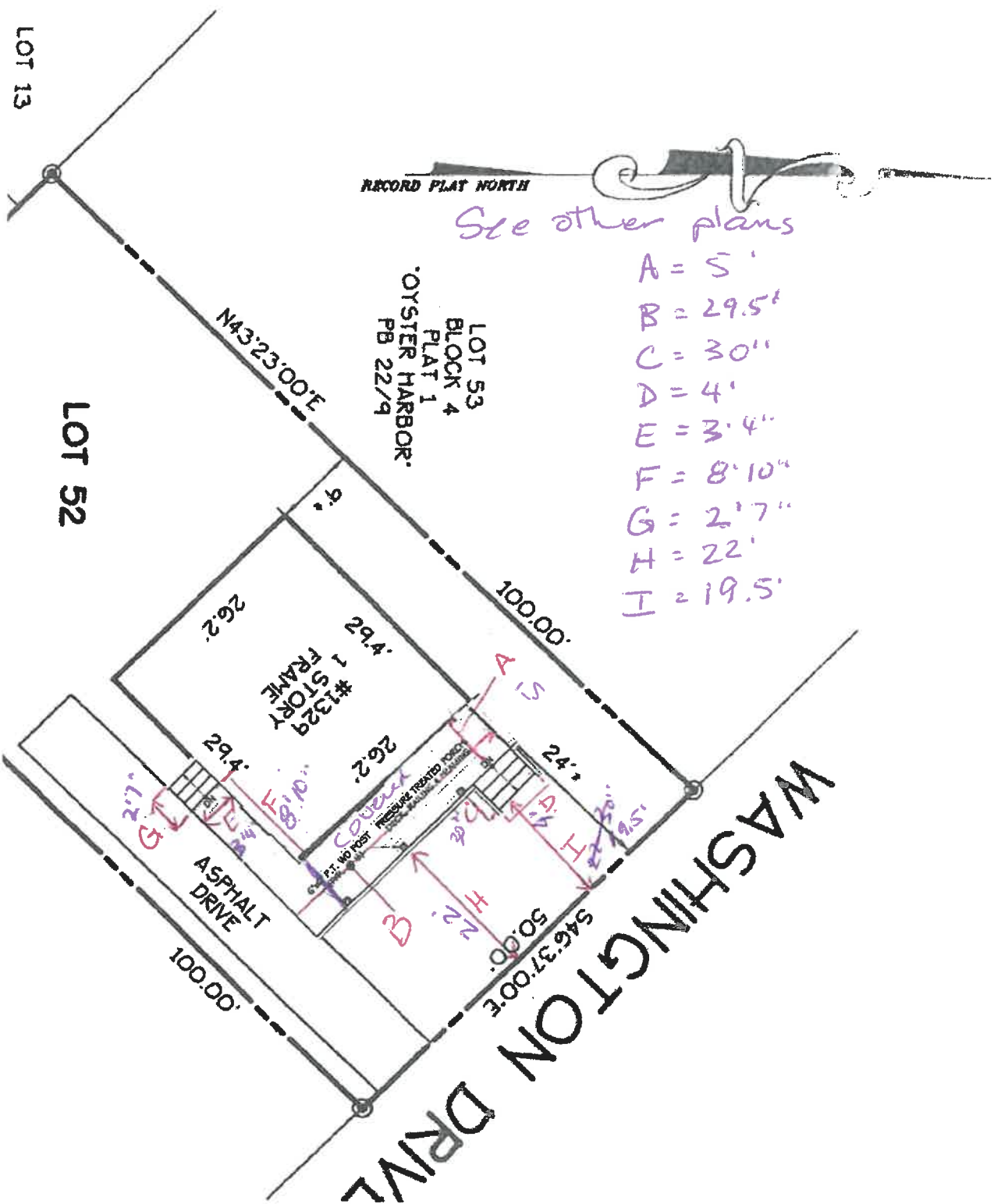


Letter of Explanation

November 4, 2924

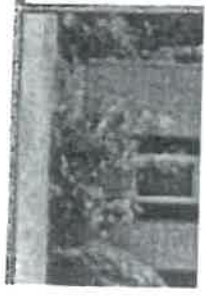
To Whom It May Concern:

Most houses in the neighborhood of Oyster Harbor have some type of attached outdoor decks or porches. In order to have a space to sit outside to enjoy the view and be able to communicate easily with neighbors, we are seeking to add a front porch to the existing house, that will be 20 feet across and 5 feet wide, a total of approximately 100 square feet. The approximate height is 12 feet. The setbacks are 7 and 13 feet, approximately 20 feet. This includes: facing the property, house to the right is 7 feet and the house to the left is 13 feet. This property is located across the street from Oyster Creek. The lot size is 5,000 square feet.



Sample our Experience!
www.capsolidite.com

valid without both
 pages. See page two
 (or reverse) for
 Survey Notes.



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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction:

Date: 11.4.2024

Tax Map #	Parcel #	Block #	Lot #	Section
259704254700		4	52	
	0008			

FOR RESUBMITTAL ONLY

- Corrections
- Redesign
- No Change
- Non-Critical Area

*Complete Only Page 1
 General Project Information

Tax ID: 04265400

Project Name (site name, subdivision name, or other) Oyster Harbor

Project location/Address 1329 Washington Drive

City Annapolis Zip 21403

Local case number

Applicant: Last name Dunkley First name Winston

Company Owner

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:

Add porch to existing property

Yes Intra-Family Transfer <input type="checkbox"/> Grandfathered Lot <input type="checkbox"/>	Yes Growth Allocation <input type="checkbox"/> Buffer Exemption Area <input type="checkbox"/>
---	---

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"/>
---	---

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area		5000	Total Disturbed Area		
LDA Area					
RCA Area			# of Lots Created		
Total Area		5000			

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

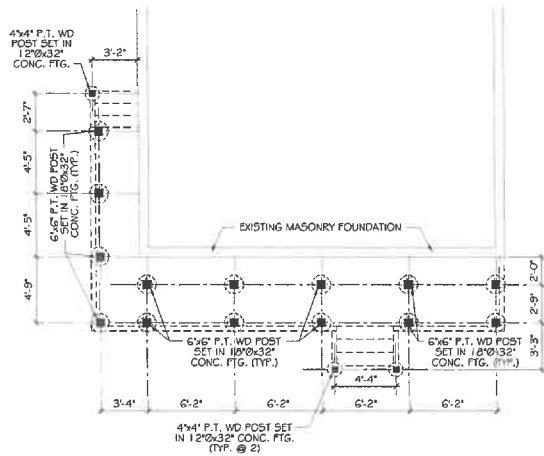
VARIANCE INFORMATION (Check all that apply)

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

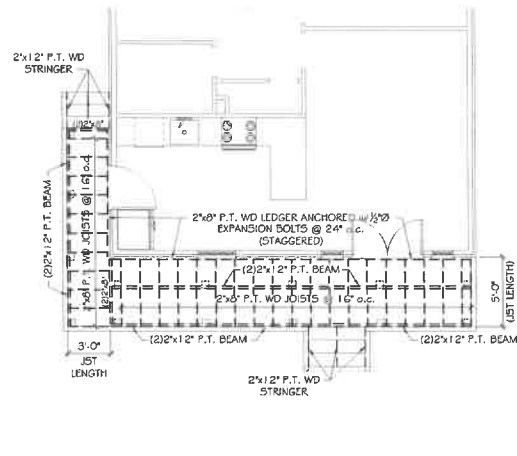
<p><u>Variance Type</u></p> Buffer <input type="checkbox"/> Forest Clearing <input type="checkbox"/> HPA Impact <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Expanded Buffer <input type="checkbox"/> Nontidal Wetlands <input type="checkbox"/> Setback <input type="checkbox"/> Steep Slopes <input type="checkbox"/> Other <input 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 type="checkbox"/> Garage <input type="checkbox"/> Gazebo <input type="checkbox"/> Patio <input type="checkbox"/> Pool <input type="checkbox"/> Shed <input type="checkbox"/> Other <input checked="" type="checkbox"/> Porch
--	--

Critical Area Report Narrative

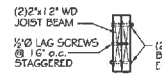
This is a residential property project. There are no trees on the property that will be disturbed. There are 3 small shrubs that will be replanted once the project is completed. Approximately, 100 sq. Feet will be disturbed by the proposed development. There will no need for water quality and habitat control. Regarding impervious coverage, approximately 100 square feet will be disturbed.



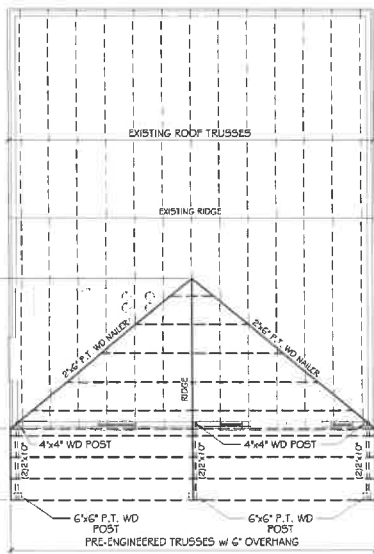
1 FRONT PORCH - FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



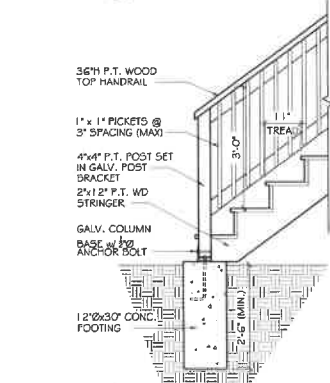
2 FRONT PORCH - FRAMING PLAN
SCALE: 1/4" = 1'-0"



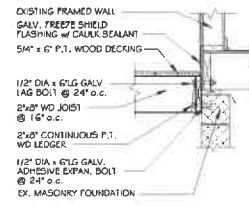
3 BEAM CONNECTION DETAIL
SCALE: 1" = 1'-0"



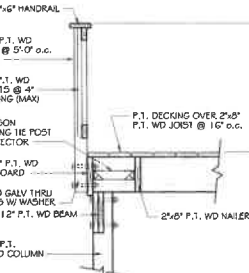
4 FRONT PORCH - ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



5 WD DECK STAIR DETAIL
SCALE: 3/4" = 1'-0"



6 DECK - LEDGER DETAIL
SCALE: 3/4" = 1'-0"

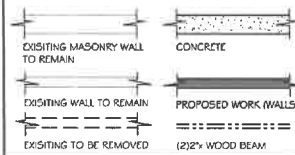


7 DECK - RAILING/JOIST DETAIL
SCALE: 3/4" = 1'-0"



8 POST / FOOTING DETAIL
SCALE: 3/4" = 1'-0"

LEGEND:



GENERAL DECK NOTES:

1. ALL LUMBER SHALL BE NO. 2 GRADE PINE OR BETTER
2. ALL EXTERIOR WOOD SHALL BE PRESSURE TREATED LUMBER
3. ALL METAL ACCESSORIES SHALL BE GALVANIZED
4. ALL DECKING SHALL BE 5/8" COMPOSITE DECKING
5. APPLY 2 COATS OF CLEAR WOOD PRESERVATIVE OVER ENTIRE DECK
6. ALL FOOTINGS SHALL BE A MIN. OF 30" DEEP TO UNDISTURBED GRADE
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY HARDWARE FOR COMPLETE OPERATION OF ALL COMPONENTS, I.E. SCREWS, LATCHES, HINGES, CLOSURES, LOCKS, ETC.
8. ALL PICKETS SHALL HAVE A MAX SPACING OF 4" BETWEEN PICKET
9. ALL PRESSURE TREATED WOOD JOISTS ARE 12" OR LESS O.C. AS SHOWN
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND HEIGHTS PRIOR TO CONSTRUCTION
11. CONTRACTOR SHALL REMOVE ALL TRASH/DERB FROM PREMISES UPON COMPLETION OF CONSTRUCTION

STRUCTURAL DESIGN LOADS

Floors:	40 PSF (live)	15 PSF (dead)
Roof load:	30 PSF (live)	40 PSF (dead)
Decks:	40 PSF (live)	
Aillics with storage:	20 PSF	
Aillics without storage:	10 PSF	
Exterior balconies:	60 PSF	
Stairs:	40 PSF	
Guardrails and Handrails:	200 PSF	
Guardrails in-fill components:	50 PSF	
Wind loads:	90 mph (live)	
Foundation lateral loads:	45 PSF	
Earm lateral loads:	45 PSF	
Ground Snow load:	35 PSF	
Soil bearing capacity (bedrock):	1500 PSF	

DESIGN PARAMETERS

Seismic Design Category:	B
Winter Design Temperature:	13°F
Ice Shield Underlayment required:	
Air Freezing index:	300
Mean Annual Temperature:	55°F

WOOD FRAMING

ALL STRUCTURAL MEMBERS SHALL BE SOUTHERN YELLOW PINE #1R NO.2 OR BETTER. 18" x 18" POSTS, RESPECTIVE USE, E = 1,500,000 PSI. LAMINATED WOOD BEAMS (MICRO-LAM, AS MANUFACTURED BY TRUSS JOIST CORPORATION, BOISE IDAHO, DO NOT CUT, GRILL OR OTHERWISE ALTER THE CONFIGURATION OF JOISTS AND ROOF TRUSSES, EXCEPT AS PERMITTED BY MANUFACTURERS INSTRUCTIONS OR BUILDING CODES (R = 2,500 PSI, E = 2,000,000 PSI). ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED AGAINST ROT AND DECAY. BASE PLATES ON MASONRY FOUNDATION WALLS SHALL BE ANCHORED WITH 1/2" DIA. ANCHOR BOLT EMBEDDED A MIN. OF 8" O.C., 12" FROM CORNERS, AND A MINIMUM OF TWO ANCHORS PER BOARD.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (A.C.I. 318-89).
2. ALL CONCRETE UNLESS NOTED OTHERWISE SHALL BE STONE CONCRETE HAVING A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3,000 PSI AFTER 28 DAYS.
3. REINFORCING STEEL SHALL BE DEFORMED BARS OF INTERMEDIATE GRADE NEW BILLET STEEL CONFORMING TO CURRENT REQUIREMENTS OF A.S.T.M. A-615 GRADE 60. DESIGN STRESS = 60,000 PSI. LAP BARS 40 DIAM. UNLESS OTHERWISE SHOWN.
4. WELDED WIRE FABRIC SHALL HAVE A MINIMUM ULTIMATE STRENGTH OF 70,000 PSI AND SHALL CONFORM TO A.S.T.M. A-185.
5. MINIMUM STEEL PROTECTION, UNLESS OTHERWISE SHOWN, SHALL BE 1" FOR SLABS, 3" FOR FOOTINGS AND OTHER STRUCTURAL CONCRETE EXPOSED AGAINST GROUND.
6. EXCAVATION SHALL BE KEPT FREE OF WATER. NO CONCRETE SHALL BE PLACED IN WATER.

DPIE DECK REQUIREMENT

- DECK SHALL BE CONSTRUCTED PER PRINCE GEORGES COUNTY (PIE) DECK GUIDELINES.

GHDC
CEE HOW DRYER, LLC
Commercial-Residential
20152111th Ave, Clinton, MD 20735
202.251.1111
Jimmie Lee Howard, Principal

THE SECOND COPY OF THIS DRAWING IS TO BE AT THE OFFICE OF THE ENGINEER, 1111 1881 1881 ROAD, FREDERICK, MARYLAND 21704. THIS DRAWING IS FOR THE PROJECT OF THE FACILITY MANAGER UNDER THE AUTHORITY OF THE CONTRACTOR AND NOT FOR THE ARCHITECT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND HEIGHTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL TRASH/DERB FROM PREMISES UPON COMPLETION OF CONSTRUCTION.

1328 Washington Drive
Annapolis, MD 21403
(Account No.: 04582401)
S.F.R. - FRONT PORCH & INTERIOR ALTERATION
Structural Framing Plans, Section Detail
Details & Notes
drawing title

revisions

project no. 2018-030
date 12 AUGUST 2018

Structural Framing Plans
Section Detail
Details & Notes

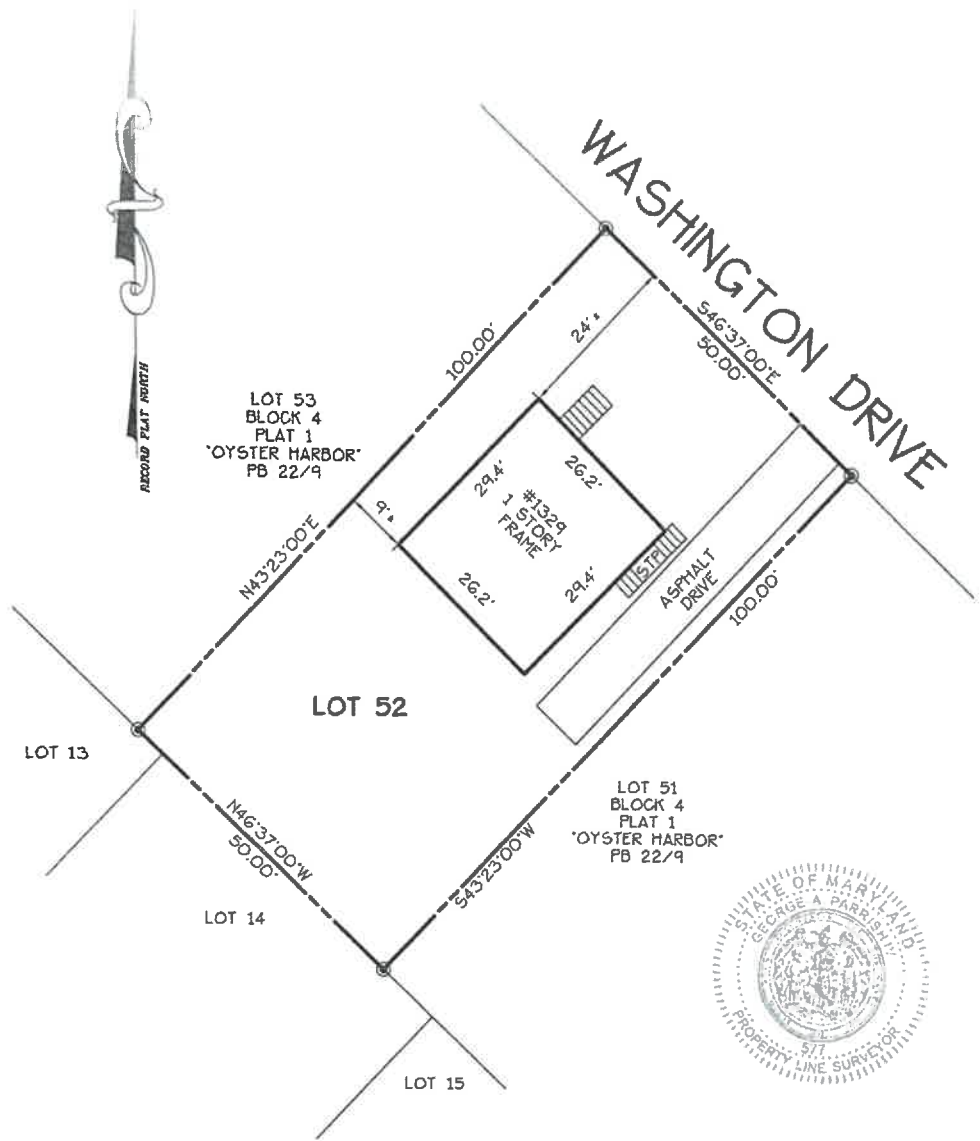
A003
drawing no.

CAPITOL TITLE

Settle on Our Experience
www.capitoltitle.com

SHEET 1 OF 2

This is a two page document and is not valid without both pages. See page two (or reverse) for Survey Notes.



I hereby certify that the improvements shown hereon, to the best of my professional knowledge and ability, have been located by a transit, tape or total-station survey.

George A. Parrish IV

GEORGE A. PARRISH IV PROP.LS#577 08/21/18
LICENSE EXPIRATION DATE 03/24/19

1329 WASHINGTON DRIVE PB 22/9

LOCATION DRAWING
LOT 52 BLOCK 4 PLAT 1
OYSTER HARBOR
SECOND DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND
SCALE: 1" = 20' AUGUST 2018
PROJECT#54853
F/N: OYSTERHARBOR-B4-P1-LS2
DRAWN BY: BTC



ADVANCED SURVEYS
ESTABLISHED 1975
3140 WEST WARD ROAD SUITE 103
BUNKER, MARYLAND 20754
P: (410)286-9712 F: (410)286-9716