

ENFIELD CHASE, LOT 13, BLOCK E

Home Owner Minor Amendment

Parent Case Enfield Chase CDP-8501

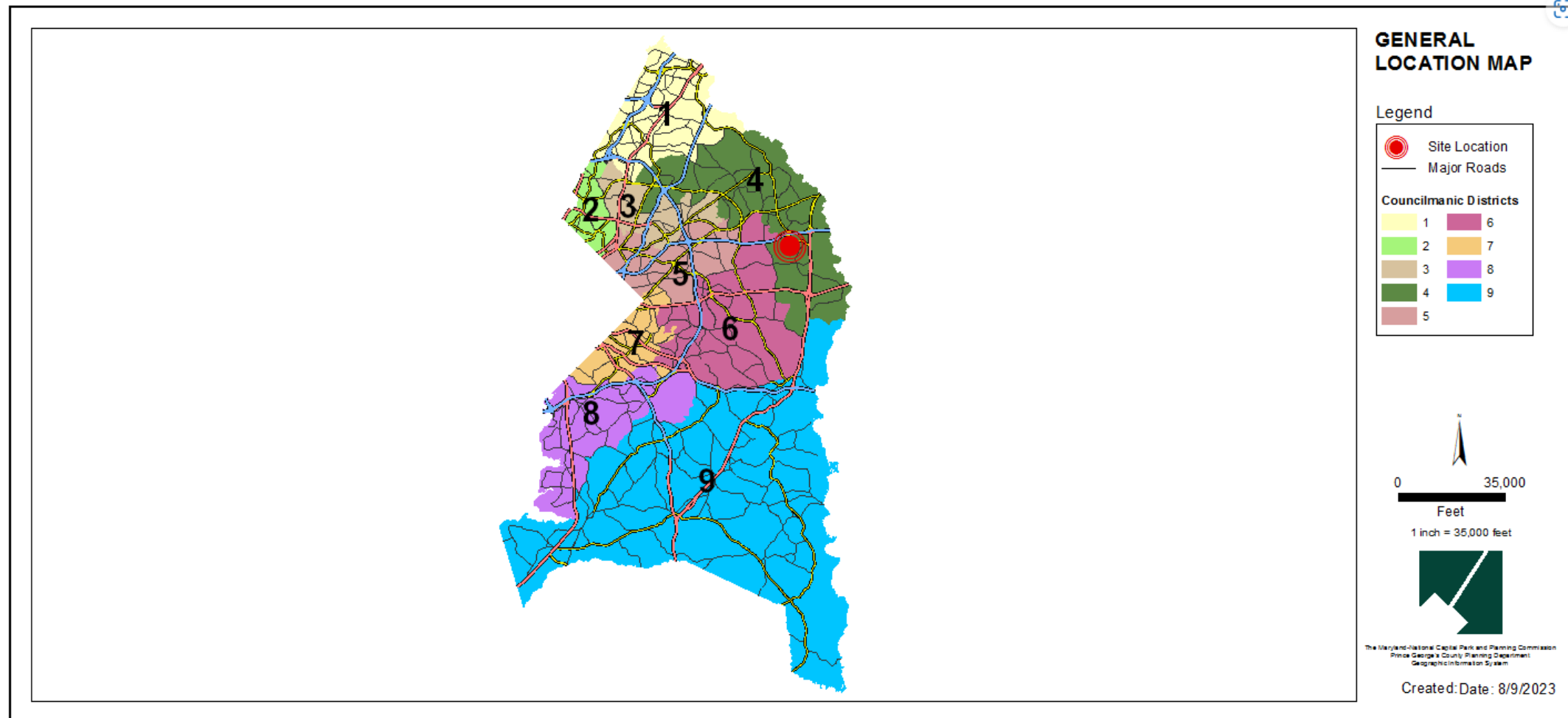
Staff Recommendation: APPROVAL with conditions



GENERAL LOCATION MAP

Council District: 04

Planning Area: 71B



SITE VICINITY MAP

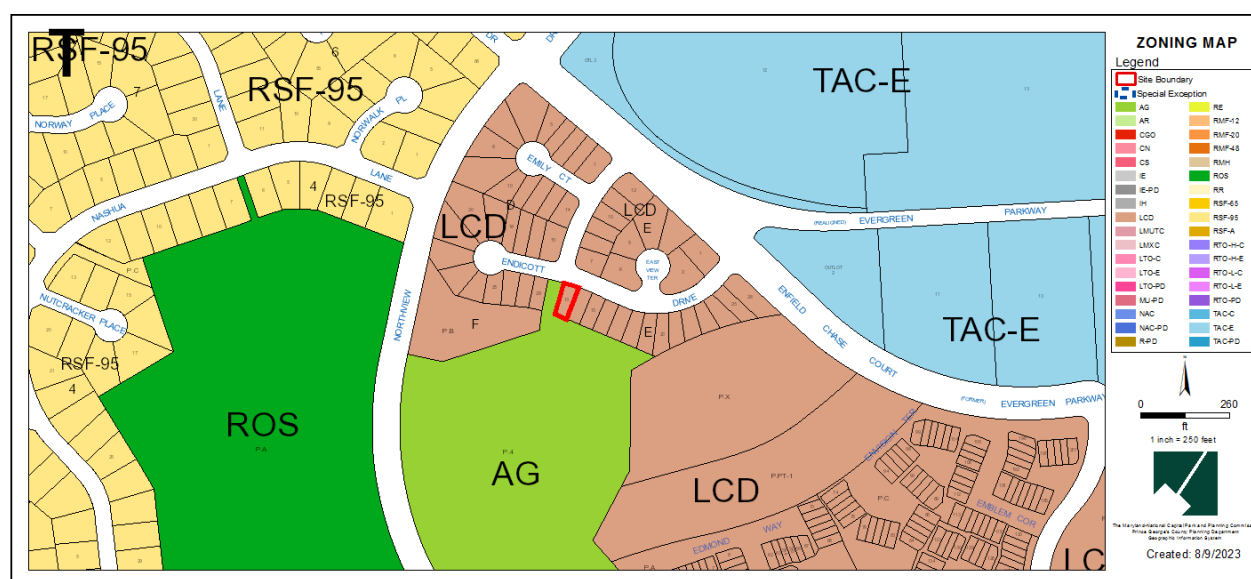


Property Zone: LCD

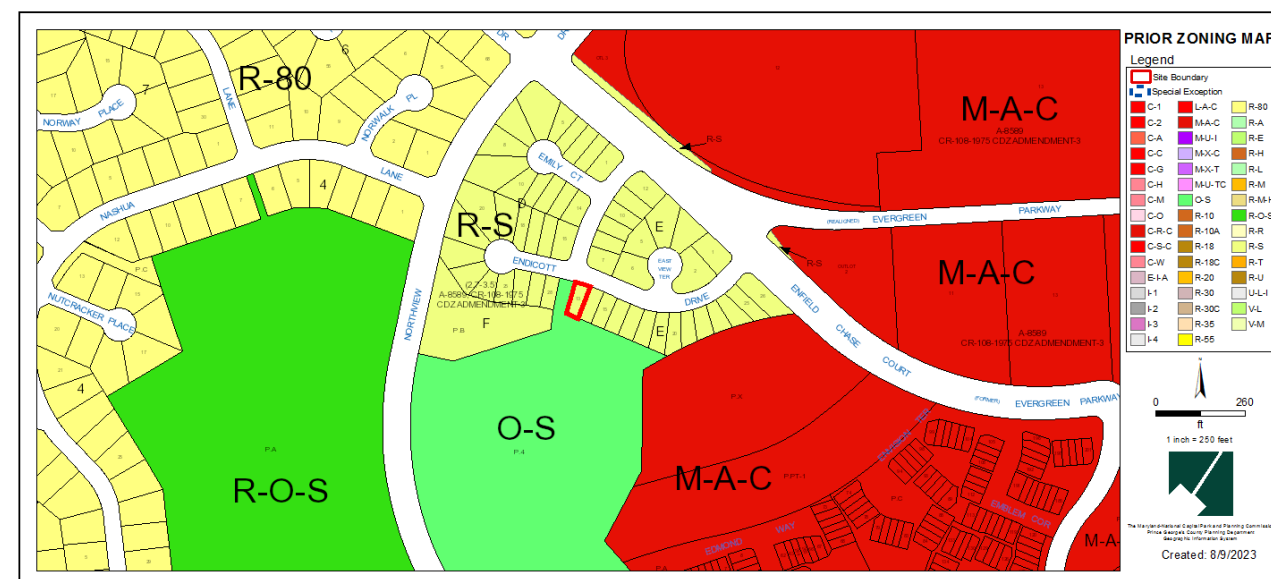
Previously Zoned: R-S

ZONING MAP

CURREN

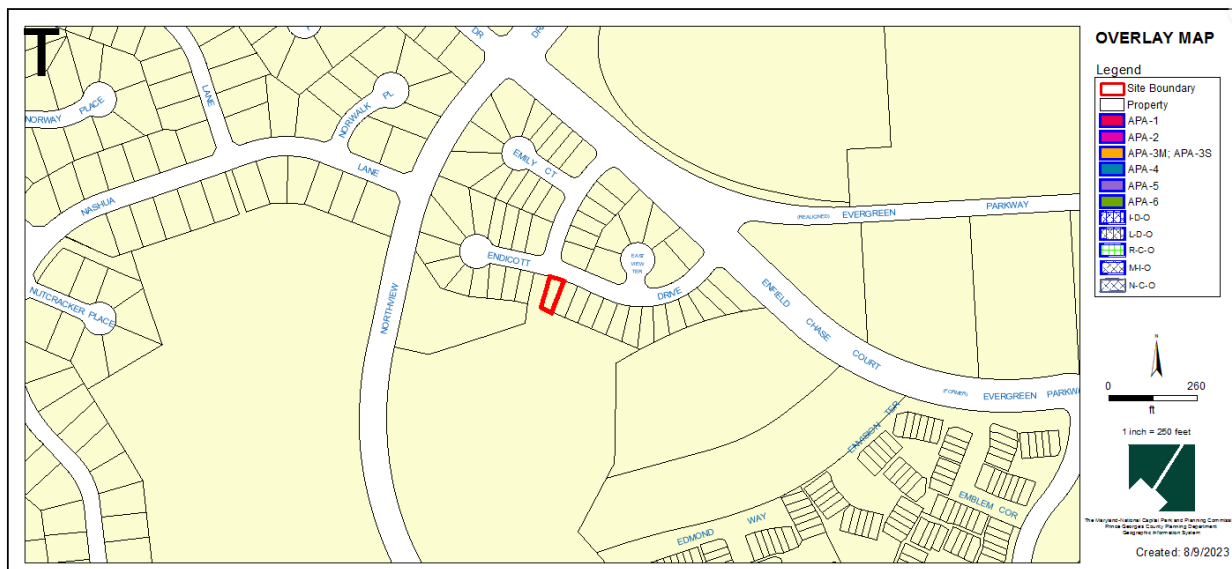


PRIOR

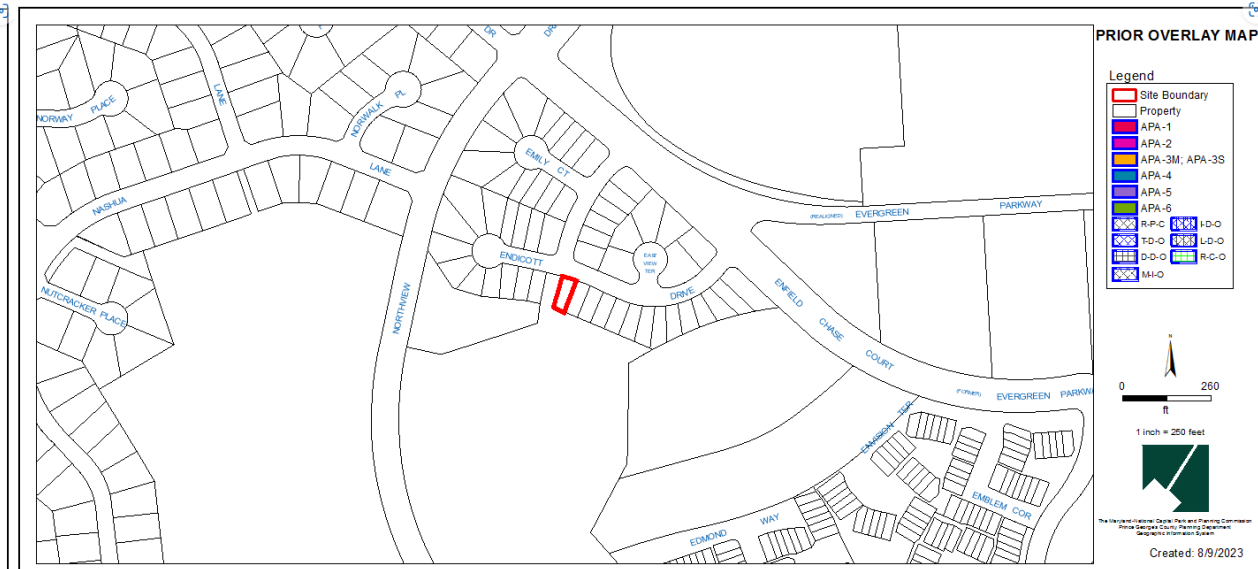


OVERLAY MAP

CURRENT



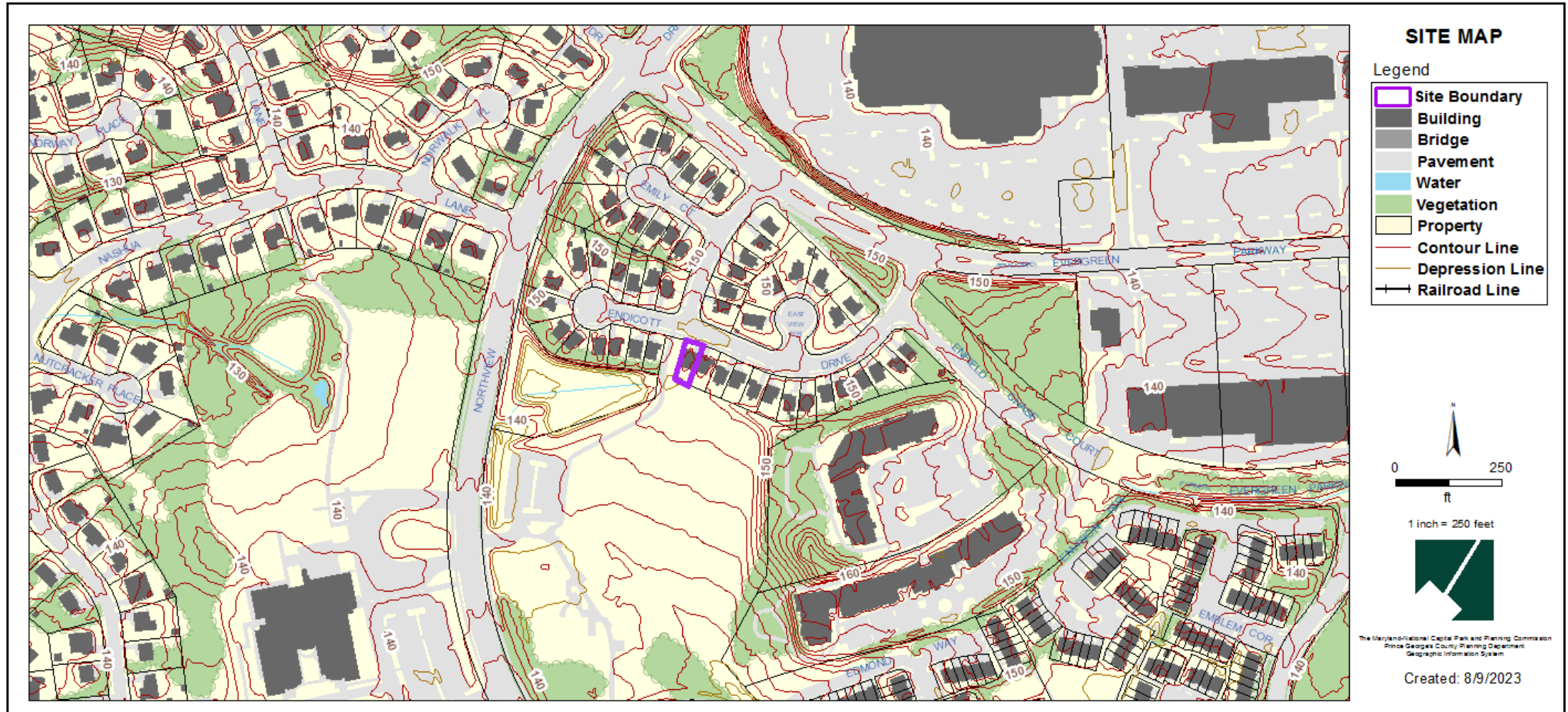
PRIOR



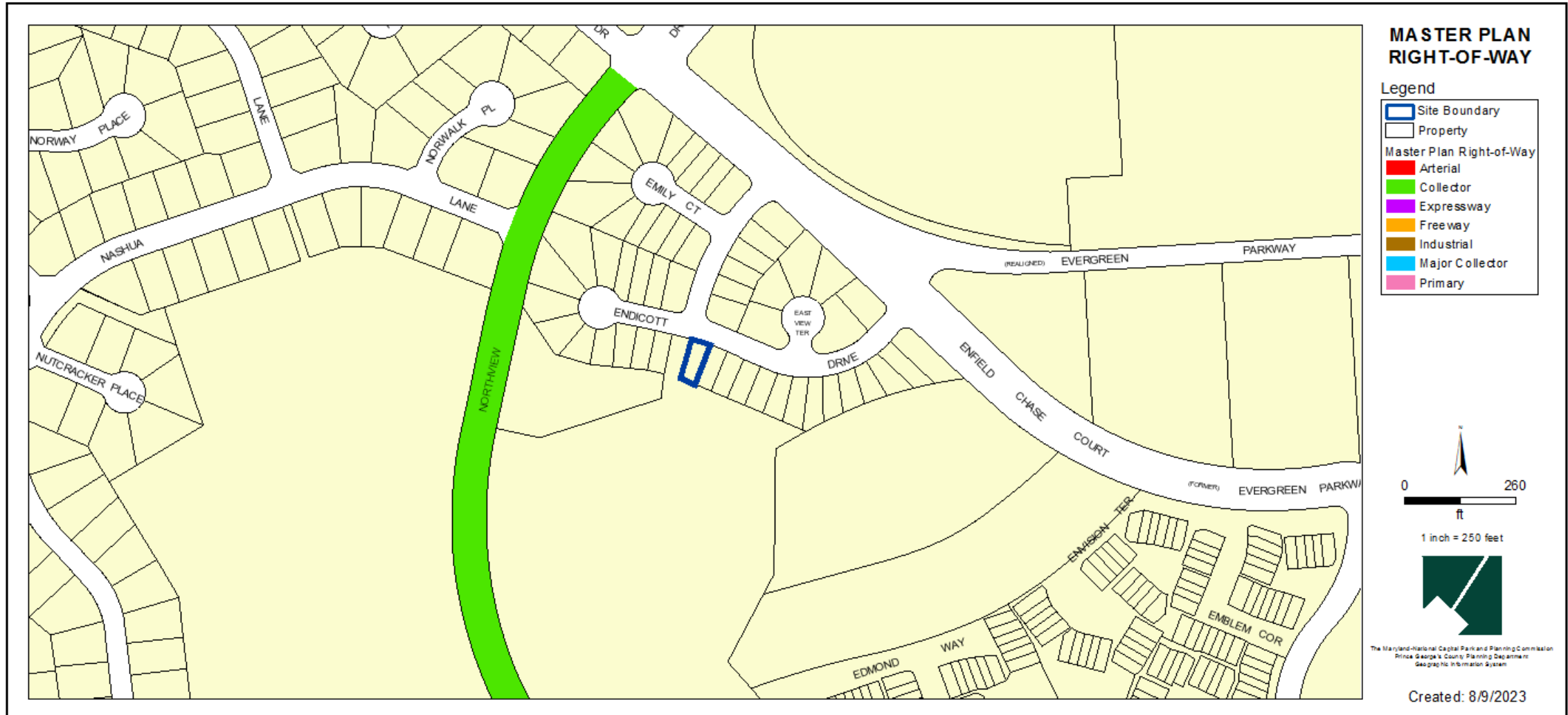
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



LOT COVERAGE CALCULATION AND SURVE

LOT IMPERVIOUS COVERAGE CALCULATIONS

EXISTING IMPERVIOUS AREA:

- House and Wrap Porch	1110.60 sf
- Driveway	280.00 sf
Total Existing Impervious Area	1390.60 sf

PROPOSED IMPERVIOUS AREA:

- 8'X24' Rear Addition	192.00 sf
Total Proposed Impervious Area	192.00 sf

TOTAL LOT IMPERVIOUS COVERAGE

(1390.60 sf + 192.00 sf) **1582.60 sf**

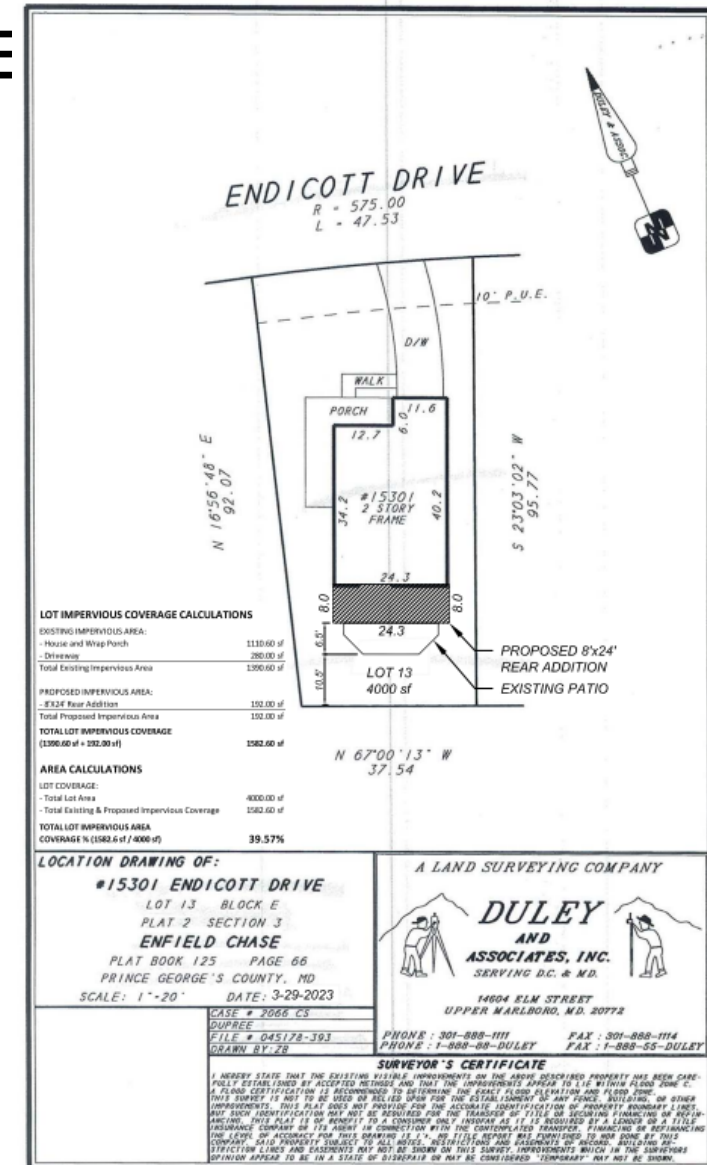
AREA CALCULATIONS

LOT COVERAGE:

- Total Lot Area	4000.00 sf
- Total Existing & Proposed Impervious Coverage	1582.60 sf

TOTAL LOT IMPERVIOUS AREA

COVERAGE % (1582.6 sf / 4000 sf) 39.57%



YOUNG RESIDENCE ADDITION

ABBREVIATIONS	
1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.	1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

DESIGN CODES

INTERNATIONAL RESIDENTIAL CODE 2018 IRC

DESIGN LOADS

DESIGN LIVE LOADS ARE AS FOLLOWS:

LOAD TYPE	LOAD VALUE
SNOW ON ROOFS	30 LBS./SQ. FT.
FIRST FLOOR	40 LBS./SQ. FT.
SLEEPING ROOMS	30 LBS./SQ. FT.

DESIGN SUPERIMPOSED DEAD LOADS ARE AS FOLLOWS:

LOAD TYPE	LOAD VALUE
FLOORS	30 LBS./SQ. FT.
ROOF TRUSSES	17 LBS./SQ. FT.

FLOORS ARE DESIGNED FOR THE UNIFORMY DISTRIBUTED LIVE LOADS NOTED ABOVE OR ACTUAL CONCENTRATED LOADS, WHERE SUCH LOADS GOVERN.

SNOW DRIFT ACCUMULATION LOADS ON ROOFS PER IRC CODE REQUIREMENTS

WIND VELOCITY: V=115MPH

WIND LOADING ON NEW ROOF STRUCTURE: AS PER IRC 2018 REQUIREMENTS, BASED ON:

EXPOSURE	IMPORTANCE FACTOR	INTERNAL PRESSURE COEFFICIENT
B-1	1.0	0.18

FOOTINGS

1. A GEOTECHNICAL ENGINEERING REPORT HAS NOT BEEN PREPARED ALLOWABLE SOIL BEARING CAPACITY UTILIZED FOR FOOTINGS IS 1500 PSF, OR NATURAL, SOIL.

2. ALL FOUNDATION SUB GRADING SHALL BE INSPECTED AND APPROVED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER PRIOR TO BEING CONCRETED. FOOTINGS MAY BE LOWERED TO ACHIEVE BEARING CAPACITY, IF REQUIRED, SUBJECT TO REVIEW AND APPROVAL OF THE STRUCTURAL ENGINEER.

3. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE MINIMUM 3" BELOW FINISH GRADE.

MINIMUM CLEARANCES (COVER) FOR REINFORCEMENT

REINFORCEMENT LOCATION	MINIMUM CLEARANCE
TOP OF SLAB	4"
BOTTOM OF SLAB	4"
WALLS	4"
BEAMS	4"
OTHER	4"

MINIMUM CONCRETE PROPERTIES

PROPERTY	MINIMUM VALUE
COMPRESSIVE STRENGTH	4000 PSI
TENSILE STRENGTH	4000 PSI
SLAB THICKNESS	12"
WALL THICKNESS	12"
BEAM THICKNESS	12"

VICINITY MAP

GENERAL NOTES:

- BUILDER IS RESPONSIBLE TO VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION.
- WRITTEN DIMENSIONS HAVE PRIORITY OVER SCALE DIMENSIONS.
- ALL APPLICABLE CONSTRUCTION SHALL CONFORM TO THE LOCALLY REQUIRED ADDITIONS OF THE PRINCE GEORGES COUNTY BUILDING CODES, THE INTERNATIONAL CODE COUNCIL (ICC), INTERNATIONAL RESIDENTIAL CODE (IRC 2018) AND ANY / ALL OTHER APPLICABLE AND REQUIRED CODES.
- ALL APPLICABLE LOCAL, COUNTY AND STATE CODES GOVERN OVER DRAWINGS.
- VERIFY ALL LOADING AND SPECIAL CONDITIONS OF THE BUILDING CODES FOR PRINCE GEORGES COUNTY, MARYLAND.
- THIS STRUCTURE IS TO BE ADEQUATELY BRACED FOR WIND LOADS / SNOW LOADS UNTIL THE ROOF AND WALL UNITS HAVE BEEN SHEATHED AND PERMANENTLY ATTACHED AS REQUIRED IN CHAPTER 6, IRC 2018.

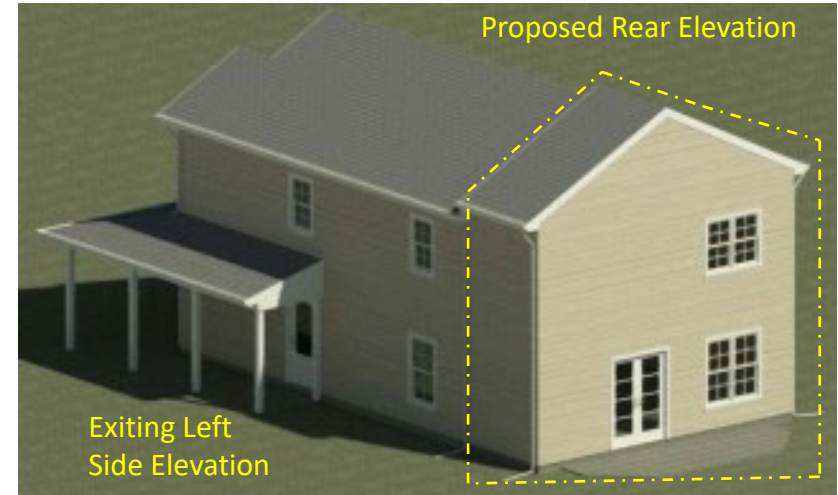
COVER SHEET

INDEX OF DRAWINGS

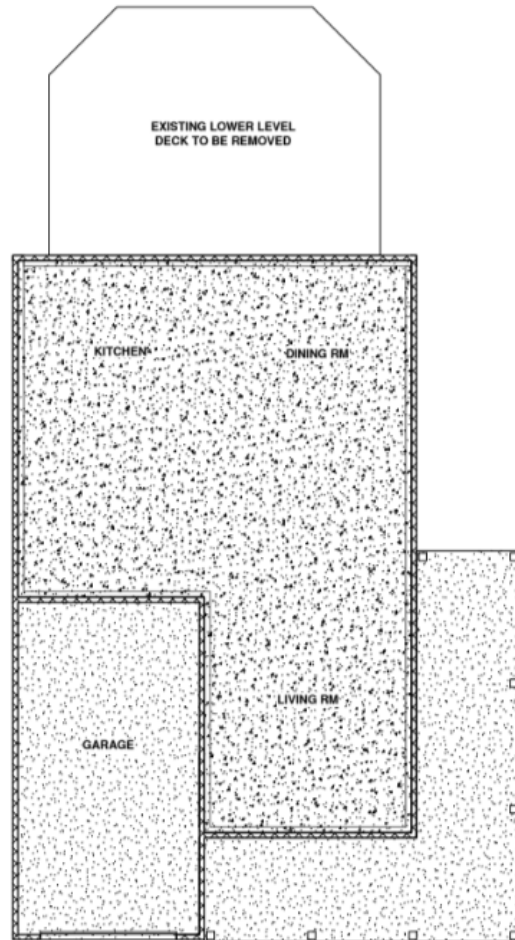
DRAWING	DATE
1. SITE PLAN	09/14/2023
2. FLOOR PLAN	09/14/2023
3. ROOF PLAN	09/14/2023
4. ELEVATIONS	09/14/2023
5. FOUNDATION	09/14/2023
6. STRUCTURAL	09/14/2023

Sheet Scale: Arch-D 3/8"=1'-0"

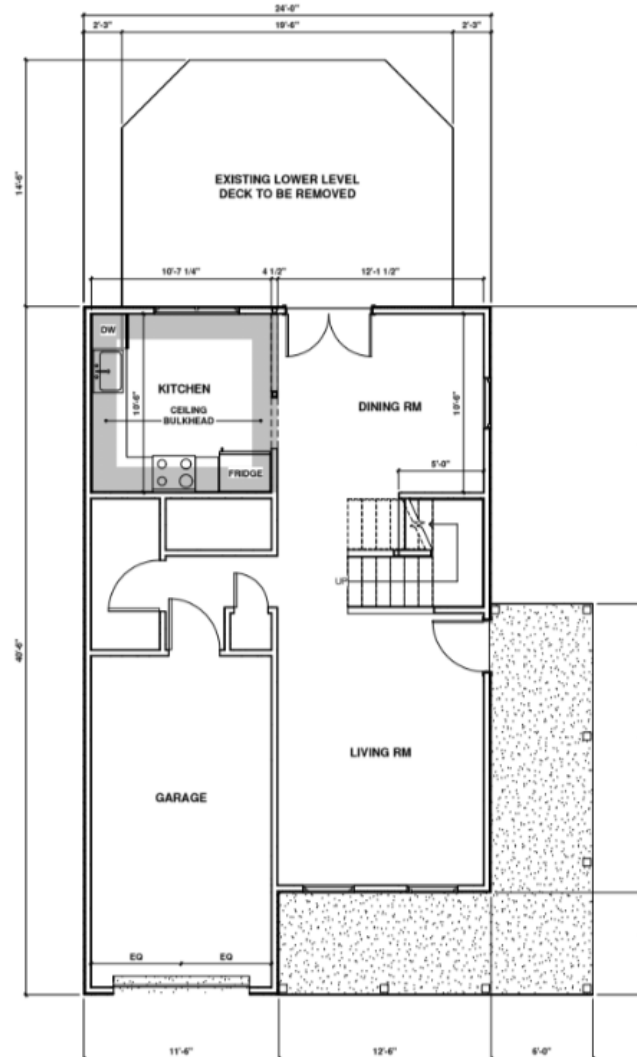
Sheet Issue Date: 09/14/2023



YOUNG RESIDENCE ADDITION - PREVIOUS CONDI

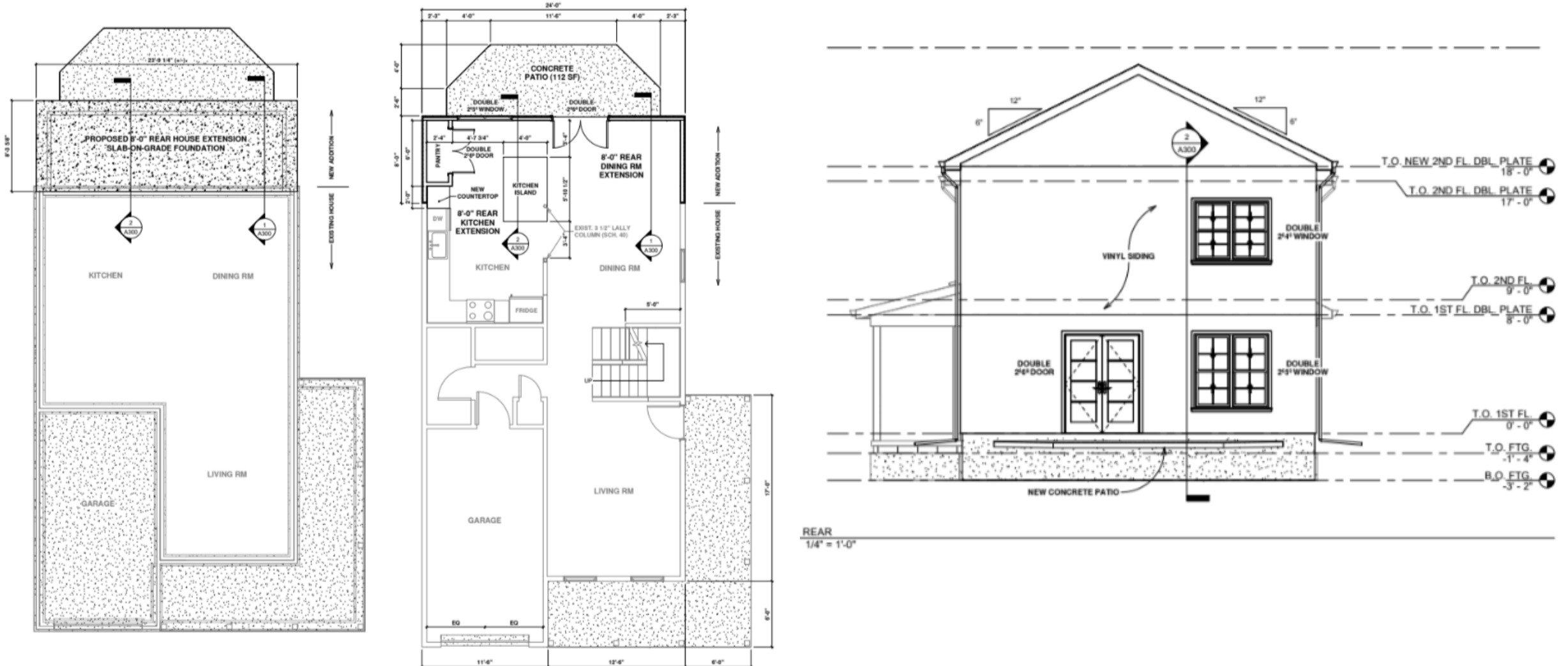


① EX. FOUNDATION PLAN
1/4" = 1'-0"

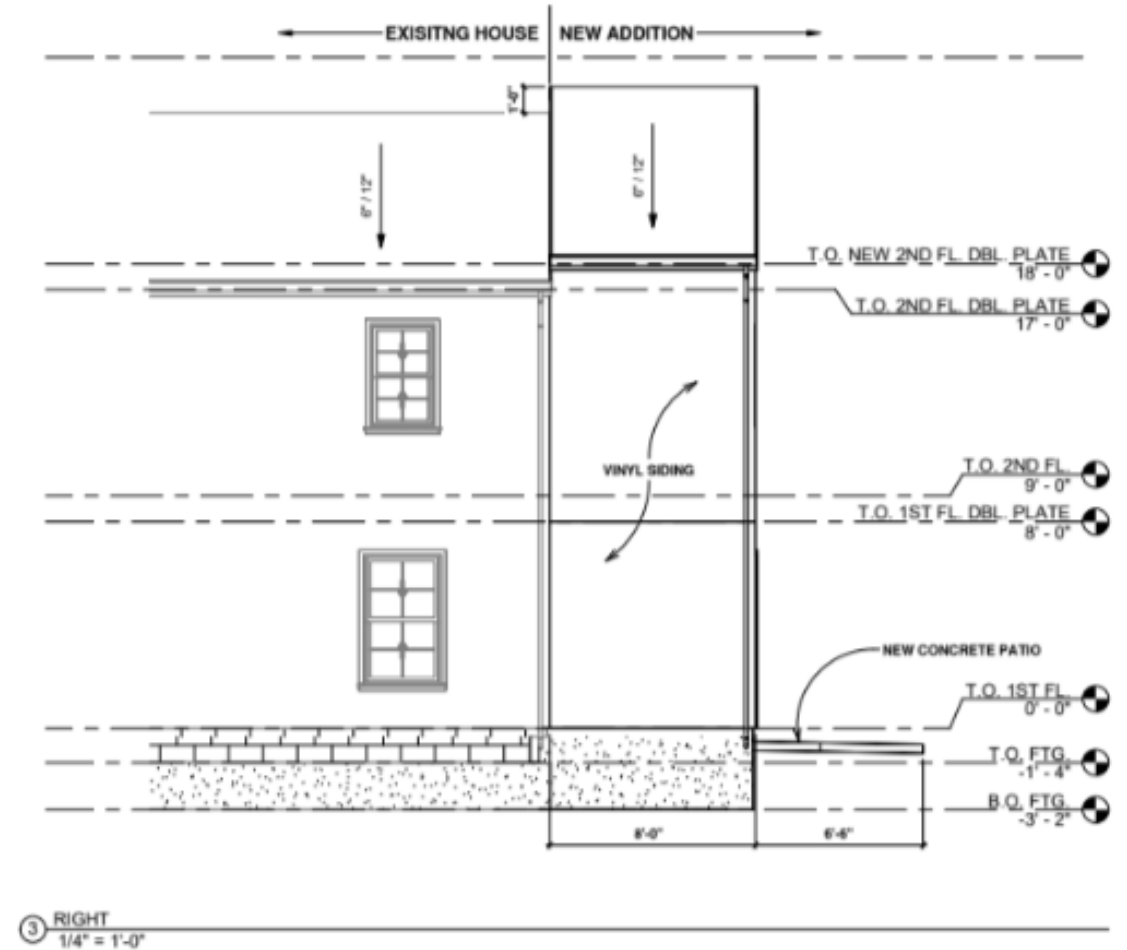
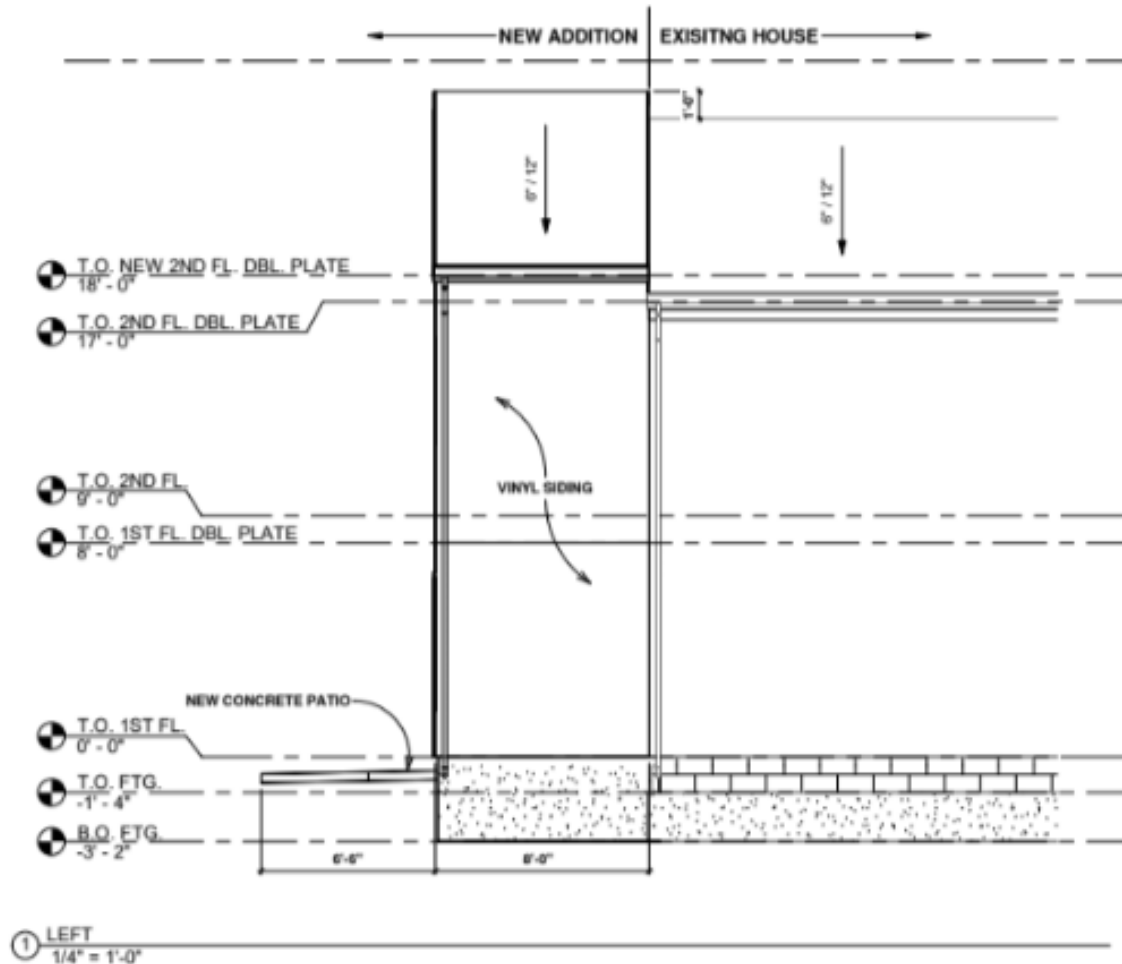


② EX. 1ST FLOOR PLAN
1/4" = 1'-0"

YOUNG RESIDENCE ADDITION – PROPOSED



YOUNG RESIDENCE ADDITION –ARCHITECTURAL ELEVATIONS



STAFF RECOMMENDATION

APPROVAL with conditions

Issues:

- None

Applicant Required Mailings:

- Informational Mailing 5/21/2023
- Acceptance Mailing 6/22/2023