

- NOTES:**
- ROUGH FLOOR HEIGHTS ARE AT 1'-6" UNLESS NOTED OTHERWISE.
 - WOOD COLUMNS SPECIFIED MAY BE BUILT UP OF 2x12'S, BOLTED, FASTENED TOGETHER AS REQUIRED.
 - ALL EXTERIOR WALLS TO BE 2x6 @ 16" OC UNLESS OTHERWISE NOTED.
 - NOTE: SUBSTITUTION OF ENGINEERED FLOORS DESIGNED BY OTHERS IS LEV. OF DIMENSIONAL 2x12 LUMBER SPECIFIED FOR FLOOR FRAMING IS ACCEPTABLE.
 - PROVIDE MINIMUM BATH FIXTURE CLEARANCES AND BATH EXHAUST AS REL. BY R.G. R307.1 AND SECTION 11507.2 OF THE 2018 IRC AS AMENDED BY M.C.
 - NOTE: ANDERSON WINDOW 400 SERIES FOR EGRESS.
 - NOTE: INDICATES COMBINED SMOKE DETECTOR AND CARBON MONOXIDE ALARMS.

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

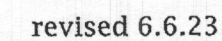
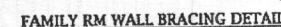
DATE	REVISION	DATE	REVISION

Date: 5.23
Scale: 1/4" = 1'-0"
Drawn: TIM

Drawing: SECOND FLOOR PLAN
Project: WILLIAMSBURG GROUP
DORCHESTER 4
McCANN ESTATES LOT 3E

W23.04
Project No.

4



NOTE: ENGINEERED JOISTS WILL BE INSTALLED IN ACCORDANCE WITH PLANS PREPARED BY A REGISTERED DESIGN PROFESSIONAL. WOOD JOIST INSTALLATION AS PER MANUFACTURER SPECIFICATION AND DETAILS.

7



Drawing: FINISHED BSMT PLAN

Drawing: FINISHED BSMT PLAN

**Project: WILLIAMSBURG GROUP
DORCHESTER 4
McCANN ESTATES LOT 3E**

W23.04	DATE: 02/02/2010
Project No.	

2b

Date: 5.23

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

Drawn: TIM

DATE:	REVISION:	DATE:	REVISION:

DATE: _____

SION:

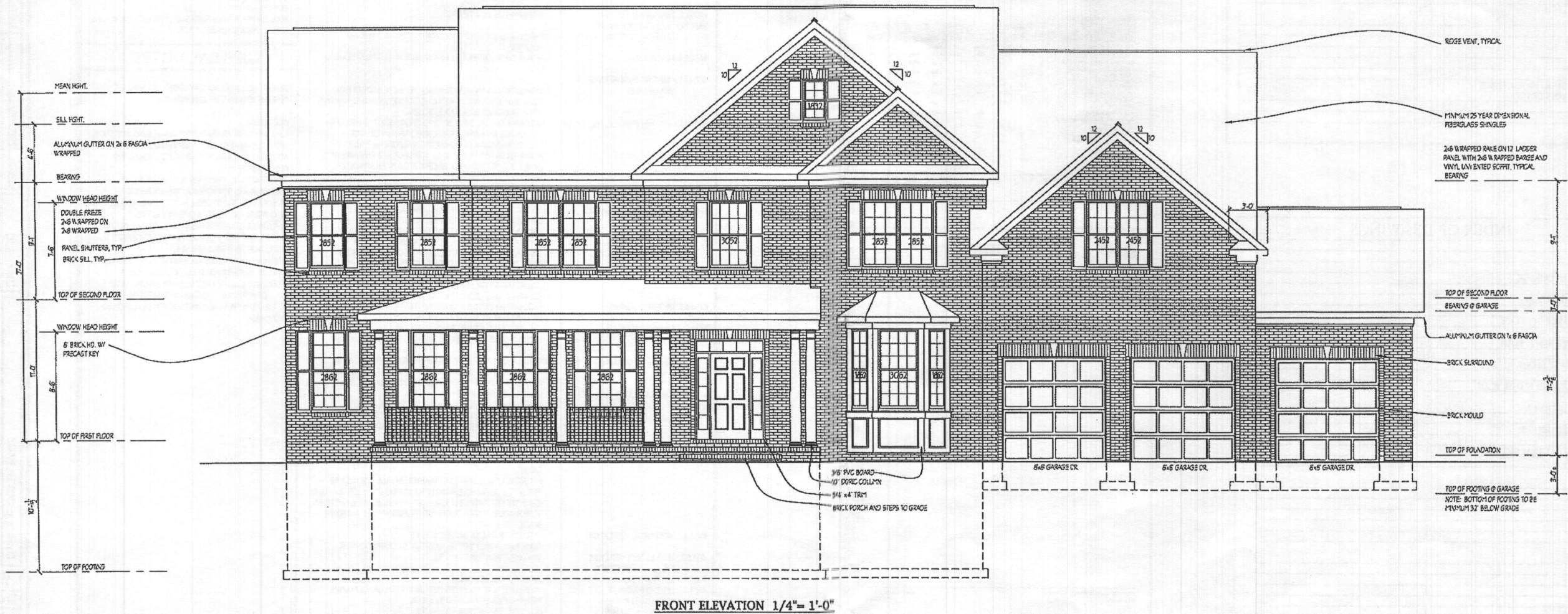
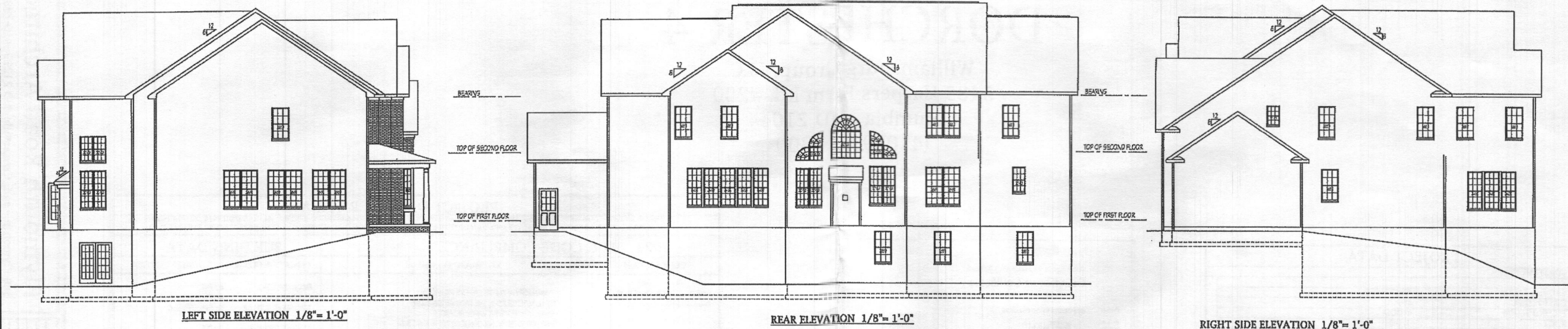
Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE	REVISION	DATE	REVISION

Date: 5.23	Scale: NOTED
Drawn: TLM	

Drawing: ELEVATION 3	Project: WILLIAMSBURG GROUP DORCHESTER 4 McCANN ESTATES LOT 3E
----------------------	--

W23.04	Project No.
--------	-------------



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

DORCHESTER 4

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

PROJECT DATA		
CONSTRUCTION:		
GROUND FLOOR	CONCRETE	
FIRST FLOOR	WOOD	
SECOND FLOOR	WOOD	
ROOF	WOOD	
WALLS	WOOD	
BUILDING AREA: SQ. FT. INCLUDED:		
FIRST FLOOR CONDITIONED	3178	
SECOND FLOOR CONDITIONED	2851	
UNFINISHED BASEMENT	798	
FINISHED BSMT.	2380	
GARAGE 1	765	
FRONT PORCH	275	
TOTAL CONDITIONED SPACE		
TOTAL GROSS SPACE		

INDEX OF DRAWINGS	
COVER PAGE	
1 ELEVATIONS	
2a BASEMENT PLAN	
2b FIN. BSMT. PLAN	
3 FIRST FLOOR PLAN	
4 SECOND FLOOR PLAN	
5 SECTION A	
6 SECTIONS B	
D1 WIND BRACING DETAILS	

Generated by REScheck-Web Software Compliance Certificate		
Project	D4 MCCANN ESTATES LOT 3E	
Energy Code	2018 IECC	
Location	Columbia, Maryland	
Construction Type	Single-Family	
Construction Date	New Construction	
Conditioned Floor Area	8278 sq. ft.	
Climate Zone	4A	
Permit No.	4100000000	
Permit Date	09/10/23	
Construction Site	Owner/Agent WILLIAMSBURG GROUP	Designer/Contractor PLYMOUTH ROAD ARCHITECTS
Envelope Assemblies		
Category	Value	Requirement
Roof: 1.5" R-19 Insulation	1.5" R-19	1.5" R-19
Roof: 2.0" R-20 Insulation	2.0" R-20	2.0" R-20
Roof: 2.5" R-21 Insulation	2.5" R-21	2.5" R-21
Roof: 3.0" R-22 Insulation	3.0" R-22	3.0" R-22
Roof: 3.5" R-23 Insulation	3.5" R-23	3.5" R-23
Roof: 4.0" R-24 Insulation	4.0" R-24	4.0" R-24
Roof: 4.5" R-25 Insulation	4.5" R-25	4.5" R-25
Roof: 5.0" R-26 Insulation	5.0" R-26	5.0" R-26
Roof: 5.5" R-27 Insulation	5.5" R-27	5.5" R-27
Roof: 6.0" R-28 Insulation	6.0" R-28	6.0" R-28
Roof: 6.5" R-29 Insulation	6.5" R-29	6.5" R-29
Roof: 7.0" R-30 Insulation	7.0" R-30	7.0" R-30
Roof: 7.5" R-31 Insulation	7.5" R-31	7.5" R-31
Roof: 8.0" R-32 Insulation	8.0" R-32	8.0" R-32
Roof: 8.5" R-33 Insulation	8.5" R-33	8.5" R-33
Roof: 9.0" R-34 Insulation	9.0" R-34	9.0" R-34
Roof: 9.5" R-35 Insulation	9.5" R-35	9.5" R-35
Roof: 10.0" R-36 Insulation	10.0" R-36	10.0" R-36
Roof: 10.5" R-37 Insulation	10.5" R-37	10.5" R-37
Roof: 11.0" R-38 Insulation	11.0" R-38	11.0" R-38
Roof: 11.5" R-39 Insulation	11.5" R-39	11.5" R-39
Roof: 12.0" R-40 Insulation	12.0" R-40	12.0" R-40
Roof: 12.5" R-41 Insulation	12.5" R-41	12.5" R-41
Roof: 13.0" R-42 Insulation	13.0" R-42	13.0" R-42
Roof: 13.5" R-43 Insulation	13.5" R-43	13.5" R-43
Roof: 14.0" R-44 Insulation	14.0" R-44	14.0" R-44
Roof: 14.5" R-45 Insulation	14.5" R-45	14.5" R-45
Roof: 15.0" R-46 Insulation	15.0" R-46	15.0" R-46
Roof: 15.5" R-47 Insulation	15.5" R-47	15.5" R-47
Roof: 16.0" R-48 Insulation	16.0" R-48	16.0" R-48
Roof: 16.5" R-49 Insulation	16.5" R-49	16.5" R-49
Roof: 17.0" R-50 Insulation	17.0" R-50	17.0" R-50
Roof: 17.5" R-51 Insulation	17.5" R-51	17.5" R-51
Roof: 18.0" R-52 Insulation	18.0" R-52	18.0" R-52
Roof: 18.5" R-53 Insulation	18.5" R-53	18.5" R-53
Roof: 19.0" R-54 Insulation	19.0" R-54	19.0" R-54
Roof: 19.5" R-55 Insulation	19.5" R-55	19.5" R-55
Roof: 20.0" R-56 Insulation	20.0" R-56	20.0" R-56
Roof: 20.5" R-57 Insulation	20.5" R-57	20.5" R-57
Roof: 21.0" R-58 Insulation	21.0" R-58	21.0" R-58
Roof: 21.5" R-59 Insulation	21.5" R-59	21.5" R-59
Roof: 22.0" R-60 Insulation	22.0" R-60	22.0" R-60
Roof: 22.5" R-61 Insulation	22.5" R-61	22.5" R-61
Roof: 23.0" R-62 Insulation	23.0" R-62	23.0" R-62
Roof: 23.5" R-63 Insulation	23.5" R-63	23.5" R-63
Roof: 24.0" R-64 Insulation	24.0" R-64	24.0" R-64
Roof: 24.5" R-65 Insulation	24.5" R-65	24.5" R-65
Roof: 25.0" R-66 Insulation	25.0" R-66	25.0" R-66
Roof: 25.5" R-67 Insulation	25.5" R-67	25.5" R-67
Roof: 26.0" R-68 Insulation	26.0" R-68	26.0" R-68
Roof: 26.5" R-69 Insulation	26.5" R-69	26.5" R-69
Roof: 27.0" R-70 Insulation	27.0" R-70	27.0" R-70
Roof: 27.5" R-71 Insulation	27.5" R-71	27.5" R-71
Roof: 28.0" R-72 Insulation	28.0" R-72	28.0" R-72
Roof: 28.5" R-73 Insulation	28.5" R-73	28.5" R-73
Roof: 29.0" R-74 Insulation	29.0" R-74	29.0" R-74
Roof: 29.5" R-75 Insulation	29.5" R-75	29.5" R-75
Roof: 30.0" R-76 Insulation	30.0" R-76	30.0" R-76
Roof: 30.5" R-77 Insulation	30.5" R-77	30.5" R-77
Roof: 31.0" R-78 Insulation	31.0" R-78	31.0" R-78
Roof: 31.5" R-79 Insulation	31.5" R-79	31.5" R-79
Roof: 32.0" R-80 Insulation	32.0" R-80	32.0" R-80
Roof: 32.5" R-81 Insulation	32.5" R-81	32.5" R-81
Roof: 33.0" R-82 Insulation	33.0" R-82	33.0" R-82
Roof: 33.5" R-83 Insulation	33.5" R-83	33.5" R-83
Roof: 34.0" R-84 Insulation	34.0" R-84	34.0" R-84
Roof: 34.5" R-85 Insulation	34.5" R-85	34.5" R-85
Roof: 35.0" R-86 Insulation	35.0" R-86	35.0" R-86
Roof: 35.5" R-87 Insulation	35.5" R-87	35.5" R-87
Roof: 36.0" R-88 Insulation	36.0" R-88	36.0" R-88
Roof: 36.5" R-89 Insulation	36.5" R-89	36.5" R-89
Roof: 37.0" R-90 Insulation	37.0" R-90	37.0" R-90
Roof: 37.5" R-91 Insulation	37.5" R-91	37.5" R-91
Roof: 38.0" R-92 Insulation	38.0" R-92	38.0" R-92
Roof: 38.5" R-93 Insulation	38.5" R-93	38.5" R-93
Roof: 39.0" R-94 Insulation	39.0" R-94	39.0" R-94
Roof: 39.5" R-95 Insulation	39.5" R-95	39.5" R-95
Roof: 40.0" R-96 Insulation	40.0" R-96	40.0" R-96
Roof: 40.5" R-97 Insulation	40.5" R-97	40.5" R-97
Roof: 41.0" R-98 Insulation	41.0" R-98	41.0" R-98
Roof: 41.5" R-99 Insulation	41.5" R-99	41.5" R-99
Roof: 42.0" R-100 Insulation	42.0" R-100	42.0" R-100
Roof: 42.5" R-101 Insulation	42.5" R-101	42.5" R-101
Roof: 43.0" R-102 Insulation	43.0" R-102	43.0" R-102
Roof: 43.5" R-103 Insulation	43.5" R-103	43.5" R-103
Roof: 44.0" R-104 Insulation	44.0" R-104	44.0" R-104
Roof: 44.5" R-105 Insulation	44.5" R-105	44.5" R-105
Roof: 45.0" R-106 Insulation	45.0" R-106	45.0" R-106
Roof: 45.5" R-107 Insulation	45.5" R-107	45.5" R-107
Roof: 46.0" R-108 Insulation	46.0" R-108	46.0" R-108
Roof: 46.5" R-109 Insulation	46.5" R-109	46.5" R-109
Roof: 47.0" R-110 Insulation	47.0" R-110	47.0" R-110
Roof: 47.5" R-111 Insulation	47.5" R-111	47.5" R-111
Roof: 48.0" R-112 Insulation	48.0" R-112	48.0" R-112
Roof: 48.5" R-113 Insulation	48.5" R-113	48.5" R-113
Roof: 49.0" R-114 Insulation	49.0" R-114	49.0" R-114
Roof: 49.5" R-115 Insulation	49.5" R-115	49.5" R-115
Roof: 50.0" R-116 Insulation	50.0" R-116	50.0" R-116
Roof: 50.5" R-117 Insulation	50.5" R-117	50.5" R-117
Roof: 51.0" R-118 Insulation	51.0" R-118	51.0" R-118
Roof: 51.5" R-119 Insulation	51.5" R-119	51.5" R-119
Roof: 52.0" R-120 Insulation	52.0" R-120	52.0" R-120
Roof: 52.5" R-121 Insulation	52.5" R-121	52.5" R-121
Roof: 53.0" R-122 Insulation	53.0" R-122	53.0" R-122
Roof: 53.5" R-123 Insulation	53.5" R-123	53.5" R-123
Roof: 54.0" R-124 Insulation	54.0" R-124	54.0" R-124
Roof: 54.5" R-125 Insulation	54.5" R-125	54.5" R-125
Roof: 55.0" R-126 Insulation	55.0" R-126	55.0" R-126
Roof: 55.5" R-127 Insulation	55.5" R-127	55.5" R-127
Roof: 56.0" R-128 Insulation	56.0" R-128	56.0" R-128
Roof: 56.5" R-129 Insulation	56.5" R-129	56.5" R-129
Roof: 57.0" R-130 Insulation	57.0" R-130	57.0" R-130
Roof: 57.5" R-131 Insulation	57.5" R-131	57.5" R-131
Roof: 58.0" R-132 Insulation	58.0" R-132	58.0" R-132
Roof: 58.5" R-133 Insulation	58.5" R-133	58.5" R-133
Roof: 59.0" R-134 Insulation	59.0" R-134	59.0" R-134
Roof: 59.5" R-135 Insulation	59.5" R-135	59.5" R-135
Roof: 60.0" R-136 Insulation	60.0" R-136	60.0" R-136
Roof: 60.5" R-137 Insulation	60.5" R-137	60.5" R-137
Roof: 61.0" R-138 Insulation	61.0" R-138	61.0" R-138
Roof: 61.5" R-139 Insulation	61.5" R-139	61.5" R-139
Roof: 62.0" R-140 Insulation	62.0" R-140	62.0" R-140
Roof: 62.5" R-141 Insulation	62.5" R-141	62.5" R-141
Roof: 63.0" R-142 Insulation	63.0" R-142	63.0" R-142
Roof: 63.5" R-143 Insulation	63.5" R-143	63.5" R-143
Roof: 64.0" R-144 Insulation	64.0" R-144	64.0" R-144
Roof: 64.5" R-145 Insulation	64.5" R-145	64.5" R-145
Roof: 65.0" R-146 Insulation	65.0" R-146	65.0" R-146
Roof: 65.5" R-147 Insulation	65.5" R-147	65.5" R-147
Roof: 66.0" R-148 Insulation	66.0" R-148	66.0" R-148
Roof: 66.5" R-149 Insulation	66.5" R-149	66.5" R-149
Roof: 67.0" R-150 Insulation	67.0" R-150	67.0" R-150
Roof: 67.5" R-151 Insulation	67.5" R-151	67.5" R-151
Roof: 68.0" R-152 Insulation	68.0" R-152	68.0" R-152
Roof: 68.5" R-153 Insulation	68.5" R-153	68.5" R-153
Roof: 69.0" R-154 Insulation	69.0" R-154	69.0" R-154
Roof: 69.5" R-155 Insulation	69.5" R-155	69.5" R-155
Roof: 70.0" R-156 Insulation	70.0" R-156	70.0" R-156
Roof: 70.5" R-157 Insulation	70.5" R-157	70.5" R-157
Roof: 71.0" R-158 Insulation	71.0" R-158	71.0" R-158
Roof: 71.5" R-159 Insulation	71.5" R-159	71.5" R-159
Roof: 72.0" R-160 Insulation	72.0" R-160	72.0" R-160
Roof: 72.5" R-161 Insulation	72.5" R-161	72.5" R-161
Roof: 73.0" R-162 Insulation	73.0" R-162	73.0" R-162
Roof: 73.5" R-163 Insulation	73.5" R-163	73.5" R-163
Roof: 74.0" R-164 Insulation	74.0" R-164	74.0" R-164
Roof: 74.5" R-165 Insulation	74.5" R-165	74.5" R-165
Roof: 75.0" R-166 Insulation	75.0" R-166	75.0" R-166
Roof: 75.5" R-167 Insulation	75.5" R-167	75.5" R-167
Roof: 76.0" R-168 Insulation	76.0" R-168	76.0" R-168
Roof: 76.5" R-169 Insulation	76.5" R-169	76.5" R-169
Roof: 77.0" R-170 Insulation	77.0" R-170	77.0" R-170
Roof: 77.5" R-171 Insulation	77.5" R-171	77.5" R-171
Roof: 78.0" R-172 Insulation	78.0" R-172	78.0" R-172
Roof: 78.5" R-173 Insulation	78.5" R-173	78.5" R-173
Roof: 79.0" R-174 Insulation	79.0" R-174	79.0" R-174
Roof: 79.5" R-175 Insulation	79.5" R-175	79.5" R-175
Roof: 80.0" R-176 Insulation	80.0" R-176	80.0" R-176
Roof: 80.5" R-177 Insulation	80.5" R-177	80.5" R-177
Roof: 81.0" R-178 Insulation	81.0" R-178	81.0" R-178
Roof: 81.5" R-179 Insulation	81.5" R-179	81.5" R-179
Roof: 82.0" R-180 Insulation	82.0" R-180	82.0" R-180
Roof: 82.5" R-181 Insulation	82.5" R-181	82.5" R-181
Roof: 83.0" R-182 Insulation	83.0" R-182	83.0" R-182
Roof: 83.5" R-183 Insulation	83.5" R-183	83.5" R-183
Roof: 84.0" R-184 Insulation	84.0" R-184	84.0" R-184
Roof: 84.5" R-185 Insulation	84.5" R-185	84.5" R-185
Roof: 85.0" R-186 Insulation	85.0" R-186	85.0" R-186
Roof: 85.5" R-187 Insulation	85.5" R-187	85.5" R-187
Roof: 86.0" R-188 Insulation	86.0" R-188	86.0" R-188
Roof: 86.5" R-189 Insulation	86.5" R-189	86.5" R-189
Roof: 87.0" R-190 Insulation	87.0" R-190	87.0" R-190
Roof: 87.5" R-191 Insulation	87.5" R-191	87.5" R-191
Roof: 88.0" R-192 Insulation	88.0" R-192	88.0" R-192
Roof: 88.5" R-193 Insulation	88.5" R-193	88.5" R-193
Roof: 89.0" R-194 Insulation	89.0" R-194	89.0" R-194
Roof: 89.5" R-195 Insulation	89.5" R-195	89.5" R-195
Roof: 90.0" R-196 Insulation	90.0" R-196	90.0" R-196
Roof: 90.5" R-197 Insulation	90.5" R-197	90.5" R-197
Roof: 91.0" R-198 Insulation	91.0" R-198	91.0" R-198
Roof: 91.5" R-199 Insulation	91.5" R-199	91.5" R-199
Roof: 92.0" R-200 Insulation	92.0" R-200	92.0" R-200
Roof: 92.5" R-201 Insulation	92.5" R-201	92.5" R-201
Roof: 93.0" R-202 Insulation	93.0" R-202	93.0" R-202
Roof: 93.5" R-203 Insulation	93.5" R-203	93.5" R-203
Roof: 94.0" R-204 Insulation	94.0" R-204	94.0" R-204
Roof: 94.5" R-205 Insulation	94.5" R-205	94.5" R-205
Roof: 95.0" R-206 Insulation	95.0" R-206	95.0" R-206
Roof: 95.5" R-207 Insulation	95.5" R-207	95.5" R-207
Roof: 96.0" R-208 Insulation	96.0" R-208	96.0" R-208
Roof: 96.5" R-209 Insulation	96.5" R-209	96.5" R-209
Roof: 97.0" R-210 Insulation	97.0" R-210	97.0" R-210
Roof: 97.5" R-211 Insulation	97.5" R-211	97.5" R-211
Roof: 98.0" R-212 Insulation	98.0" R-212	98.0" R-212
Roof: 98.5" R-213 Insulation	98.5" R-213	98.5" R-213
Roof: 99.0" R-214 Insulation	99.0" R-214	99.0" R-214
Roof: 99.5" R-215 Insulation	99.5" R-215	99.5" R-215
Roof: 100.0" R-216 Insulation	100.0" R-216	100.0" R-216
Roof: 100.5" R-217 Insulation	100.5" R-217	100.5" R-217
Roof: 101.0" R-218 Insulation	101.0" R-218	101.0" R-218
Roof: 101.5" R-219 Insulation	101.5" R-219	101.5" R-219
Roof: 102.0" R-220 Insulation	102.0" R-220	102.0" R-220
Roof: 102.5" R-221 Insulation	102.5" R-221	102.5" R-221
Roof: 103.0" R-222 Insulation	103.0" R-222	103.0" R-222
Roof: 103.5" R-223 Insulation	103.5" R-223	103.5" R-2

N:\2021\21-026 McCann Estates\DWG\21-026.dwg, 7/14/2023 10:31:54 AM, JAMT



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. 26859, EXP DATE 08/08/23

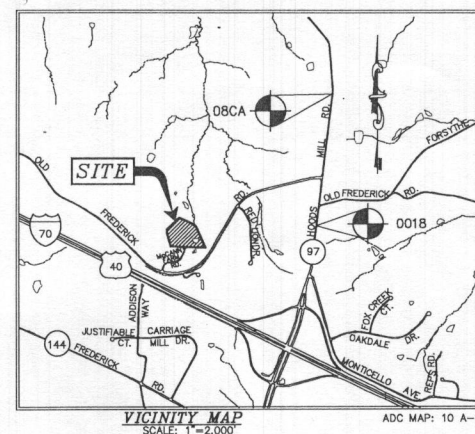


DEVELOPER
WILLIAMSBURG HOMES
5485 HARPERS FARM ROAD
COLUMBIA, MARYLAND 21044
410-997-8800

LEGEND

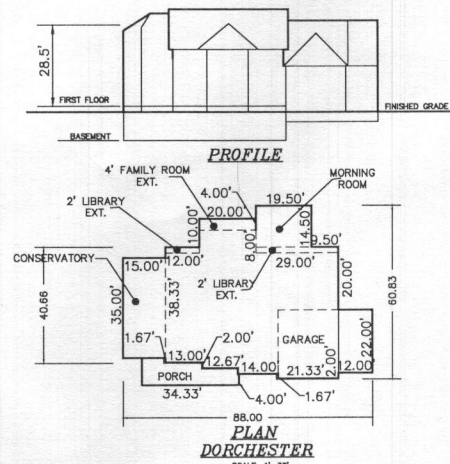
- | | | | |
|--|---|--|----------------------------------|
| | PROPOSED DRIVEWAY | | LOD LIMIT OF DISTURBANCE |
| | PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) | | STABILIZED CONSTRUCTION ENTRANCE |
| | SPECIMEN TREE TO BE REMOVED | | PERMANENT STABILIZATION MATTING |
| | TREE PROTECTION FENCE | | WELL AREA |
| | SUPER SILT FENCE | | |
| | SILT FENCE | | |

SOIL TABLE			
SYMBOL	RATING	NAME	K FACTOR
GpB	(B)	GLENELO LOAM, 3-8% SLOPES	.20
GmB	(C)	GLENELO SILT LOAM, 3-8% SLOPES	.37
MaD	(B)	MANOR LOAM, 15-25% SLOPES	.32



GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- PARCEL BACKGROUND:**
TAX MAP: 8
PARCEL: 27-A LOT: 3
ELECTION DISTRICT: FOURTH
ZONING: RC-DEO
AREA: 3.06 AC
DPZ FILES: ECP-18-045, F-20-029, WP-20-006, WP-20-101
ADDRESS: 14760 MCCANN FARM DR., WOODBINE, MD 21797
- 2' TOPOGRAPHY FOR THE DEVELOPED AREAS IS BASED ON FIELD RUN SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOC., INC. ON OR ABOUT DECEMBER 2014.
- PRIVATE WELL AND SEPTIC WILL BE UTILIZED.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT 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. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- ANY CHANGES TO THE LOCATION OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED PLAN MAY BE REQUIRED.
- THE MAXIMUM EARTH COVER OVER THE TANK IS THREE (3) FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
- THE WELL TAG # HO-20-097 HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
- ANY WELLS OR SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELL AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
STA. NO. 0018: N 607,897.308; E 1,308,424.309; ELEV. 628.856
STA. NO. 0019: N 610,521.236; E 1,308,742.172; ELEV. 625.025
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003). DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
- THERE ARE NO EXISTING STRUCTURES ON SITE.
- LIMIT OF DISTURBANCE (LOD) IS LESS THAN 30,000 S.F. (28,800 S.F.) STANDARD EROSION AND SEDIMENT CONTROL TO BE UTILIZED. APPROVAL OF HSCD IS NOT REQUIRED.



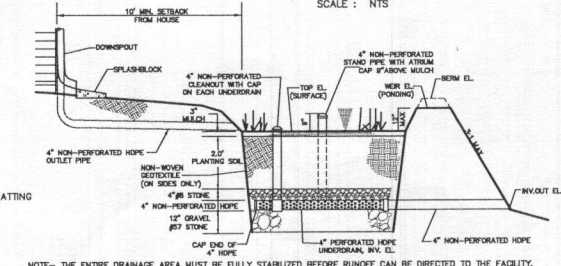
MICRO-BIORETENTION SCHEDULE

FACILITY	TOP EL. (SURFACE)	WEIR EL. (PONDING)	BERM EL.	INV. IN.	INV. OUT.	SURFACE AREA	PONDING AREA	PONDING DEPTH	GRAVEL DEPTH BELOW UNDERDRAN
MB-2	622.00	623.00	623.50	619.08	618.50	430 S.F.	900 S.F.	12"	15"

- MIXED PERENNIALS
CUT-LEAF CONEFLOWER (1.5' SP.)
BEEBALM (1.5' SP.)
JOH-W-WEED (3' SP.)
- INK BERRY
- NOTE: PLANT MATERIAL MUST COVER AT LEAST 50% OF THE SURFACE AREA OF THE MICRO-BIORETENTION

TYP. MICRO-BIORETENTION (M-6) DETAIL

SCALE: NTS



NOTE: THE ENTIRE DRAINAGE AREA MUST BE FULLY STABILIZED BEFORE RUNOFF CAN BE DIRECTED TO THE FACILITY.

TYPICAL MICRO-BIORETENTION PROFILE

NTS

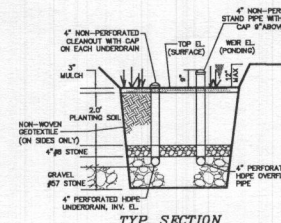
OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. 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.

SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.

MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.

SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.



TYP. SECTION MICRO-BIORETENTION (M-6)

NTS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
8318 Forest Street, Suite 300, Ellicott City, MD 21043
(410) 997-0236 Tel. (410) 997-0238 Fax

MCCANN ESTATES-EAST (LOT 3)
14760 MCCANN FARM ROAD WOODBINE MARYLAND 21797
TAX MAP: 8, BLOCK: 10, PARCEL: 27-A, LOT: 3
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
PLOT PLAN (GRADING PLAN)

Project	date	description	revisions
21-026	JULY 2023	illustration	MM
		scale	1"=30'
		approval	SAA

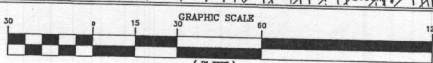
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26859, EXP DATE 08/08/21

SAMER A. ALOMER, P.E. 09/10/2021 DATE:

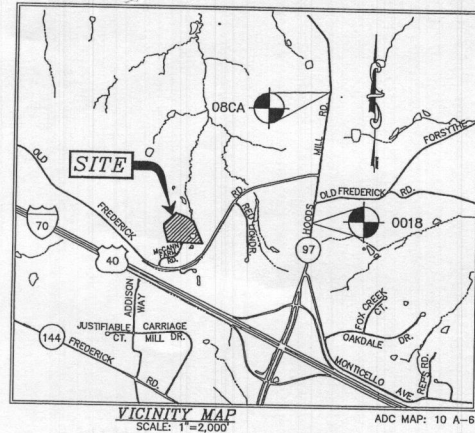
DEVELOPER
WILLIAMSBURG HOMES
5485 HARPERS FARM ROAD
COLUMBIA, MARYLAND 21044
410-997-8800

LEGEND

- PROPOSED DRIVEWAY
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCE
- SUPER SILT FENCE
- SILT FENCE
- LIMIT OF DISTURBANCE
- DRY-WELL (M-5)
- STABILIZED CONSTRUCTION ENTRANCE
- NON-ROOFTOP DISCONNECTION (N-2)
- PERMANENT STABILIZATION MATTING
- WELL AREA



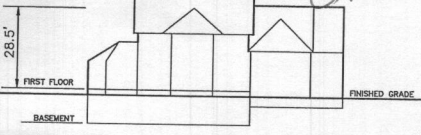
SYMBOL	HAIRING	NAME	K FACTOR
G ₂ B	(B)	GLENHOLD LOAM, 3-8% SLOPES	.20
G ₂ M	(C)	GLENVILLE SILT LOAM, 3-8% SLOPES	.37
MoD	(B)	MAJOR LOAM, 15-25% SLOPES	.32



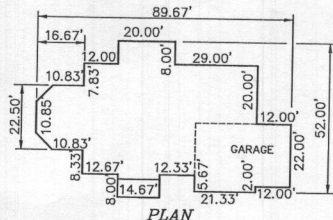
GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- PARCEL BACKGROUND:**
TAX MAP: 8
PARCEL: 27-A LOT: 3
ELECTION DISTRICT: FOURTH
ZONING: RC-DEO
AREA: 3.05 AC±
DPZ FILES: ECP-18-045, F-20-029, WP-20-006, WP-20-101
ADDRESS: 14760 MCCANN FARM DR., WOODBINE, MD 21797
- TOPOGRAPHY FOR THE DEVELOPED AREAS IS BASED ON FIELD RUN SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOC., INC. ON OR ABOUT DECEMBER 2014.
- PRIVATE WELL AND SEPTIC WILL BE UTILIZED.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT 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. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- ANY CHANGES TO THE LOCATION OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED PLAN MAY BE REQUIRED.
- THE MAXIMUM EARTH COVER OVER THE TANK IS THREE (3) FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
- THE WELL TAG # HO-20-097 HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
- ANY WELLS OR SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELL AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
STA. No. 0018: N 607,697.308; E 1,308,424.309; ELEV. 626.856
STA. No. 08CA: N 610,521.236; E 1,308,742.172; ELEV. 625.025
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND AND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003). DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
- THERE ARE NO EXISTING STRUCTURES ON SITE.
- LIMIT OF DISTURBANCE (LOD) IS LESS THAN 30,000 S.F. (28,800 S.F.) STANDARD EROSION AND SEDIMENT CONTROL TO BE UTILIZED. APPROVAL OF HSCD IS NOT REQUIRED.

REVISED
Date: 11/21/22
Comments: B22004276
Revised location of trailer



PROFILE



PLAN

DORCHESTER

SCALE: 1"=30'

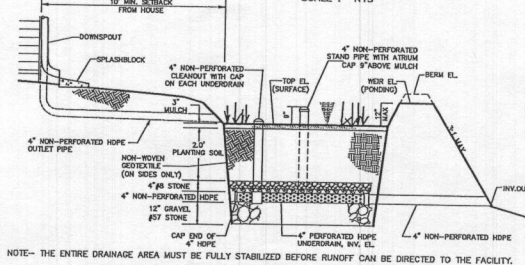
MICRO-BIORETENTION SCHEDULE

FACILITY	TOP EL. (SURFACE)	WEIR EL. (PONDING)	BERM EL.	INV. IN.	INV. OUT.	SURFACE AREA	PONDING AREA	PONDING DEPTH	GRAVEL DEPTH BELOW UNDERDRAIN
MB-2	622.00	623.00	623.50	619.00	618.50	380 S.F.	560 S.F.	12"	12"

- MIXED PERENNIALS, CUT-LEAF CONEFLOWER (1.5' SP.), BEEBALM (1.5' SP.), JOY-W-PLYE-NEED (3' SP.)
- INK BERRY

TYP. MICRO-BIORETENTION (M-6) DETAIL

SCALE: NTS



NOTE- THE ENTIRE DRAINAGE AREA MUST BE FULLY STABILIZED BEFORE RUNOFF CAN BE DIRECTED TO THE FACILITY.

TYPICAL MICRO-BIORETENTION PROFILE

NTS

OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. 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-6.1 AND 2.

SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.

MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.

SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

TYP. SECTION MICRO-BIORETENTION (M-6)

NTS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive Columbia, Maryland 21044
(410) 997-0266 Tel. (410) 997-0268 Fax

MCCANN ESTATES-EAST (LOT 3)
14760 MCCANN FARM ROAD WOODBINE MARYLAND 21797
TAX MAP: 8, BLOCK: 10, PARCEL: 27-A, LOT: 3
FOURTH ELECTION DISTRICT

PLOT PLAN (GRADING PLAN)

project	date	engineering	approval	scale	description	revisions
21-026	OCT 2021	MM	MM	1"=30'		

MA/2021/21-026 McCann Estates/DWG/21-026 East - 2-plot plans rev lot 3.dwg, 11/4/2021, 1:56:30 PM, salom



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. 26859, EXP. DATE 08/08/21

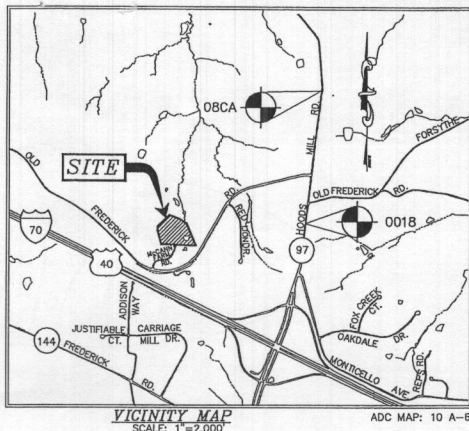
SAMER A. ALOMER, P.E. DATE: 09/10/2021

DEVELOPER
WILLIAMSBURG HOMES
5485 HARPERS FARM ROAD
COLUMBIA, MARYLAND 21044
410-997-8500

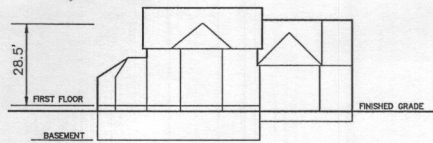
LEGEND

- PROPOSED DRIVEWAY
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCE
- SUPER SILT FENCE
- SILT FENCE
- LIMIT OF DISTURBANCE
- DRY-WELL (M-5)
- STABILIZED CONSTRUCTION ENTRANCE
- NON-ROOFTOP DISCONNECTION (N-2)
- PERMANENT STABILIZATION MATTING
- WELL AREA

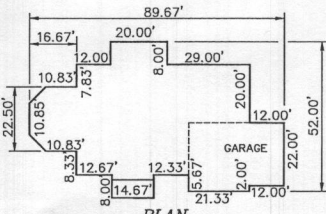
SOIL TABLE			
SYMBOL	RATING	NAME	K FACTOR
GpB	(B)	GLENELG LOAM, 3-8% SLOPES.	.20
GmB	(C)	GLENVILLE SILT LOAM, 3-8% SLOPES.	.37
MdD	(B)	MANOR LOAM, 15-25% SLOPES	.32



REVISED
Date: 11/21/22
Comments: B22004276
Revised location of trailer



PROFILE



PLAN

DORCHESTER

SCALE: 1"=30'

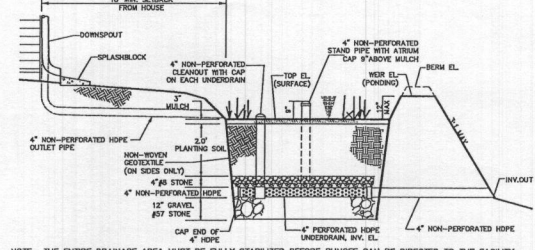
MICRO-BIORETENTION SCHEDULE

FACILITY	TOP EL. (SURFACE)	WEIR EL. (PONDING)	BERM EL.	INV. IN.	INV. OUT.	SURFACE AREA	PONDING AREA	PONDING DEPTH	GRAVEL DEPTH BELOW UNDERDRAIN
MB-2	622.00	623.00	623.50	619.00	618.50	380 S.F.	860 S.F.	12"	12"

- MIXED PERENNIALS
CUT-LEAF CONEFLOWER (1.5" SP.)
BEEBALM (1.5" SP.)
JOY-PYKE-WEED (3" SP.)
- INK BERRY
- NOTE: PLANT MATERIAL MUST COVER AT LEAST 50% OF THE SURFACE AREA OF THE MICRO-BIORETENTION

TYP. MICRO-BIORETENTION (M-6) DETAIL

SCALE: NTS



NOTE- THE ENTIRE DRAINAGE AREA MUST BE FULLY STABILIZED BEFORE RUNOFF CAN BE DIRECTED TO THE FACILITY.

TYPICAL MICRO-BIORETENTION PROFILE

NTS

OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OFF. 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.

SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.

MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.

SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

TYP. SECTION MICRO-BIORETENTION (M-6)

NTS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7850-B Grace Drive, Columbia, Maryland 21044
(410) 997-0286 Tel. (410) 997-0288 Fax.

MCCANN ESTATES-EAST (LOT 3)
14760 MCCANN FARM ROAD WOODBINE MARYLAND 21797
TAX MAP: 8, BLOCK: 10, PARCEL: 27-A, LOT: 3
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
PLOT PLAN (GRADING PLAN)

project	date	revision	description	no.
21-026	OCT 2021	MMX	engineering	1
MMX	MMX	MMX	scale	1"=30'
MMX	MMX	MMX	approval	SAA

5 BR (including library)
Unfinished basement

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

CS-	COVER SHEET	
D1-	WALL SECTIONS	
D2-	SHEAR WALL DETAILS	
D3-	AREAWAY DETAILS	
D4-	GENERAL REQUIREMENTS	
1a-	ELEVATION #1	
1b-	ELEVATION #2	
1c-	ELEVATION #3	
1d-	ELEVATION #4	
1e-	ELEVATION #5	
1f-	ELEVATION #6	
2a-	FOUNDATION PLAN	
2b-	FIN. BSMT. PLAN	
3-	FIRST FL. PLAN	
4-	SECOND FL. PLAN	
5a-	PARTIAL PLANS ELEV. 2	
5b-	PARTIAL PLANS ELEV. 3 SIDING	
5c-	PARTIAL PLANS ELEV. 3 BRICK	
5d-	PARTIAL PLANS ELEV. 4	
5e-	PARTIAL PLANS ELEV. 5	
5f-	PARTIAL PLANS ELEV. 6	
6-	SECTIONS A&C	
7-	SECTION B	
8a-	THIRD CAR SIDE LOAD GARAGE W/ M. BATH OPTIONS	
8b-	THIRD CAR PLANS & ELEVATIONS	
8c-	MORNING RM.	
8d-	CONSERVATORY	
8e-	SECOND FL. FAMILY RM.	
8f-	WALL OF WINDOWS	
8g-	ELEVATOR OPTION	
8h-	DETACHED GARAGE ELEV.	
8i-	DETACHED GARAGE PLAN	
8j-	TWO STORY ADDITION	
8k-	GRADE BEAM DETAILS	
8l-	LARGE MORNING RM.	
8m-	+2' KIT.BR. M BDRM.	
8n-	+2' LIBRARY	
8o-	ROOF PLANS	
E1-E5	ELECTRICAL PLANS	

CONSTRUCTION:		
GROUND FLOOR	CONCRETE	
FIRST FLOOR	WOOD	
SECOND FLOOR	WOOD	
ROOF	WOOD	
WALLS	WOOD	
BUILDING AREA: SQ. FT.	INCLUDED:	
D4 ELEVATION 1		
FIRST FLOOR CONDITIONED	2120	
SECOND FLOOR CONDITIONED	1935	
UNFINISHED BASEMENT	2120	
OPT. FIN. BASEMENT	900	
OPT. MEDIA RM	360	
OPT. OFFICE	214	
GARAGE	480	
D4 ELEVATION 2		
FIRST FLOOR CONDITIONED	2164	
SECOND FLOOR CONDITIONED	1935	
UNFINISHED BASEMENT	2148	
OPT. FIN. BASEMENT	928	
GARAGE	480	
D4 ELEVATION 3		
FIRST FLOOR CONDITIONED	2214	
SECOND FLOOR CONDITIONED	1990	
UNFINISHED BASEMENT	2200	
OPT. FIN. BASEMENT	928	
GARAGE	480	
D4 ELEVATION 4		
FIRST FLOOR CONDITIONED	2200	
SECOND FLOOR CONDITIONED	1989	
UNFINISHED BASEMENT	2200	
FINISHED BASEMENT	928	
GARAGE	480	
D4 ELEVATION 5,6		
FIRST FLOOR CONDITIONED	2148	
SECOND FLOOR CONDITIONED	1935	
UNFINISHED BASEMENT	2148	
FINISHED BASEMENT	928	
GARAGE EL. 5	702	
GARAGE EL. 6	480	

[illegible]

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
R402.1.1 VAPOR RETARDER:	WALL ASSEMBLIES IN THE THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQUIREMENTS OF SECTION R702.7 OF THE IRC 2018	WIND SPEED ULTIMATE 115 MPH EXPOSE C
R402.1.2 ATTIC INSULATION-	R-49, R-38 WILL SATISFY THE REQUIREMENT IF FULL OVERTHE TOP PLATE @ EAVES (REQUIRES RAISED HEEL TRUSS).	ATTICS W/O STORAGE 10 PSF
R402.1.2 WOOD FRAME WALL	R-20 OR R13 + R5 CONTINUOUS INSULATION.	ATTICS W/ STORAGE 20 PSF
R402.1.2 BASEMENT WALL INSULATION:	R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HIGHT R-13 IN CAVITY IF FINISHED.	HABITABLE ATTICS 30 PSF
R402.1.2 CRAWL SPACE WALL INSULATION:	R-10 FOIL FACED CONTINUOUS BATTS FULL HIGHT. EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL Z'-0".	STAIRS 40 PSF
R402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE:	R-30 BATT INSULATION	DECKS & BALCONIES (EXT) 40 PSF
R402.1.2 WINDOW U-VALUE/ SHGC	0.32 (U-VALUE) & 0.40 (SHGC)	GUARDRAILS 200# (CONT.)
R402.1.10 SLAB ON GRADE FLOORS LESS THAN 12' BELOW GRADE:	R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER Z'-0" HORIZONTALLY OR VERTICALLY.	B LIGHT FRAME STRUCTURAL W/ SHEAR WALLS
R402.2.4 ATTIC ACCESS:	ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49.	SEISMIC CATEGORY
R402.4.1.2 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 OR SUITABLE MATERIAL.	CONCRETE WEATHERING
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.	TERMITE
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 R1006 OF THE IRC.	DECAY PROBABILITY
R402.4.4 FUEL-BURNING APPLIANCES	RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.	ICE UNDERLAYMENT
R402.4.5 RECESSED LIGHTING	ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM.	FROST DEPTH
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.	NOTE: MINIMUM VALUES SHOWN- CONFIRM WITH LOCAL CODE OFFICIAL PRIOR TO CONSTRUCTION.
R403.1.2 HEAT PUMP SUPPLEMENTARY HEAT	SUPPLY & RETURN DUCTS IN ATTIC R-8 MIN.	
R403.3.1 MECHANICAL DUCT INSULATION	SUPPLY DUCTS OUTSIDE OF CONDITIONED SPACE R-8 MIN.	
R403.3.2 DUCT SEALING	ALL OTHER DUCTS EXCEPT THOSE LOCATED INSIDE THE BUILDING THERMAL ENVELOPE R-6 MIN. DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-6 MIN.	
R403.6 MECHANICAL VENTILATION	ALL DUCTS, AIR HANDLERS, AND FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OF THE IRC.	
403.6.1 WHOLE HOUSE MECH. VENT SYSTEM FAN EFFICIENCY	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.	
R403.7 EQUIPMENT SIZING	OUTDOOR AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER TO COMPLY WITH TABLE R403.6.1.	
R404.1 LIGHTING EQUIPMENT WATER HEATER MECHANICAL TESTING	SHALL COMPLY WITH R403.7	
	A MIN. OF 90% 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

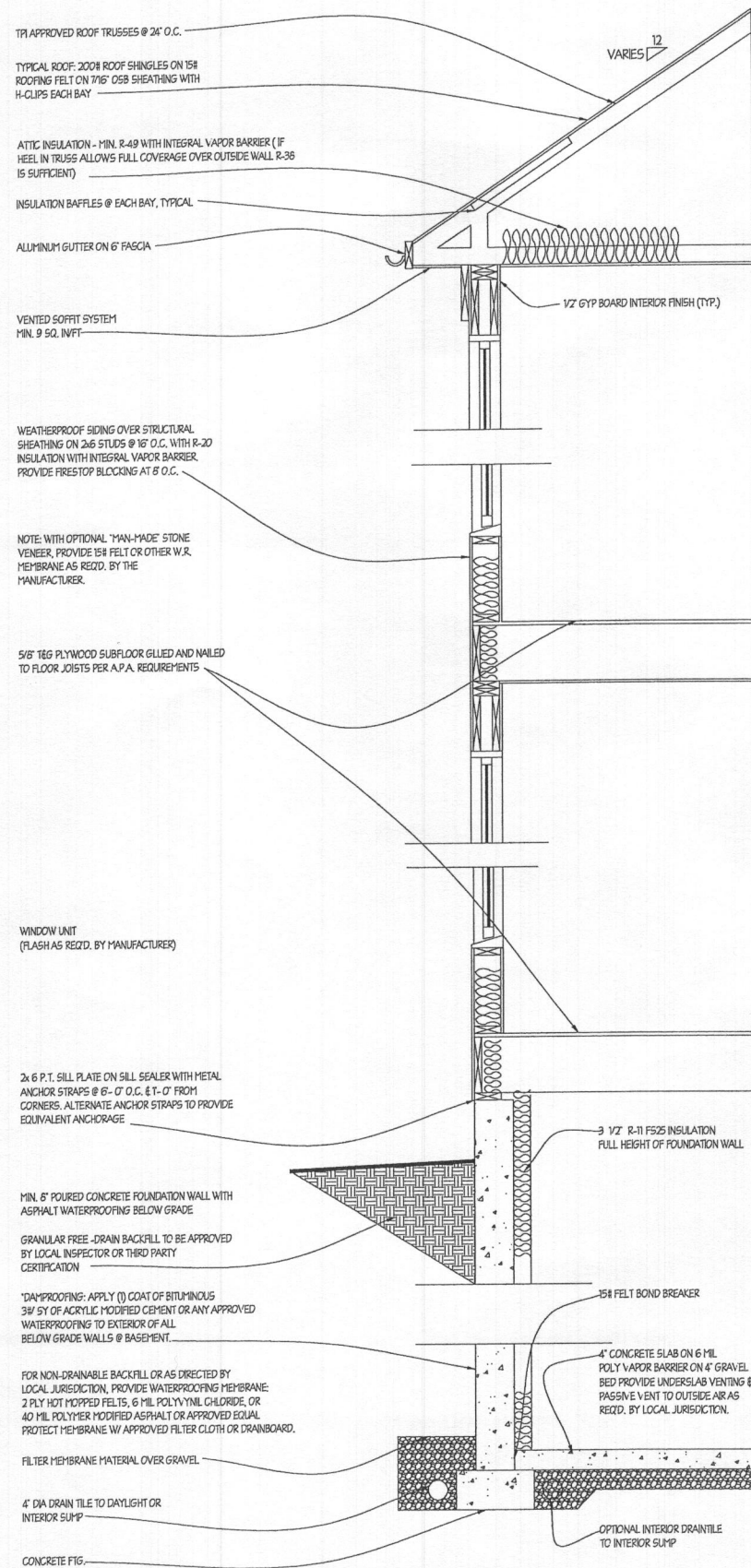
MISC. NOTES:

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.

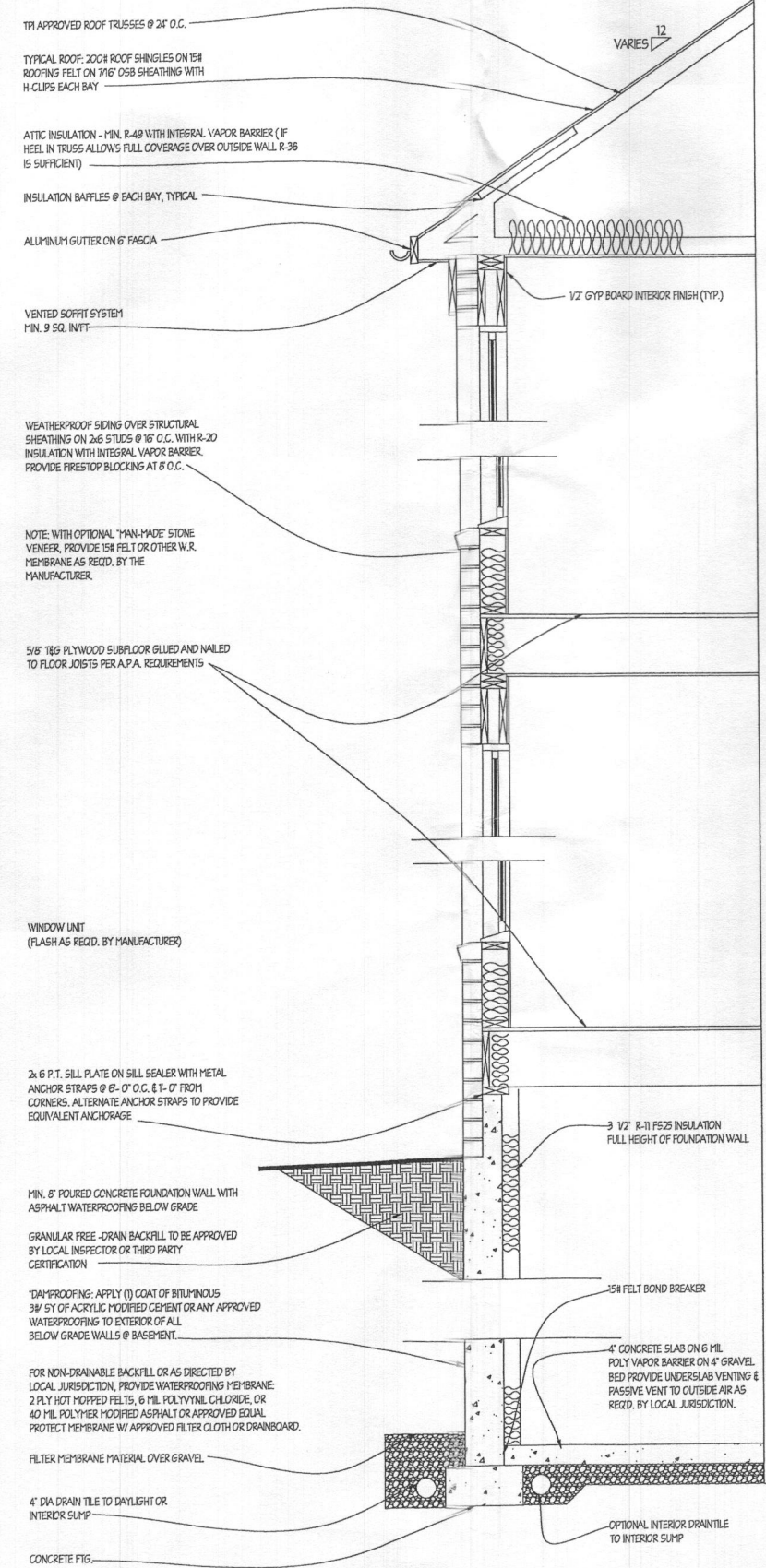
REVISÉD 6/21

	1067 D4E Project No.	Drawing: COVER PAGE	Date: 6/15 Scale: 1/4"=1'-0" Drawn: TTM	<table border="1"> <thead> <tr> <th>DATE:</th> <th>REVISION:</th> <th>DATE:</th> <th>REVISION:</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	DATE:	REVISION:	DATE:	REVISION:																																								
	DATE:	REVISION:	DATE:	REVISION:																																												
Project: WILLIAMSBURG GROUP DORCHESTER 4 ESTATE HOME																																																

mcNE 03- mc Cann Estates East Lot 3



WALL SECTION W/ SIDING
SCALE: 3/4"=1'-0"



WALL SECTION W/ BRICK VENEER

FOUNDATION DESIGN SCHEDULES

PLAIN CONCRETE WALLS

BASED ON GROUP 1 SOILS (GW, GP, SW, SP)

WALL THICKNESS	WALL HEIGHT	MAX. UNBALANCED FILL
8"	8' OR 9'	7'
10"	8' OR 9'	8'

BASED ON GROUP 2 (GH, GC, SH, SM-SC, & ML) GROUP 3 (SC, ML, ML-CL, & CL)

WALL THICKNESS	WALL HEIGHT	MAX. UNBALANCED FILL
8"	8' OR 9'	6'
10"	8' OR 9'	7'
12"	8' OR 9'	8'

* MIN. 10" WALL THICKNESS W/ BRICK VENEER

REINFORCED CONCRETE WALLS

BASED ON GROUP 2 OR 3 SOILS.

WALL THICKNESS	WALL HEIGHT	MAX. UNBALANCED FILL
8" REINFORCING	8'	7'
8" W/ #5@40" OC.	8'	7'
10" W/ #5@20" OC.	8'	7'
10" W/ #6@16" OC.	8'	7'
12" W/ #4@32" OC.	8'	7'
12" W/ #6@16" OC.	9'	6'

NOTE: PLACE REBAR MIN. 1 1/2" FROM INSIDE WALL FACE

PERIMETER SPREAD FOOTINGS:

MIN. WIDTHS BASED ON SOIL BEARING CAPACITY NOTED. MIN. THICKNESS IS 6".
SUPPORTING

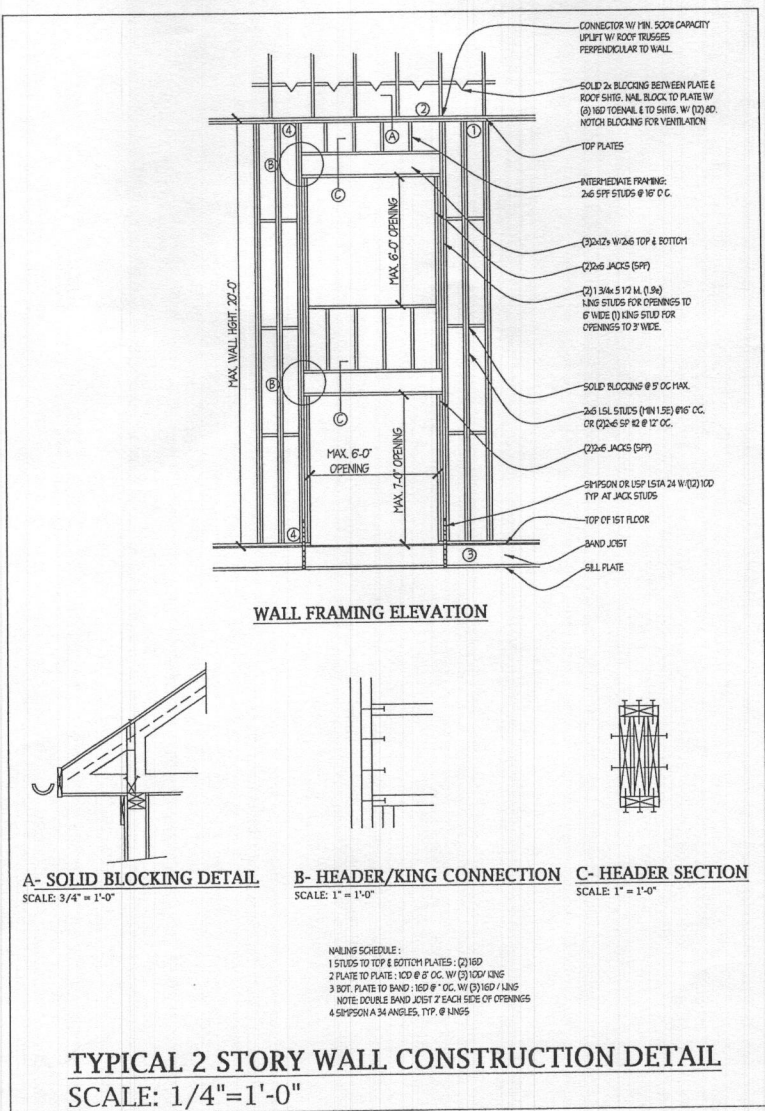
	1500# PSF SOIL	2000# PSF SOIL
1 FLOOR AND ROOF	16"	16"
2 FLOORS AND ROOF	20"	16"
3 FLOORS AND ROOF	24"	18"
1 FLOOR AND ROOF W/ BRICK	20"	20"
2 FLOORS AND ROOF W/ BRICK	26"	20"
3 FLOORS AND ROOF W/ BRICK	32"	24"

PIER FOOTINGS AND COLUMNS:

MIN. PLAIN CONCRETE FOOTING SIZES BASED ON COLUMN DESIGN LOADS AND SOIL BEARING CAPACITY NOTED:

KEY	MAX. VERT. LOAD	MAX. COLUMN HGT.	COLUMN SIZE	1500# PSF SOIL FIG.	2000# PSF SOIL FIG.
A	13,400#	100'	3" x 11" sp.	36' x 36' x 4"	32' x 32' x 4"
B	17,500#	100'	3.5" x 11" sp.	42' x 42' x 4"	36' x 36' x 6"
C	21,500#	100'	4" x 11" sp.	48' x 48' x 22"	40' x 40' x 18"
D	32,400#	100'	3" SCH 40	56' x 56' x 22"	50' x 50' x 24"

NOTE: FIG. DEPTHS MAYBE REDUCED TO MIN. 12" THICKNESS W/ REIN. : #5 BARS @ 8" OC. EACH WAY, 3' FROM BOTTOM



TYPICAL 2 STORY WALL CONSTRUCTION DETAIL
SCALE: 1/4"=1'-0"

REVISED 6/19

Plymouth Road Architects

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

REVISION:

DATE:	REVISION:	DATE:	REVISION:
8/14/12	REVISED FOR 2012 IRC AND IBC		

Date: 6/15

Scale: NOTED

Drawn: TIM

Drawing: WALL DETAIL SECTIONS

Project: WILLIAMSBURG GROUP
DORCHESTER
ESTATE HOME

1067 D4E

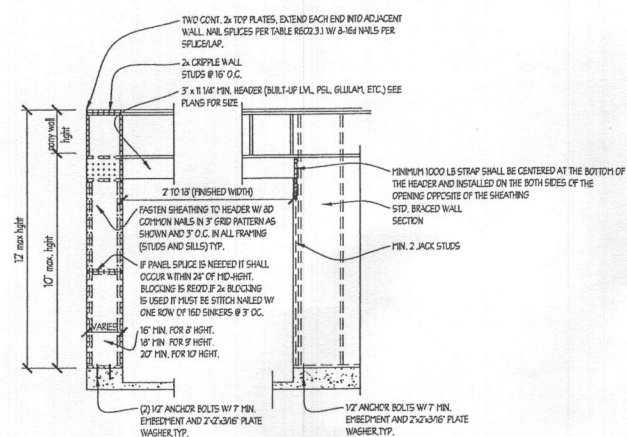
Project No.

D1

2025 Release 4.0.0.4

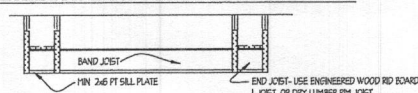
2025/07/11

by user



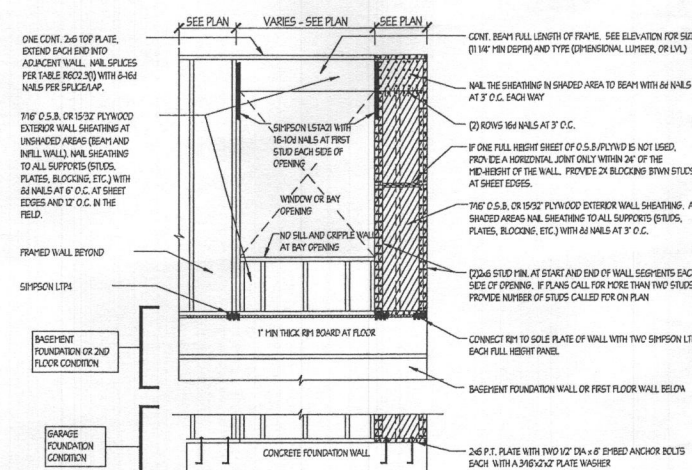
ONE SIDE PORTAL FRAME FOR SEISMIC DESIGN A,B AND C AT GARAGE

NARROW WALL PORTAL DETAILS - TYPE 2



EXTERIOR ELEV. OVER RAISED FLOOR

NARROW WALL PORTAL DETAILS - TYPE 1



ONE SIDED PORTAL FRAME DETAIL AT WINDOW OR BAY OPENING

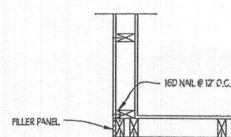
NARROW WALL BRACING DETAILS

NOTE: PORTAL FRAME ARE DESIGNED TO REPLACE THE REQ'D. BRACED WALL SEGMENT UP TO 40' LONG. FOR 9FT. WALL & 3T FOR 10FT. WALL ADJACENT TO 88% OPENING. LOCATIONS AND SPACING TO FOLLOW IRC REQUIREMENTS.

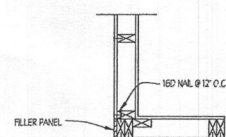
[illegible]

NOTES:

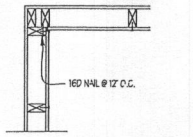
- ALL BRACED WALL PANEL TYPES (AND ENGINEERED SHEAR WALLS, EXCEPT GR8) AND EXIST WALL SHEATHING INSTALLED HORIZONTALLY SHALL HAVE 2x DOUGLASS BIRCH WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING-BLOOMING ABOVE AND BELOW ALL BRACED WALL PANELS.
- ALL EXTERIOR WALLS ARE SHEATHED WITH 7/16" O.S.B. OR 15/32" PLYWOOD, FASTENED PER TABLE REQ2.37(a). AT EXTERIOR CORNERS SHEATHING SHALL BE FASTENED AS SHOWN.
- BRACED WALL PANELS ARE PROVIDED PER SECTIONS REQ2.30. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.
- WHERE ENGINEERED SHEAR WALLS (E.E. TYPE CS-15W40), OR CS-15W40+ THE SHEAR WALLS HAVE BEEN DESIGNED TO RESIST THE CODE REQUIRED WIND LOAD.



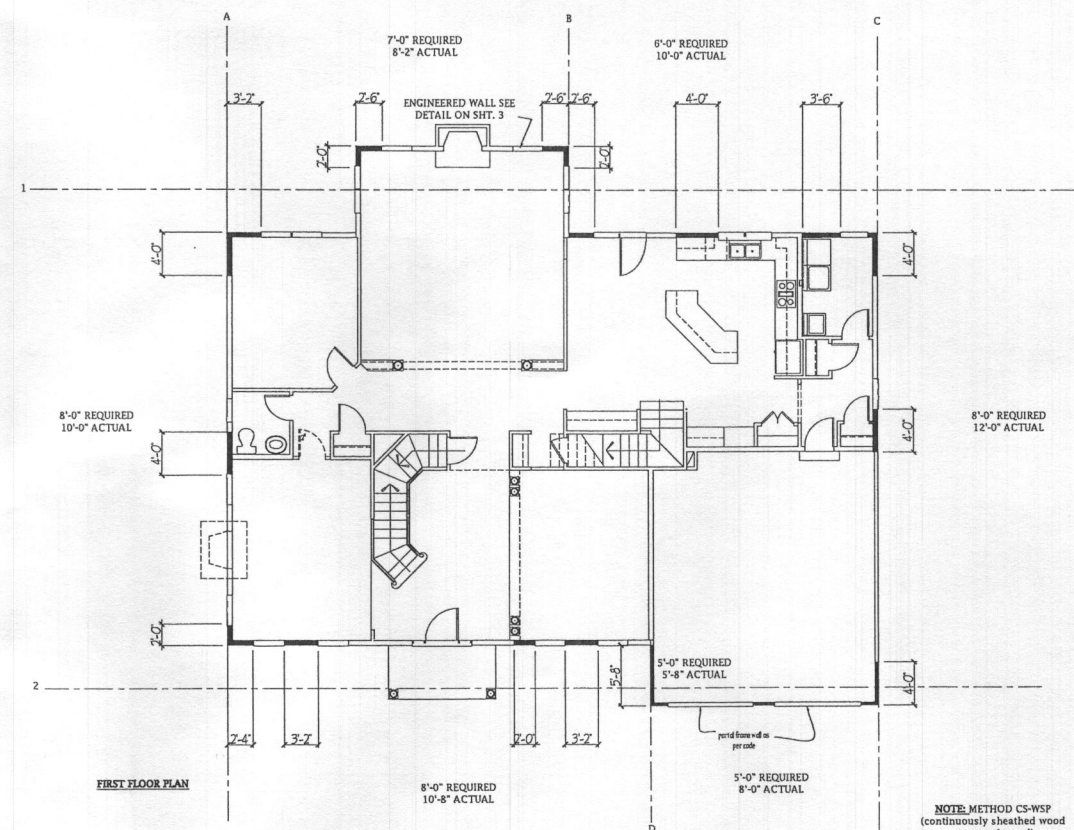
OUTSIDE CORNER DETAIL
not to scale



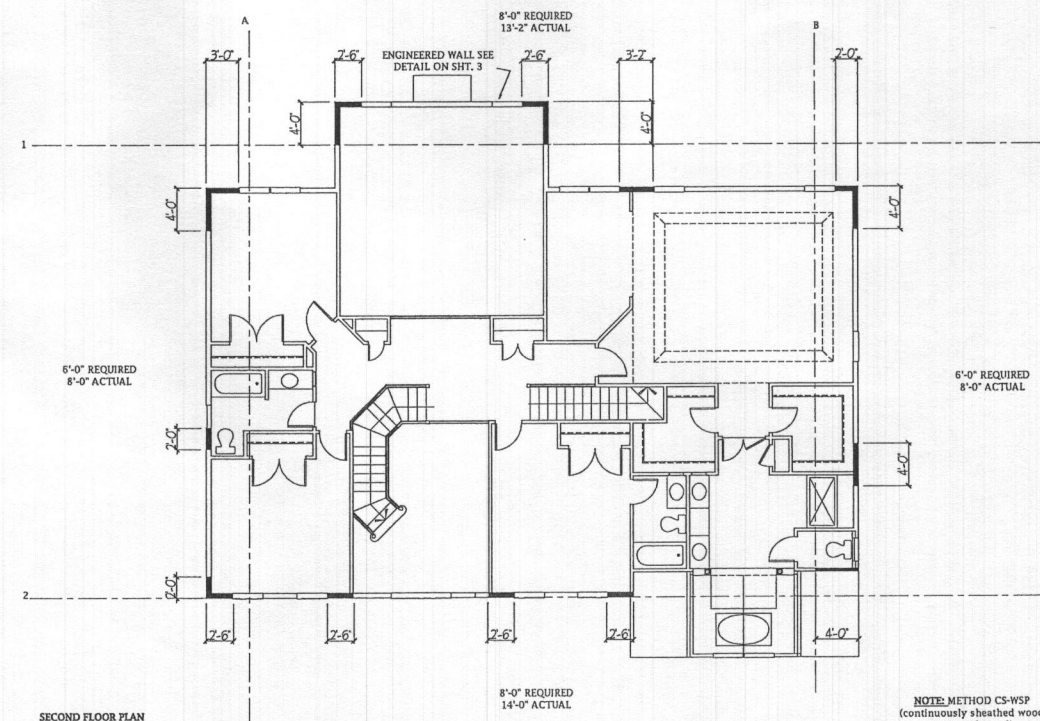
GARAGE CORNER DETAIL
not to scale



INSIDE CORNER DETAIL
not to scale



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTE: METHOD CS-WSP
(continuously sheathed wood
structural panel)
wind speed ≤ 115

NOTE: METHOD CS-WSP
(continuously sheathed wood
structural panel)
wind speed < 115

[illegible]

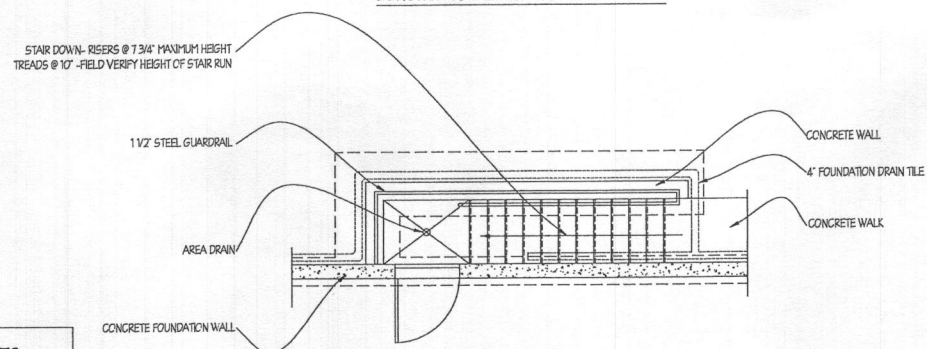
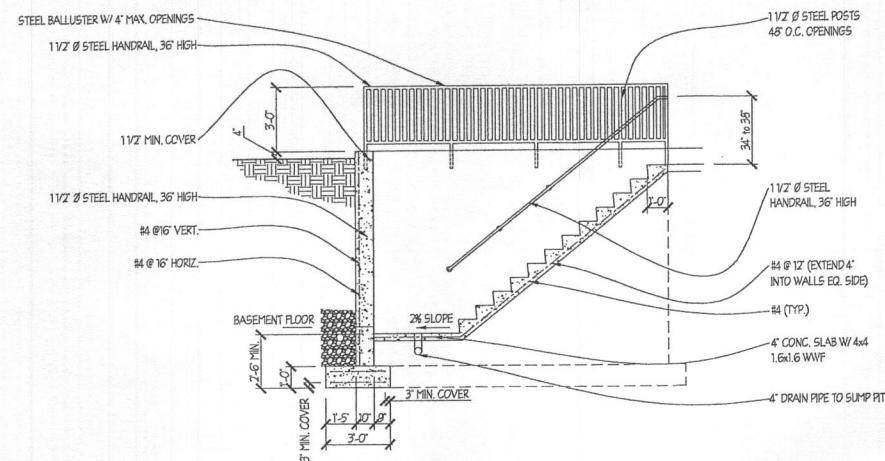
Date: 6/15
Scale: 1/8" = 1'-0"
Drawn: TIM

Drawing: SHEAR WALL DETAILS

Project: WILLIAMSBURG GROUP
DORCHESTER

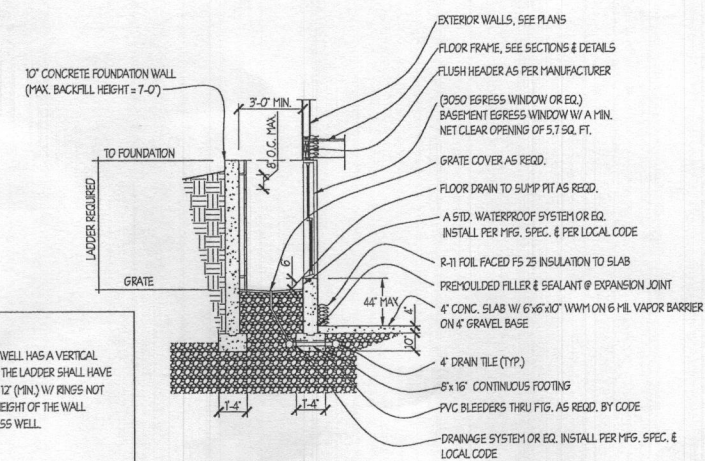
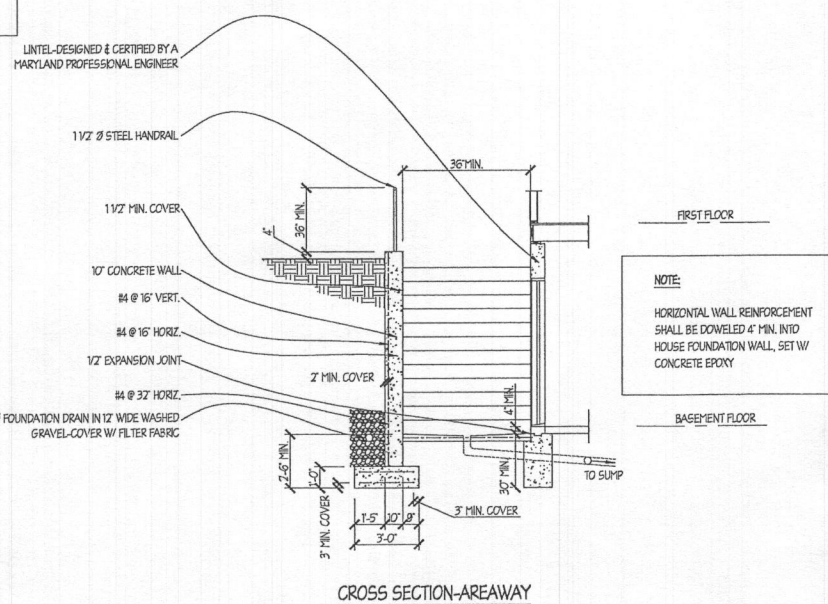
1067 D4
Project No

D2

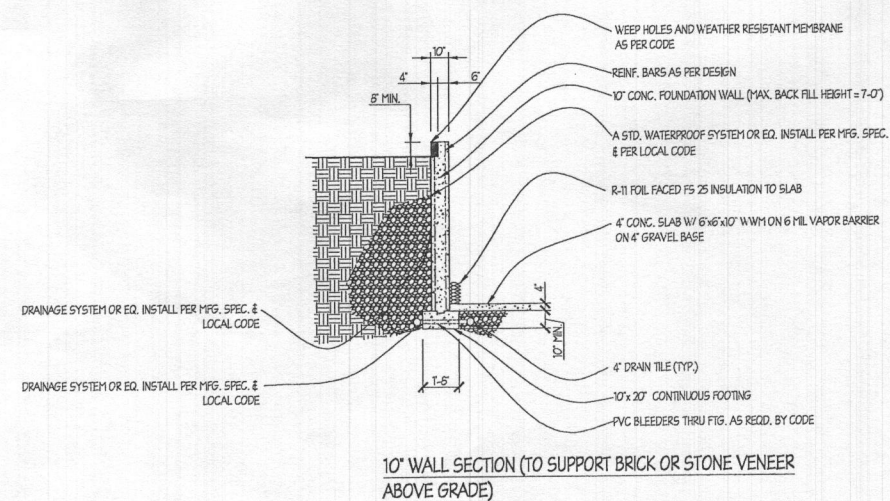
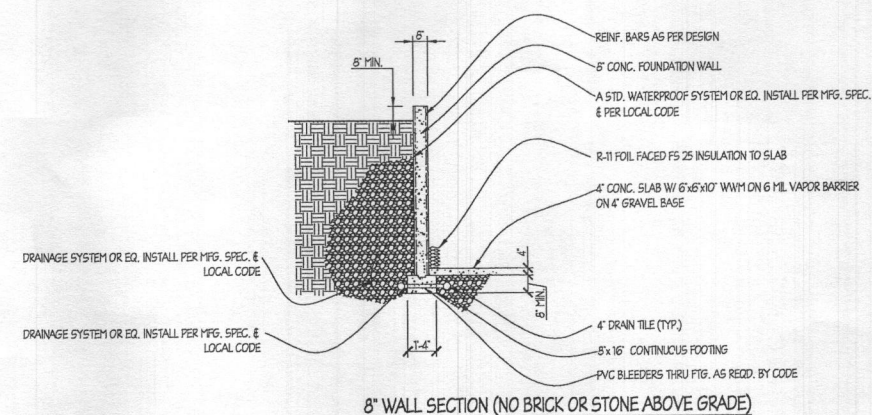


BASEMENT AREAWAY/DRAIN NOTES:

- 1- THE AREAWAY STAR LANDING SHALL BE AT LEAST 4" BELOW THE INTERIOR FLOOR SLAB AND SLOPE TO DRAIN TO AN APPROVED GENERAL PURPOSE AREA DRAIN.
- 2- THE GENERAL PURPOSE DRAIN SHALL HAVE AN INTAKE OR STRAINER WITH A MINIMUM DIAMETER OF 6" AND A MINIMUM PIPE CUTOFF OF 4".
- 3- THE DRAIN SHALL HAVE A STRAINER LID OR BODY THAT PROVIDES ACCESSIBILITY FOR MAINTENANCE OF DRAIN BODY AND PIPE.
- 4- THE AREA DRAIN SHALL BE CONNECTED TO A RIGID PIPE WITH MINIMUM FALL OF 1/8" PER FOOT PIPED TO SUMP PUMP CROCK OR A DAY-LIGHTED OUTLET AT GRADE.
- 5- THE RIGID PIPE SHALL NOT BE CONNECTED TO THE INTERIOR OR EXTERIOR FOUNDATION DRAIN OR DRAIN TIE.
- 6- THE PIPE SHALL BE SLEEVED WHERE IT PASSES THROUGH THE FOUNDATION WALL OR FROST PROTECTED FOOTING.
- 7- THE GENERAL PURPOSE DRAIN ASSEMBLY AND RIGID PIPE MAY BE CONSTRUCTED OF SCHEDULE 40 P.V.C, CAST IRON, OR EQUIVALENT APPROVED RIGID PIPE.



NOTE:
LADDER TO BE PROVIDED WHEN WINDOW WELL HAS A VERTICAL DEPTH GREATER THAN 44" BELOW GRADE. THE LADDER SHALL HAVE AN INSIDE DIMENSION OF NOT LESS THAN 12" (MIN.) W/ RINGS NOT MORE THAN 18" O.C., VERT, FOR THE FULL HEIGHT OF THE WALL. LADDER LOCATED ON SIDE WALL OF EGRESS WELL.



REVISÉD 6/19