



THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

COUNTY ADMINISTRATION BUILDING, UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 952-3220

NOTICE OF FINAL DECISION

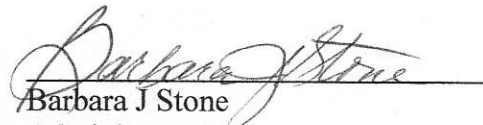
OF BOARD OF APPEALS

RE: Case No. V-15-21 Arnulfo Alvayero Membreno

Enclosed herewith is a copy of the Board Order setting forth the action taken by the Board of Appeals in your case on the following date: August 25, 2021.

CERTIFICATE OF SERVICE

This is to certify that on October 28, 2021, the above notice and attached Order of the Board were mailed, postage prepaid, to all persons of record.


Barbara J Stone
Administrator

cc: Petitioner
Adjoining Property Owners
M-NCPPC, Permit Review Section
DPIE/Building Code Official, Permitting

BEFORE THE BOARD OF APPEALS FOR PRINCE GEORGE'S COUNTY, MARYLAND
Sitting as the Board of Zoning Appeals

Petitioner: Arnulfo Alvayero Membreno

Appeal No.: V-15-21

Subject Property: Parcel 13, Map 180, Grid D-2, being 21405 Aquasco Road, Aquasco,
Prince George's County, Maryland

Witness: Endis Membreno, Son

Spanish Language Interpreter: Ruben Sotogomez

Heard and Decided: August 25, 2021

Board Members Present and Voting: Bobbie S. Mack, Chairperson - Present
Albert C. Scott, Vice Chairman - Present
Anastasia T. Johnson, Member - Absent

RESOLUTION

This appeal is brought before the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland (the "Board"), requesting variances from the strict application of the provisions of Subtitle 27 of the Prince George's County Code (the "Zoning Ordinance").

In this appeal, a proceeding pursuant to Section 27-229 of the Zoning Ordinance, Petitioner requests that the Board approve variances from Section 27-442(d)(Table III) prescribes that each lot shall have a minimum width of 300 feet measured along the front building line. Section 27-442(c)(Table II) prescribes that not more than 5% of the net lot area shall be covered by buildings and off-street parking. Section 27-442(i)(Table VIII) prescribes that accessory buildings shall generally be located only in the rear yard, or in the yard opposite the designated front of the main building on lots having no rear yard (through lots) and on corner lots where the designated front of the main building faces the side street. Petitioner proposes to validate existing conditions (front building line width and accessory buildings (shed and carport)) and obtain a building permit for the construction of a carport. Variances of 71 feet front building line width and a waiver of the rear yard location requirement for the accessory buildings (shed and proposed carport/garage) and 3.9% net lot coverage are requested.

Evidence Presented

The following testimony and record evidence were considered by the Board:

1. The property was subdivided in 2017, contains 74,250 square feet, is zoned O-S (Open-Space) and is improved with a single-family dwelling, gravel driveway and shed. Exhibits (Exhs.) 2, 4, 7, 8 and 9 (A) thru (F).
2. The subject property is irregular in shape as the rear property line is significantly slanted or angled. Exhs. 2, 4, 7, 8 and 9 (A) thru (F).
3. Petitioner proposes to validate existing conditions (front building line width and accessory building (shed)) and obtain a building permit for the construction of a carport/garage in the left side yard.
4. Due to the property being subdivided by deed, the existing front building line width of 229 feet does not meet the current front building line width requirement of 300 feet and therefore require a variance of 71 feet.
5. In addition, because the dwelling is located towards the center of the property, it requires a very long driveway which increases inexorably the lot coverage. With the addition of the proposed garage, a net

lot variance of 3.9% is required for all of the existing and proposed development.¹ Exhs. 2, 3 (a) thru (i) and 5 (A) thru (E).

6. Petitioner's son, Endis Membreno, testified that the structure in the front yard is not a shed but a pump house for the well, which was in place when the property was purchased. Exhs. 2, 3 (a) thru (i) and 5 (A) thru (E).

7. He explained that the proposed enclosed ~~carport~~/garage will be detached from the house and have 3 doors.² He stated that the garage is necessary because of four (4) vehicles for which there is no protected cover, and it will also be used for storage space for lawn equipment. The garage dimensions are proposed at 42 feet x 21 feet. Exhs. 2, 3 (a) thru (i) and 5 (A) thru (E).

8. He stated that the subject property is very rural and most neighboring properties contain at least an acre to multiple acres. Exhs. 2, 3 (a) thru (i) and 5 (A) thru (E).

9. Mr. Membreno testified that neighbors have not voiced any opinions about the proposed garage.

10. He stated that the proposed garage will be located on the left-hand side of the house and situated at the end of the (long) driveway where the cars are parked.

11. He believed that the garage will not be out of character with the surrounding properties as they are similarly farmland with very large barns, out buildings and farm equipment. Exhs. 2, 3 (a) thru (i) and 5 (A) thru (E).

12. Petitioner submitted a revised site plan to clarify the exact measurements of the elongated driveway and location of the proposed garage. Exh. 16.

Applicable Code Section and Authority

Section 27-230 of the Zoning Ordinance authorizes the Board to grant variances when, by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary situation or condition of specific parcels of property, the strict application of the Zoning Ordinance would result in peculiar and unusual practical difficulties or an exceptional or undue hardship upon the owner of the property, provided such relief can be granted without substantial impairment of the intent, purpose and integrity of the General Plan or Master Plan.

Findings of the Board

After hearing all the testimony and reviewing the evidence of record, the Board finds that the requested variances comply with the applicable standards set forth in Section 27-230, more specifically:

Due to the preexisting front line width being created by deed, the structure in the (right) front yard is not a shed but a pump house, the dwelling being located in the center of the lot, the need for the existing lengthy driveway to meet the associated proposed garage beside the house, the need for a structure to shelter vehicles and store lawn equipment, and the character of the neighborhood, granting the relief requested would not substantially impair the intent, purpose and integrity of the General Plan or Master Plan, and denying the request would result in a peculiar and unusual practical difficulty upon the owner of the property.

BE IT THEREFORE RESOLVED, by majority vote, Ms. Anastasia Johnson, absent, that variances of 71 feet front building line width, a waiver of the rear yard location requirement for an accessory building (shed and garage) and 3.9% net lot coverage on property located at 21405 Aquasco Road, Aquasco, Prince George's County, Maryland, be and are hereby APPROVED. Approval of the variances are contingent upon

¹ The maximum allowable lot coverage within the O-S Zone is 5%.

² The proposed structure is enclosed with 3 doors, this structure is not a carport but a garage. Exh. 3 (f).

development in compliance with the approved revised site plan, Exhibit 16 and approved elevation plans, Exhibits 3 (a) thru (i).

BOARD OF ZONING APPEALS

By: 
Bobbie S. Mack, Chairperson

NOTICE

Within thirty (30) days from the date of this decision, any person, firm, corporation, or governmental agency who was a party to the Board's proceedings and is aggrieved by its decision may file an appeal to the Circuit Court of Prince George's County.

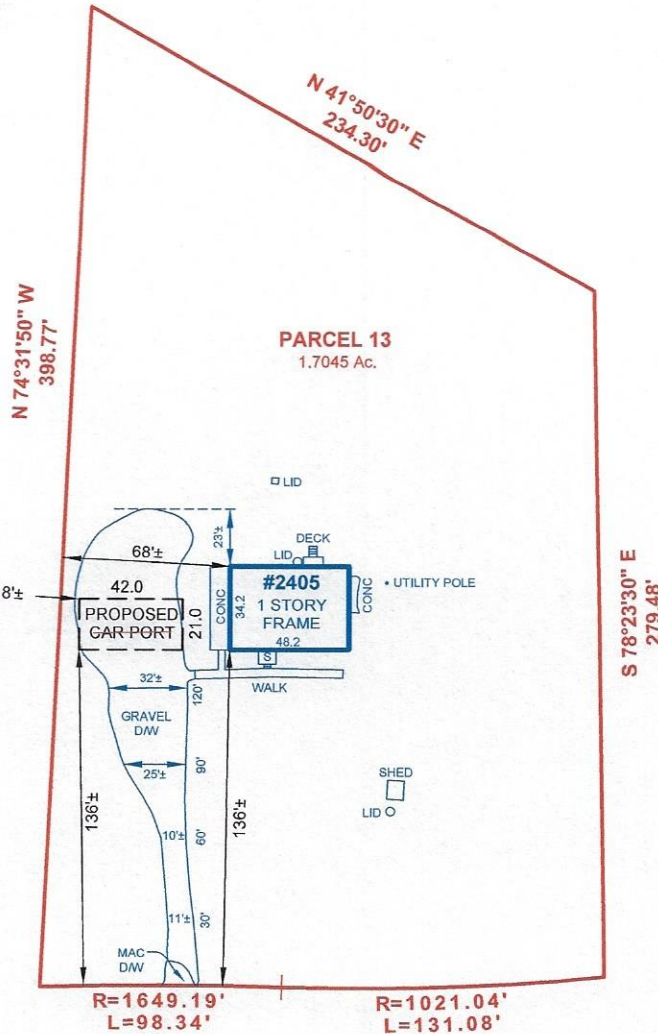
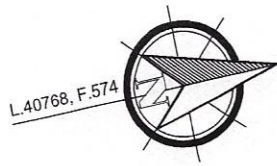
Further, Section 27-233(a) of the Prince George's County Code states:

A decision of the Board, permitting the erection of a building or structure, shall not be valid for more than two (2) years, unless a building permit for the erection is obtained within this period and the construction is started and proceeds to completion in accordance with the terms of the decision and the permit.

BOARD OF APPEALS

APPROVED AUG 25 2021

[Signature]
ADMINISTRATOR



AQUASCO ROAD
MD RTE 381

EXH. # **16**
V-15-21

LOCATION DRAWING OF:

#21405 AQUASCO ROAD
PARCEL 75 TAX MAP 180

N/F PROPERTY OF

ARNULFO MEMBRENO

LIBER 40768, FOLIO 574

PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=60' DATE: 07-06-2021

DRAWN BY: CP FILE #: 217581-200

LEGEND:

- X- FENCE
- BE BASEMENT ENTRANCE
- BW BAY WINDOW
- BR BRICK
- BRL BLDG. RESTRICTION LINE
- BSMT BASEMENT
- CS CONCRETE STOOP
- CONC CONCRETE
- DW DRIVEWAY
- EX EXISTING
- FR FRAME
- MAC MACADAM
- G GATE
- OH OVERHANG
- PUE PUBLIC UTILITY ESMT.
- PIE PUBLIC IMPROVEMENT ESMT.

COLOR KEY:

- (RED) RECORD INFORMATION
- (BLUE) IMPROVEMENTS
- (GREEN) ESMTS & RESTRICTION LINES

A Land Surveying Company



DULEY
and
Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 08, 13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1/2". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

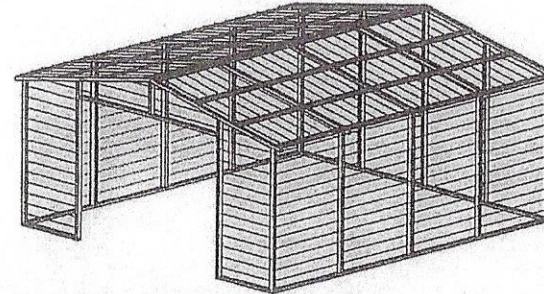
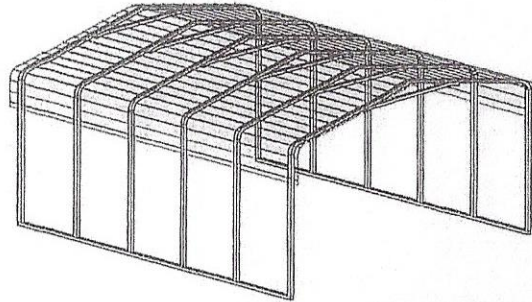
DULEY & ASSOC.

WILL GIVE YOU A 100%
FULL CREDIT TOWARDS
UPGRADING THIS
SURVEY TO A
"BOUNDARY/STAKE"
SURVEY FOR ONE
YEAR FROM THE DATE
OF THIS SURVEY.

(EXCLUDING D.C. & BALT. CITY)

APPROVED AUG 25 2021

ADMINISTRATOR



REGULAR / A-FRAME 30'-0" WIDE CARPORT STYLE BUILDINGS

DESIGN NOTES

- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2015, OSHA, AISC 360, AISI 100, ASCE 7-10, AWS D 1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
- BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
- ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
- ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
- ALL FIELD CONNECTIONS SHALL BE #12 X 1" SDs (ESR-2196 OR EQ).
- STEEL SHEATHING SHALL BE 29GA, CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
- ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
- STRUCTURAL TUBE TS2 1/2"X2 1/2" - 14GA. IS EQUIVALENT TO TS2 1/4"X2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
- ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

DESIGN CRITERIA

PREVAILING CODE:
USE GROUP:
RISK CATEGORY:

MBPS (IBC 2015)
U (CARPORTS, BARNs)
I

- DEAD LOAD (D) $D = 4 \text{ PSF}$
- ROOF LIVE/SNOW LOAD (Lr)
 $L_r = 20 - 61 \text{ PSF}$
(AS PER SNOW LOAD
SEE TABLE 4)
- SNOW LOAD (S)
GROUND SNOW LOAD $P_g = 20 - 90 \text{ PSF}$
IMPORTANCE FACTOR $I_s = 0.8$
THERMAL FACTOR $C_t = 1.2$
EXPOSURE FACTOR $C_e = 1.0$
ROOF SLOPE FACTOR $C_s = 1.0$
- WIND LOAD (W)
BASIC WIND SPEED $V_{ULT} = 105 - 180 \text{ MPH}$
EXPOSURE C
- SEISMIC LOAD (E)
DESIGN CATEGORY D
IMPORTANCE FACTOR $I_e = 1.00$

LOAD COMBINATIONS:

- $D + (L_r \text{ OR } S)$
- $D + (0.6W \text{ OR } \pm 0.7E)$
- $D + 0.75 (0.6W \text{ OR } \pm 0.7E) + 0.75 (L_r \text{ OR } S)$
- $0.6D + (0.6W \text{ OR } \pm 0.7E)$

DRAWING INDEX

COVER SHEET	1
SCHEDULES & MEMBER -	
SECTIONS	2
FRAME SECTIONS & DETAILS	3
SPACING SCHEDULES -	
& ENCLOSURE NOTES	4
PURLIN & GIRT SCHEDULES	5
SHEATHING OPTIONS	6
SIDE WALL FRAMING	
& OPENINGS	7-A, 7-B
END WALL FRAMING	
& OPENINGS	8-A, 8-B
CORNER BRACING DETAILS	9
OPTIONAL LEAN-TO ADDITION	10
FOUNDATION OPTIONS	11-A TO 11-D

(a)

EXH. # **3(a-i)**
V-15-21

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL
6036 Renaissance Place, Toledo, OH 43628
Tel. 419-292-1988 • Fax 419-292-0055
www.aandengineering.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF MARYLAND
PROJECT NO.: 033-20-0015
SHEET TITLE:

COVER SHEET

SHEET NO.: 1 / 11

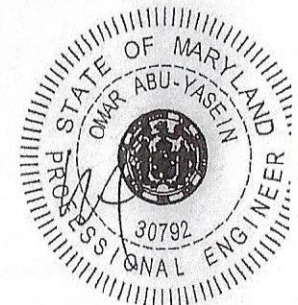
DRAWN BY: A.W. DATE: 2/17/20

CHECKED BY: OAA DATE: 2/17/20

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOL PART IS STRICTLY FORBIDDEN. ANYONE DOING SO BE PROSECUTED UNDER THE FULL EXTENT OF THE - DRAWINGS VALID UP TO DATE OF EXPIRATION

SEAL:



CUSTOMER INFORMATION	DESIGN LOADS	BUILDING INFORMATION	CERTIFICATION VALIDITY NOTICE
OWNER: _____ ADDRESS: _____	GROUND SNOW: _____ ROOF LIVE LOAD: _____ BASIC WIND SPEED: _____	WIDTH: _____ LENGTH: _____ HEIGHT: _____ FRAME TYPE: <input type="checkbox"/> A-FRAME <input type="checkbox"/> REGULAR ENCLOSURE TYPE: <input type="checkbox"/> FULL <input type="checkbox"/> PARTIAL <input type="checkbox"/> OPEN	DATE OF PLANS EXPIRATION: FEB 12 2021 CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

STAMP EXPIRY: 07/23/2022

DATE SIGNED: FEB 12 2020

TABLE 2.1: MEMBER PROPERTIES

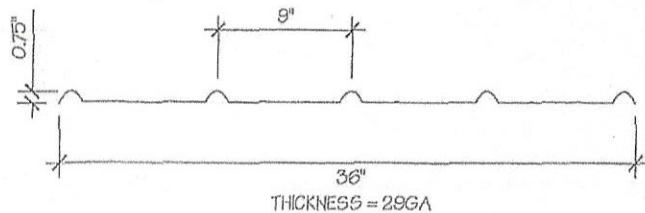
NO.	LABEL	PROPERTY	DETAIL NO.
1	COLUMN POST	2.5" X 2.5" X 14GA TUBE W/ 2.25" X 2.25" X 12GA TUBE INSERT	11
2	ROOF BEAM	2.5" X 2.5" X 14GA TUBE	1
3	BASE RAIL	2.5" X 2.5" X 14GA TUBE	1
4	PEAK BRACE	2.5" X 2.5" X 14GA TUBE	1
5	KNEE BRACES	2.5" X 1.5" 14GA CHANNEL	4
6	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA TUBE	2
7	BASE ANGLE	2" X 2" X 3" LG. 3/16" ANGLE	10
8	PURLIN	4.25" X 1.5" X 18GA / 14GA HAT CHANNEL	5
9	GIRT	4.25" X 1.5" X 18GA / 14GA HAT CHANNEL	5
10	SHEATHING	29 GA CORRUGATED SHEET	8
11	END WALL POST	2.5" X 2.5" X 14GA TUBE	1
12	DOOR POST	2.5" X 2.5" X 14GA TUBE	1
13	SINGLE HEADER	2.5" X 2.5" X 14GA TUBE	1
14	DOUBLE HEADER	DBL. 2.5" X 2.5" X 14GA TUBE	1
15	SERVICE DOOR / WINDOW FRAMING	2.5" X 2.5" X 14GA TUBE	1
16	ANGLE BRACKET	2" X 2" X 2" LG. 14GA ANGLE	7
17	STRAIGHT BRACKET	2" X 2" X 4" LG. 14GA PLATE	6
18	PB SUPPORT	2.5" X 2.5" X 14GA TUBE	1
19	DIAGONAL BRACE	2" X 2" X 14 GA TUBE	3
20	GABLE BRACE	2" X 2" X 14 GA TUBE	3
21	DB BRACKET	2.25" X 2.25" X 6" X 14GA ANGLE	9
22	TRUSS SPACER	2.5" X 2.5" X 14GA TUBE	1
23	ALL FASTENERS	#12 X 1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER	

TABLE 2.2: SHEATHING FASTENER SCHEDULE

LOCATION	CORNER PANELS	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" C/C	MIN. 1	4" C/C	9" C/C

FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER

*SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6.

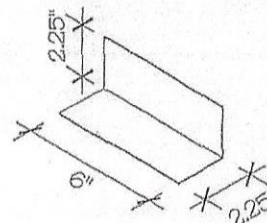


29 GA CORRUGATED SHEATHING

SCALE: NTS

8

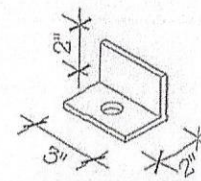
(b)



STRAIGHT BRACKET

SCALE: NTS

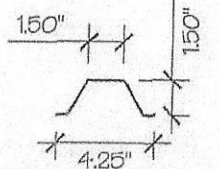
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BASE ANGLE

SCALE: NTS

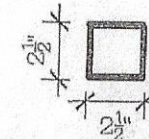
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4.25" X 1.5" X 18GA / 14GA HAT CHANNEL

SCALE: NTS

5

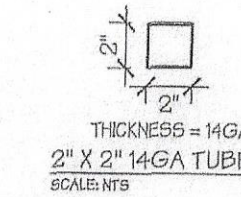


2.5" X 2.5" X 14GA TUBE W/ 2.25" X 2.25" X 12GA TUBE INSERT

SCALE: NTS

NOTE: INSERT FULL LENGTH & FIELD BOLT W/ [23] FASTENERS @ 12" C/C STAGGERED OPPOSITE FACE

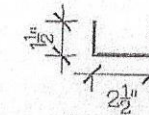
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2" X 2" 14GA TUBE

SCALE: NTS

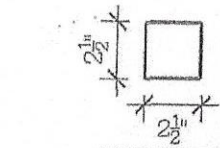
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2.5" X 1.5" 14GA CHANNEL

SCALE: NTS

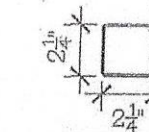
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2.5" X 2.5" 14GA TUBE

SCALE: NTS

1

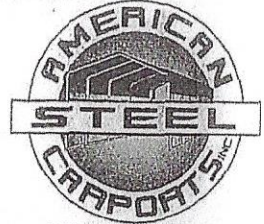


2.25" X 2.25" 12GA TUBE

SCALE: NTS

2

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL
6036 Renaissance Place, Toledo, OH 43628
Tel. 419-292-1983 • Fax. 419-292-0955
www.a-a-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF MARYLAND

PROJECT NO.: 033-20-0015

SHEET TITLE:

SCHEDULES & MEMBER SECTIONS

SHEET NO.: 2 / 11

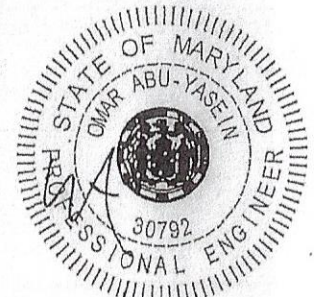
DRAWN BY: A.W. DATE: 2/17/20

CHECKED BY: OAA DATE: 2/17/20

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

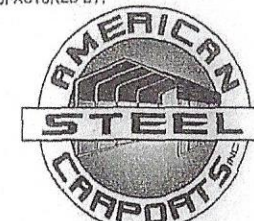
SEAL:



STAMP EXPIRY: 07/23/2022

DATE SIGNED: FEB 12 2020

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL
6036 Renaissance Place, Toledo, OH 43623
Tel. 419-292-1988 • Fax. 419-292-0955
www.a-a-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF MARYLAND
PROJECT NO.: 033-20-0015
SHEET TITLE:

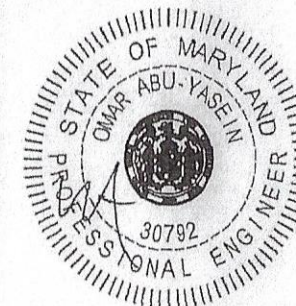
FRAME SECTIONS & DETAILS

SHEET NO.: 3 / 11
DRAWN BY: A.W. DATE: 2/17/20
CHECKED BY: OAA DATE: 2/17/20

LEGAL INFORMATION

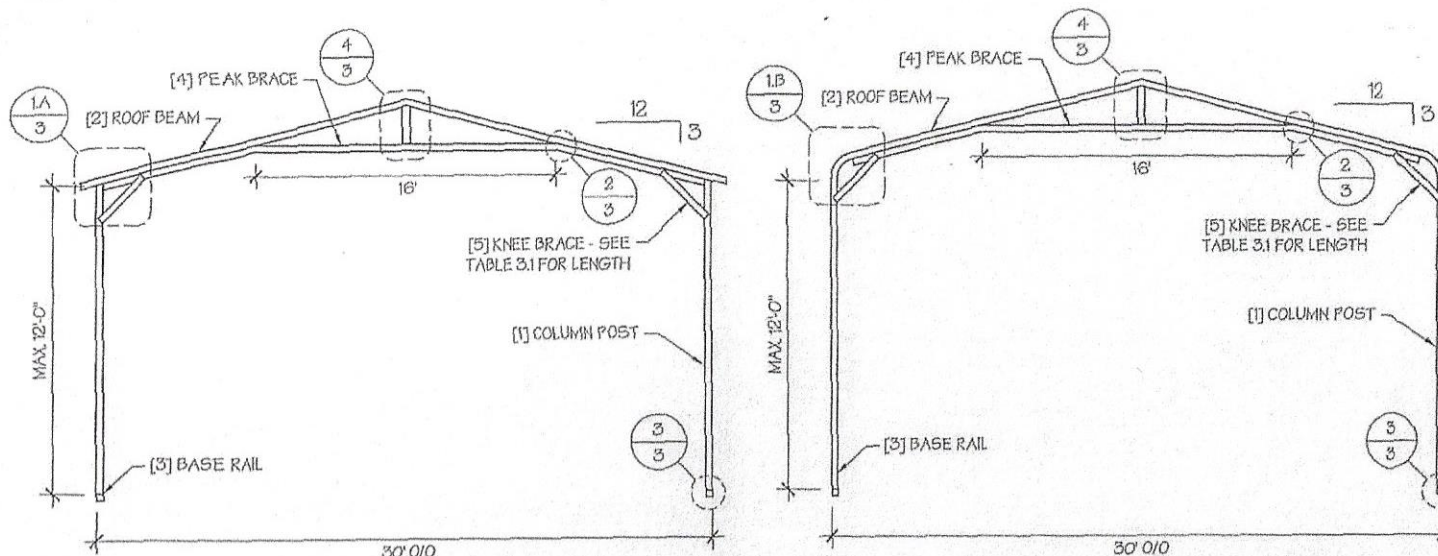
- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:



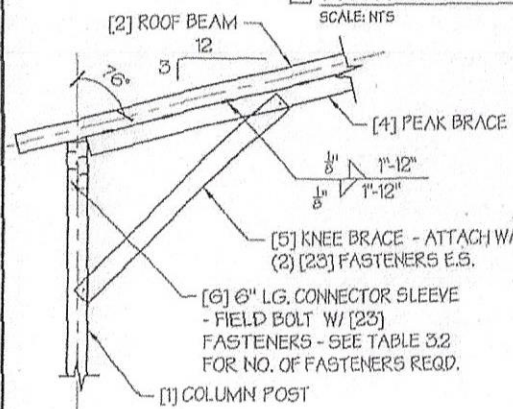
STAMP EXPIRY: 07/23/2022

DATE SIGNED: FEB 12 2020



TYP. A-FRAME SECTION

SCALE: NTS



A. 'A'-FRAME

EAVE DETAIL 1

SCALE: NTS

TABLE 3.1: KNEE BRACE SCHEDULE

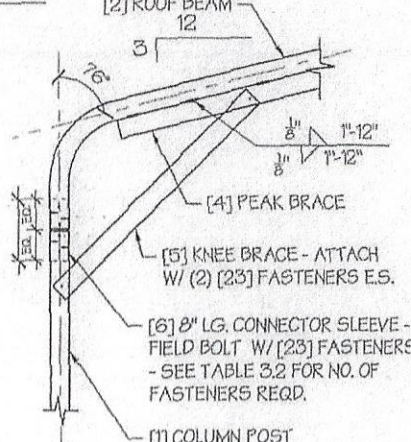
EAVE HEIGHT	KNEE BRACE LENGTH
□ UP TO 8'	24"
□ 9' TO 12'	36"

TABLE 3.2 FASTENER SCHEDULE

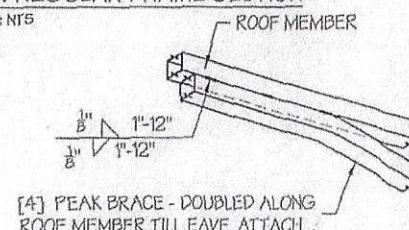
WIND SPEED (MPH)	NO. OF FASTENERS
□ 105 TO 125	4
□ 130 TO 155	6
□ 160 TO 180	8

TYP. REGULAR FRAME SECTION

SCALE: NTS

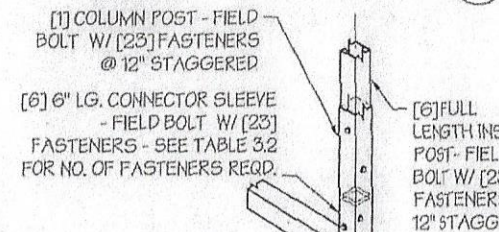


B. REGULAR FRAME

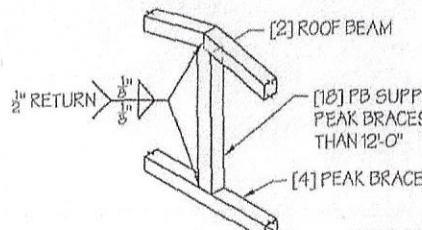


PEAK BRACE CONNECTION DETAILS 2

SCALE: NTS



(c)



PB SUPPORT DETAIL 4

SCALE: NTS

NOTE: COLUMN POST MAY BE ADJUSTED ±1" FOR LEVELING. MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

TABLE 4: FRAME SPACING CHART / SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	■ ENCLOSED BUILDINGS							■ OPEN BUILDINGS							
	WIND SPEED (MPH)							WIND SPEED (MPH)							
	□105	□115	□130	□140	□155	□165	□180	□105	□115	□130	□140	□155	□165	□180	
■ EAVE HEIGHT = 10'-0" TO 12'-0"	□30 / 20	60	60	54/60	54	48	42/48	36/42	54	48/54	42/48	42	36/42	36	30
■ EAVE HEIGHT = 7'-0" TO 9'-0"	□40 / 27	48/60	48/60	42/60	42/54	48	42/48	36/42	48	48	42/48	42	36/42	36	30
	□50 / 34	40/48	40/48	40/48	40/48	40/48	40/48	36/42	40/42	40/42	40/42	40/42	36	36	30
	□60 / 41	36/42	36/42	36	36	36	36	36	36	36	30	30	30	30	24
	□70 / 47	32/36	32/36	32/36	32/36	30	30	30	30	30	30	24	24	24	24
	□80 / 54	24	24	24	24	24	24	24	24	24	24	24	24	24	---
■ EAVE HEIGHT = UP TO 6'-0"	□90 / 61	18	18	18	18	---	---	---	18	18	---	---	---	---	---
■ EAVE HEIGHT = 7'-0" TO 9'-0"	□30 / 20	60	60	54/60	54	48	42/48	36/42	54	48/54	42/54	42/48	36/42	36/42	30/36
	□40 / 27	48/60	48/60	42/60	48/54	48	42/48	36/42	48	48	42/48	42/48	36/42	36/42	30/36
	□50 / 34	40/54	40/54	40/54	40/48	40/48	40/48	36/42	40/42	40/42	40/42	40/42	36/42	36	30/36
	□60 / 41	36/48	36/42	36/42	36/42	36/42	36/42	36/42	36	36	36	36	36	36	30/36
	□70 / 47	32/36	32/36	32/36	32/36	32/36	30	30	30	30	30	30	30	30	24
■ EAVE HEIGHT = UP TO 6'-0"	□80 / 54	30	30	30	30	30	30	30	24	24	24	24	24	24	24
	□90 / 61	24	24	24	24	24	24	24	18	18	18	18	18	18	18
	□30 / 20	60	60	54/60	54	48	42/48	36/42	54	48/54	42/54	42/54	36/48	36/48	30/36
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	□50 / 34	40/54	40/54	40/54	40/48	40/48	40/48	36/42	40/42	40/42	40/42	40/42	36/42	36/42	30/36
■ EAVE HEIGHT = UP TO 6'-0"	□60 / 41	36/48	36/48	36/48	36/48	36/42	36/42	36/42	36	36	36	36	36	36	30/36
	□70 / 47	32/42	32/42	32/36	32/36	32/36	32/36	30	32/36	32/36	30	30	30	30	24
	□80 / 54	30/36	30/36	30/36	30/36	30/36	30	30	30	30	30	30	30	24	24
	□90 / 61	30/36	30/36	30	30	30	30	30	24	24	24	24	---	---	---

NOTES:

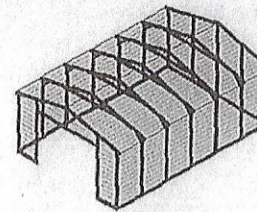
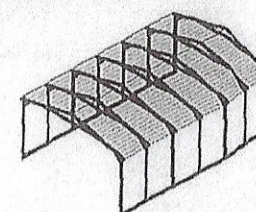
1. FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
2. WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL SHEATHING.
3. SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
4. FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.

ENCLOSURE CLASSIFICATION:

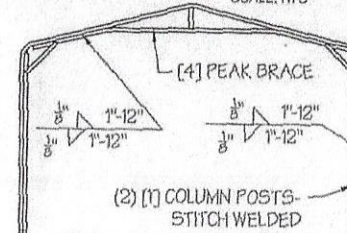
1. **ENCLOSED BUILDING** = ALL 4 WALLS FULLY ENCLOSED WITH DOORS/WINDOWS = USE ENCLOSED BUILDING SPACING CHART.
2. **OPEN BUILDING** = ALL 4 WALLS FULLY OPEN = USE OPEN BUILDING SPACING CHART.
3. **3FT PARTIALLY ENCLOSED** = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ONLY 3FT ENCLOSED = USE OPEN BUILDING SPACING CHART.
4. **PARTIALLY ENCLOSED** = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ENCLOSED MORE THAN 3FT = START WITH OPEN BUILDING SPACING CHART AND THEN REDUCE SPACING BY 6".
5. **3 SIDED ENCLOSED** = ALL WALLS ARE ENCLOSED EXCEPT FOR 1 END-WALL = START WITH ENCLOSED BUILDING SPACING + THE OPEN END FRAME MUST HAVE EITHER A GABLED END OR HAVE DOUBLED WELDED LEGS & ROOF.
6. FOR ALL SHEATHING ENCLOSURES NOT LISTED ABOVE, REFER TO SHEET 5 FOR SPACING AND DESIGN REQUIREMENTS.

GENERAL NOTES:

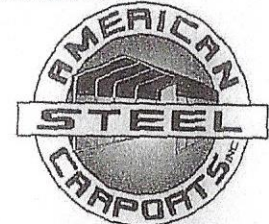
1. THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
2. BUILDINGS WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. (SEE FIGURE A ON SHEET 5).

TYP. ENCLOSED BUILDING
SCALE: NTSTYP. OPEN BUILDING
SCALE: NTS

(d)

TYP. OPEN END WALL ON 3
SIDE ENCLOSED BUILDING
SCALE: NTS

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www.a-a-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF MARYLAND

PROJECT NO.: 033-20-0015

SHEET TITLE:

SPACING SCHEDULES
& ENCLOSURE NOTES

SHEET NO.: 4 / 11

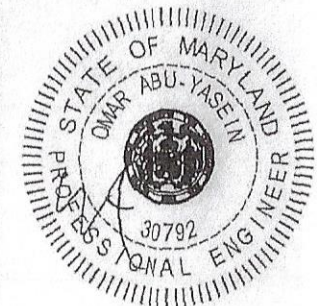
DRAWN BY: A.W. DATE: 2/17/20

CHECKED BY: OAA DATE: 2/17/20

LEGAL INFORMATION

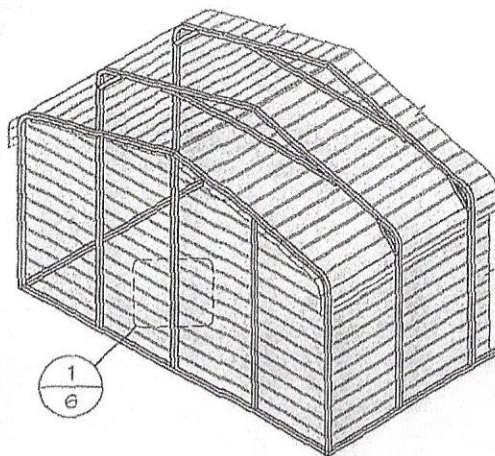
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- DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:

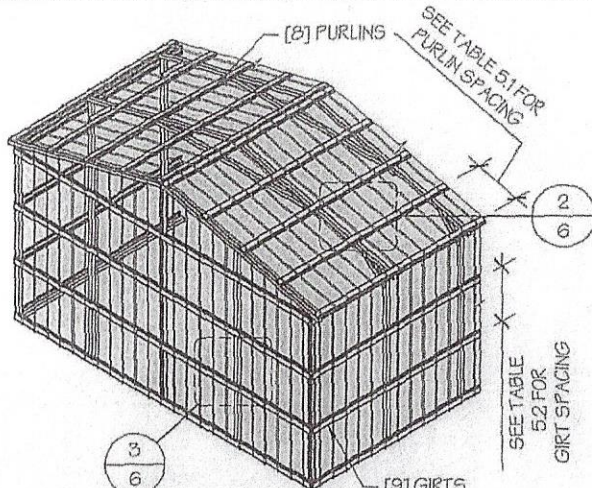


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DATE SIGNED: FEB 12 2020



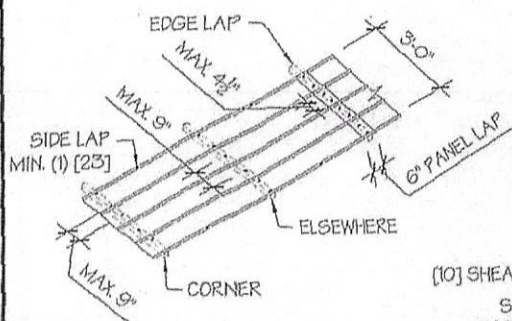
☐ TYP. HORIZONTAL SHEATHING
SCALE: NTS



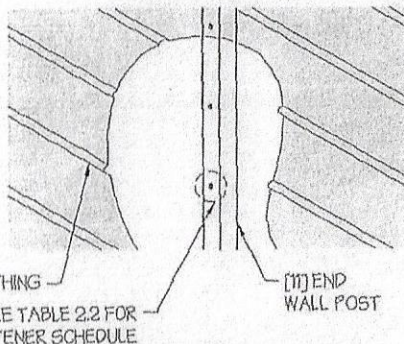
☐ TYP. VERTICAL SHEATHING
SCALE: NTS

GENERAL SHEATHING NOTES:

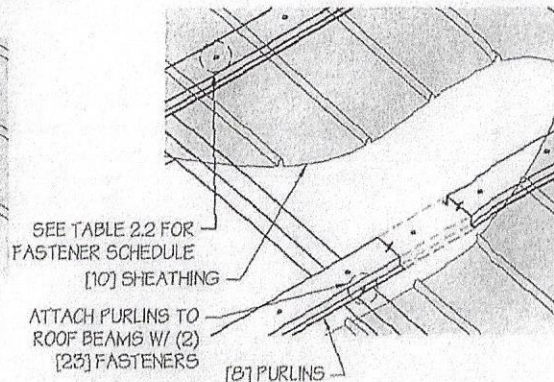
1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
3. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX. 6" OVERHANG.
4. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE NOTE 2 UNDER TABLE 4.
5. VERTICAL SHEATHING RECOMMENDED FOR BUILDINGS 30' OR LONGER



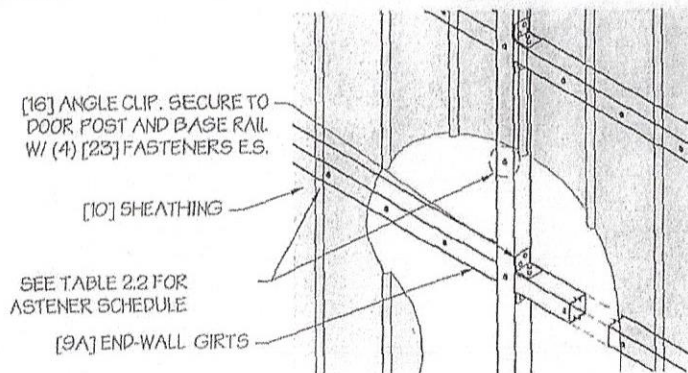
TYP. SHEATHING FASTENER SCHEDULE
SCALE: NTS



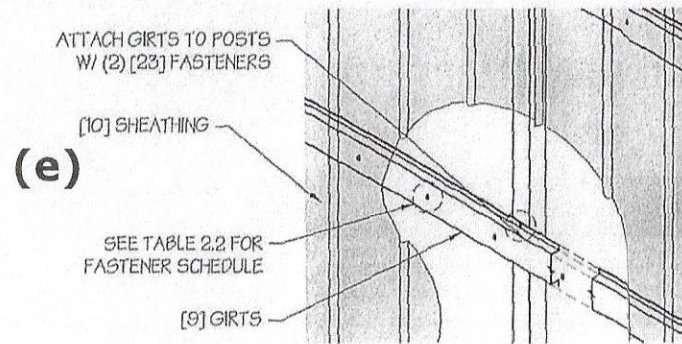
TYP. HORIZONTAL SHEATHING DETAIL
SCALE: NTS



ROOF VERTICAL SHEATHING DETAIL
SCALE: NTS

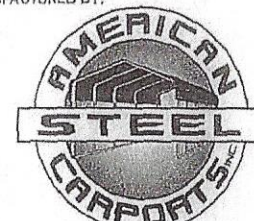


☐ WALL VERTICAL SHEATHING - TUBE DETAIL
SCALE: NTS



☐ WALL VERTICAL SHEATHING - HAT CHANNEL DETAIL
SCALE: NTS

MANUFACTURED BY:



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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF MARYLAND
PROJECT NO.: 033-20-0015
SHEET TITLE:

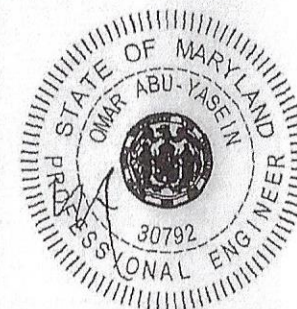
SHEATHING OPTIONS & DETAILS

SHEET NO.: 6 / 11
DRAWN BY: A.W. DATE: 2/17/20
CHECKED BY: OAA DATE: 2/17/20

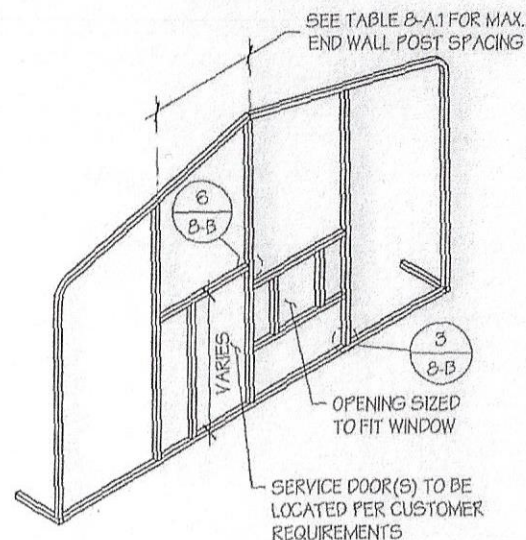
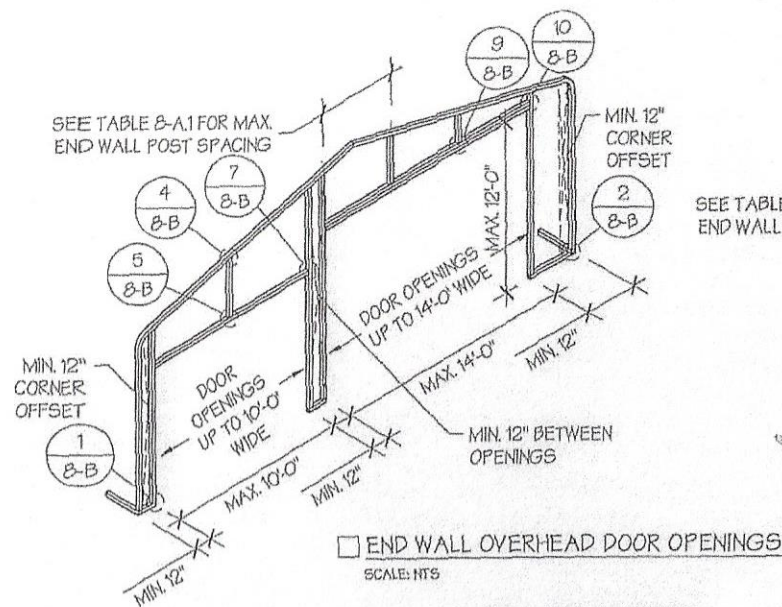
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SEAL:



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DATE SIGNED: FEB 12 2020



END WALL FRAMING NOTES:

1. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
2. MIN. 12" CLEARANCE MUST BE MAINTAINED BETWEEN ANY TWO OPENINGS (OVERHEAD DOOR OR SERVICE DOOR) AND FROM CORNERS.
3. SERVICE DOORS AND WINDOWS CAN BE PLACED AS NEEDED.
4. DIAGONAL BRACES NEED TO BE ADDED FOR PARTIAL END WALL ENCLOSURES. SEE SHEET 9 FOR DIAGONAL BRACE CONNECTION DETAILS.

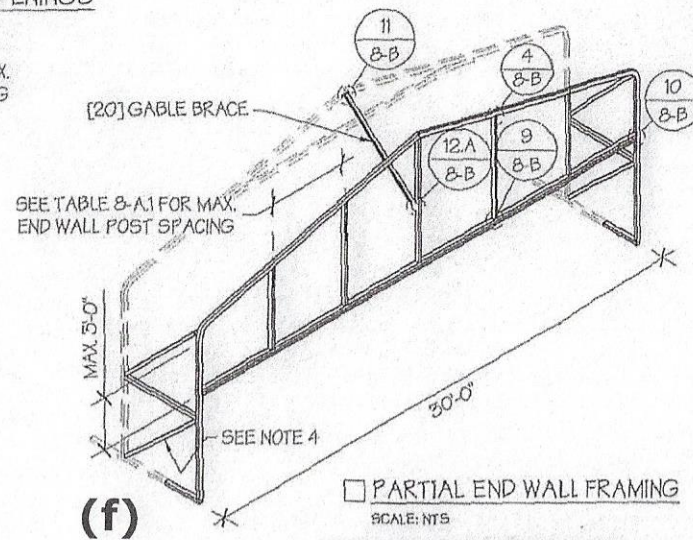
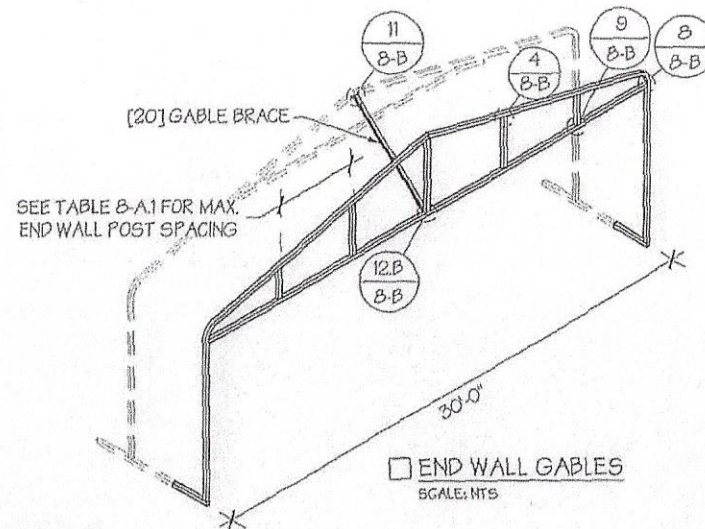
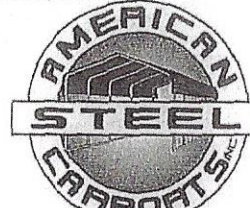


TABLE 8-A.1: END WALL POST SPACING SCHEDULE

WIND SPEED (MPH)	EAVE HEIGHT		
	UP TO 7'	8' TO 9'	10' TO 12'
□ 105	5'	5'	5'
□ 115	5'	5'	4.5'
□ 130	4.5'	4.5'	4'
□ 140	4.5'	4.5'	3'
□ 155	4'	4'	2.5'
□ 165 - 180	3.5'	3'	2'

MANUFACTURED BY:



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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDING
LOCATION: STATE OF MARYLAND
PROJECT NO.: 033-20-0015
SHEET TITLE:

END WALL FRAMING

SHEET NO.: 8-A / 11

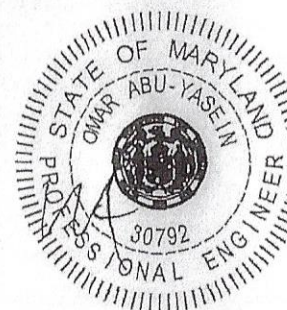
DRAWN BY: A.W. DATE: 2/17/2

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LEGAL INFORMATION

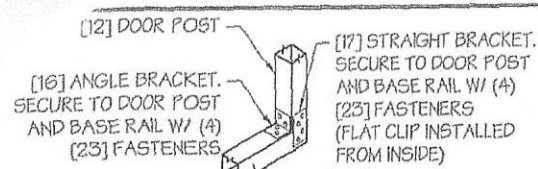
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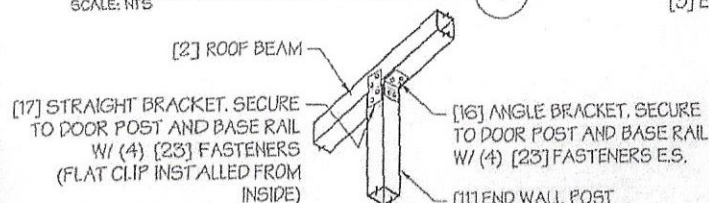
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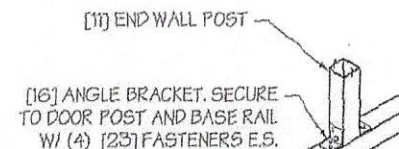
DOOR POST BASE RAIL CONN. DETAIL 1

SCALE: NTS



CORNER DETAIL 2

SCALE: NTS

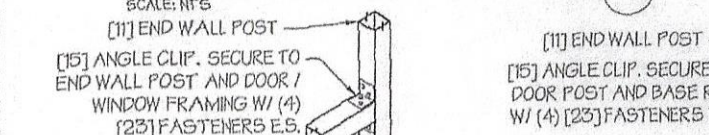


END WALL POST - BASE RAIL CONN. DETAIL 3

SCALE: NTS

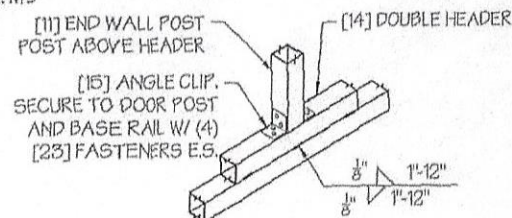
END WALL POST - ROOF BEAM CONN. DETAIL 4

SCALE: NTS



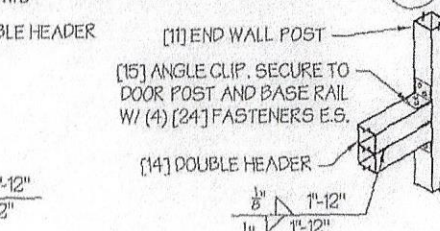
TYP. SERVICE DOOR / WINDOW FRAMING CONN. DETAIL 6

SCALE: NTS



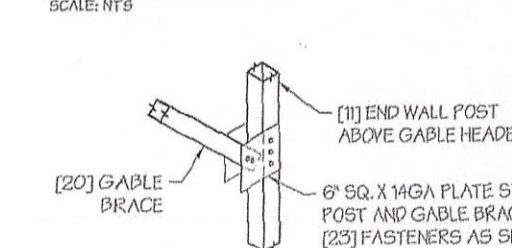
HEADER - END WALL POST CONN. DETAIL 7

SCALE: NTS



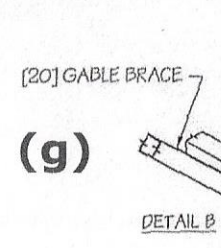
END WALL POST ABOVE DOUBLE HEADER CONN. DETAIL 9

SCALE: NTS



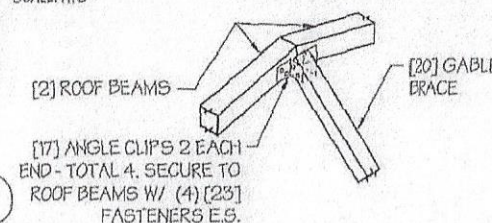
DOUBLE HEADER - END WALL POST CONN. DETAIL 10

SCALE: NTS



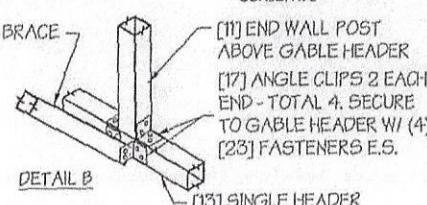
GABLE HEADER - CORNER POST CONN. DETAIL 8

SCALE: NTS



TYP. GABLE BRACE CONN. DETAIL 11

SCALE: NTS



GABLE BRACE - END WALL CONN. DETAIL 12

SCALE: NTS

DETAIL A

(g)

DETAIL B

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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDING

LOCATION: STATE OF MARYLAND

PROJECT NO.: 033-20-005

SHEET TITLE:

END WALL FRAMING DETAILS

SHEET NO.: 8-B / 11

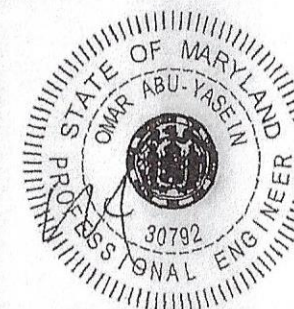
DRAWN BY: A.W. DATE: 2/17/20

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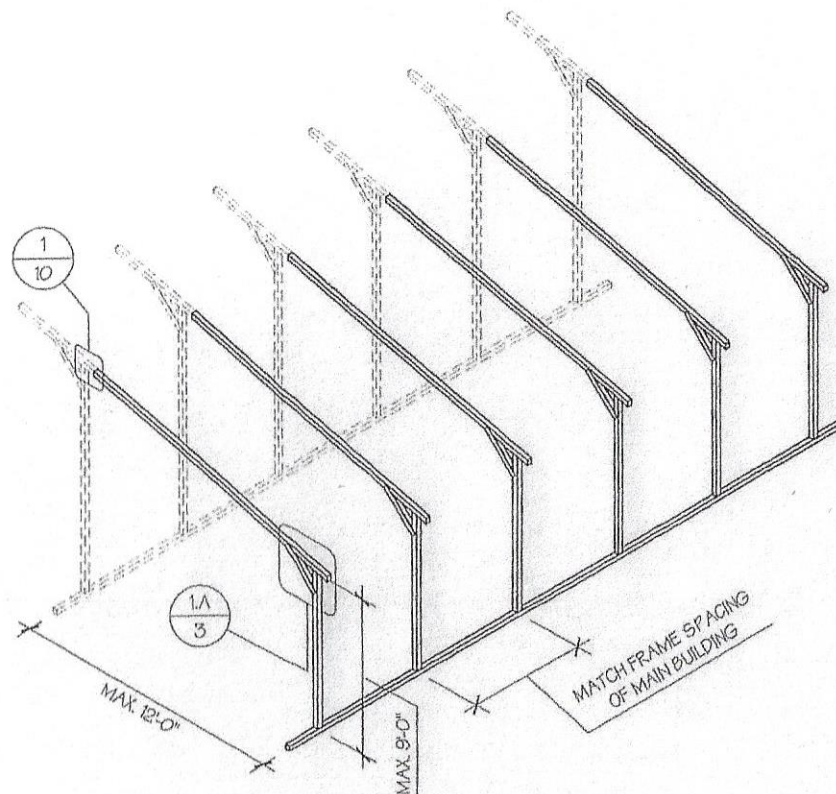
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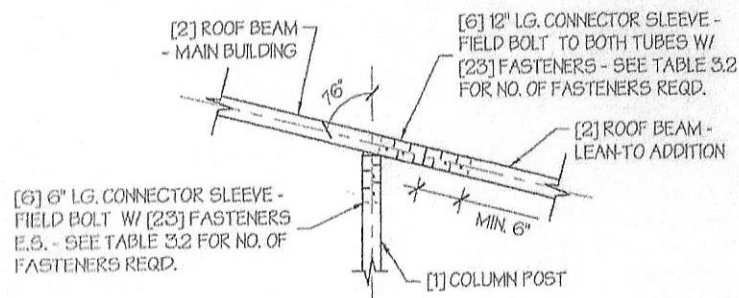
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□ OPTIONAL LEAN-TO ADDITION

SCALE: NT6



LEAN-TO ATTACHMENT DETAIL 1

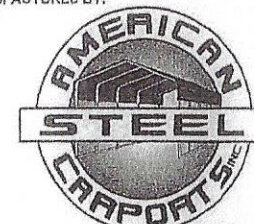
SCALE: NT5

(h)

LEAN-TO ADDITION NOTES:

1. LEAN-TO ADDITIONS CAN BE ADDED ON EITHER OR BOTH SIDES OF THE BUILDING.
2. ROOF SLOPE, PURLIN, GIRT AND FRAME SPACING OF THE ADDITION HAVE TO MATCH THAT OF THE MAIN STRUCTURE.
3. IF THE LEAN-TO ADDITION IS "OPEN" (BOTH END WALLS OR SIDE WALL IS NOT ENCLOSED), THE DESIGN OF THE MAIN BUILDING HAS TO USE THE FRAME SPACING OF AN OPEN BUILDING FROM TABLE 4.

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DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF MARYLAND

PROJECT NO.: 033-20-0015

SHEET TITLE:

OPTIONAL LEAN-TO
ADDITION

SHEET NO.: 10 / 11

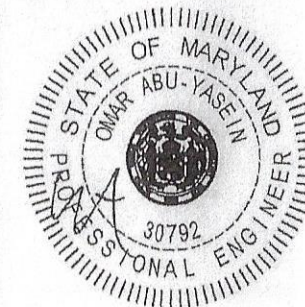
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CHECKED BY: OAA DATE: 2/17/20

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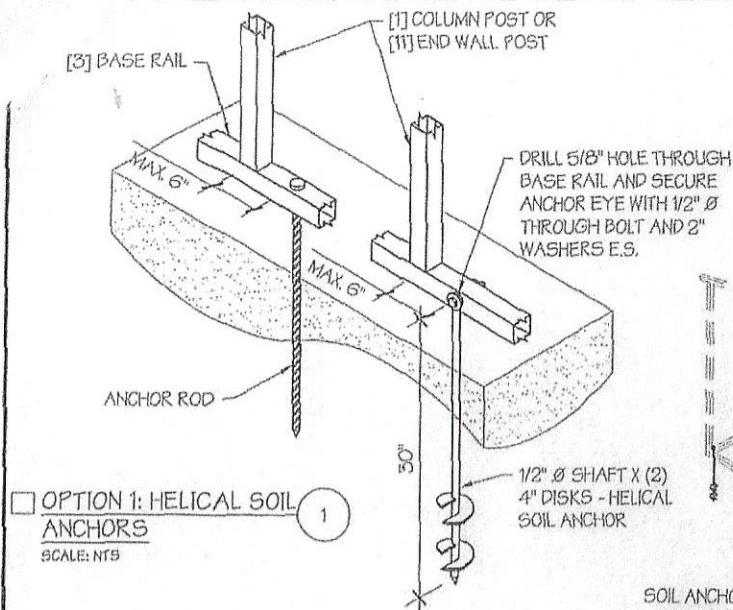
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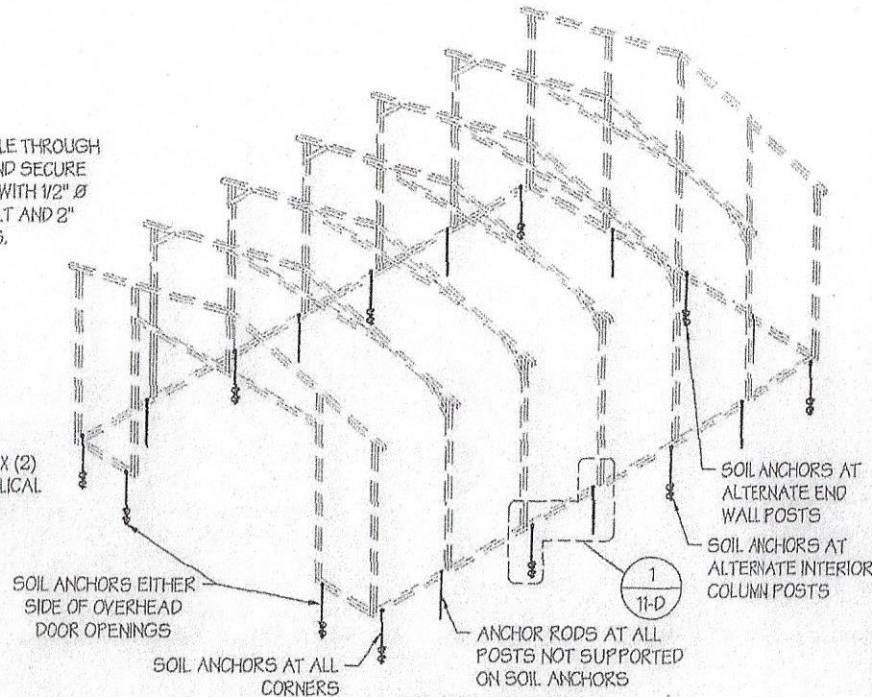


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☐ **OPTION 1: HELICAL SOIL ANCHORS**
SCALE: NTS



SOIL FOUNDATION
SCALE: NTS

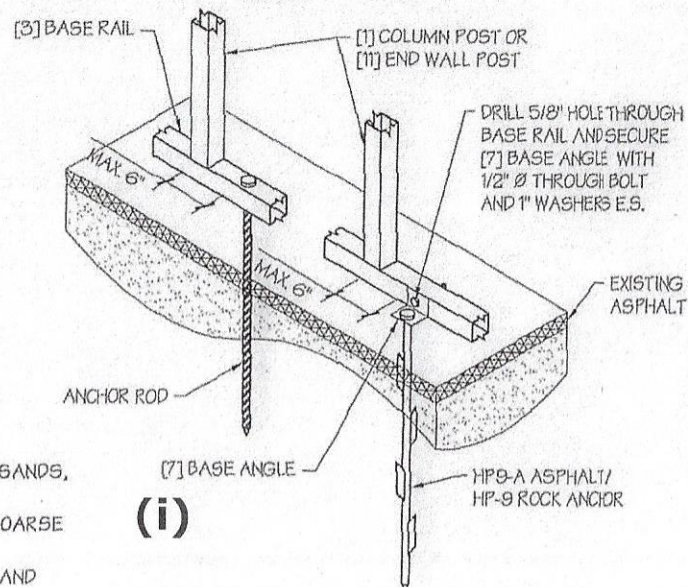
SOIL FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR SOIL ANCHOR FOUNDATION.
2. SOIL ANCHORS (HELICAL OR ROCK/ASPHALT) SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS, ON POSTS WITH DIAGONAL BRACING IF REQUIRED, AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
3. HELICAL ANCHORS ARE TO BE USED ONLY IF THE DRIVING TORQUE INTO THE GROUND IS 150 FT-LBS OR GREATER. MANUFACTURER IS NOT RESPONSIBLE FOR SOIL QUALITY AT SITE.
4. HELICAL ANCHORS CAN ONLY BE USED FOR CLASS 2, 3 & 4 SOILS (SEE SOIL CLASSIFICATIONS THIS PAGE).
5. ALL POSTS WITH NO ANCHORS ADJACENT SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. ROD. RODS WILL HAVE A PRE-FORMED HEAD AT THE TOP AND ONE COAT OF RUST PROOF MATERIAL.
6. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.

SOIL CLASSIFICATIONS:

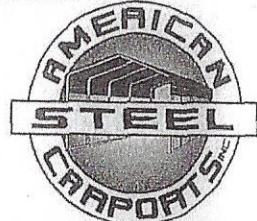
SOIL CLASS	DESCRIPTION
2	SANDY GRAVEL AND GRAVEL, VERY THIN DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL/COBBLES, PRELOADED SILTS, CLAYS AND CORAL.
3	SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, MEDIUM DENSE COARSE SANDS, SANDY GRAVEL, VERY STIFF SILT AND SANDY CLAYS.
4	LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS AND ALLUVIAL FILLS.

"FROM HUD "MODEL MANUFACTURED HOME INSTALLATION STANDARDS"



☐ **OPTION 2: ROCK / ASPHALT ANCHORS**
SCALE: NTS

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL
6039 Renaissance Place, Toledo, OH 43623
Tel: 419-292-1983 • Fax: 419-292-0955
www.a-a-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF MARYLAND

PROJECT NO.: 033-20-0015

SHEET TITLE:

**FOUNDATION OPTION 4:
SOIL ANCHORS**

SHEET NO.: 11-D / 11

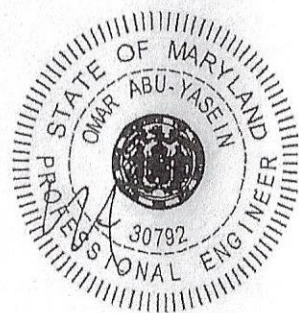
DRAWN BY: A.W. DATE: 2/17/20

CHECKED BY: OAA DATE: 2/17/20

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE PART IS STRICTLY FORBIDDEN. ANYONE DOING SO BE PROSECUTED UNDER THE FULL EXTENT OF THE
- DRAWINGS VALID UP TO DATE OF EXPIRATION

SEAL:



STAMP EXPIRY: 07/23/2022

DATE SIGNED: FEB 12 2020