

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Tanks	B22002517	06/27/2022
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 #	Street Name	Street Type	
5644	DOSA	CT	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-76.95242	39.21955
City	State	Zip Code	Primary
CLARKSVILLE	MD	21029	Yes

Approved 6/29/22
AA

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
11059763	0015	0	0	0	0	RURAL
Legal Description						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
23	A	605101	5				
Plan Area	State Tax Id	Subdivision Name					
		THE WOODLANDS					
Section	Area	Tax Map					
		28					
Grid	Zoning District	ADC Map					
28-23	RC-DEO	4933-H5					
SDP No.	Final Plan No.	WP File No.					
	ECP-15-032						
Record Plat No.	WS Contract No.	FDP No.	Primary				
25051-2505			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-02A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner * (This section is required.)

Search Reset Clear

Name *

THE WILLIAMSBURG GROUP

Address Line 1

5485 HARPERS FARM RD

Address Line 2

Address Line 3

Mail City	Mail State	Mail Zip Code
COLUMBIA	MD	21044
Phone	Primary	
410-733-9991	Yes	
E-mail		

Cell Number

Fax Number

Professionals (This section is not required.)

Search Reset Clear

License # * 20100081215 Business Name J.E. FEAGA AND SON EXCAVATING INC.
 License Type * Propane Gs Primary Yes
 First Name DENNIS Middle Name Last Name FEAGA
 Address Line 1 1625 HENRYTON RD
 Address Line 2
 City MARRIOTTSVILLE State MD ZIP Code 21104-0000
 Phone 1 4104425623 Phone 2 Fax 4104425623
 E-mail GRNDHGLP52@GMAIL.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant Relationship Applicant Primary Yes
 First Name MICHELLE MI Last Name CLANCY
 Full Name MICHELLE CLANCY
 Organization Name APPLIED & APPROVED PERMITS LLC
 Street Address P.O. BOX 310
 Address Line 2
 City PERRY HALL State MD Zip Code 21128
 Phone 443-340-1229 Cell Fax
 E-mail MICHELLE@APPLIEDANDAPPROVED.COM

Addtl Info

Est Construction Cost * 2000 Housing Units * 0 Number of Buildings * 0 Public Owned No
 Construction Type --Select--

TANK INFORMATION

RESIDENTIAL TANK INFORMATION

Capital Project-No Fee * Yes No Capital Project Number Fee Exempt * Yes No Roadside Tree Project Permit * Yes No Roadside Tree Permit #
 Existing Use SFD Number of Tanks Installed * 1 Number of Tanks Removed * 0
 Water Supply Private Sewage Disposal Private Expiration Date 12/25/2022 Relocate Existing Tank * 0

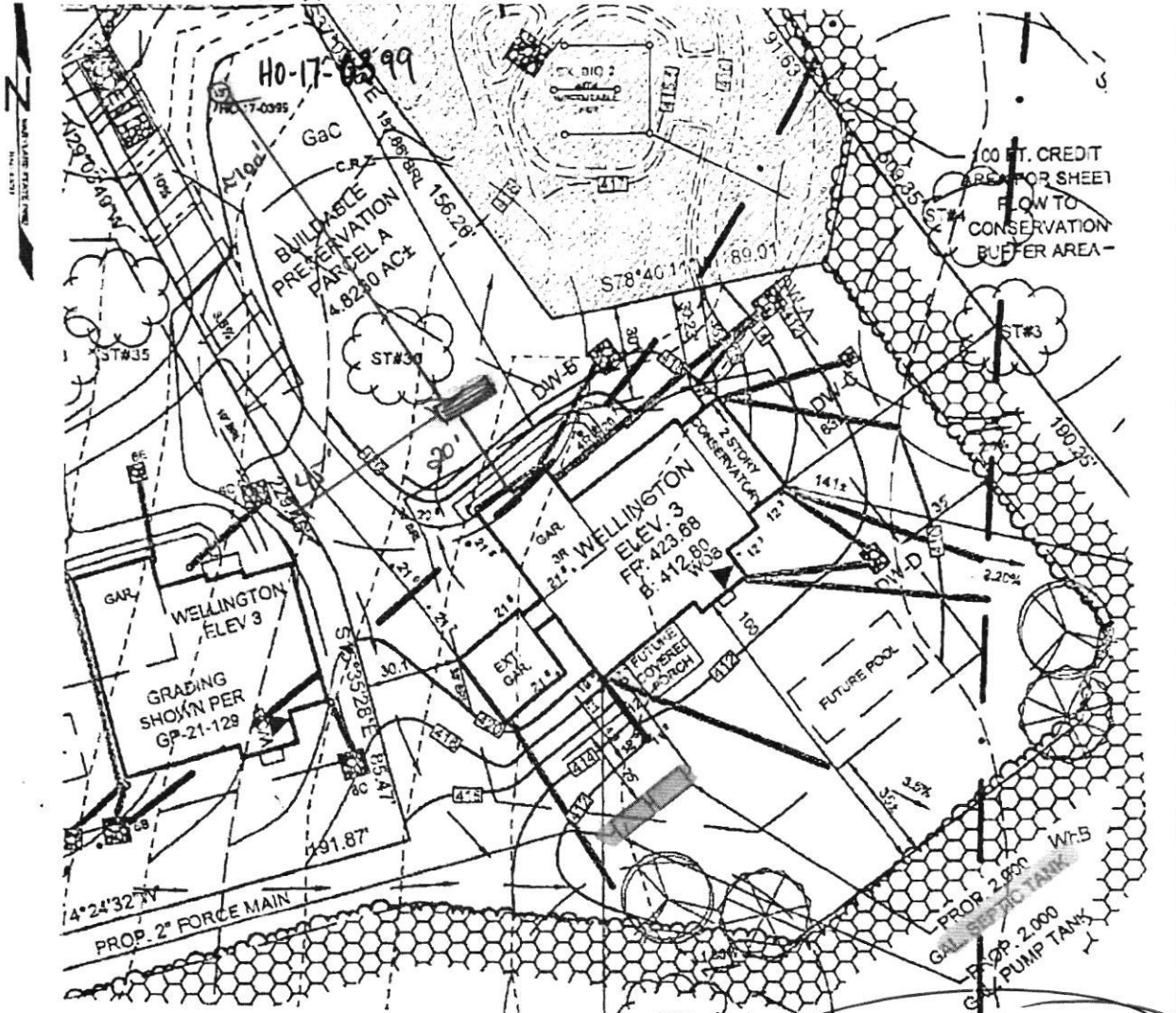
PAYMENT INFORMATION

Check 1 Payee 1 Check 2 Payee 2 SAP Doc No SAP Entered

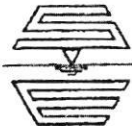
Submit Cancel

HO-17-0399

HO-17-0399



16005 Frederick Road, 2nd Floor
 Woodbine, Maryland 21797
 Phone: 443.325.5076
 Fax: 410.696.2022
 Email: info@sillengineering.com
 Civil Engineering for Land Development



**SILL
 ENGINEERING
 GROUP, LLC**

Approved for LP tank
 B22002517
 AAA 6/29/22

DESIGN BY: PS
 DRAWN BY: JC
 CHECKED BY: PS
 SCALE: 1"=50'
 DATE: NOVEMBER 19, 2021
 PROJECT #: 20-003
 SHEET #: 1 OF 1

HOUSE RESITE

THE WOODLANDS

PARCEL A

5644 DUGAN CT

TAX MAP 28 GRID 23
 5TH ELECTION DISTRICT

PARCEL 15
 HOWARD COUNTY, MARYLAND

PERMIT NUMBER: B 21002664

DATE ACCEPTED: 7/19/2021



RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS
3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4
www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED

Street Address: 5644 Dosa Court Unit: _____
 City: Clarksville State: MD Zip Code: 21029
 Subdivision/Village/Complex Name: The Woodlands SDP/WP/BA #: _____
 Lot: parcel A Tax Map: _____ Parcel: _____ Grading Permit #: 21-021

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant Lot Proposed Use: SF Home Estimated Cost: \$ 936,316
 Trade Work to Be Completed (Separate Permits Required): Mechanical (HVAC) Electrical Plumbing None

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Williamsburg Group LLC Primary Residence: Yes No
 Owner's Street Address: 5485 Harpers Farm Rd #200
 City: Columbia, MD State: MD Zip Code: 21044
 Phone: 410-997-8800 Email: marianamorris@williamsburgllc.com

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: same as above Contact Name: _____
 Street Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Email: _____

CONTRACTOR INFORMATION REQUIRED

Business Name: same as above License #: _____
 Licensee's Name: _____
 Street Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Email: _____

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: _____ Name: _____
 Street Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Email: _____

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: SF Dwelling SF Townhouse SF Duplex Mobile Home Multi-Family Dwelling (MF*) Condo: Yes No
 Utilities: Electric Gas Water Supply: Public Private (Well) Sewage Disposal: Public Private (Septic)
 Heating System: Electric Natural Gas Propane Other: _____ Roadside Tree Project: No Yes: # _____
 Sprinkler System: NFPA 13 NFPA 13R NFPA 13D None Fire Alarm System: Yes No Voice Evac

ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name & Options: Wellington
 # of Bedrooms (SF): 4 # of efficiency units (MF*): _____ # of 1 BR (MF*): _____ # of 2 BR (MF*): _____ # of 3 BR (MF*): _____
 # Rooms: 13 # Full Baths: 5 # Half Baths: 2 # Fireplaces: 1
 Garage/Carport Info: Attached Garage Detached Garage Integral Garage Carport None + 2 car = 5 car garage
 Basement/Foundation Info: Slab on Grade Post & Pier Unfinished Basement Finished Basement: Full or Partial
 1st Fl Width: 82 1st Fl Depth: 63 2nd Fl Width: 61 2nd Fl Depth: 63 Bsmt Width: 82 Bsmt Depth: 63
 Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: 12,184 sq ft Occupiable Area: 11,540 sq ft

AGREEMENT / DISCALIMER REQUIRED

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 ORIGINAL SIGNATURE: Maria Morris DATE SIGNED: 7/19/21

FOR OFFICE USE ONLY CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:

PR DPZ DED Health SHA CID

SUBMITTAL FEES: \$150.00 PAYMENT: 13574 ACCEPTED BY: Droppy

Bldg. Permit # B21002664
GRADING PERMIT APPLICATION RECEIVED
 Howard County Maryland
 Department of Inspections, Licenses and Permits
 3430 Court House Drive, Ellicott City, MD 21043
 Licenses & Permits (410) 313-2455 Inspections (410) 313-1855
 JUN 01 2021

Site Address: 5644 Dosa Court
 City: Clarksville State: MD Zip: 21029
 Subdivision: The Woodlands
 Tax Map: 28 Acreage: 4.823 AC, 210,090 SF
 Grid: 23 Block: _____
 Lot: Parcel A Parcel: 15
 Section: _____ Zone: _____ Area: _____
 Census Tract: _____ File: _____

Property Owner's Name: LICENSES & PERMITS WILLIAMSBURG GROUP LLC
 Address: 5485 Harpers Farm Rd # 200
 City: Columbia State: MD Zip Code: 21044
 Phone: 410-997-8800
 Email: marinemorris@williamsburgllc.com

Contractor Company: _____
 Contact Person: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 License No: 155 Phone: _____
 Email: _____

Existing Use: Vacant Lot
 Proposed Use: SF Home
 Proposed Work: grading, roads, swm, storm drains
 Total Area Disturbed (Acreage / Sq Ft): 1.24 AC, 54014 SF
 Total Site Area (Acreage / Sq Ft): 4.823 AC, 210,090 SF
 Cost of Work \$: 40,709.20
 Plan Number F / SDP / GP: F-18-094, GP 21-021
 Grading Surety Amount \$: 1,280.28
 Utility Trenching (Ft): N/A
 Watershed Code: N/A

***** PRIOR APPROVALS REQUIRED *****
 (ATTACH COPIES OF ALL APPLICABLE APPROVALS)

Developer Agreement No. N/A Date Exec. / /
 Forest Conservation Agreement No. N/A
 MDE Waterway Construction Permit No. _____
 MDE Non-Tidal Wetland Permit No. _____
 MDE Water Quality Certification _____
 MDE NPDES Notice of Intent No. _____
 US Army Corps of Engineers _____
 Wetland Permit No. _____

RECEIVED
 DEC 02 2021
 LICENSES & PERMITS DIVISION

I CERTIFY THAT THIS APPLICATION IS CORRECT AND I HAVE THE AUTHORITY TO MAKE SUCH APPLICATION; AND I AGREE TO COMPLY WITH ALL REQUIREMENTS OF TITLE 3, SUBTITLE 4. OF THE HOWARD COUNTY CODE.

Signature: Marina Morris (Date) 12/1/21 Print Name: Marina Morris
 Email Address: marinemorris@williamsburgllc.com Phone: 410-997-8800
 Address: 5485 Harpers Farm Rd #200, Columbia State: MD Zip Code: 21044

FOR OFFICE USE ONLY

DEPT OF PLANNING & ZONING: NA AMOUNT \$: WIDA
 LANDSCAPE SURETY REQUIRED (Y/N/A): NA
 DPZ FOREST CONSERVATION, WETLAND, STREAMS, STEEP SLOPE VERIFICATION: _____ INITIALS: _____ DATE: 12/1/21
 PROPERTY ID NO: _____ CASH RECEIPT NO: # _____
 GRADING PERMIT NO: G21000269 DPZ APPROVAL: _____ SIGNATURE: _____ DATE: _____
 DATE RECEIVED: 12/2/2021 From DPZ
 FEE: \$4,330.20 + Surety \$1,280.28 FF elevation within tolerance
 CHECK#: 13055 2181 APPROVAL: _____ SIGNATURE: _____ DATE: _____
 VALIDATION NUMBER: 085731 + 685732
 COPIES: _____ WHITE - DWP YELLOW - SEDIMENT CONTROL

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

Date: 11/16/21
To: Cathy Anest
(Person's Name and Division)
From: Marina Morris/Williamsburg Gray LLC (410) 997-8800
(Your Name, Company Name and Telephone Number)
Subject: Project name The Woodlands Parcel A
Project site address 5644 Dosa Court, Clarksville, MD 21029
Permit Number B21002664 SDP # _____
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 clipped corner porch - see architecture
 - Energy conservation calculations
 - Certification for _____ (be specific).
 - Copies of _____ (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 telephor

(Person's name) _____ (iber)

*Red-lined
not approved
yet per DPZ
accept per
RIF*

PLEASE ASSURE ALL DOCUMENTS AND/OR RI NECESSARY, BY A LICENSED ARCHITECT OR INFORMATION MAY RESULT IN THE DELAY OF INSPECTIONS, LICENSES AND PERMITS WILL C... 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 *MP*

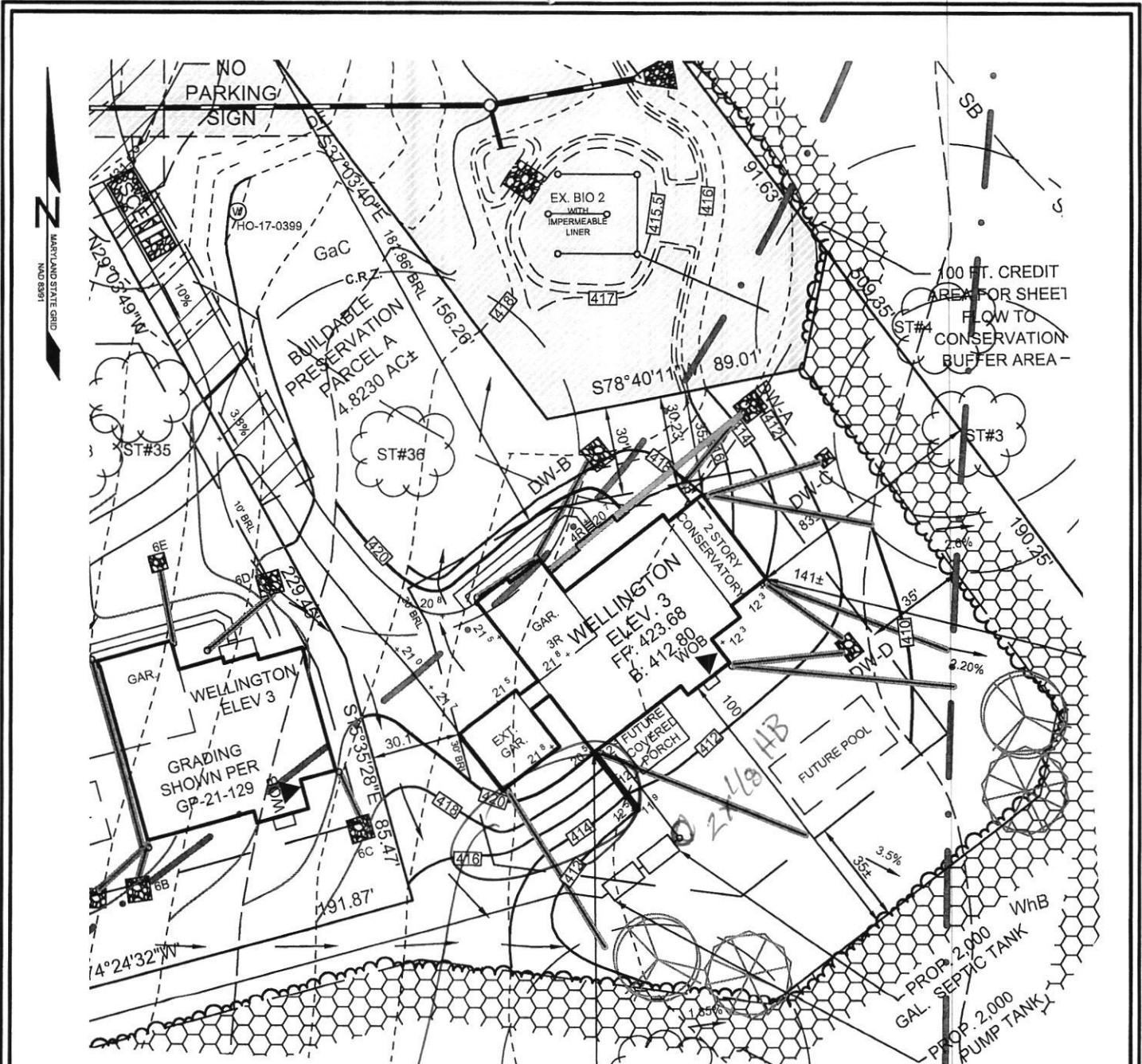
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NOV 16 2021

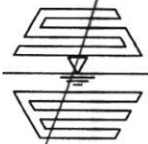
LICENSES & PERMITS DIVISION

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

*CC: P+Z
Heather*



16005 Frederick Road, 2nd Floor
 Woodbine, Maryland 21797
 Phone: 443.325.5076
 Fax: 410.696.2022
 Email: info@sillengineering.com
 Civil Engineering for Land Development



**SILL
 ENGINEERING
 GROUP, LLC**

REVISED

Date: 11-16-21

Comments: To clip corner of porch

DESIGN BY: PS
 DRAWN BY: JC
 CHECKED BY: PS
 SCALE: 1"=50'
 DATE: NOVEMBER 8, 2021
 PROJECT #: 20-003
 SHEET #: 1 OF 1

3:1 slopes must be revised see grading plan

**HOUSE RESITE
 THE WOODLANDS**

PARCEL A

TAX MAP 28 GRID 23
 5TH ELECTION DISTRICT

PARCEL 15
 HOWARD COUNTY, MARYLAND

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	CENTRAL 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. 2- 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 ELEVS
2A	BASEMENT/FOUNDATION PLAN	8I	DET. GARAGE PLANS
2B	FINISHED BASEMENT PLAN	8J	TWO STORY MORNING RM.
3A	FIRST FLOOR PLAN		
4A	SECOND FLOOR PLAN	E1-3	ELECTRICAL

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	2792
UNFINISHED BASEMENT	2943
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	48
SIDE PORCH	36
TOTAL CONDITIONED SPACE	
TOTAL GROSS SPACE	

PROJECT DESIGN CRITERIA		
THE FOLLOWING STANDARDS ARE BASED ON THE GENERAL REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK 2018 EDITION FOR ONE AND TWO FAMILY DWELLINGS ALL STATE AND LOCAL AMENDMENTS. CONSTRUCTION CLASSIFICATION TYPE 5B (UNPROTECTED USE GROUP 1)		
2018 IECC CODE COMPLIANCE		BUILDING DATA
CODE SECTION	STANDARD (MINIMUM)	CLIMATE & GEOGRAPHIC DESIGN CRITERIA
R0201 CLIMATE ZONE	4A	FLOOD RISK LOAD 40 PSF
R0202 CONFORMANCE METHOD	MANDATORY AND PRESCRIPTIVE PROVISIONS SHALL APPLY TO THE THERMAL ENVELOPE	ROOF LIVE LOAD 40 PSF
R0203 VAPOR BARRIER	SHALL COMPLY WITH VAPOR BARRIER REQUIREMENTS OF SECTION R0202 OF THE IRC 2015 4-48 R-38 WILL SATISFY THE REQUIREMENT IF FULL OVERLAP TOP PLATE @ BAYS (REQUIRES BASED HEEL TRUSS) R-30 OR R-14 IS CONTIGUOUS INSULATION.	WIND SPEED ULTIMATE 75 MPH EXPOSE C
R0212 ATTIC INSULATION	R-40 FOR FACED CONTIGUOUS UNINTERRUPTED BAYS FULL HEIGHT IN CAVITY IF FINISHED.	ATTICS W/ STORAGE 10 PSF
R0213 WOOD FRAME WALL	R-40 FOR FACED CONTIGUOUS UNINTERRUPTED BAYS FULL HEIGHT IN CAVITY IF FINISHED.	ATTICS W/ STORAGE 20 PSF
R0212 BASEMENT WALL INSULATION	R-40 FOR FACED CONTIGUOUS BAYS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0".	HABITABLE ATTICS 30 PSF
R0212 CRAWL SPACE WALL INSULATION	R-40 FOR FACED CONTIGUOUS BAYS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0".	SPARS 40 PSF
R0213 FLOOR INSULATION OVER UNCONDITIONED SPACE	R-40 SATI INSULATION	DECK @ BALCONIES (EXT) 40 PSF
R0212 WINDOW U-VALUE SHGC	0.32 (U-VALUE) & 0.40 (SHGC)	CONCRETE HANDRAILS 200# (CONT)
R0210 SLAB ON GRADE FLOORS LESS THAN 12' BELOW GRADE	R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR VERTICALLY	MECHANICAL CATEGORY B LIGHT FRAME STRUCTURAL W/ SHEAR WALLS
R0204 ATTIC ACCESS	ATTIC ACCESS DOOR/STAIR WILL BE WEATHERSTRIPPED AND INSULATED R-48.	CONCRETE WEATHERING TERRACE MODERATE TO HEAVY
R0204.2 BUILDING THERMAL ENVELOPE (AIR LEAKAGE)	EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED FOR THIS SECTION OF THE 2018 IRC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OR SUITABLE MATERIAL.	DECAY PROBABILITY MODERATE
R0204.2 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 ASHRAE 279 OR ASTM E 1827 W/ FLOWER DOOR AT A PRESSURE OF 2 INCHES W.G. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.	ICE UNDERLAYMENT YES
R0204.2 PRELAP	NEW WOOD-BURNING PRELAPERS SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR ROOMS CONTAINING FULL BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS FROM GAS COMBUSTION APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM THE BUILDING THERMAL ENVELOPE EXCEPT FOR 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTIGUOUS TO THE OUTSIDE. PRELAPERS AND STOVES COMPLYING WITH SECTION R0204.2 AND SECTION R0204 OF THE IRC. RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.	FROST DEPTH 32"
R0204.2 FULL SURVIV APPLIANCES	NEW WOOD-BURNING PRELAPERS SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR ROOMS CONTAINING FULL BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS FROM GAS COMBUSTION APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM THE BUILDING THERMAL ENVELOPE EXCEPT FOR 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTIGUOUS TO THE OUTSIDE. PRELAPERS AND STOVES COMPLYING WITH SECTION R0204.2 AND SECTION R0204 OF THE IRC. RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.	NOTE: MINIMUM VALUES SHOWN. CONFIRM WITH LOCAL CODE OFFICIAL PRIOR TO CONSTRUCTION.
R0204.5 RECESSED LIGHTING	ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM.	GENERAL NOTES
R0201 THERMOSTAT	WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE HEAT PUMP COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.	GENERAL NOTES ARE ACKNOWLEDGED AND SHALL BE ADHERED TO DURING THE CONSTRUCTION.
R0201.2 HEAT PUMP SUPPLEMENTARY HEAT	SUPPLY DUCTS 8" MIN. DUCTS 6" MIN. ALL OTHER DUCTS EXCEPT THOSE LOCATED INSIDE THE BUILDING THERMAL ENVELOPE SHALL BE 6" MIN. DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-6 MIN.	MECH. NOTES
R0201.1 MECHANICAL DUCT INSULATION	ALL DUCTS, AIR HANDLERS AND FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M501.4.1 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.
R0201.2 DUCT SEALING	A DUCT TIGHTNESS TEST (DUCT BLAST/LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST-GARAGE TEST OR A ROUGH-IN TEST. DUCT TIGHTNESS TEST IS NOT REQUIRED FOR HOMES 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.
R0201.3 MECHANICAL VENTILATION	INDOOR AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER TO COMPLY WITH TABLE R0201.3.	3. ALL PRE-ENGINEERED MATERIALS, EQUIPMENT, FIXTURES, AND ETC. SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS.
R0201.4 WHOLE HOUSE MECHANICAL SYSTEM EFFICIENCY		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.
R0201.5 EQUIPMENT SIZES		
R0201.6 LIGHTING EQUIPMENT	SHALL COMPLY WITH R0201.4	
R0201.7 WATER HEATER	A MIN. OF 50% OF ALL LAMPS MUST BE HIGH-EFFICIENCY LAMPS. MIN EFFICIENCY IS ASSIGNED BY NAECA.	
R0201.8 MECHANICAL TESTING	ALL MECH. TESTING TO BE PERFORMED BY APPROVED THIRD PARTY. THE CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL.	

REVISED 5/21

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

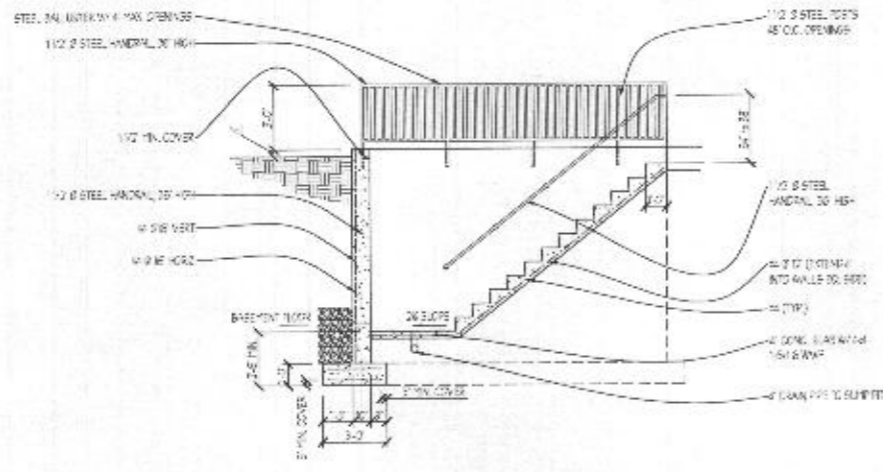
DATE	REVISION

Date: 10/15
 Scale:
 Drawn: TIM

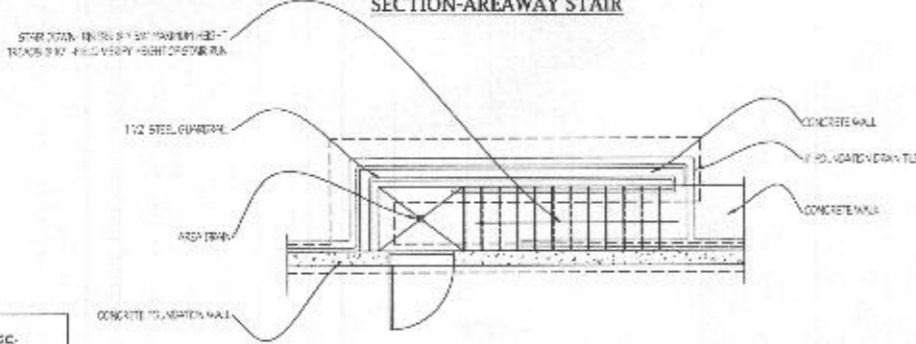
Drawing: COVER PAGE
 Project: WILLIAMSBURG GROUP
 THE WELLINGTON
 ESTATE HOME

1067 WEH
 Project No.

W1000A - The Woodlands Parcel A 5644 Dosa Court, Clarksville, MD 21029



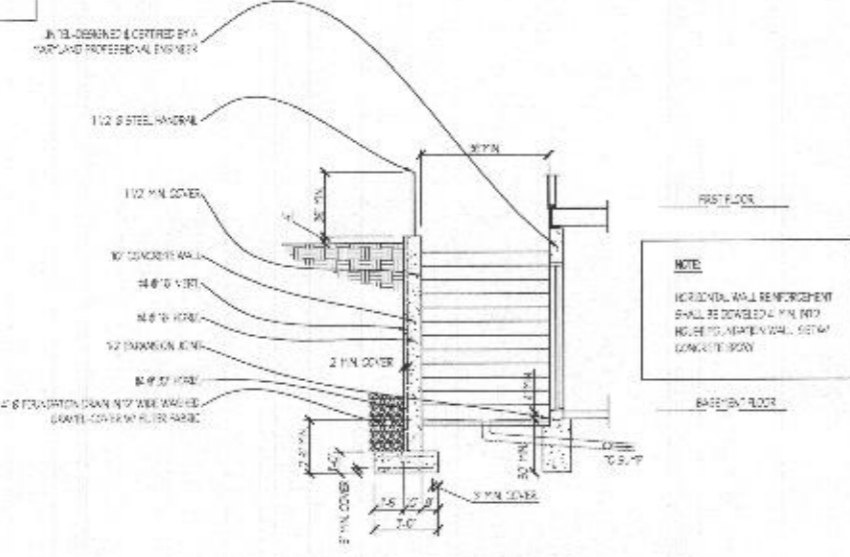
LONGITUDINAL SECTION-AREAWAY STAIR



AREA FLOOR PLAN

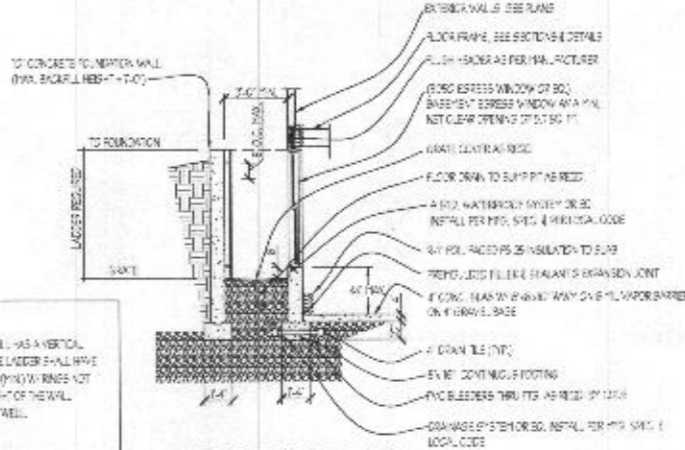
BASEMENT AREAWAY/DRAIN NOTES:

1. THE AREAWAY STAIR LANDING SHALL BE AT LEAST 4\"/>
2. THE GENERAL PUMP-OUT DRAIN SHALL HAVE AN INLET OF STAINLESS STEEL WITH AN INTERNAL DIAMETER OF 2\"/>
3. THE DRAIN SHALL HAVE A STAINLESS STEEL BODY THAT PROVIDES ACCESSIBILITY FOR MAINTENANCE OF DRAIN BODY AND PIPING.
4. THE AREAWAY DRAIN SHALL BE CONNECTED TO A RED PUMP-OUT MANHOLE WITH 2\"/>
5. THE RED PIPE SHALL NOT BE CONNECTED TO THE INTERIOR OR EXTERIOR VENTILATION DRAIN OR DRAIN TILE.
6. THE PIPING SHALL BE ALIGNED VERTICALLY THROUGH THE FOUNDATION WALL OR FLOOR PROTECTIVE FINISHING.
7. THE GENERAL PUMP-OUT DRAIN AND RED PIPE MUST BE CONSIDERED AS SCHEDULE 40 PVC CAST IRON OR EQUIVALENT APPROVED RED PIPE.



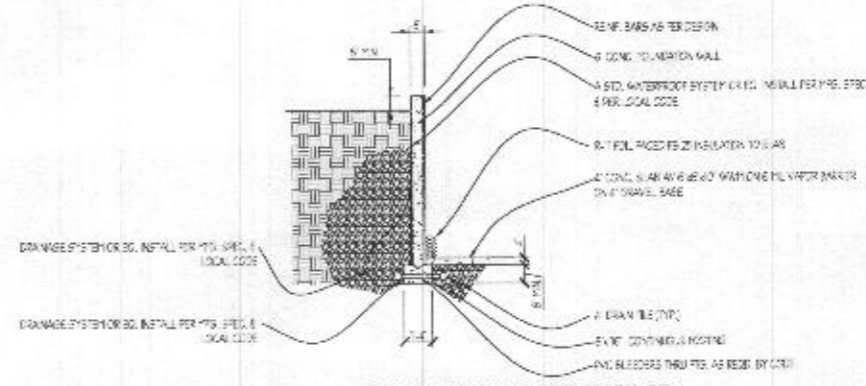
NOTE:
VERTICAL WALL REINFORCEMENT SHALL BE DEVELOPED 4\"/>

CROSS SECTION-AREAWAY

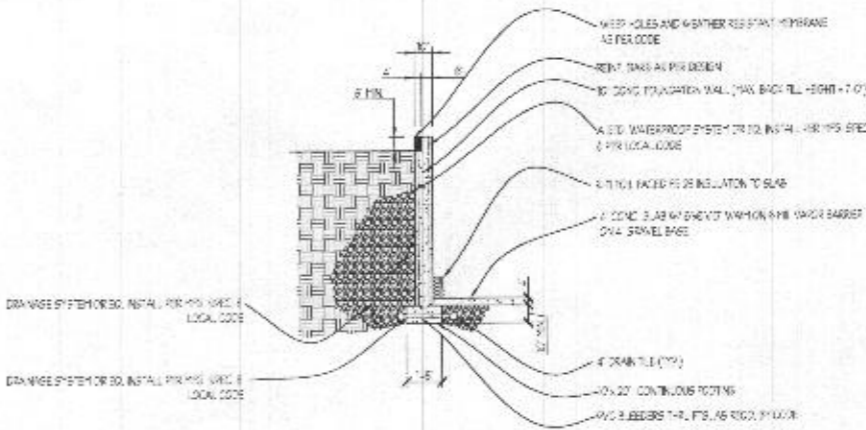


NOTE:
LADDER TO BE PROVIDED WITH WINDOW WELL. HAS A VERTICAL DISTANCE GREATER THAN 4\"/>

WINDOW WELL DETAIL



8\"/>



10\"/>

REVISED 7/20

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

DATE	REVISION

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

Drawing: AREAWAY DETAILS
Project: WILLIAMSBURG GROUP
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