

PERMIT NUMBER: B 23001729

DATE ACCEPTED:



RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4

www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED

Street Address: 11904 CARITAS WAY		Unit:
City: ELICOTT CITY	State: MD	Zip Code: 21042
Subdivision/Village/Complex Name:		SDP/WP/BA #: F-19-040
Lot: 6	Tax Map: 29	Parcel: 25
		Grading Permit #: G23000051

DESCRIPTION OF WORK REQUIRED

Existing Use: VACANT LOT	Proposed Use: NEW SFD	Estimated Cost: \$ 650,000
Trade Work to Be Completed (Separate Permits Required): <input type="checkbox"/> Mechanical (HVACR) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> None		

YORKSHIRE MANOR III, W ...

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): GRACIA PERNA, LLC	Primary Residence: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Owner's Street Address: 11140 HUNTERWOOD RD.	
City: ELICOTT CITY	State: MD
Phone: 443.677.4612	Email: TVENUNINGHAM@MAC.COM
Zip Code: 21042	

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: TRINITY HOME MARY LAND, LLC	Contact Name: TIM KEANE
Street Address: 3675 FAIR OAK	
City: ELICOTT CITY	State: MD
Phone: 443.374-9806	Email: TKEANE@TRINITYHOMES.COM
Zip Code: 21042	

CONTRACTOR INFORMATION REQUIRED

Business Name: STATE OF ARIZONA	
Licensee's Name: TRINITY HOME MARYLAND	License #: 7646
Street Address: SOME	
City:	State:
Phone:	Email:
Zip Code:	

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: N/A	Name:
Street Address:	
City:	State:
Phone:	Email:
Zip Code:	

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: <input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/> SF Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Multi-Family Dwelling (MF*)	Condo: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Utilities: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	Water Supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Well)
Sewage Disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Septic)	
Heating System: <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Other:	Roadside Tree Project: <input type="checkbox"/> No <input type="checkbox"/> Yes: #
Sprinkler System: <input type="checkbox"/> NFPA 13 <input type="checkbox"/> NFPA 13R <input checked="" type="checkbox"/> NFPA 13D <input type="checkbox"/> None	Fire Alarm System: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Voice Evac

ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name & Options: YORKSHIRE MANOR III				
# of Bedrooms (SF): 6	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):
# Rooms: 13	# Full Baths: 6	# Half Baths: 1	# Fireplaces: 7	
Garage/Carport Info: <input checked="" type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None				
Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input checked="" type="checkbox"/> Unfinished Basement <input checked="" type="checkbox"/> Finished Basement: <input type="checkbox"/> Full or <input type="checkbox"/> Partial				
1st Fl Width: 54'	1st Fl Depth: 70'	2nd Fl Width: 51'	2nd Fl Depth: 68'	Bsmt Width: 54'
Bsmt Depth: 74'		Gross Area: 6773 sq ft		Occupiable Area: 6587 sq ft

AGREEMENT/ DISCALIMER REQUIRED

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.

APPLICANT'S ORIGINAL SIGNATURE: [Signature] DATE SIGNED: 5/17/23

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:				
<input type="checkbox"/> PR	<input type="checkbox"/> DPZ	<input type="checkbox"/> DED	<input checked="" type="checkbox"/> Health <i>SP26/2023 RJC</i>	<input type="checkbox"/> SHA <input type="checkbox"/> CID

SUBMITTAL FEES:	PAYMENT:	ACCEPTED BY:
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Maryland State Grid Meridian

MODERATE SLOPES
192,883 S.F.

TM 29 P. 25
GRATIA PLENA LLC
L. 15767 F. 426
AREA: 162.074 AC.
ZONED: RC-DEO
USE: AGRICULTURAL

CONTRACTOR TO VERIFY
LOCATION AND DEPTH OF
GAS LINE AT SEWER
CROSSING AND ADJUST
AS NECESSARY FOR
PROPER CLEARANCE

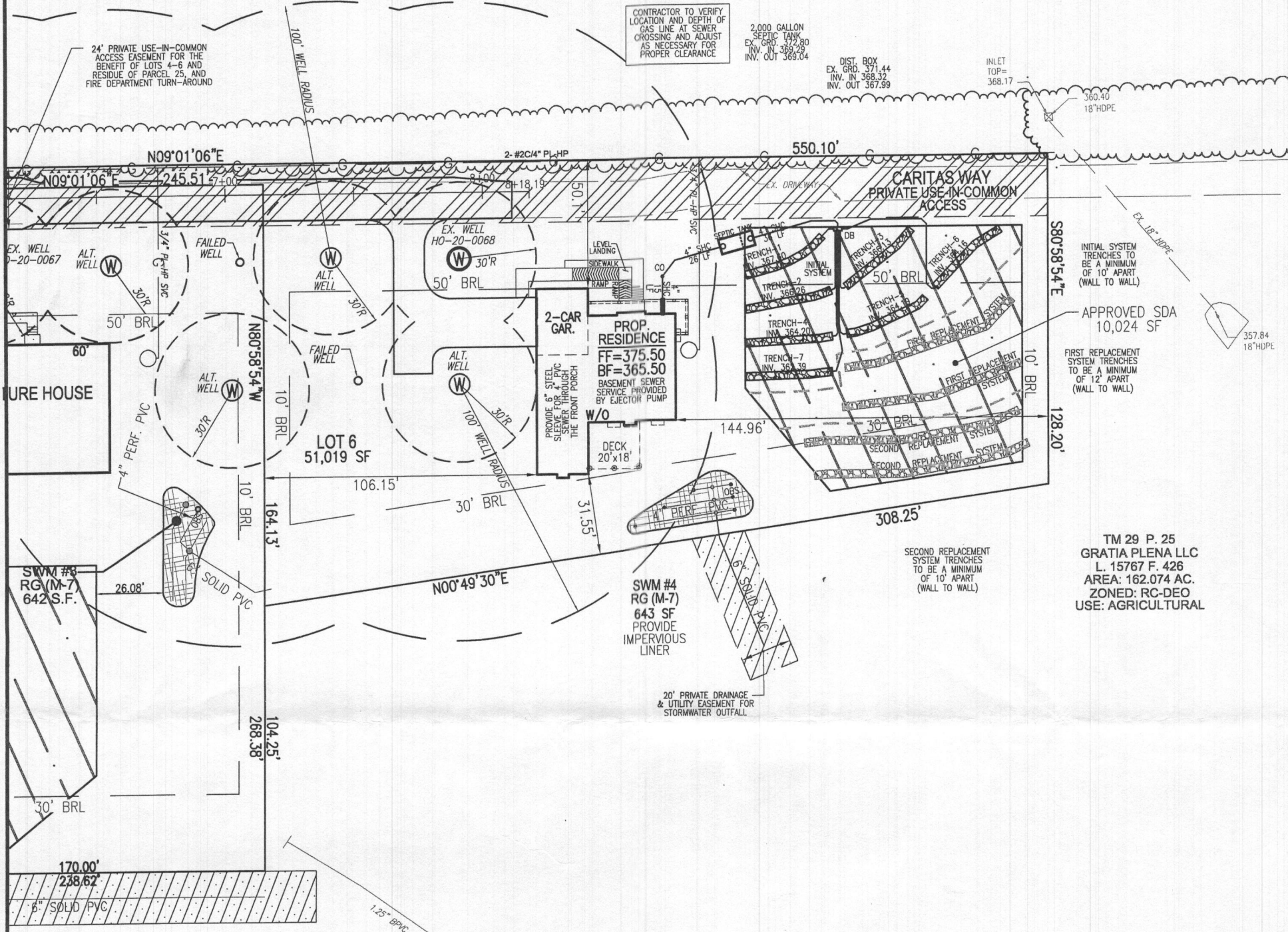
2,000 GALLON
SEPTIC TANK
EX. GRD. 371.80
INV. IN 367.26
INV. OUT 365.04

DIST. BOX
EX. GRD. 371.44
INV. IN 368.32
INV. OUT 367.99

INLET
TOP= 368.17

360.40
18" HDPE

357.84
18" HDPE



INITIAL SYSTEM
TRENCHES TO
BE A MINIMUM
OF 10' APART
(WALL TO WALL)

APPROVED SDA
10,024 SF

FIRST REPLACEMENT
SYSTEM TRENCHES
TO BE A MINIMUM
OF 12' APART
(WALL TO WALL)

SECOND REPLACEMENT
SYSTEM TRENCHES
TO BE A MINIMUM
OF 10' APART
(WALL TO WALL)

TM 29 P. 25
GRATIA PLENA LLC
L. 15767 F. 426
AREA: 162.074 AC.
ZONED: RC-DEO
USE: AGRICULTURAL

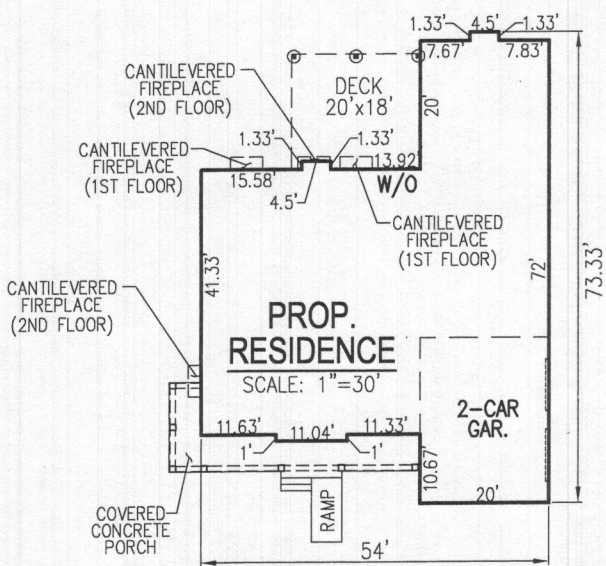
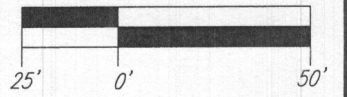
SWM #4
RG (M-7)
643 SF
PROVIDE
IMPERVIOUS
LINER

20' PRIVATE DRAINAGE
& UTILITY EASEMENT FOR
STORMWATER OUTFALL

*Approved B23081729
R/E 5/26/2023*

SITE LAYOUT
SCALE: 1"=50'

SCALE 1"=50'



OWNER
GRATIA PLENA, LLC.
11140 HOMEWOOD ROAD
ELLICOTT CITY, MD 21042
(443) 677-4612

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

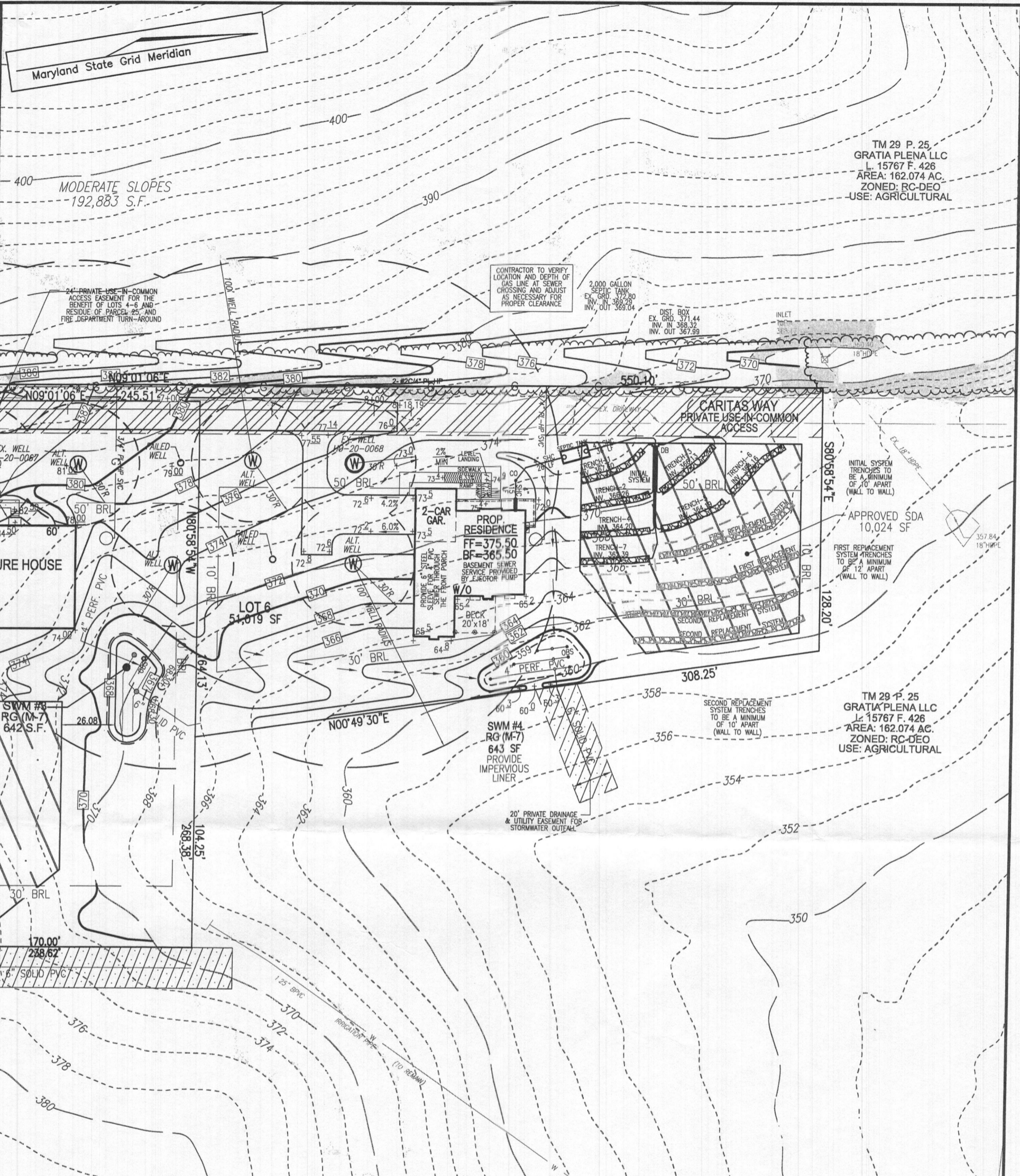
VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

PLOT PLAN
CUNNINGHAM PROPERTY - LOT 6
11904 CARITAS WAY
ELLICOTT CITY, MD 21042

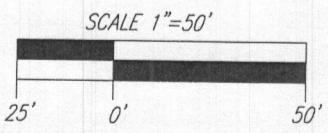
SCALE AS SHOWN
DRAWN BY JMR
CHECKED BY RHV
DATE APRIL 25, 2023
W. O. # 14-62
SHEET# 1 OF 5

5TH ELECTION DISTRICT
TAX MAP: 29 PARCEL: 25
DPZ REF'S: HO-10-03E, ECP-16-030,
ECP-17-050, GP-17-038, SDP-18-004 & F-19-040

BLOCK: 13
ZONED: RC-DEO
HOWARD COUNTY, MARYLAND



GRADING PLAN
SCALE: 1"=50'



PLOT PLAN
CUNNINGHAM PROPERTY - LOT 6
11904 CARITAS WAY
ELLICOTT CITY, MD 21042

SCALE AS SHOWN
DRAWN BY JMR
CHECKED BY RHV
DATE APRIL 25, 2023
W. O. # 14-62
SHEET# 2 OF 5

5TH ELECTION DISTRICT
TAX MAP: 29 PARCEL: 25
DPZ REF'S: HO-10-03E, ECP-16-03O,
ECP-17-05O, GP-17-03B, SDP-18-004 & F-19-04O

BLOCK: 13
ZONED: RC-DEO
HOWARD COUNTY, MARYLAND

TM 29 P. 25
GRATIA PLENA LLC
L. 15767 F. 426
AREA: 162.074 AC.
ZONED: RC-DEO
USE: AGRICULTURAL

TM 29 P. 25
GRATIA PLENA LLC
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Maryland State Grid Meridian

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-192,883 S.F.

CONTRACTOR TO VERIFY
LOCATION AND DEPTH OF
GAS LINE AT SEWER
CROSSING AND ADJUST
AS NECESSARY FOR
PROPER CLEARANCE

2,000 GALLON
SEPTIC TANK
EX. GR. 372.80
INV. IN 369.28
INV. OUT 369.04

DIST. BOX
EX. GR. 371.44
INV. IN 368.32
INV. OUT 367.99

24' PRIVATE USE-IN-COMMON
ACCESS EASEMENT FOR THE
BENEFIT OF LOTS 4-6 AND
RESIDUE OF PARCEL 25, AND
FIRE DEPARTMENT TURN-AROUND

CARITAS WAY
PRIVATE USE-IN-COMMON
ACCESS

INITIAL SYSTEM
TRENCHES TO
BE A MINIMUM
OF 10' APART
(WALL TO WALL)

APPROVED SDA
10,024 SF

FIRST REPLACEMENT
SYSTEM TRENCHES
TO BE A MINIMUM
OF 12' APART
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SECOND REPLACEMENT
SYSTEM TRENCHES
TO BE A MINIMUM
OF 10' APART
(WALL TO WALL)

SWM #4
RG (M-7)
643 SF
PROVIDE
IMPERVIOUS
LINER

20' PRIVATE DRAINAGE
& UTILITY EASEMENT FOR
STORMWATER OUTFALL

PURE HOUSE

PROP. RESIDENCE
FF=375.50
BF=365.50
BASEMENT SEWER
SERVICE PROVIDED
BY EJECTOR PUMP

SWM #3
RG (M-7)
642 S.F.

170.00'
238.62'
6" SOLID PVC

LOT 6
51,019 SF

2-CAR GAR.
PROP. RESIDENCE

EX. WELL
20-0067

ALT. WELL
81.00

ALT. WELL
79.00

EX. WELL
10-20-0068

ALT. WELL
73.00

ALT. WELL
73.00

ALT. WELL
73.00

ALT. WELL
73.00

ALT. WELL
73.00

ALT. WELL
73.00

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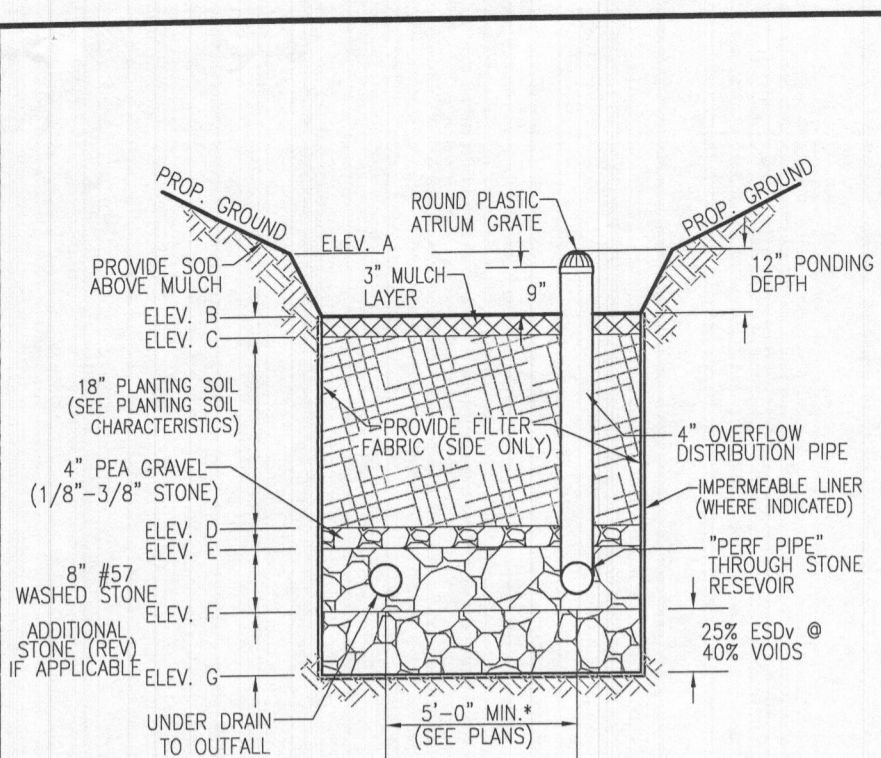
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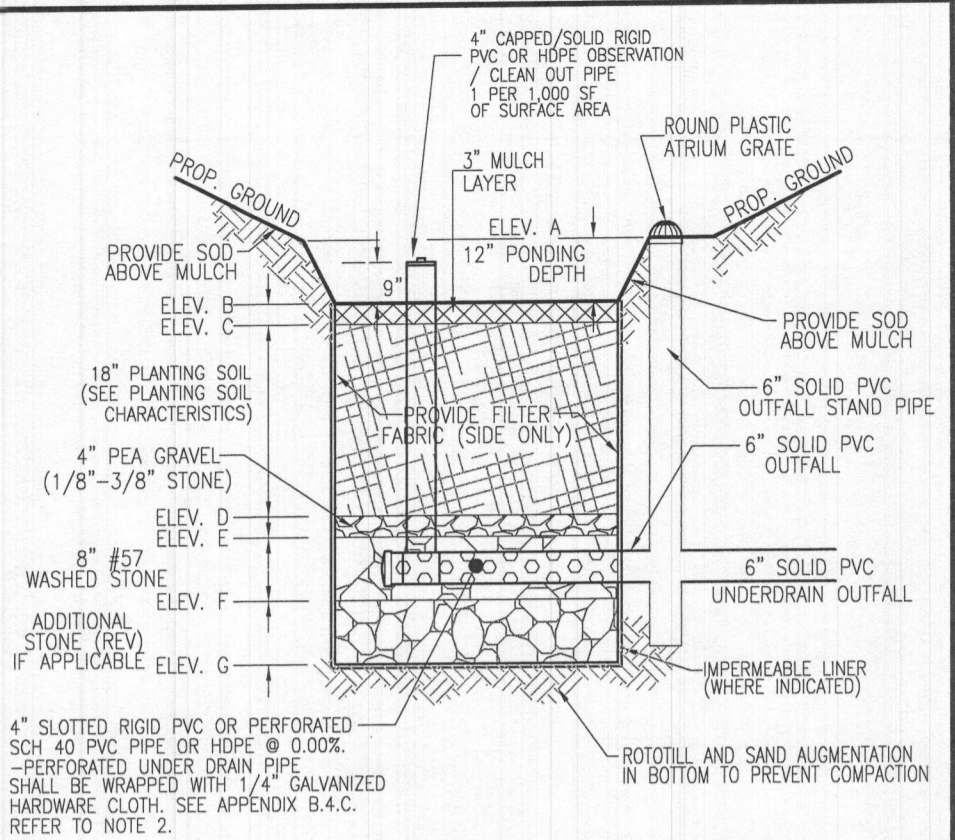
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(M-7) RAIN GARDEN (OVERFLOW)
NOT TO SCALE



(M-7) RAIN GARDEN (UNDERDRAIN)
NOT TO SCALE

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

1. 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.
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.
3. 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.
4. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

MICRO-BIORETENTION / RAIN GARDEN NOTES:

1. ONLY THE SIDES OF RAIN GARDENS ARE TO BE WRAPPED IN FILTER FABRIC. FILTER FABRIC BETWEEN LAYER OR AT THE BOTTOM OF THE FACILITY WILL CAUSE THE MBR TO FAIL AND THEREFORE SHALL NOT BE INSTALLED.
2. PERFORATED PVC/HDPE UNDER DRAIN TO BE WRAPPED WITH 1/4" GALVANIZED HARDWARE CLOTH OR EQUAL SEE APPENDIX B.4.C.
3. PROVIDE 5' MINIMUM SPACING BETWEEN UNDER DRAIN AND PERFORATED PIPE THROUGH STONE RESERVOIR OR SPACE PIPE EQUALLY ACROSS BOTTOM FOR SMALL BIOS. (SEE PLANS)

Appendix B.4. Construction Specifications for Environmental Site Design Practices

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) <i>not using previously approved State or local standards</i> 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.

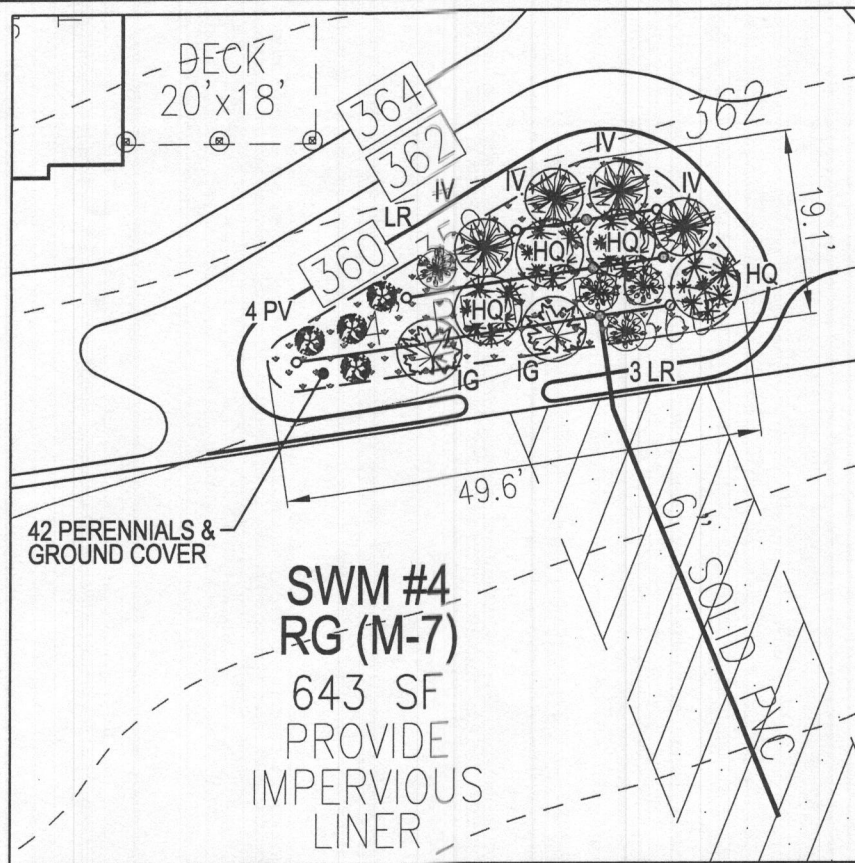
RAIN GARDEN DATA CHART

Facility #	Ponding Depth (ft)	Ponding Elevation ELEV. A	Top of Mulch ELEV. B	Bottom of Mulch ELEV. C	Depth of Plant Mix	Bottom of Plant Mix ELEV. D	Bottom of Pea Gravel ELEV. E	Depth of Stone (ft.)	Bottom of Stone ELEV. F	Invert of Underdrain	Additional Depth Stone Rev (ft.)	Bottom of Rev ELEV. G	Surface Area (SF)	Approx. Dimensions (at midpoint)
SWM-4	1.00	360.00	359.00	358.75	1.50	357.25	356.92	1.00	355.92	356.25	2.67	353.25	643	19' x 49'

SCALE AS SHOWN
DRAWN BY JMR
CHECKED BY RHV
DATE APRIL 25, 2023
W. O. # 14-62
SHEET# 4 OF 5

PLOT PLAN
CUNNINGHAM PROPERTY - LOT 6
11904 CARITAS WAY
ELLICOTT CITY, MD 21042

BLOCK: 13
ZONED: RC-DEO
HOWARD COUNTY, MARYLAND



SWM-4 PLANTING DETAIL AND DIMENSIONS (643 SF)

SCALE: 1"=20'

RAIN GARDEN PLANTING REQUIREMENTS				PLANTINGS PROVIDED					PERENNIALS/GROUND COVER		
RG - #	AREA	STEMS REQUIRED (0.0229)	STEMS PROVIDED	IG	IV	HQ	LR	PV	BA	AG	TOTAL
SWM-4	643	15	18	2	4	4	4	4	21	21	42

RAIN GARDEN AREAS ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 1000 STEMS PER PLANTED ACRE (0.0229 STEMS PER SQUARE FOOT).

Table A.4 Commonly Used Species for Bioretention Areas

Trees	Shrubs	Herbaceous Species
<i>Acer rubrum</i> Red Maple	<i>Aesculus parviflora</i> Bottlebrush Buckeye	<i>Andropogon virginicus</i> Broomsedge
<i>Betula nigra</i> River Birch	<i>Cephalanthus occidentalis</i> Buttonbush	<i>Eupatorium perpurea</i> Joe Pye Weed
<i>Juniperus virginiana</i> Eastern Red Cedar	<i>Hamamelis virginiana</i> Witch Hazel	<i>Scirpus pungens</i> Three Square Bulrush
<i>Chionanthus virginicus</i> Fringe-tree	<i>Vaccinium corymbosum</i> Highbush Blueberry	<i>Iris versicolor</i> Blue Flag
<i>Nyssa sylvatica</i> Black Gum	<i>Ilex glabra</i> Inkberry	<i>Lobelia cardinalis</i> Cardinal Flower
<i>Diospyros virginiana</i> Persimmon	<i>Ilex verticillata</i> Winterberry	<i>Panicum virgatum</i> Switchgrass
<i>Platanus occidentalis</i> Sycamore	<i>Viburnum dentatum</i> Arrowwood	<i>Dichanthelium scoparium</i> Broom Panic Grass
<i>Quercus palustris</i> Pin Oak	<i>Lindera benzoin</i> Spicebush	<i>Rudbeckia laciniata</i> Tall Coneflower
<i>Quercus phellos</i> Willow Oak	<i>Myrica pennsylvanica</i> Bayberry	<i>Scirpus cyperinus</i> Woolgrass
<i>Salix nigra</i> Black willow		<i>Vernonia noveboracensis</i> New York Ironweed

Note 1: For more options on plant selection for bioretention, consult Bioretention Manual (ETAB, 1993) or the Design of Stormwater Filtering Systems (Claytor and Schueler, 1997).

- TABLE A.4 IS TAKEN FROM THE "2000 MARYLAND STORMWATER MANUAL, VOLUME II - APPENDIX A. CONTRACTOR SHALL BE FAMILIAR WITH APPENDIX B.4.C "CONSTRUCTION SPECIFICATIONS", AND TABLE B.4.1 "MATERIAL SPECIFICATIONS". IN ADDITION, THE "2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME II - APPENDIX A, OFFERS ADDITIONAL HELPFUL INFORMATION.
- NO TREES SHALL BE PLANTED WITHIN A MICRO-BIORETENTION FACILITY. USE ONLY SHRUB OR HERBACEOUS SPECIES.
- ABOVE TABLE A.4 IS FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL INSTALL PLANTINGS SPECIFIED IN THE PLANTING SCHEDULES SHOWN HEREON. CHOOSE FROM THE ABOVE TABLE, OR USE APPROVED EQUAL SPECIES WHICH ARE TOLERANT TO FLUCTUATING WATER LEVELS. IF SUBSTITUTIONS ARE CHOSEN, APPROVAL FROM THE ENGINEER IS REQUIRED.
- PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THIS FINAL PLAN.

RAIN GARDEN PLANTING SCHEDULE				
KEY	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
IG	2	ILEX VERTICILLATA "WINTERBERRY"	1 GALLON	18" O.C.
IV	4	VIBURNUM DENTATUM ARROWWOOD VIBURNUM	1 GALLON	18" O.C.
HQ	4	ASTER NOVAE-ANGLIAE NEW ENGLAND ASTER	1 GALLON	30" O.C.
LR	4	LOBELIA CARDINALIS CARDINAL FLOWER	4' HT	SPECIMIN QUALITY STRAIGHT LEADER
PV	4	KALMIA LATIFOLIA MOUNTAIN LAUREL	4' HT	SPECIMIN QUALITY STRAIGHT LEADER

PERENNIALS/GROUND COVER PLANTING SCHEDULE				
LEGEND	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
	21	RUDBECKIA HIRTA BLACK EYED SUSAN	4" POT	12"-15" O.C. FOR SIDES AND BOTTOM OF MBR, MIX ALL VARIETIES IN A NATURALIZED RANDOM PATTERN THROUGHOUT, PLANT IN GROUPS OF NO LESS THAN 9 PLANTS PER CLUMP
	21	PHLOX STOLONIFERA CREEPING PHLOX	1 QT.	

"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

SCALE AS SHOWN
 DRAWN BY JMR
 CHECKED BY RHV
 DATE APRIL 25, 2023
 W. O. # 14-62
 SHEET# 5 OF 5

PLOT PLAN
CUNNINGHAM PROPERTY - LOT 6
 11904 CARITAS WAY
 ELLICOTT CITY, MD 21042

5TH ELECTION DISTRICT
 TAX MAP: 29 PARCEL: 25
 DPZ REF'S: HO-10-03E, ECP-16-030,
 ECP-17-050, GP-17-038, SDP-18-004 & F-19-040

BLOCK: 13
 ZONED: RC-DEO
 HOWARD COUNTY, MARYLAND

NOTES

1.0 GENERAL

1.01 THE BUILDER SHALL BE RESPONSIBLE AND LIABLE FOR FULL COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, REGULATIONS AND AMENDMENTS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION, WHETHER OR NOT SUCH CODES AND REQUIREMENTS ARE EXPLICITLY DOCUMENTED IN THESE DRAWINGS. CONSTRUCTION SHALL COMPLY WITH THE INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL. IF THE INTERPRETATION OF THE LOCAL BUILDING OFFICIAL IS AT VARIANCE WITH THESE PLANS OR SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY. USE OF THESE DRAWINGS TO OBTAIN A BUILDING PERMIT OR TO CONSTRUCT THE STRUCTURE DOCUMENTED HEREIN SHALL CONSTITUTE ACCEPTANCE OF THESE CONDITIONS BY THE BUILDER.

1.02 IN THE EVENT OF A DISCREPANCY BETWEEN THE ARCHITECTURAL PLANS OR SPECIFICATIONS AND THE STRUCTURAL DRAWINGS, THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

1.03 DESIGN LOADS:

TYPE	LIVE LOAD (PSF)	DEAD LOAD (PSF)
ROOF	40	15
SLEEPING ROOMS	30	10
OTHER LIVING AREAS	40	15
GARAGE FLOORS	50	50
DECKS	40	10
EXTERIOR BALCONIES	40	10

2.01 SITE WORK IS NOT ADDRESSED IN THESE DOCUMENTS. 2000 PSF SOIL BEARING CAPACITY ASSUMED.

3.0 CONCRETE/FOUNDATIONS

3.01 ALL REINFORCED CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE AC 318, CURRENT EDITION. ALL PLAIN CONCRETE SHALL CONFORM TO AC 318.1 AND AC 308.324 TO RESIDENTIAL CAST-IN-PLACE CONCRETE CONSTRUCTION.

3.02 MINIMUM SPECIFIED COMPRESSIVE STRENGTH @ 28 DAYS:

LOCATION OF CONCRETE	FC (PSI)
BASEMENT WALLS AND FOUNDATIONS NOT EXPOSED TO WEATHER	2500
BASEMENT SLABS AND INTERIOR SLABS ON GRADE	2500
BASEMENT WALLS, EXTERIOR FOUNDATION WALLS AND OTHER WORK EXPOSED TO WEATHER	3000
DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, STEPS/STAIRS AND UNHEATED GARAGE SLABS EXPOSED TO WEATHER	3500

3.03 THICKNESS AND REINFORCING OF CONCRETE FOUNDATION WALLS SHALL CONFORM TO 2021 IRC TABLE R401.1.2(1) (4), OR WITH SEALS STRUCTURAL DRAWINGS SPECIFIC TO THE SITE SOIL AND GRADE CONDITIONS.

4.0 MASONRY

4.01 ALL MASONRY WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE BIA AND NCMA "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION."

4.02 BRICK VENEER WALLS SHALL HAVE NON-CORROSIVE METALS AT MINIMUM 16" O.C. VERTICALLY AND HORIZONTALLY, AND WEEP HOLES AT 24" O.C. AT BASE FLASHING AND CAVITY INTERRUPTIONS.

5.0 METALS

5.01 FOUNDATION ANCHOR BOLTS SHALL BE PROVIDED AT MAXIMUM 6'-0" O.C. AND 12" FROM THE END OF EACH PLATE SECTION, WITH MINIMUM TWO (2) ANCHORS PER SECTION OF PLATE. ANCHOR STRAPS SPACED TO AGREE EQUIVALENT CAPACITY MAY BE SUBSTITUTED FOR ANCHOR BOLTS.

5.02 ALL METAL ANCHORS, FASTENERS, HANGERS ETC. SHALL BE GALVANIZED. ALL STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A-992 WITH MINIMUM STRENGTH $F_y = 50$ KSI. ALL STRUCTURAL STEEL CHANNELS, ANGLES, RODS AND BAR STOCK SHALL CONFORM TO ASTM A-36 WITH MINIMUM STRENGTH $F_y = 36$ KSI.

5.03 ADJUSTABLE STEEL COLUMNS SHALL BE MINIMUM 11 GAUGE, ASTM A513 OR BETTER, AND SHALL MEET OR EXCEED AISA PUBLISHED ALLOWABLE LOAD CAPACITY. STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A53 GRADE B WITH MINIMUM STRENGTH $F_y = 35$ KSI. COLUMNS SHALL HAVE A MINIMUM 8"x4"x1/4" BEARING PLATE. SCREW JACK SHALL BE ENCASED IN CONCRETE OR TACK WELDED AFTER INSTALLATION.

6.0 WOOD

6.01 SILL PLATES AND ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE, AND ALL EXPOSED EXTERIOR LUMBER, SHALL BE PRESURE TREATED TO MEET AWPI STANDARDS.

6.02 MOISTURE CONTENT OF ALL LUMBER SHALL NOT EXCEED 19%.

6.03 WOOD BEAMS, JOISTS, HEADERS AND RAFTERS SHALL BE MINIMUM S-P-F #1/#2 OR EQUAL UNLESS OTHERWISE NOTED.

6.04 LVL MEMBERS SHALL BE 1-3/4" WIDE, DEPTH PER PLANS, GANGED PER MANUFACTURER'S SPECIFICATIONS, WITH THE FOLLOWING MINIMUM PROPERTIES: $F_b=2,600$ PSI; $F_c=1,750$ PSI; $F_t=2,510$ PSI; $F_w=285$ PSI; $E=2,000,000$ PSI.

6.05 PSL MEMBERS SHALL BE SIZED PER PLANS, WITH THE FOLLOWING MINIMUM PROPERTIES: $F_b=2,900$ PSI; $F_c=1,750$ PSI; $F_t=2,900$ PSI; $F_w=290$ PSI; $E=2,000,000$ PSI.

6.06 PREFABRICATED FLOOR JOISTS OR FLOOR TRUSSES SHALL BE DESIGNED TO CARRY ALL IMPOSED LIVE AND DEAD LOADS WITH THE LIVE LOAD DEFLECTION NOT TO EXCEED L/480. ALL LAMINATED BEAMS AND BUILT-UP JOISTS TO BE DESIGNED/VERIFIED BY MFR TYPICAL THROUGHOUT. THE MANUFACTURER SHALL PROVIDE ALL REQUIRED HANGERS, SHEAR PANELS, BLOCKING/BRACING AND OTHER REQUIRED COMPONENTS. THE MANUFACTURER SHALL ALSO PROVIDE ALL DRAWINGS REQUIRED FOR PERMIT AND ERECTION PURPOSES, SIGNED AND SEALED IF REQUIRED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE JOB IS TO BE BUILT.

6.07 PRE-ENGINEERED TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH TR RECOMMENDATIONS TO CARRY ALL IMPOSED LIVE AND DEAD LOADS. THE MANUFACTURER SHALL SUPPLY ALL REQUIRED HANGERS, HOLD-DOWN STRIPS, SHEAR PANELS AND OTHER REQUIRED COMPONENTS. THE MANUFACTURER SHALL ALSO PROVIDE ALL DRAWINGS REQUIRED FOR PERMIT AND ERECTION PURPOSES, SIGNED AND SEALED IF REQUIRED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE JOB IS TO BE BUILT.

6.08 JOISTS SHALL BE DOUBLED UNDER PARALLEL WALLS THAT EXCEED ONE-THIRD THE JOIST LENGTH. JOISTS SHALL BE SPACED CLOSER UNDER BATH TUBS, CERAMIC OR MARBLE TILE, POTENTIAL WATER BEDS AND SIMILAR ANTICIPATED LOADING CONDITIONS. JOISTS SHALL NOT BE CUT, NOTCHED OR DRILLED EXCEPT AS PERMITTED BY 2021 IRC R502.8 OR OTHER APPLICABLE CODE.

6.09 HEADERS OVER FRAMED OPENINGS IN BEARING WALLS SHALL BE MINIMUM 2-2X10 UNLESS OTHERWISE NOTED ON DRAWINGS, BUT SHALL IN NO EVENT BE LESS THAN SPECIFIED IN 2021 IRC TABLE R602.7 OR OTHER APPLICABLE CODE.

6.10 STAIR TREADS SHALL HAVE A MINIMUM DEPTH OF 10". TREADS SHALL HAVE A PROJECTING NOSING OF MINIMUM 3/4", MAXIMUM 1 1/2", UNLESS TREAD DEPTH IS 11" OR GREATER. STAIR RISERS SHALL HAVE A MAXIMUM HEIGHT OF 7 1/2".

6.11 STAIR HANDRAILS SHALL BE LOCATED BETWEEN 34" AND 38" ABOVE THE SLOPED PLANE CONNECTING THE NOSINGS OF THE ASSOCIATED STAIR. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH FLIGHT OF STAIRS OF FOUR OR MORE RISERS AND SHALL BE CONTINUOUS OVER THAT FLIGHT. UNLESS OTHERWISE NOTED IN THESE PLANS, STAIR HANDRAILS SHALL HAVE A GRIP OF TYPE 1. CIRCULAR HANDRAILS SHALL HAVE A DIAMETER OF BETWEEN 1 1/4" AND 2"; NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER OF BETWEEN 4" AND 6 1/2" AND A MAXIMUM CROSS-SECTION WIDTH OF 2 1/2".

7.0 THERMAL AND MOISTURE PROTECTION

7.01 3/4" X 3/8" MIN COMPRESSIBLE SILL SEAL SHALL BE PROVIDED BENEATH ALL EXTERIOR SILL PLATES.

7.02 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.

7.03 PROVIDE EXTERIOR FINISHES AS SHOWN ON DRAWINGS. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS OVER APPROVED WATER/WEATHER-RESISTANT BARRIER.

7.04 PROVIDE SOFFIT VENTS AND RIDGE VENTS AS SHOWN ON THE DRAWINGS, AND SUPPLEMENTAL ROOF VENTS IF/AS REQUIRED TO MAINTAIN MINIMUM 1/200 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD Baffles IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW. ALL REVERSE GABLES SHALL BE OPEN TO MAIN ROOF ATTIC TO ALLOW FREE AIR FLOW.

7.05 THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING HEATING AND COOLING LOADS, EXTENDING EXISTING SYSTEMS, AND/OR SIZING NEW HVAC UNITS IN FULL COMPLIANCE WITH 2021 IRC M1401.3.

2018 IECC ENERGY CODE COMPLIANCE REQUIREMENTS

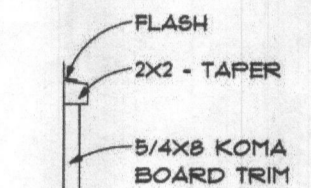
THE BUILDING SHALL CONFORM TO THE FOLLOWING MANDATORY REQUIREMENTS PER THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE:

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 R402.1.5 (IRC N1102.1.5)
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 SUPPLEMENTARY 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 IECC M1601.4.1. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER A BLOW-IN OR POSTCONSTRUCTION TEST PER IECC R403.3 (IRC N1103.3) 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 1/2" MINIMUM PER IECC R403.4 (IRC N1103.4). PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DEGRADATION AND EXCV 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



Head Trim Detail
SCALE: 1" = 1'-0"



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

Approved B23051729
RZE 5/26/2023
(6 Finished Bedrooms)

Lot 6
Cunningham Farm

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
5900 DOUBLE HUNG, LOW-E TILT & WASH WINDOWS W/ GRILLES, SCREENS, WOOD EXTENSIONS & CASINGS EXCEPT GARAGE
NOTE: USE WINDOW DEVICES WHERE REQUIRED PER IRC 2021 R312.2

NOTE: HERITAGE 30 YEAR LAYERED ARCHITECTURAL SHINGLE BY TAMKO

INTERIOR SPRINKLER
STANDARD HEADS EXPOSED



The Yorkshire Manor III

REVISIONS	
DATE	04-28-2023
SHEET NO.	A-1
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2021 CODE