

October 12, 2023

Permit Application Center
Heritage Office Complex
Anne Arundel County

Michael and Kerri Messer
187 Inverness Rd
Severna Park, MD 21146

Re: 187 Inverness Rd, Severna Park, MD 21146
Variance Explanation Letter
Tax Map 24 – Block 0014 – Parcel 0339 – Tax Account #05001200

On May 4, 2021, we applied for a variance (case #2021-0093-V), participated in a hearing, and were granted approval for a zoning variance to the 7' side set-back requirement from the neighboring property in order to renovate our home at 187 Inverness Rd, Severna Park, MD 21146. Due to significant delays in the Anne Arundel County Permit Office, the variance expired prior to us obtaining an extension. This is a re-application for the zoning variance. The permit (#B02404737) is on hold pending the new variance. Once approved, the permit will be approved.

The only change since the original submission is the septic system has now been upgraded to a BAT system per the AACO Health Department requirements for the permit. The site plan and requirements remain unchanged and are as follows:

This is a formal submittal for a Variance Application to Article 18-4-601 Bulk Regulations of 3-feet to the required 7-foot side setback in a R-2 Zoning District and to provide less buffer than required for first and second floor principal structure modification to match the existing walkout basement and concrete front porch area. The structural modifications will result in no change to the existing pervious surface on the lot, no change in the drainage, and no environmental impact.

As a total and permanently disabled military veteran, I, as the owner, am seeking to modify my primary existing residential structure to facilitate first floor living and bring the property into ADA compliance. By relocating the first-floor walls to overlay the existing walk-out basement and porch, we will be able to consolidate all required living (specifically laundry and owners suite) spaces to the first floor and provide the necessary access to the bathroom.

The property, located in the Riverdale neighborhood of Severna Park, MD, is 10,149 square foot consisting of a principal dwelling, a garage with covered carport, two sheds on elevated platforms, deck, patios and walkways. The property is gently sloping from Inverness Rd to the Magothy River for a total drop of approximately 20' over the 230' length of the property for an 8.7% grade. At the property edge bordering the Magothy River, there is a 5' high retaining wall/bulkhead. The neighborhood is a well, established R2-zoned residential area.

The principal structure was built in 1936 with the last major renovation done in 2003. The structure is a 2-story structure with a walk-out basement. It is approximately 45' x 34' for a total of 1450 SF footprint and 2,928 SF overall living space. The building is 87' set back from the Mean High-Water Line which is coincident with the Magothy River border. The entire width of 33.8' structure penetrates the 100' Critical Area Buffer by 13'. The structure is approximately 4' from the adjacent property of 189 Inverness Rd and 14' from the adjacent property at 185 Inverness Rd. The structure is set back from Inverness Rd by 75' at the closest point and 90' at the furthest. An 8' covered porch extends the width of the Inverness Rd side of the structure and wraps on the north side of the structure (adjacent to 185 Inverness Rd) an additional 11'x12'.

There are three additional structures on the property including a garage and two sheds. The enclosed garage, set back 12' from Inverness Rd at the minimum, is 14'x28' for 392 SF. An open air, covered overhang extends 9' on the north side (adjacent to 185 Inverness Rd). The two sheds are located between the garage and principle dwelling and are 9'x16' (144 SF) and 7'x7' (49 SF) respectively built on slatted platforms allowing for drainage under the structures.

In total, the property consists of 2,914 square feet of impervious surface (28.7%) and 7,235 square feet of pervious surface (71.3%) and vegetation to include: American sycamore, purple chokeberry, crepe myrtle, northern white cedar, American hornbeam, Japanese maple, rose bushes, rhododendron, coastal dog-hobble, Japanese Pieris, meadowsweet, burning bush, lilacs, orpine, pampas grass, various perennial flowering plants, and grass areas. While no ground disturbance is required or planned for the project, all appropriate environmental protections will be in place during construction to include silt barriers. The project plan is to not disturb any current vegetation. However, if there are any disturbances, the vegetation will be replaced in kind.

The Variance request is not based on conditions or circumstances that are a result of actions by the applicant to include commencement of development before an application for a variance was filed and does not arise from any condition relating to the land or building use on any neighboring property. The proposed structure modification will not extend the existing footprint any further into the buffer, rather build vertically on the existing foundation.

The granting of the subject variance will have no changes to current water quality or any impacts to fish, wildlife or plant habitat within the Country's Critical Area or Bog Protection area and will be in harmony with the general spirit and intent of the Country's Critical Area and/or Bog Protection programs.

The granting of the requested variance will not alter the essential character of the neighborhood, will not impair the appropriate use or development of adjacent property, and will not be detrimental to public welfare. The modifications will improve value in the neighborhood and substantially increase the welfare and safety of the inhabitants of the renovated home.

If there is any additional information that would assist in your review and approval or if there are any questions regarding this request, I can be reached at michael.messer@outlook.com or via phone at 940-232-0223.

Kindly request an expedited process as this is a repeat of the original variance request.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael and Kerri Messer". The signature is written in a cursive, flowing style.

Michael and Kerri Messer
Owners

Note:
 IPF = IRON PIPE FOUND
 IRF = IRON ROD FOUND
 IPACF = IRON PIPE AND CAP FOUND
 IPACS = IRON PIPE AND CAP SET
 R&C = REBAR AND CAP SET



BEING KNOWN AND DE
 LOT NO. 28 AS SHOW
 ENTITLED "RIVERDALE"
 RECORDED AMONG THE
 OF ANNE ARUNDEL COUNTY, MARYLAND
 IN PLAT BK. # 13, FOLIO 20.

THIS IS TO CERTIFY THAT THIS PLAT WAS MADE IN
 ACCORDANCE WITH COMAR 08.13.06.03 AND 06
 BOUNDARY AND LOCATION PROCEDURES FOR LAND
 SURVEYING. WE HAVE MADE A BOUNDARY AND LOCATION
 SURVEY OF THE PROPERTY AND THE VERIFIED
 INFORMATION SHOWS HERETOBY AND THE VERIFIED
 ON THE GROUND, AND THE VERIFIED IMPROVEMENTS ARE
 SHOWN TO A TOLERANCE OF 1 FOOT MORE OR LESS.



King's Point Surveys, Inc.
 8019 Long Hill Rd.
 Pasadena, MD 21122
 410-255-1378 king@kingspointssurveys.com



Proposed Infill Under
 Existing Porch Roof (1st
 floor only) –
 16'x8'/8' high

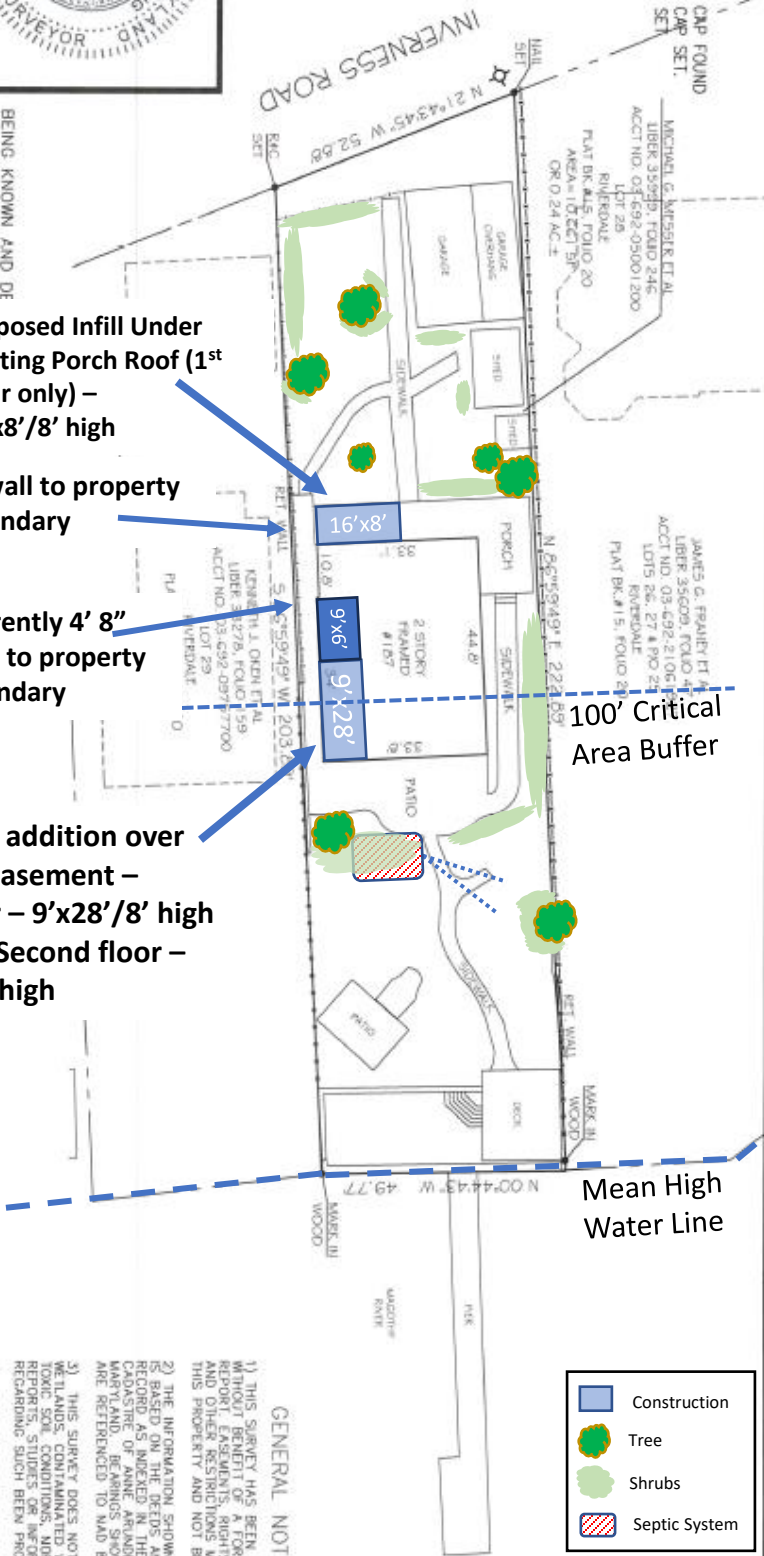
5' wall to property
 boundary

Currently 4' 8"
 wall to property
 boundary

Proposed addition over
 Existing Basement –
 First floor – 9'x28'/8' high
 First and Second floor –
 9'x6'/19' high

100' Critical
 Area Buffer

Mean High
 Water Line



	Construction
	Tree
	Shrubs
	Septic System

GENERAL NOTES

- 1) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A FORMAL TITLE REPORT. EASEMENTS, RIGHTS-OF-WAY AND OTHER RESTRICTIONS MAY AFFECT THIS PROPERTY AND NOT BE SHOWN.
- 2) THE INFORMATION SHOWN HEREON IS BASED ON THE DEEDS AND PLATS OF RECORD AS INDEXED IN THE PROPERTY CADASTRE OF ANNE ARUNDEL COUNTY, MARYLAND. BEARINGS SHOWN HEREON ARE REFERENCED TO NAD 83.
- 3) THIS SURVEY DOES NOT ADDRESS WETLANDS, CONTAMINATED WASTE OR TOXIC SOIL CONDITIONS. NOR HAVE ANY REPORTS, STUDIES OR INFORMATION REGARDING SUCH BEEN PROVIDED.
- 4) THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED ON APRIL 8, 2021.
- 5) NOTE THIS DRAWING NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE.

BOUNDARY & LOCATION DRAWING OF
 LOT 28
 RIVERDALE
 187 INVERNESS ROAD SEVERNA PARK, MD 21146
 TAX MAP 0024 PART OF PARCEL 0319
 THIRD ELECTION DISTRICT
 ANNE ARUNDEL COUNTY, MARYLAND

DRAWN: JAK
CHECKED: JAK
DATE: 04-28-21
JOB #: 2021-2035
SCALE: 1"=30'
SHEET: 1 OF 1



CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction:

Date: October 12, 2023

Tax Map #	Parcel #	Block #	Lot #	Section
0024	0339		28	

FOR RESUBMITTAL ONLY

Corrections
Redesign
No Change
Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: 05001200

Project Name (site name, subdivision name, or other) House modification

Project location/Address 187 Inverness Rd

City Severna Park Zip 21146

Local case number

Applicant: Last name Messer First name Michael

Company

Application Type (check all that apply):

Building Permit	<input checked="" type="checkbox"/>	Variance	<input checked="" type="checkbox"/>
Buffer Management Plan	<input type="checkbox"/>	Rezoning	<input type="checkbox"/>
Conditional Use	<input type="checkbox"/>	Site Plan	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Special Exception	<input type="checkbox"/>
Disturbance > 5,000 sq ft	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>
Grading Permit	<input type="checkbox"/>	Other	<input type="checkbox"/>

Local Jurisdiction Contact Information:

Last name _____ First name _____

Phone # _____ Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Modify first floor wall to overall existing basement and porch footprint.

Intra-Family Transfer <input type="checkbox"/> Yes Grandfathered Lot <input checked="" type="checkbox"/>	Growth Allocation <input type="checkbox"/> Yes Buffer Exemption Area <input type="checkbox"/>
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Project Type (check all that apply)

Commercial <input type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/>	Recreational <input type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
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SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area		10,149	Total Disturbed Area		
LDA Area			# of Lots Created		
RCA Area					
Total Area		10,149			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		2,194
Created Forest/Woodland/Trees			New Lot Coverage		
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		2,194

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0	0	Mitigation	0	0

<p><u>Variance Type</u></p> Buffer <input type="checkbox"/> Forest Clearing <input type="checkbox"/> HPA Impact <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Expanded Buffer <input type="checkbox"/> Nontidal Wetlands <input type="checkbox"/> Setback <input type="checkbox"/> Steep Slopes <input type="checkbox"/> Other <input checked="" type="checkbox"/>	<p><u>Structure</u></p> Acc. Structure Addition <input type="checkbox"/> Barn <input type="checkbox"/> Deck <input type="checkbox"/> Dwelling <input type="checkbox"/> Dwelling Addition <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Gazebo <input type="checkbox"/> Patio <input type="checkbox"/> Pool <input type="checkbox"/> Shed <input type="checkbox"/> Other <input type="checkbox"/>
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Modify first floor to existing basement structure nonconforming right

michael.messer@outlook.com

From: Sara Anzelmo <pzanze99@aacounty.org>
Sent: Thursday, October 12, 2023 10:23 AM
To: michael.messer@outlook.com
Subject: 187 Inverness Road Variance

Good morning. Per our phone conversation regarding your expired variance (2021-0093-V) for the proposed dwelling addition at 187 Inverness Road, a pre-file is not required prior to your reapplication. Please let us know if you have any additional questions. Thank you for reaching out.

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***The Best Place
For All***

Sara Anzelmo
Office of Planning and Zoning
Planner, Zoning Administration Section
(410) 222-7437



www.aacounty.org

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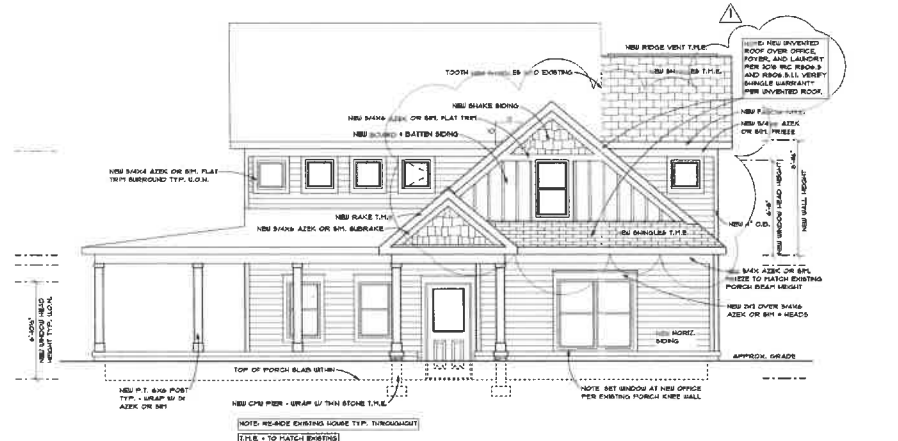
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Existing Front Elevation
SCALE: 3/16" = 1'-0"



Proposed Front Elevation
SCALE: 1/4" = 1'-0"

NOTES

1.0 GENERAL

1.01 THE BUILDER SHALL BE RESPONSIBLE AND LIABLE FOR FULL COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, REGULATIONS AND AMENDMENTS, AND ALL OTHER APPLICABLE HAVING JURISDICTION, WHETHER OR NOT SUCH CODES AND REQUIREMENTS ARE EXPLICITLY DOCUMENTED IN THESE DRAWINGS. CONSTRUCTION SHALL COMPLY WITH THE INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL, AS THE INTERPRETER OF THE LOCAL BUILDING OFFICIAL SHALL VARIANCE WITH THESE PLANS OR SPECIFICATIONS, THE WORKS HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING PERMIT OR TO CONSTRUCT THE STRUCTURE DOCUMENTED HEREIN SHALL CONSTITUTE ACCEPTANCE OF THESE CONDITIONS BY THE BUILDER.

1.02 DESIGN LOADS:

TYPE	LOAD (PSF)	DEAD (PSF)	WIND (PSF)
ROOF	30	15	
DWELLING ROOMS	30	10	
OVERHANG AREAS	40	15	
GARAGE FLOORS	50	10	
DECKS	40	10	
EXTERIOR BALCONIES	40	10	

2.01 SITE WORK IS NOT ADDRESSED IN THESE DOCUMENTS. 2000 PSF SOIL BEARING CAPACITY ASSUMED.

3.0 CONCRETE/FOUNDATIONS

3.01 ALL REINFORCED CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE AC 308, CURING CONCRETE, ALL PLANS. CONCRETE SHALL CONFORM TO AC 308.1 AND AC 308.3 FOR RESIDENTIAL CAST-IN-PLACE CONCRETE CONSTRUCTION.

3.02 MINIMUM SPECIFIED COMPRESSIVE STRENGTH IS 28 DAYS:

LOCATION OF CONCRETE	(f' _{CR}) (PSI)
BASEMENT WALLS AND FOUNDATIONS NOT EXPOSED TO WEATHER	2500
BASEMENT SLABS AND INTERIOR SLABS ON GRADE	2500
BASEMENT WALLS EXTERIOR FOUNDATION WALLS AND OTHER WALLS EXPOSED TO WEATHER	3000
DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, STEPS/PATIOS AND UNWEATHERED CONCRETE SLABS EXPOSED TO WEATHER	3500

3.03 THRESHOLDS AND KICKOUTS OF CONCRETE FOUNDATION WALLS SHALL CONFORM TO 2018 IRC TABLE R402.2.1.1-4.1, OR WITH SEALED STRUCTURAL DRAWINGS SPECIFIC TO THE SITE SOIL AND GRADE CONDITIONS.

4.0 MASONRY

4.01 ALL MASONRY WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE IRC AND NCMA SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION.

4.02 BRICK VENEER SHALL HAVE NON-CORROSIVE METAL TIES AT MINIMUM 5/16" VERTICALLY AND HORIZONTALS AND WEAP HOLES AT 24" O.C. AT BASE FLASHING AND CAVITY INTERRUPTERS.

5.0 METALS

5.01 FOUNDATION ANCHOR BOLTS SHALL BE PROVIDED AT MAXIMUM 6" O.C. AND 12" FROM THE END OF EACH PLATE SECTION, WITH MINIMUM TWO (2) ANCHORS PER SECTION OF PLATE. ANCHOR BOLTS SHALL BE PROVIDED TO ACHIEVE EQUIVALENT CAPACITY MAY BE SUBSTITUTED FOR ANCHOR BOLTS.

5.02 ALL METAL ANCHORS, FASTENERS, HANGERS ETC. SHALL BE GALVANIZED. ALL STRUCTURAL STEEL, WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A 992 WITH MINIMUM STRENGTH F_y = 50 ksi. ALL STRUCTURAL STEEL CHANNELS, ANGLES, BOLTS AND BAR STOCK SHALL CONFORM TO ASTM A 36 WITH MINIMUM YIELD STRENGTH F_y = 36 ksi.

5.03 ADJUSTABLE STEEL COLUMNS SHALL BE MINIMUM 1 1/2 GAUGE, ASTM A 513 OR BETTER, AND SHALL MEET OR EXCEED A PERMITTED ALLOWABLE LOAD CAPACITY. STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A 53 GRADE B WITH MINIMUM STRENGTH F_y = 35 ksi. COLUMNS SHALL HAVE A MINIMUM 27/64" THICK END PLATES. SCREW JACKS SHALL BE ENCASED IN CONCRETE OR TACK WELDED AFTER INSTALLATION.

6.0 WOOD

6.01 SOIL PLATES AND ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE, AND ALL EXPOSED EXTERIOR LUMBER, SHALL BE PRESSURE TREATED TO MEET AWPA STANDARDS.

6.02 MOISTURE CONTENT OF ALL LUMBER SHALL NOT EXCEED 19%.

6.03 WOOD BEAMS, JOISTS, HEADERS AND RAFTERS SHALL BE MINIMUM S4S #2 OR EQUAL UNLESS OTHERWISE NOTED.

6.04 JOIST MEMBERS SHALL BE 3/4" WIDE, DEPTH PER TABLE, GANJOES PER MANUFACTURER'S SCHEDULING, WITH THE FOLLOWING MINIMUM PROPERTIES: F_b = 600 PSI, F_c = 170 PSI, I_c = 2.143 IN⁴, I_p = 285 PSI, E = 2,000,000 PSI.

6.05 PSL MEMBERS SHALL BE SIZED PER PLANS, WITH THE FOLLOWING MINIMUM PROPERTIES: F_b = 2000 PSI, F_c = 170 PSI, I_c = 1,900 PSI, I_p = 290 PSI, E = 2,000,000 PSI.

6.06 PREFABRICATED FLOOR JOISTS OR FLOOR TRUSSES SHALL BE DESIGNED TO CARRY ALL UNIFORM LIVE AND DEAD LOADS WITH THE LIVE LOAD DISTRIBUTION NOT TO EXCEED 400 LB. ALL LAMINATED BEAMS AND BUNGLE UP JOISTS TO BE DESIGNED/VERIFIED BY MFR THROUGHOUT. THE MANUFACTURER SHALL PROVIDE ALL REQUIRED DIMENSIONS, SPAN RATES, END CONNECTIONS AND OTHER REQUIRED COMPONENTS. THE MANUFACTURER SHALL ALSO PROVIDE ALL DRAWINGS REQUIRED FOR PERMIT AND ERECTION PURPOSES, SHOWN AND SIZED BY A PROFESSIONAL ENGINEER AT SITE/IN THE STATE WHERE THE JOB IS TO BE BUILT.

6.07 PDS ENGINEERED TRUSSES SHALL BE DETAIL AND FABRICATED IN ACCORDANCE WITH THE MANUFACTURER'S TO CARRY ALL UNIFORM LIVE AND DEAD LOADS, THE MANUFACTURER SHALL SUPPLY ALL REQUIRED HANGERS, HOLD-DOWN STRIPS, SHEAR PANELS AND OTHER REQUIRED COMPONENTS. THE MANUFACTURER SHALL ALSO PROVIDE ALL DRAWINGS REQUIRED FOR PERMIT AND ERECTION PURPOSES, SHOWN AND SIZED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE JOB IS TO BE BUILT.

6.08 JOISTS SHALL BE DOUBLED UNDER PARALLEL WALLS THAT EXCEED ONE-TWENTY (1/20) OF THE SPAN LENGTH. JOISTS SHALL BE SPACED CLOSE UNDER BATH TUBS, CERAMIC OR MARBLE TUBS, POTTY/TANK BIDS AND SIMILAR ANTICIPATED LOADING CONDITIONS. JOISTS SHALL NOT BE CUT, NOTCHED OR DRILLED EXCEPT AS PERMITTED BY 2018 IRC R402.0 OR OTHER APPLICABLE CODE.

6.09 HEADERS OVER FINISH OPENINGS OVER BEARING WALLS SHALL BE MINIMUM 1 1/2" UNLESS OTHERWISE NOTED ON DRAWINGS AND 12" ON OTHER APPLICABLE CODE.

6.10 STAIR TREADS SHALL HAVE A MINIMUM DEPTH OF 10" TREADS SHALL HAVE A PROJECTING NOSING OF MINIMUM 1/2", MAXIMUM 1 1/2", UNLESS TREAD DEPTH IS 11" OR GREATER. STAIR RISERS SHALL HAVE A MAXIMUM HEIGHT OF 7 1/2".

6.11 STAIR HANDRAILS SHALL BE LOCATED BETWEEN 36" AND 38" ABOVE THE SLOPED PLANE CONNECTING THE NOSINGS OF THE ASSOCIATED STAIR. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH FLIGHT OF STAIRS OF FOUR OR MORE RISERS AND SHALL BE CONTINUOUS OVER THAT FLIGHT. UNLESS OTHERWISE NOTED IN THESE PLANS, STAIR HANDRAILS SHALL HAVE A GRIP OF 1 1/2" RADIUS HANDRAILS SHALL HAVE A DIAMETER OF BETWEEN 1 1/2" AND 2"; NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER OF BETWEEN 4" AND 6" AND A MAXIMUM CROSS-SECTION WIDTH OF 2 1/4".

7.0 THERMAL AND MOISTURE PROTECTION

7.01 3/8" X 3/8" METAL COMPRESSION SHIM SEAL SHALL BE PROVIDED BENEATH ALL EXTERIOR SOIL PLATES.

7.02 PROVIDE APPROVED CORROSION-RESISTIVE FLASHING AT THE INTERSECTION OF MASONRY AND WOOD FRAME CONSTRUCTION OVER PROJECTING TRIMS WHERE DECKS, PORCHES, AND THE USE ARE ATTACHED TO WOOD FRAME CONSTRUCTION AT ROOF TO WALL AND ROOF TO CHIMNEY INTERSECTIONS, IN ROOF VALLEYS, AT ALL ROOF PENETRATIONS AT ALL WALL OPENINGS, AT ALL CAVITY INTERRUPTERS AT MASONRY VENEER, AND ALL OTHER LOCATIONS NOTED TO PREVENT WATER PENETRATION OF THE STRUCTURE.

7.03 PROVIDE EXTERIOR FINISHES AS SHOWN ON DRAWINGS. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS OVER APPROVED WEATHER-RESISTANT BARRIER.

7.04 PROVIDE SOFFIT VENTS AND RIDGE VENTS AS SHOWN ON THE DRAWINGS, AND SUPPLEMENTARY ROOF VENTS IF REQUIRED TO MAINTAIN MINIMUM 1/300 PRET VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREAS. INSTALL PLASTIC CARBONADO BATTIES IN EACH TRUSS/RAFTER BAY TO MAINTAIN PRET AIR FLOW. ALL RIDGE GABLES SHALL BE OPEN TO MAIN ROOF ATTIC TO ALLOW FREE AIR FLOW.

THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING HEATING AND COOLING LOADS, EXISTING EXISTING SYSTEMS, AND OWNER BEFORE PROCEEDING WITH THE WORK, AND SHALL NOT PROCEED UNTIL A MUTUALLY ACCEPTABLE RESOLUTION IS REACHED.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS. CONSTRUCTION SHALL BE IN FULL ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS IN EFFECT AT THE TIME OF PERMIT ISSUANCE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFE PRACTICES AND PRECAUTIONS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS AND PROVIDE ALL NECESSARY PROTECTION TO PREVENT DAMAGE, INJURY OR DEATH TO ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED BY THE WORK INCLUDING THE HOMEOWNER, HIS FAMILY AND OTHERS WHO MAY BE ON THE PREMISES FROM TIME TO TIME, ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING THE EXISTING RESIDENCE, DRIVEWAYS, LAWN, WALKS, OR OTHER STRUCTURES.

3. ANY DAMAGE OR LOSS TO ANY PROPERTY REFERENCED IN ITEM #2 CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, ANY OF HIS SUBCONTRACTORS, OR BY ANYONE'S NEGLIGENCE OR IMPROPERLY EMPLOYED BY ANY OF THEM SHALL BE REMEDIATED BY THE CONTRACTOR.

4. IF, WITHIN ONE YEAR AFTER THE WORK HAS BEEN ACCEPTED BY THE OWNER, ANY OF THE WORK IS FOUND TO BE DEFECTIVE OR NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL CORRECT IT PROMPTLY UPON RECEIPT OF WRITTEN NOTICE BY THE OWNER TO DO SO, AND SHALL BEAR ALL COSTS FOR SUCH CORRECTION, UNLESS THE OWNER HAS PREVIOUSLY PROVIDED THE CONTRACT WRITER NOTICE OF ACCEPTANCE OF SUCH CONDITION.

5. ALL PROJECT DEBRIS SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES, UTILITIES, UNDERGROUND OR OTHERWISE VISIBLE EXISTING UTILITIES, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL AND PULPING INSTALLATIONS, AS MAY BE REQUIRED.

7. COLORS, MATERIALS AND FINISH DETAILS OF NEW CONSTRUCTION SHALL BE MATCHED TO EXISTING MATERIALS AS CLOSELY AS POSSIBLE, UNLESS OTHERWISE SPECIFIED, FINISHES OR TREATMENTS IN NEW FINISHES TO EXISTING, WHERE APPLICABLE, TO MATCH THE APPEARANCE OF EXISTING.

8. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTOR. THE CONTRACTOR SHALL VERIFY ADEQUACY OF EXISTING STRUCTURE TO RECEIVE NEW CONSTRUCTION.

9. PROVIDE ACCESS PANELS AS REQUIRED AT ALL VALVES, CLEANOUTS, UTILITY PANELS, CRAWL SPACE RISERS, AND ALL OTHER LOCATIONS THAT REPAIR ACCESS MAY BE REQUIRED.

NOTE: NO EXHAUSTIVE OR INVASIVE INVESTIGATION OF EXISTING CONDITIONS WAS PERFORMED. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS, IF A SIGNIFICANT DISCREPANCY OR UNANTICIPATED CONDITION IS DISCOVERED, CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER BEFORE PROCEEDING WITH THE WORK, AND SHALL NOT PROCEED UNTIL A MUTUALLY ACCEPTABLE RESOLUTION IS REACHED.

2018 IECC ENERGY CODE COMPLIANCE REQUIREMENTS

THE BUILDING SHALL CONFORM TO THE FOLLOWING MANDATORY REQUIREMENTS PER THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE:

COMPLIANCE CERTIFICATE	A PERMANENT CERTIFICATE APPROVED BY THE LOCAL JURISDICTION DESCRIBING THE ANALYSIS, FACTORS, AND SHOW OF THE BUILDING COMPONENTS AND BUILDING AIR LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE ELECTRICAL DISTRIBUTION PANEL OR ANOTHER LOCATION APPROVED BY THE LOCAL JURISDICTION. PER IECC R402.3.1 (IECC N1101.14).
MAXIMUM VENTILATION FACTOR AND SHGC	THE SHADING FACTOR ALLOWED FOR EITHER THE TOTAL LAZARUS METHOD PER IECC R402.3.1 (IECC N1101.13) OR THE SIMULATED PERFORMANCE ALTERNATIVE PER IECC R402.3.1 (IECC N1101.13) SHALL BE AS FOR VERTICAL VENTILATION AND 0.75 FOR SKYLIGHTS PER IECC R402.3.1 (IECC N1101.13).
HVAC CONTROLS	SCHEDULING AND COOLING SYSTEM SHALL HAVE AT LEAST ONE THERMOSTAT PER IECC R402.3.1 (IECC N1101.13). THE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM SHALL BE A PROGRAMMABLE THERMOSTAT PER IECC R402.3.1 (IECC N1101.13).
HEAT PUMP SUPPLEMENTARY HEAT	HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTARY HEAT FROM ONI BATTING WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD PER IECC R402.3.1 (IECC N1101.13).
DUCT SEALING	WHEN NEW FORCED AIR SYSTEMS ARE PROVIDED, ALL DUCTS, AIR HANDLERS, AND FLEXIBLE RISERS SHALL BE SEALED PER IECC MEQ 3.1. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER A TIGHTNESS OR POST-CONSTRUCTION TIGHTNESS TEST PER IECC MEQ 3.1 (IECC N1101.13) UNLESS DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.
BUILDING CAVITIES AS DUCTS	BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OF PLUMBING PER IECC R402.3.3 (IECC N1101.3.3).
MECHANICAL SYSTEMS PER INSULATION	MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F OR BELOW 33°F SHALL BE INSULATED TO R-3 MINIMUM PER IECC R402.3.1 (IECC N1101.4). PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DEGRADATION AND DECAY PER IECC R402.4.1 (IECC N1101.4.1).
CIRCULATING HOT WATER SYSTEMS	CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED WITH AN AUTOMATIC ON READY ACCESSIBLE MANUAL SWITCH TO TURN OFF THE CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE PER IECC R402.3.1 (IECC N1101.3.1).
MECHANICAL VENTILATION	THE BUILDING SHALL BE PROVIDED WITH VENTILATION PER IECC MEQ 3.0 OR OTHER APPROVED MEANS OF VENTILATION PER IECC R402.3.1 (IECC N1101.3.1). SINGLE-HOUSE VENTILATION METHODS SHALL MEET EFFICIENCY STANDARDS PER IECC TABLE R402.3.1 (IECC N1101.3.1).
EQUIPMENT SIZING	HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ASHRAE MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ASHRAE MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODS PER IECC R402.3.1 (IECC N1101.3.1).
SYSTEMS SERVING MULTIPLE DWELLING UNITS	SYSTEMS SERVING MULTIPLE DWELLING UNITS SHALL CONFORM TO IECC SECTIONS C402 AND C404.
SNOW MELT SYSTEMS CONTROLS	SNOW AND ICE MELT SYSTEMS SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDINGS SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PREVENT TEMPERATURE IS ABOVE 50°F AND NO PRECIPITATION OR FALLING, AND AUTOMATIC OR MANUAL CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°F PER IECC R402.3.1 (IECC N1101.3.1).
POOLS AND INGROUND SPA HEATERS SHALL HAVE AN ACCESSIBLE ON/OFF SWITCH MOUNTED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUT OFF WITHOUT AFFECTING THE THERMOSTAT SETTING PER IECC R402.3.1 (IECC N1101.3.1). INGROUND SPA HEATERS SHALL NOT HAVE CONSTANT BURNING FLAME LIGHTS. HEATERS SHALL HAVE THE SWITCHES ON OTHER CONTROL METHODS TO AUTOMATICALLY TURN ON AND OFF FOR A PRESET SCHEDULE PER IECC R402.3.1 (IECC N1101.3.1). HEATED POOLS AND INGROUND SPAS SHALL BE PROVIDED WITH A VAPOR RETARDANT COVER PER IECC R402.3.1 (IECC N1101.3.1).	
LIGHTING EQUIPMENT	A MINIMUM OF ONE OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMP PER IECC R402.3.1 (IECC N1101.3.1).
FUEL GAS SYSTEMS SHALL NOT HAVE CONTINUOUS BURNING PILOT LIGHT SYSTEMS PER IECC R402.3.1 (IECC N1101.3.1).	

THE BUILDING SHALL ALSO CONFORM TO THE FOLLOWING PRESCRIPTIVE REQUIREMENTS:

THE BUILDING CONFORMS TO THE PRESCRIPTIVE REQUIREMENTS DETAILED IN THE CHART BELOW PER IECC R402.3.2 & R402.3.3 (IECC N1101.3.2 & N1101.3.3). EQUIPMENT FACTORS MAY BE SUBSTITUTED FOR REQUIRED RATINGS PER IECC R402.3.1 (IECC N1101.3.1). THE BUILDING SHALL ALSO CONFORM TO THE PRESCRIBED REQUIREMENTS OF IECC R402.3.1 (IECC N1101.3.1).

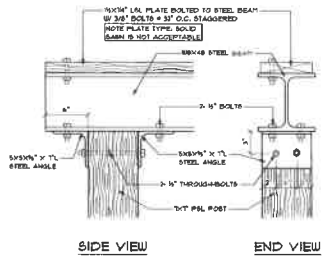
COMPONENT	REQUIRED VALUE
CRAWLSPACE	R-49 (COMPRESSED OVER WALL TOP PLATE AT RAFTERS) OR R-38 UNCOMPRESSED OVER WALL TOP PLATE AT RAFTERS
WALLS	R-13 CONTINUOUS OR R-13 CAVITY PLUS R-5 CONTINUOUS
BASEMENT WALLS	R-13 CONTINUOUS OR R-13 CAVITY
SLAB	R-10, 2" DEPTH
CRAWL SPACE WALLS	R-10 CONTINUOUS OR R-13 CAVITY
FLOORS OVER UNCONDITIONED SPACE	R-19
DUCTS OUTSIDE CONDITIONED SPACE	R-8 FOR SUPPLY DUCTS IN ATTICS OR R-6 FOR ALL OTHER DUCTS
HOT WATER PIPES	R-8 UNLESS OTHERWISE ALLOWED BY IECC R402.3.3 (IECC N1101.3.3)
INSULATION	U-FACTOR = 0.22 MAX; SHGC = 0.40 MAX
DOORLIGHTS	U-FACTOR = 0.25 MAX; SHGC = 0.40 MAX

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11407 BARLEY FIELD WAY
MARBOTTVILLE, MD 21104
410-462-3667

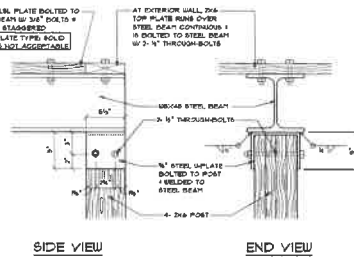
DATE: 04-11-2022
SHEET NO: A-1
PROJECT: THE MESSER RESIDENCE

Proposed Alterations and Additions to
The Messer Residence
187 Inverness Road, Severna Park, Maryland 21146

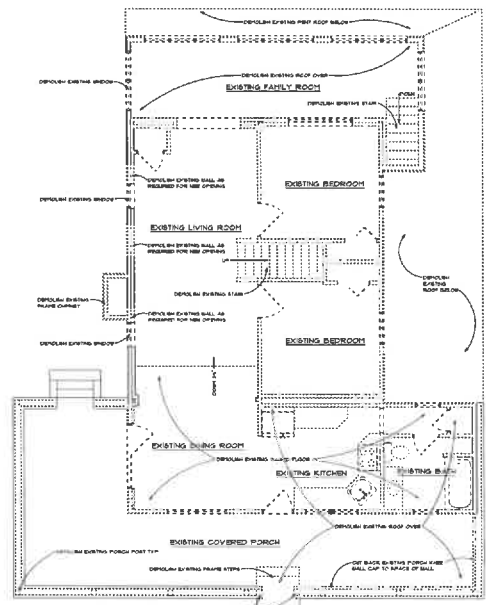
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SHEET NO: A-1
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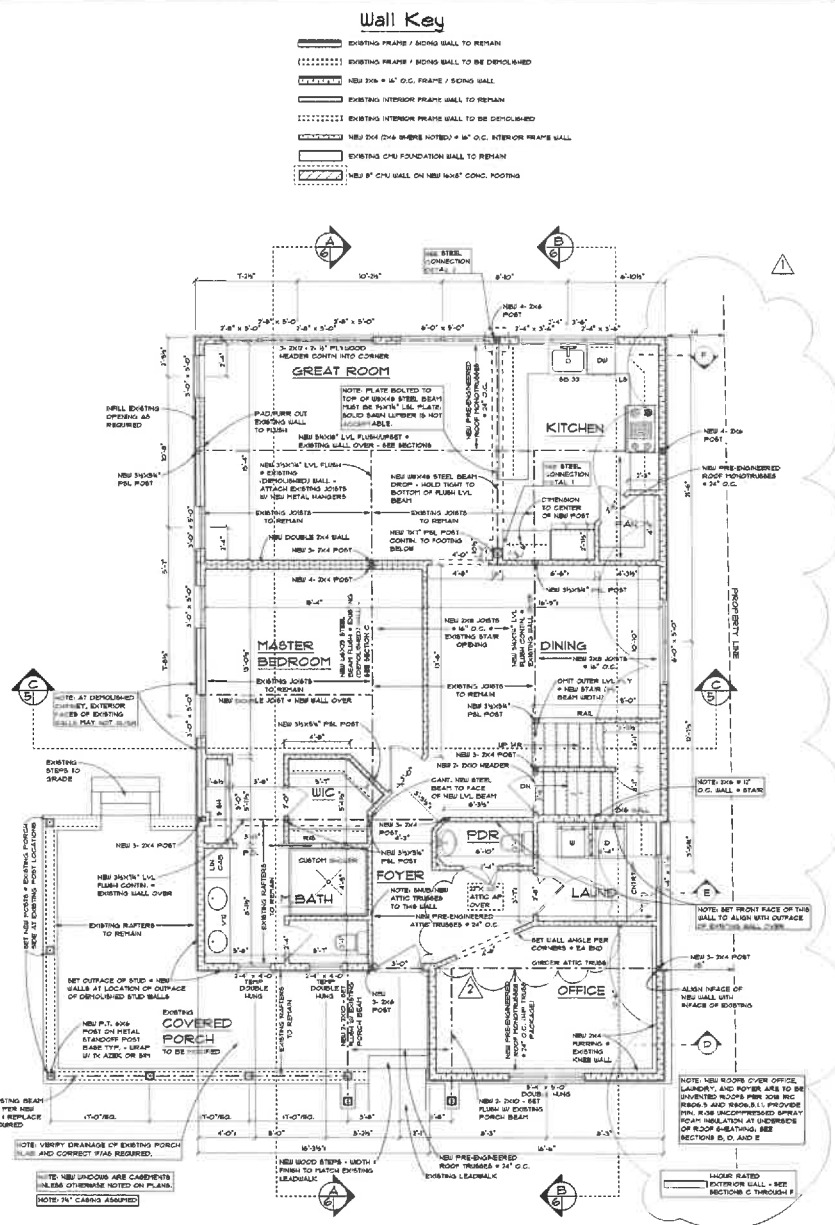
Steel Connection Detail 1
SCALE: 1/4" = 1'-0"



Steel Connection Detail 2
SCALE: 1/4" = 1'-0"



Existing Demolition First Floor Plan
SCALE: 3/16" = 1'-0"

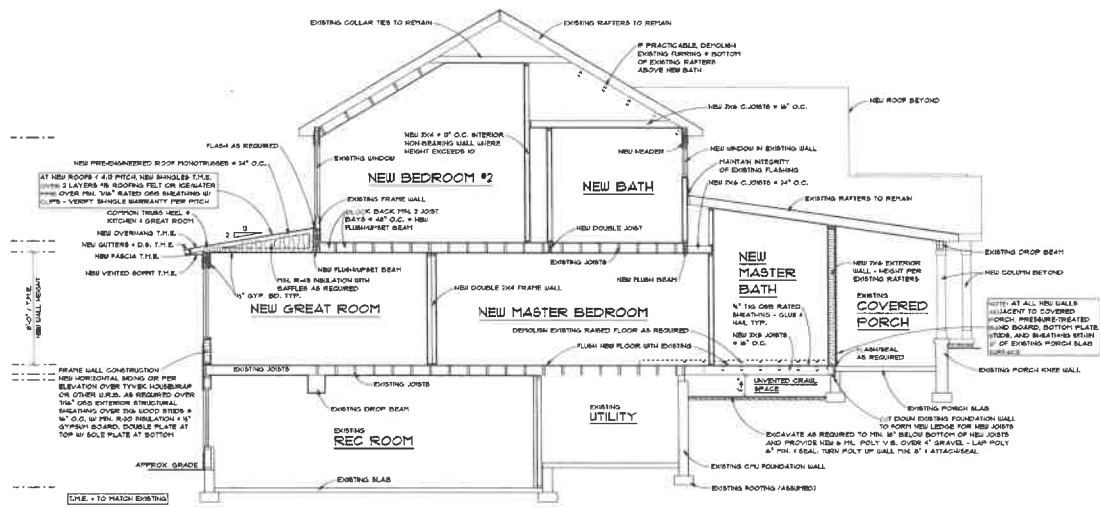


Proposed First Floor Plan
SCALE: 1/4" = 1'-0"

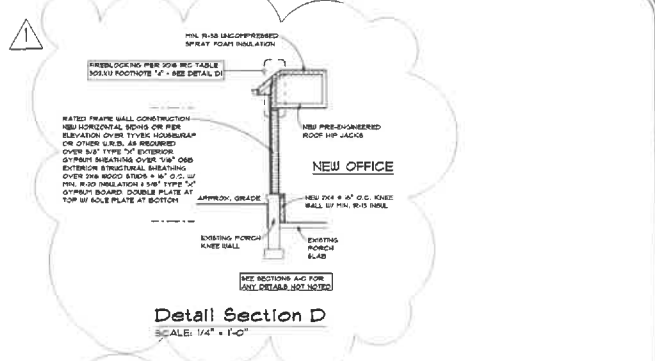
RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS
11807 BARLEY FIELD WAY
MARRIOTTVILLE, MD 21104
• 410-462-9697

Proposed Alterations and Additions to
The Messer Residence
187 Inverness Road, Severna Park, Maryland 21146

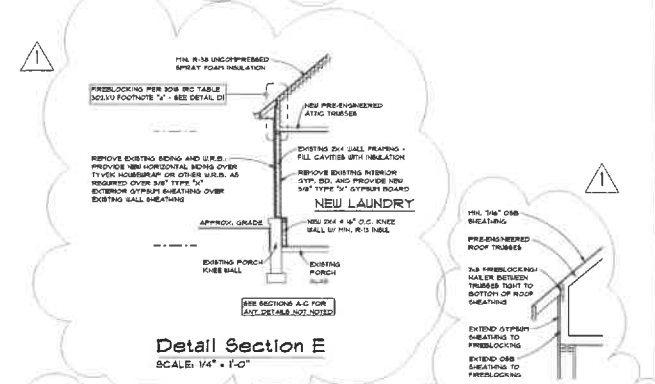
PROJ. NO. 04-17-2022
DATE 01-14-2022
SHEET NO. A-4
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Section A
SCALE: 1/4" = 1'-0"



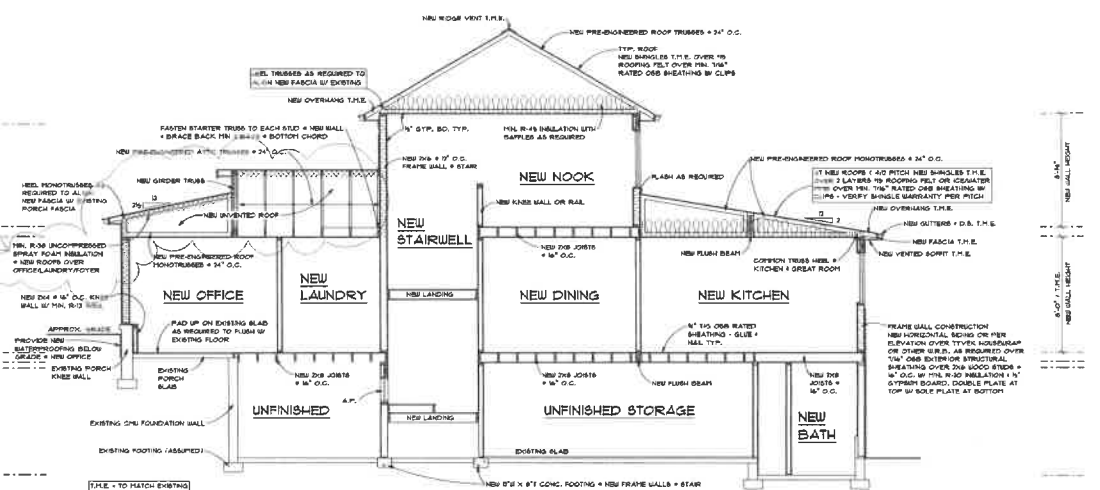
Detail Section D
SCALE: 1/4" = 1'-0"



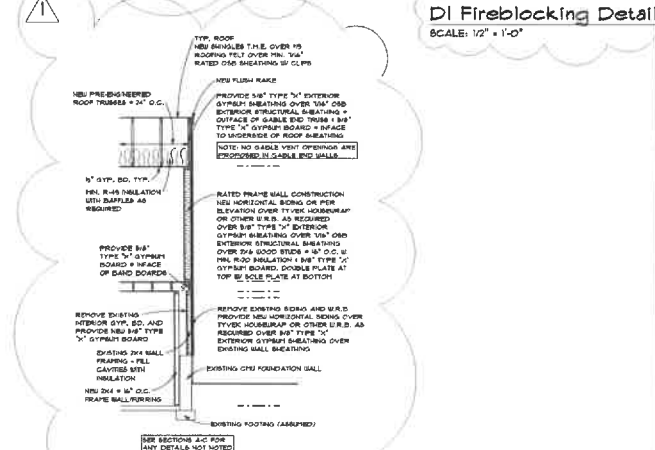
Detail Section E
SCALE: 1/4" = 1'-0"



DI Fireblocking Detail
SCALE: 1/2" = 1'-0"



Section B
SCALE: 1/4" = 1'-0"



Detail Section F
SCALE: 1/4" = 1'-0"

RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS
11807 BARLEYFIELD WAY
MARRIOTTVILLE, MD 21044 • 410-442-3697

IF ANY OF THE NEW CONSTRUCTION IS TO BE PERFORMED IN AN AREA WHERE THE EXISTING STRUCTURE IS TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

Proposed Alterations and Additions to
The Messer Residence
187 Inverness Road, Severna Park, Maryland 21146

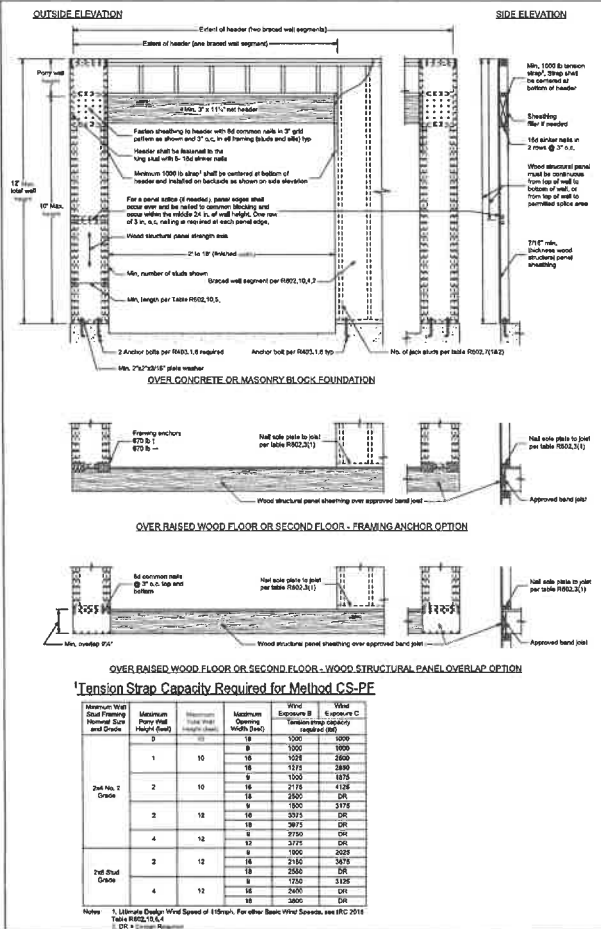
REVISED	04-21-2022
DATE	01-14-2022
SHEET NO.	A-6
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NOTES

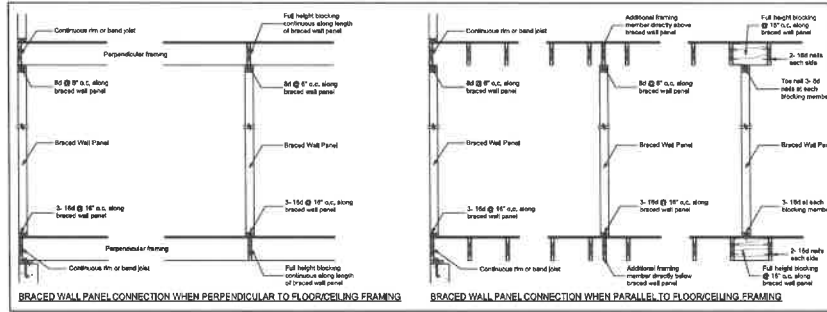
Methods WSP & CS-WSP: Min. 7/16" OSB Wood Structural Panel sheathing attached to framing with 6d at 6" o.c. at panel edges and 12" o.c. at intermediate framing members.
Note: At Braced Wall Lines incorporating Continuously Sheathed bracing methods (CS-WSP & CS-PF), all exterior walls along the Braced Wall Line must be fully sheathed with min 7/16" OSB Wood Structural Panel sheathing fastened per IRC 2018 Tables R602.3(1), R602.3(2), and R602.3(3).

Method GB: Min. 1/2" gypsum board applied to each side of framing with adhesive and Type S or W screws or nails per IRC 2018 Table R702.3.5 @ 7" o.c. at panel edges and all intermediate framing members.

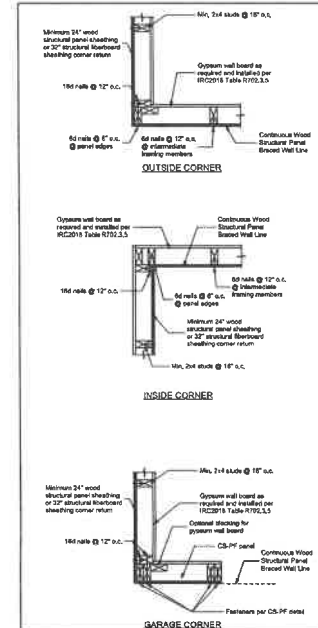
Method LIB: Simpson WB/WBC straps installed in an "X" pattern on one face of wall; fasten with 2- 16d nails at top and bottom plates and 1- 8d nail per stud. 8' tall walls to use either WB106/WB106C installed at 60° from horizontal (4'-8" linear wall length) or WB126/WB126C installed at 45° from horizontal (8'-1" linear wall length); 9' tall walls to use WB126/WB126C installed at 53° from horizontal (6'-10" linear wall length); 10' tall walls to use WB143C installed at 45° from horizontal (10'-1" linear wall length).



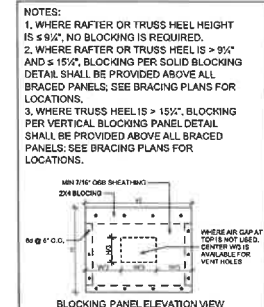
CS-PF Continuous Portal Frame
NOT TO SCALE



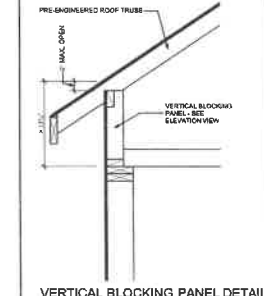
Braced Wall Panel Connections to Floor and Ceiling Framing
NOT TO SCALE



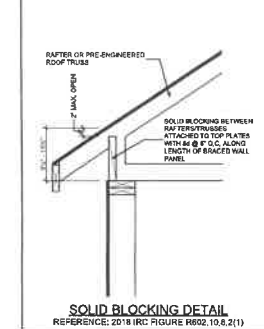
Corner Framing Details
NOT TO SCALE



VERTICAL BLOCKING PANEL DETAIL



VERTICAL BLOCKING PANEL DETAIL



Roof Blocking Details
NOT TO SCALE

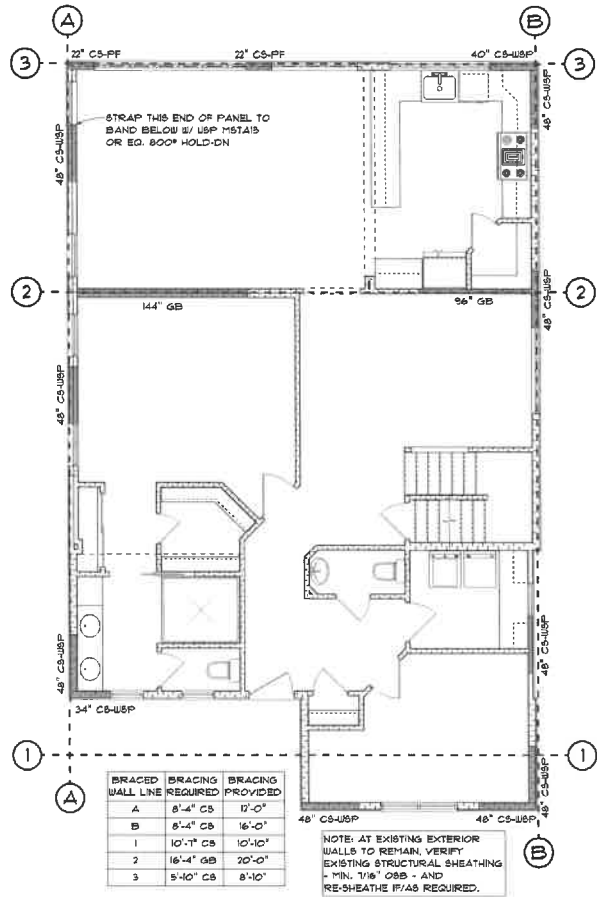
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PROFESSIONAL CERTIFICATION

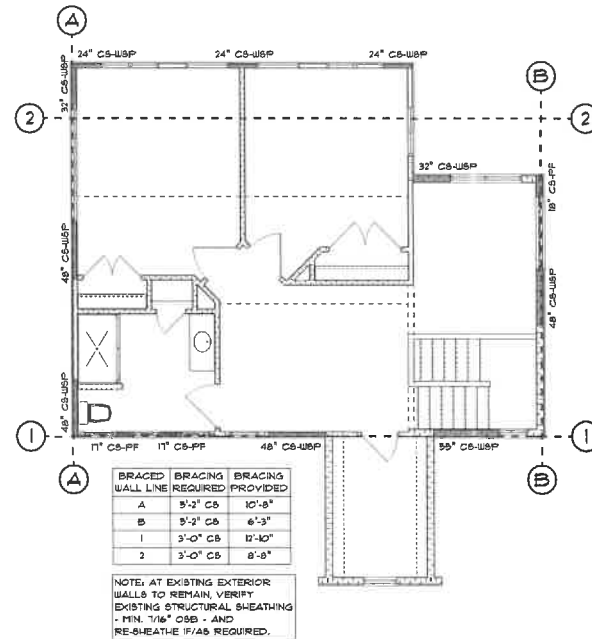
ISSUED FOR THE PROFESSIONAL ARCHITECT'S USE ONLY. THIS DRAWING IS THE PROPERTY OF RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS IS STRICTLY PROHIBITED.

Standard Wall Bracing Details

REVISED: _____
DATE: 07/01/2020
SHEET NO: _____



Proposed First Floor Bracing Plan
SCALE: 1/4" = 1'-0"



Proposed Second Floor Bracing Plan
SCALE: 1/4" = 1'-0"

NOTE:
 RP = IRON PIPE FOUND
 RPF = IRON PIPE FOUND
 RPA = IRON PIPE AND CAP FOUND
 RPB = IRON PIPE AND CAP SET
 RPS = IRON PIPE AND CAP SET
 RPT = IRON PIPE AND CAP SET



JESSICA A. KING
 License No. 1515884
 APRIL 28, 2021

THIS IS TO CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING STANDARDS AND PROCEDURES FOR LAND BOUNDARY AND LOCATION DRAWING SURVEYING PRACTICE. WE HAVE MADE A BOUNDARY AND LOCATION SURVEY OF THE SUBJECT PROPERTY AND THE BOUNDARY AND LOCATION SURVEY HAS BEEN PERFORMED ON THE GROUND AND THE SURVEY MEASUREMENTS AND THE VERTICAL MEASUREMENTS ARE SHOWN TO A TOLERANCE OF 1/1001 FEET OR LESS.

BEING KNOWN AND DES
 LOT NO. 28 AS SHOWN
 ENLARGED "RIVERDALE"
 OF ANNE ARUNDEL CO. IN
 PLAT BK # 15, FOLIO

Proposed Infill Under Existing Porch Roof

LAT 1.15
 LONG 76.005
 LAND

CONCRETE

Proposed addition over Existing Basement

Existing tank to be removed

100' Critical Area Buffer

Install BAT tank

Mean High Water Line



- GENERAL NOTES**
- 1) THIS SURVEY HAS BEEN PREPARED FROM A REVISION OF A PREVIOUS SURVEY AND DOES NOT REPRESENT THE CURRENT STATE OF AFFAIRS. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 - 2) THE INFORMATION SHOWN HEREON IS BASED ON THE RECORDS AND PLATS OF RECORD AS SHOWN IN THE PUBLIC RECORDS OF ANNE ARUNDEL COUNTY. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN HEREON AND THE RECORDS OF ANNE ARUNDEL COUNTY ARE REFERENCED TO THE RECORDS.
 - 3) THE SURVEYOR HAS NOT INSPECTED THE PROPERTY TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE SURVEYOR HAS NOT INSPECTED THE PROPERTY TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN HEREON.
 - 4) THE INFORMATION SHOWN HEREON IS NOT TO BE USED FOR ANY OTHER PURPOSES.
- NOTE: THIS DRAWING NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE

Construction
 Tree
 Shrubs



King's Point Surveys, Inc.
 8019 Long Hill Rd.
 Pasadena, MD 21122
 410-255-1378 jking@kingspointsurveys.com

BOUNDARY & LOCATION DRAWING OF
 LOT 28
 RIVERDALE
 187 RIVERDALE ROAD SEVERNA PARK, MD 21146
 (APRIL 28, 2021) PART OF PLAT 15, ANNE ARUNDEL COUNTY, MARYLAND

DRAWN: JAK
CHECKED: JAK
DATE: 04-28-21
APP: 4/2021-2025
SCALE: 1" = 30'
SHEET: 3 OF 1

187 Inverness Road topo map



Legend

- Structure
- Road Edges
- Elevation
- Topo 2017
- Index
- Intermediate
- Topo 2017 Labels



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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METI/NASA, USGS, EPA, NPS, US



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

0 250 500
ft

Notes 1"=200'