SALTHUMENT CARTING

IN RE: PETITION FOR ADMIN. VARIANCE N/S of Proctor Lane, 450 ft. E

centerline of Seven Courts Road

11th Election District

5th Councilmanic District

(3724 Proctor Lane)

Lisa A. & William A. Vogtman Petitioners * BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 05-106-A

* * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Lisa A. and William A. Vogtman. The variance request is for property located at 3724 Proctor Lane in the eastern area of Baltimore County. The variance request is from Section 1B01.2.C.4 (1970-82), Bill No. 100, 1970 Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (garage) with a 5 ft. side yard setback and a sum of side yards of 20 ft. in a residential transition area in lieu of the required 10 ft. and 25 ft. respectively and to amend the Final Development Plan for "Pinedale Woods", Section II, Lot 10. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 4, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this <u>30</u> day of September, 2004, that a variance from Section 1B01.2.C.4 (1970-82), Bill No. 100, 1970 Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (garage) with a 5 ft. side yard setback and a sum of side yards of 20 ft. in a residential transition area in lieu of the required 10 ft. and 25 ft. respectively and to amend the Final Development Plan for "Pinedale Woods", Section II, <u>Lot 10 only</u>, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
- 2. Compliance with the ZAC comments made by the Office of Planning dated September 9, 2004, a copy of which is attached hereto and made a part hereof.
- 3. Compliance with any recommendations, if any, made by the Department of Environmental Protection & Resource Management (DEPRM).
- 4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

September 29, 2004

Mr. & Mrs. William A. Vogtman 3724 Proctor Lane Baltimore, Maryland 21236

> Re: Petition for Administrative Variance Case No. 05-106-A Property: 3724 Proctor Lane

Dear Mr. & Mrs. Vogtman:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at	3724	PROCTOR	LANE	Į.
which is	s present	lly zoned	D.R.5.5	<u> </u>

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

To permit an addition (garage) with a 5-foot side yard setback and a sum of side yards of 20-feet in a residential transition area in lieu of the required 10-feet and 25-feet respectively and to amend the FDP for "Pinedale Woods", Section II, Lot 10.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

			I/We do solemnly deposited by the subject of this	eclare and affirm, under the e the legal owner(s) of the p s Petition.	penalties of property which
Contract Purchaser/	<u>Lessee:</u>		Legal Owner(s)	<u>) :</u>	ξ
Name - Type or Print			Name Type or Print	MA. VOGT	MAN
Signature			Signature	La Carta	
Address		Telephone No.	Name - Type or Print	VOGT MAN	
City	State	ZIp Code	Signature	U. HOGINA	-410-420-29
Attorney For Petition	<u>ner:</u>		3724 //c Address	COCTOR IN 410-	256-5798 Telephone No.
Name - Type or Print	<u> </u>	<u></u>	City BALTO	. <u>MD</u> 2	Zip Code
Signature	·*····································	······································	Representative	to be Contacted:	-
ompaly			Name		, -
Address	· · · · · · · · · · · · · · · · · · ·	Telephone No.	Address		Telephone No.
City	State	Zip Code	City	State	Zip Code
A Public Hearing having be this day of regulations of Baltimore Count	en formally demand tha ty and that the proper	ed and/or found to be it the subject matter of t ty be reposted.	required, it is ordered by this petition be set for a publ	the Zoning Commissioner of lic hearing, advertised, as requ	Baltimore County, ired by the zoning
The state of the s	•	1,		missioner of Baltimore County	
CASE NO	5-106-A	Re\	lewed By D.THOMP.	50N Date 8 25 0	
R6 V 125/01		Est	imated Posting Date	9/5/04	i

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3724 PROCTOR LANE
Address BACTIMORE MD 21236 City State Zip Cod
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):
I NEED TO MAKE THE GARAGE WIDE
ENOUGH TO SUPPORT HANDICAP ACCESIBILIT
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting an advertising fee and may be required to provide additional information.
William A. VOGTMAN LISA A. VOGTMAN
Name - Type or Print Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 12 day of ムスペンT , ラシゾ, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal
Notary Public
NOTARY My Commission Expires 05/01/05

PUBLIC

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as

follows: That the information herein given is competent to testify thereto in the event that a p	ublic hearing is so	heduled in the ful	lure with regard ti	hereto.
That the Affiant(s) does/do presently reside at	3724	PROCTO	R LANE	· · · · · · · · · · · · · · · · · · ·
	BALTI	MORE	MD	21236 Zip Code
·				
That based upon personal knowledge, the followariance at the above address (indicate hardship)	ip or practical diffic	culty);		
I need to make	Ke Hhis Thand	garage icap a	e Wide Clessibi	1; ty
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	ormal demand is additional informat	filed, Affiant(s) v	vill be required to	o pay a reposting and
Signature Co Cay to		Signature	J. 4/05	Tr.
William A. VOGTA		Name - Type or Print	A. VI	GTMAN
~ ~ × • • • • • • • • • • • • • •		` 		
STATE OF MARYLAND, COUNTY OF BALTIN	IORE, to wit:			
i HEREBY CERTIFY, this 12 day of 6 of Maryland, in and for the County aforesaid, pe	rsonally appeared	, <u>2004</u> ,	before me, a No	tary Public of the State
いいいAm A、 VOらてMAN the Affiant(s) herein, personally known or satisfa	actorily Identified to	o me as such Affi	ant(s).	

AS WITNESS my hand and Notarial Seal

Lichard (neva **Notary Public** NOTARY My Commission Expires __



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3724 PROCTOR	LANE
which is presently zoned_	D.R.5.5

I/We do solemnly declare and affirm, under the penalties of

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) (100)

To permit an addition (garage) with a 5-foot side yard setback and a sum of side yards of 20-feet in a residential transition area in lieu of the required 10-feet and 25-feet respectively and to amend the FDP for "Pinedale Woods", Section II, Lot 10.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser/Lessee: <u>Legal Owner(s):</u> OGTMAN Name - Type or Print Name - Type or Print Signature Signature Address Telephone No. Name - Type or Print City State Zip Code <u> Attorney For Petitioner:</u> Address Telephone No. Name - Type or Print Zip Code Representative to be Contacted: Signature Company Name Address Address Telephone No. Telephone No. City State Zip Code City State Zip Code A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning this day of regulations of Baltimore County and that the property be reposted. Zoning Commissioner of Baltimore County (2)5 - 106 - 1CASE NO. Reviewed By DiTHOMPSON Date 8 35 04 REV 10/25/01 **Estimated Posting Date**

Zoning Description

Zoning Description for 3724 Proctor Lane

Beginning at a point on the North side of Proctor lane which is 50 feet wide at the distance of 450 feet east of the centerline of the nearest improved intersecting street Seven Courts Road which is 50 feet wide. Being lot number 10, block J, Section number 2 in the subdivision of Pinedale Woods as recorded in Baltimore County Plat Book # EHK., JR 49, Folio # 39, containing .28 acre. Also known as 3724 Proctor Lane and located in the 11 Election District, 5 Councilmanic District

UDGET & FINANCE NEOUS RECEIPT AMOUNT & DO 1 CO 1/2	
NAMICE AND DISCOURT OF THE PROPERTY OF THE PRO	

CERTIFICATE OF POSTING

-TTENTION: KRISTEN MATTHEWS	Date: September 7, 2004
RE: Case Number	MAN bu 20, 2004
This is to certify under the penalties of perj were posted conspicuously on the property locate	ury that the necessary sign(s) required by law ad at 3724 PROCTOR LANE
The sign(s) were posted on	September 4, 2004 Month, Day, Year)
	Signalure of Sign Poster) LINDA O KEFFF (Printed Name of Sign Poster) 523 PENNY LANE (Street Address of Sign Poster) HUNT VALLEY MD 21030 (City, State, Zip Code of Sign Poster) 410-666-5366 (Calephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 106 -A Address 3704 PROCTOR LANE
Contact Person: Donna Thompson Planner, Please Print Your Name Phone Number: 410-887-339
Filing Date: 8 35 04 Posting Date: 95/04 Closing Date: 9/30/04
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.
POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. An reposting must be done only by one of the sign posters on the approved list and the petitione is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
DEADLINE: The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no forma request for a public hearing, the process is not complete on the closing date.
ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
(whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.
(Detach Along Dotted Line)
etitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
ase Number 05- 106 -A Address 3734 PROCTOR LANE etitioner's Name VOGTMAN Telephone 410-356-5798
osting Date: 역년이 (15년 10년 Closing Date: 역년이 (19년 1년
ording for Sign: To Permit AN ADDITION (GARAGE) WITH A 5-FOOT SIDE SETBACK
AND SUM OF SIDE YARDS OF 20-FEET IN LIEU OF THE REQUIRED 10-FEET
IND 26-FEET RESPECTIVELY AND TO AMEND THE FOR FOR PINEDALE
DOODS", SECTION IT, LOT 10.
WCR - Revised 6/25/04

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 05-106-A
Petitioner: VOGTMAK
Address or Location: 3724 PROCTOR LANE
•
PLEASE FORWARD ADVERTISING BILL TO:
Name: MR.+MRS. WILLIAM A. VOSTMAN
Address: 3724 PROCTOR LANE
BALTO MD 21236
Telephone Number: 410-256-5798

Department of Permits and Development Management

Development Processing County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

September 20, 2004

William A. Vogtman Lisa A. Vogtman 3724 Proctor Lane Baltimore, Maryland 21236

Dear Mr. and Mrs. Vogtman:

RE: Case Number:05-106-A, 3724 Proctor Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 25, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,
U. Callaila ()

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel



Visit the County's Website at www.baltimorecountyonline.info

Fire Department



700 East Joppa Road Towson, Maryland 21286-5500 Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive John J. Hohman, Chief

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

September 7, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: September 7, 2004

Item No.:

101-103, 105-111, 113-115

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

2. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 410-887-4881 MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 14, 2004

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 13, 2004
Item Nos. 101, 102, 103, 104, 105, 106, 107, 109, 110, 111, 112, 113, 114, and

115

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

Polit

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr 🕬

DATE:

September 30, 2004

SUBJECT:

Zoning Items # See List Below

RECEIVED

OCT - 1 2004

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of September 7, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-101

04-103

04-105

04-106

04-107

04-109

04-110

04-112 04-113

04-114

Reviewers:

Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 9, 2004

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

SUBJECT:

3724 Proctor Lane

SEP 1 3 2004

INFORMATION:

Item Number:

5-106

Petitioner:

William Vogtman

Zoning:

DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided building elevations (including materials and color) of the proposed addition are submitted to this office for review and approval prior to the issuance of any building permits. The exterior materials/color used in the proposed addition should be the same or complimentary to that of the existing structure.

Division Chief:

AFK/LL:MAC:



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Nell J. Pedersen, Administrator

Maryland Department of Transportation

Date: 9.7.04

Baltimore County

Item No. 106

RE:

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

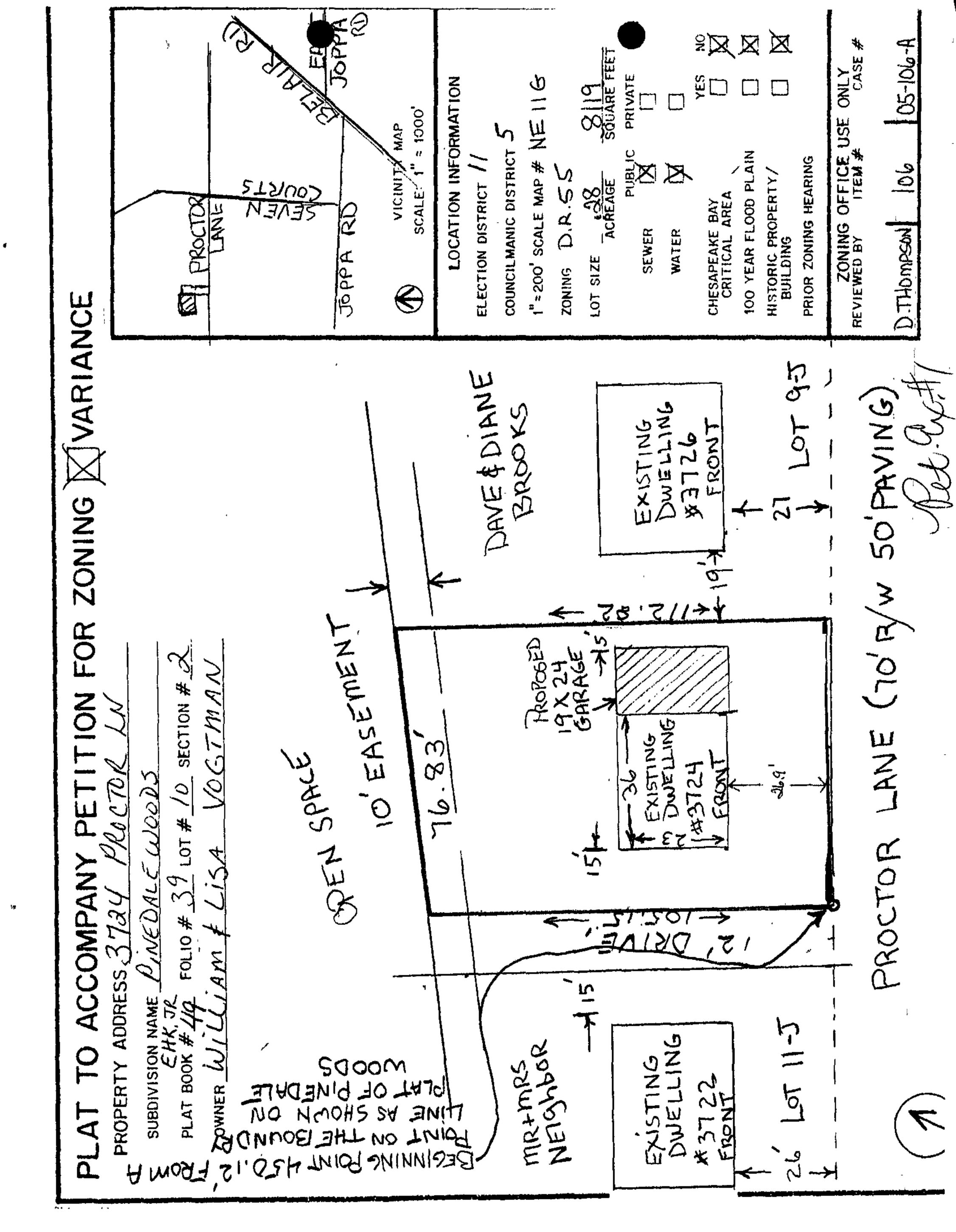
Dear. Ms. Matthews:

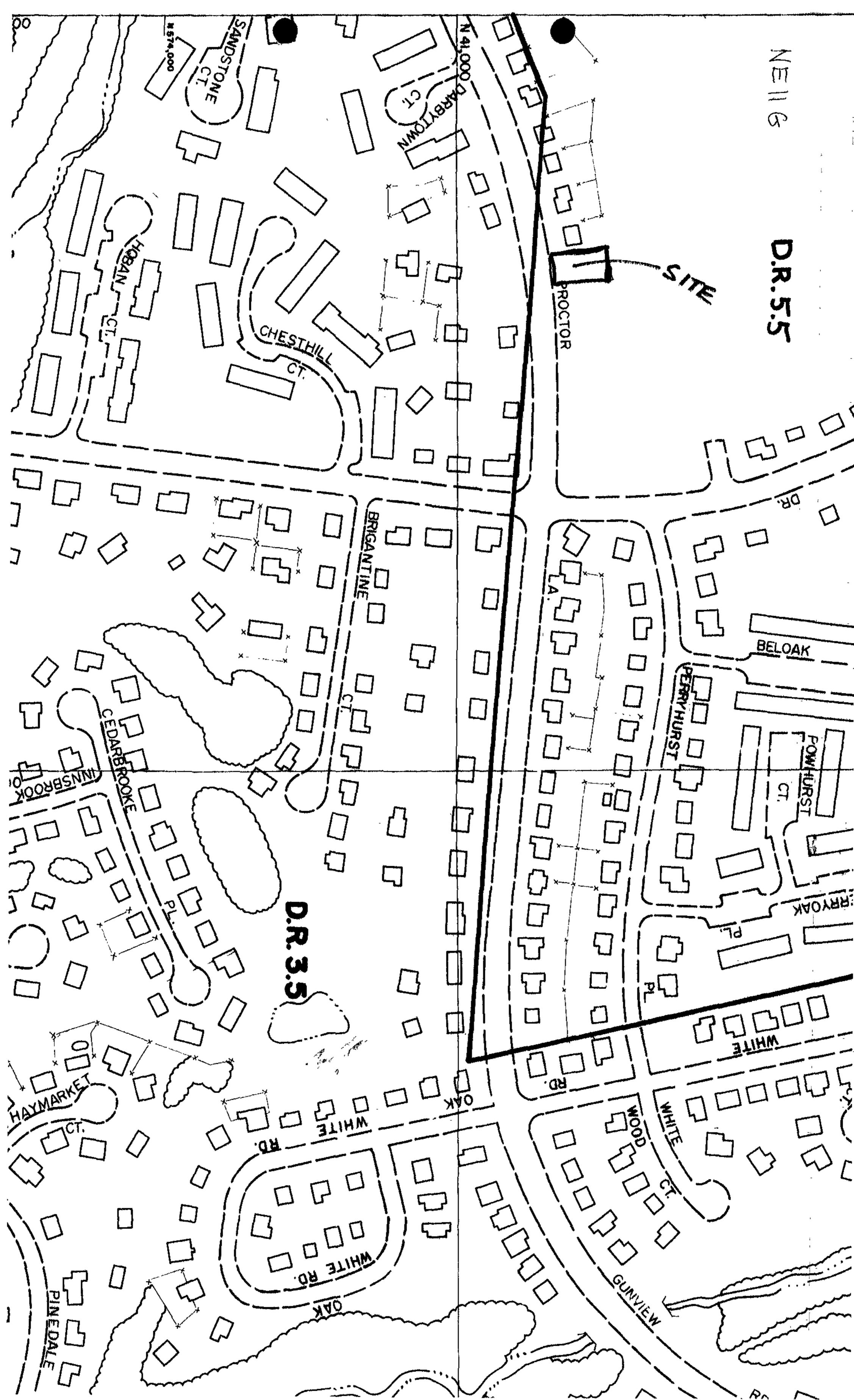
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Acting Chief Engineering Access Permits Division



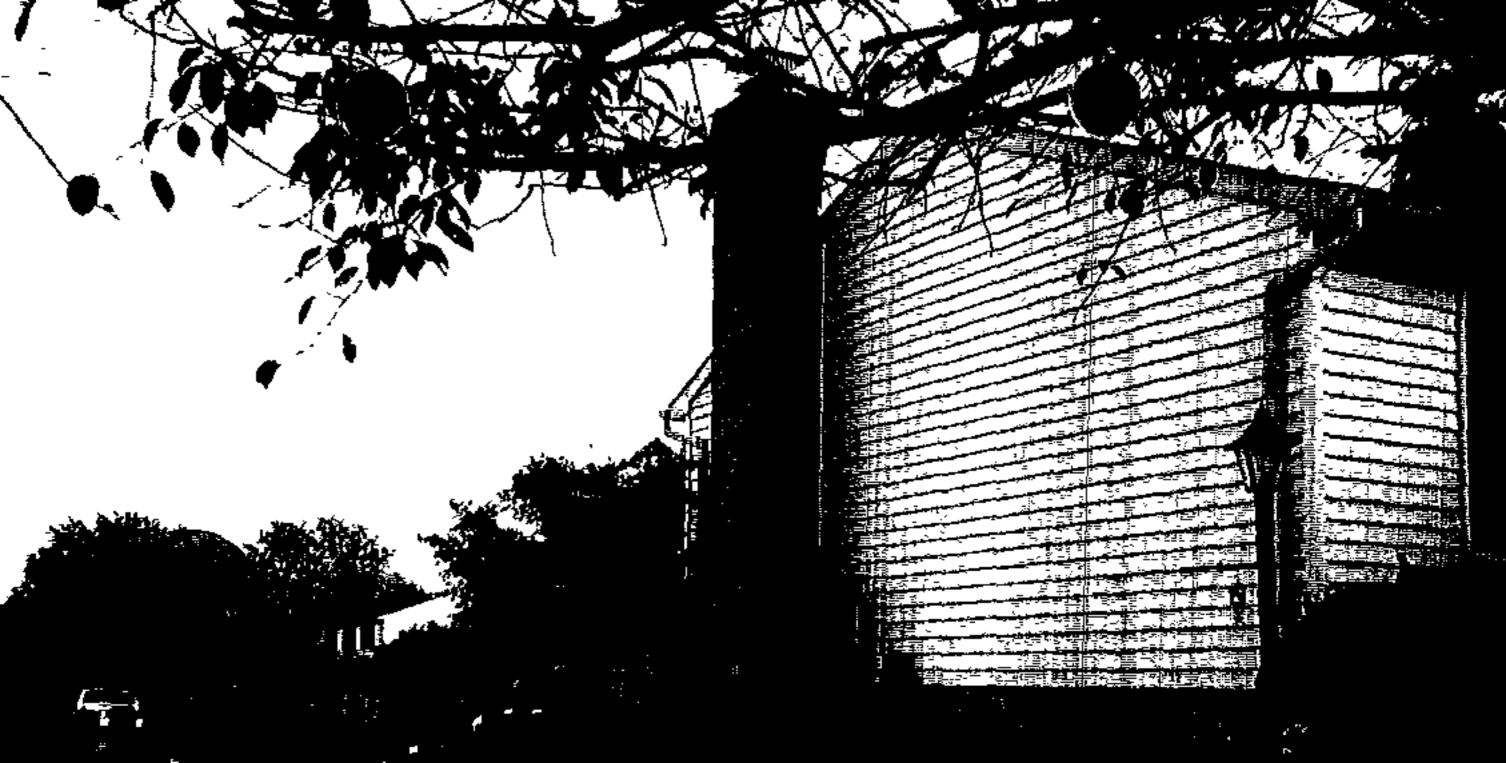








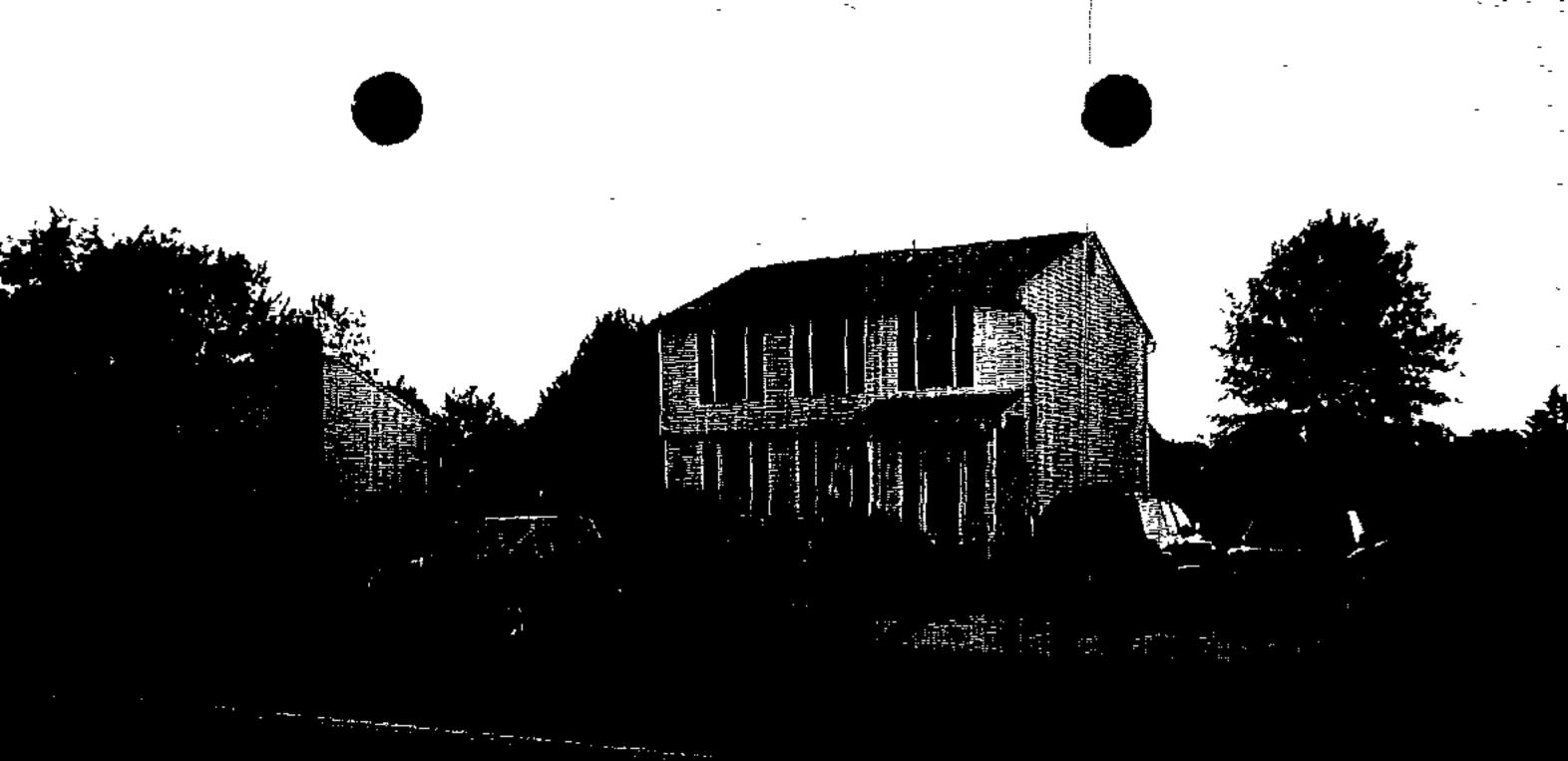




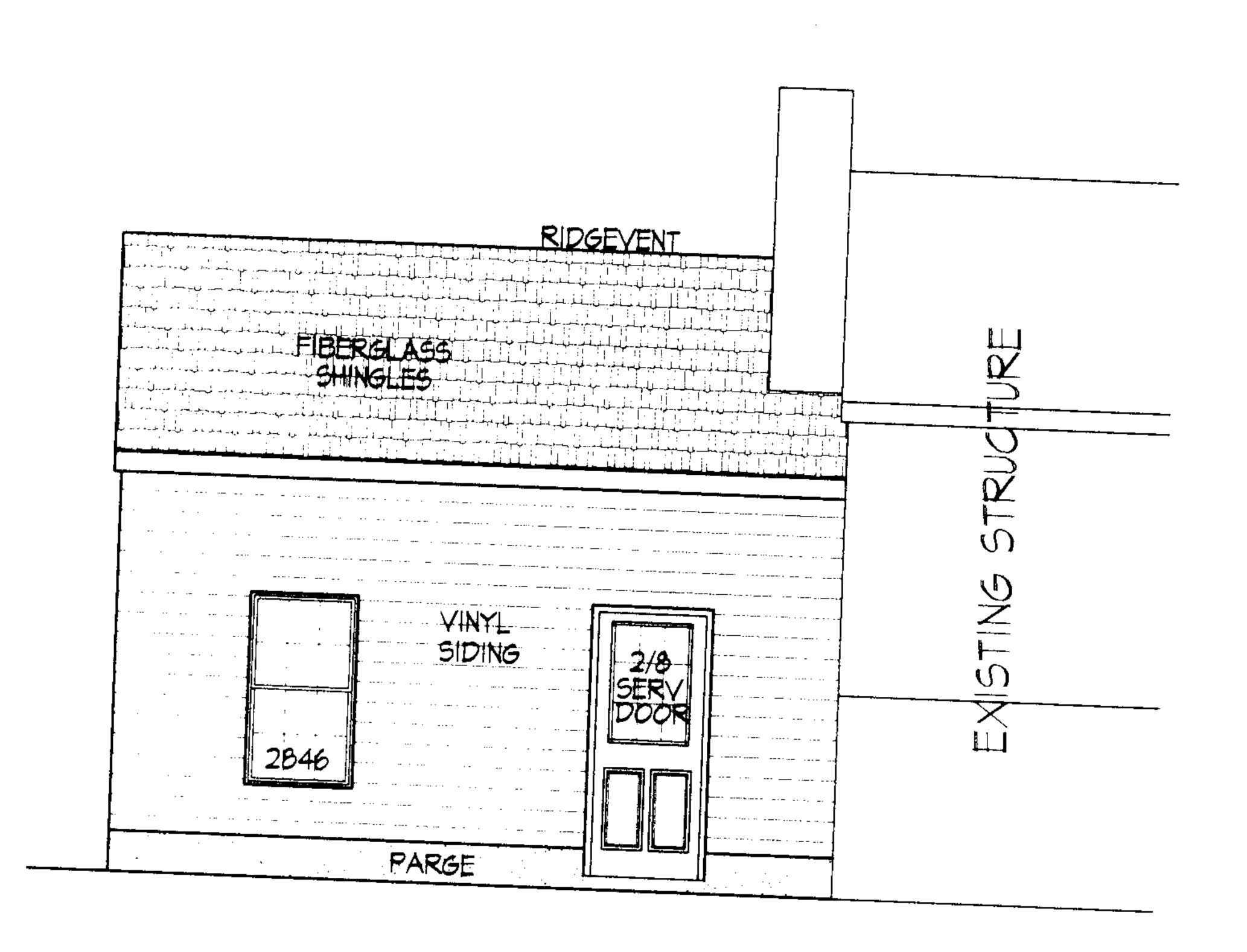




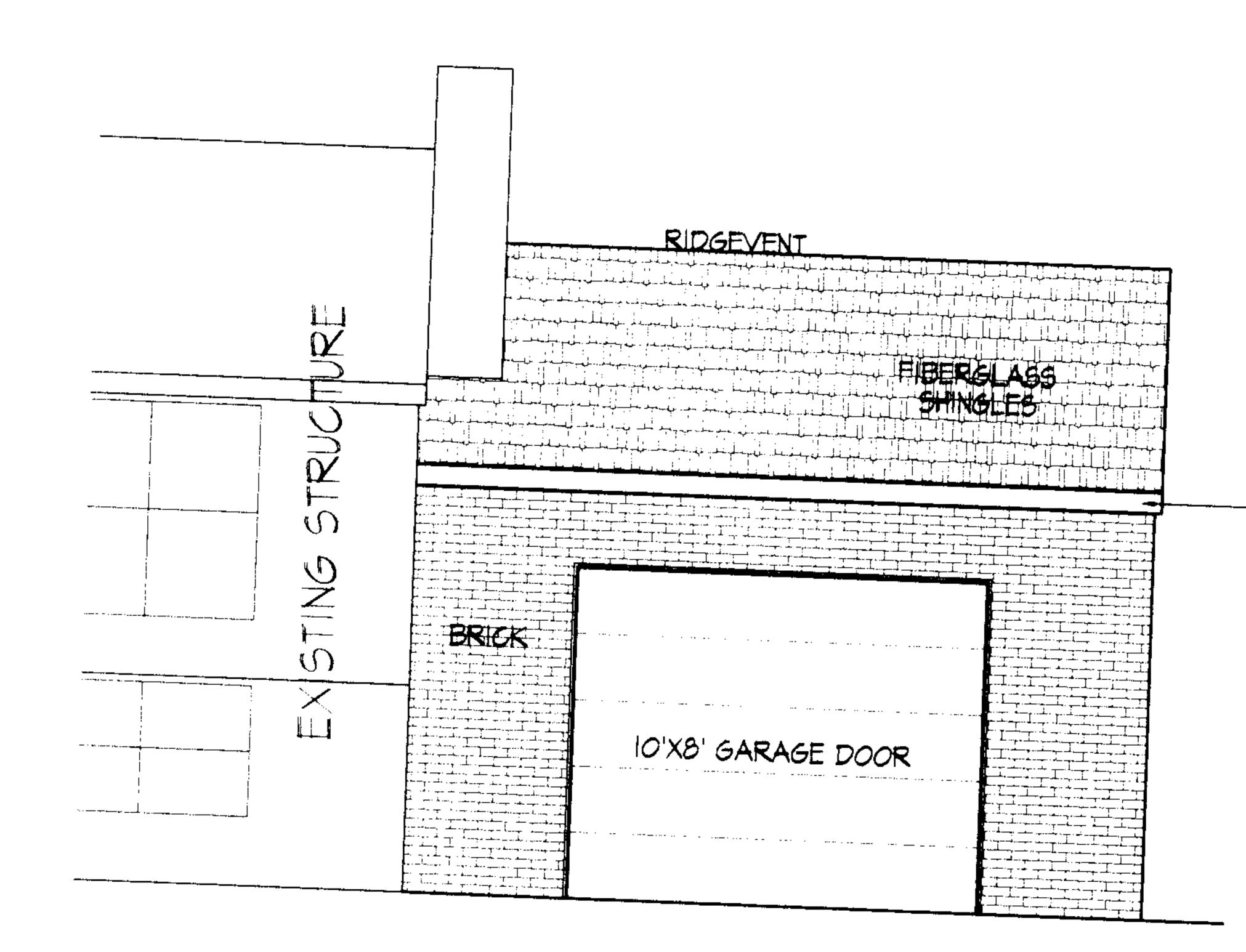








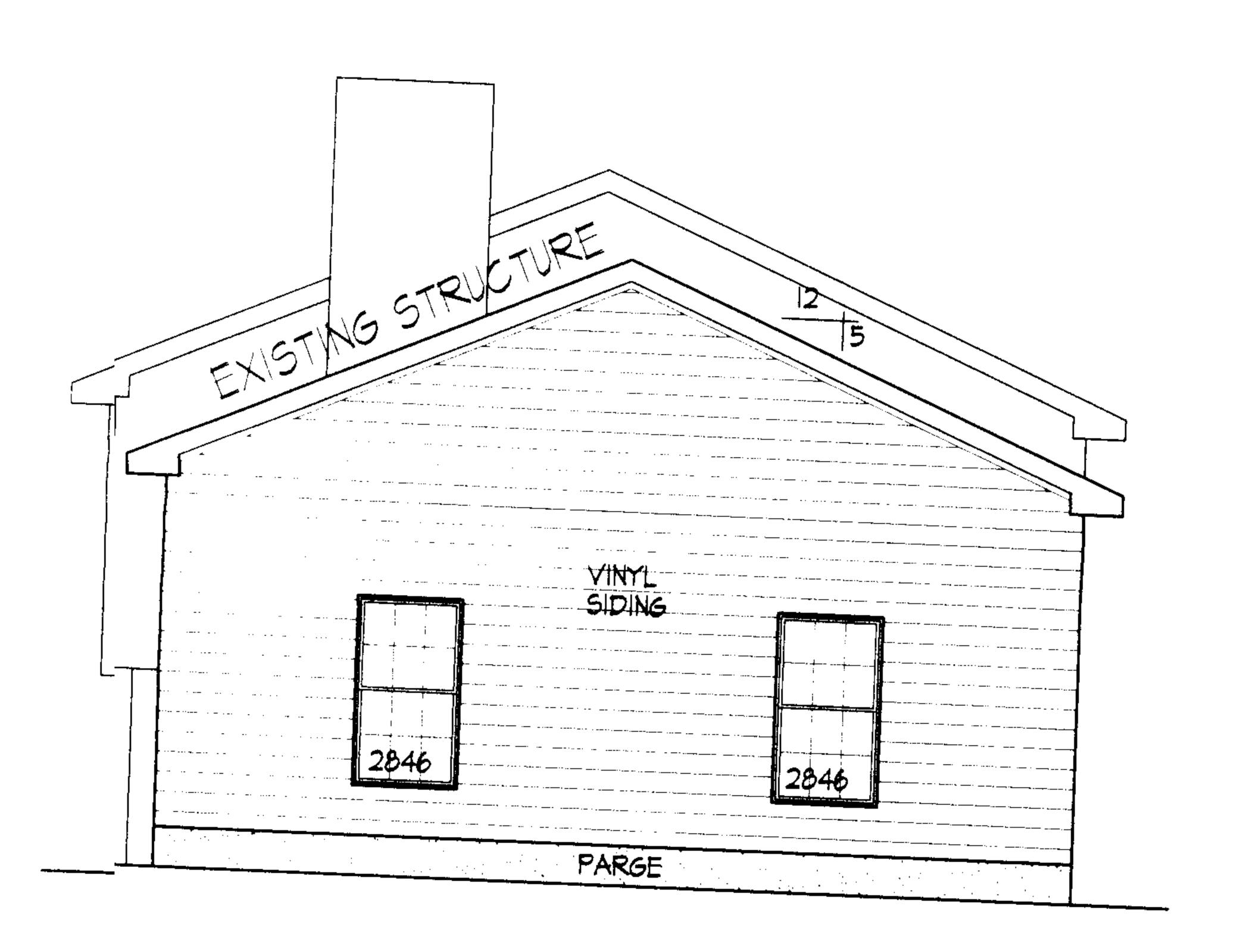
REAR ELEVATION



FRONT ELEVATION

DRAWING INDEX

Sheet 1 of 3— Elevations/Notes
Sheet 2 of 3— Floor Plans/Foundation/Notes
Sheet 3 of 3— Section/Framing/Notes

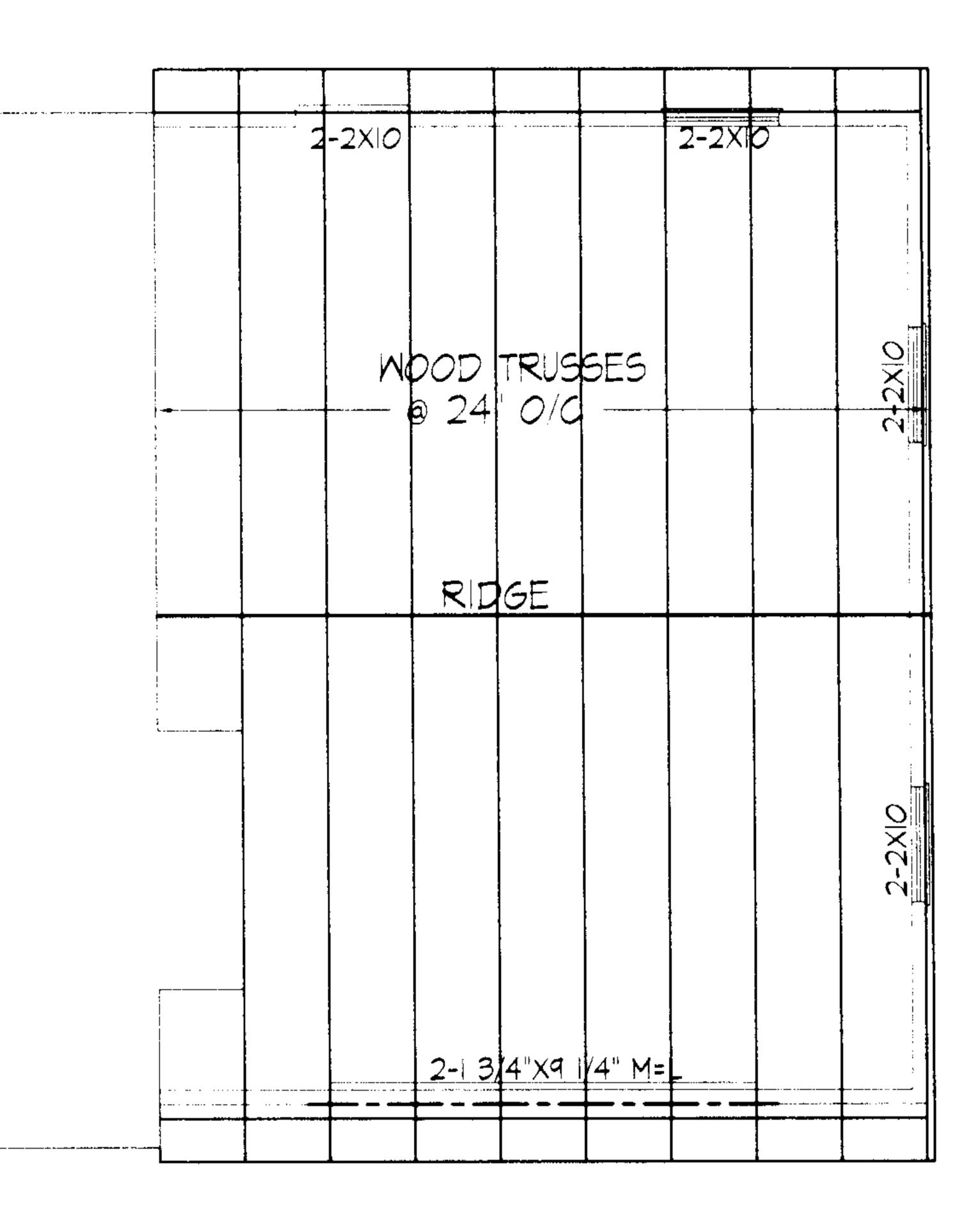


RIGHT ELEVATION

5" SLUM. GUTTER ON
6" ALUM. FASCIA
2X6 SUB FASCIA (TYPICALL)



CONSTRUCTION Drawing No. 04-135 Sheet No. 2004 Sheet Title ELEVATIONS 0f 3



ROOF FRAMING PLAN

1/4" = 1'-0"

STRUCTURAL NOTES: GENERAL

- a. These notes shall apply where indicated on these drawings and/or specifications may not be specifically indicated on the drawings.
- b. The contractor shall provide shoring as required for all work during demolition and/or construction.
- c. A maximum of 7'0" of backfill shall be deposited evenly against the foundation walls unless noted otherwise.

GENERAL NOTES

- All exterior dimensions are from face of sheathing to face of stud unless noted.
- All interior dimensions are from face of stud to face of stud unless noted.
- All masonry dimensions are from face of masonry to face masonry unless noted otherwise.
- All masonry rough openings shall be provided by the contractor/owner. All angles are at 45 degrees unless noted otherwise.
- e. The Contractor/Owner shall be responsible for the verification of all dimensions. Use written dimensions only and report any discrepancy to the designer prior to the start
- of demolition and or construction. Bottom of footings shall be 36" below finished grade (unless noted otherwise).
- All electrical, plumbing, and mechanical layouts, diagrams, and permits shall be provided by the respective contractor.
- The Designer shall not be responsible for any deviations from the construction documents.
- The Designer shall be notified of any materials substitutions for approval prior to the shipment of the material.
- k. DO NOT SCALE DRAWINGS!!! USE WRITTEN DIMENSIONS ONLY!!!

ENGINEERED PRODUCTS

- a. All LVL, GLU-LAM, and PSL products as specified in these drawings shall be installed as perthe manufacturers specifications.
- b. Contractor shall obtain a copy of the manufacturers field installation manual or specifications. All "I" beam joists (ie., TJI, GNI,ASI,etc.) shall be installed as per the manufacturers specifications.
- Supplier of these products shall provide a joist layout and detail drawing to the contractor.
- All wood trusses connected with light gage metal plates shall be designed and fabricated in
- accordance with the Truss Plate Institute (T.P.I.). The maximum stress increase for short term loading is 15%.
- Shop drawings for each type of truss shall be submitted to te desgner for approval prior to mfg.
- Shop drawings submitted shall indicate all loading and spacing and shall bear the seal of a
- registered professional engineer for the state in which the structure is to be built. h. Floor and roof trusses shall be braced as per manufacturer and T.P.I. specifications. The truss manufacturer shall provide all handling and bracing info required for the structure.

- Found ation contractor shall check and verify dimensions and arrangement in the field, as well as with modular home plans, prior to layout and/or installation. Discrepancies shall be reportred to engineer for clarification or correction.
- All cornerete and reinforcing shall comply with ACI and CRSI requirements, and NCMA TEK43 and
- TEK56/A, as well as with the local building code and the material requirements of this drawing.

 Prior to excavation, site shall be checked and marked by miss utility for determination of underground interference and/or hazards associated with existing utilities (phone 1-800-257-7777).

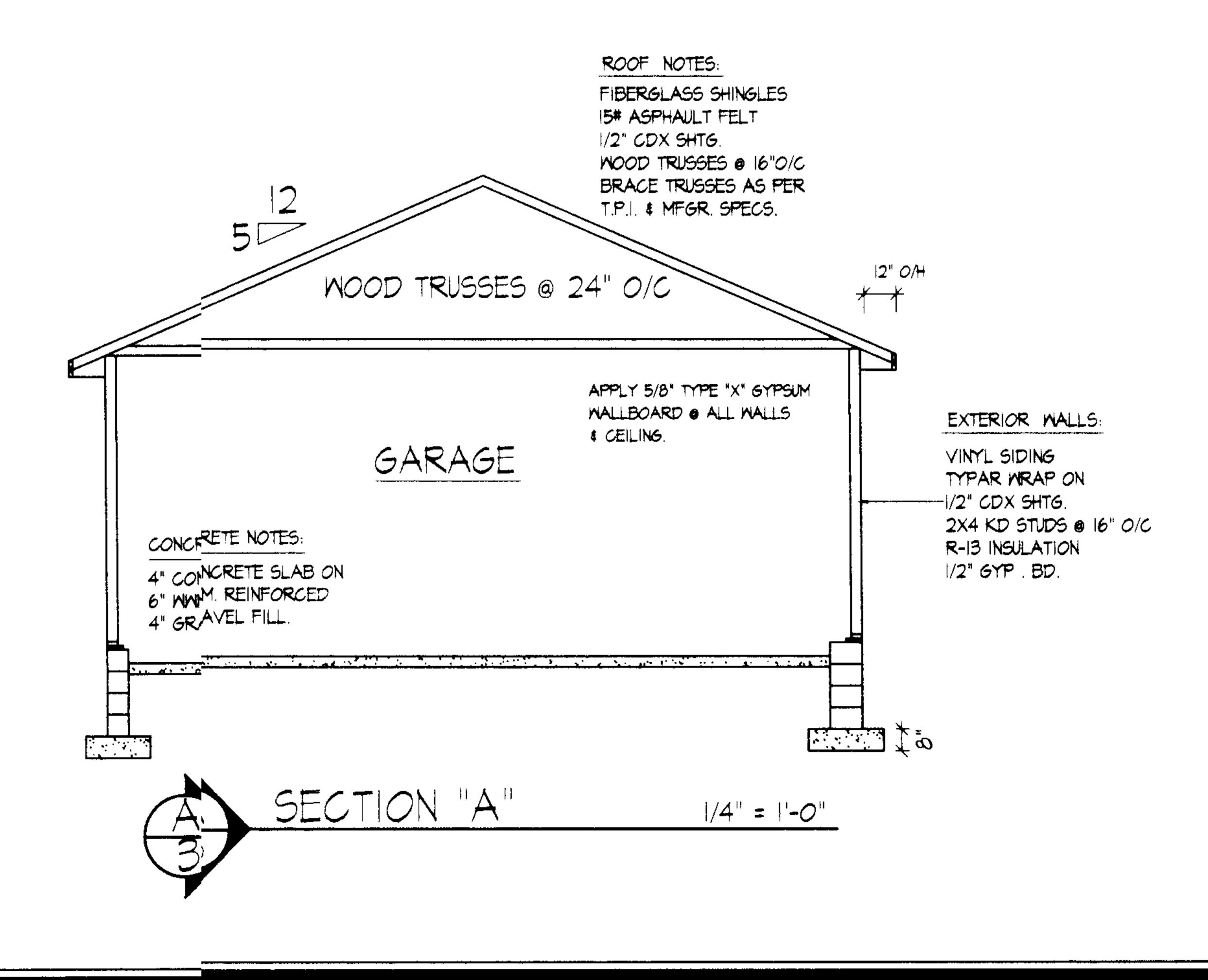
 Soil brearing capacity has been presumed at 2500PSF. Verification of actual soil bearing capacity shall the the responsibility other than that of the structural engineer.
- Any proposed or existing footing undercut by trenching or other means shall be provided with resupport by compacted fill and or concrete as approved by a competent and licensed geotechnical engineer.
- Compared all fill and backfill to 95% of maximum dry density.

- All cornerete shall be as specified © 28 days in accordance with ACI.

 All sutbgrade concrete reinforcing shall have 3" minimum concrete cover separation from soil.

 Any concrete intended for exposure to weather and/or freezing shall be air entrained.

 All cornerete footing bottoms shall extend a minimum of 30" below finished grade. Footing shall be provided with a drain which conveys water to a sump and/or to daylight away from building walls.
- Continuous reinforcing for conrete may be lap-spliced 30 diameters and securely tied with steel wire. Continuous reinforcing for masonry may be lap-spliced 30 diameters and separated by a minimum of
- 1/2" ¡pea-gravel grout. Basement walls shall be reinforced horizontally with durawall wire joint reinforcement at alternate course (16" O.C. vertical spacing). Basement walls retaining more than 4'-6" soil above basement finished floor shall be reinforced vertically with vertical steel reinforcement and beneath any bleam, post, or rail bearing. Top course shall be sold or pea-gravel 3000PSI concrete filled.
- m CMII walls shall be reinforced horizontally with durawall galvanized wire joint reinforcement at alternate courses (16" O.C. vertical spacing). Top course shall be solid or pea-gravel 3000PSI concrete filled. n. All CMIU cells beneath beam bearings and 8" either side of beam centerline shall be reinforced
- and pea-gravel grout filled equal to that specified for the CMU wall in general. All CMIU cells beneath joist bearings and 8" either side of joist centerline shall be pea-grave!
- filled two courses beneath bearing.
- All de formed bar reinforcing shall be domestic steel.
- CMU shall have f'm 1500PSI min. masonry mortar shall be S-type in accordance with NCMA. Any wrood in contact with concrete and/or masonry shall be treated to satisfaction of building official.
- Top clourse of perimeter wall may be capped with poured concrete and or grout and have an approved perimeter seal. Field develop construction sequence to securely anchor modular unit(s) to perimeter wall. Building sillplate anchorage shall be provided into solid and/or filled foundlation CMU @ min. 6 feet on center and no farther than 12" from any corner in either directtion. Anchors may be 1/2" DIA A36 steel bolts w/ 2" hook embedded min. 15" into solid and/or filled CMU; or steel straps as approved by building official. All CMU fill shall be pea-gravel concrete.
- Aspha³It-paper protected weep holes shall be provided at bottom of basement CMU walls.
- Parge exterior of subgrade CMU walls and waterproof basement walls with asphaltic complound to 8" above finished grade.
- All backfill material shall be clean and free of material subject to decomposition.
- Backfill shall be placed in lifts and compacted in a manner that does not damage the foundation wall cand the waterproofing and/or damproffing materials.
- The of not less than one unit vertical in 20 units horizontal (5% slope) for a minimum distance f 100 feet measured perpendicular to the face of the wall or an approved alternate method of tiverting water away from the foundation shall be used.
- The procedure used to establish the final grade adjacent to the foundation shall account for
- all aldditional settlement of the backfill.
- Prepraration for and placement of conrete, reinforcing, expansion provisions, and crack control shall conform with ACI standards.



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STRUCTURAL NOTES: GENERAL

- These notes shall apply where indicated on these drawings and/or specifications. may not be specifically indicated on the drawings.
- b. The contractor shall provide shoring as required for all work during demolition and/or construction. A maximum of 7'0" of backfill shall be deposited evenly against the foundation walls unless

GENERAL NOTES

- .. All exterior dimensions are from face of sheathing to face of stud unless noted.
- All interior dimensions are from face of stud to face of stud unless noted.
- All masonry dimensions are from face of masonry to face masonry unless noted otherwise.
- All masonry rough openings shall be provided by the contractor/owner. d. All angles are at 45 degrees unless noted otherwise.
- e. The Contractor/Owner shall be responsible for the verification of all dimensions. Use written dimensions only and report any discrepancy to the designer prior to the start
- of demolition and or construction, Bottom of footings shall be 36" below finished grade (unless noted otherwise).
- All electrical, plumbing, and mechanical layouts, diagrams, and permits shall be provided by the respective contractor.
- The Designer shall not be responsible for any deviations from the construction documents.
- The Designer shall be notified of any materials substitutions for approval prior to the shipment
- k. DO NOT SCALE DRAWINGS!!! USE WRITTEN DIMENSIONS ONLY!!!

ENGINEERED PRODUCTS

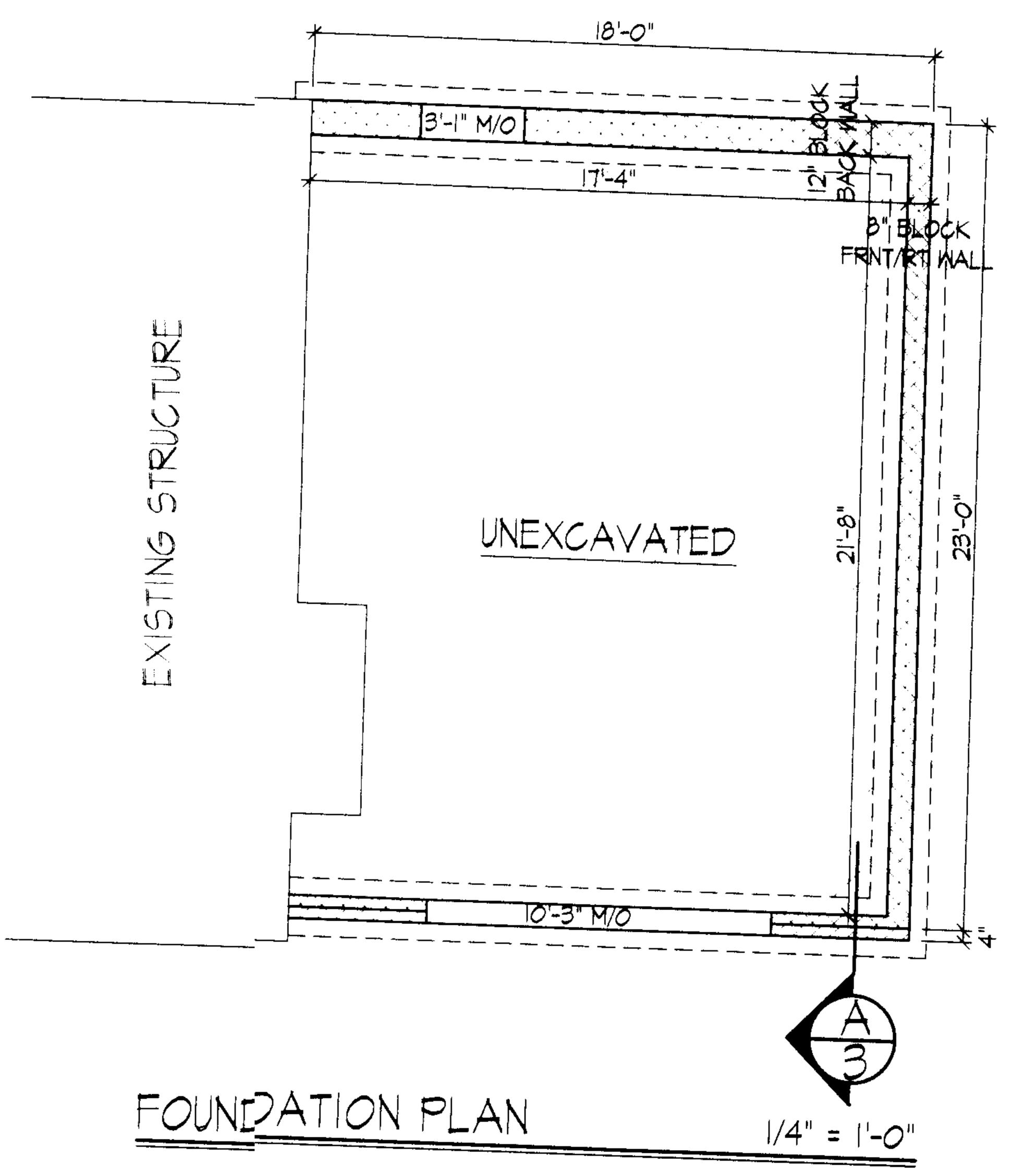
- a. All LVL, GLU-LAM, and PSL products as specified in these drawings shall be installed as per the manufacturers specifications.
- b. Contractor shall obtain a copy of the manufacturers field installation manual or specifications. c. All "I" beam joists (ie., TJI, GNI,ASI,etc.) shall be installed as per the manufacturers specifications.
- Supplier of these products shall provide a joist layout and detail drawing to the contractor. All wood trusses connected with light gage metal plates shall be designed and fabricated in accordance with the Truss Plate Institute (T.P.I.).
- e. The maximum stress increase for short term loading is 15%.
- Shop drawings for each type of truss shall be submitted to te desgner for approval prior to mfg. g. Shop drawings submitted shall indicate all loading and spacing and shall bear the seal of a
 - registered professional engineer for the state in which the structure is to be built.
- h. Floor and roof trusses shall be braced as per manufacturer and T.P.I. specifications. The truss manufacturer shall provide all handling and bracing info required for the structure.

STRUCTURAL STEEL

- a. Structural steel detailing, fabrication, and erection shall be in accordance with the latest edition of the "MANUAL OF STEEL CONSTRUCTION" as published by the American Institute
- b. Structural steel shall conform to ASMTM A-36. Cold formed, welded, and seamless carbon steel structural tubing in rounds and shapes shall conform to ASTM A-500.
- c. All connections, except those indicated on the drawings as welded shall be made using 3/4" diameter ASTM A-325 bolts with nuts and washers.
- d. Structural steel shop drawings shall be submitted to the designer showing all welded and/or e. All bearing plate anchors shall conform to the drawings and manufacturer specifications.

STRUCTURAL LUMBER

- Framing lumber as specified on the sturctural drawings shall be K.D.-19% or less- unless noted. . All joists to be doubled under all parallel partitions above.
- A minumum lap of 3" shall be used at all bearing wall and beam conditions. .. Provide bridging at 8'0" o/c maximum spacing and provide solid bridging and/or blocking
- e. All studs and/or joists which are cut to install plumbing, electrical, and mechanical shall require metal mending plates by the respective contractor.
- . Multiple member beams and headers shall be nailed as per the nailing schedule provided.
- Flitch plate beams shall be installed as per the details shown in the drawings.



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