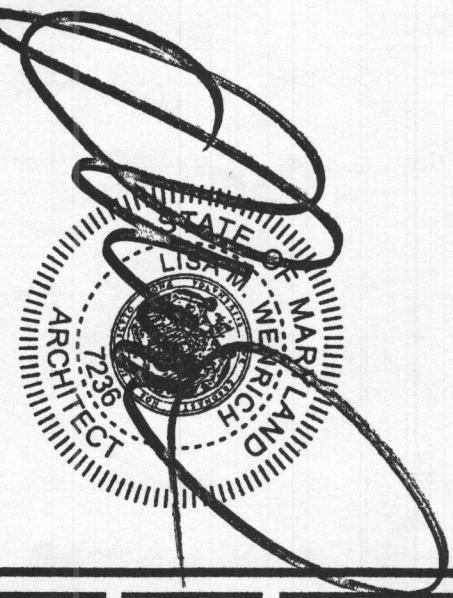


The Rutledge
Williamsburg Group, LLC
5485 Harpers Farm Rd. #200
Columbia , MD 21044
(410) 997- 8800

INDEX OF DRAWINGS	
COVER SHEET	
1	ELEVATIONS
2A	BASEMENT/FOUNDATION PLAN
2B	FINISHED BASEMENT PLAN
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	SECTION A
6	SECTION B
D1	BRACED WALL

PROJECT DATA		
CONSTRUCTION:		
GROUND FLOOR	CONCRETE	
FIRST FLOOR	WOOD	
SECOND FLOOR	WOOD	
ROOF	WOOD	
WALLS	WOOD	
BUILDING AREA/SQ. FT.	INCLUDED:	
FRONT PORCH	170	
FIRST FLOOR CONDITIONED	3880	
SECOND FLOOR CONDITIONED	3305	
UNFINISHED BASEMENT	3950	
OPT. FIN. BASEMENT	2660	
GARAGE	710	
DETACHED GARAGE	576	
BREEZEWAY	48	
BALCONIES	104	
DECKS	498	
TOTAL CONDITIONED SPACE		
TOTAL GROSS SPACE		

PROJECT DESIGN CRITERIA		
THE FOLLOWING STANDARDS ARE BASED ON THE GENERAL REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 EDITION FOR ONE AND TWO FAMILY DWELLINGS ALL STATE AND LOCAL AMENDMENTS, CONSTRUCTION CLASSIFICATION TYPE: S8 (UNPROTECTED) USE GROUP: R3		
2018 IECC CODE COMPLIANCE		BUILDING DATA
CODE SECTION	STANDARD (MINIMUM)	CLIMATE & GEOGRAPHIC DESIGN CRITERIA
R301.1 CLIMATE ZONE	4A	FLOOR LIVE LOAD 40 PSF
R401.2 COMPLIANCE METHOD	MANDATORY AND PREScriptive PROVISIONS	ROOF LIVE LOAD 40 PSF
R401.11 VAPOR RETARDER	WALL ASSEMBLIES IN THE THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQUIREMENTS OF SECTION R402.1 OF THE IRC 2015	WIND SPEED ULTIMATE 115 MPH EXPOSE C
R402.1.2 ATTIC INSULATION-	R-49, R-38 WALL SATISFY THE REQUIREMENT IF FILL OVER THE TOP PLATE @ RAFTS (REQUIRES RAISED HEEL TRUSSES),	ATTICS W/O STORAGE 10 PSF
R402.1.2 WOOD FRAME WALL	R-20 OR R3 + R5 CONTINUOUS INSULATION	ATTICS W/ STORAGE 20 PSF
R402.1.2 BASEMENT WALL INSULATION-	R-20 OR R3 + R5 CONTINUOUS INSULATION	HABITABLE ATTICS 30 PSF
R402.1.2 GRAVL SPACE WALL INSULATION-	R-20 OR R3 + R5 CONTINUOUS INSULATION	STAIRS 40 PSF
R402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE-	R-10 FILL PLACED CONTINUOUS BATT'S FILL HEIGHT 2.3 IN CAVITY IF FINISHED, FLOOR ABOVE TO FINISH GRADE LEVEL, AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0"	DECKS & BALCONIES (EXT) 40 PSF
R402.1.2 WINDOW U-VALUE SHGC LESS THAN 1/2 BELOW GRADE	R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR VERTICALLY, ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49.	GUARDRAILS 555555 CATEGORY 200# (CONT) B. LIGHT FRAME STRUCTURAL W/ SHEAR WALLS
R402.2.4 ATTIC ACCESS-	0.32 (U-VALUE) & 0.40 (SHGC)	CONCRETE WEATHERING TERRACE MODERATE TO HEAVY DECAY PROBABILITY ICE UNDERLAYMENT FROST DEPTH 37
R402.4.1.2 BUILDING THERMAL ENVELOPE (AIR LEAKAGE)	R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR VERTICALLY, ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49.	NOTE: MINIMUM VALUES SHOWN- COMPLY WITH LOCAL CODE OFFICIAL PRIOR TO CONSTRUCTION.
R402.4.1.2 BUILDING ENVELOPE TEST OPTION-	EXTerior WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2018 IECC WITH CALK 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 GENERAL NOTES ARE ACKNOWLEDGED AND SHALL BE ADHERED TO DURING THE CONSTRUCTION. SPECIFIC 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 AND 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 DRAYPERS AND OUTDOOR COMBUSTION AIR ROOFS CONTAINING FIELD BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE EXCEPTS: 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 R400.6 OF THE IRC. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.	
R402.4.4 FILE-BURNING APPLIANCES	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. 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.	
R403.2.2 DUCT SEALING	ALL DUCTS, AIR HANDLERS, AND FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M601.4.1 OF THE IRC.	
R403.3.1 MECHANICAL DUCT INSULATION	A DUCT TIGHTNESS TEST (DUCT BLASTER LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONG. TEST OR A ROUGH IN TEST. DUCT TIGHTNESS TEST IS NOT REQD. IF AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE.	GENERAL NOTES GENERAL NOTES ARE ACKNOWLEDGED AND SHALL BE ADHERED TO DURING THE CONSTRUCTION. SPECIFIC 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 AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE COUNTY PLAN REVIEWER FOR APPROVAL PRIOR TO FABRICATION.
R403.6 MECHANICAL VENTILATION	OUTDOOR AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER TO COMPLY WITH TABLE R403.6.1.	
R403.6.1 WHOLE HOUSE MECAVENT SYSTEM FAN EFFICIENCY	SHALL COMPLY WITH R403.7	
R403.7 EQUIPMENT SIZING	A MIN. OF 90% OF ALL LAMPS MUST BE HIGH-EFFICIENCY LAMPS. MIN EFFICIENCY ESTABLISHED BY MECA.	
R404.1 LIGHTING EQUIPMENT	ALL HIGH-TESTING TO BE PERFORMED BY APPROVED THIRD PARTY. THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFRNING TO ELECTRICAL PANEL.	
R404.1 WATER HEATER MECHANICAL TESTING		



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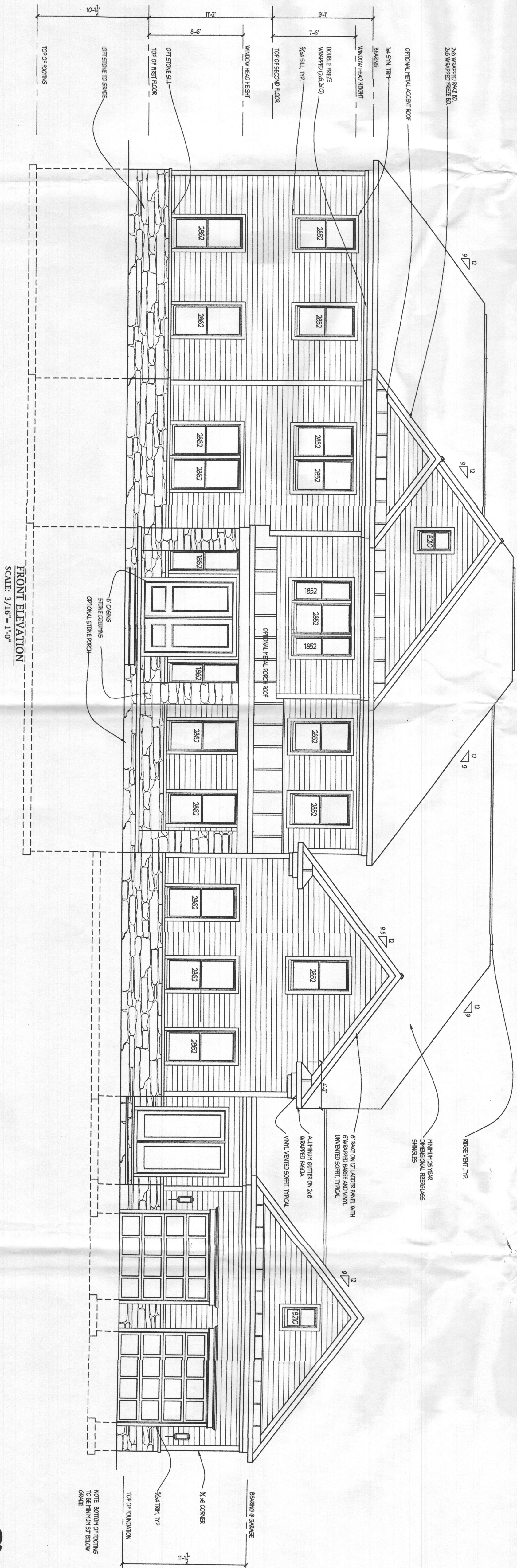
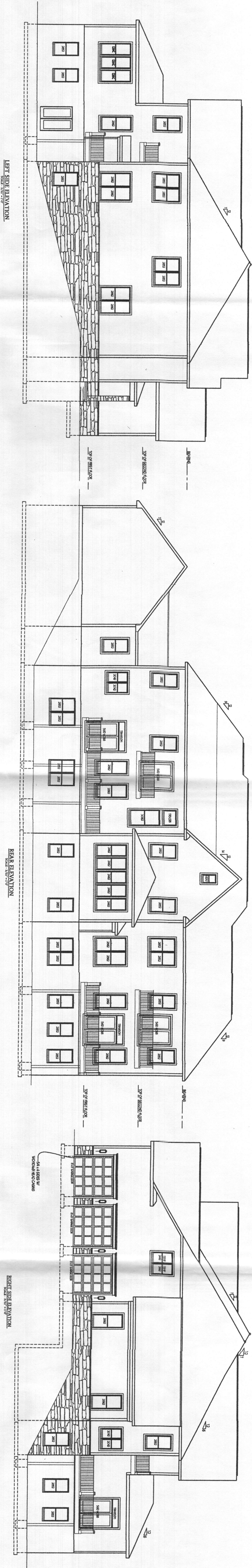
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640 Plymouth Road, Catonsville, MD 21229 410-788-0281

Drawing: COVER PAGE
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
WESTLAND FARM LOT 5

Date: 10/19
Scale:
Drawn: TIM

DATE:	REVISION:	DATE:	REVISION:

W19.06
Project No.



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

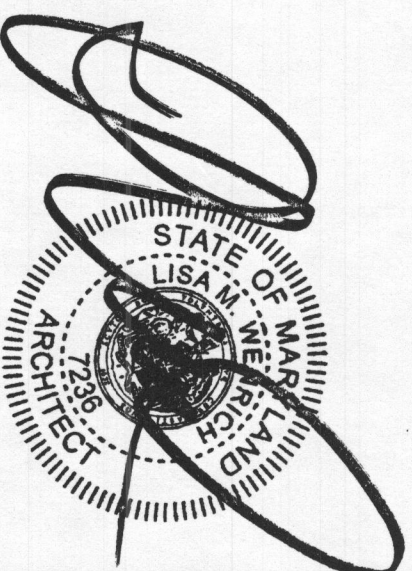
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Date: 10/19
Scale: NOTED
Drawn: TIM
Checked:

Drawing: ELEVATIONS

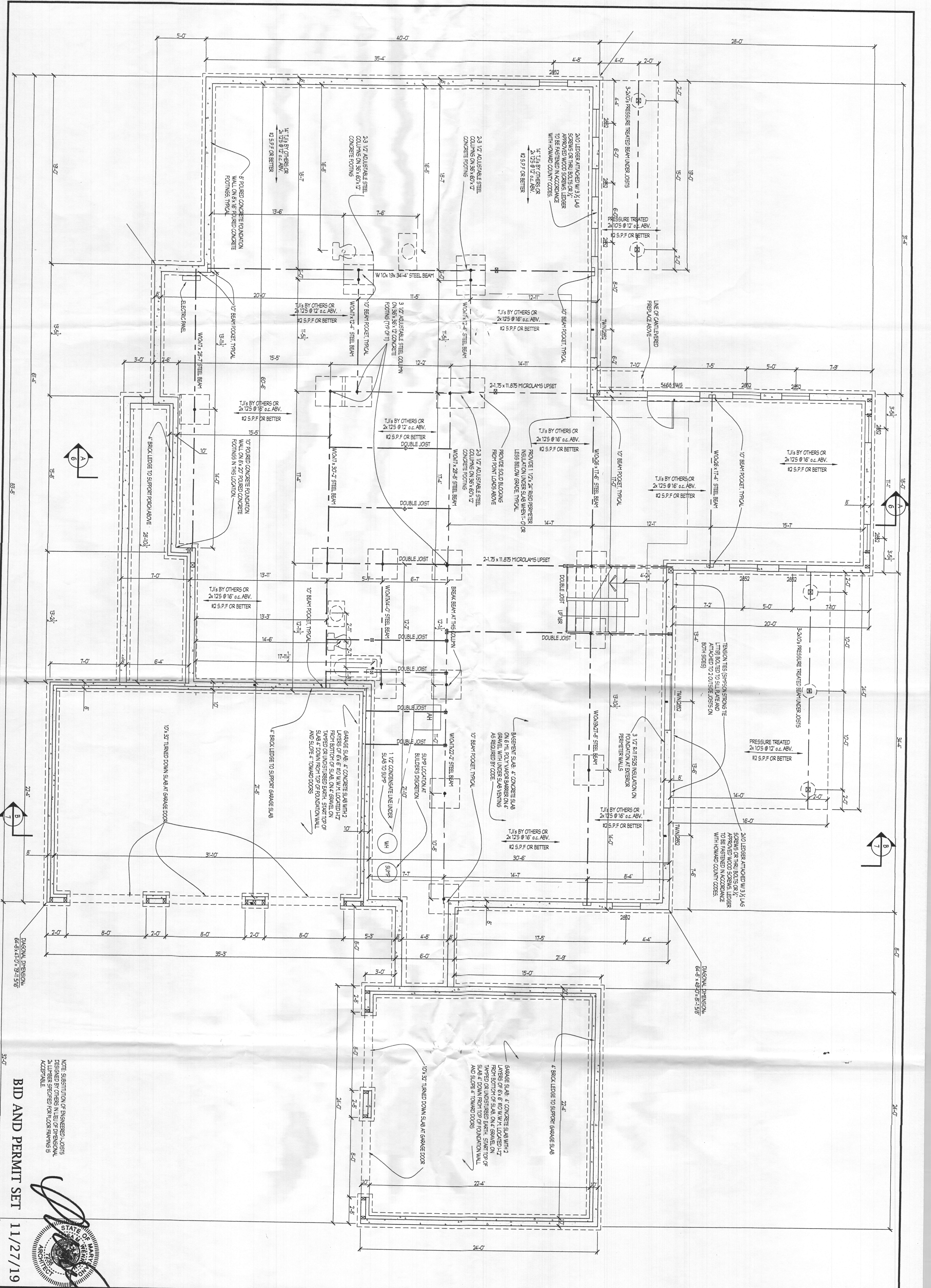
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THE RUTLEDGE
WESTLAND FARM LOT 5

W19.06
Project No.



BID AND PERMIT SET 11/27/19

1



2a

Project No. W19.06

Drawing: BSMT/FOUNDATION PLAN

Project: WILLIAMSBURG GROUP
THE RUTLEDGE
WESTLAND FARM LOT 5

Date: 10/19

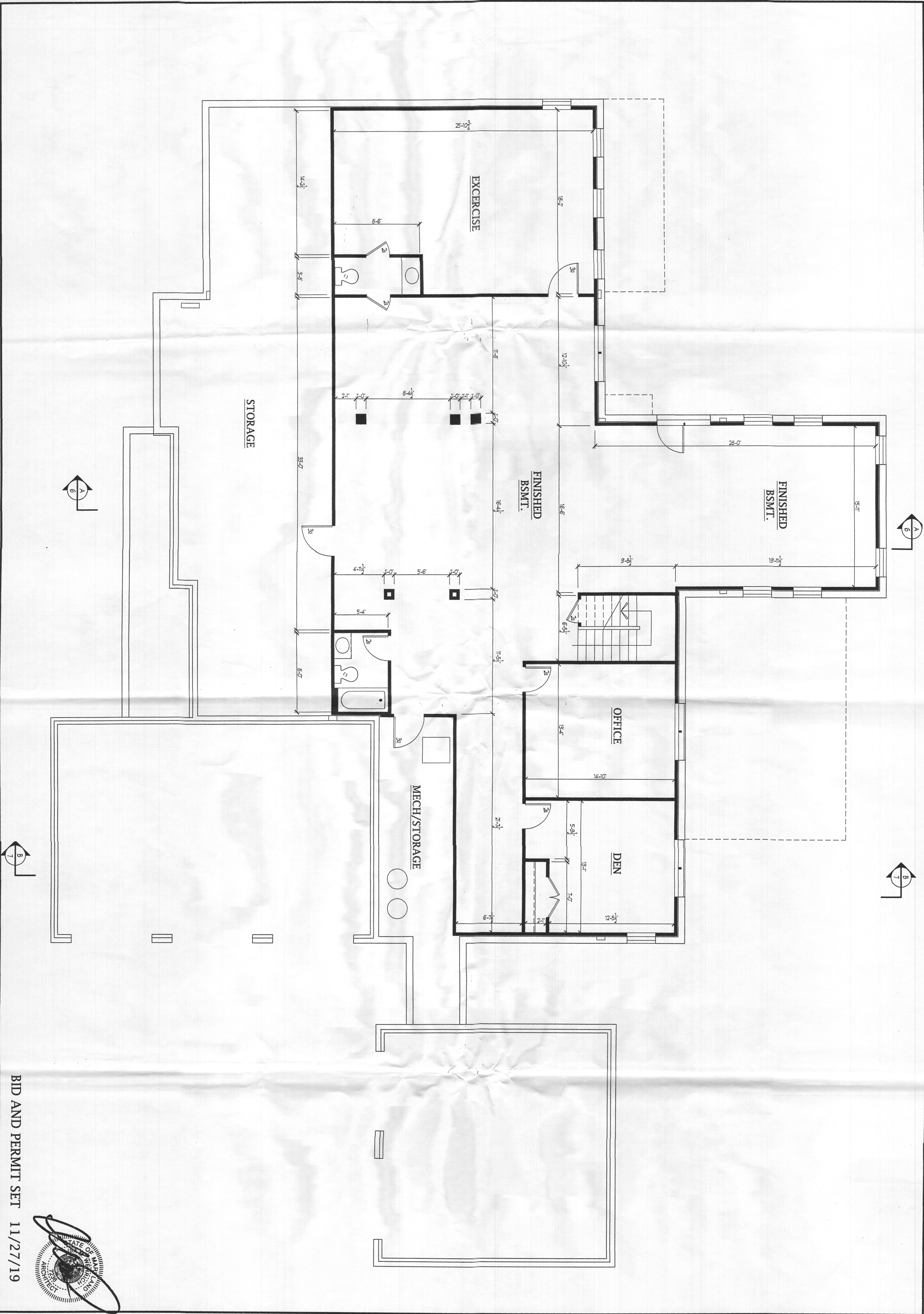
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Drawn: TIM

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2b

W19.06

Project No.

Drawing: FINISHED BASEMENT PLAN

Project: WILLIAMSBURG GROUP
THE RUTLEDGE
WESTLAND FARM LOT 5

Date: 10/19

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

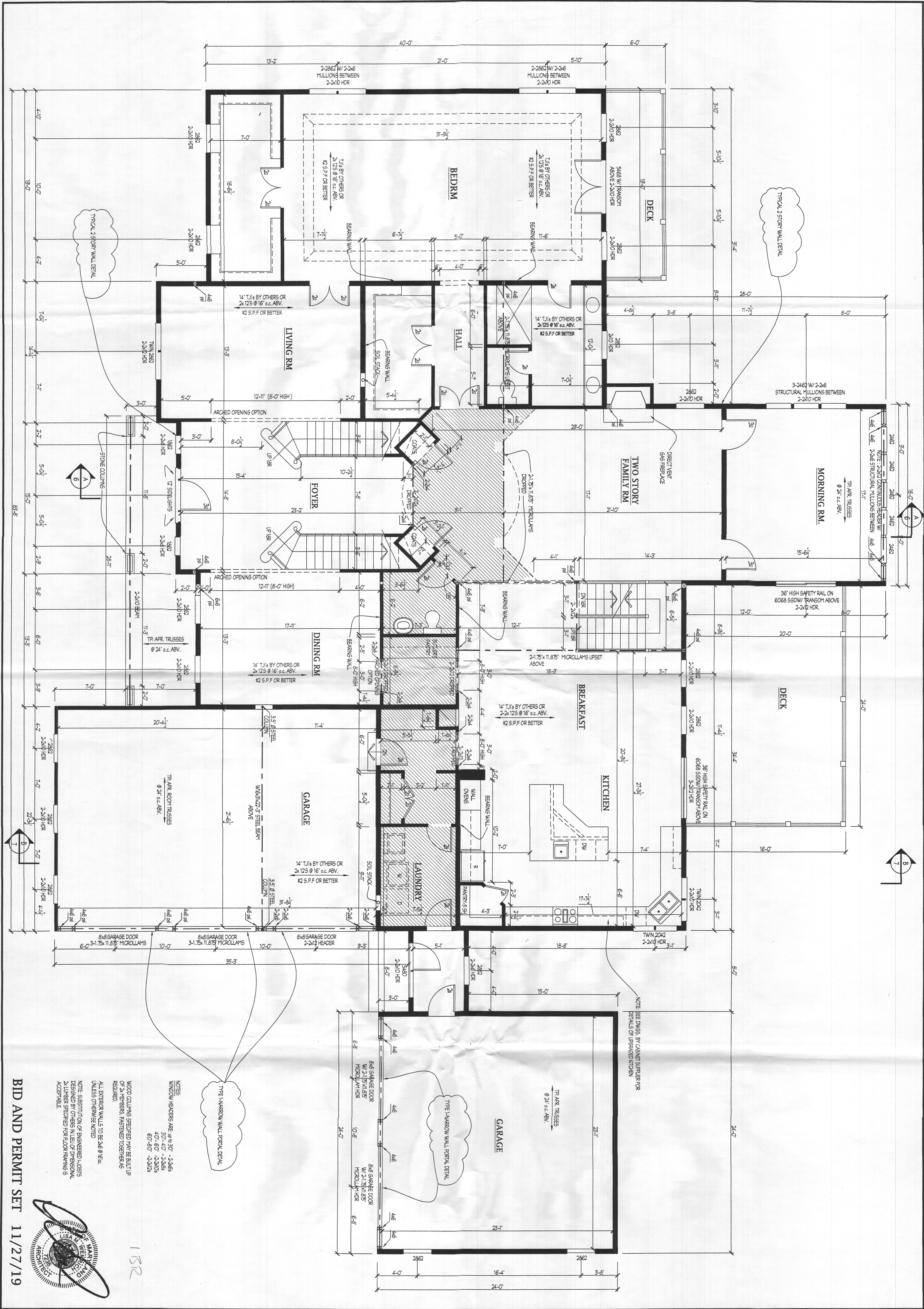
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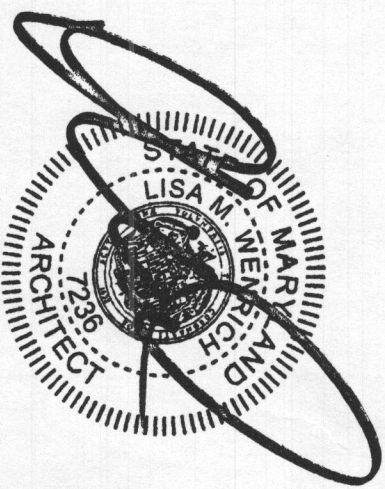


Tim Graham

11/27/2019 12:21 AM

2015 Rutledge plan file for 5.0mg

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NOTES:
WINDOW HEADERS ARE UP TO 30" 2-2x6s
40" 60" 2-2x6s
60" 90" 2-2x12s
WOOD COLLARS SPECIFIED MAY BE BUILT UP
OF 2x4s OR 2x6s FASTENED TOGETHER AS
REQUIRED.
ALL EXTERIOR WALLS TO BE 2x6 @ 16%
NOTE: SUBSTITUTION OF ENGINEERED LOGS
DECKING JOISTS IN LIEU OF DIMENSIONAL
2x12s IS REQUESTED FOR FLOOR FINISHES
ACCEPTABLE.

Drawing: FIRST FLOOR PLAN

Project: WILLIAMSBURG GROUP
THE RUTLEDGE
WESTLAND FARM LOT 5

Date: 10/19

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

Drawn: TIM

DATE:	REVISION:	DATE:	REVISION:

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