

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 RESIDENCE

GAUNT RESIDENCE

2620 Mullinix Mill Road
Mount Airy, Maryland 21771

ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745
jriviera@jonathanrivera.com

BUILDER

STRUCTURAL ENGINEER
Spout1 Engineering
68 West Main Street
New Market, Maryland

Matthew W Anderson

2022.10.24

12:47:07-04'00'

ISSUE DATE

1	9-20-22	REVIEW
2	10-24-22	PERMIT SET
3		
4		
5		
6		
7		
8		
9		
10		

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

ELEVATIONS

1.02

PRINT DATE:
Monday, October 24, 2022



LEFT ELEVATION



REAR ELEVATION

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 RESIDENCE

GAUNT RESIDENCE

2620 Mullinix Mill Road
Mount Airy, Maryland 21771

ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745
jrvera@jonathanrivera.com

BUILDER

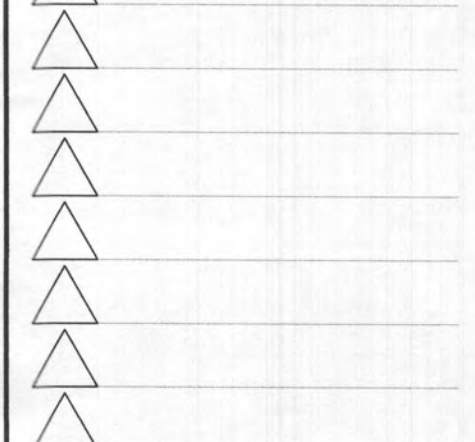
STRUCTURAL ENGINEER
Spont1 Engineering
68 West Main Street
New Market, Maryland

Matthew W Anderson
2022.10.24

12:47:08 04/00'

ISSUE DATE

1	9-20-22	REVIEW
2	10-24-22	PERMIT SET



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

FOUNDATION

2.01

PRINT DATE:
Monday, October 24, 2022

FOUNDATION NOTES

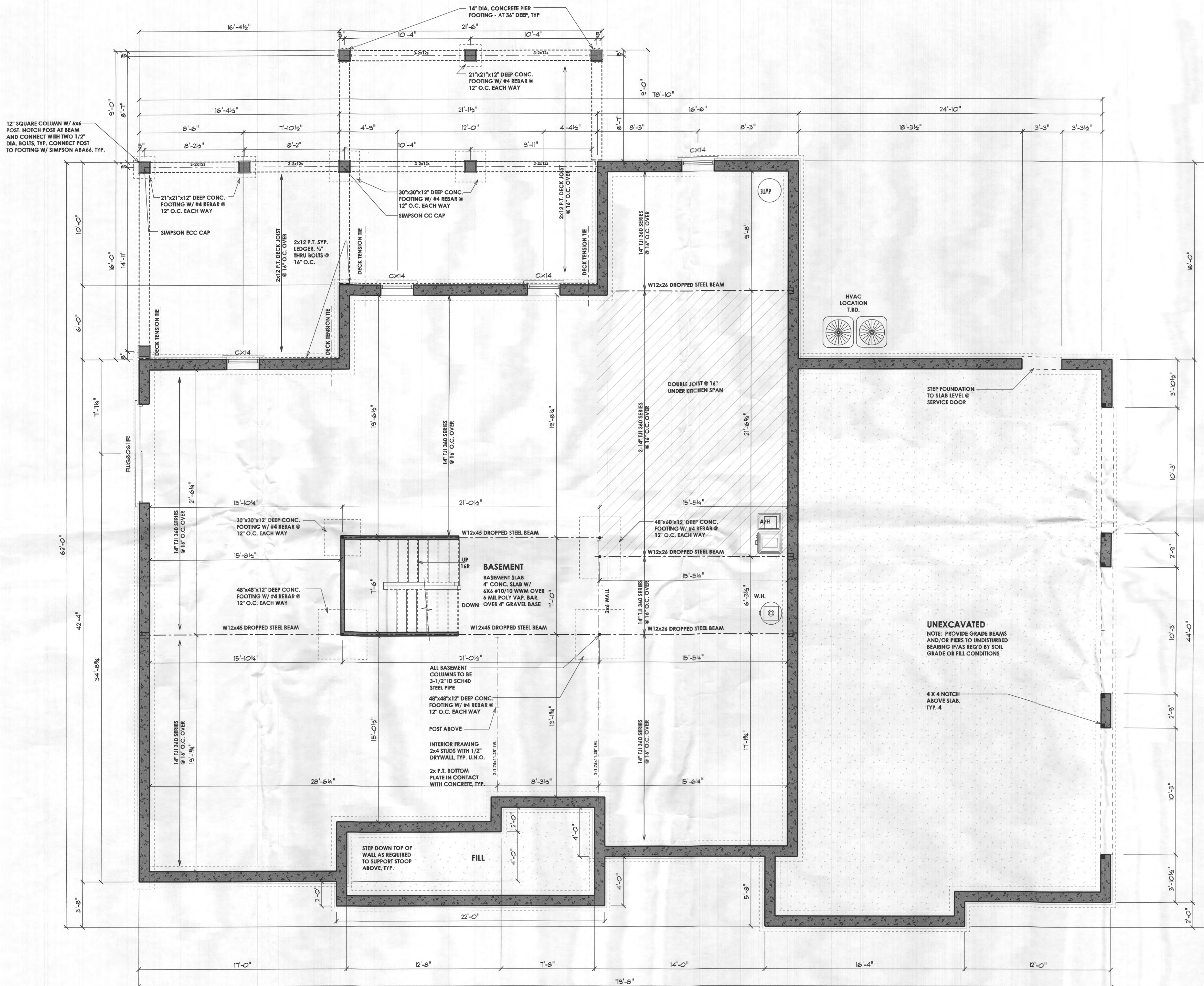
- 1) 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP. THROUGHOUT U.N.O.
- 3) BASEMENT WINDOW AND DOOR LOCATIONS TO BE DETERMINED AT PRECON.
- 4) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 5) FOUNDATION WALL MIN. THICKNESS 8" or 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 12" HIGH
- 6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
- 7) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" TO 12" FROM EACH END OF ALL SILL PLATE PIECES.
- 8) REFER TO WALL SECTION(S) FOR FOUNDATION WALL DETAILS.

TYPICAL 9'-0" HOUSE BOX FOUNDATION WALL

MIN. 10" REINFORCED CONCRETE FOUNDATION WALL (THICKNESS & REINFORCING PER SOIL & GRADE CONDITIONS & CODE)
MIN. 10"x24" CONTINUOUS FOOTING

TYPICAL GARAGE FOUNDATION WALL

MIN. 10" REINFORCED CONCRETE FOUNDATION WALL (THICKNESS & REINFORCING PER SOIL & GRADE CONDITIONS & CODE)
MIN. 10"x24" CONTINUOUS FOOTING



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 RESIDENCE

GAUNT RESIDENCE
2620 Mullinix Mill Road
Mount Airy, Maryland 21771

ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745
jrivera@jonathanrivera.com

BUILDER

STRUCTURAL ENGINEER
Spoin1 Engineering
68 West Main Street
New Market, Maryland

Matthew W Anderson
2022.10.24
12:47:11-04:00

ISSUE DATE

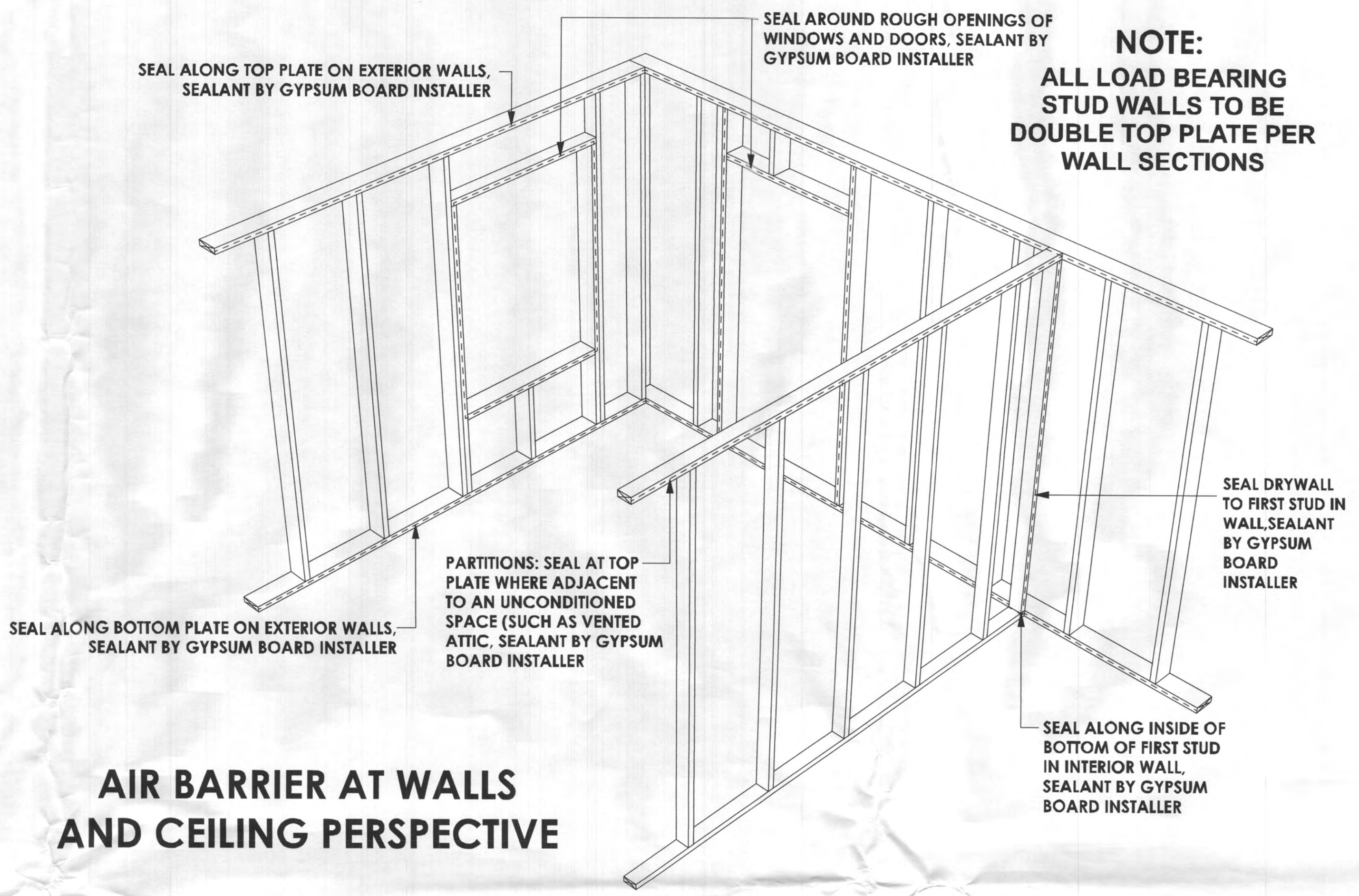
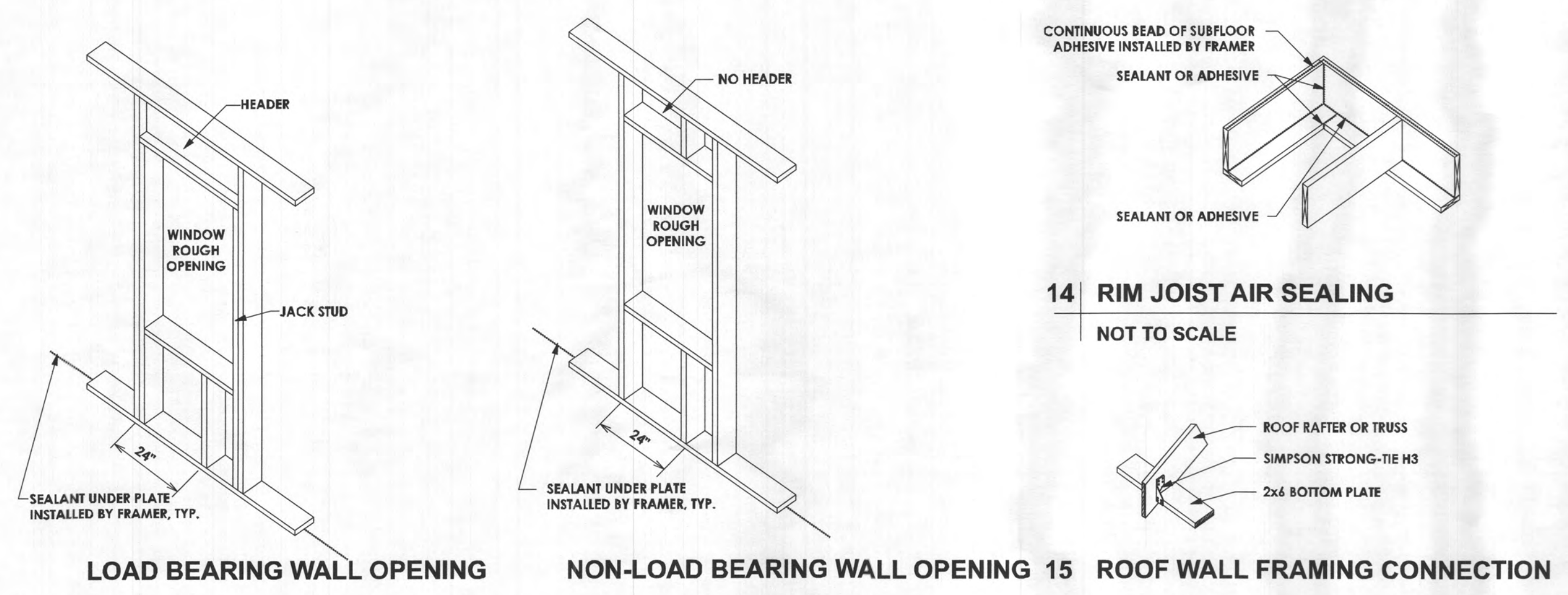
1	9-20-22	REVIEW
△	10-24-22	PERMIT SET
△		
△		
△		
△		
△		
△		

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

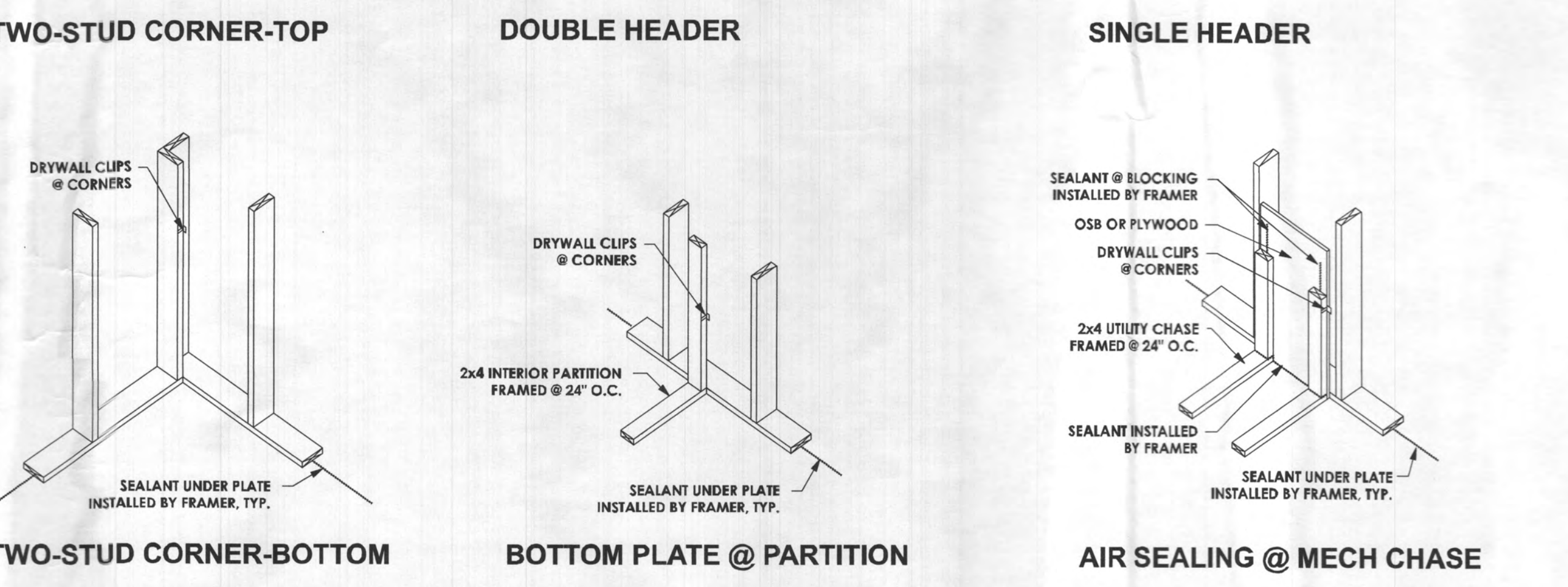
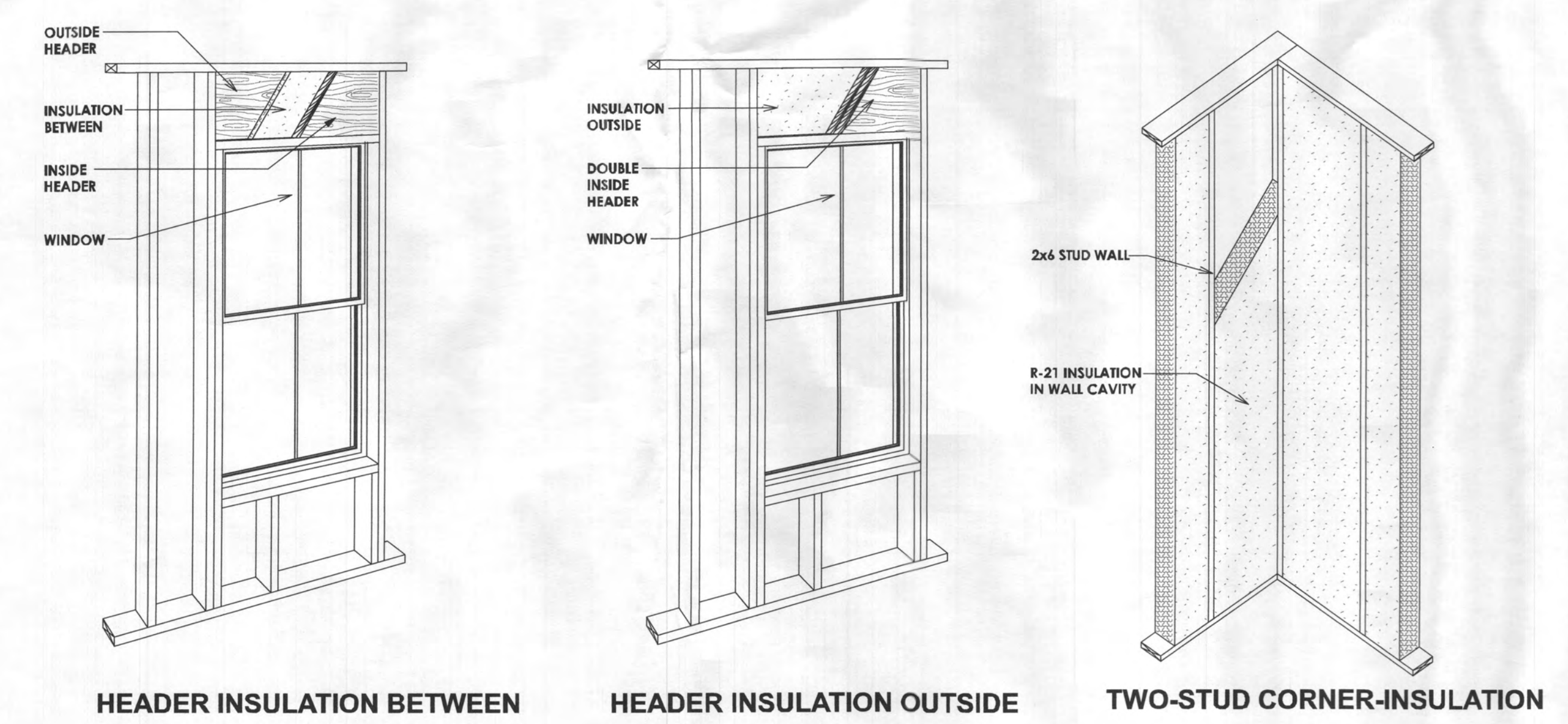
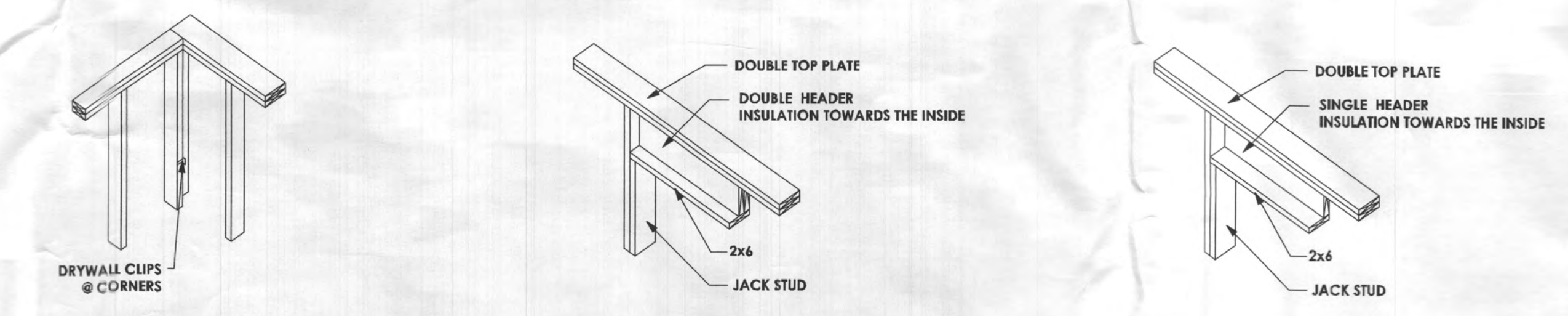
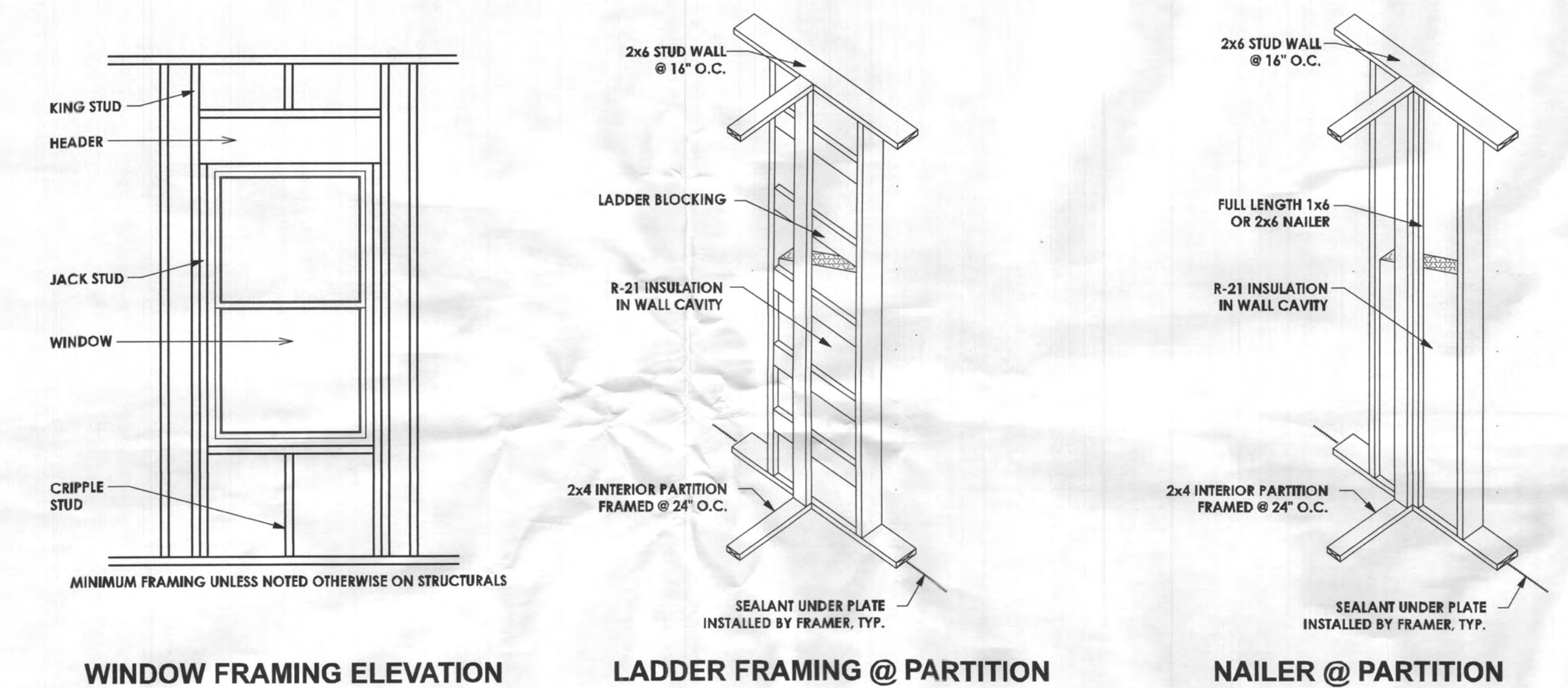
DETAILS

3.03

PRINT DATE:
Monday, October 24, 2022



AIR BARRIER AT WALLS AND CEILING PERSPECTIVE



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 RESIDENCE

**GAUNT
RESIDENCE**
2620 Mullinix Mill Road
Mount Airy, Maryland 21771

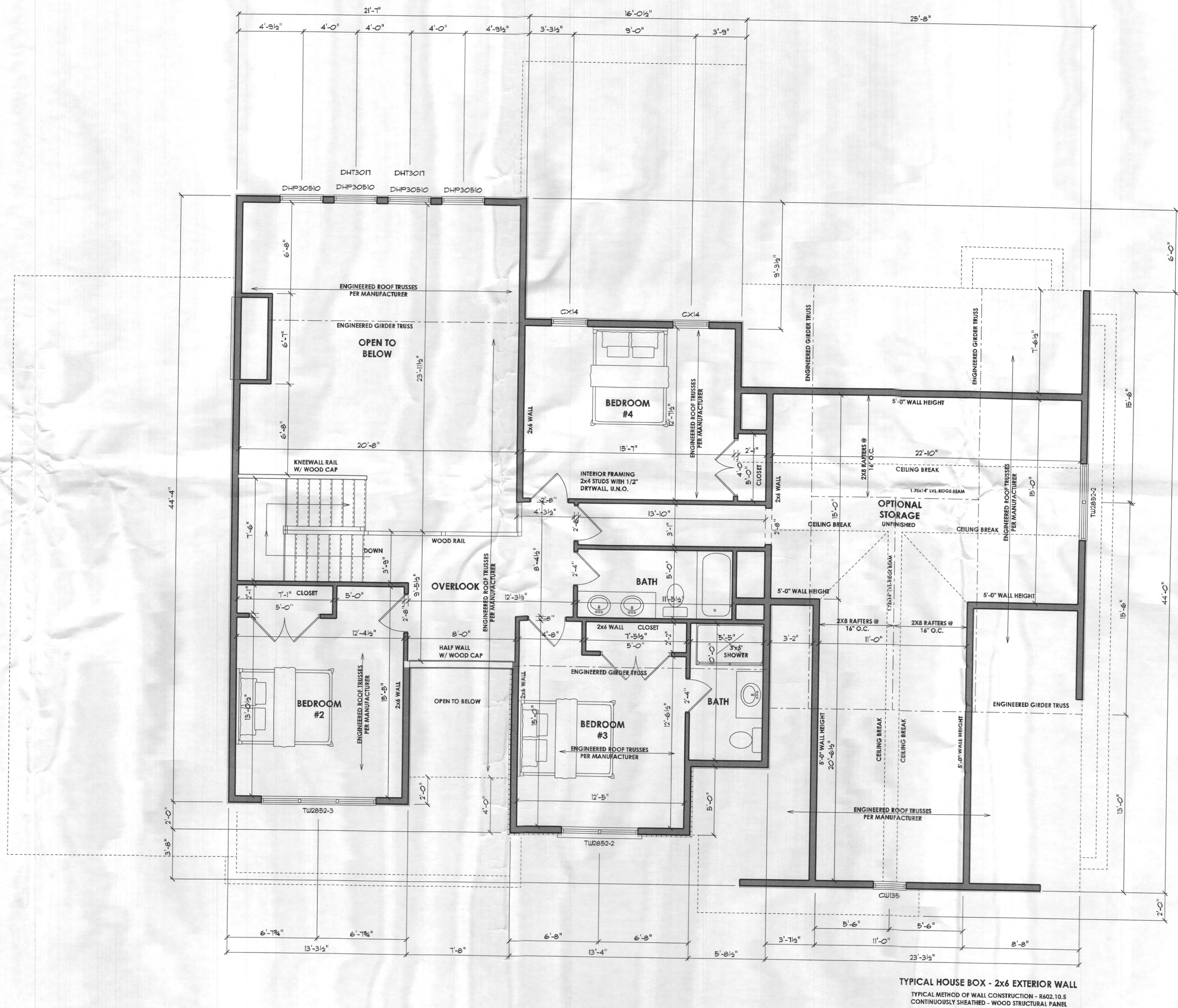
ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland
443.226.5745
jriviera@jonathanrivera.com
BUILDER

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

Matthew W Anderson
2022.10.24
12:47:10-04:00'

ISSUE DATE		
1	9-20-22	REVIEW
2	10-24-22	PERMIT SET
3		
4		
5		
6		
7		
8		
9		
10		

SCALE: 1/4" = 1'-0"
SECOND FLOOR
3.02
PRINT DATE:
Monday, October 24, 2022



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 RESIDENCE

GAUNT RESIDENCE
2620 Mullinix Mill Road
Mount Airy, Maryland 21771

ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745
jrivera@jonathanrivera.com

BUILDER

STRUCTURAL ENGINEER
Spoin1 Engineering
68 West Main Street
New Market, Maryland

Matthew W Anderson
2022.10.24
12:47:11 04:00'

ISSUE DATE

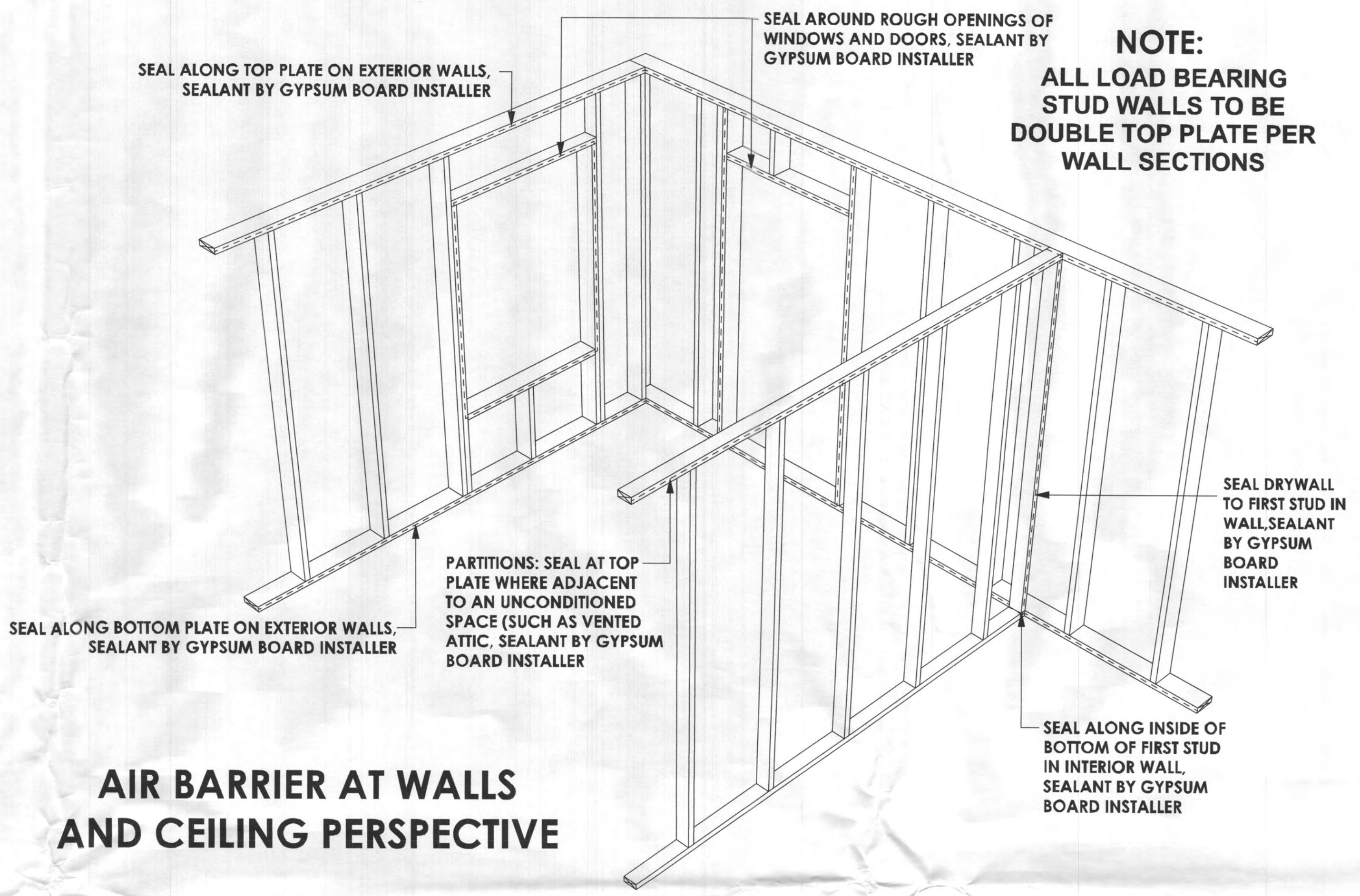
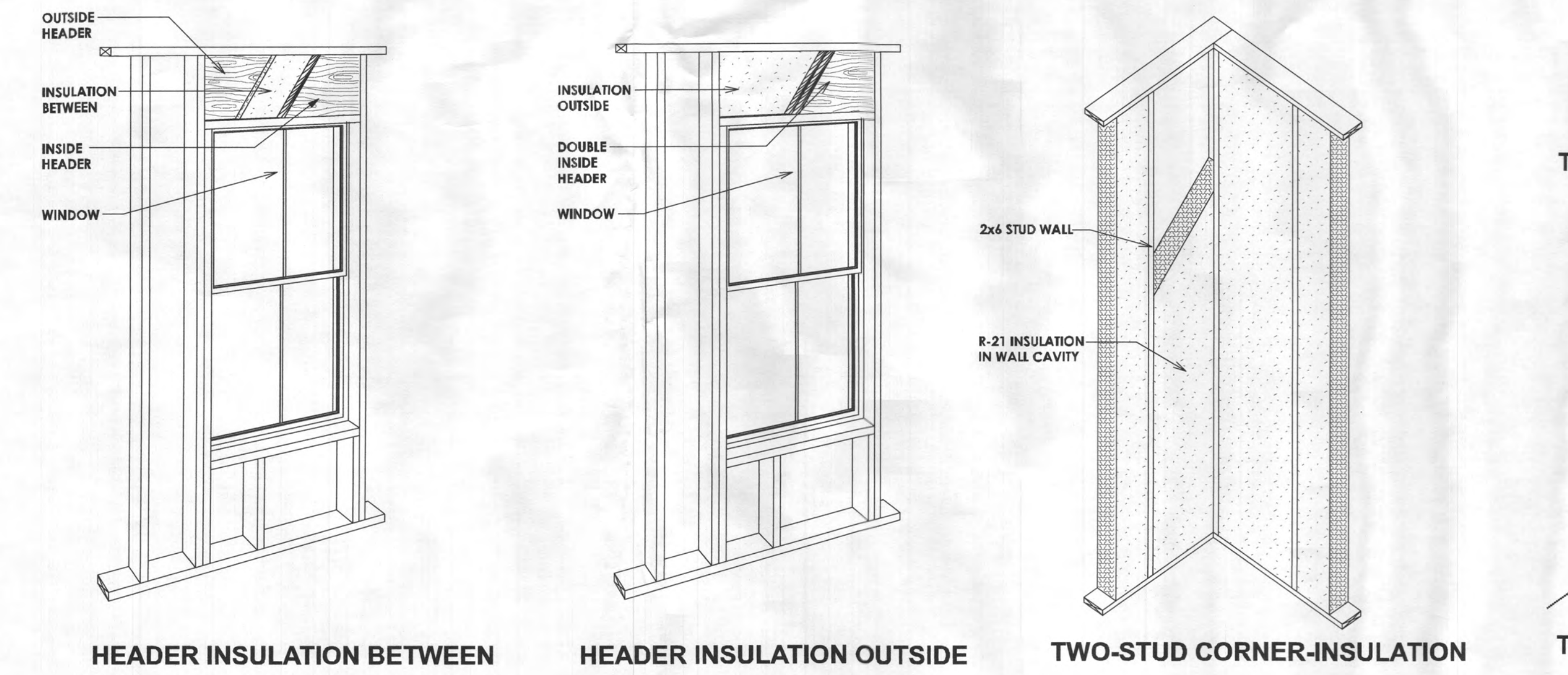
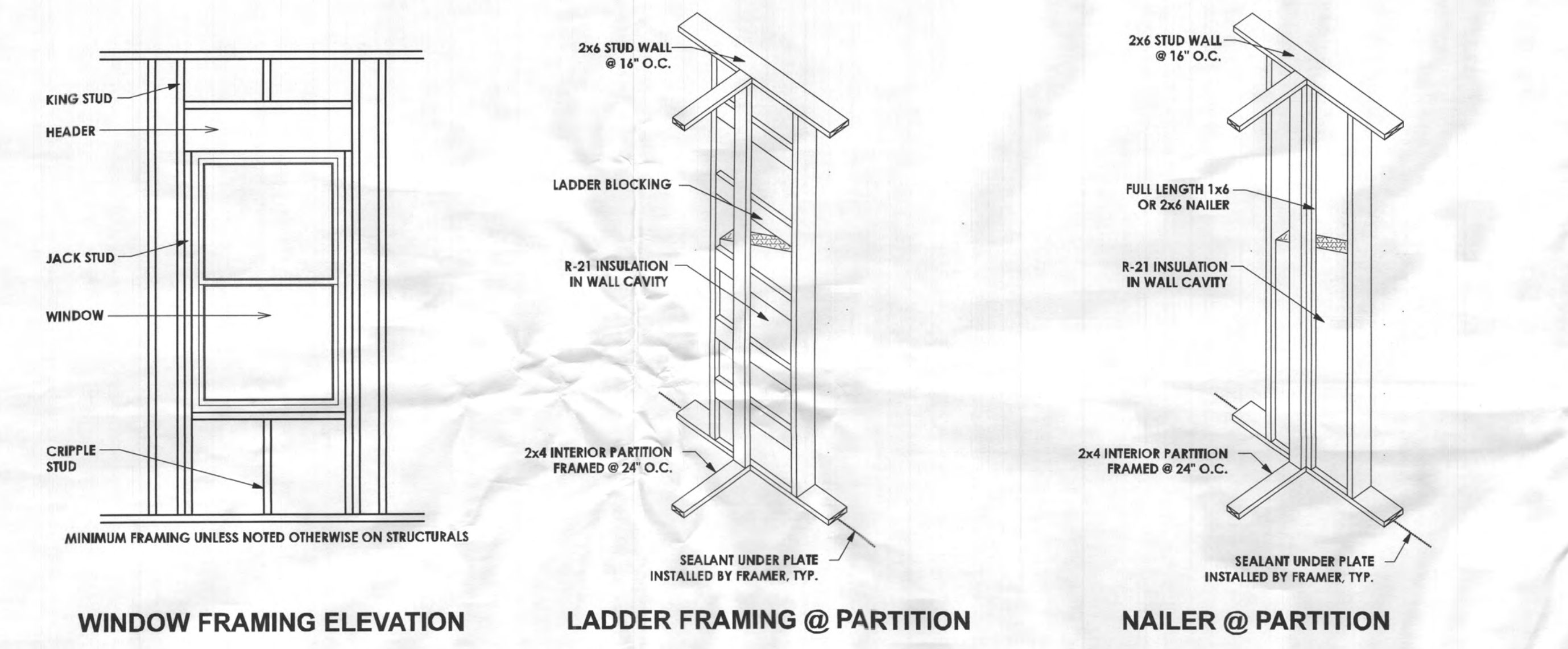
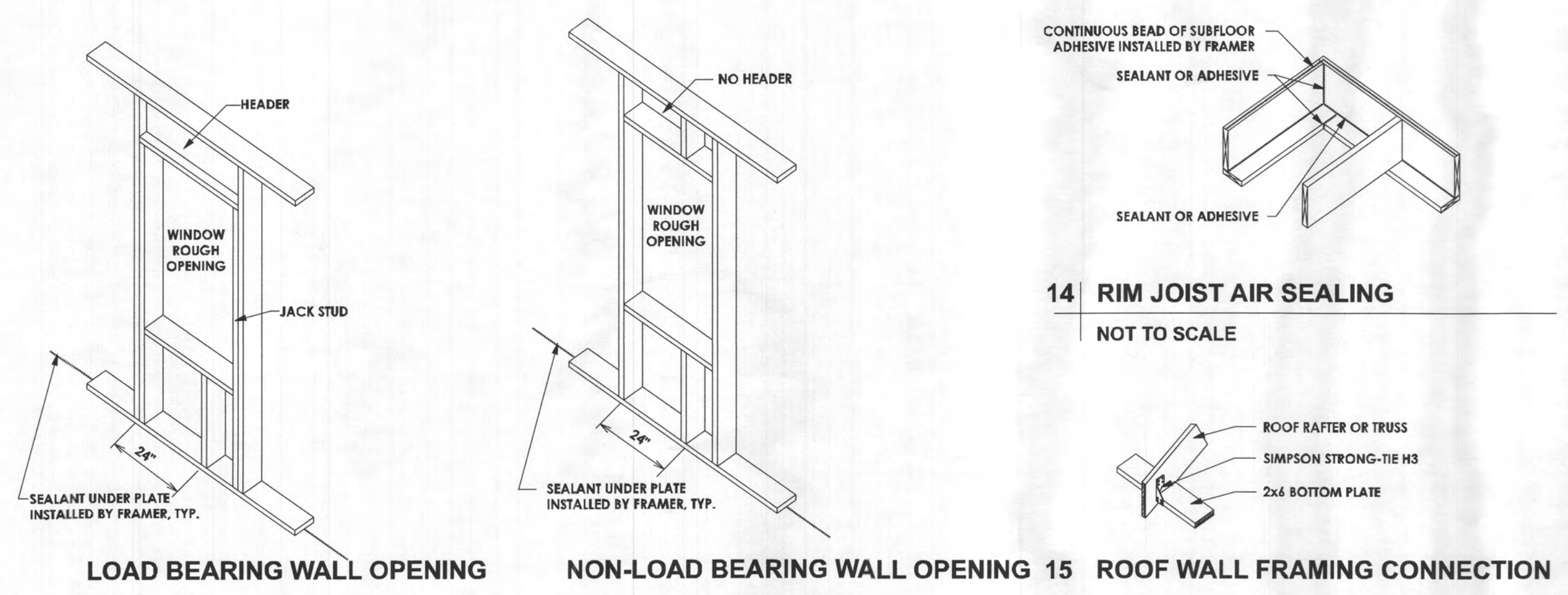
1	9-20-22	REVIEW
△	10-24-22	PERMIT SET
△		
△		
△		
△		
△		
△		

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

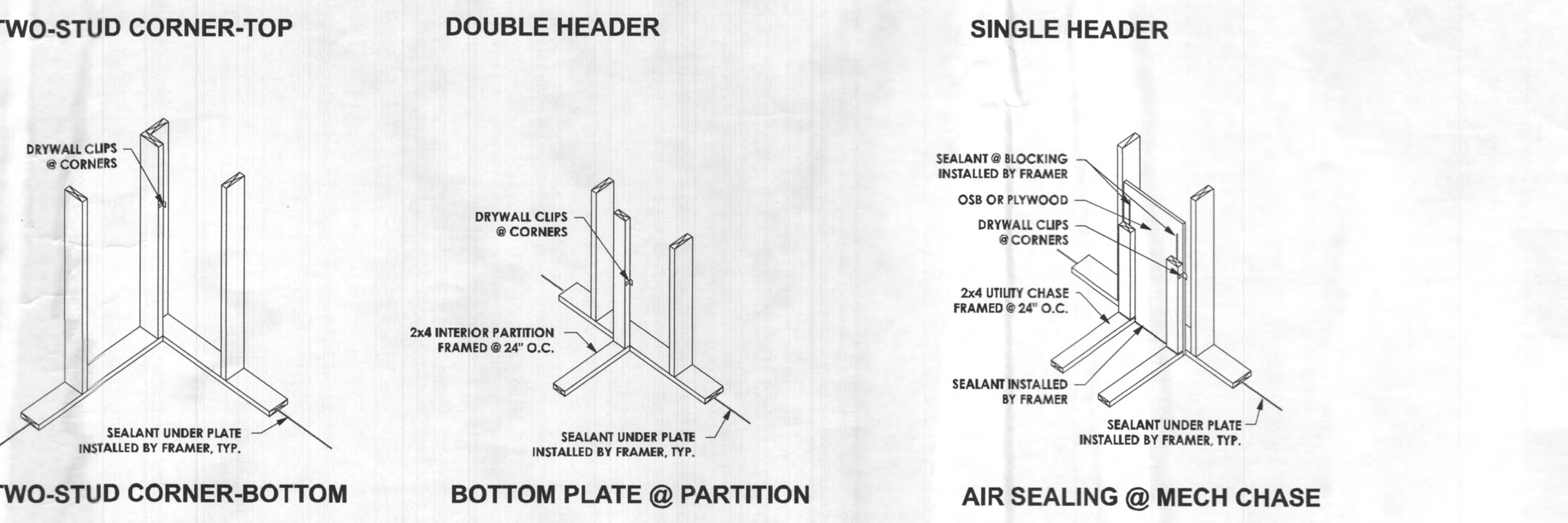
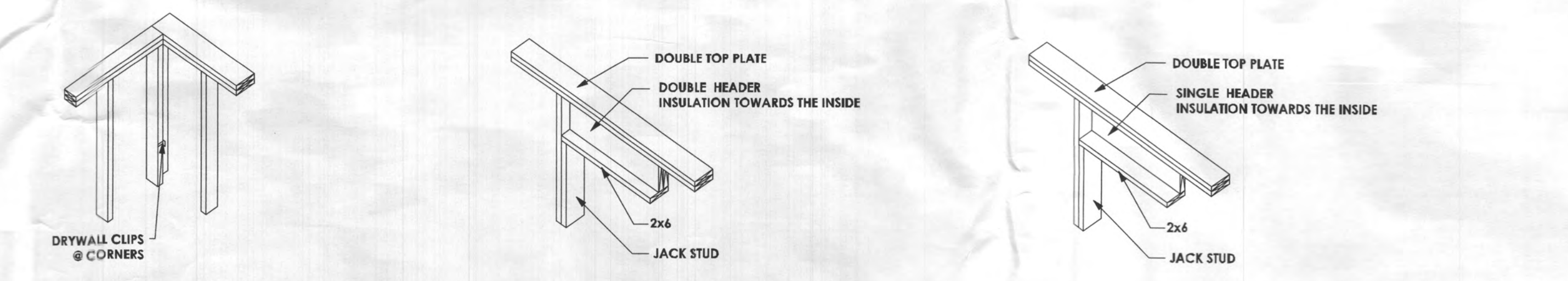
DETAILS

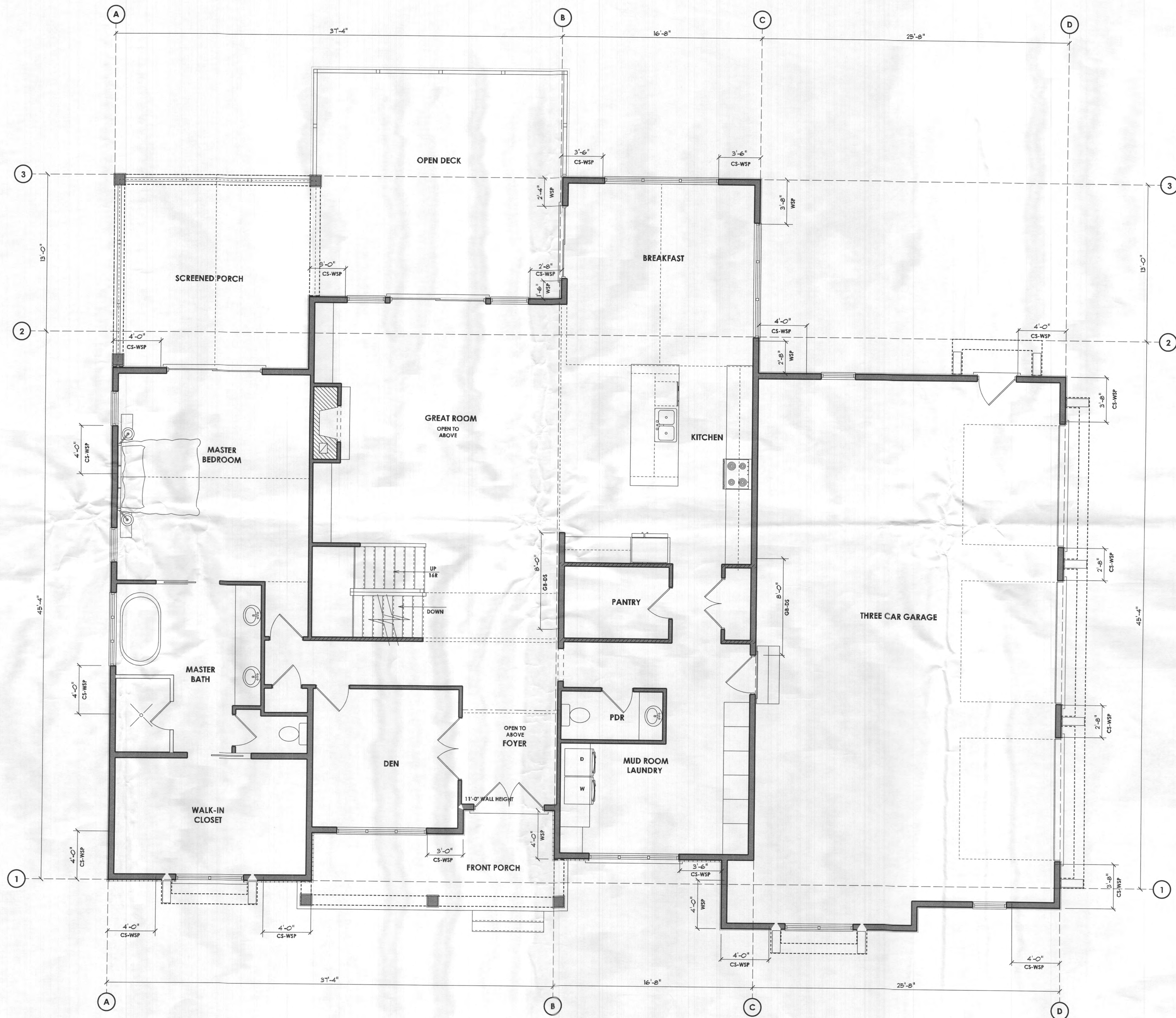
3.03

PRINT DATE:
Monday, October 24, 2022



AIR BARRIER AT WALLS AND CEILING PERSPECTIVE





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 RESIDENCE

**GAUNT
RESIDENCE**
2620 Mullinix Mill Road
Mount Airy, Maryland 21771

ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745
jriviera@jonathanrivera.com

BUILDER

STRUCTURAL ENGINEER
Spoin11 Engineering
68 West Main Street
New Market, Maryland

Matthew W Anderson
2022.10.24
12:47:11 04:00

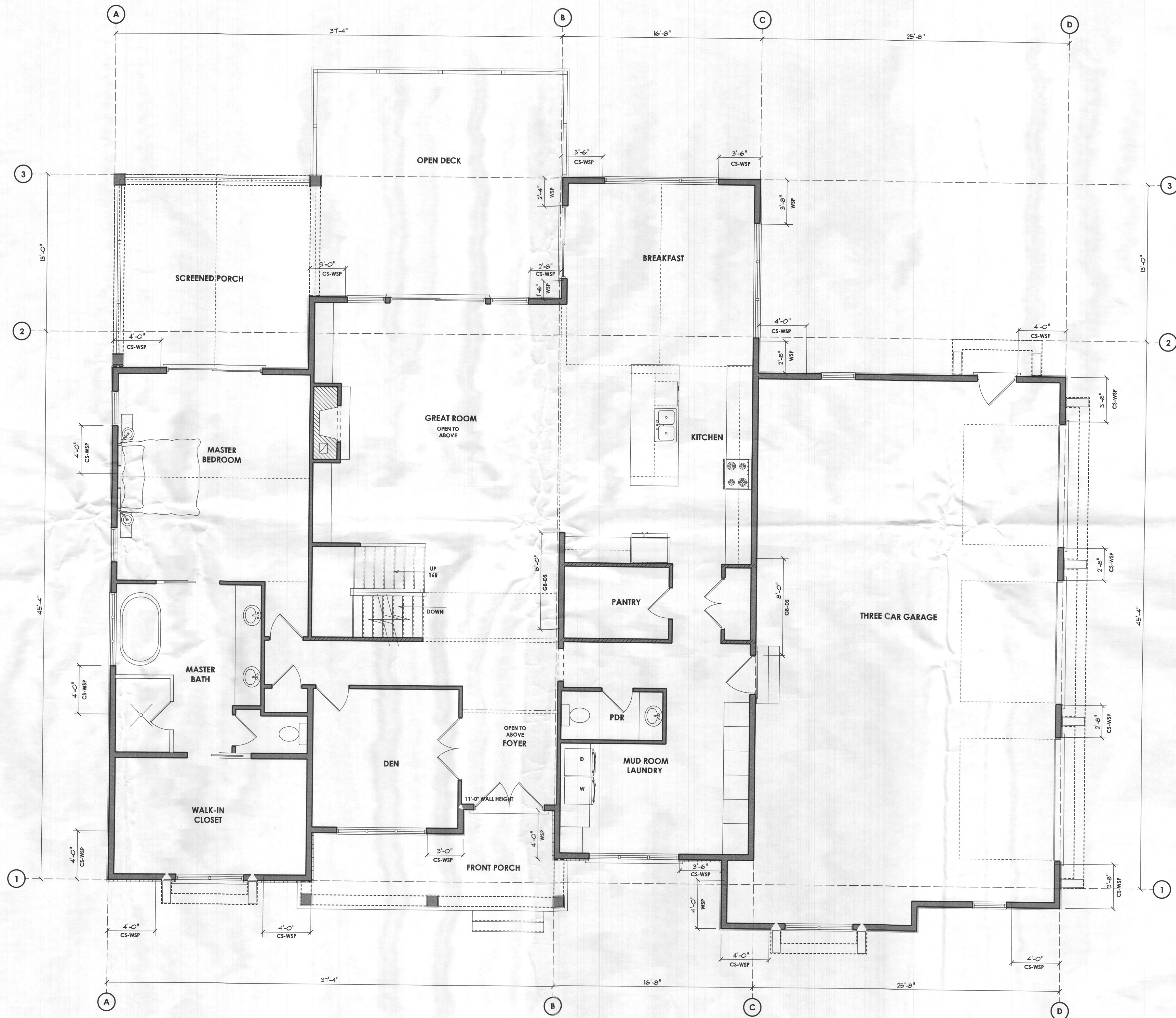
ISSUE DATE		
1	9-20-22	REVIEW
2	10-24-22	PERMIT SET
3		
4		
5		
6		
7		
8		
9		
10		

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

BRACING

3.51

PRINT DATE:
Monday, October 24, 2022



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 RESIDENCE

**GAUNT
RESIDENCE**
2620 Mullinix Mill Road
Mount Airy, Maryland 21771

ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745
jriviera@jonathanrivera.com

BUILDER

STRUCTURAL ENGINEER
Spoin11 Engineering
68 West Main Street
New Market, Maryland

Matthew W Anderson
2022.10.24
12:47:11 04:00

ISSUE DATE

1	9-20-22	REVIEW
2	10-24-22	PERMIT SET
3		
4		
5		
6		
7		
8		
9		
10		

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

BRACING

3.51

PRINT DATE:
Monday, October 24, 2022

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 RESIDENCE

GAUNT RESIDENCE
2620 Mullinix Mill Road
Mount Airy, Maryland 21771

ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745
jrvera@jonathanrivera.com

BUILDER

STRUCTURAL ENGINEER
Spoin1 Engineering
68 West Main Street
New Market, Maryland

Matthew W Anderson
2022.10.24
12:47:12-04:00

ISSUE DATE

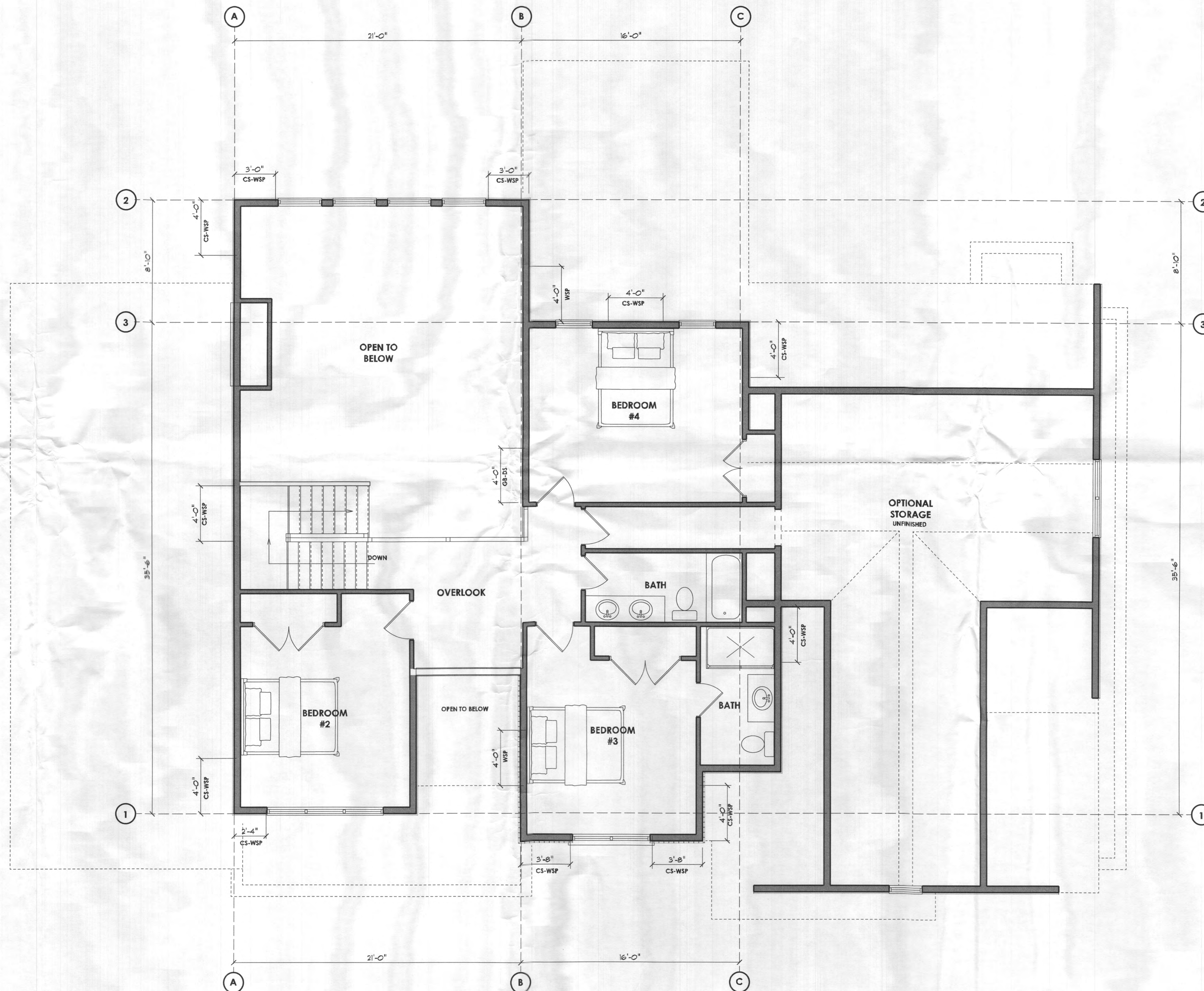
1	9-20-22	REVIEW
2	10-24-22	PERMIT SET
3		
4		
5		
6		
7		
8		
9		
10		

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

BRACING

3.52

PRINT DATE :
Monday, October 24, 2022



PROPOSED RESIDENCE

GAUNT RESIDENCE
2620 Mullinix Mill Road
Mount Airy, Maryland 21771

ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745
jrvera@jonathanrivera.com

BUILDER

STRUCTURAL ENGINEER
Spont! Engineering
68 West Main Street
New Market, Maryland

Matthew W Anderson
2022.10.24
12:47:13-04:00

ISSUE DATE

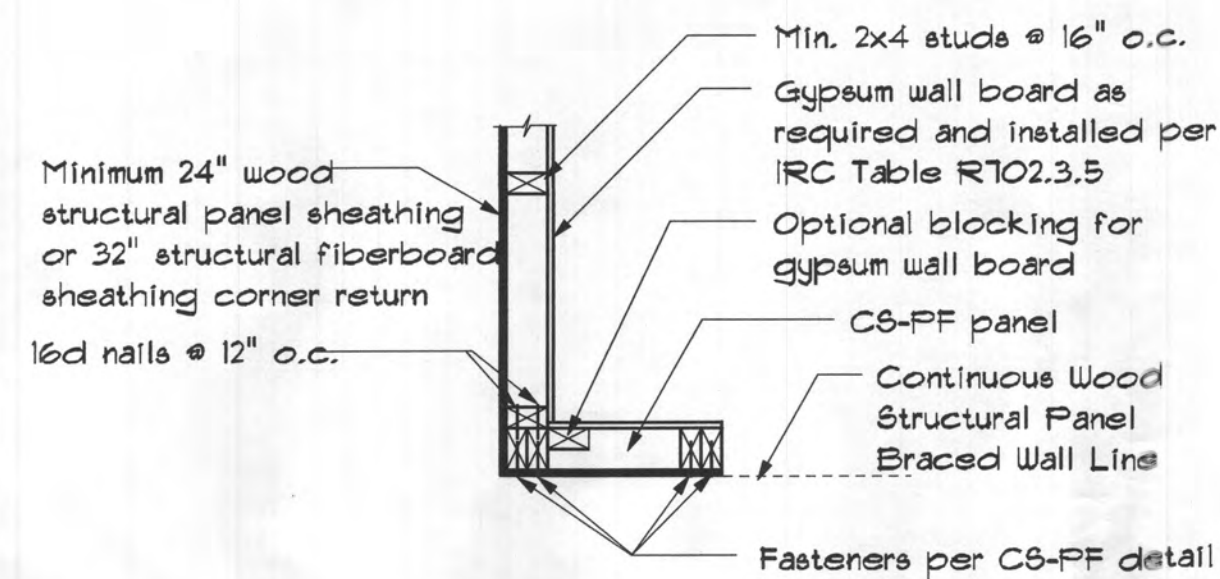
1	9-20-22	REVIEW
2	10-24-22	PERMIT SET
3		
4		
5		
6		
7		
8		
9		
10		

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

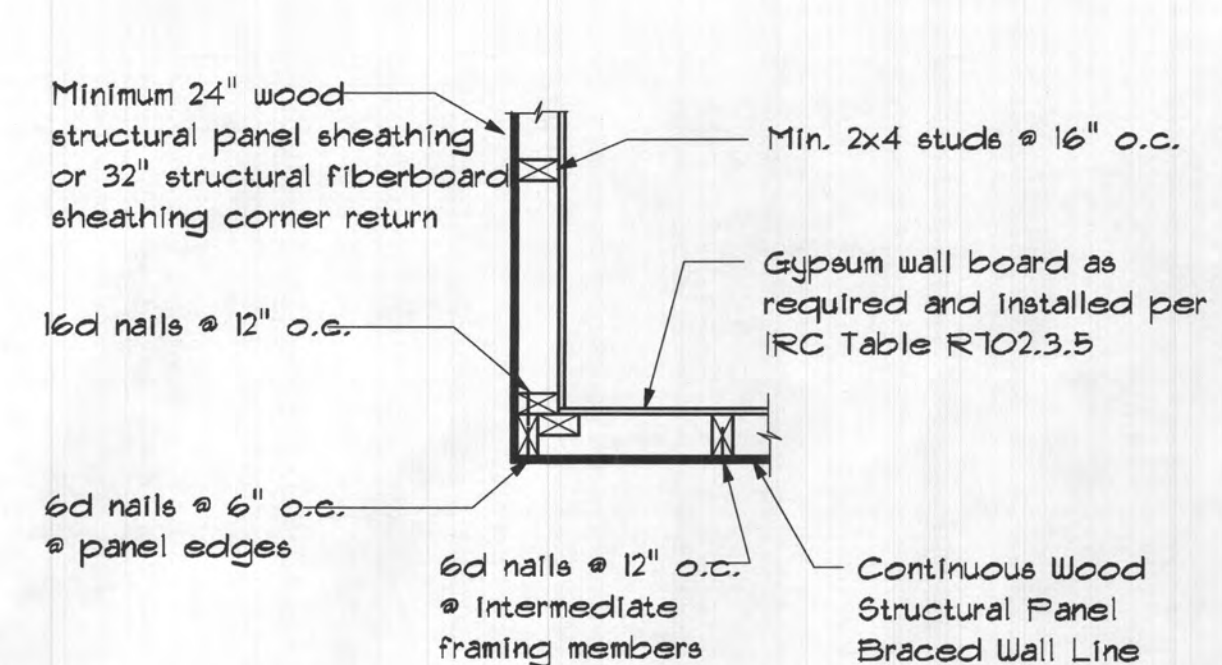
BRACING DETAILS

3.53

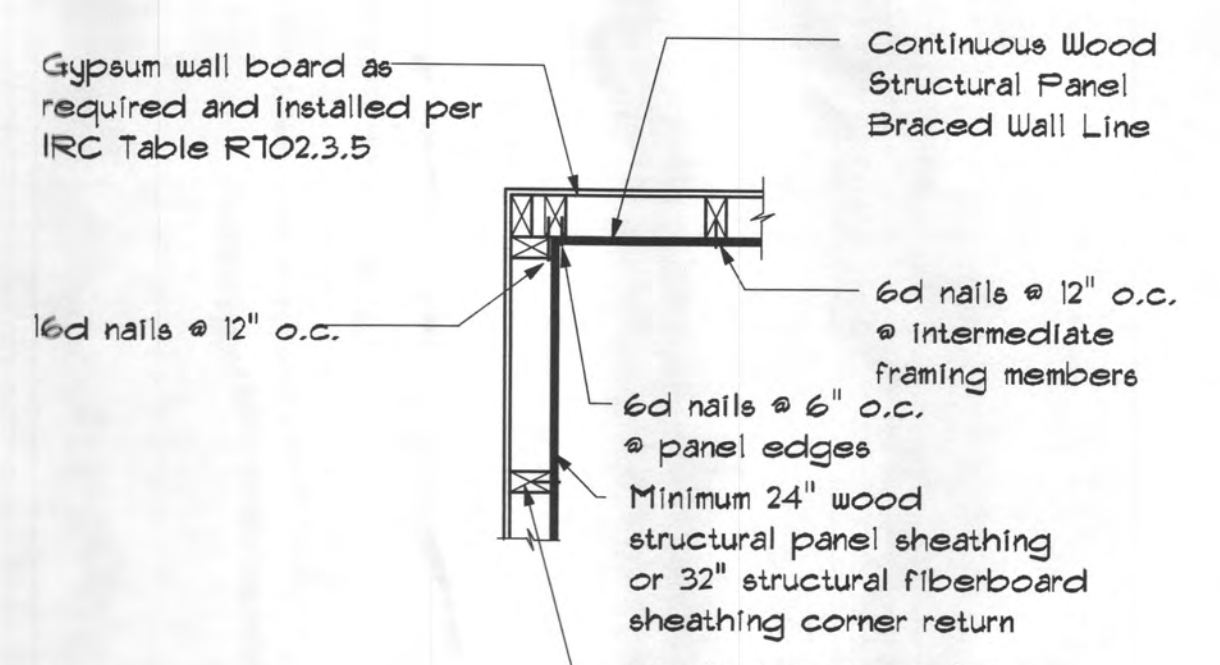
PRINT DATE:
Monday, October 24, 2022



GARAGE CORNER



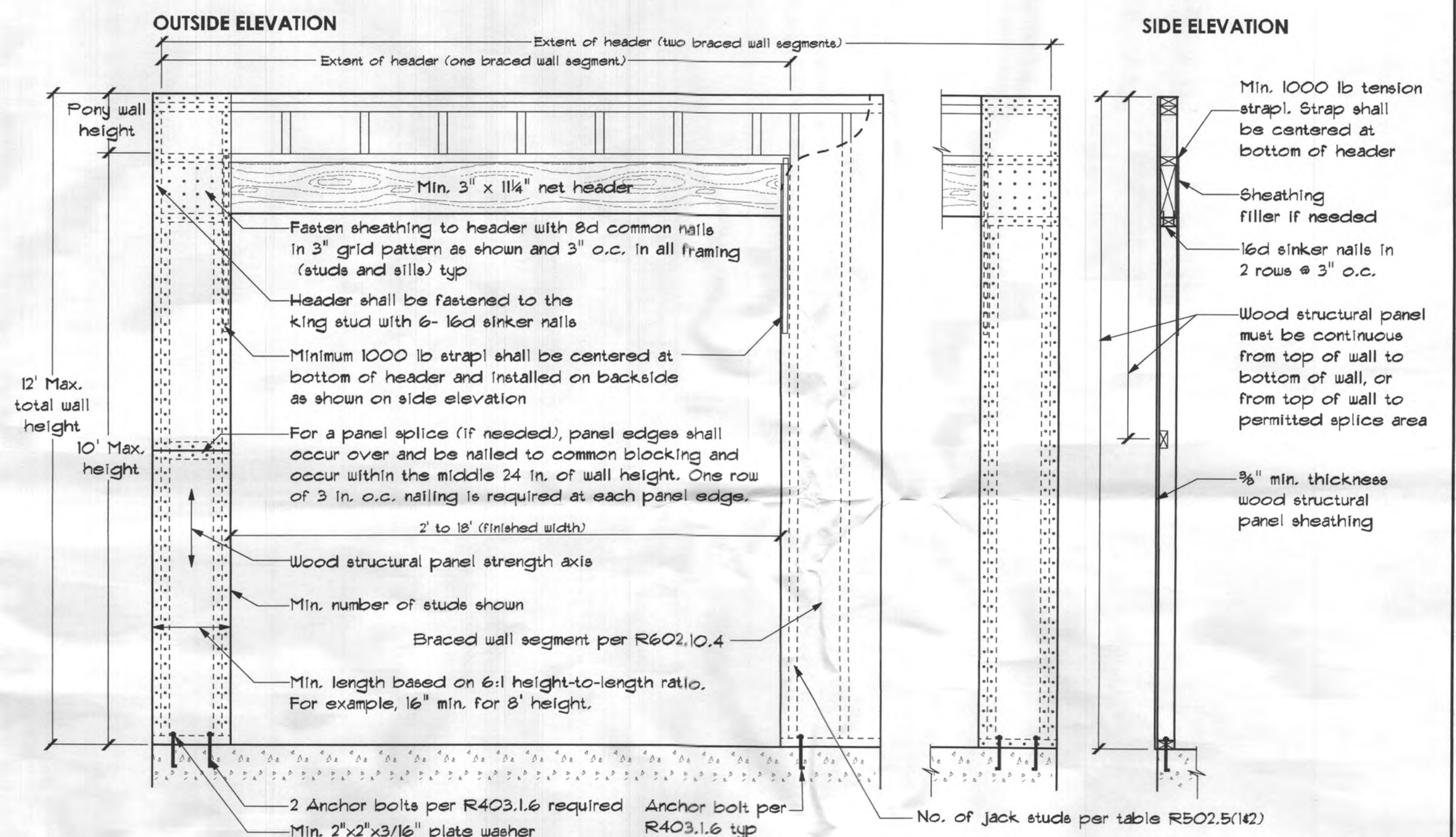
OUTSIDE CORNER



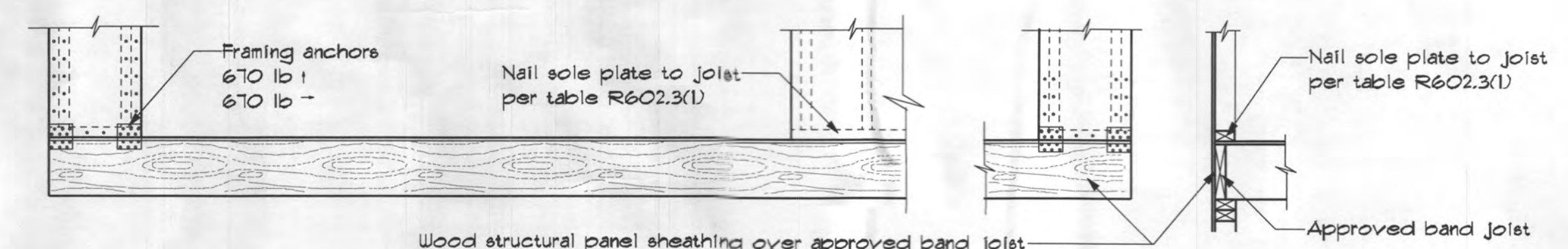
INSIDE CORNER

Corner Framing Details

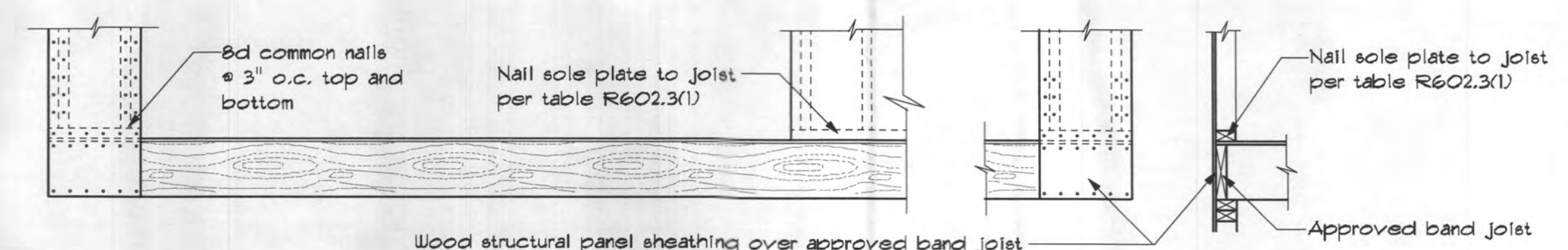
NOT TO SCALE



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR OR SECOND FLOOR - FRAMING ANCHOR OPTION



OVER RAISED WOOD FLOOR OR SECOND FLOOR - WOOD STRUCTURAL PANEL OVERLAP OPTION

CS-PF Continuous Portal Frame

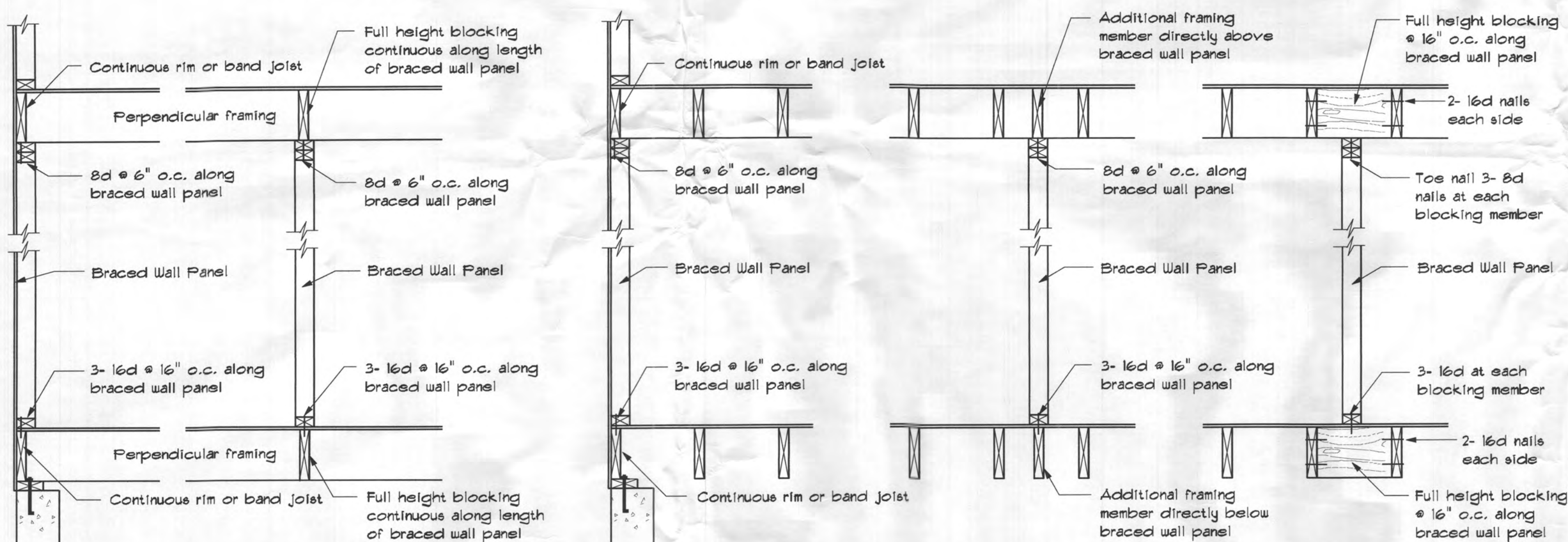
NOT TO SCALE

NOTES

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).

Method GB: Min. 1/2" gypsum board applied to each side of framing with adhesive and Type S or W screws @ 7" o.c. at panel edges and 24" o.c. at intermediate framing members or nails per IRC 2015 Table R702.3.5 @ 7" o.c. at panel edges and 16" o.c. at intermediate framing members.



Braced Wall Panel Connections to Floor and Ceiling Framing

NOT TO SCALE

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	1150
			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