| Live Load Defl. (in) | 0.266 @ 9' | 0.518 | Passed (L/701) | -- | 1.0 D + 1.0 L (Alt Spans) |
| Total Load Defl. (in) | 0.345 @ 9' | 0.777 | Passed (L/540) | -- | 1.0 D + 1.0 L (Alt Spans) |

Member Length : 18'
System : Floor
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2021
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Overhang deflection criteria: LL (2L/360) and TL (2L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Volume factor of 1.00 was calculated for positive bending using length L = 15' 5 15/16".
- Volume factor of 1.00 was calculated for negative bending using length L = 1' 3 15/16".
- The effects of positive or negative camber have not been accounted for when calculating deflection.
- The specified glulam is assumed to have its strong laminations at the bottom of the beam. Install with proper side up as indicated by the manufacturer.
- Applicable calculations are based on NDS.

| Supports | Bearing Length | | | Loads to Supports (lbs) | | | Accessories |
|------------------|----------------|-----------|----------|-------------------------|------------|----------|-------------|
| | Total | Available | Required | Dead | Floor Live | Factored | |
| 1 - Column - SYP | 5.50" | 5.50" | 1.50" | 773 | 2534 | 3306 | Blocking |
| 2 - Column - SYP | 5.50" | 5.50" | 1.50" | 773 | 2534 | 3306 | Blocking |

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

| Lateral Bracing | Bracing Intervals | Comments |
|------------------|-------------------|----------|
| Top Edge (Lu) | 18' o/c | |
| Bottom Edge (Lu) | 18' o/c | |

- Maximum allowable bracing intervals based on applied load.

| Vertical Loads | Location (Side) | Tributary Width | Dead (0.90) | Floor Live (1.00) | Comments |
|-----------------------|-----------------|-----------------|-------------|-------------------|--------------|
| 0 - Self Weight (PLF) | 0 to 18' | N/A | 15.9 | -- | |
| 1 - Uniform (PSF) | 0 to 18' (Top) | 7' | 10.0 | 40.0 | Default Load |

- Side loads are assumed to not induce cross-grain tension.

Weyerhaeuser Notes

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

| ForteWEB Software Operator | Job Notes |
|--|-----------|
| Aziz Kadric Aziz Kadric, P.E. (314) 258-4252 azizkadric@gmail.com | |



5/18/2025 10:32:11 PM UTC
ForteWEB v3.9, Engine: V8.4.3.94, Data: V8.1.7.3
File Name: 06-Martin Deck-1382 River Mist Ct.-Stoney Beach,
MD 21226
Page 3 / 4

Deck Level, Free Standing Post
1 piece(s) 6 x 6 SP No.2

Post Height: 11' 6"



Drawing is Conceptual

| Design Results | Actual | Allowed | Result | LDF | Load: Combination |
|---------------------|--------|---------|--------------|------|-------------------|
| Slenderness | 25 | 50 | Passed (50%) | -- | -- |
| Compression (lbs) | 3307 | 11453 | Passed (29%) | 1.00 | 1.0 D + 1.0 L |
| Base Bearing (lbs) | 3307 | 898425 | Passed (0%) | -- | 1.0 D + 1.0 L |
| Bending/Compression | 0.25 | 1 | Passed (25%) | 1.00 | 1.0 D + 1.0 L |

- Input axial load eccentricity for this design is 16.67% of applicable member side dimension.
- Applicable calculations are based on NDS.

| Supports | Type | Material |
|----------|-------|----------|
| Base | Plate | Steel |

Member Type : Free Standing Post
 Building Code : IBC 2021
 Design Methodology : ASD

| Max Unbraced Length | Comments |
|---------------------|---------------------|
| Full Member Length | No bracing assumed. |

| Vertical Load | Dead (0.90) | Floor Live (1.00) | Comments |
|----------------|----------------|----------------------|--|
| 1 - Point (lb) | 773 | 2534 | Linked from: Floor: Drop Beam, Support 1 |

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Structural Calculations

Back Cover Page



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0057-P
DATE: 06/20/2025
OPZ STAFF: David Russell
Kelly Krinetz

APPLICANT/REPRESENTATIVE: Barnabas Domowski

EMAIL: deckingmaryland@gmail.com

SITE LOCATION: 1382 Rivermist Court, Curtis Bay

LOT SIZE: 692 square feet

ZONING: R5 **CA DESIGNATION:** n/a **BMA:** n/a **BUFFER:** n/a **APPLICATION TYPE:** Variance

The applicant proposes the replacement/repair of an existing deck, located within the 100-foot buffer. The proposed footprint for the new deck will not exceed that of the original deck. The replacement/repair will require a variance to Article 18-13-104 to allow disturbance to the 100ft buffer.

COMMENTS

Zoning Administration Section:

The Zoning Administration Section has reviewed the proposal and has no objection to the replacement/repair of the existing deck.

OPZ Critical Area Team:

The Critical Area Team reviewed the proposal and has no objection to the replacement/repair of the existing deck provided there is no expansion to the overall footprint.

INFORMATION FOR THE APPLICANT

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A special exception may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Articles 18-11-114 and 18-16-304. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the special exception request.

A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.