

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning
Attention: Development Review Division
Jefferson Building
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

Building Permit No. B R25-06705
Zoning Office Reviewer JSS
Use Permit #: UA-20 25-0005 - UL

FROM: Director
Department of Permits, Approvals and Inspections
RE: Undersized Lots

Residential Processing Fee Paid (\$100.00)
Accepted by JSS
Date 10/16/25

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, the Zoning Review Office of PAI is requesting recommendations and comments from the Office of Planning prior to Zoning Review Office approval of a residential building permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Name of Applicant(s) Tom Skarda Shore-Line Construction ENT
Applicant's Mailing Address 4713 B Forge Rd Pelly Hall 21208 MD
Applicant's Telephone Number 410 574 6623 Applicant's Email Address Kim@ShoreLineConstruction.net
Lot Address 1232 E Riverside Ave 21221 Election District 15 Council District Lot Square Feet 19,700
Lot Location: N E S W/side of BACK RIVER Neck Rd feet/at corner of N E S W/offside of (Street Name)
(Street Name) (# of feet)

Land Owner(s): Patricia Gericke, Jessica Hawes Digit Tax Account Number 1508551500
Owner's Mailing Address: 115 Fuller Ave Baltimore MD 21206
Owner's Telephone Number 443 844-1885 Owner's Email Address ICKAHAWCS@yahoo.com

CHECKLIST OF MATERIALS (to be submitted at the filing appointment for design review by the Office of Planning)

APPLICANT MUST PROVIDE 1 through 6

	Planner Acceptance Check Off	
	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application <u>R25-06705</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Site Plan Property (3 copies) ✓	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly) Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>DR 3.5</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: BMW Williams
For the Director, Office of Planning

Date: 10/22/25

Date to be posted: Anytime before but no later than 10/29/25
Request for Building and/or Use Permit.

ZONING NOTICE

BUILDING AND/OR USE PERMIT APPLICATION

ADDRESS: 1232 E. RIVERSIDE AVE.

PROPOSAL: CONSTRUCT A REPLACEMENT DWELLING

USE PERMIT #: UA-2025-0005-UL

PUBLIC HEARING?

PURSUANT TO THE BALTIMORE COUNTY ZONING REGULATIONS, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSAL, PROVIDED THE REQUEST FOR HEARING IS RECEIVED IN THE ZONING REVIEW OFFICE

BEFORE 4:30 PM ON: WEDNESDAY, NOVEMBER 12, 2025

THE REQUEST FOR HEARING MUST ALSO REFERENCE THE ADDRESS ON THIS SIGN. ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS, ZONING REVIEW OFFICE, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVE, TOWSON, MD 21204
PHONE: 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Use Permit #: UA-20 25 - 0005 - UL

Election District: 15 Council District: 7

Location of Property: _____

(SEE POSTING CERTIFICATE, NEXT PAGE)

Posted by: _____ Date of Posting: _____

Signature: _____

Number of Signs: _____

CERTIFICATE OF POSTING

CASE NO. UA-2025-0005-UL

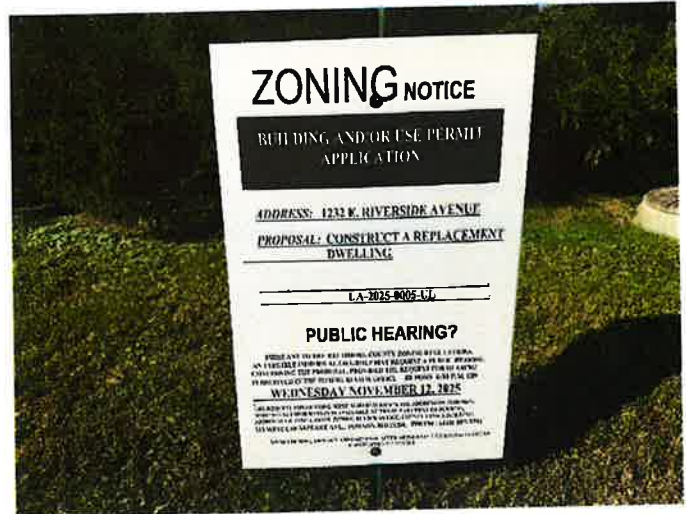
PETITIONER/DEVELOPER

Kim Skarda

Shoreline Construction-Entr. Inc.

DATE OF HEARING/CLOSING

November 12, 2025



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1232 E. Riverside Avenue

THE SIGN(S) POSTED ON October 27, 2025

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE, MD 21234
443-629-3411

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

Department of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3391

The review application for your proposed Building Permit has been reviewed and is accepted for filing

by JASON SEIDELMAN on 10/16/25
(Name of planner) Date (A)

A sign indicating the proposed building/development must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$100.00. The applicant is responsible for the posting and costs. An approved sign poster must be used. The fee is subject to change. Confirm all current fees prior to filing the application.

The Planning Office decision can be expected within approximately four weeks. However, if a valid hearing demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*Suggested Posting Date 10/29/25 D (15 days before C)

Date Posted 10/27/25

Hearing Requested -- Yes No - Date _____

Closing Day (Last Day for Hearing Demand) 11/12/25 C (B - 3 Work Days)

Tentative Decision Date 11/15/25 B (A + 30 Days)

*Usually within 15 days of filing

R25-06705 Permit Number

1232 E RIVERSIDE AVE

ESSEX, MD 21221

APPLICANT: JON SKARDA

SHORE-LINE CONSTRUCTION

410-574-6623 OFFICE

443-286-5009 CELL *Kim . 443. 286. 5358*

Kim@shorelineconstruction.net

Jon@shorelineconstruction.net

LAND OWNER: Patricia Gericke and Jessica Hawes 443-844-1885

3 copies Recommendation form

3 copies. 11x17 Site Plan

1 copy 11x17 building plans

5 photos of house and property

Thank you, Kim Skarda

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 241703

Date: 10/16/25

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 100.00
Total:									\$ 100.00

Rec From: SHORE-LINE CONSTRUCTION

For: UNDERSIZED LOT APPROVAL

1232 E. RIVERSIDE AVE

JSS 25-1100

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.



SHORE-LINE CONSTRUCTION
ENTERPRISES INC
 4713B FORGE RD
 PERRY HALL, MD 21128

M & T BANK
 7-11/520

18231
 FRAUDARMOR

PAY TO THE ORDER OF

Balto Co
 One hundred

10/10/25
 \$ 100 -

DOLLARS

MEMO

R 25 66705
 1232 E Riverside



AUTHORIZED SIGNATURE



Details on Back.

Security Features Included

Real Property Data Search ()
 Search Result for BALTIMORE COUNTY

View Map No Ground Rent Redemption on File No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 15 Account Identifier - 1508551500

Owner Information

Owner Name: GERICKE PATRICIA Use: RESIDENTIAL
 Principal Residence: YES

Mailing Address: 1232 E RIVERSIDE AVE Deed Reference: /47317/ 00431
 ESSEX MD 21221-

Location & Structure Information

Premises Address: 1232 E RIVERSIDE AVE Legal Description: 1232 EAST RIVERSIDE AVE
 ESSEX 21221- Waterfront BACK RIVER NECK PARK

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0104 0006 0226 15090084.04 0000 35 2024 Plat Ref: 0007/ 0004

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1924 1,400 SF 19,700 SF 34

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
 1 NO STANDARD UNITFRAME/3 1 full

Value Information

	Base Value	Value		
		As of 01/01/2024	Phase-in Assessments	
		As of 07/01/2025	As of 07/01/2026	
Land:	203,900	305,200		
Improvements	77,500	85,000		
Total:	281,400	390,200	353,933	390,200
Preferential Land:	0	0		

Transfer Information

Seller: GERICKE GEORGE Date: 09/06/2022 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /47317/ 00431 Deed2:
 Seller: GERICKE GEORGE Date: 01/11/2022 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /46197/ 00001 Deed2:
 Seller: HIBBARD EDWARD J HIBBARD Date: 08/29/1994 Price: \$0
 ROSEMARY Deed1: /10725/ 00587 Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2025 07/01/2026
 County: 000 0.00
 State: 000 0.00
 Municipal: 000 0.00|0.00 0.00|0.00

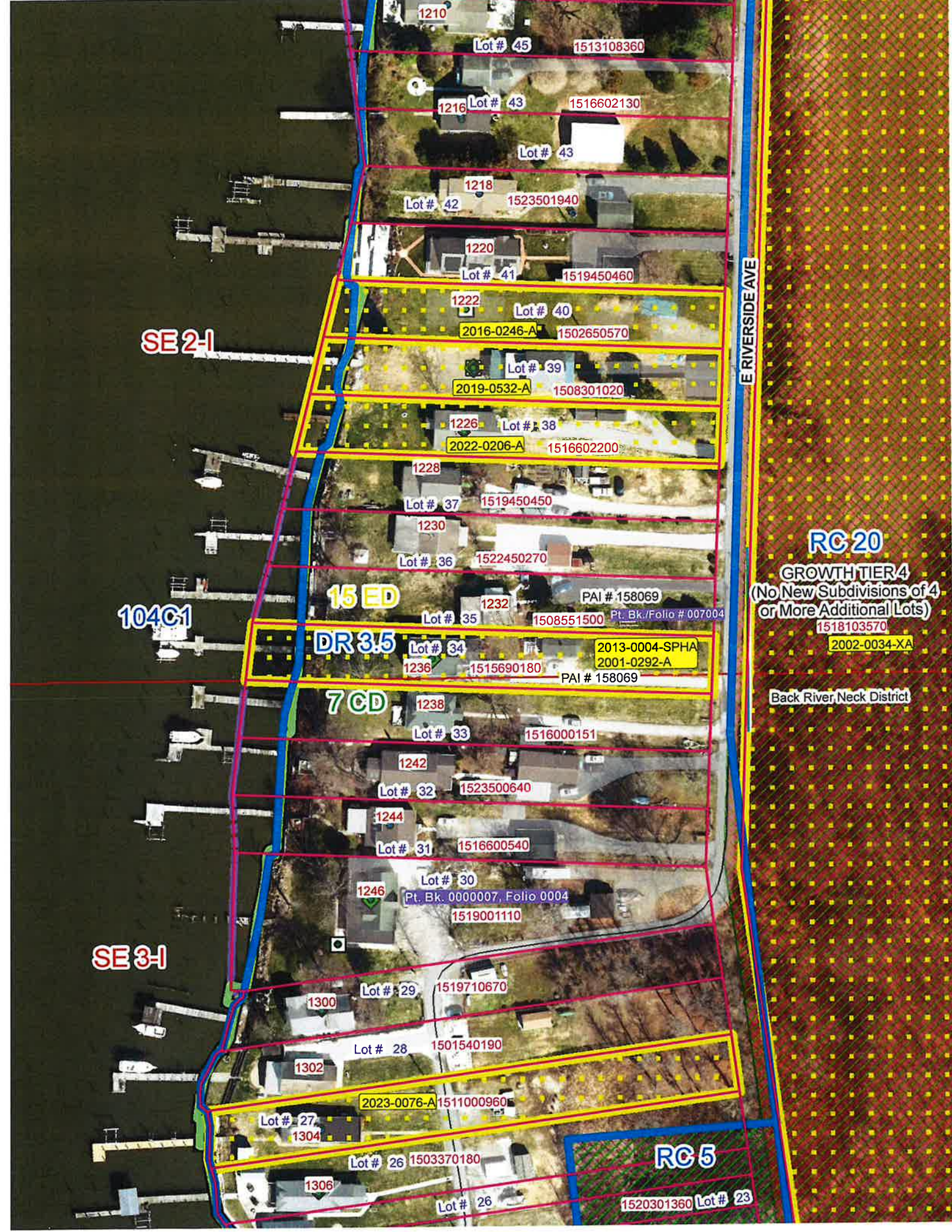
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 11/15/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:



SE 2-I

104C1

SE 3-I

E RIVERSIDE AVE

1210

Lot # 45

1513108360

1216

Lot # 43

1516602130

Lot # 43

1218

Lot # 42

1523501940

1220

Lot # 41

1519450460

1222

Lot # 40

2016-0246-A

1502650570

Lot # 39

2019-0532-A

1508301020

1226

Lot # 38

2022-0206-A

1516602200

1228

Lot # 37

1519450450

1230

Lot # 36

1522450270

15 ED

Lot # 35

1508551500

PAI # 158069

Pt. Bk./Folio # 007004

DR 3.5

Lot # 34

1236

1515690180

PAI # 158069

2013-0004-SPHA
2001-0292-A

7 CD

1238

Lot # 33

1516000151

1242

Lot # 32

1523500640

1244

Lot # 31

1516600540

1246

Lot # 30

Pt. Bk. 0000007, Folio 0004

1519001110

1300

Lot # 29

1519710670

1302

Lot # 28

1501540190

2023-0076-A 1511000960

Lot # 27

1304

Lot # 26

1503370180

1306

Lot # 26

RC 5

1520301360 Lot # 23

RC 20
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

1518103570

2002-0034-XA

Back River, Neck District



UA-2025-0005-UL



UA 2025-0005-UL



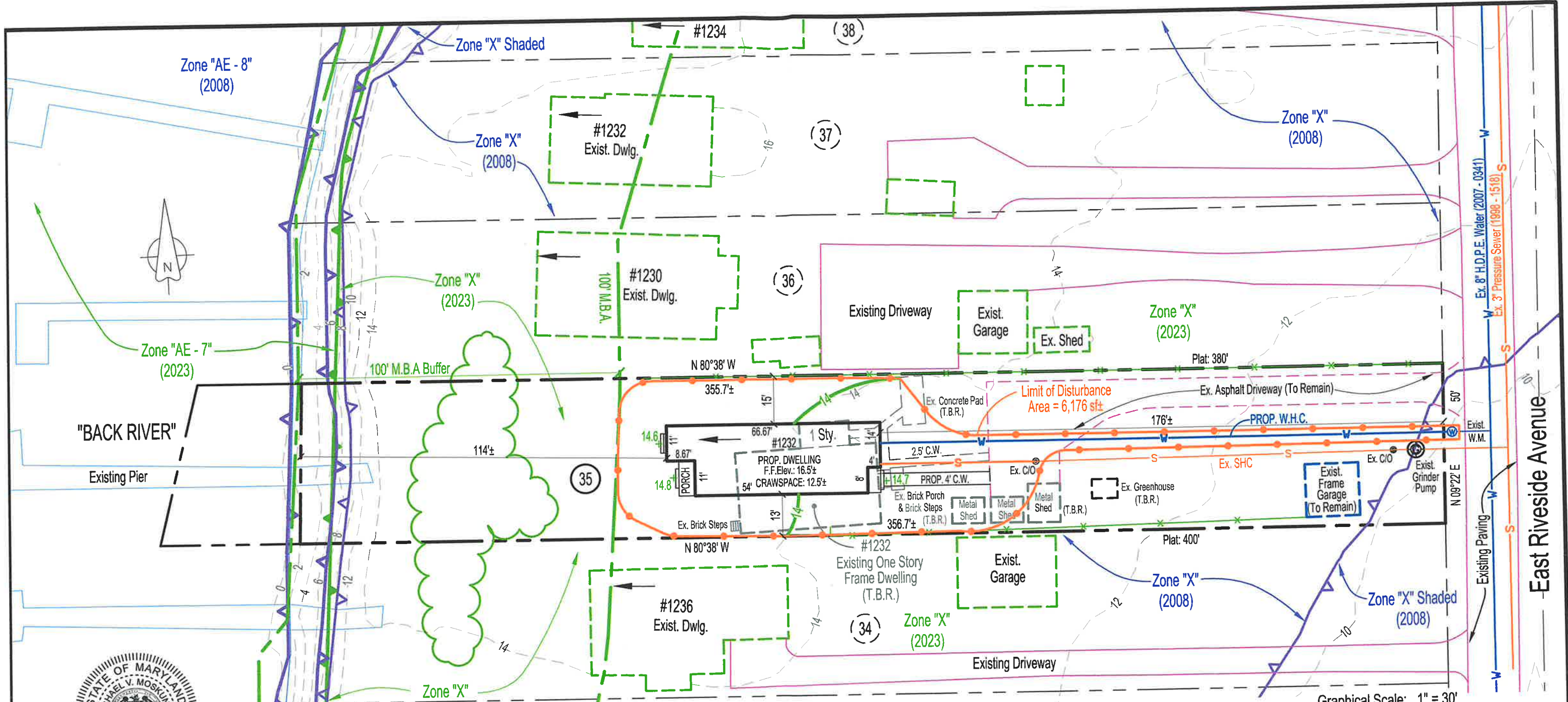
UA-2025-0005-UL



VA-2025-0005-UL



UA-2025-0005-06



Michael V. Moskunas
 Michael V. Moskunas
 Professional Land Surveyor #21175
 License Expires: 6/25/2027

OWNERS
 Patricia Gericki
 #1232 E Riverside Avenue
 Baltimore, Maryland 21221-6319

GENERAL NOTES

1. ZONED: D.R. 3.5
2. LOT AREA: 19,700 sf± PER SDAT.
3. EXISTING USE: SINGLE FAMILY DWELLING
4. PROPOSED USE: SINGLE FAMILY DWELLING
5. PROPOSED LIMIT OF DISTURBANCE: 6,176 SF±
6. EXISTING LOT IS SERVICED BY PUBLIC SEWER AND WATER.
7. EX. F.I.R.M. MAP 2400100440H DATED 11/02/2023 ZONES "X" & AE-EL7". MAP 2400100445H DATED 11/02/2023 ZONES "X".
8. VERIFY HOUSE DIMENSIONS WITH ARCHITECTURAL PLANS.
9. THIS PLAN IS NOT BASED ON A BOUNDARY SURVEY, IT IS A COMPILATION OF THE GIS PORTAL, PUBLIC RECORDS AND PUBLIC WORKS UTILITY DRAWINGS.
10. EX. LOT COVERAGE: 4,136.9 SF±
 PROP. LOT COVERAGE: 3,558.25 SF±
 ALLOWABLE LOT COVERAGE 31.25% x 17,811 = 5,565.9 SF±
11. ALL EXISTING STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.

EXISTING LOT COVERAGE UA 2025-0005-UL

- Ex. Main House = 1,225 sf±
- Ex. Metal Sheds = 280 sf±
- Ex. GreenHouse = 48 sf±
- Ex. Frame Garage = 272.25 sf±
- All Ex. Concrete & Brick = 334.25 sf±
- Ex. Asphalt Driveway to R/W = 1,977.4 sf±
- Total Ex. Lot Coverage = 4,136.9 sf±

"FOR BUILDING PURPOSES"

NOTE: REQUIRED FLOOD PROTECTION ELEVATION MUST BE TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION (B.F.E.) OF 7.7' (NAVD88) BASED ON THE F.E.M.A. MAP 240010 0445F (2008). THEREFORE, THE F.P.E. IS 9.7' (NAVD88).

Graphical Scale: 1" = 30'



PROPOSED REPLACEMENT DWELLING PLOT PLAN

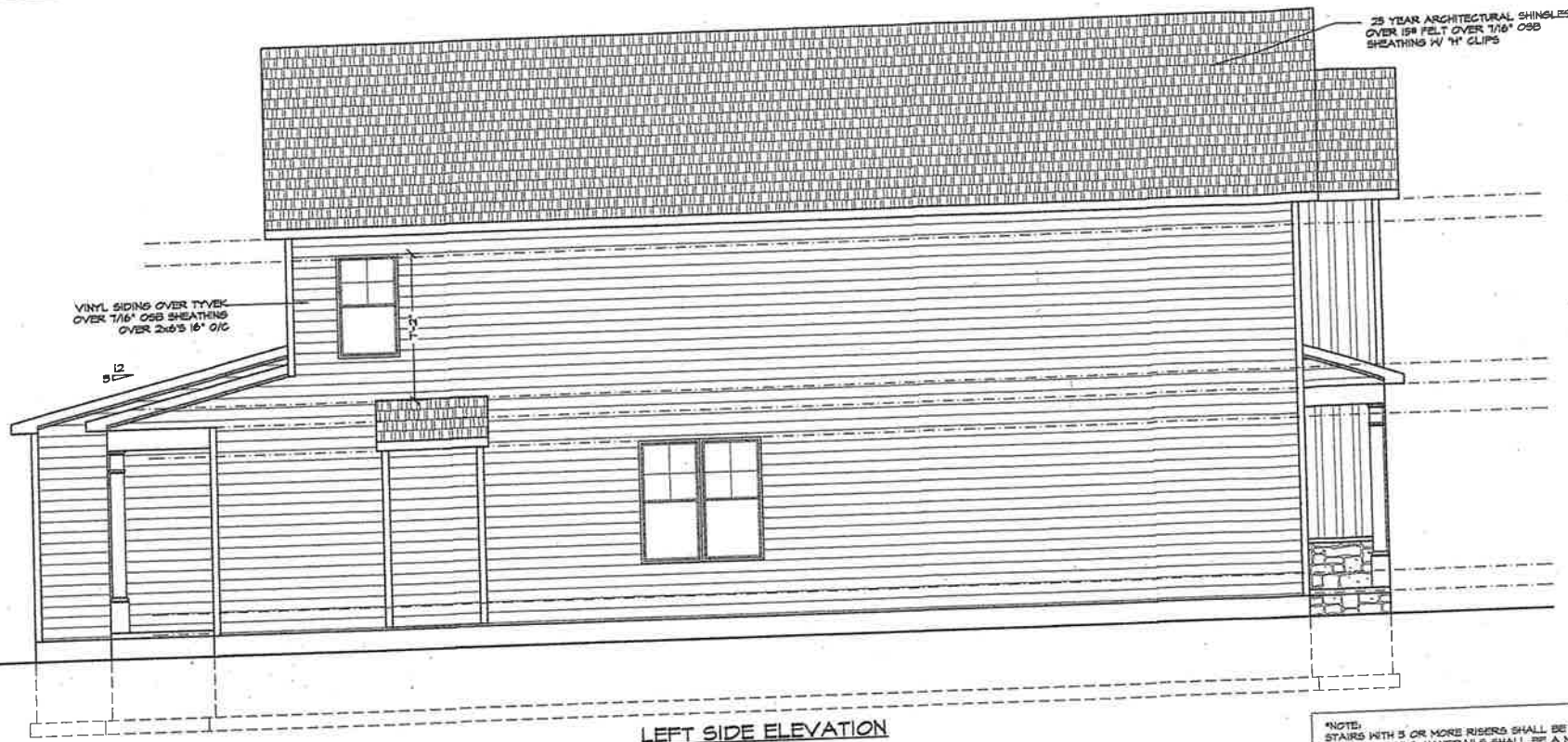
#1232 EAST RIVERSIDE AVENUE
 LOT - 35, PLAT 7 / 04
"BACK RIVER NECK PARK"

TAX MAP: 104 GRID: 6 PARCEL: 226
 TAX ID #1508551500 DEED REFERENCE: J.L.E. 47317 / 431
 15TH ELECTION DISTRICT, C7
 BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30'	Date: 10/08/2025	JOB #10745CC
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: N/A

200 E. JOPPA RD
SUITE 105
TOWSON, MD 21286

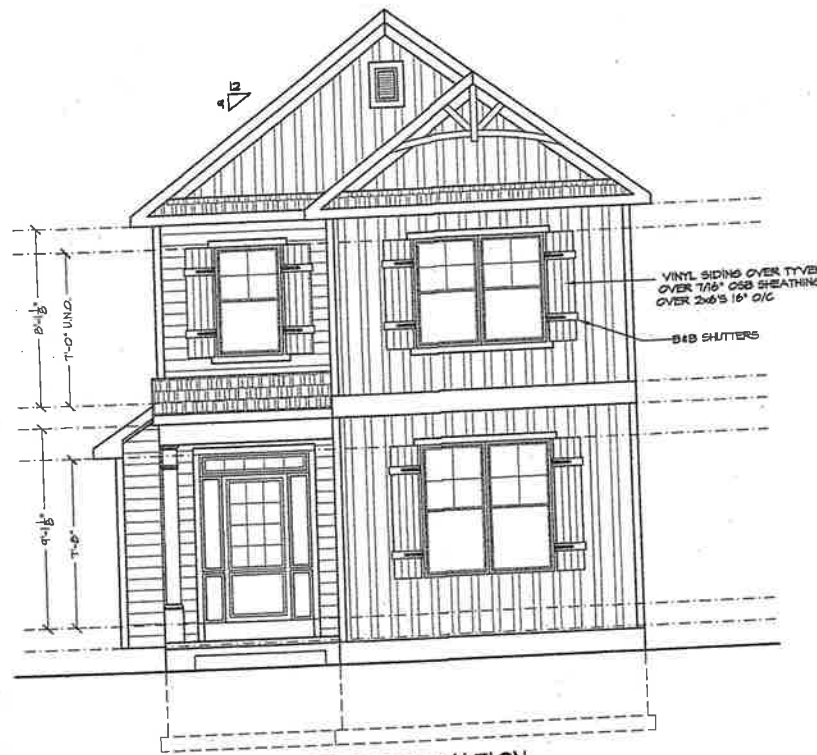
T: (410)339-5413
 F: (410)339-5415



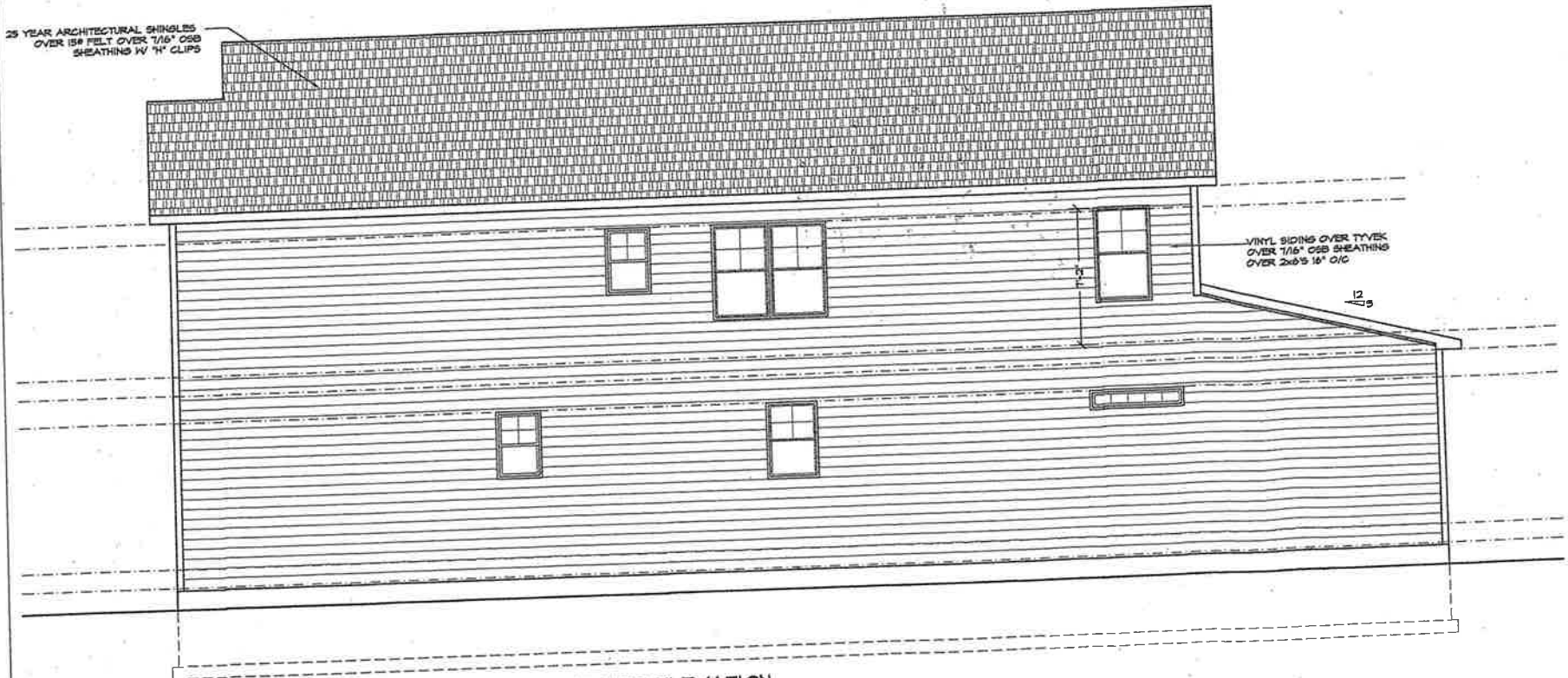
LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

*NOTE:
STAIRS WITH 3 OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS. HANDRAILS SHALL BE A MINIMUM OF 36" HIGH (36" HIGH MAXIMUM). RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS 36" HIGH MINIMUM.
RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT PASSAGE OF A 4" DIAMETER SPHERE.

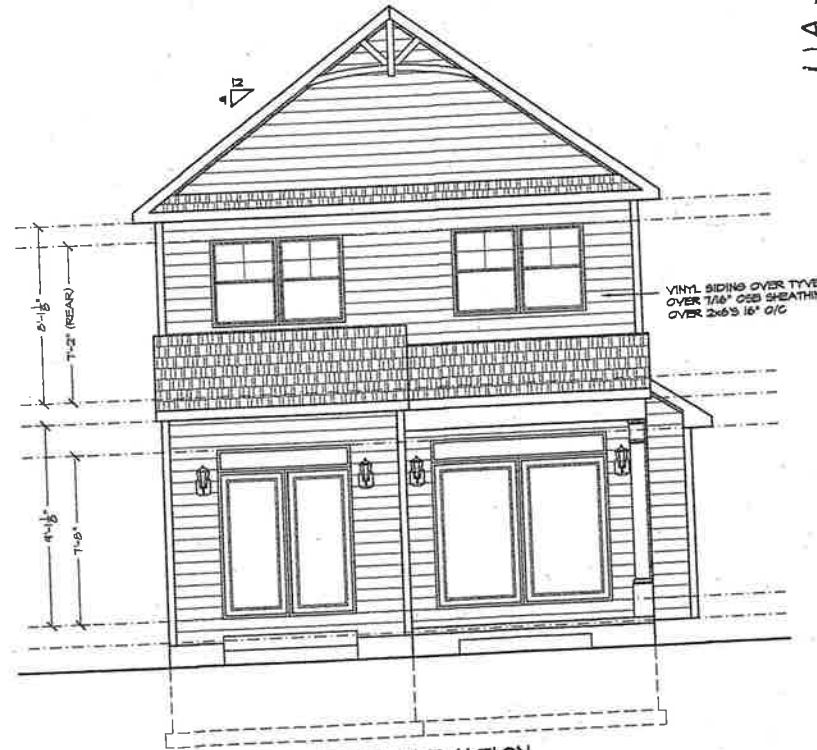
*NOTE:
EXTERIOR STEPS:
MIN. TREAD= 11"
MAX. RISE= 7-5/8"



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



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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

UA-2025-0005-UL

HAWES RESIDENCE
1232 E. RIVERSIDE AVE. ESSEX, MD. 21221
SHORELINE CONSTRUCTION

REVISED: 6/4/2025
REVISED: 5/14/2025
REVISED: 5/5/2025

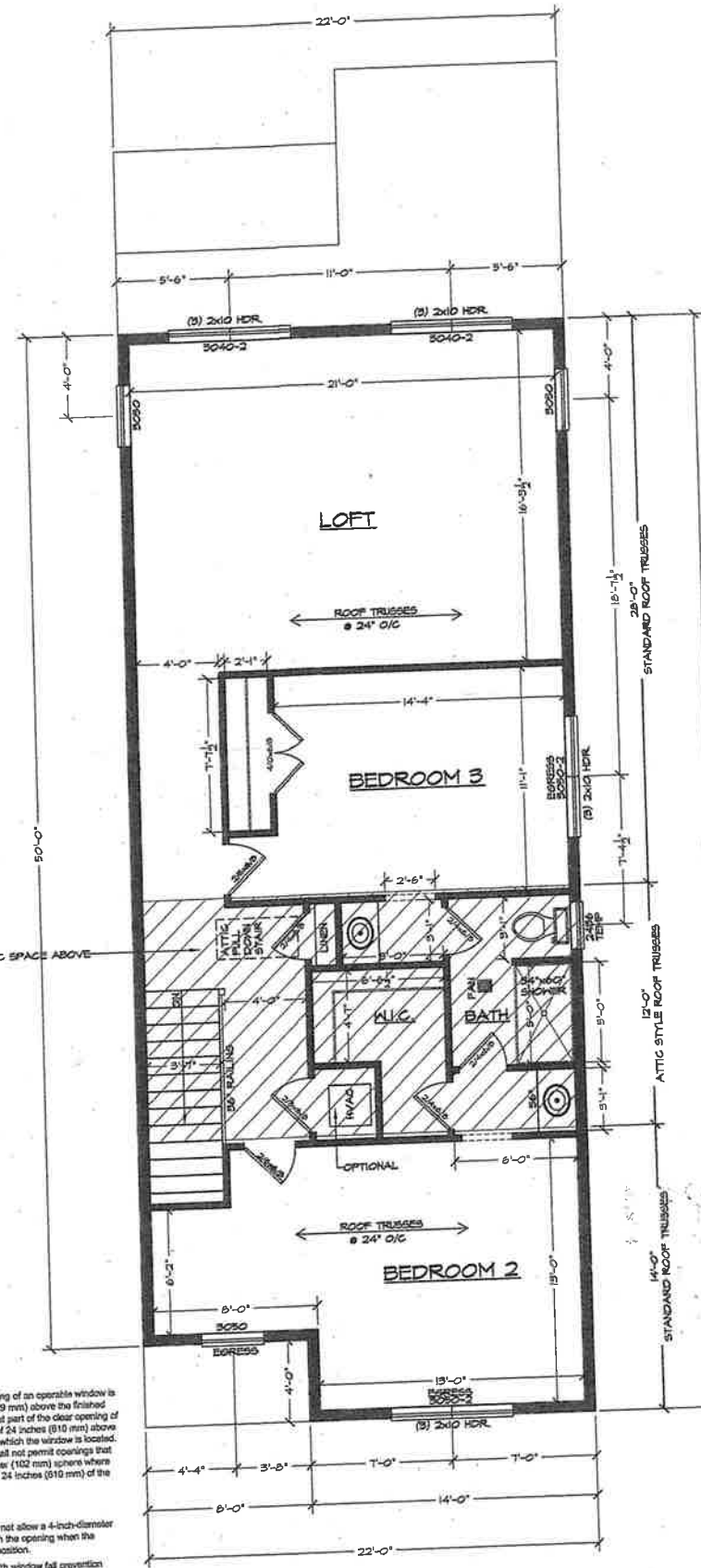
PROFESSIONAL CERTIFICATION



GEOFFREY A. TIZARD, II, P.E.
5 LEASBURGH COURT
TOWSON, MARYLAND 21284

SCALE: 1/4" = 1'-0"
DATE: 04/2025
SHEET NO. 1 OF 5

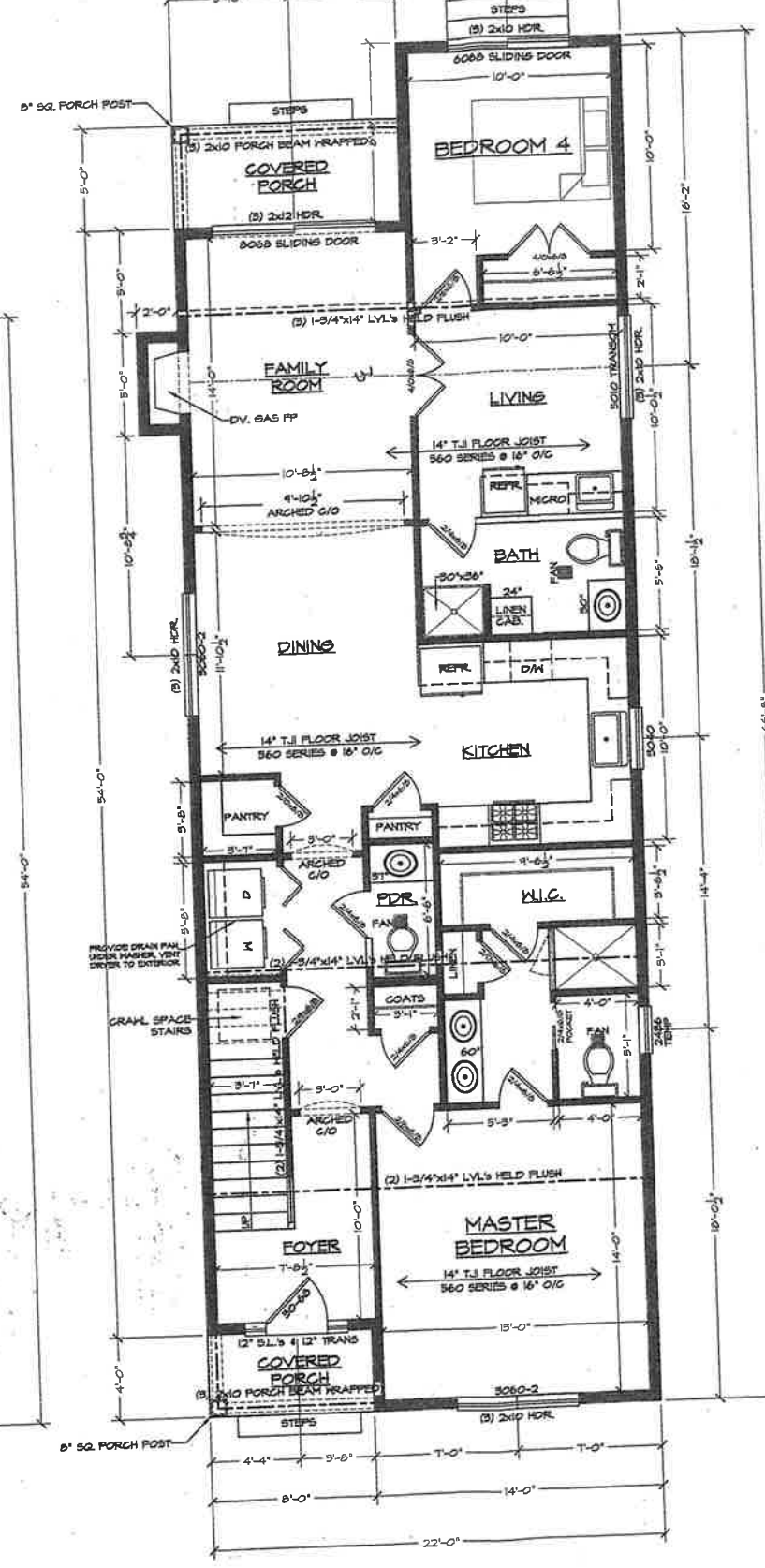
GBL CUSTOM HOME
DESIGN INC.
PO BOX 287 FINKSBURG, MD 21045
PHONE: 410-835-9320



SECOND FLOOR PLAN- 1113 SQ. FT.

SCALE: 1/4"=1'-0"
8' CEILING HEIGHT

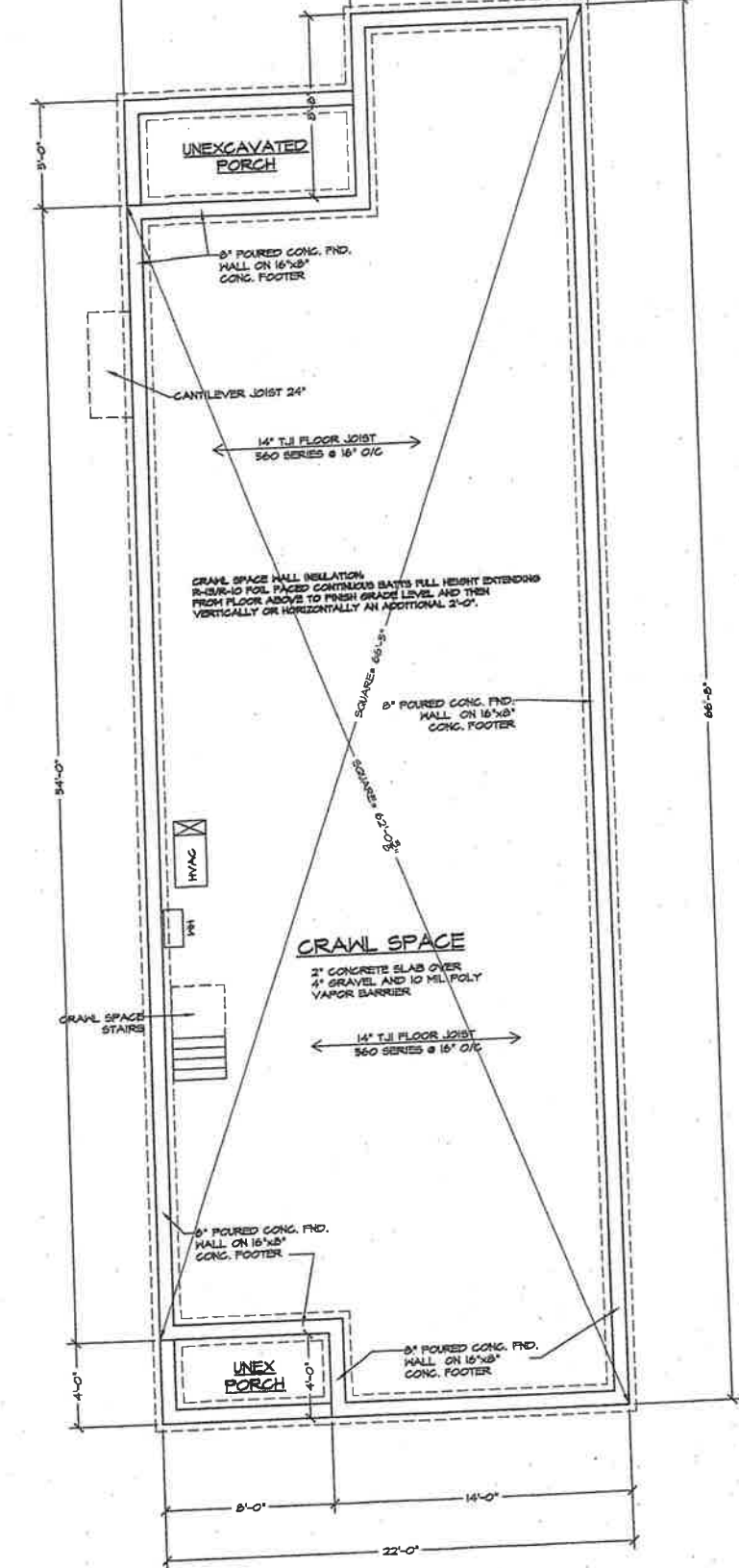
NOTE: ALL WINDOW AND DOOR HEADERS ARE MIN. (3) 2x8's U.N.O.



FIRST FLOOR PLAN- 1295 SQ. FT.

SCALE: 1/4"=1'-0"
9' CEILING HEIGHT

NOTE: ALL WINDOW AND DOOR HEADERS ARE MIN. (3) 2x8's U.N.O.



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

GENERAL NOTES:

- WINDOWS SHOWN ARE STANDARD VINYL SIZES. VERIFY WITH MANUFACTURE THAT SHOWN SIZES MEET OR EXCEED EXPOSED CLEAR OPENING AREA OF 7.17 SQ.FT., CLEAR OPENING WIDTH OF 20" & CLEAR OPENING HEIGHT OF 24"
- FINAL GRADE SHOWN HEREON IS STRICTLY APPROXIMATE. CONTRACTOR TO FIELD VERIFY.
- PROVIDE SMOKE DETECTORS TO BE HARD WIRED W/ BATTERY BACKUP.
- 1 PER BEDROOM & 1 IN CENTRAL LOCATION PER LEVEL.
- PROVIDE CARBON MONOXIDE DETECTORS TO BE HARD WIRED W/ BATTERY BACKUP.
- 1 IN CENTRAL LOCATION PER LEVEL.
- THIS HOME IS TO BE FULLY SPRINKLED PER CITY CODE

UA-2005-0005-AL

HAWES RESIDENCE
1232 E. RIVERSIDE AVE. ESSEX, MD. 21221
SHORELINE CONSTRUCTION

PROFESSIONAL CERTIFICATION



GEORFFREY A. TIZARD, II, P.E.
5 LEADBURN COURT
TOWSON, MARYLAND 21284

SCALE: 1/4"=1'-0"
DATE: 04/20/25
SHEET NO.: 2 of 5
G&L CUSTOM HOME DESIGN INC.
PO BOX 287 FINGERS, MD 21046
PHONE: 410-895-9520

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)

USE	LIVE LOAD
UNINHABITABLE ATTICA W/O STORAGE	10
UNINHABITABLE ATTICS W/ LIMITED STORAGE, s, g	20
HABITABLE ATTICS & ATTICS SERVED W/ FIXED STAIRS	30
BALCONIES (EXTERIOR) & DECKS, e	40
FIRE ESCAPES	40
GUARDRAILS & HANDRAILS, d	200h
GUARDRAIL INFILL COMPONENTS, f	50h
PASSENGER VEHICLE GARAGES, a	50h
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40c

For S1: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm², 1 pound = 4.45 N.

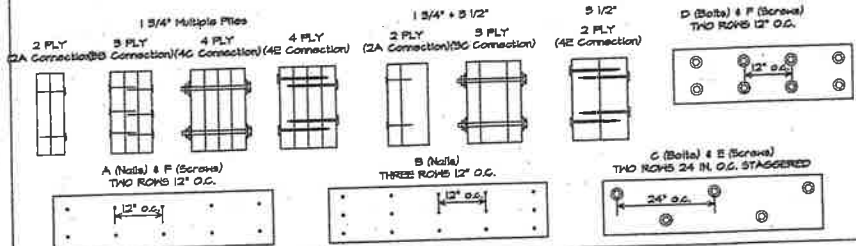
- Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
- Uninhabitable attics without storage are those where the maximum clear height between joists and rafters is less than 42 inches, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches high by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.
- Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
- A single concentrated load applied in any direction at any point along the top.
- See Section R502.2.2 for decks attached to exterior walls.
- Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
- Uninhabitable attics with limited storage are those where the maximum clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:
 - The attic area is accessible from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is a minimum of 30 inches.
 - The slopes of the joists or truss bottom chords are no greater than 2 inches vertical to 12 units horizontal.
 - Required insulation depth is less than the joist or truss bottom chord member depth. The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 lb/ft². Glazing used in handrail assemblies and guards shall be designed for a uniformly distributed concurrent live load of not less than 10 lb/ft². h. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4.
 - The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. Those loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

LVL FASTENING SCHEDULE

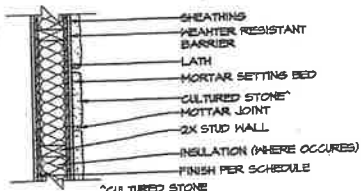
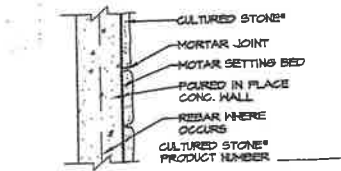
Maximum Uniform Load Applied to Either or Both Outside Flanges (Pounds per linear foot)

Flange Member	1 3/4" NAILS		1/2" BOLTS		SCREWS (Note 1)	
	A	B	C	D	E	F
2	305	760	305	1015	500	495
3	580	370	380	760	375	745
4	Not Permitted	340	575	550	665	

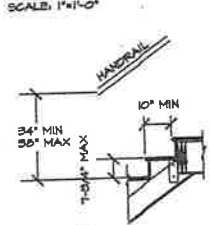
- NOTES:
- Confirm adequacy of the beam (depth and number of pieces) for carrying the designated load.
 - Stress level for nail and bolt values is 100%. Increase of 15% for snow loaded or 25% for non-snow loaded roof conditions are permitted.
 - Top and bottom row of connectors should be 2" from edge.
 - Both holes are to be the same diameter as the bolt. Every bolt must extend through the full thickness of the member. Use washers under head and nut.
 - For three-piece member, specified nailing is from the end and mid.
 - To minimize rotation, four-piece members should only be used when loads are applied to both sides, or completely across the top of the member.
 - Four-piece members must be bolted or attached with 8" screws from both sides.
 - Floor joists must be attached with approved metal hangers.
 - Screws are 100# MS series or Simpson Strong-Tie SPS installed per manufacturer instructions.
 - Screws for 3-ply and 4-ply members must be from both sides of beam.



CULTURED STONE INSTALLATION ON CONC. WALL

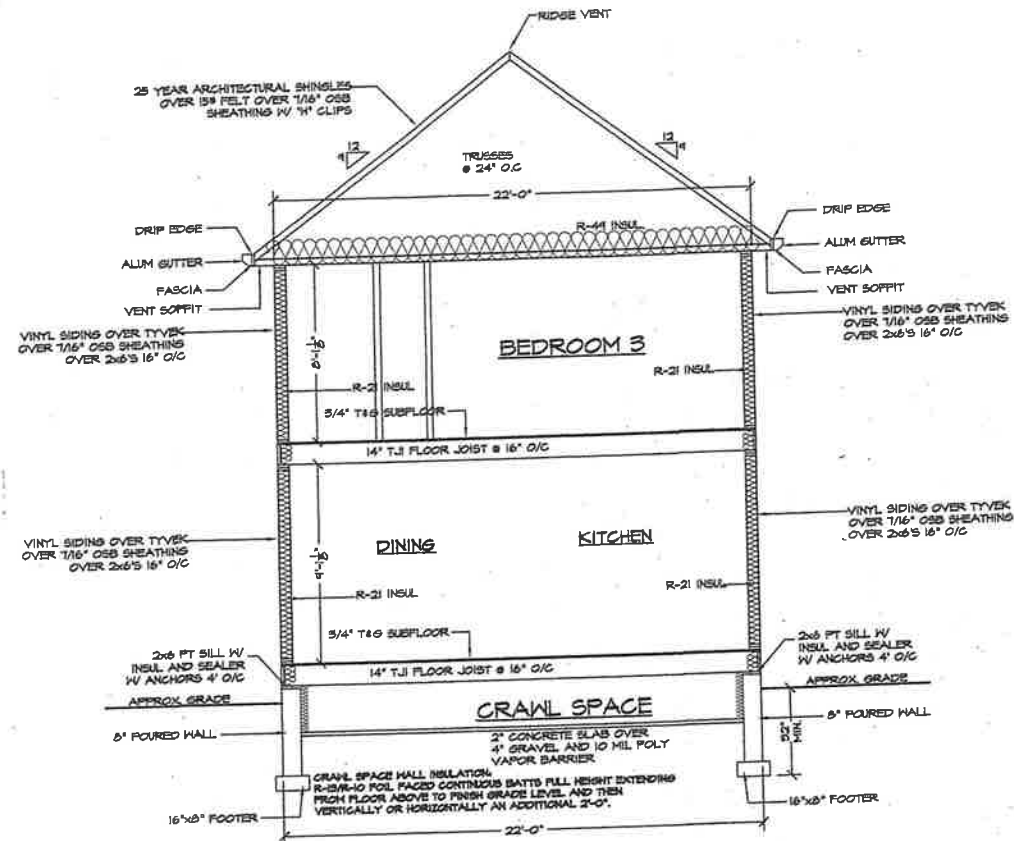


CULTURED STONE INSTALLATION OVER SHEATHING

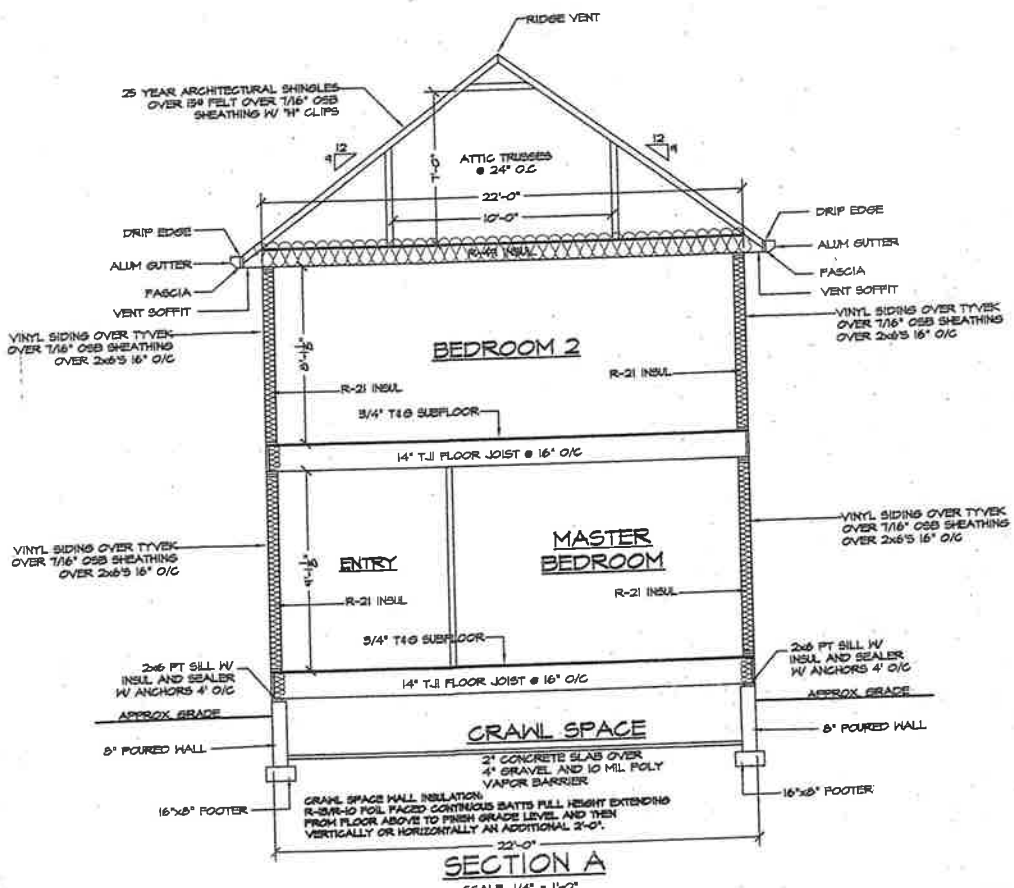


TYPICAL STAIR SECTION

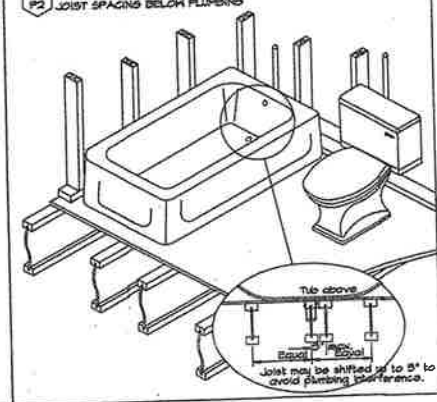
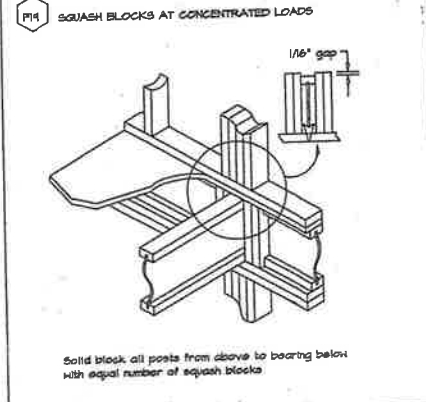
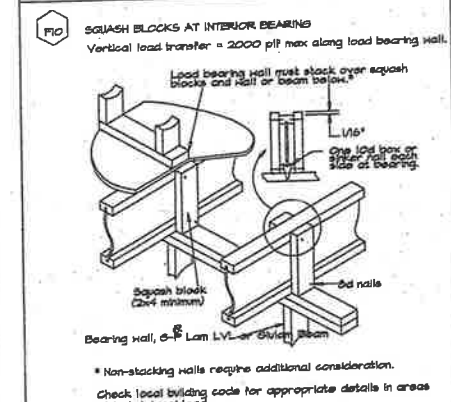
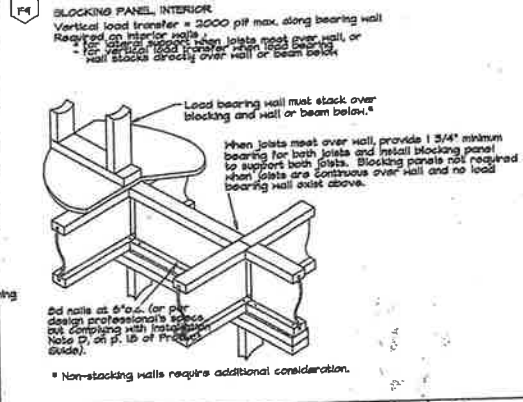
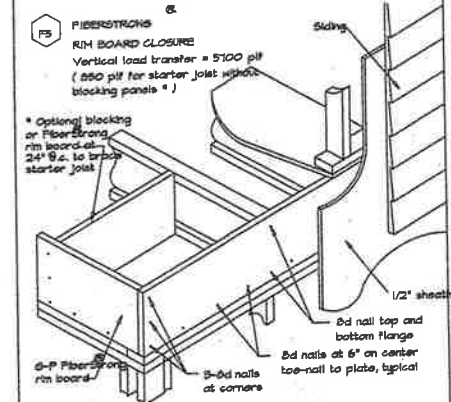
NOTE: ALL STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 2018 SECTION R311



SECTION B SCALE: 1/4\"/>



SECTION A SCALE: 1/4\"/>



JA-2025-0005-UL

HAWES RESIDENCE
1232 E. RIVERSIDE AVE. ESSEX, MD. 21221
SHORELINE CONSTRUCTION



Geoffrey A. Tizard, II, P.E.
8 LEADBURN COURT
TOWSON, MARYLAND 21284

SCALE: 1/4\"/>

SBL CUSTOM HOME DESIGN INC.
PO BOX 287 PINGSBURG, MD 21048
PHONE 410-933-9330

SECTION R910 EMERGENCY ESCAPE AND RESCUE OPENINGS

R910.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTION: STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET (9.3x9.3').

R910.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2040 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING.

R910.2 EMERGENCY ESCAPE AND RESCUE OPENINGS

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R910.2.1 MINIMUM OPENING AREA

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.53x10.2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). 24 INCHES (610 MM) AND THE NET CLEAR HEIGHT OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.53x10.2).

R910.2.2 WINDOW SILL HEIGHT

WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R910.2.3.

R906.4.3 GLAZING IN WINDOWS

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

- 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.83x1.2).
- 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
- 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
- 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

EXCEPTIONS:

- 1. DECORATIVE GLAZING.
- 2. WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE, THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1/2 INCHES (13 MM).
- 3. OUTBOARD PANE IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 33 FEET (1020 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL (WITHIN 45 DEGREES (0.78 RAD) OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR.

R906.6.2 MATERIALS

THE FOLLOWING TYPES OF GLAZING SHALL BE PERMITTED TO BE USED:

- 1. LAMINATED GLASS WITH NOT LESS THAN A 0.015-INCH (0.38 MM) POLYETHYLENE TEREPHTHALATE INTERLAYER FOR GLASS PANE(S) 1.5 SQUARE FEET (0.14 M²) OR LESS IN AREA LOCATED SUCH THAT THE HIGHEST POINT OF THE GLASS IS NOT MORE THAN 12 FEET (3658 MM) ABOVE A WALKING SURFACE OR OTHER ACCESSIBLE AREA, FOR HIGHER OR LARGER SIZES, THE INTERLAYER THICKNESS SHALL BE NOT LESS THAN 0.020 INCH (0.51 MM).
- 2. FULLY TEMPERED GLASS.
- 3. HEAT-STRENGTHENED GLASS.
- 4. WIRE GLASS.
- 5. APPROVED RIGID PLASTICS.

R911.7.4 WALKLINE

THE WALKLINE ACROSS WINDER TREADS SHALL BE CONCENTRIC TO THE CURVED DIRECTION OF THE TREAD. THROUGH THE TURN AND LOCATED 12 INCHES (305 MM) FROM THE SIDE WHERE THE WINDER ARE NARROWER. THE 12-INCH (305 MM) DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH AT THE WALKING SURFACE OF THE WINDER. IF WINDERS ARE ADJACENT WITHIN THE FLIGHT, THE POINT OF THE WIDEST CLEAR STAIR WIDTH OF THE ADJACENT WINDERS SHALL BE USED.

R911.7.5 STAIR TREADS AND RISERS

STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION FOR THE PURPOSES OF THIS SECTION. DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

R911.7.5.1 RISERS

THE RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING 3/8 INCH (9.5 MM) ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.52 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

EXCEPTIONS:

- 1. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS.
- 2. THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R911.7.5.1.

R911.7.5.2 TREADS

THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

R911.7.5.2.1 WINDER TREADS

WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES (254 MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR, WITHIN ANY FLIGHT OF STAIRS. THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD DEPTH BY MORE THAN 3/8 INCH (9.5 MM). CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 3/8 INCH (9.5 MM) OF THE RECTANGULAR TREAD DEPTH.

EXCEPTION: THE TREAD DEPTH AT SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R911.7.5.1.

BALTIMORE COUNTY RESIDENTIAL ENERGY CODE

HARTLAND PRESCRIPTIVE R-VALUE ALTERNATIVE

(2021 IECC AS ADOPTED AND AMENDED BY BALTIMORE COUNTY BILL 44-24)

(ASTERISK DENOTES BALTIMORE COUNTY BUILDING CODE SECTION)

Table with columns: R-Value, Climate Zone, Compliance Method, and Description. Rows include Climate Zone 4A, Vapour Retarder, Attic Insulation, Basement Wall Insulation, etc.

Table 4.1.1.1 - MD Alternative Insulation Min. R-Values and Fenestration Max. U-Factors by Climate Zone. Columns: Climate Zone, Fenestration U-Factor, Ceiling, Wall, Floor, Roof, Crawlspace, Foundation.

Table R-408.3 Additional Energy Features. Columns: Energy Feature, Percentage Allowed for Climate Zone 4. Rows include High performance window system, High performance cooling system, High performance gas furnace, etc.

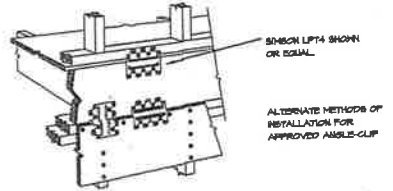
WALL BRACING DESIGN INFO. LOCATION: BALTIMORE COUNTY, MARYLAND. SEISMIC CATEGORY: B. WIND SPEED: 115 MPH. METHOD 5 (WOOD SHEATHING) / CONTINUOUS SHEATHING METHOD 5 (GYPSUM BOARD). THESE DRAWINGS ARE LIMITED TO IRC WALL BRACING REQUIREMENTS ONLY.

GENERAL STRUCTURAL NOTES

- 1. GENERAL. A. ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. B. DESIGN LIVE LOADS: ROOF: 30 PSF. FLOORS: 40 PSF. SLEEPING AREA: 30 PSF. C. GROUND SLOPE LOAD 50 PSF, ROOF SLOPE LOAD 50 PSF WITH NO REDUCTION FOR ROOF SLOPE ULTIMATE WIND SPEED 115 MPH DESIGN CATEGORY II. WEATHERING SEVERE. FROST LINE DEPTH 30 INCHES. TERMITES MODERATE TO HEAVY. HOOD DESIGN MODERATE TO SEVERE. WINTER DESIGN TEMP IS 17. ICE BARRIER UNDERLAYMENT REQUIRED YES. PRESUMING LOAD-BEARING VALUE OF SOILS 2000 (psf). D. FOUNDATIONS. A. FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 psf. FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL. 1'-0" BELOW ORIGINAL GRADE. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-4" BELOW FINISHED GRADE. CONTRACTOR TO VERIFY THE ALLOWABLE SOIL PRESSURE IN THE FIELD. IF FOUND TO BE LESS THAN 2000 psf, THE FOOTING WILL HAVE TO BE REDESIGNED. B. CAST IN PLACE CONCRETE. A. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF THE FOLLOWING A.C.I. AND A.S.T.M. DOCUMENTS: ACI-308 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE. B. ALL CONCRETE EXCEPT AS NOTED SHALL BE (F_c'=3000 psi) STONE AGGREGATE CONCRETE AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED. C. SLABS ON GROUND SHALL BE 4" THICK CONCRETE REINFORCED WITH 6"x6" #4@18" ON 6" OVER 6" MIL POLYETHYLENE VAPOUR BARRIER AND 4" WASHED GRAVEL UNLESS OTHERWISE NOTED. D. MASONRY. A. ALL MASONRY CONSTRUCTION AND MATERIALS USED THEREIN (CONCRETE MASONRY, CLAY MASONRY, MORTAR, GROUT, AND STEEL REINFORCEMENT) SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-R-08/ASCE 5-02/TMS 402-12) IN ALL RESPECTS. B. MASONRY BEARING WALLS SHALL CONSIST OF STANDARD HOLLOW UNITS CONFORMING TO ASTM C 90 UNLESS OTHERWISE NOTED. WHERE SOLID UNITS ARE REQUIRED, PROVIDE UNITS CONFORMING TO ASTM C 145. C. ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH AND APPLICATION FOR PORTLAND CEMENT/LIME TYPE III MORTAR AS DESCRIBED IN ACI 308-12. D. ALL GROUT FILL IN MASONRY WALLS SHALL CONFORM TO ASTM C 476. SLUMP RANGE 2"-1". PLACE GROUT IN 3"-0" MAXIMUM POUR HEIGHTS AND CONSOLIDATE BY MECHANICAL VIBRATION. E. PROVIDE 3" DEPTH OF 100% SOLID MASONRY BELOW ALL JOIST OR SLAB BEARING LINES. PROVIDE 16" HIGH 10% LONG 100% SOLID MASONRY BELOW ALL LINTELS AND BEAMS UNLESS NOTED OTHERWISE. F. ALL MASONRY WALLS SHALL BE REINFORCED WITH NO. 4 GAGE TRUSS TYPE GALVANIZED DUR-O-WALL SPACED VERTICALLY AT 16" ON CENTER. LAP ALL DUR-O-WALL 6" MINIMUM. PROVIDE CORNER AND TEE REINFORCEMENT AT ALL INTERSECTIONS. G. LOOSE LINTELS FOR MASONRY WALLS SHALL BE FOR EACH 4" WIDTH OF MASONRY ONE STEEL ANGLE AS FOLLOWS: 0'-0" TO 3'-0" 3"-1/2" x 3"-1/2" x 3/16". 3'-1" TO 3'-6" 4" x 3"-1/2" x 3/16". 3'-6" TO 4'-0" 5" x 3"-1/2" x 3/16". 4'-0" TO 4'-6" 6" x 3"-1/2" x 3/16". ALL ANGLES SHALL HAVE THEIR SHORT LEGS OUTSTANDING AND 6" MINIMUM BEARINGS. B. STRUCTURAL STEEL. A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A-36 (LATEST LOCAL APPROVED). ALL STEEL SHALL BE DETAIL FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL, AND SPECIFICATION AND AISC CODE OF STANDARD PRACTICE. B. ALL WELDED CONNECTIONS SHALL BE DONE WITH EPOXY ELECTRODES. SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE FOR BUILDING AND ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF MATERIALS BEING WELDED UNLESS OTHERWISE NOTED. C. WOOD. A. STRUCTURAL WOOD RAFTERS, JOISTS, BEAMS, AND STUDS SHALL BE HEM-FIR #2 OR SPRUCE PINE FIR #2 SURFACED DRY AT A MAXIMUM OF 10% MOISTURE CONTENT. ALL LUMBER EXCEPT WEATHER SHALL BE PRESSURE TREATED SOUTHERN PINE #2. ALL FABRICATION, ERECTION, OTHER PROCEDURES, AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. B. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/APA T) AND CONFORM TO THE DESIGN AND FABRICATION REQUIREMENTS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (MPC-II) AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND IN ACCORDANCE WITH THE 1991 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. C. WOOD TRUSSES AND ENGINEERED FLOOR JOISTS ARE TO BE DESIGNED BY THE SUPPLIER. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER ARCHITECT FOR REVIEW. ALL TRUSSES AND JOISTS SHALL BE DESIGNED TO LIMIT THE BEARING STRESS TO 425 PSI WHEN MEMBERS BEAR ON STUD WALLS. PROVIDE MEMBERS OF ADEQUATE WIDTH OR METAL CONNECTIONS TO LIMIT STRESSES TO THE SPECIFIED VALUE. D. ALL LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b=2800 psi, F_v=250 psi, E_x=1,900,000 psi, F_c=2910 psi (PARALLEL), F_c=1750 psi (PERPENDICULAR). E. ALL DOUBLE MEMBERS SHALL BE NAILED TOGETHER WITH 3 ROWS OF 16d NAILS SPACED AT 12" O.C. NAILED FROM EACH SIDE. F. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/3 JOIST SPAN. G. ALL WALLS ARE TO BE COMMON NINE NAILS. NAILING OF ALL FRAMING SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS BUT IN NO CASE SHALL BE LESS THAN THE RECOMMENDED NAILING SCHEDULE CONTAINED IN THE 2021 INTERNATIONAL RESIDENTIAL CODE. ALL MULTIPLE STUD POSTS ARE TO BE NAILED TOGETHER WITH 12d NAILS @ 8" O.C. STAGGERED. H. PROVIDE BRIDGING SPACED AT 40" O.C. IN FIRST TWO JOIST RAFTER OR TRUSS SPACES WHEN FRAMING IS PARALLEL TO EXTERIOR WALL. NAILED BRIDGING FLOOR, CEILING OR ROOF TO FRAMING IS PARALLEL TO EXTERIOR WALL. NAILED BRIDGING FLOOR, CEILING OR ROOF TO FRAMING IS PARALLEL TO EXTERIOR WALL. PROVIDE ONE ROW OF BRIDGING BETWEEN FLOOR AND ROOF JOISTS FOR EACH 3'-0" OF SPAN. PROVIDE SOLID BLOCKING OR A CONTINUOUS RM JOIST AT THE BEARINGS OF JOISTS, RAFTERS OR TRUSSES ON WOOD PLATES. I. PROVIDE THE FOLLOWING JAMB STUDS AT ALL BEARING WALL OPENINGS UNLESS NOTED OTHERWISE: 1 JACK STUD, 1 KING STUD. 2-4" OPENING 2 JACK STUDS, 1 KING STUD. 4-6" OPENING 2 JACK STUDS, 2 KING STUDS. PROVIDE DOUBLE STUDS AT ALL CORNERS AND BENEATH ALL GIRDER TRUSSES AND WOOD BEAMS UNLESS NOTED OTHERWISE ON PLANS. WOOD BEAMS, GIRDERS TRUSSES AND HEADERS SHALL BEAR THE FULL DEPTH OF POSTS AND JACK STUDS. J. ALL POSTS (MULTIPLE STUDS OR SOLID POST) SUPPORTING BEAMS, WALL HEADERS OR GIRDER TRUSSES SHALL BE SLOTTED SOLID FOR THE FULL LENGTH AND WIDTH OF POSTS AT ALL INTERSECTIONS WITH FLOORS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO TOP OF FOUNDATION WALLS OR BEAMS. POSTS SHOWN ON UPPER LEVELS FLOORS SHALL ALSO BE INSTALLED ON THE LOWER LEVELS IN LINE WITH THE POST ABOVE DOWN TO FOUNDATION WALLS OR BEAMS. K. ALL FLUSH JOIST TO BEAM OR BEAM TO BEAM CONNECTIONS SHALL BE MADE WITH JOIST OR BEAM HANGERS TO SUPPORT THE LOAD CAPACITY INDICATED ON THE PLAN OR THE FULL CAPACITY OF THE JOIST OR BEAM HANGERS SHALL BE PROVIDED BY SIMPSON STRONG-TIE OR USIP LUMBER CONNECTORS. THE SUPPLIER SHALL DESIGN ALL HANGERS FOR THE CAPACITY. STATED. INSTALL ALL HANGERS IN STRICT CONFORMANCE TO THE MANUFACTURER'S INSTRUCTIONS. FILL ALL NAIL OR BOLT HOLES USING THE SPECIFIED NAILS AND BOLTS ONLY.

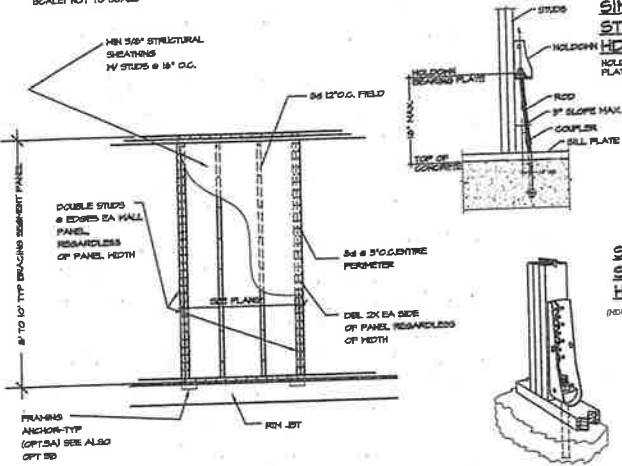
Professional certification and project information. Includes: HAWES RESIDENCE, 1232 E. RIVERSIDE AVE. ESSEX, MD. 21221, SHORELINE CONSTRUCTION, GBL CUSTOM HOME DESIGN INC., DATE: 04/20/25, SHEET NO. 4 OF 5.

AT CORNERS, CONNECT THE TWO WALLS TOGETHER AS OUTLINED IN THIS DETAIL TO PROVIDE OVERTURNING RESTRAINT.

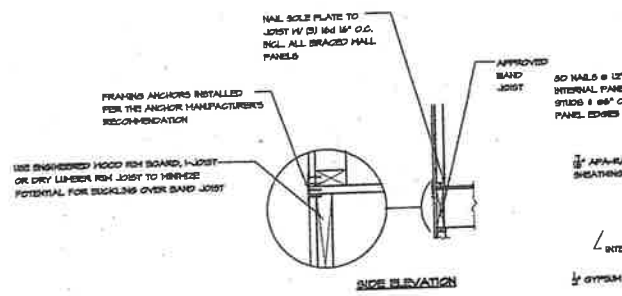


BRACED PANEL CONSTRUCTION RAISED WOOD FLOOR OR SECOND FLOOR INSTALLATION

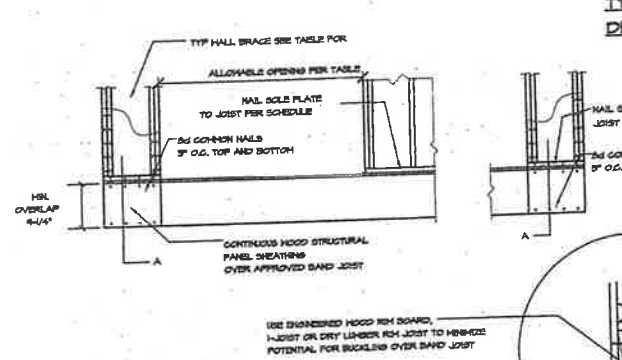
OUTSIDE CORNER DETAIL
SCALE: NOT TO SCALE



BRACED PANEL CONSTRUCTION (APA METHOD) RAISED WOOD FLOOR OR 2ND FLOOR
SCALE: NOT TO SCALE

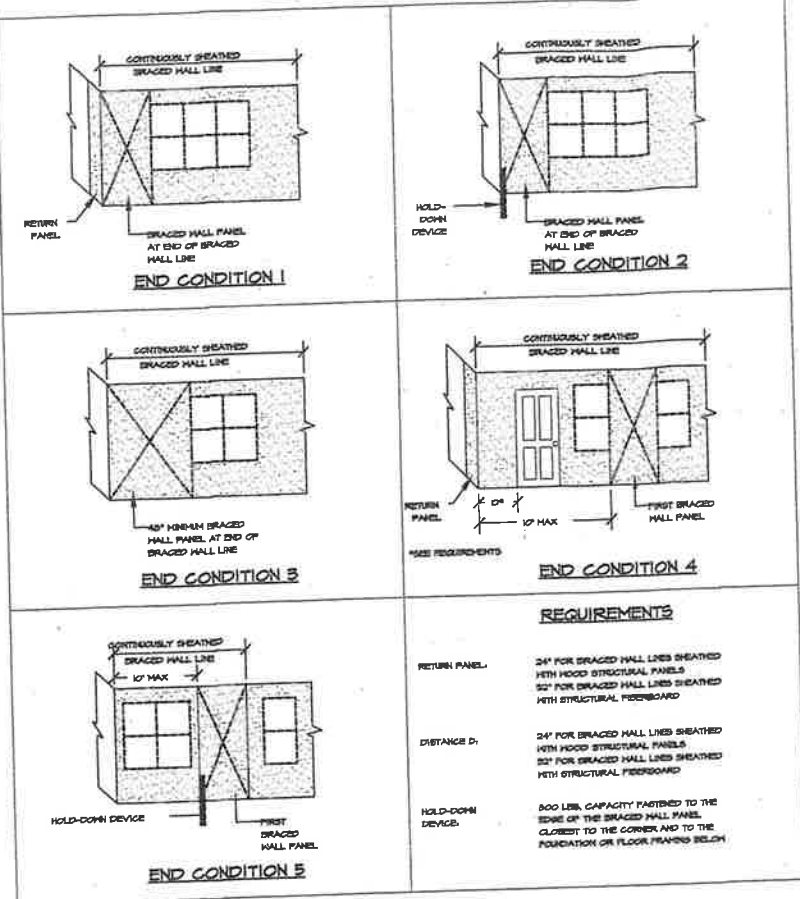


NARROW WALL OVER RAISED WOOD FLOOR FRAMING ANCHOR OPTION (a)
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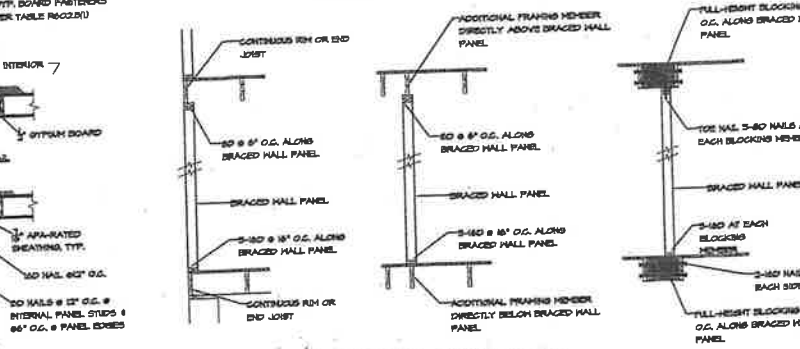


NARROW WALL OVER RAISED WOOD FLOOR WOOD STRUCTURAL PANEL OVERLAP OPTION (b)
SCALE: NOT TO SCALE

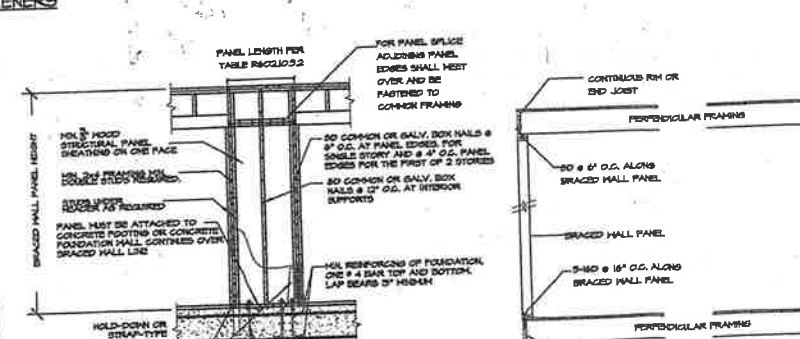
GENERAL NOTES: ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS. BLOCKING IS NOT REQUIRED BEHIND HORIZONTAL JOINTS IN BEADING CATEGORIES A & B WHEN METHOD B IS USED.



CORNER CONDITIONS
NOT TO SCALE



PARALLEL CONNECTIONS
NOT TO SCALE



ALTERNATE BRACED WALL PANEL
NOT TO SCALE



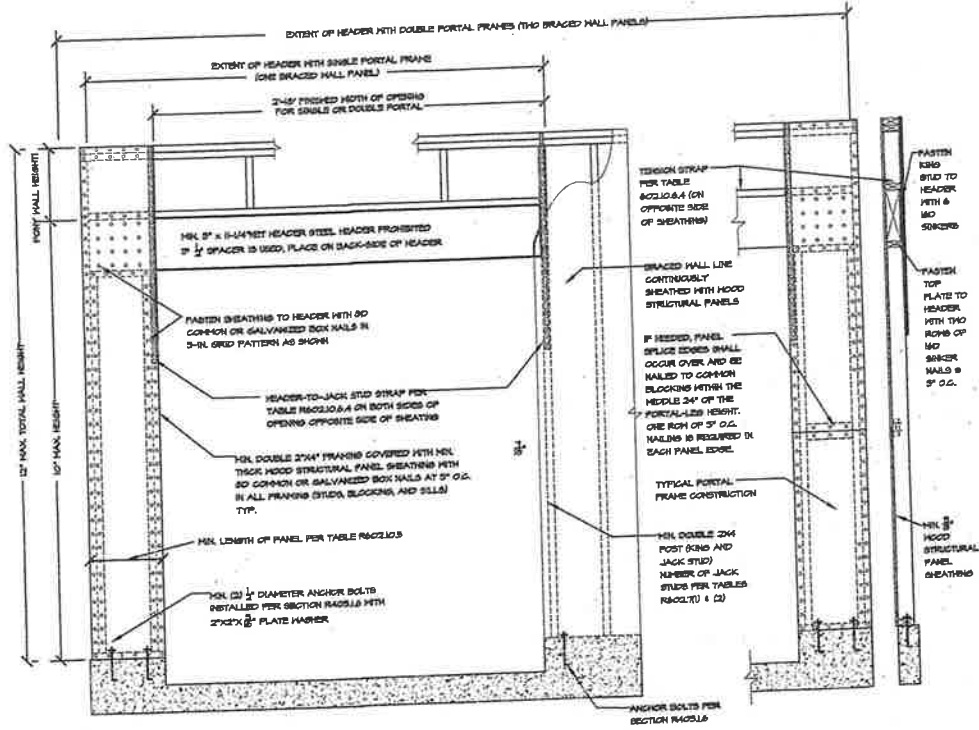
PERPENDICULAR CONNECTIONS
NOT TO SCALE

REQUIREMENTS

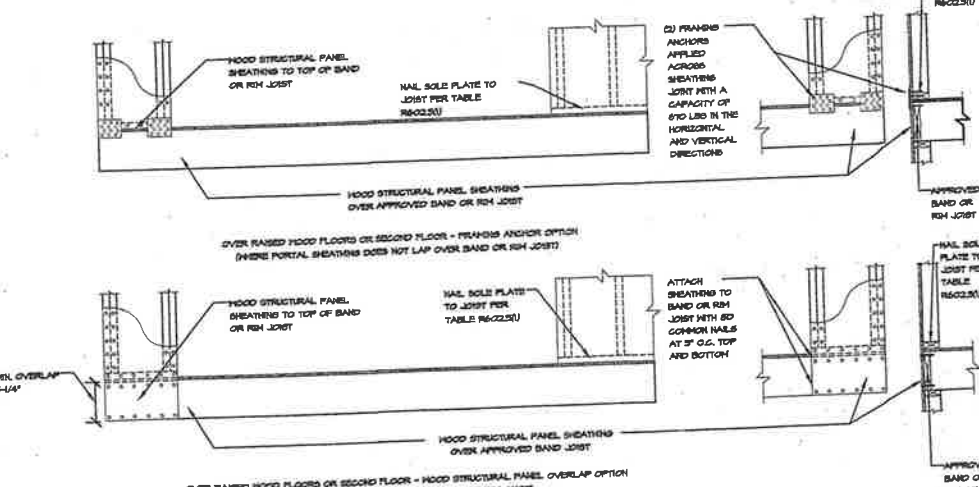
2" x 4" FOR BRACED HALL LINES SHEATHED WITH HOOD STRUCTURAL PANELS
2" x 2" FOR BRACED HALL LINES SHEATHED WITH STRUCTURAL PAPERBOARD

2" x 4" FOR BRACED HALL LINES SHEATHED WITH HOOD STRUCTURAL PANELS
2" x 2" FOR BRACED HALL LINES SHEATHED WITH STRUCTURAL PAPERBOARD

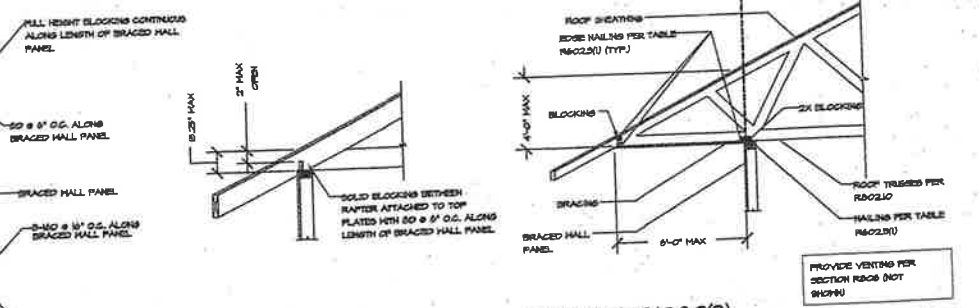
800 LBS. CAPACITY FASTENED TO THE EDGE OF THE BRACED HALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FLOOR FRAMING BELOW



CS-PF OVER CONCRETE OR MASONRY FOUNDATION
NOT TO SCALE



CS-PF OVER WOOD FLOOR
NOT TO SCALE



ROOF CONNECTIONS
NOT TO SCALE

FIGURE R602.10.2(1) BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

FIGURE R602.10.2(2) BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

HAWES RESIDENCE
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 SHORELINE CONSTRUCTION
 UA-2025-0005-AL

PROFESSIONAL CERTIFICATION

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 No. 12453

GEORFFREY A. TIZARD, II, P.E.
 3 LEADERS COURT
 TOWSON, MARYLAND 21284

SCALE: 1/4" = 1'-0"
 DATE: 04/2025
 SHEET NO. 5 OF 5

SBL CUSTOM HOME DESIGN INC.
 PO BOX 287 PINKSBURG, MD 21049
 PHONE: 410-939-9330