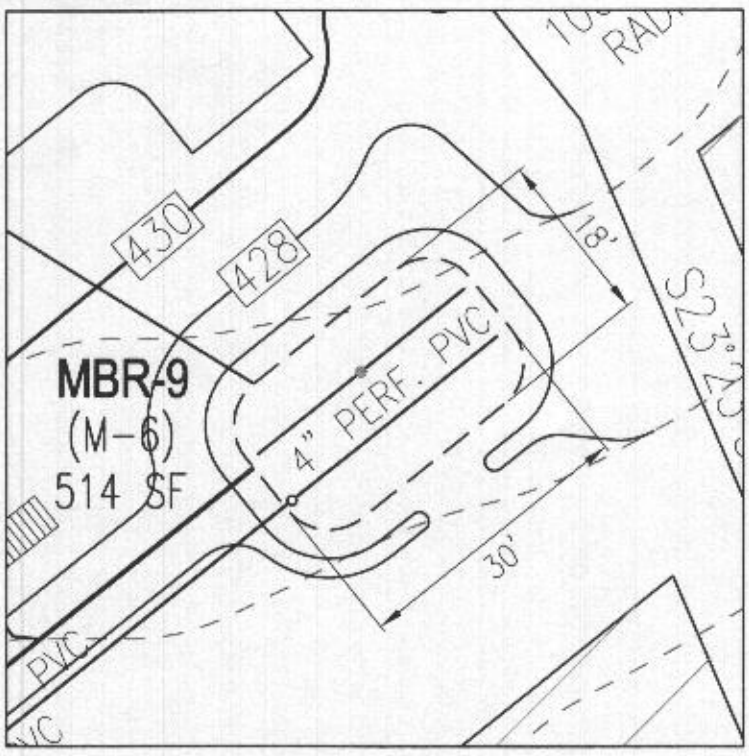


SPILL WAY ELEVATION = 426.00

MBR-9 DESIGN DETAIL (514 SF)

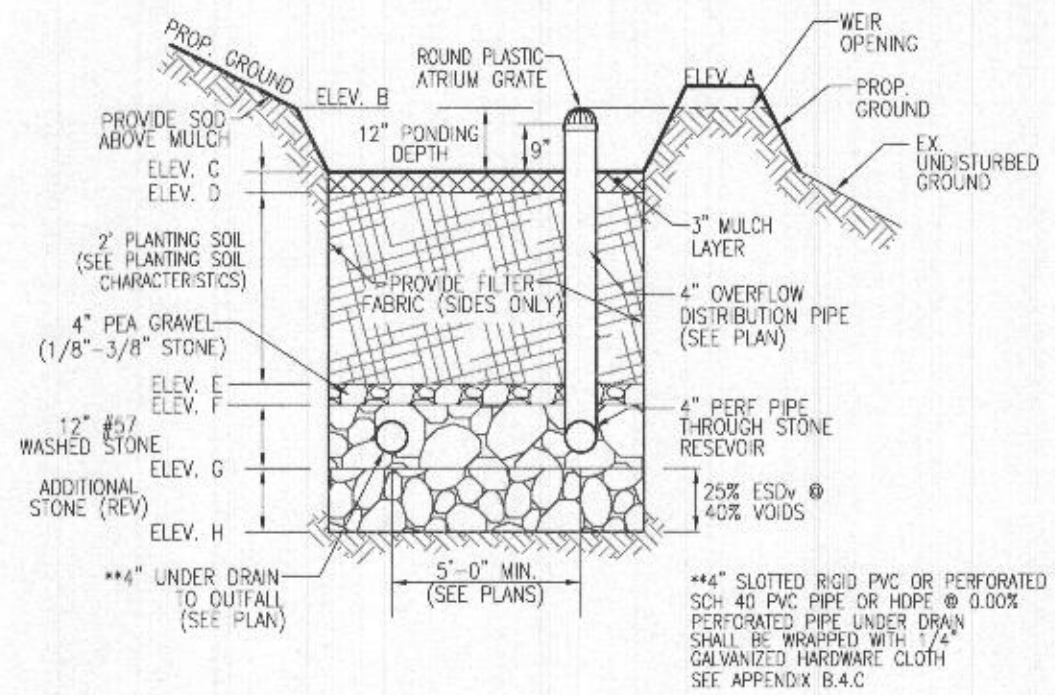
SCALE: 1"=20'

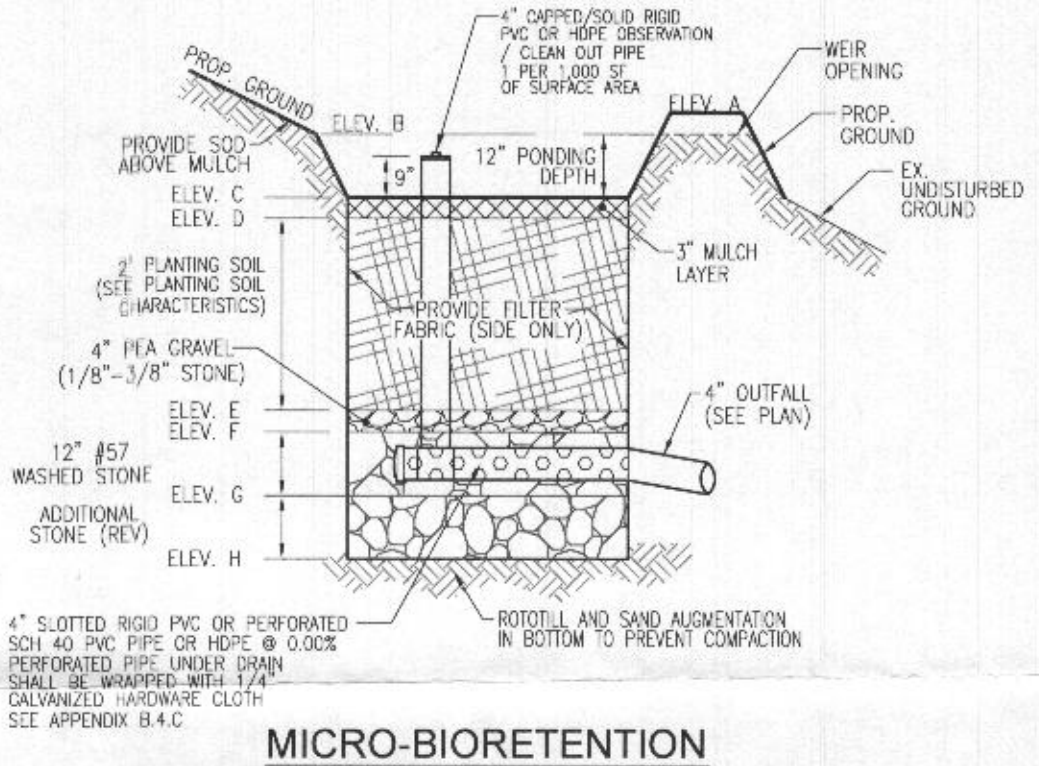
SCALE 1"=20'

10' 0' 20'

MBR-9

D.A.=10,503 SF IMP=4,805 I=46
Rv=0.05+(0.009)(46)=.46
ESDv=(10,503)(1.58)(0.46)/12=636 CF
AREA ABOVE MULCH=(636 CF)(0.75)=477 SF
PROVIDED 514 SF





MICRO-BIORETENTION

W/ WEIR OUTFALL
NOT TO SCALE

MICRO-BIORETENTION FACILITY ELEVATIONS (M-6)

LOT #	FACILITY	A	B	C	D	E	F	G	H	WEIR ELEV.	UNDERDRAIN INV. OUT	OUTFALL INV.	FACILITY SIZE
LOT 12	MBR-9	426.30	426.00	425.00	424.75	422.75	422.42	421.42	420.59	426.00	421.75	421.00	514 SF

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS · SURVEYORS · PLANNERS
3300 N. RIDGE ROAD, SUITE 110
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

OWNER
ESTATES AT RIVER HILL, LLC
MICHAEL PFAU, MEMBER
3675 PARK AVENUE, SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY HOMES MARY LAND, LLC
3675 PARK AVENUE, SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

SCALE	AS SHOWN
DRAWN BY	JMR
CHECKED BY	RHV
DATE	MAY 03, 2019
W. O. #	15-39
SHEET#	3 OF 3

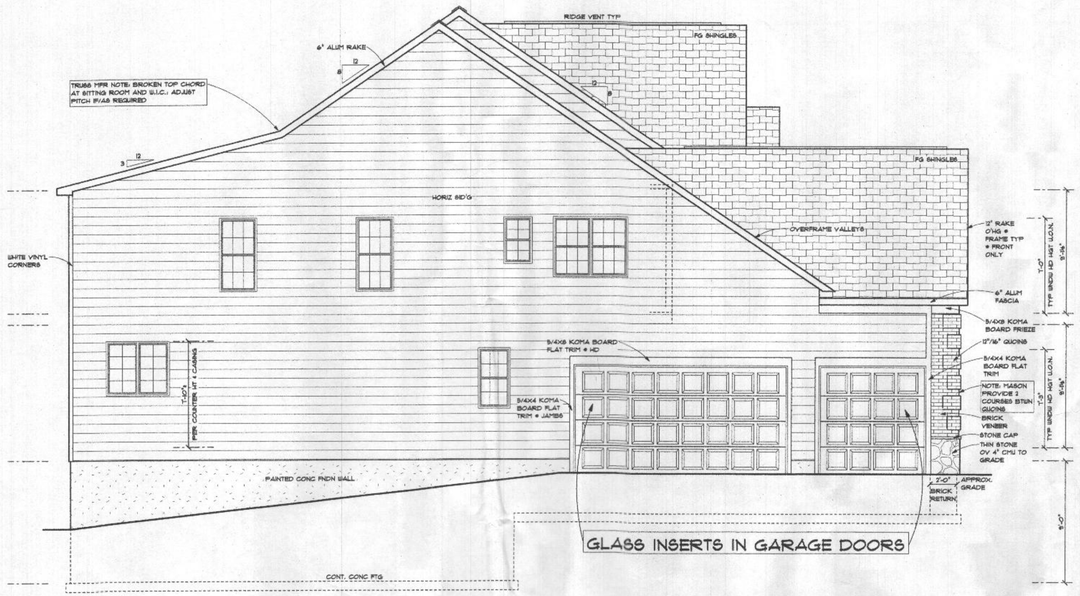
PLOT PLAN

THE ESTATES AT RIVER HILL – LOT 12

13600 OLIVIA WAY
HIGHLAND, MD 20777

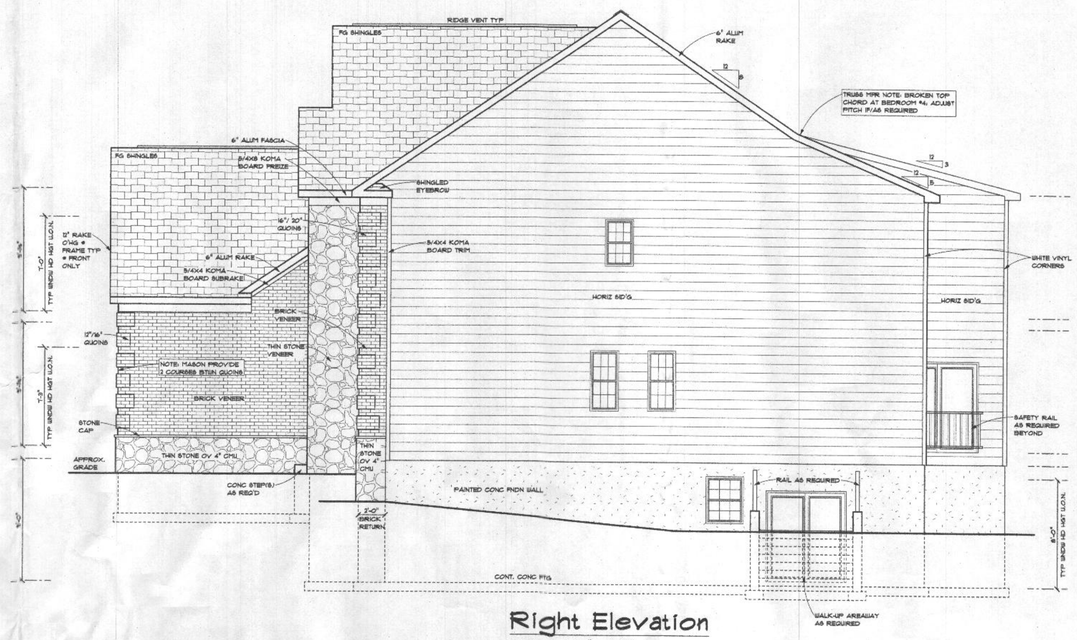
5TH ELECTION DISTRICT
TAX MAP: 34 PARCEL: 389
DPZ REF'S: ECP:16-064, WP-17-034, WP-17-128, SP-17-007, F-18-064

BLOCK: 23
ZONED: RR-DEO
HOWARD COUNTY, MARYLAND



Left Elevation

SCALE: 3/16" = 1'-0"



Right Elevation

SCALE: 3/16" = 1'-0"

Front Elevation #515

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

Estates at River Hill
Lot 12

LOT 12
ESTATES AT RIVER HILL

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

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
TYVEK HOUSE WRAP ALL 4 SIDES

UNITED DOUBLE-HUNG WINDOWS
5900 DOUBLE HUNG, LOW-E TILT & WASH WINDOWS W/ GRILLES, SCREENS, WOOD EXTENSIONS & CASINGS EXCEPT GARAGE

NOTE: USE WINDOW DEVICES WHERE REQUIRED PER IRC 2018 R312.2

NOTE: HERITAGE 30 YEAR LAYERED ARCHITECTURAL SHINGLE BY TAMKO

INTERIOR SPRINKLER
STANDARD HEADS EXPOSED

2018 CODE

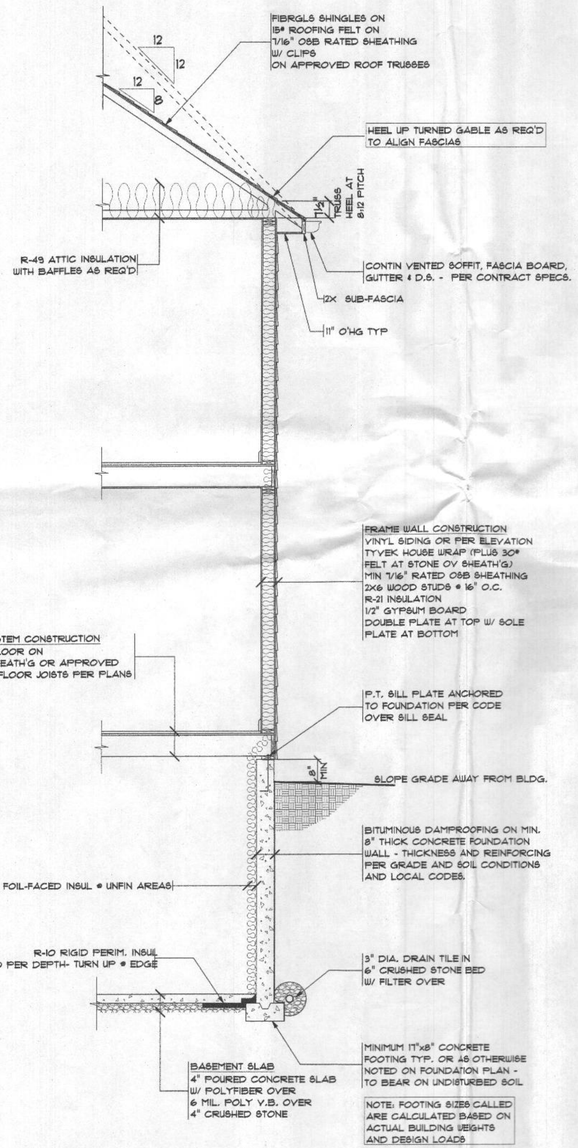
TRINITY HOMES MARY LAND LLC T/A
TRINITY HOMES

The Yorkshire Manor II - 3 Car

REVISIONS 08-13-2021

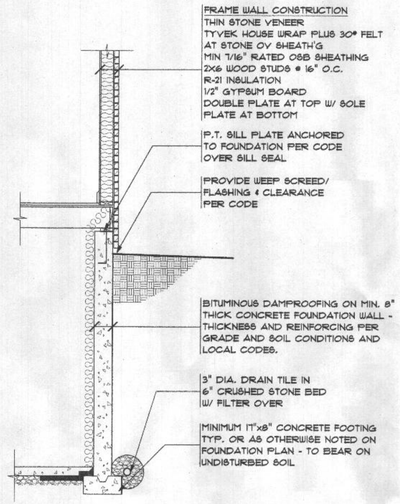
DATE 06-16-2021

SHEET NO. A-1



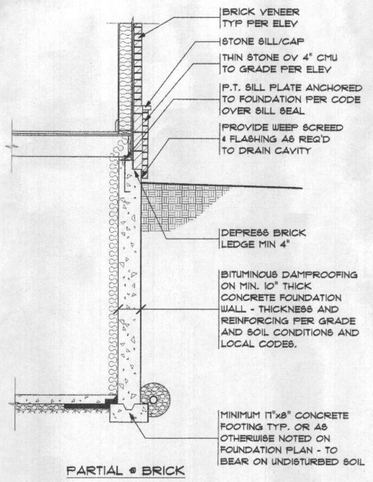
Frame Wall Section

SCALE: 3/8" = 1'-0"

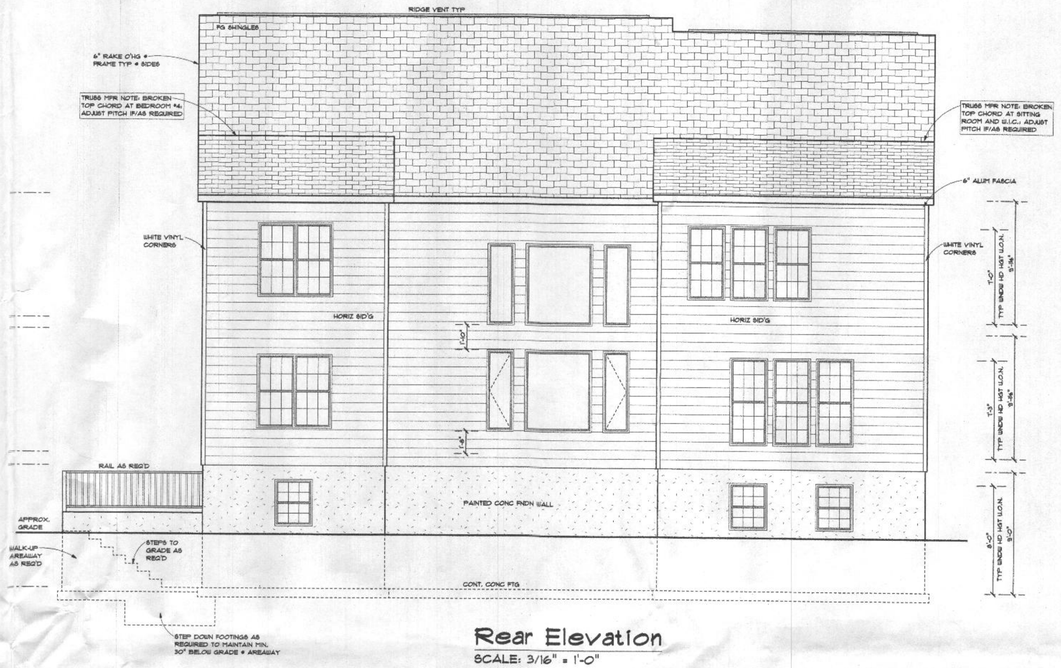


PARTIAL @ THIN STONE

PROVIDE APPROVED CORROSION-RESISTIVE FLASHING AT THE INTERSECTION OF MASONRY AND WOOD FRAME CONSTRUCTION; OVER PROJECTING TRIM; WHERE DECKS, PORCHES, AND THE LIKE ARE ATTACHED TO WOOD FRAME CONSTRUCTION; AT ROOF TO WALL AND ROOF TO CHIMNEY INTERSECTIONS; IN ROOF VALLEYS; AT ALL ROOF PENETRATIONS; AT ALL WALL OPENINGS; AT ALL CAVITY INTERRUPTIONS AT MASONRY VENEER; AND ALL OTHER LOCATIONS REQUIRED TO PREVENT WATER PENETRATION OF THE STRUCTURE.



PARTIAL @ BRICK



Rear Elevation

SCALE: 3/16" = 1'-0"

2018 IECC ENERGY CODE COMPLIANCE REQUIREMENTS

THE BUILDING SHALL CONFORM TO THE FOLLOWING MANDATORY REQUIREMENTS PER THE 2018 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 N1101.14).
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 N1102.4).
MAXIMUM FENESTRATION U-FACTOR AND SHGC	THE MAXIMUM U-FACTOR ALLOWED USING EITHER THE TOTAL UA ALTERNATIVE METHOD PER IECC R402.1.5 (IRC N1102.1.5) OR THE SIMULATED PERFORMANCE ALTERNATIVE PER IECC R405 (IRC N1105) SHALL BE 0.48 FOR VERTICAL FENESTRATION AND 0.75 FOR SKYLIGHTS PER IECC R402.5 (IRC N1102.5).
HVAC CONTROLS	EACH HEATING AND COOLING SYSTEM SHALL HAVE AT LEAST ONE THERMOSTAT PER IECC R403.1 (IRC N1103.1). THE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM SHALL BE A PROGRAMMABLE THERMOSTAT PER IECC R403.1.1 (IRC N1103.1.1).
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 N1103.1.2).
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 N1103.3.3) 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 N1103.3.5).
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 R403.4 (IRC N1103.4). PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DEGRADATION AND DECAY PER IECC R403.4.1 (IRC N1103.4.1).
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 N1103.5.1).
MECHANICAL VENTILATION	THE BUILDING SHALL BE PROVIDED WITH VENTILATION PER IRC M1505 OR OTHER APPROVED MEANS OF VENTILATION PER IECC R403.6 (IRC N1103.6). WHOLE-HOUSE VENTILATION FANS SHALL MEET EFFICIENCY STANDARDS PER IECC TABLE R403.6.1 (IRC TABLE N1103.6.1).
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 METHODOLOGIES PER IECC R403.7 (IRC N1103.7).
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 N1103.9).
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 R403.10.1 (IRC N1103.10.1); 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 R403.10.2 (IRC N1103.10.2). HEATED POOLS AND INGROUND SPAS SHALL BE PROVIDED WITH A VAPOR-RETARDANT COVER PER IECC R403.10.3 (IRC N1103.10.3).
LIGHTING EQUIPMENT	A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER IECC R404.1 (IRC N1104.1).
FUEL GAS LIGHTING EQUIPMENT	FUEL GAS SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHT SYSTEMS PER IECC R404.1.1 (IRC N1104.1.1).

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 N1102.1.2 & N1102.1.3). EQUIVALENT U-FACTORS MAY BE SUBSTITUTED FOR REQUIRED R-VALUES PER IECC R402.1.4 (IRC N1102.1.4). THE BUILDING SHALL ALSO CONFORM TO THE DETAILED REQUIREMENTS OF IECC R402.2 (IRC N1102.2).

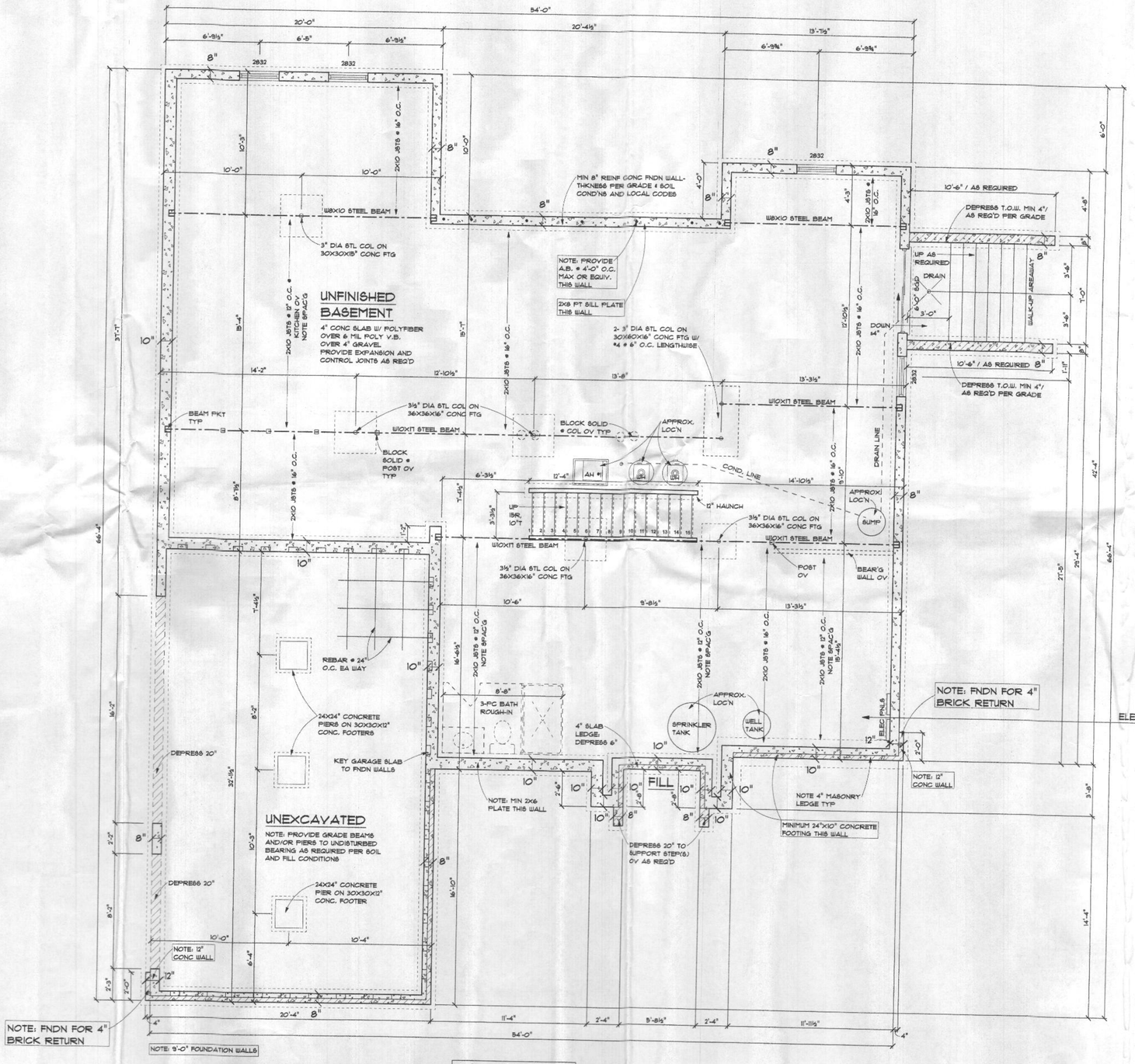
COMPONENT	REQUIRED VALUE
CEILING/ROOF	R-49 (COMPRESSED OVER WALL TOP PLATE AT EAVES) OR R-38 (UNCOMPRESSED OVER WALL TOP PLATE AT EAVES)
WALLS	R-20 CAVITY OR R-13 CAVITY PLUS R-5 CONTINUOUS
BASEMENT WALLS	R-10 CONTINUOUS OR R-13 CAVITY
SLAB	R-10, 2' DEPTH
CRAWL SPACE WALLS	R-10 CONTINUOUS OR R-13 CAVITY
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 N1103.5.3)
FENESTRATION	U-FACTOR = 0.32 MAX; SHGC = 0.40 MAX
SKYLIGHTS	U-FACTOR = 0.55 MAX; SHGC = 0.40 MAX

2018 CODE

TRINITY HOMES MARY LAND LLC T/A
TRINITY HOMES

The Yorkshire Manor II - 3 Car

REVISIONS	08-13-2021
DATE	06-16-2021
SHEET NO.	A-2



APPROX. 2,047 SF UNFINISHED BASEMENT

Foundation Plan

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

HVAC
C.F.A. = 3,975

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

HVAC: EQUIPMENT - GOODMAN
ZONE 1: 92% EFFICIENCY PROPANE GAS FURNACE WITH 14 SEER A/C UNIT 3½ TON
ZONE 2: 14 SEER HEAT PUMP 3½ TON

* VENT RANGE HOOD TO EXTERIOR

NOTE: 9'-0" FOUNDATION WALLS

NOTES

1. 2000 PSF SOIL BEARING CAPACITY ASSUMED.
2. BEAMS, JOISTS, HEADERS AND RAFTERS TO BE S-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

2018 CODE

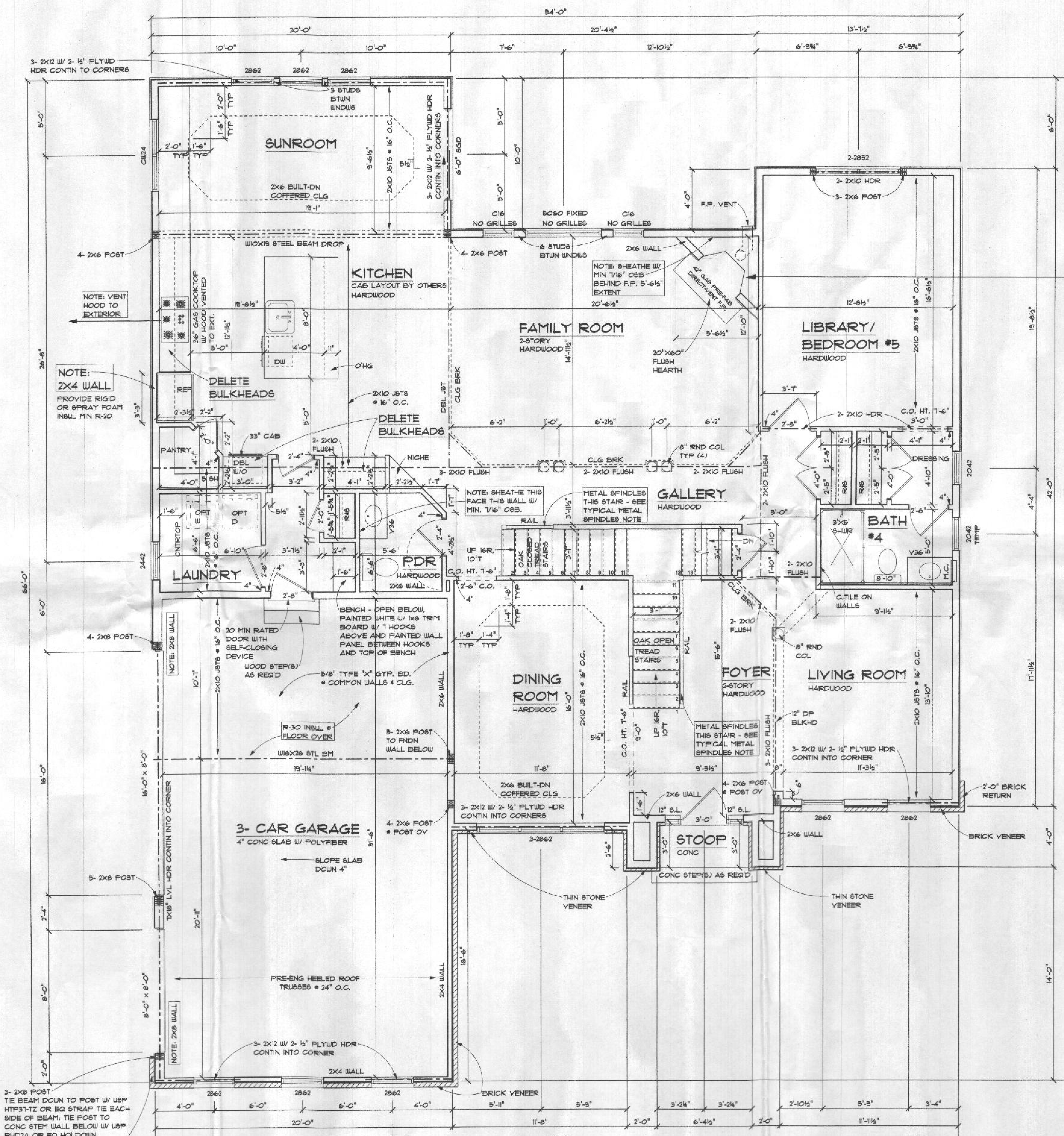
TRINITY HOMES MARY LAND LLC T/A
TRINITY HOMES

The Yorkshire Manor II - 3 Car

REVISIONS	08-13-2021
DATE	06-16-2021
SHEET NO.	A-3

THE ESTATES AT RIVER HILL INTERIOR TRIM PACKAGE

DOORS:	1ST, 2ND, & BASEMENT FLOORS - PREHUNG MASONITE, RAISED CAMDEN
DOOR HARDWARE:	SATIN NICKEL STOPS, KNOBS, HINGES, AND HANDLES
DOOR TRIM:	1ST AND 2ND FLOORS - 3¼" BEADED EDGE CASING, FINGER JOINT
BASE:	1ST AND 2ND FLOORS - 5¼" WM-163E
CHAIR RAIL:	TWO PIECES WM-302 W/ 4¼" 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, LIBRARY/BEDROOM #5 AND SECOND FLOOR HALL. COFFERED CEILINGS: TWO PIECE 4 5/8" CROWN W/ BOTTOM BACKER



NOTE: 9'-1⅛" WALL HGT
ANGLES 45 DEGREES TYP U.O.N.

APPROX. 2,105 SF 1ST FLOOR

First Floor Plan

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

TYPICAL METAL SPINDLES

INCLUDES SATIN BLACK IRON BASKET STYLE OR KNUCKLE STYLE AND STRAIGHT BALUSTERS FRONT & REAR STAIRS (PER PLAN)

NOTE: CARPENTER

ALLOW 4" FOR 3¼" CASING ON 1ST FLOOR AND 2ND FLOOR

NOTE: ELECTRICIAN:

HARDWIRE BOX INSIDE FIREPLACE

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

F.P. ROUGH OPENING, HEATILATOR FIREPLACE

________________:

________ 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.

GARAGE DOOR OPENERS

____

ADULT HEIGHT POWDER ROOM VANITY

NOTE: INTERIOR STAIRS SHALL CONFORM TO THE FOLLOWING GEOMETRY:

STRAIGHT:
RISER HEIGHT 7.75" 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.

2018 CODE

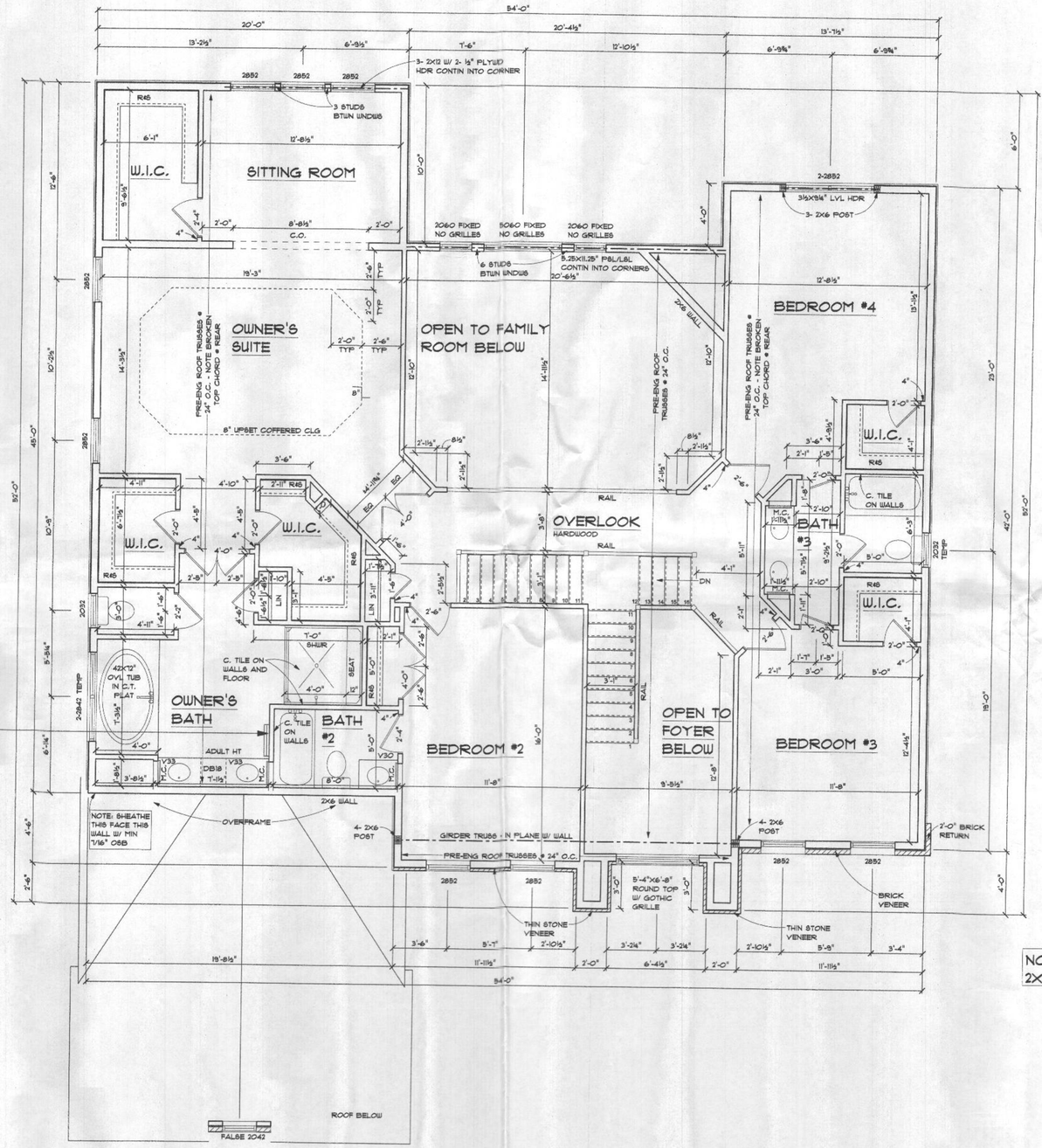
TRINITY HOMES MARY LAND LLC T/A TRINITY HOMES

The Yorkshire Manor II - 3 Car

REVISIONS: 08-13-2021

DATE: 06-16-2021

SHEET NO. A-4



NOTE: ELECTRIC
ADD 220V BASE HEAT, 2' LONG W/ WALL THERMOSTAT IN OWNER'S BATH OVER GARAGE

ADULT HEIGHT OWNER'S BATH VANITIES

NOTE: CARPENTER: RAISE MCs 4"

NOTE: 9'-1⅛" WALL HGT ANGLES 45 DEGREES TYP U.O.N.

APPROX. 1,870 SF 2ND FLOOR
APPROX. 122 SF OPEN FOYER
APPROX. 313 SF OPEN FAMILY ROOM

Second Floor Plan

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

NOTE: 9' CEILINGS
2X6 EXTERIOR WALLS

2018 CODE

TRINITY HOMES MARY LAND LLC T/A TRINITY HOMES

The Yorkshire Manor II - 3 Car

REVISIONS	08-13-2021
DATE	06-16-2021
SHEET NO.	A-5