health

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"HAWTHORNE" GEDIN RESIDENCE

'HAWTHORNE' Square Footages		
	Area	Square Footage
FINISHED	First Floor	2705 SF
	Second Floor	2636 SF
	Total (First & Second)	5341 SF
	Finished Basement (Opt. Recreation Rm. & L.L. Bath, Playrm, Exercise Rm, Theater, Fin. Storage)	2081 SF
		7422 SF
	Opt. Loft / Opt. Attic Study	418 SF
	Total (First, Second, Loft & Finished Basement)	7840 SF
UNFINISHED	Garage	785 SF
	Basement Utility/ Storage	420 SF
	Total (Unfinished)	1205 SF
	Foyer - 1-story	8'-9.5" X 10'-8.5"

'HAWTHORNE' Square Footages		
	Area	Square Footage
LOWER LEVEL	Recreation Room	775 SF
	Lower Level Bath	58 SF
	Den with Closet	214 SF
	Exercise/Theater	401 SF
	Playroom	270 SF
	Fin.Stor&Stor.Clos.	110 SF

ALL WORK SHALL COMPLY WITH 2021 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS

WALL BRACING SHALL BE IN ACCORDANCE WITH ENGINEERED DESIGN and CONTINUOUSLY SHEATHED W/ 7/16" WOOD SHEATHING

FLOOR FRAMING TO BE 2 x 12 FLOOR JOISTS @ 16" O.C. - HEM FIR #2 or SPRUCE PINE FIR #2

" THE LOCAL JURISDICTION SHALL FILL IN THIS TABLE WITH LOCAL CLIMATIC AND GEOGRAPHIC CRITERIA "

2021 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: HOWARD COUNTY, MARYLAND

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termite					
40 PSF	115	NO	NO	NO	A	SEVERE	30"	MODERATE TO HEAVY	20° F	YES	SEE FLOOD MAPS	1500	55° F

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REVISIONS

DATE	COMMENT	BY
7/29/2015	PERMIT SET	TPF
Ø9-17-2021	GEDIN RESIDENCE - MONTGOMERY COUNTY, MD - PRELIMINARY	TPF
Ø9-21-2021	GEDIN RESIDENCE - MONTGOMERY COUNTY, MD - PRELIMINARY 2	TPF
1Ø-Ø4-2021	GEDIN RESIDENCE - MONTGOMERY COUNTY, MD - PRELIMINARY 3	TPF
1Ø-12-2021	GEDIN RESIDENCE - CLIENT REDLINES	TPF
1Ø-12-2021	GEDIN RESIDENCE - CLIENT REDLINES	TPF
Ø1-12-2022	GEDIN RESIDENCE - CLIENT REDLINES	TPF
Ø1-17-2022	GEDIN RESIDENCE - SUBSTANTIAL COMPLETION	TPF
Ø2-15-2022	GEDIN RESIDENCE - REVISED SUBSTANTIAL COMPLETION	TPF
Ø8-17-2022	GEDIN RESIDENCE - REVISED SUBSTANTIAL COMPLETION	TPF
Ø9-28-2022	2021 CODE UPDATE - BRICK ADDED TO SIDES. ADDED STEEL	TPF

STATE OF MARYLAND · DAVID ROBBINS · REGISTERED · 5821 · ARCHITECT
ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF THIS SEAL DATE
9/28/2022

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Architect under the laws of the State of Maryland.

license number 5821

expiration date 04-03-2024

WINDOW MANUFACTURE: SILVERLINE
SERIES: 2900
WINDOW IS SELF FLASHING W/ AN 1-1/4" PERIMETER FLANGE

STRUCT. REVIEW	Ø8-13-2Ø1Ø
PROJECT REVIEW	Ø8-13-2Ø1Ø

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HAWTHORNE- GEDIN RESIDENCE

TLK14362

TIMBERLAKE HOMES

November 15, 2022

Hank Oswald
Howard County Health Department
3430 Court House Drive
Ellicott City, MD 21043
(410) 313-2455

RE: Building Permit #B22004134 - 14430 Triadelphia Mill Road, Dayton, Maryland

Dear Hank,

Please find enclosed one (1) copy of revised architectural plan sheets A401 and A402 for permit #B22004134. As we discussed last week on sheet A402 we removed the solid wall that should have been a doorway going into the exercise/theatre room and we removed the hallway door to the bathroom. If you have any questions, please let me know.

Thank you,

Brian Messineo
bmessineo@timberlakehomes.com
(443) 837-3115

GENERAL NOTES

- ALL WORK SHALL COMPLY TO ALL APPLICABLE LOCAL CODES.
- All construction shall be classified as One- and Two-Family Dwellings and comply to the 2021 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS.
- All construction shall comply to the 2021 INTERNATIONAL ENERGY CONSERVATION CODE (or as required by local code).
- These plans and notes are the property of Architecture Collaborative, Inc. Use of these plans without the written consent of Architecture Collaborative, Inc. is prohibited.
- These are conceptual plans and schematic in nature. Their purpose is to develop a proto-type house.
- These plans are subject to modification as necessary to meet code requirements or to facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect reserves the right to make any changes, for any reason, at any time.
- The Owner shall defend, indemnify and save harmless the Architect and Architecture Collaborative, Inc. from and against all suits, actions, claims, liabilities, losses and/or expenses, including attorney's fees, arising out of or resulting from the performance of any work by the Owner or its employees, subcontractors, agents or representatives, caused in whole or in part by any act or omission, whether negligent or otherwise, on the part of the Owner or its employees, subcontractors, agents or representatives.
- The Contractor shall compare and coordinate all drawings. When a discrepancy or an error/omission exists, he shall comply with the code and contact the Architect and Owner in writing for proper adjustment.
- These plans are NOT to be scaled for Construction purposes. Written dimensions and notes supercede all scale references. Contact the Architect and Owner prior to work when any discrepancy arises.
- In the event certain features of construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
- Habitable space, hallways, and portions of basements containing these spaces shall have a ceiling height of not less than 7'-0", except as required by code.
- Beams, girders, ducts or other obstructions in basements containing habitable space shall be permitted to project to within 6'-4" of the finish floor.
- Integral garages in dwelling units shall be separated from all adjacent living space w/ fire separation as required by local code.
- These drawings do not include structural details.

DESIGN LIVE LOADS

- RECOMMENDED MINIMUMS.

Roof	30 PSF	(40 PSF per JURISDICTION)
Sleeping Floors	30 PSF	
Living Floors	40 PSF	
Attic Floors	30 PSF	
Exterior Decks	40 PSF	
Garage Slabs	50 PSF	
Exterior Balcony's	60 PSF	
Stairs	40 PSF	

Individual treads designed for uniformly distributed live load or 300-pound concentrated load over a 4 square inch area, whichever produces greatest stress.

Guard Rails 200 LB
A single concentrated load applied in any direction at any point along the top.

SITE

- GENERAL: These drawings do NOT cover sitework, grading, landscaping or zoning.
- Building foundations have been designed based on an assumed soil bearing capacity of 2,000 PSF (or as noted). Additional engineering is required if soil bearing capacity is less than 2,000 PSF (or as noted), or if there is no Geotechnical report available.
- In lieu of a complete geotechnical evaluation, load-bearing values per Table R401.4.1 shall be assumed
- Provide continuous perimeter foundation drainage in accordance with local code requirements. Where both interior and exterior drains are required, provide minimum 1-1/2" dia. bleeder pipes through mid-line of footing at 8' o.c. (max.). Typically, drains shall be lead to sump pits or to positive daylight discharge points.
- Slope all stoops, porches, walks and garage slabs away from building 1/8" minimum per foot.
- All work shall comply with local codes.

STAIR NOTES

- INTERIOR and EXTERIOR STAIRS:
- All stairs shall comply with the code and all local amendments.
  - Minimum finish width: 36"
  - Minimum finished headroom height: 6'-8"
  - Maximum riser height to be 7 3/4" or per local code.
  - Minimum tread depth to be 10" or per local code.
  - Maximum space between ballisters to be 4" or per local code.
  - Handrail height shall NOT be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.
- Stair winders shall have a minimum inside width of 6" and a minimum tread (10") or as per code, when measured 12" from the inside corner.
- Stair landings shall be a minimum of 36" x 36" finished.
- Stairways with (3) or more risers are required to have a handrail.
- Guard rails:
  Porches, balcony's or raised floor surfaces located more than 30" above the floor or grade below shall have guard rails not less than 36" in height. Guard rail spacing shall be designed not to allow passage of an object of 4" or more in diameter.
- The stair manufacturer is responsible for the design and construction of the stair. All work shall comply with local code.

CONCRETE

- Footings and Slabs On Grade shall bear on undisturbed virgin soil or 95% compacted fill.
- Bottom of footings shall be located at minimum frost line below finished grade, as per local code. Steps or depth of footing/foundation may vary according to local site or frost conditions.
- All interior concrete slabs shall have control joints located @ 10' o.c. (15' o.c. max) and 6"x6"x#10 welded wire mesh.
- Concrete used in exposed areas implicit to freezing and thawing (both during construction and service life) shall be air-entrained in accordance with local code. Exterior flat-work shall be coated with an approved curing compound.
- Foundation walls of habitable space located below grade shall be water-proofed or damp-proofed using materials and methods approved by the local building jurisdiction.
- Garage / Exterior slabs shall be 5% to 7% air entrained concrete.

Type of Concrete Construction:	Minimum Specified Compressive Strength:
Footings	3,000 PSI
Foundation Walls	3,000 PSI
Interior Concrete Slabs	3,000 PSI
Garage Slabs	3,500 PSI
Exterior Concrete Slabs (as per local code)	3,500 PSI

- The concrete contractor is responsible for the design and construction of all concrete work. All work shall comply with code.

MASONRY

- The maximum vertical distance of unbalanced fill, measured from the top of the lower level floor slab to outside finished grade, shall not exceed the following and shall be re-inforced with #5 bars @ 16" o.c.

Type of Wall:	Height of Fill:
8" CMU.	4'-0"
12" CMU. (hollow)	5'-0"
12" CMU. (solid)	6'-0"
8" Poured Concrete	5'-0"
10" Poured Concrete (as per local code)	7'-0"

- Presumptive Load-Bearing Values of Foundation Materials shall not be less than 2,000 PSF or greater than 60 PCF lateral pressure. Additional engineering may be required if lateral pressure or load-bearing values are not within the above values.
- All backfill shall consist of sand and/or gravel.
- Top courses of CMU. foundation walls shall be filled solid, including the courses under any steel beam or corbelled CMU. as per local code.
- Stone and Masonry veneer shall be attached and anchored in accordance with Section 703 (with Amendments).
- The masonry contractor is responsible for the design and Construction of all masonry work. All work shall comply with local codes.

METAL

- Straps/bolts shall be per code and building inspector approved:

  Min. (2) straps/bolts per section of plating 12" max. from each end with intermediate straps/bolts at:
  - 1/2" bolts spaced per code.
  - Straps spaced per code or per manuf.'s spec.'s
- Galvanized metal brick ties shall be installed as per local codes
- Gutters, downspouts, and bleeders shall be installed by the contractor as required by local codes.
- All structural steel shall be detailed, fabricated and erected in accordance with the latest edition of AISC (American Institute of Steel Construction) "Specification for Structural Steel Buildings - Allowable Stress Design and Plastic Design" and AISC code of standard practice, shall be of domestic origin and conform to:
  - Wideflange = ASTM A992, Fy = 50 ksi
  - Plates and Angles = ASTM A36
  - HSS Round ASTM A53, Grade B Fy = 35 ksi

SPECIALTIES

- Pre-Built fireplace units shall be UL approved and installed according to code and manufacturers specifications and recommendations.
- Wood burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air.
- Chimneys shall extend a minimum of 2'-0" above any roof structure within 10'-0".
- Provide overflow pans and drains for wet appliances when located above a finished space.
- Provide a 22"x30" (Min.) attic access with switched light or 22"x48" pull down stair. Seal and insulate as per local code.
- Kitchen and Bath plans are approximate. See manufacturers plans for exact layout and dimensions.
- The drywall contractor is responsible for the design and construction of the party walls, fire walls and fire separation assemblies. All work shall comply with local codes.
- The fire suppression contractor is responsible for the design and construction of the suppression systems. All work shall comply with local codes.

THERM. PROTECTION

R-Value:	Thickness:	Location:
R-46	--	Duct insulation in uncond. sp.
R-6	--	Duct insulation in uncond. sp.
R-6	--	Duct insul. below conc. slab
R-8	--	Duct insulation in Attic. sp.
R-10	2"	Slab insulation at Perimeter
R-10 ci (blanket)or R-13	3.5"	Basement Walls - Unfinished
R-13	3.5"	Basement Walls - 2x4 Finished
R-30	--	2x4 Walls - Exterior
R-30	--	2x6 Walls - Exterior
R-19	6.25"	Floors (exposed)
R-60	--	Ceiling
R-49	--	Ceiling w/ energy heel
U-factor	.28	WINDOWS & DOORS
SHGC	.40	WINDOWS & DOORS

- The building thermal envelope shall meet the requirements of the IECC Sections R402.1.1 through R402.1.5.
- Prescriptive R-values in IECC Table R402.
- Per IECC Section R402.1.4, Alternate U-values of an assembly may be substituted as the U-factor Alternative method to meet building thermal envelope requirements.
- Per IECC Section R402.1.5, the Total UA Alternative method may be used to meet the building thermal envelope requirements.
- Insulation for slab-on-grade construction shall begin at the inside intersection of the slab and foundation wall and shall extend for a minimum distance of 24" down the inside face of the foundation wall and 48" horizontally under the slab.
- Provide continuous soffit vents and ridge vents as shown on drawings and as per code. Install insulation baffles in accordance with local code, in each truss/rafter bay to maintain free air flow.
- Flashing shall be of pre-finished aluminum (or equal), installed at all roof offsets, chimneys, roof openings, hips, valleys, ridges, dormers and where roof intersects wall (as per local code).
- Contractor shall maintain, in all instances, proper fire, sound and insul. ratings when penetrating through walls, floors, ceilings and roofs.

WINDOWS and DOORS

- Provide safety glazing as required by local code.
- All doors and windows shall be sealed and flashed on all sides and installed in accordance with manufacturers specifications and per local code.
- Garage door into dwelling shall have a minimum fire rating of 20 minutes (or per local code). The threshold of the door opening between the garage and adjacent interior space shall not be less than 4" above the garage floor (or per local code).
- Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The sill height shall not be more than 44" above the floor. Egress windows must have a minimum net clear opening of 5.7 ft.², or per local code.
- Window sill height shall be a minimum 24" above finished floor at all sills greater than 72" above finished grade, or per local code.

WOOD

- Wall bracing shall be installed as per local code.
- All roof trusses and floor systems shall be engineered by others.
- All roof trusses and floor systems shall be braced and installed per manufacturers specifications and per local code. See manufacturers plans for exact layout and construction.
- Fire-stopping shall be provided to cut off concealed draft openings and to form an effective fire barrier between stories, as per local code:
  - At the intersection of Kitchen bulkhead and wall.
  - At the top of all heat chases.
  - At bathtub trap openings.
  - 2x fire-stopping / blocking at every floor or 8'-0" o.c. vert.
- LVL Beams: 1-3/4" wide - 2.0E Microlan LVL
- LSL Beams: 3-1/2" wide - 1.55E Timberstrand LSL
- PSL Beams: 3-1/2" wide - 2.0E Parallam PSL
- PSL Columns: (as noted) - 1.8E Parallam PSL Columns
- All load bearing walls to be 16" o.c. (stud thickness per plan), minimum SPF #2 stud grade unless otherwise noted. Interior non-load bearing partitions may be 2x4 studs, SPF #2, at 24" o.c. (Fb=675, Fv=135, Fc⊥=725, E=1,400,000)
  *Exterior walls may be 2x6 @ 24" o.c. with Engineered Drawings.
- All interior and exterior load bearing walls shall have lapping top plates where walls intersect.
- All wood less than 8" from grade shall be treated lumber. All sole plates on slabs and foundations shall be treated lumber.
- Provide bearing at all structural members as required by code.
- Provide floor and wall blocking as shown on framing plans as required by local codes.
- See drawings for type of floor construction.
  - Tongue and groove floor decking, glued and fastened on floor joists shall meet the American Plywood Assoc. Sturd-I Floor System.
- All materials shall be installed per manufacturers specifications and per applicable local codes.

TABLE 703.8.3.1 ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER [b],[c],[d]

SIZE OF STEEL ANGLE (inches) [a],[c],[d]	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1/2" (OR EQUIVALENT) REINF. BARS [c]
3 X 3 X 1/4	6'-0"	4'-6"	3'-0"	1
4 X 3 X 1/4	8'-0"	6'-0"	4'-6"	1
5 X 3 1/2 X 5/16	10'-0"	8'-0"	6'-0"	2
6 X 3 1/2 X 5/16	14'-0"	9'-6"	7'-0"	2
2-6 X 3 1/2 X 5/16	20'-0"	12'-0"	9'-6"	4

For SI: 1 inch = 25.4 mm , 1 foot = 304.8 mm

a. Long leg of the angle shall be placed in the vertical position.
b. Depth of the re-inforced lintels shall not be less than 8" and all cells of hollow masonry lintels shall be grouted solid. Re-inforcing bars shall extend not less than 8" into the support.
c. Steel members indicated are adequate typical examples: Other steel members meeting structural design requirements may be used.
d. Either steel angle or re-inforced lintel shall span opening.

MECH. PLUMB. ELEC.

- Mechanical contractor is responsible for the design and installation of the mechanical systems including duct sizes, trunk and register sizes for air conditioning, heating and ventilation. Systems shall be installed per manufacturers specifications and recommendations and per all applicable codes.
- Mechanical systems shall provide a minimum of (3) air exchanges per hour (or per local codes). The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable.
- Per IRC R303.4, when the air infiltration rate of a dwelling unit is 5 air changes per hour or less, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with IRC section M1507.3. Outdoor air intakes or exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
- Mechanical systems in unconditioned space shall have a manufacturer's designation for an air leakage of no more than 2% of the design air flow rate when tested in accordance w/ ASHRAE 193.
- Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturers specifications and recommendations and per all applicable codes.
- Each Sump shall be sealed and vented as per code, vented through roof with 3" Diameter vent.
- Electrical contractor is responsible for the design and installation of all electrical systems. All electrical work shall meet the requirements of the National Electric Code, the local power company and all applicable codes. Fixtures and apparatus are selected by the builder and shall be UL approved.
- Install programmable thermostats.
- Smoke detectors and Carbon Monoxide detectors:
  - Provide a minimum of (1) ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup.
  - Provide Smoke detectors at each sleeping room.
- 100% of the lamps in permanently installed lighting fixtures shall be high efficiency lamps.
- Sprinkler system (when required) shall be NFPA-13D for one & two family house, installed per manufacturers specifications and recommendations and per all applicable local codes.

Floor assemblies such as manufactured I-Joist or open web joists, other than minimum 2x10 dimensional lumber or structural composite lumber, located directly over a space that is not protected by an automatic sprinkler system shall be protected by 1/2" gypsum board to the underside of the TJI floor framing members, or other code approved method.

2021 IRC - 2021 IECC

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IRC NOTES - MD21
content
scale: 1"=4' (34x22) file: 2.1_MD18
U.N.O. 1"=8' (17x11)
drawn: ---- date: ----
TIMBERLAKE HOMES
HAWTHORNE
title

date	revision	by
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SHEET # 002

Professional Certification
I hereby certify that these documents were prepared by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.
license number 5821
expiration date 04-03-2024

STATE OF MARYLAND DAVID ROBBINS 5821 ARCHITECT
ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF THE SEAL DATE
9/28/2022

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2021 IECC CODE COMPLIANCE

R301.1 Climate Zone 4A

R401.2 Compliance Method: Sections R401 through R404
Mandatory and Prescriptive Provisions

R401.3 Certificate
A permanent Energy Certificate shall be completed by the builder or registered design professional and posted at an approved location.

R402.1.1 Vapor Retarder:
Wall assemblies in the building thermal envelope shall comply with vapor retarder requirements of Section R702.7 of the International Residential Code, 2021 Edition.

R402.1.2 Attic Insulation: Raised Heel Trusses
R-60 R-49

R402.1.2 Wood Frame Wall:
R-30 or R20 + R5 continuous insulation.

R402.1.2 Basement Wall Insulation:
R-13 cavity insulation / R-10 Foil Faced continuous uninterrupted blanket insulation, full height.

R402.1.2 Crawl Space Wall Insulation:
R-10 Foil Faced continuous uninterrupted blanket insulation, full height.

R402.1.2 Floor Insulation over Unconditioned Space:
R-19 batt insulation.

R402.1.2 Window U-Value/SHGC
.30 (U-Value)
.40 (SHGC)

R402.2.10 Slab on Grade Floors Less Than 12 " Below Grade:
R-10 Rigid Foam Board extending Vertically 2'-0" and Horizontally 4'-0"

R402.2.4 Attic Access:
Attic access scuttle will be weather-stripped and insulated R-49 or equilvalent to the insulation on the surrounding surfaces.
Vertical Doors that access unconditioned attic space shall have .30 U-Value

R402.4 Building Thermal Envelope (Air Leakage): Sections R402.4.1 through R402.4.4
Exterior walls and penetrations will be sealed per these sections of the 2021 IECC with caulk, gaskets, weatherstripping or an air barrier of suitable material. Sealing methods between dissimilar materials shall allow sealing for differential expansion and contraction.

R402.4.1.2 Building Thermal Envelope Tightness Test:
Building envelope shall be tested and verified as having an air leakage rate not exceeding 5 air changes per hour. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380, ASTM E 779 or ASTM E 1827 with (blower door) at a pressure of 0.2 inches w.g. (50 pascals). Testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the building inspector.

R402.4.2 Fireplaces:
New wood-burning fireplaces shall have tight-fitting flue dampers or doors, and outdoor combustion air. Fireplace doors shall be listed and labeled in accordance with UL 127 (factory built fireplace) .

R402.4.4 Rooms containing fuel burning appliances:
Where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air shall be located outside the building thermal envelope or enclosed in a room isolated from inside the thermal envelope. Exceptions: 1. Direct Vent appliances with both intake and exhaust pipes installed continuous to the outside. 2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the IRC.

R402.4.5 Recessed Lighting
Recessed luminaries installed in the building thermal envelope shall be sealed to limit air leakage.

R403.1.1 Thermostat
All dwelling units will have at least (1) programmable thermostat for each separate heating and cooling system installed per Section 403.1.1

R403.1.2 Heat pumps
Where a heat pump system having supplementary electric-resistance heat is used, the thermostat shall prevent the supplementary heat from coming on when heat pump can meet the heating load.

R403.3.1 Mechanical Duct Insulation
Supply and Return Ducts in Attic: R-8 minimum, R-6 when less than 3".
Supply and Return Ducts outside of conditioned spaces R-8 minimum.
All other ducts except those located completely inside the building thermal envelop R-6 minimum. Ducts located under concrete slabs must be R6 minimum.

403.3.2 Duct Sealing
All ducts, air handlers and filter boxes will be sealed. Joints and seams will comply with section M1601.4.1 of the IRC.

R403.3.3 Duct Testing
A duct tightness test ("Duct Blaster" duct total leakage test) will be performed on all homes and shall be verified by either a post construction test or a rough-in test. Duct tightness test is not required if the air handler and all ducts are located within the conditioned space.

R403.6 Mechanical Ventilation
The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable. Outdoor (make-up and exhausts) air ducts to be provided with automatic or gravity dampers that close when the ventilation system is not operating.

R403.6.2 Whole house mechanical ventilation system fan efficiency to comply with Table R403.6.2

R403.7 Equipment Sizing shall comply with R403.7.

R404.1 Lighting Equipment
A minimum of 100% of all lamps (lights) must be high efficiency lamps.

Water Heater: Minimum efficiency established by NAECA

Mechanical Testing: All mechanical testing to be performed by a certified Mechanical Contractor.

This contractor also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6' of the electrical panel and be readily visible.

2021 IECC Total UA Alternative or Total Building Performance Option Documentation may be used in lieu of some or all of the Prescriptive Requirements shown on this sheet, as allowed by code.

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Tel.: (410) 465-7500 Fax: (410) 465-0903

content: IECC COMPLIANCE
scale: 1" =4' (34x22) 1" =8' (17x11) | file: 2.2_MD18 | drawn: ---- | date: ----

TIMBERLAKE HOMES
HAWTHORNE

date	revision	by

SHEET # 003

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Architect under the laws of the State of Maryland.
license number 9821
expiration date 04-05-2024

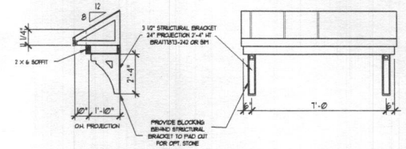
STATE OF MARYLAND · DAVID ROBBINS · 9821 · ARCHITECT
ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF THE SEAL DATE
9/28/2022

Architecture Collaborative, Inc. 9/28/2022 12:54 PM

File Name: E:\CLIENT\TIMBERLA\CUSTOM\TLA1498E\SHEETS\2.2_MD18.DWG

FRONT ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



1 ROOF CANOPY DETAIL

2 ROOF CANOPY - ELEVATION

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content: FRONT ELEVATION
scale: 1"=4' (34x22) 1"=8' (17x11) U.N.O.
drawn: ----
date: ----
title

TIMBERLAKE HOMES
HAWTHORNE

date	revision	by
####	####	####
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SHEET # A301

Professional Certification

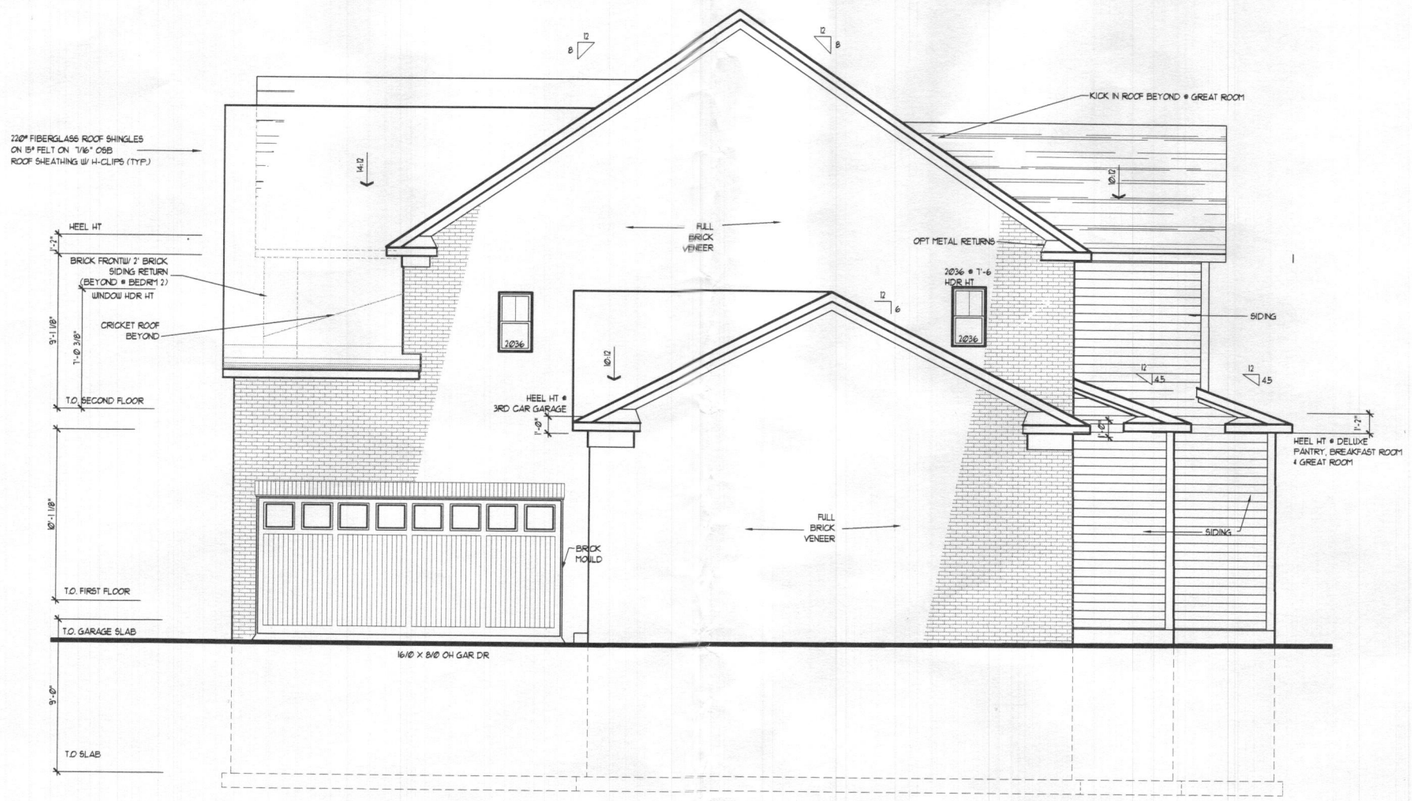
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Architect under the laws of the State of Maryland.

license number 5821
expiration date 04-05-2024

STATE OF MARYLAND DAVID ROBBINS 5821 ARCHITECT
ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF THE SEAL DATE
9/28/2022

Architecture Collaborative, Inc. 9/28/2022 12:54 PM

File Name: E:\CLIENT\TIMBERLA\CUSTOM\THAT4SHT\SHEETS\A3.5.DWG



NOTE: FULL HEIGHT BRICK ON BOTH SIDE ELEVATIONS, AS NOTED

LINTELS TYPICAL AS PER SPEC SHEET

RIGHT SIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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content: SIDE ELEVATION

scale: 1"=4' (34x22) title
1/NO. 1"=8' (17x11) 5.5 A

drawn: date:

TIMBERLAKE HOMES
HAWTHORNE

date	revision	by
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SHEET # A302

Professional Certification

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license number 5821

expiration date 04-05-2024

STATE OF MARYLAND · DAVID ROBBINS · 5821 · REGISTERED ARCHITECT

ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF THE SEAL DATE

9/28/2022

AR-5821 ARCHITECT

Architecture Collaborative, Inc. 9/28/2022 12:54 PM

File Name: E:\CLIENT\TIMBERLA\CUSTOM\TLA1438\SHEETS\5.5 A.DWG

REAR ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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content: REAR ELEVATION
Scale: 1" =4' (34x22) 1" =8' (17x11) U.N.O. | File: 3.5 B | drawn: ---- | date: ----

TIMBERLAKE HOMES
HAWTHORNE

date	revision	by
####	####	####
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----	----	####
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SHEET #
A303

Professional Certification
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License number 6821
expiration date 04-05-2024

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ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF THE SEAL DATE
9/28/2022

Architecture Collaborative, Inc. 9/28/2022 12:54 PM

File Name: E:\CLIENT\TIMBERLA\CUSTOM\TLA1498\SHEETS\3.5 B.DWG

NOTE: FULL HEIGHT BRICK ON BOTH SIDE ELEVATIONS AS NOTED

LINTELS TYPICAL AS PER SPEC SHEET

SEE SHT A1 FOR VERTICAL STAIR/LANDING DIMENSIONS

LEFT SIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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content: SIDE ELEVATION

scale: 1" =4' (34x22) file:
U.N.O. 1" =8' (17x11) 3.5 C

drawn: ---- date: ----

TIMBERLAKE HOMES

HAWTHORNE

title

date	revision	by
####	####	####
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SHEET #
A305

Professional Certification

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license number 6821
expiration date 04-05-2024

STATE OF MARYLAND DAVID ROBBINS 6821 ARCHITECT

ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF THE SEAL DATE
9/28/2022

Architecture Collaborative, Inc. 9/28/2022 12:54 PM

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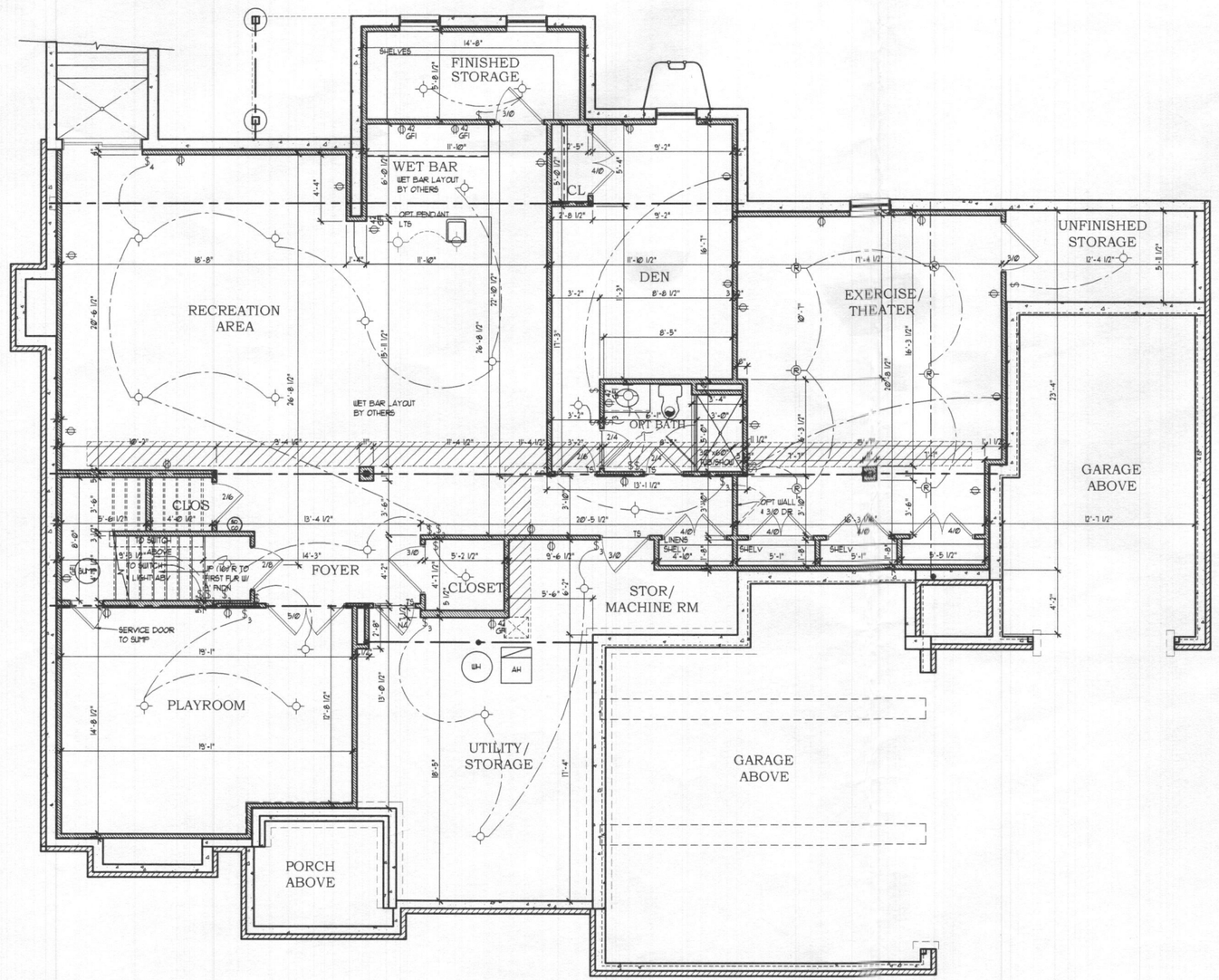

FINISHED BASEMENT PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- DUPLEX OUTLET 18" AFF.
- DUPLEX OUTLET 42" AFF.
- DUPLEX OUTLET 18" AFF. HALF SWITCHED
- 220 VOLT DUPLEX OUTLET
- WATERPROOF RECEPTACLE
- GROUND FAULT INTERRUPTER
- GROUND FAULT INTERRUPTER 42" AFF.
- WALL SWITCH
- 3-WAY WALL SWITCH
- 4-WAY WALL SWITCH
- DIMMER WALL SWITCH
- EXHAUST FAN
- FAN/LIGHT COMBO
- LIGHT FIXTURE CEILING MOUNTED
- LIGHT FIXTURE RECESSED LIGHT
- FIXTURE PULL CHAIN
- FLUORESCENT LIGHT FIXTURE
- FLOOD LIGHTS
- LIGHT FIXTURE WALL MOUNTED
- THERMOSTAT
- JUNCTION BOX
- DOOR CHIME
- TELEPHONE JACK
- TELEVISION JACK
- GARBAGE DISPOSAL
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- COMBINATION SMOKE -CARBON DETECTOR
- ELECTRIC PANEL
- ELECTRIC METER
- INTERCOM
- INTERCOM CONSOLE

2018 IRC GENERAL NOTES:

SECTION R-310

1. BASEMENTS SHALL HAVE A MINIMUM OF ONE EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC WAY.

2. SLEEPING ROOMS IN BASEMENTS THAT ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM ARE NOT REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING (AS PER CODE).

SECTION R-302.13

FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE THAT IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE:

(A) CONSTRICTED OF NOMINAL 2"x 10" OR GREATER DIMENSIONAL LUMBER
-OR-
(B) PROVIDED WITH 1/2" GYPSUM WALLBOARD MEMBRANE OR AN APPROVED FIRE-PROTECTIVE COVERING (AS PER CODE)

2018 IRC ELECTRICAL NOTES: CHAPTER 34

- PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION (AS REQUIRED BY CODE)
- ELECTRICAL OUTLETS LOCATED IN GARAGES, KITCHEN, POUDER ROOM, BATH ROOMS, LAUNDRY AREA, CRAWL SPACES AND THE EXTERIOR ARE TO BE GFCI PROTECTED AS REQUIRED BY CODE.
- PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACES.
- THESE DRAWINGS ARE SCHEMATIC ONLY.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS.
- ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES.
- FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.

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FIN. BASEMENT
drawn: ---- date: 5/5/16
scale: 1"=4' (34x22) file:
U.N.O. 1"=8' (17x11) 4.2C

TIMBERLAKE HOMES
HAWTHORNE

content

title

date	revision	by
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SHEET #
A402

Professional Certification
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license number 9821
expiration date 04-02-2024

STATE OF MARYLAND DAVID ROBBINS 9821 ARCHITECT
ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF THE SEAL DATE
9/28/2022

Architecture Collaborative, Inc. 9/28/2022 12:55 PM

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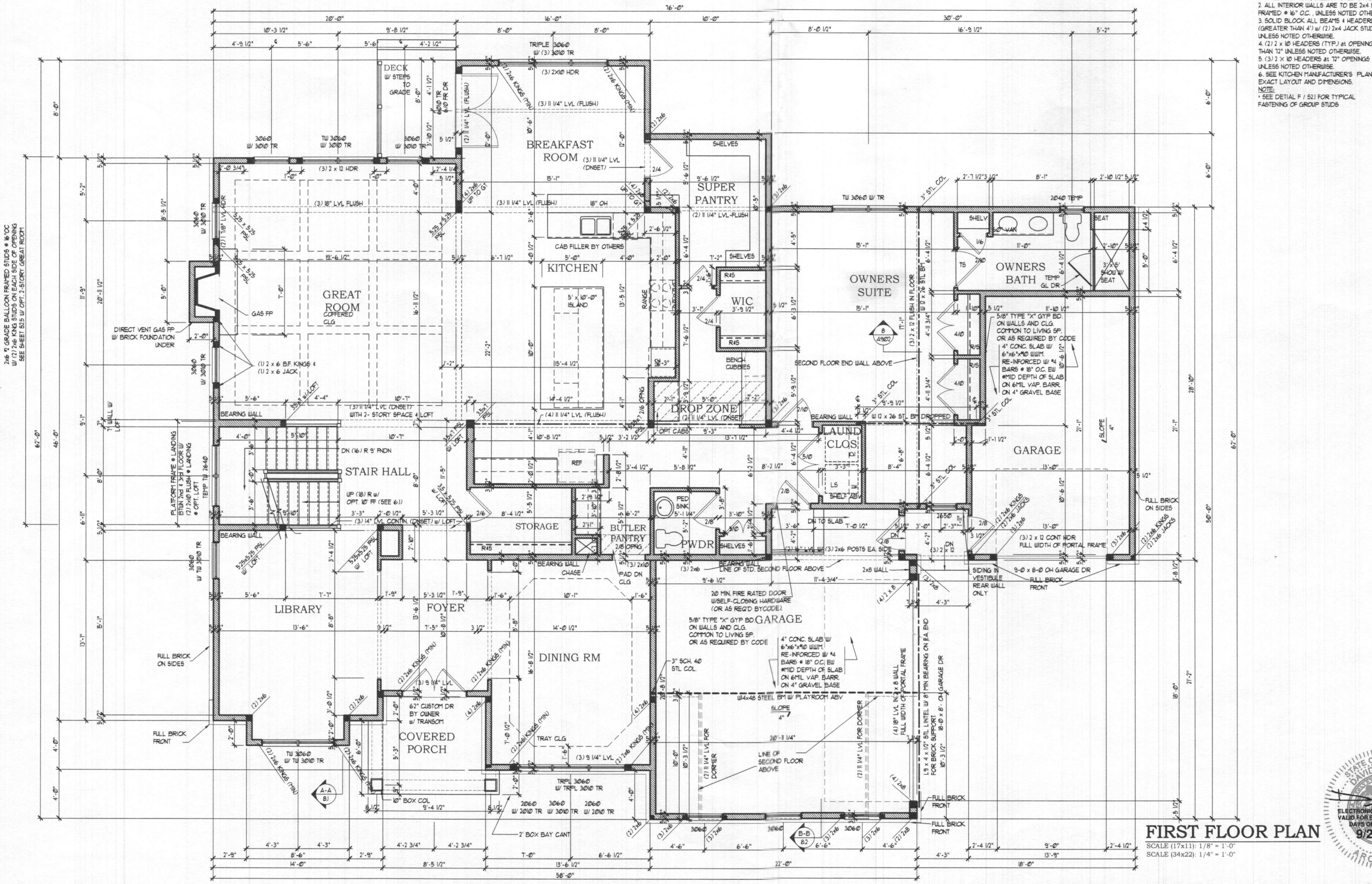

NOTES:
1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 24" O.C., UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C. , UNLESS NOTED OTHERWISE.
3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4') w/ (2) 2x4 JACK STUDS UNLESS NOTED OTHERWISE.
4. (2) 2 x 10 HEADERS (TYP.) at OPENINGS LESS THAN 72" UNLESS NOTED OTHERWISE.
5. (3) 2 X 10 HEADERS at 72" OPENINGS UNLESS NOTED OTHERWISE.
6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.

NOTE:
• SEE DETIAL F / S2.1 FOR TYPICAL FASTENING OF GROUP STUDS

FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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www.archcol.com
Tel.: (410) 465-7500 Fax: (410) 465-0903

content: FIRST FLOOR
scale: 1" = 4' (34x22) U.N.O. 1" = 8' (17x11) | file: 5.1C | drawn: ---- | date: 5/5/16

title: TIMBERLAKE HOMES
HAWTHORNE

date	revision	by
####	####	####
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SHEET # A501

Professional Certification
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license number 5921
expiration date 04-03-2024

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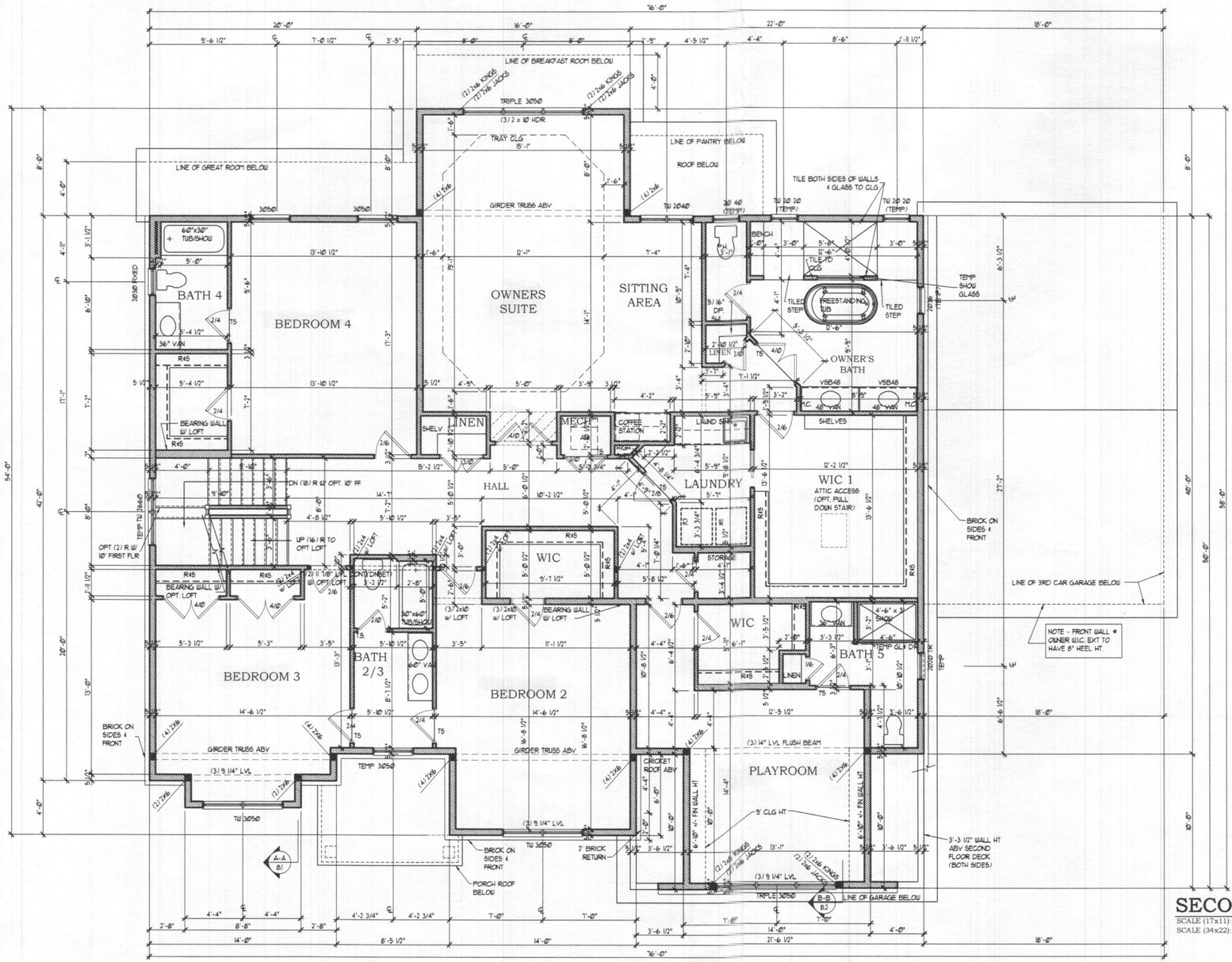
9/28/2022 12:55:07 PM, Architecture Collaborative, Inc.



SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

NOTES:
1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 24" O.C., UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4') W/ (2) 2x4 JACK STUDS UNLESS NOTED OTHERWISE.
4. (2) 2 x 10 HEADERS (TYP.) at OPENINGS LESS THAN 72" UNLESS NOTED OTHERWISE.
5. (3) 2 X 10 HEADERS at 72" OPENINGS UNLESS NOTED OTHERWISE.
6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.

NOTE:
* SEE DETIAL F / S0.1 FOR TYPICAL FASTENING OF GROUP STUDS

STATE OF MARYLAND
DAVID ROBBINS
ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF THE SEAL DATE
9/28/2022
No. 5821
ARCHITECT

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content: SECOND FLOOR
scale: 1"=4" (34x22) 1"=8" (17x11) file: 61C
drawn: ----
date: 5/5/16

TIMBERLAKE HOMES
HAWTHORNE

by	date	revision
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SHEET #
A601

Professional Certification
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license number 5821
expiration date 04-05-2024

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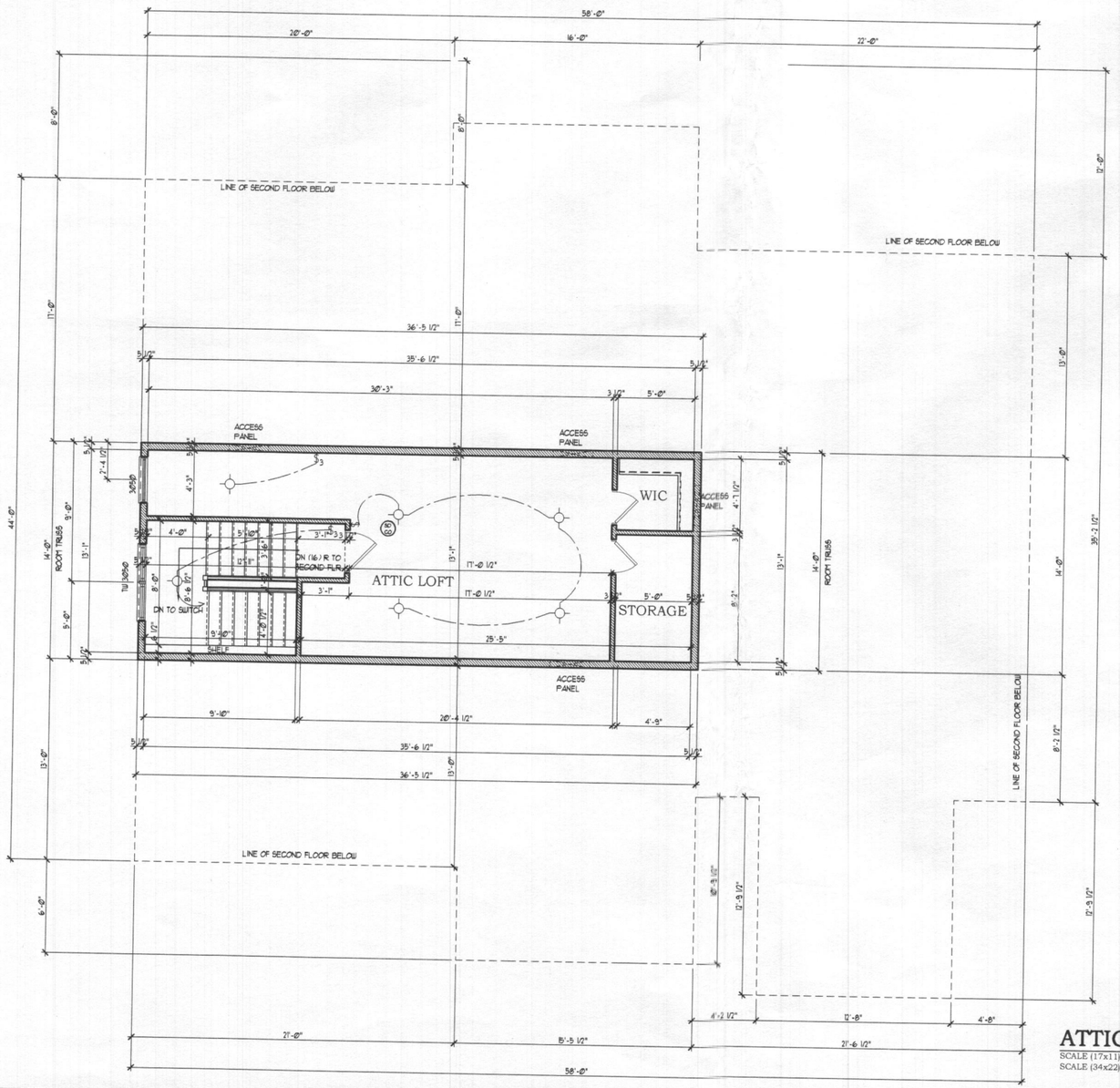
Architecture Collaborative, Inc. 9/28/2022 12:55 PM



ATTIC LOFT PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

418 SF

PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY LOCAL CODE, WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION.

THESE DRAWINGS ARE SCHEMATIC ONLY. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS. ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES. FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.

ELECTRICAL SYMBOLS

- DUPLEX OUTLET 18" A.F.F. DUPLEX OUTLET 42" A.F.F.
- DUPLEX OUTLET 18" A.F.F. HALF SWITCHED
- 220 VOLT DUPLEX OUTLET
- WP WATERPROOF RECEPTACLE
- GFI GROUND FAULT INTERRUPTER
- 42 GFI GROUND FAULT INTERRUPTER 42" A.F.F.
- $ WALL SWITCH
- $3 3-WAY WALL SWITCH
- $4 4-WAY WALL SWITCH
- $D DIMMER WALL SWITCH
- EXHAUST FAN
- FL FAN/LIGHT COMBO
- LIGHT FIXTURE CEILING MOUNTED
- R LIGHT FIXTURE RECESSED LIGHT
- PC FIXTURE PULL CHAIN
- FLUORESCENT LIGHT FIXTURE
- FLOOD LIGHTS
- LIGHT FIXTURE WALL MOUNTED
- T THERMOSTAT
- JB JUNCTION BOX
- CHIME DOOR CHIME
- TELEPHONE JACK
- TELEVISION JACK
- GARBAGE DISPOSAL
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- SD/CO COMBINATION SMOKE -CARBON DETECTOR
- EP ELECTRIC PANEL
- EM ELECTRIC METER
- INTERCOM
- IC INTERCOM CONSOLE

STATE OF MARYLAND · DAVID ROBBINS · 6821 · ARCHITECT
ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF THE SEAL DATE
9/28/2022

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content: ATTIC LOFT PLAN
drawn: ---- date: ----
scale: 1"=4' (24x22) 1"=8' (17x11) U.N.O.
TIMBERLAKE HOMES
HAWTHORNE
title

date	revision	by
####	####	####
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SHEET # A701

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
license number 6821
expiration date 04-09-2024

Architecture Collaborative, Inc. 9/28/2022 12:55 PM

File Name: Z:\CLIENT\TIMBERLA\CUSTOM\TA1436B\SHEETS\T1.1.DWG

TIMBERLAKE HOMES

November 15, 2022

Hank Oswald
Howard County Health Department
3430 Court House Drive
Ellicott City, MD 21043
(410) 313-2455

RE: Building Permit #B22004134 - 14430 Triadelphia Mill Road, Dayton, Maryland

Dear Hank,

Please find enclosed one (1) copy of revised architectural plan sheets A401 and A402 for permit #B22004134. As we discussed last week on sheet A402 we removed the solid wall that should have been a doorway going into the exercise/theatre room and we removed the hallway door to the bathroom. If you have any questions, please let me know.

Thank you,

Brian Messineo
bmessineo@timberlakehomes.com
(443) 837-3115

COMPLETE THIS FORM WHEN DROPPING OFF ANY CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:

Date: 11/15/2022 ○ ONLINE SUBMITTAL ◉ PAPER SUBMITTAL

To: Hank Oswald (Reviewer/Requestor's Name) Health Department (Division)

From: Brian Messineo, Timberlake Homes (Your Name, Company Name) (443) 837-3115 (Phone Number)

Subject: Project name Gedin Property

Project site address 14430 Tridelphia Mill Road, Dayton, MD 21036

Permit # B22004134 **SDP #** _____

Other information pertinent to this project _____

✓ Please check the attachments below that you are submitting with this transmittal:

- ☐ Letter of response to address plan review comment letter
- ☑ Revised plans and/or revised details: When submitting for a complete **re**-review, **duplicate sets shall be submitted.**
- ☑ Letter Summarizing Changes
- ☐ Energy conservation calculations
- ☐ Copies of _____ (be specific).
  - ☐ Health Department Request ☐ DPZ/ DED Request ☐ Applicant's Request
- ☐ Two sets of single-family model plans to be placed on permanent file: Model Name/ #_____
- ☐ Other _____

Contact Person Information: (Required)

Brian Messineo **Telephone No:** (443) 837-3115

Please Print Name

E-Mail Address: bmessineo@timberlakehomes.com

PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455 OPTION #4 OR BY VISITING MYHOWARD.INFO. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.

RECEIVED
NOV 15 2022
LICENSES & PERMITS DIVISION

Received by _____

White-Plan Review / Yellow-Applicant / Pink-Permit Division
T:\Operations\Updated forms\HoCoTransmittalForm05.2022