

MEMORANDUM

DATE: February 27, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0157-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on February 26, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(5 A Elmont Avenue)		
14 th Election District	*	OFFICE OF
6 th Council District		
OMO Dynasty LLC	*	ADMINISTRATIVE HEARINGS
Legal Owner		
Petitioner	*	FOR BALTIMORE COUNTY
	*	Case No. 2018-0157-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of OMO Dynasty LLC, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve the construction of a single family residence on an undersized lot.

Professional engineer Rick Richardson, Travis Omopariola and Chase Freeman appeared in support of the petition. Several neighbors attended the hearing and opposed the request. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the reviewing county agencies. A site plan was marked and admitted as Petitioner's Exhibit 2.

This case involves an unimproved lot zoned DR 5.5 in the Fullerton area of Baltimore County. The lot is 50' x 189' or approximately 8,936 sq. ft. The lot (identified as Lot No. 46) was created in or about 1915 by the Plat of "Pinehurst." Pet. Ex. 1. The lot is 50 ft. wide, while the current regulations require a 55 ft. lot width.

Petitioner submitted plans prepared by an architect (Exhibit 4) which include elevation drawings showing the 2-story dwelling proposed for the site. The dwelling would be 30 ft. wide, and there would be 10 ft. side yards on both sides of the home, as required by the DR 5.5

ORDER RECEIVED FOR FILING

Date 1/26/18
By sen

regulations.

The B.C.Z.R. contains an undersized lot regulation which applies in cases like this one, where a building lot was created long before adoption of the zoning regulations in 1945. *See* B.C.Z.R. §304.1. An owner is permitted to construct a single-family dwelling on a lot that does not satisfy the minimum lot width requirement, and the Petitioner satisfies each of the three requirements set forth in that regulation.

An owner is also required to show that a dwelling would be appropriate on the lot in question, and I believe Petitioner has satisfied this requirement. Mr. Richardson submitted an aerial photo (Exhibit 3) which shows that the great majority of homes in the area are situated on 50 ft. wide lots. In its October 30, 2017 comment, the Department of Planning noted lots of this size "and undersized lots overall are not uncommon in this area." As such I believe it is "appropriate" to construct a single-family dwelling on this lot. *See* B.C.Z.R. §304.4. A neighbor inquired as to whether Petitioner would agree to increase the side yard setbacks to 12 ft. instead of 10 ft. as shown on the site plan. The Petitioner indicated his architect has already prepared plans for the proposed dwelling, and the DR 5.5 zone requires only a 10 ft. side yard setback.

THEREFORE, IT IS ORDERED this 26th day of **January, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing to approve the construction of a single-family dwelling on an undersized lot (i.e., lot width of 50 ft. in lieu of required 55 ft.), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 1/26/18
By sen

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

A handwritten signature in blue ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB: sln

ORDER RECEIVED FOR FILING

Date 1/26/18

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

to the Office of Administrative Law of Baltimore County for the property located at:

Address 5A Elmont Avenue which is presently zoned DR-5.5
 Deed References: 39519/434 10 Digit Tax Account # 2500014524
 Property Owner(s) Printed Name(s) OMO OCM Dynasty, LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the construction of a single family residence on an undersized lot per Section 304.1

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. a **Variance** from Section(s) (See Attached information)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ / Telephone # _____ / Email Address _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ / Telephone # _____ / Email Address _____

Legal Owners (Petitioners):

OMO
OCM DYNASTY LLC/
 Name #1 - Type or Print _____ Name #2 - Type or Print _____

Signature #1 [Signature] CHIEF MEMBER Signature #2 (TRAVIS OMOPARIOLA)

506 MEADOW Road BALTIMORE MD
 Mailing Address City State

21206 / 443-992-1785 / t.omopariola@gmail.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC
 Name - Type or Print _____

Signature _____

30 E. Padonia Road, Suite 500 Timonium MD
 Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
 Zip Code Telephone # Email Address

CASE NUMBER 2018-0157-SPH Filing Date 12/8/2017

Do Not Schedule Dates: _____ Reviewer JNP

Richardson Engineering, LLC

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

tel. 410-560-1502
fax 443-901-1208

**ZONING PROPERTY DESCRIPTION FOR
#5~~4~~ ELMONT AVENUE
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the South side of **Elmont Avenue** which is **40** feet wide at the distance of **497** feet southeast of the centerline of the nearest improved intersecting street **Kenwood Avenue** which is **40** feet wide. Being lot **#46**, in the subdivision of **Pinehurst** as recorded in Baltimore County Plat Book **#4**, Folio **#94**, containing **9,296** Sq.Ft. or **0.21** Ac.+/- ^{8,936}. Located in the 14th. Election District, 6th Councilmanic District.

2018-0157-SP4



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5373216

Sold To:

Omo Dynasty, LLC - CU00633421
506 Meadow Rd
Baltimore, MD 21206-2109

Bill To:

Omo Dynasty, LLC - CU00633421
506 Meadow Rd
Baltimore, MD 21206-2109

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jan 04, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2018-0157-SPH
5A Elmont Avenue
SW/s Elmont Avenue, 497 ft. SE of Kenwood Avenue
14th Election District - 6th Councilmanic District
Legal Owner(s) OMO Dynasty, LLC

Special Hearing to determine whether or not the Administrative Law Judge should approve the construction of a single family residence on an undersized lot.

Hearing: Thursday, January 25, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

1/006 January 4 5373216

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

2018-0157-SPH

RE: Case No.: _____

Petitioner/Developer: _____

OMO Dynasty, LLC

January 25, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5A Elmont Avenue

January 4, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 January 4, 2018

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

December 19, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0157-SPH

5A Elmont Avenue
SW/s Elmont Avenue, 497 ft. SE of Kenwood Avenue
14th Election District – 6th Councilmanic District
Legal Owners: OMO Dynasty, LLC

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Travis Omopariola, 506 Meadow Road, Baltimore 21206
Richardson Engineering, LLC, 30 E. Padonia Road, Ste. 500, Towson 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 5, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 4, 2018 Issue - Jeffersonian

Please forward billing to:
Travis Omopariola
Omo Dynasty, LLC
506 Meadow Road
Baltimore, MD 21206

443-992-1785

NOTICE OF ZONING HEARING

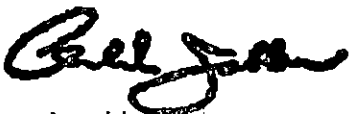
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
5A Elmont Avenue; SW/S of Elmont Avenue, * OF ADMINISTRATIVE
497' SE of Kenwood Avenue * HEARINGS FOR
14th Election & 6th Councilmanic Districts *
Legal Owner(s): OMO Dynasty LLC by *
Travis Omopariola *
Petitioner(s) * BALTIMORE COUNTY
* 2018-157-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
DEC 11 2017

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of December, 2017, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Avenue, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2018-0157-SPH
Property Address: 5A Elmont Ave
Property Description: SW/4 of Elmont Avenue, 497' SE of Glenwood Ave.

Legal Owners (Petitioners): OMO Dynasty, LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: TRAVIS Omerick
Company/Firm (if applicable): O.M.O. Dynasty LLC
Address: 506 meadow AD
Baltimore MD 21206

Telephone Number: 443 992-1785

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT**

No. 157278

Date: 10/12/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	3.06	0000		6.150				100.00

Total: 100.00

Rec
From:

For:

undersized lot request

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PI FASE PRESS HARD IIII

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
10/13/2017 10/12/2017 10:53:57 3
REG 4503 WALKIN' CAN
>>RECEIPT # 749067 10/12/2017 QFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 157278
Recpt Tot \$100.00
\$100.00 CR \$1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

January 18, 2018

Omo Dynasty LLC
Travis Omopariola
506 Meadow Road
Baltimore MD 21206

RE: Case Number: 2018-0157 SPH, Address: 5A Elmont Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 8, 2017. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Richardson Engineering, 30 E Padonia Road, Suite 500, Timonium MD 21093

Date: 12/11/17

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

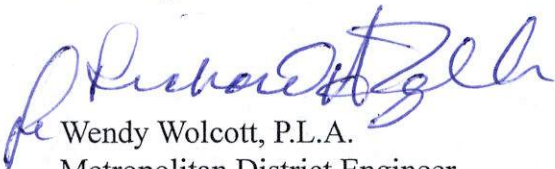
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No.

2018-0157-SPH
Special Hearing
OMO Dynasty, LLC Travis Omaparola
5A Elmont Avenue.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

1-25



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 12/28/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-157

INFORMATION:

Property Address: 5A Elmont Ave.
Petitioner: OMO Dynasty LLC
Zoning: DR 5.5
Requested Action: Special Hearing

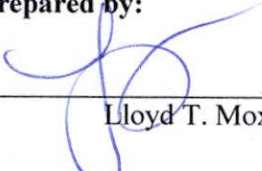
The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve the construction of a single family residence on an undersized lot.

A site visit was conducted on December 21, 2017. The property is located within the Overlea Fullerton Community Plan area.

The Department has no objection to granting the petitioned zoning relief.

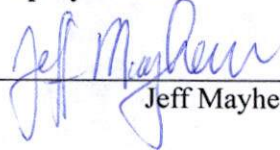
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Laurie Hay
Travis Omopariola, OMO Dynasty LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

1-25-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0157-SPH
Address: 5-A Elmont Avenue
(OMO Dynasty, LLC Property)

Zoning Advisory Committee Meeting of **December 18, 2017**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
MSZ
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: January 8, 2018

SUBJECT: Zoning Advisory Committee Meeting
For December 18, 2017
Item No. 2018-0151-A, 0152-SPH, 0153-A, 0155-SPH, 0156-A and 0157-
SPH

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

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

FROM: Andrea Van Arsdale
Director, Department of Planning

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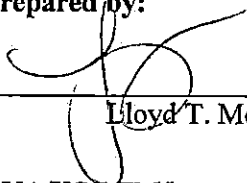
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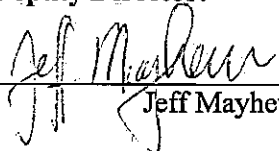
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Laurie Hay
Travis Omopariola, OMO Dynasty LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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FROM: Jeff Livingston, Department of Environmental Protection and
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X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

2018-12-1

CASE NAME SH ELMONT AVE

CASE NUMBER _____

DATE 1/25/18

[illegible]

CASE NAME 2018-157
CASE NUMBER _____
DATE 1/25/2018

[illegible]

~~TO~~ WHOM IT MAY CONCERN

THIS LETTER IS FOR THE
REQUEST FOR A HEARING ON UNDER SIZED LOT
ZONING. THE PROPERTY NAMED IS 5A ELMONT
AVE, LOT 46 OF THE PINEHURST PLAT.

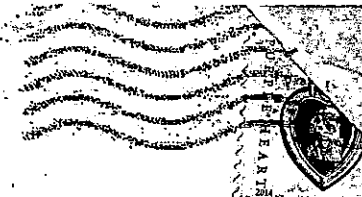
THANK YOU

Richard Greul
7 Elmont Ave.

RICHARD GREGG
7 ELMONT AVE
BALTIMORE MD 21206

POSTAGE AND FEE

25 OCT 1974



APPROVALS & INSPECTIONS ZONING REVIEW OFFICE
COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVE.
TOWSON MD 21204

21204-460236



INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning
Attention: **Development Review Division**
Jefferson Building
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

Building Permit No. B
Zoning Office Reviewer David Duval

Residential Processing Fee Paid (\$100.00) Accepted by <u>ROD</u> Date <u>10/12/17</u>

FROM: Arnold Jablon, Director
Department of Permits, Approvals and Inspections

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, the Zoning Review Office of PAI is requesting recommendations and comments from the Office of Planning prior to Zoning Review Office approval of a residential building permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Name of Applicant(s) Chase Freeman
Applicant's Mailing Address 6601 Arden mee way Rosedale MD 21237
Applicant's Telephone Number (410) 992-1785 Applicant's Email Address Chase.Freeman@gmail.com
Lot Address 54 Elmont Ave Election District 14 Council District 6 Lot Square Feet 2973
Lot Location: NES W/side of Elmont 4-510 feet at corner of NES W/side of Renard
(street name) (# of feet) (street name)

Land Owner(s) O.M.O. Lynasty LLC 10 Digit Tax Account Number 2500014524
Owner's Mailing Address: 6601 Arden mee way Rosedale MD 21237
Owner's Telephone Number (410) 992-1785 Owner's Email Address Chase.Freeman@gmail.com
443 992 1785

CHECKLIST OF MATERIALS: (to be submitted at the filing appointment for design review by the Office of Planning)

APPLICANT MUST PROVIDE 1 through 6

1. This Recommendation Form (3 copies)

Planner Acceptance Check Off
YES NO

☒ ☐

2. Permit Application

☐ ☒

3. Site Plan
Property (3 copies)

☒ ☐

4. Building Elevation Drawings

☒ ☐

5. Photographs (please label all photos clearly)
Adjoining Buildings

☒ ☐

RECEIVED

OCT 16 2017

Surrounding Neighborhood

☐ ☐

6. Current Zoning Classification: DR.5.5

DEPARTMENT OF PLANNING

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS / COMMENTS:



Approval



Disapproval



Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by:

Brett M. Williams
For the Director, Office of Planning

Date: 10-31-17

See Attached comments

Revised 10/04/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Brett Williams
Development Review Section
Department of Planning

DATE: October 30, 2017

FROM: Laurie Hay
Eastern Sector
Department of Planning

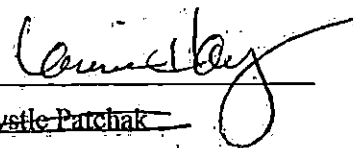
PROJECT NAME: 5A Elmont Avenue

The subject property is zoned DR 5.5.

The applicant proposes to build a single family detached dwelling on an undersized lot, which is 8973 square feet in area.

The lot width is 50'. This lot size and undersized lots overall are not uncommon in this area. The building elevations provided are satisfactory, with the exception of the very narrow windows on the side elevations. These windows should be modified to a more standard window size and the elevations changed to reflect the changes. Additionally, note No. 2 in the General Notes should be corrected to reflect the correct address. Change site address from 5H Elmont Ave. to 5A Elmont Ave.

The Department of Planning has no objection to this request provided these changes are made.


Krystle Patchak

AVA/BW:KP

CERTIFICATE OF POSTING

RE: Case No. Building and/or Use Permit

Petitioner: Travis Omopariola

Closing Date: 11/9/17

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

5A Elmont Avenue

_____ on 10/16/17

Sincerely,

 10/16/17

Richard E. Hoffman

904 Dellwood Drive

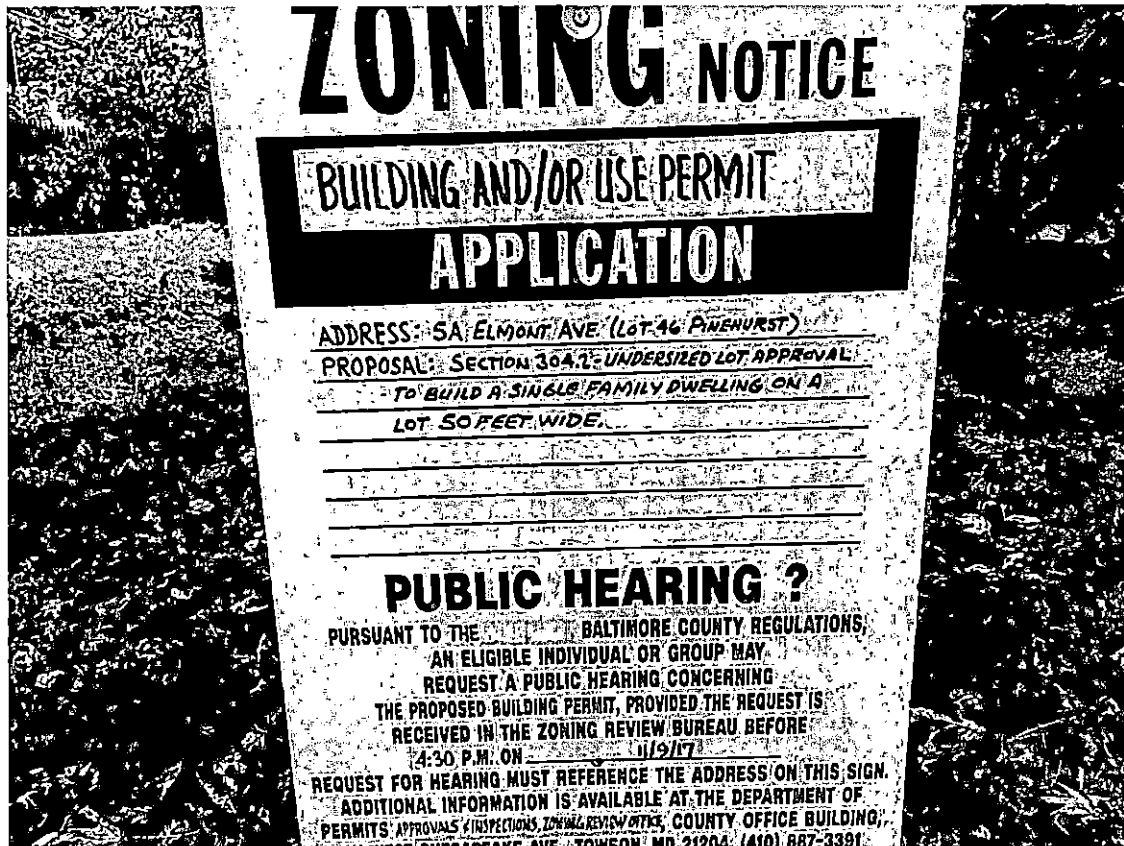
Fallston, Md. 21047

(443) 243-7360

Certificate of Posting

5A Elmont Avenue

Building and/or Use Permit Application



5A Elmont Ave. (Lot 46 Pinehurst) (2 of 2)

(Posted 10/16/17)

Richard E. Hoffman 10/16/17

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

5A Elmont Avenue

Building and/or Use Permit Application



5A Elmont Ave. (Lot 46 Pinehurst) (1 of 2)

(Posted 10/16/17)

Richard E. Hoffman 10/16/17

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning
Attention: Development Review Division
Jefferson Building
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

Building Permit No. B
Zoning Office Reviewer _____

FROM: Arnold Jablon, Director
Department of Permits, Approvals and Inspections

RE: Undersized Lots

Residential Processing Fee Paid

(\$100.00)

Accepted by RDD
Date 10/12/17

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, the Zoning Review Office of PAI is requesting recommendations and comments from the Office of Planning prior to Zoning Review Office approval of a residential building permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Name of Applicant(s) Chase Freeman
Applicant's Mailing Address 6601 Aaron Mee Way Rosedale MD 21237
Applicant's Telephone Number (410) 992-1785 Applicant's Email Address Chase.Freeman@gmail.com
Lot Address SA Elmont Ave 21206 Election District 14 Council District 6 Lot Square Feet 8973
Lot Location: N E W side of Elmont Ave 71-510 feet/at corner of N E W side of Kenwood Ave
(street name) (# of feet) (street name)
Land Owner(s): O.M.O. Dynasty LLC 10 Digit Tax Account Number 2500014524
Owner's Mailing Address: 6601 Aaron Mee Way Baltimore MD 21237
Owner's Telephone Number (410) 992-1785 Owner's Email Address Chase.Freeman@gmail.com

CHECKLIST OF MATERIALS- (to be submitted at the filing appointment for design review by the Office of Planning)

APPLICANT MUST PROVIDE 1 through 6

1. This Recommendation Form (3 copies)

2. Permit Application

3. Site Plan
Property (3 copies)

4. Building Elevation Drawings

5. Photographs (please label all photos clearly)
Adjoining Buildings
Surrounding Neighborhood

6. Current Zoning Classification: DR 5.5

Planner Acceptance Check Off

YES	NO
☒	☐
☐	☒
☒	☐
☒	☐
☒	☐
☐	☐

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

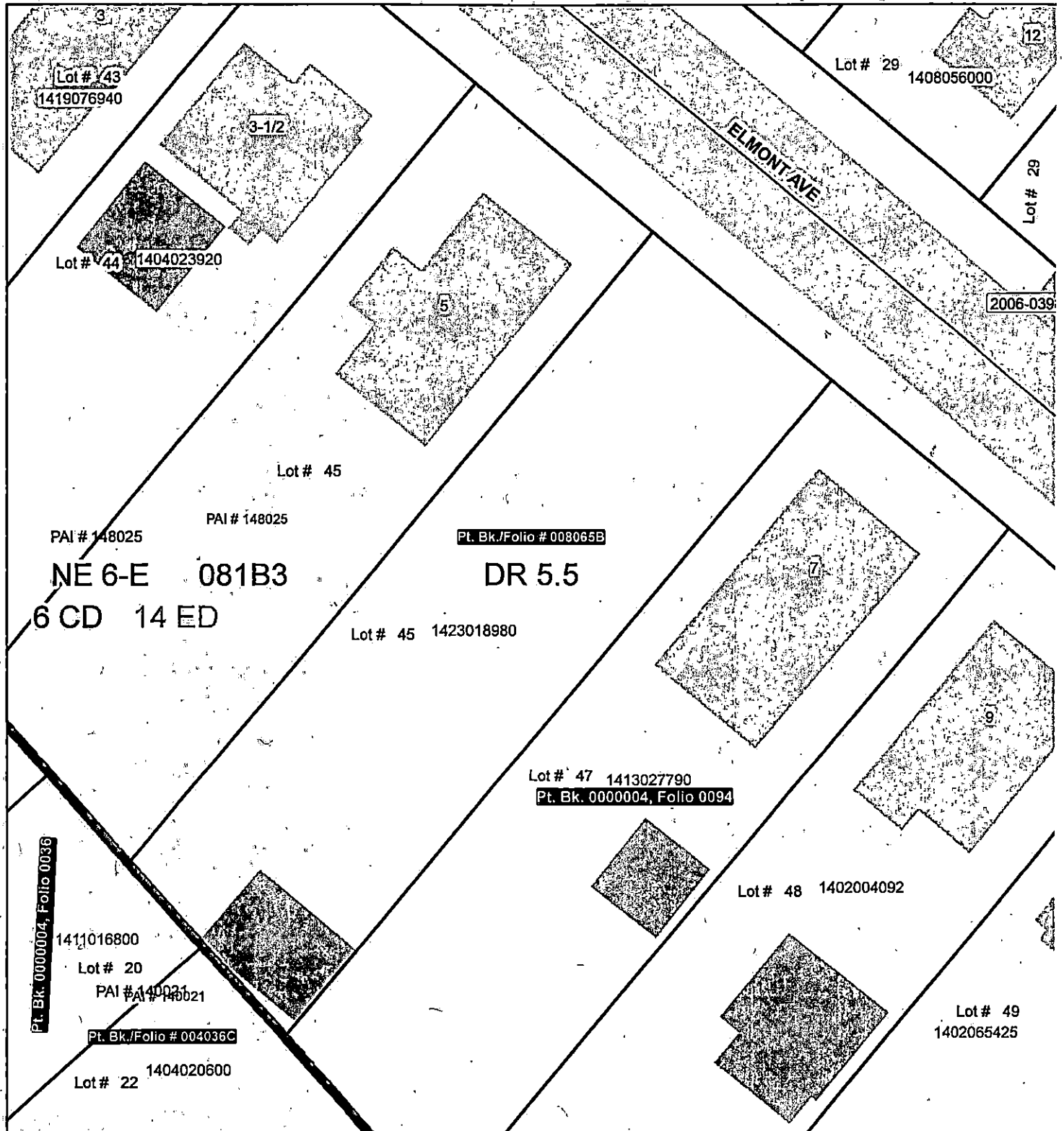
RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: _____
For the Director, Office of Planning

Date: _____

5 Elmont Avenue, Loc #46



Publication Date: 10/12/2017



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

1 inch = 30 feet

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

A FILING REVIEW APPOINTMENT IS REQUIRED

Department of Permits, Approvals and Inspections (PAI)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3391

The review application for your proposed Building Permit has been reviewed and is accepted for filing
by David Duvall on Oct 12, 2017
(Name of planner) Date (A)

A sign indicating the proposed building/development must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$100.00. The applicant is responsible for the posting and costs. An approved sign poster must be used. The fee is subject to change. Confirm all current fees prior to filing the application.

The Planning Office decision can be expected within approximately four weeks. However, if a valid hearing demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE Oct 25th D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) Nov 9th C (B-3 Work Days)

TENTATIVE DECISION DATE Nov 13th B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

1/8

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

no comments

12/12

DEPS
(if not received, date e-mail sent _____)

no comment

FIRE DEPARTMENT

12/28

PLANNING
(if not received, date e-mail sent _____)

no only

12/11

STATE HIGHWAY ADMINISTRATION

no only

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

1/4/18

SIGN POSTING

Date:

1/4/18

by SSG BLOCK

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 14 Account Number - 2500014524			
Owner Information					
Owner Name:		O C M DYNASTY LLC		Use:	RESIDENTIAL
Mailing Address:		506 MEADOW RD BALTIMORE MD 21206-		Principal Residence:	NO
				Deed Reference:	/39519/ 00434
Location & Structure Information					
Premises Address:		ELMONT AVE BALTIMORE 21206-		Legal Description:	0.206 AC PART LOT 46 ELMONT AVE SS PINEHURST
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0081	0022	0761		0494	
				Assessment Year:	Plat No:
				2018	
				Plat Ref:	0004/0094
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			0.2060 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2018	07/01/2017	07/01/2018
Land:		53,900	53,900		
Improvements		0	0		
Total:		53,900	53,900		53,900
Preferential Land:		0			0
Transfer Information					
Seller: OMOPARIOLA KERI CECILIA		Date: 10/17/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /39519/ 00434		Deed2:	
Seller: CITIFINANCIAL SERVICING LLC		Date: 08/31/2017		Price: \$84,900	
Type: NON-ARMS LENGTH OTHER		Deed1: /39344/ 00426		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

Case No.:

2018-157-SPH

Exhibit Sheet

Petitioner/Developer

DJ
2-27-18

Protestant

Sen
1-26-18

No. 1	Plat - Pinehurst	
No. 2	site plan	
No. 3	Aerial photo	
No. 4	Floorplans + elevations	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK.

WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES.

THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION:

- (1) IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN
- (2) IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES
- (3) IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

CARPENTRY:

ALL LUMBER NOT SPECIFICALLY NOTED TO BE #2 OR BETTER.

ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARREL IS PROVIDED.

ALL JOINING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON LONG-TIE OR APPROVED EQUAL AND THE SIZE AND TYPE SHOWN ON THE PLANS, JOIST AND TRUSS DRAWINGS.

ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED HANGERS OR STAINLESS STEEL.

SHEATHING PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRG-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. SHEATHING INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS.

ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY H-CLIPS.

SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES.

MAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS.

PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT PER LOCAL CODES.

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OF CHAIR AREA OF 5.7 SQ. FT.

EGRESS WINDOWS SHALL HAVE AN OPENABLE AREA NOT LESS THAN 20" WIDE OR 24" HIGH.

TERMINAL EXIST DOORS WILL BE 36" MINIMUM NET CLEAR DOORWAY SHALL BE 32" MINIMUM.

GLAZING IN DOORS SHALL BE QUAL PRIME TEMPERED GLASS.

STAIR AND RAILING NOTES:

STAIRWAYS SHALL HAVE A MINIMUM WIDTH OF 36".

HAND RAILS MAY ENCRUSHA MAXIMUM OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MINIMUM WIDTH OF 11". RISERS SHALL HAVE A MAXIMUM HEIGHT OF 7 1/2".

TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MINIMUM 6'-0" OF HEADROOM FROM THE NOSE OF THE STAIR TREAD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.

THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING 2 RISERS OR LESS DO NOT REQUIRE A HAND RAIL.

36" MINIMUM HEIGHT GUARDRAILS SHALL BE PROVIDED WHERE THE ADJACENT SURFACE IS 30" OR LESS BELOW ON PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4" ON CENTER.

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

BUILDER O. M. O. DYNASTY LLC

2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

DRAWING LIST

C-1	COVER SHEET & PLAN NOTES
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	FOUNDATION PLAN & DETAILS
A-4	ELEVATIONS
A-5	ELEVATIONS
S-1	FIRST FLOOR FRAMING PLAN
S-2	SECOND FLOOR FRAMING PLAN
S-3	ROOF FRAMING PLAN
S-4	CROSS SECTION & DETAILS
S-5	STAIR SECTION & DETAILS

FIRST FLOOR	868 SF
SECOND FLOOR	1023 SF
FINISHED BASEMENT	639 SF
TOTAL LIVING SPACE	2530 SF
UNFINISHED BASEMENT	179 SF
COVERED PORCH	70 SF
GARAGE	166 SF
TOTAL NON-LIVING AREAS	415 SF

DESIGN CRITERIA:

2015 IRC AND BALTIMORE COUNTY BUILDING CODE COUNCIL BILL 40-16 TABLE R301.2.1 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:	
GROUND SNOW LOAD :	30 PSF
ROOF SNOW LOAD :	30 PSF (NO REDUCTION FOR SLOPE)
ULTIMATE WIND SPEED :	115 MPH
SEISMIC DESIGN CATEGORY :	B
FROST LINE DEPTH :	30 INCHES
TERMITE :	MODERATE TO HEAVY
WOOD DECAY :	MODERATE TO SEVERE
WINTER DESIGN TEMPERATURE :	13F
FLOOR DESIGN LOAD:	40 PSF LL; 10 PSF DL (NON-SLEEPING AREAS)
	30 PSF LL; 10 PSF DL (SLEEPING AREAS)
SOIL LOAD BEARING :	2,000 PSF ALLOWABLE (ASSUMED)

TO THE BEST OF MY (WILLIAM STORM) KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS FROM ENCLOSED DRAWINGS. 4TH GENERATION DESIGNS & CONSULTING IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

2015 IECC CODE COMPLIANCE

R401.1	CLIMATE CODE AREA
R401.2	COMPLIANCE METHOD
	MANDATORY AND PREScriptive PREVISION.
R401.3	VAPOR BARRIER
	SHALL AS FURNISHED IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH VAPOR BARRIER REQUIREMENTS OF SECTION R401.3.1 OF THE INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION.
R401.3.1	ATTIC INSULATION
	RAISED ROOF TYPICALS
R401.3.2	WOOD FRAME WALL
	R-20 OR R-13 + R-4 CONTINUOUS INSULATION
R401.3.3	BASEMENT WALL INSULATION
	R-10 R-14 POLY FASO CONTINUOUS, UNINTERRUPTED BATT FULL HEIGHT
R401.3.4	CEILING SPACE WALL INSULATION
	R-10 R-14 POLY FASO CONTINUOUS BATT FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY ON ROOF/CEILING AN ADDITIONAL 2" R
R401.3.5	FLOOR INSULATION OVER UNFINISHED SPACE
	R-10 R-14 INSULATION IN CONTACT WITH EXISTING SLAB OR E
R401.3.6	WINDOW U VALUE / SHGC
	35 (WALLS) 40 (DOORS)
R401.3.7	GLAZING IN DOORS
	8-1/2" R-10 POLY FASO OVER SLAB EXTENDING OTHER 24" HORIZONTALLY ON 7-1/2" VERTICALLY
R401.3.8	ATTIC ACCESS
	ATTIC ACCESS ROUTES WILL BE WEATHER STRIPPED AND INSULATED R-49
R401.3.9	EXTERIOR THERMAL ENVELOPE (A/E) LEAKAGE
	EXTERIOR WALLS AND PARTITIONS WILL BE SEALED PER THIS SECTION OF THE IECC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL. SEALING METHODS BETWEEN DISCREPANT MATERIALS SHALL ALLOW SEALING FOR DIFFERENTIAL EXPANSION AND CONTRACTION.
R401.3.10	BUILDING ENVELOPE TIGHTNESS TEST
	BUILDING ENVELOPE SHALL BE TESTED & VERIFIED AS SEATED AND AIR LEAKAGE RATE OF NOT EXCEEDING 1 AIR CHANGES PER HOUR. TESTING TO BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 WITH (WIND/WATER DOOR) AT A PRESSURE OF 0.2 INCHES W.G. (10 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE: FORWARDED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR.
R401.3.11	FIREPLACES
	NEW WOOD BURNING FIREPLACES WILL HAVE TRIM-FITTING FLUE DAMPERS ON DOORS AND OUTDOOR COMBUSTION AIR INTAKE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 181 FACTORY BUILT FIREPLACES AND UL 613 GASLOG FIREPLACES.
R401.3.12	ROOMS CONTAINING FUEL-BURNING APPLIANCES WHERE OPEN COMBUSTION AIR INTAKE PROVIDES COMBUSTION AIR TO OPEN COMBUSTION FUEL-BURNING APPLIANCES, THE APPLIANCE AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM THE THERMAL ENVELOPE.
R401.3.13	MECHANICAL DUCT INSULATION
	SUPPLY & RETURN DUCTS IN ATTIC & BASEMENT & 4" W/IN LESS THAN 3" OVERHEAD SUPPLY & RETURN DUCTS OUTSIDE OF CONDITIONED SPACE & 1" MINIMUM. ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE & 4" MINIMUM. DUCTS LOCATED UNDER CONCRETE SLABS SHALL BE 1" MINIMUM.
R401.3.14	DUCT SEALING
	ALL DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION MCH 4.1 OF THE IECC. A DUCT TIGHTNESS TEST (DUCT LEAKAGE) SHALL BE REQUIRED FOR ALL DUCTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DUCT TIGHTNESS TEST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DUCT TIGHTNESS TEST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DUCT TIGHTNESS TEST.
R401.3.15	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.16	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.17	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.18	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.19	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.20	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.21	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.22	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.23	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.24	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.25	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.26	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.27	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.28	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.29	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.30	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.31	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.32	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.33	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.34	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.35	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.36	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.37	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.38	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.39	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.40	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.41	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.42	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.43	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.44	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.45	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.46	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.47	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.48	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.49	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.50	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.51	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.52	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.53	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.54	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.55	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.56	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.57	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.58	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.59	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.60	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.61	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.62	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.63	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.64	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.65	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.66	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.67	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.68	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.69	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.70	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.71	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.72	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.73	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.74	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.75	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.76	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.77	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.78	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.79	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.80	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.81	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.82	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.83	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.84	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.85	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.86	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.87	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.88	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.89	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.90	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.91	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.92	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.93	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.94	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.95	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.96	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.97	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.98	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.99	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R401.3.100	MECHANICAL VENTILATION
	OUTDOOR DUCTS AND EXHAUSTS / AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRABTY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

REVISED
7/28/2017

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COVER SHEET

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ARCH C (18" x 24")	SCALE	DATE	SHEET
	1/4" = 1'	7/07/2017	C - 1

Ex. 4

2018-0157-SPH

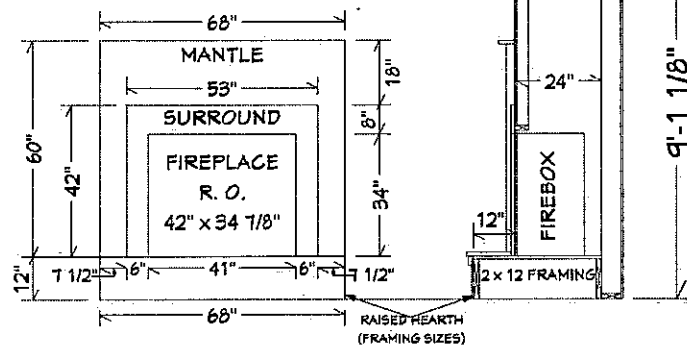
TYPICAL 42" GAS FIREPLACE SET-UP

SCALE 1/2" = 1'

FIREPLACE: HEATILATOR MODEL # NBV/NDV42361

SURROUND: (6" WIDE SIDES W/ 8" HIGH HEAD)

MANTEL: STANDARD SIZE WOOD MANTEL

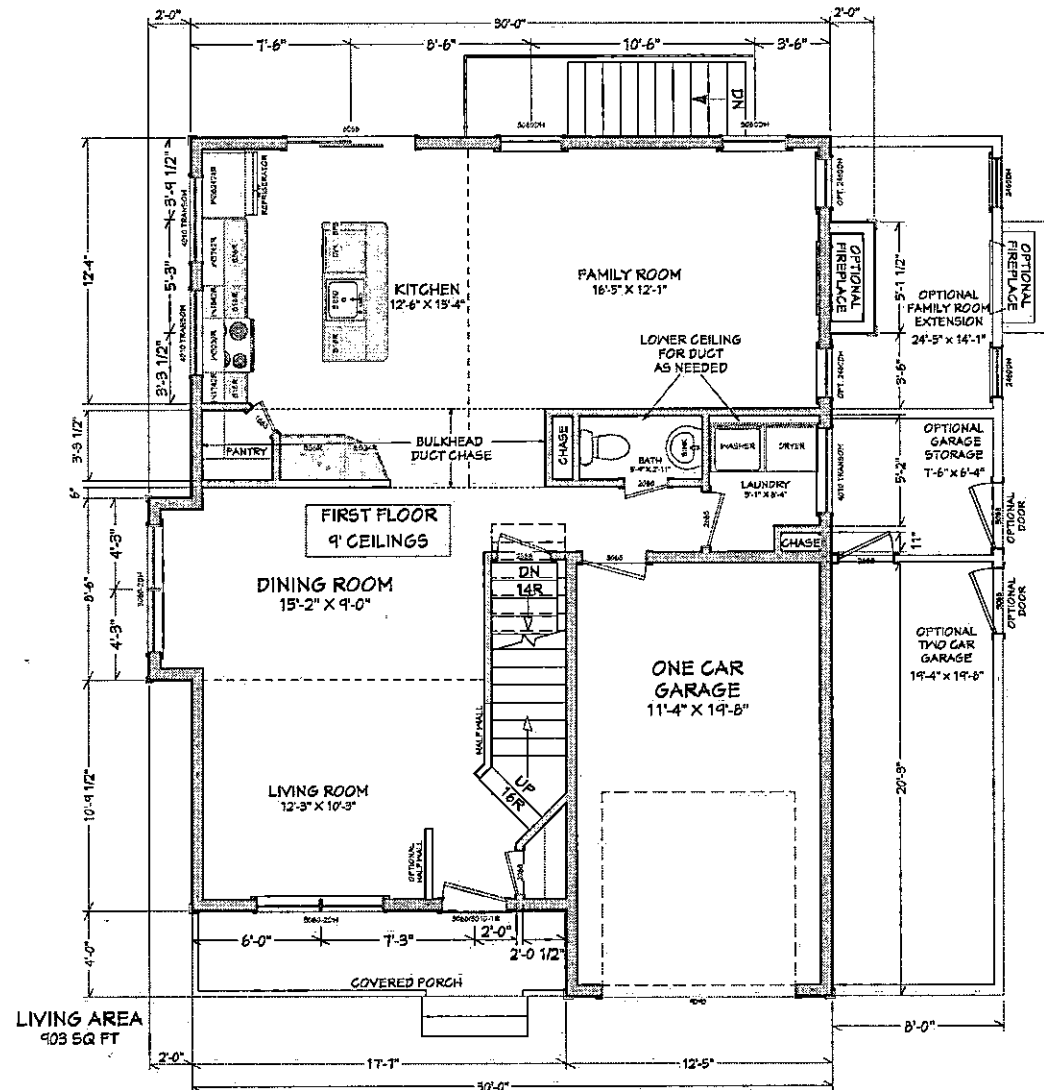
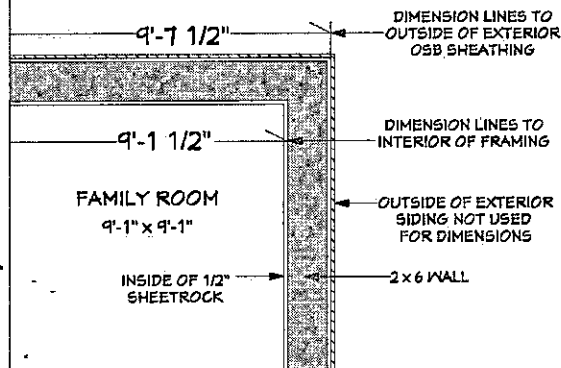


WALL DIMENSIONS W/ 2x6 & OSB SHEATHING

DIMENSIONS WITH ROOM NAMES ARE APPROXIMATE SIZES MEASURED TO THE INSIDE OF THE SHEETROCK

INTERIOR DIMENSIONS W/ LINES MEASURE TO INSIDE OF FRAMING

EXTERIOR DIMENSIONS W/ LINES MEASURE FROM OUTSIDE OF WALL SHEATHING



FIRST FLOOR PLAN

FIRST FLOOR PLAN

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REVISED
7/26/2017

ARCH C
(18" x 24")

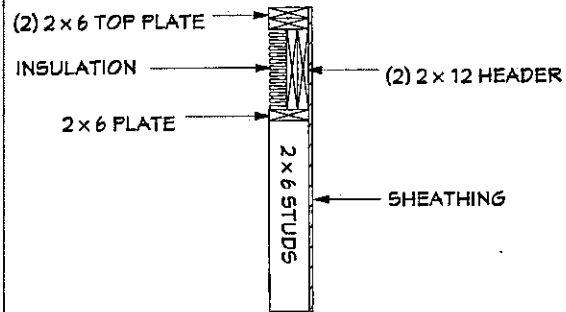
SCALE
1/4" = 1'

DATE
7/07/2017

SHEET
A - 1

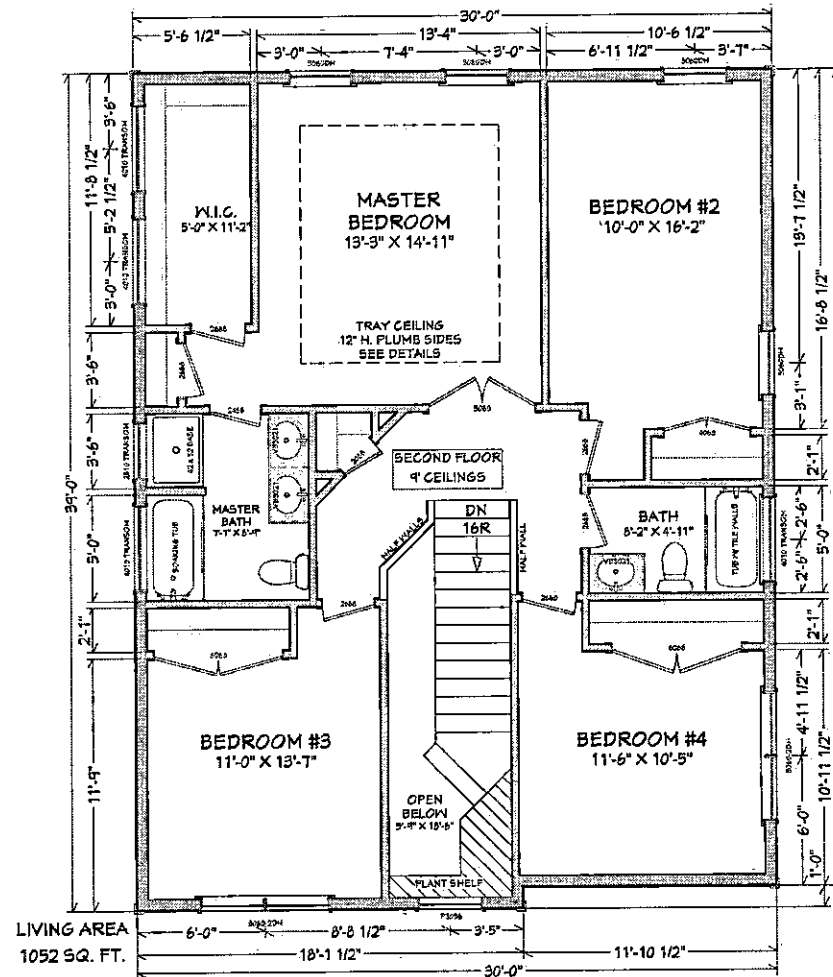
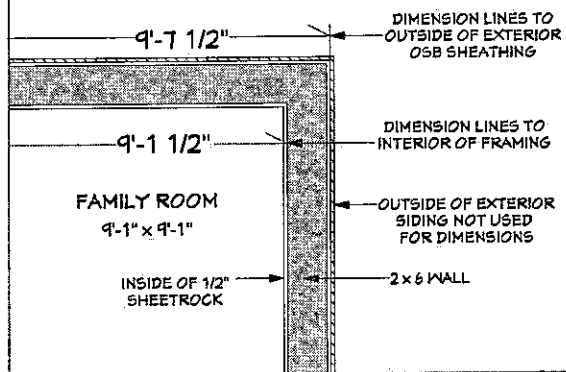
2 x 6 WALL HEADER DETAIL

NO SCALE



WALL DIMENSIONS W/ 2 x 6 & OSB SHEATHING

DIMENSIONS WITH ROOM NAMES ARE APPROXIMATE SIZES MEASURED TO THE INSIDE OF THE SHEETROCK
INTERIOR DIMENSIONS W/ LINES MEASURE TO INSIDE OF FRAMING
EXTERIOR DIMENSIONS W/ LINES MEASURE FROM OUTSIDE OF WALL SHEATHING



SECOND FLOOR PLAN

Diagram illustrating the rough opening for a door. The diagram shows a rectangular opening with dimensions and construction notes.

Annotations:

- NO CONCRETE HEADER IF LESS THAN 12"
- NOTES:
 - ALL DIMENSIONS WILL BE TO INSIDE TREATED FRAME
 - SEE FLOOR PLANS FOR SIZES AND
 - NO HEADER OVER DOORS WHEN C... HEADER HEIGHT IS LESS THAN 12" F...
- FOR HEIGHT ADD 2 1/2" TO R.O.
- FOR OPENING SIZE ADD 3 1/2" TO DOOR R.O.
- ROUGH OPENING FOR:
 - A3'-0" x 6'-8" DOOR
 - 41 1/2" x 84 1/2"
- FOUNDATION WALL
- 8" FTG
- 4" SLAB
- 8"

1. ALL DIMENSIONS WILL BE TO INSIDE OF TREATED FRAME
2. SEE FLOOR PLANS FOR SIZES AND HEIGHTS
3. NO HEADER OVER DOORS WHEN CONCRETE HEADER HEIGHT IS LESS THAN 12" HIGH

FOUNDATION WALL

SCALE 1/2" = 1'

MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	ONE NO. 4 BAR WITHIN 12 INCHES OF THE TOP OF THE WALL STORY AND ONE NO. 4 BAR NEAR MID-HEIGHT OF THE WALL STORY.
> 8	ONE NO. 4 BAR WITHIN 12 INCHES OF THE TOP OF THE WALL STORY AND ONE NO. 4 BAR NEAR THIRD POINTS IN THE WALL STORY.

CONCRETE FOUNDATION WALLS SHALL BE LATERALLY SUPPORTED AT THE TOP AND BOTTOM. HORIZONTAL REINFORCEMENT SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R404.1.2(1). VERTICAL REINFORCEMENT SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R404.1.2(2), R404.1.2(3), R404.1.2(4), R404.1.2(5), R404.1.2(6), R404.1.2(7) OR R404.1.2(8). VERTICAL REINFORCEMENT FOR FLAT BASEMENT WALLS RETAINING 4 FEET (1219 MM) OR MORE OF UNBALANCED BACKFILL IS PERMITTED TO BE DETERMINED IN ACCORDANCE WITH TABLE R404.1.2(9).



GARAGE NOTES:

- 1- DOOR FROM GARAGE TO HOUSE
20 MINUTE FIRE RATED DOOR
WITH AUTO CLOSER.
- 2- 5/8" FIRERATED SHEETROCK
OVER ALL FRAMING & STEEL.
- 3- GARAGE FLOOR HEIGHT
DETERMINED BY GRADE



FRONT ELEVATION

FIRST FLOOR WINDOWS & DOORS
 BOTTOM OF HEADER HEIGHT TO BE
 96 INCHES ABOVE SUB-FLOOR OR
 SAME HEIGHT AS DOOR TRANSOM

SECOND FLOOR WINDOW & DOOR
 BOTTOM OF HEADER HEIGHT TO
 BE 96 INCHES ABOVE SUB-FLOOR



RIGHT SIDE ELEVATION

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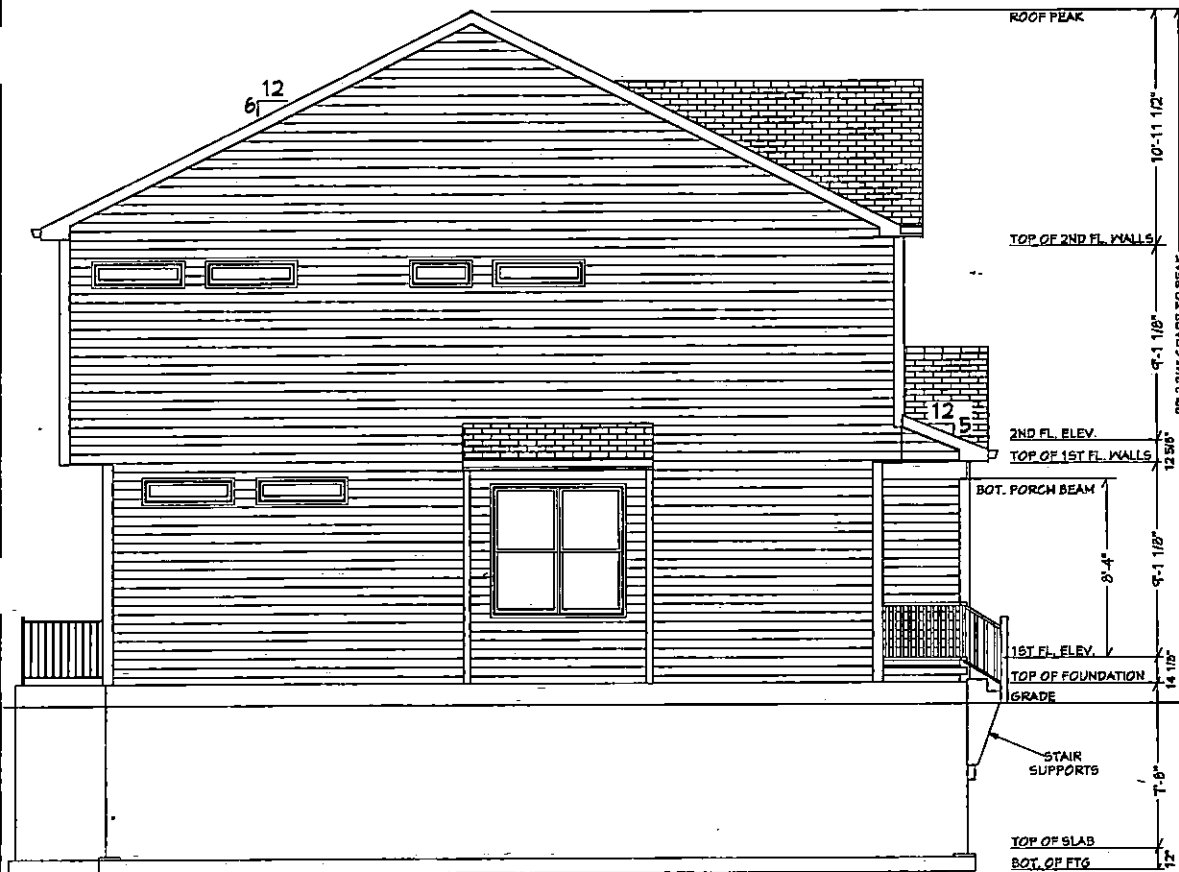
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ELEVATIONS

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 7/26/2017

ARCH C (18" x 24")	SCALE	DATE	SHEET
	1/4" = 1'	7/07/2017	A - 4



LEFT SIDE ELEVATION



REAR ELEVATION

FIRST FLOOR WINDOWS & DOORS
 BOTTOM OF HEADER HEIGHT TO BE
 96 INCHES ABOVE SUB-FLOOR OR
 SAME HEIGHT AS DOOR TRANSOM

SECOND FLOOR WINDOW & DOOR
 BOTTOM OF HEADER HEIGHT TO
 BE 96 INCHES ABOVE SUB-FLOOR

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 BALTIMORE, MD, 21206

ELEVATIONS

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REVISED
 7/26/2017

ARCH C (18" x 24")	SCALE	DATE	SHEET
	1/4" = 1'	7/07/2017	A - 5

FLOOR FRAMING NOTES:

1. ALL I-JOISTS TO BE 16" O.C. UNLESS SPECIFIED ON PLANS.
2. PROVIDE CONTINUOUS BLOCKING OR RIM JOIST AT PERIMETER.
3. ALL CANTILEVERED I-JOISTS ARE TO HAVE LATERAL SUPPORT BLOCKING AT BEARING LOCATIONS.
4. PROVIDE PROPER BLOCKING IF REQUIRED AT ALL FLOOR PENETRATIONS.
5. PROVIDE JOIST HANGERS AT ALL LOCATIONS AT WHICH I-JOISTS BUTT UP TO BEAMS AND OTHER BUILT-UP JOISTS.
6. PROVIDE PRESSURE TREATED LUMBER SEPARATION BETWEEN I-JOIST AND CONCRETE AT ALL LOCATIONS.
7. REFER TO I-JOIST MANUFACTURERS INSTALLATION DOCUMENTS FOR MISCELLANEOUS FRAMING SITUATIONS.
8. ALL BEAM NAILING, SCREWING AND/ OR BOLTING OF MULTI-PLY BEAMS PER MANUFACTURERS SPECIFICATIONS.
9. TRUSS MANUFACTURER SHALL SUPPLY FLOOR FRAMING LAYOUTS & DESIGN DETAILS. CONTRACTOR MUST HAVE ON SITE WITH COUNTY APPROVED PERMIT DRAWINGS FOR FRAMING INSPECTOR.
10. ALL I-JOISTS SHALL BE INSTALLED PER THE MANUFACTURERS DRAWINGS & SPECIFICATIONS.
11. INSTALL ALL BLOCKING & BRACING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
12. ALL CONNECTORS AND HANGERS NEEDED FOR I-JOISTS, RIM JOISTS & BEAMS IN FLOOR SYSTEM TO BE PROVIDED BY THE I-JOIST MANUFACTURER & INSTALLED PER MANUFACTURERS SPECIFICATIONS

1. ALL I-JOISTS TO BE 16" O.C. UNLESS SPECIFIED ON PLANS.
2. PROVIDE CONTINUOUS BLOCKING OR RIM JOIST AT PERIMETER.
3. ALL CANTILEVERED I-JOISTS ARE TO HAVE LATERAL SUPPORT BLOCKING AT BEARING LOCATIONS.
4. PROVIDE PROPER BLOCKING IF REQUIRED AT ALL FLOOR PENETRATIONS.
5. PROVIDE JOIST HANGERS AT ALL LOCATIONS AT WHICH I-JOISTS BUTT UP TO BEAMS AND OTHER BUILT-UP JOISTS.
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12. ALL CONNECTORS AND HANGERS NEEDED FOR I-JOISTS, RIM JOISTS & BEAMS IN FLOOR SYSTEM TO BE PROVIDED BY THE I-JOIST MANUFACTURER & INSTALLED PER MANUFACTURERS SPECIFICATIONS

WALL FRAMING NOTES:

- 1- ALL WALLS TO BE FRAMED AT 16" ON CENTER.
- 2- DOORS & WINDOW HEADERS IN BEARING WALLS SIZED PER IRC R502.5
- 3- ALL EXT. & BEARING WALLS AS FOLLOWS:
ALL STUDS FRAMED AT 16 INCHES ON CENTER WITH (2) TOP PLATES AND (1) BOTTOM PLATE.

- 1- ALL WALLS TO BE FRAMED AT 16" ON CENTER.
- 2- DOORS & WINDOW HEADERS IN BEARING WALLS SIZED PER IRC R502.5
- 3- ALL EXT. & BEARING WALLS AS FOLLOWS:
ALL STUDS FRAMED AT 16 INCHES ON CENTER
WITH (2) TOP PLATES AND (1) BOTTOM PLATE.

FOUNDATION & INTERIOR WALL DIMENSIONS

DIMENSIONS WITH ROOM NAMES ARE APPROXIMATE
SIZES MEASURED TO THE INSIDE OF THE SHEETROCK

INTERIOR DIMENSIONS W/ LINES MEASURE FROM
INSIDE OF FOUNDATION TO WALL FRAMING

EXTERIOR DIMENSIONS W/ LINES MEASURE
FROM OUTSIDE OF FOUNDATION TO FRAMING

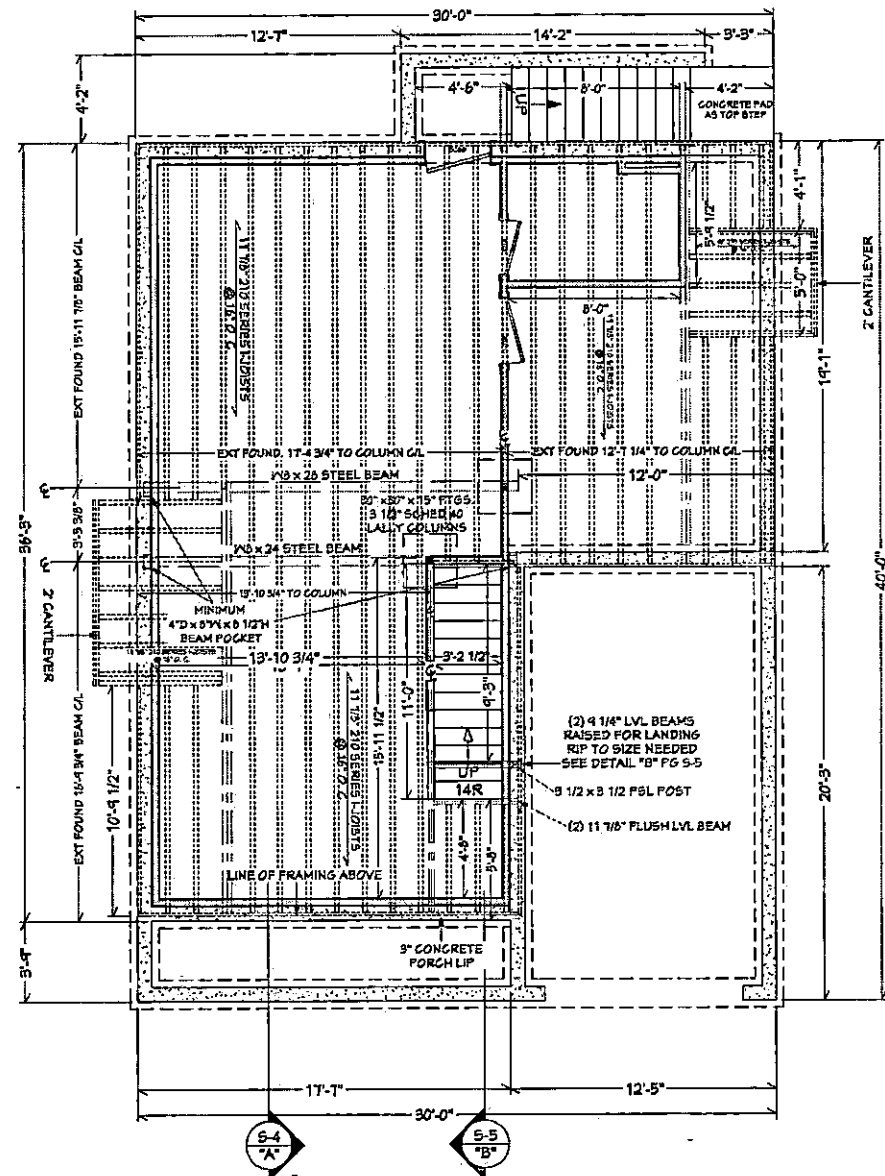
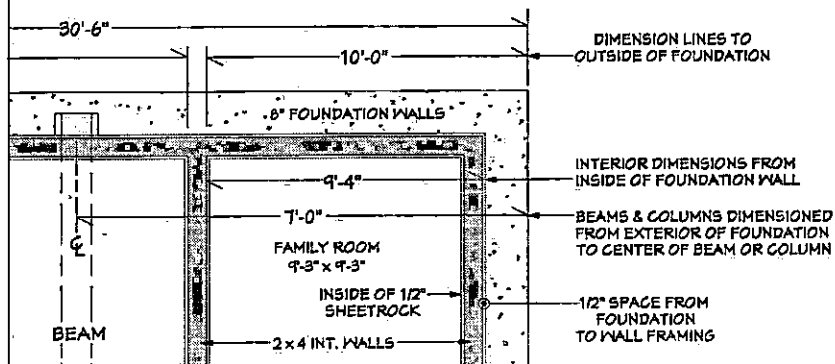
Diagram Labels and Dimensions:

- 10'-0" (Overall width)
- 8" FOUNDATION WALLS
- 9'-4" (Interior width)
- 7'-0" (Room width)
- FAMILY ROOM
- 9'-3" x 9'-3" (Room dimensions)
- INSIDE OF 1/2" SHEETROCK
- 2 x 4 INT. WALLS
- DIMENSION LINES TO OUTSIDE OF FOUNDATION
- INTERIOR DIMENSIONS FROM INSIDE OF FOUNDATION WALL
- BEAMS & COLUMNS DIMENSIONED FROM EXTERIOR OF FOUNDATION TO CENTER OF BEAM OR COLUMN
- 1/2" SPACE FROM FOUNDATION TO WALL FRAMING

**DIMENSIONS WITH ROOM NAMES ARE APPROXIMATE
SIZES MEASURED TO THE INSIDE OF THE SHEETROCK**

**INTERIOR DIMENSIONS W/ LINES MEASURE FROM
INSIDE OF FOUNDATION TO WALL FRAMING**

**EXTERIOR DIMENSIONS W/ LINES MEASURE
FROM OUTSIDE OF FOUNDATION TO FRAMING**



FIRST FLOOR FRAMING PLAN

REVISED
7/26/2017

ARCH C
(18" x 24")

SCALE
1/4" = 1'

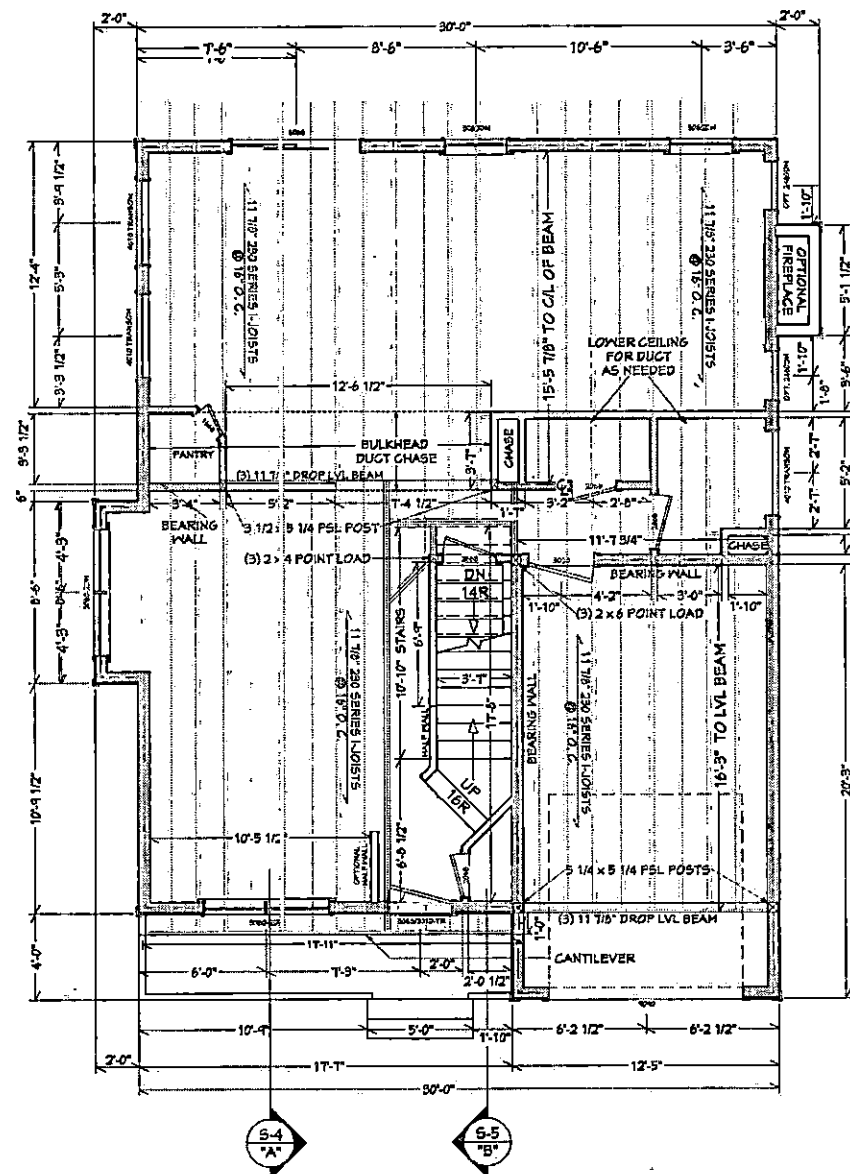
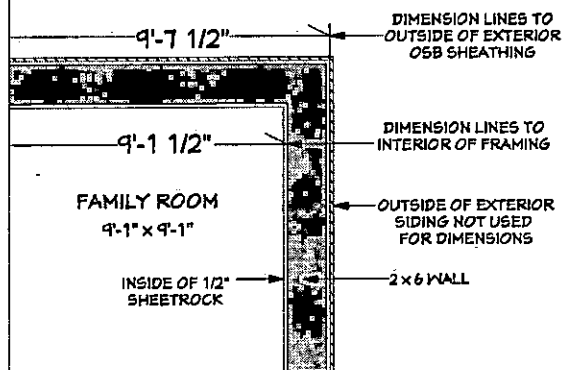
DATE
7/07/2017

SHEET
S - 1

1. ALL I-JOISTS TO BE 16" O.C., UNLESS SPECIFIED ON PLANS.
2. PROVIDE CONTINUOUS BLOCKING OR RIM JOIST AT PERIMETER.
3. ALL CANTILEVERED I-JOISTS ARE TO HAVE LATERAL SUPPORT BLOCKING AT BEARING LOCATIONS.
4. PROVIDE PROPER BLOCKING IF REQUIRED AT ALL FLOOR PENETRATIONS.
5. PROVIDE JOIST HANGERS AT ALL LOCATIONS AT WHICH I-JOISTS BUTT UP TO BEAMS AND OTHER BUILT-UP JOISTS.
6. PROVIDE PRESSURE TREATED LUMBER SEPARATION BETWEEN I-JOIST AND CONCRETE AT ALL LOCATIONS.
7. REFER TO I-JOIST MANUFACTURERS INSTALLATION DOCUMENTS FOR MISCELLANEOUS FRAMING SITUATIONS.
8. ALL BEAM NAILING, SCREWING AND/ OR BOLTING OF MULTI-PLY BEAMS PER MANUFACTURERS SPECIFICATIONS.
9. TRUSS MANUFACTURER SHALL SUPPLY FLOOR FRAMING LAYOUTS & DESIGN DETAILS. CONTRACTOR MUST HAVE ON SITE WITH COUNTY APPROVED PERMIT DRAWINGS FOR FRAMING INSPECTOR.
10. ALL I-JOISTS SHALL BE INSTALLED PER THE MANUFACTURERS DRAWINGS & SPECIFICATIONS.
11. INSTALL ALL BLOCKING & BRACING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
12. ALL CONNECTORS AND HANGERS NEEDED FOR I-JOISTS, RIM JOISTS & BEAMS IN FLOOR SYSTEM TO BE PROVIDED BY THE I-JOIST MANUFACTURER & INSTALLED PER MANUFACTURERS SPECIFICATIONS

- 1- ALL WALLS TO BE FRAMED AT 16" ON CENTER.
- 2- DOORS & WINDOW HEADERS IN BEARING WALLS SIZED PER IRC R502.5
- 3- ALL EXT. & BEARING WALLS AS FOLLOWS:
ALL STUDS FRAMED AT 16 INCHES ON CENTER
WITH (2) TOP PLATES AND (1) BOTTOM PLATE.

DIMENSIONS WITH ROOM NAMES ARE APPROXIMATE SIZES MEASURED TO THE INSIDE OF THE SHEETROCK
INTERIOR DIMENSIONS W/ LINES MEASURE TO INSIDE OF FRAMING
EXTERIOR DIMENSIONS W/ LINES MEASURE FROM OUTSIDE OF WALL SHEATHING

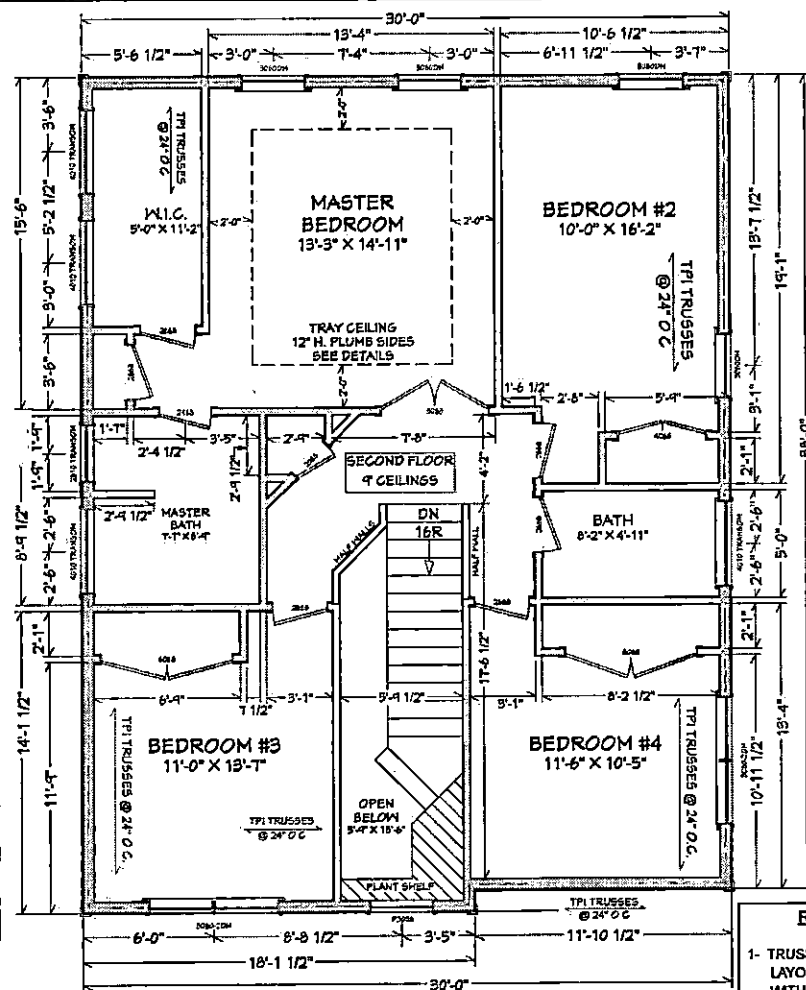


FLOOR FRAMING PLANS

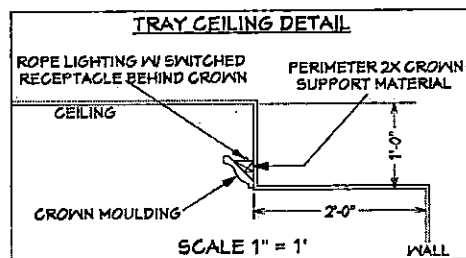
O. M. O. DYNASTY LLC
506 MEADOW RD.
BALTIMORE, MD, 21206

**4th Generation
Designs &
Consulting**

ARCH C (18" x 24")		SCALE 1/4" = 1'	DATE 7/07/2017	SHEET S - 2
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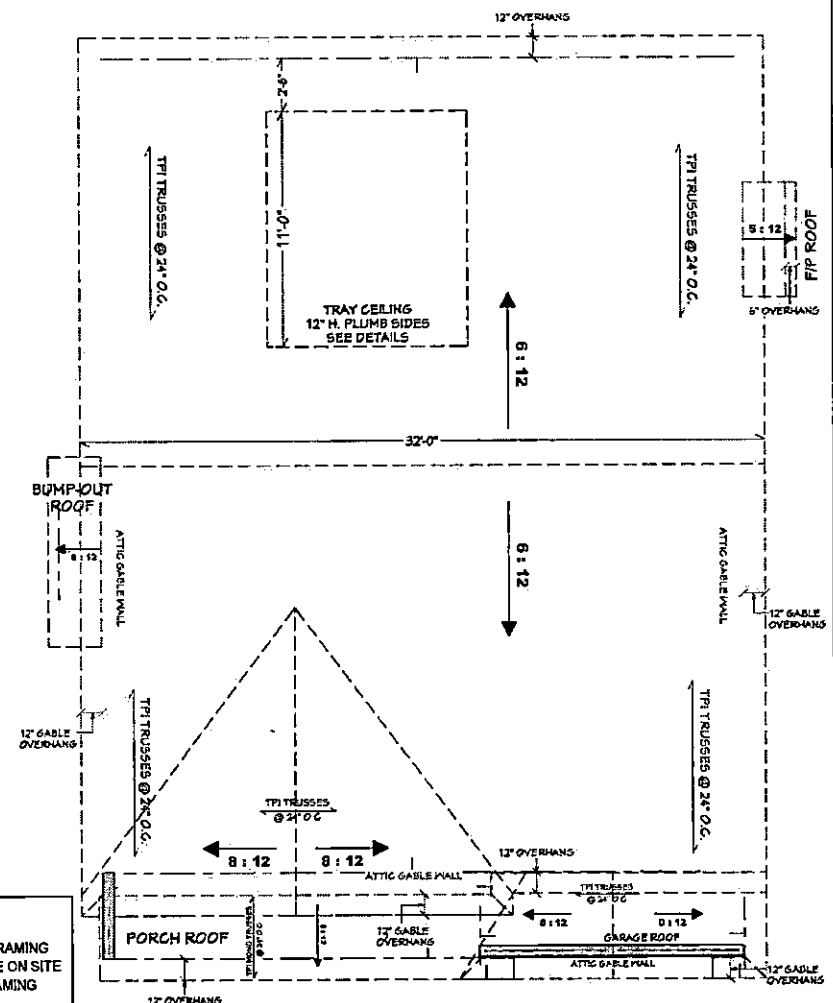


ROOF FRAMING FLOOR PLAN



ROOF TRUSS NOTES:

- 1- TRUSS MANUFACTURER SHALL SUPPLY ROOF TRUSS FRAMING LAYOUTS & DESIGN DETAILS. CONTRACTOR MUST HAVE ON SITE WITH COUNTY APPROVED PERMIT DRAWINGS FOR FRAMING INSPECTOR.
- 2- ALL TRUSSES SHALL BE INSTALLED PER THE MANUFACTURERS DRAWINGS & SPECIFICATIONS.
- 3- INSTALL ALL BLOCKING & BRACING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- 4- ALL CONNECTORS AND HANGERS NEEDED FOR TRUSSES, GIRDERS & BEAMS IN ROOF TRUSS SYSTEM TO BE PROVIDED BY THE TRUSS MANUFACTURER & INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- 5- ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
- 6- TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
- 7- ALL ATTICS TO BE OPEN TO ADJACENT ATTIC AREAS.
- 8- ALL RIDGES, INCLUDING HIP RIDGES TO HAVE RIDGE VENTS.
- 9- FOLLOW WALL TRUSS MANUFACTURERS WALL HEIGHT NOTES.
- 10- TRUSSES TO HAVE RAISED ENERGY HEELS WITH SHEATHING INSTALLED TO BOTTOM OF TRUSS TOP CHORD PER WALL BRACING CODES.
- 11- ALL TRUSSES TO BE ATTACHED TO WALL TOP PLATES WITH SIMPSON H2.5A HURRICANE TIES OR EQUAL.

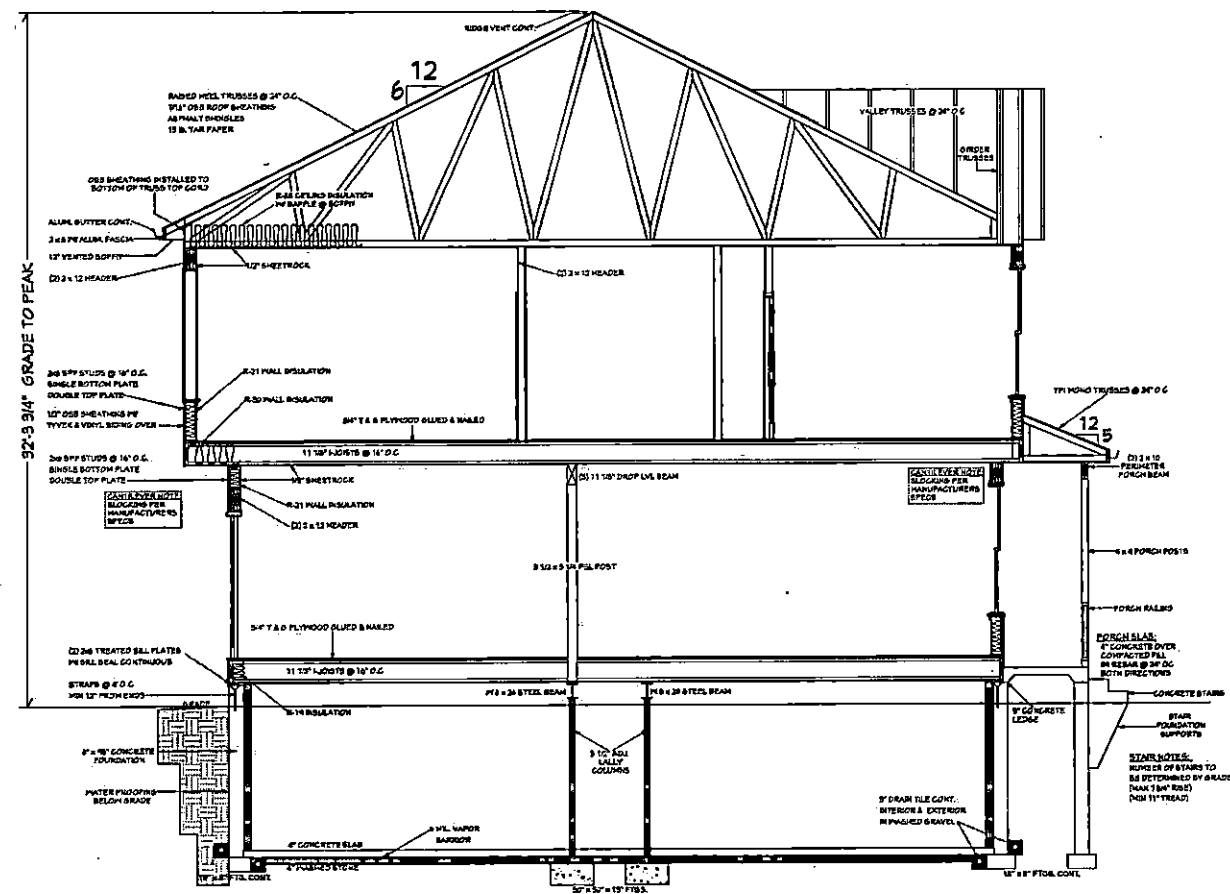


ROOF FRAMING PLAN

TRUSS NOTE:

- 1- 12" OVERHANG INCLUDES 2 x 6 SUB-FASCIA
- 2- TRUSS TOP CHORD 10 1/2" OVERHANG MEASURED FROM EXTERIOR OF WALL SHEATHING.

- 1-SHEATHING SHALL BE INSTALLED WITH MINIMUM 8D COMMON NAILS (0.131 x 2 1/2 INCHES) SPACED AT 4 INCHES ON CENTER AT PANEL EDGES AND AT 12 INCHES ON CENTER OVER INTERMEDIATE SUPPORTS. FOR SINGLE STORY OR THE TOP STORY OF TWO OR THREE STORY BUILDINGS, THE SHEATHING MAY BE INSTALLED WITH 8D NAILS (0.131 x 2 1/2 INCHES) SPACED AT 8 INCHES ON CENTER AT PANEL EDGES AND AT 12 INCHES ON CENTER OVER INTERMEDIATE SUPPORTS.
- 2-SHEATHING SHALL BE APPLIED CONTINUOUSLY OVER ALL AREAS OF THE EXTERIOR WALLS, INCLUDING GABLE ENDS, BAND AND/OR RIM BOARDS AND SILL PLATES, EXCEPT WINDOWS AND DOORS AND SHALL BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY.
- 3-ALL HORIZONTAL PANEL JOINTS SHALL OCCUR OVER AND BE NAILED TO COMMON FRAMING OR BLOCKING WITH AN APPROPRIATE PANEL EDGE-NAILING SCHEDULE IN ACCORDANCE WITH IRC SECTION R602.10.10.
- 4-EACH END OF A "BRACED WALL LINE" WITH CONTINUOUS SHEATHING SHALL HAVE A 24 INCH RETURN CORNER AS DEFINED IN IRC SECTION R602.10.1, OR AN 800-LBF HOLD DOWN ATTACHED TO THE END STUD OF THE BRACED WALL PANEL CLOSEST TO THE CORNER.
- 5-IF A CONTINUOUSLY SHEATHED "BRACED WALL LINE" CONTAINS AN OPENING GREATER THAN 20 FEET, EACH END OF EACH OF THE REMAINING PORTIONS OF THE "BRACED WALL LINE" SHALL HAVE ONE OF THE CONDITIONS DESCRIBED ABOVE.
- 6-IF A CONTINUOUSLY SHEATHED "BRACED WALL LINE" CONTAINS TWO OR MORE OFFSET "BRACED WALL LINES", AS PERMITTED IN IRC SECTION R602.10.1.2, EACH END OF EACH OFFSET "BRACED WALL LINE" SHALL HAVE ONE OF THE CONDITIONS DESCRIBED ABOVE.
- 7-GYPSUM WALLBOARD SHALL BE INSTALLED ON OPPOSITE SIDE OF WALL BRACING PANELS. GYPSUM WALLBOARD SHALL BE 1/2-INCH THICK AND SHALL BE FASTENED WITH NAILS OR SCREWS IN ACCORDANCE WITH IRC TABLE R702.5. EXCEPTION: GYPSUM WALLBOARD SHALL BE PERMITTED TO BE OMITTED IF THE AMOUNT OF BRACING ON A GIVEN WALL IS EQUAL TO OR GREATER THAN 1.4 TIMES THE MINIMUM REQUIRED AMOUNT OF BRACING PER CODE.

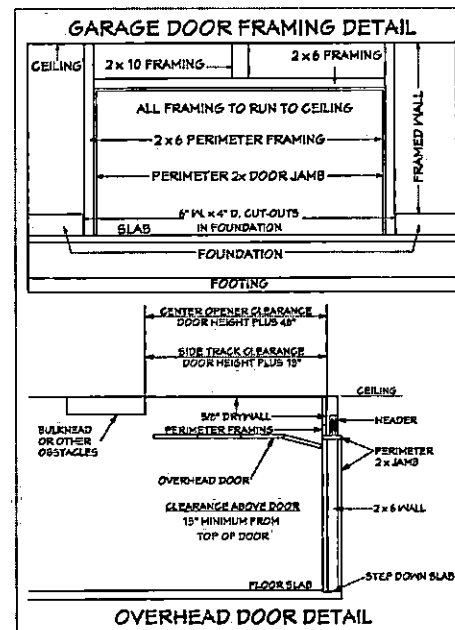


CROSS SECTION DETAIL "A"
SCALE 1/4" = 1'

Diagram illustrating the four-step process for installing a window sill flasher:

- Flex Wrap- Flexible sill flashing.**
3/4" Sill dam under flashing
R.O. = 15"
Extend up side jambs 8" & staple as needed to hold in place.
- 100% Silicone or polyurethane sealant**
Chalk back side of flange—top and sides **ONLY**—with 100% silicone or polyurethane sealant
- Straight Flash-dashing tape**
R.O. = 2x width of flashing = 2"
- Straight Flash**
R.O. = 2x width of flashing = 1"

Labels in diagram: HomeGuard, House-wrap, Temporarily secure flap, Tack W.A.B. flap temporarily with sheathing tape and flap over head flashing.

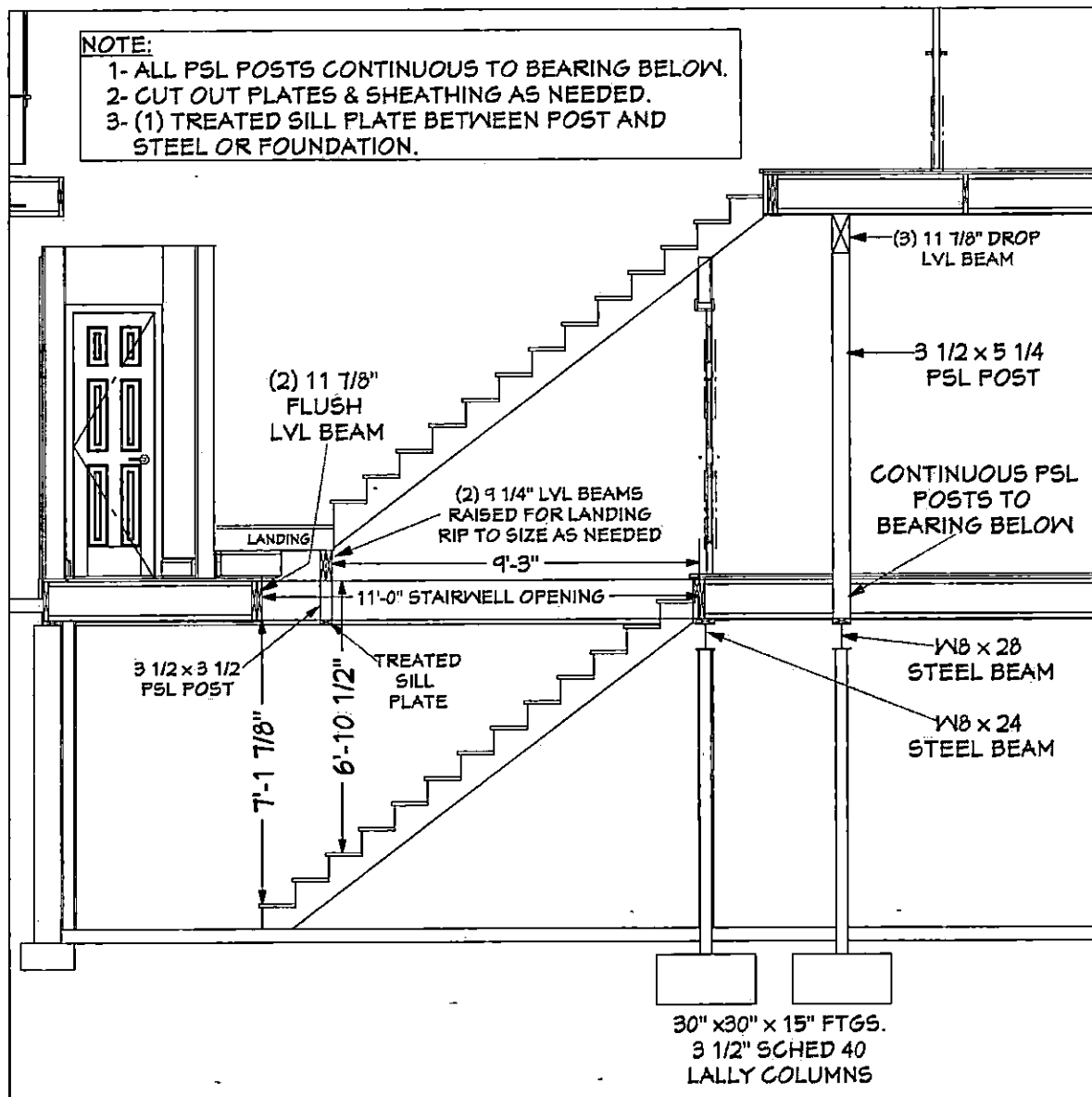


OVERHEAD DOOR DETAIL

4th Generation Designs & Consulting

ARCH C (18" x 24")	SCALE 1/4" = 1'	DATE 7/07/2017	SHEET S - 4
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- 1- ALL PSL POSTS CONTINUOUS TO BEARING BELOW.
- 2- CUT OUT PLATES & SHEATHING AS NEEDED.
- 3- (1) TREATED SILL PLATE BETWEEN POST AND STEEL OR FOUNDATION.



SCALE 1/2" = 1'

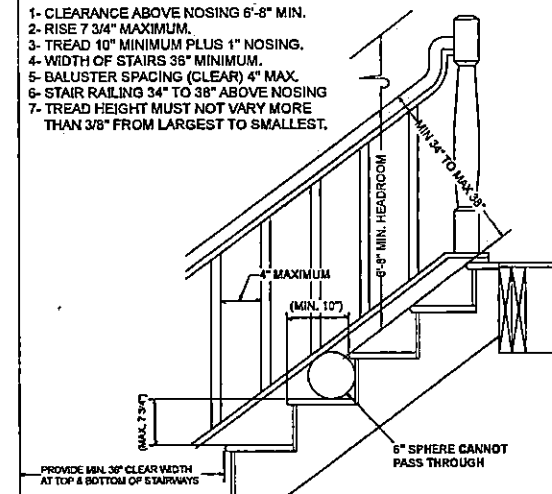
Diagram illustrating the foundation and framing details for a post-and-beam system:

- BEAM ABOVE PSL POSTS
- SIMPSON TIE PLATE MIN (2) TWO PLATES SEE CHART FOR SIZE & NAILING PATTERN
- NO SEPARATION BETWEEN PSL POSTS AND BEAMS SUPPORTED BY POSTS
- 3 1/2" x 3 1/2" PSL POST
- BAND/JOIST
- TREATED SILL PLATE
- SEPARATION BETWEEN ALL PSL POSTS & FOUNDATION TO BE TREATED SILL PLATE ONLY (NO SQUASH BLOCKS ALLOWED)
- FOUNDATION

PSL POST WIDTH	SIMPSON PLATE TYPE	FASTENERS (STAGGER NAILS VERT. & HORIZ.)		
		TYPE/ SIZE	# NAILS IN PSL	# NAILS IN BEAM
3 1/2"	TP311	6d x 1 1/2"	(8)	(4)
5 1/4"	TP411	6d x 1 1/2"	(4)	(12)
1"	TP411	6d x 1 1/2"	(12)	(12)

NOT TO SCALE

- 1- CLEARANCE ABOVE NOSING 6"-8" MIN.
- 2- RISE 7 3/4" MAXIMUM.
- 3- TREAD 10" MINIMUM PLUS 1" NOSING.
- 4- WIDTH OF STAIRS 36" MINIMUM.
- 5- BALUSTER SPACING (CLEAR) 4" MAX.
- 6- STAIR RAILING 34" TO 38" ABOVE NOSING
- 7- TREAD HEIGHT MUST NOT VARY MORE THAN 3/8" FROM LARGEST TO SMALLEST.



REVISED
7/26/2017

4TH GENERATION DESIGNS & CONSULTING
WILLIAM (SKIP) STORM
443-425-0441 4thgendesigns@gmail.com

O. M. O. DYNASTY LLC
506 MEADOW RD.
BALTIMORE, MD, 21206

SECTION "B" & DETAILS

**4th Generation
Designs &
Consulting**

ARCH C
(18" x 24")

SCALE

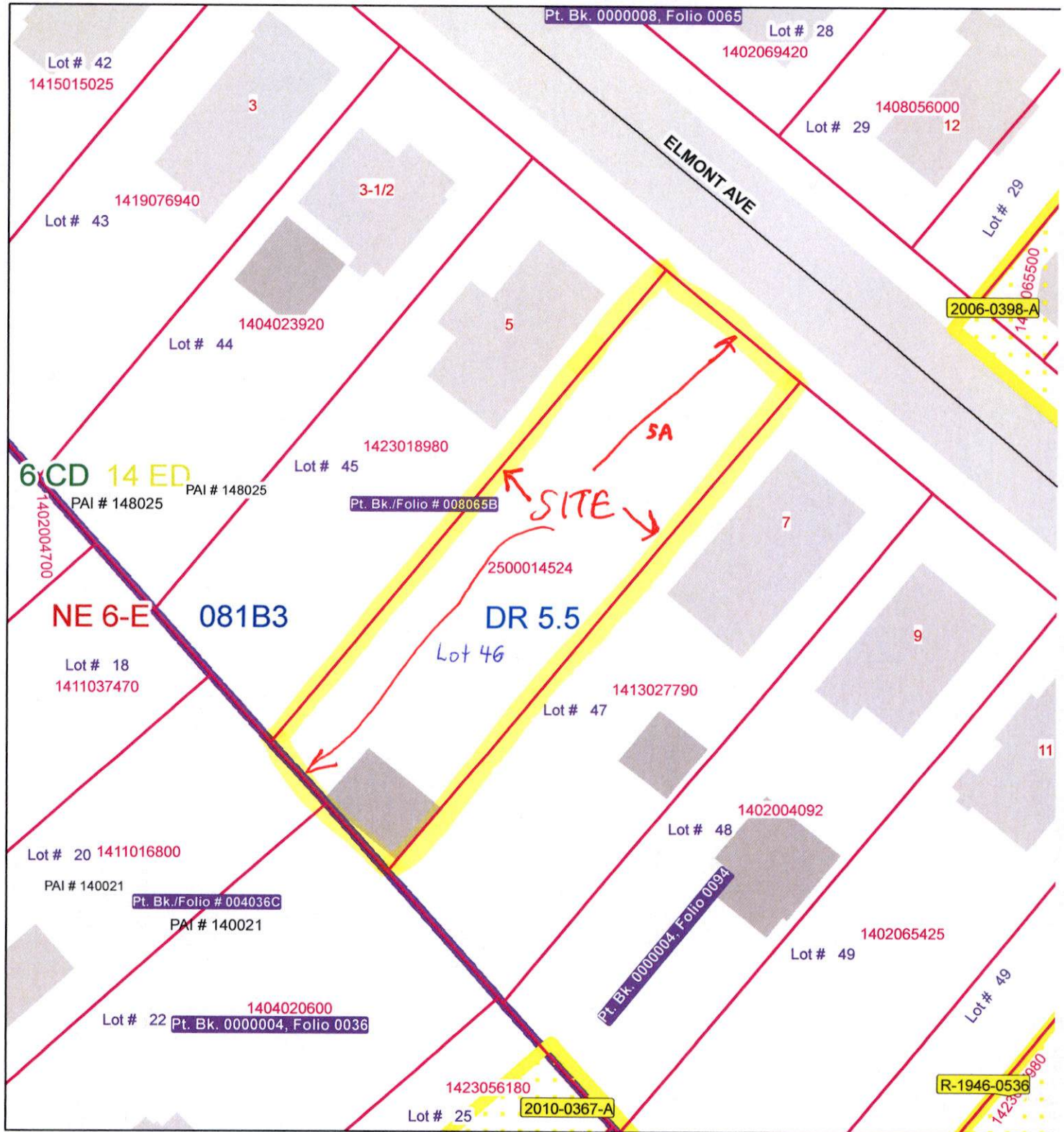
1/4" = 1'

DATE
7/07/2017

SHEET

S - 5

Elmont Avenue, Tax #25-00-014-524



Publication Date: 12/8/2017



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

2018-0157-SPH

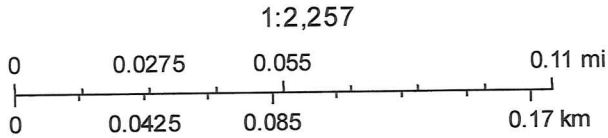
Baltimore County - My Neighborhood



January 24, 2018

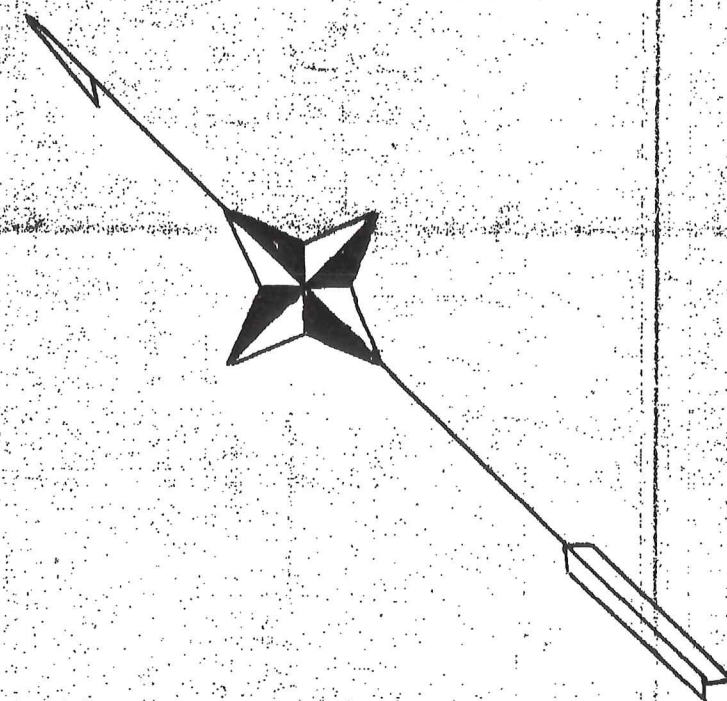
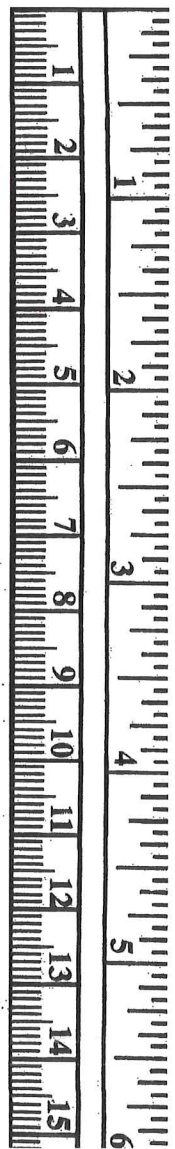
- House Numbers
- Zoning
- Property
- County Boundary

5A ELMONT AVE



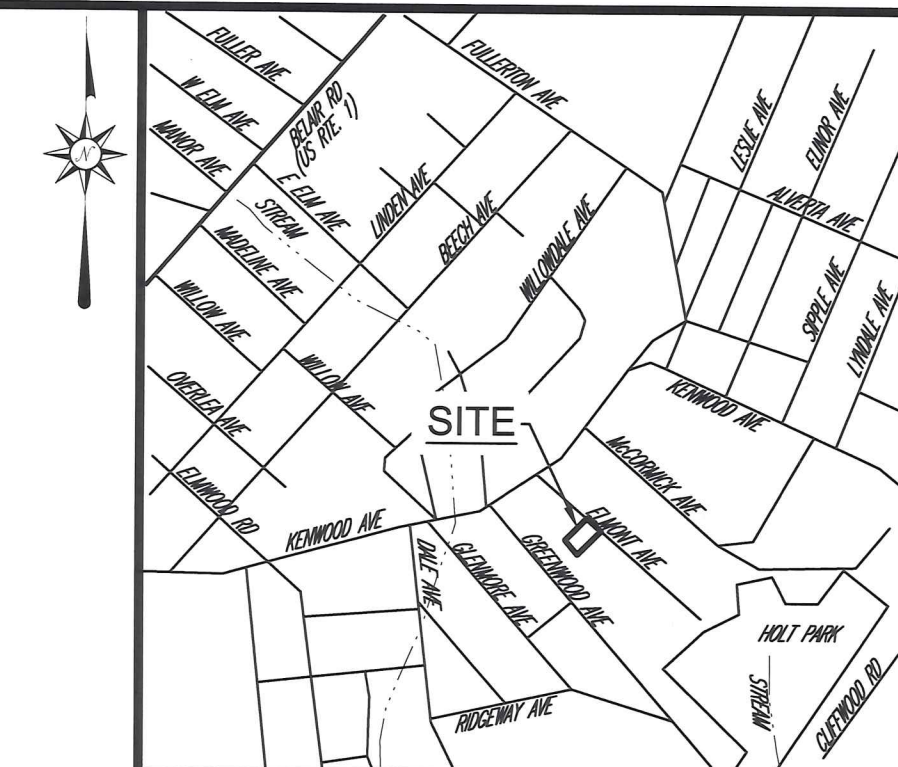
PETITIONERS
EXHIBIT # 3

OVERLEA - BALTO. CO. MD



PETITIONERS
EXHIBIT #

AKF 054 5134 6001



LOCATION MAP
SCALE: 1" = 1,000'

GENERAL NOTES:

1. OWNER:
OCM DYNASTY, LLC
506 MEADOW ROAD
BALTIMORE, MD 21208
2. SITE ADDRESS: 5H ELMONT AVE.
3. SITE AREA: 9,296.56 ± AC. *8936.59 Ft*
4. DEED REF: 39519/434
5. TAX MAP #81, GRID #22, PARCEL #761, LOT #46
6. PRESENT ZONING: DR-5.5 (PER 1"=200' ZONING MAP 081B3)
7. USE: RESIDENTIAL
8. UTILITIES: PUBLIC WATER & PUBLIC SEWER
9. TAX ACCOUNT: 2500014524
10. COUNCILMANIC DISTRICT: 6TH
11. SITE DOES NOT LIE WITHIN ANY FLOOD ZONES (FIRM PANEL FM2400100410P DATED SEPT. 26, 2008)
12. NO KNOWN PREVIOUS ZONING CASES.
13. NO KNOWN PREVIOUS PERMITS EXIST ON FILE.
14. SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
15. THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC.
16. WATERSHED: BACK RIVER



Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

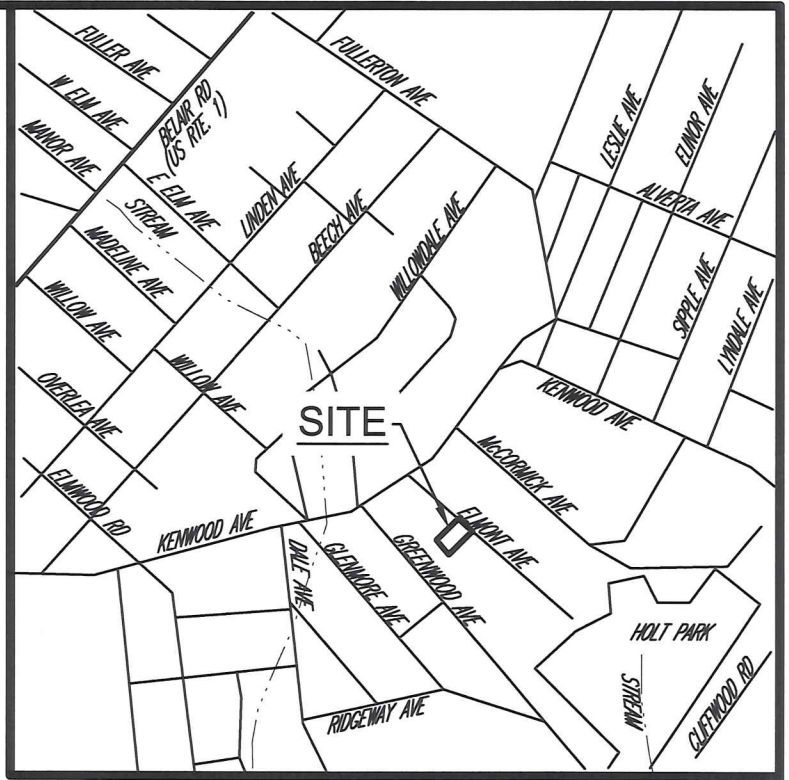
PLAN TO ACCOMPANY ZONING PETITION
FOR THE

OCM DYNASTY
PROPERTY LOT 46
5A ELMONT AVENUE
OVERLEA, 21206

BALTIMORE COUNTY MARYLAND
14th ELECTION DISTRICT 6th COUNCILMANIC DISTRICT

REVISIONS		DRAWN BY:	CHECKED BY:	SCALE:
		CLB	PCR	1" = 20'
		DATE:	JOB NO.:	SHEET NO.:
		11/03/17	17096	1 OF 1

Ex. 2
2018-0157-SPH



LOCATION MAP

SCALE: 1" = 1,000'

GENERAL NOTES:

1. OWNER: OCM DYNASTY, LLC
508 MEADOW ROAD
BALTIMORE, MD 21206
2. SITE ADDRESS: 5H ELMONT AVE.
3. SITE AREA: 9,298-SF or 0.213-Ac±
4. DEED REF: 39519/434
5. TAX MAP #81, GRID #22, PARCEL #761, LOT #46
6. PRESENT ZONING: DR-5.5 (PER 1"=200' ZONING MAP 08183)
7. USE: RESIDENTIAL
8. UTILITIES: PUBLIC WATER & PUBLIC SEWER
9. TAX ACCOUNT: 2500014524
10. COUNCILMANIC DISTRICT: 6TH
11. SITE DOES NOT LIE WITHIN ANY FLOOD ZONES (FIRM PANEL FM2400100410F DATED SEPT. 26, 2008)
12. NO KNOWN PREVIOUS ZONING CASES.
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15. THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC.
16. WATERSHED: BACK RIVER



Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21083
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR THE

OCM DYNASTY
PROPERTY LOT 46
5A ELMONT AVENUE
OVERLEA, 21206

BALTIMORE COUNTY
14th ELECTION DISTRICT

MARYLAND
6th COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	CLB	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	11/03/17	17098	1 OF 1

2018-0157-SPH