

JENKINS-HEIM, COVINGTON LOT 76, BLOCK B

Specific Design Plan - Homeowner Minor Amendment

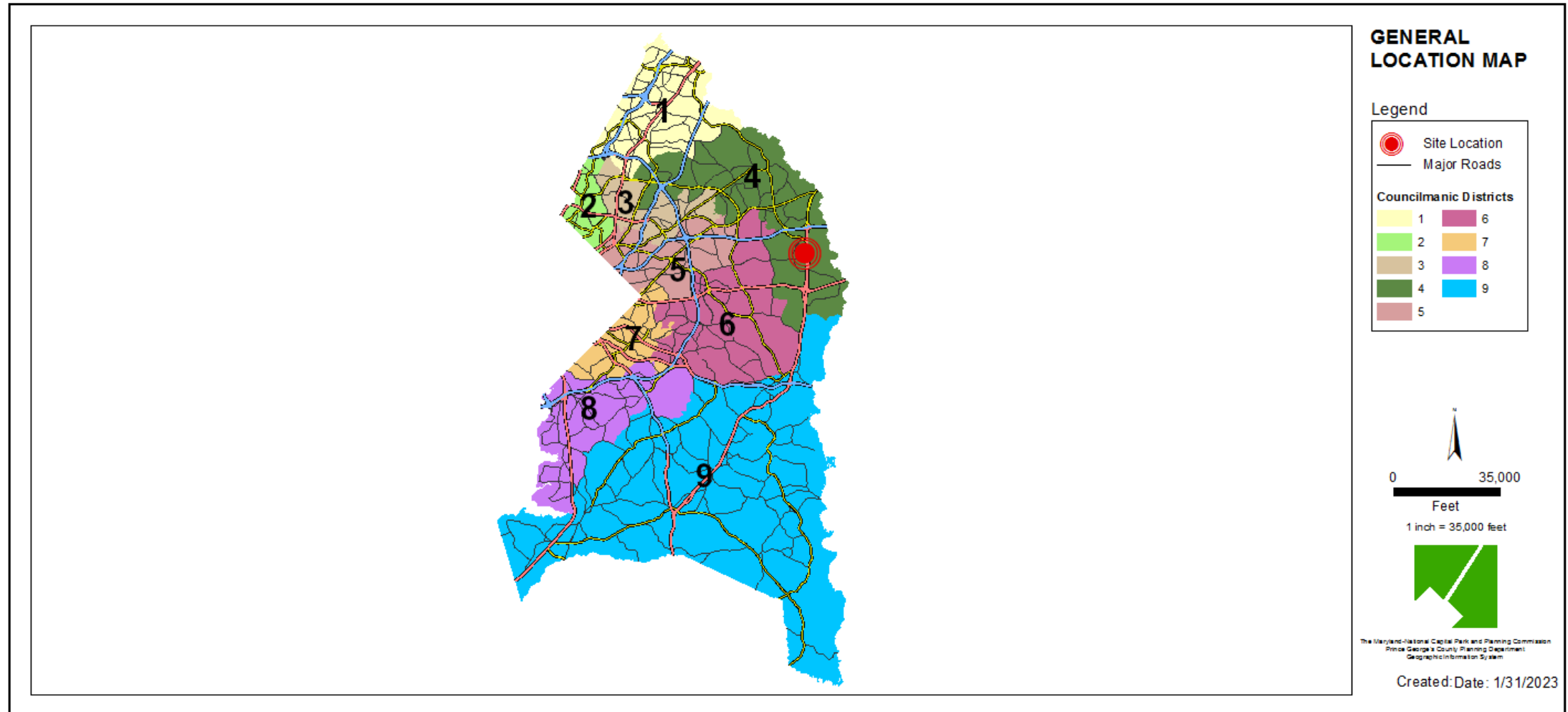
Staff Recommendation: APPROVAL with conditions



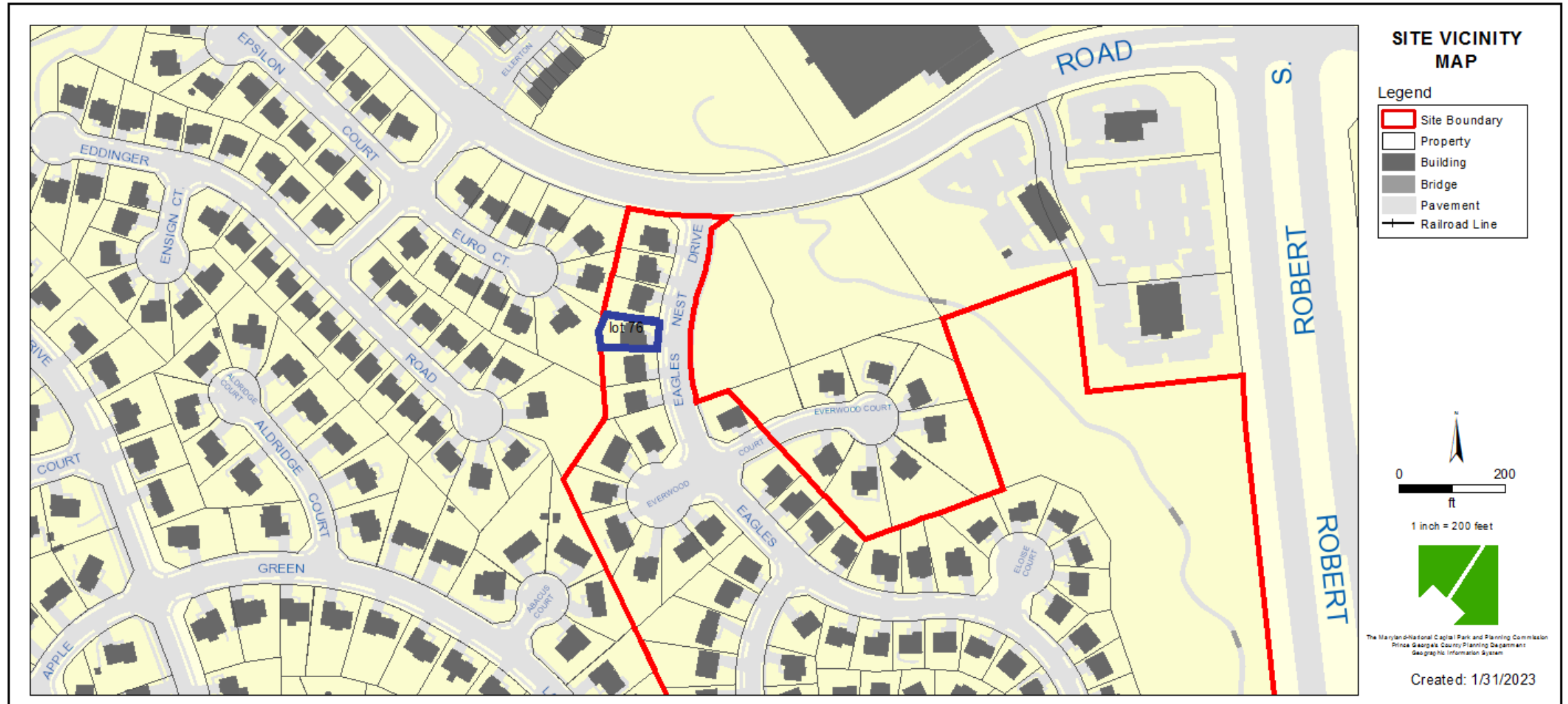
GENERAL LOCATION MAP

Council District: 04

Planning Area: 71B

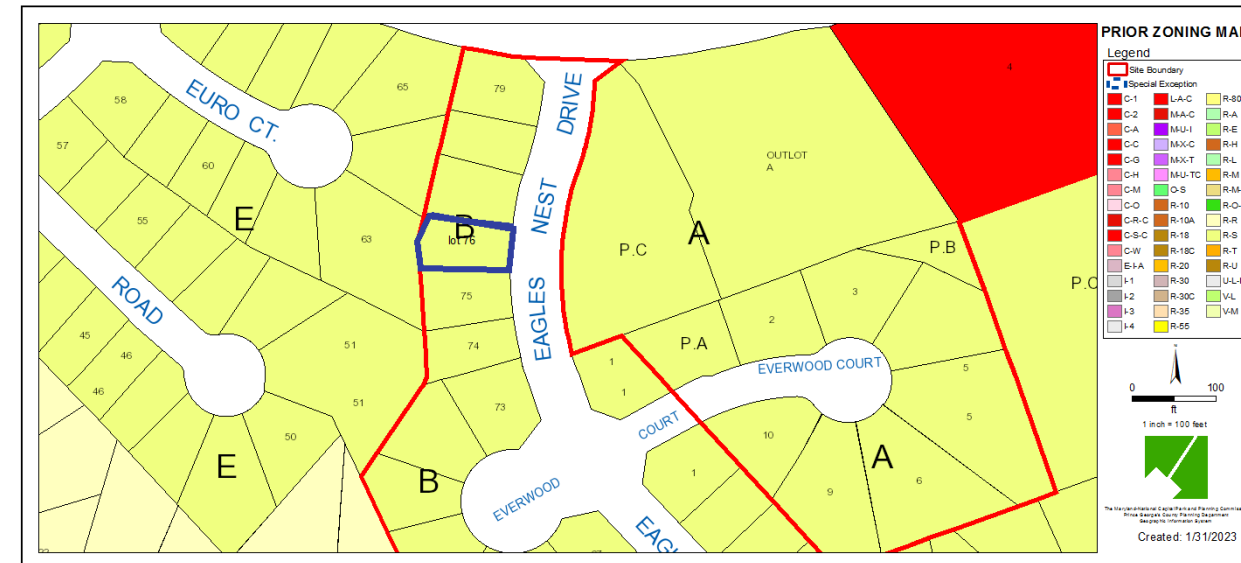
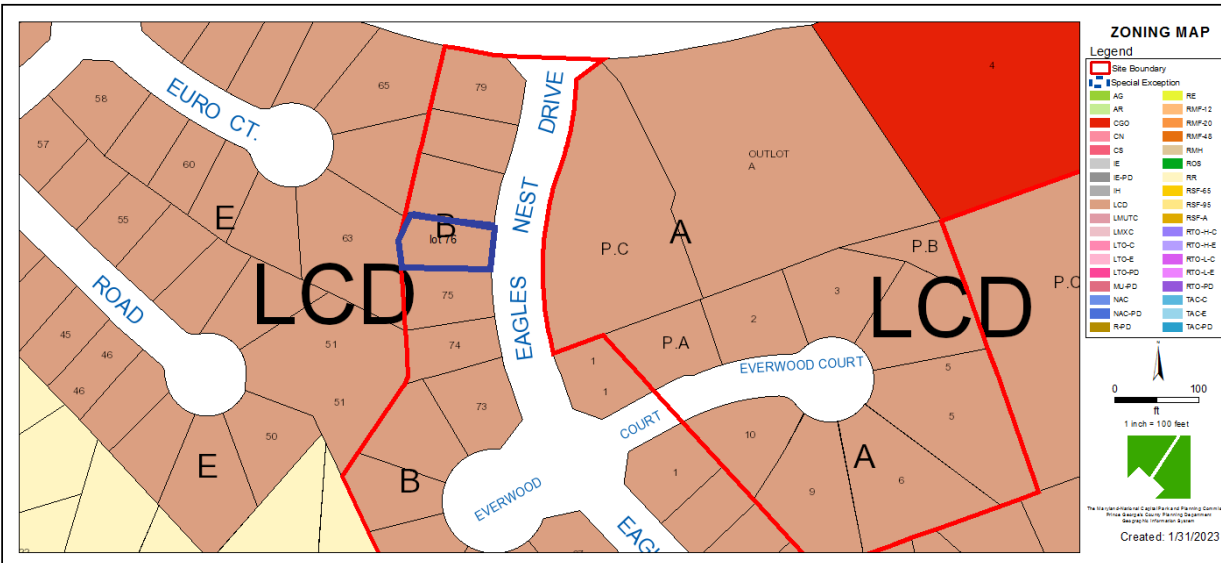


SITE VICINITY MAP

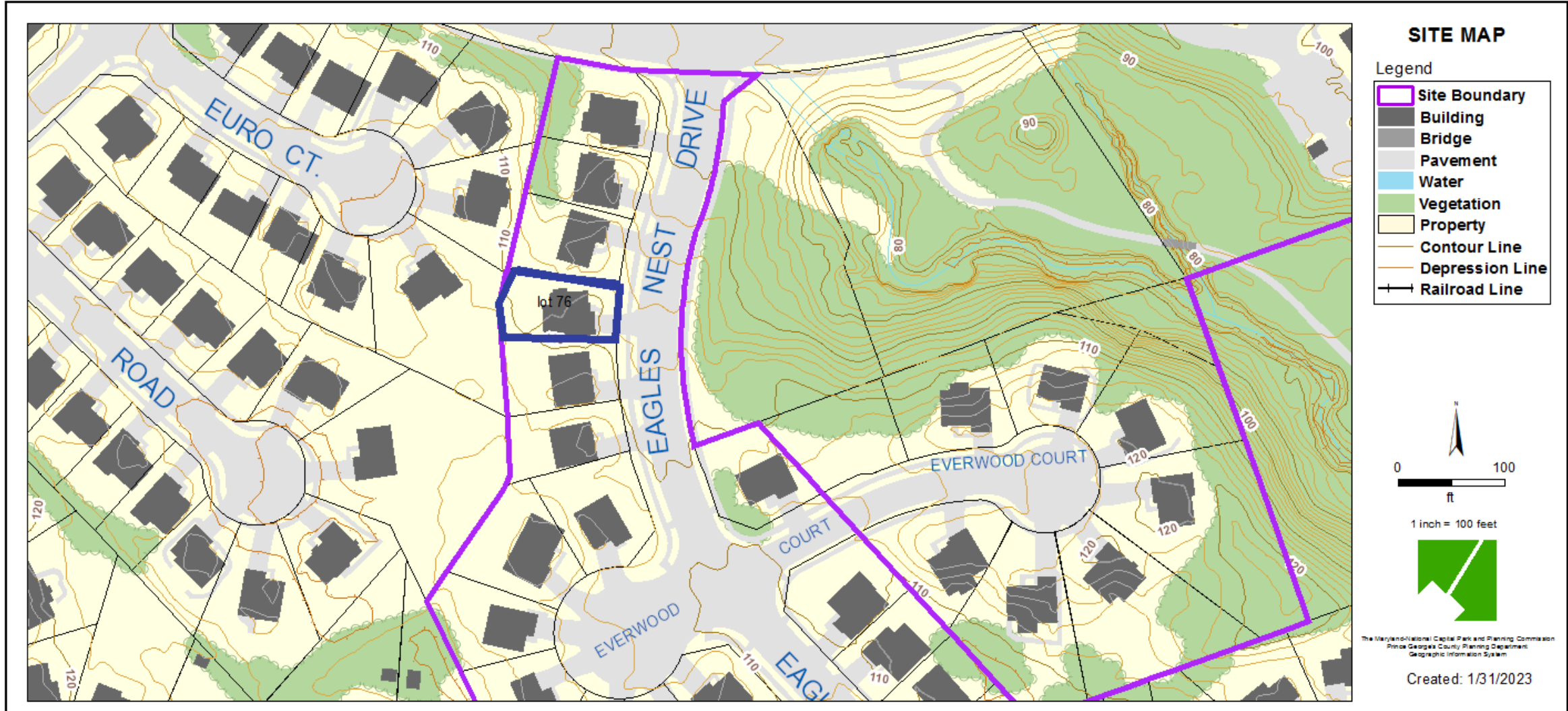


ZONING MAP

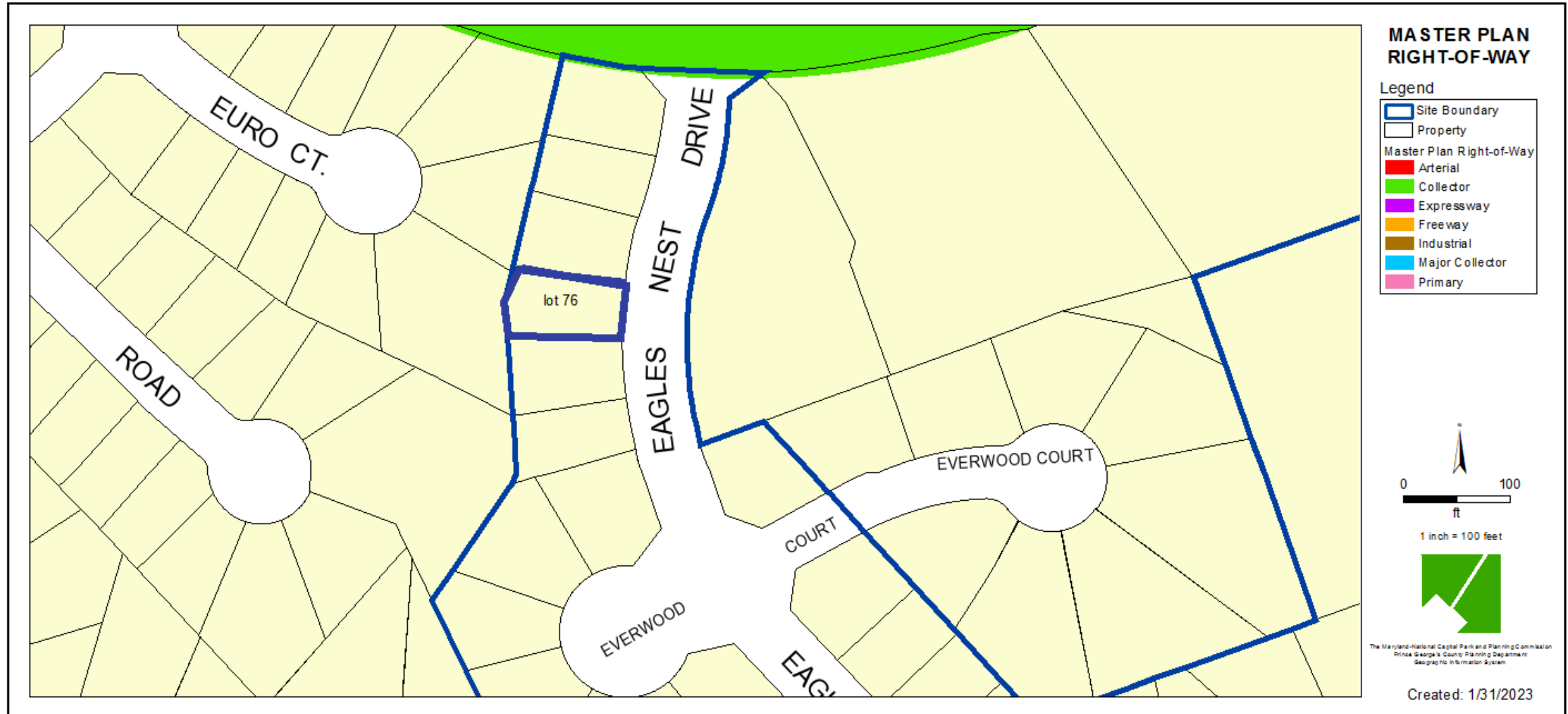
Property Zone: L-A-C
Prior Property Zone: R-S



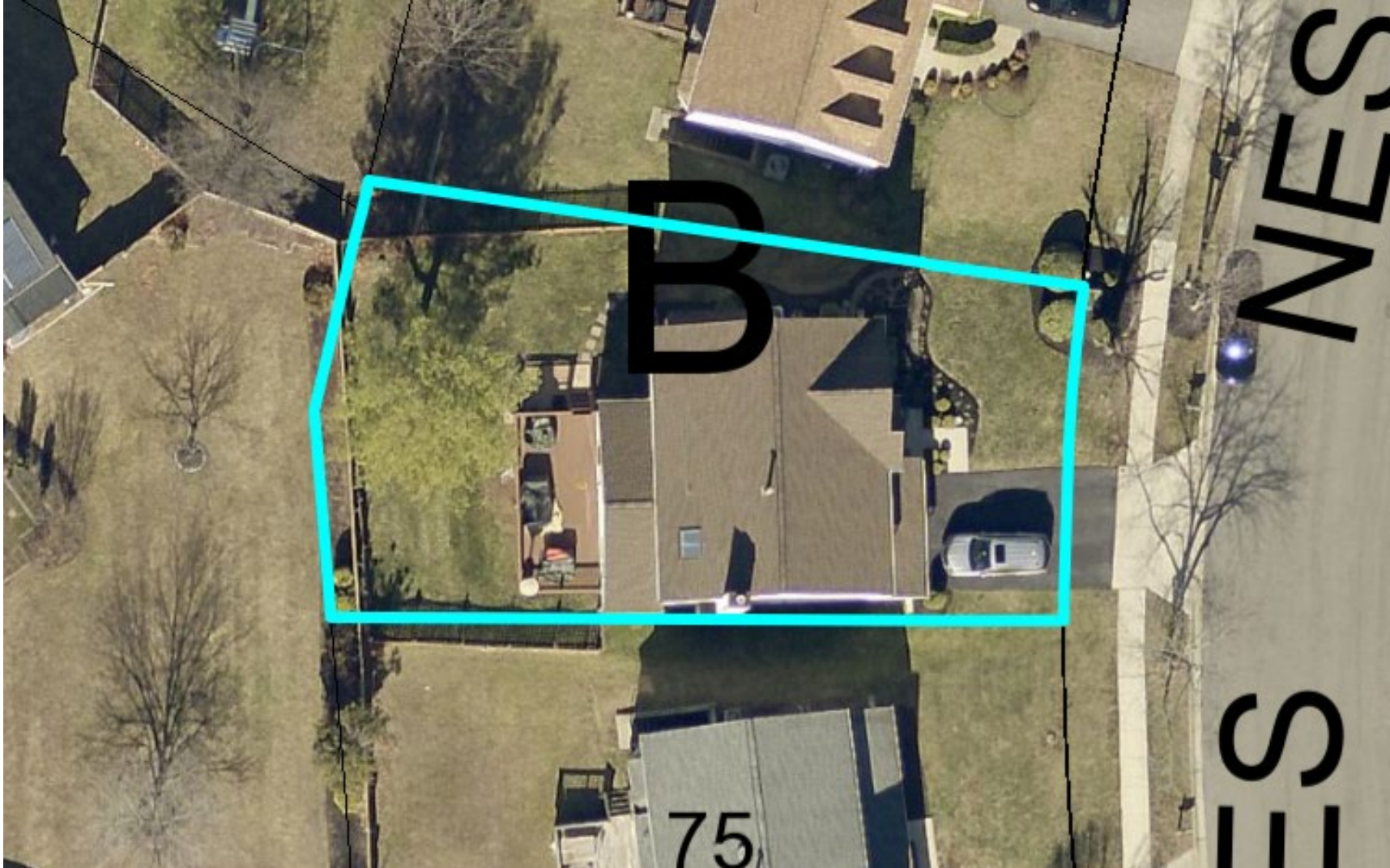
SITE MAP



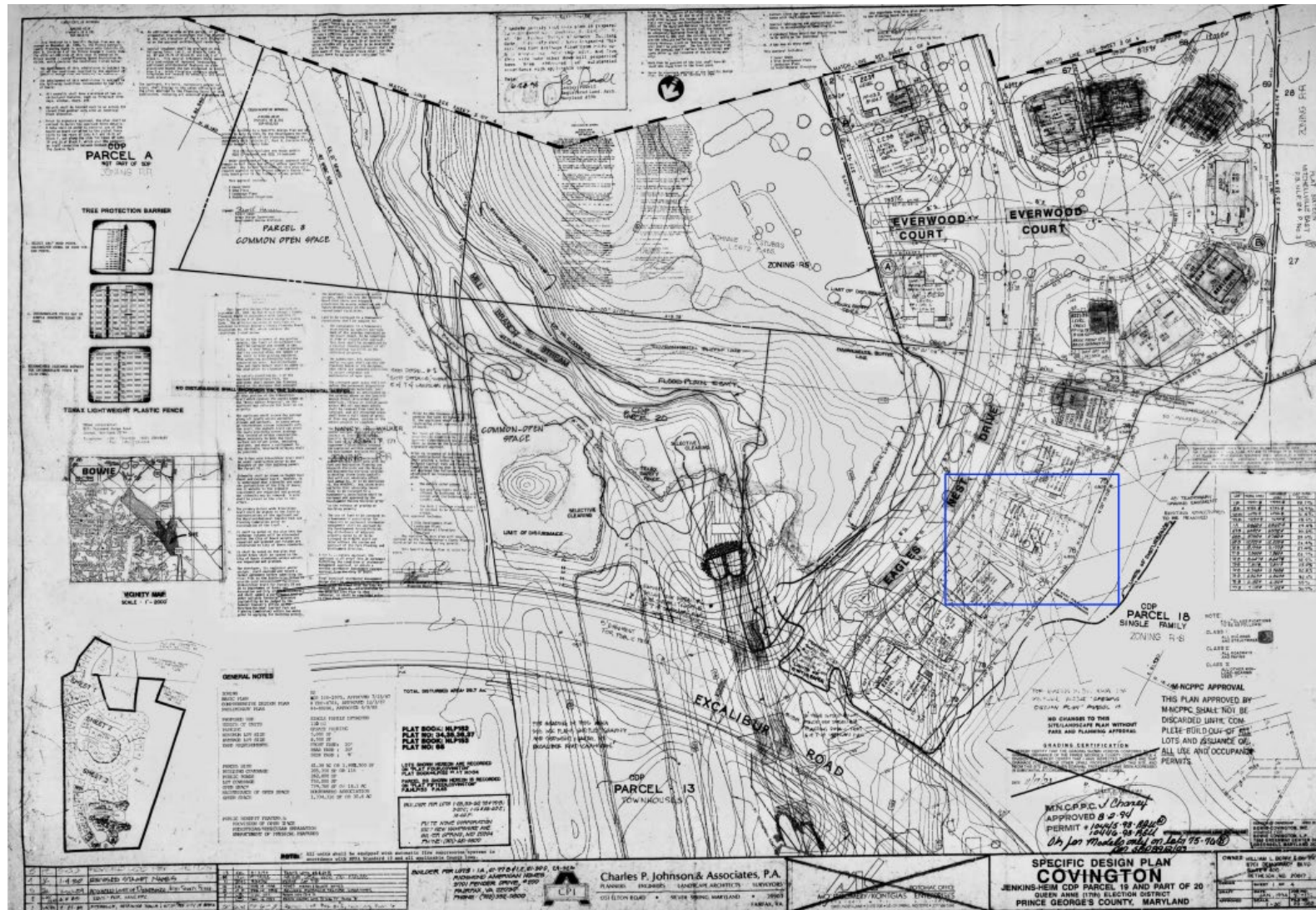
MASTER PLAN RIGHT-OF-WAY MAP



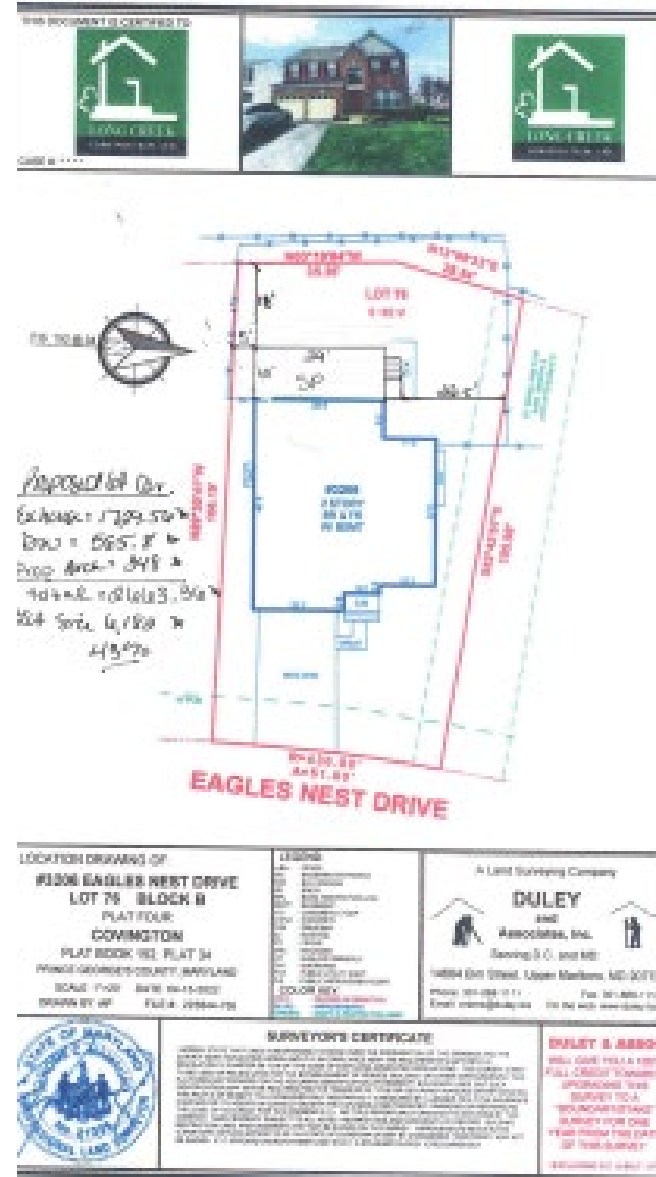
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



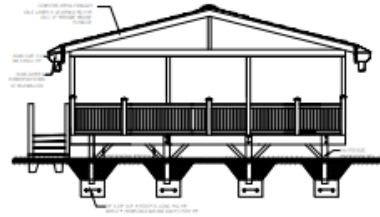




SITE PLAN



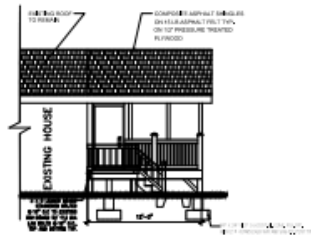
ARCHITECTURAL ELEVATIONS



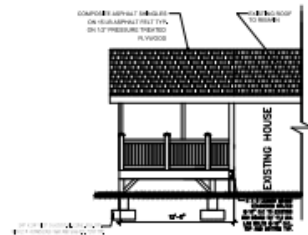
PROPOSED REAR SIDE ELEVATION
SHEET 1 OF 2



3/16\"/>

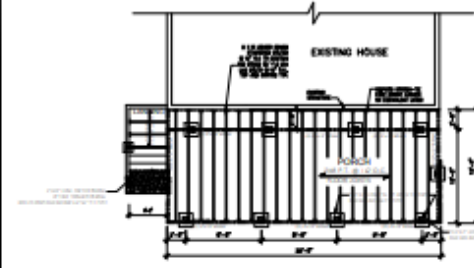


PROPOSED RIGHT SIDE ELEVATION
SHEET 1 OF 2

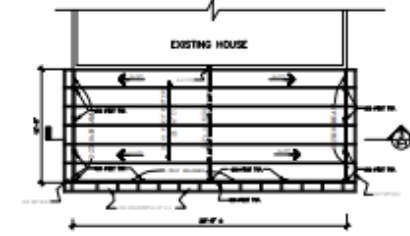


PROPOSED LEFT SIDE ELEVATION
SHEET 1 OF 2

CONSTRUCTION PLANS
New Porch
3206 Eagles Nest Dr. Bowie, MD. 20716
LONG CREEK CONSTRUCTION LLC
9333 4th STREET
LAPPAH, MARYLAND 20706



FOUNDATION/TRAMMING FLOOR PLAN
SHEET 1 OF 2



ROOF FRAMING PLAN
SHEET 1 OF 2

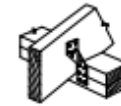
CALL MISS UTILITY
BEFORE BREAKING GROUND
1- 888- 881- 7177
TO LOCATE UNDERGROUND UTILITIES



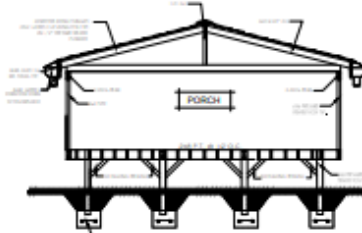
ROOF SECTION



TIMBER POST/ BEAM



Simpson Strong-Tie
H2.5



BUILDING SECTION
SHEET 1 OF 2

MAXIMUM ALLOWABLE SPANS - DFL #2					
SPACING	JOIST	RAFTER	CEILING	FLOOR	ROOF
2 x 6	12'	12'	12'	12'	12'
2 x 8	14'	14'	14'	14'	14'
2 x 10	16'	16'	16'	16'	16'
2 x 12	18'	18'	18'	18'	18'

CONSTRUCTION PLANS
New Porch
3206 Eagles Nest Dr. Bowie, MD. 20716
LONG CREEK CONSTRUCTION LLC
9333 4th STREET
LAPPAH, MARYLAND 20706

STAFF RECOMMENDATION

APPROVAL with conditions

Major/Minor Issues:

- N/A

Applicant Required Mailings:

- Informational Mailings 09/07/22
- Acceptance Mailings 11/25/2022