

PROFESSIONAL CERTIFICATION
 I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.
 License Number #14678
 Expiration Date: 6/30/2024

WARNING:
 THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE PREPARED BY JONATHAN RIVERA ARCHITECT. ALTERATION OF THIS DOCUMENT BY ANY PARTY OTHER THAN JONATHAN RIVERA ARCHITECT IS A VIOLATION OF LAW THAT WILL BE PROSECUTED TO THE FULLEST EXTENT.
 Copyright © 2009
 Jonathan Rivera Architect
 All Rights Reserved

PROPOSED ADDITION

BLAKE RESIDENCE
 13338 Pipes Lane,
 Sykesville, Maryland 21784

ARCHITECT
 Jonathan Rivera AIA, NCARB
 Howard County, Maryland

443.226.5745
 jrivera@jonathanrivera.com

BUILDER
 McWhorter Construction
 2900 Daisy Road
 Woodbine, Maryland

(410) 984-5813
 ryan@mcwhorterconstruction.net

Professional Certification
 I hereby certify that these documents were prepared and approved by me, & that I am a duly licensed professional Engineer under the laws of the state of Maryland

License #7517 Expiration Date 12/03/2024



ISSUE DATE

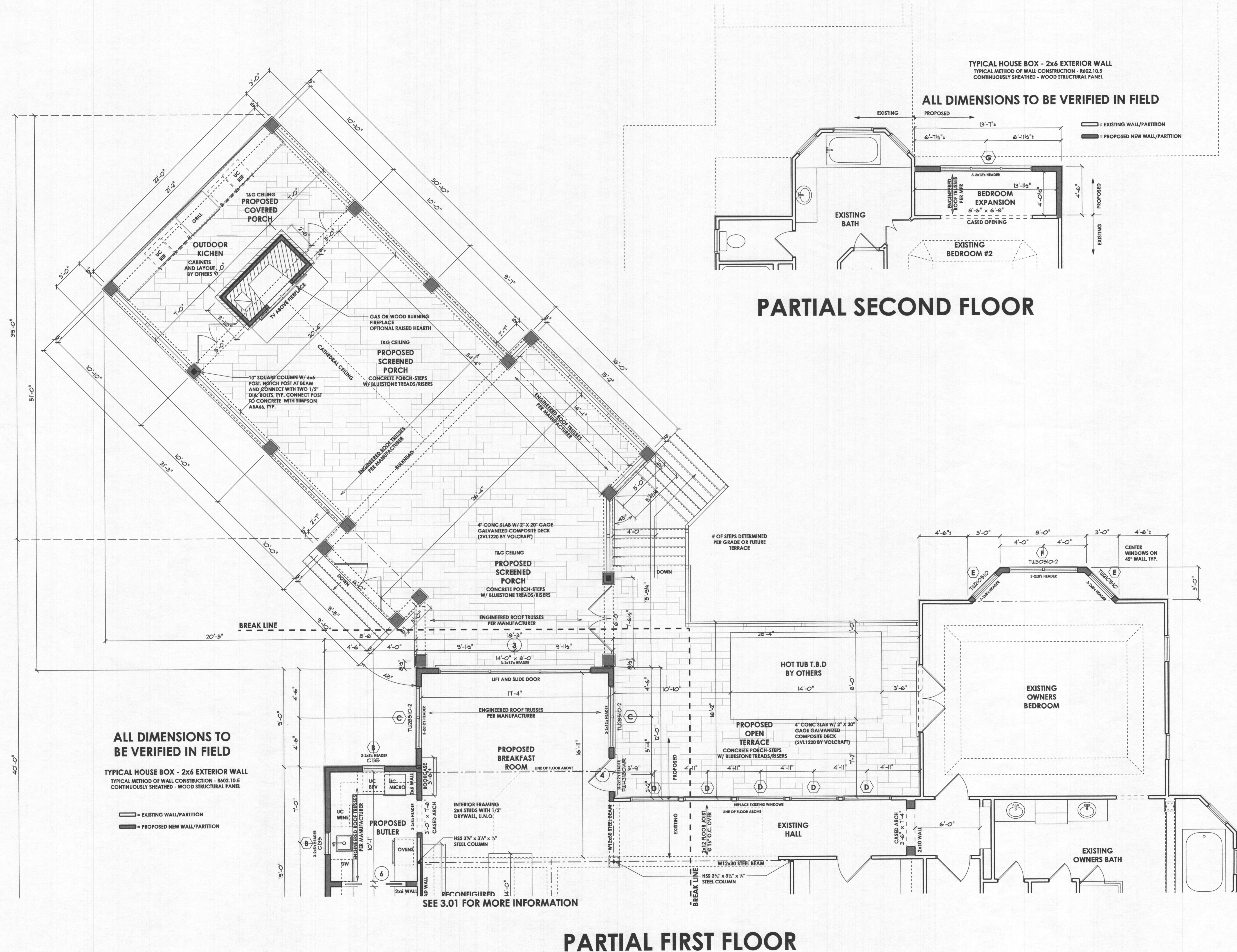
1 5-01-23 PERMIT SET

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

FLOOR PLANS

3.02

PRINT DATE:
 Wednesday, May 31, 2023



PROFESSIONAL CERTIFICATION
 I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.
 License Number #14678
 Expiration Date: 6/30/2024

WARNING:
 THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE PREPARED BY JONATHAN RIVERA ARCHITECT. ALTERATION OF THIS DOCUMENT BY ANY PARTY OTHER THAN JONATHAN RIVERA ARCHITECT IS A VIOLATION OF LAW THAT WILL BE PROSECUTED TO THE FULLEST EXTENT.
 Copyright © 2009
 Jonathan Rivera Architect
 All Rights Reserved

PROPOSED DETACHED GARAGE

HASLBECK RESIDENCE

15049 Double Bridges Court
 Glenelg, Maryland 21737

ARCHITECT
 Jonathan Rivera AIA, NCARB
 Howard County, Maryland

443.226.5745
 jrivera@jonathanrivera.com

STRUCTURAL ENGINEER
 Spoint1 Engineering
 68 West Main Street
 New Market, Maryland

(240) 822-3016
 info@spoint1.com

BUILDER
 Randy Keiser
 MOST, INC.
 GENERAL CONTRACTOR

7203 BELAIR ROAD
 BALTIMORE, MD 21206-1129
 Phone: (410) 668-6678
 Fax: (410) 668-4973

ISSUE DATE

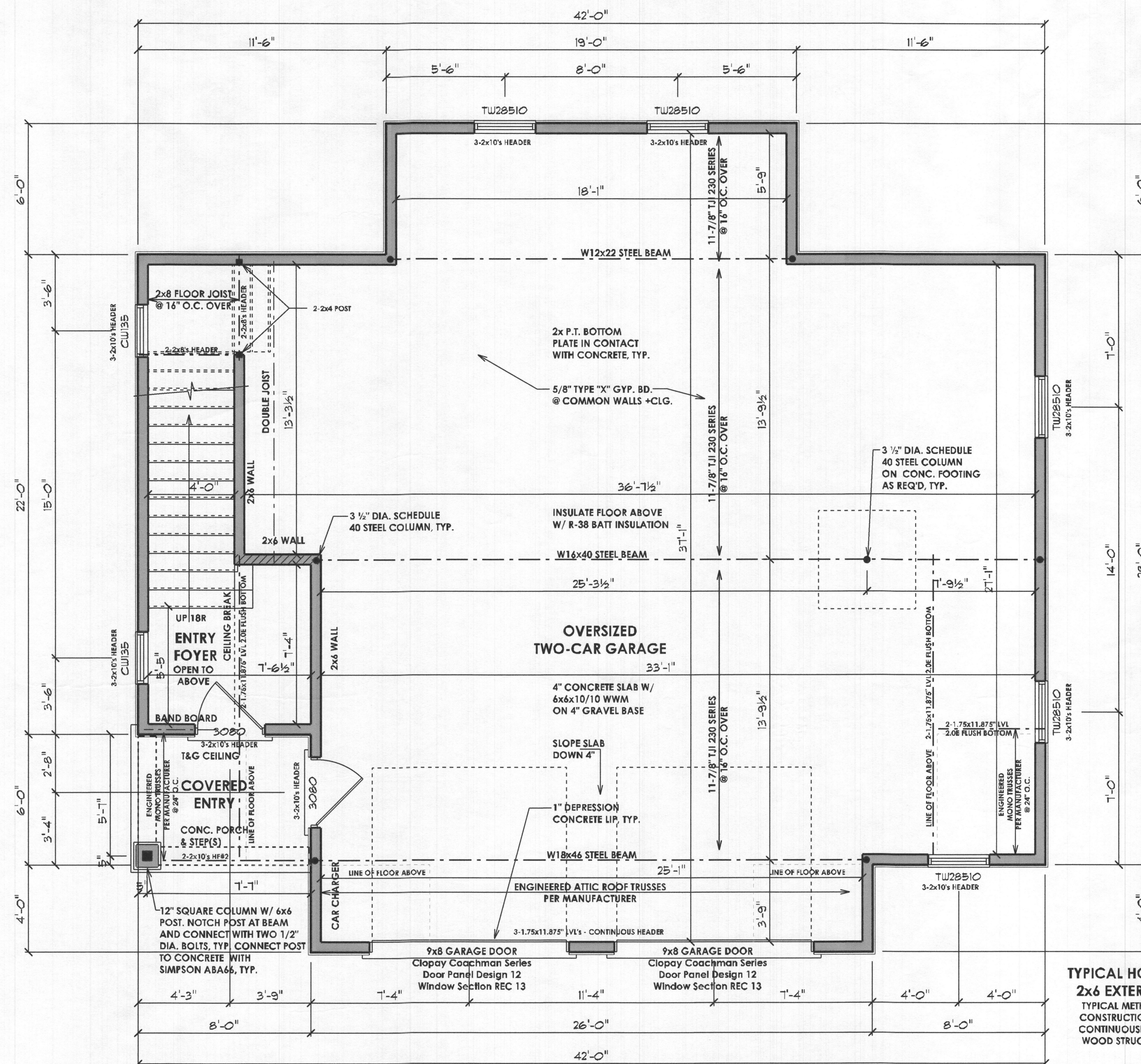
▲	4-7-23	PERMIT REVIEW
▲		
▲		
▲		
▲		
▲		
▲		
▲		

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

1ST FLOOR

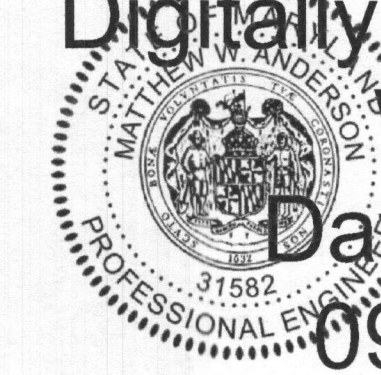
3.01

PRINT DATE:
 Friday, April 7, 2023

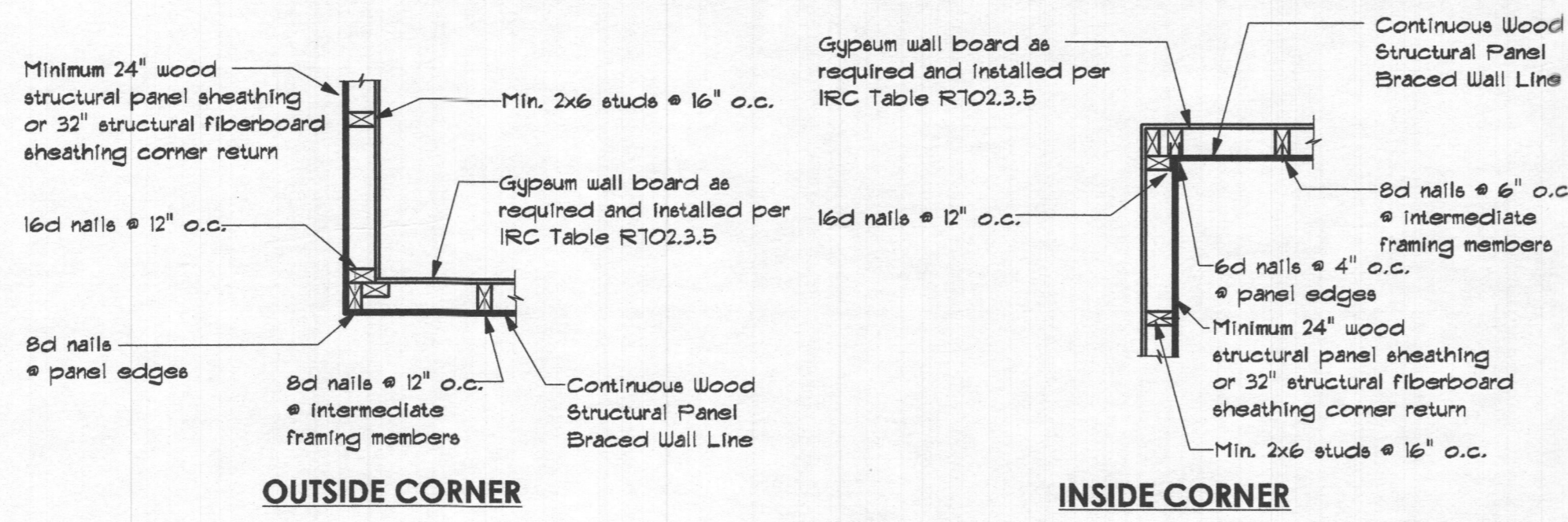


TYPICAL HOUSE BOX -
 2x6 EXTERIOR WALL
 TYPICAL METHOD OF WALL
 CONSTRUCTION - R602.10.5
 CONTINUOUSLY SHEATHED -
 WOOD STRUCTURAL PANEL

Digitally signed by Matthew
 W Anderson
 Date: 2023.04.07
 09:00:34-04'00'



EXTERIOR CORNER WALL DETAILS

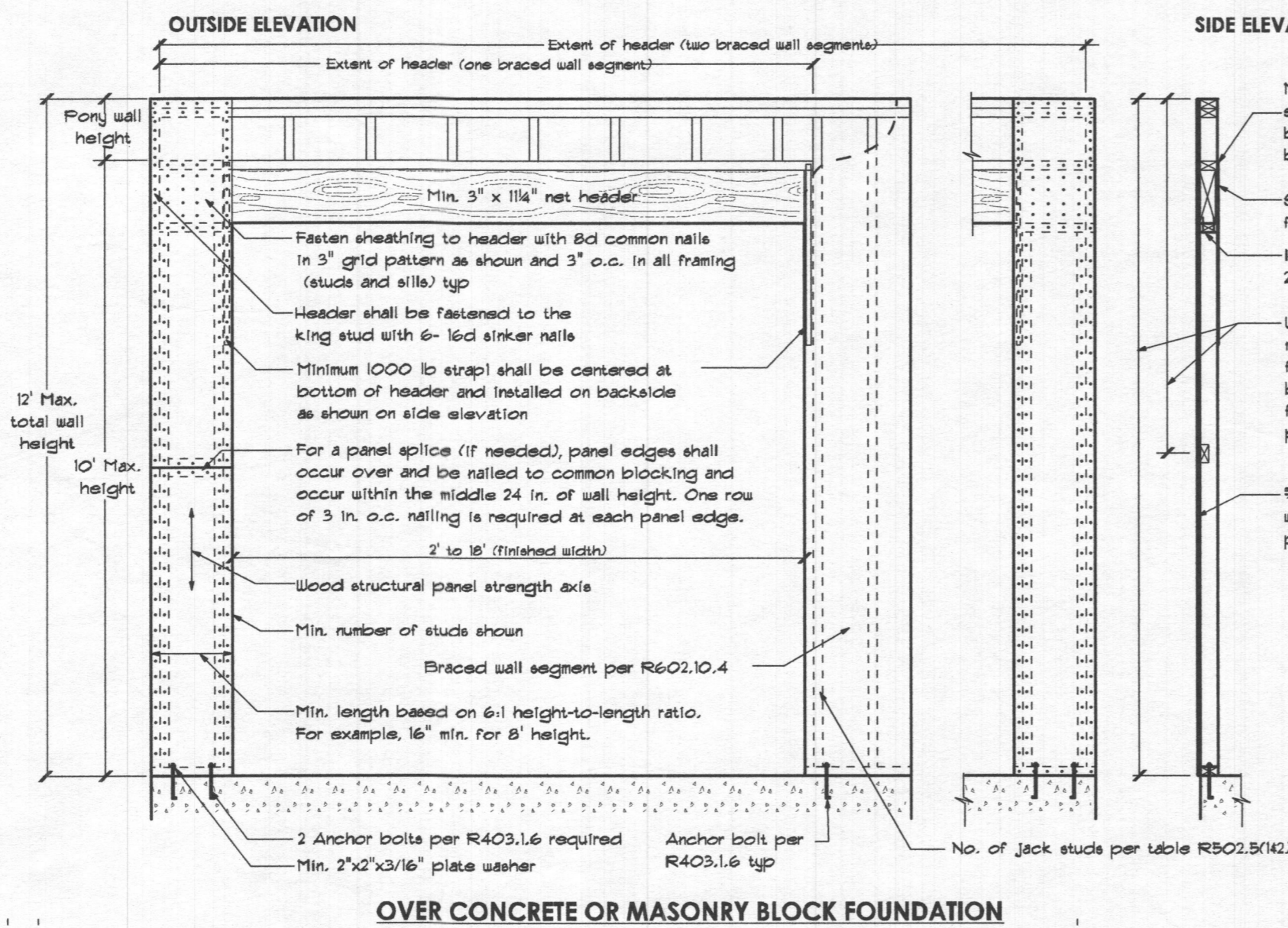


Tension Strap Capacity Required for Method CS-PF

Minimum Wall Stud Framing Nominal Size and Grade	Maximum Pony Wall Height (feet)	Maximum Total Wall Height (feet)	Maximum Opening Width (feet)	Wind Exposure B		Wind Exposure C	
				Tension strap capacity required (lb)			
2x6 Stud Grade	2	12	9	1000	1750		
			16	2050	3550		
			18	2450	4100		
	4	12	9	1500	2715		
			16	3150	DR		
			18	3675	DR		

Notes: 1. Basic Wind Speed of 90mph. For other Basic Wind Speeds, see IRC Table R602.10.4.1.1
 2. DR = Design Required

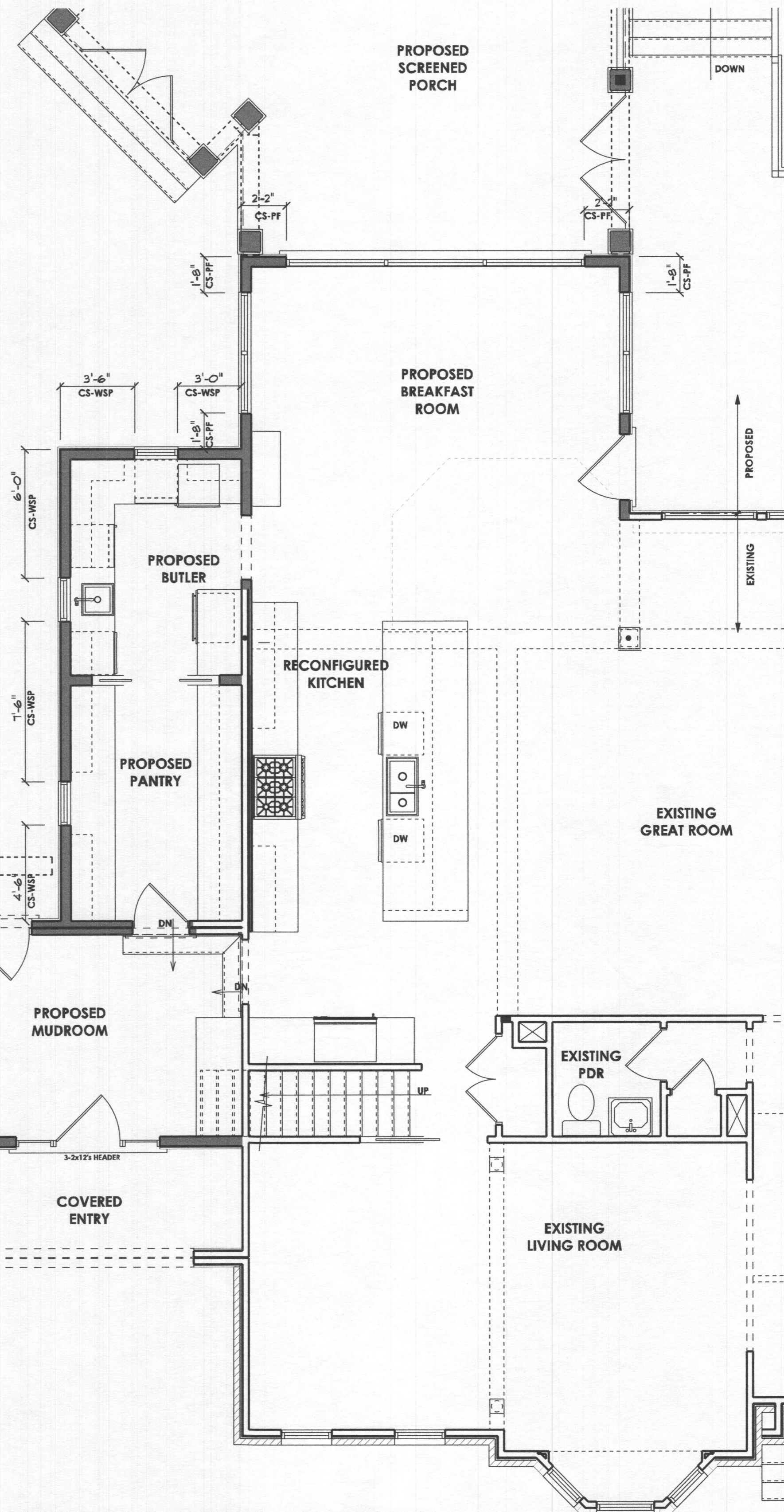
- ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 7/16" PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATS SHALL BE FASTENED TO JOIST OR SOLID WOOD BLOCKING WITH (3) 16d NAILS AT 16" O.C. RIM JOIST TO PLATE OR SILL 8d @ 6" O.C. TO RAIL.
- ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER DETAIL.
- ALL DESIGNATED INTERIOR BRACED WALLS SHALL BE MIN 1/2" GYPSUM BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE 8 OR W SCREWS AT 24" O.C.
- DESIGNATED NARROW WALL BRACING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BRACED WALL DETAILS.
- TENSION HOLD DOWN STRAP @ 800# - ex. (SIMPSON CHS14 STRAP W/ 18-16d NAILS EACH END)



ALL DIMENSIONS TO BE VERIFIED IN FIELD

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

Methods WSP # CS-WSP: Min. 7/16" OSB Wood Structural Panel sheathing attached to framing with 6d at 6" o.c. at panel edges and 12" o.c. at intermediate framing members. Note: At Braced Wall Lines incorporating Continuously Sheathed bracing methods (CS-WSP # CS-PF), all exterior walls along the Braced Wall Line must be fully sheathed with min 7/16" OSB Wood Structural Panel sheathing fastened per IRC Tables R602.3(1), R602.3(2), and R602.3(3).



PARTIAL FIRST FLOOR

PROFESSIONAL CERTIFICATION
 I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License Number #14678 Expiration Date: 6/30/2024

WARNING: THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE PREPARED BY JONATHAN RIVERA ARCHITECT. ALTERATION OF THIS DOCUMENT BY ANY PARTY OTHER THAN JONATHAN RIVERA ARCHITECT IS A VIOLATION OF LAW THAT WILL BE PROSECUTED TO THE FULLEST EXTENT.
 Copyright © 2009 Jonathan Rivera Architect All Rights Reserved

PROPOSED ADDITION

BLAKE RESIDENCE
 13338 Pipes Lane, Sykesville, Maryland 21784

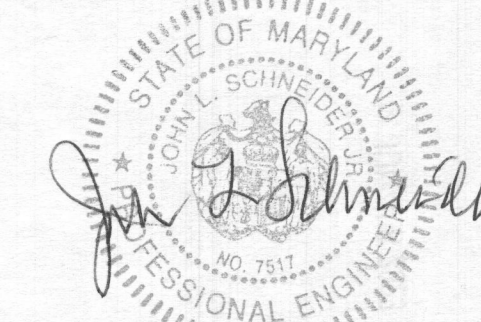
ARCHITECT
 Jonathan Rivera AIA, NCARB
 Howard County, Maryland

443.226.5745
 jrvera@jonathanrivera.com

BUILDER
 McWhorter Construction
 2900 Daisy Road
 Woodbine, Maryland

(410) 984-5813
 ryan@mcwhorterconstruction.net

Professional Certification
 I hereby certify that these documents were prepared and approved by me, & that I am a duly licensed professional Engineer under the laws of the state of Maryland
 License #7517 Expiration Date 12/03/2024



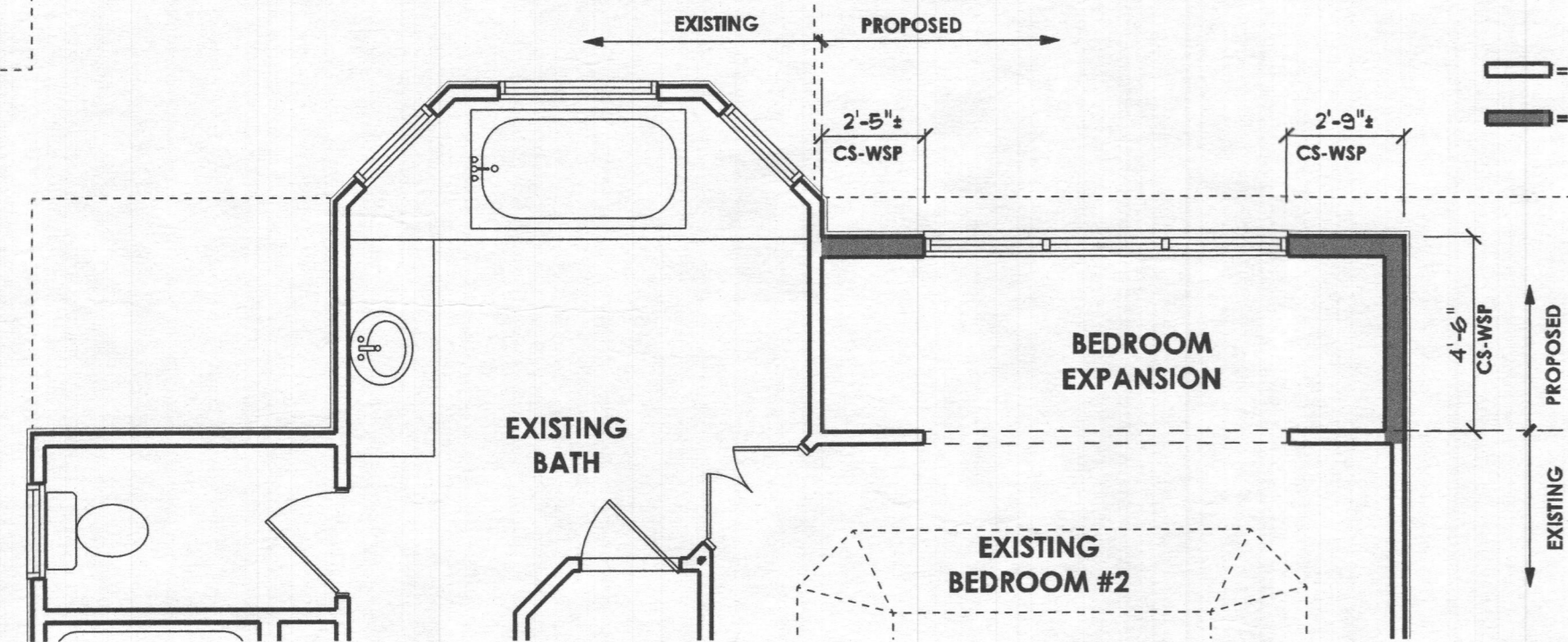
ISSUE DATE
 5-01-23 PERMIT SET

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

BRACING
3.51
 PRINT DATE: Wednesday, May 31, 2023

ALL DIMENSIONS TO BE VERIFIED IN FIELD

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



PARTIAL SECOND FLOOR