

Record Detail (This section is required.)

Approved MRK  
4/23/25

Permit Type Building/Residential/Addition/SFD Permit Number B25001468 Opened Date 04/16/2025  
Description of Work SFD/ CONSTRUCT 23' X 12' EXTENSION TO GARAGE, 1 STORY, Slab on Grade, 1R, 0FB, 0HB, 0FP, OTHER STRUCTURE = None, 0BR, PORCH/DECK = N/A, ENERGY METHOD = Prescriptive Method.

Online BP.

gsl 4/22/25

check spelling

Address (This section is required.)

Search Reset Clear Get Parcel & Owner  
Street # 1258 Street Name EMMAUS Street Type RD  
Unit Type --Select-- Unit # X Coordinate -77.04827 Y Coordinate 39.33236  
City WOODBINE State MD Zip Code 21797 Primary Yes

Parcel (This section is required.)

Search Reset Clear Get Address & Owner  
GIS ID 908152 Parcel 313 Parcel Area 39395 Land Value 76990 Improved Value 490800 Exemption Value 191130 Plan Area RURAL  
Legal Description LOT 9 39.395 SQ [1]1258 EMMAUS RD [1]WALNUT SPRINGS

check spelling

Block 9 Lot 9 Census Tract 604001 Council Dist 5 Inspection Dist Supervisor Dist Map # DAP Zone  
Plan Area State Tax Id 1404356543 Subdivision Name WALNUT SPRINGS  
Section Area Tax Map 8  
Grid 8-14 Zoning District RC-DEO ADC Map 4692-C7  
SDP No. Final Plan No. F-95-023 WP File No.  
Record Plat No. 11823 WS Contract No. FDP No. Primary Yes  
Owner Occupied Year Built 1996 Historic District Yes No  
Historic District Registry No. Stat Area 4-05 Flood Plain Yes No  
Building No

Owner (This section is not required.)

Search Reset Clear  
Name RUSSC  
Address Line 1 1258 EMMAUS RD  
Address Line 2  
Address Line 3  
Mail City WOODBINE  
Mail State MD  
Mail Zip Code 21797  
Phone 410-984-5813  
Primary Yes  
E-mail



No of Stories 1 (Text) Foundation Slab on Grade Basement N/A No of Rooms 1 (Text) Full Baths 0 (Number) Ha 0

Model SFD/ CONSTRUCT 23' X 12' EXTENSION TO GARAGE check spelling

Other Structure None Bedrooms 0 (Number) Porch Deck N/A No of Fireplaces 0 (Number) Type of Fireplace --Select--
W & S Fees Paid W Water Sewage Private Utilities Electric Heating System Electric Sprinkler System None
1st Floor Width 1st Floor Depth 2nd Floor Width 2nd Floor Depth Basement Width Basement Depth Height
Total Square Footage 247 SQFT (Number) Occupiable Square Footage 0 SQFT (Number) Affordable Housing Funding N/A Foundation Measurement (Text)
Walls (Text) Roof (Text) Change In Use Change In Use Grading Permit No Senior Housing MIHU Outside Downtown Columbia
Additional Description Info Expiration Date 10/18/2025 MIHU Required Units 0 (Num)

check spelling

GREEN INFORMATION

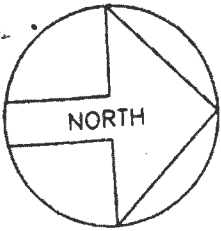
Goal Level --Select-- Actual Level --Select-- Leed Registration Number (Text) Date of Leed Certification

STORM WATER MANAGEMENT

Green Roofs A1 Permeable Pavements A2 Reinforced Turf A3 Disconnection of Rooftop Runoff N1
Sheetflow to Conservation Areas N3 Rainwater Harvesting M1 Submerged Gravel Wetlands M2 Landscape Infiltration
Dry Wells M5 Micro Bioretention M6 Rain Gardens M7 Swales M8
PSWM Certification Received in CID on

Submit Cancel

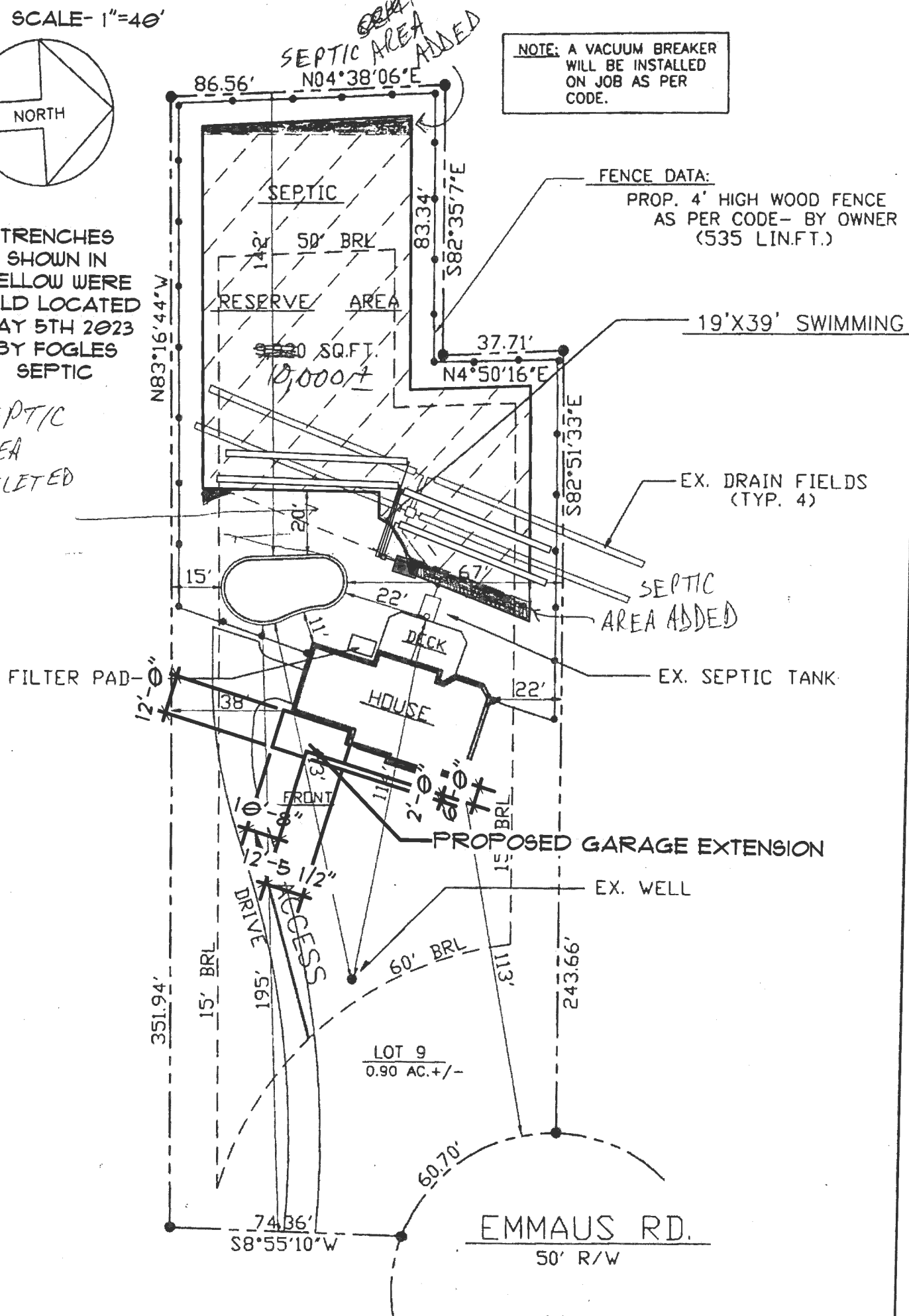
SCALE- 1"=40'



TRENCHES SHOWN IN YELLOW WERE FIELD LOCATED MAY 5TH 2023 BY FOGLES SEPTIC

SEPTIC AREA DELETED

NOTE: A VACUUM BREAKER WILL BE INSTALLED ON JOB AS PER CODE.



TRENCHES SHOWN IN YELLOW WERE FIELD LOCATED MAY 5TH 2023 BY FOGLES SEPTIC

SEPTIC AREA DELETED

NOTE: A VACUUM BREAKER WILL BE INSTALLED ON JOB AS PER CODE.

FENCE DATA:  
PROP. 4' HIGH WOOD FENCE AS PER CODE- BY OWNER (535 LIN.FT.)

19'X39' SWIMMING

EX. DRAIN FIELDS (TYP. 4)

SEPTIC AREA ADDED

EX. SEPTIC TANK

PROPOSED GARAGE EXTENSION

EX. WELL

LOT 9  
0.90 AC. +/-

EMMAUS RD.  
50' R/W

SITE PLAN 1:40

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 Expiration Date: 6/30/2026

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 ryan@mcwhortersconstruction.net

**STRUCTURAL ENGINEER**

**ISSUE DATE**

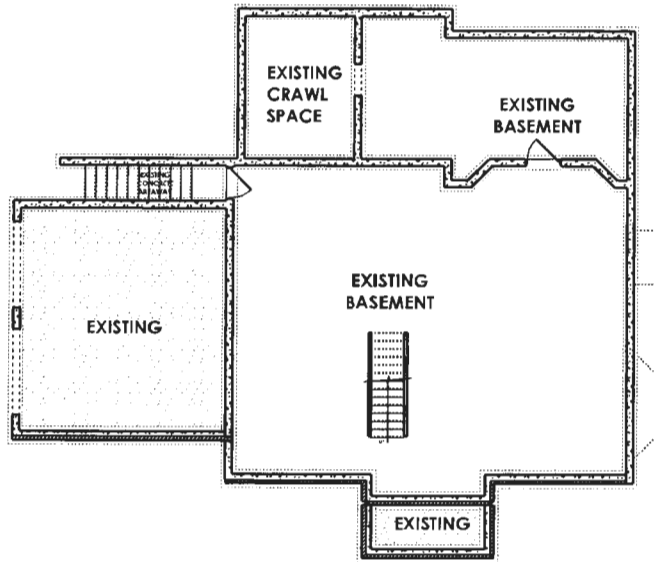
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**SCALE:** NTS

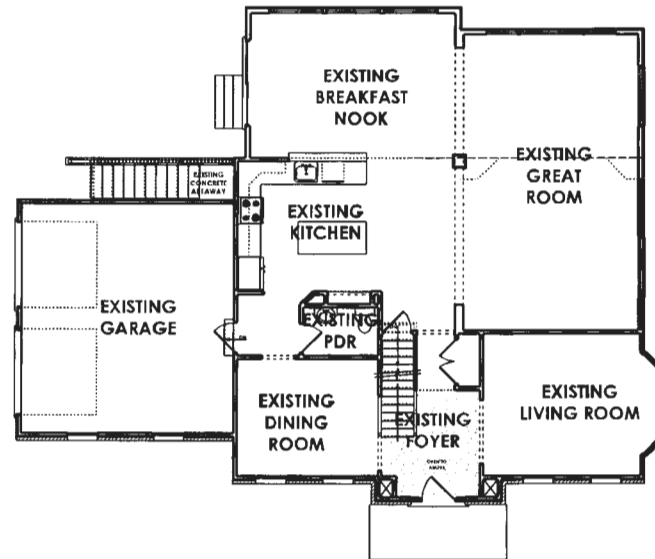
**SIMPLIFIED PLANS**

**0.04**

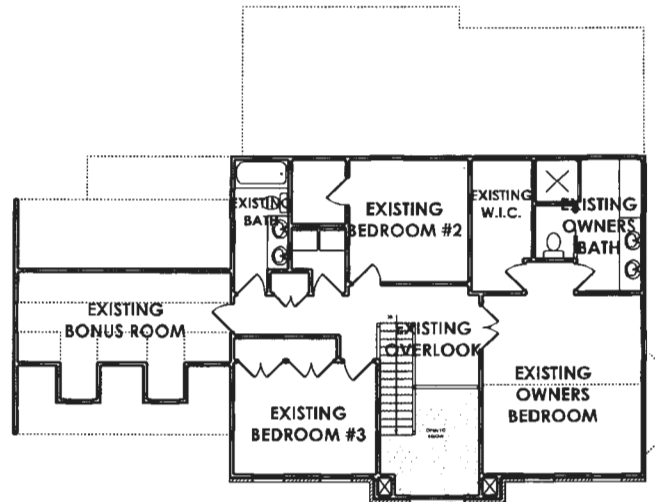
PRINT DATE: Wednesday, March 26, 2025



**EXISTING FOUNDATION**



**EXISTING FIRST FLOOR**



**EXISTING SECOND FLOOR**

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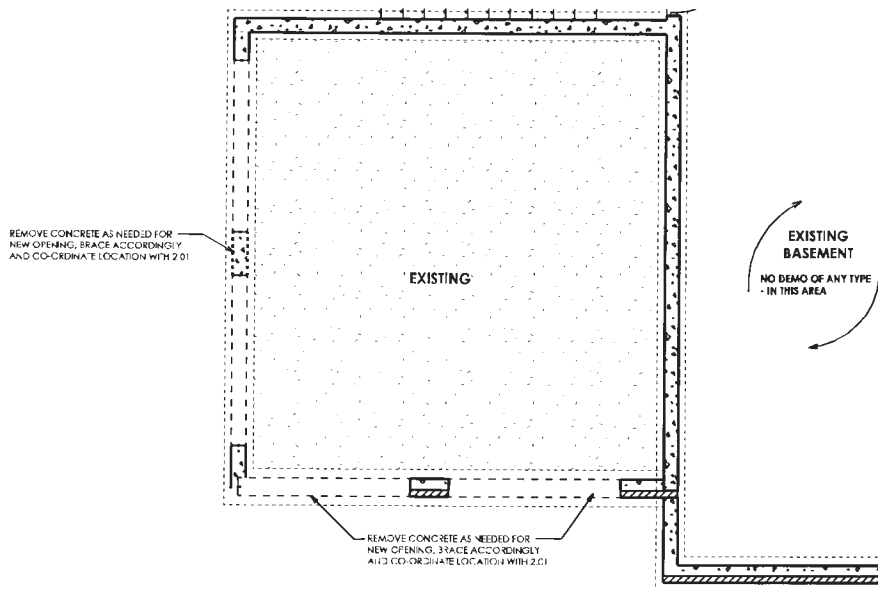
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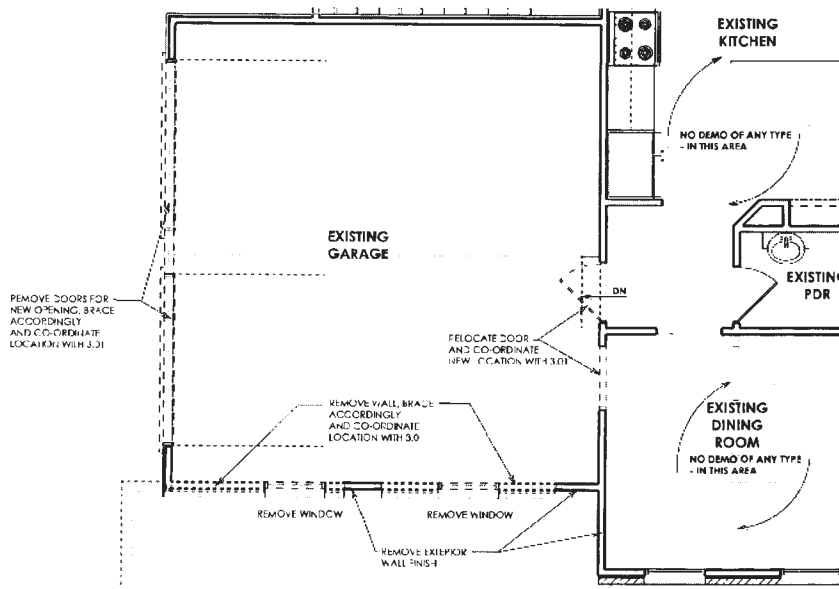
**DEMO**

**0.51**

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**FOUNDATION DEMO**



**FIRST FLOOR DEMO**

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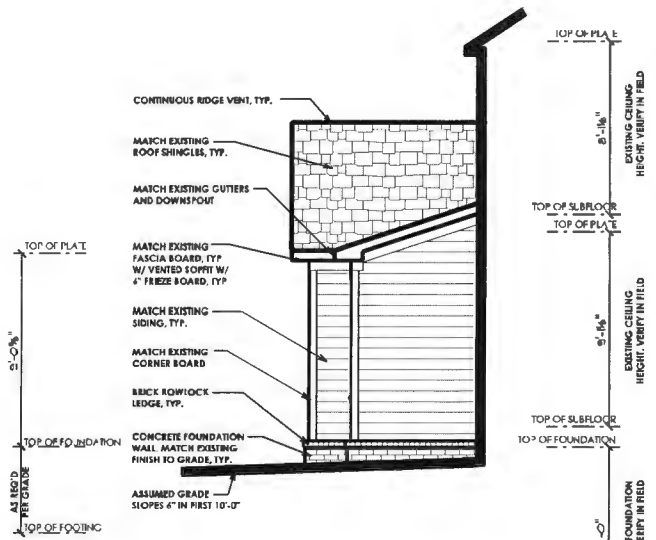
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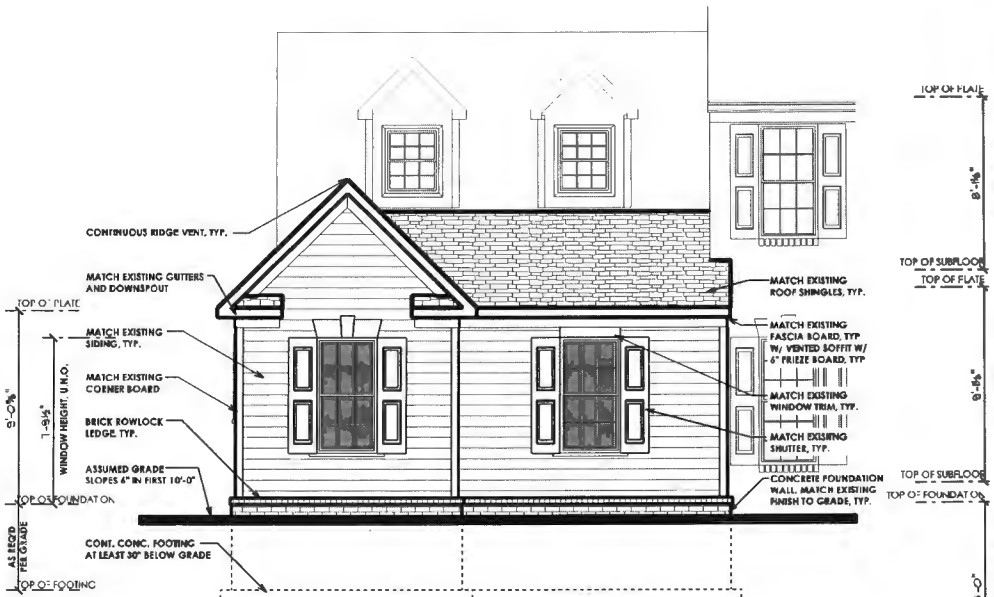
**ELEVATIONS**

**1.01**

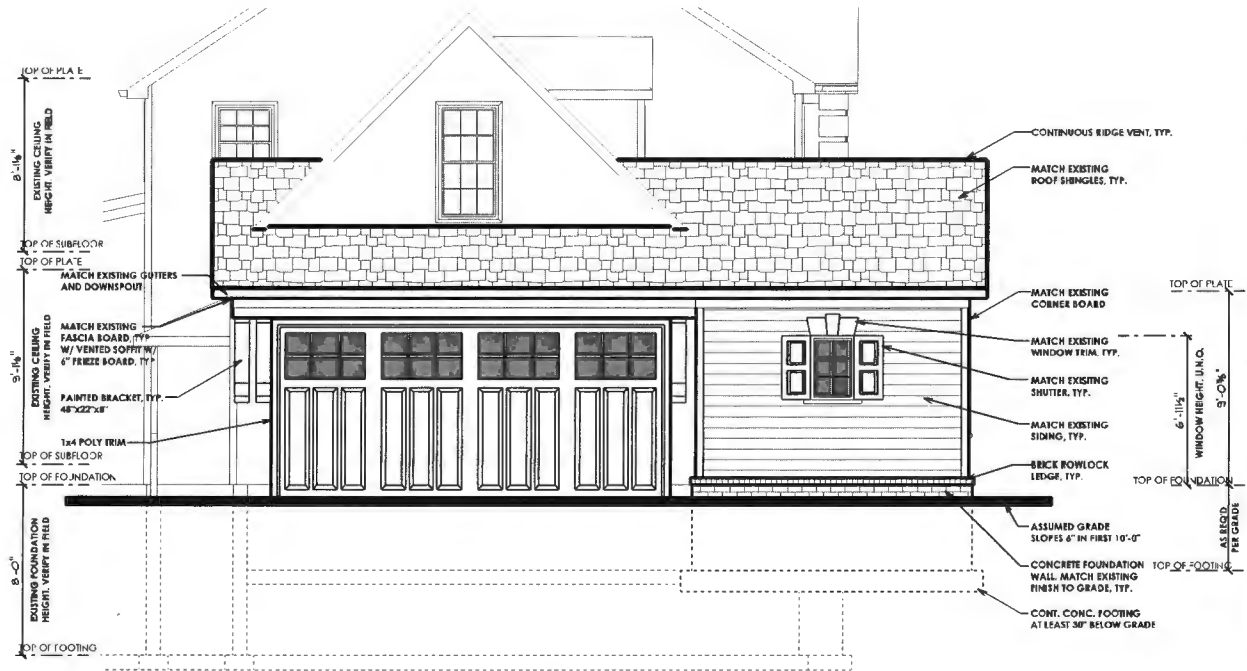
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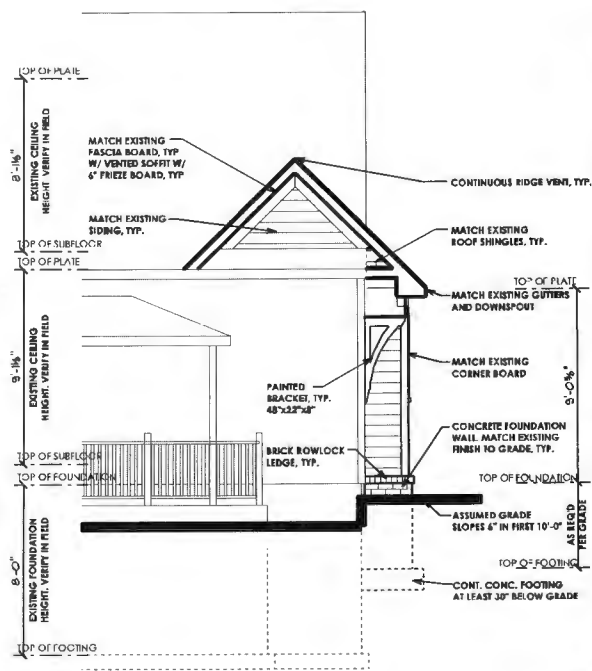
**RIGHT ELEVATION**



**FRONT ELEVATION**



**LEFT ELEVATION**



**REAR ELEVATION**

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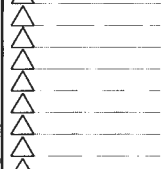
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SCALE: 1/4" = 1'-0"

**FOUNDATION  
2.01**

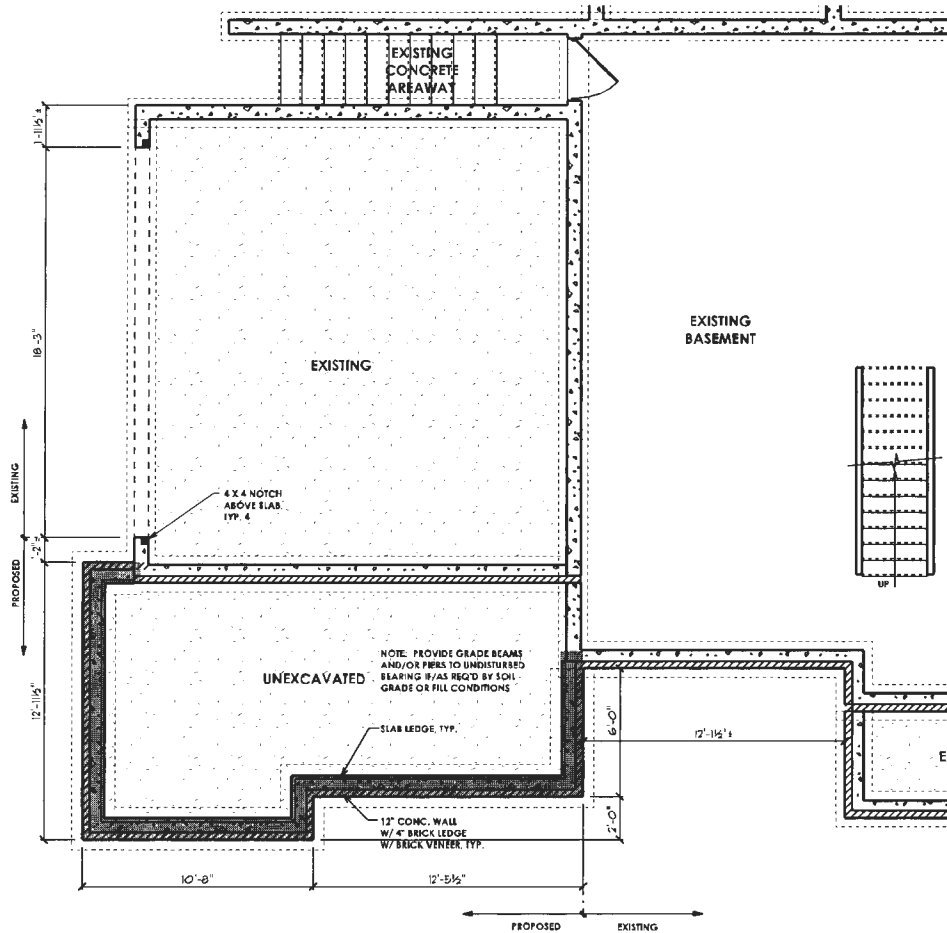
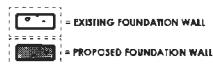
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### FOUNDATION NOTES

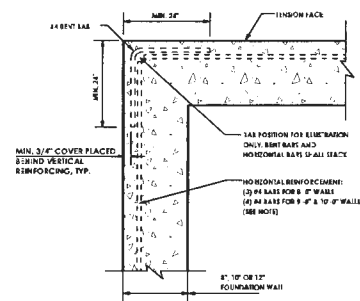
- 1) 1500 P3# MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SFF #1/#2 OR EQ. TYP THROUGHOUT UNO.
- 3) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-IN'S, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE.
- 4) FOUNDATION WALL MIN. THICKNESS 8" OR 10" WHERE 5/8" WALL AT BRICK LEDGE EXCEEDS 12' HIGH
- 5) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 2" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" TO 12" FROM EACH END OF ALL SILL PLATE PIECES.
- 6) REFER TO WALL SECTION(S) FOR FOUNDATION WALL DETAILS.

### TYPICAL GARAGE FOUNDATION WALL

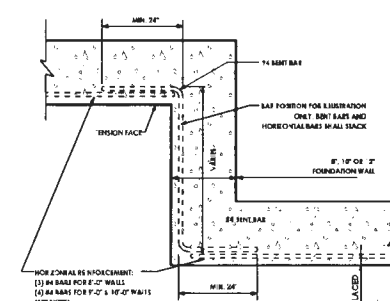
MIN. 12" REINFORCED CONCRETE FOUNDATION WALL (THICKNESS & REINFORCING PER SOIL & GRADE CONDITIONS & CODE)  
MIN. 12"x24" CONTINUOUS FOOTING



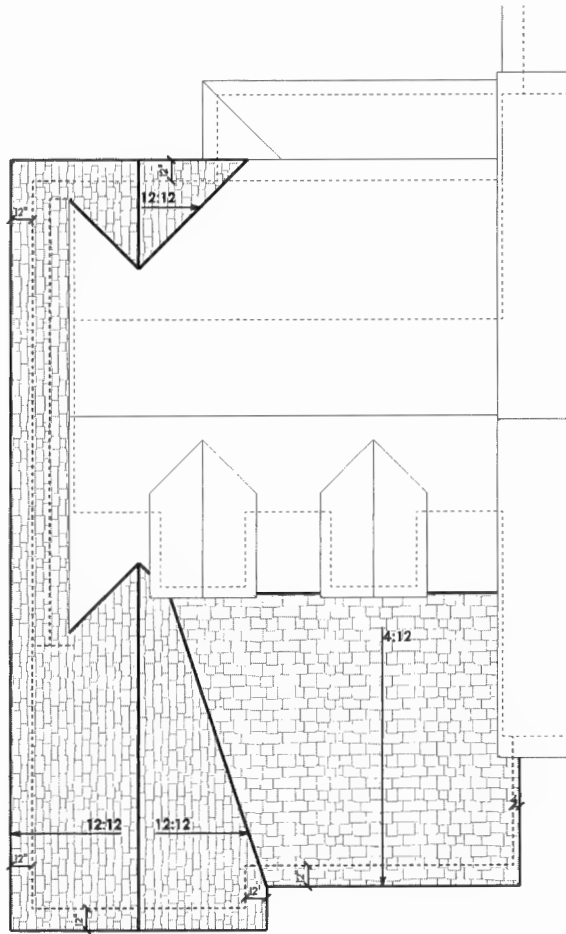
ALL DIMENSIONS TO BE VERIFIED IN FIELD



TYPICAL CORNER REINFORCING UNO



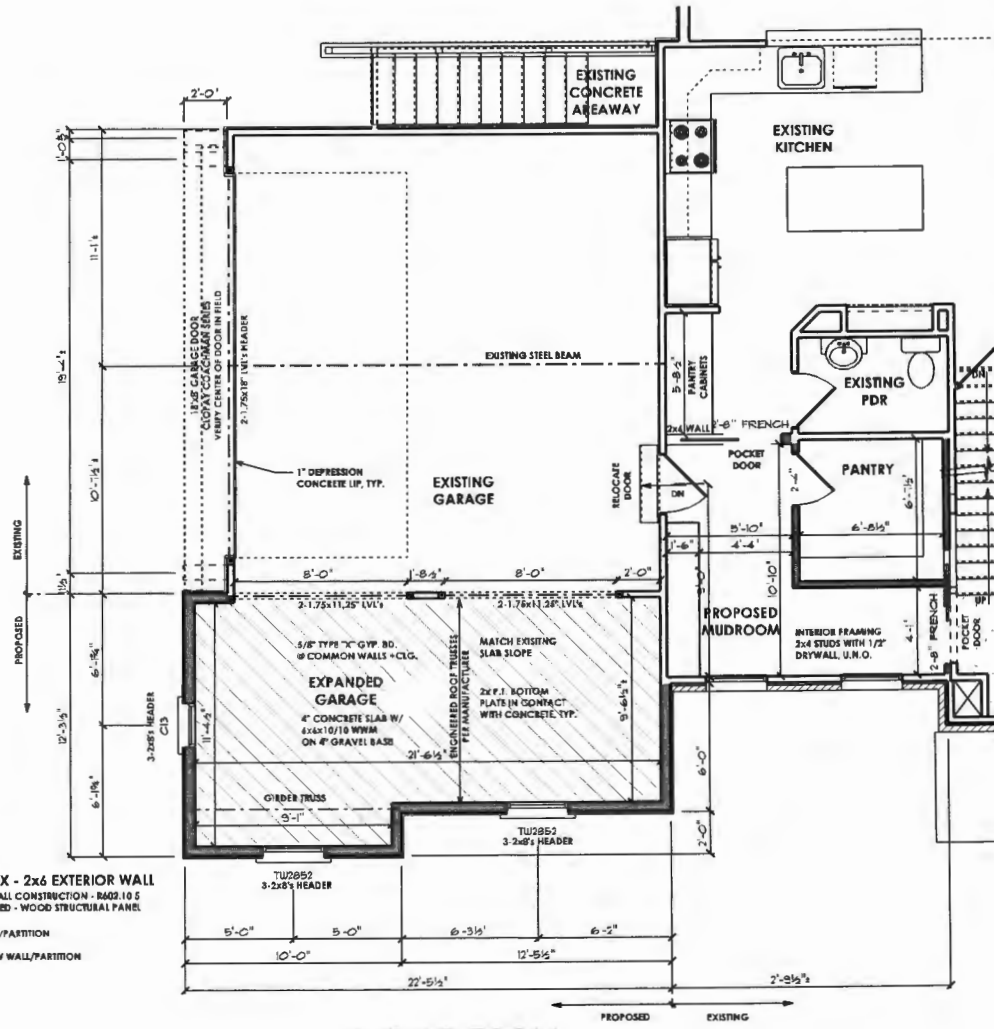
TYPICAL REINFORCING AT "Z" INTERSECTIONS - UNO



**ROOF PLAN**

**TYPICAL HOUSE BOX - 2x6 EXTERIOR WALL**  
 TYPICAL METHOD OF WALL CONSTRUCTION - RA02.10.5  
 CONTINUOUSLY SHEATHED - WOOD STRUCTURAL PANEL

— = EXISTING WALL/PARTITION  
 — = PROPOSED NEW WALL/PARTITION



**FLOOR PLAN**

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**SCALE:** 1/4" = 1'-0"

**PLANS**  
**3.01**  
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