



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

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www.berlinmd.gov



**Town of Berlin
Planning Commission Agenda
October 09, 2019 5:30 PM
Berlin Town Hall – Council Chambers**

1. **Call to Order**
2. **Agenda Adoption**
3. **Approval of Minutes – September 11, 2019**
4. **2 Stevenson Lane – Site plan approval for mixed use building**
5. **Comments from the Commissioners**
6. **Comments from the Chairman**
7. **Comments from the Public**
8. **Adjournment**

Town of Berlin
Planning Commission
September 11, 2019

The Planning Commission Meeting for the September 11, 2019 was called to order by Chairman Chris Denny at 5:31PM. Members present were Chris Denny, Newt Chandler, Phyllis Purnell and Pete Cosby. Members absent were John Barrett, Ron Cascio and Barb Stack. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to adopt the September 11th, 2019 agenda. Mr. Pete Cosby made the motion to adopt the agenda. Mrs. Phyllis Purnell seconded the motion and it was unanimously accepted by the commission. Chairman Chris Denny called for a motion to approve the minutes from the July 10th, 2019. Mrs. Phyllis Purnell made the motion to approve the minutes from the July 10th, 2019 meeting. Mr. Pete Cosby seconded the motion and it was unanimously accepted by the commission.

Chairman Chris Denny called Mr. Troy Purnell for the revision to the PUD Site plan at Purnell Crossing. Mr. Purnell stated he was asking for a modification to the PUD for Purnell South. He stated the last time he came was July 10th and he had made a change to phase four. He stated phase four was off Prospect Drive on the right-hand side. He said previously there was to be seven lots to go there but he has since changed that and now there will be only two lots. He asked Planning Director Dave Engelhart to show the previous and what is proposed on the screen. He stated for phase four you see the seven lots. Taking those same lots he has someone that wants to build a house on one of the lots and the other would be for sale. He stated the road configuration was the same. Mr. Engelhart stated in July they approved 22 lots and now that number goes to 19 single family lots. Mr. Purnell told Mr. Pete Cosby they had added the 10-foot easement between Purnell Crossing North and South for a pedestrian pathway.

Chairman Chris Denny asked the public if anyone had questions, they would like answered. Mrs. Jennifer Allen of 104 Davis Court had a question about the number of vehicles that would be entering onto the highway. She questioned if a study had been done and if the State would get involved with all the additional traffic. Her next question was if the town of Berlin knew that Harrison Ave with its pot holes would be picking up 416 cars. She stated she did a search that gave estimates on about an average of cars per household. She said she rounded each off to about two cars per household. The next issue was that a lot of pedestrians use Harrison Ave. and walk and run take their dogs out and there are no sidewalks on Harrison. She asked is there a plan to add sidewalks to protect the people and the dogs from the 416 cars that would travel that road to go to work or wherever. She said because of this there needs to be a road put in on Broad Street to eliminate all this traffic. Chairman Denny asked Mr. Purnell in 2001 was there a traffic study done. He replied no there was not. Mr. Purnell stated that State Highway had approved both the entrances to his property. Mr. Purnell stated his project was approved before the other developments were there Franklin Knoll, Henry's Mill and Henry's Green. Mrs. Jennifer Allen stated she was glad to see the numbers had gone down. Chairman Denny asked Planning Director Dave Engelhart if there were plans for sidewalks on Harrison Ave. Mr. Engelhart stated not to his knowledge. Mr. Engelhart said maybe Troy could speak to that being

he's on the council. Mr. Purnell stated DBF is doing a study of the roads and Harrison is next inline to be done. The question now is whether to fix the road with the water & sewer underneath and if something goes wrong just dig the road up. He stated Josh Taylor said the total project would be \$500,000 dollars. Mr. Purnell said it is scheduled and didn't know how much money they would be getting from state highway next year to be included but there is a plan and it takes money. Mrs. Myrna Dyson 102 Broad Street had a question she wanted to know how this information gets to the schools. She asked if schools were informed because they are over populated now. Mr. Purnell told her the county does forecasting. Mrs. Dyson asked what about other things in the community like grocery stores. She said adding this amount of people to the community kind of changes everyone's needs. Mr. Jim Hoppa from Henry's Mill had concerns about the traffic impact on Broad Street. He stated when you come out of Henry's Mill you must be very careful it's like an accident waiting to happen. He stated he had gone on the traffic app and the average was 2300 cars a day that traveled Broad Street. He thought this was something that needed to be considered. Mr. Purnell stated his plans have not changed in 20 years. Mr. Hoppa stated but other things have changed.

Chairman Chris Denny stated the project has been active for 20 years. Mr. Jason Walters stated he didn't understand how it has become bullet proof. Mr. Engelhart stated to his knowledge the police didn't want a connector road so it wouldn't be like a race track going through there. Now the apartments are on the North side with no access to Broad Street. Mrs. Jennifer Allen stated there are apartments on both sides. Mr. Purnell stated at one time this was a four story now it's a three-story building. Mr. Pete Cosby said they don't want traffic coming through the complex. He also said that the street parking was a problem getting closer to town but that can be addressed. Discussion continued about the traffic and having a beltway. Mr. Cosby said you need housing for people that need housing not everyone can afford to buy a house.

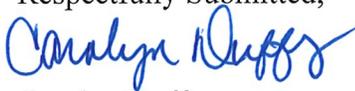
Mr. Cosby told Mr. Purnell he would like to see less density. Chairman Chris Denny called for a motion. Mr. Newt Chandler made the motion to approve. Mrs. Phyllis Purnell seconded the motion and it was unanimously accepted by the commission.

Mr. Pete Cosby asked Mr. Engelhart about the architectural design guidelines. Mr. Engelhart stated he had to put the pictures in. They had passed the text amendment and that is now a section of the code. When it is ready, he said he would get a draft copy to them. Mr. Cosby said he wants the design standards passed before they must face the next projects that are coming. Mr. Cosby stated the county focused on the Seaside look. Mr. Engelhart stated he and Ivy Wells Economic Development Director went around and took pictures and would be putting in pictures referencing Berlin. Mr. Engelhart told them the town had received a grant from DHCD for a resilience element. To be added to the comprehensive plan. That draft is being prepared by the University of Maryland people. He stated we had public meetings at Buckingham School, Town Hall and one at the Library. This is preparing the town moving forward not just for climate change but impacts on our infrastructure, electrical plants, waste water plants and the spray sites. Also, downtown the buildings and that will be part of our next comprehensive plan review want to add that to the 2020 Comprehensive Plan. They are required to review the plan in 2020. When the document comes out, we would have a public meeting then you would make a recommendation for it to go to Mayor & Council. Then they would amend the comprehensive plan to add that resilience element. Most of it dealing with sustainability how are things are

going to be paid for the town does not have a Capital Improvement Plan fund. Mr. Newt Chandler asked was this primarily for the Mayor & Council and questioned why it should come before Planning Commission. Mr. Engelhart stated with sea level rise and coastal flooding it would get worse and make things worse here with nuisance flooding. Mr. Pete Cosby stated it was the Planning Commission duty to make recommendations to the Mayor & Council. Mr. Engelhart stated this resilience plan is something you would have to review and recommend to Mayor & Council. Then they would make a resolution. Mr. Cosby stated that is something they are going to want to look at because the town is going to need a parking garage. He stated the quality of life is being affected with parking on the streets. He asked would they have public meetings to ask what they want or want to see. He thought it was a good idea and said it should be two public sessions. Discussion continued where parking could be. Jason Walters asked about the Tyson Plant and the easement or right away from the railroad company. Chairman Chris Denny asked about how much did that cost. Mr. Engelhart replied about \$1100.00 per year.

Chairman Chris Denny called for a motion to adjourn. Mr. Newt Chandler made the motion to adjourn. Mr. Pete Cosby seconded the motion. Meeting was adjourned at 6:15PM.

Respectfully Submitted,



Carolyn Duffy



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1 FRONT ELEVATION
 SCALE: 1/4"=1'-0"

STOREFRONT ALUM FRAME GLASS PANELS TYP.
 STOREFRONT TYPE DECORATIVE DOORS TYP.

EXTERIOR WALL ASSEMBLY:
 SIDING-HARDIE BOARD AT THE RIGHT
 AND REAR SIDES AS CLADDING
 CERTAINTED MONOGRAM SERIES VINYL
 AT LEFT AND FRONT SIDES
 TYVEK BLDG. WRAP W/ TAPED SEAMS
 1/2" EXT. RATED PLYWOOD OR OSB
 WALL SHEATHING AT FRONT AND LEFT
 SIDES AND 19/32" THICK PLYWOOD @
 REAR AND RIGHT(80 MIN. RATED WALLS)
 2" X 6" WALL STUDS SPF#2 MIN. GRADE
 SET AT 16" O.C. TYP. W/ DOUBLE TOP
 PLATES AT ALL WALL TOP LAPPED ENDS
 AND SINGLE SOLE PLATES @ WALL
 BOTTOMS SET ONTO 3/4" PLYWD. OR
 OSB SUB FLOORING
 PROVIDE 2" X 10" SOLID WD. RIM BOARDS
 AND RUN 2" X 10" FLOOR JOISTS TO RIM
 AT LEFT/RIGHT WALLS
 SEE UPLIFT STRAPPING REQUIREMENTS
 DETAIL/NOTES ON SHEET A.104 TO
 BE INSTALLED.

2 LEFT ELEVATION
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SCALE: 1/4"=1'-0"

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SEE UPLIFT STRAPPING REQ
DETAIL/NOTES ON SHEET A
BE INSTALLED.

② RIGHT
SCALE: 1/4"=1'-0"

NOTES

STAIRS DESIGNED TO IRC CODE-10 1/2" DEPTH TREADS RISERS @ 7 3/8" X 16 FOR A RISE OF 9'-10"
 WINDOWS GENERAL NOTES:

1. WINDOW SIZES ARE LISTED WITH X HEIGHT. EXAMPLE: 30" = 3 FT X 30 INCHES X 6 FT INCHES. 1ST AND 3RD NUMBER FT. 2ND AND 4TH NUMBER INCHES. WHERE THREE NUMBERS ARE SHOWN, A SLOPED TOP WINDOW IS INDICATED.
2. ALL EXTERIOR WINDOWS SHALL COMPLY WITH 2015 ICC ENERGY CONSERVATION CODE AND SHALL BE DOUBLE OR TRIPLE GLAZED ARGON FILLED LOW E TYPE.
3. WINDOW SIZES ARE APPROXIMATE UNIT SIZES AND NOT ROUGH OPENINGS. MANUFACTURER SHALL DICTATE REQUIRED ROUGH OPENING REQUIREMENTS AFTER FIELD MEASUREMENT IS VERIFIED. ORIGINAL CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS.
4. ALL WINDOWS SHALL HAVE A MINIMUM PRESSURE RATING OF 15 PSF, AND ANY WINDOW IN A BATHROOM OR WITHIN 24" OF A DOOR ARC OR 24" TO A STARWELL TO BE SAFETY TYPE-TEMPERED GLAZING. ALL SILLS TO BE MIN. 2" AFF. TYP. OR CHILD SAFETY BARS TO BE INSTALLED WHERE SPECIFIED. ALL HEIGHTS ARE LISTED FOR EGRESS, OR ADJACENT TO STAIRS, ADULT BULL OR MULL HEIGHT TO 8" IN COMPLIANCE OF 4" MAX FOR EGRESS (TO OPERABLE CONTROL) AND 42" MIN. ADJACENT TO STAIRS.
5. GENERAL CONTRACTOR TO PROVIDE BENT METAL HEAD FLASHING AND WINDOW FLASHING, CAULKED (AIR STOP) AT ALL SIDES AND FILL ALL HOLES IN WALL FLANGES.
6. GENERAL CONTRACTOR TO PROVIDE TO ANY GRILL PATTERNS DESIRED BEFORE ORDERING WINDOWS.
7. CONSULT WITH OWNER AS TO ANY GRILL PATTERNS DESIRED BEFORE ORDERING WINDOWS.

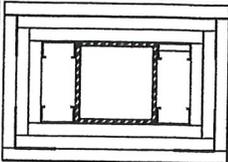
1. GENERAL CONTRACTOR SHALL HERE SUBS THAT ARE FAMILIAR WITH ALL APPLICABLE BUILDING CODE REQUIREMENTS FOR ALL ELEMENTS OF CONSTRUCTION FOR THIS BUILDING. ALL NOTES SHOWN ARE TYPICAL FOR EACH UNIT.
2. DIMENSIONS SHOWN ARE FROM BREATHING FACE AT EXTERIOR TO FACES OF STUDS UNLESS NOTED OTHERWISE.
3. ALL FIRE RATED WALL ASSEMBLIES SHOWN ON THESE PLANS SHALL BE STRICTLY ADHERED TO.
4. ALL STRUCTURAL DATA PROVIDED BY ARCHITECT SHALL BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER BEFORE ANY BUILDING BEGINS. ARCHITECT HAS NOT INTENT TO PERFORM ANY STRUCTURAL DESIGN AND ALL STRUCTURAL NOTES AND ELEMENTS SHOWN ARE FOR GUIDE PURPOSES ONLY TO CONVEY THE INTENT OF STRUCTURAL DESIGN OF BUILDING IN ITS ENTIRETY.

NOTE: BLDG. DEPTH AS SHOWN WILL REQUIRE ATTENTION BY LAND SURVEYOR AT STAKEOUT AND TOWN OF BERLIN PLANNING BLDG. WILL EXCEED LOT LINE AT STREET OR OPTIONALLY WILL NEED TO BE SETBACK AND INCREASE OF EASEMENT WIDTH MADE.

SYMBOL KEY

	SMOKE DETECTOR (BATTERY BACKUP) HARD WIRED, ALL UNITS ON CIRCUIT @ EACH DWELING
	EF/LIGHT @ ALL BATHS TYP. 1 SWITCH
	FAN/LIGHT, 2 CIRCUITS
	CABLE TV/INTERNET
	LIGHTED EXIT SIGN UL LISTED & APPROVED TYPE W/ 45 MIN. BATTERY BACKUP-HARD WIRED UNITS (2) ADJ. HEAD EMERG. LIGHTS

RATED VERTICAL STEEL TUBE COLUMNS 2 HR PER IBC 2018 ULX528



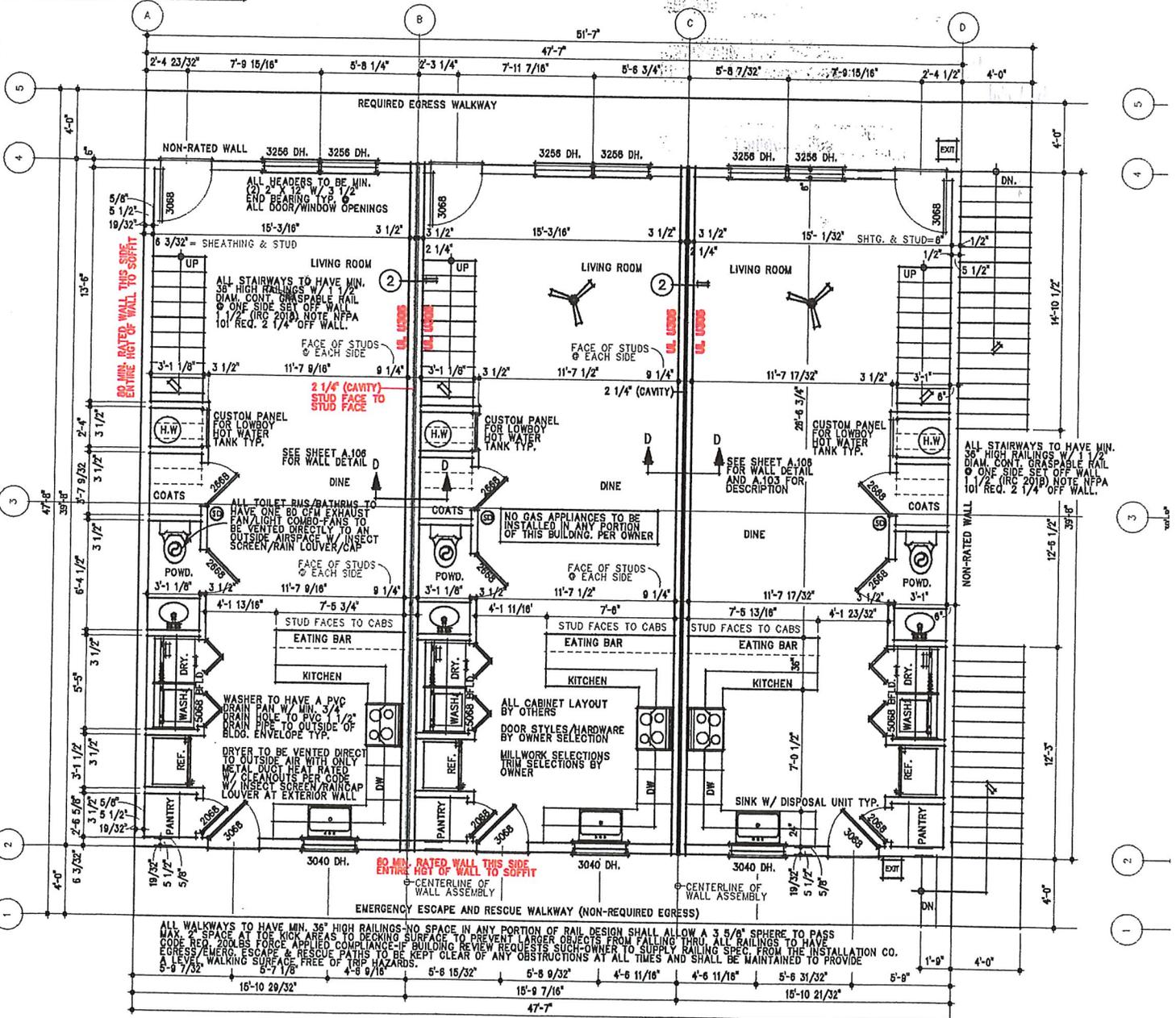
COLUMN ENCAPSULATE-ULX528-2HR.

1. Steel Column Min sizes of W-shaped and tubular steel column which appear in the AISC Steel Construction Manual as shown under Item 2.
2. Gypsum Boards Any 1/2 in. thick UL Classified Gypsum Board that is eligible for use in Design No. X515. Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305, Nom 1/2 in. or 5/8 in. thick gypsum board. Applied in layers as noted in the above illustrations. Boards are to be applied vertically without horizontal joints. Min total thickness of layers in inches for the various ratings and min column sizes are as follows:

RATED WALL A
 PRESCRIPTIVE MET EASEMENT TO BE BLDG. SIDE)
 TOTAL PRESCRIPTIVE JAMES HARJOE FIB BUT "0" FLAME SP TVYEC BUILDING W 19/32 INCH THICK 2" X 6" SPF WALL STUD CAVITIES FIL ONE LAYER OF 5/

RATED WALL FC
 2 HR

 5/8" (15.9) 2 x 10 (3) channels Face laye T & G su



2ND LEVEL (R-2 USE AND OCC.)

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

NOTES:

FRAMING GENERAL NOTES:

- GENERAL CONTRACTOR SHALL HIRE SUBS THAT ARE FAMILIAR WITH ALL APPLICABLE BUILDING CODE REQUIREMENTS FOR ALL ELEMENTS OF CONSTRUCTION FOR THIS BUILDING.
 - DIMENSIONS SHOWN ARE FROM BREATHING FACE AT EXTERIOR TO FACE OF STUDS UNLESS NOTED OTHERWISE.
 - ALL FIRE RATED WALL ASSEMBLIES AS SHOWN ON THESE PLANS SHALL BE STRICTLY ADHERED TO.
 - ALL STRUCTURAL DATA PROVIDED BY ARCHITECT SHALL BE VERIFIED BY LICENSED STRUCTURAL ENGINEER BEFORE ANY BUILDING BEGINS. ARCHITECT HAS NOT Hired TO PERFORM ANY STRUCTURAL DESIGN AND ALL STRUCTURAL NOTES AND ELEMENTS SHOWN ARE FOR GUIDE PURPOSES ONLY TO CONVEY THE INTENT OF STRUCTURAL DESIGN OF BUILDING IN ITS ENTIRETY.
- NOTE: BLDG. DEPTH AS SHOWN WILL REQUIRE ATTENTION BY LAND SURVEYOR AT STAKEOUT AND TOWN OF BERLIN PLANNING BLDG. WILL EXCEED LOT LINE A SITES OR OTHERWISE. LOT WILL NEED TO BE SETBACK AND INCREASE OF EASEMENT WIDTH MADE.

NOTE "B"

WALKWAY ATTACHMENT TO BUILDING TYPICAL FRONT AND REAR ASSEMBLY: DOUBLE 2" X 12" SS GRADE TREATED YELLOW PINE BANDS TO POSTS SEE NOTE "A" THIS SHEET FOR CONNECTION AND FOOTING REQUIREMENTS UNDER EACH POST LOCATION.
 AT BLDG. FACES- 16" TREATED WOOD LEDGER BOARD ATTACHED @ 16" O.C. STAGGER PATTERN SIMPSON LEDGER LOCKS TO SOLID RW BOARD @ BUILDING STRUCTURE OR SOLID WOOD BLOCKING INSIDE WALL ASSEMBLY. FLASHING WHERE REQ. FOR ROT/DECAY PROTECTION TYPE TO BE DETAILED BY FRAMING CONTRACTOR. 2" X 10" TR. DECKING JOISTS SET AT 16" O.C. W/ SIMPSON GALV. LUSID JOIST HANGERS AT EACH END EACH JST FROM OUTER BAND BOARD INSIDE FACE TO LEDGER BOARD FACE. FINISH ED DECKING SYNTHETIC DECKING BOARDS W/ HIDDEN TYPE FASTENERS (NOTE SOME MANUF. SPEC. TO BE 16" O.C. FOR THEIR PRODUCT. CONSULT W/ MANUF. SPEC. OR OPTIONAL TREATED WOOD DECK BOARDS AT 16" O.C. TREATED WOOD TO BE STAINED OR PAINTED CONSULT W/ OWNER FOR CHOICE OF FINISH AND COLOR SELECTIONS. AZEK FACE BOARDS AT EXPOSED ENDS OF TREATED WOOD AND AZEK MITERED CORNER COLUMN WRAP KIT AT FACE SIDE OF BLDG. PAINT ALL AZEK PER MANUF. SPECIFICATIONS.

NOTE "A"

8" X 8" STRUCTURAL TREATED WOOD POSTS ON 36" X 36" X 12" DEPTH CONC. FOOTING 4000 PSI CONC. ON 2000 LBS BEARING CAPACITY SOIL. W/ (3) #6 BARS BOTH WAYS UP AND 3" IN FROM EDGES OF CONC. TIED ENDS. SIMPSON ABU 60 POST HOLDER @ BOTTOM AND (2) 1/2" DIA. ASTM 3 S. CARRIAGE BOLTS THRU. BOL. CONNECTION @ POST TO BANDS. W/ 3" ROUND WASHER NUT-DOUBLE 2" X 12" TREATED WOOD BAND MIN. SS GRADE YELLOW PINE WHERE BAND SPICE ONLY AT POSTS. 1" SPICE USE SIMPSON POST BEAM CONN. SIMPSON CG4B REFER TO INSTALLATION INSTRUCTIONS FOR BOLTS. (NOTCH MAX 1 1/2")

NOTE "C"

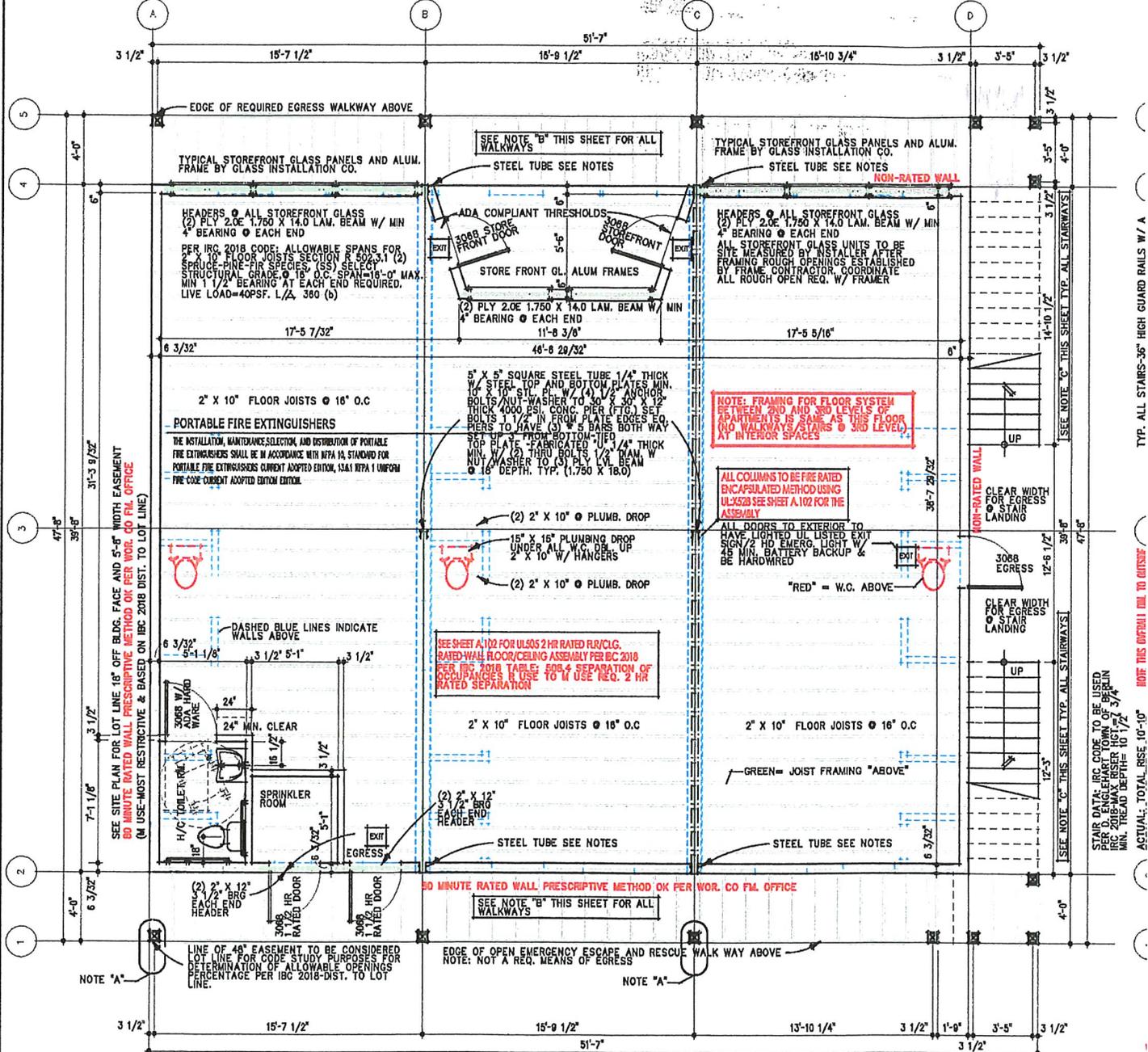
ALL EXTERIOR STAIRWAYS TO HAVE MIN. (4) 2" X 12" CUT STRINGERS TREATED WOOD-SOLID BISERS. TREAD/RISER PER IBC CODE OK FOR THIS PROJECT AS THEY SERVE RESIDENTIAL UNITS ABOVE COMMERCIAL SPACE. MIN TREAD DEPTH TO 1/2" AND MAX RISER HGT. IBC 2018 CODE-RAILINGS 36" HIGH W/ 1 1/2" DIA. GRASP RAIL AT 33-34" ABOVE LEADING EDGE OF TREADS 1 1/2" OFF RAIL.

NOTES:

PORTABLE FIRE EXTINGUISHERS

THE INSTALLATION, MAINTENANCE, SELECTION, AND DISTRIBUTION OF PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA 10, STANDARD F PORTABLE FIRE EXTINGUISHERS CURRENT ADOPTED EDITION, 13.6.1 NFPA 1 U FIRE CODE CURRENT ADOPTED EDITION.

D-D UNIT SEPARATION FIRE RATED WALL ASSEMBLY/NOTES (2) INDEPENDENT 1 HR RATED WALLS TO BE CONSTRUCTED UP TO UNDERSIDE OF ROOF SHEATHING AT ATTIC SPACES. PREFAB WOOD TRUSSES TO BE FACED EACH SIDE W/ ONE LAYER OF 5/8" TYPE X FIRE CODE 60 GYPSUM BOARD W/ FIRE CAULKED SEAMS-UL APPROVED TYPE CAULKING SEAL ONLY AND SET DIRECTLY IN LINE WITH FIRE RATED WALLS BELOW AT EACH SIDE. 48" IN EACH DIRECTION FROM RATED TRUSSES-USE FIRE RETARDANT 1/2" PLYWOOD ROOF SHEATHING WALLS AS FOLLOWS WITHIN UNITS- 2" X 4" STUDS DOUBLED UP AT 16" O.C. WITH ONE LAYER TYPE XX GYPSUM AT INSIDE FACES-TAPE-FINISHED ADHERED DIRECT TO STUD FACES. ONE LAYER 5/8" GYP. BRD. AT INSIDE FACE SAME AS EXT. SIDE. ONE INCH AIR SPACE BETWEEN WALL ASSEMBLIES-OTHER WALL TO HAVE 1/2" PLYWOOD SHEET FACE APPLIED TO THE 1/2" GYPSUM WITHIN THE ONE INCH AIRSPACE FOR SHEAR STRENGTH AND SOUND TRANSMISSION CONTROL OPPOSITE WALL CONSTRUCTED SAME MANOR AS DESCRIBED ABOVE.



GROUND LEVEL (M OR B USE AND OCC.) W/ FRAMING ABOVE SHOW

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

NOTE: FOR FIRE RATED ASSEMBLIES PURPOSES THE STRICTER "M" USE WAS USED IN DETERMINATION OF WALL RATINGS FOR BUILDING PROTECTION

1887.49 GROSS SF. PERIMETER DIMENSION-INCL. ENTRY WAY - NOT INCLUDING DECKS/WALKWAYS

STAIR DATA: IRC CODE TO BE USED PER D. ENGLEHART TOWN OF BERLIN IRC 2018-MAX. RISER HGT=7 3/4" MIN. TREAD DEPTH= 10 1/2"

NOTE THIS OFFICIAL DIM. TO OUTSIDE

TYP. ALL STAIRS-36" HIGH GUARD RAILS W/A

SYMBOL KEY	
	SMOKE DETECTOR (BATTERY BACKUP) HARD WIRED, ALL UNITS ON CIRCUIT @ EACH DWELLING
	EF/LIGHT @ ALL BATHS TYP. 1 SWITCH
	FAN/LIGHT, 2 CIRCUITS
	CABLE TV/INTERNET
	LIGHTED EXIT SIGN UL LISTED & APPROVED TYPE W/ 45 MIN. BATTERY BACKUP-HARD WIRED UNITS (2) ADJ. HEAD EMERG. LIGHTS

REVISION BLOCK		
MARK	DATE	DESCRIPTION

THOMAS P. AVITABLE P.A.
A+c
 STEVEN J. CIRILE

18807 FOUNTAIN ROAD
 OCEAN CITY, MARYLAND 21842
 PH: 410-824-2884 CELL: 443-295-5478
 AVITABLECIRILEARCHITECTURE.COM

STEVEN J. CIRILE, LLC.
 CONSULTANT - DESIGNER
 WWW.STEVENCIRILE.COM
 PHONE: 410-824-2884, OCEAN CITY MD.

KEY PLAN

SURVEYOR/S.W.U./CIVIL
 WOODY BUNTING L.E. Building Surveys Inc.
 24 BRAD ST. SERLIN MD. 21681
 410-441-3313

CONTRACTOR

PROJECT TITLE

NEW CONSTRUCTION

DESCRIPTION
 WOOD FRAME RETAIL/APTS
 MIXED USE BLDG.

COPYRIGHT NOTICE:
 THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS ON ARCHITECTURAL WORK UNDER SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.C., AS AMENDED DECEMBER 1990, AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDED BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER EACH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR FORMS REPRESENTED, CAN LEGALLY RESULT IN THE CEASATION OF SUCH CONSTRUCTION OR BUILDING BEING SEIZED AND/OR FRAZED

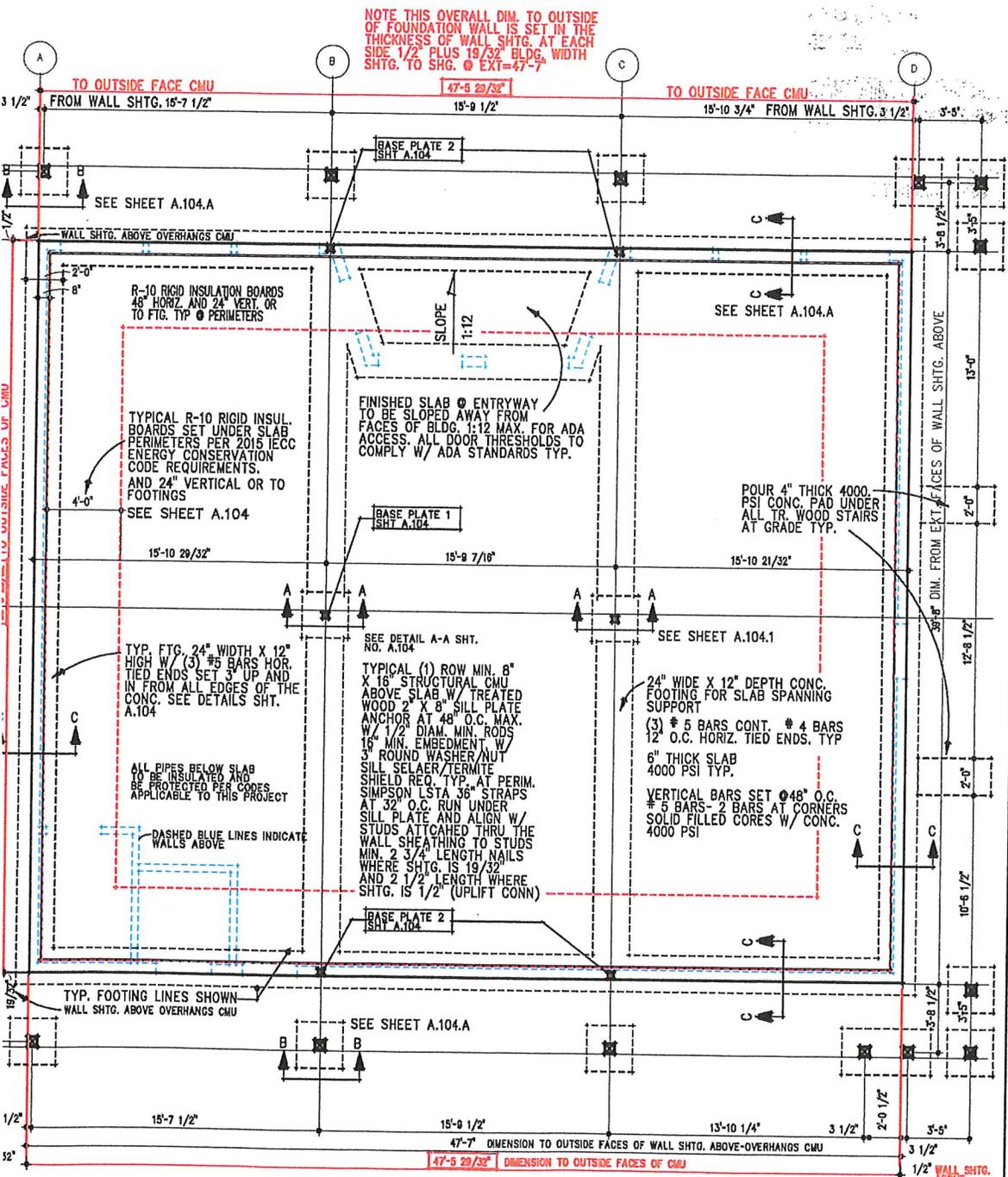
Reg. # Expiration
 18838 2020-05-08

SHEET TITLE
 FLOOR PLAN
 FOUNDATION PLAN

DATE	DESCRIPTION
09/11/19	PERMIT REVIEW
08/14/19	CLIENT REVISIONS
07/17/19	HISTORIC REVIEW

PROJECT NO: GRAND-001-18
 DATE: 09/01/19
 DRAWN BY: SJC FINAL REVIEW T.P.A.

A.103



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

NOTE: THE CONTRACTOR SHALL VERIFY AND FIELD CHECK ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK, AND SHALL REVIEW ALL DRAWINGS FOR ANY CONDITIONS THAT MAY AFFECT USE OF HER WORK, AND REPORT TO THE ARCHITECT AND/OR ENGINEER ANY CONDITION OR DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK, FAILING TO REPORT SUCH CONDITIONS OR DISCREPANCIES IN WRITING AND REQUEST A CLARIFICATION PRIOR TO THE START OF ANY WORK, IS A WAIVER TO ANY CLAIM BY THE CONTRACTOR FOR ADDITIONAL EXPENSE MADE NECESSARY BY REASON OF LATER INTERPRETATION OF THE DRAWINGS.



N / F
KCON LLC
7202 / 0253
PARCEL # 1451
TAX MAP # 300

N / F
M & G RENTAL
PROPERTIES LLC
5857 / 0392
(ITEM THREE)
PARCEL # 1454
TAX MAP # 300

N / F
LOZADA, LLC
6989 / 0126
PARCEL # 1455
TAX MAP # 300
EXIST. PARKING LOT

N / F
CHARLES W. BRÖSCH
7000 / 0001

"FINS"
EXISTING BUILDING

GENERAL NOTES:

1. OWNER
M & G RENTAL PROPERTIES, LLC
2. PROPERTY ADDRESS
#2 STEVENSON LANE
BERLIN, MARYLAND 21811
3. PROPERTY REFERENCE:
PARCEL 1452, TAX MAP 0300

