

NOTES:
WINDOW HEADERS ARE: up to 30" - 2-2x6s
30"-40" - 2-2x8s
40"-60" - 2-2x10s
60"-80" - 2-2x12s
UNLESS NOTED OTHERWISE.

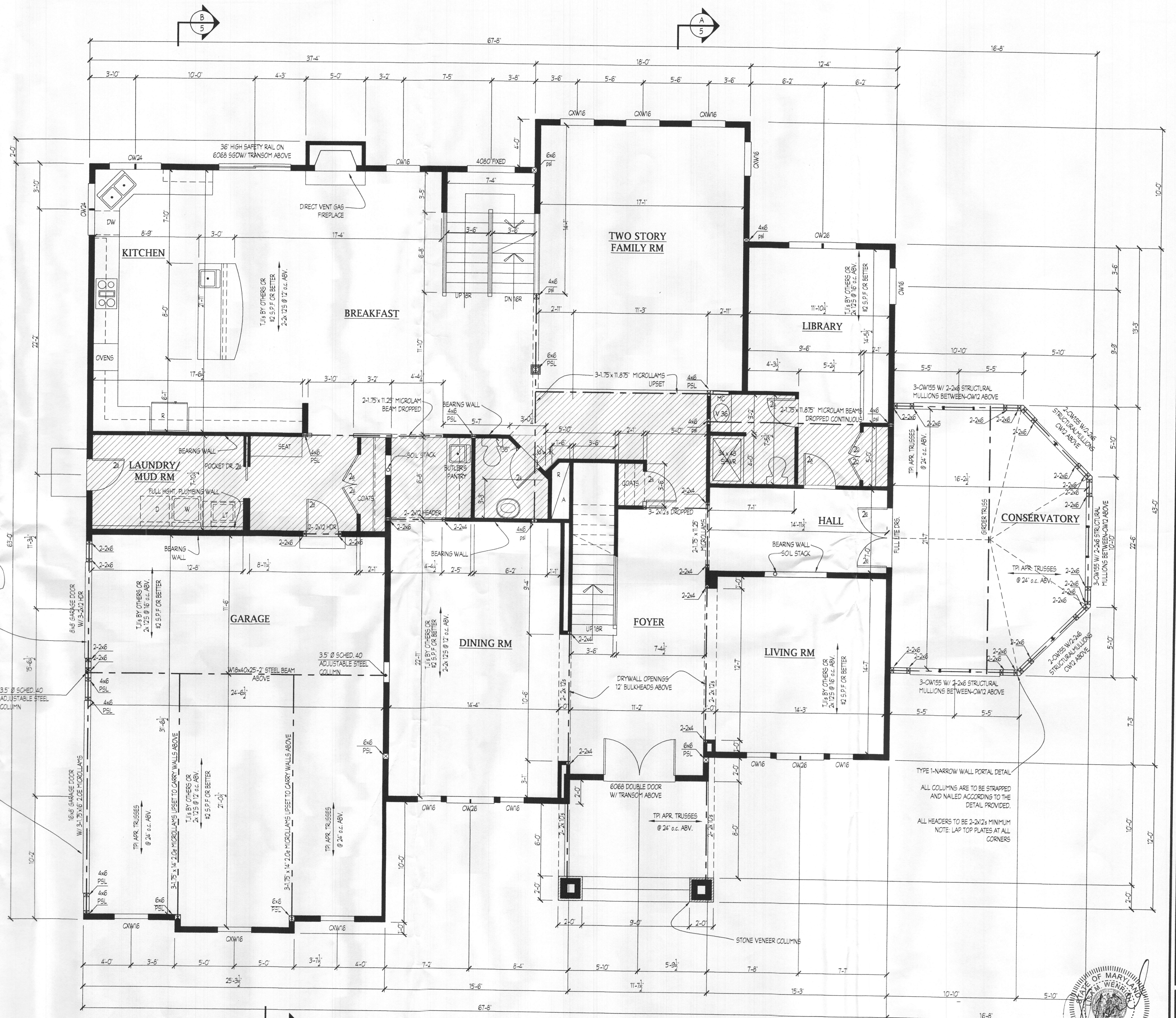
ROUGH HD HIGHTS ARE AT 8'-6" UNLESS NOTED
OTHERWISE.

ALL HEADERS IN BEARING WALLS ARE 2-2x12s
UNLESS NOTED OTHERWISE.

WOOD COLUMNS SPECIFIED MAY BE BUILT UP
OF 2x MEMBERS, FASTENED TOGETHER AS
REQUIRED.

ALL EXTERIOR WALLS TO BE 2x6 @ 16" oc.
UNLESS OTHERWISE NOTED.

NOTE: SUBSTITUTION OF ENGINEERED JOISTS
DESIGNED BY OTHERS IN LIEU OF DIMENSIONAL
2x LUMBER SPECIFIED FOR FLOOR FRAMING IS
ACCEPTABLE.



BID AND PERMIT SET 7/10/18

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

DATE:	REVISION:

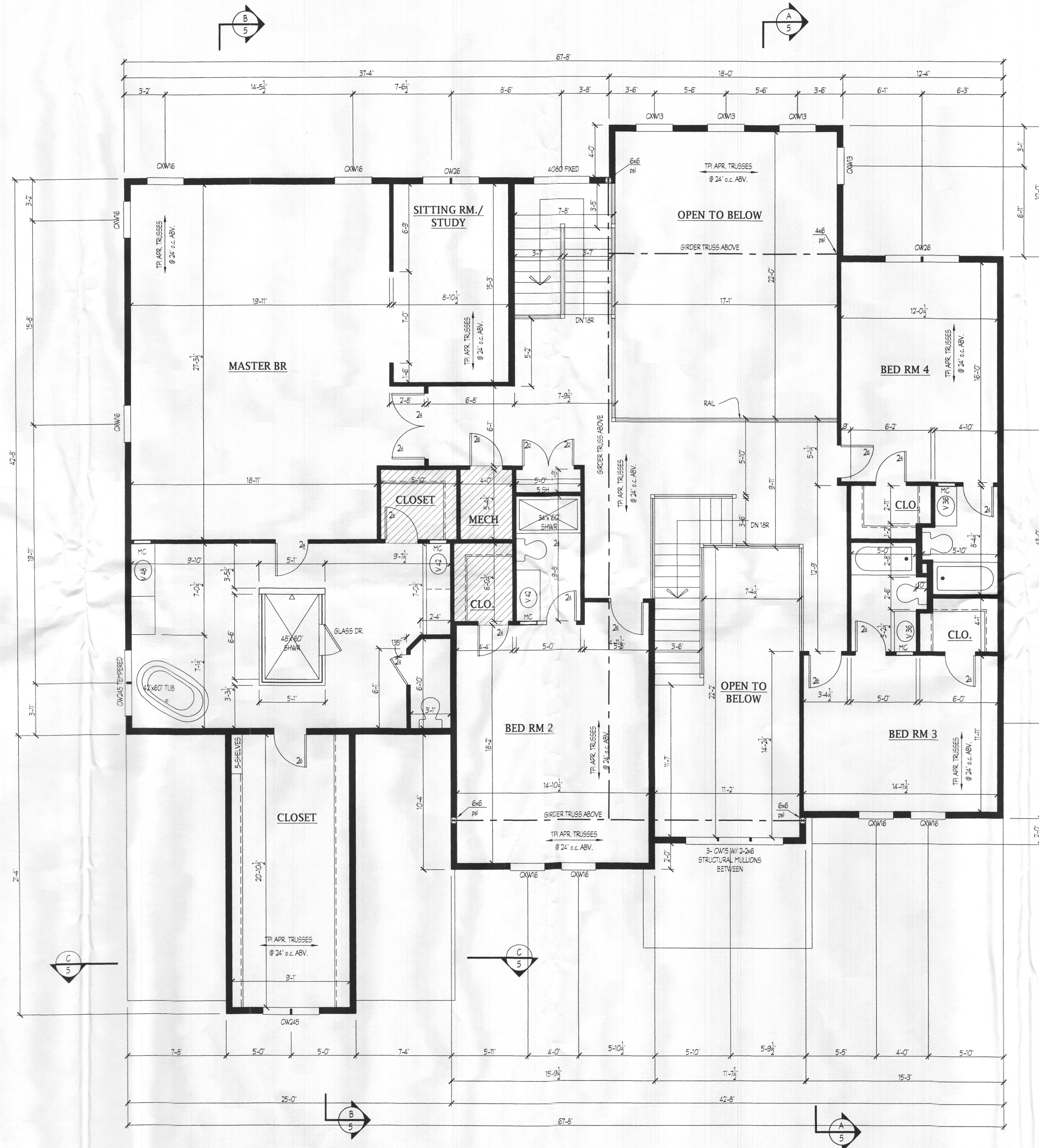
Date: 6/18
Scale: 1/4" = 1'-0"
Drawn: TIM

Drawing: STANDARD FIRST FL. PLAN
Project: WILLIAMSBURG GROUP
WELLINGTON
WESTLAND FARM LOT 10

W18.08
Project No.

3

NOTES:
 WINDOW HEADERS ARE: UP TO 3'-0" - 2-2x6s
 3'-0" - 4'-0" - 2-2x6s
 4'-0" - 6'-0" - 2-2x10s
 6'-0" - 8'-0" - 2-2x12s
 ROUGH HD HGHTS ARE AT 7'-11 3/4" UNLESS NOTED OTHERWISE.
 ALL HEADERS IN BEARING WALLS ARE 2-2x12s UNLESS NOTED OTHERWISE.
 WOOD COLUMNS SPECIFIED MAY BE BUILT UP OF 2x MEMBERS, FASTENED TOGETHER AS REQUIRED.
 ALL EXTERIOR WALLS TO BE 2x6 @ 16" o.c. UNLESS OTHERWISE NOTED.
 NOTE: SUBSTITUTION OF ENGINEERED JOISTS DESIGNED BY OTHERS IN LIEU OF DIMENSIONAL 2x LUMBER SPECIFIED FOR FLOOR FRAMING IS ACCEPTABLE.



BID AND PERMIT SET 7/9/18

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

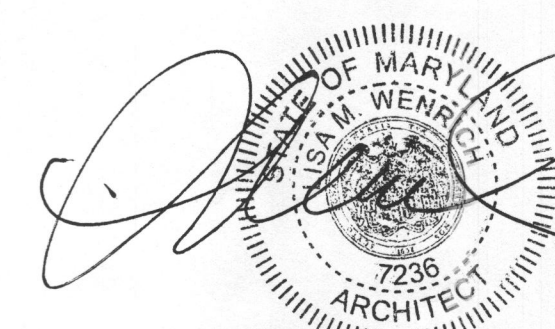
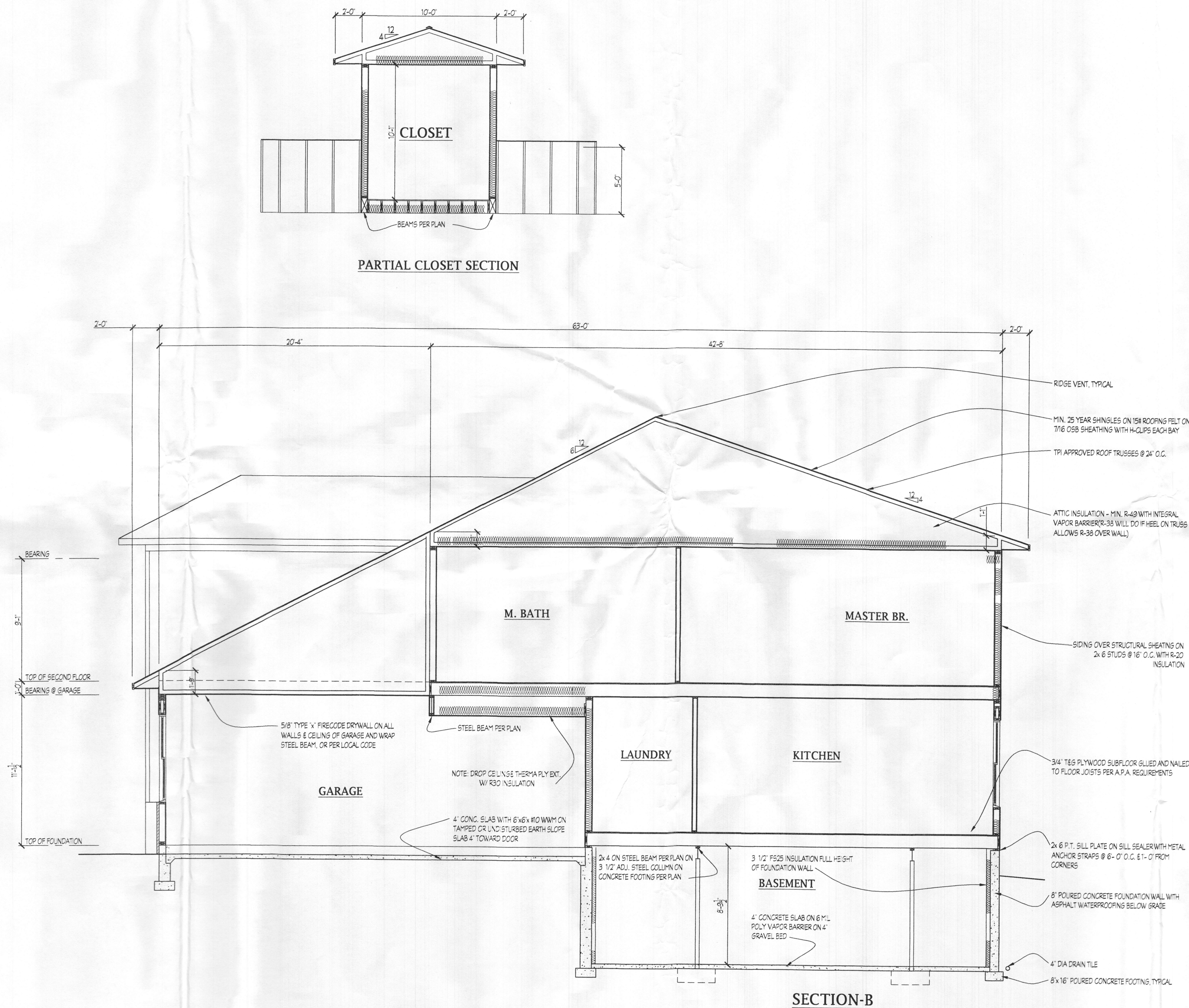
DATE:	REVISION:	DATE:	REVISION:

Date: 6/18
 Scale: 1/4" = 1'-0"
 Drawn: TIM

Drawing: STD. SECOND FLOOR PLAN
 Project: WILLIAMSBURG GROUP
 WELLINGTON
 WESTLAND FARM LOT 10

W18.08
 Project No.

4



BID AND PERMIT SET 7/9/18

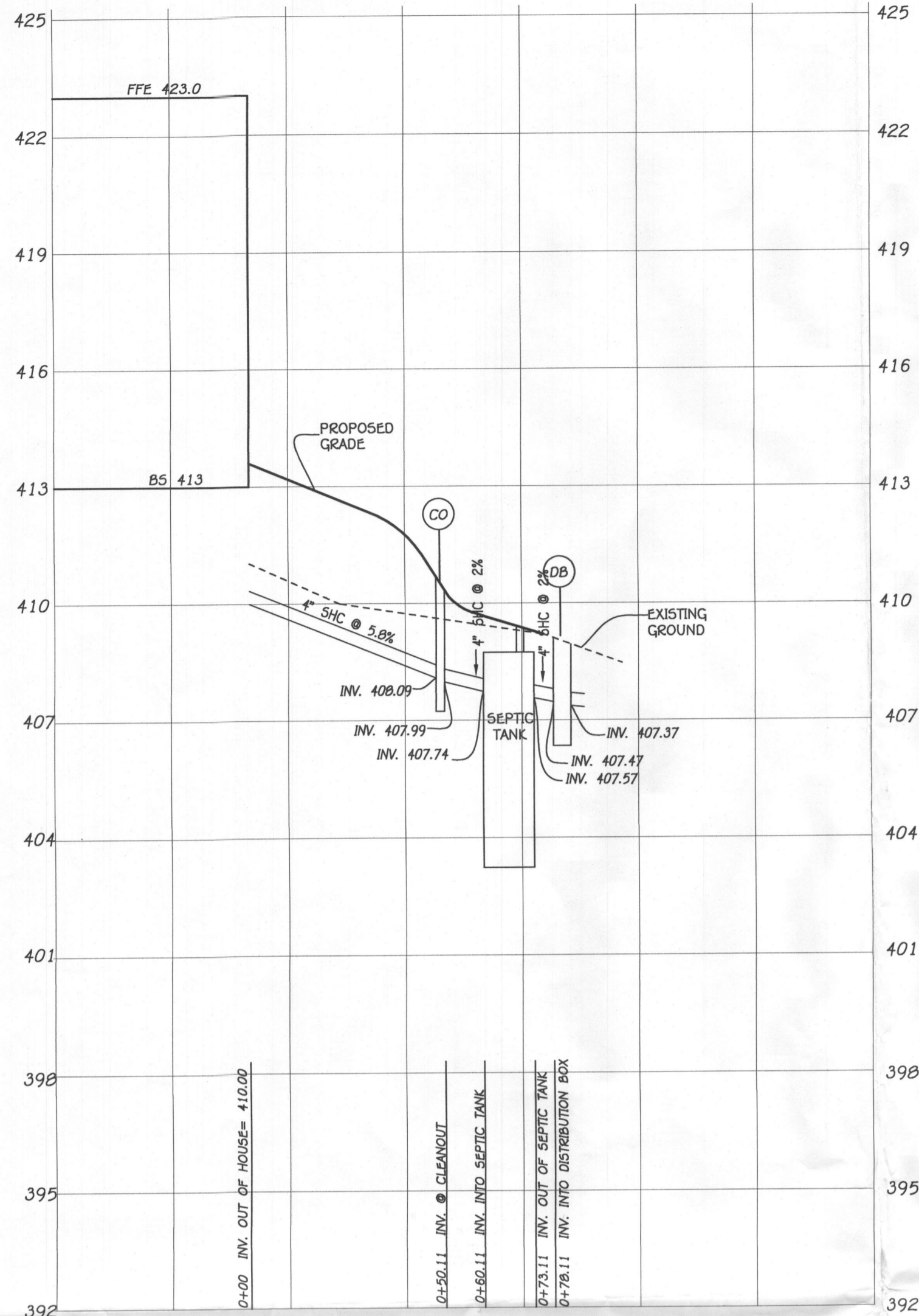
DATE	REVISION

Date: 7/18
Scale: 1/4"=1'-0"
Drawn: TIM

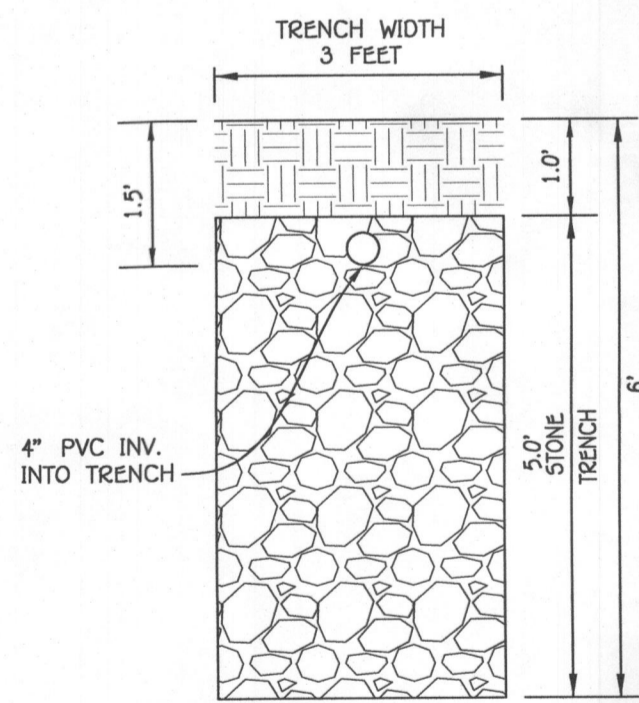
Drawing: SECTION B
Project: WILLIAMSBURG GROUP
WELLINGTON
WESTLAND FARM LOT 10

W18.08
Project No.

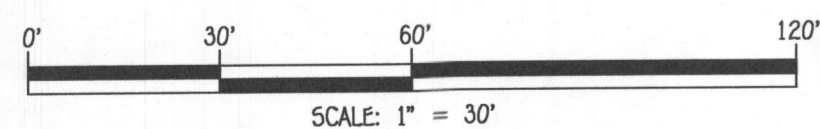
6



SEPTIC PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



INITIAL TRENCH DETAIL
SCALE: 1"=2'

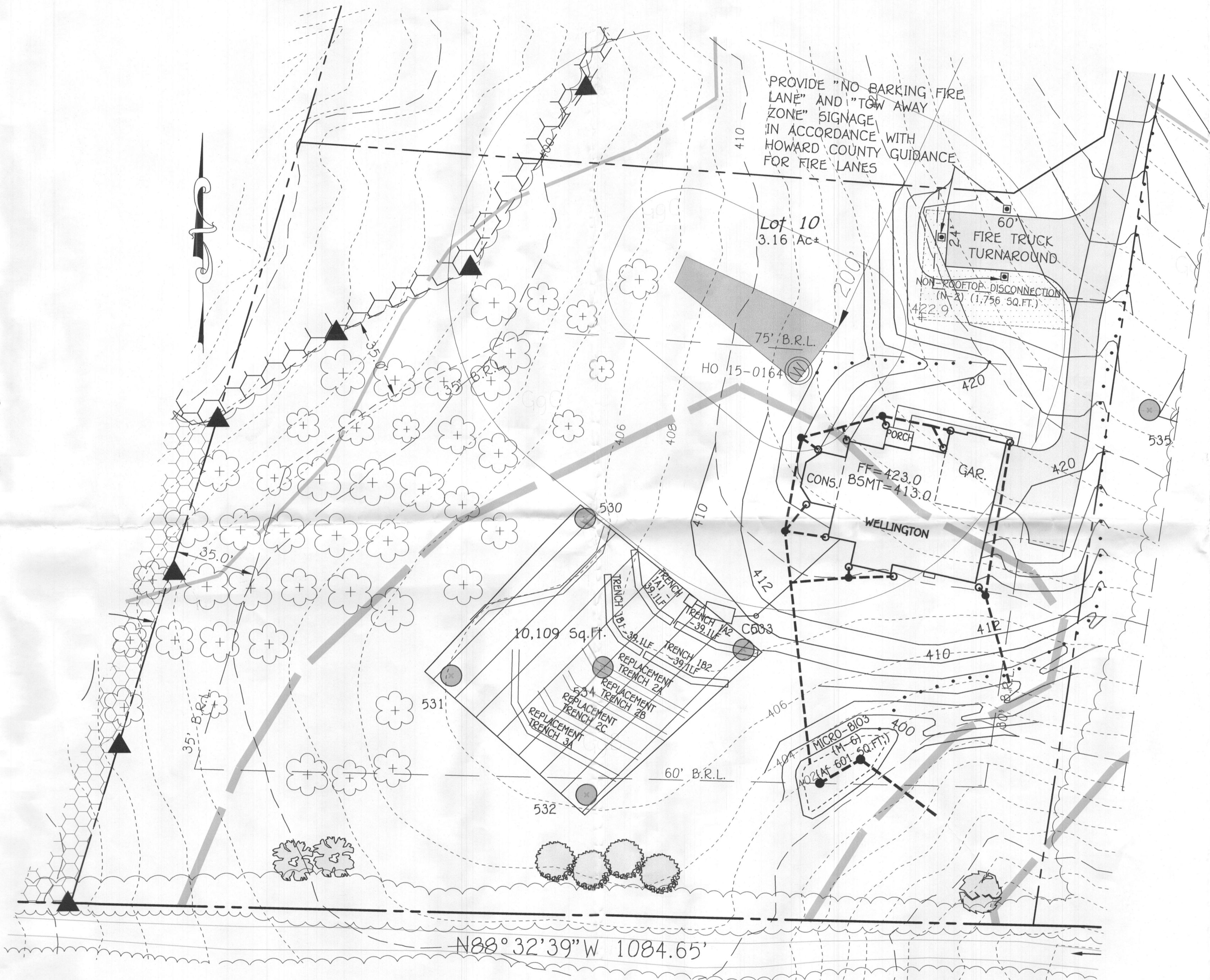


FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELIZABETH CITY, MARYLAND 21044
(410) 461-2895

OWNER
WILLIAMSBURG GROUP, LLC
C/O BOB CORBETT
5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MARYLAND 21044
410-997-0800

NOTE:

THE EXISTING WELLS SHOWN ON THIS PLAN, HO-15-0164 HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC., PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.



PLAN
SCALE: 1"=30'

TRENCH DESIGN									
TRENCH	GROUND ELEV.	TOP OF STONE ELEV.	PIPE INVERT ELEV.	DEPTH TO STONE FROM GROUND	DEPTH OF STONE (FT)	BOTTOM OF TRENCH ELEV.	EFFECTIVE DEPTH STARTS AT	EFFECTIVE DEPTH (D)	WIDTH OF TRENCHES (W)
1A1&1A2	408.1	407.1	406.6	1.0'	5.0'	402.1	4'	6'	3.0'
1B1&1B2	407.8	406.8	406.3	1.0'	5.0'	401.8	4'	6'	3.0'

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. 38386, EXPIRATION DATE 01/12/2020.

Stephen J. Lutz 9/12/18
Signature Of Professional Engineer DATE



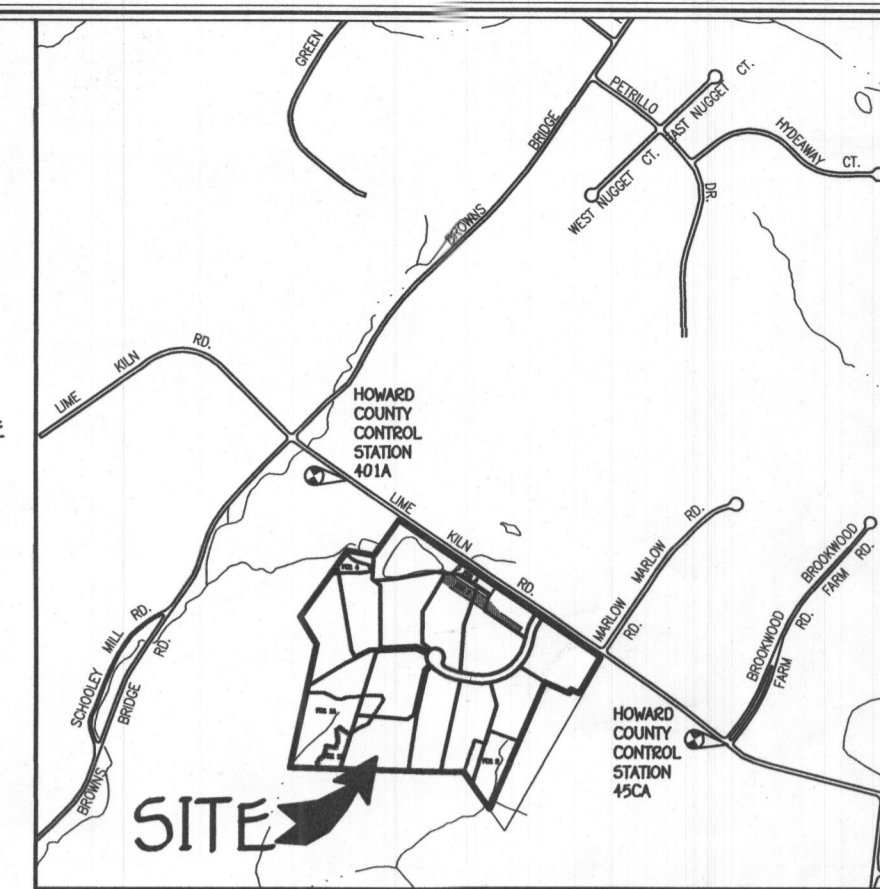
SEPTIC PLAN
WESTLAND FARM ESTATES
LOT 10
12529 WESTLAND COURT

TAX MAP #45 PARCEL: 20
ZONED: RR-DDO
THIRD ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPTEMBER, 2018

LEGEND

- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- DENOTES EXISTING WELL
- DENOTES PROPOSED TREELINE
- DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE
- PASSED PERC HOLES
- 538
- 537A FAILED PERC HOLES

Approved Septic System Plan
Howard County Health Department
Hank Oswald 9/14/18
Signature Date



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES:

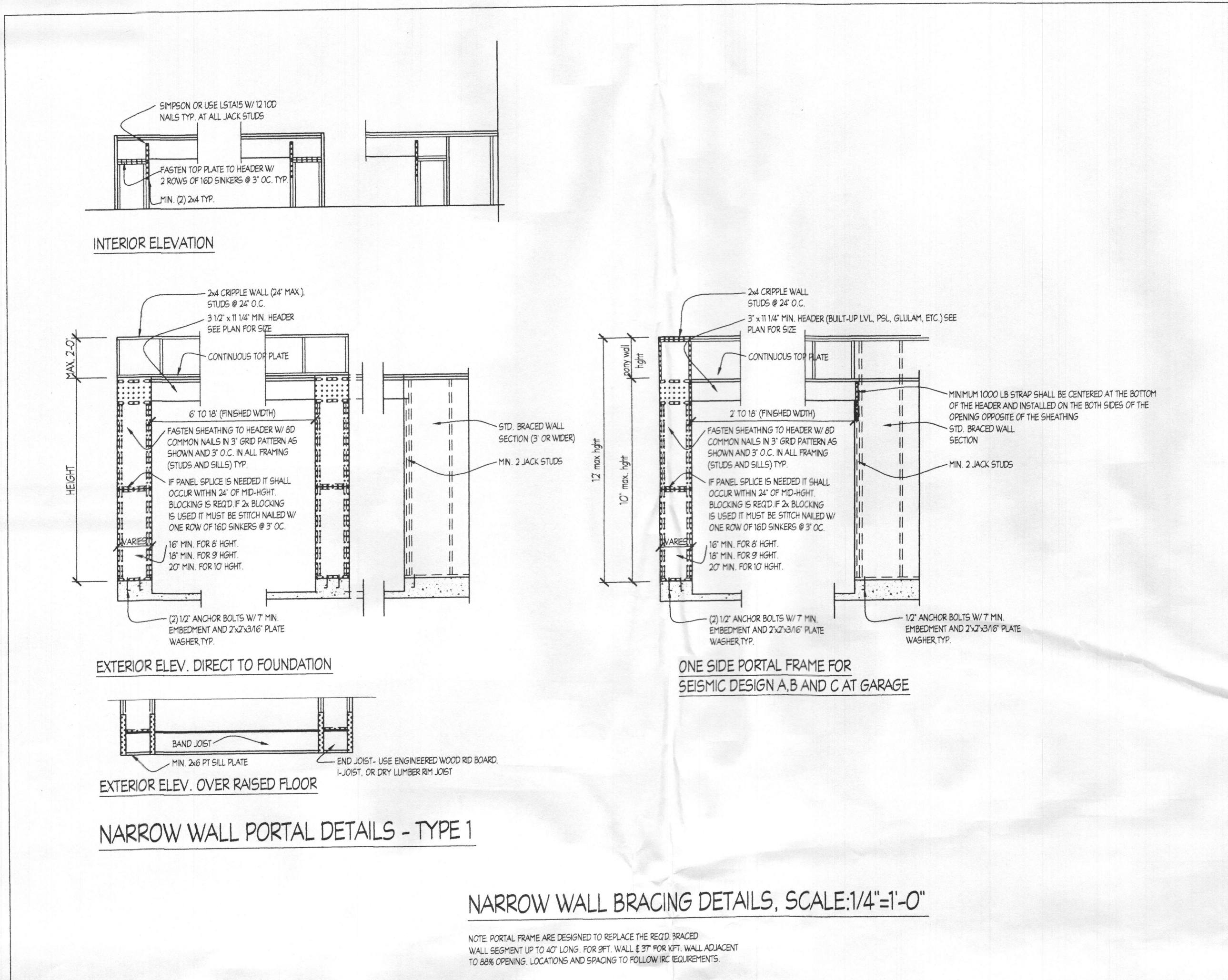
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- ADJUSTMENTS TO SEPTIC EASEMENT AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND 200 FEET DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
- TOPOGRAPHIC CONTOURS BASED ON HARFORD AERIAL SURVEYS, INC. DATED JANUARY 2006 AND SUPPLEMENTED WITH FIELD RUN TOPOGRAPHY BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT APRIL, 2006 AND JANUARY, 2015.
- BOUNDARY OF LOT BASED ON PLAT #23986 AND FIELD SURVEY BY FISHER, COLLINS & CARTER, INC.
- PLAT REFERENCE: 23895 THRU 23987.
- SUBJECT PROPERTY ZONED: RR-DDO
- TOTAL AREA OF PROPERTY: 3.16 AC.
- WETLANDS, STREAMS, THEIR BUFFERS, FLOODPLAIN, AND STEEP SLOPES DO NOT EXIST ON THIS LOT.
- SOILS SHOWN HEREON ARE BASED ON NRCS WEB SOIL SURVEY AND HOWARD COUNTY SOILS MAP 3.
- ANY CHANGE TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
- THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET.

FFE 423.0
BSE 413.0
INV. OUT OF HOUSE = 410.00
PROP. GROUND AT CLEANOUT = 410.5
INV. INTO CLEANOUT = 407.50
INV. OUT OF CLEANOUT = 405.57
PROP. GROUND AT SEPTIC TANK = 409.28
COVER OVER TANK = 3 FEET
TOP OF SEPTIC TANK = 406.28
INV. INTO SEPTIC TANK = 405.28
INV. OUT OF SEPTIC TANK = 405.11
EX. GROUND AT DISTRIBUTION BOX = 408.95
INV. INTO DISTRIBUTION BOX = 405.00
INV. OUT OF DISTRIBUTION BOX = 404.80

SEWAGE DISPOSAL SYSTEM DATA - INITIAL SYSTEM
6 BEDROOMS
LOADING RATE = 6 BEDROOMS X 150 GPD/BEDROOM = 900 GPD
APPLICATION RATE = 1.2
EFFECTIVE SIDEWALL BEGINS AT 4 FEET
TRENCH DEPTH = 6 FEET
TRENCH WIDTH (W) = 3 FEET
EFFECTIVE DEPTH (D) = 2 FEET
SF OF DRAINFIELD = 900 GPD / 1.2 = 750 SF
COEFFICIENT OF REDUCTION OF TRENCH LENGTH =
(W+2)/(W+1+2D)=(3+2)/(3+1+(2x2))=0.625
TRENCH LENGTH = 750 SF x 0.625 / 3 = 156.3 FEET
TRENCH SPACING = 2D+W = ((2x2) + 3) = 7' USE 10'

SEWAGE DISPOSAL SYSTEM DATA - 1ST REPLACEMENT SYSTEM
6 BEDROOMS
LOADING RATE = 6 BEDROOMS X 150 GPD/BEDROOM = 900 GPD
APPLICATION RATE = 1.2
EFFECTIVE SIDEWALL BEGINS AT 4 FEET
TRENCH DEPTH = 6 FEET
TRENCH WIDTH (W) = 3 FEET
EFFECTIVE DEPTH (D) = 2 FEET
SF OF DRAINFIELD = 900 GPD / 1.2 = 750 SF
COEFFICIENT OF REDUCTION OF TRENCH LENGTH =
(W+2)/(W+1+2D)=(3+2)/(3+1+(2x2))=0.625
TRENCH LENGTH = 750 SF x 0.625 / 3 = 156.3 FEET
TRENCH SPACING = 2D+W = ((2x2) + 3) = 7' USE 10'

SEWAGE DISPOSAL SYSTEM DATA - 2ND REPLACEMENT SYSTEM
6 BEDROOMS
LOADING RATE = 6 BEDROOMS X 150 GPD/BEDROOM = 900 GPD
APPLICATION RATE = 1.2
EFFECTIVE SIDEWALL BEGINS AT 4 FEET
TRENCH DEPTH = 6 FEET
TRENCH WIDTH (W) = 3 FEET
EFFECTIVE DEPTH (D) = 2 FEET
SF OF DRAINFIELD = 900 GPD / 1.2 = 750 SF
COEFFICIENT OF REDUCTION OF TRENCH LENGTH =
(W+2)/(W+1+2D)=(3+2)/(3+1+(2x2))=0.625
TRENCH LENGTH = 750 SF x 0.625 / 3 = 156.3 FEET
TRENCH SPACING = 2D+W = ((2x2) + 3) = 7' USE 10'



LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL

A. LINEAR INTERPOLATIONS SHALL BE PERMITTED

B. FULL-HEIGHT SHEATHED WALL SEGMENTS TO EITHER SIDE OF GARAGE OPENINGS THAT SUPPORT LIGHT FRAME ROOFS ONLY, WITH ROOF COVERING DEADLOADS OF 3PSF OR LESS SHALL BE PERMITTED TO HAVE A 4:1 ASPECT RATIO.

MINIMUM LENGTH OF BRACED WALL PANEL (INCHES)			MAXIMUM OPENING HEIGHT NEXT TO THE BRACED WALL PANEL (% OF WALL HEIGHT)
48	54	60	100%
32	36	40	85%
24	27	30	65%

NOTE:

WALL BRACING:

ALL EXTERIOR WALLS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION. IN ADDITION, INTERIOR BRACED WALL LINES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R602.10.1.1. FOR BUILDINGS IN SEISMIC DESIGN CATEGORIES, D1 AND D2, WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADDITIONAL REQUIREMENTS OF R602.10.9, R602.10.11, AND R602.11.

R602.10.1

BRACED WALL LINES SHALL CONSIST OF BRACED WALL PANEL CONSTRUCTION METHODS IN ACCORDANCE WITH SECTION R602.10.3. THE AMOUNT AND LOCATION OF BRACING SHALL BE IN ACCORDANCE WITH TABLE R602.10.1 AND THE AMOUNT OF BRACING SHALL BE THE GREATER OF THAT REQUIRED BY THE SEISMIC DESIGN CATEGORY OR THE DESIGN WIND SPEED. BRACED WALL PANELS SHALL BEGIN NO MORE THAN 12.5 (3810 MM) FROM EACH END OF A BRACED WALL LINE. BRACED WALL PANELS THAT ARE COUNTED AS PART OF A BRACED WALL LINE, EXCEPT THAT OFFSETS OUT-OF-PLANE OF UP TO 4 FEET (1219 MM) SHALL BE PERMITTED PROVIDED THAT THE TOTAL OUT TO OUT OFFSET DIMENSION IN ANY BRACED WALL LINE IS NOT MORE THAN 8 (2438 MM). A DESIGNED COLLECTOR SHALL BE PROVIDED IF THE BRACING BEGINS MORE THAN 12 (3658 MM) FROM EACH END OF A BRACED WALL LINE.

R602.10.1.1 SPACING

SPACING OF BRACED WALL LINES SHALL NOT EXCEED 35' (10,668 MM) ON CENTER IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTIONS IN EACH STORY.

EXCEPTION:

SPACING OF BRACED WALL LINES NOT EXCEEDING 50' SHALL BE PERMITTED WHERE:

1. THE WALL BRACINGS PROVIDED EQUALS OR EXCEEDS THE AMOUNT OF BRACING REQUIRED BY TABLE R602.10.1 MULTIPLIED BY A FACTOR EQUAL TO THE BRACED WALL LINE SPACING DIVIDED BY 35; AND

2. THE LENGTH-TO-WIDTH RATIO FOR THE FLOOR/WALL DIAPHRAGM DOES NOT EXCEED 3:1.

NOTE: WIND BRACING DESIGN AS REQUIRED BY SECTION 602.10 OF THE IRC HAVE BEEN SATISFIED BY THE ALTERNATIVE CONTINUOUS STRUCTURAL PANEL SHEATHING METHOD (602.10.5) AND NARROW WALL (PORTAL FRAME) BRACING. REFER TO MIN. CONSTRUCTION DETAILS THIS SHEET. ADDITIONALLY, ALL STRUCTURAL MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3(1) OF THE INTERNATIONAL RESIDENTIAL CODE, AND THE MANUFACTURER'S RECOMMENDATIONS IN THE CASE OF ENGINEERED COMPONENTS. MINIMUM BRACED WALL LENGTHS ARE BASED ON THE TABLE BELOW.

MAX. ADJACENT OPENING HEIGHT EQUIVALENT TO		MINIMUM LENGTH OF BRACED WALL PANELS									
30' VINYL WINDOW	32' VINYL WINDOW	34' VINYL WINDOW	36' VINYL WINDOW	38' VINYL WINDOW	40' VINYL WINDOW	42' VINYL WINDOW	44' VINYL WINDOW	46' VINYL WINDOW	48' VINYL WINDOW	50' VINYL WINDOW	FULL HEIGHT
24"	27"	28"	29"	30"	31"	32"	33"	34"	35"	36"	48"
8' WALL	9' WALL	10' WALL	11' WALL	12' WALL	13' WALL	14' WALL	15' WALL	16' WALL	17' WALL	18' WALL	19' WALL
30'	33'	34'	35'	36'	37'	38'	39'	40'	41'	42'	48'

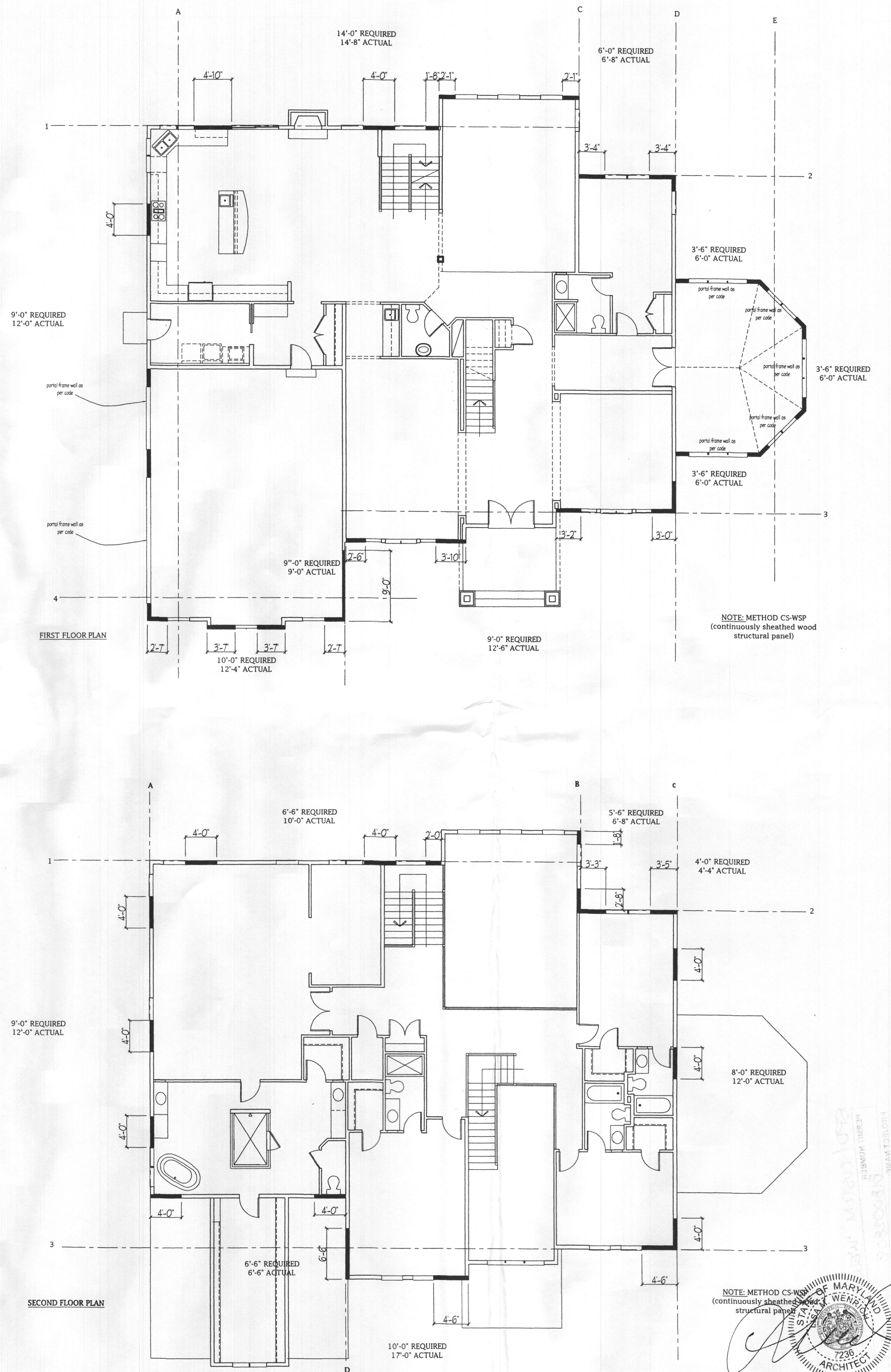
PORTAL DESIGN MAY NOT BE SUBSTITUTED

OUTSIDE CORNER DETAIL
not to scale

GARAGE CORNER DETAIL
not to scale

INSIDE CORNER DETAIL
not to scale

ALL BRACED EXTERIOR WALLS SHALL BE MIN. 1/8" O.S.B. PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS 2 @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATES SHALL BE FASTENED TO JOIST OR SOLID BLOCKING WITH 8d COMMON NAILS @ 16" O.C. 3RD JOIST TO PLATE OR 8d @ 16" O.C. TOWARD ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER DETAIL. INTERIOR BRACED WALLS SHALL BE MIN. 1/2" GYP. BD. APPLIED TO EACH SIDE OF FRAMING W/ ADHESIVE AND 5 OR W SCREWS @ 24" O.C.



BID AND PERMIT SET 7/9/18

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

DATE	REVISION

Date: 7/18
Scale: N.A.
Drawn: TIM

Drawing: SHEAR WALL DETAILS
Project: WILLIAMSBURG GROUP
WELLINGTON WESTLAND FARM LOT 10

W18.08
Project No.

D1