



KATHERINE A. KLAUSMEIER
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

January 30, 2025

Justin Anoruo – jay21229@hotmail.com
9 Cedar Park Court
Randallstown, MD 21133

RE: Petition for Administrative Variance
Case No. 2024-0278-A
Property: 9 Cedar Park Court

Dear Petitioner:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style with a large, stylized "M" and "E".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(9 Cedar Park Court)		
2 nd Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Justin Anoruo	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2024-0278-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner, Justin Anoruo (“Petitioner”), for the property located at 9 Cedar Park Court, Randallstown (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1B02.3.C.1, to permit a side yard addition with a breezeway (left side) with a front setback of 3 ft, a side setback of 4 ft, a rear setback of 5 ft, and a sum of side setbacks of 19 ft, in lieu of the required 30 ft, 10 ft, 30 ft, and 25 ft., respectively. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioner’s Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2L). A 1st Amended Plat of the Cedar Mills was provided. (Pet. Ex. 3). Architectural plans and renderings were also provided. (Pet. Ex. 4).

Zoning Advisory Committee (“ZAC”) comments were received from Department of Environmental Protection and Sustainability (“DEPS”) and Development Plans Review (“DPR”)/Department of Public Works and Transportation (“DPWT”) which agencies did not oppose the requested any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on January 12, 2025 and there being no request for a public hearing, a decision shall

be rendered based upon the documentation presented. The Petitioner has filed the supporting Affidavit as required by Baltimore County Code ("BCC"), §32-3-303.

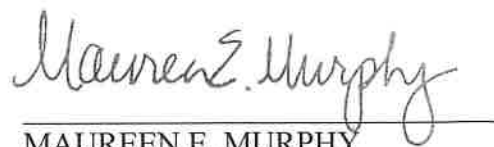
In the opinion of the Administrative Law Judge, the information, photographs, and Affidavit submitted provide sufficient facts that comply with the requirements of the BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner. I find that there is evidence in the file to indicate that the requested setback Variances will not adversely affect the health, safety or general welfare of the public, particularly in light of the lack of opposition. Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested setback Variances should be granted.

THEREFORE, IT IS ORDERED, this **30th** day of **January, 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1B02.3.C.1, to permit a side yard addition with a breezeway (left side) with a front setback of 3 ft, a side setback of 4 ft, a rear setback of 5 ft, and a sum of side setbacks of 19 ft in lieu of the required 30 ft, 10 ft, 30 ft, and 25 ft, respectively, be and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioner is 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Site Plan (Pet. Ex. 1) a copy of which is attached hereto, is incorporated herein.

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

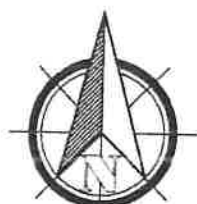
A handwritten signature in cursive script that reads "Maureen E. Murphy". The signature is written in dark ink and is positioned above a horizontal line.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw



THE LEVEL OF ACCURACY OF
DISTANCES TO APPARENT
PROPERTY LINES IS **1"**



P.B. 57 @ 86

LEGEND:

- FENCE
- B/E — BASEMENT ENTRANCE
- B/W — BAY WINDOW
- BR — BRICK
- BR/L — BLDG. RESTRICTION LINE
- BSMT — BASEMENT
- C/S — CONCRETE STOOP
- CONC — CONCRETE
- D/W — DRIVEWAY
- UP — UTILITY POLE
- FR — FRAME
- MAC — MACADAM
- W/W — WINDOW WELL
- O/H — OVERHANG
- PUE — PUBLIC UTILITY ESMT
- PIE — PUBLIC IMPROVEMENT ESMT

COLOR KEY:

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

LOCATION DRAWING OF:
**#9 CEDAR PARK COURT
LOT 22**

1st AMENDED

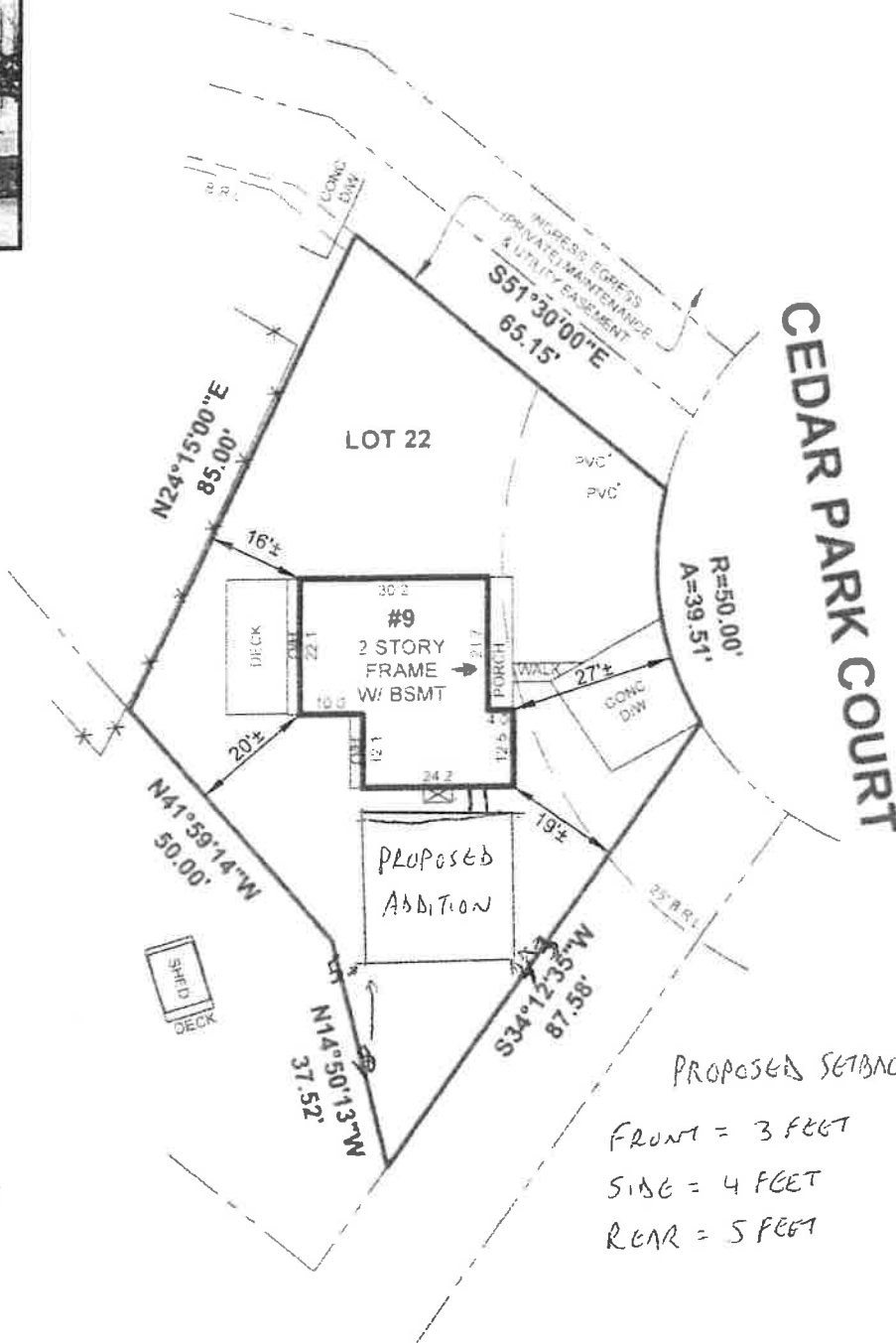
CEDAR MILLS

PLAT BOOK 57, PLAT 86

BALTIMORE COUNTY, MARYLAND

SCALE: 1"=30' DATE: 12-13-2024

DRAWN BY: JG FILE #: 2411267-200



SURVEYOR'S CERTIFICATE

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

A Land Surveying Company



**DULEY
and
Associates, Inc.**



Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz



Det. E. B. 1



ADMINISTRATIVE ZONING PETITION FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 9 Cedar Park Ct. Randallstown MD 21133 Currently Zoned DR35
Deed Reference 42095 10354 10 Digit Tax Account # 2100001258
Owner(s) Printed Name(s) Justin Amoruo

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 1B02.3.C.1 → To permit a side yard addition with a breezeway (left side) with a front setback of 3 feet, a side setback of 4 feet, a rear setback of 5 feet, and a sum of sides setback of 19 feet in lieu of the required 30 feet, 10 feet, 30 feet and 25 feet, respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Justin Amoruo
Name #1 – Type or Print Name #2 – Type or Print
[Signature]
Signature #1 Signature #2
9 Cedar Park Ct. Randallstown MD
Mailing Address City State
21133 410-919-7042 jay21229@hotmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Owner(s)/Petitioner(s):

N/A
Name - Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be Contacted:

Same as owner
Name - Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0278-A Filing Date 12/24/24 Estimated Posting Date 1/12/25 Reviewer JS

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 9 Cedar Park Ct. Randallstown Maryland 21133
Print or Type Address of Property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. (Clearly state practical difficulty or hardship here)

I do not have enough land behind my house to place a garage behind my home.
The garage would be used to house my vehicle and various items such as tools for storage.
The garage would be placed on the left side of my house where I have enough space to accommodate the garage. Please see photos attached. This addition will deter theft from my vehicle and debris from the trees falling on my vehicle.
I would like a small hallway to attach the garage to my home.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant)

Justin Anoruo
Name - Print or Type

Signature of Owner (Affiant)

Name - Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of November, 2024, before me a Notary of Maryland, and for the County aforesaid, personally appeared:

Print name(s) here: Justin Chigozie Anoruo

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
06/18/2026
My Commission Expires



Zoning property description for: 9 Cedar Park Ct.

West side of Cedar park Ct. Row (50)

231 ft west of Cedar Mills Rd.

50 ft wide

Being Lot #22, Block N/A, Section # N/A, in the subdivision of 0000
as recorded in Baltimore County Plat Book #57, folio # 86, containing
7078. Located in the 2 Election District and 4 Council District.

Completed By: Justin Anoruo



2024-0278-A

12/18/24



THE LEVEL OF ACCURACY OF
DISTANCES TO APPARENT
PROPERTY LINES IS $1\pm$



P.B. 57 @ 86

LEGEND:

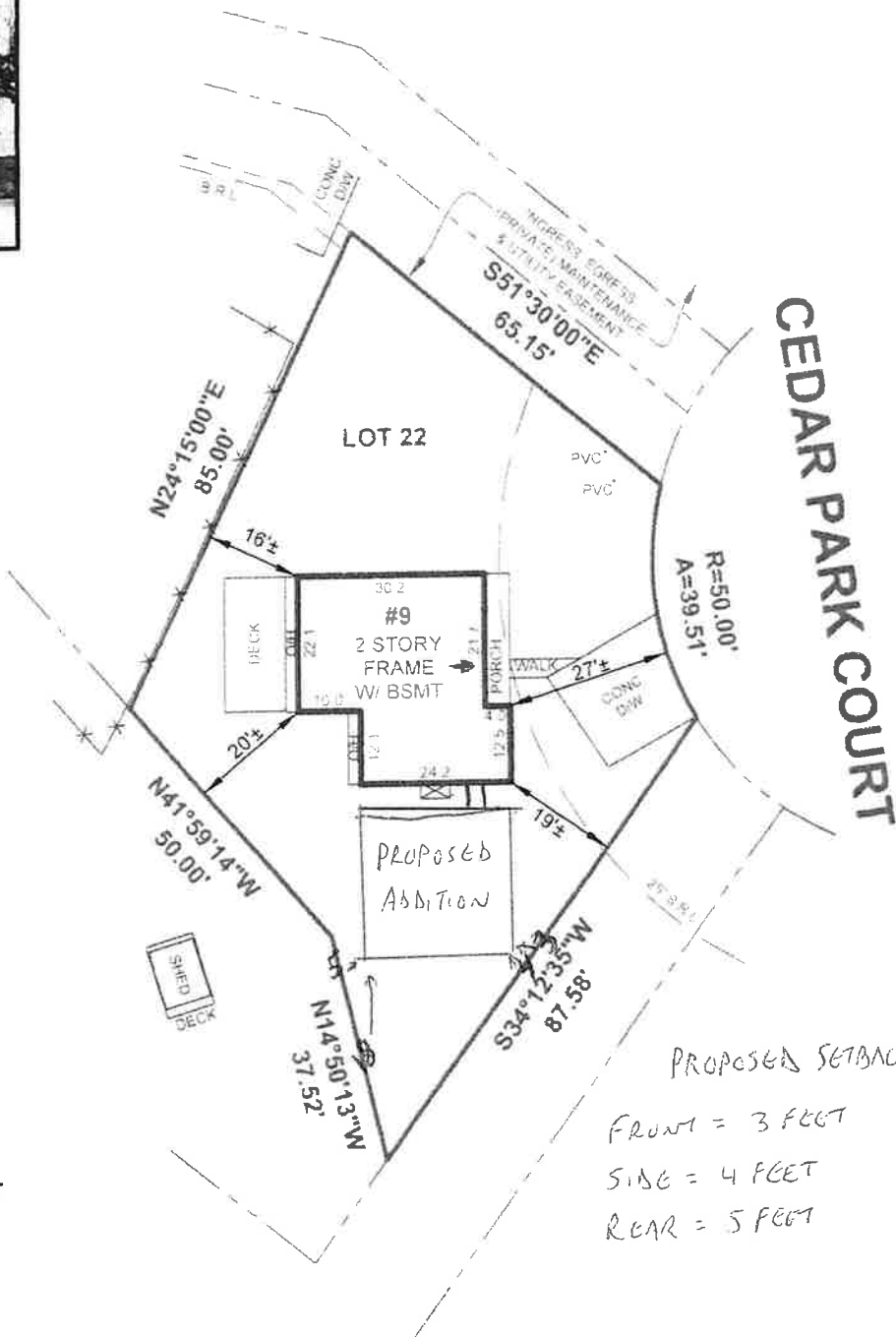
- FENCE
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- PUE PUBLIC UTILITY ESMT
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- (BLUE) IMPROVEMENTS
- (GREEN) ESMTS & RESTRICTION LINES

LOCATION DRAWING OF:
#9 CEDAR PARK COURT
LOT 22
1st AMENDED
CEDAR MILLS

PLAT BOOK 57, PLAT 86
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=30' DATE: 12-13-2024
DRAWN BY: JG FILE #: 2411267-200



2024-0278-A

SURVEYOR'S CERTIFICATE

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

A Land Surveying Company

DULEY
and
Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone 301-888-1111

Fax 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz



Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 9 Cedar Park Ct. Randallstown MD 21133 Owners(s) Name(s) Justin Amoruo
Subdivision Name 0000 Lot # 22 Block # N/A Section # N/A
Plat Book # 57 Folio # 86 10 Digit Tax # 2 1 0 0 0 1 2 5 5 Deed Reference# 0 8 8 4 2 1 0 0 3 6 3

SEE ATTACHED

2074-0278-A



Plan Drawn By Justin Amoruo Date 12/15/24 Scale: 1 inch = 30 Feet

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 077B1

Zoning 3.5

Election District 4

Council District 2

Lot Area Acreage .1625

Lot Square Footage 7078

Historic (Yes or No) NO

CBCA (Yes or No) NO

Flood Plain (Yes or No) NO

Utilities – Mark with (X)

Water is:

Public X Private _____

Sewer is:

Public X Private _____

Prior Hearing (Yes or No) YES

If (Yes) list Case Number(s)

and order result(s) below:

1992-0367-A GRANTED

- REAR DECK

Violation Case Number(s)

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

No. **235048**

Date: **12/24/24**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00
Total:								\$ 75.00

Rec From: **JUSTIN ANORUO**

For: **2024-0278-A**

9 CEDAR PARK CT.

JSS24-1160

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

JUSTIN ANORUO
9 CEDAR PARK COURT
RANDALLSTOWN, MD 21133

153
 65-7675/2550
 9

11/23/24 DATE

PAY TO THE ORDER OF Baltimore County \$ **75.00**

seventy five ^{00/100} **DOLLARS**

secu
 LINTHICUM, MD 21090

FOR Zoning Petition A A MP

CHECK ARMOR
 PHOTO SAFETY DEPOSIT

Photo Safe Deposit®
 Details on back

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0278 -A Address 9 CEDAR PARK DRIVE

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/24/24 Posting Date: 1/12/25 Closing Date: 1/27/25

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner 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.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), 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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024 - 0278 -A Address 9 CEDAR PARK DRIVE

Petitioner's Name: JUSTIN ANORVO Telephone (Cell) 410-919-7042

Posting Date: 1/12/25 Closing Date: 1/27/25

Wording for Sign: To Permit _____

To permit a side yard addition with a breezeway (left side) with a front setback of 3 feet, a side setback of 4 feet, a rear setback of 5 feet, and a sum of sides setback of **19** feet in lieu of the required 30 feet, 10 feet, 30 feet and 25 feet, respectively.

REVISED 1/2022

**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: 2024-0278-A

Property Address: 9 CEDAR PARK COURT

Property Description: _____

Legal Owners (Petitioners): JUSTIN ANORUO

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JUSTIN ANORUO

Company/Firm (if applicable): _____

Address: 9 CEDAR PARK COURT
RANDOLPH, MD 21133

Telephone Number: 410-969-7042

Revised 7/9/2015



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 9 Cedar Park Ct. Randallstown MD 21133 Currently Zoned DR3.5
Deed Reference 42095 1 0354 10 Digit Tax Account # 2 1 0 0 0 0 1 2 5 8
Owner(s) Printed Name(s) Justin Amoruo

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)
BCZR: 1B02.3.C.1 → To permit a side yard addition with a breezeway (left side) with a front setback of 3 feet, a side setback of 4 feet, a rear setback of 5 feet, and a sum of sides setback of 19 feet in lieu of the required 30 feet, 10 feet, 30 feet and 25 feet, respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Justin Amoruo
Name #1 – Type or Print
[Signature]
Signature #1
9 Cedar Park Ct. Randallstown MD
Mailing Address City State
21133 410-919-7042 jay21229@hotmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Owner(s)/Petitioner(s):

N/A
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

Same as owner
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0278-A Filing Date 12 / 24 / 24 Estimated Posting Date 1 / 12 / 25 Reviewer JS

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 9 Cedar Park Ct. Randallstown Maryland 21133
Print or Type Address of Property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. **(Clearly state practical difficulty or hardship here)**

I do not have enough land behind my house to place a garage behind my home.
The garage would be used to house my vehicle and various items such as tools for storage.
The garage would be placed on the left side of my house where I have enough space to accommodate the garage. Please see photos attached. This addition will deter theft from my vehicle and debris from the trees falling on my vehicle.
I would like a small hallway to attach the garage to my home.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

[Signature]
Signature of Owner (Affiant)
Justin Anoruo
Name - Print or Type

Signature of Owner (Affiant)

Name - Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of November, 2024, before me a Notary of Maryland, and for the County aforesaid, personally appeared:

Print name(s) here: Justin Chigozie Anoruo

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
10/18/2026
My Commission Expires



Zoning property description for: 9 Cedar Park Ct.

West side of Cedar park Ct. Row (50)

231 ft west of Cedar Mills Rd.

50 ft wide

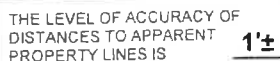
Being Lot #22, Block N/A, Section # N/A, in the subdivision of 0000
as recorded in Baltimore County Plat Book #57, folio # 86, containing
7078. Located in the 2 Election District and 4 Council District.

Completed By: Justin Anoruo



2024-0278-A

12/18/24



X	- FENCE
B/E	- BASEMENT ENTRANCE
B/W	- BAY WINDOW
BR	- BRICK
BRL	- BLDG RESTRICTION LINE
BSMT	- BASEMENT
C/S	- CONCRETE STOOP
CONC	- CONCRETE
D/W	- DRIVEWAY
UP	- UTILITY POLE
FR	- FRAME
MAC	- MACADAM
WW	- WINDOW WELL
O/H	- OVERHANG
PUE	- PUBLIC UTILITY ESMT
PUE	- PUBLIC IMPROVEMENT ESMT

(RED) RECORD INFORMATION
(BLUE) IMPROVEMENTS
(GREEN) ESENTS & RESTRICTION LINES



I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 08.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1: NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN IF IT APPEARS ENCROACHMENTS MAY EXIST. A BOUNDARY SURVEY IS RECOMMENDED



On the web: www.duley.biz

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 9 Cedar Park Ct. Randallstown MD 21133 Owners(s) Name(s) Justin Anoruo
Subdivision Name 0000 Lot # 22 Block # N/A Section # N/A
Plat Book # 57 Folio # 86 10 Digit Tax # 2 17 0 0 0 1 2 5 5 Deed Reference# 08842100363

SEE ATTACHED

2074-0278-A



Plan Drawn By Justin Anoruo Date 12/18/24 Scale: 1 inch = 30 Feet

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 077B1
Zoning 3.5
Election District 4
Council District 2
Lot Area Acreage .1625
Lot Square Footage 7078
Historic (Yes or No) NO
CBCA (Yes or No) NO
Flood Plain (Yes or No) NO
Utilities – Mark with (X)
Water is:
Public X Private _____
Sewer is:
Public X Private _____
Prior Hearing (Yes or No) YES
If (Yes) list Case Number(s)
and order result(s) below:
1992-0367-A GRANTED
- REAR DECK

Violation Case Number(s)

REVISED CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/12/2024

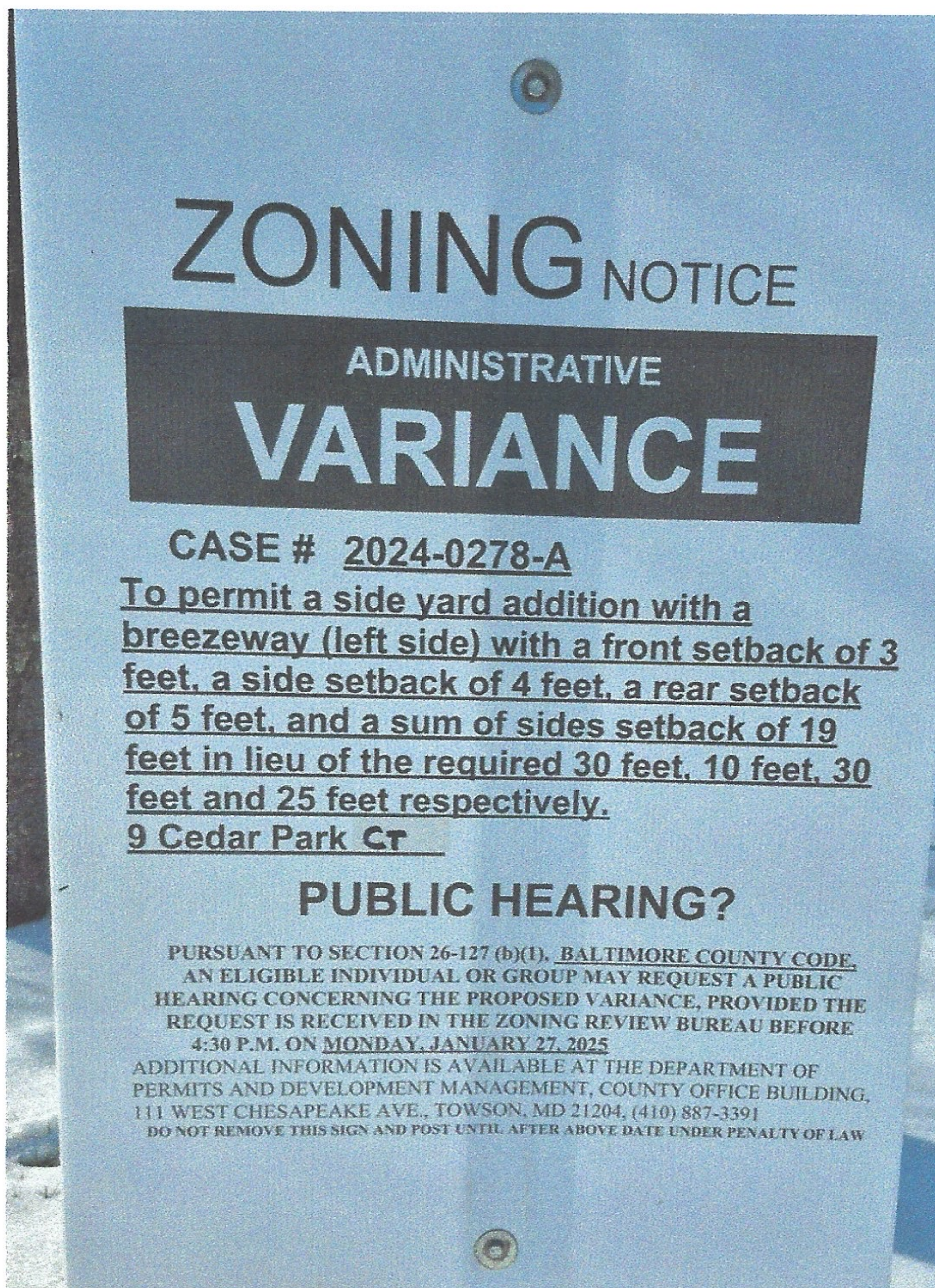
Case Number: 2024-0278-A

Petitioner / Developer: JUSTIN ANORUO

Date of Closing: JANUARY 27, 2025

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

The sign(s) were posted on: JANUARY 12, 2025



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 21, 2025

SUBJECT: DEPS Comment for Zoning Item # 2024-0278-A
Address: 9 CEDAR PARK COURT
Legal Owner: Justin Anoruo

Zoning Advisory Committee Meeting of January 21, 2025.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 14, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0278-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No Exception taken.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 2100001258

Owner Information

Owner Name: ANORUO JUSTIN C Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 9 CEDAR PARK CT
RANDALLSTOWN MD 21133-4426 Deed Reference: /42095/ 00354

Location & Structure Information

Premises Address: 9 CEDAR PARK CT Legal Description: .1625 AC
RANDALLSTOWN 21133-4426 CEDAR MILLS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0077 0004 0184 2030034.04 0000 22 2025 Plat Ref: 0057/ 0086

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1991 1,868 SF 500 SF 7,078 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
2 YES STANDARD UNITSIDING/4 3 full/ 1 half

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2024	07/01/2025
Land:	73,000	73,000		
Improvements	236,300	236,300		
Total:	309,300	309,300	309,300	
Preferential Land:	0			

Transfer Information

Seller: LEWIS JOSEPH M Date: 11/07/2019 Price: \$285,000
Type: ARMS LENGTH IMPROVED Deed1: /42095/ 00354 Deed2:
Seller: MANOR HOMES JOIN T VENTURE Date: 06/28/1991 Price: \$155,525
Type: ARMS LENGTH IMPROVED Deed1: /08842/ 00363 Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2024 07/01/2025
County: 000 0.00
State: 000 0.00
Municipal: 000 0.00| 0.00|
Special Tax Recapture: None

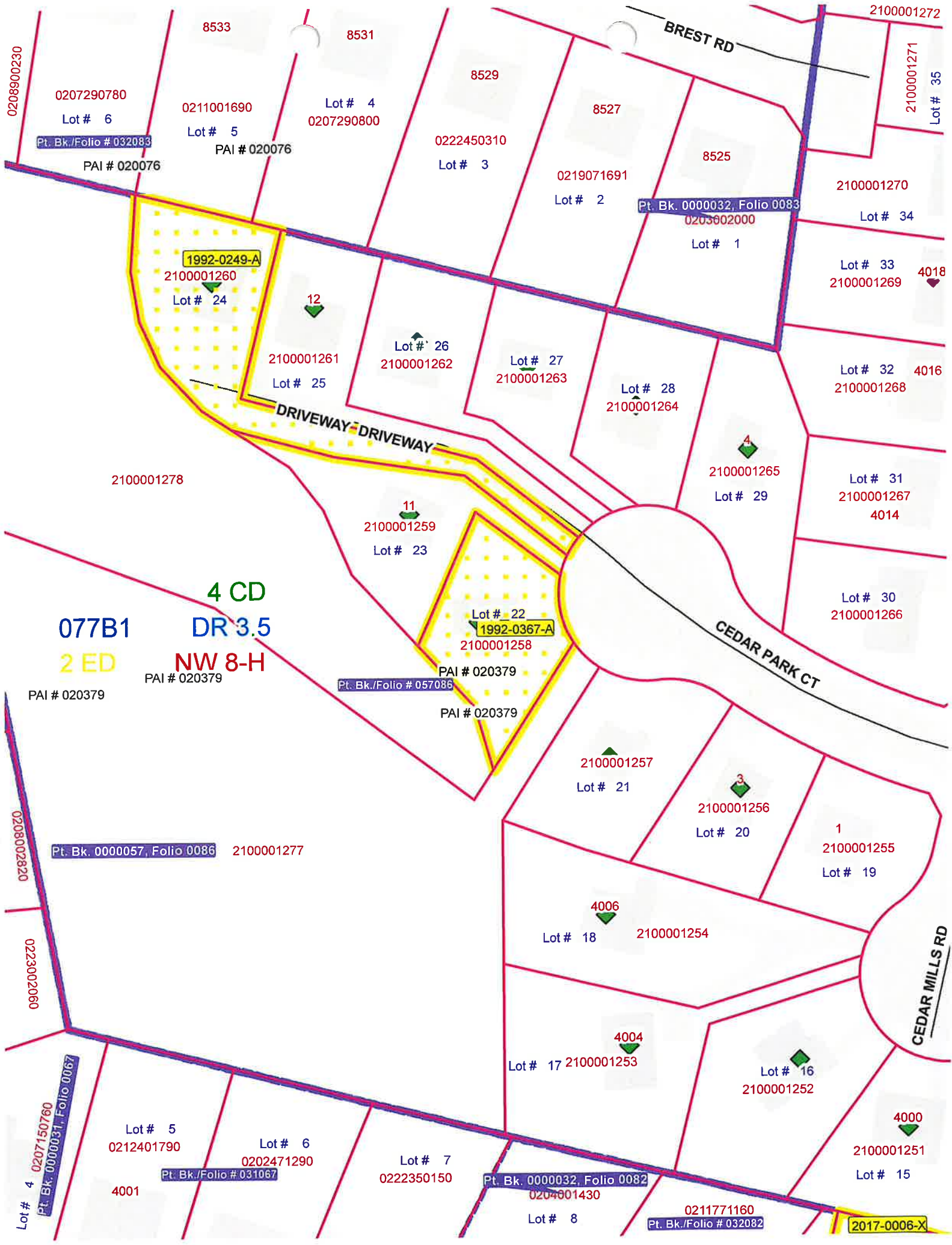
Homestead Application Information

Homestead Application Status: Approved 04/17/2020

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:





24' WIDE FRAME 'CARPORT STYLE' METAL BUILDING GENERICS



SCOPE OF PLANS:

1. TO PROVIDE STRUCTURAL DESIGN FOR A VARIETY OF PRE-FAB METAL BUILDINGS PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES.
 2. DOES NOT PROVIDE ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.
 3. DOES NOT PROVIDE ANY DOOR OR WINDOW DESIGN INFORMATION. THOSE SHALL BE ADDRESSED BY DOOR AND WINDOW MANUFACTURER.
- THIS DOCUMENT SHALL NOT BE USED TO PERMIT OR JUSTIFY DESIGN OF AS-BUILT / EXISTING STRUCTURES OR BUILDINGS BUILT WITHOUT A PERMIT.

GENERAL DESIGN NOTES

1. THESE STRUCTURES ARE DESIGNED AS **RISK CATEGORY I (NON-HABITABLE)**, UTILITY / STORAGE / PRIVATE GARAGE / SHED TYPE BUILDINGS - THAT ONLY DESIGNED TO RESIST THE DEAD LOADS, LIVE LOADS, AND WIND LOADS LISTED UNDER "STRUCTURAL DESIGN CRITERIA". ANY ADDITIONAL LOADINGS WITHOUT RE-DESIGN OR ENGINEERING CONSULTATION SHALL NOT BE PERMITTED.
 2. ALL MATERIALS IDENTIFIED BY A MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
 3. ALL WELDED CONNECTIONS SHALL BE SHOP WELDED CONNECTIONS. **FIELD WELDING IS NOT PERMITTED NOR REQUIRED.**
- ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE:
ASTM A500 GRADE C OR EQUAL:
Fy = 50 KSI Fu = 65 KSI
5. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

STRUCTURAL DESIGN CRITERIA

ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PREVAILING CODES LISTED BELOW AND ALL APPLICABLE LOCAL REQUIREMENTS.

PREVAILING CODE: **2018 IBC**
MINIMUM DESIGN STANDARD: **ASCE 7-16**
OCCUPANCY GROUP: **U (CARPORT / UTILITY / GARAGE / SHED)**
CONSTRUCTION TYPE: **V - B**
RISK CATEGORY: **I (NON-HABITABLE)**

1. ROOF DEAD LOAD (D) **2.0 PSF (COLLATERAL)**

2. ROOF LIVE LOAD (Lr)
Lr = 20 TO 61 PSF (VARIES BASED ON FRAME SPACING AND DESIGN OPTIONS)

3. SNOW LOAD (S)
GROUND SNOW LOAD
Pg = 20 TO 90 PSF (VARIES BASED ON FRAME SPACING AND DESIGN OPTIONS)

IMPORTANCE FACTOR
THERMAL FACTOR
EXPOSURE FACTOR
ROOF SLOPE FACTOR
FLAT ROOF SNOW LOAD
SLOPED ROOF SNOW LOAD
MINIMUM SNOW LOAD
Is = 0.80
Ct = 1.2
Ce = 1.0
Cs = 1.0
Pf = 20 TO 61 PSF
Ps = 20 TO 61 PSF
Pm = 20

4. WIND LOAD (W)
EXPOSURE
DESIGN WIND SPEED
C
Vult = 105 TO 180 MPH (VARIES BASED ON FRAME SPACING AND DESIGN OPTIONS)

5. SEISMIC LOAD (E)
DESIGN CATEGORY
IMPORTANCE FACTOR
C
Ie = 1.00

ASD LOAD COMBINATIONS:

1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

CONTACT INFORMATION

FOR QUESTIONS OR INFORMATION NEEDED PLEASE, CONTACT THE **METAL BUILDINGS MANUFACTURER LISTED ON PLANS**. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE METAL BUILDINGS MANUFACTURER TO ADDRESS ANY QUERIES

THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE SOLE PROPERTY OF METAL BUILDING MANUFACTURER LISTED ON THIS PAGE. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF METAL BUILDING MANUFACTURER LISTED BELOW IS PROHIBITED. LEGAL ACTION WILL BE TAKEN AS NECESSARY AS A RESULT.

ANY REQUESTS, CHANGES, MODIFICATIONS REVISIONS TO INFORMATION PROVIDED IN THIS DOCUMENT WILL REQUIRE A COMPLETELY SEPARATE SITE-SPECIFIC SET OF PLANS; INQUIRE WITH THE LISTED METAL BUILDING MANUFACTURER.

STRUCTURAL SHEET INDEX

COVER SHEET	1
SCHEDULES & MEMBER - SECTIONS	2
FRAME SECTIONS & DETAILS	3A, 3B
SPACING SCHEDULES & ENCLOSURE NOTES	4
PURLIN & GIRT SCHEDULES	5
SHEATHING OPTIONS	6
SIDE WALL FRAMING & OPENINGS	7A, 7B
END WALL FRAMING & OPENINGS	8A, 8B
CORNER BRACING DETAILS	9
OPTIONAL LEAN-TO ADDITION	10
FOUNDATION OPTIONS	11A TO 11D

Omar Abu-Yasein
Digitally signed by Omar Abu-Yasein
Date: 2024.07.25
08:47:44 -04'00'

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL

DRAWING INFORMATION

PROJECT: **24' Wide**
LOCATION: **STATE OF MARYLAND**
PROJECT NO.: **033-24-0639**
SHEET TITLE:

COVER SHEET

SHEET NO.: **1 / 11**

CHECKED BY: **OAA** DATE: **1/25/24**

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:



CUSTOMER INFORMATION

OWNER:
ADDRESS:

DESIGN LOADS

GROUND SNOW:

ROOF LIVE LOAD:

BASIC WIND SPEED:

BUILDING INFORMATION

WIDTH:

LENGTH:

HEIGHT:

FRAME TYPE: ☐ A-FRAME

☐ REGULAR

☐ FULL

☐ PARTIAL

☐ OPEN

CERTIFICATION VALIDITY NOTICE

DATE OF PLANS
EXPIRATION: **JULY 23 2025**
CERTIFICATION ON THESE DRAWINGS IS
VALID FOR ONE YEAR FROM DATE OF ISSUE

STAMP EXPIRY: **JUL 23 2026**

DATE SIGNED: **JULY 23 2024**

TABLE 2.1: MEMBER PROPERTIES

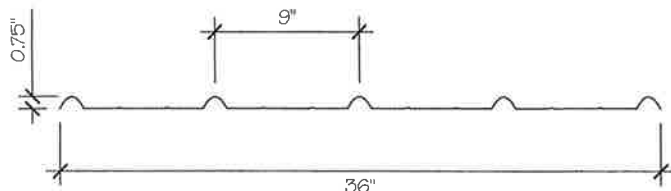
NO.	LABEL	PROPERTY	DETAIL NO.
1	COLUMN POST	2.5" X 2.5" X 14GA TUBE	1
2	ROOF BEAM	2.5" X 2.5" X 14GA TUBE	1
3	BASE RAIL	2.5" X 2.5" X 14GA TUBE	1
4	PEAK BRACE	2.5" X 2.5" 14GA CHANNEL	4
5	KNEE BRACES	2.5" X 1.5" 14GA CHANNEL	4
6	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA TUBE	2
7	BASE ANGLE	2" X 2" X 3" LG. 3/16" ANGLE	10
8	PURLIN	4" X 1" X 14GA / 18GA HAT CHANNEL	5
9	GIRT	4" X 1" X 14GA / 18GA HAT CHANNEL	5
9A	OPT. END WALL GIRT	2.5" X 1.5" 14GA CHANNEL	1
10	SHEATHING	29 GA CORRUGATED SHEET	8
11	END WALL POST	2.5" X 2.5" X 14GA TUBE	1
12	DOOR POST	2.5" X 2.5" X 14GA TUBE	1
3	SINGLE HEADER	2.5" X 2.5" X 14GA TUBE	1
14	DOUBLE HEADER	DBL. 2.5" X 2.5" X 14GA TUBE	1
15	SERVICE DOOR / WINDOW FRAMING	2.5" X 2.5" X 14GA TUBE	1
16	ANGLE BRACKET	2" X 2" X 2" LG. 14GA ANGLE	7
17	STRAIGHT BRACKET	2" X 2" X 4" LG. 14GA PLATE	6
18	PB SUPPORT	2.5" X 2.5" X 14GA TUBE	1
19	DIAGONAL BRACE	2" X 2" X 14 GA TUBE	3
20	GABLE BRACE	2" X 2" X 14 GA TUBE	3
21	DB BRACKET	2.25" X 2.25" X 6" LG. 14GA ANGLE	9
22	TRUSS SPACER	2.5" X 2.5" X 14GA TUBE	1
23	ALL FASTENERS	#12 X 1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER	

TABLE 2.2: SHEATHING FASTENER SCHEDULE

LOCATION	CORNER PANELS	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" C/C	MIN. 1	4 1/2" C/C	9" C/C

FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER

SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6.

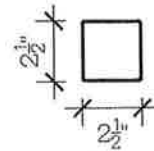


THICKNESS = 29GA

29 GA CORRUGATED SHEATHING

SCALE: NTS

8

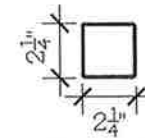


THICKNESS = 14GA

2.5" X 2.5" 14GA TUBE

SCALE: NTS

1

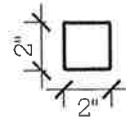


THICKNESS = 12GA

2.25" X 2.25" 12GA TUBE

SCALE: NTS

2

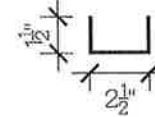


THICKNESS = 14GA

2" X 2" 14GA TUBE

SCALE: NTS

3

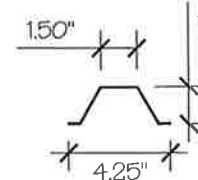


THICKNESS = 14GA

2.5" X 1.5" 14GA CHANNEL

SCALE: NTS

4



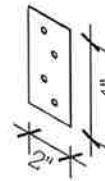
THICKNESS = 14GA / 18GA

4.25" X 1.5" X 14GA / 18GA

HAT CHANNEL

SCALE: NTS

5

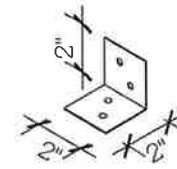


THICKNESS = 14GA

STRAIGHT BRACKET

SCALE: NTS

6

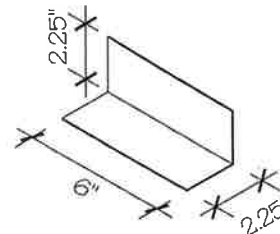


THICKNESS = 14GA

ANGLE BRACKET

SCALE: NTS

7

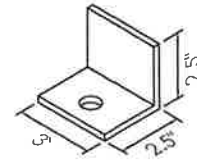


THICKNESS = 14GA

DB BRACKET

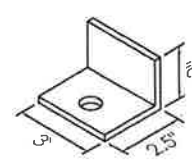
SCALE: NTS

9



OPTION A

1 2 1/2" X 2 1/2" X 3/16"



OPTION B

1 2 1/2" X 2" X 3/16"

SIV

BASE ANGLE

SCALE: NTS

10

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL

DRAWING INFORMATION

PROJECT: 24' Wide

LOCATION: STATE OF MARYLAND

PROJECT NO.: 033-24-0639

SHEET TITLE: SCHEDULES & MEMBER SECTIONS

SHEET NO.: 2 / 11

OAA DATE: 1/25/24

LEGAL INFORMATION

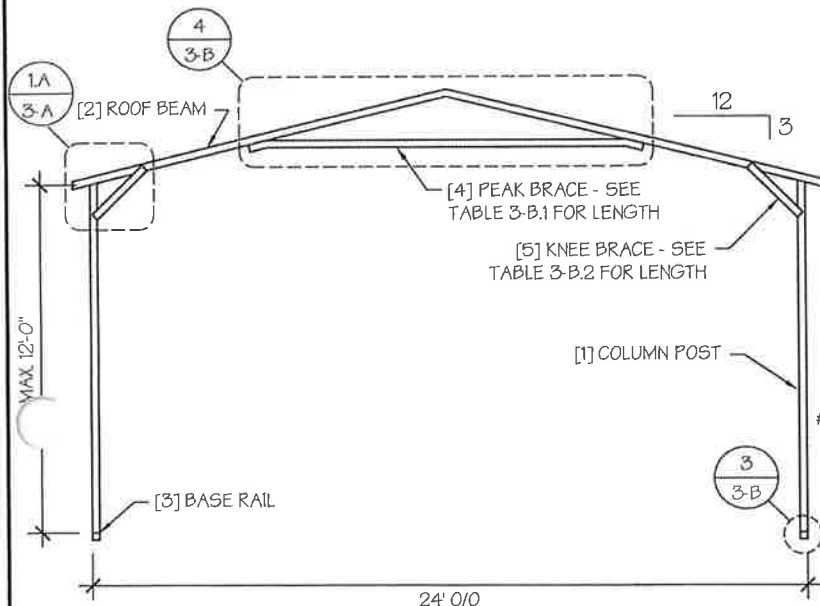
- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:

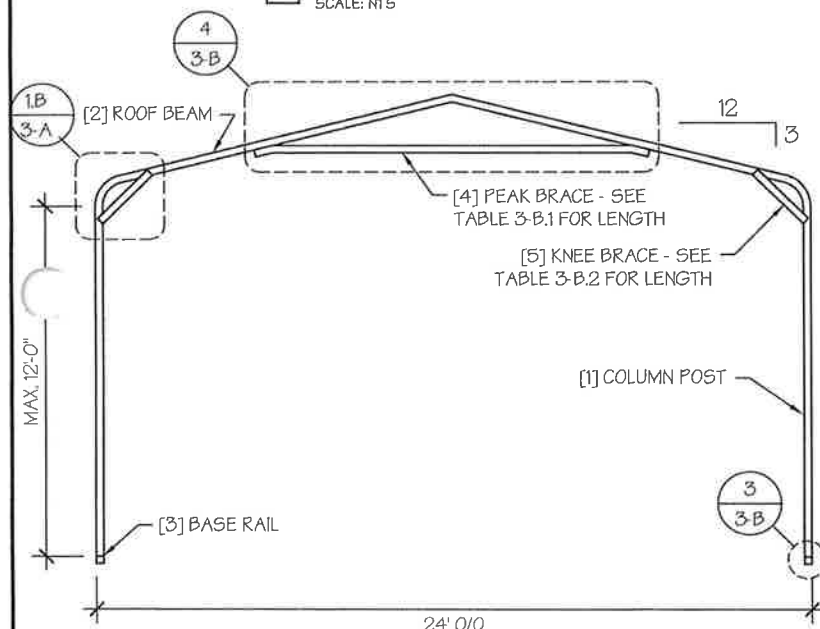


STAMP EXPIRY: JUL 23 2026

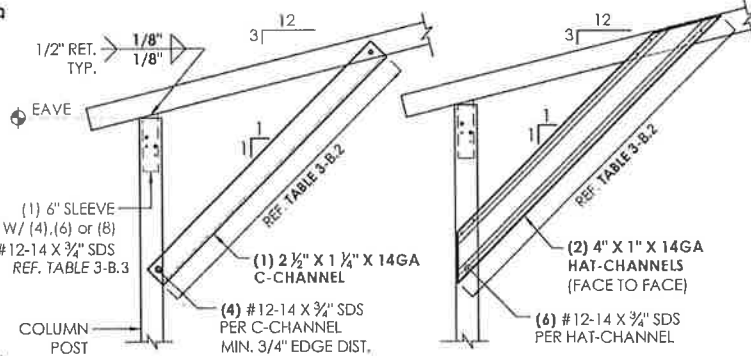
DATE SIGNED: JULY 23 2024



☐ TYP. A-FRAME SECTION
SCALE: NTS

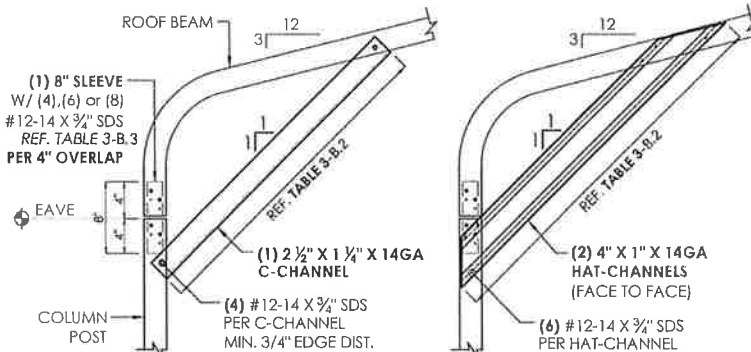


☐ TYP. REGULAR FRAME SECTION
SCALE: NTS



☐ 4 SIDES FULLY ENCLOSED ONLY ☐ ANY ENCLOSURE

1A A-FRAME (BOXED) STYLE - EAVE DETAIL
SCALE: NTS



☐ 4 SIDES FULLY ENCLOSED ONLY ☐ ANY ENCLOSURE

1B REGULAR (BENT-BOW) STYLE - EAVE DETAIL
SCALE: NTS

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL

DRAWING INFORMATION

PROJECT: 24' Wide
LOCATION: STATE OF MARYLAND
PROJECT NO.: 033-24-0639
SHEET TITLE:

FRAME SECTIONS &
DETAILS

SHEET NO.: 3-A / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

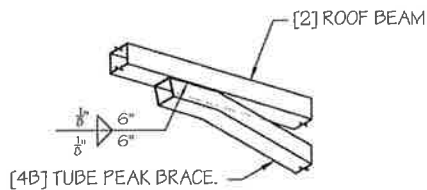
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SEAL:

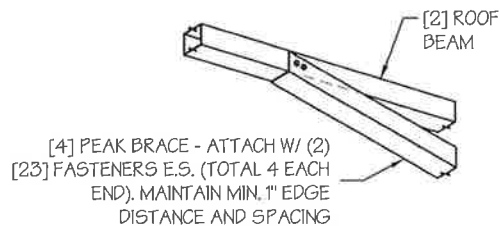


STAMP EXPIRY: JUL 23 2026

DATE SIGNED: JULY 23 2024



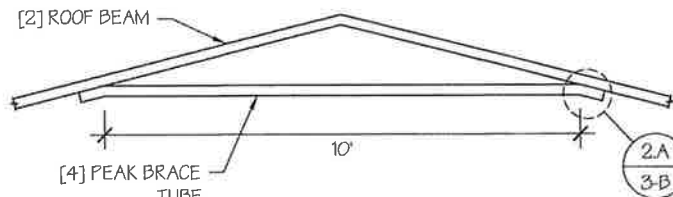
A. PEAK BRACE TUBE



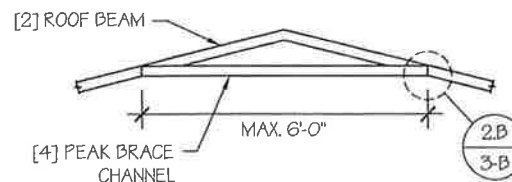
B. PEAK BRACE CHANNEL

PEAK BRACE CONNECTION DETAILS 2

SCALE: NTS



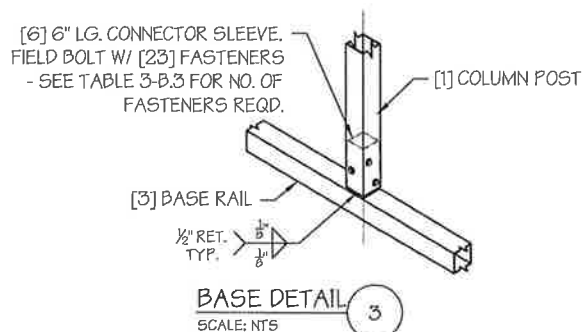
A. WELDED PEAK BRACE



B. CHANNEL PEAK BRACE

PEAK BRACE DETAILS 4

SCALE: NTS



BASE DETAIL 3

SCALE: NTS

TABLE 3-B.1: PEAK BRACE SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	WIND SPEED	
	□ 105 TO 130	□ 140 TO 180
□ 30 / 20	6'	10'
□ 35 / 25 TO 90 / 61	10'	10'

TABLE 3-B.2: KNEE BRACE SCHEDULE

EAVE HEIGHT	KNEE BRACE LENGTH
□ UP TO 8'	24"
□ 9' TO 12'	36"

TABLE 3-B.3 FASTENER SCHEDULE

WIND SPEED (MPH)	NO. OF FASTENERS
□ 105 TO 125	4
□ 130 TO 155	6
□ 160 TO 180	8

NOTE: COLUMN POST MAY BE ADJUSTED ±1" FOR LEVELING.
MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND
AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL

DRAWING INFORMATION

PROJECT: 24' Wide

LOCATION: STATE OF MARYLAND

PROJECT NO.: 033-24-0639

SHEET TITLE:

FRAME DETAILS

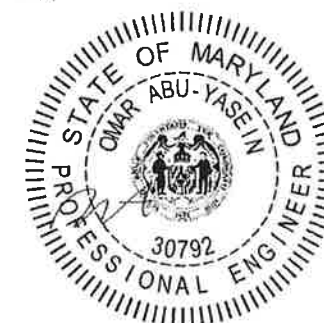
SHEET NO.: 3-B / 11

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TABLE 4: FRAME SPACING CHART / SCHEDULE

EAVE HEIGHT = ■ 10'-0" TO 12'-0" ■ 7'-0" TO 9'-0" ■ UP TO 6'-0"	GROUND SNOW / ROOF LIVE LOAD (PSF)	■ ENCLOSED BUILDINGS						■ OPEN BUILDINGS							
		WIND SPEED (MPH)						WIND SPEED (MPH)							
		□105	□115	□130	□140	□155	□165	□180	□105	□115	□130	□140	□155	□165	□180
□30 / 20		60	60	54/60	54	42	42	36	48	48	48	42	36	30	24
□40 / 27		48/60	48/60	42/60	42/54	42	42	36	42	42	42	42	36	30	24
□50 / 34		40/48	40/48	40/48	40/48	40/42	40/42	36	30	30	30	30	30	30	24
□60 / 41		36	36	36	36	36	36	36	30	30	30	30	30	30	24
□70 / 47		30	30	30	30	30	30	30	24	24	24	24	24	24	24
□80 / 54		24	24	24	24	24	24	24	24	24	18	18	18	18	18
□90 / 61		---	---	---	---	---	---	---	---	---	---	---	---	---	---
□30 / 20		60	60	54/60	54	48	42/48	42	54	54	48/54	42/54	36/48	36	30
□40 / 27		48/60	48/60	42/60	42/54	42/48	42/48	42	42	42	42	42	36/42	36	30
□50 / 34		40/48	40/48	40/48	40/48	40/48	40/48	40/42	36	36	36	36	36	36	30
□60 / 41		36	36	36	36	36	36	36	30	30	30	30	30	30	30
□70 / 47		30	30	30	30	30	30	30	24	24	24	24	24	24	24
□80 / 54		24	24	24	24	24	24	24	24	24	24	24	24	24	24
□90 / 61		---	---	---	---	---	---	---	---	---	---	---	---	---	---
□30 / 20		60	60	54/60	54	48	42/48	42	60	54/60	48/60	42/54	36/48	36/42	36
□40 / 27		48/60	48/60	42/60	42/54	42/48	42/48	42	48	48	42/48	42/48	36/48	36/42	36
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□70 / 47		30	30	30	30	30	30	30	30	30	30	30	30	30	30
□80 / 54		24	24	24	24	24	24	24	24	24	24	24	24	24	24
□90 / 61		---	---	---	---	---	---	---	---	---	---	---	---	---	---

NOTES:

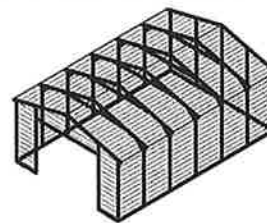
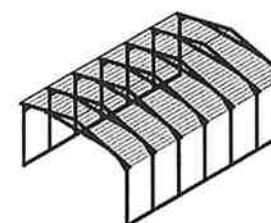
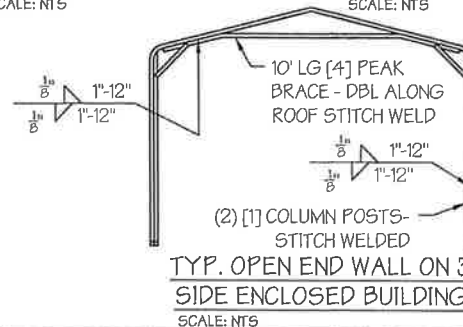
1. FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
2. WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL ROOF SHEATHING
3. SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
4. FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.

ENCLOSURE CLASSIFICATION:

1. ENCLOSED BUILDING = ALL 4 WALLS FULLY ENCLOSED WITH DOORS/WINDOWS = USE ENCLOSED BUILDING SPACING CHART.
- OPEN BUILDING = ALL 4 WALLS FULLY OPEN = USE OPEN BUILDING SPACING CHART.
3. 3FT PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ONLY 3FT ENCLOSED = USE OPEN BUILDING SPACING CHART.
4. PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ENCLOSED MORE THAN 3FT = START WITH OPEN BUILDING SPACING CHART AND THEN REDUCE SPACING BY 6".
5. 3 SIDED ENCLOSED = ALL WALLS ARE ENCLOSED EXCEPT FOR 1 END-WALL = START WITH ENCLOSED BUILDING SPACING + THE OPEN END FRAME MUST HAVE EITHER A GABLED END OR HAVE DOUBLED WELDED LEGS & ROOF.
6. FOR ALL SHEATHING ENCLOSURES NOT LISTED ABOVE, REFER TO SHEET 5 FOR SPACING AND DESIGN REQUIREMENTS.

GENERAL NOTES:

1. THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
2. BUILDINGS WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. (SEE FIGURE 4 ON SHEET 5).
3. ALL BUILDINGS WITH AN OPEN END WALL MUST HAVE A 10'-0" TUBE PEAK BRACE.

TYP. ENCLOSED BUILDING
SCALE: NTSTYP. OPEN BUILDING
SCALE: NTSTYP. OPEN END WALL ON 3
SIDE ENCLOSED BUILDING
SCALE: NTS

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



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DRAWING INFORMATION

PROJECT: 24' Wide
LOCATION: STATE OF MARYLAND
PROJECT NO.: 033-24-0639
SHEET TITLE:

SPACING SCHEDULES
& ENCLOSURE NOTES

SHEET NO.: 4 / 11

CHECKED BY: OAA DATE: 1/25/24

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TABLE 5.1: PURLIN SPACING SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	■ 14GA. HAT CHANNEL PURLIN							■ 18GA. HAT CHANNEL PURLIN						
	WIND SPEED (MPH)							WIND SPEED (MPH)						
	105	115	130	140	155	165	180	105	115	130	140	155	165	180
□ 30 / 20	54	48	42	36	30	24	24	36	30	24	18	18	12	12
□ 40 / 27	42	42	42	36	30	24	24	30	30	24	18	18	12	12
□ 50 / 34	40	40	40	36	30	24	24	24	24	24	18	18	12	12
□ 60 / 41	36	36	36	36	30	24	24	18	18	18	18	18	12	12
□ 70 / 47	32	32	32	32	30	24	24	18	18	18	18	18	12	12
□ 80 / 54	30	30	30	30	30	24	24	18	18	18	18	18	12	12
□ 90 / 61	24	24	24	24	24	24	24	12	12	12	12	12	12	12
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□ 60 / 41	36	36	36	36	36	30	30	30	30	30	24	18	18	12
□ 70 / 47	32	32	32	32	32	30	30	24	24	24	24	18	18	12
□ 80 / 54	32	32	32	32	32	30	30	18	18	18	18	18	18	12
□ 90 / 61	30	30	30	30	30	30	30	18	18	18	18	18	18	12
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□ 90 / 61	30	30	30	30	30	30	30	30	30	30	30	30	30	30
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□ 80 / 54	32	32	32	32	32	32	30	32	32	32	32	32	32	30
□ 90 / 61	30	30	30	30	30	30	30	30	30	30	30	30	30	30

NOTES:

- PURLIN SPACING UNITS ARE IN INCHES.
- FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

IRREGULAR BUILDING NOTES:

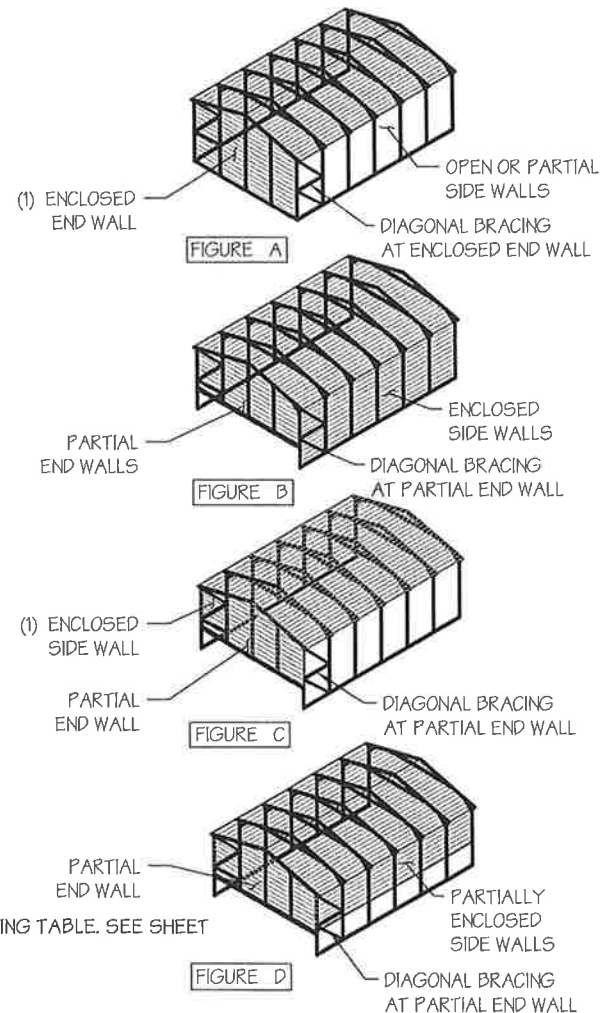
- FIGURES A, B, C & D ON THE RIGHT INDICATE EXAMPLES OF IRREGULAR BUILDINGS.
- FOR IRREGULAR BUILDINGS, FRAME SPACING MUST BE REDUCED BY 6" FROM OPEN BUILDING SPACING TABLE. SEE SHEET 4 FOR OPEN BUILDING TABLE.
- SITE SPECIFICS MAY ALLOW FOR ALTERNATIVE SPACING.
- IRREGULAR BUILDING & BUILDINGS W/ MORE THAN 2 SIDE OPENINGS MUST HAVE A 10' TUBE PEAK BRACE ON ALL FRAMES.

TABLE 5.2: GIRT SPACING SCHEDULE

FRAME SPACING	WIND SPEED (MPH)						
	105	115	130	140	155	165	180
□ 5'-0"	60	48	36	30	24	24	18
□ 4'-6"	60	60	48	42	36	30	24
□ 4'-0"	60	60	54	54	42	36	30
□ 3'-6"	60	60	54	54	48	42	42
□ 2'-0" TO 3'-0"	60	60	54	54	48	42	42

NOTES:

- GIRT SPACING UNITS ARE IN INCHES.
- THIS SCHEDULE IS TO BE USED FOR BOTH 14GA AND 18 GA PURLINS.
- FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.



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1-866-730-9865

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SHEET TITLE:

PURLIN & GIRT
SPACING SCHEDULES

SHEET NO.: 5 / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

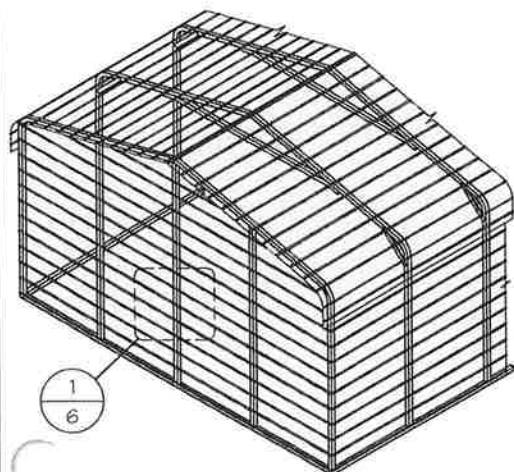
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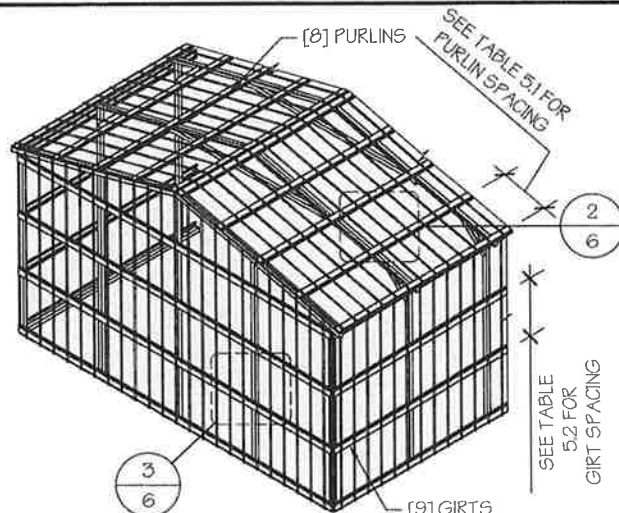


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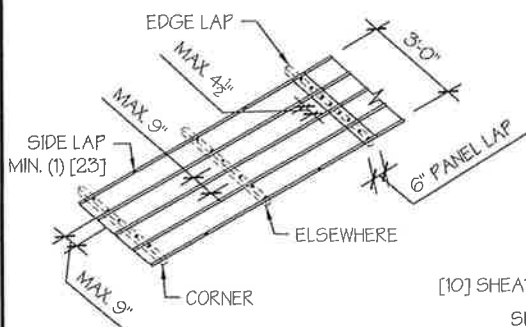
☐ TYP. HORIZONTAL SHEATHING
SCALE: NTS



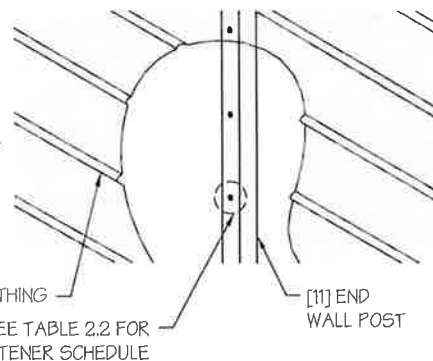
☐ TYP. VERTICAL SHEATHING
SCALE: NTS

GENERAL SHEATHING NOTES:

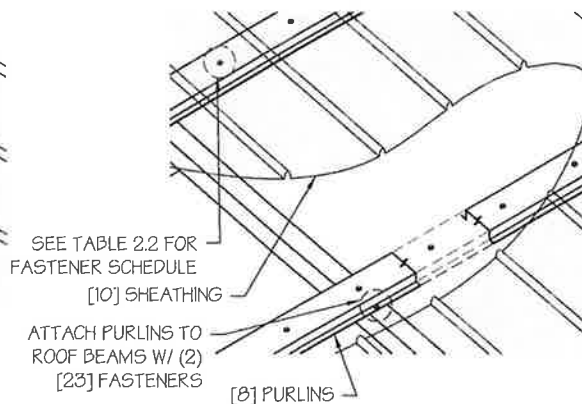
1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
3. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX. 6" OVERHANG.
4. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE NOTE 2 UNDER TABLE 4.
5. VERTICAL SHEATHING RECOMMENDED FOR BUILDINGS 30' OR LONGER



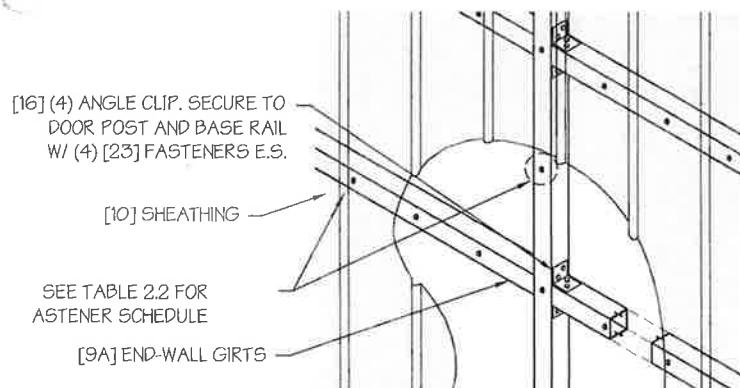
TYP. SHEATHING FASTENER SCHEDULE
NTS



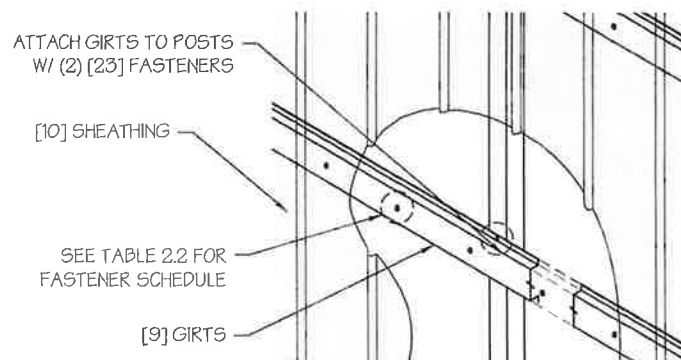
TYP. HORIZONTAL SHEATHING DETAIL
SCALE: NTS



ROOF VERTICAL SHEATHING DETAIL
SCALE: NTS



☐ WALL VERTICAL SHEATHING - TUBE DETAIL
SCALE: NTS



☐ WALL VERTICAL SHEATHING - HAT CHANNEL DETAIL
SCALE: NTS

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1-866-730-9865

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LOCATION: STATE OF MARYLAND
PROJECT NO.: 033-24-0639
SHEET TITLE:

SHEATHING OPTIONS
& DETAILS

SHEET NO.: 6 / 11

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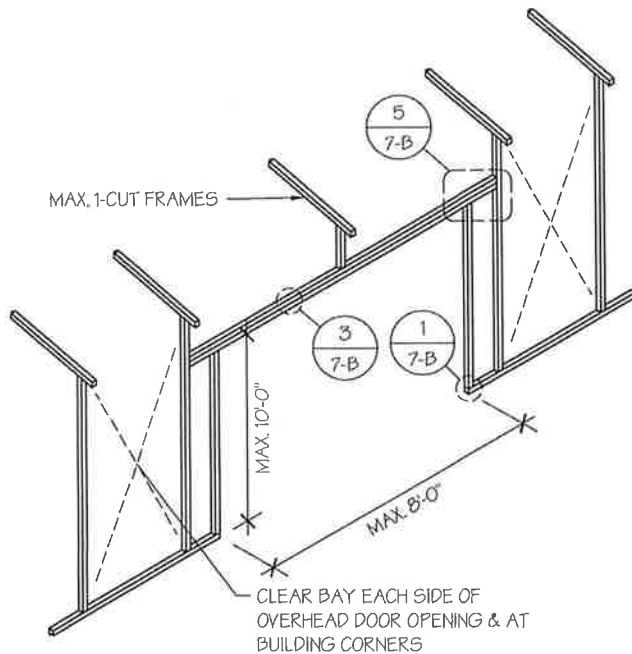
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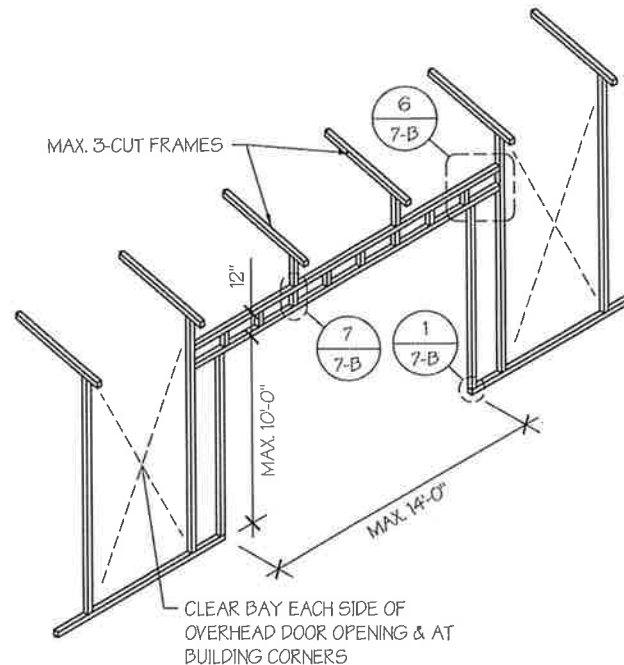
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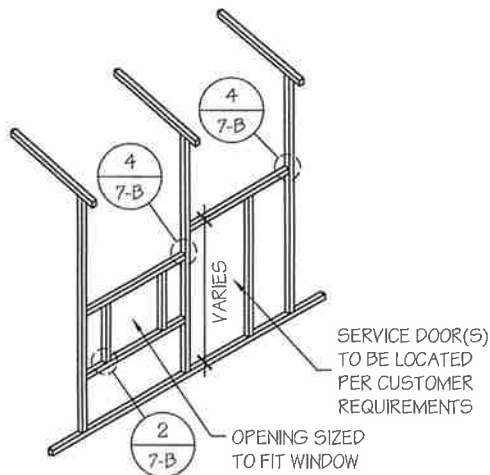
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☐ SIDE WALL OVERHEAD DOOR OPENINGS
SCALE: NTS



☐ SIDE WALL OVERHEAD DOOR OPENINGS
WITH TRUSS STYLE HEADER
SCALE: NTS



☐ SIDE WALL SERVICE DOOR / WINDOW OPENINGS
SCALE: NTS

SIDE WALL FRAMING NOTES:

1. TRUSS-STYLE HEADERS ARE REQUIRED FOR WHERE THE GROUND SNOW LOAD IS 40 PSF OR GREATER.
2. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
3. MAX. HEIGHT OF SIDE WALL OVERHEAD DOOR OPENINGS IS 2 FT LESS THAN THE EAVE HEIGHT.
4. OVERHEAD DOOR OPENINGS CANNOT CUT THROUGH MORE THAN 2 FULL FRAMES.
5. MIN. 1 CLEAR BAY MUST BE MAINTAINED BETWEEN ANY 2 OVERHEAD DOOR OPENINGS. A CLEAR BAY IS A SPACE BETWEEN TWO FRAMES THAT HAS NO OVERHEAD DOOR OPENINGS.
6. MIN. 1 CLEAR BAY MUST ALSO BE MAINTAINED FROM THE BUILDING CORNERS.
7. SERVICE DOORS AND WINDOWS CAN BE PLACED IN CLEAR BAYS OR ANY WHERE ELSE AS NEEDED.

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1-866-730-9865

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PROJECT: 24' Wide
LOCATION: STATE OF MARYLAND
PROJECT NO.: 033-24-0639
SHEET TITLE: SIDE WALL FRAMING
& OPENINGS
SHEET NO.: 7-A / 11

CHECKED BY: OAA DATE: 1/25/24

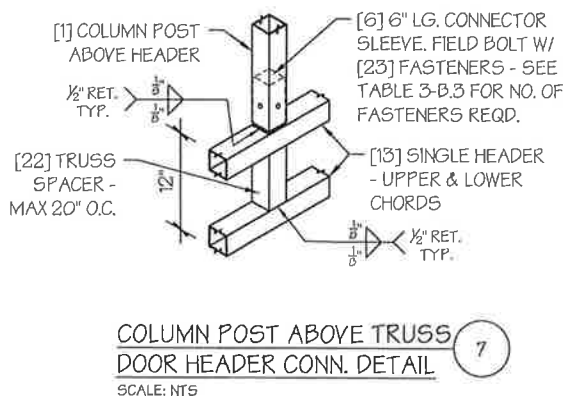
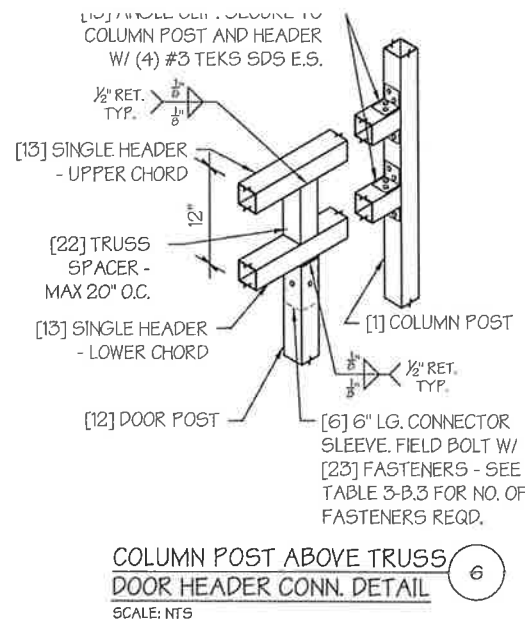
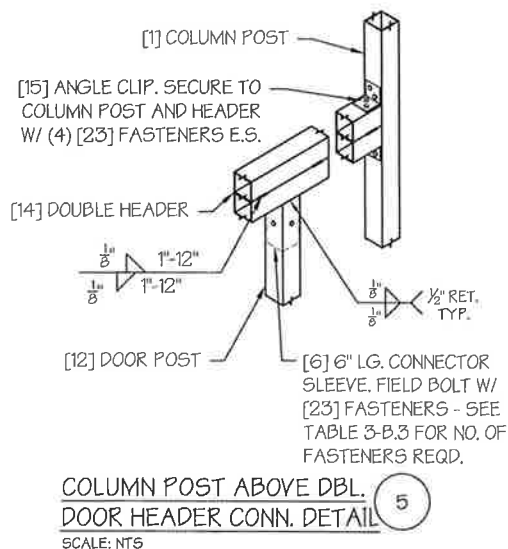
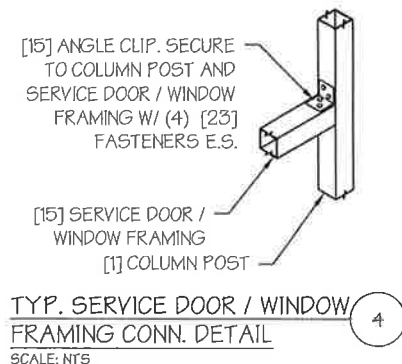
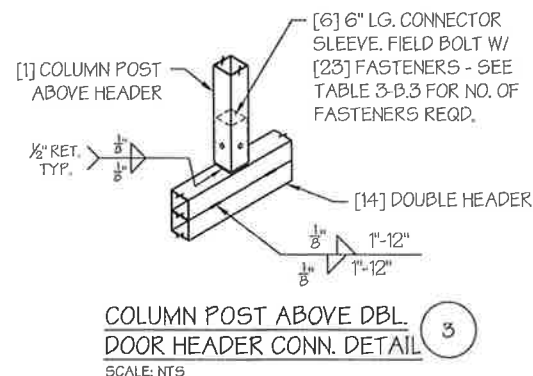
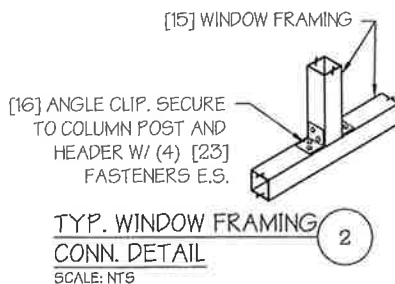
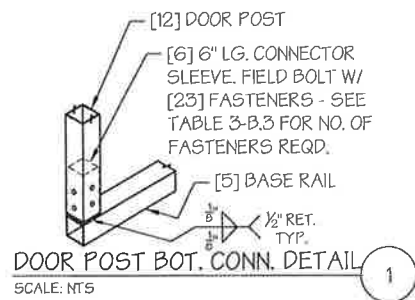
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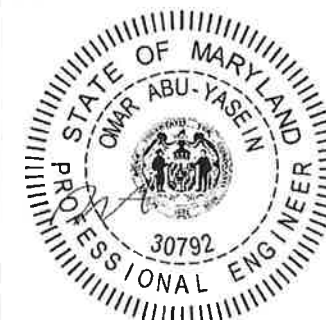
PROJECT: 24' Wide
LOCATION: STATE OF MARYLAND
PROJECT NO.: 033-24-0639
SHEET TITLE: SIDE WALL FRAMING DETAILS
SHEET NO.: 7-B / 11

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DRAWING INFORMATION

PROJECT: 24' Wide
LOCATION: STATE OF MARYLAND
PROJECT NO.: 033-24-0639
SHEET TITLE:

END WALL FRAMING

SHEET NO.: 8-A / 11

CHECKED BY: OAA DATE: 1/25/24

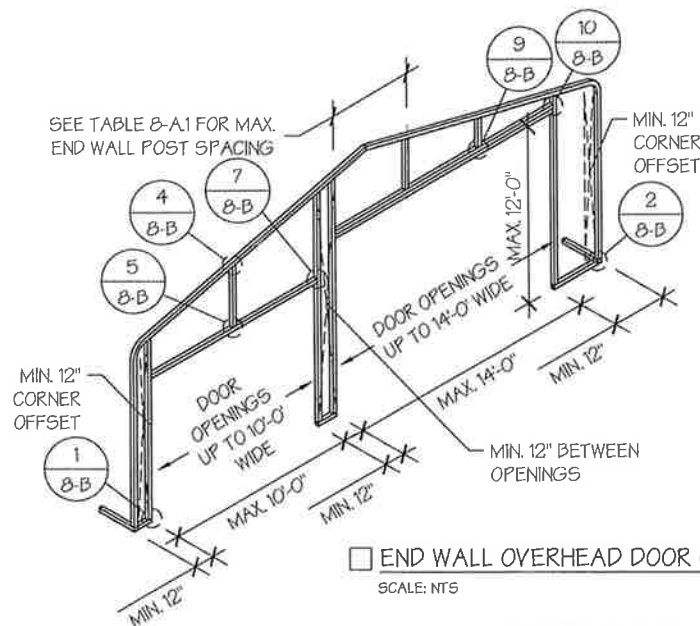
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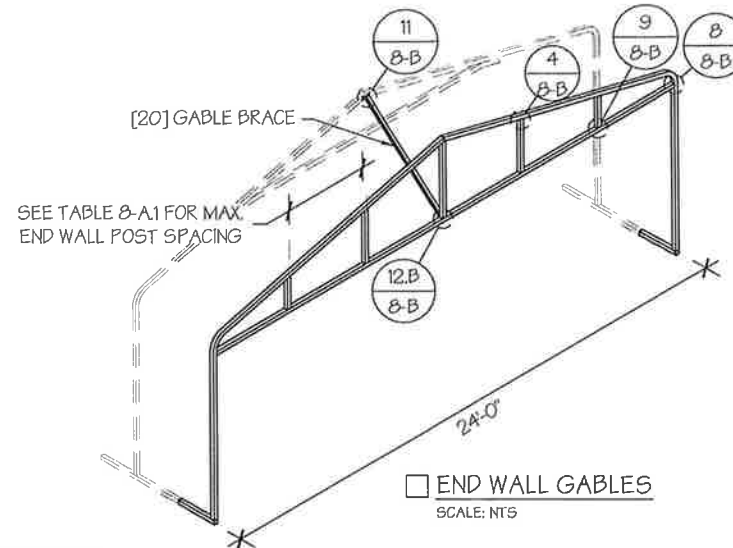
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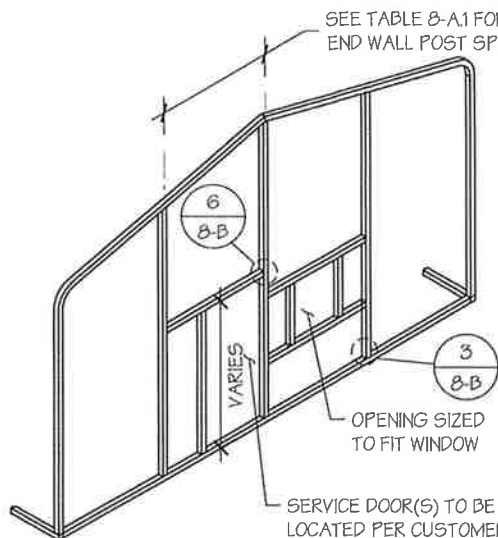
END WALL OVERHEAD DOOR OPENINGS



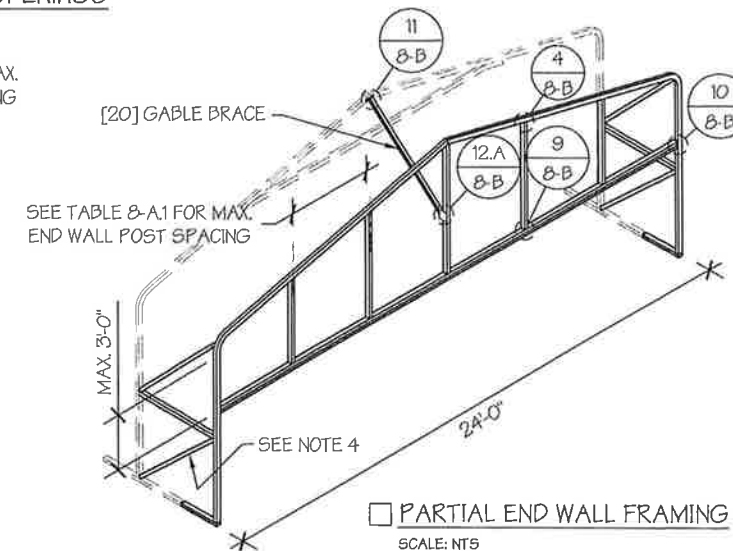
END WALL GABLES

3LE BRACING NOTE

1. GABLE BRACE IS ONLY REQUIRED FOR PARTIALLY ENCLOSED END WALLS (END WALL POSTS ARE NOT ANCHORED TO THE GROUND).
2. FULLY ENCLOSED OR OPEN END WALLS DO NOT REQUIRE GABLE BRACING.



END WALL SERVICE DOOR AND WINDOW OPENINGS



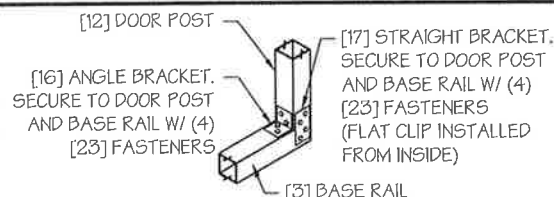
PARTIAL END WALL FRAMING

TABLE 8-A.1: END WALL POST SPACING SCHEDULE

WIND SPEED (MPH)	EAVE HEIGHT		
	UP TO 7'	8' TO 9'	10' TO 12'
105	5'	5'	5'
115	5'	5'	4.5'
130	4.5'	4.5'	4'
140	4.5'	4.5'	3'
155	4'	4'	2.5'
165 - 180	3.5'	3'	2'

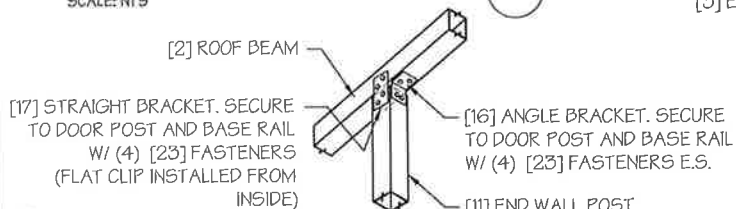
END WALL FRAMING NOTES:

1. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
2. MIN. 12" CLEARANCE MUST BE MAINTAINED BETWEEN ANY TWO OPENINGS (OVERHEAD DOOR OR SERVICE DOOR) AND FROM CORNERS.
3. SERVICE DOORS AND WINDOWS CAN BE PLACED AS NEEDED.
4. DIAGONAL BRACES NEED TO BE ADDED FOR PARTIAL END WALL ENCLOSURES. SEE SHEET 9 FOR DIAGONAL BRACE CONNECTION DETAILS.



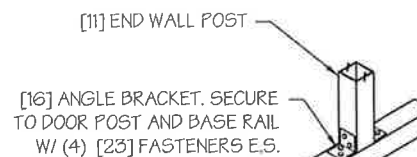
DOOR POST BASE RAIL CONN. DETAIL

SCALE: NTS



CORNER DETAIL

SCALE: NTS

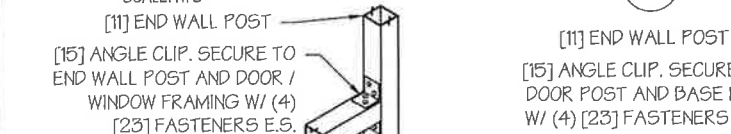


END WALL POST - BASE RAIL CONN. DETAIL

SCALE: NTS

END WALL POST - ROOF BEAM CONN. DETAIL

SCALE: NTS

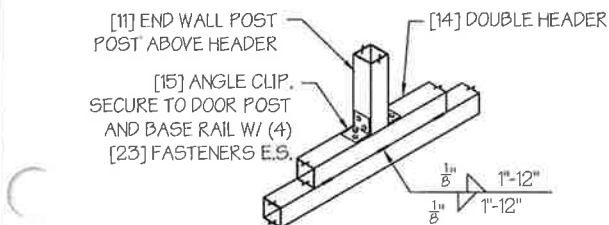


TYP. SERVICE DOOR / WINDOW FRAMING CONN. DETAIL

SCALE: NTS

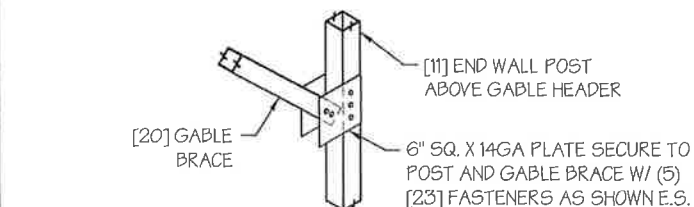
HEADER - END WALL POST CONN. DETAIL

SCALE: NTS



END WALL POST ABOVE DOUBLE HEADER CONN. DETAIL

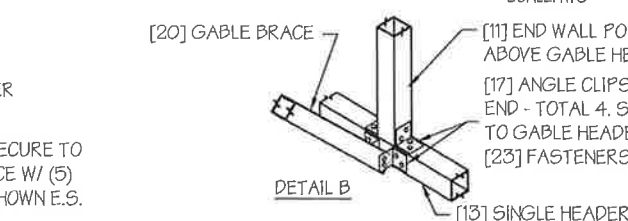
SCALE: NTS



DETAIL A

DOUBLE HEADER - END WALL POST CONN. DETAIL

SCALE: NTS



DETAIL B

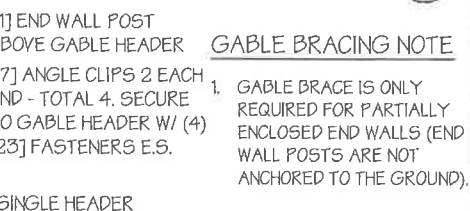
GABLE BRACE - END WALL CONN. DETAIL

SCALE: NTS



TYP. GABLE BRACE CONN. DETAIL

SCALE: NTS



GABLE BRACING NOTE

1. GABLE BRACE IS ONLY REQUIRED FOR PARTIALLY ENCLOSED END WALLS (END WALL POSTS ARE NOT ANCHORED TO THE GROUND).
2. FULLY ENCLOSED OR OPEN END WALLS DO NOT REQUIRE GABLE BRACING.

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL

DRAWING INFORMATION

PROJECT: 24' Wide
LOCATION: STATE OF MARYLAND
PROJECT NO.: 033-24-0639
SHEET TITLE: END WALL FRAMING DETAILS
SHEET NO.: 8-B / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:

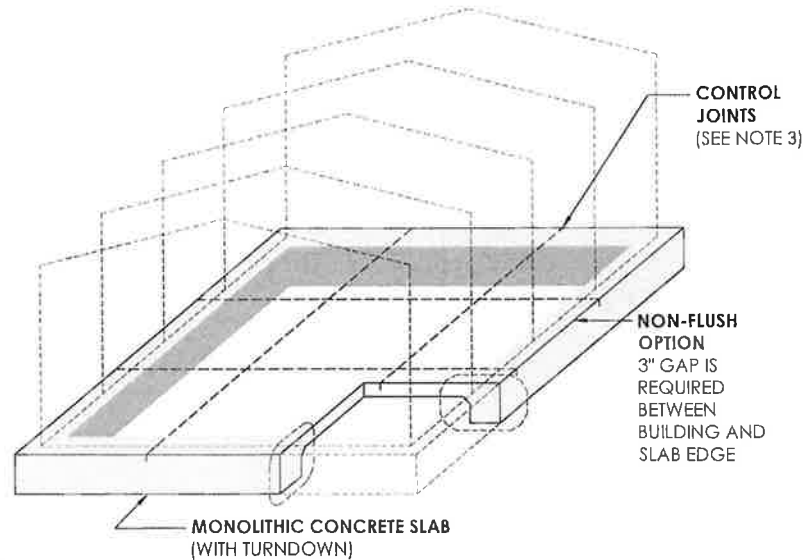


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DATE SIGNED: **JULY 23 2024**

NON-FLUSH CONCRETE SLAB FOUNDATION NOTES:

1. THE LENGTH AND WIDTH OF THE SLAB SHALL +6" GREATER (3" GAP AROUND BUILDING PERIMETER ON ALL 4 SIDES) THAN THE FOOT-PRINT OF THE BUILDING TO ALLOW ANCHOR EDGE DISTANCE.
2. DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
3. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
4. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
5. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.
6. IT IS THE RESPONSIBILITY OF THE CONCRETE CONTRACTOR TO SECURE AND VERIFY ALL DESIGN DETAILS PRIOR TO STARTING ANY WORK.

NOTE: ANY FOUNDATION POURED PRIOR TO BUILDING DEPARTMENTS APPROVAL OF THESE GENERICS, IS CONSIDERED "BY OTHERS", AND IT'S DESIGN IS NO LONGER CERTIFIABLE BY THIS ENGINEER OF RECORD.



NON-FLUSH CONCRETE SLAB

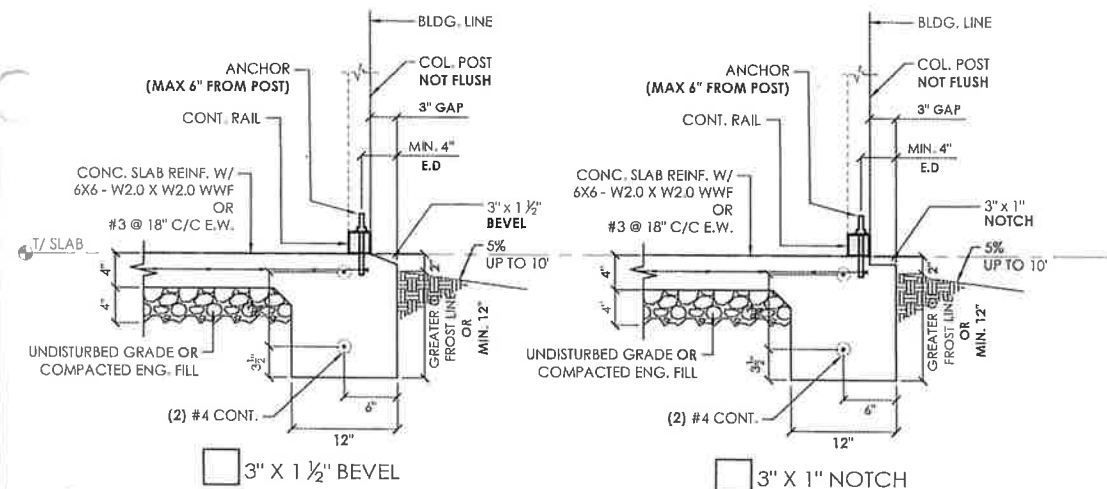
SCALE : NTS

TABLE 11 : ANCHORAGE SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE/NUMBER
ENCLOSED	□105 TO 135	(1) 1/2"Ø X 7"
	□136 TO 180	(2) 1/2"Ø X 7"
OPEN	□105 TO 135	(1) 1/2"Ø X 7"
	□136 TO 180	(2) 1/2"Ø X 7"

ANCHORAGE NOTES:

1. ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
2. MIN. EMBEDMENT DEPTH TO BE 3".
3. MINIMUM SPACING BETWEEN TWO ADJACENT ANCHORS TO BE 4".
4. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
5. REF. TABLE 11 FOR ANCHORAGE SCHEDULE.
 - IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
 - AT MINIMUM, 1 CONCRETE ANCHOR SHALL BE LOCATED NEXT TO EVERY POST AND 1 ANCHOR ON EITHER SIDE OF OPENINGS.
 - AT MINIMUM, 2 ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL.



1

NON-FLUSH / OFFSET PERIMETER DETAIL

SCALE : NTS

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL

DRAWING INFORMATION

PROJECT: 24' Wide

LOCATION: STATE OF MARYLAND

PROJECT NO.: 033-24-0639

SHEET TITLE:

FOUNDATION OPTION 1:
CONCRETE SLAB

SHEET NO.: 11-A / 11

CHECKED BY: OAA DATE: 1/25/24

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SEAL:



STAMP EXPIRY: JUL 23 2026

DATE SIGNED: JULY 23 2024



76.77639, 37.377 Degrees











