

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

**APPLICANT:** Lisa Perez

**ASSESSMENT DISTRICT:** 2

**CASE NUMBER:** 2025-0148-V

**COUNCIL DISTRICT:** 6

**HEARING DATE:** October 7, 2025

**PREPARED BY:** David Russell  
Planner

DR

**REQUEST**

The applicant is seeking a variance to allow a dwelling addition with less setbacks than required on property located at 1036 Baltimore Hill Road, in Crownsville.

**LOCATION AND DESCRIPTION OF SITE**

The subject property is located at the southern corner of Baltimore Hill Road and Generals Highway (Parcel 289, Grid 1, Tax Map 38). This non-waterfront, corner property is approximately 1.18 acres and generally triangular in shape, with approximately 325 feet of frontage on Generals Highway, and 215 feet of frontage on Baltimore Hill Road. The property is zoned RLD – Residential Low Density and improved with a one-story single-family dwelling, detached garage, shed, and approximately 120 feet of privacy fencing along Generals Highway. The existing dwelling, constructed in 1940, is approximately 35 feet from Generals Highway and 20 feet from Baltimore Hill Road, making it non-compliant with the current 50 foot front setback requirement or 40 foot corner side setback requirement along either frontage. Since the 30 foot distance between the existing dwelling and Generals Highway is closest to the required 50 foot setback, the County recognizes this portion of frontage as the front property boundary, and the frontage along Baltimore Hill Road as a corner side boundary.

**PROPOSAL**

The applicant is seeking a variance to construct a single-story addition onto the existing dwelling, with less setbacks than required.

**REQUESTED VARIANCES**

§ 18-4-601 of the Anne Arundel County Code requires principal structures to be at least 50 feet from the front lot line. The existing dwelling and proposed addition will be as close as 30 from the front lot line, necessitating a variance of 20 feet.

**FINDINGS**

The subject property is generally triangular in shape, at the southern corner of Generals Highway and Baltimore Hill Road. The property consists of approximately 1.18 acres, exceeding the RLD minimum lot size of 40,000 square feet. The existing single-story dwelling was constructed in

1940, twelve years prior to the adoption of zoning regulations in 1952. As such, the existing dwelling does not meet RLD setback requirements for principal structures. The property was once a larger parcel, but divided by the introduction of Generals Highway, through the original parcel. The applicant's letter states that "...according to the current deed and survey for 1036 Baltimore Hill Rd, the property also includes 1035 Generals Hwy making a combined total of 2.5 acres. The State's acquisition of land for the creation of MD 178/Generals Hwy split the property creating undue hardship to comply with the current setback requirements...". The existing detached garage was not constructed until 2006, and meets all accessory structure minimum setback requirements.

### Agency Comments

The **Health Department** has reviewed the above referenced variance to allow a dwelling addition with less setbacks than required. The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department. Wet season percolation testing is required in order to proceed with this project as well as additional site plans and possibly the installation of a new septic system and/or well.

### Variance Criteria

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

The subject property is uniquely shaped, with an existing dwelling that predates zoning regulations. As such, the existing home, and subsequent additions, do not meet current zoning requirements. The proposed dwelling addition is impacted by the required setback distance from Generals Highway. Although the County recognizes Generals Highway as the property's front lot line, there is no access from Generals Highway and also an existing privacy fence, and thick vegetation along this portion of frontage.

Given the existing homes current location predating zoning, no access to Generals Highway, and existing privacy fence and vegetation, the request can be considered the minimum necessary to afford relief. As such, the granting of the variance would not alter the essential character of the neighborhood or district in which the lot is located, would not substantially impair the appropriate use or development of adjacent property, nor would it be detrimental to the public welfare.

**RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends ***approval*** of the requested variances to § 18-4-601 to allow a dwelling addition with less setbacks (30 front setback).

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) 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.

**NOTE:**

THE RECORD PLAT AND/OR DEED WAS FOUND TO BE ONE OR MORE OF THE FOLLOWING:

1. MATHEMATICALLY INCORRECT
2. DOES NOT AGREE WITH EXISTING FIELD MONUMENTATION
3. DOES NOT AGREE WITH TAX ASSESSMENT RECORDS
3. DOES NOT AGREE WITH THE APPARENT LINES OF POSSESSION
4. DOES NOT AGREE WITH PRIOR SURVEYS

INFORMATION SHOWN HEREON IS A COMBINED INTERPRETATION OF SOME OR ALL OF THE ABOVE.

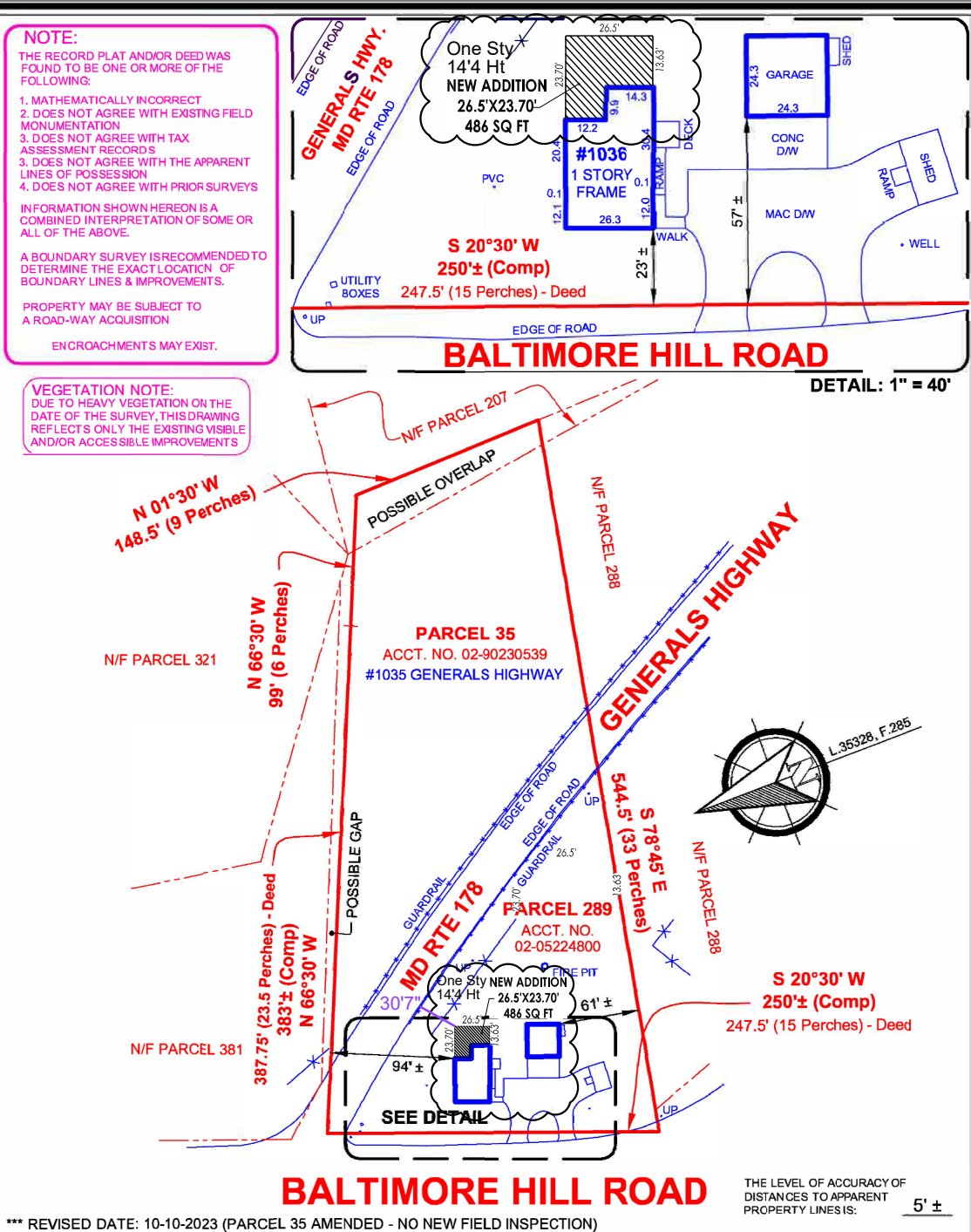
A BOUNDARY SURVEY IS RECOMMENDED TO DETERMINE THE EXACT LOCATION OF BOUNDARY LINES & IMPROVEMENTS.

PROPERTY MAY BE SUBJECT TO A ROAD-WAY ACQUISITION

ENCROACHMENTS MAY EXIST.

**VEGETATION NOTE:**

DUE TO HEAVY VEGETATION ON THE DATE OF THE SURVEY, THIS DRAWING REFLECTS ONLY THE EXISTING VISIBLE AND/OR ACCESSIBLE IMPROVEMENTS



\*\*\* REVISED DATE: 10-10-2023 (PARCEL 35 AMENDED - NO NEW FIELD INSPECTION)

**LOCATION DRAWING OF:**

**#1036 BALTIMORE HILL ROAD  
PARCEL 289 - TAX MAP 38 and  
#1035 GENERALS HIGHWAY  
PARCEL 35 - TAX MAP 38  
LISA PEREZ PROPERTIES**

AS DESCRIBED IN

LIBER 35328, FOLIO 285

ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=100' DATE: 04-24-2023 \*\*\*

DRAWN BY: CP/JCW

FILE #: 233104-200

**LEGEND:**

- FENCE
- B/E - BASEMENT ENTRANCE
- B/W - BAY WINDOW
- BR - BRICK
- BRL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP
- CONC - CONCRETE
- D/W - DRIVEWAY
- EX - EXISTING
- FR - FRAME
- MAC - MACADAM
- NF - NOW OR FORMERLY
- OH - OVERHANG
- PUE - PUBLIC UTILITY ESMT.
- UP - UTILITY POLE

**COLOR KEY:**

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

A Land Surveying Company

**DULEY  
and  
Associates, Inc.**

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-388-1111

Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz

**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 5' ±. 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.

**DULEY & ASSOC.**

WILL GIVE YOU A 100% FULL CREDIT TOWARDS UPGRADING THIS SURVEY TO A "BOUNDARY/STAKE" SURVEY FOR ONE YEAR FROM THE DATE OF THIS SURVEY.

(EXCLUDING D.C. & BALT. CITY)

Lisa Perez  
1036 Baltimore Hill Rd  
Crownsville MD, 21032  
(443) 924-4345  
[Lmperez2412@gmail.com](mailto:Lmperez2412@gmail.com)

To whom it may concern;

The following letter of explanation is a formal request for a variance to complete an addition on the current property of 1036 Baltimore Hill Rd, Crownsville MD 21032. The property is currently zoned as Residential Low Density.

The current Setback requirements for Residential Low-Density area is Front 50 feet, Rear 40 feet and Corner Side 40 feet. However, due to the unique characteristics of the property, a strict adherence to this requirement creates an unnecessary hardship. 1036 Baltimore Hill Rd is a triangular shaped property totaling 1.1800 acres where the current one floor 14'4 height home/structure sits closest to the corner of Baltimore Hill Rd and Generals Hwy. Generals Hwy is considered the front of the property and Baltimore Hill Rd is considered the side/back of the property. The property is slightly sloped around the edges of the property but the steepest slope to be disturbed for this addition will be 1%. The original structure on this property was built in 1940 prior to the standard setback requirements.

It is also important to note that according to the current deed and survey for 1036 Baltimore Hill Rd, the property also includes 1035 Generals Hwy making a combined total of 2.5 acres. The State's acquisition of land for the creation of MD 178/Generals Hwy split the property creating undue hardship to comply with the current setback requirements to complete the requested extension.

Because of the current placement of the home and the State's acquisition of land close to the original structure at 1036 Baltimore Hill Rd, there is no reasonable possibility of developing the lot, specifically adding an addition of any square footage connected to the home horizontally or vertically that would meet the current setback codes.

The proposed addition, as detailed in the attached site plan, is to add an additional 486 Square Feet at 14'4 in height to the current 1002 square foot one floor home closest to Generals Hwy. The site of the addition is the only reasonable space to be able to place the addition as behind the house closest to the corner of Baltimore Hill Rd and Generals Hwy holds the Septic system and the front of the home is the driveway and would not allow for enough space for the requested square footage. The placement of the proposed addition would make the shape of the home a rectangle and look more esthetically pleasing.

This addition will be sited at 30 feet 7 inches from the front property line, requiring a reduction of 19 feet 5 inches to the front setback. The variance, if granted, is the minimum necessary to provide the relief sought and will not negatively impact adjacent properties or the overall character of the neighborhood. The area the addition will be made is well vegetated obscuring the view from those on Generals Hwy and will have limited view from those on Baltimore Hill Rd.

Thank you for your time and consideration. I can be contacted via phone or email if additional information or clarification is needed.

Sincerely,

*Lisa Perez*

Lisa Perez  
(443) 924.4345  
[Lmperez2412@gmail.com](mailto:Lmperez2412@gmail.com)

Semi-Annual Payments  
10-01-2020 LO

ACCT. 02-000-05224800  
ALL LIENS ARE PAID AS  
OF 10-01-2020 A.A. COUNTY  
BY: LO

Anne Arundel Cty Cir Crt	
IMP FD SURE	\$40.00
RECORDING FEE	\$20.00
TR TAX STATE	\$605.00
TOTAL	\$665.00
SAP DT	
Oct 02, 2020	12:25 pm

AFTER RECORDING, PLEASE RETURN TO:

**Lisa Perez**

Property Address: 1036 Baltimore Hill Road, Crownsville, MD 21032

Tax ID No. 02-000-05224800

File No. BAL-46260

**This Deed**, made this 25<sup>th</sup> day of September, 2020, by and between **Ruth Doran**, GRANTOR and **Lisa Perez**, GRANTEE.

Anne Arundel Cty Finance Office  
County Transfer Tax \$2,420.00  
County Recordation Tax \$1,694.00  
10/01/2020 15:57 PM LO

- Witnesseth -

**That in consideration** of the sum of **Two Hundred Forty Two Thousand Dollars and No Cents (\$242,000.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said GRANTOR, does hereby grant and convey to the said GRANTEE, Lisa Perez, as Sole Owner, in FEE SIMPLE, all that lot of ground situate in Anne Arundel County in the State of Maryland and described as follows, that is to say:

All that lot or part of a lot or parcel of ground, lying on the Public Road leading from Waterbury Post Office and Railroad Station to Indian Landing on the Severn River, at or near the foot of the hill called and known as "Baltimore Hill", which is thus described:

Beginning for the same according to a survey thereof and of the adjacent lots made by J. Randolph Woodward, Surveyor, for the Trustees on the 28th day of April, 1892, at the end of the first line of Lot No. 1 of said lots so surveyed, said Lot No. 1, being the lot sold Mary Matthews and Richard T. Akon by said Trustees and running thence with the outlines of the entire tract and with the said public road, South 20 1/2 degrees West 15 perches to a post set opposite the fork of said road with the public road leading from Baltimore City to Annapolis; thence leaving the said road and running across the tract, South 78 3/4 degrees East 33 perches; thence North 1 1/2 degrees West 9 perches; thence North 66 1/2 degrees West 6 perches; thence reversing and running with second line of said Lot No. 1, North 66 1/2 degrees West 23 1/2 perches to the point of beginning, Containing Two Acres, One Road, and Eight Square Perches of Land, more or less.

For informational purposes only: The improvements thereon are known as 1036 Baltimore Hill Road, Crownsville, MD 21032.

Tax ID No.: 02-000-05224800

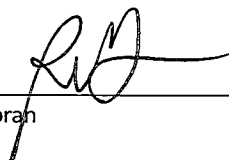
Being the same property conveyed to Ruth Doran by virtue of Deed from John Lawrence Doran, Jr., Personal Representative of the Estate of John Lawrence Doran, Sr., dated November 30, 2009, recorded January 12, 2010, among the Land Records of Anne Arundel County, Maryland, in Liber 21928, folio 478.

**To Have and To Hold** the said parcel of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Lisa Perez, as Sole Owner, in FEE SIMPLE. .

**And** the GRANTOR, hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed, that she will warrant specially the property hereby granted, and that she will execute such further assurances of the same as may be requisite.

In Witness Whereof, GRANTOR has caused this Deed to be properly executed and sealed the day and year first above written.

  
Witness

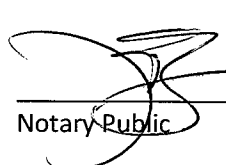
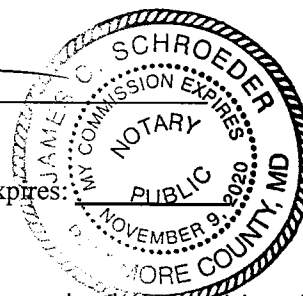
  
Ruth Doran (SEAL)

STATE OF Maryland

CITY/COUNTY OF Baltimore to wit:

I hereby certify that on this 24 day of September, 2020, before me, the subscriber, a Notary Public of the State of Maryland City/County of Baltimore personally appeared Ruth Doran, the GRANTOR herein, known to me (or satisfactorily proven) to be the person(s) whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

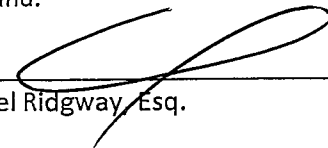
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public  
My Commission Expires: 

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Prepared By:  
CCN Agency Primus, LLC dba Community Title  
1500 Whetstone Way, Suite T-100  
Baltimore, MD 21230  
File No. BAL-46260

  
Michael Ridgway Esq.

MARYLAND  
FORM**Certification of Exemption from Withholding Upon  
Disposition of Maryland Real Estate Affidavit of  
Residence or Principal Residence****2020****WH-AR**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

**1. Transferor Information****Name of Transferor** Ruth Doran**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).

1036 Baltimore Hill Road, Crownsville, MD 21032

**3. Reasons for Exemption****Resident Status**

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

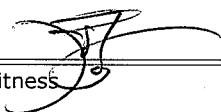
**Principal Residence**

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

**Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.**

**3a. Individual Transferors**

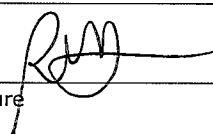
Witness



Ruth Doran

Name

Signature



\*\*Date

9/24/20

**3b. Entity Transferors**

Witness/Attest

Name of Entity

By

Name

\*\*Date

Title

\*\* Form must be dated to be valid.

**Note:** Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

**To the Clerk of the Court:** Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

**FIRST TIME HOMEBUYER(S) AFFIDAVIT**

The undersigned each state(s) under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

1. Each of the undersigned is a Grantee of residentially improved real property located at **1036 Baltimore Hill Road, Crownsville, MD 21032**, and being more particularly described in a Deed attached hereto and of even date herewith; and
2. Each of the undersigned is a first-time Maryland home buyer (defined as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence; and
3. I am/We are fully qualified to make this affidavit; and
4. This affidavit is made to qualify Grantee(s) for benefits under Maryland Code Annotated section 13-203 of the Tax Property Article.

WITNESS the hands and seals of said Grantee(s)

**WITNESS**

**BUYER(s)**

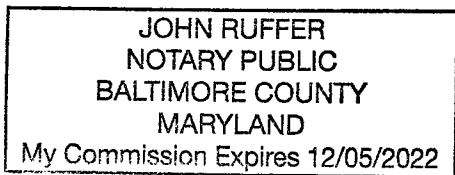
As To All

Lisa Perez

STATE OF Maryland, CITY/COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, that on this 25 day of September, 2020, before me, the subscriber, a Notary Public of the State of Maryland, City/County of Baltimore, personally appeared Lisa Perez known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged the foregoing to be his/her/their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and Notary Seal.



Notary Public

My Commission Expires: 12-5-22

(SEAL)

**OCCUPANCY AFFIDAVIT**

Grantee(s), in the attached Deed from Ruth Doran hereby certify under the penalties of perjury, that the land conveyed in said Deed, known as 1036 Baltimore Hill Road, Crownsville, MD 21032 is residentially improved, owner-occupied real property and that the residence thereon will be occupied by me/us **for at least 7 of the next 12 months.**

**Witness****Buyer(s)**

As To All

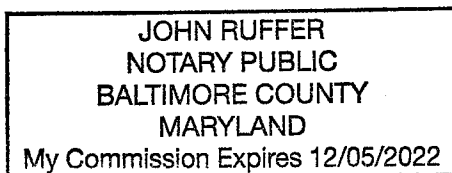
Lisa Perez

(SEAL)

STATE OF Maryland, City/County of Baltimore, to wit:

I HEREBY CERTIFY, that on this 25 of September, 2020 before me, the subscriber, a Notary Public of the State of Maryland; City/County of Baltimore, personally appeared Lisa Perez, the party(ies) herein, known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 12-5-22

State of Maryland Land Instrument Intake Sheet

[ ] Baltimore City [ X ] County: Anne Arundel  
Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.  
(Type or Print in Black Ink Only All Copies Must Be Legible)

1	Type(s) of Instruments	[ ] Check Box if Addendum Intake Form is Attached.)									
		1	Deed		Mortgage		Other		Other		
		2	Deed of Trust		Lease						
2	Conveyance Check Box	X	Improved Sale		Unimproved Sale		Multiple		Not an Arms-Length Sale [9]		
			Arms-Length [1]		Arms-Length [2]		Arms Length [3]				
3	Tax (if Applicable) Cite or Explain Authority	Recordation		Sale							
		State Transfer		Sale							
		County Transfer		Sale							
4	Consideration and Tax Calculations	Consideration		Amount		Finance Office Use Only					
		Purchase Price/Consideration		\$242,000.00		Transfer and Recordation Tax Consideration					
		Any New Mortgage		\$234,740.00		Transfer Tax Consideration		\$			
		Balance of Existing Mortgage				x ( ) %		= \$			
		Other:				Less Exemption Amount		- \$			
						Total Transfer Tax		= \$			
		Other:				Recordation Tax Consideration		\$			
		Full Cash Value				x ( ) per \$500		= \$			
						TOTAL DUE		\$			
5	Fees	Amount of Fees		Doc. 1		Doc. 2		Agent:			
		Recording Charge		\$60.00		\$ \$60.00					
		Surcharge				\$		Tax Bill:			
		State Recordation Tax		\$1,694.00		\$ \$0.00					
		State Transfer Tax		\$605.00		\$		C.B. Credit:			
		County Transfer Tax		\$2,420.00		\$					
		Other				\$		Ag. Tax/Other:			
		Other				\$					
6	Description of Property  SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No.(1)		Grantor Liber/Folio		Map		Parcel	Var. LOG	
			02-000-05224800							[ ] (5)	
		Subdivision Name			Lot	Block(3b)	Sect/AR(	Plat Ref.	SqFt/Acreage(4)		
								/			
		Location/Address of Property Being Conveyed (2)									
		1036 Baltimore Hill Road, Crownsville, MD 21032									
		Other Property Identifiers (if applicable)					Water Meter Account No.				
		Residential [ X ] or Non-Residential [ ]				Fee Simple [ X ] or Ground Rent [ ]			Amount: \$N/A		
		Partial Conveyance? [ ] Yes [ X ] No				Description/Amt. of SqFt/Acreage Transferred:			N/A		
	If Partial Conveyance, List Improvements Conveyed: N/A										
7	Transferred From	Doc. 1 – Grantor(s) Name(s)					Doc. 2 – Grantor(s) Name(s)				
		Ruth Doran					Lisa Perez				
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)					Doc. 2 – Owner(s) of Record, if Different from Grantor(s)				
8	Transferred To	Doc. 1 – Grantee(s) Name(s)					Doc. 2 – Grantee(s) Name(s)				
		Lisa Perez					HEATHER LOVIER				
		New Owner's (Grantee) Mailing Address									
		1036 BALTIMORE HILL RD CROWNSVILLE, MD 21032									
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)					Doc. 2 - Additional Names to be Indexed (Optional)				
							Quicken Loans, LLC ISAOA				
10	Contact/Mail Information	Instrument Submitted By or Contact Person								<input type="checkbox"/> Return to Contact Person	
		Post Closing									
		Firm: Community Title Network								<input type="checkbox"/> Hold for Pickup	
		Address: 1500 Whetstone Way, Suite T100 Baltimore, MD 21230									
		Phone: (410) 401-3500								<input checked="" type="checkbox"/> Return Address Provided	
		11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER									
	Assessment Information	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?							
		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____							
		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy							
	Assessment Use Only - Do Not Write Below This Line										
	[ ] Terminal Verification [ ] Agricultural Verification [ ] Whole [ ] Part [ ] Tran. Process Verification										
	Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.:				
	Year				Geo.		Map	Sub	Block		
	Land				Zoning		Grid	Plat	Lot		
	Buildings				Use		Parcel	Section	Occ. Cd.		
	Total				Town Cd.		Ex. St.	Ex. Cd.			
	REMARKS:										

GENERAL NOTES

CONSTRUCTION SHALL CONFORM TO ALL CODES AND REGULATIONS HAVING JURISDICTION 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.

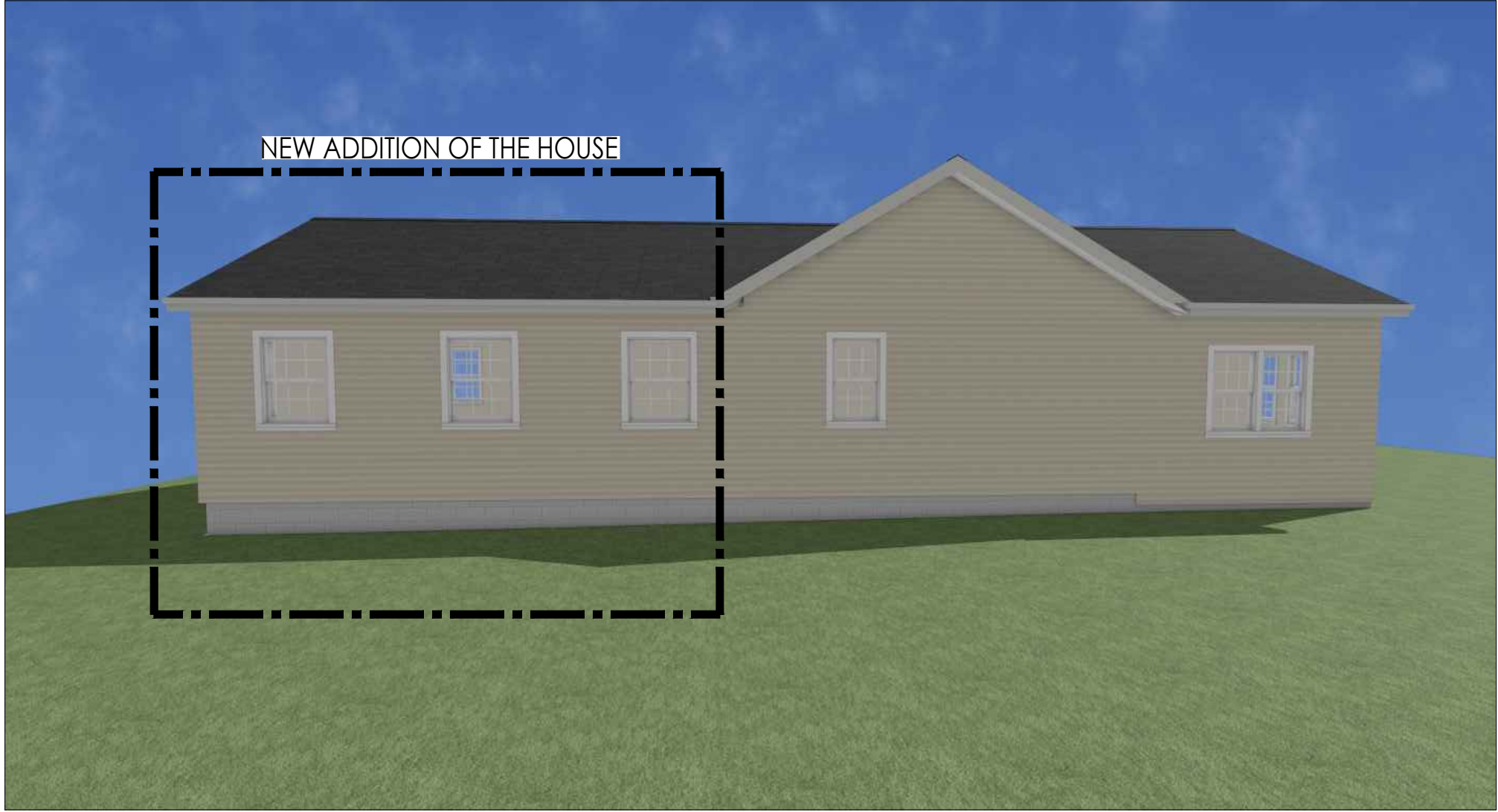
DURING CONSTRUCTION, EACH TRADE SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THEIR WORK.

DRAWING INDEX

G001	COVER SHEET
A001	ARCHITECTURAL NOTES
A002	ARCHITECTURAL - DETAILS / SCHEDULE NOTES
A003	ARCHITECTURAL - EXISTING CONDITION
A004	ARCHITECTURAL - ARCHITECTURAL
A005	ARCHITECTURAL - ELEVATION PLAN
S001	STRUCTURAL NOTES
S002	STRUCTURAL - FOUNDATION & FRAMING
S003	STRUCTURAL FRAMING & SECTIONS
S004	STRUCTURAL BRACED WALL

INSULATION / ENERGY NOTES

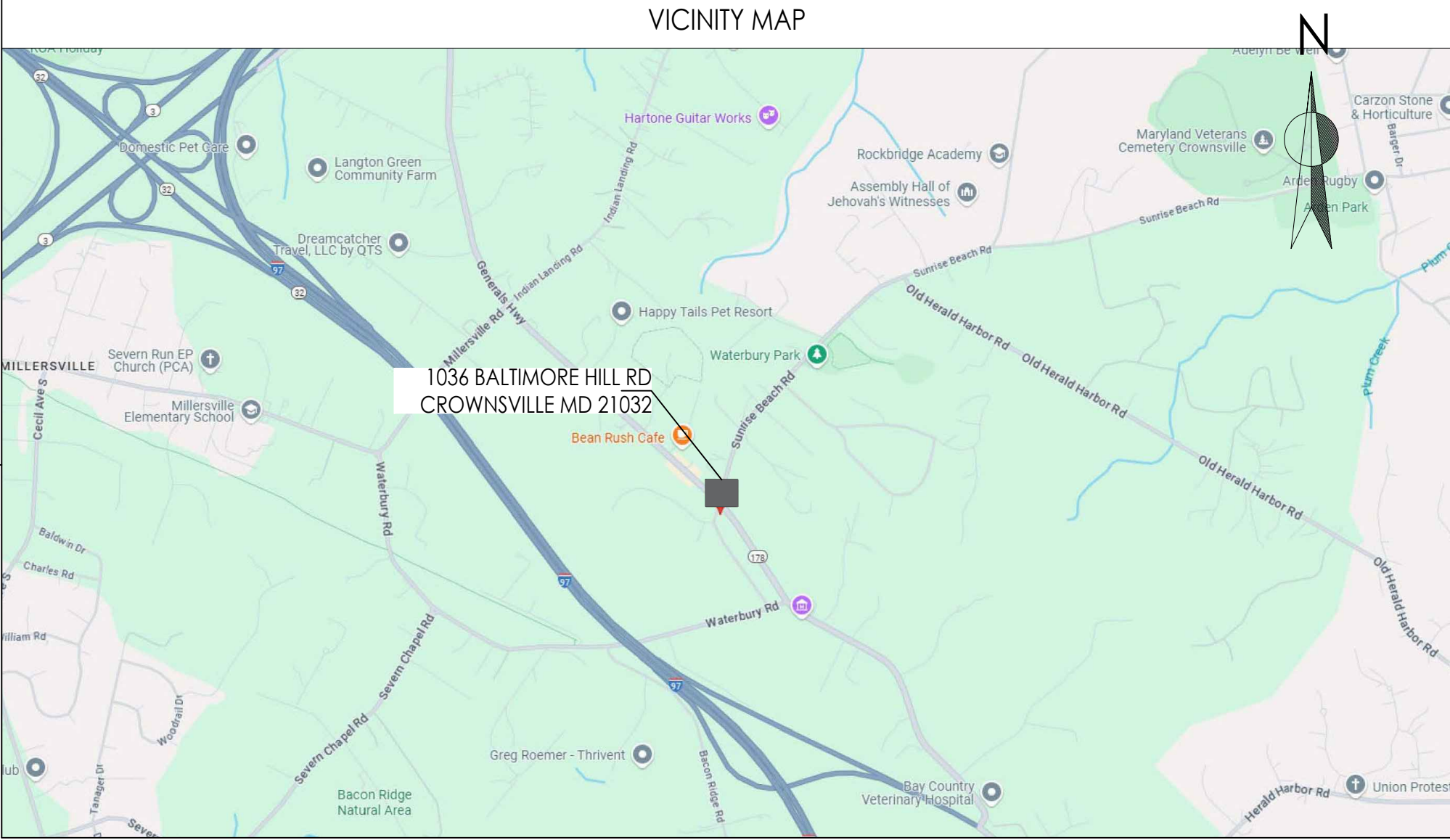
CLIMATE ZONE: 4
WINDOWS/DOORS GLAZED
FENESTRATION U- FACTOR: 0.32
WINDOWS/DOORS GLAZED
FENESTRATION SHGC: 0.55
SKYLIGHT U- FACTOR: 0.40
SKYLIGHT SHGC: 0.40
CEILING R -VALUE: 49
WOOD FRAME WALL R -VALUE: 20 OR 13+5
MASS WALL R -VALUE: 8/13
FLOOR R -VALUE: 19
BASEMENT c WALL R -VALUE: 10/13
SLAB d R -VALUE & DEPTH: 10.2ft
CRAWL SPACE c WALL R -VALUE: 10/13



OWNER INFORMATION  
1036 BALTIMORE HILL RD  
CROWNSVILLE MD 21032  
PROPERTY INFORMATION

EXISTING CONDITION	PROPOSED
SDF 1 STORY	OFFICE & REC ROOM
JURISDICTION: ANNE ARUNDEL COUNTY	
YEAR:1940	
LOT: 2.50 ACRES	
PARCEL #: 0200005224800	

PROJECT: NEW SIDE ADDITION



APPLICABLE CODES

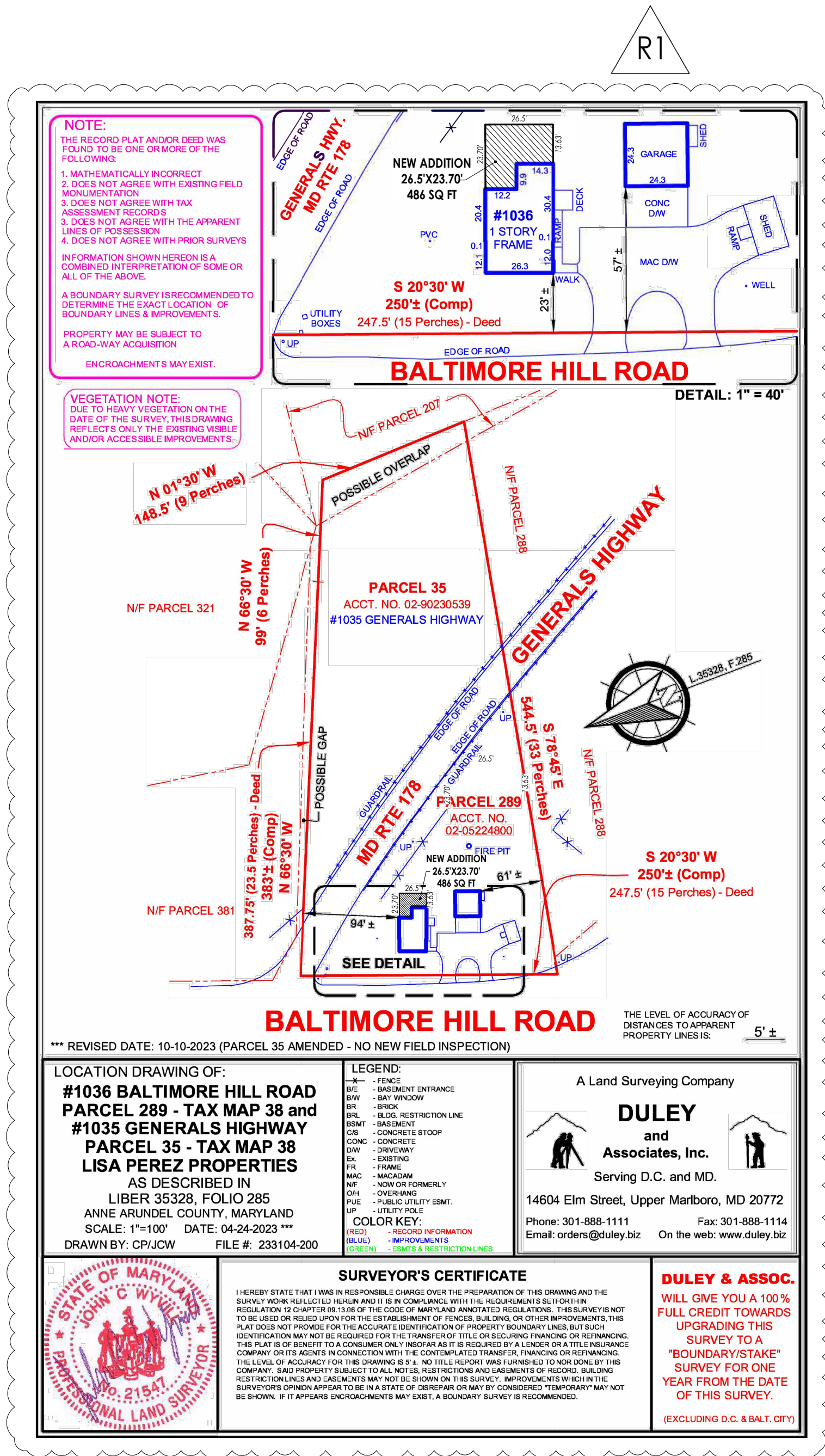
ANNE ARUNDEL COUNTY  
INTERNATIONAL BUILDING CODE / 2021  
INTERNATIONAL EXISTING BUILDING CODE (IEBC) / 2021  
INTERNATIONAL ENERGY CONSERVATION CODE / 2021  
INTERNATIONAL RESIDENTIAL CODE / 2021



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. 16240 Expiration Date: 11/3/26

IRC 2021 DESIGN CRITERIA

Floor Live Load	40 spf
Roof Live Load	30 spf
Dead Loads	10 spf
Ground Snow Load	25 spf
Wind Speed Exposure	115 mph
Seismic Design	Category A
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	
Air Freezing Index	300
Mean Annual Temperature	55 F



SITE PLAN  
SCALE: INDICATED

DRAWINGS PROVIDED BY:  
**Vican**  
Design & Construction, LLC  
12592 Old Chapel Cr. Suite 340-20720  
vanderkay@gmail.com  
(202) 665-2850

NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMIT SET		02/21/2025
1	REVIEW		07/07/2025

SHEET TITLE:  
COVER SHEET

PROJECT DESCRIPTION:  
1036 BALTIMORE HILL RD  
CROWNSVILLE MD 21032

DATE:

30/06/2025

SCALE:

N/S

SHEET:

G001

GENERAL REQUIREMENTS

WORK PERFORMED SHALL COMPLY WITH THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS. WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.

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 MANNER AND IN ACCORDANCE WITH STANDARD PRACTICE AND SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND/OR RECOMMENDATIONS.

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 THAT ARE SHOWN OR NOTED.

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/CEILING) 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 OF THEIR BID.

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 CONSTRUCTION.

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. ERRORS, 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, GRATING, 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 PAYMENT. 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 INSPECTION.

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, UNLESS 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 CONTRACTORS 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.

I. BIDDING

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 OTHERWISE.

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 BIDDING BASED ON AIA FORMS G702 OR FOLLOWING INSTRUCTIONS PROVIDED BY OWNER.

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 INSULATING MATERIALS.

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

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 WORK.

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, AFFURTENANCES, 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 OF CONSTRUCTION. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT SHOWN OR NOTED, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME GENERAL CHARACTER AS SIMILAR CONDITIONS SHOWN OR NOTED.

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

IV. LAYOUT NOTES

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 "CHAIKED" 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 OWNEN.

V. WORKMANSHIP

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. ARCHITECT'S 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 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 ITEMS OF MILLWORK SHALL BE CAREFULLY ERECTED WITH TIGHT FITTING JOINTS, CAREFULLY CUT AND SECURED. 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 P.V.C.

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 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:

1. 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 INTENDED.
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 "PLAY" OR LOOSENESS.
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 WEI COLUMNS AND CORE WALLS.
8. NOT WITHSTANDING ANYTHING IN THE CONTRACT DOCUMENTS, THE CONTRACTOR ACCEPTS THE RESPONSIBILITY OF CONSTRUCTING A WATERTIGHT, WEATHER TIGHT PROJECT.
9. SITE MANAGEMENT
- 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 THE 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, TEMPORARY BUILDINGS, FENCES, PACKING MATERIALS AND DEBRIS.
- 15.THE CONTRACTOR SHALL BE RESPONSIBLE FOR EVACUATION SAFETY IN ACCORDANCE APPLICABLE CODES.
- 16.THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND MATERIALS CAUSED BY THEIR WORK AND TRADES ON 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.
- 19.FINISH NOTES
20. THE FINISH NOTED IN CONSTRUCTION DOCUMENTS INDICATES THE TYPES AND EXTENT OF FINISHES. SEE THE INTERIOR FINISH SCHEDULE FOR INTERIOR MATERIALS.
21. ALL PAINT FINISHES TO HAVE A MINIMUM OF ONE UNDERCOAT AND TWO OR MORE-COLOR COATS TO ACHIEVE COMPLETE AND CONSISTENT COVERAGE.
22. ALL FINISH SURFACE OF MILLWORK TO BE FILLED, SEALED, AND SANDED SMOOTH. PAINT FINISHES AT MILL 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-PRESSURE 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 FACE OF CONCRETE FOUNDATION WALL TO THE TOP OF FOOTINGS.
32. WATERPROOFING: FOR EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR 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 40 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 & R406.2).
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; EXPOSE; 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, UTILITY STORAGE SHALL BE COVERED WITH AIR BARRIER WRAP.
42. ENSURE WEATHER WRAP IS INSTALLED WITHOUT GAPS OR VOIDS.
43. THIS PRODUCT IS SPUN POLYOLEFIN, NON-PERFORATED, NONWOVEN, NON-ABSORBING BREATHABLE MEMBRANE THAT RESIST AIR FLOW, BULK WATER AND WIND DRIVEN RAIN AND CHINNELS 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 BARRIER MANUFACTURER.
45. AIR BARRIER AT STUCCO FINISH WILL COMPLY WITH STUCCO MANUFACTURER'S REQUIREMENTS
46. VAPOR BARRIER:
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.



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. 16240 Expiration Date: 11/5/26

DRAWINGS PROVIDED BY:

**Vicam**  
*Design & Constructions, LLC*  
12345 6th Chapel Cr. Suite 340 21070  
vcomandesign@gmail.com  
(202) 655-2850

NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMIT SET		02/21/2025
1	REVIEW		07/07/2025

SHEET TITLE:  
**ARCHITECTURAL - NOTES**

PROJECT DESCRIPTION:  
**1036 BALTIMORE HILL RD  
CROWNSVILLE MD 21032**

DATE:

30/06/2025

SCALE:

N/S

SHEET:

A001



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. 16249 Expiration Date: 11/3/26

DRAWINGS PROVIDED BY:  
**Vicam**  
*Design & Construction, LLC*  
12342 Old Chapel Ct. Suite. N402-20720  
vcomdev@gmail.com  
(202) 895-2820

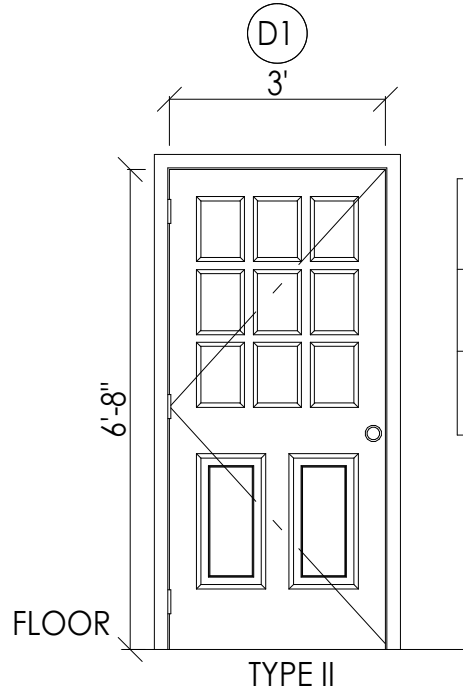
NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMIT SET		02/21/2025
1	REVIEW		07/07/2025

SHEET TITLE:  
ARCHITECTURAL  
DETAILS / SCHEDULE NOTES

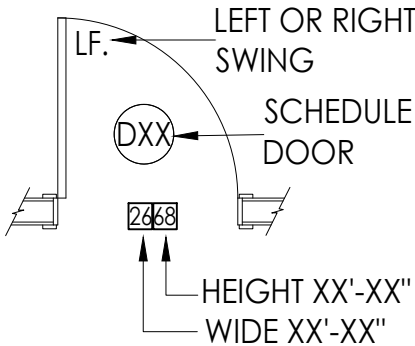
PROJECT DESCRIPTION:  
1036 BALTIMORE HILL RD  
CROWNSVILLE MD 21032

DATE:
30/06/2025
SCALE:
N/S
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A002

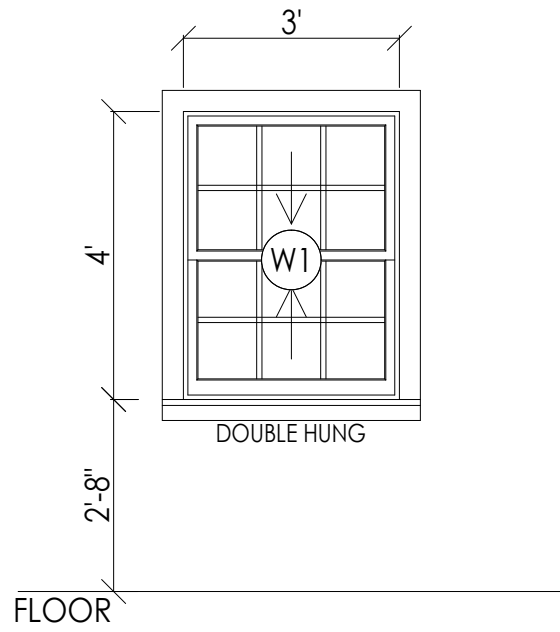
DOOR SCHEDULE



DOOR SCHEDULE				
TYPE	DOOR	HINGES	HARDWARE	MATERIAL
TYPE I	SWING	3	PRIVACY/LOCKSET	FIBERGLASS & GLASS

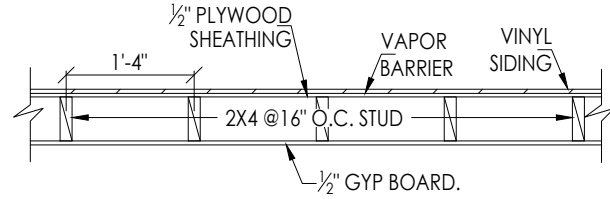


WINDOW SCHEDULE

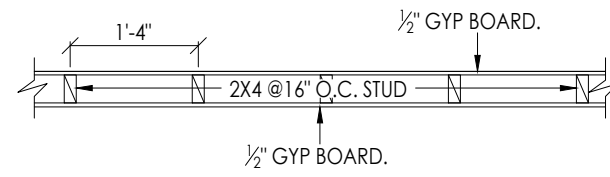


WINDOWS.  
SAFETY GLAZING TO BE USED IN WINDOWS IN ACCORDANCE WITH IRC 2021 SECTION 308.  
ALL WINDOWS TO BE RATED IN ACCORDANCE WITH NFRC.  
EGRESS WINDOWS PER SECTION 1029 OF THE 2021 BUILDING CODE

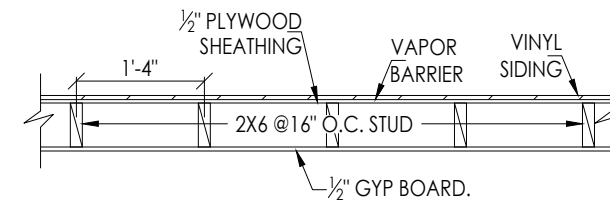
WALL SCHEDULE



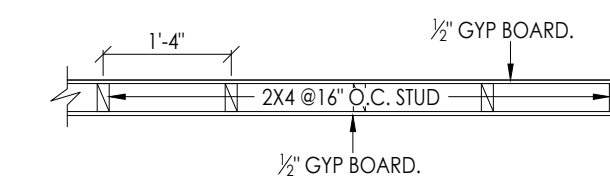
EXISTING EXTERIOR 2X4 STUD WALL W/SIDING



EXISTING INTERIOR 2X4 STUD WALL



NEW EXTERIOR 2X6 STUD WALL W/VINYL SIDING



NEW INTERIOR 2X4 STUD WALL



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. 16240 Expiration Date: 11/5/26

DRAWINGS PROVIDED BY:  
**Vican**  
Design & Construction, LLC  
12592 Old Chapel Cr. Suite 240-21720  
vicanengineering.com  
(202) 855-2890

NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMIT SET		02/21/2025
1	REVIEW		07/07/2025

SHEET TITLE:  
**ARCHITECTURAL  
EXISTING CONDITION**

PROJECT DESCRIPTION:  
**1036 BALTIMORE HILL RD  
CROWNSVILLE MD 21032**

DATE:  
30/06/2025

SCALE:  
 $\frac{1}{4}"=1'-0"$

SHEET:  
**A003**

## GENERAL DEMOLITION NOTE

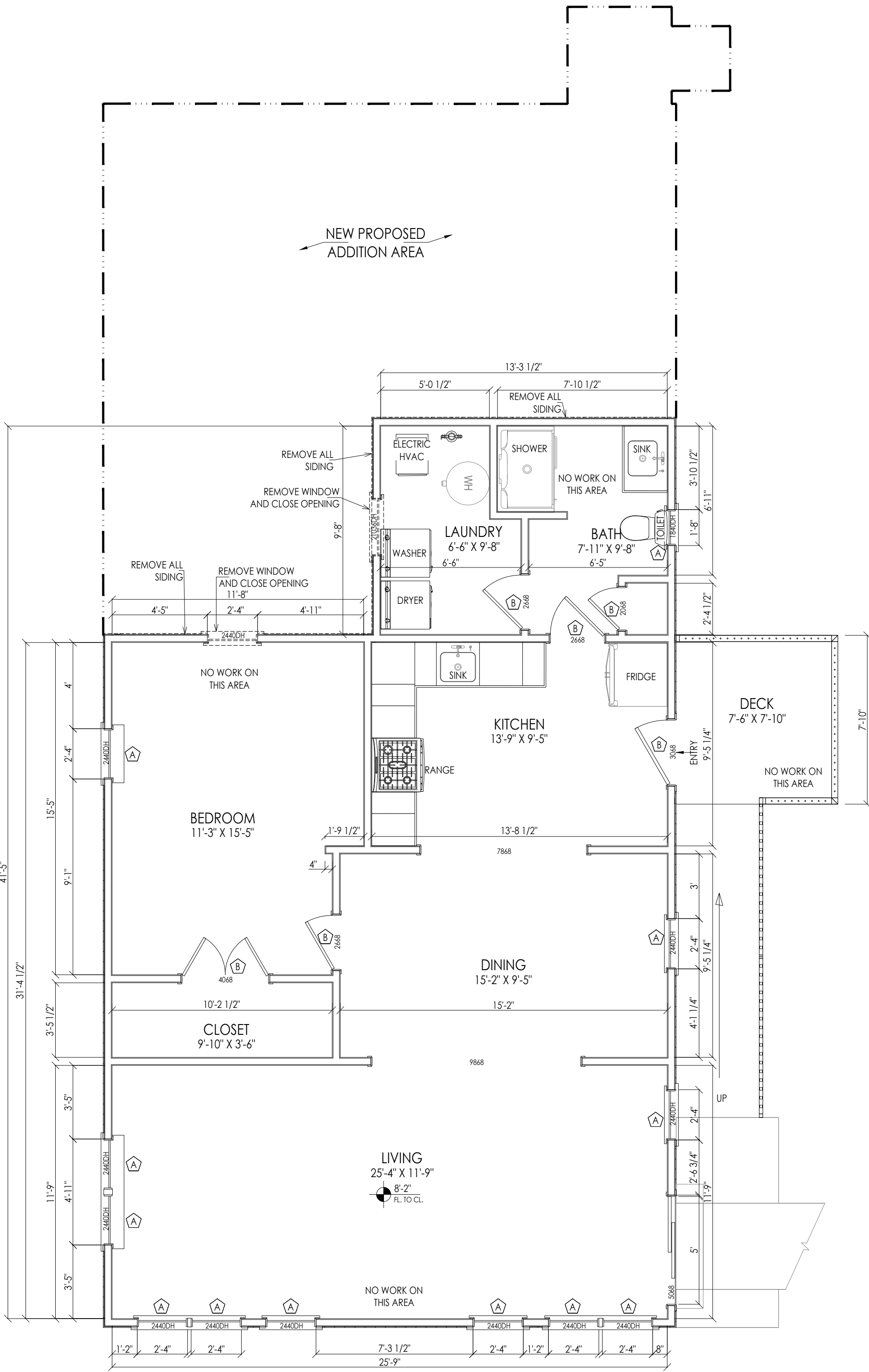
PROVIDE TEMPORARY SUPPORT & SHORING AS REQUIRED BEFORE NEW WORK IS IN PLACE.  
RECYCLE MATERIALS PER GOOD WASTE MANAGEMENT PRACTICES.  
PROVIDE DUST ENCLOSURE AND LIMIT INTRUSIONS OUTSIDE OF THE WORK AREA.  
DEMOLISH FINISH CEILINGS, WALLS, ETC. AS REQUIRED FOR UTILITY CONNECTIONS, WIRING, STRUCTURAL MEMBERS, ETC. PER CONTRACTORS NECESSITY IN AREAS OF HOME NOT TO BE RENOVATED.  
PATCH TO MATCH EXISTING AS REQUIRED.  
PROTECT FINISHES TO REMAIN FROM DAMAGE. REPAIR EXPEDIENTLY TO MATCH EXISTING IF DAMAGED.  
MAJOR AREAS OF DEMOLITION ARE SHOWN FOR CLARITY.  
CONTRACTOR TO REFER TO ENTIRE DRAWING SET TO DETERMINE OTHER AREAS OF DEMOLITION.

## NOTE

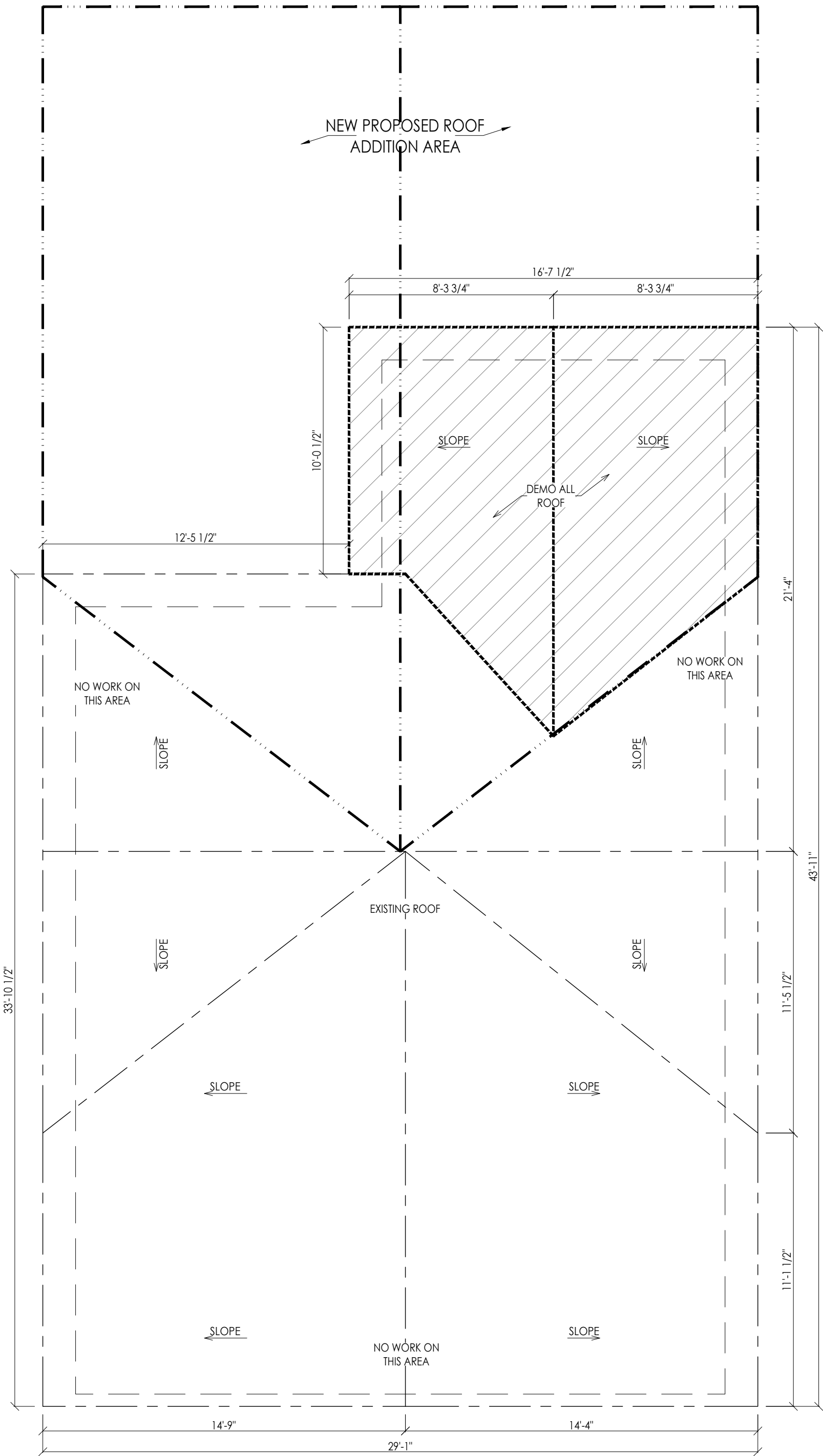
CONTRACTORS SHALL VERIFY ALL DIMENSION, GRADES, ANY OTHER SITE CONDITIONS WITH THE PROPOSED PLANS. SCHEDULE PRIOR TO COMMENCING WITH THE WORK.  
IT IS THE CONTRACTORS RESPONSIBILITY TO MAKE SURE THE CORRECT SET OF PLANS, "CONSTRUCTION SET", ARE BEING USED.  
ALL DIMENSIONS NOTED  $\pm$  ARE TO BE ADJUSTED AS REQUIRED PER FIELD CONDITION.  
NEW WALL DIMENSIONS GIVEN FINISH TO FINISH, UNLESS NOTED OTHERWISE.  
ALL WALL INFILLS (NEW) ALONG EXISTING WALLS TO MATCH EXISTING.  
PATCH & REPAIR ALL FINISHES, SUBSTRATES, ETC. IN ALL AREAS AFFECTED BY THE WORK & BETWEEN SPECIFIC WORK LOCATIONS.  
ALL NEW WALLS TO HAVE 1/2" GYP BOARD FOR PAINT EXCEPT TILE & WET LOCATIONS WHICH ARE TO HAVE CEMENTITIOUS BACKER BOARD.  
TO INSTALL STRUCTURAL, CONTRACTOR IS TO REMOVE FLOOR AND/OR CEILING ASSEMBLIES AS REQUIRED TO MAKE AND/OR COMPLETE ALL WORK.  
TEMPORARILY REMOVE INFRASTRUCTURE SUCH AS LIGHTING, DUCT WORK, ETC. AS NECESSARY TO PERFORM WORK.

## LEGEND

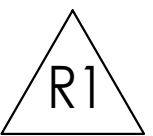
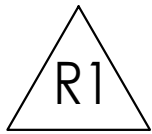
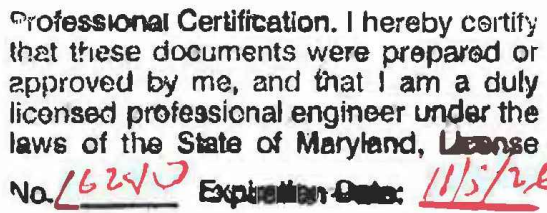
	OR	EX. MASONRY WALLS
		EX. STUD WALLS
		NEW STUD WALLS
		PROJECTION FOUNDATIONS, ROOF, STAIRS
		DEMO/REMOVE/REPLACE
		ELECTRICAL PANEL
		EX. WINDOW TO REMAIN
		EX. DOOR TO REMAIN


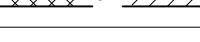
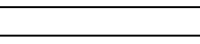
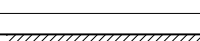
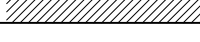
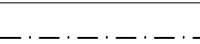

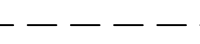
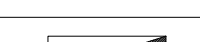

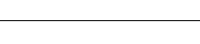


**1**  
A003  
**ARCHITECTURAL - EXISTING CONDITION**  
SCALE: 1/4" = 1'-0"  
**1ST FLOOR**



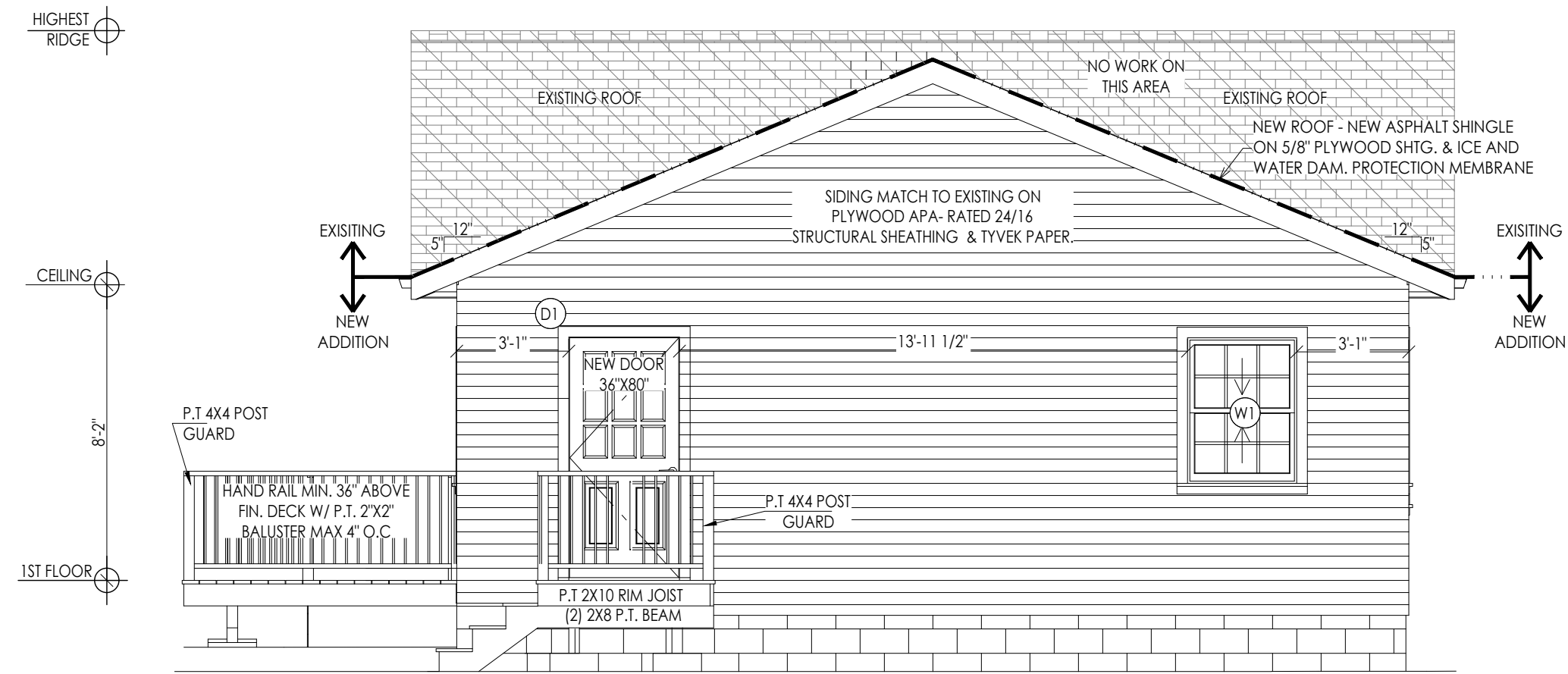
**2**  
A003  
**ARCHITECTURAL - EXISTING CONDITION**  
SCALE: 1/4" = 1'-0"  
**ROOF PLAN**



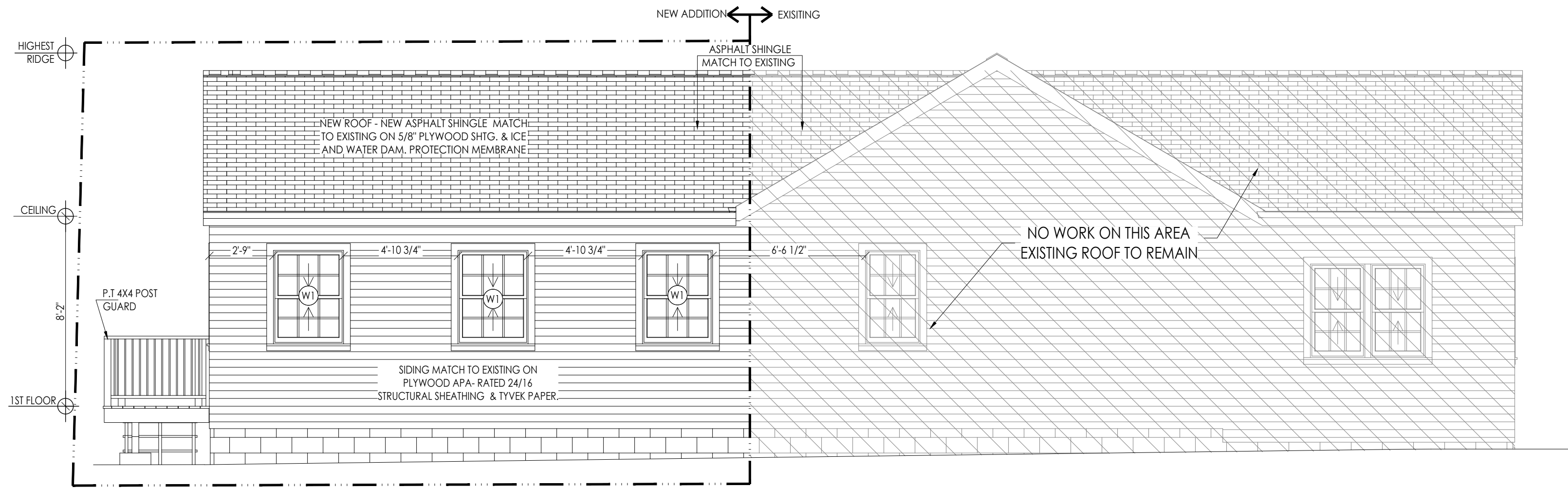
 OR 	EX. MASONRY WALLS
	EX. STUD WALLS
	NEW STUD WALLS
	PROJECTION FOUNDATIONS, ROOF, STAIRS
	DEMO/REMOVE/REPLACE
	ELECTRICAL PANEL
	SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
	CARBON MONOXIDE HARDWIRED WITH BATTERY BACKUP
	EX. WINDOW TO REMAIN
	EX. DOOR TO REMAIN



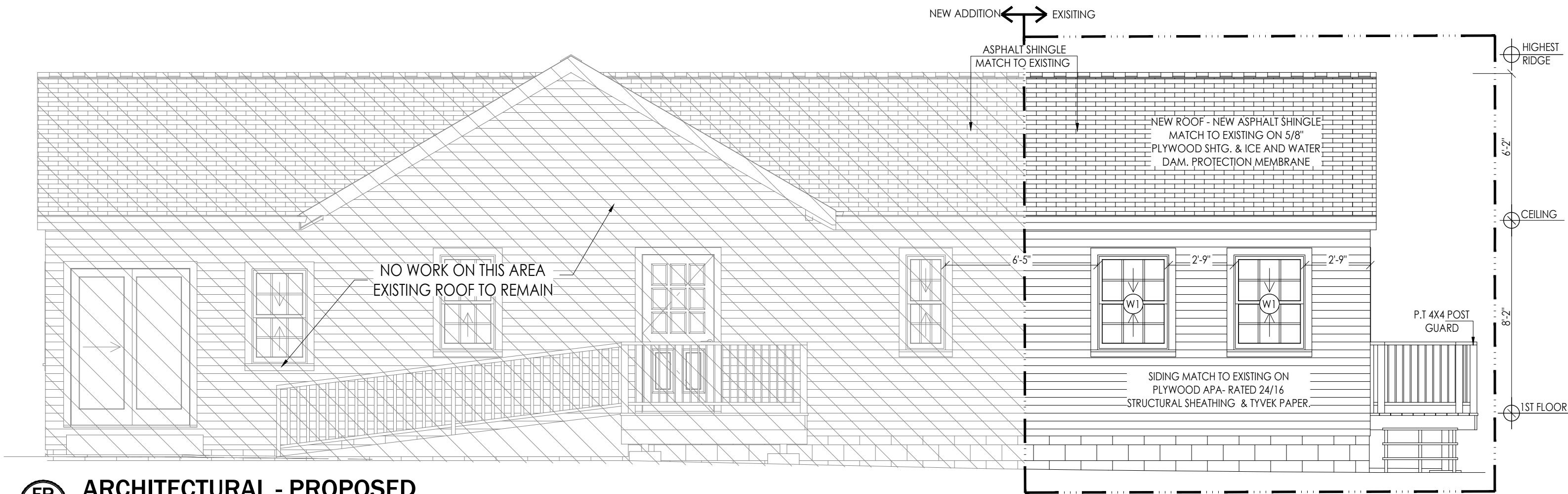
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 18240 Expiration Date: 11/5/26



**RT A005** **ARCHITECTURAL - PROPOSED**  
SCALE: 1/4" = 1'-0" **RIGHT ELEVATION**



**RE A005** **ARCHITECTURAL - PROPOSED**  
SCALE: 1/4" = 1'-0" **REAR ELEVATION**



**FR A005** **ARCHITECTURAL - PROPOSED**  
SCALE: 1/4" = 1'-0" **FRONT ELEVATION**

## 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 WALL INFILLS (NEW) ALONG EXISTING WALLS TO MATCH EXISTING. PATCH & REPAIR ALL FINISHES, SUBSTRATES, ETC. IN ALL AREAS AFFECTED BY THE WORK & BETWEEN SPECIFIC WORK LOCATIONS. ALL NEW WALLS TO HAVE 1/2" GYP BOARD FOR PAINT EXCEPT TILE & WET LOCATIONS WHICH ARE TO HAVE CEMENTITIOUS BACKER BOARD. TO INSTALL STRUCTURAL, CONTRACTOR IS TO REMOVE FLOOR AND/OR CEILING ASSEMBLIES AS REQUIRED TO MAKE AND/OR COMPLETE ALL WORK. TEMPORARILY REMOVE INFRASTRUCTURE SUCH AS LIGHTING, DUCT WORK, ETC. AS NECESSARY TO PERFORM WORK.

DRAWINGS PROVIDED BY:  
**Vican**  
Design & Construction, LLC  
12345 Old Chapel Rd, Suite 300, MD 21070  
vican@vicanllc.com  
(202) 555-2020

NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMIT SET		02/21/2025
1	REVIEW		07/07/2025

SHEET TITLE:  
**ARCHITECTURAL  
ELEVATION PLAN**

PROJECT DESCRIPTION:  
**1036 BALTIMORE HILL RD  
CROWNSVILLE MD 21032**

DATE:  
30/06/2025

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

SHEET:  
**A005**

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.
- B. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:
- 1. WOOD LINTELS, JOISTS AND BEAMS
  - a. FLEXURE: Fb = 875 PSI
  - b. SHEAR: Fv = 135 PSI
  - c. MODULUS OF ELASTICITY = 1,400,000
  - 2. WALL STUDS: STUD GRADE
  - a. FLEXURE: Fb = 675 PSI
  - b. COMPRESSION PARALLEL: Fc = 725 PSI
  - c. 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.
  - b. TRIPLE STUDS SHALL BE NAILED TOGETHER WITH 16d AT 6" O.C.
  - 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 LOCATIONS, U.N.O.
- 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.
- I. 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
  - b. SHEAR: Fv = 285 PSI
  - c. MODULUS OF ELASTICITY = 1,900,000
- J. 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
  - b. COMPRESSION: Fc = 2,500 PSI
  - c. 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.
- L. 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 PATTERN:

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
(2)1-3/4"	9"-12"	SDS 1/2"x4 1/2"	12" O.C.	2*
(3)1-3/4"	14"-20"	SDS 1/2"x4 1/2"		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.

- O. PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING POINTS.
- P. PROVIDE 16 GAGE JOIST HANGERS OR ANGLE CLIPS TO ALL JOIST CONNECTIONS WHERE THERE IS NO DIRECT BEARING SUPPORT.
- Q. PROVIDE BRIDGING AT CENTER SPAN OF JOISTS OR INTERVALS NOT EXCEEDING 8 FEET.
- R. ALL MISCELLANEOUS WOOD CONNECTIONS SHALL BE FASTENED PER 2021 IBC, TABLE 2304.9.1 "FASTENING SCHEDULE."
- S. 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 APPROVAL.
- T. DOUBLE JOISTS SHALL BE LOCATED BENEATH ALL PARTITIONS WHEN THE LENGTH OF THE PARTITION EXCEEDS ON HALF THE SPAN.
- U. PROVIDE SIMPSON H2.5A HURRICANE CLIPS FASTENED TO THE OUTSIDE FACE OF THE DOUBLE TOP PLATE AT ALL RAFTER BEARING POINTS.
- V. ALL ROOF SHEATHING SHALL BE LAID CONTINUOUSLY BETWEEN THE EDGES OF THE ROOD. NO INTERRUPTIONS ARE PERMITTED AT CAP TRUSSES OR AT ROOF OVERBUILDS.

1. ALL WORK AND MATERIALS TO COMPLY WITH THE REQUIREMENTS OF THE 2021 IRC CODES WITH CURRENT COUNTY CODE.
2. FOUNDATIONS: FOOTINGS, UNDERPINNING AND SLAB ON GRADES ARE DESIGNED TO BEAR ON NATIVESOIL TYPE SM OR SC WITH AN ALLOWABLE BEARING PRESSURE OF 1500 PSF. A QUALIFIEDSOIL-BEARING INSPECTOR PRIOR TO PLACEMENT OF CONCRETE SHALL VERIFY ALL BEARING VALUES.
3. STRUCTURAL STEEL:
- A. ALL STRUCTURAL STEEL, INCLUDING DETAIL MATERIAL SHALL CONFORM TO ASTM A572 Fy = 50KSI, U.N.O.
  - B. ALL STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRD.B
  - C. ALL STEEL PIPE SHALL BE ASTM A53, TYPE E OR S, GRADE B
  - D. ALL WELDERS SHOP AND FIELD, SHALL BE CERTIFIED, USE E70XX ELECTRODES ONLY.
  - E. ALL STEEL EXPOSED TO WEATHER AND EXTERIOR MASONRY SUPPORT SHALL RECEIVE ONE SHOP COAT OF CORROSION-INHIBITING PRIMER.
  - F. DETAILING, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH AISC. ADEQUATELY BRACE ALL STEEL AGAINST LATERAL LOADS DURING ERECTION.
  - G. ALL EXTERIOR STRUCTURAL STEEL SHALL RECEIVE RUST PREVENTATIVE PAINT.
  - H. CONNECTIONS:
  - I. ALL BEAM CONNECTIONS SHALL BE SIMPLE SHEAR CONNECTIONS, U.N.O: WHERE NO REACTION IS PROVIDED, THE BEAM SHALL BE ASSUMED TO CARRY 120% OF THE ALLOWABLE UNIFORM LOAD IN KIPS FOR BEAMS LATERALLY SUPPORTED, AS GIVEN IN THE AISC STEEL CONSTRUCTION MANUAL.
  - II. EXCEPT AS NOTED, ALL FASTENERS SHALL BE 3/4" DIAMETER ASTM A325 BOLTS, DESIGNED TO ACT IN BEARING TYPE CONNECTIONS WITH THREADS INCLUDED.
4. FASTENERS:
- A. ALL PREFABRICATED ANGLES, BEARING PLATES, AND JOIST HANGERS SHALL BE INSTALLED PER THE MANUFACTURER RECOMMENDATIONS.
  - B. FOLLOW THE MANUFACTURER RECOMMENDATIONS FOR SETTING EPOXY BOLTS.
  - C. EXPANSION BOLTS SHALL BE RAWL POWER STUDS.
5. MASONRY:
- A. MASONRY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF ACI 530-11/ASCE5-11, "SPECIFICATIONS FOR MASONRY STRUCTURES."
  - B. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD BEARING UNITS (ASTM C90) GRADE N-1 WITH A NET STRENGTH OF 2000PSI AND F'M - 1500PSI.
  - C. ALL JOINTS TO BE FILLED SOLID WITH MORTAR.
  - D. MORTAR TO COMPLY WITH ASTM C270 (TYPE M OR S).
  - E. PROVIDE CORRUGATED MASONRY TIES BETWEEN BRICK FACIA AND WOOD WALLS OR CMU WALLS AT 16" O.C. IN EACH DIRECTION.
  - F. PROVIDE 9GA TRUSS STYLE JOINT REINFORCEMENT @ 16" O.C. VERTICALLY.
  - G. LINTELS SHALL BE AS FOLLOWS:  
OPENING ≤3'-0" - L4X3 1/2x1/2 LLV/4" OF WALL  
3'-0" < OPENING ≤ 7'-0" - L6X3 1/2x1/2 LLV/4" OF WALL.  
OPENING > 7'-0" - SEE PLAN
6. CAST IN PLACE CONCRETE:
- A. CONCRETE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF ACI 318-11, "PART 3 - CONSTRUCTION REQUIREMENTS."
  - B. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000PSI. UNO (UNLESS NOTED OTHERWISE).
  - C. ALL CONCRETE SHALL BE PLACED WITH A SLUMP OF 4" (±1")
  - D. ALL CONCRETE SHALL BE NORMAL WEIGHT, UNO.
  - E. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE 6% ±1% ENTRAINED AIR.
  - F. CONTRACTOR SHALL POUR EXTRA CONCRETE TO ACCOUNT FOR THE DEFLECTION OF THE FORM WORK TO PROVIDE A FLAT FINISHED SURFACE.
  - G. CONCRETE COVER FOR REINFORCEMENT SHALL BE:  
COLUMNS AND BEAMS 1 3/4"  
SLABS 3/4"  
FOOTINGS 3"
7. REINFORCEMENT:
- A. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 (Fy= 60KSI)
  - B. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. LAP EDGES OF WIRE FABRIC AT LEAST 6" IN EACH DIRECTION.
8. DIMENSIONS: THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF STRUCTURAL COMPONENTS.
9. 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 ENGINEER.

THE BUILDING SHALL ALSO CONFORM TO THE FOLLOWING PRESCRIPTIVE REQUIREMENTS:  
THE BUILDING CONFORMS TO THE PRESCRIPTIVE REQUIREMENTS DETAILED IN THE CHART BELOW PER IECC R402.1.2 & R402.1.3 (IRC N1102.1.2 & N1102.1.3). EQUIVALENT U-FACTORS MAY BE SUBSTITUTED FOR REQUIRED R-VALUES PER IECC R402.1.4 (IRC N1102.1.4). THE BUILDING SHALL ALSO CONFORM TO THE DETAILED REQUIREMENTS OF IECC R402.2 (IRC N1102.2).

COMPONENT	REQUIRED VALUE
CEILING/ROOF	R-49 (COMPRESSED OVER WALL TOP PLATE AT EAVES) OR R-38 (UNCOMPRESSED OVER WALL TOP PLATE AT EAVES)
WALLS	R-20 CAVITY OR R-13 CAVITY PLUS R-5 CONTINUOUS
BASEMENT WALLS	R-10 CONTINUOUS OR R-13 CAVITY
SLAB	R-10, 2" DEPTH
CRAWL SPACE WALLS	R-10 CONTINUOUS OR R-13 CAVITY
FLOOR OVER UNCONDITIONED SPACE	R-19
DUCTS OUTSIDE CONDITIONED SPACE	R-8 FOR SUPPLY DUCTS IN ATTICS R-6 FOR ALL OTHER DUCTS
HOT WATER PIPES	R-3 UNLESS OTHERWISE ALLOWED BY IECC R403.3.3 (IRC N1103.5.3)
FENESTRATION	U-FACTOR = 0.32 MAX; SHGC = 0.40 MAX
SKYLIGHTS	U-FACTOR = 0.35 MAX; SHGC = 0.40 MAX

INSULATION NOTES:  
1. ALL BUILDING ENVELOPE INSULATION IS LABELED WITH R-VALUE OR INSULATION CERTIFICATE.  
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 300F.  
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.



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STRUCTURAL CALCULATIONS

February 26, 2025 1036 Baltimore Hill, Crownsville, MD 21032
Design addition framing
Roof framing
Window headers Span = 3.33' Pmax = 28'2 x 2' x 50 psf = 1400 lbs W = 30 plf M max = 1.21 k-ft = 14.5 in-k - use 2 - 2x8 min Vmax = 1400(2.72' + 0.72')/3.33' + 30plf(3.33'/2 - 7.25'/12) = 1484 lbs Vcap = (2/3)(3')(7.25')(135psf) = 1957 lbs - ok
1 <sup>st</sup> Floor W beam Span = 11.83' W = 25'2 x 50psf + 20 = 645 plf M = 11.29 k-ft R = 3816 lbs Use W8x13 Mcap = 28.4 k-ft

DRAWINGS PROVIDED BY:  
**Vican**  
Design & Constructions, LLC  
15992 Old Chapel Rd, Suite 340, N40 20720  
vican@vicanllc.com  
(202) 659-2890

NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMIT SET		02/21/2025
1	REVIEW		07/07/2025

SHEET TITLE:  
STRUCTURAL NOTES

PROJECT DESCRIPTION:  
1036 BALTIMORE HILL RD  
CROWNSVILLE MD 21032

DATE:

30/06/2025

SCALE:

N/S

SHEET:

S001



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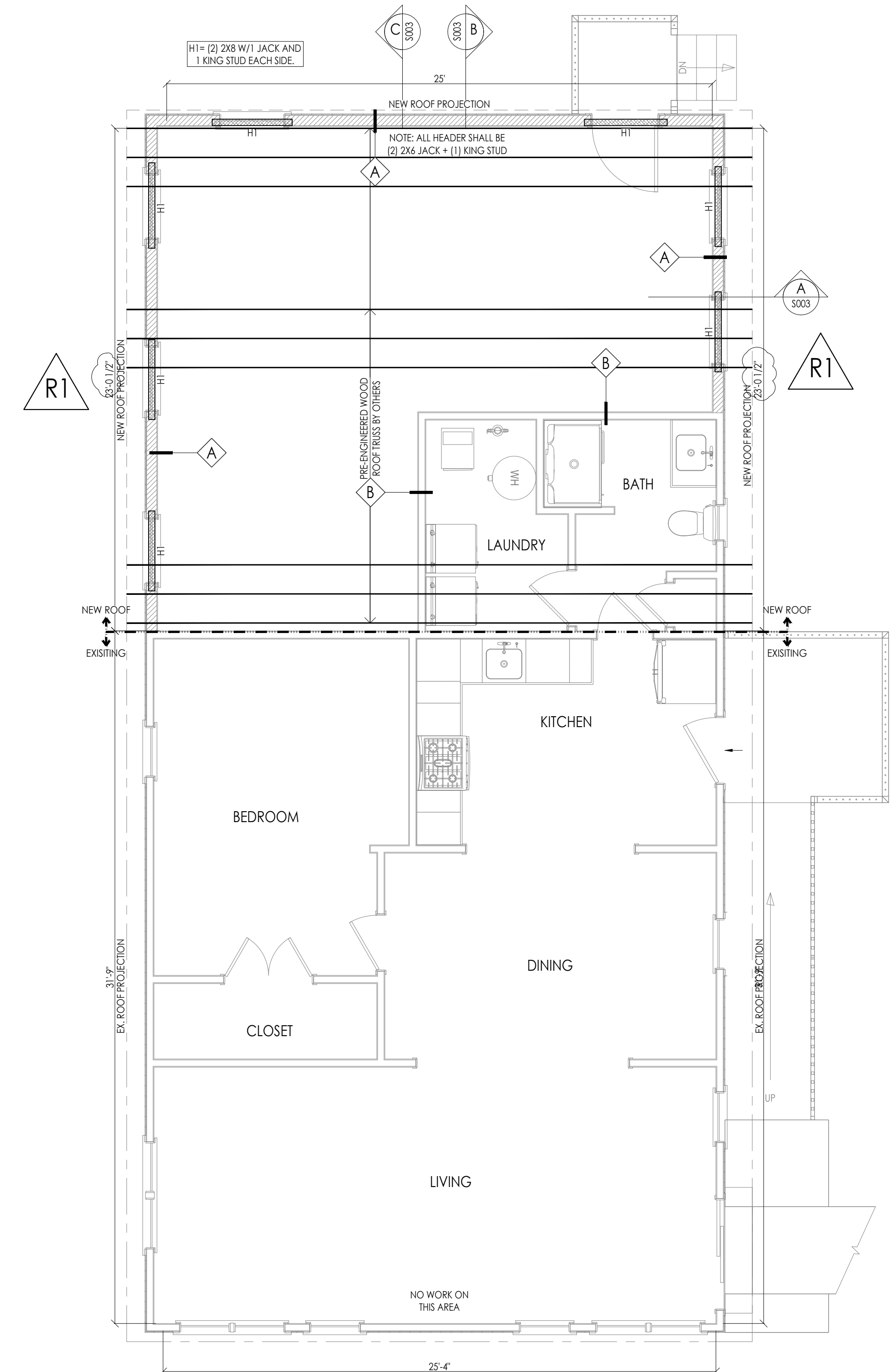
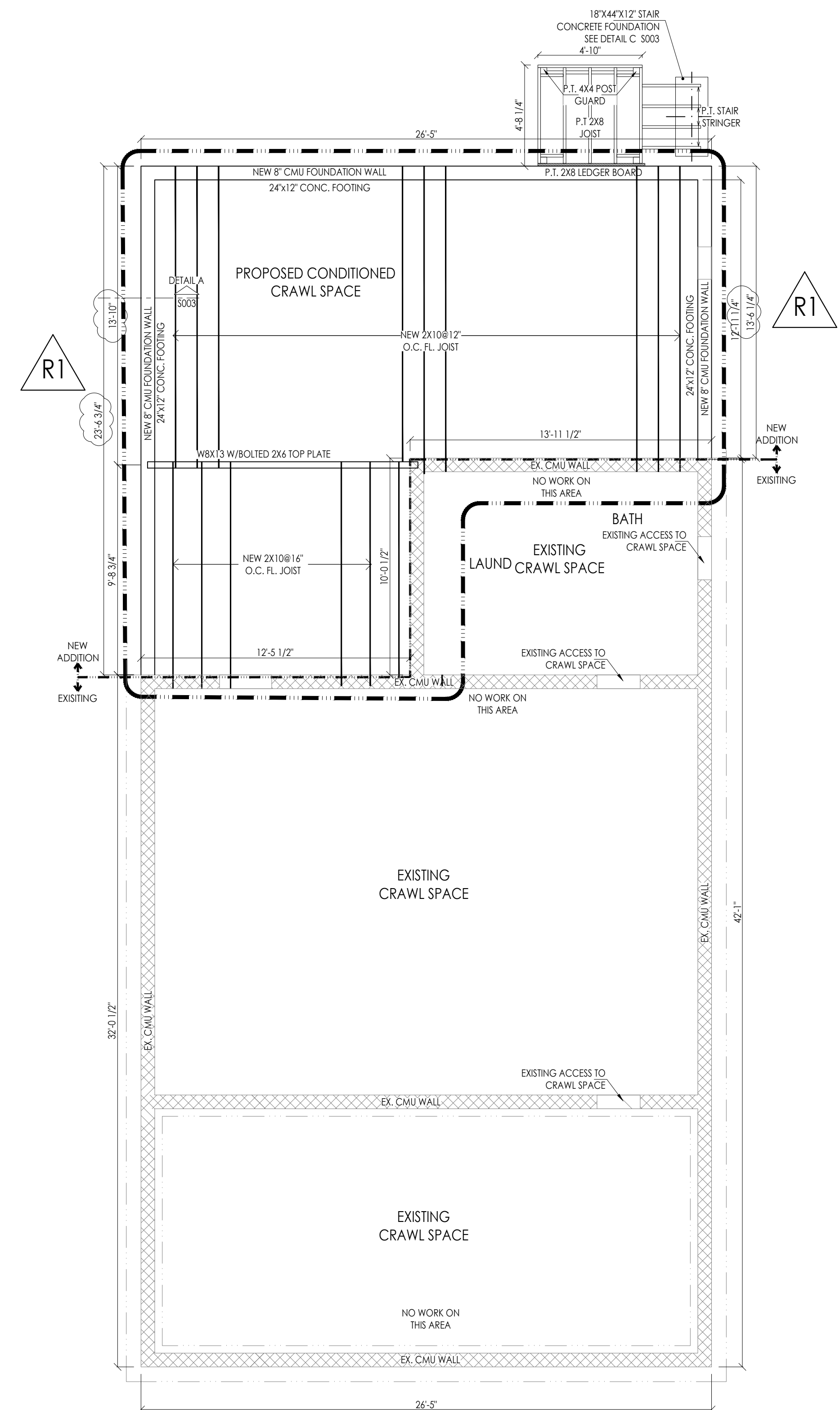
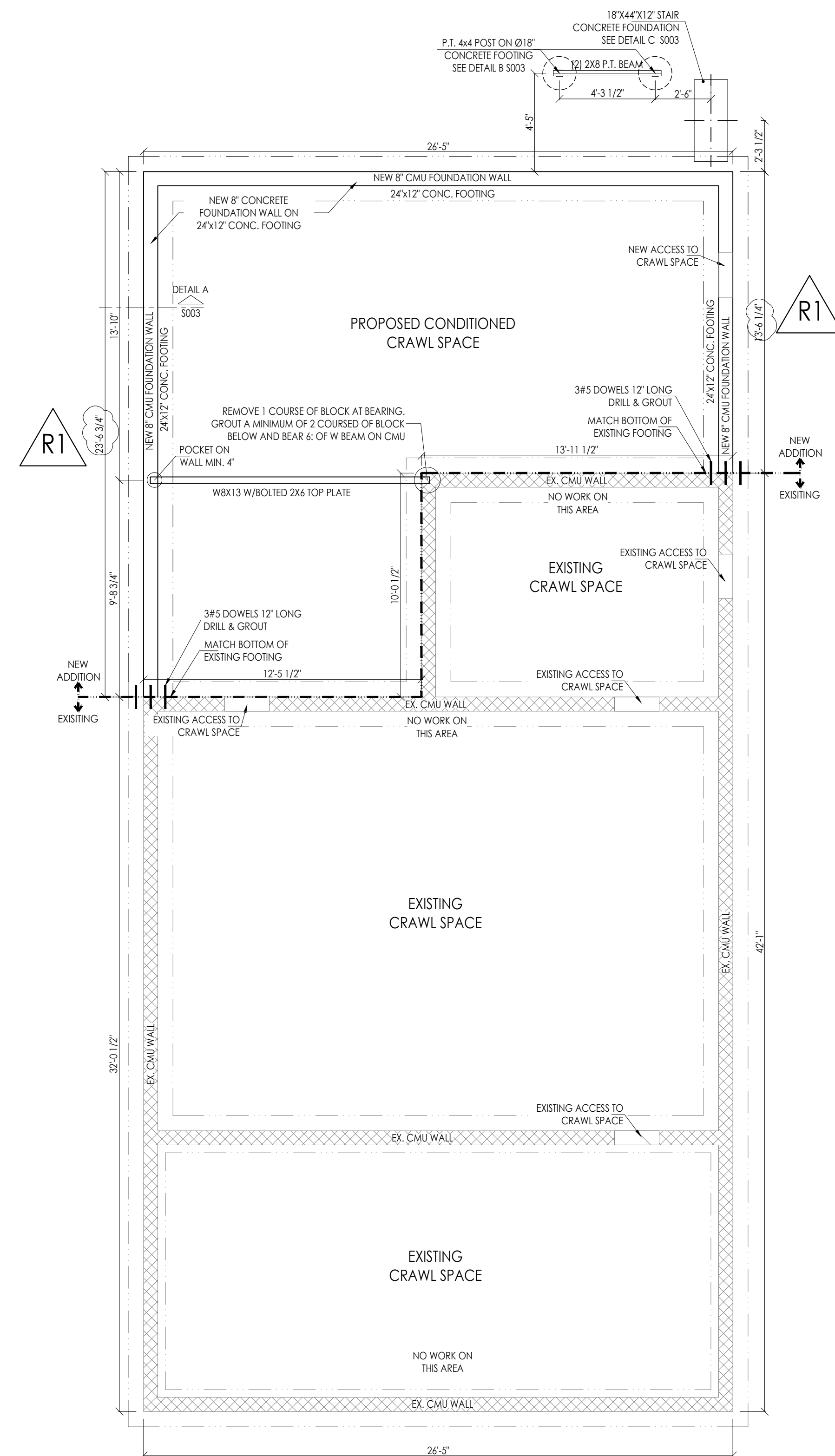
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**Vicam**  
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12345 Old Chapel Rd, Suite 200, MD 21070  
vcombs@vicam.com  
(202) 805-2890

NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMIT SET		02/21/2025
1	REVIEW		07/07/2025

SHEET TITLE:  
**STRUCTURAL  
FOUNDATION & FRAMING**

PROJECT DESCRIPTION:  
**1036 BALTIMORE HILL RD  
CROWNSVILLE MD 21032**

DATE:
30/06/2025
SCALE:
N/S
SHEET:
<b>S002</b>



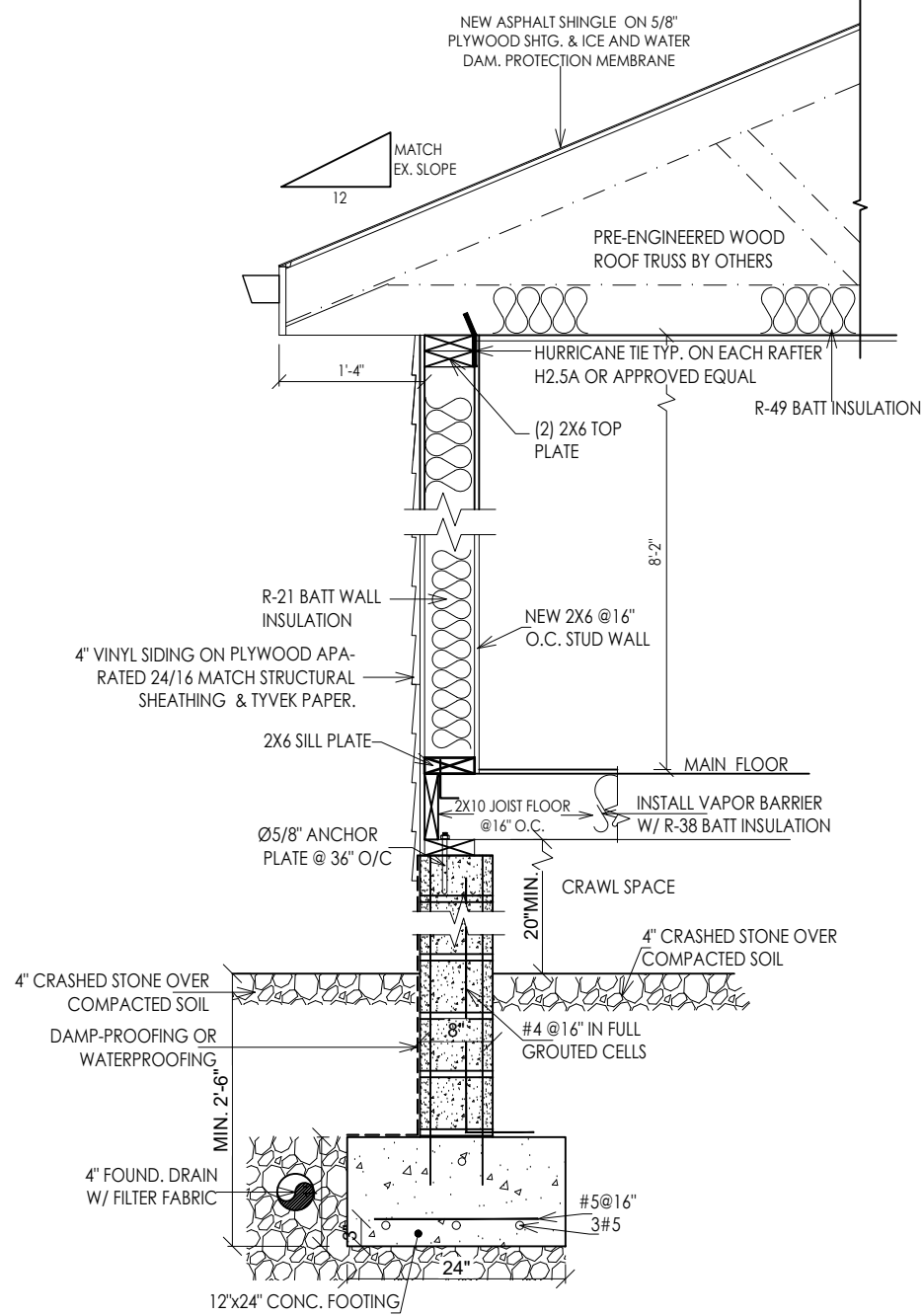
LEGEND

	EX. MASONRY WALLS
	EX. STUD WALLS
	NEW STUD WALLS
	PROJECTION FOUNDATIONS, ROOF, STAIRS
	DEMO/REMOVE/REPLACE

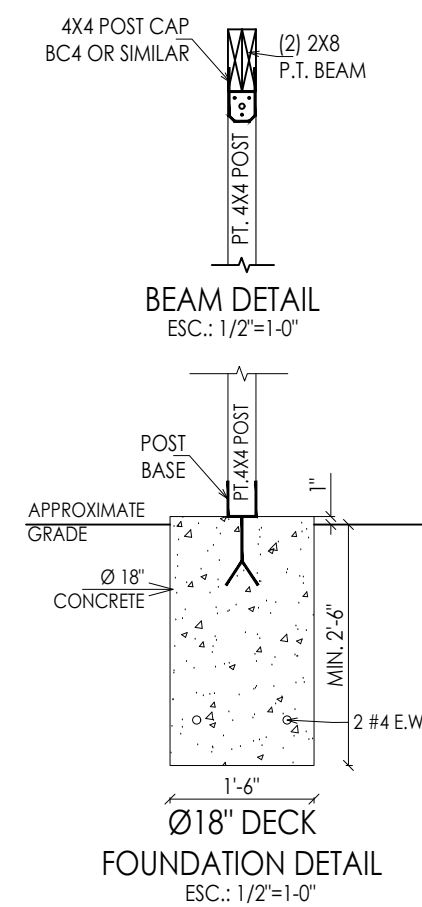
R1

R1

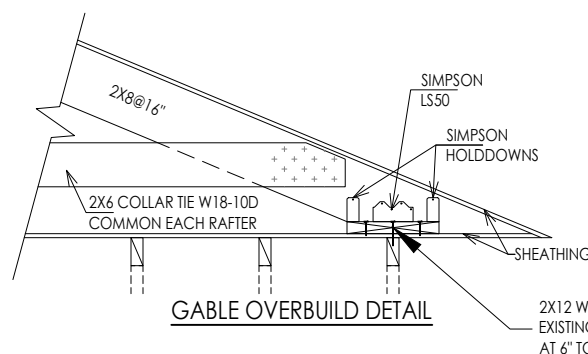
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A005  
**STRUCTURAL - FRAMING  
ROOF PLAN**  
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**A**  
S002  
**DETAIL A**  
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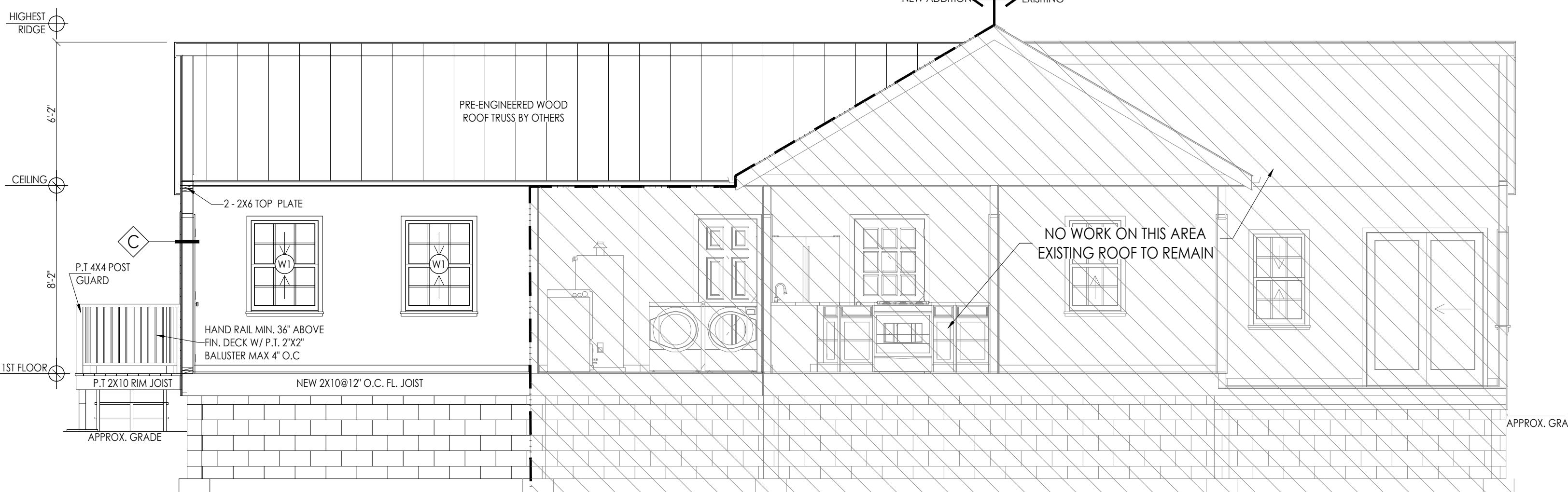
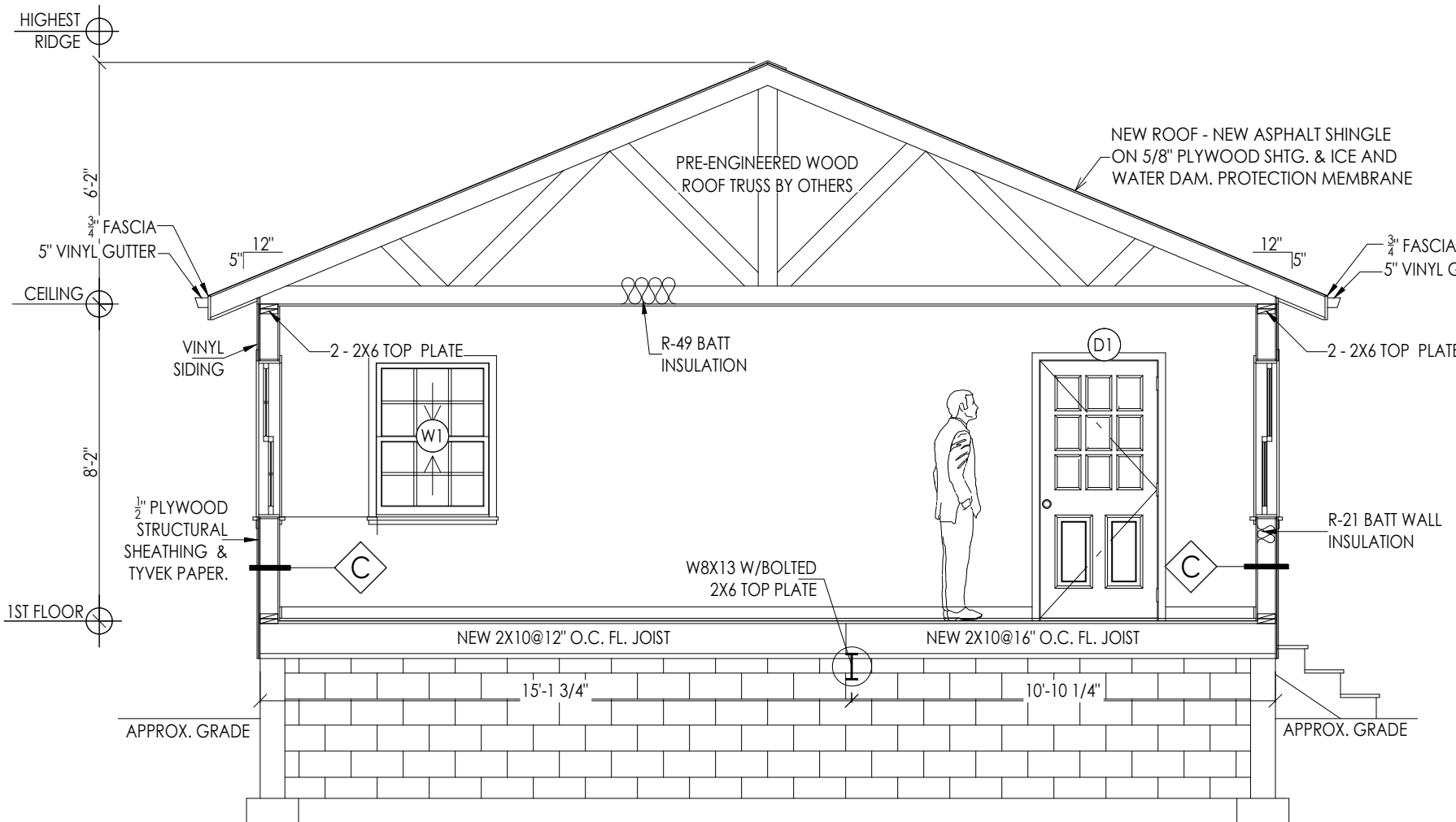


**B**  
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**DETAIL B**  
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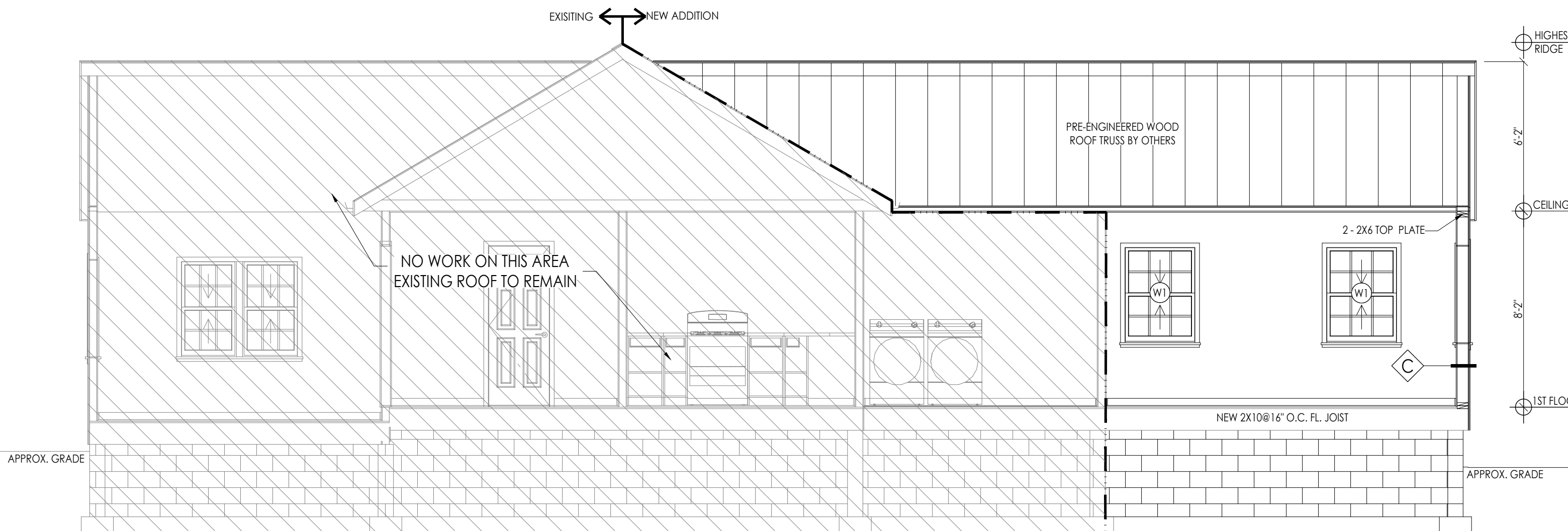


**C**  
S003  
**DETAIL C**  
SCALE: 1/2" = 1'-0"

**A**  
S003  
**STRUCTURAL - SECTION A**  
SCALE: 1/4" = 1'-0"



**B**  
S003  
**STRUCTURAL - SECTION B**  
SCALE: 1/4" = 1'-0"



**C**  
S003  
**STRUCTURAL - SECTION C**  
SCALE: 1/4" = 1'-0"



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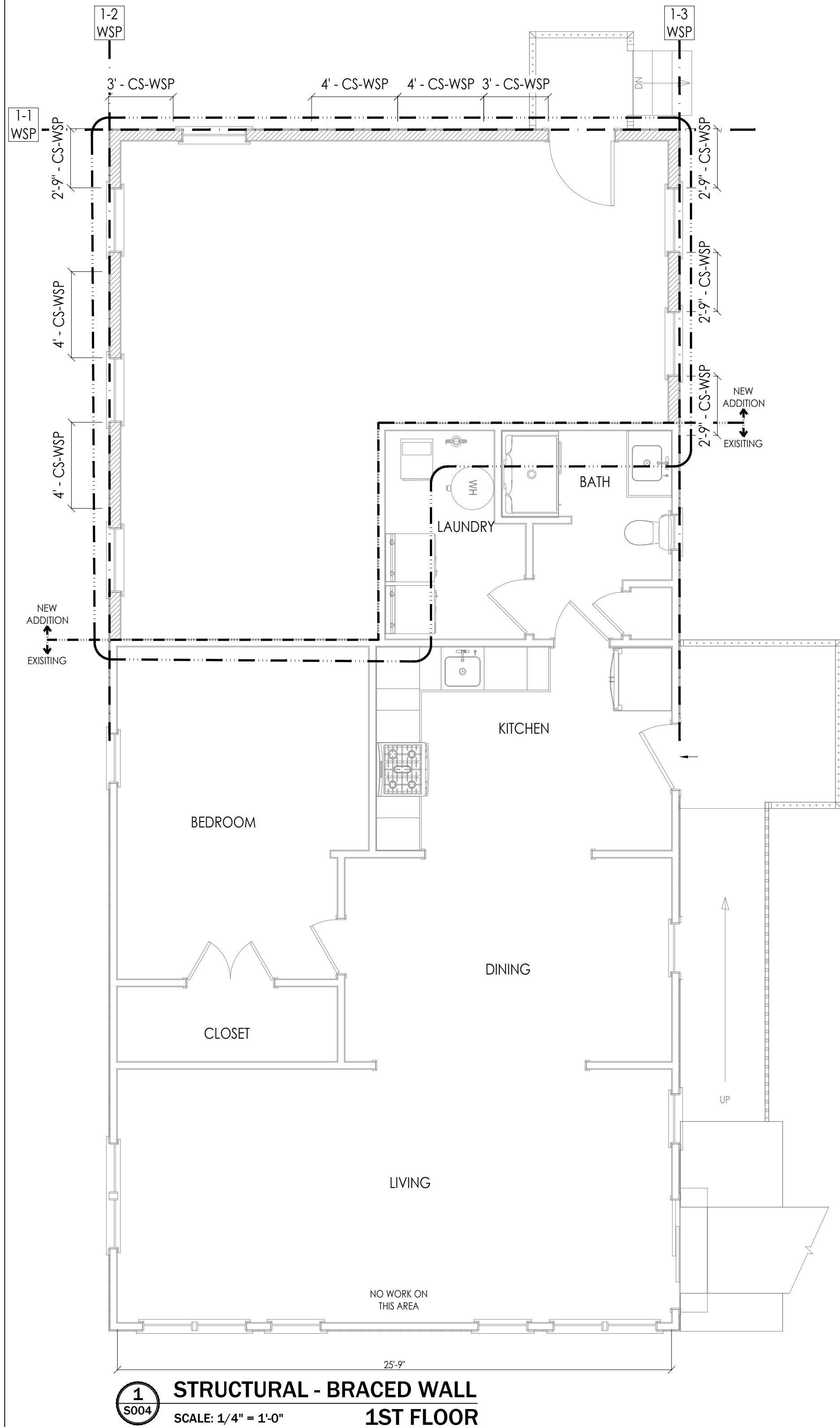
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Design & Construction, LLC  
12345 Old Chapel Rd, Suite 100, MD 21070  
vican@vicanllc.com  
(202) 555-2050

NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMIT SET		02/21/2025
1	REVIEW		07/07/2025

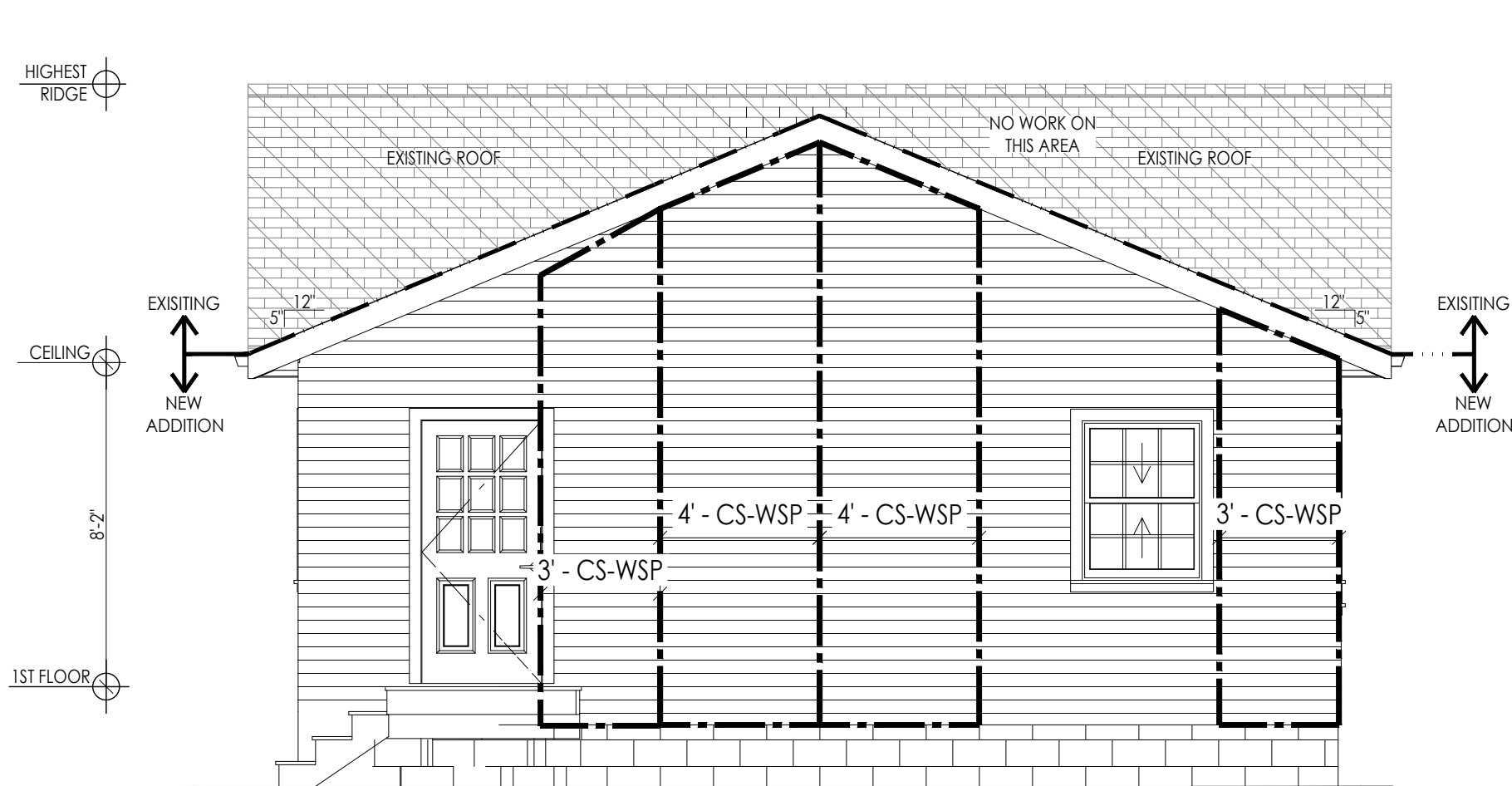
SHEET TITLE:  
**STRUCTURAL FRAMING &  
SECTIONS**

PROJECT DESCRIPTION:  
**1036 BALTIMORE HILL RD  
CROWNSVILLE MD 21032**

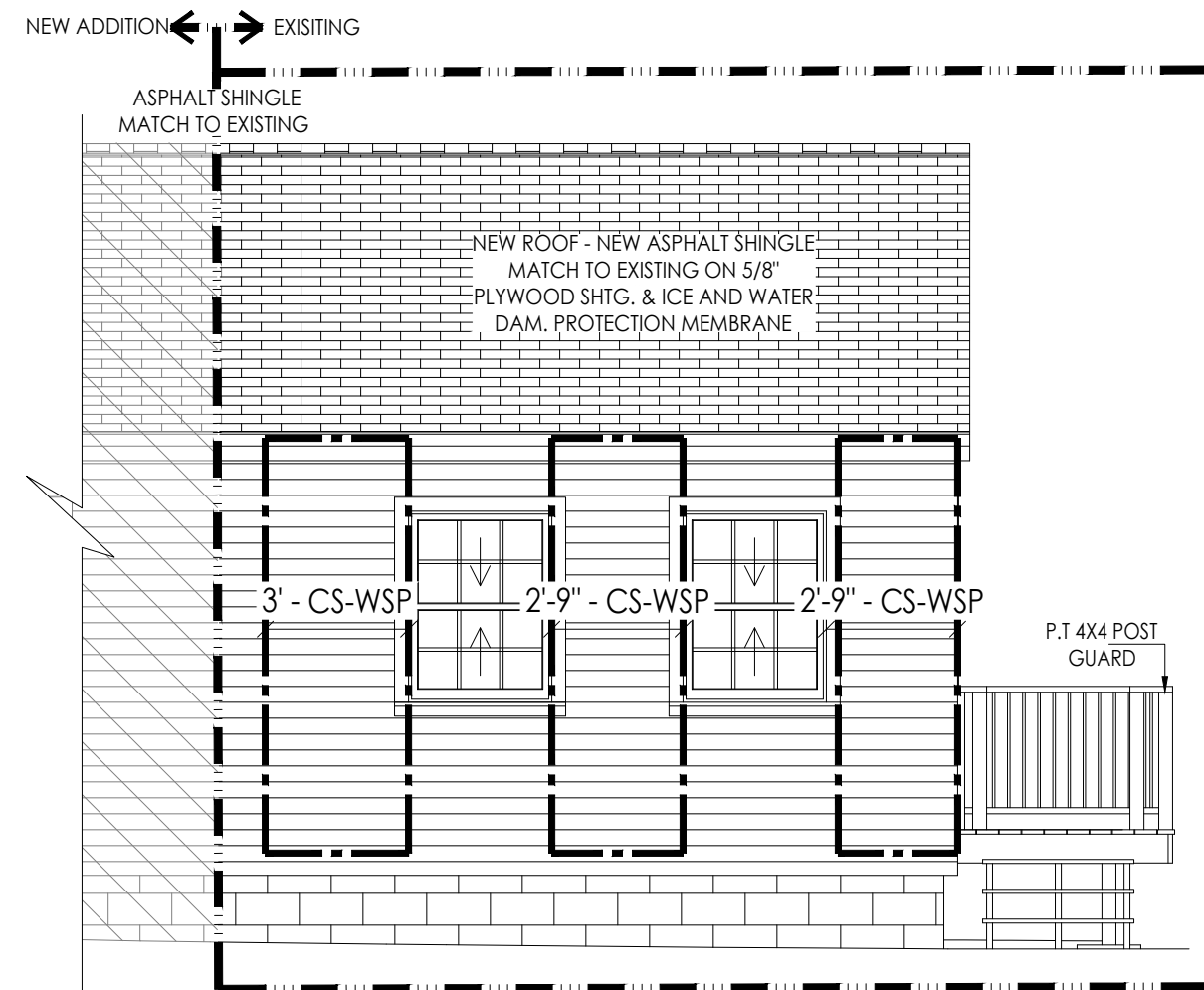
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SCALE:  
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SHEET:  
**S003**



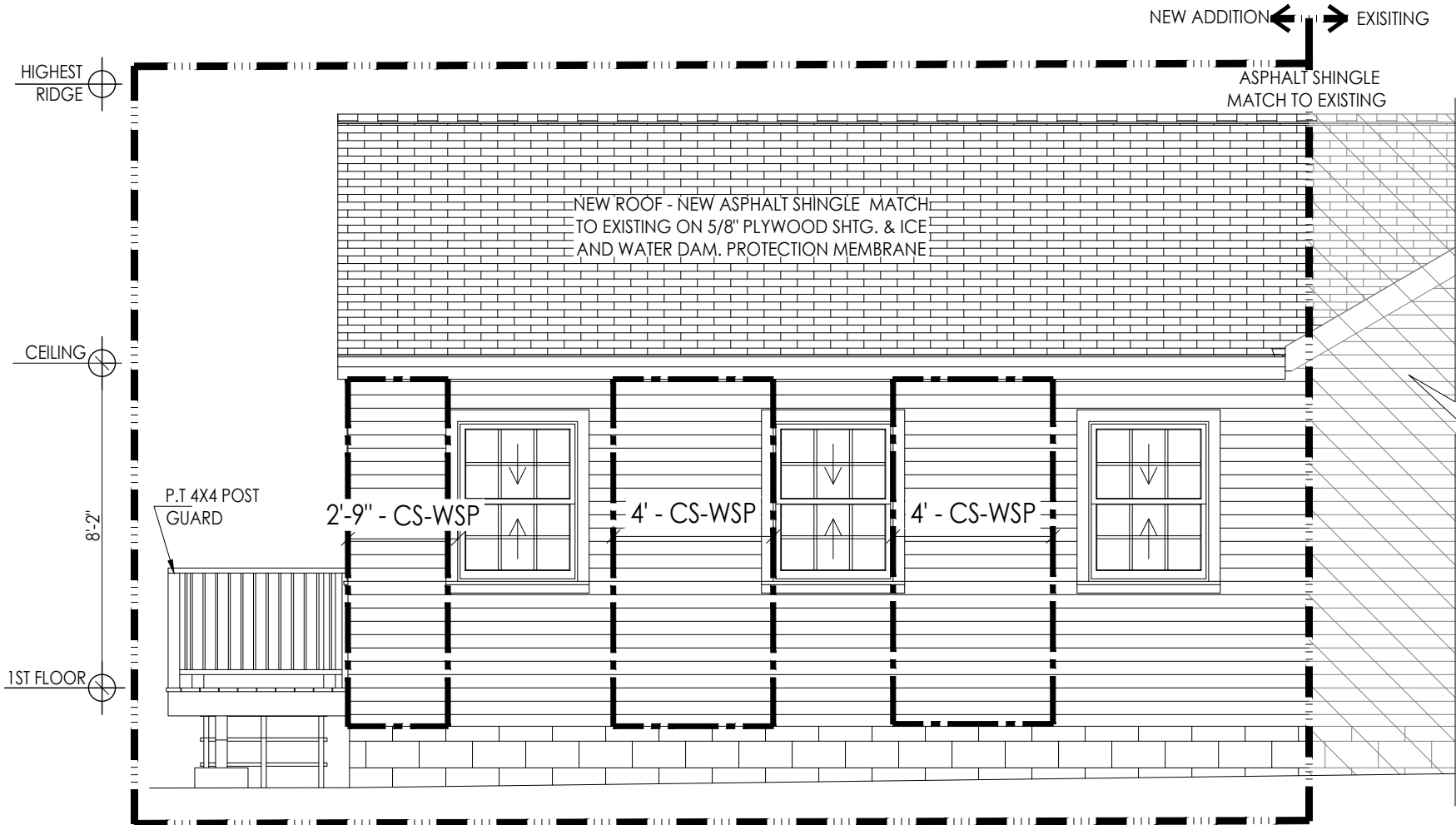
**1**  
S004  
**STRUCTURAL - BRACED WALL**  
SCALE: 1/4" = 1'-0"  
**1ST FLOOR**



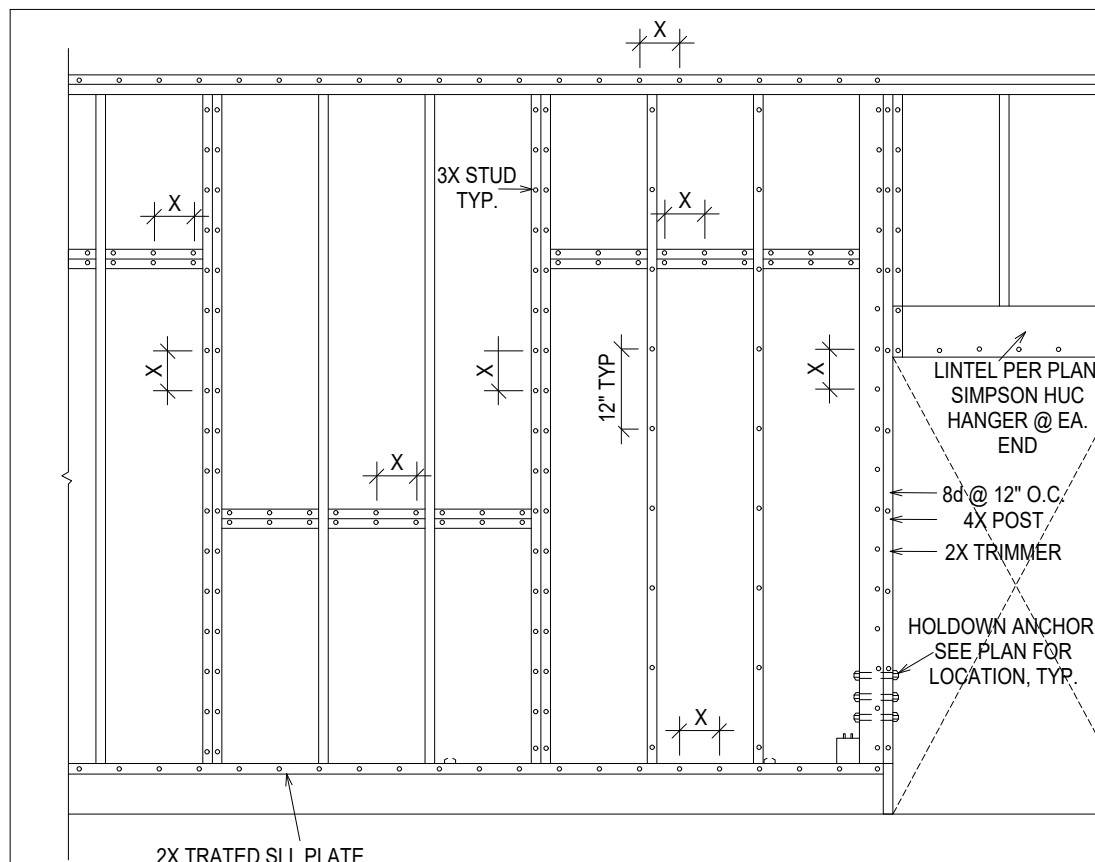
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S004  
**STRUCTURAL - BRACED WALL**  
SCALE: 1/4" = 1'-0"  
**RIGHT**



**4**  
S004  
**STRUCTURAL - BRACED WALL**  
SCALE: 1/4" = 1'-0"  
**FRONT**



**3**  
S004  
**STRUCTURAL - BRACED WALL**  
SCALE: 1/4" = 1'-0"  
**REAR**



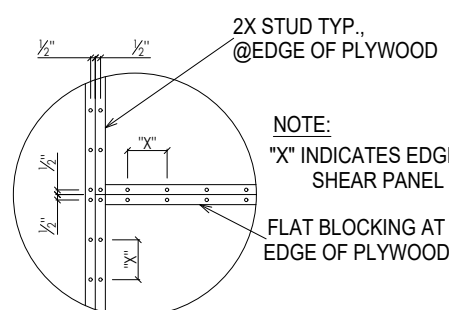
- NOTES:
1. INDIVIDUAL PIECES OF PLYWOOD SHALL BE NOT LESS THAN 2'-0" IN LEAST DIMENSION NOT 5 SO FT. IN AREA.
  2. WHERE EDGE NAILING SPACING IS 3" OR LESS, NAILS SHALL BE STAGGERED AT FRAMING RECEIVING ABUTTING PANELS AND SILL PLATE
  3. OMIT CURB AT INTERIOR SHEAR WALLS, PER PLAN (TYP.)
  4. ADAPT DETAIL FOR BEARING ON STEEL BEAM WHERE WALL BEARS ON A STEEL BEAM. SILL BOLTS SHALL BE INSTALLED THROUGH THE TOP FLANGE OF THE STEEL BEAM.
  5. PROVIDE FURRING OR BACKING OF THICKNESS AS REQUIRED TO MAINTAIN A COMMON WALL PLANE AT ALL WOOD STUD WALL SURFACE WHICH ARE ONLY PARTIALLY SHEATHED WITH STRUCTURAL PLYWOOD.
  6. COORDINATE AND ADJUST HEAD, JAM AND SILL DETAILS REQUIRED FOR PROPER OVERALL WALL THICKNESS.
  7. -"X" INDICATES EDGE NAILING - SEE SHEAR PANEL SCHEDULE FOR NAIL SIZE SPACING.
- 1 - SHEAR WALL CONSTRUCTION**  
ESC: NTS

PLYWOOD SHEAR PANEL SCHEDULE						
PANEL DESIGNATION	STRUCT. PLYWOOD	EDGE NAILING	FOUNDATION BOLTS SIZE & SPACING	SILL SCREW SIZE & SPACING	MIN. NO. OF SILL BOLTS PER 6'-0" WIDTH (BTWN FLOORS)	A35 MAX. SPACING WALL TOP & BOTTOM**
A	1/2"	10d @ 6" O.C.	1/2" @ 36" O.C.	SIMPSON SDS 6X8 SCREWS @ 6" O.C.	3	12"

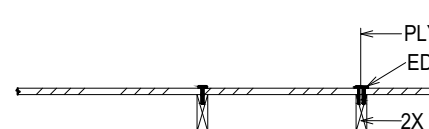
- NOTES:
1. USE 12" LONG ANCHOR BOLTS EXTENDING 4-1/2" OUT OF CONCRETE.
  2. USE SIMPSON "BP" BEARING PLATE ALL SHEAR WALL FND. BOLTS.
  3. PLYWOOD SHALL BE APPLIED OVER STUDS @ 16" O.C. ON ONE SIDE OF STUD.
  4. NAILING AT INTERMEDIATE MEMBERS TO BE SPACED AT 12" O.C.
  5. ALL EXTERIOR FOOTING SHALL HAVE SILL BOLTS, SEE DETAIL S/S104
  6. TYP. U.N.O SILL BOLTS ARE 12" LONG (MIN)
  7. STAGGER NAILS WHERE PANELS ARE APPLIED ON BOTH FACES AND WHEN NAILING SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, OR WHERE PANEL APPLIED IN ONE SIDE & NAIL LESS THAN 6" O.C.

\*\*\*A35 CLIPS BY SIMPSON FOR SHEAR TRANSFER BETWEEN RIM JOIST/TOP PLATE AND RIM JOIST/BOTTOM PLATE AT TOP AND BOTTOM OF SHEAR PANELS.

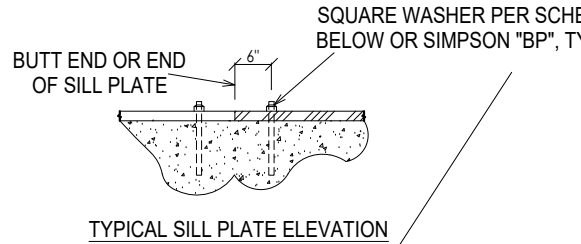
**2 - SHEAR PANEL SCHEDULE**  
ESC: NTS



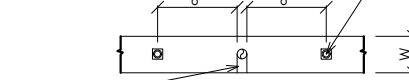
**PLYWOOD NAILING AT SPLICE**



**3 - NAILING AT SPLICE**  
ESC: NTS



**PLAN VIEW**



**4 - SILL PLATE DETAILS**  
ESC: NTS



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Design & Construction, LLC  
12345 Old Chapel Rd, Suite 100, MD 21032  
vican@vican.com  
(202) 555-5555

NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMIT SET		02/21/2025
1	REVIEW		07/07/2025

SHEET TITLE:  
**STRUCTURAL  
BRACED WALL**

PROJECT DESCRIPTION:  
**1036 BALTIMORE HILL RD  
CROWNSVILLE MD 21032**

DATE:  
30/06/2025  
SCALE:  
N/S  
SHEET:  
**S004**

Anne Arundel County Zoning Viewer



7/29/2025, 5:35:13 PM

◦

Address Points

—

Street Centerline

◻

Parcels

Ortho 2024

■

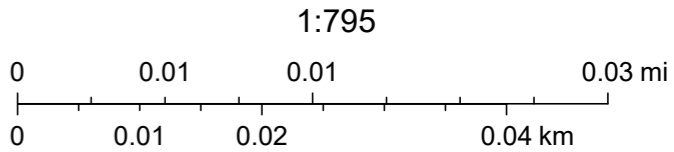
Green: Green

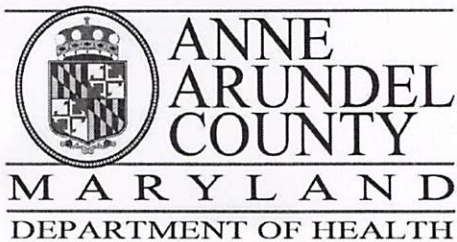
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Blue: Blue

■

Red: Red





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: Sadé Medina, Zoning Applications  
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager  
Bureau of Environmental Health

A handwritten signature in blue ink, appearing to be "BC", located next to the "FROM:" line.

DATE: August 13, 2025

RE: Lisa Perez  
1036 Baltimore Hill Road  
Crownsville, MD 21032

NUMBER: 2025-0148-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition with less setbacks than required.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department. Wet season percolation testing is required in order to proceed with this project as well as additional site plans and possibly the installation of a new septic system and/or well.

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

cc: Sterling Seay

# 1036 Baltimore Hill Road



## Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



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.

none

0 50 100  
ft



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

Notes