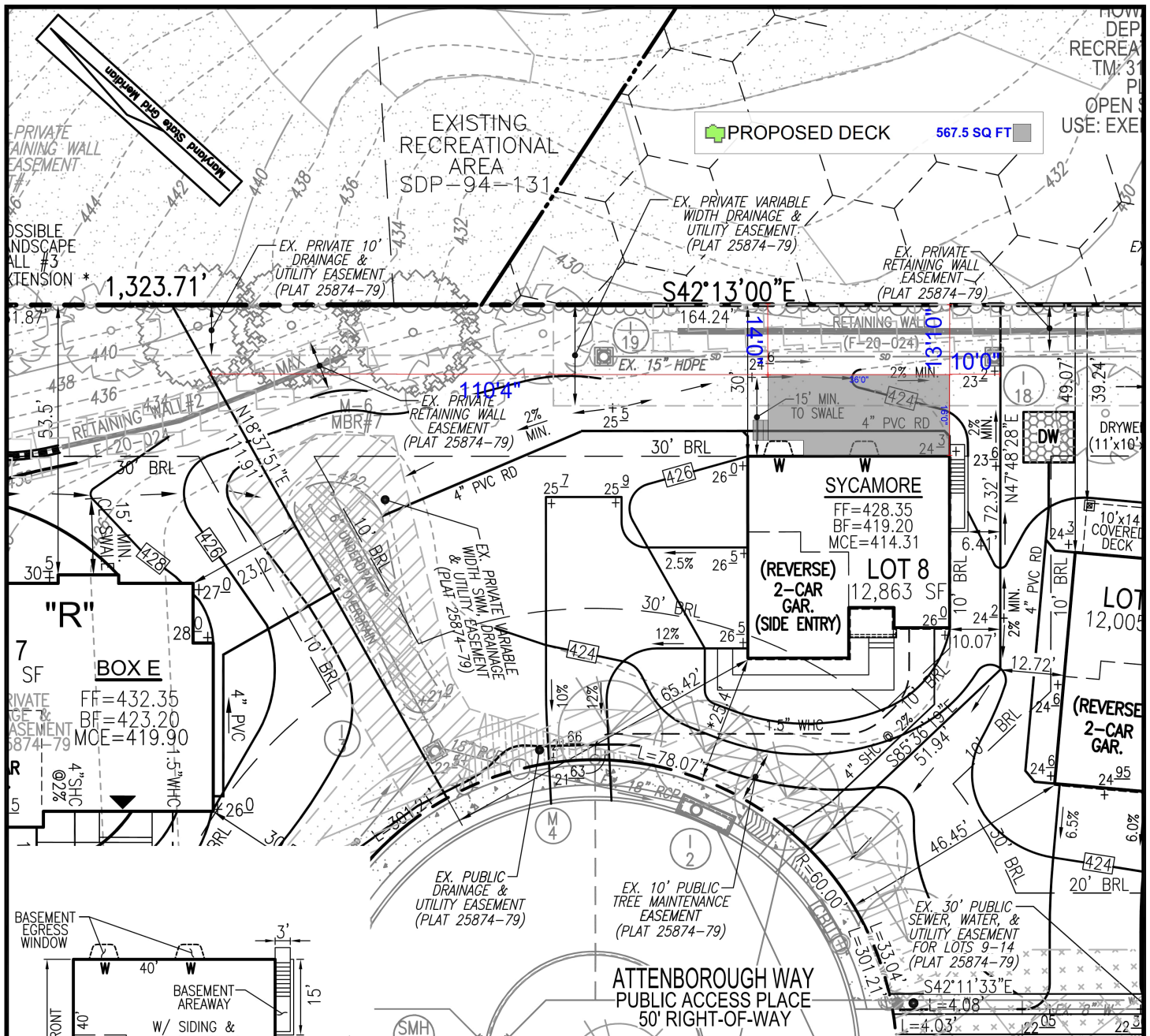




*IN A LETTER DATED OCTOBER 11, 2022, THE DEPARTMENT OF PLANNING AND ZONING APPROVED AN ADMINISTRATIVE ADJUSTMENT FROM SECTION 108.0.D.4(b)(1)(a)(i) OF THE ZONING REGULATIONS TO REDUCE THE REQUIRED 30' FRONT SETBACK TO 25.4' FOR THE CONSTRUCTION OF A SINGLE FAMILY DETACHED DWELLING AT 4776 ATTENBOROUGH WAY

MINIMUM B.R.L.	
FRONT	30'
SIDE	10'
REAR	30'

SYCAMORE
ELEVATION TRM
SCALE" 1"=30'

NOTE:
DRYWELLS MUST BE LOCATED MINIMUM
OF 10' FROM HOUSE FOUNDATION.

VOGEL ENGINEERING

TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

SCALE: 1"=30'
DRAWN BY: JMR
CHECKED BY: EDS
DATE: 12/12/22
W. O. #: 12-10
SHEET # 1 OF 1

2ND ELECTION DISTRICT
TM: 31 - PARCEL: 24
DPZ REF: ECP-15-027, WP-15-161,
SP-15-016, F-20-024 7 SDP-21-010

BEAZER HOMES
HAMPTON HILLS
LOT 8
4776 ATTENBOROUGH WAY

BLOCK: 09
PLAT: 25875
ZONED: R-20
HOWARD COUNTY, MARYLAND

REAR DECK

4776 Attenborough Way, Ellicott City, MD 21043

Design Conditions
Design Code for load Combinations
Based on the 2021 International Residential Code
Maryland Edition

DESIGN LOADS (MIN.):
FLOOR: 40 PSF LIVE LOAD
10 PSF DEAD LOAD

SHEET NUMBER	SHEET NAME
Sheet A1	PERSPECTIVE VIEW
Sheet A2	FLOOR PLAN
Sheet A3	FRAMING PLAN
Sheet A4	FOUNDATION PLAN
Sheet A5	ELEVATIONS



01 PERSPECTIVE VIEW
Scale: Perspective



JOSE ZEPEDA
jose.zepeda@infinitywise.net
7400 Beaufont Springs Dr
Suite 300, Richmond, VA
23225
INFINITY WISE LLC
(804) 292-8162

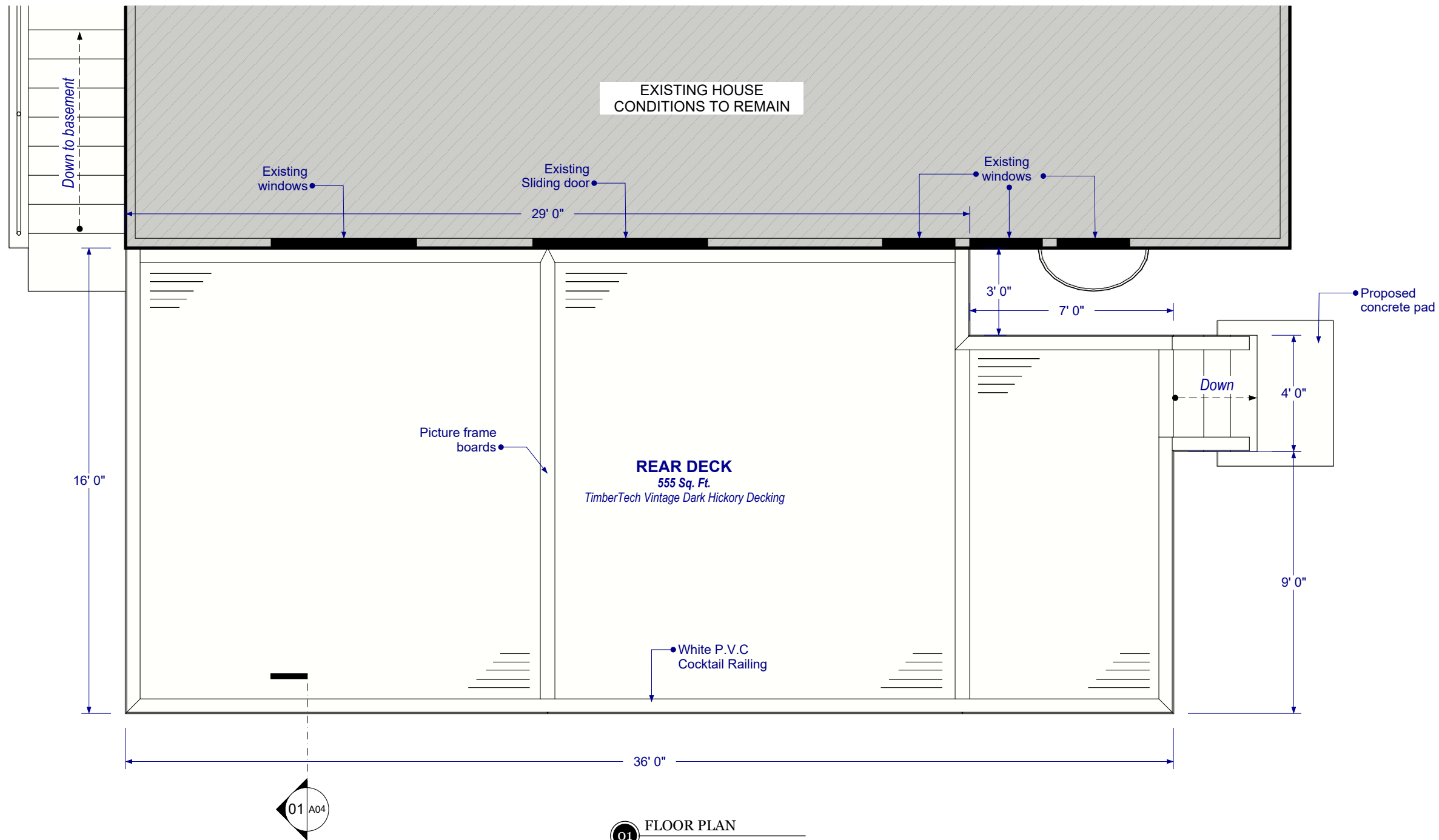
PORCH AREA
555 SQFT
DATE
06/12/2025

PROJECT
REAR DECK
ADDRESS
4776 Attenborough Way,
Ellicott City, MD 21043

HOMEOWNER
DAVID JUAREZ
DESCRIPTION
PERSPECTIVE VIEW

A

01



01 FLOOR PLAN
Scale: 1/4" = 1'-0"



JOSE ZEPEDA
jose_zepeda@infinitywise.net
7400 Beaufont Springs Dr
Suite 300, Richmond, VA
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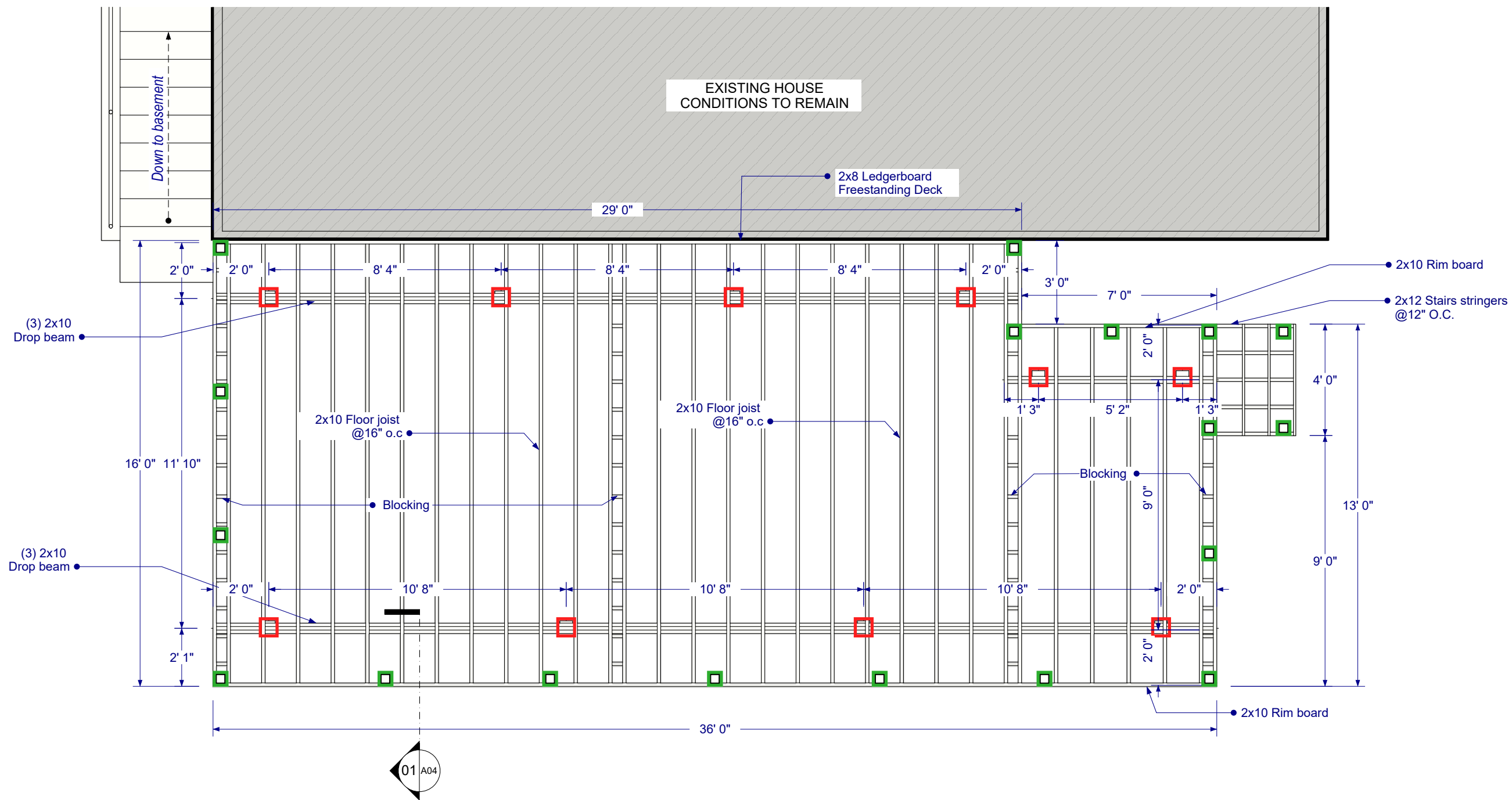
PORCH AREA
555 SQFT
DATE
06/12/2025

HOMEOWNER
DAVID JUAREZ
DESCRIPTION
FLOOR PLAN

A

02

ALL LUMBER TO BE IN CONTACT
WITH CONCRETE, GROUND OR
EXPOSED TO THE WEATHER WILL BE
PRESSURE TREATED WOOD S.P. N°2



01 FRAMING PLAN
Scale: 1/4" = 1'-0"

POST TYP

 P.T. 4x4 Post

 P.T. 6x6 Post



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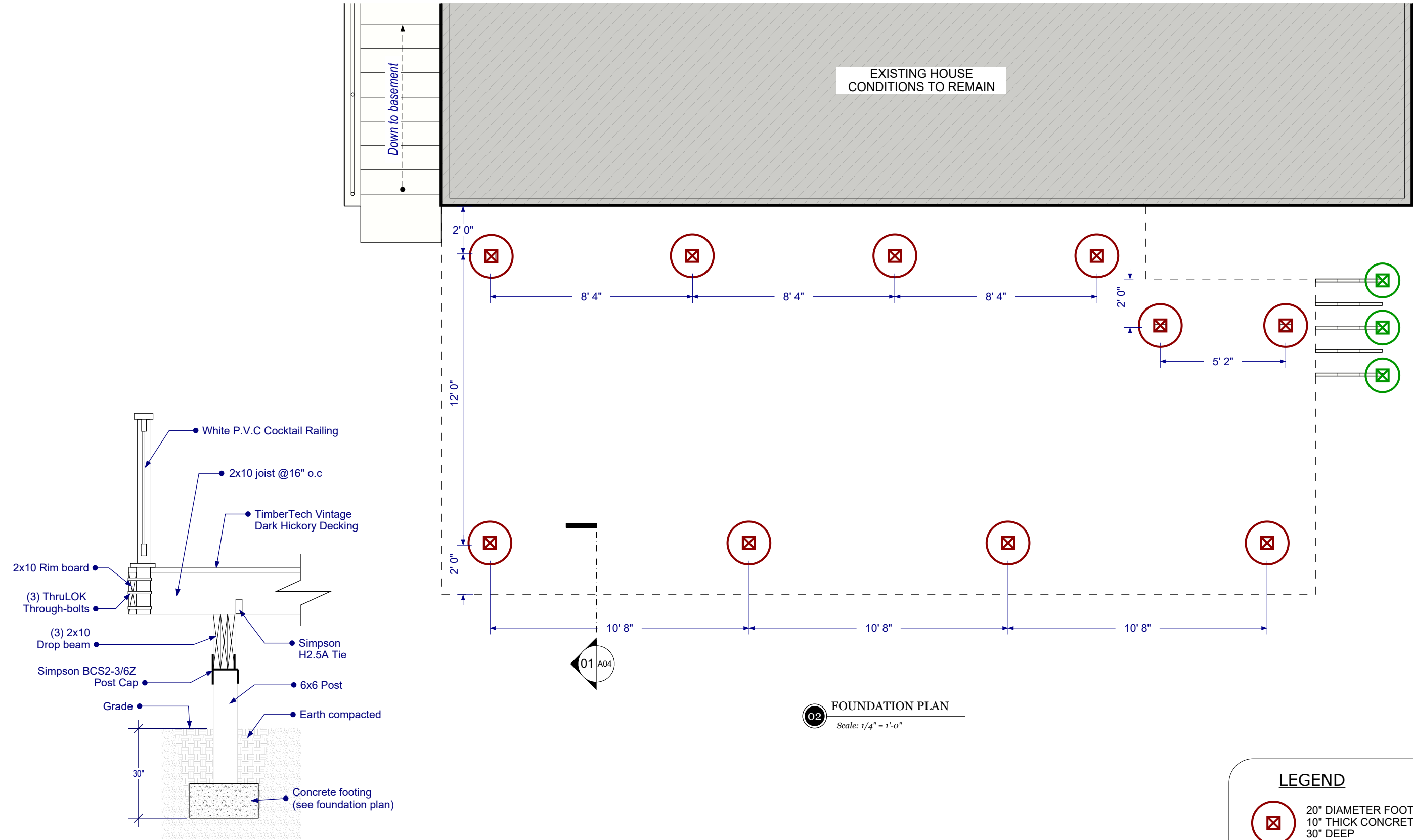
PORCH AREA
555 SQFT
DATE
06/12/2025

PROJECT
REAR DECK
ADDRESS
4776 Attenborough Way,
Ellicott City, MD 21043

HOMEOWNER
DAVID JUAREZ
DESCRIPTION
FRAMING PLAN

A

03



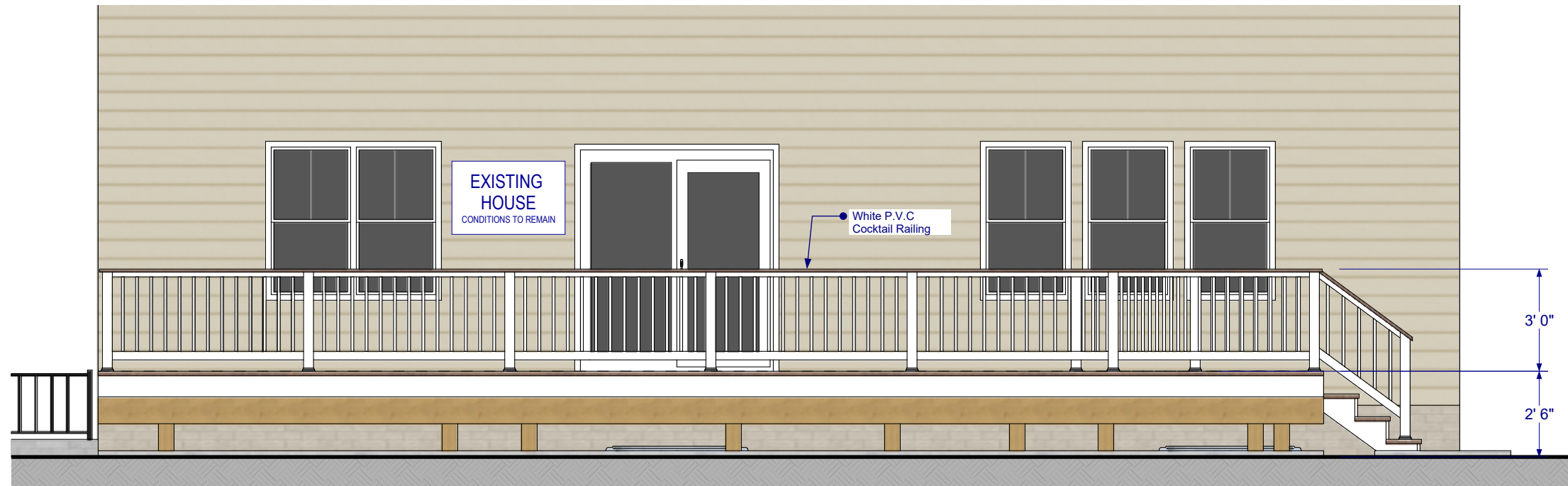
01 Beam Section
Scale: No Scale

02 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

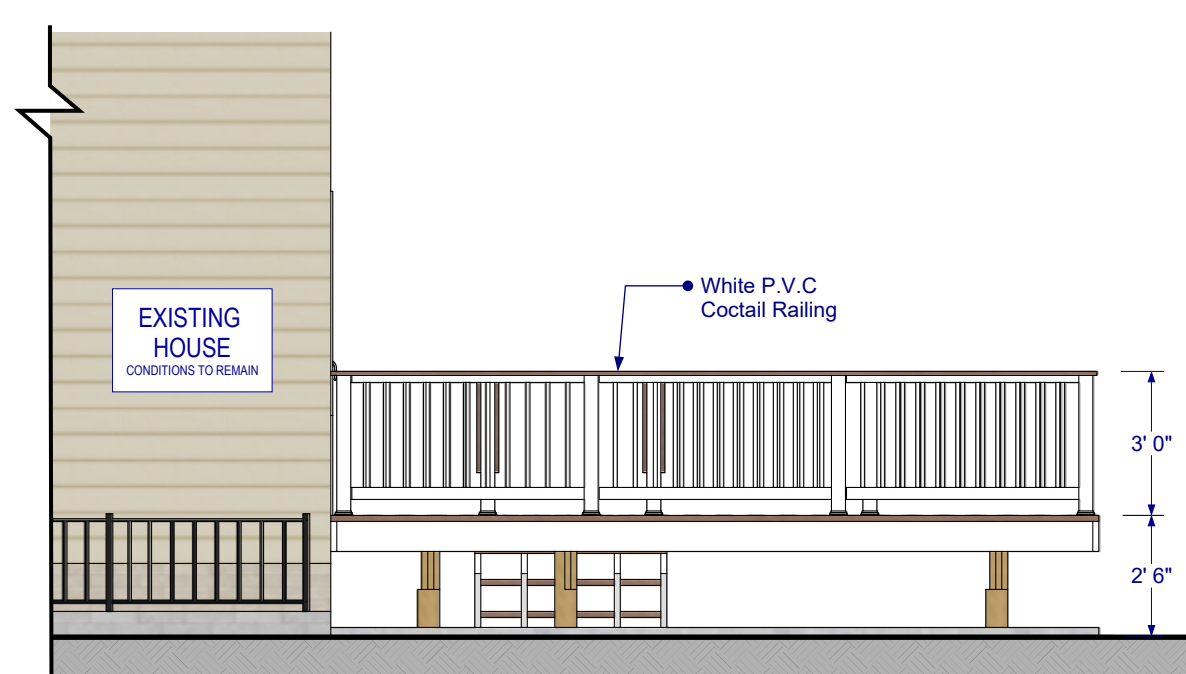
LEGEND

20" DIAMETER FOOTING
10" THICK CONCRETE
30" DEEP

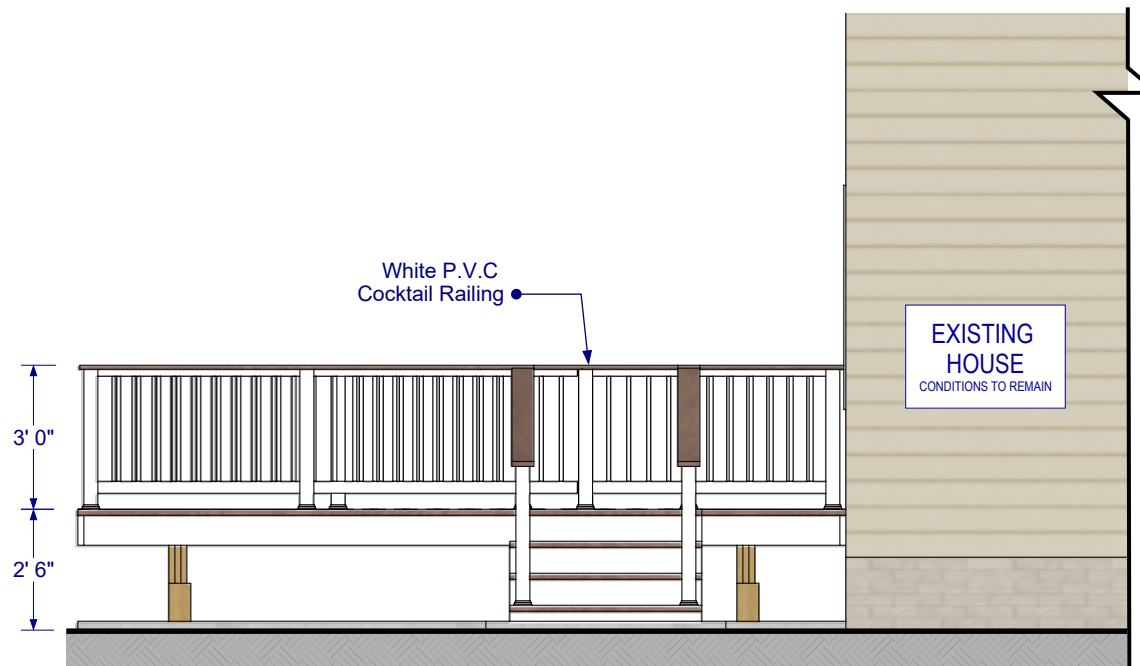
12" DIAMETER FOOTING
12" THICK CONCRETE
30" DEEP



01 REAR ELEVATION
Scale: 1/4" = 1'-0"



02 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



03 LEFT ELEVATION
Scale: 1/4" = 1'-0"



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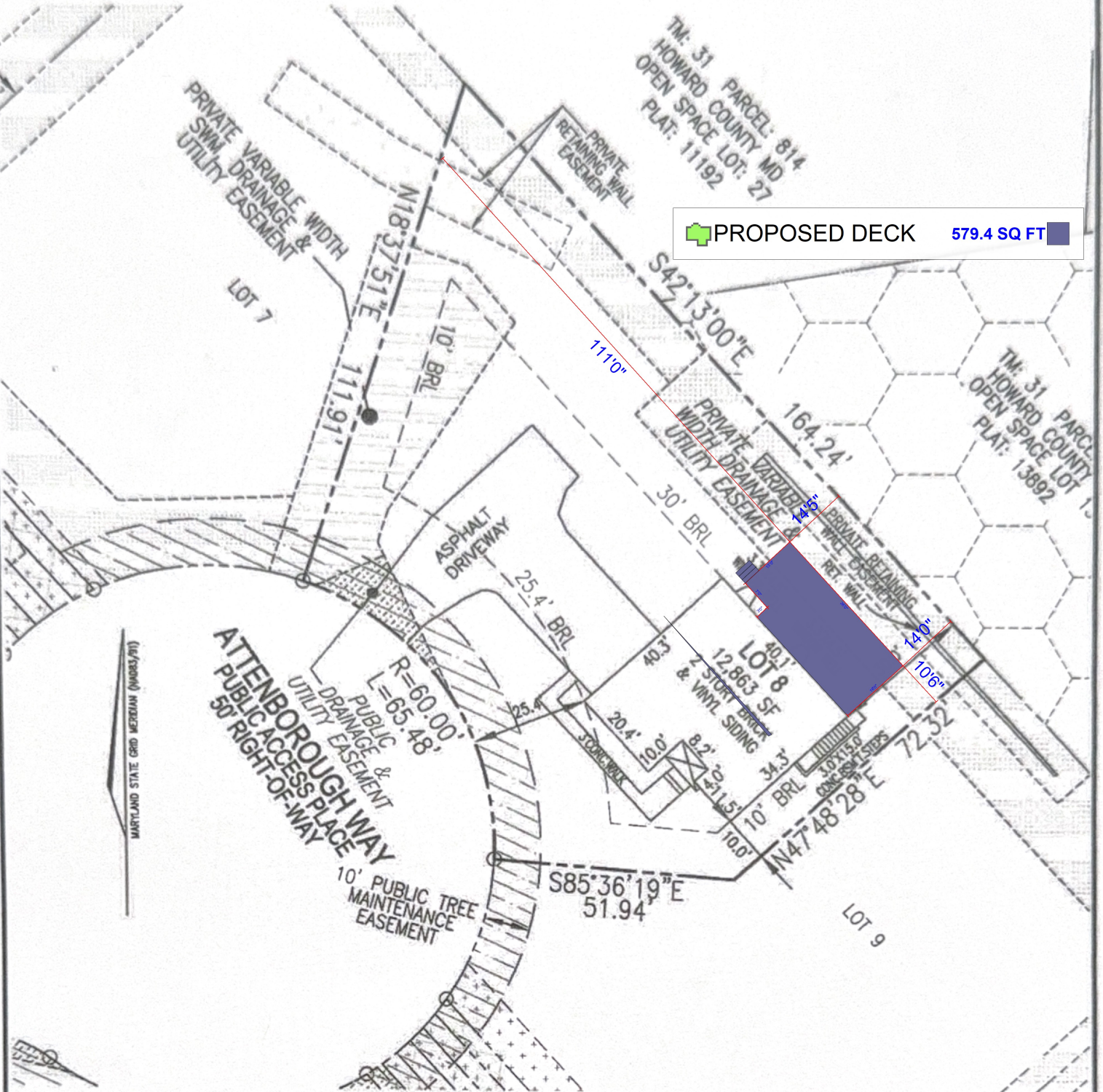
HOMEOWNER
DAVID JUAREZ
DESCRIPTION
ELEVATIONS

A

05

THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY THE LENDER OR TITLE INSURANCE COMPANY OR IT'S AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR FUTURE IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE 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 CONTAINS A TOLERANCE OF ACCURACY OF 0.2' MORE OR LESS.

*IN A LETTER DATED DECEMBER 12, 2022, THE DEPARTMENT OF PLANNING AND ZONING APPROVED AN ADMINISTRATIVE ADJUSTMENT FROM SECTION 108.0.D.4(b)(1)(a)(i) OF THE ZONING REGULATIONS TO REDUCE THE REQUIRED 30' FRONT SETBACK TO 25.4' FOR THE CONSTRUCTION OF A SINGLE FAMILY DETACHED DWELLING AT 4776 ATTENBOROUGH WAY



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE IMPROVEMENTS ARE LOCATED AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN; THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

THOMAS M. HOFFMAN JR.
PROPERTY LINE SURVEYOR
LICENSE NO. 267
EXP. DATE: JULY 28, 2024

9/8/23
DATE



SCALE 1"= 30'	DATE 9/7/2023
DRAWN BY B.D.A.	CHECKED BY T.M.H.
PLAT NUMBER 25874-25879	JOB NUMBER 12-10

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

FINAL LOCATION DRAWING
4776 ATTENBOROUGH WAY
LOT 8
HAMPTON HILLS
PLAT NO. 25875
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND