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September 27, 2023

Planning and Zoning
Zoning Division
2664 Riva RD MS 6301
Annapolis, MD 21401

Attn: Zoning Administrator

RE: 1400 Lower View Court, Crownsville – Letter of Explanation

I would like to express my gratitude for the opportunity to submit a request for a variance. The property described above is an existing 2-story structure that has remained abandoned for several years. The existing property measures 41' 1" x 41' 1" plus a small 9'2" x 9'2" bump out entrance, with a total area of 3,460 square feet and a height of approximately 44 feet. To the best of our knowledge, the property's structure has existed since 2008 and has changed ownership multiple times as different attempts were made to make it habitable.

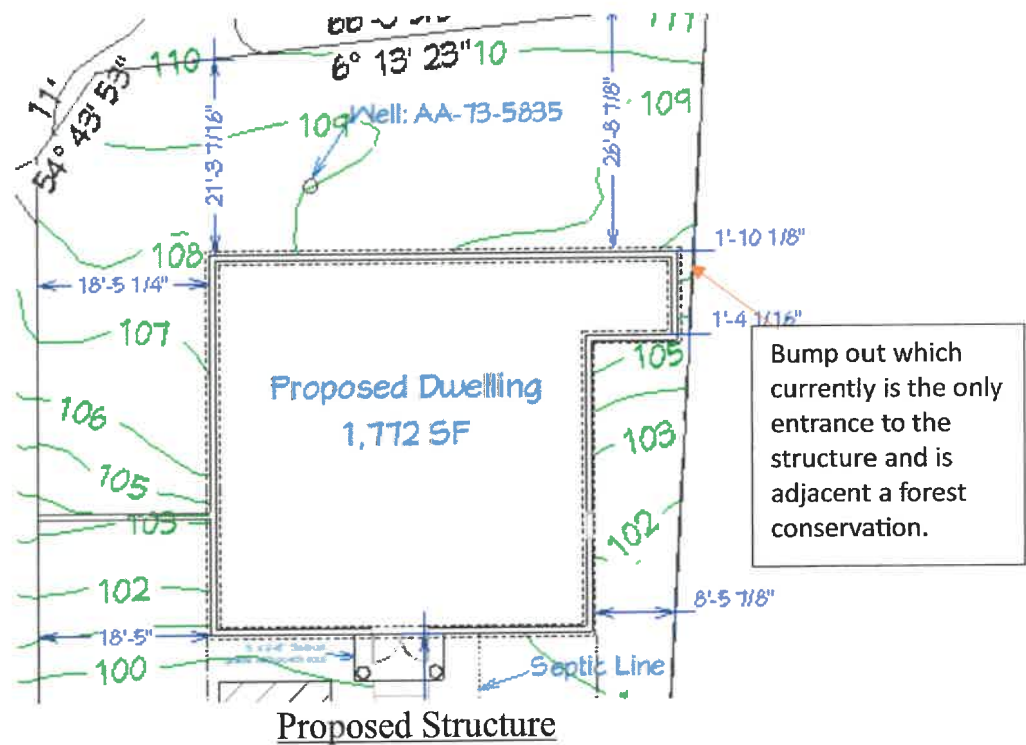
Our involvement in this project began last year, and we are committed to achieving compliance. It is essential to emphasize that the building on the property already exists. There are no plans to expand the structure in any way, whether in size or footprint. We are, however, dedicated to following the guidance provided by the county, which requires us to bring the property's square footage in line with the approved standards set by the health department. This approved total square footage is noted to be 1,772 square feet with a height of 25 feet. To meet this requirement, we have submitted a proposal that has received full approval from the Health Department, allowing us to completely remove the second floor and lower the roof, effectively transforming it into a one-story building. Importantly, the original footprint of the building will remain unaltered.

In addition to reducing the square footage by removing the second floor, we intend to relocate the current entrance to the building. The existing entrance, currently situated on the northeast side bump-out, will be moved to the southeast side, facing the driveway. The bump out will remain which skirts the property line of approximately 2 ft and is also adjacent to a forest conservation area which cannot be developed. We are seeking approval for a 14-foot variance for the east facing bump out, 19-foot for the north facing side to at the Waterbury Road and 22-foot at the west (where the use in common right of way is located). We are proposing to keep and

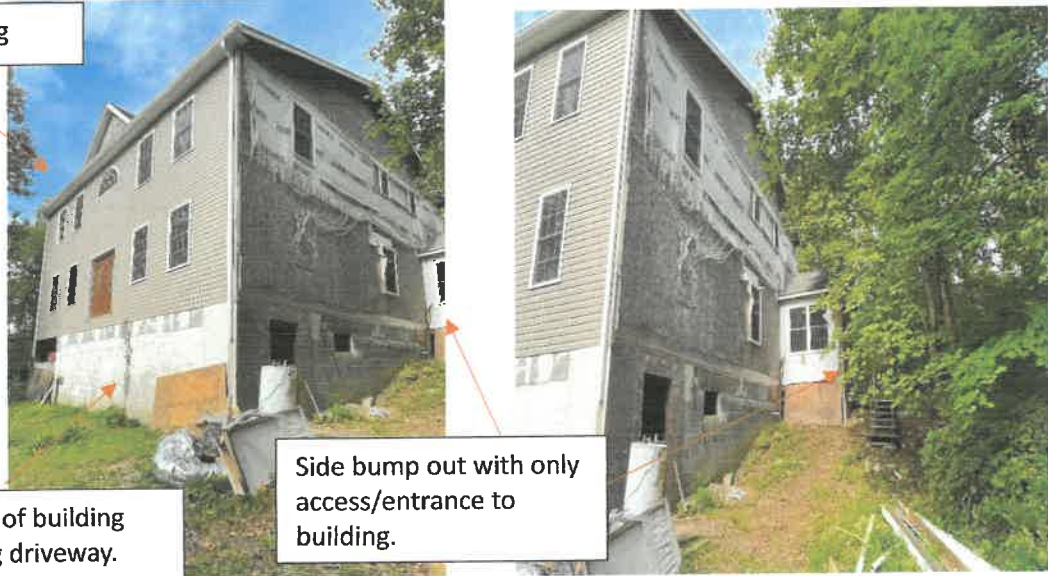
utilize as a closet for the master bedroom as described in the construction plans and utilize all of the existing structure as it appears with approved use from the Anne Arundel county health department per Mr. Brian Chew.

It is crucial to emphasize that the existing structure's footprint will remain unchanged. Consequently, we have been advised that we need a variance to proceed with the changes outlined above and to renovate the structure. By enhancing the existing structure, we aim to improve the appearance of the neighborhood and after speaking with the neighbors they are very excited to have progress for the property considering the state it has been left in over the years. Therefore, we respectfully request approval for the variance to proceed with the renovation of this dwelling.

To provide a clearer understanding, enclosed is a visual representation of the current property, focusing on the southern side of the building.



2-story existing

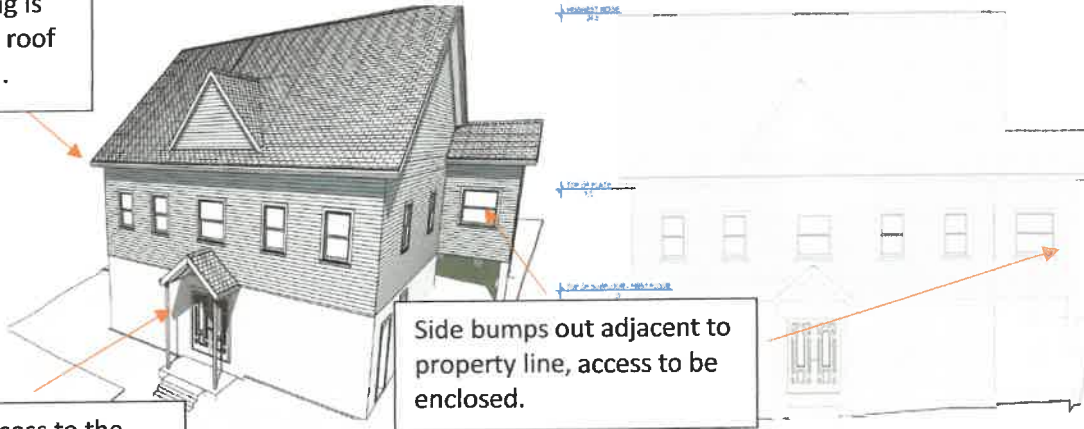


Front of building facing driveway.

Side bump out with only access/entrance to building.

Existing Structure

2nd story of existing is removed. Existing roof structure lowered.



Changing access to the building to the southeast facing driveway.

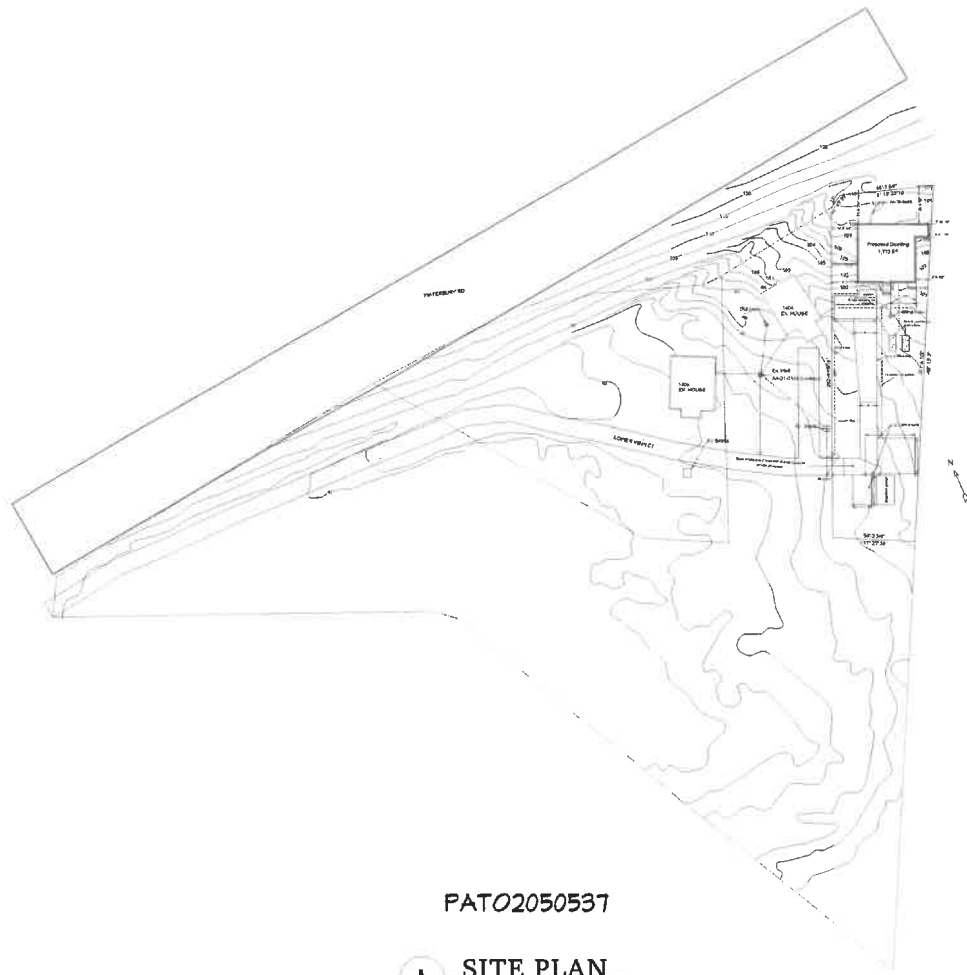
Side bumps out adjacent to property line, access to be enclosed.

Proposed

Thank you for your consideration of our request. We eagerly await your response.

Sincerely,

A. Jenkins
Andrew Jenkins



LEGEND

- Silt Fence
- Construction Safety Fence

Notes:

- Property is an existing structure.
- Site plan and construction plans have both been approved by the Anne Arundel County Health Department and thus by utilize the existing square foot of the structure will minimize any ground disturbance. The property, due to the uniqueness of the lot and it is not feasible to have this property conform to the requested setback and as the adjacent properties are also non-conforming. Consequently, the entrance is moved to the front of the property to facilitate better access to the home.
- Property has two front property lines, one abutting Waterbury Road to the north and one to the west.
- Variance request of 22' on the property line to the west and a variance of 14' located abutting Waterbury Road.
- Structure is 41'1" x 41'1" with bump-out of 9' 2" x 9' 2"
- Height of proposed structure is 24.8'
- Structure to be a one story building with an unfinished basement above grade.

PAT02050537

A SITE PLAN



JENKO RENOVATION GROUP
 3791 SOLOMONS ISLAND RD.
 EDGEWATER, MD 21037
 PHONE: 301.828.8031

REVISION #	DATE

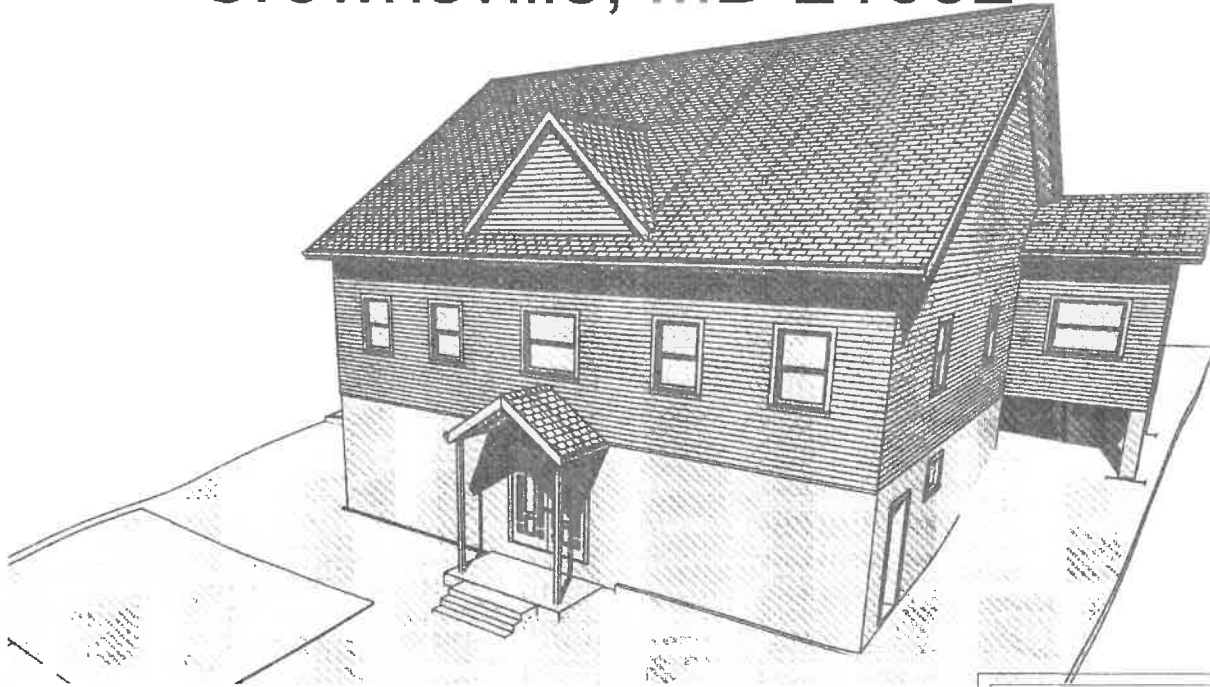
DRAWINGS BY: CSJ
DATE: 9/27/2023

**1400 Lower View Ct.
 Crownsville, MD 21032**

SCALE
1" = 40'

PAGE
S-1

1400 Lower View Court Crownsville, MD 21032



Index
A-2 - General Structural Notes
A-3 - Foundation Plan and First Floor Framing
A-4 - Elevations and First Floor Plan
A-5 - Ceiling and Roof Plan



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DRAWINGS BY:
CSJ

DATE:
6/20/2023

SCALE

PAGE

A-1

NOTE

THESE DRAWINGS DO NOT INCLUDE INDICATIONS OF NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL RULES AND REGULATIONS THERETO APPURTENANT. IT SHALL BE THE CONTRACTOR(S) RESPONSIBILITY FOR COMPLIANCE THEREIN.

CODES

ALL WORK ON THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, REGULATIONS AND ANY ADDITIONAL REQUIREMENT SO STATED IN ANY LAW, ORDINANCE OR REGULATION PERTAINING TO CONSTRUCTION WITHIN THE SAID LIMITS OF THE AUTHORITY (CITY, COUNTY, STATE OR FEDERAL) HAVING JURISDICTION OVER THE PROPOSED WORK. ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY CONSERVATION, ZONING AND FIRE. IT SHALL BE THE CONTRACTOR(S) RESPONSIBILITY FOR THE CONFORMITY TO ALL CODES APPLICABLE TO THIS PROJECT.

MATERIALS, COMPONENTS, SYSTEMS & FINISHES

ALL MATERIALS, COMPONENTS, SYSTEMS, INTERIOR AND EXTERIOR FINISHES SHALL BE INSTALLED, ASSEMBLED, OPERATED AND/OR APPLIED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS AND/OR INSTRUCTIONS. IT SHALL BE THE CONTRACTOR(S) RESPONSIBILITY FOR THE PROPER INSTALLATION, APPLICATION, ASSEMBLY AND/OR OPERATION OF SAID MATERIALS, COMPONENTS, SYSTEMS AND FINISHES.

VERIFICATION

THE CONTRACTOR SHALL VERIFY AND FIELD CHECK ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK, AND SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR ANY CONDITIONS THAT MAY AFFECT HIS WORK AND SHALL REPORT TO THE DESIGNER ANY CONDITIONS OR DISCREPANCIES, OR REQUEST CLARIFICATION PRIOR TO THE START OF ANY WORK. FAILURE TO REPORT SUCH CONDITIONS OR DISCREPANCIES OR TO REQUEST CLARIFICATION PRIOR TO THE START OF ANY WORK, IS A WAIVER TO ANY CLAIM BY THE CONTRACTOR(S) FOR ANY ADDITIONAL EXPENSES MADE NECESSARY BY REASON OF LATER INTERPRETATION OF THE DRAWINGS.

SMOKE

SMOKE DETECTORS SHALL BE LOCATED IN AREAS REQUIRED BY LOCAL CODES AND APPROVED BY THE FIRE MARSHAL. ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT AND SHALL PROVIDE AN ALARM WHICH WILL BE AUDIBLE IN ALL SLEEPING AREAS. ALL DETECTORS SHALL BE APPROVED AND LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

GLAZING

TEMPERED GLASS SHALL BE USED IN THE FOLLOWING SPECIFIC HAZARDOUS LOCATIONS:

- GLAZING IN INGRESS AND EGRESS DOORS EXCEPT ALUMINIUMS.
- GLAZING IN FIXED, SLIDING OR SWINGING PANELS OF SLIDING OR SWINGING-TYPE DOORS.
- GLAZING IN STORM DOORS.
- GLAZING IN ALL UNFRAMED SWINGING DOORS.
- GLAZING, OPERABLE OR NONOPERABLE, IN SHOWER AND BATHTUB DOORS AND ENCLOSURES WITH A HORIZONTAL EDGE LESS THAN 18" (457MM) ABOVE THE ROOM FLOOR LEVEL OR LESS THAN 70" (1778MM) ABOVE THE COMPARTMENT FLOOR.
- GLAZING IN AN INDIVIDUAL, FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EDGE OF THE GLAZING IS AT A HORIZONTAL OR VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.
- GLAZING IN FIXED PANELS HAVING A GLAZED AREA IN EXCESS OF 9 SQUARE FEET (0.85 M²) WITH THE LOWEST EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FINISH FLOOR LEVEL OR WALKING SURFACE WITHIN 36 INCHES (914 MM) OF SUCH GLAZING. IN LIEU OF SAFETY GLAZING, SUCH GLAZED PANELS MAY BE PROTECTED WITH A HORIZONTAL MEMBER NOT LESS THAN 1 1/2 INCHES (38 MM) IN WIDTH WHEN LOCATED BETWEEN 24 INCHES (610 MM) AND 36 INCHES (914 MM) ABOVE THE WALKING SURFACE.
- ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE, INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.

FRAMING & DESIGN NOTES

CAUTION TYPICAL FLOOR FRAMING IS NOT DESIGNED FOR SUPPORT OF WATERBEDS WHICH MAY REQUIRE ADDITIONAL STRUCTURAL MEMBERS DUE TO LARGE CONCENTRATED LOADING.

FRAMING MEMBERS TO BE:
JOISTS & RAFTERS: HEM FIR #2
FD=1,350 P.S.I.
E=1,350,000 P.S.I.

- PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 16 JOIST SPAN.
- CONTRACTOR TO VERIFY BEARING LENGTHS REQUIRED FOR ALL BEAMS. CONTRACTOR TO VERIFY ALL POST-TO-BEAM CONNECTIONS ARE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- FOOTINGS ARE SIZED FOR ASSUMED SOIL BEARING CAPACITY OF 2000 PSF. IF ACTUAL SOIL BEARING CAPACITY IS FOUND TO BE LESS, THE FOOTINGS REDESIGNED ACCORDINGLY. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 P.S.I.

LINTELS

ALL STEEL LINTELS IN MASONRY WALLS SHALL BE STEEL ANGLES WITH SIZES AS FOLLOWS FOR EACH 4" OF WALL THICKNESS OR FRACTION THEREOF (UNLESS NOTED OTHERWISE ON DRAWINGS):

SPANS	ANGLE SIZE
UNDER 6'-0"	4" X 3-1/2" X 5/16"
6'-0" TO 7'-11"	6" X 3-1/2" X 5/16"
6'-0" TO 10'-0"	6" X 4" X 5/8"

LINTEL ANGLES SHALL HAVE A MINIMUM END BEARING OF 8" BUT NO LESS THAN 1" OF BEARING FOR EACH FOOT OF OPENING WIDTH. ALL STEEL ANGLE LINTELS SHALL BE TACK WELDED TOP AND BOTTOM IN SUCH A MANNER AS TO ENSURE THAT THE 2 OR 3 ANGLES WILL ACT AS ONE MEMBER. ALL EXTERIOR EXPOSED STEEL LINTELS ARE TO BE PAINTED WITH RUST-OLEUM PAINT.

- ALL PRECAST LINTELS IN MASONRY WALLS SHALL BE PRECAST CONCRETE (MIN 10,000 PSI) AS FOLLOWS FOR EACH 4" OF WALL THICKNESS OR FRACTION THEREOF (UNLESS NOTED OTHERWISE):

SPANS	PRECAST LINTEL SIZE
UNDER 6'-0"	8" DEEP WITH 1 #5 BAR TAB
6'-0" TO 12'-0"	10" DEEP WITH 1 #8 BAR TAB

 PRECAST LINTELS SHALL BE SAME WIDTH AS WALLS SUPPORTED. MINIMUM END BEARING 8" FOR ALL PRECAST LINTELS SPECIFIED ABOVE.

GENERAL STRUCTURAL NOTES

- ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
 - DESIGN LIVE LOADS:
 - ROOF:..... 30 PSF
 - SLEEPING AREAS..... 30 PSF
 - GROUND SNOW LOAD (P)_g..... 25 PSF
 - BASIC WIND SPEED (3 SECOND GUST)₃..... 115 MPH
 - SEISMIC DESIGN CATEGORY..... D
 - SEISMIC SITE CLASS..... 1
 - THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING AS REQUIRED TO SUPPORT THE EXISTING STRUCTURE. THE CONTRACTOR SHALL EXAMINE THE EXISTING STRUCTURE TO DETERMINE THE EXTENT OF NECESSARY SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

- FOUNDATIONS
 - FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF ASSUMING CLAY SOIL CONDITIONS AS SPECIFIED IN TABLE R401.4.1 OF THE INTERNATIONAL RESIDENTIAL CODE. CONTRACTOR TO VERIFY THAT THE EXISTING SOIL CONDITIONS MEET OR EXCEED THE CLASS OF SOIL MATERIAL SPECIFIED IN THIS TABLE. IF ACTUAL SOIL CONDITIONS DO NOT CONFORM TO TABLE R401.4.1, THE FOOTINGS WILL HAVE TO BE REDESIGNED. FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL, 1'-0" BELOW ORIGINAL GRADE. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-0" BELOW FINISHED GRADE.

- CAST IN PLACE CONCRETE
 - ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING DOCUMENTS:
 - ACI-301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
 - ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
 - ALL CONCRETE SHALL BE (8000 PSI) STONE AGGREGATE CONCRETE AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED.
 - SLABS ON GROUND SHALL BE 4" THICK CONCRETE REINFORCED WITH #3X8 W1.4XW1.4 WWF OVER 8 MIL POLYETHYLENE IMPER BARRIER AND 4" WASHED GRAVEL UNLESS OTHERWISE NOTED

- REINFORCING STEEL
 - ALL REINFORCING SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615, GRADE 60. ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 318).
 - ALL SPICES IN REINFORCING SHALL BE 2" BEND HORIZONTAL REINFORCING 1'-0" AROUND ALL CORNERS OR PROVIDE 4'-0" LONG CORNER BARS TO MATCH HORIZONTAL REINFORCING.

- MASONRY
 - ALL MASONRY CONSTRUCTION AND MATERIALS USED THEREIN (CONCRETE MASONRY, CLAY MASONRY, MORTAR, GROUT AND STEEL REINFORCEMENT) SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530/ASCE 5/TMS 402) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530 /ASCE 5/TMS 402) IN ALL RESPECTS.
 - MASONRY BEARING WALLS SHALL CONSIST OF STANDARD HOLLOW UNITS CONFORMING TO ASTM 90 UNLESS OTHERWISE NOTED. WHERE SOLID UNITS ARE REQUIRED, PROVIDE UNITS CONFORMING TO ASTM C-145.
 - ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH AND APPLICATION FOR PORTLAND CEMENT/LIME TYPE "31" MORTAR AS DESCRIBED IN ACI 530.
 - ALL GROUT FILL IN MASONRY WALLS SHALL CONFORM TO ASTM A 476, SLUMP RANGE 8-11". PLACE GROUT IN 6'-0" MAXIMUM FOUR HEIGHTS AND CONSOLIDATE BY MECHANICAL VIBRATION
 - PROVIDE 1" DEPTH OF 100% SOLID MASONRY BELOW ALL JOIST OR SLAB BEARING LINES. PROVIDE 18" HIGH X 16" LONG 100% SOLID MASONRY BELOW ALL LINTELS AND BEAMS UNLESS NOTED OTHERWISE.
 - ALL MASONRY WALLS SHALL BE REINFORCED WITH NO. 3 GAGE TRUSS TYPE GALVANIZED D.U.R.-O. WALL SPACED VERTICALLY AT 18" O.C. UNO. LAP ALL D.U.R.-O. WALLS MINIMUM. PROVIDE CORNER AND TIE PIECES AT ALL INTERSECTIONS.
 - GROUT ALL COLL JOISTS VERTICAL JOINT BETWEEN BRICK OR CMU. 100% SOLID. PROVIDE SOLID BLOCK OR FILL WALL SOLID SUPPORT DIRECTLY BELOW ALL CHANGES IN WALL THICKNESS OR CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS BEARING FOR ALL WALLS.
 - SUPPORT AND FASTEN VERTICAL BAR REINFORCEMENT TO PREVENT MOVEMENT WHEN GROUT IS INSTALLED LAP ALL VERTICAL REINFORCING 8 BAR DIAMETERS MINIMUM

- STRUCTURAL STEEL
 - ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A36 OR A992. ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL, AISC SPECIFICATION AND AISC CODE OF STANDARD PRACTICE.
 - WOOD:
 - STRUCTURAL SOLID WOOD RAFTERS, JOISTS, BEAMS AND STUDS SHALL BE HEM FIR #2 OR SPRUCE PINE FIR #2 SURFACED DRY AT A MAXIMUM OF 19% MOISTURE CONTENT. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESURE TREATED SOUTHERN PINE #2, ALL FABRICATION, ERECTION, OTHER PROCEDURES AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".
 - WOOD TRUSS SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION AND COMMENTARY (JANUARY 1, 2005) AND GUIDE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BSC-18) AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND IN ACCORDANCE WITH THE 1997 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
 - WOOD TRUSSES AND ENGINEERED FLOOR JOISTS ALONG WITH ALL METAL HANGERS REQUIRED AT FLUSH CONNECTIONS ARE TO BE DESIGNED BY THE SUPPLIER. SHOP DRAWINGS SO SHALL BE SUBMITTED TO THE ENGINEER ARCHITECT FOR REVIEW. ALL TRUSSES AND JOISTS SHALL BE DESIGNED TO LIMIT THE BEARING STRESS TO 425 PSI WHEN MEMBERS BEAR ON STUD WALLS. PROVIDE MEMBERS OF ADEQUATE WIDTH OR METAL CONNECTIONS TO LIMIT STRESSES TO THE SPECIFIED VALUE.
 - ALL LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: E=2800,000 P.S.I., Fv=2850psi, E=1,900,000,000 P.S.I., F=2510psi (PARALLEL), F=750psi (PERPENDICULAR). ALL LVLS SHALL HAVE A 1-3/4" MINIMUM THICKNESS.
 - ALL MULTIPLE MEMBERS 10" OR LESS IN DEPTH SHALL HAVE EACH MEMBER NAILED WITH 2 ROWS OF 16d NAILS SPACED AT 12" O.C. MEMBER DEEPER THAN 10" SHALL HAVE 3 ROWS OF 16d NAILS SPACED AT 12" O.C.
 - PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 16 JOIST SPAN.
 - ALL NAILS ARE TO BE COMMON WIRE NAILS. NAILING OF ALL FRAMING SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS BUT IN NO CASE SHALL BE LESS THAN HE RECOMMENDED NAILING SCHEDULE CONTAINED IN THE 2003 INTERNATIONAL RESIDENTIAL CODE. ALL MULTIPLE STUD POSTS ARE TO BE NAILED TOGETHER WITH 12d NAILS @ 9" O.C. STAGGERED.
 - PROVIDE BLOCKING SPACED AT 24" O.C. IN FIRST JOIST, RAFTER OR TRUSS SPACES WHEN FRAMING IS PARALLEL TO EXTERIOR WALL. ALL SHORING OR ROOF OR BLOCKING AND NAIL BLOCKING SHALL BEAR THE FULL BUILT UP WEIGHT OF THE STRUCTURE. PROVIDE ONE ROW OF BRIDGING BETWEEN ALL FLOOR AND ROOF JOISTS FOR EACH 8'-0" OF SPAN. PROVIDE SOLID BLOCKING OR A CONTINUOUS RIM JOIST AT THE BEARING OF JOISTS, RAFTERS OR TRUSSES ON WOOD PLATES.
 - PROVIDE THE FOLLOWING JAMB STUDS AT ALL BEARING WALL OPENINGS UNLESS NOTED OTHERWISE:
 - 0'-0" - 3'-4" OPENING 2 JACK STUDS, 1 KING STUD
 - 3'-5" - 6'-0" OPENING 2 JACK STUDS, 2 KING STUDS
 - 6'-1" - 9'-0" OPENING 2 JACK STUDS, 2 KING STUDS
 PROVIDE DOUBLE STUDS AT ALL CORNERS AND BENEATH ALL GIRDER TRUSSES AND WOOD BEAMS UNLESS NOTED OTHERWISE ON PLANS. WOOD BEAMS AND HEADERS SHALL BEAR THE FULL BUILT UP WEIGHT AND JACK STUDS.
 - ALL EXTERIOR STUD WALL AND INTERIOR STUD BEARING WALLS SHALL HAVE STUDS SPACED AT 16" O.C. MAXIMUM AND SHALL HAVE SOLID BRIG OF 2" STUDS UNLESS NOTED OTHERWISE.
 - ALL POSTS MULTIPLE STUDS OR SOLID POST SUPPORTING BEAMS, WALL HEADERS OR GIRDER TRUSSES, SHALL BE ROCKED SOLID TO THE FULL LENGTH OF THE POSTS AT ALL INTERSECTIONS WITH FLOORS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO TOP OF FOUNDATION WALLS OR BEAMS. POSTS SHOWN ON UPPER LEVELS FLOORS SHALL ALSO BE INSTALLED ON THE LOWER LEVELS IN LINE WITH THE POST ABOVE DOWN TO FOUNDATION WALLS OR BEAMS.
 - ALL FASTENERS USED IN STEEL LUMBER ARE TO BE HOT DIP GALVANIZED, STAINLESS STEEL OR 1.85 OZ OF ZINC PER SQUARE FOOT OF SURFACE (G185).
 - ALL FLUSH WOOD CONNECTIONS SHALL HAVE METAL HANGERS. THE SUPPLIER SHALL DESIGN ALL HANGERS FOR ACTUAL LOADS. INSTALL ALL HANGERS IN ACCORDANCE TO THE MANUFACTURERS INSTRUCTIONS. FILL ALL NAIL OR BOLT HOLES USING THE SPECIFIED NAILS AND BOLTS ONLY.

CLIMATE ZONE 4A

- N1101.7 (R301.1) MANDATORY AND PRESCRIPTIVE PROVISIONS
N1102.1.1 (R402.1.1) EXTERIOR FRAME WALL CONSTRUCTION 2X6/2US
R-21 KRAFF FACED BATT INSULATION 7/16" O.S.B. (CONTINUOUS HOUSEWARP)

- N1102.2.1 (R402.2.1) ATTIC INSULATION R-49, R-38 IF 12" ENERGY HEEL IS USED

- N1102.1.2 (R402.1.2) BASEMENT WALL INSULATION
R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HEIGHT

- N1102.1.2 (R402.1.2) CRAWL SPACE WALL INSULATION
R-10 FOIL FACED CONTINUOUS BATTS FULL HEIGHT EXTENDING FROM FLOOR ABOVE.
TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0" HORIZONTALLY AN ADDITIONAL 2'-0".

- N1102.1.2 (R402.1.2) FLOOR INSULATION OVER UNCONDITIONED SPACES: R-19 BATT INSULATION

- N1102.1.2 (R402.1.2) WINDOW U-VALUE / SHGC
.35 (U-VALUE)
.40 (SHGC)

- N1102.1.2 (R402.1.2) SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE: R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR 2'-0" VERTICALLY.

- N1102.2.1 (R402.2.1) CEILING WITH ATTIC SPACE, WHEN SECTION R402.1.1 WOULD REQUIRE R-38 IN THE CEILING, R-30 SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-38 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. SIMILARLY, R-38 SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.3 AND THE TOTAL UA IN SECTION N1102.2.1 (R402.1.4).

- N1102.2.4 (R402.2.4) ATTIC HATCHES AND DOORS: ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-38

- N1102.4 (R402.4) BUILDING THERMAL ENVELOPE (AIR LEAKAGE): THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO A LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R1102.1 THROUGH R1102.4.4. EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED THIS SECTION OF 2015 IECC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AIR BARRIER OF SUITABLE MATERIAL.

- N1102.4.1.2 (R402.4.1.2) THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN LEAKAGE RATE NOT EXCEEDING 5 AIR CHANGES PER HOUR IN CLIMATE ZONES 1 AND 2 AND 3 AIR CHANGES PER HOUR IN CLIMATE ZONE 3 THROUGH 6. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS).

- N1102.4.2 (R402.4.2) FIREPLACES: NEW WOOD 4-BURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR.

- N1102.4.3 (R402.4.3) FENESTRATION AIR LEAKAGE: WINDOWS, SKYLIGHTS AND SLIDING DOORS SHALL AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT (1.5 L/s/m²), AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQ. FOOT (2.8 L/s/m²), WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 1011.S/2/A40 BY THE MANUFACTURER

- N1102.4.4 (R402.4.4) RECESSED LIGHTING: RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.

- N1103.1 (R403.1.1) THERMOSTAT
ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER 2015 IECC SECTION R403.1

- N1103.3.1 (R403.3.1) MECHANICAL DUCT INSULATION SUPPLY DUCTS IN ATTIC R-8 MINIMUM SUPPLY DUCTS OUTSIDE OF CONDITIONED SPACES R-3 MINIMUM OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE R-4 MINIMUM. DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-6 MINIMUM.

- N1103.3.2 (R403.3.2) DUCT SEALING
ALL DUCTS, AIR HANDLERS, FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH EITHER THE IMC OR THE IRC AS APPLICABLE. A DUCT TIGHTNESS TEST (DUCT BLASTER) DUCT TOTAL LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH-IN TEST. DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.

- N1103.6 (R403.6) MECHANICAL VENTILATION:
OUTDOOR (MAKE-UP) AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN VENTILATION SYSTEM IS NOT OPERATING.

- N1103.7 (R403.7) EQUIPMENT SIZING
HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL IS BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES.

- N1104.1 (R404.1) LIGHTING EQUIPMENT
A MINIMUM OF 75% OF ALL LAMPS (LIGHT) MUST BE HIGH-EFFICACY LAMPS.

- WATER HEATER
MINIMUM EFFICIENCY TESTING ESTABLISHED BY NAECA

- MECHANICAL TESTING
ALL MECHANICAL TESTING TO BE PERFORMED BY A CERTIFIED CONTRACTOR.



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DRAWINGS BY:
CSJ

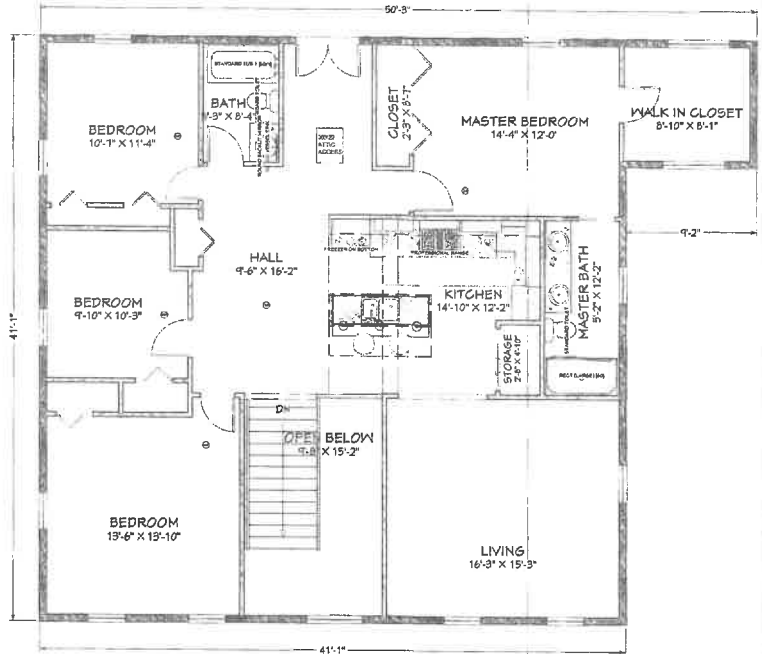
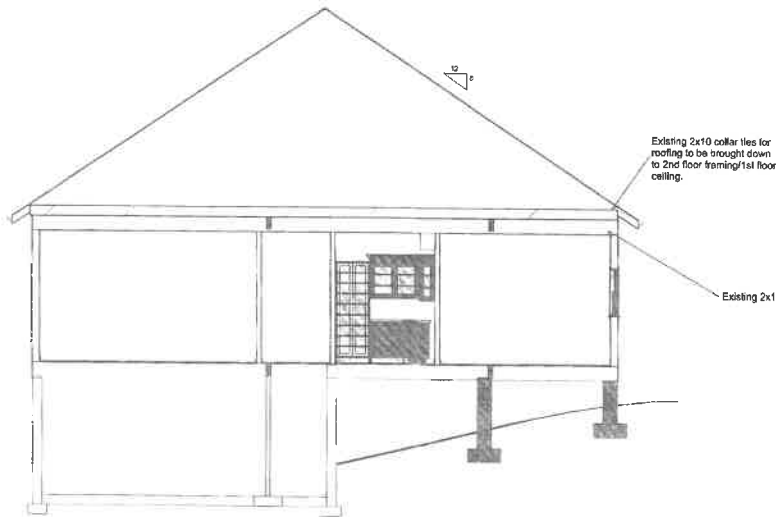
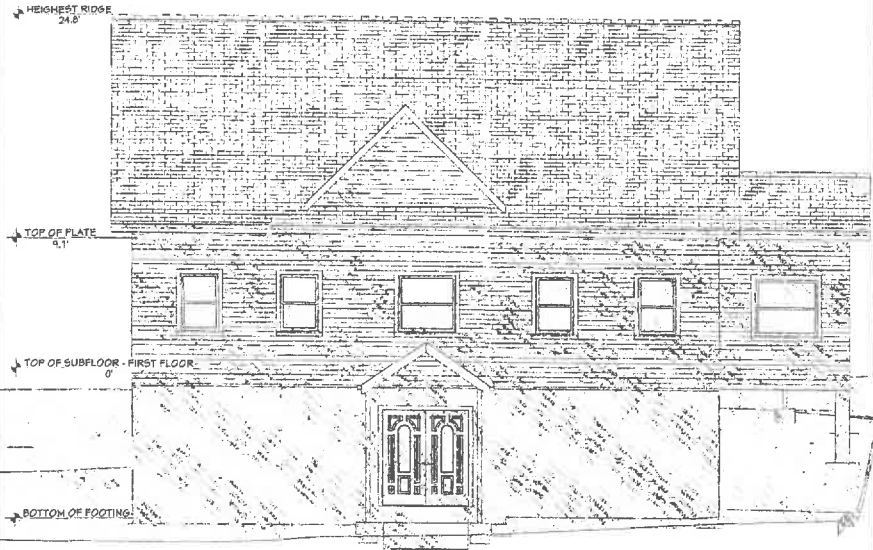
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A-2



First Floor Plan

NOTES:
Smoke detectors - ☉



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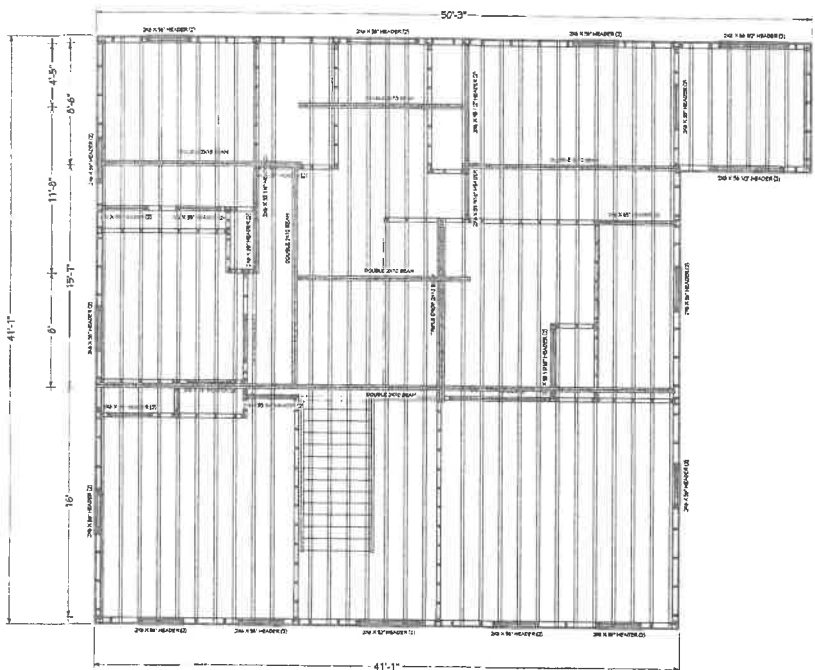
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1/4" = 1'

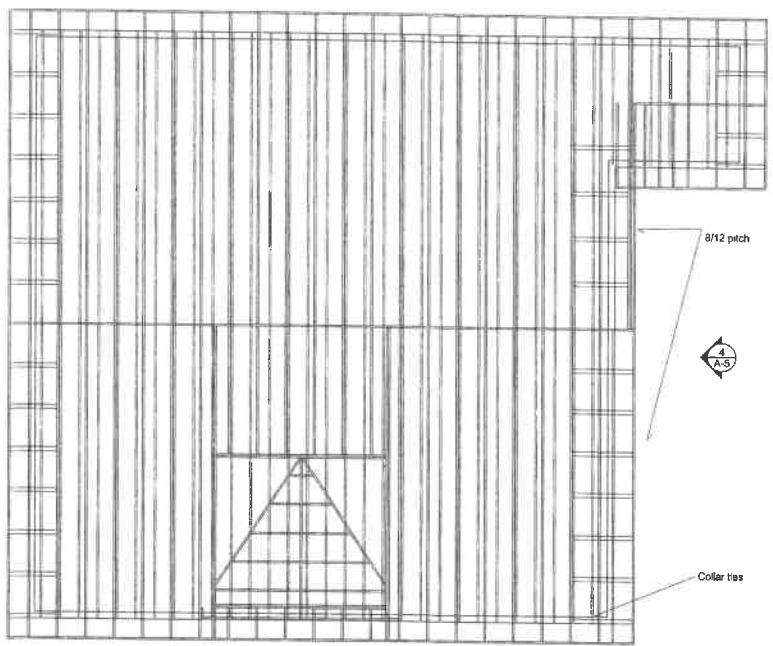
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Elevations and First Floor Plan

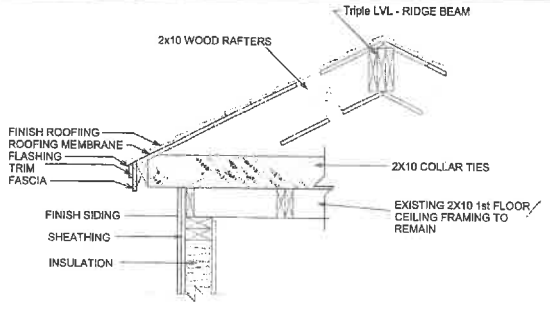
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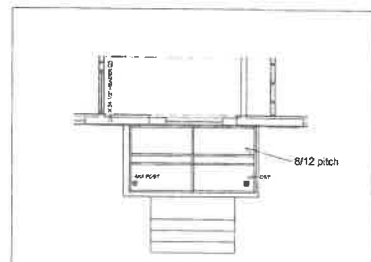
① Existing 1st Floor Ceiling Framing Plan



② Existing Ceiling and Main Roof Plan



④ Roof Wall Detail - NTS



③ Entry Way Roof Plan



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1/4" = 1'

PAGE

Ceiling and Roof
Plan

A-5