

Approved 5/29/25

-HD

Record Detail * (This section is required.)

Permit Type Building/Residential/New/SFD Permit Number B25001886 Opened Date 05/13/2025

Description of Work SFD/ MODEL "RUTLEDGE", 2 STORY, Full Basement, Basement = Full Finished, 18R, 5FB, 1HB, 1FP, 3 Car Attached, 5BR, Front Porch, ENERGY METHOD = Prescriptive Method, null.OPTIONAL 1-STORY SIDE CONSERVATORY WITH HIP ROOF, FINISHED LOWER LEVEL REC ROOM, MEDIA ROOM, EXERCISE ROOM UNDER CONSERVATORY, WET BAR AND FULL BATH, FIRST FLOOR GUEST ROOM WITH FULL BATH.

check spelling

Online BP.

g & 5/24/25

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 12954 Street Name HIGHLAND Street Type RD

Unit Type --Select-- Unit # X Coordinate -76.96208 Y Coordinate 39.1835

City HIGHLAND State MD Zip Code 20777 Primary Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

| GIS ID * | Parcel | Parcel Area | Land Value | Improved Value | Exemption Value | Plan Area |
|----------|--------|-------------|------------|----------------|-----------------|-----------|
| 1104910 | 117 | 1.12 | 196200 | 196200 | 0 | RURAL |

Legal Description LOT 7 1.123 A. []12954 HIGHLAND ROAD []MCDANIEL PROP

check spelling

| Block | Lot | Census Tract | Council Dist | Inspection Dist | Supervisor Dist | Map # | DAP Zone |
|-------|-----|--------------|--------------|-----------------|-----------------|-------|----------|
| | 7 | 605101 | 5 | | | | |

Plan Area State Tax Id 1405598728 Subdivision Name McDaniel Property

Section Area Tax Map 40

Grid 40-4 Zoning District RR-DEO ADC Map 5051-G1

SDP No. Final Plan No. ECP-12-048 WP File No.

Record Plat No. 23440-2344 WS Contract No. FDP No. Primary Yes

Owner Occupied Year Built 0 Historic District Yes No

Historic District Registry No. Stat Area 5-04A Flood Plain Yes No

Building No

Owner (This section is not required.)

Search Reset Clear

Name * GOULI

Address Line 1 117 INDIAN HAMMOCK LN

Address Line 2

Address Line 3

Mail City PARK VEDRA BEACH

Mail State FL

Mail Zip Code 32082

Phone 410-997-8800

Primary Yes

E-mail

marinamorris@williamsburgllc.com

Cell Number Fax Number

Professionals (This section is not required.)

License # * 155
 License Type * Home Bldr
 Primary Yes

Business Name WILLIAMSBURG GROUP LLC
 First Name KIP Middle Name Last Name STOVER
 Address Line 1 5485 HARPERS FARM ROAD SUITE 200
 Address Line 2

City COLUMBIA State MD ZIP Code 21044
 Phone 1 4109978800 Phone 2 Fax 4109974358
 E-mail BRUCEHARVEY@WILLIAMSBURGLLC.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant
 Relationship Applicant
 Primary No

First Name Marina MI Last Name Morris
 Full Name Marina Morris
 Organization Name

Street Address 5485 Harpers Farm Road #200
 Address Line 2

City Columbia State MD Zip Code 21044
 Phone 410-997-8800 Cell Fax
 E-mail marinamorris@williamsburgllc.com

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact
 Relationship Applicant
 Primary Yes

First Name Marina MI Last Name Morris
 Full Name Marina Morris
 Organization Name

Street Address 5485 Harpers Farm Road #200
 Address Line 2

City Columbia State MD Zip Code 21044
 Phone 410-997-8800 Cell Fax
 E-mail marinamorris@williamsburgllc.com

Addtl Info

Est Construction Cost * 1070159
 Housing Units * 1
 Number of Buildings * 1
 Public Owned No

Construction Type 101 - Single Family Houses Detached

BUILDING INFORMATION

BUILDING INFORMATION

Capital Project-No Fee * Capital Project # Fee Exempt * Roadside Tree Project Permit Roadside Tree Project Permit #

Yes No **Guaranty Fund** *
 Yes No **Condominium** Yes No **Existing Use** (Text) Yes No **Model** *
No of Stories * 2 (Text) **Foundation** * **Basement** **SFD/ MODEL "RUTLEDGE"**
Bedrooms * 5 (Number) **Porch Deck** **Full Basement** **Full Finished** **No of Rooms** * 18 (Text) **Full Baths** * 5 (Number) **Half Baths** * 1 (Number) **Oth** (Number) 3 (C)
W&S Fees Paid Yes No **Water Supply** * **Sewage Disposal** * **Utilities** * **Heating System** * **Energy Code**
1st Floor Width 81 FT (Number) 67 **1st Floor Depth** FT (Number) 65 **2nd Floor Width** FT (Number) 67 **2nd Floor Depth** FT (Number) 67 **Basement Width** FT (Number) 81 **Basement Depth** FT (Number) 67 **Walls** FT
Building Construction Type --Select-- **Footings** (Text) **Foundation Measurement** (Text) **Additional Description Info**
Location Survey Approval Date **Road Frontage** **Expiration Date** 11/15/2025 **U & O Comments**
U&O Issued On **U & O Comments**
[check spelling](#) [check spelling](#)

GRADING INFORMATION
Grading Permit No * G25000069 (Text) **Grading Certification Required** Yes No **Grading Certification Received in DILP On** **Grading Certification**
Grading Certification Comments **Seasonal Surety Comments**

[check spelling](#) [check spelling](#)
Seasonal Grading Surety Depositor (Text) **Driveway Apron Surety Depositor** (Text) **Stormwater Surety Depositor**

GREEN NEIGHBORHOOD INFORMATION
Check List Points Goal (Text) **Check List Points Achieved** (Text) **Date of Certification**

PRIVATE ON LOT SWM FACILITIES
Green Roofs A1 Yes No **Permeable Pavements A2** Yes No **Reinforced Turf A3** Yes No
Disconnection of Rooftop Runoff N1 (Number) **Disconnection of Non Rooftop Runoff N2** Yes No **Sheetflow to Conservation Areas N3** Yes No
Rainwater Harvesting M1 (Number) **Submerged Gravel Wetlands M2** (Number) **Landscape Infiltration M3** (Number) **Infiltration Berms M4** (Number)
Dry Wells M5 (Number) **Micro Bioretention M6** (Number) **Rain Gardens M7** (Number) **Swales M8** (Number) **Enhanced Filters M9** (Number)

Related Records
 Showing 1-2 of 2

| Permit Number | Record Type Alias | Status | Number | Street Name | Opened Date | Description |
|---------------|---|----------------------|--------|-------------|-------------|--|
| G25000069 | Residential Grading Permit | Application Accepted | 12954 | HIGHLAND | 05/13/2025 | 12954 HIGHLAND ROAD/HICKORY RIDGE FARM/ |
| B25001886 | Residential New Single Family Dwelling Permit | Review In Process | 12954 | HIGHLAND | 05/13/2025 | SFD/ MODEL "RUTLEDGE", 2 STORY, Full Basem |

Submit Cancel

Record Detail * (This section is required.)

| | | |
|---|-----------------------------------|----------------------------------|
| Permit Type Building/Residential/Misc/Tanks | Permit Number B26000810 | Opened Date 03/20/2026 |
|---|-----------------------------------|----------------------------------|

Description of Work
SFD// INSTALL (1) 1000 GAL UNDERGROUND PROPANE TANK

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

| | | |
|--------------------------------|--------------------------------|----------------------------------|
| Street # 12954 | Street Name HIGHLAND | Street Type RD |
| Unit Type --Select-- | Unit # | X Coordinate -76.96208 |
| | | Y Coordinate 39.1835 |
| City HIGHLAND | State MD | Zip Code 20777 |
| | | Primary Yes |

Approved 3/25/26
[Signature]

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

| | | | | | | |
|----------------------------|----------------------|----------------------------|-----------------------------|---------------------------------|-----------------------------|---------------------------|
| GIS ID * 1104910 | Parcel 117 | Parcel Area 1.12 | Land Value 342400 | Improved Value 342400 | Exemption Value 0 | Plan Area RURAL |
|----------------------------|----------------------|----------------------------|-----------------------------|---------------------------------|-----------------------------|---------------------------|

Legal Description
LOT 7 1.123 A.[]12954 HIGHLAND ROAD[]MCDANIEL PROP

[check spelling](#)

| | | | | | | | |
|--|-------------------------------------|---|--------------------------|------------------------|------------------------|--------------|-----------------|
| Block 7 | Lot 7 | Census Tract 605101 | Council Dist 5 | Inspection Dist | Supervisor Dist | Map # | DAP Zone |
| Plan Area | State Tax Id 1405598728 | Subdivision Name McDaniel Property | | | | | |
| Section | Area | Tax Map 40 | | | | | |
| Grid 40-4 | Zoning District RR-DEO | ADC Map 5051-F1 | | | | | |
| SDP No. | Final Plan No. ECP-12-048 | WP File No. | | Primary Yes | | | |
| Record Plat No. 23440-2344 | WS Contract No. | FDP No. | | | | | |
| Owner Occupied <input type="radio"/> Yes <input checked="" type="radio"/> No | Year Built | Historic District <input type="radio"/> Yes <input checked="" type="radio"/> No | | | | | |
| Historic District Registry No. | Stat Area 5-04A | Flood Plain <input type="radio"/> Yes <input checked="" type="radio"/> No | | | | | |
| Building No | | | | | | | |

Owner * (This section is required.)

Search Reset Clear

Name *
WILLIA

Address Line 1
13968 RESERVE CIRCLE

Address Line 2

Address Line 3

Mail City
JACKSONVILLE
Mail State
FL
Mail Zip Code
32224
Phone
443-610-7514
Primary
Yes
E-mail

Cell Number Fax Number

Professionals (This section is not required.)

License # * Business Name
20100096881 THOMPSONGAS, LLC
License Type * First Name Middle Name Last Name
Propane Gs THOMAS BRADLEY ROHRER
Primary Address Line 1
Yes 6708 OLD NATIONAL PIKE
Address Line 2

City State ZIP Code
BOONSBORO MD 21713
Phone 1 Phone 2 Fax
301-432-6611
E-mail
BROHRER@THOMPSONGAS.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * First Name MI Last Name
Applicant MICHELLE CLANCY
Relationship Full Name
Applicant MICHELLE CLANCY
Primary Organization Name
Yes APPLIED & APPROVED PERMITS LLC
Address Line 1
Street Address
P.O. BOX 310
Address Line 2

City State Zip Code
PERRY HALL MD 21128
Phone Cell Fax
443-340-1229
E-mail *
MICHELLE@APPLIEDANDAPPROVED.COM

Addtl Info

Est Construction Cost * Housing Units * Number of Buildings * Public Owned
1000 0 0 No
Construction Type
329 - Structures Other Than Buildings (Retaining Walls/Tents)

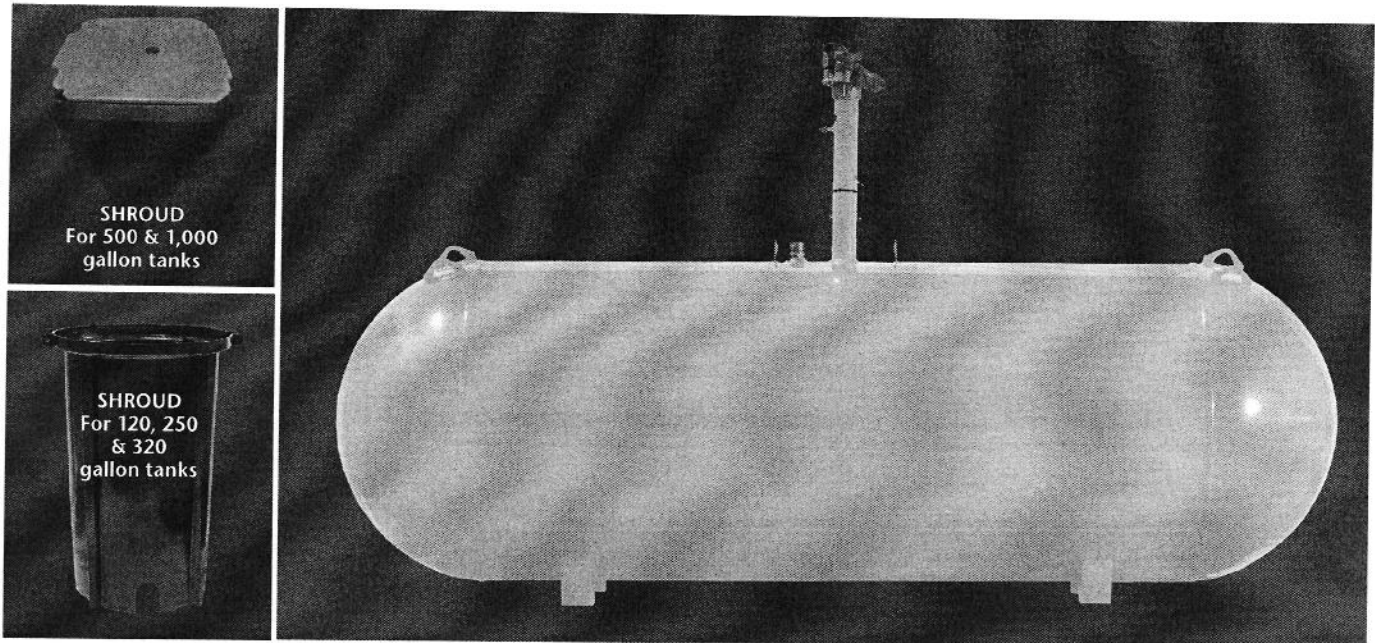
TANK INFORMATION

RESIDENTIAL TANK INFORMATION

Capital Project-No Fee * Capital Project Number Fee Exempt * Roadside Tree Project Permit * Roadside Tree Permit #
 Yes No (Text) Yes No Yes No (Text)
Existing Use * Number of Tanks Installed * Number of Tanks Removed *
SFD 1 0
(Number) (Number)



UNDERGROUND PROPANE STORAGE TANKS 120 - 1000 Gallons



PRESSURE VESSEL CODES & REGISTRATION

- Designed and constructed in accordance with the ASME Section VIII, Division 1 Code
- Registered with the National Board of Boiler & Pressure Vessels Inspectors
- Complies with NFPA 58
- Conforms to specifications set forth by the Railroad Commission of Texas

PAINT SPECIFICATIONS

- Epoxy powder paint for maximum rust protection
- Tanks painted gray
- Ready to bury durable epoxy powder coating†

SHROUD FEATURES (500 & 1,000 gallon)

- Durable construction
- Large opening for easy filling and maintenance
- Recessed markers to indicate proper burial depth
- Permanent hole for mounting location flag
- Access on sides for flexible riser connection
- New shroud available for 500 gallon and 1,000 gallon UG tanks, shroud dimensions:
 - * Shroud for long riser 32 3/16" X 26 5/16"
 - * Shroud for short riser 19 3/8" X 26 5/16"

VESSEL FEATURES

- Tanks fully fitted with RegO valves and Rochester liquid level gauges
- Container pressure rated at 250 PSI @ 400°F
- Vacuum purged
- Duplicate data plate is zip tied on the riser pipe below the anode bolt connection for convenience
- Product is offered with 14" short or 28" tall risers
- Anode bolt connection located under the dome
- Short or tall plastic shroud assemblies (w/lid) supplied accordingly
- #54 liquid level outage valve orifice

PROCESS CONTROL

All welded products are x-rayed and pressure tested @ 325 PSI per ASME Sec VIII, Div 1 requirements, followed by rigorous leak test inspections, both pre and post valving

STORAGE & DISTRIBUTION

Contact Propane Education & Research Council for additional resources and information at propane.com

Made With Pride



Made In the U.S.A.



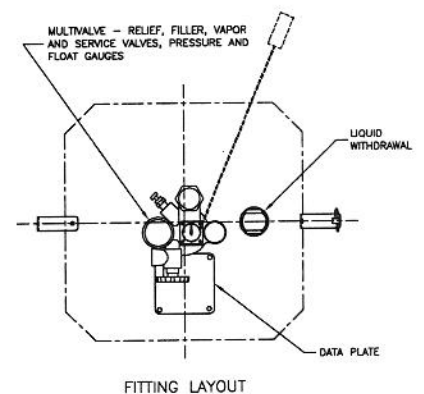
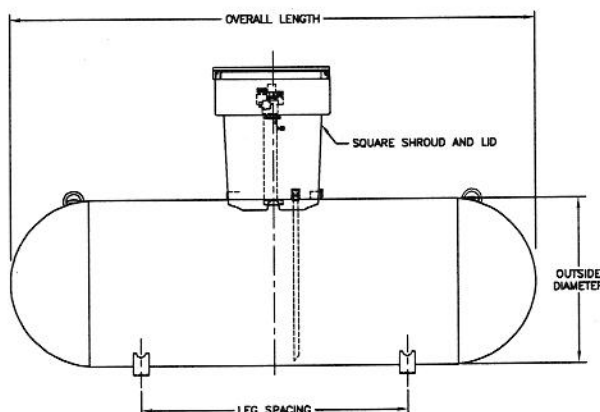
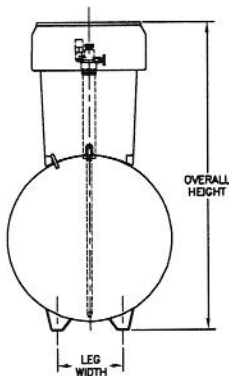
UNDERGROUND PROPANE STORAGE TANKS 120 - 1000 Gallons

UNDERGROUND VESSEL DIMENSIONS & SPECIFICATIONS

(All Vessel Dimensions are Approximate)

| Part Number | Description | Water Capacity Gal/l | Outside Diameter In/mm | Head Type | Overall Length In/mm | Overall Riser Height In/mm | | Leg Width In/mm | Leg Spacing In/mm | Weight Lbs/kg | Quantity | |
|-------------|---|----------------------|------------------------|-----------|----------------------|----------------------------|-----------------------|------------------|---------------------|---------------|-----------|-----------|
| | | | | | | 18" Riser | 28" Riser | | | | Full Load | Per Stack |
| 68289 | 120 Gallon Underground LR Storage Tank | 120 454.2 | 24" 609.6 | Ellip | 5' 8" 1727.2 | - - | 4' 7 13/16" 1417.6 | 10 1/8" 257.2 | 3' 0" 914.4 | 342 155.4 | 63 | 9 |
| 68269 | 120 Gallon Underground SR Storage Tank | 120 454.2 | 24" 609.6 | Ellip | 5' 8" 1727.2 | 3' 9 1/4" 1149.4 | - - | 10 1/8" 257.2 | 3' 6" 914.4 | 329 149.2 | 72 | 9 |
| 68288 | 250 Gallon Underground LR Storage Tank | 250 946.3 | 30" 762 | Hemi | 7' 10" 2387.6 | - - | 5' 1 9/16" 1563.7 | 12 3/4" 323.9 | 3' 6" 1066.8 | 494 224.1 | 42 | 7 |
| 68271 | 250 Gallon Underground SR Storage Tank | 250 946.3 | 30" 762 | Hemi | 7' 10" 2387.6 | 4' 3" 1295.4 | - - | 12 3/4" 323.9 | 3' 6" 1066.8 | 480 217.7 | 42 | 7 |
| 68273 | 320 Gallon Underground LR Storage Tank | 320 1211.3 | 30" 762 | Hemi | 9' 7" 2921 | - - | 5' 1 9/16" 1563.7 | 12 3/4" 323.9 | 4' 0 1/4" 1225.6 | 597 270.8 | 35 | 7 |
| 68285 | 320 Gallon Underground SR Storage Tank | 320 1211.3 | 30" 762 | Hemi | 9' 7" 2921 | 4' 3" 1295.4 | - - | 12 3/4" 323.9 | 4' 0 1/4" 1225.6 | 593 269 | 35 | 7 |
| 68275 | 500 Gallon Underground LR Storage Tank | 500 1892.7 | 37.5" 952.5 | Hemi | 9' 10" 2997.2 | - - | 5' 9 3/8" 1762.1 | 15" 381 | 5' 0" 1524 | 953 432.3 | 25 | 5 |
| 68286 | 500 Gallon Underground SR Storage Tank | 500 1892.7 | 37.5" 952.5 | Hemi | 9' 10" 2997.2 | 4' 8 1/2" 1435.1 | - - | 15" 381 | 5' 0" 1524 | 949 430.5 | 25 | 5 |
| 68277 | 1000 Gallon Underground LR Storage Tank | 1000 3785.4 | 41" 1041.4 | Hemi | 15' 11" 4851.4 | - - | 6' 3/16" 1849.4 | 16 1/4" 412.8 | 9' 0" 2743.2 | 1812 821.9 | 12 | 4 |
| 68287 | 1000 Gallon Underground SR Storage Tank | 1000 3785.4 | 41" 1041.4 | Hemi | 15' 11" 4851.4 | 5' 0" 1524 | - - | 16 1/4" 412.8 | 9' 0" 2743.2 | 1793 813.3 | 12 | 4 |

† Federal, state or local regulations may contain specific applicable requirements for protective coatings and cathodic protection. The purchaser and installer are responsible for compliance with such federal, state, local and NFPA industry regulations, including, but not limited to, proper purging prior to putting into service. Cathodic protection is required. Coating(s) must be continuous, uninterrupted and must comply with local, state or national codes or regulations.



The Rutledge

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

ENERGY CODE:

MD Alternative Prescriptive
** Met by all ducts being inside
the building envelope

| INDEX OF DRAWINGS | |
|-------------------|--------------------------------|
| COVER SHEET | |
| D1 | WALL SECTIONS |
| D2 | AREAWAY DETAILS |
| D3 | GENERAL REQUIREMENTS |
| D4 | SHEAR WALL DETAILS & LOCATIONS |
| | |
| 1A | ELEV. 1 STANDARD |
| 1B | ELEV. 1 W/ CONSERVATORY |
| 1C | ELEV. 2 |
| 1D | ELEV. 3 |
| 1E | ELEV. 4 |
| 1F | ELEV. 5 |
| 1G | ELEV. 6 |
| | |
| 2A | BASEMENT/FOUNDATION PLAN |
| 2B | FINISHED BASEMENT PLAN |
| 3A | FIRST FLOOR PLAN |
| 4A | SECOND FLOOR PLAN |
| 5A | PARTIAL PLANS ELEV. 2 |
| 5B | PARTIAL PLANS ELEV. 3 |
| 5C | PARTIAL PLANS ELEV. 4 |
| 5D | PARTIAL PLANS ELEV. 5 |
| 5E | PARTIAL PLANS ELEV. 6 |
| | |
| 6 | SECTION A |
| 7 | SECTION B |
| | |
| 8A | TWO STORY ADDITION |
| 8B | MORNING RM. |
| 8C | CONSERVATORY |
| 8D | OPT. SECOND FL. FAMILY RM. |
| 8E | OPT. ELEVATOR |
| 8F | OPT. WALL OF WINDOWS |
| 8G | THREE CAR SIDE LOAD |
| 8H | GRADE BEAM DETAILS |
| 8I | SEPERATE GARAGE ELEV |
| 8J | SEPERATE GARAGE PLAN |
| 8K | TWO STORY REAR ADDITION |
| 8L | ROOF PLANS |
| 8M | PORCH AND BAY DETAILS |
| | |
| E1-E3 | ELECTRICAL PLANS |
| S1-S3 | FRAMING PLANS |

| PROJECT DATA | |
|---------------------------------|----------|
| CONSTRUCTION: | |
| GROUND FLOOR | CONCRETE |
| FIRST FLOOR | WOOD |
| SECOND FLOOR | WOOD |
| ROOF | WOOD |
| WALLS | WOOD |
| | |
| RUTLEDGE ELEVATION 1,4,5,6 | |
| BUILDING AREA-SQ. FT. INCLUDED: | |
| FIRST FLOOR CONDITIONED | 2780 |
| SECOND FLOOR CONDITIONED | 2525 |
| UNFINISHED BASEMENT | 2780 |
| OPT. FIN. BASEMENT | 1685 |
| GARAGE | 715 |
| | |
| RUTLEDGE ELEVATION 2 | |
| FIRST FLOOR CONDITIONED | 2864 |
| SECOND FLOOR CONDITIONED | 2609 |
| UNFINISHED BASEMENT | 2864 |
| OPT. FIN. BASEMENT | 1685 |
| GARAGE | 715 |
| | |
| RUTLEDGE ELEVATION 3 | |
| FIRST FLOOR CONDITIONED | 2843 |
| SECOND FLOOR CONDITIONED | 2580 |
| UNFINISHED BASEMENT | 2843 |
| OPT. FIN. BASEMENT | 1685 |
| GARAGE | 715 |
| | |
| OPTIONS | |
| PORCHES: | |
| ELEV. 1A,4,6 | 94 |
| ELEV. 1B | 360 |
| ELEV. 2 | 88 |
| ELEV. 3 | 170 |
| ELEV. 5 | 93 |
| | |
| SECOND FLOOR FAMILY RM. | |
| | 420 |
| | |
| TWO STORY CONSERVATORY: | |
| BASEMENT | 525 |
| FIRST FL. | 525 |
| SECOND FL. | 525 |
| | |
| MORNING RM.: | |
| BASEMENT | 288 |
| FIRST FL. | 288 |
| | |
| CONSERVATORY: | |
| BASEMENT | 340 |
| FIRST FL. | 340 |
| | |
| DETACHED GARAGE | |
| | 576 |
| BREEZEWAY | 48 |
| | |
| TWO STORY REAR ADDITION | |
| BASEMENT | 288 |
| FIRST FLOOR | 288 |
| SECOND FLOOR | 144 |
| BALCONY | 144 |
| | |
| TOTAL CONDITIONED SPACE | |
| | |
| TOTAL GROSS SPACE | |
| | |

| PROJECT DESIGN CRITERIA | | |
|--|--|---|
| THE FOLLOWING STANDARDS ARE BASED ON THE GENERAL REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 EDITION FOR ONE AND TWO FAMILY DWELLINGS ALL STATE AND LOCAL AMENDMENTS. CONSTRUCTION CLASSIFICATION TYPE: 5B (UNPROTECTED) USE GROUP: R3 | | |
| 2021 IECC CODE COMPLIANCE | | BUILDING DATA |
| CODE SECTION | STANDARD (MINIMUM) | CLIMATE & GEOGRAPHIC DESIGN CRITERIA |
| R501.1 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 R402.7 OF THE IRC 2021 | WIND SPEED ULTIMATE 115 MPH EXPOSE B |
| R402.1.2 ATTIC INSULATION | R-21 INSULATION | ATTICS W/O STORAGE 10 PSF |
| R402.1.2 WOOD FRAME WALL | R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATT FULL HSHT-R-13 IN CAVITY IF FINISHED. | ATTICS W/ STORAGE 20 PSF |
| R402.1.2 BASEMENT WALL INSULATION | R-10 FOIL FACED CONTINUOUS BATT FULL HSHT, EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0". | HABITABLE ATTICS 30 PSF |
| R402.1.2 CRAWL SPACE WALL INSULATION | R-30 BATT INSULATION | STAIRS 40 PSF |
| R402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE | 0.32 (U-VALUE) & 0.40 (R-VALUE) | DECKS & BALCONIES (EXT) 40 PSF |
| R402.1.2 WINDOW U-VALUES/SFGC | R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR VERTICALLY. | GUARDHANDRAILS 200# (CONT.) |
| R402.1.1.0 SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE | ATIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49. | SEISMIC CATEGORY B LIGHT FRAME STRUCTURAL W/ SHEAR WALLS |
| R402.1.4 ATTIC ACCESS | EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2021 IECC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OR SIMILAR MATERIAL. | CONCRETE WEATHERING TERMITE MODERATE TO HEAVY |
| R402.1.1.2 BUILDING THERMAL ENVELOPE (AIR LEAKAGE) | 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/ FLOWER DOOR AT A PRESSURE OF 2 INCHES W.G. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. | DECAY PROBABILITY MODERATE |
| R402.1.1.2 BUILDING ENVELOPE TEST OPTION | NEW WOOD-BURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR ROOFING 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 EXCEPT: 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 R602 OF THE IRC. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE. | ICE UNDERLAYMENT YES |
| R402.4.2 FIREPLACES | ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPERATE HEATING AND COOLING SYSTEM. | FROST DEPTH 37 |
| R402.4.4 FUEL-BURNING APPLIANCES | 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. |
| R402.4.5 RECESSED LIGHTING | 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. | |
| R403.1.1 THERMOSTAT | ALL DUCTS, AIR HANDLERS, AND FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M601.1 OF THE IRC. | |
| R403.1.2 HEAT PUMP SUPPLEMENTARY HEAT | A DUCT TIGHTNESS TEST (DUCT BLASTER LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONS. TEST OR A ROUGH IN TEST. DUCT TIGHTNESS TEST IS NOT REQD. IF AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE. | |
| R403.3.1 MECHANICAL DUCT INSULATION | OUTDOOR AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER TO COMPLY WITH TABLE R403.6.1. | |
| R403.3.2 DUCT SEALING | 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. | |
| R403.6 MECHANICAL VENTILATION | | |
| 403.6.1 WHOLE HOUSE MEGLVENT SYSTEM FAN EFFICIENCY | | |
| R403.7 EQUIPMENT SIZING | | |
| R404.1 LIGHTING EQUIPMENT WATER HEATER MECHANICAL TESTING | | |

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.

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

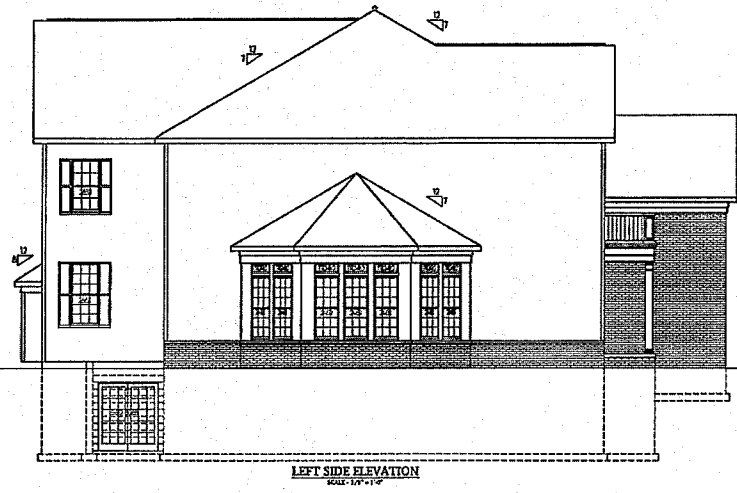
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Date: 5/15
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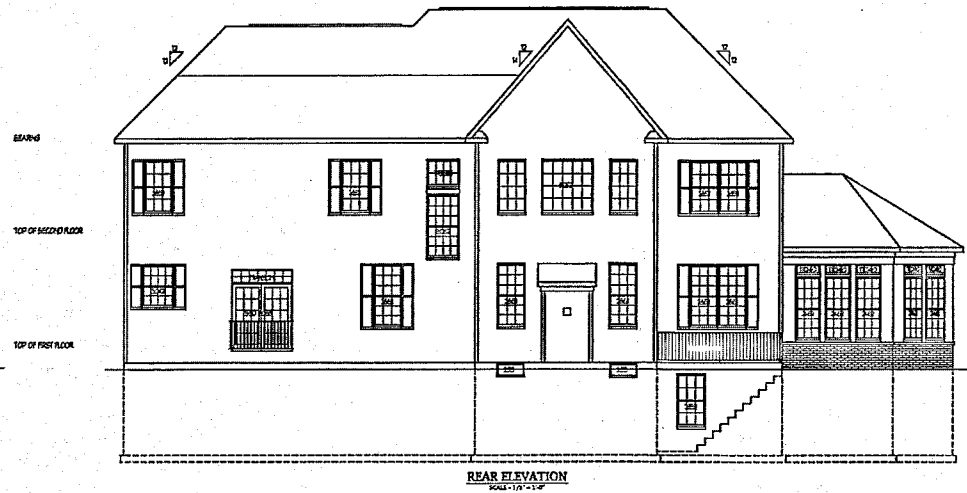
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Project: WILLIAMSBURG GROUP
THE RUTLEDGE ESTATE HOME

W23 RE
Project No.

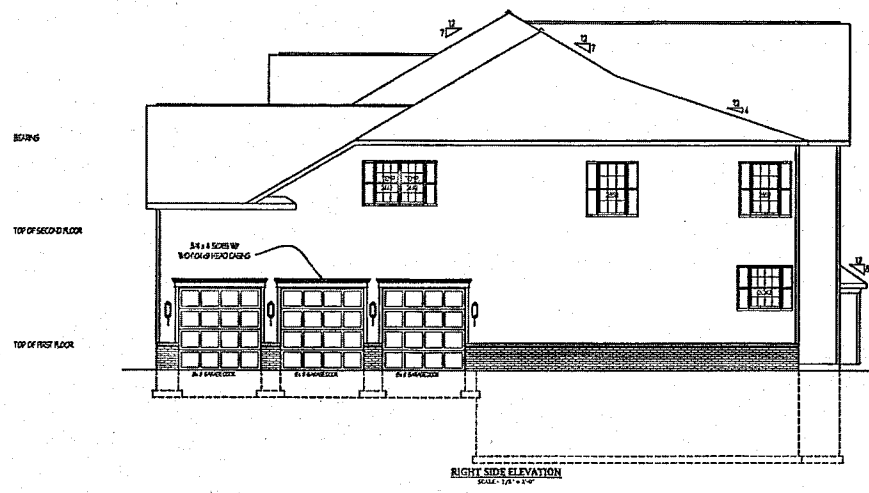
HR6007 - HICKORY RIDGE PALM LOT 7, 12954 Highland Rd, Highland, MD 20777



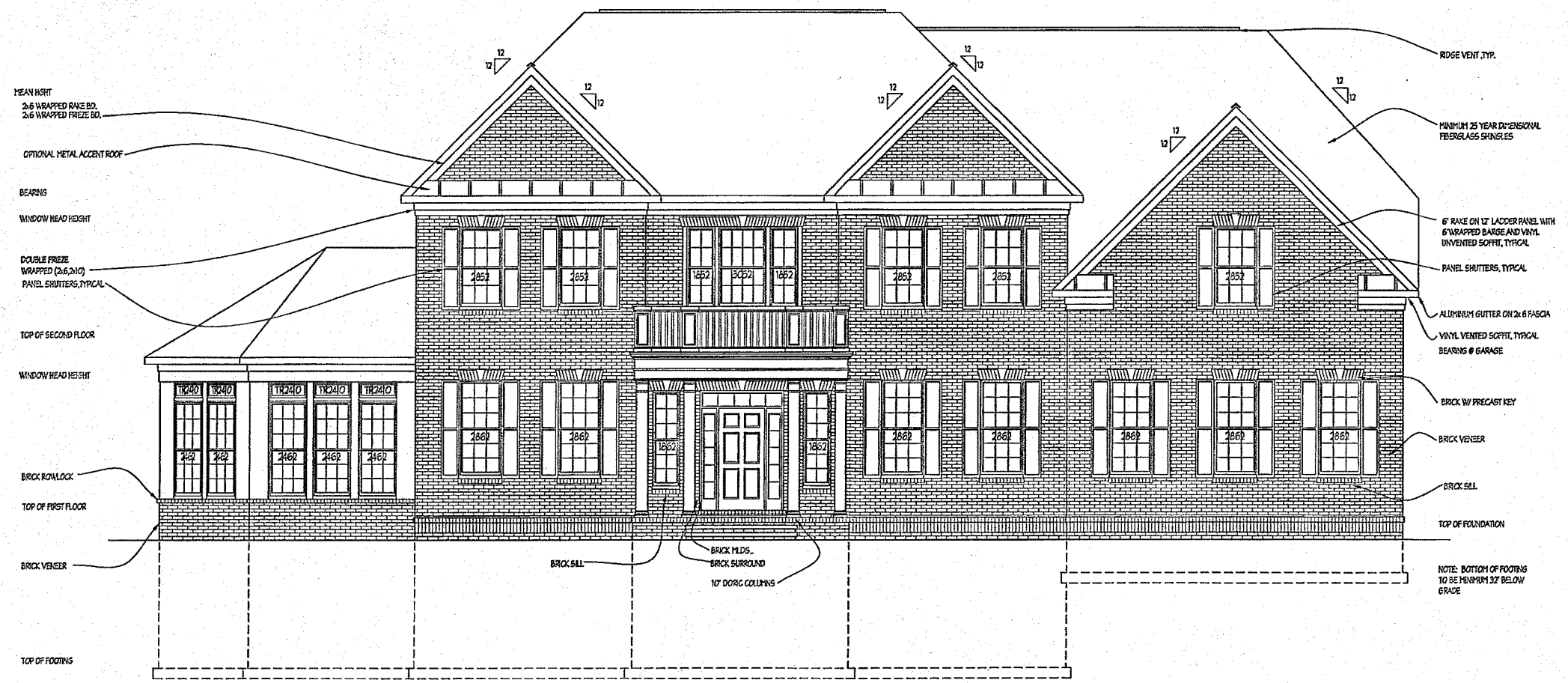
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

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

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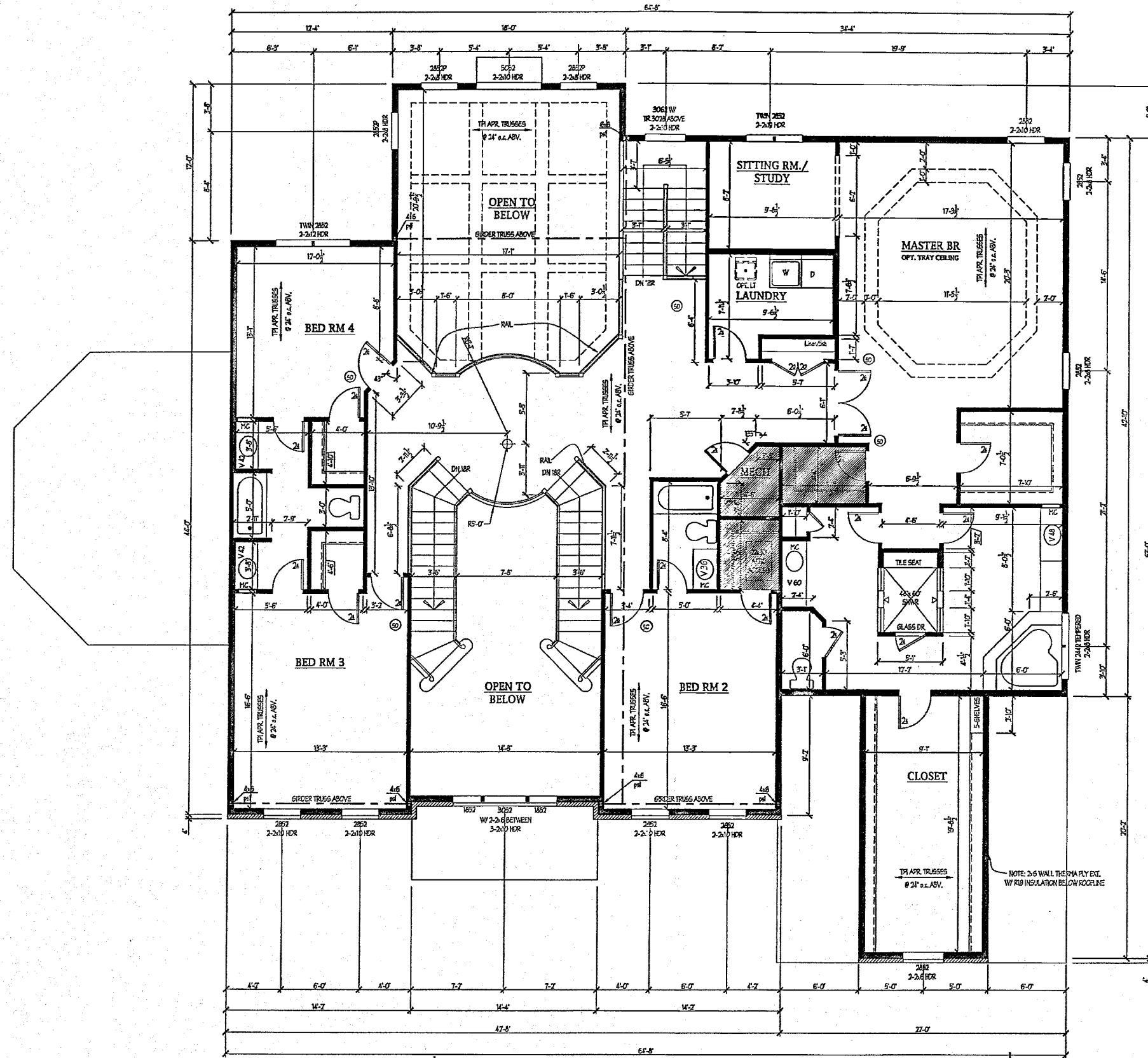
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Drawn: TIM
Checked:

Drawing ELEVATIONS
Project: **WILLIAMSBURG GROUP**
THE RUTLEDGE
HICKORY RIDGE FARM LOT 7

W25.02
Project No.

1

revised 5.13.25



NOTE: INDICATES COMBINED SMOKE DETECTOR AND CARBON MONOXIDE ALARMS

NOTES:

ALL HEADERS IN BEARING WALLS ARE 2-2X7 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

Plymouth Road Architects
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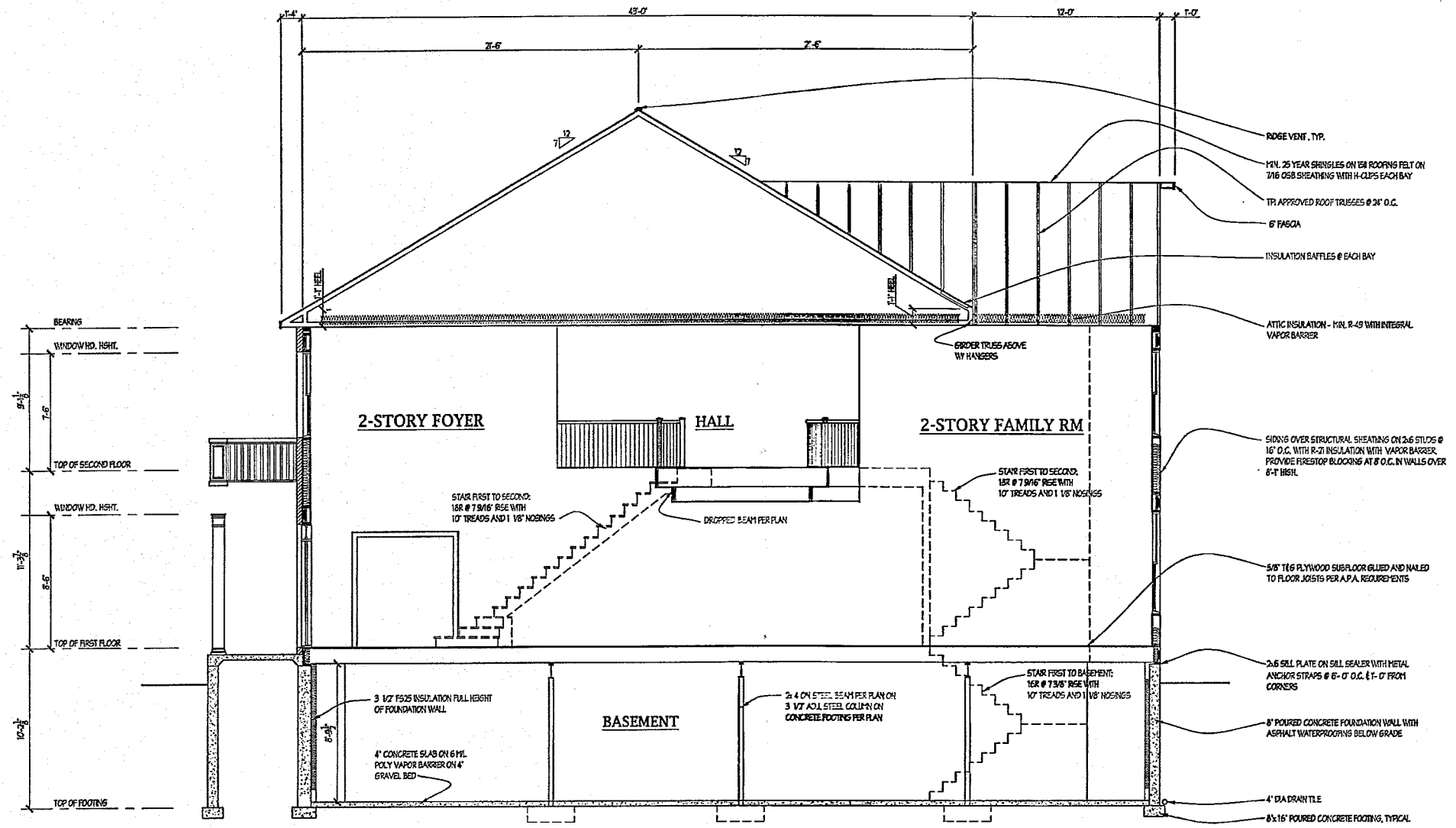
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Drawing: SECOND FLOOR PLAN
 Project: WILLIAMSBURG GROUP
 THE RUTLEDGE
 HICKORY RIDGE FARM LOT 7

W25.02
 Project No.

4

bid and permit 4.22.25



SECTION-A

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

| DATE | REVISION |
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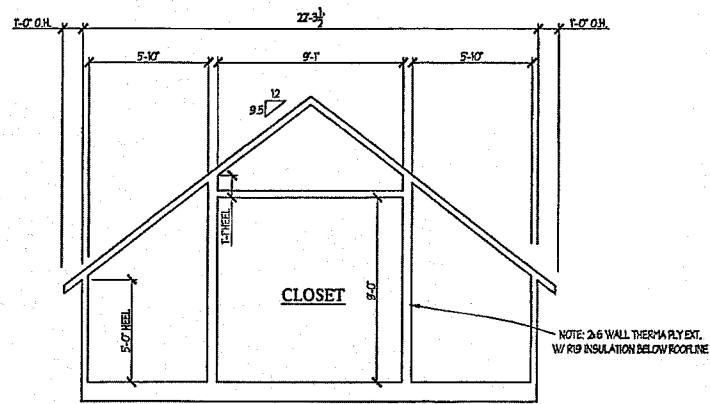
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Drawing: SECTION A
 Project: WILLIAMSBURG GROUP
 THE RUTLEDGE
 HICKORY RIDGE FARM LOT 7

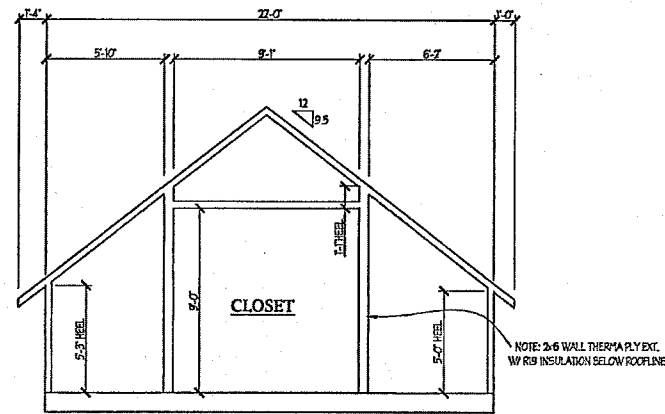
W25.02
 Project No.

5

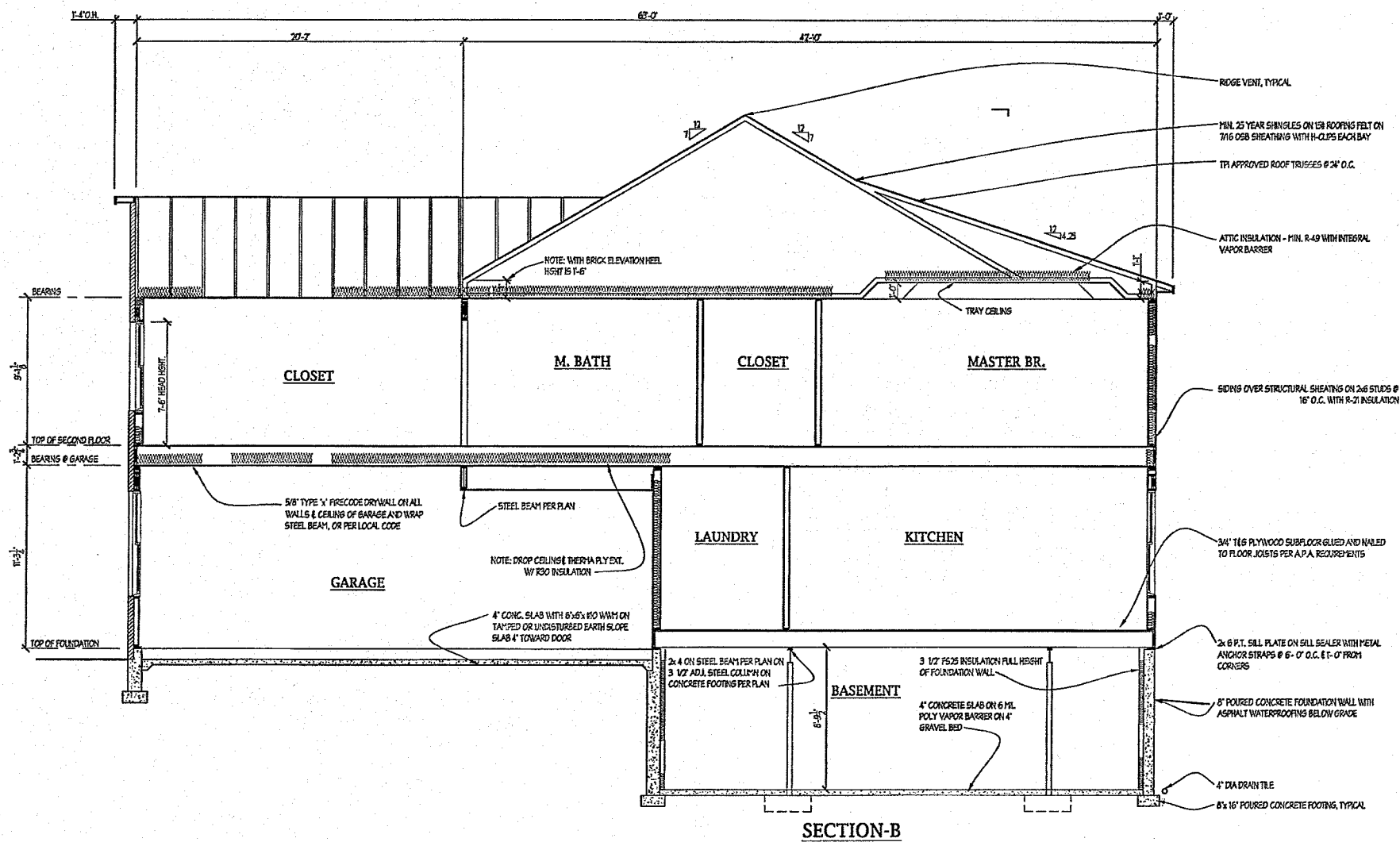
bid and permit 4.22.25



GARAGE TRUSS DIAGRAM
FOR STANDARD ELEVATION, ADJUST ACCORDINGLY FOR
OTHER ELEVATIONS



GARAGE TRUSS DIAGRAM
(IN FRONT OF OFFSET FOR BRICK FRONT)



SECTION-B

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

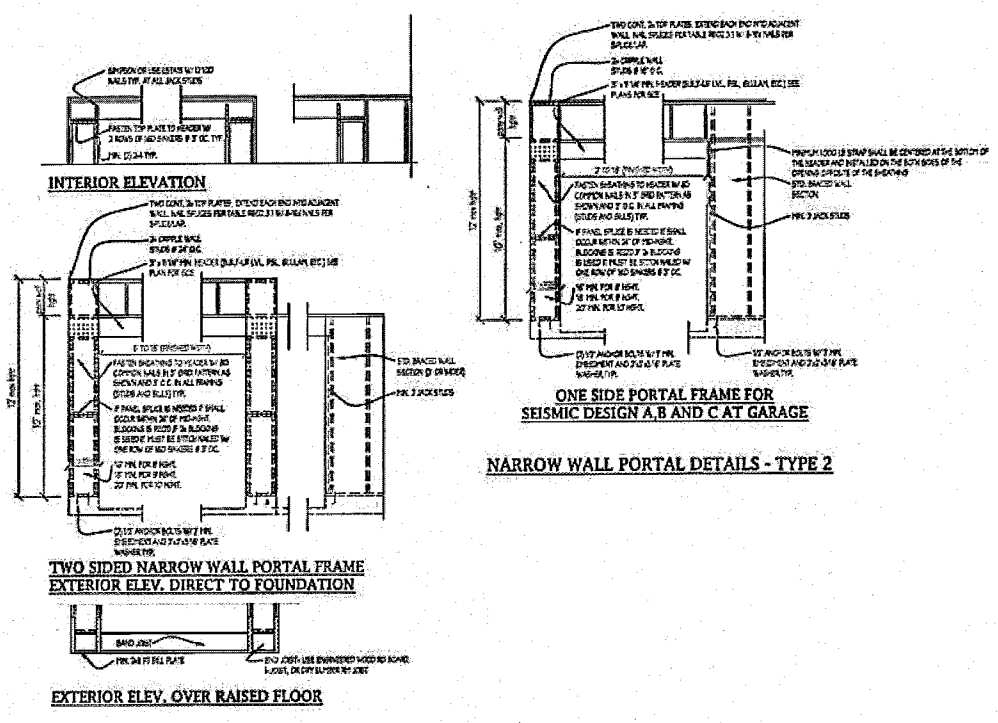
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Date: 3.25
Scale: 1/4"=1'-0"
Drawn: TIM

Drawing: SECTION B
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
HICKORY RIDGE FARM LOT 7

W25.02
Project No.

6



NARROW WALL PORTAL DETAILS - TYPE 2

WALL BRACING SUMMARY FIRST FLOOR

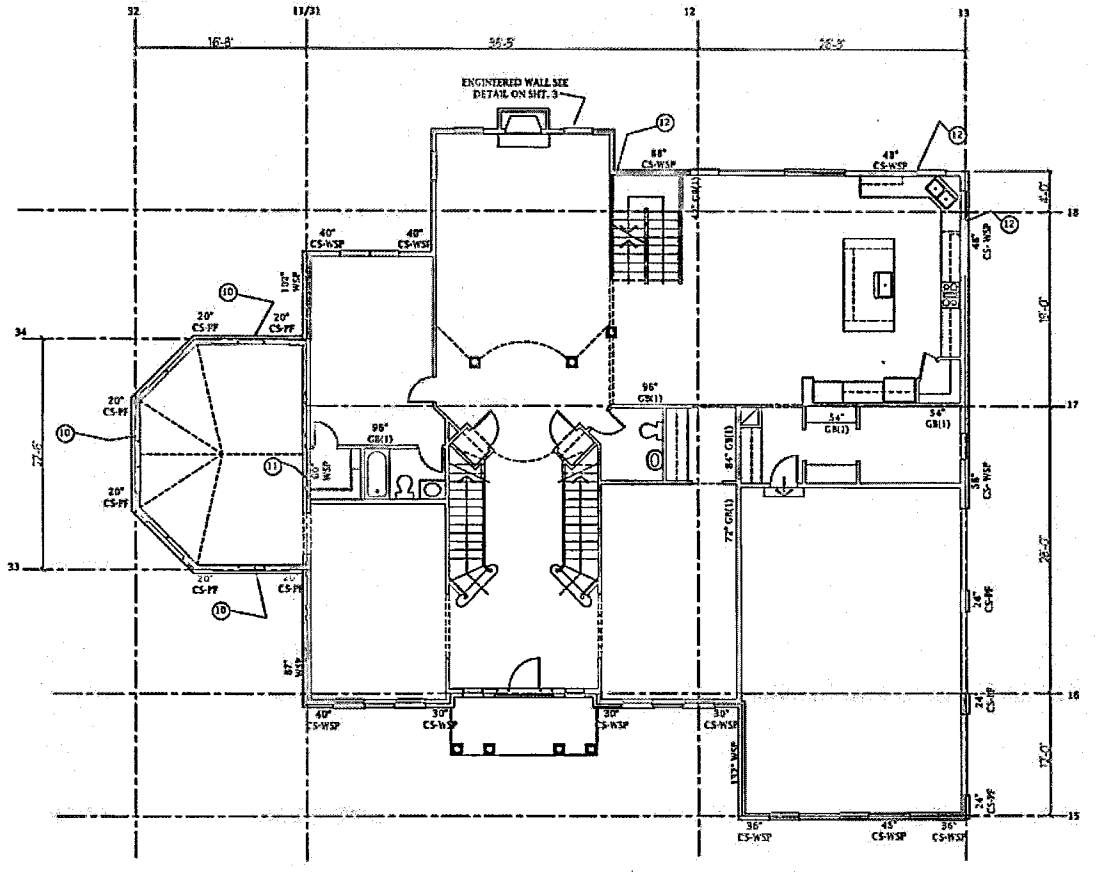
| LINE | BRACING TYPE | BRACING SIZE | HEIGHT | WALL HEIGHT | EXPOSURE | WIND | WIND | PROVIDED |
|------|---------------|--------------|--------|-------------|----------|------|------|------------|
| 11 | INT. WSP | 10" | 1.10 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 12 | INT. CR11 | 2x4" | 1.10 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 13 | CONT. SHL WSP | 1x4" | 1.10 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 14 | CONT. SHL WSP | 8" | 1.10 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 15 | INT. WSP | 7" | 1.10 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 16 | INT. CR11 | 1x4" | 1.10 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 17 | CONT. SHL WSP | 8" | 1.10 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 18 | INT. WSP | 8" | 1.10 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 19 | INT. WSP | 8" | 1.10 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 20 | INT. WSP | 8" | 1.10 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 21 | INT. WSP | 3" | 0.9 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 22 | CONT. SHL WSP | 4" | 0.9 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 23 | CONT. SHL WSP | 4" | 0.9 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 24 | CONT. SHL WSP | 4" | 0.9 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 25 | CONT. SHL WSP | 4" | 0.9 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 26 | CONT. SHL WSP | 4" | 0.9 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 27 | INT. WSP | 3x4" | 1.10 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |
| 28 | INT. WSP | 3x4" | 1.10 | 1.0 | 1.0 | 1.0 | 1.0 | 27'x 11/2" |

WALL BRACING SUMMARY SECOND FLOOR

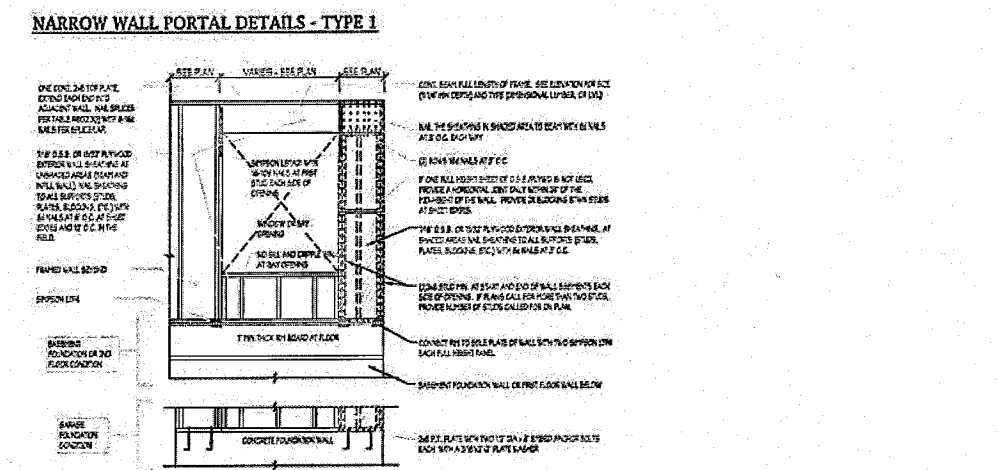
| LINE | BRACING TYPE | BRACING SIZE | HEIGHT | WALL HEIGHT | EXPOSURE | WIND | WIND | PROVIDED |
|------|---------------|--------------|--------|-------------|----------|------|------|----------|
| 21 | INT. WSP | 4" | 1.21 | .95 | 1.0 | 1.0 | 1.0 | 14'x 14' |
| 22 | INT. CR11 | 2x4" | 1.21 | .95 | 1.0 | 1.0 | 1.0 | 14'x 14' |
| 23 | INT. CR11 | 2x4" | 1.21 | .95 | 1.0 | 1.0 | 1.0 | 14'x 14' |
| 24 | INT. CR11 | 2x4" | 1.21 | .95 | 1.0 | 1.0 | 1.0 | 14'x 14' |
| 25 | CONT. SHL WSP | 4" | 1.21 | .95 | 1.0 | 1.0 | 1.0 | 14'x 14' |
| 26 | CONT. SHL WSP | 4" | 1.21 | .95 | 1.0 | 1.0 | 1.0 | 14'x 14' |
| 27 | INT. CR11 | 2x4" | 1.21 | .95 | 1.0 | 1.0 | 1.0 | 14'x 14' |
| 28 | CONT. SHL WSP | 4" | 1.21 | .95 | 1.0 | 1.0 | 1.0 | 14'x 14' |

BRACED WALL PANEL SCHEDULE

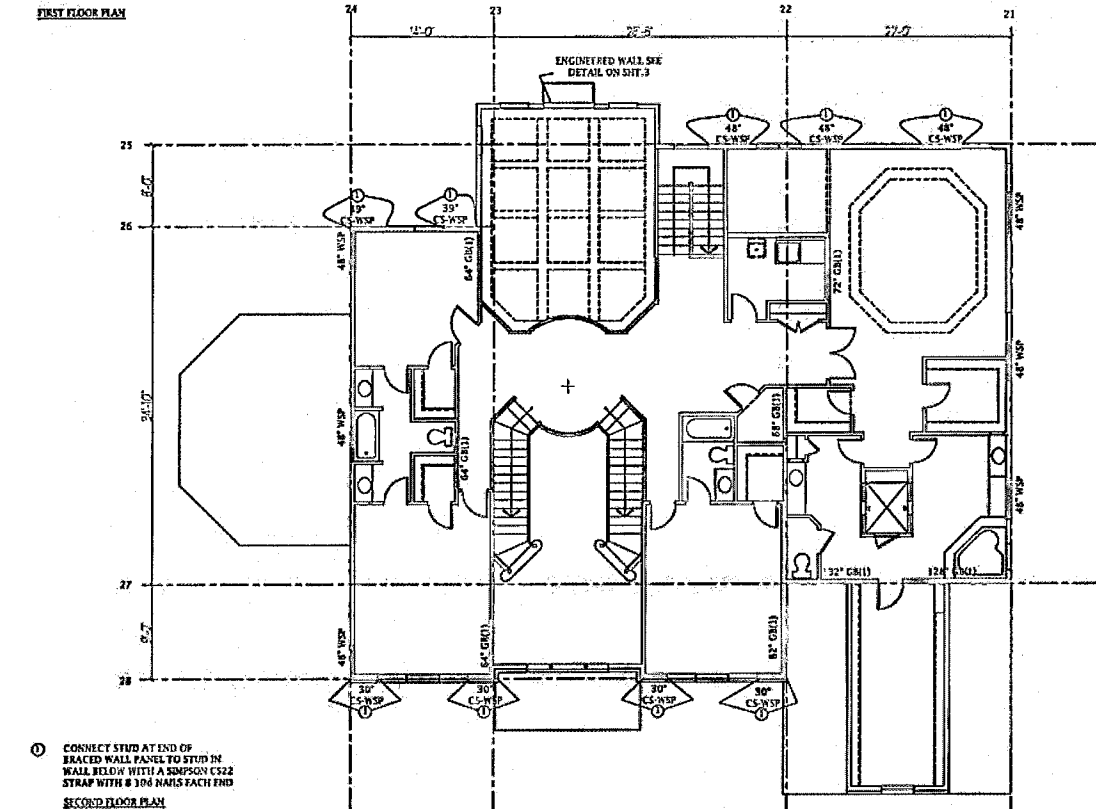
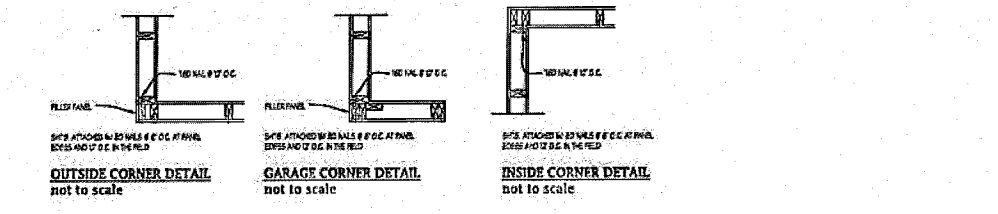
| PANEL TYPE | PANEL TYPE | WIND | WIND |
|------------|----------------------|--------------|--------------|
| WSP | WINDWARD AND LEeward | 1x4" WSP | 1x4" WSP |
| CR11 | CR11 | 2x4" CR11 | 2x4" CR11 |
| SHL WSP | SHL WSP | 1x4" SHL WSP | 1x4" SHL WSP |
| CR11 | CR11 | 2x4" CR11 | 2x4" CR11 |
| WSP | WINDWARD AND LEeward | 1x4" WSP | 1x4" WSP |
| CR11 | CR11 | 2x4" CR11 | 2x4" CR11 |
| SHL WSP | SHL WSP | 1x4" SHL WSP | 1x4" SHL WSP |
| CR11 | CR11 | 2x4" CR11 | 2x4" CR11 |



- ① TYPE 1 PORTAL FRAME
- ② PROVIDE OSB WALL SHEATHING THIS FACE OF WALL
- ③ CONNECT STUD AT END OF BRACED WALL PANEL TO RIM BOARD BELOW WITH A SIMPSON CS22 STRAP WITH 8 10# NAILS EACH END



NARROW WALL BRACING DETAILS



- ④ CONNECT STUD AT END OF BRACED WALL PANEL TO STUD IN WALL BELOW WITH A SIMPSON CS22 STRAP WITH 8 10# NAILS EACH END

bid and permit 4.22.25

DATE: REVISION:

DATE: 4.25 Scale: N.A. Drawn: TIM

Drawing: SHEAR WALL DETAILS
 Project: WILLIAMSBURG GROUP
 THE RUTLEDGE
 HICKORY RIDGE FARM LOT 7

W25.02
 Project No.

D1