



Building Permit Application

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

Date Received: 9/10/2020

Permit No.: B20003159

Building Address: 5010 Grape Myrtle Court
 City: Ellicott City State: MD Zip Code: 21042
 Suite/Apt. #: _____ SDP/WP/BA #: F13-031
 Census Tract: _____ Subdivision: Walnut Creek
 Section: Phaz 4 Area: _____ Lot: 159
 Tax Map: 28 Parcel: 43 Grid: _____
 Zoning: R-200 Map Coordinates: _____ Lot Size: 35000sq ft

Existing Use: Vacant lot
 Proposed Use: SF Home

Estimated Construction Cost: \$63379-
 Description of Work: Wellington - 1st - Rear Morn. Bkmt, 2 Story, Williams 11R, 4BR, 2HB, 2F + 3 car garage

Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

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

Contractor Company: Williamsburg Group, LLC
 Contact Person: _____
 Address: 5485 Harpers Farm Road
Suite 200
 City: _____ State: _____ Zip Code: _____
 License No.: 155 Columbia, MD 21044
 Phone: 410-979-8800 Fax: _____
 Email: Chris.wire@williamsburgllc.com

Engineer/Architect Company: FCC
 Responsible Design Prof.: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: 410-461-2855 Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	<u>2</u> Depth	<u>60</u> Width
Gross area, sq. ft./floor:	1 st floor: <u>79</u>	2 nd floor: <u>60</u>
Area of construction (sq. ft.):	Basement: <u>↓ ↓</u>	
Use group:	<input type="checkbox"/> Finished Basement	
Construction type:	<input checked="" type="checkbox"/> Unfinished Basement	
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Crawl Space	
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Masonry	No. of Bedrooms: <u>4</u>	
<input type="checkbox"/> Wood Frame	Multi-family Dwelling	
<input type="checkbox"/> State Certified Modular	No. of efficiency units:	
	No. of 1 BR units:	
	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

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

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

Applicant's Signature: Chris Wire
 Print Name: Chris Wire
 Email Address: Chris.wire@williamsburgllc.com
 Title/Company: Ap. J I W G LLC

Date: 9/9/20
RECEIVED
 SEP 10 2020

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

LICENSES & PERMITS DIVISION

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health		

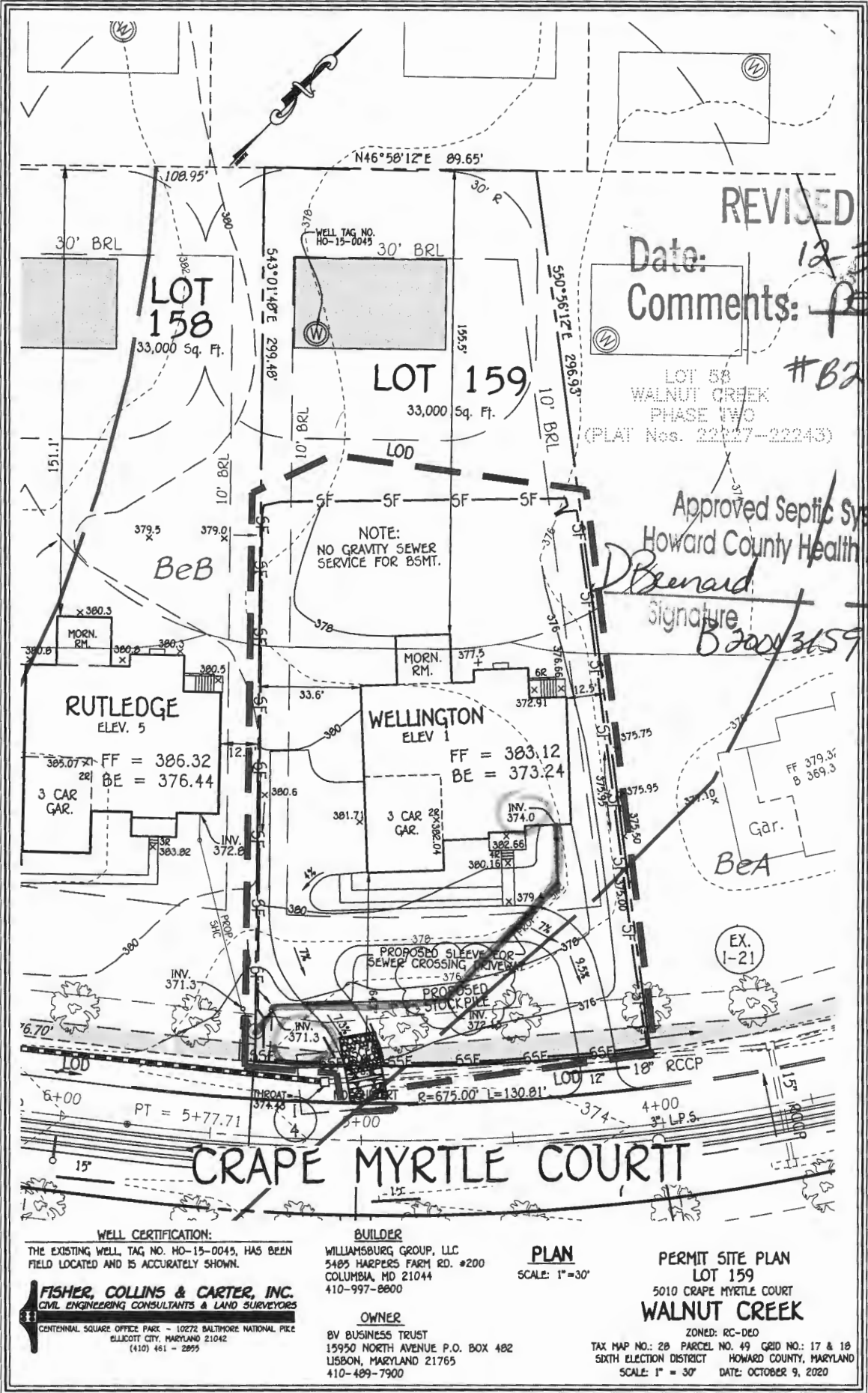
Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

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

Filing Fee	\$ 100
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# 12291

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

(DROPPED)



REVISED

Date: 12-3-2020
 Comments: for Health

#B20003159

LOT 58
 WALNUT CREEK
 PHASE IV-D
 (PLAT Nos. 22227-22243)

Approved Septic System Plan
 Howard County Health Department

D. Bernard
 Signature
 12-11-20
 Date

I:\2004\04001\dwg\PHASE FOUR, FINAL\SP\emit Site Plans Ph 4\04001-3005 walnut crt ph 4 williamsburg final revise base.dwg, Lot 159, 1:1

WELL CERTIFICATION:
 THE EXISTING WELL, TAG NO. HO-15-0045, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2899

BUILDER
 WILLIAMSBURG GROUP, LLC
 5405 HARPERS FARM RD. #200
 COLUMBIA, MD 21044
 410-997-8800

OWNER
 BV BUSINESS TRUST
 15950 NORTH AVENUE P.O. BOX 482
 LISBON, MARYLAND 21765
 410-489-7900

PLAN
 SCALE: 1"=30'

PERMIT SITE PLAN
 LOT 159
 5010 CRAPE MYRTLE COURT
 WALNUT CREEK

ZONED: RC-DEO
 TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: OCTOBER 9, 2020

Bricker, Robert

From: Chris Wine <ChrisWine@williamsburgllc.com>
Sent: Friday, September 25, 2020 5:59 PM
To: Bricker, Robert
Subject: Re: 5010 Crape Myrtle Court_B20003159

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Yes sir I dropped them at DILP. Thanks again

From: Bricker, Robert <RBricker@howardcountymd.gov>
Sent: Friday, September 25, 2020 5:21 PM
To: Chris Wine <ChrisWine@williamsburgllc.com>
Subject: Re: 5010 Crape Myrtle Court_B20003159

Thank you Chris. Be advised that floor plans for Health Dept must be routed through DILP. We do not issue approvals on email attachments.
Robert Bricker, REHS/RS,L.E.H.S.

From: Chris Wine <ChrisWine@williamsburgllc.com>
Sent: Friday, September 25, 2020 4:26 PM
To: Bricker, Robert <RBricker@howardcountymd.gov>
Subject: Re: 5010 Crape Myrtle Court_B20003159

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Mr Bob

I did drop off a set of plans Thursday morning so you may get them next week. I'll forward your email to the Engineer to mark the plan for you.

Thanks for your help!

Chris

From: Bricker, Robert <RBricker@howardcountymd.gov>
Sent: Friday, September 25, 2020 4:22 PM
To: Chris Wine <ChrisWine@williamsburgllc.com>
Subject: 5010 Crape Myrtle Court_B20003159

Good afternoon Chris Wine.

I have reviewed the proposal for construction of a new single-family home at 5010 Crape Myrtle Court. I will assign an 'On Hold' status for permit B20003159 for the following reasons:

1. The route of the sewer house connection with the pipe invert elevations at the house connection and at the grinder pump connection must be included on the Plot Plan. A Plot Plan revision must be submitted to the Department fo Inspections, Licenses , and Permits (DILP).
2. Floor plans for the whole house, including the basement, for the Health Department must be submitted to DILP.

You may "reply' to this email if you have any questions concerning these comments.

Robert Bricker, REHS/RS, L.E.H.S.

Howard County Health Department

Bureau of Environmental Health

Well & Septic Program

8930 Stanford Boulevard

Columbia, MD 21045

410.313.2691 (Office)

rbricker@howardcountymd.gov



CONFIDENTIALITY NOTICE

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**COMPLETE THIS FORM WHEN DROPPING OFF ANY
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 9/23/00
To: Health Dept
(Person's Name and Division)
From: Chris Wine/ Williamsburg (410) 997-8800
(Your Name, Company Name and Telephone Number)
Subject: Project name Walnut Creek Lot 159
Project site address 5010 Grape Myrtle Ct
Permit Number B2 000 3159 SDP # F-13-034
Other information pertinent to this project _____

Please check the attachments below that you are submitting with this transmittal:

- Letter of response to Howard County plan review code letter
- Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- Structural steel certification
- Energy conservation calculations
- Certification for _____ (be specific).
- Copies of Plans for Health Dept (be specific).
- Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____
- Other _____

Is there anyone else that should be contacted regarding this project if there are questions?

If so, please list that person's name and telephone number below:

Chris Wine (Person's name) (410) 997-8800 (Telephone number)

PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.

Received by Dropbox

t:\Updated forms\transmit.frm - Rev. 5/08

RECEIVED

SEP 24 2000

LICENSES & PERMITS
DIVISION

white: Plan Review Division
yellow: Applicant
pink: Permit Division

B30003154

The Wellington

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

INDEX OF DRAWINGS		
COVER SHEET		
D1	WALL SECTIONS	5A PARTIAL PLANS ELEV. 1-BRICK
D2	AREAWAY DETAILS	5B PARTIAL PLANS ELEV. 2
D3	GENERAL REQUIREMENTS	5C PARTIAL PLANS ELEV. 2-BRICK
D4	SHEAR WALL DETAILS & LOCATIONS	5D PARTIAL PLANS ELEV. 3
1A	ELEV. 1 STANDARD- SIDING	6 SECTION A
1B	ELEV. 1 STANDARD- STONE	7 SECTION B
1C	ELEV. 1 STANDARD- BRICK	
1D	ELEV. 2- SIDING	8A TWO STORY ADDITION
1E	ELEV. 2- STONE	8B MORNING RM.
1F	ELEV. 2- BRICK	8C CONSERVATORY
1G	ELEV. 3- SIDING	8D OPT. SECOND FL. FAMILY RM.
1H	ELEV. 3- STONE AND SIDING	8E OPT. ELEVATOR
1I	ELEV. 3- BRICK	8F OPT. WALL OF WINDOWS
		8G GRADE BEAM DETAILS
		8H DET. GARAGE FLEYS
		8I DET. GARAGE PLANS
2A	BASEMENT / FOUNDATION PLAN	
2B	FINISHED BASEMENT PLAN	
3A	FIRST FLOOR PLAN	
4A	SECOND FLOOR PLAN	

PROJECT DATA	
CONSTRUCTION:	
GROUND FLOOR	CONCRETE
FIRST FLOOR	WOOD
SECOND FLOOR	WOOD
ROOF	WOOD
WALLS	WOOD
BUILDING AREA-SQ. FT.	INCLUDED:
WELLINGTON ELEVATION 1	
FIRST FLOOR CONDITIONED	2945
SECOND FLOOR CONDITIONED	2795
UNFINISHED BASEMENT	2945
OPT. FIN. BASEMENT	1665
OPT. FIN. BASEMENT W/ GAME RM	2115
GARAGE	800
PORCH	72
WELLINGTON ELEVATION 2	
FIRST FLOOR CONDITIONED	2860
SECOND FLOOR CONDITIONED	2810
UNFINISHED BASEMENT	2860
OPT. FIN. BASEMENT	1665
OPT. FIN. BASEMENT W/ GAME RM	2085
GARAGE	800
PORCH	210
WELLINGTON ELEVATION 3	
FIRST FLOOR CONDITIONED	2860
SECOND FLOOR CONDITIONED	2845
UNFINISHED BASEMENT	2860
OPT. FIN. BASEMENT	1665
OPT. FIN. BASEMENT W/ GAME RM	2085
GARAGE	824
PORCH	540
OPTIONS	
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	
BREEZEWAY	576
SIDE PORCH	48
	56
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: 5B (UNPROTECTED) USE GROUP: R3		
2018 IECC CODE COMPLIANCE	STANDARD (MINIMUM)	BUILDING DATA
CODE SECTION	STANDARD (MINIMUM)	CLIMATE & GEOGRAPHIC DESIGN CRITERIA
R301 CLIMATE ZONE	4A	FLOOR LIVE LOAD 40 PSF
RA02.1 COMPLIANCE METHOD	MANDATORY AND PRESCRIPTIVE PROVISIONS	ROOF LIVE LOAD 40 PSF
RA02.1.1 VAPOR RETARDER	WALL ASSEMBLIES IN THE THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQUIREMENTS OF SECTION R02.7 OF THE IRC 2018	WIND SPEED ULLIMATE 115 MPH EXPOSE C
RA02.1.2 ATTIC INSULATION-	R-38 R-38 WILL SATISFY THE REQUIREMENT IF FULL OVER THE TOP PLATE IF EAVES (REQUIRES RAISED HEEL TRUSS).	ATTICS W/ STORAGE 20 PSF
RA02.1.2.1 WOOD FRAME WALL	R-20 OR R-15 CONTINUOUS INSULATION.	ATTICS W/ STORAGE 20 PSF
RA02.1.2.2 BASEMENT WALL INSULATION	R-10 FOIL FACED CONTINUOUS UNINTERRUPTED BATTS FULL HEIGHT R-13 IN CAVITY IF FINISHED.	HABITABLE ATTICS 30 PSF
RA02.1.2.3 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 2'-0".	STAIRS 40 PSF
RA02.1.2.4 FLOOR INSULATION OVER UNCONDITIONED SPACE	R-30 BATT INSULATION	DECKS & BALCONIES (EXT) 40 PSF
RA02.1.2.5 WINDOW U-VALUE/ SHGC	0.32 (U-VALUE) & 0.40 (SHGC)	GUARDRAILS 200# (CONT.)
RA02.1.10 SLAB ON GRADE FLOORS LESS THAN 12' BELOW GRADE	R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR VERTICALLY.	SBSMFC CATEGORY B LIGHT FRAME STRUCTURAL W/ SHEAR WALLS
RA02.2.4 ATTIC ACCESS	ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49.	CONCRETE WEATHERING SEVERE
RA02.4.1.2 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.	TERRITE MODERATE TO HEAVY
RA02.4.1.3 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.	DECAY PROBABILITY MODERATE
RA02.4.2 FIREPLACES	NEW WOODBURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR.	ICE UNDERLAYMENT YES
RA02.4.4 FUEL-BURNING APPLIANCES	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. 2. REFRIGERATORS AND STOVES COMPLYING WITH SECTION R02.2.2 AND SECTION R02.2.3 OF THE IRC. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.	FROST DEPTH 37
RA02.4.5 RECESSED LIGHTING	ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM.	NOTE: MINIMUM VALUES SHOWN. CONFORM WITH LOCAL CODE OFFICIAL PRIOR TO CONSTRUCTION.
RA03.1 THERMOSTAT	WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE HEAT FROM COPING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.	GENERAL NOTES
RA03.1.2 HEAT PUMP SUPPLEMENTARY HEAT	SUPPLY & RETURN DUCTS IN ATTIC R-8 MIN.	GENERAL NOTES ARE ACKNOWLEDGED AND SHALL BE ADHERED TO DURING THE CONSTRUCTION
RA03.3.1 MECHANICAL DUCT INSULATION	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-4 MIN.	MISC. NOTES
RA03.3.2 DUCT SEALING	ALL DUCTS, AIR HANDLERS AND FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OF THE IRC.	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
RA03.6 MECHANICAL VENTILATION	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.	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.
403.6.1 WHOLE HOUSE MECH. VENT SYSTEM FAN EFFICIENCY	OUTDOOR AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER TO COMPLY WITH TABLE R403.6.1.	3. ALL PRE-ENGINEERED MATERIALS, EQUIPMENT, FIXTURES AND ETC. SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND REQUIREMENTS
RA03.7 EQUIPMENT SIDING		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.
RA04.1 LIGHTING EQUIPMENT	SHALL COMPLY WITH R403.7	
	A MIN. OF 30% 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.	

68F
 9557
 576
 10,133

Occ SF
 9485
 576
 10061

MRM

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

DATE	REVISION

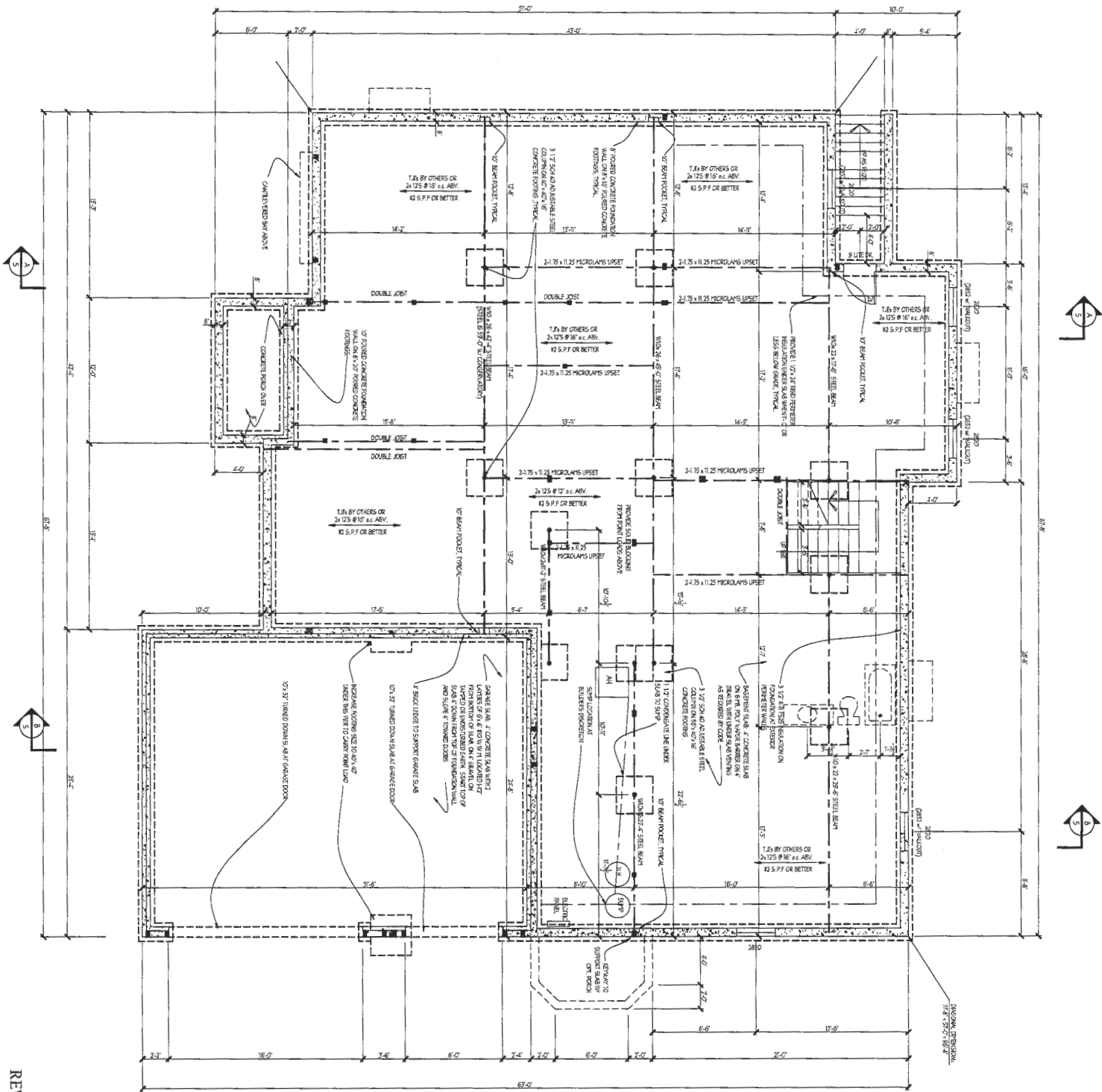
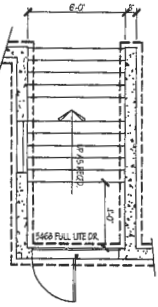
Date: 10/15
 Scale:
 Drawn: TDM

Drawing: COVER PAGE
 Project: WILLIAMSBURG GROUP
 THE WELLINGTON
 ESTATE HOME

1067 WEH
 Project No.

WCR159-5010 Grape Myrtle Court

OPT. 6 ARWAY



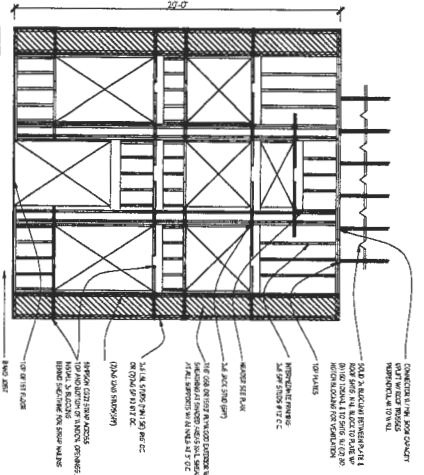
REVISED 7/20

2a	Drawing: STD. BSMT/FOUNDATION PLAN	Date: 10/15	DATE	REVISION:	DATE	REVISION:
	Project: WILLIAMSBURG GROUP WELLINGTON ESTATE HOME	Scale: 1/4"=1'-0"				
1067 WHEE Project No.	Drawn: TIM					

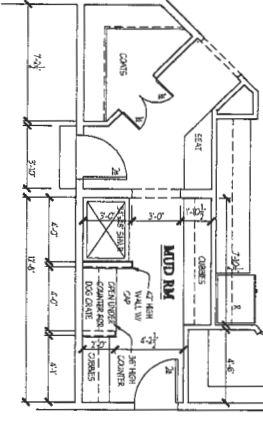
Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

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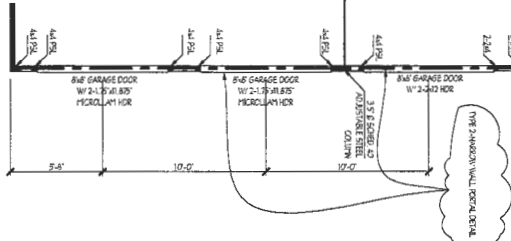
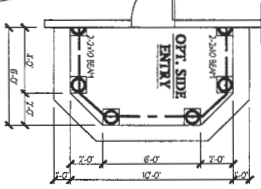
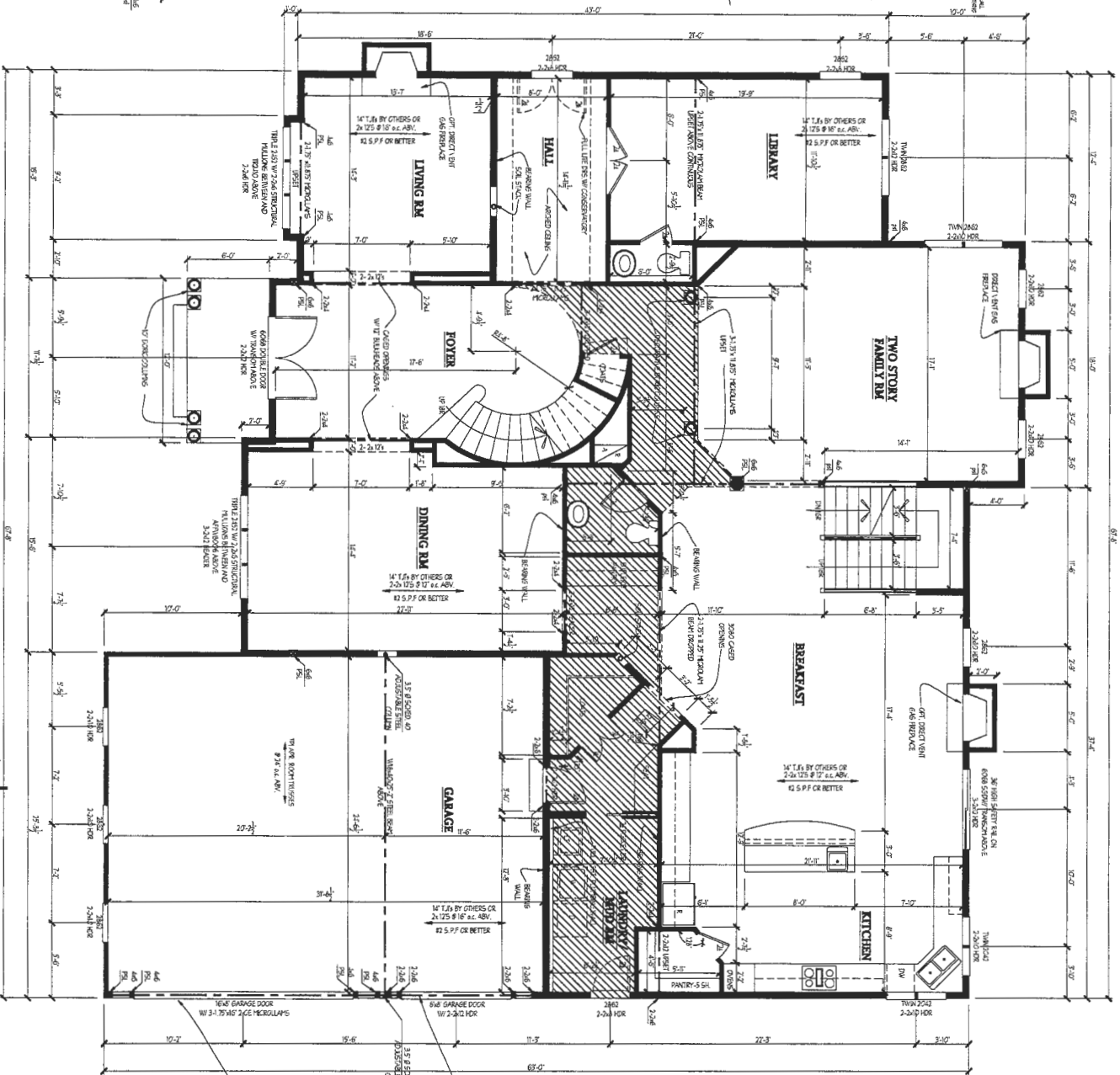
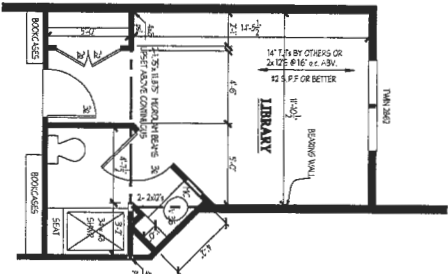
FAMILY RM WALL BRACING DETAIL



ALT. MUD RM.



LIBRARY shown w/ full bath



- NOTES**
- REFER TO SHEETS AND IN F&E UNLESS NOTED OTHERWISE.
 - ALL LEGERS IN BRACING WALLS ARE 2X4X8 UNLESS NOTED OTHERWISE.
 - WOOD COLUMNS SHOWN WITH REBAR TOP OF 2X4 MEMBERS, INSTALLED TO THE REBAR EXTENDED.
 - ALL EXTERIOR WALLS TO BE 8\"/>

REVISED 9/19

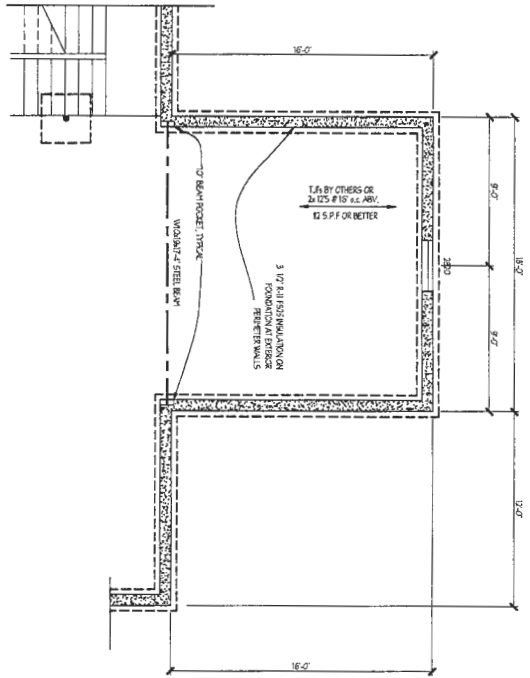
1067 WEH
Project No.

Drawing: STANDARD FIRST FL. PLAN
Project: WILLIAMSBURG GROUP
WELLINGTON
ESTATE HOME

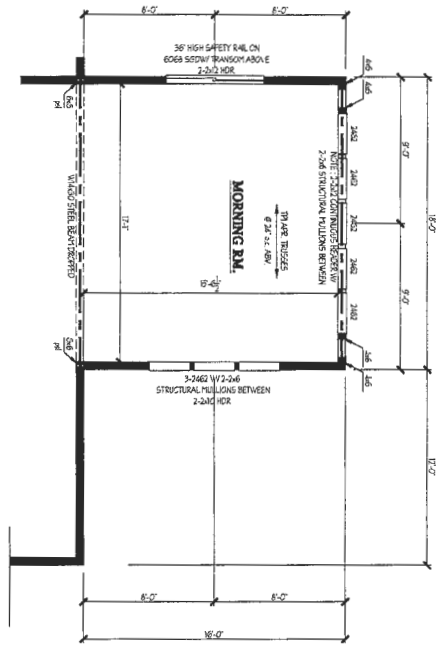
Date: 10/15
Scale: 1/4"=1'-0"
Drawn: TIM

DATE	REVISION:	DATE	REVISION:

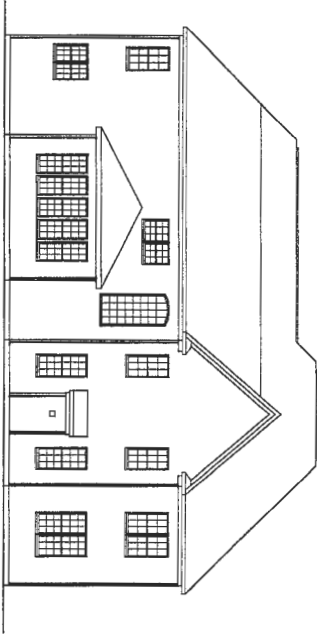
Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281



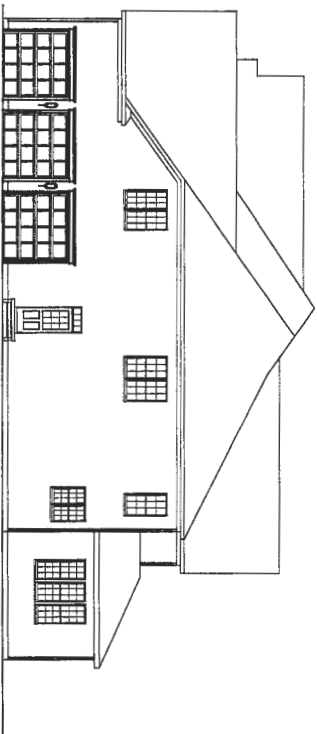
FOUNDATION PLAN - SCALE - 1/4" = 1'-0"



FIRST FLOOR PLAN - SCALE - 1/4" = 1'-0"



REAR ELEVATION - SHOWN W/ OPT. MORNING RM.
SCALE - 1/8" = 1'-0"



RIGHT SIDE ELEVATION - SHOWN W/ OPT. MORNING RM.
SCALE - 1/8" = 1'-0"

REVISED 7/19

The Grid

8/31/2020 8:23 AM

2015 Williams Group Inc.

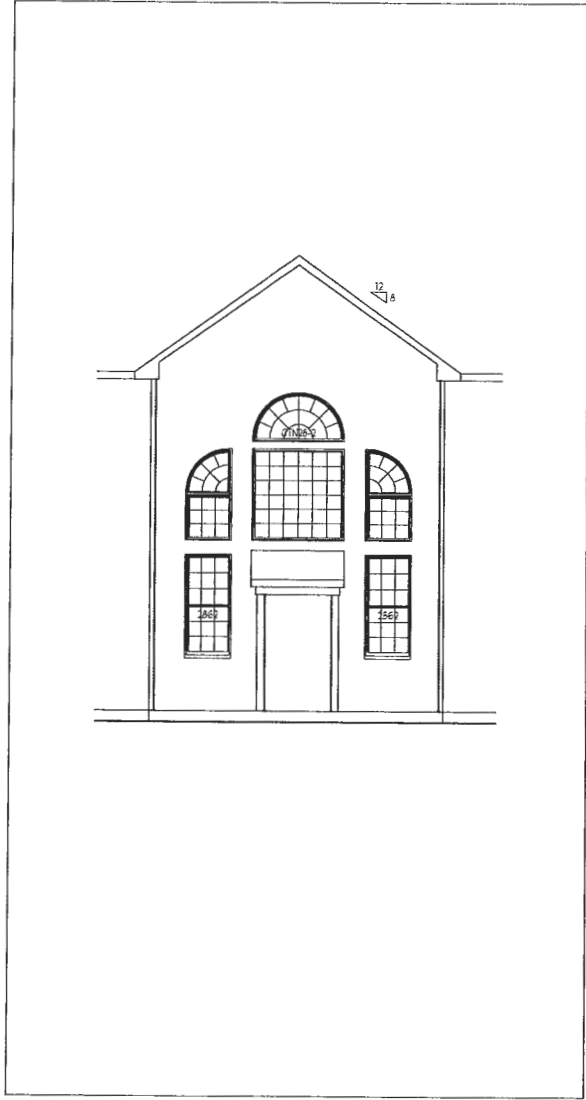


Project No.: 1067 WEH
Date: 10/15
Scale: NOTED

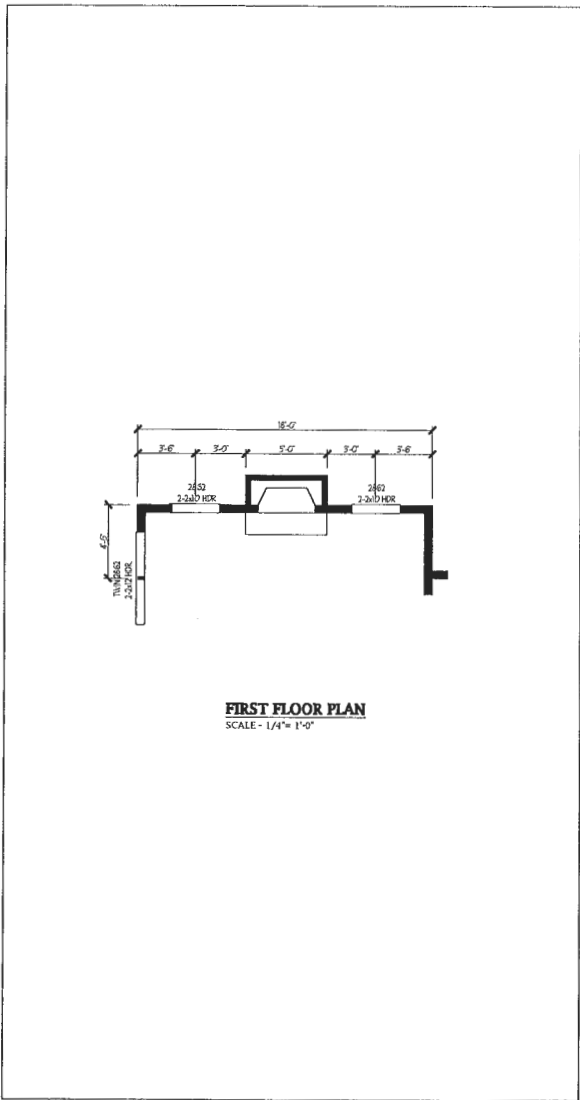
Drawing: OPT. MORNING RM.
Project: WILLIAMSBURG GROUP
WELLINGTON
ESTATE HOME

Notes:

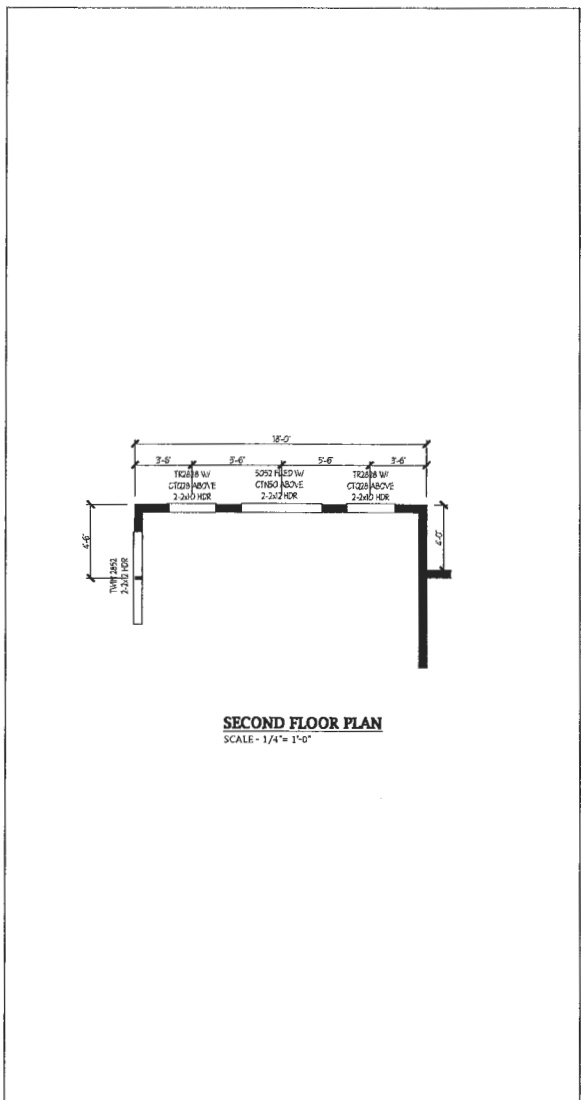
Plymouth Road Architects
640 Plymouth Road Baltimore, MD 21229
Phone: 410-788-0281 arch@plymouth-road.com



PARTIAL REAR LEVATION



PARTIAL FIRST FLOOR PLAN



PARTIAL SECOND FLOOR PLAN

NOTE: STANDARD WALL OF WINDOWS FOR WELLINGTON MODEL

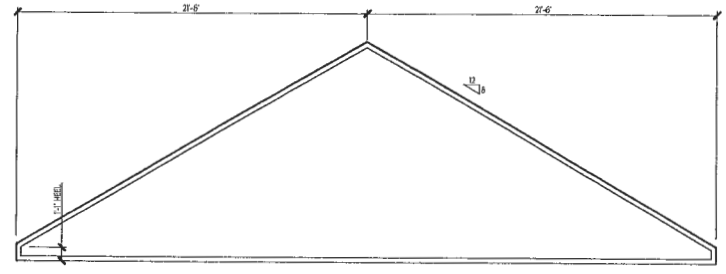
Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE:	10/15
SCALE:	1/4" = 1'-0"
DRAWN BY:	TIM
CHECKED BY:	

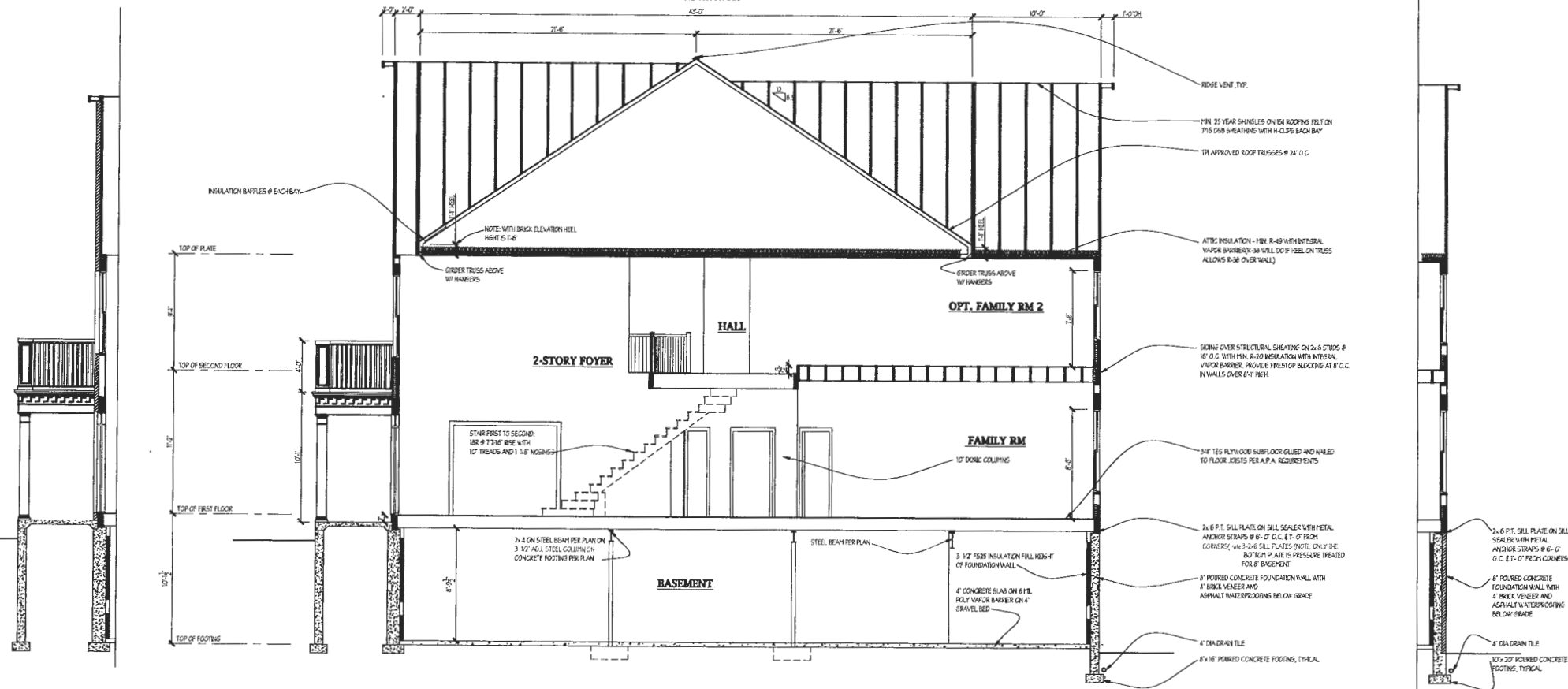
Drawing: OPTIONAL WALL OF WINDOWS
Project: WILLIAMSBURG GROUP
WELLINGTON ESTATE HOME

1067 WEH
Project No.





TRUSS DIAGRAM
 ELEVATION 2&3



SECTION-A
 ELEVATION 1

BRICK FRONT

BRICK TO GRADE

DATE	REVISION

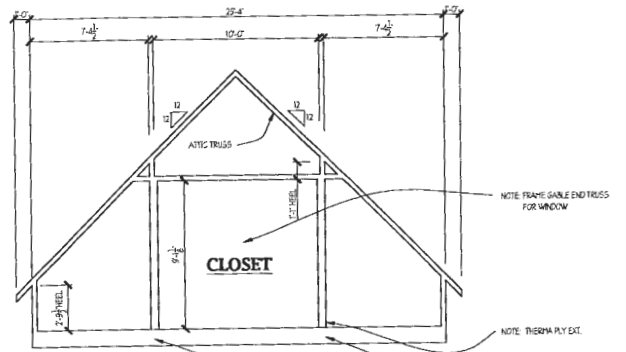
Date: 10/15
 Scale: 1/4" = 1'-0"
 Drawn: TTM

Drawing: SECTIONS A-ST, ELEVATION
 Project: WILLIAMSBURG GROUP
 WELLINGTON
 ESTATE HOME

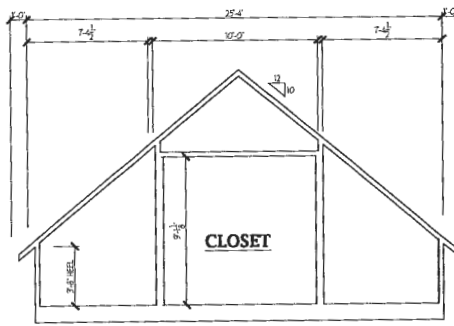
1067 WEH
 Project No.

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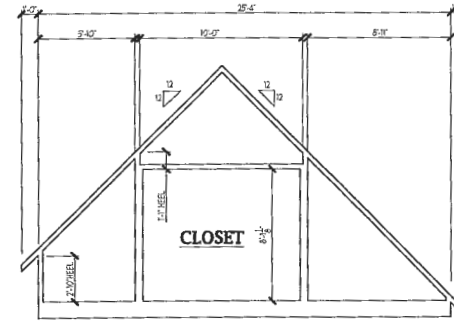
REVISED 11/18



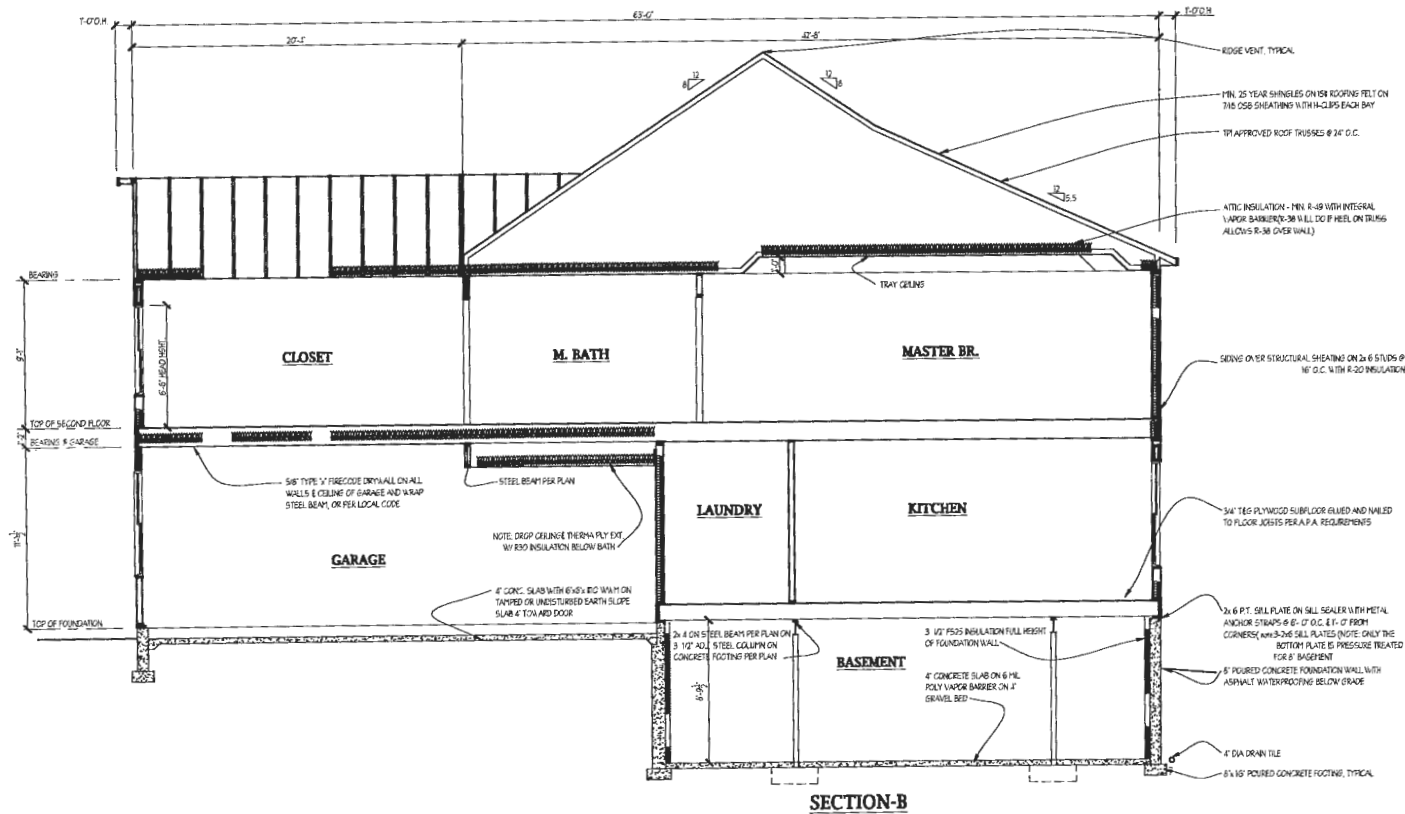
GARAGE TRUSS DIAGRAM
ELEVATION 1



GARAGE TRUSS DIAGRAM
ELEVATION 2



GARAGE TRUSS DIAGRAM
ELEVATION 3



SECTION-B

REVISED 11/18

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

DATE	REVISION

Date: 10/15
Scale: 1/4" = 1'-0"
Drawn: TMM

Drawing: SECTION B
Project: WILLIAMSBURG GROUP
WELLINGTON
ESTATE HOME

1067 WEH
Project No.

7

