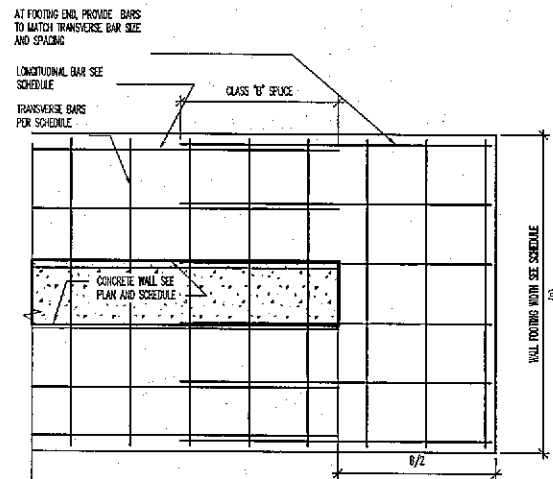


TYP. FOOTING COLD JOINT DETAIL

SCALE: N.T.S.

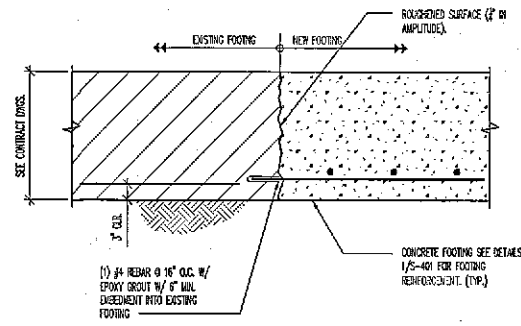
10
S-401



PLAN AT END OF CONC. WALL FTG

SCALE: N.T.S.

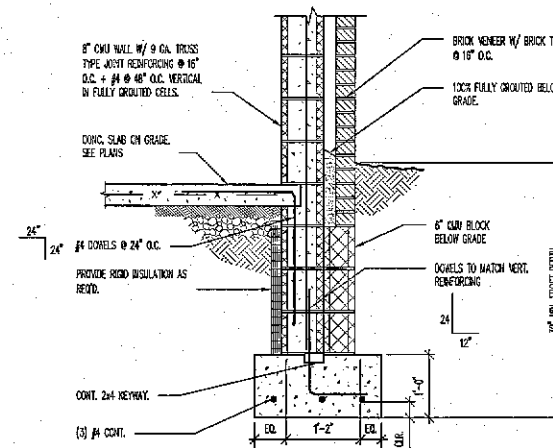
8
S-401



EXISTING FOOTING CONNECTION

SCALE: 3/4" = 1'-0"

4
S-401



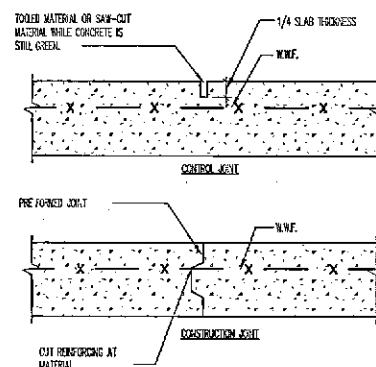
EXTERIOR CMU WALL AT BRICK

SCALE: 3/4" = 1'-0"

1
S-401

OPENING L WALL HEIGHT, H	L=4' OR LESS	L=4' OR LESS	L=4' OR LESS	L=4' OR LESS
H=12'-0" OR LESS	(1) #5 IN 1 GROUTED CELL	(1) #5 IN 1 GROUTED CELLS	(2) #5 IN 2 GROUTED CELLS	(2) #5 IN 2 GROUTED CELLS
H=15'-0" OR LESS	(2) #5 IN 2 GROUTED CELLS	(2) #5 IN 2 GROUTED CELLS	(4) #5 IN 2 GROUTED CELLS	(4) #5 IN 2 GROUTED CELLS
H=20'-0" OR LESS	(4) #5 IN 2 GROUTED CELLS	(4) #5 IN 2 GROUTED CELLS	(6) #5 IN 3 GROUTED CELLS	(6) #5 IN 3 GROUTED CELLS

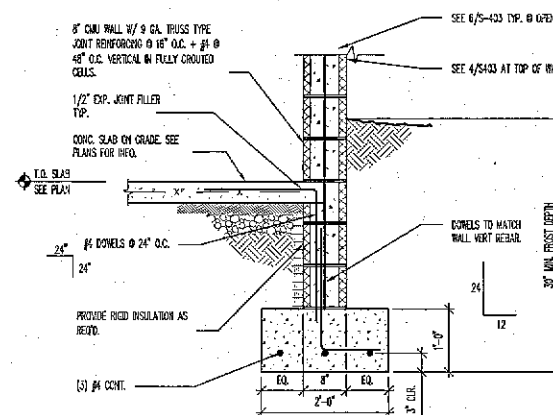
* INDICATES THE REINFORCEMENT CALLED OUT TO BE PLACED IN THE CENTER OF THE CELL OTHERWISE THE REINFORCEMENT SHOULD BE PLACED AT THE SIDES OF THE CELL.



TYPICAL JOINTS AT SLAB ON GRADE

SCALE: N.T.S.

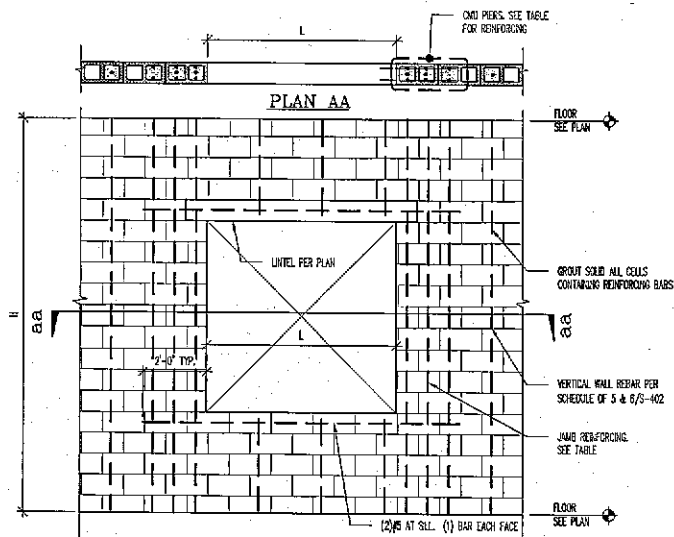
6
S-401



EXTERIOR CMU WALL

SCALE: 3/4" = 1'-0"

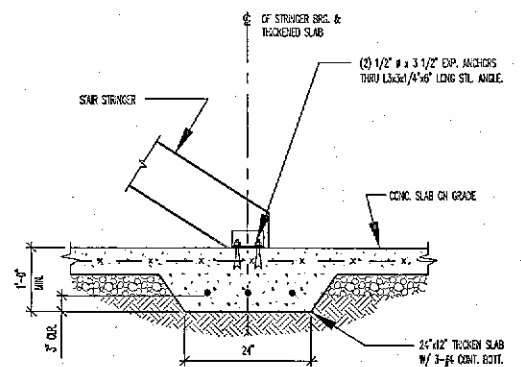
2
S-401



TYPICAL CMU OPENING

SCALE: N.T.S.

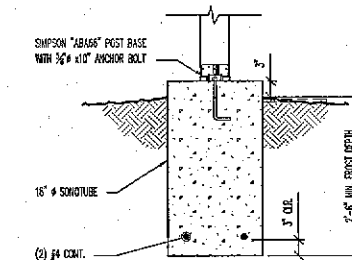
9
S-401



TYP. FOOTING AT STAIRS

SCALE: 3/4" = 1'-0"

6
S-401



PORCH POST FOUNDATION

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

3
S-401

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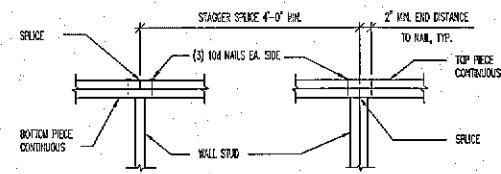
NO.	ISSUE/REVISION	DATE
1	COUNTY COMMENTS	5/21/25

FOUNDATION DETAILS
Project: KATHURIA GARAGE AT 15050 FREDRICK ROAD
WOODBINE, MD 21797

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A duly LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
NADER ELHAJ, INC. 2025.05.22
08-57-01-04'90'



Date:	05/12/2025	Project No.:	25-001
Drawn:	R.A.A.	Tracer:	
Checked:	R.A.A.	Design No.:	
Scale:	R.A.A.	Drawing No.:	S-401

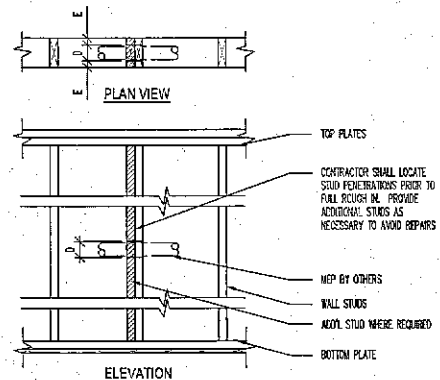


- NOTES:
1. INSTALL TOP PLATES IN MINIMUM 8'-0" LENGTHS.
 2. DO NOT SPLICE TOP PLATES IN WALL SECTIONS LESS THAN 8'-0" IN LENGTH.
 3. PROVIDE MINIMUM (1) WALL STUD AT ALL TOP PLATE SPLICES.
 4. SEE FASTENING SCHEDULE FOR ALTERNATE NAIL ATTACHMENTS.
 5. LAP SPLICE ALL TOP PLATES AT INTERSECTIONS.

TYPICAL TOP PLATE SPLICE

SCALE: N.T.S.

10
S-501



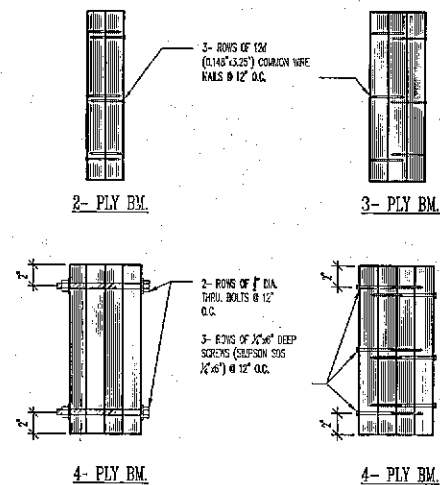
	D MAX. WITH DOUBLED STUDS	D MAX. WITH SINGLE STUD	E MIN.
2x4	2 1/8"	1 3/8"	5/8"
2x6	3 1/4"	2 1/8"	5/8"
2x8	4 1/4"	2 7/8"	5/8"

- NOTES:
1. BORED HOLES OUTSIDE THE LIMITS OF THESE GUIDELINES, INCLUDING ALL CONDITIONS WHERE THREE OR MORE WALL STUDS IN A ROW ARE CUT OR NOTCHED SHALL BE REVIEWED BY A STRUCTURAL ENGINEER.

NOTICES AND HOLES SHALL NOT OCCUR IN THE SAME CROSS-SECTION. PENETRATION THRU WALL STUDS

SCALE: 3/4" = 1'-0"

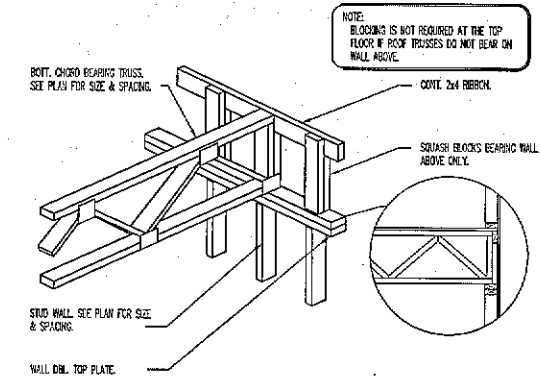
7
S-501



MULTIPLE-PLY BM. CONNECTION

SCALE: N.T.S. FOR SIDE LOADED BEAMS

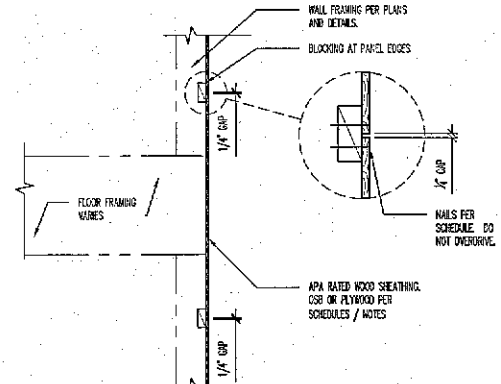
4
S-501



TYPICAL TRUSS END BEARING

SCALE: N.T.S.

1
S-501

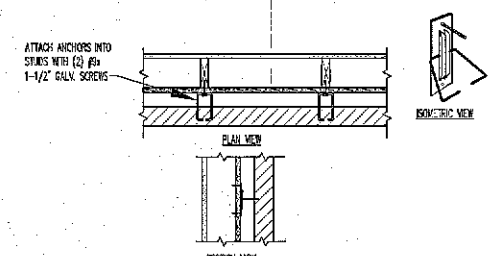


TYPICAL SHEATHING GAPS

SCALE: 3/4" = 1'-0"

AT WOOD SHEATHING

11
S-501

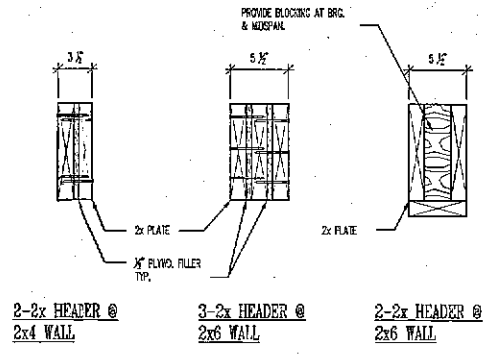


- NOTES:
1. BRICK VENEER WALLS THINNER THAN 3/4"-0" OR WITH AN AIRSPACE GREATER THAN 1" SHALL BE ANCHORED FOR THE OUTSIDE FLOOR WITH 7/8"-0" SERIES VENEER ANCHORS BY "BEDDING AND BONDING" OR APPROVED EQUIVALENT. GENERAL CONTRACTOR SHALL PROVIDE SCHEDULE FOR APPROVAL PRIOR TO CONSTRUCTION.
 2. ALL ANCHORS SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION CONFORMING TO ASTM A-153 CLASS B2.
 3. EMBED ALL ANCHORS IN THE MORTAR JOINT 1 1/2" MIN. WITH AT LEAST 1/2" COVER TO THE OUTSIDE FACE.
 4. SPACE ANCHORS AT 16" O.C. VERTICAL AND 16" O.C. HORIZONTAL.
 5. PROVIDE ANCHORS AROUND ALL OPENINGS GREATER THAN 16" IN EITHER DIMENSION. SPACE ANCHORS AROUND PERIMETER OF OPENINGS AT A MAX. OF 3'-0" O.C. AND WITHIN 12" OF OPENING.
 6. SEE SCHEDULE S-502 FOR ADDITIONAL BRICK VENEER REQUIREMENTS.

TYPICAL BRICK VENEER ANCHORS

SCALE: N.T.S.

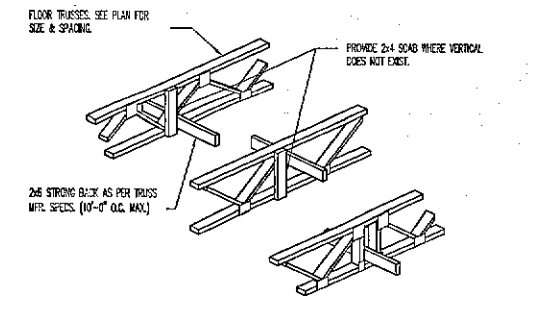
8
S-501



TYP. MULTIPLE HEADER CONNECTION

SCALE: N.T.S.

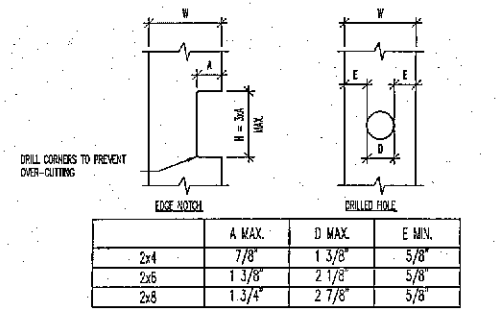
5
S-501



TYPICAL TRUSS STRONGBACK

SCALE: N.T.S.

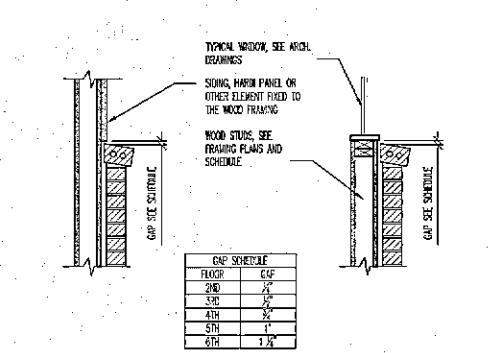
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S-501



STUD NOTCH/HOLE LIMITS

SCALE: N.T.S.

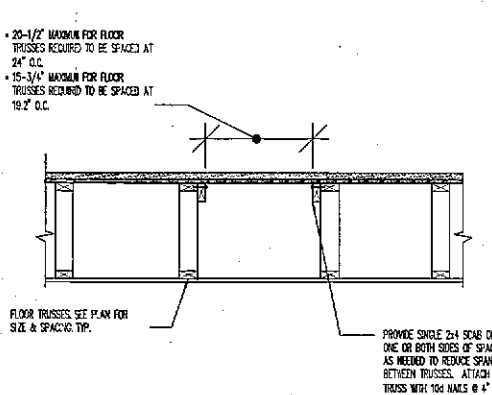
12
S-501



TYPICAL SETTLEMENT JOINTS

SCALE: N.T.S.

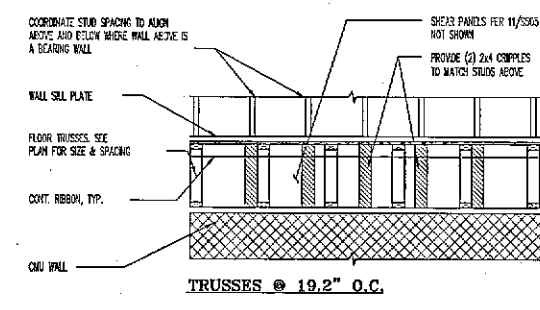
9
S-501



TYPICAL OVERSPACED TRUSS

SCALE: 3/4" = 1'-0"

6
S-501



TYP. WALL FRAMING SCHEMATIC

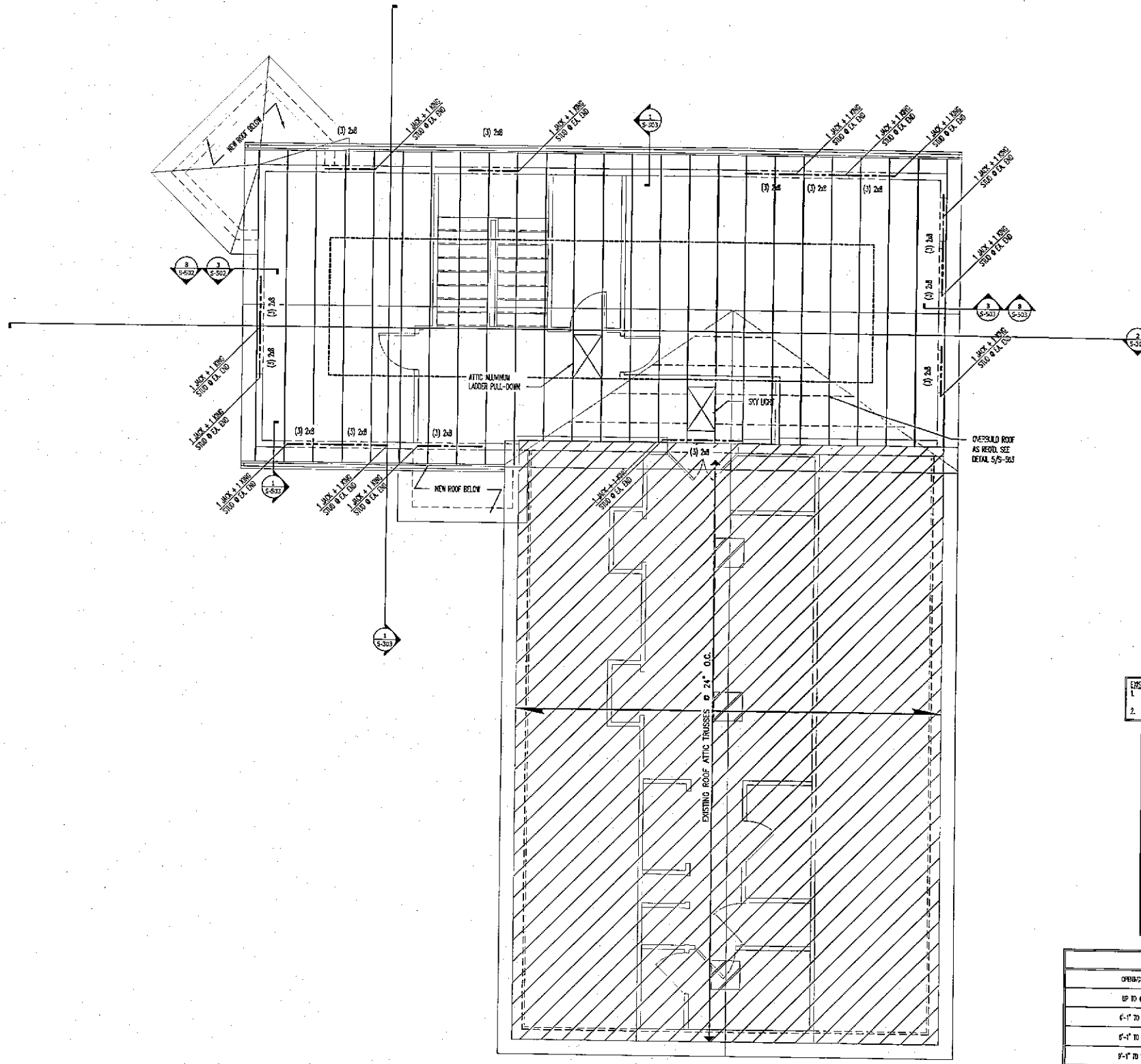
SCALE: N.T.S.

3
S-501

PROFESSIONAL ENGINEER
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. I HAVE NOT BEEN DISQUALIFIED BY THE BOARD OF PROFESSIONAL ENGINEERS.

Richard E. Elton
2025.05.22
08:57:02-04:00

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DATE	5/21/25	NO.	1
REVISION		COMMENTS	
COUNTY		COMMENTS	
FRAMING DETAILS			
KATHURIA GARAGE AT 15050 FREDRICK ROAD			
WOODBINE, MD 21787			
Project No.	25-001	Scale	SEE PLANS
Drawn	R.A.A.	Checked	R.A.A.
Design	R.A.A.	Project No.	S-501
Checked	R.A.A.		



EXISTING STRUCTURAL FRAMING NOTES:

1. ALL EXISTING STRUCTURAL FRAMING ELEMENTS TO REMAIN INCLUDING BUT NOT LIMITED TO ROOF, FLOOR, BEAM, HEADER AND POSTS ARE NOT SHOWN FOR CLARITY.
2. 'KSSSSSS' : INDICATES EXISTING STRUCTURAL TO REMAIN

ROOF NOTES:

1. ALL ROOF FRAMING TO BE PRE-ENGINEERED PRE-FABRICATED WOOD ROOF TRUSSES @ 24" O.C. DESIGNED AND SPACED BY OTHERS UNLESS NOTED OTHERWISE.
2. FOR PITCHED ROOFS, PROVIDE 1/2" APA RATED SHEATHING W/ METAL CLIPS @ 24" O.C. (SIMPSON P301 OR EQ.)
3. SEE NOTES FOR ALL DIMENSIONS, OVERHANGS AND SLOPES. ROOF SHALL SLOPE A MINIMUM OF 1/4" PER FOOT.
4. PROVIDE SIMPSON 'TIE-IT' MINIMUM AT EACH TRUSS BEARING POINT.
5. TRUSS W/EL TO VERIFY ROOF TRUSS SPANS, HEEL HEIGHTS, PITCHES, ROOF HATCHES, OVERHANGS, AND CORRIDOR/TRAY CEILING LOCATION.
6. PROVIDE MINIMUM (2) STRUITS AT EACH END OF CREEPER TRUSSES & HIP JACKS UNLESS NOTED OTHERWISE ON PLAN.
7. ROOF TRUSS LAYOUT SHOWN IS FOR GUIDANCE ONLY. ACTUAL TRUSS LAYOUT SHALL BE INCLUDED W/ SHOP DRAWINGS.
8. TRUSS W/EL TO DESIGN ROOF TRUSSES FOR ADDITIONAL LOADS DUE TO ROOF TOP MECHANICAL UNITS OR OTHER UNCOMMON LOADINGS.
9. SHEAR WALLS: SEE SHEET S-200 FOR SHEAR WALLS.
10. BEARING STUD WALL STUDS SHALL BE 2x6 @ 24" O.C. NON-BEARING STUD WALL SIZE SHALL BE 2x4 OR 2x6 @ 24" O.C. 8" STUD SPACE OR BETTER UP TO 14'-0" HEIGHT MAX.

LOOSE LINTEL SCHEDULE	
SPACING SIZE	ANGLE SIZE
UP TO 4'-0"	L3 1/2x3 1/2x1/4"
4'-0" TO 6'-0"	L50 1/2x1/4x1/4"
6'-0" TO 8'-0"	L54 1/2x1/4x1/4"
8'-0" TO 11'-0"	L74x1/4x1/4"

NOTE: PROVIDE MIN. 6" BEARING AT EACH END.

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

NEW ROOF FRAMING PLAN

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Nader E. Haddad, Inc. drawings as depicted.

NO.	ISSUE/REVISION	DATE
1	COUNTY COMMENTS	5/21/25

Project: **KATHURIA GARAGE AT 15050 FREDRICK ROAD**
WOODBINE, MD 21797

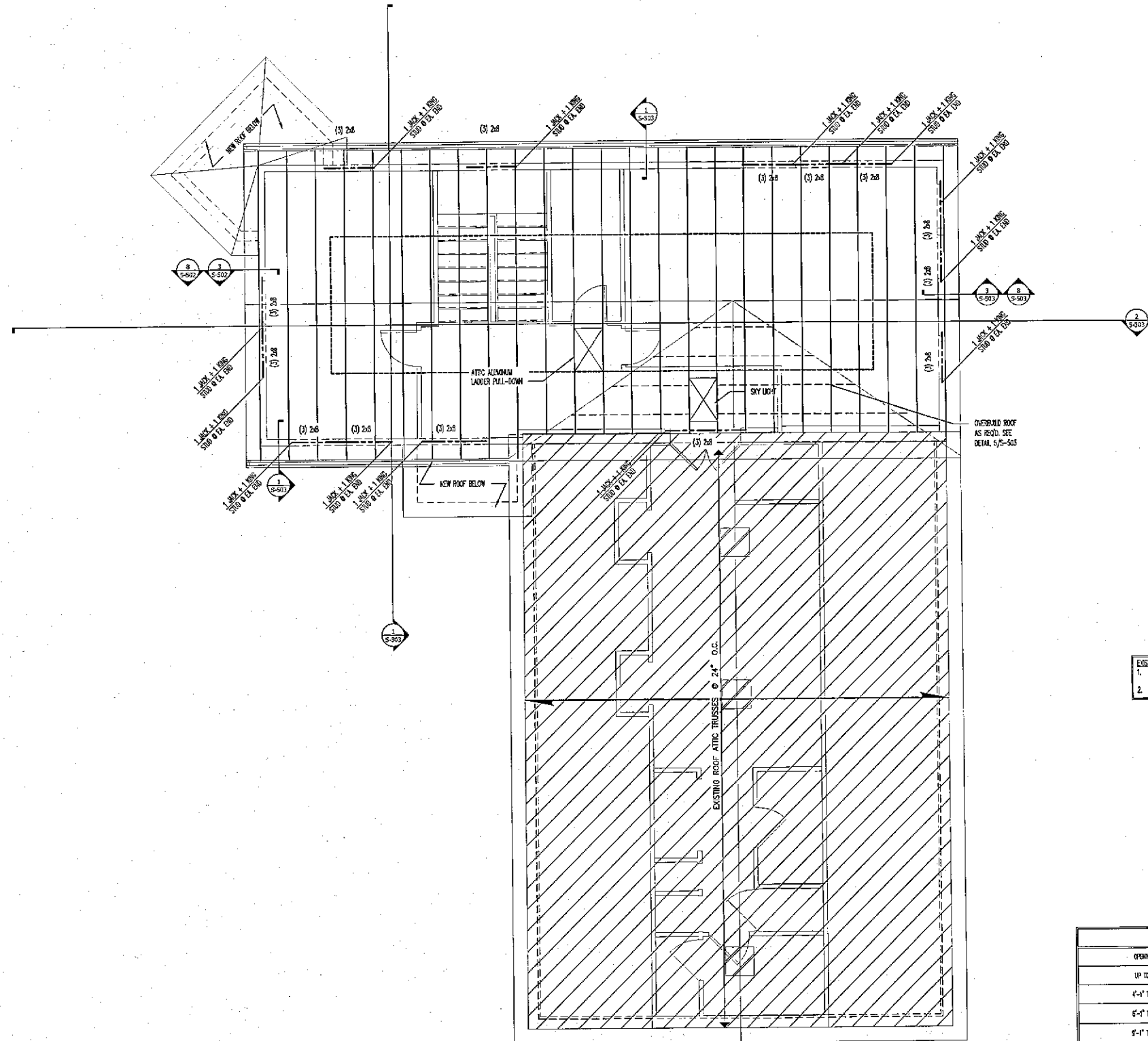
Drawing: **NEW ROOF FRAMING PLAN**

Date: 05/12/2025 Project No: 25-001
Drawn: RAA Scale: SEE PLANS
Checked: RAA
Designed: RAA
Drawn by: RAA

Professional Engineer
Nader E. Haddad
2025.05.22
03:57:01-04:59

STATE OF MARYLAND
NADER E. HADDAD
PROFESSIONAL ENGINEER

S-202



EXISTING STRUCTURAL FRAMING NOTES:

1. ALL EXISTING STRUCTURAL FRAMING ELEMENTS TO REMAIN INCLUDING BUT NOT LIMITED TO ROOF, FLOOR, BEAM, HEADER, AND POSTS ARE NOT SHOWN FOR CLARITY.
2. (EXISTING) - INDICATES EXISTING STRUCTURAL TO REMAIN

ROOF NOTES:

1. ALL ROOF FRAMING TO BE PRE-ENGINEERED PRE-FABRICATED WOOD ROOF TRUSSES @ 24" O.C. DESIGNED AND SPACED BY OTHERS UNLESS NOTED OTHERWISE.
2. FOR PITCHED ROOFS, PROVIDE 1/2" APA RATED SHEATHING W/ METAL CLIPS @ 24" O.C. (SIMPSON PCL OR EQ.)
3. SEE DIMS. FOR ALL DIMENSIONS, OVERHANGS AND SLOPES. ROOF SHALL SLOPE A MINIMUM OF 1/4" PER FOOT.
4. PROVIDE SIMPSON "TOE" MINIMUM AT EACH TRUSS BEARING POINT.
5. TRUSS MFL TO VERIFY ROOF TRUSS SPANS, HEEL HEIGHTS, PITCHES, ROOF HATCHES, OVERHANG, AND COUNTER/TRAY BEARING LOCATION.
6. PROVIDE MINIMUM (2) STUDS AT EACH END OF ROOF TRUSSES & RCP JACKS UNLESS NOTED OTHERWISE ON PLAN.
7. ROOF TRUSS LAYOUT SHOWN IS FOR GUIDANCE ONLY. ACTUAL TRUSS LAYOUT SHALL BE INCLUDED W/ SHOP DRAWINGS.
8. TRUSS MFL TO DESIGN ROOF TRUSSES FOR ADDITIONAL LOADS DUE TO ROOF TOP MECHANICAL UNITS OR OTHER UNCOMMON LOADS.
9. SHEAR WALLS: SEE SHEET S-203 FOR SHEAR WALLS.
10. BEARING STUD WALL SIZES SHALL BE 2x6 @ 16" O.C. NON-BEARING STUD WALL SIZE SHALL BE 2x4 OR 2x6 @ 24" O.C. SPF SIZED GRADE OR BETTER UP TO 14'-0" HEIGHT MAX.

LOOSE LINTEL SCHEDULE	
OPENING SIZE	ANGLE SIZE
UP TO 4'-0"	L3 1/2"x3 1/2"x1/4"
4'-0" TO 6'-0"	L5x 1/2"x3 1/2"x1/4"
6'-0" TO 8'-0"	L5x 1/2"x4"x1/4"
8'-0" TO 11'-0"	L7x4"x3/8"x1/4"

NOTE: PROVIDE MIN. 6" BEARING AT EACH END.

NEW ROOF FRAMING PLAN



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

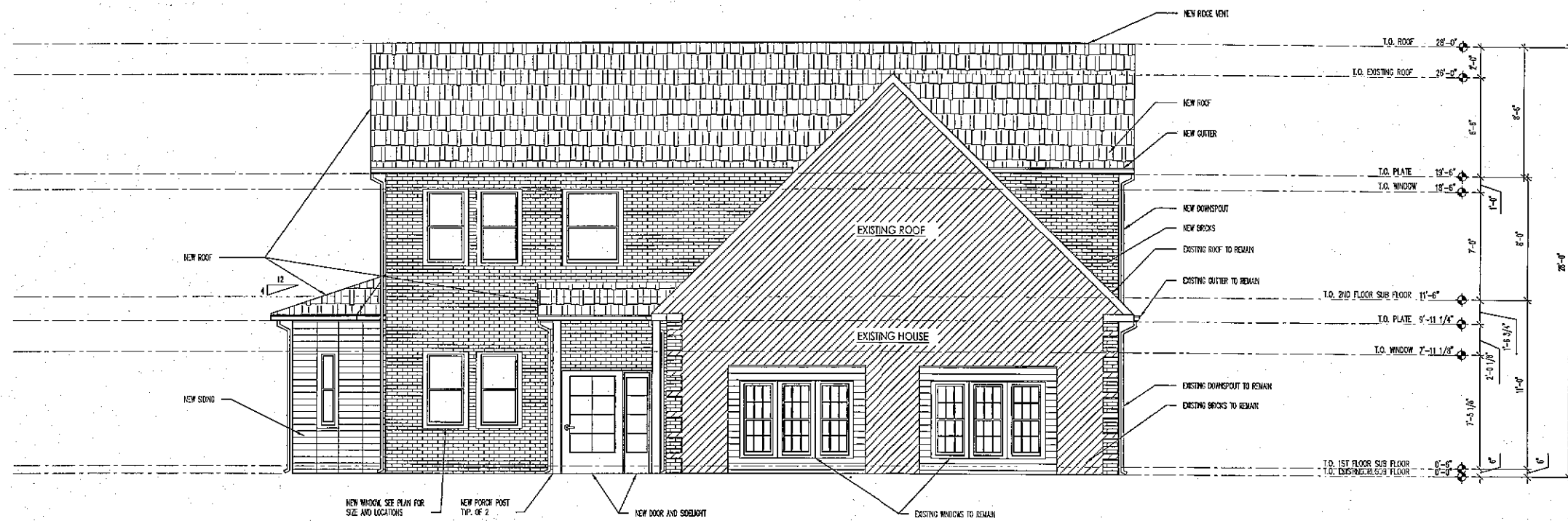
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NO.	ISSUE/REVISION	DATE
1 <td>COUNTY COMMENTS <td>5/21/25</td> </td>	COUNTY COMMENTS <td>5/21/25</td>	5/21/25

Project: **KATHURIA GARAGE AT 15050 FREDRICK ROAD**
 WOODBINE, MD 21157

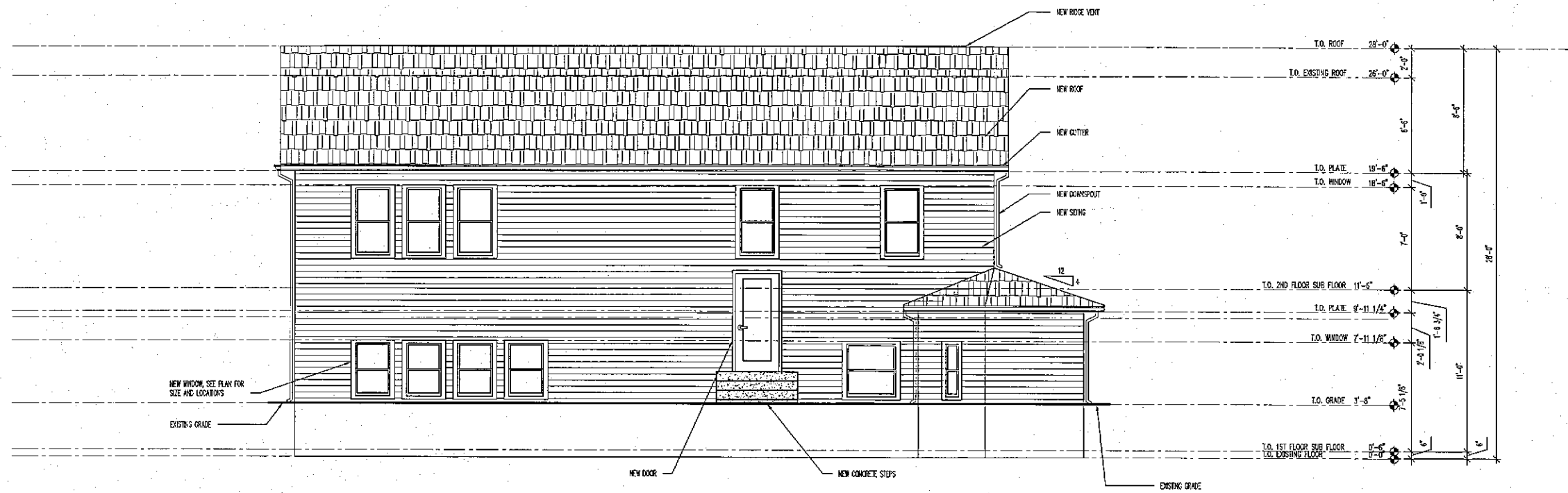
PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT NADER ELHAJ HAS MET THE REQUIREMENTS FOR THE LICENSE OF A PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.
 NADER ELHAJ
 2025.05.22
 08:57:01-04:00

Date: 05/12/2025	Project No.: 25-001
Drawn: R.A.A.	Scale: SEE PLANS
Checked: R.A.A.	Drawing No.: S-202



FRONT ELEVATION

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



REAR ELEVATION

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

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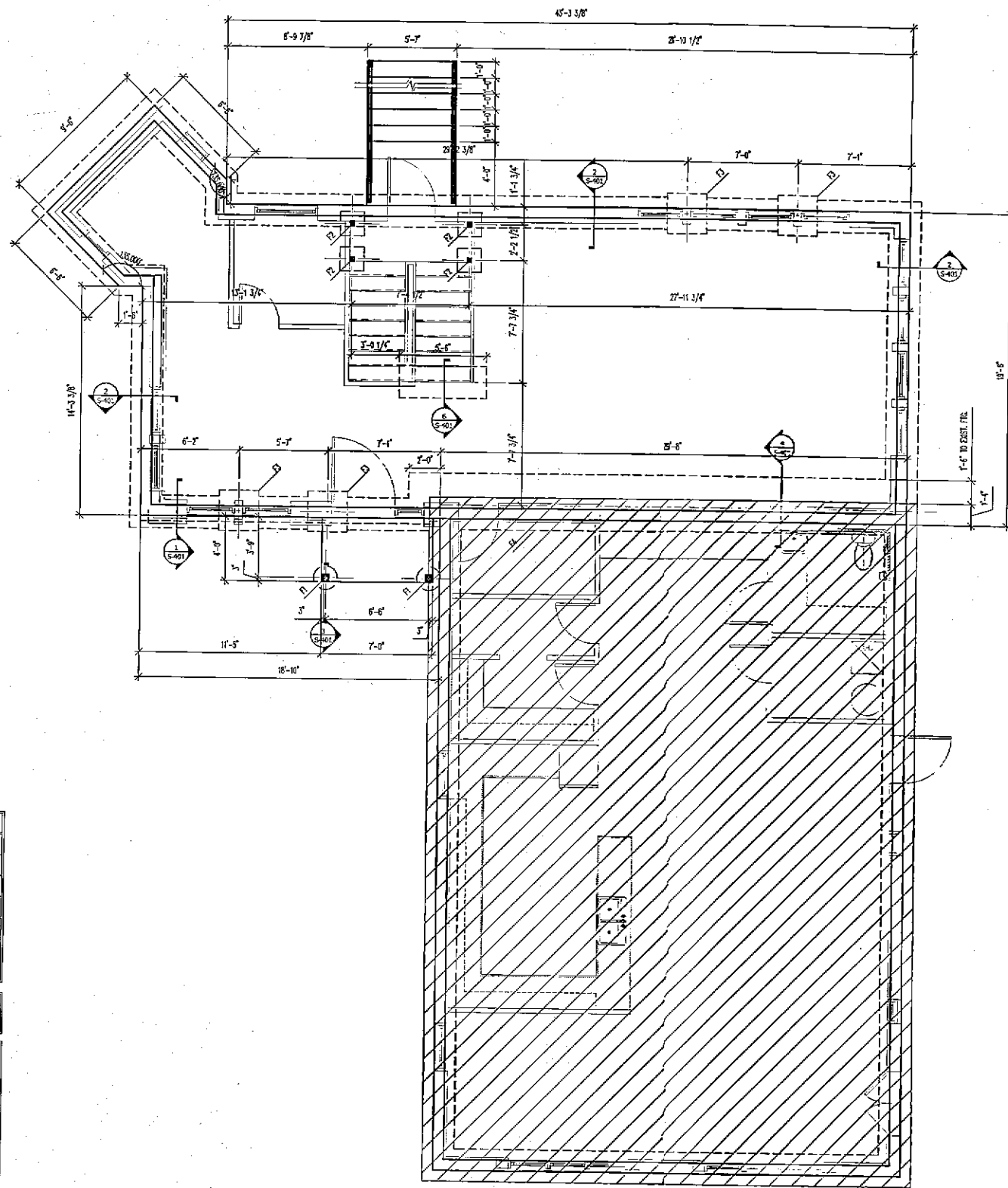
NO.	ISSUE/REVISION	DATE
1	COUNTY COMMENTS	5/21/25

Drawing: ELEVATIONS
 Project: KATHURIA GARAGE AT 15050 FREDRICK ROAD
 WOODBINE, MD 21172

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly licensed PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.
 Nader El-Helw
 2025.06.22
 08:57:01-04:00'



Date:	05/12/2025	Project No.:	25-001
Drawn:	R.A.A.	Scale:	SEE PLANS
Checked:	R.A.A.	Drawing Title:	S-301
Contract:	R.A.A.		



FOOTING SCHEDULE	
SIDE FOR S.B.C. = 1500 P.S.F.	
F1	18" x 18" SQUARE W/ (2) #4 BOTTOM EA. WAY
F2	1'-4" x 4" W/ (2) #4 BOTTOM EA. WAY
F3	2'-4" x 4" W/ (2) #4 BOTTOM EA. WAY

- NOTES**
1. ASSUME CONCRETE STRENGTH @ 28 DAYS = 3000 P.S.I.
 2. CENTERLINE OF ALL FOOTINGS TO EXTEND 2'-0" MIN. BELOW FINISHED GRADE OR LOCAL FROST LINE.

- EXISTING FOUNDATION NOTES:**
1. ALL EXISTING STRUCTURAL FOUNDATION TO REMAIN ARE NOT SHOWN FOR CLARITY.
 2. [Hatched symbol] : INDICATES EXISTING STRUCTURAL TO REMAIN
- FOUNDATION NOTES:**
1. COORDINATE TOP OF SLAB DECK/ON PLANS.
 2. CONCRETE SLAB ON GRADE.
 - 4" THICK CONC. SLAB W/ 6# W/20" @ 12" OR FIBER MESH REINFORCEMENT ON 6 MIL. POLYETHYLENE VAPOR BARRIER ON 4" CRUSHED STONE.
 3. PROVIDE CONTROL JOINTS @ 15'-0" O.C. MAX. EACH WAY. SEE DETAIL S/S-101 FOR MORE INFO.
 4. FOOTING SIZES BASED ON 1500 P.S.F. ASSUMED BEARING CAPACITY.
 5. (C) = INDICATES SUSPENSION HOOK-DOWN ANCHORS. SEE S-400 SERIES SHEAR WALL PLANS FOR LOCATION. SEE DETAIL S-302 FOR INFORMATION.
 6. PROVIDE PERIMETER AND INTERSLAB DRAINAGE SYSTEM IF REQUIRED.
 7. COORDINATE UNDERGROUND UTILITY LOCATION / FOOTINGS PRIOR TO POURING FOOTINGS. DROP FOOTINGS OR FILL W/ LEAN CONCRETE AS NEEDED.

SCALE 1/4" = 1'-0"

FOUNDATION PLAN



PROFESSIONAL OFFICIAL
 I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly Licensed Professional Engineer under the laws of the State of Maryland.
 License No. 2737, Expiration Date 08/27/2010

Nader Elhaj
 2025.05.22
 08-27-01-04'00'

Drawing: NEW DECK FOUNDATION PLAN	
Project: KATHURIA GARAGE AT 15050 FREDRICK ROAD WOODBRINE, MD 21777	
Date: 05/12/2005	Project No: 22-071
Drawn: R.A.A.	Scale: SEE PLANS
Checked: R.A.A.	Drawn By: R.A.A.
Project No: S-200	Scale: SEE PLANS

NO.	ISSUE/REVISION	DATE
1	COUNTY COMMENTS	5/21/25

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LOOSE LINTEL SCHEDULE	
SPRING SIZE	12 1/2" x 12 1/2" x 1/2"
MAX. SIZE	12 1/2" x 12 1/2" x 1/2"
SPRING SIZE	12 1/2" x 12 1/2" x 1/2"
MAX. SIZE	12 1/2" x 12 1/2" x 1/2"

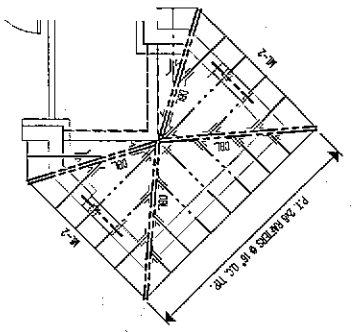
MASONRY WALL LINTEL SCHEDULE	
MAX	STEEL ANGLE LINTEL
MB-1	2 - 12 1/2" x 12 1/2" x 1/2" (BACK-TO-BACK)
MB-2	2 - 12 1/2" x 12 1/2" x 1/2" (BACK-TO-BACK)
MB-3	2 - 12 1/2" x 12 1/2" x 1/2" (BACK-TO-BACK)

NOTES:

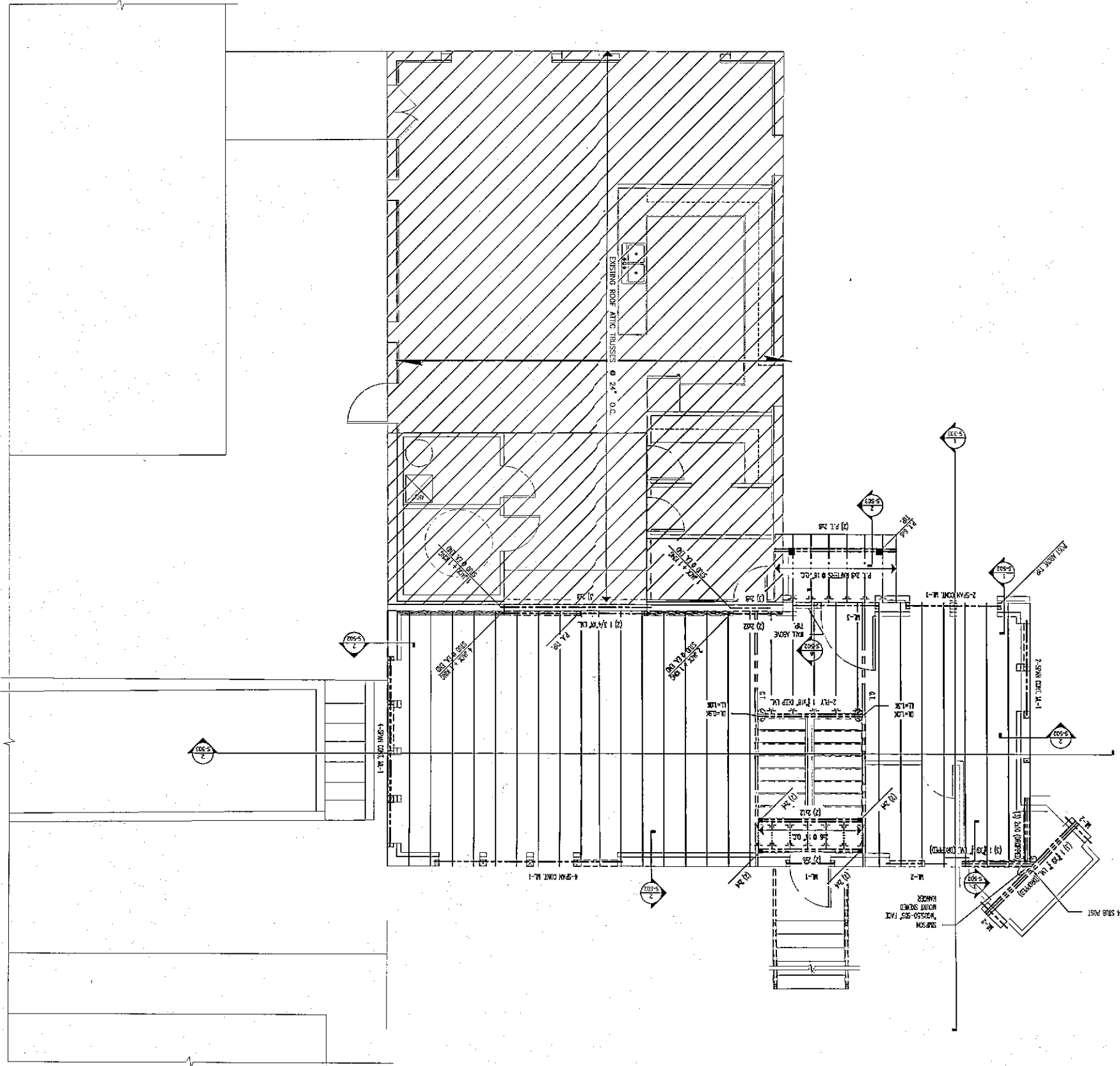
1. PROVIDE NO. OF BEAMS AT EACH END FOR PRECAST LINTELS.
2. PROVIDE NO. OF BEAMS AT EACH END FOR STEEL ANGLE LINTELS.
3. PRECAST LINTEL REGION BASED ON SPECIFICATIONS PER CAST-IN-PLACE PRECAST LINTELS.
4. PRECAST LINTEL OVERLAP:
 - f = FILLER W/ GROUT
 - g = NO. OF TOP BARS
 - h = UNLIT

- DESIGN GENERAL FRAMING NOTES:
1. ALL DESIGNING STRUCTURAL FRAMING ELEMENTS TO REMAIN UNLESS NOT LIMITED TO ROOM FLOOR, BEAM, POST AND COLUMN FOR CLARITY.
 2. EXCESSIVE + INDICATES DESIGN STRUCTURE TO REMAIN.
- FRAMING NOTES:
1. PROVIDE 1/4" DEEP FLOOR TRUSSES @ 16" O.C. UNLESS NOTED OTHERWISE.
 2. PROVIDE 3/4" DIA. RAY NAILS FOR GROUNDING FOR STRUCTURE. 20" DIA. IS ACCEPTABLE.
 3. FLOOR LAYOUT SHALL BE FOR GROUND ONLY. ACTUAL LAYOUT SHALL BE BASED ON FIELD SURVEYING DATA. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
 4. ALL FLOOR AND WALL TRUSSES SHALL BE CONFORMED TO SOLO BEAMING OR FOUNDATION WALL OR BEAMS. PROVIDE SOLO BEAMING AT FLOORS.
 5. WALL TRUSSES SHALL BE CONFORMED TO SOLO BEAMING OR FOUNDATION WALL OR BEAMS. PROVIDE SOLO BEAMING AT FLOORS.
 6. SHEET WALLS SHALL BE CONFORMED TO SOLO BEAMING OR FOUNDATION WALL OR BEAMS. PROVIDE SOLO BEAMING AT FLOORS.
 7. ELEVATION SHALL BE CONFORMED TO SOLO BEAMING OR FOUNDATION WALL OR BEAMS. PROVIDE SOLO BEAMING AT FLOORS.
 8. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.

SCALE: 1/4" = 1'-0"
 2
 S-201



SCALE: 1/4" = 1'-0"
 NEW SECOND FLOOR FRAMING PLAN
 S-201



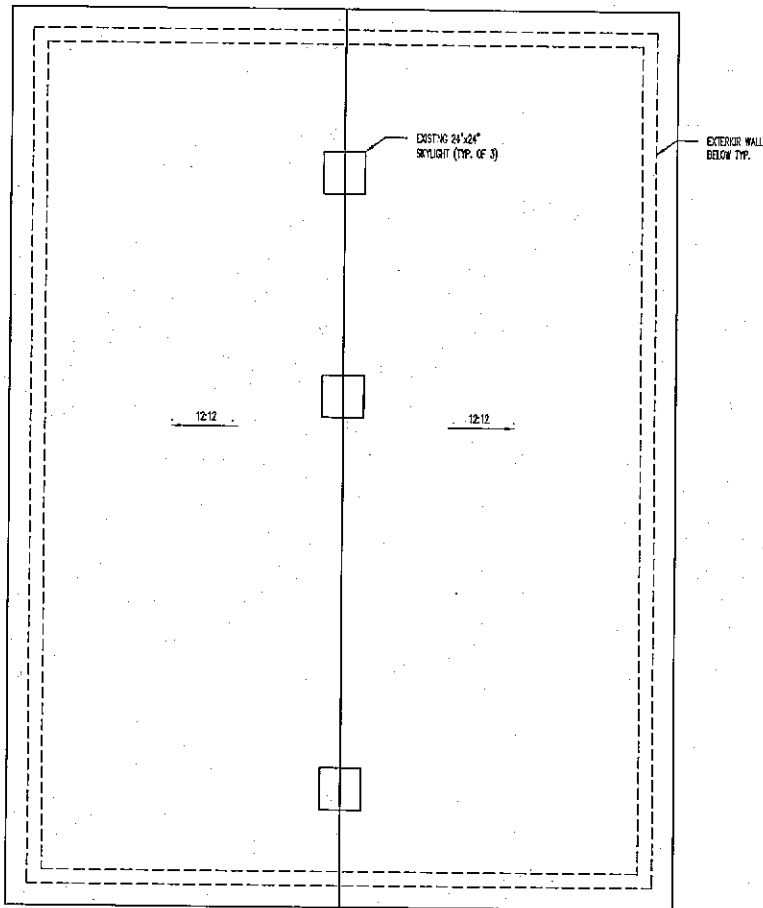
W. J. ...
 PROFESSIONAL ENGINEER
 STATE OF MARYLAND
 NO. 10226
 08/27/01-04/00

DATE	05/17/2025
BY	RAY
CHECKED	RAY
SCALE	1/4" = 1'-0"
PROJECT	S-201

Drawing: **NEW FIRST FLOOR DECK FRAMING PLAN**
 Project: **KATHURIA GARAGE AT 15050 FREDRICK ROAD**
 ADDRESS: 15050 FREDRICK ROAD, CATONSVILLE, MD 21047

NO.	ISSUE/REVISION	DATE
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SCALE 1/4" = 1'-0"

EXISTING ROOF PLAN

1
S-102

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Nader Elhajj
 2003.05.27
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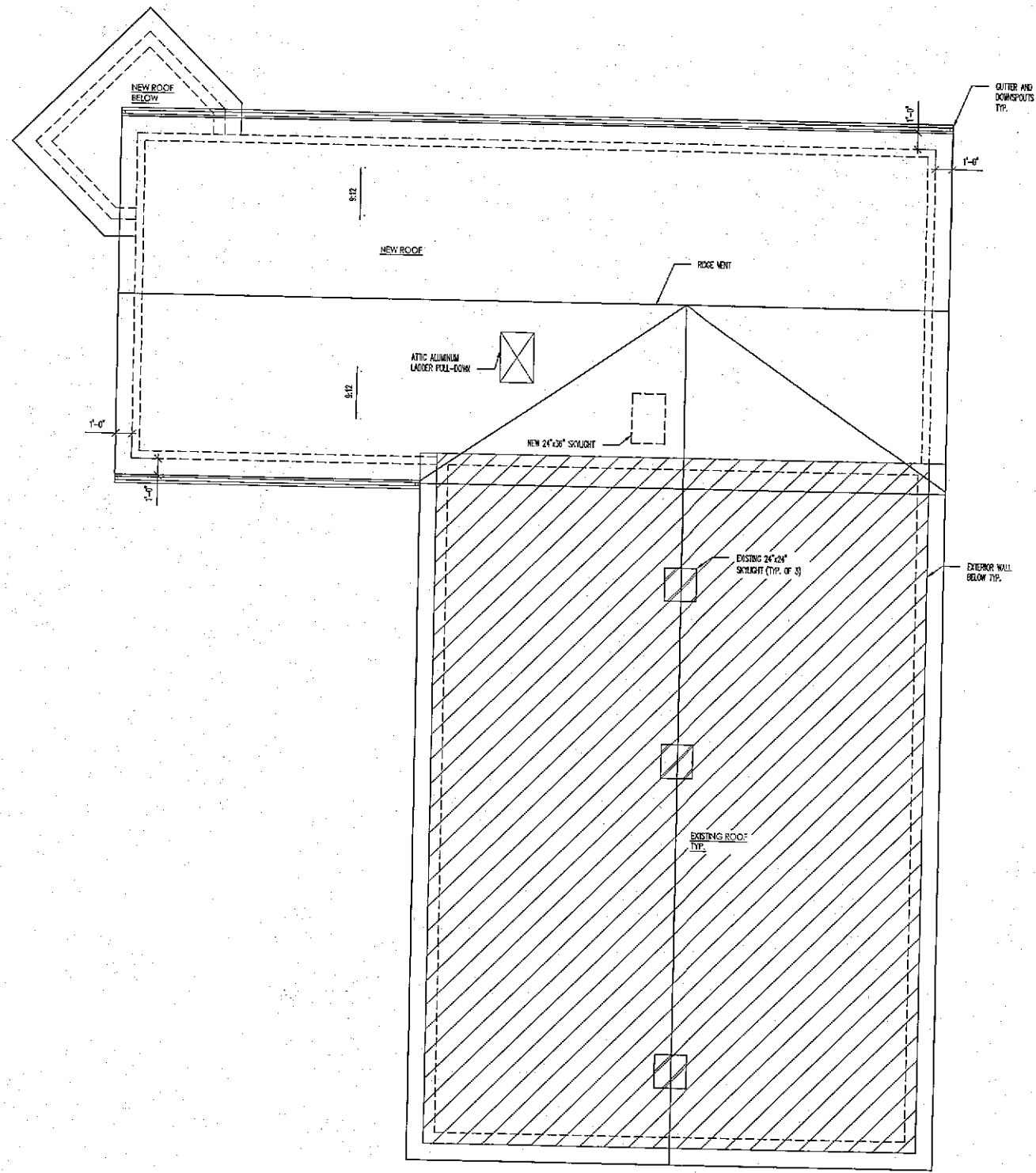


Drawing: **EXISTING ROOF PLAN**
 Project: **KATHURIA GARAGE AT 15050 FREDRICK ROAD**
 WOODBINE, MD 21797

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Designed:	RAA	Drawing No.:	S-102
Checked:	RAA		



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

ROOF PLAN
 1
 S-112

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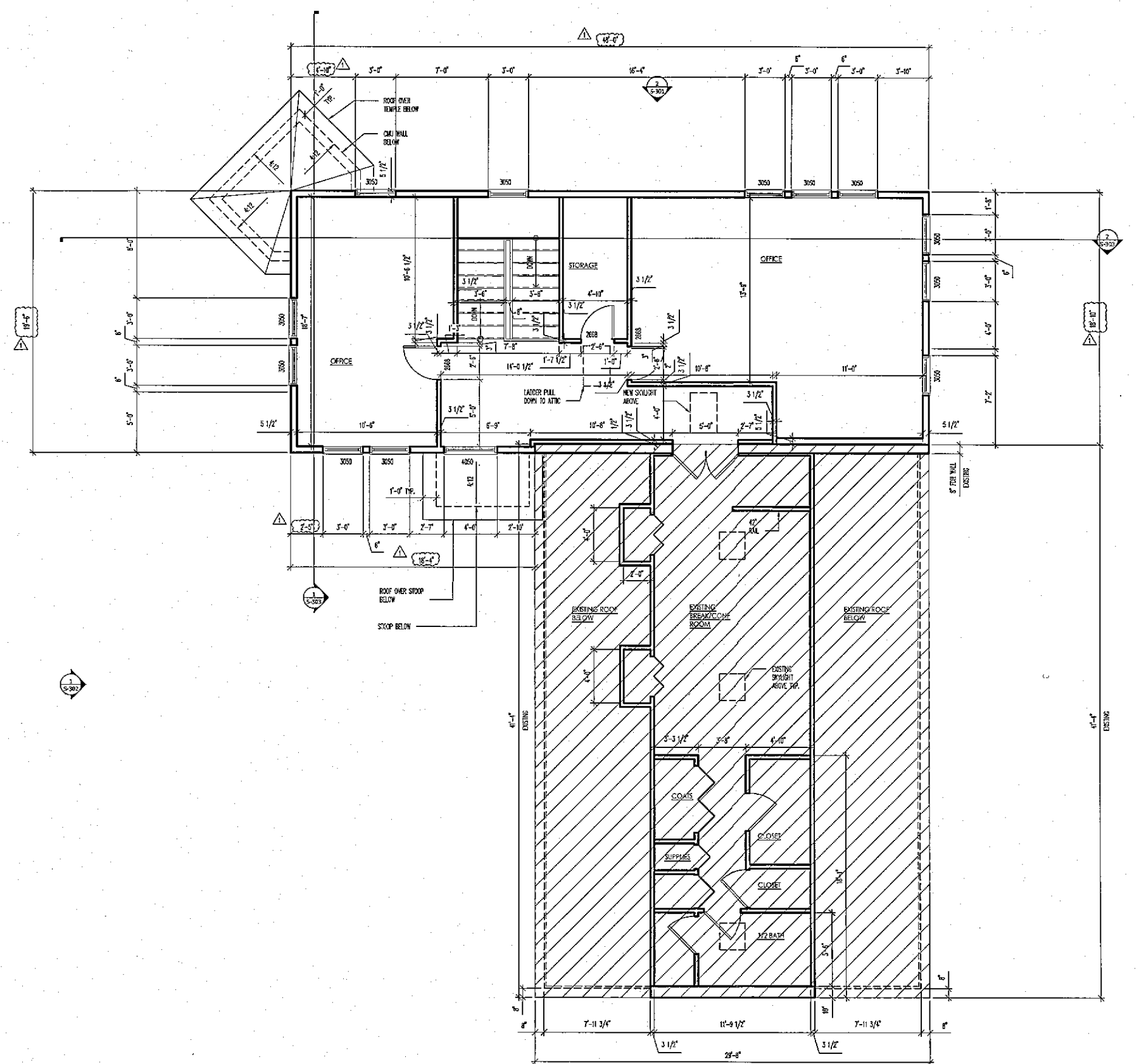
Matthew Elmer
 2025.05.22
 03 57-01-04-007

Drawing: **ROOF PLAN**
 Project: **KATHURIA GARAGE AT 15050 FREDRICK ROAD**
 HOODSBURG, MD 21777

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Designed:	R.A.A.	Drawing No.:	S-112
Checked:	R.A.A.		



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

SECOND FLOOR PLAN

1
S-111

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LICENSE NO. 27331, EXPIRES DATE 04/2025

Nader Elhaj
2025.05.22
00:57:01-04:00

SECOND FLOOR PLAN

Project: KATHURIA GARAGE AT 15050 FREDRICK ROAD
WOODBINE, MD 21797

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