

Letter of Explanation

06/04/2024

Anne Arundel County Variance# 2024-0106-V

We are asking for a variance to rebuild our existing garage due to fire damage. Keeping the same dimension per design attached. We would like to move the location of the garage on the property

Per site plan attached – To accommodate the most use full garage space and center on the lot

As the way the garage sits on the lot the garage is too close to the main structure causing difficult to move cars in and out of garage and overhanging trees from neighbors lot

It would make since if we are taking the structure down due to fire damage to move to accommodate

A better fit on the property-

This is a very large financial project for us and we are looking for the best use as possible

Dave Huff

Huff Garage

8948 Fort Smallwood Rd, Pasadena, MD 21122

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ABBREVIATIONS	
A.F.F.	ABOVE FIRST FLOOR
AT	ARCH TOP WINDOW
AWN	AWNING WINDOW
BD	BOARD
CLG	CEILING
CM	CASEMENT WINDOW
COL	COLUMN
CT	CIRCLE TOP WINDOW
DBO	DETERMINED BY OWNER
DH	DOUBLE HUNG WINDOW
DR	DOOR
GL	GLIDING WINDOW
HDR	HEADER
HGT	HEIGHT
LVL	LAMINATED VENEER LUMBER
O.C.	ON CENTER
O.H. DR.	OVERHEAD DOOR
RCH	ROUGH CEILING HEIGHT
SL	SIDELIGHT
(T)	PRESSURE TREATED OR NATURALLY RESISTANT TO DECAY
T.O.W.	TOP OF WINDOW
TEMP. GL.	TEMPERED GLASS
TR	TRANSOM WINDOW
U.N.O.	UNLESS NOTED OTHERWISE
WDW	WINDOW

ALL WORK IS TO COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS

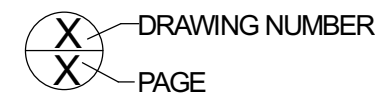
DESIGN LOADS:

STRUCTURAL:	
ATTICS WITHOUT STORAGE	10psf
ATTICS WITH LIMITED STORAGE	20psf
HABITABLE ATTICS	30psf
BALCONIES & DECKS	40psf
INTERIOR ROOMS	40psf
STAIRS	40psf
ASSUMED SOIL BEARING CAPACITY	2000psf
CLIMATIC & GEOGRAPHIC DESIGN CRITERIA (TABLE R301.2(1))	
GROUND SNOW LOAD*	20psf
ULTIMATE WIND SPEED (V-ult)*	115mph
WIND EXPOSURE CATEGORY*	B
SEISMIC DESIGN CATEGORY*	A-C
WEATHERING*	SEVERE
FROST LINE DEPTH*	30"

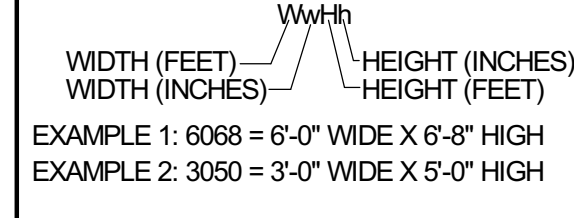
*Verify all climatic and geographic design criteria with local building official.

DRAWING KEY:

SECTION INDICATOR:



DOOR & WINDOW SIZES (SINGLE):



FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE R602.3(1)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER, TYPE & SPACING (a,b,c,d)
JOIST TO SILL OR GIRDER, TOE-NAIL	3-8d
1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d or 2-1 3/4" STAPLES
2" SUBFLOOR TO JOIST OR GIRDER, BLIND OR FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE, TOENAIL	(3-8d), OR (2-16d)
DOUBLE STUDS, FACE NAIL	10d AT 24" O.C.
DOUBLE TOP PLATES, TYP. FACE NAIL	10d AT 24" O.C.
SOLE PLATE TO JOIST OR BLOCKING, @ BRACED WALL PANELS	3-16d AT 16" O.C.
DOUBLE TOP PLATES, LAP SPLICE MIN 48" OFFSET OF END JOINTS	8-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
TOP PLATES, LAPS @ CORNERS AND INTERSECTION, FACE NAIL	2-16d
BUILT-UP OR CONT. HEADER, (2) PIECE w/ 1/2" SPACER	16d AT 16" O.C. ALONG EDGE
CEILING JOIST TO PLATE, TOE-NAIL	3-8d
CONTINUOUS HEADER TO STUD, TOE-NAIL	4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-10d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-10d
RAFTER TO PLATE, TOE-NAIL	3-16d
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d or 2-1 3/4" STAPLES
1" x 6" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d or 2-1 3/4" STAPLES
1" x 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d or 3-1 3/4" STAPLES
WIDER THAN 1" x 8" SHEATHING TO EA. BRG., FACE NAIL	3-8d or 4-1 3/4" STAPLES
BUILT-UP CORNER STUDS	10d AT 24" O.C.
BUILT-UP GIRDER AND BEAMS, 2" LUMBER LAYERS	10d AT 32" O.C. AT T & B AND STAGGERED, 2-10d AT EACH SPLICE & @ ENDS
2" PLANKS	2-16d AT EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	4-16d TOENAIL OR 3-16d FACENAIL
RAFTER TIES TO RAFTERS, FACE	3-8d

WOOD STRUCTURAL PANELS AND PARTICLE BOARD :

SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)

5/16" - 1/2" (SUBFLOOR, WALL)	6d COMMON, 6" O.C. EDGES(I), 12" O.C. INTERMEDIATE(G)
5/16" - 1/2" (ROOF)	8d COMMON(F), 6" O.C. EDGES(I), 12" O.C. INTERMEDIATE(G)
19/32" - 1"	8d COMMON, 6" O.C. EDGES(I), 12" O.C. INTERMEDIATE(G)
1-1/8" - 1-1/4"	8d COMMON OR 8d DEFORMED, 6" O.C. EDGES(I), 12" O.C. INTERMEDIATE(G)

GYPSUM SHEATHING

1/2" (H)	1 1/2" GA. ROOFING NAIL; 6d COMMON or STAPLE GA. 1 1/2"; 1 1/4" SCREWS, TYPE W OR S(b,c,d,e) 4" O.C. EDGES(I), 8" O.C. INTERMEDIATE(c,e)
5/8" (H)	1 3/4" GA. ROOFING NAIL; 8d COMMON or STAPLE GA. 1 5/8"; 1 1/4" SCREWS, TYPE W OR S(b,c,d,e) 4" O.C. EDGES(I), 8" O.C. INTERMEDIATE(c,e)

COMBINATION SUBFLOOR - UNDERLAYMENT (TO FRAMING)

3/4" AND LESS	8d COMMON OR 8d DEFORMED, 6" O.C. EDGES(I), 12" O.C. INTERMEDIATE(G)
7/8" - 1"	8d COMMON OR 8d DEFORMED, 6" O.C. EDGES(I), 12" O.C. INTERMEDIATE(G)
1-1/8" - 1-1/4"	10d COMMON OR 8d DEFORMED, 6" O.C. EDGES(I), 12" O.C. INTERMEDIATE(G)

NOTES:

- All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.171 inch, and 100 ksi for shank diameters of 0.142 inch or less.
- Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
- Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
- Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- For regions having basic wind speed of 110 mph or greater, 8d deformed (21/2"x0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
- For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
- Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
- Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

THIS TABLE PROVIDES THE MINIMUM NAILING REQUIREMENTS FOR MOST APPLICATIONS. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS TABLE AND WHAT IS SHOWN ELSEWHERE ON THESE PLANS, THE MORE STRINGENT REQUIREMENT SHALL APPLY UNLESS OTHERWISE APPROVED.

VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

GENERAL NOTES

GENERAL
Work performed shall comply with these general notes unless otherwise noted on drawings. The work shall comply with all applicable local and state codes, ordinances, regulations and amendments and all other authorities having jurisdiction.

All conditions and dimensions shown on the plans shall be verified by the contractor, any discrepancies that require clarification or revisions shall be brought to the attention of the designer before commencing with the work. Ryan Moe Home Design (RMHD), it's owners and affiliates are not responsible for any loss resulting from an error or omission on these plans.

Contractor shall provide the requirements of all detail callouts denoted as "TYPICAL" or "TYP." at specifically noted conditions and at all like conditions throughout the project, unless otherwise noted. All details on detail sheets titled as "TYPICAL", and not directly referenced on plans, shall be incorporated at occurring locations throughout the project. Requirements of details not denoted or titled as "TYPICAL" or "TYP." shall be provided at the specific location shown on the plan and adjacent areas as applicable. Requirements of details denoted as "SIMILAR" or "SIM" shall be provided with differences as indicated or implied on referenced details and plans.

Details may be depicted diagrammatically. For example, roof pitches, floor/roof wall thickness, framing members, etc., may differ in scale from actual proposed conditions. Details shall be understood in context with other drawings conveying structural and architectural design intent. Dimensions and notes shall take preference over the scaling of the drawing. It is recommended that contractor's/sub-contractors do not scale dimensions from the drawings but use the written dimensions instead.

Where conflicting information exists between these plans and other referenced requirements, the more stringent requirement shall apply unless otherwise approved.

Contractor shall be responsible for providing adequate structural support of construction loads during all phases of construction including, but not limited to, foundation backfill, bracing of wall framing to resist construction floor loads and lateral building loading, bracing of trusses during installation and subsequent construction loading, and other conditions as dictated by the contractor's construction practice.

On-site verification of all dimensions and conditions shall be the responsibility of the contractor and subcontractors. The contractor shall compare and coordinate all drawings prior to construction and when in the opinion of the contractor a discrepancy or error exists, he shall promptly report it to the designer for proper adjustment before proceeding with the work.

All work shall comply with the manufacturer's or fabricator's instructions or recommendations for the preparation of substrates and installation and use of material. Manufacturer's installation instructions/specifications shall be available on the job site at the time of inspection.

SITE WORK

These drawings do not cover site work, excavation, grading and landscaping.

EXCAVATION
Shall be sufficient to provide full design dimensions or to allow for forming as required.

BACKFILL AND COMPACTION
Use clean material containing no organic material, trash, muck, roots, logs, stumps, concrete, asphalt or other deleterious substances. Do not backfill against masonry walls until super structure is in place, or adequate bracing is provided. Prior to placing fill, the existing surface shall be cleared of all refuse or organic materials. Equivalent fluid pressure of soil backfill not to exceed 30 P.C.F. uniform class SM or better.

FOUNDATIONS
Soil bearing value assumed to be 1,500 PSF minimum unless otherwise noted on drawings. Builder to be notified immediately should bearing capacity of less than 1,500 psf or high water table be encountered. Foundation walls of masonry and concrete are to be constructed as per plan and in accordance with the applicable building codes.

CONCRETE
CONCRETE SHALL REACH THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH OF(28 days psi) UNLESS NOTED OTHERWISE:

Basement walls, foundations and other concrete not exposed to the weather 2500psi

Basement slabs and interior slabs on grade, except garage floor slabs: 2500psi

Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather: 3000psi and air-entrained.

Porches, carport slabs and steps exposed to the weather, and garage floor slabs: 3500psi and air-entrained.

All concrete to be poured in accordance with ACI 318 specification.

REINFORCING RODS
Shall conform to ASTM A-615 grade 60. WWF shall conform to ASTM A-185

STEEL
All metal anchors, fasteners, joist hangers, etc. to be galvanized. All structural steel to conform to ASTM-36. Pipe to be A53. Tube to be A500 of A501. Detailing to be in accordance with AISC structural steel detailing manual. Connections shall be capable of supporting an allowable uniform load stress of 24 ksi. Steel columns and bases to be given a shop coat of rust inhibitive paint or equivalent. Bottom of steel columns shall be anchored in concrete.

LUMBER EXPOSED TO WEATHER
All exterior exposed lumber or lumber in contact with masonry or concrete shall be pressure preservative treated in and bear quality treated to limit air infiltration. Doors and windows shall meet air infiltration and other performance factors as required by code.

WEATHERPROOFING
All sliding, swinging doors, and window openings to the exterior shall be fully weatherstripped, caulked, gasketed or otherwise treated to limit air infiltration. Doors and windows shall meet air infiltration and other performance factors as required by code.

HEADERS
All headers over 48" in length to have a minimum (2) jack studs at each end.

STRENGTH OF FRAMING MATERIALS
All framing lumber shall be AF&PA/NDS (or other approved agency) rated lumber of the following (or as noted on plans):
Joists and rafters shall be southern pine, grade 2 or better.
Wood studs and posts shall be SPF stud grade or better
Headers shall be #2 Douglas fir or #1 Southern Pine, #1 Hem fir or #1 SPF

LVL beams shall have the following minimum properties:
-Bending stress "Fb" = 2600 PSI
-Horizontal shear "Fv" = 285 PSI
-Compression perpendicular to grain "Fc" = 750 PSI
-Compression parallel to grain "Fca" = 2510 PSI
-Modulus of elasticity "E" = 2,000,000 PSI

MAXIMUM MOISTURE CONTENT
Lumber shall be 19%, kiln dried in accordance with AWPA standards.

PLYWOOD & O.S.B.
Plywood & O.S.B. used structurally shall meet the performance standards and all other requirements of applicable commercial standards for the type, grade and species of plywood and shall be so identified by an approved testing agency.

FLASHING
Flash and counter flash at roof and wall intersections, valleys, crickets and saddles, and sidewalls per code. Flashing at vent pipes, soil stacks, vertical front walls to be applied in accordance with manufacturer's printed instructions. Flashing material to be min. .019 corrosion resistant metal, mineral surfaced roll roofing, or approved equal.

Flash all exterior openings and all building corners as required. Flash and caulk wood beams and other projections through exterior walls and roof surfaces.

CAULKING
Fill all joints of different materials and all penetrations as required.

ALL OPERABLE WINDOWS
All operable windows shall have noncorrosive screens and sash locks. Screens are provided to prevent the entry of insects and are not intended to prevent children from falling out of open windows. Windows having the lowest part of their clear opening less than 24" above finished floor and more than 72" above finished grade shall: (1) be allowed to open to such a distance such that a sphere of 4" cannot pass through, or, (2) shall be provided with guards complying with ASTM F 2090, or (3) provided with window opening control devices that comply with ASTM F 2090

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-Modulus of elasticity "E" = 2,000,000 PSI

ENGINEERED TRUSSES
Trusses shown on this plan are for design and illustrative purposes. The truss manufacturer is to provide truss design drawings which may differ from what is shown on this plan. Notify RMHD if the truss design drawings affect any aspect of the design.

Truss design drawings shall be provided to the building official and approved prior to installation. Truss design drawings shall include, at a minimum, the information specified below. Truss design drawings shall be provided with the shipment of trusses delivered to the jobsite.

- Slope or depth, span and spacing.
- Location of all joints.
- Required bearing widths.
- Design loads as applicable.
- Top chord live load (as determined from Section R301.6).
- Bottom chord dead load.
- Concentrated loads and their points of application.
- Controlling wind and earthquake loads.
- Adjustments to lumber and joint connector design values for conditions of use.
- Each reaction force and direction.
- Joint connector type and description (e.g., size, thickness or gage) and the dimensioned location of each joint connector except where symmetrically located relative to the joint interface.
- Lumber size, species and grade for each member.
- Connection requirements for:
- Truss to girder-truss.
- Truss ply to ply.
- Field splices.
- Calculated deflection ratio and/or maximum description for live and total load.
- Maximum axial compression forces in the truss members to enable the building designer to design the size, connections and anchorage of the permanent continuous lateral bracing. Forces shall be shown on the truss design drawing or on supplemental documents.
- Required permanent truss member bracing location.

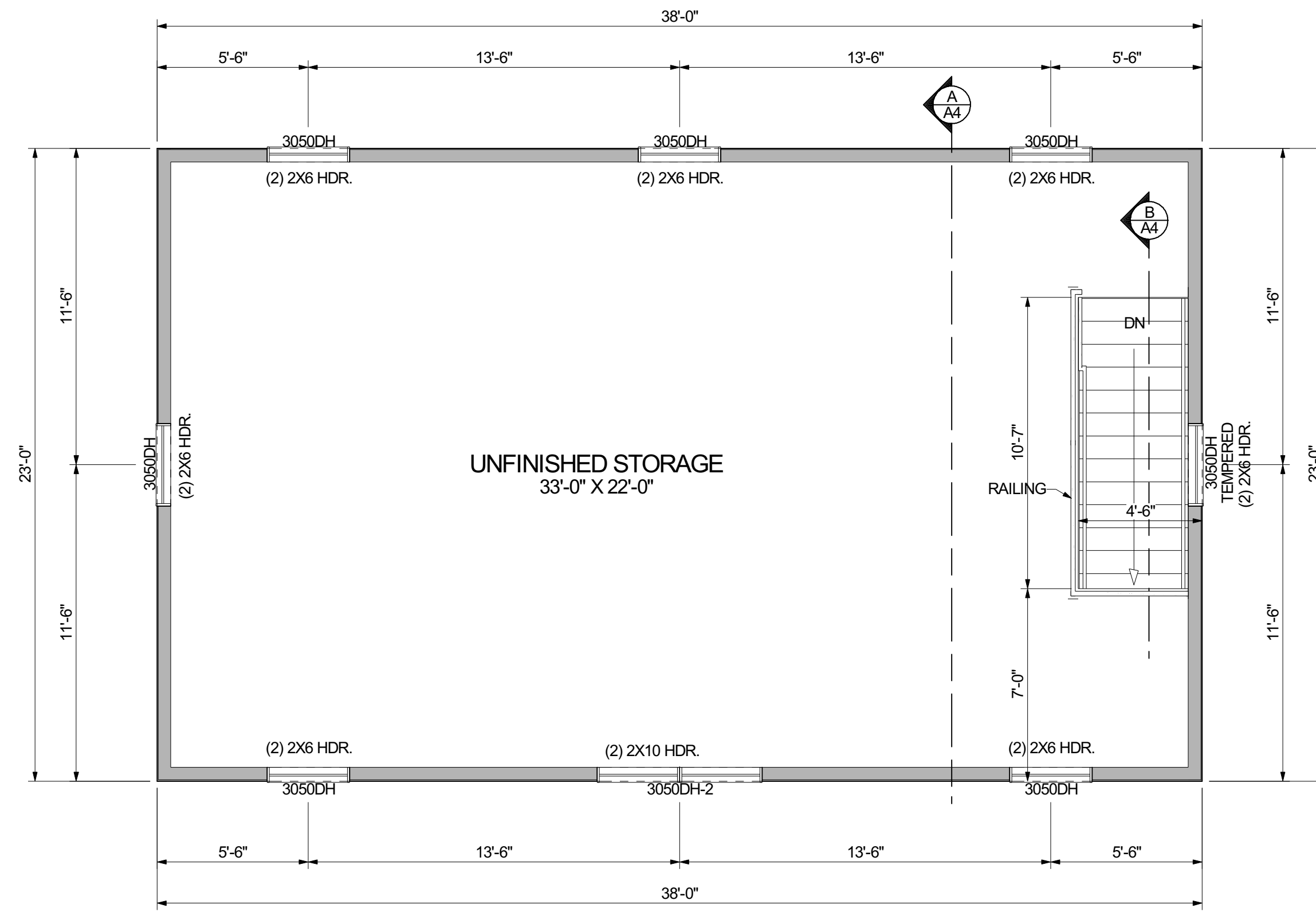
Trusses shall be braced to prevent rotation and provide lateral stability in accordance with the requirements of the individual truss design drawings. In the absence of specific bracing requirements, trusses shall be braced in accordance with accepted industry practice such as the SBCA Building Component Safety Information (BCSI) Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses.

Truss Members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional. Alterations resulting in the addition of load (e.g., HVAC equipment, water heater) that exceeds the design load for the truss shall not be permitted without verification that the truss is capable of supporting such additional loading.

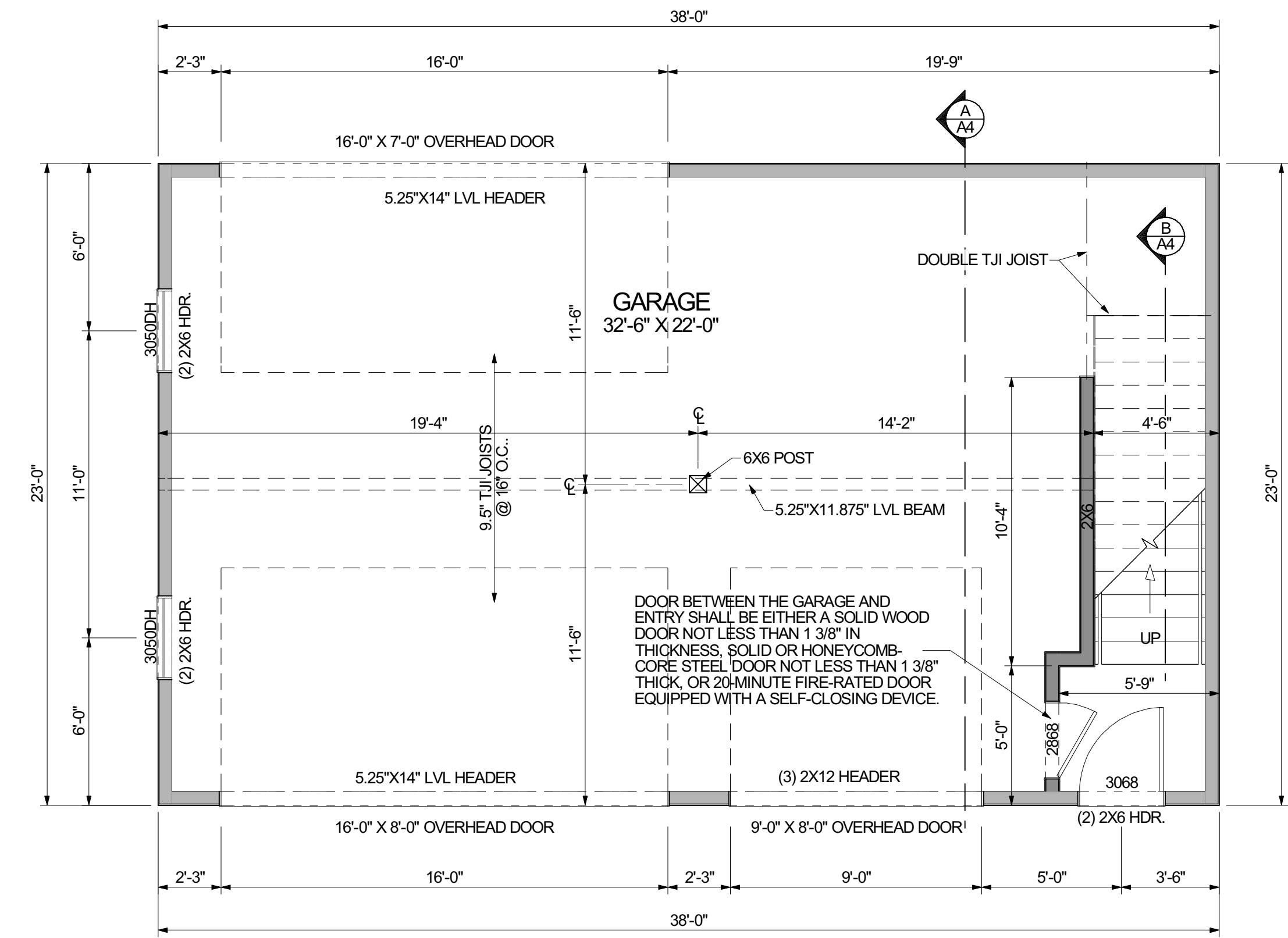
ROOF TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BCSI-B3)

TO PRINT TO SCALE, DRAWING SHALL BE PRINTED ON ARCH D (24" x 36") SIZED PAPER

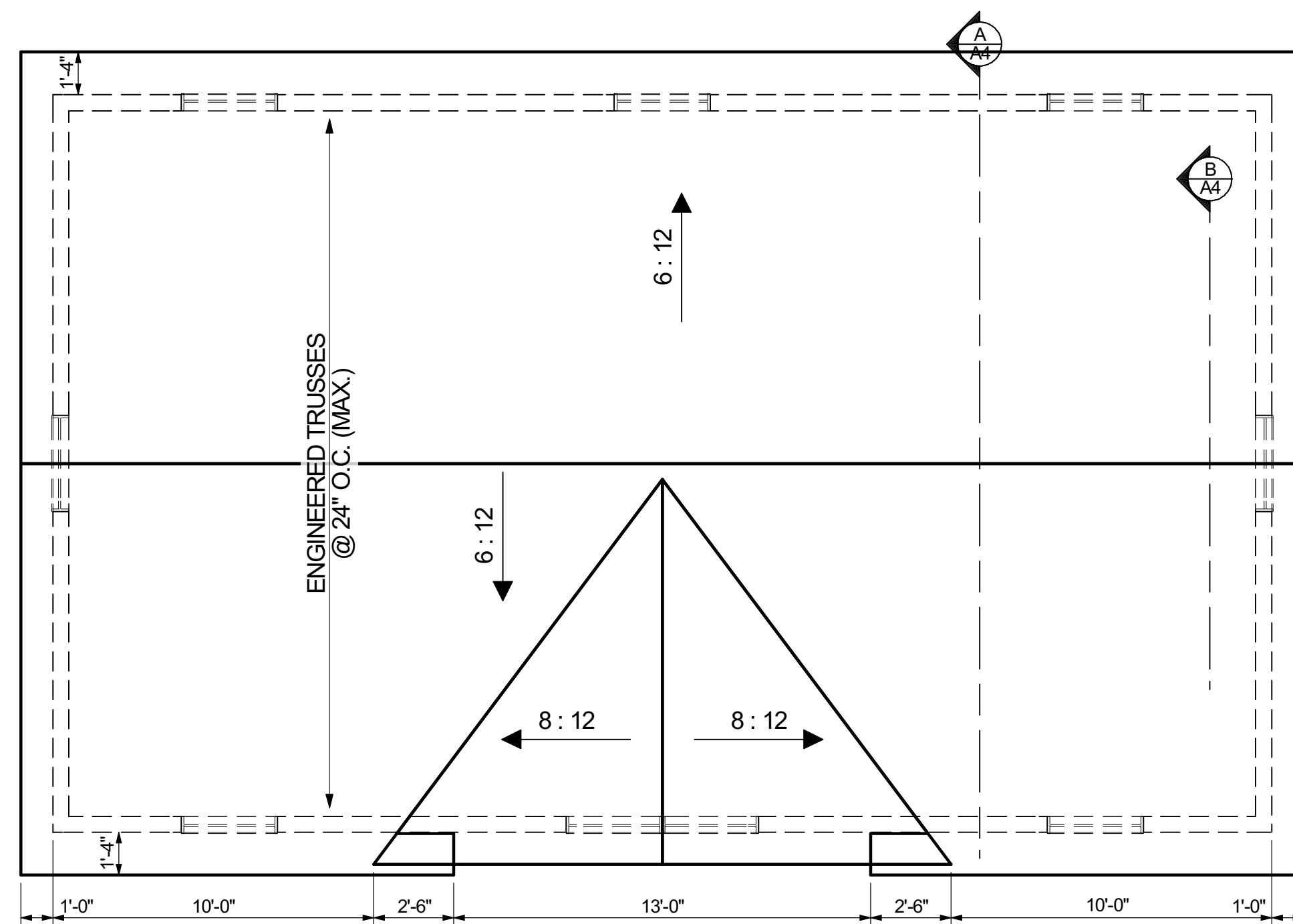
DRAWING IS PROPERLY PRINTED TO SCALE IF EACH BOX MEASURES ONE INCH BY ONE INCH
ALL OTHER PAGES WILL HAVE MARKS IN THIS CORNER SPACED ONE INCH APART.



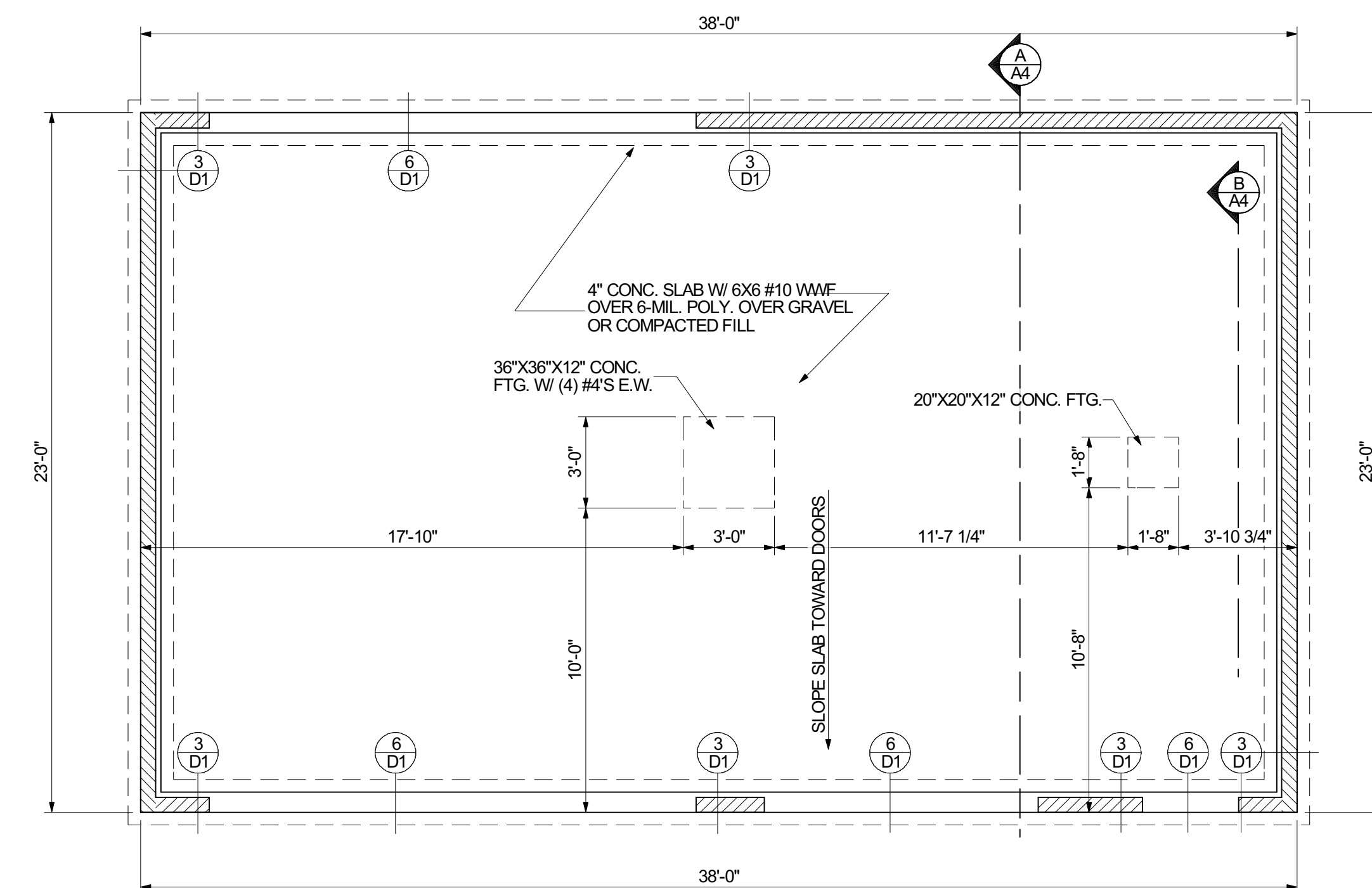
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



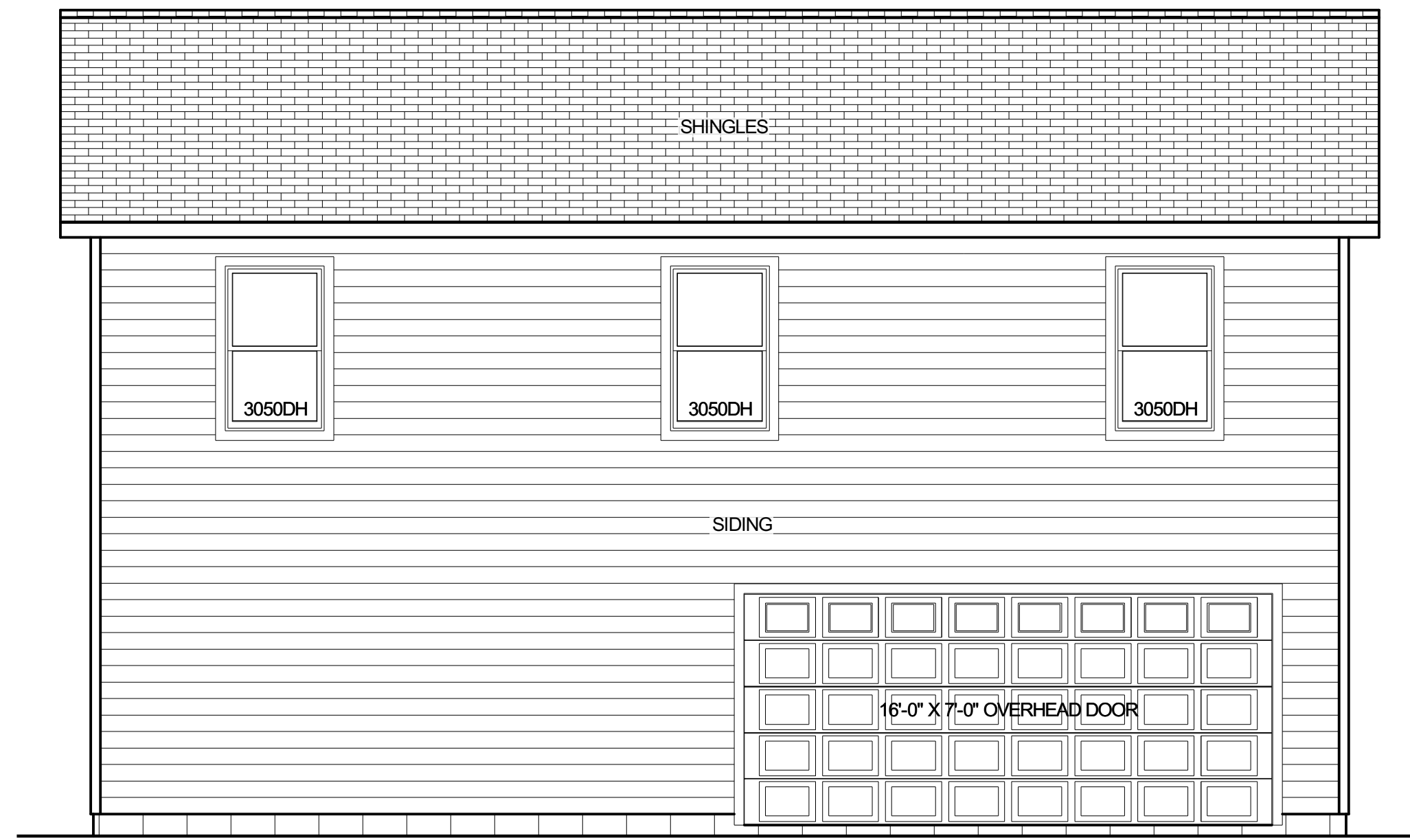
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



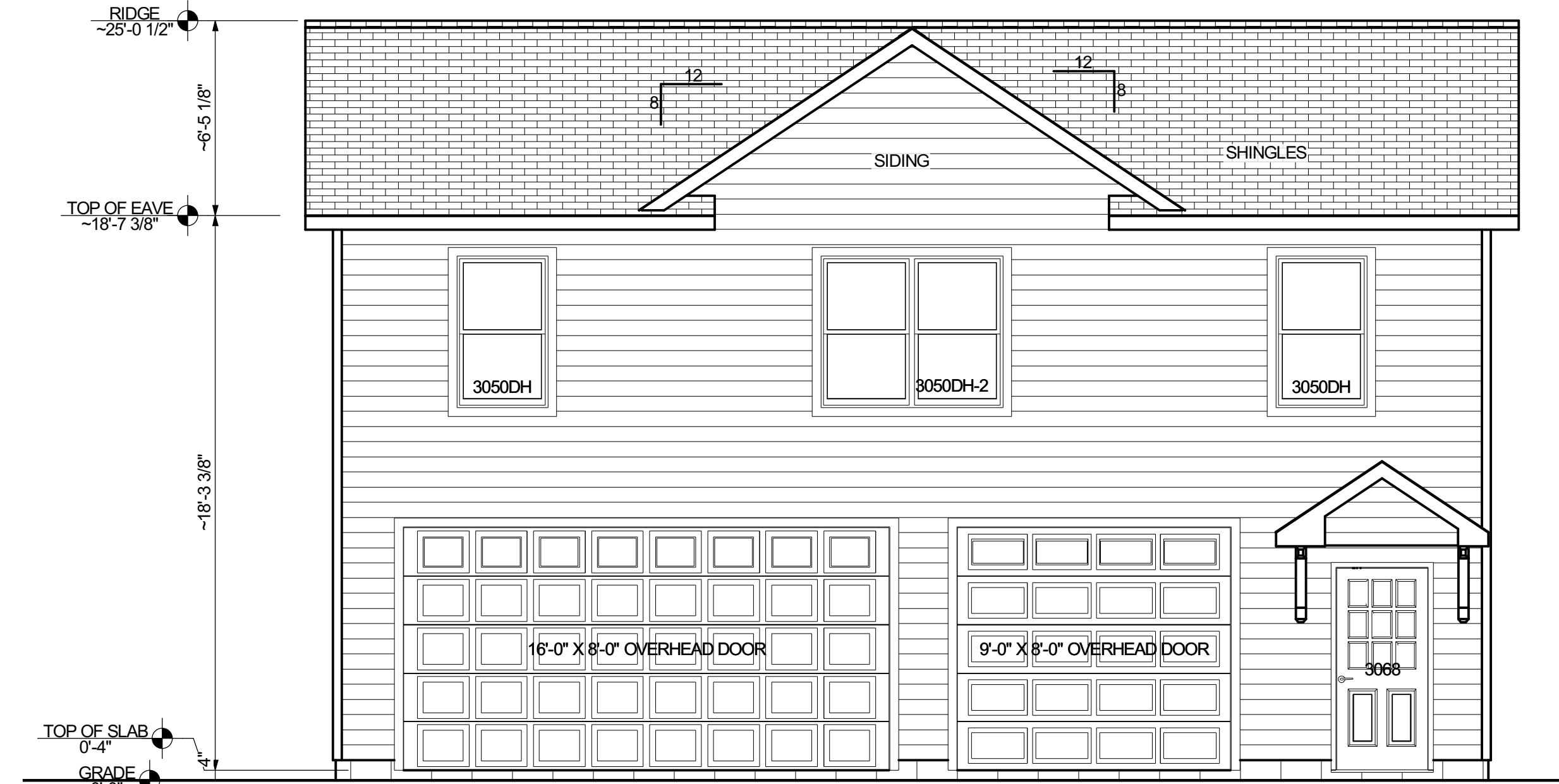
ROOF PLAN
SCALE: 1/4" = 1'-0"



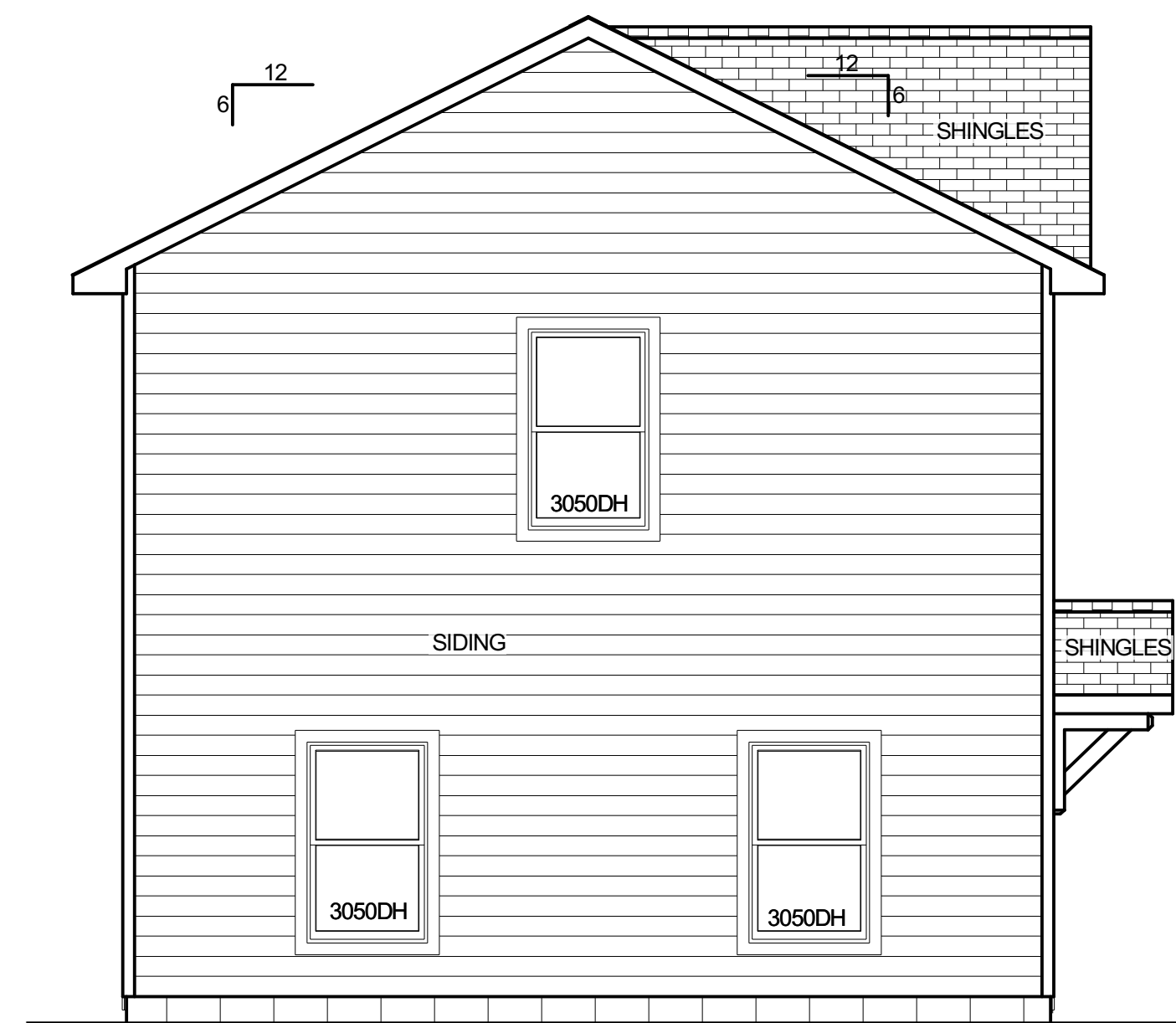
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



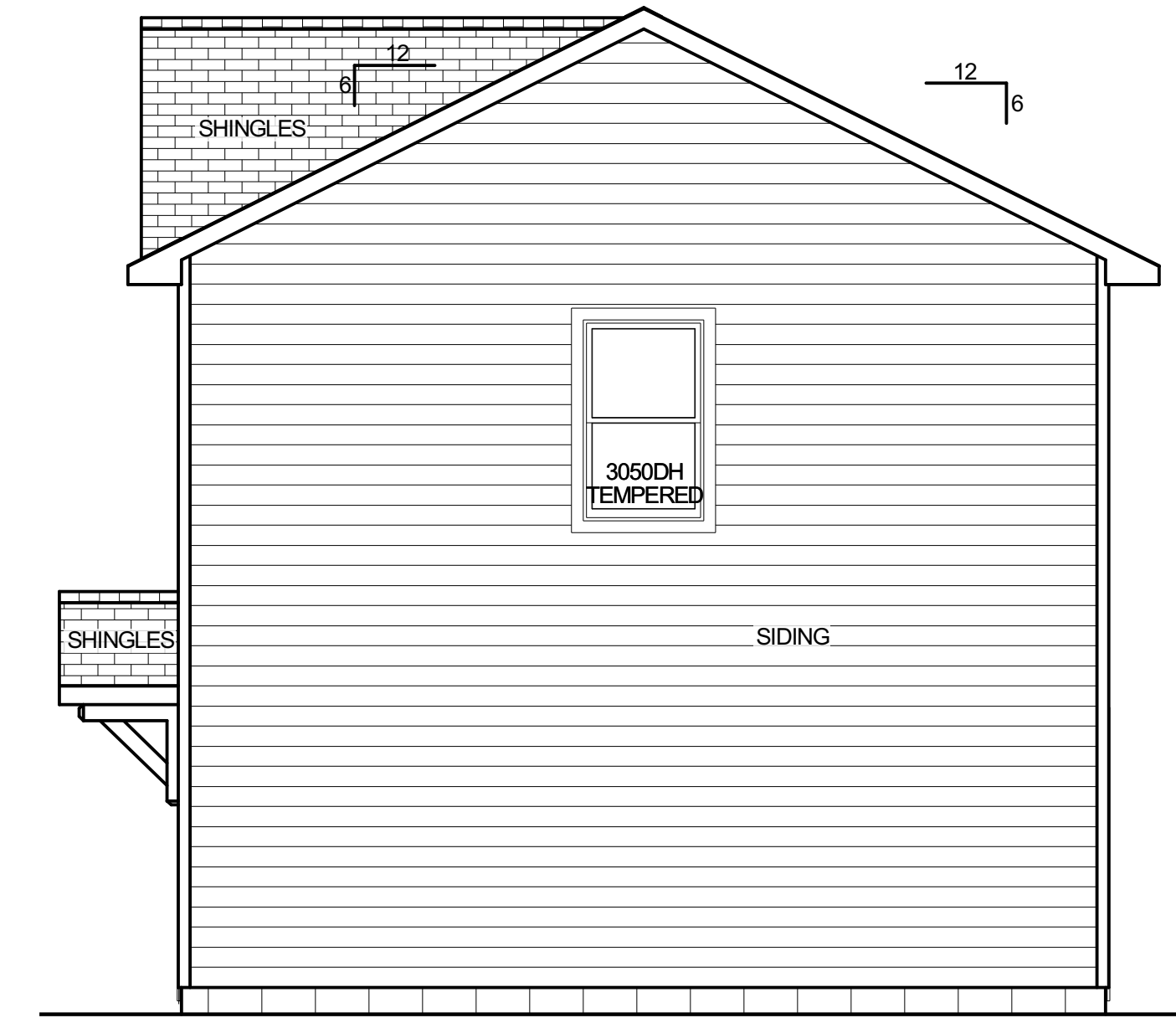
REAR ELEVATION
SCALE: 1/4 in = 1 ft



FRONT ELEVATION
SCALE: 1/4 in = 1 ft

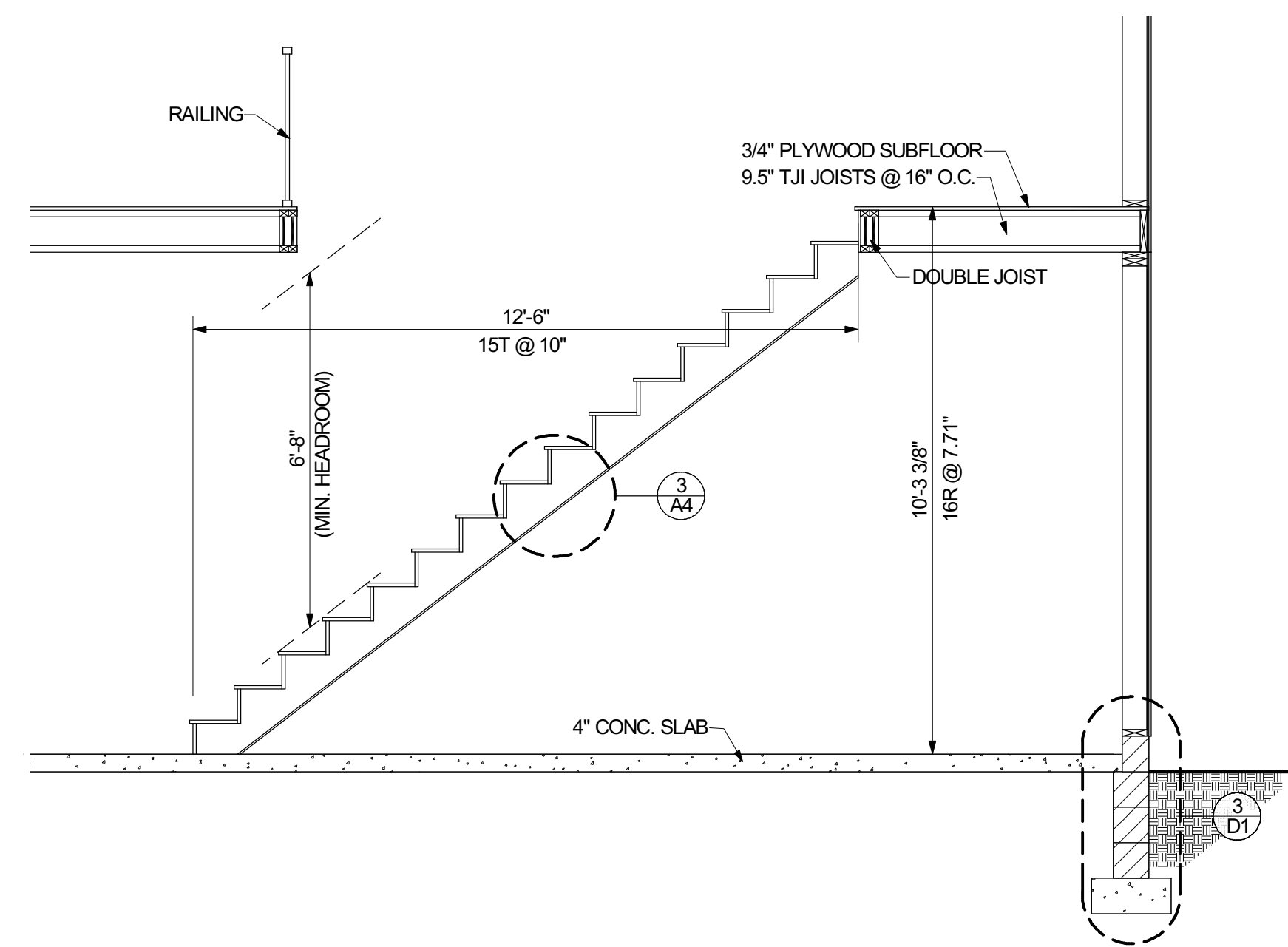


LEFT ELEVATION
SCALE: 1/4 in = 1 ft

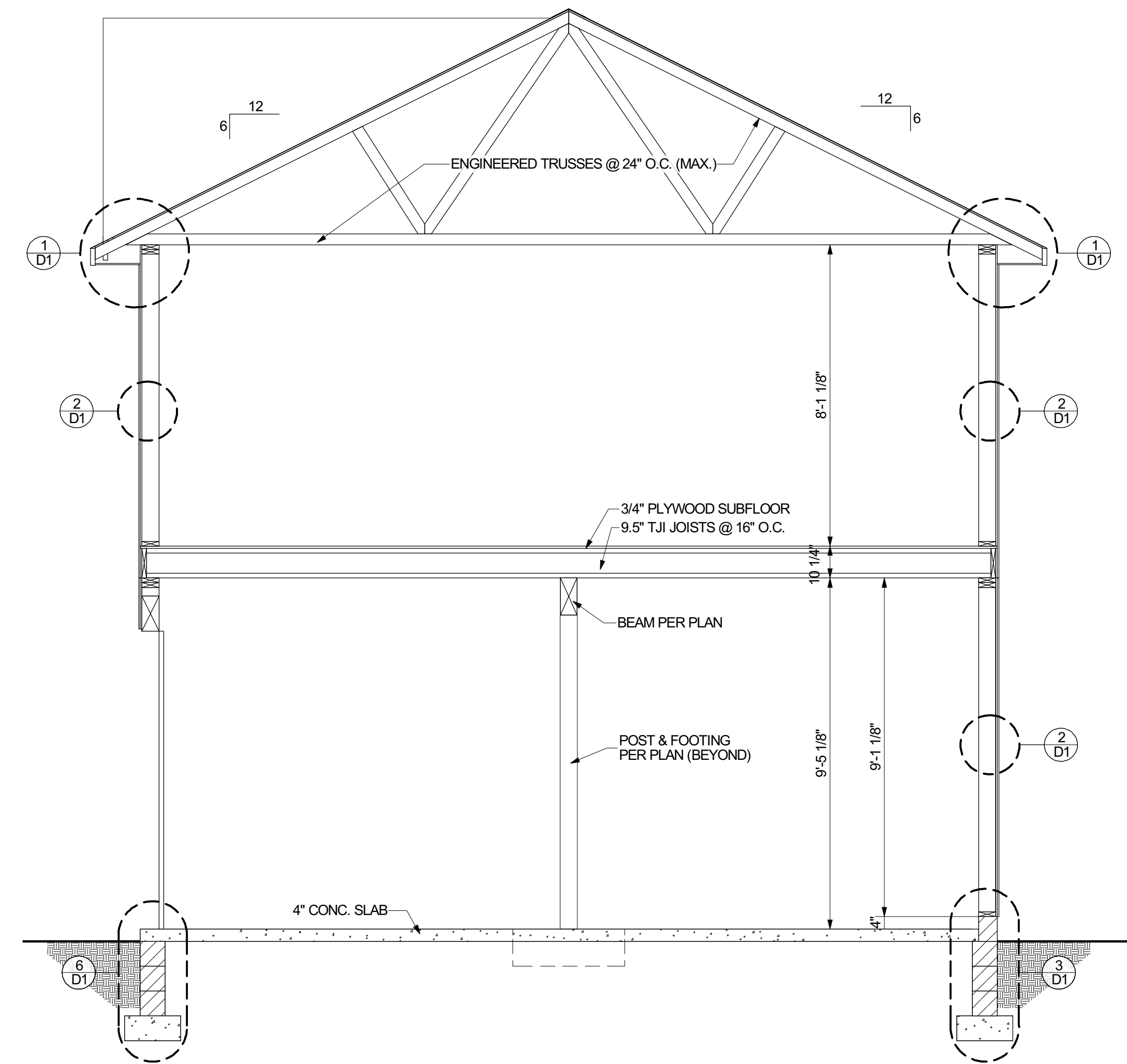


RIGHT ELEVATION
SCALE: 1/4 in = 1 ft

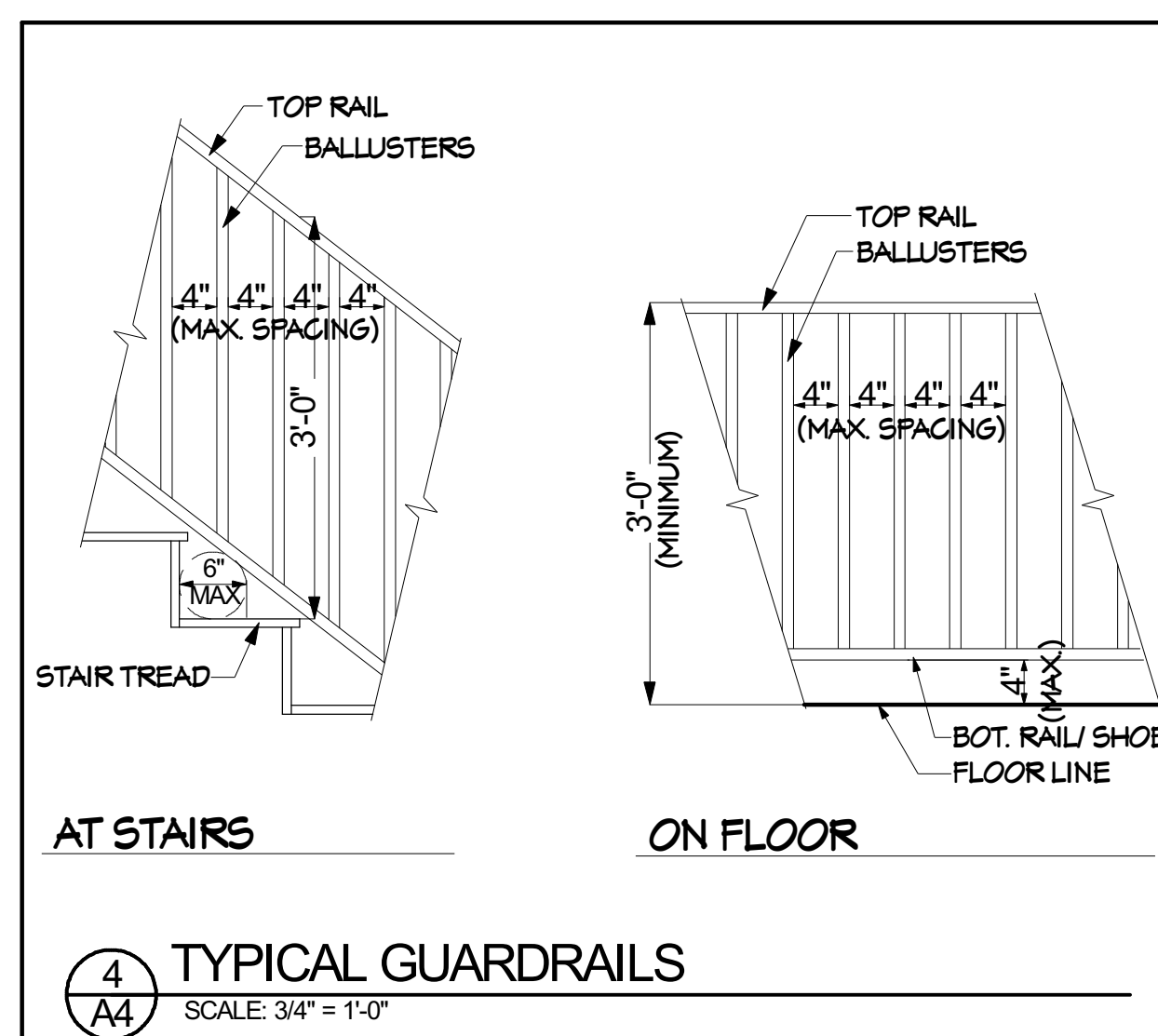
ELEVATIONS & CROSS SECTIONS ARE DERIVED FROM A 3D MODEL OF THE PLAN WHICH MAY INCLUDE UNNECESSARY LINES AND MINOR DISCREPANCIES. PLEASE DEFER TO FLOOR PLANS AND INDICATED DETAILS



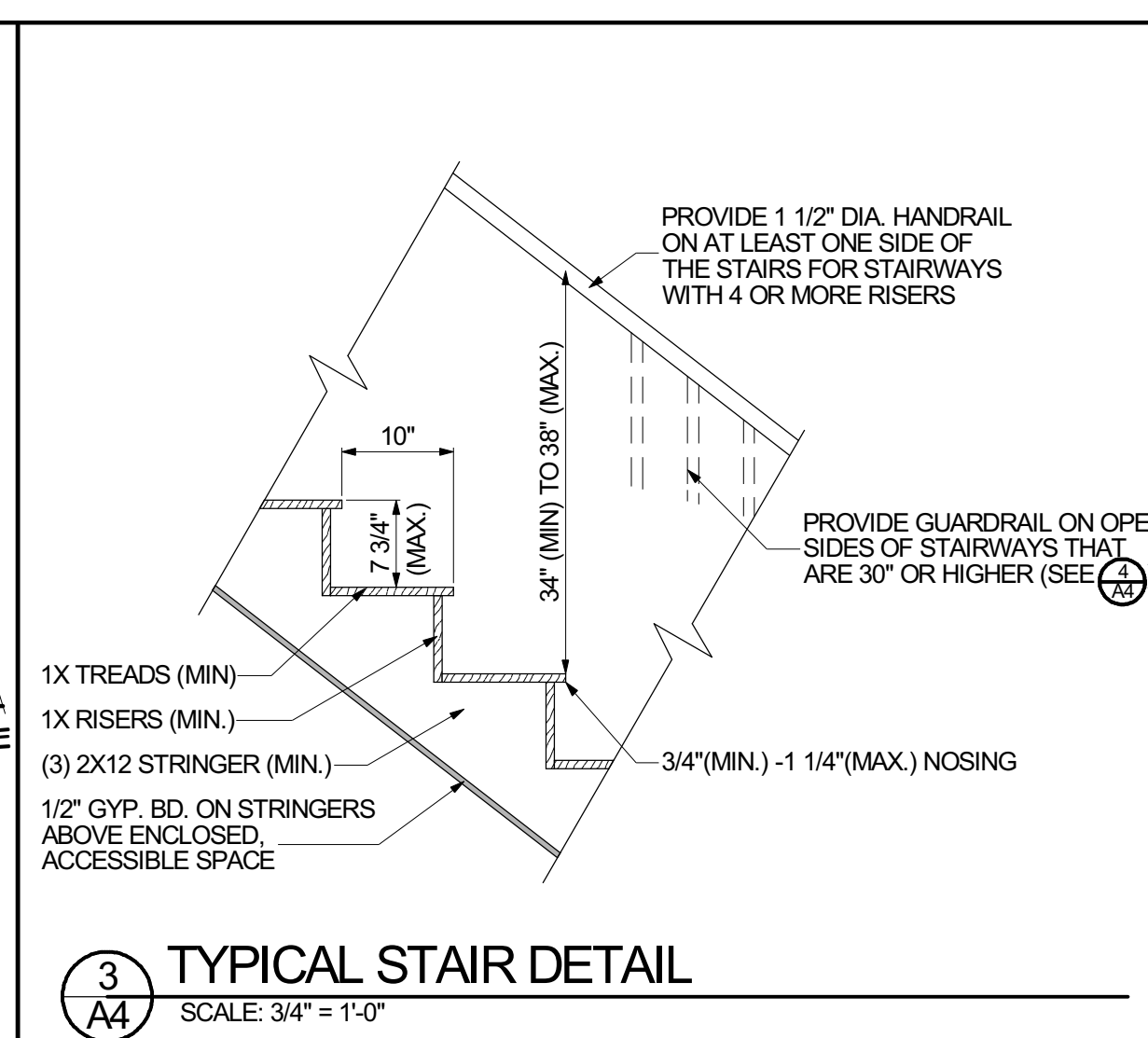
B STAIR SECTION
Scale: 3/8 in = 1 ft



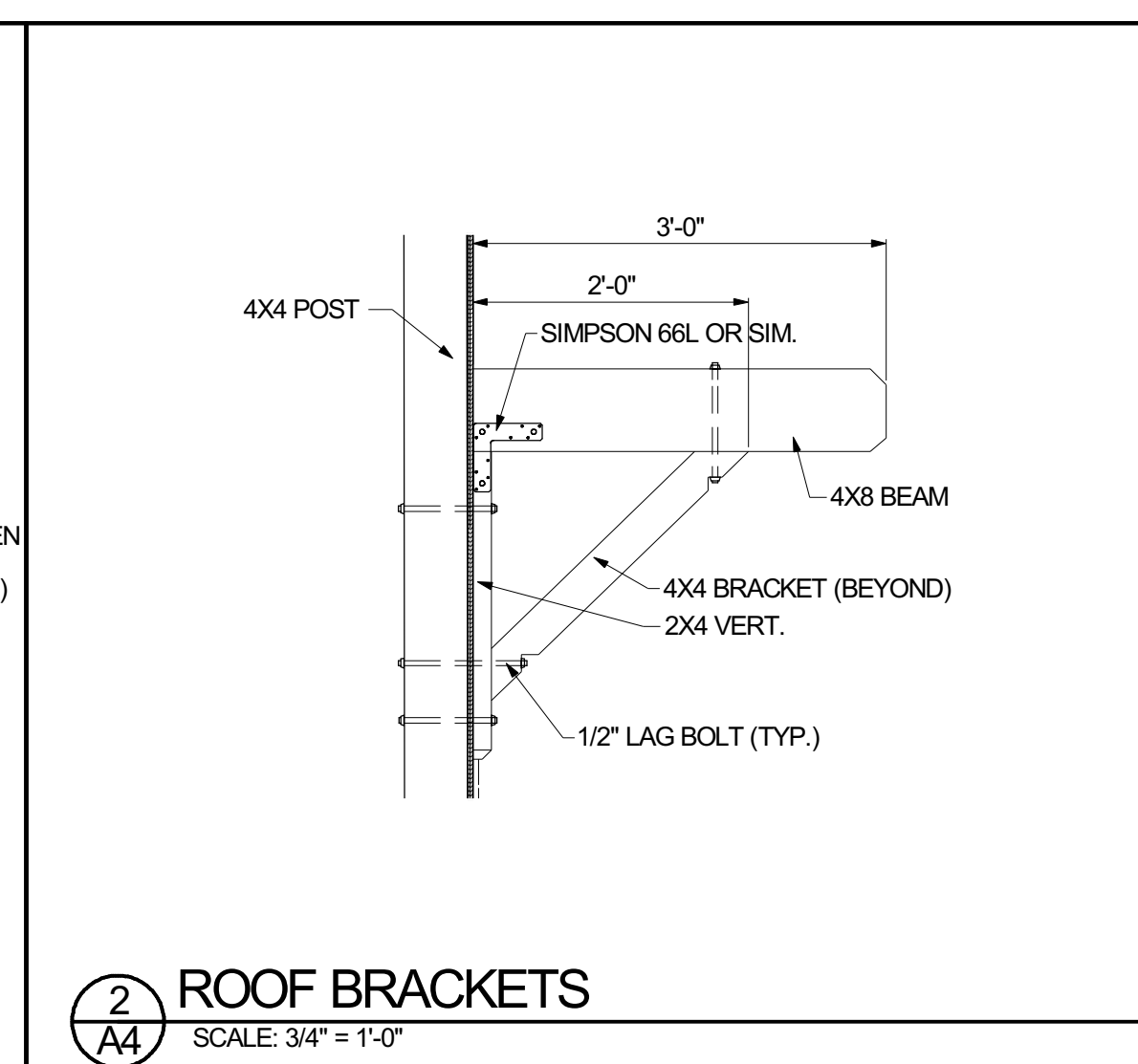
A CROSS SECTION
Scale: 3/8 in = 1 ft



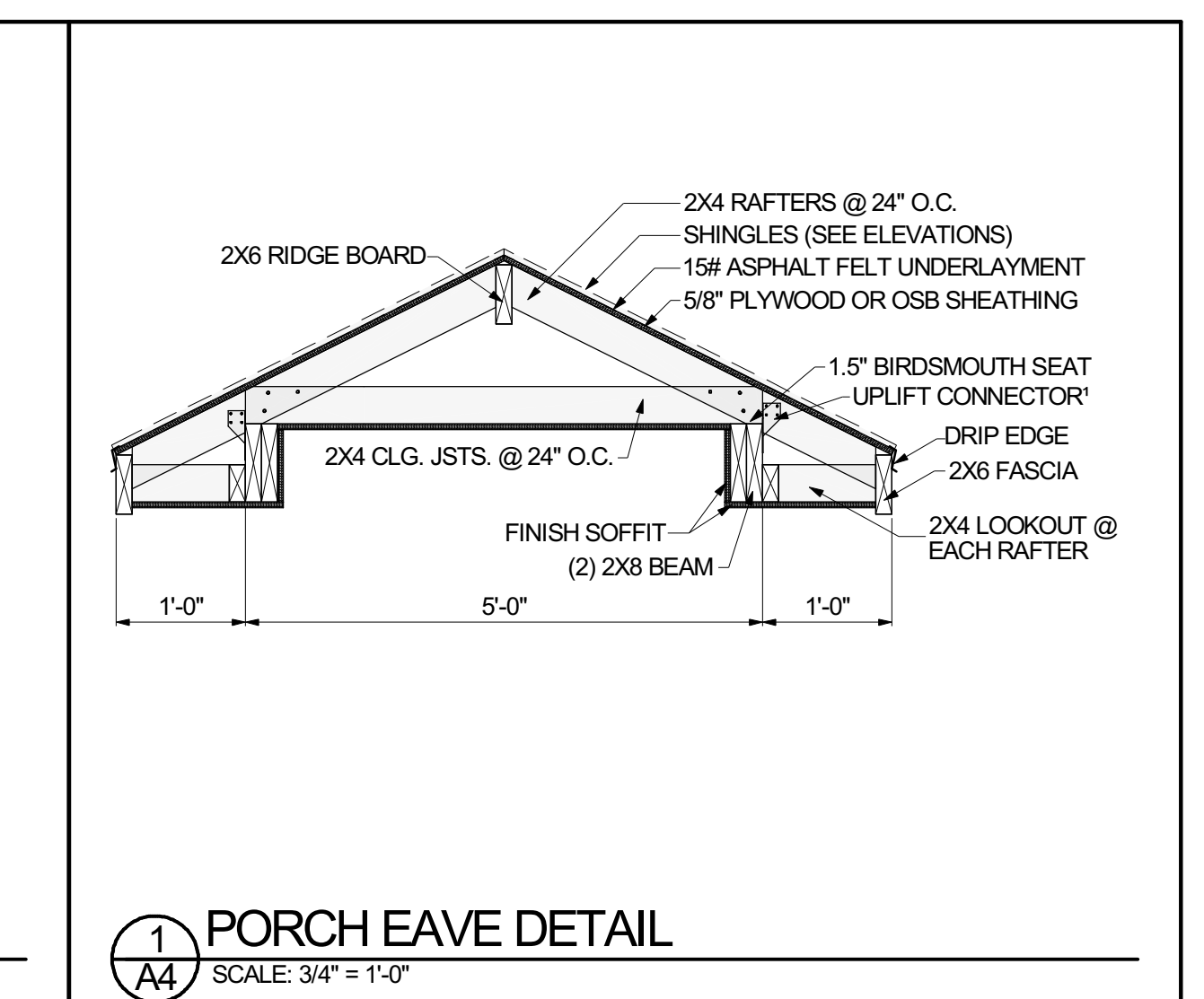
4 TYPICAL GUARDRAILS
Scale: 3/4" = 1'-0"



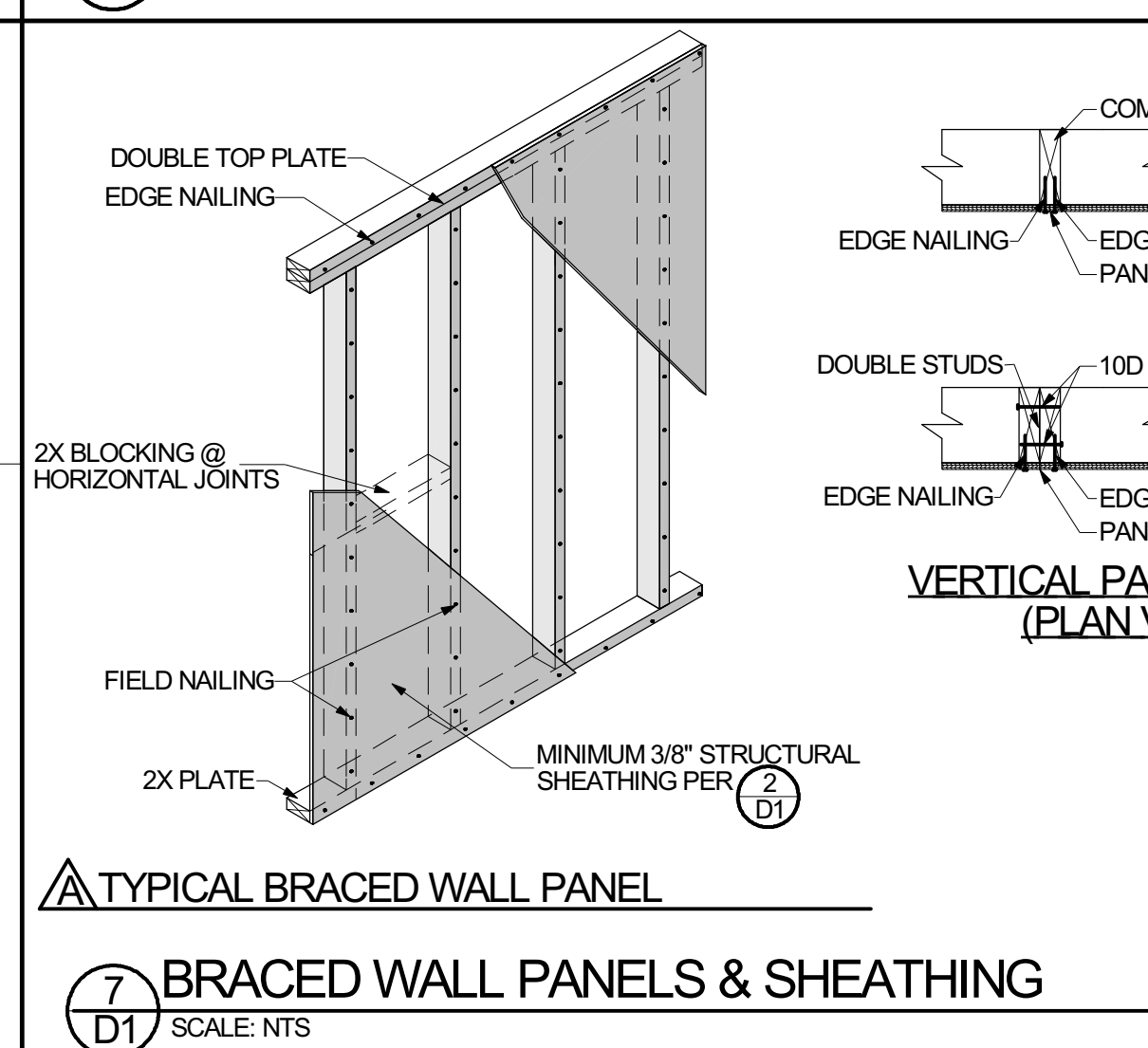
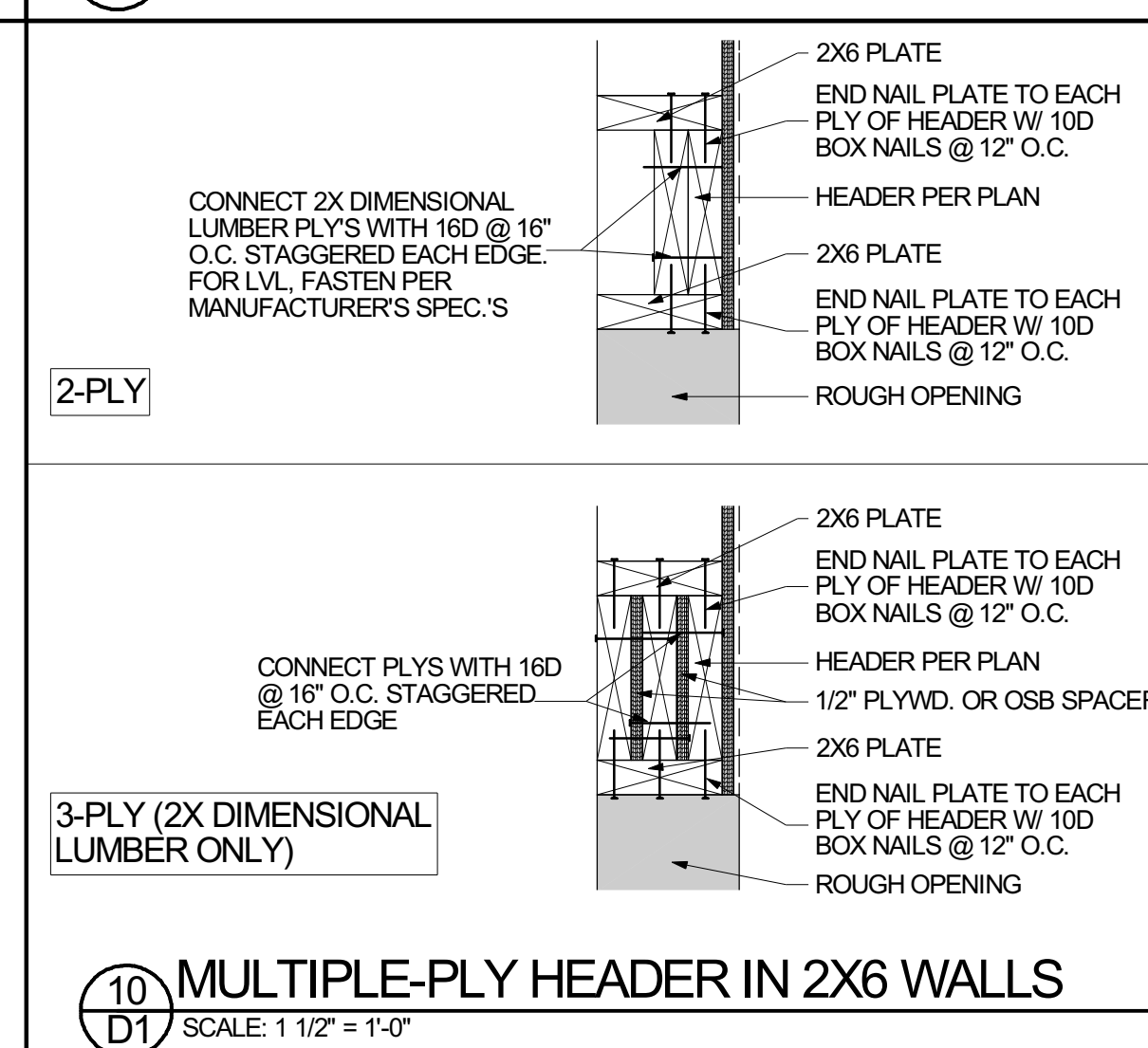
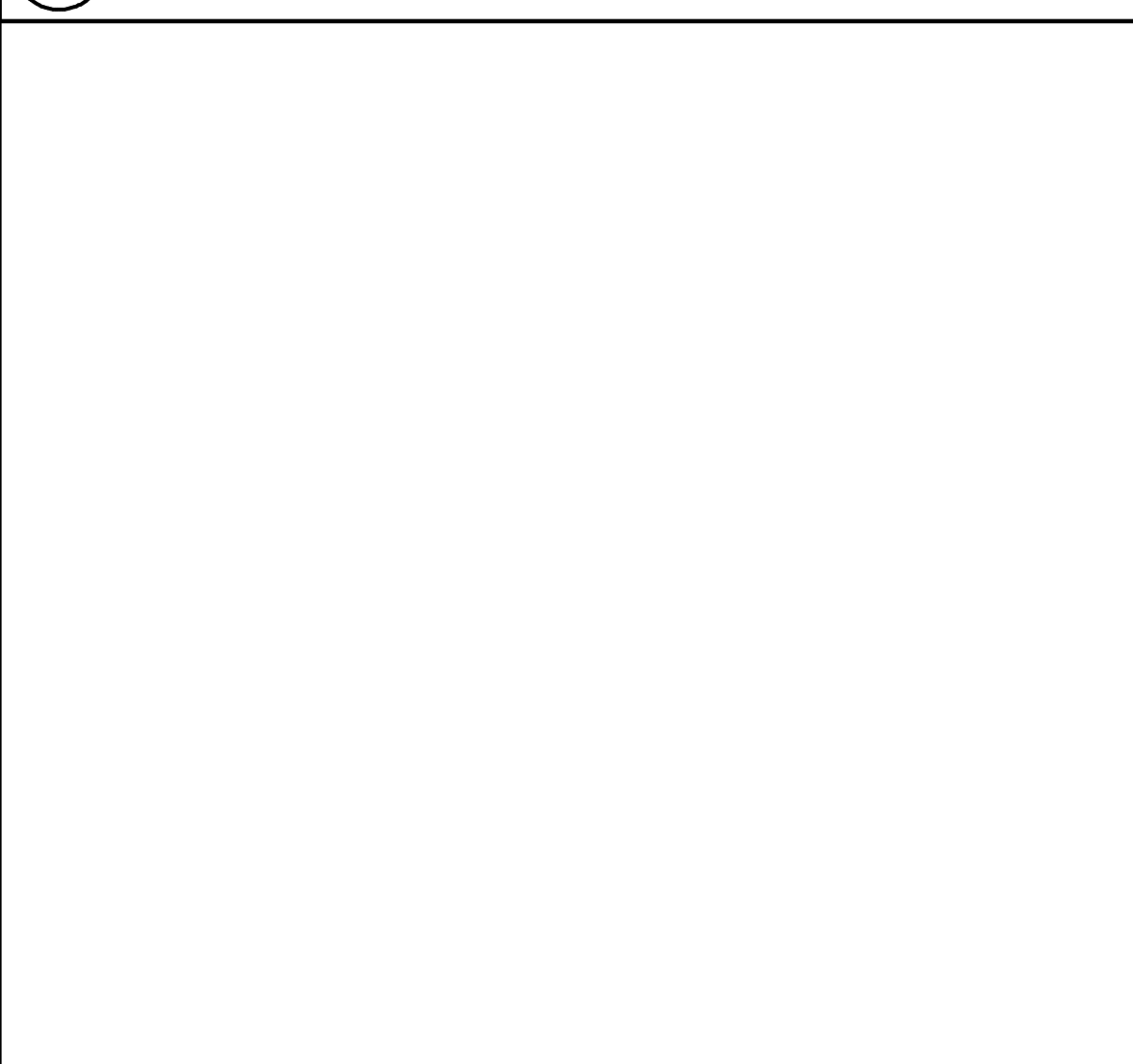
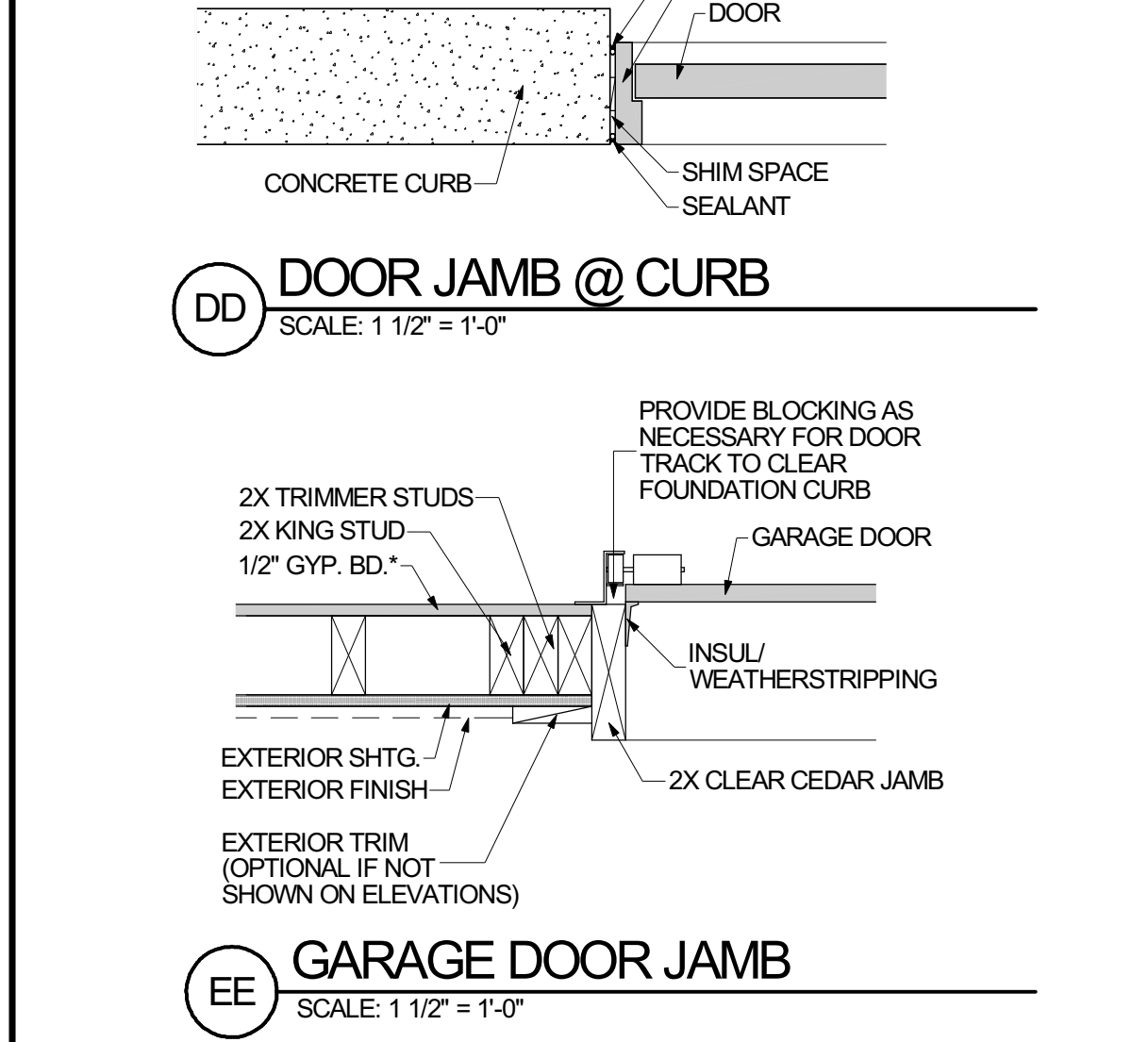
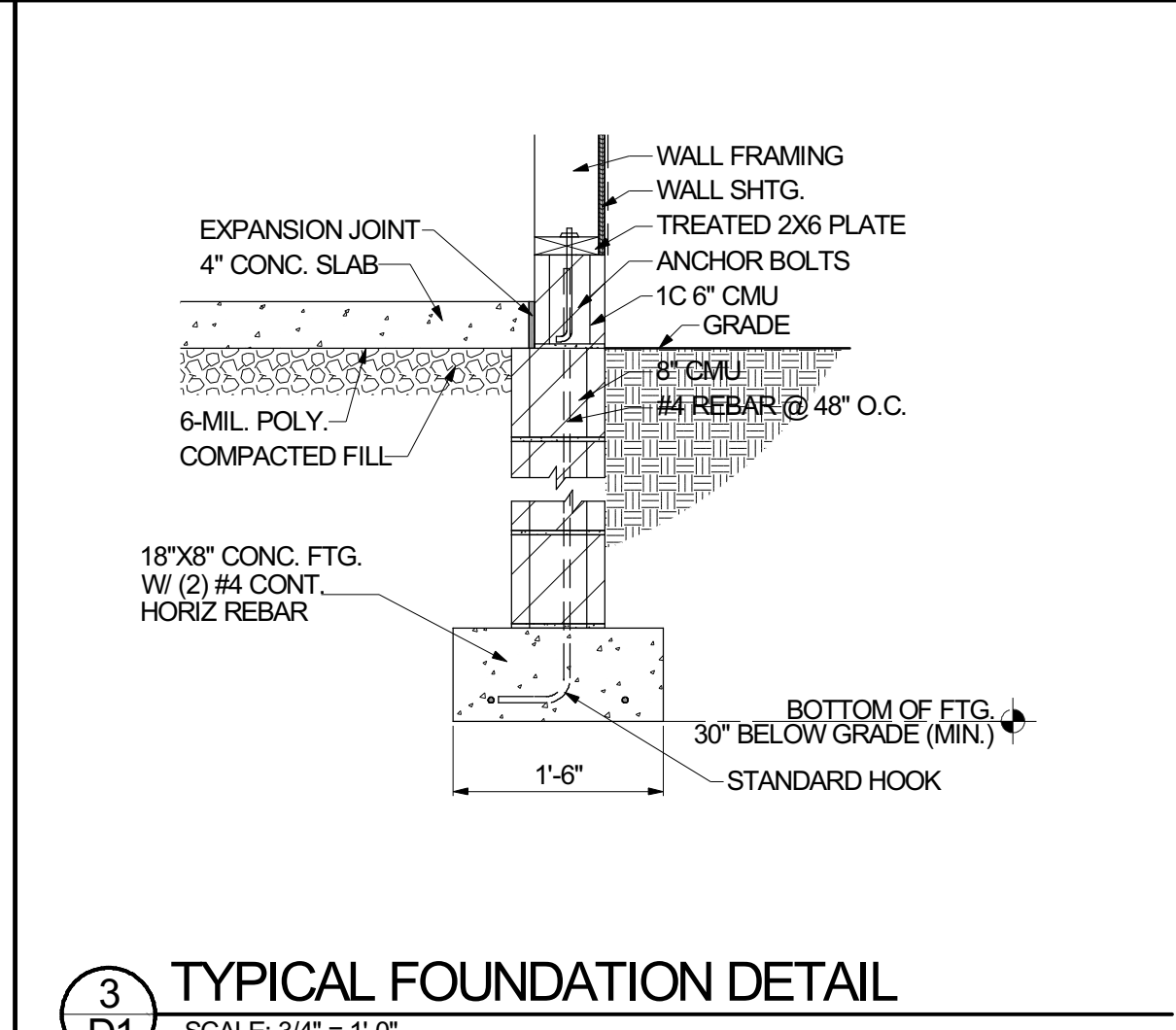
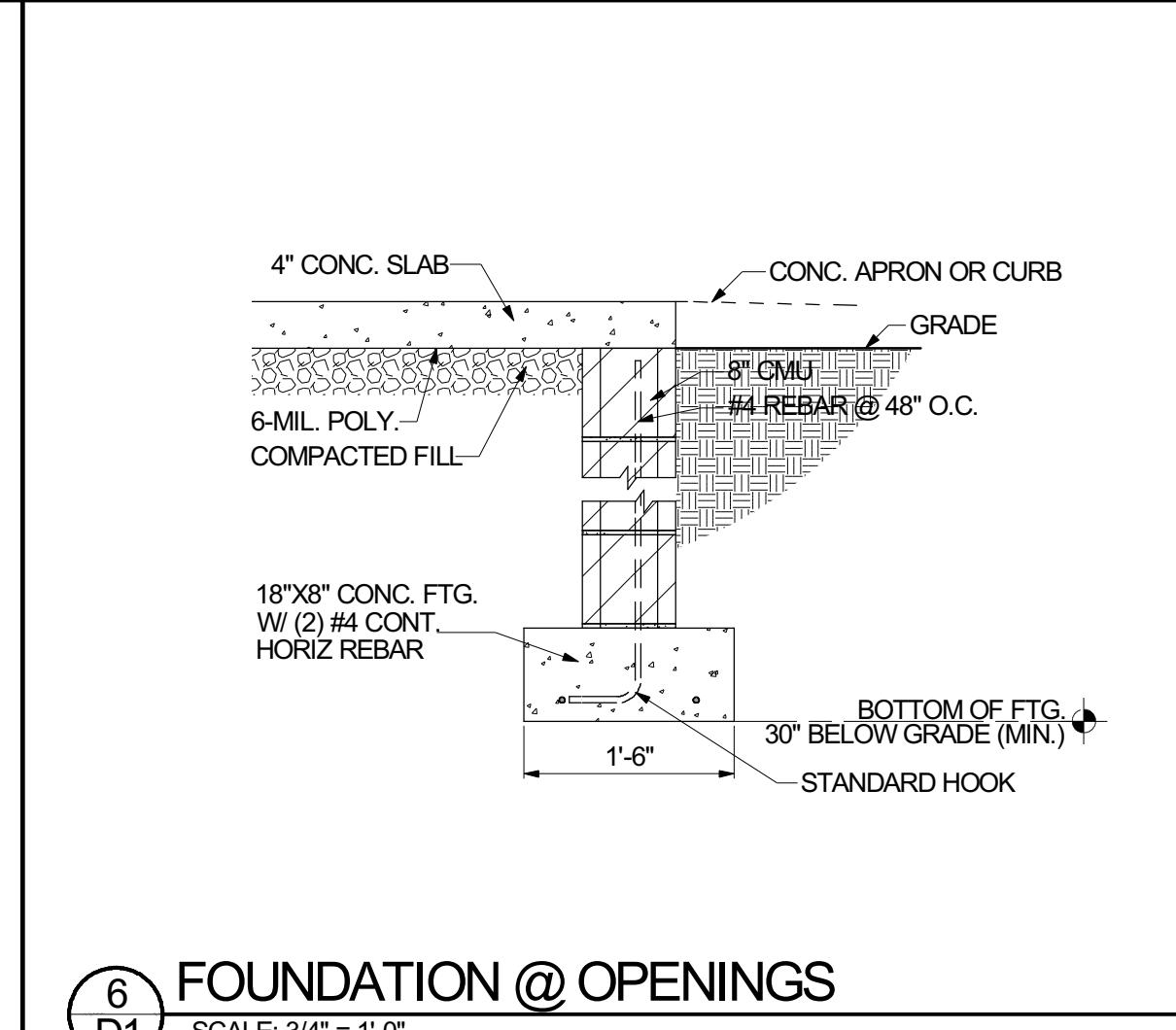
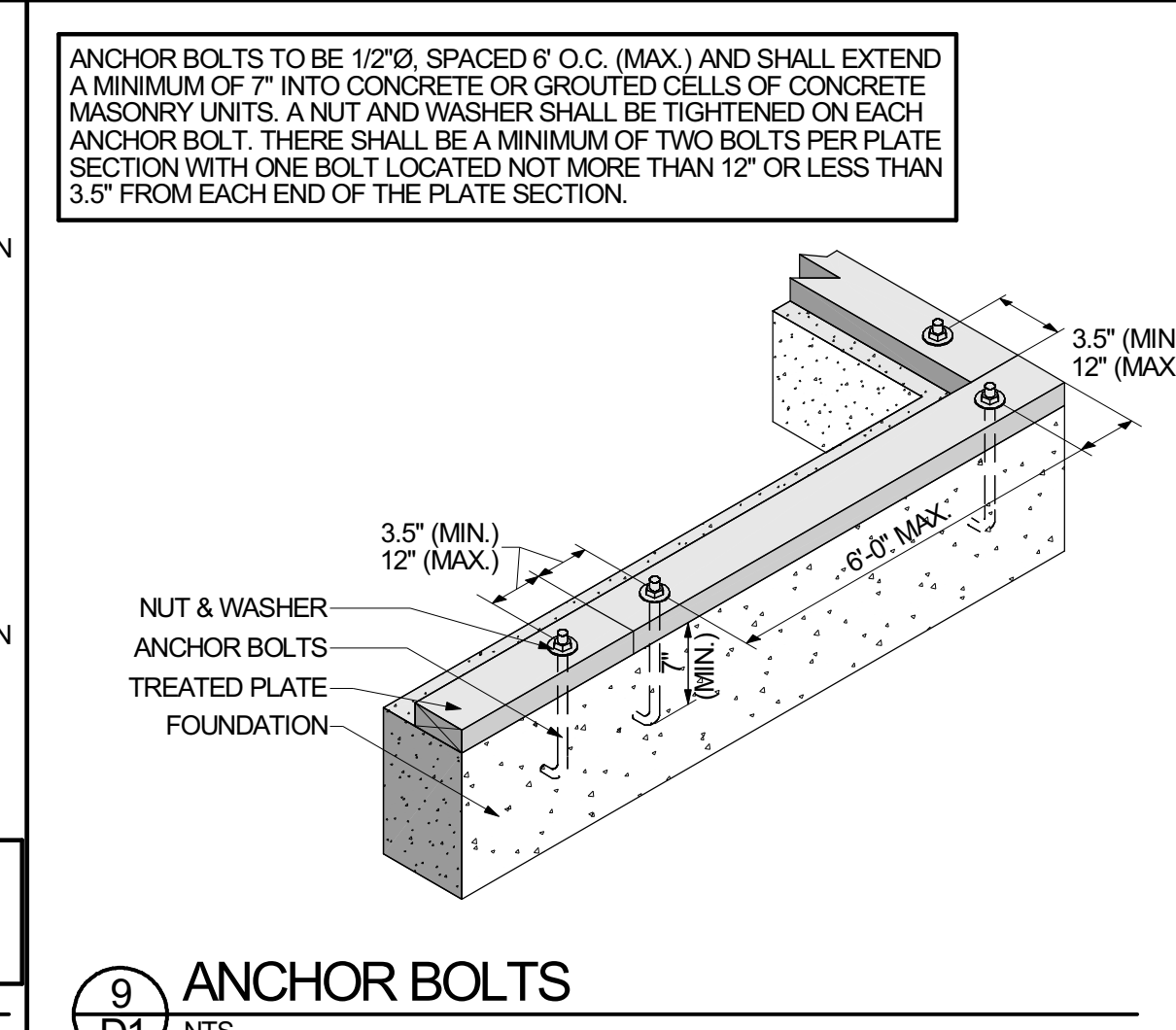
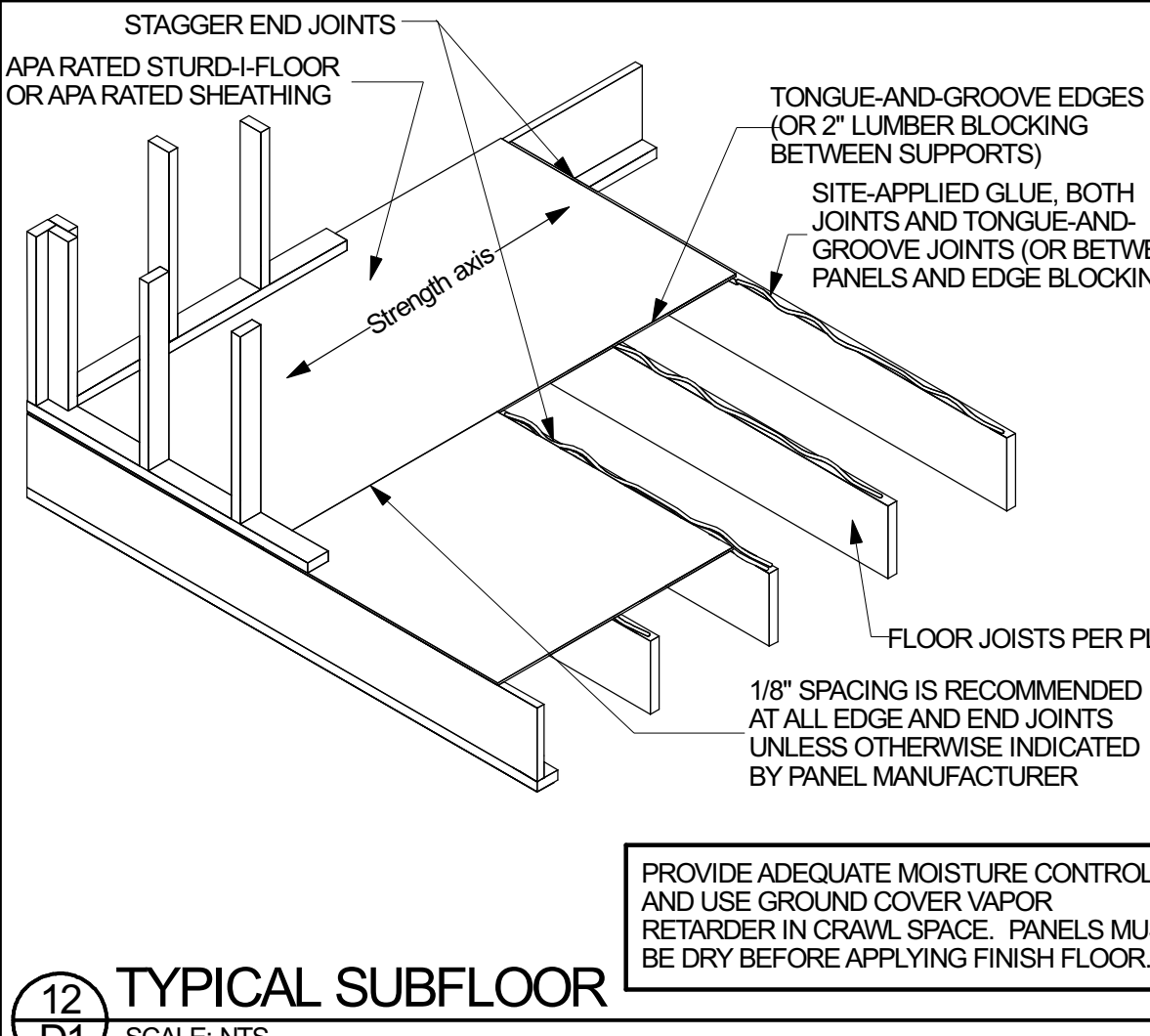
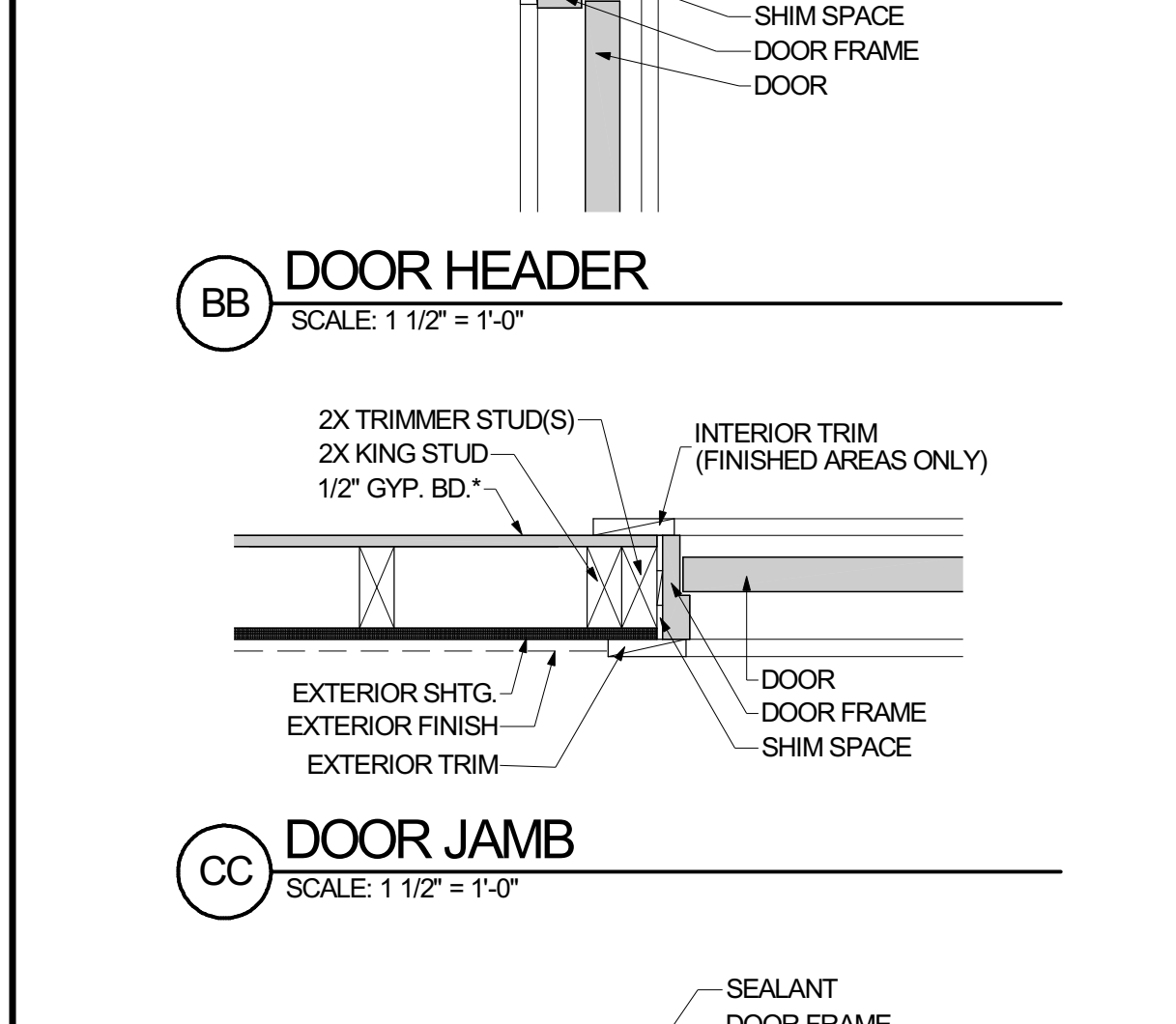
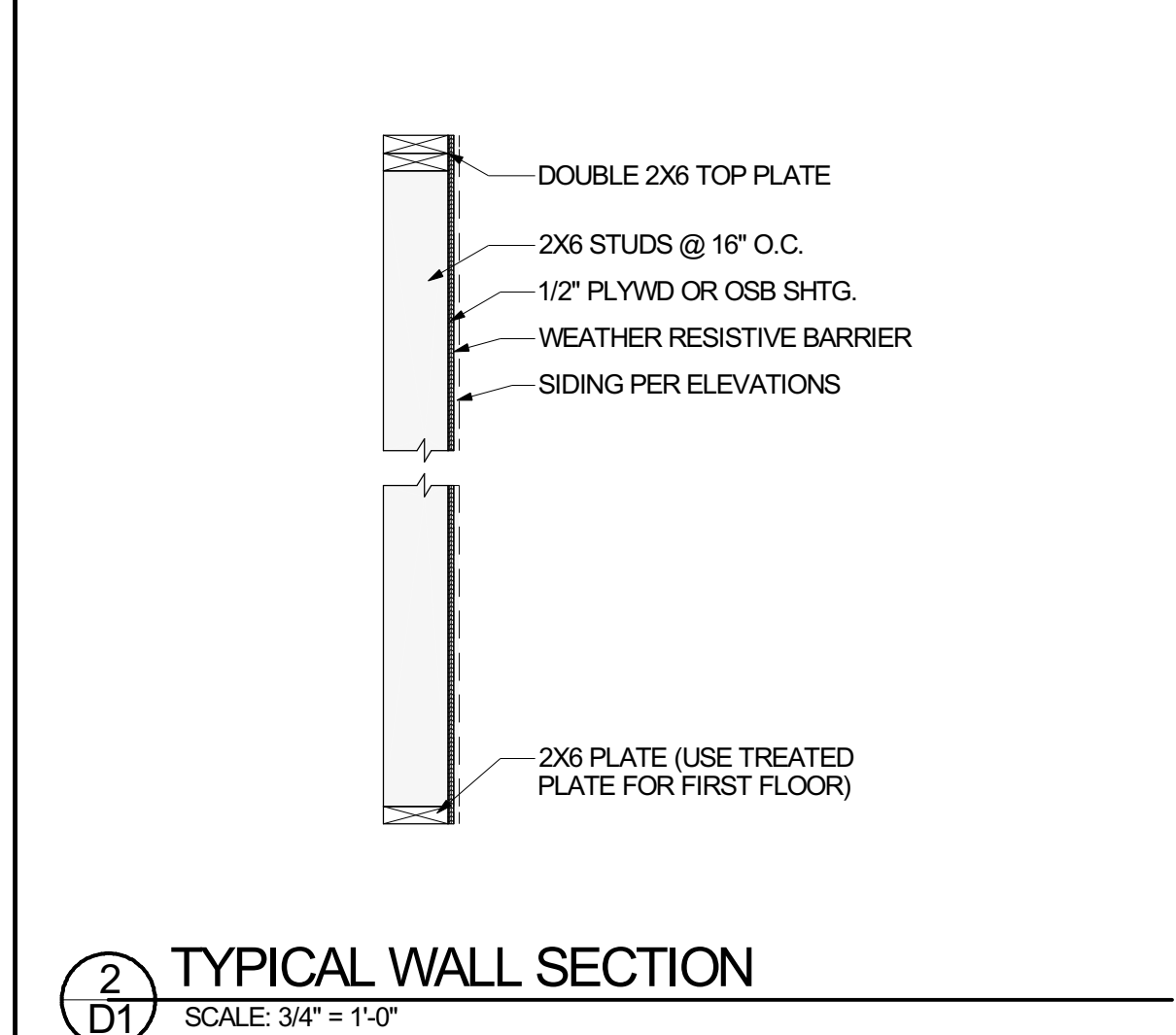
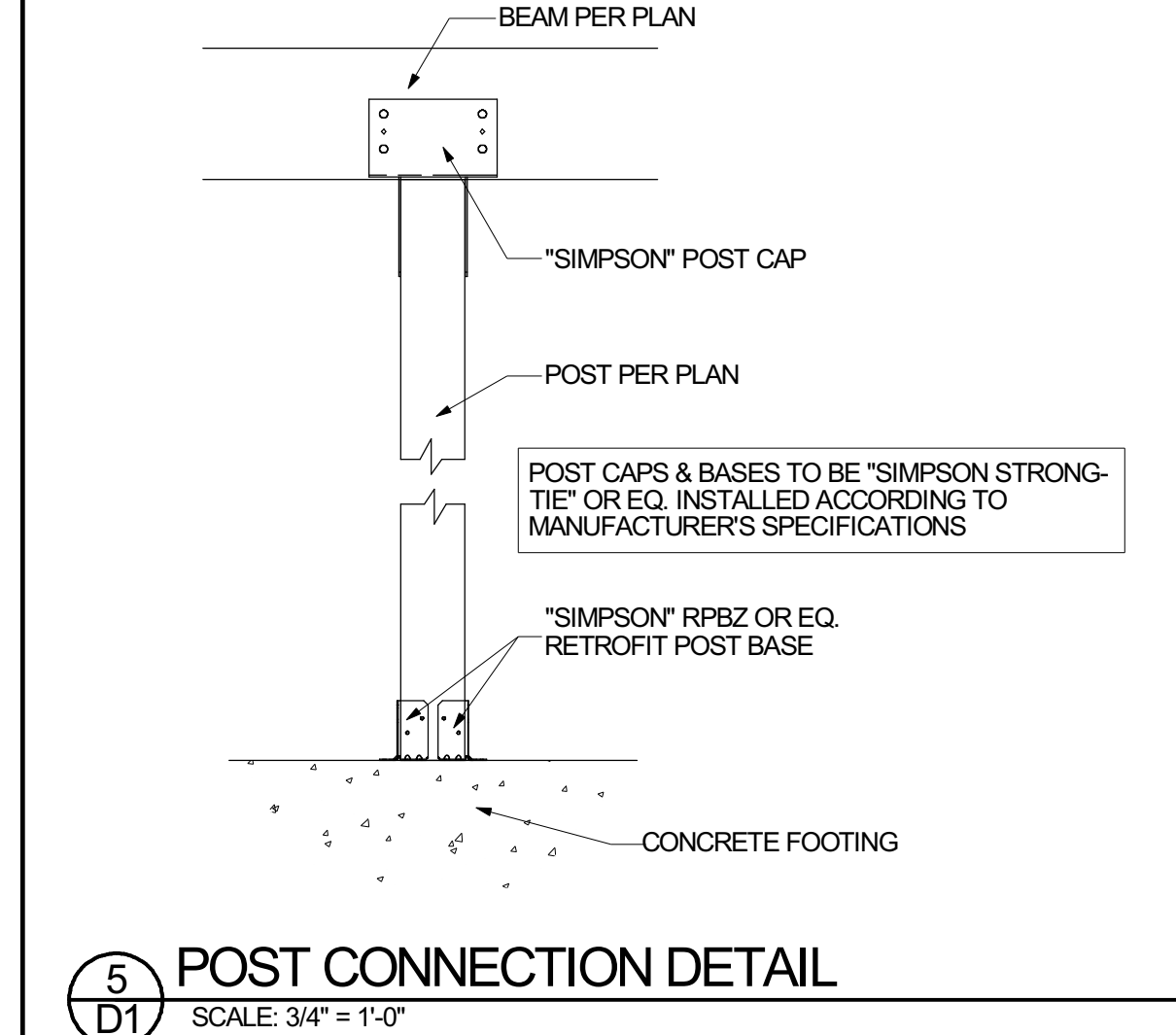
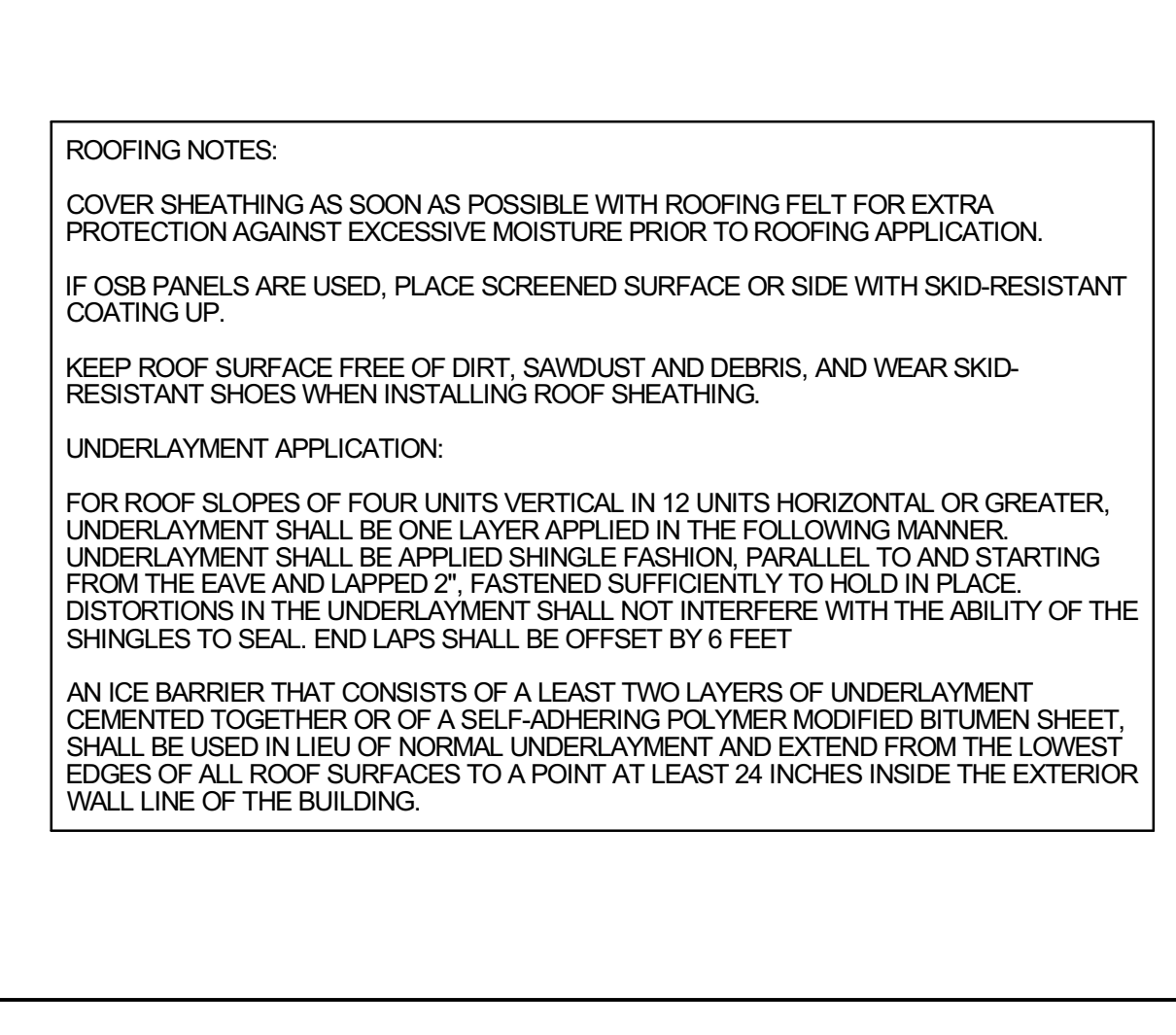
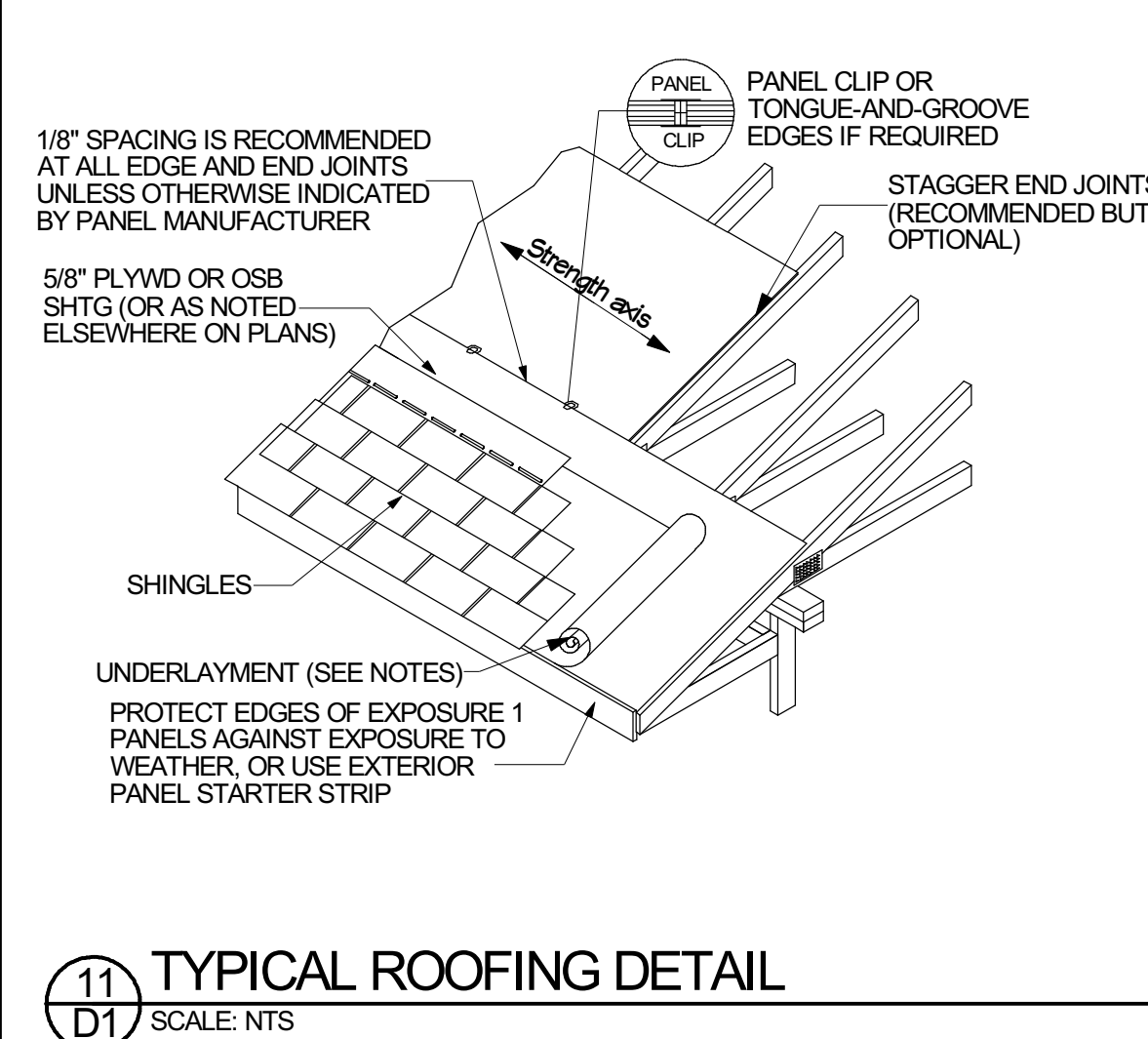
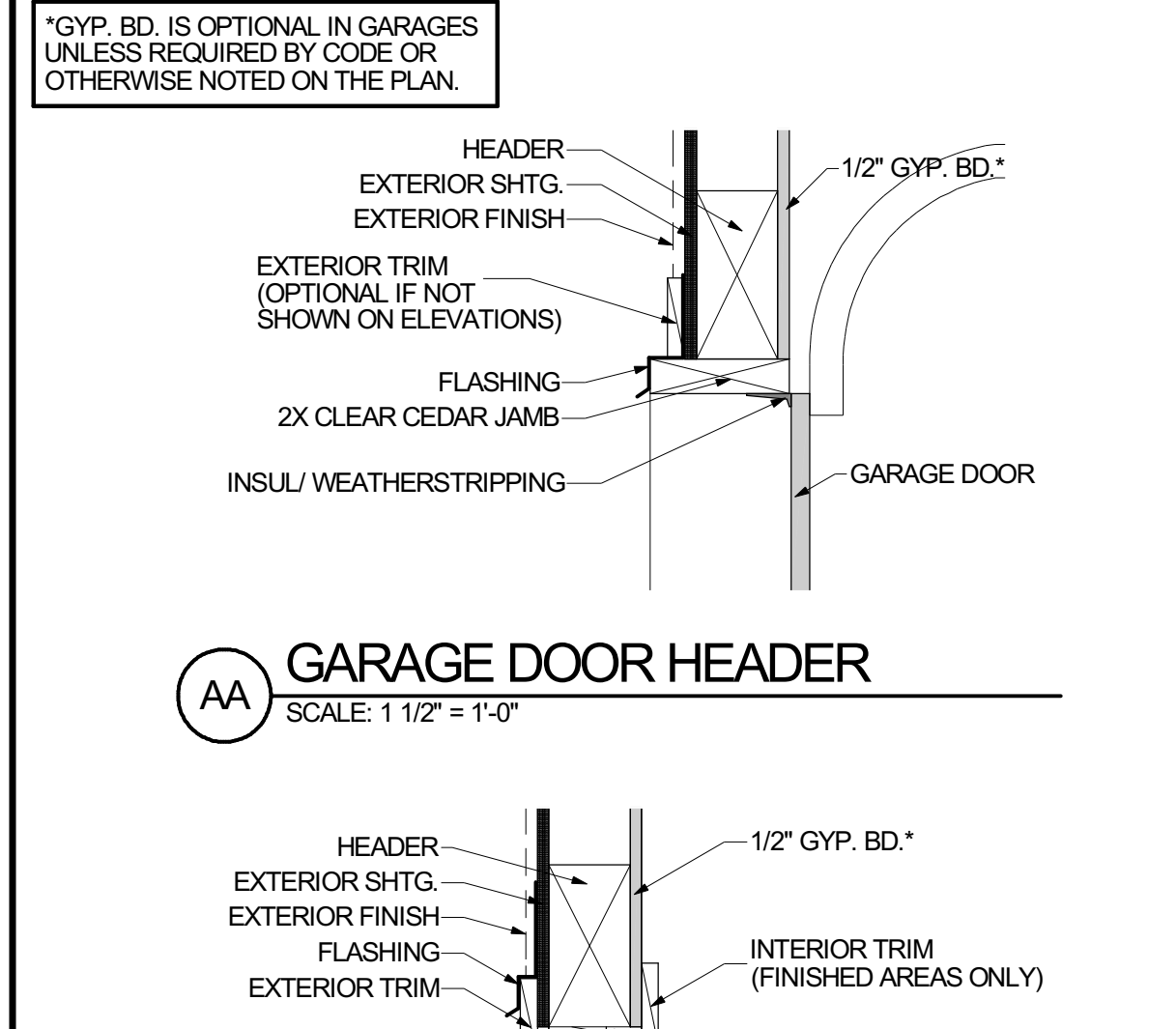
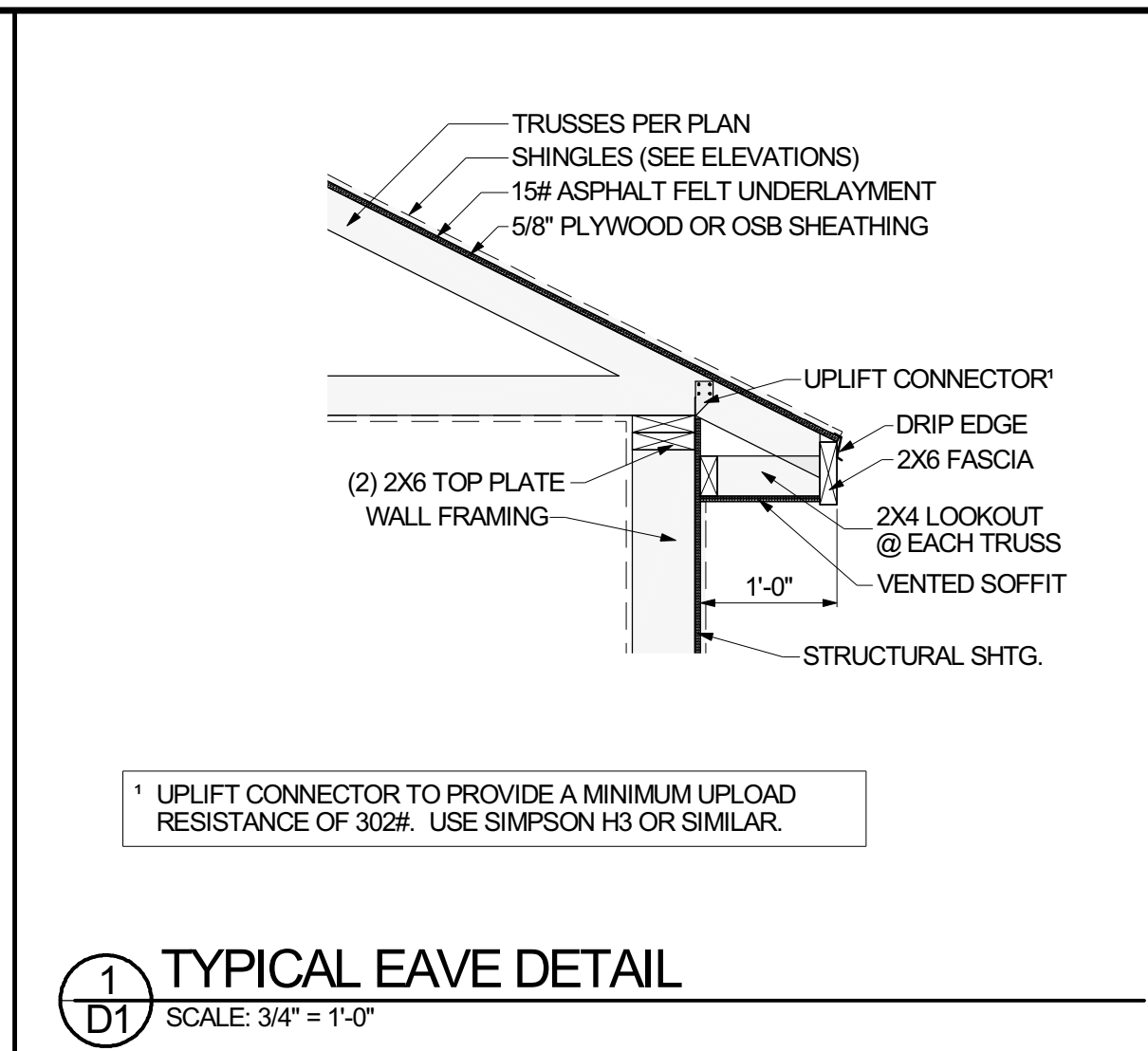
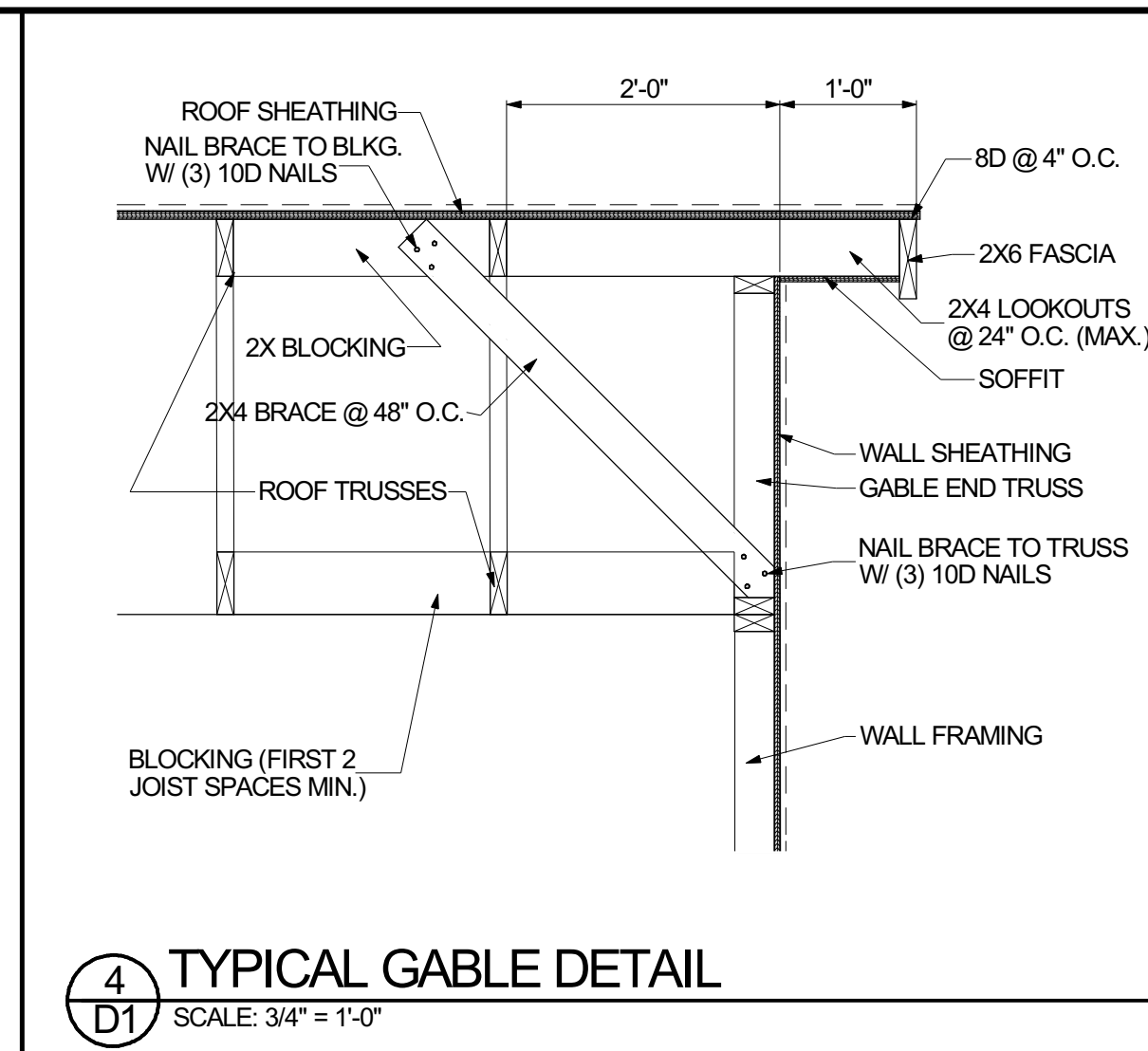
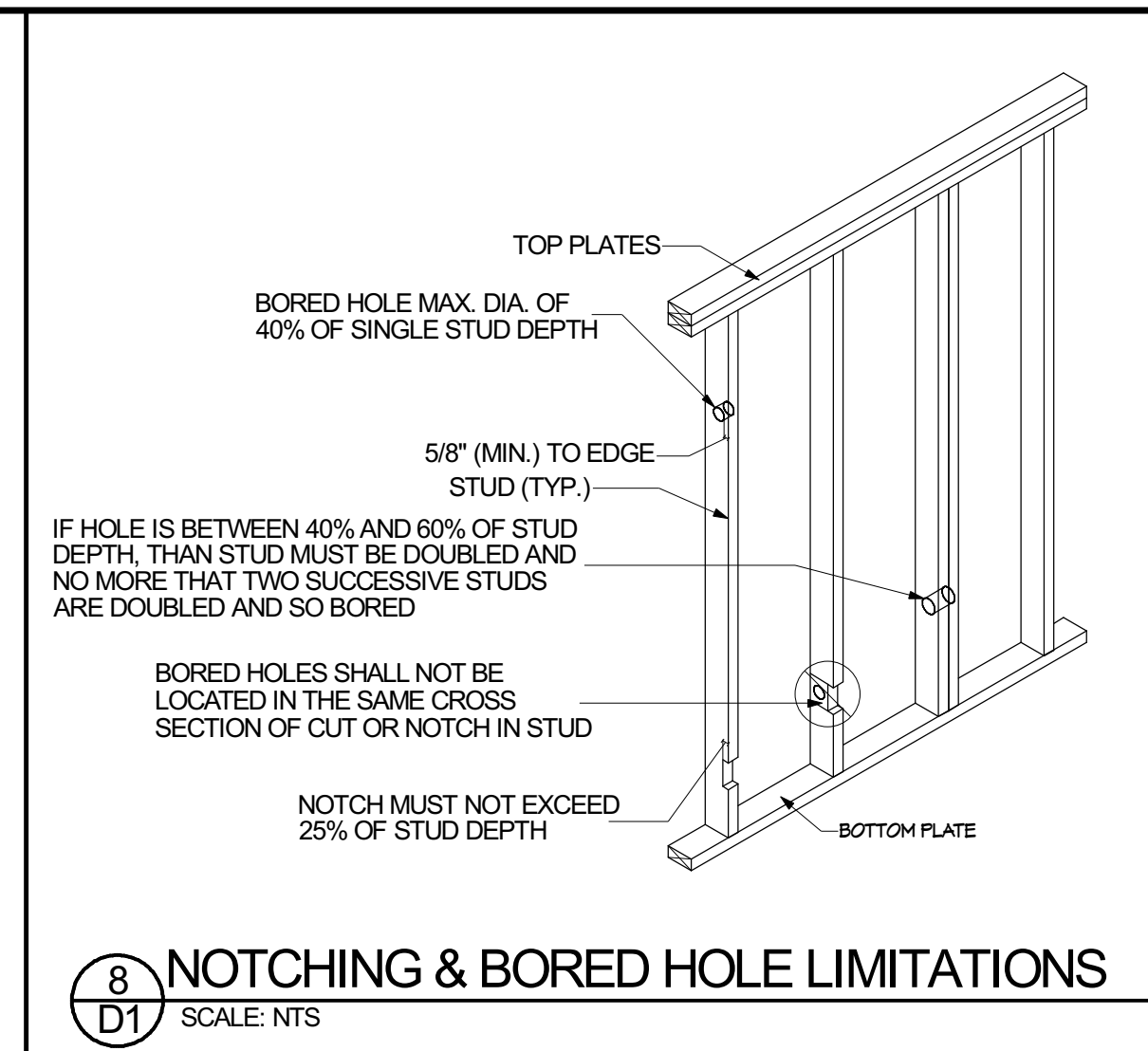
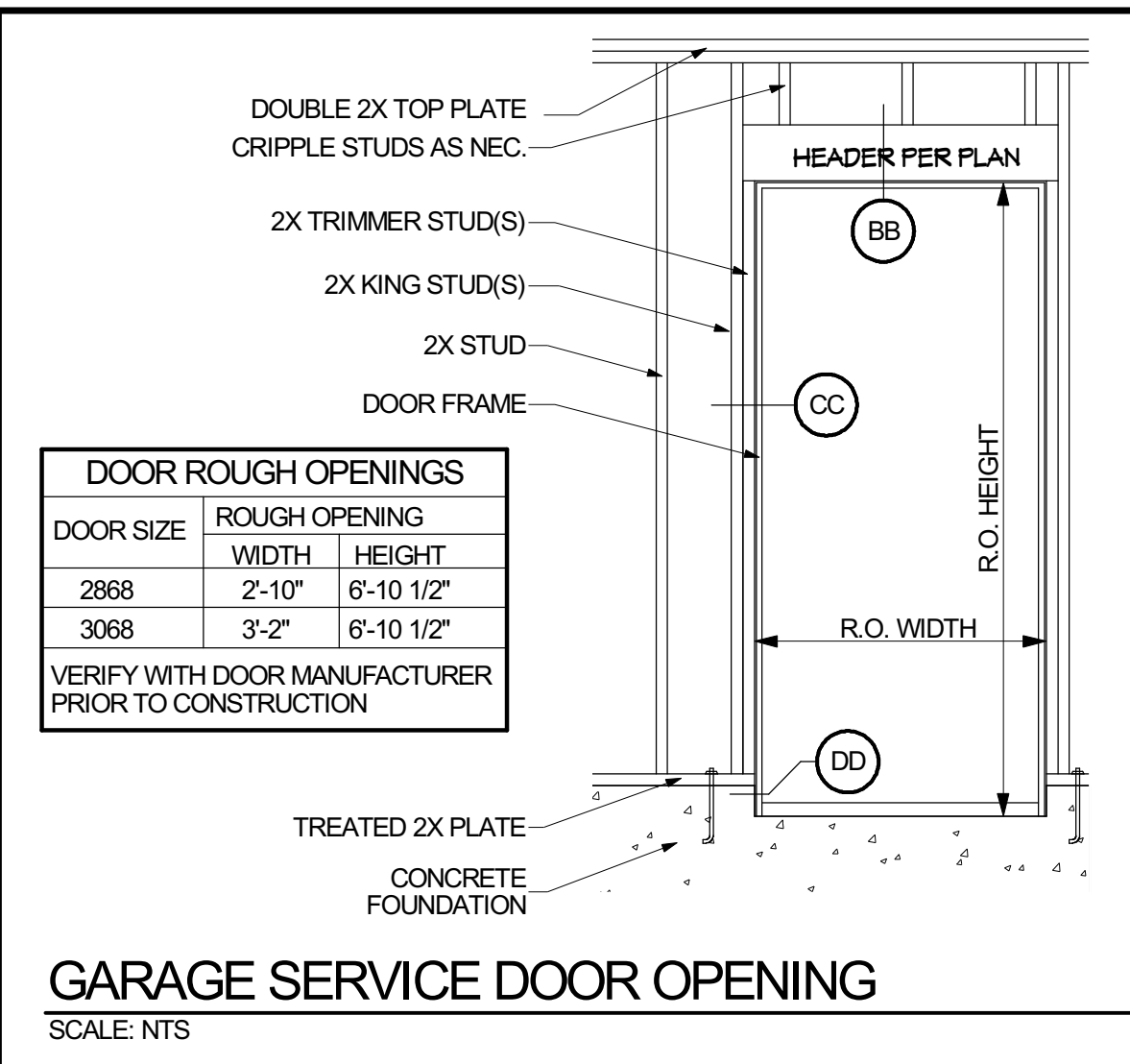
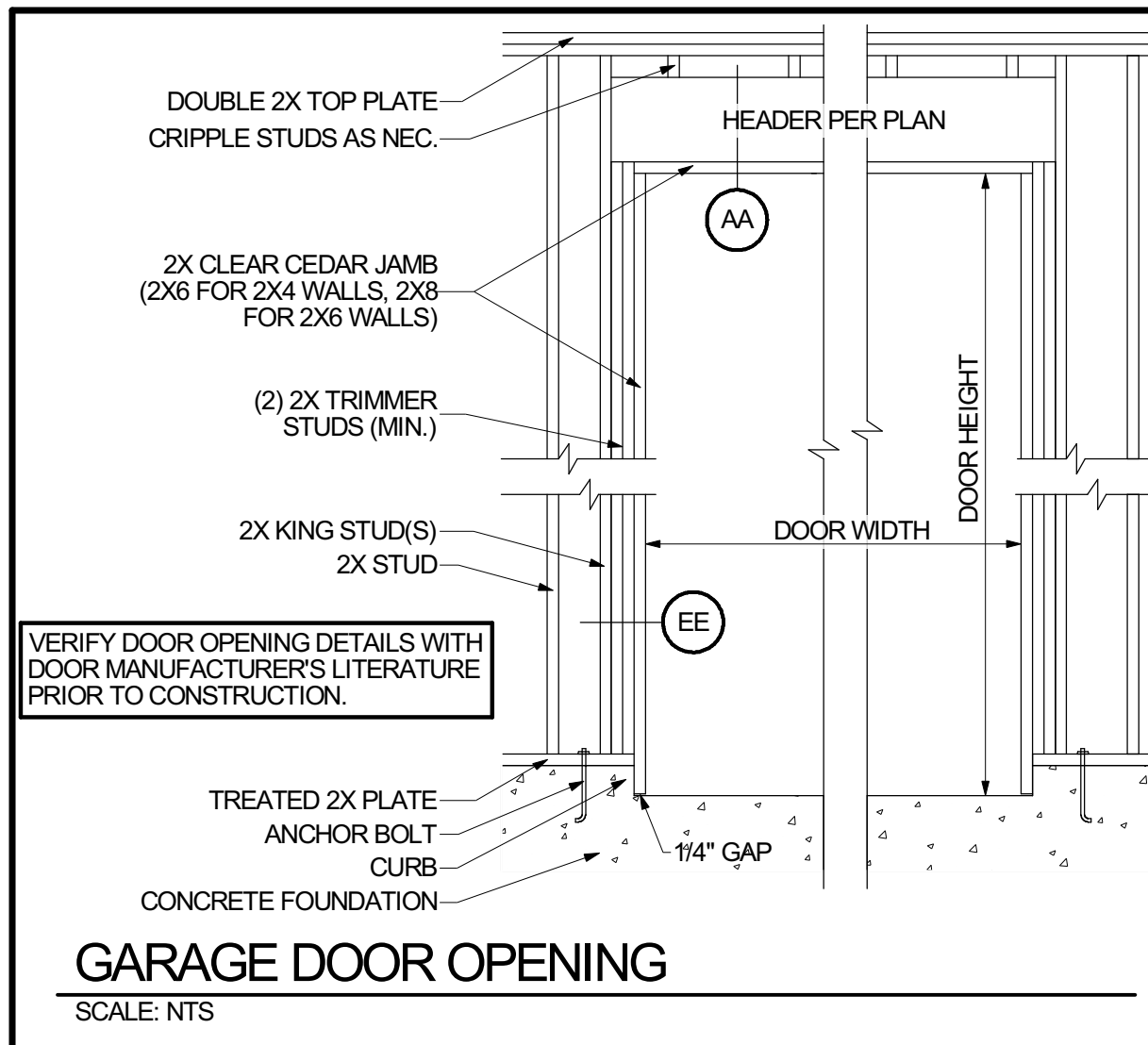
3 TYPICAL STAIR DETAIL
Scale: 3/4" = 1'-0"



2 ROOF BRACKETS
Scale: 3/4" = 1'-0"



1 PORCH EAVE DETAIL
Scale: 3/4" = 1'-0"



BRACED WALL PANEL SCHEDULE

MARK	METHOD	MATERIAL	EDGE NAILING	FIELD NAILING
△	WSP	PLYWD. OR OSB SHTG.	8D @ 6" O.C.	8D @ 12" O.C.