



City of Annapolis
 Department of Planning and Zoning
 145 Gorman Street, 3rd Fl
 Annapolis, MD 21401-2529



FOR CITY USE ONLY	
PERMIT #	B1021-0640
ISSUED	
BY	
EXPIRES	

Permitting@annapolis.gov • 410-260-2200 • Fax 410-263-9158 • TDD use MD Relay or 711 • www.annapolis.gov

Building Permit Application

Per City Code Section 17.12.056, fees are not refundable.

Please note that, per City Code Section 17.28.090, any expansion or change in use may be subject to capital facility assessment charges.

Building site address 1815 BAY RIDGE AVENUE, ANNAPOLIS, MD 21403 Suite/Unit # N/A
 Property Tax ID # 07606058 Lot # 1358
 Is above address within the Historic District area? Yes No Waterfront? Yes No
 Within the floodplain? Yes No Sprinkler system in building? Yes No

Property Owner Information

Name SPCA OF ANNE ARUNDEL COUNTY
 Address 1815 BAY RIDGE AVENUE
 City ANNAPOLIS State MD Zip 21403
 Day phone 4102684388 Cell _____
 E-mail KLLYBRN@AOL.COM

Contractor's Information

Name GENERATION PROPERTIES
 Address 3150 WEST WARD ROAD SUITE 401
 City DUNKIRK State MD Zip 20754
 Day phone 3018950310 Cell 3012647829
 E-mail EBAILEY@GENERATIONPROP.COM

Applicant Information

Name JENNIFER HUNTER - FMD ARCHITECTS
 Address 2841 RIVIERA DR STE 200
 City FAIRLAWN State OH Zip 44333
 Day phone 3308362343 Cell _____
 E-mail JHUNTER@FMDARCHITECTS.COM

Architect/Engineer Information

Name MELANIE FRIEDMAN - FMD ARCHITECTS
 Address 2841 RIVIERA DR STE 200
 City FAIRLAWN State OH Zip 44333
 Day phone 3308362343 Cell _____
 E-mail MFRIEDMAN@FMDARCHITECTS.COM

Occupant Information

Name SPCA OF ANNE ARUNDEL COUNTY
 Address 1815 BAY RIDGE AVENUE
 City ANNAPOLIS State MD Zip 21403
 Day phone _____ Cell _____
 E-mail KLLYBRN@AOL.COM

Permit Information

Please check if any of the following work to be done is:
 Plumbing Electrical HVAC Gas
 Residential Commercial
 Value of work \$ 2,000,000

Please provide 24-hour emergency contact information:

Name KELLY BROWN Phone 4102684388

Describe proposed work:

Project Type: Shelter
 Number of Stories: Two stories with lower level walkout
 New ground up building on existing location.

Permit # _____

Building site address 1815 BAY RIDGE AVENUE, ANNAPOLIS, MD 21403 Date 10/05/2021

Contractor License	License #	Expiration Date
MHIC		
State of MD Construction		
MD Homebuilder Registration (New residential dwellings only)		

Dimensions of Proposed Structure

Lot size 11.66 ACRES Building size 6,154 SF Building height 24'-6" # of stories 2

Basement area only 3,361 SF Total floor area (including basement) 10,796 SF

Proposed setbacks from property line (ft) Front 47'-6" Left _____ Rear _____ Right _____

Is it a corner lot? ___ Yes No

If a water or sewer connection is required, I prefer:

___ City installation ___ To seek approval of the Public Works Department to have it installed by a licensed contractor (which may require a Street/Sidewalk Opening Permit and/or a bond)

Are trees being removed? Yes ___ No If yes, complete a Tree Permit application.

Are there trees within 15' of the limit of disturbance? Yes ___ No If yes, complete a Trees in Construction Areas form.

A use permit is required for new tenants, change of occupancy or owner, or expansion of a commercial use. (A use permit application must accompany the building permit application.)

Existing use BUSINESS


Proposed use BUSINESS

A certificate of occupancy may be required as determined by the Code Official.

Signature of owner or authorized agent

The applicant certifies and agrees as follows: (1) that they are authorized to make this application; (2) that the information is correct; (3) that they will comply with all regulations of the City of Annapolis which are applicable hereto; (4) that they will only perform work on the above property specifically described in this application; (5) that they grant City officials the right to enter onto the property for the purpose of inspecting the work permitted and posting notices; (6) if you choose to appeal the issuance, decision, determination or order of this permit, the petition for appeal shall be in writing stating the grounds for appeal and shall be filed with the Building Board of Appeals within 15 calendar days of issuance, decision, determination or order. Any right to appeal shall be waived if not timely filed.

Owner or Authorized Agent (print) Jennifer Fritz-Hunter

Signature  Date 10-05-21

FOR CITY USE ONLY

PZ final approval  Date 3-11-22

App fee paid \$ 50,000 Permit fee \$ 78,187.50 Fee due 0



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Non-Residential Building Permit Plan Requirements
 (not one and two family dwellings)

Six (6) copies of the following **must** be submitted along with this check sheet or the application will not be processed.

All plans must be signed, sealed, and dated on each sheet by an architect and/or engineer currently registered with State of Maryland.

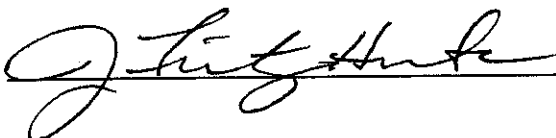
Site address of proposed work: 1815 BAY RIDGE AVENUE, ANNAPOLIS, MD 21403

Attached	Not Applicable	<u>Required Submittal (Confirm 6 copies of each below)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Site Plan (If Grading Permit is submitted, eight copies of plans are required.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Floor Plans (include seating, if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Elevation Views
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Wall Section
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Foundation Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Footing Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Framing Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Door and Window Schedule
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Electrical Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Plumbing Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Mechanical Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Building Permit Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Use Permit Application Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Hood & Duct Permit Application (for Restaurants)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Green Building Worksheet (If applicable)

Does this work require water and/or sewer connection or upgrade?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a new business?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a change of use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a business or seating expansion?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, proposed number of seats _____	

Please note that, per City Code Section 17.28.090, any expansion or change in use may be subject to Capital Facility Assessment charges. IF THE ANSWER TO ANY OF THE ABOVE QUESTIONS IS "YES", A CAPITAL FACILITY AND/OR CONNECTION CHARGE MAY APPLY, AND A SIGNED CAPITAL FACILITIES ASSESSMENT APPLICATION IS REQUIRED. IF APPLICABLE, THE MINIMUM CAPITAL FACILITY CHARGE IS \$6,500.

I DECLARE under penalty of perjury, under the laws of the City of Annapolis, that all statements contained in this application and any accompanying documents are true and correct, and to the best of my knowledge, the above plans/forms are either attached or are not required as noted.

Applicant signature  Date 10-05-21

All plans must be in compliance with the following codes:

IBC International Building Code 2012 (as amended by City of Annapolis)

National Electrical Code 2008 (as amended by City of Annapolis)

International Mechanical Code 2012 (as amended by City of Annapolis)

National Standard Plumbing Code 2009 (as amended by City of Annapolis)

International Energy Code 2012

Maryland Accessibility Code

Americans With Disabilities Act P.L. 101-336

NFPA Life Safety Code 2009 Edition

1. **SITE PLAN** -Locate proposed building on your site plan showing setback dimensions to the property lines to satisfy zoning requirements. Site plans must be to engineers scale (1"=20'; 1"=30'; 1"=40'). Provide relation to existing structures on site. Show abutting rights-of-ways, parking layout, handicapped parking and ramps, entrances to site, curbs, water and sewer lines, fire hydrants, location of fire department connection(s), fire lanes, and associated landscape details. Show parking/loading space computations for proposed uses and lot coverage calculations per zoning classification. Show vicinity sketch or scaled distance from property to nearest intersection(s) for zoning confirmation. Proposed buildings cannot be installed over any underground utilities.
2. **FLOOR PLAN** - Show overall dimensions of rooms. Show live and dead loads. Label rooms, locate windows, doors, plumbing fixtures, etc., at each level. Provide U.L. or equivalent fire resistance design number for all fire rated walls and floor/ceiling assemblies. City of Annapolis requires a one-hour rated assembly for tenant separation in all construction. When more than one exit is required, remoteness of location must meet IBC 2012. For restaurants and eating establishments, submit seating plan, including location of all seating and total number of seating on the plan.
NOTE: Expansion of seating may require a public hearing before the Planning Commission and the Board of Appeals. Please contact the Planning and Zoning Department to see if such hearings will be required.
3. **ELEVATIONS** - Show outside view from all four sides of what the building will look like when completed.
4. **WALL SECTION** - Show detail and types of material to be used such as concrete footings, concrete slabs, studs, sheathing, floor joists, aluminum siding, roof trusses, insulation, R values, etc.
5. **FOUNDATION PLANS** - Provide size and spans of framing members, joists, rafters, studs, etc.
6. **FOOTINGS** - Provide size and depth of footings and foundations.
7. **FRAMING PLAN** - Show detailed layout, including size and spans, of all rafters, ceiling joists, floor joists, posts, studs, headers, beams, etc., as necessary for the structural support of the building.
8. **DOOR AND WINDOW SCHEDULE** - Where applicable, show size, type, and net clear operable area. **NOTE:** No openings are allowed in wall that is three feet or less from a property line.
9. **ELECTRICAL PLAN** - Include exit and emergency lighting.
10. **PLUMBING PLAN** - Include water and sewer riser diagrams. If food handling, show grease trap capacity and its location outside of building.

11. MECHANICAL PLAN - Provide mechanical plans showing duct work size and layout and fire dampers if ducts penetrate fire rated walls and assemblies.
12. BUILDING PERMIT - Submit building permit application with required attachments Monday through Friday, 8:30 a.m., to 4:00 p.m.
13. USE PERMIT - Submit Use Permit Application and applicable fees for each new tenant.
14. HOOD & DUCT PERMIT APPLICATION (for proposed restaurants) – a hood and duct system must be installed for proposed restaurants moving into a space without a current system. An existing hood and duct system may or may not need to be replaced depending on cooking equipment to be used.
15. GREEN BUILDING WORKSHEET – If proposed work affects 7,000 square feet or more of the conditioned space, this worksheet is required.
16. SPRINKLER PERMIT APPLICATION – If installation of sprinkler system is proposed. Building permit may be issued prior to submittal of Sprinkler Permit Application.

Letter of Transmittal

TO: City of Annapolis
 Planning and Zoning
 145 Gorman St 3rd Floor
 Annapolis MD 21401

Date: October 6, 2021
 Project: SPCA of Anne Arundel County
 Project No.: 21-1255
 Regarding: Plan Submittal

We are sending the following items via: In Person Drop off to 145 Gorman St

Copies	Date	No.	Description
8	09/24/21		Permit Set (114-24x36 sheets)
1	10/05/21		Building Application
1	10/05/21		Use Application
1	10/05/21		Tree Removal Application

CC: FILE

SIGNED:



jhunter@fmdarchitects.com

Confidentiality Notice: The documents and/or drawings accompanying this facsimile transmission contain confidential information belonging to the original sender. The information is intended only for the review and/or use of the party named above. If you are not the intended recipient, please be advised that any disclosure, copying, distribution or taking of any action in reliance of the facsimile information is not permitted. If you have received this facsimile in error, please notify us immediately by telephone to arrange for return of the transmitted document.



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Revision Submittal Form

This form must accompany all submittals of revised plans.

You are required to submit:

- Five copies (six if commercial) of the revised plans.
- Ten copies of the revised plans in conjunction with a Site Design Plan Review, including when it is submitted with a Special Exception, Subdivision or Planned Development Application.

Job location address 1815 BAY RIDGE AVE

Submitted by JENNIFER HUNTER

Phone 330-836-2343 E-mail address jhuntere.fmdarchitects.com Date 12/27/21

Project number 21-1255

Permit attachment (please check one):

Permit #

Revisions to a permit currently being processed

BLD21-0640

Revisions to a permit already issued

Issue date _____

Additional plans for permit currently being processed

Describe changes from original submission. Unless all pages have been revised, include page numbers containing revisions. Drawing changes should be "bubbled," highlighted or indicated in some way.

Please see attached Addendum listing all changes by sheet.

Total cost of changes submitted under this revision _____

Revisions requested by applicant

Revisions requested by City – Department/Employee

Fees

Submittal of revised plans will incur a fee per City Code Section 17.12.052 and current FY Fee Schedule linked below.

Permitting Fee Schedule - At option of Director, fee to submit revised construction drawings and submittals for outside review is \$100 plus an hourly fee. (Amounts are chargeable in quarter hour increments.)

Submittal of revised project plans will incur a fee per City Code Section 21.22 or 21.24 and current FY Fee Schedule linked below.

Project Fee Schedule

Signature *J Hunter* Date 12/27/21



Letter of Transmittal

TO: City of Annapolis
Planning and Zoning
145 Gorman St 3rd Floor
Annapolis MD 21401

Date: December 28, 2021
Project: SPCA of Anne Arundel County
Project No.: 21-1255
Regarding: Plan Resubmittal

We are sending the following items via: ~~FedEx~~ **UPS - (2) BOXES**

Copies	Date	No.	Description
2	12/27/21	Rev 1	"Wet" signed/sealed construction documents
4	12/27/21	Rev1	Standard signed/sealed construction documents
1	12/27/21		Building Comment Response Letter
1	12/27/21		Addendum 1 Narrative
1	12/2/21		Revision Submittal Form

CC: FILE

SIGNED: 
jhunter@fmdarchitects.com

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CC: FILE

SIGNED:


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