



Health

Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

DATE 2019 MAY 1 PM 12:23
Date Received: _____

Permit No.: **B19001349**

Building Address: **12538 WESTLAND COURT**
City: **FULTON** State: **MD** Zip Code: **20759**
Suite/Apt. # _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: _____
Section: _____ Area: _____ Lot: **7**
Tax Map: _____ Parcel: _____ Grid: _____
Zoning: _____ Map Coordinates: _____ Lot Size: **3 AC**

Property Owner's Name: **WBG WESTLAND FARM LLC**
Address: **5485 HARPERS FARM RD**
City: **COLUMBIA** State: **MD** Zip Code: **21044**
Phone: _____ Fax: _____
Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: **MICHELLE CLANCY**
Address: **PO BOX 310**
City: **PERRY HALL** State: **MD** Zip Code: **21128**
Phone: **443-610-7514** Fax: _____
Email: **MICHELLE@APPLIEDANDAPPROVED.COM**

Contractor Company: **TECH AIR**
Contact Person: **DENNIS FEAGA**
Address: **1560 A-D CATON CENTER DRIVE**
City: **BALTIMORE** State: **MD** Zip Code: **21227**
License No.: **81215**
Phone: **410-984-5681** Fax: _____
Email: _____

Engineer/Architect Company: **CONTRACTOR**
Responsible Design Prof.: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Existing Use: **SFD**
Proposed Use: **SFD W/PROPANE TANK**
Estimated Construction Cost: \$ **4,000**
Description of Work: **INSTALL 1000 GAL UNDERGROUND PROPANE TANK**
Occupant/Tenant Name: **OWNER**
Was tenant space previously occupied? ☐ Yes ☐ No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth Width
Gross area, sq. ft./floor:	1 st floor:
	2 nd floor:
Area of construction (sq. ft.):	Basement:
	<input type="checkbox"/> Finished Basement
Use group:	<input type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
Construction type:	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:
<input type="checkbox"/> Structural Steel	Multi-family Dwelling
<input type="checkbox"/> Masonry	No. of efficiency units:
<input type="checkbox"/> Wood Frame	No. of 1 BR units:
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
> Roadside Tree Project Permit	Footings:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities
Electric: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water Supply
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Sewage Disposal
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Heating System
<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other:
Sprinkler System:
<input type="checkbox"/> Yes <input type="checkbox"/> No
Grading Permit Number:
Building Shell Permit Number:

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: _____
MICHELLE@APPLIEDANDAPPROVED.COM
Email Address
PERMITS
Title/Company

Print Name: **MICHELLE CLANCY**
Date: **5/1/19**

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
PLEASE WRITE NEATLY & LEGIBLY
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	5/17/19	R. Bickel

Is Sediment Control approval required for Issuance? ☐ Yes ☐ No
☐ CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# 7168



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: 680 68003546

Building Address: 12530 Westford Court
City: Fulton State: MD Zip Code: 20739
Suite/Apt. #: _____ SDP/WP/BA #: E-15-038
Census Tract: _____ Subdivision: Westford Court
Section: _____ Area: _____ Lot: 7
Tax Map: 45 Parcel: 2B Grid: 13
Zoning: RR-DE-5 Map Coordinates: _____ Lot Size: 3.09 ac
134,600 SF

Existing Use: Vacant Lot
Proposed Use: Single Family Home
Estimated Construction Cost: \$ 820,000
Description of Work: Build 1.5 story home with 2 car garage
2 car garage 12' x 40' 2' x 2' 2'
2 car garage 12' x 40' 2' x 2' 2'
Occupant/Tenant Name: _____
Was tenant space previously occupied? ☐ Yes ☒ No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height: _____	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: _____	Depth _____ Width _____
Gross area, sq. ft./floor: _____	1 st floor: _____
	2 nd floor: _____
Area of construction (sq. ft.): _____	Basement: _____
	<input type="checkbox"/> Finished Basement
Use group: _____	<input checked="" type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
Construction type: _____	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>5</u>
<input type="checkbox"/> Structural Steel	Multi-family Dwelling
<input type="checkbox"/> Masonry	No. of efficiency units: _____
<input type="checkbox"/> Wood Frame	No. of 1 BR units: _____
<input type="checkbox"/> State Certified Modular	No. of 2 BR units: _____
	No. of 3 BR units: _____
	Other Structure: _____
	Dimensions: _____
➤ Roadside Tree Project Permit	Footings: _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof: _____
Roadside Tree Project Permit # _____	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Property Owner's Name: William H. H. H. H.
Address: 2155 N. N. N. N.
City: Washington State: MD Zip Code: 20744
Phone: 410-447-8800 Fax: _____
Email: mdc@mdc.com

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Contractor Company: _____
Contact Person: _____
Address: _____
City: _____ State: _____ Zip Code: _____
License No.: 135
Phone: _____ Fax: _____
Email: _____

Engineer/Architect Company: _____
Responsible Design Prof.: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Utilities
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water Supply
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Sewage Disposal
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Heating System
<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas
Other: _____
Sprinkler System:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Grading Permit Number: _____
Building Shell Permit Number: _____

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Applicant's Signature: William H. H. H. H.
Email Address: mdc@mdc.com
Title/Company: _____

Print Name: _____
Date: 12/12/13

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
PLEASE WRITE NEATLY & LEGIBLY
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	5/13/2017	Ret. [Signature]

Is Sediment Control approval required for issuance? ☐ Yes ☒ No
☐ CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front: _____
Rear: _____
Side: _____
Side St.: _____
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone: _____
SDP/Red-line approval date: _____

Filing Fee	\$	100.00
Permit Fee	\$	
Tech Fee	\$	
Excise Tax	\$	
PSFS	\$	
Guaranty Fund	\$	5000
Add'l per Fee	\$	
Total Fees	\$	150.00
Sub- Total Paid	\$	
Balance Due	\$	
Check	#	09530

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA



February 1, 2019

Ms. Cathy Anest
Chief, Licenses and Permits
Howard County, Maryland
3430 Court House Drive
Ellicott City, Maryland 21043

**REF: Building Permit No. B18003546, 12538 Westland Court, Fulton, MD 20759
Permit Revision**

Dear Ms. Anest,

On November 9, 2018, I applied for this residential building permit for the construction of a "Wellington" house type on Westland Farm Estates Lot 7. Since then, we have changed it from garage right to garage left, we have added a circular driveway, we have pushed the house back, and we have adjusted the septic field. Attached is the new site plan to reflect all the changes.

Should you have any questions or require additional information, please do not hesitate to contact me at 410/997-8800 Ext. 18.

Sincerely,

Marina Morris
Administrator
THE WILLIAMSBURG GROUP L.L.C.

CC: Heather

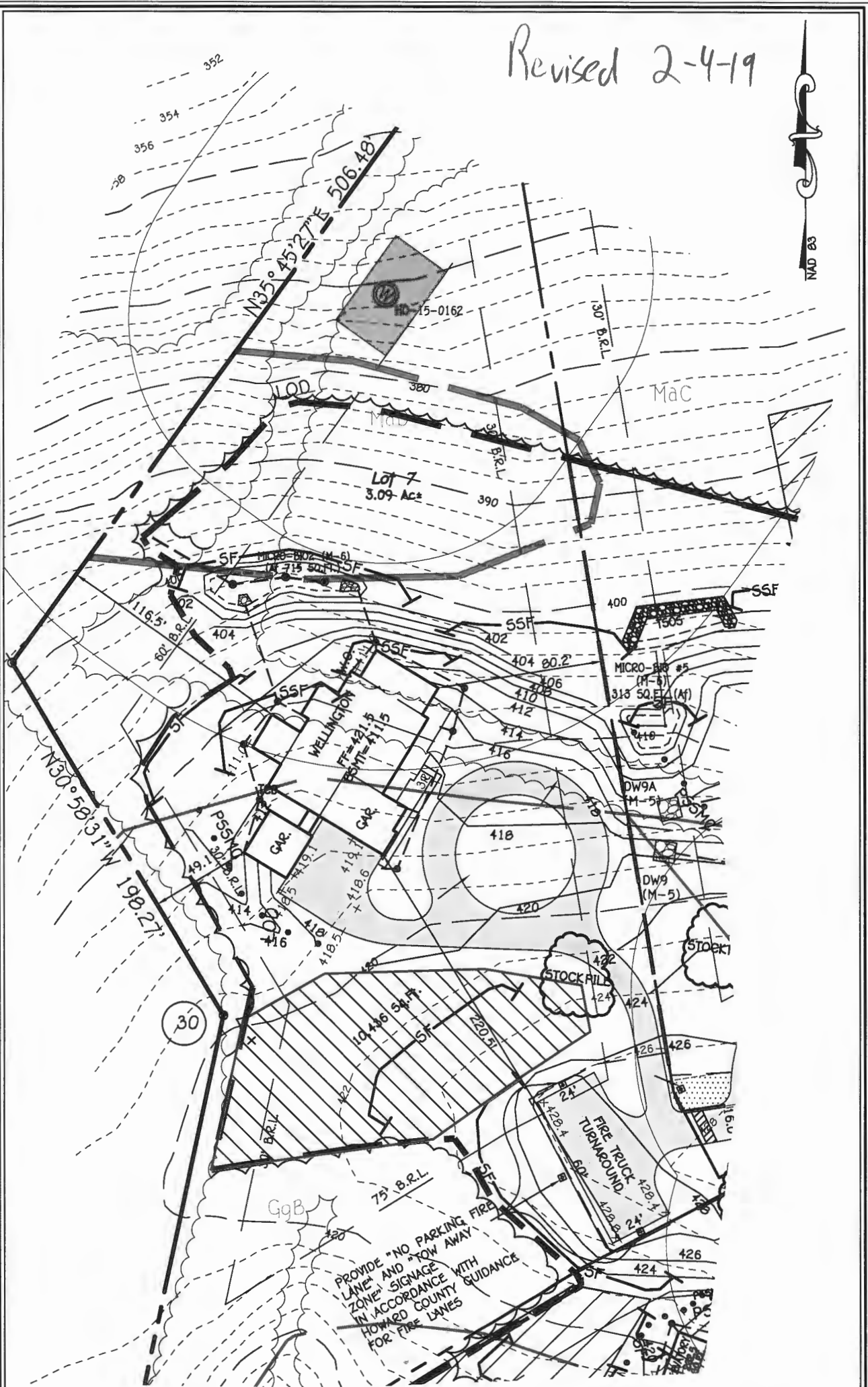
Maryland's Award-Winning Homebuilder

5485 HARPERS FARM ROAD SUITE 200 COLUMBIA, MARYLAND 21044
410-997-8800 FAX 410-997-4358 • WWW.WILLIAMSBURGLLC.COM • MHRB# 155



Approved 3/13/2019
B18003546 R15

Revised 2-4-19



PERMIT PLAN WESTLAND FARM ESTATES LOT 7

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2855

TAX MAP #45 PARCEL: 2B
ZONED: RR-DEO
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 60' DATE: JANUARY, 2019

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:	4370 SQ. FT.
SECOND FLOOR:	3370 SQ. FT.
TOTAL:	7740 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 OVER THE TOP PLATE @ EAVES (REQUIRES RAISED HEEL TRUSS). R-20 OR R3 + R5 CONTINUOUS INSULATION. R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HIGHT.R-19 IN CAVITY IF FINISHED. R-10 FOIL FACED CONTINUOUS BATTS FULL HIGHT. 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
R402.1.2 ATTIC INSULATION-		CONCRETE WEATHERING SEVERE TER-MITE MODERATE TO HEAVY DECAY PROBABILITY MODERATE ICE UNDERLAYMENT YES FROST DEPTH 32"
R402.1.2 WOOD FRAME WALL R402.1.2 BASEMENT WALL INSULATION:		NOTE: MINIMUM VALUES SHOWN- CONFIRM WITH LOCAL CODE OFFICIAL PRIOR TO CONSTRUCTION.
R402.1.2 CRAWL SPACE WALL INSULATION:		
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:	0.35 (U-VALUE) & 0.40 (SHGC) R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR VERTICALLY. ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49.	
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. 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.	GENERAL NOTES ARE ACKNOWLEDGED AND SHALL BE ADHERED TO DURING THE CONSTRUCTION
R402.4.1.2 BUILDING ENVELOPE TEST OPTION:		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.
R402.4.2 FIREPLACES	NEW WOODBURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR 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.	
R402.4.4 FUEL-BURNING APPLIANCES	ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPERATE HEATING AND COOLING SYSTEM . 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. 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. 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 RUGH IN TEST. DUCT TIGHTNESS TEST IS NOT REQD. IF AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE. OUTDOOR AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER TO COMPLY WITH TABLE R403.6.1.	
R402.4.5 RECESSED LIGHTING		
R403.1 THERMOSTAT		
R403.1.2 HEAT PUMP SUPPLEMENTARY HEAT		
R403.3.1 MECHANICAL DUCT INSULATION		
R403.3.2 DUCT SEALING		
R403.6 MECHANICAL VENTILATION		
403.6.1 WHOLE HOUSE MECH. VENT SYSTEM FAN EFFICIENCY	SHALL COMPLY WITH R403.7 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.	
R403.7 EQUIPMENT SIZING		
R404.1 LIGHTING EQUIPMENT WATER HEATER MECHANICAL TESTING		

BID AND PERMIT SET 10/10/18

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

DATE:	REVISION:
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DATE:	REVISION:
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Date: 10/18

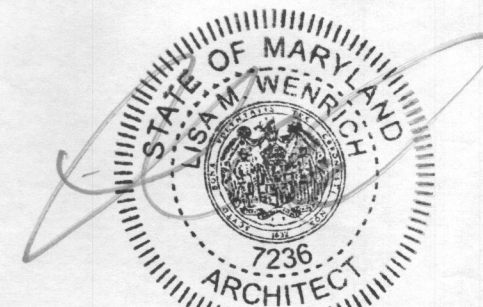
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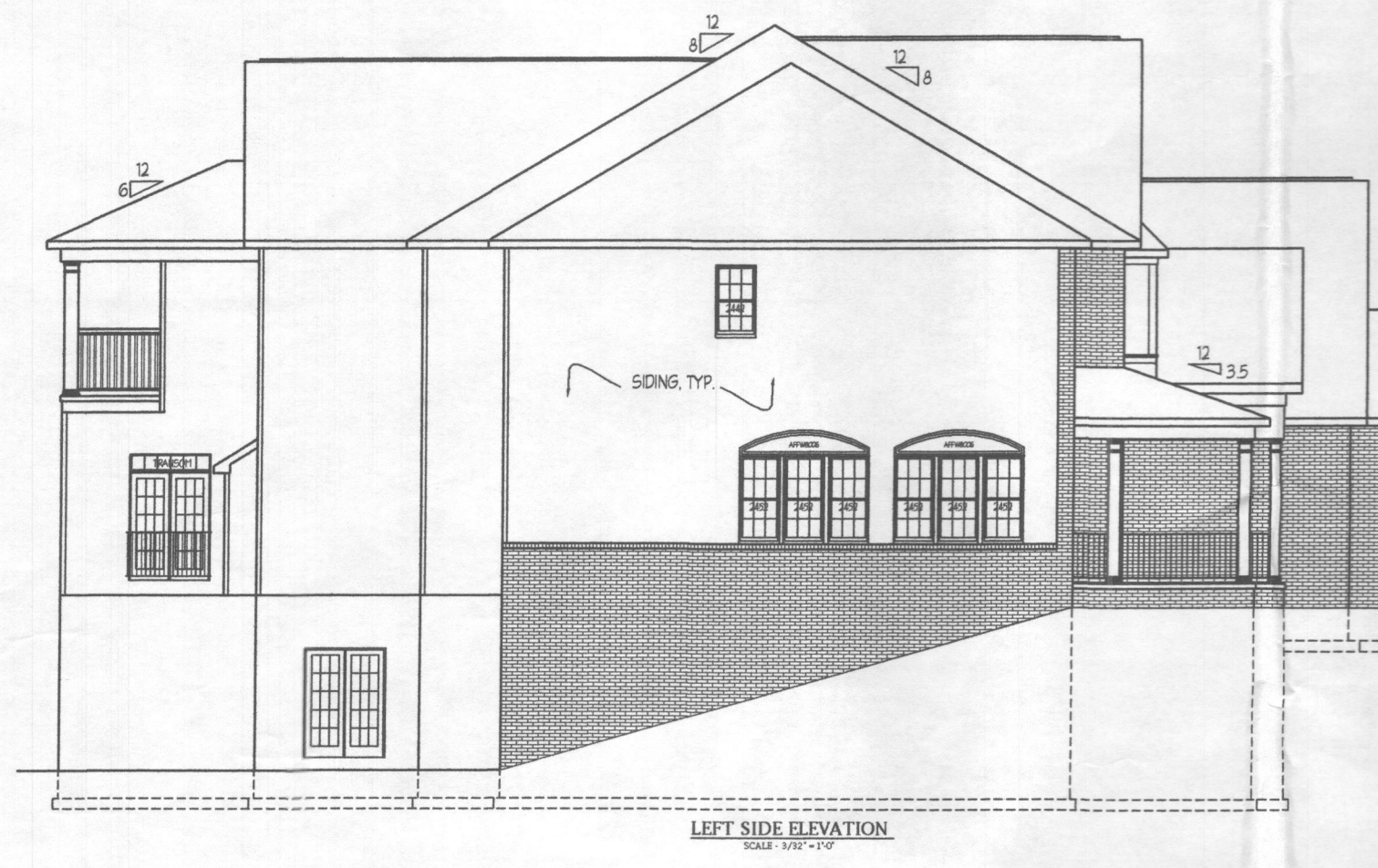
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Drawing: COVER PAGE

Project: **WILLIAMSBURG GROUP**
WELLINGTON
WESTLAND FARM LOT 7

W18.10
Project No.

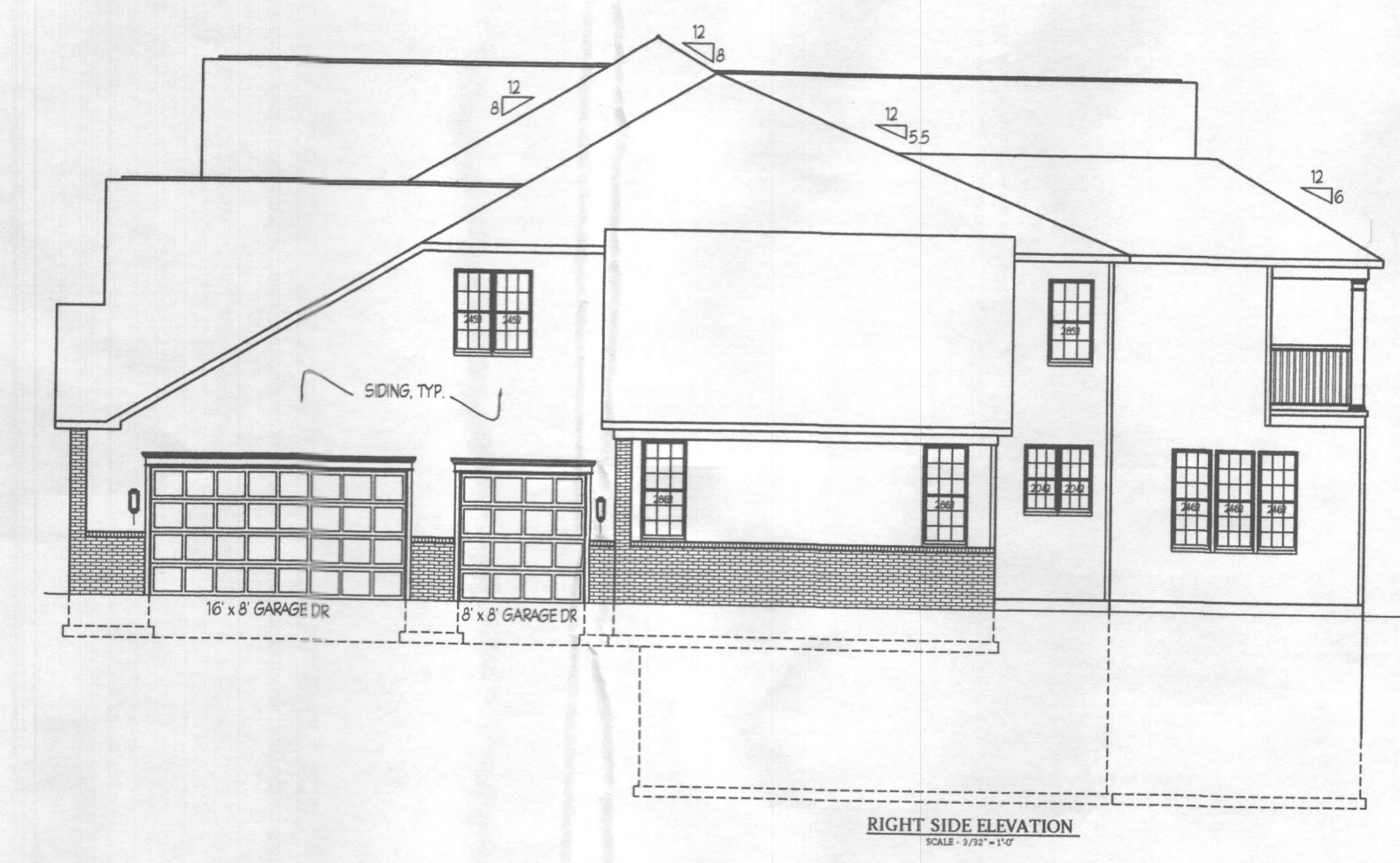




TOP OF HILL
BEARING
2ND FLOOR
1ST FLOOR



TOP OF HILL
BEARING
2ND FLOOR
1ST FLOOR



2x6 WRAPPED RAKE BD.
2x6 WRAPPED FREEZE BD.
METAL ACCENT ROOF
WINDOW SILL HEIGHT
BEARING
WINDOW HEAD HEIGHT
DOUBLE FREEZE
2x6 WRAPPED ON
2x6 WRAPPED
CRACKET
3/8" PVC BOARD
METAL ROOF
TOP OF SECOND FLOOR
2x6 WRAPPED FASCIA
WINDOW HEAD HEIGHT
2x10 WRAPPED FREEZE
TOP OF FIRST FLOOR
BRICK VENEER
TOP OF FOOTING

BRICK ARCH W/ PRECAST KEY

BRICK SILL

5/4x6 SYN. SILL
3/8" PVC BOARD

5/4x8 SYN. TRIM

BRICK PORCH AND STEPS

PLYM. HEADER BR/CH2ND OR SH
5/4 x 6 SYN. TRIM BOARD
10" DORIC COLUMN

36" HIGH PVC RAILING AS REQUIRED BY
CODE

RODGE VENT. TYP.

ASPHALT SHINGLES, TYP. UNLESS
NOTED

BRICK JACK ARCH W/
PRECAST KEY

TOP OF PLATE & GARAGE

ALUMINUM GLITTER ON 1x6
WRAPPED FASCIA
VINYL VENTED SOFFIT, TYPICAL

PANEL SHUTTERS

BRICK SILL

TOP OF FOUNDATION

NOTE: BOTTOM OF FOOTING TO BE MINIMUM
32" BELOW GRADE

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

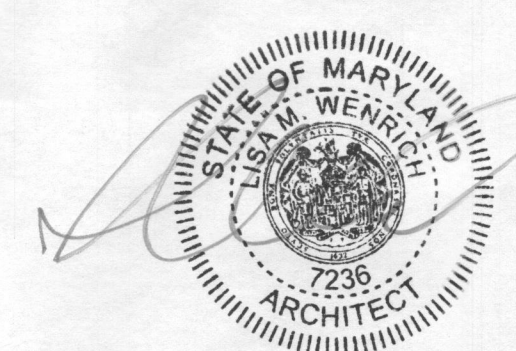
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11.3.14	CHANGED REAR KITCHEN DR.		

Date: 9/18
Scale: NOTED
Drawn: TIM

Drawing: ELEVATIONS
Project: WILLIAMSBURG GROUP
WELLINGTON
WESTLAND FARM ESTATES LOT 7

W18.10
Project No.

1



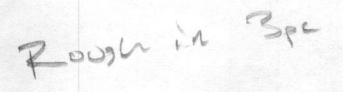
BID AND PERMIT SET 10/10/18

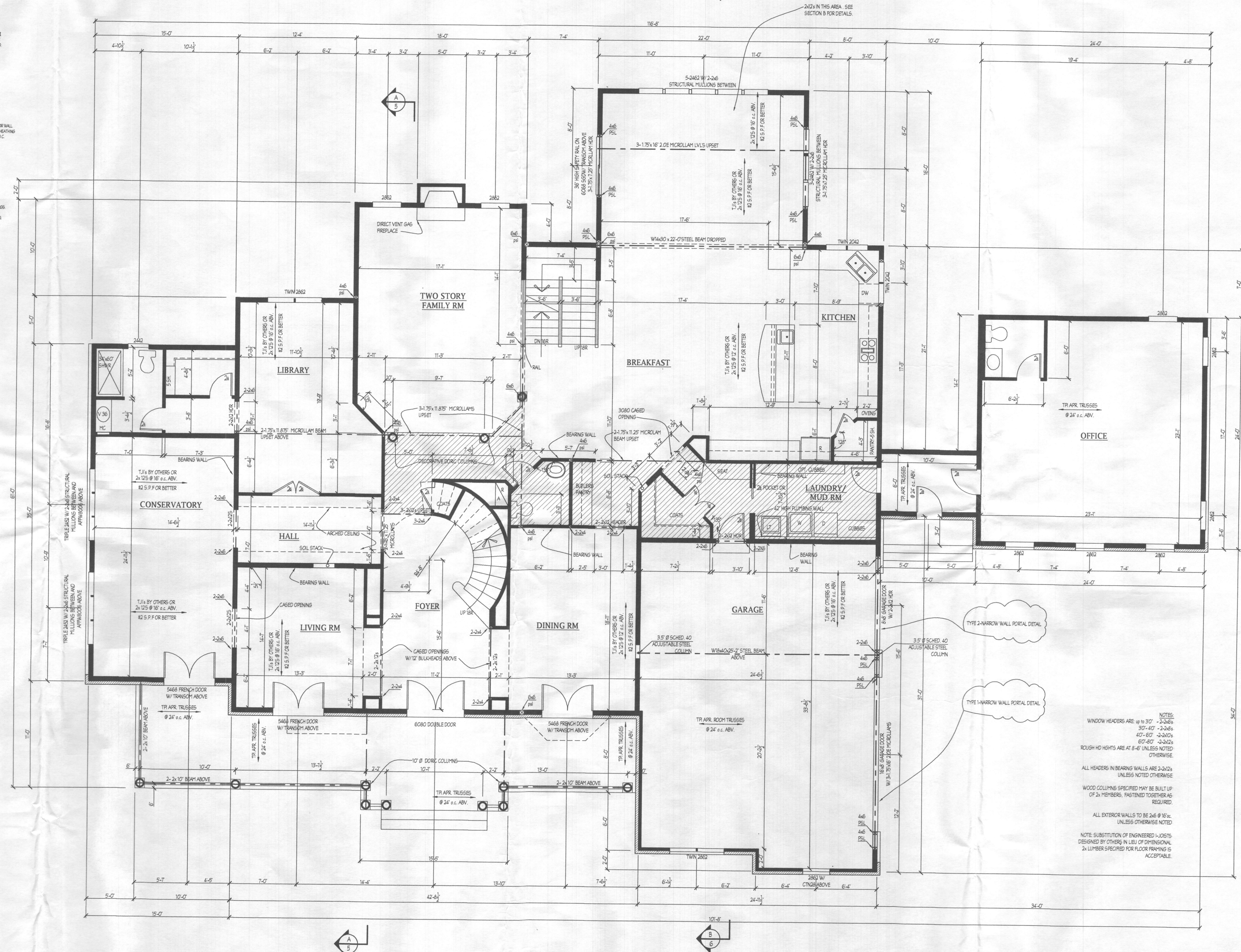
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Drawn: TIM

Project: WILLIAMSBURG GROUP

WELLINGTON
WESTLAND FARM ESTATES LOT 7



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Date: 9/18

Scale: 3/16" = 1'-0"

Drawn: TIM

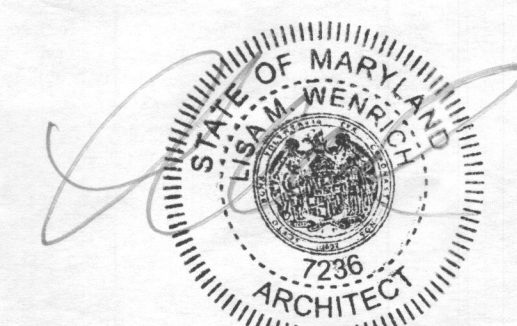
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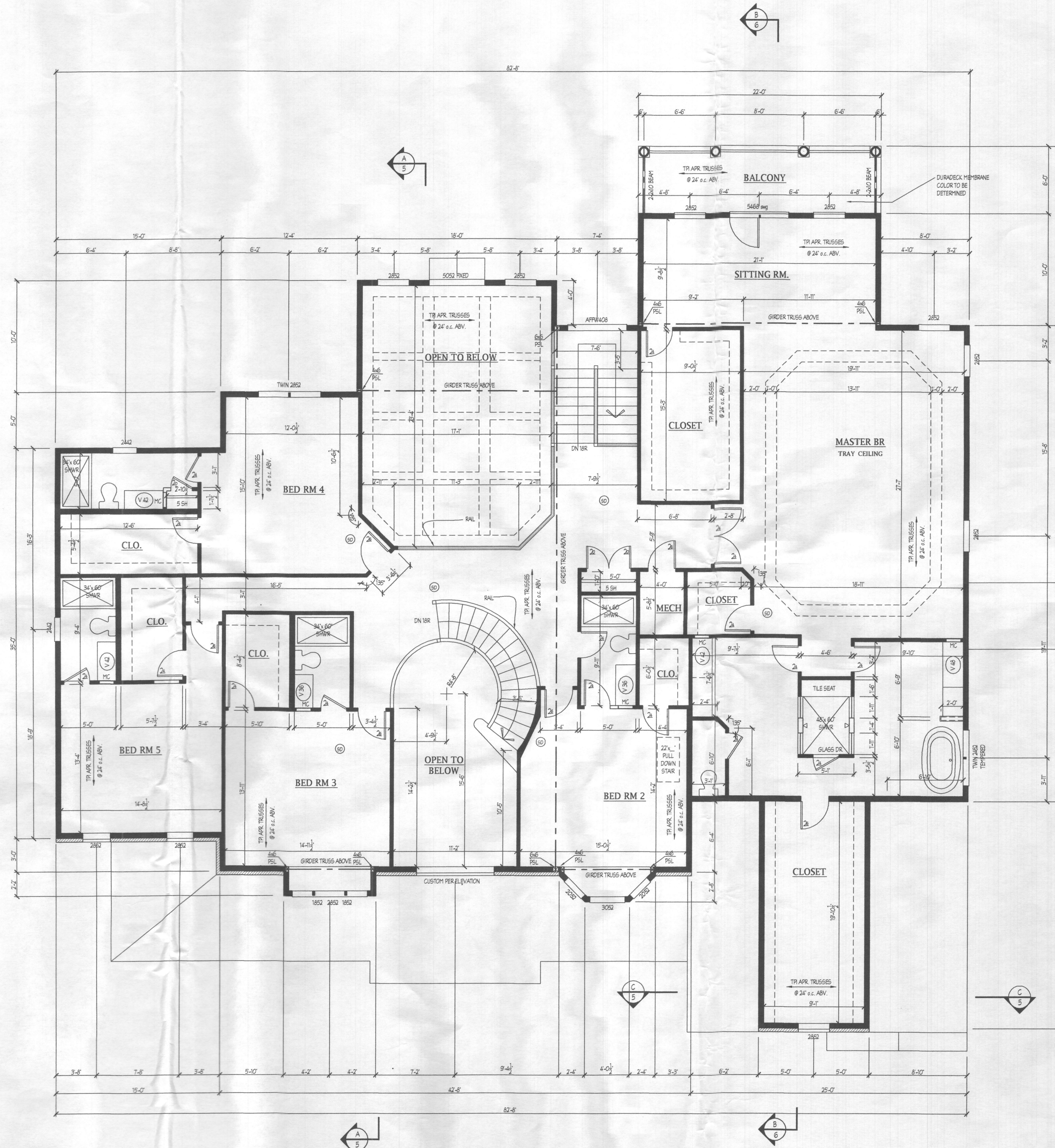
Project: **WILLIAMSBURG GROUP**
WELLINGTON
WESTLAND FARM ESTATES 10

WESTLAND FARM ESTATES LOT 7

W18.10
Project No.

3





NOTE: ALL CLOSETS TO HAVE CUSTOM SHELVING PER OWNER

NOTE: INDICATES COMBINED SMOKE DETECTOR AND CARBON MONOXIDE ALARMS

NOTES:
WINDOW HEADERS ARE: 10'-10" - 2-2x6s
10'-10" - 2-2x6s
10'-10" - 2-2x6s
ROUGH HD HEIGHTS ARE AT 7'-11 1/2" 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" UNLESS OTHERWISE NOTED

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



BID AND PERMIT SET 10/10/18

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

DATE: REVISION:

Date: 9/18

Scale: 3/16" = 1'-0"

Drawn: TIM

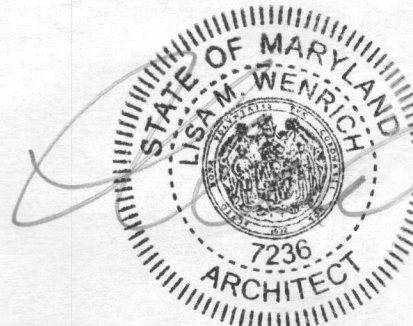
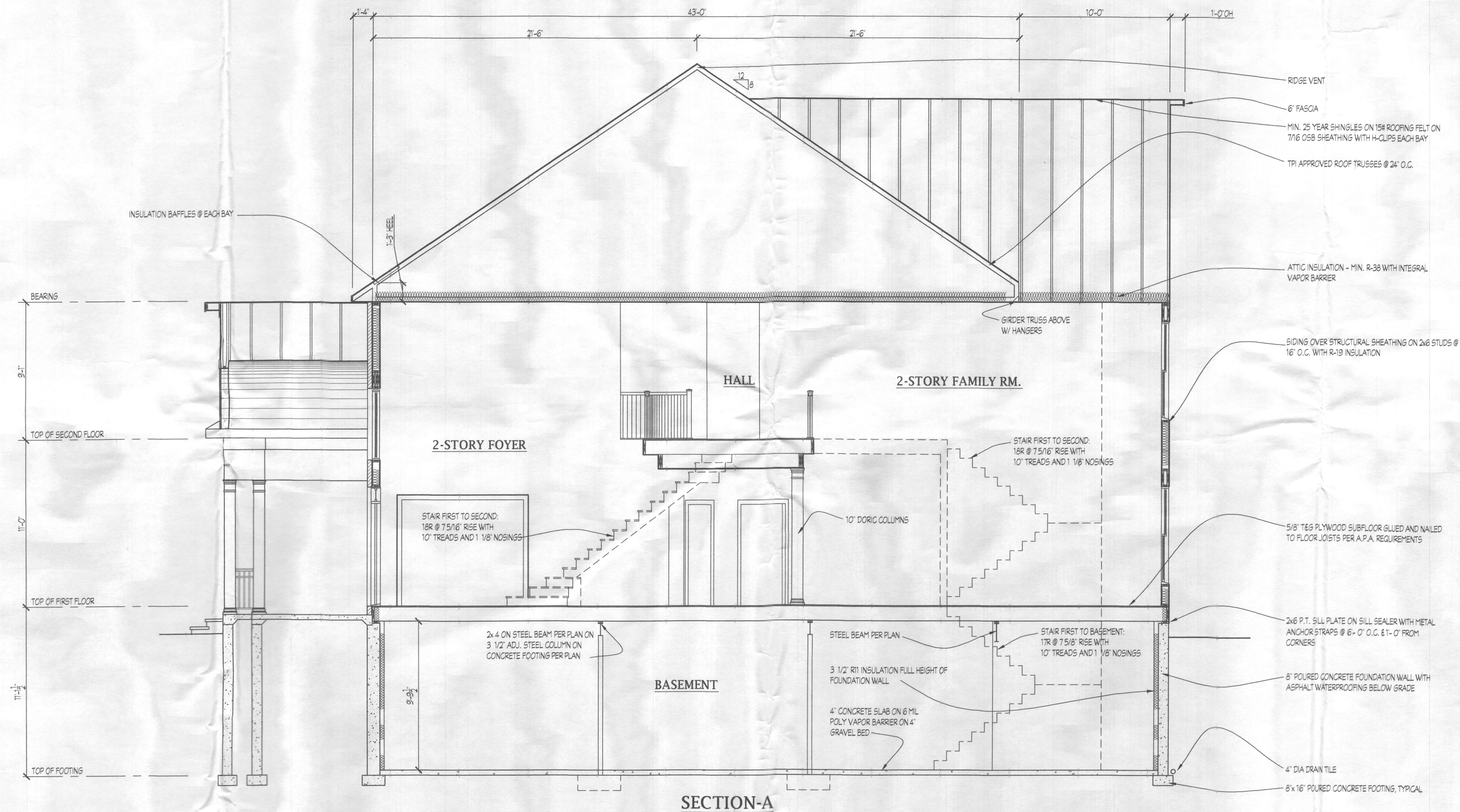
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Project: WILLIAMSBURG GROUP

WELLINGTON WESTLAND FARM ESTATES LOT 7

W18.10
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4



BID AND PERMIT SET 10/10/18

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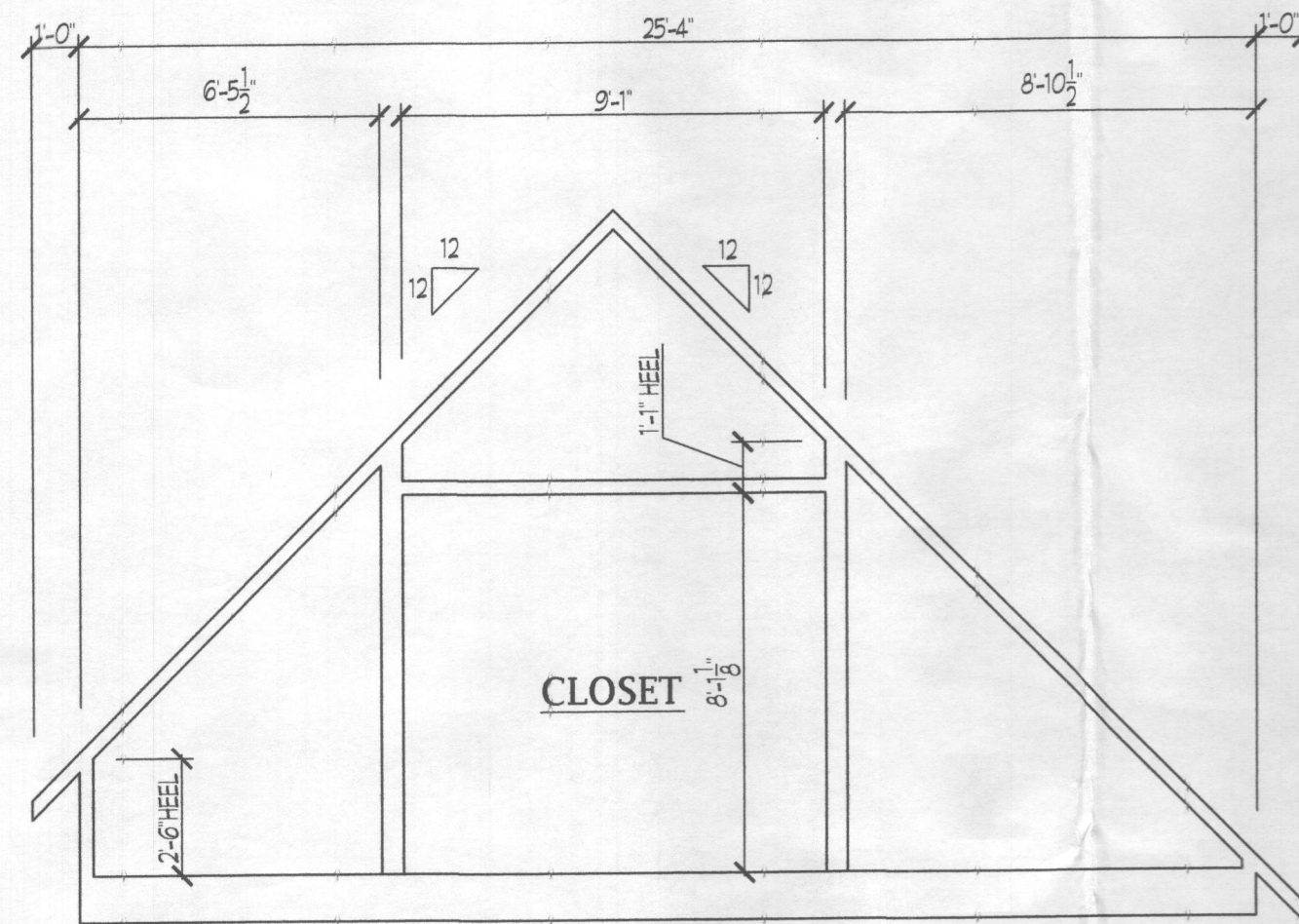
DATE	REVISION	DATE	REVISION

Date: 9/18
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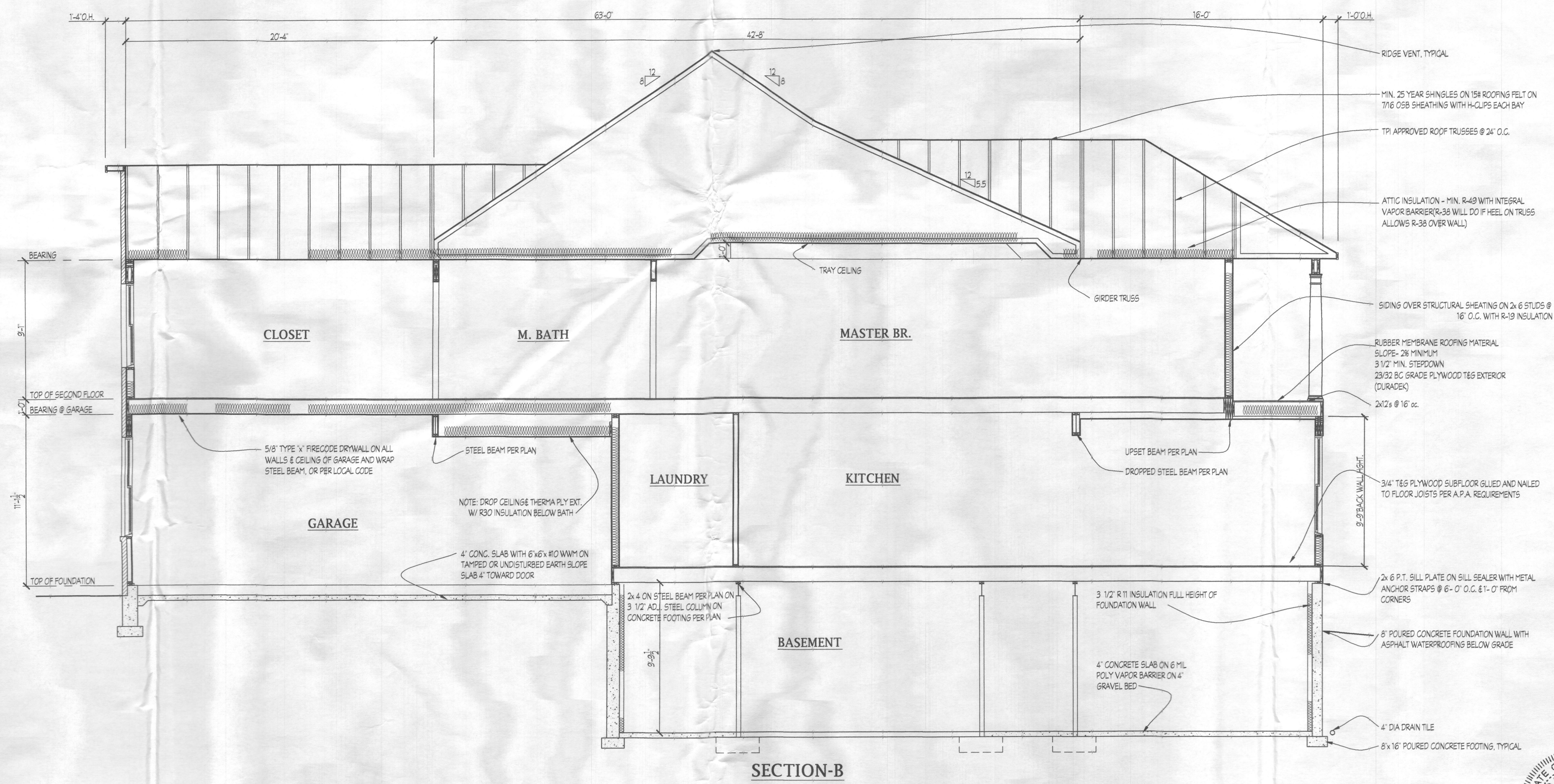
Drawing: SECTION A
Project: WILLIAMSBURG GROUP
WELLINGTON
WESTLAND FARM ESTATES LOT 7

W18.10
Project No.

5



GARAGE TRUSS DIAGRAM



SECTION-B



BID AND PERMIT SET 10/10/18

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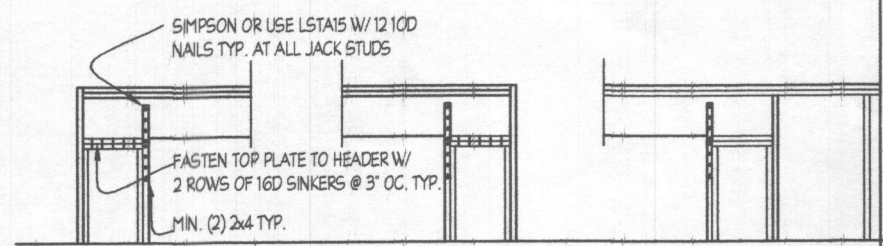
DATE	REVISION

Date: 9/18
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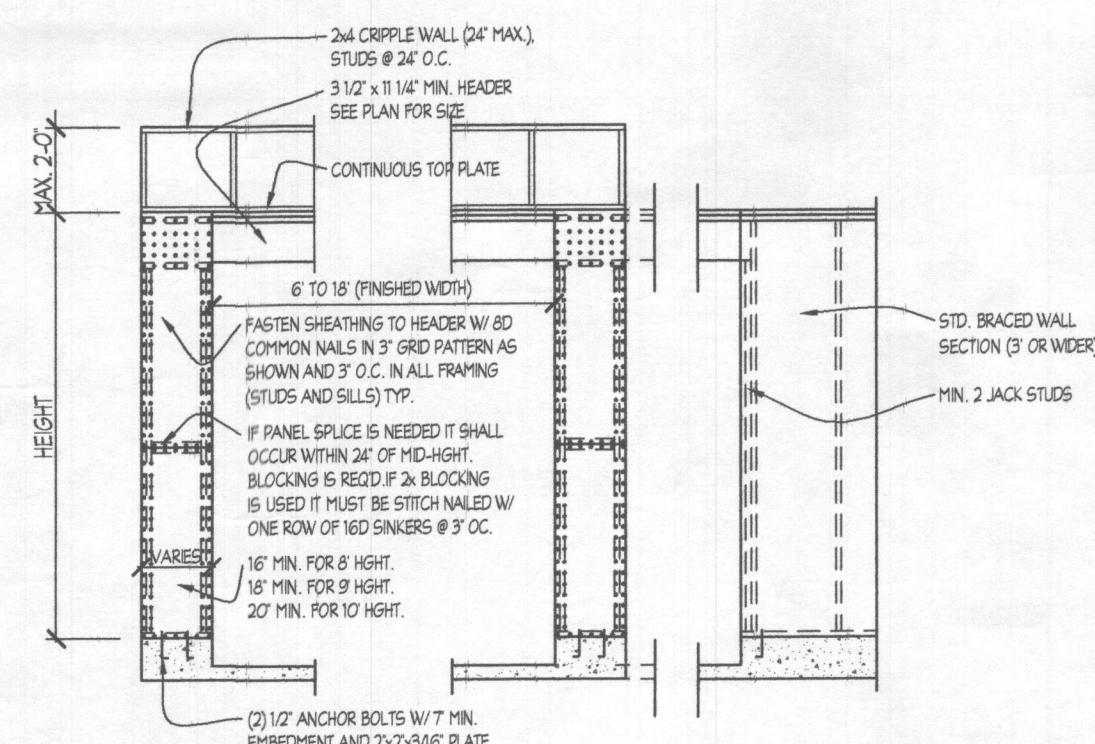
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Project: WILLIAMSBURG GROUP
WELLINGTON
WESTLAND FARM ESTATES LOT 7

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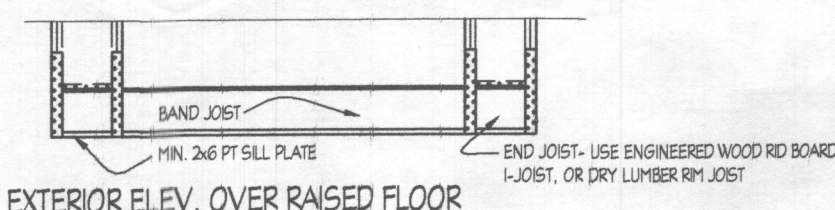
6



INTERIOR ELEVATION



EXTERIOR ELEV. DIRECT TO FOUNDATION



EXTERIOR ELEV. OVER RAISED FLOOR

NARROW WALL PORTAL DETAILS - TYPE 1

NARROW WALL BRACING DETAILS, SCALE: 1/4"=1'-0"

NOTE: PORTAL FRAME ARE DESIGNED TO REPLACE THE RECD. BRACED WALL SEGMENT UP TO 40' LONG. FOR 8FT. WALL E 37' FOR LEFT WALL ADJACENT TO BRK OPENING. LOCATIONS AND BRACING TO FOLLOW IRC REQUIREMENTS.

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 DEAD LOADS 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" (318 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 6" (152 MM). A DESIGNED COLLECTOR SHALL BE PROVIDED IF THE BRACING BEGINS MORE THAN 12" (305 MM) FROM EACH END OF A BRACED WALL LINE.

R602.10.1.1 BRACING:

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:

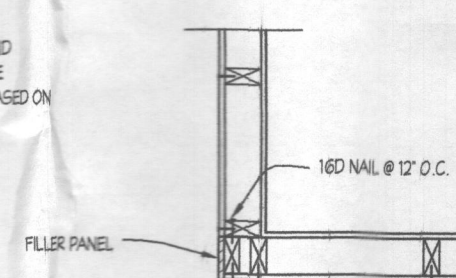
1. THE WALL BRACING PROVIDED EQUALS OR EXCEEDS THE AMOUNT OF BRACING REQUIRED BY TABLE R602.10.1 MULTIPLIED BY A FACTOR EQUAL TO THE BRACED WALL LINE SPACING DIVIDED BY 35', AND
2. THE LENGTH-TO-WIDTH RATIO FOR THE FLOOR/WALL DIAPHRAGM DOES NOT EXCEED 3:1.

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:

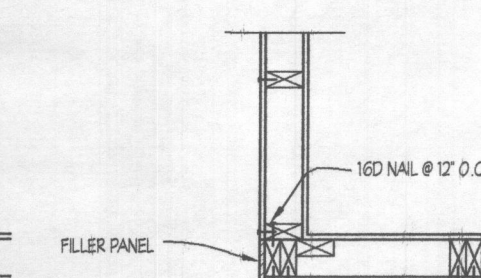
MAX. ADJACENT OPENING HEIGHT EQUIVALENT TO	MINIMUM LENGTH OF BRACED WALL PANELS										FULL HEIGHT
	30 VINYL WINDOW	50 W/D WINDOW	50 VINYL WINDOW	60 W/D WINDOW	60 VINYL WINDOW	66 DR W/10 TR	66 DR W/20 TR	84 DR W/10 TR	84 DR W/20 TR	100' DR W/10 TR	
WALL HEIGHT	24"	26"	28"	30"	32"	34"	36"	40"	44"	48"	50'
8 WALL	27"	29"	31"	33"	35"	37"	39"	43"	47"	51"	53'
9 WALL	27"	29"	31"	33"	35"	37"	39"	43"	47"	51"	53'
10 WALL	30"	32"	34"	36"	38"	40"	42"	46"	50"	54"	56'

* PORTAL DESIGN MAY NOT BE SUBSTITUTED

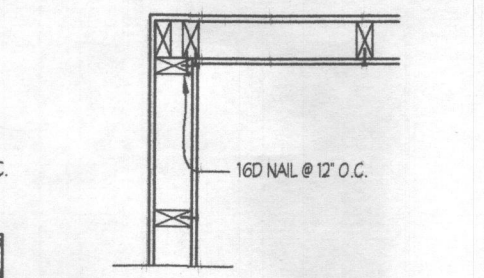
ALL BRACED EXTERIOR WALLS SHALL BE MIN. 1/2" OSB PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATES SHALL BE FASTENED TO JOIST OR SOLID BLOCKING WITH (3) 8d NAILS @ 16" O.C., RIM JOIST TO PLATE OR SILL W/ 8d @ 2' O.C. TO NAIL. 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 6 W/ SCREWS @ 24" O.C.



OUTSIDE CORNER DETAIL
not to scale

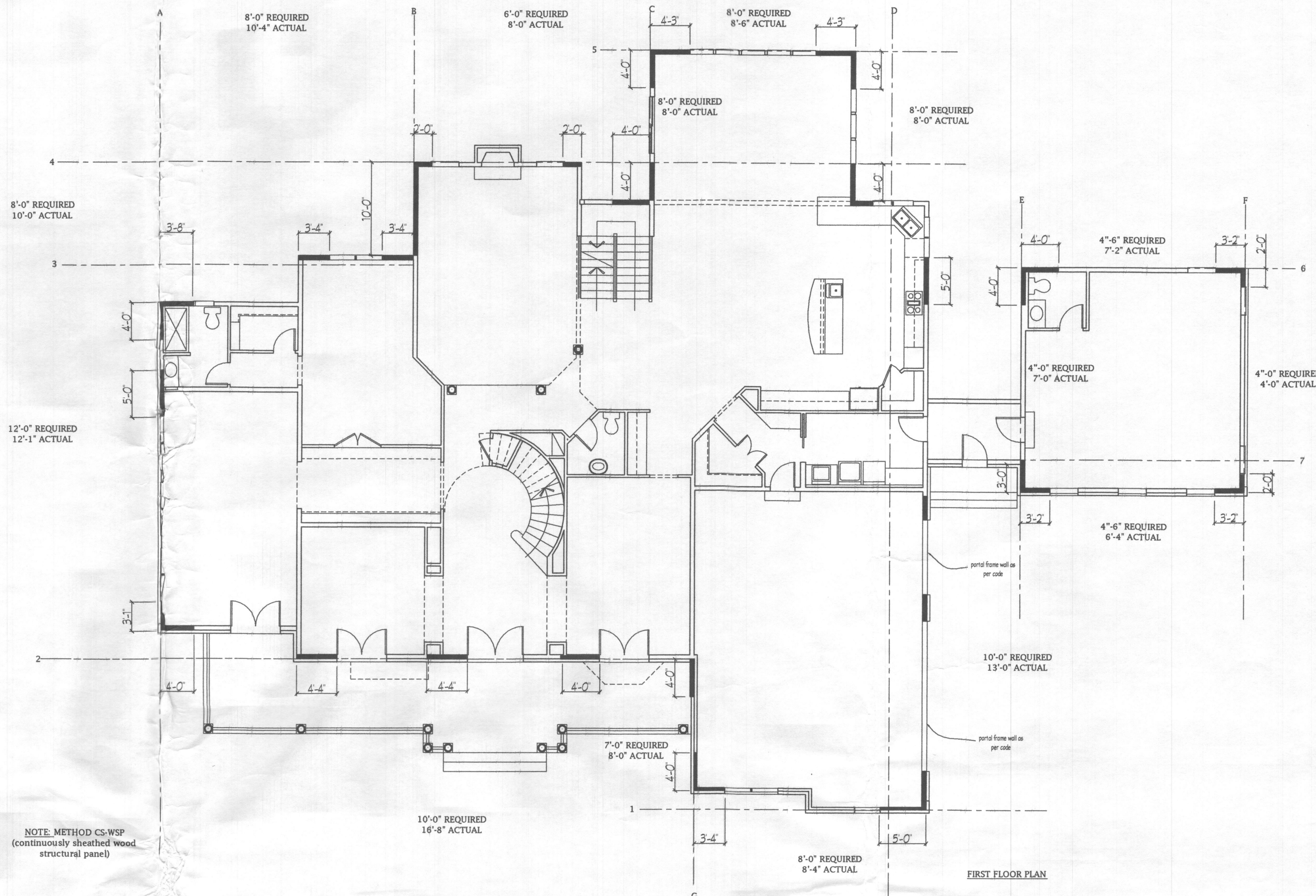


GARAGE CORNER DETAIL
not to scale

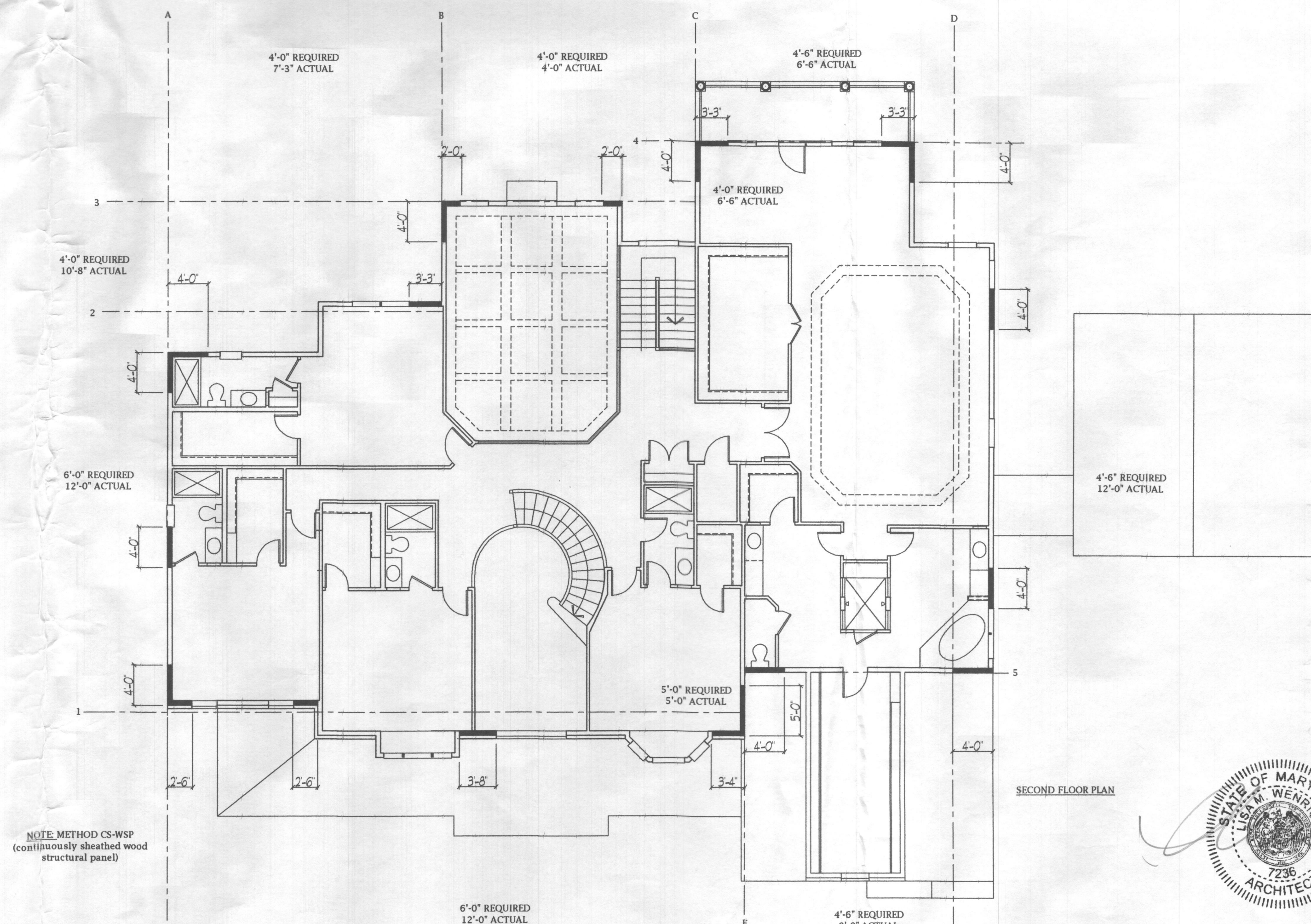


INSIDE CORNER DETAIL
not to scale

NOTE: METHOD CS-WSP (continuously sheathed wood structural panel)

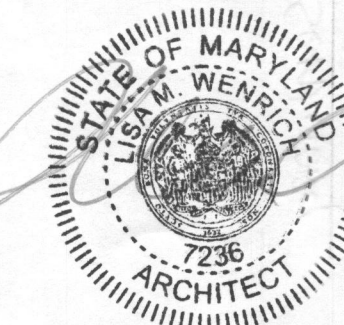


FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTE: METHOD CS-WSP (continuously sheathed wood structural panel)



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DATE:	REVISION:

Date: 10/18
Scale: N.A.
Drawn: TIM

Drawing: SHEAR WALL DETAILS
Project: WILLIAMSBURG GROUP WELLINGTON WESTLAND FARMS LOT 7

W18.10
Project No.

