

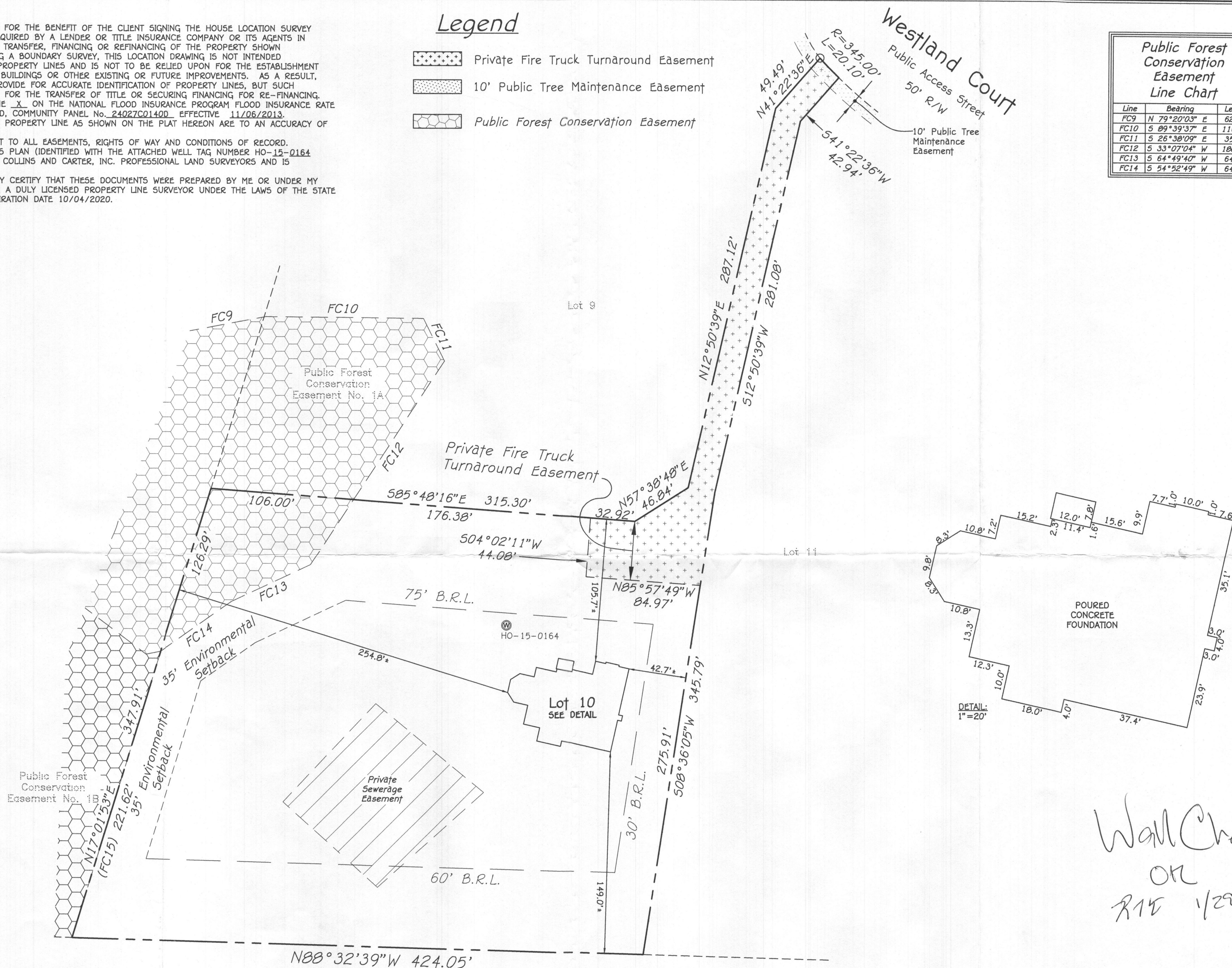
# GENERAL NOTES:

- 1) THIS LOCATION DRAWING IS PREPARED FOR THE BENEFIT OF THE CLIENT SIGNING THE HOUSE LOCATION SURVEY APPROVAL FORM INsofar AS IT IS REQUIRED BY A LENDER OR TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING OF THE PROPERTY SHOWN HEREON. UNLESS INDICATED AS BEING A BOUNDARY SURVEY, THIS LOCATION DRAWING IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATIONS OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS. AS A RESULT, THIS LOCATION DRAWING DOES NOT PROVIDE FOR ACCURATE IDENTIFICATION OF PROPERTY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING FOR RE-FINANCING.
- 2) SUBJECT PROPERTY IS SHOWN IN ZONE X ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP OF HOWARD COUNTY, MARYLAND, COMMUNITY PANEL No. 24027C01400 EFFECTIVE 11/05/2013.
- 3) THE OFFSETS FROM BUILDING LINE TO PROPERTY LINE AS SHOWN ON THE PLAT HEREON ARE TO AN ACCURACY OF PLUS OR MINUS 1'.
- 4) NO TITLE REPORT FURNISHED. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND CONDITIONS OF RECORD.
- 5) THE EXISTING WELL(S) SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER HO-15-0164 HAS BEEN FIELD LOCATED BY FISHER, COLLINS AND CARTER, INC. PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.
- 6) PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 339, EXPIRATION DATE 10/04/2020.
- 7) BUILDING PERMIT # B-18002808

## Legend

- Private Fire Truck Turnaround Easement
- 10' Public Tree Maintenance Easement
- Public Forest Conservation Easement

Public Forest Conservation Easement Line Chart		
Line	Bearing	Length
FC9	N 79°20'03" E	62.23'
FC10	S 89°39'37" E	116.93'
FC11	S 26°38'09" E	35.04'
FC12	S 33°07'04" W	180.53'
FC13	S 64°49'40" W	64.40'
FC14	S 54°52'49" W	64.56'



Wall Check  
OK  
R14 1/29/2019

PROPERTY OF  
WASHINGTON SUBURBAN SANITARY  
COMMISSION  
L. 224, F. 130  
ZONED: RR-DEO



Mark L. Rabel  
PROFESSIONAL LAND SURVEYOR  
REG. #339  
DATE 10/30/18

## HOUSE LOCATION DRAWING

FOUNDATION LOCATION: 10/26/18  
FINAL LOCATION:  
BOUNDARY SURVEY:

SCALE: 1"=50'  
DATE: 10/30/18  
DRAWN BY: MD  
CHECKED BY: MLR  
PROJECT No.: 05062-3003

#12529 WESTLAND COURT  
B.R.L. = BUILDING RESTRICTION LINE  
TOP OF FOUNDATION ELEVATION = 421.9'

LOT 10  
WESTLAND FARM ESTATES  
PHASE II  
LOTS 3 THRU 14 AND  
OPEN SPACE LOT 15  
PLAT NOS. 23985 THRU 23987  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND







# The Wellington

**Williamsburg Group, LLC**  
**5485 Harpers Farm Rd. #200**  
**Columbia , MD 21044**  
**(410) 997- 8800**

## INDEX OF DRAWINGS

[illegible]

## PROJECT DATA

CONSTRUCTION:	
GROUND FLOOR	CONCRETE
FIRST FLOOR	WOOD
SECOND FLOOR	WOOD
ROOF	WOOD
WALLS	WOOD
BUILDING AREA:	
FIRST FLOOR:	3285 SQ. FT.
SECOND FLOOR:	2785 SQ. FT.
TOTAL:	6070 SQ. FT.

## PROJECT DESIGN CRITERIA

THE FOLLOWING STANDARDS ARE BASED ON THE GENERAL REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 EDITION FOR ONE AND TWO FAMILY DWELLINGS & ALL STATE AND LOCAL AMENDMENTS. CONSTRUCTION CLASSIFICATION TYPE: 5B (UNPROTECTED) USE GROUP: R3

## 2015 IECC CODE COMPLIANCE

## BUILDING DATA

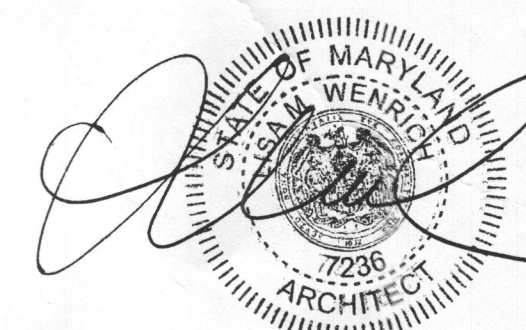
CODE SECTION		STANDARD (MINIMUM)	CLIMATE & GEOGRAPHIC DESIGN CRITERIA
R301.1 CLIMATE ZONE R401.2 COMPLIANCE METHOD R402.1.1 VAPOR RETARDER	4A MANDATORY AND PRESCRIPTIVE PROVISIONS WALL ASSEMBLIES IN THE THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQUIREMENTS OF SECTION R702.7 OF THE IRC 2015 R-49, R-38 WILL SATISFY THE REQUIREMENT IF FULL OVERTHE TOP PLATE @ EAVES (REQUIRES RAISED HEEL TRUSS). R-20 OR R13 + R5 CONTINUOUS INSULATION. R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HGHT. R-13 IN CAVITY IF FINISHED. R-10 FOIL FACED CONTINUOUS BATTS FULL HGHT. EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0". R-19 BATT INSULATION	FLOOR LIVE LOAD 40 PSF ROOF LIVE LOAD 30 PSF WIND SPEED ULTIMATE 115 MPH EXPOSE C ATTICS W/O STORAGE 10 PSF ATTICS W/ STORAGE 20 PSF HABITABLE ATTICS 30 PSF STAIRS 40 PSF DECKS & BALCONIES (EXT) 40 PSF GUARDHANDRAILS 200# (CONT.) SEISMIC CATEGORY B LIGHT FRAME STRUCTURAL W/ SHEAR WALLS CONCRETE WEATHERING SEVERE TERMITE MODERATE TO HEAVY DECAY PROBABILITY MODERATE ICE UNDERLAYMENT YES FROST DEPTH 32" NOTE: MINIMUM VALUES SHOWN- CONFIRM WITH LOCAL CODE OFFICIAL PRIOR TO CONSTRUCTION.	
R402.1.2 ATTIC INSULATION-			
R402.1.2 WOOD FRAME WALL R402.1.2 BASEMENT WALL INSULATION:	0.35 (U-VALUE) & 0.40 (SHGC) R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR VERTICALLY.		
R402.1.2 CRAWL SPACE WALL INSULATION:	ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49.		
R402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE:			
R402.1.2 WINDOW U-VALUE/ SHGC R402.1.10 SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE:			
R402.2.4 ATTIC ACCESS:			
R402.4.1.2 BUILDING THERMAL ENVELOPE (AIR LEAKAGE)	EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2015 IECC WITH CAULK GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OR SUITABLE MATERIAL.		
R402.4.1.2 BUILDING ENVELOPE TEST OPTION:	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 E 779 OR ASTM E 1827 W/ BLOWER DOOR AT A PRESSURE OF .2 INCHES W.G. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.		
R402.4.2 FIREPLACES	NEW WOODBURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR		
R402.4.4 FUEL-BURNING APPLIANCES	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. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R006 OF THE IRC. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.		
R402.4.5 RECESSED LIGHTING	ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPERATE HEATING AND COOLING SYSTEM .		
R403.1.1 THERMOSTAT	WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.		
R403.1.2 HEAT PUMP SUPPLEMENTARY HEAT	SUPPLY & RETURN DUCTS IN ATTIC R-8 MIN. SUPPLY DUCTS OUTSIDE OF CONDITIONED SPACE R-8 MIN. ALL OTHER DUCTS EXCEPT THOSE LOCATED INSIDE THE BUILDING THERMAL ENVELOPE R-6 MIN. DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-6 MIN.		
R403.3.1 MECHANICAL DUCT INSULATION	ALL DUCTS, AIR HANDLERS, AND FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OF THE IRC. A DUCT TIGHTNESS TEST (DUCT BLASTER LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONS. TEST OR A ROUGH IN TEST. DUCT TIGHTNESS TEST IS NOT REQD. IF AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE.		
R403.3.2 DUCT SEALING	OUTDOOR AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER. TO COMPLY WITH TABLE R403.6.1.		
R403.6 MECHANICAL VENTILATION			
403.6.1 WHOLE HOUSE MECH.VENT SYSTEM FAN EFFICIENCY			
R403.7 EQUIPMENT SIZING	SHALL COMPLY WITH R403.7		
R404.1 LIGHTING EQUIPMENT WATER HEATER MECHANICAL TESTING	A MIN. OF 75% OF ALL LAMPS MUST BE HIGH-EFFICIENCY LAMPS. MIN. EFFICIENCY ESTABLISHED BY NAECA. ALL MECH. TESTING TO BE PERFORMED BY APPROVED THIRD PARTY. THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL.		
GENERAL NOTES			
GENERAL NOTES ARE ACKNOWLEDGED AND SHALL BE ADHERED TO DURING THE CONSTRUCTION			
MISC. NOTES: 1. ALL WORK INCLUDING ALL STRUCTURAL, HVAC, ELECTRICAL AND OTHER SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REGULATIONS. 2- CONTRACTOR TO VERIFY AND COORDINATE ALL THE CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECTURE GROUP IMMEDIATELY. 3- ALL PRE-ENGINEERED MATERIALS, EQUIPMENT, FIXTURES, AND ETC. SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND REQUIREMENTS. 4- PRE-ENGINEERED WOOD ROOF TRUSSES AND FLOOR JOISTS SHALL BE DESIGNED FOR THE LOAD INDICATED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF MARYLAND. SHOP DRAWINGS SHALL BE SUBMITTED TO THE COUNTY PLAN REVIEWER FOR APPROVAL PRIOR TO FABRICATION.			

## GENERAL NOTES

GENERAL NOTES ARE ACKNOWLEDGED AND SHALL BE  
ADHERED TO DURING THE CONSTRUCTION

## MISC. NOTES:

1. ALL WORK INCLUDING ALL STRUCTURAL, HVAC, ELECTRICAL AND OTHER SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR TO VERIFY AND COORDINATE ALL THE CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECTURE GROUP IMMEDIATELY.
3. ALL PRE-ENGINEERED MATERIALS, EQUIPMENT, FIXTURES, AND ETC. SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND REQUIREMENTS.
4. PRE-ENGINEERED WOOD ROOF TRUSSES AND FLOOR JOISTS SHALL BE DESIGNED FOR THE LOAD INDICATED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF MARYLAND. SHOP DRAWINGS SHALL BE SUBMITTED TO THE COUNTY PLAN REVIEWER FOR APPROVAL PRIOR TO FABRICATION.



BID AND PERMIT SET 7/9/18

**Plymouth Road Architects**  
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE:	REVISION:
-------	-----------

DATE:	REVISION:
-------	-----------

D-4-719

2-1-1970

Drawn: TIM

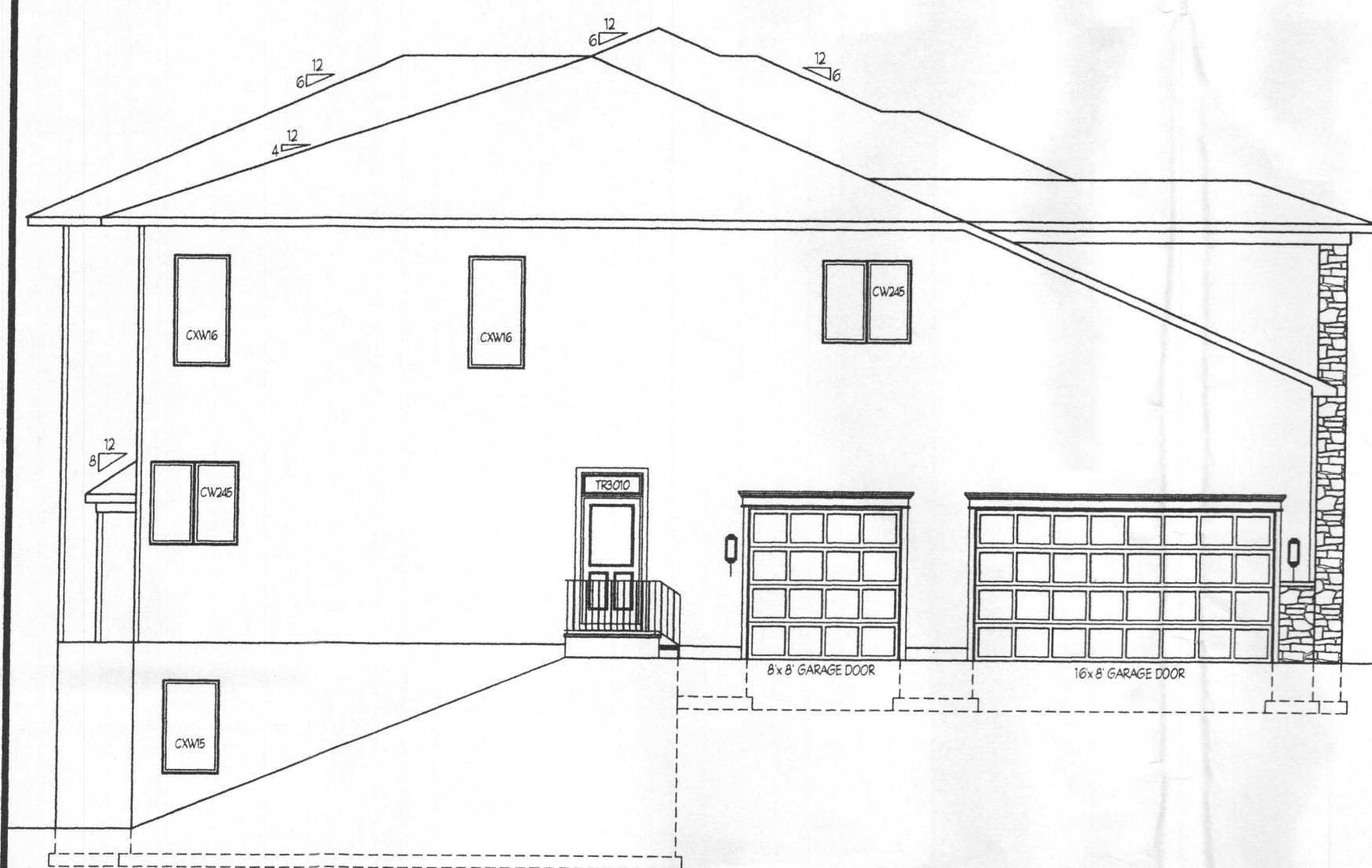
Duration: COVER PAGE

**WILLIAMSBURG GROUP  
WELLINGTON  
WESTLAND FARM LOT 10**

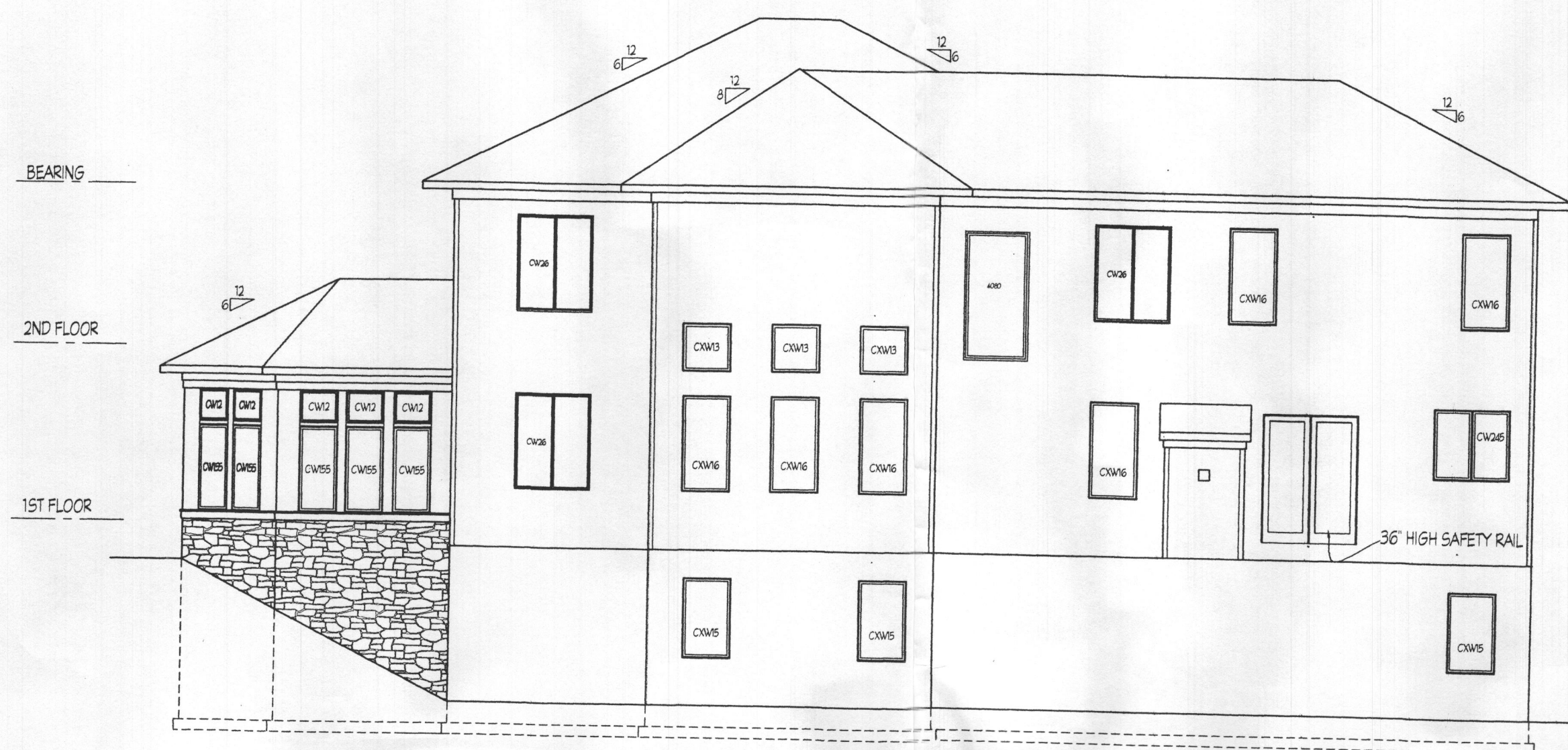
W18.08
Project No.

1000 JOURNAL OF POST KEYNESIAN ECONOMICS

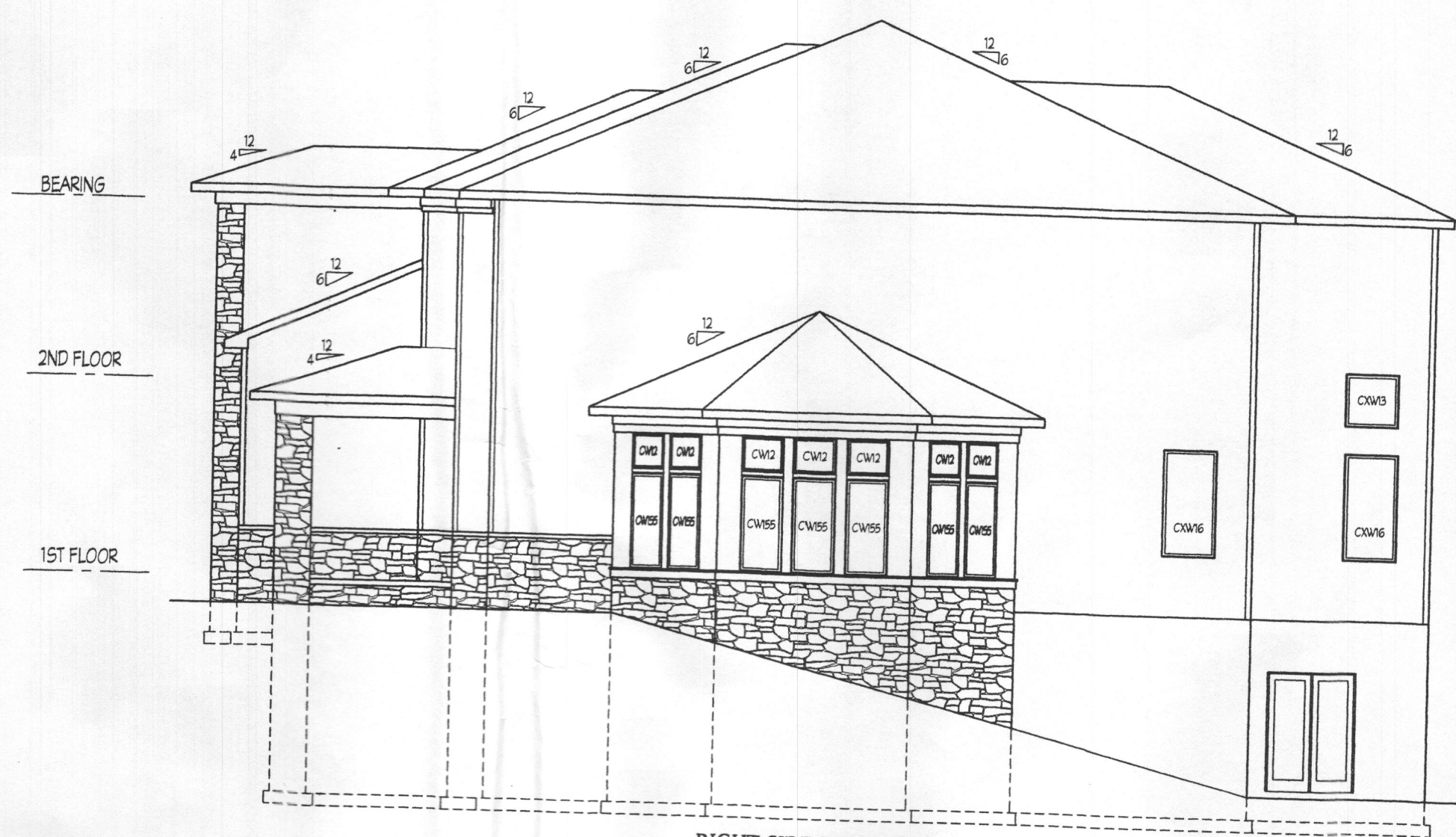




LEFT SIDE ELEVATION -  
SCALE: 1/8" = 1'-0"



REAR ELEVATION -  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION -  
SCALE: 1/8" = 1'-0"

**Plymouth Road Architects**  
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE	REVISION	DATE	REVISION

Date: 7/18  
Scale: NOTED  
Drawn: TIM

Drawing: ELEVATIONS  
Project: WILLIAMSBURG GROUP  
WELLINGTON  
WESTLAND FARM LOT 10

W18.08  
Project No.

1



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

BID AND PERMIT SET 7/9/18

