

# SCHREIFELS RESIDENCE

1113 RIDGE PLACE CROWNSVILLE, MD 21032

## ADDITION AND WHOLE HOUSE RENOVATION

ISSUED JANUARY 16, 2023

FOR PERMIT REVISION



### PROJECT SUMMARY

STREET ADDRESS:  
1113 RIDGE PLACE  
CROWNSVILLE, MD 21032

SCOPE OF WORK:  
ADD SECOND FLOOR OVER EXISTING FIRST FLOOR  
AND WHOLE HOUSE RENOVATION

LOCAL JURISDICTION:  
ANNE ARUNDEL COUNTY, MD

APPLICABLE CODES:  
2018 INTERNATIONAL RESIDENTIAL CODE  
ALL LOCAL CODES AND ORDINANCES FOR  
JURISDICTIONS HAVING AUTHORITY

ZONING REQUIREMENTS:  
R-2 ZONE: 30' FRONT SETBACK  
7' SIDE YARD SETBACK  
25' REAR YARD SETBACK  
35' MAX BUILDING HEIGHT  
30% GROSS AREA COVERAGE

WIND ZONE:  
115 MPH BASIC WIND SPEED

CLIMATE ZONE:  
CLIMATE ZONE 4

### DRAWING LIST

- A001 COVER SHEET AND NOTES
- AD101 DEMOLITION PLANS
- A101 LOWER LEVEL AND FIRST FLOOR PLANS
- A102 SECOND FLOOR AND ROOF PLANS
- A201 EXTERIOR ELEVATIONS
- A202 BUILDING SECTIONS
- S001 STRUCTURAL NOTES AND WIND BRACING DETAILS
- S002 FOUNDATION AND FIRST FLOOR FRAMING PLANS
- S003 SECOND FLOOR AND ROOF FRAMING PLANS
- S004 WIND BRACING PLANS
- S005 STRUCTURAL DETAILS

### AREA CALCULATIONS:

\*\*NOTE: ALL DIMENSIONS CALCULATED TO EXTERIOR FACE OF ALL EXTERIOR WALLS AND INCLUDES ALL STAIR OPENINGS.

	ETR	PROPOSED	TOTAL
LOWER LEVEL:	1,225.5 sf	---	1,225.5 sf
FIRST FLOOR:	1,225.5 sf	---	1,225.5 sf
SECOND FLOOR:	---	884.8 sf	884.8 sf
ATTIC STG:	---	100.8 sf	100.8 sf
TOTAL:	2,451sf	985.6 sf	3,436.6 sf

JAMES FINN ARCHITECT

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12.17.21	for REVIEW
1.6.22	for REVIEW
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2.25.22	for TRADE DAY
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5.12.22	for REVIEW - deck changes
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1.16.22	for PERMIT REVISION

SCHREIFELS RESIDENCE

1113 RIDGE PLACE  
CROWNSVILLE, MD 21032

**A-001**

#### OWNER

JEREMY SCHREIFELS  
113 RIDGE PLACE  
CROWNSVILLE, MD 21032

240-535-1110  
jschreifels@live.com

#### ARCHITECT

JAMES FINN ARCHITECT, PLLC  
2003 WAKEFIELD STREET  
ALEXANDRIA, VA 22308

703-965-0068  
jfinn@jamesfinnarchitect.com

ATTN: James Finn, AIA

#### STRUCTURAL ENGINEER

JZ STRUCTURAL CONSULTING, INC.  
43130 AMBERWOOD PLAZA, SUITE 235  
CHANTILLY, VA 20152

703-327-9912  
jon@jzstructure.com

ATTN: Jon Zhang, P.E.

#### CONTRACTOR

CREATIVE SPACES REMODELING  
3179 BRAVERTON STREET  
SUITE 101  
EDGEWATER MD 21037

410-867-0407  
alex@remodelthebay.com

ATTN: Alex Marr

## GENERAL NOTES:

- THE DRAWINGS WHICH ARE PART OF THESE SPECIFICATIONS ARE ON SHEETS NUMBERED A001-A202 (7 SHEETS TOTAL) BY JAMES FINN ARCHITECT, PLLC, DATED 5/17/22 AND SHEETS S001-S005 (5 SHEETS TOTAL) BY JZ STRUCTURAL CONSULTANTS DATED 5/16/22. THEY ARE TITLED SCHREIFELS RESIDENCE AND SHOW THE GENERAL CONSTRUCTION REQUIREMENTS FOR THE WORK. ALL DIMENSIONS ARE TO THE FACE OF EXTERIOR PLYWOOD SHEATHING, FACE OF INTERIOR FRAMING, FACE OF MASONRY OR CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE. DIMENSIONS AND NOTES ARE TYPICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. DRAWINGS AT LARGER SCALE TAKE PRECEDENCE OVER DRAWINGS AT A SMALLER SCALE.
- AIA DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" APPLIES TO THE WORK UNDER THIS CONTRACT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UNDERSTANDING AND INCORPORATING ALL ASPECTS OF THIS DOCUMENT. THE GENERAL CONTRACTOR SHALL CONFORM TO ALL APPLICABLE RULES AND REGULATIONS IMPOSED BY FAIRFAX COUNTY AND THE STATE OF VIRGINIA.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE AND SAFE PERFORMANCE OF ANY TEMPORARY WORK REQUIRED FOR CONSTRUCTION OF THE PROJECT. ALL TEMPORARY WORK SHALL BE INCLUDED IN THE CONTRACT SUM.
- THE DRAWINGS INDICATE THE DESIGN INTENT OF THE WORK AND REFERENCE APPLICABLE BUILDING CODES AS PART OF THE SPECIFICATIONS. THE CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE COMPLIANCE OF WORK TO THOSE CODES.
- ALL DESIGN, DRAWINGS AND SPECIFICATIONS FOR SITEWORK, PLUMBING SUPPLY OR WATSE, ELECTRICAL CIRCUITING, AND HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS ARE NOT PART OF THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT. ALL MECHANICAL AND ELECTRICAL DESIGN SHALL BE PERFORMED ON A DESIGN/BUILD BASIS WITH THE SELECTED TRADE CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES ADOPTED BY THE LOCAL JURISDICTION. ALL DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. ALL NECESSARY CALCULATIONS, SUBMISSIONS AND TRADE PERMITS SHALL BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE ARCHITECTURAL AND MECHANICAL DRAWINGS. ANY INFORMATIONAL CONFLICTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION. THE CONTRACTORS SHALL NOT PROCEED WITH ANY WORK (EXCEPT AT THEIR OWN RISK) UNTIL CLARIFICATION OF THE CONFLICTS ARE ISSUED TO THE CONTRACTORS BY THE ARCHITECT.

## MOISTURE AND THERMAL PROTECTION:

- DAMP-PROOF ALL EXTERIOR FOUNDATION WALLS AS REQUIRED BY CODE. WATERPROOFING OF WALLS SHALL ONLY BE REQUIRED IN AREAS WHERE A HIGH WATER TABLE EXISTS OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST PER R406.2
- CODE APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED AT TOP AND SIDES OF ALL EXTERIOR WINDOW AND DOOR OPENINGS. SIMILAR FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF MASONRY AND WOOD FRAME CONSTRUCTIONS; UNDER AND AT THE END OFS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS; CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM AT WALL AND ROOF INTERSECTIONS; AT JUNCTIONS OF WALLS AND ROOFS, AND IN AL VALLEYS AND AROUND ALL ROOF OPENINGS/PENETRATIONS.
- PROVIDE GUTTERS AND DOWNSPOUTS TO GRADE. PROVIDE STORM WATER PLANTERS AS REQUIRED. REFER TO CIVIL FOR MORE INFORMATION, SIZE REQUIREMENTS, AND CONSTRUCTION DETAILS..
- SIDING TO BE HARDI-PLANK, INSTALLED PER MANUFACTUER'S SPECIFICATIONS.
- ROOFING SHALL BE MIN 25-YR ASPHALT SHINGLES. PROVIDE ALL REQUIRED FLASHING AND ICE AND WATER SHIELD TO MIN 24" INSIDE OF EXTERIOR WALL LINE. INSTALLATION PER MANUFACTURE'S SPECIFICATIONS.
- ALL EXTERIOR WALLS SHALL HAVE TYVEK OR APPROVED EQUAL HOUSE WRAP. ALL JOINTS TO BE TAPED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS AND OVERLAPPED TO PROVIDE PROPER FLOW OF BULK WATER.
- ALL SLABS ON GRADE IN CONDITIONED SPACES SHALL BE INSULATED WITH MIN R-6 RIGID INSULATION FROM TOP OF SLAB DOWNWARD TO 24" BELOW SLAB OR INWARD 24" FROM EXTERIOR OF SLAB AT ALL SLAB PERIMETER AREA
- KRAFT-FACED FIBERGLASS INSULATION IS TO BE USED IN ALL AREAS EXPOSED TO UNCONDITIONED SPACES PER ARLINGTON COUNTY AND THE STATE OF VIRGINIA CODE REQUIREMENTS.
  - 2X6 EXTERIOR WALLS TO HAVE MIN R-20 BATT INSULATION
  - CEILINGS TO HAVE MIN R-49 BATT INSULATION
  - FLOORS OVER UNCONDITIONED SPACES SHALL HAVE MIN R-19 BATT INSULATION
  - BASEMENT WALLS TO HAVE MIN. R-13 BATT INSULATION
- EXAMINE SUBSTRATES AND CONDITIONS UNDER WHICH INSULATION WORK IS TO BE PERFORMED. DO NOT PROCEED WITH INSTALLATION OF INSULATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED TO INSTALLER'S SATISFACTION.
- CLEAN SUBSTRATES OF SUBSTANCES HARMFUL TO INSULATION OR VAPOR RETARDER, INCLUDING THE REMOVAL OF PROJECTIONS WHICH MIGHT PUNCTURE VAPOR RETARDERS.
- ALL JOINTS, SEAMS, PENETRATIONS: OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING; AND OTHER SOURCES OF AIR LEAKAGE THROUGH THE THERMAL ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT UNCONTROLLED AIR MOVEMENT.
- RECESSED LIGHTS INSTALLED IN THE BUILDING ENVELOPE SHALL BE IC-AT RATED

## SITE WORK:

- SITE WORK SHALL CONFORM TO ALL COUNTY REGULATIONS FOR EROSION CONTROL AND DELINEATE LIMITS OF DISTURBANCE ON SITE.
- DEBRIS SHALL NOT ACCUMULATE ON SITE. SALE OR BURNING OF MATERIAL ON SITE IS PROHIBITED. SITE AND ADJACENT AREAS SHALL BE KEPT CLEAN AND FREE FROM MUD, DIRT AND DEBRIS AT ALL TIMES. GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR THE ORDERING AND PLACEMENT OF ANY DUMPSTER ON THE SITE FOR THE COLLECTING AND REMOVAL OF DEBRIS.
- THE CONTRACTOR IS CAUTIONED THAT NEEDLING, SHORING, AND DEMOLITION ARE POTENTIALLY HAZARDOUS AND DIFFICULT TYPES OF WORK, REQUIRING EXTRAORDINARY CARE AND CAUTION DURING THEIR PERFORMANCE. THE SEQUENCE OF TASKS FOR REMOVAL AND INSTALLATION SHALL BE FULLY DETERMINED IN ADVANCE BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND SAFE PERFORMANCE OF ANY TEMPORARY BRACING OR SHORING. AT ALL TIMES DURING THE WORK, THE CONTRACTOR MUST MONITOR THE PERFORMANCE OF THE TEMPORARY SHORING.
- GENERAL CONTRACTOR TO OBTAIN OWNER'S PERMISSION PRIOR TO REMOVAL OF ANY TREES AND SHRUBBERY TO ALLOW FOR POSSIBLE SALVAGE AND RELOCATION. CLEAR ONLY AREAS AS REQUIRED FOR ACCESS TO SITE EXCAVATION AND PERFORMANCE OF WORK, OR AS SHOWN ON THE DRAWINGS. STRIP TOPSOIL AND STOCKPILE FOR USE IN AREAS TO BE LANDSCAPED. PROVIDE EROSION PROTECTION FOR STOCKPILED TOPSOIL. DO NOT DISTURB TREES OR ROOTS OF TREES THAT ARE TO REMAIN. SEE GENERAL NOTES ON DRAWINGS AND REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
- THE CONTRACTOR SHALL RE-GRADE ALL WORK TO CREATE ADEQUATE WATER RUN-OFF AWAY FROM AFFECTED BUILDING IN ACCORDANCE WITH CIVIL DRAWINGS. THE NEW RAW GRADE ADJACENT TO THE STRUCTURE SHALL BE COVERED WITH STRAW AFTER FINAL FOUNDATION PAINT AND/OR CLEANING.
- SOIL BEARING VALUE AT THE BOTTOM OF ALL FOOTINGS IS ASSUMED TO BE 2000 PSF; REFER TO STRUCTURAL NOTES. THIS VALUE IS TO BE VERIFIED IN THE FIELD PRIOR TO POURING FOOTINGS BY A REGISTERED ENGINEER EXPERIENCED IN SOILS ENGINEERING OR BY A QUALIFIED INSPECTOR.
- BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISH EXTERIOR GRADE. WHERE REQUIRED, STEP FOOTINGS IN RATIO OF 2 HORIZONTAL TO 1 VERTICAL
- COMPACTED BACKFILL BELOW BUILDING SLABS - ALL SOIL FILL MATERIAL MUST BE APPROVED BY SOILS ENGINEER PRIOR TO PLACEMENT. MATERIAL TO BE FREE FROM ORGANIC MATERIAL, TRASH, MUCK, CONCRETE, ASPHALT OR OTHER DELETERIOUS SUBSTANCES. PRIOR TO PLACING FILL, THE EXISTING SURFACE SHALL BE CLEARED OF ALL REFUSE OR ORGANIC MATERIALS. FILL MATERIALS SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO MIN. 95% OF THE DRY MAX. DENSITY AS DETERMINED BY ASTM D698.
- ALL DOWNSPOUTS SHALL BE TERMINATED INTO UNDERGROUND DRAINAGE TO DAYLIGHT. COORDINATE WITH OWNER/ARCHITECT FOR FINAL TERMINATION POINTS. ALL UNDERGROUND DRAINAGE SHALL BE PVC PIPE. CORRUGATED PLASTIC LANDSCAPE PIPING SHALL NOT BE ACCEPTED.
- FURNISH WRITTEN WARRANTY CERTIFYING THAT SOIL TERMITICIDE TREATMENT WILL PREVENT INFESTATION OF SUBTERRANEAN TERMITES AND, THAT IF SUBTERRANEAN TERMITE ACTIVITY IS DISCOVERED DURING THE WARRANTY PERIOD, CONTRACTOR WILL RETREAT SOIL AND REPAIR OR REPLACE DAMAGE CAUSED BY INFESTATION. PROVIDE A WARRANTY FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF TREATMENT, SIGNED BY THE APPLICATOR AND CONTRACTOR. STRUCTURE SHALL BE FULLY TREATED FOR PEST INFESTATION PRIOR TO COMPLETION OF WORK BY CERTIFIED SUB-CONTRACTOR.
- ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND /OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL GOVERNED BY THE LOCAL AUTHORITIES. ALL PUBLIC SIDEWALKS AND STREETS SHALL BE SWEEPED CLEAN AT ALL TIMES DURING EXCAVATION. ALL CATCH BASINS AND DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION. IF ANY CATCH BASINS OR DRAINS BECOME CLOGGED DURING EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING. CONTRACTOR SHALL PROVIDE EROSION CONTROL AND SILT FENCE IMMEDIATELY ADJACENT TO CONSTRUCTION TO PREVENT SEDIMENT RUNOFF DOWN THE HILL.

## DOORS AND WINDOWS:

- U.N.O. ALL WINDOW AND DOOR SIZES SHOWN ARE INTENDED TO BE AESTHETIC OR SASH OPENING SIZES. FOR EXAMPLE A 2854DH WINDOW INDICATES A 2'-8" WIDE X 5'-4" DOUBLE HUNG WINDOW. EXACT ROUGH OPENINGS AND CONFIRMATION THAT SELECTED WINDOW MANUFACTURER MEET NOTED EGRESS REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SAFETY GLAZING SHALL BE REQUIRED AT ALL LOCATIONS AS NOTED IN R308.4. THESE SHALL INCLUDE BY NOT BE LIMITED TO:
  - GLAZING IN SWINGING DOORS AND SIDELIGHTS
  - WINDOWS AT TUB OR SHOWER LOCATION WITH A SILL LESS THAN 60" ABOVE THE DRAIN
  - GLAZING ADJACENT TO STAIRWAYS AND LANDINGS (LESS THAN 36" HORIZ.) AND WITH A SILL LESS THAN 60" ABOVE WALKING SURFACE.
  - WINDOWS WITH A SILL LESS THAN 18" ABOVE THE FINISHED FLOOR.
- EGRESS WINDOWS SHALL MEET THE REQUIREMENTS OF R310.1
- WINDOW WELLS SHALL MEET THE REQUIREMENTS OF R310.2
- FINAL WINDOW SPECIFICATION TO BE DETERMINED. ALL WINDOWS TO HAVE INSULATED LOW-E GLASS WITH A U-FACTOR OF 0.4 OR LESS.

## INTERIOR FINISHES:

- UNLESS DIRECTED BY THE OWNER OTHERWISE, INTERIOR TRIM TO BE 1 X AWI QUALITY GRADE: PREMIUM SOLID WOOD: #1 WP WHERE PAINTED. TRIM TO BE PAINTED AS INDICATED IN THE FINISH SCHEDULE. COLORS AND FINISHES TO BE CHOSEN BY ARCHITECT IN ACCORDANCE WITH DIVISION 9.
  - DISCARD UNITS OF MATERIAL WHICH ARE UNSOUND, WARPED, BOWED, TWISTED, IMPROPERLY TREATED, NOT ADEQUATELY SEASONED OR TOO SMALL TO FABRICATE WORK WITH MINIMUM OF JOINTS OR OPTIMUM JOINTING ARRANGEMENTS, OR WHICH ARE OF DEFECTIVE MANUFACTURER WITH RESPECT TO SURFACES, SIZES OR PATTERNS.
  - INSTALL THE WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. INSTALL TO A TOLERANCE OF 1/8" IN 8'-0" FOR PLUMB AND LEVEL COUNTERTOPS; AND WITH 1/16" MAXIMUM OFFSET IN FLUSH ADJOINING 1/8" MAXIMUM OFFSETS IN REVEALED ADJOINING SURFACES.
  - SCRIBE AND CUT WORK TO FIT ADJOINING WORK, AND REFINISH CUT SURFACES OR REPAIR DAMAGED FINISH AT CUTS.
  - STANDING AND RUNNING TRIM: INSTALL WITH MINIMUM NUMBER OF JOINTS POSSIBLE, USING FULL-LENGTH PIECES (FROM MAXIMUM LENGTH OF LUMBER AVAILABLE) TO THE GREATEST EXTENT POSSIBLE. STAGGER JOINTS IN ADJACENT AND RELATED MEMBERS. COPE AT RETURNS, MITER AT CORNERS, TO PRODUCE TIGHT FITTING JOINTS WITH FULL SURFACE CONTACT THROUGHOUT LENGTH OF JOINT. USE SCARF JOINTS FOR END-TO-END JOINTS.
- THE CONTRACTOR SHALL INSURE A SMOOTH TRANSITION BETWEEN FLOOR TYPES.
- PROVIDE 1/2" DUROCK TILE UNDERLAYMENT AT ALL TILE INSTALLATIONS. INSTALLATIONS TO FOLLOW MANUFACTURER'S RECOMMENDATIONS
- ALL FINISHED WALLS AND CEILING TO BE FINISHED WITH ASTM C36, 1/2" OR 5/8" THICK REGULAR TYPE: SW SHEETROCK MANUFACTURED BY U.S. GYPSUM OR SMOOTH WALL MANUFACTURED BY NATIONAL GYPSUM CO.
- MOISTURE-RESISTANT WALLBOARD: ASTM C 630, REGULAR TYPE "M/R" MANUFACTURED BY U.S. GYPSUM. SHALL BE USED AT BATHS AND LAUNDRY ROOMS. NOTE MOISTURE RESITANT WALLBOARD IS NOT RECOMMENDED ON CEILING
- UTILIZE "DUROCK" INTERIOR TILE BACKER BY U. S. GYPSUM OR APPROVED EQUAL AT ALL VERTICAL TILE INSTALLATIONS
- USE TYPE X-FIRE RESISTANT WALLBOARD AT GARAGE AND WHERE ADDITIONALLY REQUIRED BY CODE.
- USE MATERIALS FOR TRIM, ADHESIVES AND ACCESSORIES AS RECOMMENDED BY THE MANUFACTURER AND IN ACCORDANCE WITH HIGHEST INDUSTRY STANDARDS.
- ALL GYPSUM WALLBOARD TO BE GLUED AND SCREWED TO STUDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL JOINTS SHALL BE TAPED AND SANDED SMOOTH AND FLUSH FOR PAINTING. JOINTS WITH EXISTING WALLS ARE TO ALIGN EXACTLY AND BE SMOOTH. JOINTS AT INTERSECTING PLANES TO BE STRAIGHT WITHIN 1/8" OVER 8'-0".
- THE ENTIRE INTERIOR AND EXTERIOR OF THE HOUSE SHALL BE PAINTED. NO NEW SURFACE SHALL HAVE LESS THAN ONE PRIME COAT AND TWO FINISH COATS. THE COLORS SHALL BE SELECTED BY THE OWNER. REMOVE HARDWARE, HARDWARE ACCESSORIES, MACHINED SURFACES, PLATES, LIGHTING FIXTURES AND SIMILAR ITEMS IN PLACE AND NOT TO BE FINISH PAINTED OR PROVIDE SURFACE APPLIED PROTECTION PRIOR TO SURFACE PREPARATION AND PAINTING OPERATIONS. DO NOT PAINT OVER DIRT, RUST, SCALE, GREASE, MOISTURE, SCUFFED SURFACES, OR CONDITIONS OTHERWISE DETRIMENTAL TO FORMATION OF DURABLE PAINT FILM. PERFORM PREPARATION AND CLEANING PROCEDURES IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS FOR EACH SUBSTRATE CONDITION.
- APPLIANCES SHALL BE SPECIFIED BY KITCHEN DESIGNER. CONTRACTOR TO COORDINATE GAS AND ELECTRICAL REQUIREMENTS WITH FINAL APPLIANCE SPECIFICATIONS. CONTRACTOR SHALL PROVIDE HOOK-UPS. INSTALLATION REQUIRED FOR PROPER OPERATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. MAKE-UP AIR SHALL BE PROVIDED AS REQUIRED WITH FINAL RANGE AND HOOD SPECIFICATIONS.
- ALL CABINETRY SHALL BE SPECIFIED AND PROVIDED ON A DESIGN BUILD BASIS WITH A SPECIALTY SUPPLIER. LAYOUTS SHOWN ARE FOR DIAGRAMTIC PURPOSES ONLY. REFER TO FINAL CABINET DRAWINGS FOR EXACT DIMENSIONS AND LAYOUT.

JAMES FINN ARCHITECT

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SCHREIFELS RESIDENCE

1113 RIDGE PLACE  
CROWNSVILLE, MD 21032

A-002



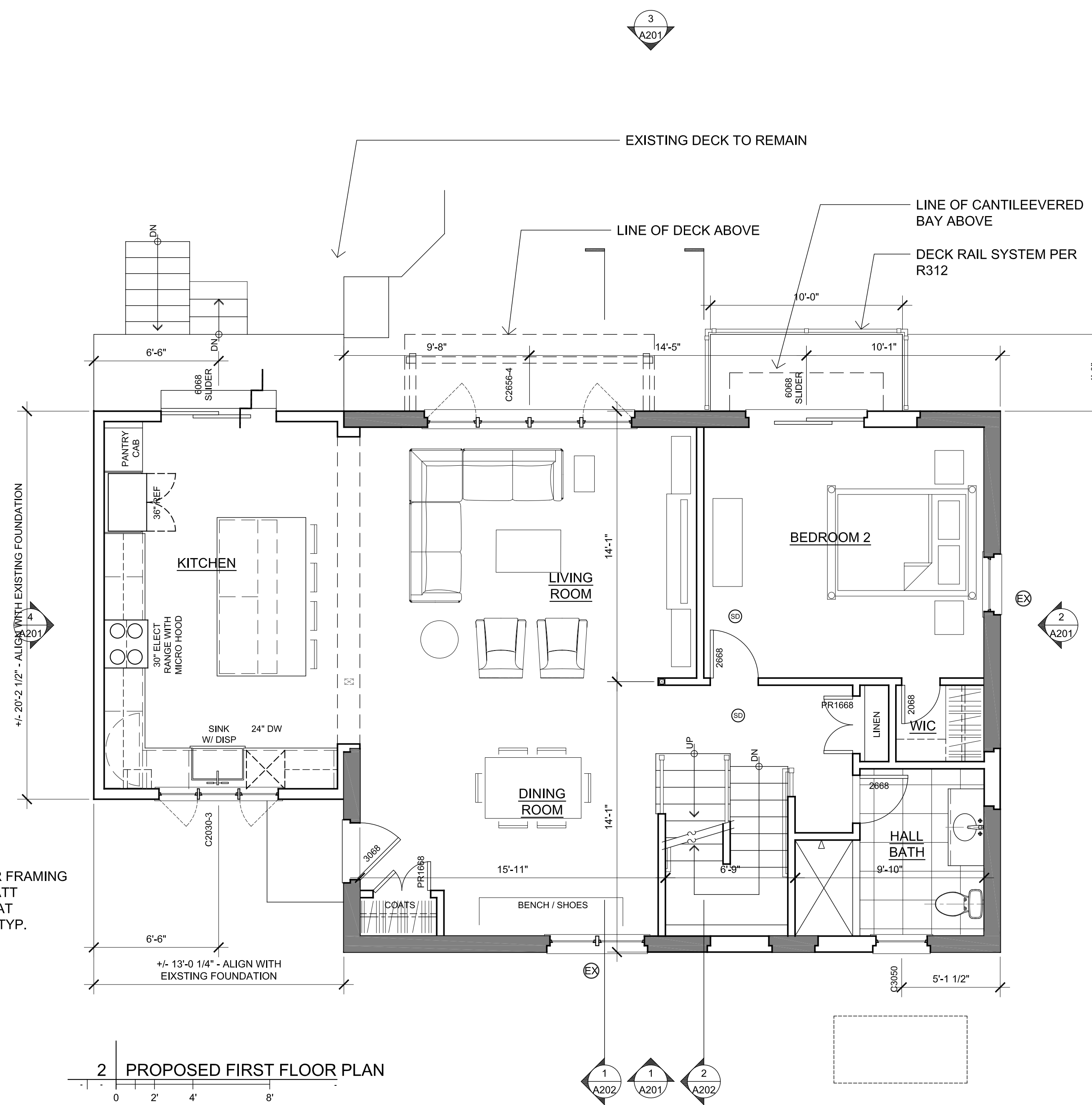
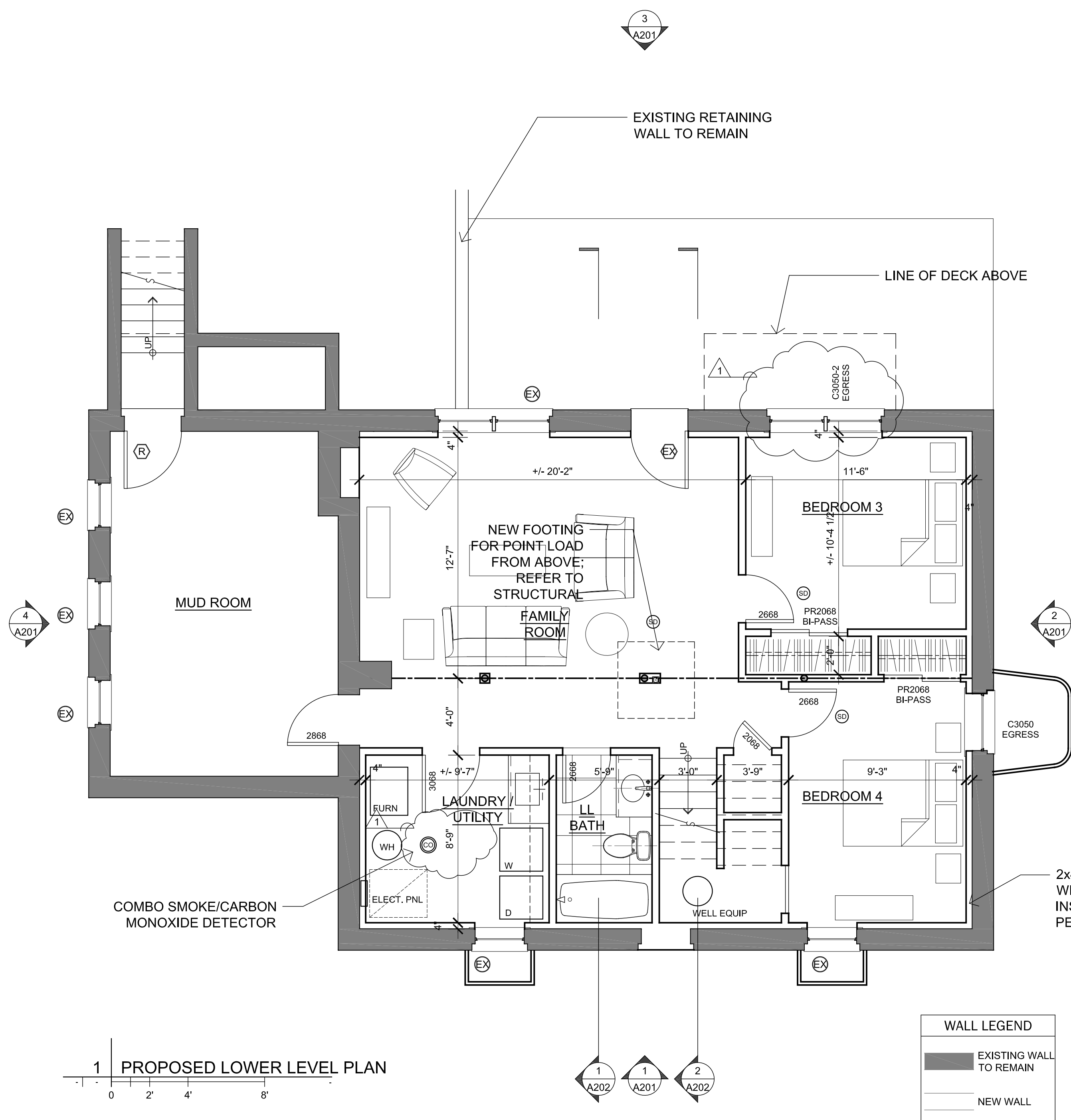


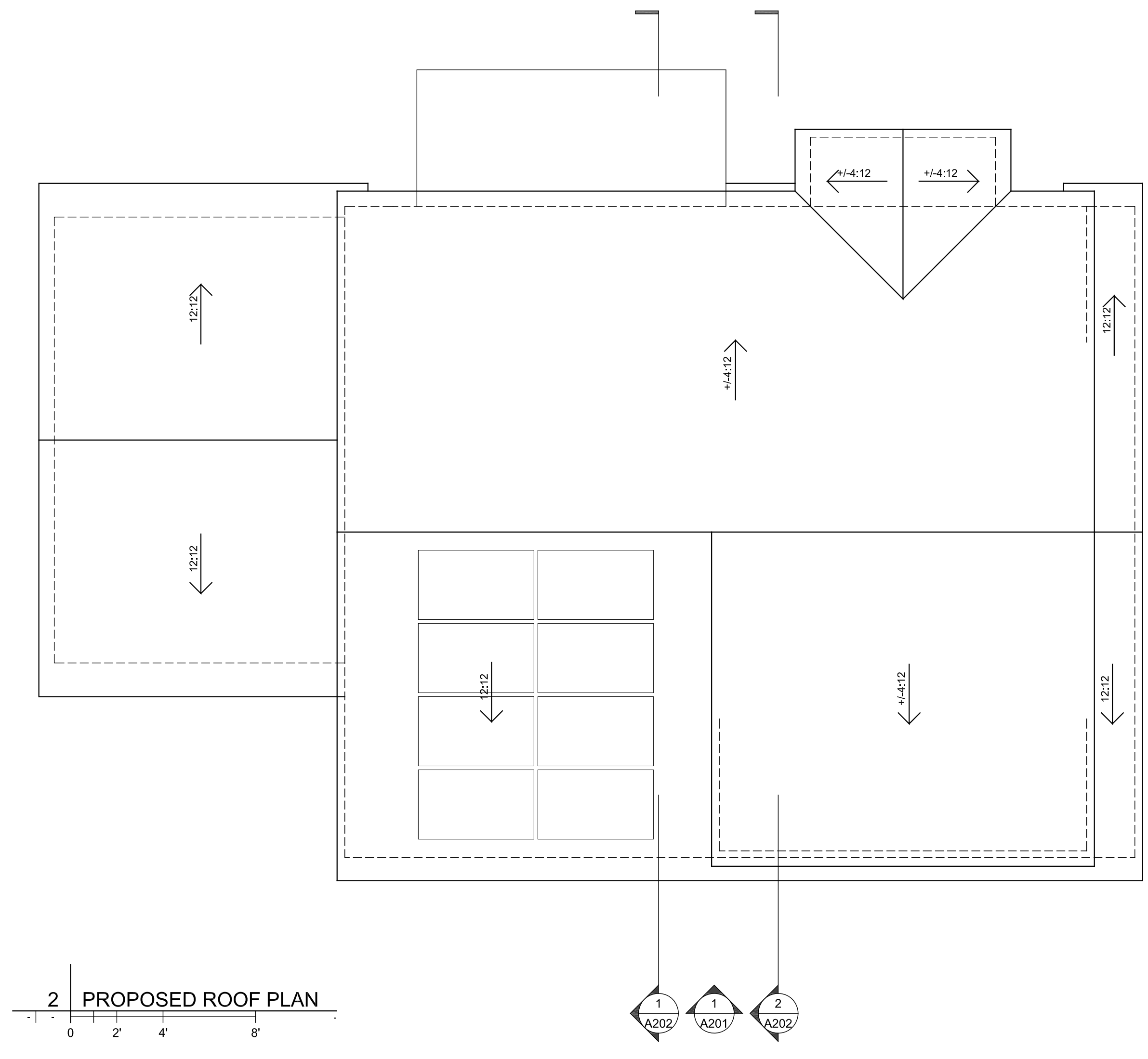
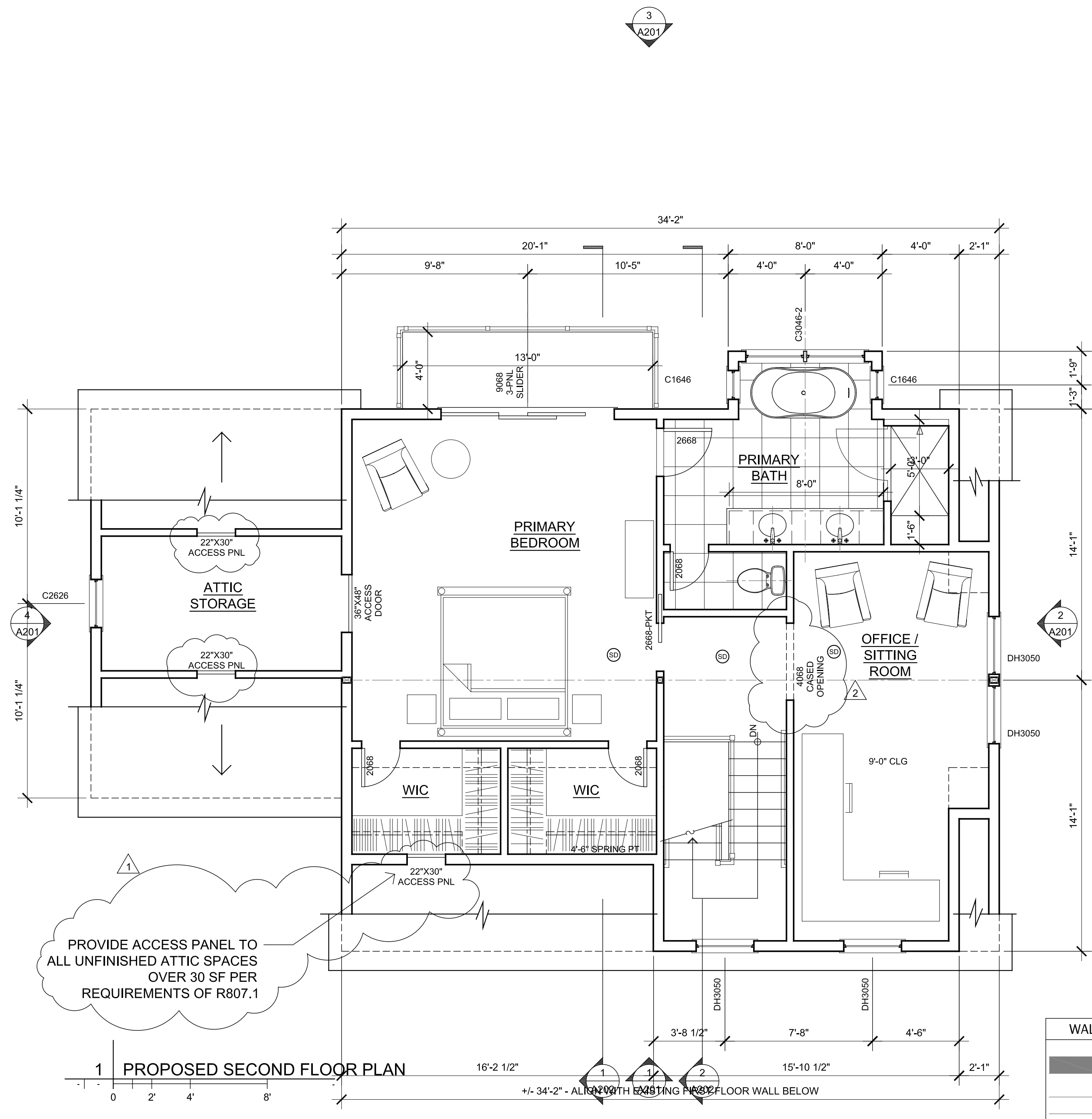
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**SCHREIFELS RESIDENCE**  
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**A-101**





**ISSUED**

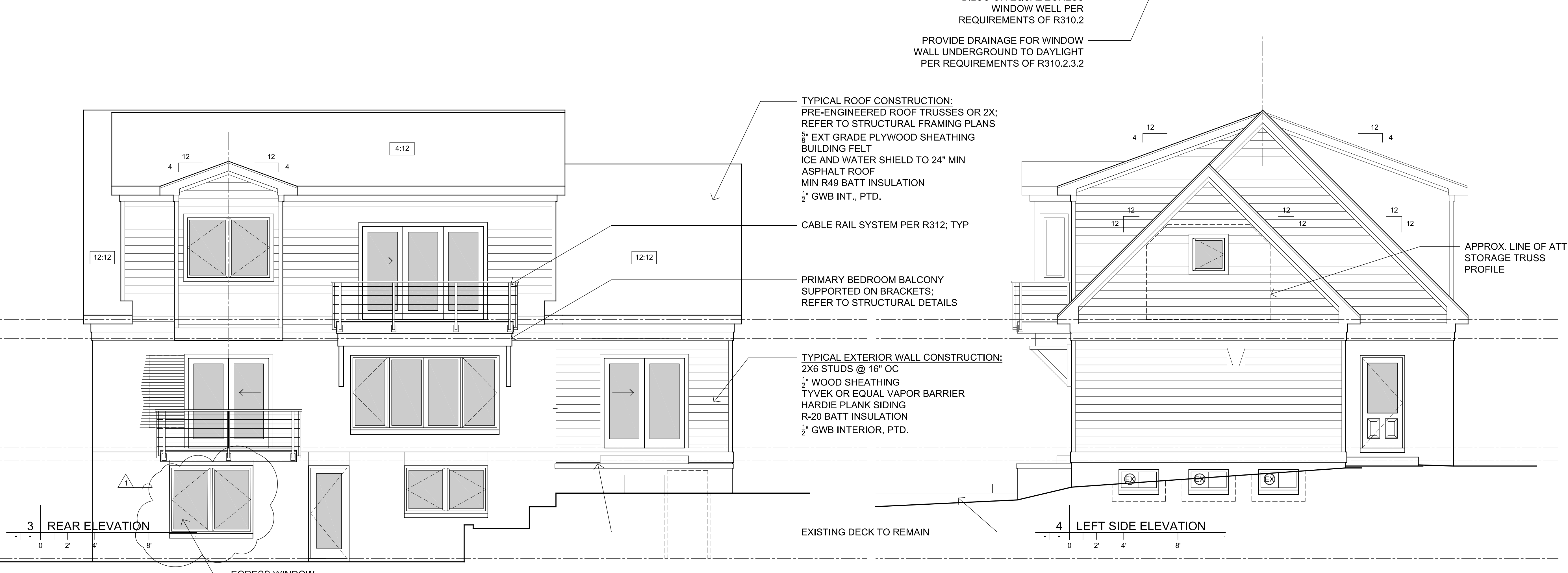
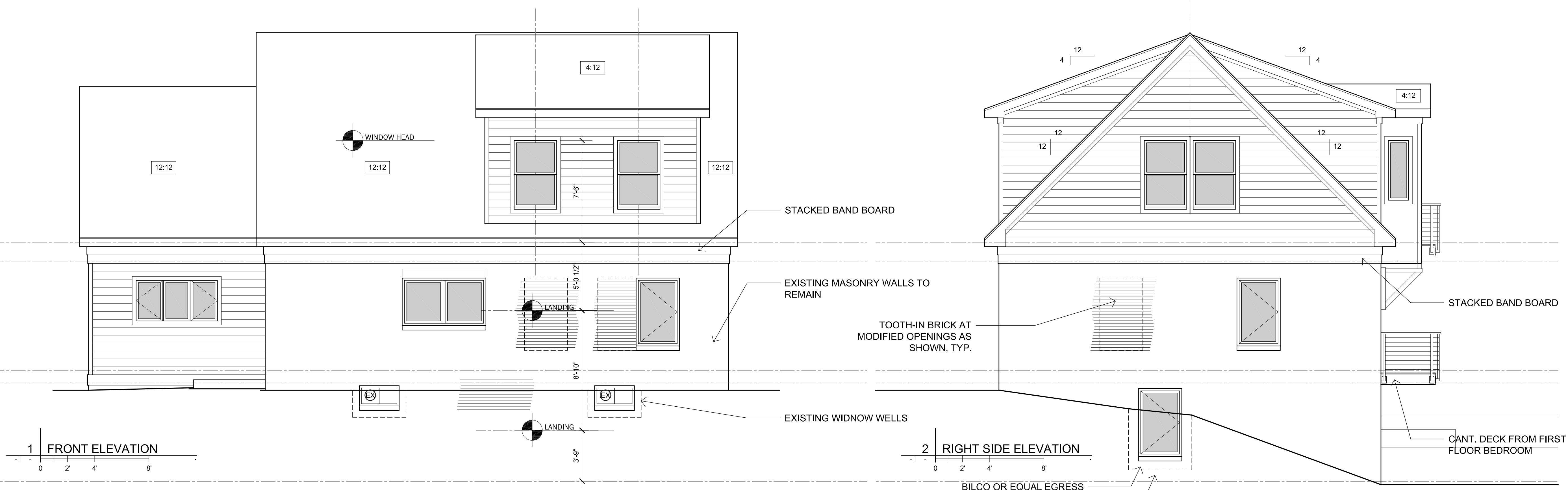
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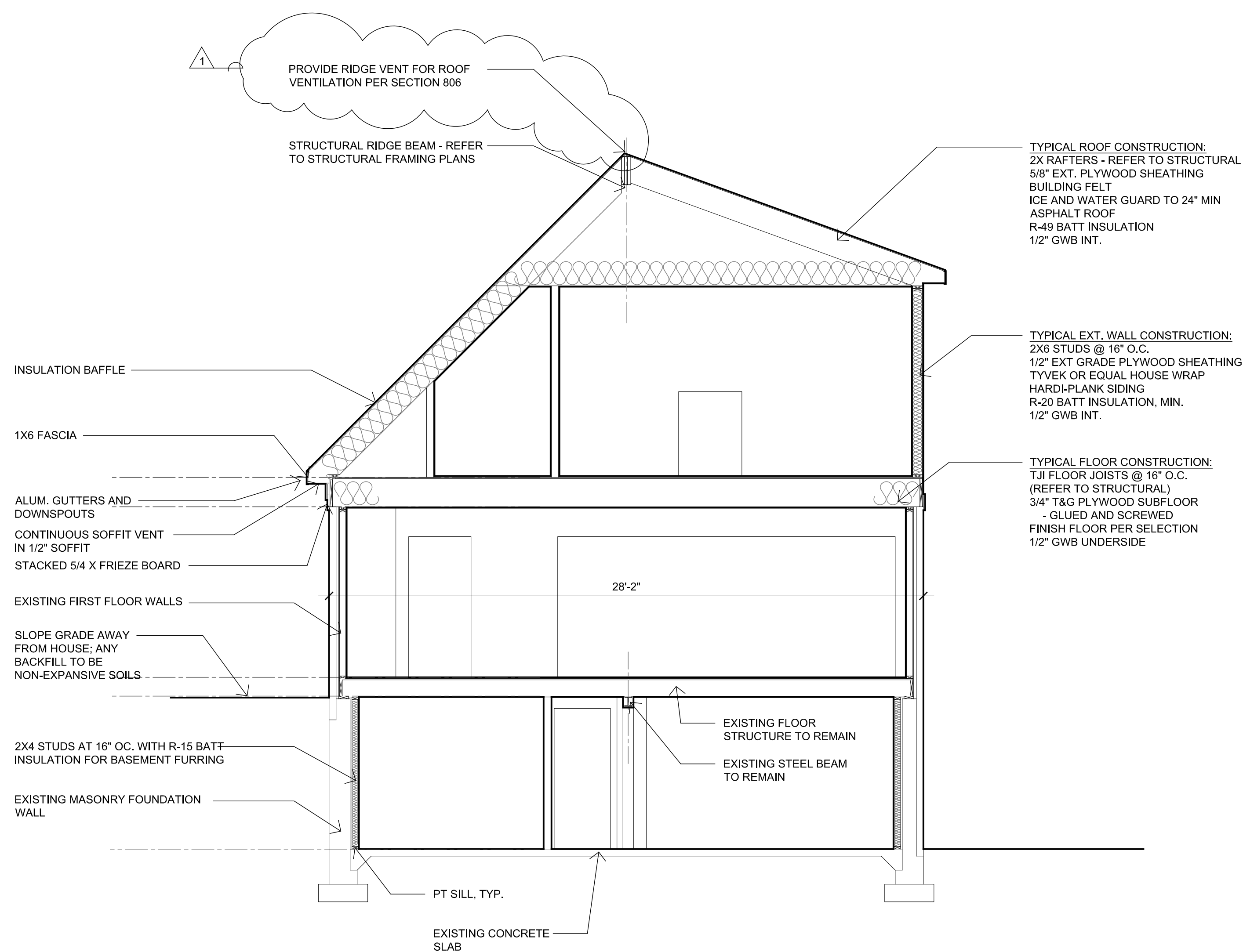




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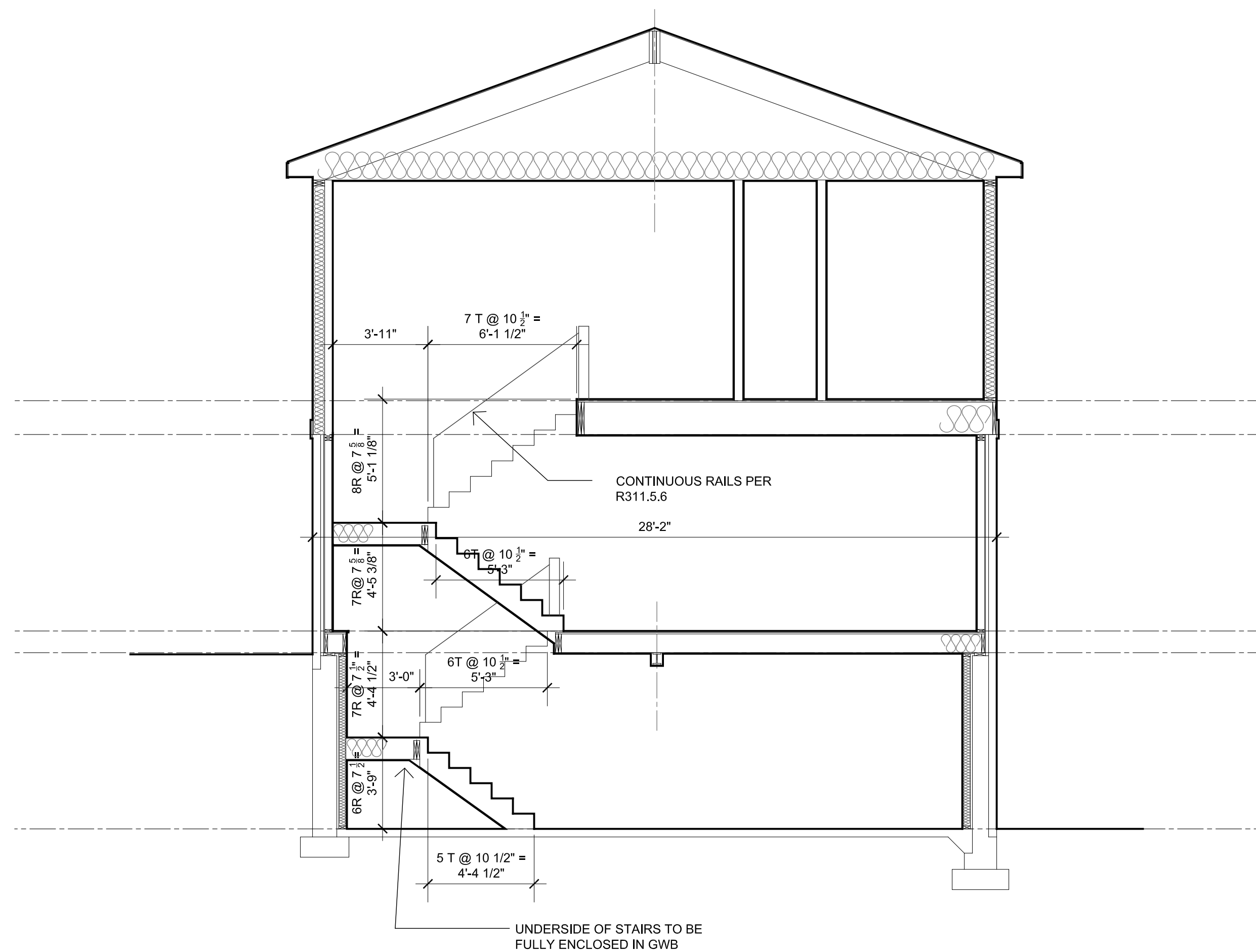
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**A-202**



**1 BUILDING SECTION**

**NOTES:**  
 - ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED. FURTHER ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE NON-CORROSIVE. REFER TO R317.2.1.



**2 STAIR SECTION**



Jennifer Esposito -DNR- <jennifer.esposito@maryland.gov>

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**CAC Comments re: 2023-0072-V Murray (AA 170-23); 2023-0098-V Watson (AA 261-23); 2023-0125-V Schreifels (AA 262-23)**

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Jennifer Esposito <jennifer.esposito@maryland.gov>  
To: Charlotte Shearin -DNR- <charlotte.shearin@maryland.gov>

Thu, Aug 3, 2023 at 1:11 PM

Good afternoon,

The Critical Area Commission has reviewed the following variances and we provide the following comments:

- 2023-0072-V; Murray (AA 170-23): This office originally provided comments on this case on May 31, 2023, opposing the request to construct a pool with spa within steep slopes. The applicant has revised the original submittal to reduce the size of the pool and deck to be located entirely outside of the steep slopes. The submitted materials indicate that the only impacts to the steep slopes are temporary in nature. Provided that the steep slopes are stabilized in natural vegetation in the area where temporary disturbance is proposed, we are not opposed to this request. However, appropriate mitigation is required.
- 2023-0098-V; Watson (AA 261-23): Appropriate mitigation is required.
- 2023-0125-V; Schriefels (AA 262-23): Appropriate mitigation is required.

Please feel free to contact me if you have any questions or concerns.



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 twitter\_logo.jpg

[dnr.maryland.gov/criticalarea](https://dnr.maryland.gov/criticalarea)

*Jennifer Esposito*

Critical Area Commission for the  
Chesapeake & Atlantic Coastal Bays

1804 West Street, Suite 100

Annapolis, MD 21401

Office: 410-260-3468

(In office: Mon., Wed., Friday)

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3 Harry S. Truman Parkway  
Annapolis, Maryland 21401  
Phone: 410-222-7095 Fax: 410-222-7294  
Maryland Relay (TTY): 711  
www.aahealth.org

**Tonii Gedin, RN, DNP**  
Acting Health Officer

### MEMORANDUM

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

FROM: Brian Chew, Program Manager *BC*  
Bureau of Environmental Health

DATE: August 9, 2023

RE: Jeremy Schrefels  
1113 Ridge Place  
Crownsville, MD 21032

NUMBER: 2023-0125-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition with less setbacks than required, with disturbance to slopes of 15% or greater.

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. The Health department has no objection to the above referenced request.

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

cc: Sterling Seay



Mark Wedemeyer, Director

## Memorandum

**To:** Planner, Zoning Administration Section, Office of Planning and Zoning

**From:** Hala Flores, Engineer Manager, Department of Inspections and Permits

**Date:** August 8, 2023

**Subject:** 1113 Ridge Place, Crownsville MD, 21032  
2023-0125-V

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**Request – Allow disturbance on slopes greater than 15% in LDA expanded buffer (17-8-201a and 18-13-104b and relief from R2 setback requirements**

**Review** - This office has reviewed the subject variance request. The applicant proposes to construct a 2<sup>nd</sup> floor addition to be placed over the 1<sup>st</sup> floor and creating no new lot coverage.

- 1- Provide a photo tour of the steep slopes/buffers where construction is proposed to document stability.
- 2- As indicated in the response to the prefile comments, the limit of disturbance is less than 5000 SF, there is no existing SWM on site. SWM will need to be addressed per 17-8-405 for any added imperviousness within the expanded buffer.

**Determination** – This office has no objection to this request as long as the comments above are addressed with the building permit application.



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Address Points: 1113 RIDGE PL, 21032



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RIDGE PL

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RIDGE PL