



Health

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: 11/25/19
Permit No.: B19004059

Building Address: 12171 Fulton Estates Ct
City: Highland State: MD Zip Code: 20777
Suite/Apt. # _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: Fulton Manor Valley
Section: _____ Area: _____ Lot: 4
Tax Map: 41 Parcel: 78 Grid: 19
Zoning: _____ Map Coordinates: _____ Lot Size: 1.507(A)

Existing Use: SFD
Proposed Use: SFD W/PROPANE TANK
Estimated Construction Cost: \$ 4,000
Description of Work:
INSTALL 1000 GAL UNDERGROUNG PROPANE TANK

Occupant/Tenant Name: OWNER
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:
	2 nd floor:
Area of construction (sq. ft.):	Basement:
	<input type="checkbox"/> Finished Basement
Use group:	<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:
<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: Estates @ River Hill LLC
Address: 3765 Park Ave Ste 301
City: Elliott City State: MD Zip Code: 21047
Phone: 410-465-1074 Fax: _____
Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
Applicant's Name: MICHELLE CLANCY
Address: PO BOX 310
City: PERRY HALL State: MD Zip Code: 21128
Phone: 443-610-7514 Fax: _____
Email: MICHELLE@APPLIEDANDAPPROVED.COM

Contractor Company: HJ POIST
Contact Person: SEAN UNDERWOOD
Address: 360 MAIN STREET
City: LAUREL State: MD Zip Code: 20707
License No.: 103851
Phone: 301-725-3232 Fax: _____
Email: _____

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

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

RECEIVED
NOV 21 2019
LICENSES & PERMITS
DIVISION

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.

MICHELLE CLANCY
Applicant's Signature
MICHELLE@APPLIEDANDAPPROVED.COM
Email Address
PERMITS
Title/Company

MICHELLE CLANCY
Print Name
11/20/19
Date

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

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health	<u>12/3/19</u>	<u>RJF</u>

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

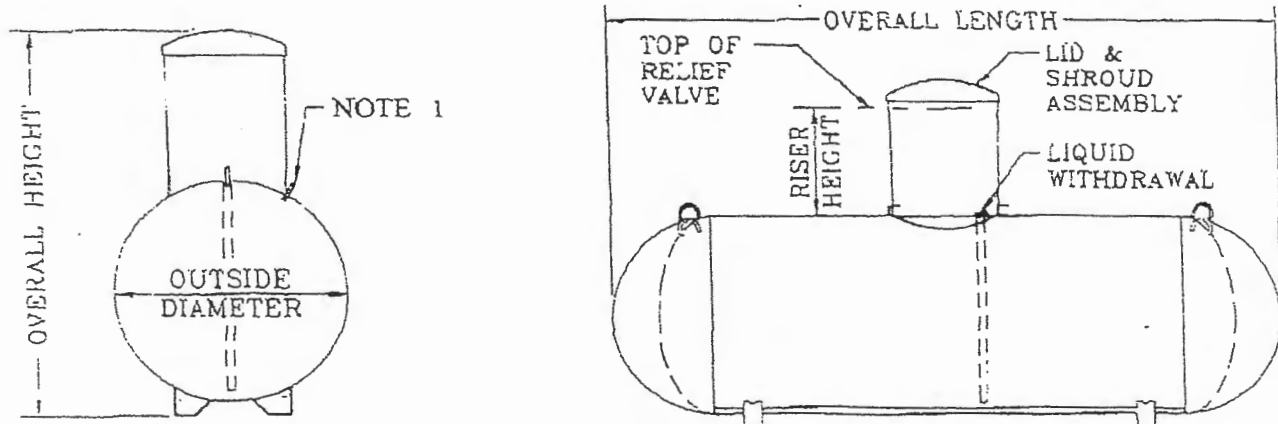
DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot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

Filing Fee	\$ <u>110.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$ <u>7349</u>
Check	#

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

TRINITY INDUSTRIES, INC.

Underground Vesse



General Specifications

Conforms to the latest edition and addenda of the ASME, Section VIII, div.1 code for Pressure Vessels. Complies with NFPA 58 and is listed by Underwriters Laboratories, Inc.

Rated at 250 psig from -20°F. to 125°F. All tanks may be evacuated to a full (14.7 psi) vacuum.

Vessel Finish: Coated with epoxy red powder.

Applicable federal, state or local regulations may contain specific requirements for protective coatings and cathodic protection. The purchaser and installer are responsible for compliance with such federal, state or local regulations.

All vessel dimensions are approximate

WATER CAPACITY	OUTSIDE DIAMETER	HEAD TYPE	OVERALL LENGTH	OVERALL HEIGHT		WEIGHT	QUANTITY IN FULL LOAD
				14" Riser Height	28" Riser Height		
120 wg 454.2 L	24" 609.6 mm	Ellip	5' - 5 7/8" 1671.6 mm	3' - 9 7/8" 1165.2 mm	4' - 8 3/8" 1431.9 mm	252 lbs. 114.3 kg	63
250 wg 946.3 L	31.5" 800.1 mm	Hemi	7' - 2 1/2" 2197.1 mm	4' - 5 3/8" 1355.7 mm	5' - 3 3/8" 1609.7 mm	472 lbs. 214.1 kg	42
320 wg 1211.2 L	31.5" 800.1 mm	Hemi	8' - 11 3/4" 2736.9 mm	4' - 5 3/8" 1355.7 mm	5' - 3 3/8" 1609.7 mm	588 lbs. 266.7 kg	35
500 wg 1892.5 L	37.42" 950.5 mm	Hemi	9' - 10" 2997.2 mm	4' - 11 3/8" 1506.6 mm	5' - 9 7/8" 1773.2 mm	921 lbs. 417.8 kg	25
1000 wg 3785.0 L	40.96" 1040.4 mm	Hemi	15' - 10 7/8" 4846.6 mm	5' - 2 7/8" 1597.0 mm	6' - 1 3/8" 1863.7 mm	1731 lbs. 785.2 kg	15
2000 wg 3785.6 L	46.614" 1183.9 mm	Ellip	23' - 9 3/8" 7248.5 mm	5' - 8 13/16" 1747.8 mm	6' - 7 5/16" 2014.5 mm	3685 lbs. 1671.4 kg	8

THE EXISTING WELL SHOWN ON LOT 4 TAG NO. HO-95-2682 HAS BEEN FIELD LOCATED BY ROBERT H. VOGEL ENGINEERING, INC., AND IS ACCURATELY SHOWN.

BUILDING OF LOT 4 FLOOR AREAS:

BASEMENT FLOOR AREA: _____

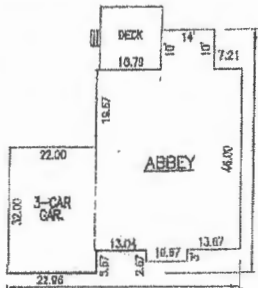
FIRST FLOOR AREA: _____

SECOND FLOOR AREA: _____

BEDROOMS: 5

NOTE: STORMWATER MANAGEMENT (WQV AND CPV) IS PROVIDED BY A MICRO BIO-RETENTION FACILITY (M-B), (SEE F-14-014) AND NON-ROOFTOP DISCONNECTION CREDIT (N-2)

BUILDING PERMIT NO. B 1900311



(80.33' W/ BRICK)
ABBEY
 W/ SIDING AND BRICK FRONT
 SCALE 1"=30'

ADDRESS

13121 FULTON ESTATES COURT
 HYLANDS, MD 21077

OWNER

ESTATES OF TOWER HILL, LLC
 3676 PARK AVE., SUITE 2C
 ELLICOTT CITY, MD 21043
 (410) 480-0023

BUILDER

TRINITY HOMES MARY LAND, LLC
 3676 PARK AVE., SUITE 2C
 ELLICOTT CITY, MD 21043
 (410) 480-0023

SCALE: AS SHOWN

DRAWN BY: MDL

CHECKED BY: RHW

DATE: NOVEMBER 2018

PROJECT #: 14-24

SHEET#: 1 OF 2

PLOT PLAN

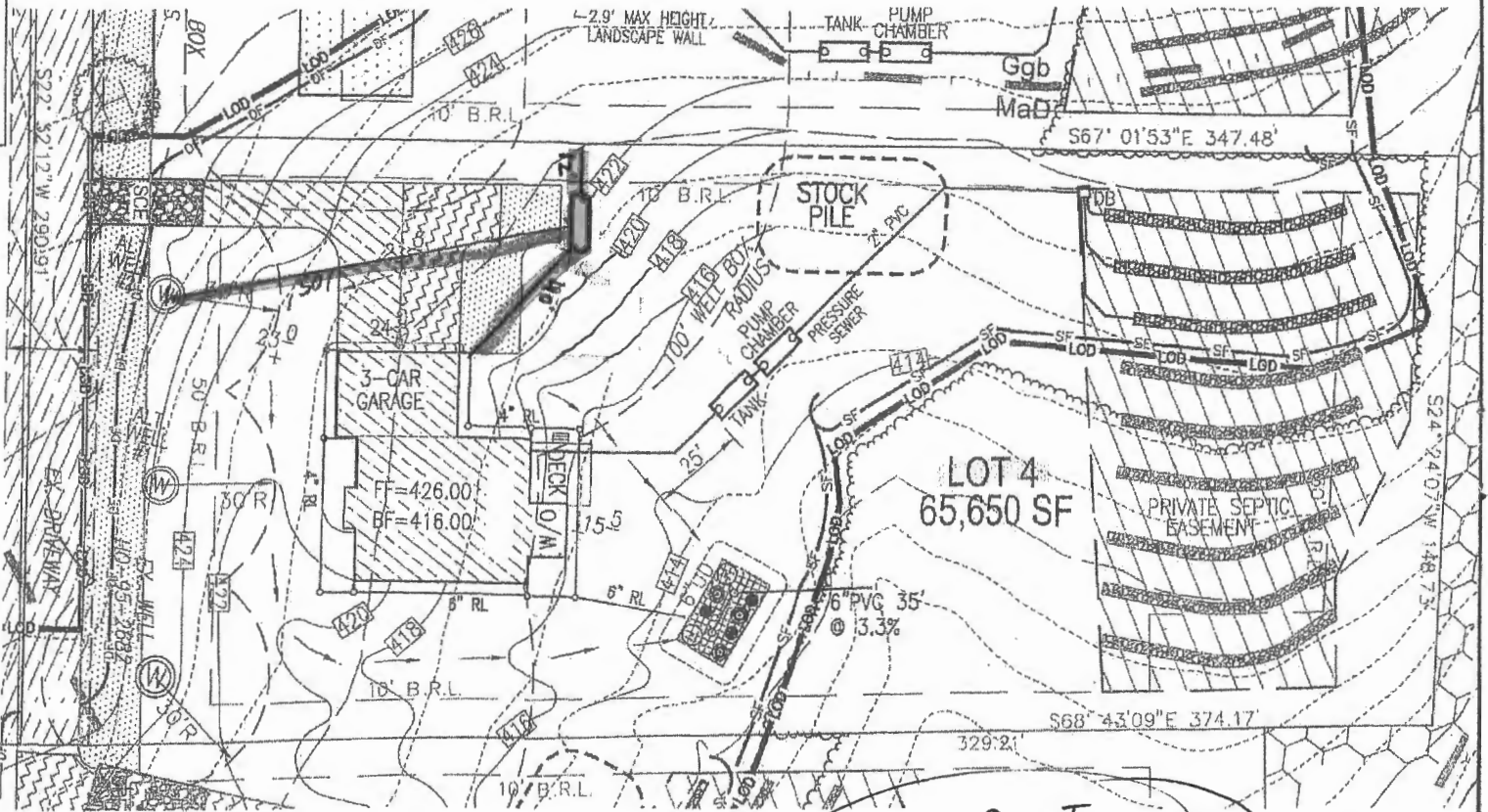
FULTON MANOR VALLEY

LOT 4

REF: GP-15-055
 TAX MAP 41 PARCEL 78 & 456
 BLOCK 19

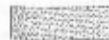
6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

VA ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 22610 J.L. BUNK ROAD
 ELICOTT CITY, MD 21043 TEL: 410-201-2889



SCALE

Approved for OPT
 B19004059
 RHW 12/3/19



NON-ROOFTOP DISCONNECT (N-2)



DRAINAGE AREA TO NON-ROOFTOP DISCONNECT (N-2) (665 SF)



DRAINAGE AREA TO MICRO-BIORETENTION (M-B) (3,078 SF)

Lot 4 12171

Freemon, Robert

From: Freemon, Robert
Sent: Friday, March 01, 2019 3:16 PM
To: 'rvogel@vogeleng.com'; 'rob.vogel@timmons.com'
Cc: 'tkeane@trinityhomes.com'
Subject: Fulton Valley Manor Lots 2,3,4,5
Attachments: 12163 Fulton Estates SP.pdf; 12167 Fulton Estates SP.pdf; 12175 Fulton Estates SP.pdf; 12163 Fulton Estates BP.pdf; 12167 Fulton Estates SP.pdf; 12171 Fulton Estates BP.pdf; 12175 Fulton Estates BP.pdf

Hi Rob,
Attached are my comments on the septic plans for 12163, 12167, 12171 and 12175 Fulton Estates Ct. If you have any questions let me know.

Hi Tim,
I noticed on the floor plans for the properties mentioned above that there is the potential for a 6th bedroom in each of the unfinished basements. Currently the septic systems are being sized for 5 bedrooms. This makes it very likely for building permits, to finish these basements, to be denied. If you would like to continue with the current designs I will need an email back saying you understand the memo and would like to move forward. If you would like to upgrade the septic system to 6BRs a new septic plan will need to be submitted. Please review the attached "BP" memos and let me know your thoughts.

Robert "Spencer" Freemon
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program
Phone: 410-313-6357
Email: rfreemon@howardcountymd.gov
Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Tim Keane
Trinity Homes Maryland LLC
3675 Park Avenue Suite 301

FROM: Robert Freemon *RF*
Well & Septic Program

RE: Fulton Manor Valley, Lot 4
12171 Fulton Estates Court
Highland, MD 20777

DATE: 3/1/2019

I have reviewed the floor plans in support of Building Permit **B19000311** for a new home at **12171 Fulton Estates Ct.** and noted that there is a rough-in for a full bathroom in the unfinished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of the basement to finished living space.

For reference, the following is the bedroom definition in Howard County Code Section 3.801(b):

- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned are of a dwelling unit or accessory structure that:
 - (i) Is 90 square feet or greater in size;
 - (ii) May be used as a private sleeping area; and
 - (iii) Has at least one window and one interior door.
- (2) If a home office, library, or similar room is proposed, it may not be a bedroom if there is no closet; and
 - (i) The room contains permanently built-in bookcases around the perimeter of the room, desks, and other features that encumber the room;
 - (ii) A minimum 4 foot-wide opening, without doors, into another room;
 - (iii) A half wall (4 foot maximum height) between the room and another room; or
 - (iv) The room is a first floor room or basement area that does not have direct access to full bathrooms or "roughed in" plumbing that would provide direct access to future full bathroom facilities.

The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing 5 bedroom design to accommodate a future finished basement. If you choose to only size for the existing design, any future building permit for a finished basement may be placed on hold until the system is upgraded to accommodate the proposed number of bedrooms. This memo will be retained in the Health Department file for future reference.



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: _____

Permit No.: B19000311

Address: 12171 FULTON ESTATES COURT
 City: HIGHLAND State: MD Zip Code: 20777
 Subdivision: FULTON MANOR VALLEY
 Parcel: 78 & 456 Grid: 19
 Lot Size: 65,650 sq. ft.
 Proposed Use: BUILD NEW SFP.
 Estimated Construction Cost: \$ 250,000
 Description of Work: 2 STORY, LR, DR, KITCHEN, BREAKFAST R, FOYER, POWDER ROOM, 5 BED ROOM, 1/2 BATH, 2 CAR GARAGE, DECK, SUN ROOM.
 Applicant/Tenant Name: N/A
 Is tenant space previously occupied? Yes No

Property Owner's Name: ESTATES AT RIVER HILL, LLC
 Address: 3675 Park Ave
 City: EC State: MD Zip Code: 21043
 Phone: 443.324.9806 Fax: 410.450.0013
 Email: TKearne@TrinityHomes.com
 Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: TRINITY HOMES MARYLAND, LLC
 Address: 3675 Park Ave
 City: EC State: MD Zip Code: 21043
 Phone: 443.324.9806 Fax: 410.450.0013
 Email: TKearne@TrinityHomes.com
 Contractor Company: TRINITY HOMES MARYLAND, LLC
 Contact Person: TIM KEARNE
 Address: SAME
 City: _____ State: _____ Zip Code: _____
 License No.: 7646
 Phone: 443.324.9806 Fax: _____
 Email: TKearne@TrinityHomes.com
 Engineer/Architect Company: N/A
 Responsible Design Prof.: RECEIVED
 Address: _____
 City: _____ State: FEB 04 2019 Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____
LICENSES & PERMITS DIVISION

Commercial Building Characteristics	Residential Building Characteristics
Light:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth: _____ Width: _____
Net area, sq. ft./floor:	1 st floor: <u>61'8" x 60'0"</u>
Area of construction (sq. ft.):	2 nd floor: <u>49'0" x 60'0"</u>
Basement:	<input type="checkbox"/> Finished Basement
Group:	<input checked="" type="checkbox"/> Unfinished Basement
Construction type:	<input type="checkbox"/> Crawl Space
Reinforced Concrete	<input type="checkbox"/> Slab on Grade
Structural Steel	No. of Bedrooms:
Masonry	<u>Multi-family Dwelling</u>
Wood Frame	No. of efficiency units:
State Certified Modular	No. of 1 BR units:
	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
	Footings:
	Roof:
	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities	
Electric:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Heating System	
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input 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>619000023</u>
Building Shell Permit Number:	

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.

Applicant's Signature: Tim Kearne
 Email Address: TKearne@TrinityHomes.com
 Developer/Company: _____

Print Name: Tim Kearne
 Date: 2/4/19

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		

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</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50</u>
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$ <u>150</u>
Balance Due.	\$
Check	# <u>002105</u>

Sediment Control approval required for issuance? Yes No

CONTINGENCY CONSTRUCTION START

Number of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

Freemon, Robert

From: Tim Keane <tkeane@trinityhomes.com>
Sent: Wednesday, March 13, 2019 2:09 PM
To: Freemon, Robert; rvogel@vogeleng.com; rob.vogel@timmons.com; Williams, Jeffrey
Cc: Michaelpfau1955@gmail.com
Subject: RE: Fulton Valley Manor Lots 2,3,4,5
Attachments: FMV lot 4 Health Comments.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Mr. Freemon and Mr. Williams;

Please see the attached Health Department Comments for Fulton Manor Valley.

B19000308
B19000309
B19000310
B19000311
B19000312

This email is in response to the following email you sent to Rob Vogel and Tim Keane March 1, 2019.

As the Owner of lots as well as the builder, I am requesting that you Approve each of the five (5) building lots for Fulton Manor Valley Lots 2,3,4,5 and 8 as submitted.

I will build each home as it is designed for a 5-bedroom home, and each new homeowner will be notified in writing that the home is designed as a five (5) bedroom home and that the septic is designed for five (5) bedroom septic system. And furthermore, in the future, if a new homeowner desires to add another bedroom in the basement, it is incumbent upon the new home owner to get Health Department approval; which will require that they understand that an additional bedroom would require a revised septic system for a six (6) bedroom home and the installation of a new septic tank for a six (6) bedroom home, prior to a permit being issued.

I believe that this email satisfies your concerns and I look forward to the Health Department approving my Building permits as soon as possible so that I can begin home construction.

Respectfully, please call me directly if you have any further concerns.

Michael Pfau; Owner
410-977-3032

From: Freemon, Robert <rfeemon@howardcountymd.gov>
Sent: Friday, March 1, 2019 3:16 PM
To: rvogel@vogeleng.com; rob.vogel@timmons.com
Cc: Tim Keane <tkeane@trinityhomes.com>
Subject: Fulton Valley Manor Lots 2,3,4,5

Hi Rob,

Attached are my comments on the septic plans for 12163, 12167, 12171 and 12175 Fulton Estates Ct. If you have any questions let me know.

Hi Tim,

I noticed on the floor plans for the properties mentioned above that there is the potential for a 6th bedroom in each of the unfinished basements. Currently the septic systems are being sized for 5 bedrooms. This makes it very likely for building permits, to finish these basements, to be denied. **If you would like to continue with the current designs I will need an email back saying you understand the memo and would like to move forward.** If you would like to upgrade the septic system to 6BRs a new septic plan will need to be submitted. Please review the attached "BP" memos and let me know your thoughts.

Robert "Spencer" Freemon

Howard County Health Department

8930 Stanford Blvd. Columbia, MD 21045

Bureau of Environmental Health

Well and Septic Program

Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

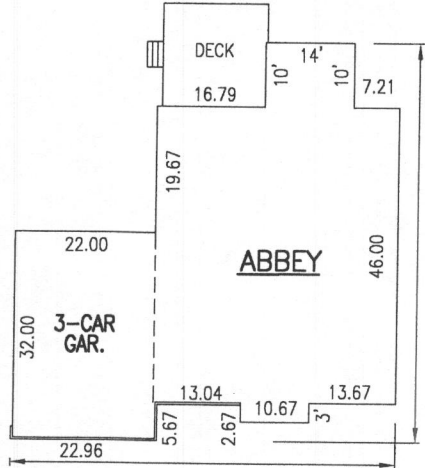
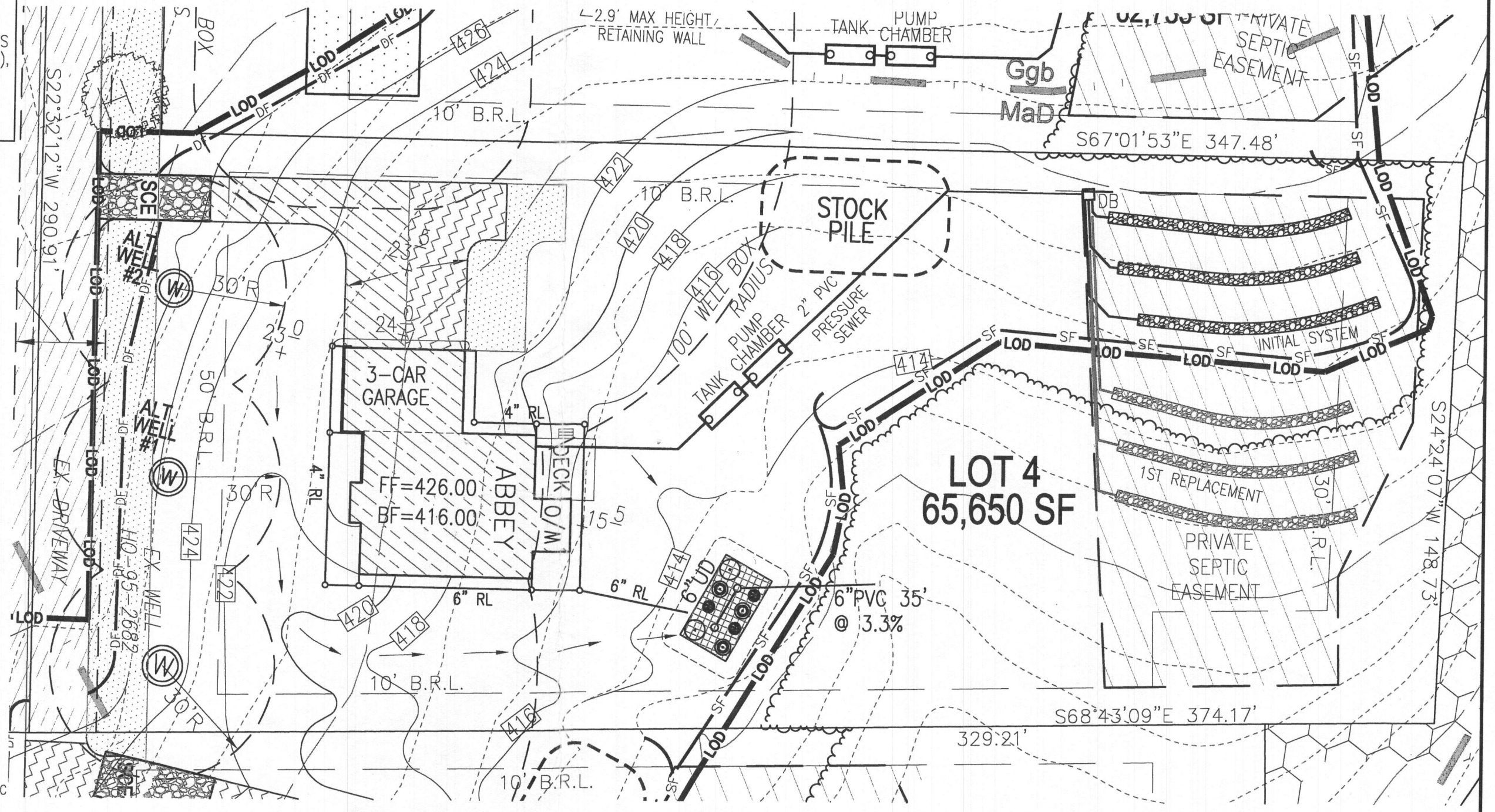
Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

THE EXISTING WELL SHOWN ON LOT 4 TAG NO. HO-95-2682 HAS BEEN FIELD LOCATED BY ROBERT H. VOGEL ENGINEERING, INC., AND IS ACCURATELY SHOWN.

BUILDING OF LOT 4 FLOOR AREAS:
 BASEMENT FLOOR AREA: _____
 FIRST FLOOR AREA: _____
 SECOND FLOOR AREA: _____
 BEDROOMS: _____

NOTE: STORMWATER MANAGEMENT (WQv AND CPv) IS PROVIDED BY A MICRO BIO-RETENTION FACILITY (M-6), (SEE F-14-014) AND NON-ROOFTOP DISCONNECTION CREDIT (N-2)

BUILDING PERMIT NO. _____



ADDRESS
 12171 FULTON ESTATES COURT
 HIGHLAND, MD 20777

OWNER
 ESTATES OF RIVER HILL, LLC
 3676 PARK AVE., SUITE 2C
 ELLICOTT CITY, MD 21043
 (410) 480-0023

BUILDER
 TRINITY HOMES MARY LAND, LLC
 3676 PARK AVE., SUITE 2C
 ELLICOTT CITY, MD 21043
 (410) 480-0023

SCALE
 1"=30'

SCALE: AS SHOWN
 DRAWN BY: MDL
 CHECKED BY: RHV
 DATE: NOVEMBER 2018
 PROJECT #: 14-24
 SHEET#: 1 OF 2

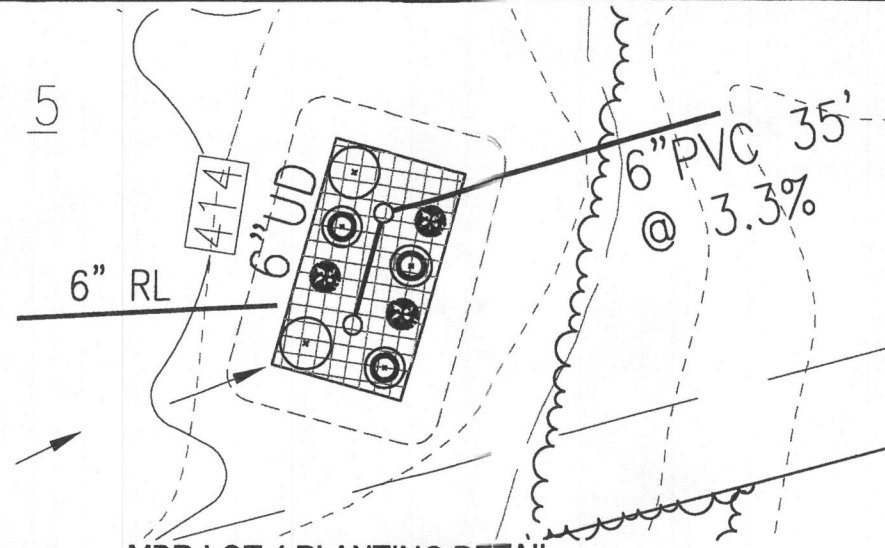
PLOT PLAN
FULTON MANOR VALLEY
LOT 4
REF: GP-15-053
TAX MAP 41 PARCEL 78 & 456
BLOCK 19
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 N. RIDGE ROAD
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

- NON-ROOFTOP DISCONNECT (N-2)
- DRAINAGE AREA TO NON-ROOFTOP DISCONNECT (N-2) (865 SF)
- DRAINAGE AREA TO MICRO-BIORETENTION (M-6) (3,978 SF)

Table B.4.1 Materials Specifications for Micro-Bioretenation, Rain Gardens & Landscape Infiltration-

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil [2' to 4' deep]	loamy sand (60-65%) & compost (35-40%) or sandy loam (30%), coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4-inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; $F_c = 3500$ psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.



MBR-LOT 4 PLANTING DETAIL

SCALE: 1"=20'

MICRO-BIORETENTION PLANTING SCHEDULE (MBR-LOT 4)

	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
⊛	2	LINDERA BENZOIN SPICEBUSH	5 GALLON	CONT
⊙	3	ILEX GLABRA INKBERRY	3 GALLON	CONT
⊗	3	VIBURNUM TRILOBUM AMERICAN Highbush CRANBERRY	3 GALLON	CONT

336 X .0229 STEMS PER SQUARE FOOT = 8 PLANTS REQUIRED

MBR-LOT 4

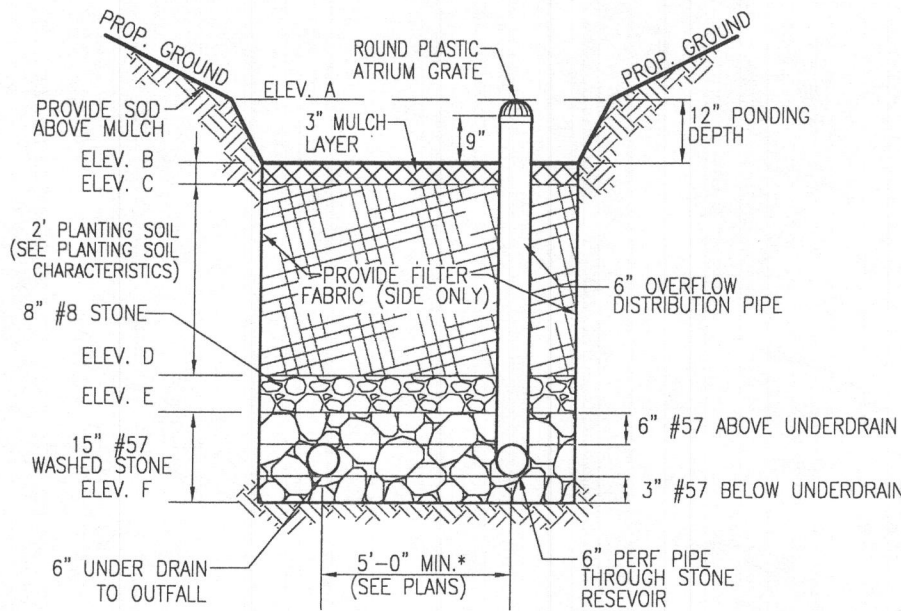
MAX DRAINAGE AREA = 3,978 SF
 $P_e = 1" \quad R_v = 0.95$
 $ESDV = A(P_e)(R_v)/12 =$
 $ESDV = 3,978 \text{ SF}(1")(0.95)/12 = 315 \text{ CF}$
 $MBR = (315 \text{ CF})(0.75) = 236 \text{ CF ABOVE MULCH}$

"MICRO-BIORETENTION" PLANTING SCHEDULE NOTES:

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HOWARD COUNTY PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
- MICROBIORETENTION AREAS ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 1000 STEMS PER PLANTED ACRE (.0229 STEMS PER SQUARE FOOT). ABOVE PLANTING RATIOS ARE TO BE APPLIED TO THE AREAS PROVIDED IN THE ESDV SUMMARY.
- FILTER AREA SHALL BE 50% COVERED BY PLANTINGS AT FULL GROWTH

MICRO-BIORETENTION FACILITY ELEVATIONS (M-6)

LOT #	FACILITY	A	B	C	D	E	F	4" INV.	4" INV. OUTFALL	FACILITY SIZE	FACILITY DIMS
LOT 4	MBR-3 (M-6)	412.00	411.00	410.75	408.75	408.08	406.83	407.08	406.00	336 SF	14'x24'



MICRO-BIORETENTION

NOT TO SCALE

MICROBIORETENTION NOTES:

- ONLY THE SIDES OF MICROBIORETENTION ARE TO BE WRAPPED IN FILTER FABRIC. FILTER FABRIC BETWEEN LAYER OR AT THE BOTTOM OF THE MICROBIORETENTION WILL CAUSE THE MBR TO FAIL, AND THEREFORE SHALL NOT BE INSTALLED.
- WRAP THE PERFORATED MBR UNDERDRAIN PIPE WITH 1/4" MESH (4x4) OR SMALLER GALVANIZED HARDWARE CLOTH.
- PROVIDE 5' MINIMUM SPACING BETWEEN UNDER DRAIN AND PERFORATED PIPE THROUGH STONE RESERVOIR OR SPACE PIPE EQUALLY ACROSS BOTTOM FOR SMALL BIOS. (SEE PLANS)

SCALE: AS SHOWN
 DRAWN BY: MDL
 CHECKED BY: RHV
 DATE: DECEMBER 2018
 PROJECT #: 14-24
 SHEET#: 2 OF 2

PLOT PLAN
FULTON MANOR VALLEY
LOT 4
REF: GP-15-053
 TAX MAP 41 PARCEL 78 & 456
 BLOCK 19
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 N. RIDGE ROAD
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

OWNER
 ESTATES OF RIVER HILL, LLC
 3676 PARK AVE., SUITE 2C
 ELLICOTT CITY, MD 21043
 (410) 480-0023

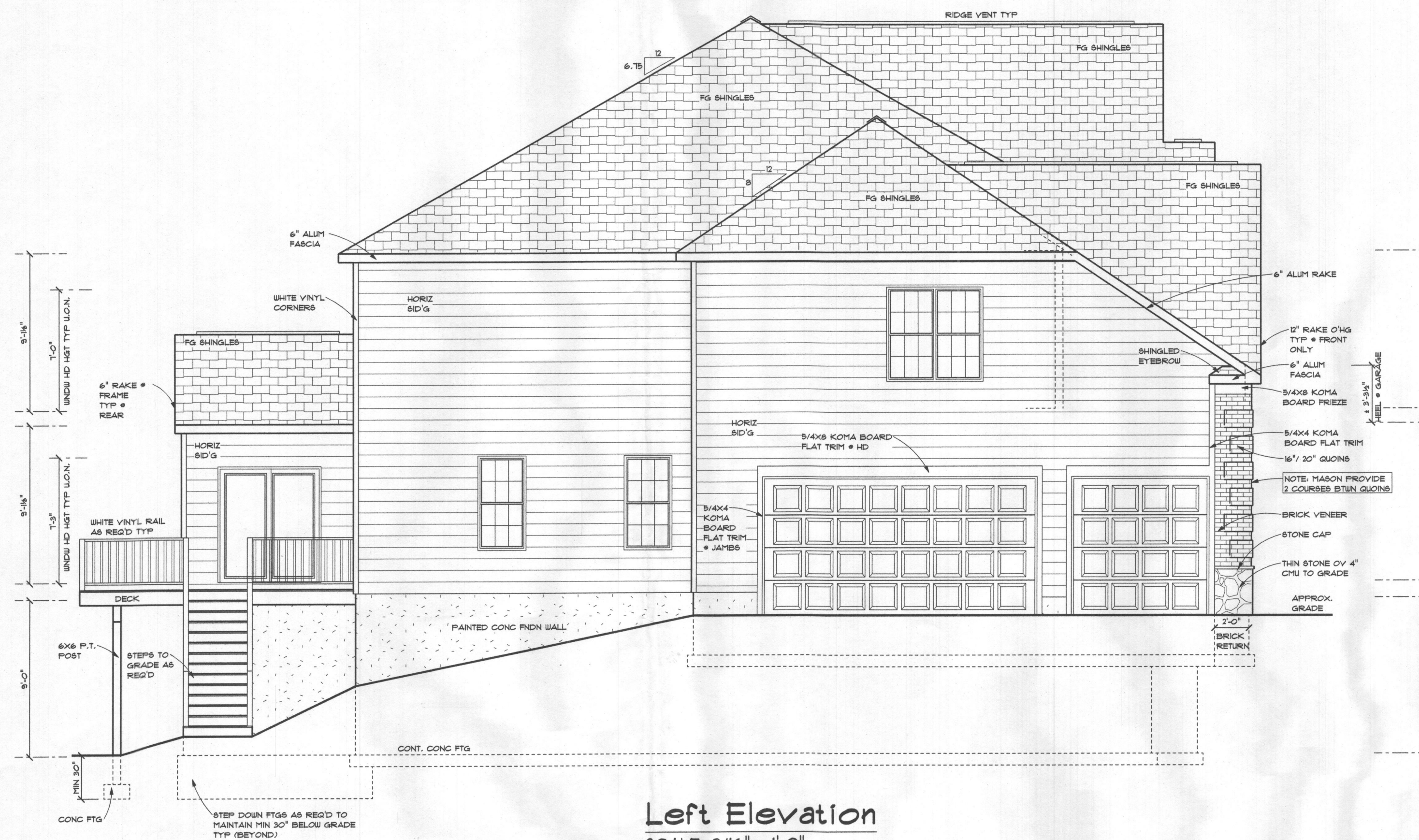
BUILDER
 TRINITY HOMES MARY LAND, LLC
 3676 PARK AVE., SUITE 2C
 ELLICOTT CITY, MD 21043
 (410) 480-0023

HOWARD COUNTY - OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

A. MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

OPERATION AND MAINTENANCE SCHEDULE FOR LANDSCAPE INFILTRATION (M-3), MICRO-BIORETENTION (M-6), RAIN GARDENS (M-7), BIORETENTION SWALE (M-8), AND ENHANCED FILTERS (M-9)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.



NOTE: FRONT, SIDES & REAR.
 WHITE ALUM. SOFFIT & FASCIA.

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

NOTE: CARPENTER
 TYVEK 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 2015 R312.2

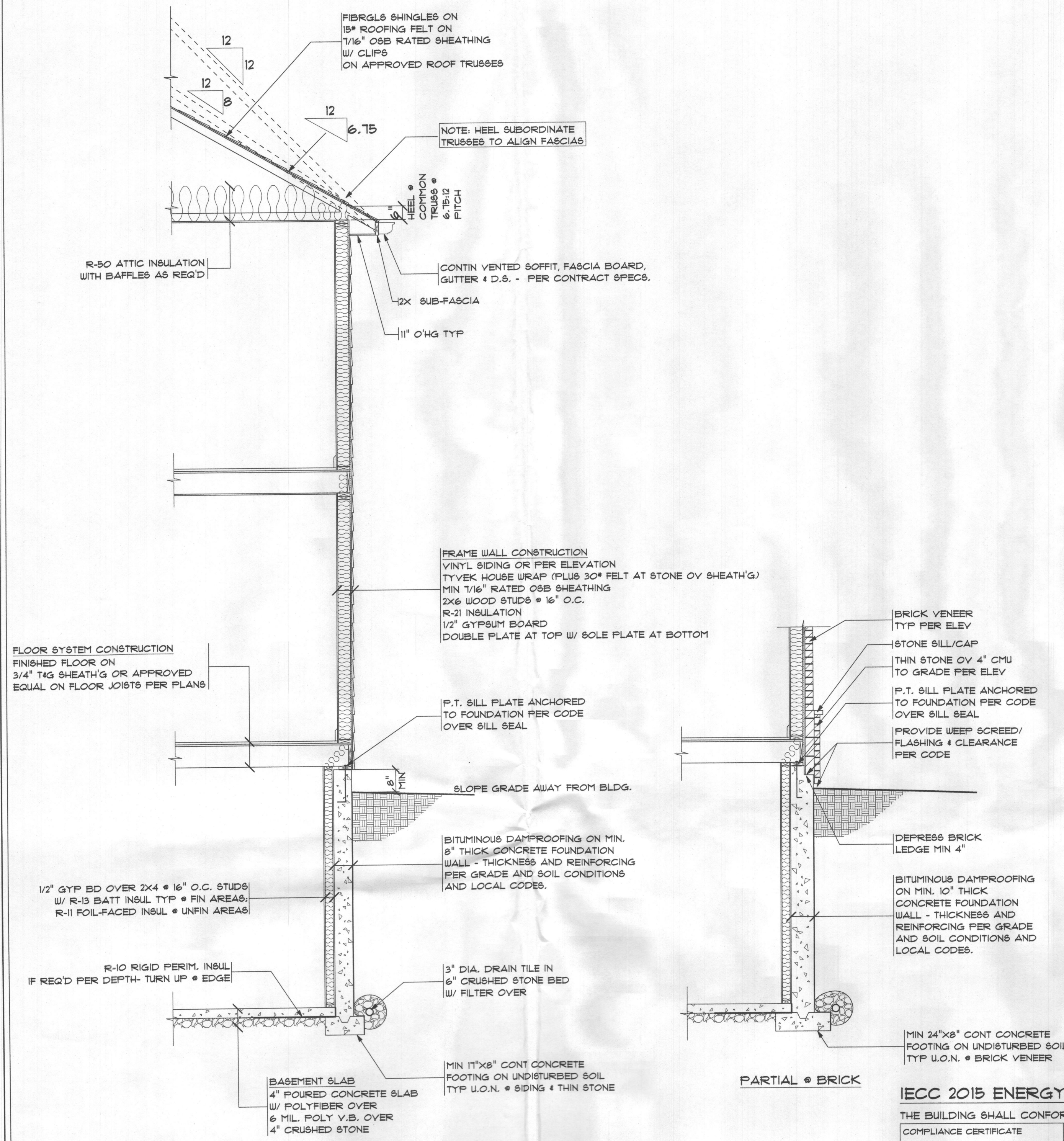
NOTE: HERITAGE 30 YEAR LAYERED
 ARCHITECTURAL SHINGLE BY TAMKO

INTERIOR SPRINKLER
 STANDARD HEADS EXPOSED

- SBR 2nd Floor
 - Unfinished Basement
 with Full Bath rough in

LOT 4 FULTON MANOR VALLEY

2015 CODE



IECC 2015 ENERGY CODE COMPLIANCE REQUIREMENTS

THE BUILDING SHALL CONFORM TO THE FOLLOWING MANDATORY REQUIREMENTS PER THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE:

COMPLIANCE CERTIFICATE	DESCRIPTION
MAXIMUM PENETRATION U-FACTOR AND SHGC	THE MAXIMUM U-FACTOR ALLOWED USING EITHER THE TOTAL U-A ALTERNATIVE METHOD PER IECC R402.1.4 (IRC N102.1.4) OR THE SIMULATED PERFORMANCE ALTERNATIVE PER IECC R402.1.3 (IRC N102.1.3) SHALL BE 0.48 FOR VERTICAL PENETRATION 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). THE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM SHALL BE A PROGRAMMABLE THERMOSTAT 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	WHEN NEW FORCED AIR SYSTEMS ARE PROVIDED, ALL DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED PER IRC M1601.4.1. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER A ROUGH-IN OR POSTCONSTRUCTION TEST PER IECC R403.3.3 (IRC N103.3.3) 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 R403.3.5 (IRC N103.3.5).
MECHANICAL SYSTEM PIPING INSULATION	MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 108°F OR BELOW 55°F SHALL BE INSULATED TO R-3 MINIMUM PER IECC R403.4 (IRC N103.4). PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DEGRADATION AND DECAY PER IECC R403.4.1 (IRC N103.4.1).
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 R403.5.1 (IRC N103.5.1).
MECHANICAL VENTILATION	THE BUILDING SHALL BE PROVIDED WITH VENTILATION PER IRC M101 OR OTHER APPROVED MEANS OF VENTILATION PER IECC R403.6 (IRC N103.6). WHOLE-HOUSE VENTILATION FANS SHALL MEET EFFICIENCY STANDARDS PER IECC TABLE R403.6.1 (IRC TABLE N103.6.1).
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 METHODS PER IECC R403.7 (IRC N103.7).
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 R403.9 (IRC N103.9).
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 R403.10.2 (IRC N103.10.2). 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 R403.10.3 (IRC N103.10.3). HEATED POOLS AND INGROUND SPAS SHALL BE PROVIDED WITH A VAPOR-RETARDANT COVER PER IECC R403.10.4 (IRC N103.10.4).
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 THE FOLLOWING PRESCRIPTIVE REQUIREMENTS:

THE BUILDING CONFORMS TO THE PRESCRIPTIVE REQUIREMENTS DETAILED IN THE CHART BELOW PER IECC R402.1.2 & R402.1.3 (IRC N102.1.2 & N102.1.3). EQUIVALENT U-FACTORS MAY BE SUBSTITUTED FOR REQUIRED R-VALUES PER IECC R402.1.4 (IRC N102.1.4). THE BUILDING SHALL ALSO CONFORM TO THE DETAILED REQUIREMENTS OF IECC R402.2 (IRC N102.2).

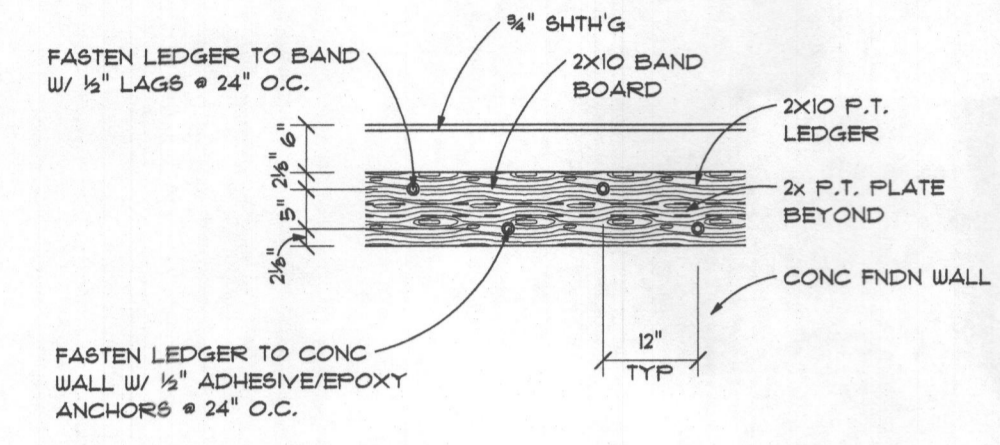
COMPONENT	REQUIRED VALUE
CEILING/ROOF	R-48 (COMPRESSED OVER WALL TOP PLATE AT EAVES) OR R-38 (UNCOMPRESSED OVER WALL TOP PLATE AT EAVES)
WALLS	R-20 CAVITY OR R-13 CAVITY PLUS R-5 CONTINUOUS
BASEMENT WALLS	R-10 CONTINUOUS OR R-13 CAVITY
SLAB	R-10, 2" DEPTH
CRAWL SPACE WALLS	R-10 CONTINUOUS OR R-13 CAVITY
FLOORS OVER UNCONDITIONED SPACE	R-19
DUCTS OUTSIDE CONDITIONED SPACE	R-8 FOR SUPPLY DUCTS IN ATTICS R-6 FOR ALL OTHER DUCTS
HOT WATER PIPES	R-3 UNLESS OTHERWISE ALLOWED BY IECC R403.5.3 (IRC N103.5.3)
FENESTRATION	U-FACTOR + 0.35 MAX; SHGC + 0.40 MAX
SKYLIGHTS	U-FACTOR + 0.55 MAX; SHGC + 0.40 MAX

PRESCRIPTIVE R-VALUE COMPLIANCE PATH

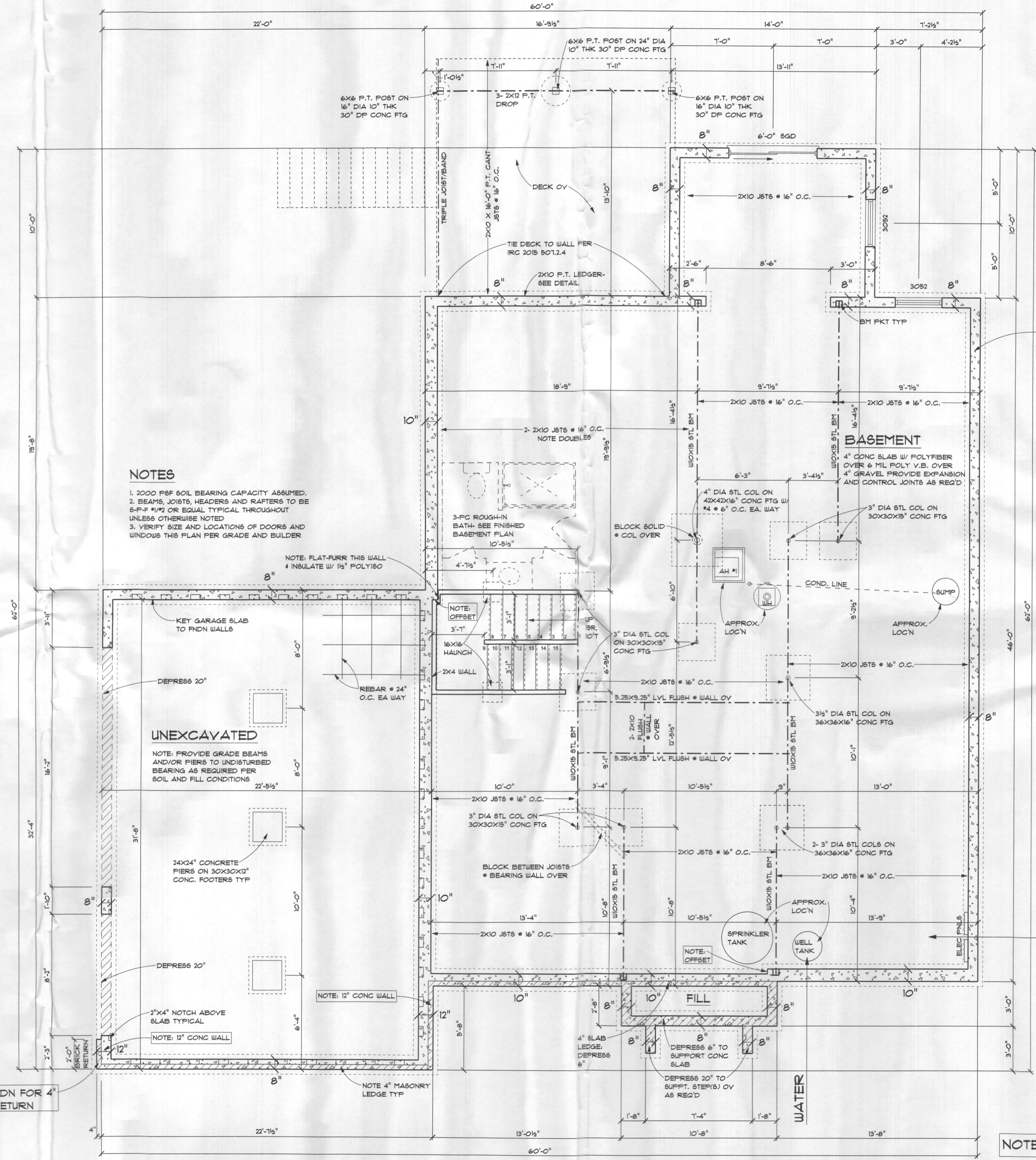
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**NOTE: PLUMBER
 PASSIVE RADON SYSTEM**
 3" PVC PIPE VENTED THROUGH
 ROOF (LOCATION PER PLUMBER)

HYAC: EQUIPMENT - GOODMAN
 ZONE 1: 92% EFFICIENCY PROPANE GAS
 FURNACE WITH 14 SEER A/C UNIT 3 1/2 TON
 ZONE 2: 14 SEER HEAT PUMP 4 TON



Ledger Fastening Detail
 SCALE: 1/2" = 1'-0"



- NOTES**
1. 3000 PSF SOIL BEARING CAPACITY ASSUMED.
 2. BEAMS, JOISTS, HEADERS AND RAFTERS TO BE 6-P.F. #1/2 OR EQUAL TYPICAL THROUGHOUT UNLESS OTHERWISE NOTED.
 3. VERIFY SIZE AND LOCATIONS OF DOORS AND WINDOWS THIS PLAN PER GRADE AND BUILDER.

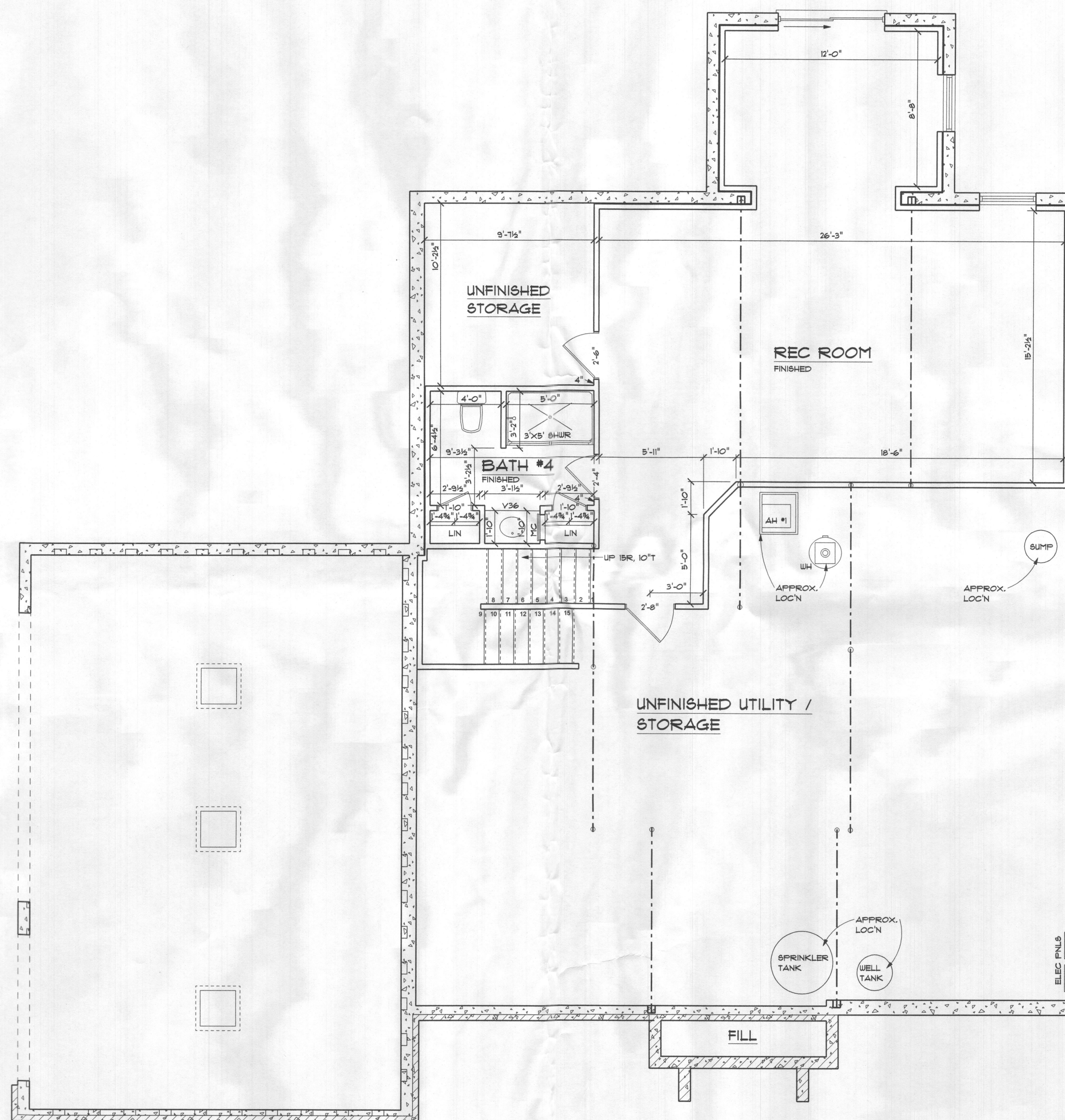
Foundation Plan
 SCALE: 1/4" = 1'-0"

HYAC
 C.F.A. = 4,823

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	12-04-2018
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The Abbey - 3 Car



NOTE: ANGLES 45 DEGREES TYP U.O.N.

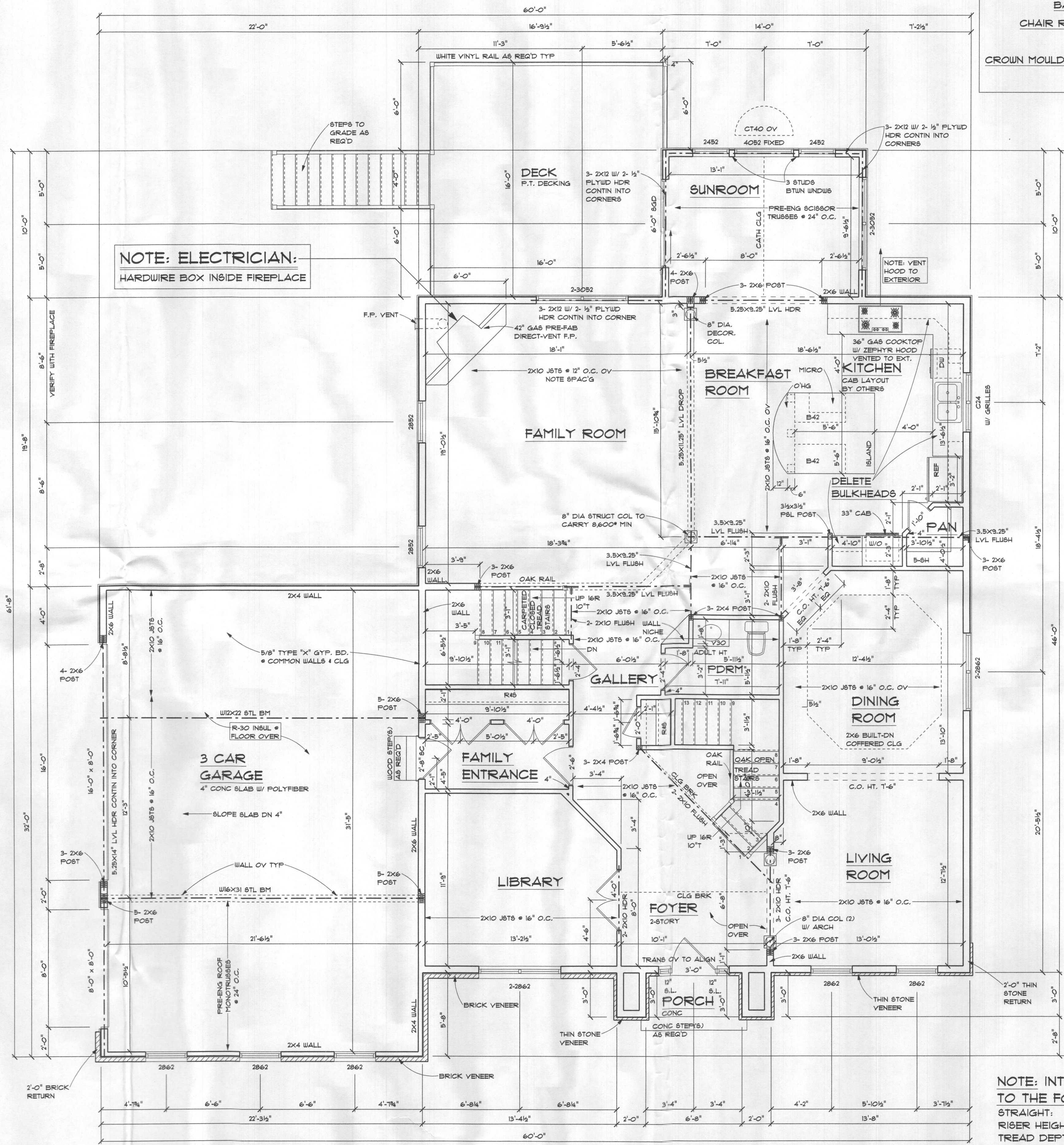
APPROX. 138 SF FINISHED BASEMENT
 APPROX. 1035 SF UNFINISHED BASEMENT

Finished Basement Plan
 SCALE: 1/4" = 1'-0"

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NOTE: ELECTRICIAN:
HARDWARE BOX INSIDE FIREPLACE

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

FAMILY ROOM FIREPLACE: HEATILATOR
FIREPLACES PROPANE GAS PRE
ENGINEERED DIRECT VENT FIREPLACE

F.P. ROUGH OPENING, HEATILATOR FIREPLACE

_____ x _____
W x H x D

CONTACT INFO:
FIRESIDE HEARTH & HOME
BONNIE GEYER (703) 367-9218
CALL TO:
1) SET/INSTALL F.P.
2) SET MANTEL & SURROUND & START UP F.P.

ADULT HEIGHT POWDER
ROOM VANITY

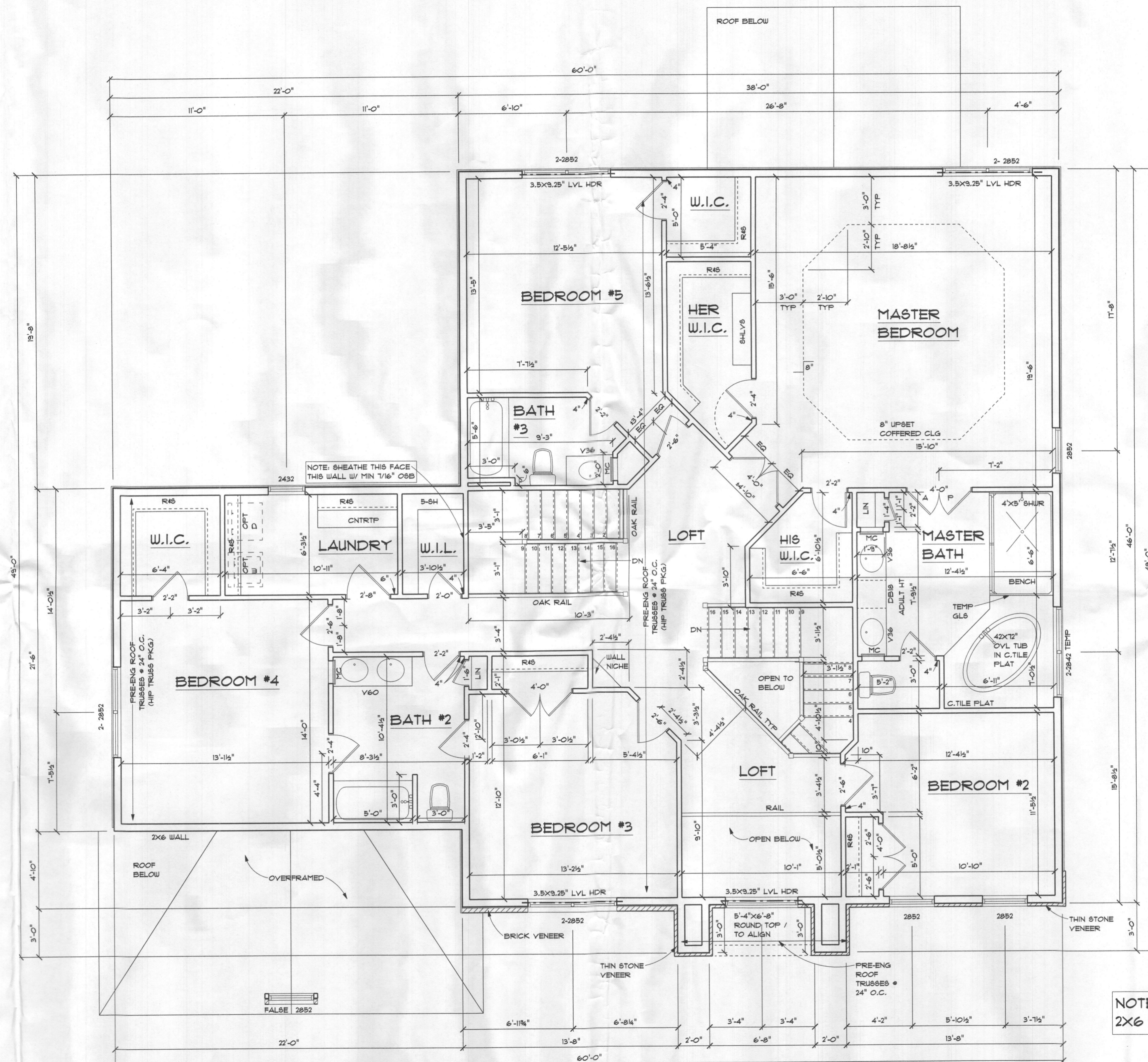
FULTON MANOR VALLEY INTERIOR TRIM PACKAGE

- DOORS:** 1ST, 2ND, & BASEMENT FLOORS - FREHUNG 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/ 4 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, SECOND FLOOR HALL, AND LIBRARY
COFFERED CEILINGS: TWO PIECE 4 5/8" CROWN W/ BOTTOM BACKER

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

NOTE: INTERIOR STAIRS SHALL CONFORM TO THE FOLLOWING GEOMETRY:
STRAIGHT:
RISER HEIGHT 1.75" MAX
TREAD DEPTH 10" MIN
NOISING .75" MIN 1.25" MAX
(NOTE: NOISING MAY BE OMITTED * TREAD DEPTH OF 11" OR GREATER)

NOTE: 3/8" WALL HGT
ANGLES 45 DEGREES TYP U.O.N.
APPROX. 1909 SF 1ST FLOOR
First Floor Plan
SCALE: 1/4" = 1'-0"



NOTE: 9'-1 1/2" WALL HGT
 ANGLES 45 DEGREES TYP U.O.N.

APPROX. 2176 SF 2ND FLOOR
 APPROX. 59 SF OPEN FOYER

Second Floor Plan
 SCALE: 1/4" = 1'-0"

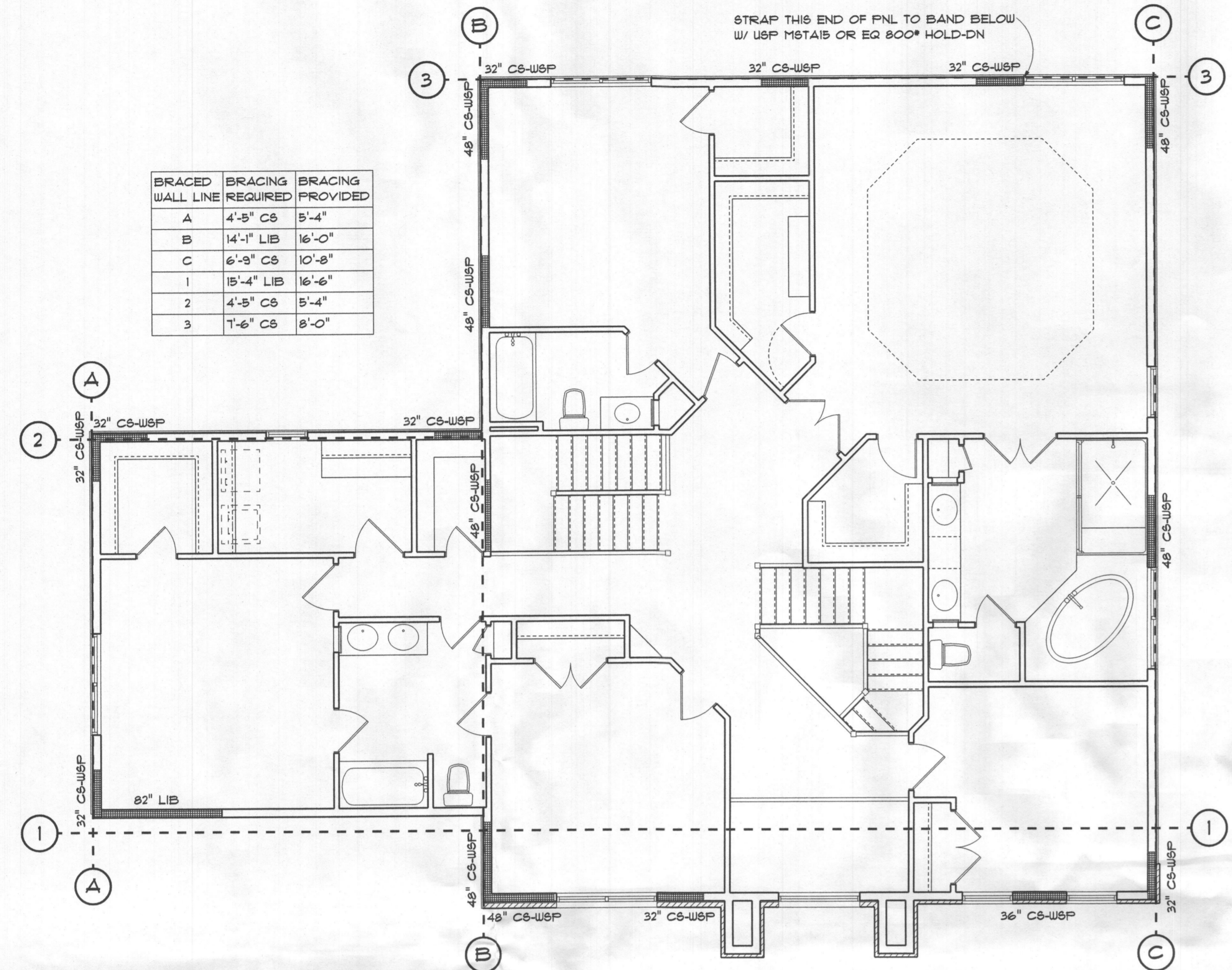
ADULT HEIGHT MASTER
 BATH VANITIES
 NOTE: CARPENTER:
 RAISE MCs 4"

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

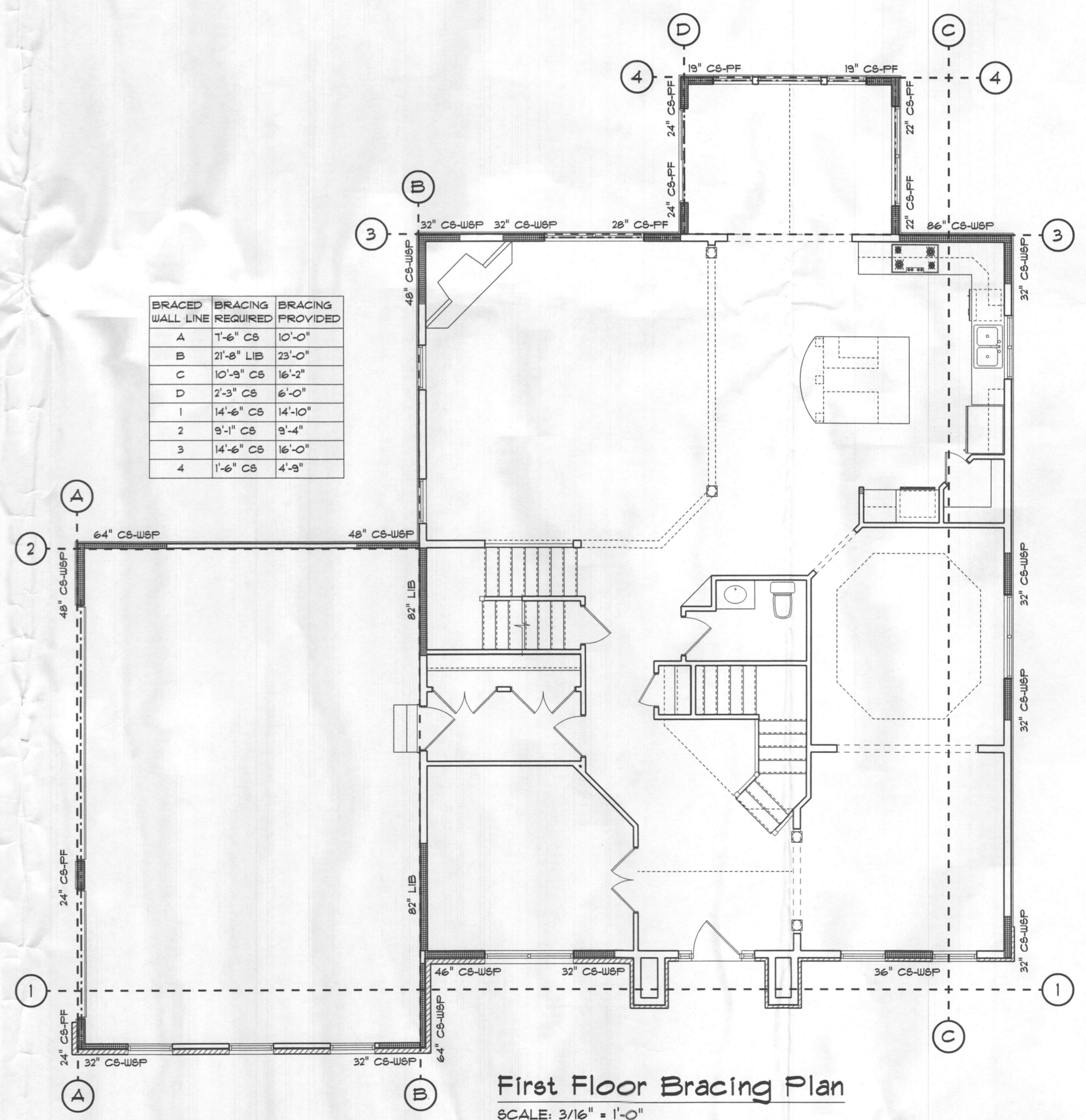
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Second Floor Bracing Plan
 SCALE: 3/16" = 1'-0"



First Floor Bracing Plan
 SCALE: 3/16" = 1'-0"

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