



Building Permit Application

Howard County Maryland
 Department of Inspections, Licenses and Permits
 3430 Court House Drive
 Permits: 410-313-2455
 www.howardcountymd.gov

Date Received: 5/2/14

Permit No.: B14001414

Building Address: 12201 Basslers Way
 City: Clarksville State: MD Zip Code: 21029
 Suite/Apt. # _____ SDP/WP/BA #: GP-13-038
 Census Tract: _____ Subdivision: Walnut Creek
 Section: _____ Area: _____ Lot: 11
 Tax Map: 28 Parcel: 49 Grid: 17 & 18
 Zoning: RC-DEO Map Coordinates: _____ Lot Size: 33,507

Existing Use: Vacant Lot
 Proposed Use: SFD
 Estimated Construction Cost: \$ 313,667
 Description of Work: 2 story, 2 FP, 3 car garage, 9 rooms, 4 bed rooms, 4 full baths, partially finished basement with full bath

Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

| Commercial Building Characteristics | Residential Building Characteristics |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Height: | <input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse |
| No. of stories: | Depth Width |
| Gross area, sq. ft./floor: | 1 st floor: |
| Area of construction (sq. ft.): | 2 nd floor: |
| Use group: | Basement: |
| | <input checked="" type="checkbox"/> Finished Basement |
| | <input type="checkbox"/> Unfinished Basement |
| | <input type="checkbox"/> Crawl Space |
| Construction type: | <input type="checkbox"/> Slab on Grade |
| <input type="checkbox"/> Reinforced Concrete | No. of Bedrooms: <u>4</u> |
| <input type="checkbox"/> Structural Steel | Multi-family Dwelling |
| <input type="checkbox"/> Masonry | No. of efficiency units: |
| <input type="checkbox"/> Wood Frame | No. of 1 BR units: |
| <input type="checkbox"/> State Certified Modular | No. of 2 BR units: |
| | No. of 3 BR units: |
| | Other Structure: |
| | Dimensions: |
| <input checked="" type="checkbox"/> Roadside Tree Project Permit | Footings: |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Roof: |
| Roadside Tree Project Permit # | <input type="checkbox"/> State Certified Modular |
| | <input type="checkbox"/> Manufactured Home |

Property Owner's Name: Trinity Quality Homes Inc.
 Address: 3675 Park Ave #301
 City: Ellicott City State: MD Zip Code: 21043
 Phone: _____ Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Contractor Company: Trinity Quality Homes Inc.
 Contact Person: Sherry Mewshaw
 Address: 3675 Park Ave #301
 City: Ellicott City State: MD Zip Code: 21043
 License No.: 699
 Phone: 443-535-8516 Fax: _____
 Email: sherry@trinityhomes.com

Engineer/Architect Company: NA
 Responsible Design Prof.: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

| Utilities | |
|--------------------------------------------------------------------------------------|------------------|
| Water Supply | |
| <input type="checkbox"/> Public | |
| <input checked="" type="checkbox"/> Private | |
| Sewage Disposal | |
| <input type="checkbox"/> Public | |
| <input checked="" type="checkbox"/> Private | |
| Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Heating System | |
| <input type="checkbox"/> Electric <input type="checkbox"/> Oil | |
| <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas | |
| <input type="checkbox"/> Other: | |
| Sprinkler System: | |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Grading Permit Number: | <u>G13000238</u> |
| Building Shell Permit Number: | |

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Sarah Jahng
 Applicant's Signature
 sarah@trinityhomes.com
 Email Address
 Selections Assistant
 Title/Company

Print Name Sarah Jahng
 Date 5/1/14
RECEIVED
 MAY 02 2014
 LICENSES & PERMITS DIVISION

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-

| AGENCY | DATE | SIGNATURE OF APPROVAL |
|--------------------|---------------|-----------------------|
| State Highways | | |
| Building Officials | | |
| PSZA (Zoning) | | |
| PSZA (Engineering) | | |
| Health | <u>5/1/14</u> | <u>[Signature]</u> |

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

| DPZ SETBACK INFORMATION |
|---------------------------------------------------------------------------------------|
| Front: |
| Rear: |
| Side: |
| Side St.: |
| All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Lot Coverage for New Town Zone: |
| SDP/Red-line approval date: |

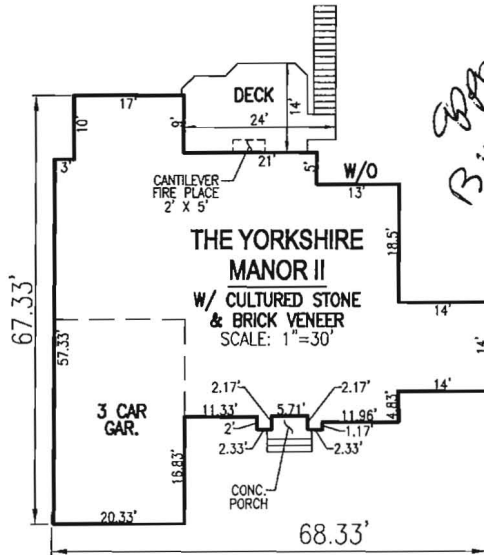
| | |
|----------------|------------------|
| Filing Fee | \$ <u>100.00</u> |
| Permit Fee | \$ |
| Tech Fee | \$ |
| Excise Tax | \$ |
| PSFS | \$ |
| Guaranty Fund | \$ <u>50.00</u> |
| Add'l per Fee | \$ |
| Total Fees | \$ |
| Sub-Total Paid | \$ |
| Balance Due | \$ |
| Check | # <u>036501</u> |

THE EXISTING WELL SHOWN ON LOT 11 TAG NO. 95-1393 HAS BEEN FIELD LOCATED BY FISHER, COLLINS, & CARTER, INC., AND IS ACCURATELY SHOWN.

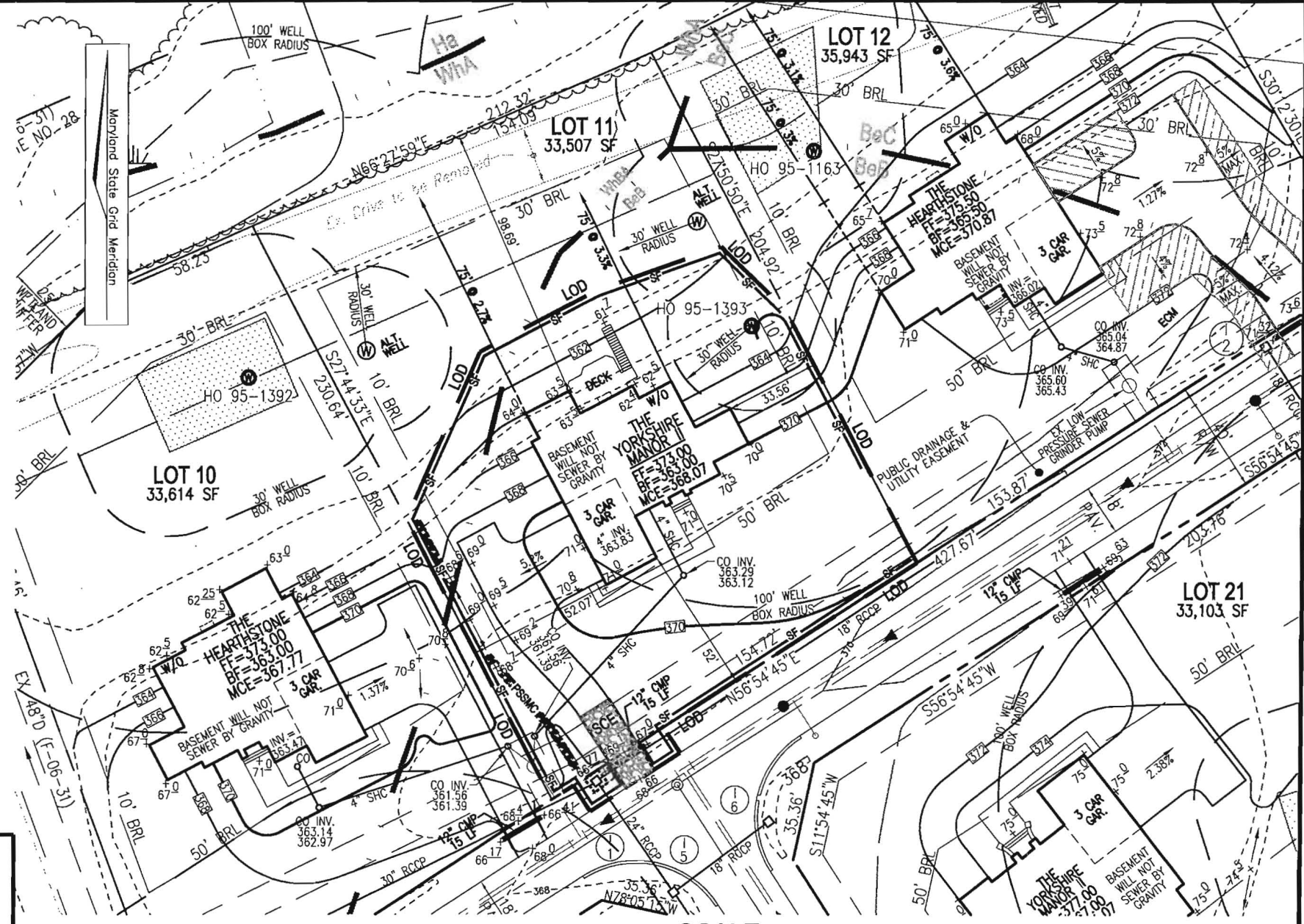
BUILDING OF LOT 11 FLOOR AREAS:
 BASEMENT FLOOR AREA: 2180
 FIRST FLOOR AREA: 2220
 SECOND FLOOR AREA: 2580
 BEDROOMS: 5

NOTE: STORMWATER MANAGEMENT (WQv AND CPv) IS PROVIDED BY EXTENDED DETENTION FACILITY, ONE RAIN GARDEN, ROADWAY GRASS CHANNELS, AND ON-LOT LEVEL SPREADERS (F-07-076). LOT 11 DOES NOT REQUIRE ANY EXTRA PRACTICES.

BUILDING PERMIT NO. _____



Approved
 B 11001414
 5/14/14



SCALE: AS SHOWN
 DRAWN BY: JMR
 CHECKED BY: RHV
 DATE: APRIL 2014
 PROJECT #: 13-21
 SHEET#: 1 OF 1

**PLOT PLAN
 WALNUT CREEK
 LOT 11**

REF: F-07-076
 TAX MAP 28 PARCEL 49
 BLOCK 11
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
 ENGINEERING, INC.**
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

SCALE
 1"=50'

OWNER
 TRINITY QUALITY HOMES, INC.
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

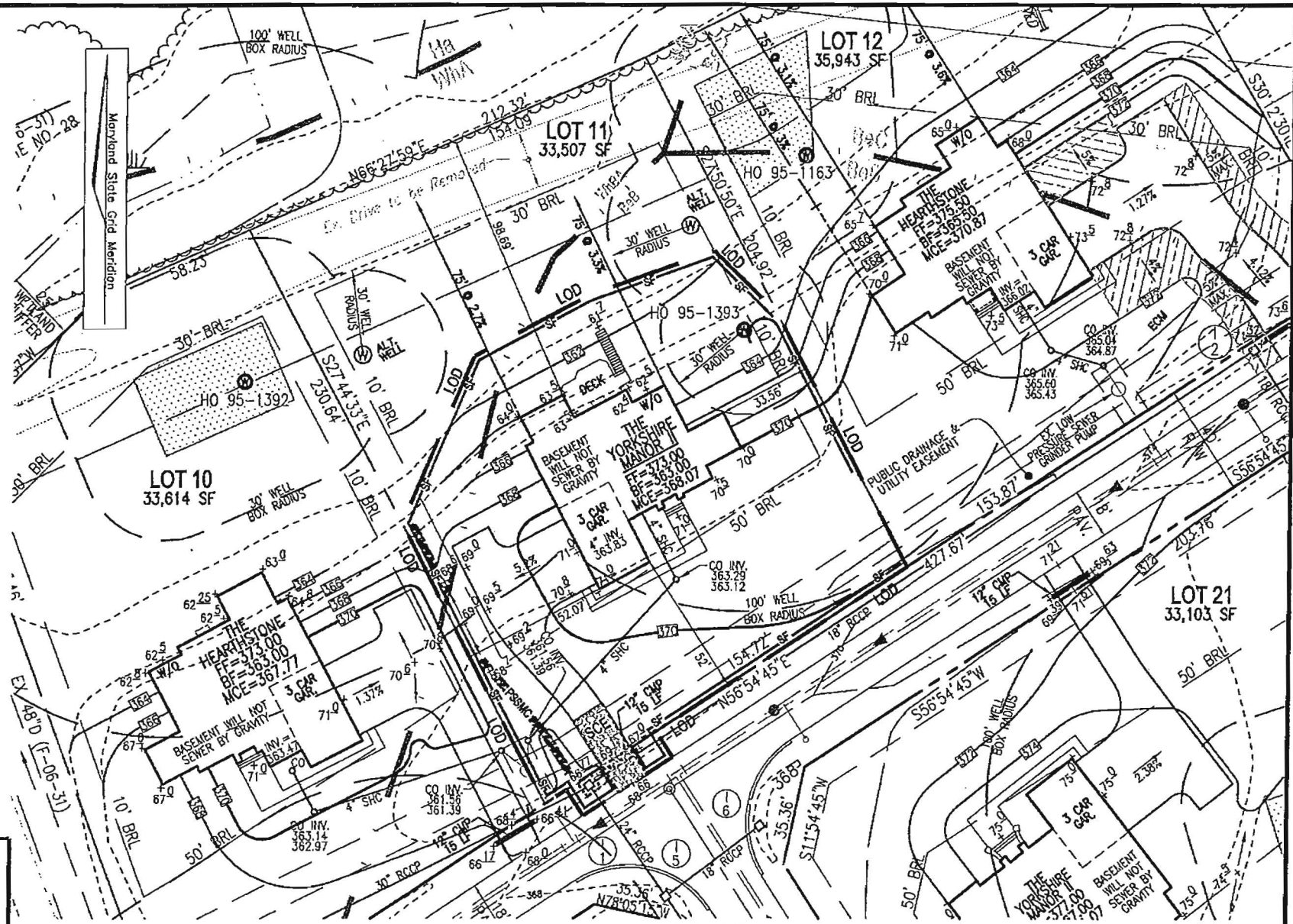
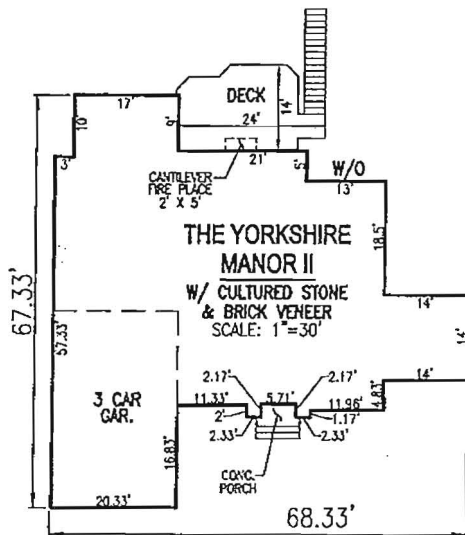
ADDRESS
 12201 BASSLERS WAY
 CLARKSVILLE, MD 21029
 GP: 13-038

THE EXISTING WELL SHOWN ON LOT 11 TAG NO. 95-1393 HAS BEEN FIELD LOCATED BY FISHER, COLLINS, & CARTER, INC., AND IS ACCURATELY SHOWN.

BUILDING OF LOT 11 FLOOR AREAS:
 BASEMENT FLOOR AREA: 2180
 FIRST FLOOR AREA: 2220
 SECOND FLOOR AREA: 2580
 BEDROOMS: 5

NOTE: STORMWATER MANAGEMENT (WQv AND CPv) IS PROVIDED BY EXTENDED DETENTION FACILITY, ONE RAIN GARDEN, ROADWAY GRASS CHANNELS, AND ON-LOT LEVEL SPREADERS (F-07-076). LOT 11 DOES NOT REQUIRE ANY EXTRA PRACTICES.

BUILDING PERMIT NO. _____



K:\Projects\13-21\ENGR\DWG\RE-SITES\LOT 11.dwg, 4/29/2014 1:35:32 PM

SCALE: AS SHOWN
 DRAWN BY: JMR
 CHECKED BY: RHV
 DATE: APRIL 2014
 PROJECT #: 13-21
 SHEET#: 1 OF 1

PLOT PLAN
WALNUT CREEK
LOT 11
 REF: F-07-076
 TAX MAP 28 PARCEL 49
 BLOCK 11
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

SCALE
 1"=50'

OWNER
 TRINITY QUALITY HOMES, INC.
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

ADDRESS
 12201 BASSLERS WAY
 CLARKSVILLE, MD 21029
 GP: 13-038

THE EXISTING WELL SHOWN ON LOT 18 TAG NO. 95-1398 HAS BEEN FIELD LOCATED BY FISHER, COLLINS, & CARTER, INC., AND IS ACCURATELY SHOWN.

BUILDING OF LOT 18 FLOOR AREAS:

BASEMENT FLOOR AREA: 2010

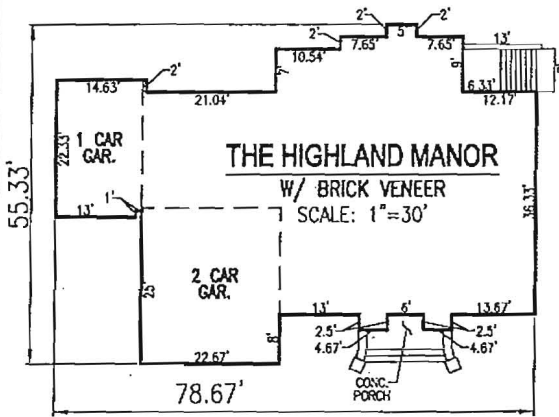
FIRST FLOOR AREA: 2155

SECOND FLOOR AREA: 2460

BEDROOMS: 5

NOTE: STORMWATER MANAGEMENT (WQv AND CPv) IS PROVIDED BY EXTENDED DETENTION FACILITY, ONE RAIN GARDEN, ROADWAY GRASS CHANNELS, AND ON-LOT LEVEL SPREADERS (F-07-076). LOT 18 DOES NOT REQUIRE ANY PRACTICES.

BUILDING PERMIT NO. _____

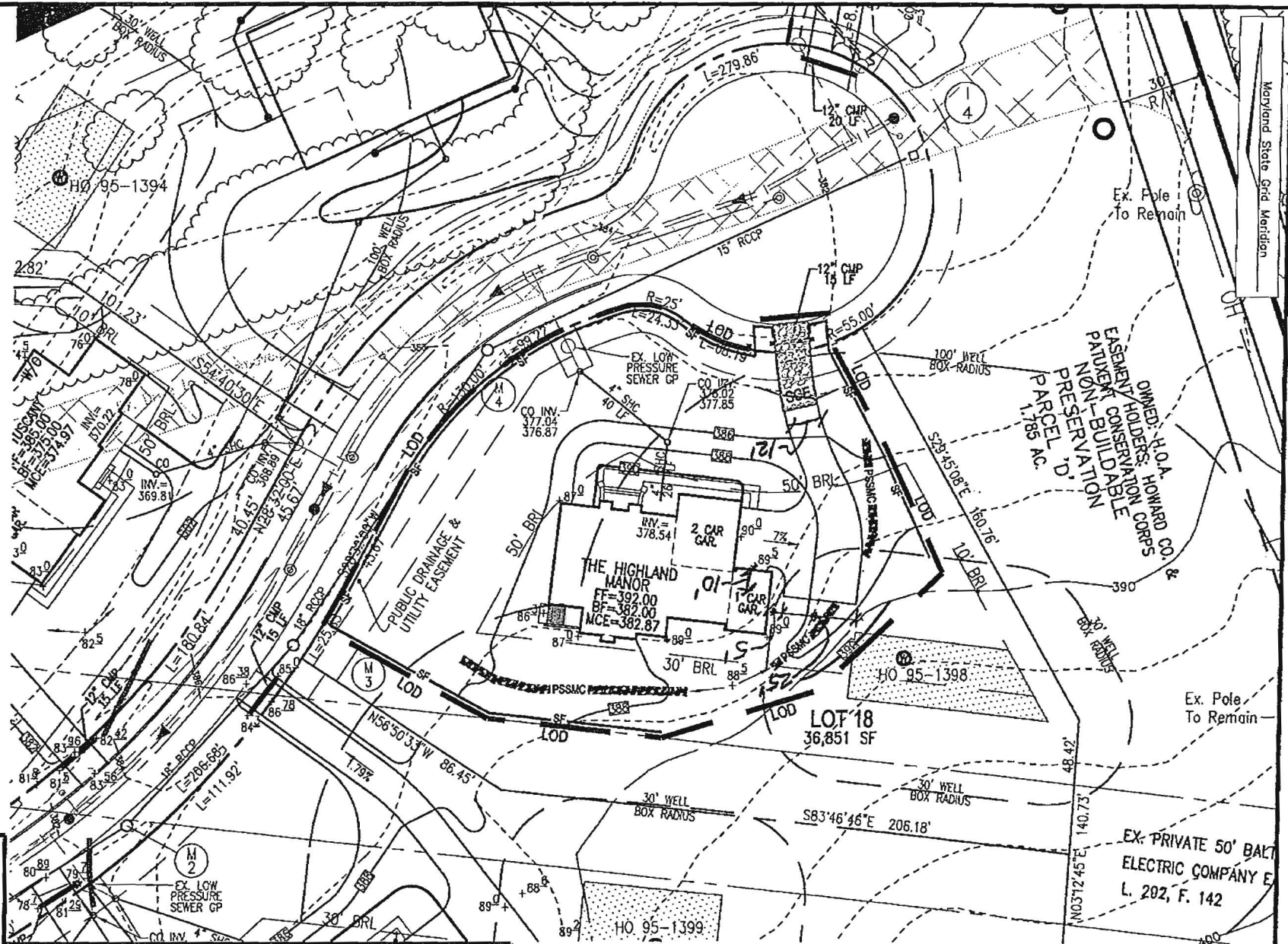


NOTE: SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

SCALE: AS SHOWN
 DRAWN BY: JMR
 CHECKED BY: RHV
 DATE: MAY 2014
 PROJECT #: 13-21
 SHEET#: 1 OF 1

**PLOT PLAN
 WALNUT CREEK
 LOT 18**

REF: F-07-076
 TAX MAP 28 PARCEL 49
 BLOCK 11
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND



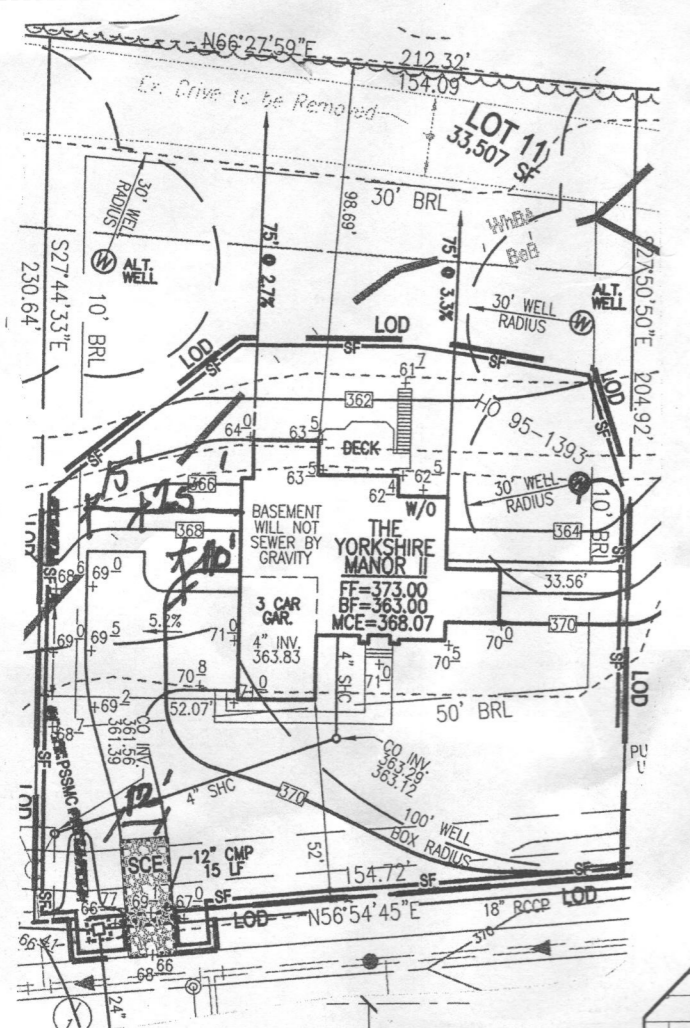
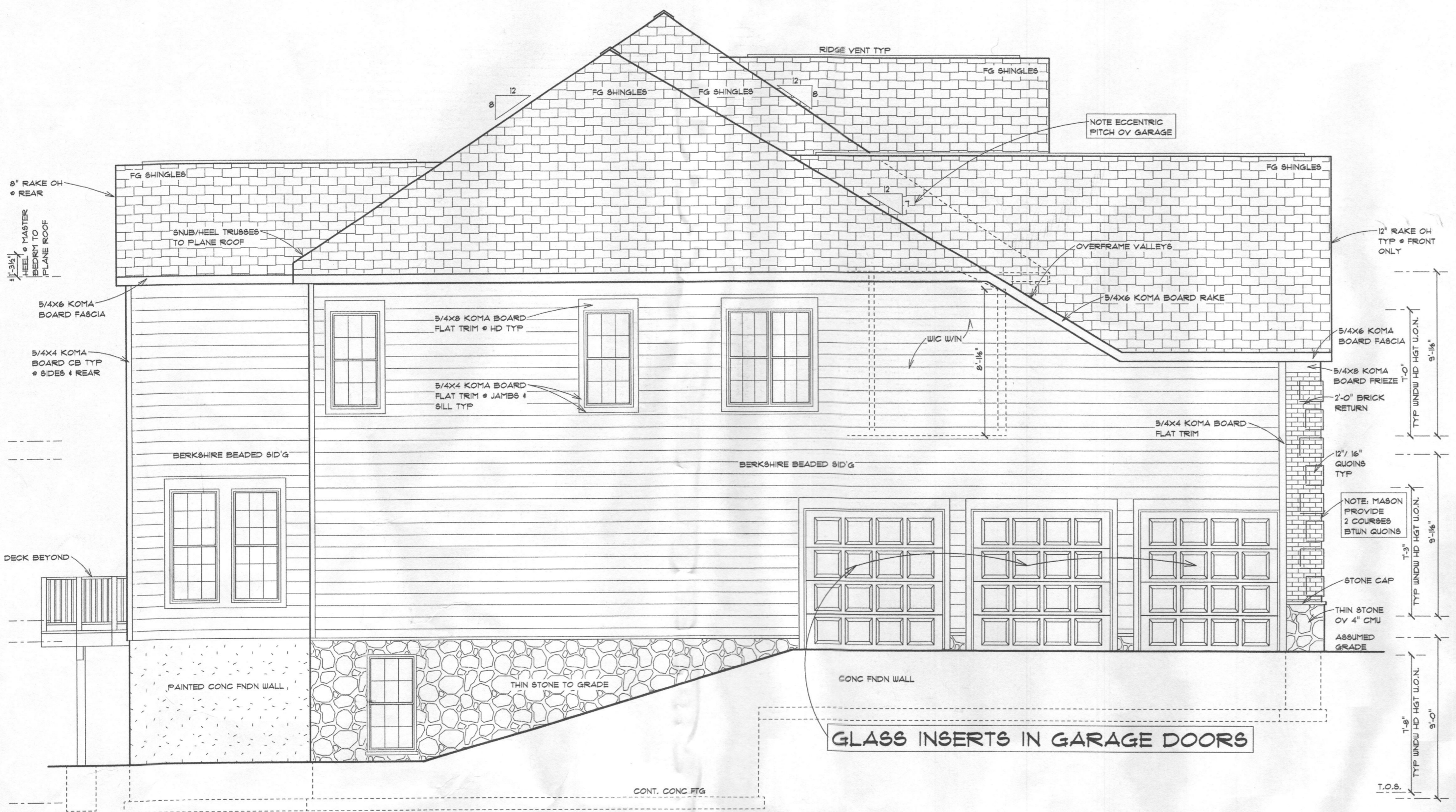
VA ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

SCALE
 1"=50'

OWNER
 TRINITY QUALITY HOMES, INC.
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

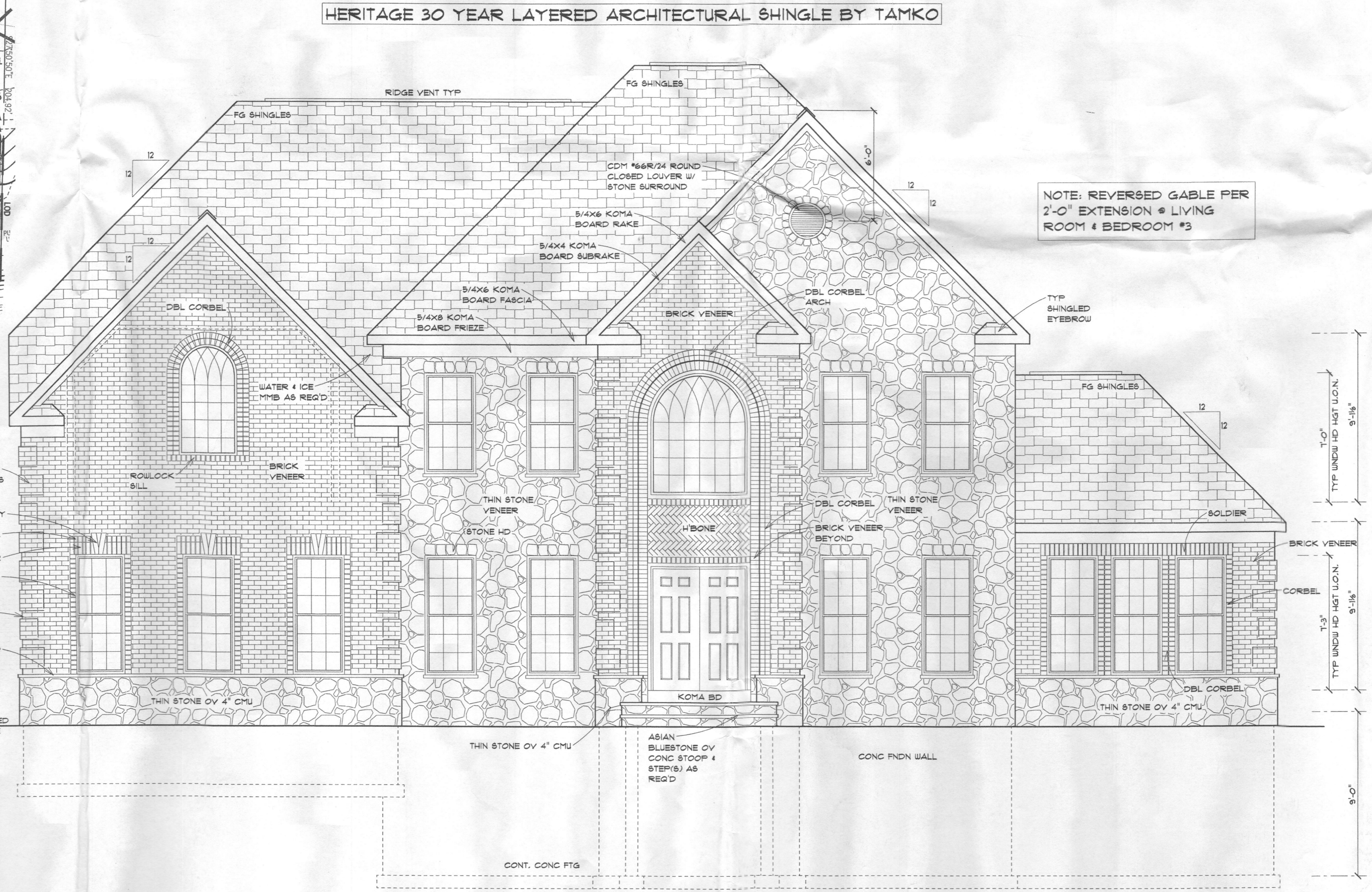
ADDRESS
 12212 BASSLERS WAY
 ELLICOTT CITY, MD 21042
 GP: 13-038

K:\Projects\13-21\ENGR\WALNUT CREEK\LOT 18.dwg 5/1/2014 10:36:57 AM



SCALE 1"=50'

19'-4" CLG HGT * MASTER BATH
19'-4" WINDU HD HGT * MASTER BATH
12' x 16" QUIONS TYP
BRICK KEY
ROULOCK
SOLDIER
CORBEL
NOTE: MASON PROVIDE 2 COURSES BTUN QUIONS
STONE CAP
ASSUMED GRADE



FRONT ELEVATION #515

LOT 11 WALNUT CREEK

HERITAGE 30 YEAR LAYERED ARCHITECTURAL SHINGLE BY TAMKO

NOTE: REVERSED GABLE PER 2'-0" EXTENSION * LIVING ROOM * BEDROOM #3

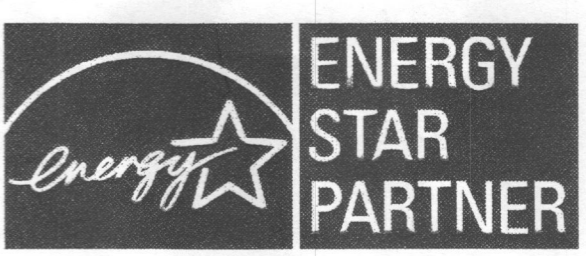
NOTE: INSULATOR ANTI-AIR INFILTRATION SYSTEM: CAULKING AT EXTERIOR JOINTS, SEAMS, AND OPENINGS AROUND DOOR AND WINDOW JAMBS, FOAM SEALER AT OPENINGS ON EXTERIOR WALLS.

NOTE: CARPENTER TYPYK HOUSE WRAP ALL 4 SIDES

UNITED DOUBLE-HUNG WINDOWS 5500 DOUBLE HUNG, LOW-E (U-VALUE OF 0.34) W/ GRILLES, SCREENS, WOOD CASINGS & SIDE JAMBS EXCEPT GARAGE
NOTE: USE WINDOW DEVICES WHERE REQUIRED PER IRC 2012 R312.2

INTERIOR SPRINKLER CONCEALED HEADS

EXTERIOR LAMP POST



B 14001414

RECEIVED
MAY 06 2014
HOWARD COUNTY HEALTH DEPT.
PROTECTION PROGRAM

2012 CODE

NOTES

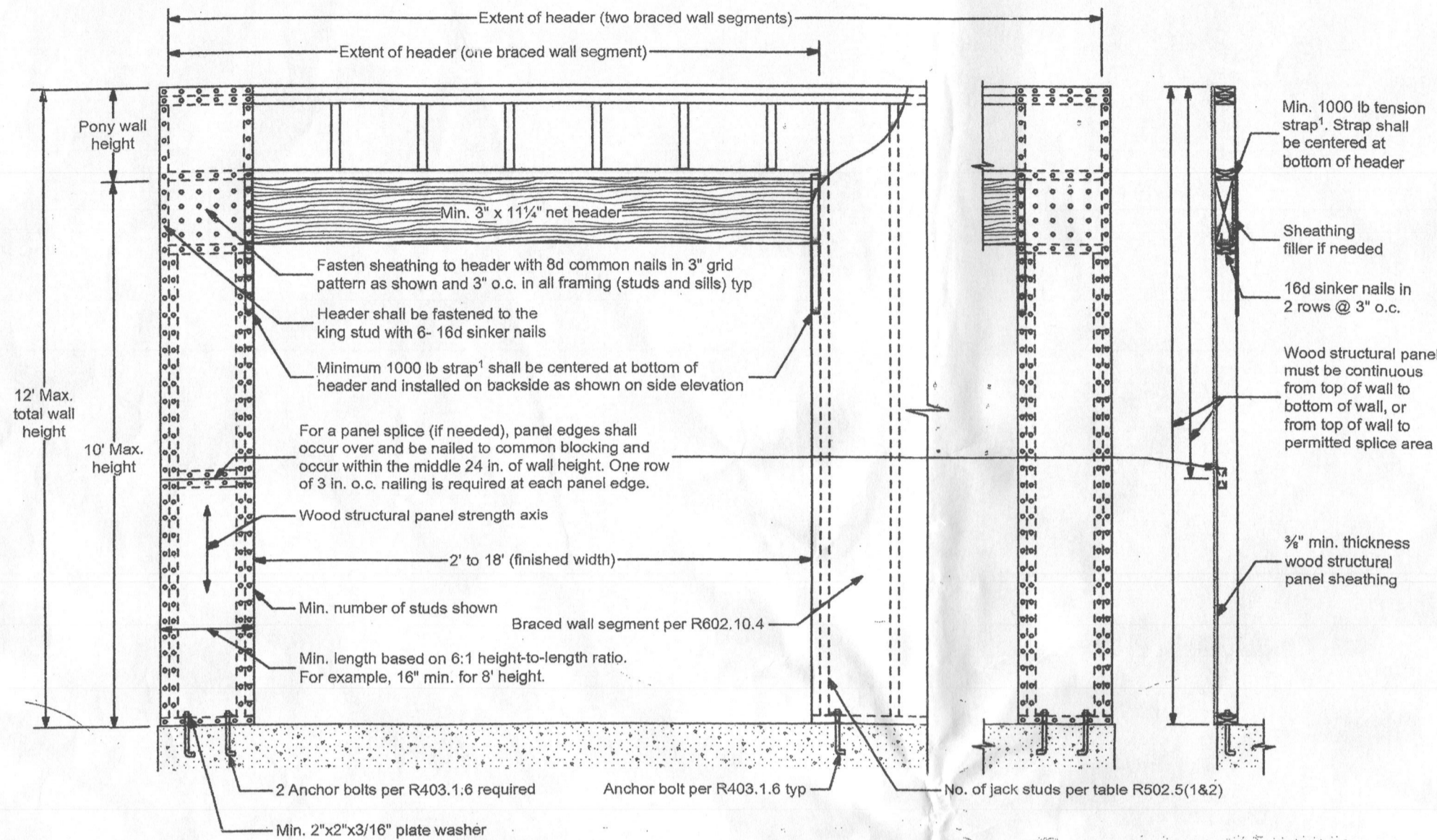
Methods WSP & CS-WSP: Min. 7/16" OSB Wood Structural Panel sheathing attached to framing with 6d at 6" o.c. at panel edges and 12" o.c. at intermediate framing members.

Note: At Braced Wall Lines incorporating Continuously Sheathed bracing methods (CS-WSP & CS-PF), all exterior walls along the Braced Wall Line must be fully sheathed with min 7/16" OSB Wood Structural Panel sheathing fastened per IRC 2009 Tables R602.3(1), R602.3(2), and R602.3(3).

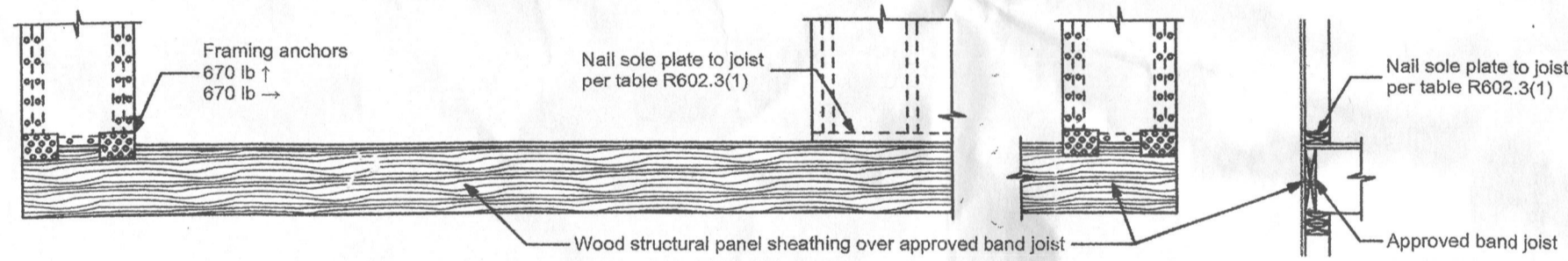
Method GB: Min. 1/2" gypsum board applied to each side of framing with adhesive and Type S or W screws @ 7" o.c. at panel edges and 24" o.c. at intermediate framing members or nails per IRC 2009 Table R702.3.5 @ 7" o.c. at panel edges and 16" o.c. at intermediate framing members.

Method LIB: Simpson WB/WBC straps installed in an "X" pattern on one face of wall; fasten with 2- 16d nails at top and bottom plates and 1- 8d nail per stud. 8' tall walls to use either WB106/WB106C installed at 60° from horizontal (4'-8" linear wall length) or WB126/WB126C installed at 45° from horizontal (8'-1" linear wall length); 9' tall walls to use WB126/WB126C installed at 53° from horizontal (6'-10" linear wall length); 10' tall walls to use WB143C installed at 45° from horizontal (10'-1" linear wall length).

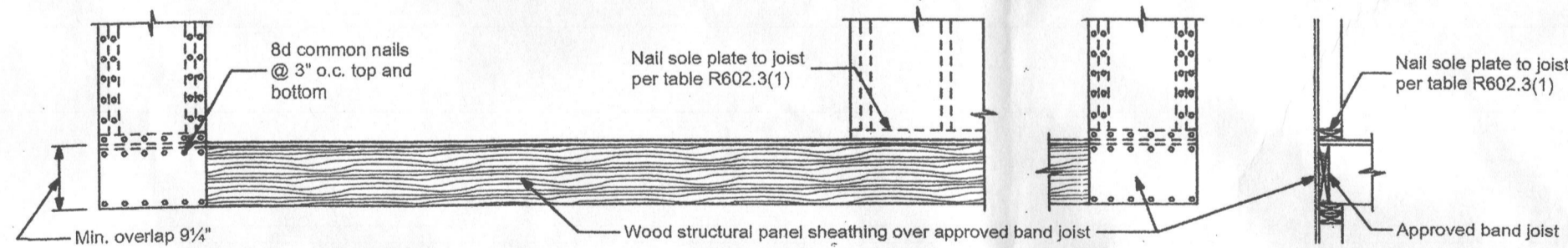
OUTSIDE ELEVATION **SIDE ELEVATION**



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR OR SECOND FLOOR - FRAMING ANCHOR OPTION

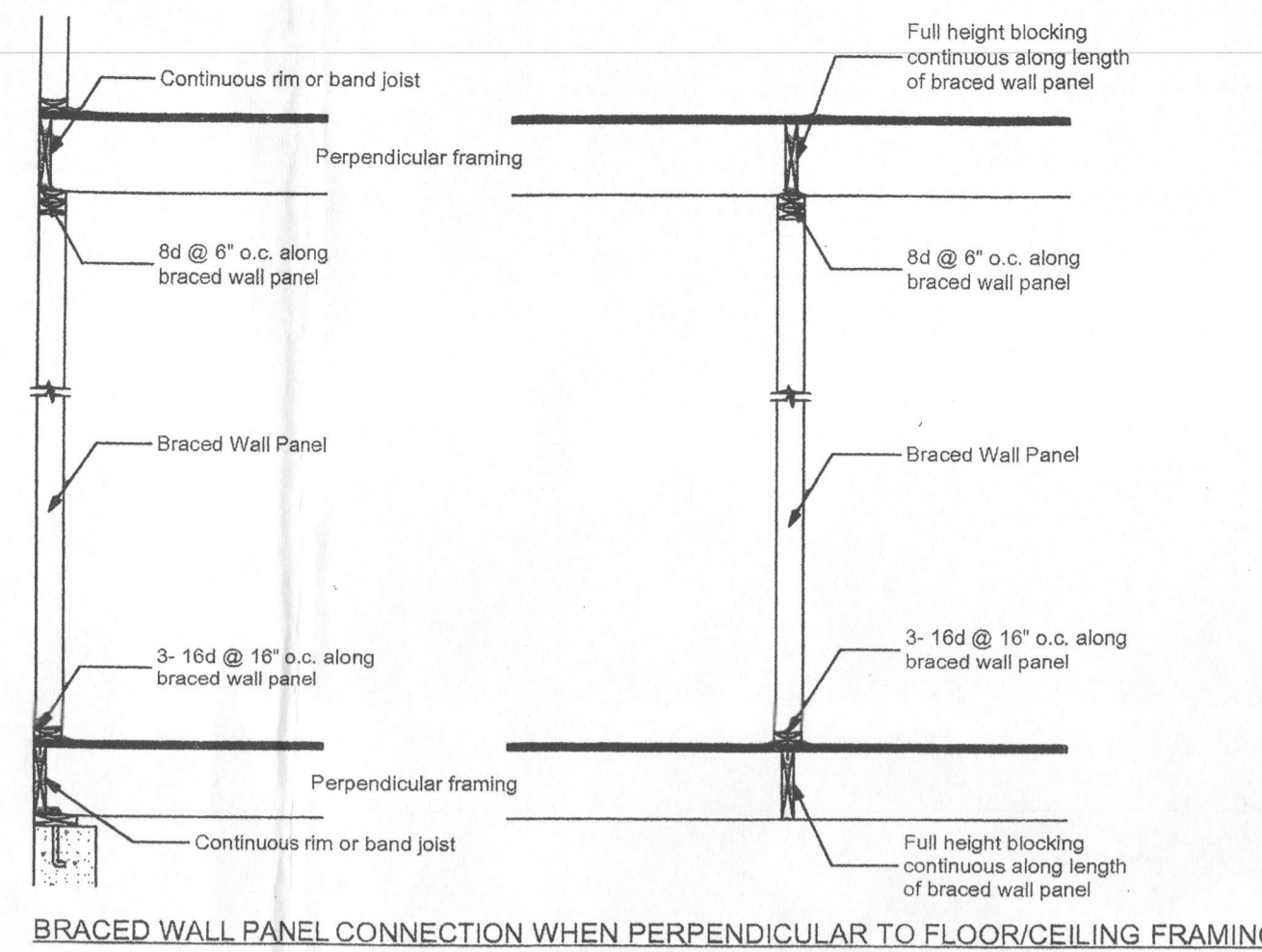


OVER RAISED WOOD FLOOR OR SECOND FLOOR - WOOD STRUCTURAL PANEL OVERLAP OPTION

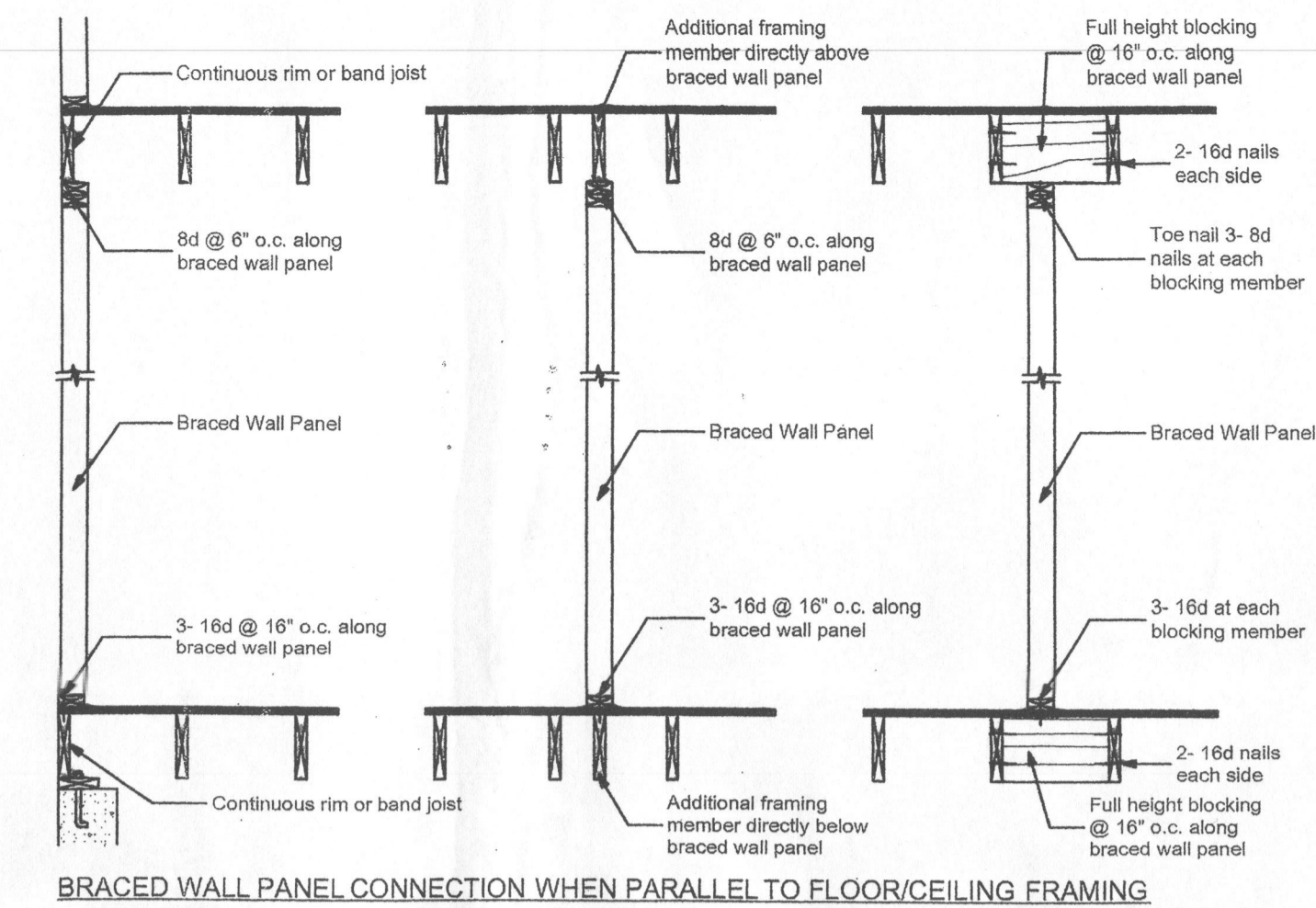
1 Tension Strap Capacity Required for Method CS-PF

| Minimum Wall Stud Framing Nominal Size and Grade | Maximum Pory Wall Height (feet) | Maximum Total Wall Height (feet) | Maximum Opening Width (feet) | Wind Exposure | |
|--------------------------------------------------|---------------------------------|----------------------------------|------------------------------|---------------|------|
| | | | | B | C |
| 2x4 No. 2 Grade | 0 | 10 | 18 | 1000 | 1000 |
| | | | 9 | 1000 | 1000 |
| | | | 16 | 1000 | 2325 |
| | | | 18 | 1200 | 2725 |
| | 2 | 10 | 9 | 1000 | 1550 |
| | | | 16 | 2025 | 3900 |
| | | | 18 | 2400 | DR |
| | | | 9 | 1200 | 2750 |
| 2 | 12 | 16 | 3200 | DR | |
| | | 18 | 3850 | DR | |
| | | 9 | 2350 | DR | |
| | | 18 | DR | DR | |
| 2x6 Stud Grade | 2 | 12 | 9 | 1000 | 1750 |
| | | | 16 | 2050 | 3550 |
| | | | 18 | 2450 | 4100 |
| | | | 9 | 1500 | 2775 |
| 16 | 12 | 18 | 16 | 3150 | DR |
| | | | 18 | 3675 | DR |

Notes: 1. Basic Wind Speed of 90mph. For other Basic Wind Speeds, see IRC 2009 Table R602.10.4.1.1
2. DR = Design Required



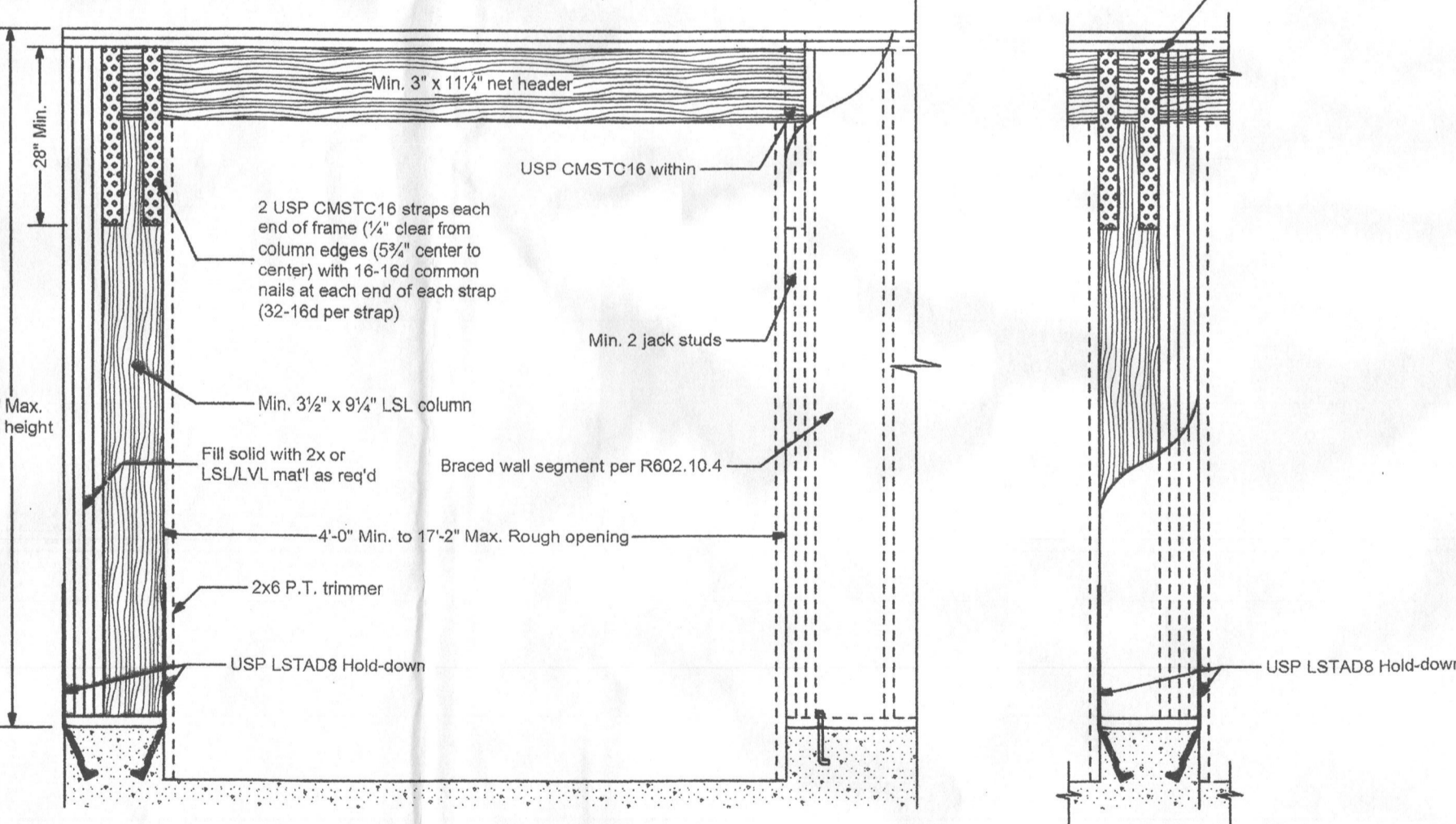
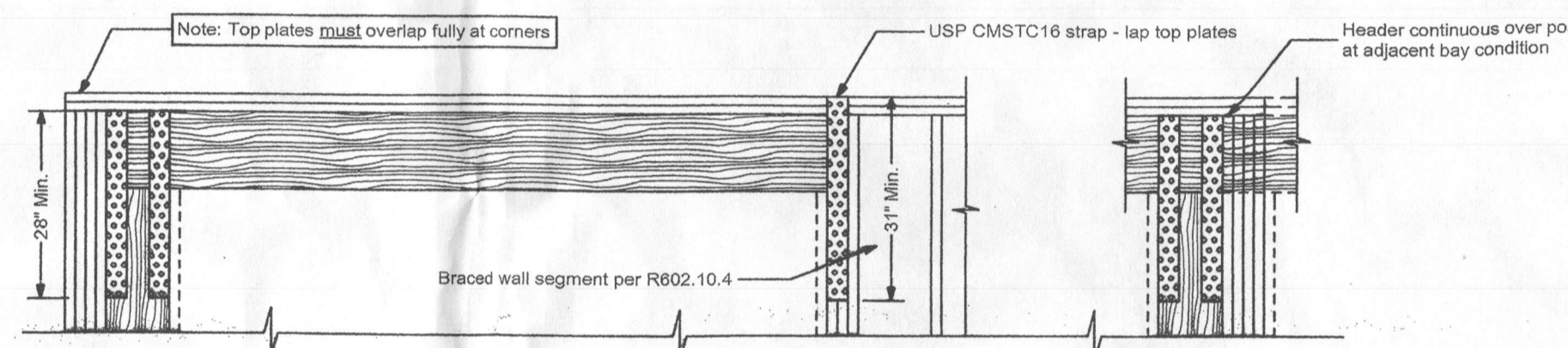
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



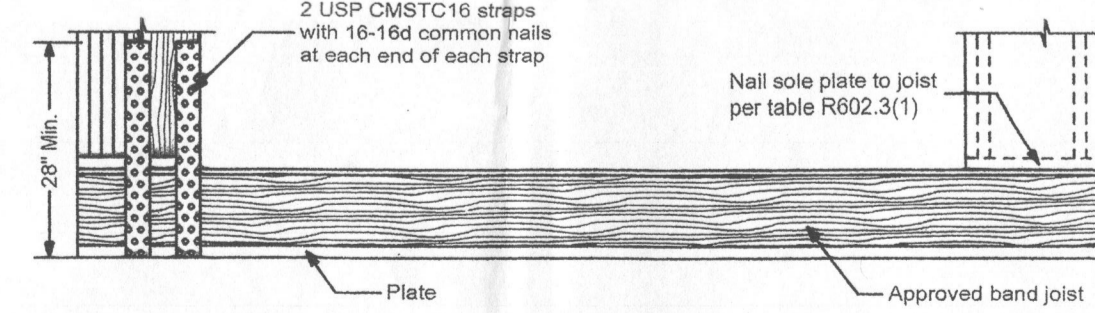
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

Braced Wall Panel Connections to Floor and Ceiling Framing

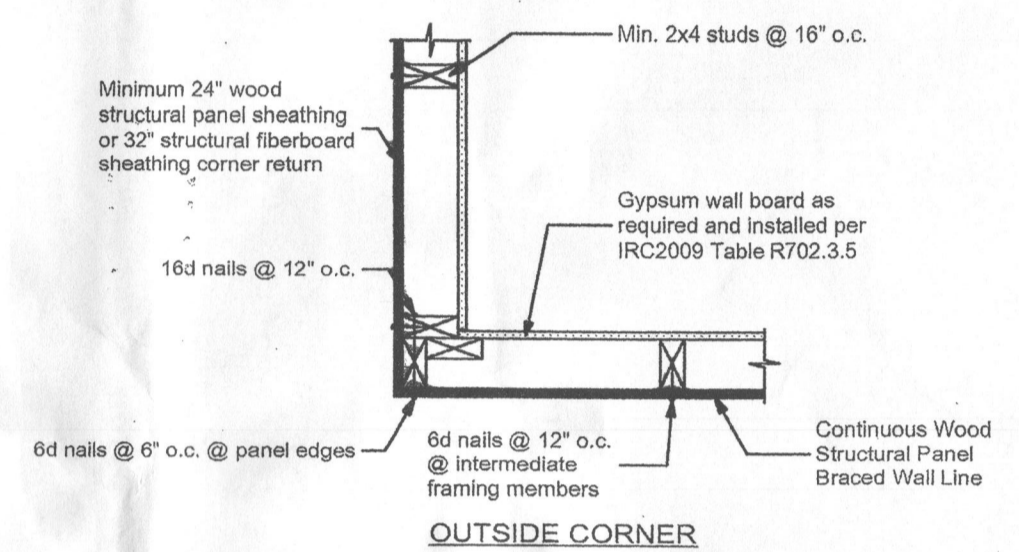
NOT TO SCALE



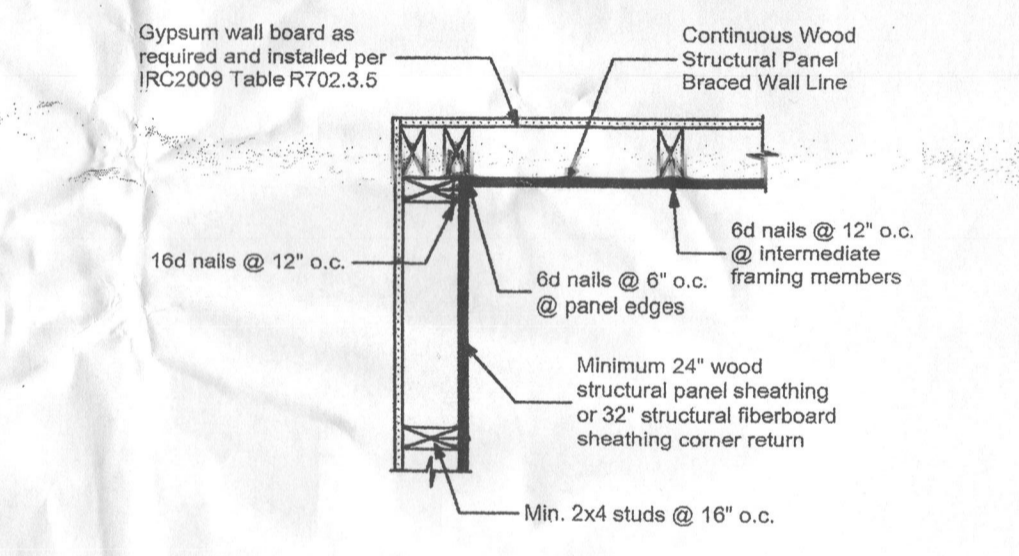
EXTERIOR ELEVATION OVER CONCRETE FOUNDATION



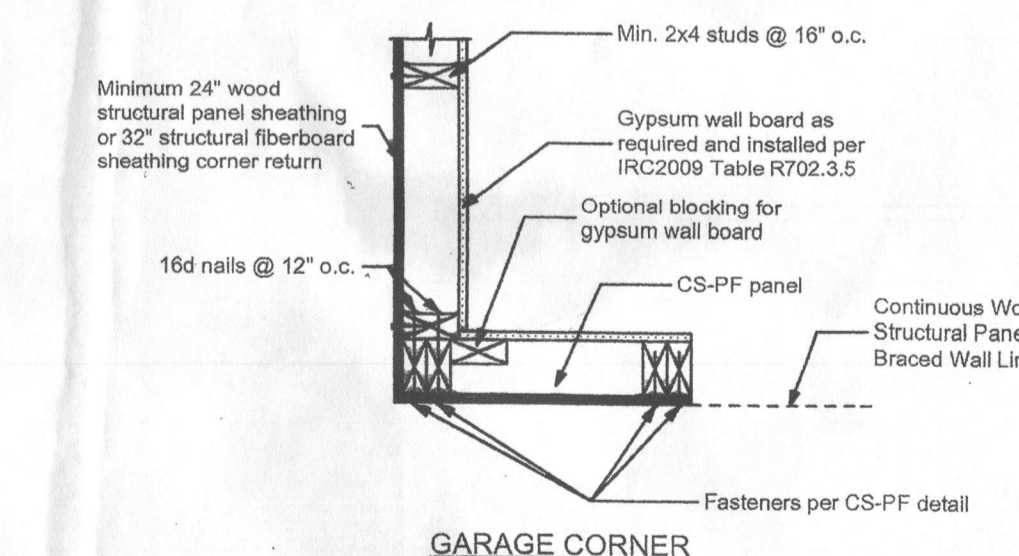
EXTERIOR ELEVATION OVER RAISED WOOD FLOOR



OUTSIDE CORNER



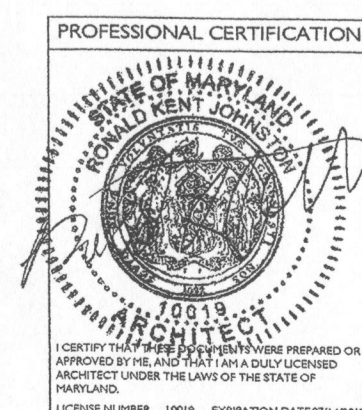
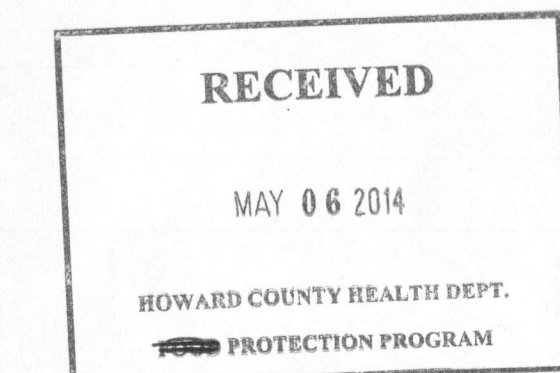
INSIDE CORNER



GARAGE CORNER

Corner Framing Details

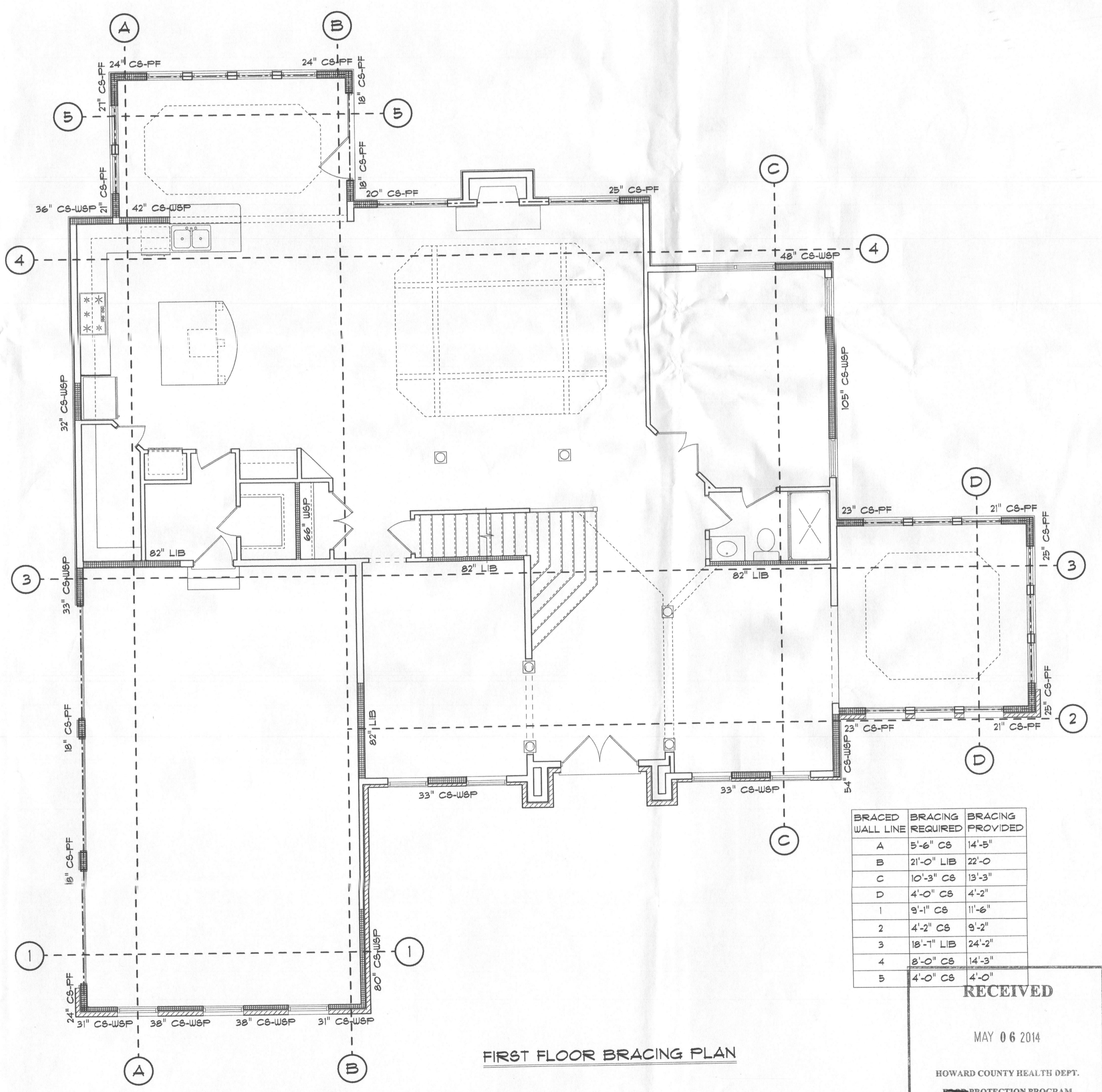
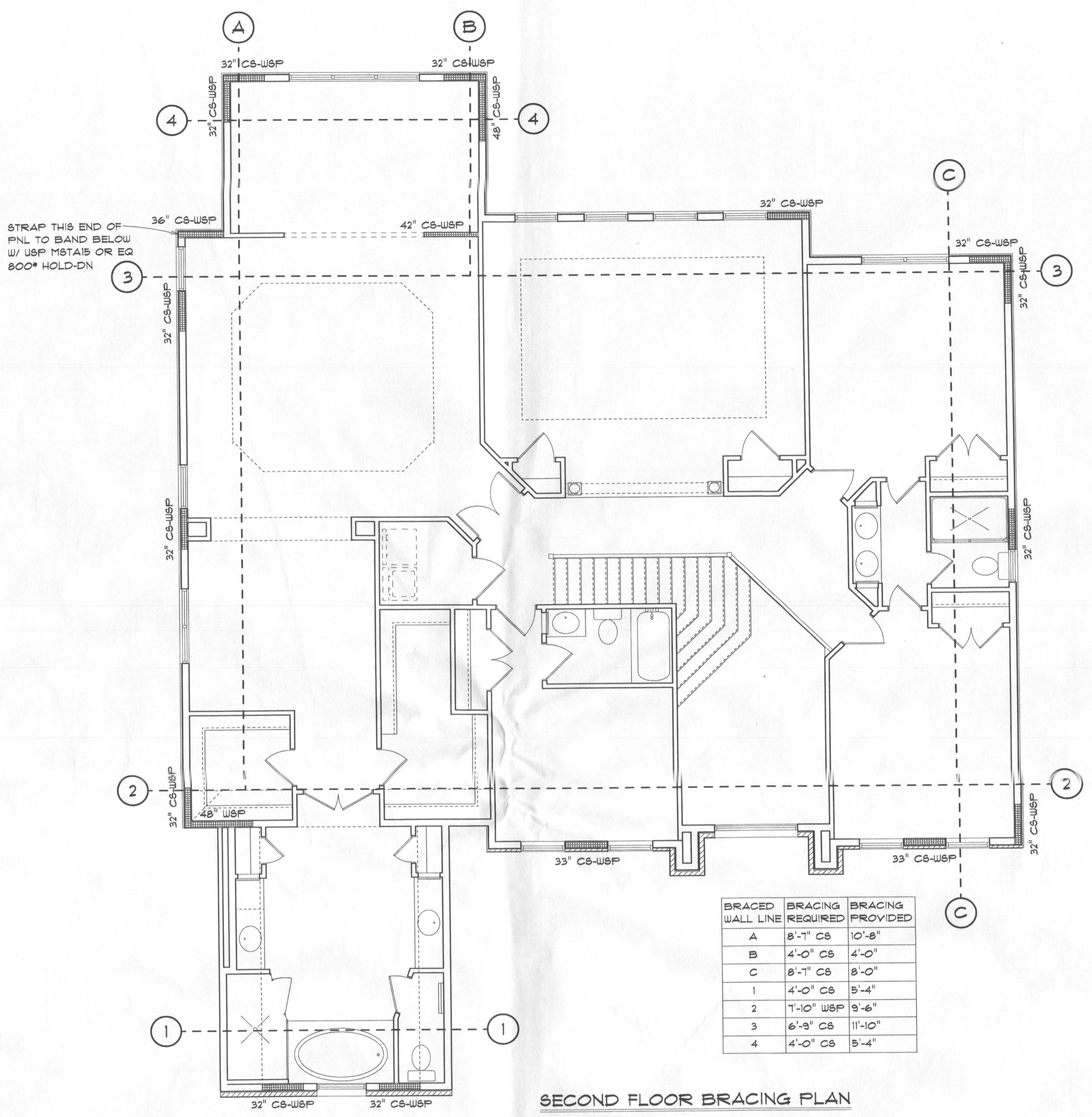
NOT TO SCALE



CS-PF Continuous Portal Frame
NOT TO SCALE

EPF Engineered LSL Column Portal Frame
NOT TO SCALE

B14001414



RECEIVED
 MAY 06 2014
 HOWARD COUNTY HEALTH DEPT.
 PROTECTION PROGRAM

FAMILY ROOM FIREPLACE: LENNOX MILLIVOLT EDV4035 NATURAL GAS PRE ENGINEERED DIRECT VENT FIREPLACE
 F.P. ROUGH OPENING, LENNOX MILLIVOLT EDV4035: 41" W x 40 1/2" H x 23" D

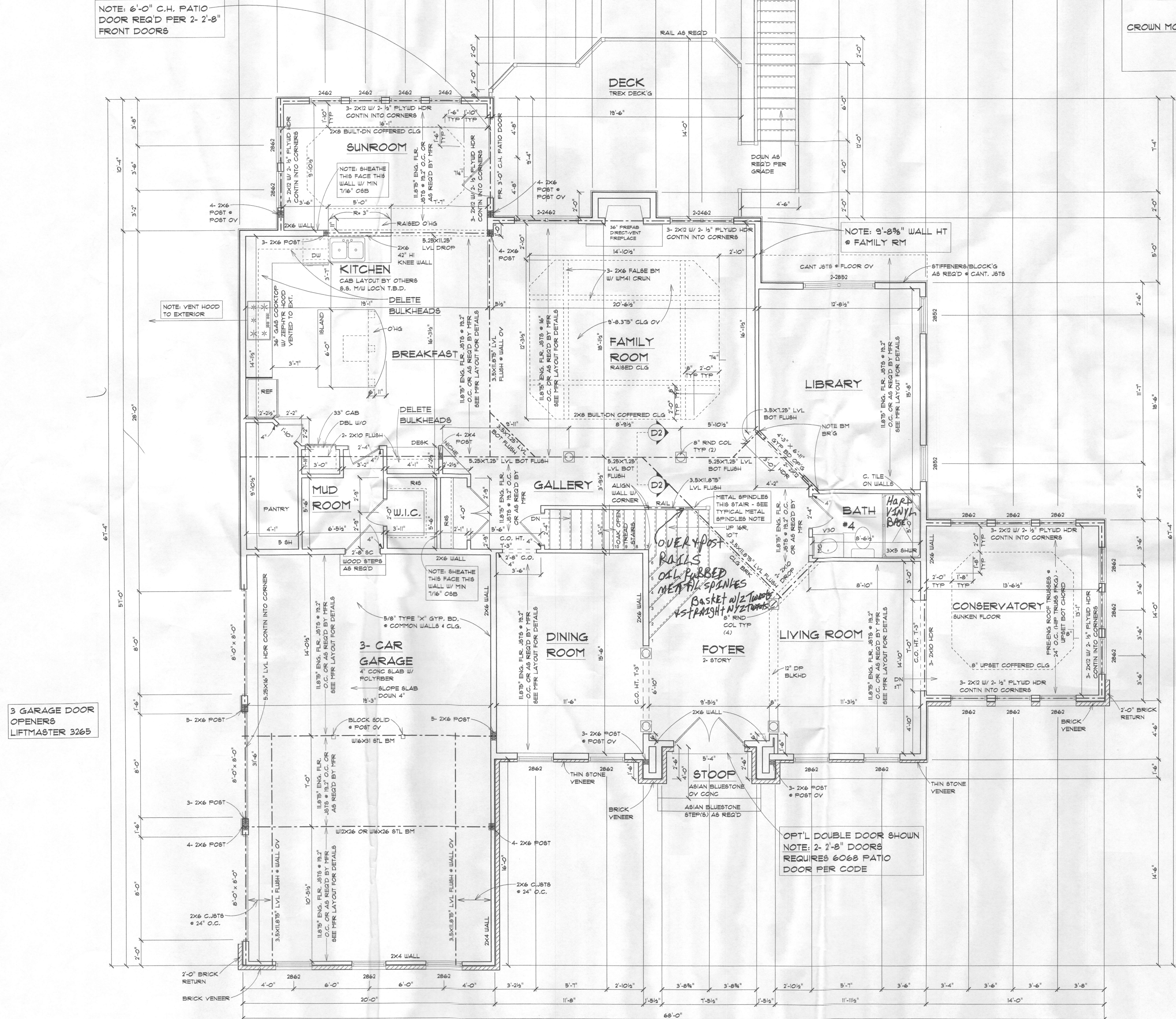
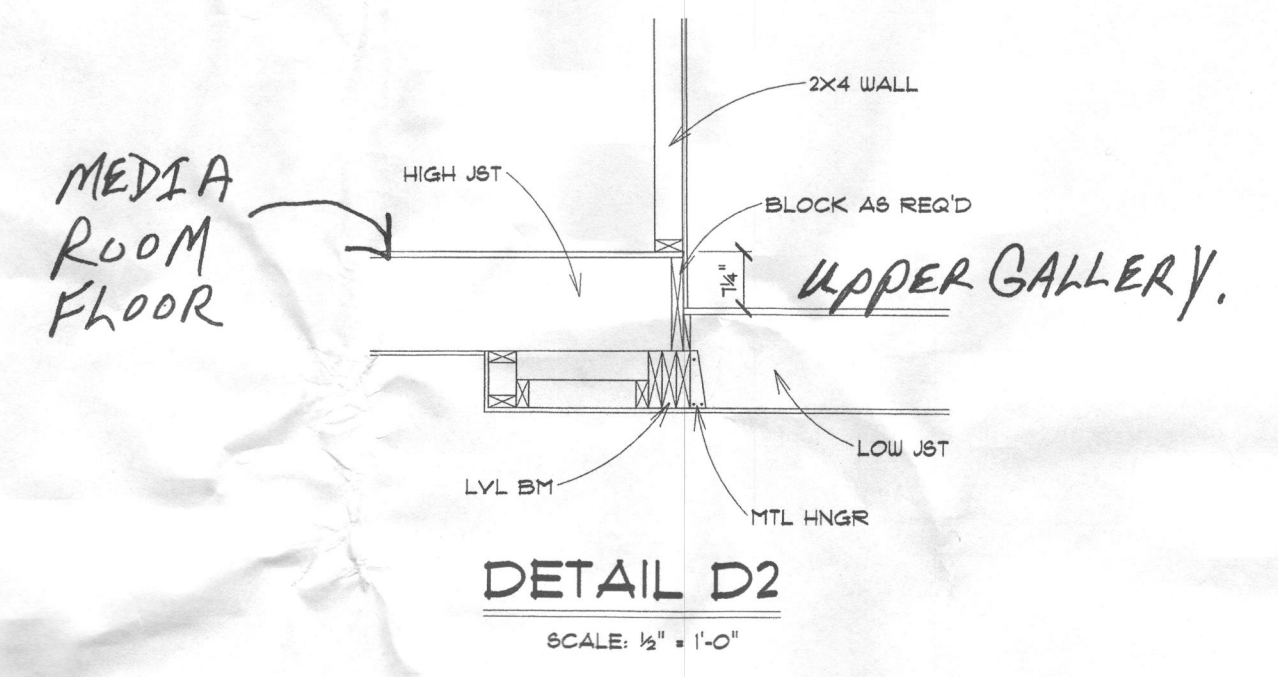
NOTE: 6'-0" C.H. PATIO DOOR REQ'D PER 2'-8" FRONT DOORS

WALNUT CREEK INTERIOR TRIM PACKAGE
DOORS: 1ST, 2ND, & BASEMENT FLOORS - PREHUNG MASONITE, RAISED CAMDEN
DOOR HARDWARE: SATIN NICKEL STOPS, KNOBS, HINGES, AND HANDLES
DOOR TRIM: 1ST, 2ND, & BASEMENT FLOORS - 3/4" BEADED EDGE CASING, FINGER JOINT
BASE: 1ST, 2ND, & BASEMENT FLOORS - 5/8" WM-163E
CHAIR RAIL: TWO PIECES WM-302 W/ 1/4" BEADED BOTTOM BACKER IN DINING ROOM
 • WOOD EXTENSIONS & CASINGS AROUND ALL WINDOWS EXCEPT IN THE GARAGE
CROWN MOULDING: THREE PIECE 4 5/8" CROWN W/ BEADED BOTTOM BACKER W/ #183 TRIM IN LIVING ROOM, DINING ROOM, FOYER, 1ST FLOOR GALLERY, SUNROOM, STUDY, SECOND FLOOR HALL, AND CONSERVATORY
COFFERED CEILINGS: TWO PIECE 4 5/8" CROWN W/ BOTTOM BACKER

FAMILY ROOM COFFERED CLG: WM41 CROWN.

NOTE: CARPENTER ALLOW 4" FOR 3/4" CASING ON 1ST FLOOR & 2ND FLOOR

JOE/JAMES/BILL
USE PAINTED L SHOE MOLDING INSTEAD OF OAK SHOE MOLDING ON HD WOOD FLOORS.



FIRST FLOOR PLAN
 NOTE: 9'-1 1/2" WALL HT
 45 DEG ANGLE WALLS U.O.N.

NOTE: INTERIOR STAIRS SHALL CONFORM TO THE FOLLOWING GEOMETRY:
STRAIGHT:
 RISER HEIGHT 7.15" MAX
 TREAD DEPTH 10" MIN
 NOSING .75" MIN 1.25" MAX
 (NOTE: NOSING MAY BE OMITTED & TREAD DEPTH OF 11" OR GREATER)

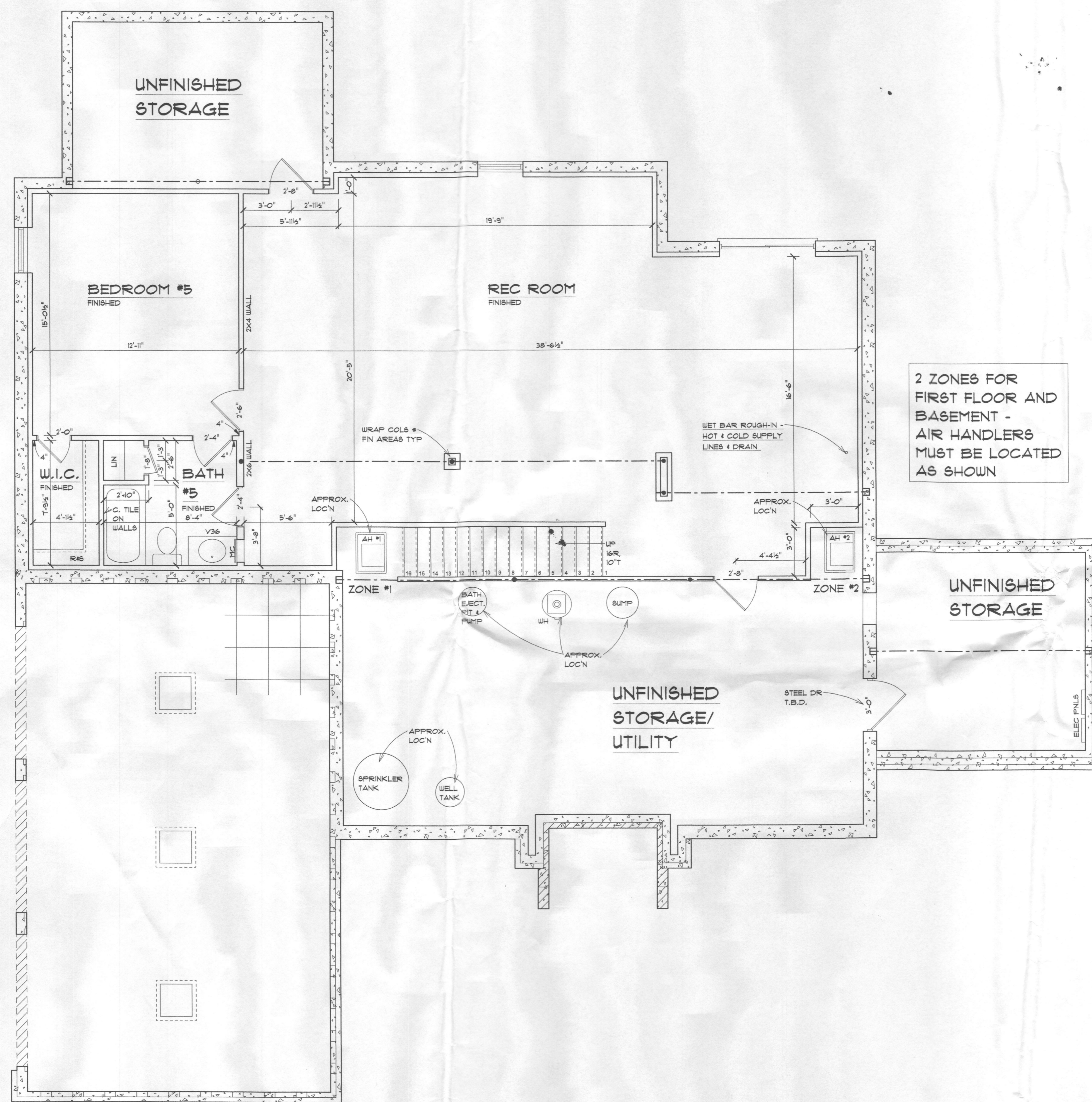
NOTE: 9' CEILINGS U.O.N.
 2X6 EXTERIOR WALLS U.O.N.

NOTE: L/480 MAX JOIST DEFLECTION

TYPICAL METAL SPINDLES
 INCLUDES OIL RUBBED COPPER SPINDLES BASKET C2892 & STRAIGHT C2891: BOTH W/ TUBES & COLLARS AND OVER THE POST RAILS FRONT & REAR STAIRS (PER PLAN)

RECEIVED
 MAY 06 2014
 HOWARD COUNTY HEALTH DEPT.
 PROTECTION PROGRAM

B14001414
2012 CODE



2 ZONES FOR FIRST FLOOR AND BASEMENT - AIR HANDLERS MUST BE LOCATED AS SHOWN

FINISHED BASEMENT PLAN

RECEIVED
MAY 06 2014
HOWARD COUNTY HEALTH DEPT.
PROTECTION PROGRAM

B14001919
2012 CODE

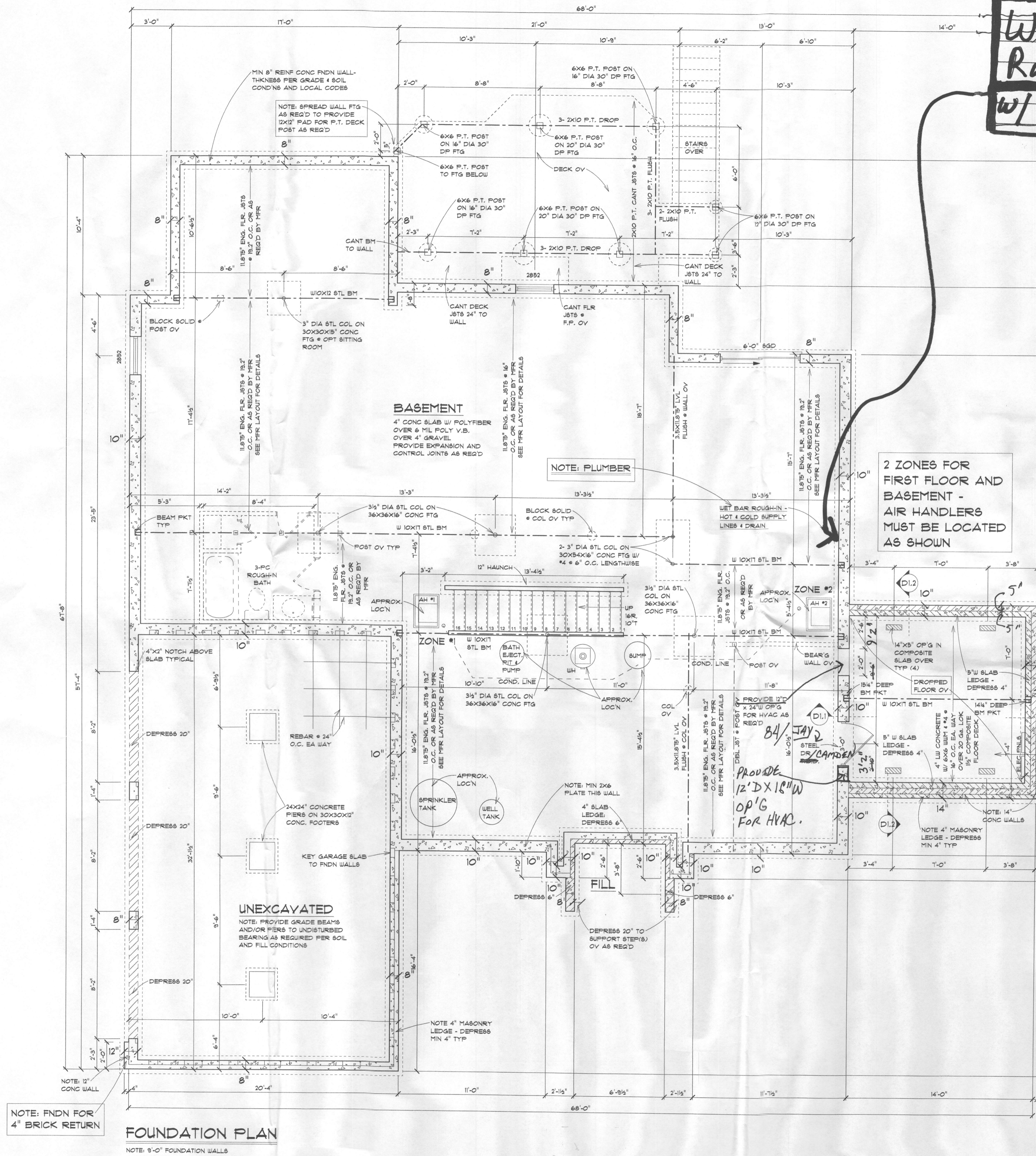
SCALE: 1/4" = 1'-0"
OR AS NOTED

REVISIONS
04-24-2014

DATE
04-23-2014

SHEET NO.

A-4



NOTE PLUMBER
WET BAR
ROUGH IN
W/ HOT AND COLD
WATER LINES

NOTE: PLUMBER

2 ZONES FOR
FIRST FLOOR AND
BASEMENT -
AIR HANDLERS
MUST BE LOCATED
AS SHOWN

| | |
|--------------------|-----|
| Gas: Natural - | |
| Gas Furnace Zones: | |
| 1 AND 2, | YES |
| Fire Place | YES |
| Cook Top | YES |

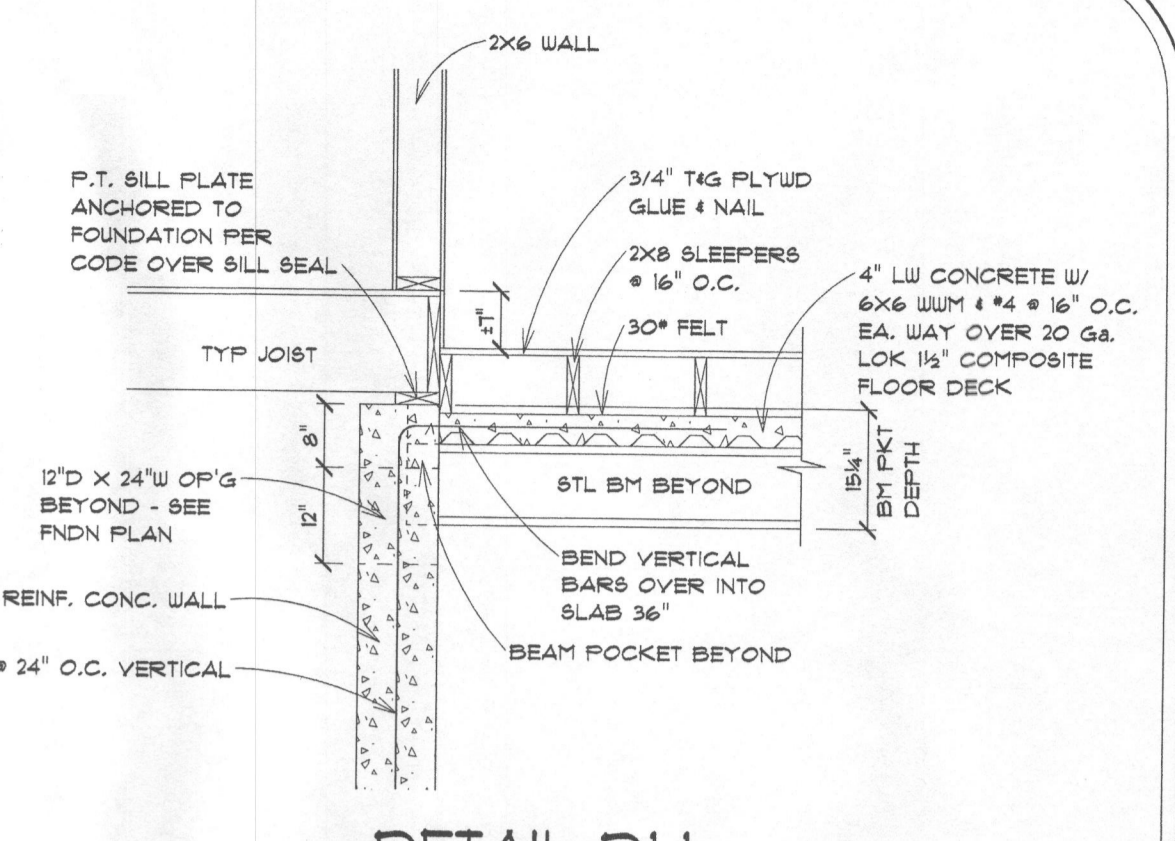
NOTE: AT
CONSERVATORY
FNDN, DEPRESS
TOP OF STEM WALL
1" (8'-11" WALL HGT)

ELECTRIC & GAS METER
NOTE: FNDN FOR
4" BRICK RETURN

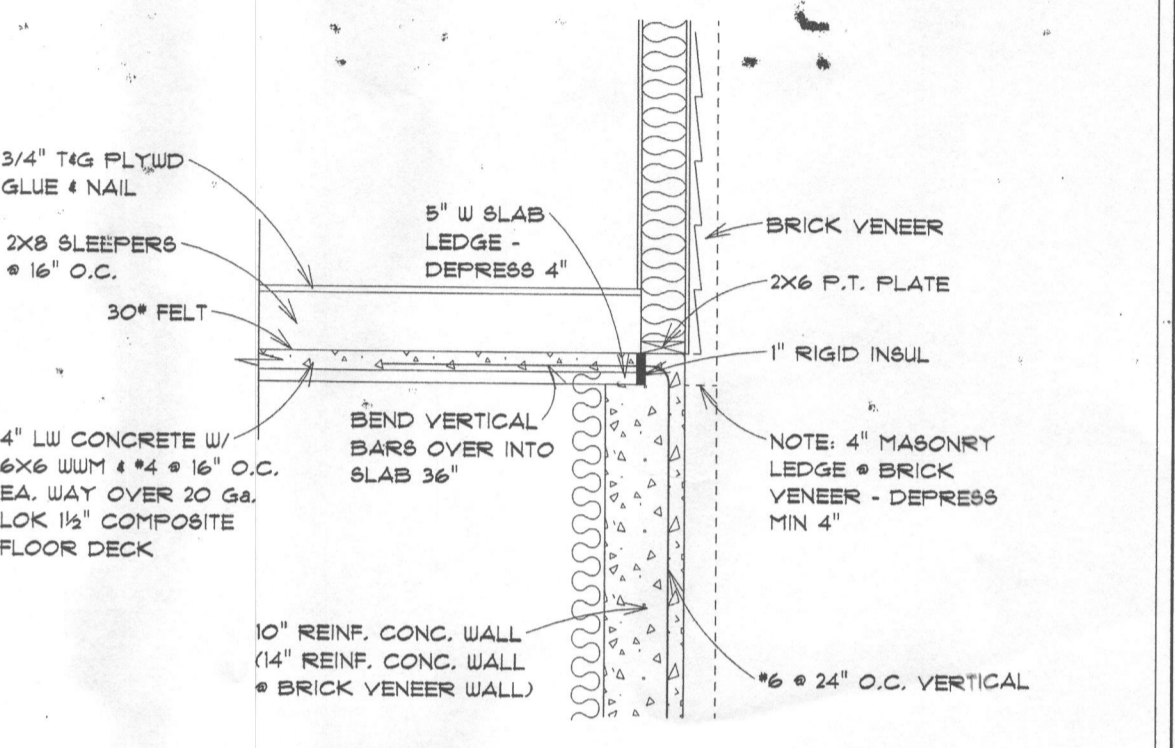
- NOTES**
- 2000 PBF SOIL BEARING CAPACITY ASSUMED.
 - BEAMS, JOISTS HEADERS AND RAFTERS TO BE 6-F-F #1/2 OR EQUAL TYPICAL THROUGHOUT UNLESS OTHERWISE NOTED
 - VERIFY SIZE AND LOCATIONS OF DOORS AND WINDOWS THIS PLAN PER GRADE AND BUILDER
 - ENGINEERED JOIST BRACING AND SERIES TO BE DESIGNED BY MFR FOR L/480 MAX DEFLECTION. ALL LAMINATED BEAMS AND BUILT-UP JOISTS TO BE DESIGNED/VERIFIED BY MFR TYPICAL THROUGHOUT.
- NOTE: ENGINEERED JOISTS ASSUMED TO BE MIN Weyerhaeuser Series 210 OR EQ TYP THROUGHOUT

NOTE: 9'-0" FOUNDATION WALLS

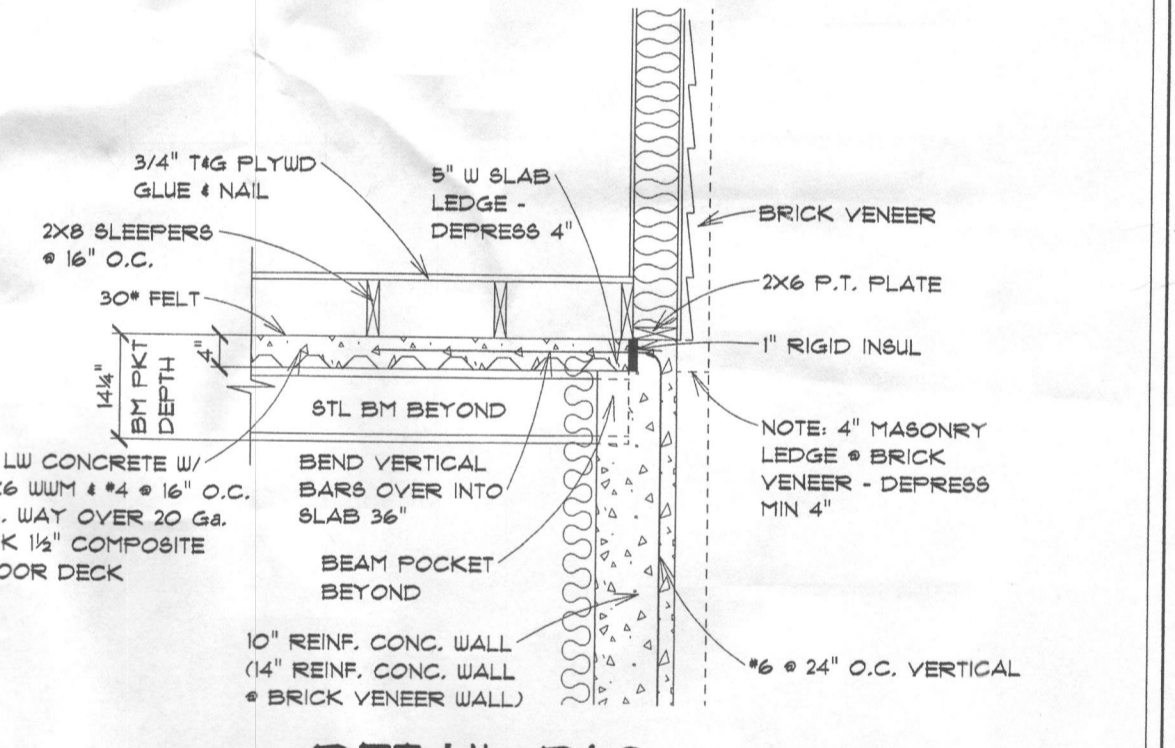
NOTE: L/480 MAX JOIST DEFLECTION



DETAIL D1.1
 SCALE: 1/4" = 1'-0"



DETAIL D1.2
 SCALE: 1/4" = 1'-0"



DETAIL D1.3
 SCALE: 1/4" = 1'-0"

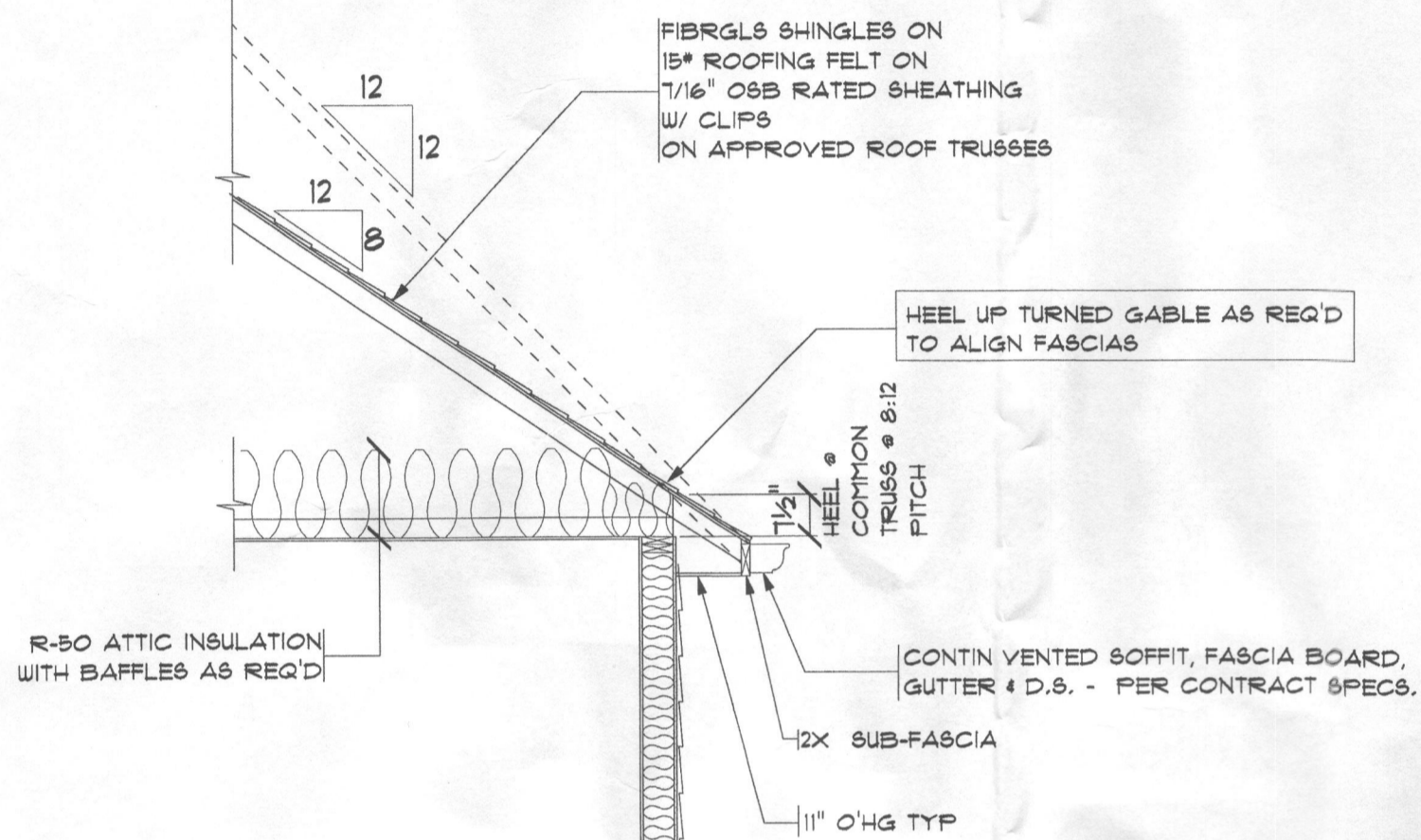
NOTE: PLUMBER
PASSIVE RADON SYSTEM
 3" PVC PIPE W/ TEE VENTED THROUGH ROOF (LOCATION PER PLUMBER)

HVAC: EQUIPMENT - AMANA
 ZONE 1 & 2: 90% EFFICIENCY NATURAL GAS FURNACE WITH 13 SEER A/C UNIT
 ZONE 3: 13 SEER HEAT PUMP VENT RANGE HOOD TO OUTSIDE

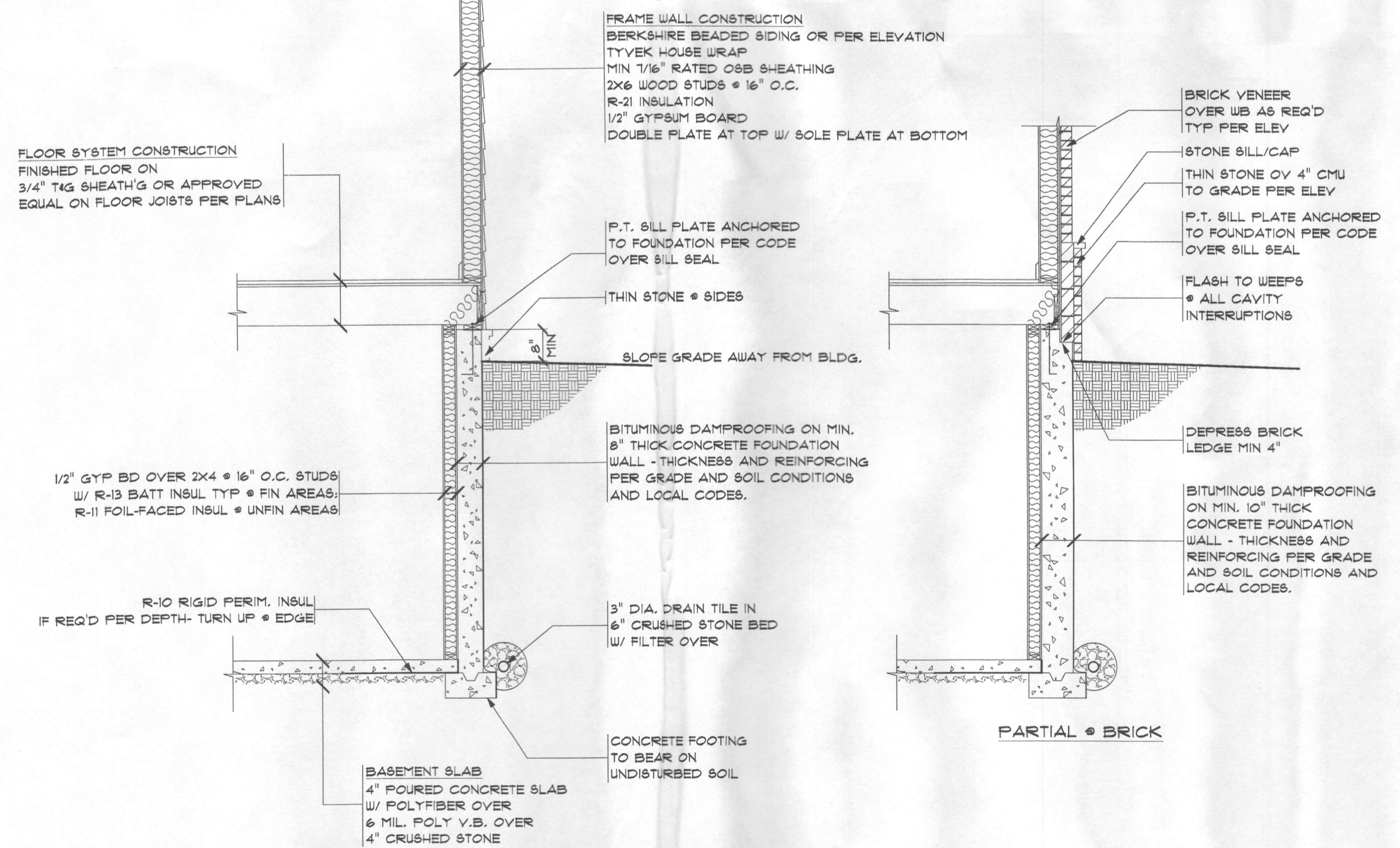
E-ONE SEPTIC SYSTEM

RECEIVED
 MAY 06 2014
 HOWARD COUNTY HEALTH DEPT.
 PROTECTION PROGRAM

B14001414
2012 CODE



REAR ELEVATION 3/16"



FRAME WALL SECTION
SCALE: N.T.S.

IECC 2012 ENERGY CODE COMPLIANCE REQUIREMENTS

THE BUILDING SHALL CONFORM TO THE FOLLOWING MANDATORY REQUIREMENTS PER THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE:

| COMPLIANCE CERTIFICATE | A PERMANENT CERTIFICATE APPROVED BY THE LOCAL JURISDICTION DESCRIBING THE R-VALUES, U-FACTORS, AND SHGC OF THE BUILDING COMPONENTS AND BUILDING AIR LEAKAGE TEST RESULTS SHALL BE AFFIXED TO THE ELECTRICAL DISTRIBUTION PANEL OR ANOTHER LOCATION APPROVED BY THE LOCAL JURISDICTION, PER IECC R401.3 (IRC N101.6). |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AIR LEAKAGE | ALL NEW CONSTRUCTION BUILDINGS SHALL BE CONSTRUCTED TO LIMIT THE THERMAL ENVELOPE AIR LEAKAGE TO 3 AIR CHANGES PER HOUR AT 50 PASCALS OF PRESSURE AND TESTED VIA A BLOWER DOOR TEST PER IECC R402.4 (IRC N102.4). |
| MAXIMUM FENESTRATION U-FACTOR AND SHGC | THE MAXIMUM U-FACTOR ALLOWED USING EITHER THE TOTAL UA ALTERNATIVE METHOD PER IECC R402.14 (IRC N102.14) OR THE SIMULATED PERFORMANCE ALTERNATIVE PER IECC R405 (IRC N105) SHALL BE 0.48 FOR VERTICAL FENESTRATION AND 0.75 FOR SKYLIGHTS PER IECC R402.5 (IRC N102.5). |
| HVAC CONTROLS | EACH HEATING AND COOLING SYSTEM SHALL HAVE AT LEAST ONE THERMOSTAT PER IECC R403.1 (IRC N103.1). IF THE PRIMARY HEATING SYSTEM IS A FORCED AIR FURNACE, A PROGRAMMABLE THERMOSTAT SHALL BE PROVIDED PER IECC R403.1.1 (IRC N103.1.1). |
| HEAT PUMP SUPPLEMENTARY HEAT | HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT FROM OPERATING WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD PER IECC R403.1.2 (IRC N103.1.2). |
| DUCT SEALING | ALL DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED PER IRC M1604.1. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER A ROUGH-IN OR POSTCONSTRUCTION TEST PER IECC R403.2.2 (IRC N103.2.2) UNLESS DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE. |
| BUILDING CAVITIES AS DUCTS OR PLENUMS | BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS PER IECC R403.2.3 (IRC N103.2.3). |
| MECHANICAL SYSTEM PIPING INSULATION | MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F OR BELOW 55°F SHALL BE INSULATED TO R-3 MINIMUM PER IECC R403.3 (IRC N103.3). PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DEGRADATION AND DECAY PER IECC R403.3.1 (IRC N103.3.1). |
| CIRCULATING HOT WATER SYSTEMS | CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH TO TURN OFF THE CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE PER IECC R403.4.1 (IRC N103.4.1). |
| MECHANICAL VENTILATION | THE BUILDING SHALL BE PROVIDED WITH VENTILATION PER IRC M1601 OR OTHER APPROVED MEANS OF VENTILATION PER IECC R403.5 (IRC N103.5). WHOLE-HOUSE VENTILATION FANS SHALL MEET EFFICIENCY STANDARDS PER IECC TABLE R403.5.1 (IRC TABLE N103.5.1). |
| EQUIPMENT SIZING | HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES PER IECC R403.6 (IRC N103.6). |
| SYSTEMS SERVING MULTIPLE DWELLING UNITS | SYSTEMS SERVING MULTIPLE DWELLING UNITS SHALL CONFORM TO IECC SECTIONS C403 AND C404. |
| SNOW MELT SYSTEMS CONTROLS | SNOW AND ICE MELT SYSTEMS SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENT TEMPERATURE IS ABOVE 50°F AND NO PRECIPITATION IS FALLING, AND AUTOMATIC OR MANUAL CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°F PER IECC R403.8 (IRC N103.8). |
| POOLS AND INGROUND PERMANENTLY INSTALLED SPAS | POOLS AND INGROUND SPA HEATERS SHALL HAVE AN ACCESSIBLE ON-OFF SWITCH MOUNTED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUT-OFF WITHOUT AFFECTING THE THERMOSTAT SETTING PER IECC R403.9.1 (IRC N103.9.1). GAS-FIRED HEATERS SHALL NOT HAVE CONSTANT BURNING PILOT LIGHTS. HEATERS SHALL HAVE TIME SWITCHES OR OTHER CONTROL METHODS TO AUTOMATICALLY TURN ON AND OFF PER A PRESET SCHEDULE PER IECC R403.9.2 (IRC N103.9.2). HEATED POOLS AND INGROUND SPAS SHALL BE PROVIDED WITH A VAPOR-RETARDANT COVER PER IECC R403.9.3 (IRC N103.9.3). |
| LIGHTING EQUIPMENT | A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS PER IECC R404.1 (IRC N104.1). |
| FUEL GAS LIGHTING EQUIPMENT | FUEL GAS SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHT SYSTEMS PER IECC R404.1.1 (IRC N104.1.1). |

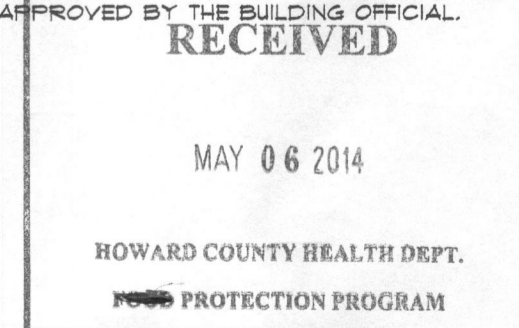
THE BUILDING SHALL ALSO CONFORM TO ONE OF THE FOLLOWING OPTIONS:

1. PRESCRIPTIVE
THE BUILDING CONFORMS TO THE PRESCRIPTIVE REQUIREMENTS DETAILED IN THE CHART BELOW PER IECC R402.1.1 + R402.1.2 (IRC N102.1.1 + N102.1.2), EQUIVALENT U-FACTORS MAY BE SUBSTITUTED FOR REQUIRED R-VALUES PER IECC R402.1.3 (IRC N102.1.3). THE BUILDING SHALL ALSO CONFORM TO THE DETAILED REQUIREMENTS OF IECC R402.2 (IRC N102.2).

| COMPONENT | REQUIRED VALUE |
|---------------------------------|----------------------------------------------------------------------------------------------------|
| CEILING/ROOF | R-49 (COMPRESSED OVER WALL TOP PLATE AT EAVES) OR R-38 (UNCOMPRESSED OVER WALL TOP PLATE AT EAVES) |
| WALLS | R-20 (CAVITY) OR R-13 (CAVITY PLUS R-5 CONTINUOUS) |
| BASEMENT WALLS | R-10 CONTINUOUS OR R-13 (CAVITY) |
| SLAB | R-10, 2" DEPTH |
| CRAWL SPACE: WALL or FLOOR | R-10 CONTINUOUS OR R-13 (CAVITY) R-15 |
| DUCTS OUTSIDE CONDITIONED SPACE | R-6 FOR SUPPLY DUCTS IN ATTICS R-6 FOR ALL OTHER DUCTS |
| HOT WATER PIPES | R-3 UNLESS OTHERWISE ALLOWED BY IECC R403.4.2 (IRC N103.4.2) |
| FENESTRATION | U-FACTOR = 0.35 MAX; SHGC = 0.40 MAX |
| SKYLIGHTS | U-FACTOR = 0.55 MAX; SHGC = 0.40 MAX |

2. TOTAL UA ALTERNATIVE
THE BUILDING THERMAL ENVELOPE'S TOTAL UA, CALCULATED PER THE ASHRAE HANDBOOK OF FUNDAMENTALS, IS LESS THAN OR EQUAL TO THE TOTAL UA OF AN EQUIVALENT BUILDING BUILT TO THE PRESCRIPTIVE REQUIREMENTS LISTED ABOVE PER IECC R402.1.4 (IRC N102.1.4). PRESCRIPTIVE SHGC REQUIREMENTS LISTED ABOVE SHALL BE MET.

3. SIMULATED PERFORMANCE ALTERNATIVE
A BUILDING ENERGY PERFORMANCE ANALYSIS IS PERFORMED PER IECC R405 (IRC N105) USING SOFTWARE APPROVED BY THE BUILDING OFFICIAL.



PRESCRIPTIVE R-VALUE COMPLIANCE PATH

B 74001414
2012 CODE