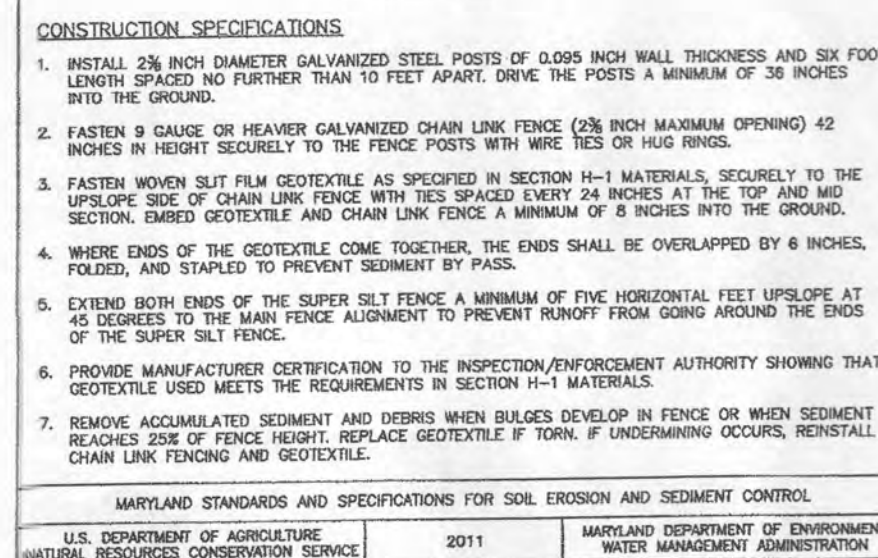
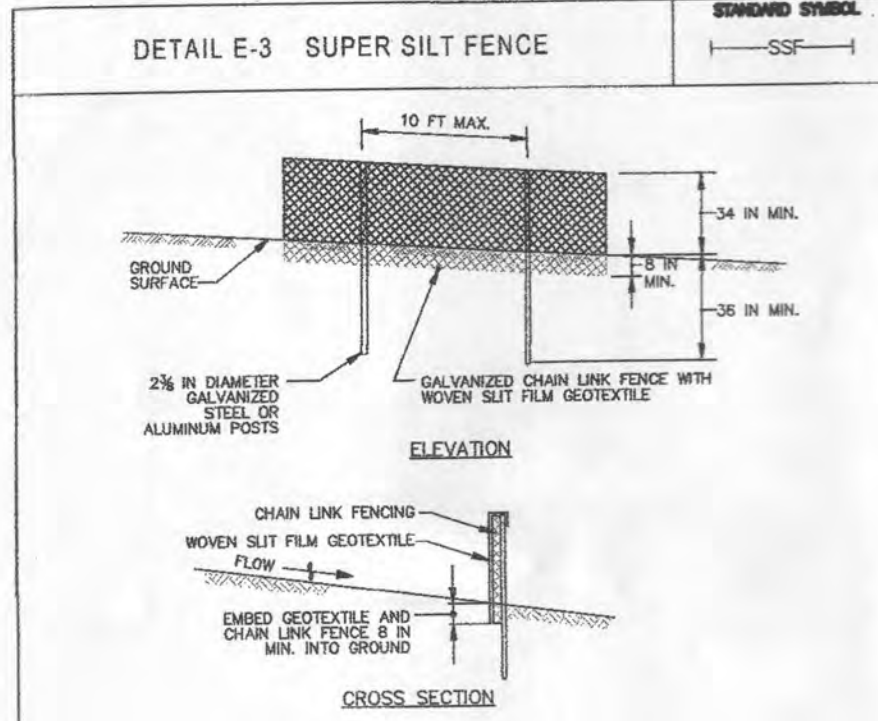
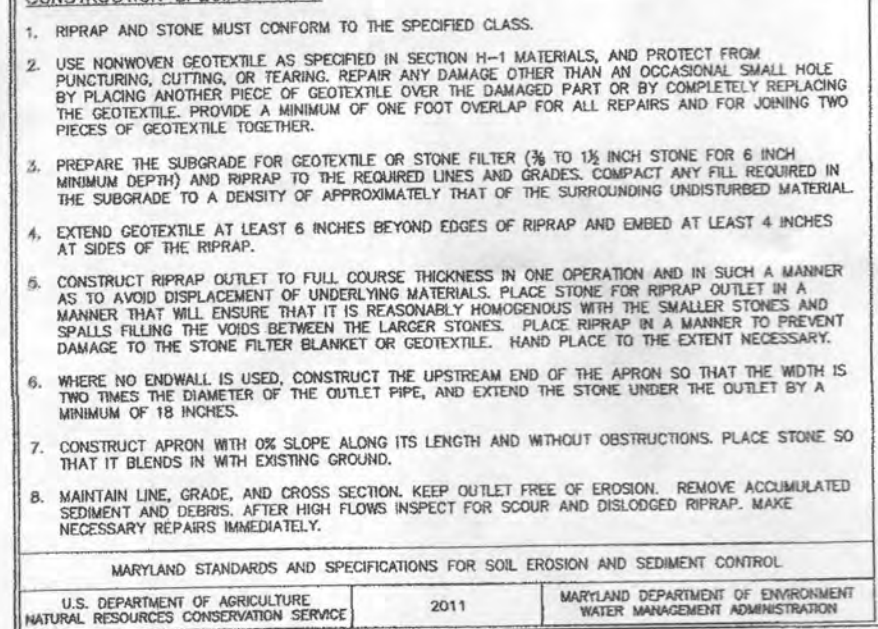
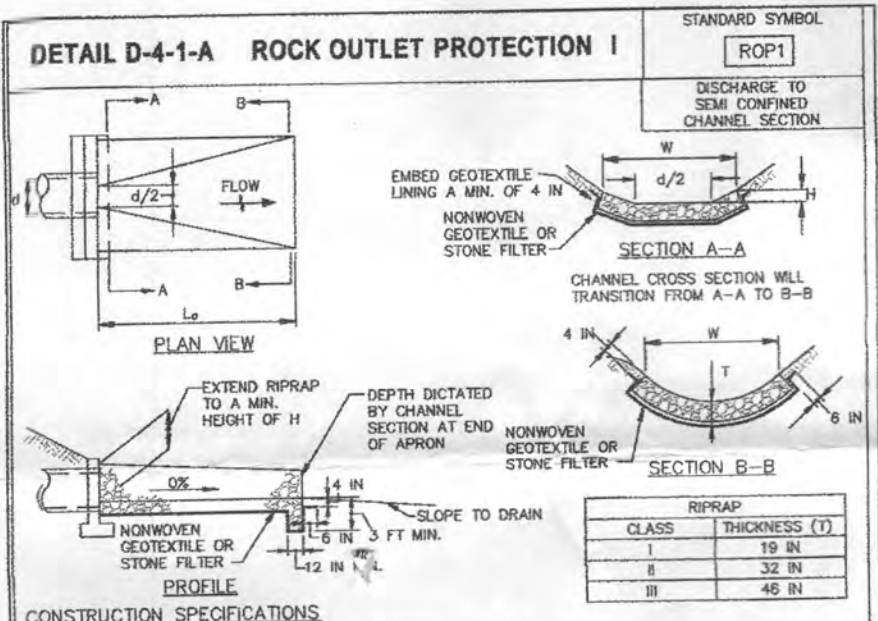
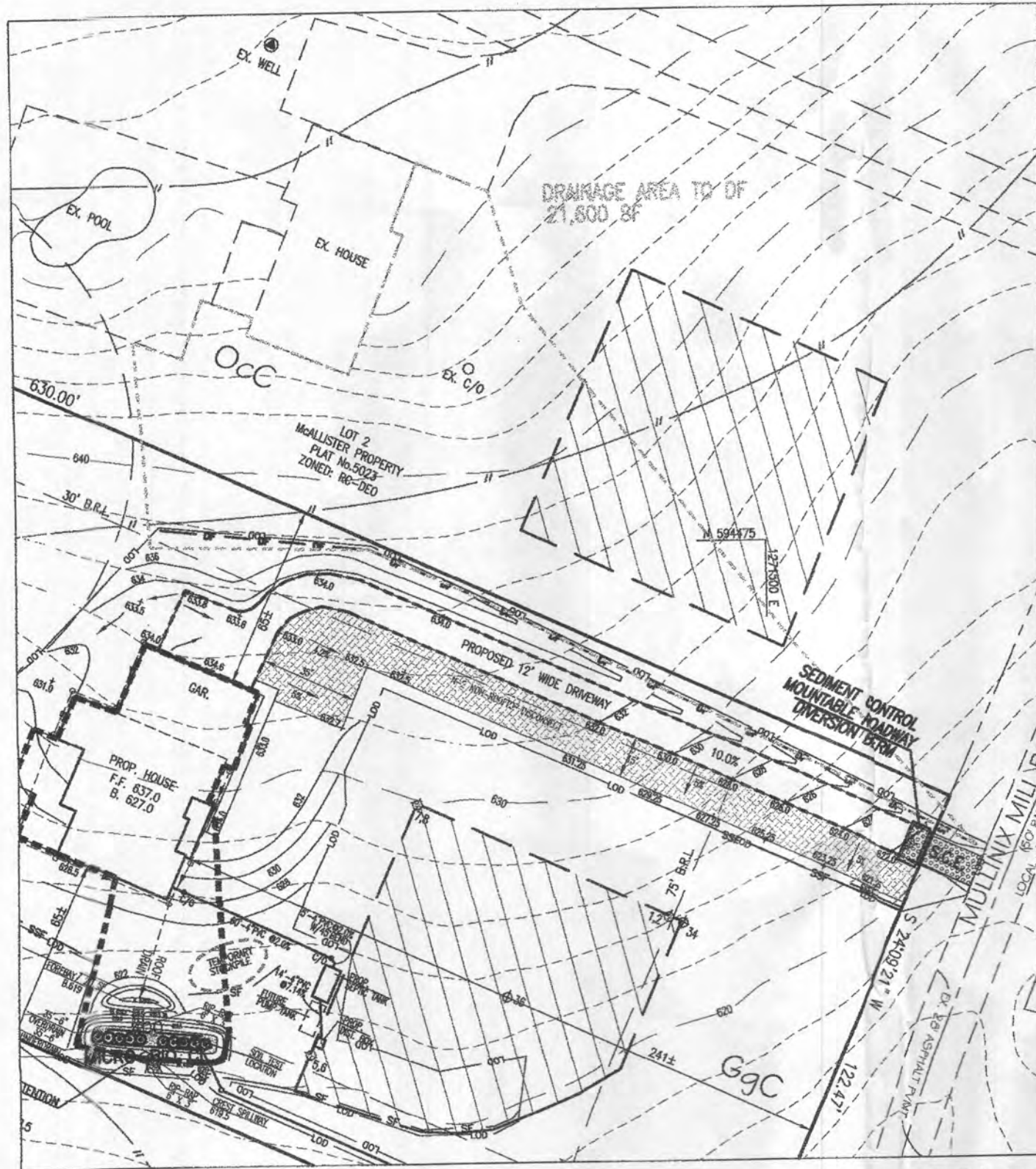
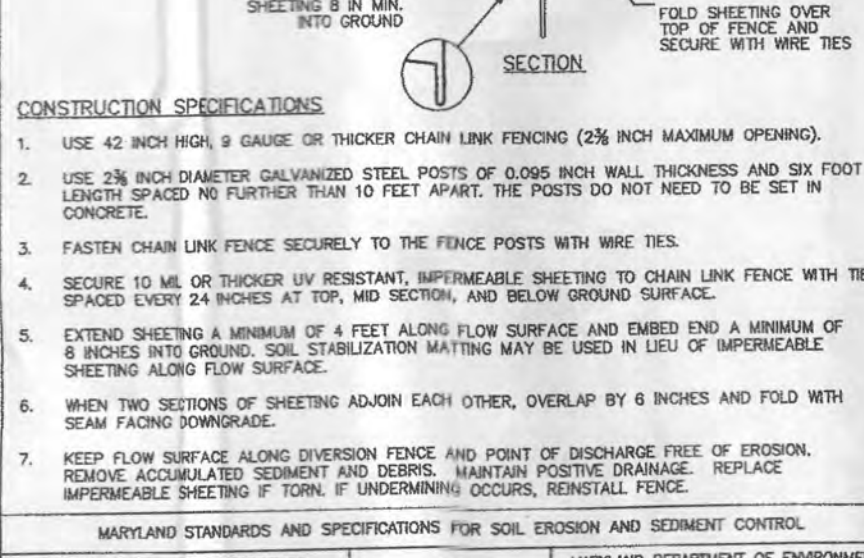
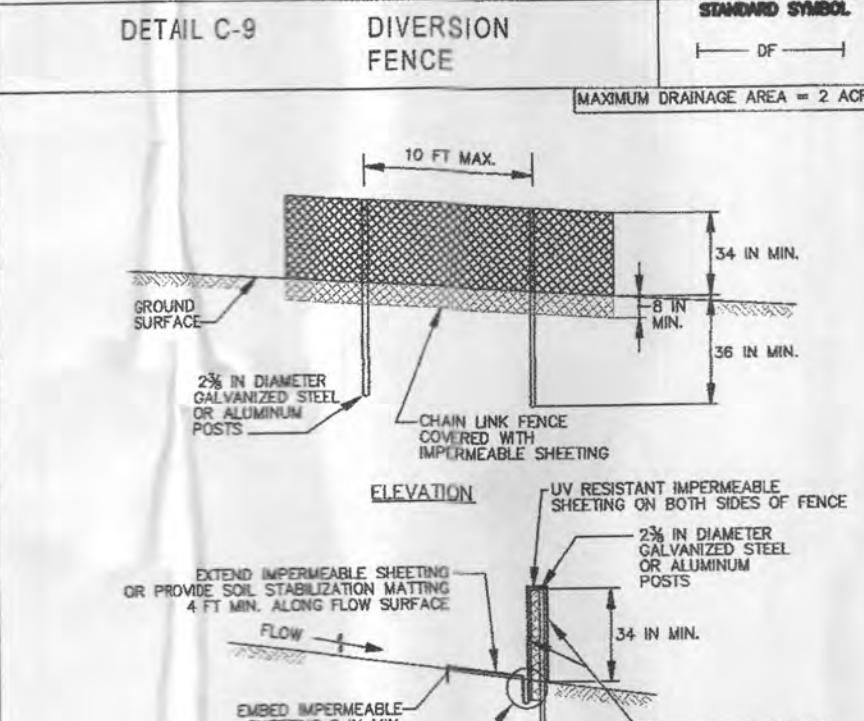




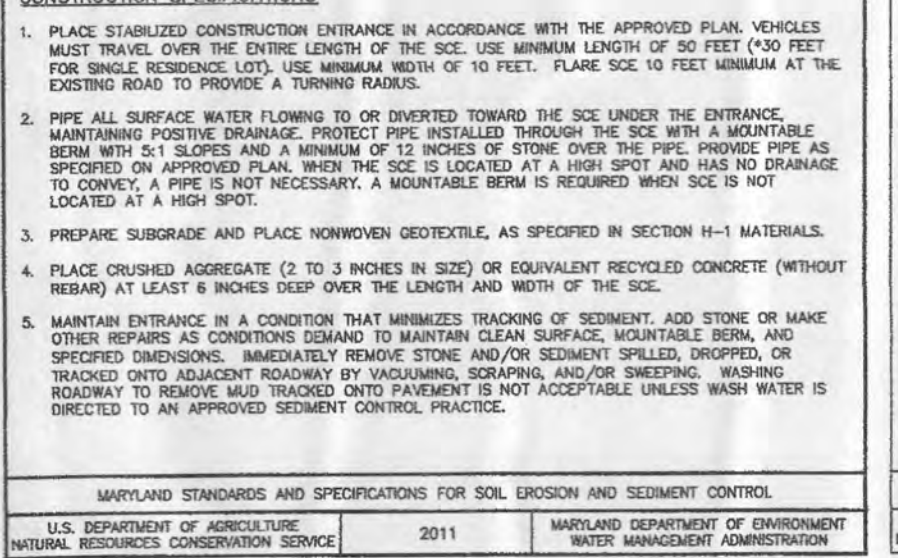
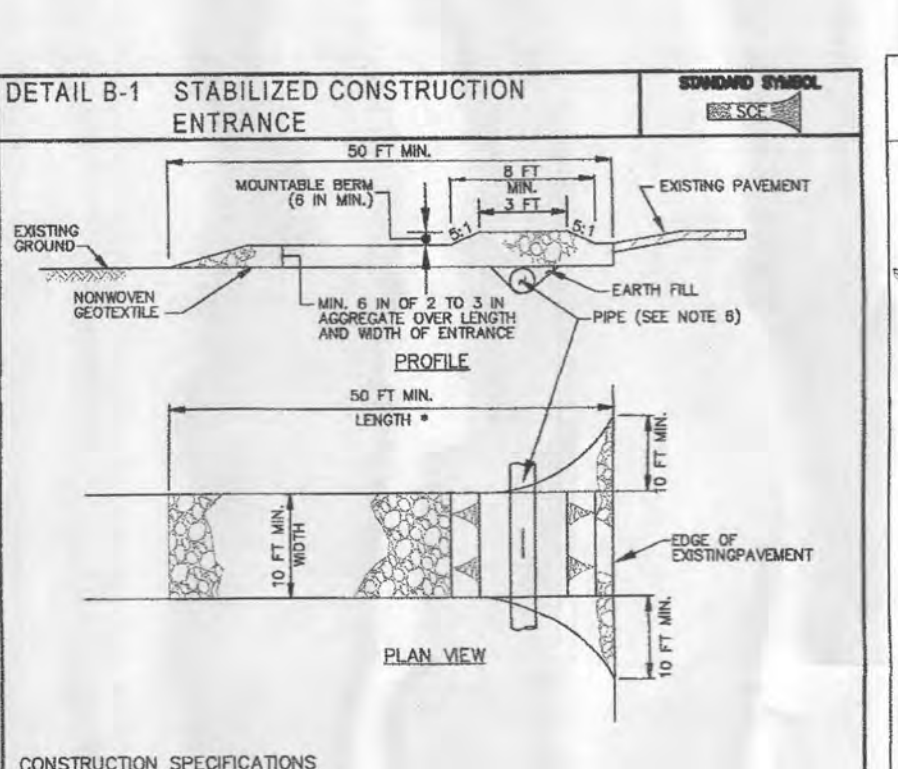
MICRO BIO DA: 7,540 SF
IA: 4545 SF
GRASS SHOULDER DA: 4,242 SF
IA: 4,242 SF



CONSTRUCTION SPECIFICATIONS

TEMPORARY STABILIZATION SPECIFICATIONS TABLE				
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths
1	ANNUAL INTERGRASS	40	MAR. 1 - MAY 15 AUG. 1 - OCT. 15	0.5 INCHES
2	PERMANENT MILET	30	JUNE 1 - JULY 31	0.5 INCHES

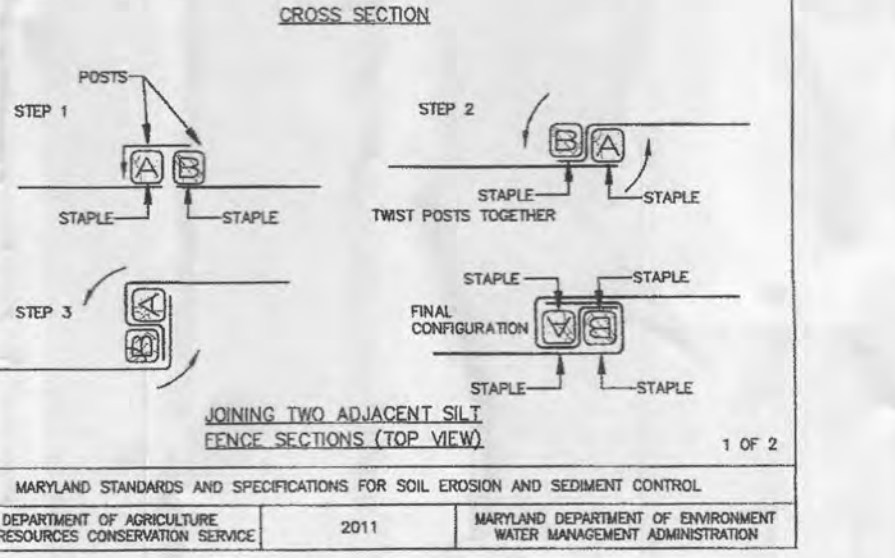
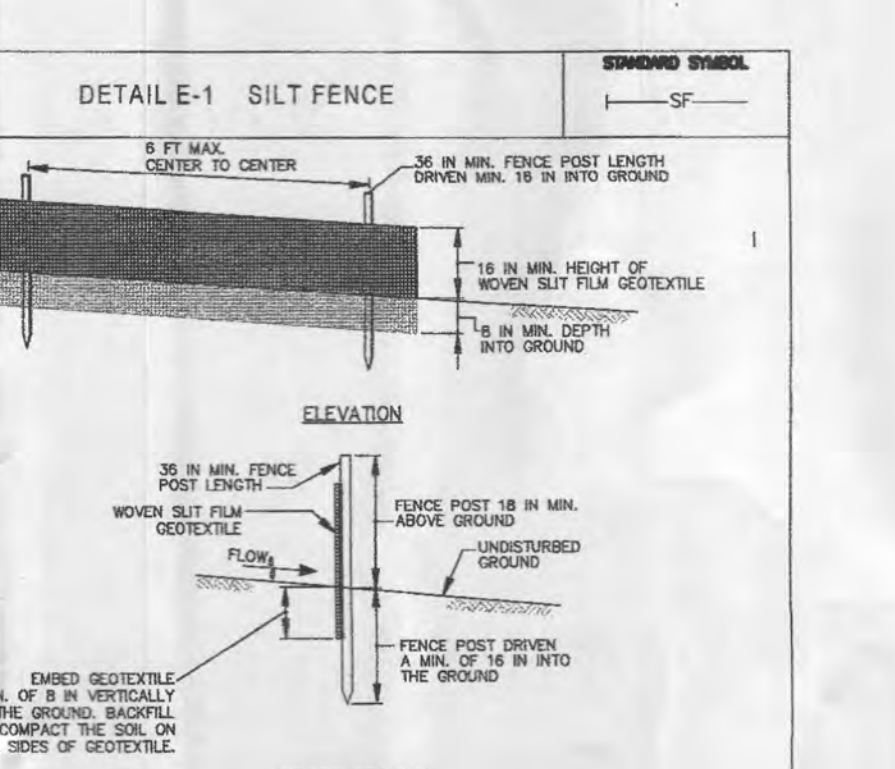
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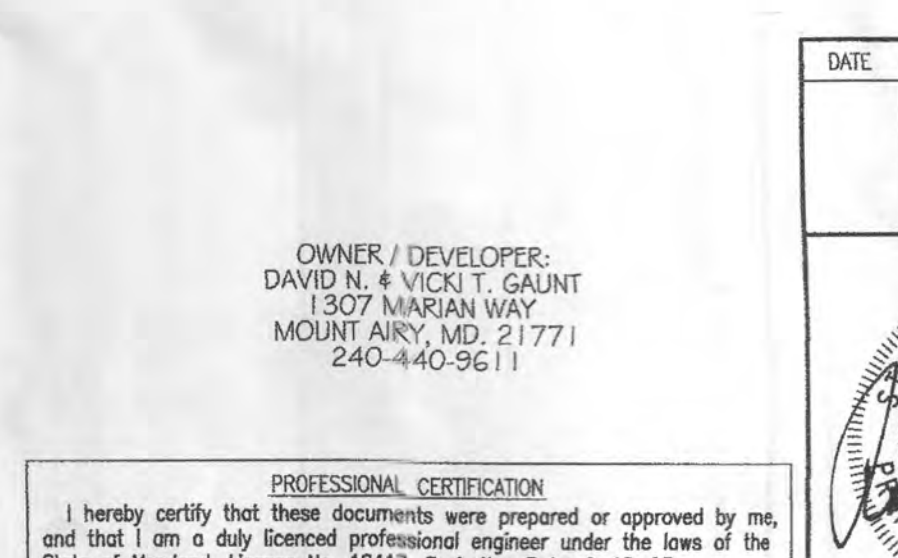
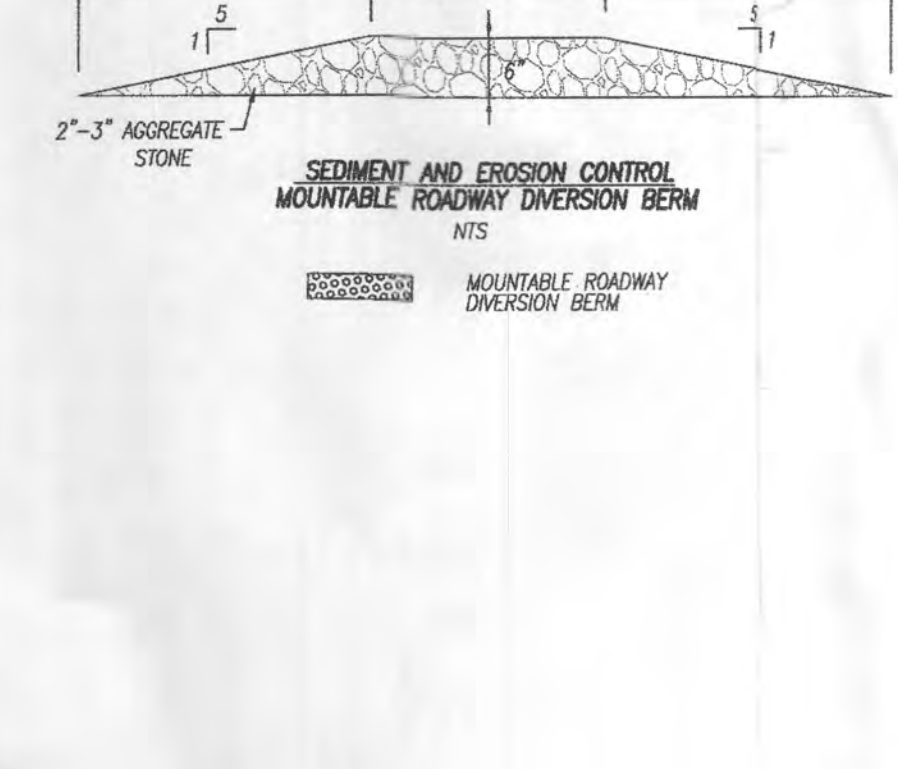
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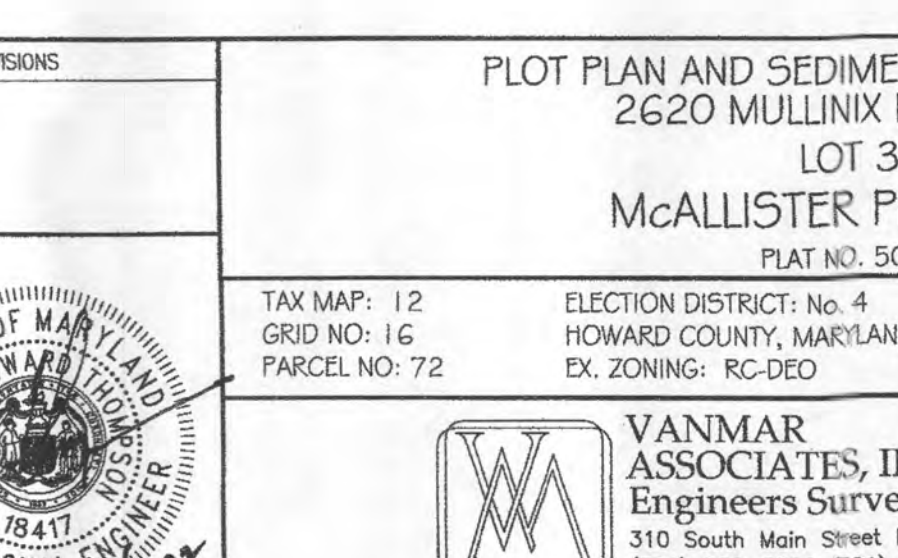
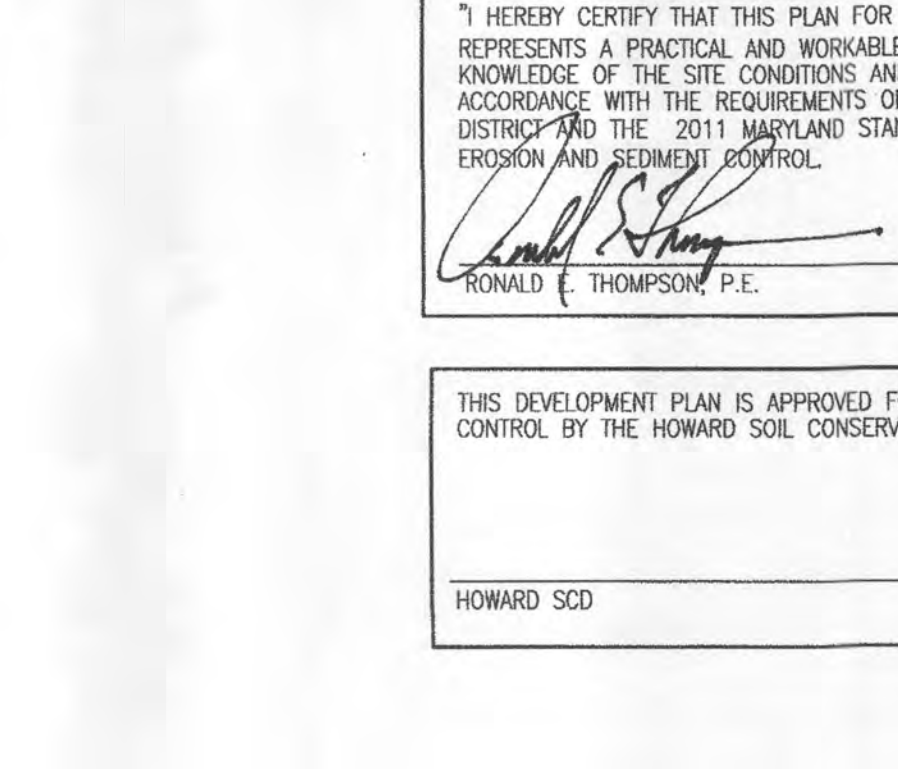
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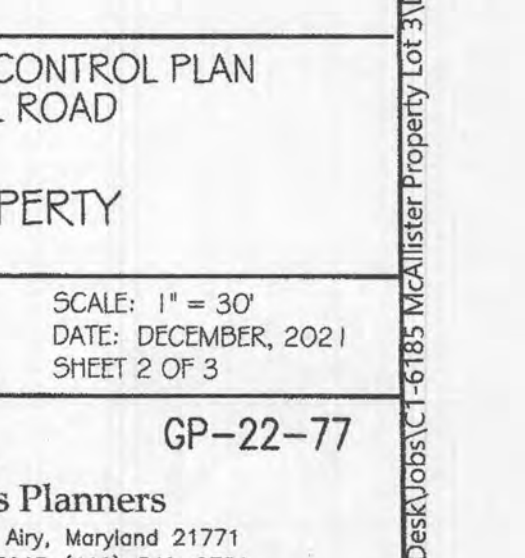
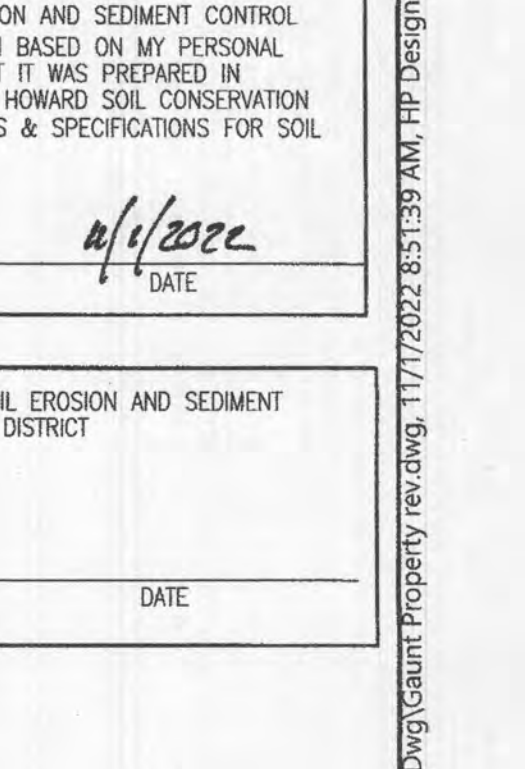
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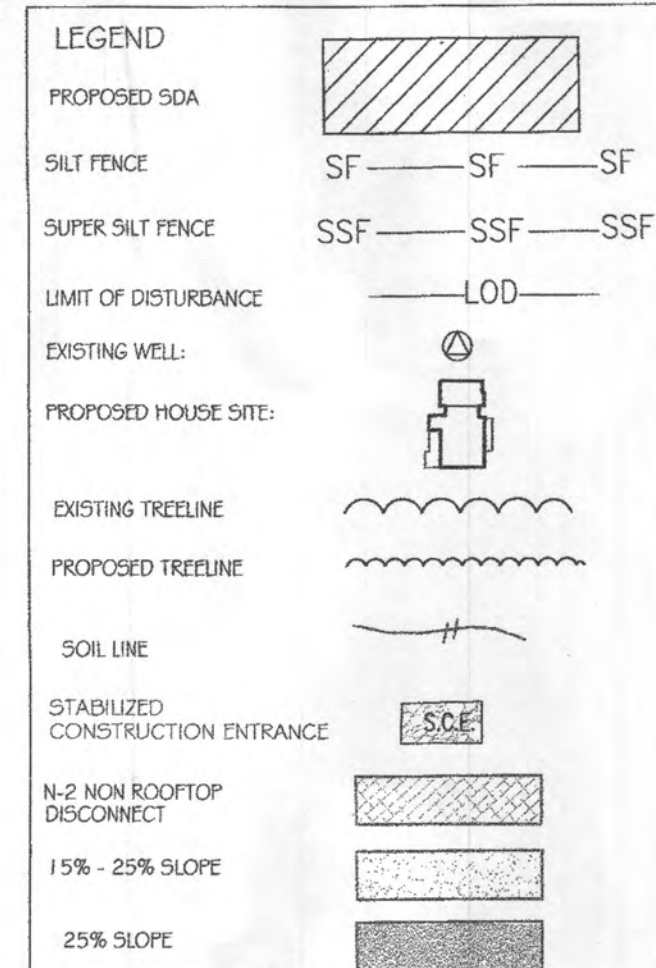
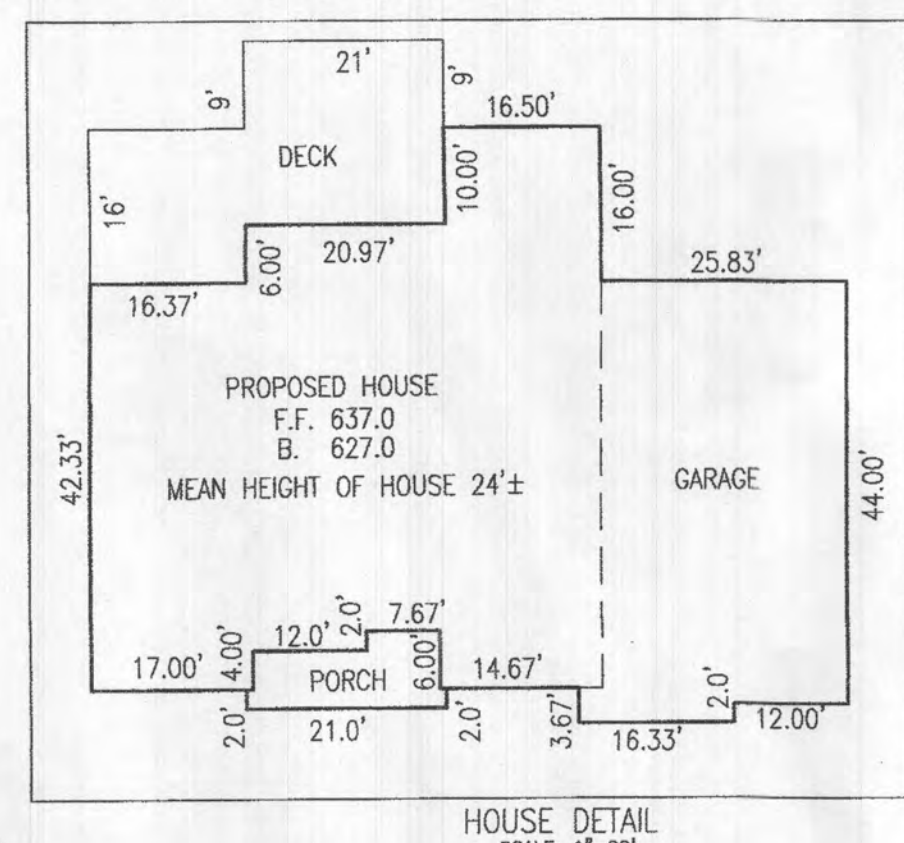
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SOIL LEGEND					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	Kw	SLOPE
GgA	GLENELG LOAM	B	NO	0.24	3-8%
GgC	GLENELG LOAM	B	NO	0.24	3-8%
OcC	OCCOQUAN LOAM	C	NO	0.37	8-15%

SWM Treatment Site Design Summary						
Practice	Area Treated (SF)	Area Treated (AC)	Impervious Treated (SF)	Rev Required (Ct)	Rev Provided (Ct)	ESDv Required (R)
McAllister Property, Lot 3	9,220	0.21	9,072	107	105	718
N-2 Non Rooftop Disconnection	4,242	0.10	4,242	49	-	336
M-6 Micro Bio-retention (44' x 7.16')	7,540	0.17	4,545	87	105	382
PE Provided	1	Inch	Total ESDv Provided		756	
PE Required	1	Inch	ESDv Required		718	



ADC MAP: 14
GRID: 3E

VICINITY MAP
SCALE: 1" = 1,200'
TAX MAP: 12 GRID: 16 PARCEL: 72

GENERAL NOTES

- OWNER: DAVID N. & VICKI T. GAUNT
DEED REFERENCE: LIBER 19665 AT FOLIO 235
DATE: SEPTEMBER 15, 2020
GRANTOR: JAMES E. McALLISTER
- TAX MAP: 6 GRID: 6 PARCEL: 136
- NEAREST POTABLE WATER SUPPLY: DAMASCUS: 4 MILES ±.
- THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240044 001 2B.
- TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
- THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83/91) PER HOWARD COUNTY SURVEY CONTROL STATIONS
127A N 595609.100 E 1272171.241
162B N 597903.860 E 1272860.629
DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
- THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES OR TAKEN FROM AVAILABLE RECORDS AND ACCURATELY SHOWN.
- SOIL TYPE: SOIL TYPE:
GLENELG (GgA, GgC), GLENELG (GME),
OCCOQUAN (OcC). WEB SOIL SURVEY
- THE SUBJECT PROPERTY IS ZONED RC-DEO IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
- NO ENVIRONMENTAL FEATURES EXIST WITHIN THE LOD.
- THERE ARE NO FLOODPLAINS, WETLANDS OR OTHER ENVIRONMENTAL FEATURES LOCATED ON THE SITE AS DETERMINED DURING A FIELD INVESTIGATION PERFORMED BY VANMAR ASSOCIATES, INC. AUGUST 2021.
- DISTURBED AREA (LOD) = 34,125 SF

DESIGN NARRATIVE

- THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF ONE (1) SINGLE FAMILY HOME AND DRIVEWAY.
- THERE ARE NO STEEP SLOPES, WATERWAYS, FLOODPLAINS, STREAMS, FOREST, WETLANDS OR BUFFERS ON THE PROPERTY AND THIS PLAN IS EXEMPT FROM FOREST CONSERVATION.
- NATURAL FLOW PATTERNS WILL NOT BE AFFECTED BY THE PROPOSED SUBDIVISION.
- IMPERVIOUS AREAS HAVE BEEN REDUCED THROUGH THE USE OF DISCONNECTS.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE ADDRESSED USING N-2 NON ROOFTOP DISCONNECT, AND M-6 MICRO BIORETENTION. SWM IS IN ACCORDANCE WITH THE 2009 REVISIONS OF THE 2000 MD STORMWATER DESIGN MANUAL AND ADDRESSES ESD TO THE MEF.

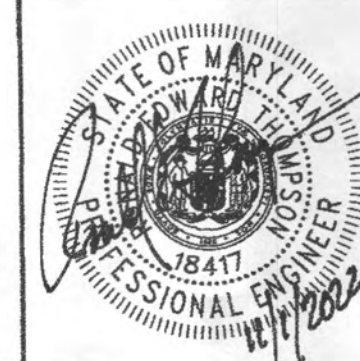
SITE ANALYSIS DATA SHEET	ACRES
PROPOSED SITE USE	RESIDENTIAL
WETLANDS	0
WETLANDS BUFFER	0
STREAM BANK BUFFER	0
FLOODPLAIN	0
FORESTS	0.31
STEEP SLOPES (15-24%)	0.67
STEEP SLOPES (25% OR GREATER)	0.09
TOTAL PROJECT AREA	3.042
LOD AREA	0.76
GREEN OPEN SPACE AREA	0.00
EX. IMPERVIOUS AREA	0.00
PROP. IMPERVIOUS AREA	0.208
HIGHLY ERODIBLE SOILS IN PROJECT AREA	0.00

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

HOWARD SCD DATE

PLOT PLAN AND SEDIMENT CONTROL PLAN
2620 MULLINX MILL ROAD
LOT 3
McALLISTER PROPERTY
PLAT NO. 5023

TAX MAP: 12
GRID NO: 16
PARCEL NO: 72
ELECTION DISTRICT: No. 4
HOWARD COUNTY, MARYLAND
EX. ZONING: RC-DEO
SCALE: 1" = 30'
DATE: DECEMBER, 2021
SHEET 1 OF 3
VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fox (301) 831-3803 ©Copyright, Latest Date Shown

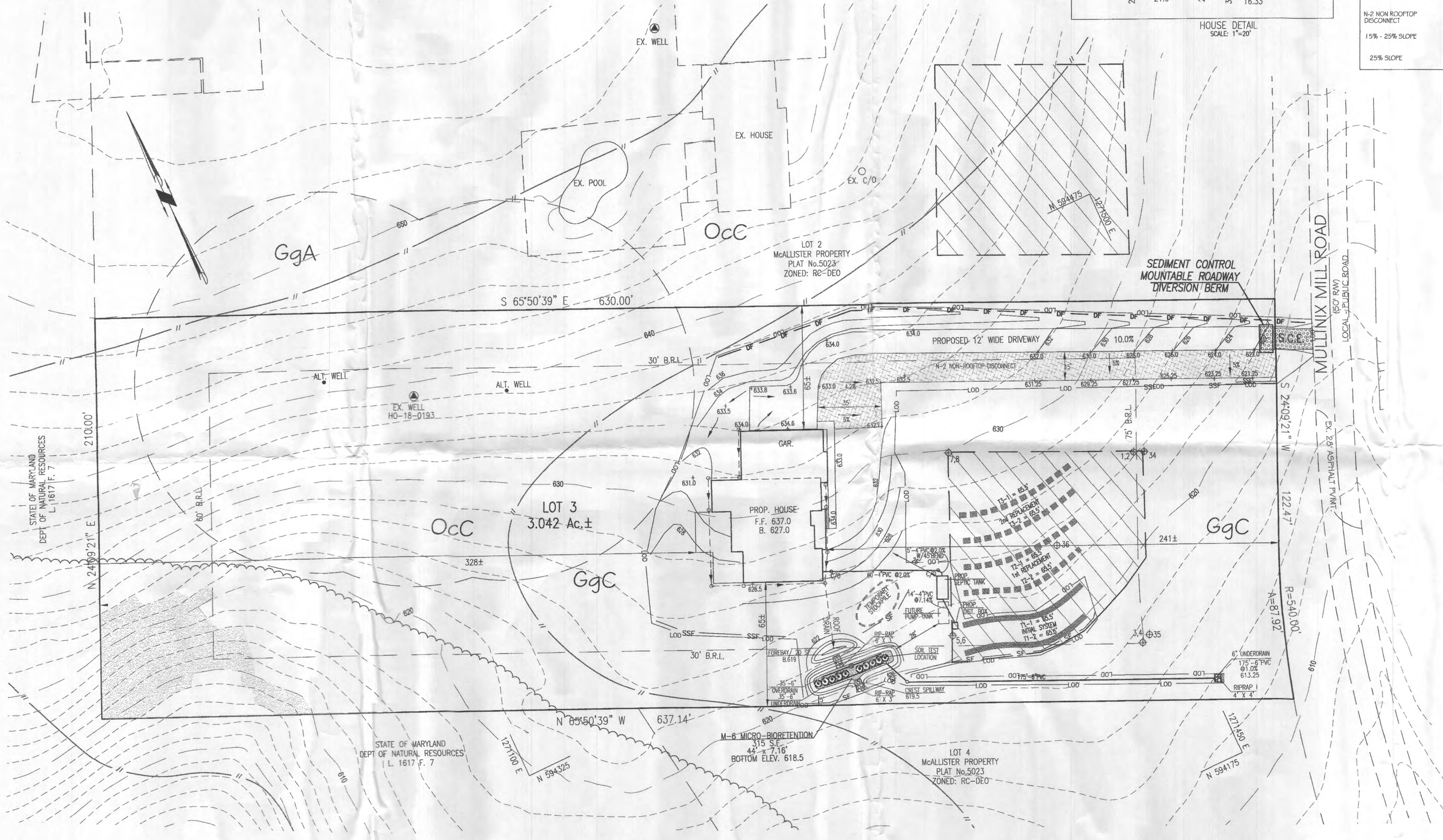


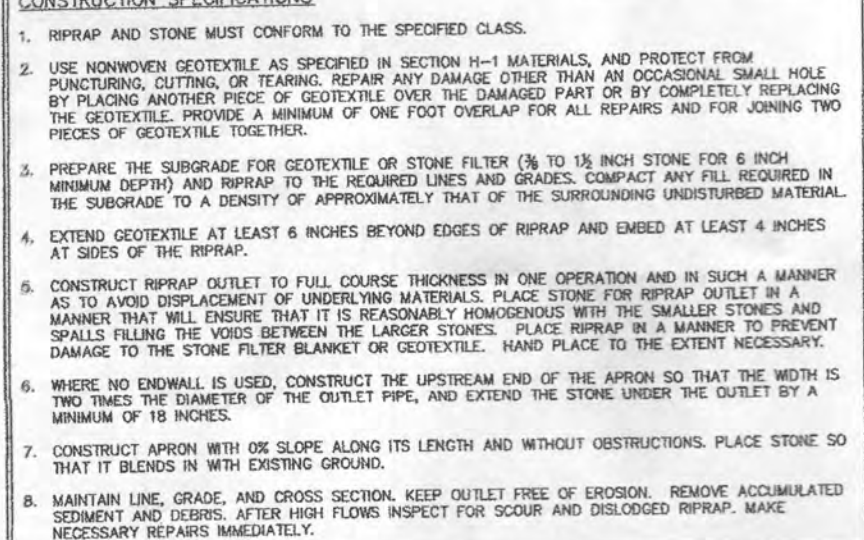
OWNER / DEVELOPER:
DAVID N. & VICKI T. GAUNT
1307 MARIAN WAY
MOUNT AIRY, MD. 21771
240-440-9611

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 No. 18417, Expiration Date: 9-18-28.

Site Analysis:
Total Area of Site 3.042 Acres.
Area Disturbed 0.76 Acres.
Area to be roofed or paved 0.208 Acres.
Area to be vegetatively stabilized 0.57 Acres.
Total Cut 450 Cu. Yds.
Total Fill 150 Cu. Yds.
Offsite wastewater area location N/A
Total Area Stream Bank Buffers 0 Acres

NOTE: ADDITIONAL SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE CID INSPECTOR





MICRO BIO DA: 7,540 SF
IA: 4545 SF
GRASS SHOULDER DA: 4,242 SF
IA: 4,242 SF

B-4-B STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

Purpose
To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

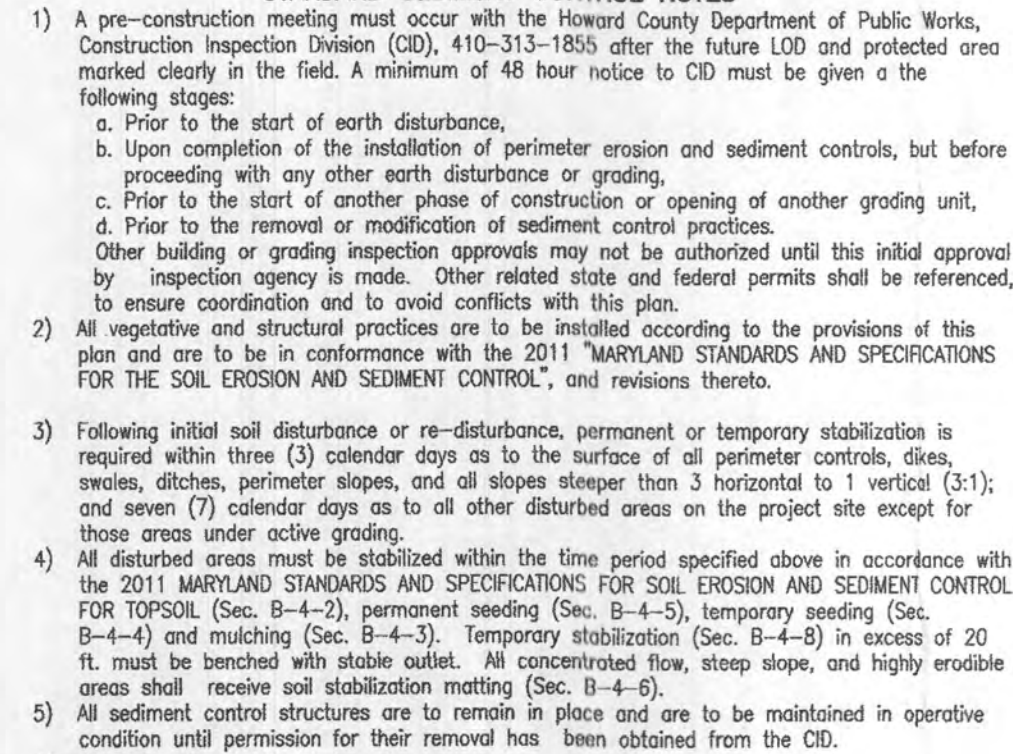
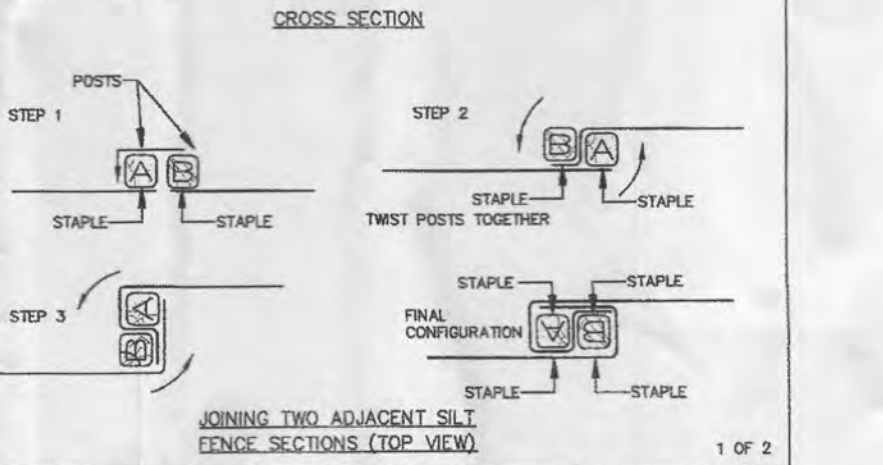
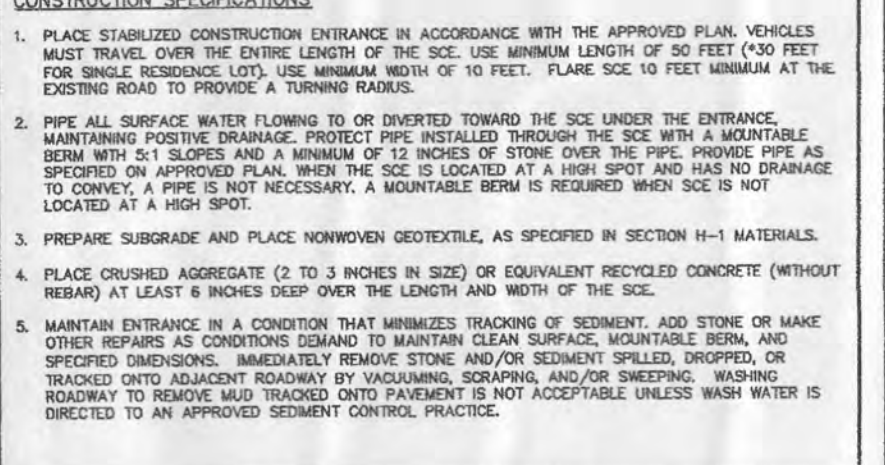
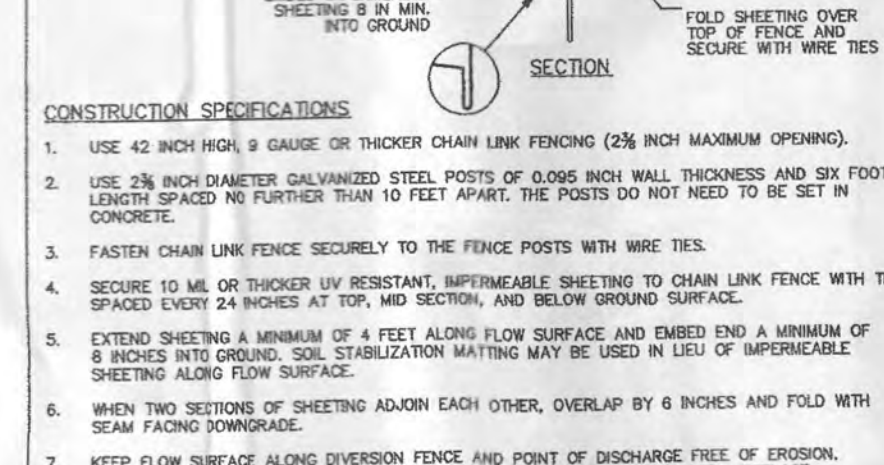
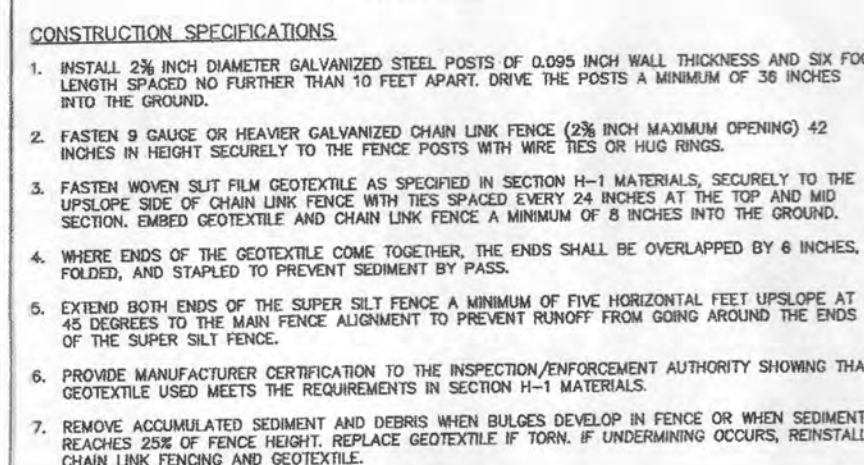
Conditions Where Practice Applies

Stockpile areas are utilized when it is necessary to solve and store soil for later use.

Criteria

1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
2. The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1.
3. Benching must be provided in accordance with Section B-3 Land Grading.
4. Runoff from the stockpile area must drain to a suitable sediment control practice.
5. Access the stockpile area from the updrain side.

11. Forecasts are developed based on the upgrade chart.



1. OBTAIN ALL REQUIRED GRADING, MD PERMITS, APPROVALS AND LICENSES FROM APPROPRIATE AGENCIES.(1 WEEK)
2. NOTIFY SEDIMENT CONTROL INSPECTOR AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING WORK.(1 WEEK)
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE, SUPER SILT FENCE, DIVERSION FENCE AND SEDIMENT CONTROL DEVICES FOR THE SEDIMENT CONTROL PLAN. (1 WEEK)
4. STABILIZE ALL THE GRADED AREAS UP TO 20' OUTSIDE OF THE LIMIT OF GRADING AS PER PERMANENT SEEDING NOTES.(1 WEEK)
5. EXCAVATE HOUSE FOUNDATION, CONSTRUCT HOUSE AND INSTALL UTILITIES.(12 WEEKS)
6. ANY AREAS THAT CAN BE TEMPORARILY SEEDED DURING CONSTRUCTION MUST BE TEMPORARILY STABILIZED PER SEEDING NOTES.(1 WEEK)
7. INSTALL PRIVATE MICRO BIOTRETMENT FACILITIES, GRASS SHOULDER AND DRIVEWAY.(2 WEEKS)
8. STABILIZE DISTURBED AREAS PER PERMANENT SEEDING NOTES.(1 WEEK)
9. UPON APPROVAL OF SEDIMENT CONTROL PLAN, REMOVE ALL TEMPORARY SEDIMENT CONTROL DEVICES FOR HOUSE CONSTRUCTION.(1 WEEK)
10. NOTIFY INSPECTOR FOR FINAL INSPECTION.(1 WEEK)

DUST CONTROL METHOD FOR THIS SITE TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES: CALCIUM CHLORIDE SHALL BE APPLIED TO EXPOSED SURFACES AT A RATE THAT WILL KEEP SURFACE MOIST UNTIL SOIL IS STABILIZED ACCORDING TO VEGETATIVE SPECS. FOR THIS SITE AND AREAS TO BE PAVED ARE COMPLETED.

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

- A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
- B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

SITE EARTHWORK HAS BEEN BALANCED SUCH THAT A TEMPORARY STOCKPILE SHOULD NOT BE NECESSARY. SHOULD CONTRACTOR DECIDE TO USE A STOCKPILE, CONTRACTOR SHALL PLACE STOCKPILE ON SUITABLE AREA OF THE SITE AND FOLLOW TEMPORARY STABILIZATION NOTES.

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE IN ACCORDANCE TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I/WE AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT AND THE 2011 MARYLAND STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

HOWARD SCD _____ DATE _____

LOT 3
McALLISTER PROPERTY
PLAT NO. 5023

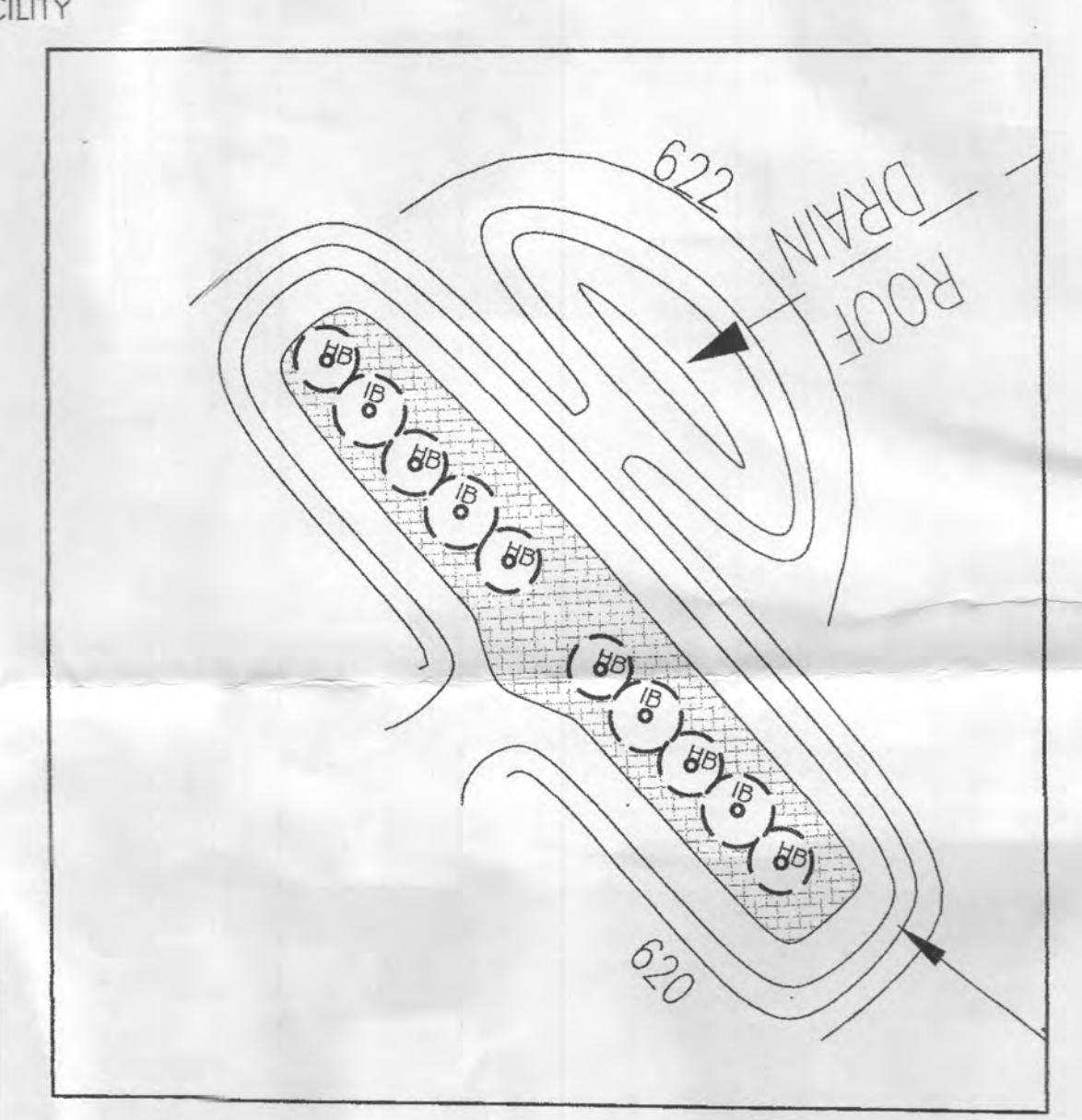
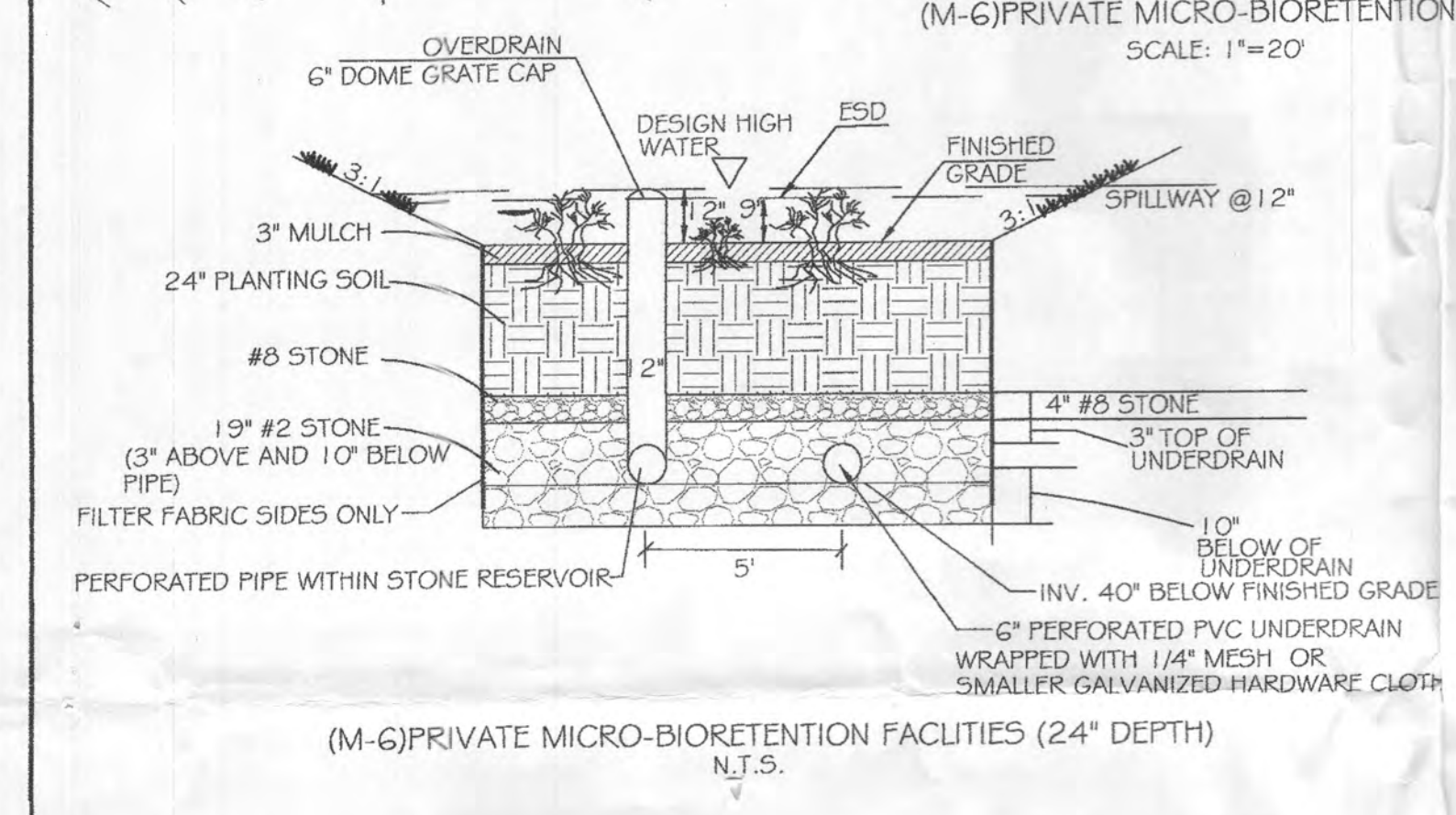
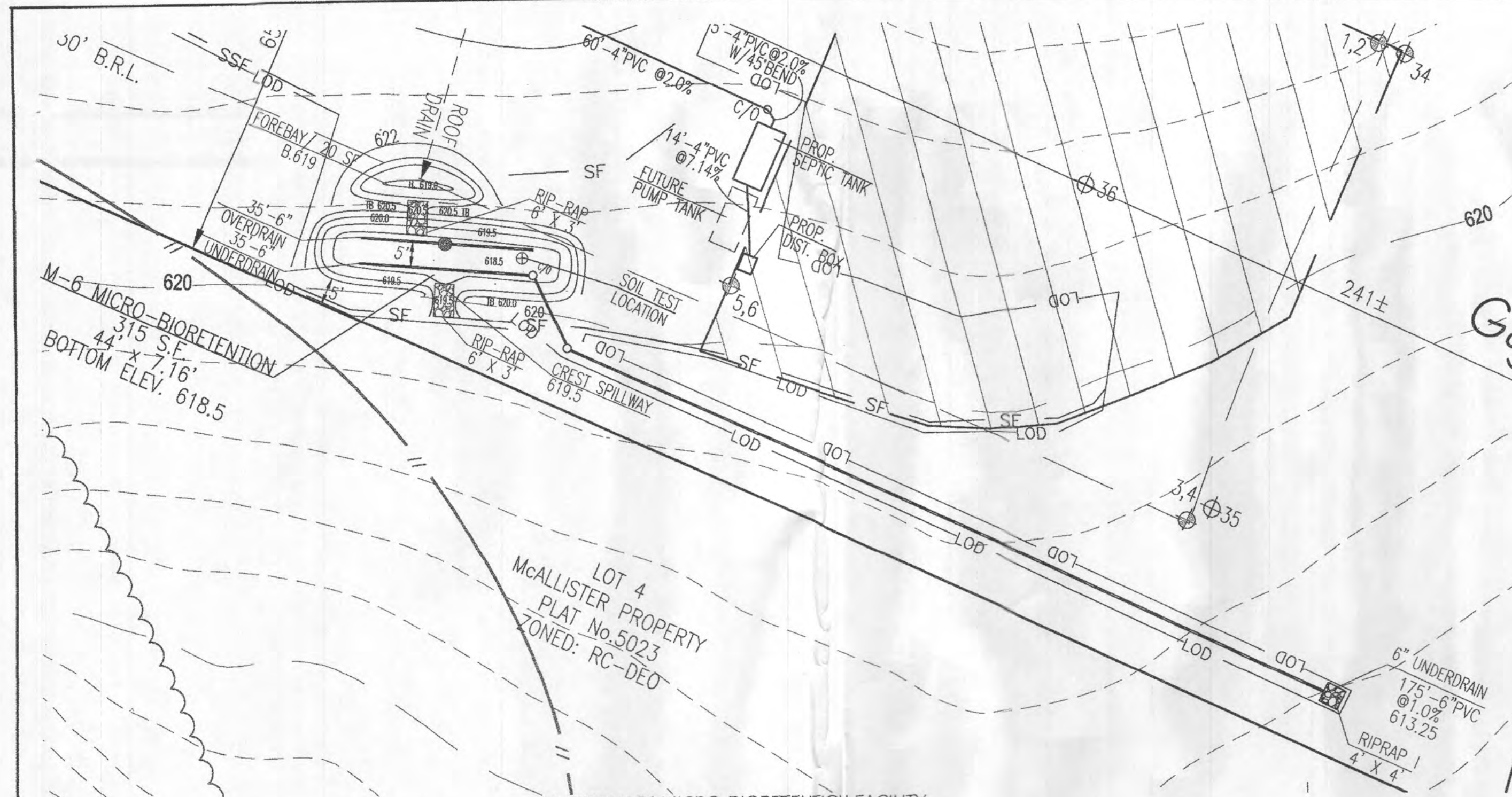
ELECTION DISTRICT: No. 4	SCALE: 1" = 3'
HOWARD COUNTY, MARYLAND	DATE: DECEMBER
EX. ZONING: RC-DEO	SHEET 2 OF 3

 **VANMAR ASSOCIATES, INC.** GP-
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21777
(301) 829-2890 (301) 831-5015 (410) 549-2750
Fax (301) 831-5603 ©Copyright, Latest Date
vanmar.com

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licenced professional engineer under the laws of the State of Maryland. License No. 18417. Expiration Date: 9-18-23

DATE OF DEPARTURE: 10/10/67



OPERATION AND MAINTENANCE SCHEDULE FOR MICRO BIO-RETENTION (M-6)

a. 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 and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland Stormwater Design Manual Volume II, Table A.4.1 and 2.

b. The Owner shall perform a plant inspection 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.

c. 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.

d. The Owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm. Inspect clean outs and observation wells along with overflow/outfall/exit pipes.

PLANTING LIST			
KEY	QUANTITY	BOTANICAL NAME	SIZE
⊕	6	HIGHBUSH BLUEBERRY VACCINIUM CORYMBOSUM	18"
⊕	4	INKBERRY ILEX GLABRA	18"
⊕	10	DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES "PAMLEN"	12" POTS 2" O.C.

MICRO BIO RETENTION FACILITY DIMENSION TABLE												
FACILITY NO.	LOCATION	FACILITY DIMENSION	PONDING DEPTH(FT) ELEV. A	TOP OF MULCH ELEV. B	BOTTOM OF MULCH ELEV. B	BOTTOM OF PLANT MIX ELEV. D	BOTTOM OF #4 GRAVEL ELEV. E	DEPTH OF #57 STONE (FT)	SIZE OF UNDERDRAIN (INCH)	INVERT OF UNDERDRAIN ELEV. F	BOTTOM OF #57 STONE ELEV. G	REMARKS
1	MCALLISTER PROPERTY LOT 3	44' X 7.16' (315 SF)	619.5	618.5	618.25	616.25	615.92	1.58	6	615.17	614.33	24" PLANING DEPTH

STORMWATER MANAGEMENT PRACTICE CHART		
SWM#1	M-6 MICRO BIO-RETENTION	44' x 7.16' -12" PONDING

STORMWATER MANAGEMENT PRACTICE CHART			
Lot Number	ADDRESS	DISCONNECTION OF NON-ROOFTOP RUNOFF	MICRO-BIORETENTION
McAllister Property		N-2	M-6
Lot 3	2620 Mullinix Mill Road	Y	(NUMBER) 1

CALL "MISS UTILITY" AT
1-800-257-7777
48 HOURS BEFORE START OF CONSTRUCTION

Specifications for Micro-Bioretentation, Rain Gardens, Landscape Infiltration & Infiltration Berms

1. Material Specifications

The allowable materials to be used in these practices are detailed in Table B.4.1.

Planting Soil

The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bioretentation practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05.

The planting soil shall be tested and shall meet the following criteria:

Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)

Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).

Clay Content - Media shall have a clay content of less than 5%.

pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

Compaction

It is very important to minimize compaction of both the base of bioretention practices and the required backfill. When possible, use excavation tools to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to restructure the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base.

When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

Plant Installation

Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Fine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

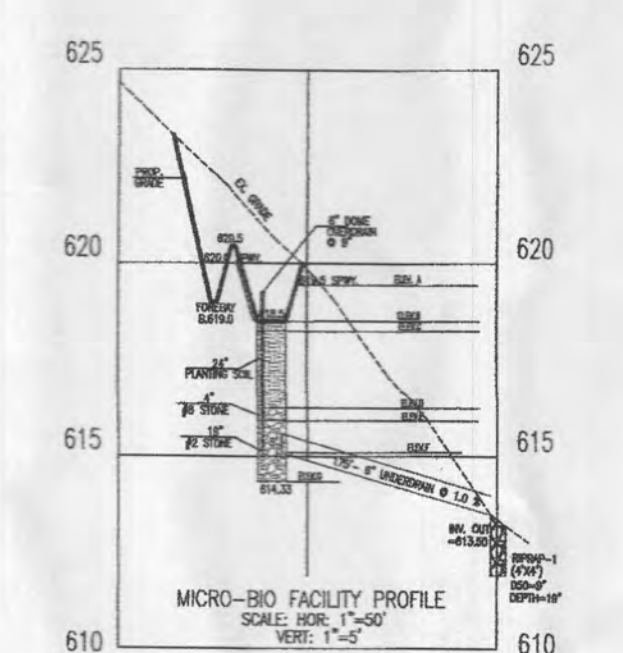
Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be braced using 2" x 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

- MAINTENANCE CRITERIA**
- The following items should be addressed to ensure proper maintenance and long-term performance of landscape infiltration:
 - Privately owned practices shall have a maintenance plan and shall be protected by easement, deed restriction, ordinance, or other legal measures preventing its neglect, adverse alteration, and removal.
 - During the first year of operation, inspection frequency should be after every major storm and poorly established areas revegetated.
 - Sediment accumulation on its surface of the facility should be removed and the top two to three inches of surface layer replaced as needed.
 - The top few inches of the planting soil should be removed and replaced when water ponds for more than 48 hours or there is algal growth on the surface of the facility.
 - If standing water persists after filter media has been maintained, the gravel, soil, and sand may need to be cleaned and/or replaced.
 - Occasional pruning and replacement of dead vegetation is necessary. If specific plants are not surviving, more appropriate species should be used. Watering may be required during prolonged dry periods.



MICRO BIO DA: 7,540 SF
IA: 4,545 SF
GRASS SHOULDER DA: 4,242 SF
IA: 4,242 SF

DRAINAGE AREA SCALE: 1"=40'

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE:

I/WE CERTIFY THAT LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THIS PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER/OWNER _____ DATE _____

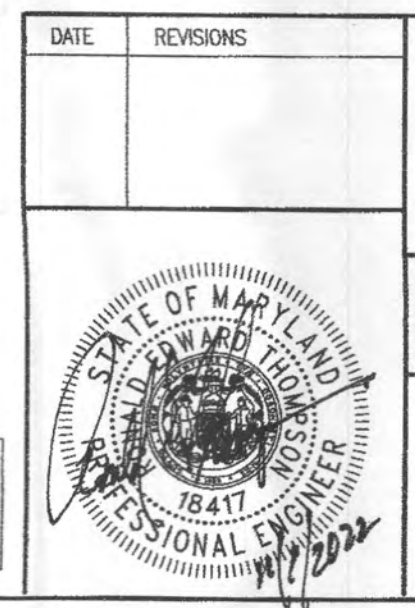
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

HOWARD SCD _____ DATE _____

OWNER / DEVELOPER:
DAVID N. & VICKI T. GAUNT
307 MARIAN WAY
MOUNT AIRY, MD. 21771
240-440-9611

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 No. 18417, Expiration Date: 2-18-23.



PLOT PLAN AND SEDIMENT CONTROL PLAN
2620 MULLINIX MILL ROAD
LOT 3
McALLISTER PROPERTY
PLAT NO. 5023

TAX MAP: 12
GRID NO: 16
PARCEL NO: 72

ELECTION DISTRICT: No. 4
HOWARD COUNTY, MARYLAND
EX. ZONING: RC-DEO

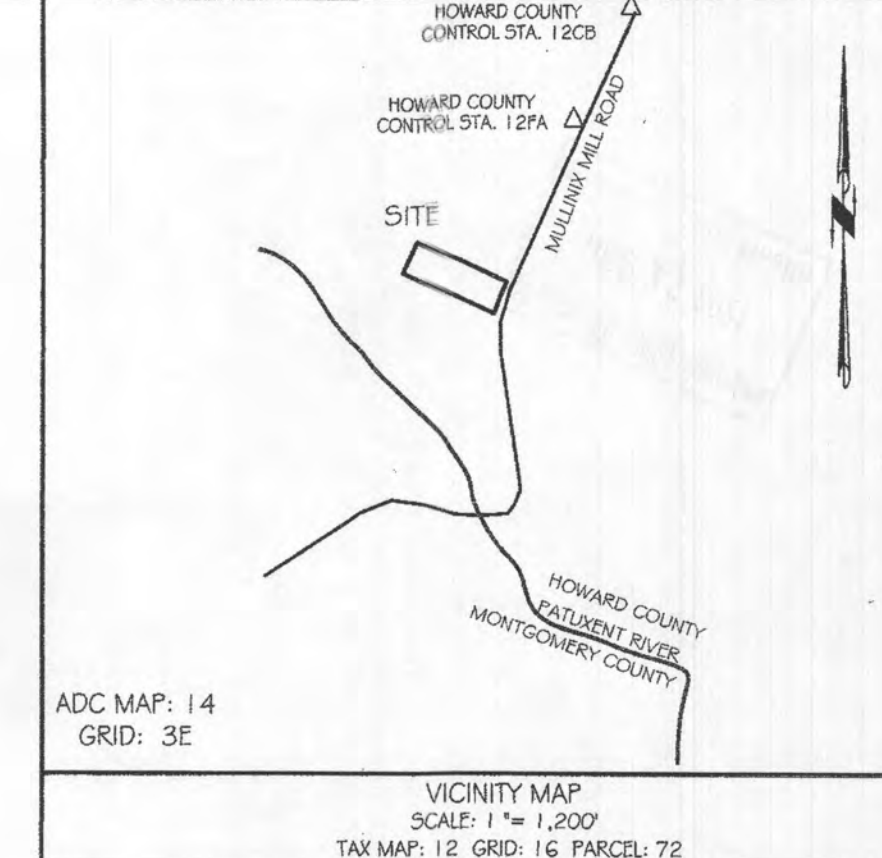
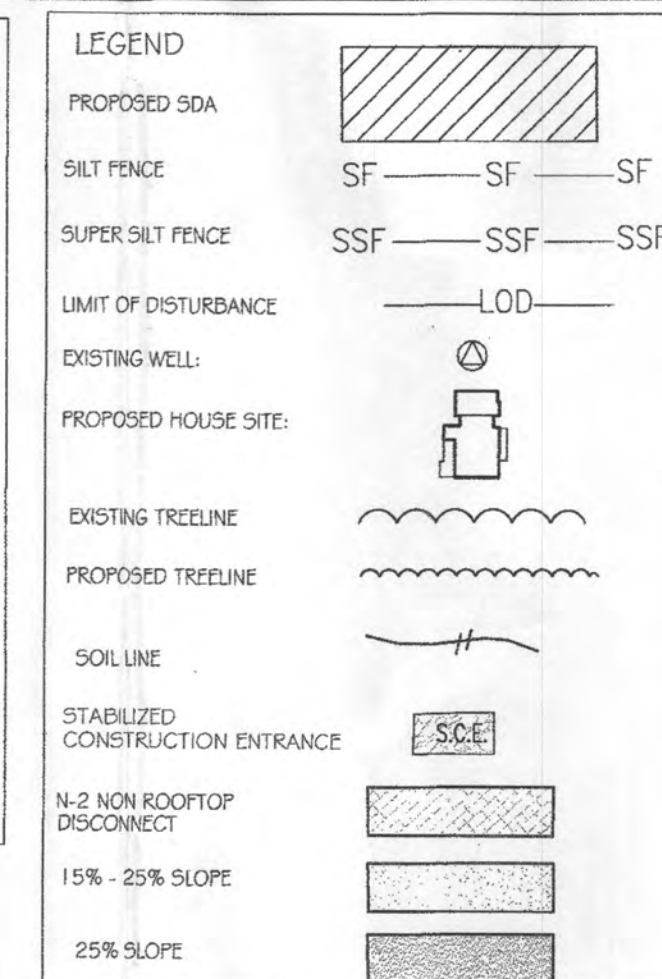
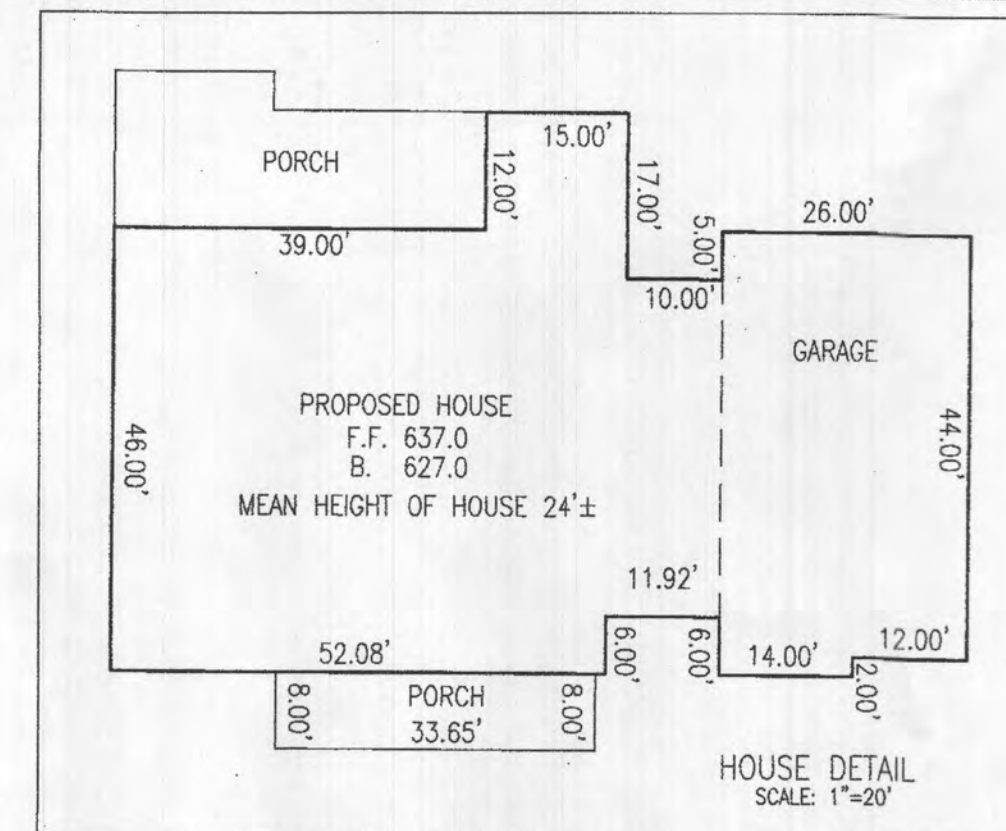
SCALE: 1" = 30'
DATE: DECEMBER, 2021
SHEET 3 OF 3

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

GP-22-77

SOIL LEGEND					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	Kw	SLOPE
GgA	GLENNELG LOAM	B	NO	0.24	3-8%
GgC	GLENNELG LOAM	B	NO	0.24	3-8%
OcC	OCCOQUAN LOAM	C	NO	0.37	8-15%

SWM Treatment Site Design Summary							
Practice	Area Treated (SF)	Area Treated (AC)	Impervious Treated (SF)	Rev Required (Cft)	Rev Provided (Cft)	ESDv Required (ft)	ESDv Provided (ft)
McAllister Property, Lot 3	9,220	0.21	9,220	108	100	730	736
N-2 Non Rooftop Disconnection	4,242	0.10	4,242	50	-	336	336
M-6 Micro Bio-retention (25' x 12')	7,030	0.16	4,978	83	100	394	400
PE Provided	1	Inch	Total ESDv Provided		736		
PE Required	1	Inch	ESDv Required		730		



- GENERAL NOTES
- OWNER: DAVID N. & VICKI T. GAUNT
DEED REFERENCE: UBER 1965 AT FOUO 235
DATE: SEPTEMBER 15, 2020
GRANTOR: JAMES E. McALLISTER
 - TAX MAP: 6 GRID: 6 PARCEL: 136
 - NEAREST POTABLE WATER SUPPLY: DAMASCUS: 4 MILES ±.
 - THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240044 001 2B.
 - TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
 - THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83) PER HOWARD COUNTY SURVEY CONTROL STATIONS
12FA N 595609.160 E 1272171.241
12CB N 597503.860 E 1272860.629
DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES OR TAKEN FROM AVAILABLE RECORDS AND ACCURATELY SHOWN.
 - SOIL TYPE: SOIL TYPE:
GLENNELG (GgA, GgC), GLENNELG (GMB),
OCCOQUAN (OcC), WEB SOIL SURVEY
 - THE SUBJECT PROPERTY IS ZONED RC-DEO IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
 - NO ENVIRONMENTAL FEATURES EXIST WITHIN THE LOD.
 - THERE ARE NO FLOODPLAINS, WETLANDS OR OTHER ENVIRONMENTAL FEATURES LOCATED ON THE SITE AS DETERMINED DURING A FIELD INVESTIGATION PERFORMED BY VANMAR ASSOCIATES, INC. AUGUST 2021.
 - DISTURBED AREA (LOD) = 31,850 SF

B21004597
REVISED
Date: 12-22-21
Comments: Revised
Location of Septic

DESIGN NARRATIVE

- THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF ONE (1) SINGLE FAMILY HOME AND DRIVEWAY.
- THERE ARE NO STEEP SLOPES, WATERWAYS, FLOODPLAINS, STREAMS, FOREST, WETLANDS OR BUFFERS ON THE PROPERTY AND THIS PLAN IS EXEMPT FROM FOREST CONSERVATION.
- NATURAL FLOW PATTERNS WILL NOT BE AFFECTED BY THE PROPOSED SUBDIVISION.
- IMPERVIOUS AREAS HAVE BEEN REDUCED THROUGH THE USE OF DISCONNECTIONS.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE ADDRESSED USING N-2 NON ROOFTOP DISCONNECTION, AND M-6 MICRO BIORETENTION. SWM IS IN ACCORDANCE WITH THE 2005 REVISIONS OF THE 2000 MD STORMWATER DESIGN MANUAL AND ADDRESSES ESD TO THE MEP.

SITE ANALYSIS DATA SHEET		ACRES
PROPOSED SITE USE	RESIDENTIAL	
WETLANDS	0	
WETLANDS BUFFER	0	
FLOODPLAIN	0	
FORESTS	0.31	
STEEP SLOPES (15-24%)	0.67	
STEEP SLOPES (25% OR GREATER)	0.03	
TOTAL PROJECT AREA	3.042	
LOD AREA	0.73	
GREEN OPEN SPACE AREA	0.00	
EX. IMPERVIOUS AREA	0.00	
PROP. IMPERVIOUS AREA	0.218	
HIGHLY ERODIBLE SOILS IN PROJECT AREA	0.00	

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

HOWARD SCD

DATE

PLOT PLAN AND SEDIMENT CONTROL PLAN
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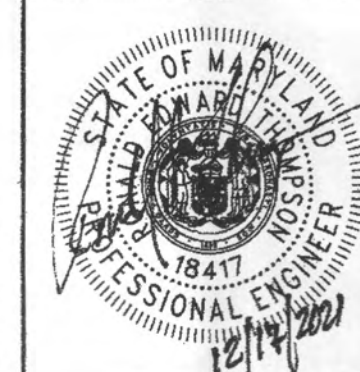
ELECTION DISTRICT: No. 4
HOWARD COUNTY, MARYLAND
EX. ZONING: RC-DEO

SCALE: 1" = 30'
DATE: DECEMBER, 2021
SHEET 1 OF 3



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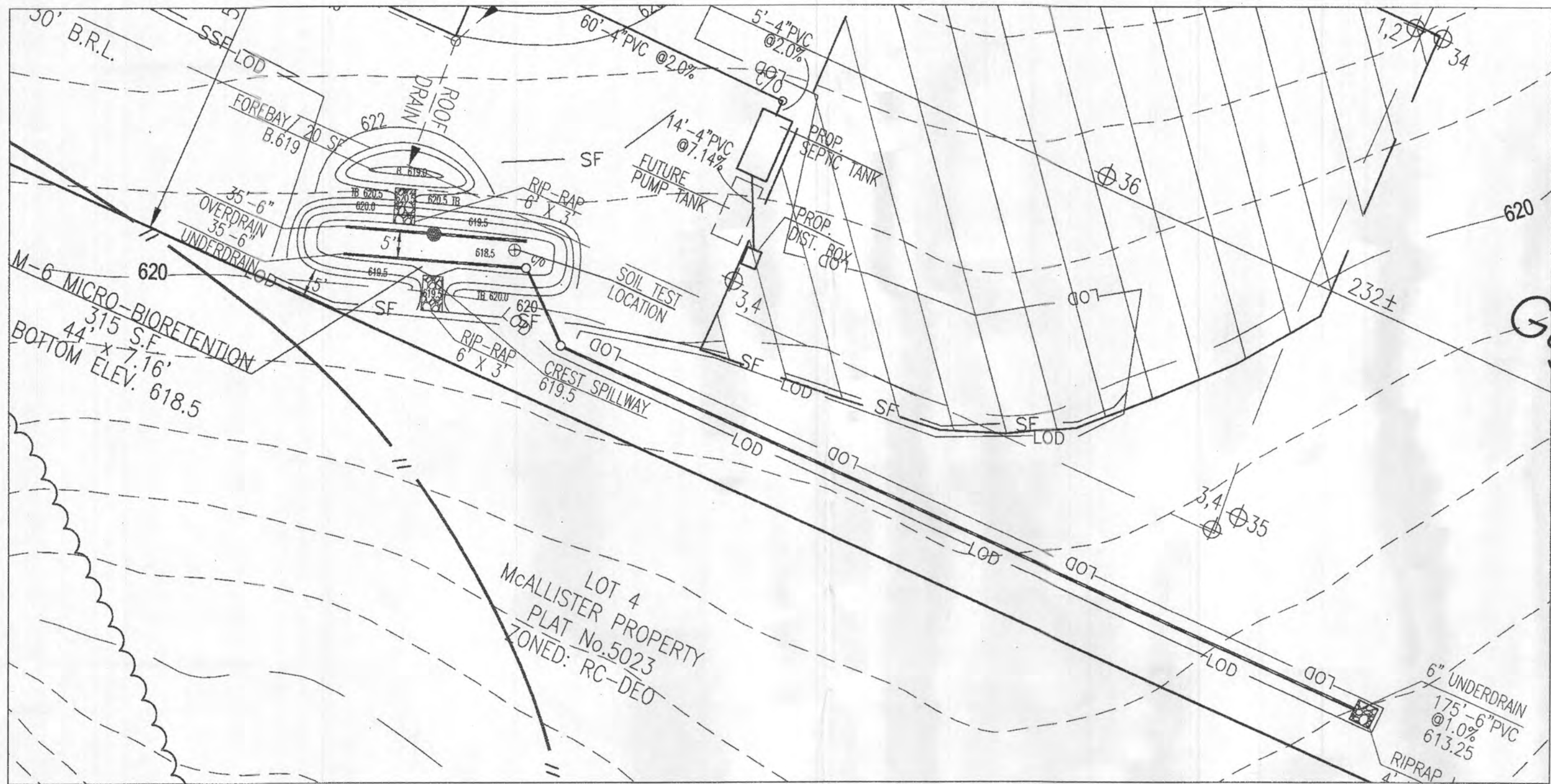


PROFESSIONAL CERTIFICATION
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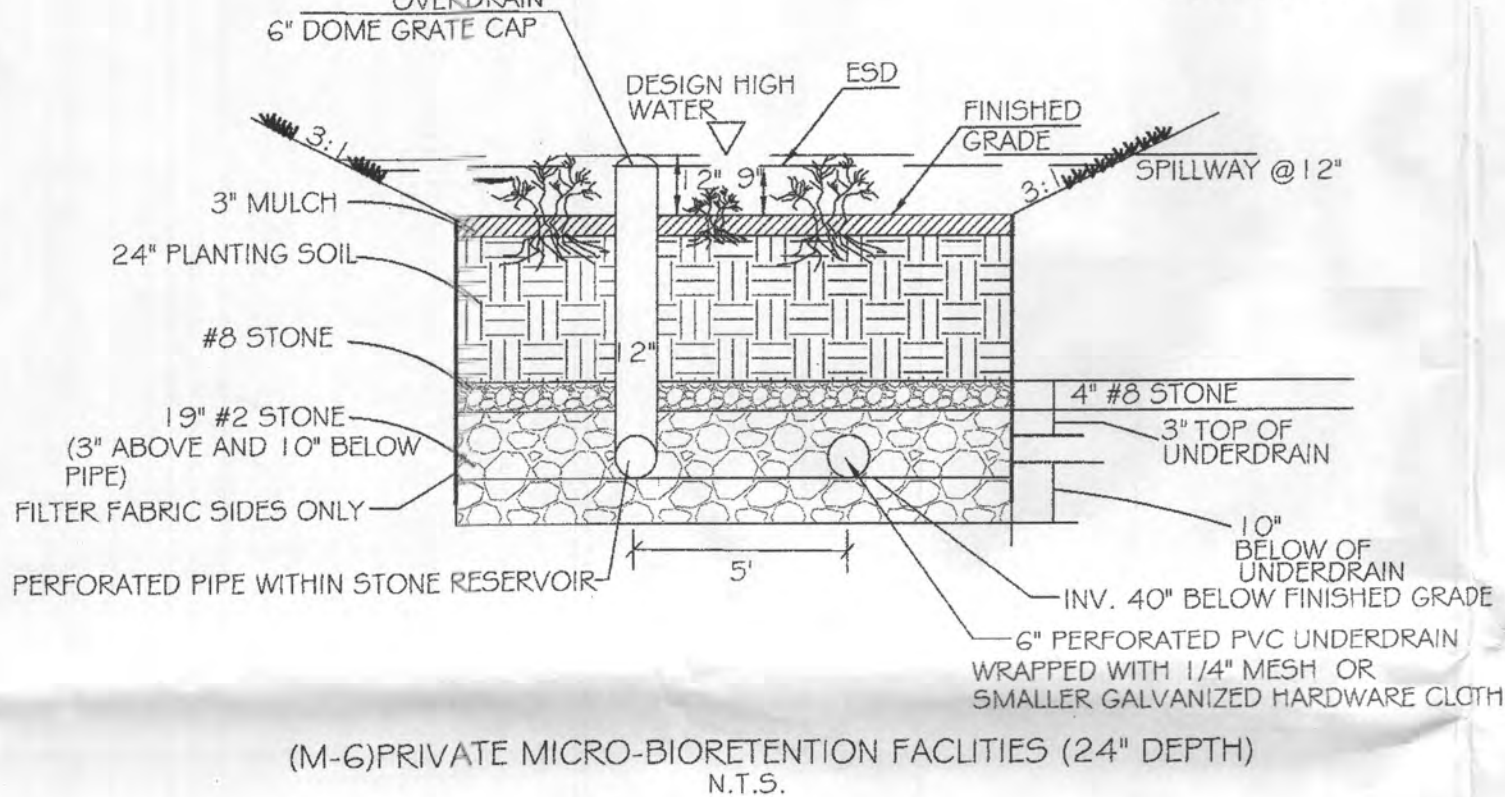
OWNER / DEVELOPER:
DAVID N. & VICKI T. GAUNT
1307 MARIAN WAY
MOUNT AIRY, MD 21771
240-440-9611

NOTE: ADDITIONAL SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE CID INSPECTOR

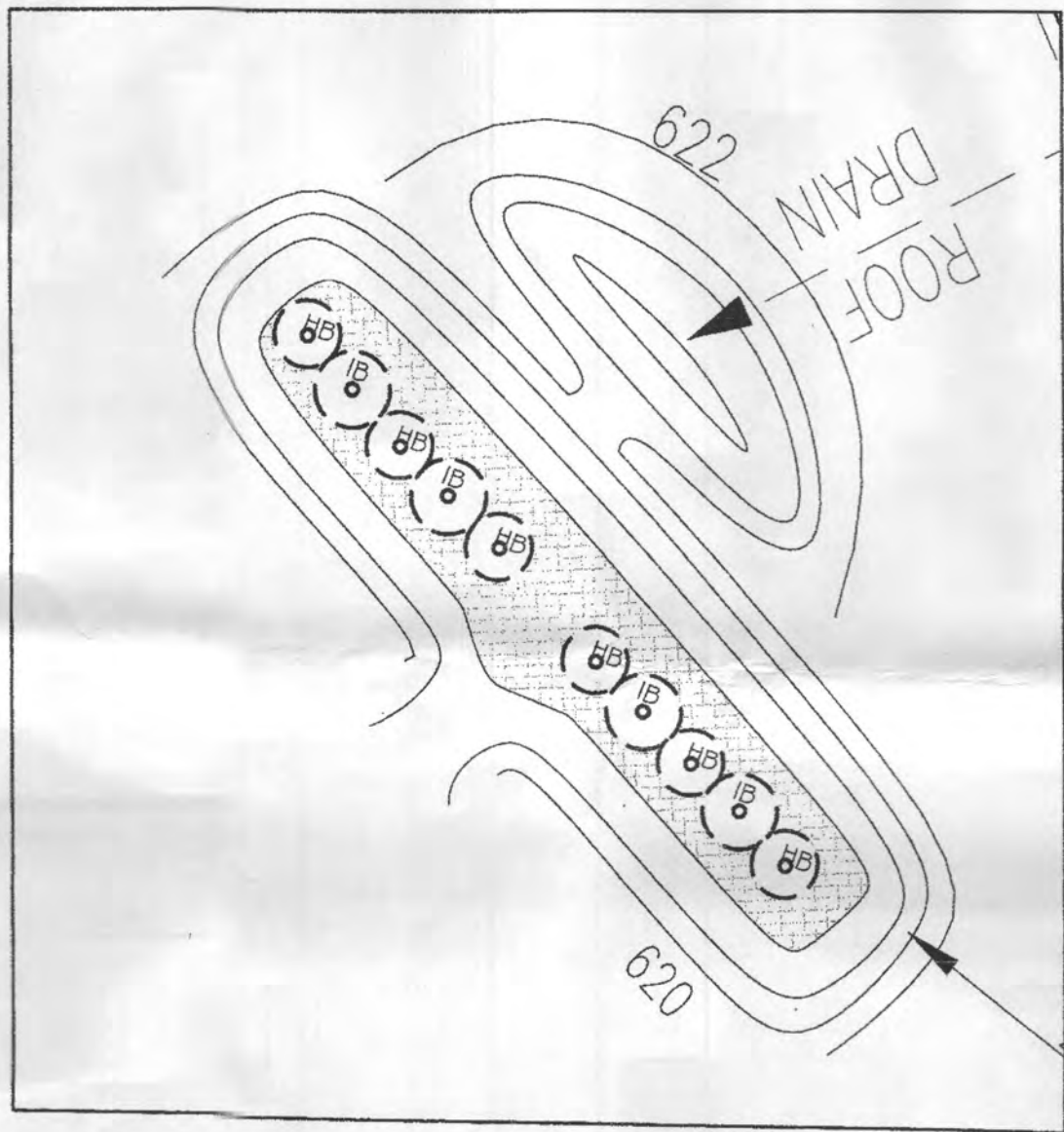
Site Analysis:	
Total Area of Site	3.042 Acres.
Area Disturbed	0.73 Acres.
Area to be roofed or paved	0.218 Acres.
Area to be vegetatively stabilized	0.51 Acres.
Total Cut	450 Cu. Yds.
Total Fill	450 Cu. Yds.
Offsite waste/borrow area location	N/A
Total Area Stream Bank Buffers	0 Acres



(M-6) PRIVATE MICRO-BIORETENTION FACILITY
SCALE: 1"=20'



(M-6) PRIVATE MICRO-BIORETENTION FACILITIES (24" DEPTH)
N.T.S.



PRIVATE MICRO-BIORETENTION LANDSCAPE
SCALE= 1"=10'

OPERATION AND MAINTENANCE SCHEDULE FOR
MICRO BIO-RETENTION (M-6)

- 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 and 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 inspection 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. Inspect clean outs and observation wells along with overflow/outfall/exit pipes.

PLANTING LIST			
KEY	QUANTITY	BOTANICAL NAME	SIZE
10	6	HIGHBUSH BLUEBERRY VACCINIUM CORYMBOSUM	18"
10	4	INKBERRY ILEX GLABRA	18"
10	10	DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES "HAMELIN"	12" POTS 2' O.C.

MICRO BIO RETENTION FACILITY DIMENSION TABLE

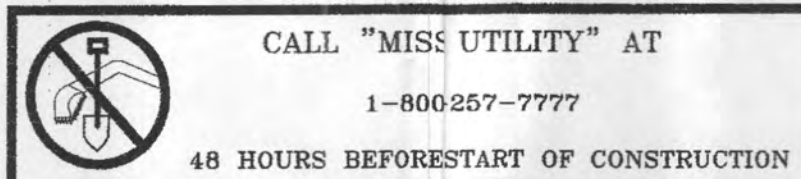
FACILITY NO.	LOCATION	FACILITY DIMENSION	FOUNTING DEPTH (FT) ELEV. A	TOP OF MULCH ELEV. B	BOTTOM OF MULCH ELEV. C	BOTTOM OF PLANT MIX ELEV. D	BOTTOM OF #4 GRAVEL ELEV. E	DEPTH OF #57 STONE (FT)	SIZE OF UNDERDRAIN (INCH)	INVERT OF UNDERDRAIN ELEV. F	BOTTOM OF #57 STONE ELEV. G	REMARKS
1	McAllister Property Lot 3	44' x 7.16' (315 SF)	615.5	618.5	618.25	616.25	615.92	1.58	6	615.17	614.33	24" PLANTING DEPTH

STORMWATER MANAGEMENT PRACTICE CHART

SWM#1	M-6 MICRO BIO-RETENTION	44' x 7.16' -12" PONDING
-------	-------------------------	--------------------------

STORMWATER MANAGEMENT PRACTICE CHART

Lot Number	ADDRESS	DISCONNECTION OF ROOFTOP RUNOFF	MICRO-BIORETENTION
McAllister Property		N-1	M-6
Lot 3	2620 Mullinix Mill Road	(Y/N)	(NUMBER)
		Y	1



Specifications for Micro-Bioretentation, Rain Gardens, Landscape Infiltration & Infiltration Berms

1. Material Specifications

The allowable materials to be used in these practices are detailed in Table B.4.1.

Planting Soil

The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bioretentation practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05.

The planting soil shall be tested and meet the following criteria:

Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)

Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).

Clay Content - Media shall have a clay content of less than 5%.

pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

Compaction

It is very important to minimize compaction of both the base of bioretention practices and the required backfill. When possible, use excavation hoists to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to refracture the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base.

When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

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Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

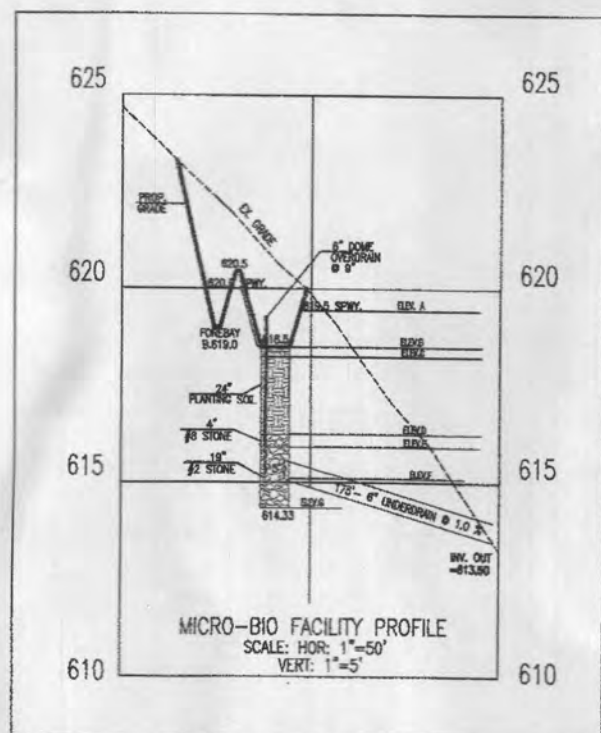
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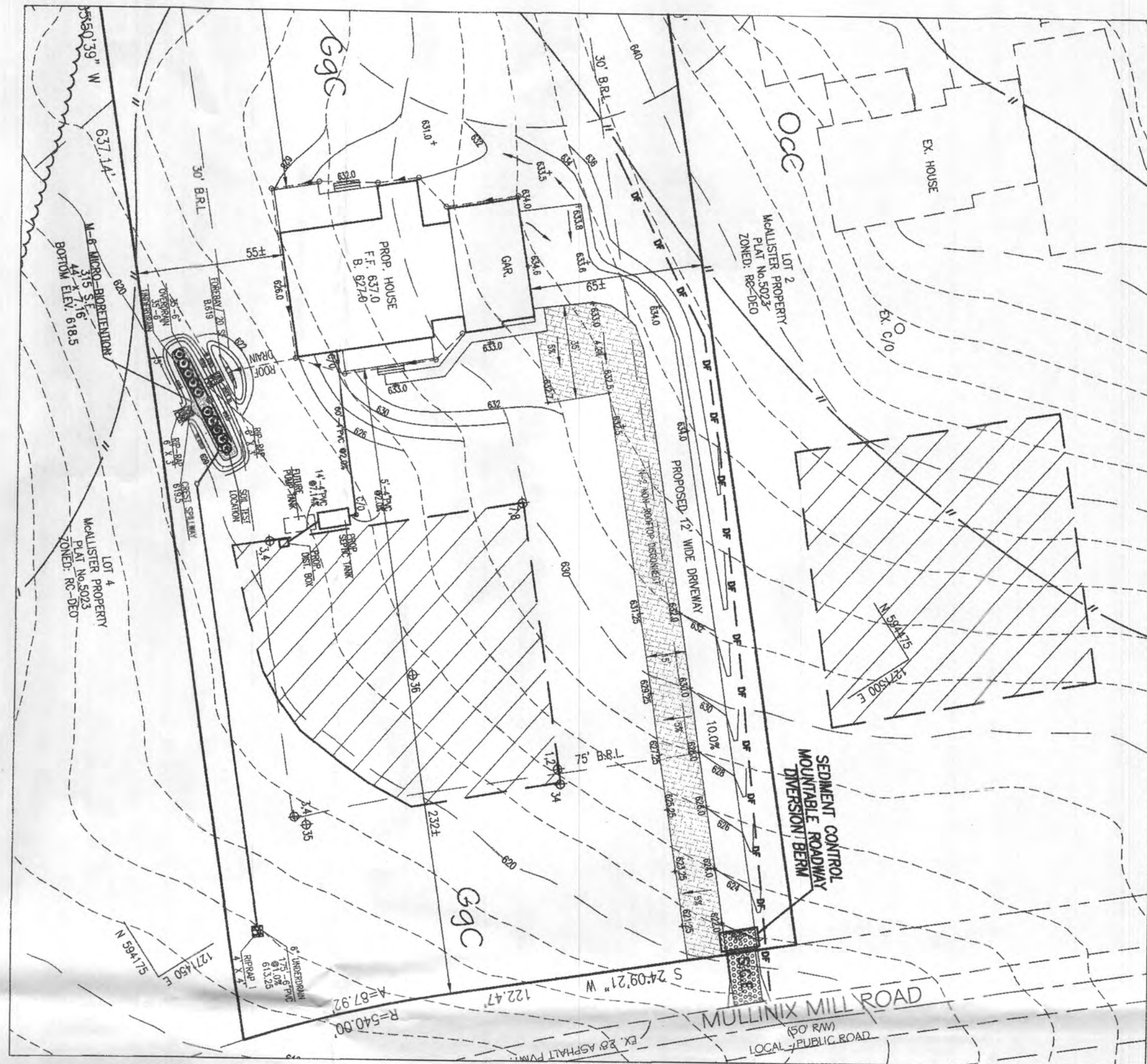
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OPERATION AND MAINTENANCE SCHEDULE FOR
DISCONNECTION OF NON-ROOFTOP (N-2)

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 AREA RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.



MICRO BIO DA: 7,415 SF
GRASS SHOULDER DA: 4,978 SF
DA: 4,242 SF
IA: 4,242 SF

DRAINAGE AREA
SCALE: 1"=40'

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DATE: 12/12/21
DEVELOPER/OWNER

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HOWARD SCD DATE

PLOT PLAN AND SEDIMENT CONTROL PLAN

2620 MULLINIX MILL ROAD

LOT 3

McALLISTER PROPERTY

PLAT NO. 5023

TAX MAP: 12
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SHEET 3 OF 3



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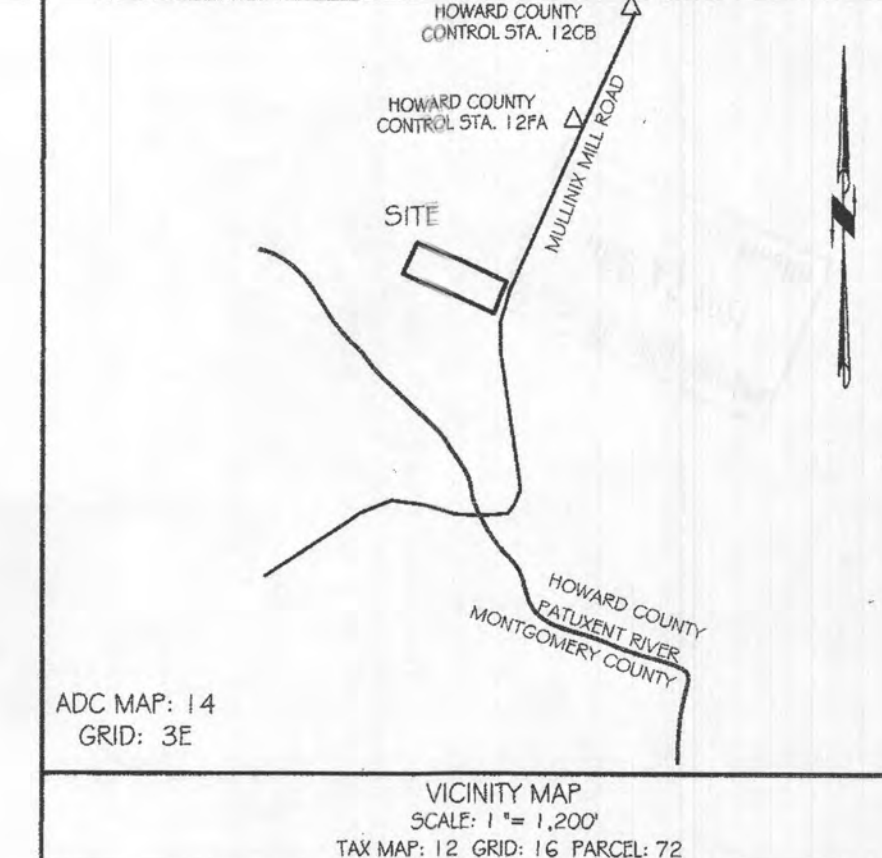
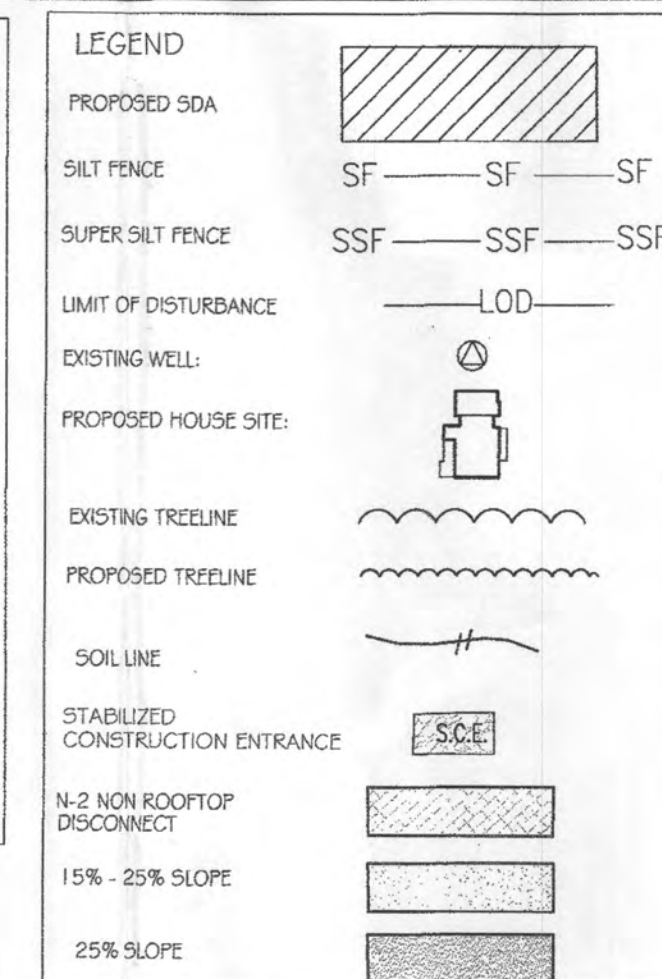
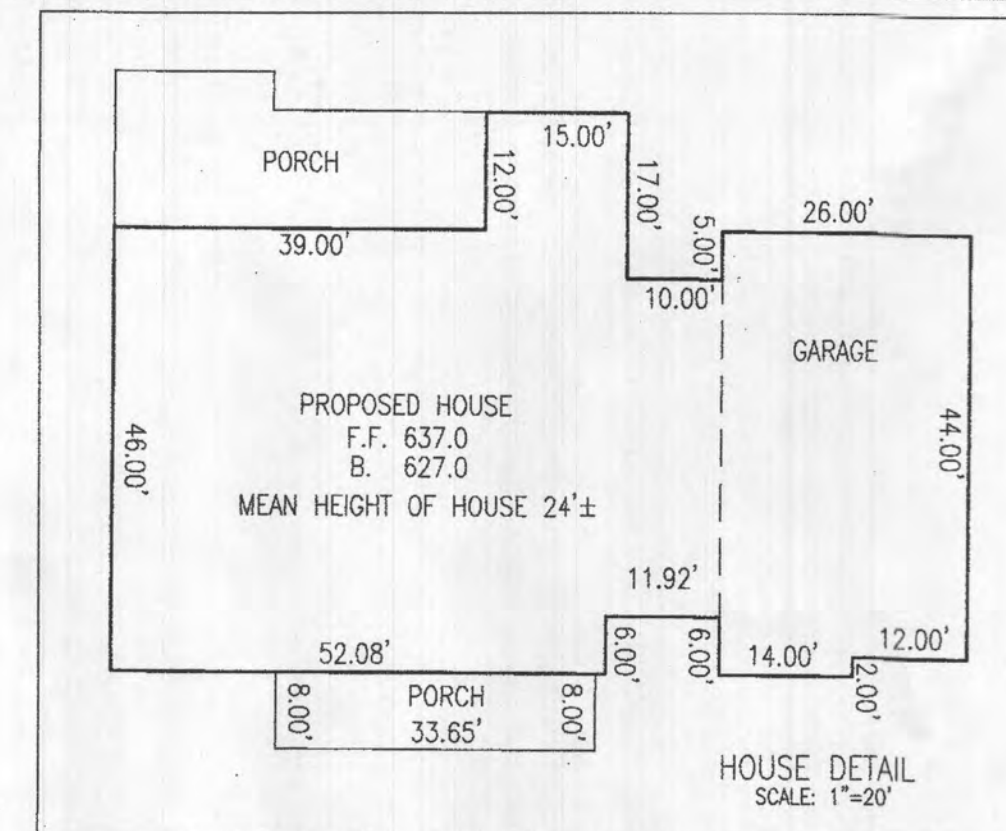
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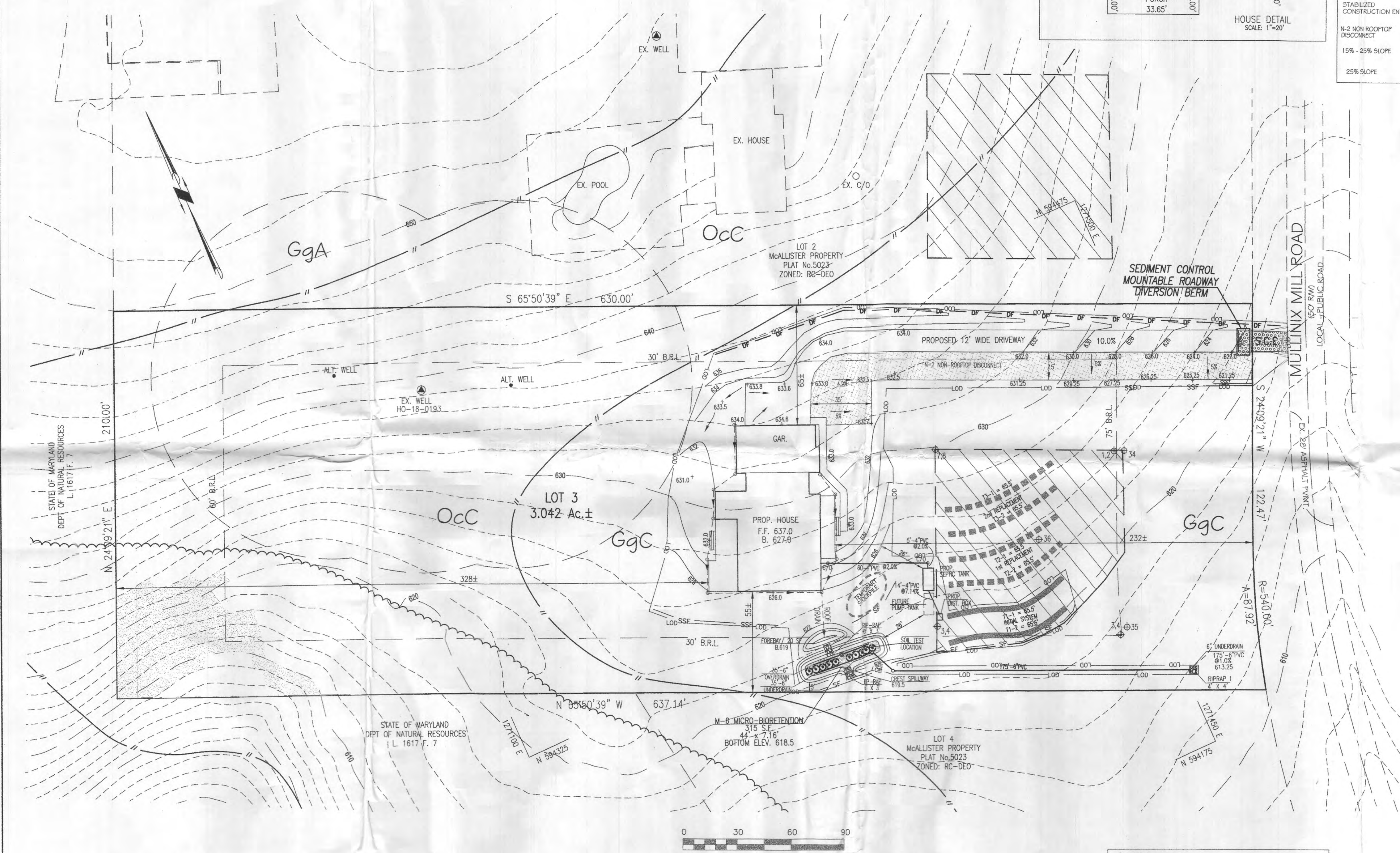


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M-6 Micro Bio-retention (25' x 12')	7,030	0.16	4,978	83	100	394	400
PE Provided	1	Inch	Total ESDv Provided		736		
PE Required	1	Inch	ESDv Required		730		



- GENERAL NOTES
- OWNER: DAVID N. & VICKI T. GAUNT
DEED REFERENCE: UBER 1965 AT FOUO 235
DATE: SEPTEMBER 15, 2020
GRANTOR: JAMES E. McALLISTER
 - TAX MAP: 6 GRID: 6 PARCEL: 136
 - NEAREST POTABLE WATER SUPPLY: DAMASCUS: 4 MILES ±.
 - THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240044 001 2B.
 - TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
 - THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83) PER HOWARD COUNTY SURVEY CONTROL STATIONS
12FA N 595609.160 E 1272171.241
12CB N 597503.860 E 1272860.629
DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES OR TAKEN FROM AVAILABLE RECORDS AND ACCURATELY SHOWN.
 - SOIL TYPE: SOIL TYPE:
GLENNELG (GgA, GgC), GLENNELG (GMB),
OCCOQUAN (OcC), WEB SOIL SURVEY
 - THE SUBJECT PROPERTY IS ZONED RC-DEO IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
 - NO ENVIRONMENTAL FEATURES EXIST WITHIN THE LOD.
 - THERE ARE NO FLOODPLAINS, WETLANDS OR OTHER ENVIRONMENTAL FEATURES LOCATED ON THE SITE AS DETERMINED DURING A FIELD INVESTIGATION PERFORMED BY VANMAR ASSOCIATES, INC. AUGUST 2021.
 - DISTURBED AREA (LOD) = 31,850 SF



B21004597
REVISED
Date: 12-22-21
Comments: Revised
Location of Septic

DESIGN NARRATIVE

- THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF ONE (1) SINGLE FAMILY HOME AND DRIVEWAY.
- THERE ARE NO STEEP SLOPES, WATERWAYS, FLOODPLAINS, STREAMS, FOREST, WETLANDS OR BUFFERS ON THE PROPERTY AND THIS PLAN IS EXEMPT FROM FOREST CONSERVATION.
- NATURAL FLOW PATTERNS WILL NOT BE AFFECTED BY THE PROPOSED SUBDIVISION.
- IMPERVIOUS AREAS HAVE BEEN REDUCED THROUGH THE USE OF DISCONNECTIONS.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE ADDRESSED USING N-2 NON ROOFTOP DISCONNECTION, AND M-6 MICRO BIORETENTION. GSWM IS IN ACCORDANCE WITH THE 2005 REVISIONS OF THE 2000 MD STORMWATER DESIGN MANUAL AND ADDRESSES ESD TO THE MEP.

SITE ANALYSIS DATA SHEET		ACRES
PROPOSED SITE USE	RESIDENTIAL	
WETLANDS	0	
WETLANDS BUFFER	0	
FLOODPLAIN	0	
FORESTS	0.31	
STEEP SLOPES (15-24%)	0.67	
STEEP SLOPES (25% OR GREATER)	0.03	
TOTAL PROJECT AREA	3.042	
LOD AREA	0.73	
GREEN OPEN SPACE AREA	0.00	
EX. IMPERVIOUS AREA	0.00	
PROP. IMPERVIOUS AREA	0.218	
HIGHLY ERODIBLE SOILS IN PROJECT AREA	0.00	

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

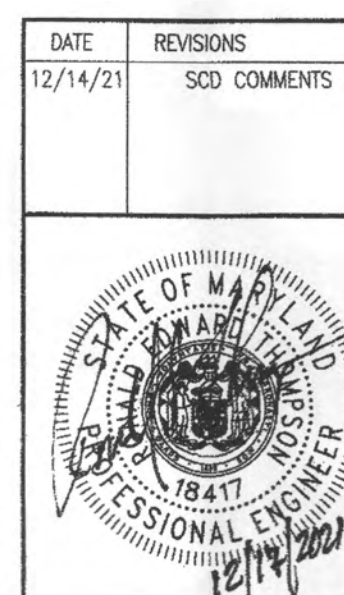
HOWARD SCD

DATE

Site Analysis:	3.042 Acres.
Total Area of Site	0.73 Acres.
Area to be roofed or paved	0.218 Acres.
Area to be vegetatively stabilized	0.51 Acres.
Total Cut	450 Cu. Yds.
Total Fill	450 Cu. Yds.
Offsite waste/borrow area location	N/A
Total Area Stream Bank Buffers	0 Acres

OWNER / DEVELOPER:
DAVID N. & VICKI T. GAUNT
1307 MARIAN WAY
MOUNT AIRY, MD 21771
240-440-9611

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 No. 18417, Expiration Date: 9-18-23.



PLOT PLAN AND SEDIMENT CONTROL PLAN
2620 MULLINIX MILL ROAD
LOT 3
McALLISTER PROPERTY
PLAT NO. 5023

TAX MAP: 12
GRID NO: 16
PARCEL NO: 72

ELECTION DISTRICT: No. 4
HOWARD COUNTY, MARYLAND
EX. ZONING: RC-DEO

SCALE: 1" = 30'
DATE: DECEMBER, 2021
SHEET 1 OF 3

GP-22-77

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5803 ©Copyright, Latest Date Shown

2021 IECC CODE COMPLIANCE

2021 IECC CODE COMPLIANCE
R301.1 Climate zone 4A

R401.2 Compliance Method: Mandatory and Prescriptive Provisions

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, 2018 Edition.

R402.1.2 Attic Insulation: Raised Heel Trusses R-49 R-38

R402.1.2 Wood Frame Wall: R-20 or R13 + R5 continuous insulation.

R402.1.2 Basement Wall Insulation: R-13/R-10 Foil Faced Continuous, uninterrupted Batts Full Height

R402.1.2 Crawl Space Wall Insulation: R-13/R-10 Foil faced Continuous Batts Full Height extending from floor above to finish grade level and then vertically or horizontally an additional 2' -0".

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

R402.1.2 Heated Slab Insulation: R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs. as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.

R402.1.2 Window U-Value/SHGC .32 (U-Value)/.40 (SHGC)

R402.2.10 Slab on Grade Floors Less Than 12" Below Grade: R-10 Rigid Foam Board Under Slab Extending Either 2' -0" Horizontally or 2'-0" Vertically

R402.2.4 Attic Access: Attic access scuttle will be weather-stripped and insulated R-49

R402.4 Building Thermal Envelope (air leakage): Exterior walls and penetrations will be sealed per this section of the 2018 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.

R402.4.1.1 Installation: The components of the building thermal envelope as indicated in Table

R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in Table R402.4.1.1, as applicable to the method of construction.

R402.4.1.2 Building Thermal Envelope Tightness Test: Building envelope shall be tested and verified as having an air leakage rate of not exceeding 3 air changes per hour. Testing shall be conducted in accordance with ASTM E779 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.7/15

R402.4.2 Fireplaces: New wood burning fireplaces will 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) and UL 907 (masonry 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 Controls: All dwelling units will have at least (1) programmable thermostat for each separate heating and cooling system per 2018 IECC Section 403.1.1.

R403.1.2 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 heating load.

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

R403.3.2 Duct Sealing: All ducts, air handlers, filter boxes will be sealed. Joints and seams will comply with section M1601.4.1 of the IRC. 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.

R403.3.6 Ducts Buried Within Ceiling Insulation: The supply and return ducts shall have an insulation R-value not less than R-8. At all points along each duct, the sum of the ceiling insulation R-value against and above the top of the duct, and against and below the bottom of the duct, shall be not less than R-19, excluding the R-value of the duct insulation. Sections of the supply duct that are less than 3 feet (914 mm) from the supply outlet shall not be required to comply with these requirements

R403.6 Mechanical Ventilation: Outdoor (make-up and exhausts) air ducts to be provided with automatic or gravity damper that close when the ventilation system is not operating.

R403.6.1 Whole-house mechanical ventilation system fan efficiency to comply with TABLE R403.6.1.

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

R404.1 Lighting Equipment: A minimum of 90% of all lamps (lights) must be high-efficacy lamps. This contractor also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6 feet of the electrical panel and be readily visible.

R406.4 ERI-Based Compliance: Compliance based on an ERI analysis requires that the rated design be shown to have an ERI less than or equal to the appropriate value indicated in Table R406.4 when compared to the ERI reference design.

NOTES:

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS NOTED OTHERWISE ON THE PLANS.

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

PROVIDE SOLID 2x10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WHERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOIST BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

PROVIDE ADEQUATE CLEARANCE @ PLUMBING STACKS AS REQ.

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ARCHITECT or ENGINEER PRIOR TO THE START OF CONSTRUCTION.

ANY VARIATION FROM THESE PLANS THAT WILL REQUIRE CHANGES TO THE STRUCTURAL MEMBERS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

WHERE APPLICABLE, REFER TO ENGINEERED LUMBER MFR'S SPECIFICATIONS FOR MULTI-MEMBER INSTALLATION & CONNECTION REQUIREMENTS

FASTEN MULTIPLE MEMBER JACKS TOGETHER W/ MIN. 10d NAILS @ 8" O.C. STAGGERED ALONG ENTIRE LENGTH OF MEMBERS. PROVIDE NAILING W/IN 3" OF TOP OR BOTTOM OF MEMBERS.

FASTEN MULTIPLE MEMBER BEAMS TOGETHER W/ MIN 16d NAILS @ 12" O.C. STAGGERED ALONG ENTIRE LENGTH OF MEMBERS. TWO ROWS REQUIRED FOR DEPTHS UP TO 12". THREE ROWS REQUIRED FOR DEPTHS OF 12-18". PROVIDE NAILING W/IN 22" OF EACH END OF MEMBERS. FOR BEAMS 7" OR GREATER IN WIDTH PROVIDE BOLTED CONNECTION W/ ASTM GRADE A-307 (OR BETTER) 1/2" DIA. BOLTS IN TWO ROWS 3" FROM EACH END OF BEAM @ 24" O.C. STAGGERED.

DESIGN CRITERIA
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA - table 301.2 (1)

GROUND SNOW LOAD (lbs./s.f.)		40
WIND PRESSURE (pounds per square foot)		19 +/- (100 m.p.h.)
SEISMIC CONDITION BY ZONE		B
SUBJECT TO DAMAGE	WEATHERING	SEVERE
	FROST LINE DEPTH	30
	TERMITE	MODERATE
	DECAY	MODERATE
WINTER DESIGN TEMP. FOR HEAT. FACILITIES		13°
RADON RESISTANT CONSTRUCTION REQ		
FLOOD ZONE		

CODE INFORMATION
ALL WORK SHALL COMPLY WITH INTERNATIONAL CODE W/ LOCAL AMENDMENTS

2021 International Residential Code
2021 International Energy Conservation Code
2021 International Mechanical Code
2018 International Plumbing Code
2021 NFPA 101 Life Safety Code
2020 National Electrical Code (NFPA 70)
2009 National Fuel Gas Code (NFPA 54)

ITEMS OF PARTICULAR NOTE

- Contractor, sub-contractor or supplier shall verify all job conditions and measurements prior to commencing work or ordering materials. Discrepancies between dimensions shown on drawings and actual field conditions should be brought to the Architect and Owner's attention immediately for clarification prior to proceeding with work. These plans are not to be scaled for Construction purposes. Written dimensions and notes supersede all scaled reference. If there are any conflicts, discrepancies or ambiguity with dimensioning the Contractor shall notify the Architect immediately for clarification. Field verify ALL proposed dimensions

- As a matter of record, JRArchitecture, LLC shall not be responsible for construction means and methods or omissions by the contractor, sub-contractor or any other persons performing work in accordance with these drawings.

- On this Project, the Contractor shall have sole supervision over, and exclusive responsibility for: demolition and temporary construction; construction means, methods, techniques, sequences, procedures, safety precautions and safety programs in connection with all demolition and construction work; and protection of persons and property during construction until final completion is attained. Services performed by Architect or its consultants during construction, if any, are intended to promote the goal that, in general, the construction work, when fully completed, will be consistent with the design intent reflected in the permit or construction drawings. Means and methods responsibility always shall be the exclusive responsibility of the Contractor and Contractor shall separately engage specialty engineers or other consultants as required to fulfill this responsibility.

DRAWING LIST

0.01	COVER SHEET
0.02	GENERAL INFO
1.01	ELEVATIONS
1.02	ELEVATIONS
2.01	FOUNDATION PLAN
3.01	FIRST FLOOR PLAN
3.02	SECOND FLOOR PLAN
3.03	DETAILS
3.51	BRACING-FIRST FLOOR
3.52	BRACING-SECOND FLOOR
3.53	BRACING DETAILS
3.54	BRACING CALCULATIONS
4.01	ROOF PLAN
5.01	SECTIONS
5.02	SECTIONS
5.10	WALL SECTIONS

AREA INFO

FLOOR	SQUARE FOOTAGE
GARAGE	1,118 s.f.
BASEMENT	2,357 s.f.
FIRST FLOOR	2,547 s.f.
SECOND FLOOR	976 s.f.

ARCHITECTURE
JONATHAN
RIVERA
Every detail matters.
(443) 226-5745
JONATHANRIVERA.COM

PROFESSIONAL CERTIFICATION
I 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 #14678
Expiration Date: 6/30/2024

WARNING:
THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE PREPARED BY JONATHAN RIVERA, ARCHITECT. ALTERATION OF THIS DOCUMENT BY ANY PARTY OTHER THAN JONATHAN RIVERA ARCHITECT IS A VIOLATION OF LAW THAT WILL BE PROSECUTED TO THE FULLEST EXTENT.
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PROPOSED
RESIDENCE

GAUNT
RESIDENCE
2620 Mullinix Mill Road
Mount Airy, Maryland 21771

ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745
jriviera@jonathanrivera.com

BUILDER

STRUCTURAL ENGINEER
Spoin1 Engineering
68 West Main Street
New Market, Maryland

Matthew W Anderson
2022.10.24
12:47:05-04:00

ISSUE DATE		
1	9-20-22	REVIEW
△	10-24-22	PERMIT SET
△		
△		
△		
△		
△		
△		
△		
△		

SCALE: N/A

COVER SHEET

0.01
PRINT DATE :
Monday, October 24, 2022

WEATHER/THERMAL

- Insulation for slab on grade construction shall begin at the inside intersection of the slab and the foundation wall and shall extend for a minimum distance of 24" down the inside face of the foundation wall and horizontally 24" under the slab. For unheated slabs a material with an R-value of 42 is required; for heated slabs an R-value of 63 is required (or as per local code)

- Sill Sealer-compressible material shall be installed under all mud plates (foundation wall and wood floor systems) and sole plates (slab on grade)

R-Value	Thickness	Location
R-11 FS25	3 1/2"	Basement Walls
R-21	5 1/2"	2x6 Walls (exterior)
R-38	9"	Crawl Space
R-38		Floors exposed to unheated condition
R-49 Batt.	12"	Roof
R-49 Blown		Apply blown insulation as required by manufacturer's specifications

- Provide vents as per local code.

- Flashing: Prefinished aluminum or equal, at all roof offsets, chimneys, roof openings, hips, valleys, ridges, dormers and where roof intersects wall.

- Contractor shall maintain in all circumstances proper fire, sound and insulation ratings when penetrating through walls, floors, ceilings and roofs.

- All miscellaneous penetrations during construction shall be patched and repaired according to manufacturer's specifications and as per code.

- All exterior joints between windows, doors and other surfaces shall be caulked and sealed appropriately.

- DAMPPROOFING: Apply (1) coat of asphalt emulsion to exterior of all below grade walls at basement conditions. When habitable space occurs below grade, provide waterproofing membrane, aqueous based elastomeric, vinyl acrylic mastic, 35 Mil. min. thickness or other approved equal.

- SLAB VAPOR BARRIER: 6 Mil. polyethylene sheet where noted on drawings. Overlay all edges 6".

- SILL SEALER: 1/2" x 5 1/2" compressible fiberglass beneath all exterior sill plates or other approved sill sealer.

- Provide approved corrosion-resistive flashing at the intersections of masonry and wood frame construction; over projecting wood trim; where decks, porches etc. attach to wood frame construction; at wall and roof intersection; at chimney and roof intersections; in roof valleys; at all roof penetrations; and at wall openings if recommended by window and door manufacturers.

- Slab perimeters exposed to outside or within 30" of grade; 4.5x24", either vertical or horizontal from slab intersection.

- ROOFING: unless noted otherwise, roofing shall be min 200# Class "C" Fiberglass based asphalt shingles over 15 pound felt. Eave flashing to a point 24" inside of interior face of wall line may be also installed at the owner discretion.

- WALL SHEATHING: As shown on drawings and installed in accordance with MANUFACTURER'S RECOMMENDATIONS.

- GUTTERS AND LEADERS: .032" Prefinished aluminum gutters with .024" prefinished aluminum leaders. Lead to splashblocks or collector as required.

MASONRY

- Maximum vertical distance of unbalanced fill measured from the top of the lower level slab to outside finished grade shall not exceed the following, for unreinforced walls where unstable soil or ground water conditions do not exist.

Type of Wall	Height of Fill
8" C.M.U.	4'-0"
12" C.M.U. (hollow)	6'-0"
12" C.M.U. (solid)	7'-0"
8" Poured Concrete	7'-0"
10" Poured Concrete	8'-0"

- Masonry veneer shall be installed over 15# felt or approved water repellant sheathing. Through-wall flashing and weeps shall be provided at any location where interior space projects beyond the face of the veneer, i.e. bay windows, Off-set chimneys, etc...

- Masonry veneer shall be attached and anchored in accordance with the local code requirements.

- Walls over 7'-0" or on unstable soil shall be engineered and certified by a registered professional engineer.

- Concrete masonry units shall meet ASTM C-90 Grade A solid block or ASTM C-145 Grade B standards and be 28 DAYS OLD before installation. Minimum net compression strength of block to be 2000 psi.

- Parging over CMU walls to be not less than 3/8" Portland cement parging from footing to finished grade. Parging and poured concrete walls shall be covered with a coat of approved bituminous material applied at the recommended rate below grade.

- MASONARY LINTELS: Provide lightweight pre-cast lintels for all openings and and recesses in CMU walls. Provide (1) 4x8 lintel for each 4" of wall thickness. Reinforce each lintel with two #4 bars at top and bottom and with #2 ties spaced 9" O.C., unless noted otherwise. Precast lintel to have minimum 8" bearing at each end. Such lintels shall not support any superimposed loads.

- Use Type "M" mortar for masonry below grade in contact with earth.

- Use Type "N" mortar for exterior above-grade load bearing and non-load bearing walls, and for other applications where another type is not indicated.

CONCRETE

- Concrete works shall conform to American Concrete Institute Standard 318-83

- Bottom of all footings shall be located a minimum of 36", (or as per local code) below finished grade. Steps or depth of footing / foundation may vary according to local site or frost conditions.

- All interior concrete slabs shall have 6"x6"x10" W.W.M. or control joints. Monolithic turned down slabs for townhouses shall have a control joint between units.

- 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 rooms located below grade shall be dampproofed or water proofed using materials and methods approved by local building jurisdiction.

- All work shall comply to local code.

Type of Concrete Construction	Minimum Specified Compressive Strength
- Footings	3000 PSI
- Interior Basement Slabs	3500 PSI
- Foundation Walls	3000 PSI
- Garage and Exterior Slabs	3500 PSI

(or as per local code)

- Concrete works shall conform to American Concrete Institute Standard 318-83

- All Interior Concrete footings and slabs shall have a minimum 28 Day Compressive Strength of 2500 psi - unless noted otherwise.

- REINFORCING RODS: ASTM A-615 and A-305 MESH: 6x6 - 1.4/1.4 WWF ASTM A-185. Reinforcing in footings is required where variations in soil conditions may exist.

- All interior slabs of 30 FEET or more in any dimension shall have WWF. Control Joints, or Fiber Reinforcemnt.

- Vapor barrier under all slabs EXCEPT garages: 6 MIL Polyethylene, Lap all edges 6", Lay over 4" Gravel bed.

- Exterior Concrete Slabs: 5% to 7% Air Entrained and shall have a minimum 28 Day Compressive Strength of 2500 psi - unless noted otherwise.

- Foundation Walls: Poured in place walls shall have a minimum 28 Day Compressive Strength of 3000 PSI. (SEE 4.01)

SITEWORK

- GENERAL: These drawings do not cover sitework, grading or landscaping

- Building foundations have been designed based on an assumed soil bearing capacity of 3000 PSF. Additional engineering is required if soil bearing capacity is less than 3000 PSF.

- 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 max 8" o.c. Typically, drains shall 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 to local code.

SPECIALTIES

- Concrete works shall conform to American Concrete Institute Standard 318-83

- FIREPLACES: Pre-built U.L. Approved, selected by the owner, and installed according to code and manufacturer's recommendations, IF APPLICABLE.

- Toilet and bath accessories per plans or by owner.

- MIRRORS: TBD by builder or by owner.

- Provide two towel bars for each full bath, one per powder room.

- Provide either shower rods 80"a.f.f. or tempered or safety laminate glass doors, per owner.

DOORS and WINDOWS

- Provide safety glazing as required by local code.

- Garage door into dwelling shall be fire rated minimum 45 minute or as per local building code. The threshold of the door opening between the garage and the adjacent interior space shall not be less than 4" above the garage door. (or as per local code)

- All doors and windows shall be installed in accordance with manufacturer's specifications, and as per local code.

MISCELLANEOUS

- Pre-Built fireplace shall be UL approved and installed according to code and manufacturer's specifications and recommendations.

- 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 on bedroom level, or as noted on plans.

- Provide 22"x54" attic access with pull chain light (or as per local code)

- Kitchen and bath plans are approximate. See manufacturer's plans for exact layout and dimensions.

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 manufacturer's specifications and as per local code. See manufacturer's plans for exact layout and construction.

- All trusses are stamped and certified by a registered engineer and meet TPI manufacturers minimum requirement.

- See drawings for type of floor construction.
- Tongue and groove floor decking glued and nailed on (SPF #2) 2x8 or 2x10 or 2x12 floor joists at 16" o.c. maximum to meet the American Plywood Association Sturd-I-Floor system.

- Tongue and groove floor decking glued and nailed on pre-engineered wood joists/trusses at 24"o.c. maximum to meet the American Plywood Association Sturd-I-Floor system.

- Fire-stopping shall be provided to cut-off concealed draft openings and to form an effective fire barrier between stories as per local code.

- Structural lumber to have minimum bending stress of 1,200 psi

- All exterior walls are 2x6 stud #16" centers, minimum SPF stud grade unless otherwise noted.

- All interior walls are 2x4 stud #16" centers, minimum SPF stud grade unless otherwise noted.

- All opening headers to be 3-2x10's unless noted otherwise

- Joist hangers to be installed as required.

- All wood less than 8" from grade shall be pressure treated. All sole plates on slabs shall be pressure treated.

- Provide bearing at all structural members as required by local code.

- All materials shall be installed per manufacturer's specifications and as per applicable building codes.

- All work shall comply to local code.

METAL

- Strap anchors or anchor bolts shall be local code and building inspector approved: Minimum 2 straps/bolts per section of plating 12" Max. from each end and with intermediate strap/bolts at 6'-0" o.c. maximum. (or as per local code)

- Galvanized metal brick ties shall be installed as per local code.

- All steel shall conform to ASTM Specs for A-36 Steel.

- All steel designed for maximum bending stress of 24,000 psi

- Metal joist hangers (Standard wood ledger) Shall be used where required at joist without direct bearing and be 18 GA. galvanized steel. Use all nails specified by the manufacturer.

- Veneer ties shall be 1" wide, 22 GA., galvanized steel installed 24" O.C. Horizontally and 16" O.C. Vertically.

- Steel lintels for all opening and recesses in brick or Brick Faced Masonry wall not specifically detailed: Provide (1) steel angle for each 4" of wall thickness. Steel angles to have minimum 6" bearing at each end. Horizontal leg shall be 3 1/2" unless noted otherwise.

- LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS):

L-1	3 1/2"x3-1/2"x5/16"	STEEL ANGLE	UP TO 3' OPG.
L-2	4"x 3-1/2"x5/16"	STEEL ANGLE	3' TO 5' OPG.
L-3	5"x 3-1/2"x3/8"	STEEL ANGLE	5' TO 6'-6" OPG.
L-4	6"x3-1/2"x1/2"	STEEL ANGLE	UP TO 9' OPG.
L-5	6"x 4"x5/8"	STEEL ANGLE	UP TO 10'-0"
L-6	8" OR 9"x4"x9/16"	STEEL ANGLE	16' GARAGE

- Lintels shown shall not support any superimposed loads.

- All steel angles in masonry walls are to be flashed and painted.

- Paint all exterior ferrous or galvanized metals EXCEPT completely pre-finished factory items.

- All work shall comply to local code.

GENERAL NOTES

- All work shall comply to all applicable local codes.

- All construction shall be classified as and comply to either of the following:

-- Use Group R-4 under the 2021 International Residential Code.

- All work shall comply to International Energy Conservation Code, 2021 edit. SEE IECC CODE COMPLIANCE notes below

- These plans and notes are the property and sole responsibility of JRArchitecture, LLC. Use of these plans without the written consent of JRArchitecture, LLC. is prohibited.

- These plans are subject to modification as necessary to meet code requirements and or facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect and the Owner reserves the right to make any changes, for any reason, at any time, providing they comply with the code.

- The Sub-Contractor shall compare and coordinate all drawings. When a discrepancy or an error or omission exists, he shall comply with the code and contact the Architect and the Owner in writing for proper adjustment.

- These plans are not to be scaled for Construction purposes. Written dimensions and notes supersede all scaled reference.

- 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.

- Integral garages in dwelling units shall be separated from all adjacent living space with fire separation as required by local code.

- Field verify ALL dimensions

DESIGN - LIVE LOADS

- RECOMMENDED MINIMUMS:		SNOW LOADS:	
- Ground Snow Load	55 psf	ROOF:	: 12.6 PSF
- Roof	40 psf	GROUND:	: 20.0 PSF
- Sleeping Floors	30 psf	FLAT ROOF:	: 14.0 PSF
- Living Floors	40 psf	EXP. FACTOR:	: 0.07
- Exterior Decks	60 psf	IMPORT FACTOR:	: 1.0
- Stairs	100 psf		
- Garage Slabs	50 psf	ATTIC AREAS	: 10PSF
- Wind Load	17 psf	UNACCESSIBLE:	: 20 PSF
- Dead Load	10 psf	ACCESSIBLE:	: 14 PSF (EXPOSURE C)
- Guardrails	200' at any point in any direction.	WIND LOAD:	: 30 PCF MAXIMUM
(or as per local code)			
		LOADS GREATER THAN 30 PCF REQUIRE FOUNDATION WALLS TO BE ENGINEERED.	

STAIR CRITERIA

- INTERIOR and EXTERIOR STAIRS

- All stairs shall comply with all local codes.

- Minimum finish width: 36"
- Minimum finished headroom height: 6'-8"
- Maximum riser height: 7 3/4" Exterior 7"
- Minimum tread depth: 11"
- Maximum space between balusters: 4"
- Handrail height shall not be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.

- Provide a minimum of 1 1/2" space between handrail and wall.

- Stair winder shall have a minimum inside width of 6" and a minimum of a 9" tread when measured 12" from inside corner.
- Stair landings shall be a minimum of 36" x 36"

- Stairways with 3 or more risers are required to have a handrail.

MECH. PLUMB. ELEC.

- Mechanical contractor is responsible for the design and installation of mechanical systems including duct sizes, trunk and register size for air conditioning and heating. Systems shall be installed per manufacturer's specifications and recommendations and as per all applicable building codes.

- Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturer's specifications and recommendations and as per all applicable codes.

- 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.

- Smoke & Carbon Monoxide detectors - Provide a minimum of one ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup. Provide detectors at each sleeping room if required by local code. Provide detectors outside each sleeping area within 10'-0" of each door. Supply and install Per IRC R314 and R315. Provide Radon vent per code.

- Fire suppression systems shall be installed as per local building code.

- All work shall comply to local code.

PROFESSIONAL CERTIFICATION
I 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 #14678
Expiration Date: 6/30/2024

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PROPOSED RESIDENCE

GAUNT RESIDENCE

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BUILDER

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Spont1 Engineering
68 West Main Street
New Market, Maryland

Matthew W Anderson
2022.10.24
12:47:05-04:00'
DATE AND TIME OF SIGNATURE
SIGNATURE OF SIGNATORY

ISSUE DATE

1	9-20-22	REVIEW
△	10-24-22	PERMIT SET
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SCALE:

GENERAL INFO

0.02

PRINT DATE:
Monday, October 24, 2022

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

ELEVATIONS

1.01

PRINT DATE :
Monday, October 24, 2022

